



DMCI HOMES

THE ORIANA

Project Rehash

FEELS REAL GOOD TO BE HOME

North Tower

South Tower

DMCI HOMES
THE ORIANA

PROJECT SUMMARY



9,314 sqm



1 Amenity Level



2 HRB
55 & 56 Storeys



54 & 56 Residential Floors
2,580 Units



7 Basement Parking Floors
1,431 Parking Slots
(55% Parking Ratio)

AURORA BOULEVARD

F. CALDERON

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North Tower
1,314 units

South Tower
1,266 units

ARCHITECTURAL THEME



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AMENITIES & FACILITIES

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SITE DEVELOPMENT

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1. Entrance to/ Exit from Basement Parking
2. Drop Off Area & Entrance Gate
3. Landscaped Garden
4. Lap Pool
5. Leisure Pool
6. Kiddie Pool

7. Tree Promenade
8. Lawn & Picnic Area
9. (BELOW) Covered Basketball Court
10. (ABOVE) Upper Deck Garden
11. Children's Play Area
12. Secondary Exit from Basement Parking



DROP OFF AREA & ENTRANCE GATE

THE FLORIAN

56%

AMENITY
RATIO

AMENITY CORE

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LAP POOL

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LEISURE POOL



KIDDIE POOL





LAWN & PICNIC AREA

COVERED BASKETBALL COURT



STAIRS TO UPPER DECK GARDEN



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UPPER DECK GARDEN

CHILDREN'S PLAY AREA



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SKY PROMENADE

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INDOOR AMENITIES

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

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FUNCTION HALL

(Actual image from an RFO project)

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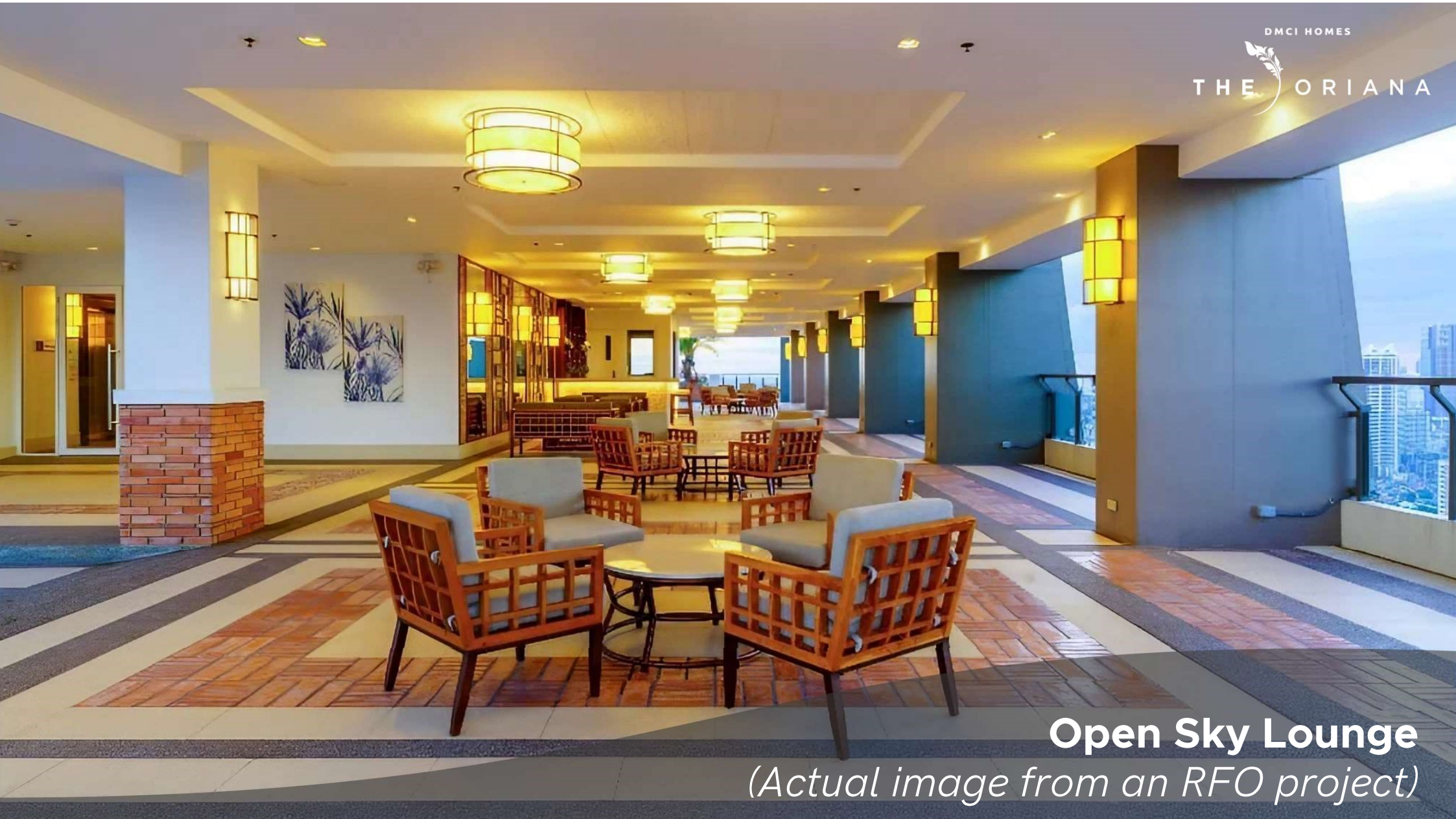
ENTERTAINMENT ROOM

