



DMCI HOMES

SAGE

R E S I D E N C E S



Project Brief
as of September 12, 2022



Project Name & Logo



**“a sense of natural beauty and
different flavor of living”**

MEANING:

1. An aromatic green herb
2. A wise person

“a wise home choice”





Project Overview

- **Location:** D.M. Guevara and Sinag Streets, Mandaluyong City
- **Development Type:** High-rise Residential Condominium
- **Architectural Theme:** Modern Contemporary
- **# of Storeys:** 50 floors (49 residential)
- **Unit Types:** Stu, 1BR, 2BR, 3BR
- **Amenities and Open Space Ratio:** 56%



LOCATION



Location

D.M. Guevara

and Sinag Streets



Educational Institutions



Rizal Technological Univ. – 5 mins



Lourdes School – 8 mins



Univ. of Asia and the Pacific – 9 mins



Poveda College – 10 mins



Jose Rizal Univ. – 11 mins



St. Paul College Pasig – 13 mins

Others:

- La Salle Greenhills – 12 mins
- ADMU School of Medicine and Public Health – 15 mins
- Xavier School – 15 mins
- Polytechnic University of the Philippines – 15 mins
- Domuschola International School – 16 mins



Medical Institutions



VRP Medical Center – 5 mins



Unciano General Hospital – 5 mins



Cardinal Santos Medical Center – 10 mins



The Medical City – 11 mins



Rizal Medical Center – 13 mins



St. Luke's Medical Center, BGC – 14 mins



Business Centers



Ortigas Center – 9 mins



Rockwell Center – 9 mins



Capitol Commons – 9 mins



Bonifacio Global City – 14 mins



Makati CBD – 14 mins



Triangle Park, QC – 20 mins



Infra And Transportation



MRT-3 Boni Station – 4 mins



MRT-3 Shaw Station – 4 mins



Estrella-Pantaleon Bridge – 6 mins



SM Megamall Bus Terminal – 9 mins



Kalayaan Bridge – 12 mins



LOCATION HIGHLIGHTS



A decorative horizontal pattern at the top left of the slide, consisting of repeating geometric shapes in shades of blue and green, resembling stylized leaves or petals.

MANDALUYONG CITY

- Called **“The New Tiger City of Metro Manila”** for its big leap to economic progress.
- Houses some of the **largest business conglomerates and industry leaders** in the country.
- Located at **“The Heart of Metro Manila”** for its strategic location in the middle of the top Cities in NCR.
- Fondly called **“The Shopping Mall Capital of the Philippines”** due to the wide array of commercial establishments within and surrounding its vicinity.



MANDALUYONG CITY

- Called **“The New Tiger City of Metro Manila”** for its big leap to economical progress.
- ✓ **1st LGU in MM** to have a newly approved **Comprehensive Development Plan and Zoning Ordinance** approved by HLURB
- ✓ Various **commercial expansions**, **housing developments**, and **environmental expansions** throughout the years



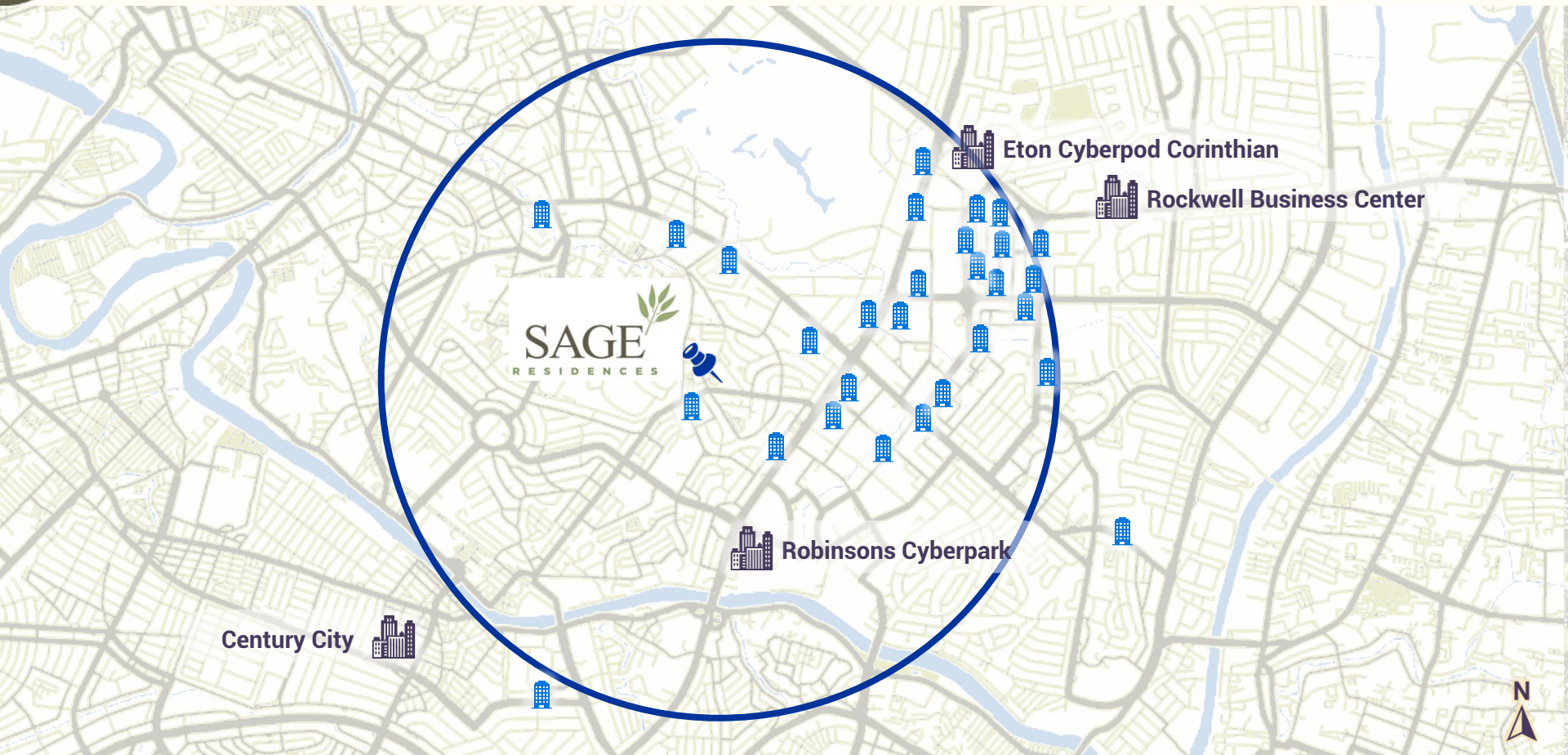
MANDALUYONG CITY

- Houses some of the **largest business conglomerates and industry leaders** in the country.
- ✓ Various international call centers and BPOs located in the area.





