

SMDC

BROKER'S KIT

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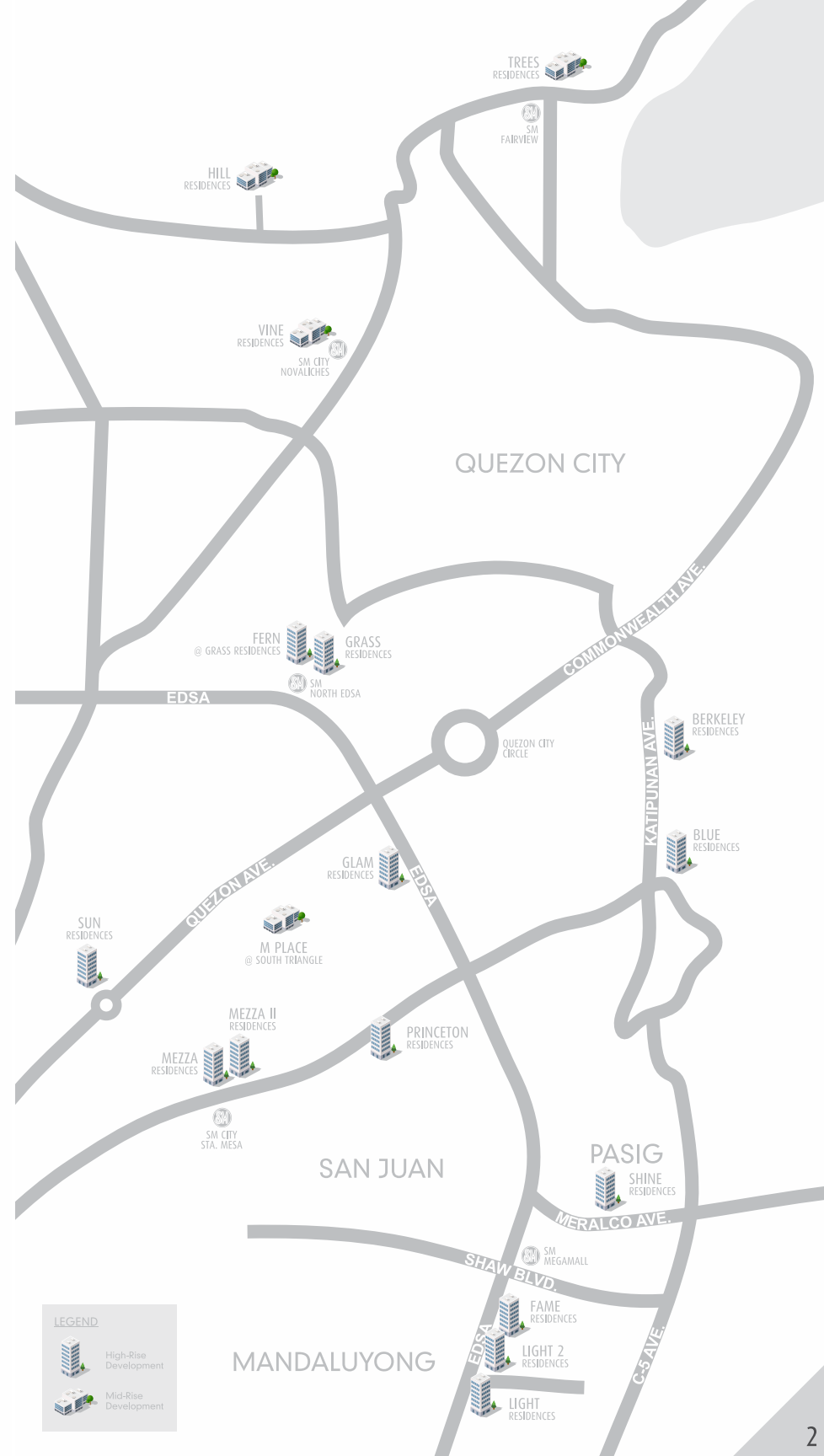
Life in SM Development Corporation (SMDC) is convenient and comfortable because all living essentials are within your reach. From retail strips to community malls, from studio flats to penthouse units, all SMDC developments are carefully designed and crafted to be seamlessly integrated into your busy lifestyle.

Feel the pulse and energy of the shops and entertainment establishments surrounding your home. Sip and savor diverse flavors at nearby restaurants. Revitalize your senses either privately in your personal pad or get a soothing massage at the wellness center nearby. Experience all these without the hassle of leaving home, only at SMDC.

METRO MANILA NORTH

A strategic location that starts right in the heart of Metro Manila, and borders the plains of Central Luzon, the cities of Mandaluyong, Quezon City, Pasig and San Juan form part of what is commonly known as Northern Manila. A host to four mass transit lines and major thoroughfares, these highly connected cities also have some of Metro Manila's few remaining parcels of land ripe for development.

SMDC is a prime mover in Northern Manila; Light Residences, Grass Residences, Berkeley Residences and Trees Residences are pioneering developments in their respective neighborhoods.





GLAM RESIDENCES EDSA, QUEZON CITY

Samar Avenue and EDSA, Barangay South Triangle, Quezon City

LAND AREA	6,954 sqm	NO. OF UNITS	2,966 RESIDENTIAL UNITS 873 PARKING SLOTS
NO. OF TOWERS	1 TOWER	UNIT SIZES	+23.72 sqm to +45.56 sqm
NO. OF FLOORS	45 FLOORS		

FEATURES & AMENITIES

Commercial Area • Swimming Pools • Landscaped Walkways • Outdoor Play Area • Function Room

A LIFE OF GLAMOUR

Surround yourself with the spectacular at Glam Residences. Envisioned as a complete, cosmopolitan home for success driven singles. It has been built for your utmost convenience and indulgence. Located within Quezon City's burgeoning CBD - The Triangle Park - Glam Residences is right at the center of all commercial activities in northern Metro Manila. The area is a vibrant place that has become a home to condo high-rises, office towers, shopping malls, hotels, renowned medical centers, numerous parks and well-planned transport hub that offers easy access to vital points of Metro Manila.



BUILDING FACADE, Artist's Perspective

TYPICAL UNIT LAYOUT



1-Bedroom Unit
with Balcony
+26.82 sqm.



2-Bedroom End Unit
with Balcony
+45.60 sqm.



