

DMCI HOMES



allegra garden
PLACE

Project Brief

PROJECT OVERVIEW

Location: Pasig Blvd., Brgy. Bagong Ilog, Pasig City

Development Type: High Rise Residential Condominium

Architectural Theme: Modern with Moroccan Inspiration

Buildings: Amina – 56 storeys (55 residential)
Soraya – 55 storeys

Parking Ratio: 49%

Unit Types: 1BR, 2BR, 3BR

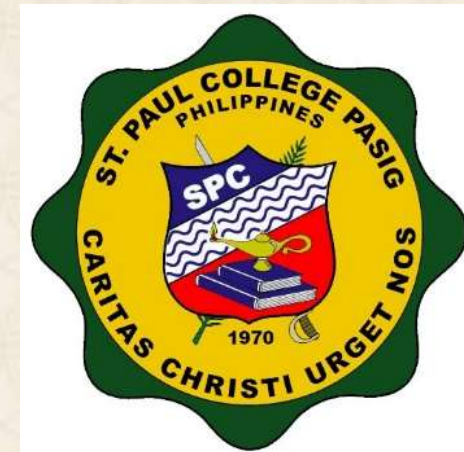


LOCATION



PLACES OF INTEREST SCHOOLS

Educational	Distance (KM)	Travel Time (Mins.)
St. Paul College Pasig	2.5	9
University of Asia and the Pacific	2.5	9
Lourdes School of Mandaluyong	2.9	11
Rizal High School	3.1	10
Domuscula International School	3.7	14
Treston International College	4.6	13
International School Manila	4.6	12
University of Makati	4.8	15



PLACES OF INTEREST MALLS

Commercial	Distance (KM)	Travel Time (Mins.)
Estancia Mall	2.3	7
Ayala Malls the 30 th	2.4	8
Tiendesitas	3.2	13
Shangri-la Plaza	3.7	16
SM Megamall	3.9	15
Market Market	4.3	18
SM Aura	4.6	16



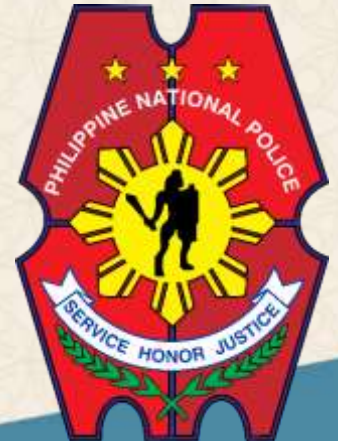
Health	Distance (KM)	Travel Time (Mins.)
Rizal Medical Center	0.4	3
VRP Medical Center	3.6	19
St. Luke's Medical Center	4.7	15
The Medical City	7.7	25

PLACES OF INTEREST

HOSPITALS

POLICE STATIONS

Security	Distance (KM)	Travel Time (Mins.)
Pasig City Police Headquarters	3.8	14
Eastern Police District	4.2	16
Police Community Precint 9	4.6	16



PROJECT LOGO

Flower Icon denotes
“resort-inspired living”



“A Cheerful Home”

PROJECT IN FOCUS

PROJECT SUMMARY



This announcement is for information purposes only and does not constitute an invitation, recommendation or offer to purchase a property

PROJECT DETAILS

TYPE OF DEVELOPMENT	HRB
NO. OF BUILDINGS	2
NO. OF STOREYS	56 / 55
NO. OF RESIDENTIAL FLOORS	55
NO. OF PARKING LEVELS	-5

UNITS

UNIT TYPE	UNIT AREA	% OF INVENTORY
1-BR	26 – 32.5	31%
2-BR	46 – 56	59%
3-BR	70.0	10%
TOTAL		100%

PARKING

NO. OF PARKING SLOTS	1,392
PARKING RATIO	49%



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MAKATI, MANILA, BGC,
ORTIGAS SKYLINE



