

DMCI HOMES

THE  
CALINEA  
TOWER 

Grace Park, Caloocan City

Project Brief

as of January 23, 2023

# Property Name and Logo

THE  
CALINEA  
TOWER

The logo consists of the text 'THE CALINEA TOWER' in a serif font. 'THE' is in a smaller, brown font. 'CALINEA' is in a larger, gold-colored font. 'TOWER' is in a smaller, brown font. To the right of the word 'TOWER', there is a stylized leaf graphic with a brown outline and gold-colored veins, consisting of two leaves stacked vertically.

- ✓ Combination of Caloocan City + Linear
- ✓ Leaves represent DMCI Homes' signature resort-inspired living
- ✓ Chiseled-like font signifies DMCI Homes' expertise in building quality residential homes.

# Property Overview

Address: M.H. Del Pilar St., East Grace Park,  
Caloocan City

Architectural Theme: Modern  
Contemporary

No. of Towers: 1 High-rise Tower

No. of Storeys: 60 floors

- 48 Residential Floors
- 1 Amenity Floor (4<sup>th</sup> floor)
- 10 Podium Parking Levels
- 1 Roof Deck level

Units Types: Studio, 1BR, 2BR, 3BR

Amenity and Open Space Ratio: 66%



# Location

TRANSIT-ORIENTED DEVELOPMENT



TO NLEX

TO MALABON & NAVOTAS

TO MANILA

TO C3

TO MANILA

TO VALENZUELA

TO VALENZUELA

TO MANILA

TO NORTHLUZON

TO NORTHLUZON

TO MANILA

N

TO NLEX

TO NLEX

TO MANILA

UNIVERSITY OF THE EAST CALOOCAN

SACRED HEART SCHOOL

SM HYPERMART

VICTORY MALL

LRT MONUMENTO STATION

500m away

SM VALENZUELA

OUR LADY OF FATIMA UNIVERSITY

MANILA CENTRAL UNIVERSITY/ MCU HOSPITAL

ARANETA SQUARE MALL

SM GRAND CENTRAL

SUPER 8 GROCERY

DIOCESAN SHRINE AND PARISH OF OUR LADY OF GRACE

THE CALINEA TOWER

M.H. DEL PILAR ST.

2ND ST.

10TH AVENUE

10TH AVENUE

CALOOCAN CITY HALL

PHIL. CULTURAL COLLEGE

5TH AVENUE

5TH AVENUE

LRT 5TH AVE. STATION

DE LA SALLE ARANETA UNIVERSITY

LRT BALINTAWAK STATION

LANDERS BALINTAWAK

QUIRINO HI-WAY

BALINTAWAK MARKET

CLOVERLEAF MALL

THE CELANDINE

A. BONIFACIO AVE.

SGT. RIVERA AVENUE

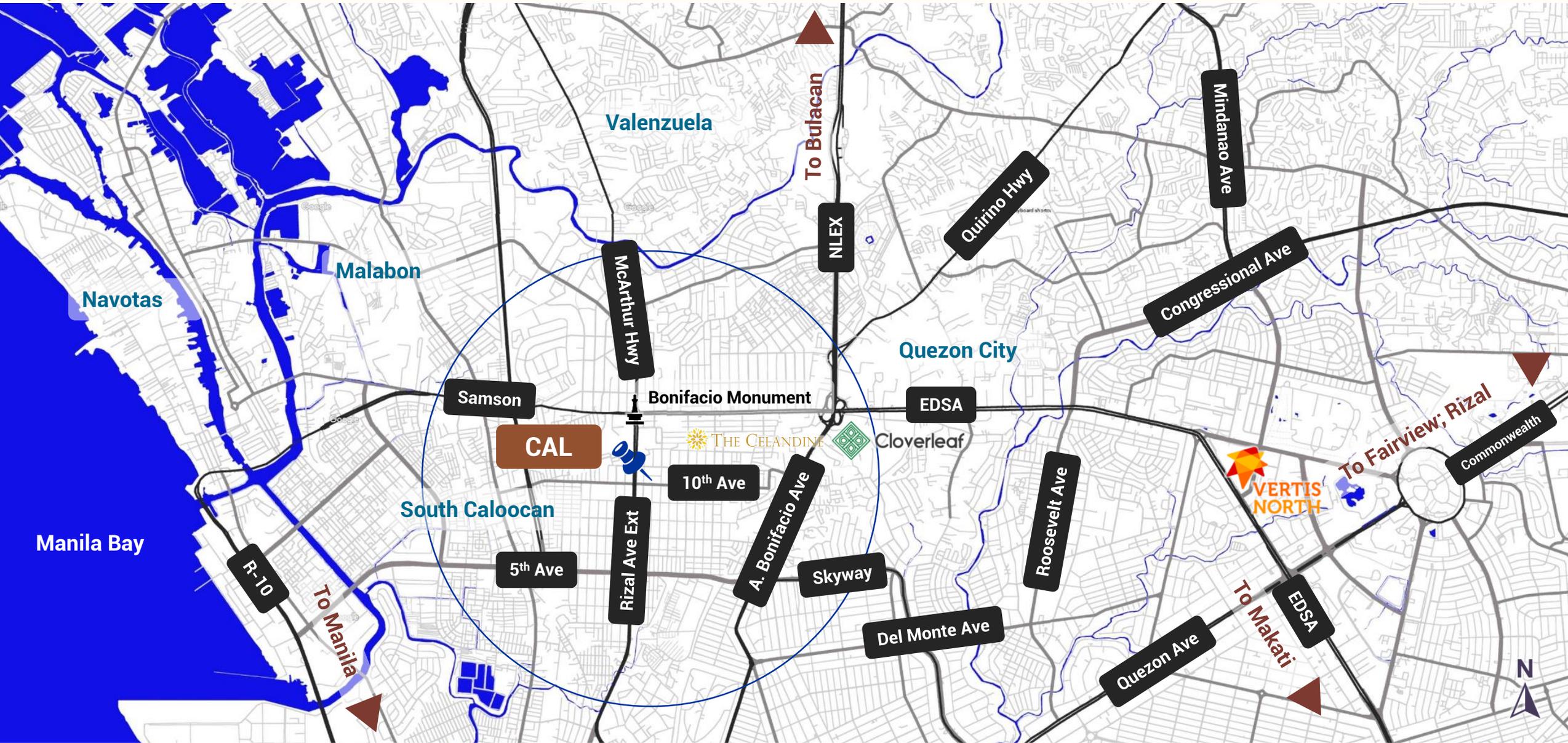
TO ARANETA AVE.

TO QUEZON MEMORIAL CIRCLE



# The Property

CAL is near major landmarks and thoroughfares (e.g., NLEX, EDSA, A. Bonifacio, McArthur Hwy)



2KM Radius

# Schools and Universities

Establishment	Distance	Travel Time
Global Reciprocal Colleges	300m	1 min
ABE International Business College, Caloocan Campus	750m	5 mins
Manila Central University	1km	5 mins
World Citi Colleges, Caloocan	1.2km	5 mins
La Consolacion College, Caloocan	1.5km	7 mins
Asian Institute of Computer Studies	1.6km	7 mins
University of the East, Caloocan	1.7km	7 mins
Martinez Memorial College	2.4km	7 mins
Grace Christian College	2.8km	9 mins
De La Salle Araneta University	3.3km	9 mins
Chinese General Hospital College	3.5km	9 mins



# Commercial Establishments

Establishment	Distance	Travel Time
SM City Grand Central Mall	500m	3 mins
Araneta Square Mall	700m	6 mins
SM Hypermarket Monumento	750m	6 mins
Victory Center Mall	1km	7 mins
SM Center Sangandaan	2km	9 mins
Ayala Malls Cloverleaf	2.3km	9 mins
Puregold Balintawak	2.8km	7 mins
Fisher Mall Malabon	3km	12 mins
Malabon Town Center	3km	12 mins
SM North EDSA	5.6km	12 mins
Trinoma	6.4km	15 mins



# Hospitals

Establishment	Distance	Travel Time
Our Lady of Grace Hospital	700m	3 mins
Manila Central University Hospital	950 m	3 mins
Caloocan City Medical Center	1.6km	5 mins
Martinez Memorial Hospital	2.4km	7 mins
Calalang General Hospital	2.5km	7 mins
Chinese General Hospital and Medical Center	3.5km	10 mins



# Transit Infrastructures

Infrastructure	Distance	Travel Time
LRT-1 Monumento Station	500m	1 min
PNR Assistio Ave. Station	1km	4mins
Skyway Stage 3	2.8km	7 mins

## Others

Key Area	Distance	Travel Time
Diocesan Shrine and Parish of Our Lady of Grace	140m	1 min
Monumento Circle	750m	3 mins
Caloocan City Hall	950m	4 mins
Caloocan City's People's Park	950m	4 mins
Malabon Zoo	1.5km	5 mins



# Target Market



CAL may garner a similar market to CEL because of the proximity of their locations



# THE CELANDINE

<b>Location</b>	A. Bonifacio Ave., Quezon City
<b>Type</b>	High-Rise Condominium
<b>Architectural Theme</b>	Modern Contemporary
<b>Total Land Area</b>	8,600 sqm
<b>Total Inventory</b>	1,566 units
<b>Unit Types</b>	1BR (69%) and 2BR (31%)
<b>Ave. TCP (P/Sqm)</b>	3.2M (92.3K p/sqm)
<b>Size Ranges</b>	30.3 sqm to 50.2 sqm
<b>% Sold (as of Nov 2022)</b>	98%





# Buyer Profile

Mostly middle-aged single females belonging to the mid-income range, which may be using the unit as investment vehicle. May also have a sizeable number of end-users (relative vs our latest projects)

