



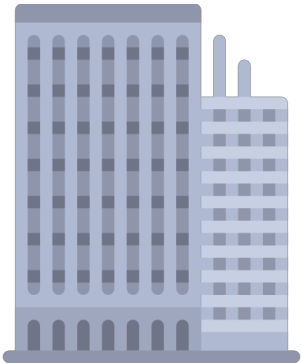
PRISMA

RESIDENCES

Project Information



Pasig Blvd., Brgy. Bagong Ilog, Pasig City



2.03 hectares

Modern Tropical Architecture

3 High Rise Towers

Kiran

- 45 Residential Floors
- 835 Units



6 Basement Parking Levels

309 Slots (Kiran only)

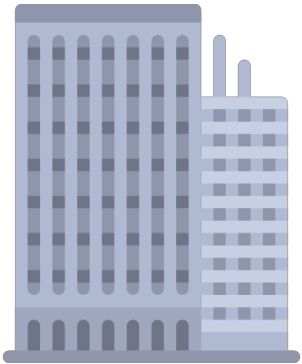
Parking Ratio: 37% (Kiran only)



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PERSPECTIVES

Gate and Guardhouse



Jogging Path



Lounge Pool



Lap Pool



Kiddie Pool



Play Area



Basketball Court



Poolside Gazebos



Amenity Core



PROJECT 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: Astra Ground Floor

Game Area
Location: Astra Ground Floor

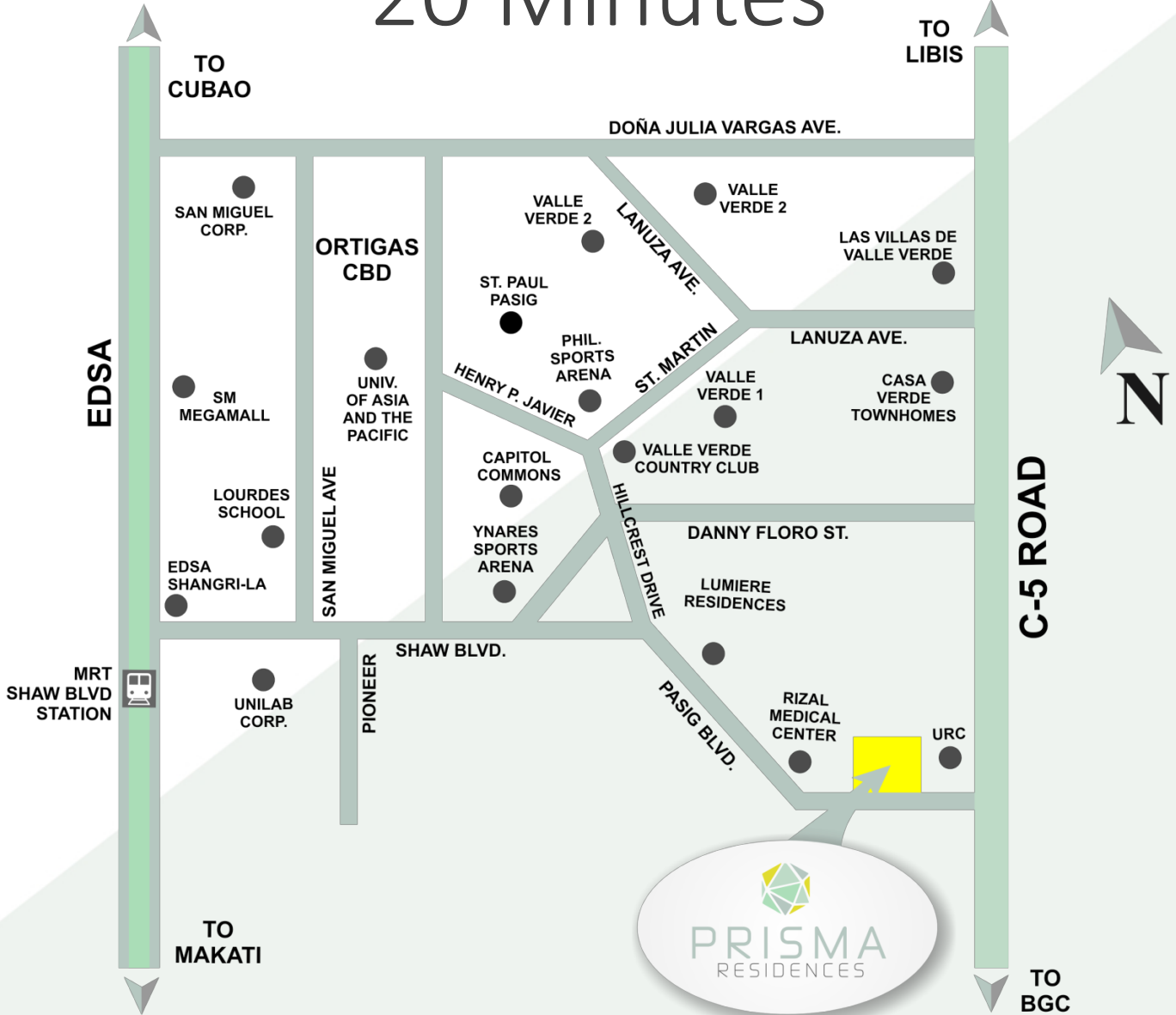
Entertainment Room
Location: Kiran Ground Floor

