



THE ERIN HEIGHTS

Project Brief



PROJECT NAME AND LOGO



THE ERIN HEIGHTS

Name

Erin – Irish word meaning *peaceful*

Logo

Leaves – represents *serenity*

Pink and gray colors – creates ideals of *harmony, relaxation, and contentment*

PROJECT OVERVIEW

Location: Commonwealth Ave. corner Tandang Sora Ave.,
Quezon City

Development Type: High-rise Residential Condominium

Architectural Theme: Modern Tropical

No. of Storeys: 55 (54 residential floors)

Unit Types Offered: Studio, 2BR, 3BR

Amenities and Open Space Ratio: 53%



LOCATION



Educational Institutions



UP DILIMAN – 5 mins



NEW ERA UNIV. – 6 mins



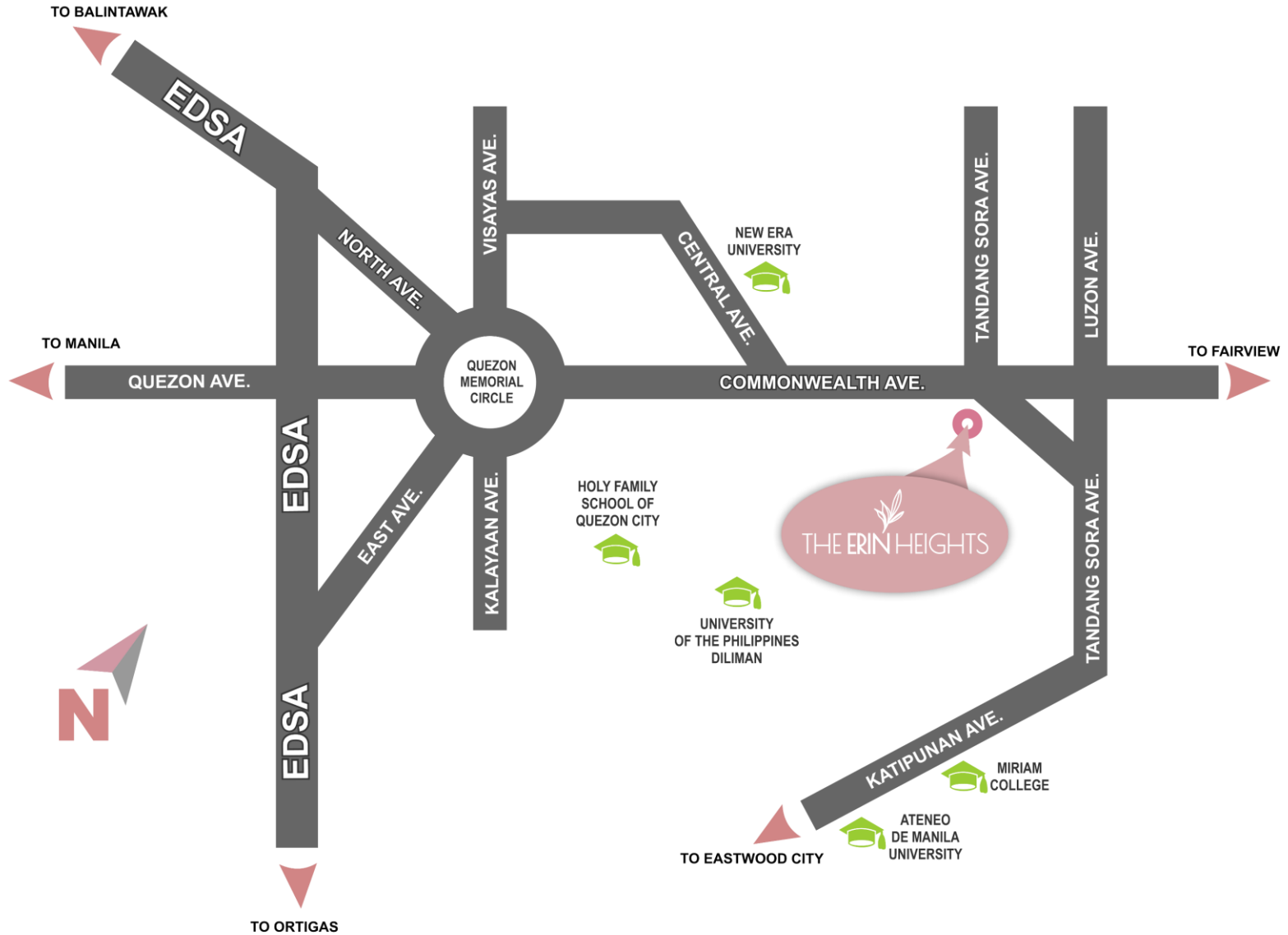
HOLY FAMILY SCHOOL OF
QC – 7 mins



MIRIAM COLLEGE – 7 mins



ATENEO DE MANILA UNIV. – 10 mins



Hospitals



**DILIMAN DOCTORS
HOSPITAL – 1 min**



**GENERAL MALVAR
HOSPITAL - 2 mins**



**NEW ERA GENERAL
HOSPITAL – 5 mins**



**NATIONAL KIDNEY &
TRANSPLANT
INSTITUTE – 6 mins**



**PHILIPPINE HEART
CENTER – 6 mins**



**VETERANS MEMORIAL
MEDICAL CENTER – 11 mins**



Commercial Centers and Business Hubs



UP TECHNOHUB – 5 mins



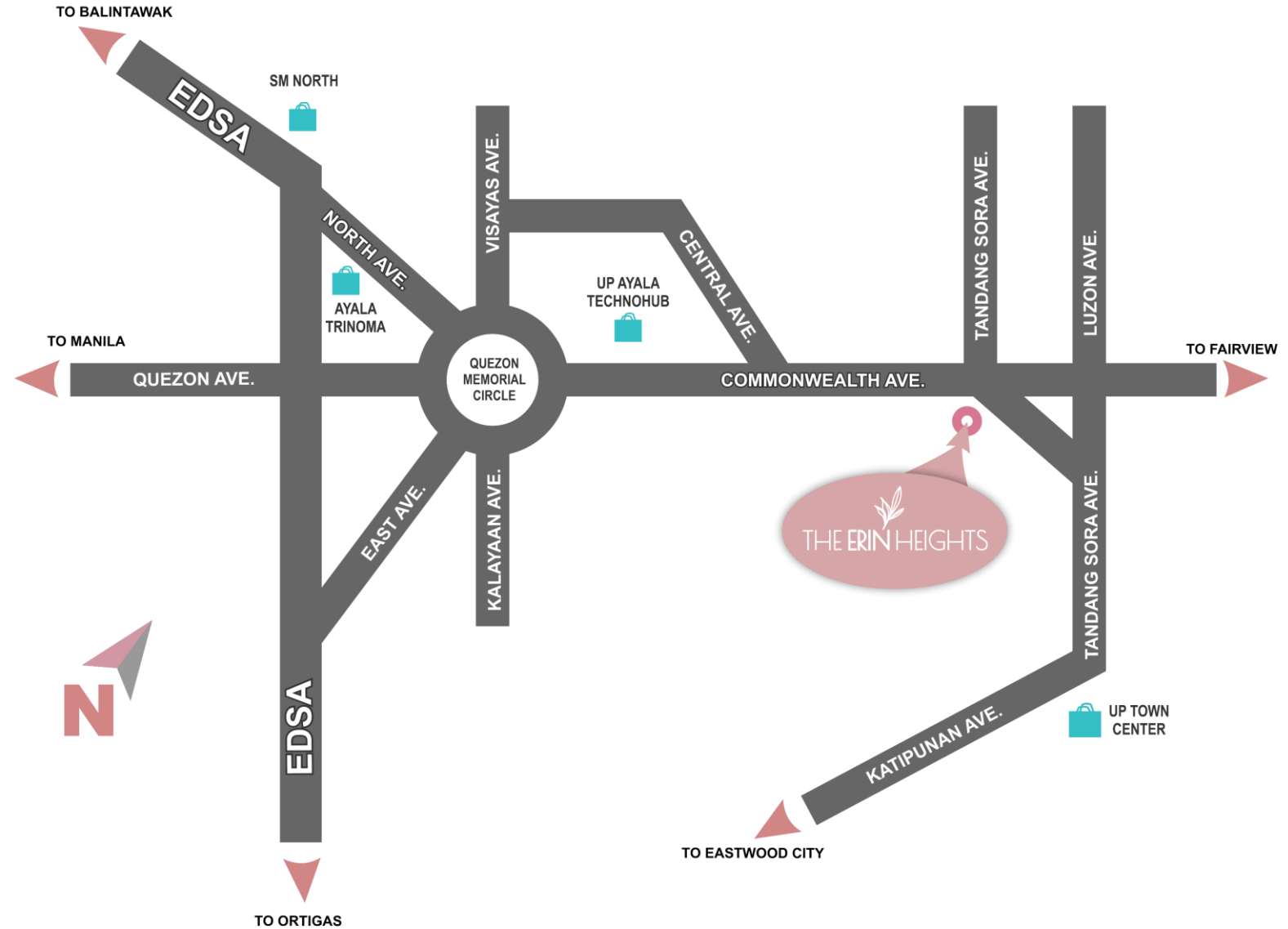
UP TOWN CENTER – 5 mins



TRINOMA – 12 mins



SM NORTH – 15 mins



Other Key Places of Interest



**IGLESIA NI CRISTO LOKAL
NA TEMPLO CENTRAL – 4 mins**



QUEZON CITY HALL – 7 mins



**NINOY AQUINO PARKS
AND WILDLIFE CENTER – 7 mins**



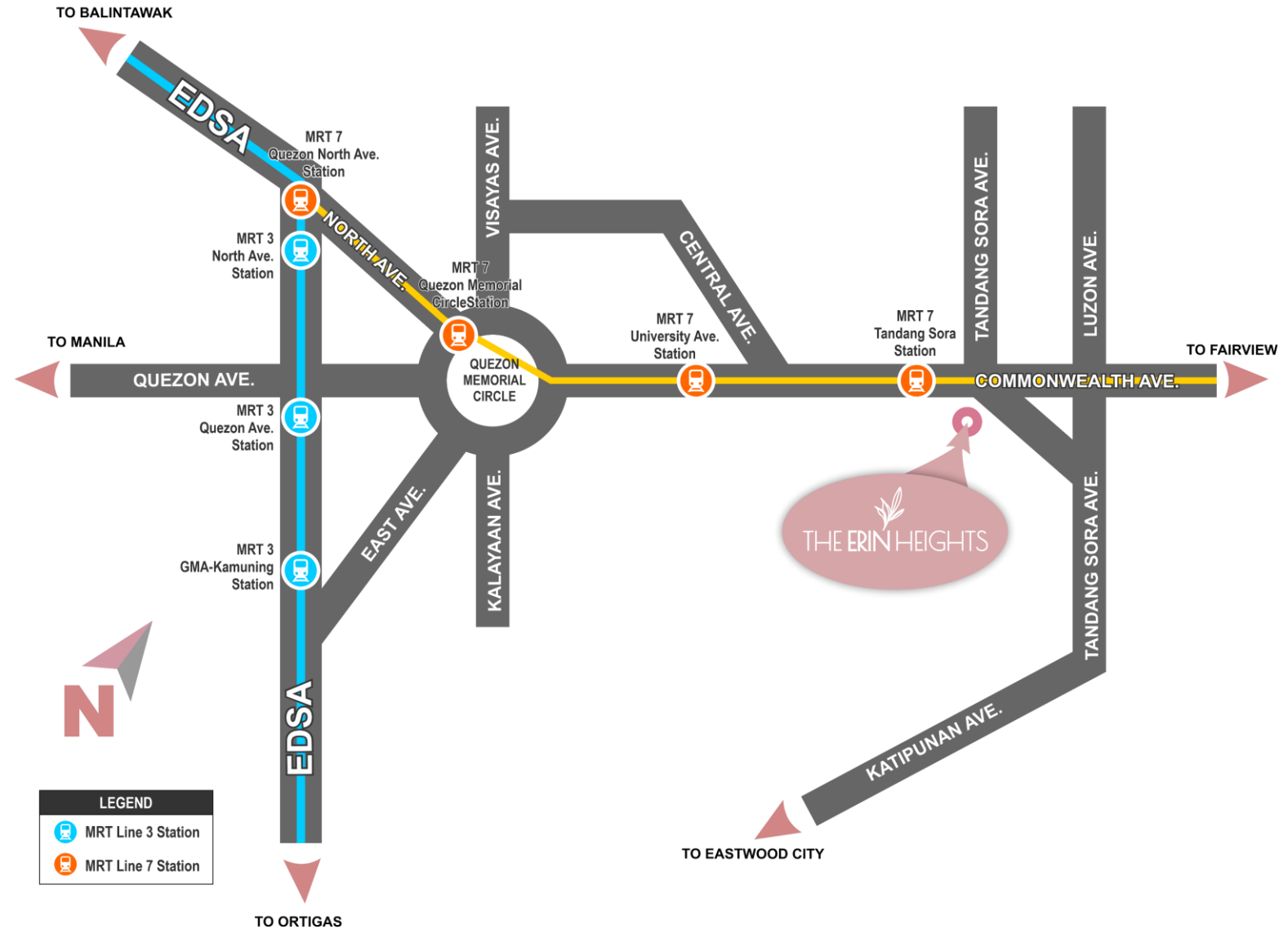
Main Transport Lines



MRT7 Tandang Sora Station – 150m



Connected to MRT-7 via Upcoming Grand Central Station





TRANSIT ORIENTED DEVELOPMENT



A decorative illustration of a branch with leaves and small berries in the top-left corner.

DEFINITION

“the creation of compact, walkable, pedestrian-oriented, mixed-use communities centered around high quality train systems.” - tod.org

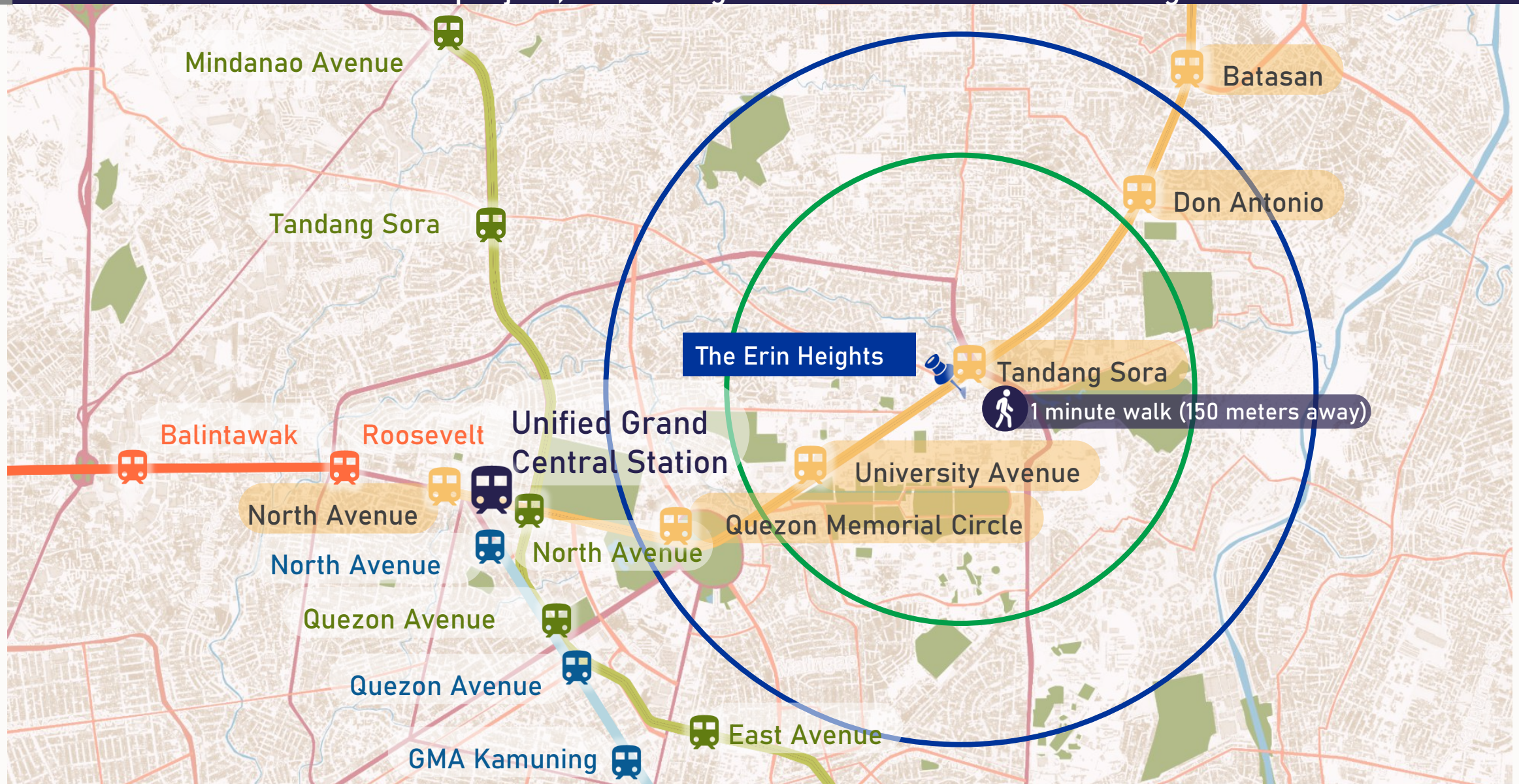
“integrated urban places designed to bring people, activities, buildings, and public space together, with easy walking and cycling connection between them and near-excellent transit service to the rest of the city.” - Institute for Transportation & Development Policy

A decorative illustration of a branch with leaves and small berries in the bottom-right corner.



Upcoming Infrastructure

ERI will be a transit-oriented project, benefitting from its access to the Tandang Sora Station of MRT-7





