

MULBERRY PLACE PHASE 2 · SHANTUNG · ACACIA ESTATES, TAGUIG

Three 3-Bedroom Homes, *one turnover date.*

85, 101.5 and 118 square meters in Building F — Shantung. All three turn over June 2027, all three on a 12% downpayment spread over 36 months. Floor plans and every peso, inside.

UNIT 809A · 3BR TYPE A

85.0 sqm

₱13,253,000 · ₱42,902/mo

UNIT 1607 · 3BR TYPE B

101.5 sqm

₱15,802,000 · ₱51,313/mo

UNIT 1009 · 3BR TYPE C.1

118.0 sqm

₱18,163,000 · ₱59,105/mo

WHAT IS INSIDE

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PRICES AS OF 27 JULY 2026

The biggest one is the *cheapest* per square meter.

Almost everyone shops the smallest unit first, assuming it is the value buy. On this pricelist it is the most expensive space in the building.

809A · 85 SQM	1607 · 101.5 SQM	1009 · 118 SQM
₱155,918	₱155,685	₱153,924
PER SQM — THE PRICIEST	PER SQM	PER SQM — THE CHEAPEST

₱143,091 per sqm

The price of the step from 1607 to 1009. Sixteen and a half more square meters for ₱2,361,000 — a lower rate than the average of any of the three units. The extra space costs less per square meter than the space you have already agreed to buy.

THE THREE SIDE BY SIDE

UNIT	LAYOUT	GROSS	INTERIOR	BALCONIES	POSITION	LIST PRICE	₱/SQM
809A	3BR Type A	85.0	70.00	2 · 15.0	8/F corner	₱13,253,000	₱155,918
1607	3BR Type B	101.5	88.50	2 · 13.0	16/F inner	₱15,802,000	₱155,685
1009	3BR Type C.1	118.0	99.00	3 · 19.0	10/F corner	₱18,163,000	₱153,924

Gross area is what you buy and what the price is computed on: interior floor area plus every balcony. Interior and balcony figures are from DMCI Homes' own unit layout sheets, reproduced in full later in this document.

EVERY 3-BEDROOM STILL AVAILABLE IN SHANTUNG, BY RATE

310 · 85 sqm		₱142,635
401 · 85 sqm		₱142,882
1601A · 85 sqm		₱146,729
1111 · 85 sqm		₱149,388
1009 · 118 sqm		₱153,924
1808 · 101.5 sqm		₱154,700
1607 · 101.5 sqm		₱155,685
809A · 85 sqm		₱155,918
1019 · 118 sqm		₱157,678
1516 · 101.5 sqm		₱161,980

Note on the scale: the bars run from ₱140,000/sqm to ₱165,000/sqm, not from zero, so the ranking is readable. The real spread from cheapest to priciest is 13.6%. Gold bars are the three units in this document.

809A is the most expensive 85 sqm 3-bedroom *left in the building.*

Five 85 sqm 3-bedroom units are still available in Shantung, and 809A is the priciest of them. If what you want is that layout rather than that specific corner on the 8th floor, here is what the alternatives cost.

UNIT	POSITION	LIST PRICE	P/SQM	MONTHLY *36	DIFFERENCE
310	Rear, facing south	₱12,124,000	₱142,635	₱39,176	-₱1,129,000
401	Rear, facing south	₱12,145,000	₱142,882	₱39,244	-₱1,108,000
1601A	Rear, facing south	₱12,472,000	₱146,729	₱40,314	-₱781,000
111	Front, facing north	₱12,698,000	₱149,388	₱41,053	-₱555,000
809A	Front, facing north · corner	₱13,253,000	₱155,918	₱42,902	—

₱2,290,012

What 809A costs over 310, all in. Downpayment plus closing fees plus 240 monthly bank payments at the estimated 8.5% over 20 years: ₱26,881,779 for 809A against ₱24,591,767 for 310. Month to month the gap reads small — ₱3,726 more on the downpayment and ₱8,536 more on the bank amortization — and over the life of the loan it is not small at all.

809A is not a bad unit. It is a corner, it sits higher, and it faces the Makati and BGC side — corners price higher for a reason, and that reason usually holds its value. The point of this page is that the premium is ₱1.13M, so it should be a choice you make rather than one you pay for by accident.

If the floor and the corner matter to you, take 809A and do not look back. If they do not, unit 310 buys the identical layout for ₱3,726 less every month.

What is actually left. Across the whole building there are five 85 sqm 3-bedrooms, three at 101.5 sqm and only two at 118 sqm. I am putting those counts in writing because they are true as of the 27 July 2026 pricelist, not to rush you — but if the 118 sqm is the one you want, checking live availability is the first call rather than the last. The complete list of everything larger than a 2-bedroom is on page 14.

Unit 809A — 3BR Type A, 85 sqm

Eighth floor, at the end of the wing that faces the Makati and BGC skyline, on the Manila Bay corner. Three bedrooms, two toilets, two balconies. The full DMCI layout sheet is on the facing page.

12% DOWNPAYMENT · 36 MONTHS

The computation

List ₱13,253,000 · ₱155,918/sqm

MONTHLY FOR 36 MONTHS

₱42,902

after the ₱30,000 reservation

THE PRICE

List price	₱13,253,000
Less 1% discount	-₱132,530
Net contract price	₱13,120,470

GETTING IN

Reservation fee	₱30,000
Downpayment (12%)	₱1,574,456
Less reservation	-₱30,000
₱1,544,456 ÷ 36 months	₱42,902/mo

AFTER TURNOVER — BANK FINANCING

Loan amount (88%)	₱11,546,014
over 10 years	₱138,564/mo
over 15 years	₱112,013/mo
over 20 years	₱100,199/mo

ALSO BUDGET FOR

Closing fees (approx. 9.6%)	₱1,259,565
Total cash before the bank	₱2,834,022

TURNOVER JUNE 2027

5 LEFT AT THIS SIZE

ROOM SCHEDULE

Living / Dining	22.35 sqm
Kitchen	8.60 sqm
Bedroom 1	12.00 sqm
Bedroom 2	9.15 sqm
Bedroom 3	7.40 sqm
T&B 1	5.80 sqm
T&B 2	4.70 sqm
Interior unit area	70.00 sqm
Balcony 1	10.00 sqm
Balcony 2	5.00 sqm
Gross floor area	85.00 sqm

WHAT IT IS

Two toilets and no utility room — the compromise you make at this size. The washer sits in the T&B.