(Actual image from an RFO project)

FITNESS GYM



Coworking Space



Open Sky Lounge
(Actual image from an RFO project)

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Lumiventt

LUMIVENTT TECHNOLOGY

SKY PATIO



CONVENIENCE STORE



**WATER REFILLING
STATION**



**CARD-OPERATED
LAUNDRY STATION**

FACILITIES

OTHERS

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



VIEWS

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THE  ORIANA

DMCI HOMES
THE ORIANA

QC NORTH NORTH VIEW

Image source: YouTube (City Explorer Plus)



ANTIPOLO
EAST VIEW



MANILA / Facing Amenities

WEST VIEW



EASTWOOD, QC
SOUTH VIEW





OTHER PROJECT DELIVERABLES

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**BIGGER BALCONY WINDOWS
& DOORS + GLASS RAILINGS**



BIGGER UNIT SIZES



**PROVISION FOR
SPLIT-TYPE AIRCON UNIT**

IMPROVED UNIT FEATURES

Cross-Section of Daybed

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Exhaust Air
Louver

Awning-type
Window

Lift-up Cover
(made of ficem board)

Location of Aircon
Condenser

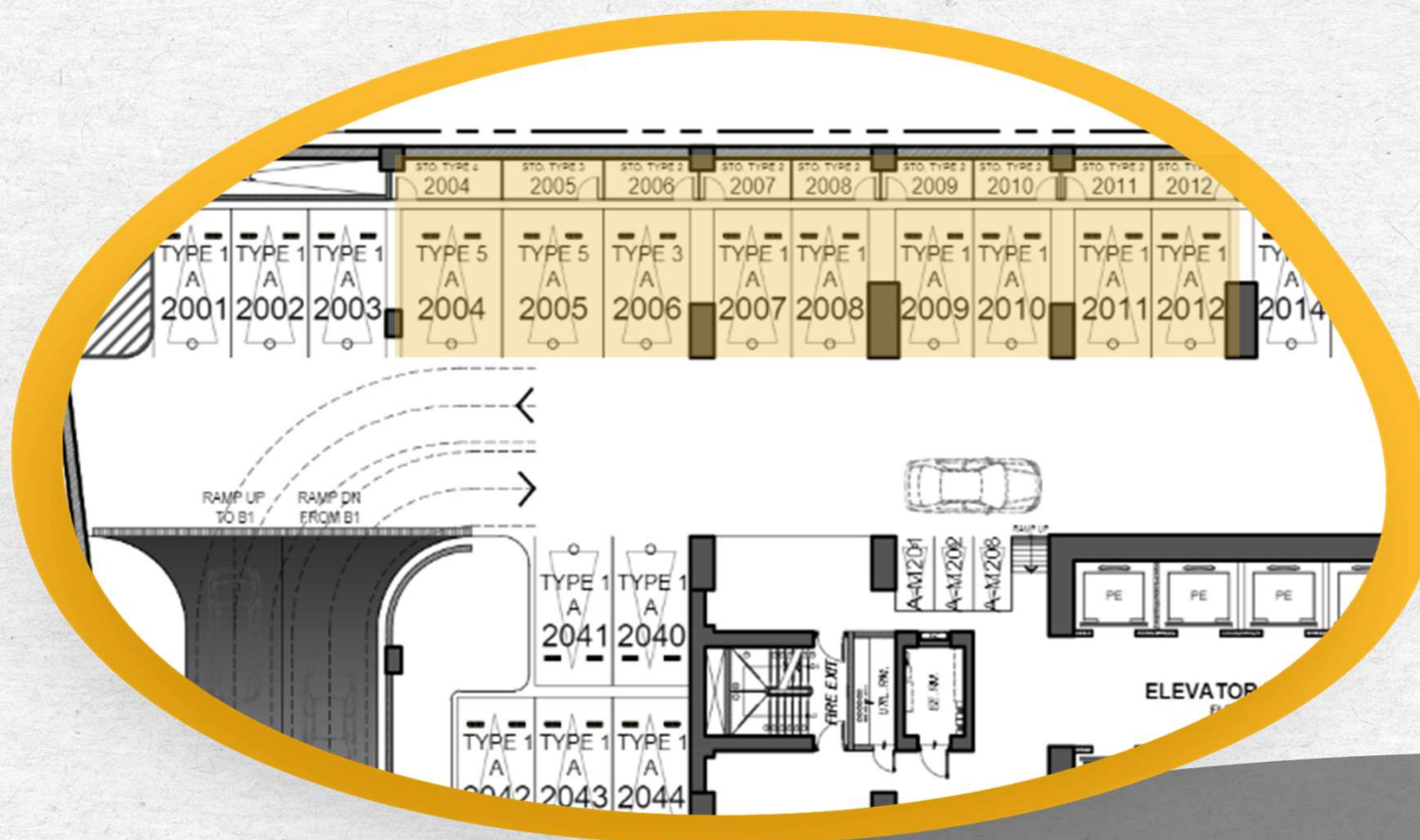
UNITS WITH DAYBED

(Based on artist's visualization only.)

SKY PATIO



SAMPLE PARKING AVAILABILITY PLAN



PARKING SLOTS W/ STORAGE

(Ongoing study of optimum material to be used for storage area.)

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Sky Bridge

ADDITIONAL AMENITIES/FACILITIES





GARBAGE CHUTE



SHUTTLE SERVICE



COMMUNITY INTERNET

ADDITIONAL AMENITIES/FACILITIES



LAUNCHED INVENTORIES

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North Tower

South Tower

RELEASED INVENTORIES

UNITS			
Unit Type	Unit Area (sqm)	Gross Area (sqm)	# of Units
Studio	26.0	30.0	72
1-BR	29.5 - 35.5	33.5 - 35.5	108
2-BR	53.5 - 60.5	59.5 - 70.0	234

