

DMCI HOMES

A stylized yellow leaf logo with a curved stem, positioned between the words 'THE' and 'ORIANA'.

THE ORIANA

Your best life begins at home.

Imagine your future

a future of new experiences

and new opportunities

just like the rising sun

that signifies fresh start and

and new beginnings.

**Are you ready to unfold
your best life?**

About the logo



Symbolizes:

Rising sun

Gentle touch and pure
relaxation

Sunrise

The Location

DMCI HOMES

THE  ORIANA

The Location

Marikina

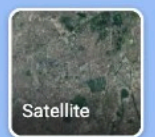
Quezon City

Antipolo

Manila

Mandaluyong

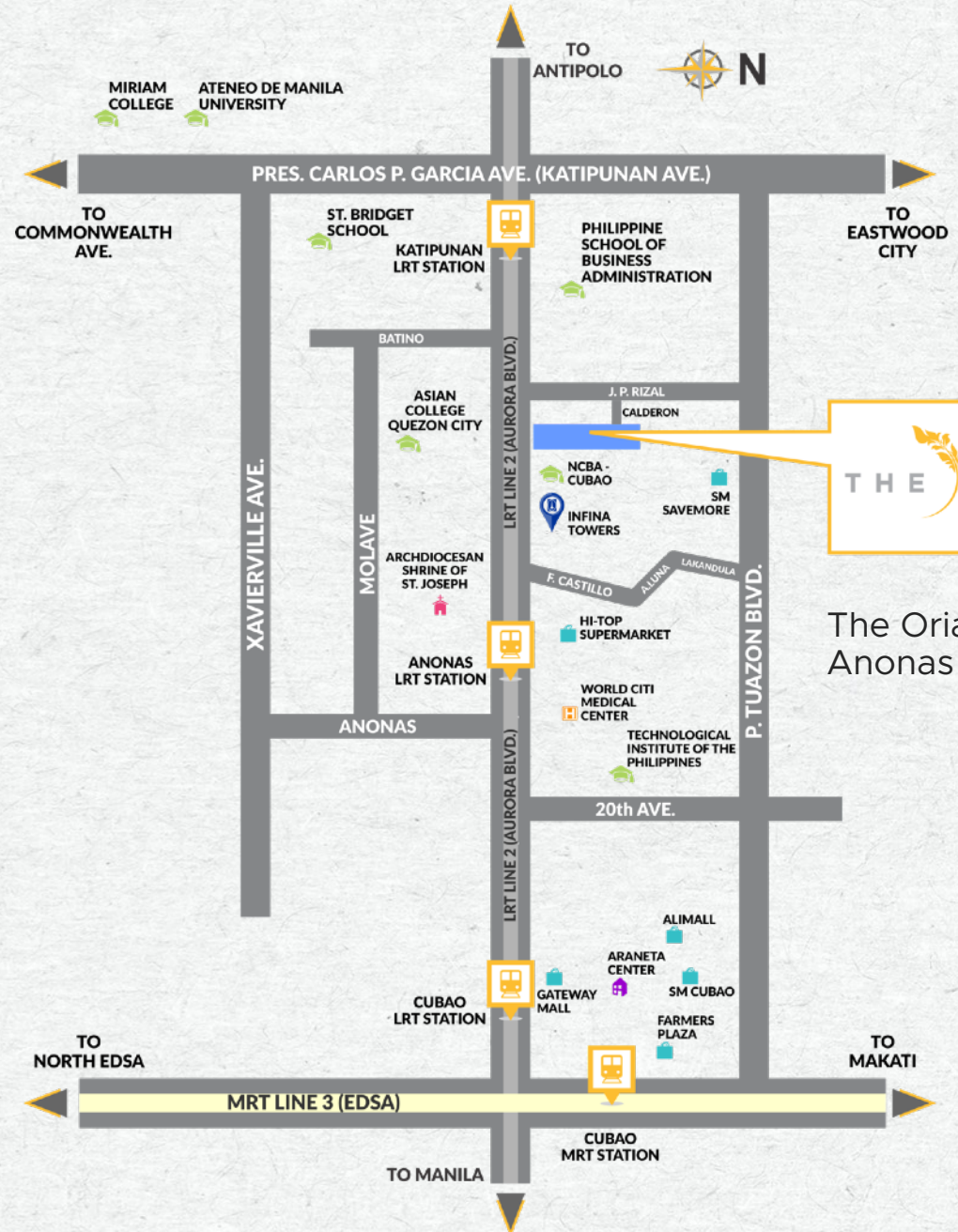
Pasig



The Location



The Oriana is highly accessible to prestigious schools, malls, business centers, and transport hubs.



The Transit-Oriented Development (TOD) concept

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Transit-Oriented Development (TOD)



**Consist of efficient
public transportation**



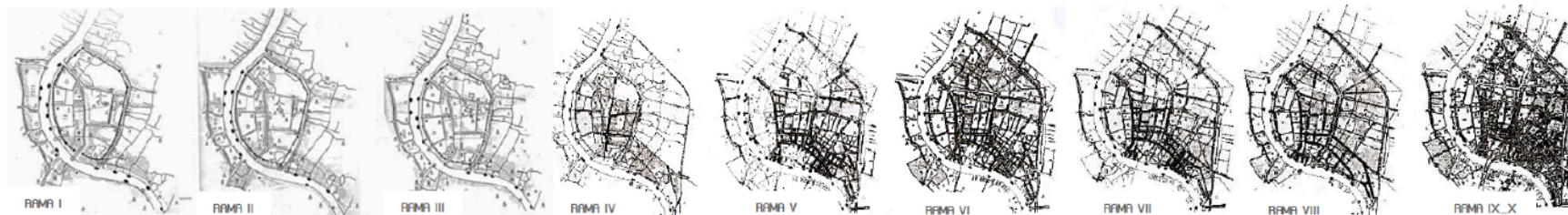
**Comprise of
mixed-use
developments**



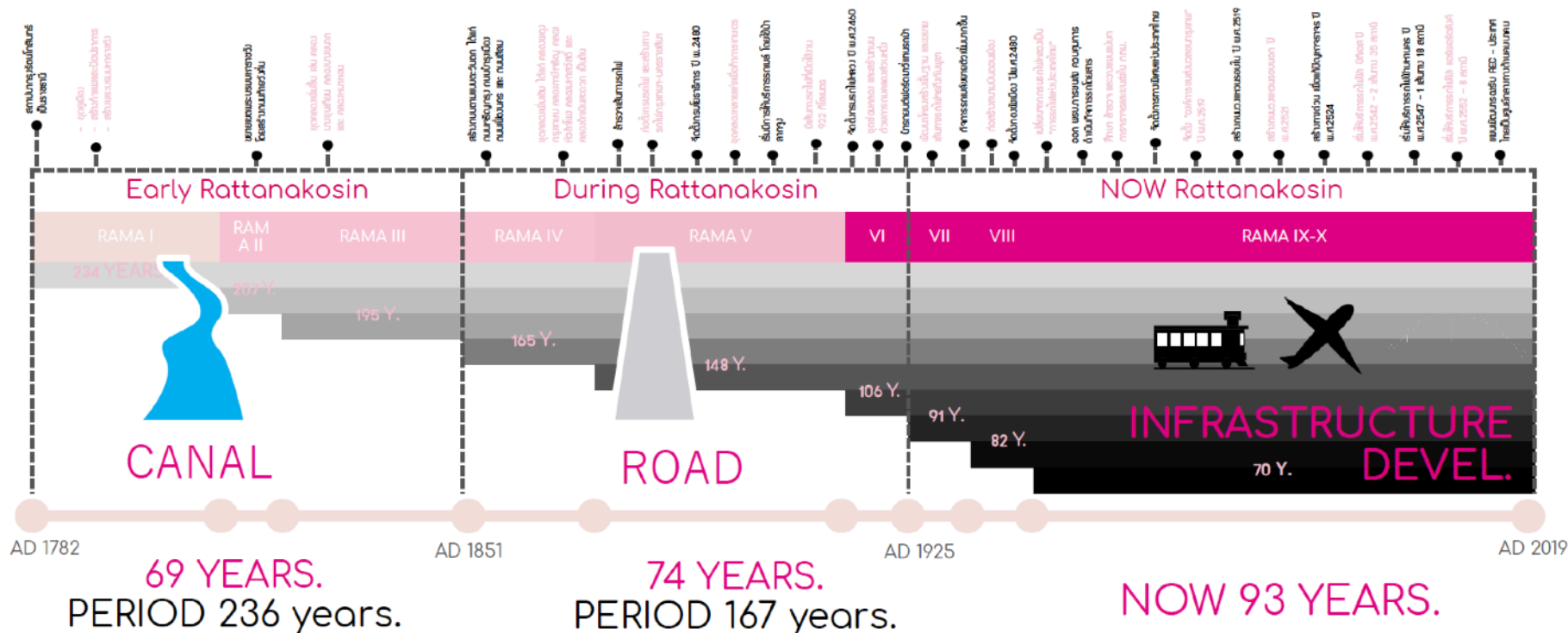
**Presence of
community areas**

Transportation System in Bangkok 1910-2020

1782 1809 1824 1851 1868 1910 1925 1910 1934 1946 2020



From : Physical Features of Rattanakosin, 1985



The increase in land value near transit stations promotes greater benefits and indicates a positive impact to:

