

FAIRWAY Terraces

BY DMCI HOMES



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view



**resort-style
living**



prime

Project Overview

Land Area:

5,000 sqm

Location:

Villamor Airbase, Pasay City

Type of Development:

High-rise Building

Architectural Theme:

Balinese

Unit Mix:

1BR, 2BR, 3BR

No. of Building:

One

No. of Residential Units:

381 units

No. of Parking Slots:

279 slots

Parking Ratio:

73%

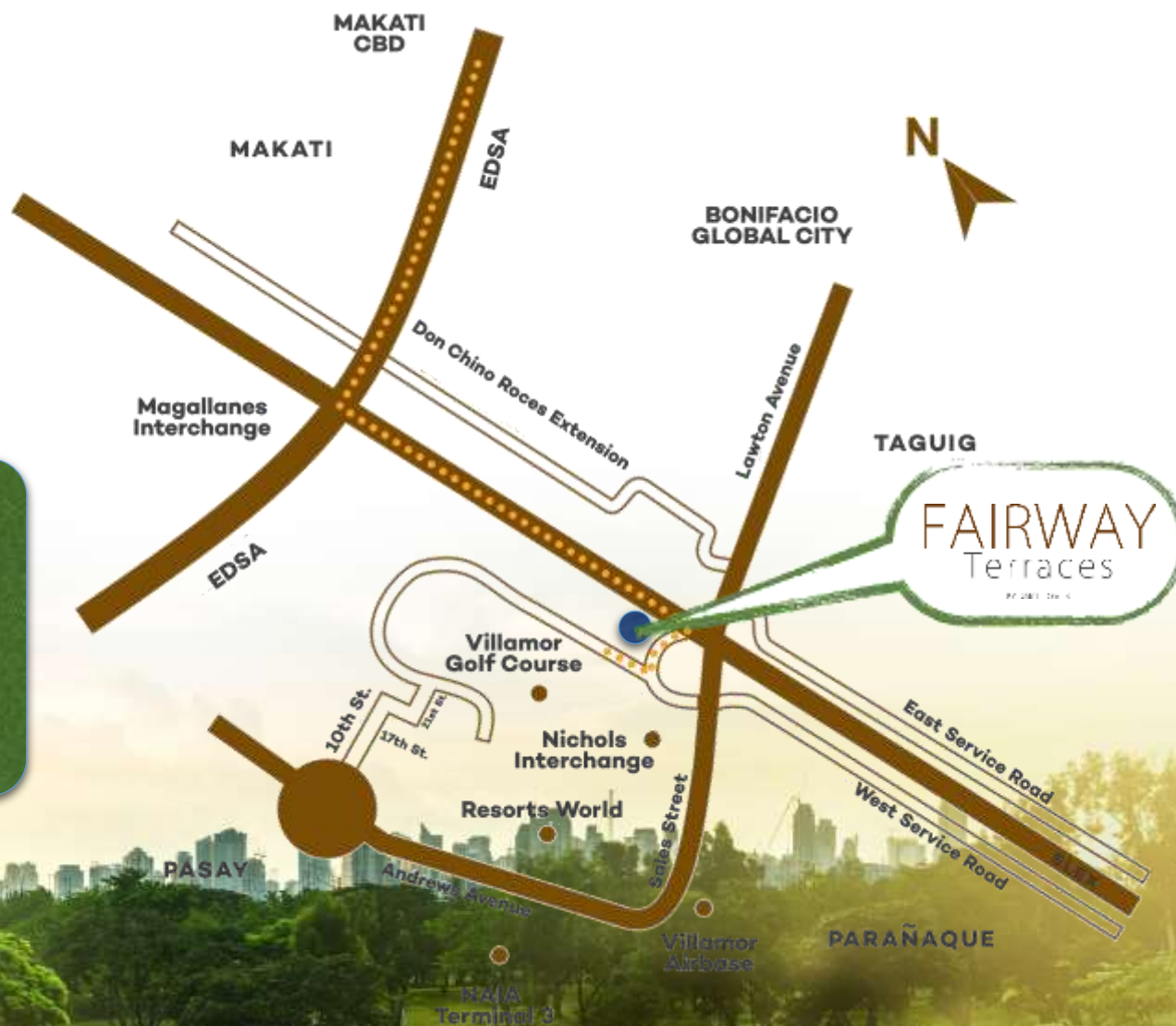
Site Development



How to get there

From EDSA:

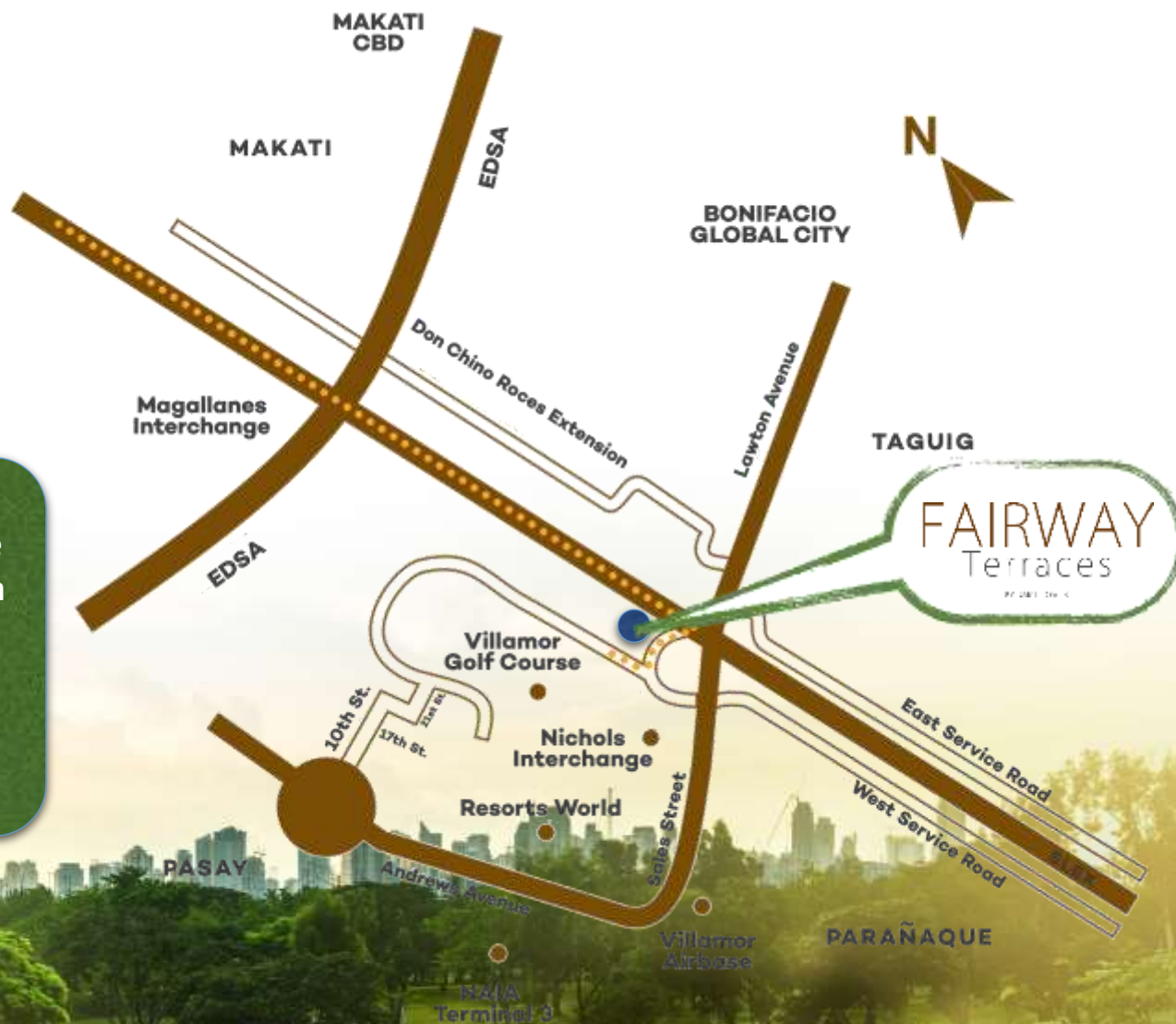
1. Drive to Magallanes Flyover and exit to South Super Highway.
2. Straight ahead. Fairway Terraces is right before Nichols Interchange.