FACING WEST

FACING NORTH

OTRIGAS SKYLINE



FACING EAST

AMENITIES



OVER THE TOP

LIVING EXPERIENCE



LARGER WINDOWS

FOR INTERNAL
USE ONLY

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GLASS BALCONY



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FIBER OPTIC
CONNECTIVITY



MODULAR T&B





AMENITIES

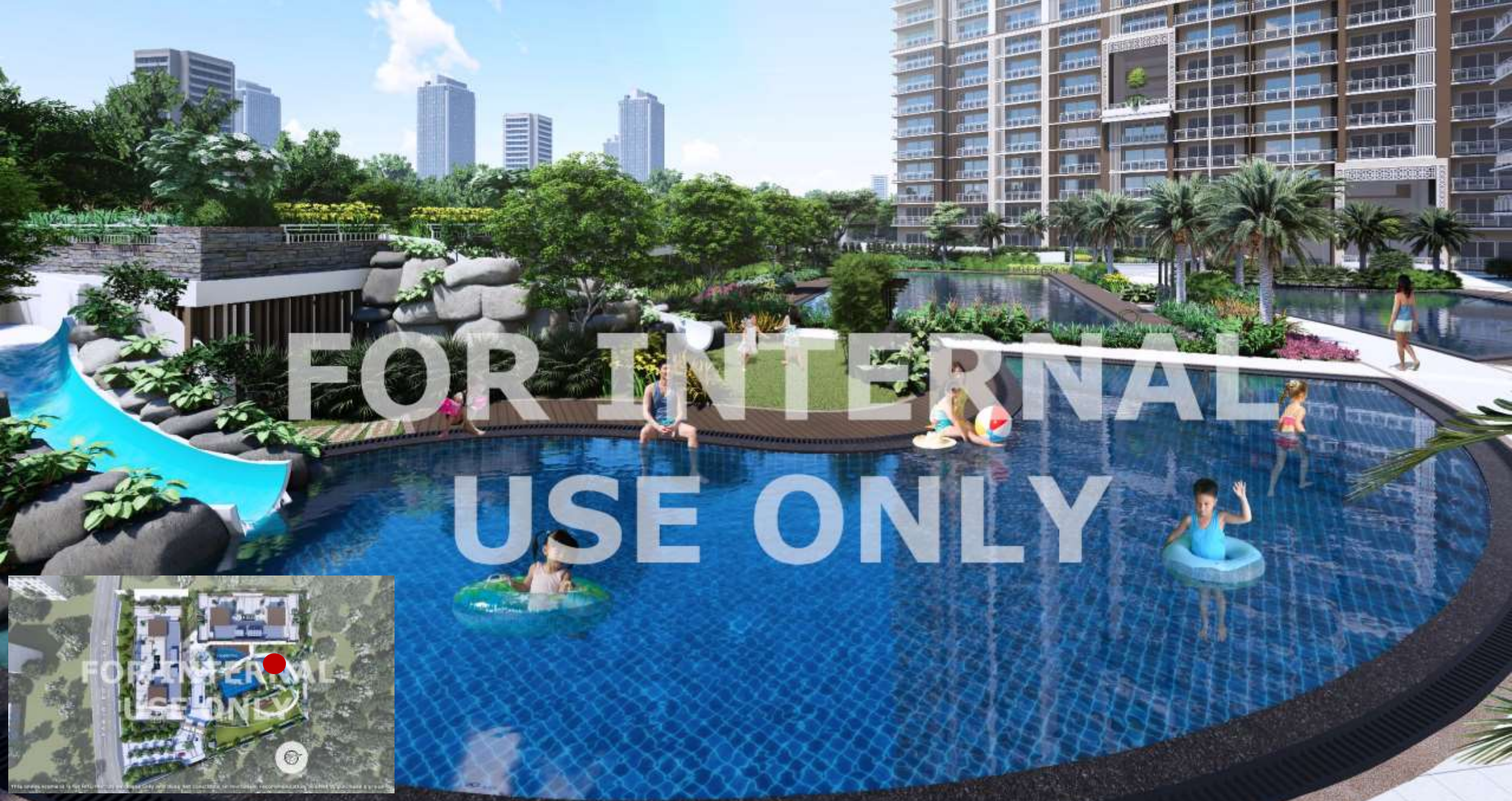


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This announcement is for information purposes only and does not constitute an invitation, recommendation or offer. ELEVATED ROOF GARDEN







This announcement is for information purposes only and does not constitute an invitation, recommendation or offer to purchase. L A P P O O L Y



FOR INTERNAL
USE ONLY





This announcement is for information purposes only and does not constitute an invitation, recommendation or offer. LEISURE POOL





FOR INTERNAL
USE ONLY

DISTINCTIVE THEME

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GAME AREA



BAR AREA



ENTERTAINMENT ROOM





FITNESS GYM



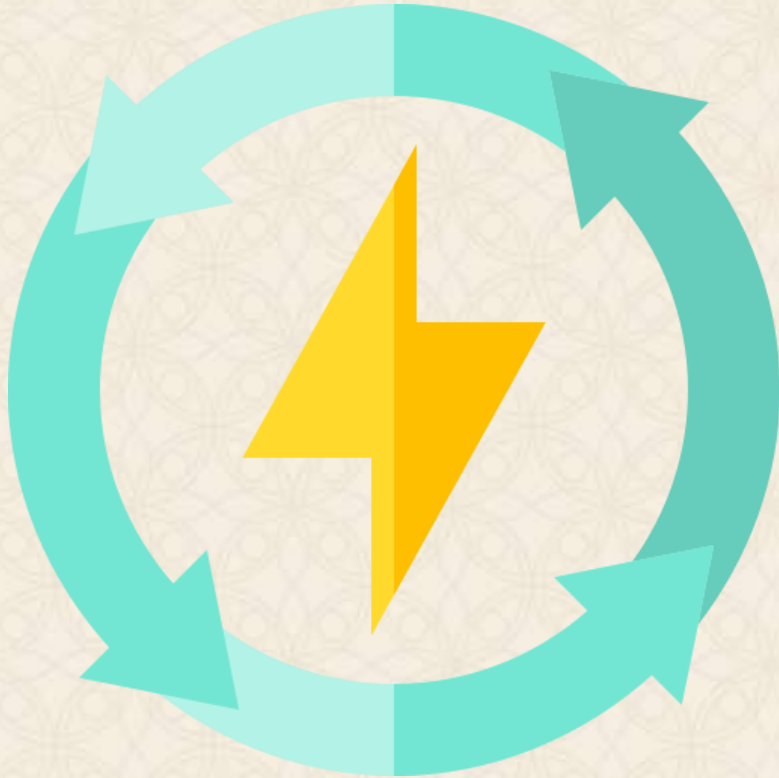
OPEN SKYLOUNGE



ENCLOSED SKYLOUNGE

IV

HASSLE-FREE LIVING



100% BACK-UP POWER



INTEGRATED WIFI SYSTEM



DUAL CORE WITH 12
HIGH-SPEED ELEVATORS



CARD OPERATED LAUNDRY



WATER STATION



CONVENIENCE STORE

PROPERTY MANAGEMENT SERVICES





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LAUNCH DETAILS

UNITS FOR LAUNCH	*2 ND – 6 TH FLOOR, 48 TH – PH FLOOR
PARKING FOR LAUNCH	B1 –B3 OF AMINA BUILDING
SALES ACCEPTANCE	SEPTEMBER 13, 2019
PRICELIST EFFECTIVITY	SEPTEMBER 13, 2019

