



PRISMA

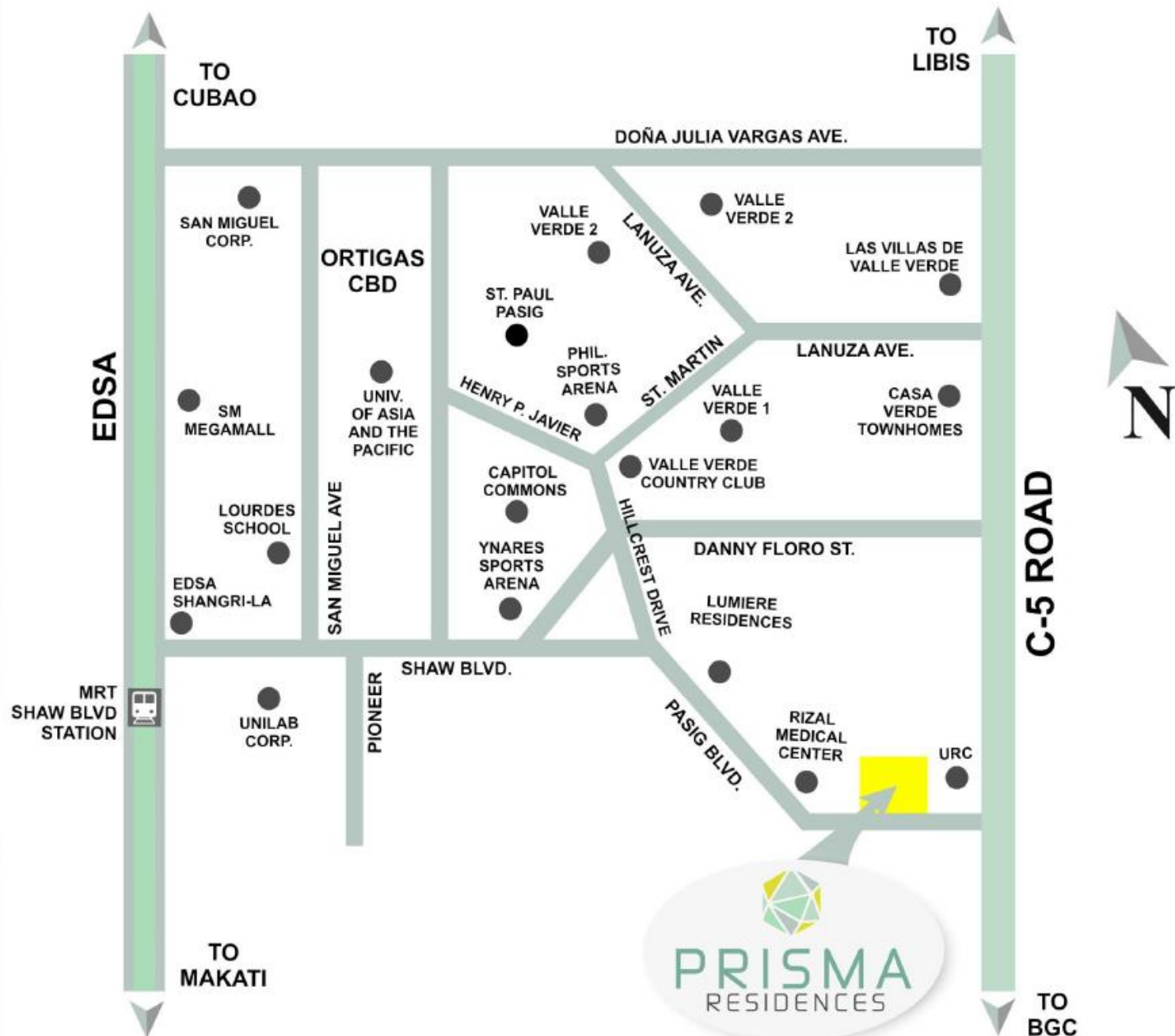
RESIDENCES



PROJECT BRIEF

Project Information

| | |
|------------------------|---|
| Address | : Pasig Blvd., Brgy. Bagong Ilog, Pasig City |
| Lot Size | : 2.03 Hectares |
| No. of Towers | : 2 High Rise Towers (Astra and Celeste) |
| No. of Floors | : 41 Residential Floors(Astra) |
| Parking | : 6 Basement Level Parking (Astra) |
| Number of Units | : 1,047(Astra) |



Vicinity

- Right in the middle of the Central Business Districts of Ortigas and Bonifacio Global City.
- Main road of C.P. Garcia Avenue. (C5 Road) is right beside the property.