- local economy
- quality of life
- overall property market

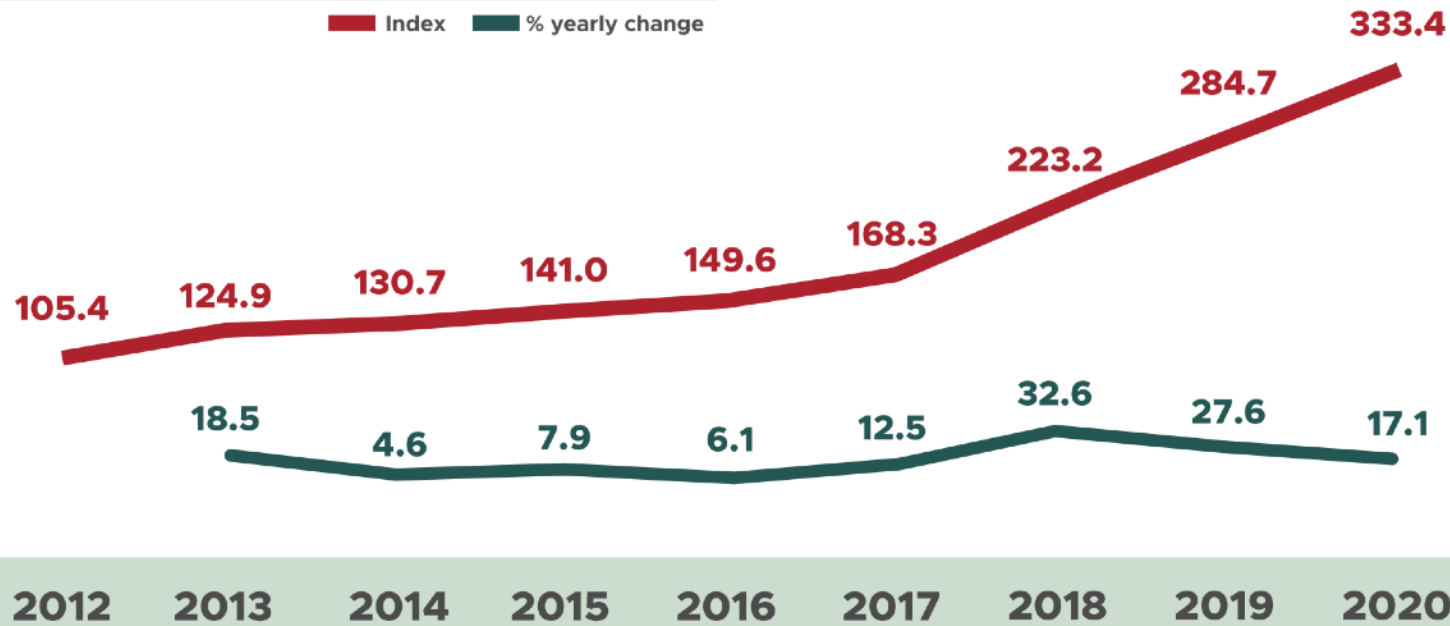
Source:
TOD and Its Sustainability

Associate Dr. Pawinee Iamtrakul

The Impact of Transit System on Property Values

PRICE INDEX OF VACANT LAND IN GREATER BANGKOK, 2012-2020

■ Index ■ % yearly change



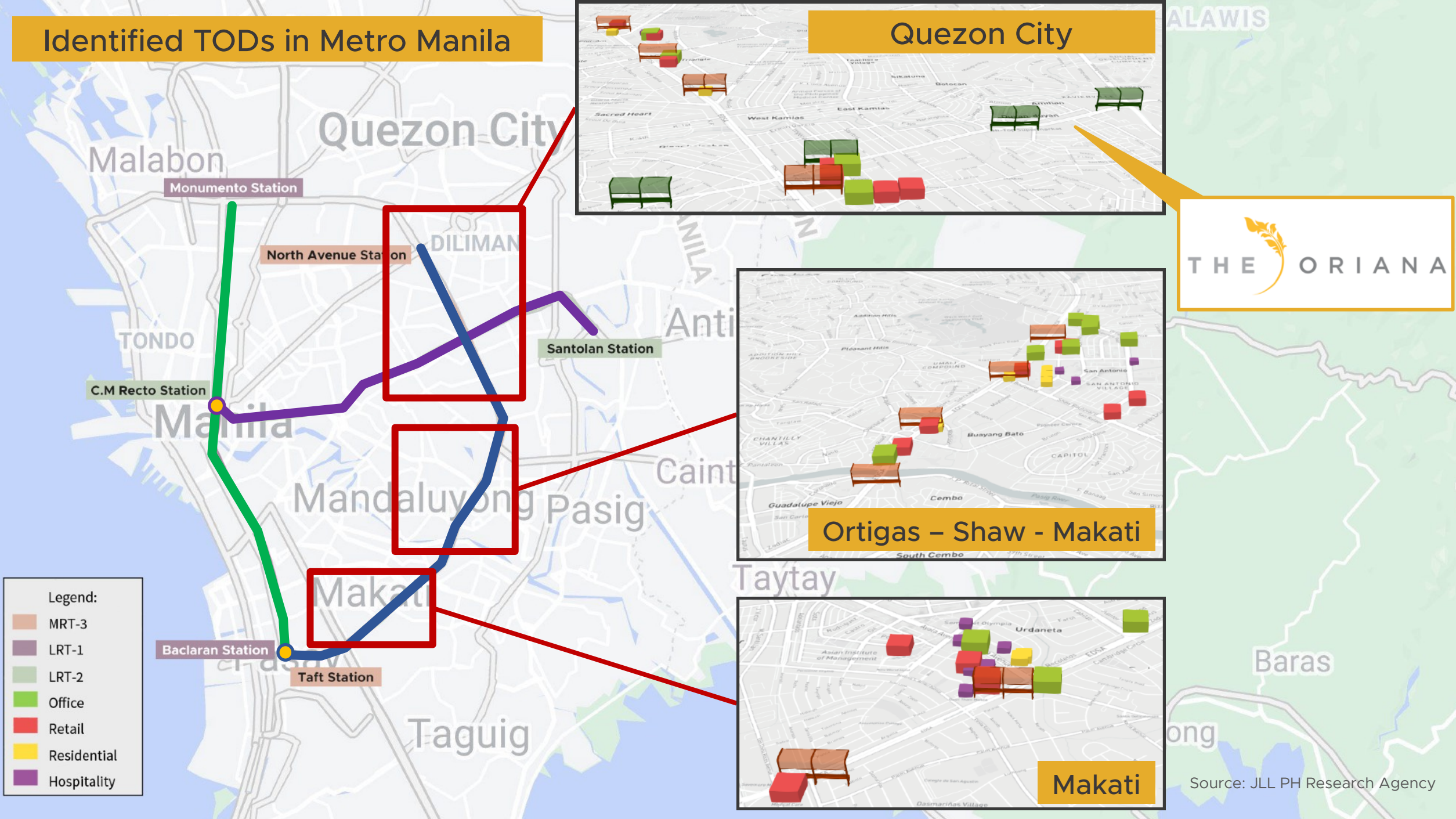
Source: Bangkok Post, Feb. 9, 2021



ANANDA

There's a substantial increase in the property land value along the transit system in Bangkok, Thailand.

Identified TODs in Metro Manila



Transit System

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Residential Developments

The Transit-Oriented Development (TOD) Concept

Office Buildings

Retail Hubs

Transit System

School

Office Buildings

Hospital

Hotel Development

According to JLL PH Research Agency, **Transit-Oriented Developments (TODs)** are any retail, office, hotel or **residential** developments located directly or within 1KM distance to transit station.



Benefits of living in a Transit-Oriented Development (TOD)

- Increase in real estate land value.
- Great potential for leasing/rental
- Residents can manage and use their time efficiently.
- Accessibility and convenience in going to work, school, malls, and other establishments.
- Improves health and well-being.

Infrastructure

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TIME LOST IN RUSH HOUR - PER YEAR

How much extra time was spent driving in rush hours over the year?

257 hours = 10 days, 17 hours

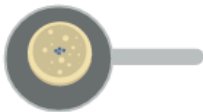


How many times could
you have listened to
"Imagine" by John
Lennon?

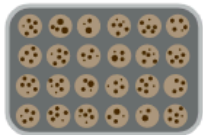


4938
times

What could you have
cooked?



7431
pancakes



12365
cookies

Did you know?

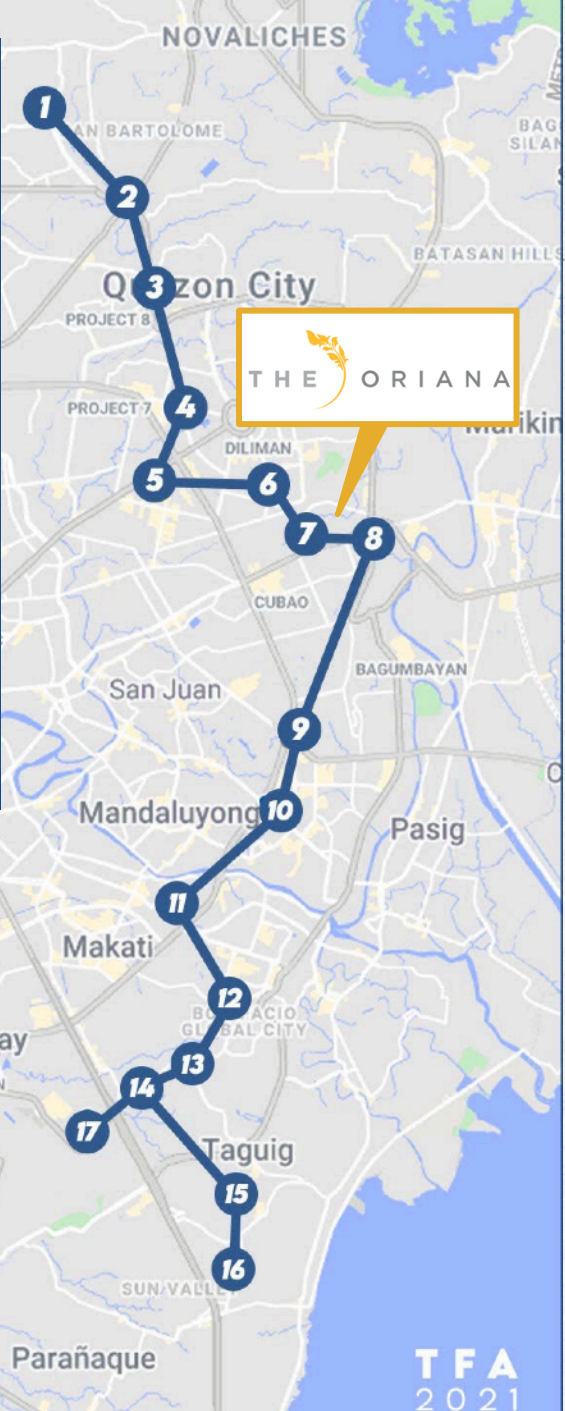
2

WORLD RANK
2019

WORLD RANK ▼	CITY	CONGESTION LEVEL 2019 ▼
1	Bengaluru India	71%
2	Manila Philippines	71%
3	Bogota Colombia	68%
4	Mumbai India	65%
5	Pune India	59%

