



THE
ORABELLA

PROJECT BRIEF

IDENTITY



THE
ORABELLA

DEFINITION:

Italian word for Golden Beauty

LOGO RATIONALE:

The four-point star symbolizes the main elements of earth, wind, fire and water, that strengthens the metal gold, known for its worth and timelessness.

It characterizes the project's stability & reliability to provide a welcoming & harmonious spirit within the community of The Orabella.

Location Map



NEARBY ESTABLISHMENTS



CENTRAL BUSINESS DISTRICTS

Araneta Center	1.5 km	-	9 mins
Eastwood City	2.8 km	-	15 mins
Ortigas Center	6.0 km	-	28 mins
UP, Ayala Techno hub	6.2 km	-	20 mins



MALLS

Ali Mall	1.4 km	-	10 mins
SM Cubao	1.4km	-	10 mins
Gateway Mall	1.9km	-	10 mins
Farmers Plaza	2.1km	-	13 mins
Robinsons Magnolia	3.9km	-	18 mins



NEARBY ESTABLISHMENTS

SCHOOLS

Technological Institute of the Philippines
Philippine School of Business Administration
Miriam College
Ateneo de Manila University
La Salle Green Hills
Xavier School
University of the Philippines, Diliman
St. Paul, Quezon City

1.5km - 8 mins
2.3 km - 8 mins
4.3 km - 13 mins
4.9 km - 14 mins
5.0 km - 26 mins
5.5 km - 27 mins
5.6 km - 27 mins
6.3 km - 33 mins



NEARBY ESTABLISHMENTS



HOSPITALS

Quirino Memorial Medical Center	1.0 km	- 6 mins
PNP General Hospital	1.7 km	- 13 mins
AFP Medical Center	2.7 km	- 15 mins
Sta. Monica Hospital	3.2 km	- 12 mins



SECURITY AND SAFETY

Marilag Fire Sub Station	500 m	- 5 mins
Project 4, Police Station 8	550 m	- 5 mins
City Police District Station 7	1.6 km	- 14 mins
Quezon City Police District Police Station 9	1.9 km	- 10 mins
Quirino 2-A Fire Sub Station	1.9 km	- 10 mins



NEARBY ESTABLISHMENTS

TRANSPORTATION

Araneta Center Bus Terminal

1.3 km - 8 mins

LRT – Araneta Station

1.8 km - 8 mins

LRT – Katipunan Station

2.2 km - 8 mins

MRT – Cubao Station

3.3 km - 15 mins



VALUE PROPOSITION

A SIGNATURE OF EXCLUSIVE LIVING

“Exclusivity and Convenience”

“Distinct Address”

“A Home of Modern Indulgence

“A Picture of Serenity and Relaxation ”

“A Showcase of Craftsmanship”

Exclusivity and Convenience

- A home for the select few.
 - Low density floors.
 - Generous unit cuts.



Distinct Address

- Located in a secluded residential hub in Cubao.
 - Peaceful and private.
 - Main roads and transportation within reach.



A Home of Modern Indulgence



- Malls and Commercial areas are right around the corner.
- Sceneries to Enjoy
 - View of Antipolo Mountains
 - Surrounded by the City Skylines of Ortigas and Libis.



A Picture of Serenity and Relaxation

- A community where rest and relaxation are balanced with modern living.
 - Refreshing Pools
 - Lush Gardens
 - Reviving Indoor Amenities



A Showcase of Craftsmanship



- World Class Master planned Condominium development.
 - Country's first AAAA Real Estate Developer
 - A tradition of Quality.
 - True value for money.

