

 DMCI HOMES | EXCLUSIVE



FORTIS

RESIDENCES

Chino Roces Avenue, Makati City

A signature development of



A Legacy of Excellence

DMCI Homes Exclusive is the premium brand of DMCI Homes, the Philippines' first quadruple-A developer. Each development embodies a legacy of excellence, rooted in the expertise of DM Consunji, Inc. (DMCI), renowned for building iconic landmarks, luxurious hotels, and world-class infrastructure projects.

Legacy of Excellence

Anchored in DMCI Homes' hallmark of quality and excellence, each DMCI Homes Exclusive property is designed to embody inherent rarity—whether in location, master plan, or development features.

Hallmark of Quality

Every DMCI Homes Exclusive development is a testament to our commitment to quality and excellence. Our properties are meticulously crafted to offer a unique living experience that stands out in the market.

Celebration of Success

DMCI Homes Exclusive is a celebration of your success, a home that embodies your aspirations for a truly distinctive living experience. It is more than just a residence; it is a statement of your achievements and a reflection of your refined taste.

The next chapter of your life begins here.

Property Overview

Address

Chino Roces Ave., Makati City

Development Type

**1 High-rise Residential
Condominium**

Project Theme

Modern Contemporary

Unit Types

1 Bedroom: 55.5sqm

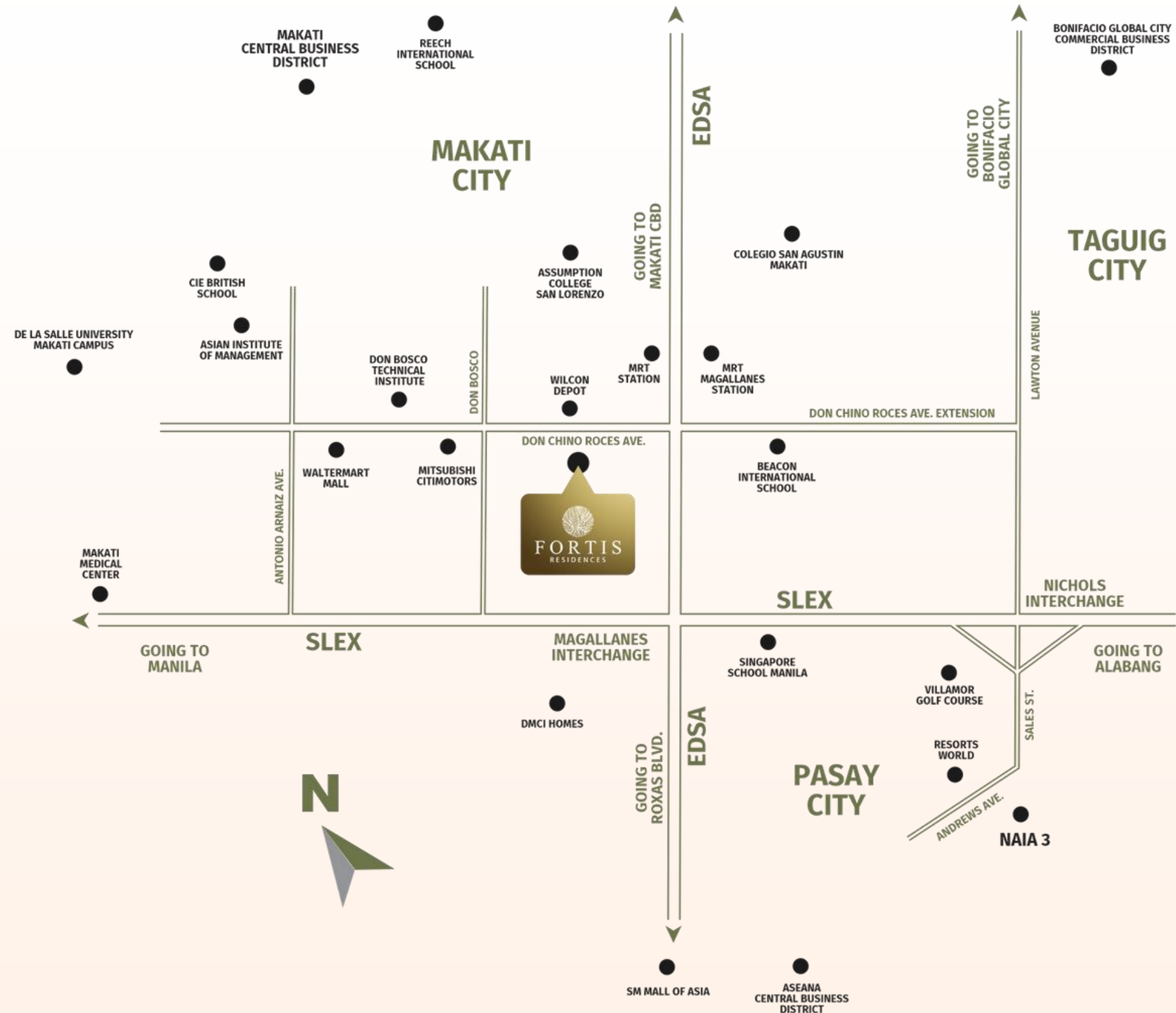
2 Bedroom: 72.5sqm – 102sqm

3 Bedroom: 143.5sqm – 154sqm



Located along Chino Roces Avenue

- A vibrant thoroughfare in Makati City, known for its strategic location.
- Connects major business districts and offers a mix of commercial, retail, and residential spaces



Key Areas

Transport

- PNR EDSA Station 0.2 km
- MRT-3 Magallanes Station 0.27 km
- One Ayala Terminal 2.7 km

