



# THE ERIN HEIGHTS



## **Project Brief**



# PROJECT NAME AND LOGO



THE ERIN HEIGHTS

## Name

Erin – Irish word meaning *peaceful*

## Logo

Leaves – represents *serenity*

Pink and gray colors – creates ideals of *harmony, relaxation, and contentment*





# PROJECT OVERVIEW

**Location:** Commonwealth Ave. corner Tandang Sora Ave.,  
Quezon City

**Development Type:** High-rise Residential Condominium

**Architectural Theme:** Modern Tropical

**No. of Storeys:** 55 (54 residential floors)

**Unit Types Offered:** Studio, 2BR, 3BR

**Amenities and Open Space Ratio:** 53%



# LOCATION





## Educational Institutions



**UP DILIMAN – 5 mins**



**NEW ERA UNIV. – 6 mins**



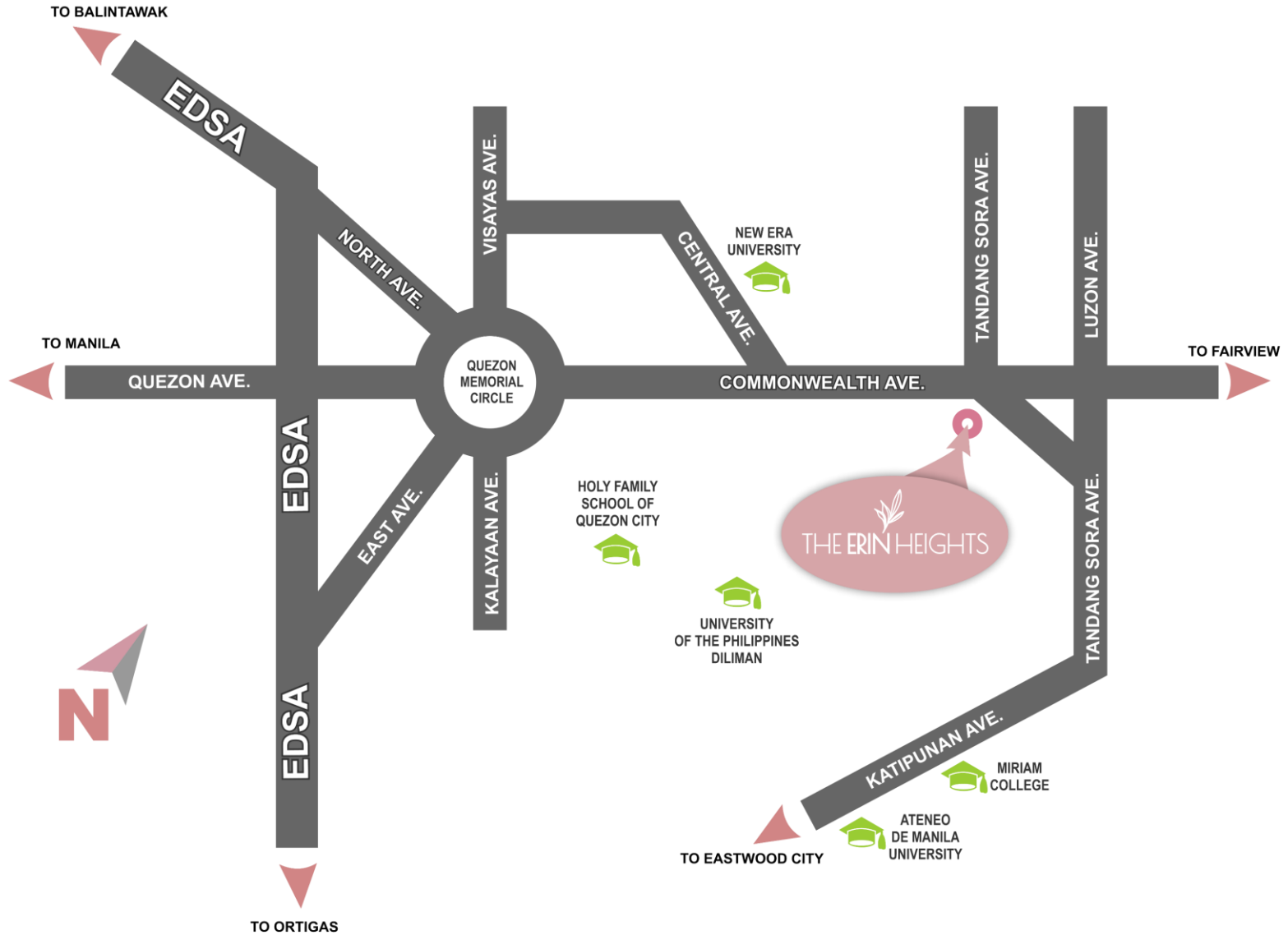
**HOLY FAMILY SCHOOL OF  
QC – 7 mins**



**MIRIAM COLLEGE – 7 mins**



**ATENEO DE MANILA UNIV. – 10 mins**



# Hospitals



**DILIMAN DOCTORS HOSPITAL – 1 min**



**GENERAL MALVAR HOSPITAL - 2 mins**



**NEW ERA GENERAL HOSPITAL – 5 mins**



**NATIONAL KIDNEY & TRANSPLANT INSTITUTE – 6 mins**



**PHILIPPINE HEART CENTER – 6 mins**



**VETERANS MEMORIAL MEDICAL CENTER – 11 mins**



# Commercial Centers and Business Hubs



UP TECHNOHUB – 5 mins



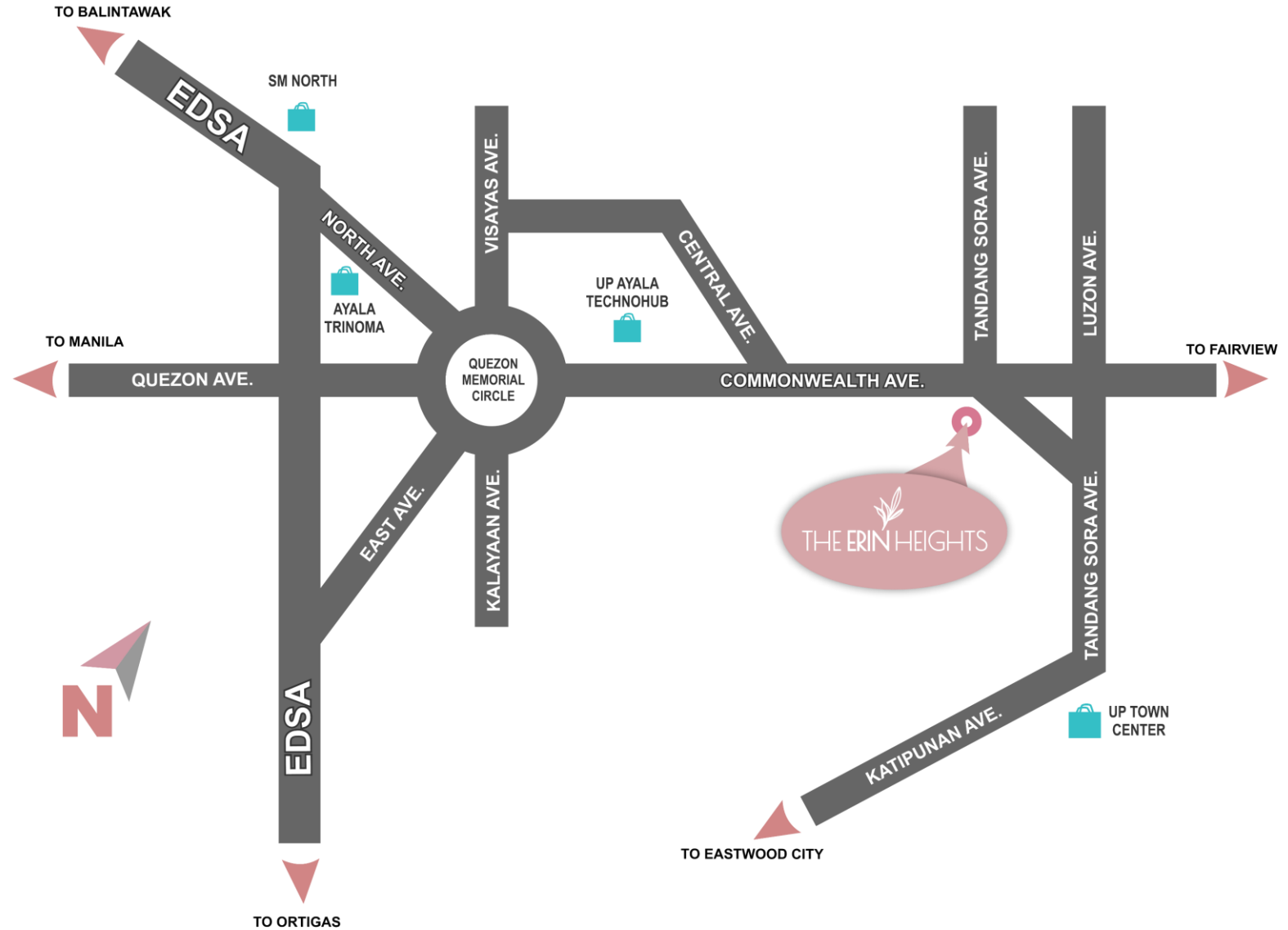
UP TOWN CENTER – 5 mins



TRINOMA – 12 mins



SM NORTH – 15 mins





## Other Key Places of Interest



**IGLESIA NI CRISTO LOKAL  
NA TEMPLO CENTRAL – 4 mins**



**QUEZON CITY HALL – 7 mins**



**NINOY AQUINO PARKS  
AND WILDLIFE CENTER – 7 mins**



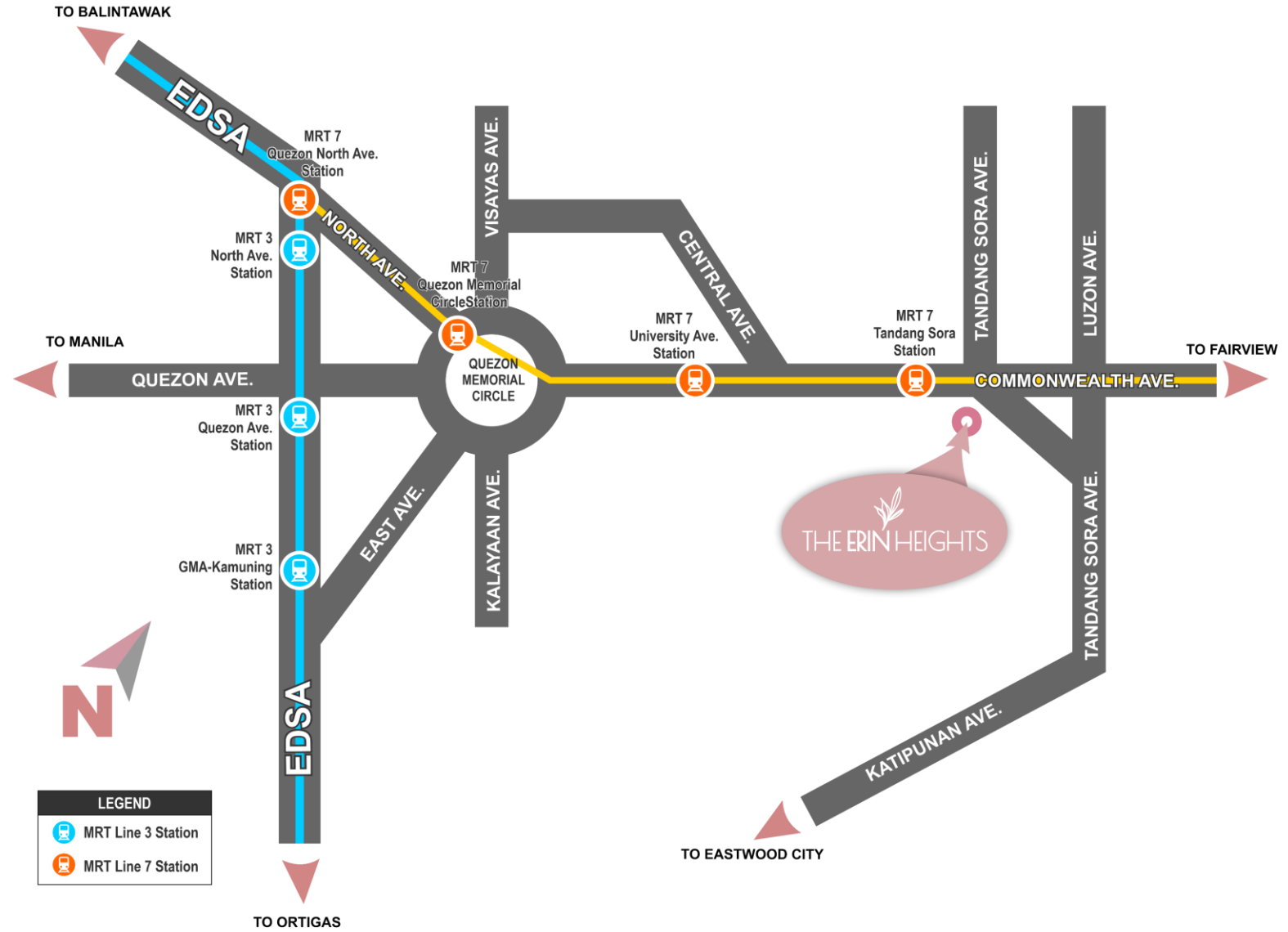
# Main Transport Lines



**MRT7** Tandang Sora Station – 150m



Connected to MRT-7 via Upcoming Grand Central Station





# TRANSIT ORIENTED DEVELOPMENT



# DEFINITION

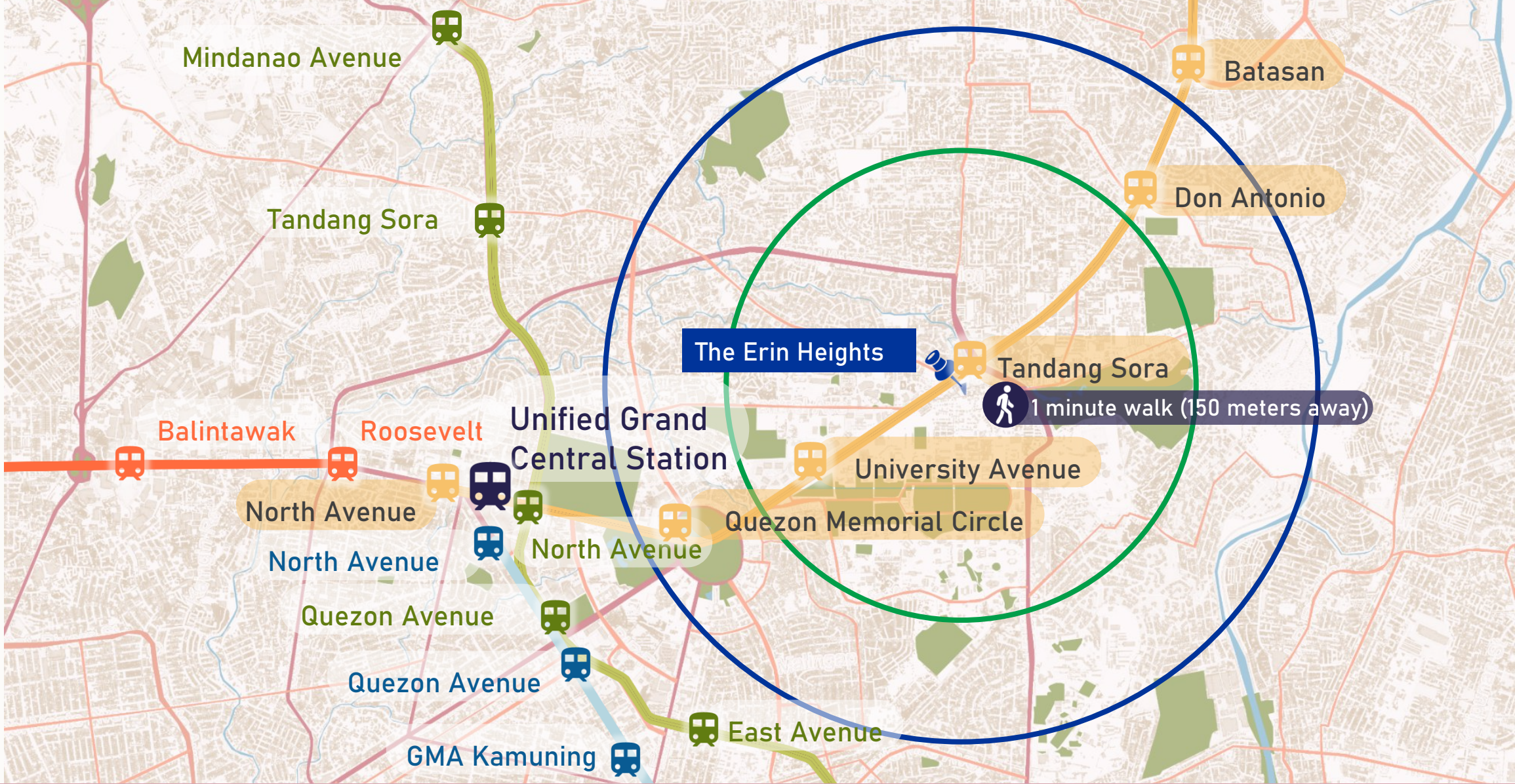
“the creation of compact, walkable, pedestrian-oriented, mixed-use communities centered around high quality train systems.” - tod.org

