



PRISMA

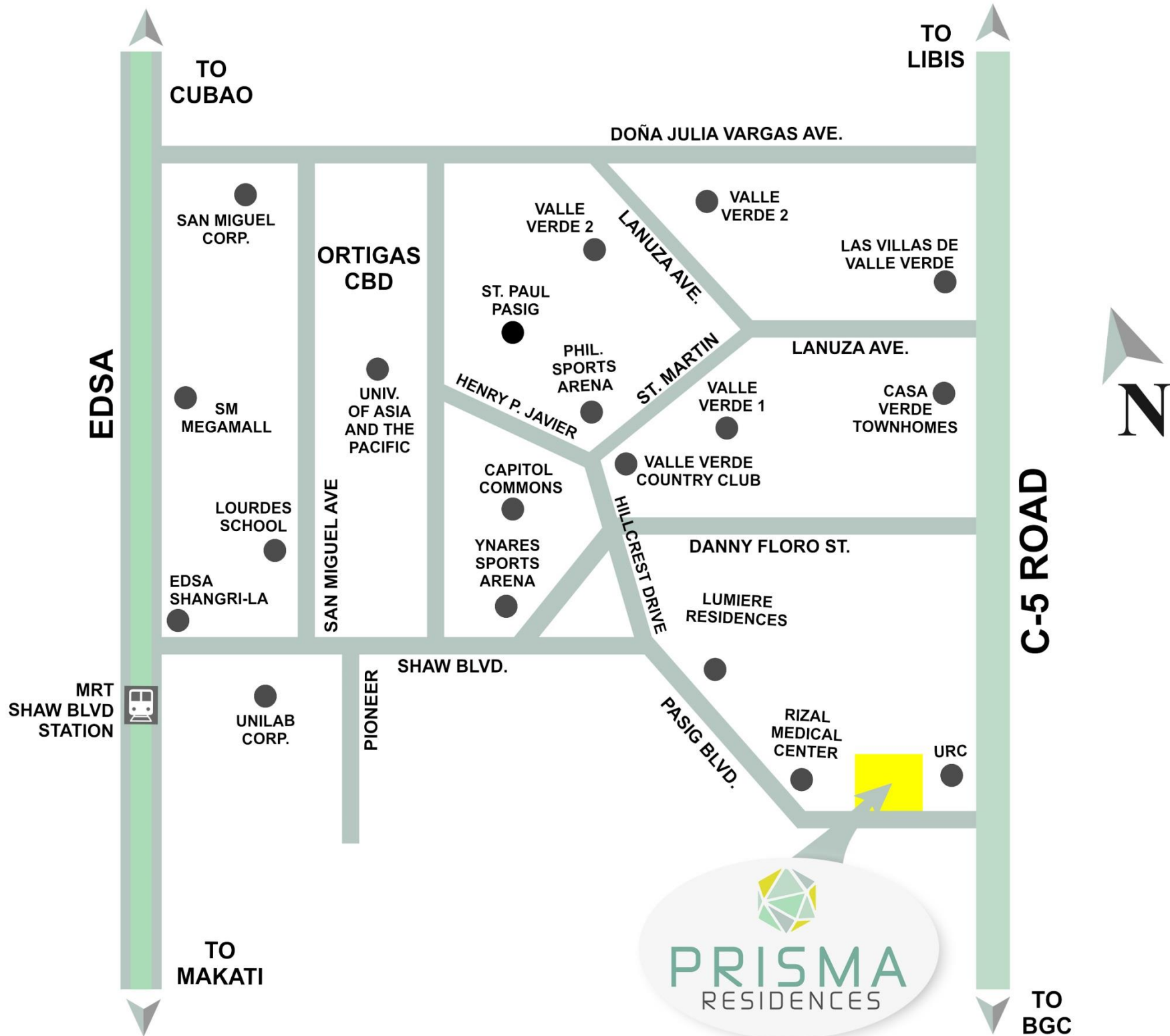
RESIDENCES



PROJECT BRIEF

Project Information

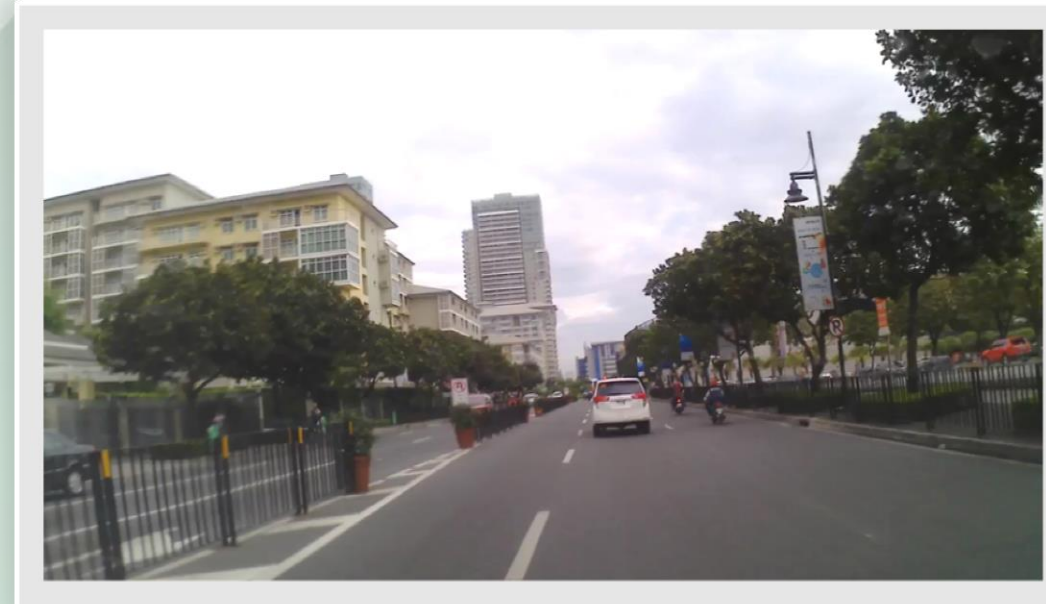
- Address** : Pasig Blvd., Brgy. Bagong Ilog, Pasig City
- Lot Size** : 2.03 Hectares
- No. of Towers** : 2 High Rise Towers (Astra and Celeste)
- No. of Floors** : 41 Residential Floors(Astra)
- Parking** : 6 Basement Level Parking (Astra)
- Number of Units** : 1,047(Astra)



How To Get There

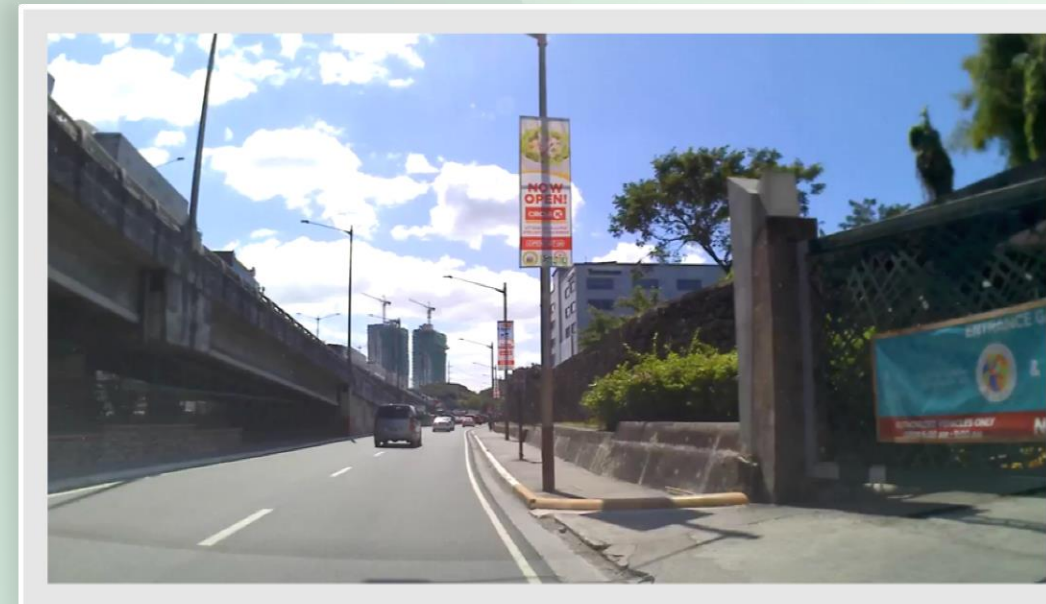
From Market Market:

- Turn right on 32nd street
- Take Pasig flyover going to C5 road
- Keep right to Service road
- Take U-turn
- Turn right to Pasig Blvd



From Tiendesitas:

- Go straight passing through SM Hypermart, Julia Vargas, Lanuza St., URC
- Turn right to Pasig Blvd.



Vicinity

- **Right in the middle of the Central Business Districts of Ortigas and Bonifacio Global City.**
- **Main road of C.P. Garcia Avenue. (C5 Road) is right beside the property.**





Business and Commercial

Destination	Distance (Km)	Time
Capitol Commons	2.5km	9 mins
Tiendesitas/Silver City	3 km	15 mins
Greenfield District	3.3km	15 mins
Ortigas Center	3.3km	13 mins
SM Aura	3.5km	15 mins
Market Market	3.5km	15 mins
SM Megamall	3.8km	16 mins





Educational Institutions

Destination	Distance (Km)	Time
Rizal High School	1.3 km	16 mins
Academy of International Culinary Arts	1.6 km	5 mins
St. Paul College, Pasig	2.9km	12 mins
Treston International School	3.2km	11 mins
International School Manila	3.6km	11 mins
Lourdes School of Mandaluyong	3.4km	15 mins
University of Asia and the Pacific	3.3km	15 mins
University of Makati	3.6km	13 mins
Domuschola International School	4.4km	20 mins





Safety and Security

Destination	Distance	Time
St. Luke's Medical Center, BGC	4.6km	13 mins
The Medical City, Pasig	4km	18 mins
VRP Medical Center	4.9km	20 mins
Pasig General Hospital	5.3km	21 mins

Destination	Distance	Time
Eastern Police District	1.3 km	9 mins
Pasig City Police Headquarters	2 km	9 mins
Police Station	1.9km	9 mins
Makati Police Station 9	6.6km	24 mins
Pasig City Hall	3.1km	13 mins

Logo and Name



From the word “prism” which is a transparent optical element with a flat surface. This element is known to break light into spectral colors.

The logo symbolizes the glass like look of an actual prism with a trio of colors that represents DMCI Home’s own spectrum of quality, craftsmanship and competence.