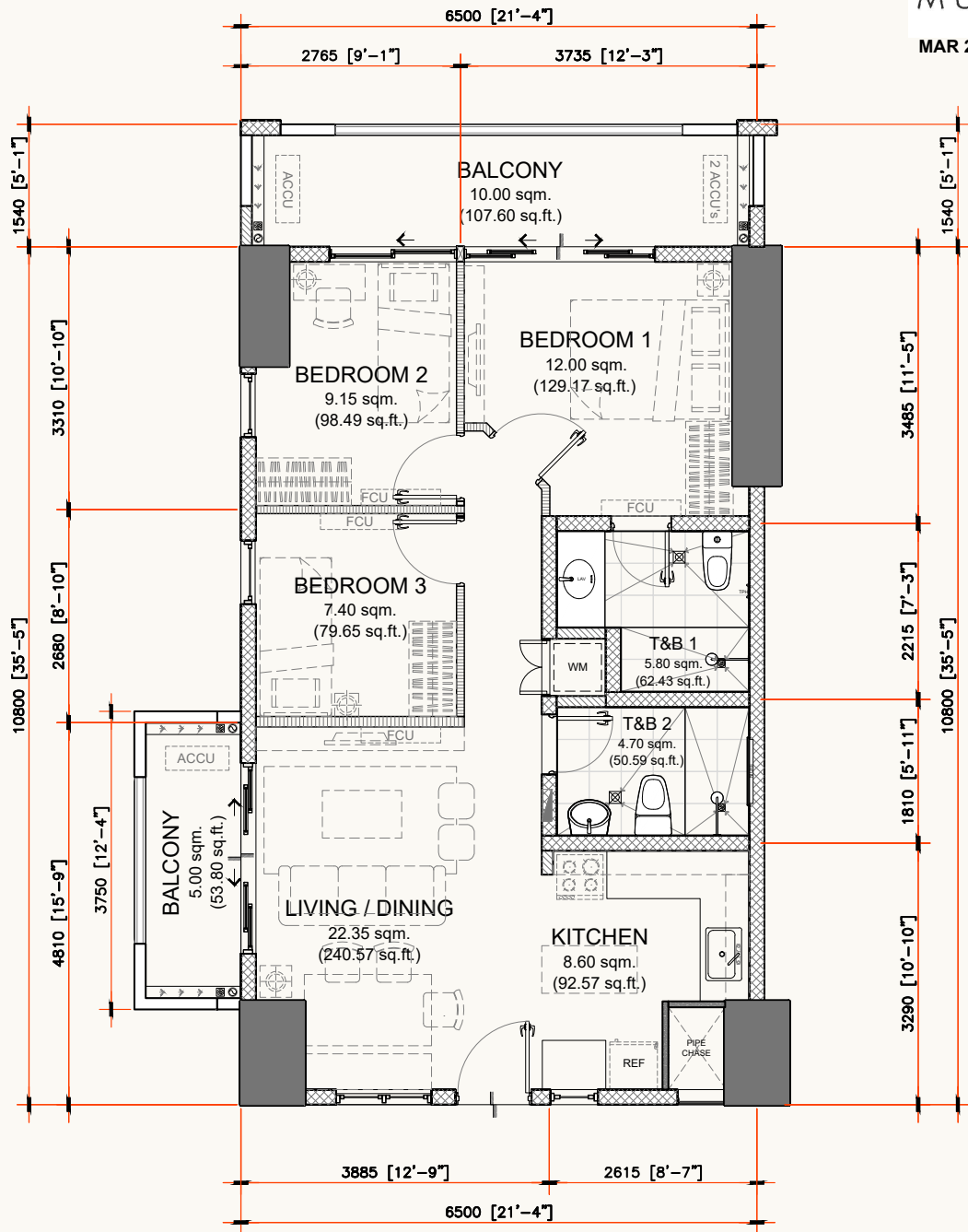
The 10 sqm balcony runs across Bedrooms 1 and 2; the 5 sqm one is off the living and dining area on the corner elevation, which is what makes this a corner unit rather than an inner one.

The living and dining area is 22.35 of the 70 sqm interior — a larger share of the home than in either bigger unit. It reads open for its size.

809A can be combined with the neighbouring 809B as a tandem unit, subject to DMCI's standard tandem policy.

DMCI issues this sheet stamped "applies to: Taffeta", where the same plan is lettered Type B. It is the identical unit that Shantung's own floor plans letter Type A: 70.00 sqm interior, balconies of 10.00 and 5.00 sqm, 85.00 sqm gross. See the note on page 10.

FOR REFERENCE ONLY



APPLIES TO:
TAFFETA

END UNIT	AREA	
	SQ. MTR.	SQ. FT.
LIVING/DINING	22.35	240.57
KITCHEN	8.60	92.57
BEDROOM 1	12.00	129.17
BEDROOM 2	9.15	98.49
BEDROOM 3	7.40	79.65
T&B 1	5.80	62.43
T&B 2	4.70	50.59
UNIT AREA	70.00	753.47
BALCONY 1	10.00	107.60
BALCONY 2	5.00	53.80
GR. FLR. AREA	85.00	914.93

NOTED BY:		
NOEL		17MAR25
DRICH		18MAR25
ANA		3/8

70.00 sq.m. 3-BR TYPE - B
END UNIT - 70.00 sq.m. / 753.47 sq.ft.
WITH 2 BALCONIES - 10.00 sq.m / 107.60 sq.ft
- 5.00 sq.m / 53.80 sq.ft
GROSS FLOOR AREA - 85.00 sq.m / 914.93 sq.ft
SCALE: 1 : 80 mtrs.