Commercial Establishments

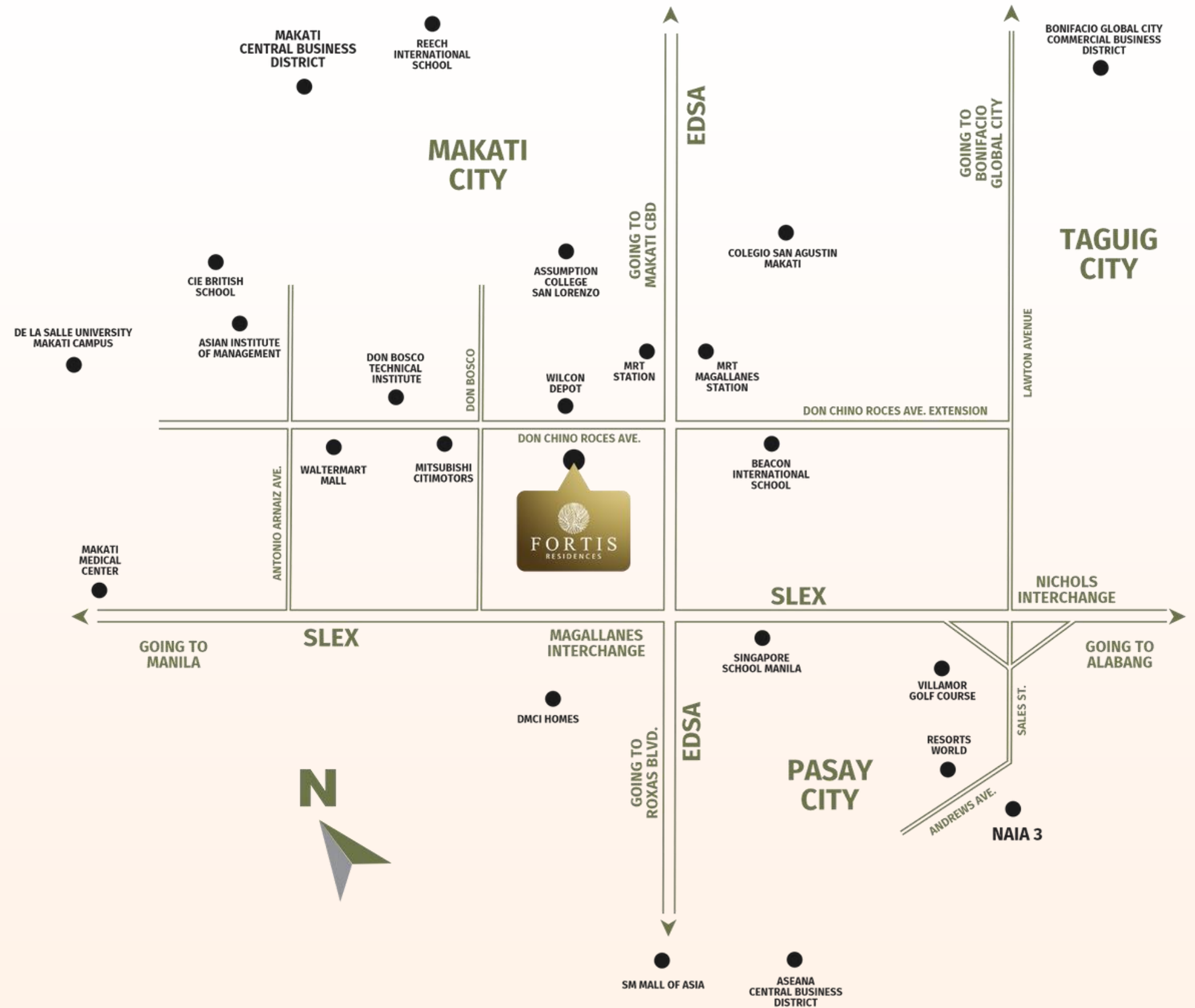
- Alphaland Southgate Mall 0.4 km
- Waltermart Makati 1.0 km
- Makati Cinema Square 1.4 km
- Little Tokyo 1.4 km
- Greenbelt, Glorietta, SM Makati 1.9 km
- One Ayala 2.7 km

Hospitals

- Makati Medical Center 2.2 km

Educational Institutions

- Don Bosco Technical Institute Makati 0.9 km
- Assumption College 1.0 km
- Colegio San Agustin Makati 1.3 km
- Makati Hope Christian School 1.4 km
- Asian Institute of Management 1.8 km



Location Highlights



Enjoy unmatched convenience with a home just steps away from key train stations, this development offers faster commutes, better connectivity, and more time for what truly matters.



A planned mixed-use district reshaping Chino Roces Avenue into a greener, more walkable, and livable urban hub. It aims to enhance the lifestyle experience around the area and will help to drive long-term property value growth through improved infrastructure and vibrant community spaces.



Property in Focus

Building Façade



Artist's illustration

Building Façade (night)



Artist's illustration

Drop-off & Promenade

Coming home feels like stepping into an exclusive tropical sanctuary, designed for the privileged few.



Drop-off & Promenade

The drop-off and promenade sets the scene as the tasteful interior blends harmoniously with the green open spaces.



Fortis Residences sets itself apart with a thoughtfully designed ground floor that maximizes open space and integrates lush greenery. From serene lounges to vibrant wellness and play areas, every corner is crafted to elevate everyday living—offering a refreshing contrast to typical urban developments





Artist's illustration

Ground Floor Amenities

- Leisure Pool
- Kiddie Pool
- Open Lounge
- Children's Play Area
- Featured Garden
- Promenade
- Snack Bar
- Entertainment Room

Reception Lobby



Artist's illustration

Open Lounge



Artist's illustration

Open Lounge



Artist's illustration

Leisure & Kiddie Pool



Artist's illustration

Pool Deck



Artist's illustration

Children's Play Area



Artist's illustration



Artist's illustration

Roof Deck Amenities

- Basketball Court
- Fitness Gym

- Sky Lounge
- Sky Deck Pool

- Sky Promenade

Roof Deck



Artist's illustration

Sky Deck Pool



Artist's illustration

Sky Deck Pool



Artist's illustration

Sky Promenade



Artist's illustration

Sky Deck Pool



Artist's illustration

Basketball Court



Artist's illustration



Property Features

- Sustainable building design (pursuing green building certification)
- EV charging stations
- RFID access elevators
- Comprehensive building concierge services
- Wi-fi connection in indoor amenities and parking areas
- Water recycling facility
- 24-hour security
- 100% back-up power in units and common areas



The Lumiventt Design Technology®

is a smart engineering feature that allows natural light and fresh air to permeate through the condo building.

