

SONORA

GARDEN RESIDENCES

A stylized purple plant logo with three leaves and a stem, positioned to the right of the word 'SONORA'.

PROJECT BRIEF

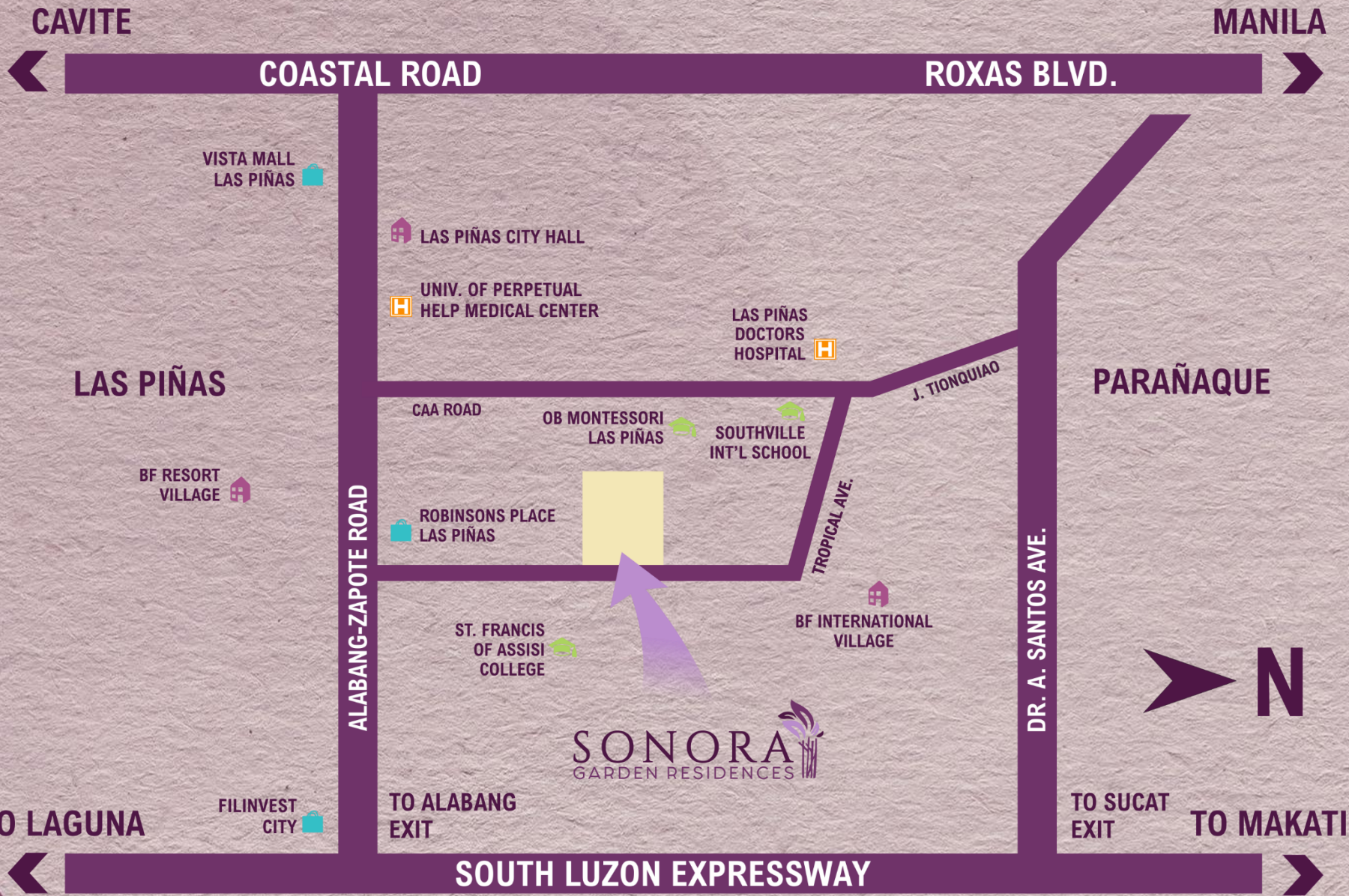


Project Overview

Address	Alabang-Zapote Rd., Las Piñas City
Theme	Modern Contemporary
# of Bldgs.	3 High-Rise Buildings
<i>Cadence</i>	40 storeys (39 residential)
<i>Liran</i>	41 storeys
<i>Stellan</i>	15 storeys



Location



Vicinity - Schools

Educational	Distance (KM)	Travel Time (Mins.)
St. Francis of Assisi College	0.8	4
Philippine Merchant Marine School	1.2	4
University of Perpetual Help System DALTA	1.7	6
Saint Anthony School	2.0	7
Southville International School and Colleges	2.0	7
CEU Alabang	3.2	13
San Beda College Alabang	5.4	22
FEU Alabang	7.0	23