How to get there

From Ayala Ave., Makati:

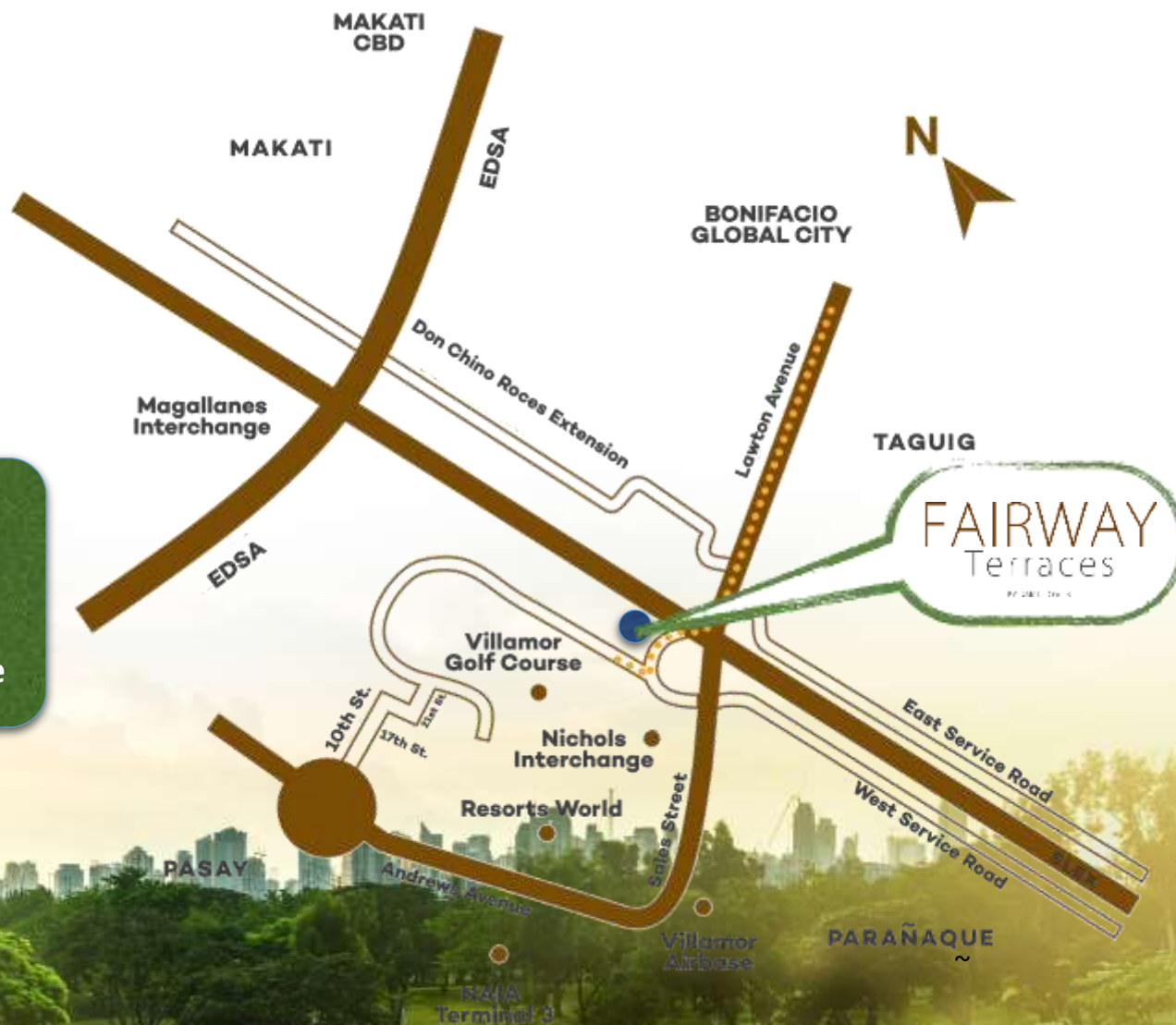
1. Drive to Gil. Puyat Avenue (Buendia Ave.) and make a left turn to Osmeña Highway.
2. Straight ahead. Fairway Terraces is right before Nichols Exit.



How to get there

From BGC:

1. From 5th Avenue Street, straight ahead to Lawton Avenue.
2. Exit to Nichols Interchange



The Location

MALLS

SM Aura	5.1KM
Bonifacio High Street	5.1KM
SM MOA	7.5KM
Century City Mall	8.0KM

SCHOOLS

Asia Pacific College	3.8KM
Don Bosco Technical Institute	3.9KM
Philippine School of Interior Design	4.3KM
Manila Doctors College Inc.	4.5KM
SoFA Design Institute	7.0KM



TRANSPORT HUBS & MAJOR ROADS

SLEX	.01KM
EDSA	2.1KM
Naia Terminal 3	3.5KM
Naia Terminal 4	4.5KM
Naia Terminal 1	6.7KM
Naia Terminal 2	6.8KM
Manila Sun Cruises	8.7KM

PLACES OF INTEREST & CBDs

Villamor Golf Club	.65KM
Resorts World	1.40KM
Philippine Navy Golf Club	1.60KM
City of Dreams	4.7KM
Makati CBD	5.5KM
BGC CBD	5.8KM
Manila Golf Country Club	6.0KM
Solaire Resort and Casino	8.4KM

Value Proposition

Fairway Terraces caters to the Middle to Upper-Mid Market, upwardly-mobile professionals, end-users, and investors who want to acquire an exclusive property with spacious living spaces, and conveniently accessible to Central Business Districts, major thoroughfares, commercial and leisure centres.



Target Market



Urban dwellers who own a business or an executive officer in a company.

Upper-Mid Market



Target Market



End-users

Professionals who live with their family, and work in CBDs with a monthly household income of Php120,000 and above.

