



BluHomes™ KATMON

Rosanna Heights, Bgy. San Manuel,
City of San Jose Del Monte, Bulacan

Eco-Friendly Homes  



Advertisement Approval No. DHSUD-R3-AA-2023/03-052
DHSUD CR No. 2023-03-403 (03/15/2023)
DHSUD TLS No. REGION3-TLS-2023-014 (03/15/2023)
Approved Project Completion: August 2023

Actual Photo



Designed with love for nature.

Each home in BluHomes™
is passively cooled,
energy-efficient, and
water-conserving,
certified as green building by





saves
2.3 MWh
of energy
per year

it's like
planting
18 trees
per year

saves
213 m³
clean water
per year

saves
1.18 tons
CO₂ emission
per year



Improves
health & well-being
of homeowners



More
financial savings
on utility bills



Happy & proud
of their contribution
against climate change

Solar Panels



Harnesses the clean & renewable energy from the sun to provide electricity.

Deep Roof Overhang



Provides shade & reduces the amount of direct sunlight to lessen the heat.

Reflective Exterior Paint



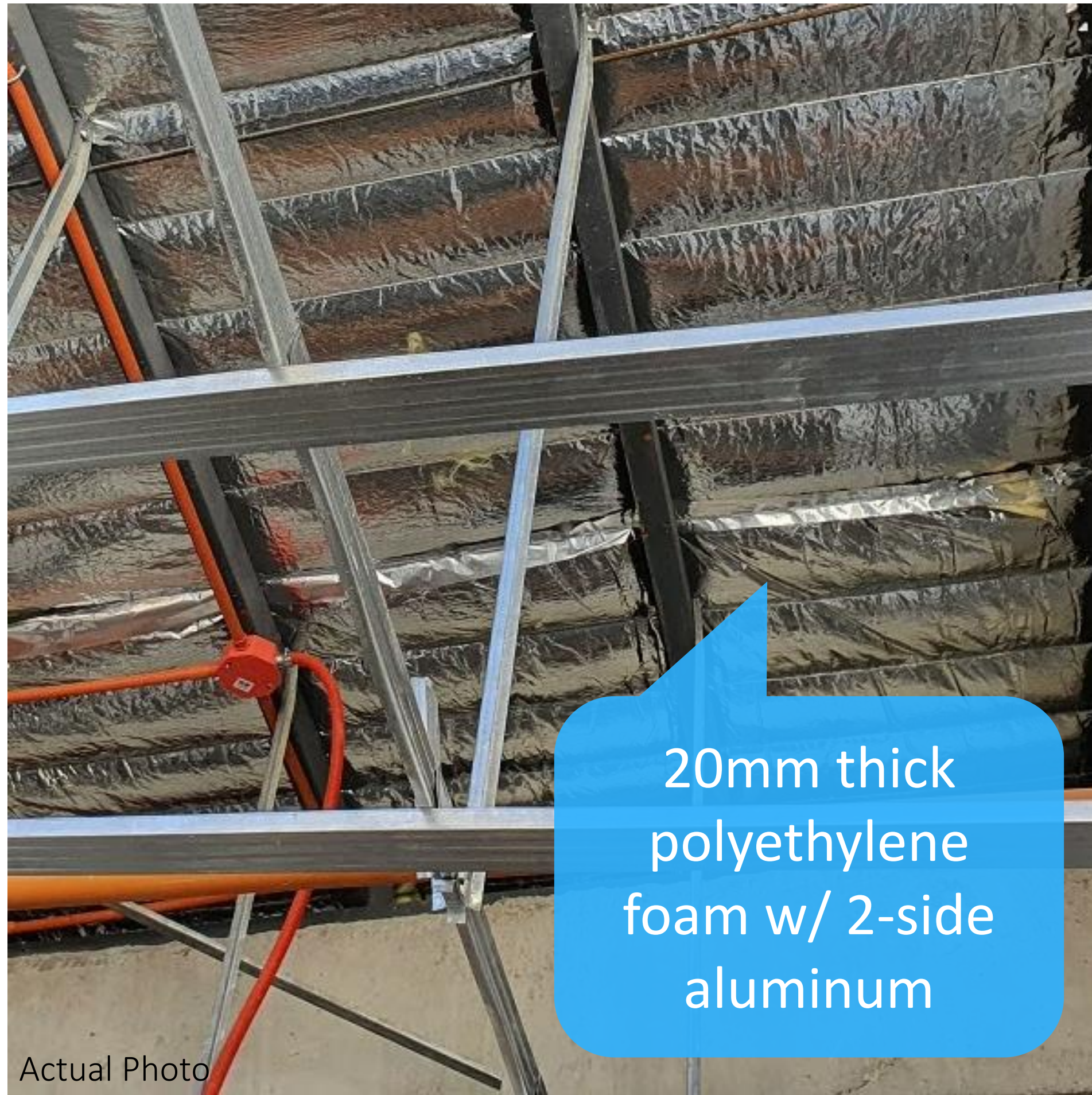
Reflects light & reduces heat penetrating into the walls.

Reflective White Roof



Reflects light & reduces heat penetrating into the roof.

Insulated Roof



Reduces the amount of heat that penetrates into the roof.

Fully-Ventilated Attic



Vents out the heat that is trapped in the attic instead of it going into the home.

Natural Green Wall



Enhances the beauty of the home & provides fresh oxygen for the homeowner.

Endangered Native Tree



Helps conserve its species and for the homeowner to appreciate its beauty.

Semi-Landscaped Front Yard



Encourages the homeowner to have gardens instead of a concrete floor.

Fully-Openable Windows



Allows outside air to naturally cool the home instead of relying on air conditioners.

Natural Ventilation & Lighting



Promotes natural ventilation, daylighting, and air circulation within the home.

Window Screens



Encourages the homeowner to open their windows for natural ventilation.

Water-Conserving Toilets

Actual Photo



Reduces the consumption of clean water for every flush.