Vicinity - Malls

Educational	Distance (KM)	Travel Time (Mins.)
Robinsons Place Las Piñas	0.09	1
SM Southmall	2.0	7
SM Center Las Piñas	2.3	9
Vista Mall Las Piñas	2.6	10
Alabang Town Center	4.5	19
Festival Mall	6.0	23



Vicinity - Hospitals

Educational	Distance (KM)	Travel Time (Mins.)
Alabang Medical Center – Las Piñas	0.4	1
Pope John Paul 2 Hospital and Medical Center	0.5	1
University of Perpetual Help Hospital	1.6	7
Las Piñas Doctors Hospital	2.1	8
Las Piñas City Medical Center	2.3	9
Alabang Medical Center – Alabang Hills	4.2	16
Asian Hospital and Medical Center	7.0	2+



Project Name & Logo

SONORA

GARDEN RESIDENCES

A stylized purple icon of a bamboo plant with several leaves and a central stalk, positioned to the right of the text.

Spanish word meaning **“Pleasant Sounding”**

Bamboo – like icon represents a lush garden that sways along a hymn of pure relaxation

Target Market

TARGET MARKET

End-users



- ✓ In a perfect location with a laid-back culture.
- ✓ Highly Accessible to the rest of Metro Manila and South of Manila.
- ✓ Spacious units fit for individuals and families.
- ✓ Various resort-inspired amenities for the family's enjoyment.
- ✓ Healthy Building Design
- ✓ Hassle-free living being beside a mall.
- ✓ Gated community for security and safety.

TARGET MARKET

Investors

- ✓ In a location that is primed for economic growth.
- ✓ Better Value – bigger units at a more reasonable price
- ✓ Great for Leasing
 - Easier and faster to rent out
 - Bigger cut units enjoy a wider client base compared to smaller units since they can accommodate singles and families.
 - New normal conditions require more space for students and professionals studying or working from home.
 - Better rental yield because of the competitive purchase price
 - Generally lower association dues





Value Proposition

VALUE PROPOSITION

- ✓ **Best Value for Money Option**
- ✓ **Resort Inspired Amenities**
- ✓ **A Progressive and Secured Community**
- ✓ **Offers High Accessibility**
- ✓ **Resort Living Beside A Mall**
- ✓ **A Development of Two of the Country's Reputable Developers**

BEST VALUE FOR MONEY OPTION

- Bigger unit sizing
- Lower price per Sqm
- Full Amenities

	Sonora Garden Residences	Competition
Average Size	 56 sqm	31 sqm
Average Price per Sqm	 PhP 115.2K	PhP 157K

Source: Comparative Study as of July 2021



RESORT INSPIRED AMENITIES



Lounge Pool



Kiddie Pool



Lap Pool

OTHER OUTDOOR AMENITIES



Multipurpose Court



Children's Play Area

INDOOR AMENITIES



Reception Area



Open Lounge



Entertainment Room



Fitness Gym

OTHER INDOOR SERVICES



CONVENIENCE STORE



CARD OPERATED LAUNDRY



WATER STATION

PROGRESSIVE AND SECURED COMMUNITY

- Located in a city that is in the stage of growth and progress
- Guarded Gate and Entrance
- Property Management Services
 - 24-hour security
 - General maintenance of common areas
 - Utilities application and payment assistance



OFFERS HIGH ACCESSIBILITY



Friendship Route



To BF Homes
Parañaque

- Located in main road of Alabang-Zapote Road
- Friendship Access to BF Homes
- Near CAVITEX
- Near access to Sucat Rd.

ALABANG ZAPOTE RD.



To CAVITEX

1. Southville International School
2. University of Perpetual Help
3. SM Center Las Piñas
4. Vista Mall

1. SM Southmall
2. Alabang Town Center
3. Filinvest City

To
Alabang/SLEX



RESORT LIVING BESIDE A MALL

CADENCE

LIRAN

ALABANG-ZAPOTE ROAD

ROBINSONS PLACE LAS PIÑAS

STELLAN

SONORA
GARDEN RESIDENCES

Alabang-Zapote Road, Las Piñas City

RESORT LIVING BESIDE A MALL

All Access Living Experience

- Walking distance from Property

ALABANG-ZAPOTE ROAD



ROBINSONS MOVIEWORLD



PLACE LAS PIÑAS



Alabang-Zapote Road, Las Piñas City

DEVELOPMENT OF TWO OF THE COUNTRY'S REPUTABLE DEVELOPERS



ROBINSONS LAND

**Expert in Mixed-use and Retail
Development**



DMCI HOMES

**Premier developer of Resort Inspired
Communities**

DESIGNED WITH



Lumiventt



Project In Focus

A Joint Venture of



**RLC DMCI-PDI Property Ventures Inc.
(RDPVI)**



SONORA
GARDEN RESIDENCES

**ROBINSONS PLACE
LAS PINAS**

CAVITEX

ALABANG ZAPOTE ROAD



CADENCE

LIRAN

ALABANG-ZAPOTE ROAD

STELLAN

ROBINSONS PLACE LAS PIÑAS

SONORA
GARDEN RESIDENCES

Alabang-Zapote Road, Las Piñas City

Friendship Road Access to BF Homes

Stellan

Cadence

Gate & Guardhouse

Liran

Quick access to the Mall

Robinson Place LP



Buildings

Cadence 40 storeys (39 residential)

Liran 41 storeys


Stellan 15 storeys

Liran Bldg.

