



DMCI HOMES

ONE DELTA  
TERRACES

West Avenue cor. Quezon Avenue, Quezon City

# Project Name and Logo



*The modern contemporary architectural theme*

The half letter O depicts the nearby key areas surrounding the property, while the letter D represents the exclusive community of One Delta Terraces. The sans serif typeface is used to signify DMCI Homes' stability and forward-thinking design practice.

# Property Overview

Address: West Avenue cor. Quezon Avenue, Quezon City

Architectural Theme: Modern Contemporary

Development Type: 1 High-rise Building

Number of Storeys: 57 storeys

- 6 basement parking levels
- GF with amenities
- 4 podium levels
- Amenity floor (6th floor)
- 51 residential floors
- Roof deck with amenities

Unit Types: Stu, 2BR, 3BR

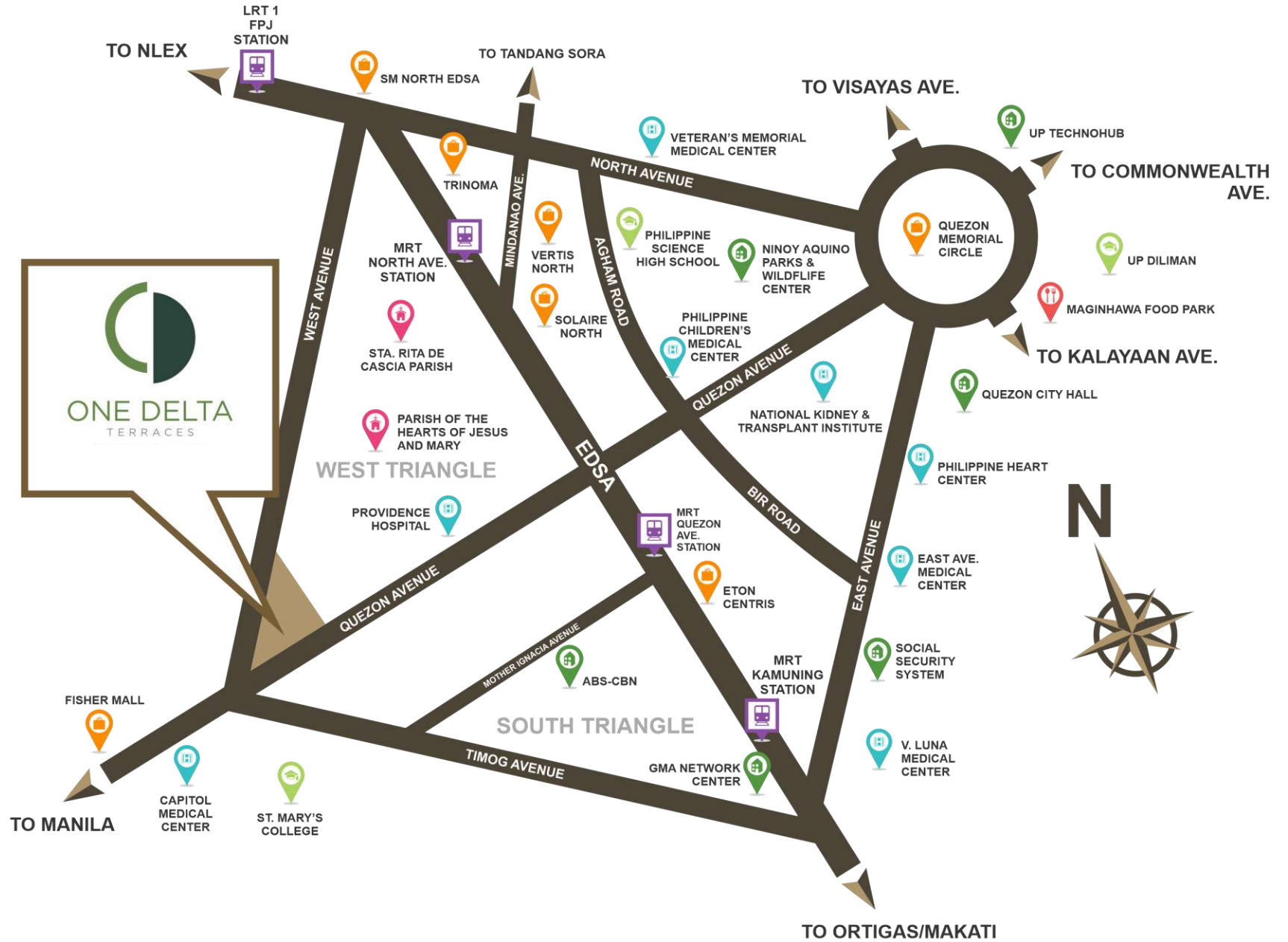
Amenity Ratio: 72%



# LOCATION



West Avenue corner  
Quezon Avenue,  
West Triangle,  
Quezon City



# Schools

ST. MARY'S COLLEGE	500 M
ST. JOSEPH'S COLLEGE	2.3 KM
PHILIPPINE SCIENCE HIGH SCHOOL	2.8 KM
UP DILIMAN	5.2 KM
UNIVERSITY OF STO. TOMAS	5.3 KM
FAR EASTERN UNIVERSITY	5.9 KM
MIRIAM COLLEGE	7.9 KM
ATENEO DE MANILA	8.3 KM



# RETAIL & ENTERTAINMENT

FISHER MALL	850 M
SOLAIRE NORTH	2.2 KM
VERTIS NORTH	2.5 KM
ETON CENTRIS	2.9 KM
TRINOMA	3.0 KM
SM NORTH EDSA	3.3 KM



# HEALTHCARE

PROVIDENCE HOSPITAL	650 M
CAPITOL MEDICAL CENTER	800 M
ST. LUKE'S – QC	2.2 KM
PHILIPPINE CHILDREN'S HOSPITAL	2.6 KM
EAST AVENUE MEDICAL CENTER	2.8 KM
VETERAN'S MEMORIAL MEDICAL CENTER	3.0 KM
NATIONAL KIDNEY & TRANSPLANT INSTITUTE	3.0 KM
PHILIPPINE HEART CENTER	3.0 KM
V. LUNA MEDICAL CENTER	3.5 KM





# TRANSPORTATION

MRT QUEZON AVE. STATION	1.5 KM
SKYWAY Q. AVE	1.9 KM
MRT KAMUNING STATION	2.1 KM
MRT NORTH AVE. STATION	2.4 KM
LRT I FPJ STATION	3.1 KM



**WHY QUEZON CITY?**

# Reasons to Invest in QC

- Large Population
- Well-connected (Infrastructure)
- Center for Education, Government Offices, and Medical Institutions

# QC Population Data

Table 3. Total Population by Highly Urbanized City/Municipality Based on Various Censuses: National Capital Region (NCR)

Highly Urbanized City/Municipality	Total Population			
	2000	2010	2015	2020
City of Manila	1,581,082	1,652,171	1,780,148	1,846,513
City of Mandaluyong	278,474	328,699	386,276	425,758
City of Marikina	391,170	424,150	450,741	456,059
City of Pasig	505,058	669,773	755,300	803,159
<b>Quezon City</b>	<b>2,173,831</b>	<b>2,761,720</b>	<b>2,936,116</b>	<b>2,960,048</b>
City of San Juan	117,680	121,430	122,180	126,347
City of Caloocan	1,177,604	1,489,040	1,583,978	1,661,584
City of Malabon	338,855	353,337	365,525	380,522
City of Navotas	230,403	249,131	249,463	247,543
City of Valenzuela	485,433	575,356	620,422	714,978
City of Las Piñas	472,780	552,573	588,894	606,293
City of Makati	471,379	529,039	582,602	629,616
City of Muntinlupa	379,310	459,941	504,509	543,445
City of Parañaque	449,811	588,126	665,822	689,992
Pasay City	354,908	392,869	416,522	440,656
City of Taguig	467,375	644,473	804,915	886,722
Pateros	57,407	64,147	63,840	65,227

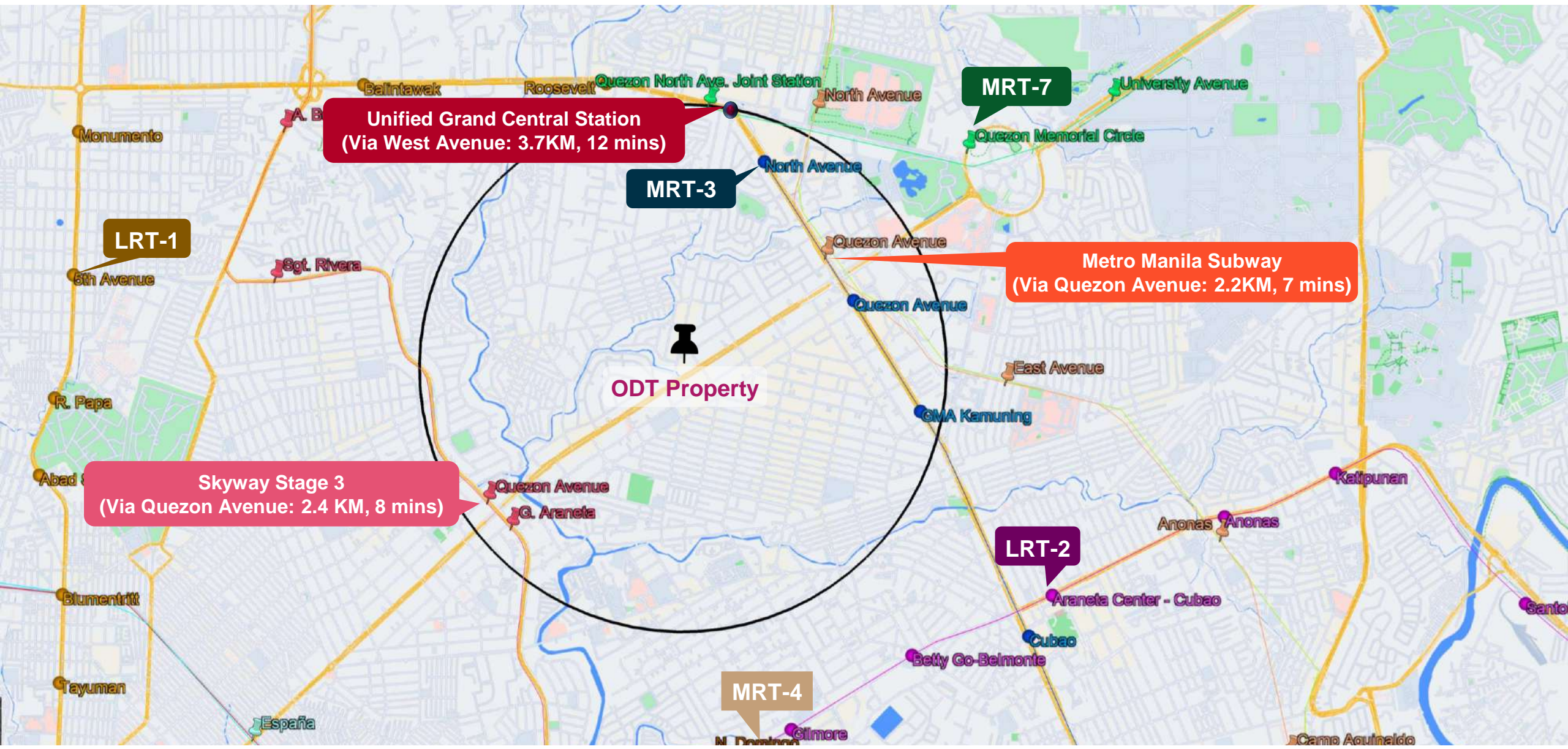
Source: Philippine Statistics Authority

Table 4. Annual Population Growth Rate by Highly Urbanized City/Municipality Based on Various Censuses: National Capital Region (NCR)

Highly Urbanized City/Municipality	Annual Population Growth Rate (%)		
	2000 to 2010	2010 to 2015	2015 to 2020
City of Manila	0.44	1.43	0.77
City of Mandaluyong	1.67	3.12	2.07
City of Marikina	0.81	1.16	0.25
City of Pasig	2.86	2.31	1.30
<b>Quezon City</b>	<b>2.42</b>	<b>1.17</b>	<b>0.17</b>
City of San Juan	0.31	0.12	0.71
City of Caloocan	2.37	1.18	1.01
City of Malabon	0.42	0.65	0.85
City of Navotas	0.78	0.03	-0.16
City of Valenzuela	1.71	1.45	3.03
City of Las Piñas	1.57	1.22	0.61
City of Makati	1.16	1.85	1.65
City of Muntinlupa	1.95	1.78	1.58
City of Parañaque	2.72	2.39	0.75
Pasay City	1.02	1.12	1.19
City of Taguig	3.26	4.32	2.06
Pateros	1.12	-0.09	0.45

Source: Philippine Statistics Authority

ODT is in a prime, accessible, location near upcoming big ticket mass transit systems which will ease commuting in the Metro.





MMS will help ease traffic congestion and allow seamless travel across Metro Manila.



- 33-kilometer route length and 17 stations
- The country's first underground railway system
- Quezon City and Ninoy Aquino International Airport (NAIA) in Pasay City to 45 minutes.



The NMIA will provide an alternative means for international travel, decongesting NAIA.

- The New Manila International Airport project located in Bulakan, Bulacan.
- The NMIA is set to become the largest airport in the Philippines at 2,500 hectares
- Includes expressways and railways
- Airport development works targeted to commence in 2025
- Once completed, it will take around 1 hour and 9 minutes to travel from ODT to NMIA.