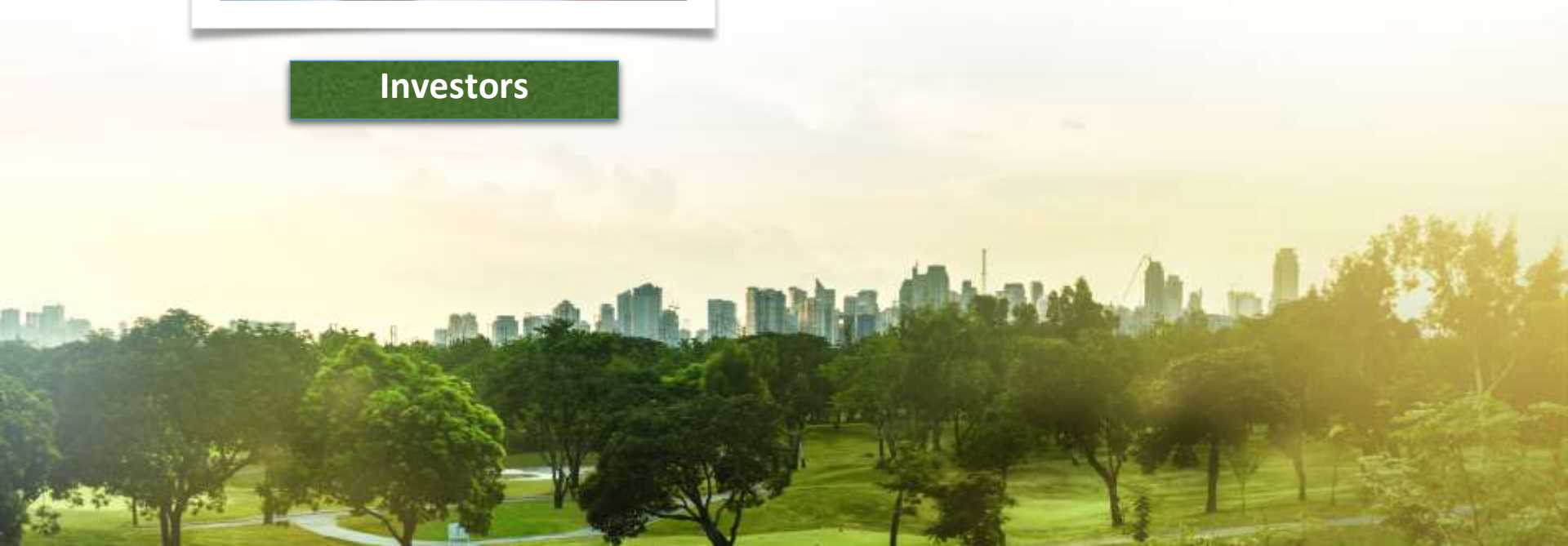


Target Market



Investors

Business-savvy market who purchase a unit and use it as an investment by having it rented or sell it once the market value appreciates.



Market Segmentation



Proud Achievers

Businessmen
Executive Officers of companies
Captain or Officers
Pilot and Stewardess
Professional OFWs
Brand conscious
Have moved up

Selling Points

- ☑ Exclusive and Prime Development
- ☑ Spacious Unit Spaces
- ☑ Accessibility to major CBDs and places of interests



Project in Focus



Project Overview

Land Area:	5,000 sqm
Unit Mix:	1BR, 2BR, 3BR
No. of Building:	One
No. of Floors:	17 residential floors
No. of Units:	381 units
No. of Parking Slots:	279 slots
Parking Ratio:	73%
Architectural Theme:	Balinese



Site Development



Building Facade



View from Villamor Golf Course

Building Facade



Building Facade



Amenities, Facilities and Other Features



Indoor Amenities

- ☑ Fitness Gym
- ☑ Lounge Area
- ☑ Game Area
- ☑ Sky lounge
- ☑ A/V Room
- ☑ Atrium
- ☑ Sky Patio





Outdoor Amenities

- ☑ Lap Pool
- ☑ Kiddie Pool
- ☑ Picnic Areas
- ☑ Play Area
- ☑ Garden Areas
- ☑ Sky Garden



Amenities, Facilities and Other Features



Garden Area



Lap Pool



Lap Pool





Atrium



Sky Patio



Sky Garden



Building Features and Facilities



- ☑ Four (4) high-speed elevators
- ☑ Full back-up power in all units & common areas
- ☑ Laundry Station
- ☑ Water Refilling Station
- ☑ Convenience Store



Property Management Office Services

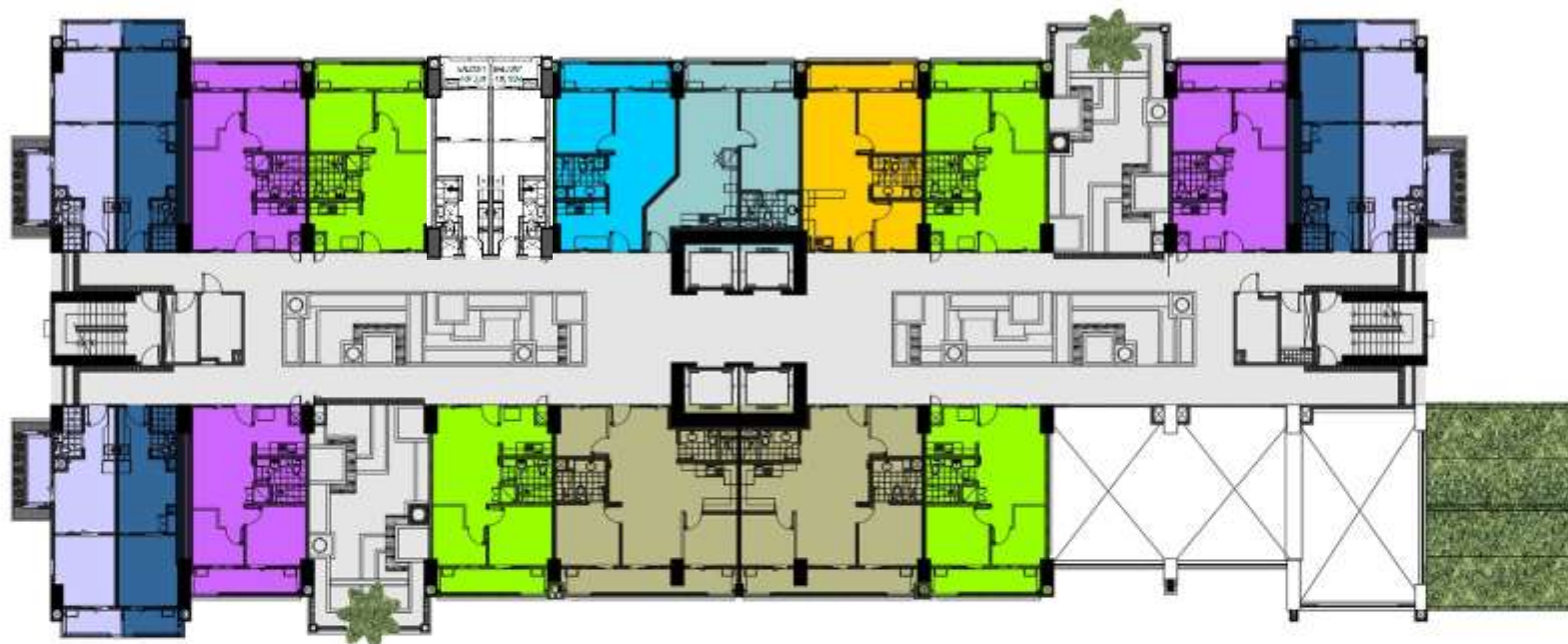
- ☑ 24-hour security, with roving personnel
- ☑ Guarded entrance gate
- ☑ General maintenance of common areas
- ☑ Taxi call-in service
- ☑ Utilities application and payment assistance



Floor Layout



Floor Layout



1-Bedroom A End Unit
Approx. Gross Area: 32.50 sqm

1-Bedroom D Mid Unit
Approx. Gross Area: 51.00 sqm

2-Bedroom A Inner Unit
Approx. Gross Area: 52.50 sqm

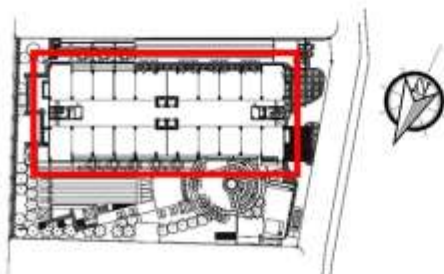
2-Bedroom B Inner Unit
Approx. Gross Area: 55.50 sqm