Competitor Overview





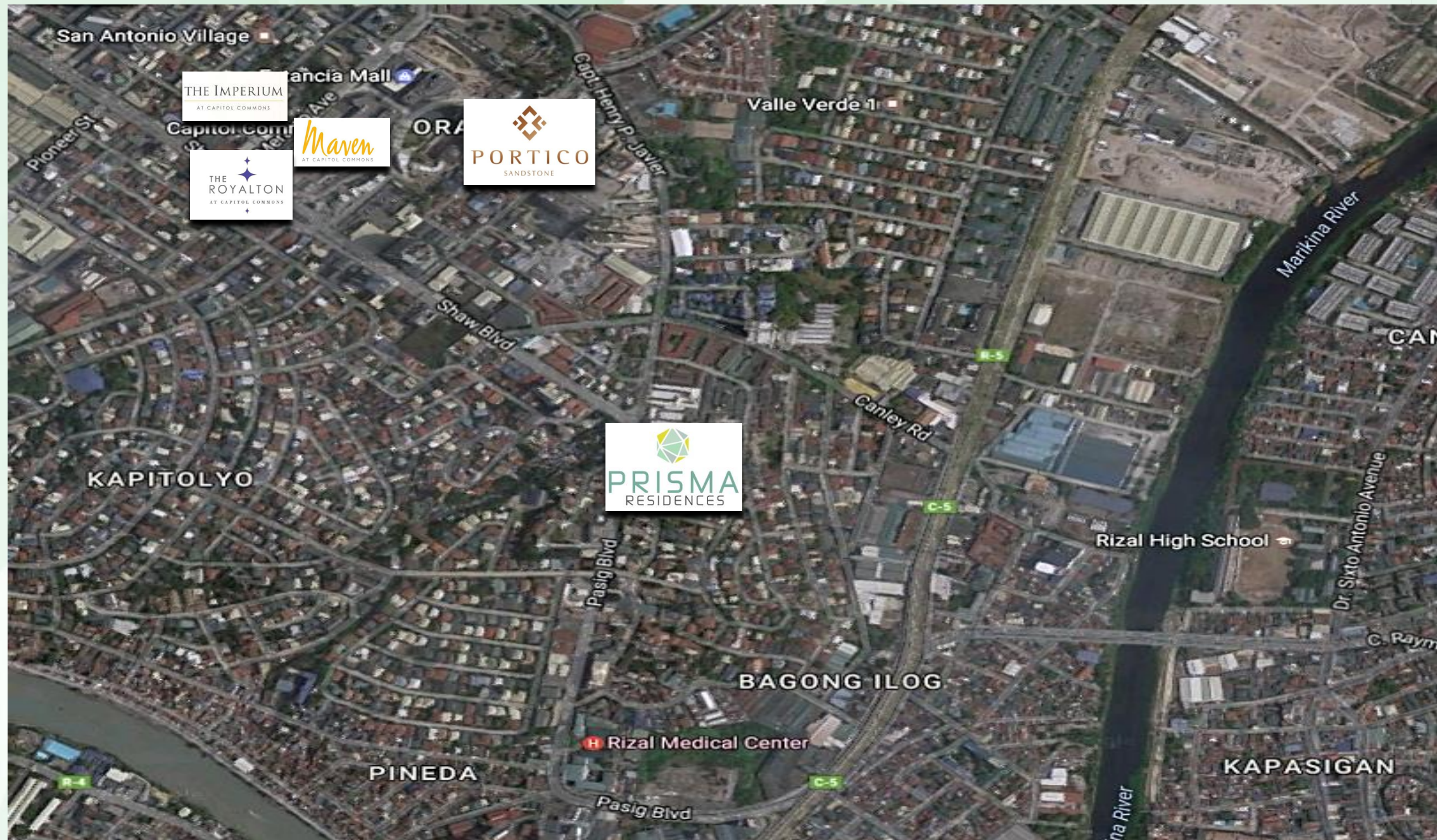
Competitors within Vicinity

Project Name	Developer	Launch Date	Total Units Launched	Total Units Sold	Ave. Price per Sqm	Ave. TSP	2016 YTD Sales Take Up
The Elements	GFL Metro	July 2011	542	69%	107,451	3,344,790	27
Lumiere Residences	DMCI Homes	July 2013	2,412	87%	68,803	3,293,885	803
The Prime	Almayo Ventures	February 2012	100	91%	95,517	2,470,775	3



Competitors within Vicinity

Project Name	Developer	Outdoor Amenities	Indoor Amenities	Other Features and Services
The Elements	GFL Metro	Sky Garden, Hanging Garden, Resort Style Pool, Sky Pool with open air cabanas, viewing deck, and private Jacuzzis, Grill Area	Wifi Lounge, Mini Theatre, Wellness Spa, Fitness Center, Restaurants, Boutique Malls, Indoor Playground	Commercial Mall
Lumiere Residences	DMCI Homes	Pool deck, kiddie and lap pool, shower room, gazebo/cabana, children's playground, basketball court/playcourt, view deck, palm promenade, sky park/roof deck,, landscaped atriums	Open lounge, children's recreation space/daycare, function hall, study room, game area, entertainment room, fitness gym	Landscaped Atriums and Sky Patio (Lumiventt)
The Prime	Almayo Ventures	Swimming Pool, Pool Lounge, Drying Deck	Lobby	



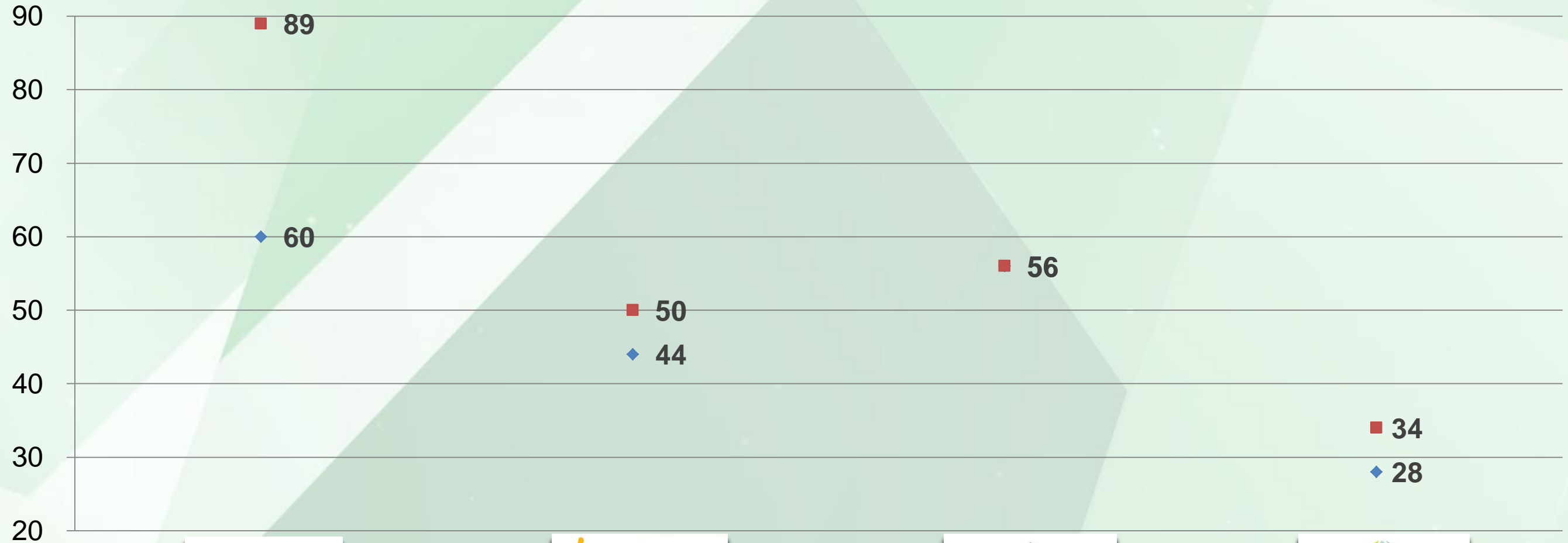


Competitors within Townships

Project Name	Developer	Launch Date	Total Units Launched	Total Units Sold	Ave. Price per Sqm	Ave. TSP
The Imperium at Capitol Commons	Ortigas & Co.	February, 2014	196	63%	141,746	21,020,599
The Maven at Capitol Commons	Ortigas & Co.	June, 2015	954	50%	121,167	5,621,241
The Royalton at Capitol Commons	Ortigas & Co.	January 2013	423	80%	130,245	11,555,513
The Sandstone at Portico	Alveo Land	November, 2013	374	76%	109,718	8,135,928