Low-Flow Faucets

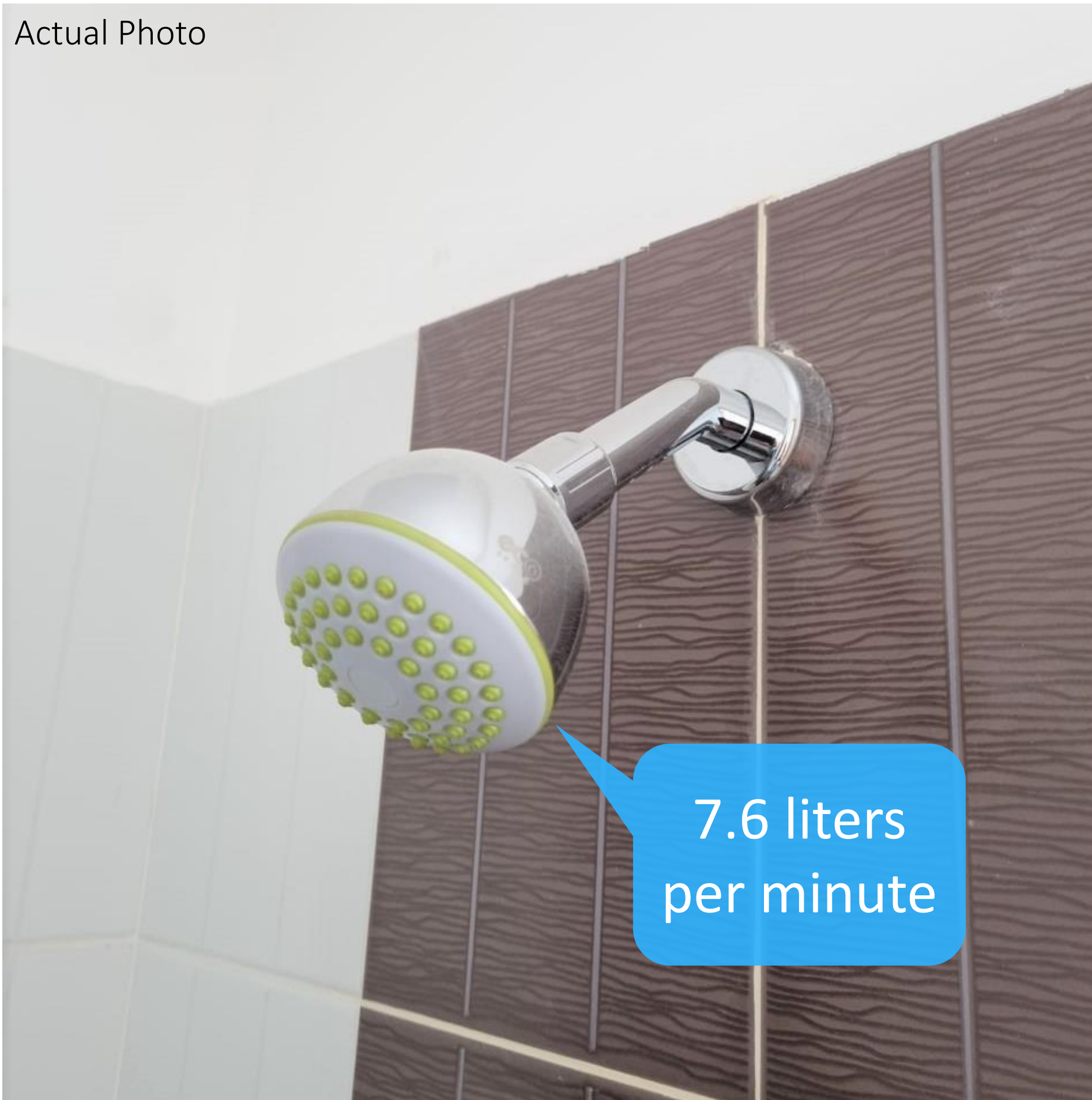
Actual Photo



Reduces the consumption of clean water.

Low-Flow Shower Heads

Actual Photo



Reduces the consumption of clean water.

LED Light Bulbs

Actual Photo



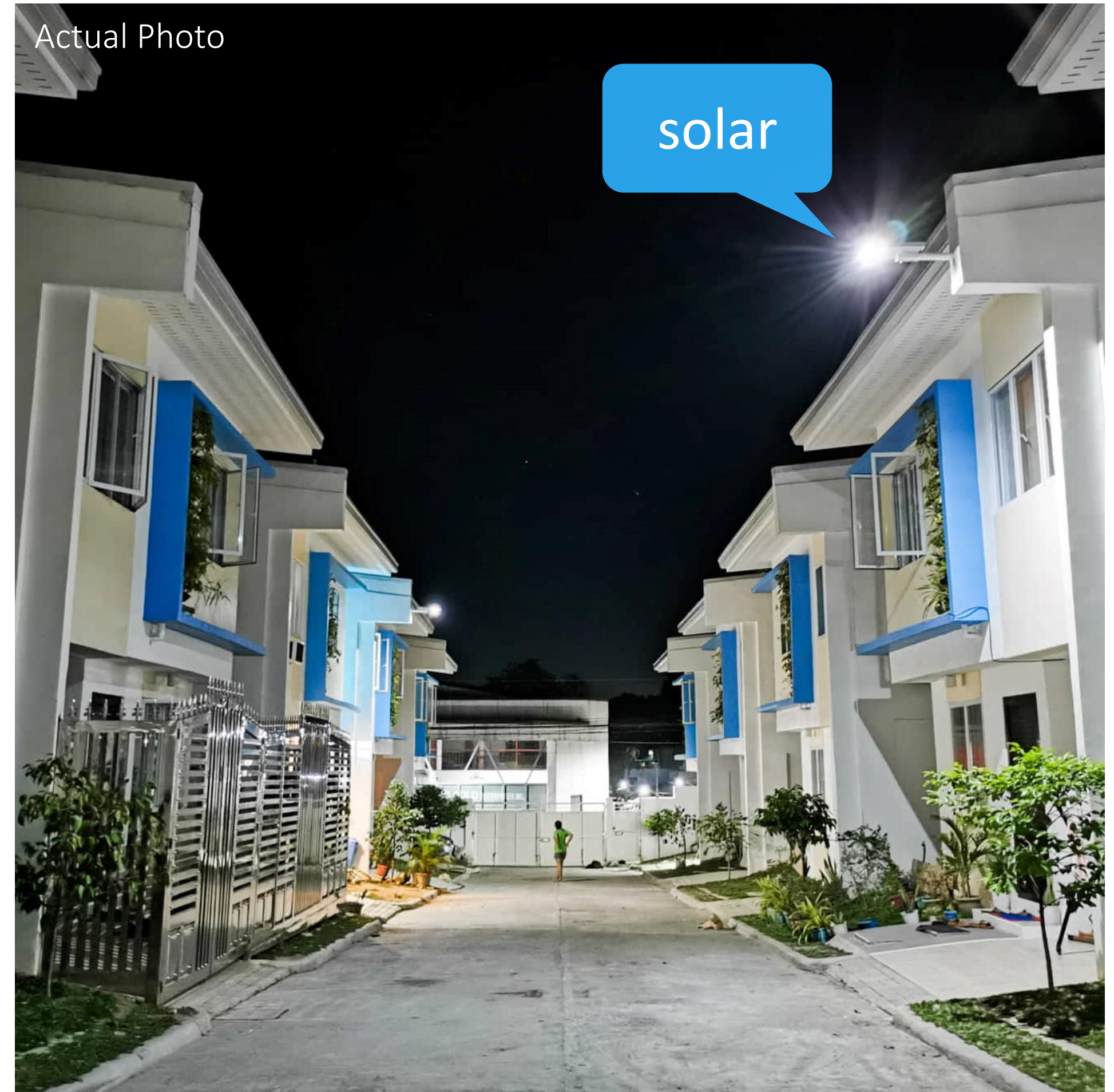
Lessens the amount of energy being consumed for illumination.