NOTE:
- DIMENSIONS & AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE & APPLIANCES ARE NOT INCLUDED.
- FLOOR PLANS DEPICTED IN THIS MATERIAL ARE FOR ILLUSTRATION PURPOSES ONLY
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Unit 1607 — 3BR Type B, 101.5 sqm

Sixteenth floor, in the wing that faces Laguna de Bay, two units in from the Manila Bay end. An inner unit, so both balconies look the same way. The full DMCI layout sheet is on the facing page.

12% DOWNPAYMENT · 36 MONTHS

The computation

List ₱15,802,000 · ₱155,685/sqm

MONTHLY FOR 36 MONTHS

₱51,313

after the ₱30,000 reservation

THE PRICE

List price	₱15,802,000
Less 1% discount	-₱158,020
Net contract price	₱15,643,980

GETTING IN

Reservation fee	₱30,000
Downpayment (12%)	₱1,877,278
Less reservation	-₱30,000
₱1,847,278 ÷ 36 months	₱51,313/mo

AFTER TURNOVER — BANK FINANCING

Loan amount (88%)	₱13,766,702
over 10 years	₱165,215/mo
over 15 years	₱133,556/mo
over 20 years	₱119,471/mo

ALSO BUDGET FOR

Closing fees (approx. 9.6%)	₱1,501,822
Total cash before the bank	₱3,379,100

TURNOVER JUNE 2027

3 LEFT AT THIS SIZE

ROOM SCHEDULE

Living / Dining	25.00 sqm
Kitchen	8.00 sqm
Bedroom 1	15.55 sqm
Bedroom 2	10.90 sqm
Bedroom 3	10.50 sqm
Utility room	7.00 sqm
T&B 1	5.00 sqm
T&B 2	6.55 sqm
Interior unit area	88.50 sqm
Balcony 1	8.50 sqm
Balcony 2	4.50 sqm
Gross floor area	101.50 sqm

WHAT IT IS

The 15.55 sqm master is the largest bedroom in this shortlist — bigger than the master in the 118 sqm unit. If one big bedroom matters more to you than a third toilet, this is your unit.

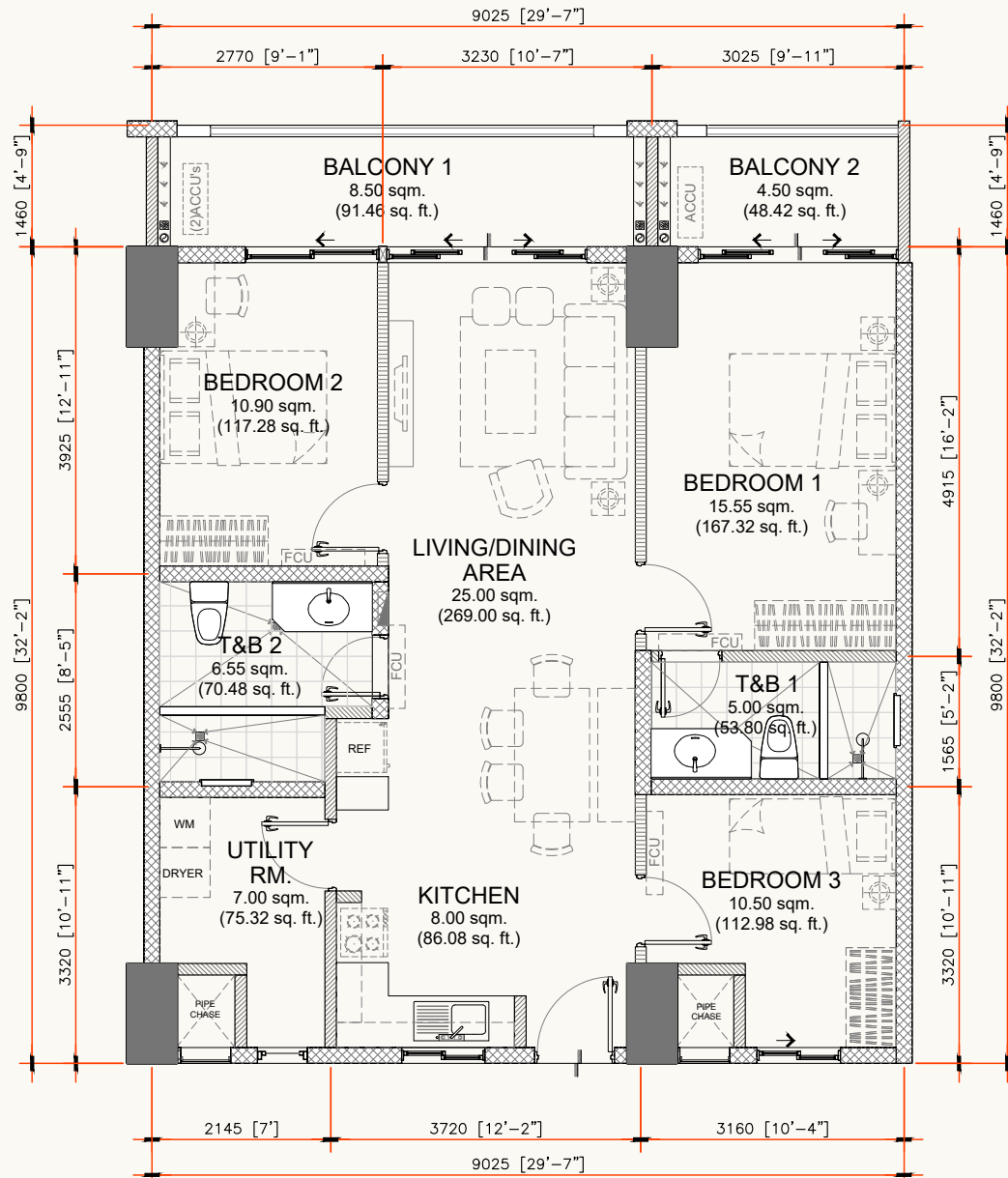
Every bedroom is 10.50 sqm or larger. No small third room.

