



DMCI HOMES

MULBERRY
PLACE

PHASE II

PROJECT BRIEF

MULBERRY

An edible, fruit bearing tree usually cultivated in red, white and black species.



The Logo



ICON

Traditional Asian Home (positive values of harmony, hard work, and respect)

DARK SHADE OF RED COLOR

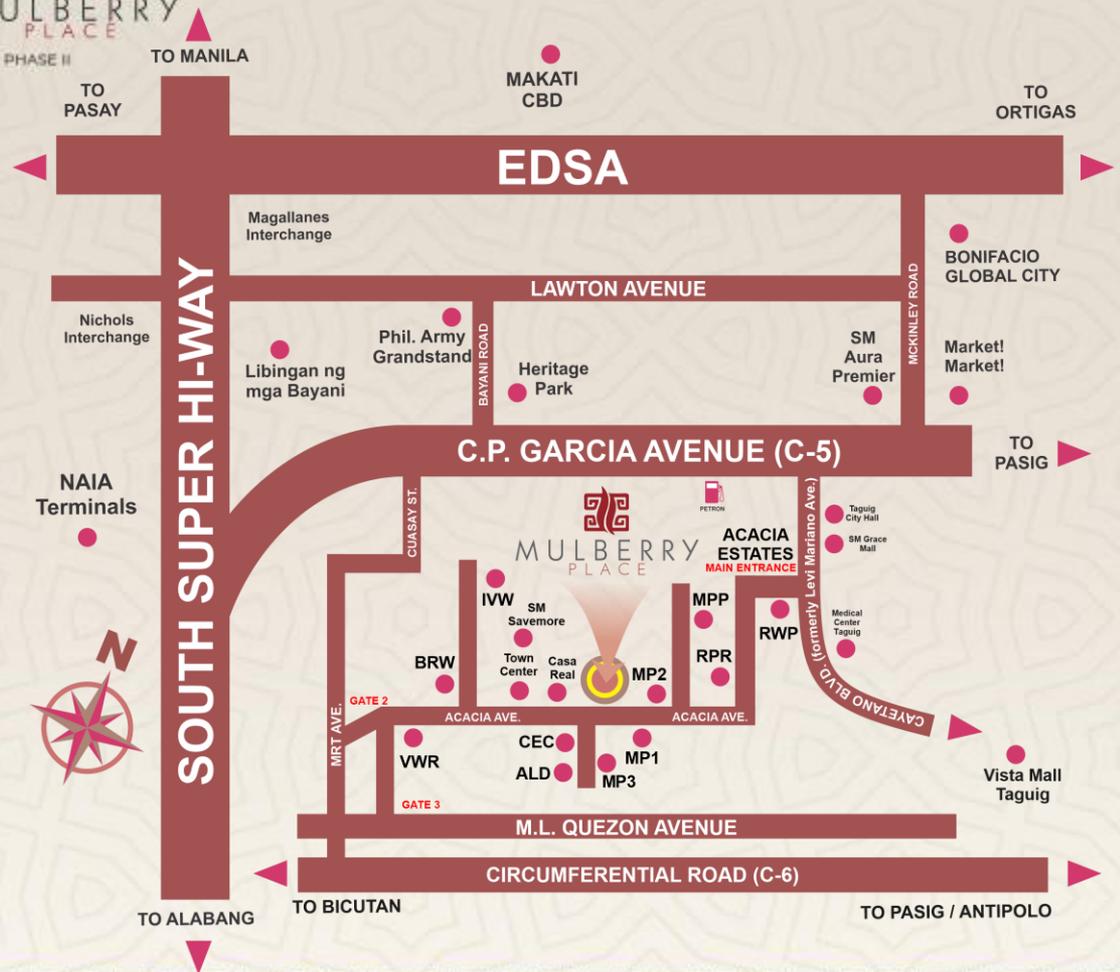
Passion, pride, and strength that future residents may find in this community

FONTS WITH STRAIGHT LINES

Communicates the commitment of the developer to deliver quality homes

Location

Acacia Estates, Taguig City





Phase 2 of the Mulberry Place located between Town Center and Mahogany Place 2 along Acacia Avenue.

KEY PLACES OF INTEREST

Business & Commercial Hubs

McKinley Hill	4km/15 mins
Bonifacio Global City	5km/17 mins
Arca South	5.9km/17 mins
Makati CBD	10km/23 mins
Ortigas Center	10km/30 mins
SM Savemore	110 M/2mins
Grace Mall	1.3km/4 mins
Vista Mall	2.7 km/6 mins
Market! Market!	3.2 km/10 mins
SM Aura	3.5 km/10 mins
Bonifacio High Street	3.8 km/10 mins
Uptown BGC	5.3 km/15 mins



Medical Institutions

Medical Center Taguig	1.4 km/4 mins
St. Luke's (BGC)	5.4 km/15 mins
Makati Medical Center	11.8 km/30mins

KEY PLACES OF INTEREST

Schools

MINT College	4.5 km/10 mins
The British School Manila	5.1 km/15 mins
Treston International College	5.2 km/18 mins
Integrated Montessori	5.4 km/15 mins
International School Manila	6.1 km/15 mins
Colegio San Agustin	7.1 km/16 mins
Assumption College	8.0 km/18 mins



Airport Terminals

NAIA 3	10.5km/20 mins
NAIA 2	12 km/30 mins
NAIA 1	14 km/30 mins

Other Areas

New Taguig City Hall	1.3 km/5 mins
Parish of St. Anne	2.6 km/10mins
St. Ignatius of Loyola Parish	2.6 km/10 mins



CITY HIGHLIGHTS

DEMOGRAPHICS

886.7K

2020 Population in Taguig

2%

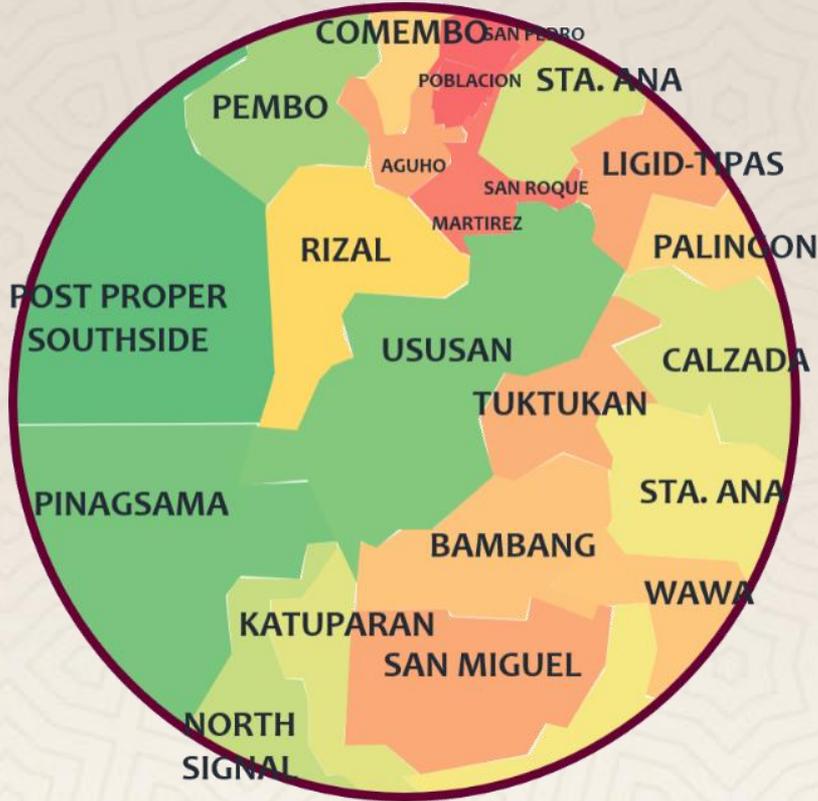
Fastest growing city in Metro Manila next to Valenzuela (3%)
*annual growth

976.8K

4th most populous city in Metro Manila
*projected 2025



DEMOGRAPHICS



City	Brgys	2020	Projected 2025	Annual Growth
Makati	Post Proper Southside	63.3K	76.4K	4.2%
Taguig	Pinagsama	56.8K	56.3K	-0.2%
Taguig	Ususan	54.0K	53.7K	-0.1%
Makati	Rizal	44.5K	46.5K	0.9%
Makati	Pembo	44.5K	41.0K	-1.6%
Taguig	North Signal Village	34.6K	37.4K	1.6%
Pateros	Santa Ana	29.7K	31.2K	1.0%
Taguig	Calzada	28.7K	37.8K	6.4%
Taguig	Katuparan	27.2K	32.1K	3.6%
Taguig	Santa Ana	22.6K	28.2K	5.0%

ECONOMIC OVERVIEW



Tax rate in Taguig is lower than other MMA cities making it more competitive.

