



Green 2

RESIDENCES

DASMARIÑAS, CAVITE

PROJECT BRIEFING

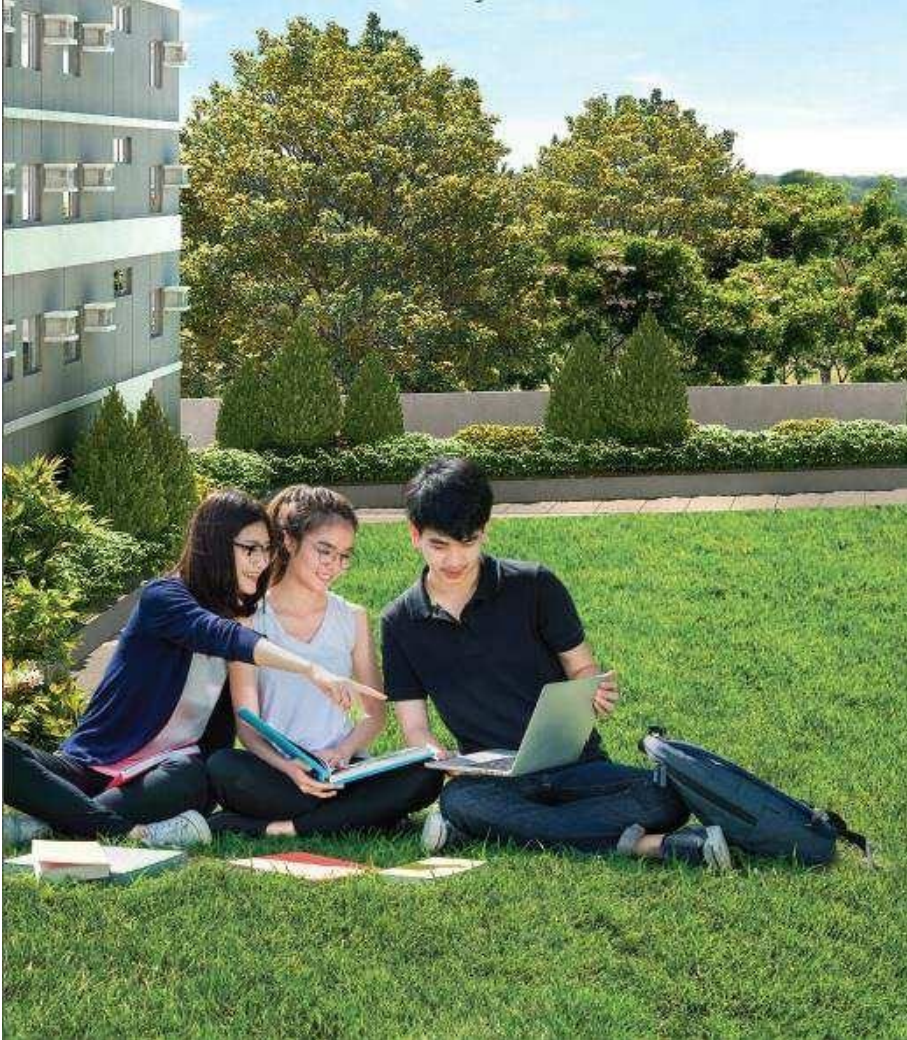
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LOCATION



- A** Emilio Aguinaldo College ($\pm 0.14\text{km}$)
- B** Waltermart Dasmariñas ($\pm 0.62\text{km}$)
- C** Far Eastern Polytechnic College ($\pm 1.2\text{km}$)
- D** St. Jude College Dasmariñas ($\pm 2.4\text{km}$)
- E** Central Mall Dasmariñas ($\pm 2.8\text{km}$)
- F** Technological University of the Philippines ($\pm 2.8\text{km}$)
- G** St. Paul Technological Institute of Cavite ($\pm 3.8\text{km}$)
- H** Philippine Christian University Dasmariñas ($\pm 4.0\text{km}$)

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Student End-user Market

- 20,000+ Student population
- Approximated 2% growth rate per year
- Area of Origin Cavite, Laguna, Batangas

Primary Target Market

- Property investors

Alternative Market

- School faculty members
- Doctors and medical staff
- Parents visiting their children