METRO MANILA SUBWAY STATIONS

- 1 EAST VALENZUELA
- 2 QUIRINO HIGHWAY
- 3 TANDANG SORA
- 4 NORTH AVENUE
- 5 QUEZON AVENUE
- 6 EAST AVENUE
- 7 ANONAS
- 8 KATIPUNAN
- 9 ORTIGAS
- 10 SHAW
- 11 KALAYAAN AVENUE
- 12 BONIFACIO GLOBAL CITY
- 13 LAWTON
- 14 SENATE-DEPED
- 15 FTI
- 16 NAIA TERMINAL 3
- 17 BICUTAN



Upcoming Infrastructure

- More Railways, Urban Mass Transport, Airports & Seaports
- More Bridges & Roads
- New & Better Cities

Metro Manila Subway

- Targeted to run from Quirino Highway in Quezon City to FTI in Taguig, with branch lines being considered leading to NAIA, Asiaworld, and Bicutan.
- The first four stations are targeted to be partially operational by 2021:
 - East Valenzuela
 - Quirino Highway
 - Tandang Sora
 - North Avenue
 while the rest of the stations are eyed to be completed by 2025.

Note: Update as of February 2021

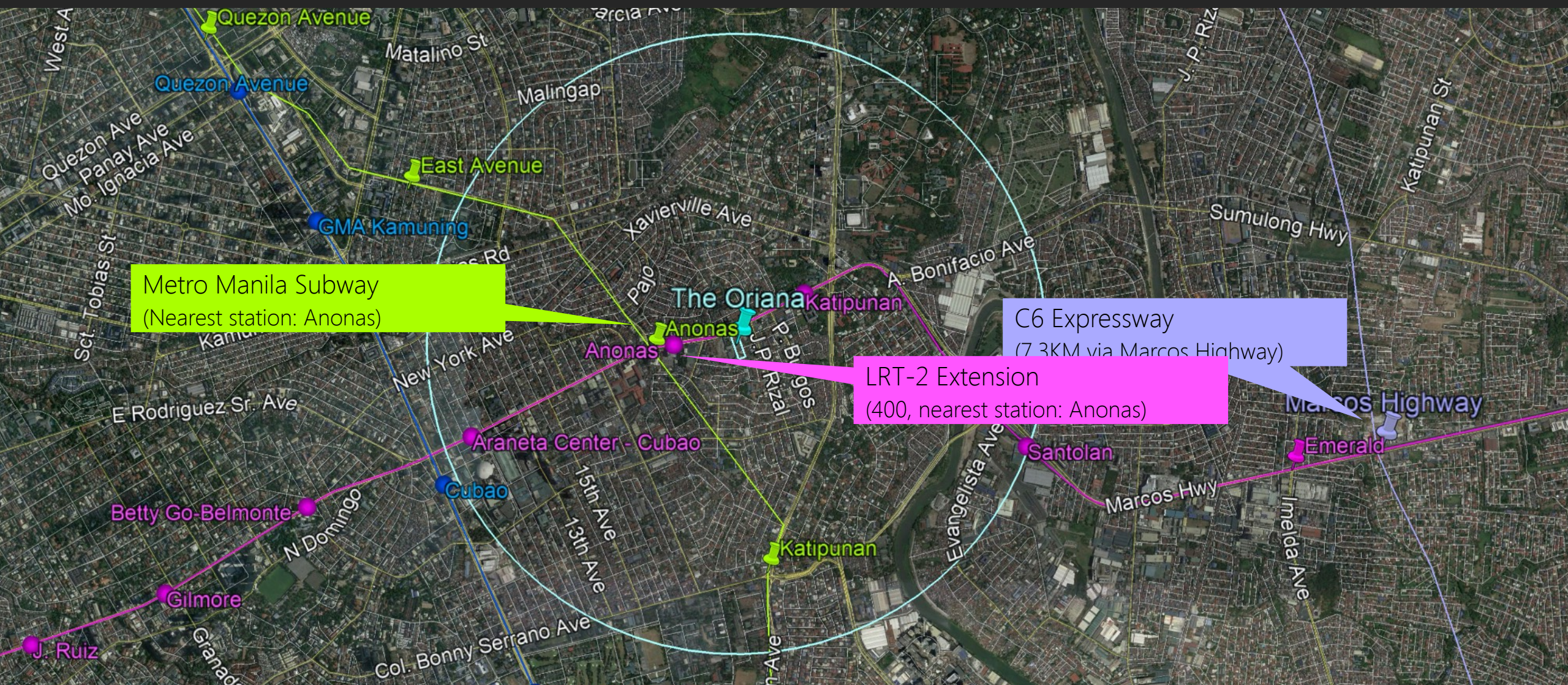


Anonas LRT-2 is the nearest station to The Oriana that is interconnected to the Metro Manila Subway.



Upcoming Infrastructure

Located in the crossroad of various upcoming infrastructure



Legend

— Radius: 2KM



The eastern extension of the LRT-2 is targeted to be completed by next year, while the western extension is pegged for 2023

LRT-2 Western Extension

- Targets to reduce the travel time from Recto to Pier 4 to only five minutes, and from Masinag to Pier 4 to less than an hour
- Procurement already began in January 2020, while the target year of completion is 2023



Western Extension

Divisoria, Pier 4, Recto, Legarda Station, V. Mapa, J. Ruiz, Gilmore, Betty Go-Belmonte, Araneta Center - Cubao, Anonas, The Oriana, Santolan, Emerald, Masinag

LRT-2 Eastern Extension

- Reduces travel time between Recto to Masinag to 40 minutes (from 3 hours via bus or jeepney)
- The project is already 92% complete as of September 2020, and is targeted to be fully operational by April 2021

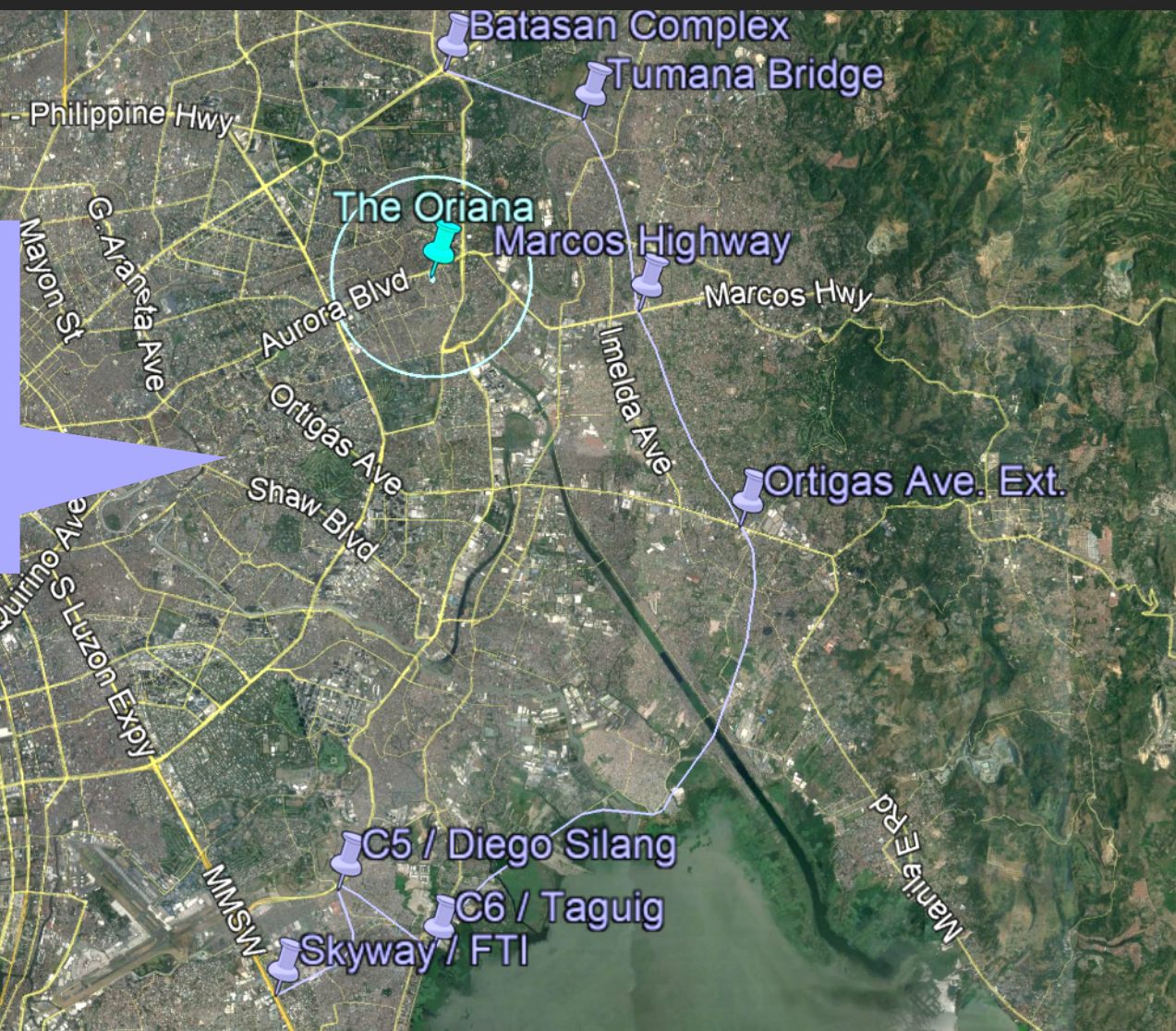
Eastern Extension



SEMME can improve accessibility to the south, particularly to BGC/Taguig

Southeast Metro Manila Expressway (SEMME)