## THE CELANDINE

### GENDER



Female

57%

Male

43%

### CIVIL STATUS



Single

56%

Married

43%

### AGE



31 to 40

38%

21 to 30

29%

41 to 50

21%

### INCOME



50K to 80K

34%

50K and Below

31%

### REASON

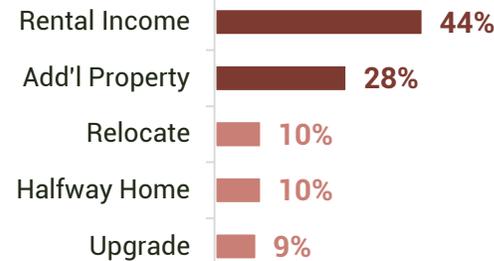


Investment

62%

End-Use

32%



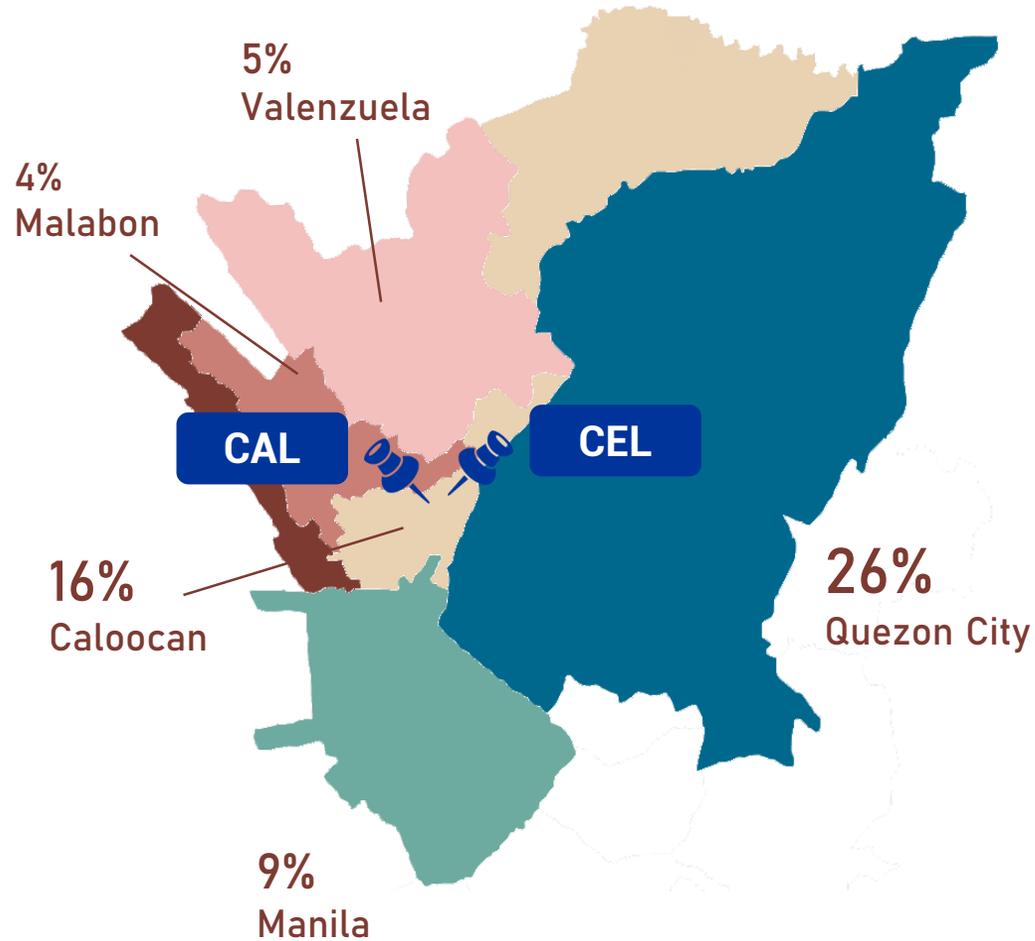


# Buyer Profile

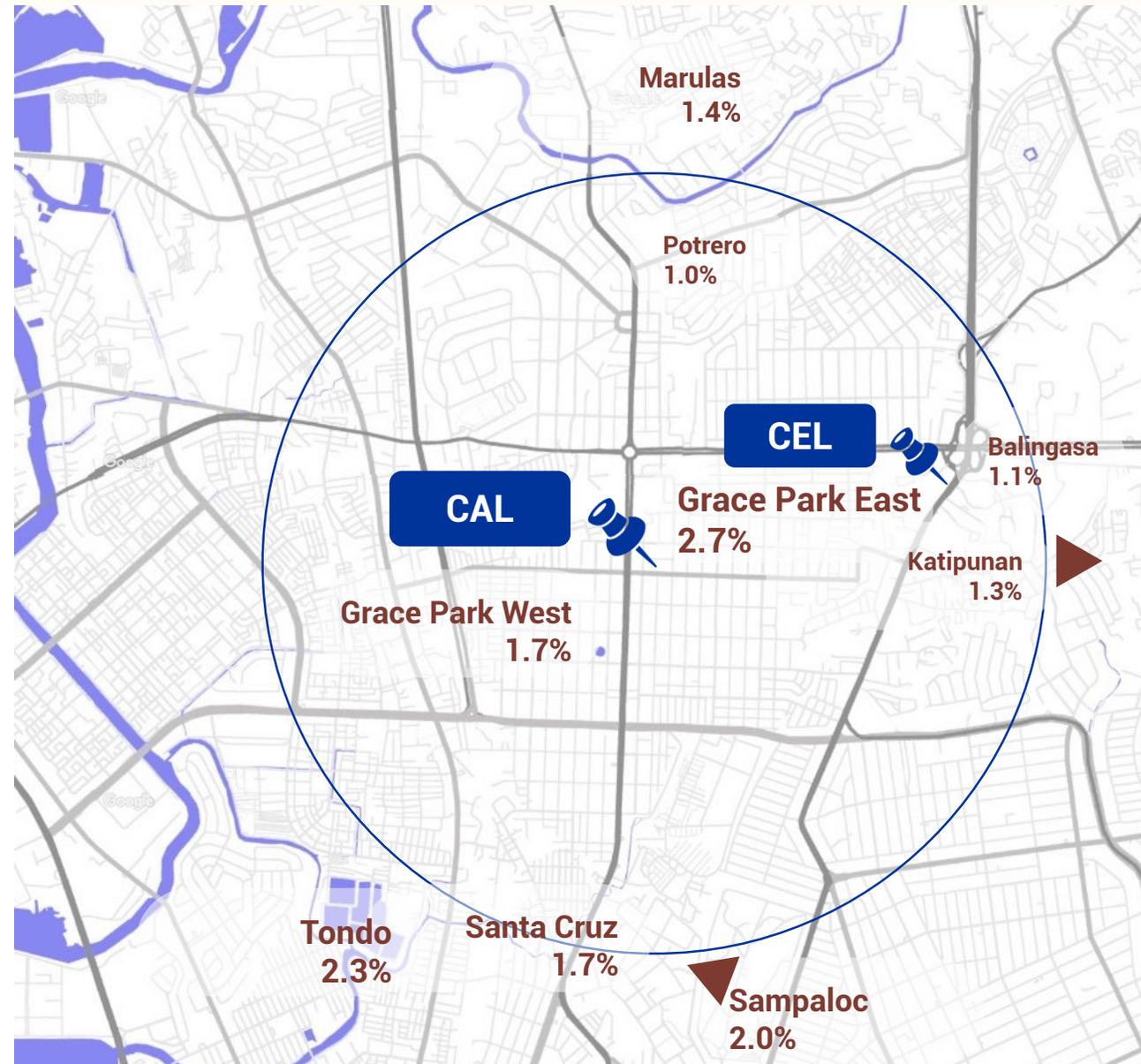
Most buyers are from nearby locations (i.e., QC, Caloocan, Manila, and Bulacan)



▲ 7% Total Bulacan Province



■ 2KM Radius

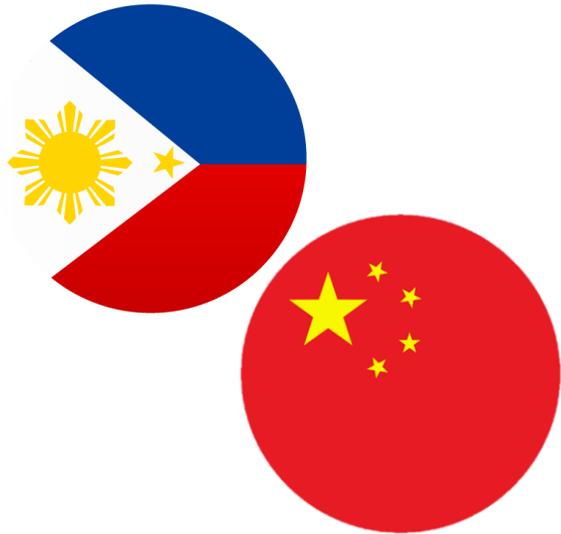


Source: DMCI Buyer Profile Report; N=1,493



# Buyer Profile

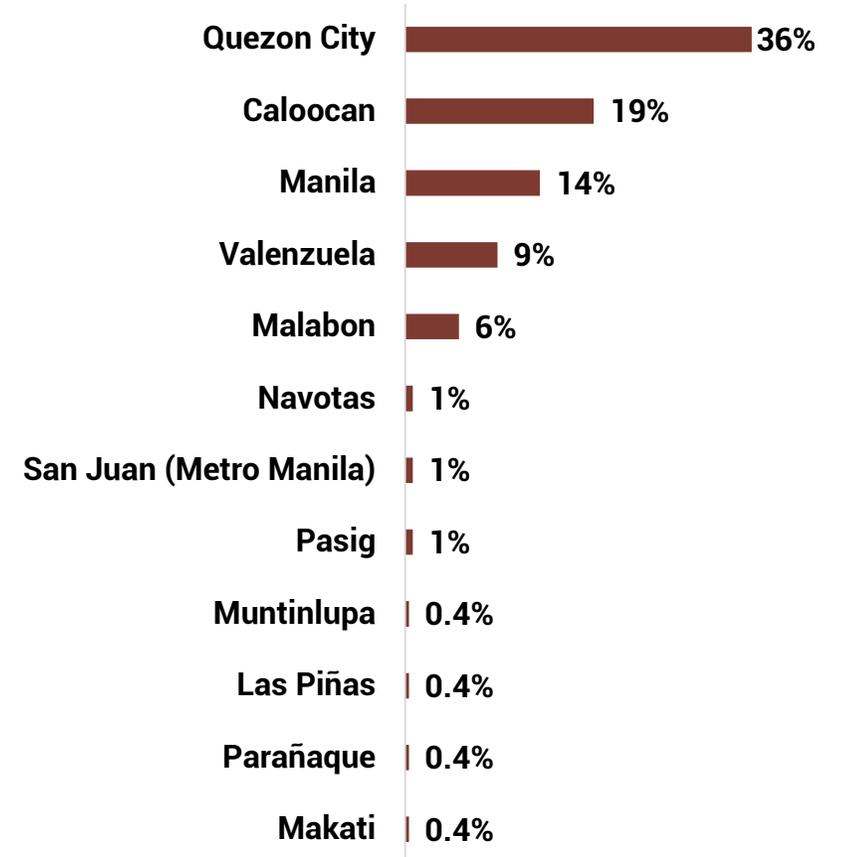
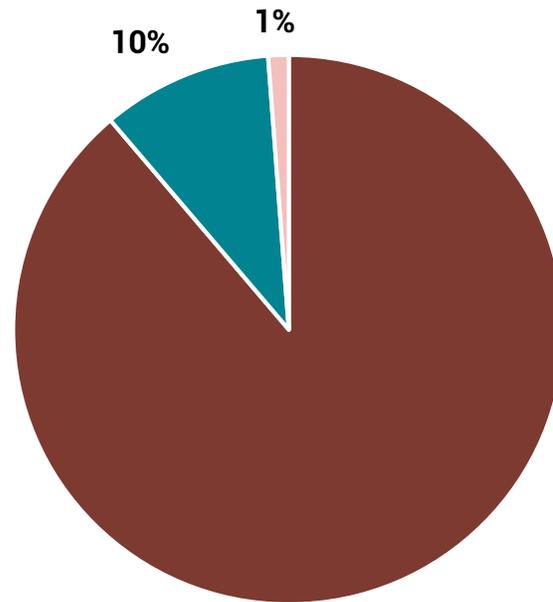
Sizable Filipino-Chinese buyers, mostly from Quezon City, Caloocan, and Manila



Filipino Chinese / Filipinos with Chinese ancestry

**17%** of all buyers

## Places of Residence of Fil-Chi Buyers



# Investors



## Demographics

- Experienced or first time investors
- Between 21 to 40 years of age
- Employed or Self-employed
- Living within the area, Caloocan City, or nearby areas such as QC, Valenzuela, Navotas, and Malabon
- Working or has business ventures nearby the area.

