



RESIDENCES





## M RESIDENCES

***Homes that give you what you need...and more***

M Residences presents an inspired collection of meticulously designed urban retreats that provide all the comforts you need to transform a house into a family home. Situated in ideal addresses across the city, our multi-story houses enjoy excellent accessibility, and provide more conveniences without your having to compromise your time, finances and peace of mind.

Harmoniously interweaving timeless design, functional spaces and premium finishes, three different models offer fully customizable interiors that fit the way you live, bespoke features to suit your personal taste, and flexible configurations built for today and ready for the future.





# KIARA HOUSE

Kiara was created for those who want to live life to the fullest and embrace what really matters. This visually stunning residence offers plenty of room for families to live and grow, providing an efficient use of space, abundant storage, floor-to-ceiling windows, maximum-height ceilings and entryways, and open-plan layouts. Elegant touches define the kitchen and bathrooms, while spacious bedrooms function as your own private urban oasis. Large outdoor spaces act as an extension of your home's functionality, presenting the perfect setting for entertaining. A flexible floorplan also allows you to move walls and add rooms, and provide for the needs of your growing family today and tomorrow. Chic and sophisticated styling are, of course, a foregone conclusion.





# UNIT FEATURES



Single Family  
Structure



Expandable



Fully Finished



Customizable  
Layouts



Gated  
Community



High Ceilings



Large Windows



Roofdeck-ready



Fire-resistant  
Materials



Termite- and  
Pest-resistant  
Materials



Energy-efficient  
LED Lighting



Real Home  
Privacy



Turnover in  
1 Year







# HOUSE SPECIFICATIONS



Lot Area	_____	<b>120sqm</b>
Bedroom	_____	<b>5 to 8</b>
Carports	_____	<b>4 to 6</b>
Covered Floor Area	_____	<b>192sqm to 301sqm</b>
External Floor Area	_____	<b>53sqm to 97sqm</b>
Total Living Area	_____	<b>321sqm to 474++sqm</b> <i>(areas may be bigger depending on customization)</i>

## 1.1 FIRST FLOOR (WITH 1BR)

FIRST FLOOR OPTIONS

**Covered Floor Area:** 85.25sqm  
**External Floor Area:** —  
**External Area:** 45.88sqm  
**Total Floor Area:** 131.13sqm





## 1.2 FIRST FLOOR (WITH 2BR)

FIRST FLOOR OPTIONS

**Covered Floor Area:** 85.25sqm  
**External Floor Area:** —  
**External Area:** 45.88sqm  
**Total Floor Area:** 131.13sqm



## 2.1 SECOND FLOOR (WITH 2BR)

SECOND FLOOR OPTIONS

**Covered Floor Area:** 77.63sqm  
**External Floor Area:** 21.00sqm  
**External Area:** 6.29sqm  
**Total Floor Area:** 104.92sqm