* 2ND – 6TH FLOOR UNITS ARE STRICTLY FOR FILIPINO BUYERS
AND FOREIGN WITH SPOUSE OF FILIPINO ONLY

FLOOR PLANS AND UNIT LAYOUT

ATRIUM FLOOR

23

Units per floor

Note: Standard policy regarding request for tandem shall apply.



- | | | | |
|--|--|--|--|
| 1 Bedroom A (Inner Unit)
Approx. Gross Floor Area: 30.00 sqm | 1 Bedroom B (Inner Unit)
Approx. Gross Floor Area: 33.00 sqm | 1 Bedroom C (End Unit)
Approx. Gross Floor Area: 36.00 sqm | 1 Bedroom D (End Unit)
Approx. Gross Floor Area: 41.00 sqm |
| 2 Bedroom A (Inner Unit)
Approx. Gross Floor Area: 54.00 sqm | 2 Bedroom B (Inner Unit)
Approx. Gross Floor Area: 55.00 sqm | 2 Bedroom C (Inner Unit)
Approx. Gross Floor Area: 57.00 sqm | 2 Bedroom D (Inner Unit)
Approx. Gross Floor Area: 58.50 sqm |
| 2 Bedroom E (Inner Unit)
Approx. Gross Floor Area: 60.00 sqm | 3 Bedroom A (End Unit)
Approx. Gross Floor Area: 83.00 sqm | | |



AMINA

2nd, 12th, 23rd, 33rd, 43rd & 53rd Floor Level Plan

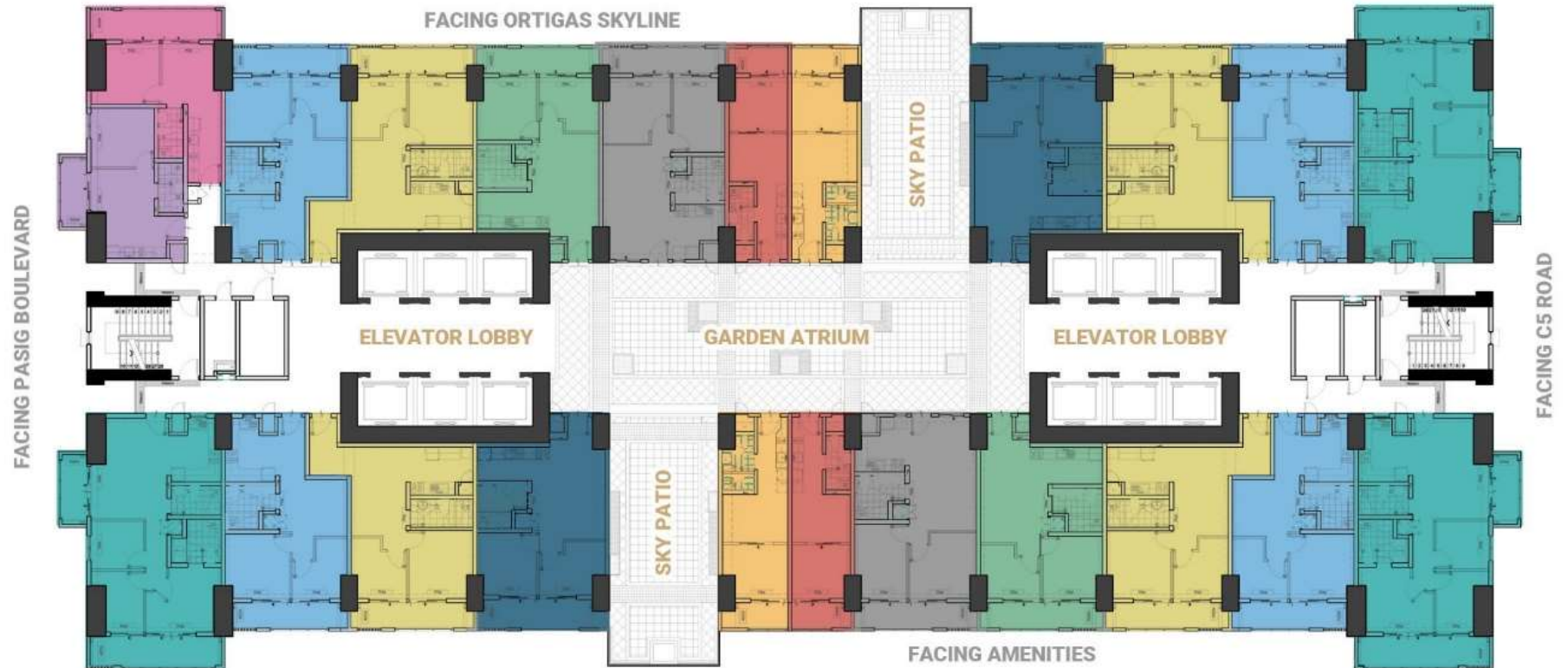
- Plans reflected as visuals are not to scale.
- Actual configurations and features may vary per unit.
- Please check the specifications of the particular unit you are interested on purchasing with your seller.