Cadence Bldg.

Stellan Bldg.





**EXPANSIVE
AMENITIES**

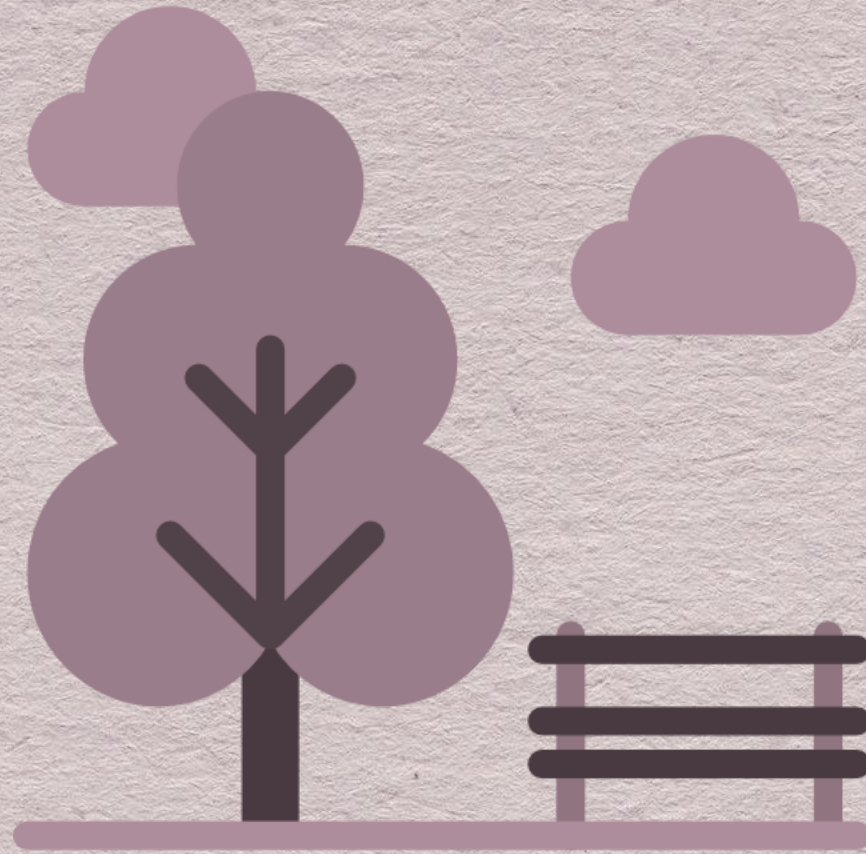


**HASSLE
FREE**



**LOW
DENSITY,
BIGGER UNIT
CUTS**

SERENE LIVING EXPERIENCE



***EXPANSIVE
AMENITIES***



Stellan

Cadence

Liran

Robinson Place LP

- 1** Gate & Guardhouse
- 2** Lap Pool
- 3** Leisure Pool
- 4** Kiddie Pool
- 5** Picnic Area
- 6** Play Area
- 7** Basketball Court
- 8** Gazebo
- 9** Shower Room
- 10** Activity Lawn
- 11** Access Gate & Guard Post
- 12** Roofdeck





Gate & Guardhouse



Balcony View (from Liran Building)