One of the top earning LGU in Metro Manila (4th rank) with a total locally sourced revenue amounting to PHP 10.75Bn

- 1st QC – PHP 22.9Bn
- 2nd Makati – PHP 13.77Bn
- 3rd Manila – PHP 11.66Bn

Key Industries



Education
(Korea International School, Chinese International School, etc.)

Retail and Office Establishments, IT-BPO
(Deloitte Philippines, Teleperformance, IBM, etc.)

Industrial and Manufacturing Establishments
(Del Monte Philippines Inc., Coca-Cola Beverages Philippines Inc., etc.)

LAWTON AVE

EDSA

BGC Offices

4.9KM; 13mins

E-Square Information
Technology Park

RCBC Savings
Corporate Center

W City Center

One Global Place

Twenty-Four Seven
McKinley

McKinley West

McKinley Hill Cyberpark

Cyber Sigma

MULBERRY PLACE

3.3KM; 9mins

Panorama Tower

Eco Tower

Finance Center

Philplans Corporate Center

Uptown Bonifacio

Citi Plaza

One World Place

BGC Corporate Center

Market! Market!



**Taguig houses
various
business
districts and
townships**

Arca South



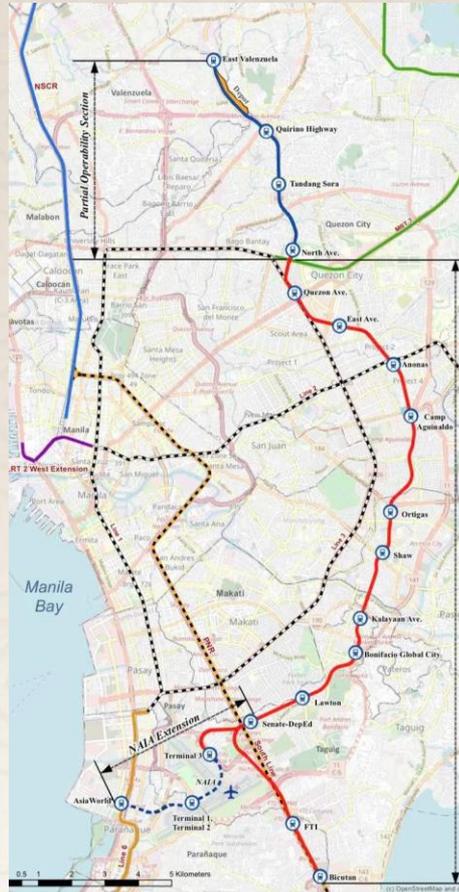
Bonifacio Global City

McKinley Hill



INFRASTRUCTURE

METRO MANILA SUBWAY



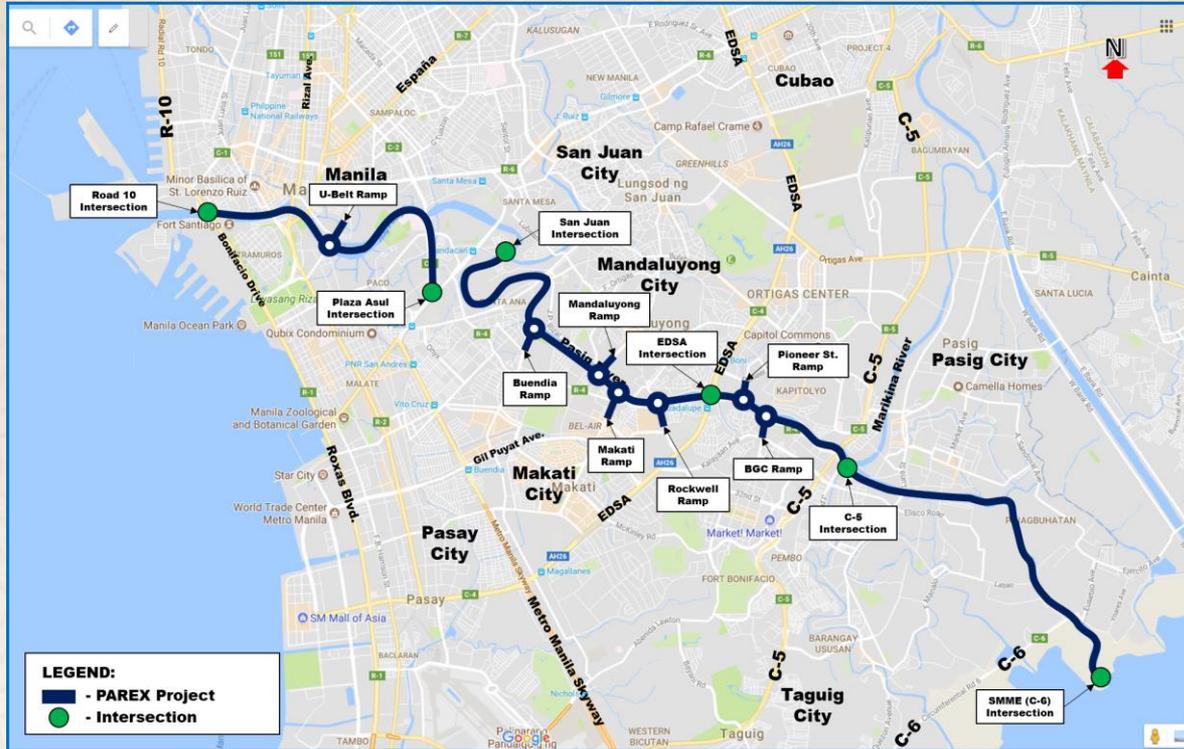
- The Metro Manila Subway will stretch for about 33 kilometres across seven cities, from Valenzuela City to Pasay City and will have 17 stations
- Expected to accommodate more than 519K passengers daily and will reduce travel times from Quezon City to NAIA, running at an operational speed of 80kph
- Started tunneling works last January 9, 2023 and partial operations are expected in 2025, with the project's full completion scheduled in 2028.
- Nearest station to MLP is FTI, 5.8km away.

SEMME / c6 Toll Road

Southeast Metro Manila Expressway



- A toll road project that will connect the South Luzon Expressway (SLEX) Skyway via FTI towards Batasan Complex in Quezon City.
- Provide an alternate route from Parañaque to Quezon City passing thru the developing areas of Taguig, Taytay, Antipolo, and San Mateo to decongest EDSA, C5 and other major arteries of Metro Manila and Rizal.
- Target Completion: August 2023



- Aims to build a direct link between the western and eastern cities of Metro Manila by means of an elevated expressway.
- PAREX will have entry points in U-Belt, San Juan, Buendia, Mandaluyong, Makati, Rockwell, EDSA, BGC and C5.
- Accessible to MLP through SEMME.

THE TARGET MARKET



End-Users and Upgraders

- Young Families
- Growing families
- Empty Nester
- Young adults



Investors

- First time and experienced investors
- Professionals
- Executives & Established Individuals

ALDER RESIDENCES

BUYERS PROFILE

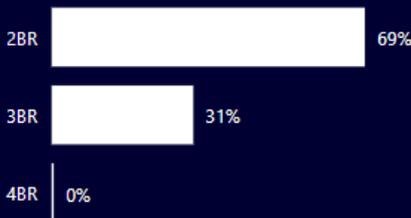
As of Dec. 31, 2022



Buyers' Profile

As of Dec 31, 2022

1322
 Total Buyers



Note: The filters below are synced across pages.