Sources: [Sanmiguel.com.ph](http://Sanmiguel.com.ph), [Philstar.com](http://Philstar.com)

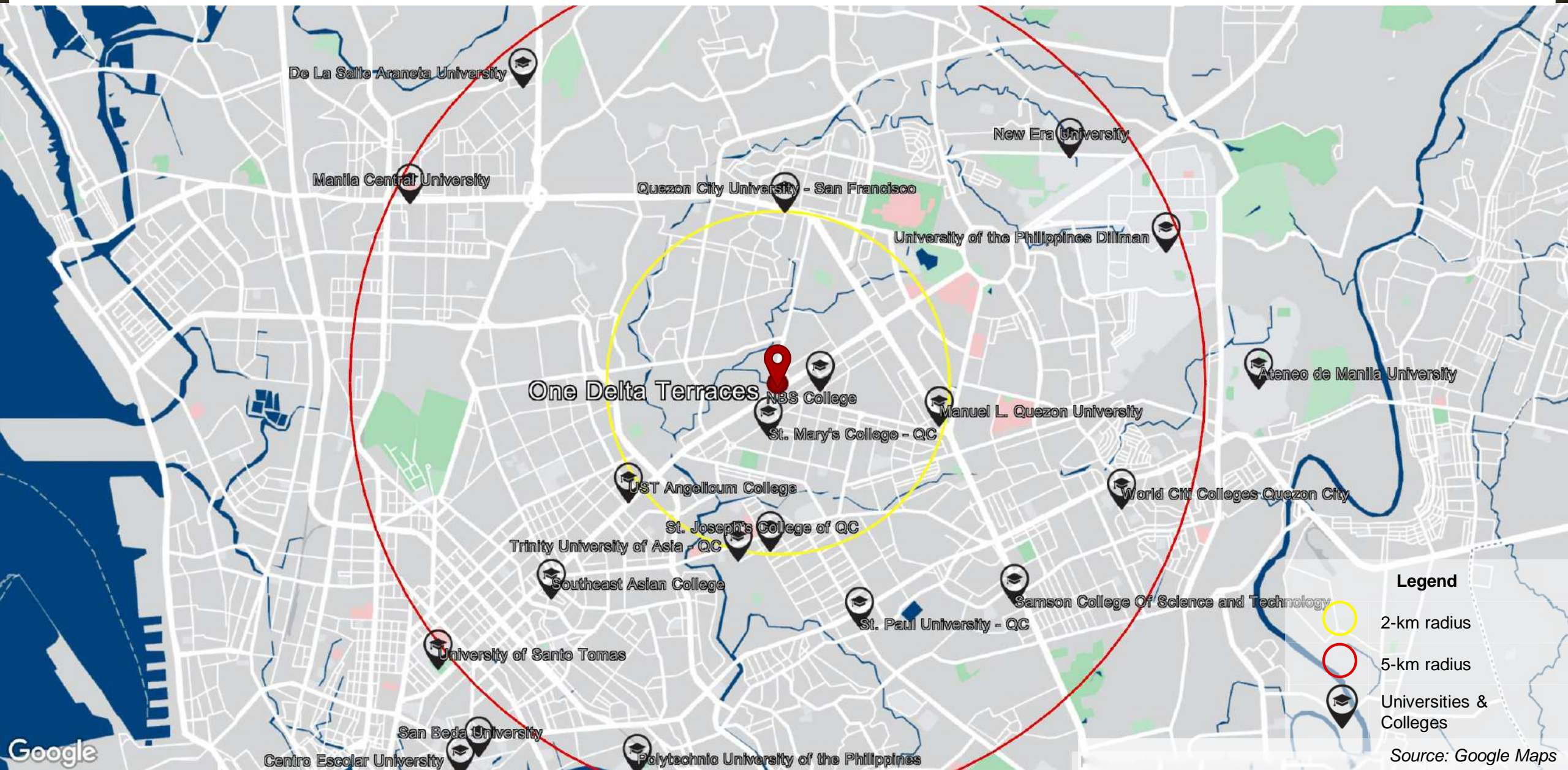
Source: [Sef TV Youtube Channel](#)





# Educational Institutions

Many universities and colleges are surrounding ODT.





# Government Offices in QC

- House of Representatives
  - Department of Agrarian Reform
  - Department of Agriculture
  - Department of Environment and Natural Resources
  - Department of Human Settlements and Urban Development
  - Department of Information and Communications Technology
  - Department of Interior and Local Government
  - Department of National Defense
  - Department of Social Welfare and Development
- 
- Bureau of Internal Revenue
  - BSP Security Plant Complex
  - Land Registration Authority
  - Land Transportation Office
  - National Power Corporation
  - National Transmission Corporation
  - Philippine Atmospheric, Geophysical and Astronomical Services Administration (PAGASA)
  - Philippine Space Agency
  - Philippine Statistics Authority
  - Social Security System



# Medical Institutions in QC

- East Avenue Medicals Center
  - Quirino Memorial Medical Center
  - Veterans Memorial Medical Center
  - Lung Center of the Philippines
  - National Kidney and Transplant Institute
  - Philippine Heart Center
  - Philippine Orthopedic Center
  - Philippine Children's Medical Center
  - National Children's Hospital
  - AFP Medical Center
- 
- Ace Medical Center
  - Bernardino General Hospital
  - Capitol Medical Center
  - Commonwealth Hospital and Medical Centre
  - De Los Santos Medical Center
  - Diliman Doctor's Hospital
  - FEU- Nicanor Reyes Medical Foundation Medical Center
  - St Luke's Medical Center
  - UERM Memorial Medical Center



**TARGET MARKET**

# UPWARDLY-MOBILE INDIVIDUALS

## Profile

- 25 - 35 years old
- Manager to Sr. Manager
- Established professional
- Status Seeker, Career-oriented, Tech Savvy
- With disposable income to spend on “lifestyle” purchases (Travel, dining, and entertainment)

## Reasons for Purchasing

- To express their individuality and success
- Wants a home that offers convenience and helps them achieve work-life balance: close to their place of work, and dining & entertainment centers



# UPGRADERS

## Profile

- 30 - 40 years old
- Young Family
- Parents are both working professionals
- Comfort seekers (comfort, relaxation and convenience)

## Reasons for Purchasing

- To express their independence
- Wants a home that is close to their “ancestral” homes / family compounds
- Values a safe and comfortable home that is convenient: near good schools, malls, and place of work.



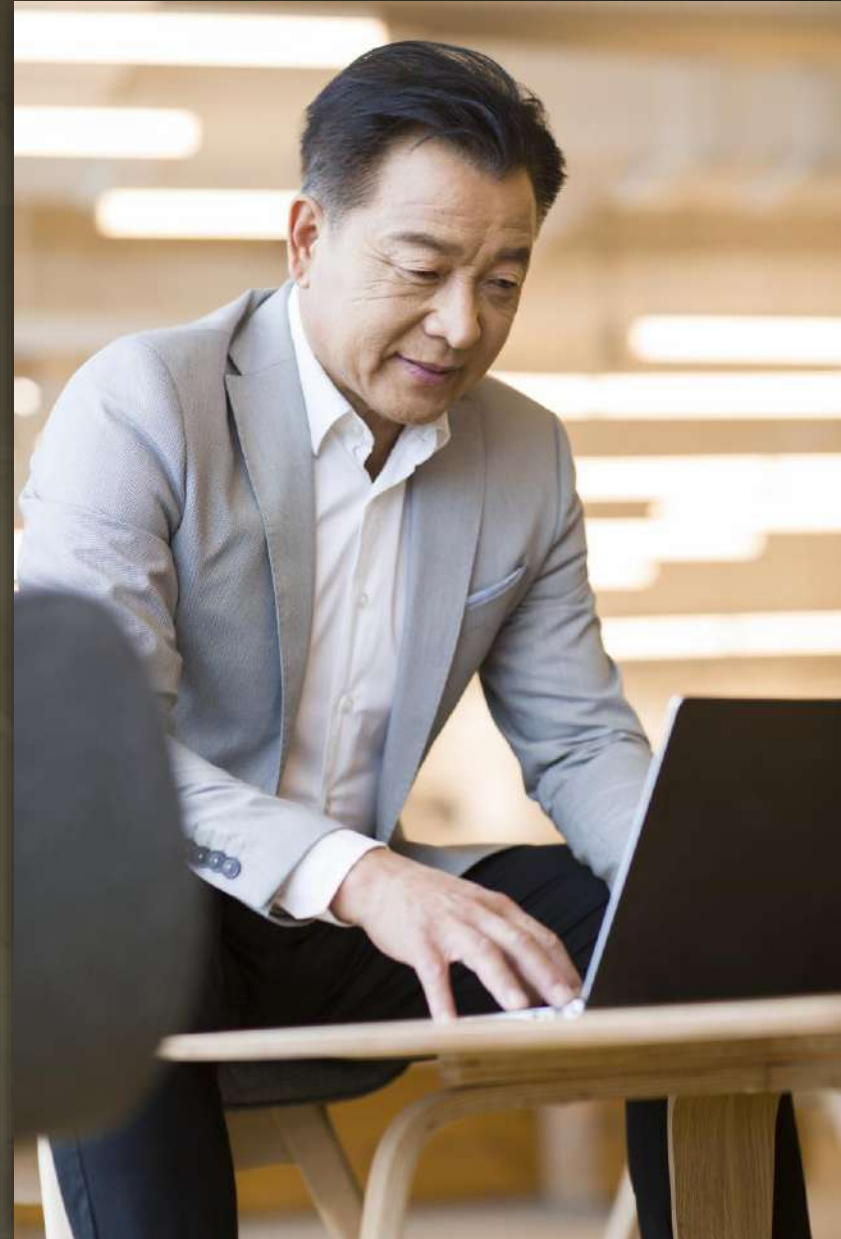
# INVESTORS

## Profile

- 40 - 50 years old
- Seasoned investors, Financially Savvy
- Familiar with real estate news and trends
- Director to C-Level Executives

## Reasons for Purchasing

- To take advantage of the area's rentability
- To invest in a property that will appreciate in value





# BPO Market in QC

QC, one of the major ICT hubs in the Philippines, remains one of the top choices for expanding BPO companies.

## 12<sup>th</sup>

PH ranking in the 2023 GSLI as the most attractive outsourcing locations out of 78 countries

## 106.7K

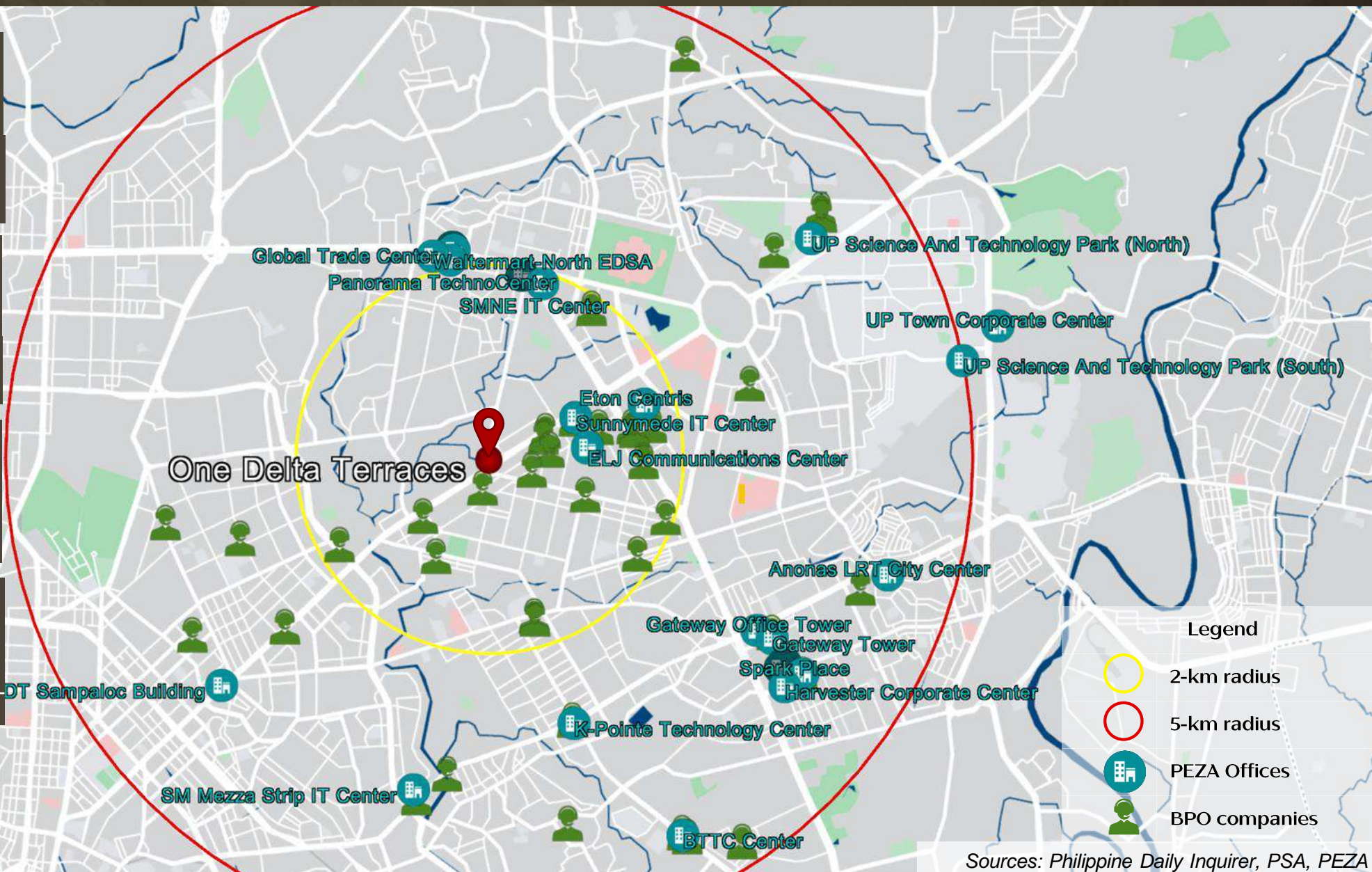
Total number of BPO employees in Quezon City

