

DMCI HOMES



allegra garden

PLACE

PROJECT BRIEF
as of March 12, 2021

PROJECT OVERVIEW

LOCATION: PASIG BLVD., BRGY. BAGONG ILOG, PASIG CITY

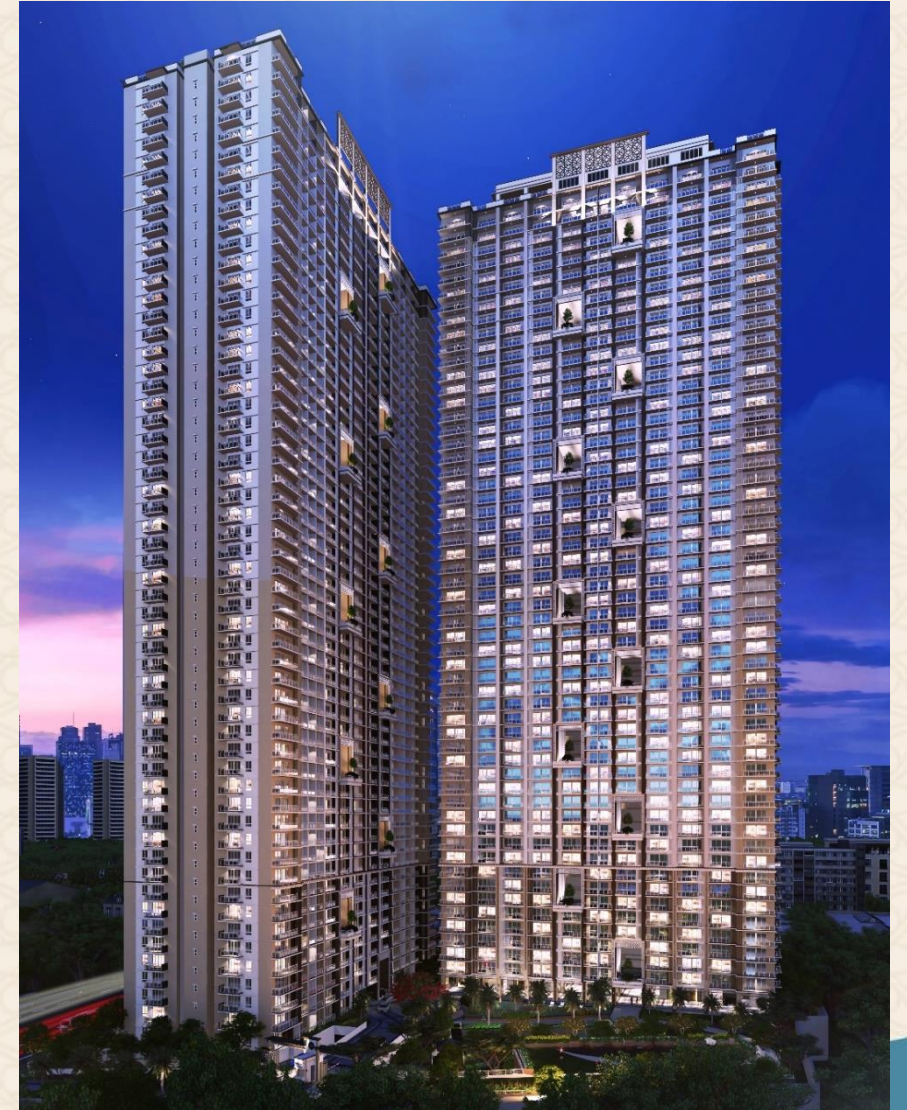
DEVELOPMENT TYPE: HIGH RISE RESIDENTIAL CONDOMINIUM

ARCHITECTURAL THEME: MODERN WITH MOROCCAN INSPIRATION

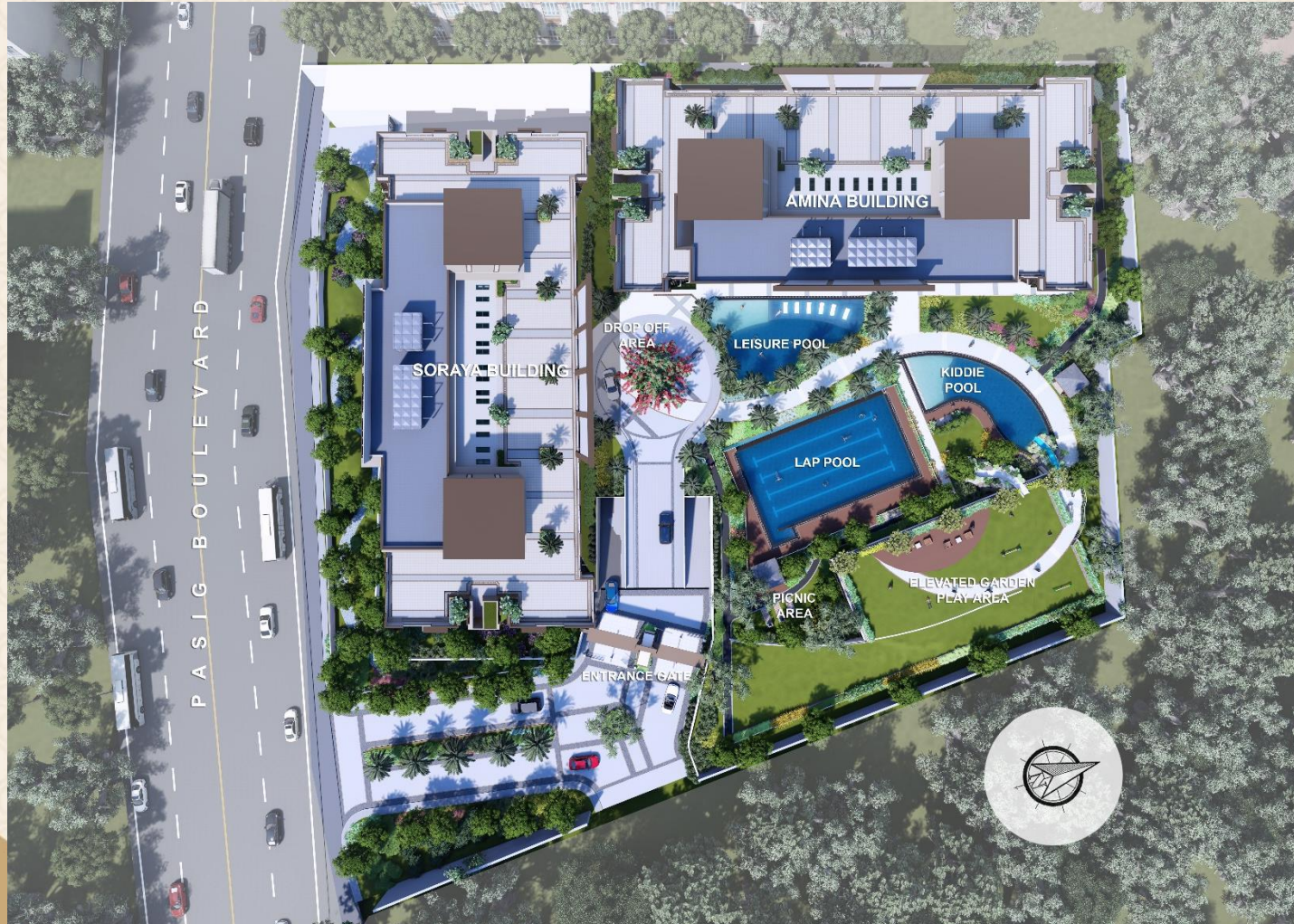
BUILDINGS: AMINA – 56 STOREYS (55 RESIDENTIAL)
SORAYA – 55 STOREYS

PARKING RATIO: 49%

UNIT TYPES: STUDIO, 1BR, 2BR, 3BR



UNIT MIX



AMINA BUILDING	
UNIT TYPE	AREA RANGE (SQM)
1BR	30 - 41
2BR	54 - 60
3BR	83

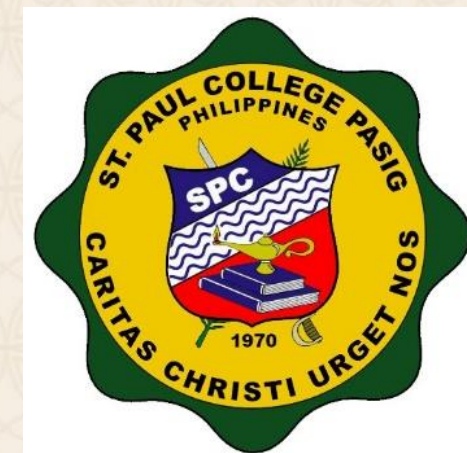
SORAYA BUILDING	
UNIT TYPE	AREA RANGE (SQM)
STUDIO	30 - 34
1BR	36 - 41
2BR	55 - 69
3BR	83

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
Domuschola 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