- Spans 34KM from Skyway/FTI in Taguig to Batasan Complex in Quezon City, with interchanges in Ortigas Ave. Extension, Marcos Highway and Tumana Bridge
- As of July 2020, DPWH mentions in a pre-SONA forum that construction has been ongoing



Property Overview

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North Tower

South Tower

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THE ORIANA

PROJECT SUMMARY



9,314 sqm



1 Amenity Level



2 HRB
55 & 56 Storeys



54 & 56 Residential Floors
2,508 Units



7 Basement Parking Floors
1,440 Parking Slots
(57% Parking Ratio)

AURORA BOULEVARD

F. CALDERON

DMCI HOMES



THE ORIANA

ENTRANCE GATE

DROP OFF AREA

TERRACED GARDENS

LAP POOL

LEISURE POOL

KIDDIE POOL

SKY PROMENADE

NORTH TOWER

SKY BRIDGE

SKY PROMENADE

SOUTH TOWER

PICNIC AREA

UPPER DECK GARDEN

PLAY AREA

North Tower
1,242 units

South Tower
1,266 units

ARCHITECTURAL THEME



Amenities and Facilities

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SITE DEVELOPMENT

AURORA BOULEVARD

F. CALDERON

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1. Entrance to/ Exit from Basement Parking
2. Drop Off Area & Entrance Gate
3. Landscaped Garden
4. Lap Pool
5. Leisure Pool
6. Kiddie Pool

7. Tree Promenade
8. Lawn & Picnic Area
9. (BELOW) Covered Basketball Court
10. (ABOVE) Upper Deck Garden
11. Children's Play Area
12. Secondary Exit from Basement Parking



DROP OFF AREA & ENTRANCE GATE

56%

AMENITY
RATIO

AMENITY CORE

LAP POOL

LEISURE POOL



KIDDIE POOL



LAWN & PICNIC AREA



COVERED BASKETBALL COURT

STAIRS TO UPPER DECK GARDEN



UPPER DECK GARDEN

UPPER DECK GARDEN



CHILDREN'S PLAY AREA

INDOOR AMENITIES

- ✓ Open Lounge Lobby
- ✓ Game Area
- ✓ Snack Bar
- ✓ Entertainment Room
- ✓ Function Hall
- ✓ Fitness Gym
- ✓ Sky Lounge & Promenade

ENTERTAINMENT ROOM

(Actual image from an RFO project)

FUNCTION HALL

(Actual image from an RFO project)

FITNESS GYM

SKY PROMENADE



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Lumiventt

LUMIVENTT TECHNOLOGY

DMCI HOMES

THE ORIANA

SKY PATIO

DMCI HOMES

THE ORIANA

SKY PATIO





CONVENIENCE STORE



WATER REFILLING STATION



**CARD-OPERATED LAUNDRY
STATION**

FACILITIES

OTHERS

High-Speed Elevators
100% Emergency Back-Up Power
Property Management Office (DPMC)

Roof Deck Views

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QC NORTH NORTH VIEW

Image source: YouTube (City Explorer Plus)



ANTIPOLO EAST VIEW



MANILA / Facing Amenities

WEST VIEW



EASTWOOD, QC
SOUTH VIEW



Project Features

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**BIGGER BALCONY WINDOWS
& DOORS + GLASS RAILINGS**



BIGGER UNIT SIZES



**PROVISION FOR
SPLIT-TYPE AIRCON UNIT**

IMPROVED UNIT FEATURES

Cross-Section of Daybed

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Awning-type
Window

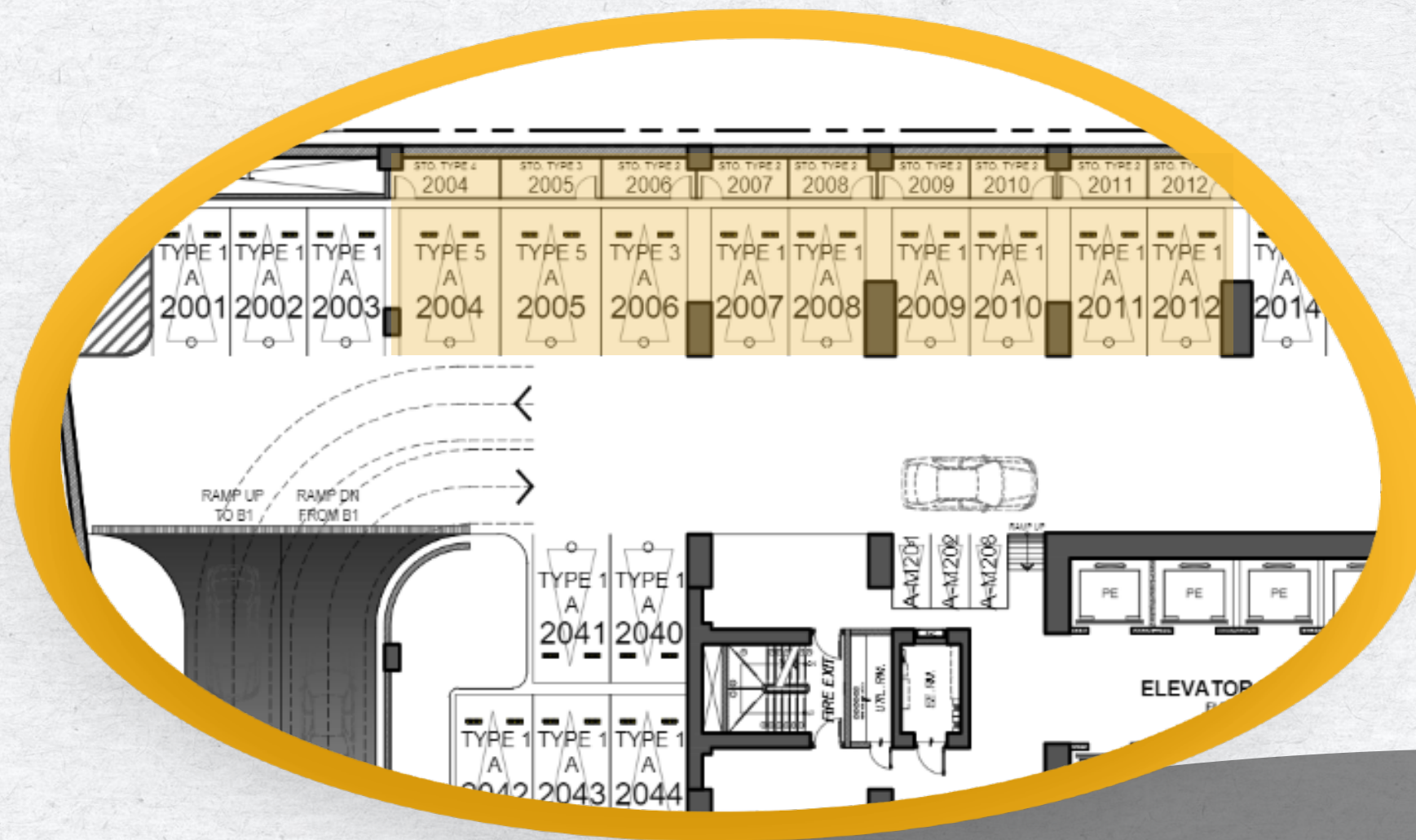
Exhaust Air
Louver

Lift-up Cover

Location of Aircon
Condenser

UNITS WITH DAYBED
(Based on artist's visualization only.)

SAMPLE PARKING AVAILABILITY PLAN



PARKING SLOTS W/ STORAGE

(Ongoing study of optimum material to be used for storage area.)

Coworking Space

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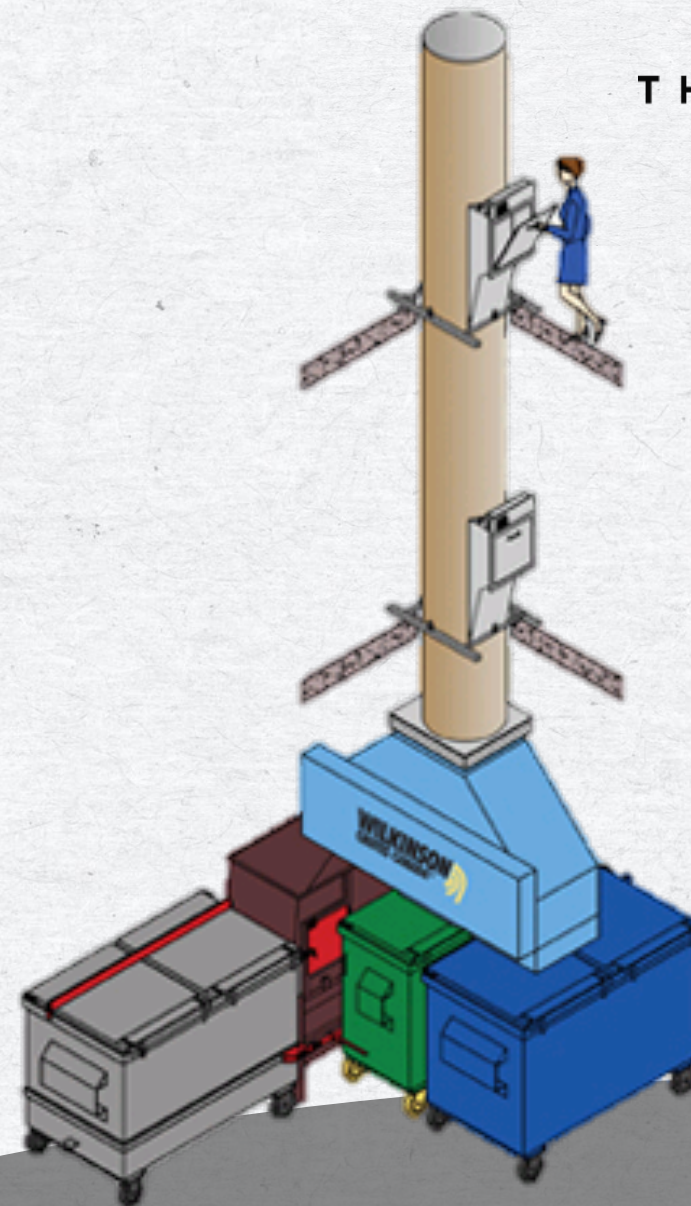


ADDITIONAL AMENITIES/FACILITIES

Sky Bridge

ADDITIONAL AMENITIES/FACILITIES

Garbage Chute



ADDITIONAL AMENITIES/FACILITIES

Launch Inventories

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North Tower

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THE ORIANA

INVENTORIES FOR LAUNCH

UNITS			
Unit Type	Unit Area (sqm)	Gross Area (sqm)	# of Units
2-BR	46.5 – 73.5	54.5 – 81.5	414

TOTAL 414

PARKING SLOTS		
PS Type	PS Area (sqm)	# of Parking
Single PS*	13.0 – 22.0	613
Tandem PS	13.0	20

**Some PS come w/ utility storage.*

TOTAL 633

ATRIUM FLOOR

22

UNITS PER
FLOOR

NOTE: Standard policy regarding request for tandem shall apply.