Lap Pool



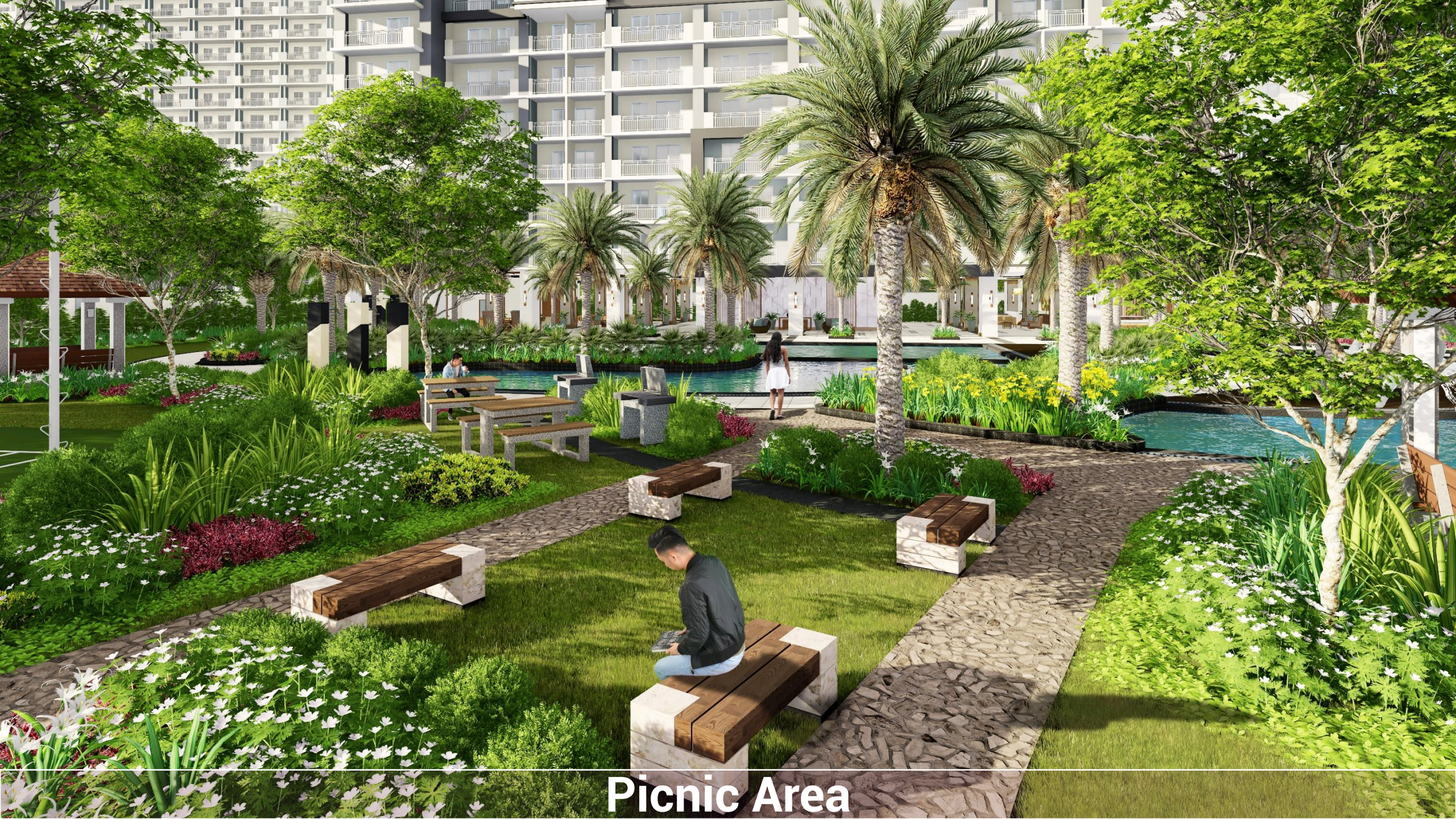
Kiddie Pool



Leisure Pool



Activity Lawn



Picnic Area



Play Area



Basketball Court



Lobby



Lounge Area



Lounge Area



Roofdeck

FACING FRONT

SUNSET, AMENITIES



FACING REAR

MAKATI & BGC SKYLINE,
LAGUNA DE BAY





***HASSLE
FREE***



SONORA
GARDEN RESIDENCES

**ROBINSONS PLACE
LAS PINAS**

CAVITEX

ALABANG ZAPOTE ROAD



FITNESS GYM
(Actual photo from a completed project)



ENTERTAINMENT ROOM
(Actual photo from a completed project)

INDOOR FACILITIES



CONVENIENCE STORE



CARD OPERATED LAUNDRY



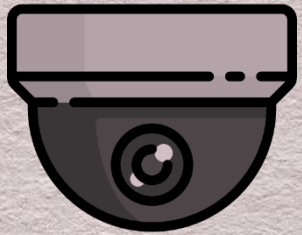
WATER STATION

Exclusive Living Experience

- Guarded Gate and Entrance
- Property Management Services
 - 24-hour security
 - General maintenance of common areas
 - Utilities application and payment assistance