## Reasons for Purchasing:

- Rental income
- A secure investment to add to personal wealth
- Take advantage of potential growth of property value
- Additional Property to be utilized in the future

# End-users - Upgraders



## Demographics

- Between 31 to 45 years of age
- Employed
- Supervisory to Management Level
- Renting or Living with Relatives
- Resides and/or working within the area of Caloocan City, nearby parts of Quezon City, or nearby provinces.

## Motivations for Purchasing:

- First property purchase.
- Upgrade from H&L to Condo Living or from renting to owning own home.
- To move to a more convenient address nearby a familiar area.
- Status Seekers – looking to live in a prestigious address that can showcase achievements and successes in life.



## Demographics

- Between 31 to 40 years of age
- Recently married
- Renting their place of residence or are living with relatives.
- Working or has business ventures nearby the area.

## Motivations for Purchasing:

- Looking for the perfect HOME to start and raise a family.
- A home that's accessible to present and future needs.
- A safe and secure living environment.

# Value Proposition

# Why Purchase in The Calinea Tower?

1. A distinct and exclusive address
2. Expansive resort-inspired amenities
3. Utmost accessibility and a Transit-Oriented Development
4. Bigger and more spacious units
5. The DMCI Homes signature of **QUALITY** and **EXCELLENCE**
6. A wise investment option

# I. A Distinct and Exclusive Address



“A landmark development in Caloocan City”

Expertly designed to be a charming landmark that would create a distinctive vibe and a grand aura unmatched in the area.

A secure and safe gated community, a perfect home to live in.

## 2. Expansive Resort-inspired Amenities



## 2. Expansive Resort-inspired Amenities

### 4<sup>th</sup> Floor Amenity Level – Outdoor Amenities

LAP POOL



KIDDIE POOL



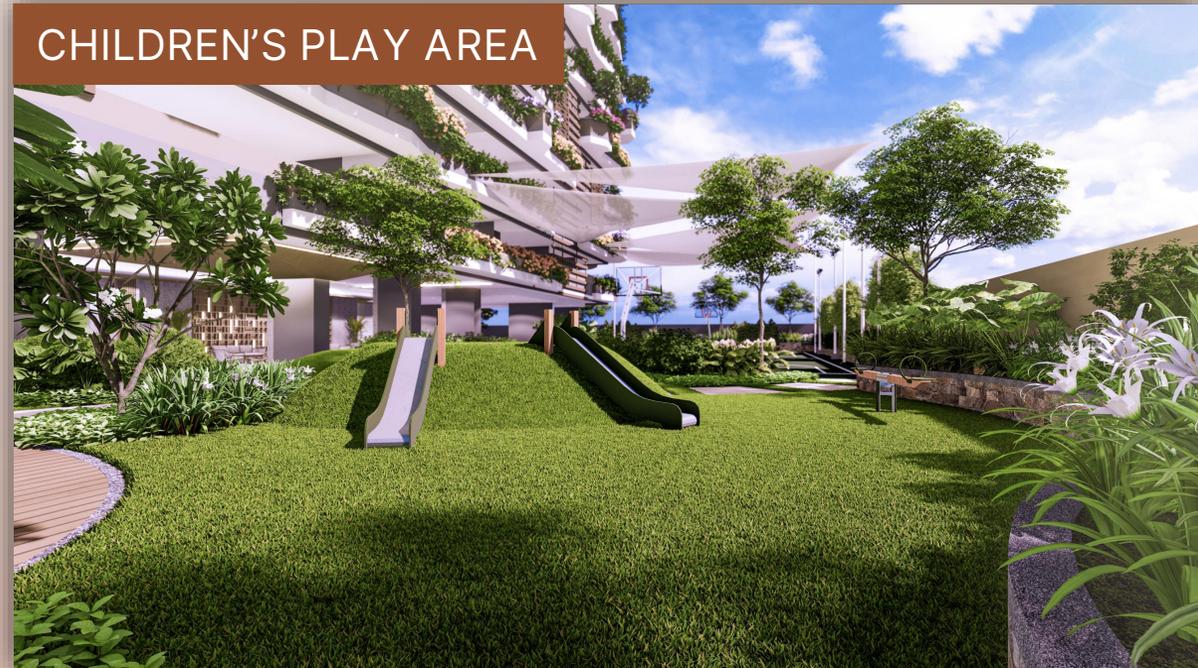
## 2. Expansive Resort-inspired Amenities

4<sup>th</sup> Floor Amenity Level – Outdoor Amenities

BASKETBALL COURT



CHILDREN'S PLAY AREA



## 2. Expansive Resort-inspired Amenities

### 4<sup>th</sup> Floor Amenity Level – Indoor Amenities

RECEPTION LOBBY



OPEN LOUNGE



## 2. Expansive Resort-inspired Amenities

### 4<sup>th</sup> Floor Amenity Level – Indoor Amenities

FITNESS GYM



COWORKING SPACE





## 2. Expansive Resort-inspired Amenities

### Roof Deck Amenities

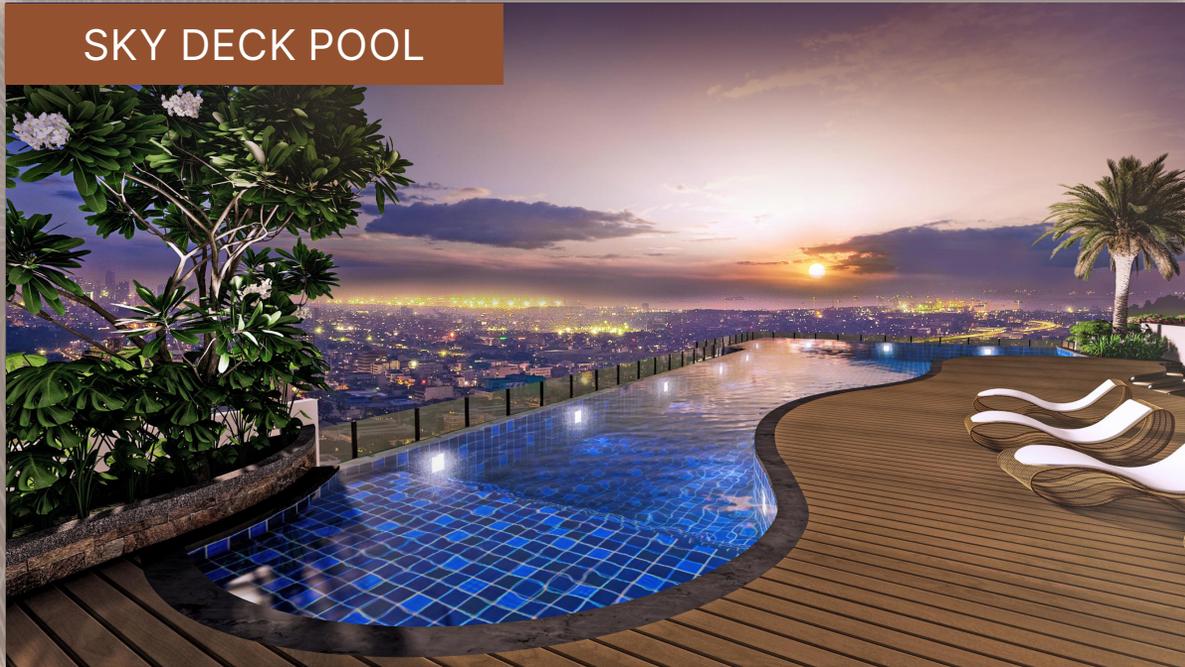
#### SKY LOUNGE



## 2. Expansive Resort-inspired Amenities

### Roof Deck Amenities

SKY DECK POOL



SKY PROMENADE



# 3. Utmost Accessibility



# Major Roads



# Schools



# Malls and Commercial Establishments





# Transit Oriented Development



- Benefits of TOD
- ✓ Ease of travel = Better Quality of Life
  - ✓ Save in time, money, transport expenses
  - ✓ Healthier physically and mentally
  - ✓ Higher Potential of Increase in Property Value

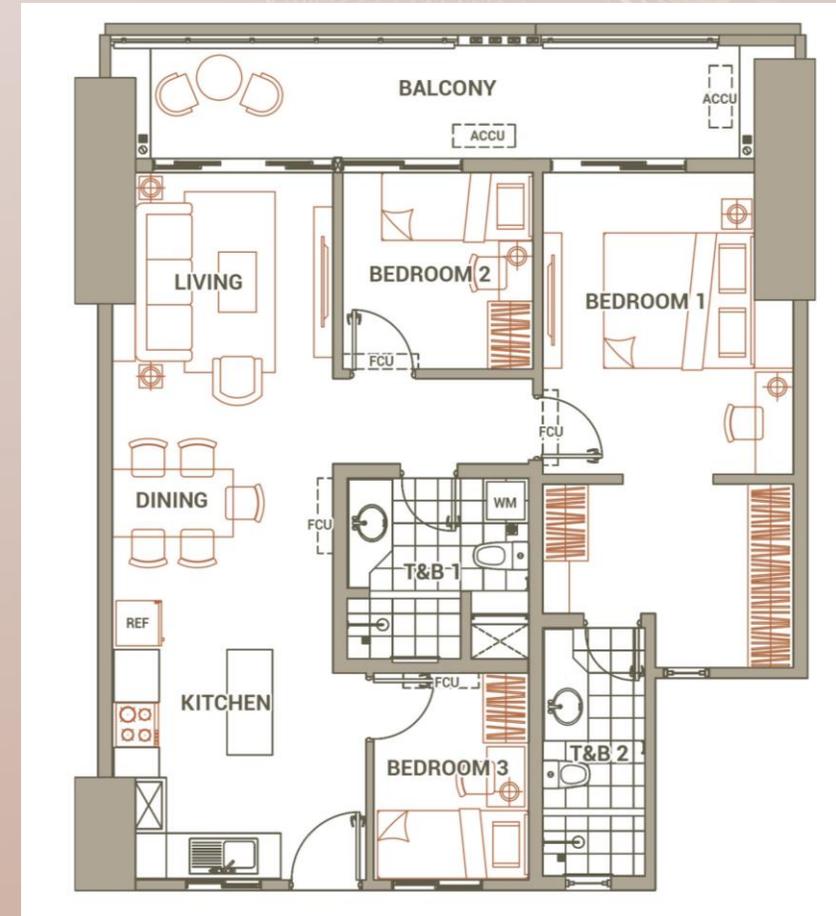
## 4. Bigger and more spacious units

Bigger and more efficient unit layouts vs. nearby competition.

