

DMCI HOMES



THE ORIANA

Your best life begins at home.

The Location

Marikina

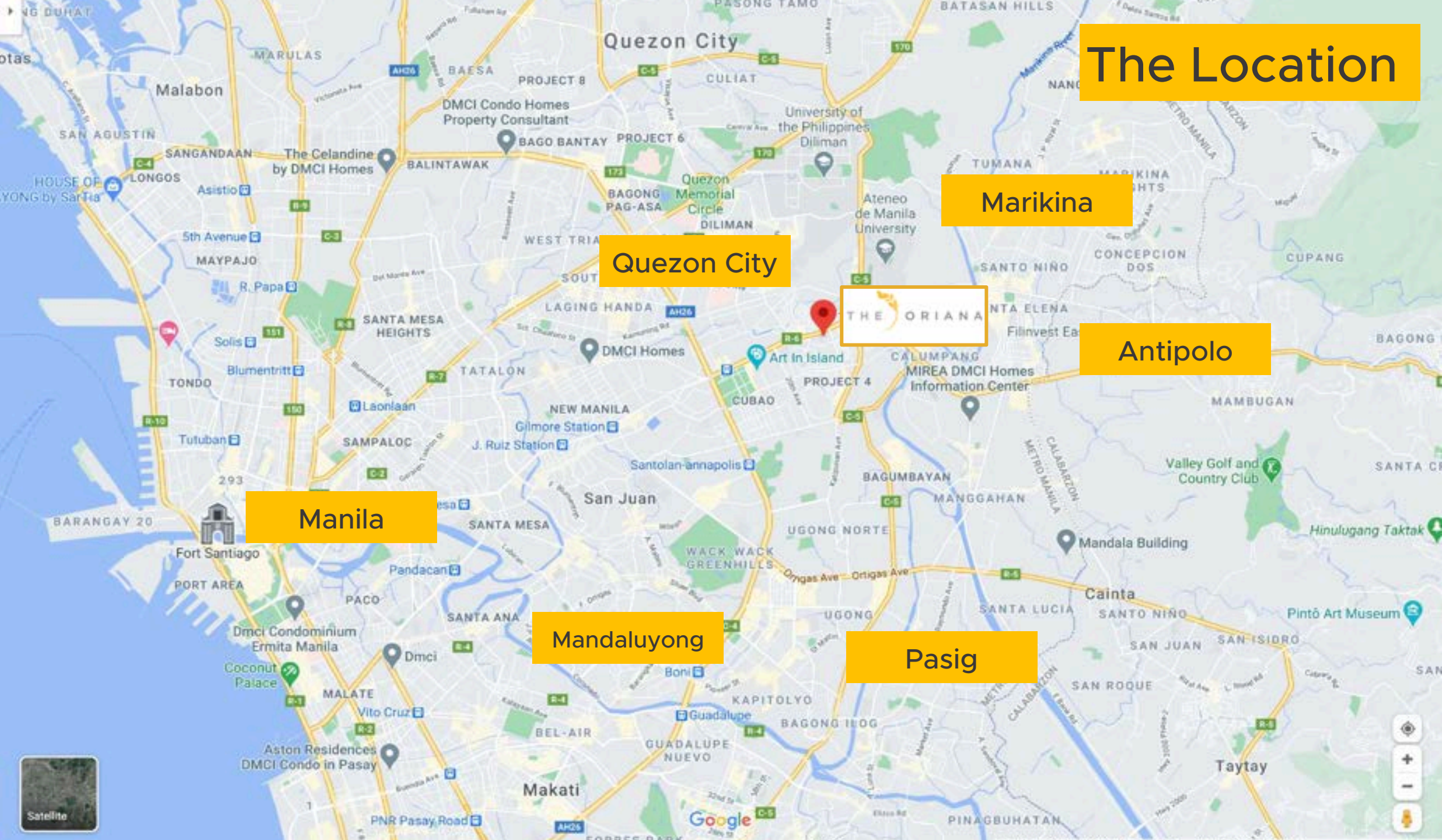
Quezon City

Antipolo

Manila

Mandaluyong