## 135 BPO

Total BPO companies in QC

## 32      18

Operating      Upcoming  
PEZA-Accredited Establishments



### Legend

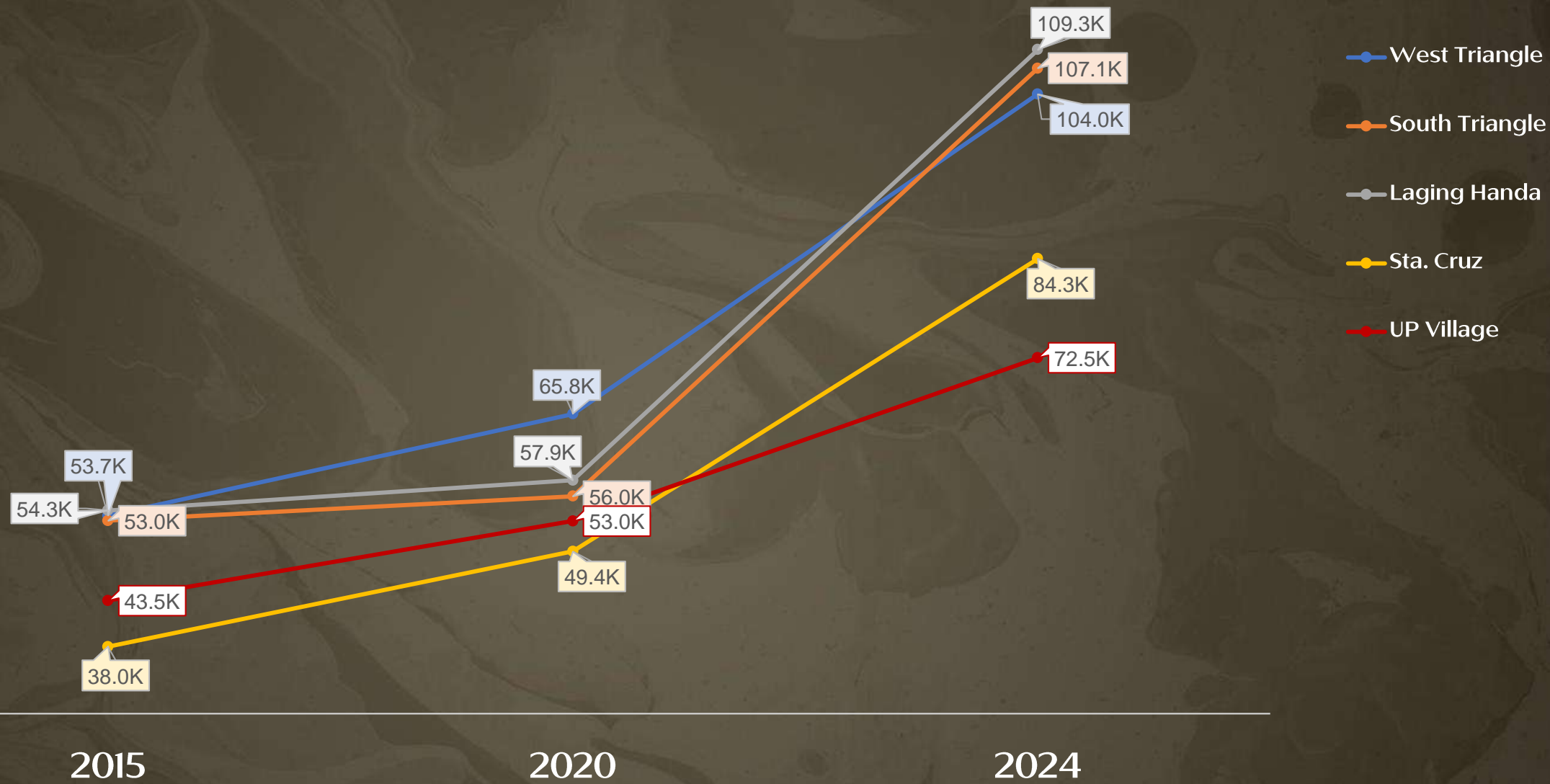
-  2-km radius
-  5-km radius
-  PEZA Offices
-  BPO companies

Sources: Philippine Daily Inquirer, PSA, PEZA



# ODT Vicinity Residential Condominium Zonal Values

Land prices in the ODT vicinity and its surrounding barangays are all increasing, with West Triangle having one of the highest land prices in terms of residential condominiums.

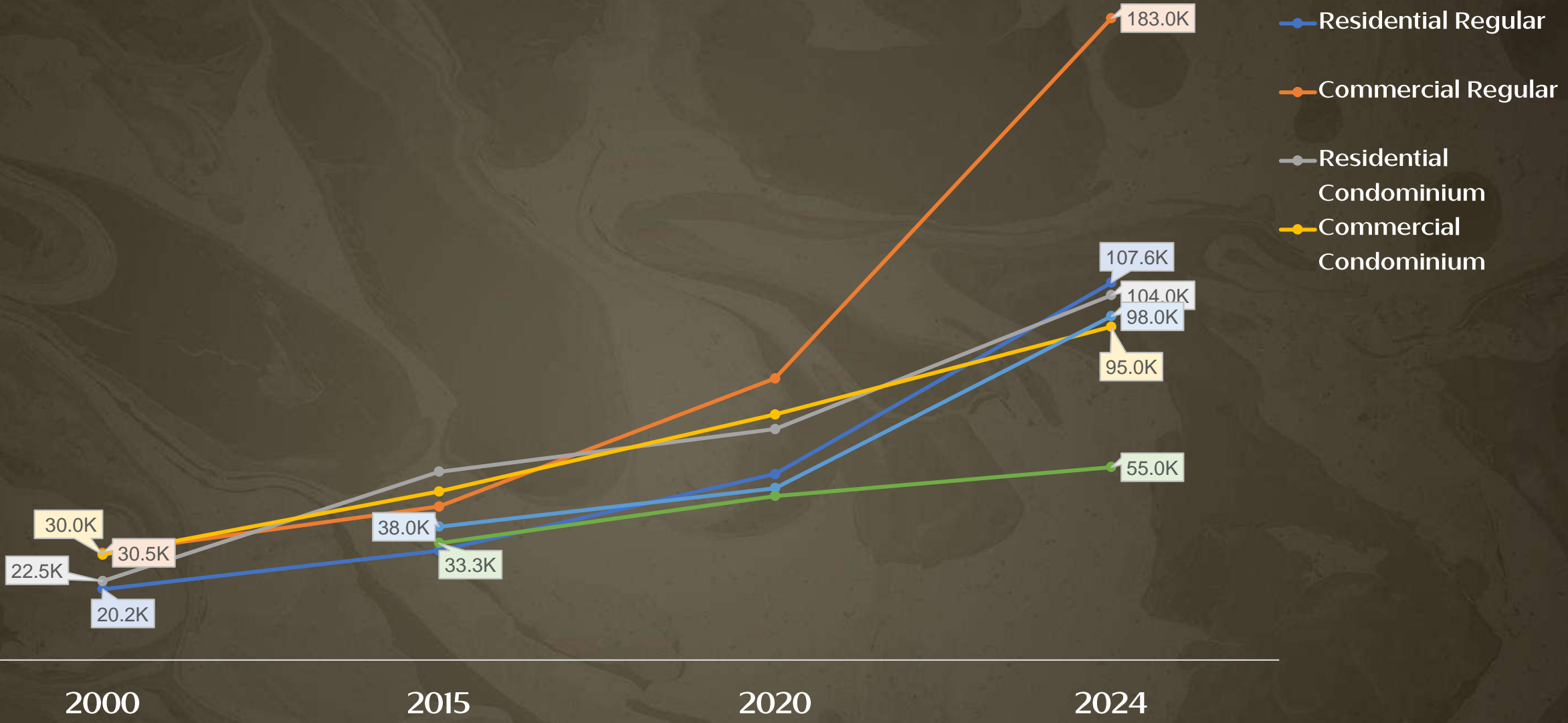


Source: Bureau of Internal Revenue (BIR) Official Website



# West Triangle, Quezon City Zonal Values

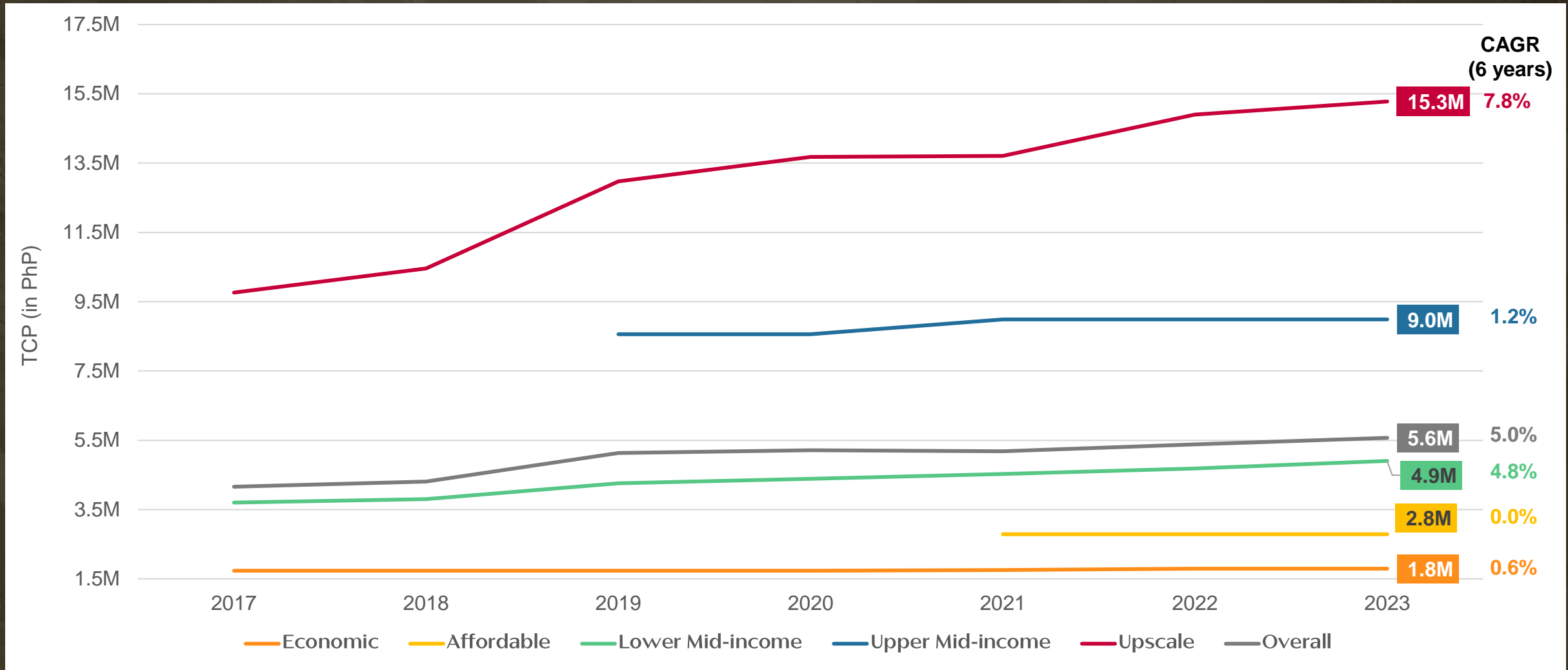
Land prices in the ODT area have considerably risen over the years, indicating a promising investment opportunity.



Source: Bureau of Internal Revenue (BIR) Official Website

# Price Appreciation of Condos in ODT's Vicinity

Condo prices in the area are growing, specifically driven by the lower mid-income and upscale projects.



Note: Only includes active ODT competitors (2km radius); Simple averages only  
 Prices are exclusive of VAT;  
 Source: Colliers MM Vertical Database (2H 2023)



# Metro Manila Gross Rental Yield

QC's rental yield provides a promising ROI for investors, as the rental sector is growing, and rental prices have increased in the past few years.

		TCP	Monthly Rent	Gross Rental Yield
<b>Taguig City</b>				
	Studio & 1BR	11.3M	47.1K	5.0%
	2BR	24.9M	94.3K	4.5%
	3BR	40.9M	157.1K	4.6%
	4BR+	149.6M	419.0K	3.4%
<b>City of Manila</b>				
	Studio & 1BR	5.1M	23.1K	5.4%
	2BR	7.9M	52.4K	8.0%
	3BR	15.2M	75.9K	6.0%
<b>Pasig City</b>				
	Studio & 1BR	10.0M	31.4K	3.8%
	2BR	15.0M	52.4K	4.2%
	3BR	22.4M	78.6K	4.2%
	4BR+	62.7M	136.2K	2.6%
<b>Quezon City</b>				
	Studio & 1BR	4.7M	21.0K	5.3%
	2BR	8.4M	36.7K	5.3%
	3BR	14.5M	62.9K	5.2%
<b>Pasay City</b>				
	Studio & 1BR	7.1M	31.4K	5.3%
	2BR	13.2M	52.4K	4.8%
	3BR	22.0M	89.1K	4.9%

*Note: Excluding Mandaluyong, Parañaque and San Juan City*

*Last Updated: Feb 16, 2024*

*All yields are gross - i.e., before taxes, repair costs, ground rents, estate agents fees, and any other costs.*