Solar Outdoor Lights



Harnesses the clean & renewable energy from the sun for outdoor lighting.

Solar Streetlights



Harnesses the clean & renewable energy from the sun for outdoor lighting.

Subdivision Perspectives

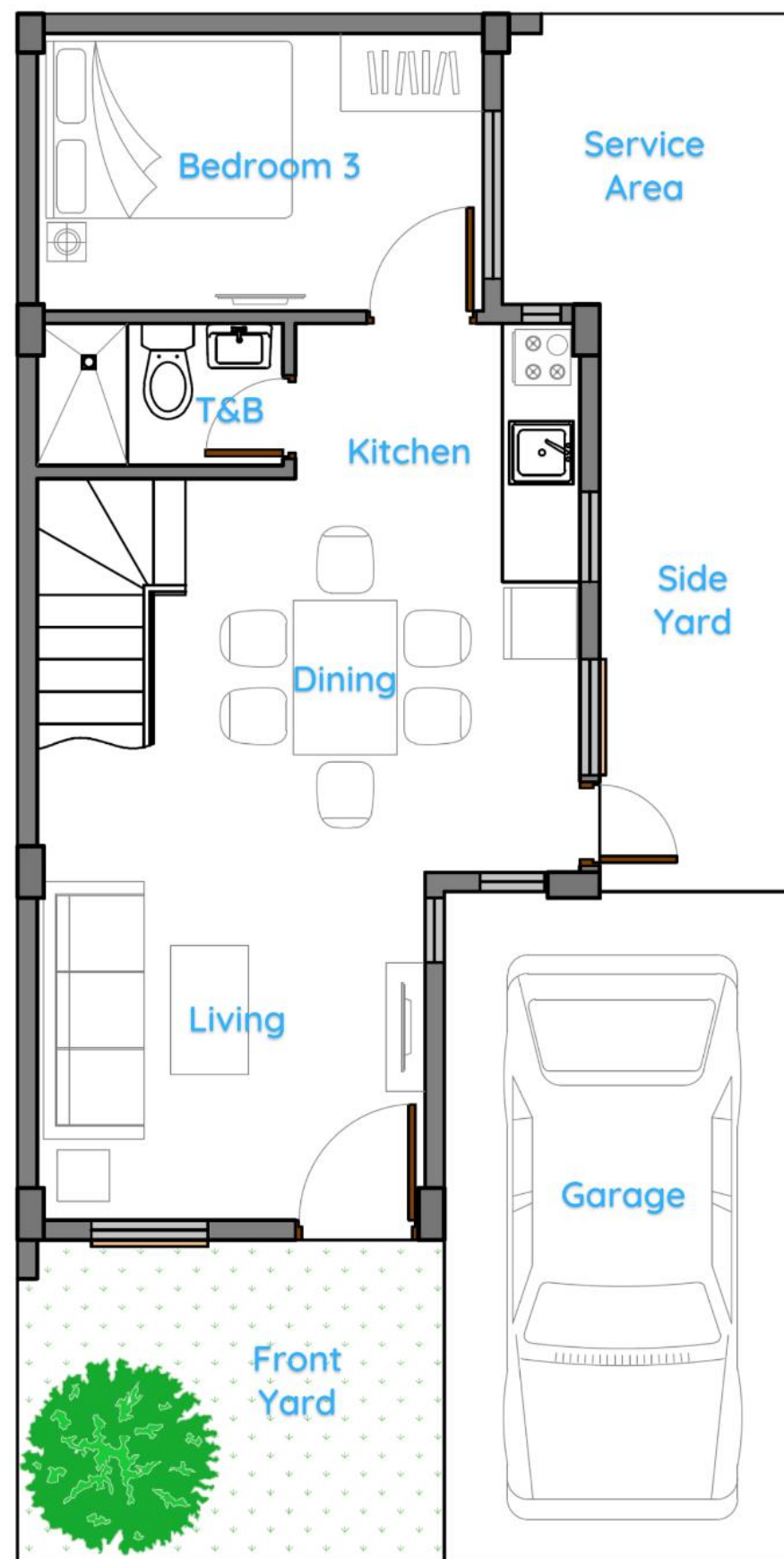


- 32 eco-friendly homes
- 3,631 m² total land area
- Fully-fenced & gated
- Guard house w/ T&B
- Landscaped open space
- Solar streetlights
- Power by Meralco
- Water by PrimeWater