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

PLACES OF INTEREST
HOSPITALS
POLICE STATIONS



Flower Icon denotes
“resort-inspired living”



PROJECT
LOGO

allegra garden
P L A C E

“A Cheerful Home”

INVESTORS

TARGET
MARKET

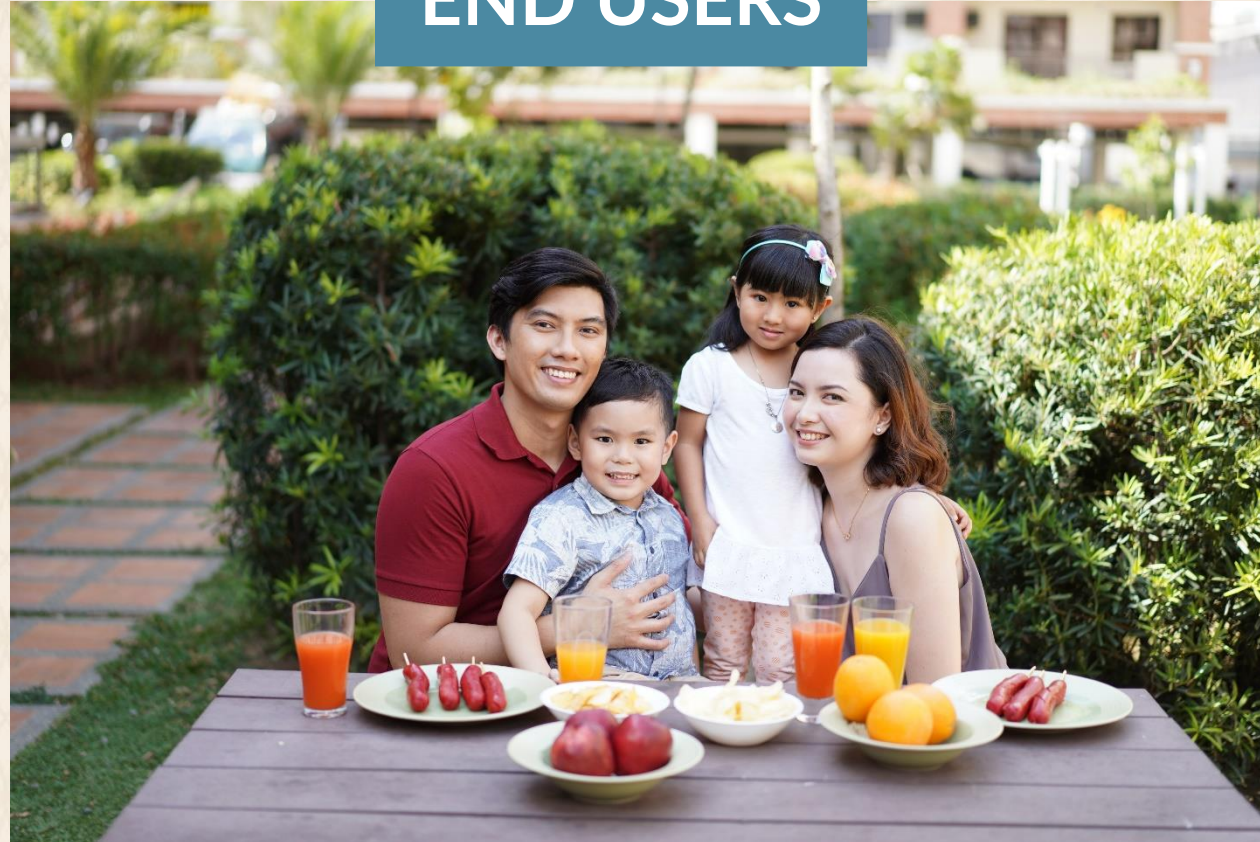


RENTAL
INCOME

ADDITIONAL
PROPERTY

END USERS

TARGET
MARKET



PRIMARY
HOME

UPGRADE

HALFWAY
HOME

WHY PURCHASE IN ALLEGRA GARDEN PLACE?