Business and Commercial

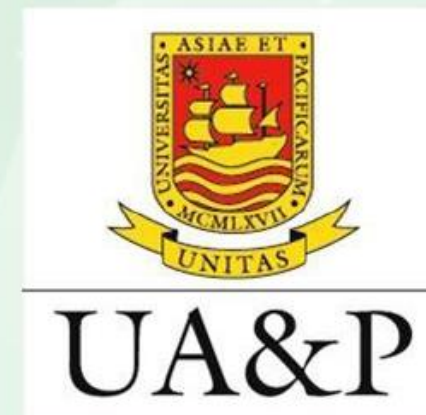
| Destination | Distance (Km) | Time |
|-------------------------|---------------|---------|
| Capitol Commons | 2.5km | 9 mins |
| Tiendesitas/Silver City | 3 km | 15 mins |
| Greenfield District | 3.3km | 15 mins |
| Ortigas Center | 3.3km | 13 mins |
| SM Aura | 3.5km | 15 mins |
| Market Market | 3.5km | 15 mins |
| SM Megamall | 3.8km | 16 mins |





Educational Institutions

| Destination | Distance (Km) | Time |
|--|---------------|---------|
| Rizal High School | 1.3 km | 16 mins |
| Academy of International Culinary Arts | 1.6 km | 5 mins |
| St. Paul College, Pasig | 2.9km | 12 mins |
| Treston International School | 3.2km | 11 mins |
| International School Manila | 3.6km | 11 mins |
| Lourdes School of Mandaluyong | 3.4km | 15 mins |
| University of Asia and the Pacific | 3.3km | 15 mins |
| University of Makati | 3.6km | 13 mins |
| Domuschola International School | 4.4km | 20 mins |





Safety and Security

| Destination | Distance | Time |
|--------------------------------|----------|---------|
| St. Luke's Medical Center, BGC | 4.6km | 13 mins |
| The Medical City, Pasig | 4km | 18 mins |
| VRP Medical Center | 4.9km | 20 mins |
| Pasig General Hospital | 5.3km | 21 mins |

| Destination | Distance | Time |
|--------------------------------|----------|---------|
| Eastern Police District | 1.3 km | 9 mins |
| Pasig City Police Headquarters | 2 km | 9 mins |
| Police Station | 1.9km | 9 mins |
| Makati Police Station 9 | 6.6km | 24 mins |
| Pasig City Hall | 3.1km | 13 mins |

VALUE PROPOSITION



Value Proposition

- **Practicality without the need to sacrifice.**
 - Very Accessible
 - Full Condo Living Experience
 - 360 degree view





Value Proposition

- **Nature Inspired Amenities**
 - Landscaped areas that provide a wonderful view.
 - Pools that offer refreshing comfort.
 - Gazebos that families and friends can bond in.
 - Centralized exercise area and basketball court for fitness and wellness.





Value Proposition

- A development of triple A developer DMCI Homes
 - Quality
 - Value for Money
 - Lumiventt technology
 - Natural air and light.

DESIGNED WITH



Lumiventt®



PROJECT IN FOCUS

Project Information



Pasig Blvd., Brgy. Bagong Ilog, Pasig City

2.03 hectares

Modern Tropical Architecture

2 High Rise Towers – Astra and Celeste

Astra

- 41 Residential Floors / 1 Amenity Level
- 1,047 Units



6 Basement Parking Levels

732 Slots (Astra only)

Parking Ratio: 70% (Astra only)