VILLAR CITY & UNIVERSITY TOWN



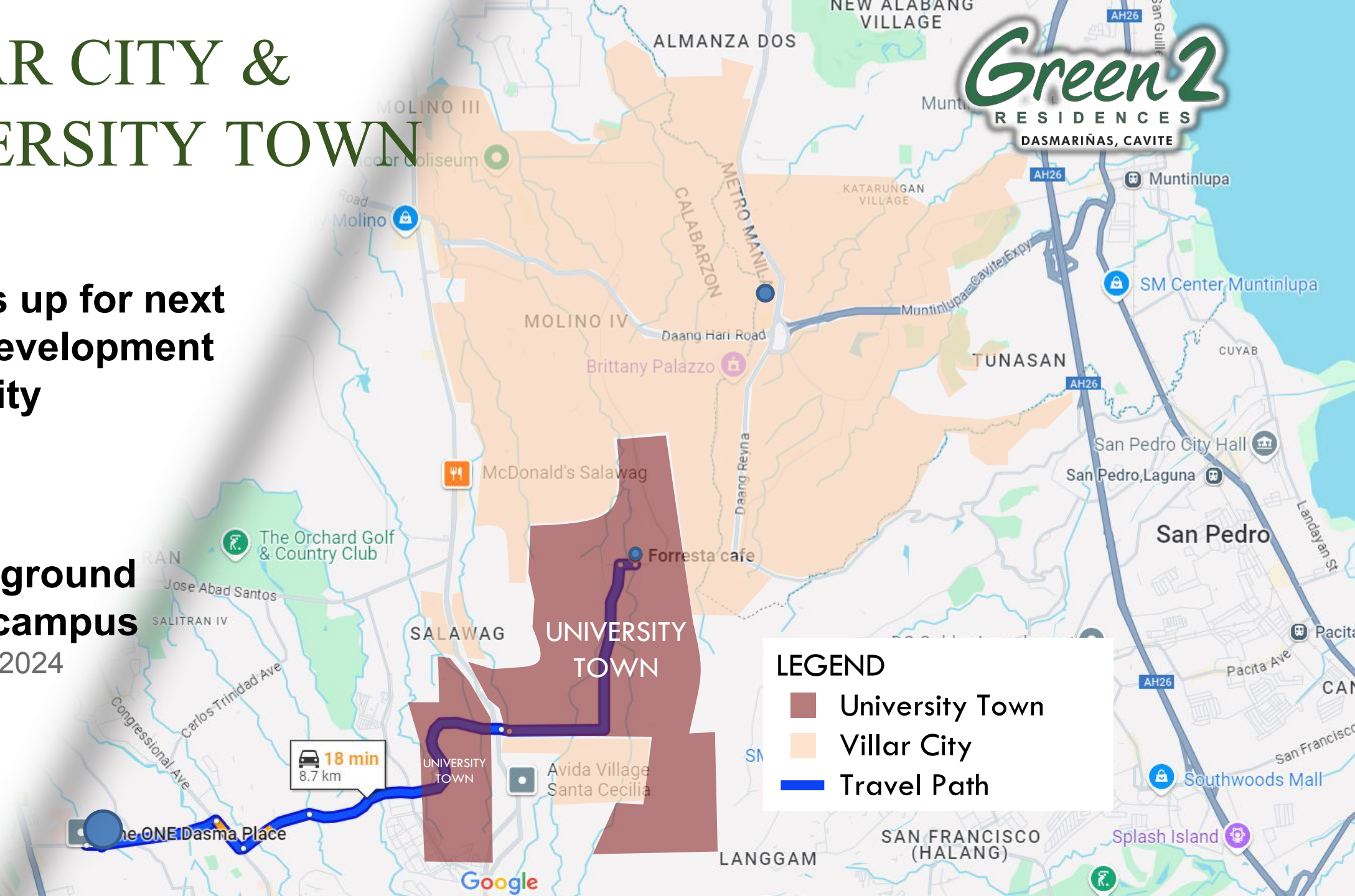
Villar gears up for next phase of development for Villar City