DESIGNED WITH

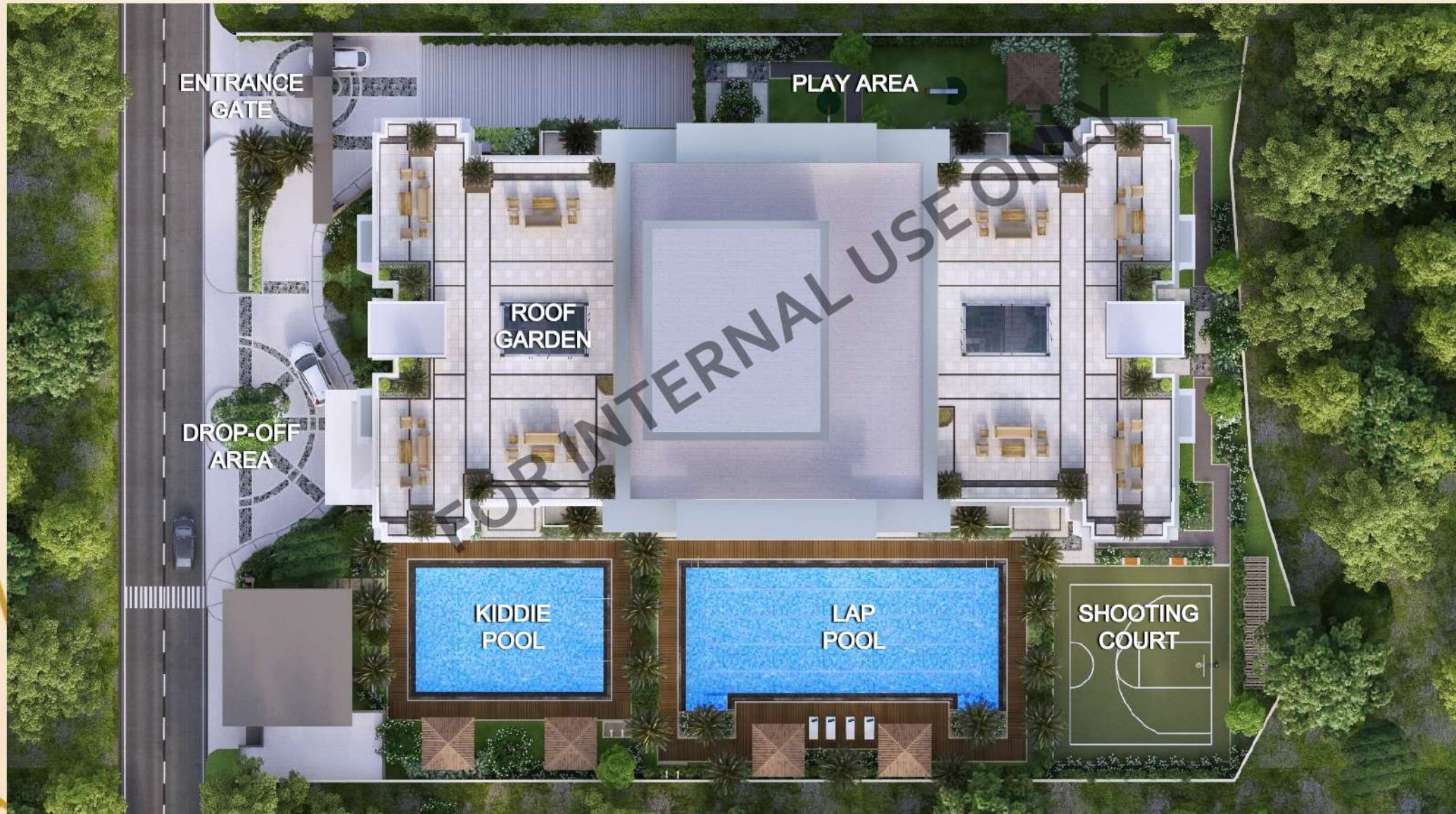


Lumiventt



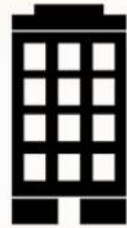
PROJECT IN FOCUS

SITE DEVELOPMENT PLAN





PROJECT DETAILS



1 High Rise Tower
Modern Tropical Architecture



45 Residential Levels
936 Units



2 Amenity Levels



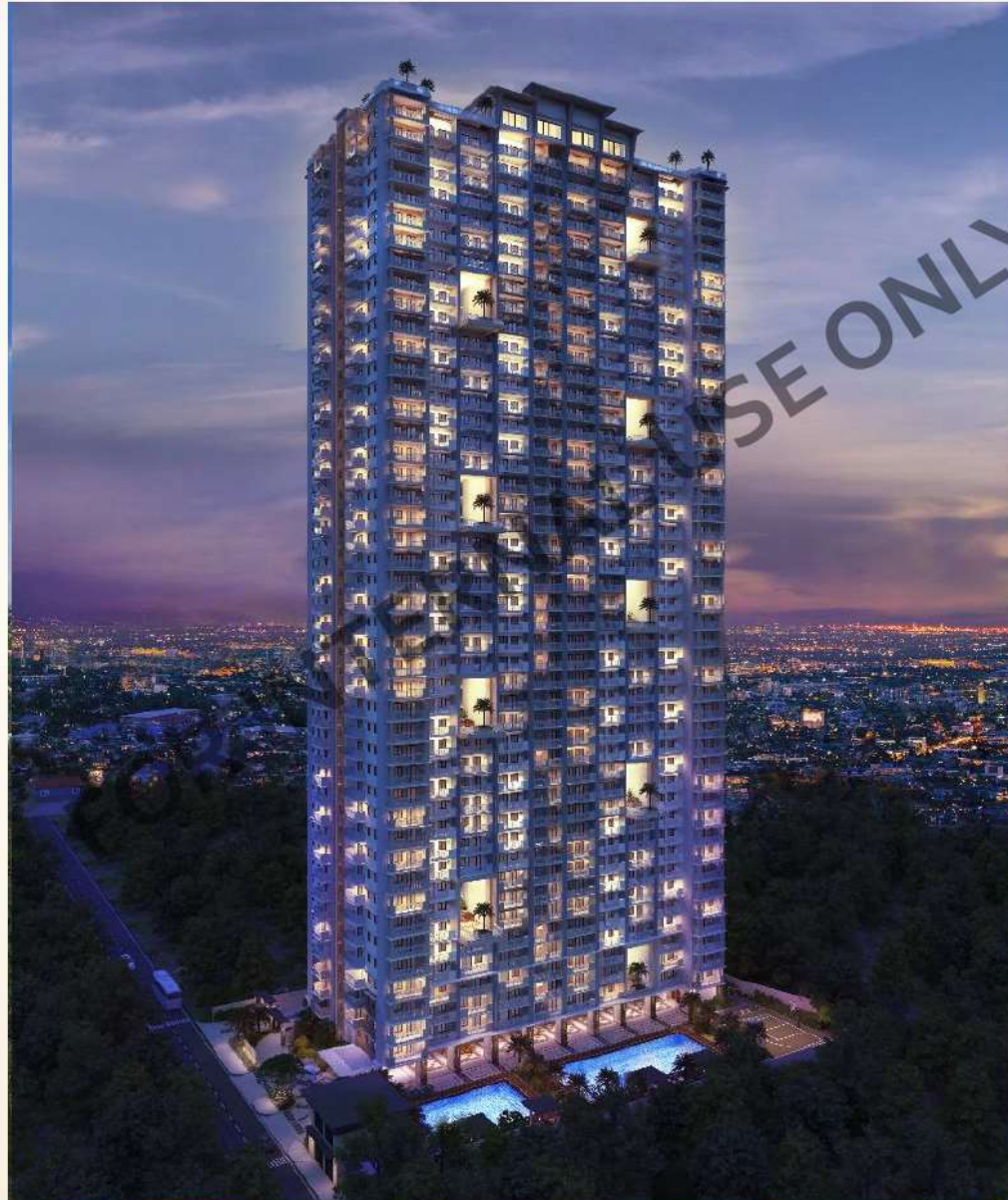
6 Basement Parking Levels
715 Slots
Parking Ratio: 76%