*Sources: Global Property Guide, Lamudi*

**5.27%**

**QC  
Ave. Rental Yield**

**5.04%**

**Metro Manila Ave.  
Rental Yield**

# **BUYER'S PROFILE**

# THE CRESTMONT



58% MALE  
42% FEMALE



66% SINGLE  
33% MARRIED  
1% WIDOWED



78% INVESTMENT  
22% END-USE



2% 20 Y.O. AND BELOW  
20% 21-30 Y.O.  
38% 31-40 Y.O.  
20% 41-50 Y.O.  
14% 51-60 Y.O.  
6% 61 Y.O. AND ABOVE



5% 50K BELOW  
21% 50K-80K  
25% 80K-120K  
6% 120K-150K  
43% 180K ABOVE

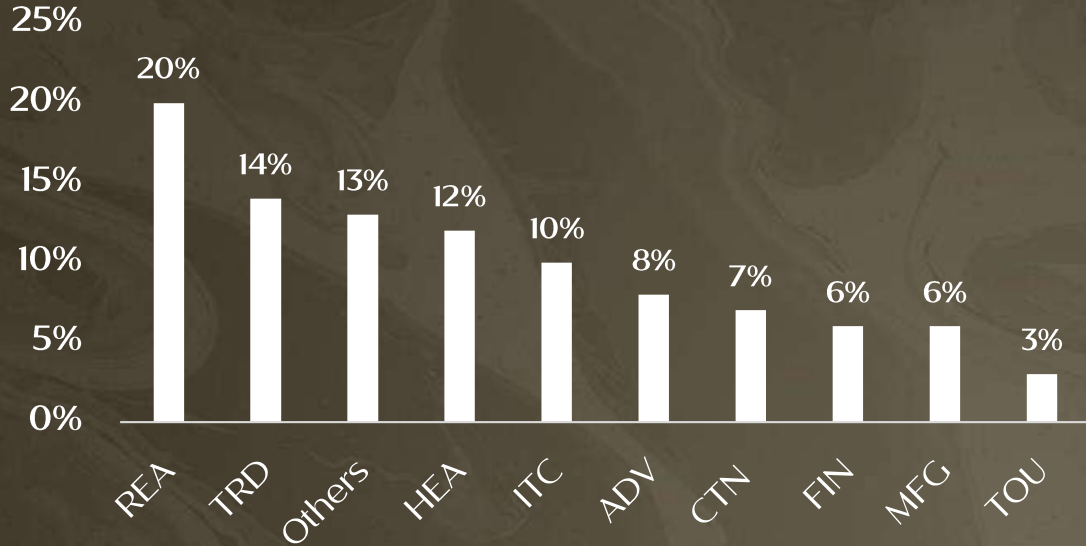


52% RENT  
24% ADD'L PROPERTY  
11% UPGRADE  
9% RESALE  
4% VACATION HOME

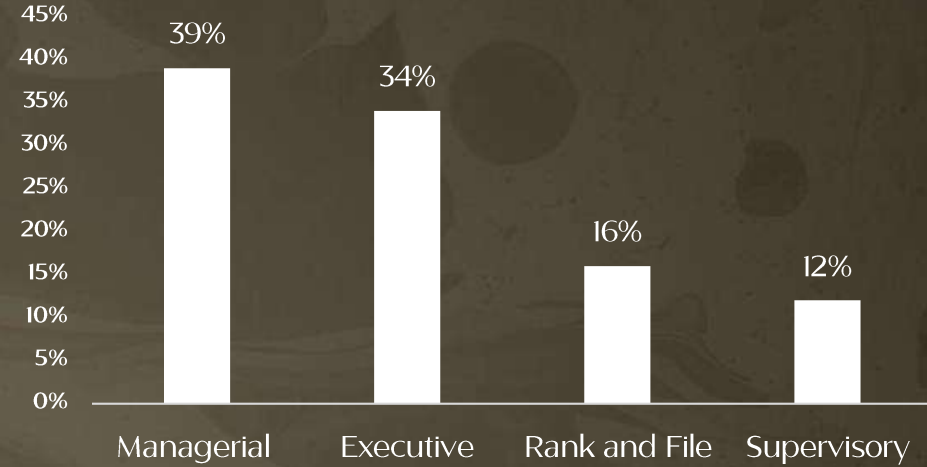
76% OWNED  
12% LIVING WITH RELATIVES  
12% RENTED

# THE CRESTMONT

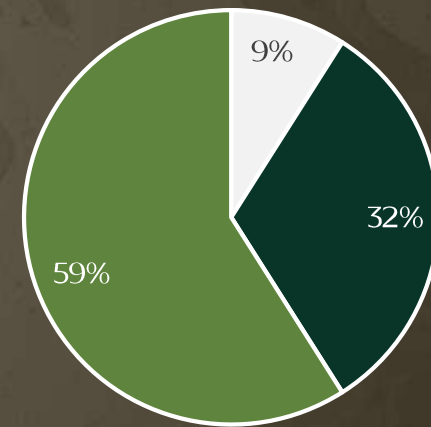
INDUSTRY



DESIGNATION



OCCUPATION



TOP 3 LOCATIONS  
 QUEZON CITY – 144  
 MANILA – 58  
 MANDALUYONG - 42

N = 525

Overseas Worker
  Self Employed
  Employed
 N = 675

# CAMERON RESIDENCES



48% MALE  
52% FEMALE



66% SINGLE  
33% MARRIED  
1% WIDOWED



64% INVESTMENT  
36% END-USE

48% RENT  
24% ADD'L PROPERTY  
12% UPGRADE  
9% RESALE  
8% VACATION HOME



1% 20 Y.O. AND BELOW  
35% 21-30 Y.O.  
38% 31-40 Y.O.  
18% 41-50 Y.O.  
7% 51-60 Y.O.  
1% 61 Y.O. AND ABOVE



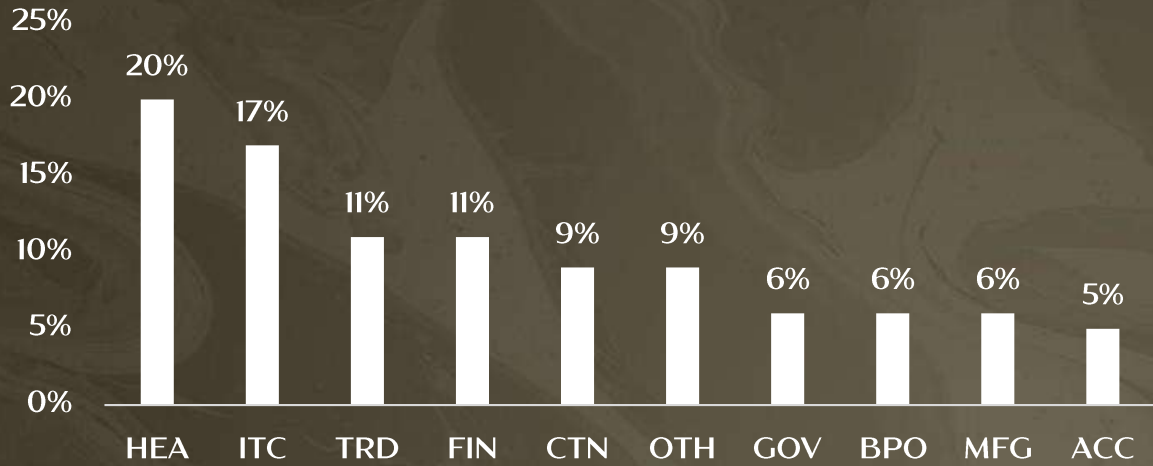
21% 50K BELOW  
35% 50K-80K  
6% 80K-120K  
15% 120K-150K  
24% 180K ABOVE



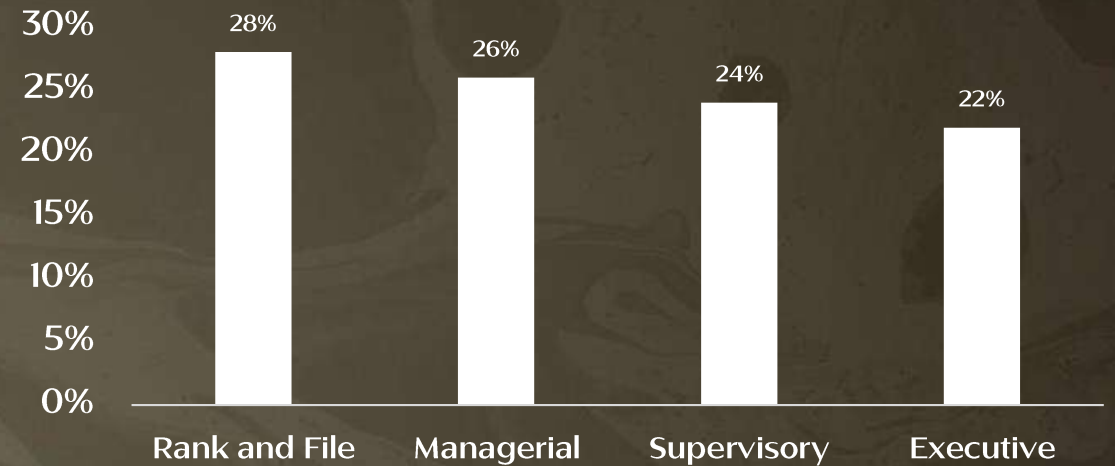
53% OWNED  
24% LIVING WITH RELATIVES  
22% RENTED

# CAMERON RESIDENCES

INDUSTRY

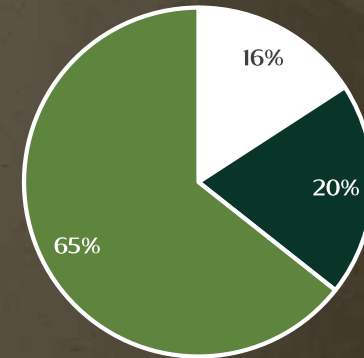


DESIGNATION



TOP 3 LOCATIONS  
 QUEZON CITY – 285  
 MANILA – 96  
 CALOOCAN - 27

N = 662



Overseas Worker
  Self Employed
  Employed

N = 763



# VALUE PROPOSITION

# Value Proposition

## STRATEGIC LOCATION

- Located in Quezon Avenue which allows residents easy access to different parts of Metro Manila. (Skyway, MRT, upcoming Subway)
- Convenience brought about by nearby office and retail developments
- Dynamic economy with thriving businesses that appeals to investors (rental property)

## A LANDMARK DEVELOPMENT

- A famous landmark in the area that is redeveloped into an exclusive community
- A well-known location and a highly-coveted address

## DISTINCT ARCHITECTURE

- Distinctive building façade that stands out in the area
- Architectural design that allows natural light and fresh air to permeate the building and units within
- Resort-style amenities, convenient building features, and community activities

# STRATEGIC LOCATION

One Delta Terraces' location in West Ave. corner Quezon Ave. gives it easy access to different parts of Metro Manila.



# DISTINCT ARCHITECTURE

The modern contemporary architecture of One Delta Terraces has characteristics that blend modern and contemporary design principles:

- Clean lines and minimalism
- Large windows and balconies that allow natural light and fresh air to permeate the building
- Integration with nature through outdoor living and landscaping.



# DISTINCT ARCHITECTURE

Striking curb appeal.

The façade stands out in the area and integrates the outdoors. It is a distinct landmark of the development. Aside from the aesthetics, the lush vertical greenery on the podium lowers the temperature in the parking areas.



# Value Proposition

## RESORT-STYLE AMENITIES

- Sizable area is allocated to a thoughtful array of amenities
- Different amenities that cater to every member of the family

## ELEVATED LIVING EXPERIENCE

- Unit configurations that appeal to different segments (individuals and families)
- Safe and secure community in a bustling location
- Quality build backed by warranty

## GREAT VALUE FOR MONEY

- With high potential for value appreciation and rental income
- Combination of location, product features, and pricing puts forward a compelling reason to invest

# RESORT-STYLE AMENITIES

The resort-style life.

Amenities abound the property from the ground floor up. From the grand lobby, move up to the 6<sup>th</sup> floor and Roof Deck to find exclusive resort-inspired amenities.





# RESORT-STYLE AMENITIES

Built with your lifestyle in mind.

The 6<sup>th</sup> floor has amenities that offers numerous recreational and relaxation options that creates a community atmosphere where residents can socialize and enjoy various activities together.





# RESORT-STYLE AMENITIES

Live the high life.

Enjoy majestic views of the city in the roof deck, take a dip in the L-Shaped Sky Deck pool, a first for DMCI Homes.



# ELEVATED LIVING EXPERIENCE



Expertly managed by an experienced Property Management Office. Owning a DMCI Homes unit means becoming part of the community.



DMCI Homes Leasing Services (DHLS) offers complete assistance to unit owners interested in leasing their DMCI Homes properties.

# ELEVATED LIVING EXPERIENCE



## DMCI Communities Mobile App

Mobile solution to  
add value in the  
living experience in  
our communities



An exclusive program for  
newly completed  
condominium projects that  
aims to help new  
homeowners move into  
their units with ease. For a  
reasonable rate, new  
homeowners can avail of  
basic handyman services.



Subscription-free,  
unlimited commercial-  
grade fiber internet  
connection upon move-in,  
similar to the service  
premium hotels provide  
their guests.



The exclusive carpool  
program for DMCI Homes  
homeowners called  
RideShare aims to provide  
residents a convenient way  
to go to and from key  
destinations amid rising  
fuel prices and challenging  
traffic conditions.