1-Bedroom B End Unit
Approx. Gross Area: 41.00 sqm

1-Bedroom E Mid Unit
Approx. Gross Area: 54.50 sqm

2-Bedroom D Mid Unit
Approx. Gross Area: 56.00 sqm

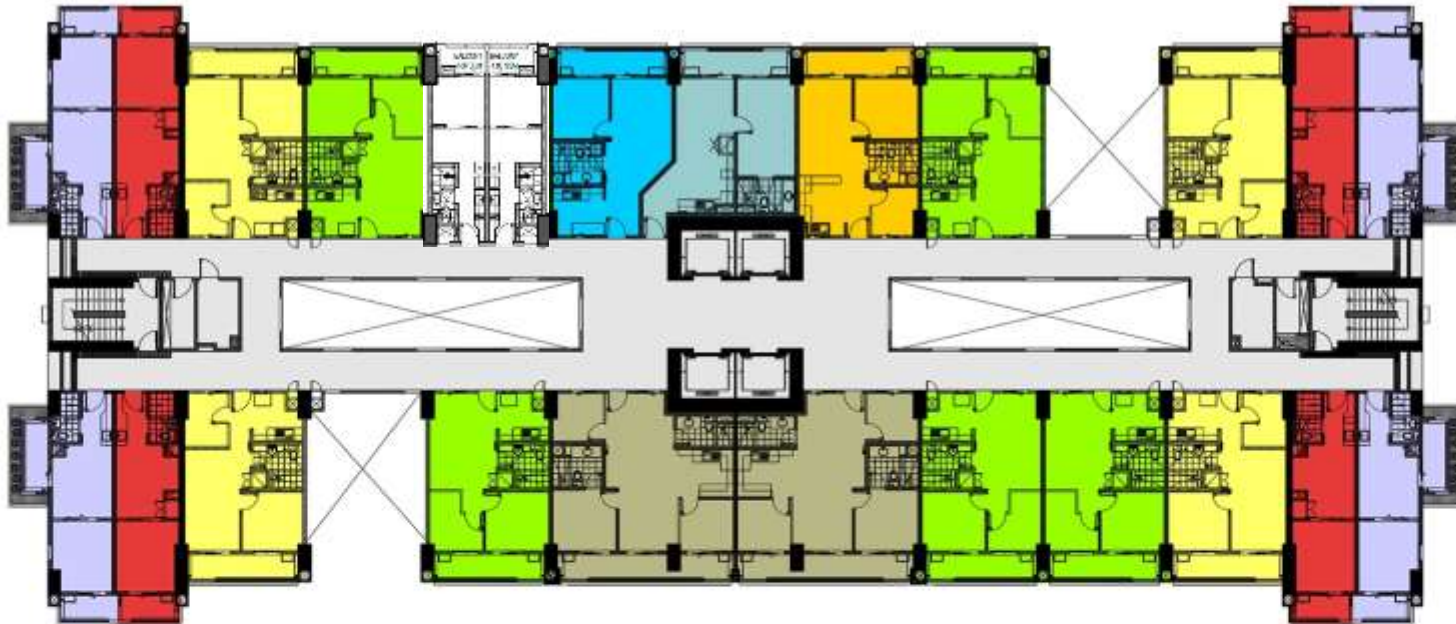
2-Bedroom E Mid Unit
Approx. Gross Area: 80.50 sqm



2nd Floor Building 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.
- Approx. Gross Area is exclusive of service area at the rooftop, if applicable.

Floor Layout



1-Bedroom B End Unit
Approx. Gross Area: 41.00 sqm

1-Bedroom D Mid Unit
Approx. Gross Area: 51.00 sqm

2-Bedroom B Inner Unit
Approx. Gross Area: 55.50 sqm

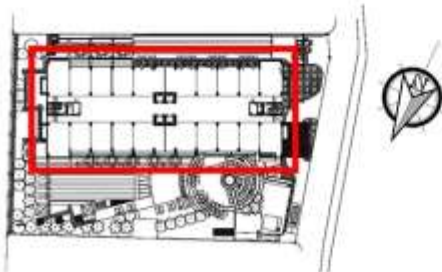
2-Bedroom D Mid Unit
Approx. Gross Area: 56.00 sqm

1-Bedroom C End Unit
Approx. Gross Area: 36.50 sqm

1-Bedroom E Mid Unit
Approx. Gross Area: 54.50 sqm

2-Bedroom C Inner Unit
Approx. Gross Area: 56.00 sqm

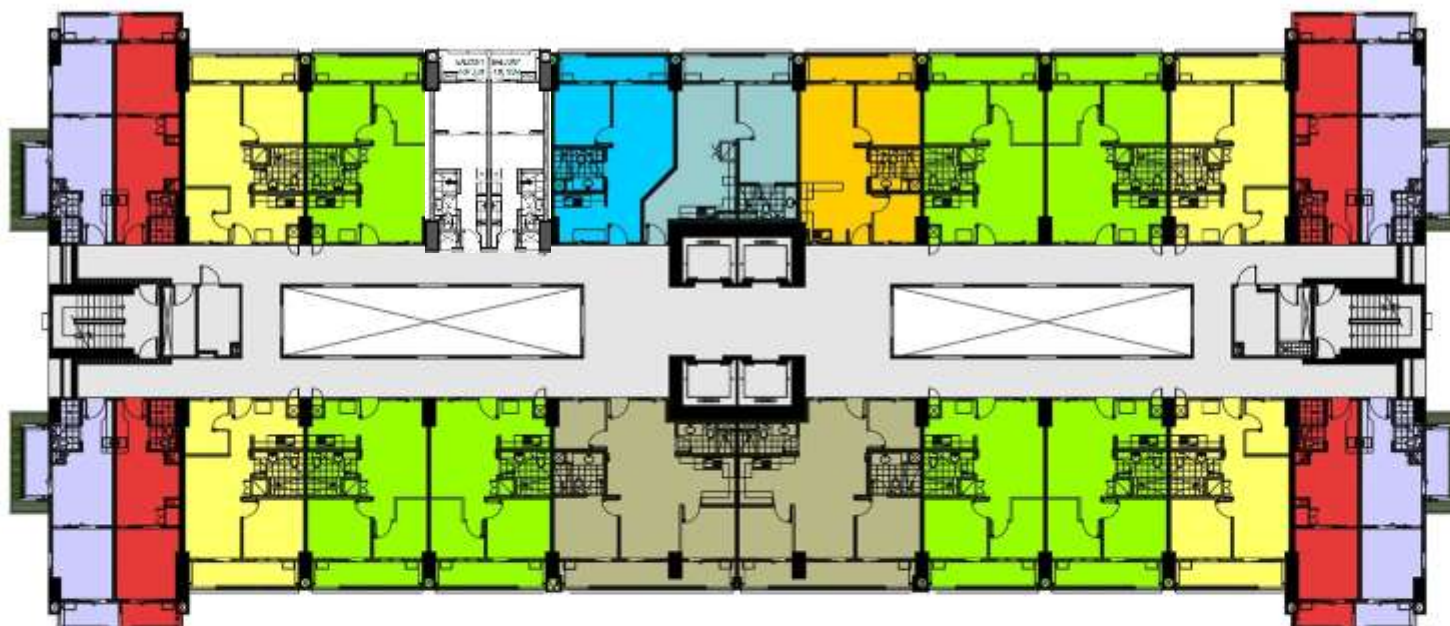
2-Bedroom E Mid Unit
Approx. Gross Area: 80.50 sqm



3rd & 4th Floor Building Plan

- Plans reflected as visuals are not to scale.
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- Approx. Gross Area is exclusive of service area at the rooftop, if applicable.