Commonwealth Ave.

MRT-7*
*Under construction

Tandang Sora Station Entrance*
*projected location

Tandang Sora Ave.
(road to Katipunan Ave.)

MRT-7
Tandang Sora Station
Entrance*

*projected location
(Around 1.5m away)



MRT7

- Northeast-southwest line beginning from the North Triangle Common Station (Unified Grand Central Station) up to San Jose Del Monte Bulacan
- North Triangle Common Station connects MRT-7 to MRT-3, LRT-1, and the upcoming Metro Manila Subway
- Projected to reduce travel time from North Avenue to SJDM in Bulacan to 35 minutes from the current 2-3 hours
- 61% completed. Partial operations by 4Q 2022*

*Source: inquirer.net



Unified Grand Central Station

- Common station along North Edsa and Trinoma that will connect the various key mass transit systems:
 - ✓ **MRT-3** – North Avenue, QC to Taft Avenue Station
 - ✓ **MRT-7** – North Avenue to San Jose Del Monte, Bulacan
 - ✓ **LRT-1** – Roosevelt to Baclaran (extension will be from North Ave. to Niog, Bacoar)
 - ✓ **Metro Manila Subway** – access up to Mindanao Avenue as well as towards Ortigas, BGC, NAIA
- ✓ Target operations: July 2022

Source: CNNPhilippines.com, TopGear.com



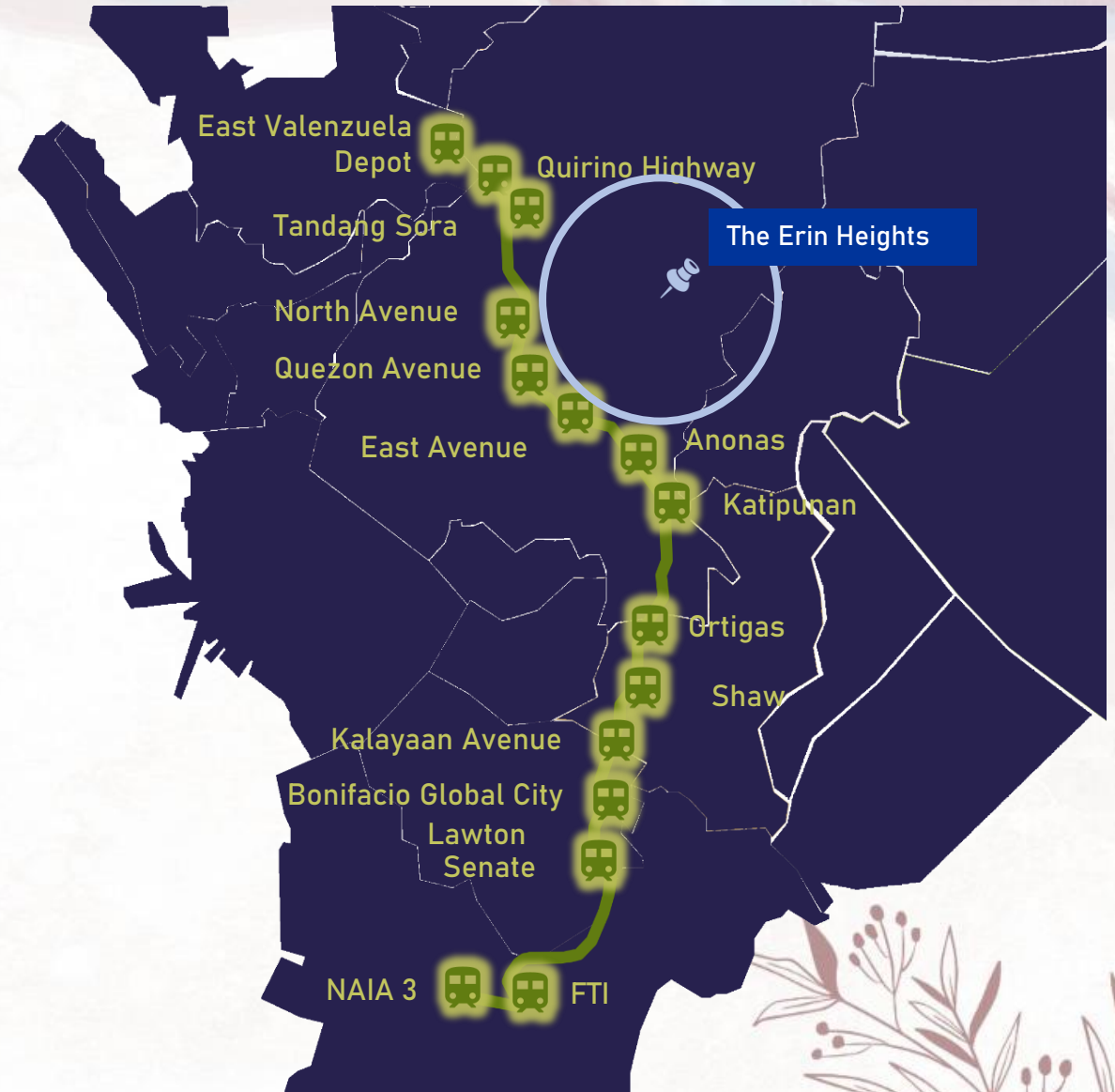
Source: DOT FB Page



Metro Manila Subway

- Reduces travel time between QC and NAIA from 1 hour and 10 minutes to just 35 minutes
- Already 25.09% overall complete as of Nov 2021, with the tunnel works commencing in Q2 2022
- First phase including the East Valenzuela Station, PRI Building and MMS depot is targeted by 2022, while the entire line is projected for completion by 2025 or 2026

SOURCE: ManilaStandard.net, BWorldOnline.com





Benefits of TOD

- ✓ **Save time and money**
 - Improved mobility - Shorter travel time
 - Cheaper Commute
 - ✓ **Better quality of life**
 - Increased accessibility to live, work and play
 - Healthier Lifestyle – less stress, more walking, less dependency on cars
 - ✓ **Higher and more stable property values**
 - Better Economy - influx of businesses
 - Example: Zinnia Towers – annual growth of 10.5% in a 9 year span
 - ✓ **Better Investment**
 - Higher rental yield
 - Attractiveness to future lessees
- 

TARGET MARKET

A decorative illustration of a branch with leaves and small berries in the top-left corner.