BUILDING FAÇADE



BUILDING FAÇADE

 THE ORABELLA



GATE AND GUARDHOUSE



PANORAMIC VIEW

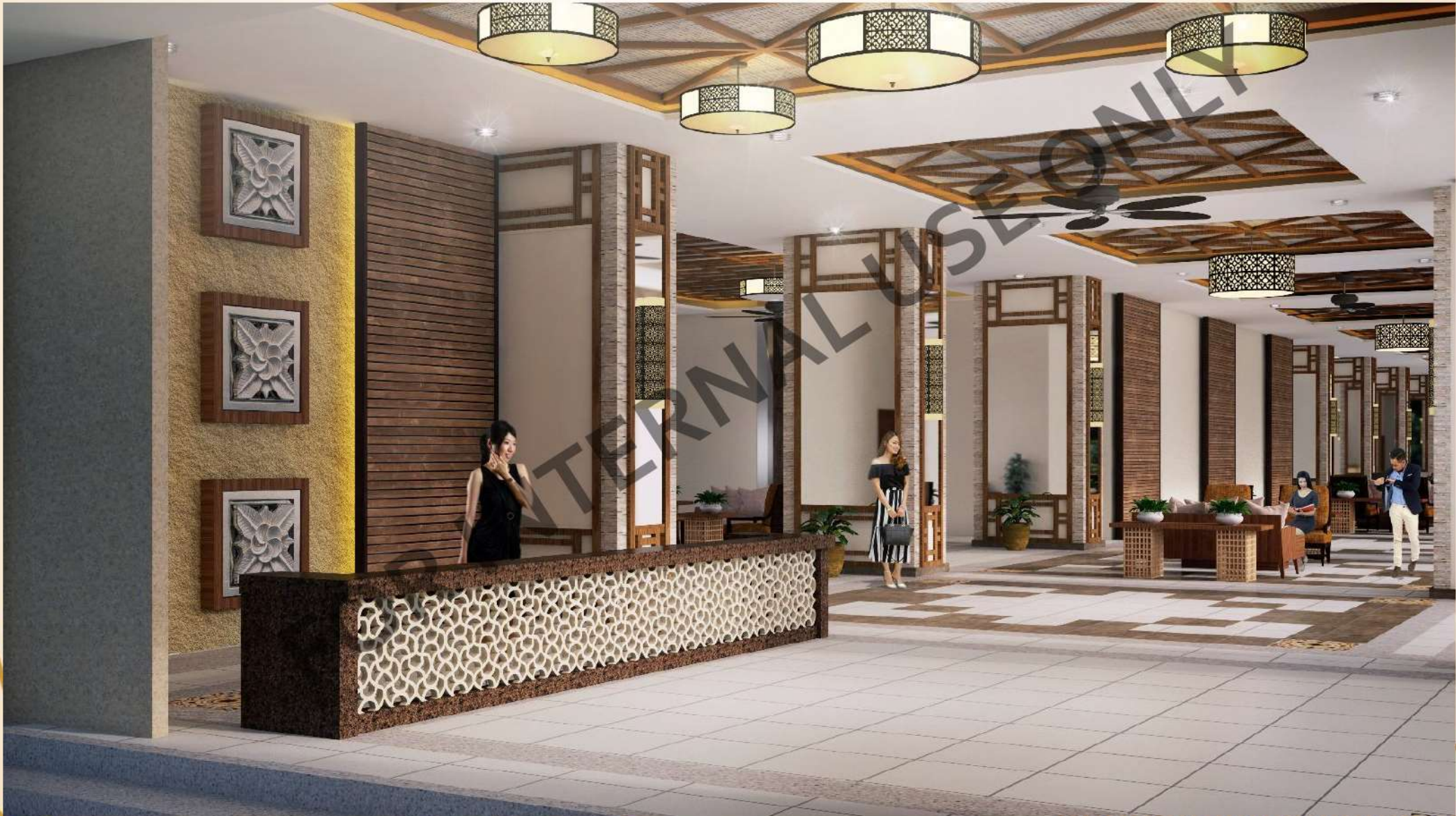
THE
ORABELLA



DROP OFF



RECEPTION LOBBY



LOUNGE AREA

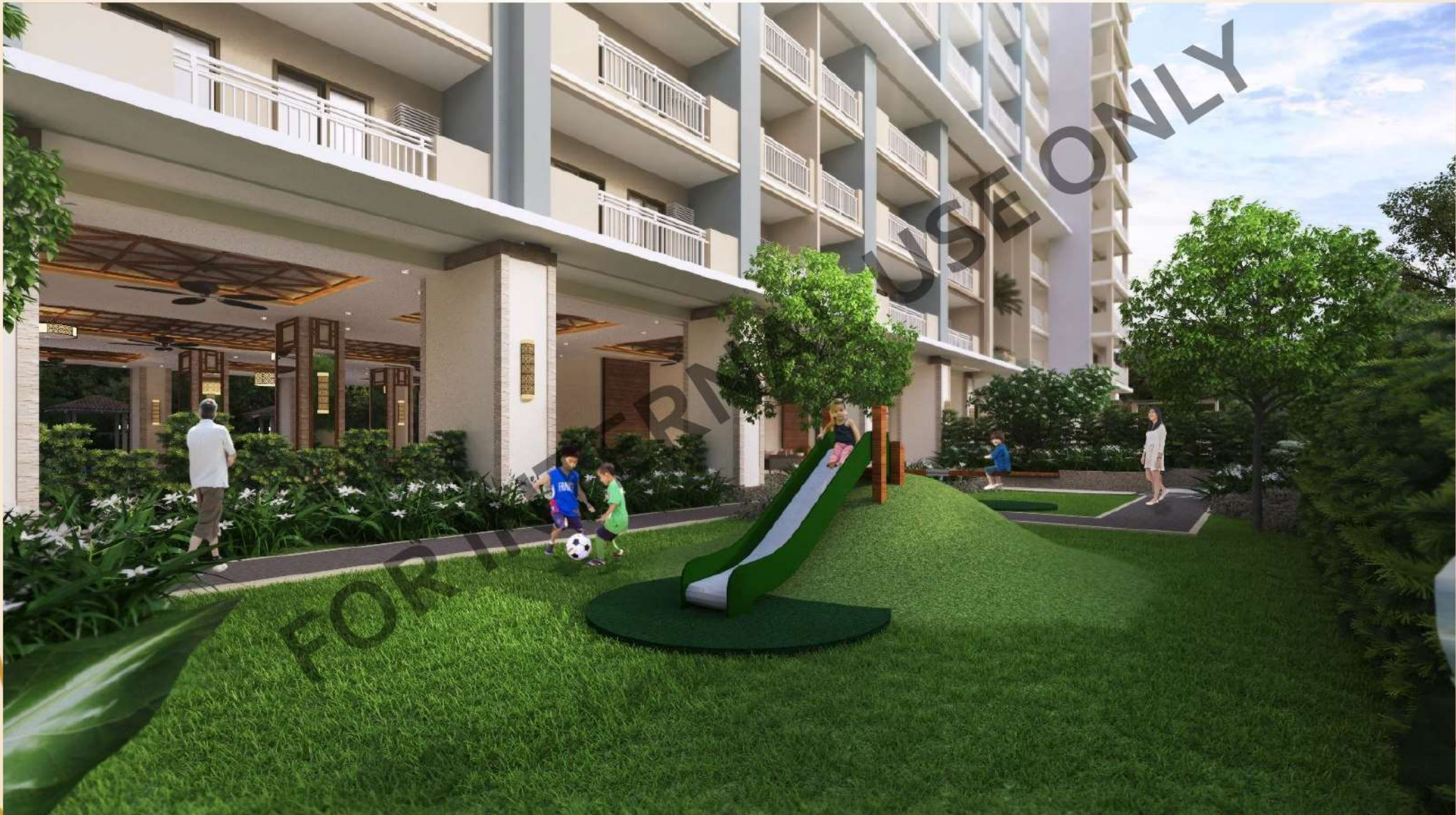
THE
ORABELLA



BAR AREA



PLAY AREA



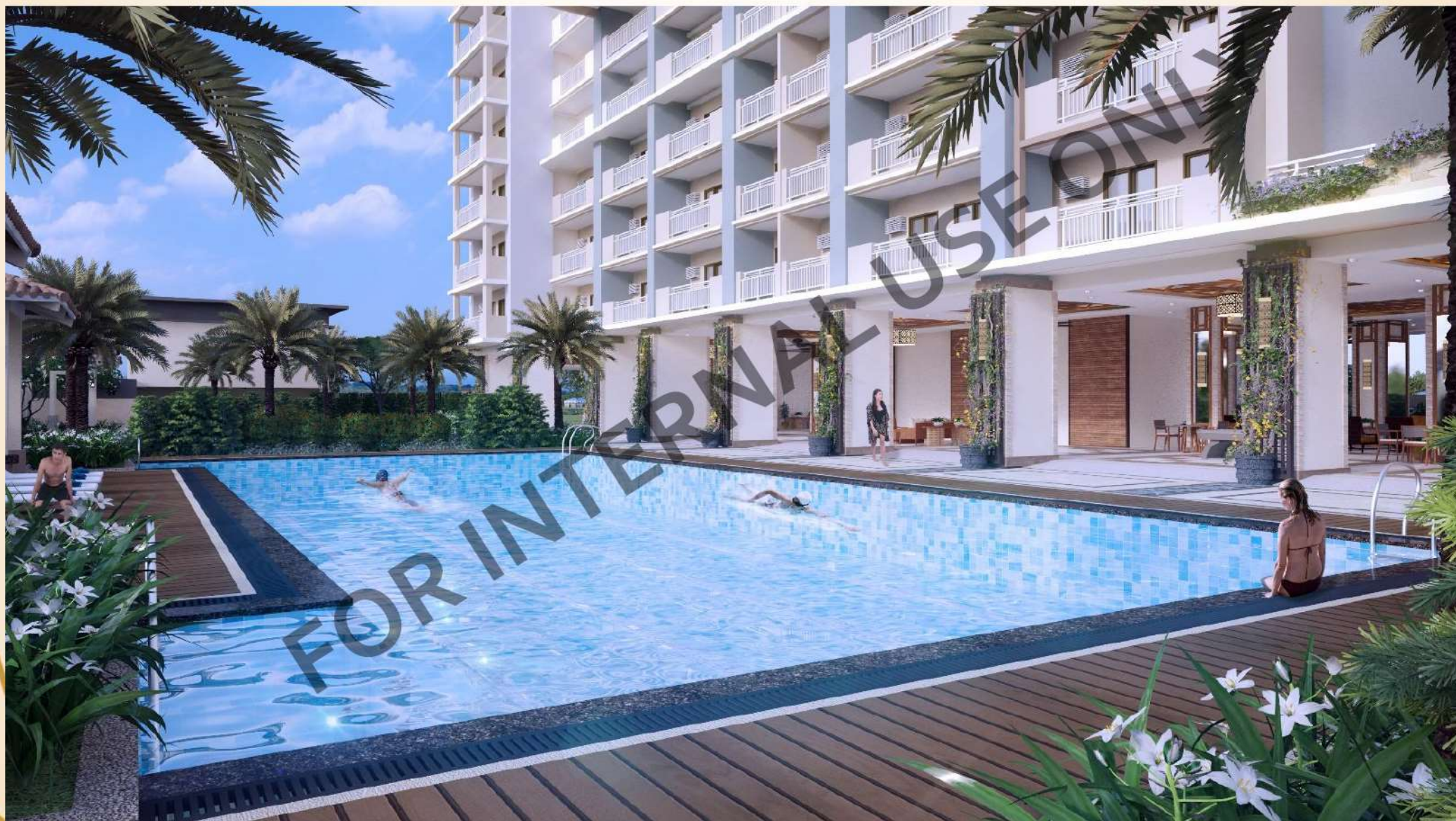
SHOOTING COURT

THE ORABELLA



LAP POOL

THE
ORABELLA



KIDDIE POOL

THE
ORABELLA

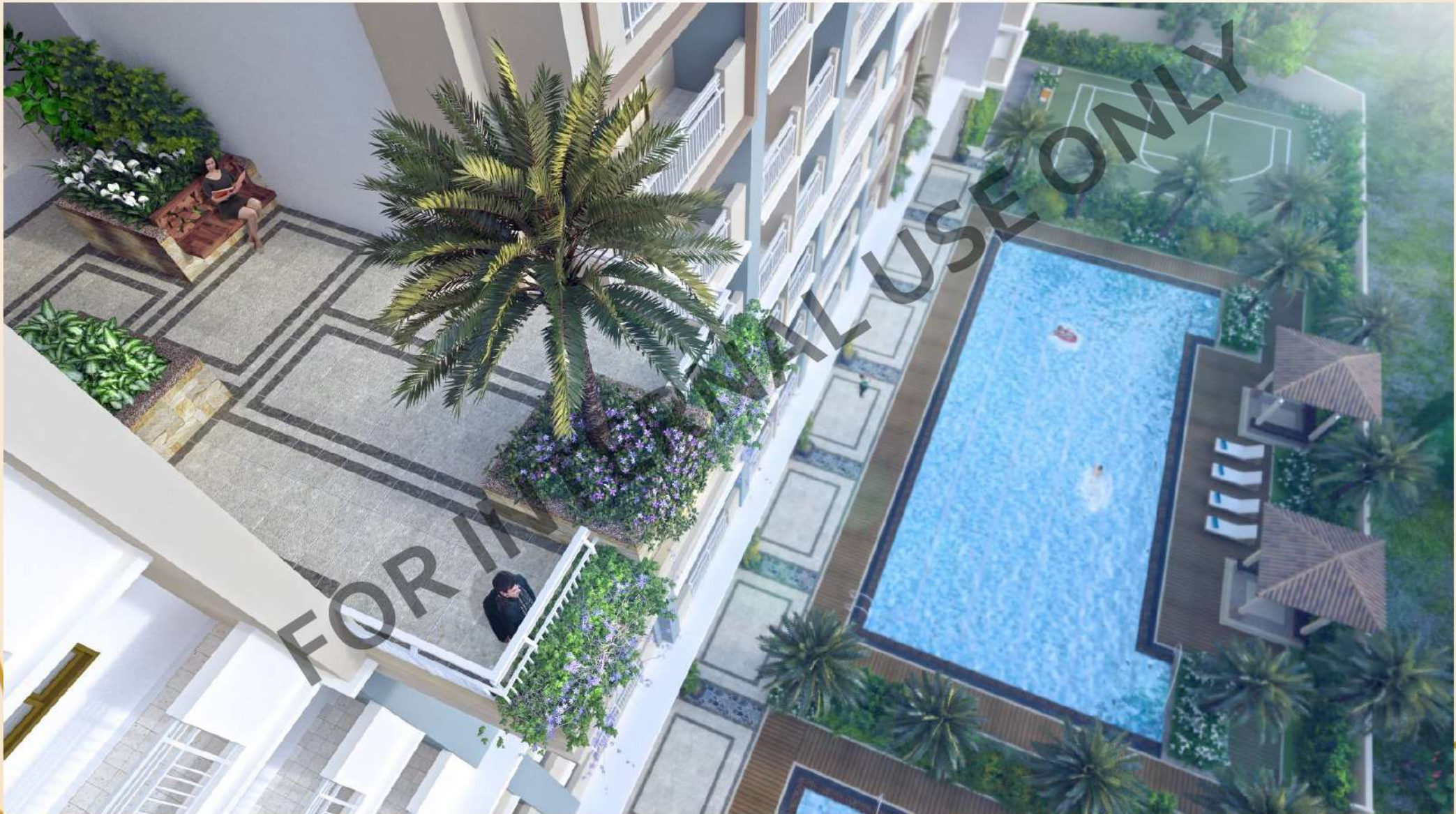


ATRIUM GARDEN



SKY PATIO

THE ORABELLA



ROOF DECK



OTHER AMENITIES



Audio-Visual Room



Fitness Gym



Game Area



Sky Lounge

**Based on actual photos from other DMCI Homes projects*

DEVELOPMENT FEATURES

BUILDING FEATURES

HIGH VOLTAGE SHOCK



ELECTRIC FENCE

Electrified
Perimeter Fence



Full Back-up Power



CCTV Cameras



Fire detection, alarm,
and suppression
systems

BUILDING FEATURES



Lumiventt
Technology



Landscaped Gardens