“integrated urban places designed to bring people, activities, buildings, and public space together, with easy walking and cycling connection between them and near-excellent transit service to the rest of the city.” - Institute for Transportation & Development Policy





ERI will be a transit-oriented project, benefitting from its access to the Tandang Sora Station of MRT-7





**Commonwealth  
Ave.**

**MRT-7\***  
**\*Under construction**

**Tandang Sora  
Station Entrance\***  
**\*projected location**

**Tandang Sora Ave.**  
**(road to Katipunan Ave.)**

**MRT-7**  
**Tandang Sora Station**  
**Entrance\***  
\*projected location  
(Around 1.5m away)



# MRT7

- Northeast-southwest line beginning from the North Triangle Common Station (Unified Grand Central Station) up to San Jose Del Monte Bulacan
- North Triangle Common Station connects MRT-7 to MRT-3, LRT-1, and the upcoming Metro Manila Subway
- Projected to reduce travel time from North Avenue to SJDM in Bulacan to 35 minutes from the current 2-3 hours
- 61% completed. Partial operations by 4Q 2022\*

\*Source: inquirer.net





# Unified Grand Central Station

- Common station along North Edsa and Trinoma that will connect the various key mass transit systems:
  - ✓ **MRT-3** – North Avenue, QC to Taft Avenue Station
  - ✓ **MRT-7** – North Avenue to San Jose Del Monte, Bulacan
  - ✓ **LRT-1** – Roosevelt to Baclaran (extension will be from North Ave. to Niog, Bacoor)
  - ✓ **Metro Manila Subway** – access up to Mindanao Avenue as well as towards Ortigas, BGC, NAIA
- ✓ Target operations: July 2022



Source: CNNPhilippines.com, TopGear.com

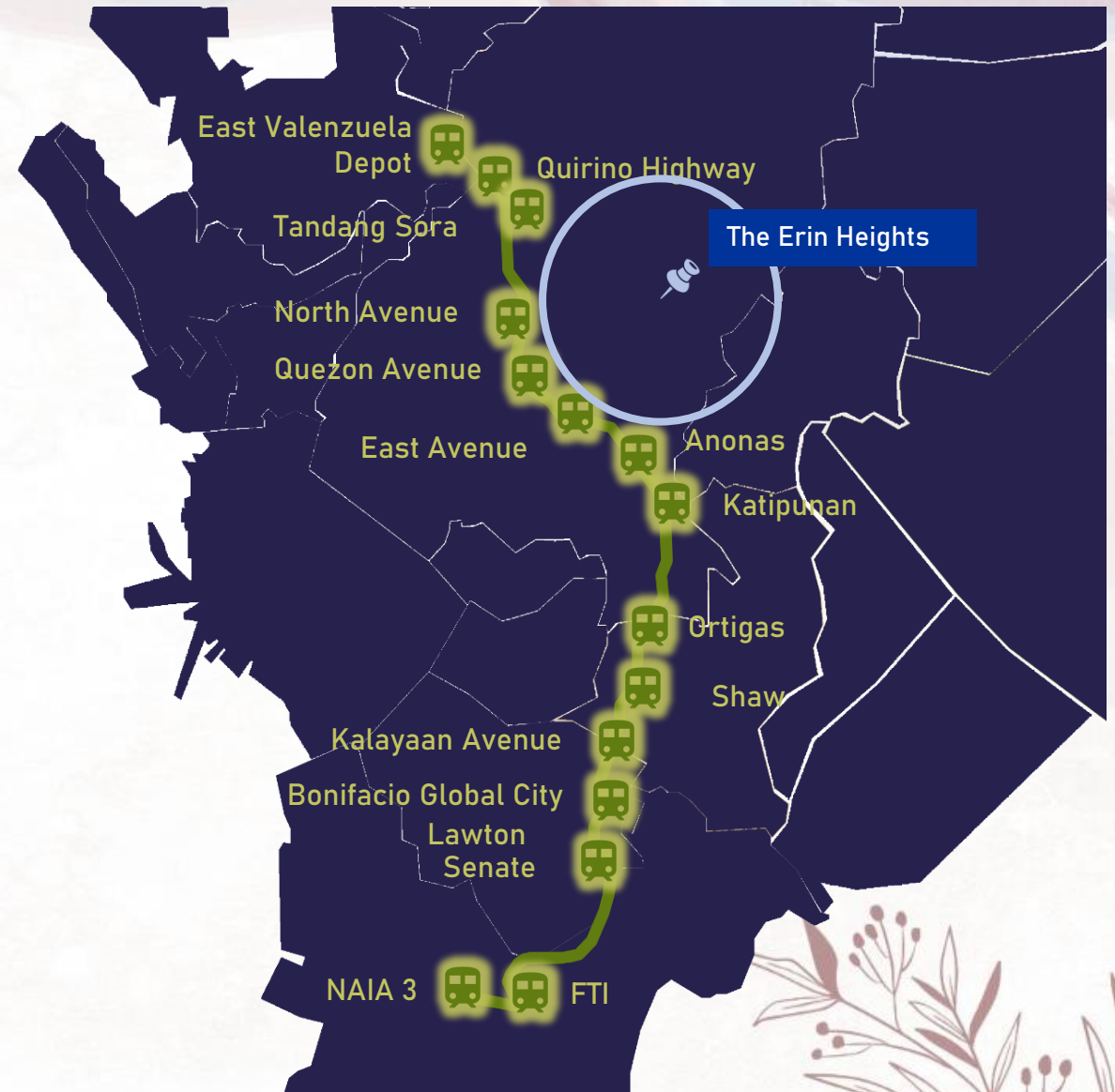
Source: DOT FB Page



# Metro Manila Subway


- Reduces travel time between QC and NAIA from 1 hour and 10 minutes to just 35 minutes
- Already 25.09% overall complete as of Nov 2021, with the tunnel works commencing in Q2 2022
- First phase including the East Valenzuela Station, PRI Building and MMS depot is targeted by 2022, while the entire line is projected for completion by 2025 or 2026