DESIGNED WITH



Lumiventt

Artist's illustration



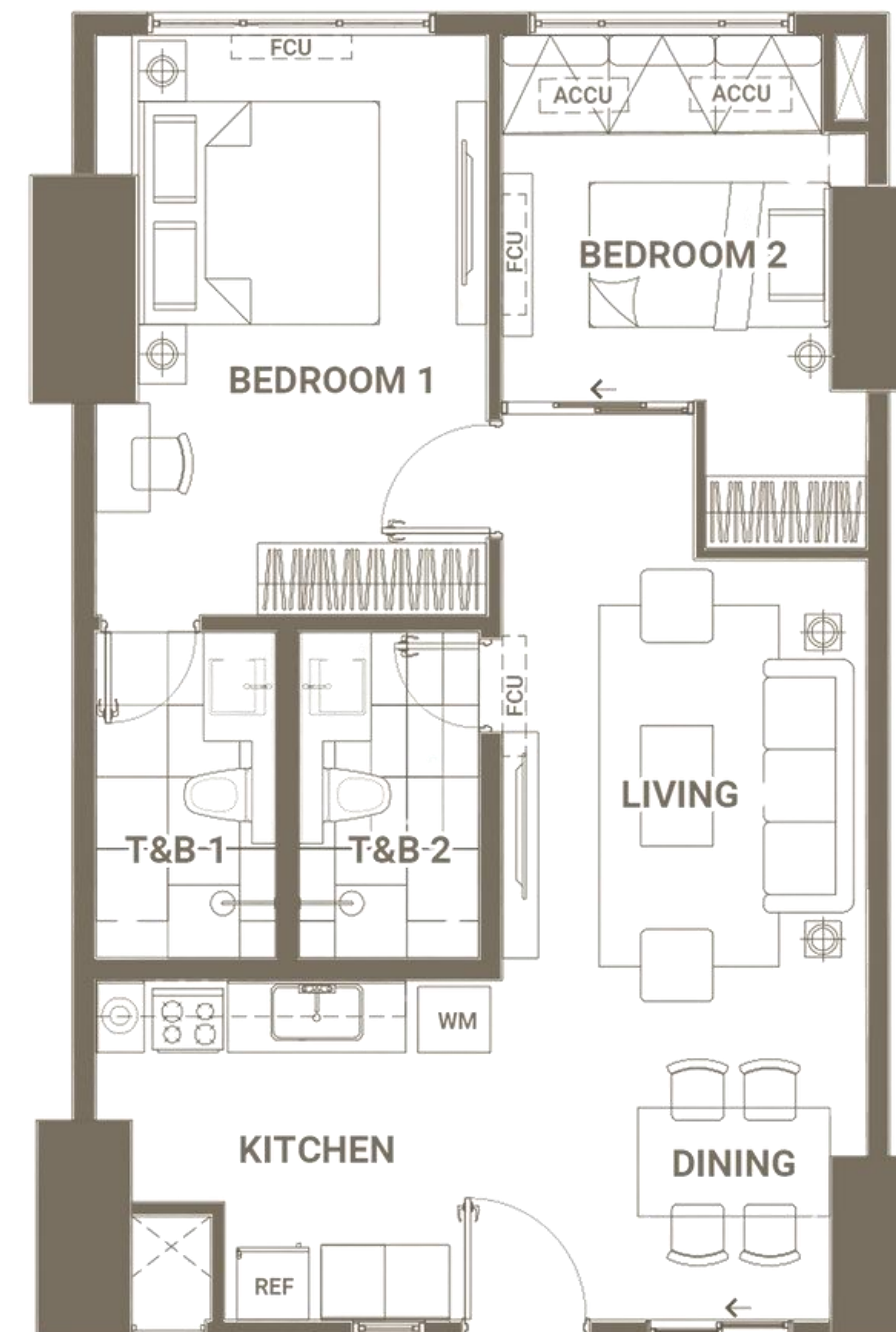
Unit and Floor Plans



2-Bedroom A

Inner unit

Area Allocation	
Living & Dining	23.50 sqm.
Kitchen	10.00 sqm.
Bedroom 1	16.70 sqm.
Bedroom 2	12.70 sqm.
Toilet & Bath 1	4.80 sqm.
Toilet & Bath 2	4.80 sqm.
APPROX. GROSS FLOOR AREA	72.60 sqm.