GRAND LOBBY
Artist's Perspective



DRESSED-UP UNIT
Artist's Perspective



DRESSED-UP UNIT
Artist's Perspective

FINISHES FOR DELIVERABLE UNITS

LIVING & DINING	
Wall	Painted Cement Finish
Floor	Homogenous Tiles
Main Door	Laminated Wood Door with Lever Type Lockset
BEDROOM	
Wall	Painted Cement Finish
Floor	Homogenous Tiles
Partition	1-Bedroom; Laminated Partition with Sliding Glass Door on Laminated Frame 2-Bedroom; Dry Wall Partition with Laminated Wood Door
KITCHEN	
Wall	Painted Cement Finish
Floor	Homogenous Tiles
Countertop	Granite Finish
Kitchen Cabinet	Laminated Wood Finish
TOILET & BATH	
Wall	Wall Tiles and Painted Cement Finish
Floor	Vitrified Tiles
Door	Laminated Door with Cylinder Type Lockset
BALCONY	
Wall	Painted Cement Finish
Floor	Vitrified Tiles
Railing	Painted Steel Railing



Reliance Street, Barangay Nagkaisang Nayon, Novaliches, Quezon City

LAND AREA	37,149 sqm	NO. OF UNITS	1,717 RESIDENTIAL UNITS 420 PARKING SLOTS 22 PWD PARKING SLOTS
NO. OF PHASES	3 PHASES	UNIT SIZES	±20.00 sqm to ±32.46 sqm
NO. OF TOWERS	11 TOWERS		
NO. OF FLOORS PER TOWER	6 & 7 FLOORS		

FEATURES & AMENITIES

Function Area • Basketball Court • Swimming Pools • Gate and Guardhouse • Water Feature
Landscape Area • Linear Park

BE ON TOP
AT HILL

SMDC's Hill Residences is an exclusive vertical community located in Novaliches, Quezon City. It is designed to make you feel safe and let your family experience resort-styled amenities within the city. With a professional property management team taking care of the development, managing your modern home is made easier.

Hill Residences, a secure and serene community where you and your family can live life to the fullest.



BUILDING FACADE, Artist's Perspective

TYPICAL UNIT LAYOUT



Flexi Suite
(Suggested Unit Layout)
±28.52 sqm.



Flexi Suite
(Suggested Unit Layout)
±28.52 sqm.



DRESSED-UP UNIT
Artist's Perspective



LOBBY LOUNGE
Artist's Perspective



AMENITY AREA
Artist's Perspective

FINISHES FOR DELIVERABLE UNITS

LIVING & DINING	
Wall	Painted Plain Cement Finish
Floor	Tiles
Main Door	Laminated Wood
BEDROOM	
Wall	Painted Plain Cement Finish
Floor	Tiles
Partition	No Bedroom Partition
KITCHEN	
Wall	Painted Plain Cement Finish
Floor	Tiles
Countertop	Homogeneous Tiles
Kitchen Cabinet	Laminate Wood Cabinet
TOILET & BATH	
Wall	Painted Plain Cement Finish
Floor	Tiles
Door	Laminated PVC Door
BALCONY	
Wall	Painted Plain Cement Finish
Floor	Ceramic Tiles
Railing	Steel Railing

AMENITY AREA
Artist's Perspective



Barangay San Bartolome, Novaliches, Quezon City

LAND AREA	31,071 sqm	NO. OF UNITS	2,056 RESIDENTIAL UNITS 590 PARKING SLOTS
NO. OF TOWERS	5 TOWERS	UNIT SIZES	±29.65 sqm to ±52.58 sqm
NO. OF FLOORS PER TOWER	12 FLOORS		

FEATURES & AMENITIES

Beside SM City Novaliches • Swimming Pool • Kiddie Pool • Children’s Play Area • Function Room
Sunken Gardens • Jogging Trail • Basketball Court • Camp Site

YOUR HOME
BESIDE A MALL

Located right inside SM City Novaliches complex, everything is within reach – shop in any of over 200 retail stores, dine in over 40 restaurants or watch a movie in any of its digital cinemas, a lifestyle like any other.



BUILDING FACADE, Artist's Perspective

TYPICAL UNIT LAYOUT



2-Bedroom Unit
±29.65 sqm.



2-Bedroom Unit
with Balcony
±31.45 sqm.



GRAND LOBBY
Artist's Perspective



DRESSED-UP UNIT
Artist's Perspective



CAMP SITE
Artist's Perspective

FINISHES FOR DELIVERABLE UNITS

LIVING & DINING	
Wall	Painted Finish
Floor	Floor Tiles
Main Door	Laminated Wood Door
BEDROOM	
Wall	Painted Finish
Floor	Floor Tiles
Partition	Dry Wall Partition with Laminated Wood Door
KITCHEN	
Wall	Painted Finish
Floor	Floor Tiles
Kitchen Cabinet	Base Cabinets with Stainless Steel Sink
TOILET & BATH	
Wall	Painted Wall Finish
Floor	Vitrified Floor Tiles
Door	Laminated Door
BALCONY	
Wall	Painted Cement Finish
Floor	Vitrified Floor Tiles
Railing	Painted Metal Railing



FAME RESIDENCES EDSA, MANDALUYONG

EDSA and Mayflower Street, Barangay Highway Hills, Mandaluyong City

LAND AREA	18,907 sqm	NO. OF UNITS	5,106 RESIDENTIAL UNITS
NO. OF TOWERS	4 TOWERS		1,268 PARKING SLOTS
NO. OF FLOORS PER TOWER	41 FLOORS	UNIT SIZES	±24.00 sqm to ±38.00 sqm

FEATURES & AMENITIES

Commercial Area • Kiddie Pool • Swimming Pools • Walk of Fame • Sunken Garden
Playground • Outdoor Fitness Area • Function Rooms • Amenity Lobbies

CENTER OF ATTRACTION

Strategically located, Fame Residences rises in Central EDSA, providing you easy access to everything that matters. This iconic development offers an address that truly compliments a desired lifestyle. Its proximity to key business districts and city hotspots make your life at Fame Residences exceptional.



BUILDING FACADE, Artist's Perspective

TYPICAL UNIT LAYOUT



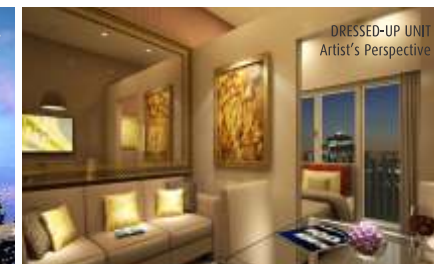
1-Bedroom Unit
with Balcony A
±24.10 sqm.



2-Bedroom End Unit
with Balcony A
±36.68 sqm.