Brand Positioning

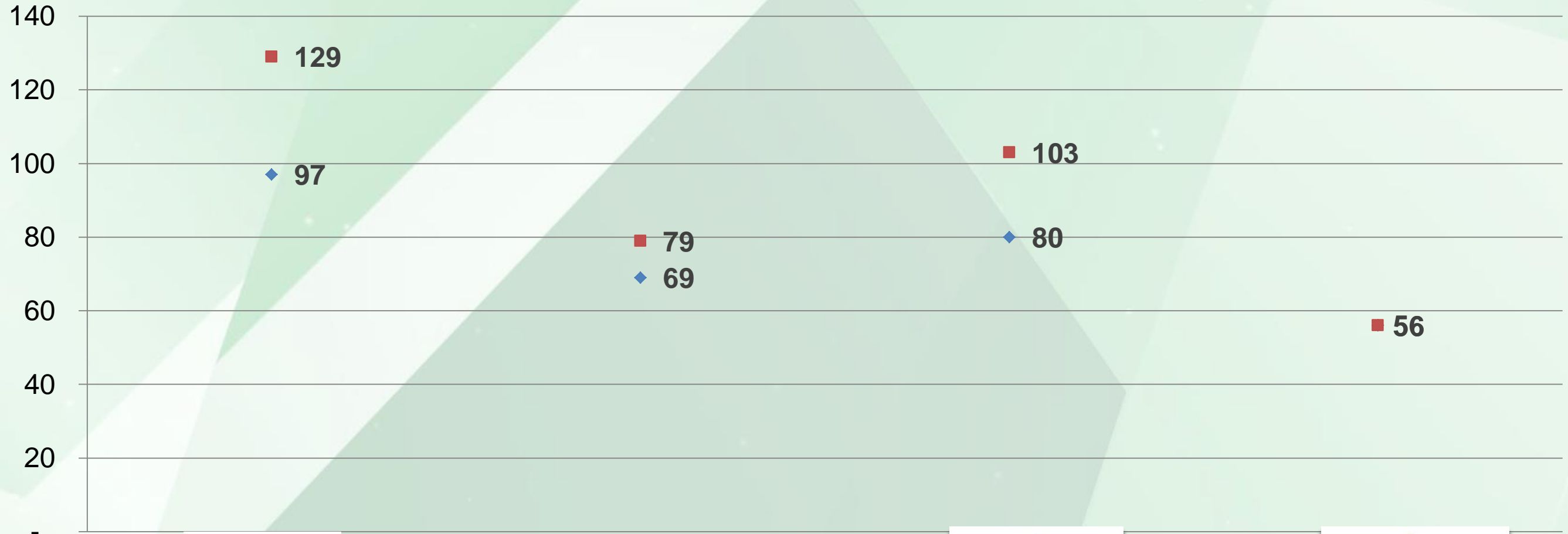


1 Bedroom





Brand Positioning

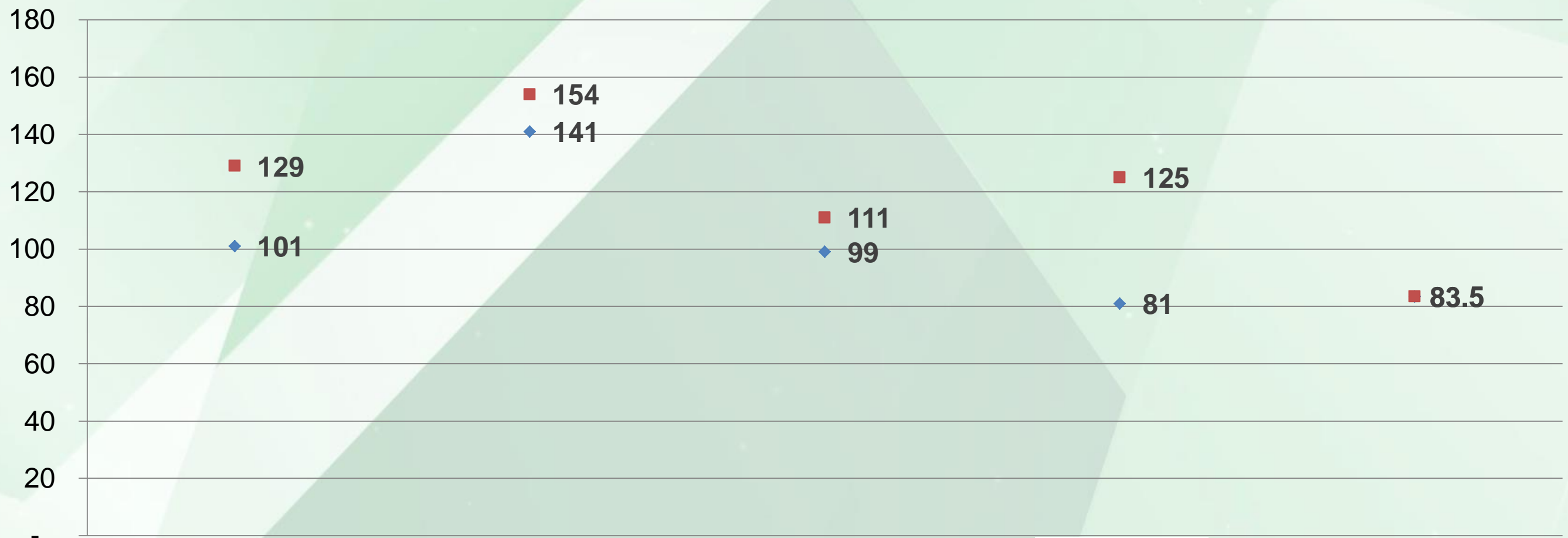


2 Bedroom





Brand Positioning



3 Bedroom





Brand Positioning

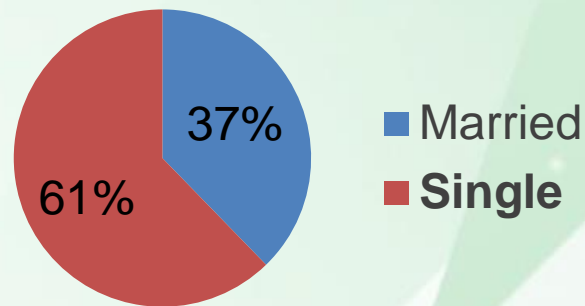
Amenities



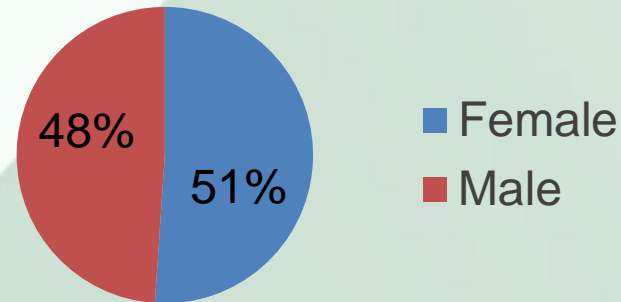


Reviewing: Lumiere Residences

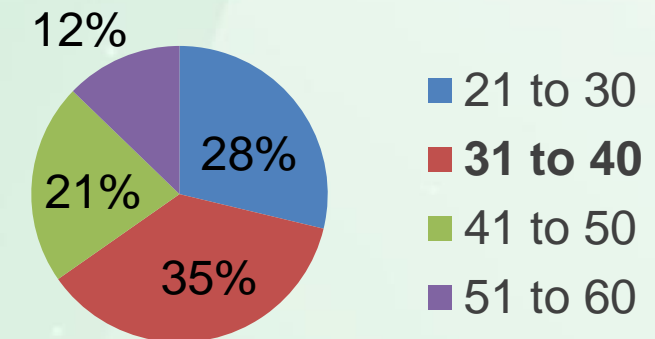
Civil Status



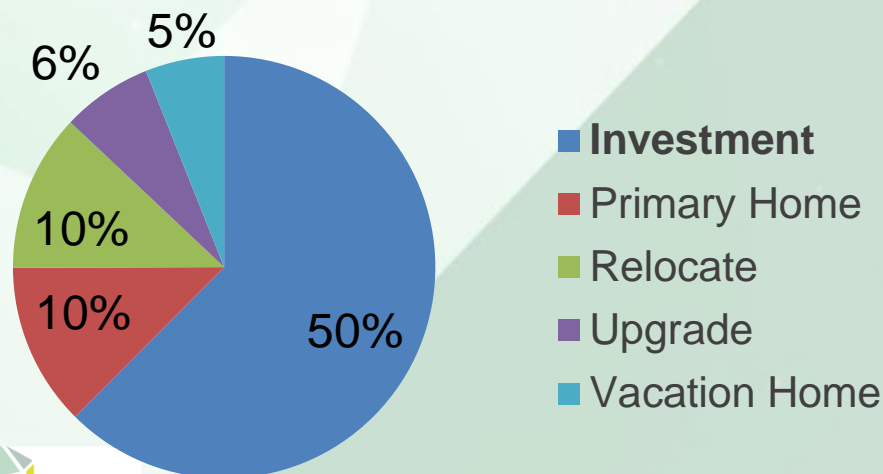
Gender



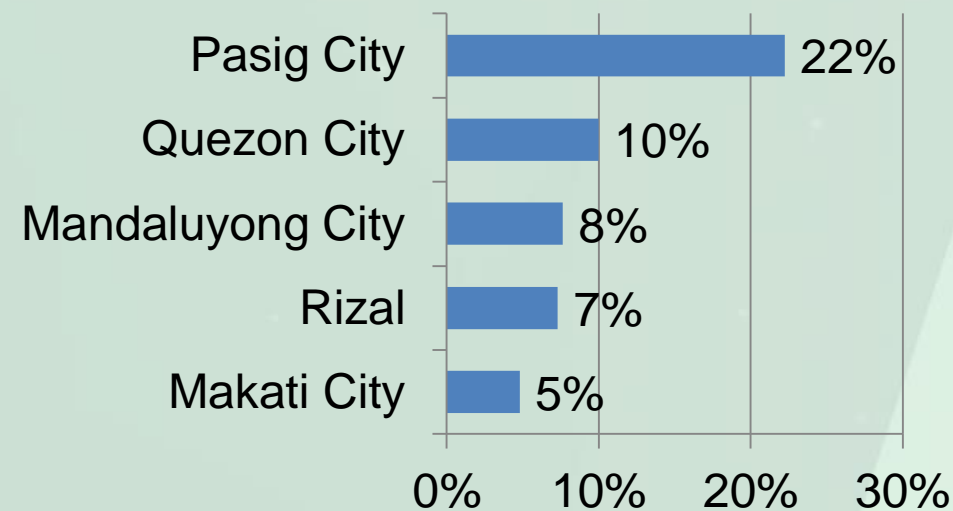
Age Bracket



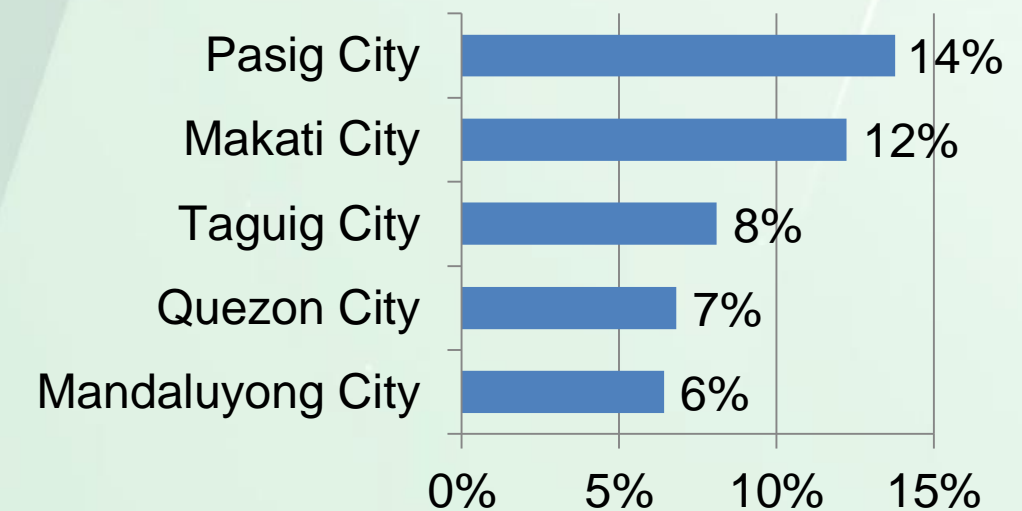
Reason for Buying



Top Location



Top Work Location



Total: 2,257 Buyers

TARGET MARKET



PRIMARY MARKET

- **Investors**

- Utilize the accessibility of the area.
- Cater to the middle income rental market.





Secondary Market

- **Young Professionals**
 - First major investment
 - Secondary/Halfway Homes





Secondary Market

- **Start – Up Families**

- A more practical choice for a home.
- A more peaceful setting.
- Upgraders

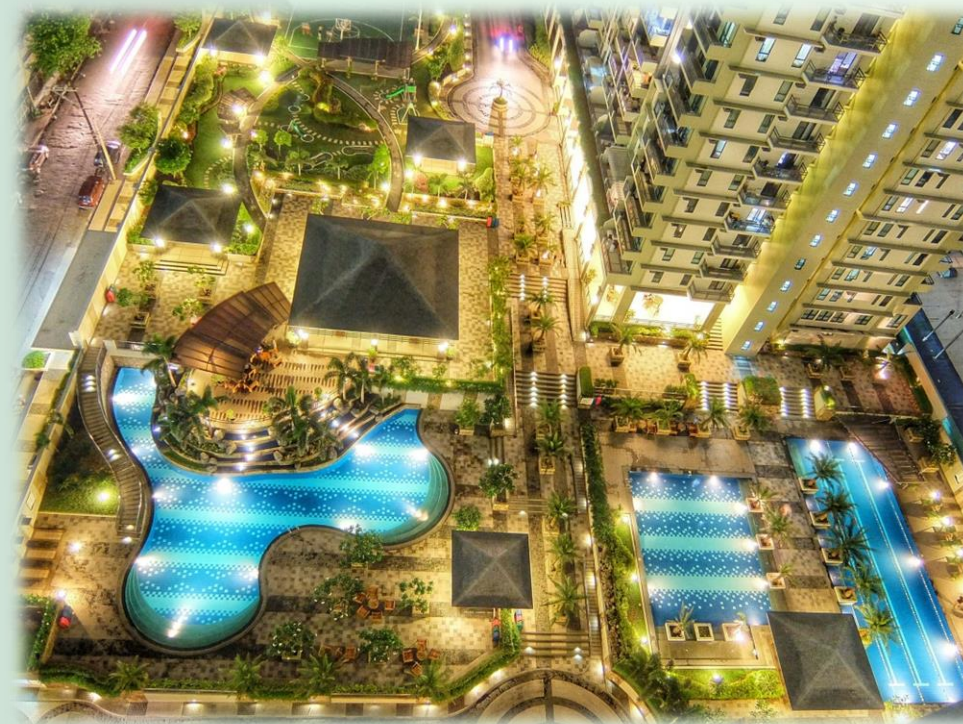
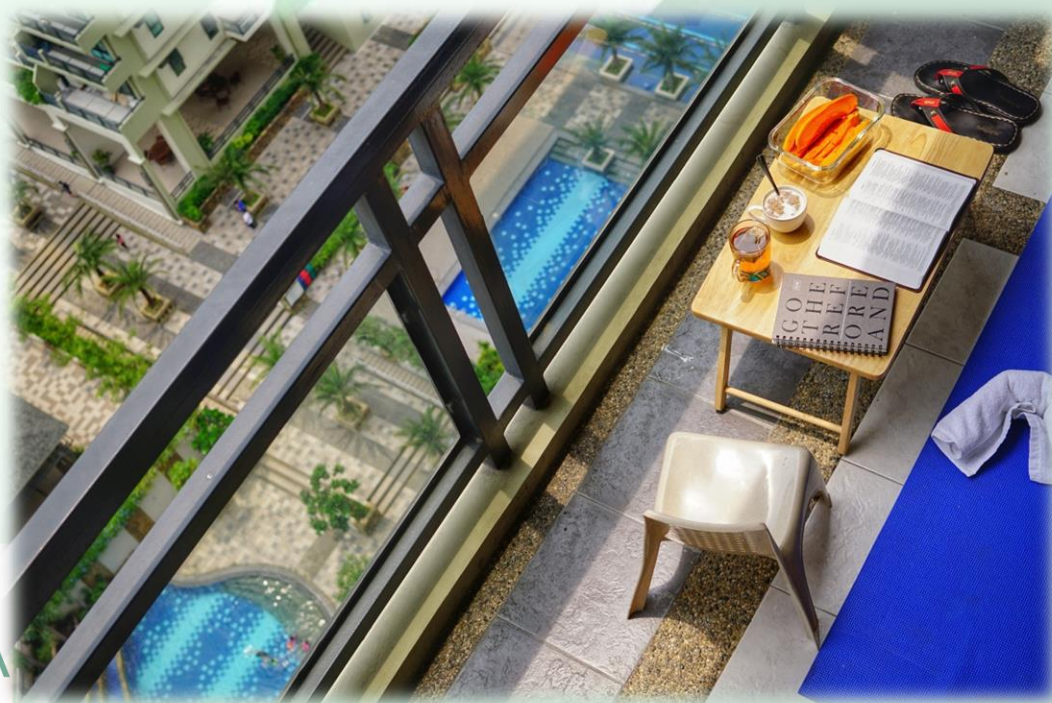


VALUE PROPOSITION



Value Proposition

- **Practicality without the need to sacrifice.**
 - **Very Accessible**
 - **Full Condo Living Experience**
 - **360 degree view**





Value Proposition

- **Nature Inspired Amenities**
 - Landscaped areas that provide a wonderful view.
 - Pools that offer refreshing comfort.
 - Gazebos that families and friends can bond in.
 - Centralized exercise area and basketball court for fitness and wellness.