PEZA sites are in abundance, especially in Ortigas Center and Shaw Boulevard



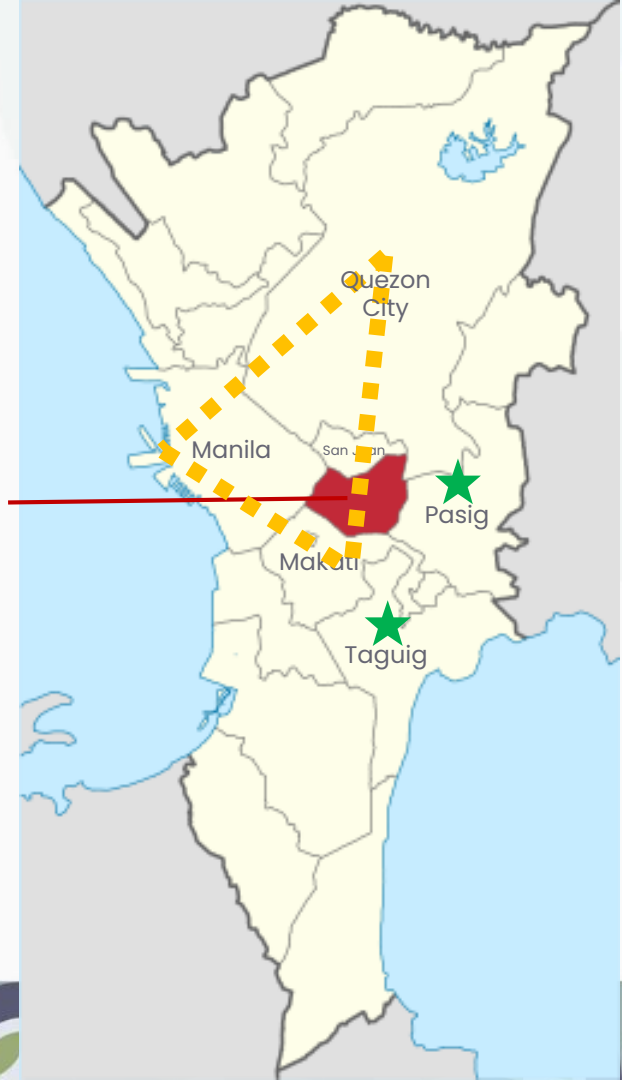
2KM Radius



MANDALUYONG CITY

- Located at **“The Heart of Metro Manila”** for its strategic location in the middle of the top Cities in NCR.
 - ✓ In the middle of “the golden triangle” Manila, Makati, and Quezon City.
 - ✓ The rise of Pasig and Taguig in recent years adds more value to the city of Mandaluyong.

Mandaluyong City



MANDALUYONG CITY

- Fondly called **“The Shopping Mall Capital of the Philippines”** due to the wide array of commercial establishments within and surrounding its vicinity.





Retail Establishments

Large variety of shopping options in nearby business districts



2KM Radius



Spotlight: Robinsons Forum Re-Development

- **Redeveloping a new commercial hub**

- A **mixed-use development** will replace the existing Robinsons Forum located in the corner of EDSA and Pioneer, which includes 4 office towers and an upscale / lifestyle shopping mall
- The mall will have 7 levels with new **dining and retail concepts, improved cinemas, and expansive outdoor amenities**
- While construction is ongoing, a new food hall will be built in the property, which will have a food bazaar and food trucks



TARGET MARKET



End-users

Upgraders



Motivations:

- ✓ Ready to make first property purchase
- ✓ Needs a HOME that's near to work, live, play options
- ✓ To move to a more convenient address

Young and Start-up Families



Motivations:

- ✓ The perfect HOME to start and raise a family.
- ✓ Near present and future needs such as accessibility to workplace, good schools, commercial centers, etc.

Investors



Reasons for Purchase:

- ✓ Rental income
- ✓ A secure investment to add to personal wealth
- ✓ Take advantage of potential growth of property value

Ave. Annual Growth Rate in the area*:

+12.6%

DMCI Homes Performance (Ave. Annual Growth)**:

 <p>Sheridan TOWERS</p>	<p>+15%</p>	<p>Launched: 2013</p>
 <p>KAI GARDEN RESIDENCES</p>	<p>+13%</p>	<p>Launched: 2017</p>
 <p>FLAIR TOWERS</p>	<p>+13%</p>	<p>Launched: 2012</p>

*Based on average annual growth rate of active projects in the area from launch up to Sept. 2022

** DMCI Homes projects data based from launch price vs price as of Sept. 2022



VALUE PROPOSITION



Reasons to Purchase in Sage Residences

- 1. Perfectly Located at the Heart of Metro Manila**
- 2. A Pinnacle of City Living**
- 3. Smart Investment Option**
- 4. An Innovative Development of DMCI Homes**

1. Perfectly Located at the Heart of Metro Manila

“Accessibility, Connectivity, Convenience”

Bordered by the top cities in NCR



A Wide Array of Transport Options



A Good Mix of Work, Live, Play Options



Connected via Major Roads and Infra



2. A Pinnacle of City Living

“Best Combination of Elegant City Life and a Relaxing Home Life”

Enjoy the Perks of Metro Living



with a

**Resort-Inspired Home with BIG
OPEN SPACES!!!**



3. Smart Investment Option

“Get the Best Value for your Money”

Get more space for a lower price/sqm

plus

Complete Amenities and Excellent Features

Project	Ave. Size	Ave. Price	Ave. P/sq m
Sage Residences	55	8.5M	154k
Competitor A	27	7.4M	277k
Competitor B	39	5.7M	179k
Competitor C	58	11.7M	254k
Competitor D	30	8.2M	304k



