



# ZINNIA

T O W E R S



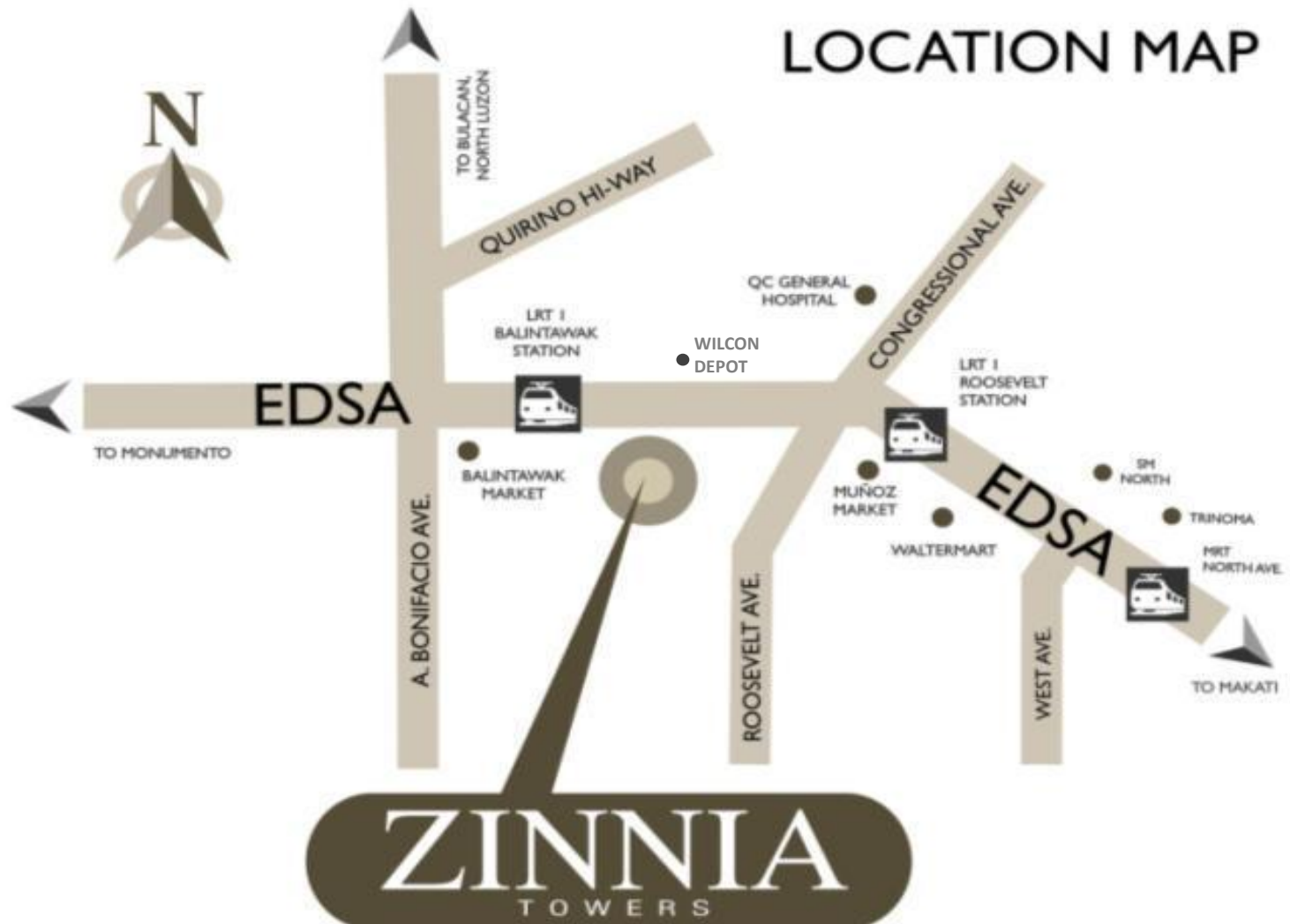
# Project Overview

**Project type** : High-rise residential development  
**Unit type/mix** : Studio, One (1) Bedroom, Two (2) Bedroom and Three (3) Bedroom

## North Tower Unit Mix

Unit Type	Unit Area (sqm)	Gross Floor Area (sqm)	Total no. Of Units
Studio	25.00	25.00	56
1-Bedroom A	35.00	41.00	70
1-Bedroom B	31.00	37.00	70
1-Bedroom C	26.00	29.00	70
1-Bedroom D	36.00	42.00	70
2-Bedroom A (w/o balcony)	50.00	50.00	70
2-Bedroom A (w/ balcony)	50.00	56.00	280
3-Bedroom (inner)	69.00	75.00	70
3-Bedroom (end)	70.00	82.00	70
2-Bedroom (Podium)	54.50	54.50	2
3-Bedroom A (Podium)	70.50	73.50	2
3-Bedroom B (Podium)	72.50	75.50	4
3-Bedroom C (Podium)	73.50	76.50	2

**No of buildings** : Two (2) buildings, single-loaded, double row configuration  
**No. of levels** : Thirty-five (35) residential floors and Eight (8) parking levels;  
**No. of units** : Approx. 1,652 units  
**Price segment** : Php1.774Mn – 6.390Mn range (list price with VAT where applicable)  
**(North Tower)**



## How to get there

- From Makati:** Take EDSA Northbound, heading towards Quezon City. Upon reaching the LRT Roosevelt Station, take leftmost lane to prepare making a U-turn to go to the Southbound side of EDSA. After that U-turn, take rightmost lane, Zinnia Towers will be on your right.
- From Quezon City:** From Quezon City Circle, take North Avenue towards EDSA Balintawak. Upon reaching the LRT Roosevelt Station, take leftmost lane to prepare making a U-turn to go to the Southbound side of EDSA. After that U-turn, take rightmost lane, Zinnia Towers will be on your right.

# Nearby Schools

Institution	Distance in Km	Approx. Travel Time
PWU-JASMS	2.50 kms.	3-5 mins.
World Citi Colleges	2.70 kms.	10 mins.
Phil. Science Highschool	2.80 kms.	3-5 mins.
Notre Dame of Greater Manila	3.10 kms.	20-30 mins.
Our Lady of Grace Academy	3.10 kms.	20-30 mins.
Manila Central University	3.20 kms.	20-30 mins.
Grace Christian Highschool	3.20 kms.	20-30 mins.
Sienna College	3.50 kms.	20-30 mins.
Lourdes School of Q.C.	5.60 kms.	20-30 mins.
UP Diliman	5.90 kms.	20-30 mins.
St. Theresa's College	6.00 kms.	20-30 mins.
Miriam College	8.00 kms.	20-30 mins
Ateneo De Manila Univ.	8.60 kms.	35 mins. – 1 hour

- Approximate travel time is just indicative. Time noted last December 2 around 1:00-3:00 PM



# Nearby Commercial/Business Centers

Institution	Distance in Km	Approx Travel Time
S&R Price Shopping (Congressional)	517 meters	3 mins.
Waltermart Munoz	585 meters	1 min.
SM North EDSA	1.60	2 mins
Trinoma	1.93	2 mins.
ABS-CBN	2.83	5 mins.
Eton Centris	2.93	5 mins.
GMA 7	3.75	12-15 mins.
UP Ayala TechnoPark	4.28	20-30 mins.



# Nearby Hospitals

Institution	Distance in Km	Approx Travel Time
Quezon City General Hospital	676 meters	3 mins.
Veterans Memorial Medical Center	2.52	5 mins.
Philippine Kidney Dialysis Center	3.24	20 mins.
Lung Center of the Philippines	3.34	20 mins.
East Avenue Medical Center	3.72	12-15 mins.
Philippine Heart Center	3.76	20 mins.
V. Luna Hospital	4.56	25 mins.



# VALUE PROPOSITION STATEMENT

For the young discerning professionals and start-up families who desire to dwell in an exclusive, serene, and secured community, Zinnia Towers is a contemporary tropical-themed high rise development situated in North EDSA, Quezon City that offers an upgrade on the essentials in community living through resort-inspired amenities and scenic landscapes.

Unlike other condominiums in the area, Zinnia Towers offers efficiently-planned units with the DMCI Homes' innovation, Lumiventt technology for the well-being of its residents.

This is because of DMCI Homes' commitment to build healthy communities with its proven track record as a triple-A builder-developer that continuously innovates for the benefit of its clientele.



# REASONS TO BELIEVE

## 1. **Location**

### a. Accessibility to places of interest

The development is along EDSA, where shopping malls, business establishments, learning institutions, and hospitals are just within 3-5 kms away. *Big malls and decent grocery stores are just a short drive away from the project site such as Waltermart Muñoz, S&R Membership Shopping, SM North EDSA, and Trinoma.*

### b. Travelling Convenience

One can travel anywhere, even to the south area, in just a few minutes as LRT line 1 North Extension and MRT3 are just a few meters away from the property. Public utility vehicles are also available along EDSA.

### c. Quiet side of the main road

Access to the property site is via 130 meters right of way from EDSA. Hence, the property is located at a more quiet and peaceful area, tucked away from the disturbances of the lively and active activities along EDSA.

# REASONS TO BELIEVE

## 2. Resort-inspired amenities and landscaping

As testified by other DMCI Homes developments in Metro Manila, Zinnia Towers will feature a diverse mix of resort-inspired amenities such as a swimming pool complex, several play areas, garden trails/parks, podium amenities and roof deck gardens, and wonderfully designed Clubhouse with its facilities that will surely help the residents to rejuvenate and take the time to relax after a tiring day at work. It's like going on a vacation every time you come home.