AMENITY AREA
Artist's Perspective



DRESSED-UP UNIT
Artist's Perspective



GRAND LOBBY
Artist's Perspective

FINISHES FOR DELIVERABLE UNITS

LIVING & DINING	
Wall	Painted Cement Finish
Floor	Homogeneous Tiles
Main Door	Wood Laminated Door with Lever Type Lockset
BEDROOM	
Wall	Painted Cement Finish
Floor	Homogeneous Tiles
Partition	Laminated Sliding Door
KITCHEN	
Wall	Painted Cement Finish
Floor	Homogeneous Tiles
Countertop	Granite Countertop
Kitchen Cabinet	Laminated Wood Finish
TOILET & BATH	
Wall	Ceramic Wall Tiles with Shower Enclosure
Floor	Ceramic Tiles
Door	Laminated Wood Door with Cylinder Type Lockset
BALCONY	
Wall	Painted Cement Finish
Floor	Ceramic Tiles
Railing	Powder Coated Finish



Trees RESIDENCES near SM CITY FAIRVIEW QUEZON CITY

Quirino Highway, Barangay Pasong Putik, Novaliches, Quezon City

LAND AREA	83,502 sqm	NO. OF UNITS	6,703 RESIDENTIAL UNITS 1,796 PARKING SLOTS
NO. OF TOWERS	19 TOWERS	UNIT SIZES	±18.51 sqm to ±30.36 sqm
NO. OF FLOORS PER TOWER	8 FLOORS		

FEATURES & AMENITIES

Commercial Area • Clubhouse • Swimming Pools • Function Rooms • Covered Walkway
Landscaped Parks • Basketball Court • Main Lobby

NURTURING ENCLAVES

Trees Residences offers the indulgence of a hushed, quiet neighborhood in the heart of Novaliches, Quezon City. With its very own commercial development within its complex, that will house food establishments and a convenience store, you never have to leave home for the basics, giving you more time with the family.



MAIN GATE / COMMERCIAL STRIP, Actual Photo

TYPICAL UNIT LAYOUT



Studio Unit

±19.73 sqm.



2-Bedroom Unit

±30.36 sqm.



DRESSED-UP UNIT
Artist's Perspective



AMENITY AREA
Actual Photo



LINEAR PARK
Actual Photo

FINISHES FOR DELIVERABLE UNITS

LIVING & DINING	
Wall	Painted Cement Finish
Floor	Vinyl Planks
Main Door	Powder Coated Laminated Steel Door Lever Handle (Phase 1) Laminated Wood Door with Steel Door Lever (Phase 2 and Phase 3)
BEDROOM	
Wall	Painted Cement Finish
Floor	Vinyl Planks
Partition	1-Bedroom - Flush Hollow Core Pocket Laminated Wood Sliding Door 2-Bedroom - Laminated Swing Door
KITCHEN	
Wall	Painted Cement Finish
Floor	Vinyl Planks
Countertop	Tiles
Kitchen Cabinet	Under-the-Counter Cabinet
TOILET & BATH	
Wall	Painted Cement Finish on Walls and 1.2m high Wall Tiles around the Shower Area and 0.3m high Tiles on the Toilet Area
Floor	Ceramic Tiles
Door	Laminated Wood with Cylinder Type Door Knob
BALCONY	
Wall	Painted Cement Finish
Floor	Ceramic Tiles

AMENITY AREA
Artist's Perspective



Misamis Street and Nueva Ecija Street, Barangay Santo Cristo, Quezon City

LAND AREA	14,000 sqm	NO. OF UNITS	3,914 RESIDENTIAL UNITS
NO. OF TOWERS	2 TOWERS		1,653 PARKING SLOTS
NO. OF FLOORS PER TOWER	35 FLOORS	UNIT SIZES	± 19.90 sqm to ± 37.50 sqm

FEATURES & AMENITIES

Beside SM North EDSA • Grand Lobbies with Lounge Areas • Function Rooms
Landscaped Graden • Pool Deck • Lap Pool • Kiddie Pool

AN EXCITING
LIFE AWAITS

Fern at Grass Residences, just beside SM City North EDSA, is an exclusive two-tower development located within the 5-hectare Grass Residences Complex. Fern provides you an immediate access to the development's sports club amenities like swimming pools, indoor sports facilities, and a sky pavilion, and a direct link to the most dynamic and exciting lifestyle center this side of the metro, SM City North EDSA.



BUILDING FACADE, Artist's Perspective

TYPICAL UNIT LAYOUT



1-Bedroom Unit
 ± 20.10 sqm.



1-Bedroom End Unit
with Balcony
 ± 32.88 sqm.



FUNCTION ROOM
Artist's Perspective



AMENITY AREA
Artist's Perspective



DRESSED-UP UNIT
Artist's Perspective

FINISHES FOR DELIVERABLE UNITS

LIVING & DINING	
Wall	Painted Plain Cement Finish
Floor	Tiles
BEDROOM	
Wall	Painted Plain Cement Finish
Floor	Tiles
KITCHEN	
Wall	Painted Plain Cement Finish
Floor	Tiles
Countertop	Kitchen Countertop
Kitchen Cabinet	Under-the-counter
TOILET & BATH	
Wall	Painted Plain Cement Finish & Wall Tiles
Floor	Tiles



Renaissance Center Meralco Avenue, Barangay Ugong, Pasig City

LAND AREA	3,901 sqm	NO. OF UNITS	892 RESIDENTIAL UNITS
NO. OF TOWERS	1 TOWER		222 PARKING SLOTS
NO. OF FLOORS	22 FLOORS	UNIT SIZES	+20.00 sqm to +31.51 sqm

FEATURES & AMENITIES

Commercial Area • Swimming Pools • Lounge Area • Function Rooms • Bramante Amenities

COSMOPOLITAN REFINEMENT

Located inside one of Ortigas' most prestigious address, Renaissance Center, flawlessly combine work and leisure by being in the Ortigas Business District with shopping malls such as SM Megamall and The Podium, located alongside the Philippine Stock Exchange, The Asian Development Bank and other business hubs. Perfectly located in a setting that allows for the best of both worlds, in Shine Residences, you are poised to succeed in life.



BUILDING FACADE / BRAMANTE AMENITY AREA, Actual Photo

TYPICAL UNIT LAYOUT



Studio Deluxe Unit
with Balcony
+28.89 sqm.



Combined Studio Unit
Deluxe A
+46.94 sqm.