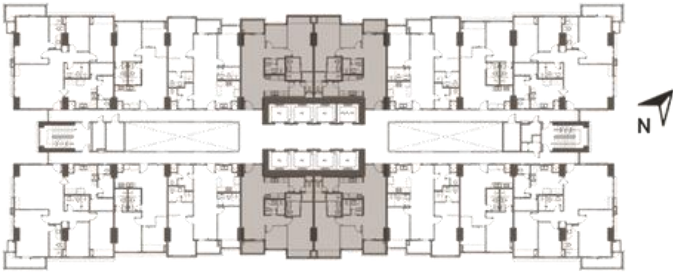
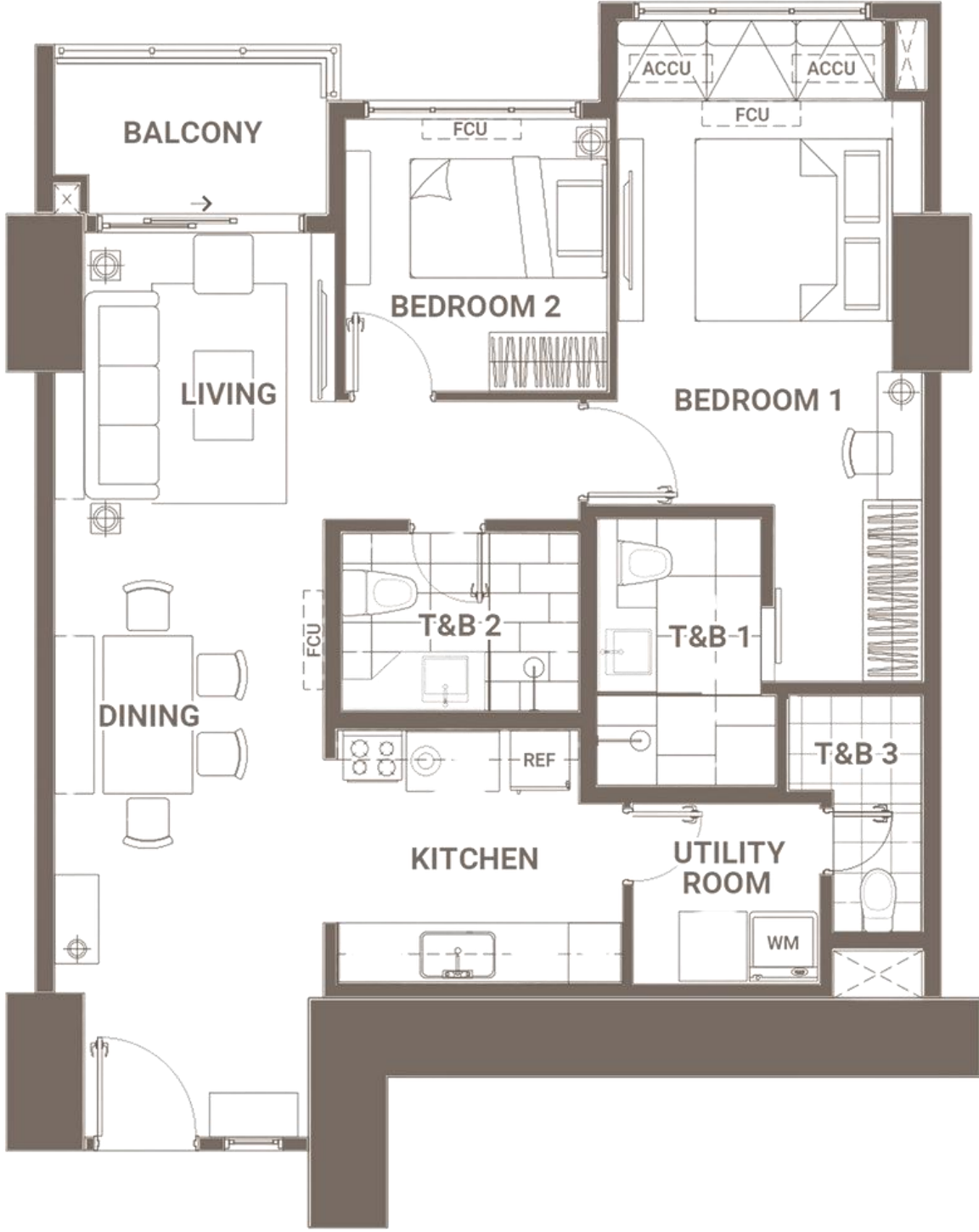


*Architect's layout.
Other unit configurations available.*

2-Bedroom B

Inner unit

Area Allocation	
Living & Dining	31.30 sqm.
Kitchen	7.30 sqm.
Bedroom 1	20.30 sqm.
Bedroom 2	8.40 sqm.
Toilet & Bath 1	5.10 sqm.
Toilet & Bath 2	5.10 sqm.
Toilet & Bath 3	3.50 sqm.
Utility Room	5.00 sqm.
Balcony	5.00 sqm.
APPROX. GROSS FLOOR AREA	91.0 sqm.