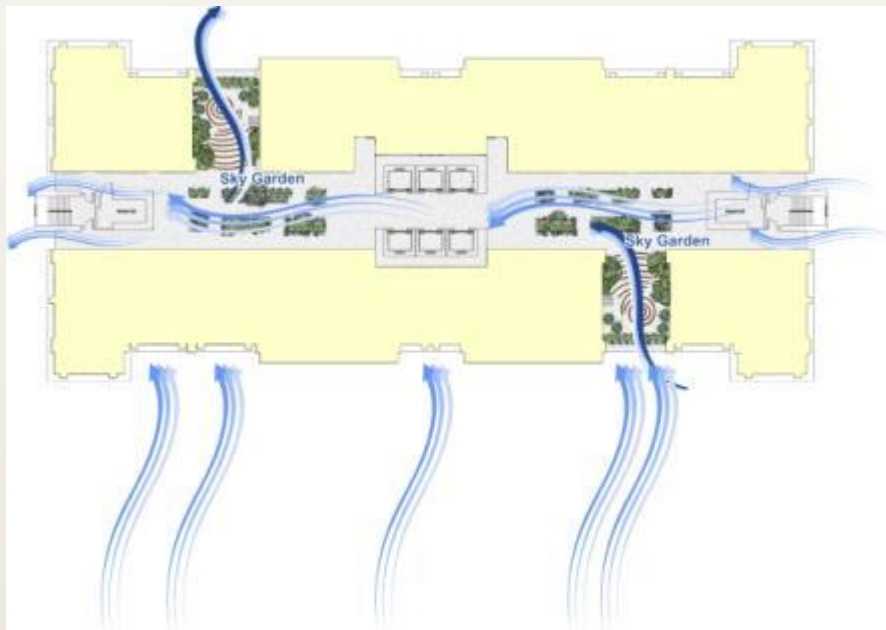


  
**ZINNIA**  
TOWERS

# REASONS TO BELIEVE

## 3. The Pioneering Lumiventt Technology

A DMCI Homes signature design, the Lumiventt technology will be the first in the area (including sky parks and single-loaded corridor with atrium) which is definitely a unique feature. This will also present a building structure that would be eye-catching and striking from the terrain views of busy road networks and establishments of the property's location. In addition, the Project also has unobstructed skyline views of the city.



# REASONS TO BELIEVE

## 4. Worry-free Living

Residents do not have to worry every time they leave their homes because they know that they are secured and safe with 24-hrs roving security care of the Property Management Office and an electrified perimeter fence surrounding the entire development. Moreover, there will be CCTV cameras placed in strategic locations to monitor the safety of every resident, and emergency back-up power supply during brownouts.



# REASONS TO BELIEVE

## 5. The DMCI Homes legacy of quality workmanship.

With almost 60 years experience in the construction industry, residents are assured of the stability and quality of their homes. In addition, residents are guaranteed that they can move-in to their units on time, as what we have always promised.



  
**ZINNIA**  
TOWERS

# THE LOGO





# ZINNIA TOWERS

**The Zinnia Towers logo consists of a mark and logotype that represents the modern architecture of the development, with its clean typography and a depiction of the project inspiration, the zinnia bloom. The colors olive green, burnt sienna and beige were used to create an organic feel, as these hues are the colors of nature.**

**The mark consists of olive green lines that form a frame. This frame represents the Sky Patio, one of the components of Lumiventt design technology used in Zinnia Towers' architecture. The beige box inside the frame represents a window with zinnia blooms.**

**The logotype consists of two typefaces, Dutch 801cyrilBT for 'Zinnia' and Swis 721LTcnBT for 'Towers'. These were used to achieve a clean and modern look.**



# PROJECT IN FOCUS



Land Area:	19,493 sqm
Total Saleable Area:	89,343 sqm (Residential Units) <u>16,638 sqm (Parking)</u> 105,981 sqm
Unit Saleable Area Ratio:	4.58
Density (unit/ha):	911
Amenity Area:	1.3 ha
No. of building:	Two (2) HRB
No. of units:	approx. 1,776



# Contemporary Tropical Theme and Architecture

“...balance between nature and structure.”

“... Offering sensuous qualities universally desired in homes. It also delights with inviting courtyards - a private, rhythmic space to pause, repose and rejuvenate. And these courtyards are also playful intermediaries for natural light and breeze to permeate the living spaces while enhancing the sense of spaciousness and visual interest.”

“...bringing outdoors indoors.”

“...**Natural light** is focused, filtered to define and enhance spatial experiences. The whole concept of the design revolves around the basic elements of life : **Light , Water and Space.**”

“... It involves a return to clean and simple rectilinear modernist forms, coupled with an emphasis of lush landscaping.”

“... unifying the building and the landscape, they exploit the pleasure of living in the tropics. It's a fully seamless integration of the lush landscape and the modern structures.”