Account Status **New or Repeat**

Active All

Fiscal Year **Month**

All All

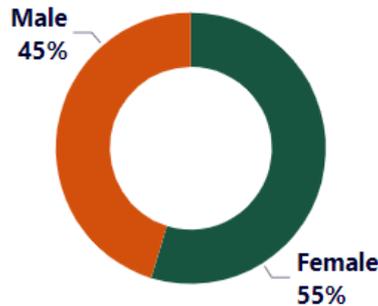
Project

ALD

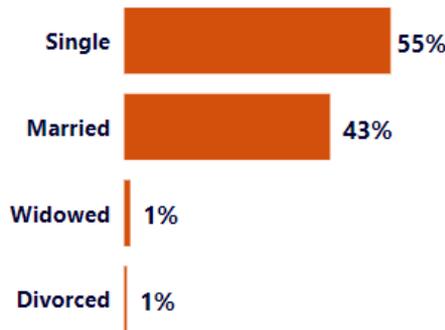
ALD

By Residence: All
 Specific Residence: All
 By Work Location: All
 Specific Work Location: All
 By Nationality: All

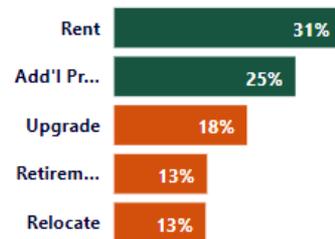
Gender



Civil Status

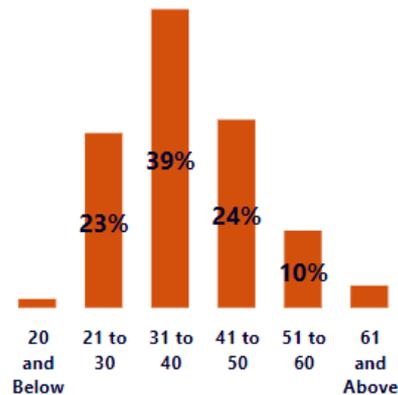


Reason

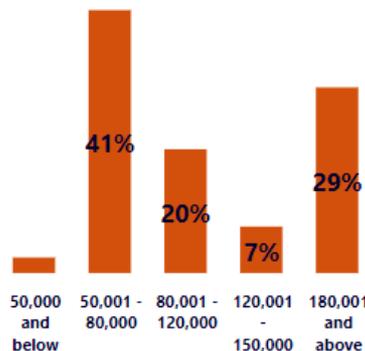


% Specific Reason

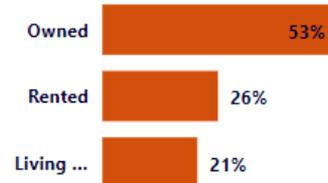
Age Range



Monthly Income



Home Ownership

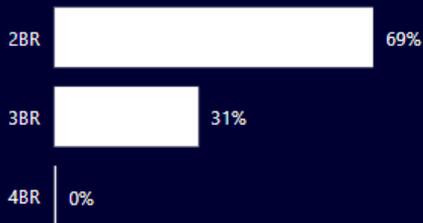




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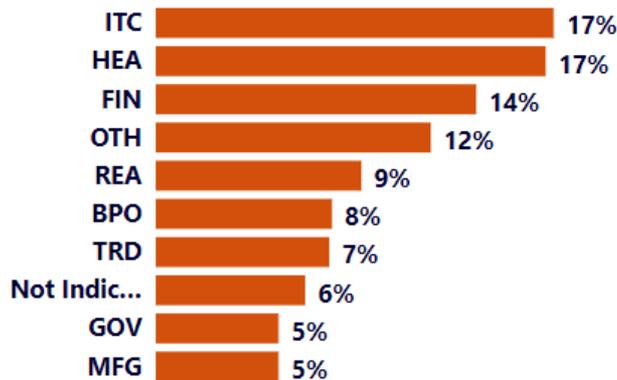
Fiscal Year: | Month:

Project:

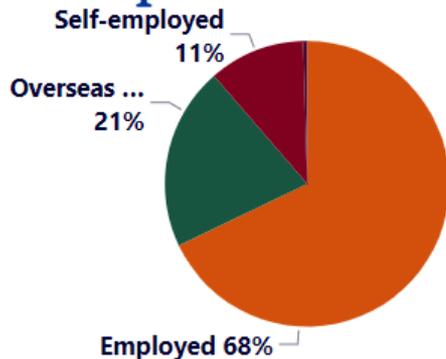
- ALD

By Gender: | By Civil Status: | By Age: | By Monthly Income: | By Reason:

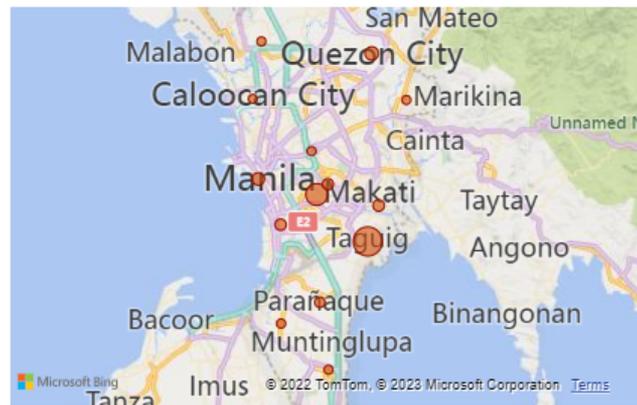
Industry



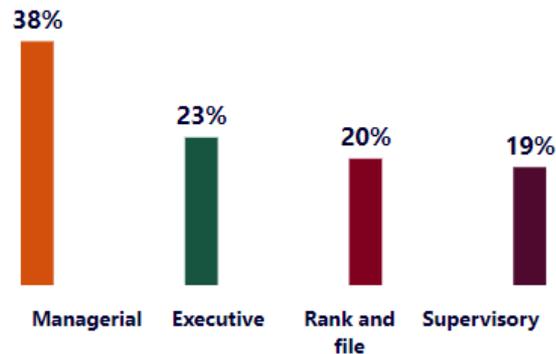
Occupation



Work Location (NCR)



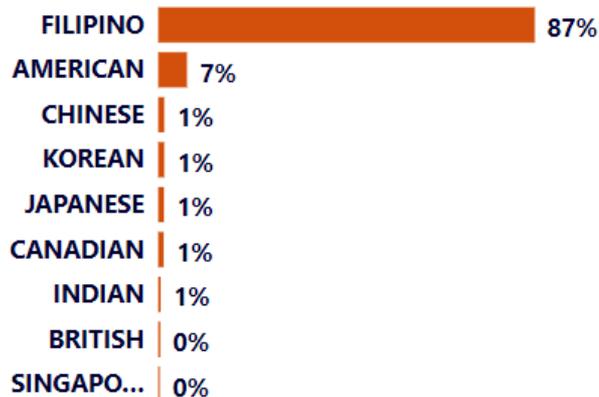
Designation



Nationality and Residence

n=1,322

Nationality



Country of Residence

COUNTRY	% SHARE
Philippines	79.48%
USA	10.64%
Japan	2.09%
Singapore	1.51%
Canada	1.26%
Australia	0.84%
South Korea	0.59%
UK	0.59%
United Arab Emirates	0.50%
China	0.25%
	100.00%

n=949

CITY / TOWN	TOTAL BUYERS
Taguig	211
Makati	114
Quezon City	101
Manila	62
Mandaluyong	52
Pasig	52
Parañaque	43
Las Piñas	21
Total	714

PROVINCE	TOTAL BUYERS
Metro Manila	714
Rizal	49
Cavite	43
Laguna	25
Bulacan	15
Batangas	11
Pangasinan	11
Benguet	7
Total	949

SELLING POINTS



An Acacia Estates Development

- Township of themed communities
- Peaceful and beautiful neighborhood



Ideal Location

- Minutes away from major CBDs and key places
- Located in highly urbanized city – Taguig
- Accessible and connected to major roads and highways





Themed Community

Asian Tropical (Vietnamese)

Added Value - Design



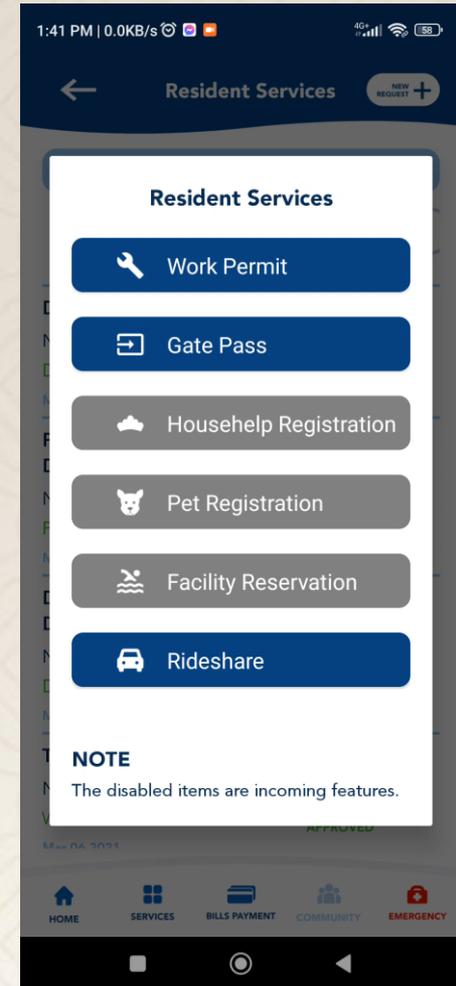
- Balcony railings – railings + glass
- Bigger windows