Floor Layout



1-Bedroom B End Unit
Approx. Gross Area: 41.00 sqm

1-Bedroom D Mid Unit
Approx. Gross Area: 51.00 sqm

2-Bedroom B Inner Unit
Approx. Gross Area: 55.50 sqm

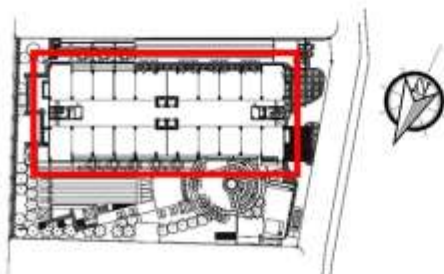
2-Bedroom D Mid Unit
Approx. Gross Area: 56.00 sqm

1-Bedroom C End Unit
Approx. Gross Area: 36.50 sqm

1-Bedroom E Mid Unit
Approx. Gross Area: 54.50 sqm

2-Bedroom C Inner Unit
Approx. Gross Area: 56.00 sqm

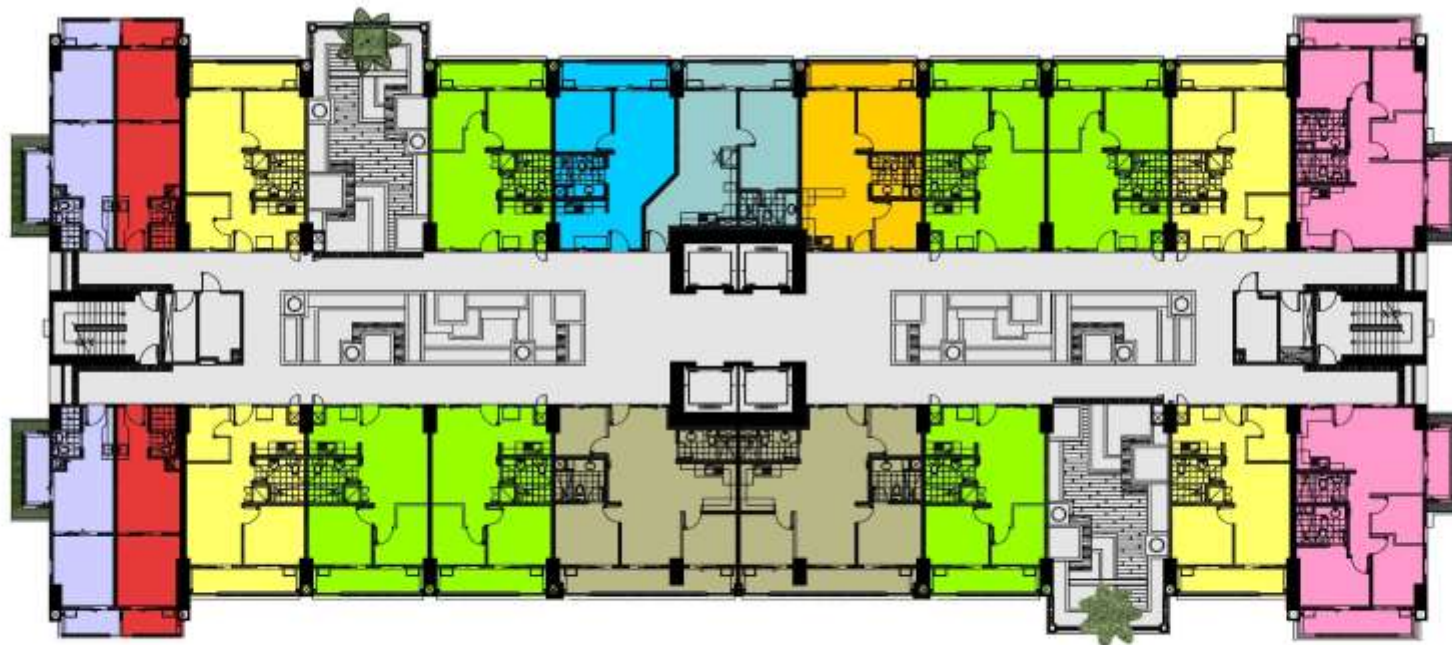
2-Bedroom E Mid Unit
Approx. Gross Area: 80.50 sqm



5th, 6th & 7th Floor Building Plan

- Plans reflected as visuals are not to scale.
- Actual configurations and features may vary per unit.
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Floor Layout



 1-Bedroom B End Unit
Approx. Gross Area: 41.00 sqm

 2-Bedroom B Inner Unit
Approx. Gross Area: 55.50 sqm

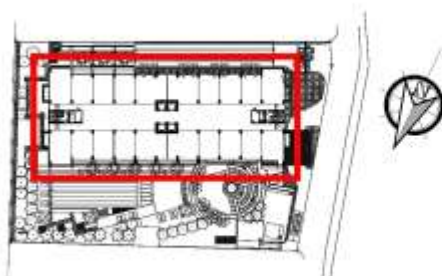
 2-Bedroom D Mid Unit
Approx. Gross Area: 56.00 sqm

 3-Bedroom A End Unit
Approx. Gross Area: 78.00 sqm

 1-Bedroom C End Unit
Approx. Gross Area: 36.50 sqm

 2-Bedroom C Inner Unit
Approx. Gross Area: 56.00 sqm

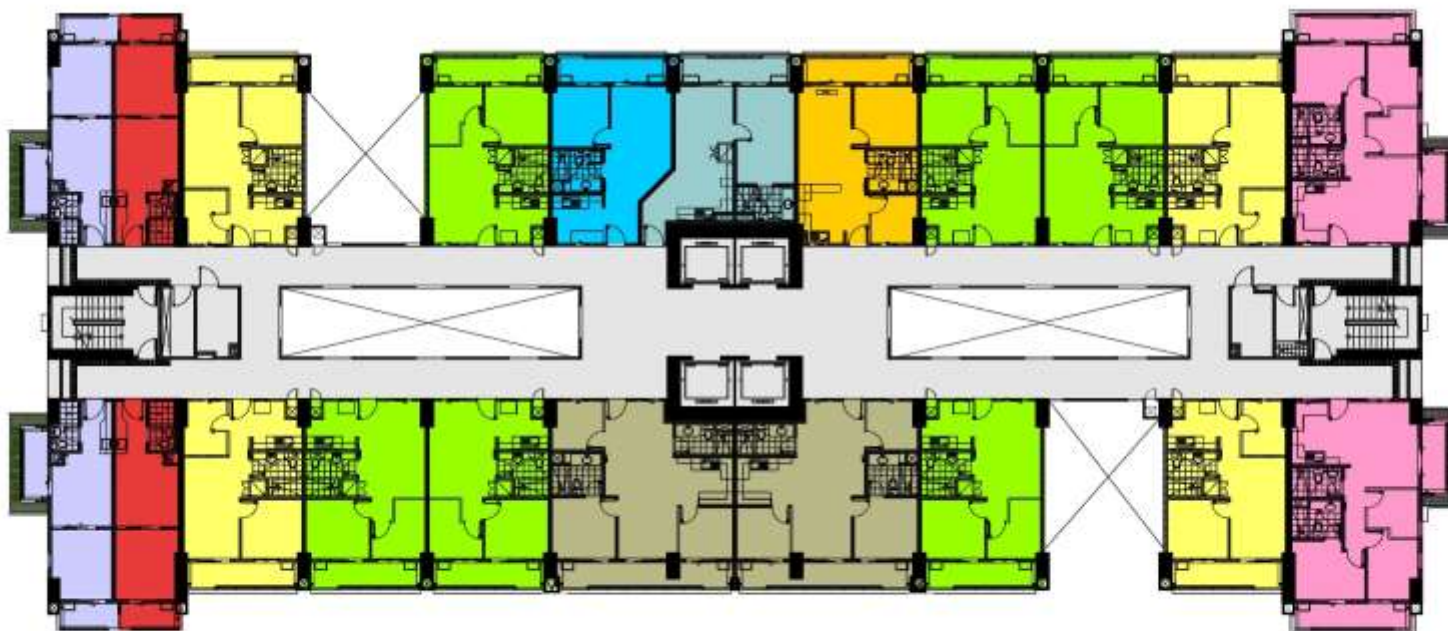
 2-Bedroom E Mid Unit
Approx. Gross Area: 80.50 sqm



8th Floor Building 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.
- Approx. Gross Area is exclusive of service area at the rooftop, if applicable.