- ✓ BEST VALUE FOR MONEY OPTION
- ✓ SPACIOUS UNITS
- ✓ DESIGN INNOVATION
- ✓ UPGRADED AMENITIES AND FEATURES
- ✓ IDEAL LOCATION FOR HASSLE-FREE LIVING
- ✓ A DEVELOPMENT OF THE COUNTRY'S FIRST AAAA DEVELOPER



BEST VALUE FOR MONEY

BIG OPEN SPACES AND AMENITIES

LOWER P/SQM

	ALLEGRA GARDEN PLACE	DIRECT COMPETITION
Ave. Price per Sqm	PhP 149,408	PhP 212,240

*AGP Data - as of March 2021

**Competition Data - Colliers International 2020 Year End Market Report



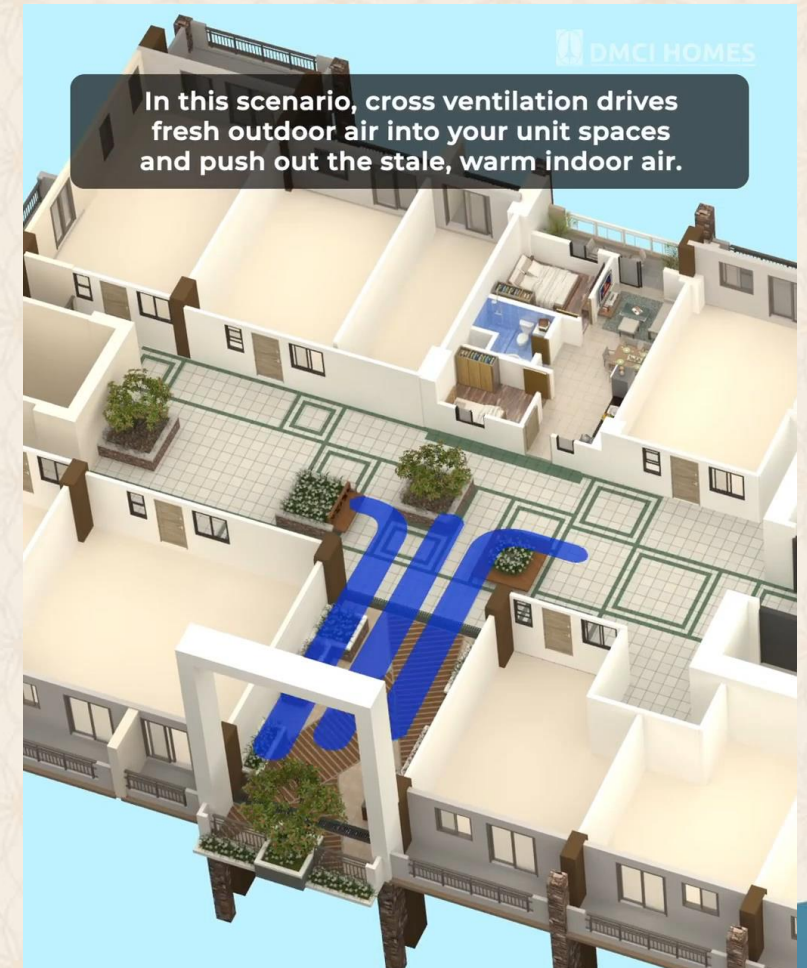
BEST VALUE FOR MONEY

WELL DESIGNED UNITS



Artist's Illustration of 2BR Unit

HEALTHY BUILDINGS



SPACIOUS UNITS

STUDIO
30 – 34 SQM



1BR
30 – 41 sqm



2BR
54 – 69 sqm



3BR
83 sqm



*Artist's Illustration of Unit Layouts