Sky Lounge
Location: Roof Deck

20 Minutes Accessibility



20 Minutes



20 Minutes

The image displays three screenshots of a navigation application interface, each showing a different route from the starting point "Prisma Residences, Shaw Blvd Ext, Pasig" to a destination in Pasig, Metro Manila. The routes are highlighted with yellow boxes around their estimated travel times.

Route Description	Estimated Time	Distance
via Carlos P. Garcia Ave/C-5 Fastest route, despite the usual traffic	14 min	4.1 km
via Pasig Blvd/Shaw Blvd Ext, Shaw Blvd and San Miguel Ave Fastest route, despite the usual traffic	15 min	3.3 km
via Pasig Blvd/Shaw Blvd Ext and Lanuza Ave Fastest route, despite the usual traffic	16 min	3.8 km



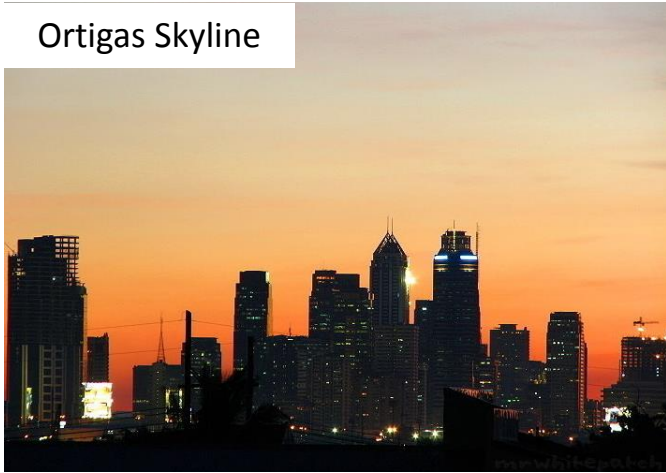
360 Degree

Views

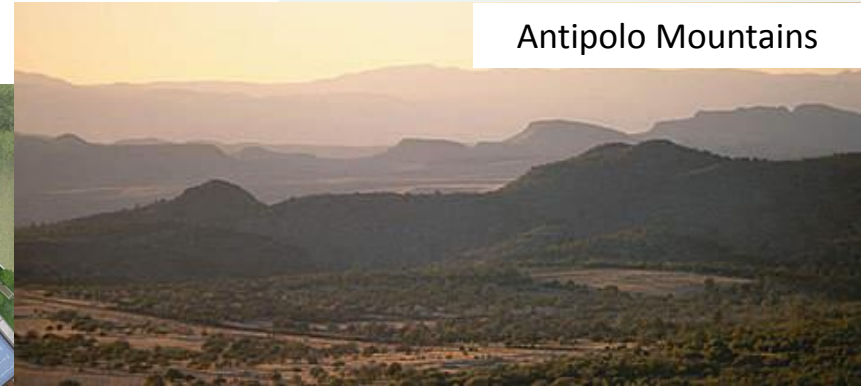


360 Degree View

Ortigas Skyline



Antipolo Mountains



Makati Skyline



Laguna De Bay



KIRAN SELLING POINTS





Accessibility



Amenities

Accessibility



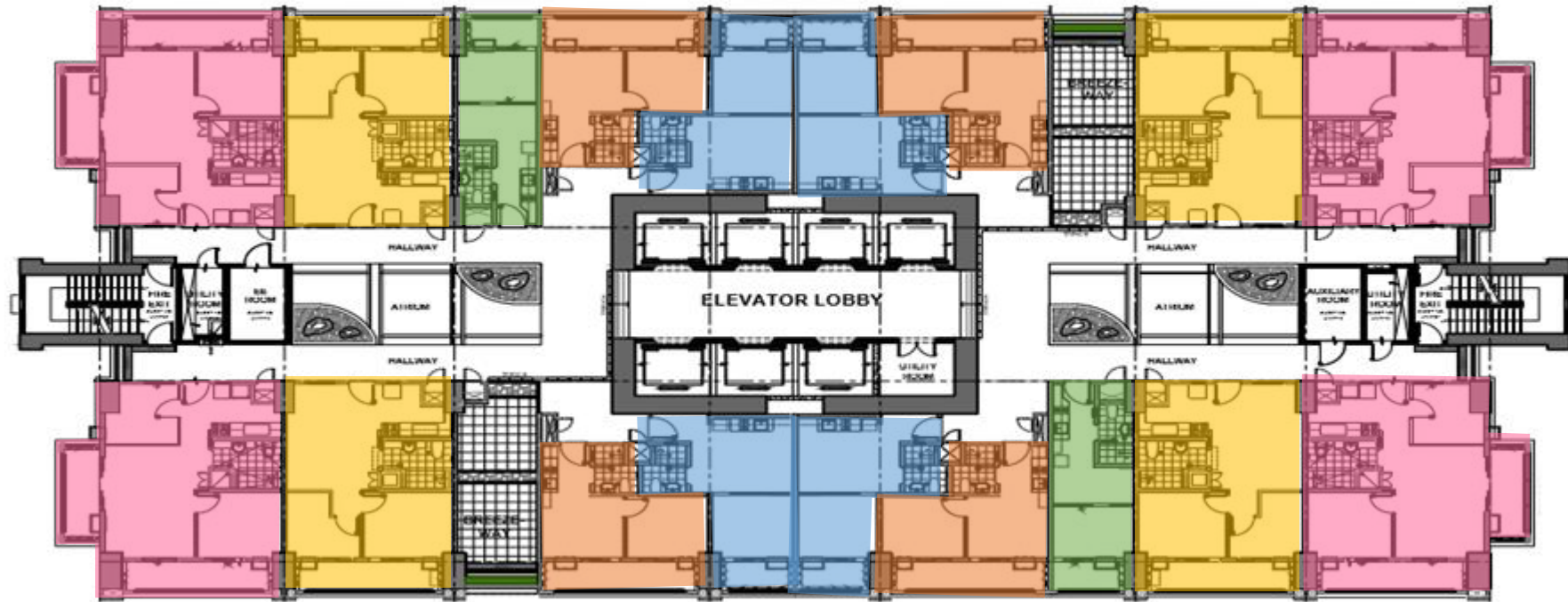
Access from Front Gate

**Access to Amenities from
Ground Floor**

Kiran Floor Layout

Atrium Floor

Facing Antipolo



