

# SONORA

GARDEN RESIDENCES

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

## PROJECT BRIEF

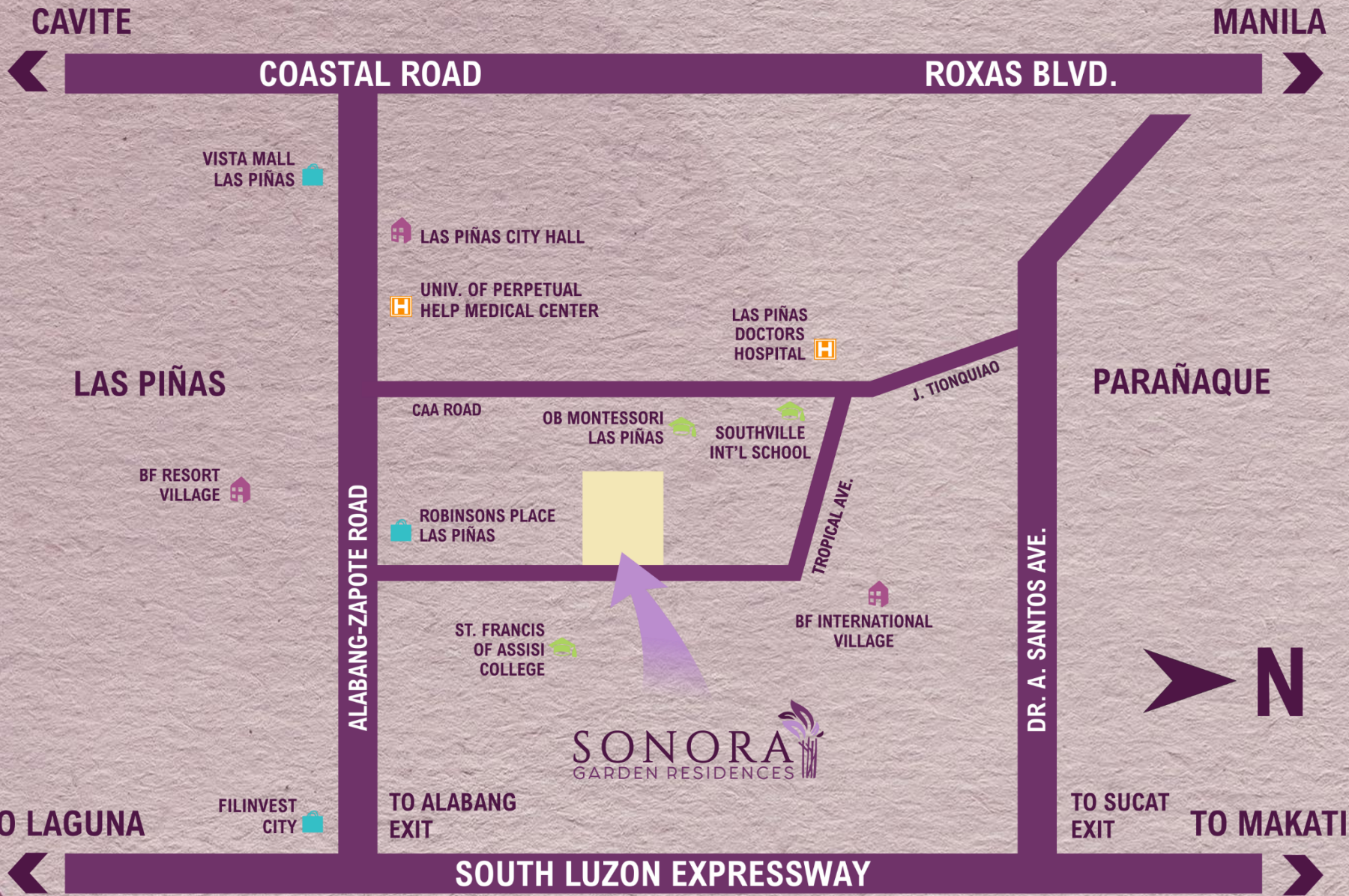


# Project Overview

<b>Address</b>	Alabang-Zapote Rd., Las Piñas City
<b>Theme</b>	Modern Contemporary
<b># of Bldgs.</b>	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 main 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