2BR Units ranging from 51 sqm to 86 sqm



3BR Units ranging from 79.5 sqm to 97.5 sqm



## 5. DMCI Homes Signature



- a. Construction Heritage – over 60 years in the industry
- b. Experienced Real Estate Developer – over 20 years of experience in developing quality residential developments.
- c. Reputable - The First AAAA Builder-Developer in the Country
- d. Market Leader – a market leader in the middle-income segment
- e. Proven Track Record of Quality and Excellence – over 60 properties, and counting, launched and developed nationwide.



## DMCI Homes Quality Seal

- Represents the company's expertise in building due to our construction heritage and goal to provide best quality and best value for money to the market we serve.
- Units come with a limited 2-year warranty\*, unique to us vs. other developers.

## Lumiventt Design Technology

- A sustainability innovation that lets fresh air and natural light to permeate our condominiums through the use of airways and breezeways.
- This feature has various health benefits and can bring monetary savings to each member of the community.



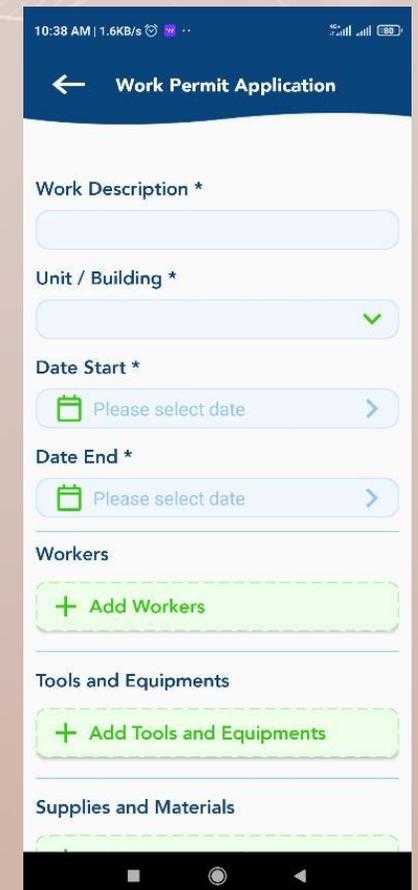


## DMCI Homes Community Internet

- Subscription-free, commercial-grade, fiber internet connection is readily available in common areas and residential units, upon move-in.
- PMO managed service where activation, concerns handling, etc. is within the comforts of the community.

## DMCI Communities Mobile App

- The DMCI Communities app is another solution of the company in enhancing the living experience in the community.
- Features of the App:
  - Community Announcement
  - Work Permits and Gate Pass Applications
  - Emergency Alerts
  - Bills Payment
  - Uploading of Payment Receipts
  - Community ID
  - Intercom



## 6. Wise Investment

1. Property Investment – good at storing wealth instead of keeping it in the bank.
2. Ideal location – TOD, accessibility, etc.
3. Recent and upcoming developments in the area – business influx, infrastructure expansions/developments
4. Preselling, flexible payment terms, and promos – buy now to lock-in price
5. Superior value – Product features, amenities vs. price
6. Potential for value appreciation



# Project in Focus

# THE CALINEA TOWER



## PROJECT INFORMATION



M.H Del Pilar, Grace  
Park, Caloocan City



1 HRB | 60 Storeys



48 Residential Floors

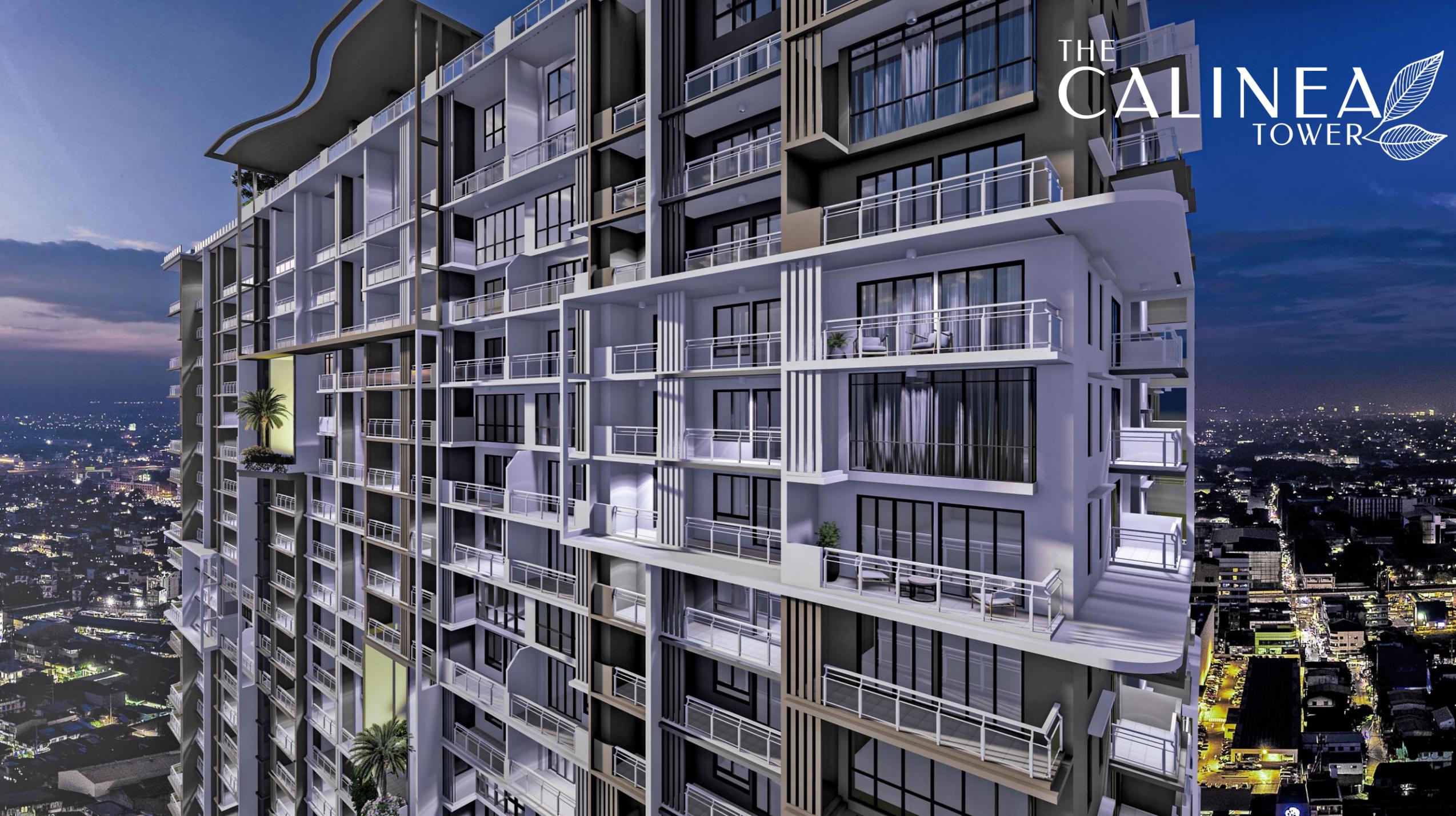


10 Podium Parking Floors



2 Amenity Floors | 4F & RD

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CALINEA  
TOWER 





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1. M.H. Del Pilar
2. 10<sup>th</sup> Avenue
3. 2<sup>nd</sup> Street



# Site Development Plan



## 4<sup>th</sup> Level Amenities

- 1) Reception Lobby
- 2) Open Lounge
- 3) Game Area
- 4) Fitness Gym
- 5) Co-working space
- 6) Lap Pool
- 7) Kiddie Pool
- 8) Basketball court
- 9) Play area
- 10) Entertainment Room



THE CALINEA  
TOWER

DMCI HOMES  
PRIVATE RESIDENCES

THE  
CALINEA  
TOWER





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*\*Artist's illustration of Entertainment Room of Sage Residences*