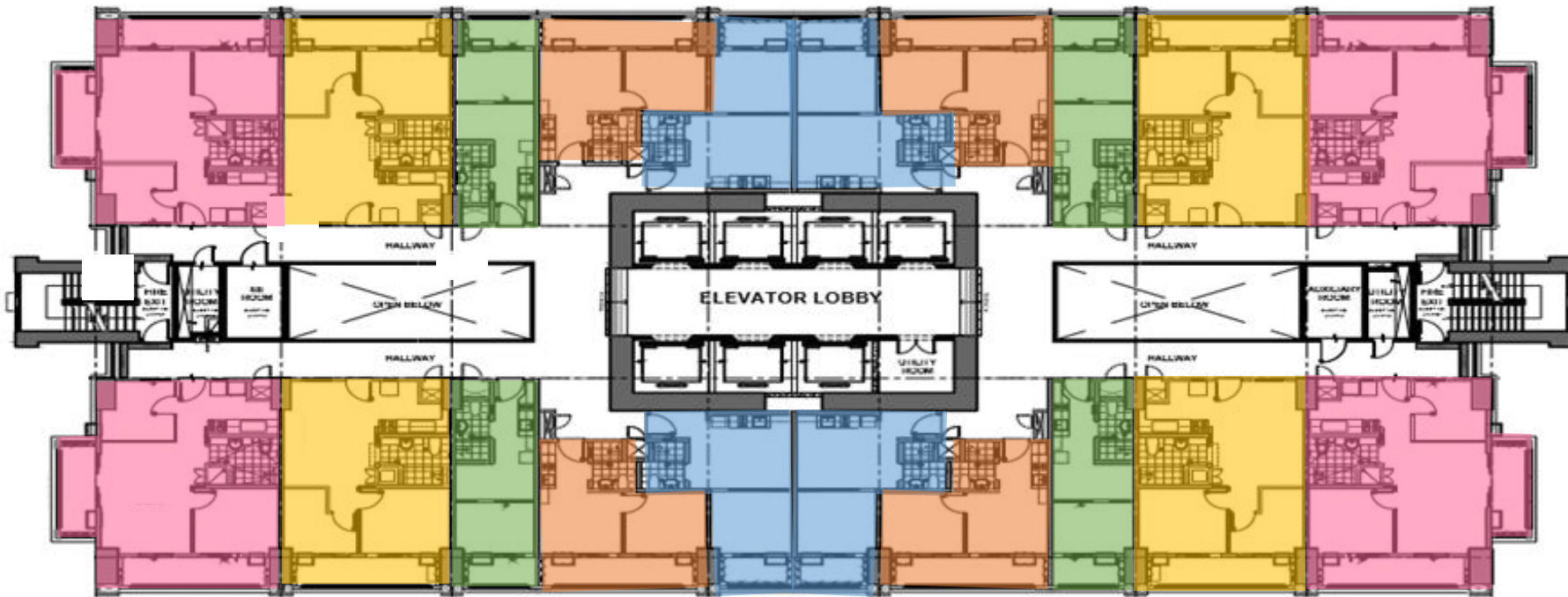
Facing Ortigas

Unity Type	Number		Unit Area	Balcony Area	Gross Area
1 Bedroom A	125	479	24	4	28
1 Bedroom B	177		26	8	34
1 Bedroom C	177		28	4	32
2 Bedroom A	178	178	48	8	56
2 Bedroom B	178	178	52	13.5	65.5
TOTAL	835		100%		

Kiran Floor Layout

Typical Floor

Facing Antipolo



Facing Ortigas

Unity Type	Number		Unit Area	Balcony Area	Gross Area
1 Bedroom A	125	479	24	4	28
1 Bedroom B	177		26	8	34
1 Bedroom C	177		28	4	32
2 Bedroom A	178	178	48	8	56
2 Bedroom B	178	178	52	13.5	65.5
TOTAL	835		100%		

Turnover Finishes

Residential Units	1 Bedroom Unit					2 Bedroom Unit	3 Bedroom Unit	
	24.00 sqm	26.00 sqm	28.00 sqm	31.50 sqm	32.50 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	Painted plain cement finish							
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 half louver on metal jamb							
Balcony Door	Aluminium sliding framed glass panel with insect screen							

Turnover Finishes

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	24.00 sqm	26.00 sqm	28.00 sqm	31.50 sqm	32.50 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	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						