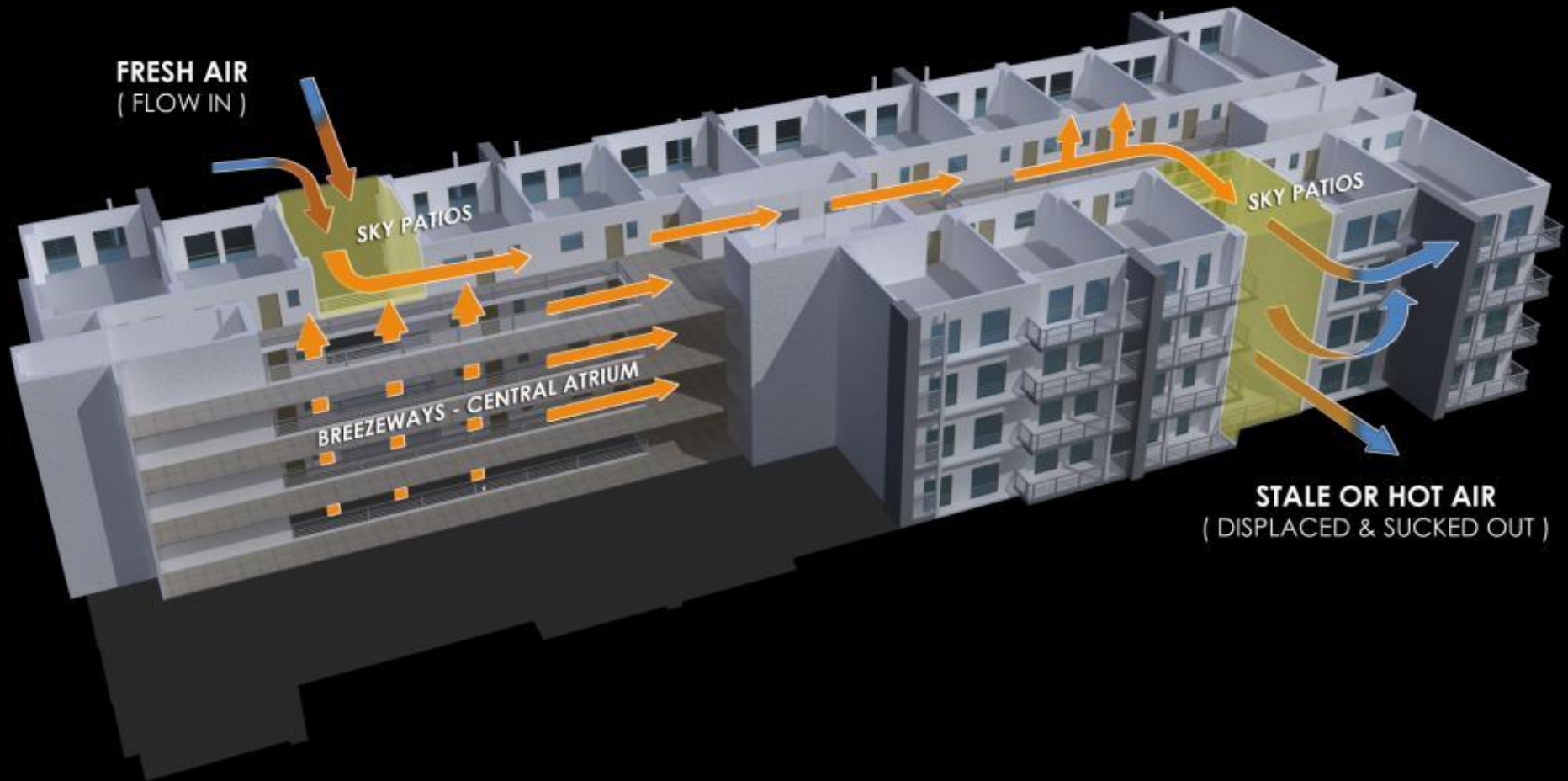
# **BUILDING FEATURES**

# Gated Entrance



**ZINNIA**  
TOWERS

# Lumiventt Technology



AIRFLOW DIAGRAM

# Lobby



ZINNIA  
TOWERS



# Garden Atrium

Zinnia Towers | DMCI Homes



ARTIST'S ILLUSTRATION OF ATRIUM

**ZINNIA**  
TOWERS

# Roof Deck Garden

Zinnia Towers | DMCI Homes



ARTIST'S ILLUSTRATION OF ROOF DECK

**ZINNIA**  
TOWERS



# Sky Patio

Zinnia Towers | DMCI Homes



ARTIST'S ILLUSTRATION OF SKY PATIO

ZINNIA  
TOWERS



# **OUTDOOR AMENITIES**

# Amenity Core (Balcony View)

Zinnia Towers | DMCI Homes



ARTIST'S ILLUSTRATION OF AMENITY CORE

ZINNIA  
TOWERS

# Amenity Core (Palm Promenade View)

Zinnia Towers | DMCI Homes



ARTIST'S ILLUSTRATION OF PALM PROMENADE

# Clubhouse

Zinnia Towers | DMCI Homes



ARTIST'S ILLUSTRATION OF CLUBHOUSE

**ZINNIA**  
TOWERS

# Kiddie Pool

Zinnia Towers | DMCI Homes



ARTIST'S ILLUSTRATION OF KIDDIE POOL

**ZINNIA**  
TOWERS

# Lap Pool

Zinnia Towers | DMCI Homes



ARTIST'S ILLUSTRATION OF LAP POOL

ZINNIA  
TOWERS

# Sky Park

Zinnia Towers | DMCI Homes



ARTIST'S ILLUSTRATION OF SKY PATIO

**ZINNIA**  
TOWERS

# Palm Promenade

Zinnia Towers | DMCI Homes



ARTIST'S ILLUSTRATION OF PALM PROMENADE

**ZINNIA**  
TOWERS



# Open Field

Zinnia Towers | DMCI Homes



ARTIST'S ILLUSTRATION OF OPEN FIELD

**ZINNIA**  
TOWERS

# Children's Play Area

Zinnia Towers | DMCI Homes

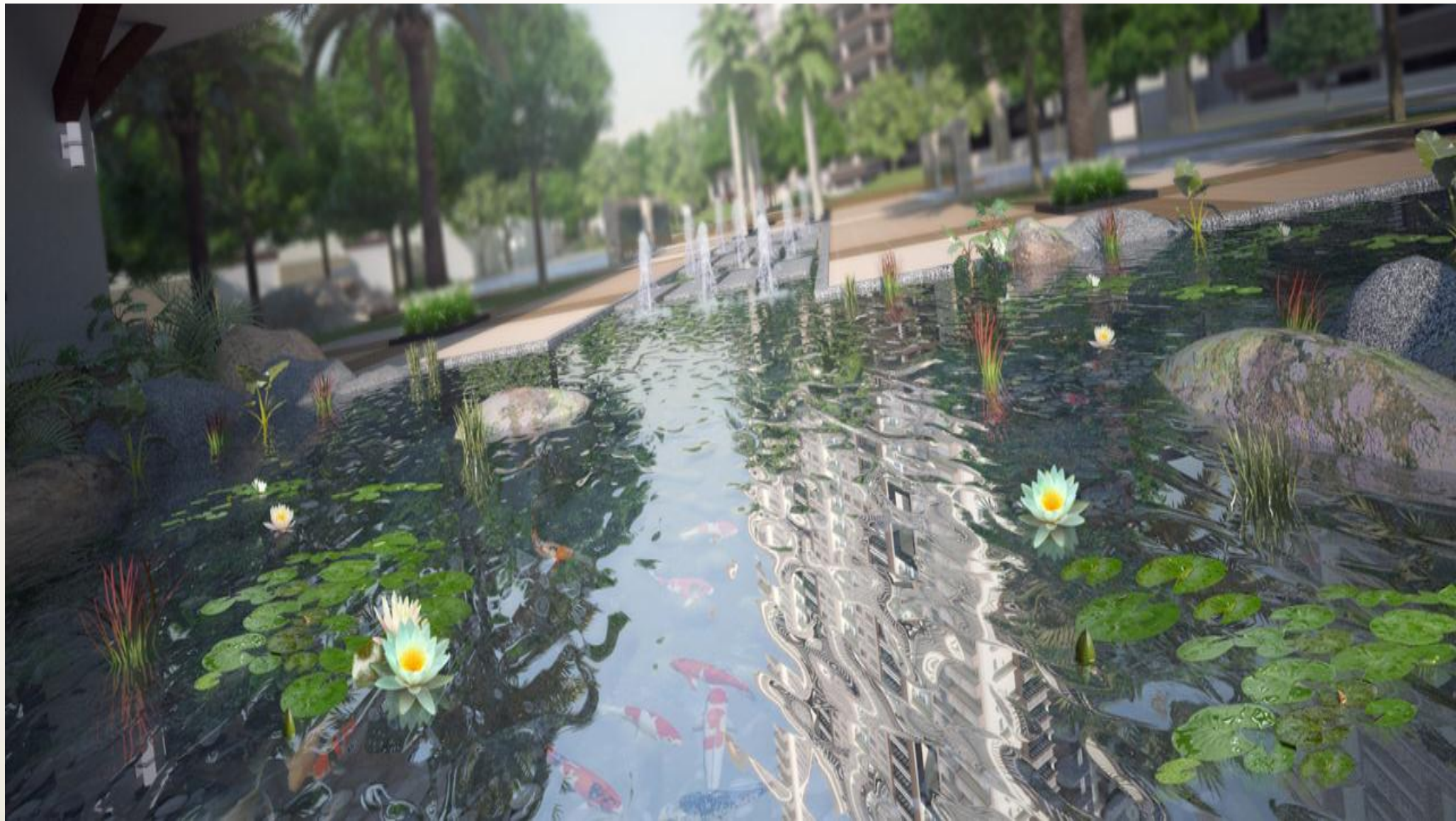


ARTIST'S ILLUSTRATION OF PLAY AREA

**ZINNIA**  
TOWERS



# Koi Pond



ZINNIA  
TOWERS

**Gazebos/Cabanas**



**Barbeque Pit**



**Jogging Path**



**Picnic Grove**



# INDOOR AMENITIES

**Multi-function Hall**



**Fitness Gym**



**Sky Lounge**



**Audio Visual Room**



# **OTHER BUILDING FACILITIES AND FEATURES**

**Convenience store**



**Laundry station**



**Water station**



**Unit Balconies**



**Single Loaded Hallway**



**6 High Speed elevators**



**Centralized Mail Room per building**



**Provision for CCT V in common areas**



**Wi-Fi ready indoor amenity area**



**Stand-by Power Generator**



**Provision for individually metered utility and cable connections for each unit**



**Fire Alarm System**



**Automatic fire sprinkler and fire suppression system**



# 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



# **BUILDING FEATURES**

# Gated Entrance



# **TYPICAL BUILDING FLOOR PLANS**



View of Antipolo Hills












Quezon City Skyline

Makati Skyline



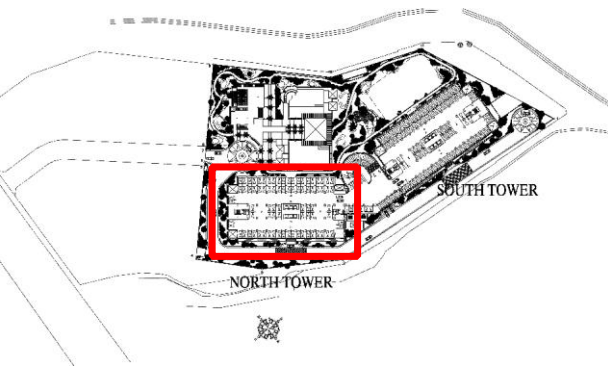
View of North Harbor

	<b>Studio</b> Approx. Gross Area: 25.00 sqm		<b>1-Bedroom C</b> Approx. Gross Area: 29.00 sqm		<b>2-Bedroom B</b> Approx. Gross Area: 56.00 sqm
	<b>1-Bedroom A</b> Approx. Gross Area: 41.00 sqm		<b>1-Bedroom D</b> Approx. Gross Area: 42.00 sqm		<b>3-Bedroom Inner</b> Approx. Gross Area: 75.00 sqm
	<b>1-Bedroom B</b> Approx. Gross Area: 37.00 sqm		<b>2-Bedroom A w/ balcony</b> Approx. Gross Area: 56.00 sqm		<b>3-Bedroom End</b> Approx. Gross Area: 82.00 sqm

## Garden Atrium Level 6th Floor Plan

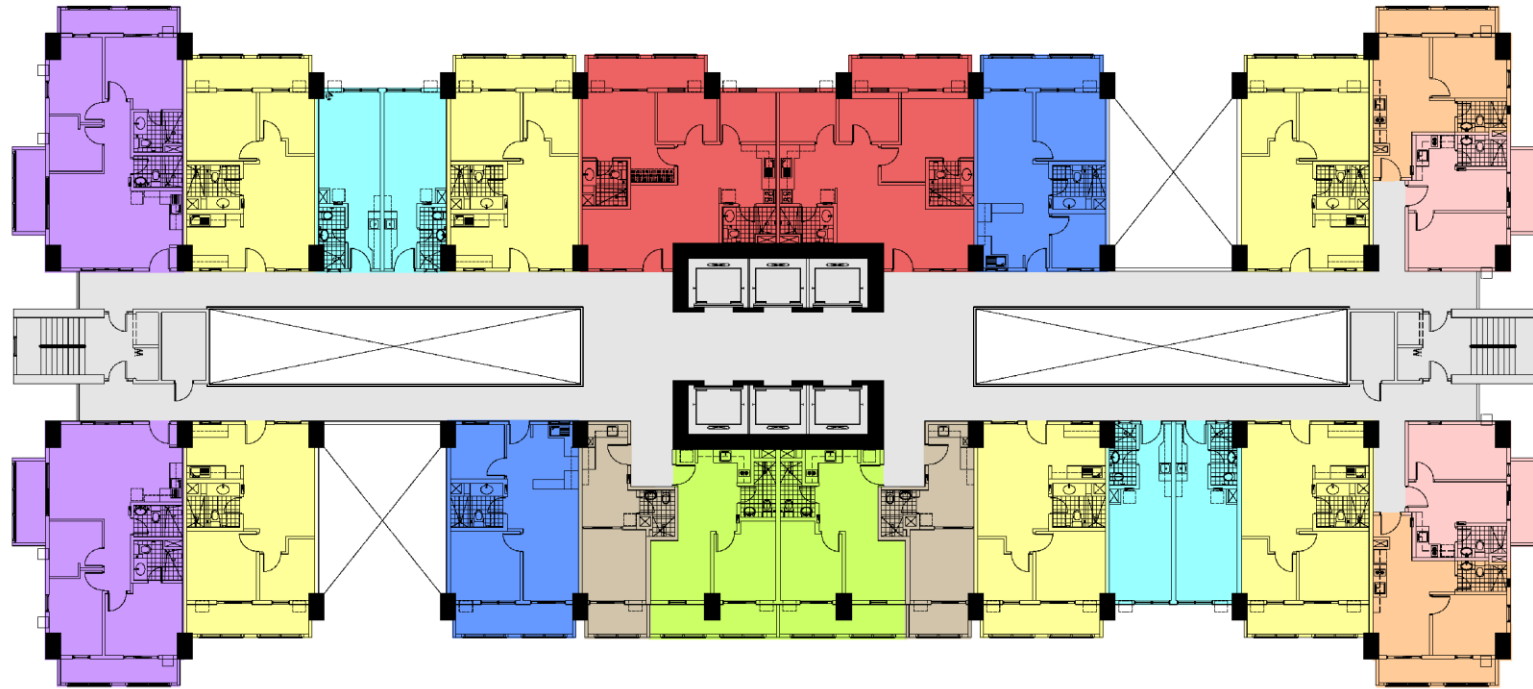
- Plans reflected as visuals are not to scale.
- Actual configurations and features may vary per unit.
- Please check the specifications of the particular unit you are interested on purchasing with your seller.