Target Market

1. End-users

- a. Young Families
- b. Upgraders
- c. Half-way Home Seekers

2. Investors

- a. Additional Property Acquisition
 - b. Rental Income
 - c. Resale
 - d. Inheritance/Gift to Children
- 
- A decorative illustration of a branch with leaves and small berries in the bottom-right corner.

1. End-users

a. Young Families

- **Motivation for purchase:**
 - The perfect place to live in and raise children
 - Convenience for the present and the future
- **Why The Erin Heights is perfect for them:**
 - ✓ Bigger units and generous combination of amenities and open spaces that they can enjoy.
 - ✓ Very accessible address for everyday needs and wants (present)
 - ✓ Nearby top universities in the country (future)



1. End-users

b. Upgraders

- **Motivation for purchase:**
 - Looking for a bigger and better space
 - Former renter ready to make their first home purchase.
- **Why The Erin Heights is perfect for them:**
 - ✓ Bigger units
 - ✓ Exclusive community
 - ✓ Best value for money option in the area



1. End-users

c. Half-way Home Seekers

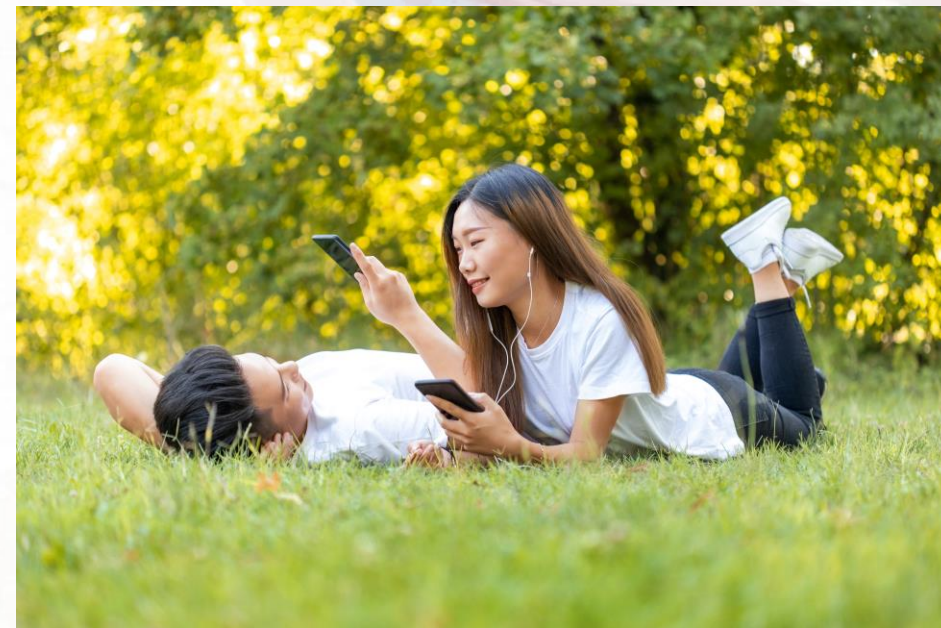
- **Motivation for purchase:**
 - Looking for a place to stay in the area during office or school days
 - A secure address which that fits their lifestyle
- **Why The Erin Heights is perfect for them:**
 - ✓ Accessible to major business hubs, commercial centers and schools
 - ✓ Gated and secure community



2. Investors

a. Additional Property

- **Motivation for purchase:**
 - A secondary home where they can relax or can use as a quick getaway
 - Additional asset that can be utilized in the future.
- **Why The Erin Heights is perfect for them:**
 - ✓ Exclusive address with a wide array of amenities and features
 - ✓ Perfect for personal use, for rental, and for use of children in the future.



2. Investors

b. Rental Income

- **Motivation for purchase:**
 - Take advantage of the area's rental income potential
- **Why The Erin Heights is perfect for them:**
 - ✓ Best Value for Money – better rental yield
 - ✓ Product and location is attractive to future lessees – Bigger unit space + TOD component + Nearness to offices and schools



2. Investors

c. Resale

- **Motivation for purchase:**
 - Looks to benefit from the possible increase in property value in the future.
- **Why The Erin Heights is perfect for them:**
 - ✓ Best Value for Money option in the area
 - ✓ Located in a TOD – better potential increase in land value = bigger returns on investment
 - ✓ Product and location is very attractive in the secondary market – TOD component + Nearness to offices and schools



2. Investors

d. Inheritance/Gift to Children

- **Motivation for purchase:**
 - Invest for children's future.
 - Would want children to live close to them even when they grow up.
- **Why The Erin Heights is perfect for them:**
 - ✓ Nearby schools, commercial centers, and offices
 - ✓ Perfect address to start-off either professional life and/or start a family in.
 - ✓ Hassle-free and secure lifestyle.



VALUE PROPOSITION

A decorative illustration of a branch with leaves and small berries in the top-left corner.

Value Proposition

1. Seamless Connectivity and Lifestyle
 2. Well-designed Building and Spaces
 3. Exclusive Community Experience
 4. Best Value for Money Option
 5. Resort-inspired Amenities
- 
- A decorative illustration of a branch with leaves and small berries in the bottom-right corner.

Seamless Connectivity and Lifestyle

- Accessibility to work, dine, and play options within the area.
- Within a Transit-oriented Development.
- Community Shuttle Service



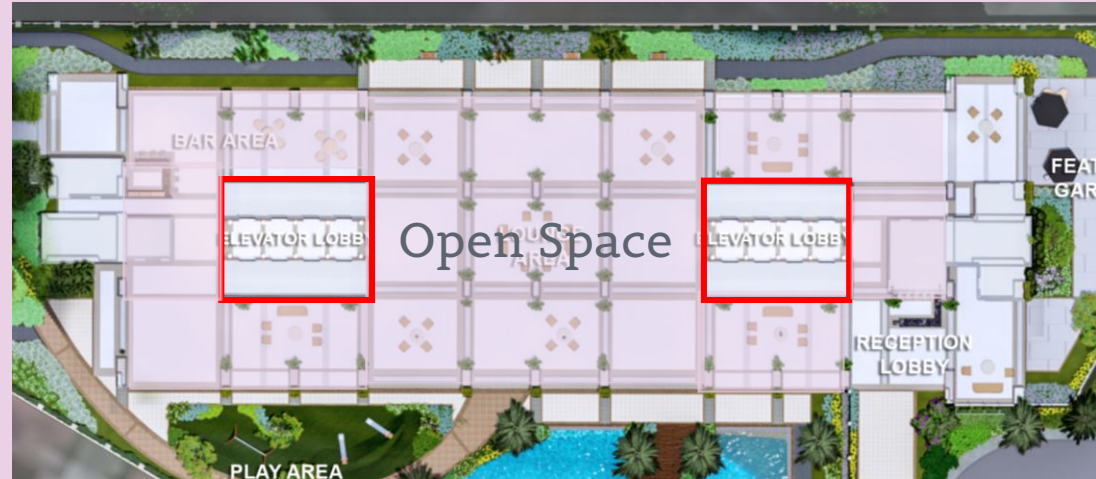
Well-designed Building and Spaces

Curved Balconies



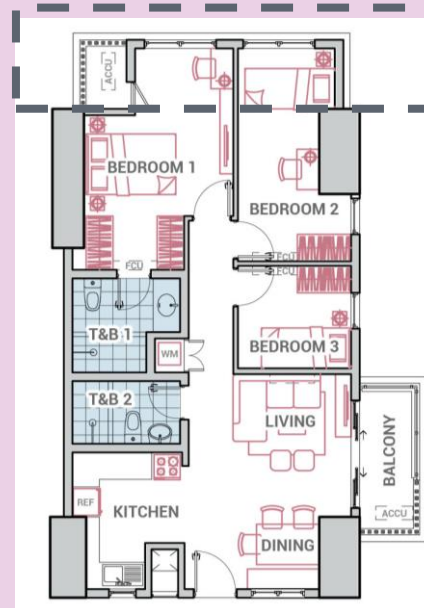
- “seamless” – natural shapes and lines
- Bigger balcony space for select units

Balanced Utilization of Space



Unit Options with Additional Space

Around 13.5sqm of additional livable space



Improved Roof Deck Layout

Sky Promenade



Turfs and benches for a more relaxing experience

Sky Lounge fit for all-day use



Roof openings for natural light and breeze to permeate

Enjoy unobstructed views of the sky-line



Sky Deck Pool with a view



Exclusive Community Experience

- Gated and Secure Community
- Elegant Reception and Open Lounge Area
- Premium Property Management Services



Best Value for Money Option

- Bigger unit cuts
- Competitive Price per Sqm
- Superior Location
- Expansive Amenities and Features



Resort-inspired Amenities

Kiddie Pool



Leisure Pool



Children's Play Area



Shooting Court



Feature Garden



Sky Deck Pool



PROJECT IN FOCUS

PROJECT SUMMARY



6,103 sqm



1 HRB
55 Storeys



54 Residential Floors



8 Basement Parking Floors



1 Amenity Level



THE ERIN HEIGHTS



ARCHITECTURAL THEME
Modern Tropical



BUILDING FACADE

THE ERIN HEIGHTS



BUILDING FACADE

THE ERIN HEIGHTS



SITE DEVELOPMENT

THE ERIN HEIGHTS

1. Entrance Gate & Guardhouse
2. Drop Off Area
3. Kiddie Pool
4. Leisure Pool
5. Play Area

6. Shooting Court
7. Feature Garden
8. Sky Promenade
9. Sky Lounge
10. Sky Deck Pool





AMENITY CORE

THE ERIN HEIGHTS



GATE & GUARDHOUSE



DROP-OFF AREA

THE ERIN HEIGHTS



KIDDIE POOL


THE ERIN HEIGHTS



LEISURE POOL

THE ERIN HEIGHTS



PLAY AREA

THE ERIN HEIGHTS



SHOOTING COURT

THE ERIN HEIGHTS



FEATURE GARDEN

THE ERIN HEIGHTS



SKY PROMENADE

THE ERIN HEIGHTS



SKY LOUNGE

THE ERIN HEIGHTS



SKY DECK POOL

THE ERIN HEIGHTS



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SKY PATIO

THE ERIN HEIGHTS

A delicate blue line drawing of a branch with leaves and small berries in the top left corner.A red line drawing of a branch with leaves in the center, positioned above the word "ERIN".

