

# About ONERDC

One Nation Empowered Realty Development Corporation (ONERDC) is a real estate company with primary engagement in property development and investment. Since the company expands its operation, we do sell house and lot units for **CATMON RESIDENCES**.



# How To Contact Us

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# CATMON *Residences*

Affordable housing  
with shared amenities and commercial spaces

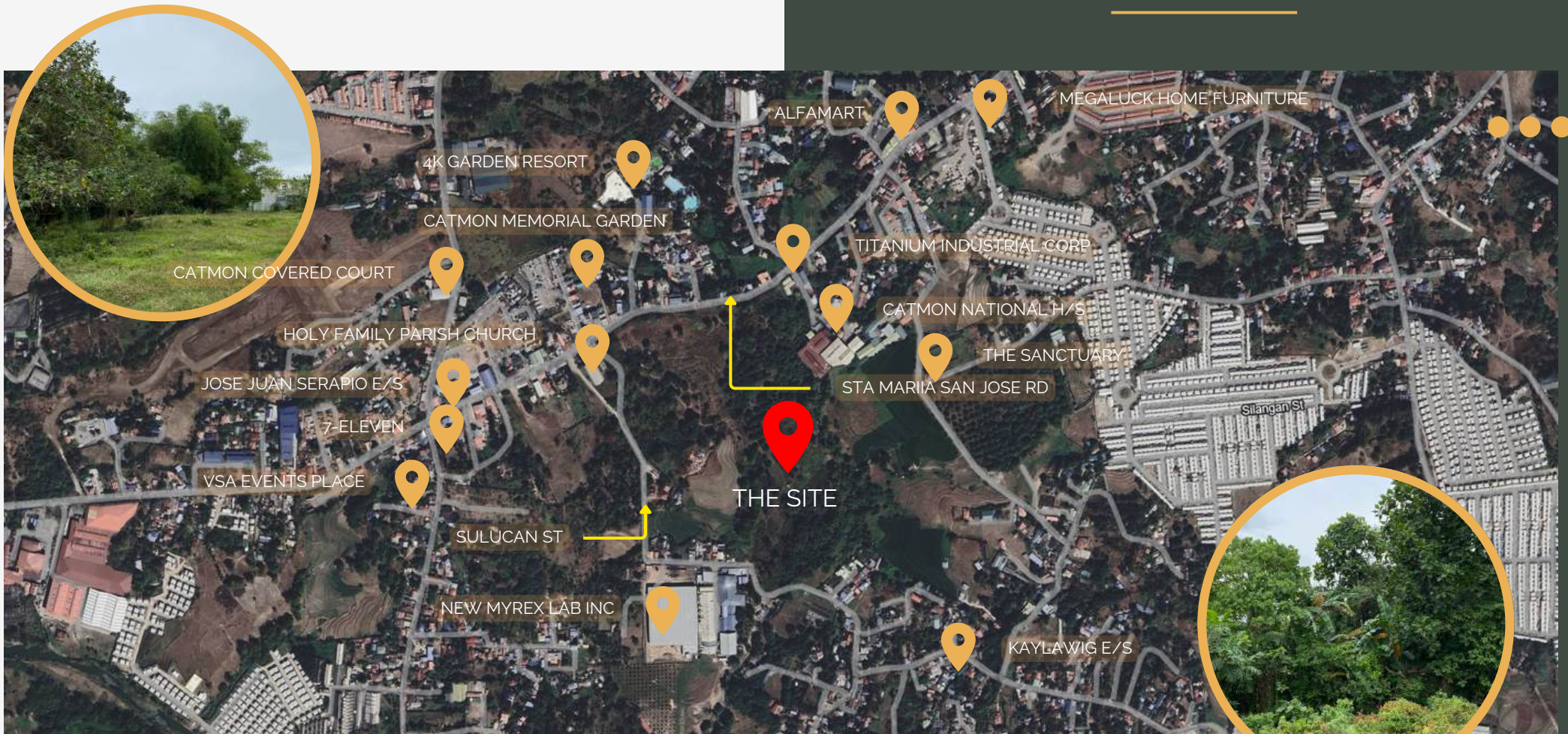
BRGY. CATMON, STA MARIA

**BULACAN**



A 2-hectare economic housing development to emerge in the progressive land of Santa Maria, Bulacan catering to the people who seek affordable and enhanced living experience.

Catmon Residences offers various house and lot models carefully crafted to cater the different financial capability of its stakeholders.