4. An Innovative Development of DMCI Homes

“A well-designed development by the country’s premier AAAA Developer”

Elegant Unit Features



1. Full Glass Balconies*
2. Wider and Bigger Windows
3. Extended Bedrooms*
4. Floor-to-Ceiling Windows*

*depends on unit type and layout

DMCI Homes Innovations

DESIGNED WITH



Lumiventt®

1. Lumiventt Design Technology
2. Full Water Recycling Facility
3. Internet Connection in Units and Common Areas.

DMCI Homes Quality





SAGE 
RESIDENCES

Project-in-Focus



SAGE

RESIDENCES

PROJECT INFORMATION



D.M. Guevara,
Mandaluyong City



49 Residential Floors



1 HRB
50 Storeys



8 Basement Floors



MODERN
contempo
rary



Lumiventt







SINAG STREET



ACCESS POINTS

- D.M. Guevara - Drop-off
 - Sinag St. – Basement Parking
- Parking



SITE DEVELOPMENT PLAN

DOMINGO M. GUEVARA

ACCESS TO
S I N B A S E M E N T R E E T

ACCESS POINTS



SITE DEVELOPMENT PLAN

DOMINGO M. GUEVARA

DROP-OFF

SINAG STREET



Ground Floor Amenities

- 1) Open Lounge
- 2) Bar Lounge
- 3) Indoor Play Area
- 4) Outdoor Play Area
- 5) Kiddie Pool
- 6) Leisure Pool
- 7) Picnic Area
- 8) Shooting Court



SITE DEVELOPMENT PLAN

GROUND FLOOR LEVEL

SINAG STREET



Roof Deck Amenities

- 1) Sky Lounge
- 2) Fitness Gym
- 3) Entertainment Area
- 4) Co-working Space
- 5) Sky Deck Pool
- 6) Sky Promenade



SITE DEVELOPMENT PLAN

ROOFDECK LEVEL

GATE & GUARDHOUSE



DMCI HOMES

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DROP-OFF AREA

RECEPTION LOBBY



OPEN LOUNGE



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SNACK BAR (Ground Floor)





KIDDIE POOL



LEISURE POOL



PICNIC AREA

PLAY AREA



SHOOTING COURT



ELEVATOR LOBBY



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SKY LOUNGE

SNACK BAR (Roof Deck)