THE ERIN HEIGHTS VIEWS

A red line drawing of a branch with leaves and small berries in the bottom right corner.



QUEZON CITY

NORTH VIEW





MARIKINA

EAST VIEW





ANTIPOLO

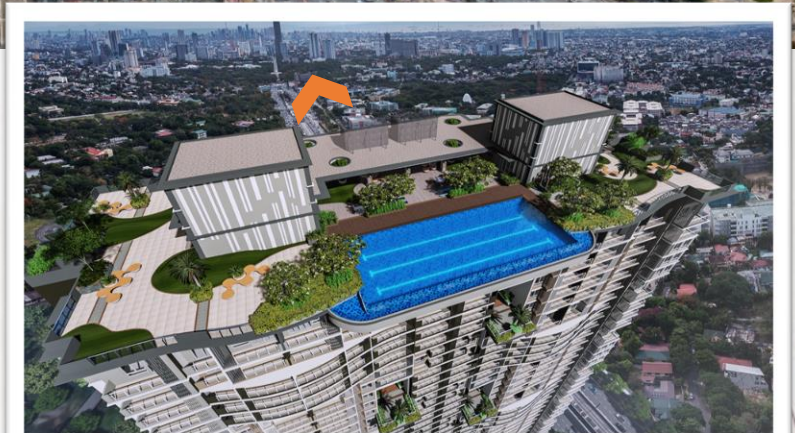
SOUTH VIEW





MANILA

WEST VIEW





BALCONY VIEW

THE ERIN HEIGHTS



RECEPTION LOBBY

THE ERIN HEIGHTS



OPEN LOUNGE

THE ERIN HEIGHTS

A decorative graphic of a leafy branch with small berries, rendered in a light blue-grey color, located in the top-left corner of the slide.

INDOOR AMENITIES

Snack Bar

Game Area

Fitness Gym

Entertainment Room



Actual images from an RFO project

A decorative graphic of a leafy branch with small berries, rendered in a light purple-pink color, located in the bottom-right corner of the slide.



COWORKING SPACE

Architect's visualization only. Details and specifications are not final and may be subject to change without prior notice.

THE ERIN HEIGHTS

FACILITIES

Convenience Store

Card Operated Laundry

Water Refilling Station

OTHERS:

High-Speed Elevators

100% Emergency Back-Up Power

Property Management Office
(DPMC)



Actual images from an RFO project

MORE PROJECT FEATURES



Garbage Chute



Shuttle



Water recycling and
treatment

Water recycling and treatment



- 1 Ensures water supply during shortages
- 2 Savings on water bills
- 3 Sustainable

A small, stylized illustration of a leafy branch in a reddish-pink color, positioned above the word 'ERIN' in the title.

THE ERIN HEIGHTS EXTRA PROJECT HIGHLIGHTS



BUILDING FACADE

THE ERIN HEIGHTS



THE ERIN HEIGHTS

- 1 Bigger units
 - 2 Wide selection of units
- 



SKY LOUNGE

THE ERIN HEIGHTS



SKY LOUNGE

THE ERIN HEIGHTS



THE ERIN HEIGHTS

BASEMENT LEVEL ASIGNMENT

Zone	Residential Floor	Parking Floor
High	46 th to PH	B1 to B2
Mid	26 th to 45 th	B3 to B5
Low	2 nd to 25 th	B6 to B8

All zones have access to the Ground Floor and Basement 1





THE **ERIN** HEIGHTS LAUNCH INVENTORY





THE ERIN HEIGHTS

INVENTORIES FOR LAUNCH

UNITS		
Unit Types	Unit Area (sqm)	Gross Area (sqm)
STU	24.0 - 32.5	28.5 - 33.0
2-BR	45.0 - 70.5	48.5 - 80.5
3-BR	70.5 - 82.5	76.5 - 87.0

PARKING SLOTS*		
Parking Types	Parking Area (sqm)	Gross Area (sqm)
Single	12.5 - 18.5	12.5 - 26.0
Tandem	12.5 - 13.5	12.5 - 22.0

Some PS come w/ utility storage.



High Zone
B1 to B2

Mid Zone
B3

Low Zone



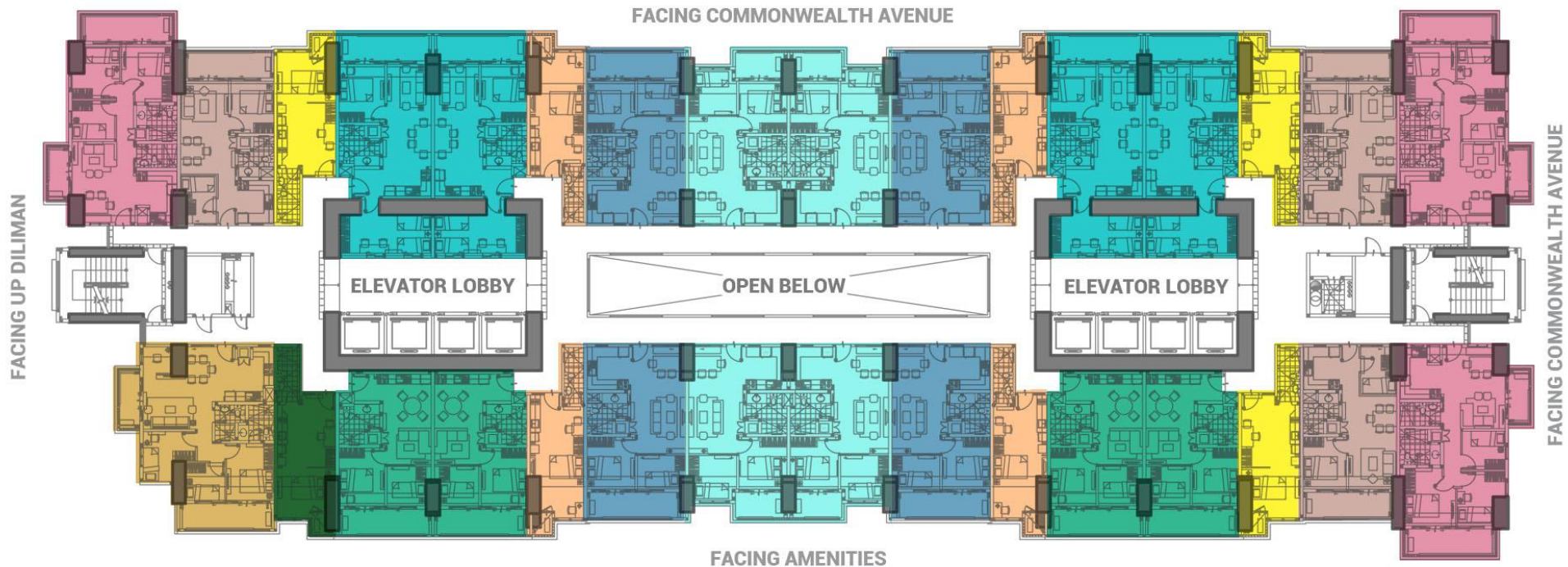
THE ERIN HEIGHTS

FLOOR PLANS & UNIT LAYOUTS

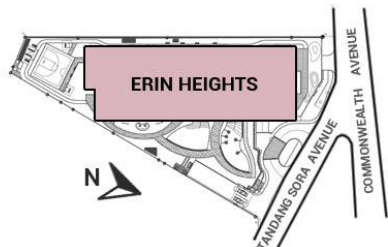




TYPICAL FLOOR



- | | | | | | |
|---|--|--|--|--|--|
|  2 Bedroom A (Inner Unit)
Approx. Gross Floor Area: 54.50 sqm |  Studio G (Inner Unit)
Approx. Gross Floor Area: 30.00 sqm |  Studio I (Inner Unit)
Approx. Gross Floor Area: 32.50 sqm |  Studio J (Inner Unit)
Approx. Gross Floor Area: 32.50 sqm |  2 Bedroom J (Inner Unit)
Approx. Gross Floor Area: 61.50 sqm |  2 Bedroom N (Inner Unit)
Approx. Gross Floor Area: 76.50 sqm |
|  2 Bedroom G (Inner Unit)
Approx. Gross Floor Area: 58.50 sqm |  2 Bedroom L (Inner Unit)
Approx. Gross Floor Area: 59.00 sqm |  3 Bedroom A (End Unit)
Approx. Gross Floor Area: 84.00 sqm |  3 Bedroom C (End Unit)
Approx. Gross Floor Area: 87.00 sqm | | |



40th, 45th & 55th 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.

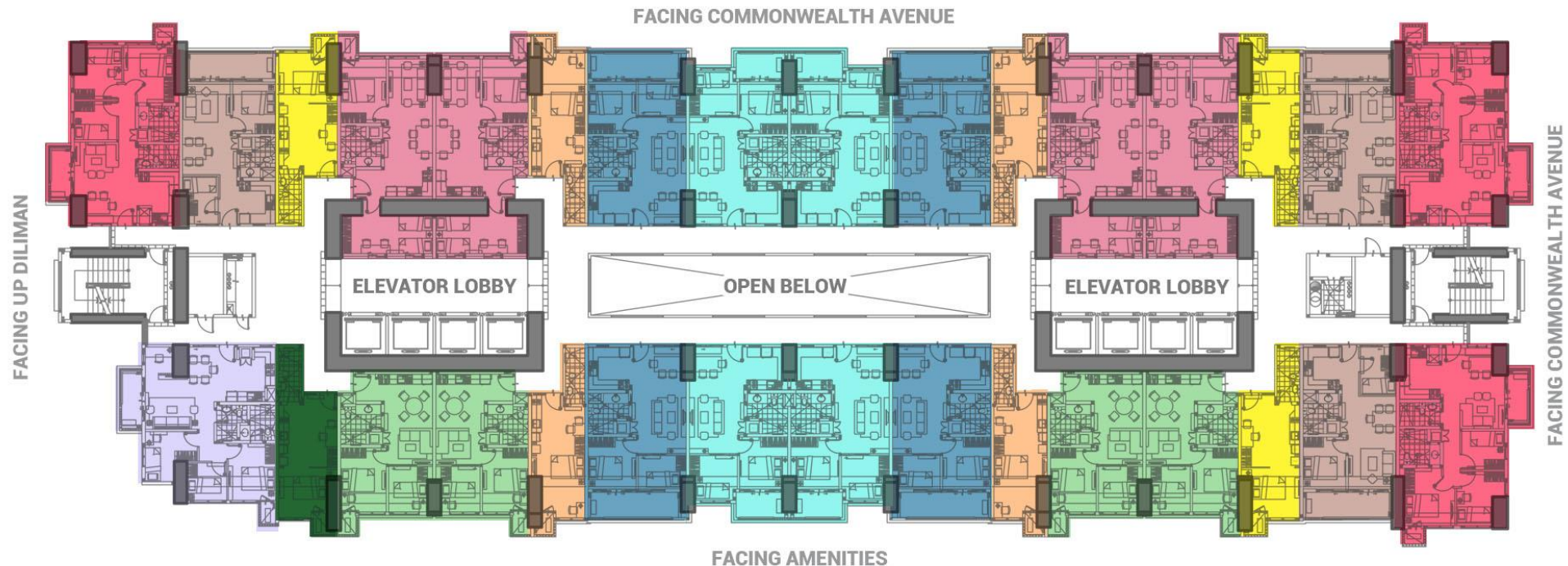
EFFECTIVE MARCH 2022

Floor Level :
5th - 6th, 11th - 12th, 18th - 19th, 24th
- 25th, 30th, 35th, 40th, 45th, 50th,
55th, PH

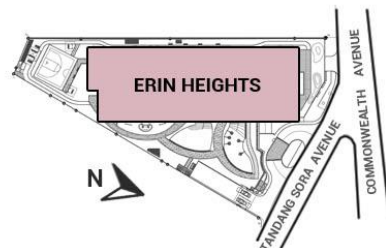
NOTE: Standard policy regarding
request for
tandem shall apply.