ATRIUM FLOOR

23

Units per floor

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- | | | | |
|--|--|--|--|
| 1 Bedroom A (Inner Unit)
Approx. Gross Floor Area: 30.00 sqm | 1 Bedroom B (Inner Unit)
Approx. Gross Floor Area: 33.00 sqm | 1 Bedroom C (End Unit)
Approx. Gross Floor Area: 36.00 sqm | 1 Bedroom D (End Unit)
Approx. Gross Floor Area: 41.00 sqm |
| 2 Bedroom A (Inner Unit)
Approx. Gross Floor Area: 54.00 sqm | 2 Bedroom B (Inner Unit)
Approx. Gross Floor Area: 55.00 sqm | 2 Bedroom C (Inner Unit)
Approx. Gross Floor Area: 57.00 sqm | 2 Bedroom D (Inner Unit)
Approx. Gross Floor Area: 58.50 sqm |
| 2 Bedroom E (Inner Unit)
Approx. Gross Floor Area: 60.00 sqm | 3 Bedroom A (End Unit)
Approx. Gross Floor Area: 83.00 sqm | | |



AMINA

7th, 18th, 28th, 38th & 48th Floor Level Plan

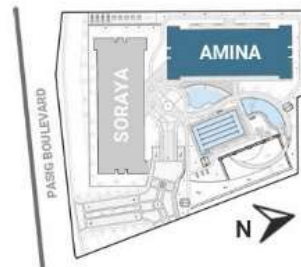
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TYPICAL FLOOR

25

Units per floor

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AMINA
5th-6th, 10th-11th, 16th-17th, 21st-22nd, 26th-27th, 31st-32nd, 36th-37th, 41st-42nd, 46th-47th, 51st-52nd & 56th-PH Floor Level Plan

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UNIT MIX RANGES

Unit Type	Gross Area (sqm)
1-Bedroom	30.00 – 41.00
2-Bedroom	46.00 – 60.00
3-Bedroom	83

1 BEDROOM A

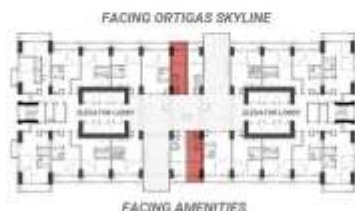
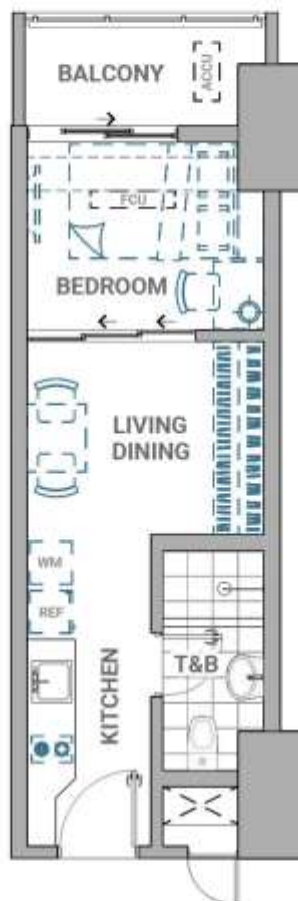
Location Inner Unit

Floor Level 2nd – PH Floor

Unit Area 26.00 sqm

Gross Area 30.00 sqm

Note: Standard policy regarding request for tandem shall apply.



1-BEDROOM A INNER UNIT

AREA ALLOCATION

LIVING & DINING	7.40 sqm
KITCHEN	6.10
BEDROOM	7.50
TOILET & BATH	5.00
BALCONY	4.00

APPROX. GROSS FLOOR AREA: 30.00 sqm

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

EFFECTIVE SEPTEMBER 2019

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1-BEDROOM B

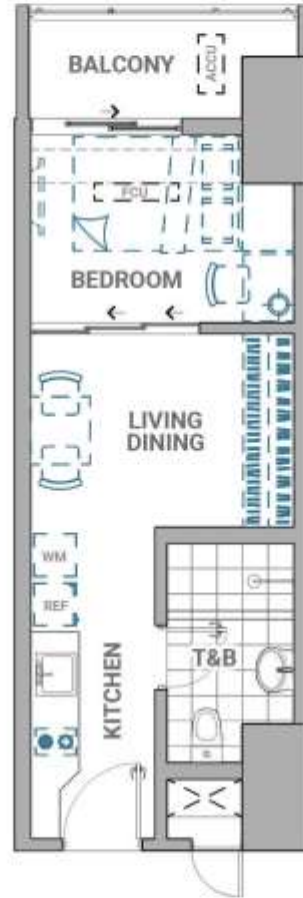
Location Inner Unit

Floor Level 2nd – PH Floor

Unit Area 29.00 sqm

Gross Area 33.00 sqm

Note: Standard policy regarding request for tandem shall apply.