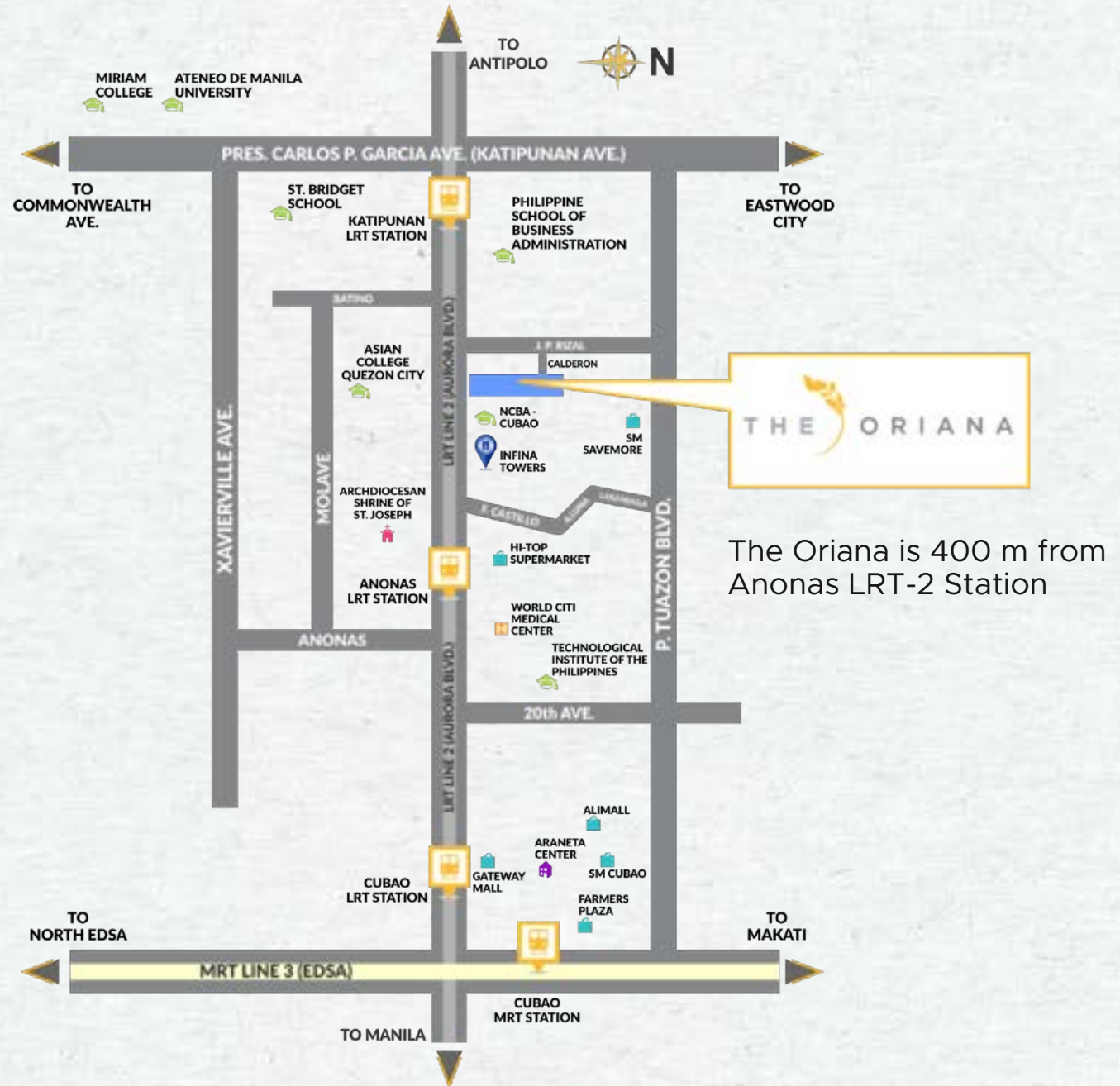
Pasig



The Location



The Oriana is highly accessible to prestigious schools, malls, business centers, and transport hubs.