- Sky Promenade
- Sky Lounge

Added Value – Services and Facilities



- Coworking Space
- Rideshare
- 100% Back-up power
- Mobile app
- Community Internet
- Garbage Chute (HRB)



Best Value

More features and benefits
Vs
Price





Wise Investment

- Values are usually in upward trend
- Tangible Asset
- Flexible (End-use or for investment)
- Trusted Developer – track record of Quality
- Payment terms and promos

SELLING POINTS

- An Acacia Estates Development
- Ideal Location
- Themed Community
- More Added Value – Design, Facilities, and Services
- Best Value
- Wise Investment



DMCI HOMES

MULBERRY
PLACE

PHASE II

PROJECT IN FOCUS



MULBERRY
PLACE

99% Sold

76%

Move-in

Marcelline
March 2021

107 Units | 104 PS

Dui

November 2020

107 Units | 114 PS

Cochine

October 2020

119 Units | 120 PS

Bengaline
August 2020

119 Units | 104 PS

PROJECT INFORMATION



Taffeta
TBA

Shantung
October 2020
329 Units | 286 PS

Paisley
October 2020
119 Units | 148 PS

Zephyr
TBA



Acacia Estates. Taguig
City



4 Residential Bldgs.



2 Basement Parking Levels
2 Split Parking Levels

6
STOREYS
Bldg E and Bldg H

18
STOREYS
Bldg. F and Bldg. G

448
units
435
slots



MULBERRY
PLACE

FUTURE
DEVELOPMENT

FUTURE
DEVELOPMENT





MULBERRY
PLACE

Phase 1 and 2

SHARED AMENITIES

PHASE 1



ACACIA AVENUE

- 1) Entrance/Exit Gate
 - 2) Drop-off Area
 - 3) Lounge Pool
 - 4) Lap Pool
 - 5) Clubhouse
- 1) Lounge Area
 - 2) Fitness Gym
 - 3) Entertainment Room
 - 4) Game Area
 - 5) Function Hall

PHASE 2



- 1) Basketball Court
- 2) Kiddie Pool
- 3) Picnic Area
- 4) Viewing Deck
- 5) Jogging Path
- 6) Play and Fitness Area
- 7) Roofdeck
 - 1) Sky Promenade
 - 2) Co-working Space
 - 3) Sky Lounge
- 8) Town Center Gate





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MULBERRY
PLACE

PHASE II

AMENITIES



Kiddie Pool

FUTURE DEVELOPMENT

Slide Area

 MULBERRY
PLACE

A wide-angle photograph of a resort's outdoor swimming pool. The pool is rectangular with a blue tiled interior and a grey deck. A white slide structure is on the left side. In the foreground, there are several wicker lounge chairs with white cushions and a round wicker table. A woman in a pink bikini is standing near the chairs. In the background, there is a large, multi-story building with a traditional architectural style, featuring a tiled roof and multiple windows. The sky is blue with scattered white clouds. Palm trees and other tropical plants are scattered throughout the scene.

Kiddie Pool

Slide Area



Play and Fitness Area



 MULBERRY
PLACE

Basketball Area



Viewing Deck

Picnic Area

 **MULBERRY**
PLACE



Roofdeck Amenities



Sky Bridge
connection

Sky Lounge

Sky Promenade



MULBERRY
PLACE

Makati & BGC View

Sky Lounge



Photo based on Actual Photo from Lumiere



Co-working Space

Makati & BGC View



Sky Promenade



DMCI HOMES

MULBERRY
PLACE

PHASE II

VIEWS FROM THE PROPERTY

Makati and BGC Skyline

North View



Manila Bay East View





Antipolo View
South View





MULBERRY PLACE

FOR LAUNCH:

Bldg. E – Paisley
Bldg. F – Shantung
Only 7th – PH Floor

UNITS			
Unit Type	Inventory for Launch	Unit Area (sqm)	Gross Area (sqm)
2-BR	221	49.5 – 58.5	64.5 – 72.0
3-BR	60	70.0 – 99.0	85.0 – 132.0
4-BR	42	119.5 – 128.5	138.5 – 152.0

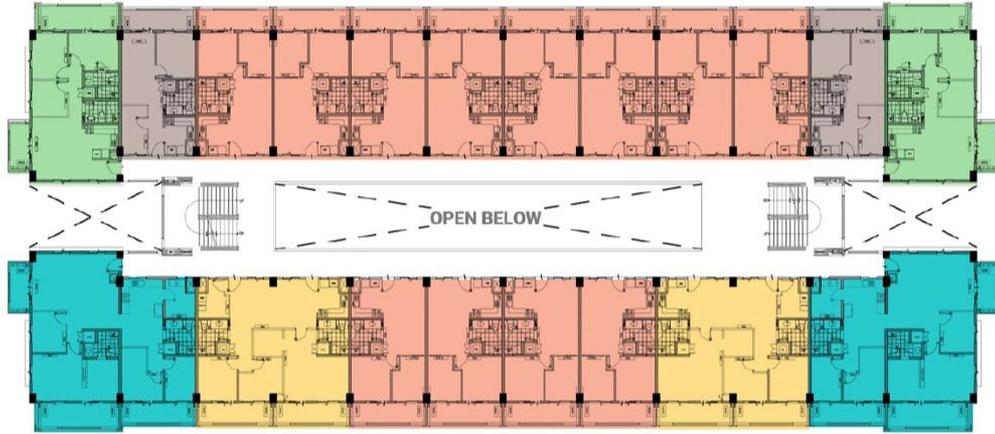
PARKING SLOTS*		
Parking Type	Inventory for Launch	Parking Area (sqm)
Single	282	12.5 – 14.0

*Some PS come w/ utility storage.

FLOOR LAYOUT



- 2 Bedroom C (Inner Unit)**
Approx. Gross Floor Area: 57.50 sqm
- 2 Bedroom F (Inner Unit)**
Approx. Gross Floor Area: 57.50 sqm
- 3 Bedroom C (End Unit)**
Approx. Gross Floor Area: 86.50 sqm
- 3 Bedroom D (Inner Unit)**
Approx. Gross Floor Area: 115.00 sqm
- 4 Bedroom A (End Unit)**
Approx. Gross Floor Area: 144.00 sqm



FACING AMENITY CORE

2ND - 6TH FLOOR LEVEL PLAN PAISLEY

- 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 MARCH 2023

20

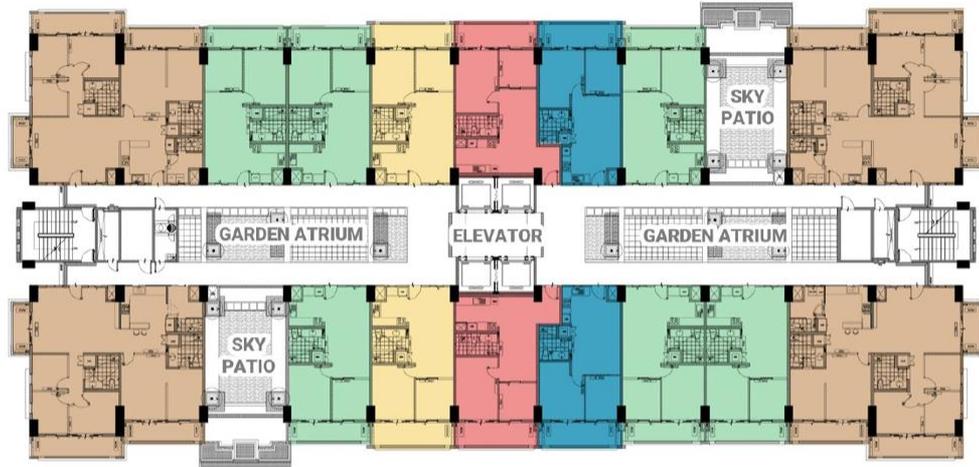
Units per Floor

TYPICAL FLOOR

FLOOR LAYOUT



- **2 Bedroom A (Inner Unit)**
Approx. Gross Floor Area: 67.00 sqm
- **2 Bedroom C (Inner Unit)**
Approx. Gross Floor Area: 69.00 sqm
- **2 Bedroom E (Inner Unit)**
Approx. Gross Floor Area: 69.00 sqm
- **2 Bedroom F (Inner Unit)**
Approx. Gross Floor Area: 64.50 sqm
- **4 Bedroom C (End Unit)**
Approx. Gross Floor Area: 152.00 sqm