SOURCE: ManilaStandard.net, BWorldOnline.com





# Benefits of TOD

- ✓ **Save time and money**
    - Improved mobility - Shorter travel time
    - Cheaper Commute
  - ✓ **Better quality of life**
    - Increased accessibility to live, work and play
    - Healthier Lifestyle – less stress, more walking, less dependency on cars
  - ✓ **Higher and more stable property values**
    - Better Economy - influx of businesses
    - Example: Zinnia Towers – annual growth of 10.5% in a 9 year span
  - ✓ **Better Investment**
    - Higher rental yield
    - Attractiveness to future lessees
- 




# Target Market

## 1. End-users

- a. Young Families
- b. Upgraders
- c. Half-way Home Seekers

## 2. Investors

- a. Additional Property Acquisition
  - b. Rental Income
  - c. Resale
  - d. Inheritance/Gift to Children
- 



# 1. End-users

## a. Young Families

- **Motivation for purchase:**
  - The perfect place to live in and raise children
  - Convenience for the present and the future
- **Why The Erin Heights is perfect for them:**
  - ✓ Bigger units and generous combination of amenities and open spaces that they can enjoy.
  - ✓ Very accessible address for everyday needs and wants (present)
  - ✓ Nearby top universities in the country (future)





# 1. End-users

## b. Upgraders

- **Motivation for purchase:**
  - Looking for a bigger and better space
  - Former renter ready to make their first home purchase.
- **Why The Erin Heights is perfect for them:**
  - ✓ Bigger units
  - ✓ Exclusive community
  - ✓ Best value for money option in the area





# 1. End-users

## c. Half-way Home Seekers

- **Motivation for purchase:**
  - Looking for a place to stay in the area during office or school days
  - A secure address which that fits their lifestyle
- **Why The Erin Heights is perfect for them:**
  - ✓ Accessible to major business hubs, commercial centers and schools
  - ✓ Gated and secure community





## 2. Investors

### a. Additional Property

- **Motivation for purchase:**
  - A secondary home where they can relax or can use as a quick getaway
  - Additional asset that can be utilized in the future.
- **Why The Erin Heights is perfect for them:**
  - ✓ Exclusive address with a wide array of amenities and features
  - ✓ Perfect for personal use, for rental, and for use of children in the future.







## 2. Investors

### b. Rental Income

- **Motivation for purchase:**
  - Take advantage of the area's rental income potential
- **Why The Erin Heights is perfect for them:**
  - ✓ Best Value for Money – better rental yield
  - ✓ Product and location is attractive to future lessees – Bigger unit space + TOD component + Nearness to offices and schools





## 2. Investors

### c. Resale

- **Motivation for purchase:**
  - Looks to benefit from the possible increase in property value in the future.
- **Why The Erin Heights is perfect for them:**
  - ✓ Best Value for Money option in the area
  - ✓ Located in a TOD – better potential increase in land value = bigger returns on investment
  - ✓ Product and location is very attractive in the secondary market – TOD component + Nearness to offices and schools





## 2. Investors

### d. Inheritance/Gift to Children

- **Motivation for purchase:**
  - Invest for children's future.
  - Would want children to live close to them even when they grow up.
- **Why The Erin Heights is perfect for them:**
  - ✓ Nearby schools, commercial centers, and offices
  - ✓ Perfect address to start-off either professional life and/or start a family in.
  - ✓ Hassle-free and secure lifestyle.





# VALUE PROPOSITION



# Value Proposition

1. **Seamless Connectivity and Lifestyle**
2. **Well-designed Building and Spaces**
3. **Exclusive Community Experience**
4. **Best Value for Money Option**
5. **Resort-inspired Amenities**



# Seamless Connectivity and Lifestyle

- Accessibility to work, dine, and play options within the area.
- Within a Transit-oriented Development.
- Community Shuttle Service



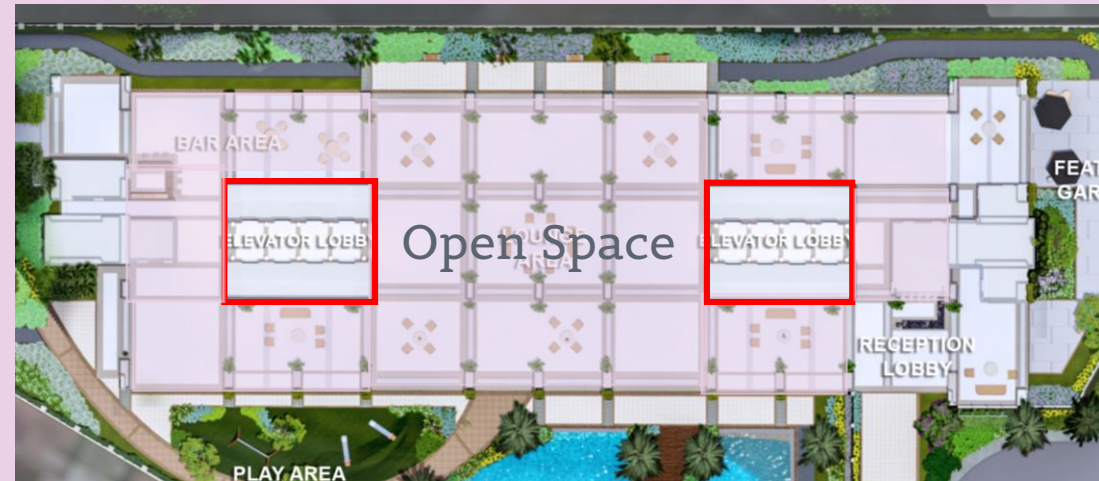
# Well-designed Building and Spaces

## Curved Balconies



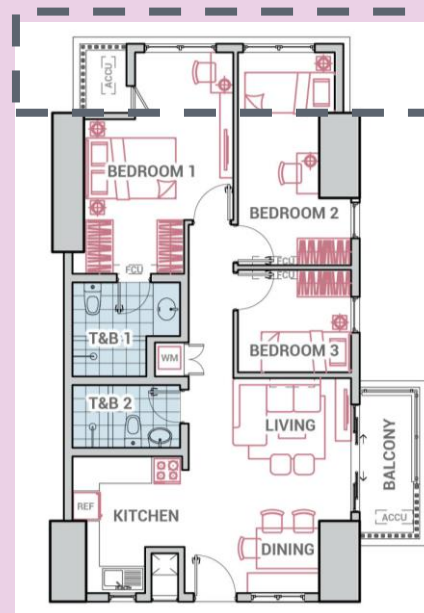
- “seamless” – natural shapes and lines
- Bigger balcony space for select units

## Balanced Utilization of Space



## Unit Options with Additional Space

Around 13.5sqm of additional livable space



# Improved Roof Deck Layout

### Sky Promenade



Turfs and benches for a more relaxing experience

### Sky Lounge fit for all-day use



Roof openings for natural light and breeze to permeate

Enjoy unobstructed views of the sky-line



### Sky Deck Pool with a view





# Exclusive Community Experience

- Gated and Secure Community
- Elegant Reception and Open Lounge Area
- Premium Property Management Services



# Best Value for Money Option

- Bigger unit cuts
- Competitive Price per Sqm
- Superior Location
- Expansive Amenities and Features



# Resort-inspired Amenities

Kiddie Pool



Leisure Pool



Children's Play Area



Shooting Court



Feature Garden



Sky Deck Pool





# PROJECT IN FOCUS

# PROJECT SUMMARY



6,103 sqm



1 HRB  
55 Storeys



54 Residential Floors



8 Basement Parking Floors



1 Amenity Level





ARCHITECTURAL THEME  
**Modern Tropical**





BUILDING FACADE

THE ERIN HEIGHTS



BUILDING FACADE

THE ERIN HEIGHTS





## SITE DEVELOPMENT

THE ERIN HEIGHTS

1. Entrance Gate & Guardhouse
2. Drop Off Area
3. Kiddie Pool
4. Leisure Pool
5. Play Area
6. Shooting Court
7. Feature Garden
8. Sky Promenade
9. Sky Lounge
10. Sky Deck Pool





AMENITY CORE

THE ERIN HEIGHTS



GATE & GUARDHOUSE

THE ERIN HEIGHTS



DROP-OFF AREA

THE ERIN HEIGHTS



KIDDIE POOL

THE ERIN HEIGHTS



LEISURE POOL

  
THE ERIN HEIGHTS



PLAY AREA

THE ERIN HEIGHTS



SHOOTING COURT

THE ERIN HEIGHTS





FEATURE GARDEN

THE ERIN HEIGHTS



SKY PROMENADE

THE ERIN HEIGHTS



SKY LOUNGE

THE ERIN HEIGHTS



SKY DECK POOL

THE ERIN HEIGHTS



Lumiventt



SKY PATIO

THE ERIN HEIGHTS



# THE ERIN HEIGHTS

## VIEWS

The main title "THE ERIN HEIGHTS" is centered on the page. "THE" and "HEIGHTS" are in a grey, sans-serif font, while "ERIN" is in a larger, reddish-pink, sans-serif font. A decorative floral element in reddish-pink is positioned above the word "ERIN". Below the main title, the word "VIEWS" is written in a bold, dark blue, sans-serif font. The background features a light beige marbled texture, a large wavy graphic on the right side with shades of blue and pink, and decorative floral elements in the corners.



# QUEZON CITY

NORTH VIEW







MARIKINA

EAST VIEW





# ANTIPOLO

SOUTH VIEW





# MANILA

## WEST VIEW





BALCONY VIEW

THE ERIN HEIGHTS



RECEPTION LOBBY

THE ERIN HEIGHTS



OPEN LOUNGE

THE ERIN HEIGHTS

A decorative graphic in the top-left corner of the slide, consisting of a branch with several leaves and small berries, rendered in a light blue-grey color.

# INDOOR AMENITIES

Snack Bar

Game Area

Fitness Gym

Entertainment Room



*Actual images from an RFO project*

A decorative graphic in the bottom-right corner of the slide, consisting of a branch with several leaves and small berries, rendered in a light purple-pink color.



# COWORKING SPACE

*Architect's visualization only. Details and specifications are not final and may be subject to change without prior notice.*



# FACILITIES

Convenience Store

Card Operated Laundry

Water Refilling Station

OTHERS:

High-Speed Elevators

100% Emergency Back-Up Power

Property Management Office

(DPMC)



*Actual images from an RFO project*





# MORE PROJECT FEATURES



Garbage Chute



Shuttle




Water recycling and  
treatment





# Water recycling and treatment



- 1 Ensures water supply during shortages
  - 2 Savings on water bills
  - 3 Sustainable
- 

A decorative illustration of a branch with leaves and small berries in the top-left corner.A decorative illustration of a branch with leaves in the center, positioned above the word "ERIN".