Adds a real 7 sqm utility room with space for a washer and a dryer, which the 85 sqm layout does not have.

Highest floor of the three at the 16th, and an inner unit, so both balconies face out over Laguna de Bay.

An inner unit, so both balconies (8.50 and 4.50 sqm) face the same way, out over Laguna de Bay. Bedroom 1 at 15.55 sqm is the largest bedroom of the three units in this document.

FOR REFERENCE ONLY



APPLIES TO:
SHANTUNG

88.50 sq.m. 3-BR TYPE B

INNER UNIT - 88.50 sq.m. / 952.26 sq.ft.

WITH 2 BALCONIES - 8.50 sq.m / 91.46 sq.ft
- 4.50 sq.m / 48.42 sq.ft

GROSS FLOOR AREA - 101.50 sq.m / 1092.14 sq.ft

SCALE: 1 : 80 mtrs.

NOTE:

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NOTED BY:		
NOEL		06 OCT 22
JULIE		6 OCT 22
ANA		10/10

END UNIT	AREA	
	SQ. MTR.	SQ. FT.
LIVING/DINING	25.00	269.00
KITCHEN	8.00	86.08
BEDROOM 1	15.55	167.32
BEDROOM 2	10.90	117.28
BEDROOM 3	10.50	112.98
UTILITY AREA	7.00	75.32
T&B 1	5.00	53.80
T&B 2	6.55	70.48
UNIT AREA	88.50	952.26
BALCONY 1	8.50	91.46
BALCONY 2	4.50	48.42
GR. FLR. AREA	101.50	1092.14

Unit 1009 — 3BR Type C.I, 118 sqm

Tenth floor, the corner at the Manila Bay end of the Laguna de Bay wing. Being an end unit is what buys the third balcony and the extra windows. The full DMCI layout sheet is on the facing page.

12% DOWNPAYMENT · 36 MONTHS

The computation

List ₱18,163,000 · ₱153,924/sqm

MONTHLY FOR 36 MONTHS

₱59,105

after the ₱30,000 reservation

THE PRICE

List price	₱18,163,000
Less 1% discount	-₱181,630
Net contract price	₱17,981,370

GETTING IN

Reservation fee	₱30,000
Downpayment (12%)	₱2,157,764
Less reservation	-₱30,000
₱2,127,764 ÷ 36 months	₱59,105/mo

AFTER TURNOVER — BANK FINANCING

Loan amount (88%)	₱15,823,606
over 10 years	₱189,900/mo
over 15 years	₱153,511/mo
over 20 years	₱137,321/mo

ALSO BUDGET FOR

Closing fees (approx. 9.6%)	₱1,726,212
Total cash before the bank	₱3,883,976

TURNOVER JUNE 2027

ONLY 2 LEFT AT THIS SIZE

ROOM SCHEDULE

Living / Dining	26.50 sqm
Kitchen	11.50 sqm
Bedroom 1	11.85 sqm
Bedroom 2	10.70 sqm
Bedroom 3	10.20 sqm
Walk-in closet	5.10 sqm
Utility room	6.50 sqm
T&B 1 / 2 / 3	5.15 / 6.40 / 1.90
Hallway	3.20 sqm
Interior unit area	99.00 sqm
Balconies 1 / 2 / 3	5.00 / 10.00 / 4.00
Gross floor area	118.00 sqm

WHAT IT IS

A different kind of home, not just a bigger one. Three toilets, including a 1.90 sqm powder room off the utility area so guests never walk through a bedroom.

A walk-in closet off the master, and an 11.50 sqm kitchen — the only one of the three you can genuinely cook in with two people.

Three balconies totalling 19 sqm, and the best price per square meter of every 3-bedroom above 85 sqm still available in the building.