7TH FLOOR LEVEL PLAN SHANTUNG

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EFFECTIVE MARCH 2023

16

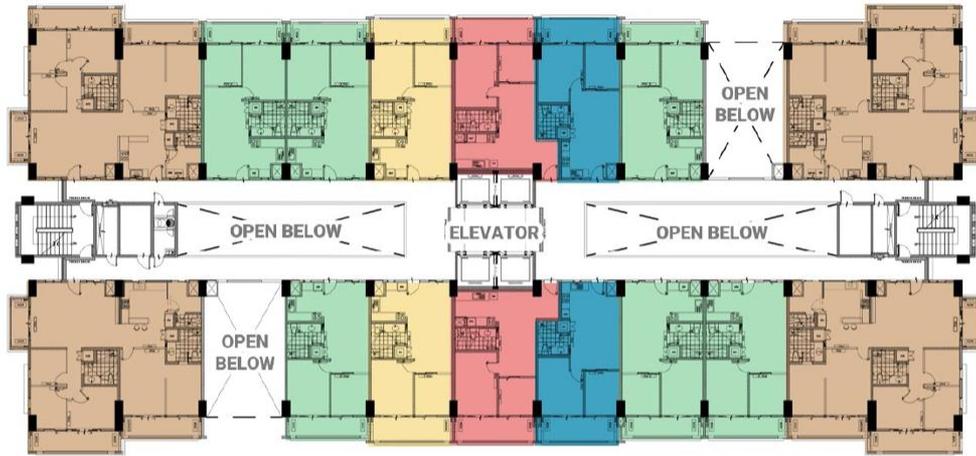
Units per Floor

ATRIUM FLOOR (7TH)

FLOOR LAYOUT



- 2 Bedroom A (Inner Unit)**
Approx. Gross Floor Area: 67.00 sqm
- 2 Bedroom C (Inner Unit)**
Approx. Gross Floor Area: 69.00 sqm
- 2 Bedroom E (Inner Unit)**
Approx. Gross Floor Area: 69.00 sqm
- 2 Bedroom F (Inner Unit)**
Approx. Gross Floor Area: 64.50 sqm
- 4 Bedroom C (End Unit)**
Approx. Gross Floor Area: 152.00 sqm



8TH-9TH FLOOR LEVEL PLAN SHANTUNG

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EFFECTIVE MARCH 2023

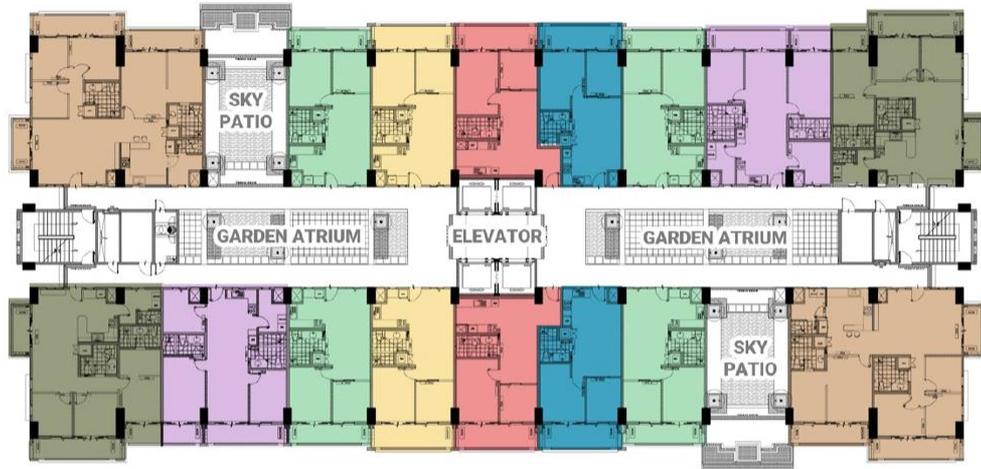
16

Units per Floor

TYPICAL FLOOR (8TH – 9TH)



- 2 Bedroom A (Inner Unit)**
Approx. Gross Floor Area: 67.00 sqm
- 2 Bedroom C (Inner Unit)**
Approx. Gross Floor Area: 69.00 sqm
- 2 Bedroom E (Inner Unit)**
Approx. Gross Floor Area: 69.00 sqm
- 2 Bedroom F (Inner Unit)**
Approx. Gross Floor Area: 64.50 sqm
- 3 Bedroom B (Inner Unit)**
Approx. Gross Floor Area: 101.50 sqm
- 3 Bedroom C (End Unit)**
Approx. Gross Floor Area: 116.00 sqm
- 4 Bedroom C (End Unit)**
Approx. Gross Floor Area: 152.00 sqm



14TH FLOOR LEVEL PLAN SHANTUNG

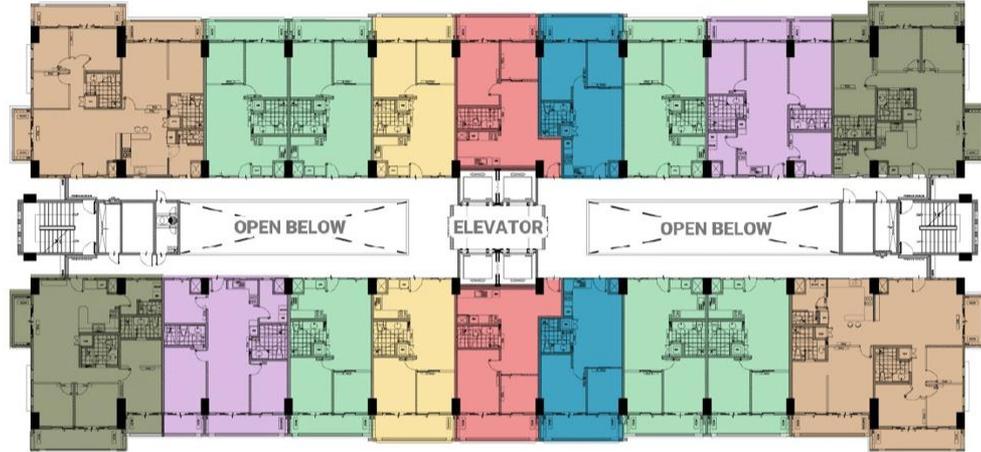
- Plans reflected as visuals are not to scale.
- Actual configurations and features may vary per unit.
- Please check the specifications of the particular unit you are interested on purchasing with your seller.

EFFECTIVE MARCH 2023

16

Units per Floor

-  **2 Bedroom A (Inner Unit)**
Approx. Gross Floor Area: 67.00 sqm
-  **2 Bedroom C (Inner Unit)**
Approx. Gross Floor Area: 69.00 sqm
-  **2 Bedroom E (Inner Unit)**
Approx. Gross Floor Area: 69.00 sqm
-  **2 Bedroom F (Inner Unit)**
Approx. Gross Floor Area: 64.50 sqm
-  **3 Bedroom B (Inner Unit)**
Approx. Gross Floor Area: 101.50 sqm
-  **3 Bedroom C (End Unit)**
Approx. Gross Floor Area: 116.00 sqm
-  **4 Bedroom C (End Unit)**
Approx. Gross Floor Area: 152.00 sqm



10TH-12TH, 17TH-PH FLOOR LEVEL PLAN SHANTUNG

- 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.