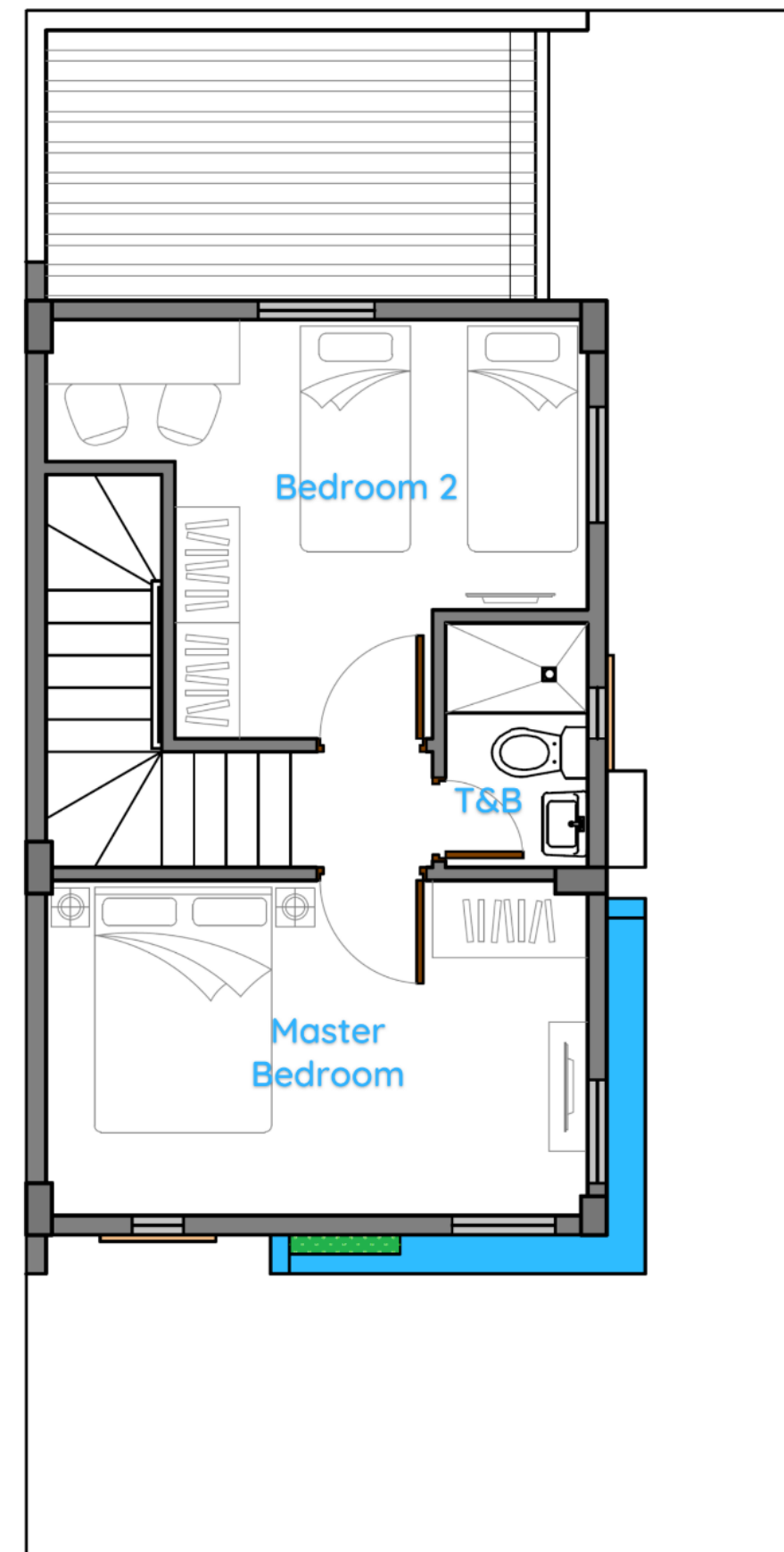


4 Model Selections





Ground Floor



Second Floor



Artist's Perspective

Single Attached Home

3 Bedrooms

2 Toilet & Bath

1 Car Garage

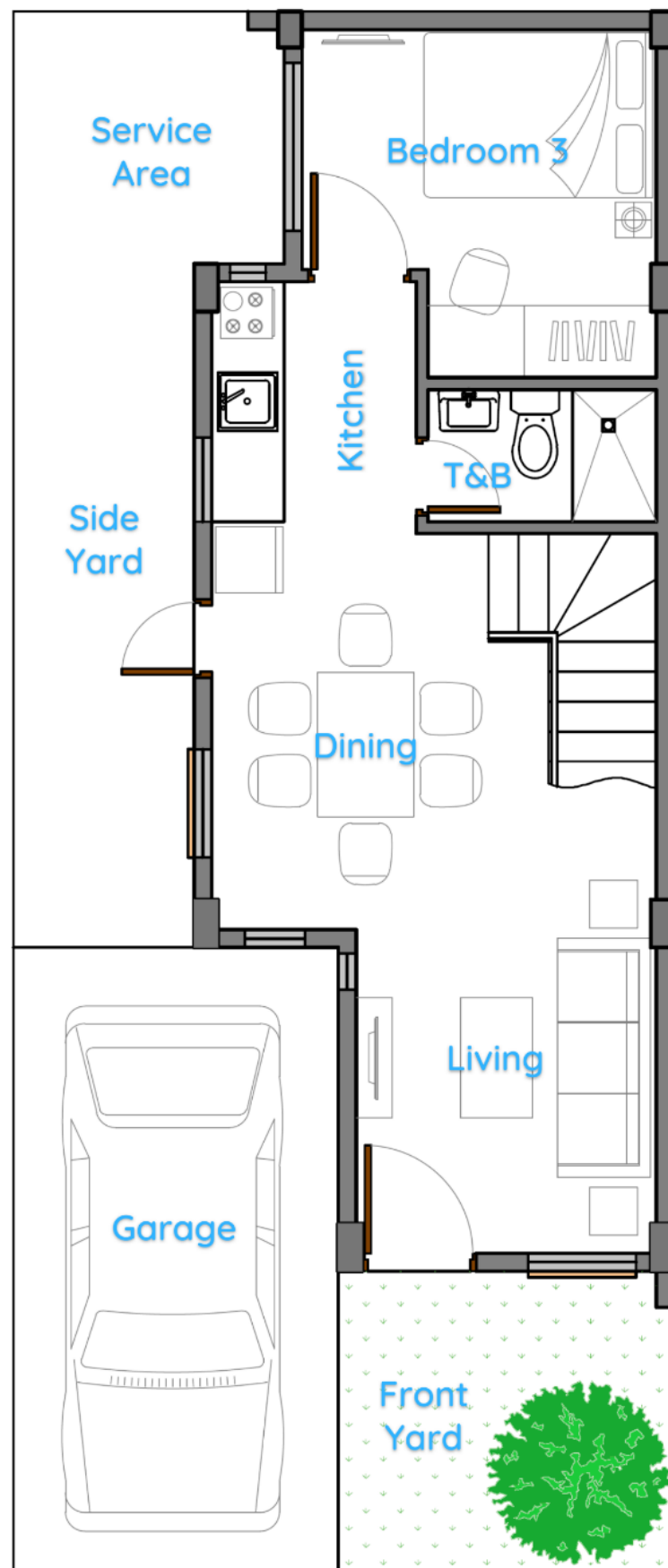
72.00 – 83.59 sqm Lot Area

70.45 sqm Floor Area