July 3, 2024



UP breaks ground for Cavite campus

September 19, 2024



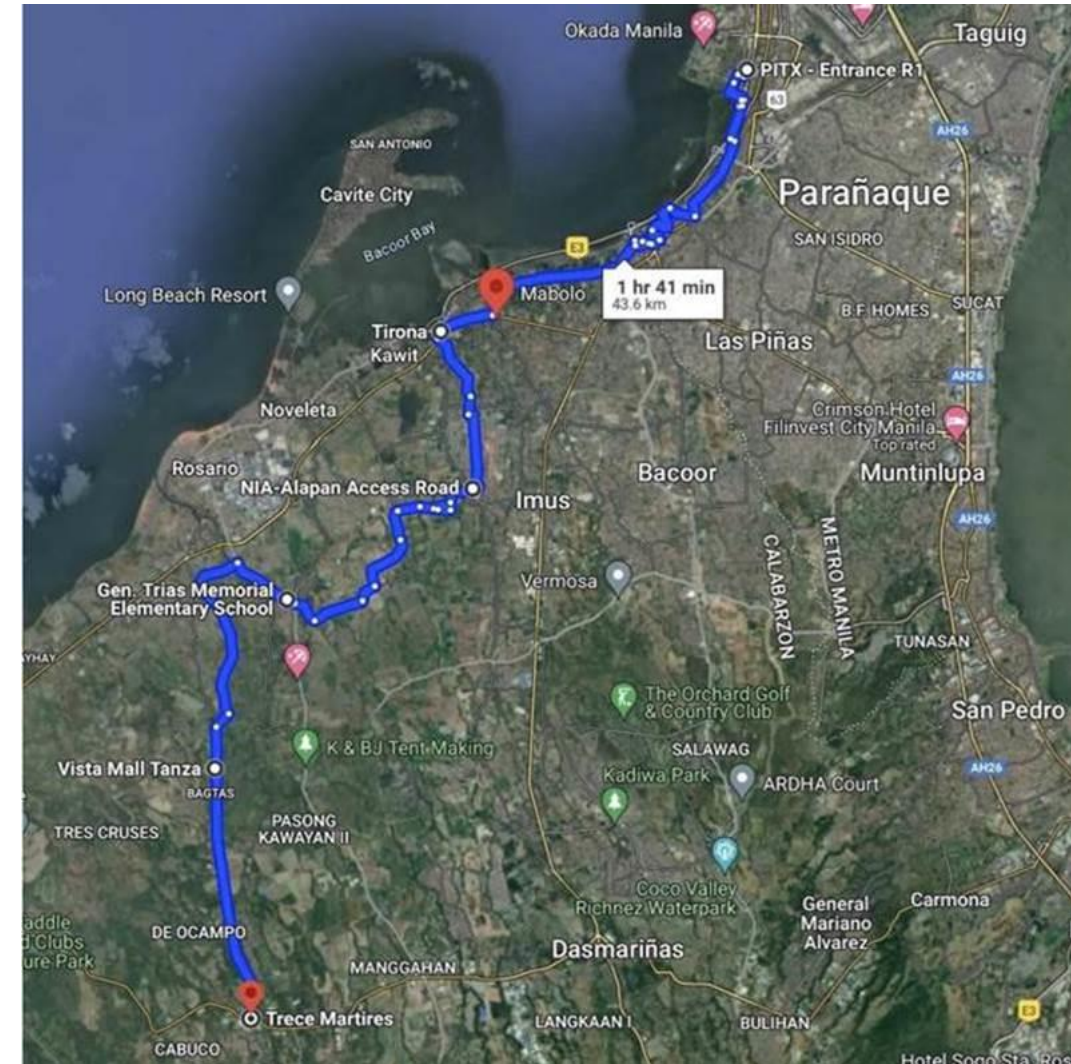
CAVITE BRT

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Bus Rapid Transit System to transform Urban Mobility in Cavite

August 12, 2024



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PROJECT DETAILS



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Land Area	1.6 Hectares (4.0 acres)
No. of Towers	3 Towers
No. of Floors	18 Physical Residential Floors <ul style="list-style-type: none">• 2F – 22F (no 4F, 13F, and 14F) 1 Retail Floor 2 Parking Floors