EFFECTIVE MARCH 2023

18

Units per Floor

MULBERRY PLACE

MRB - PAISLEY

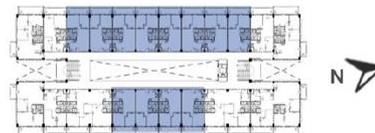
2 - BEDROOM C (INNER UNIT)

AREA ALLOCATION

LIVING & DINING	17.65 sqm
KITCHEN	7.20
BEDROOM 1	10.65
BEDROOM 2	8.00
TOILET & BATH	6.00
BALCONY	8.00

APPROX. GROSS FLOOR AREA: 57.50 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 MARCH 2023



PAISLEY 2ND-6TH FLOOR

UNIT LAYOUT

**2 Bedroom (Inner Unit)
(MRB)**

Floor Level **2nd – 6th Floor**

Unit Area **49.5 sqm**

Gross Area **57.5 sqm**

MULBERRY PLACE

MRB - PAISLEY

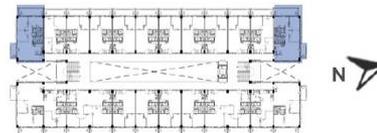
3 - BEDROOM C (END UNIT)

AREA ALLOCATION

LIVING & DINING	26.25 sqm
KITCHEN	6.50
BEDROOM 1	10.60
BEDROOM 2	9.70
BEDROOM 3	7.30
TOILET & BATH 1	5.20
TOILET & BATH 2	4.45
BALCONY 1	11.00
BALCONY 2	5.50

APPROX. GROSS FLOOR AREA: 86.50 sqm

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PAISLEY 2ND-6TH FLOOR

UNIT LAYOUT

3 Bedroom (End Unit) (MRB)

Floor Level **2nd – 6th Floor**

Unit Area **70.0 sqm**

Gross Area **86.5 sqm**

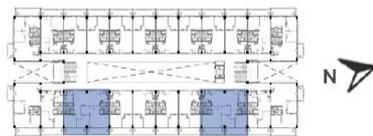
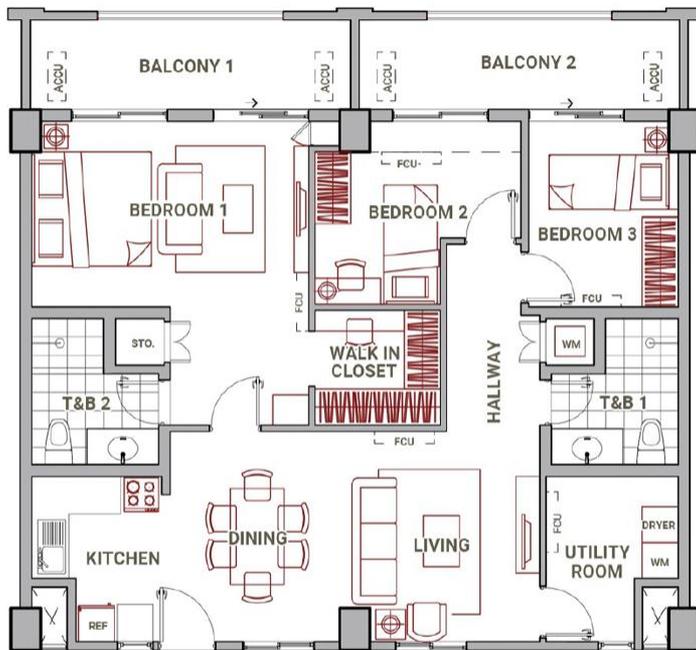
MRB - PAISLEY
3 BEDROOM D (INNER UNIT)

AREA ALLOCATION

LIVING & DINING	23.10 sqm
KITCHEN	7.20
BEDROOM 1	21.50
BEDROOM 2	9.80
BEDROOM 3	9.10
WALK IN CLOSET	4.40
UTILITY ROOM	7.00
TOILET & BATH 1	6.00
TOILET & BATH 2	6.00
HALLWAY	4.90
BALCONY 1	8.00
BALCONY 2	8.00

APPROX. GROSS FLOOR AREA: 115.00 sqm

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- EFFECTIVE MARCH 2023



PAISLEY 2ND-6TH FLOOR

UNIT LAYOUT

**3 Bedroom
(Inner Unit) (MRB)**

Floor Level **2nd – 6th Floor**

Unit Area **99.0 sqm**

Gross Area **115.0 sqm**



MULBERRY PLACE

MRB - PAISLEY

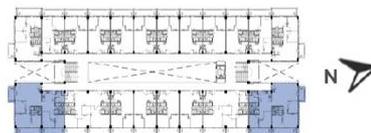
4 BEDROOM A (END UNIT)

AREA ALLOCATION

LIVING & DINING	34.40 sqm
KITCHEN	9.80
BEDROOM 1	15.30
BEDROOM 2	10.20
BEDROOM 3	8.00
BEDROOM 4	8.00
WALK IN CLOSET	7.70
UTILITY ROOM	7.00
TOILET & BATH 1	5.20
TOILET & BATH 2	6.00
HALLWAY	8.40
BALCONY 1	11.00
BALCONY 2	8.00
BALCONY 3	5.50

APPROX. GROSS FLOOR AREA: 144.00 sqm

- DIMENSIONS & AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
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PAISLEY 2ND-6TH FLOOR

UNIT LAYOUT

4 Bedroom (End Unit) (MRB)

Floor Level 2nd – 6th Floor

Unit Area 119.5 sqm

Gross Area 148.0 sqm

HRB - SHANTUNG

2 - BEDROOM F (INNER UNIT)

AREA ALLOCATION

LIVING & DINING	19.30 sqm
KITCHEN	6.25
BEDROOM 1	13.65
BEDROOM 2	8.80
TOILET & BATH	6.00
BALCONY	10.50

APPROX. GROSS FLOOR AREA: 64.50 sqm

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SHANTUNG GROUND FLOOR

UNIT LAYOUT

2 Bedroom (Inner Unit) (HRB)

Floor Level 7th – PH Floor

Unit Area 54.0 sqm

Gross Area 64.5 sqm

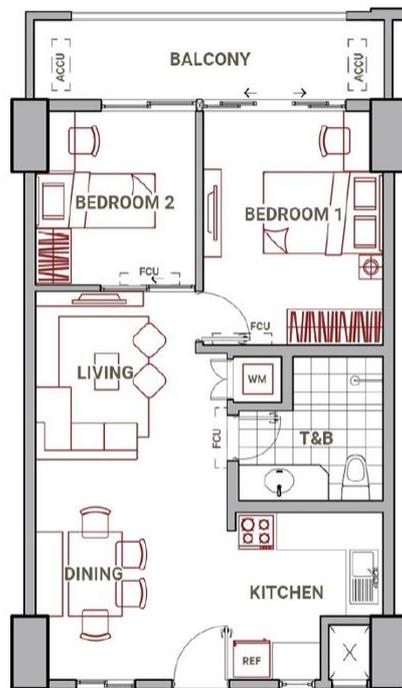
HRB - SHANTUNG

2 - BEDROOM A (INNER UNIT)

AREA ALLOCATION

LIVING & DINING	22.00 sqm
KITCHEN	7.50
BEDROOM 1	13.25
BEDROOM 2	9.00
TOILET & BATH	6.75
BALCONY	8.50
<hr/>	
APPROX. GROSS FLOOR AREA:	67.00 sqm

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SHANTUNG GROUND FLOOR

UNIT LAYOUT

2 Bedroom (Inner Unit) (HRB)

Floor Level 7th – PH Floor

Unit Area 58.5 sqm

Gross Area 67.0 sqm

HRB - SHANTUNG

2 - BEDROOM E (INNER UNIT)

AREA ALLOCATION

LIVING & DINING	22.00 sqm
KITCHEN	8.00
BEDROOM 1	15.00
BEDROOM 2	8.15
TOILET & BATH	5.35
BALCONY	10.50

APPROX. GROSS FLOOR AREA: 69.00 sqm

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SHANTUNG GROUND FLOOR

UNIT LAYOUT

2 Bedroom
(Inner Unit) (HRB)

Floor Level 7th – PH Floor

Unit Area 58.5 sqm

Gross Area 69.0 sqm

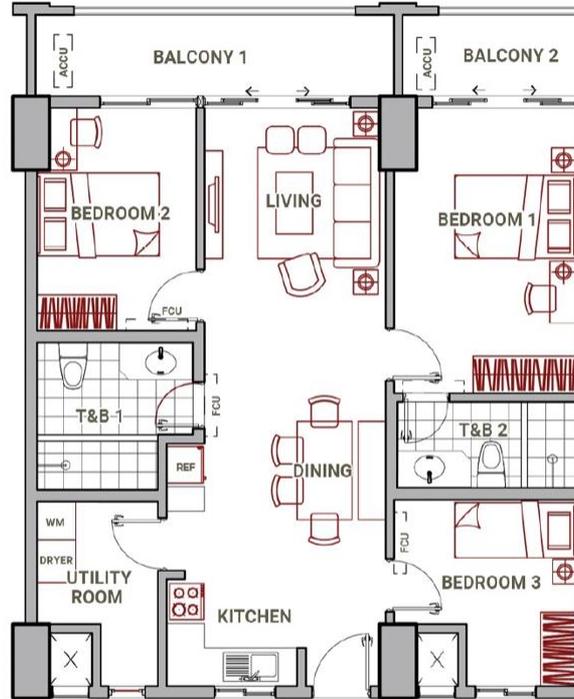
HRB - SHANTUNG

3 - BEDROOM B (INNER UNIT)