2 Bedroom A (Inner Unit)
Approx. Gross Floor Area: 54.50 sqm

2 Bedroom B (Inner Unit)
Approx. Gross Floor Area: 57.00 sqm

2 Bedroom C (Inner Unit)
Approx. Gross Floor Area: 60.00 sqm

2 Bedroom F (Inner Unit)
Approx. Gross Floor Area: 54.50 sqm

2 Bedroom H (End Unit)
Approx. Gross Floor Area: 70.00 sqm

2 Bedroom K1 (Inner Unit)
Approx. Gross Floor Area: 58.50 sqm

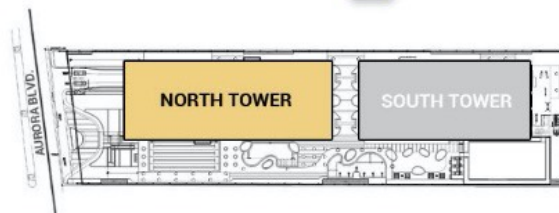
2 Bedroom K2 (Inner Unit)
Approx. Gross Floor Area: 58.50 sqm

2 Bedroom L1 (Inner Unit)
Approx. Gross Floor Area: 58.50 sqm

2 Bedroom L2 (Inner Unit)
Approx. Gross Floor Area: 58.50 sqm

2 Bedroom O (Inner Unit)
Approx. Gross Floor Area: 79.00 sqm

2 Bedroom P (Inner Unit)
Approx. Gross Floor Area: 81.50 sqm



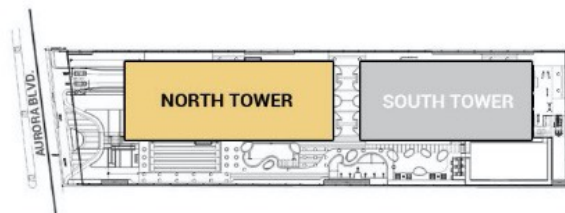
39th & 51st Floor Level Plan

- Plans reflected as visuals are not to scale.
- Actual configurations and features may vary per unit.
- Please check the specifications of the particular unit you are interested on purchasing with your seller.

TYPICAL FLOOR

24

UNITS PER FLOOR



42nd-44th & 54th-PH Floor Level Plan

- Plans reflected as visuals are not to scale.
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- Please check the specifications of the particular unit you are interested on purchasing with your seller.

EFFECTIVE APRIL 2021

NOTE: Standard policy regarding request for tandem shall apply.

2 Bedroom A (Inner Unit)

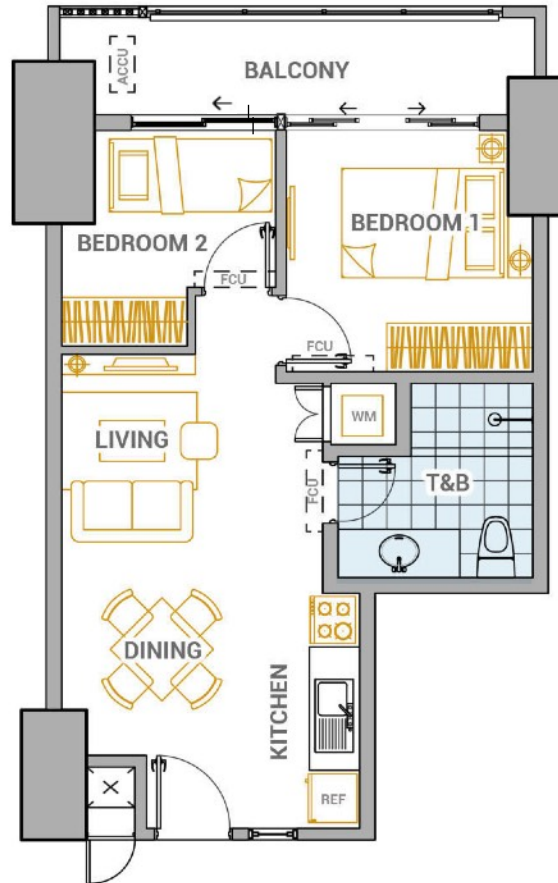


Location **Inner Unit**

Floor Level **39th-PH Floors**

Unit Area **46.50 sqm**

Gross Area **54.50 sqm**



2 BEDROOM A - INNER UNIT NORTH TOWER

AREA ALLOCATION

LIVING & DINING	14.20 sqm
KITCHEN	7.70
BEDROOM 1	10.20
BEDROOM 2	7.70
TOILET & BATH	6.70
BALCONY	8.00

APPROX. GROSS FLOOR AREA: 54.50 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- KEY PLAN IS BASED ON TYPICAL FLOOR

EFFECTIVE APRIL 2021

Floor plans reflected as visuals are not to scale. Actual configurations and features may vary per unit. Please check the unit specifications with your seller.

2 Bedroom B (Inner Unit)



Location Inner Unit

Floor Level 39th–41st, 45th–47th
& 51st–53rd Floors

Unit Area 49.00 sqm

Gross Area 57.00 sqm

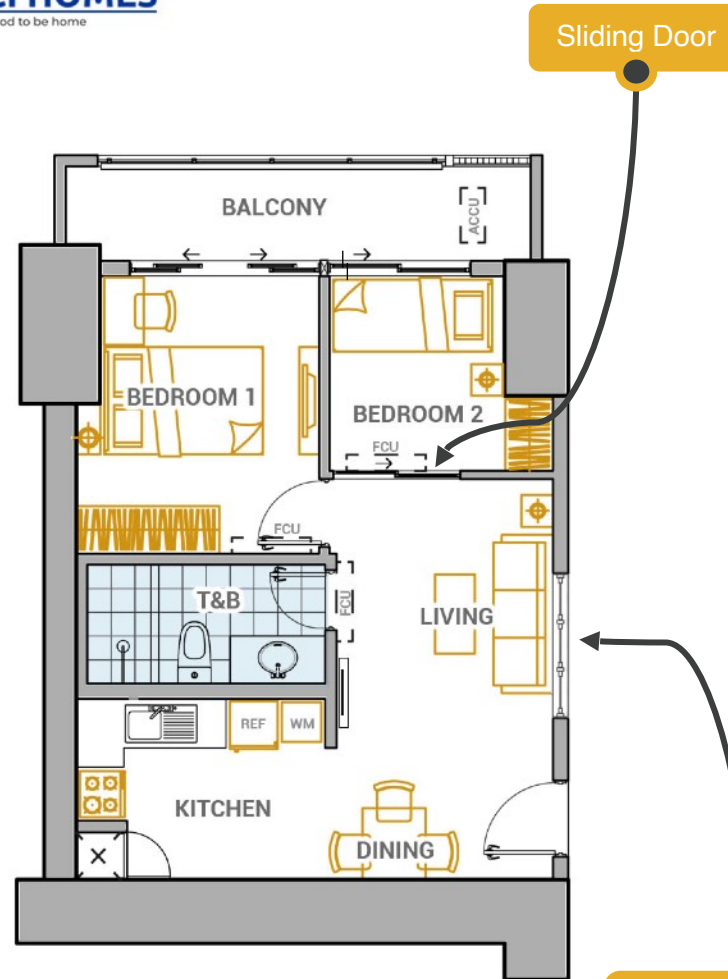
2 BEDROOM B - INNER UNIT NORTH TOWER

AREA ALLOCATION

LIVING & DINING	14.65 sqm
KITCHEN	8.10
BEDROOM 1	12.40
BEDROOM 2	8.20
TOILET & BATH	5.65
BALCONY	8.00

APPROX. GROSS FLOOR AREA: 57.00 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- KEY PLAN IS BASED ON TYPICAL FLOOR



Sliding Door

Side Windows
Fronting Sky Patio



Floor plans reflected as visuals are not to scale. Actual configurations and features may vary per unit. Please check the unit specifications with your seller.