DRESSED-UP UNIT
Actual Photo



AMENITY AREA
Actual Photo

FINISHES FOR DELIVERABLE UNITS

LIVING & DINING	
Wall	Painted Plain Cement
Floor	Tiles
Main Door	MDF Laminated Door with Lever Type Lockset
BEDROOM	
Wall	Painted Plain Cement
Floor	Tiles
KITCHEN	
Wall	Painted Plain Cement
Floor	Tiles
Countertop	High Pressure Laminated Finish
Kitchen Cabinet	Modular Cabinet
TOILET & BATH	
Wall	Tiles
Floor	Tiles
Door	PVC Door with Cylinder Type Lockset

AMENITY AREA
Actual Photo



Blue RESIDENCES KATIPUNAN AVENUE

Katipunan Road corner Aurora Boulevard, Loyola Heights, Quezon City

LAND AREA	4,235 sqm	NO. OF UNITS	1,591 RESIDENTIAL UNITS 326 PARKING SLOTS
NO. OF TOWERS	1 TOWER	UNIT SIZES	+21.58 sqm to +46.39 sqm
NO. OF FLOORS PER TOWER	42 FLOORS		

FEATURES & AMENITIES

Commercial Area • Amenity Lounge • Function Room • Children's Playground
Adult Pool • Kiddie Pool • Student Lounge • Jogging Path • Roof Deck Lounge

MODERN SOPHISTICATION

Welcome to a world of modern sophistication at the heart of Katipunan, where convenience meets style. Blue Residences soars 41-storeys high offering spectacular sky-high views. This single tower development is in an enviable location as it is minutes away from prime schools and universities and is highly accessible via the LRT2 line and other public transportation. Experience 5-star living with amenities such as the Grand Lobby, Swimming Pools, Roof Deck and Wifi-enabled Student Lounge.



BUILDING FACADE, Actual Photo

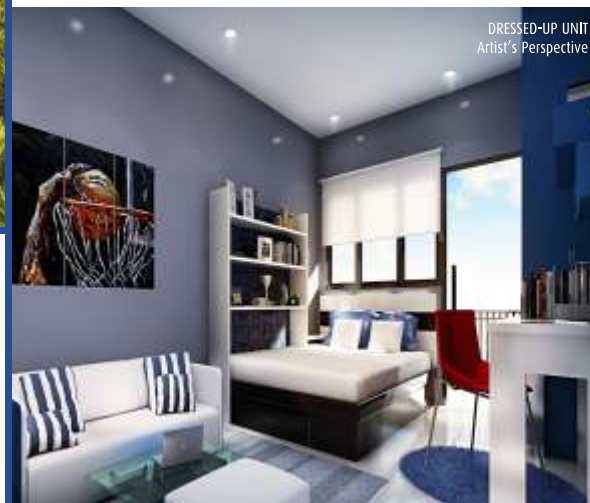
TYPICAL UNIT LAYOUT



Studio Unit
+21.58 sqm.



1-Bedroom Unit
+23.47 sqm.



DRESSED-UP UNIT
Artist's Perspective



ROOF DECK
Actual Photo

FINISHES FOR DELIVERABLE UNITS

LIVING & DINING	
Wall	Painted Cement Finish
Floor	Floor Tiles
Main Door	Laminated Wood Door with Lever Type Lockset
BEDROOM	
Wall	Painted Cement Finish
Floor	Floor Tiles
Partition	1-BR - Laminated Partition with Sliding Glass Door on Laminated Wood Frame 2-BR - Dry Wall Partition with Laminated Door
KITCHEN	
Wall	Painted Cement Finish
Floor	Floor Tiles
Countertop	Granite Finish
Kitchen Cabinet	Laminated Wood Finish
TOILET & BATH	
Wall	Wall Tiles & Painted Cement Finish
Floor	Floor Tiles
Door	PVC Door with Cylinder Type Lockset
BALCONY	
Wall	Painted Cement Finish
Floor	Floor Tiles
Railing	Powder Coated Steel Railing



Aurora Boulevard corner Guirayan Street, Barangay Imelda, Quezon City

LAND AREA	2,592 sqm	NO. OF UNITS	1,324 RESIDENTIAL UNITS 274 PARKING SLOTS
NO. OF TOWERS	1 TOWER	UNIT SIZES	+15.00 sqm to +71.00 sqm
NO. OF FLOORS PER TOWER	44 FLOORS		

FEATURES & AMENITIES

Commercial Area • Grand Lobby • Swimming Pool • Sky Lounge • Function Rooms

SUCCESSFUL
HEIGHTS

Centrally located in Quezon City, across from SM City Sta. Mesa, it is advantageously poised for stress-free access to the city's business cores, within a convenient distance to the LRT2. Live large with Mezza II's compelling views seen from the sky lounge. Stay fit as you swim in the pool and take a breather in its lounges. These are Mezza II Residences' features that spell a well-appointed lifestyle.



BUILDING FACADE, Artist's Perspective

TYPICAL UNIT LAYOUT



1-Bedroom Unit
with Balcony

+26.31 sqm.



2-Bedroom
End Unit

+50.48 sqm.



DRESSED-UP UNIT
Artist's Perspective



GRAND LOBBY
Actual Photo



AMENITY AREA
Actual Photo

FINISHES FOR DELIVERABLE UNITS

LIVING & DINING	
Wall	Painted Cement Finish
Floor	Homogeneous Tiles
Main Door	Wood Laminated Door with Lever Type Locket
BEDROOM	
Wall	Painted Cement Finish
Floor	Homogeneous Tiles
Partition	Laminated Sliding Door
KITCHEN	
Wall	Painted Cement Finish
Floor	Homogeneous Tiles
Countertop	Granite Finish
Kitchen Cabinet	Laminated Wood Grain Finish
TOILET & BATH	
Wall	Ceramic Wall Tiles
Floor	Ceramic Tiles
Door	Laminated PVC Door with Cylinder Type Lockset
BALCONY	
Wall	Painted Cement Finish
Floor	Ceramic Tiles
Railing	Powder Coated Finish Steel Railings



TYPICAL UNIT LAYOUT



1-Bedroom Unit
±27.56 sqm.



2-Bedroom
Corner Unit
±42.70 sqm.