M
SHAW BL
STATI

G BLVD

N

N

O
SC



Site Development Plan



SELLING POINTS

75%

Open Area
Ratio



Development Features – Outdoor Amenities



Lap Pool

Kiddie Pool

Lounge Pool

Gazebos

Basketball Court

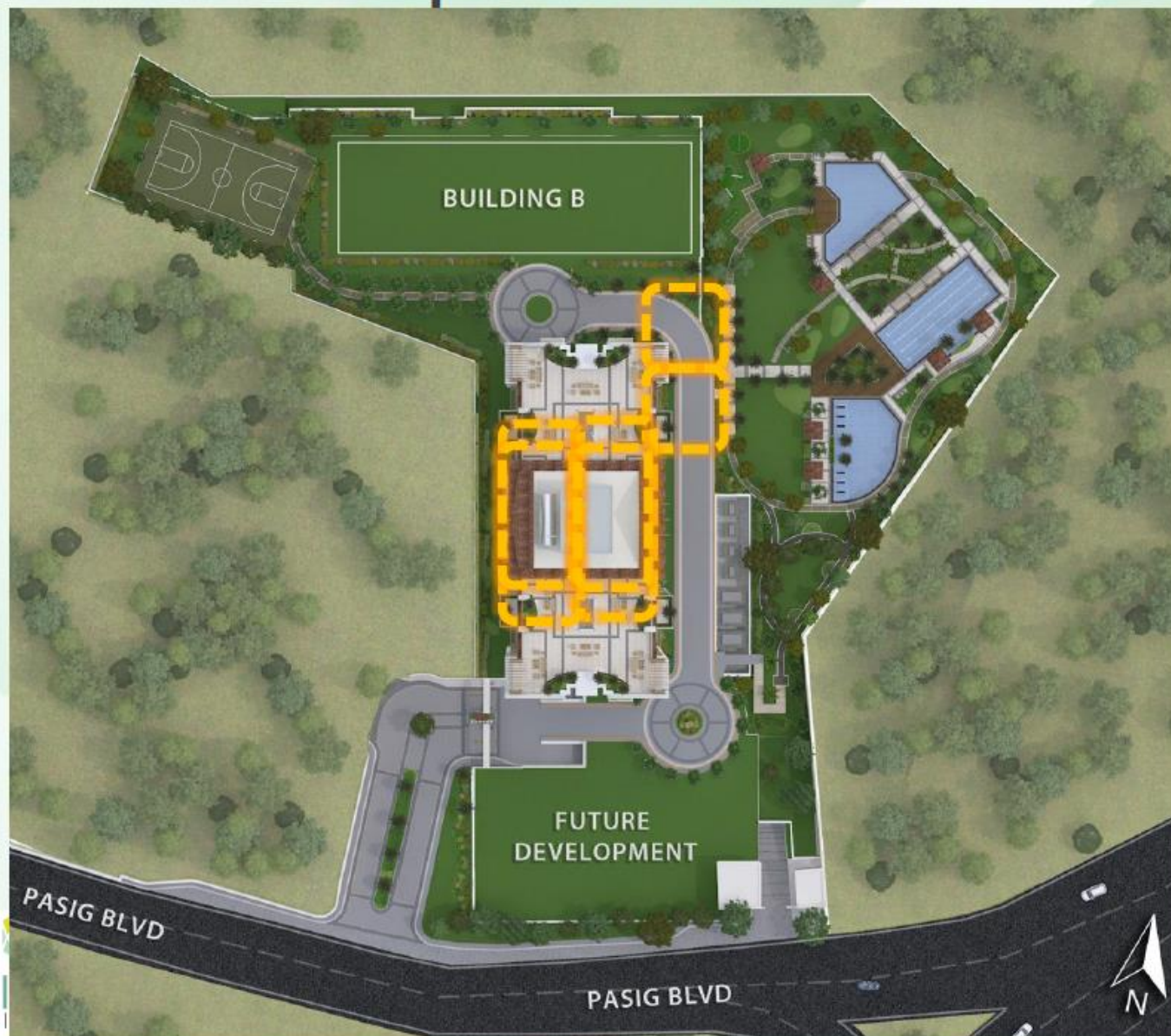
Play Area

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: Ground Floor

Game Area
Location: Ground Floor

AVR
Location: Roof Deck

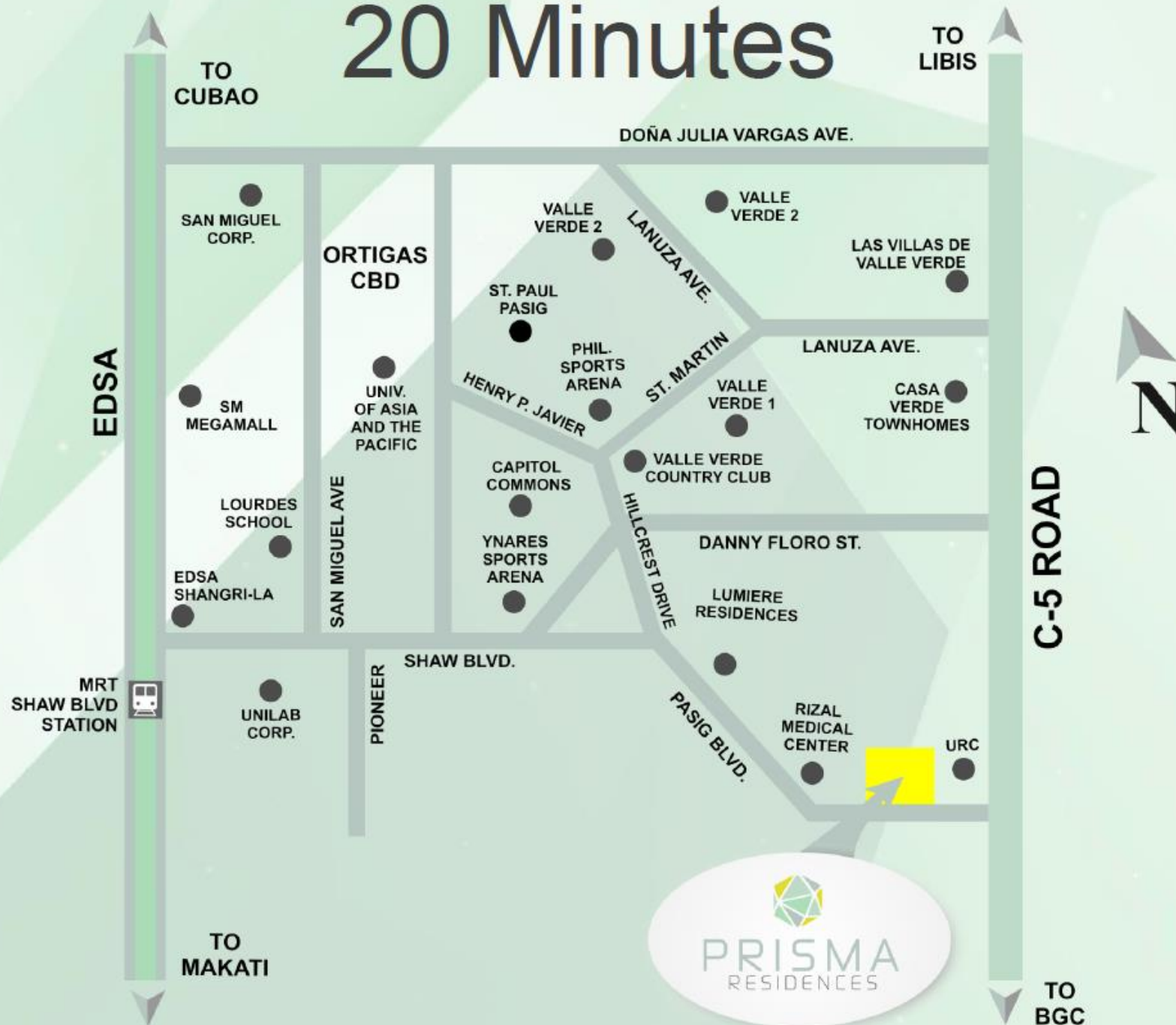
Sky Lounge
Location: Roof Deck

20 Minutes

Accessibility



20 Minutes



360 Degree Views



360 degree

Ortigas Skyline



Antipolo Mountains



Makati Skyline



Laguna De Bay