EFFECTIVE MARCH 2021

2 Bedroom C (Inner Unit)

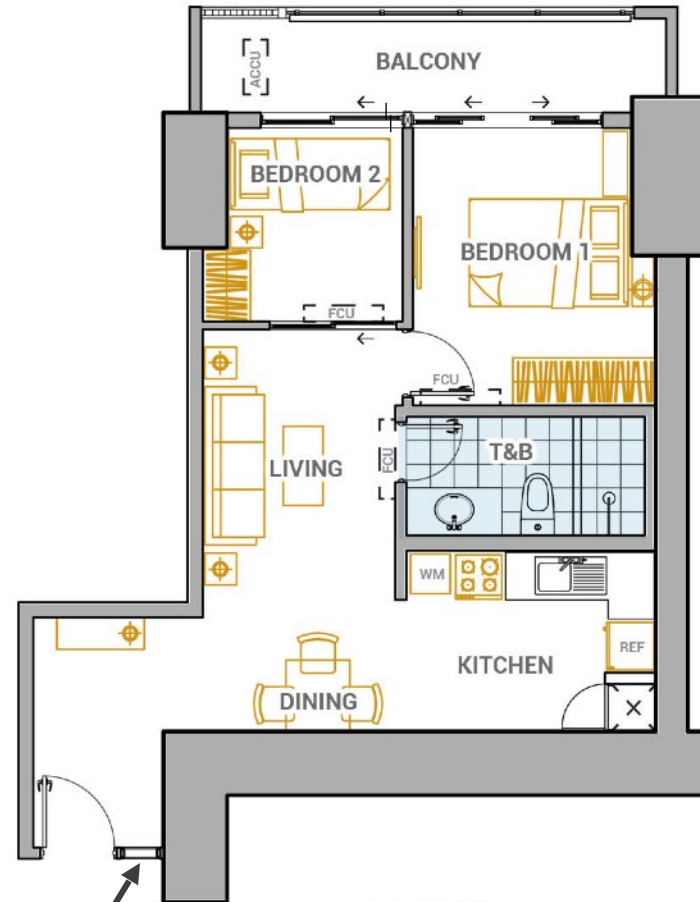


Location **Inner Unit**

Floor Level **39th-PH Floors**

Unit Area **52.00 sqm**

Gross Area **60.00 sqm**



Louver-type
Window



2 BEDROOM C - INNER UNIT NORTH TOWER

AREA ALLOCATION

LIVING & DINING	18.75 sqm
KITCHEN	8.10
BEDROOM 1	12.40
BEDROOM 2	7.10
TOILET & BATH	5.65
BALCONY	8.00

APPROX. GROSS FLOOR AREA: 60.00 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- KEY PLAN IS BASED ON TYPICAL FLOOR

EFFECTIVE APRIL 2021

Floor plans reflected as visuals are not to scale. Actual configurations and features may vary per unit. Please check the unit specifications with your seller.

2 Bedroom F (Inner Unit)



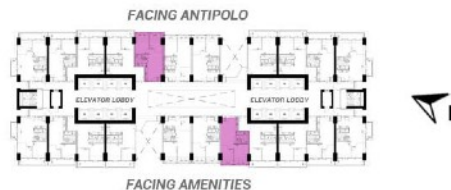
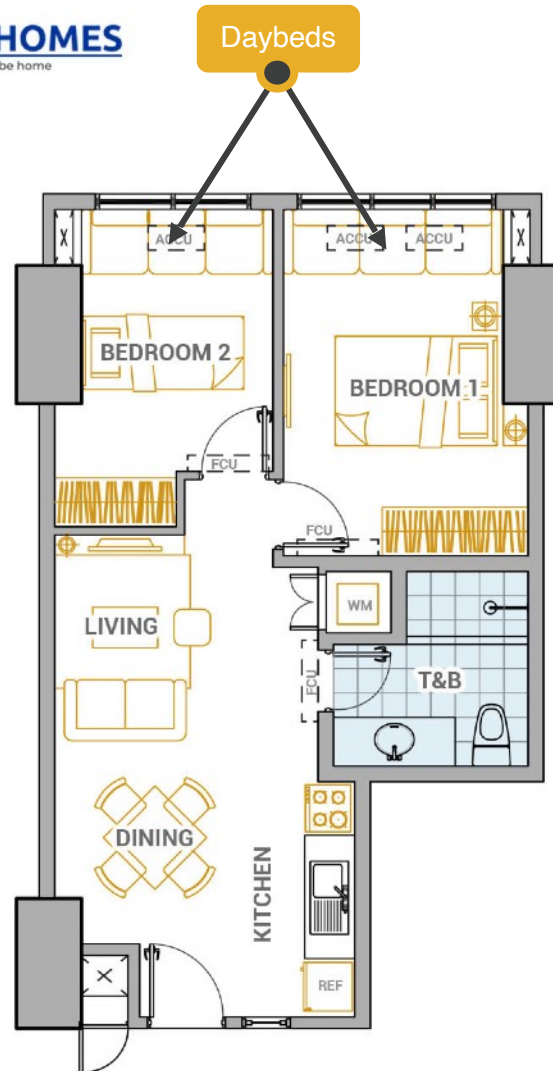
2 BEDROOM F - INNER UNIT NORTH TOWER

AREA ALLOCATION

LIVING & DINING	14.65 sqm
KITCHEN	7.70
BEDROOM 1	14.45
BEDROOM 2	11.00
TOILET & BATH	6.70

APPROX. GROSS FLOOR AREA: 54.50 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- KEY PLAN IS BASED ON TYPICAL FLOOR



Location	Inner Unit
Floor Level	39 th -PH Floors
Unit Area	54.50 sqm
Gross Area	54.50 sqm

2 Bedroom H (End Unit)

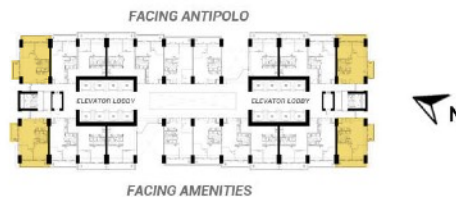


Location Inner Unit

Floor Level 39th-PH Floors

Unit Area 57.00 sqm

Gross Area 70.00 sqm



2 BEDROOM H - INNER UNIT NORTH TOWER

AREA ALLOCATION

LIVING & DINING	20.35 sqm
KITCHEN	7.75
BEDROOM 1	12.00
BEDROOM 2	9.60
TOILET & BATH	7.30
BALCONY 1	8.50
BALCONY 2	4.50

APPROX. GROSS FLOOR AREA: 70.00 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
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- KEY PLAN IS BASED ON TYPICAL FLOOR

EFFECTIVE APRIL 2021

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2 Bedroom K (Inner Unit)

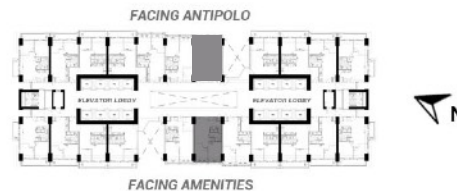
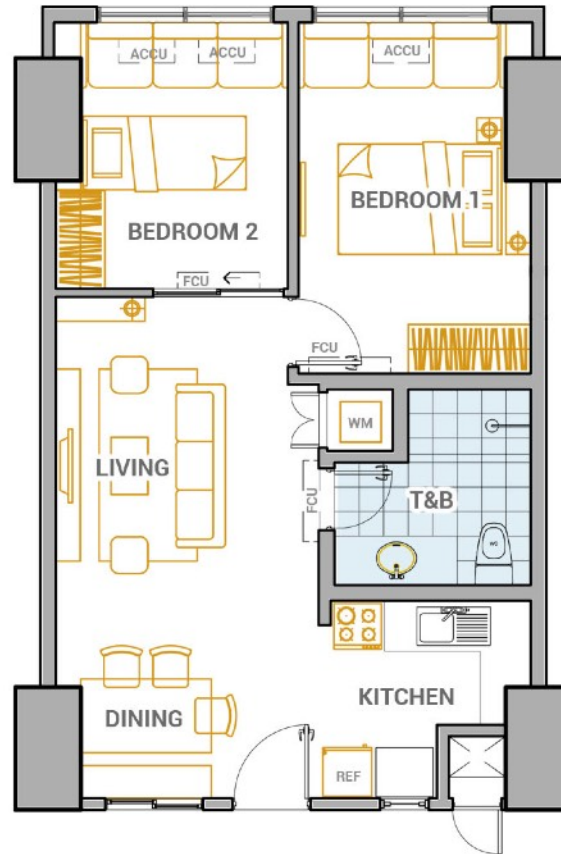


Location **Inner Unit**

Floor Level **39th-PH Floors**

Unit Area **58.50 sqm**

Gross Area **58.50 sqm**



2 BEDROOM K - INNER UNIT NORTH TOWER

AREA ALLOCATION

LIVING & DINING	20.50 sqm
KITCHEN	7.10
BEDROOM 1	13.75
BEDROOM 2	10.45
TOILET & BATH	6.70

APPROX. GROSS FLOOR AREA: 58.50 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- KEY PLAN IS BASED ON TYPICAL FLOOR

EFFECTIVE MARCH 2021

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2 Bedroom L (Inner Unit)

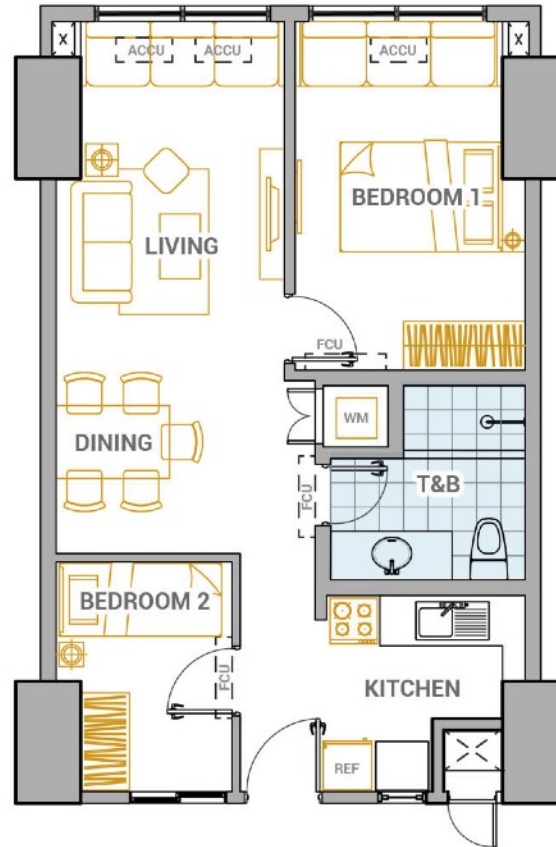


Location **Inner Unit**

Floor Level **39th-PH Floors**

Unit Area **58.50 sqm**

Gross Area **58.50 sqm**



2 BEDROOM L - INNER UNIT NORTH TOWER

AREA ALLOCATION

LIVING & DINING	23.95 sqm
KITCHEN	7.10
BEDROOM 1	13.75
BEDROOM 2	7.00
TOILET & BATH	6.70

APPROX. GROSS FLOOR AREA: 58.50 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- KEY PLAN IS BASED ON TYPICAL FLOOR

EFFECTIVE APRIL 2021

Floor plans reflected as visuals are not to scale. Actual configurations and features may vary per unit. Please check the unit specifications with your seller.