AS OF JUNE 2012





View of Antipolo Hills












Quezon City Skyline

Makati Skyline

View of North Harbor

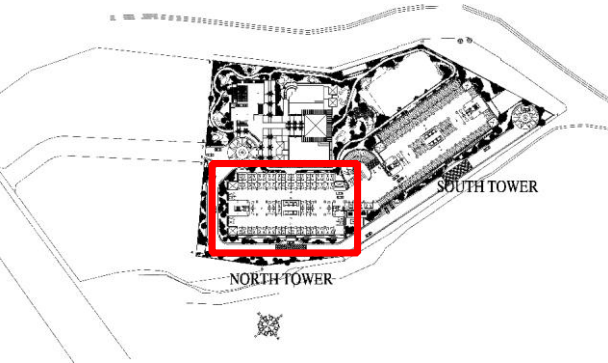


	<b>Studio</b> Approx. Gross Area: 25.00 sqm		<b>1-Bedroom C</b> Approx. Gross Area: 29.00 sqm		<b>2-Bedroom B</b> Approx. Gross Area: 56.00 sqm
	<b>1-Bedroom A</b> Approx. Gross Area: 41.00 sqm		<b>1-Bedroom D</b> Approx. Gross Area: 42.00 sqm		<b>3-Bedroom Inner</b> Approx. Gross Area: 75.00 sqm
	<b>1-Bedroom B</b> Approx. Gross Area: 37.00 sqm		<b>2-Bedroom A w/ balcony</b> Approx. Gross Area: 56.00 sqm		<b>3-Bedroom End</b> Approx. Gross Area: 82.00 sqm

## Typical Floor Level 7th & 8th Floor Plan

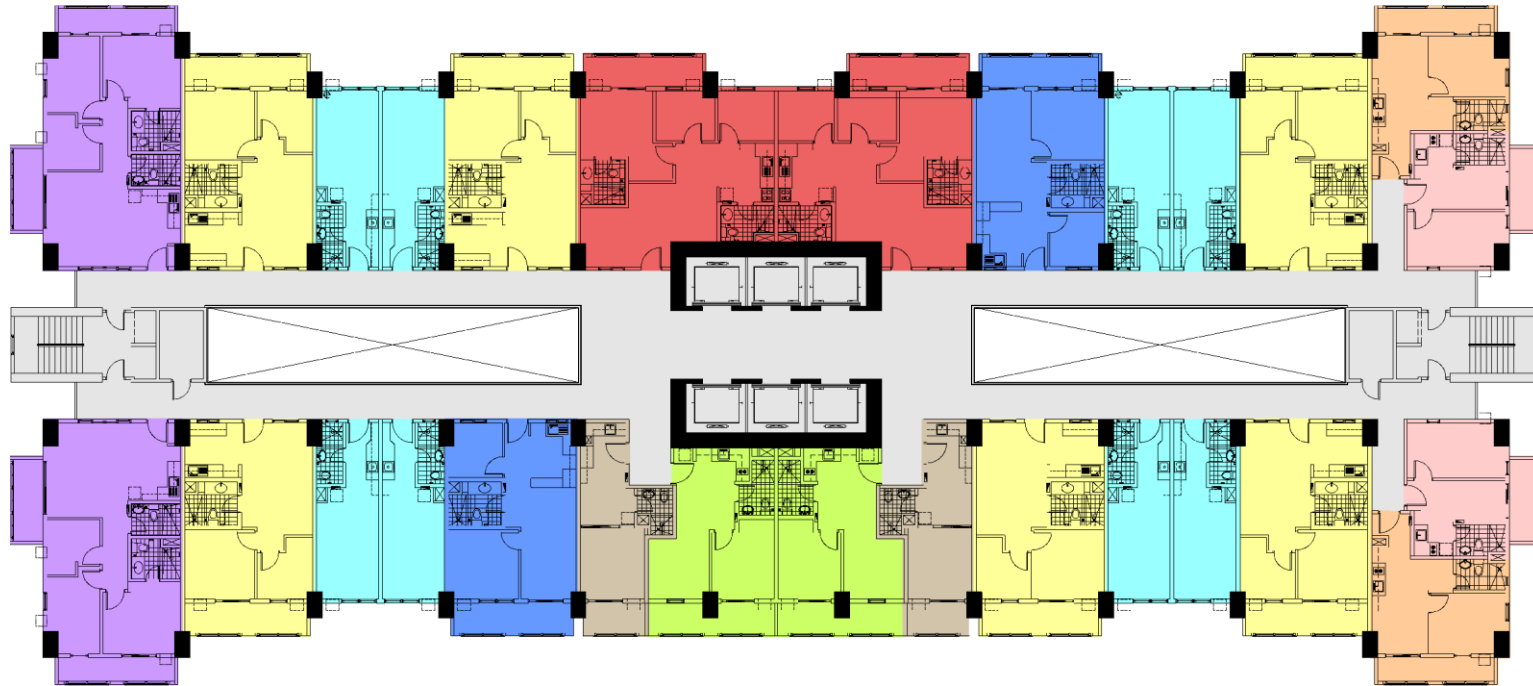
- Plans reflected as visuals are not to scale.
- Actual configurations and features may vary per unit.
- Please check the specifications of the particular unit you are interested on purchasing with your seller.

AS OF JUNE 2012





View of Antipolo Hills












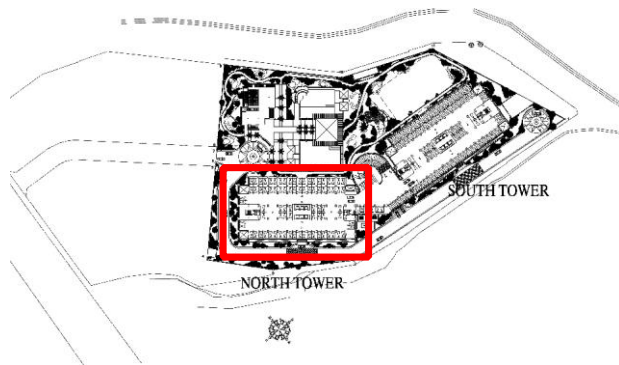
Quezon City Skyline

Makati Skyline

View of North Harbor



	<b>Studio</b> Approx. Gross Area: 25.00 sqm		<b>1-Bedroom C</b> Approx. Gross Area: 29.00 sqm		<b>2-Bedroom B</b> Approx. Gross Area: 56.00 sqm
	<b>1-Bedroom A</b> Approx. Gross Area: 41.00 sqm		<b>1-Bedroom D</b> Approx. Gross Area: 42.00 sqm		<b>3-Bedroom Inner</b> Approx. Gross Area: 75.00 sqm
	<b>1-Bedroom B</b> Approx. Gross Area: 37.00 sqm		<b>2-Bedroom A w/ balcony</b> Approx. Gross Area: 56.00 sqm		<b>3-Bedroom End</b> Approx. Gross Area: 82.00 sqm



## Typical Floor Level 9th & 10th Floor 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.












View of Antipolo Hills



View of North Harbor

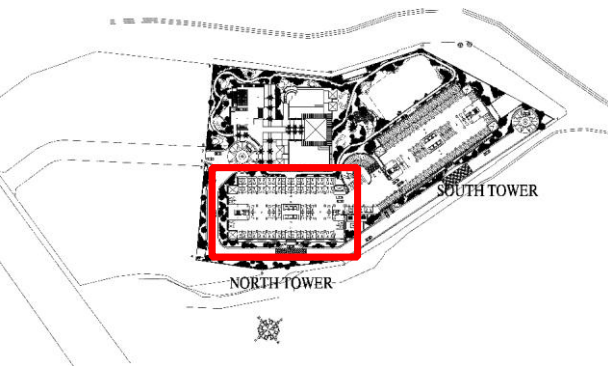


- |   |   |   |
|---|---|---|
|  <b>1-Bedroom A</b><br>Approx. Gross Area: 41.00 sqm  |  <b>1-Bedroom D</b><br>Approx. Gross Area: 42.00 sqm              |  <b>2-Bedroom B</b><br>Approx. Gross Area: 56.00 sqm      |
|  <b>1-Bedroom B</b><br>Approx. Gross Area: 37.00 sqm |  <b>2-Bedroom A w/ balcony</b><br>Approx. Gross Area: 56.00 sqm  |  <b>3-Bedroom Inner</b><br>Approx. Gross Area: 75.00 sqm |
|  <b>1-Bedroom C</b><br>Approx. Gross Area: 29.00 sqm |  <b>2-Bedroom A w/o balcony</b><br>Approx. Gross Area: 50.00 sqm |  <b>3-Bedroom End</b><br>Approx. Gross Area: 82.00 sqm   |