PERSPECTIVES

Building Facade



Building Facade



Gate and Guardhouse



Exercise Area /Jogging Path



Lounge Pool



Lap Pool



Kiddie Pool



Play Area



Basketball Court



Poolside Gazebos



Roof Deck



Roof Deck - Dusk



Amenity Core



Sky Patio



DEVELOPMENT FEATURES

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

Unit Features



102-Point Inspection



Individual
metered utility



Provision for
telephone
connection



Provision for
cable connection



Provision for fiber
optics internet
connection

PMO Services



Guarded gate and
entrance, and 24
hour roving
personnel



Maintenance and
repair services



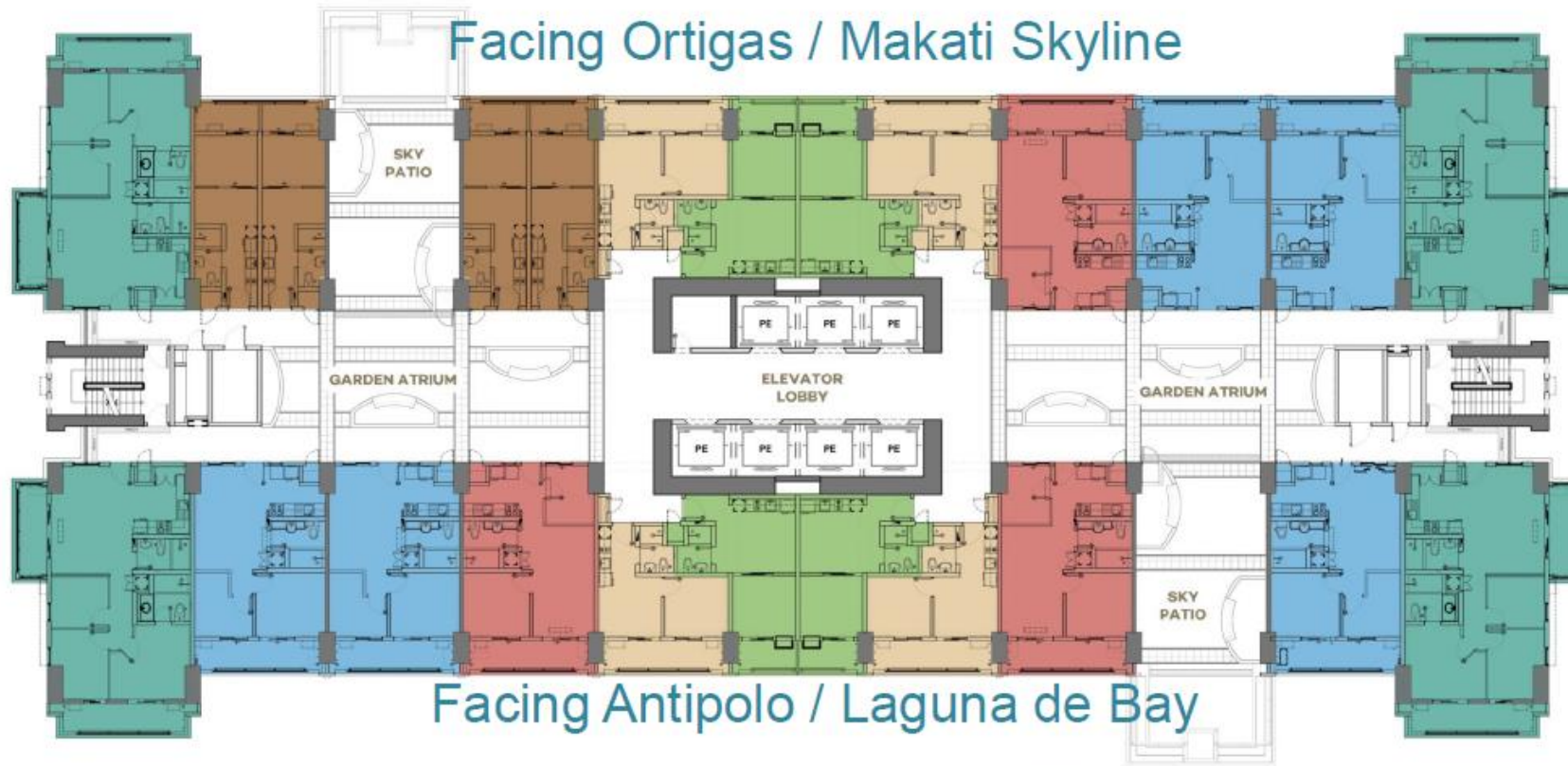
Maintenance of
landscaped areas



Taxi call-in
service



FLOOR PLANS



- | | | |
|--|--|--|
| 1 Bedroom A (Inner Unit) Approx. Gross Floor Area: 28.00 sqm | 1 Bedroom B (Inner Unit) Approx. Gross Floor Area: 34.00 sqm | 1 Bedroom C (Mid Unit) Approx. Gross Floor Area: 32.00 sqm |
| 2 Bedroom A (Inner Unit) Approx. Gross Floor Area: 56.00 sqm | 2 Bedroom B (Inner Unit) Approx. Gross Floor Area: 56.00 sqm | 3 Bedroom (End Unit) Approx. Gross Floor Area: 83.50 sqm |



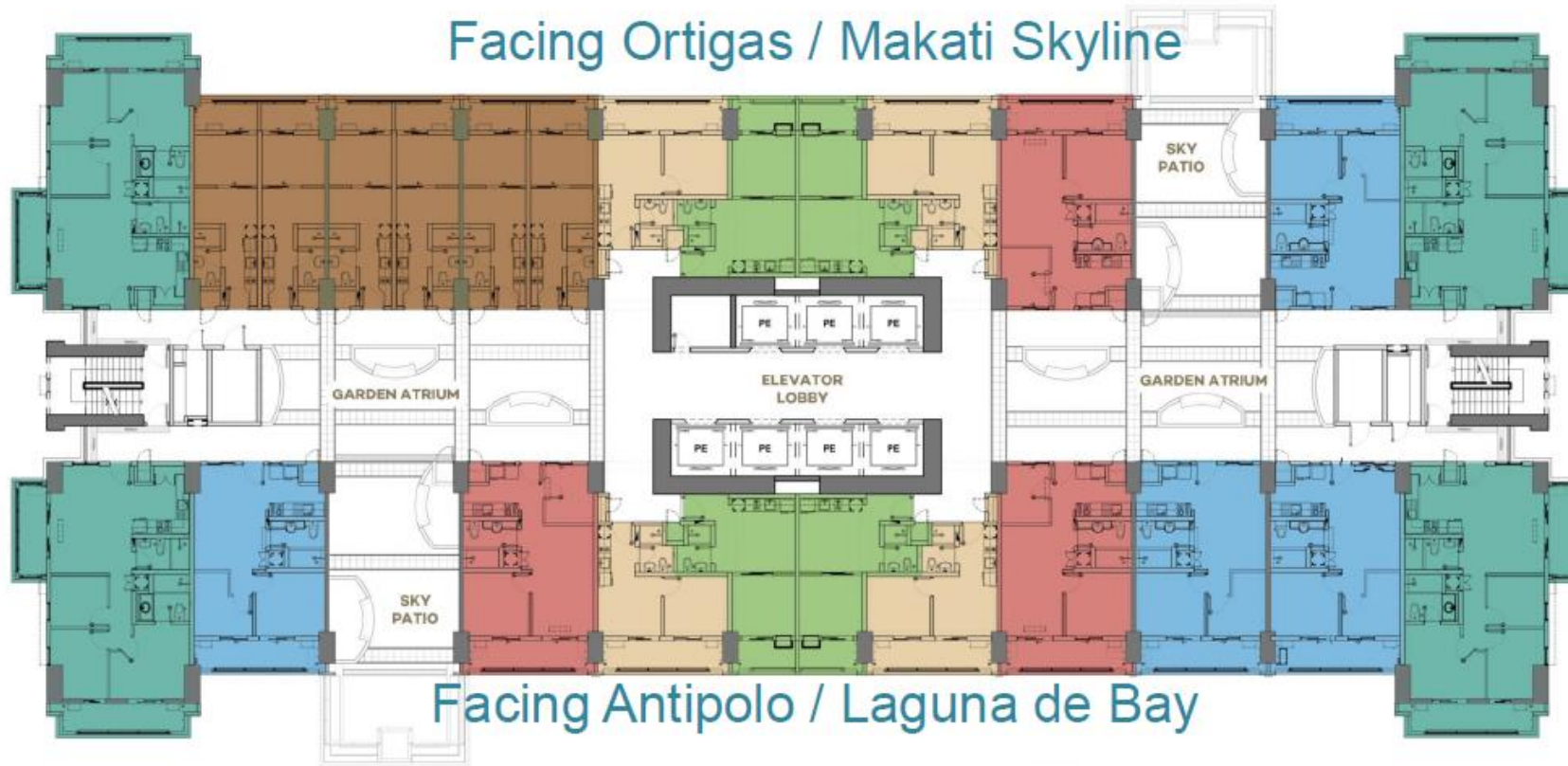
2nd, 12th, 23rd, & 33rd Floor Level Plan