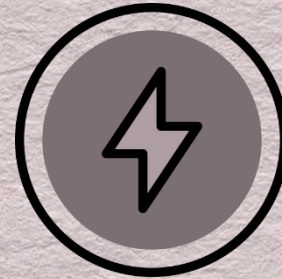
OTHER BUILDING FEATURES



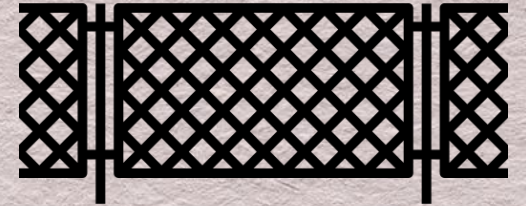
24 Hour Surveillance & Security



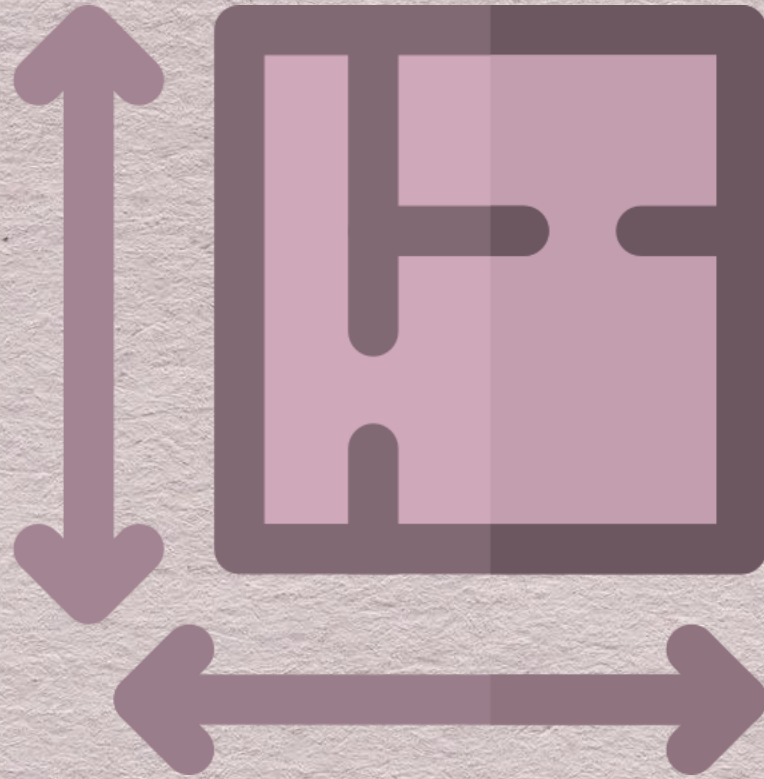
Mail Room



100% Backup power



Electrified Fence



***LOW DENSITY,
BIGGER UNIT CUTS***

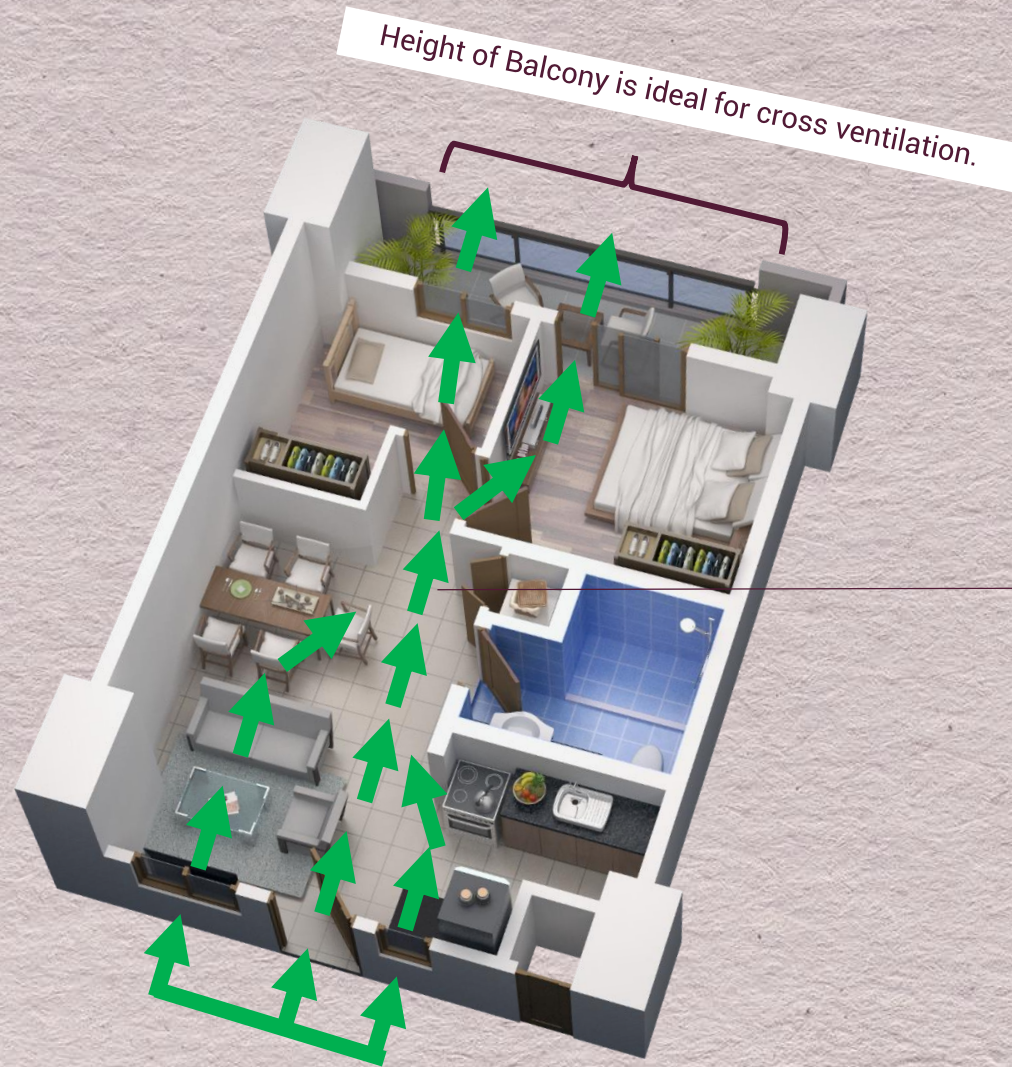
Breezeways and Vents at both sides of the building.