# THE ERIN HEIGHTS EXTRA PROJECT HIGHLIGHTS

A decorative illustration of a branch with leaves and small berries in the bottom-right corner.



BUILDING FACADE

THE ERIN HEIGHTS

A decorative illustration of a branch with leaves and small berries in the top left corner.

# THE ERIN HEIGHTS

- 1 Bigger units
  - 2 Wide selection of units
- 
- A decorative illustration of a branch with leaves and small berries in the bottom right corner.



SKY LOUNGE

THE ERIN HEIGHTS



SKY LOUNGE

THE ERIN HEIGHTS





THE ERIN HEIGHTS

# BASEMENT LEVEL ASIGNMENT

Zone	Residential Floor	Parking Floor
High	46 <sup>th</sup> to PH	B1 to B2
Mid	26 <sup>th</sup> to 45 <sup>th</sup>	B3 to B5
Low	2 <sup>nd</sup> to 25 <sup>th</sup>	B6 to B8

*All zones have access to the Ground Floor and Basement 1*



High Zone

Mid Zone

Low Zone



THE ERIN HEIGHTS  
LAUNCH INVENTORY

The main title is centered on the page. "THE" and "HEIGHTS" are in a grey, all-caps, sans-serif font. "ERIN" is in a larger, pink, all-caps, sans-serif font. Below this, "LAUNCH INVENTORY" is in a bold, dark grey, all-caps, serif font. The background features a light beige marbled pattern, a large wavy graphic on the right side with shades of pink, blue, and beige, and decorative floral illustrations in the corners.



THE ERIN HEIGHTS

# INVENTORIES FOR LAUNCH

UNITS		
Unit Types	Unit Area (sqm)	Gross Area (sqm)
STU	24.0 - 32.5	28.5 - 33.0
2-BR	45.0 - 70.5	48.5 - 80.5
3-BR	70.5 - 82.5	76.5 - 87.0

PARKING SLOTS*		
Parking Types	Parking Area (sqm)	Gross Area (sqm)
Single	12.5 - 18.5	12.5 - 26.0
Tandem	12.5 - 13.5	12.5 - 22.0

*Some PS come w/ utility storage.*



High Zone  
B1 to B2

Mid Zone  
B3

Low Zone

A decorative illustration of a branch with leaves and small berries in the top left corner.A decorative illustration of a branch with leaves in the center, positioned above the word "ERIN".

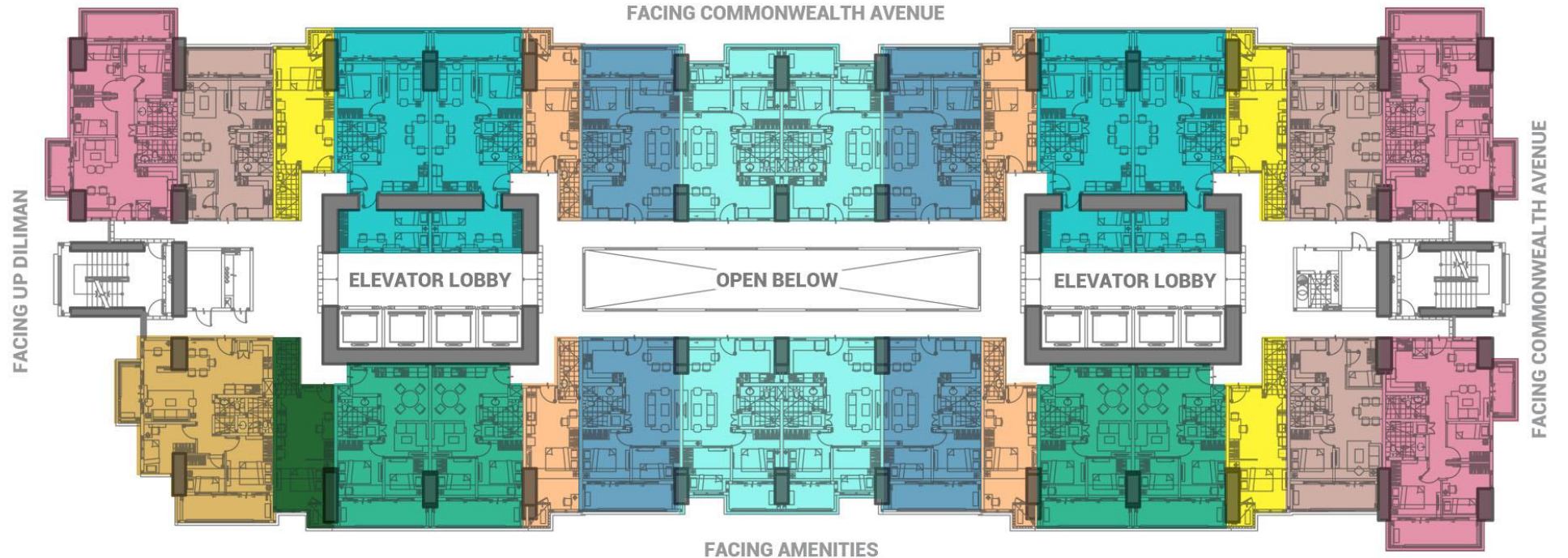
# THE ERIN HEIGHTS

## FLOOR PLANS & UNIT LAYOUTS

A decorative illustration of a branch with leaves and small berries in the bottom right corner.



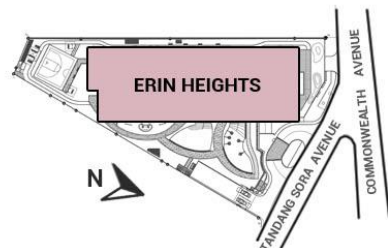
# TYPICAL FLOOR



- Studio G (Inner Unit)**  
Approx. Gross Floor Area: 30.00 sqm
- Studio I (Inner Unit)**  
Approx. Gross Floor Area: 32.50 sqm
- Studio J (Inner Unit)**  
Approx. Gross Floor Area: 32.50 sqm
- 2 Bedroom A (Inner Unit)**  
Approx. Gross Floor Area: 54.50 sqm
- 2 Bedroom G (Inner Unit)**  
Approx. Gross Floor Area: 58.50 sqm
- 2 Bedroom L (Inner Unit)**  
Approx. Gross Floor Area: 59.00 sqm
- 2 Bedroom J (Inner Unit)**  
Approx. Gross Floor Area: 61.50 sqm
- 2 Bedroom N (Inner Unit)**  
Approx. Gross Floor Area: 76.50 sqm
- 3 Bedroom A (End Unit)**  
Approx. Gross Floor Area: 84.00 sqm
- 3 Bedroom C (End Unit)**  
Approx. Gross Floor Area: 87.00 sqm

Floor Level :  
5<sup>th</sup> - 6<sup>th</sup>, 11<sup>th</sup> - 12<sup>th</sup>, 18<sup>th</sup> - 19<sup>th</sup>, 24<sup>th</sup>  
- 25<sup>th</sup>, 30<sup>th</sup>, 35<sup>th</sup>, 40<sup>th</sup>, 45<sup>th</sup>, 50<sup>th</sup>,  
55<sup>th</sup>, PH

NOTE: Standard policy regarding request for tandem shall apply.

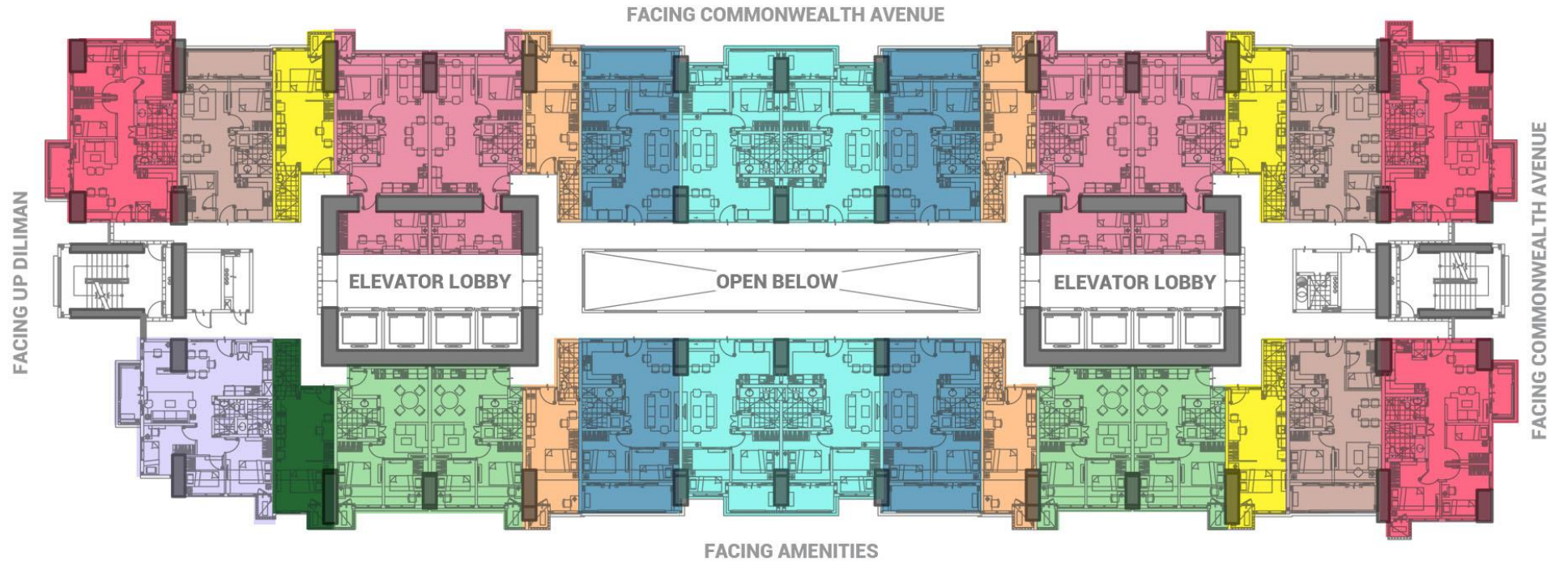


## 40th, 45th & 55th Floor Level Plan

- 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

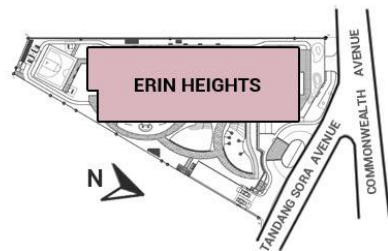


- Studio G (Inner Unit)**  
Approx. Gross Floor Area: 30.00 sqm
- Studio I (Inner Unit)**  
Approx. Gross Floor Area: 32.50 sqm
- Studio J (Inner Unit)**  
Approx. Gross Floor Area: 32.50 sqm
- 2 Bedroom E (Inner Unit)**  
Approx. Gross Floor Area: 48.50 sqm
- 2 Bedroom G (Inner Unit)**  
Approx. Gross Floor Area: 58.50 sqm
- 2 Bedroom L (Inner Unit)**  
Approx. Gross Floor Area: 59.00 sqm
- 2 Bedroom J (Inner Unit)**  
Approx. Gross Floor Area: 61.50 sqm
- 2 Bedroom R (Inner Unit)**  
Approx. Gross Floor Area: 70.50 sqm
- 3 Bedroom B (End Unit)**  
Approx. Gross Floor Area: 76.50 sqm
- 3 Bedroom D (End Unit)**  
Approx. Gross Floor Area: 79.00 sqm