2 Bedroom O (Inner Unit)

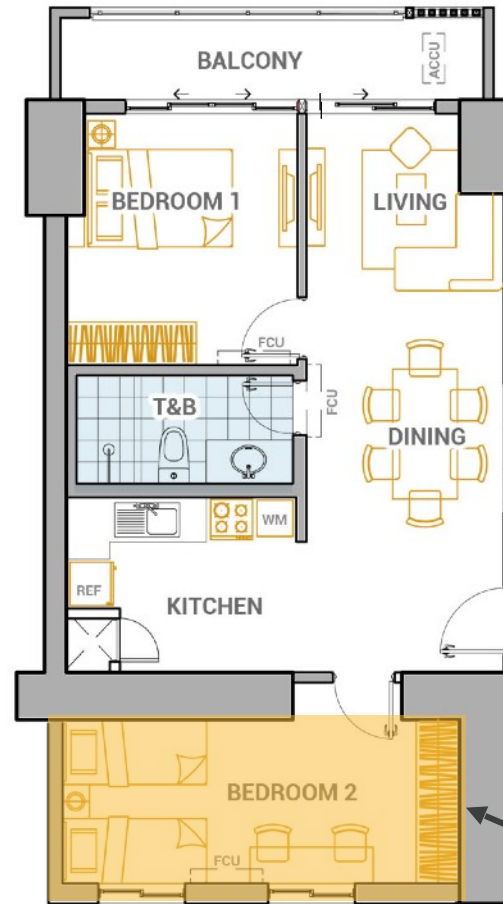


Location Inner Unit

Floor Level 39th–41st, 45th–47th
& 51st–53rd Floors

Unit Area 71.00 sqm

Gross Area 79.00 sqm



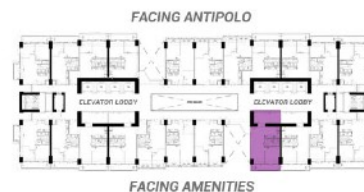
2 BEDROOM O - INNER UNIT NORTH TOWER

AREA ALLOCATION

LIVING & DINING	26.00 sqm
KITCHEN	9.75
BEDROOM 1	12.40
BEDROOM 2	17.20
TOILET & BATH	5.65
BALCONY	8.00

APPROX. GROSS FLOOR AREA: 79.00 sqm

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- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- KEY PLAN IS BASED ON TYPICAL FLOOR



EFFECTIVE APRIL 2021

Floor plans reflected as visuals are not to scale. Actual configurations and features may vary per unit. Please check the unit specifications with your seller.

2 Bedroom P (Inner Unit)



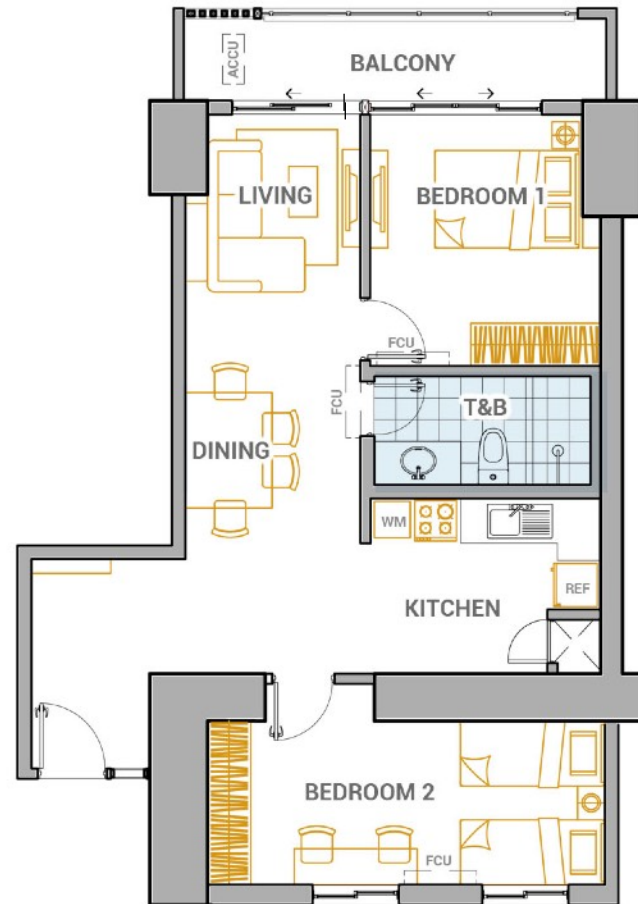
2 BEDROOM P - INNER UNIT NORTH TOWER

AREA ALLOCATION

LIVING & DINING	28.50 sqm
KITCHEN	9.75
BEDROOM 1	12.40
BEDROOM 2	17.20
TOILET & BATH	5.65
BALCONY	8.00

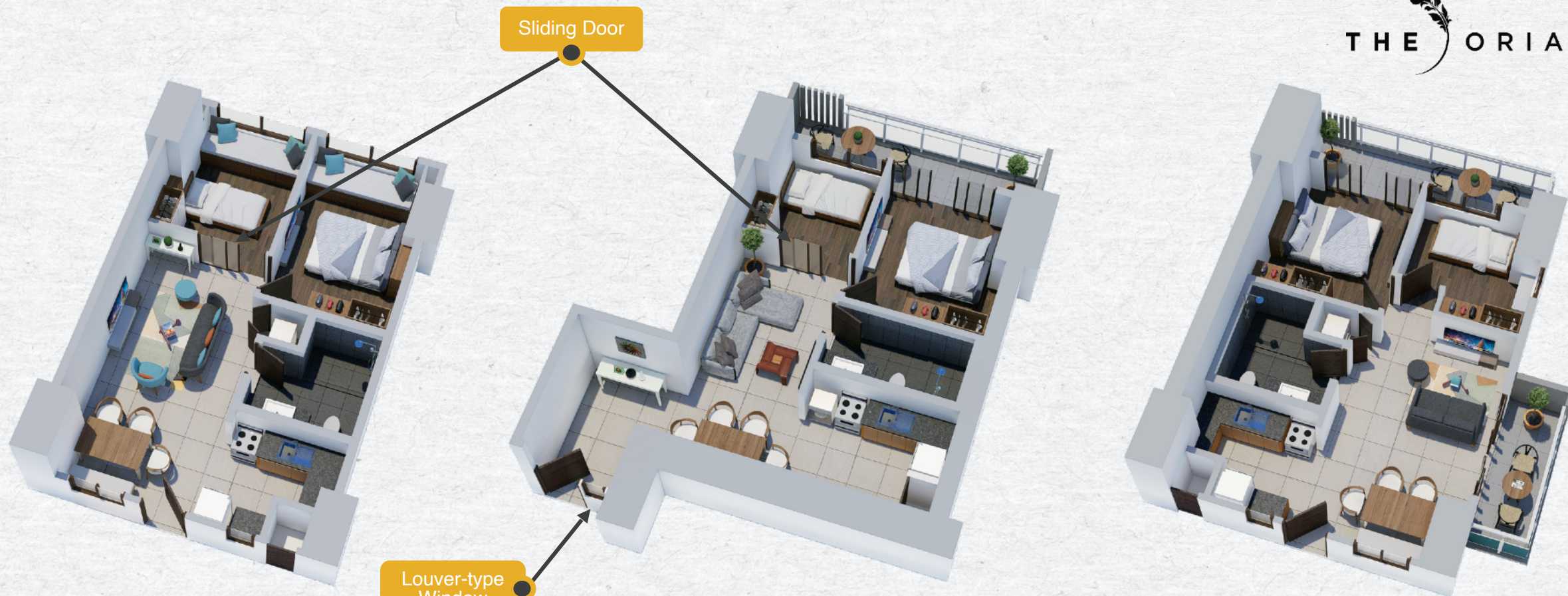
APPROX. GROSS FLOOR AREA: 81.50 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- KEY PLAN IS BASED ON TYPICAL FLOOR



EFFECTIVE APRIL 2021

Floor plans reflected as visuals are not to scale. Actual configurations and features may vary per unit. Please check the unit specifications with your seller.



58.5 sqm

2 Bedroom K

60.0 sqm

2 Bedroom C

70.0 sqm

2 Bedroom H

3D OF SELECT UNIT LAYOUTS

INVENTORIES FOR LAUNCH

UNITS			
Unit Type*	Unit Area (sqm)	Gross Area (sqm)	# of Units
2-BR A Inner	46.5	54.5	72
2-BR B Inner	49.0	57.0	9
2-BR C Inner	52.0	60.0	63
2-BR F Inner	54.5	54.5	54
2-BR H End	57.0	70.0	72
2-BR K Inner	58.5	58.5	36
2-BR L Inner	58.5	58.5	36
2-BR O Inner	71.0	79.0	9
2-BR P Inner	73.5	81.5	63

Unit types in yellow are w/ daybed instead of balcony.