## Garden Atrium Level 17th, 27th & 37th Floor 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.

AS OF JUNE 2012





View of Antipolo Hills












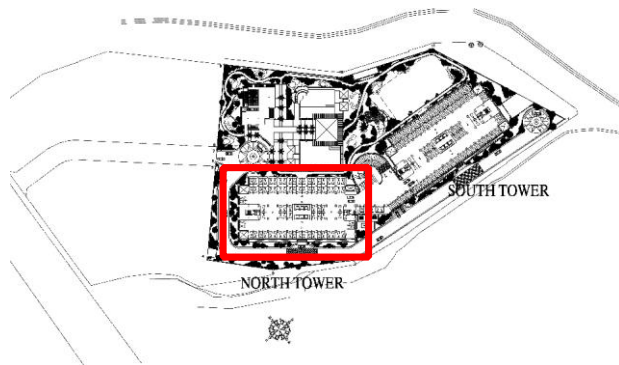
Quezon City Skyline

Makati Skyline



View of North Harbor

- |  |  |  |
|--|--|--|
|  1-Bedroom A<br>Approx. Gross Area: 41.00 sqm  |  1-Bedroom D<br>Approx. Gross Area: 42.00 sqm              |  2-Bedroom B<br>Approx. Gross Area: 56.00 sqm      |
|  1-Bedroom B<br>Approx. Gross Area: 37.00 sqm |  2-Bedroom A w/ balcony<br>Approx. Gross Area: 56.00 sqm  |  3-Bedroom Inner<br>Approx. Gross Area: 75.00 sqm |
|  1-Bedroom C<br>Approx. Gross Area: 29.00 sqm |  2-Bedroom A w/o balcony<br>Approx. Gross Area: 50.00 sqm |  3-Bedroom End<br>Approx. Gross Area: 82.00 sqm   |

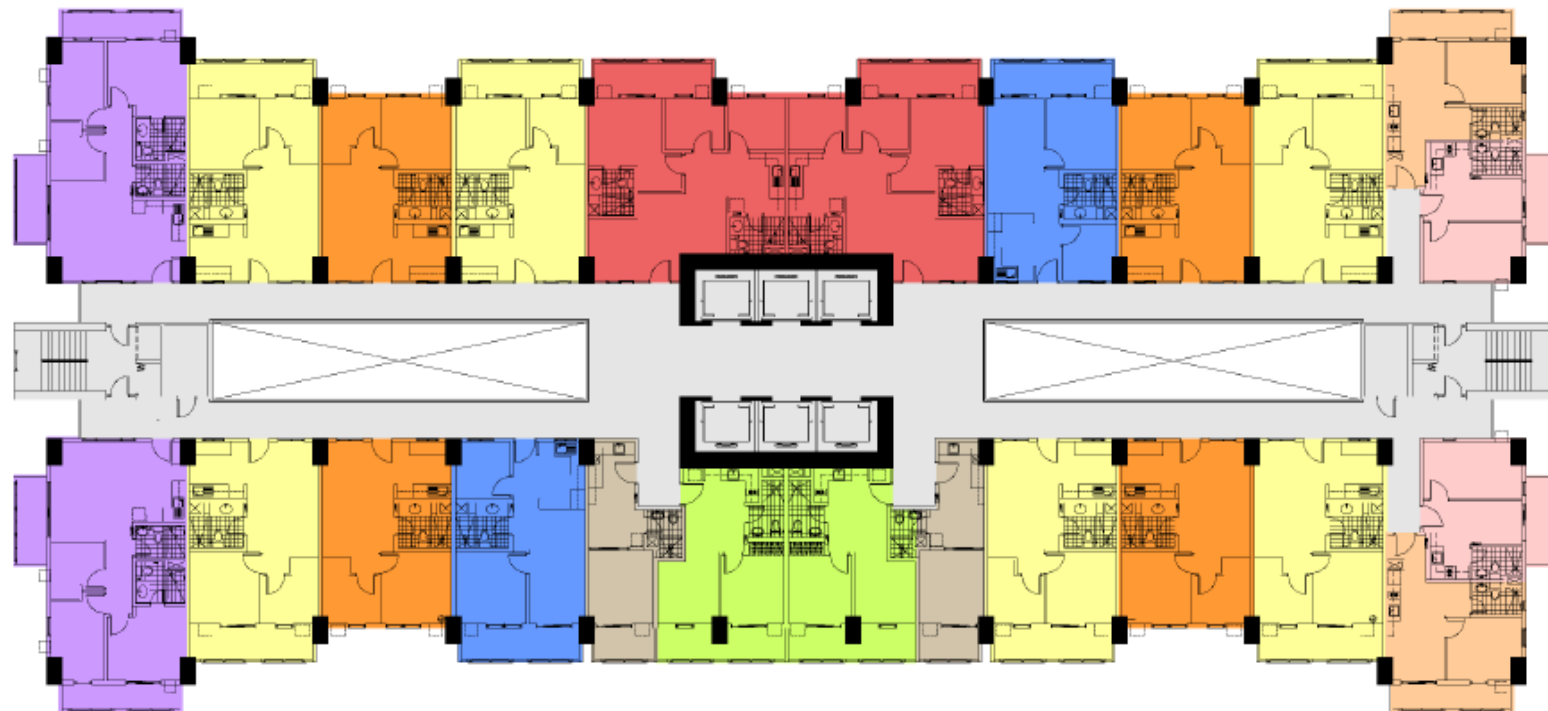


## Typical Floor Level 18th-19th, 28th-29th & 38th-39th Floor Plan

- 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.



View of Antipolo Hills



Quezon City Skyline

Makati Skyline



View of North Harbor

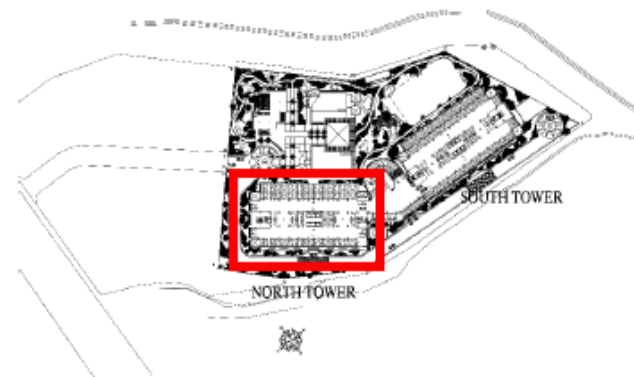
 1-Bedroom A Approx. Gross Area: 41.00 sqm	 1-Bedroom D Approx. Gross Area: 42.00 sqm	 2-Bedroom B Approx. Gross Area: 56.00 sqm
 1-Bedroom B Approx. Gross Area: 37.00 sqm	 2-Bedroom A w/ balcony Approx. Gross Area: 56.00 sqm	 3-Bedroom Inner Approx. Gross Area: 75.00 sqm
 1-Bedroom C Approx. Gross Area: 29.00 sqm	 2-Bedroom A w/o balcony Approx. Gross Area: 50.00 sqm	 3-Bedroom End Approx. Gross Area: 82.00 sqm

## Typical Floor Level

### 20th-21st, 26th-27th, 30th-31st 36th- 37th & 40th-41st Floor 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.

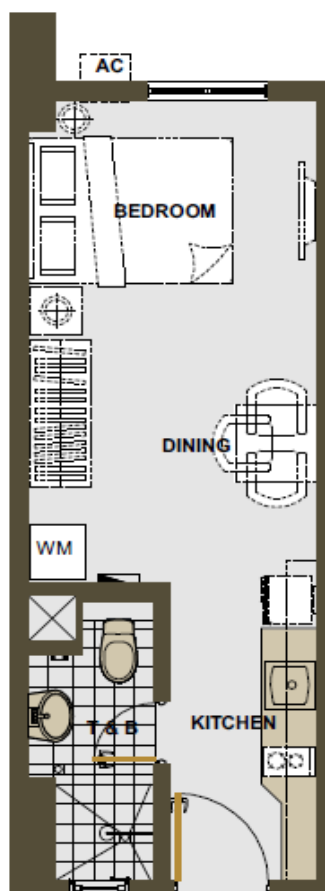
AS OF JUNE 2012



# UNIT LAYOUTS



# ZINNIA TOWERS



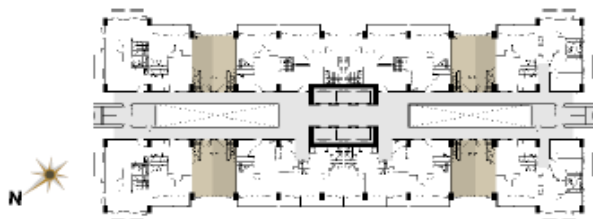
## STUDIO UNIT Approx. Gross Floor Area: 25.00 sqm