Floor Level :

7<sup>th</sup> , 14<sup>th</sup> , 20<sup>th</sup> , 26<sup>th</sup> , 31<sup>st</sup> , 36<sup>th</sup> , 41<sup>st</sup> ,  
46<sup>th</sup> , 51<sup>st</sup> ,

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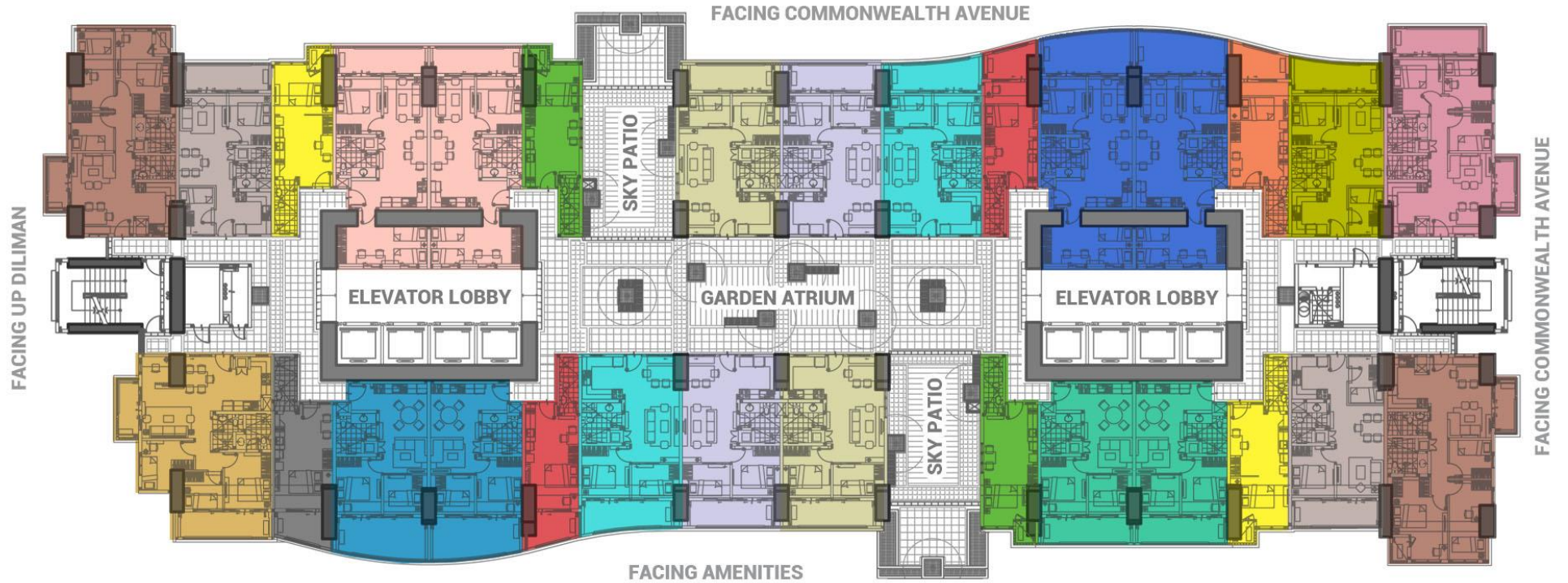


## 36th, 41st & 46th Floor Level Plan

- Plans reflected as visuals are not to scale.
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# ATRIUM FLOOR



- |                                                                        |                                                                        |                                                                        |                                                                        |                                                                        |
|------------------------------------------------------------------------|------------------------------------------------------------------------|------------------------------------------------------------------------|------------------------------------------------------------------------|------------------------------------------------------------------------|
| <b>Studio B (Inner Unit)</b><br>Approx. Gross Floor Area: 25.00 sqm    | <b>Studio C (Inner Unit)</b><br>Approx. Gross Floor Area: 27.50 sqm    | <b>Studio D (Inner Unit)</b><br>Approx. Gross Floor Area: 27.50 sqm    | <b>Studio H (Inner Unit)</b><br>Approx. Gross Floor Area: 31.50 sqm    | <b>Studio I (Inner Unit)</b><br>Approx. Gross Floor Area: 32.50 sqm    |
| <b>2 Bedroom A (Inner Unit)</b><br>Approx. Gross Floor Area: 45.00 sqm | <b>2 Bedroom B (Inner Unit)</b><br>Approx. Gross Floor Area: 45.00 sqm | <b>2 Bedroom G (Inner Unit)</b><br>Approx. Gross Floor Area: 49.50 sqm | <b>2 Bedroom H (Inner Unit)</b><br>Approx. Gross Floor Area: 49.50 sqm | <b>2 Bedroom I (Inner Unit)</b><br>Approx. Gross Floor Area: 52.00 sqm |
| <b>2 Bedroom K (Inner Unit)</b><br>Approx. Gross Floor Area: 52.00 sqm | <b>2 Bedroom M (Inner Unit)</b><br>Approx. Gross Floor Area: 55.00 sqm | <b>2 Bedroom N (Inner Unit)</b><br>Approx. Gross Floor Area: 67.00 sqm | <b>2 Bedroom O (Inner Unit)</b><br>Approx. Gross Floor Area: 67.00 sqm | <b>3 Bedroom A (End Unit)</b><br>Approx. Gross Floor Area: 70.00 sqm   |
| <b>3 Bedroom C (End Unit)</b><br>Approx. Gross Floor Area: 73.00 sqm   | <b>3 Bedroom E (End Unit)</b><br>Approx. Gross Floor Area: 79.50 sqm   |                                                                        |                                                                        |                                                                        |



Floor Level :  
2<sup>nd</sup>, 8<sup>th</sup>, 15<sup>th</sup>, 21<sup>st</sup>, 27<sup>th</sup>, 32<sup>nd</sup>,  
37<sup>th</sup>, 42<sup>nd</sup>, 47<sup>th</sup>, 52<sup>nd</sup>

NOTE: Standard policy regarding request for tandem shall apply.

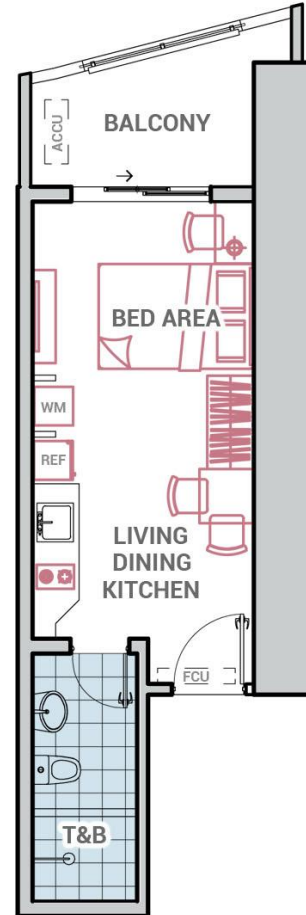
## 42nd & 52nd Floor Level Plan

- 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.



# Studio A

Location	Inner Unit
Unit Area	24.00 sqm
Gross Area	29.50 sqm



## STUDIO A - INNER UNIT

### AREA ALLOCATION

LIVING / DINING / KITCHEN	10.55 sqm
BED AREA	8.00
TOILET & BATH	5.45
BALCONY	5.50

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**APPROX. GROSS FLOOR AREA: 29.50 sqm**

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

Floor Level : 49<sup>th</sup> Floor



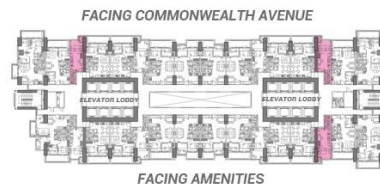
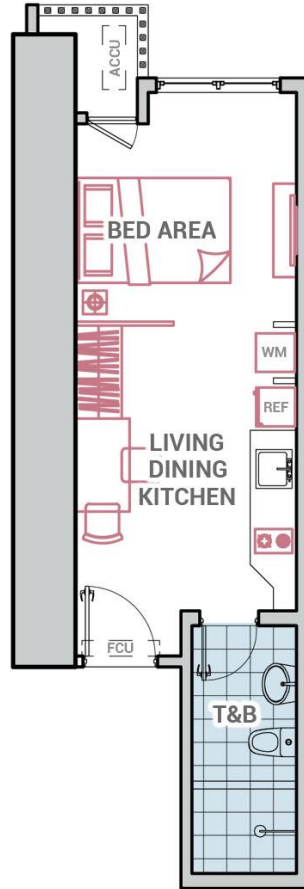




# Studio E

Location	Inner Unit
Unit Area	28.50 sqm
Gross Area	28.50 sqm

Floor Level : 49<sup>th</sup> – 51<sup>st</sup> Floor



## STUDIO E - INNER UNIT

### AREA ALLOCATION

LIVING / DINING / KITCHEN	10.65 sqm
BED AREA	12.40
TOILET & BATH	5.45

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**APPROX. GROSS FLOOR AREA: 28.50 sqm**

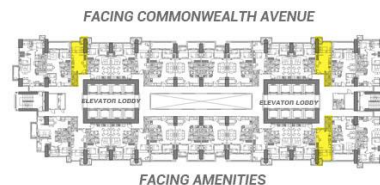
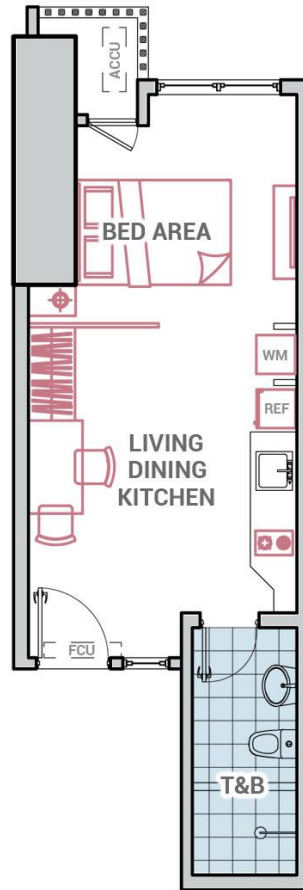
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- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- KEY PLAN IS BASED ON TYPICAL FLOOR



# Studio I

Location	Inner Unit
Unit Area	32.50 sqm
Gross Area	32.50 sqm

Floor Level : 37<sup>th</sup> – 48<sup>th</sup>, 52<sup>nd</sup> – 45<sup>th</sup> Floor