DESIGN INNOVATION

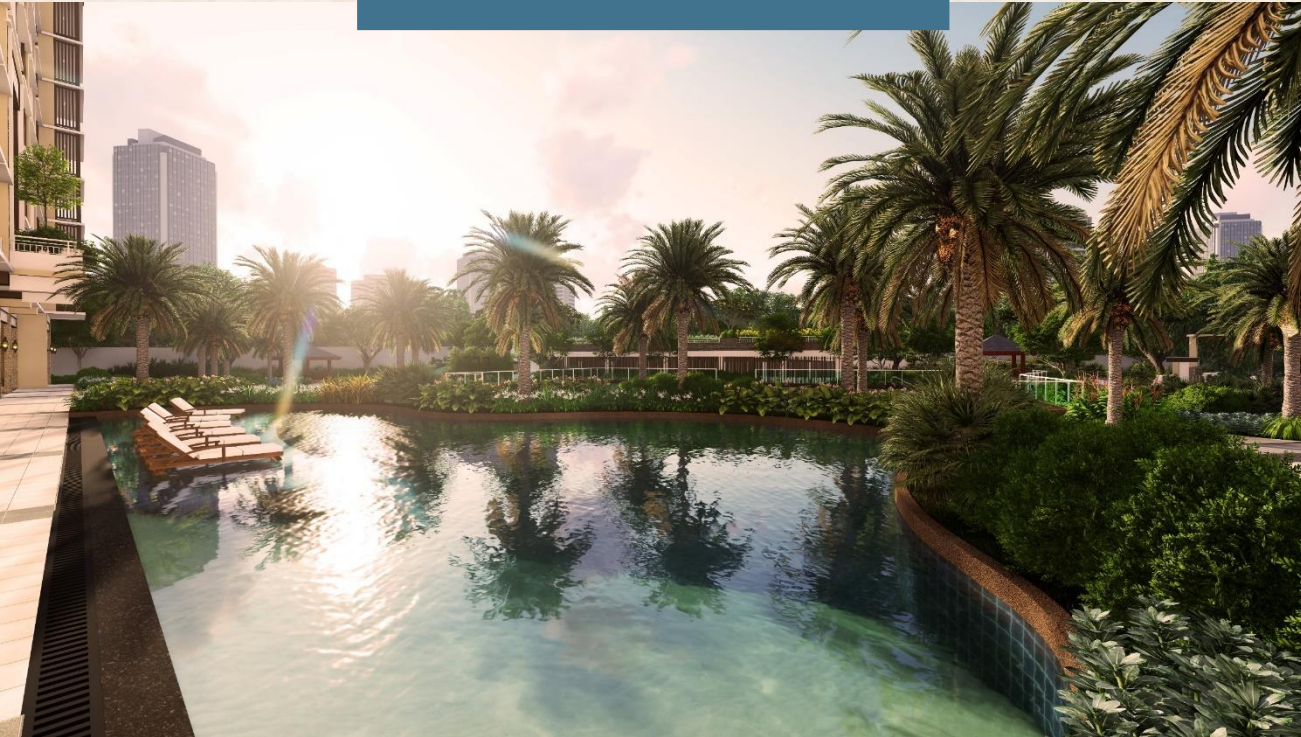


UPGRADED AMENITIES AND FEATURES



RESORT-TYPE AMENITIES

LEISURE POOL



LAP POOL



KIDDIE POOL



ELEVATED PLAY AREA



JOGGING PATH



SKY PROMENADE



INDOOR AMENITIES

- ✓ COVERED MULTI-PURPOSE COURT
- ✓ RECEPTION AREA
- ✓ LOUNGE AREA
- ✓ SKY LOUNGE
- ✓ ENTERTAINMENT ROOM
- ✓ FITNESS GYM
- ✓ GAME AREA
- ✓ OPEN CAFE



BUILDING FEATURES



- ✓ LUMIVENTT® TECHNOLOGY
- ✓ LANDSCAPED GARDEN ATRIUMS
- ✓ WI-FI IN COMMON AREAS
- ✓ FULL BACK-UP POWER FOR ALL UNITS AND COMMON AREAS
- ✓ 12 HIGH-SPEED ELEVATORS PER BUILDING
- ✓ PROVISION FOR CCTV IN STRATEGIC AREAS
- ✓ FIRE DETECTION, ALARM, AND SUPPRESSION SYSTEM (HEAT AND SMOKE DETECTORS, AND SPRINKLERS)