DRESSED-UP AREA
Artist's Perspective



AMENITY AREA
Actual Photo

Mother Ignacia Street and Panay Avenue, Barangay South Triangle, Quezon City

LAND AREA	9,749.70 sqm	NO. OF UNITS	3,437 RESIDENTIAL UNITS 630 PARKING SLOTS
NO. OF TOWERS	4 TOWERS	UNIT SIZES	±15.00 sqm to ±68.00 sqm
NO. OF FLOORS PER TOWER	28 FLOORS		

FEATURES & AMENITIES

M Place Mall • Swimming Pools • Garden Lounge • Gazebos • Children's Play Area • Fitness Gym

INDEPENDENT
CITY LIVING

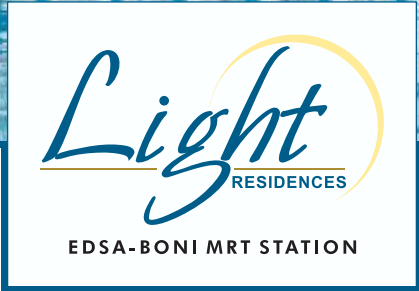
Nestled in the heart of "Media City" is MPLACE South Triangle, the perfect home for young professionals working in Quezon City. Near dining establishments, commercial districts, and health centers, this conveniently located condo development suits an individual on the go. Enjoy access to jogging paths, fitness stations and swimming pools for leisure, feel like a star as you step into the Hollywood star themed lobbies.



TOWER LOBBY, Actual Photo

FINISHES FOR DELIVERABLE UNITS

LIVING & DINING	
Wall	Painted Cement Finish
Floor	Vinyl Tiles
Main Door	Laminated Door with Cylinder Type Lockset
BEDROOM	
Wall	Painted Cement Finish
Floor	Vinyl Tiles
Partition	No Bedroom Partition
KITCHEN	
Wall	Painted Cement Finish
Floor	Vinyl Tiles
Countertop	Ceramic Finish
Kitchen Cabinet	Tile Finish Countertop – No Cab Door, No Grease Trap
TOILET & BATH	
Wall	Ceramic Wall Tiles (Shower Area Only)
Floor	Ceramic Tiles
Door	PVC Door with Cylinder Type Lockset
BALCONY	
Wall	Painted Wall Finish
Floor	Plain Cement Finish / Ceramic Tiles



EDSA corner Madison Street, Mandaluyong City

LAND AREA	19,423 sqm	NO. OF UNITS	4,227 RESIDENTIAL UNITS
NO. OF TOWERS	3 TOWERS		1,061 PARKING SLOTS
NO. OF FLOORS PER TOWER	50 FLOORS	UNIT SIZES	±20.00 sqm to ±52.05 sqm

FEATURES & AMENITIES

Light Mall • Adult Pool • Kiddie Pool • Function Rooms • Jogging Path
Gym • Children’s Play Area

CONVENIENT
CONDO LIVING

Living at Light Residences in Mandaluyong City puts much of Metro Manila at your feet. Located at the corner of EDSA and Madison Street, it's at the doorstep of the Ortigas Center and the midpoint between Makati, Cubao and Greenhills. Accessibility and convenience take center stage, with easy access to the MRT. Located at the podium level is the Light Mall, where a plethora of restaurants, a state-of-the-art cinema, and a SaveMore Supermarket make living here a breeze.



BUILDING FACADE, Artist's Perspective

TYPICAL UNIT LAYOUT



1-Bedroom Unit
±23 sqm.



2-Bedroom Unit
±32 sqm.



DRESSED-UP UNIT
Artist's Perspective



LIGHT MALL
Actual Photo



AMENITY LOUNGE
Actual Photo

FINISHES FOR DELIVERABLE UNITS

LIVING & DINING	
Wall	Painted Plastered Finish
Floor	Polished Tiles
Main Door	Wood Laminated Door
BEDROOM	
Wall	Painted Plastered Finish
Floor	Polished Tiles
Partition	Laminated Sliding Door
KITCHEN	
Wall	Painted Plastered Finish
Floor	Polished Tiles
Countertop	Granite Finish
Kitchen Cabinet	Laminated Wood Grain Finish
TOILET & BATH	
Wall	Ceramic Wall Tiles
Floor	Ceramic Tiles
Door	Laminated PVC Door
BALCONY	
Wall	Painted Cement Finish
Floor	Homogeneous Tiles
Railing	Powder Coated Finish Steel Railings

AMENITY AREA
Actual Photo



España Avenue corner Mayon Street, Barangay Sta. Teresita, Quezon City

LAND AREA	11,832 sqm	NO. OF UNITS	4,039 RESIDENTIAL UNITS
NO. OF TOWERS	2 TOWERS		649 PARKING SLOTS
NO. OF FLOORS PER TOWER	43 FLOORS	UNIT SIZES	±20.00 sqm to ±27.00 sqm

FEATURES & AMENITIES

Sun Mall • Swimming Pool • Function Rooms • Playground • Jogging Path
Multi-purpose Hall • Patio and Barbeque Area

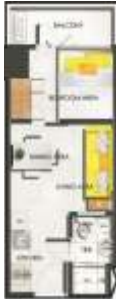
SUNNY
DISPOSITION

Life meets luxury at the roundabout of Quezon City and Manila. Located at the intersection of these two thriving cities, Sun Residences addresses the need for a more balanced lifestyle. With amenities like lounges, landscaped gardens and swimming pools, Sun Residences offers the perfect setting to accomplish the demands of everyday life.



LOBBY LOUNGE, Actual Photo

TYPICAL UNIT LAYOUT



1-Bedroom Unit
with Balcony

±27 sqm.



2-Bedroom Unit
with Balcony

±42 sqm.



DRESSED-UP UNIT
Actual Photo



TOWER LOBBY
Actual Photo

FINISHES FOR DELIVERABLE UNITS

LIVING & DINING	
Wall	Painted Cement Finish
Floor	Homogeneous Tiles
Main Door	Wood Laminated Door with Lever Type Lockset
BEDROOM	
Wall	Painted Cement Finish
Floor	Homogeneous Tiles
Partition	Laminated Sliding Door
KITCHEN	
Wall	Painted Cement Finish
Floor	Homogeneous Tiles
Countertop	Granite Finish
Kitchen Cabinet	Laminated Wood Grain Finish
TOILET & BATH	
Wall	Wall Tiles
Floor	Homogeneous Tiles
Door	Laminated PVC Door with Cylinder Type Lockset
BALCONY	
Wall	Painted Cement Finish
Floor	Ceramic Tiles
Railing	Powder Coated Finish Steel Railings



Aurora Boulevard near Gilmore Street, Barangay Valencia, Quezon City

LAND AREA	2,401 sqm	NO. OF UNITS	1,096 RESIDENTIAL UNITS
NO. OF TOWERS	1 TOWER		145 PARKING SLOTS
NO. OF FLOORS PER TOWER	42 FLOORS	UNIT SIZES	+23.00 sqm to +47.00 sqm

FEATURES & AMENITIES

Commercial Area • Grand Lobby • Swimming Pool • Sky Lounge • Function Room

LUXURY LIVING IN NEW MANILA

Princeton Residences offers modern luxurious living in one of the metro's sought after address. With boutique hotel interiors to add to its vantage location, Princeton Residences is the perfect blend of sophistication and modern city living.