TYPICAL FLOOR



- | | | |
|--|--|--|
|  Studio G (Inner Unit)
Approx. Gross Floor Area: 30.00 sqm |  Studio I (Inner Unit)
Approx. Gross Floor Area: 32.50 sqm |  Studio J (Inner Unit)
Approx. Gross Floor Area: 32.50 sqm |
|  2 Bedroom E (Inner Unit)
Approx. Gross Floor Area: 48.50 sqm |  2 Bedroom G (Inner Unit)
Approx. Gross Floor Area: 58.50 sqm |  2 Bedroom L (Inner Unit)
Approx. Gross Floor Area: 59.00 sqm |
| |  2 Bedroom J (Inner Unit)
Approx. Gross Floor Area: 61.50 sqm |  2 Bedroom R (Inner Unit)
Approx. Gross Floor Area: 70.50 sqm |
| |  3 Bedroom B (End Unit)
Approx. Gross Floor Area: 76.50 sqm |  3 Bedroom D (End Unit)
Approx. Gross Floor Area: 79.00 sqm |



36th, 41st & 46th Floor Level Plan

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EFFECTIVE MARCH 2022

Floor Level :

7th , 14th , 20th , 26th , 31st , 36th , 41st ,
46th , 51st ,

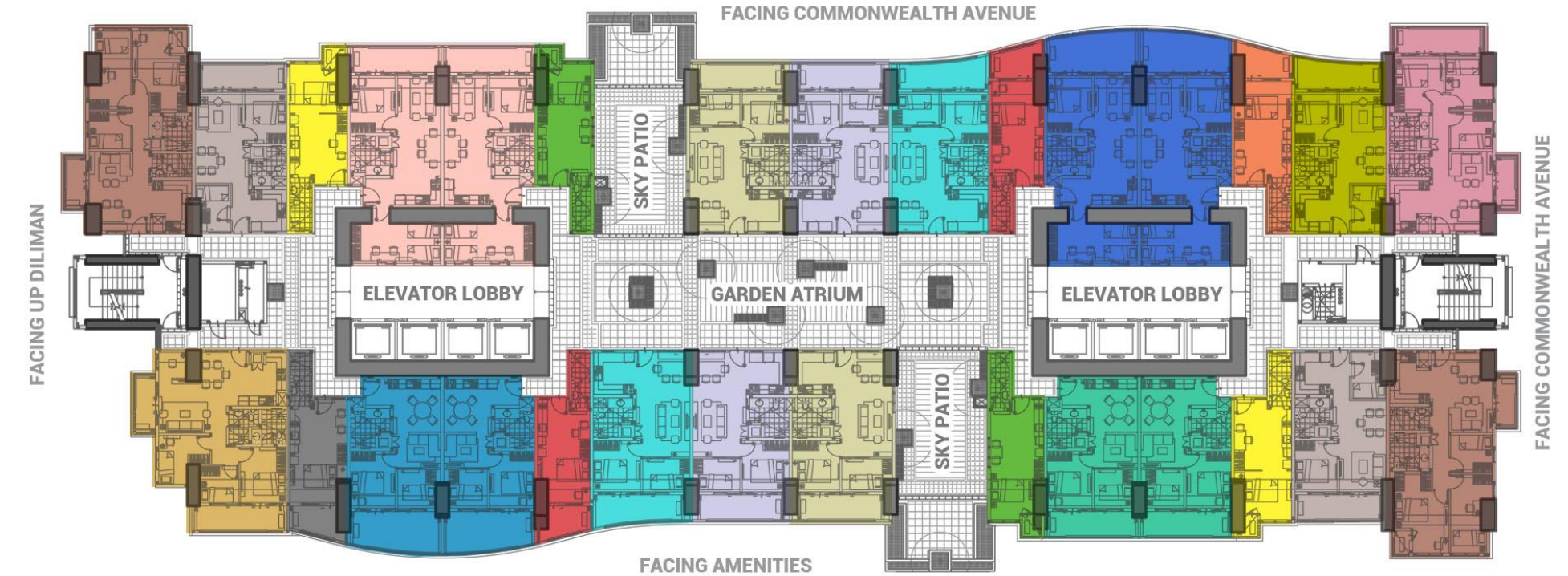
NOTE: Standard policy regarding request for tandem shall apply.



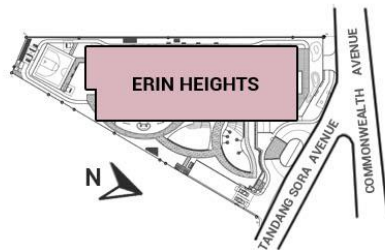
ATRIUM FLOOR

Floor Level :
2nd, 8th, 15th, 21st, 27th, 32nd,
37th, 42nd, 47th, 52nd

NOTE: Standard policy regarding request for tandem shall apply.



 Studio B (Inner Unit) Approx. Gross Floor Area: 25.00 sqm	 Studio C (Inner Unit) Approx. Gross Floor Area: 27.50 sqm	 Studio D (Inner Unit) Approx. Gross Floor Area: 27.50 sqm	 Studio H (Inner Unit) Approx. Gross Floor Area: 31.50 sqm	 Studio I (Inner Unit) Approx. Gross Floor Area: 32.50 sqm
 2 Bedroom A (Inner Unit) Approx. Gross Floor Area: 45.00 sqm	 2 Bedroom B (Inner Unit) Approx. Gross Floor Area: 45.00 sqm	 2 Bedroom G (Inner Unit) Approx. Gross Floor Area: 49.50 sqm	 2 Bedroom H (Inner Unit) Approx. Gross Floor Area: 49.50 sqm	 2 Bedroom I (Inner Unit) Approx. Gross Floor Area: 52.00 sqm
 2 Bedroom K (Inner Unit) Approx. Gross Floor Area: 52.00 sqm	 2 Bedroom M (Inner Unit) Approx. Gross Floor Area: 55.00 sqm	 2 Bedroom N (Inner Unit) Approx. Gross Floor Area: 67.00 sqm	 2 Bedroom O (Inner Unit) Approx. Gross Floor Area: 67.00 sqm	 3 Bedroom A (End Unit) Approx. Gross Floor Area: 70.00 sqm
 3 Bedroom C (End Unit) Approx. Gross Floor Area: 73.00 sqm	 3 Bedroom E (End Unit) Approx. Gross Floor Area: 79.50 sqm			



42nd & 52nd Floor Level Plan

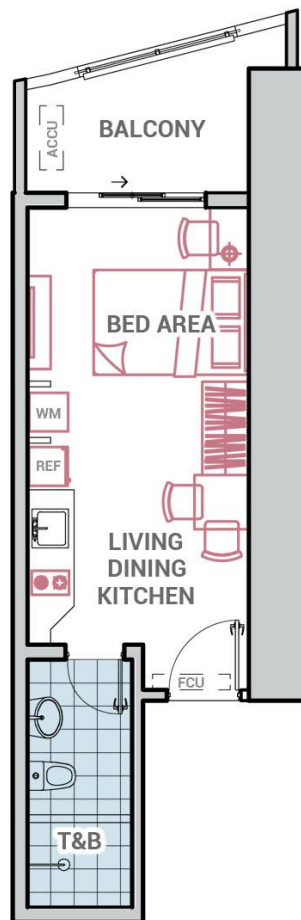
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Studio A

Location	Inner Unit
Unit Area	24.00 sqm
Gross Area	29.50 sqm

Floor Level : 49th Floor



STUDIO A - INNER UNIT

AREA ALLOCATION

LIVING / DINING / KITCHEN	10.55 sqm
BED AREA	8.00
TOILET & BATH	5.45
BALCONY	5.50

APPROX. GROSS FLOOR AREA: 29.50 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 MARCH 2022

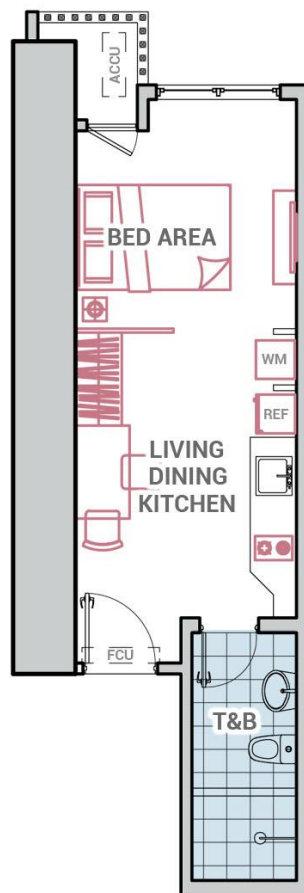
Floor plans reflected as visuals are not to scale. Actual configurations and features may vary per unit. Please check the unit specifications with your seller.



Studio E

Location	Inner Unit
Unit Area	28.50 sqm
Gross Area	28.50 sqm

Floor Level : 49th – 51st Floor



STUDIO E - INNER UNIT

AREA ALLOCATION

LIVING / DINING / KITCHEN	10.65 sqm
BED AREA	12.40
TOILET & BATH	5.45

APPROX. GROSS FLOOR AREA: 28.50 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 MARCH 2022

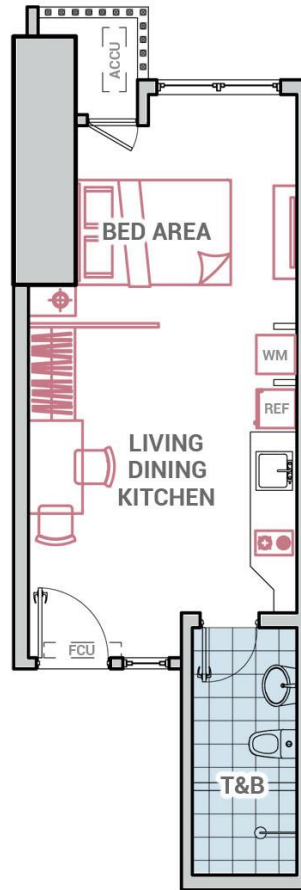
Floor plans reflected as visuals are not to scale. Actual configurations and features may vary per unit. Please check the unit specifications with your seller.