### AREA ALLOCATION

Dining	3.50 sqm
Kitchen	5.50
Bedroom	12.00
Toilet & Bath	4.00

---

**APPROX. GROSS FLOOR AREA: 25.00 sqm**



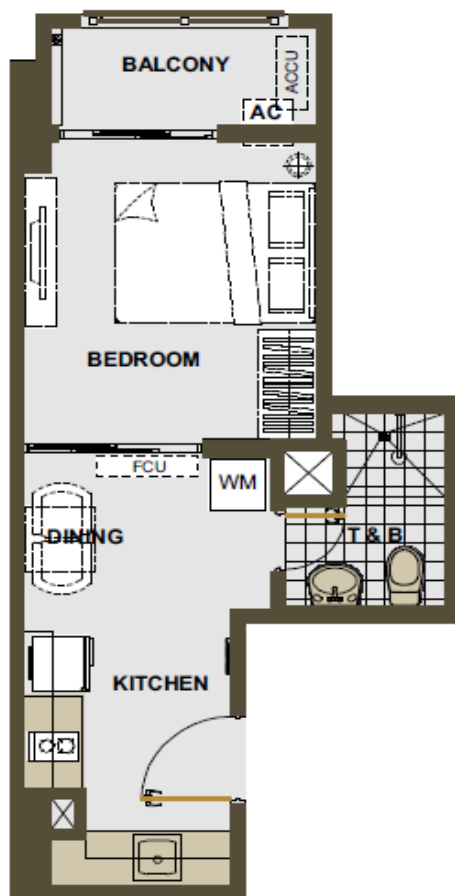
- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- APPROX. GROSS FLOOR AREA IS INCLUSIVE OF BALCONY, IF APPLICABLE.
- KEY PLAN IS BASED ON TYPICAL FLOOR.

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. **EFFECTIVE JUNE 2012**



# ZINNIA TOWERS

## 1-BEDROOM C WITH BALCONY Approx. Gross Floor Area: 29.00 sqm



### AREA ALLOCATION

Dining	3.50 sqm
Kitchen	8.50
Bedroom	10.50
Toilet & Bath	3.50
Balcony	3.00
<hr/>	
<b>APPROX. GROSS FLOOR AREA:</b>	<b>29.00 sqm</b>



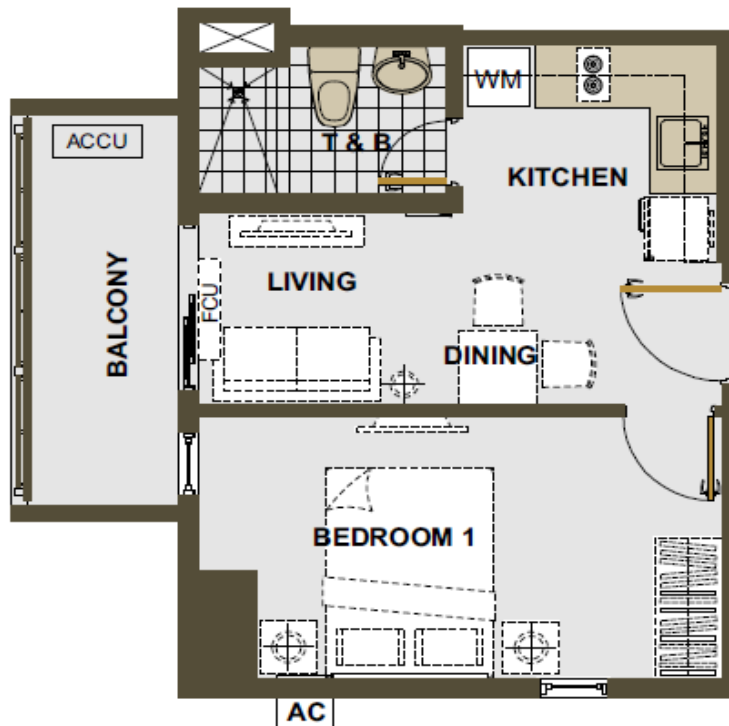
- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- APPROX. GROSS FLOOR AREA IS INCLUSIVE OF BALCONY, IF APPLICABLE.
- KEY PLAN IS BASED ON TYPICAL FLOOR.

EFFECTIVE JUNE 2012

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.



# ZINNIA TOWERS

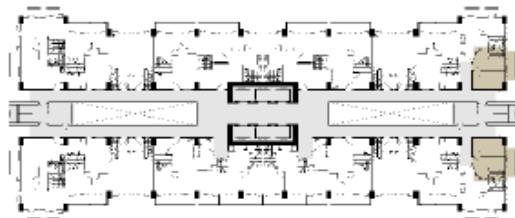


## 1-BEDROOM B WITH BALCONY Approx. Gross Floor Area: 37.00 sqm

### AREA ALLOCATION

Living / Dining	9.00 sqm
Kitchen	5.00
Bedroom	13.50
Toilet & Bath	3.50
Balcony	6.00

**APPROX. GROSS FLOOR AREA: 37.00 sqm**

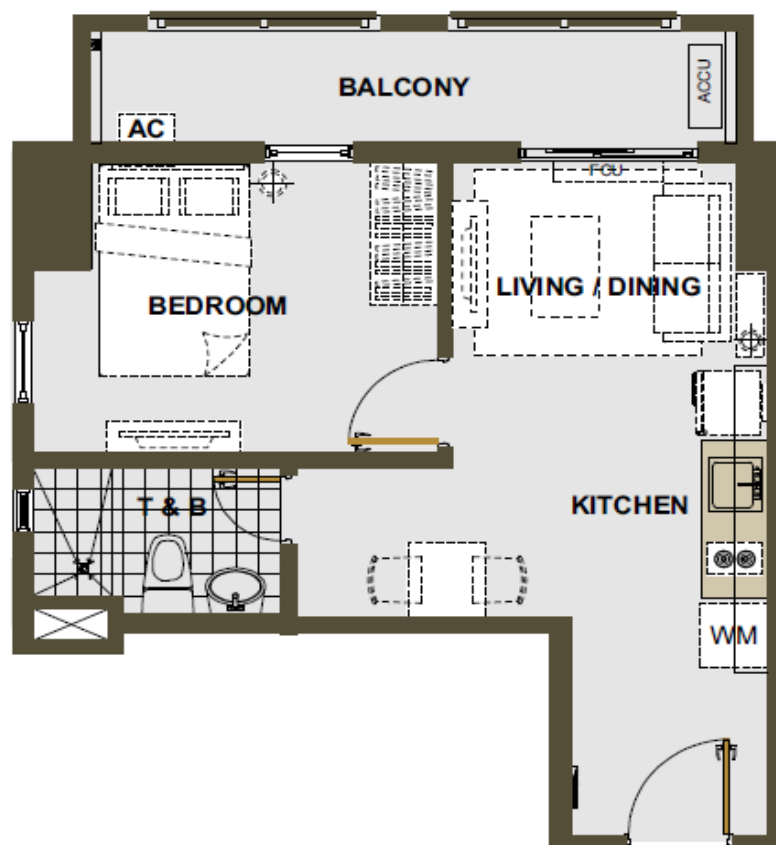


- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- APPROX. GROSS FLOOR AREA IS INCLUSIVE OF BALCONY, IF APPLICABLE.
- KEY PLAN IS BASED ON TYPICAL FLOOR.

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. **EFFECTIVE JUNE 2012**



# ZINNIA TOWERS



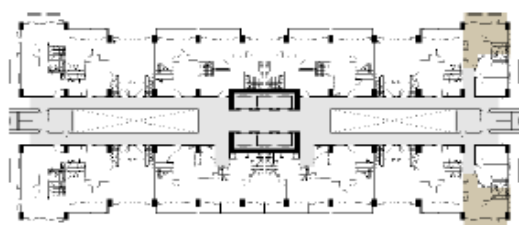
## 1-BEDROOM A WITH BALCONY Approx. Gross Floor Area: 41.00 sqm

### AREA ALLOCATION

Living / Dining	11.50 sqm
Kitchen	8.50
Bedroom	11.50
Toilet & Bath	3.50
Balcony	6.00

---

**APPROX. GROSS FLOOR AREA: 41.00 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, IF APPLICABLE.
- KEY PLAN IS BASED ON TYPICAL FLOOR.

EFFECTIVE JUNE 2012

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.



# ZINNIA TOWERS

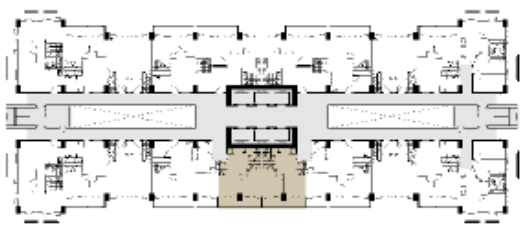
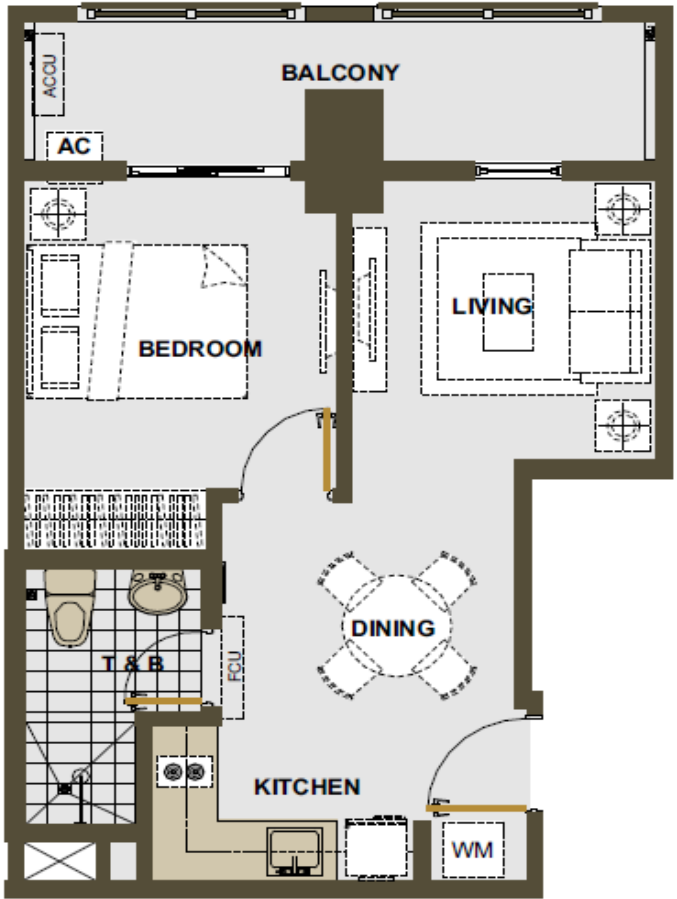
## 1-BEDROOM D WITH BALCONY Approx. Gross Floor Area: 42.00 sqm

### AREA ALLOCATION

Living / Dining	15.00 sqm
Kitchen	6.00
Bedroom	10.50
Toilet & Bath	4.50
Balcony	6.00

---

**APPROX. GROSS FLOOR AREA: 42.00 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, IF APPLICABLE.
- KEY PLAN IS BASED ON TYPICAL FLOOR.

