

The Polaris in Quezon City

The Polaris - Project Brief

The Polaris, is a high-end, resort-inspired, high-rise condominium project of DMCI Homes—a company of innovative builders and engineering experts that develop modern day living solutions for urban families. Each of its developments is built with world-standard craftsmanship borne from D.M. Consunji Inc.'s almost 61 years of experience in the construction and development industry. DMCI Homes offers its customers the highest level of expertise and its strict adherence to global standards. Its corporate philosophy is anchored on a deep understanding that buying a home is more about investing in a better way of living. The Polaris is the perfect validation of this timely proposition. Thanks to this feature-rich ideally located community, residents can finally enjoy a more comfortable and meaningful way of life where they can feel real good to be home.



The Polaris - Location Plan

Address: Oliveros St. Balintawak Quezon City

Located in Oliveros St. Balintawak Quezon City, The Polaris is accessible to a host of commercial establishments as well as medical and educational institutions. The area is near key transportation hubs. Aside from buses and jeepneys plying EDSA, it is also near LRT1-Roosevelt Station which can easily take people either downtown Manila or the business district of Makati.

Central Business District:

- Ayala Cloverleaf – 300 m
- Vertis North – 4 km
- Ortigas CBD – 11 km
- Makati CBD – 17 km

Malls:

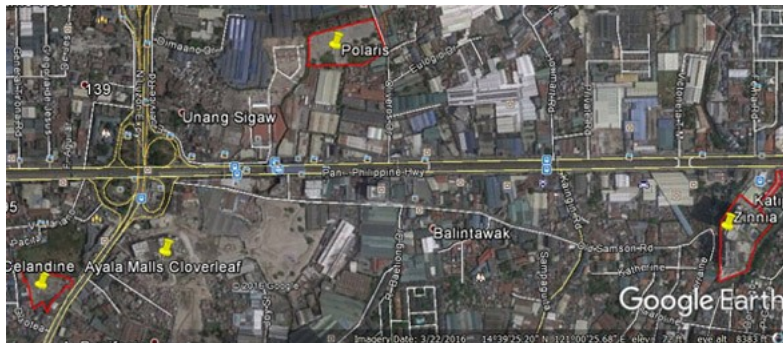
- Puregold – 500 m
- Walmart Muñoz – 2.5 km
- SM North EDSA – 3.4 km
- Trinoma – 3.7 km
- Landers Superstore – 2 km

Schools:

- Our Lady of Grace Academy – 830 m
- Grace Christian College – 1.6 km
- Lourdes School of Quezon City – 3.1 km
- University of the East Caloocan – 3.3 km
- St. Jude College – 4.5 km
- UP Diliman – 8 km

Hospitals:

- World Citi Medical Center 500 m
- Quirino Memorial Medical Center 1.2 km
- St. Lukes Medical Center 5.6 km



The Polaris - Site Development Plan

The Polaris will be composed of three high-rise buildings on a 2 hectare lot area. The property will rise along Oliveros St. Balintawak Quezon City



The Polaris - Floor Plans

At The Polaris, one is assured of larger living and breathing spaces that provide a relief from cramped city living conditions that most city dwellers are used to; with larger than standard unit offerings, future homeowners are provided with options based on their various needs.

The Polaris is engineered with Lumiventt, from the words "lumen" meaning light and "ventus" meaning wind. The design genius allows ambient light and fresh air to permeate the building and the unit spaces within for better cross-ventilation.

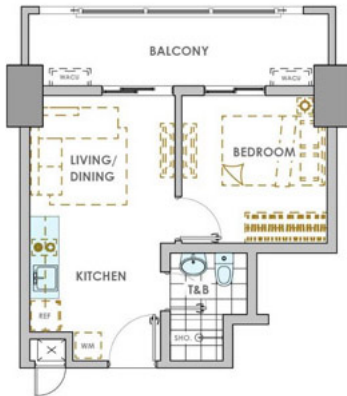


1-BEDROOM A (INNER UNIT)