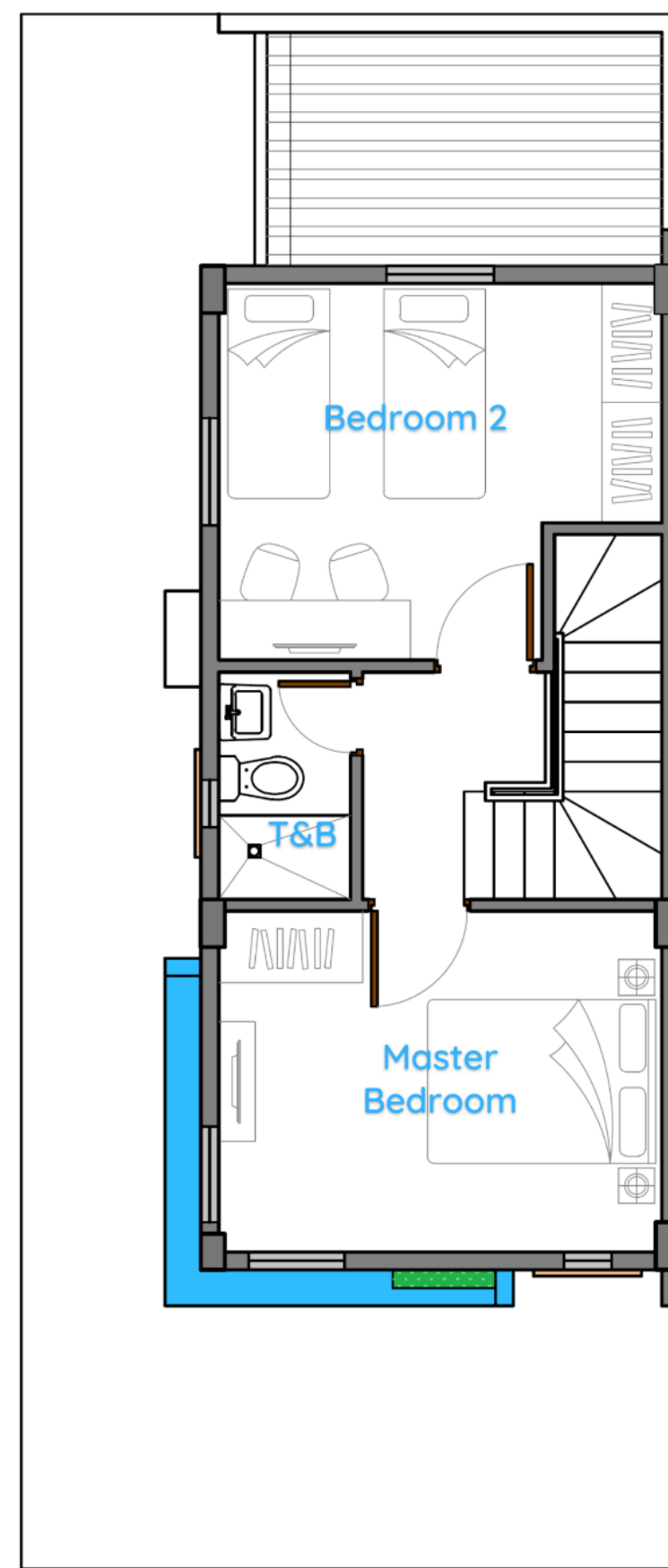
Model A - Perspectives



Model B - Details



Ground Floor



Second Floor

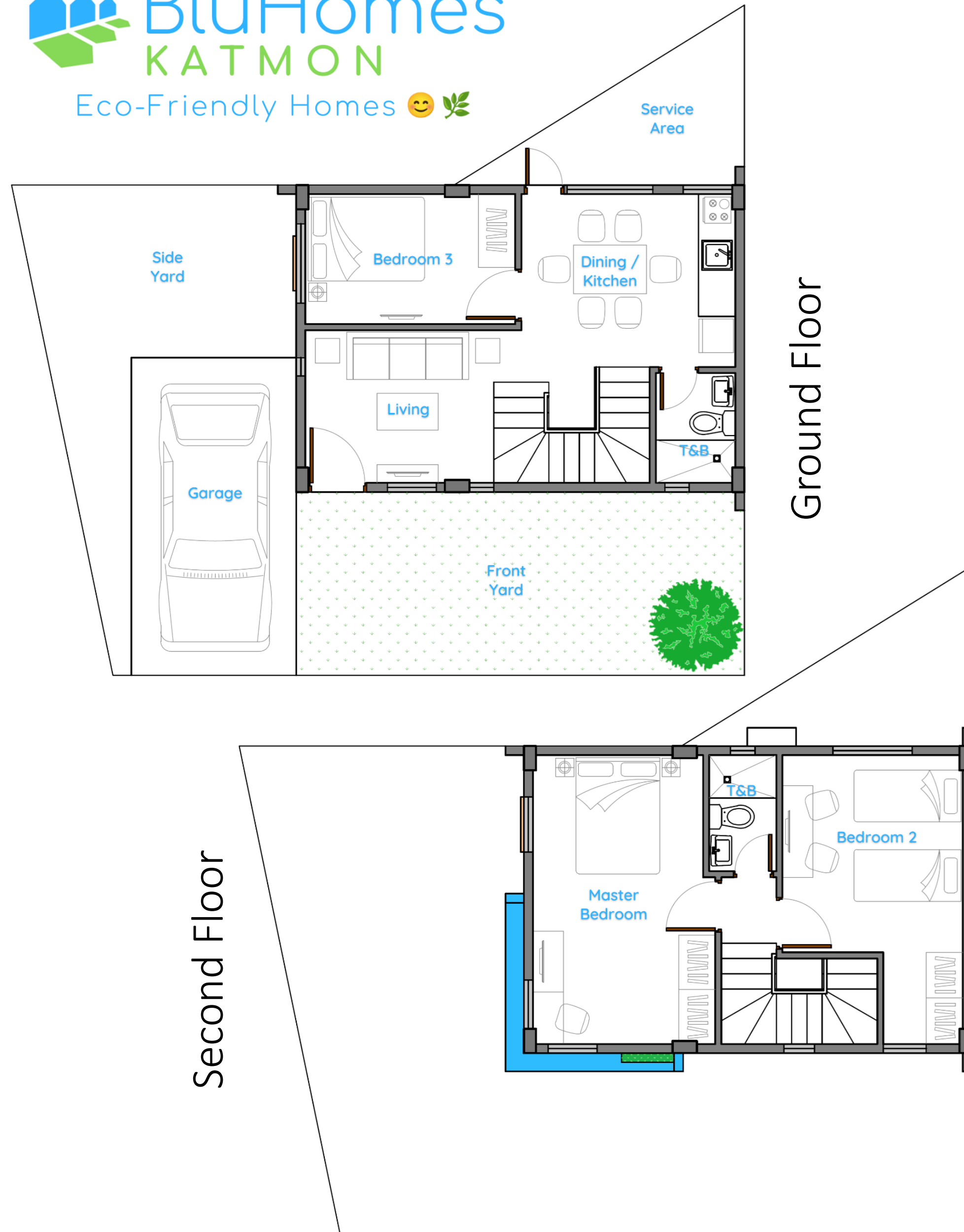


Artist's Perspective

Single Attached Home
 3 Bedrooms
 2 Toilet & Bath
 1 Car Garage
 69.72 – 108.07 sqm Lot Area
 70.79 sqm Floor Area