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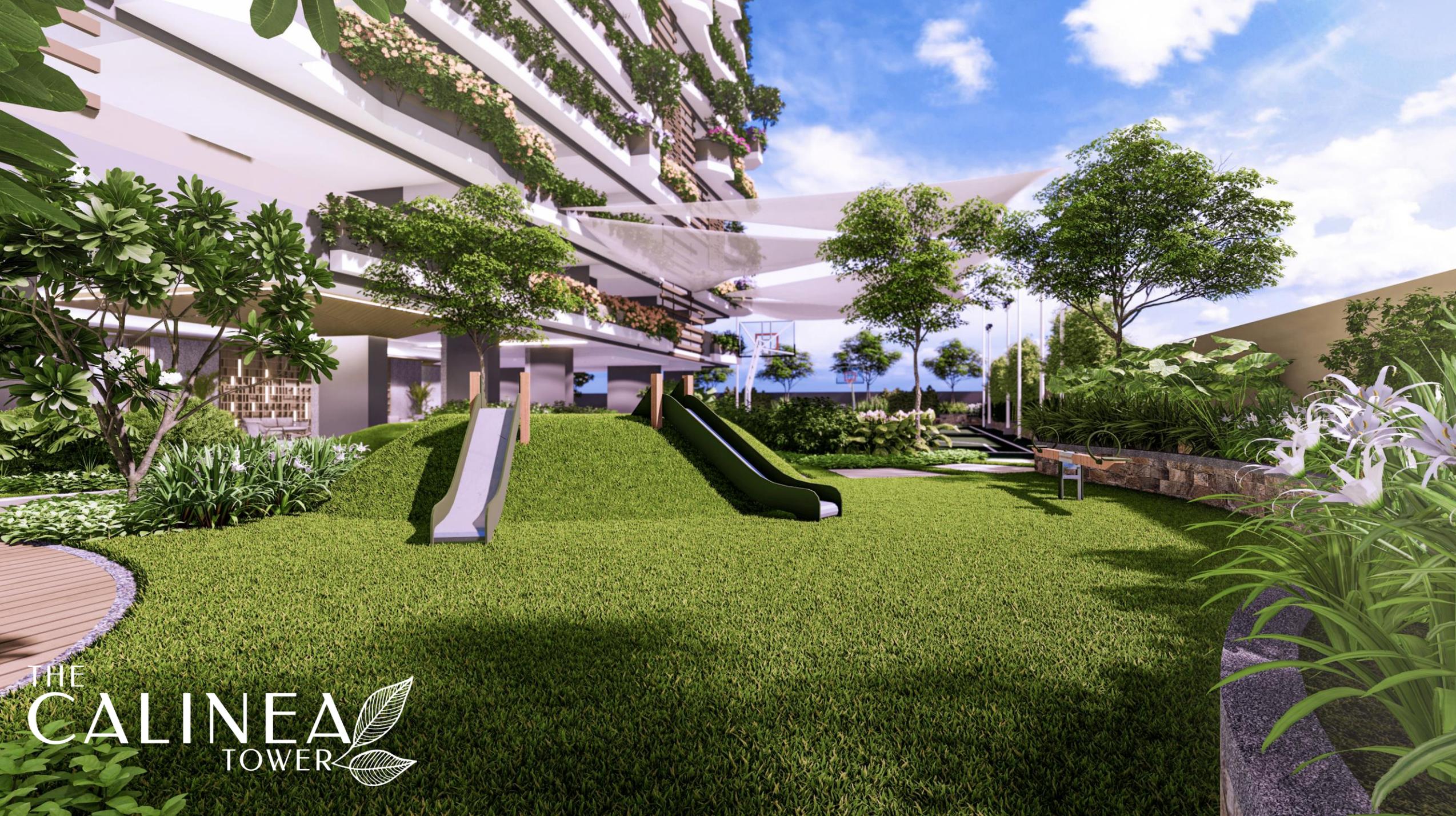
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# Roof Deck



## Roof Deck Amenities

1. Sky Lounge
2. Sky Promenade
3. Sky Deck Pool

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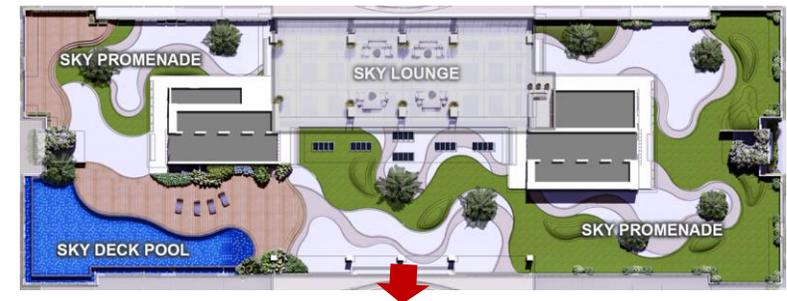
# Valenzuela Skyline



# Quezon City Skyline



# Manila Skyline



# PROJECT FACILITIES

Water Station

Convenience Store

Laundry Station

OTHERS:

16 High-Speed Elevators

100% Emergency Back-Up Power

Property Management Office



# PROJECT FACILITIES



COMMUNITY WI-FI



GARBAGE CHUTE SYSTEM

# PROJECT FACILITIES



BIGGER DOORS & WINDOWS

THE  
CALINEA  
TOWER



FOR LAUNCH INVENTORY



# THE CALINEA TOWER



450 RESIDENTIAL UNITS

12<sup>TH</sup> Floor to 18<sup>TH</sup> Floor | 49<sup>TH</sup> Floor to 59<sup>TH</sup> Floor

332 PARKING SLOTS

Ground Floor to 3<sup>RD</sup> Floor



# THE CALINEA TOWER



## UNITS

Unit Type	Inventory for Launch	Unit Area	Gross Area
STUDIO	60	25.0 – 34.5	29.0 – 43.0
1-BR	44	48.0 – 52.0	52.0 – 57.5
2-BR	202	47.0 – 71.5	51.0 – 86.0
3-BR	144	70.0 – 88.0	79.5 – 97.5

## PARKING

Parking Type	Inventory for Launch	Storage Area	Parking Area
Single	211	-	13.0 – 14.0
Single w/ Storage	3	7.5 – 9.0	14.0
Tandem	20		13.0 – 14.0
Tandem w/ Storage	98	8.0 – 9.0	13.0



THE  
CALINEA  
TOWER

The background features large, stylized floral motifs in a light gold color, positioned on the left and right sides. The word 'CALINEA' is rendered in a large, bold, gold serif font, with 'THE' in a smaller, brown serif font above it and 'TOWER' in a brown serif font below it. A decorative element of two brown leaves is placed to the right of the word 'CALINEA'.

FLOOR PLANS & UNIT LAYOUTS

# THE CALINEA TOWER



-  **Studio G (Inner Unit)**  
Approx. Gross Floor Area: 42.00 sqm
-  **Studio H (Inner Unit)**  
Approx. Gross Floor Area: 43.00 sqm
-  **Studio I (Inner Unit)**  
Approx. Gross Floor Area: 42.00 sqm
-  **Studio J (Inner Unit)**  
Approx. Gross Floor Area: 42.00 sqm
-  **2 Bedroom P (Inner Unit)**  
Approx. Gross Floor Area: 81.00 sqm
-  **2 Bedroom Q (Inner Unit)**  
Approx. Gross Floor Area: 82.50 sqm
-  **2 Bedroom R (Inner Unit)**  
Approx. Gross Floor Area: 76.50 sqm
-  **2 Bedroom S (Inner Unit)**  
Approx. Gross Floor Area: 78.00 sqm
-  **2 Bedroom T (Inner Unit)**  
Approx. Gross Floor Area: 76.50 sqm
-  **2 Bedroom U (Inner Unit)**  
Approx. Gross Floor Area: 78.00 sqm
-  **2 Bedroom V (Inner Unit)**  
Approx. Gross Floor Area: 84.50 sqm
-  **2 Bedroom W (Inner Unit)**  
Approx. Gross Floor Area: 86.00 sqm
-  **2 Bedroom X (Inner Unit)**  
Approx. Gross Floor Area: 70.00 sqm
-  **2 Bedroom Y (Inner Unit)**  
Approx. Gross Floor Area: 71.50 sqm
-  **3 Bedroom B (End Unit)**  
Approx. Gross Floor Area: 91.00 sqm
-  **3 Bedroom H (End Unit)**  
Approx. Gross Floor Area: 93.00 sqm
-  **3 Bedroom I (End Unit)**  
Approx. Gross Floor Area: 95.00 sqm
-  **3 Bedroom J (End Unit)**  
Approx. Gross Floor Area: 89.00 sqm



## 12th Floor Level Plan



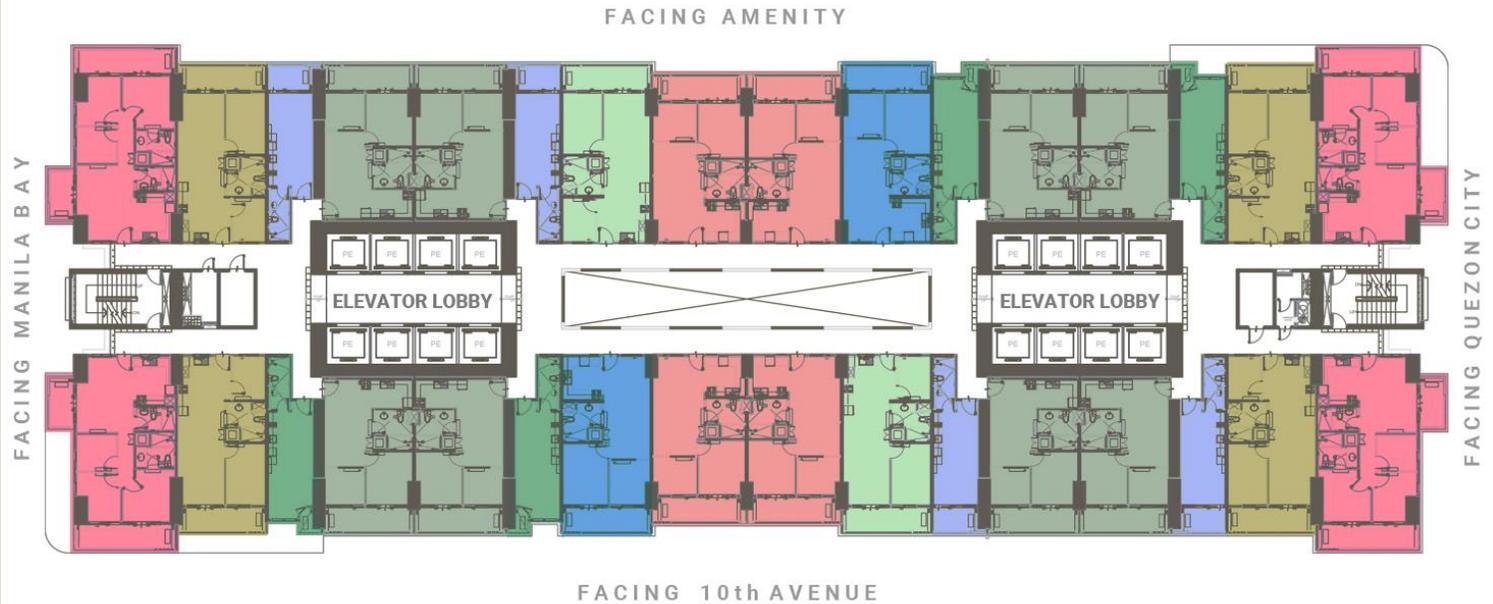
- Plans reflected as visuals are not to scale.
- Actual configurations and features may vary per unit.
- Please check the specifications of the particular unit you are interested on purchasing with your seller.