AREA ALLOCATION

LIVING & DINING	25.00 sqm
KITCHEN	8.00
BEDROOM 1	15.55
BEDROOM 2	10.90
BEDROOM 3	10.50
UTILITY ROOM	7.00
TOILET & BATH 1	5.00
TOILET & BATH 2	6.55
BALCONY 1	8.50
BALCONY 2	4.50
APPROX. GROSS FLOOR AREA:	101.50 sqm

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SHANTUNG 14TH FLOOR

UNIT LAYOUT

3 Bedroom (Inner Unit) (HRB)

Floor Level 10th – PH Floor

Unit Area 88.5 sqm

Gross Area 101.5 sqm

HRB - SHANTUNG

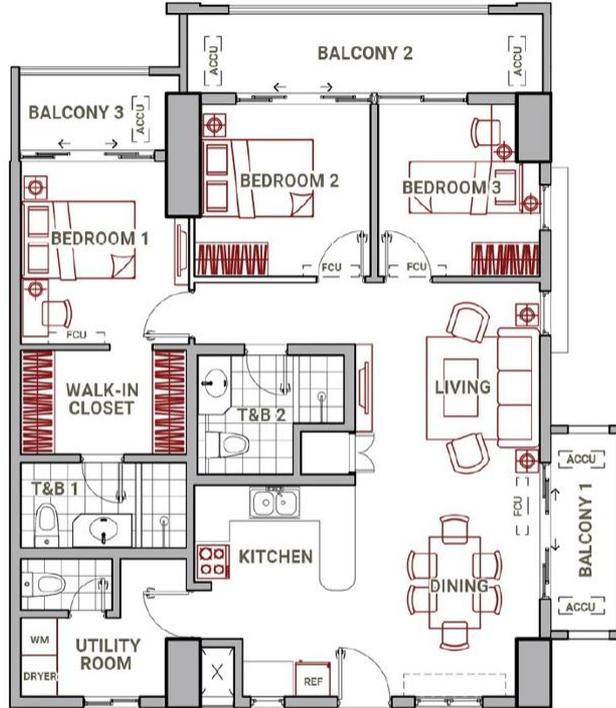
3 - BEDROOM C (END UNIT)

AREA ALLOCATION

LIVING & DINING	26.50 sqm
KITCHEN	11.50
BEDROOM 1	11.85
BEDROOM 2	10.70
BEDROOM 3	10.20
UTILITY ROOM	6.50
WALK-IN CLOSET	5.10
TOILET & BATH 1	5.15
TOILET & BATH 2	6.40
TOILET & BATH 3	1.90
BALCONY 1	5.00
BALCONY 2	10.00
BALCONY 3	4.00

APPROX. GROSS FLOOR AREA: 118.00 sqm

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SHANTUNG 14TH FLOOR

UNIT LAYOUT

3 Bedroom (End Unit) (HRB)

Floor Level 10th – PH Floor

Unit Area 99.0 sqm

Gross Area 118.0 sqm



MULBERRY PLACE

HRB - SHANTUNG

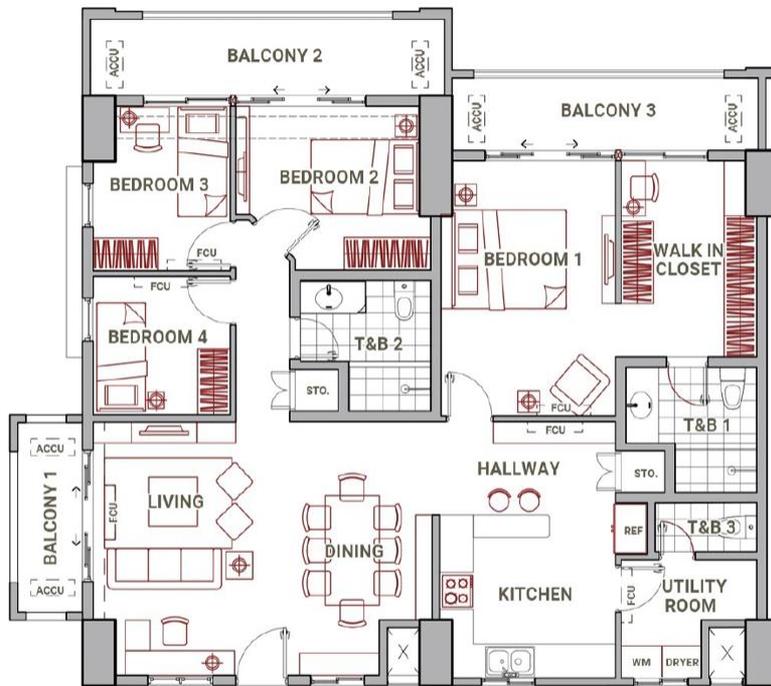
4 BEDROOM C (END UNIT)

AREA ALLOCATION

LIVING & DINING	35.70 sqm
KITCHEN	12.20
BEDROOM 1	16.55
BEDROOM 2	11.40
BEDROOM 3	9.00
BEDROOM 4	7.35
WALK IN CLOSET	10.30
UTILITY ROOM	6.25
TOILET & BATH 1	6.70
TOILET & BATH 2	6.45
TOILET & BATH 3	2.15
HALLWAY	4.45
BALCONY 1	5.00
BALCONY 2	10.00
BALCONY 3	8.50