ENTERTAINMENT
ROOM



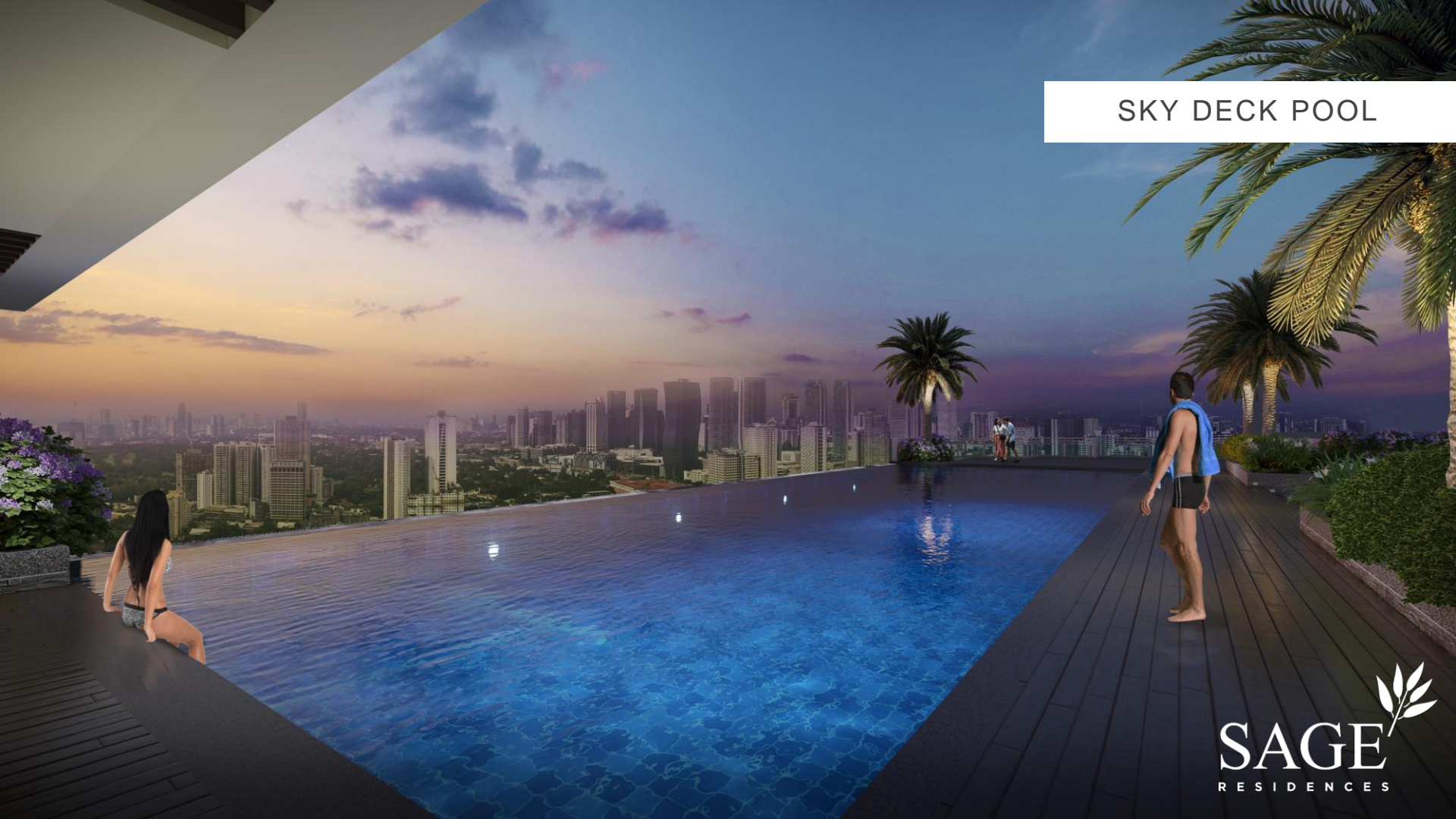
FITNESS GYM





SKY DECK POOL

SKY DECK POOL





SKY DECK POOL

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RESIDENCES

ROOF DECK

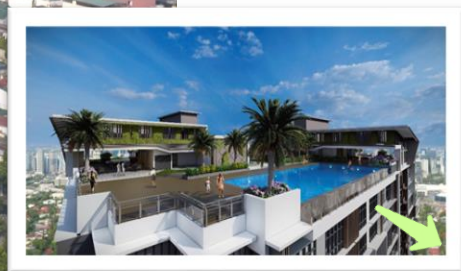


ROOF DECK



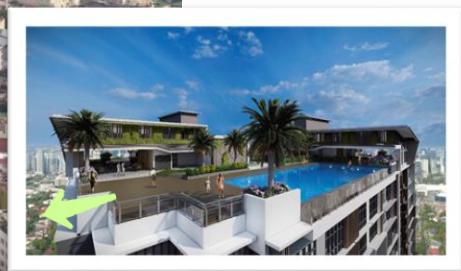
ORTIGAS

Northeast view



EDSA - PASIG

Southeast view

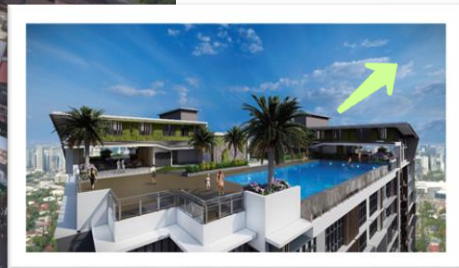


MANILA

Northwest view



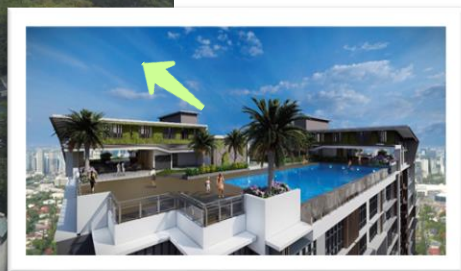
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RESIDENCES



MAKATI

Southwest

view



PROJECT facilities

Water Station

Convenience Store

Laundry Station

OTHERS:

16 High-Speed Elevators

100% Emergency Back-Up Power

Property Management Office



Actual images
from RFO
projects



PROJECT features



WIFI IN UNITS &
COMMON AREAS



GARBAGE CHUTE



WATER
RECYCLING &
TREATMENT





SAGE 

R E S I D E N C E S

FOR LAUNCH INVENTORY



LAUNCH INVENTORY



616

residential units
33rd to Penthouse



330

parking slots
Basement 1 - 3



33rd Floor to Penthouse
Parking Assignment:
Basement
1 to 3





LAUNCH INVENTORY

UNITS			
Unit Type	Inventory for Launch	Unit Area (sqm)	Gross Area (sqm)
STU	88	27.0 – 31.0	31.0 – 33.5
1-BR	56	30.0 – 32.0	30.0 – 32.0
2-BR	368	45.5 – 82.0	48.0 – 84.0
3-BR	104	68.0 – 92.0	71.0 – 95.0

PARKING SLOTS*		
Parking Type	Inventory for Launch	Parking Area (sqm)
Single	304	13.0 – 16.0
Tandem	26	13.0 – 21.0

*Some PS come w/ utility storage.

33rd Floor to Penthouse
Parking Assignment:
Basement
1 to 3





FLOOR PLANS & UNIT LAYOUTS

SAGE

RESIDENCES

- Studio A (Inner Unit)**
Approx. Gross Floor Area: 31.50 sqm
- Studio B (Inner Unit)**
Approx. Gross Floor Area: 31.50 sqm
- Studio C (Inner Unit)**
Approx. Gross Floor Area: 31.50 sqm
- Studio D (Inner Unit)**
Approx. Gross Floor Area: 33.50 sqm
- Studio E (Inner Unit)**
Approx. Gross Floor Area: 31.00 sqm
- 1 Bedroom D (Inner Unit)**
Approx. Gross Floor Area: 32.00 sqm
- 2 Bedroom A (Inner Unit)**
Approx. Gross Floor Area: 55.00 sqm
- 2 Bedroom C (Inner Unit)**
Approx. Gross Floor Area: 48.00 sqm
- 2 Bedroom N (Inner Unit)**
Approx. Gross Floor Area: 61.50 sqm
- 2 Bedroom Q (Inner Unit)**
Approx. Gross Floor Area: 60.00 sqm
- 2 Bedroom R (Inner Unit)**
Approx. Gross Floor Area: 60.00 sqm
- 2 Bedroom T (End Unit)**
Approx. Gross Floor Area: 75.00 sqm
- 2 Bedroom W (Inner Unit)**
Approx. Gross Floor Area: 62.50 sqm
- 2 Bedroom Z (Corner Unit)**
Approx. Gross Floor Area: 66.00 sqm
- 2 Bedroom AA (Corner Unit)**
Approx. Gross Floor Area: 70.00 sqm
- 3 Bedroom A (Inner Unit)**
Approx. Gross Floor Area: 71.50 sqm
- 3 Bedroom B (End Unit)**
Approx. Gross Floor Area: 84.00 sqm
- 3 Bedroom G (Inner Unit)**
Approx. Gross Floor Area: 78.50 sqm



ATRIUM FLOOR

37th & 47th 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.

EFFECTIVE SEPTEMBER 2022

NOTE: Standard policy regarding request for tandem shall apply.