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PROJECT DETAILS



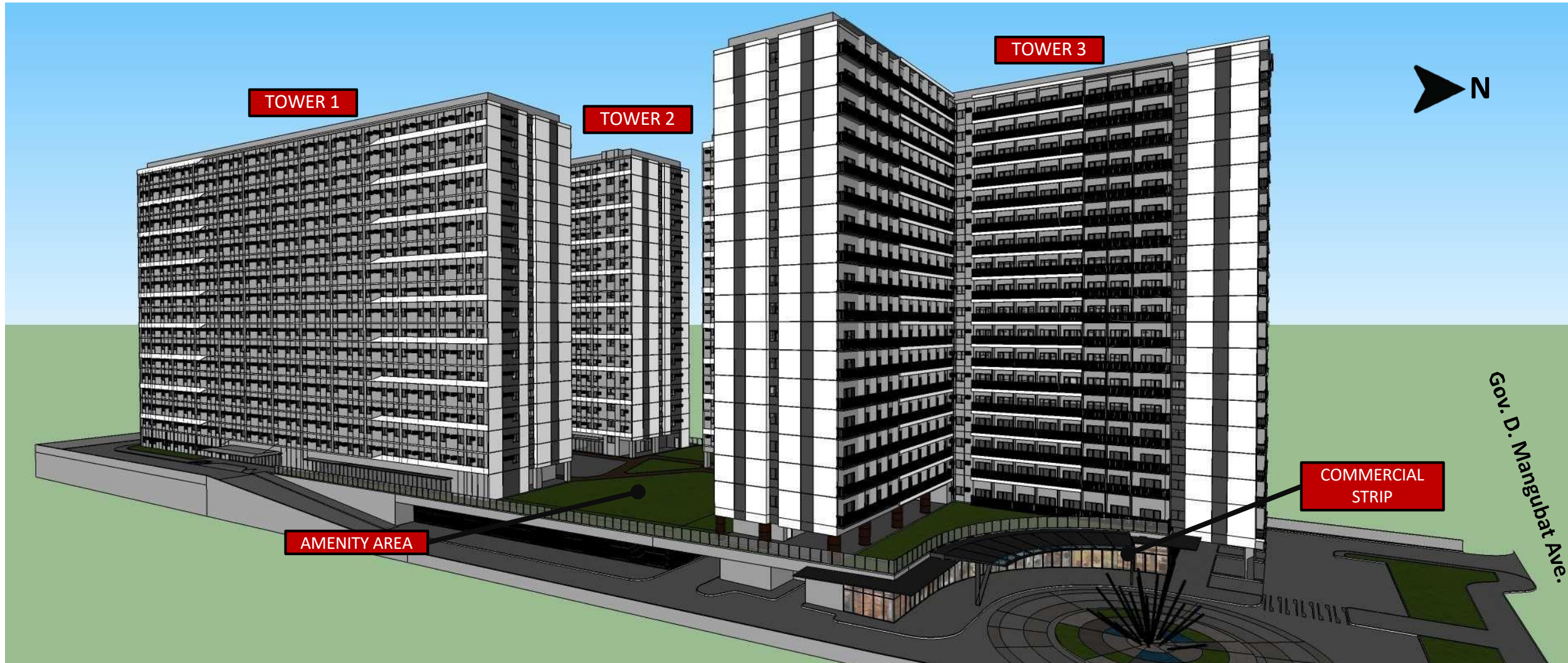
PROJECT DETAILS

No. of Units	3,254 Units (97% sold) <ul style="list-style-type: none">• Studio Units<ul style="list-style-type: none">- Studio – 2,612 units- Studio w/ Balcony – 349 units- Studio End Unit – 104 units- Studio End Unit w/ Balcony – 36 units- Studio L-Type – 17 units• 2 BR units<ul style="list-style-type: none">- 2 BR End Unit – 87 units- 2 BR Unit – 32 units- 2 BR End Unit w/ Balcony – 17 units
No. of Parking	489 Residential Parking Slots 25 Commercial Parking Slots
Launching Date	Tower 1 : August 2017 Tower 2 : August 2018 Tower 3 : February 2019
Turnover Date	Tower 1 : June 2022 Tower 2 : July 2023 Tower 3 : March 2024