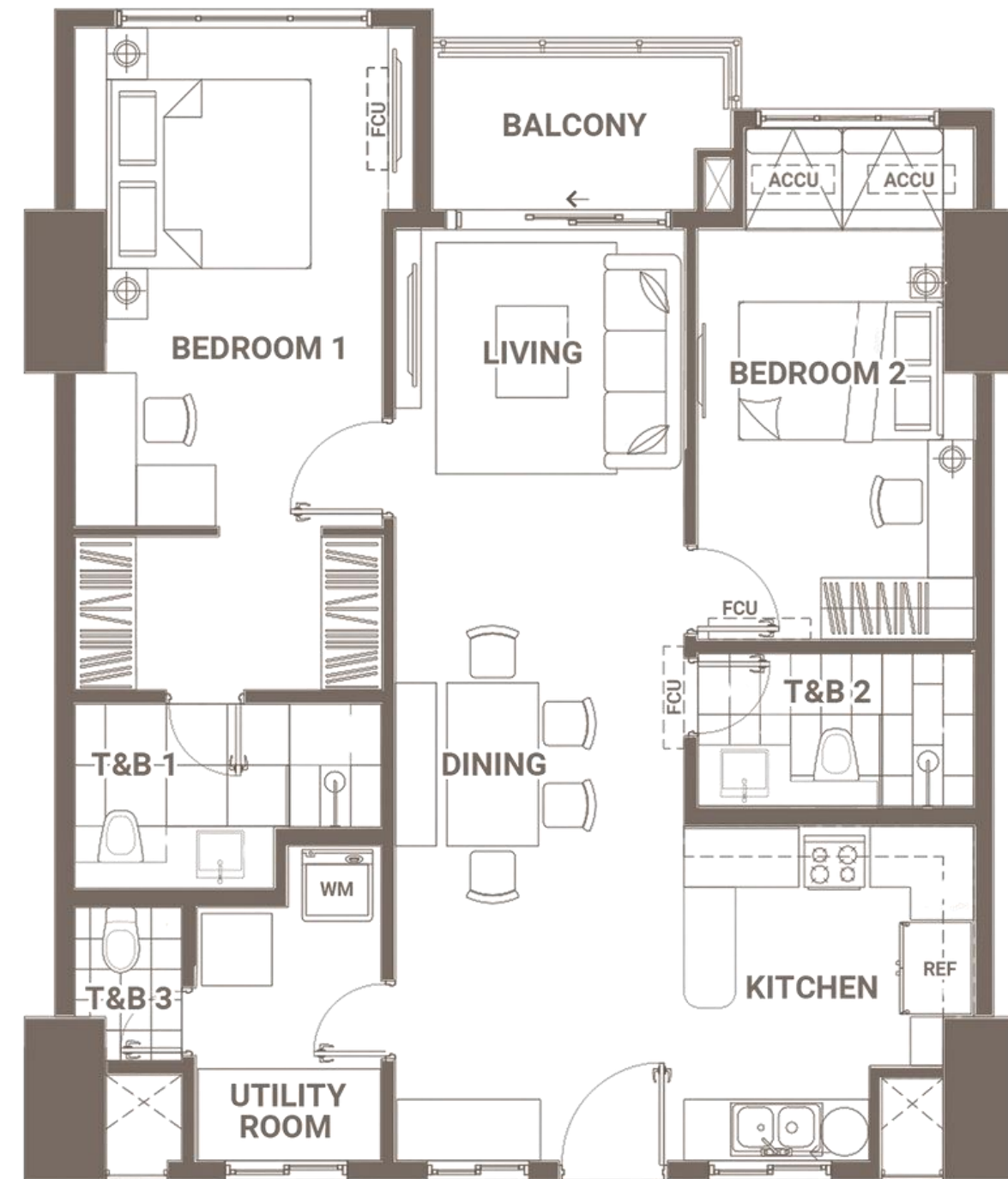


Architect's layout.
Other unit configurations available.

2-Bedroom F

Inner unit

Area Allocation	
Living & Dining	27.80 sqm.
Kitchen	10.50 sqm.
Bedroom 1	22.30 sqm.
Bedroom 2	14.70 sqm.
Toilet & Bath 1	5.60 sqm.
Toilet & Bath 2	4.80 sqm.
Toilet & Bath 3	3.30 sqm.
Utility Room	6.00 sqm.
Balcony	5.00 sqm.
APPROX. GROSS FLOOR AREA	100.00 sqm.



Architect's layout.
Other unit configurations available.

3-Bedroom A

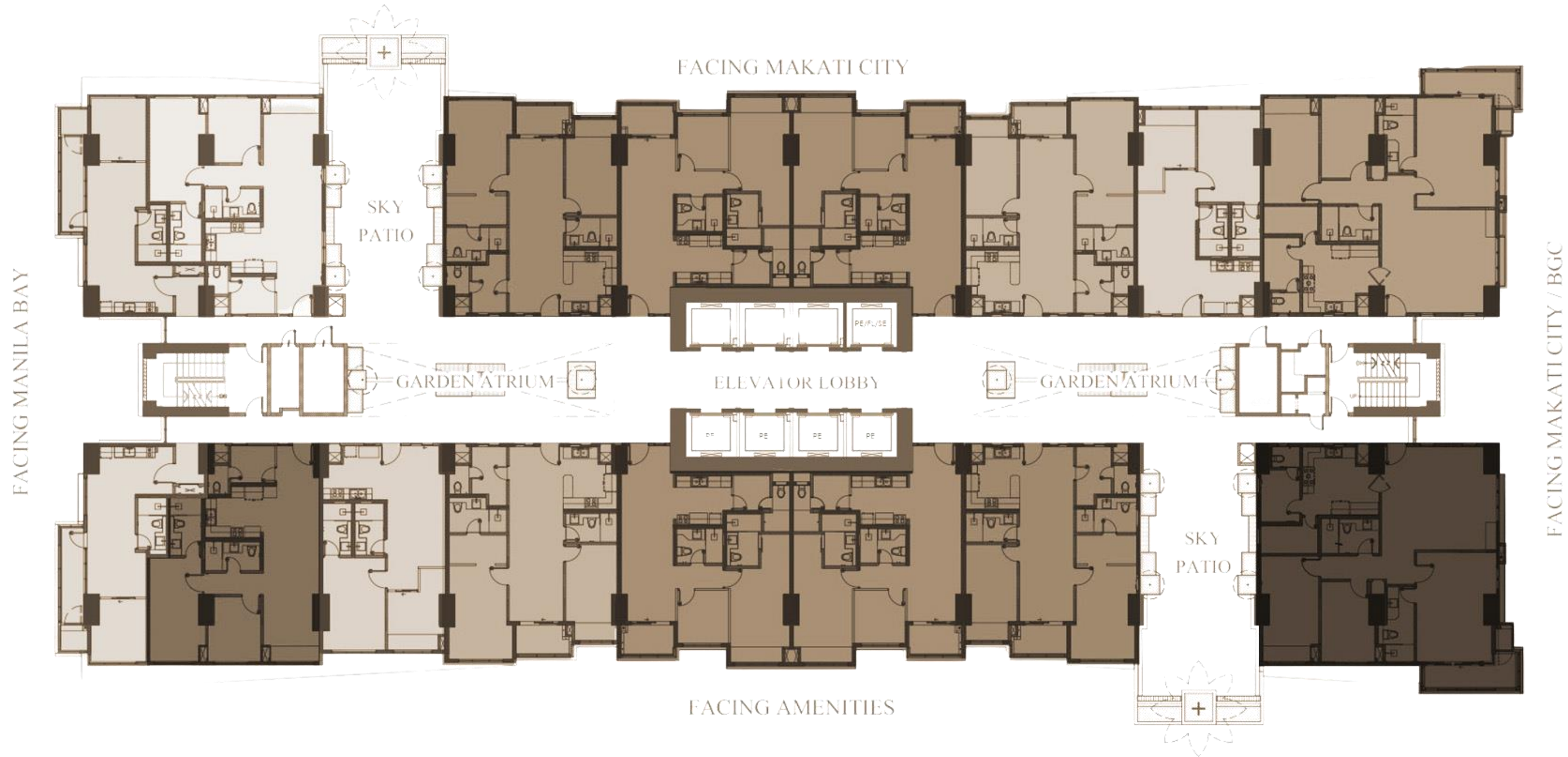
End unit

Area Allocation	
Living & Dining	42.50 sqm.
Kitchen	16.00 sqm.
Bedroom 1	25.70 sqm.
Bedroom 2	13.30 sqm.
Bedroom 3	17.50 sqm.
Toilet & Bath 1	8.30 sqm.
Toilet & Bath 2	6.40 sqm.
Toilet & Bath 3	2.70 sqm.
Utility Room	5.90 sqm.
Pantry	5.20 sqm.
Balcony	9.00 sqm.
APPROX. GROSS FLOOR AREA	152.50 sqm.

Architect's layout.
Other unit configurations available.