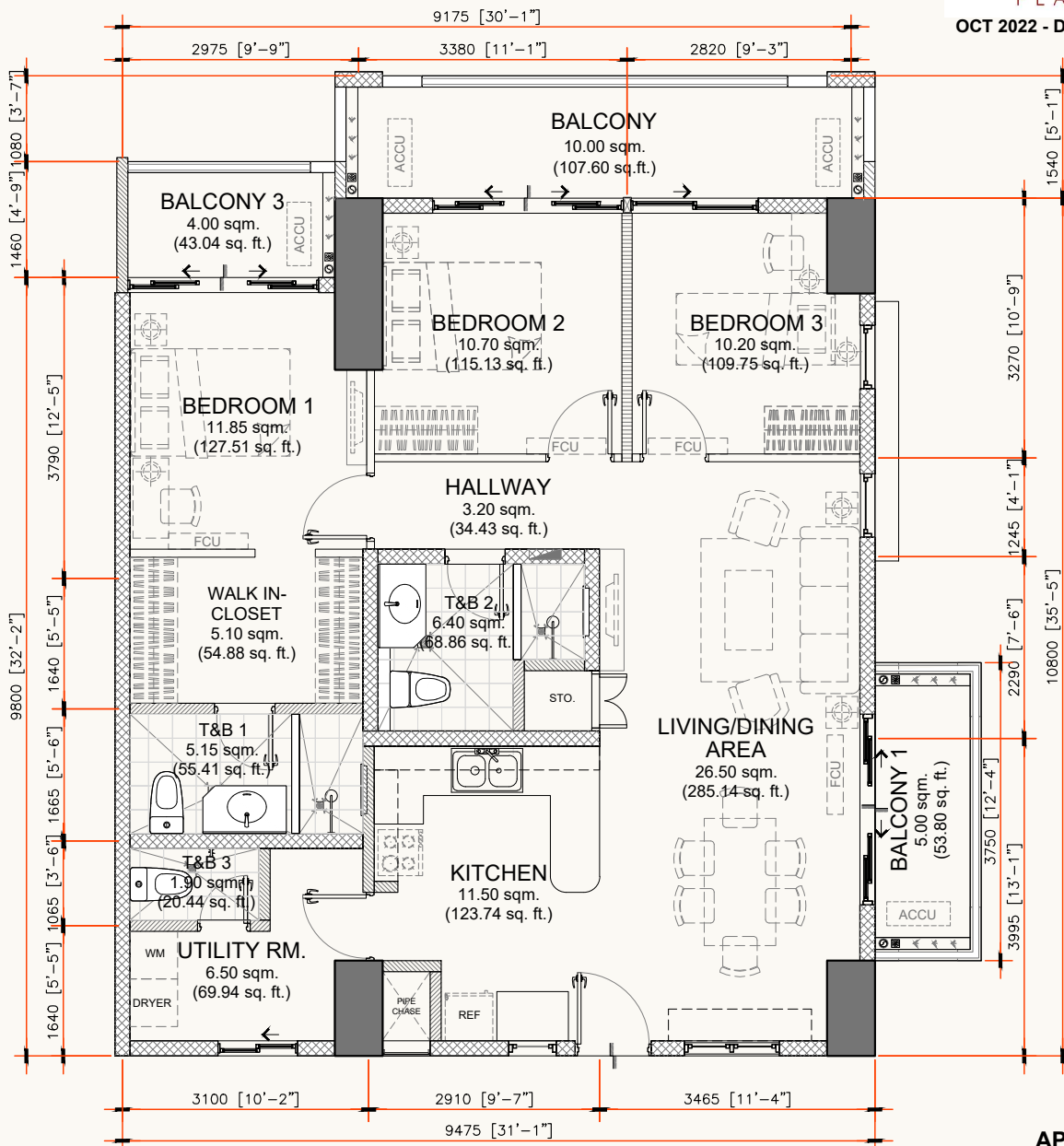
Two of these remain in Shantung as of the 27 July 2026 pricelist.

An end unit: three balconies (10.00, 5.00 and 4.00 sqm), three toilets including a 1.90 sqm powder room off the utility area, a walk-in closet off the master and an 11.50 sqm kitchen.

FOR REFERENCE ONLY



OCT 2022 - DE-22-10-001



APPLIES TO:
SHANTUNG

99.00 sq.m. 3-BR TYPE C.1

END UNIT - 99.00 sq.m. / 1065.24 sq.ft.

WITH 3 BALCONIES - 5.00 sq.m / 53.80 sq.ft

- 10.00 sq.m / 107.60 sq.ft

- 4.00 sq.m / 43.04 sq.ft

GROSS FLOOR AREA - 118.00 sq.m / 1269.68 sq.ft

SCALE: 1 : 80 mtrs.

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NOTED BY:	
NOEL	06 OCT 22
JULIE	6 OCT 22
ANA	18/10

END UNIT	AREA	
	SQ. MTR.	SQ. FT.
LIVING/DINING	26.50	285.14
KITCHEN	11.50	123.74
BEDROOM 1	11.85	127.51
BEDROOM 2	10.70	115.13
BEDROOM 3	10.20	109.75
UTILITY RM.	6.50	69.94
T&B 1	5.15	55.41
T&B 2	6.40	68.86
T&B 3	1.90	20.44
WALK-IN CLOSET	5.10	54.88
HALLWAY	3.20	34.43
UNIT AREA	99.00	1065.24
BALCONY 1	5.00	53.80
BALCONY 2	10.00	107.60
BALCONY 3	4.00	43.04
GR. FLR. AREA	118.00	1269.68

THE BUILDING

Where each unit *sits in Shantung*.

Shantung is Building F — an 18-storey high-rise plus a penthouse level, and the first Phase 2 building to turn over. It runs on two wings off a central elevator lobby. The three floor plans that follow are DMCI Homes' own drawings, at full size.

How to read them. On each plan the upper wing faces **Laguna de Bay** and the lower wing faces the **Makati and BGC skyline**. Antipolo is off one end of the building and Manila Bay off the other. Each unit box shows the unit number, its interior area and its layout type.

PLAN	UNIT	WHERE IT SITS	BALCONIES
8th floor	809A	End of the lower wing, on the Manila Bay corner	10.00 + 5.00
10th floor	1009	Corner at the Manila Bay end of the upper wing	10.00 + 5.00 + 4.00
16th floor	1607	Upper wing, two units in from the Manila Bay end	8.50 + 4.50