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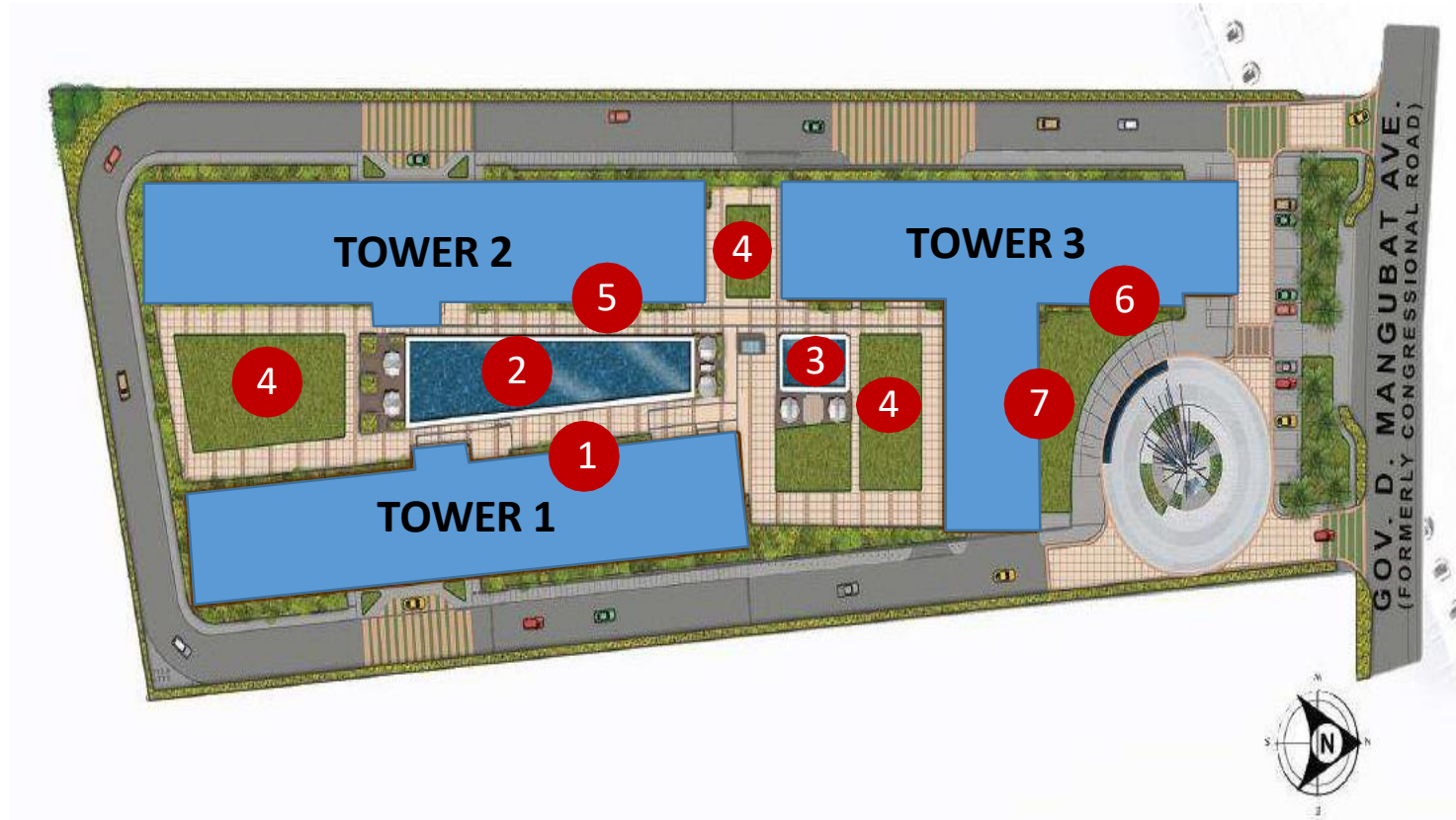
MASTER PLAN

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PROJECT AMENITIES



- 1 – Study Areas (Tower 1)
- 2 – Swimming Pool
- 3 – Kiddie Pool
- 4 – Multi-purpose lawns

- 5 – Gym (Tower 2)
- 6 – Function Room (Tower 3)
- 7 – Covered Porch/Lounge (Tower 3)