and Atriums



8 High Speed Elevators

**Based on actual photos from other DMCI Homes projects*

BUILDING FEATURES



Mailbox Area



Water Refilling Station



Commercial Space

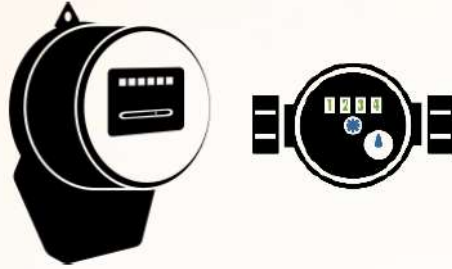


Card-Operated Laundry Station

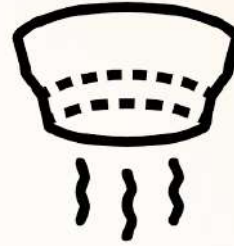
UNIT FEATURES



Washing area



Individual
metered utilities



Smoke & Heat
Detectors



Sprinklers

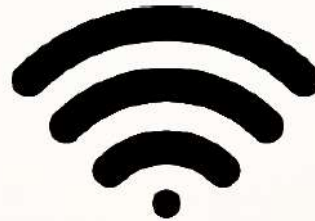
Other Unit Provisions:



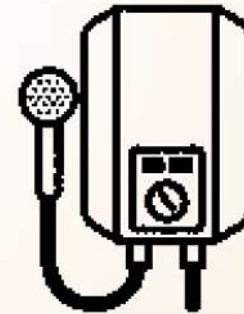
Telephone
Connection



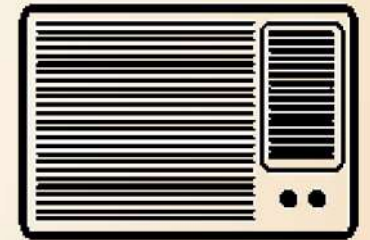
Cable
Connection



Fiber Optic
Internet
Connection



Water Heater



Air-Conditioning
Units

PMO SERVICES



Guarded gate and entrance



Maintenance of landscaped areas



Roving security personnel



Taxi call-in service

FLOOR PLANS



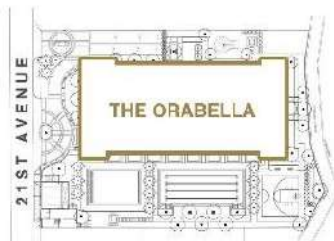
2nd Floor Level Plan

- 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.