## STUDIO I - INNER UNIT

### AREA ALLOCATION

LIVING / DINING / KITCHEN	14.85 sqm
BED AREA	12.20
TOILET & BATH	5.45

---

**APPROX. GROSS FLOOR AREA: 32.50 sqm**

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

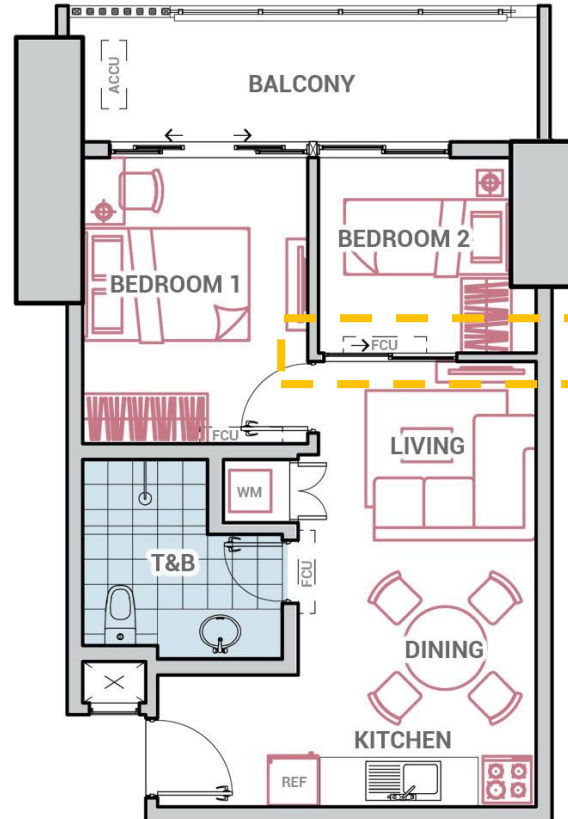


# 2-BR A

Location Inner Unit

Unit Area 45.00 sqm

Gross Area 54.50 sqm



## 2 BEDROOM A - INNER UNIT

### AREA ALLOCATION

LIVING & DINING	10.95 sqm
KITCHEN	9.00
BEDROOM 1	10.65
BEDROOM 2	7.20
TOILET & BATH	7.20
BALCONY	9.50

**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

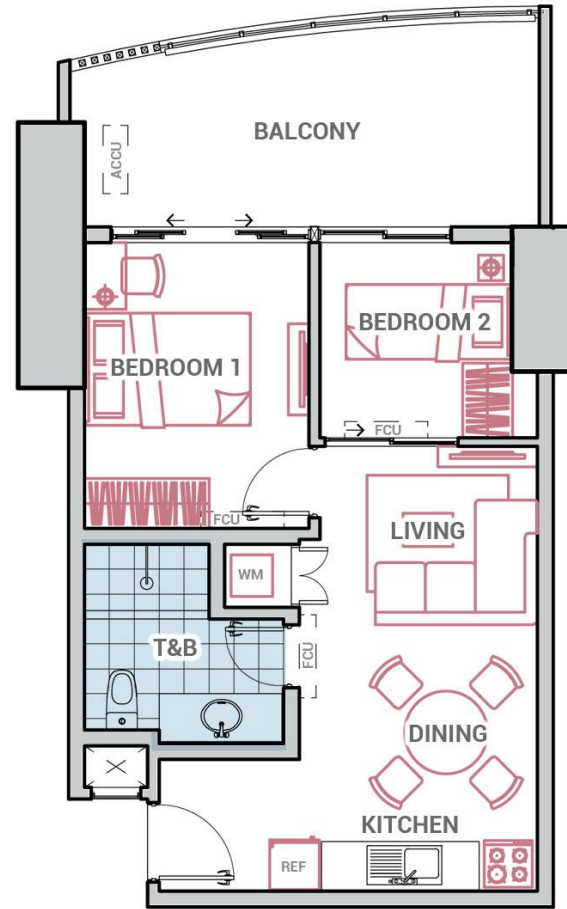
Floor Level : 37<sup>th</sup> – 40<sup>th</sup>, 42<sup>nd</sup> – 45<sup>th</sup>, 47<sup>th</sup> – 50<sup>th</sup>,  
52<sup>nd</sup> – PH Floor





# 2-BR B

Location Inner Unit  
Unit Area 45.00 sqm  
Gross Area 58.50 sqm



## 2 BEDROOM B - INNER UNIT

### AREA ALLOCATION

LIVING & DINING	10.95 sqm
KITCHEN	9.00
BEDROOM 1	10.65
BEDROOM 2	7.20
TOILET & BATH	7.20
BALCONY	13.50

**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

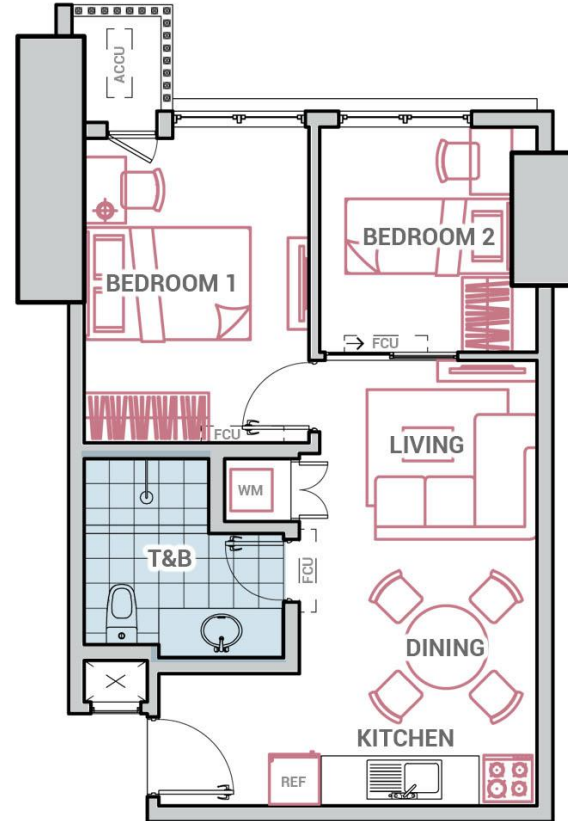
Floor Level : 37<sup>th</sup> – 39<sup>th</sup>, 42<sup>nd</sup> – 44<sup>th</sup>, 47<sup>th</sup> – 49<sup>th</sup>,  
52<sup>nd</sup> – 54<sup>th</sup> Floor





# 2-BR E

Location Inner Unit  
Unit Area 48.50 sqm  
Gross Area 48.50 sqm



## 2 BEDROOM E - INNER UNIT

### AREA ALLOCATION

LIVING & DINING	10.45 sqm
KITCHEN	9.00
BEDROOM 1	13.65
BEDROOM 2	8.20
TOILET & BATH	7.20

**APPROX. GROSS FLOOR AREA: 48.50 sqm**

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

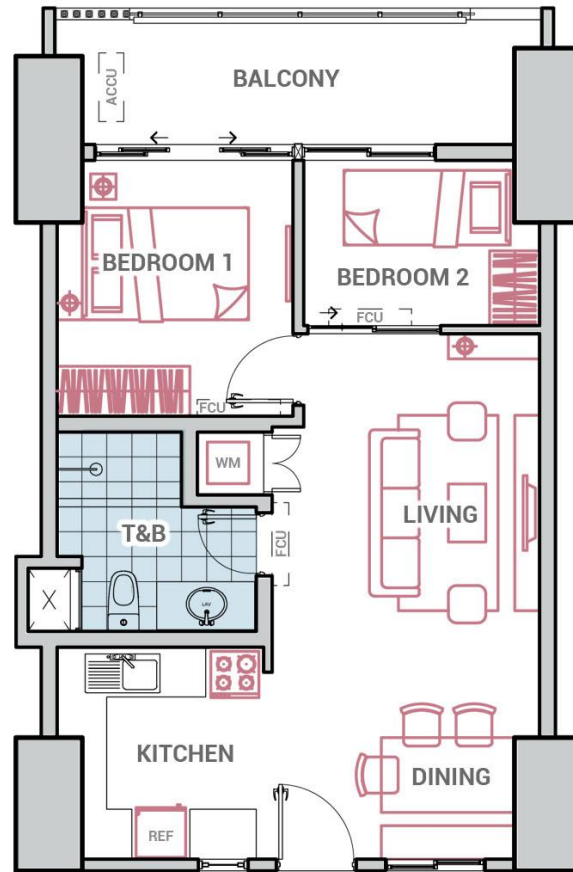
Floor Level : 41<sup>st</sup>, 46<sup>th</sup>, 51<sup>st</sup> Floor





# 2-BR I

Location	Inner Unit
Unit Area	52.00 sqm
Gross Area	61.50 sqm



## 2 BEDROOM I - INNER UNIT

### AREA ALLOCATION

LIVING & DINING	21.60 sqm
KITCHEN	7.20
BEDROOM 1	10.00
BEDROOM 2	6.50
TOILET & BATH	6.70
BALCONY	9.50

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**APPROX. GROSS FLOOR AREA: 61.50 sqm**

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

Floor Level : 37<sup>th</sup> – 39<sup>th</sup>, 42<sup>nd</sup> – 44<sup>th</sup>, 47<sup>th</sup> – 49<sup>th</sup>,  
52<sup>nd</sup> – 54<sup>th</sup>, PH Floor



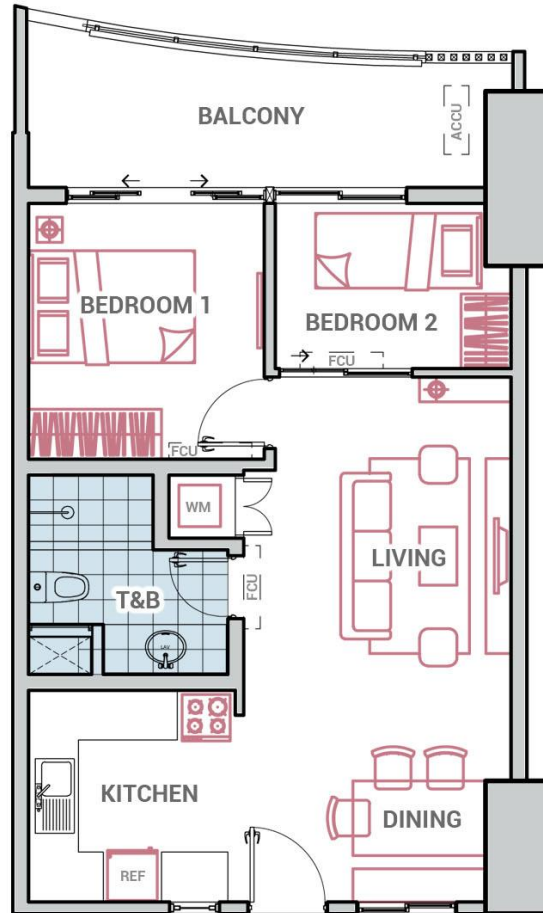


# 2-BR K

Location Inner Unit

Unit Area 52.00 sqm

Gross Area 62.50 sqm



## 2 BEDROOM K- INNER UNIT

### AREA ALLOCATION

LIVING & DINING	21.60 sqm
KITCHEN	7.20
BEDROOM 1	10.00
BEDROOM 2	6.50
TOILET & BATH	6.70
BALCONY	10.50

**APPROX. GROSS FLOOR AREA: 62.50 sqm**

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

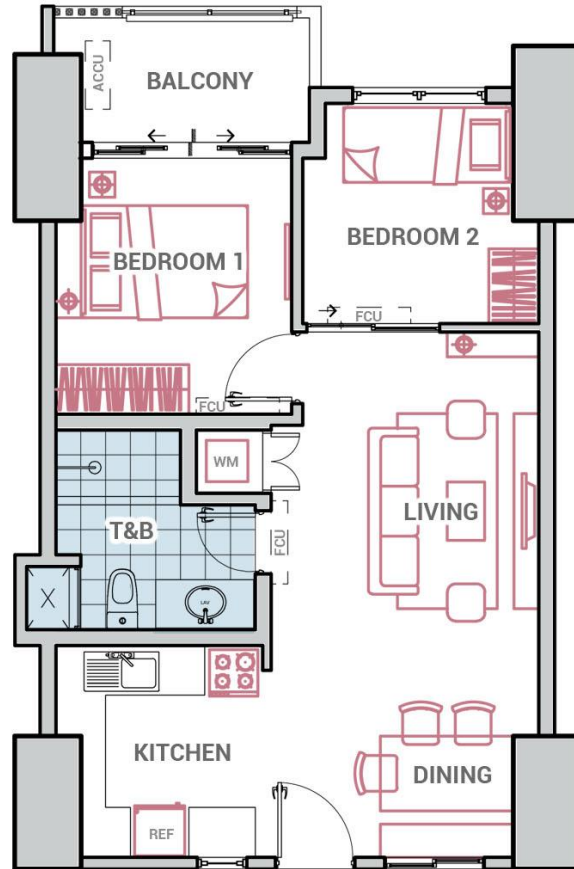
Floor Level : 37<sup>th</sup> – 39<sup>th</sup>, 42<sup>nd</sup> – 44<sup>th</sup>, 47<sup>th</sup> – 49<sup>th</sup>,  
52<sup>nd</sup> – 54<sup>th</sup> Floor