BUILDING FACADE, Artist's Perspective

TYPICAL UNIT LAYOUT



Studio Unit
+23 sqm.



2-Bedroom
Corner Unit
+47 sqm.



DRESSED-UP UNIT
Artist's Perspective



SKY LOUNGE
Actual Photo



AMENITY AREA
Actual Photo

FINISHES FOR DELIVERABLE UNITS

LIVING & DINING	
Wall	Painted Cement Finish
Floor	Polished Tiles
Main Door	Solid Wood with Lever Type Lockset
BEDROOM	
Wall	Painted Cement Finish
Floor	Polished Tiles
Partition	Painted Wall Partition / Painted Swing Door
KITCHEN	
Wall	Painted Cement Finish
Floor	Polished Tiles
Countertop	Granite Finish
Kitchen Cabinet	Laminated Wood Grain Finish
TOILET & BATH	
Wall	Ceramic Wall Tiles
Floor	Ceramic Tiles
Door	PVC Door with Cylinder Type Lockset
BALCONY	
Wall	Painted Cement Finish
Floor	Ceramic Tile
Railing	Painted Cement Finish



Nueva Vizcaya Street corner Misamis and Nueva Ecija Streets, Barangay Sto. Cristo, Quezon City

LAND AREA	3.6 hectares	NO. OF UNITS	6,003 RESIDENTIAL UNITS
NO. OF TOWERS	3 TOWERS		931 PARKING SLOTS
NO. OF FLOORS PER TOWER	40 & 41 FLOORS	UNIT SIZES	±24.70 sqm to ±69.20 sqm

FEATURES & AMENITIES

Beside SM North EDSA • Grand Lobbies • Clubhouse • Function Rooms • Adult Pool • Kiddie Pool
Olympic-size Swimming Pool • Fitness Gym • Children’s Play Area • Cabanas • Landscaped Gardens
Badminton Courts • Covered Basketball Court • Jogging Path • Water Cascade Features

COUNTRY-CLUB
LIFESTYLE

Grass Residences is built with an exclusive bridgeway access to SM City North EDSA, one of the largest lifestyle hubs in the world. Get to experience this convenience with the luxury of having your own country-club amenities right in the heart of the city.



BUILDING FACADE, Actual Photo

TYPICAL UNIT LAYOUT



1-Bedroom Unit
with Balcony
±26.09 sqm.



2-Bedroom Unit
with Balcony
±51.03 sqm.



GRAND LOBBY
Actual Photo



BASKETBALL COURT
Actual Photo



FITNESS GYM
Actual Photo

FINISHES FOR DELIVERABLE UNITS

LIVING & DINING	
Wall	Painted Plain Cement Finish
Floor	Tiles
Main Door	Tower 1 - Light Steel Finish / Towers 2 & 3 - Laminated Wood
BEDROOM	
Wall	Painted Plain Cement Finish
Floor	Tiles
Partition	Laminated Wood Sliding door
KITCHEN	
Wall	Painted Plain Cement Finish
Floor	Tiles
Countertop	Kitchen Countertop
Kitchen Cabinet	Under-the-counter & Overhead Cabinets
TOILET & BATH	
Wall	Painted Plain Cement Finish & Wall Tiles
Floor	Tiles
Door	PVC Door
BALCONY	
Wall	Painted Plain Cement Finish
Floor	Tiles
Railing	Powder Coated Finish Steel Railings

LOBBY LOUNGE
Actual Photo



Katipunan Road corner Escalar Street, Loyola Heights, Quezon City

LAND AREA	3,152.90 sqm	NO. OF UNITS	1,276 RESIDENTIAL UNITS 333 PARKING SLOTS
NO. OF TOWERS	1 TOWER	UNIT SIZES	±19.65 sqm to ±63.91 sqm
NO. OF FLOORS PER TOWER	35 FLOORS		

FEATURES & AMENITIES

Commercial Area • Function Room • Children’s Playground • Kiddie/Toddler Pool
Adult Pool • Student Lounge

HIP AND
MODERN LIVING

Live it up right where everything is happening. A high-rise residential condominium development with top-drawer amenities for hip and modern living. Earn your degree in comfortable living at Berkeley Residences, in the heart of Quezon City's prestigious university belt located along Katipunan Ave., right across Miriam College and Ateneo de Manila University.



AMENITY AREA, Actual Photo

TYPICAL UNIT LAYOUT



1-Bedroom Unit
±21 sqm.



2-Bedroom Unit
±41 sqm.



FINISHES FOR DELIVERABLE UNITS

LIVING & DINING	
Wall	Painted Cement Finish
Floor	Homogeneous Tiles
Main Door	Steel Door with Lever Type Lockset
BEDROOM	
Wall	Painted Cement Finish
Floor	Homogeneous Tiles
Door	1-Bedroom - Sliding Glass on Laminated Wood Frame
	2-Bedroom - Laminated Wood Door
KITCHEN	
Wall	Painted Cement Finish
Floor	Homogeneous Tiles
Countertop	Granite Finish
Kitchen Cabinet	Laminated Wood Finish
TOILET & BATH	
Wall	Wall Tiles and Painted Finish
Floor	Vitrified Tiles
Door	PVC Door with Cylinder Type Lockset
BALCONY	
Wall	Painted Cement Finish
Floor	Vitrified Tiles
Railing	Glass on Aluminum Frame

AMENITY AREA
Actual Photo



Aurora Blvd. corner Araneta Ave. and Guirayan Street, Barangay Doña Imelda, Quezon City

LAND AREA	13,493 sqm	NO. OF UNITS	2,332 RESIDENTIAL UNITS
NO. OF TOWERS	4 TOWERS		676 PARKING SLOTS
NO. OF FLOORS PER TOWER	43 FLOORS	UNIT SIZES	+22.00 sqm to +66.30 sqm

FEATURES & AMENITIES

Across SM City Sta. Mesa • G/F Commercial Area • Grand Lobby • Swimming Pools
5th Floor Lounge • Function Room • Fitness Gym • Children’s Play Area
Lawn and Barbeque Area

BEST URBAN LIVING

Designed with modern lifestyle in mind, Mezza Residences is accessible to SM Sta. Mesa and it adds the convenience of having your very own SaveMore Supermarket, shops and cozy dining places at the Mezza Strip. Urban living has never been this pleasurable and convenient. Feel right at home in a place where the good life is all under one roof.



BUILDING FACADE, Artist’s Perspective

TYPICAL UNIT LAYOUT



1-Bedroom Unit
±21 sqm.