Floor Layout



1-Bedroom B End Unit
Approx. Gross Area: 41.00 sqm

2-Bedroom B Inner Unit
Approx. Gross Area: 55.50 sqm

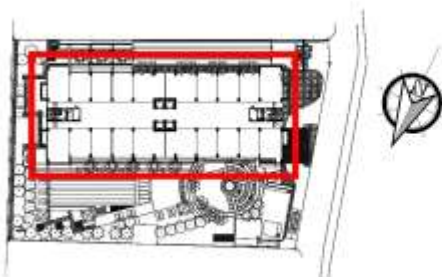
2-Bedroom D Mid Unit
Approx. Gross Area: 56.00 sqm

3-Bedroom A End Unit
Approx. Gross Area: 78.00 sqm

1-Bedroom C End Unit
Approx. Gross Area: 36.50 sqm

2-Bedroom C Inner Unit
Approx. Gross Area: 56.00 sqm

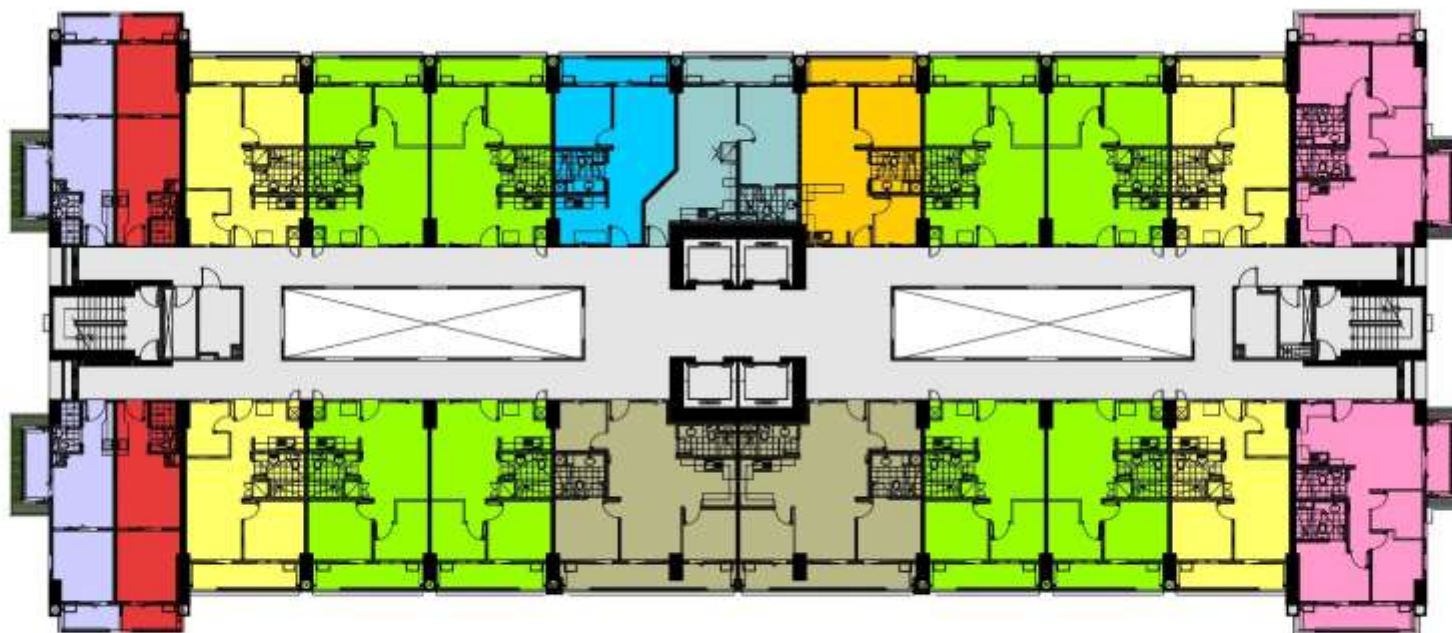
2-Bedroom E Mid Unit
Approx. Gross Area: 80.50 sqm



9th & 10th Floor Building 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.
- Approx. Gross Area is exclusive of service area at the rooftop, if applicable.

Floor Layout



1-Bedroom B End Unit
Approx. Gross Area: 41.00 sqm

2-Bedroom B Inner Unit
Approx. Gross Area: 55.50 sqm

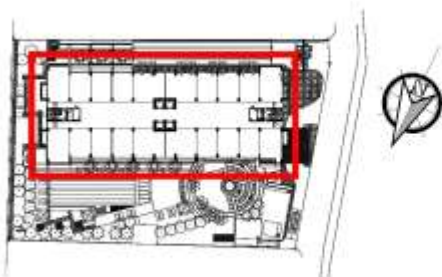
2-Bedroom D Mid Unit
Approx. Gross Area: 56.00 sqm

3-Bedroom A End Unit
Approx. Gross Area: 78.00 sqm

1-Bedroom C End Unit
Approx. Gross Area: 36.50 sqm

2-Bedroom C Inner Unit
Approx. Gross Area: 56.00 sqm

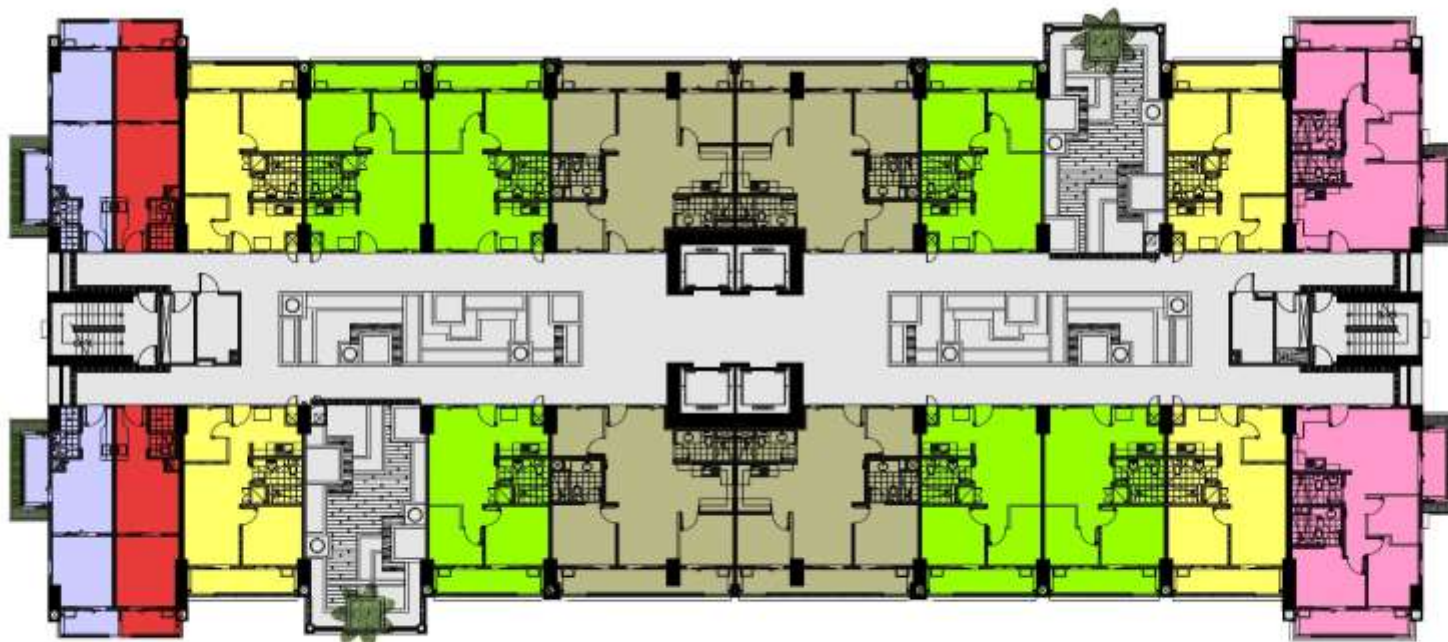
2-Bedroom E Mid Unit
Approx. Gross Area: 80.50 sqm



11th & 12th Floor Building 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.
- Approx. Gross Area is exclusive of service area at the rooftop, if applicable.