Value Proposition

- **A development of triple A developer DMCI Homes**
 - **Quality**
 - **Value for Money**
 - **Lumiventt technology**
 - **Natural air and light.**

DESIGNED WITH



Lumiventt





Value Proposition

- **Prisma Residences** is a very good choice for investors who would like to maximize the value of their money.
- It is an ideal dwelling for young professionals and established families who have business interests and exploits around the CBDs of Ortigas and BGC.
- It is a more practical option than moving in the middle of the upscale areas surrounding the property.
- It is a place where one can still enjoy the more subtle things in life while still being in access to commercial and business.

PROJECT IN FOCUS

Project Information



Pasig Blvd., Brgy. Bagong Ilog, Pasig City

2.03 hectares

Modern Tropical Architecture

2 High Rise Towers – Astra and Celeste

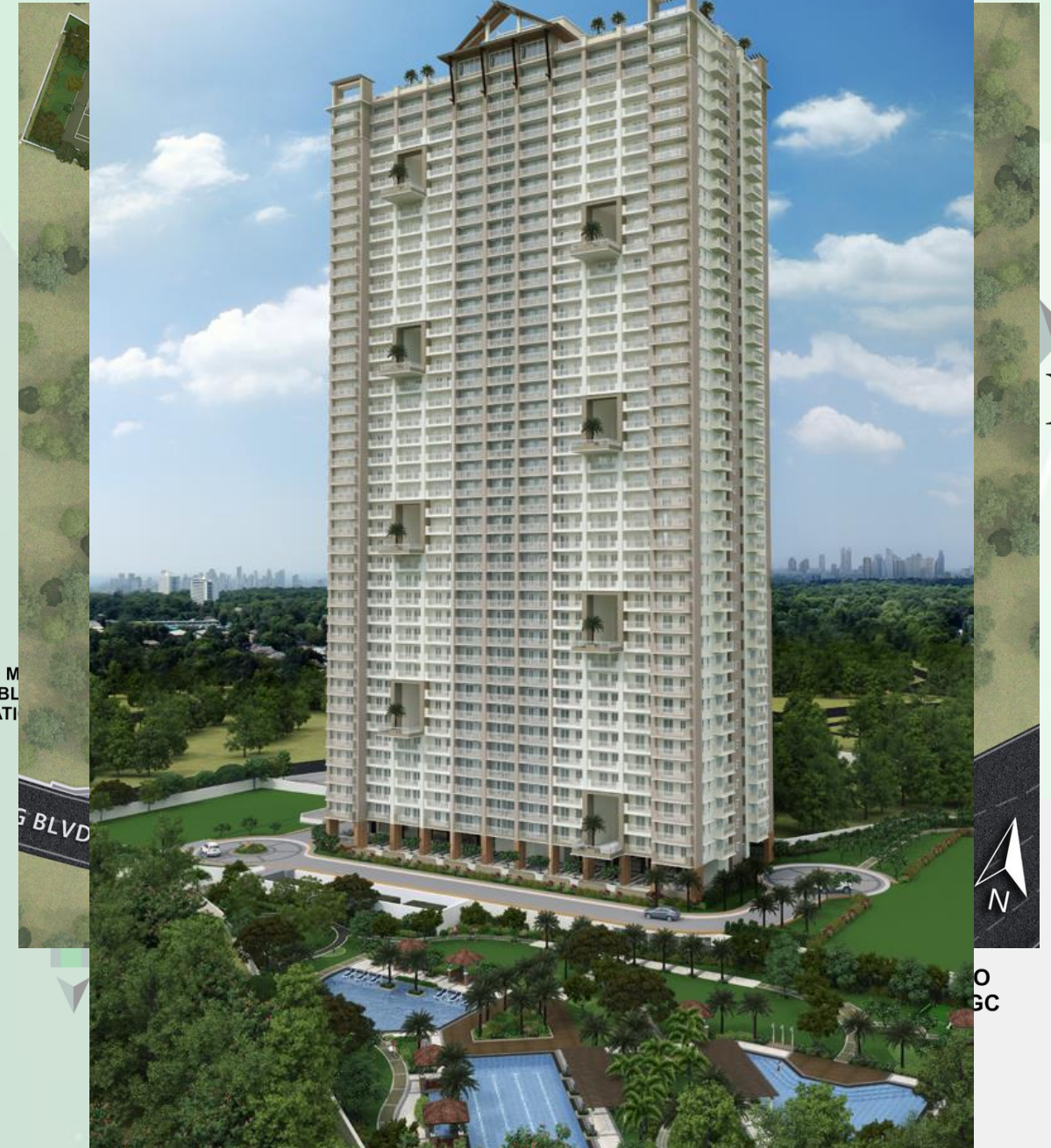
Astra

- 41 Residential Floors / 1 Amenity Level
- 1,047 Units

6 Basement Parking Levels

732 Slots (Astra only)

Parking Ratio: 70% (Astra only)



N



O
EC



Site Development Plan



SELLING POINTS

Selling Points

75

20

360

75%

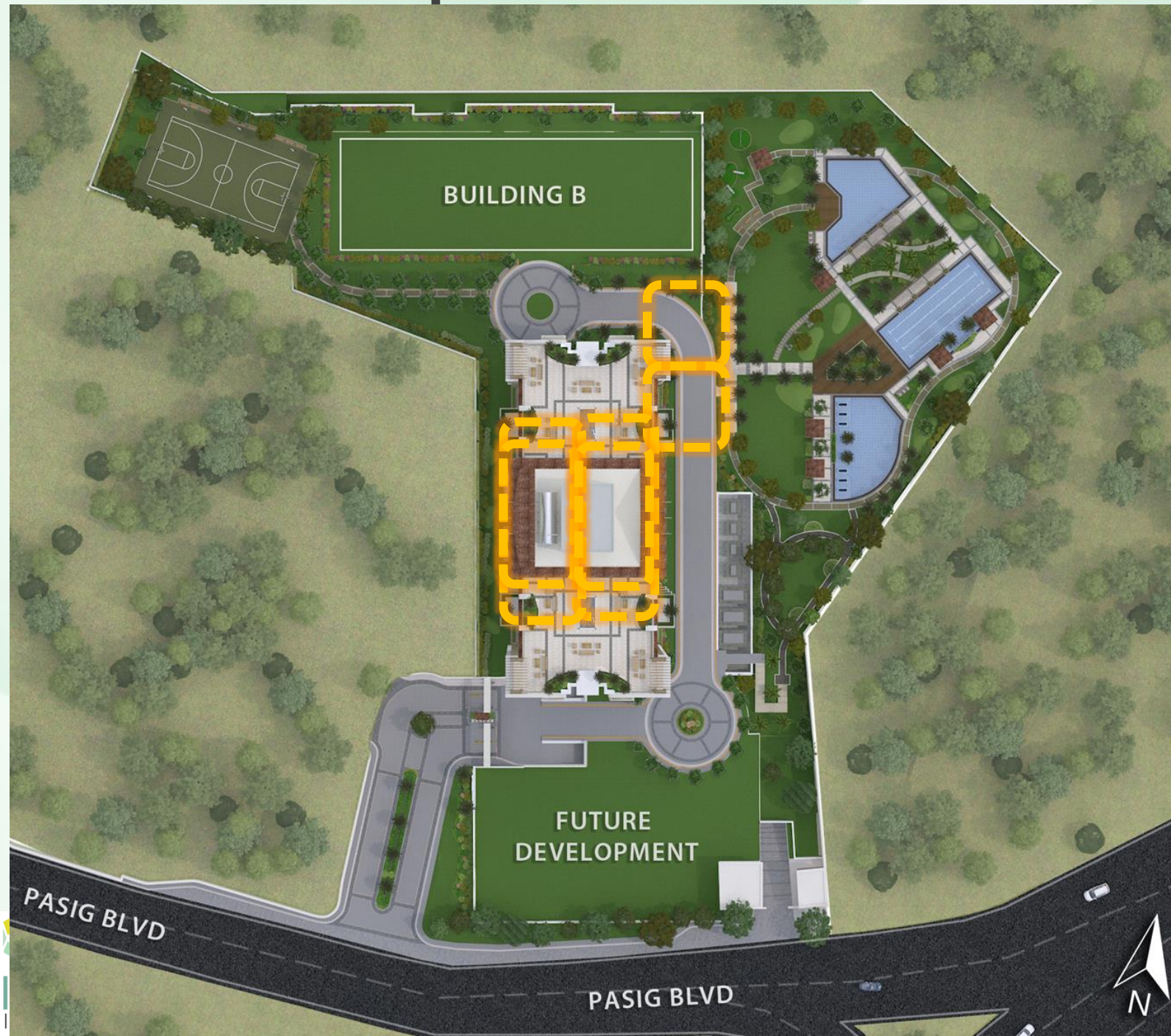
**Open Area
Ratio**

Development Features – Outdoor Amenities



- Lap Pool
- Kiddie Pool
- Lounge Pool
- Gazebos
- Basketball Court
- Play Area
- Jogging Path / Outdoor Fitness Area
- Open / Picnic Lawn
- Feature Garden