APPROX. GROSS FLOOR AREA: 152.00 sqm

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SHANTUNG 7TH FLOOR

UNIT LAYOUT

2 Bedroom (Inner Unit) (HRB)

Floor Level 7th – PH Floor

Unit Area 128.5 sqm

Gross Area 152.0 sqm

3D of Selected Units

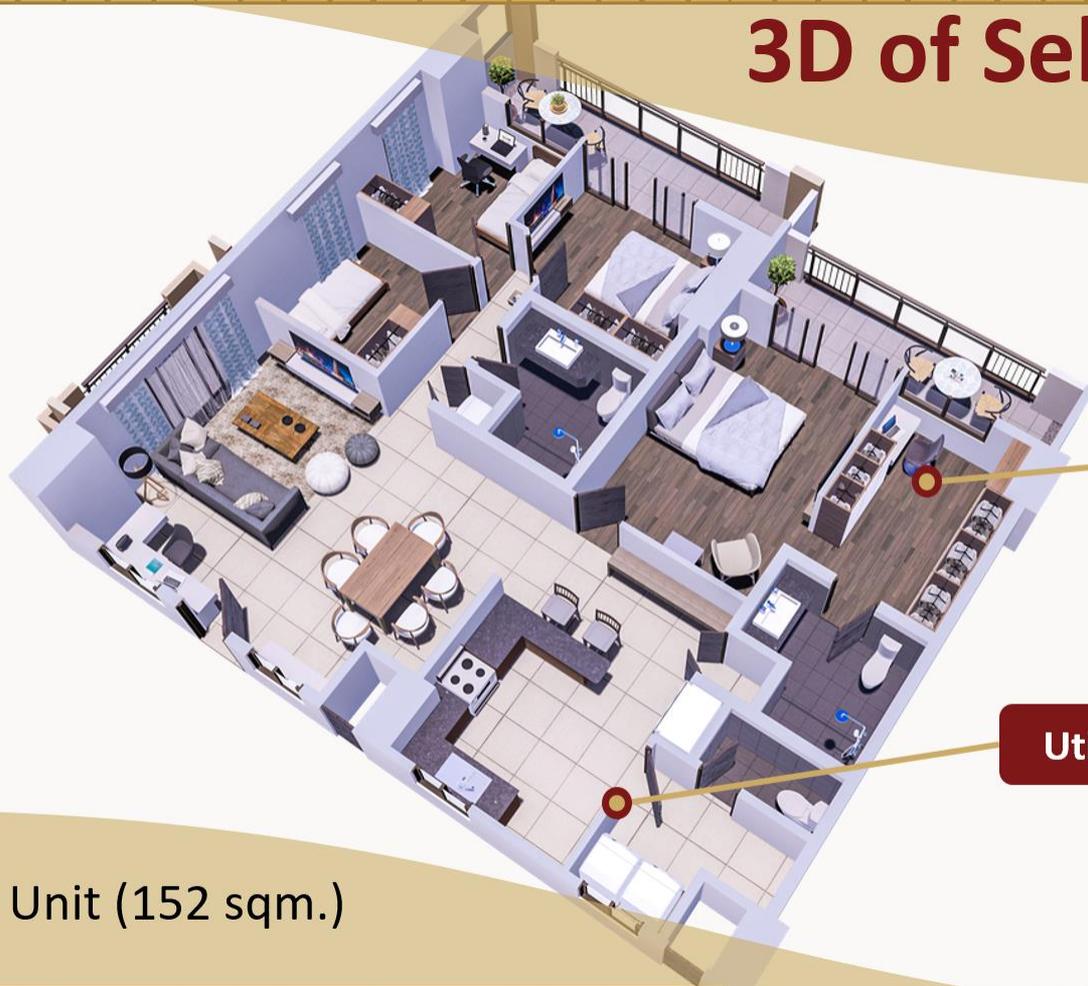
Sliding Door

Bigger Windows

2- Bedroom Unit (60 sqm.)



3D of Selected Units



Walk-in Closet

Utility Room

4- Bedroom Unit (152 sqm.)

TURNOVER FINISHES(MRB)

UNIT TYPE	2 Bedroom Unit	3 Bedroom Unit		4 Bedroom Unit
AREA	49.5 sqm	70.0 sqm	99.0 sqm	119.5 sqm
<u>FLOOR FINISHES</u>				
Living, Dining and Kitchen	Ceramic tiles with baseboard			
Bedrooms	Vinyl planks with baseboard			
Balcony	Ceramic tiles with pebble washout			
Toilet & Bath	Unglazed ceramic tiles			
<u>WALL FINISHES</u>				
Interior Walls	Painted Finish			
Toilet & Bath	Unglazed ceramic tiles; Painted cement finish above wall tiles			
<u>CEILING FINISHES</u>				
Living, Dining and Kitchen	Painted plain cement finish			
Bedrooms	Painted plain cement finish			
Toilet & Bath	Painted ficemboard ceiling			
<u>SPECIALTIES</u>				
Kitchen Area	Granite finish kitchen countertop with cabinet system			
Toilet and Bath	Granite finish lavatory countertop	Granite finish lavatory countertop with cabinet system	Granite finish lavatory countertop	

TURNOVER FINISHES(MRB)

UNIT TYPE	2 Bedroom Unit	3 Bedroom Unit		4 Bedroom Unit
AREA	49.5 sqm	70.0 sqm	99.0 sqm	119.5 sqm
<u>DOORS</u>				
Entrance Door	Wooden panel door on metal jamb			
Bedroom Door	Wooden door on metal jamb and aluminum sliding framed glass panel	Wooden door on metal jamb	Wooden framed glass door on metal jamb at Bedroom 2 and wooden door on metal jamb	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			
<u>WINDOWS</u>				
Aluminum framed glass panel with insect screen (except awning windows)				
<u>FINISHING HARDWARE</u>				
Main Door Lockset	Mortise lever type keyed lockset			
Bedroom Lockset	Lever type keyed lockset and flush lock handle keyed lockset	Lever type keyed lockset		
Toilet Lockset	Lever type privacy lockset			

TURNOVER FINISHES(MRB)

UNIT TYPE	2 Bedroom Unit	3 Bedroom Unit		4 Bedroom Unit
AREA	49.5 sqm	70.0 sqm	99.0 sqm	119.5 sqm
<u>TOILET AND KITCHEN FIXTURE</u>				
Water Closet	Top flush, one-piece type			
Lavatory	Undercounter-type Basin Wall-hung type	Undercounter-type and Wall-hung type Basin	Undercounter-type Basin	
Shower Head and Fittings	Exposed rain shower mixer type assembly			
Toilet Paper Holder	Recessed type			
Soap Holder	Wall niche			
Kitchen Sink	Stainless steel, single bowl with drainboard		Stainless steel, double drain	
Kitchen Faucet	Gooseneck type			
Toilet Exhaust	Ceiling mounted exhaust fan			
Kitchen Exhaust	Range hood provision			
<u>AIR CONDITION</u>	Provision for Split type Air Conditioning Unit			
<u>SERVICE AREA</u>	Straight to finish concrete			
Floor Finish	Combination of cyclone wire and ficemboard			
Wall Finish	Fiberglass and pre-painted metal sheets			
Roof Finish	Provision for tapping point of water			
Miscellaneous	Provision for electrical outlet			

TURNOVER FINISHES(HRB)

UNIT TYPE	2 Bedroom Unit			3 Bedroom Unit			4 Bedroom Unit
AREA	54.0 sqm	58.5 sqm	61.5 sqm	70.0 sqm	88.5 sqm	99.0 sqm	128.5 sqm
<u>FLOOR FINISHES</u>							
Living, Dining and Kitchen	Ceramic tiles with baseboard						
Bedrooms	Vinyl planks with baseboard						
Balcony	Ceramic tiles with pebble washout						
Toilet & Bath	Unglazed ceramic tiles						
<u>WALL FINISHES</u>							
Interior Walls	Painted Finish						
Toilet & Bath	Unglazed ceramic tiles; Painted cement finish above wall tiles						
<u>CEILING FINISHES</u>							
Living, Dining and Kitchen	Painted plain cement finish						
Bedrooms	Painted plain cement finish						
Toilet & Bath	Painted ficemboard ceiling						
<u>SPECIALTIES</u>							
Kitchen Area	Granite finish kitchen countertop with cabinet system						
Toilet and Bath	Granite finish lavatory countertop			Granite finish lavatory countertop at T&B 1	Granite finish lavatory countertop at T&B 1 & 2		

TURNOVER FINISHES(HRB)

UNIT TYPE	2 Bedroom Unit			3 Bedroom Unit			4 Bedroom Unit
AREA	54.0 sqm	58.5 sqm	61.5 sqm	70.0 sqm	88.5 sqm	99.0 sqm	128.5 sqm
<u>DOORS</u>							
Entrance Door	Wooden panel door on metal jamb						
Bedroom Door	Wooden door on metal jamb and aluminum sliding framed glass panel	Wooden door on metal jamb	Wooden door on metal jamb and aluminum sliding 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						
<u>WINDOWS</u>							
Aluminum framed glass panel with insect screen (except awning windows)							
<u>FINISHING HARDWARE</u>							
Main Door Lockset	Mortise lever type keyed lockset						
Bedroom Lockset	Lever type keyed lockset and flush lock handle	Lever type keyed lockset	Lever type keyed lockset and flush lock handle			Lever type keyed lockset	
Toilet Lockset	Lever type privacy lockset						

TURNOVER FINISHES(HRB)

UNIT TYPE	2 Bedroom Unit			3 Bedroom Unit			4 Bedroom Unit
AREA	54.0 sqm	58.5 sqm	61.5 sqm	70.0 sqm	88.5 sqm	99.0 sqm	128.5 sqm
<u>TOILET AND KITCHEN FIXTURE</u>							
Water Closet	Top flush, one-piece type						
Lavatory	Undercounter-type Basin Wall-hung type			Undercounter -type and Wall-hung type Basin	Undercounter-type Basin		
Shower Head and Fittings	Exposed rain shower mixer type assembly				Exposed rain shower mixer type assembly at T&B 1 & 2		
Toilet Paper Holder	Recessed type						
Soap Holder	Wall niche						
Kitchen Sink	Stainless steel, single bowl with drainboard					Stainless steel, double drain	
Kitchen Faucet	Gooseneck type						
Toilet Exhaust	Ceiling mounted exhaust fan						
Kitchen Exhaust	Range hood provision						
<u>AIR CONDITION</u>	Provision for Split type Air Conditioning Unit						

Project Features



Garbage Chute
(HRB Only)



Community Internet
(Common Areas)



100% Backup Power



Acacia Town Center Access



Mulberry Place 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.



*Enhanced
through time*

Designed for Growing Families





***Upgraded
for convenience***



MULBERRY
PLACE