Lumiventt

Design Allows Cross Ventilation and Natural Light to Pass Through





Layout Promotes Cross Ventilation and Natural Light

- Units are designed so that natural airflow and lighting can pass by easily through the units.
- With this, fresh outdoor air can come in and out of the unit.
- This results as a health benefit and means to save energy.



LUMIVENTT TECHNOLOGY - SKY PATIO
(Actual photo from a completed project)



LANDSCAPED ATRIUM
(Actual photo from a completed project)

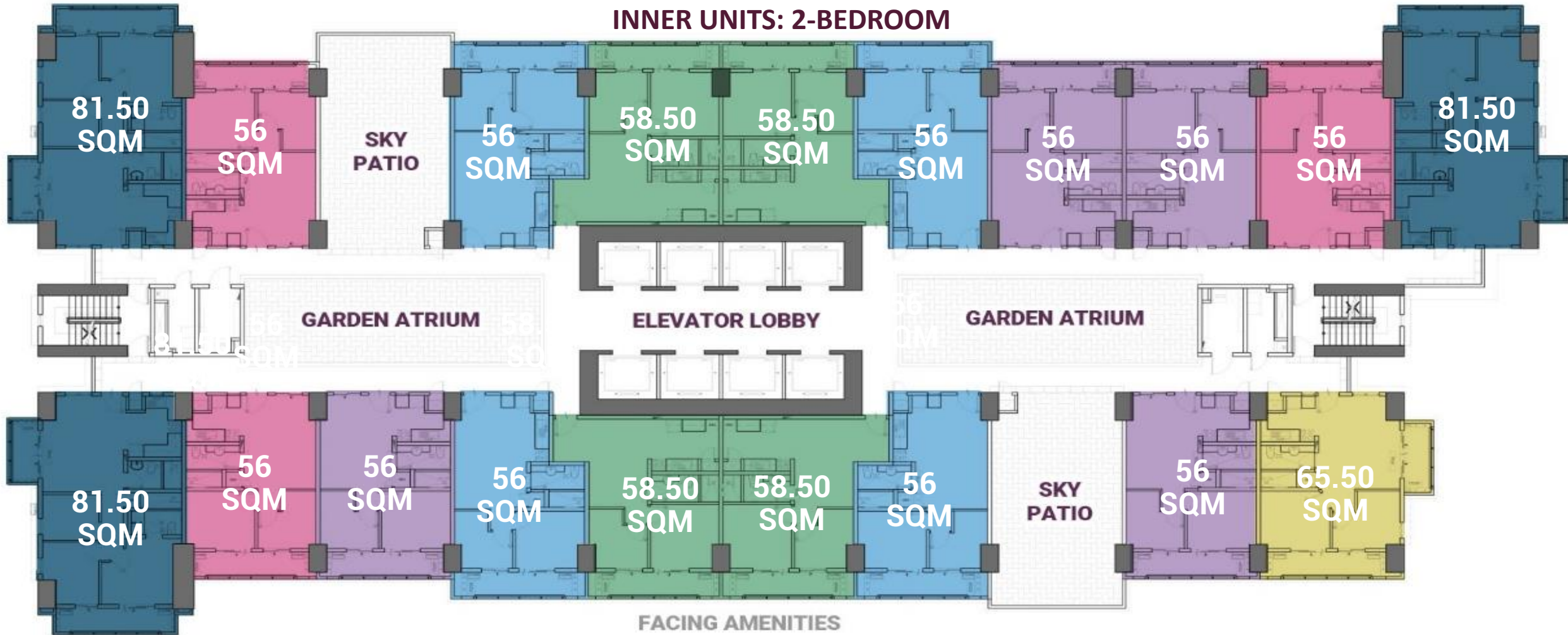
**19 UNITS
PER FLOOR**



Cadence Bldg.



INNER UNITS: 2-BEDROOM



FACING AMENITIES

Note: Standard policy regarding request for tandem shall apply.



All Units with Balcony

- Additional space to appreciate the views of the property.
- Gives a sense of enjoyment as an additional space that residents can experience.