2nd & 15th Floor Level Plan



- 1-Bedroom A (End Unit)**
 Approx. Gross Floor Area: 55.50 sqm
- 2-Bedroom A (Inner Unit)**
 Approx. Gross Floor Area: 72.50 sqm
- 2-Bedroom B (Inner Unit)**
 Approx. Gross Floor Area: 91.00 sqm
- 2-Bedroom D (Inner Unit)**
 Approx. Gross Floor Area: 93.50 sqm
- 2-Bedroom E (Inner Unit)**
 Approx. Gross Floor Area: 95.00 sqm
- 2-Bedroom F (Inner Unit)**
 Approx. Gross Floor Area: 100.00 sqm
- 2-Bedroom G (Inner Unit)**
 Approx. Gross Floor Area: 102.00 sqm
- 3-Bedroom A (End Unit)**
 Approx. Gross Floor Area: 152.50 sqm
- 3-Bedroom C (End Unit)**
 Approx. Gross Floor Area: 154.00 sqm

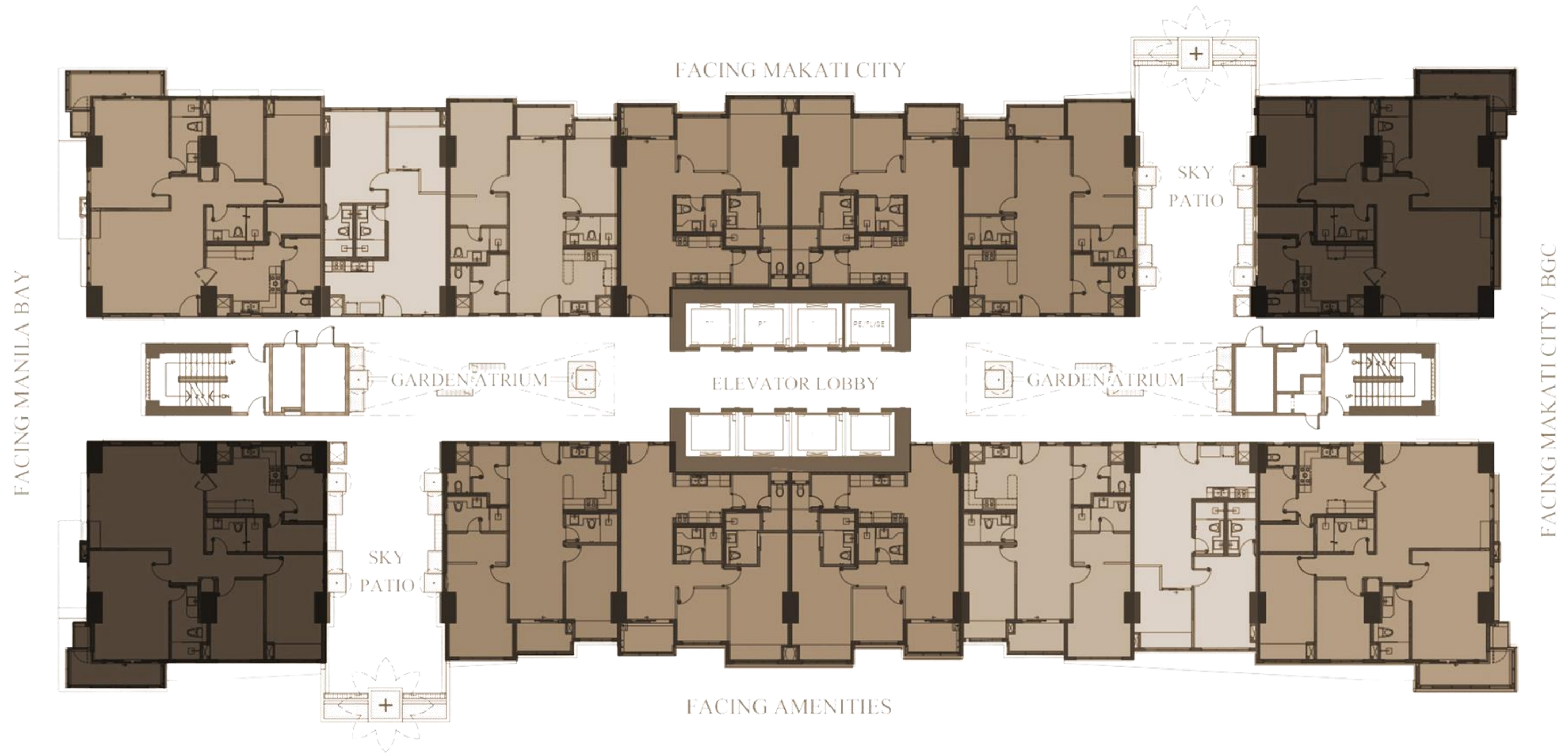
Plans reflected as visuals are not to scale. Actual configurations and features may vary per unit.
EFFECTIVE JULY 2025.

3rd-4th, 16th-27th Floor Level Plan



- | | | | | |
|--|---|---|--|--|
| 1-Bedroom A (End Unit)
Approx. Gross Floor Area: 55.50 sqm | 2-Bedroom A (Inner Unit)
Approx. Gross Floor Area: 72.50 sqm | 2-Bedroom B (Inner Unit)
Approx. Gross Floor Area: 91.00 sqm | 2-Bedroom C (Inner Unit)
Approx. Gross Floor Area: 86.00 sqm | 2-Bedroom D (Inner Unit)
Approx. Gross Floor Area: 93.50 sqm |
| 2-Bedroom E (Inner Unit)
Approx. Gross Floor Area: 95.00 sqm | 2-Bedroom F (Inner Unit)
Approx. Gross Floor Area: 100.00 sqm | 2-Bedroom G (Inner Unit)
Approx. Gross Floor Area: 102.00 sqm | 3-Bedroom A (End Unit)
Approx. Gross Floor Area: 152.50 sqm | 3-Bedroom C (End Unit)
Approx. Gross Floor Area: 154.00 sqm |