# Why invest in One Delta Terraces?

- Strategic location
- A landmark development
- Distinct architecture
- Resort-style amenities
- Elevated living experience
- Great value for money

END



ONE DELTA  
TERRACES

# DMC – Estate Development Inc. (DMC-EDVI)







ONE DELTA  
TERRACES

## PROJECT INFORMATION



5,800+ sqm



57 storeys



51 residential floors



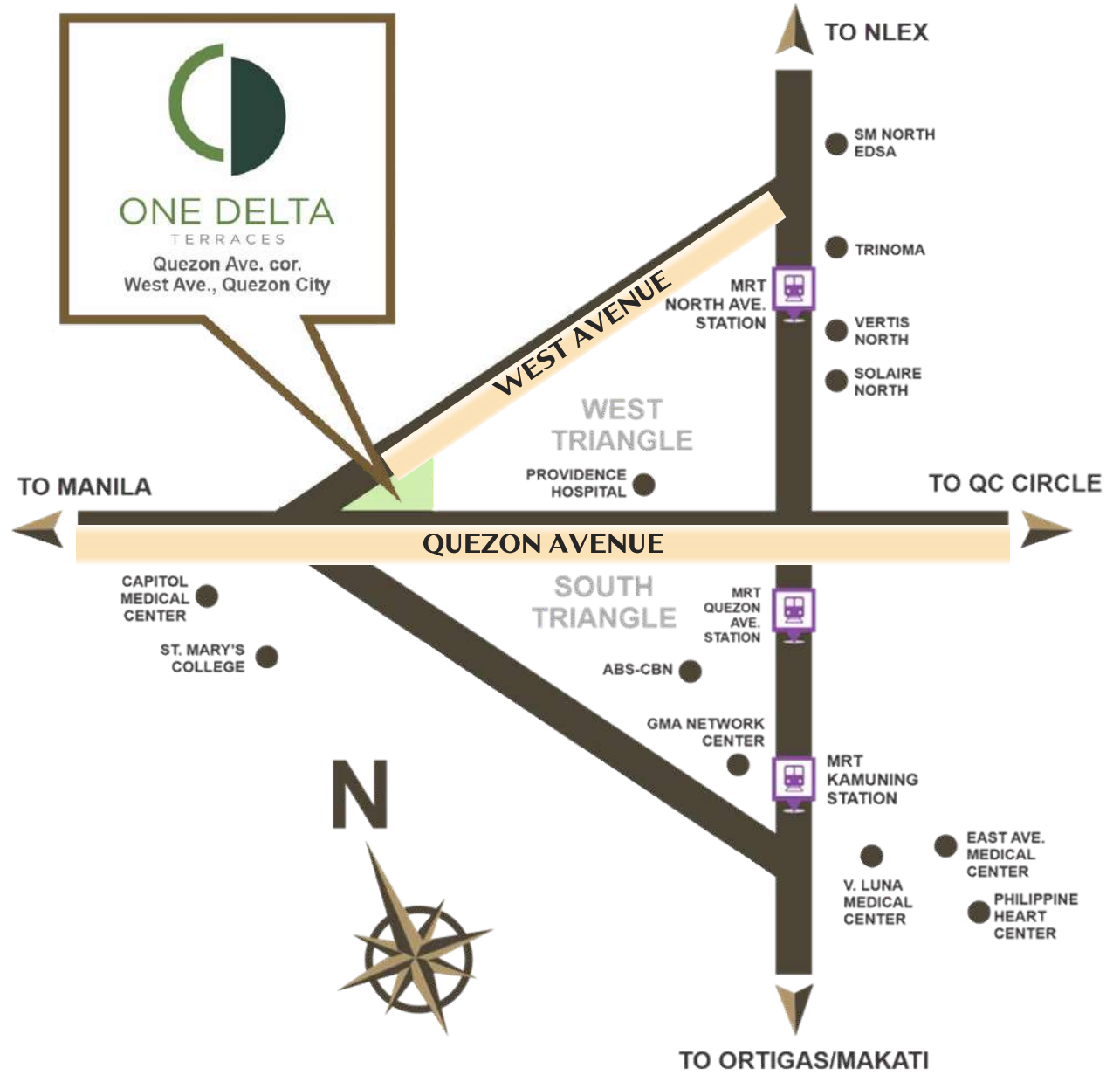
4 podium +  
6 basement parking levels



3 Amenity Floors



# LOCATION

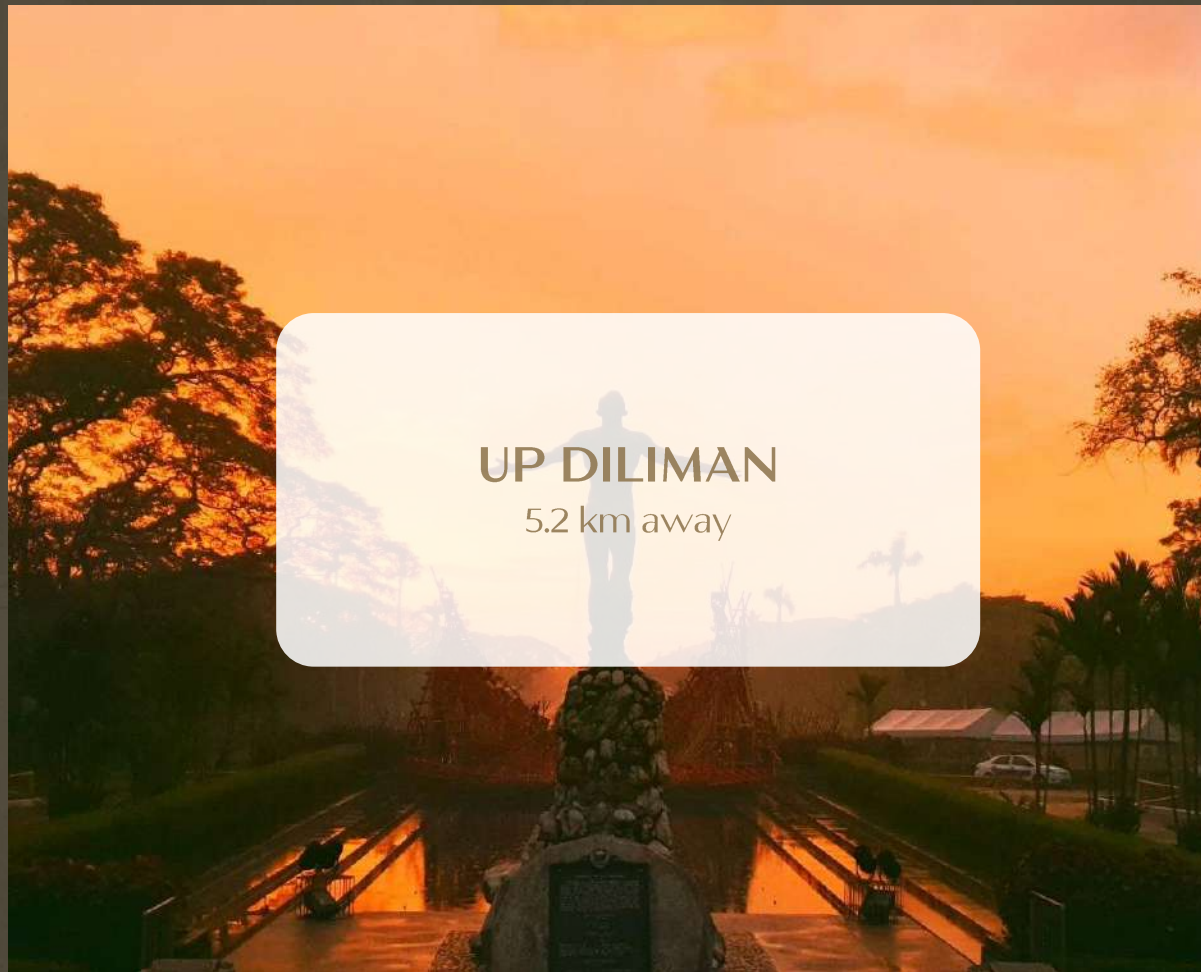


# SCHOOLS / UNIVERSITIES





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# RETAIL & ENTERTAINMENT



# RETAIL & ENTERTAINMENT



# RETAIL & ENTERTAINMENT



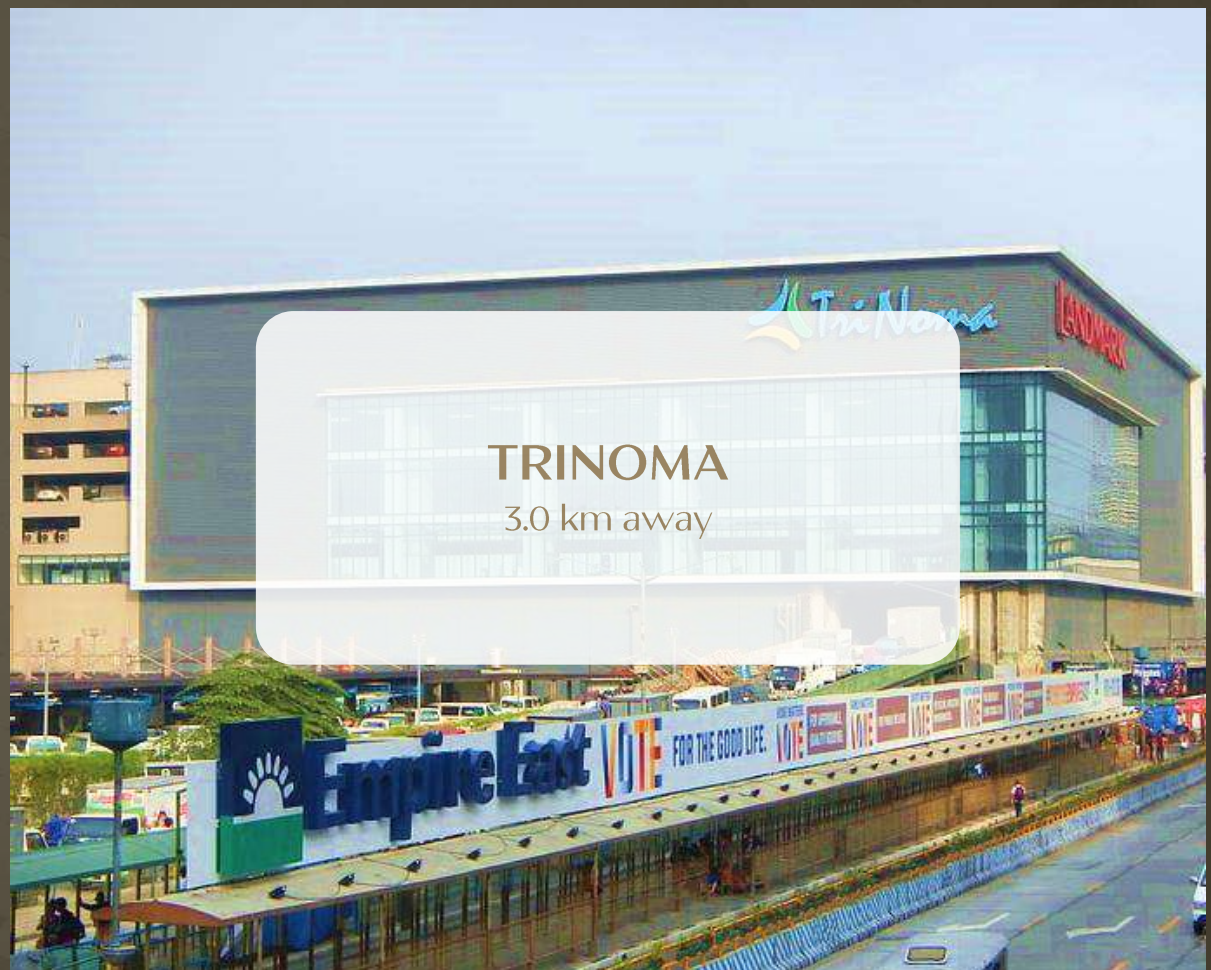
# RETAIL & ENTERTAINMENT



# RETAIL & ENTERTAINMENT



# RETAIL & ENTERTAINMENT



TRINOMA  
3.0 km away

# HEALTHCARE



# HEALTHCARE





# HEALTHCARE



# HEALTHCARE



# TRANSPORTATION

- ① MRT Q. Ave. Station - - - 1.5 km
- ② Skyway Q. Ave - - - 1.9 km
- ③ MRT Kamuning Station - - - 2.1 km
- ④ MRT North Ave Station - - - 2.4 km
- ⑤ LRT 1 FPJ Station - - - 3.1 km

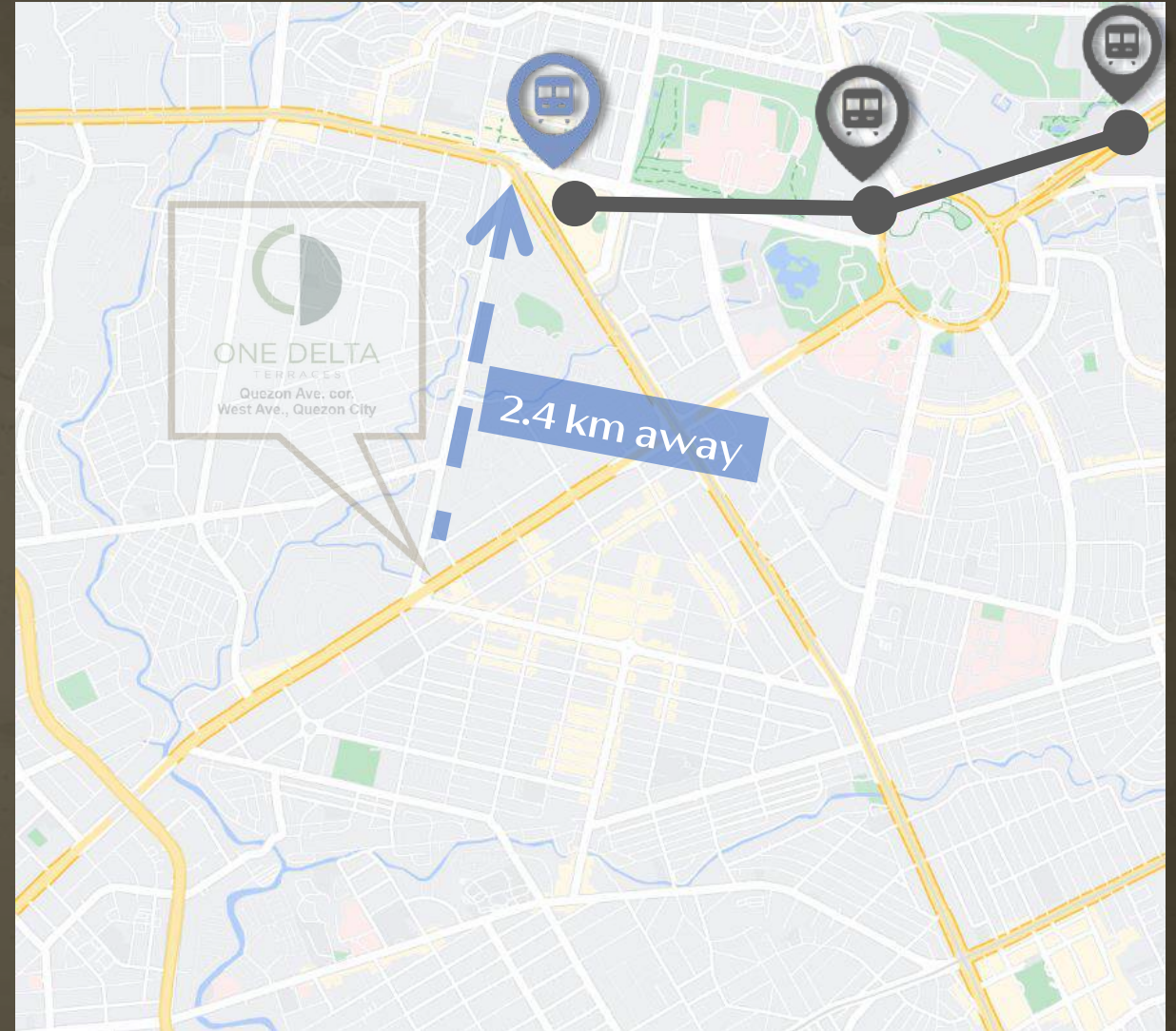


# UPCOMING INFRASTRUCTURE



## MRT -7

- 14 New Stations
- Metro Manila to Bulacan
- Under construction (2016)
- Target date of Completion: Q2 Year 2025