## 2.2 SECOND FLOOR (WITH 3BR)

SECOND FLOOR OPTIONS

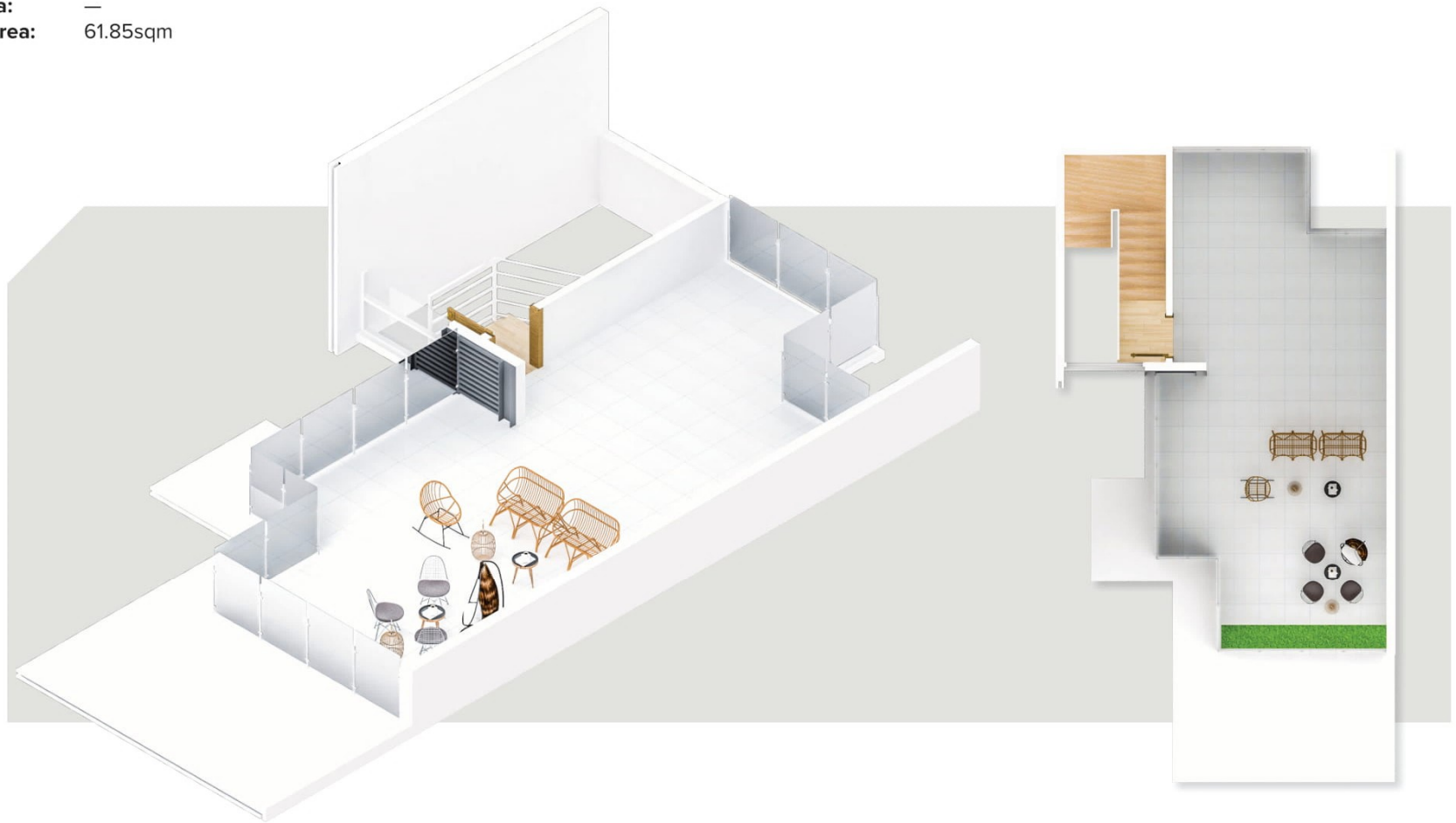
**Covered Floor Area:** 77.63sqm  
**External Floor Area:** 21.00sqm  
**External Area:** 6.29sqm  
**Total Floor Area:** 104.92sqm



### 3.1 THIRD FLOOR (WITH ROOFDECK)

THIRD FLOOR OPTIONS

**Covered Floor Area:** 2.53sqm  
**External Floor Area:** 59.32sqm  
**External Area:** —  
**Total Floor Area:** 61.85sqm





### 3.2 THIRD FLOOR (WITH 1BR + HALF-DECK)

**Covered Floor Area:** 29.55sqm  
**External Floor Area:** 32.15sqm  
**External Area:** —  
**Total Floor Area:** 61.7sqm