EFFECTIVE JANUARY 2023

# THE CALINEA TOWER



- Studio A (Inner Unit)**  
Approx. Gross Floor Area: 30.00 sqm
- Studio C (Inner Unit)**  
Approx. Gross Floor Area: 29.00 sqm
- 2 Bedroom A (Inner Unit)**  
Approx. Gross Floor Area: 56.50 sqm
- 2 Bedroom E (Inner Unit)**  
Approx. Gross Floor Area: 64.00 sqm
- 2 Bedroom F (Inner Unit)**  
Approx. Gross Floor Area: 64.00 sqm
- 2 Bedroom G (Inner Unit)**  
Approx. Gross Floor Area: 64.00 sqm
- 2 Bedroom H (Inner Unit)**  
Approx. Gross Floor Area: 64.00 sqm
- 3 Bedroom A (End Unit)**  
Approx. Gross Floor Area: 86.00 sqm



## 16th Floor Level Plan



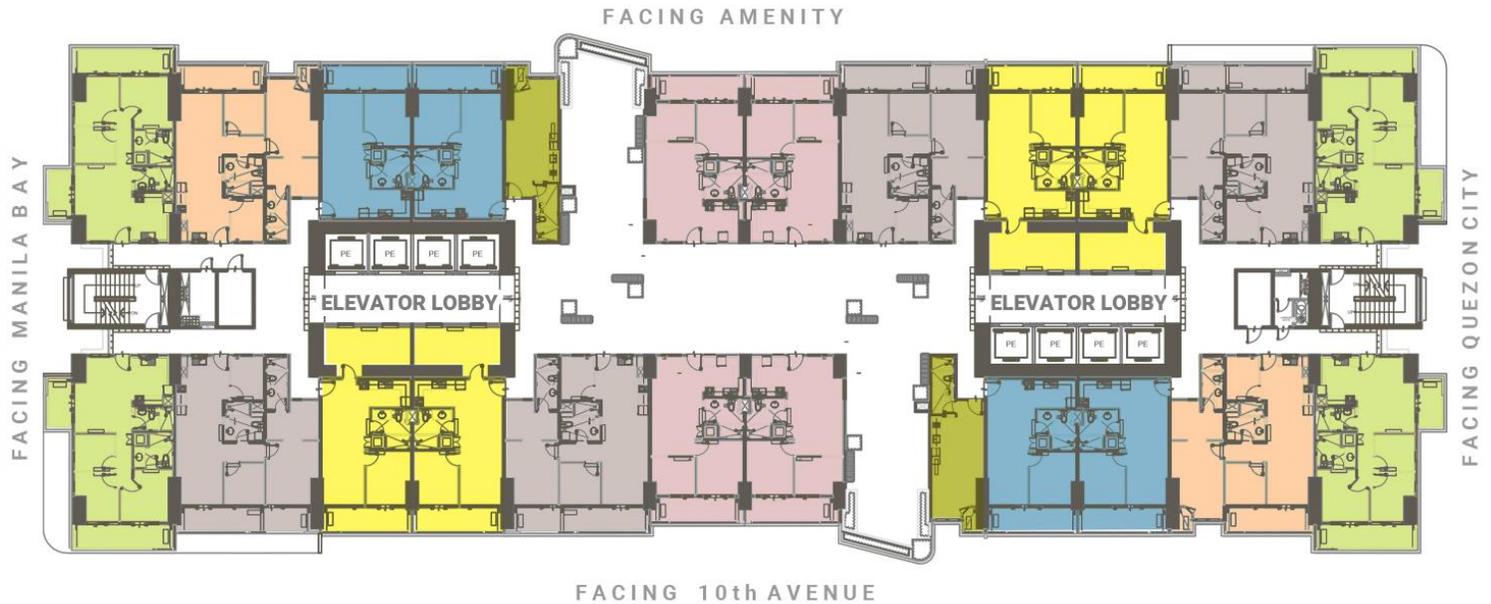
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EFFECTIVE JANUARY 2023

# THE CALINEA TOWER



- Studio F (Inner Unit)**  
Approx. Gross Floor Area: 34.50 sqm
- 1 Bedroom B (Inner Unit)**  
Approx. Gross Floor Area: 57.50 sqm
- 2 Bedroom I (Inner Unit)**  
Approx. Gross Floor Area: 67.50 sqm
- 2 Bedroom K (Inner Unit)**  
Approx. Gross Floor Area: 59.50 sqm
- 2 Bedroom N (Inner Unit)**  
Approx. Gross Floor Area: 67.50 sqm
- 3 Bedroom A (End Unit)**  
Approx. Gross Floor Area: 70.00 sqm
- 3 Bedroom G (Inner Unit)**  
Approx. Gross Floor Area: 88.00 sqm
- 3 Bedroom E (Inner Unit)**  
Approx. Gross Floor Area: 83.50 sqm



## 49th Floor Level Plan



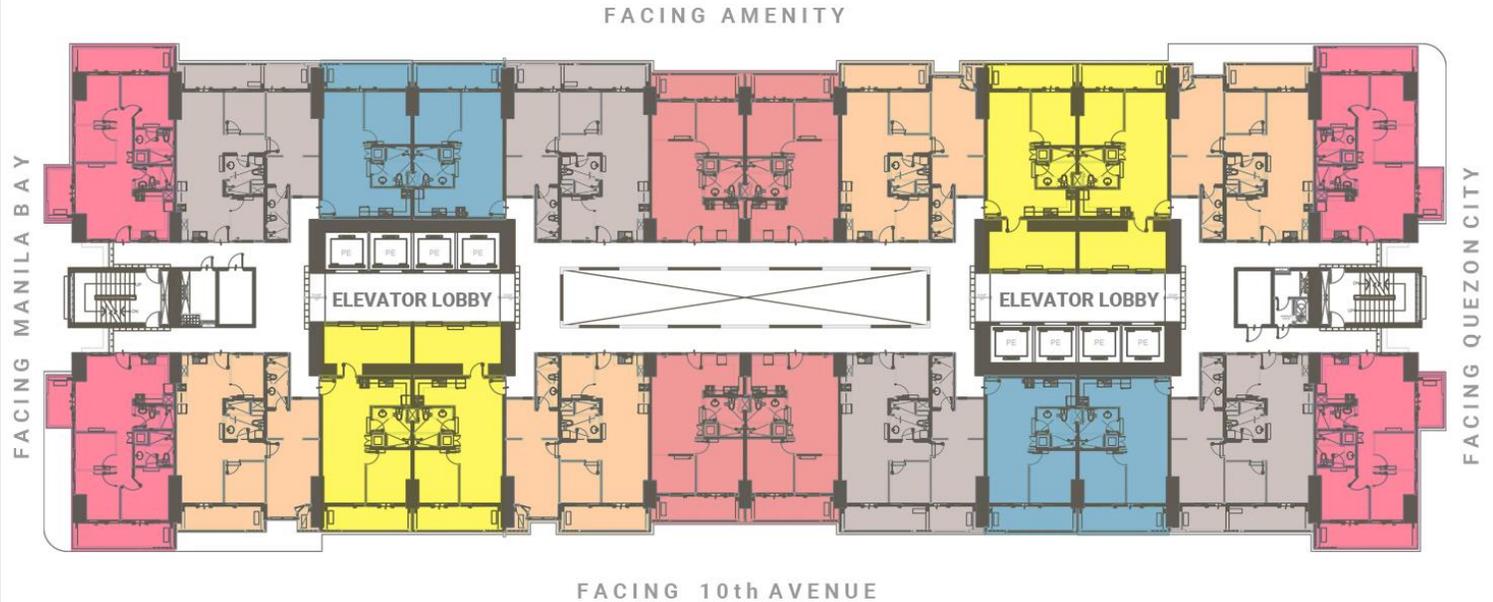
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EFFECTIVE JANUARY 2023

# THE CALINEA TOWER



- 1 Bedroom B (Inner Unit)**  
Approx. Gross Floor Area: 57.50 sqm
- 2 Bedroom E (Inner Unit)**  
Approx. Gross Floor Area: 64.00 sqm
- 2 Bedroom N (Inner Unit)**  
Approx. Gross Floor Area: 77.00 sqm
- 3 Bedroom A (End Unit)**  
Approx. Gross Floor Area: 86.00 sqm
- 3 Bedroom E (Inner Unit)**  
Approx. Gross Floor Area: 97.50 sqm
- 3 Bedroom G (Inner Unit)**  
Approx. Gross Floor Area: 97.00 sqm



## 52nd 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.

EFFECTIVE JANUARY 2023

# THE CALINEA TOWER

## STUDIO TYPE F (INNER UNIT)

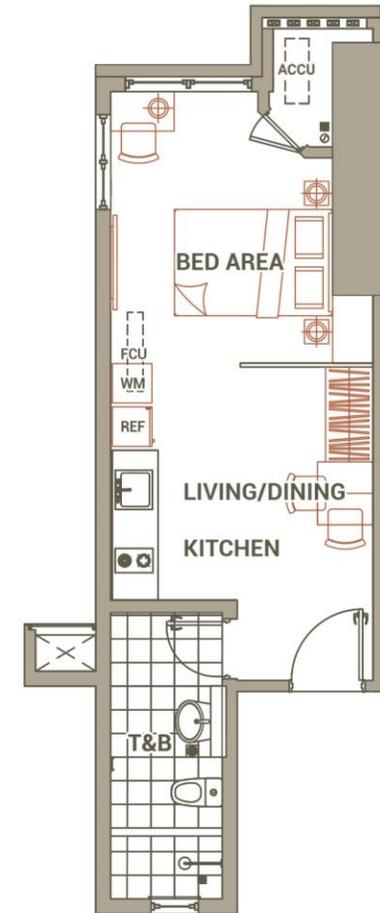
### AREA ALLOCATION

LIVING/DINING/KITCHEN	13.10 sqm
BED AREA	14.30
TOILET & BATH	7.10

**APPROX. GROSS FLOOR AREA:** 34.50 sqm

- DIMENSIONS & AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE & APPLIANCES ARE NOT INCLUDED.
- FLOOR PLANS DEPICTED IN THIS MATERIAL ARE FOR ILLUSTRATION PURPOSES ONLY
- ALL PLAN DETAILS AND SPECIFICATION CONTAINED HEREIN ARE SUBJECT TO CHANGE WITHOUT PRIOR NOTICE AND DO NOT CONSTITUTE PART OF ANY OFFER OR CONTRACT.