Well Oriented Spaces

- Designed to maximize space and movement inside the unit

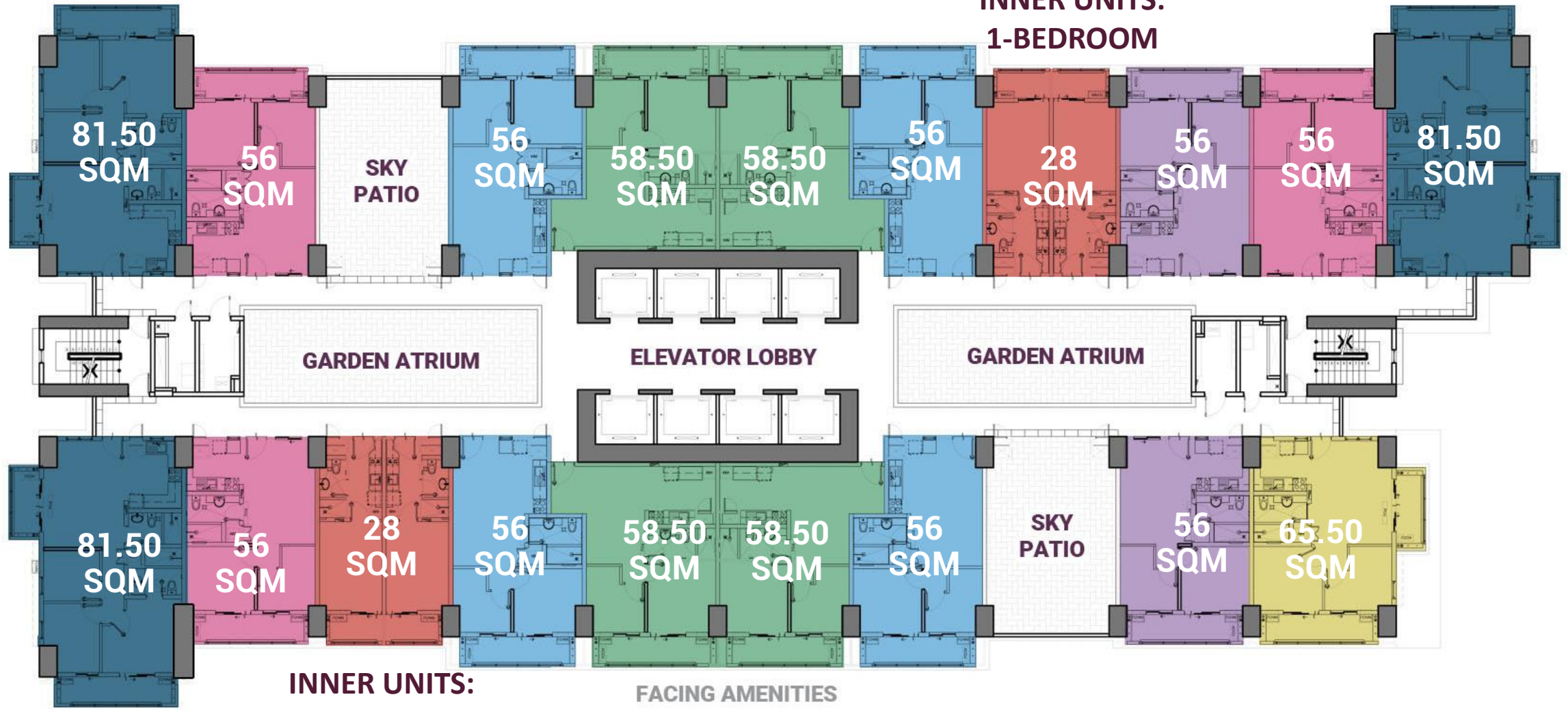


Perfect for your family.

More spaces

More Windows & Balcony

**INNER UNITS:
1-BEDROOM**



**INNER UNITS:
1-BEDROOM**

FACING AMENITIES

Note: Standard policy regarding request for tandem shall apply.



Spacious 1BR Unit

TURNOVER SPECS AND FINISHES

TURNOVER FINISHES

RESIDENTIAL UNITS	1-BEDROOM UNIT	2-BEDROOM UNIT			3 BEDROOM UNIT
	24.00 sq.m	48.00 sq.m	50.50 sqm	52.00 sq.m	70.00 sq.m
<u>FLOOR FINISHES</u>					
Living, Dining and Kitchen	Vinyl planks with baseboard	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		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			

TURNOVER FINISHES

RESIDENTIAL UNITS	1-BEDROOM UNIT	2-BEDROOM UNIT			3 BEDROOM UNIT
	24.00 sq.m	48.00 sq.m	50.50 sqm	52.00 sq.m	70.00 sq.m
<u>SPECIALTIES</u>					
Kitchen Area	Granite finish kitchen countertop with cabinet system				
Toilet and Bath	Mirror Cabinet	Granite finish lavatory countertop for T & B 1			
<u>DOORS</u>					
Entrance Door	Wooden door on metal jamb				
Bedroom Door	aluminum frame 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)				