Transit-Oriented Development (TOD)



Consist of efficient public transportation



Comprise of mixed-use developments

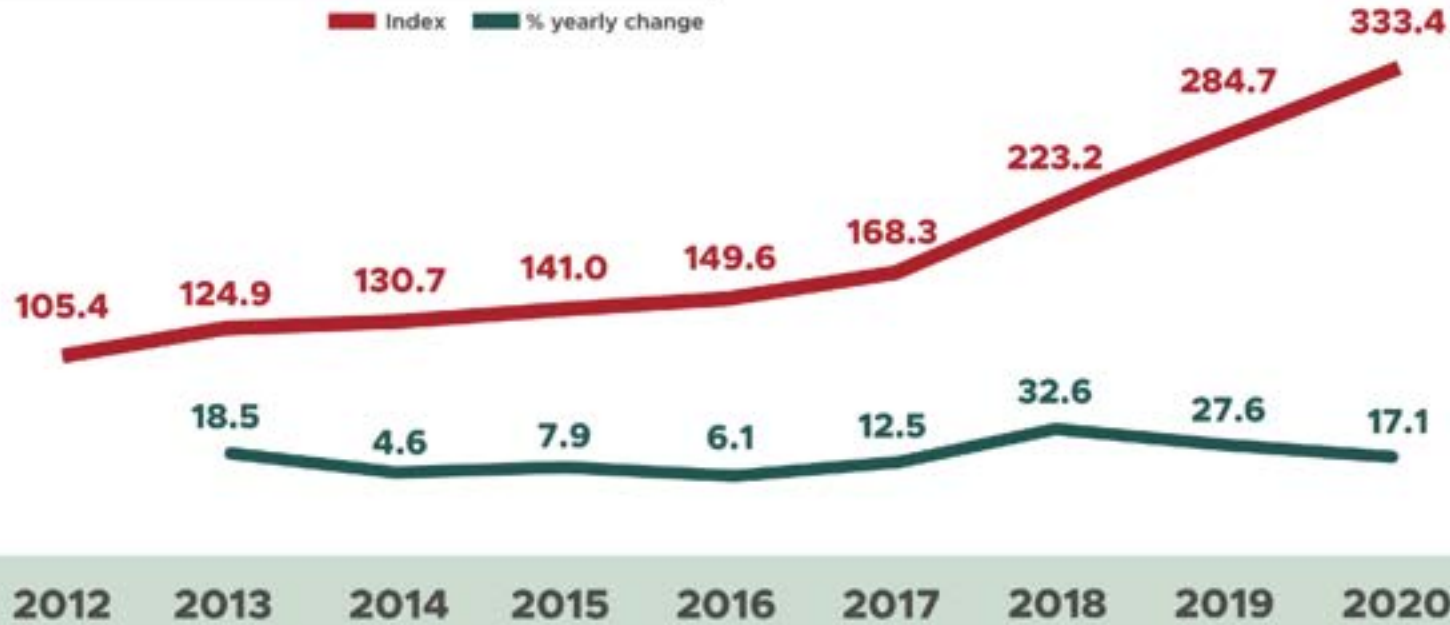


Presence of community areas

The Impact of Transit System on Property Values

PRICE INDEX OF VACANT LAND IN GREATER BANGKOK, 2012-2020

Index % yearly change

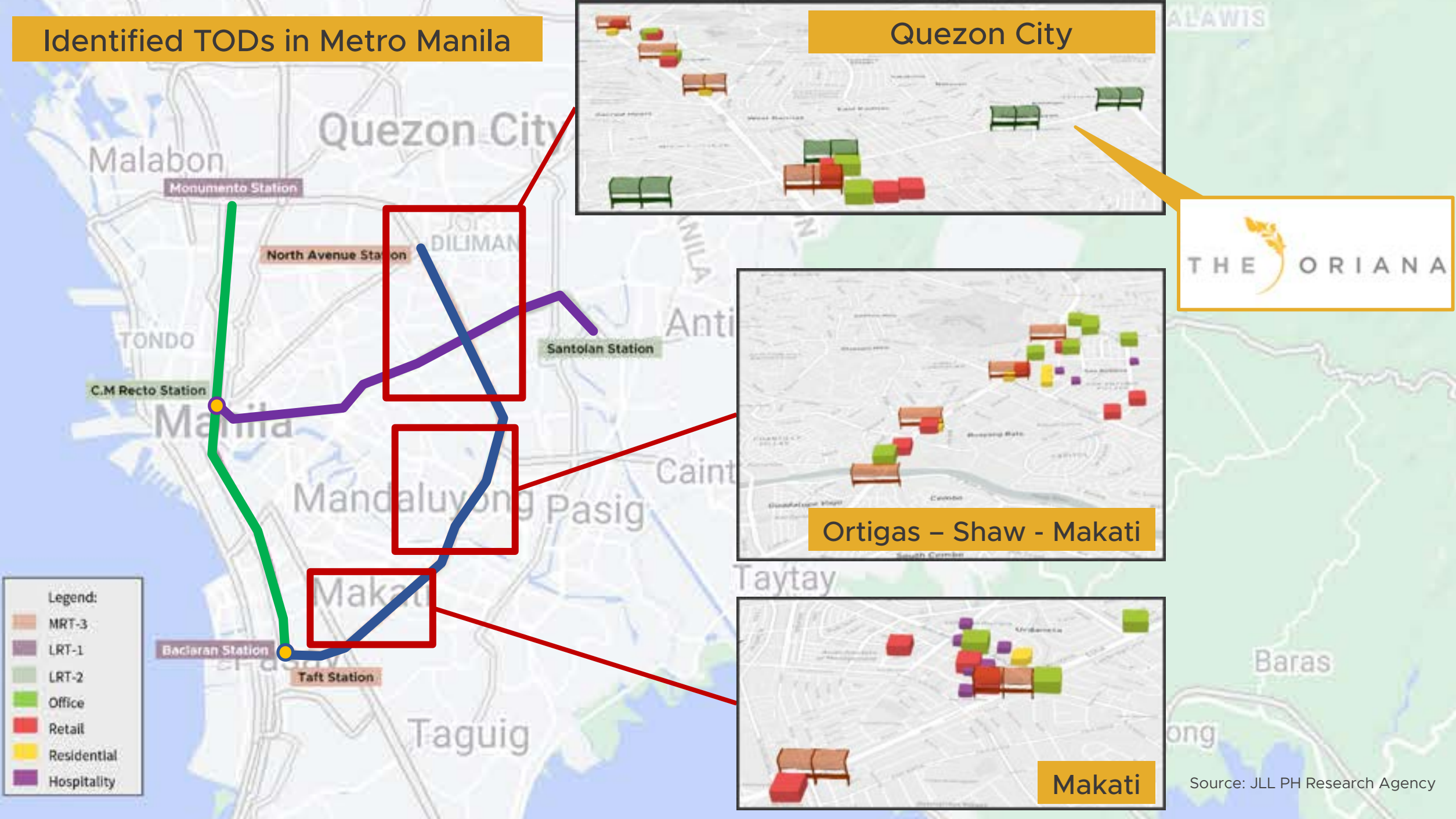


Source: Bangkok Post, Feb. 9, 2021



There's a substantial increase in the property land value along the transit system in Bangkok, Thailand.

Identified TODs in Metro Manila



The Transit-Oriented Development (TOD) Concept



According to JLL PH Research Agency, **Transit-Oriented Developments (TODs)** are any retail, office, hotel or **residential** developments located directly or within 1KM distance to transit station.

METRO MANILA SUBWAY STATIONS

- 1 EAST VALENZUELA
- 2 QUIRINO HIGHWAY
- 3 TANDANG SORA
- 4 NORTH AVENUE
- 5 QUEZON AVENUE
- 6 EAST AVENUE
- 7 ANONAS
- 8 KATIPUNAN
- 9 ORTIGAS
- 10 SHAW
- 11 KALAYAAN AVENUE
- 12 BONIFACIO GLOBAL CITY
- 13 LAWTON
- 14 SENATE-DEPED
- 15 FTI
- 16 NAIA TERMINAL 3
- 17 BICUTAN



Upcoming Infrastructure



Metro Manila Subway

- Targeted to run from Quirino Highway in Quezon City to FTI in Taguig, with branch lines being considered leading to NAIA, Asiaworld, and Bicutan.
- The first four stations are targeted to be partially operational by 2021:
 - East Valenzuela
 - Quirino Highway
 - Tandang Sora
 - North Avenue
 while the rest of the stations are eyed to be completed by 2025.