EFFECTIVE JANUARY 2023



FACING 10TH AVENUE



# THE CALINEA TOWER

## 1 - BEDROOM A (INNER UNIT)

### AREA ALLOCATION

LIVING & DINING	22.10 sqm
KITCHEN	7.10
BEDROOM	11.10
TOILET & BATH	6.70
BALCONY	9.50

**APPROX. GROSS FLOOR AREA:** 56.50 sqm

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EFFECTIVE JANUARY 2023



FACING 10TH AVENUE



# THE CALINEA TOWER

## 2 - BEDROOM E (INNER UNIT)

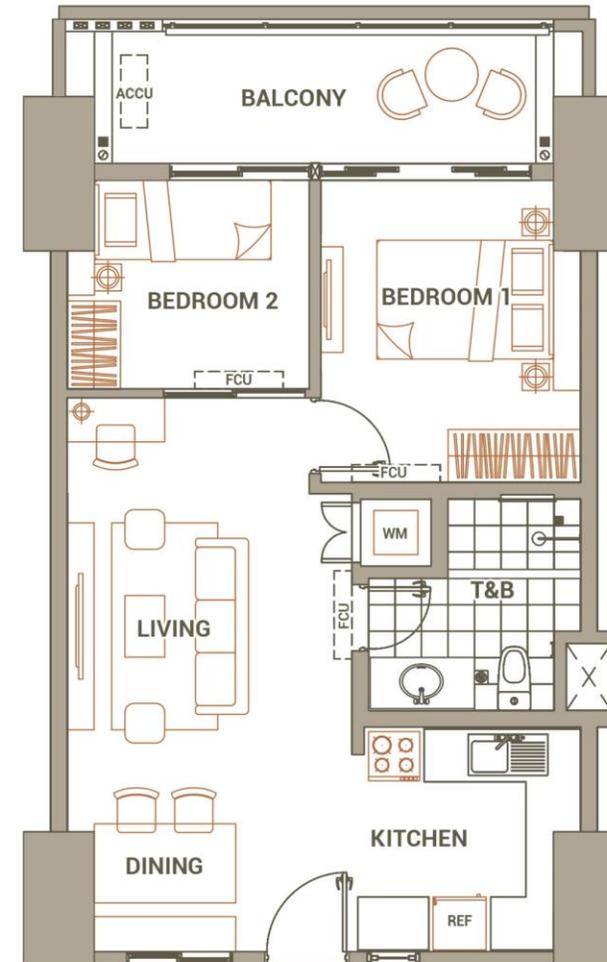
### AREA ALLOCATION

LIVING & DINING	21.50 sqm
KITCHEN	7.30
BEDROOM 1	11.50
BEDROOM 2	7.50
TOILET & BATH	6.70
BALCONY	9.50

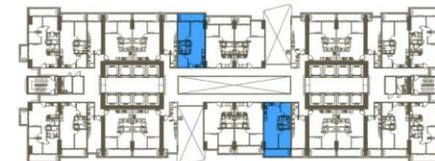
**APPROX. GROSS FLOOR AREA: 64.00 sqm**

- DIMENSIONS & AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE & APPLIANCES ARE NOT INCLUDED.
- FLOOR PLANS DEPICTED IN THIS MATERIAL ARE FOR ILLUSTRATION PURPOSES ONLY
- ALL PLAN DETAILS AND SPECIFICATION CONTAINED HEREIN ARE SUBJECT TO CHANGE WITHOUT PRIOR NOTICE AND DO NOT CONSTITUTE PART OF ANY OFFER OR CONTRACT.

EFFECTIVE JANUARY 2023



FACING AMENITIES



FACING 10TH AVENUE



# THE CALINEA TOWER

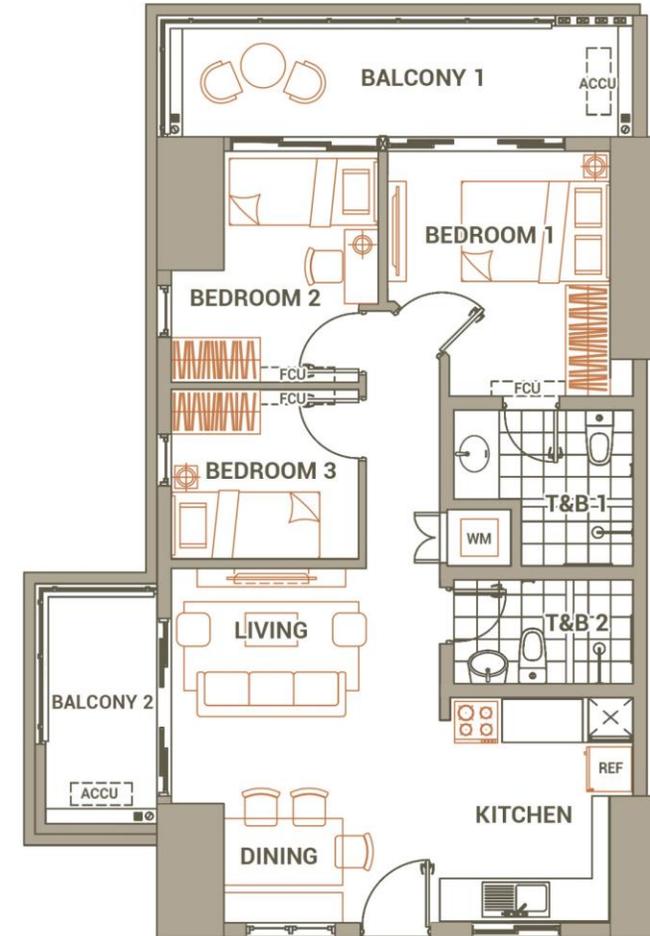
## 3 - BEDROOM A AREA ALLOCATION

LIVING & DINING	22.80 sqm
KITCHEN	9.00
BEDROOM 1	11.60
BEDROOM 2	9.90
BEDROOM 3	6.60
TOILET & BATH 1	6.00
TOILET & BATH 2	4.10
BALCONY 1	10.50
BALCONY 2	5.50

**APPROX. GROSS FLOOR AREA: 86.00 sqm**

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- FURNITURE & APPLIANCES ARE NOT INCLUDED.
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EFFECTIVE JANUARY 2023



FACING 10TH AVENUE



# THE CALINEA TOWER

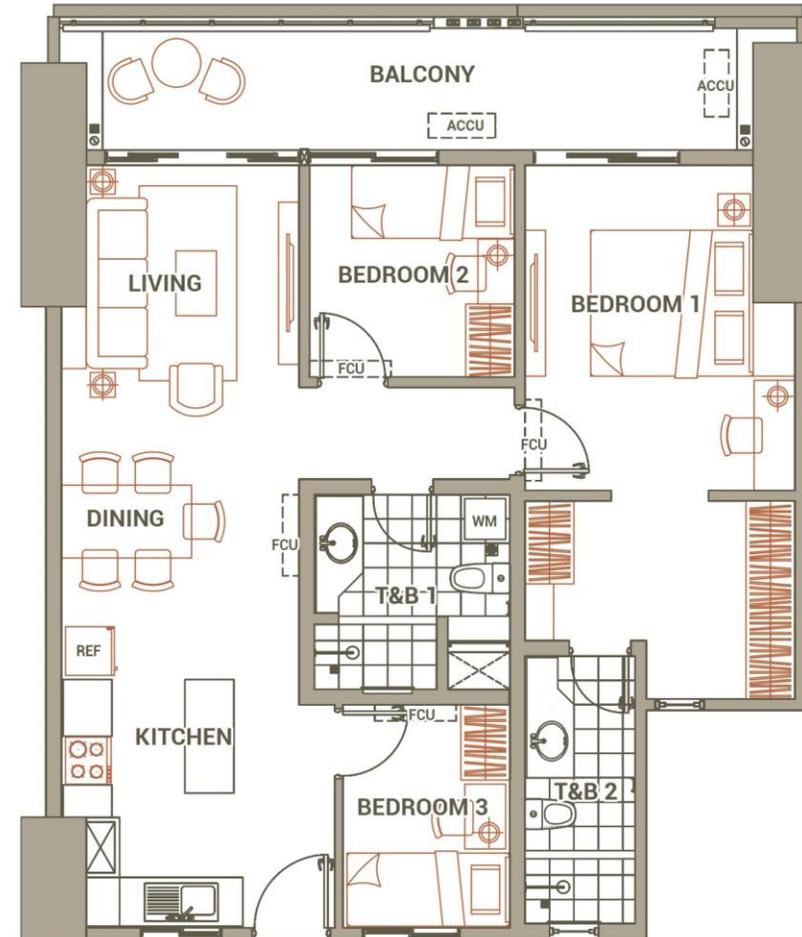
## 3 - BEDROOM E AREA ALLOCATION

LIVING & DINING	25.10 sqm
KITCHEN	9.00
BEDROOM 1	23.00
BEDROOM 2	7.60
BEDROOM 3	6.50
TOILET & BATH 1	6.40
TOILET & BATH 2	5.90
BALCONY	14.00

**APPROX. GROSS FLOOR AREA: 97.50 sqm**

- DIMENSIONS & AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE & APPLIANCES ARE NOT INCLUDED.
- FLOOR PLANS DEPICTED IN THIS MATERIAL ARE FOR ILLUSTRATION PURPOSES ONLY
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EFFECTIVE JANUARY 2023



# TURNOVER FINISHES

RESIDENTIAL AREA	STUDIO UNIT		1-BEDROOM UNIT		3-BEDROOM UNIT
	A B G H I J	C D E F	A B	C D	A B C D E F G H I J
<b><u>FLOOR FINISHES</u></b>					
Living, Dining and Kitchen	Vinyl planks with baseboard			Ceramic tiles with baseboard	
Bedrooms	Vinyl planks with baseboard				
Balcony	Ceramic tiles with pebble washout	N/A	Ceramic tiles with pebble washout	N/A	Ceramic tiles with pebble washout
Toilet & Bath	Unglazed ceramic tiles				
<b><u>WALL FINISHES</u></b>					
Interior Walls	Painted Finish				
Toilet & Bath	Unglazed ceramic tiles; Painted cement finish above wall tiles				
<b><u>CEILING FINISHES</u></b>					
Living, Dining and Kitchen	Painted plain cement finish				
Bedrooms	Painted plain cement finish				
Toilet & Bath	Painted ficemboard ceiling				
<b><u>SPECIALTIES</u></b>					
Kitchen Area	Granite finish kitchen countertop with cabinet system				
Toilet and Bath	Mirror Cabinet		Granite finish lavatory countertop with cabinet system		