Model B - Perspectives

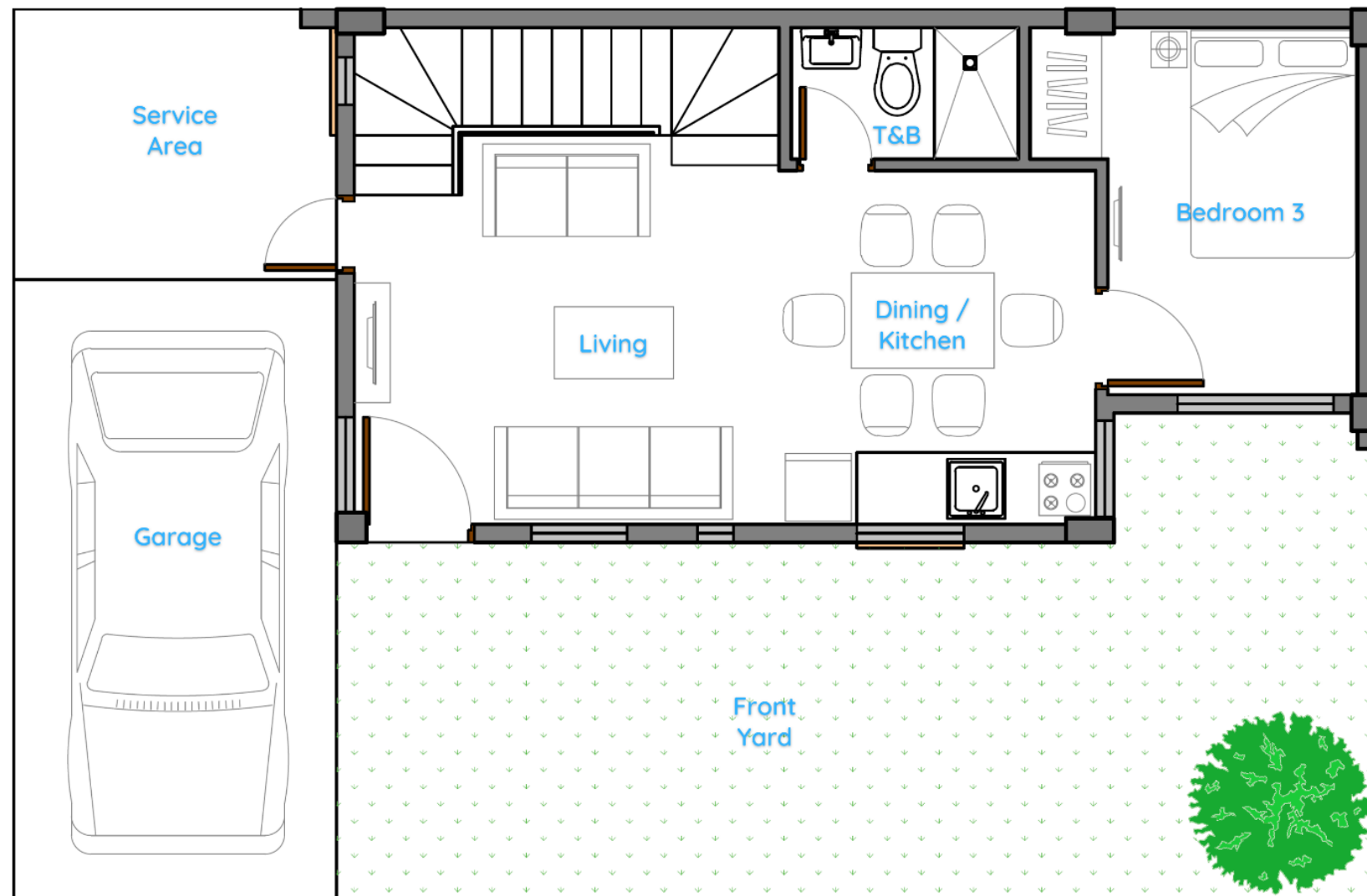




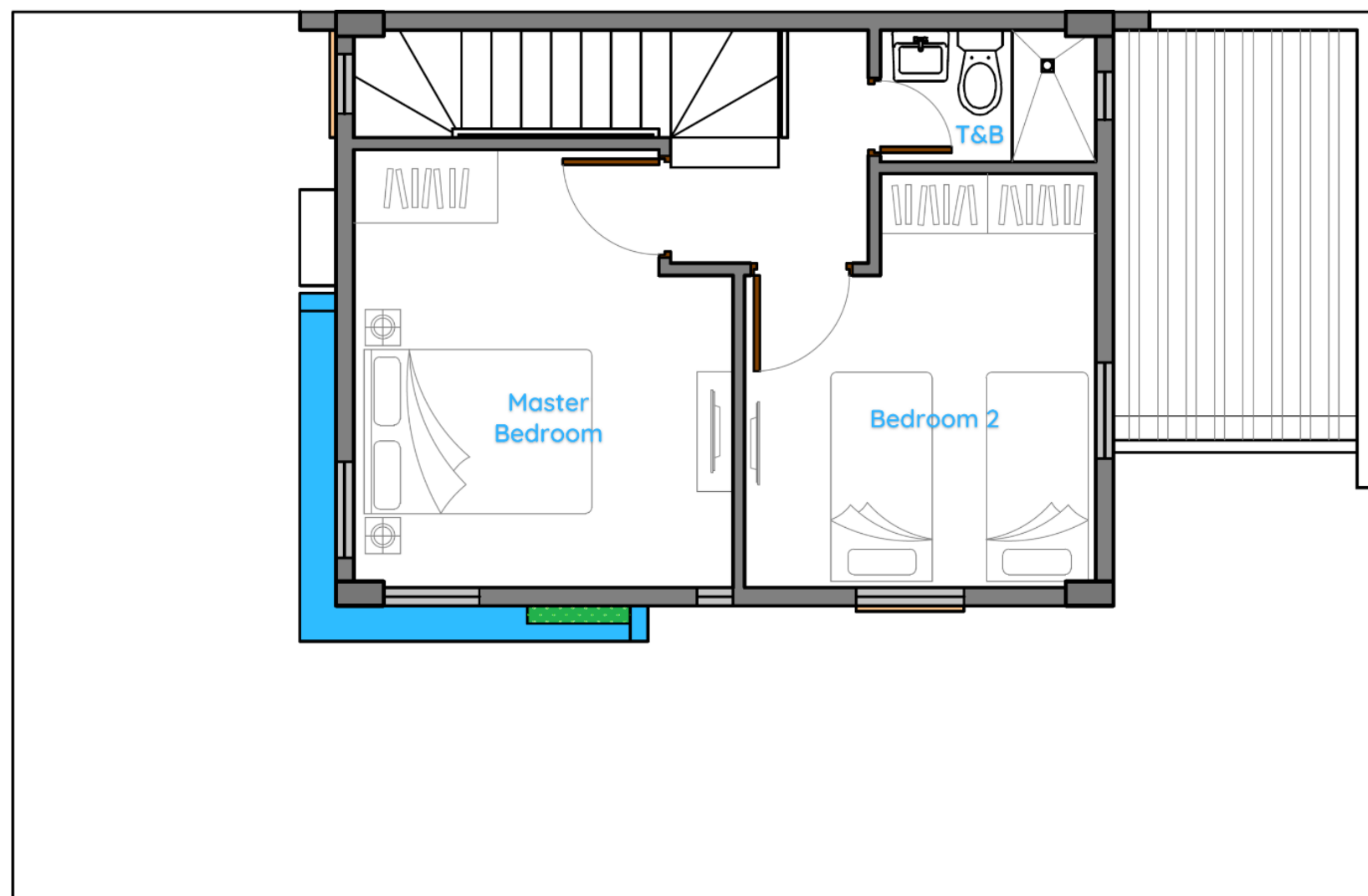
Single Attached Home
 3 Bedrooms
 2 Toilet & Bath
 1 Car Garage
 96.64 sqm Lot Area
 73.78 sqm Floor Area

Model C - Perspectives





Ground Floor



Second Floor



Artist's Perspective

Single Attached Home
 3 Bedrooms
 2 Toilet & Bath
 1 Car Garage
 84.91 – 87.55 sqm Lot Area
 68.58 sqm Floor Area

Model D - Perspectives



Summary of Home Details

Home	Model	Lot Area (sqm)	Floor Area (sqm)	No. of Bedrooms	No. of T&B	No. of Parking
1-1	A	72.00	70.45	3	2	1
1-2	A	72.00	70.45	3	2	1
1-3	A	72.00	70.45	3	2	1
1-4	A	72.00	70.45	3	2	1
1-5	A	72.00	70.45	3	2	1