# 2-BR L

Location Inner Unit  
 Unit Area 54.00 sqm  
 Gross Area 59.00 sqm



## 2 BEDROOM L- INNER UNIT

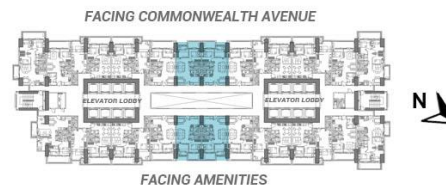
### AREA ALLOCATION

LIVING & DINING	21.60 sqm
KITCHEN	7.20
BEDROOM 1	10.00
BEDROOM 2	8.50
TOILET & BATH	6.70
BALCONY	5.00

**APPROX. GROSS FLOOR AREA: 59.00 sqm**

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

Floor Level : 40<sup>th</sup> – 41<sup>st</sup>, 45<sup>th</sup> – 46<sup>th</sup>, 50<sup>th</sup> – 51<sup>st</sup>,  
55<sup>th</sup> Floor





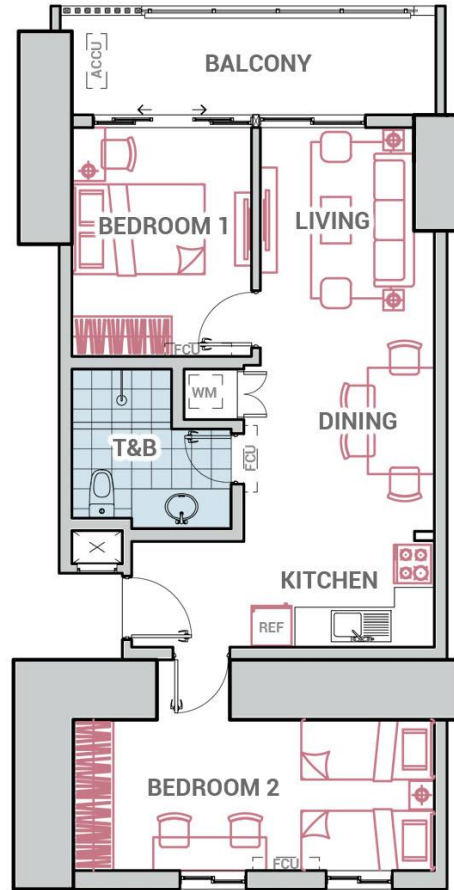


# 2-BR N

Location Inner Unit

Unit Area 67.00 sqm

Gross Area 76.50 sqm



## 2 BEDROOM N - INNER UNIT

### AREA ALLOCATION

LIVING & DINING	18.00 sqm
KITCHEN	9.00
BEDROOM 1	10.70
BEDROOM 2	22.10
TOILET & BATH	7.20
BALCONY	9.50

**APPROX. GROSS FLOOR AREA: 76.50 sqm**

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



Floor Level : 37<sup>th</sup> – 40<sup>th</sup>, 42<sup>nd</sup> – 45<sup>th</sup>, 47<sup>th</sup> – 50<sup>th</sup>,  
52<sup>nd</sup> – 55<sup>th</sup> Floor

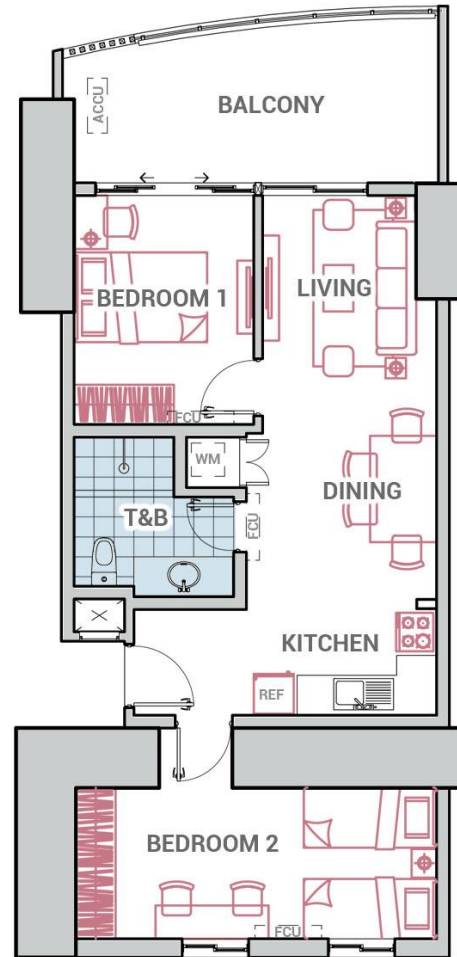


# 2-BR 0

Location Inner Unit

Unit Area 67.00 sqm

Gross Area 80.50 sqm



## 2 BEDROOM 0 - INNER UNIT

### AREA ALLOCATION

LIVING & DINING	18.00 sqm
KITCHEN	9.00
BEDROOM 1	10.70
BEDROOM 2	22.10
TOILET & BATH	7.20
BALCONY	13.50

**APPROX. GROSS FLOOR AREA: 80.50 sqm**

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



Floor Level : 37<sup>th</sup> – 39<sup>th</sup>, 42<sup>nd</sup> – 44<sup>th</sup>, 47<sup>th</sup> – 49<sup>th</sup>,  
52<sup>nd</sup> – 54<sup>th</sup> Floor

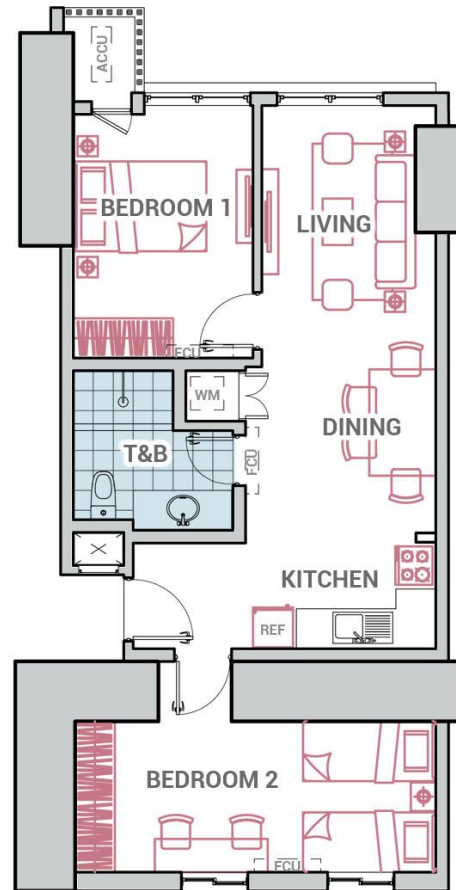


# 2-BR R

Location Inner Unit

Unit Area 70.50 sqm

Gross Area 70.50 sqm



## 2 BEDROOM R - INNER UNIT

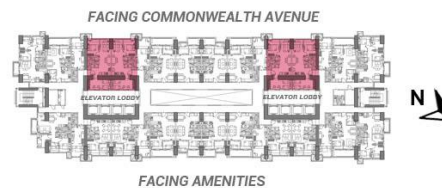
### AREA ALLOCATION

LIVING & DINING	18.90 sqm
KITCHEN	9.00
BEDROOM 1	13.30
BEDROOM 2	22.10
TOILET & BATH	7.20

**APPROX. GROSS FLOOR AREA: 70.50 sqm**

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

Floor Level : 41<sup>st</sup>, 46<sup>th</sup>, 51<sup>st</sup> Floor





# 3-BR A

Location      End Unit

Unit Area     70.50 sqm

Gross Area   84.00 sqm



## 3 BEDROOM A - END UNIT

### AREA ALLOCATION

LIVING & DINING	23.10 sqm
KITCHEN	8.60
BEDROOM 1	11.90
BEDROOM 2	10.30
BEDROOM 3	6.60
TOILET & BATH 1	5.90
TOILET & BATH 2	4.10
BALCONY 1	9.00
BALCONY 2	4.50

**APPROX. GROSS FLOOR AREA: 84.00 sqm**

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



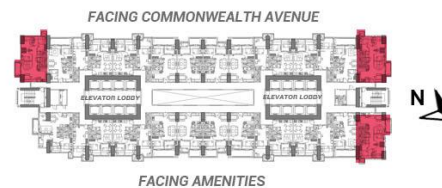
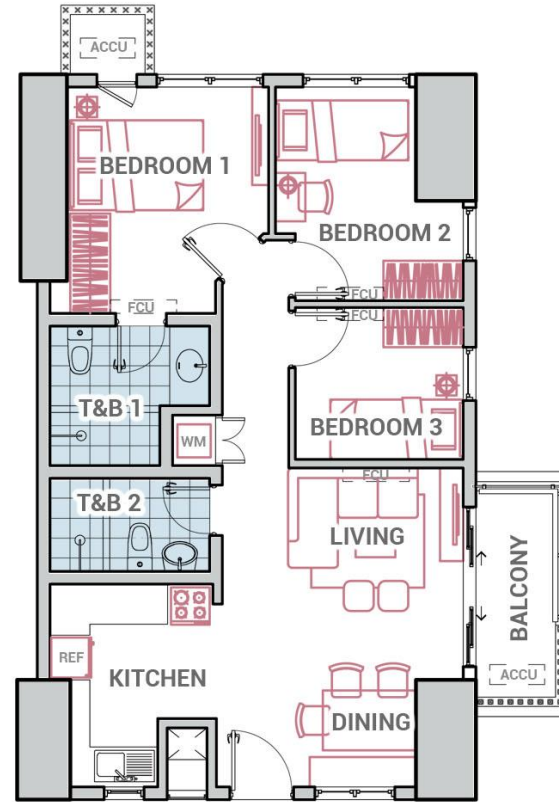
Floor Level : 37<sup>th</sup> – 40<sup>th</sup>, 42<sup>nd</sup> – 45<sup>th</sup>, 47<sup>th</sup> – 50<sup>th</sup>,  
52<sup>nd</sup> – 55<sup>th</sup> Floor