## LOCATION MAP



# SITE DEVELOPMENT PLAN



UTILITIES  
208.05 SQM AREA

LANDSCAPING  
OPEN SPACE

AMENITIES  
776.15 SQM AREA



HOUSING: GILAS  
73.50 SQM LOT (TYPICAL: 7MX10.50M)

MARKETING OFFICE  
TEMPORARY

COMMERCIAL  
336.23 SQM AREA

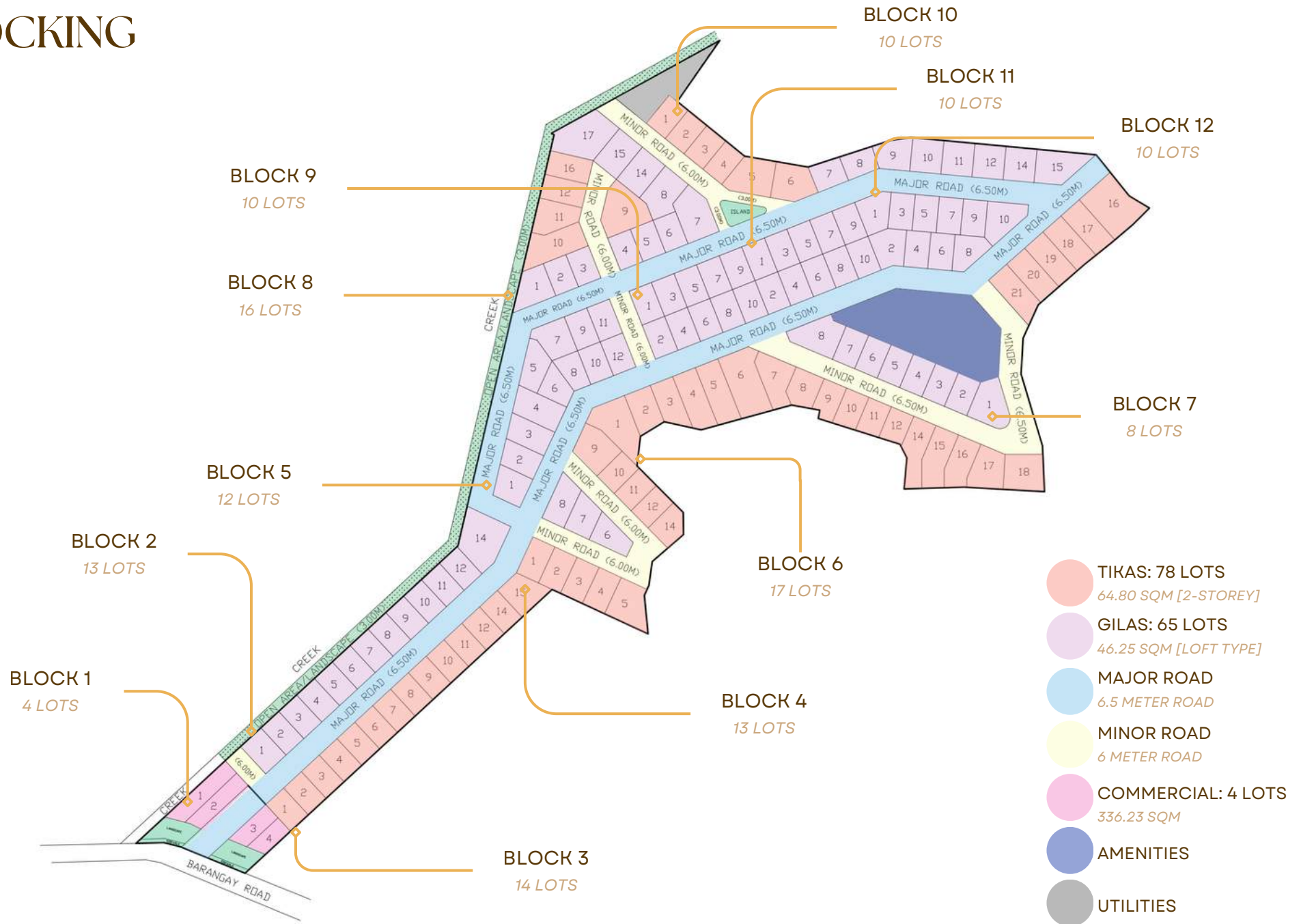
ROAD  
5804.41 SQM AREA

HOUSING: TIKAS  
73.50 SQM LOT (TYPICAL: 7MX10.50M)