2-Bedroom Unit
±41 sqm.



GRAND LOBBY
Actual Photo



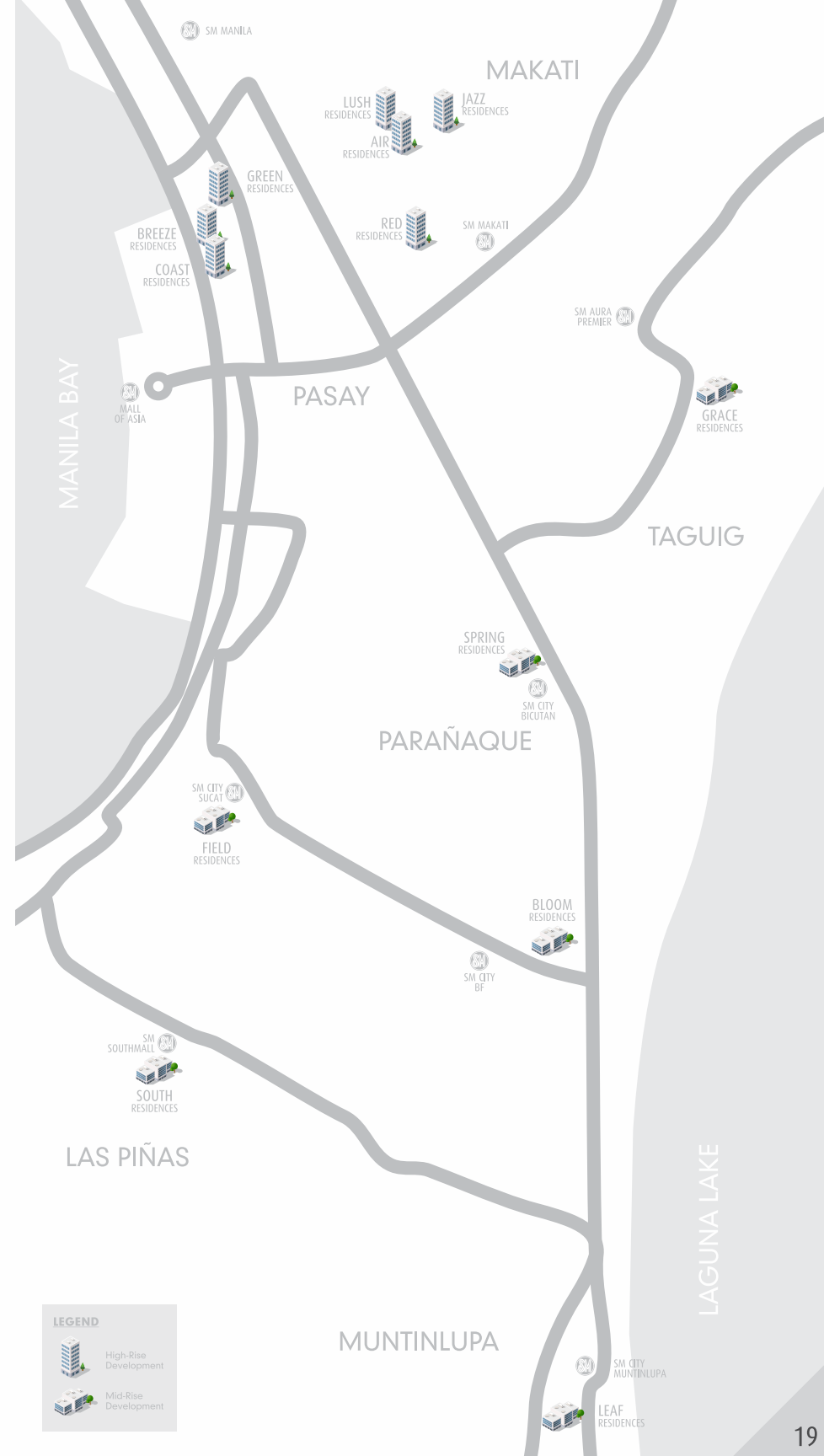
DRESSED-UP UNIT
Actual Photo

FINISHES FOR DELIVERABLE UNITS

LIVING & DINING	
Wall	Painted Cement Finish
Floor	Tiles
Main Door	Wood Laminated Door with Lever Type Locket
BEDROOM	
Wall	Painted Cement Finish
Floor	Tiles
Partition	Laminated Sliding Door
KITCHEN	
Wall	Painted Cement Finish
Floor	Tiles
Countertop	Granite Finish
Kitchen Cabinet	Laminated Wood Grain Finish
TOILET & BATH	
Wall	Painted Cement Finish
Floor	Tiles
Door	Laminated PVC Door with Cylinder Type Lockset
BALCONY	
Wall	Painted Cement Finish
Floor	Tiles
Railing	Painted Cement Finish with Steel Railings

METRO MANILA SOUTH

The Southern District of Metro Manila is home to some of the most dynamic cities in the Philippines, namely Makati, Paranaque, Las Pinas and Muntinlupa. Makati City is the financial center of the Philippines that hosts a residential population of 583,000, while its weekday population swells to a staggering 3.7 million due to the large influx of professionals and visitors. Makati remains an aspirational residential address for many. Paranaque and Las Pinas are highly urbanized cities, where exclusive villages are located. Paranaque is also the location of the primary local and international airports, making this city a local and international gateway. Muntinlupa houses several of the expansive, most exclusive and most expensive residential communities in the country. But aside from these posh communities, Muntinlupa has several dynamic commercial and business districts, that house a roster of both multinational and local companies making this city, very progressive.





Bagtikan Street corner Kamagong Street, Barangay San Antonio, Makati City

LAND AREA	2,865 sqm	NO. OF UNITS	674 RESIDENTIAL UNITS
NO. OF TOWERS	1 TOWER		133 PARKING SLOTS
NO. OF FLOORS	25 FLOORS	UNIT SIZES	±21.73 sqm to ±54.09 sqm

FEATURES & AMENITIES

Commercial Area • Grand Lobby • Swimming Pools • Podium Garden
Sky Garden • Fitness Gym • Children's Playground • Amenity Lounge

LIFE
FLOURISHES

Lush Residences is an iconic landmark north of the Makati Central Business District. A development that seamlessly blends elements of nature throughout the property. Designed to inspire balance and tranquility, its plush interiors, verdant green spaces and fitness facilities makes it more than just a home, it's a retreat.



BUILDING FACADE, Artist's Perspective

TYPICAL UNIT LAYOUT



1-Bedroom Unit
±24.49 sqm.



1-Bedroom Unit
with Den
±33.58 sqm.