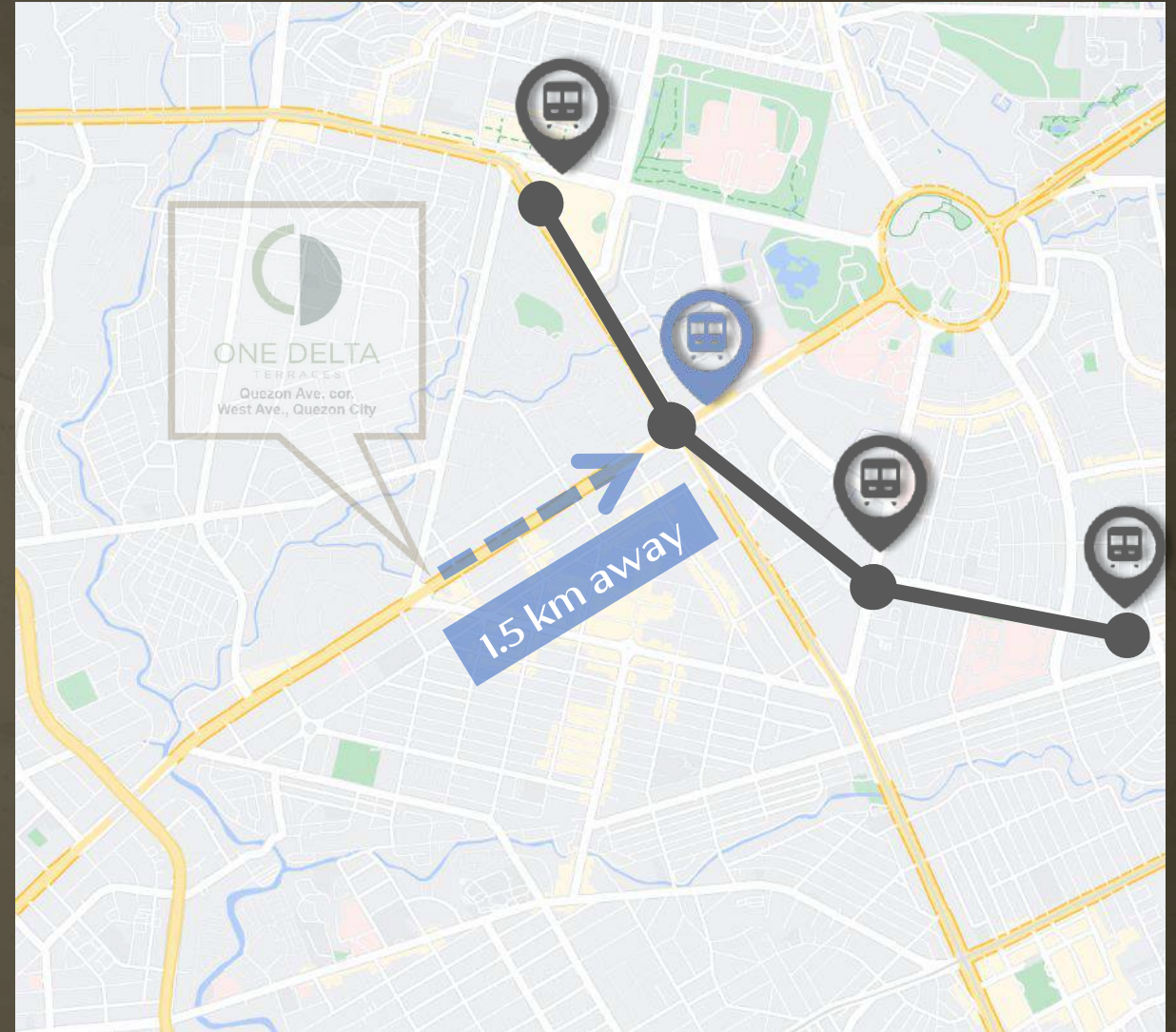


# UPCOMING INFRASTRUCTURE



## METRO MANILA SUBWAY

- 15 Stations
- Has stations in QC, Pasig City, Taguig and Paranaque City
- Target date of Completion:  
Year 2028

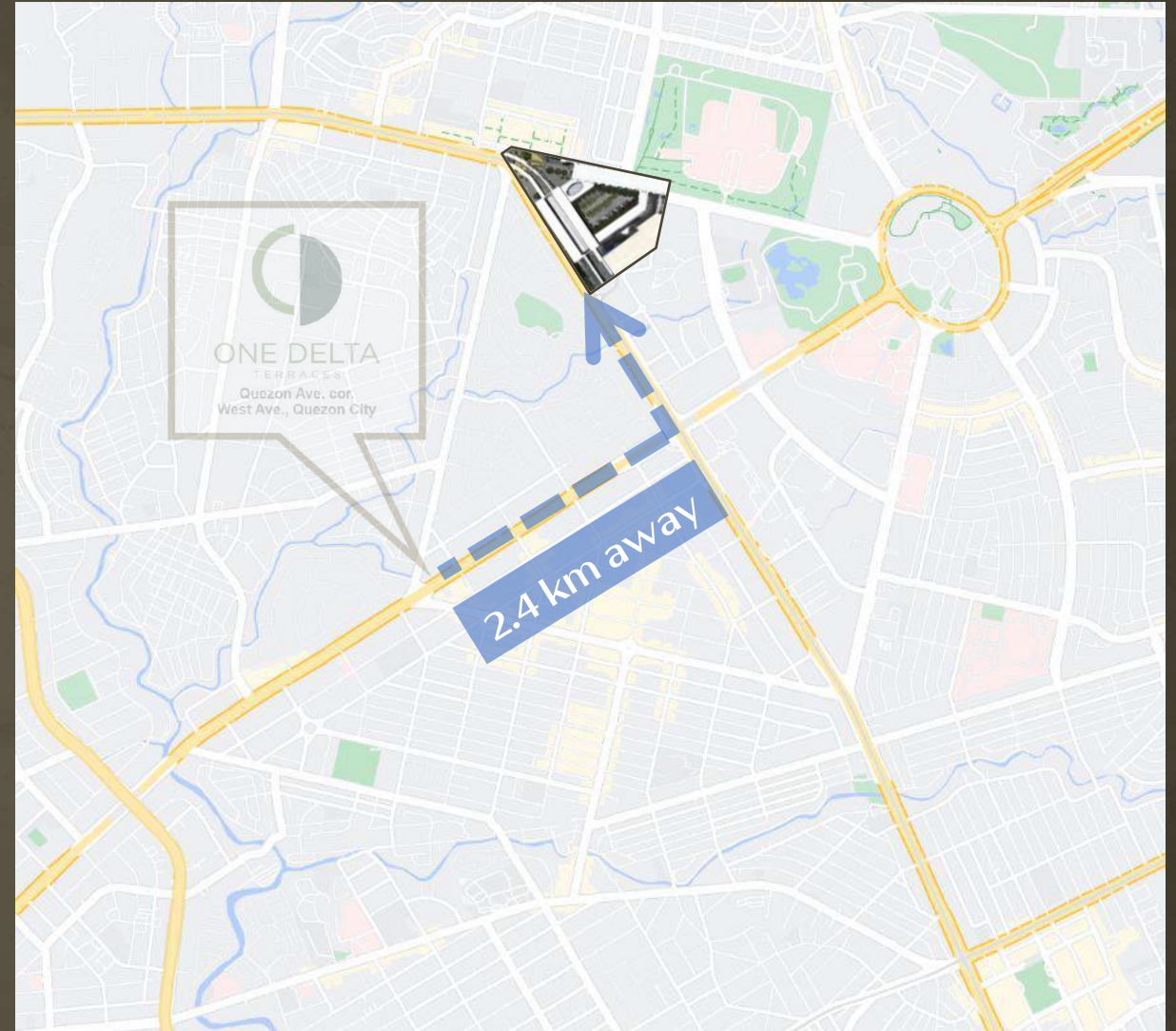


# UPCOMING INFRASTRUCTURE



## UNIFIED GRAND CENTRAL

- Will connect LRT1, MRT3, MRT7 & Subway (Quezon Avenue)
- Under construction (Sept 2017)
- Target date of Completion:  
July 2023





# **SITE DEVELOPMENT PLAN**

Access to Basement  
and Podium



KIDDIE POOL

LAP POOL

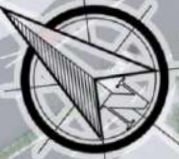
PLAY AREA

SKY PROMENADE

OUTDOOR  
FITNESS AREA

WEST AVENUE

QUEZON AVENUE







# GROUND FLOOR

- Reception Lobby
- Open Lounge
- Utility Area
- Commercial Area



# AMENITY FLOOR

- 1 Game Area
- 2 Play Area
- 3 Outdoor Fitness Area
- 4 Fitness Gym
- 5 Entertainment Room
- 6 Kiddie Pool
- 7 Leisure Pool