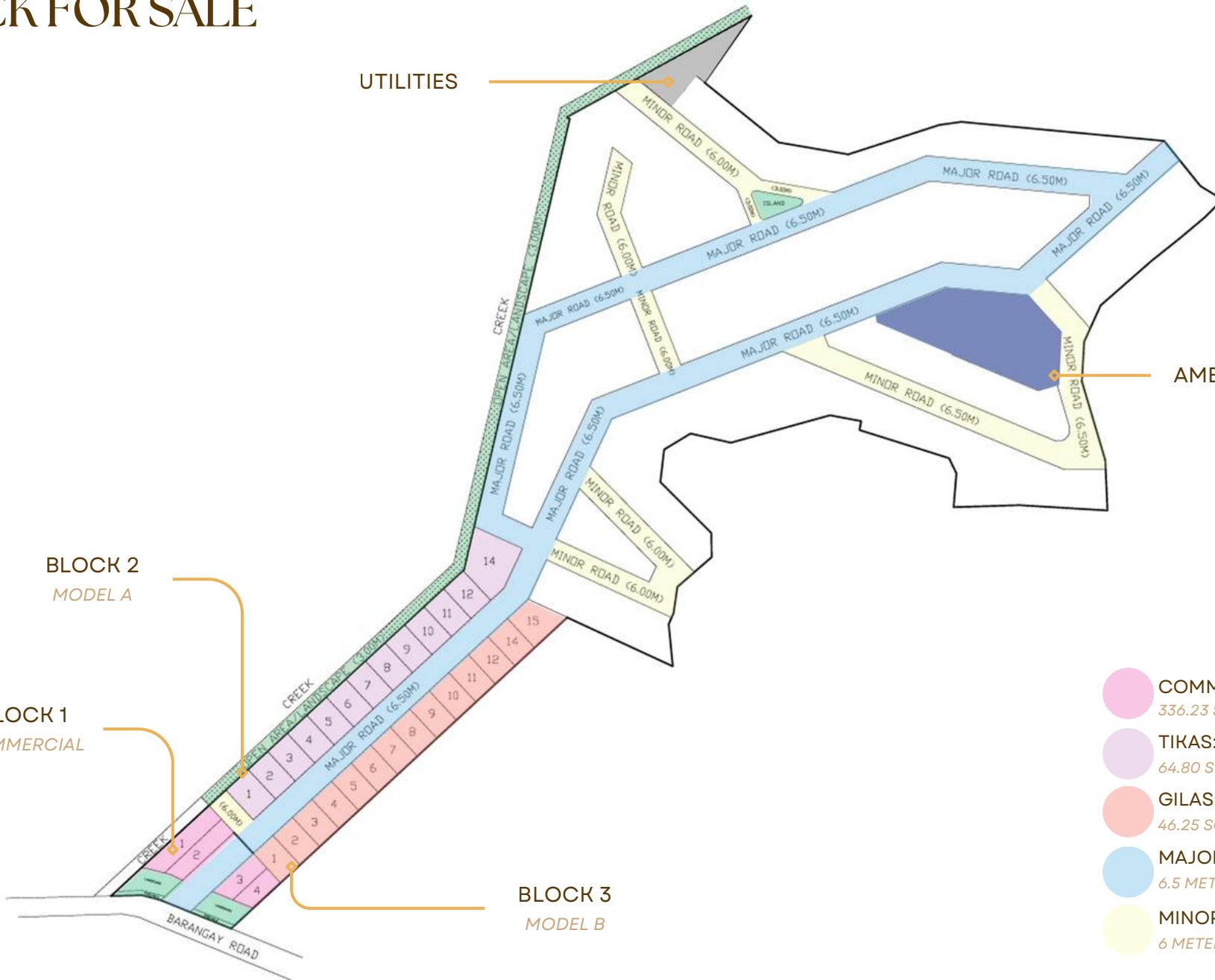
SUBDIVISION GATE  
GUARD HOUSE



# BLOCKING



# BLOCK FOR SALE



UTILITIES

AMENITIES

BLOCK 2  
MODEL A

BLOCK 1  
COMMERCIAL

BLOCK 3  
MODEL B

- COMMERCIAL: 4 LOTS  
336.23 SQM
- TIKAS: 13 LOTS  
64.80 SQM [2-STOREY]
- GILAS: 14 LOTS  
46.25 SQM [LOFT TYPE]
- MAJOR ROAD  
6.5 METER ROAD
- MINOR ROAD  
6 METER ROAD



# TIKAS

HOUSE MODEL A

With a floor area of 64.80 sqm, Model House A features a 2-Storey residential unit equipped with all the necessities at an economical price.