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. **EFFECTIVE JUNE 2012**



# ZINNIA TOWERS

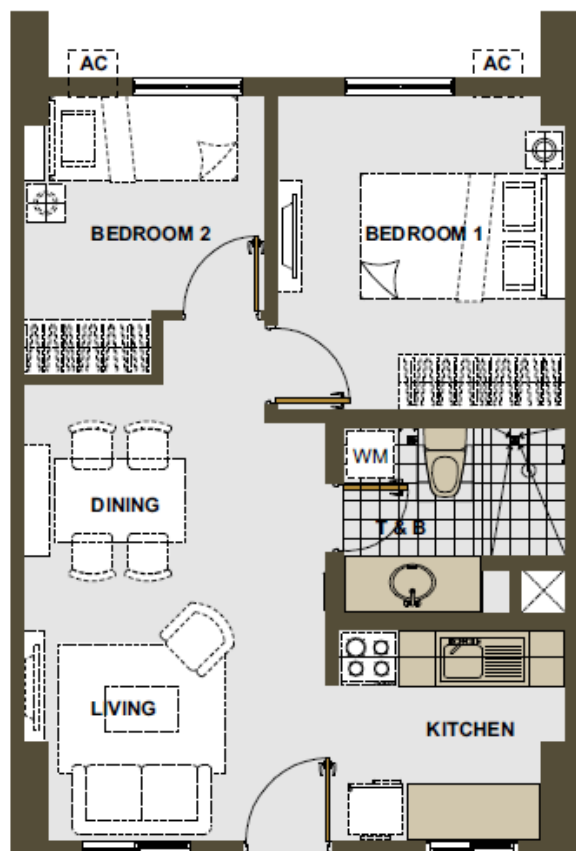
## 2-BEDROOM UNIT A Approx. Gross Floor Area: 50.00 sqm

### AREA ALLOCATION

Living / Dining	19.00 sqm
Kitchen	6.00
Bedroom 1	11.50
Bedroom 2	8.00
Toilet & Bath	5.50

---

**APPROX. GROSS FLOOR AREA: 50.00 sqm**



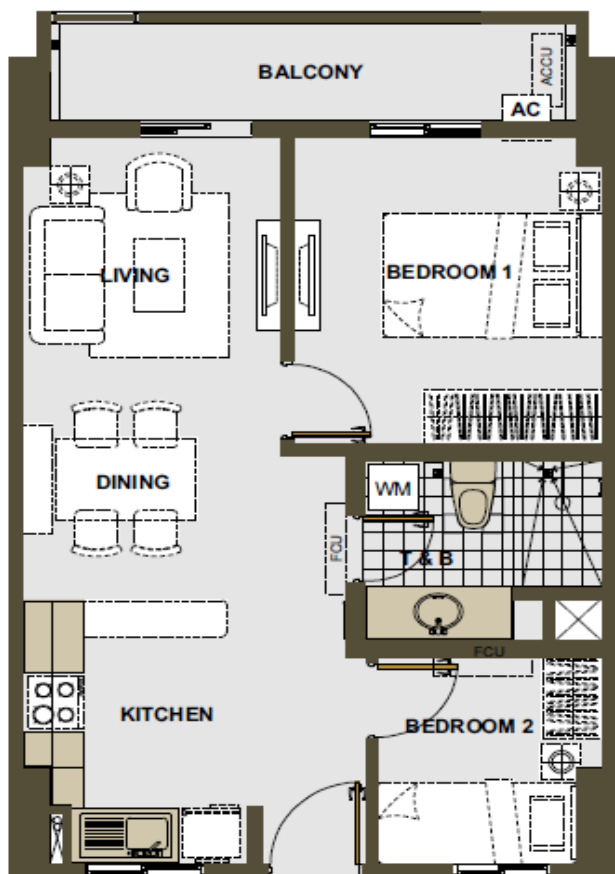
- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- APPROX. GROSS FLOOR AREA IS INCLUSIVE OF BALCONY, IF APPLICABLE.
- KEY PLAN IS BASED ON TYPICAL FLOOR.

EFFECTIVE JUNE 2012

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.



# ZINNIA TOWERS



## 2-BEDROOM B WITH BALCONY Approx. Gross Floor Area: 56.00 sqm

### AREA ALLOCATION

Living / Dining	16.50 sqm
Kitchen	10.50
Bedroom 1	11.50
Bedroom 2	6.00
Toilet & Bath	5.50
Balcony	6.00

**APPROX. GROSS FLOOR AREA: 56.00 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, IF APPLICABLE.
- KEY PLAN IS BASED ON TYPICAL FLOOR.

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.

EFFECTIVE MAY 2012



# ZINNIA TOWERS

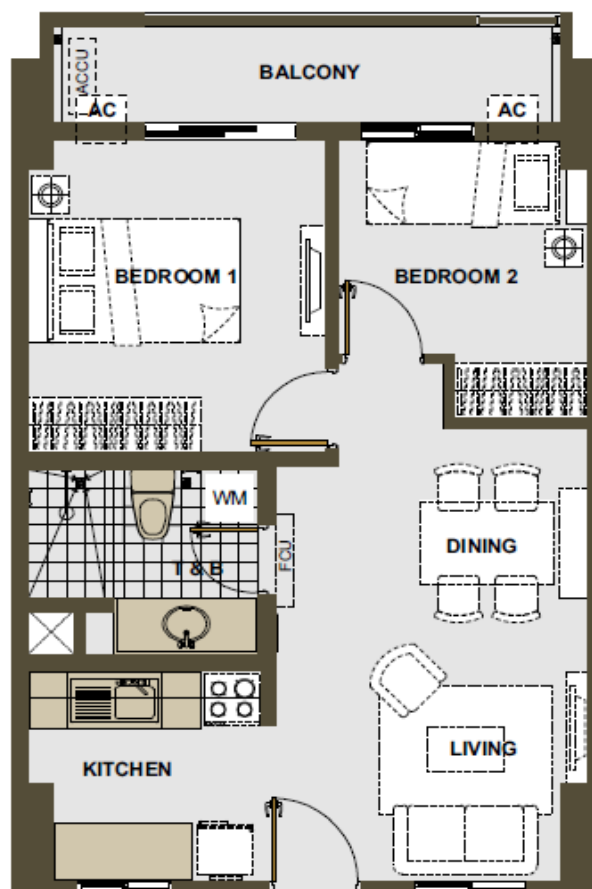
## 2-BEDROOM A WITH BALCONY Approx. Gross Floor Area: 56.00 sqm

### AREA ALLOCATION

Living / Dining	19.00 sqm
Kitchen	6.00
Bedroom 1	11.50
Bedroom 2	8.00
Toilet & Bath	5.50
Balcony	6.00