# ROOF DECK

- 1 Sky Promenade
- 2 Open Sky Lounge
- 3 Snack Bar
- 4 Lap Pool w/ Lounge Pool

# PERSPECTIVES





Podium Façade along Quezon Avenue



ONE DELTA  
TERRACES

Podium Façade along West Avenue

Kiddie Pool and Leisure Pool







Play Area



Outdoor Fitness Area

Sky Promenade





Roof Deck



Lounge Pool & Lap Pool



Lounge Pool & Lap Pool

# LAUNCH INVENTORY



# LAUNCH INVENTORY

**276**

Residential Units

48<sup>th</sup> to PH Floor

**219**

Parking Slots

Podium 2, Basement 3 & 4



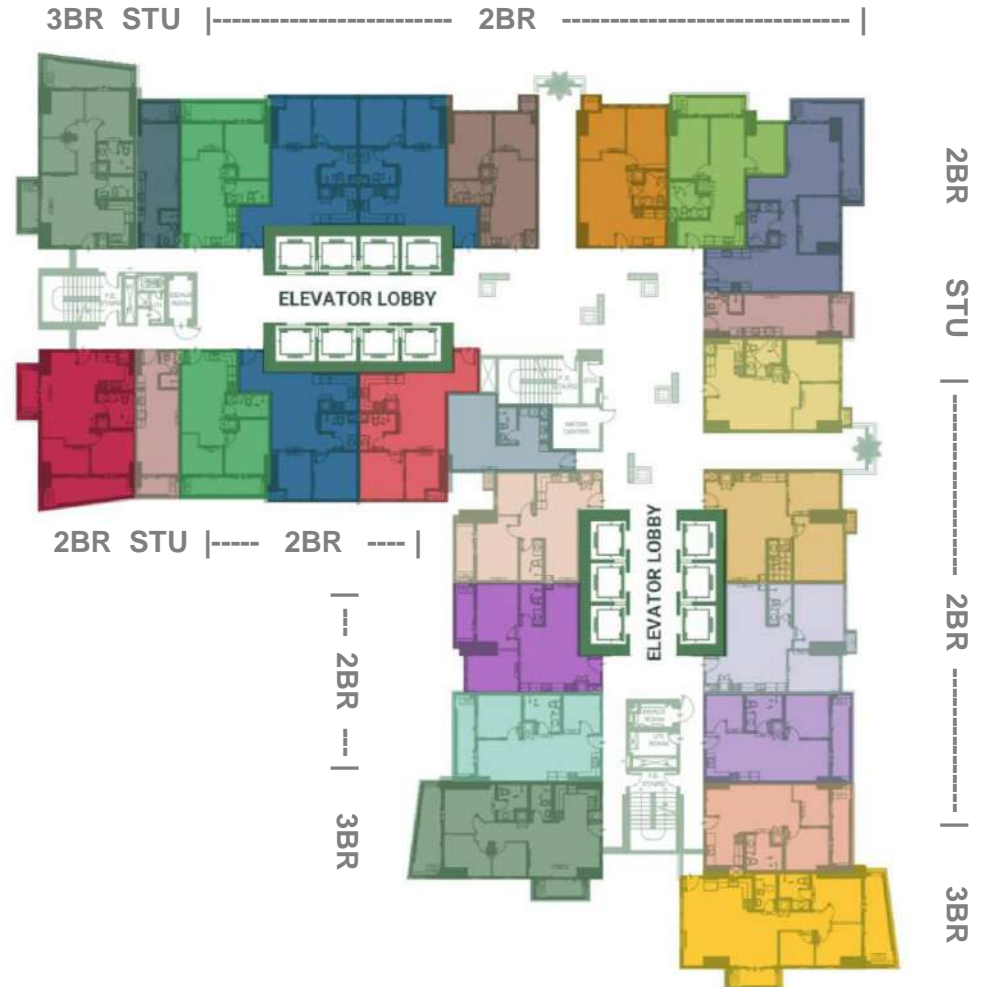


# FLOOR PLAN

# ATRIUM FLOOR PLAN

48<sup>th</sup> & 53<sup>rd</sup> Floor Level

- Studio A (Inner Unit)**  
Approx. Gross Floor Area: 29.00 sqm
- Studio B (Inner Unit)**  
Approx. Gross Floor Area: 29.50 sqm
- Studio F (Inner Unit)**  
Approx. Gross Floor Area: 37.00 sqm
- 2 Bedroom B (Inner Unit)**  
Approx. Gross Floor Area: 53.00 sqm
- 2 Bedroom F (Inner Unit)**  
Approx. Gross Floor Area: 50.00 sqm
- 2 Bedroom H (Inner Unit)**  
Approx. Gross Floor Area: 59.50 sqm
- 2 Bedroom I (Inner Unit)**  
Approx. Gross Floor Area: 59.00 sqm
- 2 Bedroom J (Inner Unit)**  
Approx. Gross Floor Area: 59.00 sqm
- 2 Bedroom M (End Unit)**  
Approx. Gross Floor Area: 71.00 sqm
- 2 Bedroom N (Inner Unit)**  
Approx. Gross Floor Area: 61.50 sqm
- 2 Bedroom Q (Inner Unit)**  
Approx. Gross Floor Area: 63.50 sqm
- 2 Bedroom R (Inner Unit)**  
Approx. Gross Floor Area: 57.50 sqm
- 2 Bedroom S (Inner Unit)**  
Approx. Gross Floor Area: 57.50 sqm
- 2 Bedroom T (Inner Unit)**  
Approx. Gross Floor Area: 65.00 sqm
- 2 Bedroom U (Inner Unit)**  
Approx. Gross Floor Area: 60.00 sqm
- 2 Bedroom W (Inner Unit)**  
Approx. Gross Floor Area: 61.00 sqm
- 2 Bedroom Z (Inner Unit)**  
Approx. Gross Floor Area: 64.50 sqm
- 2 Bedroom AA (Inner Unit)**  
Approx. Gross Floor Area: 65.00 sqm
- 2 Bedroom AC (End Unit)**  
Approx. Gross Floor Area: 86.00 sqm
- 3 Bedroom A (End Unit)**  
Approx. Gross Floor Area: 85.50 sqm
- 3 Bedroom B (End Unit)**  
Approx. Gross Floor Area: 95.50 sqm



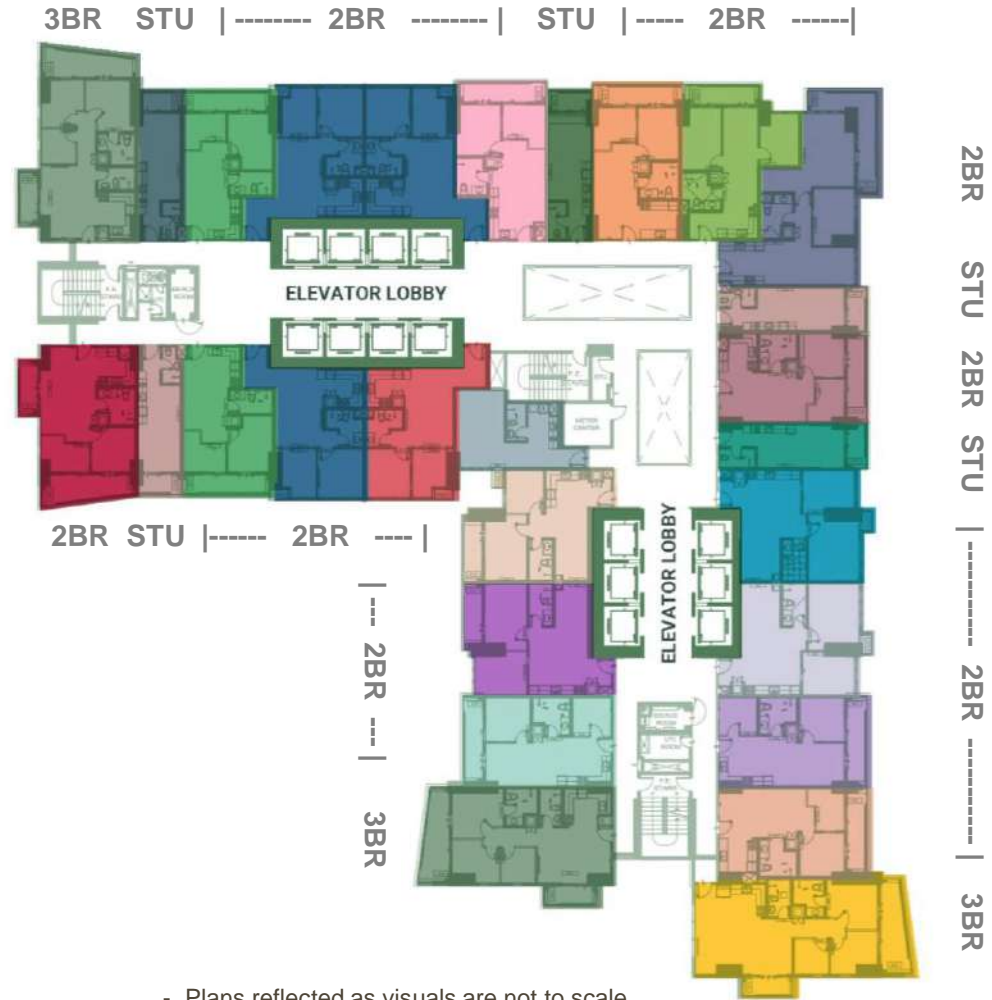
- Plans reflected as visuals are not to scale.
- Actual configurations and features may vary per unit.
- Please check the specifications of the particular unit you are interested on purchasing with your seller.

**EFFECTIVE AUGUST 2024**

# TYPICAL FLOOR PLAN

51<sup>st</sup>, 52<sup>nd</sup> & 56<sup>th</sup> – 58<sup>th</sup> Floor Level

-  **Studio A (Inner Unit)**  
Approx. Gross Floor Area: 29.00 sqm
-  **Studio B (Inner Unit)**  
Approx. Gross Floor Area: 29.50 sqm
-  **Studio C (Inner Unit)**  
Approx. Gross Floor Area: 30.00 sqm
-  **Studio D (Inner Unit)**  
Approx. Gross Floor Area: 30.00 sqm
-  **Studio F (Inner Unit)**  
Approx. Gross Floor Area: 36.00 sqm
-  **2 Bedroom B (Inner Unit)**  
Approx. Gross Floor Area: 53.00 sqm
-  **2 Bedroom D (Inner Unit)**  
Approx. Gross Floor Area: 56.50 sqm
-  **2 Bedroom G (Inner Unit)**  
Approx. Gross Floor Area: 59.50 sqm
-  **2 Bedroom H (Inner Unit)**  
Approx. Gross Floor Area: 59.50 sqm
-  **2 Bedroom I (Inner Unit)**  
Approx. Gross Floor Area: 59.00 sqm
-  **2 Bedroom J (Inner Unit)**  
Approx. Gross Floor Area: 59.00 sqm
-  **2 Bedroom K (Inner Unit)**  
Approx. Gross Floor Area: 59.50 sqm
-  **2 Bedroom M (Inner Unit)**  
Approx. Gross Floor Area: 71.00 sqm
-  **2 Bedroom N (Inner Unit)**  
Approx. Gross Floor Area: 61.50 sqm
-  **2 Bedroom Q (Inner Unit)**  
Approx. Gross Floor Area: 63.50 sqm
-  **2 Bedroom R (Inner Unit)**  
Approx. Gross Floor Area: 57.50 sqm
-  **2 Bedroom S (Inner Unit)**  
Approx. Gross Floor Area: 57.50 sqm
-  **2 Bedroom T (Inner Unit)**  
Approx. Gross Floor Area: 65.00 sqm
-  **2 Bedroom Z (Inner Unit)**  
Approx. Gross Floor Area: 64.50 sqm
-  **2 Bedroom AB (Inner Unit)**  
Approx. Gross Floor Area: 65.00 sqm
-  **2 Bedroom AC (End Unit)**  
Approx. Gross Floor Area: 86.00 sqm
-  **3 Bedroom A (End Unit)**  
Approx. Gross Floor Area: 85.50 sqm
-  **3 Bedroom B (End Unit)**  
Approx. Gross Floor Area: 95.50 sqm



- 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 AUGUST 2024**

# UNIT LAYOUT

## STUDIO B (INNER UNIT)

### AREA ALLOCATION

BED AREA / LIVING / DINING	13.50 sqm.
KITCHEN	8.50
TOILET & BATH	3.50
BALCONY	4.00

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APPROX. GROSS FLOOR AREA: 29.50 sqm.



- UNIT AREAS MAY VARY BASED ON ACTUAL SITE CONDITION
- FURNITURE AND APPLIANCES ARE NOT INCLUDED
- KEY PLAN IS BASED ON TYPICAL FLOOR
- EFFECTIVE AUGUST 2024

## 2-BEDROOM R (INNER UNIT)

### AREA ALLOCATION

LIVING & DINING	22.50 sqm.
KITCHEN	9.50
BEDROOM 1	10.50
BEDROOM 2	9.50
TOILET & BATH	5.50

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APPROX. GROSS FLOOR AREA: 57.50 sqm.



- UNIT AREAS MAY VARY BASED ON ACTUAL SITE CONDITION
- FURNITURE AND APPLIANCES ARE NOT INCLUDED
- KEY PLAN IS BASED ON TYPICAL FLOOR
- EFFECTIVE AUGUST 2024

### 3-BEDROOM A (END UNIT)

#### AREA ALLOCATION

LIVING & DINING	24.00 sqm.
KITCHEN	9.50
BEDROOM 1	11.50
BEDROOM 2	9.50
BEDROOM 3	6.00
TOILET & BATH 1	5.50
TOILET & BATH 2	4.00
BALCONY 1	11.00
BALCONY 2	4.50

APPROX. GROSS FLOOR AREA: 85.50 sqm.



- UNIT AREAS MAY VARY BASED ON ACTUAL SITE CONDITION
- FURNITURE AND APPLIANCES ARE NOT INCLUDED
- KEY PLAN IS BASED ON TYPICAL FLOOR
- EFFECTIVE AUGUST 2024