THIRD FLOOR OPTIONS



### 3.3 THIRD FLOOR (WITH 2BR)

THIRD FLOOR OPTIONS

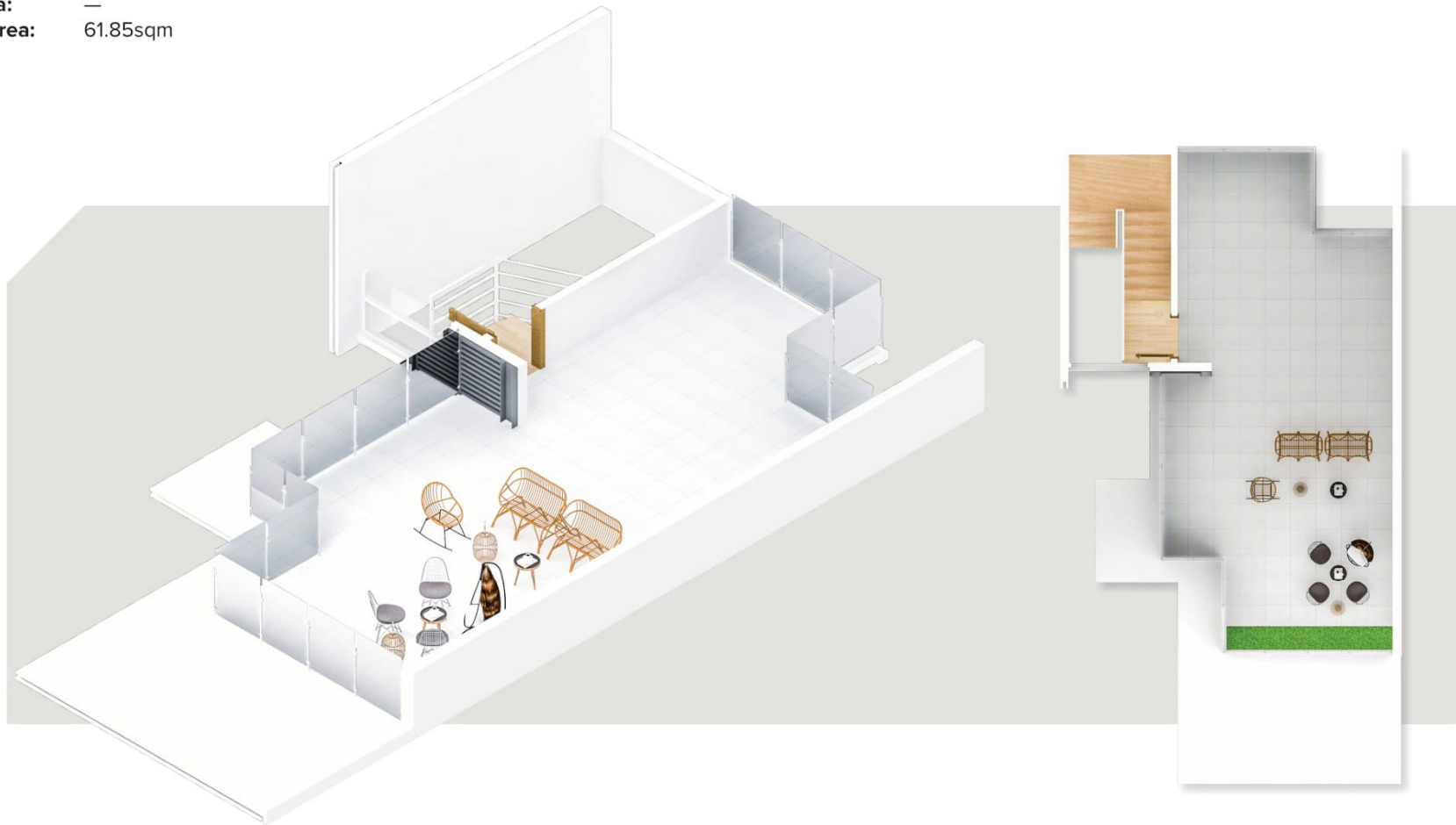
**Covered Floor Area:** 58.39sqm  
**External Floor Area:** 8.50sqm  
**External Area:** —  
**Total Floor Area:** 66.89sqm



## 4.1 FOURTH FLOOR (WITH ROOFDECK)

FOURTH FLOOR OPTIONS

**Covered Floor Area:** 2.53sqm  
**External Floor Area:** 59.32sqm  
**External Area:** —  
**Total Floor Area:** 61.85sqm