BUILDING A - ASTRA

- 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 JANUARY 2017

Facing Ortigas / Makati Skyline



Facing Antipolo / Laguna de Bay

- | | | |
|--|--|---|
|  1 Bedroom A (Inner Unit) Approx. Gross Floor Area: 28.00 sqm |  1 Bedroom B (Inner Unit) Approx. Gross Floor Area: 34.00 sqm |  1 Bedroom C (Mid Unit) Approx. Gross Floor Area: 32.00 sqm |
|  2 Bedroom A (Inner Unit) Approx. Gross Floor Area: 56.00 sqm |  2 Bedroom B (Inner Unit) Approx. Gross Floor Area: 56.00 sqm |  3 Bedroom (End Unit) Approx. Gross Floor Area: 83.50 sqm |



7th, 18th, 28th & 38th Floor Level Plan

BUILDING A - ASTRA

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EFFECTIVE JANUARY 2017

Facing Ortigas / Makati Skyline



1 Bedroom A (Inner Unit)
Approx. Gross Floor Area: 28.00 sqm

1 Bedroom B (Inner Unit)
Approx. Gross Floor Area: 34.00 sqm

1 Bedroom C (Mid Unit)
Approx. Gross Floor Area: 32.00 sqm

2 Bedroom A (Inner Unit)
Approx. Gross Floor Area: 56.00 sqm

2 Bedroom B (Inner Unit)
Approx. Gross Floor Area: 56.00 sqm

3 Bedroom (End Unit)
Approx. Gross Floor Area: 83.50 sqm



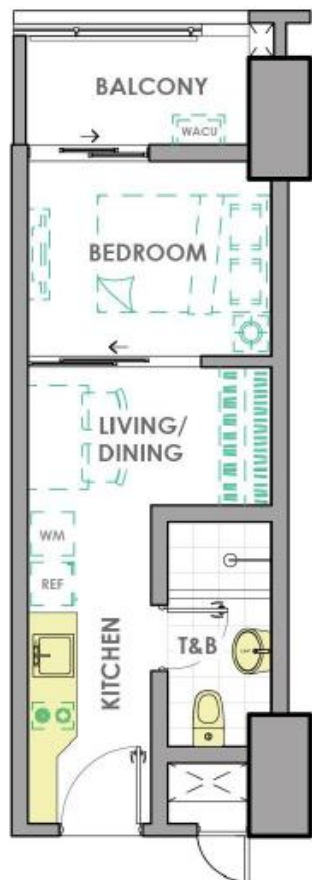
**5th-6th, 10th-11th, 16th-17th, 21st-22nd, 26th-27th,
31st-32nd, 36th-37th & 41st-PH Floor Level Plan**

BUILDING A - ASTRA

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EFFECTIVE JANUARY 2017

UNIT LAYOUTS



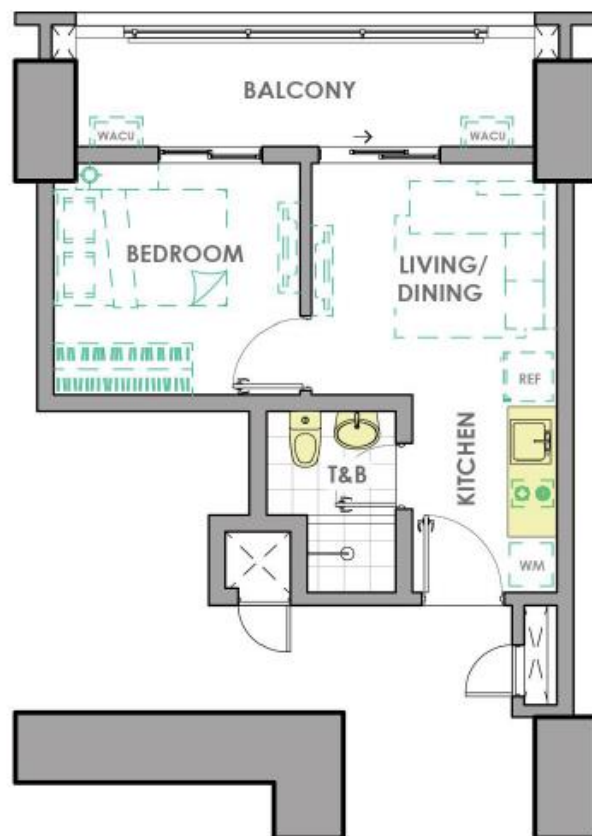
1-BEDROOM A INNER UNIT

AREA ALLOCATION

| | |
|-----------------|----------|
| LIVING & DINING | 5.40 sqm |
| KITCHEN | 6.10 |
| BEDROOM | 7.50 |
| TOILET & BATH | 5.00 |
| BALCONY | 4.00 |