COMMUNITY FEATURES

FACILITIES

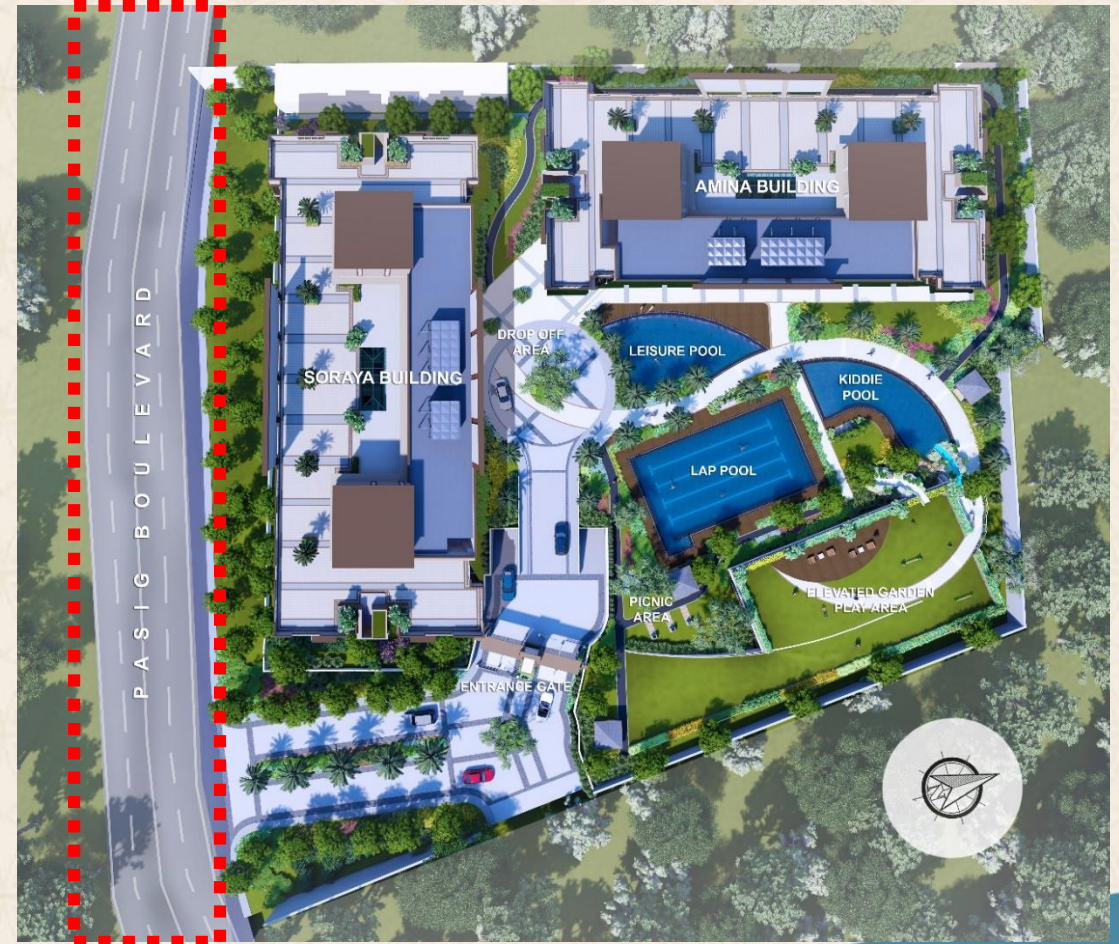
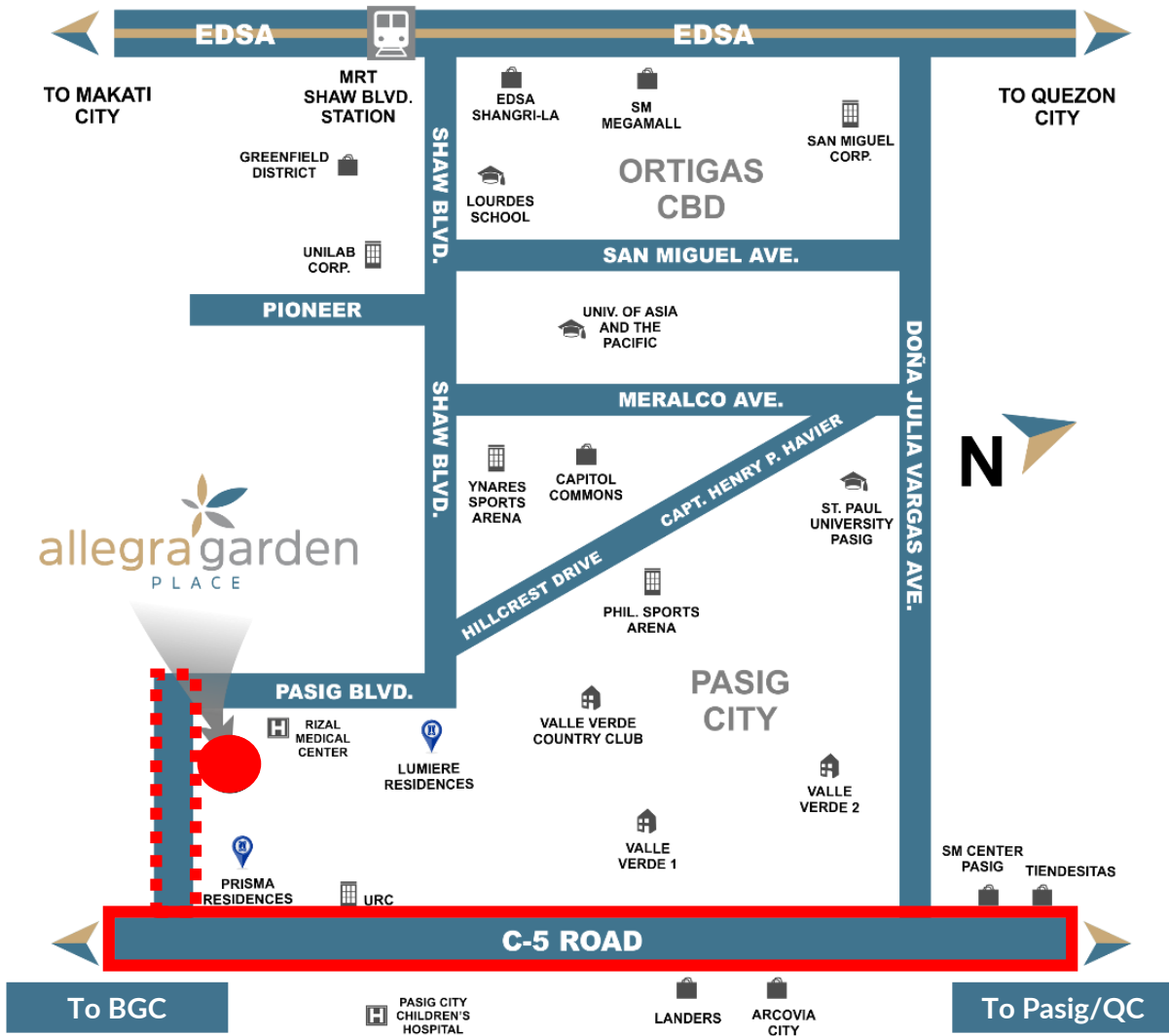
- ✓ CARD OPERATED LAUNDRY STATION
- ✓ CONVENIENCE STORE
- ✓ WATER REFILLING STATION