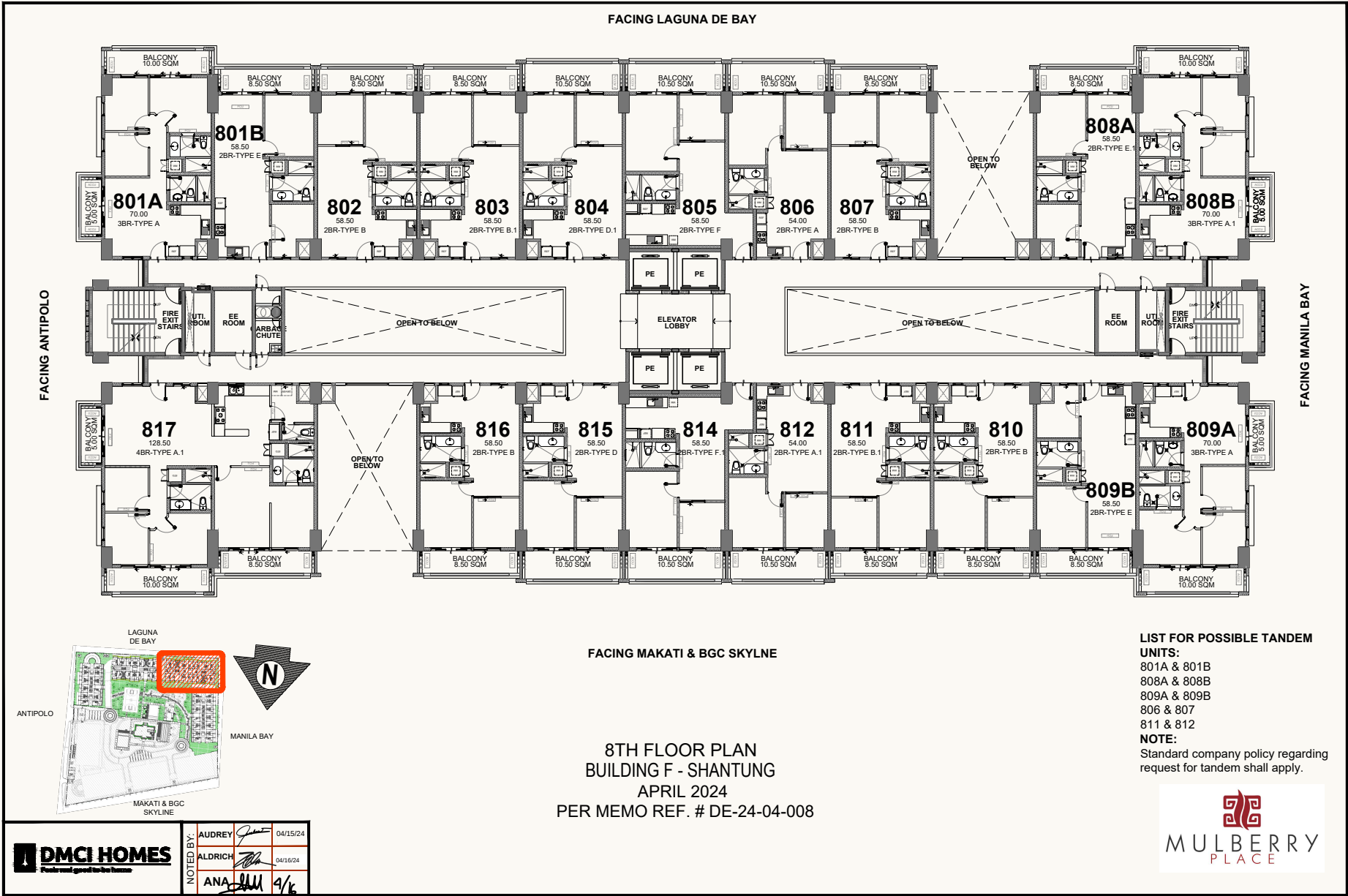
ON VIEWS, HONESTLY

The plans label the compass directions, and the DMCI pricelist calls 809A a front unit facing north and both 1607 and 1009 rear units facing south. What no plan can tell you is what will be built in front of your window in 2029.

Treat the skyline labels as orientation rather than a guaranteed view. If the view is the deciding factor between these three, we should go to the site and look at the actual elevation before you reserve — I will arrange it.

A note on the layout sheets. DMCI issues no Shantung-stamped sheet for the 85 sqm 3-bedroom. The sheet reproduced for unit 809A is stamped “applies to: Taffeta” and labelled 3-BR Type B there — it is the identical layout, 70.00 sqm interior with 10.00 and 5.00 sqm balconies for 85.00 sqm gross, which Shantung's own floor plans label 3BR Type A. It is the right drawing for this unit; the letter differs between the two buildings.