TOWER 3 LOBBY



STUDY AREA



SWIMMING POOL

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FITNESS GYM



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FUNCTION ROOM



Artist's Perspective

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COMMERCIAL STRIP

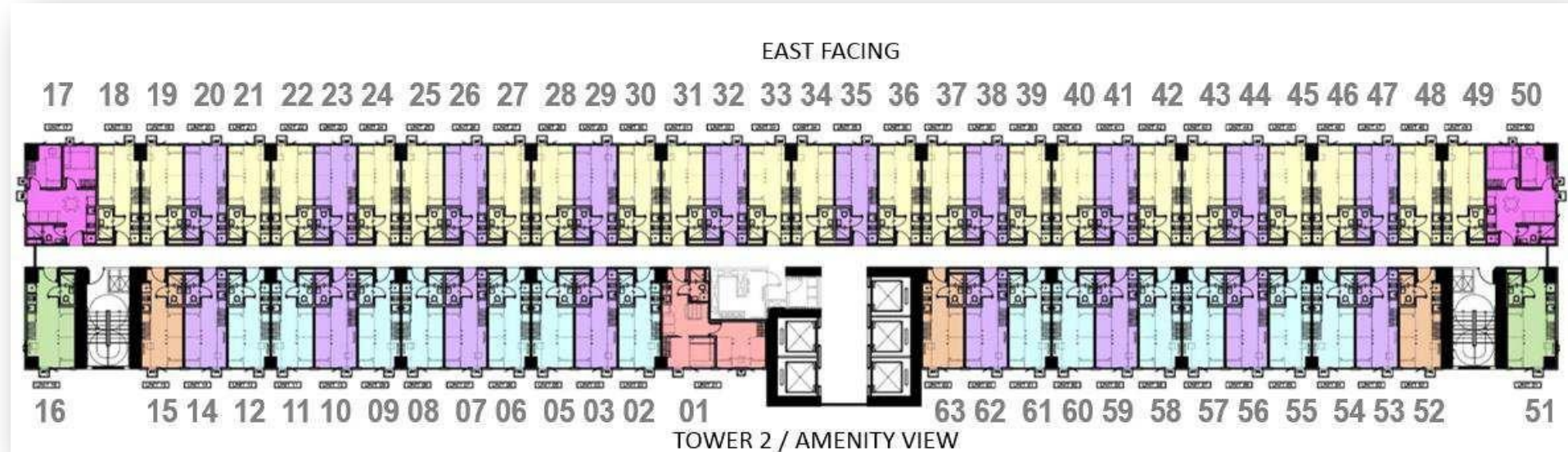
Opened Last 24 November 2022



VICTORY
Honor God. Make Disciples.