21st & 33rd Floor Level Plan



- 2-Bedroom A (Inner Unit)**
 Approx. Gross Floor Area: 72.50 sqm
- 2-Bedroom B (Inner Unit)**
 Approx. Gross Floor Area: 91.00 sqm
- 2-Bedroom F (Inner Unit)**
 Approx. Gross Floor Area: 100.00 sqm
- 2-Bedroom G (Inner Unit)**
 Approx. Gross Floor Area: 102.00 sqm
- 3-Bedroom A (End Unit)**
 Approx. Gross Floor Area: 152.50 sqm
- 3-Bedroom C (End Unit)**
 Approx. Gross Floor Area: 154.00 sqm

*Plans reflected as visuals are not to scale. Actual configurations and features may vary per unit.
EFFECTIVE JULY 2025.*

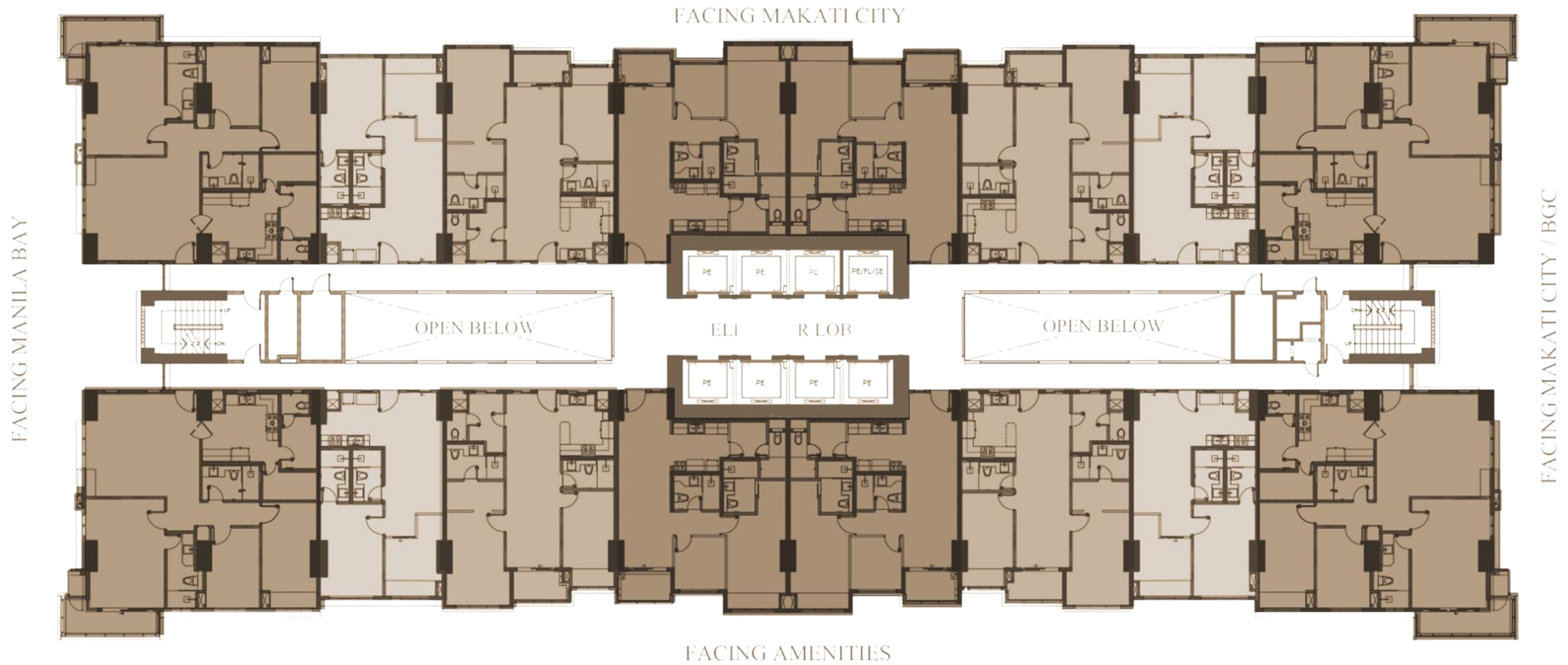
22nd-23rd & 34th-35th Floor Level Plan



- 2-Bedroom A (Inner Unit)**
 Approx. Gross Floor Area: 72.50 sqm
- 2-Bedroom B (Inner Unit)**
 Approx. Gross Floor Area: 91.00 sqm
- 2-Bedroom C (Inner Unit)**
 Approx. Gross Floor Area: 86.00 sqm
- 2-Bedroom F (Inner Unit)**
 Approx. Gross Floor Area: 100.00 sqm
- 2-Bedroom G (Inner Unit)**
 Approx. Gross Floor Area: 102.00 sqm
- 3-Bedroom B (End Unit)**
 Approx. Gross Floor Area: 143.50 sqm
- 3-Bedroom D (End Unit)**
 Approx. Gross Floor Area: 145.00 sqm

Plans reflected as visuals are not to scale. Actual configurations and features may vary per unit.
EFFECTIVE JULY 2025.

24th-26th, 30th-32nd, 36th-38th Floor Level Plan



- 2-Bedroom A (Inner Unit)**
 Approx. Gross Floor Area: 72.50 sqm
- 2-Bedroom B (Inner Unit)**
 Approx. Gross Floor Area: 91.00 sqm
- 2-Bedroom F (Inner Unit)**
 Approx. Gross Floor Area: 100.00 sqm
- 3-Bedroom A (End Unit)**
 Approx. Gross Floor Area: 152.50 sqm

Plans reflected as visuals are not to scale. Actual configurations and features may vary per unit.
EFFECTIVE JULY 2025.

Unit Inclusions

- Cabinet system in all bedrooms
- Split-type air-conditioning units in bedrooms, living and dining area
- Rangehood
- Water heating system
- Quartz countertop in kitchen and T&B
- Kohler fixtures in T&B
- Digital lockset in all main doors
- Wi-fi connectivity



Why choose
Fortis Residences?

Value Statement



The Next Chapter of Your Success Story

Fortis Residences by DMCI Homes Exclusive is more than a home—it's a reflection of the life you've built with vision, purpose, and achievement. Located in Makati City's emerging Special Mixed-Use district, this development redefines elevated living with spacious layouts, upscale features, and timeless, sustainable design.