TOTAL 414

PARKING SLOTS		
PS Type	PS Area (sqm)	# of Parking
Single PS*	13.0 - 21.5	421

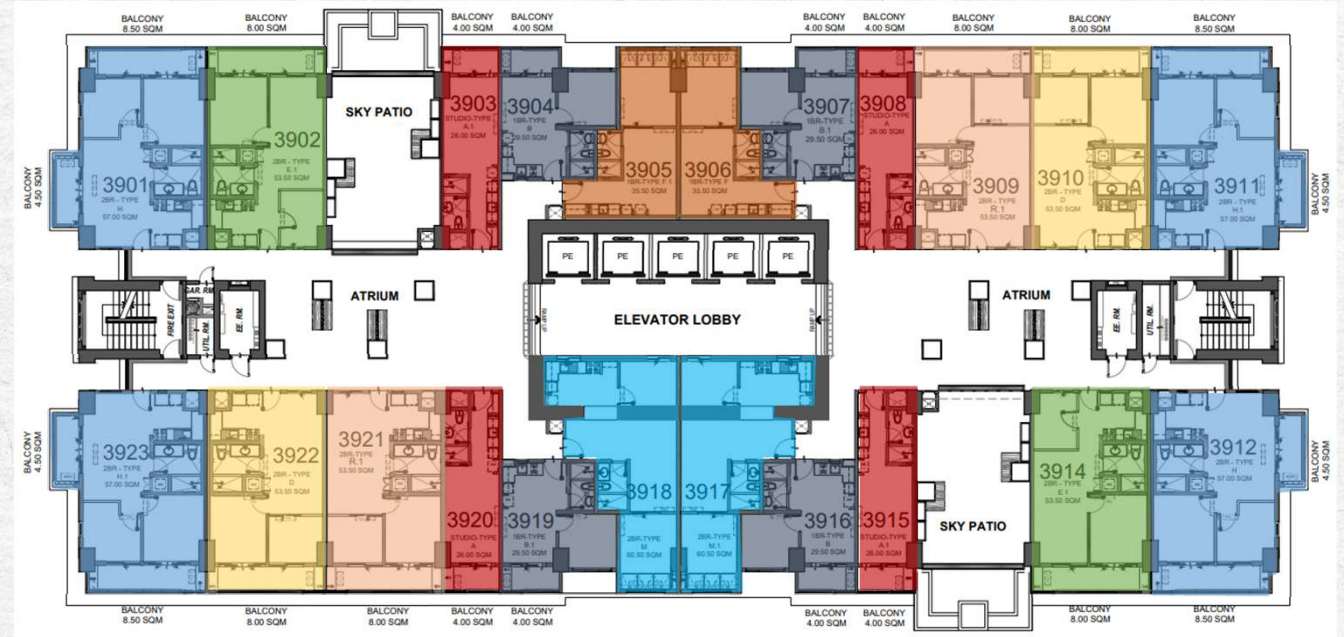
**Some PS come w/ utility storage.*

TOTAL 421

22

UNITS PER FLOOR

NOTE: Standard policy regarding request for tandem shall apply.