1-BEDROOM B INNER UNIT

AREA ALLOCATION

LIVING & DINING	8.10 sqm
KITCHEN	6.10
BEDROOM	8.30
TOILET & BATH	6.50
BALCONY	4.00

APPROX. GROSS FLOOR AREA: 33.00 sqm

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

1-BEDROOM C

Location End Unit

Floor Level 2nd – PH Floor

Unit Area 31.50 sqm

Gross Area 36.00 sqm

Note: Standard policy regarding request for tandem shall apply.



1-BEDROOM C END UNIT

AREA ALLOCATION

LIVING & DINING	10.90 sqm
KITCHEN	7.40
BEDROOM	9.70
TOILET & BATH	3.50
BALCONY	4.50

APPROX. GROSS FLOOR AREA: 36.00 sqm

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- KEY PLAN IS BASED ON TYPICAL FLOOR



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EFFECTIVE SEPTEMBER 2019

1-BEDROOM D

Location End Unit

Floor Level 2nd – PH Floor

Unit Area 32.50 sqm

Gross Area 41.00 sqm

Note: Standard policy regarding request for tandem shall apply.



1-BEDROOM D END UNIT

AREA ALLOCATION

LIVING & DINING	10.00 sqm
KITCHEN	7.25
BEDROOM	11.75
TOILET & BATH	3.50
BALCONY	8.50

APPROX. GROSS FLOOR AREA: 41.00 sqm

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

2-BEDROOM A

Location Inner Unit

Floor Level 2nd – PH Floor

Unit Area 46.00 sqm

Gross Area 54.00 sqm

Note: Standard policy regarding request for tandem shall apply.



2-BEDROOM A INNER UNIT

AREA ALLOCATION

LIVING & DINING	14.35 sqm
KITCHEN	8.65
BEDROOM 1	9.75
BEDROOM 2	7.25
TOILET & BATH	6.00
BALCONY	8.00

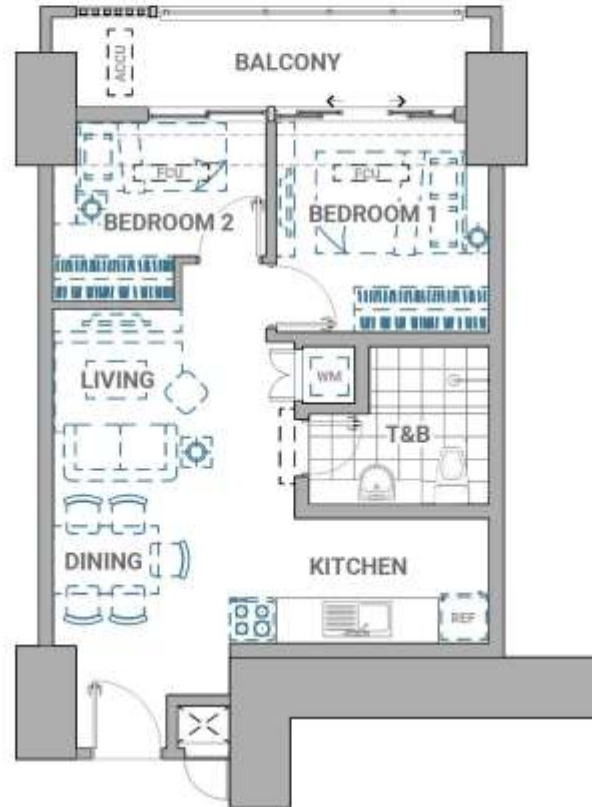
APPROX. GROSS FLOOR AREA: 54.00 sqm

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

2-BEDROOM B

Location	Inner Unit
Floor Level	2 nd – PH Floor
Unit Area	47.00 sqm
Gross Area	55.00 sqm

Note: Standard policy regarding request for tandem shall apply.



2-BEDROOM B INNER UNIT

AREA ALLOCATION

LIVING & DINING	17.80 sqm
KITCHEN	6.90
BEDROOM 1	9.20
BEDROOM 2	7.10
TOILET & BATH	6.00
BALCONY	8.00

APPROX. GROSS FLOOR AREA: 55.00 sqm

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- KEY PLAN IS BASED ON TYPICAL FLOOR



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EFFECTIVE SEPTEMBER 2019

2-BEDROOM C

Location Inner Unit

Floor Level 2nd – PH Floor

Unit Area 49.00 sqm

Gross Area 57.00 sqm

Note: Standard policy regarding request for tandem shall apply.



2-BEDROOM C INNER UNIT

AREA ALLOCATION

LIVING & DINING	18.50 sqm
KITCHEN	8.00
BEDROOM 1	10.45
BEDROOM 2	7.25
TOILET & BATH	4.80
BALCONY	8.00

APPROX. GROSS FLOOR AREA: 57.00 sqm

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



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EFFECTIVE SEPTEMBER 2019

2-BEDROOM D

Location	Inner Unit
Floor Level	2 nd – PH Floor
Unit Area	50.50 sqm
Gross Area	58.50 sqm

Note: Standard policy regarding request for tandem shall apply.



2-BEDROOM D INNER UNIT

AREA ALLOCATION

LIVING & DINING	20.20 sqm
KITCHEN	6.90
BEDROOM 1	9.25
BEDROOM 2	8.15
TOILET & BATH	6.00
BALCONY	8.00

APPROX. GROSS FLOOR AREA: 58.50 sqm

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



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EFFECTIVE SEPTEMBER 2019

2-BEDROOM E

Location Inner Unit

Floor Level 2nd – PH Floor

Unit Area 52.00 sqm

Gross Area 60.00 sqm

Note: Standard policy regarding request for tandem shall apply.