APPROX. GROSS FLOOR AREA: 28.00 sqm

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



1-BEDROOM B INNER UNIT

AREA ALLOCATION

| | |
|-----------------|----------|
| LIVING & DINING | 7.65 sqm |
| KITCHEN | 5.55 |
| BEDROOM | 8.90 |
| TOILET & BATH | 3.90 |
| BALCONY | 8.00 |

APPROX. GROSS FLOOR AREA: 34.00 sqm

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



FACING C5 ROAD
BUILDING A - ASTRA



EFFECTIVE JANUARY 2017

Floor plans reflected as visuals are not to scale. Actual configurations and features may vary per unit. Please check the unit specifications with your seller.



1-BEDROOM C INNER UNIT

AREA ALLOCATION

| | |
|-----------------|----------|
| LIVING & DINING | 9.80 sqm |
| KITCHEN | 5.40 |
| BEDROOM | 8.90 |
| TOILET & BATH | 3.90 |
| BALCONY | 4.00 |

APPROX. GROSS FLOOR AREA: 32.00 sqm

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

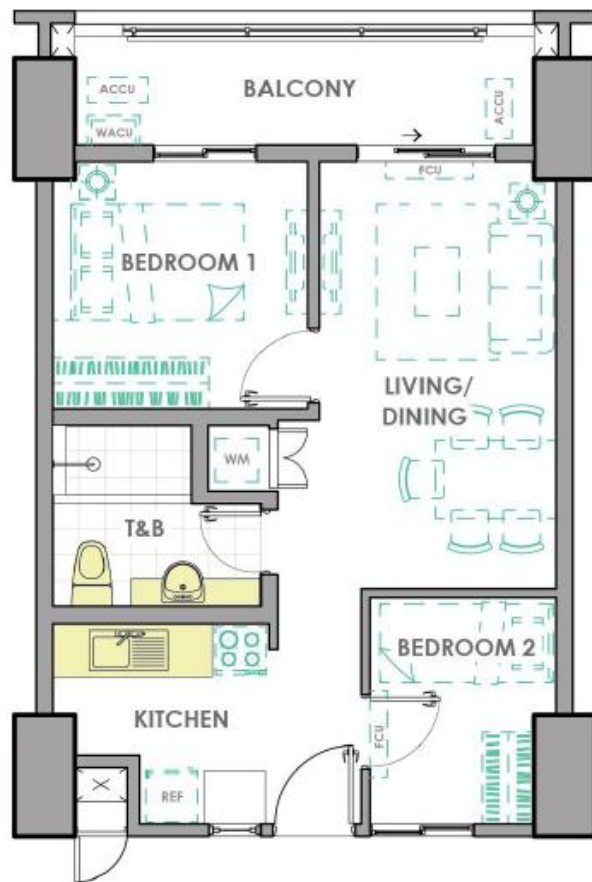


FACING C5 ROAD
BUILDING A - ASTRA



EFFECTIVE JANUARY 2017

Floor plans reflected as visuals are not to scale. Actual configurations and features may vary per unit. Please check the unit specifications with your seller.



2-BEDROOM A INNER UNIT

AREA ALLOCATION

| | |
|-----------------|-----------|
| LIVING & DINING | 19.25 sqm |
| KITCHEN | 6.60 |
| BEDROOM 1 | 9.75 |
| BEDROOM 2 | 6.40 |
| TOILET & BATH | 6.00 |
| BALCONY | 8.00 |

APPROX. GROSS FLOOR AREA: 56.00 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
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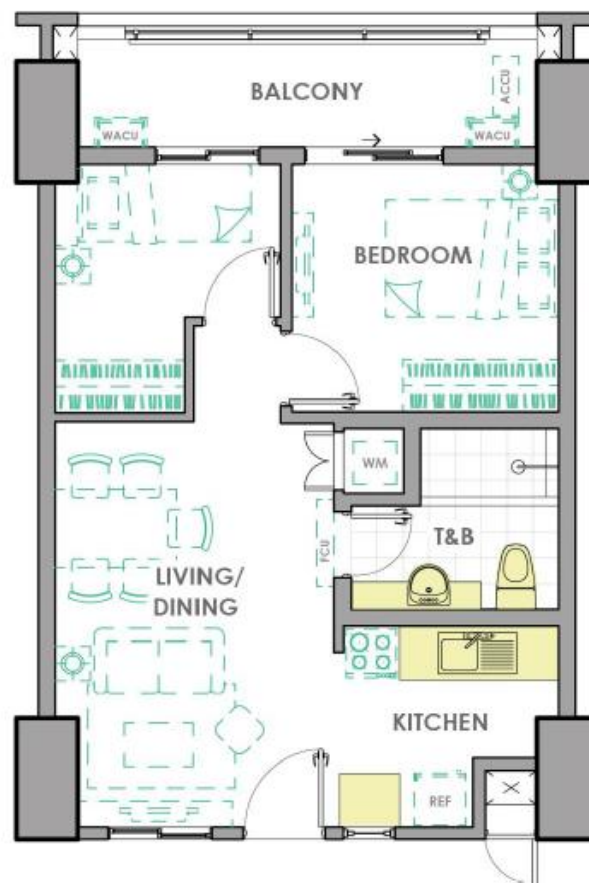