Studio A (Inner)
 1 Bedroom B (Inner)
 1 Bedroom F (Inner)
 1 Bedroom D (Inner)

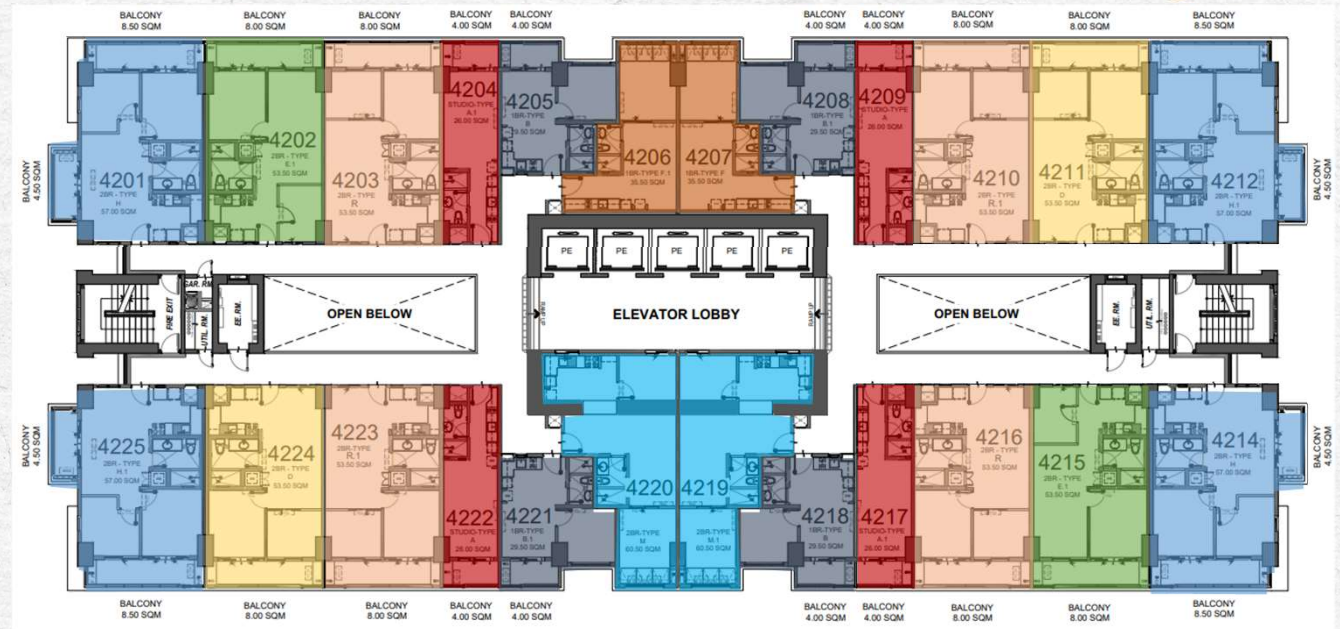
2 Bedroom E (Inner)
 2 Bedroom H (End)
 2 Bedroom M (Inner)
 2 Bedroom R (Inner)