ALABANG-ZAPOTE ROAD

LIRAN

CADENCE

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**

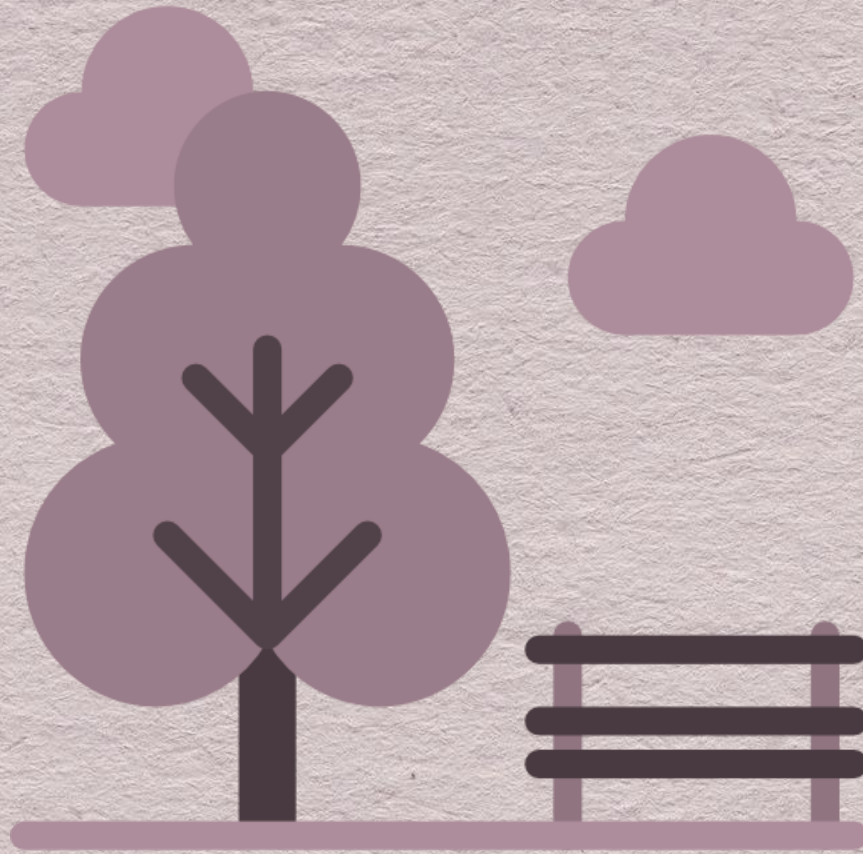


**HASSLE  
FREE**



**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



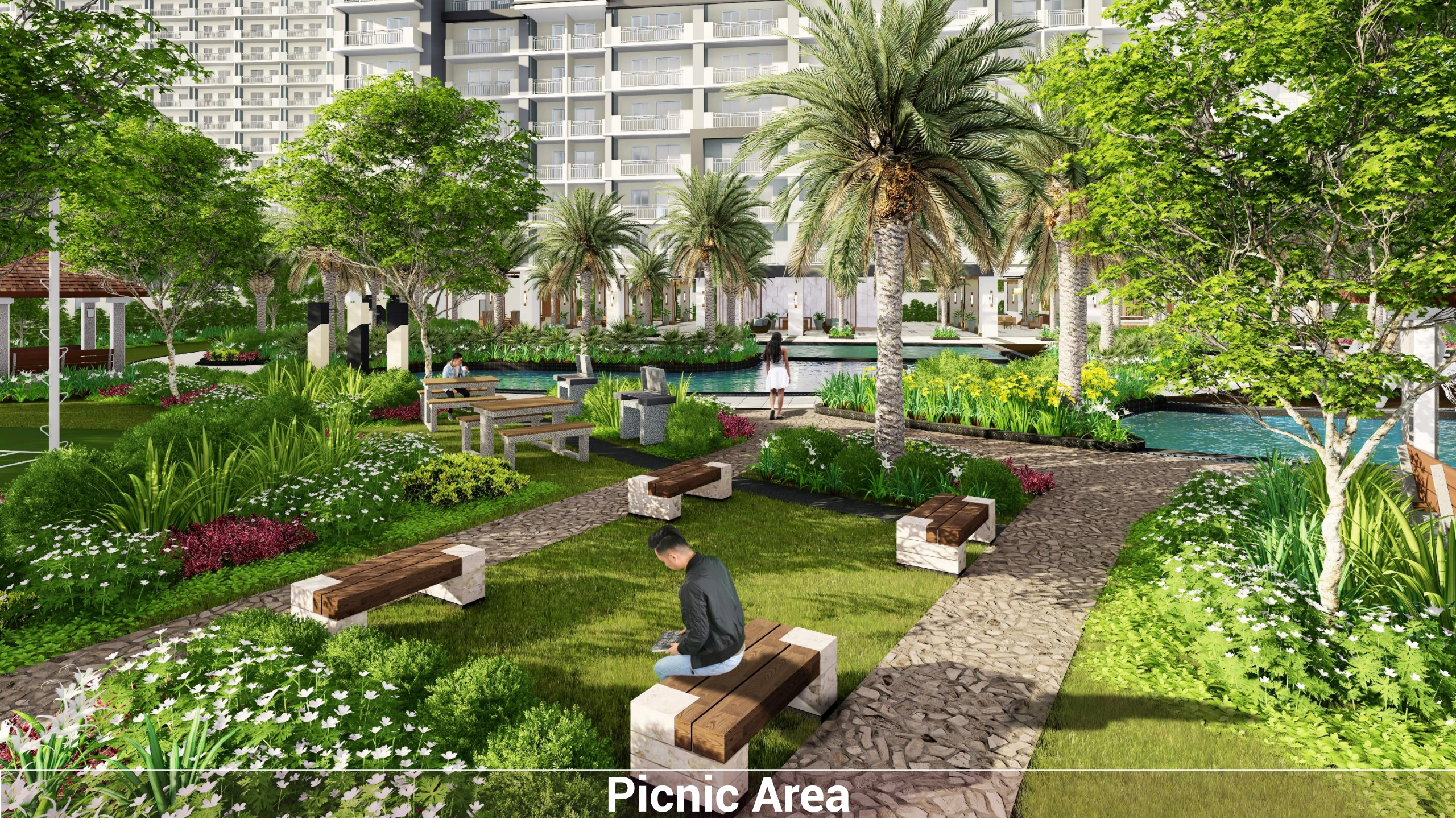
**Kiddie Pool**



**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**



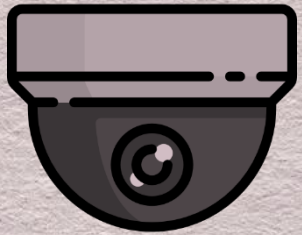
**WATER STATION**

# Exclusive Living Experience

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