Dining Area

Living Area

Bedroom





Living Area



Dining Area



Kitchen



Bedroom



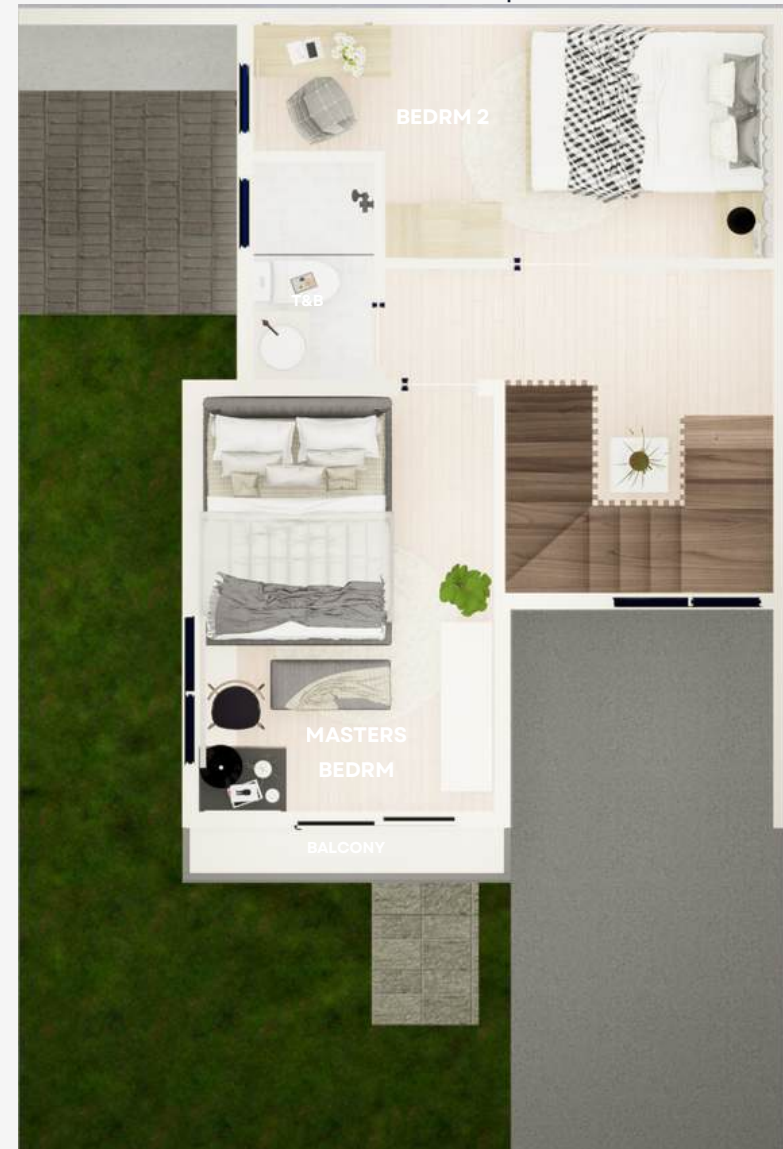
# FLOOR PLANS



Ground Floor Plan - 32.50 sqm Floor Area



Second Floor Plan - 32.30 sqm Floor Area



Covered  
Carport

Covered  
Service and  
Lanai Area



**MODIFICATIONS**

# GILAS

HOUSE MODEL B

A 46.25 sqm economical residential unit featuring a loft-type layout, which can be modified to have 2 more additional bedrooms.



Dining Area

Living Area

Masters Bedroom





Living Area



Dining Area



Kitchen



Bedroom



# FLOOR PLANS



Ground Floor Plan - 28.35 sqm Floor Area



Mezzanine Floor Plan - 17.90 sqm Floor Area



Covered  
Carport

Covered  
Service and  
Lanai Area



## MODIFICATIONS



## TIKAS

64.80 SQM FA

3,000,000 - 4,000,000

- Addition per sqm of FA beyond 64.80 sqm: +30k
- Standard lot size (73.5 sqm) → Included in base price
- Additional lot size beyond 73.5 sqm → +15k per sqm



## GILAS

46.25 SQM FA

2,500,000 - 3,500,000

- Addition per sqm of FA beyond 46.25 sqm: +30k
- Standard lot size (73.5 sqm) → Included in base price
- Additional lot size beyond 73.5 sqm → +15k per sqm

# AMENITIES

*CLUBHOUSE | MULTIPURPOSE HALL | POOL | PLAYGROUND | OUTDOOR COURT*

The design features a modern aesthetic. The Amenities is comprised of the Clubhouse with Lounge, and Multipurpose Hall. The Swimming Pool could be accessed through the Clubhouse. Outside are the playground and outdoor court for residents.



# CLUBHOUSE

*HOUSE MODEL B*

The Clubhouse has a Lounge, Admin Offices, Toilet, and a Multipurpose Hall for various events.



# MULTIPURPOSE HALL & POOL

*HOUSE MODEL B*

The Multipurpose Hall is essentially part of the Clubhouse. It is designed to open up to the pool area for accessibility. The pool area features various depths for all ages.



# PLAYGROUND & COURT

*HOUSE MODEL B*

The Playground and Court serve as a recreation area for the residents. The design features a seamless connection from this space towards the Clubhouse.



# COMMERCIAL STRIP

*HOUSE MODEL B*

The commercial development offers a wide range of services such as retail, food, and a lot of activities.