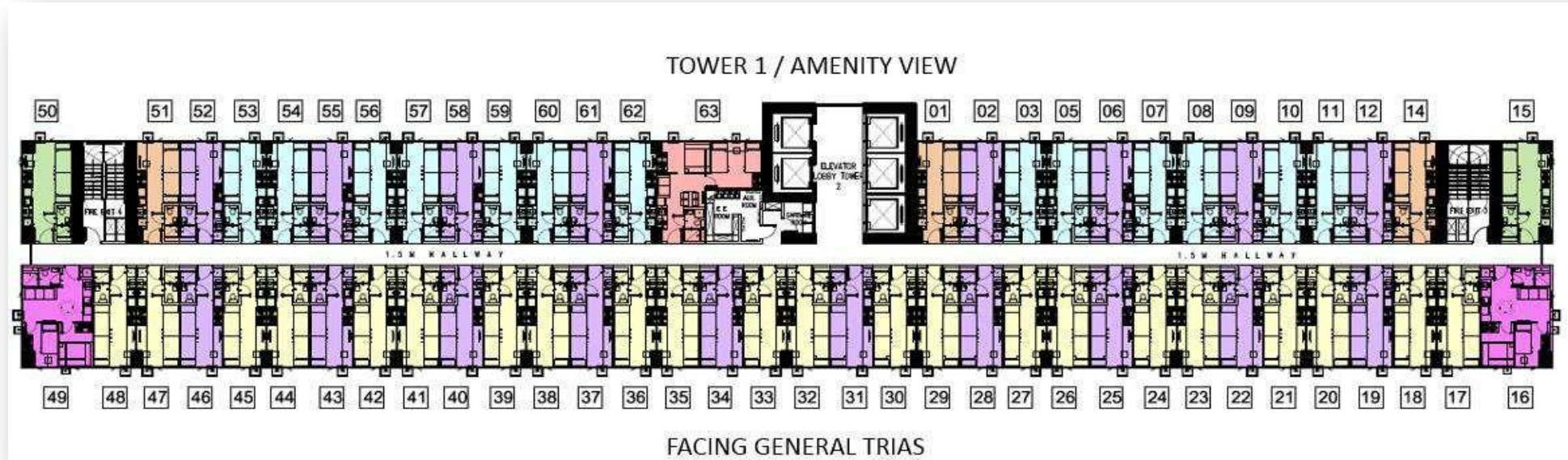


Tower 1: 3rd – 21st Floor



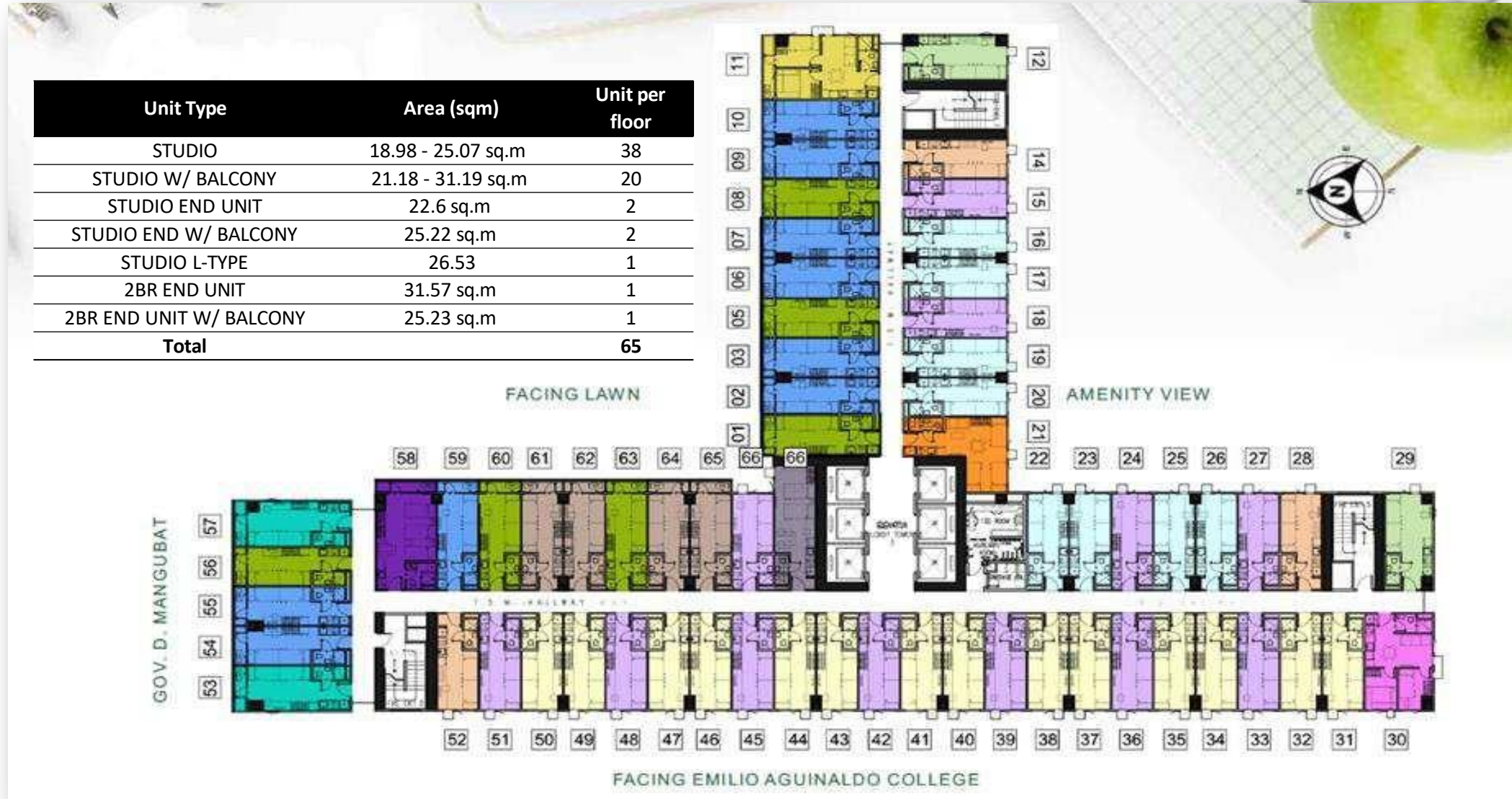
	Unit Type	Area (in sqm.)	Area (in sq. ft.)	Units/ Floor
	Studio	18.98 – 19.32	204 – 207	56
	Studio End	22.60	243	2
	2 BR	33.97	366	1
	2 BR End	31.57	349	2
Total				61

Tower 2: 3rd – 21st Floor



	Unit Type	Area (in sqm.)	Area (in sq. ft.)	Units/ Floor
	Studio	18.98 – 19.32	204 – 207	56
	Studio End	22.60	243	2
	2 BR	33.97	366	1
	2 BR End	31.57	349	2
Total				61