---

**APPROX. GROSS FLOOR AREA: 56.00 sqm**

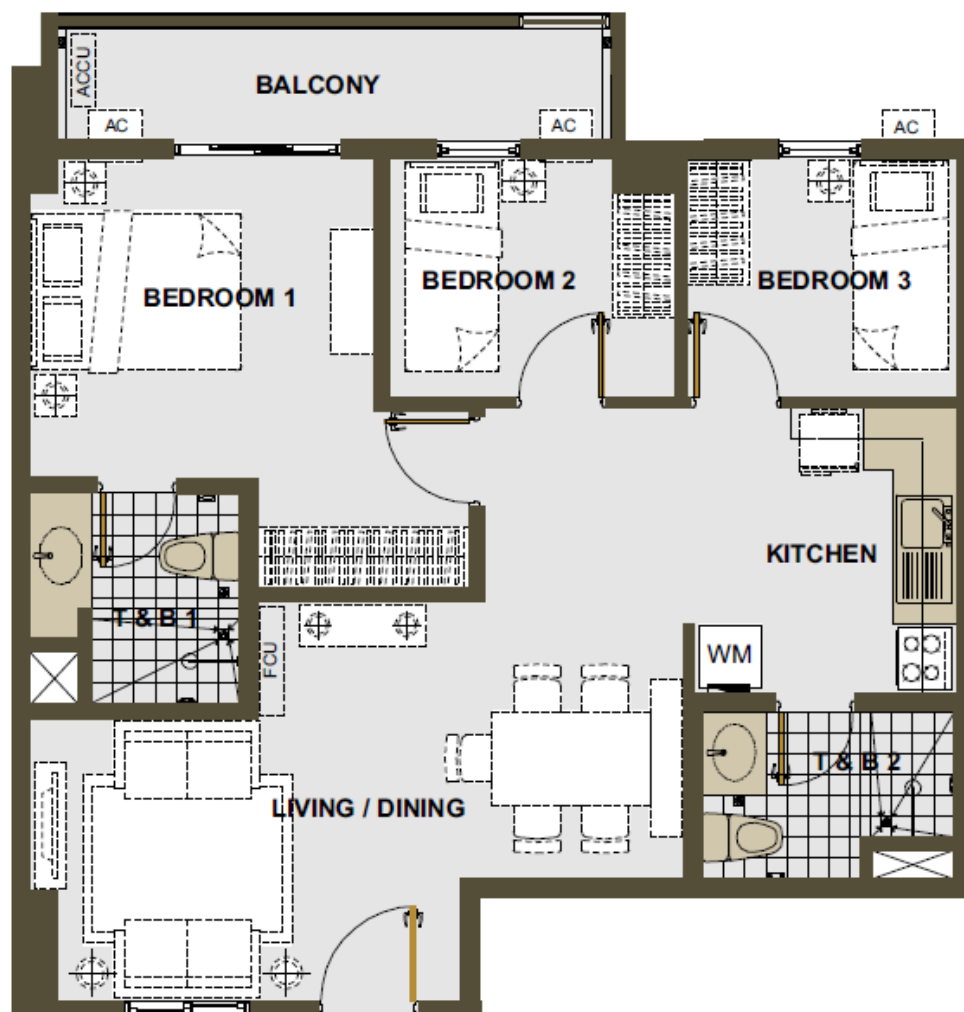


- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- APPROX. GROSS FLOOR AREA IS INCLUSIVE OF BALCONY, IF APPLICABLE.
- KEY PLAN IS BASED ON TYPICAL FLOOR.

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. **EFFECTIVE JUNE 2012**



# ZINNIA TOWERS



## 3-BEDROOM INNER WITH BALCONY Approx. Gross Floor Area: 75.00 sqm

### AREA ALLOCATION

Living / Dining	25.00 sqm
Kitchen	7.00
Bedroom 1	15.00
Bedroom 2	7.00
Bedroom 3	6.50
Toilet & Bath 1	4.50
Toilet & Bath 2	4.00
Balcony	6.00

**APPROX. GROSS FLOOR AREA: 75.00 sqm**



- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- APPROX. GROSS FLOOR AREA IS INCLUSIVE OF BALCONIES, IF APPLICABLE.
- KEY PLAN IS BASED ON TYPICAL FLOOR.

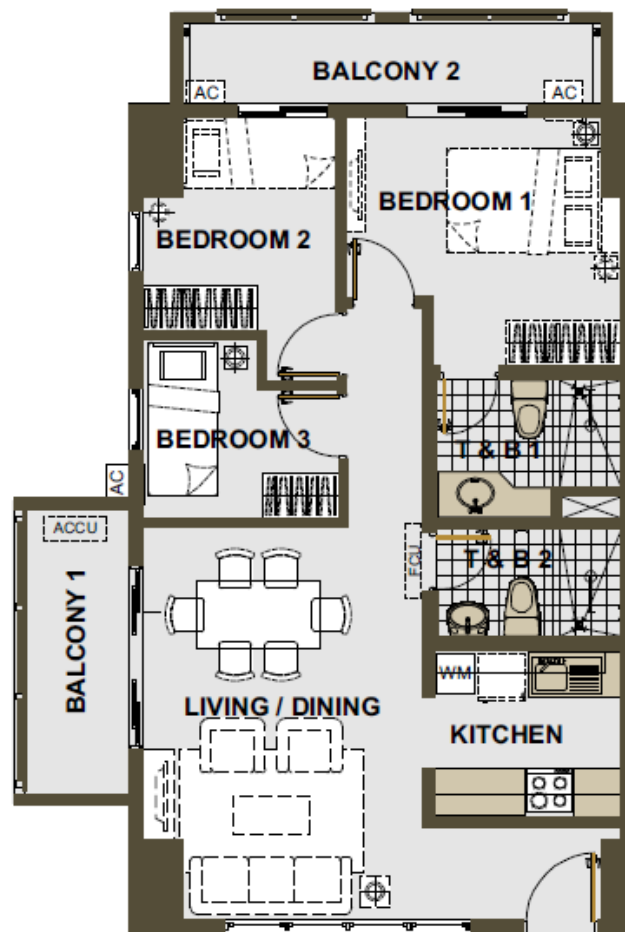
EFFECTIVE JUNE 2012

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.



# ZINNIA TOWERS

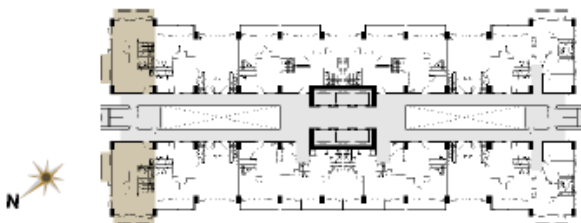
## 3-BEDROOM END WITH BALCONY Approx. Gross Floor Area: 82.00 sqm



### AREA ALLOCATION

Living / Dining	28.00 sqm
Kitchen	6.00
Bedroom 1	12.00
Bedroom 2	9.00
Bedroom 3	6.00
Toilet & Bath 1	5.00
Toilet & Bath 2	4.00
Balcony 1	6.00
Balcony 2	6.00

**APPROX. GROSS FLOOR AREA: 82.00 sqm**



- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- APPROX. GROSS FLOOR AREA IS INCLUSIVE OF BALCONIES, IF APPLICABLE.
- KEY PLAN IS BASED ON TYPICAL FLOOR.

EFFECTIVE JUNE 2012

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.

# **TURNOVER FINISHES**

# Turnover Finishes

RESIDENTIAL AREA	Studio Units	1-Bedroom Units		2-Bedroom Units	3-Bedroom Units	
	(25.00 sqm.)	(26.00 sqm.)	(31.00 & 35.00 sqm.)	(36.00 sqm.)	(50.00 sqm.)	(69.00 sqm.) (70.00 sqm.)
<b>Floor Finishes</b>						
Living, Dining & Kitchen	Vinyl planks with baseboard	Homogenous tiles with baseboard				
Bedrooms	Not applicable	Vinyl planks with baseboard				
Balcony	Ceramic tiles with pebble washout (where applicable)					
Toilet	Unglazed ceramic tiles					
<b>Wall Finishes</b>						
Interior Walls	Painted finish					
Toilet	Painted plain cement finish above tile					
<b>Ceiling Finishes</b>						
Living, Dining and Kitchen	Painted plain cement finish					
Bedrooms	Painted plain cement finish					
Toilet	Painted ficem board ceiling					
<b>Specialties</b>						
Kitchen Area	Granite Finish kitchen countertop with cabinet system					
Toilet and Bath	Mirror Cabinet			Granite Finish lavatory countertop for T&B 1		
<b>Doors</b>						
Entrance Door	Wooden panel door on metal jamb					
Bedroom Door	Not applicable	Sliding door	Wooden door on metal jamb			
Toilet Door	Wooden door with louver on metal jamb					
Balcony Door	Aluminum framed glass panel (where applicable)					
<b>Windows</b>						
Aluminum framed glass panel						
<b>Finishing Hardware</b>						
Main Door Lockset	Lever type keyed lockset					
Bedroom Lockset	not applicable	Sliding door lockset	Lever type keyed lockset			
Toilet Lockset	Lever type privacy lockset					

# Turnover Finishes

RESIDENTIAL AREA	Studio Units	1-Bedroom Units			2-Bedroom Units	3-Bedroom Units	
	(25.00 sqm.)	(26.00 sqm.)	(31.00 & 35.00 sqm.)	(36.00 sqm.)	(50.00 sqm.)	(69.00 sqm.)	(70.00 sqm.)
<b><u>Toilet and Kitchen Fixtures</u></b>							
Water Closet	Top flush, one-piece type						
Lavatory at Toilet & Bath 1	Wall hung type				Under counter type		
Lavatory at Toilet & Bath 2	not applicable					Under counter type	Wall hung with semi-pedestal type
Kitchen Sink	Single Bowl				Single Bowl with Drain Board		
Kitchen Faucet	Lever Type						
Shower Head and Fittings	Exposed Bath and Shower Mixer						
Soap Holder	White, Recessed type						

# Turnover Finishes



**\*for reference only**

# Price List Summary- North Tower

# of Units	Unit Area (sqm.)	Gross Area (sqm w/ balcony)	Price Range	
56	25.00	25.00	1.867Mn	2.086Mn
70	35.00	41.00	2.732Mn	3.105Mn
70	31.00	37.00	2.524Mn	2.759Mn
70	26.00	29.00	2.091Mn	2.324Mn
70	36.00	42.00	2.871Mn	3.110Mn
70	50.00	50.00	3.264Mn	4.058Mn
280	50.00	56.00	3.264Mn	4.268Mn
70	69.00	75.00	5.156Mn	5.732Mn
70	70.00	82.00	5.441Mn	6.274Mn
2	54.50	54.50	3.400Mn	
2	70.50	73.50	5.067Mn	
4	72.50	75.50	5.182Mn	5.431Mn
2	73.50	76.50	5.456Mn	



# Selling Program, Payment Terms, Implementation Guidelines

- Effectivity of Pricelist - November 16, 2012
- RFO (North Tower): May 2016
- Minimum Down payment will be at 20%
- 30% Minimum Down payment for 2BR units at atrium floors & facing amenities

# 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.