2-BEDROOM E INNER UNIT

AREA ALLOCATION

LIVING & DINING	18.40 sqm
KITCHEN	6.70
BEDROOM 1	10.90
BEDROOM 2	10.00
TOILET & BATH	6.00
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

3-BEDROOM

Location End Unit

Floor Level 2nd – PH Floor

Unit Area 70.00 sqm

Gross Area 83.00 sqm

Note: Standard policy regarding request for tandem shall apply.



3-BEDROOM A END UNIT

AREA ALLOCATION

LIVING & DINING	23.30 sqm
KITCHEN	8.60
BEDROOM 1	11.50
BEDROOM 2	9.90
BEDROOM 3	6.35
TOILET & BATH 1	6.60
TOILET & BATH 2	4.10
BALCONY 1	8.50
BALCONY 2	4.50

APPROX. GROSS FLOOR AREA: 83.00 sqm

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RESIDENTIAL UNITS											
PARTICULARS	1-BEDROOM				2-BEDROOM						3-BEDROOM
	26.00 sqm	29.00 sqm	31.50 sqm	32.50 sqm	46.00 sqm	47.00 sqm	49.00 sqm	50.50 sqm	52.00 sqm	56.00 sqm	70.00 sqm
FLOOR FINISHES											
Living Dining And Kitchen	Vinyl planks with baseboard				Ceramic tiles with baseboard						
Bedrooms	Vinyl planks with baseboard										
Balcony	Ceramic tiles with pebble washout										
Toilet & Bath*	Ceramic tiles										
WALL FINISHES											
Interior Walls	Painted finish										
Toilet*	Ceramic tiles; Painted cement finish above wall tiles										
CEILING FINISHES											
Living, Dining and Kitchen	Painted plain cement finish										
Bedrooms	Painted plain cement finish										
Toilet & Bath*	Painted ficemboard ceiling										

TURNOVER FINISHES

SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT PRIOR NOTICE
 *MODULAR TOILET AND BATH MAY APPLY

RESIDENTIAL UNITS											
PARTICULARS	1-BEDROOM				2-BEDROOM						3-BEDROOM
	26.00 sqm	29.00 sqm	31.50 sqm	32.50 sqm	46.00 sqm	47.00 sqm	49.00 sqm	50.50 sqm	52.00 sqm	56.00 sqm	70.00 sqm
SPECIALTIES											
Kitchen Area	Granite finish kitchen countertop with cabinet system										
Toilet & Bath*	Mirror Cabinet				Granite finish lavatory countertop						Granite finish lavatory countertop and mirror cabinet
DOORS											
Entrance Door	Wooden door on metal jamb										
Bedroom Door	Aluminum sliding framed glass panel				Wooden door on metal jamb						
Toilet Door*	Wooden door with half louver on metal jamb										
Balcony Door	Aluminum sliding framed glass panel with insect screen										
WINDOWS	Aluminum framed glass panel with insect screen (except awning windows)										
FINISHING HARDWARE											
Main Door Lockset	Mortise type keyed lockset										
Bedroom Lockset	Flush type, keyed lockset				Lever type keyed lockset						
Toilet Lockset*	Lever type privacy lockset										

RESIDENTIAL UNITS											
PARTICULARS	1-BEDROOM				2-BEDROOM						3-BEDROOM
	26.00 sqm	29.00 sqm	31.50 sqm	32.50 sqm	46.00 sqm	47.00 sqm	49.0 sqm	50.50 sqm	52.00 sqm	56.00 sqm	70.00 sqm
TOILET AND KITCHEN FIXTURES	Wooden door on metal jamb										
Water Closet*	Top flush, one-piece type										
Lavatory*	Wall-hung type				Semi-counter top basin						Undercounter type and wall-hung type
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				Stainless steel, single bowl with one-sided drainboard						
Kitchen Faucet	Gooseneck type				Rotary lever type						
Toilet Exhaust*	Ceiling mounted exhaust fan										
Kitchen Exhaust	Rangehood provision										
AIR CONDITION	Provision for Split-type Air Conditioning Unit										

TURNOVER FINISHES

SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT PRIOR NOTICE
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COMMON AREA											
PARTICULARS	1-BEDROOM				2-BEDROOM						3-BEDROOM
	26.00 sqm	29.00 sqm	31.50 sqm	32.50 sqm	46.00 sqm	47.00 sqm	49.0 sqm	50.50 sqm	52.00 sqm	56.00 sqm	70.00 sqm
FLOOR FINISHES											
Stairs	Straight to finish concrete with steel angle nosing guard										
Hallway/ Corridor	Ceramic tiles with pebble washout										
Roof Deck	Natural stone/ Homogeneous tile with pebble washout										
Driveway/ Parking	Straight to finish concrete										
WALL FINISHES											
Exterior Wall Finish	Combination of plain and textured paint on cement finish										
Hallway	Painted plain cement finish										
Stairwell	Painted plain cement finish										
CELING FINISHES											
Hallway	Painted cement finish with ficem/gypsum board cladding										
Stairwell	Plain cement finish										
Driveway/ Parking	Plain cement finish										

30%

MINIMUM
DOWN PAYMENT

Discounts & factor rates, other discounts and payment terms, spot cash discount rates stated in memo released by Finance with Reference # FIN-12-03-030 dated March 29, 2012.