-  **Studio B (Inner Unit)**
Approx. Gross Floor Area: 31.50 sqm
-  **Studio E (Inner Unit)**
Approx. Gross Floor Area: 31.00 sqm
-  **1 Bedroom A (Inner Unit)**
Approx. Gross Floor Area: 30.00 sqm
-  **1 Bedroom B (Inner Unit)**
Approx. Gross Floor Area: 30.00 sqm
-  **1 Bedroom C (Inner Unit)**
Approx. Gross Floor Area: 30.00 sqm
-  **2 Bedroom B (Inner Unit)**
Approx. Gross Floor Area: 55.00 sqm
-  **2 Bedroom C (Inner Unit)**
Approx. Gross Floor Area: 48.00 sqm
-  **2 Bedroom G (Inner Unit)**
Approx. Gross Floor Area: 52.00 sqm
-  **2 Bedroom I (Inner Unit)**
Approx. Gross Floor Area: 63.50 sqm
-  **2 Bedroom J (Inner Unit)**
Approx. Gross Floor Area: 63.50 sqm
-  **2 Bedroom K (Inner Unit)**
Approx. Gross Floor Area: 63.50 sqm
-  **2 Bedroom V (Inner Unit)**
Approx. Gross Floor Area: 61.00 sqm
-  **2 Bedroom P (Corner Unit)**
Approx. Gross Floor Area: 69.50 sqm
-  **2 Bedroom X (Corner Unit)**
Approx. Gross Floor Area: 73.50 sqm
-  **2 Bedroom Y (End Unit)**
Approx. Gross Floor Area: 70.00 sqm
-  **3 Bedroom F (End Unit)**
Approx. Gross Floor Area: 79.00 sqm
-  **3 Bedroom H (Inner Unit)**
Approx. Gross Floor Area: 78.00 sqm



40th-41st & 45th-46th Floor Level Plan

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EFFECTIVE SEPTEMBER 2022

TYPICAL FLOOR

NOTE: Standard policy regarding request for tandem shall apply.

FACING ORTIGAS CBD



PENTHOUSE

- Studio E (Inner Unit)**
Approx. Gross Floor Area: 31.00 sqm
- 2 Bedroom C (Inner Unit)**
Approx. Gross Floor Area: 48.00 sqm
- 2 Bedroom H (Inner Unit)**
Approx. Gross Floor Area: 52.00 sqm
- 2 Bedroom Q (Inner Unit)**
Approx. Gross Floor Area: 60.00 sqm
- 2 Bedroom S (Inner Unit)**
Approx. Gross Floor Area: 60.00 sqm
- 2 Bedroom V (Inner Unit)**
Approx. Gross Floor Area: 61.00 sqm
- 2 Bedroom Y (End Unit)**
Approx. Gross Floor Area: 70.00 sqm
- 2 Bedroom Z (Corner Unit)**
Approx. Gross Floor Area: 66.00 sqm
- 2 Bedroom AA (Corner Unit)**
Approx. Gross Floor Area: 70.00 sqm
- 2 Bedroom AB (Inner Unit)**
Approx. Gross Floor Area: 82.00 sqm
- 3 Bedroom F (End Unit)**
Approx. Gross Floor Area: 79.00 sqm
- 3 Bedroom H (Inner Unit)**
Approx. Gross Floor Area: 78.00 sqm
- 3 Bedroom I (Inner Unit)**
Approx. Gross Floor Area: 90.00 sqm

PH Floor Level Plan

- Plans reflected as visuals are not to scale.
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EFFECTIVE SEPTEMBER 2022

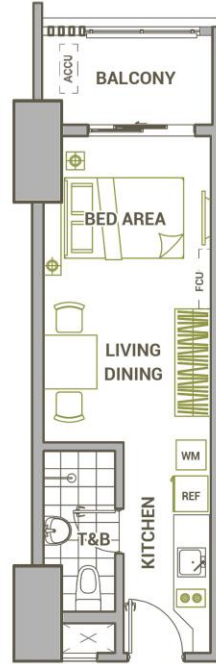
NOTE: Standard policy regarding request for tandem shall apply.

STUDIO A (INNER UNIT)

AREA ALLOCATION

LIVING & DINING	9.80 sqm
KITCHEN	6.00
BED AREA	7.30
TOILET & BATH	3.90
BALCONY	4.50
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APPROX. GROSS FLOOR AREA:	31.50 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
- KEY PLAN IS BASED ON TYPICAL FLOOR
- EFFECTIVE SEPTEMBER 2022



STUDIO A

Unit Area 27.00 sqm

Gross Area 31.50 sqm

Floor Level/s:
33rd - 34th , 37th -39th,
42nd - 44th , 47th - 49th

NOTE: Standard policy regarding request for tandem shall apply.

1 - BEDROOM A (INNER UNIT)

AREA ALLOCATION

LIVING & DINING	9.80 sqm
KITCHEN	6.00
BEDROOM	10.30
TOILET & BATH	3.90
APPROX. GROSS FLOOR AREA:	30.00 sqm

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- EFFECTIVE SEPTEMBER 2022



1 BEDROOM A

Unit Area 30.00 sqm

Gross Area 30.00 sqm

Floor Level/s:
35th – 36th, 40th – 41st,
45th – 46th, 50th

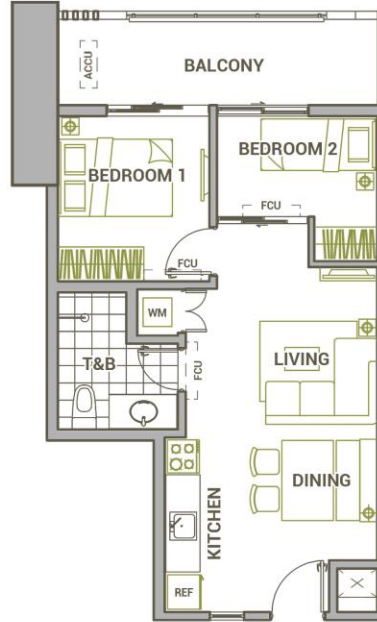
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2 - BEDROOM A (INNER UNIT)

AREA ALLOCATION

LIVING & DINING	15.40 sqm
KITCHEN	9.00
BEDROOM 1	8.85
BEDROOM 2	6.50
TOILET & BATH	5.75
BALCONY	9.50
<hr/>	
APPROX. GROSS FLOOR AREA:	55.00 sqm