Development Features – Indoor Amenities



Al Fresco
Location: Basement 1

Fitness Gym
Location: Basement 1

Open Lounge
Location: Ground Floor

Game Area
Location: Ground Floor

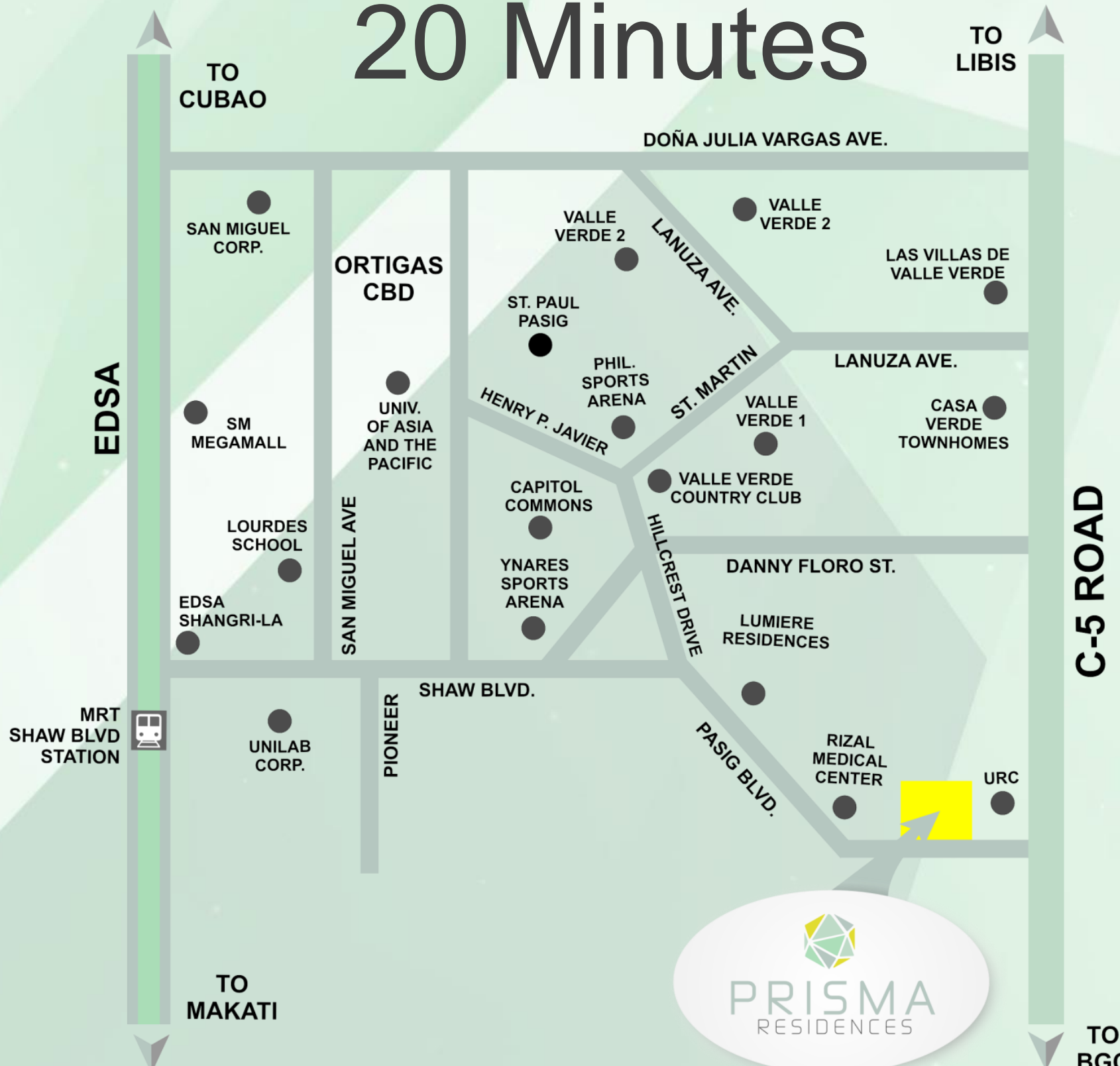
AVR
Location: Roof Deck

Sky Lounge
Location: Roof Deck

20 Minutes

Accessibility

20 Minutes



20 Minutes

TO CUBAO

TO LIBIS

DOÑA JULIA VARGAS AVE.



146 Pasig Blvd, Pasig, 1605 Metro Mani
SM Aura Premier, 26 McKinley Pkwy, Taguig

146 Pasig Blvd, Pasig, 1605 Metro Mani
Ortigas Center, Pasig, Metro Manila

146 Pasig Blvd, Pasig, 1605 Metro Mani
The Medical City Cooperative, The Medical City

Leave now OPTIONS

Leave now OPTIONS

Leave now OPTIONS

Send directions to your phone

Send directions to your phone

Send directions to your phone

via Carlos P. Garcia Ave/C-5
Fastest route, despite the usual traffic

13 min
3.7 km

DETAILS

via Pasig Blvd/Shaw Blvd Ext and Capt. Henry P. Javier
Fastest route now, avoids congestion on Shaw Blvd