Built for those who turn aspirations into accomplishments Fortis Residences sets a new benchmark among upscale developments. With generously sized units, expansive amenities, and a design that embraces openness and sustainability, it offers a living experience that reflects both achievement and refinement.

Whether as a residence or an investment, Fortis Residences grows with you. Like the finer things you've earned, it's a testament to your journey. This is not just a place to live—it's the next chapter of your success story.

A Timeless Symbol of Your Success



A reflection of a life shaped by excellence, ambition, and distinction.



A signature development under DMCI Homes Exclusive



Meticulously crafted for those who value refinement, legacy, and long-term vision.



Strategic location in the planned Makati Southwest Gateway

Makati City's emerging urban hub is set to transform Chino Roces Avenue into a vibrant mixed-use district—seamlessly blending modern office spaces and upscale condominiums for a truly elevated lifestyle.

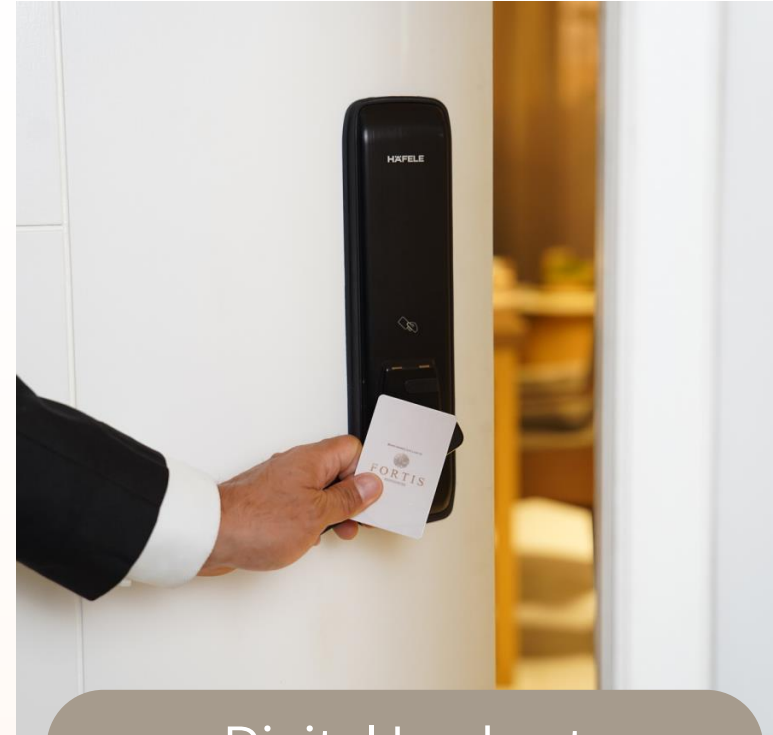
Located in the heart of the country's premier business district, future residents will enjoy unparalleled access to new opportunities—empowering them to thrive and actively contribute to Makati's dynamic economic growth.



Artist's illustration

Evolving Spaces "Newer, Smarter, Better"

- A new building with modern design and features vs. outdated developments abundant in the city.
- Updated and upgraded unit finishes and inclusions—everything is fresh and future-ready.



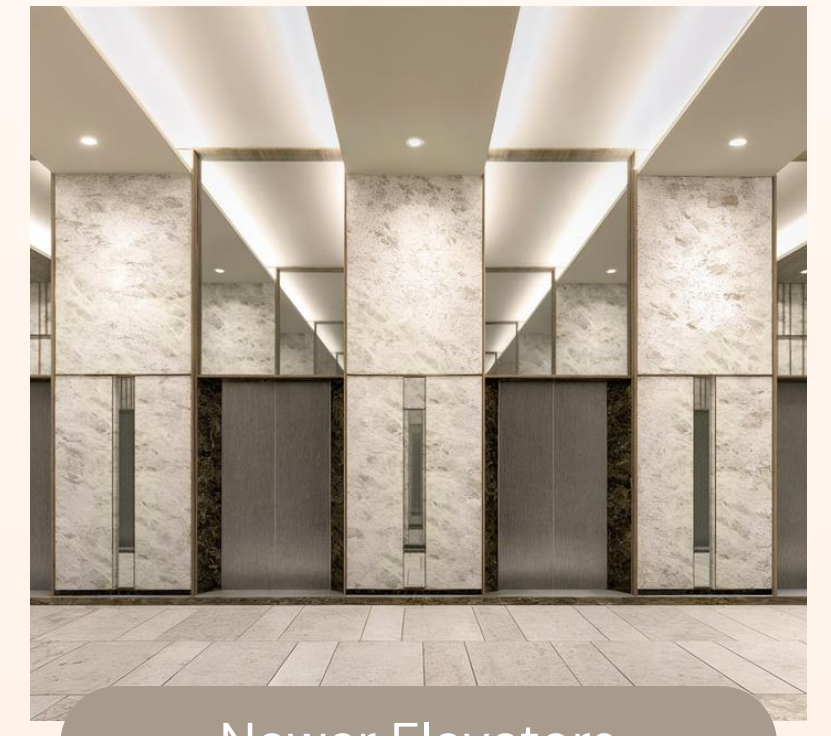
Digital Lockset



Internet in Units



EV Charging



Newer Elevators

A man with dark hair, shirtless, is smiling and leaning on the edge of a hot tub. The water is blue and rippling. In the background, a city skyline is visible at dusk or night, with blurred lights from buildings and streetlights. The overall atmosphere is relaxed and luxurious.

Elevated living, redefined

- Spacious units designed for comfort and flexibility.
- Located within a transit-oriented development, offering effortless mobility.
- Strategically positioned near Makati's top destinations—everything you need is just minutes away.
- Enjoy resort-style amenities and generous open spaces, a rare find in the city.



Upscale living, at its finest

Each unit is thoughtfully equipped with premium inclusions for comfort and convenience:

- Air conditioning in all bedrooms and living areas
- Rangehood for efficient kitchen ventilation
- Water heating system
- Smart digital lockset for enhanced security

Enjoy elegant finishes and branded fixtures in the kitchen and bath—crafted for a truly refined lifestyle.



Fortis 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.