Studio I

Location	Inner Unit
Unit Area	32.50 sqm
Gross Area	32.50 sqm

Floor Level : 37th – 48th, 52nd – 45th Floor



STUDIO I - INNER UNIT

AREA ALLOCATION

LIVING / DINING / KITCHEN	14.85 sqm
BED AREA	12.20
TOILET & BATH	5.45

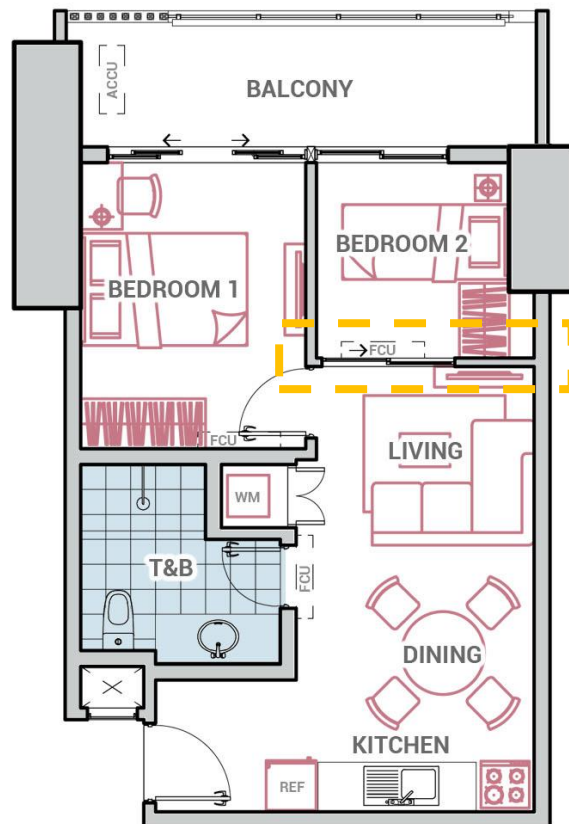
APPROX. GROSS FLOOR AREA: 32.50 sqm

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



2-BR A

Location	Inner Unit
Unit Area	45.00 sqm
Gross Area	54.50 sqm



2 BEDROOM A - INNER UNIT

AREA ALLOCATION

LIVING & DINING	10.95 sqm
KITCHEN	9.00
BEDROOM 1	10.65
BEDROOM 2	7.20
TOILET & BATH	7.20
BALCONY	9.50

APPROX. GROSS FLOOR AREA: 54.50 sqm

- DIMENSIONS AND AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
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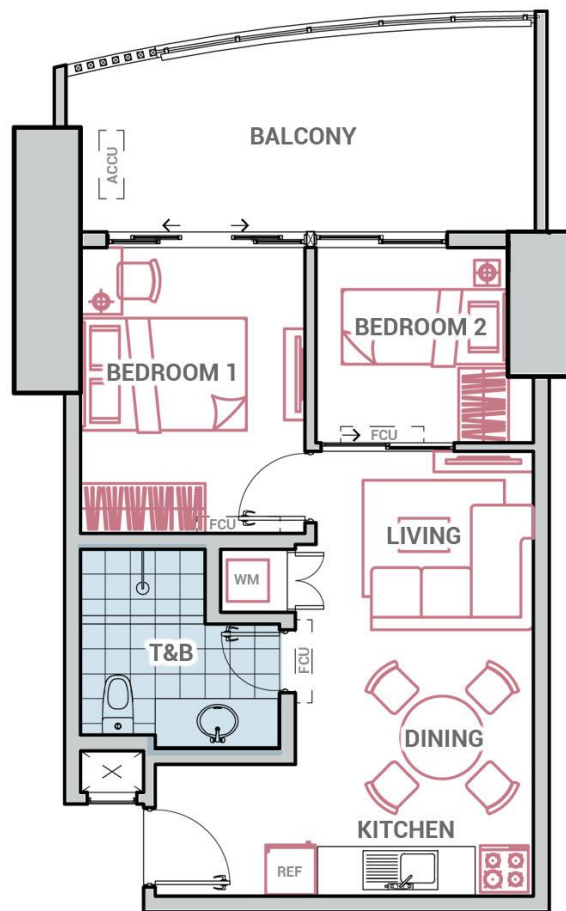


2-BR B

Location Inner Unit

Unit Area 45.00 sqm

Gross Area 58.50 sqm



2 BEDROOM B - INNER UNIT

AREA ALLOCATION

LIVING & DINING	10.95 sqm
KITCHEN	9.00
BEDROOM 1	10.65
BEDROOM 2	7.20
TOILET & BATH	7.20
BALCONY	13.50

APPROX. GROSS FLOOR AREA: 58.50 sqm

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- KEY PLAN IS BASED ON TYPICAL FLOOR

Floor Level : 37th – 39th, 42nd – 44th, 47th – 49th,
52nd – 54th Floor

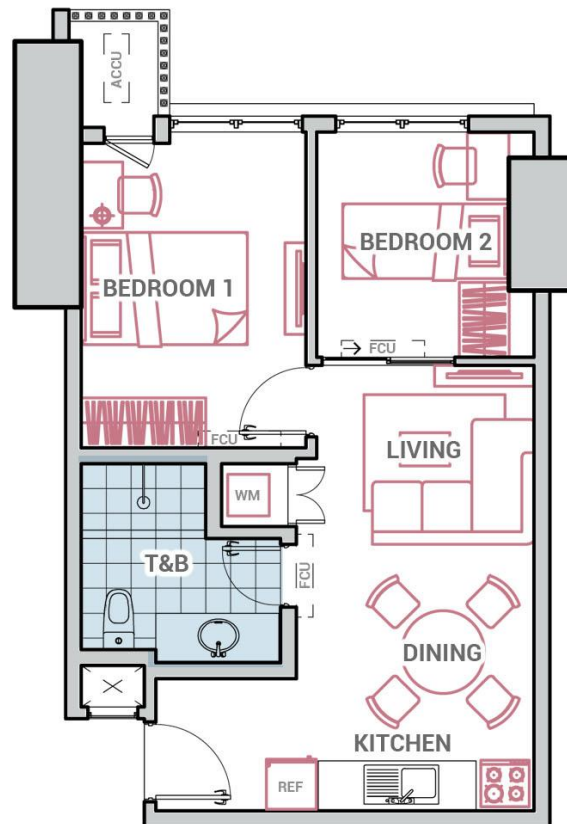


2-BR E

Location Inner Unit

Unit Area 48.50 sqm

Gross Area 48.50 sqm



2 BEDROOM E - INNER UNIT

AREA ALLOCATION

LIVING & DINING	10.45 sqm
KITCHEN	9.00
BEDROOM 1	13.65
BEDROOM 2	8.20
TOILET & BATH	7.20

APPROX. GROSS FLOOR AREA: 48.50 sqm

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- KEY PLAN IS BASED ON TYPICAL FLOOR

Floor Level : 41st, 46th, 51st Floor



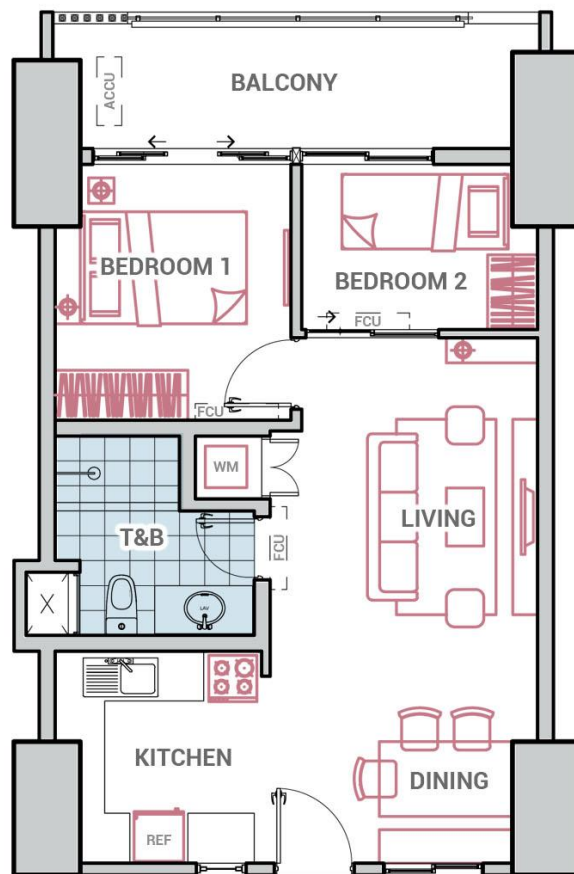


2-BR I

Location Inner Unit

Unit Area 52.00 sqm

Gross Area 61.50 sqm



2 BEDROOM I - INNER UNIT

AREA ALLOCATION

LIVING & DINING	21.60 sqm
KITCHEN	7.20
BEDROOM 1	10.00
BEDROOM 2	6.50
TOILET & BATH	6.70
BALCONY	9.50

APPROX. GROSS FLOOR AREA: 61.50 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 MARCH 2022

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.

Floor Level : 37th – 39th, 42nd – 44th, 47th – 49th,
52nd – 54th, PH Floor

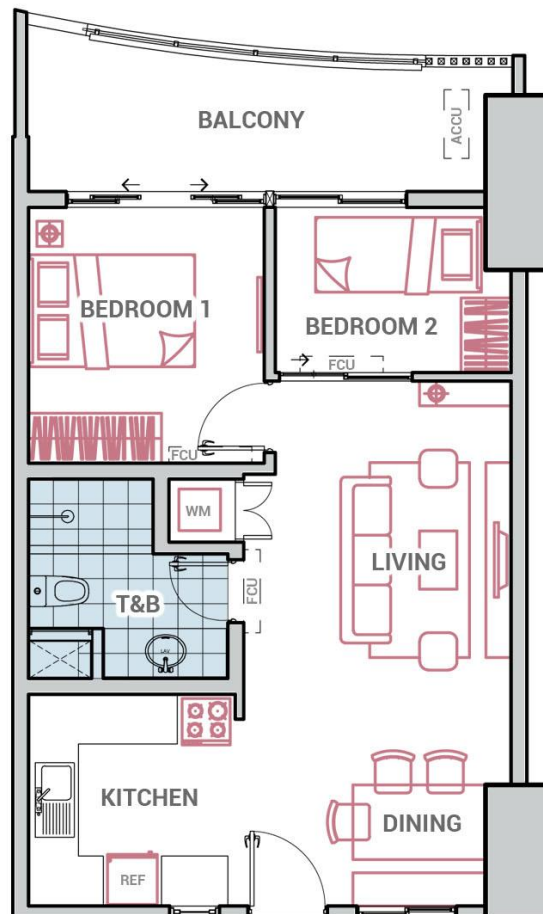


2-BR K

Location Inner Unit

Unit Area 52.00 sqm

Gross Area 62.50 sqm



2 BEDROOM K- INNER UNIT

AREA ALLOCATION

LIVING & DINING	21.60 sqm
KITCHEN	7.20
BEDROOM 1	10.00
BEDROOM 2	6.50
TOILET & BATH	6.70
BALCONY	10.50

APPROX. GROSS FLOOR AREA: 62.50 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 MARCH 2022

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.