JULY 2024

RFO DATE FOR ALL UNITS OF AMINA BUILDING

*RFO OF PARKING SLOT SHALL BE THE SAME AS THE RFO OF
CORRESPONDING UNIT*

OVER THE TOP LIVING EXPERIENCE:



✓ DESIGN INNOVATION

- LARGER WINDOWS AND DOORS
- GLASS BALCONY RAILINGS
- FIBER OPTIC CONNECTIVITY
- LUMIVENTT TECHNOLOGY

✓ AMENITIES

- INDOOR BASKETBALL COURT (WOOD FLOORING)
- ELEVATED ROOF GARDEN
- LAP POOL
- KIDDIE POOL
- LEISURE POOL
- PLAY AREA
- JOG PATH
- GAME AREA
- OPEN LOUNGE
- SNACK BAR
- ENTERTAINMENT ROOM
- FITNESS GYM
- SKY LOUNGE
- SKY PROMENADE
- GARDEN ATRIUMS AND SKY PATIOS

✓ DISTINCTIVE THEME

✓ GENEROUS UNIT SIZES

✓ HASSLE FREE LIVING

- 100% BACK-UP POWER
- INTEGRATED WIFI SYSTEM
- DUAL CORE WITH 12 HIGH-SPEED ELEVATORS
- CARD OPERATED LAUNDRY
- CONVENIENCE STORE
- WATER STATION
- PROPERTY MANAGEMENT OFFICE
- 24/7 SECURITY
- GATED COMMUNITY

✓ VALUE FOR MONEY

✓ DMCI HOMES QUALITY DEVELOPMENT

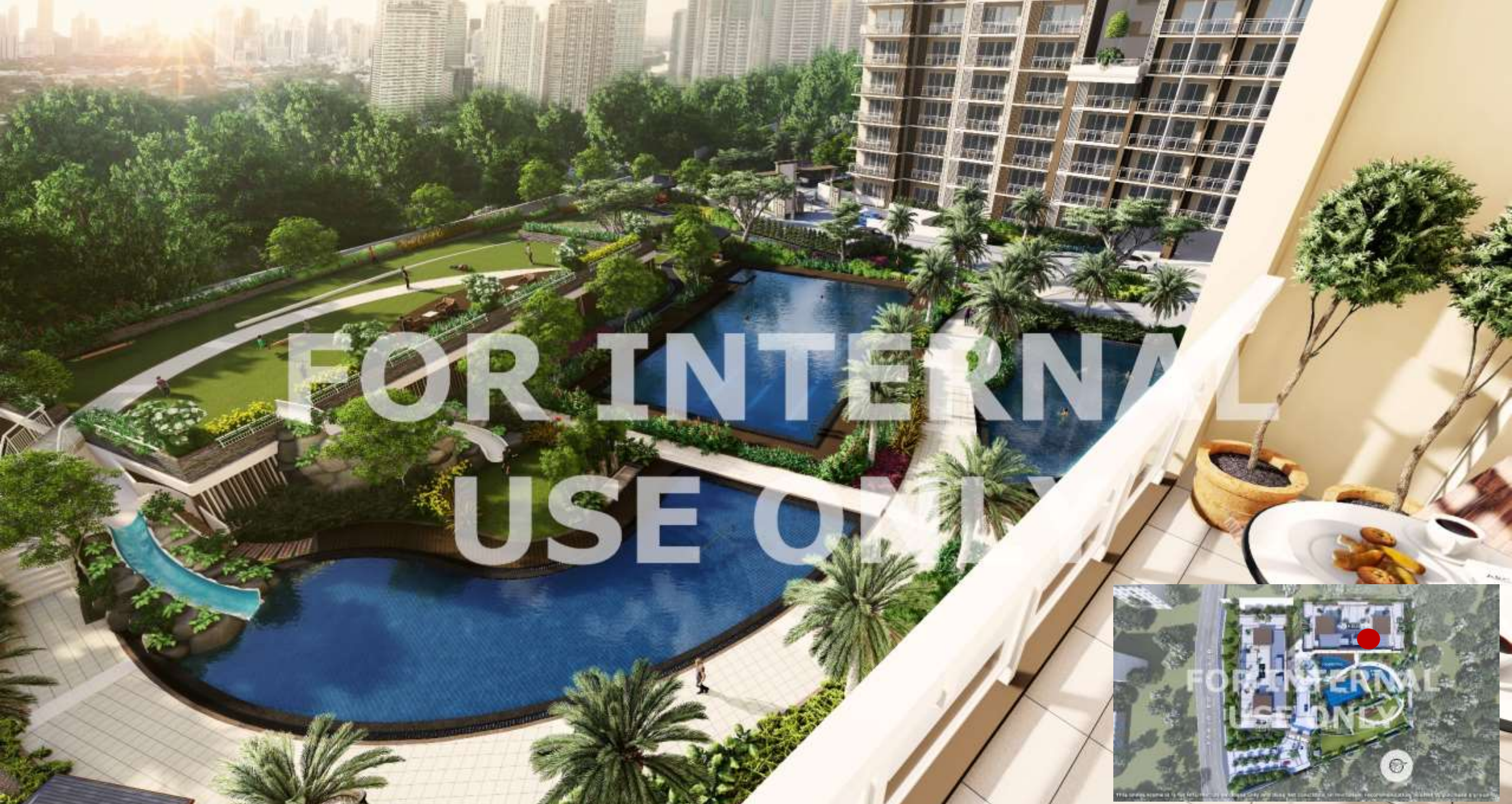




In its continuing desire to improve the project, DMCI Homes reserves the right to change product features without prior notice and approval. Floor plans and perspectives depicted in this material are for demonstration purposes only and should not be relied upon as final project plans.