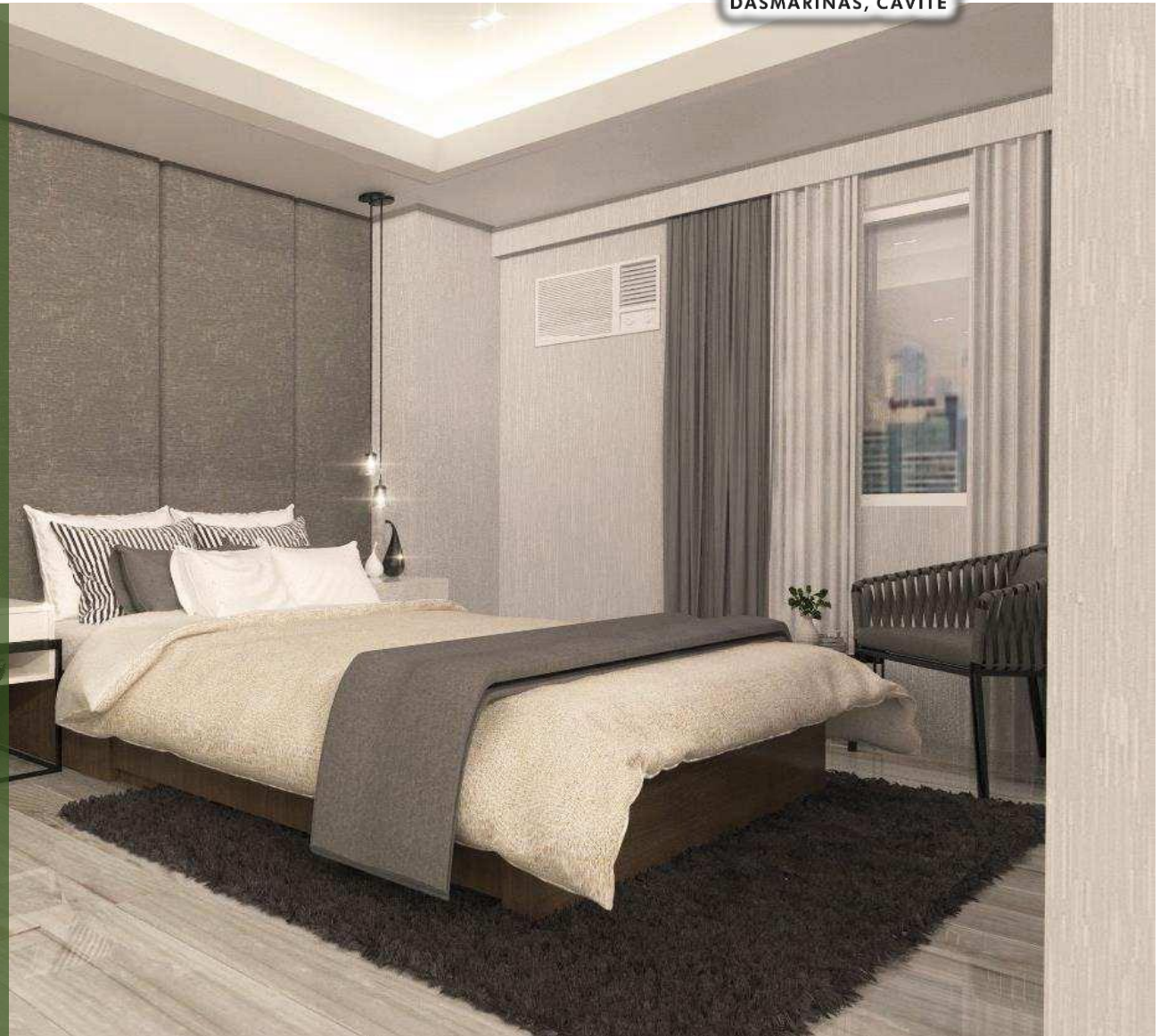
Tower 3: 3rd – 21st Floor



STANDARD UNIT DELIVERABLES



- Floor Tiles in all areas of the Unit
- Living Room, dining room, kitchen, and Bedroom/s with painted plain cement finish on interior wall
- Toilet and Bath with painted plain cement finish and tiles on walls
 - 1.50 m high tiles in shower area and one layer of tiles in toilet area
- Painted plain cement finish on ceilings of living room, dining room, and Bedroom/s; gypsum board on ceilings for kitchen
- Aluminum framed windows
- Kitchen counter top with under the-counter-cabinets
- Water closet, lavatory , soap holder, tissue holder, shower head and faucet in the toilet and bath
- Provision of tapping point for water heater in the shower area only





STUDIO Unit
+/- 18.98 sqm



STUDIO Unit
+/- 18.98 sqm



2 BEDROOM END UNIT

+/- 31.57 SQM



2 BEDROOM END UNIT
+/- 31.57 SQM



2 BEDROOM END UNIT

+/- 31.57 SQM

MOCK-UP UNIT



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