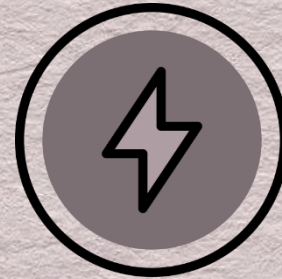
# OTHER BUILDING FEATURES



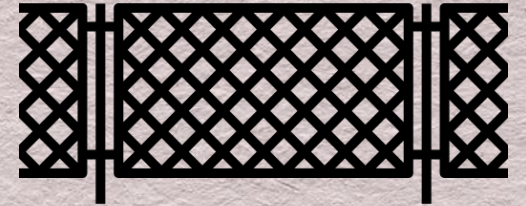
**24 Hour Surveillance & Security**



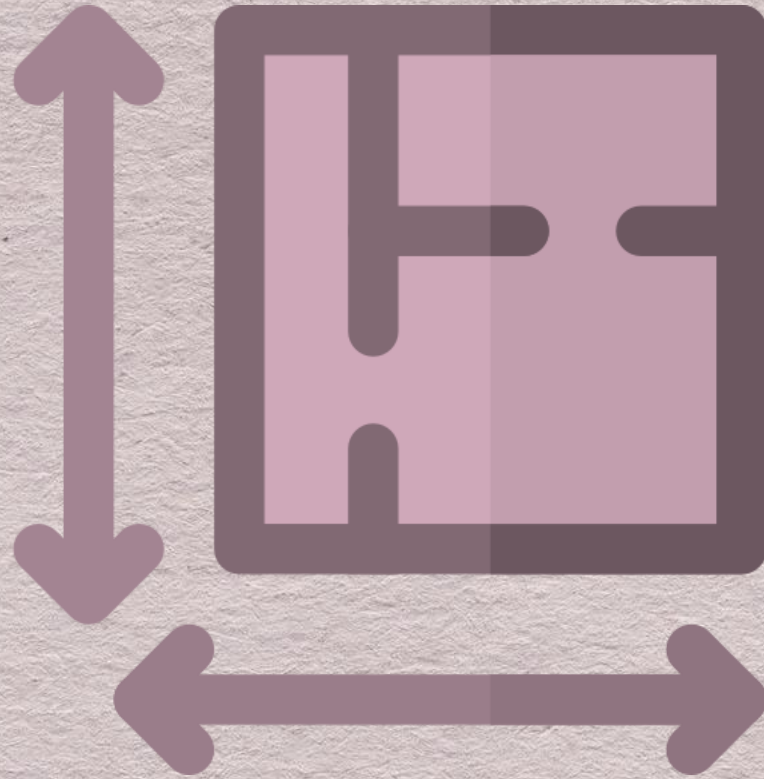
**Mail Room**



**100% Backup power**



**Electrified Fence**



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

**Breezeways and Vents at both sides of the building.**

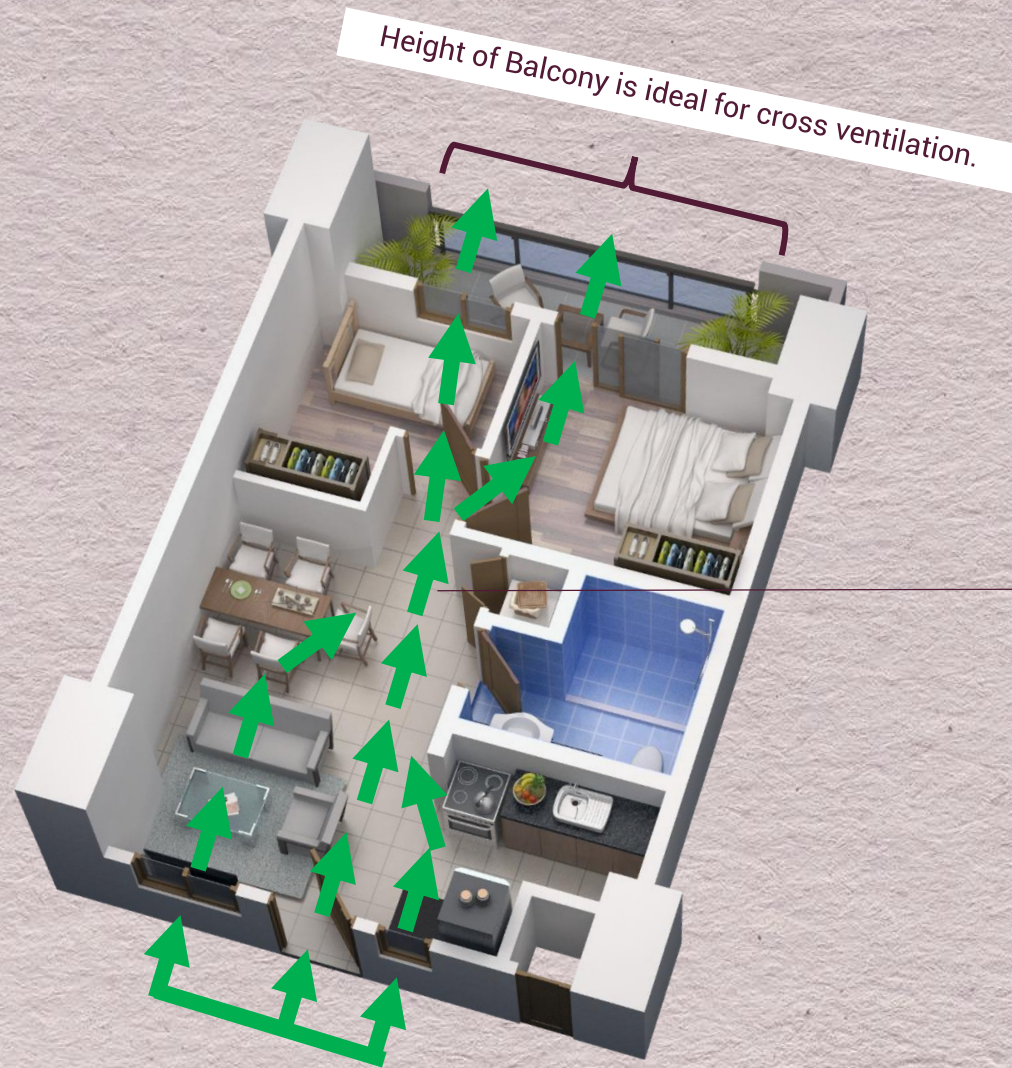


**Lumiventt**



## 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)

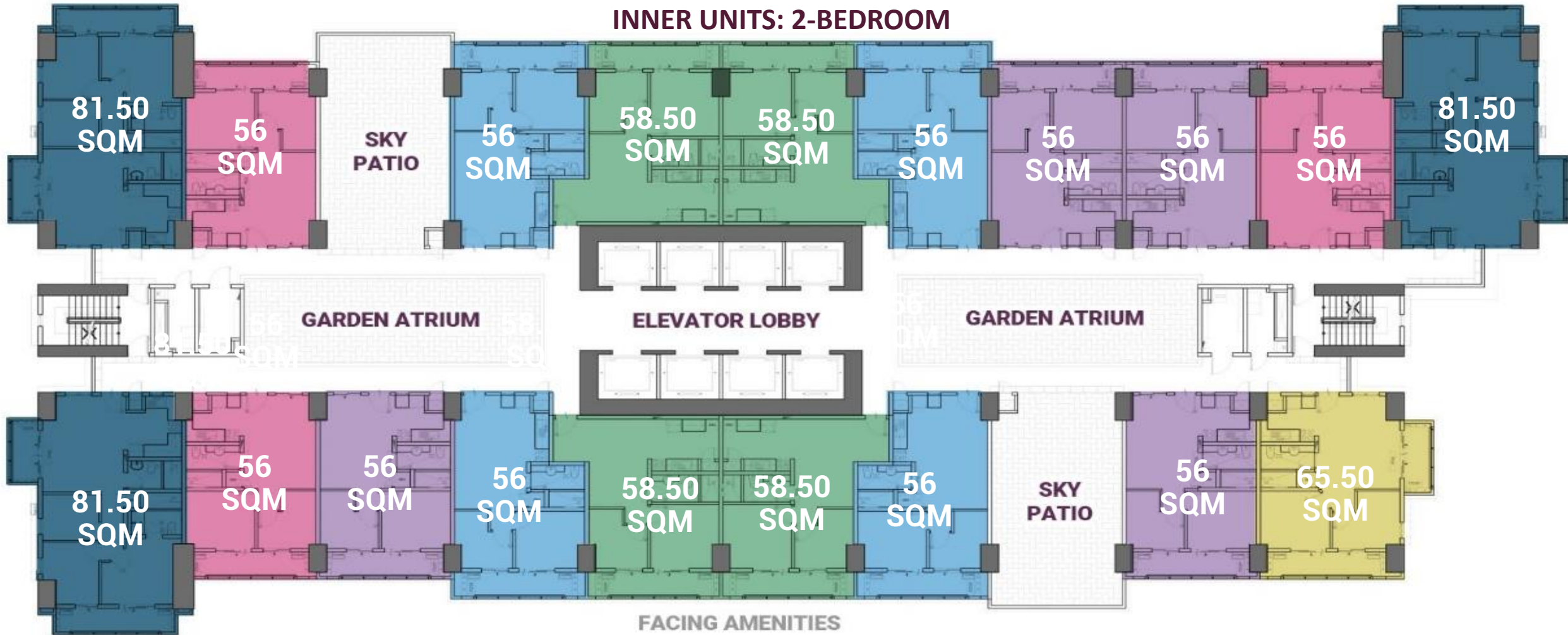