AIR CONDITION	Provision for Window type Air Conditioning Unit					Provision for Window type and Split type Air Conditioning Unit	

Unit Features



102-Point Inspection



Individual metered utility



Provision for telephone connection



Provision for cable connection



Provision for fiber optics internet connection

Building Features



Lumiventt



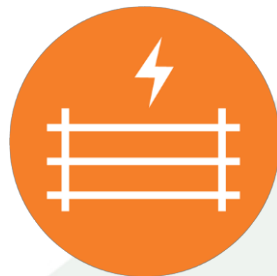
Full Back-up
Power



Landscaped
Gardens and
Atriums



7 High Speed
Elevators



Electrified
Perimeter Fence



CCTV Provision



Fire detection,
alarm, and
suppression
systems

PMO Services



Guarded gate and entrance, and 24 hour roving personnel



Maintenance and repair services



Maintenance of landscaped areas



Taxi call-in service

Selling Program / Implementing Guidelines



Pricelist Effectivity:

- December 18, 2018



RFO Date:

- 42nd – PH Floor: April 2024
- 32nd – 41st Floor: July 2024
- 22nd – 31st Floor: October 2024



Minimum Downpayment:

- 30%

Reservation Fees

Units	20,000
Parking Slots	10,000





Accessibility



Amenities



Accessibility



Amenities



Accessibility



Amenities

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