20 min
3.4 km

DETAILS

via Lanuza Ave
Fastest route now due to traffic conditions

19 min
5.2 km

DETAILS

TO MAKATI



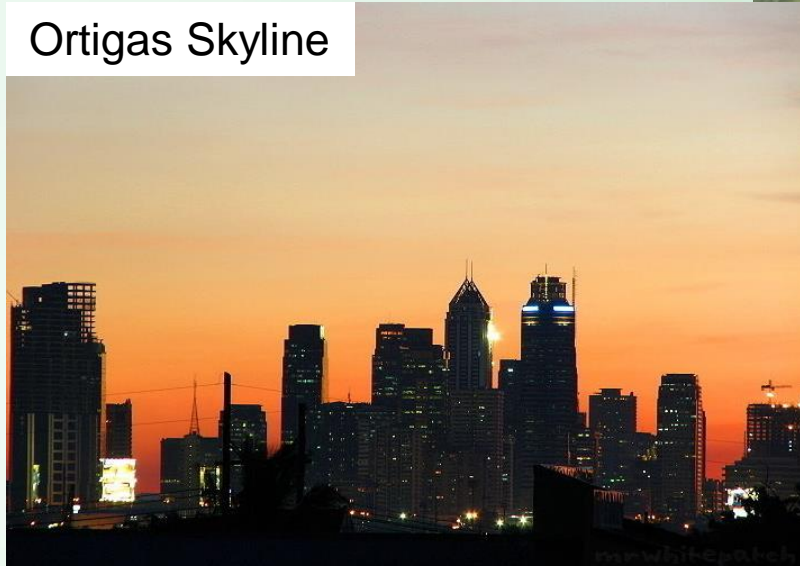
TO BGC

360 Degree

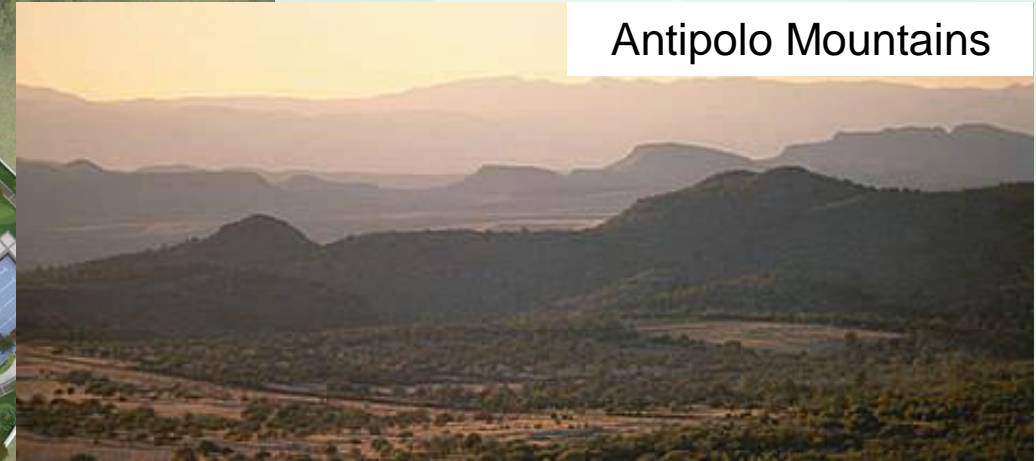
Views

360 degree

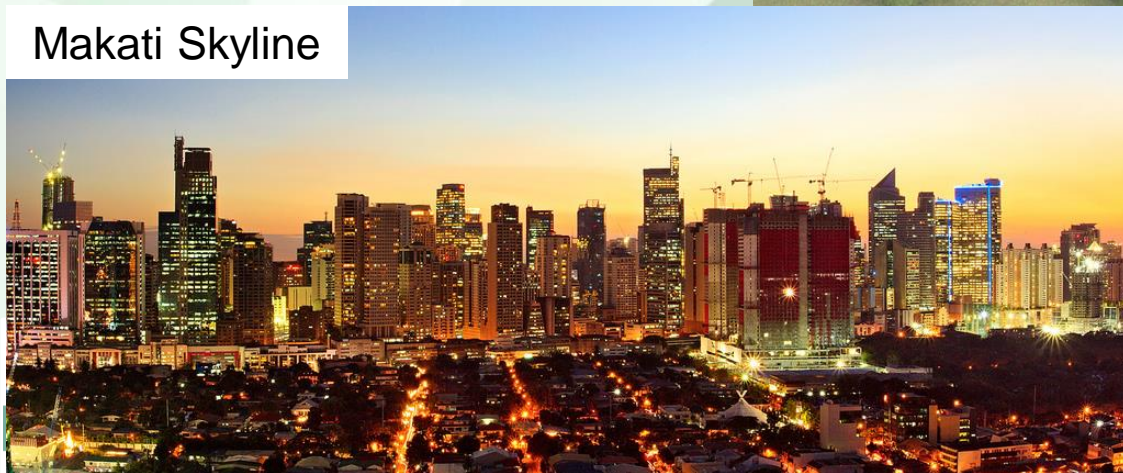
Ortigas Skyline



Antipolo Mountains



Makati Skyline



Laguna De Bay



PERSPECTIVES

Building Facade



Building Facade



Gate and Guardhouse



Exercise Area /Jogging Path



Lounge Pool



Lap Pool



Kiddie Pool



Play Area



Basketball Court



Poolside Gazebos



Roof Deck



Roof Deck - Dusk



Amenity Core



Sky Patio



DEVELOPMENT FEATURES

Building Features



Lumiventt



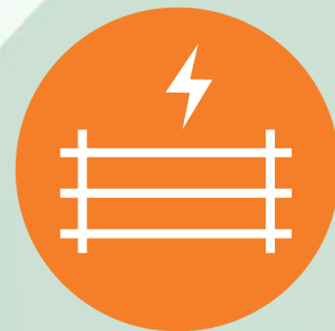
Full Back-up
Power



Landscaped
Gardens and
Atriums



7 High Speed
Elevators



Electrified
Perimeter Fence



CCTV Provision



Fire detection,
alarm, and
suppression
systems

Unit Features



102-Point Inspection



Individual metered utility



Provision for telephone connection



Provision for cable connection



Provision for fiber optics internet connection

PMO Services



Guarded gate and entrance, and 24 hour roving personnel



Maintenance and repair services

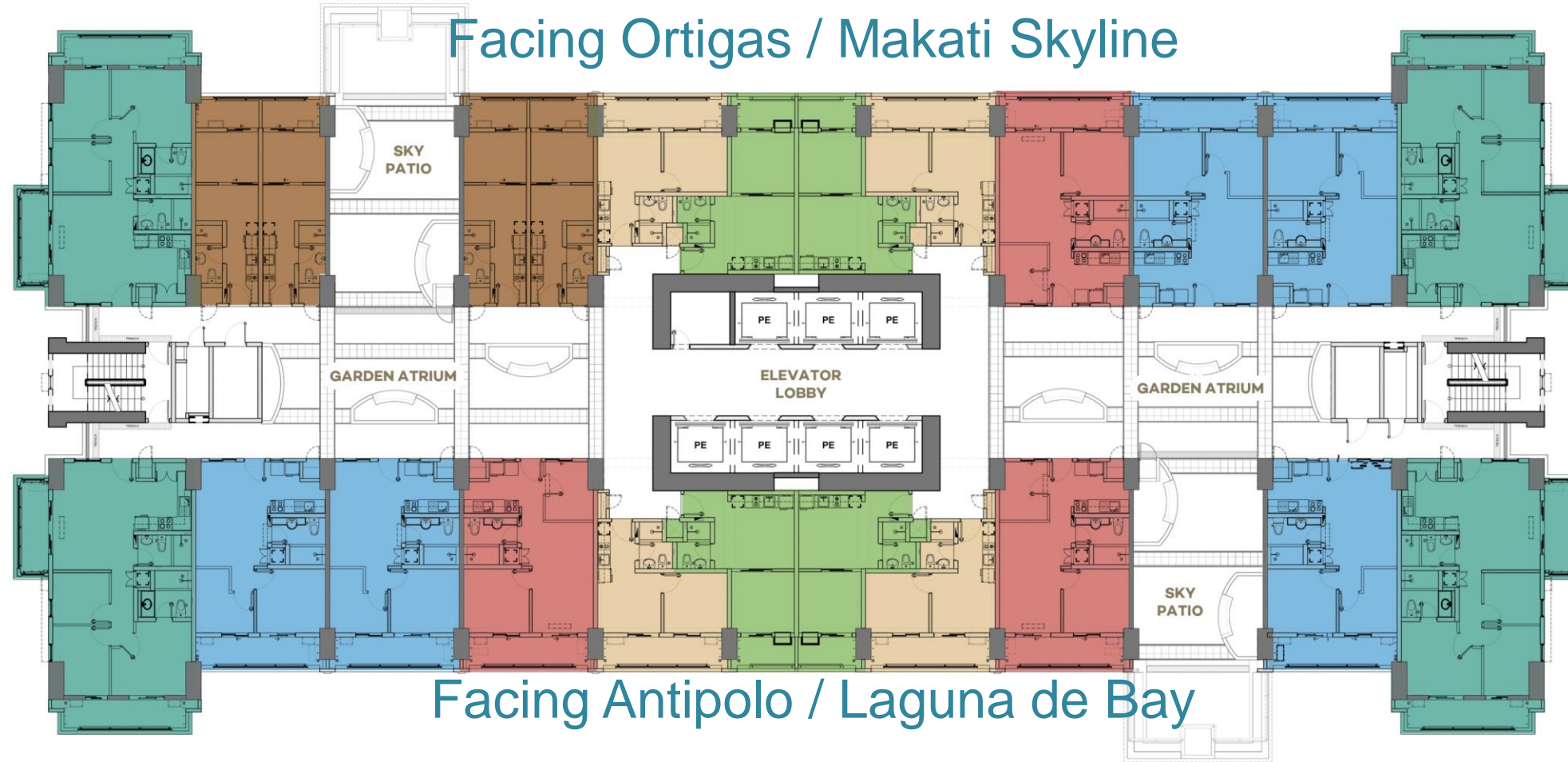


Maintenance of landscaped areas

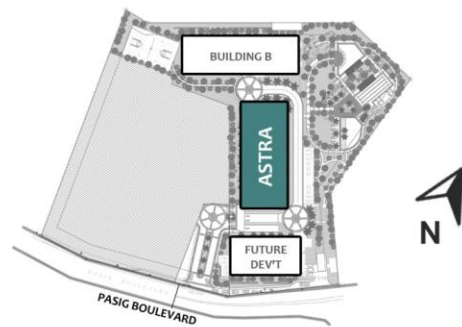


Taxi call-in service

FLOOR PLANS



- | | | |
|---|--|--|
|  1 Bedroom A (Inner Unit)
Approx. Gross Floor Area: 28.00 sqm |  1 Bedroom B (Inner Unit)
Approx. Gross Floor Area: 34.00 sqm |  1 Bedroom C (Mid Unit)
Approx. Gross Floor Area: 32.00 sqm |
|  2 Bedroom A (Inner Unit)
Approx. Gross Floor Area: 56.00 sqm |  2 Bedroom B (Inner Unit)
Approx. Gross Floor Area: 56.00 sqm |  3 Bedroom (End Unit)
Approx. Gross Floor Area: 83.50 sqm |



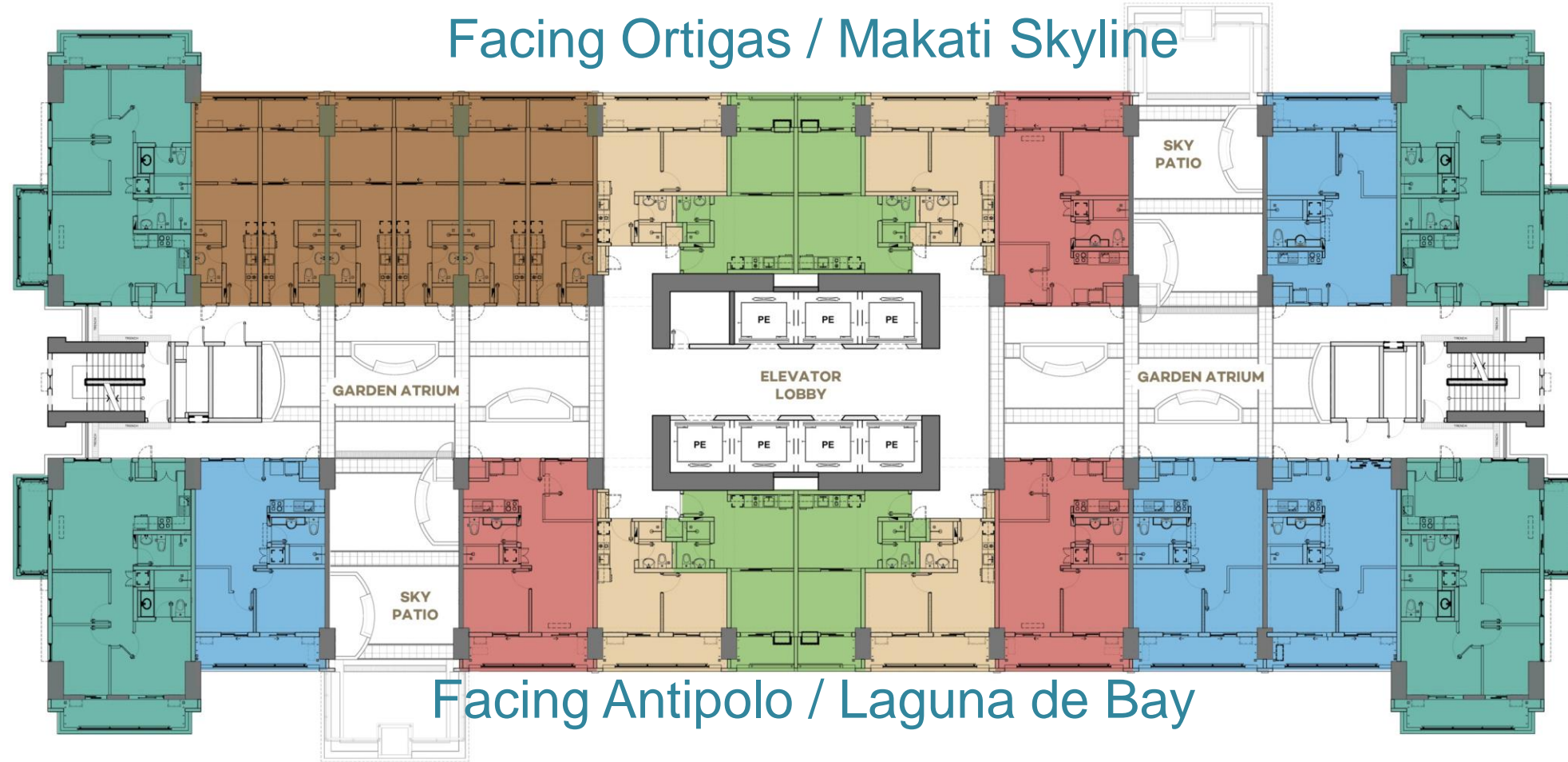
2nd, 12th, 23rd, & 33rd Floor Level Plan

BUILDING A - ASTRA

- 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.

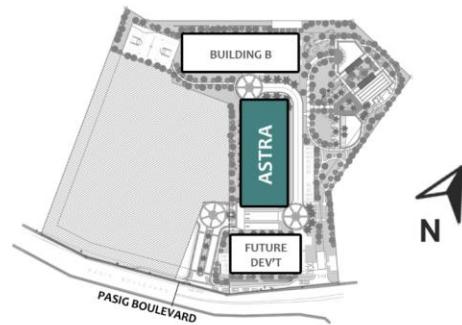
EFFECTIVE JANUARY 2017

Facing Ortigas / Makati Skyline



Facing Antipolo / Laguna de Bay

- | | | |
|---|--|--|
|  1 Bedroom A (Inner Unit)
Approx. Gross Floor Area: 28.00 sqm |  1 Bedroom B (Inner Unit)
Approx. Gross Floor Area: 34.00 sqm |  1 Bedroom C (Mid Unit)
Approx. Gross Floor Area: 32.00 sqm |
|  2 Bedroom A (Inner Unit)
Approx. Gross Floor Area: 56.00 sqm |  2 Bedroom B (Inner Unit)
Approx. Gross Floor Area: 56.00 sqm |  3 Bedroom (End Unit)
Approx. Gross Floor Area: 83.50 sqm |



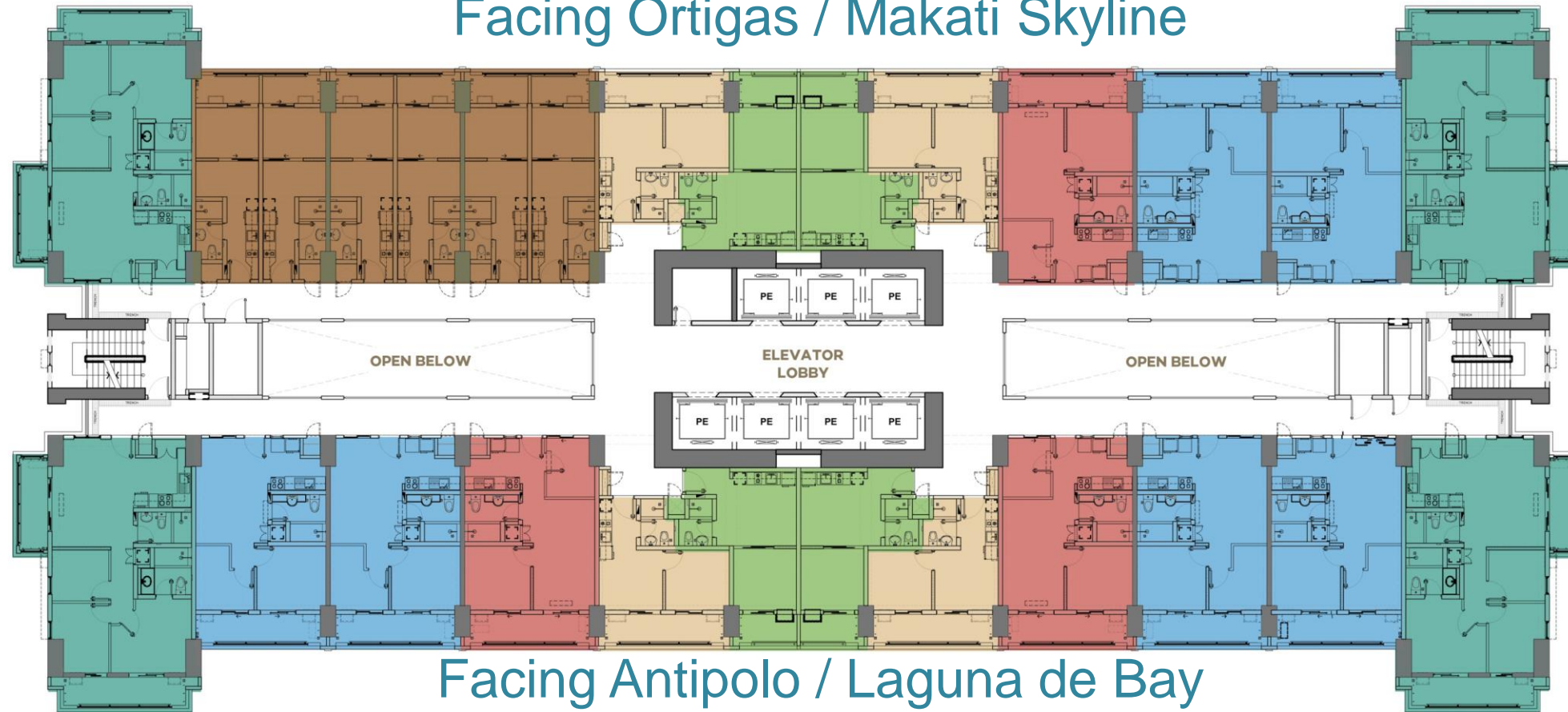
7th, 18th, 28th & 38th Floor Level Plan

BUILDING A - ASTRA

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EFFECTIVE JANUARY 2017

Facing Ortigas / Makati Skyline



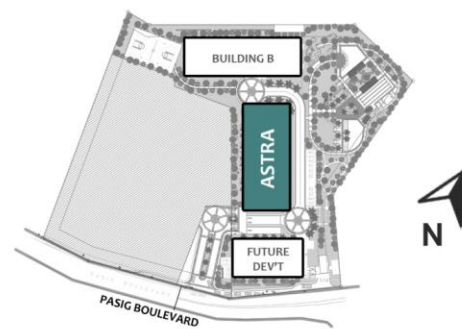
Facing Antipolo / Laguna de Bay

- | | | |
|--|--|--|
|  1 Bedroom A (Inner Unit)
Approx. Gross Floor Area: 28.00 sqm |  1 Bedroom B (Inner Unit)
Approx. Gross Floor Area: 34.00 sqm |  1 Bedroom C (Mid Unit)
Approx. Gross Floor Area: 32.00 sqm |
|  2 Bedroom A (Inner Unit)
Approx. Gross Floor Area: 56.00 sqm |  2 Bedroom B (Inner Unit)
Approx. Gross Floor Area: 56.00 sqm |  3 Bedroom (End Unit)
Approx. Gross Floor Area: 83.50 sqm |