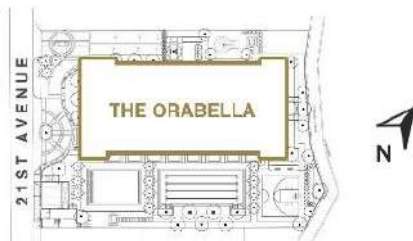
3rd, 4th, 14th-15th, 24th-25th, 34th-35th & 44th-45th Floor Level Plan

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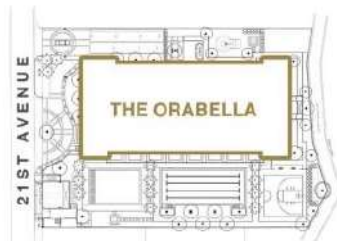
5th-6th, 10th-11th, 16th-17th, 21st-22nd, 26th-27th, 31st-32nd, 36th-37th, 41st-42nd, 46th & PH Floor Level Plan

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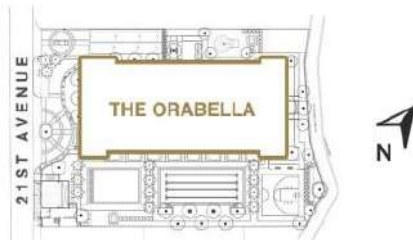
7th, 18th, 28th & 38th Floor Level Plan

- 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.



8th-9th, 19th-20th, 29th-30th & 39th-40th Floor Level Plan

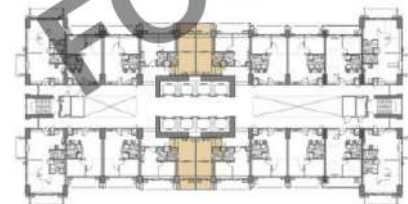
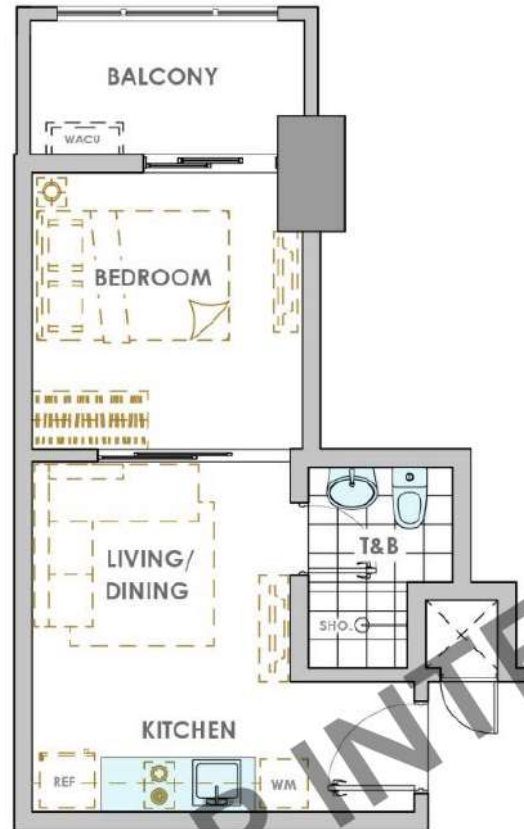
- Plans reflected as visuals are not to scale.
- Actual configurations and features may vary per unit.
- Please check the specifications of the particular unit you are interested on purchasing with your seller.