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2 BEDROOM A

Unit Area 45.50 sqm

Gross Area 55.00 sqm

Floor Level/s:
33rd - 34th , 37th -39th,
42nd - 44th , 47th - 49th

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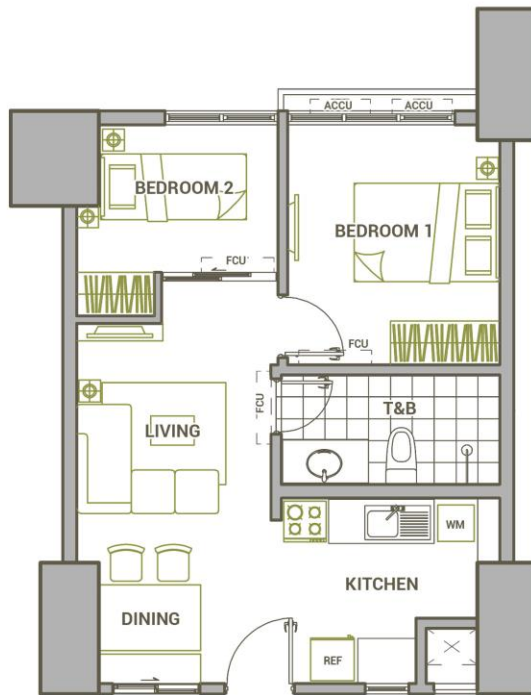
2 - BEDROOM C (INNER UNIT)

AREA ALLOCATION

LIVING & DINING	15.45 sqm
KITCHEN	8.80
BEDROOM 1	10.90
BEDROOM 2	7.50
TOILET & BATH	5.35

APPROX. GROSS FLOOR AREA: 48.00 sqm

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- EFFECTIVE SEPTEMBER 2022



2 BEDROOM C

Unit Area 48.00 sqm

Gross Area 48.00 sqm

Floor Level/s:
33rd - PH

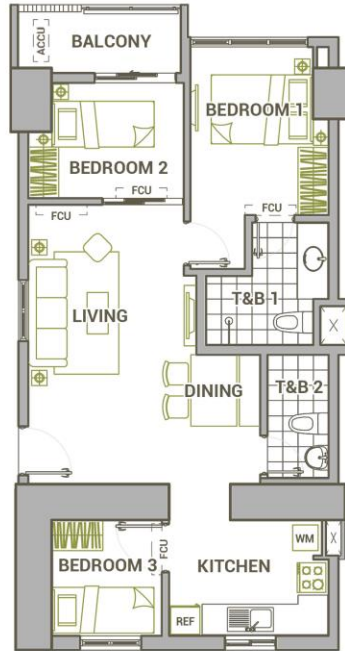
NOTE: Standard policy regarding request for tandem shall apply.

3 - BEDROOM A (INNER UNIT)

AREA ALLOCATION

LIVING & DINING	23.55 sqm
KITCHEN	8.70
BEDROOM 1	11.45
BEDROOM 2	8.45
BEDROOM 3	6.15
TOILET & BATH 1	5.85
TOILET & BATH 2	3.85
BALCONY	3.50
APPROX. GROSS FLOOR AREA:	71.50 sqm

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- EFFECTIVE SEPTEMBER 2022



3 BEDROOM A

Unit Area	68.00 sqm
Gross Area	71.50 sqm

Floor Level/s:
37th -39th , 47th – 49th

NOTE: Standard policy regarding request for tandem shall apply.

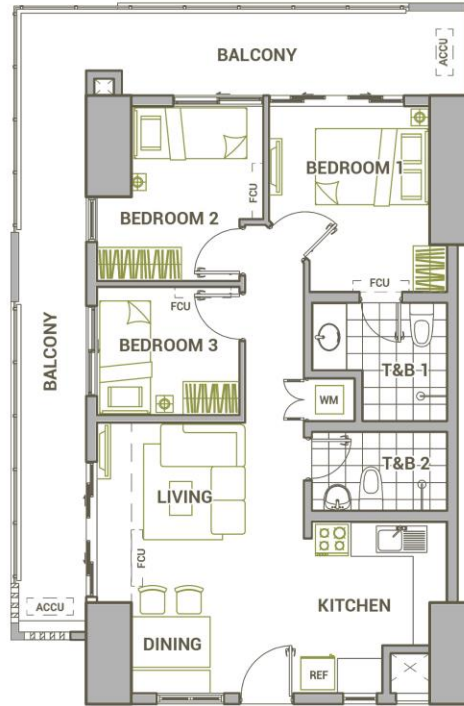
3 - BEDROOM C (END UNIT)

AREA ALLOCATION

LIVING & DINING	22.85 sqm
KITCHEN	8.95
BEDROOM 1	11.10
BEDROOM 2	10.25
BEDROOM 3	6.75
TOILET & BATH 1	6.00
TOILET & BATH 2	4.10
BALCONY	25.00

APPROX. GROSS FLOOR AREA: 95.00 sqm

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- EFFECTIVE SEPTEMBER 2022



3 BEDROOM C

Unit Area 70.00 sqm

Gross Area 95.00 sqm

Floor Level/s:
38th – 39th, 48th – 49th

NOTE: Standard policy regarding request for tandem shall apply.

TURNOVER FINISHES

RESIDENTIAL AREA	STUDIO UNIT			1-BEDROOM UNIT		3-BEDROOM UNIT				
	27.0 sq.m	29.00 sq.m	31.0 sq.m	30.0 sq.m	32.0 sq.m	70.0 sq.m	68.0 sq.m	71.0 sq.m	92.0 sq.m	90.0 sq.m
						74.0 sq.m	75.0 sq.m	78.0 sq.m		
FLOOR FINISHES										
Living, Dining and Kitchen	Vinyl planks with baseboard					Ceramic tiles with baseboard				
Bedrooms	Vinyl planks with baseboard									
Balcony	Ceramic tiles with Pebble	N/A			Ceramic tiles with Pebble		N/A			
Toilet & Bath	Unglazed ceramic tiles									
WALL FINISHES										
Interior Walls	Painted plain cement finish									
Toilet	Unglazed ceramic tiles; Painted cement finish above wall tiles									
CEILING FINISHES										
Living, Dining and Kitchen	Painted plain cement finish									
Bedrooms	Painted plain cement finish									
Toilet & Bath	Painted ficem board ceiling									
SPECIALTIES										
Kitchen Area	Granite finish kitchen countertop with cabinet system									
Toilet and Bath	Mirror Cabinet					Granite finish lavatory countertop at T&B 1				Granite finish lavatory countertop