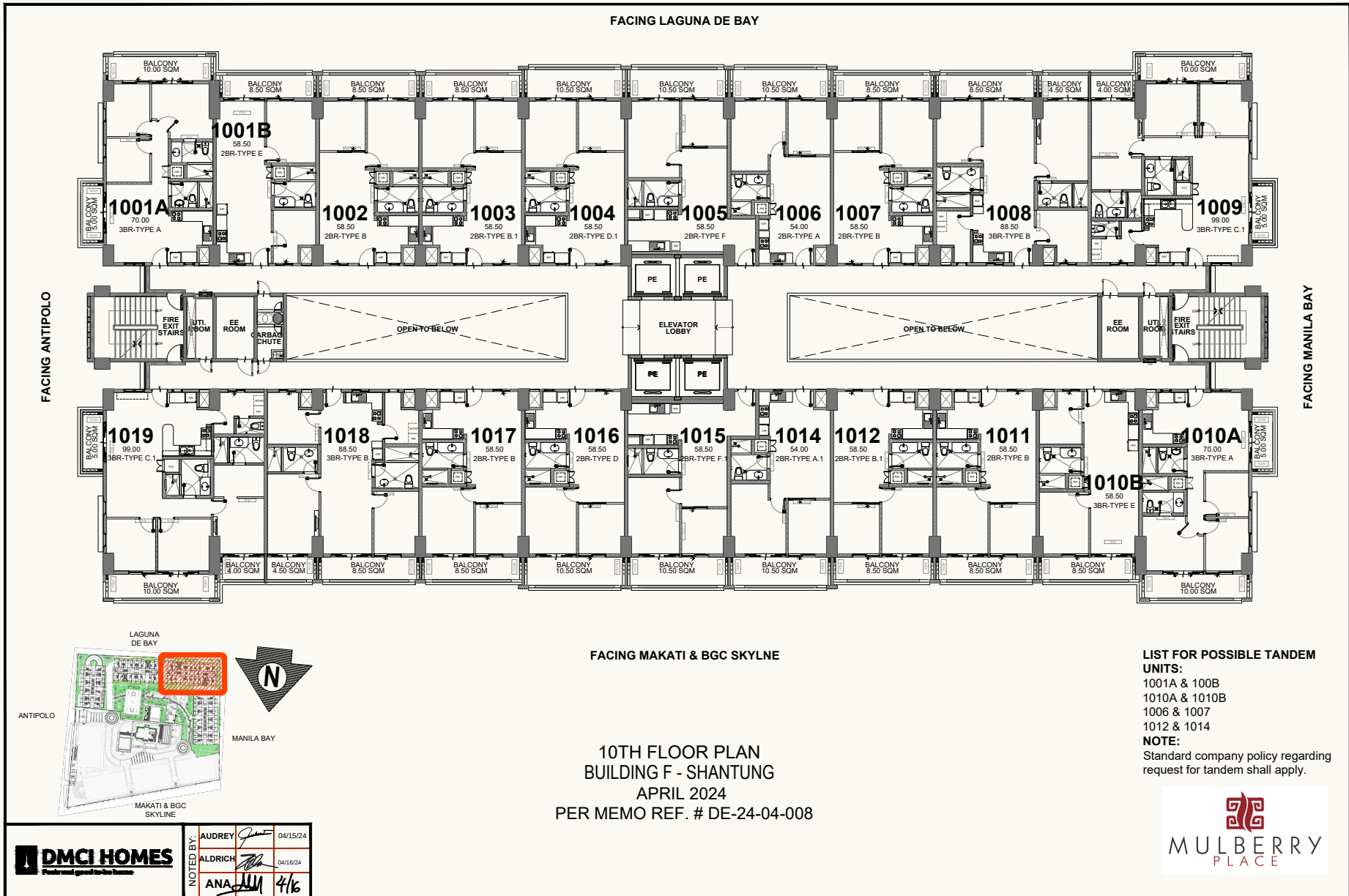
809A sits at the far right of the lower wing: the corner where the Makati and BGC elevation meets the Manila Bay end of the building. It pairs with 809B as a possible tandem unit.



Disclaimer: Floor plans depicted in this material are for demonstration purposes only and should not be relied upon as final project plans.
For announcement purposes only.

AVAILABILITY PLAN

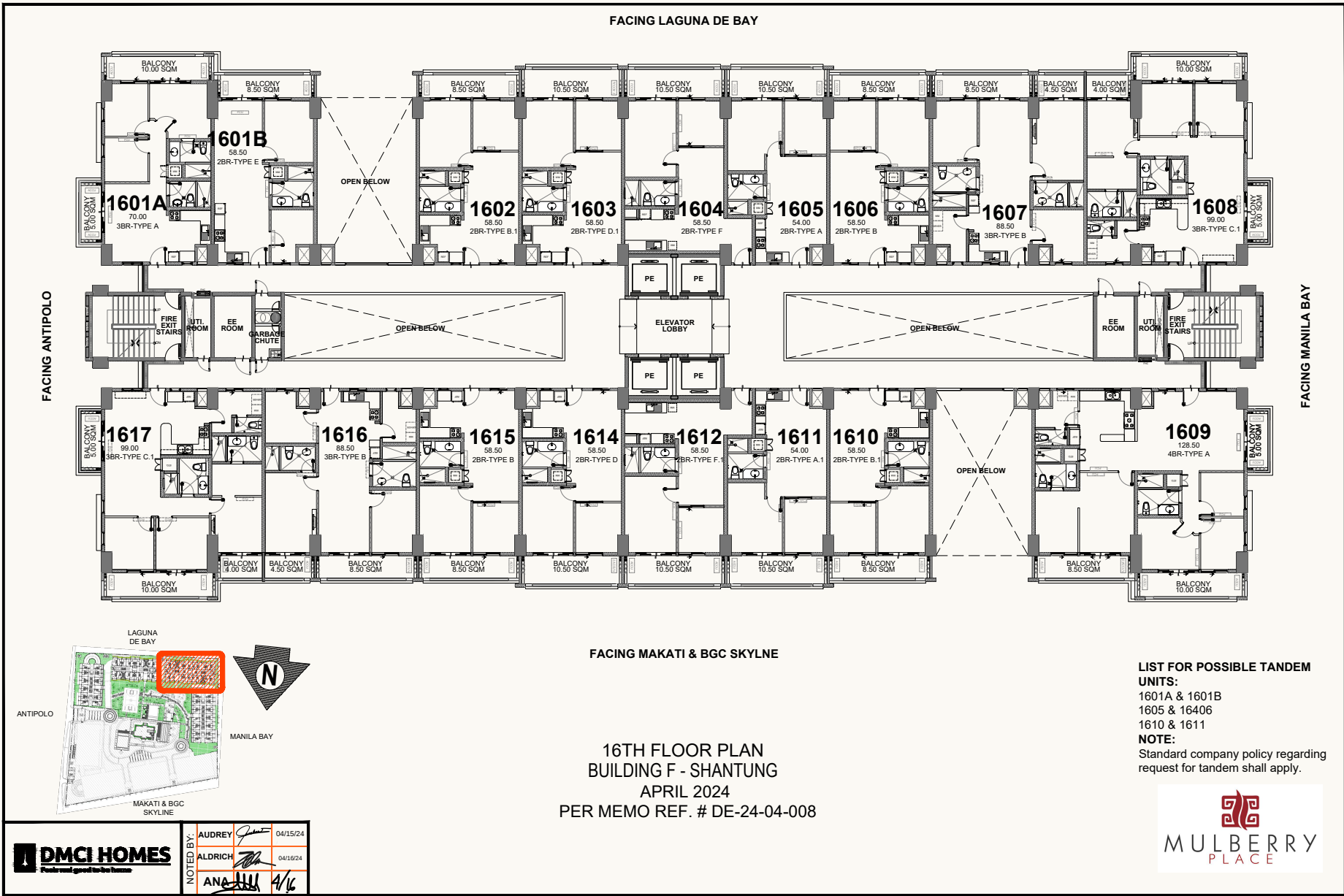
1009 sits at the far right of the upper wing: the corner at the Manila Bay end, facing Laguna de Bay. Being an end unit is what buys the third balcony and the extra windows.