12th, 23rd, 33rd & 43rd Floor Level Plan

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- Please check the specifications of the particular unit you are interested on purchasing with your seller.

UNIT LAYOUTS



1-BEDROOM A (INNER UNIT)

AREA ALLOCATION

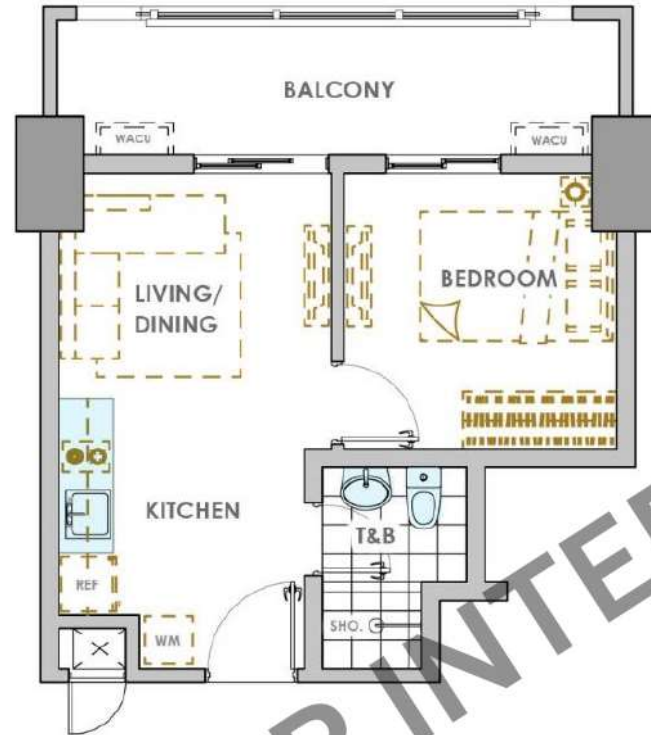
LIVING & DINING	6.70 sqm
KITCHEN	6.50
BEDROOM	9.40
TOILET & BATH	3.90
BALCONY 1	4.50

APPROX. GROSS FLOOR AREA: 31.00 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- APPROX. GROSS FLOOR AREA IS INCLUSIVE OF BALCONY.

EFFECTIVE MAY 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.



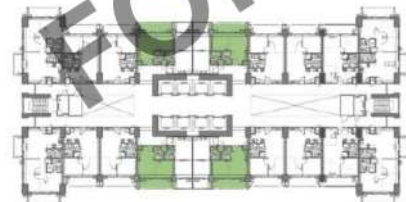
1-BEDROOM B (INNER UNIT)

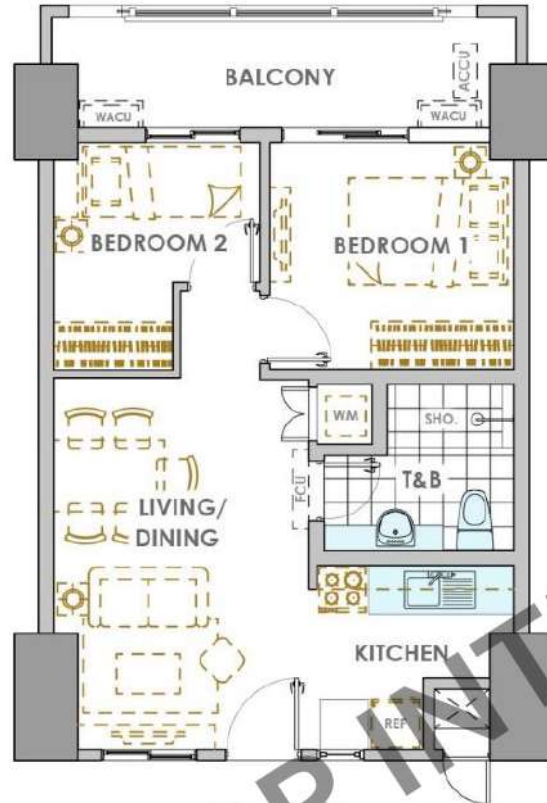
AREA ALLOCATION

LIVING & DINING	9.40 sqm
KITCHEN	6.30
BEDROOM	9.40
TOILET & BATH	3.90
BALCONY-1	9.00

APPROX. GROSS FLOOR AREA: 38.00 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- APPROX. GROSS FLOOR AREA IS INCLUSIVE OF BALCONY.





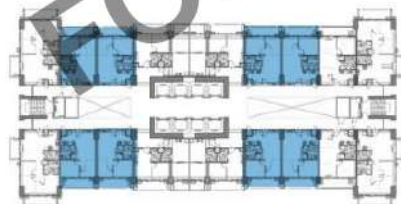
2-BEDROOM A (INNER UNIT)

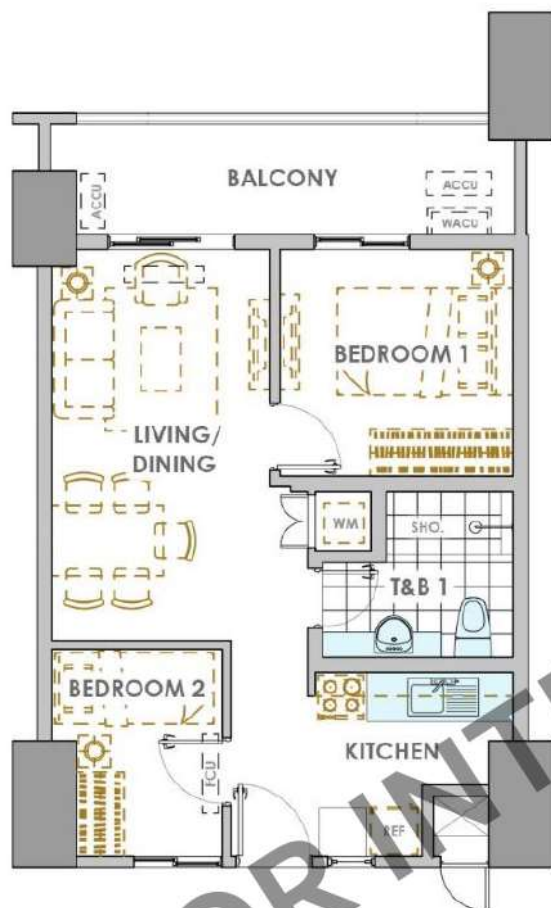
AREA ALLOCATION

LIVING & DINING	17.90 sqm
KITCHEN	6.60
BEDROOM 1	10.15
BEDROOM 2	7.35
TOILET & BATH	6.00
BALCONY 1	9.00

APPROX. GROSS FLOOR AREA: 57.00 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- APPROX. GROSS FLOOR AREA IS INCLUSIVE OF BALCONY.