TURNOVER FINISHES

RESIDENTIAL AREA	STUDIO UNIT			1-BEDROOM UNIT		3-BEDROOM UNIT					
	27.0 sq.m	29.00 sq.m	31.0 sq.m	30.0 sq.m	32.0 sq.m	70.0 sq.m	68.0 sq.m	71.0 sq.m	92.0 sq.m	90.0 sq.m	
DOORS											
Entrance Door	Wooden door on metal jamb										
Bedroom Door	N/A			Wood sliding framed glass panel	Wooden door on metal jamb	Wooden door on metal jamb ad wooden sliding framed glass panel				Wooden door on metal jamb	
Toilet Door	Wooden panel door with half louver on metal jamb										
Balcony Door	Aluminum sliding framed glass panel with insect screen		N/A		Aluminum sliding framed glass panel with insect screen			N/A			
WINDOWS	N/A	Aluminum framed glass panel with insect screen (except awning and fixed windows)									
FINISHING HARDWARE											
Main Door Lockset	Mortise type keyed lockset										
Bedroom Lockset	N/A			Flush lock handle	Lever Type keyed lockset	Lever type keyed lockset and flush lock handle				Lever type keyed lockset	
Toilet Lockset	Lever type privacy lockset										



TURNOVER FINISHES

RESIDENTIAL AREA	STUDIO UNIT			1-BEDROOM UNIT		3-BEDROOM UNIT					
	27.0 sq.m	29.00 sq.m	31.0 sq.m	30.0 sq.m	32.0 sq.m	70.0 sq.m	68.0 sq.m	71.0 sq.m	92.0 sq.m	90.0 sq.m	
TOILET AND KITCHEN FIXTURES											
Water Closet	Top flush, one-piece type										
Lavatory	Wall-hung type basin					Undercounter type basin and wall-hung type Basin			Undercounter type basin		
Shower Head and Fittings	Exposed shower and mixer type										
Toilet Paper Holder	Recessed type										
Soap Holder	Niched at wall										
Kitchen Sink	Stainless steel, single bowl					Stainless steel, single bowl with one-side drainboard			Stainless steel, double bowl		
Kitchen Faucet	Gooseneck type					Rotary lever type					
Toilet Exhaust	Ceiling-mounted exhaust fan										
Kitchen Exhaust	Rangehood provision										
AIR CONDITION	Provision for single/multi-split-type airconditioning unit										



TURNOVER FINISHES

RESIDENTIAL AREA	STUDIO UNIT			1-BEDROOM UNIT		3-BEDROOM UNIT				
	27.0 sq.m	29.00 sq.m	31.0 sq.m	30.0 sq.m	32.0 sq.m	70.0 sq.m	68.0 sq.m	71.0 sq.m	92.0	90.0 sq.m
						74.0 sq.m	75.0 sq.m	78.0 sq.m	sq.m	
COMMON AREA										
<u>FLOOR FINISH</u>										
Stairs	Straight to finish concrete									
Hallway/ Corridor	Ceramic tiles with pebble washout									
Roof Deck	Homogenous tiles with pebble washout									
Driveway/ Parking	Straight to finish concrete									
<u>WALL FINISH</u>										
Exterior Wall Finish	Combination of plain and textured paint on cement finish									
Hallway	Painted plain cement finish									
Stairwell	Painted plain cement finish									
<u>CEILING FINISH</u>										
Hallway	Painted plain cement finish with ficem / gypsum board cladding									
Stairwell	Plain cement finish									
Driveway/Parking	Straight finish concrete									



TURNOVER FINISHES

RESIDENTIAL AREA	2-BEDROOM UNIT								
	45.5 sq.m	56.00 sq.m	54.0 sq.m	61.0 sq.m	48.0 sq.m 50.0 sq.m	58.0 sq.m	61.0 sq.m	60.0 sq.m	82.0 sq.m
	49.5 sq.m	58.0 sq.m	59.5 sq.m	63.5 sq.m 65.5 sq.m	51.5 sq.m 52.0 sq.m	60.0 sq.m	55.5 sq.m 62.5 sq.m	66.0 sq.m 70.0 sq.m	
<u>FLOOR FINISHES</u>									
Living, Dining and Kitchen	Ceramic tiles with baseboard								
Bedrooms	Vinyl planks with baseboard								
Balcony	Ceramic tiles with Pebble					N/A			
Toilet & Bath	Unglazed ceramic tiles								
<u>WALL FINISHES</u>									
Interior Walls	Painted plain cement finish								
Toilet	Unglazed ceramic tiles; Painted cement finish above wall tiles								
<u>CEILING FINISHES</u>									
Living, Dining and Kitchen	Painted plain cement finish								
Bedrooms	Painted plain cement finish								
Toilet & Bath	Painted ficem board ceiling								
<u>SPECIALTIES</u>									
Kitchen Area	Granite finish kitchen countertop with cabinet system								
Toilet and Bath	Granite finish lavatory countertop								



TURNOVER FINISHES

RESIDENTIAL AREA	2-BEDROOM UNIT								
	45.5 sq.m	56.00 sq.m	54.0 sq.m	61.0 sq.m	48.0 sq.m 50.0 sq.m	58.0 sq.m	61.0 sq.m	60.0 sq.m	82.0 sq.m
	49.5 sq.m	58.0 sq.m	59.5 sq.m	63.5 sq.m 65.5 sq.m	51.5 sq.m 52.0 sq.m	60.0 sq.m	55.5 sq.m 62.5 sq.m	66.0 sq.m 70.0 sq.m	
<u>DOORS</u>									
Entrance Door	Wooden door on metal jamb								
Bedroom Door	Wooden door on metal jamb and wooden sliding framed glass panel	Wood door on metal jamb		Wooden door on metal jamb and wooden sliding framed glass panel			Wooden door on metal jamb		
Toilet Door	Wooden panel door with half louver on metal jamb								
Balcony Door	Aluminum sliding framed glass panel with insect screen				N/A				
<u>WINDOWS</u>									
Aluminum framed glass panel with insect screen (except awning and fixed windows)									
<u>FINISHING HARDWARE</u>									
Main Door Lockset	Mortise type keyed lockset								
Bedroom Lockset	Lever type keyed lockset and flush lock handle	Lever type keyed lockset		Lever Type keyed lockset and flush lock handle			Lever type keyed lockset		
Toilet Lockset	Lever type privacy lockset								