TURNOVER FINISHES

RESIDENTIAL UNITS	1-BEDROOM UNIT	2-BEDROOM UNIT			3 BEDROOM UNIT
	24.00 sq.m	48.00 sq.m	50.50 sqm	52.00 sq.m	70.00 sq.m
<u>FINISHING HARDWARE</u>					
Main Door Lockset		Mortise type keyed lockset			
Bedroom Lockset	Flush type keyed lockset	Lever type privacy lockset			
Toilet Lockset		Lever type privacy lockset			
<u>TOILET AND KITCHEN FIXTURES</u>					
Water Closet		Top flush, one-piece type			
Lavatory	Wall-hung	Semi-counter top basin	Undercounter type and wall hung		
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			
AIR CONDITION	Provision for Window type Air Conditioning Unit	Provision for Window type and Split type Air Conditioning Unit			



Sonora Garden 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.

JUNE 2024

RFO DATE FOR ALL UNITS OF CADENCE BUILDING

**RFO OF PARKING SLOT SHALL BE THE SAME AS THE RFO OF
CORRESPONDING UNIT**

RDPVI SELLING GUIDELINES

- Checks should be made payable to “RLC DMCI Property Ventures, Inc.”
- Reservation fee for units is 20,000 PHP.
- Reservation fee for parking slot is 10,000 PHP.
- Selling guidelines per memo ref # RDPVI – 19-01-002 shall apply.
- To manage the demand for Parking Slots, buyers of any unit type may only purchase one (1) PS per residential unit. Formal announcement/s will be made should this guideline be revised.

PRICE RANGE

Unit Type	Unit Area	Balcony Area	Gross Area	Min. Price	Max. Price
1-Bedroom (Inner)	24.00	4.00	28.00	4.40 Mn	4.77 Mn
2-Bedroom B (Inner)	48.00	8.00	56.00	5.88 Mn	6.92 Mn
2-Bedroom C (Inner)	48.00	8.00	56.00	5.83 Mn	6.93 Mn
2-Bedroom D (Inner)	48.00	8.00	56.00	5.95 Mn	7.16 Mn
2-Bedroom E (Inner)	50.50	8.00	58.50	6.07 Mn	7.31 Mn
2-Bedroom F (End)	52.00	13.50	65.50	7.13 Mn	7.70 Mn
3-Bedroom A (End)	70.00	11.50	81.50	8.28 Mn	9.83 Mn
Single Parking	12.50 – 13.00			860 K	930 K

**Available Inventory as of Jul. 31, 2021*

30%

STANDARD PAYTERM
SPREAD IN 33 MONTHS
(WITH 4% DISCOUNT)

**APPLICABLE TO ALL UNITS AND PARKING OF CADENCE BUILDING*

** NO. OF MONTHS IF RESERVATION IS MADE ON AUGUST 2021*

PAYTERM PROMOS

20% DP- 80% BF

15% DP – 85% BF

**APPLICABLE TO ALL UNITS
UNTIL AUGUST 31, 2021*

PAYTERM PROMO

15% DOWN PAYMENT

3% DISCOUNT

+5 MONTHS IN DP PERIOD

**APPLICABLE TO ALL UNITS & ALL PAYTERM
UNTIL AUGUST 15, 2021*

Payment Term	15% DP 3% Discount +5 Months Extension in DP Period		15% DP 3% Discount +5 Months Extension in DP Period		15% DP 3% Discount +5 Months Extension in DP Period	
Unit Type	1BR Unit		2BR Unit		3BR Unit	
Unit Area	24.00 sqm		48.00 sqm		70.00 sqm	
Gross Area	28.00 sqm		56.00 sqm		81.50 sqm	
List Price	4,403,000		5,833,000		8,282,000	
Regular Discount (BF Term)	-					
Promo Discount (3%)	132,090		174,990		248,460	
Total Contract Price (List Price Net of Discount)	4,270,910		5,658,010		8,033,540	
Closing Fees	10%	427,091	10%	565,801	10%	803,354
Reservation	20,000					
Down Payment (Less Reservation Fee)	15%	620,637	15%	828,701	15%	1,185,031
No. of Months to RFO (Cadence Building)	38					
Monthly Down Payment	16,333		21,807		31,185	
Monthly DP with Closing Fees	27,572		36,697		52,325	
BALANCE – Bank Financing	3,630,274		4,809,308		6,828,509	

*Assumed Reservation Date: Aug 2021



SONORA
GARDEN RESIDENCES

**EXPANSIVE
AMENITIES**

**HASSLE-FREE
LIVING**

**LOW DENSITY &
BIGGER UNIT CUTS**

**VALUE
APPRECIATION**

VALUE FOR MONEY

**ROBINSONS PLACE
LAS PINAS**

CAVITEX

ALABANG ZAPOTE ROAD

THANK YOU!
HAPPY SELLING!