**19 UNITS  
PER FLOOR**



# 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



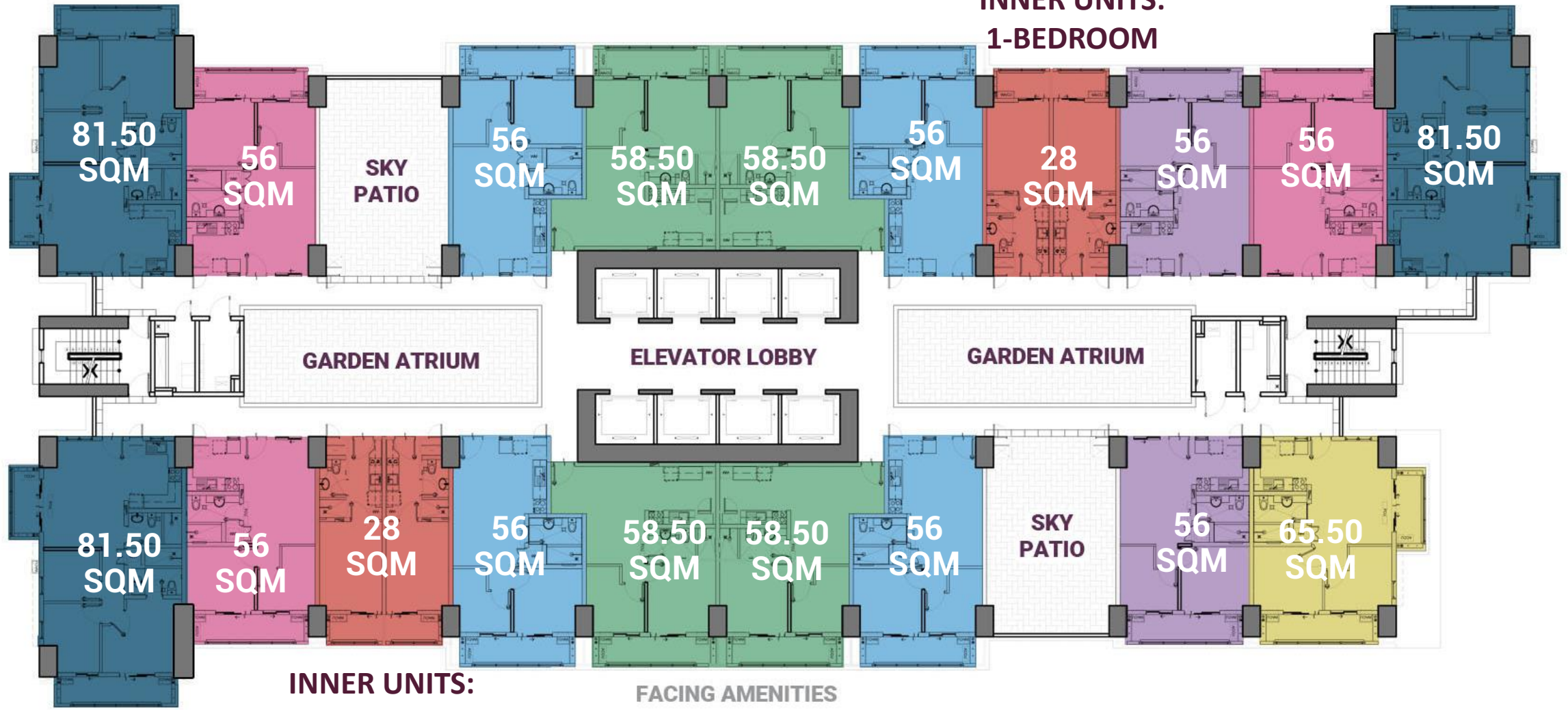
Perfect for your family.

More spaces

More Windows & Balcony



**INNER UNITS:  
1-BEDROOM**



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
<b><u>FLOOR FINISHES</u></b>					
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				
<b><u>WALL FINISHES</u></b>					
Interior Walls	Painted finish				
Toilet	Ceramic tiles; Painted cement finish above wall tiles				
<b><u>CEILING FINISHES</u></b>					
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
<b><u>SPECIALTIES</u></b>					
Kitchen Area	Granite finish kitchen countertop with cabinet system				
Toilet and Bath	Mirror Cabinet	Granite finish lavatory countertop for T & B 1			
<b><u>DOORS</u></b>					
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				
<b><u>WINDOWS</u></b>	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
<b><u>FINISHING HARDWARE</u></b>					
Main Door Lockset		Mortise type keyed lockset			
Bedroom Lockset	Flush type keyed lockset	Lever type privacy lockset			
Toilet Lockset		Lever type privacy lockset			
<b><u>TOILET AND KITCHEN FIXTURES</u></b>					
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			
<b>AIR CONDITION</b>	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.*



**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**