1-6	A	72.00	70.45	3	2	1
1-7	A	72.00	70.45	3	2	1
1-8	A	83.59	70.45	3	2	1
2-1	B	71.50	70.79	3	2	1
2-2	B	71.50	70.79	3	2	1
2-3	B	71.50	70.79	3	2	1
2-4	B	108.07	70.79	3	2	1
2-5	B	107.72	70.79	3	2	1
2-6	B	85.25	70.79	3	2	1
2-7	B	85.36	70.79	3	2	1
2-8	B	85.10	70.79	3	2	1
3-1	B	71.50	70.79	3	2	1
3-2	B	71.50	70.79	3	2	1
3-3	B	71.50	70.79	3	2	1
3-4	B	71.50	70.79	3	2	1
3-5	B	87.85	70.79	3	2	1
3-6	B	80.15	70.79	3	2	1
3-7	B	71.69	70.79	3	2	1
3-8	B	81.57	70.79	3	2	1
3-9	B	69.72	70.79	3	2	1
3-10	C	96.64	73.78	3	2	1
4-1	A	80.16	70.45	3	2	1
4-2	A	72.00	70.45	3	2	1
4-3	A	72.00	70.45	3	2	1
4-4	A	82.32	70.45	3	2	1
4-5	D	84.91	68.58	3	2	1
4-6	D	87.55	68.58	3	2	1