TYPICAL FLOOR

24

UNITS PER FLOOR

NOTE: Standard policy regarding request for tandem shall apply.



- Studio A (Inner)
- 1 Bedroom B (Inner)
- 1 Bedroom F (Inner)
- 1 Bedroom D (Inner)
- 2 Bedroom E (Inner)
- 2 Bedroom H (End)
- 2 Bedroom M (Inner)
- 2 Bedroom R (Inner)

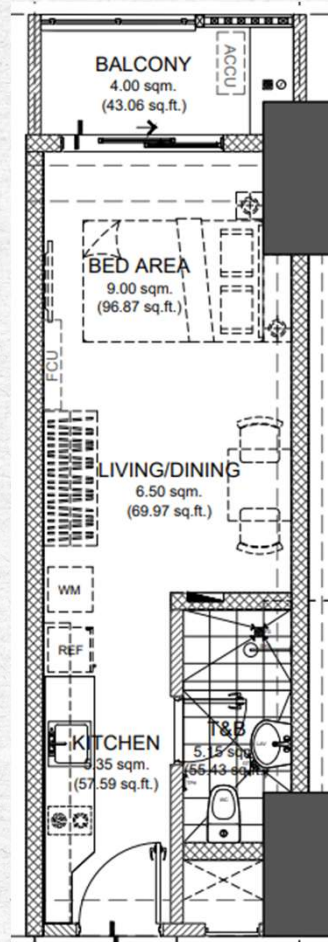
Studio A (Inner Unit)

Location **Inner Unit**

Floor Level **39th - PH Floors**

Unit Area **26.00 sqm**

Gross Area **30.00 sqm**



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STUDIO A – INNER UNIT

AREA ALLOCATION

LIVING & DINING	6.50 sqm
KITCHEN	5.35
BED AREA	9.00
TOILET & BATH	5.15
BALCONY	4.00
APPROX. GROSS FLOOR AREA	30.00 sqm

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

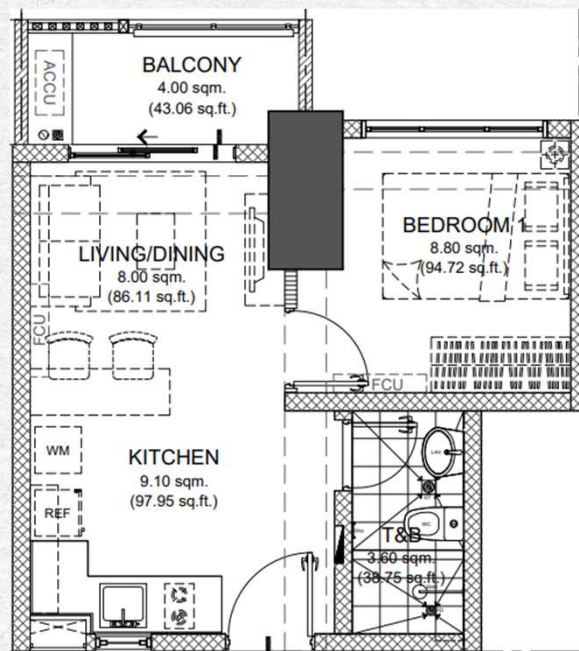
1 Bedroom B (Inner Unit)