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AVAILABILITY PLAN

1607 sits in the upper wing, two units in from the Manila Bay end, facing Laguna de Bay. Highest floor of the three units in this document.



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AVAILABILITY PLAN

Everything larger than a 2-bedroom *still available*.

Fifteen units, all turning over June 2027. If none of the three is right, the answer is probably on this table.

UNIT	TYPE	GROSS AREA	POSITION	LIST PRICE	P/SQM	MONTHLY ×36
310	3BR	85 sqm	Rear · south	₱12,124,000	₱142,635	₱39,176
401	3BR	85 sqm	Rear · south	₱12,145,000	₱142,882	₱39,244
1601A	3BR	85 sqm	Rear · south	₱12,472,000	₱146,729	₱40,314
111	3BR	85 sqm	Front · north	₱12,698,000	₱149,388	₱41,053
809A	3BR	85 sqm	Front · north · corner	₱13,253,000	₱155,918	₱42,902
1808	3BR	101.5 sqm	Rear · south	₱15,702,000	₱154,700	₱50,983
1607	3BR	101.5 sqm	Rear · south	₱15,802,000	₱155,685	₱51,313
1516	3BR	101.5 sqm	Front · north	₱16,441,000	₱161,980	₱53,422
1009	3BR	118 sqm	Rear · south · corner	₱18,163,000	₱153,924	₱59,105
1019	3BR	118 sqm	Front · north · corner	₱18,606,000	₱157,678	₱60,567
1710	4BR	152 sqm	Front · north	₱24,888,000	₱163,737	₱81,297
1509	4BR	152 sqm	Front · north	₱25,008,000	₱164,526	₱81,693
1609	4BR	152 sqm	Front · north	₱25,048,000	₱164,789	₱81,825
PH01	4BR	152 sqm	Rear · south · penthouse	₱25,566,000	₱168,197	₱83,536
817	4BR	152 sqm	Front · north	₱25,964,000	₱170,816	₱84,850

Highlighted rows are the three units in this document. Monthly is the 12% downpayment less the ₱30,000 reservation, divided over 36 months. Availability moves — every unit is confirmed live before reservation.

IF YOU CAN PUT MORE DOWN

A 30% downpayment earns a 4% discount instead of 1%, on the same 36-month term. The monthly goes up, the price and the bank loan both come down. Whether that beats keeping the cash is your call — I will run it either way.

UNIT	NET AFTER 4%	30% DP	MONTHLY ×36	BANK LOAN (70%)	BANK 20YR	SAVED ON PRICE
809A · 85 sqm	₱12,722,880	₱3,816,864	₱105,191	₱8,906,016	₱77,288	₱397,590
1607 · 101.5 sqm	₱15,169,920	₱4,550,976	₱125,583	₱10,618,944	₱92,154	₱474,060
1009 · 118 sqm	₱17,436,480	₱5,230,944	₱144,471	₱12,205,536	₱105,922	₱544,890

“Saved on price” is the extra 3% discount against the 12% term.

WHAT HAPPENS NEXT

Tell me which one, *or tell me your budget.*

If ₱42,902 a month is the ceiling we look at the 85 sqm units, and four of them are cheaper than 809A. If ₱59,105 works, 1009 is the best rate per square meter of every 3-bedroom above 85 sqm still in the building — and there are two of them.

- 1 Pick a unit, or a budget**
I check live availability on the exact floor and facing, the same day.
- 2 We reserve with ₱30,000**
That holds the unit while your documents are prepared, and it is deducted from the downpayment.
- 3 Documents**
Valid IDs, proof of income and TIN. I walk you through the whole list.
- 4 36 monthly instalments**
Then bank financing on the 88% balance at turnover in June 2027.

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THE FINE PRINT, HONESTLY

All prices are taken from the DMCI Homes pricelist dated **27 July 2026** and are subject to unit availability and final confirmation by DMCI Homes. Shantung (Building F) turns over **30 June 2027** and its downpayment term is **36 months**, per DMCI's current terms, which only a DMCI memo changes. The ₱30,000 reservation fee is deducted from the downpayment rather than added to it. The downpayment term runs 36 months from reservation, which is longer than the build — instalments continue after turnover.

Bank financing amortization is an estimate only, computed at 7.75% over 10 years, 8.25% over 15 years and 8.50% over 20 years on 88% of the net contract price. Your actual rate is set by your bank at the time of loan approval and will differ. Closing fees are estimated at 9.6% of the net contract price and are payable separately from the downpayment. Discounts and payment terms are subject to change by DMCI Homes.

Floor plans. Unit layouts and building floor plans in this document are DMCI Homes' own drawings, reproduced at full resolution. The building floor plans are dated April 2024 per memo DE-24-04-008; the 101.5 sqm and 118 sqm unit sheets are dated October 2022 per DE-22-10-001; the 85 sqm unit sheet is dated March 2025 per DE-25-03-004 and is stamped "applies to: Taffeta" — see the note on page 10. DMCI's sheets state that dimensions and areas may vary based on actual site condition and that furniture and appliances are not included. Floor plans are for illustration purposes and do not constitute part of any offer or contract.

Renderings and views. The cover image is an artist's perspective. Compass and skyline labels on the building plans indicate orientation only and are not a guarantee of any view, which can change as surrounding lots are developed.

Prepared 24 August 2026 by Kris Chavez, DMCI Homes Accredited Property Consultant. Prices, promo terms and unit availability are confirmed at reservation.