Floor Level : 37th – 39th, 42nd – 44th, 47th – 49th,
52nd – 54th Floor

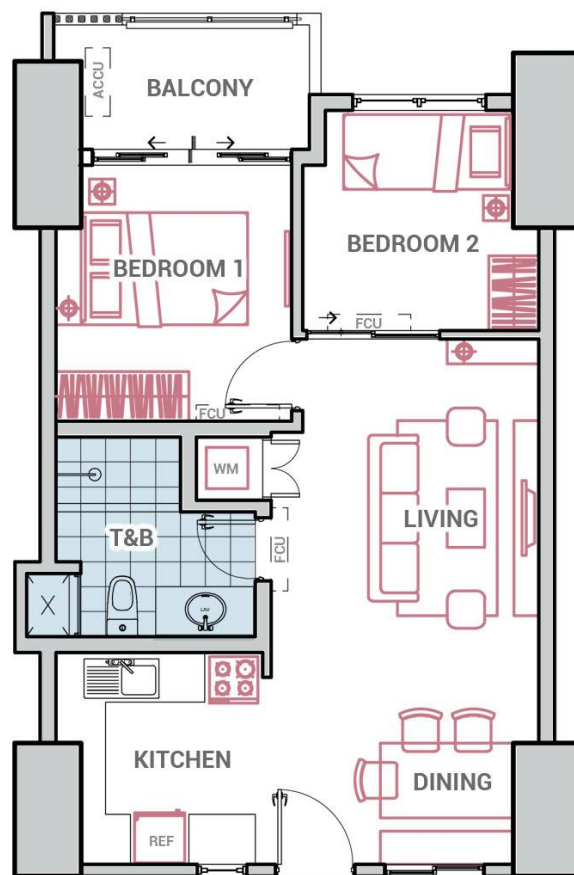


2-BR L

Location Inner Unit

Unit Area 54.00 sqm

Gross Area 59.00 sqm



2 BEDROOM L- INNER UNIT

AREA ALLOCATION

LIVING & DINING	21.60 sqm
KITCHEN	7.20
BEDROOM 1	10.00
BEDROOM 2	8.50
TOILET & BATH	6.70
BALCONY	5.00

APPROX. GROSS FLOOR AREA: 59.00 sqm

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

Floor Level : 40th – 41st, 45th – 46th, 50th – 51st,
55th Floor

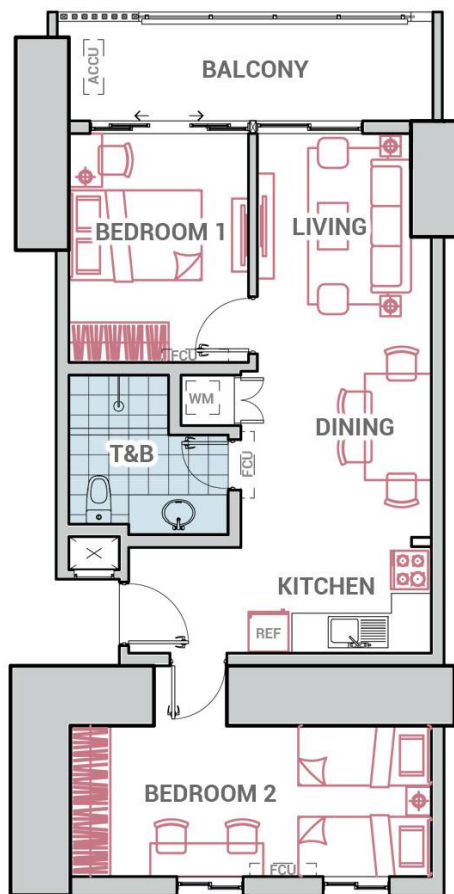


2-BR N

Location Inner Unit

Unit Area 67.00 sqm

Gross Area 76.50 sqm



2 BEDROOM N - INNER UNIT

AREA ALLOCATION

LIVING & DINING	18.00 sqm
KITCHEN	9.00
BEDROOM 1	10.70
BEDROOM 2	22.10
TOILET & BATH	7.20
BALCONY	9.50

APPROX. GROSS FLOOR AREA: 76.50 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 MARCH 2022

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.

Floor Level : 37th – 40th, 42nd – 45th, 47th – 50th,
52nd – 55th Floor

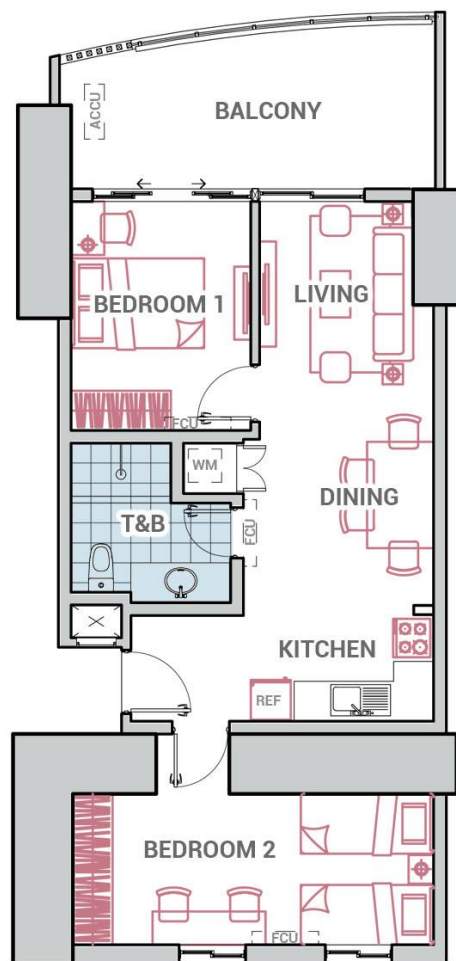


2-BR O

Location Inner Unit

Unit Area 67.00 sqm

Gross Area 80.50 sqm



2 BEDROOM O - INNER UNIT

AREA ALLOCATION

LIVING & DINING	18.00 sqm
KITCHEN	9.00
BEDROOM 1	10.70
BEDROOM 2	22.10
TOILET & BATH	7.20
BALCONY	13.50

APPROX. GROSS FLOOR AREA: 80.50 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 MARCH 2022

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.

Floor Level : 37th – 39th, 42nd – 44th, 47th – 49th,
52nd – 54th Floor



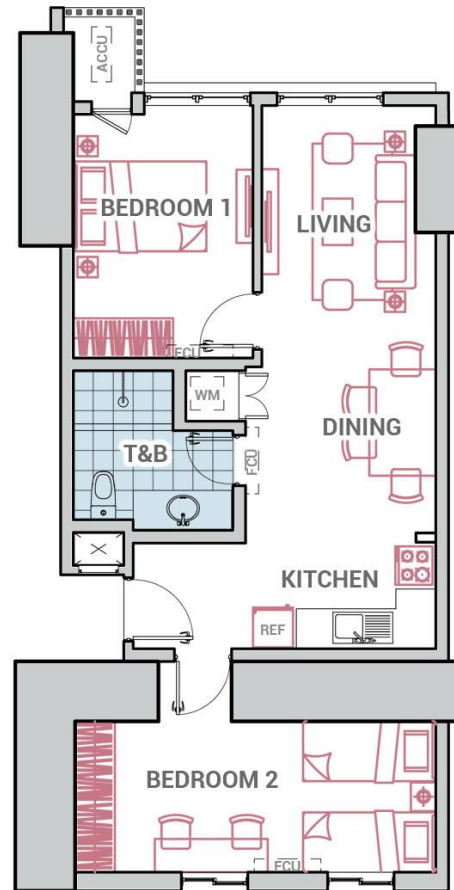
2-BR R

Location Inner Unit

Unit Area 70.50 sqm

Gross Area 70.50 sqm

Floor Level : 41st, 46th, 51st Floor



2 BEDROOM R - INNER UNIT

AREA ALLOCATION

LIVING & DINING	18.90 sqm
KITCHEN	9.00
BEDROOM 1	13.30
BEDROOM 2	22.10
TOILET & BATH	7.20

APPROX. GROSS FLOOR AREA: 70.50 sqm

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



3-BR A

Location End Unit

Unit Area 70.50 sqm

Gross Area 84.00 sqm



3 BEDROOM A - END UNIT

AREA ALLOCATION

LIVING & DINING	23.10 sqm
KITCHEN	8.60
BEDROOM 1	11.90
BEDROOM 2	10.30
BEDROOM 3	6.60
TOILET & BATH 1	5.90
TOILET & BATH 2	4.10
BALCONY 1	9.00
BALCONY 2	4.50

APPROX. GROSS FLOOR AREA: 84.00 sqm

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

Floor Level : 37th – 40th, 42nd – 45th, 47th – 50th,
52nd – 55th Floor



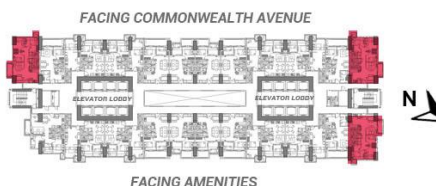
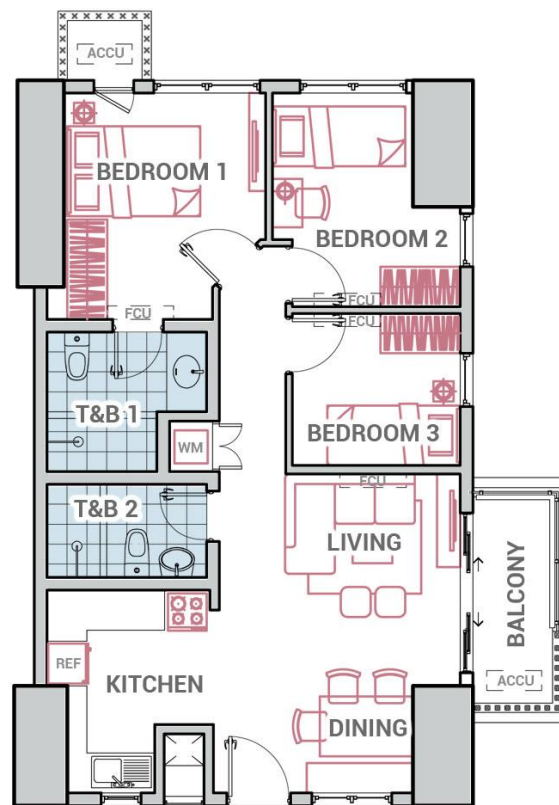
3-BR B

Location End Unit

Unit Area 72.00 sqm

Gross Area 76.50 sqm

Floor Level : 41st, 46th, 51st Floor



3 BEDROOM B - END UNIT

AREA ALLOCATION

LIVING & DINING	23.10 sqm
KITCHEN	8.60
BEDROOM 1	13.40
BEDROOM 2	10.30
BEDROOM 3	6.60
TOILET & BATH 1	5.90
TOILET & BATH 2	4.10
BALCONY	4.50

APPROX. GROSS FLOOR AREA: 76.50 sqm

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

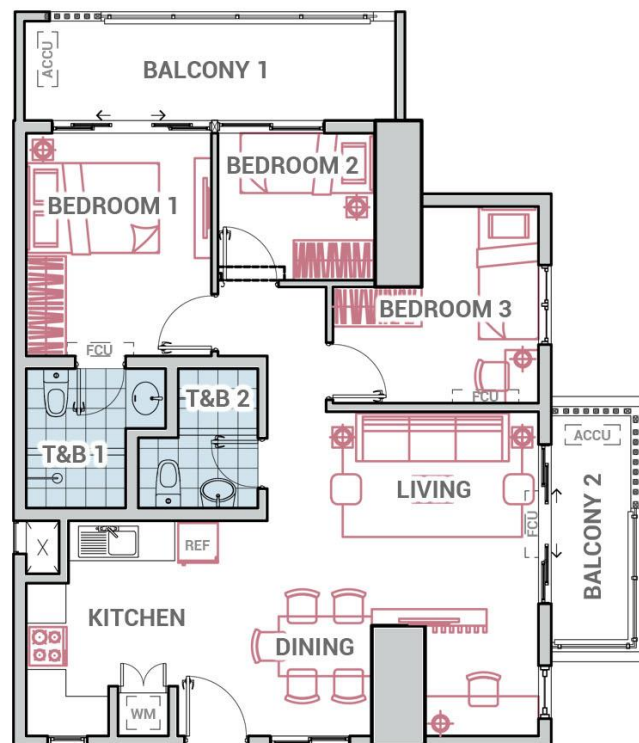


3-BR C

Location End Unit

Unit Area 73.00 sqm

Gross Area 87.00 sqm



3 BEDROOM C - END UNIT

AREA ALLOCATION

LIVING & DINING	28.30 sqm
KITCHEN	9.20
BEDROOM 1	10.65
BEDROOM 2	8.80
BEDROOM 3	7.70
TOILET & BATH 1	4.50
TOILET & BATH 2	3.85
BALCONY 1	9.50
BALCONY 2	4.50