TOTAL 414

PARKING SLOTS		
PS Type	PS Area	# of Parking
Single PS**	13.0-22.0	613
Tandem PS	13.0	20

**Some PS come w/ utility storage.

TOTAL 633

RESIDENTIAL UNITS	2-BEDROOM UNIT								
	49.00 sq.m.	52.00 sq.m.	53.50 sq.m.	46.50 sq.m.	57.00 sq.m.	71.00 sq.m.	73.50 sq.m.	54.50 sq.m.	58.50 sq.m.
<u>FLOOR FINISHES</u>									
Living, Dining and Kitchen	Ceramic Tiles with baseboard								
Bedrooms	Vinyl planks with baseboard								
Balcony	Ceramic tiles with pebble washout							N/A	
Toilet & Bath	Unglazed ceramic tiles								
<u>WALL FINISHES</u>									
Interior Walls	Painted finish								
Toilet & Bath	Unglazed ceramic tiles; Painted cement finish above wall tiles								
<u>CEILING FINISHES</u>									
Living, Dining and Kitchen	Painted plain cement finish								
Bedrooms	Painted plain cement finish								
Toilet & Bath	Painted ficem board finish								
<u>SPECIALTIES</u>									
Kitchen Area	Granite finish kitchen countertop with cabinet system								
Toilet and Bath	Granite finish lavatory countertop								
<u>DOORS</u>									
Entrance Door	Wooden panel door on metal jamb								
Bedroom Door	Wooden door on metal jamb and aluminum sliding framed glass panel			Wooden door on metal jamb					Wooden door on metal jamb and aluminum sliding framed glass panel
Toilet Door	Wooden panel door with half louver on metal jamb								
Balcony Door	Aluminum sliding framed glass panel with insect screen							N/A	

TURNOVER FINISHES

THE ORIANA

RESIDENTIAL UNITS	2-BEDROOM UNIT								
	49.00 sq.m.	52.00 sq.m.	53.50 sq.m.	46.50 sq.m.	57.00 sq.m.	71.00 sq.m.	73.50 sq.m.	54.50 sq.m.	58.50 sq.m.
<u>WINDOWS</u>	Aluminum framed glass panel with insect screen (except awning windows)	Aluminum framed glass panel and glass louver with insect screen (except awning and louvered windows)	Aluminum framed glass panel with insect screen (except awning windows)				Aluminum framed glass panel and glass louver with insect screen (except awning and louvered windows)	Aluminum framed glass panel with insect screen (except awning windows)	
<u>FINISHING HARDWARE</u>									
Main Door Lockset	Mortise type keyed lockset								
Bedroom Lockset	Lever type keyed lockset and flush lock handle			Lever type keyed lockset					
Toilet Lockset	Lever type privacy lockset								
<u>TOILET AND KITCHEN FIXTURES</u>									
Water Closet	Top flush, one-piece type								
Lavatory	Undercounter type basin								
Shower Head and Fittings	Exposed rain shower and mixer type								
Toilet Paper Holder	Recessed type								
Soap Holder	Niche at wall								
Kitchen Sink	Stainless steel, single bowl with one-side drain board								
Kitchen Faucet	Rotary lever type								
Toilet Exhaust	Ceiling-mounted exhaust fan								
Kitchen Exhaust	Rangehood Provision								
<u>AIR CONDITION</u>	Provision for Single/Multi Split type Air Conditioning Unit								

DMCI HOMES

The Price

DMCI HOMES

THE  ORIANA

Unit Type	Description	Inventories	Unit/PS Area	Gross Area	List Price	
			(in sqm., more of less)		Min	Max
Unit Type	2-Bedroom A (Inner)	72	46.50	54.50	6.84 Mn	7.71 Mn
	2-Bedroom B (Inner)	9	49.00	57.00	7.31 Mn	7.80 Mn
	2-Bedroom C (Inner)	63	52.00	60.00	7.52 Mn	8.24 Mn
	2-Bedroom F (Inner)	54	54.50	54.50	7.12 Mn	8.05 Mn
	2-Bedroom H (End)	72	57.00	70.00	8.12 Mn	9.11 Mn
	2-Bedroom K (Inner)	36	58.50	58.50	7.41 Mn	8.42 Mn
	2-Bedroom L (Inner)	36	58.50	58.50	7.45 Mn	8.42 Mn
	2-Bedroom O (Inner)	9	71.00	79.00	7.83 Mn	8.48 Mn
	2-Bedroom P (Inner)	63	73.50	81.50	7.92 Mn	8.83 Mn
TOTAL		414				
Parking	Single Parking*	613	13.00 - 17.00	13.00 - 22.00	0.85 Mn	0.99 Mn
	Tandem Parking	20	13.00	13.00	0.75 Mn	0.80 Mn
TOTAL		633				

*Some parking slots come w/ utility storage.

PRICE RANGES

30%

MINIMUM
DOWNPAYMENT

Regular discount shall apply as indicated in memo PD-19-09-026.

MARCH 2026

END OF DP PERIOD

APRIL 2026

RFO DATE
FOR NORTH TOWER

Note: Due date for Bank Financing & balance upon turnover shall be on RFO date based on memo CC-20-07-008 dated July 14, 2020

	2BR - A	2BR - H	2BR - P
Unit Area	46.5 sqm	57.0 sqm	73.5 sqm
Gross Area	54.5 sqm	70.0 sqm	81.5 sqm
List Price*	6,843,000	8,123,000	7,923,000
Regular Discount	-	-	-
List Price net of Reg Discount	6,843,000	8,123,000	7,923,000
Special Discount (5%)	342,150	406,150	396,150
Total Contract Price	6,500,850	7,716,850	7,526,850

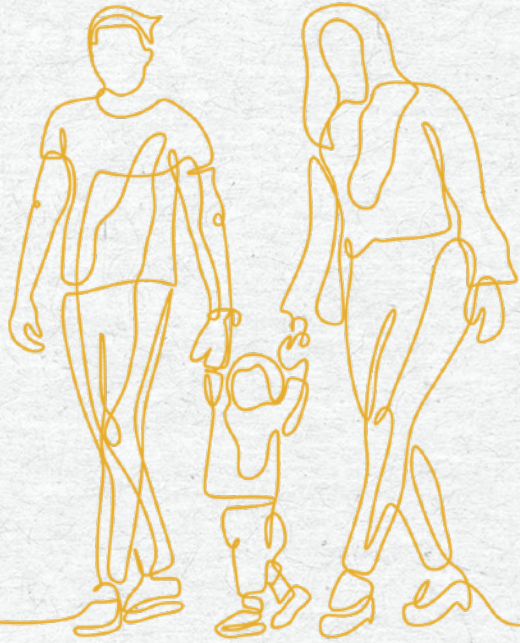
Reservation Fee	20,000	20,000	20,000
Down payment (15%)	955,128	1,137,528	1,109,028
DP period (until Mar 2026) *Minimum list price per unit type of inventories for release.	58 months		
Monthly DP	16,468	19,613	19,121
Monthly DP with CF	27,676	32,917	32,098
Balance			

Key Takeaways

DMCI HOMES

THE  ORIANA

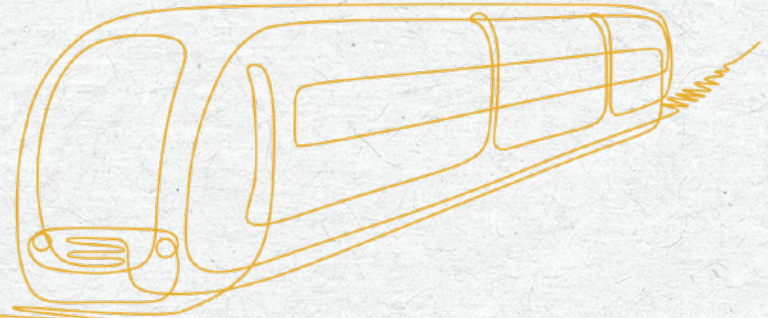
Imagine your future



where you and your family

**can grow together
comfortably,**

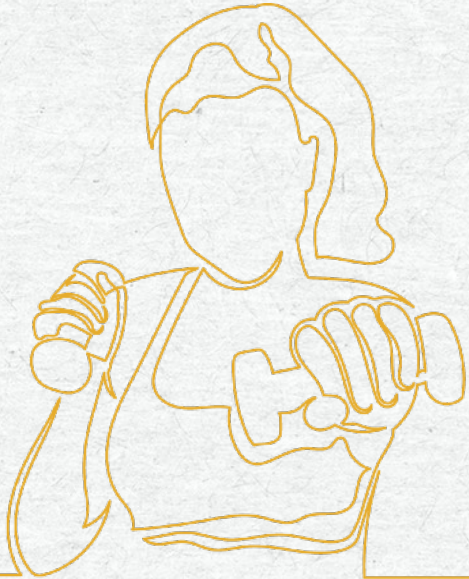




move efficiently,



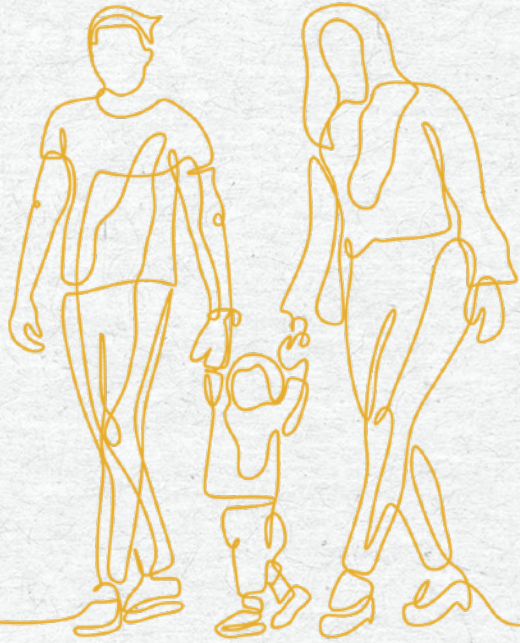
**discover learning
opportunities,**



**and live with a
healthy lifestyle
and well-being.**



**Imagine your future in
a healthy home within
a nurturing community.**



**Because you and your family
deserve the best in life.**

DMCI HOMES



Your best life begins at home.

Quality home: Improved unit layout and deliverables

Ideal location: Within a Transit-oriented Development (TOD)

Competitive price: Value-for-money investment

Resort-style amenities and facilities



The Oriana bears the DMCI Homes Quality Seal, which represents our commitment to deliver homes that are built to last. Your new home is subject to our proprietary quality management system, and comes with a 2-year limited warranty *.

**Property developers typically provide a one-year warranty. DMCI Homes' 2-year limited warranty covers most unit deliverables, except operable items subject to daily wear and tear.*

Terms and conditions apply.