# 3-BR B

Location      End Unit  
Unit Area     72.00 sqm  
Gross Area    76.50 sqm

Floor Level : 41<sup>st</sup>, 46<sup>th</sup>, 51<sup>st</sup> Floor



## 3 BEDROOM B - END UNIT

### AREA ALLOCATION

LIVING & DINING	23.10 sqm
KITCHEN	8.60
BEDROOM 1	13.40
BEDROOM 2	10.30
BEDROOM 3	6.60
TOILET & BATH 1	5.90
TOILET & BATH 2	4.10
BALCONY	4.50

**APPROX. GROSS FLOOR AREA: 76.50 sqm**

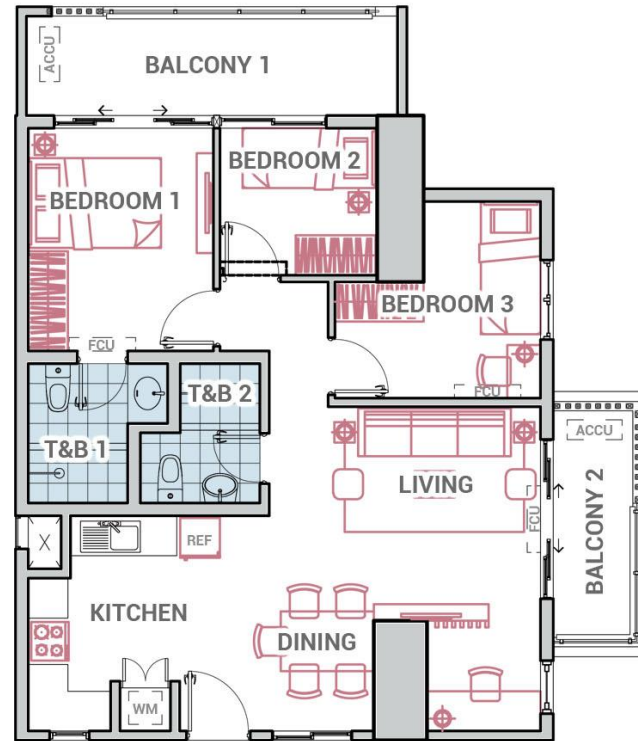
- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- KEY PLAN IS BASED ON TYPICAL FLOOR



# 3-BR C

Location	End Unit
Unit Area	73.00 sqm
Gross Area	87.00 sqm

Floor Level : 40<sup>th</sup>, 42<sup>nd</sup> – 45<sup>th</sup>, 50<sup>th</sup>, 52<sup>nd</sup> – 54<sup>th</sup>  
Floor



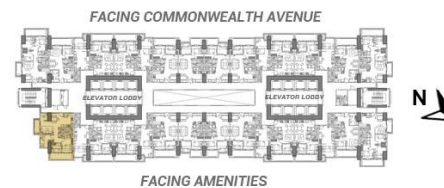
## 3 BEDROOM C - END UNIT

### AREA ALLOCATION

LIVING & DINING	28.30 sqm
KITCHEN	9.20
BEDROOM 1	10.65
BEDROOM 2	8.80
BEDROOM 3	7.70
TOILET & BATH 1	4.50
TOILET & BATH 2	3.85
BALCONY 1	9.50
BALCONY 2	4.50

**APPROX. GROSS FLOOR AREA: 87.00 sqm**

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



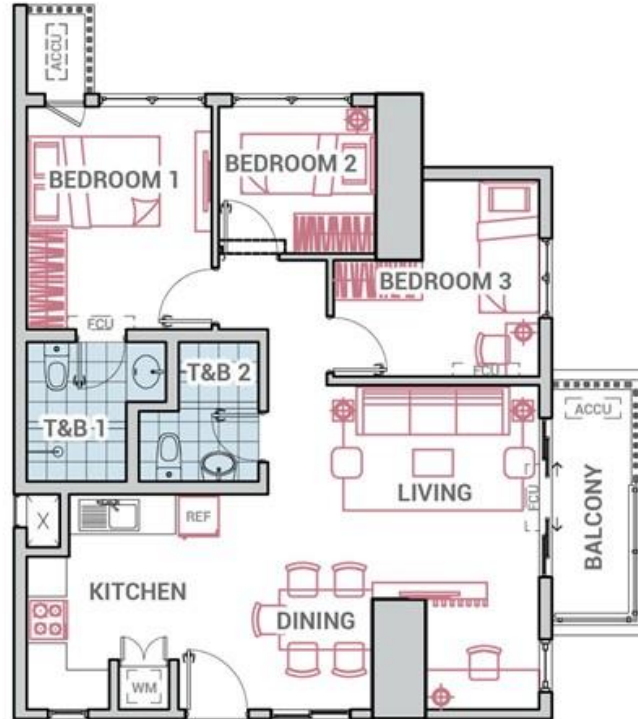


# 3-BR D

Location      End Unit

Unit Area      74.50 sqm

Gross Area    79.00 sqm



## 3 BEDROOM D - END UNIT

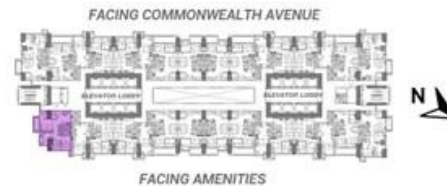
### AREA ALLOCATION

LIVING & DINING	28.30 sqm
KITCHEN	9.20
BEDROOM 1	12.15
BEDROOM 2	8.80
BEDROOM 3	7.70
TOILET & BATH 1	4.50
TOILET & BATH 2	3.85
BALCONY	4.50

**APPROX. GROSS FLOOR AREA: 79.00 sqm**

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

Floor Level : 41<sup>st</sup>, 46<sup>th</sup>, 51<sup>st</sup> Floor



# Turnover Finishes

RESIDENTIAL AREA	STUDIO UNIT				2-BEDROOM UNIT					3-BEDROOM UNIT			
	28.5 sq.m	31.5 sq.m	24.0 sq.m	27.5 sq.m	45.0 sq.m	54.0 sq.m	49.5 sq.m	48.5 sq.m	70.5 sq.m	70.0 sq.m	72.0 sq.m	79.5 sq.m	
	30.0 sq.m	32.5 sq.m	25.0 sq.m		52.0 sq.m	55.0 sq.m	67.0 sq.m			73.0 sq.m	74.5 sq.m	82.5 sq.m	
<b>FLOOR FINISHES</b>													
Living, Dining and Kitchen	Vinyl planks with baseboard				Ceramic tiles with baseboard								
Bedrooms	Vinyl planks with baseboard												
Balcony	N/A	Ceramic tiles with pebble washout					N/A			Ceramic tiles with pebble washout	N/A		
Toilet & Bath	Unglazed ceramic tiles												
<b>WALL FINISHES</b>													
Interior Walls	Painted finish												
Toilet	Ceramic tiles; Painted cement finish above wall tiles												
<b>CEILING FINISHES</b>													
Living, Dining and Kitchen	Painted plain cement finish												
Bedrooms	Painted plain cement finish												
Toilet & Bath	Painted ficemboard ceiling												
<b>SPECIALTIES</b>													
Kitchen Area	Granite finish kitchen countertop with cabinet system												
Toilet and Bath	Mirror Cabinet				Granite finish lavatory countertop					Granite finish lavatory countertop for T&B 1, and mirror cabinet for T&B 2			





# Turnover Finishes

RESIDENTIAL AREA	STUDIO UNIT				2-BEDROOM UNIT					3-BEDROOM UNIT		
	28.5 sq.m	31.5 sq.m	24.0 sq.m	27.5 sq.m	45.0 sq.m	54.0 sq.m	49.5 sq.m	48.5 sq.m	70.5 sq.m	70.0 sq.m	72.0 sq.m	79.5 sq.m
	30.0 sq.m	32.5 sq.m	25.0 sq.m		52.0 sq.m	55.0 sq.m	67.0 sq.m			73.0 sq.m	74.5 sq.m	82.5 sq.m
<b>DOORS</b>												
<b>Entrance Door</b>	Wooden panel door on metal jamb											
<b>Bedroom Door</b>	N/A				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				
<b>Toilet Door</b>	Wooden door with half louver on metal jamb											
<b>Balcony Door</b>	N/A	Aluminum sliding framed glass panel with insect screen					N/A		Aluminum sliding framed glass panel with insect screen	N/A		
<b>WINDOWS</b>												
Aluminum framed glass panel with insect screen (except awning windows)												
<b>FINISHING HARDWARE</b>												
<b>Main Door Lockset</b>	Mortise type keyed lockset											
<b>Bedroom Lockset</b>	Flush type				Lever type keyed lockset							
<b>Toilet Lockset</b>	Lever type privacy lockset											



# Turnover Finishes

RESIDENTIAL AREA	STUDIO UNIT				2-BEDROOM UNIT					3-BEDROOM UNIT		
	28.5 sq.m	31.5 sq.m	24.0 sq.m	27.5 sq.m	45.0 sq.m	54.0 sq.m	49.5 sq.m	48.5 sq.m	70.5 sq.m	70.0 sq.m	72.0 sq.m	79.5 sq.m
	30.0 sq.m	32.5 sq.m	25.0 sq.m		52.0 sq.m	55.0 sq.m	67.0 sq.m			73.0 sq.m	74.5 sq.m	82.5 sq.m
<b>TOILET AND KITCHEN FIXTURES</b>												
Water Closet	Top flush, one-piece type											
Lavatory	Wall-hung type				Undercounter type basin					Undercounter type and wall-hung type basin		
Shower Head and Fittings	Exposed 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-side drainboard							
Kitchen Faucet	Gooseneck type				Rotary lever type							
Toilet Exhaust	Ceiling-mounted exhaust fan											
Kitchen exhaust	Rangehood Provision											



# Turnover Finishes

RESIDENTIAL AREA	STUDIO UNIT				2-BEDROOM UNIT					3-BEDROOM UNIT		
	28.5 sq.m	31.5 sq.m	24.0 sq.m	27.5 sq.m	45.0 sq.m	54.0 sq.m	49.5 sq.m	48.5 sq.m	70.5 sq.m	70.0 sq.m	72.0 sq.m	79.5 sq.m
	30.0 sq.m	32.5 sq.m	25.0 sq.m		52.0 sq.m	55.0 sq.m	67.0 sq.m			73.0 sq.m	74.5 sq.m	82.5 sq.m
COMMON AREA												
<b>FLOOR FINISH</b>												
Stairs	Straight to finish concrete											
Hallway/ Corridor	Ceramic tiles with pebble washout											
Roof Deck	Natural stone / homogeneous tile with pebble washout											
Driveway/ Parking	Straight to finish concrete											
<b>WALL FINISH</b>												
Exterior Wall Finish	Combination of plain and textured paint on cement finish											
Hallway	Painted plain cement finish											
Stairwell	Painted plain cement finish											





**The Erin Heights 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.*

A blue line-art illustration of a branch with leaves and small berries, located in the top-left corner.

THE ERIN HEIGHTS

EXTRA  
ORDINARY





ICONIC BUILDING

THE ERIN HEIGHTS



WIDE RANGE OF UNIT TYPES

THE ERIN HEIGHTS



VIEW AT THE ROOF DECK

THE ERIN HEIGHTS





COVERED SKY LOUNGE

THE ERIN HEIGHTS