Note: Update as of February 2021



Upcoming Infrastructure

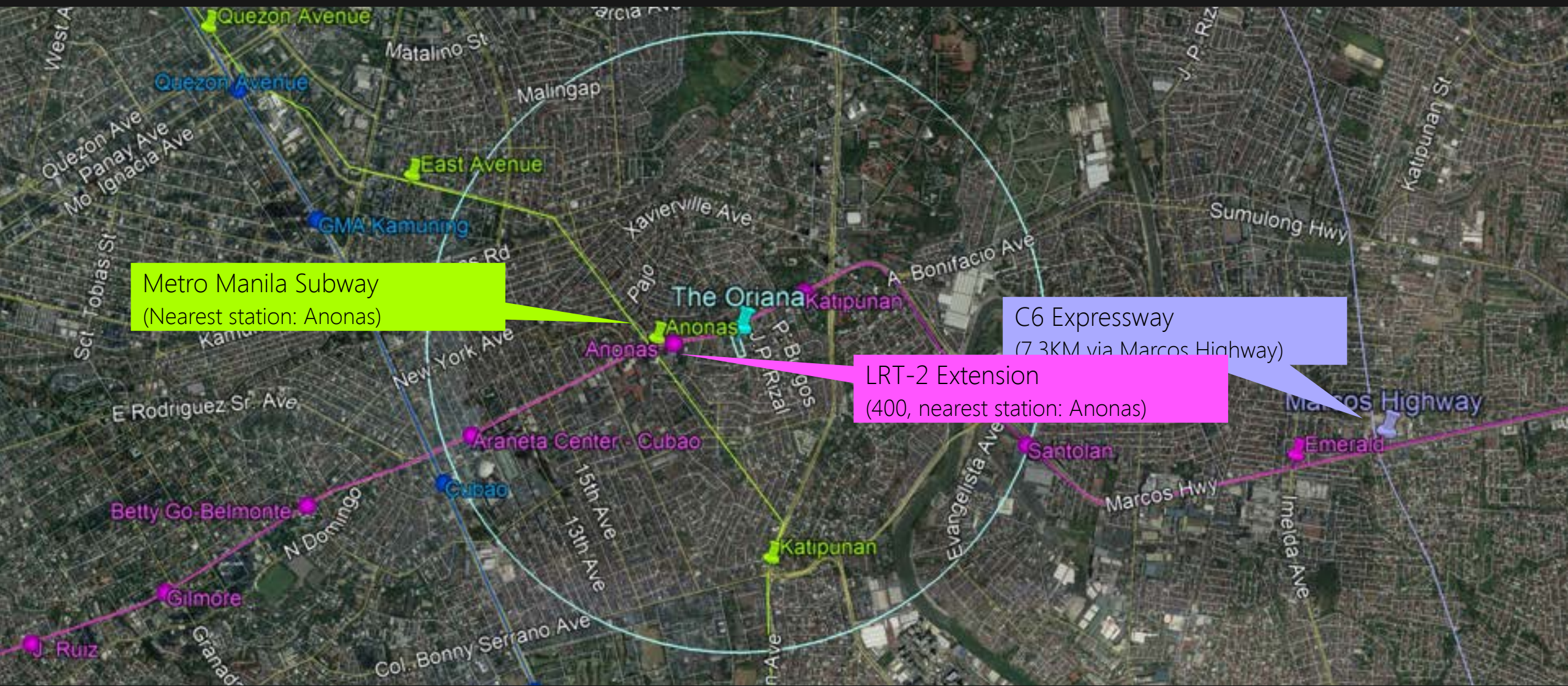
- More Railways, Urban Mass Transport, Airports & Seaports
- More Bridges & Roads
- New & Better Cities

Anonas LRT-2 is the nearest station to The Oriana that is interconnected to the Metro Manila Subway.