AREA ALLOCATION

LIVING & DINING	6.70 sqm
KITCHEN	6.50
BEDROOM	9.40
TOILET & BATH	3.90
BALCONY 1	4.50

APPROX. GROSS FLOOR AREA: 31.00 sqm



1-BEDROOM B (INNER UNIT)

AREA ALLOCATION

LIVING & DINING	9.40 sqm
KITCHEN	6.30
BEDROOM	9.40
TOILET & BATH	3.90
BALCONY 1	9.00

APPROX. GROSS FLOOR AREA: 38.00 sqm

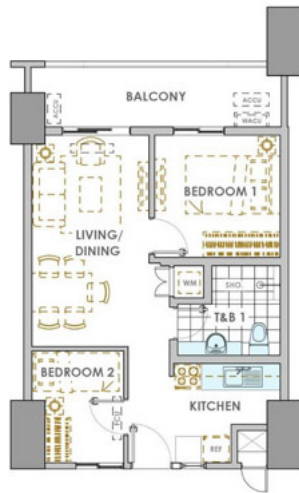


2-BEDROOM A (INNER UNIT)

AREA ALLOCATION

LIVING & DINING	17.90 sqm
KITCHEN	6.60
BEDROOM 1	10.15
BEDROOM 2	7.35
TOILET & BATH	6.00
BALCONY 1	9.00

APPROX. GROSS FLOOR AREA: 57.00 sqm



2-BEDROOM B (INNER UNIT)

AREA ALLOCATION

LIVING & DINING	19.25 sqm
KITCHEN	6.60
BEDROOM 1	9.75
BEDROOM 2	6.40
TOILET & BATH	6.00
BALCONY 1	9.00

APPROX. GROSS FLOOR AREA: 57.00 sqm

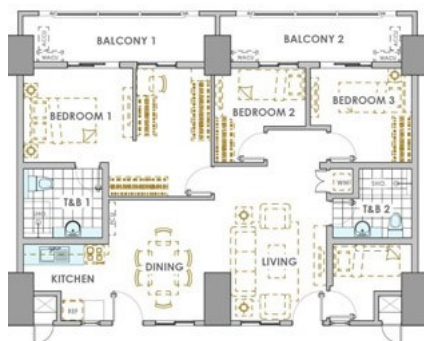


3-BEDROOM A (END UNIT)

AREA ALLOCATION

LIVING & DINING	23.70 sqm
KITCHEN	8.65
BEDROOM 1	12.00
BEDROOM 2	9.30
BEDROOM 3	6.35
TOILET & BATH 1	6.00
TOILET & BATH 2	4.00
BALCONY 1	8.50
BALCONY 2	5.50

APPROX. GROSS FLOOR AREA: 84.00 sqm



3-BEDROOM (TANDEM UNIT)

AREA ALLOCATION

LIVING & DINING	31.60 sqm
KITCHEN	6.60
BEDROOM 1	22.00
BEDROOM 2	7.60
BEDROOM 3	9.50
TOILET & BATH 1	6.00
TOILET & BATH 2	6.00
MAID'S ROOM	6.70
BALCONY 1	9.00
BALCONY 2	9.00

APPROX. GROSS FLOOR AREA: 114.00 sqm

The Polaris - Amenities and Facilities

It will always be a good day whether you end up doing laps in the pool, having a picnic at the verdant grounds, watching a movie in the audio-visual room, or catching the breathtaking skyline views of the city from the sky lounge. The Polaris features resort-like amenities that complements a resident's desire for invigoration when starting their day, or repose upon coming home. With The Polaris finely-appointed areas for social, interactive, and leisure activities, make up the oasis of a home that it is.

Outdoor Amenities

- Lap pool
- Kiddie Pool

- Lounge Pool
- Gazebo
- Picnic Area / Open Lawn
- Play Area
- Basketball Court
- Roof Garden

Indoor Amenities

- Lounge Areas
- Snack Bar
- Game Area
- Fitness Gym
- Audio Visual Room
- Sky Lounge
- Function Room
- Extended Sky Patios

Facilities

- Main Entrance Gate
- Provision for CCTV Cameras
- Perimeter Fence
- Laundry Station
- Water Station
- 24-hour Security
- Convenience Store