Floor Layout



1-Bedroom B End Unit
Approx. Gross Area: 41.00 sqm

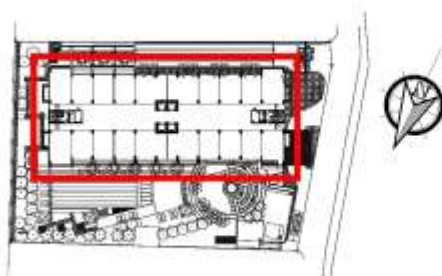
2-Bedroom C Inner Unit
Approx. Gross Area: 56.00 sqm

2-Bedroom E Mid Unit
Approx. Gross Area: 60.50 sqm

1-Bedroom C End Unit
Approx. Gross Area: 36.50 sqm

2-Bedroom D Mid Unit
Approx. Gross Area: 56.00 sqm

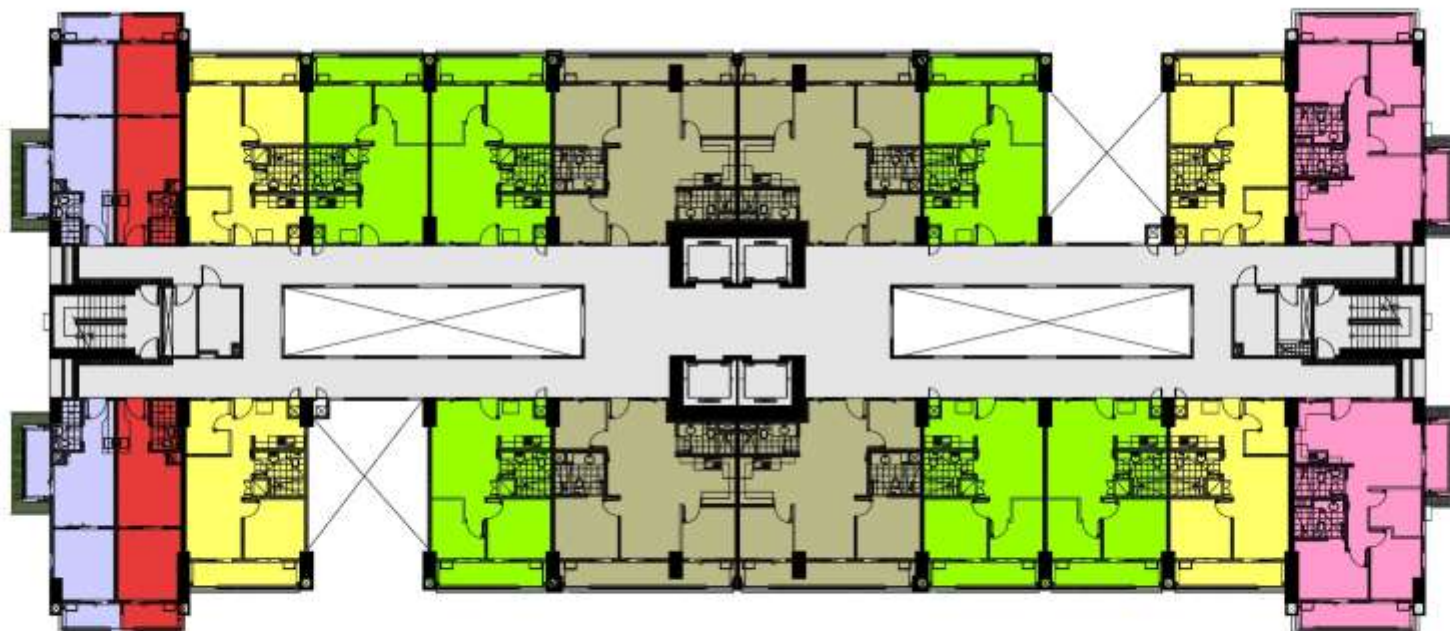
3-Bedroom A End Unit
Approx. Gross Area: 78.00 sqm



14th Floor Building 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.
- Approx. Gross Area is exclusive of service area at the rooftop, if applicable.

Floor Layout



 1-Bedroom B End Unit
Approx. Gross Area: 41.00 sqm

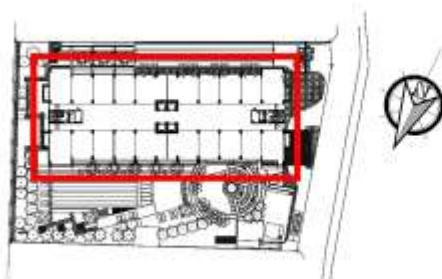
 1-Bedroom C End Unit
Approx. Gross Area: 36.50 sqm

 2-Bedroom C Inner Unit
Approx. Gross Area: 56.00 sqm

 2-Bedroom D Mid Unit
Approx. Gross Area: 56.00 sqm

 2-Bedroom E Mid Unit
Approx. Gross Area: 60.50 sqm

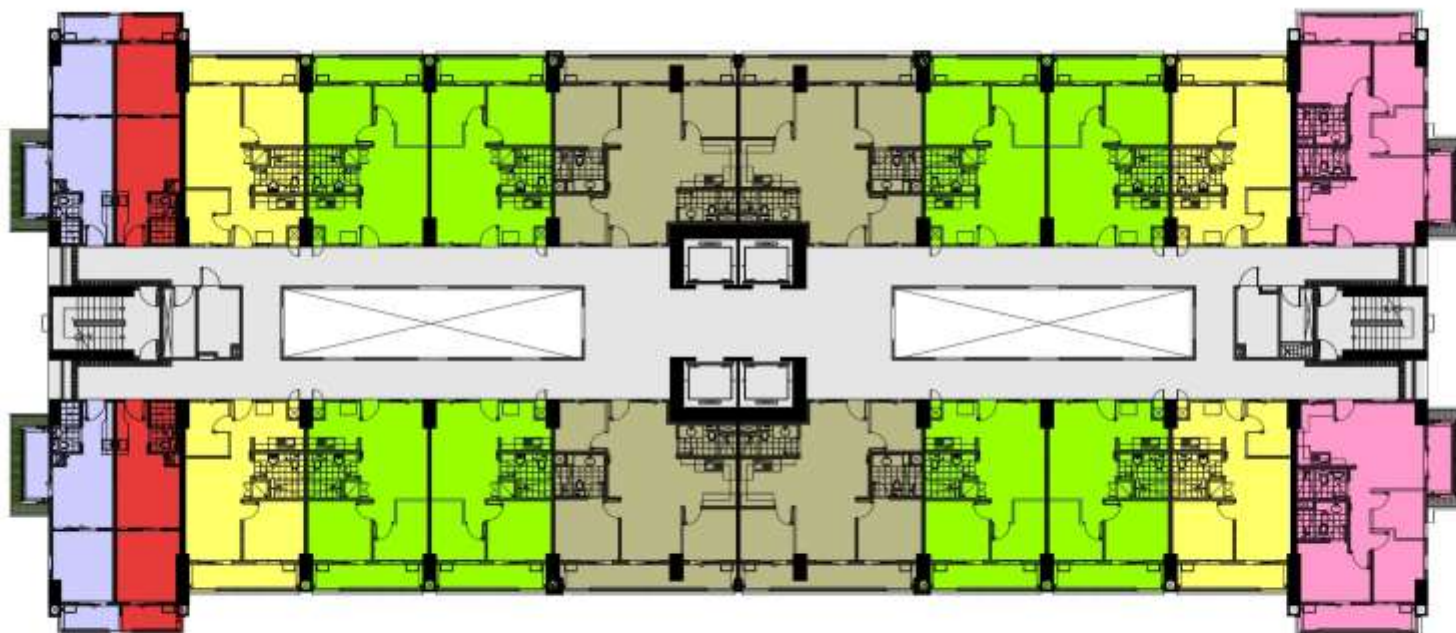
 3-Bedroom A End Unit
Approx. Gross Area: 78.00 sqm



15th & 16th Floor Building 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.
- Approx. Gross Area is exclusive of service area at the rooftop, if applicable.