Location **Inner Unit**

Floor Level **39th - PH Floors**

Unit Area **29.50 sqm**

Gross Area **33.50 sqm**



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1 BEDROOM B – INNER UNIT

AREA ALLOCATION

LIVING & DINING	8.00 sqm
KITCHEN	9.20
BEDROOM 1	8.80
TOILET & BATH	3.60
BALCONY	4.00
APPROX. GROSS FLOOR AREA	33.50 sqm

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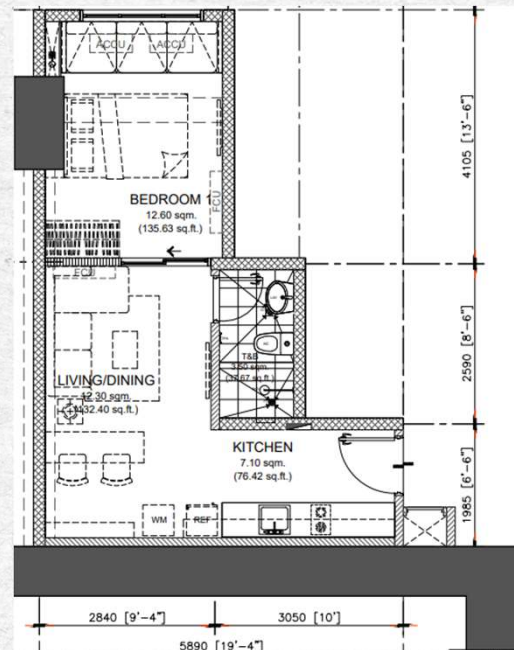
1 Bedroom F (Inner Unit)

Location **Inner Unit**

Floor Level **39th - PH Floors**

Unit Area **35.50 sqm**

Gross Area **35.50 sqm**



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1 BEDROOM F – INNER UNIT

AREA ALLOCATION

LIVING & DINING	12.30 sqm
KITCHEN	7.10
BEDROOM 1	12.60
TOILET & BATH	3.50
APPROX. GROSS FLOOR AREA	35.50 sqm

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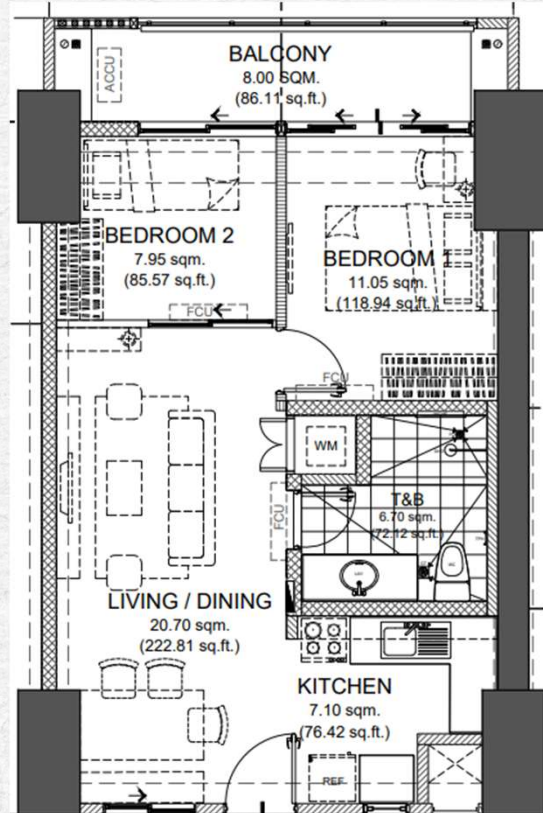
2 Bedroom D (Inner Unit)

Location **Inner Unit**

Floor Level **39th - PH Floors**

Unit Area **53.50 sqm**

Gross Area **61.50 sqm**



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2 BEDROOM D – INNER UNIT

AREA ALLOCATION

LIVING & DINING	20.70 sqm
KITCHEN	7.10
BEDROOM 1	11.05
BEDROOM 2	7.95
TOILET & BATH	6.70
BALCONY	8.00
APPROX. GROSS FLOOR AREA	61.50 sqm