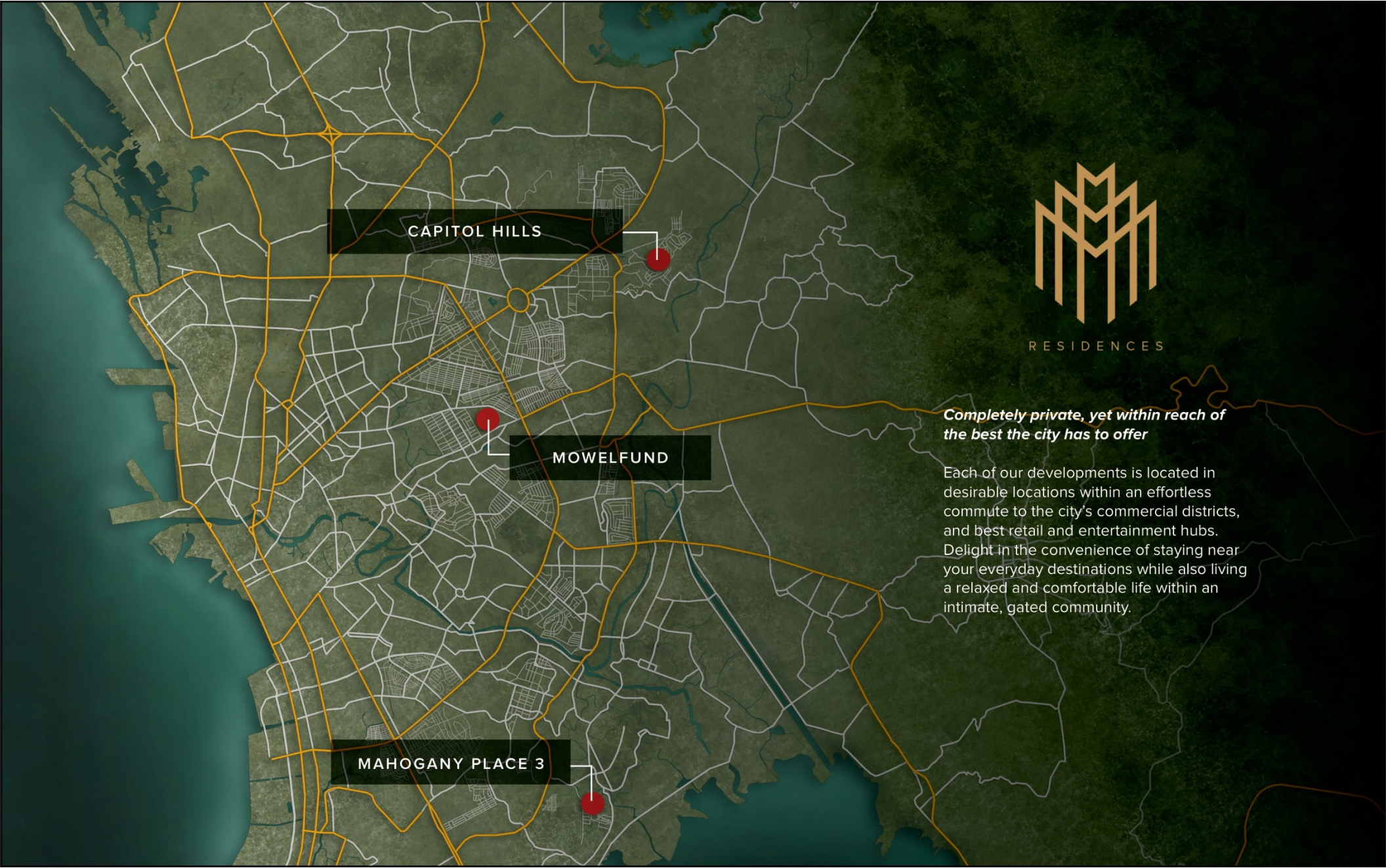












CAPITOL HILLS

MOWELFUND

MAHOGANY PLACE 3



RESIDENCES

*Completely private, yet within reach of the best the city has to offer*

Each of our developments is located in desirable locations within an effortless commute to the city's commercial districts, and best retail and entertainment hubs. Delight in the convenience of staying near your everyday destinations while also living a relaxed and comfortable life within an intimate, gated community.





## VICTOR CONSUNJI DEVELOPMENT CORP

Victor Consunji Development Corporation (VCDC) offers an innovative concept in real estate development uniquely positioned at the intersection of quality, value and design. With a deep understanding of evolving urban lifestyles, VCDC builds primary homes for families that offer flexible configurations and customizable spaces, set in highly desirable locations.

VCDC is driven by the pioneering vision of its founder Victor Consunji. Before embracing his role at the helm of VCDC, Victor gained industry experience at the family-owned D.M. Consunji, Inc (DMCI), one of the Philippines' leading construction companies, established by his grandfather David Consunji. Here, he was exposed to the business culture of accountability, sustainability and customer focus—values that VCDC shares today.

Coming home should always be the best part of your day. VCDC's mission is to provide more value over conventional residences by offering truly livable spaces—for life.

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### FOR INQUIRIES CONTACT US AT:

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