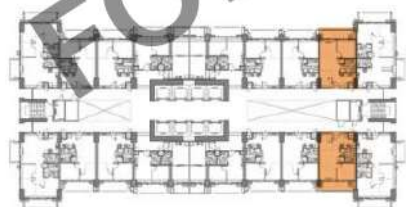
2-BEDROOM B (INNER UNIT)

AREA ALLOCATION

LIVING & DINING	19.25 sqm
KITCHEN	6.60
BEDROOM 1	9.75
BEDROOM 2	6.40
TOILET & BATH	6.00
BALCONY 1	9.00

APPROX. GROSS FLOOR AREA: 57.00 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- APPROX. GROSS FLOOR AREA IS INCLUSIVE OF BALCONY.





3-BEDROOM A (END UNIT)

AREA ALLOCATION

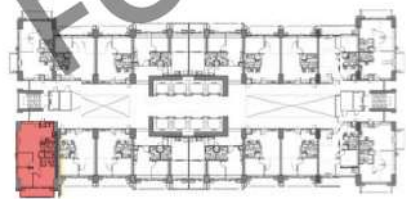
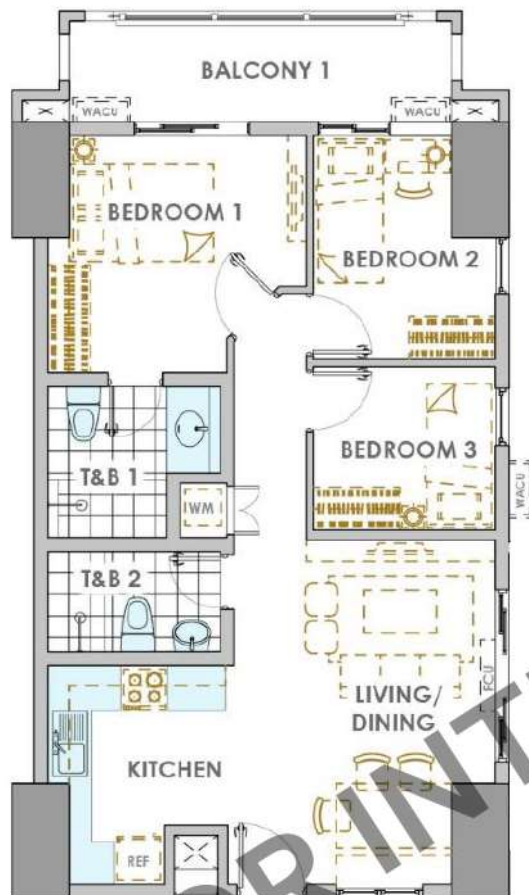
LIVING & DINING	23.70 sqm
KITCHEN	8.65
BEDROOM 1	12.00
BEDROOM 2	9.30
BEDROOM 3	6.35
TOILET & BATH 1	6.00
TOILET & BATH 2	4.00
BALCONY 1	8.50
BALCONY 2	5.50

APPROX. GROSS FLOOR AREA: 84.00 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- APPROX. GROSS FLOOR AREA IS INCLUSIVE OF BALCONY.

EFFECTIVE MAY 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.



3-BEDROOM B (END UNIT)

AREA ALLOCATION

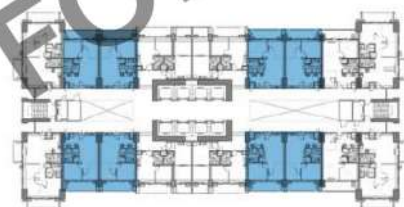
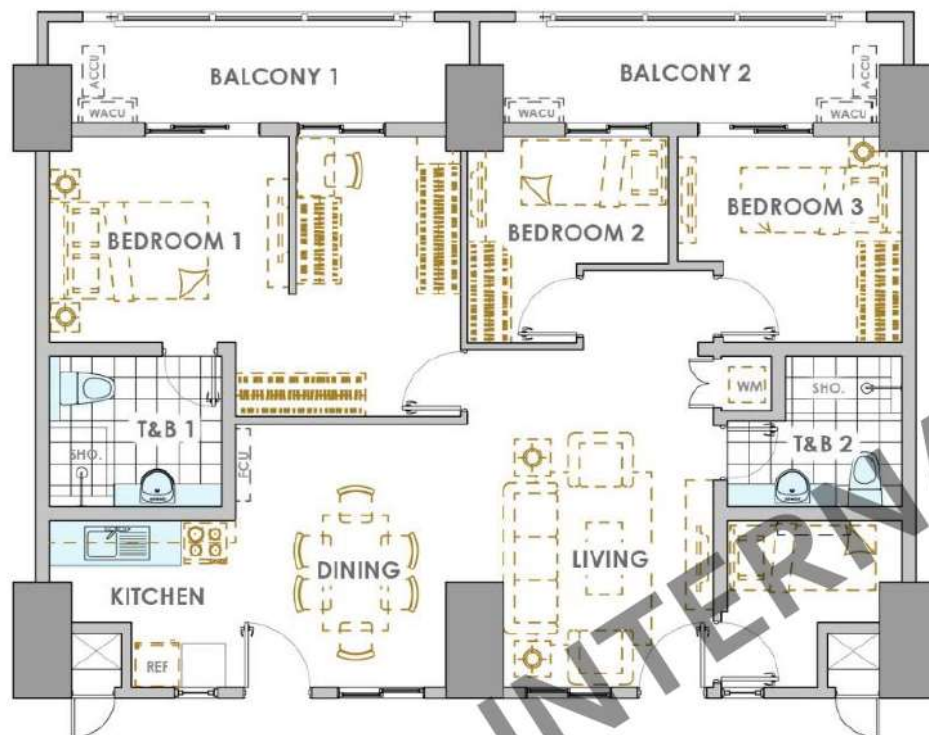
LIVING & DINING	23.70 sqm
KITCHEN	8.65
BEDROOM 1	12.00
BEDROOM 2	9.30
BEDROOM 3	6.35
TOILET & BATH 1	6.00
TOILET & BATH 2	4.00
BALCONY 1	8.50

APPROX. GROSS FLOOR AREA: 78.50 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- APPROX. GROSS FLOOR AREA IS INCLUSIVE OF BALCONY.

EFFECTIVE MAY 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.



3-BEDROOM (TANDEM UNIT)

AREA ALLOCATION

LIVING & DINING	31.60 sqm
KITCHEN	6.60
BEDROOM 1	22.00
BEDROOM 2	7.60
BEDROOM 3	9.50
TOILET & BATH 1	6.00
TOILET & BATH 2	6.00
MAID'S ROOM	6.70
BALCONY 1	9.00
BALCONY 2	9.00

APPROX. GROSS FLOOR AREA: 114.00 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- APPROX. GROSS FLOOR AREA IS INCLUSIVE OF BALCONY.