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- FURNITURE AND APPLIANCES ARE NOT INCLUDED.
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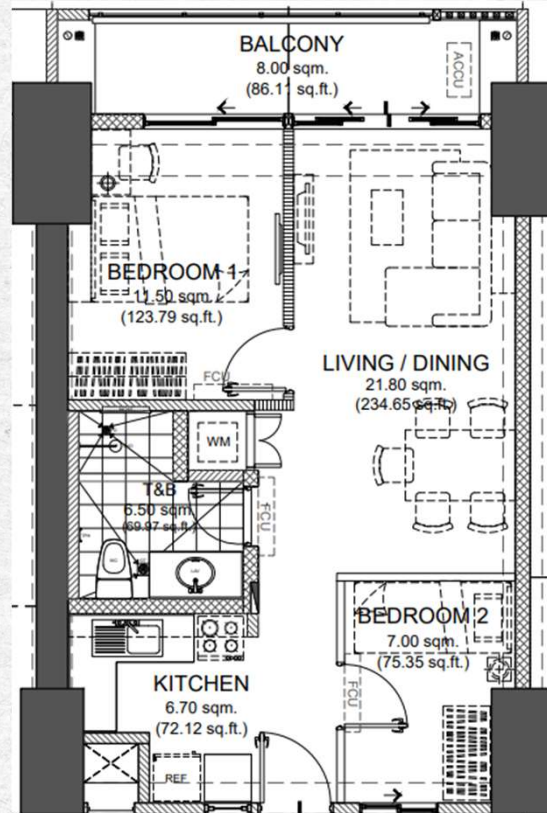
2 Bedroom E (Inner Unit)

Location **Inner Unit**

Floor Level **39th - PH Floors**

Unit Area **53.50 sqm**

Gross Area **61.50 sqm**



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2 BEDROOM E – INNER UNIT

AREA ALLOCATION

LIVING & DINING	21.80 sqm
KITCHEN	6.70
BEDROOM 1	11.50
BEDROOM 2	7.00
TOILET & BATH	6.50
BALCONY	8.00
APPROX. GROSS FLOOR AREA	61.50 sqm

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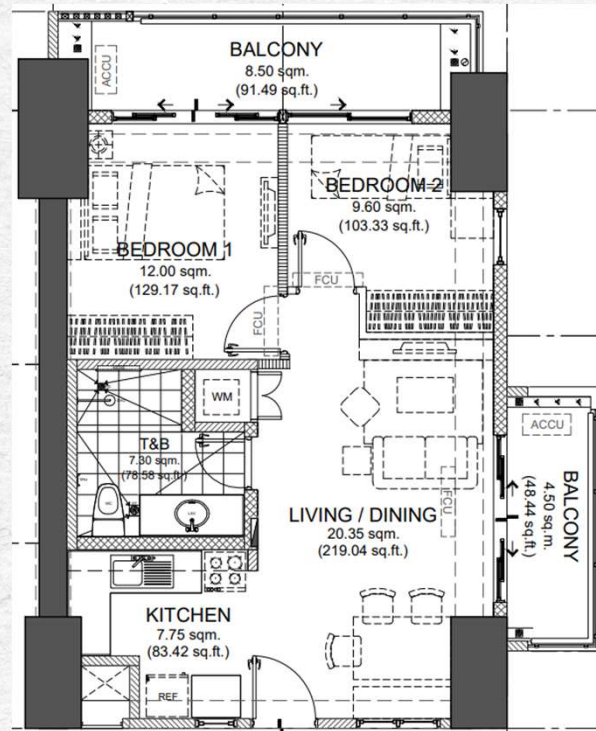
2 Bedroom H (End Unit)

Location **End Unit**

Floor Level **39th - PH Floors**

Unit Area **57.00 sqm**

Gross Area **70.00 sqm**



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2 BEDROOM H – END UNIT

AREA ALLOCATION

LIVING & DINING	20.35 sqm
KITCHEN	7.75
BEDROOM 1	12.00
BEDROOM 2	9.60
TOILET & BATH	7.30
BALCONY	8.50
APPROX. GROSS FLOOR AREA	70.00 sqm