TURNOVER FINISHES

RESIDENTIAL AREA	2-BEDROOM UNIT								
	45.5 sq.m	56.00 sq.m	54.0 sq.m	61.0 sq.m	48.0 sq.m 50.0 sq.m	58.0 sq.m	61.0 sq.m	60.0 sq.m	82.0 sq.m
	49.5 sq.m	58.0 sq.m	59.5 sq.m	63.5 sq.m 65.5 sq.m	51.5 sq.m 52.0 sq.m	60.0 sq.m	55.5 sq.m 62.5 sq.m	66.0 sq.m 70.0 sq.m	
<u>TOILET AND KITCHEN FIXTURES</u>									
Water Closet	Top flush, one-piece type								
Lavatory	Under-counter type basin								
Shower Head and Fittings	Exposed shower and mixer type								
Toilet Paper Holder	Recessed type								
Soap Holder	Niched at wall								
Kitchen Sink	Stainless steel, single bowl w/ one-side drainboard								Stainless steel, double bowl
Kitchen Faucet	Rotary lever type								
Toilet Exhaust	Ceiling-mounted exhaust fan								
Kitchen Exhaust	Rangehood provision								
<u>AIR CONDITION</u>	Provision for single/multi-split-type airconditioning unit								



TURNOVER FINISHES

RESIDENTIAL AREA	2-BEDROOM UNIT								
	45.5 sq.m	56.00 sq.m	54.0 sq.m	61.0 sq.m	48.0 sq.m 50.0 sq.m	58.0 sq.m	61.0 sq.m	60.0 sq.m	82.0 sq.m
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COMMON AREA									
FLOOR FINISH									
Stairs	Straight to finish concrete								
Hallway/ Corridor	Ceramic tiles with pebble washout								
Roof Deck	Homogenous tiles with pebble washout								
Driveway/ Parking	Straight to finish concrete								
WALL FINISH									
Exterior Wall Finish	Combination of plain and textured paint on cement finish								
Hallway	Painted plain cement finish								
Stairwell	Painted plain cement finish								
CEILING FINISH									
Hallway	Painted plain cement finish with ficem / gypsum board cladding								
Stairwell	Plain cement finish								
Driveway/Parking	Straight finish concrete								



TURNOVER FINISHES

RESIDENTIAL AREA	2-BEDROOM UNIT								
	45.5 sq.m	56.00 sq.m	54.0 sq.m	61.0 sq.m	48.0 sq.m 50.0 sq.m	58.0 sq.m	61.0 sq.m	60.0 sq.m	82.0 sq.m
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<u>DOORS</u>									
Entrance Door	Wooden door on metal jamb								
Bedroom Door	Wooden door on metal jamb and wooden sliding framed glass panel	Wood door on metal jamb			Wooden door on metal jamb and wooden sliding framed glass panel			Wooden door on metal jamb	
Toilet Door	Wooden panel door with half louver on metal jamb								
Balcony Door	Aluminum sliding framed glass panel with insect screen				N/A				
<u>WINDOWS</u>	Aluminum framed glass panel with insect screen (except awning and fixed windows)								
<u>FINISHING HARDWARE</u>									
Main Door Lockset	Mortise type keyed lockset								
Bedroom Lockset	Lever type keyed lockset and flush lock handle	Lever type keyed lockset			Lever Type keyed lockset and flush lock handle			Lever type keyed lockset	
Toilet Lockset	Lever type privacy lockset								





Sage Residences 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.





R E S I D E N C E S

PRICING, PAYMENT TERM &
TIMETABLE

PRICE RANGE

Unit Type	Description	No. of Inventory	Unit / PS Area	Gross Area	List Price	
					Min	Max
Unit Type	Studio	88	27.0 - 31.0	31.0 - 33.5	6.16 Mn	7.26 Mn
	1-Bedroom	56	30.0 - 32.0	30.0 - 32.0	6.15 Mn	7.08 Mn
	2-Bedroom	368	45.5 - 82.0	48.0 - 84.0	7.24 Mn	13.49 Mn
	3-Bedroom	104	68.0 - 92.0	71.0 - 95.0	10.20 Mn	13.83 Mn
Parking	Single Parking	304	13.0 – 16.0	13.0 – 16.0	0.92 Mn	1.06 Mn
	Tandem Parking	26	13.0 – 21.0	13.0 – 21.0	0.82 Mn	1.03 Mn





Standard

30%

MINIMUM

DOWNPAYMENT

Regular discount shall apply as indicated in memo PD-19-09-026.





Special Promo!

15%

MINIMUM DOWNPAYMENT

Applicable to all units and parking slots
(if purchased together with the unit).



VALID FROM SEPTEMBER 19-30, 2022



Special Promo!

7%

ADDITIONAL DISCOUNT

Applicable to Standard Payment Term and Special Promo Term.



VALID FROM SEPTEMBER 19-30, 2022

TIMETABLE

SEP 19 2022

Pricelist Effectivity
Sales Acceptance

JAN 2028

End of DP Period

FEB 2028

Ready for Occupancy
Due date for Bank Financing
Balance upon Turnover

SAMPLE COMPUTATION

Special Promo at 15% Minimum DP with Special Discount

		STUDIO	1-BEDROOM	2-BEDROOM	3-BEDROOM
Unit Area	%	27.0 sqm	30.0 sqm	48.0 sqm	71.0 sqm
Gross Area		31.5 sqm	30.0 sqm	48.0 sqm	71.0 sqm
List Price		6,162,000	6,149,000	7,241,000	10,197,000
Regular Discount		-	-	-	-
LP net of Regular Discount		6,162,000	6,149,000	7,241,000	10,197,000
Special Discount	7%	431,340	430,430	506,870	713,790
Total Contract Price		5,730,660	5,718,570	6,734,130	9,483,210
Reservation Fee		20,000			
Down payment	15%	859,599	857,786	1,010,120	1,422,482
DP period (until Feb 2028)		64 months			
Monthly DP		13,119	13,090	15,471	21,914
Monthly DP with CF		22,073	22,026	25,993	36,731
Balance	85%	4,871,061	4,860,785	5,724,011	8,060,729





Phenom
EXPERIENCE

enal



Comple AMENITIES



Generou OPEN SPACE S



SINAG STREET



Unique
DESIGN

G. M. GUEVARA



Upgraded

CONDO LIVING



Highly
LOCATION
accessible





98%

Ave. sold

SAGE



R E S I D E N C E S





Thank you and happy
selling!