THANK YOU AND HAPPY SELLING!!









FOR INTERNAL
USE ONLY



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FOUR SEASONS

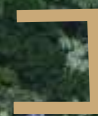
SKY PATIO

FOR INTERNA-
L USE ONLY

48TH – PH FLR



FOR INTERNAL
USE ONLY



2ND – 6TH FLR

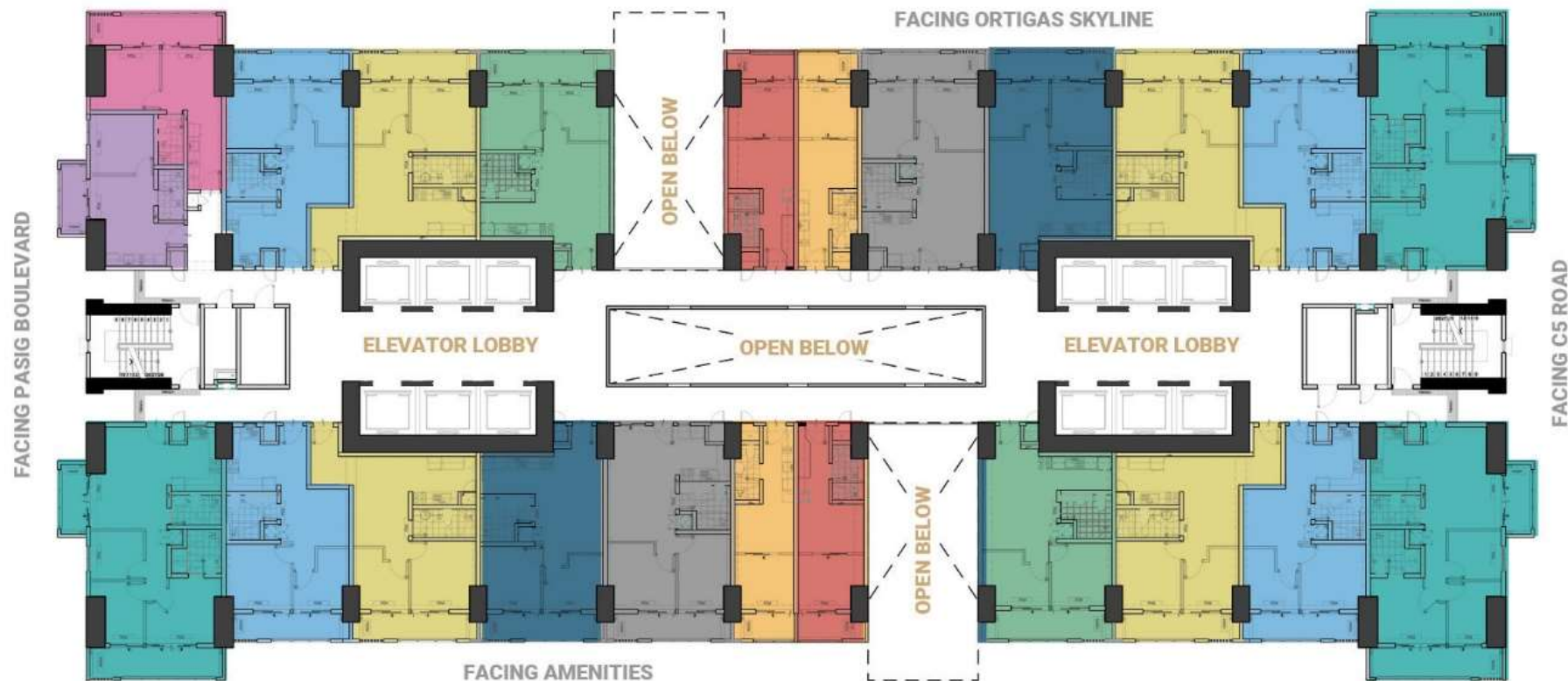
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BREEZEWAY FLOOR

23

Units per floor

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- | | | | |
|--|--|--|--|
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| 2 Bedroom A (Inner Unit)
Approx. Gross Floor Area: 54.00 sqm | 2 Bedroom B (Inner Unit)
Approx. Gross Floor Area: 55.00 sqm | 2 Bedroom C (Inner Unit)
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Approx. Gross Floor Area: 58.50 sqm |
| 2 Bedroom E (Inner Unit)
Approx. Gross Floor Area: 60.00 sqm | 3 Bedroom A (End Unit)
Approx. Gross Floor Area: 83.00 sqm | | |



AMINA 3rd-4th, 14th-15th, 24th-25th, 34th-35th, 44th-45th & 54th-55th Floor Level Plan

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BREEZEWAY FLOOR

23

Units per floor

Note: Standard policy regarding request for tandem shall apply.



AMINA 8th-9th, 19th-20th, 29th-30th, 39th-40th & 49th-50th 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.