EFFECTIVE MAY 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.

UNIT MIX & PRICE RANGES



Unit Type	No. of Units	Unit Area	Gross Area
1 Bedroom A	180	26.5	31
1 Bedroom B	180	29	38
2 Bedroom A	306	48	57
2 Bedroom B	90	48	57
3 Bedroom A	179	70	84
3 Bedroom B	1	70	78.5
TOTAL	936		

PARKING PRICE RANGES



Parking Type	No. of Slots	Gross Area
Car Parking	715	12.50-29.00
Motorcycle Parking	35	3.00
TOTAL	750	



Utility Storage

TURNOVER FINISHES



1 BR



2 BR



3 BR

TURNOVER FINISHES



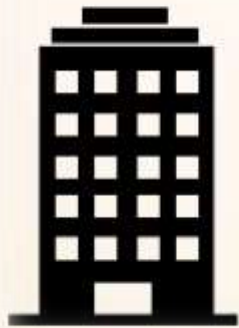
Residential Units	1 Bedroom Unit		2 Bedroom Unit	3 Bedroom Unit
	26.50 sqm	29.00 sqm	48.00 sqm	70.00 sqm
FLOOR FINISHES				
Living, Dining and Kitchen	Vinyl planks with baseboard		Ceramic tiles with baseboard	
Bedrooms	Vinyl planks with baseboard			
Balcony	Ceramic tiles with pebble washout			
Toilet and Bath	Unglazed ceramic tiles			
WALL FINISHES				
Interior Walls	Painted finish			
Toilet	Ceramic tiles; Painted cement finish above wall tiles			
CEILING FINISHES				
Living, Dining and Kitchen	Painted plain cement finish			
Bedrooms	Painted plain cement finish			
Toilet and Bath	Painted ficemboard ceiling			
SPECIALTIES				
Kitchen Area	Granite finish kitchen 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 half 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
	26.50 sqm	29.00 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 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	

SELLING PROGRAM & IMPLEMENTING GUIDELINES



RFO Date:
June 2023

SELLING POINTS

G	O	L	D	E	N
B	E	A	U	T	Y

FOR INTERNAL USE ONLY



1-BEDROOM
(31-38 sq. m.)



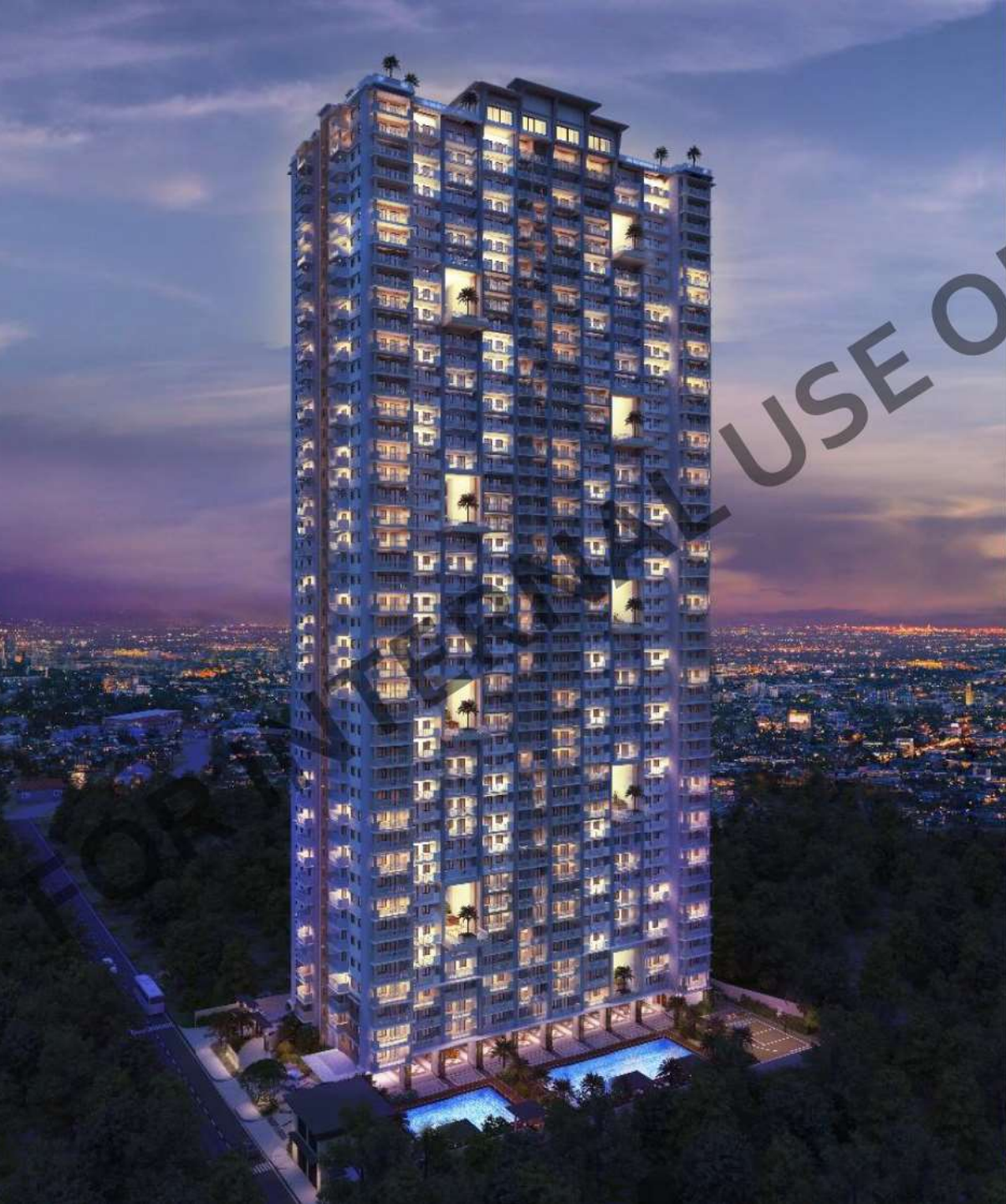
2-BEDROOM
(57 sq. m.)



3-BEDROOM
(78.5-84 sq. m.)

G E N E R O U S

"Bigger Unit Cuts"



THE
ORABELLA

OUTSTANDING

“Modern Tropical Architecture”



LOCATION

"Highly Accessible"





DENSITY

"Low Dense"
(20-22 units per floor)



EXCLUSIVE

"Privacy"

GARDEN ATRIUM



SKY PATIOS



LANDSCAPED PLAY AREA



LANDSCAPED JOGGING PATH



NATURE -
INSPIRED

"Landscaped Gardens"