APPROX. GROSS FLOOR AREA: 87.00 sqm

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

Floor Level : 40st, 42nd – 45th, 50th, 52nd – 54th
Floor





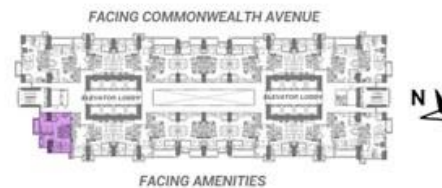
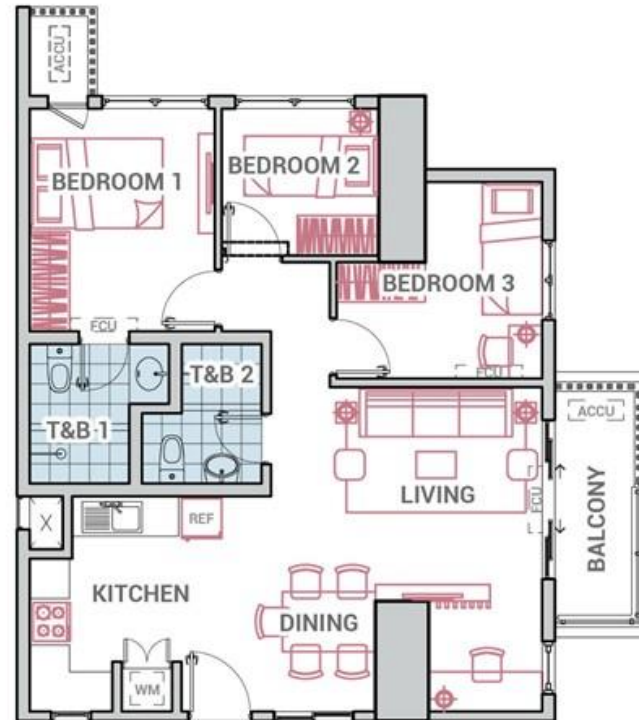
3-BR D

Location End Unit

Unit Area 74.50 sqm

Gross Area 79.00 sqm

Floor Level : 41st, 46th, 51st Floor



3 BEDROOM D - END UNIT

AREA ALLOCATION

LIVING & DINING	28.30 sqm
KITCHEN	9.20
BEDROOM 1	12.15
BEDROOM 2	8.80
BEDROOM 3	7.70
TOILET & BATH 1	4.50
TOILET & BATH 2	3.85
BALCONY	4.50

APPROX. GROSS FLOOR AREA: 79.00 sqm

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

Turnover Finishes

RESIDENTIAL AREA	STUDIO UNIT				2-BEDROOM UNIT					3-BEDROOM UNIT			
	28.5 sq.m	31.5 sq.m	24.0 sq.m	27.5 sq.m	45.0 sq.m	54.0 sq.m	49.5 sq.m	48.5 sq.m	70.5 sq.m	70.0 sq.m	72.0 sq.m	79.5 sq.m	
	30.0 sq.m	32.5 sq.m	25.0 sq.m		52.0 sq.m	55.0 sq.m	67.0 sq.m			73.0 sq.m	74.5 sq.m	82.5 sq.m	
FLOOR FINISHES													
Living, Dining and Kitchen	Vinyl planks with baseboard				Ceramic tiles with baseboard								
Bedrooms	Vinyl planks with baseboard												
Balcony	N/A		Ceramic tiles with pebble washout					N/A		Ceramic tiles with pebble washout		N/A	
Toilet & Bath	Unglazed ceramic tiles												
WALL FINISHES													
Interior Walls	Painted finish												
Toilet	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 ficemboard ceiling												
SPECIALTIES													
Kitchen Area	Granite finish kitchen countertop with cabinet system												
Toilet and Bath	Mirror Cabinet				Granite finish lavatory countertop					Granite finish lavatory countertop for T&B 1, and mirror cabinet for T&B 2			



Turnover Finishes

RESIDENTIAL AREA	STUDIO UNIT				2-BEDROOM UNIT					3-BEDROOM UNIT		
	28.5 sq.m	31.5 sq.m	24.0 sq.m	27.5 sq.m	45.0 sq.m	54.0 sq.m	49.5 sq.m	48.5 sq.m	70.5 sq.m	70.0 sq.m	72.0 sq.m	79.5 sq.m
	30.0 sq.m	32.5 sq.m	25.0 sq.m		52.0 sq.m	55.0 sq.m	67.0 sq.m			73.0 sq.m	74.5 sq.m	82.5 sq.m
DOORS												
Entrance Door	Wooden panel door on metal jamb											
Bedroom Door	N/A				Wooden door on metal jamb and Aluminum framed glass panel		Wooden door on metal jamb	Wooden door on metal jamb and Aluminum framed glass panel		Wooden door on metal jamb		
Toilet Door	Wooden door with half louver on metal jamb											
Balcony Door	N/A		Aluminum sliding framed glass panel with insect screen					N/A		Aluminum sliding framed glass panel with insect screen		N/A
WINDOWS	Aluminum framed glass panel with insect screen (except awning windows)											
FINISHING HARDWARE												
Main Door Lockset	Mortise type keyed lockset											
Bedroom Lockset	Flush type				Lever type keyed lockset							
Toilet Lockset	Lever type privacy lockset											



Turnover Finishes

RESIDENTIAL AREA	STUDIO UNIT				2-BEDROOM UNIT					3-BEDROOM UNIT		
	28.5 sq.m	31.5 sq.m	24.0 sq.m	27.5 sq.m	45.0 sq.m	54.0 sq.m	49.5 sq.m	48.5 sq.m	70.5 sq.m	70.0 sq.m	72.0 sq.m	79.5 sq.m
	30.0 sq.m	32.5 sq.m	25.0 sq.m		52.0 sq.m	55.0 sq.m	67.0 sq.m			73.0 sq.m	74.5 sq.m	82.5 sq.m
TOILET AND KITCHEN FIXTURES												
Water Closet	Top flush, one-piece type											
Lavatory	Wall-hung type				Undercounter type basin					Undercounter type and wall-hung type basin		
Shower Head and Fittings	Exposed shower and mixer type											
Toilet Paper Holder	Recessed type											
Soap Holder	Niche at wall											
Kitchen Sink	Stainless steel, single bowl				Stainless steel, single bowl with one-side drainboard							
Kitchen Faucet	Gooseneck type				Rotary lever type							
Toilet Exhaust	Ceiling-mounted exhaust fan											
Kitchen exhaust	Rangehood Provision											



Turnover Finishes

RESIDENTIAL AREA	STUDIO UNIT				2-BEDROOM UNIT					3-BEDROOM UNIT		
	28.5 sq.m	31.5 sq.m	24.0 sq.m	27.5 sq.m	45.0 sq.m	54.0 sq.m	49.5 sq.m	48.5 sq.m	70.5 sq.m	70.0 sq.m	72.0 sq.m	79.5 sq.m
	30.0 sq.m	32.5 sq.m	25.0 sq.m		52.0 sq.m	55.0 sq.m	67.0 sq.m			73.0 sq.m	74.5 sq.m	82.5 sq.m
COMMON AREA												
FLOOR FINISH												
Stairs	Straight to finish concrete											
Hallway/ Corridor	Ceramic tiles with pebble washout											
Roof Deck	Natural stone / homogeneous tile 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											





THE **ERIN** HEIGHTS

PRICING



Price Range

Unit Type	Description	Unit/PS Area	Gross Area	List Price	
		(in sqm., more or less)		Min	Max
Unit Type	Studio (Inner)	24.0 – 32.5	28.5 – 33.0	5.1 Mn	6.5 Mn
	2-Bedroom (Inner)	45.0 – 55.0	48.5 – 64.5	7.9 Mn	10.1 Mn
	2-Bedroom (Inner)*	67.0 – 70.5	70.5 – 80.5	9.7 Mn	10.6 Mn
	3-Bedroom (End)	70.5 – 82.5	76.0 – 87.0	11.5 Mn	13.7 Mn
Parking	Single Parking	12.5 – 18.5	12.5 – 26.0	1.0 Mn	1.2 Mn
	Tandem Parking	12.5 – 13.5	12.5 – 22.0	0.9 Mn	1.0 Mn

**Extended units*



A decorative illustration of a leafy branch with small berries in the top left corner.

THE ERIN HEIGHTS

30%

MINIMUM
DOWNPAYMENT

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

A decorative illustration of a leafy branch with small berries in the bottom right corner.



SPECIAL PROMO

MINIMUM DOWNPAYMENT

MARCH 17-31, 2022

20%

STUDIO UNITS &
PARKING

15%

2-BR, 3-BR UNITS &
PARKING



SPECIAL PROMO

ADDITIONAL DISCOUNT

MARCH 17-31, 2022

7%

FOR UNITS ONLY

THE ERIN HEIGHTS

September
2027

END OF DP PERIOD

October
2027

RFO DATE

Note: Due date for Bank Financing & balance upon turnover shall be on RFO date based on memo CC-20-07-008 dated July 14, 2020



Sample Computation

		STUDIO	2-BEDROOM	3-BEDROOM
Unit Area		24.0 sqm	48.5 sqm	72.0 sqm
Gross Area		29.5 sqm	48.5 sqm	76.5 sqm
List Price		5,062,000	7,896,000	11,483,000
Regular Discount		-	-	-
LP net of Regular Discount		5,062,000	7,896,000	11,483,000
Special Discount	7%	354,340	552,720	803,810
Total Contract Price		4,707,660	7,343,280	10,679,190
Reservation Fee		20,000	20,000	20,000
Down payment	15%	-	1,081,492	1,601,879
	20%	921,532	-	-
DP period (until Sep 2027)		66 months		
Monthly DP		13,963	16,386	23,968
Monthly DP with CF		21,095	27,512	40,148
Balance	80%	3,766,128	-	-
	85%	-	6,241,788	9,077,312

**Minimum list price per unit type of inventories for release.*

A decorative graphic of a branch with leaves and berries in the top left corner.

THE  ERIN HEIGHTS

Pricelist Effectivity & Sales Acceptance:

March 17, 2022





The Erin Heights 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.

A blue line-art illustration of a branch with leaves and small berries in the top-left corner.

THE **ERIN** HEIGHTS

A pink line-art illustration of a branch with leaves in the top-center.

EXTRA ORDINARY

A pink line-art illustration of a branch with leaves and small berries in the bottom-right corner.



ICONIC BUILDING

THE ERIN HEIGHTS



WIDE RANGE OF UNIT TYPES

THE ERIN HEIGHTS



VIEW AT THE ROOF DECK

THE ERIN HEIGHTS



COVERED SKY LOUNGE

THE ERIN HEIGHTS

A decorative illustration of a branch with leaves and small berries in the top left corner.

THE  ERIN HEIGHTS

Thank You
HAPPY SELLING!

A decorative illustration of a branch with leaves and small berries in the bottom right corner.



THE ERIN HEIGHTS

PROJECT BRIEF

March 10, 2022