Floor Layout



1-Bedroom B End Unit
Approx. Gross Area: 41.00 sqm

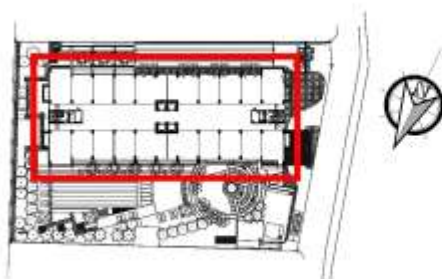
2-Bedroom C Inner Unit
Approx. Gross Area: 56.00 sqm

2-Bedroom E Mid Unit
Approx. Gross Area: 60.50 sqm

1-Bedroom C End Unit
Approx. Gross Area: 36.50 sqm

2-Bedroom D Mid Unit
Approx. Gross Area: 56.00 sqm

3-Bedroom A End Unit
Approx. Gross Area: 78.00 sqm



17th, 18th & Penthouse Floor Building Plan

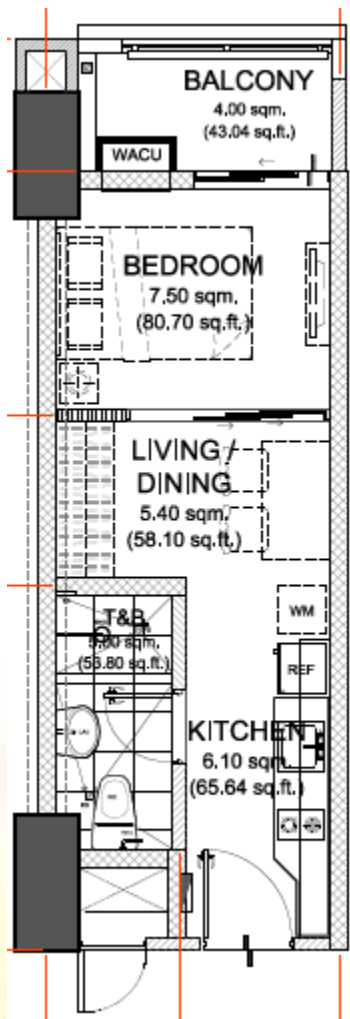
- Plans reflected as visuals are not to scale.
- Actual configurations and features may vary per unit.
- Please check the specifications of the particular unit you are interested on purchasing with your seller.
- Approx. Gross Area is exclusive of service area at the rooftop, if applicable.

Unit Mix

Unit Type	No. Of Units	Gross Area	Minimum List Price	Maximum List Price
1 Bedroom A	3	32.50	2,383,500	2,667,000
1 Bedroom B	45	41.00	2,520,000	2,992,500
1 Bedroom C	42	36.50	2,467,500	2,992,500
1 Bedroom D	11	51.00	4,525,500	4,861,500
1 Bedroom E	11	54.50	4,861,500	5,218,500
1 Bedroom F	6	24.00	2,622,000	2,715,000
2 Bedroom A	3	52.50	4,893,000	4,998,000
2 Bedroom B	11	55.50	4,956,000	5,323,500
2 Bedroom C	64	56.00	5,050,500	6,027,000
2 Bedroom D	111	56.00	5,344,500	6,363,000
2 Bedroom E	46	80.50	6,646,500	7,759,500
3 Bedroom A	22	78.00	6,940,500	7,843,500
TOTAL	381			



Unit Layout

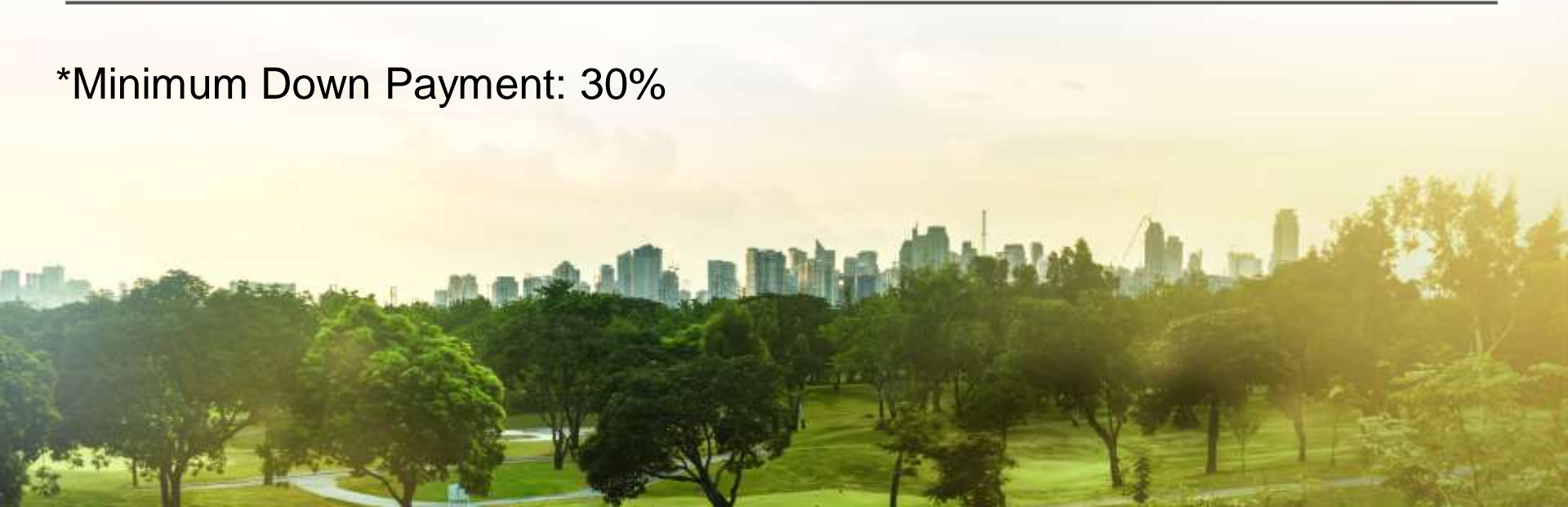


24.00 sq.m. 1-BR TYPE - F

INNER UNIT	AREA	
	SQ. MTR.	SQ. FT.
LIVING/DINING	5.40	58.10
KITCHEN	6.10	65.64
BEDROOM	7.50	80.70
T&B	5.00	53.80
UNIT AREA	24.00	258.24
BALCONY	4.00	43.04
GR. FLR. AREA	28.00	301.39

Release of Pricelist	August 6, 2015
Effectivity of Pricelist	August 12, 2015
Last Payment of DP	November 2018
RFO Date	February 2019

*Minimum Down Payment: 30%



FAIRWAY Terraces

BY DMCI HOMES

DISCLAIMER

In its continuing desire to improve the project, DMCI Homes reserves the right to change product features, prices and terms without prior notice and approval. Floor plans and perspectives depicted in this material are for demonstration purposes only and should not be relied upon as final project plans.





Fairway Terraces 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.



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DMCI Homes



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