# TURNOVER FINISHES

RESIDENTIAL AREA	STUDIO UNIT				1-BEDROOM UNIT		3-BEDROOM UNIT			
	A B I J	G H	C E	D F	A B	C D	A B C D E F G H I J			
<b><u>DOORS</u></b>										
Entrance Door	Wooden panel door on metal jamb									
Bedroom Door	N/A				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	N/A		Aluminum sliding framed glass panel with insect screen	N/A		Aluminum sliding framed glass panel with insect screen			
<b><u>WINDOWS</u></b>	Aluminum framed glass panel	Aluminum framed glass panel with insect screen (except awning windows)		Aluminum framed glass panel	Aluminum framed glass panel with insect screen (except awning windows)					
<b><u>FINISHING HARDWARE</u></b>										
Main Door Lockset	Mortise lever type keyed lockset									
Bedroom Lockset	N/A				Lever type lockset		Lever type lockset and flush type keyed lockset		Lever type lockset	
Toilet Lockset	Lever type privacy lockset									

# TURNOVER FINISHES

RESIDENTIAL AREA	STUDIO UNIT				1-BEDROOM UNIT		3-BEDROOM UNIT					
	ABIJ	GH	CE	DF	AB	CD	ABCDEFGHIJ					
<b><u>TOILET AND KITCHEN FIXTURE</u></b>												
Water Closet	Top flush, one-piece type											
Lavatory	Wall-hung type				Undercounter type basin		Undercounter type and wall-hung basin					
Shower Head and Fittings	Exposed rain shower mixer type											
Toilet Paper Holder	Recessed 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	Range hood provision											
<b><u>AIR CONDITIONING</u></b>	Provision for split-type Airconditioning Unit											

# TURNOVER FINISHES

RESIDENTIAL AREA	2-BEDROOM UNIT														
	A B X Y	C D	E	F H	G	J	I	L	K	M N	P Q	T U	V W	R S	O
<b><u>FLOOR FINISHES</u></b>															
Living, Dining and Kitchen	Ceramic tiles with baseboard														
Bedrooms	Vinyl planks with baseboard														
Balcony	Ceramic tiles with pebble washout	N/A	Ceramic tiles with pebble washout	N/A	Ceramic tiles with pebble washout					N/A					
Toilet & Bath	Unglazed ceramic tiles														
<b><u>WALL FINISHES</u></b>															
Interior Walls	Painted finish														
Toilet & Bath	Unglazed ceramic tiles; Painted cement finish above wall tiles														
<b><u>CEILING FINISHES</u></b>															
Living, Dining and Kitchen	Painted plain cement finish														
Bedrooms	Painted plain cement finish														
Toilet & Bath	Painted ficemboard ceiling														
<b><u>SPECIALTIES</u></b>															
Kitchen	Granite finish kitchen countertop with cabinet system														
Toilet & Bath	Granite finish lavatory countertop														

# TURNOVER FINISHES

RESIDENTIAL AREA	2-BEDROOM UNIT														
	ABXY	CD	E	FH	G	J	I	L	K	MN	PQ	TU	VW	RS	O
<b><u>DOORS</u></b>															
Entrance Door	Wooden panel on metal jamb														
Bedroom Door	Wooden Door on metal jamb and aluminum framed glass panel			Wooden door on metal jamb	Wooden Door on metal jamb and aluminum framed glass panel					Wooden door on metal jamb	Wooden Door on metal jamb and aluminum 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	N/A	Aluminum sliding framed glass panel with insect screen			N/A	Aluminum sliding framed glass panel with insect screen	N/A	Aluminum sliding framed glass panel with insect screen					N/A	
<b><u>WINDOWS</u></b>	Alumin framed glass panel with insect screen (except awning windows)														
<b><u>FINISHING HARDWARE</u></b>															
Main Door Lockset	Mortise lever type keyed lockset														
Bedroom Lockset	Lever type lockset and flush type keyed lockset														
Toilet Lockset	Lever type privacy lockset														

# TURNOVER FINISHES

RESIDENTIAL AREA	2-BEDROOM UNIT														
	ABXY	CD	E	FH	G	J	I	L	K	MN	PQ	TU	VW	RS	O
<b><u>TOILET AND KITCHEN FIXTURE</u></b>															
Water Closet	Top flush one-piece type														
Lavatory	Undercounter type basin Wooden door on metal jamb														
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 drainboard														
Kitchen Faucet	Rotary lever type														
Toilet Exhaust	Ceiling-mounted exhaust fan														
Kitchen Exhaust	Rangehood provision														
<b><u>AIR CONDITIONING</u></b>	Provision for split type Airconditioning Unit														

# TURNOVER FINISHES

	COMMON AREA
<b><u>FLOOR FINISH</u></b>	
Stairs	Straight to finish concrete
Hallway / Corridor	Ceramic tile with pebble washout
Roof Deck	Natural stone / Homogeneous tile with pebble washout
Driveway / Parking	Straight to finish concrete
<b><u>WALL FINISH</u></b>	
Exterior Wall Finish	Combination of plain and textured paint on cement finish
Hallway	Painted plain cement finish
Stairwell	Painted plain cement finish
<b><u>CEILING FINISH</u></b>	
<b><u>Hallway</u></b>	Painted plain cement finish with ficem / gypsum board cladding
<b><u>Stairwell</u></b>	Plain cement finish
<b><u>Driveway / Parking</u></b>	Plain cement finish



**The Calinea Tower 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.



PRICING, PAYMENT TERM &  
TIMETABLE

The background features decorative floral patterns in a light beige color, rendered as fine line art. One large flower is on the left side, and another is on the top right corner. The overall background is a soft, light beige gradient.

# Standard

# 30% MINIMUM DOWNPAYMENT

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



Special Promo!

15%

MINIMUM

DOWNPAYMENT

Applicable to all units and parking slots  
(if purchased together with the unit).

VALID FROM FEBRUARY 01 - 15, 2023

The background features decorative floral patterns in a light beige color, rendered as fine line art. One large flower is on the left side, and another is in the top right corner. The overall background is a soft, light beige gradient.

8%

Special Promo!

ADDITIONAL  
DISCOUNT

Applicable to Standard Payment Term and Special Promo Term.

VALID FROM FEBRUARY 01 - 15, 2023

# TIMETABLE

JAN 30

Pricelist Effectivity  
Sales Acceptance - Priority

FEB 01

Sales Acceptance - Regular

APR 2028

End of DP Period

MAY 2028

Ready for Occupancy  
Due date for Bank Financing  
Balance upon Turnover

# SAMPLE COMPUTATION

Special Promo at 15% Minimum DP with Special Discount

	<b>Studio</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>
<b>Unit Area (sqm)</b>	<b>25.00</b>	<b>47.00</b>	<b>54.50</b>	<b>70.00</b>
Gross Area (sqm)	29.00	51.00	64.00	79.50
List Price	5,325,000	9,399,000	10,346,000.00	11,742,000
Regular Discount	-	-	-	-
LP net of Discount	5,325,000	9,399,000	10,346,000	11,742,000
<b>Special Discount (8%)</b>	<b>426,000</b>	<b>751,920</b>	<b>827,680</b>	<b>939,360</b>
Total Contract Price	4,899,000	8,647,080	9,518,320	10,802,640
Reservation Fee	20,000			
15% Downpayment	714,850	1,277,062	1,407,748	1,600,396
DP Period	63 Months			
<b>Monthly DP</b>	<b>11,347</b>	<b>20,271</b>	<b>22,345</b>	<b>25,403</b>
Balance	4,164,150	7,350,018	8,090,572	9,182,244

# SAMPLE COMPUTATION

Standard down payment (30%) with spot cash discount

	Studio	1 Bedroom	2 Bedroom	3 Bedroom
<b>Unit Area (sqm)</b>	<b>25.00</b>	<b>47.00</b>	<b>47.00</b>	<b>70.00</b>
Gross Area (sqm)	29.00	51.00	51.00	79.50
List Price	5,325,000	9,399,000	8,495,000	11,742,000
Regular Discount	4%	4%	4%	4%
	213,000	375,960	339,800	469,680
LP Net of Regular Discount	5,112,000	9,023,040	8,155,200	11,272,320
<b>Special Launch Discount</b>	<b>8%</b>	<b>8%</b>	<b>8%</b>	<b>8%</b>
	408,960	721,843	652,416	901,786
TCP Net of Regular and Launch Discount	4,703,040	8,301,197	7,502,784	10,370,534
Spot DP	1,410,912	2,490,359	2,250,835	3,111,160
Standard Spot Cash Discount	6%	6%	6%	6%
	84,655	149,422	135,050	186,670
DP net of Special Launch Discount	1,326,257	2,340,937	2,115,785	2,924,491
Additional Spot Cash Discount	9%	9%	9%	9%
	119,363	210,684	190,421	263,204
<b>DP net of additional spot cash discount</b>	<b>1,206,894</b>	<b>2,130,253</b>	<b>1,925,364</b>	<b>2,661,287</b>
Reservation Fee	20,000	20,000	20,000	20,000
Total Spot Down Payment	1,186,894	2,110,253	1,905,364	2,641,287
<b>Total Discount</b>	<b>825,978</b>	<b>1,457,909</b>	<b>1,317,687</b>	<b>1,821,339</b>
Balance	3,292,128	5,810,838	5,251,949	7,259,374

# SAMPLE COMPUTATION

Spot cash payment discount

	<b>Studio</b>	<b>1BR</b>	<b>2BR</b>	<b>3 BR</b>
<b>Unit Area (sqm)</b>	<b>25.00</b>	<b>47.00</b>	<b>47.00</b>	<b>70.00</b>
Gross Area (sqm)	29.00	51.00	51.00	79.50
List Price	5,325,000	9,399,000.00	8,495,000.00	11,742,000.00
Regular Spot Cash Discount	10%	10%	10%	10%
	532,500	939,900	849,500	1,174,200
LP Net of Regular Spot Discount	4,792,500	8,459,100	7,645,500	10,567,800
Special Launch Discount	8%	8%	8%	8%
	383,400	676,728	611,640	845,424
LP Net of Standard Spot Discount	4,409,100	7,782,372	7,033,860	9,722,376
Standard Spot Cash Discount	6%	6%	6%	6%
	264,546	466,942	422,032	583,343
LP net of Special Launch Discount	4,144,554	7,315,430	6,611,828	9,139,033
Additional Spot Cash Discount	9%	9%	9%	9%
	373,010	658,389	595,065	822,513
<b>Total Contract Price</b>	<b>3,771,544</b>	<b>6,657,041</b>	<b>6,016,764</b>	<b>8,316,520</b>
Reservation Fee	20,000	20,000	20,000	20,000
Total Cash Payment	3,751,544	6,637,041	5,996,764	8,296,520
<b>Total Discount</b>	<b>1,553,456</b>	<b>2,741,959</b>	<b>2,478,236</b>	<b>3,425,480</b>

# THE CALINEA TOWER



Accessibility

Space

Value for Money





THE  
CALINEA  
TOWER

Thank you and happy selling!