Upcoming Infrastructure

Located in the crossroad of various upcoming infrastructure



Metro Manila Subway
(Nearest station: Anonas)

C6 Expressway
(7.3KM via Marcos Highway)

LRT-2 Extension
(400, nearest station: Anonas)



The eastern extension of the LRT-2 is targeted to be completed by next year, while the western extension is pegged for 2023

LRT-2 Western Extension

- Targets to reduce the travel time from Recto to Pier 4 to only five minutes, and from Masinag to Pier 4 to less than an hour
- Procurement already began in January 2020, while the target year of completion is 2023



Western Extension

Eastern Extension

LRT-2 Eastern Extension

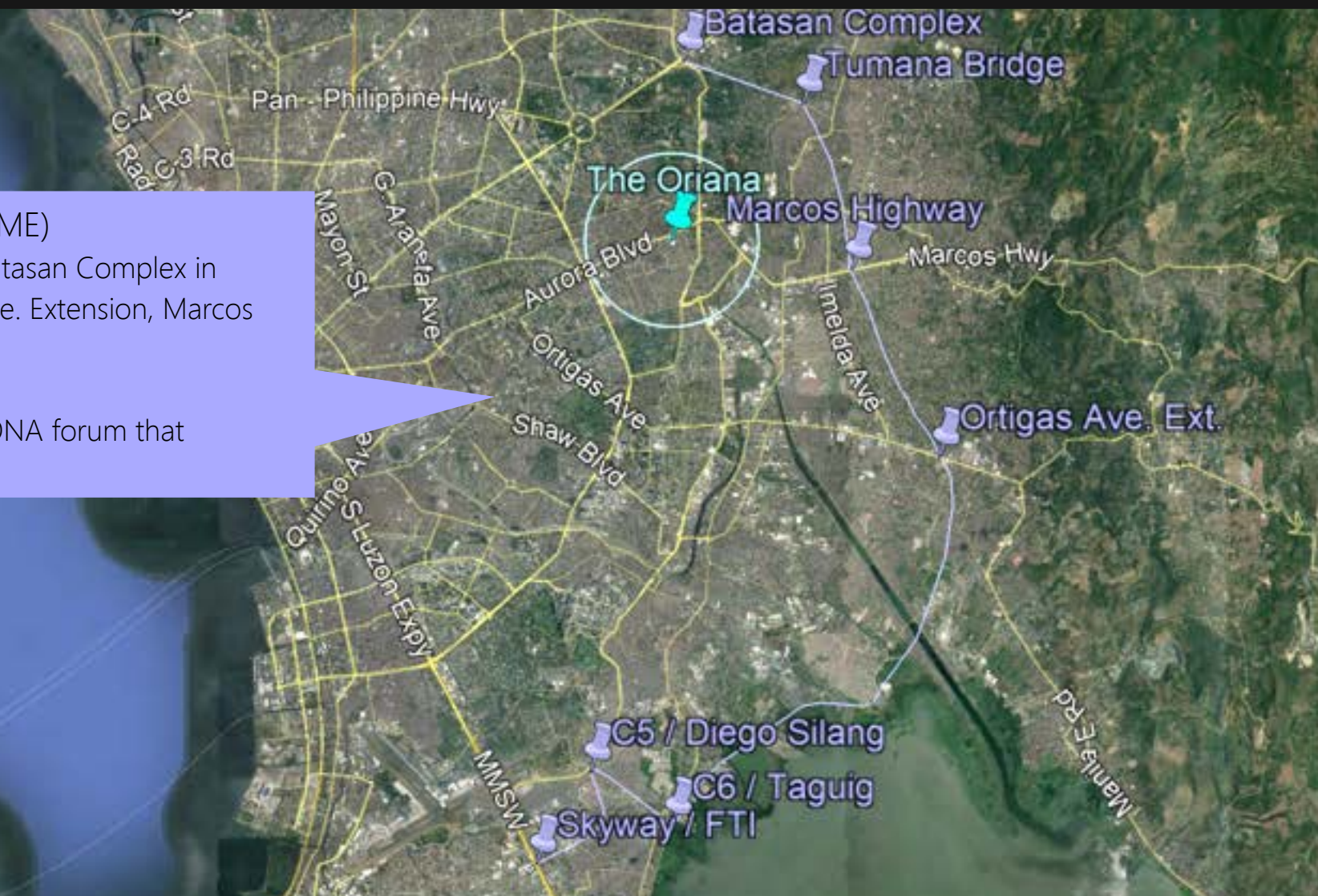
- Reduces travel time between Recto to Masinag to 40 minutes (from 3 hours via bus or jeepney)
- The project is already 92% complete as of September 2020, and is targeted to be fully operational by April 2021