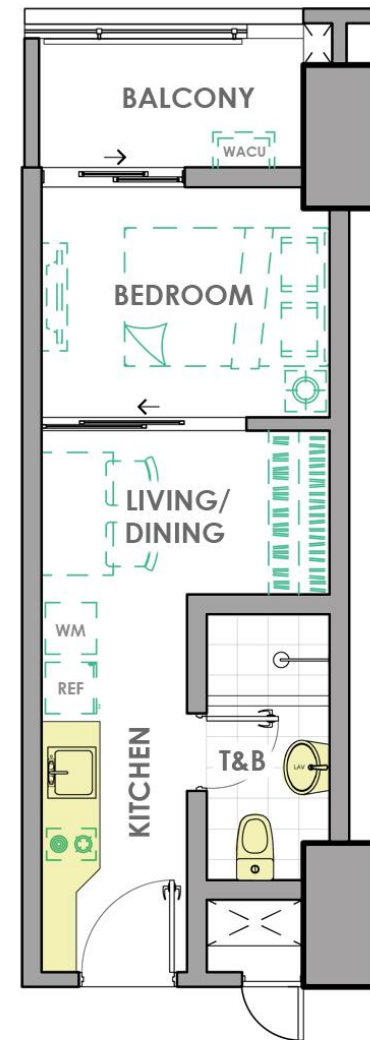
5th-6th, 10th-11th, 16th-17th, 21st-22nd, 26th-27th, 31st-32nd, 36th-37th & 41st-PH Floor Level Plan

BUILDING A - ASTRA

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UNIT LAYOUTS



1-BEDROOM A INNER UNIT AREA ALLOCATION

LIVING & DINING	5.40 sqm
KITCHEN	6.10
BEDROOM	7.50
TOILET & BATH	5.00
BALCONY	4.00

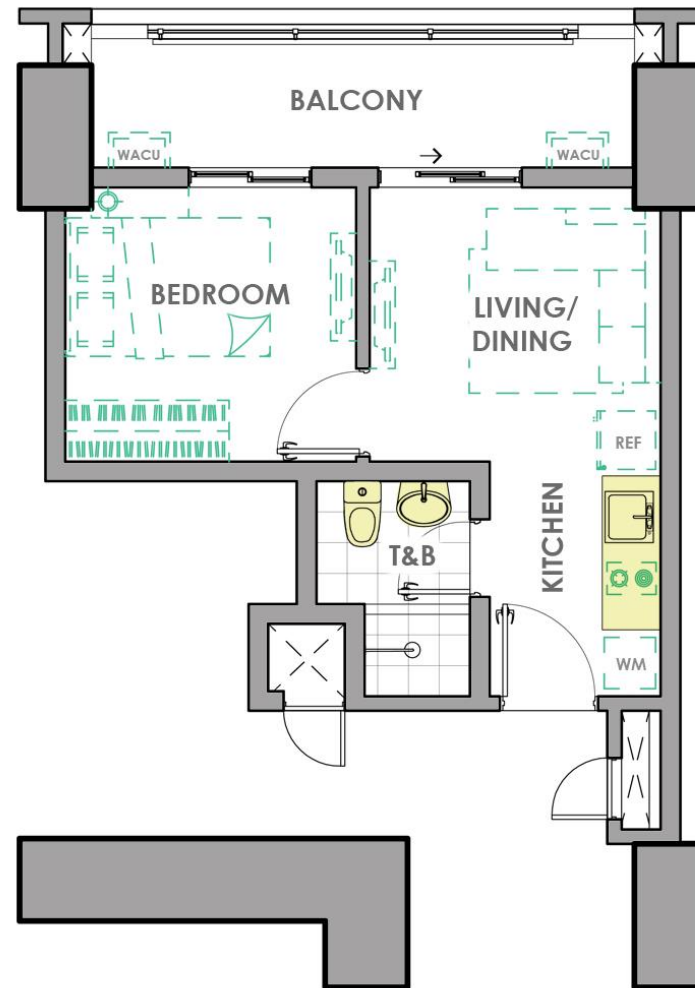
APPROX. GROSS FLOOR AREA: 28.00 sqm

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

Min Price	2.28 Mn
Max Price	2.62 Mn

EFFECTIVE JANUARY 2017

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.



1-BEDROOM B INNER UNIT AREA ALLOCATION

LIVING & DINING	7.65 sqm
KITCHEN	5.55
BEDROOM	8.90
TOILET & BATH	3.90
BALCONY	8.00

APPROX. GROSS FLOOR AREA: 34.00 sqm

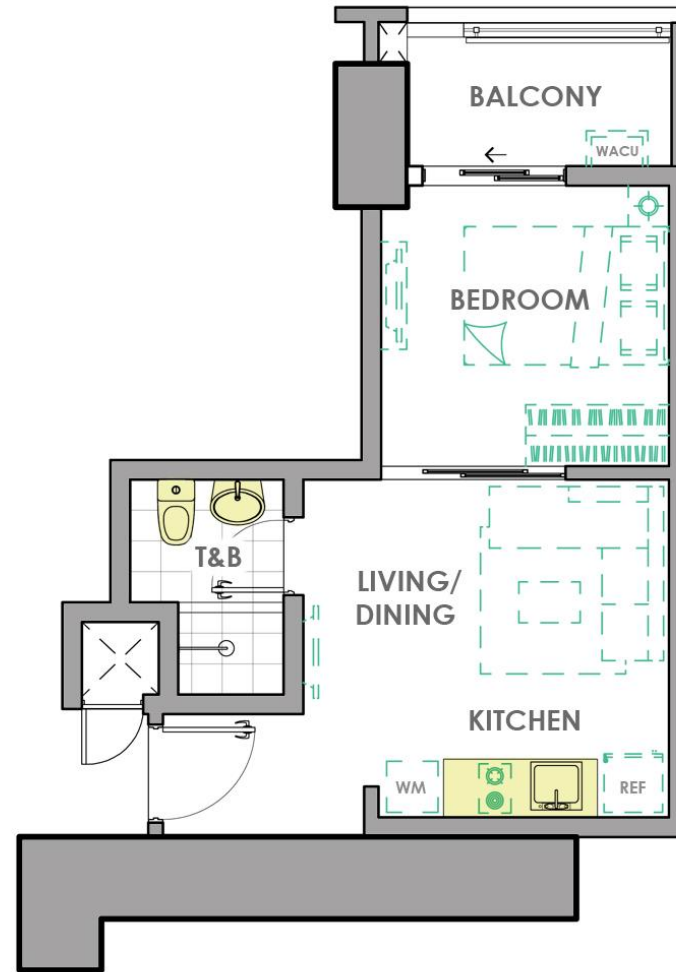
- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- KEY PLAN IS BASED ON TYPICAL FLOOR



Min Price	2.64 Mn
Max Price	2.98 Mn

EFFECTIVE JANUARY 2017

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.



1-BEDROOM C INNER UNIT

AREA ALLOCATION

LIVING & DINING	9.80 sqm
KITCHEN	5.40
BEDROOM	8.90
TOILET & BATH	3.90
BALCONY	4.00

APPROX. GROSS FLOOR AREA: 32.00 sqm

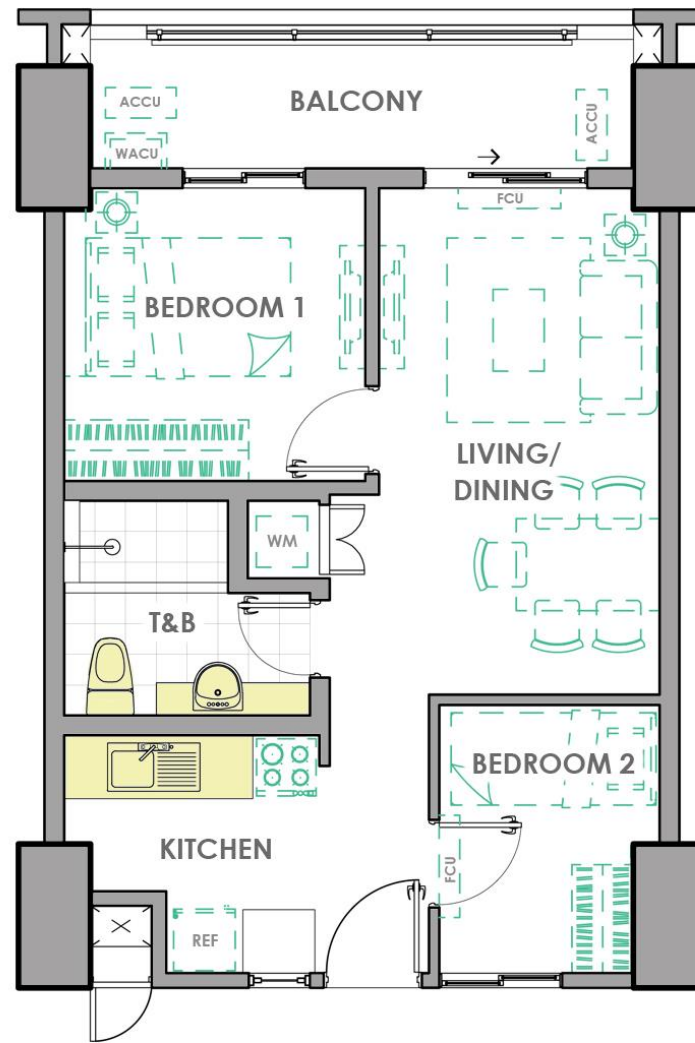
- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- KEY PLAN IS BASED ON TYPICAL FLOOR



Min Price	2.57 Mn
Max Price	2.98 Mn

EFFECTIVE JANUARY 2017

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 A INNER UNIT

AREA ALLOCATION

LIVING & DINING	19.25 sqm
KITCHEN	6.60
BEDROOM 1	9.75
BEDROOM 2	6.40
TOILET & BATH	6.00
BALCONY	8.00

APPROX. GROSS FLOOR AREA: 56.00 sqm

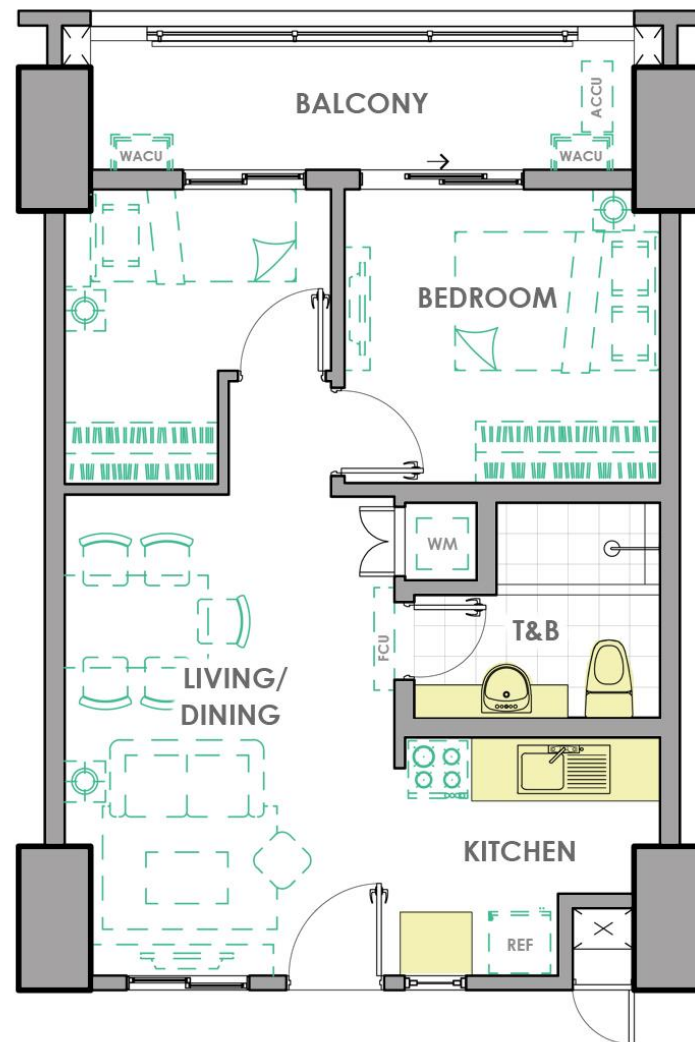
- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
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- KEY PLAN IS BASED ON TYPICAL FLOOR