# UNIT PERSPECTIVE



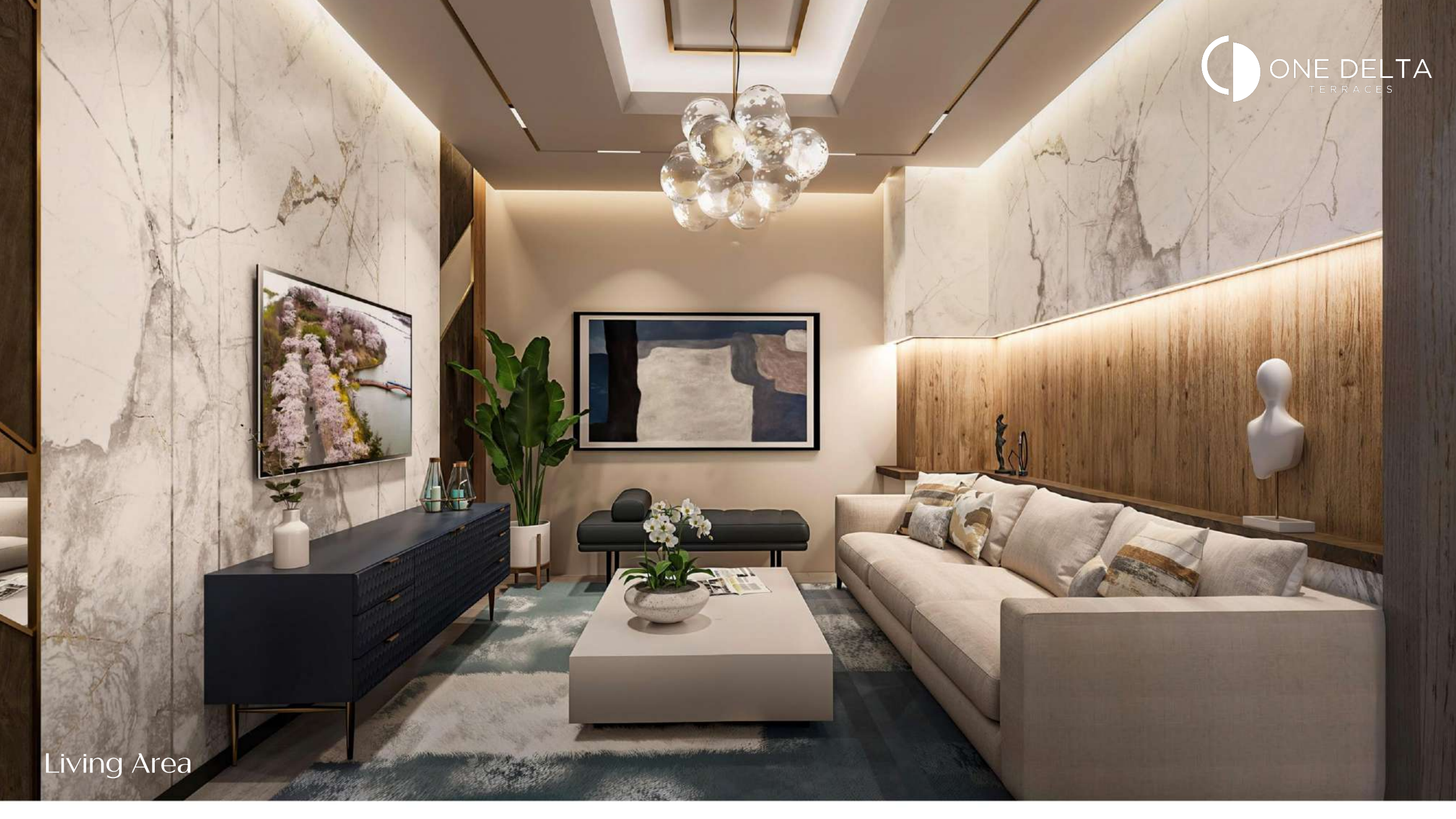


Master Bedroom



Bedroom 2

Living Area





Dining Area



Kitchen Area

# **TURNOVER FINISHES**

# Common Area

PARTICULARS	STUDIO UNIT		2-BEDROOM UNIT							3-BEDROOM UNIT	
	WITH BALCONY	WITHOUT BALCONY	WITH BALCONY				WITHOUT BALCONY			WITH BALCONY	
	25.50 sqm (Type A)	36.00 sqm (Type E)	44.50 sqm (Type A,A.1)	51.50 sqm (Type G)	51.50 sqm (Type H)	55.50 sqm (Type M)	48.50 sqm (Type E)	57.50 sqm (Type R)	61.00 sqm (Type V,W)	70.00 sqm (Type A)	80.00 sqm (Type B)
	25.50 sqm (Type B)		45.50 sqm (Type B, B.1)	51.50 sqm (Type I)	51.50 sqm (Type J)	56.00 sqm (Type O)	50.00 sqm (Type F)	57.50 sqm (Type R.1)	62.00 sqm (Type X,Y)		
	26.00 sqm (Type C)	37.00 sqm (Type F)	48.00 sqm (Type C)	51.50 sqm (Type K)	55.50 sqm (Type N)	59.00 sqm (Type T)	56.00 sqm (Type P)	57.50 sqm (Type S)	64.50 sqm (Type Z)		
26.00 sqm (Type D)	48.50 sqm (Type D)		53.00 sqm (Type L)	57.00 sqm (Type Q)	70.00 sqm (Type AC)	56.00 sqm (Type P.1)	60.00 sqm (Type U)	65.00 sqm (Type AA,AB)			
<b>FLOOR FINISHES</b>											
Stairs	Straight to finish concrete										
Hallway/ Corridor	Ceramic tiles with pebble washout										
Roof Deck	Polyurethane waterproofing and Artificial turf										
Driveway/ Parking	Straight to finish concrete										
<b>WALL FINISHES</b>											
Exterior Wall Finish	Combination of plain and textured paint on cement finish										
Hallway	Painted plain cement finish										
Stairwell	Painted plain cement finish										
<b>CEILING FINISHES</b>											
Hallway	Painted plain cement finish with ficem / gypsum board cladding										
Stairwell	Plain cement finish										
Driveway / Parking	Plain cement finish										
Toilet Exhaust	Ceiling mounted exhaust fan										
Kitchen Exhaust	Rangehood provision										

# Unit Deliverables

PARTICULARS	STUDIO UNIT		2-BEDROOM UNIT							3-BEDROOM UNIT		
	WITH BALCONY	WITHOUT BALCONY	WITH BALCONY				WITHOUT BALCONY			WITH BALCONY		
	25.50 sqm (Type A)	36.00 sqm (Type E)	44.50 sqm (Type A,A.1)	51.50 sqm (Type G)	51.50 sqm (Type H)	55.50 sqm (Type M)	48.50 sqm (Type E)	57.50 sqm (Type R)	61.00 sqm (Type V,W)	70.00 sqm (Type A)	80.00 sqm (Type B)	
	25.50 sqm (Type B)		45.50 sqm (Type B, B.1)	51.50 sqm (Type I)	51.50 sqm (Type J)	56.00 sqm (Type O)	50.00 sqm (Type F)	57.50 sqm (Type R.1)	62.00 sqm (Type X,Y)			
	26.00 sqm (Type C)	37.00 sqm (Type F)	48.00 sqm (Type C)	51.50 sqm (Type K)	55.50 sqm (Type N)	59.00 sqm (Type T)	56.00 sqm (Type P)	57.50 sqm (Type S)	64.50 sqm (Type Z)			
26.00 sqm (Type D)	48.50 sqm (Type D)		53.00 sqm (Type L)	57.00 sqm (Type Q)	70.00 sqm (Type AC)	56.00 sqm (Type P.1)	60.00 sqm (Type U)	65.00 sqm (Type AA,AB)				
<b>FLOOR FINISHES</b>												
Living, Dining and Kitchen	Vinyl planks with baseboard		Ceramic tiles with baseboard									
Bedrooms	Vinyl planks with baseboard											
Balcony (if applicable)	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>WALL FINISHES</b>												
Interior Walls	Painted finish											
Toilet & Bath	Unglazed ceramic tiles; Painted plain cement finish above wall tiles											
<b>CEILING FINISHES</b>												
Living, Dining and Kitchen	Painted plain cement finish											
Bed Area, and Bedrooms	Painted plain cement finish											
Toilet & Bath	Painted ficem board ceiling											
<b>SPECIALTIES</b>												
Kitchen Countertop	Granite finish kitchen countertop with cabinet system											
Toilet & Bath	Mirror Cabinet		Granite finish lavatory countertop									
<b>DOORS</b>												
Entrance Door	Wooden door on metal jamb											
Bedroom Door	N/A		Wooden door on metal jamb at Bedroom 1 Aluminum framed sliding glass panel at Bedroom 2	Wooden door on metal jamb	Wooden door on metal jamb at Bedroom 1 Aluminum framed sliding glass panel at Bedroom 2					Wooden door on metal jamb		
Toilet Door	Wooden door with bottom 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		



# Unit Deliverables

PARTICULARS	STUDIO UNIT		2-BEDROOM UNIT							3-BEDROOM UNIT	
	WITH BALCONY	WITHOUT BALCONY	WITH BALCONY				WITHOUT BALCONY			WITH BALCONY	
	25.50 sqm (Type A)	36.00 sqm (Type E)	44.50 sqm (Type A,A.1)	51.50 sqm (Type G)	51.50 sqm (Type H)	55.50 sqm (Type M)	48.50 sqm (Type E)	57.50 sqm (Type R)	61.00 sqm (Type V,W)	70.00 sqm (Type A)	80.00 sqm (Type B)
	25.50 sqm (Type B)		45.50 sqm (Type B, B.1)	51.50 sqm (Type I)	51.50 sqm (Type J)	56.00 sqm (Type O)	50.00 sqm (Type F)	57.50 sqm (Type R.1)	62.00 sqm (Type X,Y)		
	26.00 sqm (Type C)	37.00 sqm (Type F)	48.00 sqm (Type C)	51.50 sqm (Type K)	55.50 sqm (Type N)	59.00 sqm (Type T)	56.00 sqm (Type P)	57.50 sqm (Type S)	64.50 sqm (Type Z)		
26.00 sqm (Type D)	48.50 sqm (Type D)		53.00 sqm (Type L)	57.00 sqm (Type Q)	70.00 sqm (Type AC)	56.00 sqm (Type P.1)	60.00 sqm (Type U)	65.00 sqm (Type AA,AB)			
WINDOWS	Aluminum framed glass panel with insect screen (except awning windows)										
FINISHING HARDWARE											
Main Door Lockset	Mortise lever type keyed lockset										
Bedroom Lockset	N/A		Undercounter type basin							Undercounter type and wall-hung type basin	
Toilet Lockset	Lever type privacy lockset										
TOILET AND KITCHEN FIXTURES											
Water Closet	Top flush, one-piece type										
Lavatory	Wall-hung type		Flush type keyed lockset and Lever type keyed lockset								
Shower Head and Fittings	Exposed rain shower and mixer type										
Toilet Paper Holder	Recessed type										
Soap Holder	Niche at wall										
Kichen Sink	Stainless steel, single bowl		Stainless steel kitchen sink								
Kitchen Faucet	Gooseneck type		Rotary lever type								
Toilet Exhaust	Ceiling mounted exhaust fan										
Kitchen Exhaust	Rangehood provision										
AIR CONDITION	Provision for Split-type Air Conditioning Unit										
Copper Tubing	Not Included										



**PRICE, PAYMENT TERMS  
& TIMETABLE**

# Unit and Parking Price Range

Type	Description	Unit / PS Area	Gross Area	List Price	
				Min	Max
Unit	Studio	25.5 - 37.0	29.0 - 37.0	7.28 Mn	10.01 Mn
	2-Bedroom	45.5 - 72.5	50.0 - 86.0	11.64 Mn	19.86 Mn
	3-Bedroom	70.0 - 80.0	85.5 - 95.5	18.12 Mn	21.71 Mn
Parking	Single Parking	13.0 – 19.0	13.0 – 31.0	1.06 Mn	1.33 Mn
	Tandem Parking	13.0 – 15.5	13.0 – 19.0	1.96 Mn	2.22 Mn



# 30%

MINIMUM DOWN  
PAYMENT

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



# 15%

**SPECIAL PROMO**  
MINIMUM DOWN PAYMENT

VALID FROM AUGUST 27 TO SEPTEMBER 15, 2024



# 3%

**SPECIAL PROMO**  
ADDITIONAL DISCOUNT

VALID FROM AUGUST 27 TO SEPTEMBER 15, 2024

# TIMETABLE

AUG 27 2024

Sales Acceptance

OCT 2029

End of DP Period

NOV 2029

Ready for Occupancy

# **SAMPLE COMPUTATION**

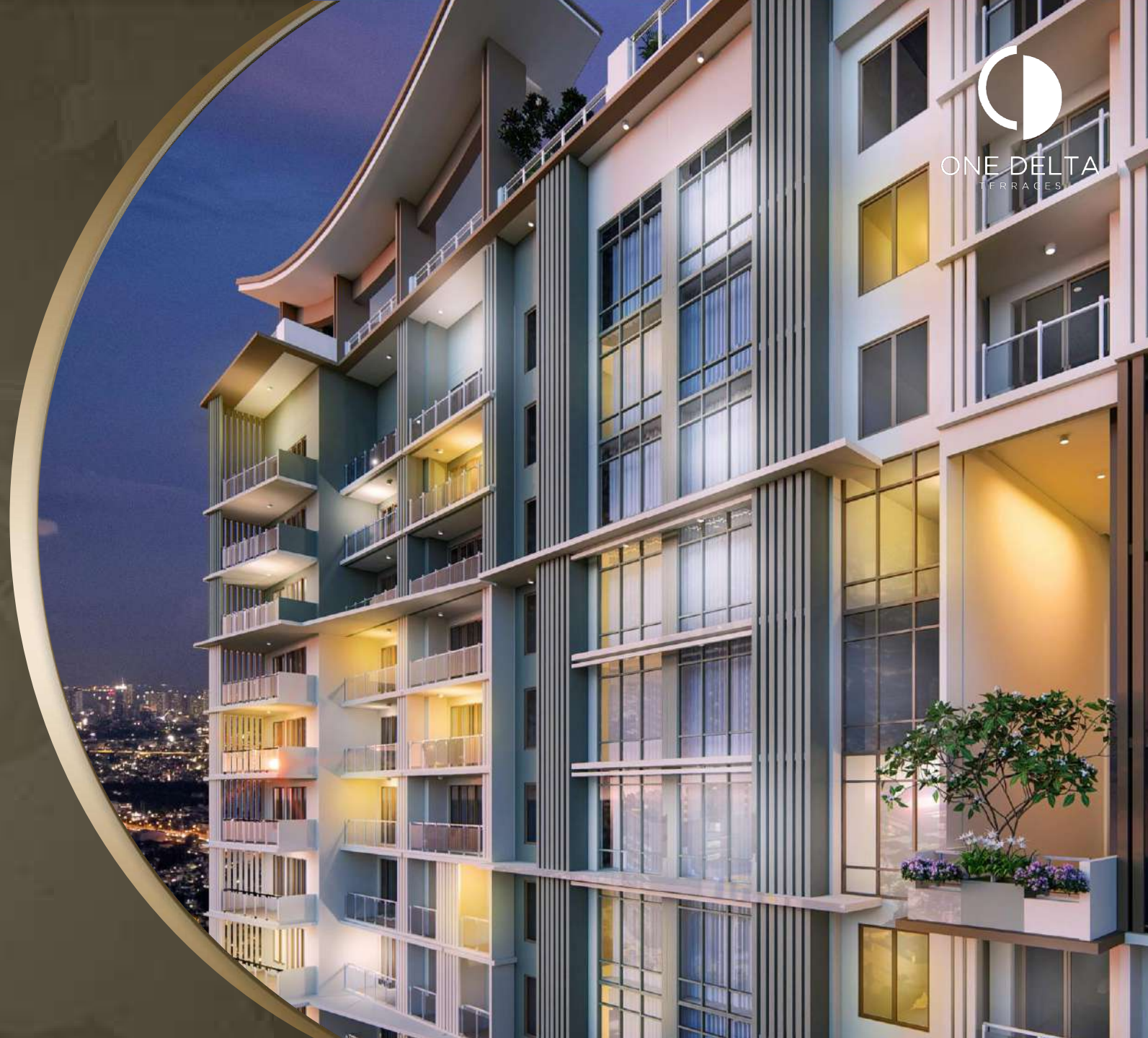


# Sample Computation

Unit Type	Studio		2 Bedroom		3 Bedroom	
Unit Area (sqm)	25.5 sqm	37.7 sqm	45.5 sqm	72.5 sqm	70.0 sqm	80.0 sqm
List Price	7,277,000	10,013,000	11,637,000	19,861,000	18,116,000	21,712,000
Special Discount (3%)	218,310	300,390	349,110	595,830	543,480	651,360
Contract Price	7,058,690	9,712,610	11,287,890	19,265,170	17,572,520	21,060,640
Less: Reservation Fee	20,000	20,000	20,000	20,000	20,000	20,000
15% Down Payment	1,038,803	1,436,891	1,673,183	2,869,775	2,615,878	3,139,096
Monthly Amortization (62 months)	16,755	23,176	26,987	46,287	42,192	50,631
Balance	5,999,886	8,255,718	9,891,450	16,881,850	14,936,642	17,901,544

# **WHY ONE DELTA TERRACES?**

# UPGRADED FEATURES



ONE DELTA  
TERRACES

# TOP-NOTCH AMENITIES



ONE DELTA  
TERRACES

# ELEVATED CONDO LIVING



ONE DELTA  
TERRACES



One Delta Terraces 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.*