FACING C5 ROAD
BUILDING A - ASTRA



EFFECTIVE JANUARY 2017

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2-BEDROOM B INNER UNIT

AREA ALLOCATION

| | |
|-----------------|-----------|
| LIVING & DINING | 17.90 sqm |
| KITCHEN | 6.60 |
| BEDROOM 1 | 10.15 |
| BEDROOM 2 | 7.35 |
| TOILET & BATH | 6.00 |
| BALCONY | 8.00 |

APPROX. GROSS FLOOR AREA: 56.00 sqm

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



FACING ORTIGAS SKYLINE
FACING C5 ROAD
BUILDING A - ASTRA

3-BEDROOM END UNIT

AREA ALLOCATION

| | |
|-----------------|-----------|
| LIVING & DINING | 23.70 sqm |
| KITCHEN | 8.65 |
| BEDROOM 1 | 12.00 |
| BEDROOM 2 | 9.30 |
| BEDROOM 3 | 6.35 |
| TOILET & BATH 1 | 6.00 |
| TOILET & BATH 2 | 4.00 |
| BALCONY 1 | 7.50 |
| BALCONY 2 | 6.00 |

APPROX. GROSS FLOOR AREA: 83.50 sqm

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

EFFECTIVE JANUARY 2017

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4-BEDROOM TANDEM UNIT

AREA ALLOCATION

| | |
|-----------------|-----------|
| LIVING & DINING | 41.40 sqm |
| KITCHEN | 6.35 |
| BEDROOM 1 | 23.85 |
| BEDROOM 2 | 12.00 |
| BEDROOM 3 | 9.30 |
| BEDROOM 4 | 6.35 |
| MAID'S ROOM | 6.75 |
| TOILET & BATH 1 | 6.00 |
| TOILET & BATH 2 | 6.00 |
| BALCONY 1 | 8.00 |
| BALCONY 2 | 7.50 |
| BALCONY 3 | 6.00 |

APPROX. GROSS FLOOR AREA: 139.50 sqm

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



EFFECTIVE JANUARY 2017

Floor plans reflected as visuals are not to scale. Actual configurations and features may vary per unit. Please check the unit specifications with your seller.



1 Bedroom B
34 sqm



2 Bedroom B
56 sqm

Unit Mix and Price Ranges

| Unit Type | No. of Units | Unit Area | Gross Area | LIST PRICE | |
|---------------------|--------------|-----------|------------|------------|---------|
| | | | | Minimum | Maximum |
| 1 Bedroom A | 222 | 24 sqm | 28 sqm | 2.29 Mn | 2.62 Mn |
| 1 Bedroom B | 164 | 26 sqm | 34 sqm | 2.64 Mn | 2.98 Mn |
| 1 Bedroom C | 164 | 28 sqm | 32 sqm | 2.57 Mn | 2.98 Mn |
| 2 Bedroom A (Inner) | 333 | 48 sqm | 56 sqm | 4.09 Mn | 4.81 Mn |
| 3 Bedroom (End) | 164 | 70 sqm | 83.5 sqm | 5.97 Mn | 6.91 Mn |
| TOTALS | 1,047 | | | 2.29 Mn | 6.91 Mn |

| Parking Slot Type | No. of Parking Slots | PS Area | LIST PRICE | |
|---------------------|----------------------|----------|------------|---------|
| | | | Minimum | Maximum |
| Single Parking Slot | 387 | 12.5 sqm | 840K | 900K |
| Tandem Parking Slot | 345 | 25 sqm | 1.34 Mn | 1.42 Mn |

Turnover Finishes

| Residential Units | 1 Bedroom Unit | | | 2 Bedroom Unit | 3 Bedroom Unit |
|-------------------------|--|---------------------------|-----------|--|----------------|
| | 24.00 sqm | 26.00 sqm | 28.00 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 | Ceramic Tiles; Painted cement finsh above wall tiles | | | | |
| 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 hal louver on metal jamb | | | | |
| Balcony Door | Aluminum sliding framed glass panel with insect screen | | | | |

Turnover Finishes

| Residential Units | 1 Bedroom Unit | | | 2 Bedroom Unit | 3 Bedroom Unit |
|-----------------------------|--|--------------------------|-----------|--|---|
| | 24.00 sqm | 26.00 sqm | 28.00 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 | Recesed 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 | |

Selling Program / Implementing Guidelines



RFO Date:
April 2022 / 62 Months

Minimum Down Payment

20% **For all
unit types**

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.