Min Price	4.09 Mn
Max Price	4.81 Mn

EFFECTIVE JANUARY 2017

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

AREA ALLOCATION

LIVING & DINING	17.90 sqm
KITCHEN	6.60
BEDROOM 1	10.15
BEDROOM 2	7.35
TOILET & BATH	6.00
BALCONY	8.00

APPROX. GROSS FLOOR AREA: 56.00 sqm

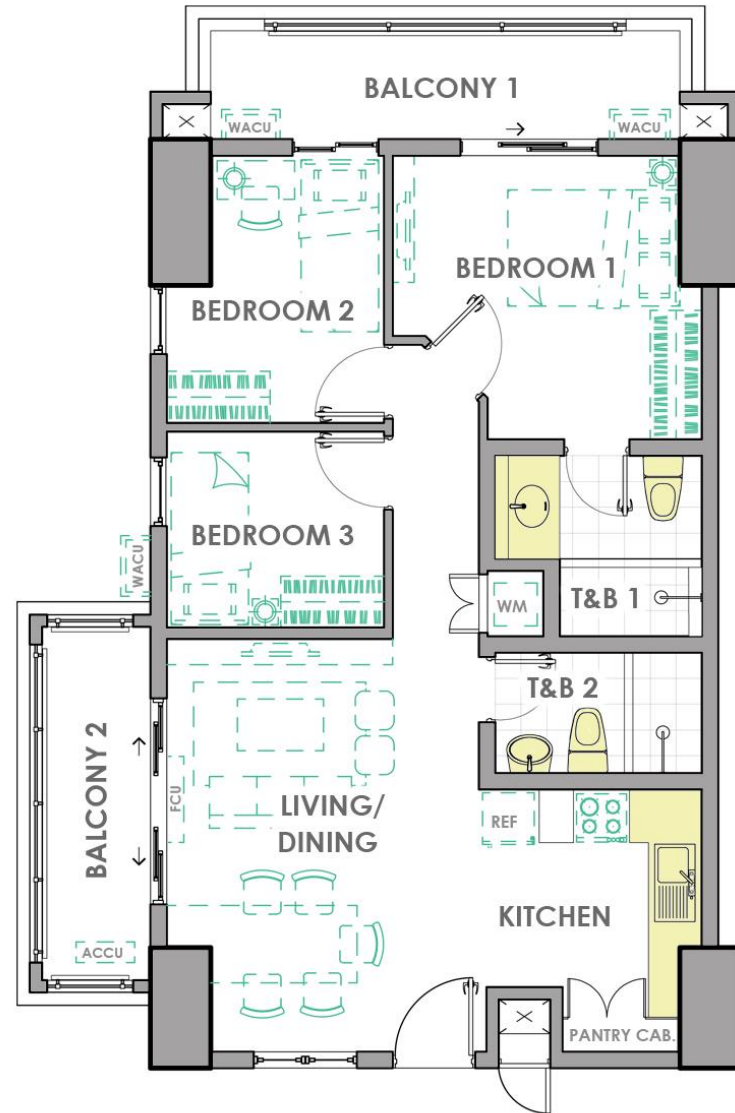
- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- KEY PLAN IS BASED ON TYPICAL FLOOR



Min Price	4.09 Mn
Max Price	4.81 Mn

EFFECTIVE JANUARY 2017

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.



3-BEDROOM END UNIT AREA ALLOCATION

LIVING & DINING	23.70 sqm
KITCHEN	8.65
BEDROOM 1	12.00
BEDROOM 2	9.30
BEDROOM 3	6.35
TOILET & BATH 1	6.00
TOILET & BATH 2	4.00
BALCONY 1	7.50
BALCONY 2	6.00

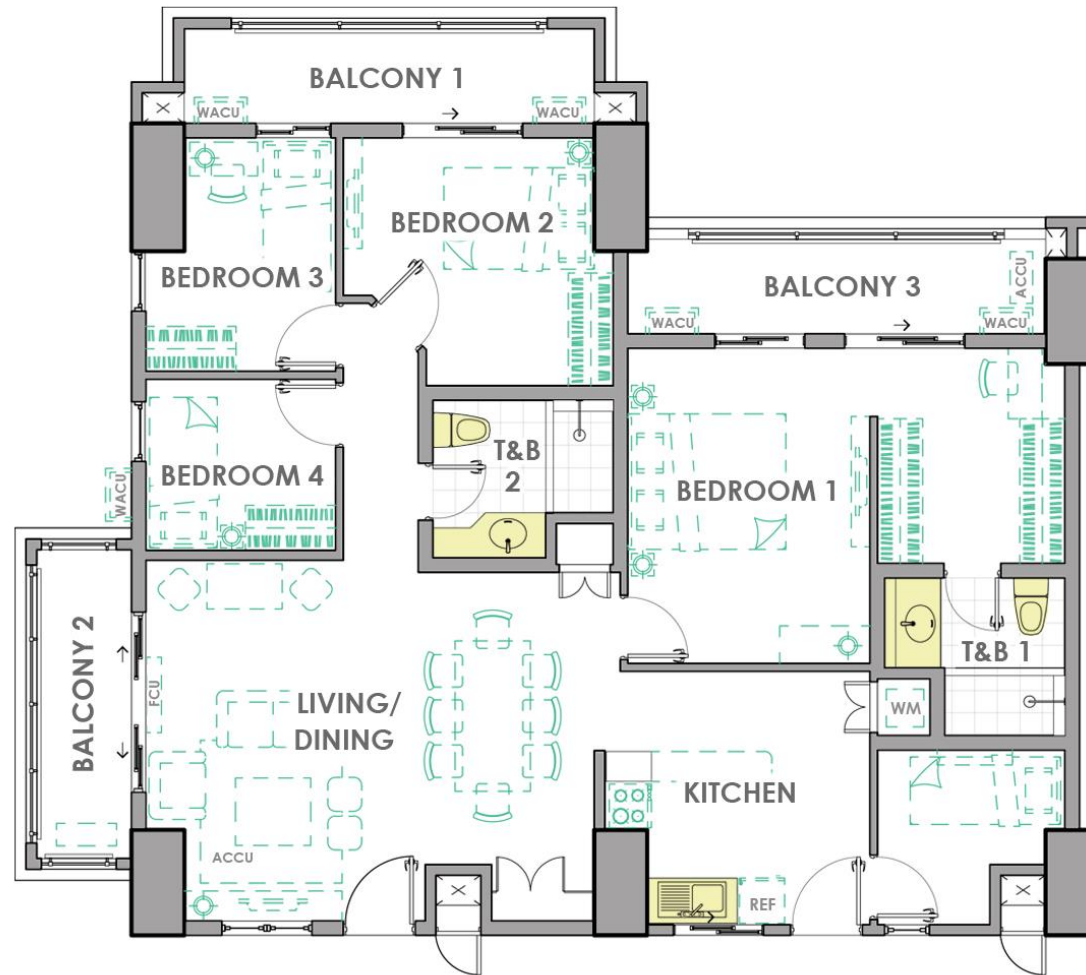
APPROX. GROSS FLOOR AREA: 83.50 sqm

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

Min Price	5.97 Mn
Max Price	6.91 Mn

EFFECTIVE JANUARY 2017

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.



4-BEDROOM TANDEM UNIT

AREA ALLOCATION

LIVING & DINING	41.40 sqm
KITCHEN	6.35
BEDROOM 1	23.85
BEDROOM 2	12.00
BEDROOM 3	9.30
BEDROOM 4	6.35
MAID'S ROOM	6.75
TOILET & BATH 1	6.00
TOILET & BATH 2	6.00
BALCONY 1	8.00
BALCONY 2	7.50
BALCONY 3	6.00

APPROX. GROSS FLOOR AREA: 139.50 sqm

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

Min Price	10.06 Mn
Max Price	11.72 Mn



BUILDING A - ASTRA

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 JANUARY 2017



1 Bedroom B
34 sqm



2 Bedroom B
56 sqm

Unit Mix and Price Ranges

Unit Type	No. of Units	Unit Area	Gross Area	LIST PRICE	
				Minimum	Maximum
1 Bedroom A	222	24 sqm	28 sqm	2.29 Mn	2.62 Mn
1 Bedroom B	164	26 sqm	34 sqm	2.64 Mn	2.98 Mn
1 Bedroom C	164	28 sqm	32 sqm	2.57 Mn	2.98 Mn
2 Bedroom A (Inner)	333	48 sqm	56 sqm	4.09 Mn	4.81 Mn
3 Bedroom (End)	164	70 sqm	83.5 sqm	5.97 Mn	6.91 Mn
TOTALS	1,047			2.29 Mn	6.91 Mn

Parking Slot Type	No. of Parking Slots	PS Area	LIST PRICE	
			Minimum	Maximum
Single Parking Slot	387	12.5 sqm	840K	900K
Tandem Parking Slot	345	25 sqm	1.34 Mn	1.42 Mn

Turnover Finishes

Residential Units	1 Bedroom Unit			2 Bedroom Unit	3 Bedroom Unit
	24.00 sqm	26.00 sqm	28.00 sqm	48.00 sqm	70.00 sqm
FLOOR FINISHES					
Living, Dining, Kitchen	Vinyl Planks with baseboard			Ceramic Tiles with baseboard	
Bedrooms	Vinyl Planks with baseboard				
Balcony	Ceramic Tiles with pebble wash out				
Toilet and Bath	Unglazed ceramic tiles				
WALL FINISHES					
Interior Walls	Painted finish				
Toilet	Ceramic tiles; Painted cement finish above tile walls				
CEILING FINISHES					
Living, Dining, Kitchen	Painted plain cement finish				
Bedrooms	Ceramic Tiles; Painted cement finish above wall tiles				
Toilet and Bath	Painted ficemboard ceiling				
SPECIALTIES					
Kitchen Area	Granite finish countertop with cabinet system				
Toilet and Bath	Mirror cabinet			Granite finish lavatory countertop for T&B 1	
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 hal louver on metal jamb				
Balcony Door	Aluminum sliding framed glass panel with insect screen				

Turnover Finishes

Residential Units	1 Bedroom Unit			2 Bedroom Unit	3 Bedroom Unit
	24.00 sqm	26.00 sqm	28.00 sqm	48.00 sqm	70.00 sqm
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				
TOILET AND KITCHEN FIXTURES					
Water Closet	Top flush, one-piece type				
Lavatory	Wall-hung with semi pedestal type			Semi-counter top basin	Undercounter type and wall hung with semi-pedestal type
Shower Head and Fittings	Exposed showert and mixer type				
Toilet Paper Holder	Recesed type				
Soap Holder	Niche at wall				
Kitchen Sink	Stainless steel, single bowl			Stainless steel, single bowl with one-side drainboard	
Kitchen Faucet	Gooseneck type			Rotary lever type	
Toilet Exhaust	Ceiling-mounted exhaust fan				
Kitchen Exhaust	Rangehood provision				
AIR CONDITION	Provision for Window type Air Conditioning Unit			Provision for Window type and Split type Air Conditioning Unit	

Selling Program / Implementing Guidelines



**Pricelist Effectivity:
February 9, 2017**



**RFO Date:
April 2022 / 62 Months**

Minimum Down Payment

20% For all
unit types

THANK YOU AND HAPPY SELLING!!!

Disclaimer

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.



Prisma Residences 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 deliverables, except operable items subject to daily wear and tear. Terms and conditions apply.