PMO Services

- ✓ GUARDED GATE AND ENTRANCE
- ✓ 24-HOUR SECURITY
- ✓ GENERAL MAINTENANCE OF COMMON AREAS
- ✓ UTILITIES APPLICATION AND PAYMENT ASSISTANCE



IDEAL LOCATION FOR HASSLE-FREE LIVING



WIDE SELECTION OF UNIT TYPES

UPGRADED AMENITIES

- ✓ RESORT TYPE AMENITIES
- ✓ ELEVATED ROOF GARDEN*
- ✓ COVERED MULTI-PURPOSE COURT (WOOD FLOORING)*
- ✓ JOG PATH
- ✓ GYM LOCATED AT THE ROOF DECK
- ✓ SKYLounge

DESIGN INNOVATION

- ✓ GLASS RAILINGS*
- ✓ BIGGER WINDOWS AND DOORS*
- ✓ LUMIVENT TECHNOLOGY

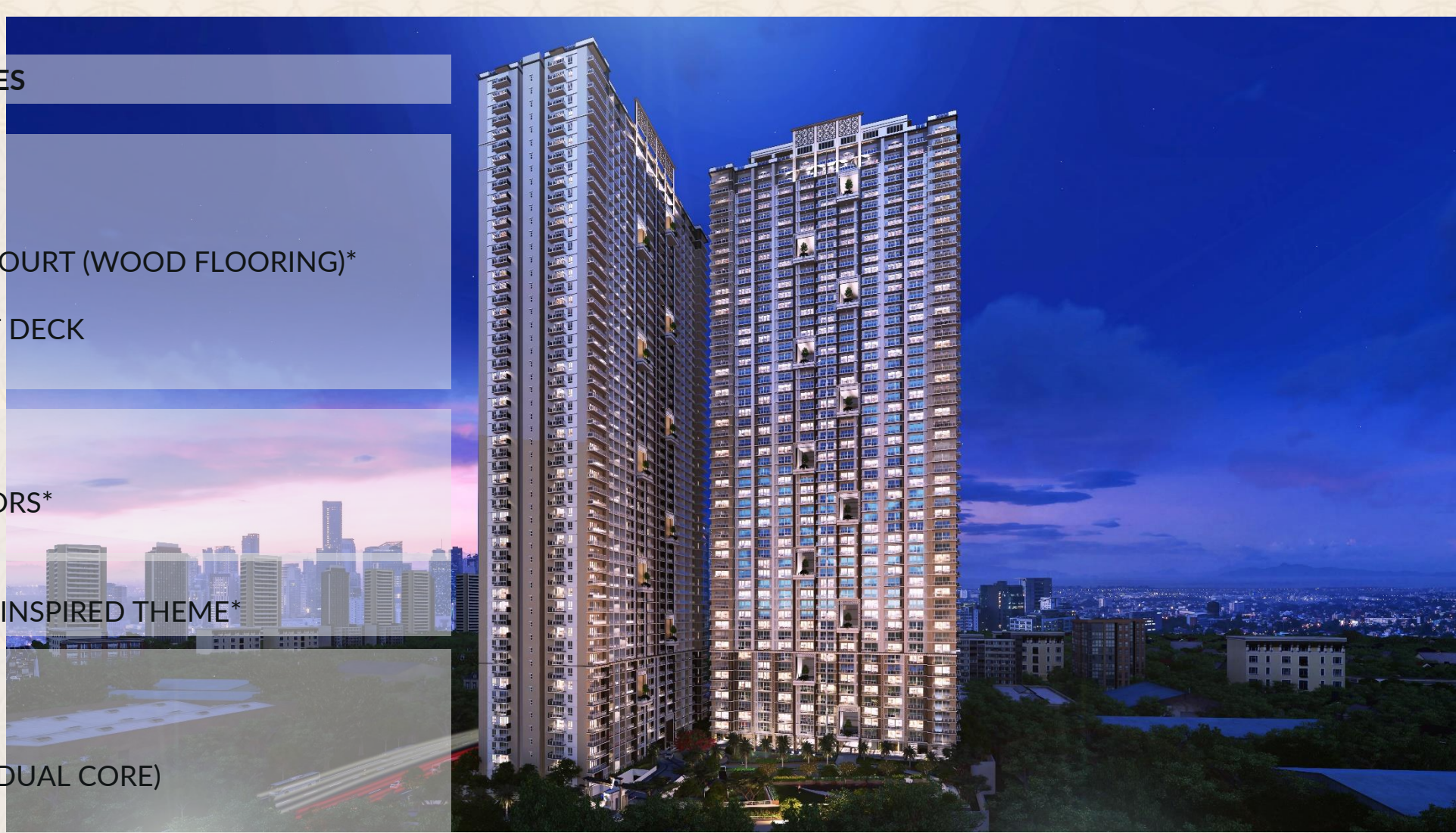
DISTINCTIVE THEME

- ✓ MODERN WITH MOROCCAN INSPIRED THEME*

HASSLE FREE LIVING

- ✓ 100% BACK-UP POWER
- ✓ WIFI ON COMMON AREAS
- ✓ 12 HIGH SPEED ELEVATORS (DUAL CORE)
- ✓ CARD OPERATED LAUNDRY
- ✓ CONVENIENCE STORE
- ✓ WATER STATION
- ✓ PROPERTY MANAGEMENT OFFICE
- ✓ 24/7 SECURITY
- ✓ GATED COMMUNITY

*NEW UPGRADES



WHAT ALLEGRA GARDEN PLACE OFFERS

ADVANTAGES OF OWNING A UNIT IN AMINA AND SORAYA

ADVANTAGES

WHY BUY IN AMINA BUILDING?

- ✓ EARLY RFO: JULY 2024
- ✓ WITH FLEXIBLE PAYTERMS (WITH ONGOING MODIFIED PROMO (FOR 2BR, 3BR UNITS))
- ✓ UNIT OFFERINGS FROM 1BR – 3BR
- ✓ GYM AT THE ROOF DECK
- ✓ UNOBSTRUCTED VIEWS OF:
WEST VIEWS - MAKATI, MANILA, ORTIGAS SKYLINE
EAST VIEWS - AMENITIES, ANTIPOLO RIDGE (UPPER FLOORS)
NORTH VIEWS - ORTIGAS, QC SKYLINE
- ✓ AMENITY / OPEN LOUNGE FLOOR (GF)

WHY BUY IN SORAYA FEATURES

- ✓ LONGER PAYTERM: JULY 2025 RFO
- ✓ HAS WIDER SELECTION OF UNIT OFFERINGS: STU – 3BR
- ✓ 2BR UNITS STRATEGICALLY LOCATED ON THE INNER PORTION OF FLOOR PLAN
- ✓ UNOBSTRUCTED VIEWS OF:
SOUTH VIEWS - BGC, MAKATI, MANILA SKYLINE, LAGUNA DE BAY
NORTH VIEWS - AMENITIES, ORTIGAS, QC SKYLINE
- ✓ SKYLOUNGE (FUNCTION HALL AT THE ROOF DECK)

A DEVELOPMENT OF THE COUNTRY'S FIRST AAAA DEVELOPER



PREMIER DEVELOPER OF RESORT INSPIRED
COMMUNITIES

DESIGNED WITH



Lumiventt®





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.