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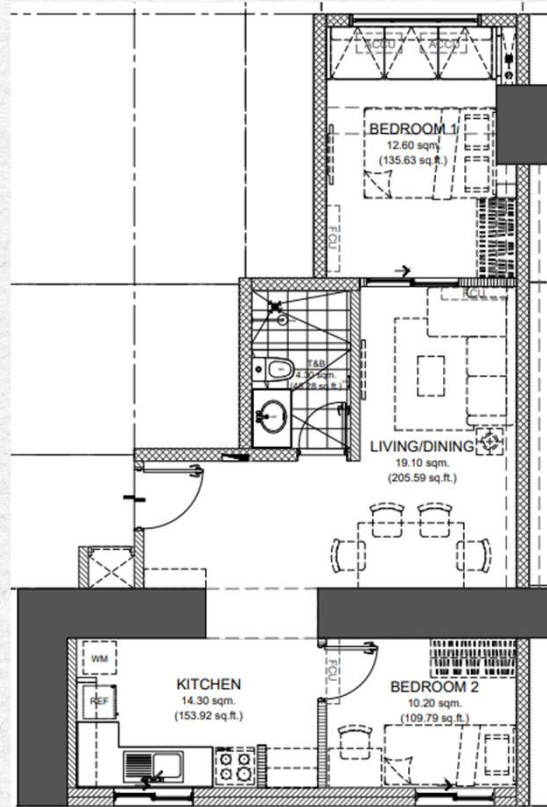
2 Bedroom M (Inner Unit)

Location **Inner Unit**

Floor Level **39th - PH Floors**

Unit Area **60.50 sqm**

Gross Area **60.50 sqm**



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2 BEDROOM M – INNER UNIT

AREA ALLOCATION

LIVING & DINING	12.60 sqm
KITCHEN	14.30
BEDROOM 1	12.60
BEDROOM 2	10.20
TOILET & BATH	4.30
APPROX. GROSS FLOOR AREA	60.50 sqm

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

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Unit Type	Description	Inventories	Unit/PS Area	Gross Area	List Price	
			(in sqm., more or less)		Min	Max
	Studio A (Inner)	72	26.00	30.00	5.08Mn	5.68Mn
	1-Bedroom B (Inner)	72	29.50	33.50	5.59Mn	6.27Mn
	1-Bedroom F (Inner)	36	35.50	35.50	6.25Mn	6.86Mn
	2-Bedroom D (Inner)	36	53.50	61.50	7.88Mn	8.90Mn
	2-Bedroom E (Inner)	36	53.50	61.50	7.92Mn	8.90Mn
	2-Bedroom H (End)	72	57.00	70.00	8.61Mn	9.77Mn
	2-Bedroom M (Inner)	36	60.50	60.50	7.95Mn	8.90Mn
	2-Bedroom R (Inner)	54	53.50	61.50	7.99Mn	8.96Mn
TOTAL		414	26.0 - 60.5	30.0 - 70.0	5.08Mn	9.77Mn
Parking	Single Parking*	421	13.00 - 17.00	13.00 - 21.50	0.90 Mn	1.03 Mn
TOTAL		421				

*Some parking slots come w/ utility storage.

PRICE RANGES

NORTH TOWER

**MARCH
2026**

END OF DP
PERIOD

**APRIL
2026**

RFO DATE

SOUTH TOWER

**OCTOBER
2027**

**NOVEMBER
2027**

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

SPECIAL PROMO



15%

MINIMUM DOWNPAYMENT
FOR UNITS & PARKING

5%*

ADDITIONAL DISCOUNT
FOR 2BR UNITS
(SOUTH ONLY)

Effectivity Date:
October 9 - 22, 2023



- ✓ **Quality Home & Upgraded Lifestyle**
- ✓ **Transit-Oriented Location**
- ✓ **Value-for-Money**
- ✓ **Best in Class Amenities**

Your best life begins in

 **THE ORIANA**

**THANK YOU
&
HAPPY SELLING!**



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FEELS REAL GOOD TO BE HOME