SEMME can improve accessibility to the south, particularly to BGC/Taguig

Southeast Metro Manila Expressway (SEMME)

- Spans 34KM from Skyway/FTI in Taguig to Batasan Complex in Quezon City, with interchanges in Ortigas Ave. Extension, Marcos Highway and Tumana Bridge
- As of July 2020, DPWH mentions in a pre-SONA forum that construction has been ongoing



North Tower

South Tower

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PROJECT SUMMARY



9,314 sqm



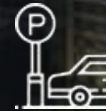
1 Amenity Level



2 HRB
55 & 56 Storeys



54 & 56 Residential Floors
2,508 Units



7 Basement Parking Floors
1,440 Parking Slots
(57% Parking Ratio)



F. CALDERON

AURORA BOULEVARD



North Tower
1,242 units

South Tower
1,266 units

ARCHITECTURAL THEME —



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Modern Tropical



SITE DEVELOPMENT

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F. CALDERON

AURORA BOULEVARD



1. Entrance to/ Exit from Basement Parking
2. Drop Off Area & Entrance Gate
3. Landscaped Garden
4. Lap Pool
5. Leisure Pool
6. Kiddie Pool
7. Tree Promenade
8. Lawn & Picnic Area
9. (BELOW) Covered Basketball Court
10. (ABOVE) Upper Deck Garden
11. Children's Play Area
12. Secondary Exit from Basement Parking



DROP OFF AREA & ENTRANCE GATE

56%

**AMENITY
RATIO**

AMENITY CORE



LAP POOL



LEISURE POOL



KIDDIE POOL



LAWN & PICNIC AREA



COVERED BASKETBALL COURT



STAIRS TO UPPER DECK GARDEN



UPPER DECK GARDEN



UPPER DECK GARDEN



CHILDREN'S PLAY AREA

INDOOR AMENITIES

- ✓ Open Lounge Lobby
- ✓ Game Area
- ✓ Snack Bar
- ✓ Entertainment Room
- ✓ Function Hall
- ✓ Fitness Gym
- ✓ Sky Lounge & Promenade

ENTERTAINMENT ROOM

(Actual image from an RFO project)





FUNCTION HALL

(Actual image from an RFO project)



FITNESS GYM



SKY PROMENADE

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Lumiventt

LUMIVENTT TECHNOLOGY

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SKY PATIO



SKY PATIO



CONVENIENCE STORE



WATER REFILLING STATION



CARD-OPERATED LAUNDRY STATION

FACILITIES

OTHERS

- High-Speed Elevators
- 100% Emergency Back-Up Power
- Property Management Office (DPMC)

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QC NORTH NORTH VIEW



Image source: YouTube (City Explorer Plus)

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ANTIPOLO
EAST VIEW

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MANILA / Facing Amenities

WEST VIEW

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EASTWOOD, QC
SOUTH VIEW



Cross-Section of Daybed



Awning-type Window

Exhaust Air Louver

Lift-up Cover

Location of Aircon Condenser



UNITS WITH DAYBED

(Based on artist's visualization only.)

Coworking Space

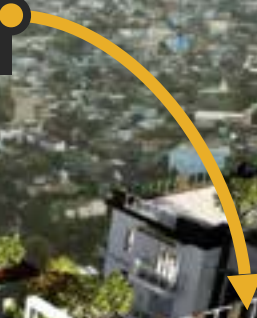
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ADDITIONAL AMENITIES/FACILITIES

Sky Bridge



ADDITIONAL AMENITIES/FACILITIES