Typical Specifications

Floor & Wall Finishes	
Ground Floor	60x60 Ceramic Tiles, Glossy
Second Floor	30x30 Vinyl Tiles, Wood Design
Toilet Floor	20x20 Ceramic Tiles, Non-Skid
Toilet Wall	20x30 Ceramic Tiles, Matte
Garage	40x40 Ceramic Tiles, Non-Skid
Stairs	Varnished Ficem Board (Termite Resistant)
Kitchen Counter	Concrete w/ Synthetic Granite Top (Termite Resistant)
Interior Walls	Concrete Painted White, Semi-Gloss
Exterior Walls	Concrete Painted White, Elastomeric
Doors & Windows	
Exterior Doors	Solid Natural Wood, Painted White
Interior Doors	Flushed Natural Wood, Varnished
Door Jambs	Matimco Treated Wood (Termite Resistant)
Toilet Doors	Flushed Marine Wood, Varnished
Door Locks	Entrance Type, Round
Windows	6mm Glass on Aluminum Frames

Roof & Ceilings	
Roof	0.5mm G.I. Long Span, Pre-Painted White
Insulation	20mm PE Foam w/ 2-Sided Aluminum Foil
Interior Ceiling	Gypsum Board, Painted White
Toilet Fixtures	
Water Closet	Dual Flush, 2-Piece Tank Type
Lavatory	Wall-Hung w/ Pedestal
Kitchen Sink	Single Bowl, Stainless 304
Faucets	Brass/Stainless, Low-Flow
Shower Head	Shower w/ Lever & Faucet, Low-Flow
Electrical Fixtures	
Switches & Outlets	Wide Series
Lights	LED Light Bulbs (provision only)
Structure	
Main Structure	Reinforced Concrete, Cast-in-Place
Foundation	Reinforced Concrete , Isolated Footing
Partition Walls	500psi Concrete Hollow Blocks
Roof Framing	Steel Purlins on Steel Rafter

BluHomes™ Katmon is located in Rosanna Heights, Barangay San Manuel, City of San Jose Del Monte, Bulacan.

It is only 0.5 km walking distance away from the central business district of Altaraza Town Center in SJDM Bulacan.





Nearby Malls

- Future Ayala Altaraza Mall (0.7 km)
- SM San Jose Del Monte (1.3 km)
- Starmall SJDM (4.9 km)
- SM Fairview (7.4 km)



Nearby Transport

- Quirino Highway (0.4 km)
- Future MRT-7 Station (1.0 km)
- Fairview Bus Terminal (7.7 km)
- MRT-7 Fairview Station (7.4 km)



Nearby Schools

- Brighton School (0.3 km)
- STI Academic Center (0.6 km)
- Colegio San Agustin (4.0 km)
- Our Lady of Fatima (6.5 km)



Nearby Market

- Waltermart Altaraza (0.5 km)
- Puregold Tungko (1.7 km)
- Robinsons Supermarket (1.6 km)
- Every Minute Supermarket (1.9 km)

EDGE Green Building Certificate

THIS CERTIFIES THAT
BluHomes Katmon
32 Units
HAS ACHIEVED AN
EDGE ADVANCED PRELIMINARY CERTIFICATE
CERTIFICATE NUMBER
LP6-PHL-21110410124226-32-P

EDGE ADVANCED
Exemplifying achievement in the following areas:


72%
Energy Savings

32%
Water Savings

34%
Less Embodied Energy in Materials

1.60 tCO₂/unit/year
Operational CO₂ Emissions


1,206.57 tCO₂/unit/year
Operational CO₂ Savings





Excellence In Design
For Greater Efficiencies

DEVELOPED BY
Aztala Corporation

CERTIFIED BY
Philippine GreenBuilding Initiative



Engr. Ramon D. Aguilos, PGBI EDGE Program Director
DATE OF ISSUE: 20-JAN-2023


Excellence In Design
For Greater Efficiencies

THIS CERTIFIES THAT
BluHomes Katmon
Lots 8-17, Block 6, Rosanna Heights
Barangay San Manuel
San Jose Del Monte City, Bulacan 3023
Philippines

DEVELOPED BY
Aztala Corporation

HAS ACHIEVED AN
EDGE ADVANCED PRELIMINARY CERTIFICATE

CERTIFICATE NUMBER
LP6-PHL-21110410124226-32-P

WAS AUDITED BY
Claudine Dacanay
EDGE Software Version: v3.0.0

CERTIFIED BY
Philippine GreenBuilding Initiative



Engr. Ramon D. Aguilos, PGBI EDGE Program Director

PHILIPPINE GREEN BUILDING INITIATIVE 

DATE OF ISSUE
20-JAN-2023

DATE OF EXPIRY
19-JAN-2026

ENERGY MEASURES
Reduced Window-to-Wall Ratio
Reflective Roof
Reflective Exterior Walls
Insulated Roof
Efficient Interior Lighting
Efficient Exterior Lighting
Onsite Renewable Energy Generation

WATER MEASURES
Water-efficient Showerheads
Water-efficient Faucets in Bathrooms
Efficient Water Closets
Water-efficient Faucets in Kitchen

MATERIALS
Material-efficient Floor Slabs - Concrete Slab | In-situ Reinforced Conventional Slab
Material-efficient Floor Finish - Tiled | Ceramic Tiles
Material-efficient Floor Finish - Vinyl Sheet
Material-efficient Roof Slab - Metal Roof | Steel Sheets on Steel Rafters
Material-efficient Exterior Walls - Concrete Blocks | Hollow Blocks of Medium-Weight
Material-efficient Interior Walls - Concrete Blocks | Hollow Blocks of Medium-weight
Material-efficient Window Glazing - Single Glazing

www.edgebuildings.com
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The EDGE standard requires 20% efficiencies in energy, water and materials compared to a local benchmark. Predicted efficiencies are not a guarantee of future operational performance. Energy savings may be associated with virtual energy for comfort depending on the presence of heating and cooling systems. Virtual energy does not contribute savings to utility bills.

This certificate is issued by the Certifier based on information provided by the client and the audit by the Auditor, and is subject to the terms and conditions of the Certifier. Contact edge@ifc.org if the above measures are not consistent with your observation on the project.






More Information

Contact:

Owner / Developer:



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