AMENITY AREA
Artist's Perspective



SKY GARDEN
Artist's Perspective



DRESSED-UP UNIT
Artist's Perspective

FINISHES FOR DELIVERABLE UNITS

LIVING & DINING	
Wall	Painted Plain Cement Finish
Floor	Homogenous Tiles
Main Door	Laminated Wood
BEDROOM	
Wall	Painted Plain Cement Finish
Floor	Homogenous Tiles
KITCHEN	
Wall	Painted Plain Cement Finish
Floor	Homogenous Tiles
Countertop	Granite
Kitchen Cabinet	Overhead and Base
TOILET & BATH	
Wall	Painted Plain Cement and Tile Finish
Floor	Tiles
Door	Laminated Wood
BALCONY	
Wall	Painted Plain Cement Finish
Floor	Homogenous Tiles
Railing	Aluminum Powder Coated



National Highway corner Susana Heights Road, Barangay Tunasan, Muntinlupa City

LAND AREA	17,889 sqm	NO. OF UNITS	804 RESIDENTIAL UNITS
NO. OF TOWERS	4 TOWERS		201 PARKING SLOTS
NO. OF FLOORS PER TOWER	8 FLOORS	UNIT SIZES	+20.00 sqm to +48.37 sqm

FEATURES & AMENITIES

Commercial Area • Adult Pool • Function Room • Children's Pool • Landscaped Walkway
Outdoor Lounges • Pocket Parks • Fitness Station

GROW INTO YOUR NEW HOME

Enjoy luxurious amenities unlike any other in the area, with verdant plant life that creates a fresh and relaxing vibe in the middle of the lively metropolis. Beyond its inviting, green atmosphere, Leaf Residences make a good investment, particularly because of its location and smart design. In addition, its professional property management will keep your investment well-maintained.



MAIN ENTRANCE, Artist's Perspective

TYPICAL UNIT LAYOUT



DRESSED-UP UNIT
Artist's Perspective



AMENITY AREA
Artist's Perspective



LOBBY LOUNGE
Artist's Perspective

FINISHES FOR DELIVERABLE UNITS

LIVING & DINING	
Wall	Painted Cement Finish
Floor	Ceramic Polished Tiles
Main Door	Wood Laminated Door with Lever Type Lockset
BEDROOM	
Wall	Painted Cement Finish
Floor	Ceramic Polished Tiles
Partition	Dry Wall Partitions
KITCHEN	
Wall	Painted Cement Finish
Floor	Ceramic Polished Tiles
Countertop	Ceramic Tiles
Kitchen Cabinet	Base Cabinets
TOILET & BATH	
Wall	Wall Tiles and Painted Finish
Floor	Ceramic Tiles
Door	Laminated Wood Door
BALCONY	
Wall	Painted Cement Finish
Floor	Ceramic Tiles
Railing	Painted Metal Railing



red RESIDENCES CHINO ROCES, MAKATI

Chino Roces Avenue, Barangay Pio Del Pilar, Makati City

LAND AREA	3,500 sqm	NO. OF UNITS	1,106 RESIDENTIAL UNITS 277 PARKING SLOTS
NO. OF TOWERS	1 TOWER	UNIT SIZES	±26.04 sqm to ±59.93 sqm
NO. OF FLOORS	31 FLOORS		

FEATURES & AMENITIES

Commercial Area • Swimming Pool • Fitness Gym • Function Rooms • Lounge Areas
Landscaped Areas • Jogging Trails

INSPIRED ADDRESS

Red Residences is located at the heart of Chino Roces, a thriving neighborhood west of Makati City, known for its row of concept restaurants, food finds, art galleries and creative business enterprises. Red Residences' location offers round-the-clock access to a host of lifestyle activities and proximity to the premier Business District, making it the perfect home to passionate individuals with a fervor for life.

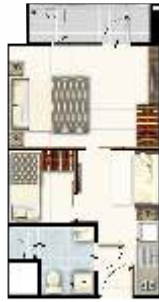


BUILDING FACADE, Artist's Perspective

TYPICAL UNIT LAYOUT



1-Bedroom Unit
with Balcony
±26.04 sqm.



2-Bedroom Unit
with Balcony
±35.94 sqm.



DRESSED-UP UNIT
Artist's Perspective



LOBBY LOUNGE
Artist's Perspective



AMENITY LOUNGE
Artist's Perspective

FINISHES FOR DELIVERABLE UNITS

LIVING & DINING	
Wall	Painted Plain Cement Finish
Floor	Tiles
Main Door	Laminated MDF Door
BEDROOM	
Wall	Painted Plain Cement Finish
Floor	Tiles
Partition	Laminated MDF with Pocket Sliding Door
KITCHEN	
Wall	Painted Plain Cement Finish
Floor	Tiles
Countertop	Granite Stone Countertop
Kitchen Cabinet	Laminate Finish over MFC
TOILET & BATH	
Wall	Painted Plain Cement Finish and Tiles
Floor	Tiles
Door	Laminated MDF Door
BALCONY	
Wall	Semi-gloss Paint Finish
Floor	Homogeneous Tiles
Railing	Aluminum Powder Coated Railing



bloom

RESIDENCES

SUCAT, PARAÑAQUE

Dr. A. Santos Avenue, Barangay San Antonio, Sucat, Paranaque City

LAND AREA	61,540 sqm	NO. OF UNITS (Phase 1)	3,303 RESIDENTIAL UNITS 843 PARKING SLOTS
NO. OF TOWERS	6 TOWERS	UNIT SIZES	±31.96 sqm to ±51.93 sqm
NO. OF FLOORS PER TOWER	16 FLOORS		

FEATURES & AMENITIES

Adult and Kiddie Pool • Multi-Purpose Rooms • Basketball Court • Jogging Path • Landscaped Areas

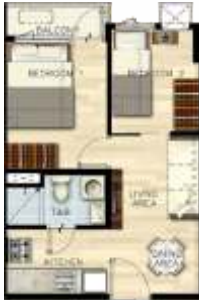
COME INTO THE BLOOM

Blossom and flourish in this newest bud, south of Metro - Bloom Residences in Parañaque! SMDC Bloom Residences provides a haven for urbanites and young families that would want to stay active and healthy through its multitude of recreational amenities. Residents can enjoy a dynamic lifestyle all year round!



GRAND LOBBY, Artist's Perspective

TYPICAL UNIT LAYOUT



2-Bedroom Unit
with Balcony
±32.51 sqm.



2-Bedroom Unit
with Balcony
±31.96 sqm.



DRESSED-UP UNIT
Artist's Perspective



AMENITY AREA
Artist's Perspective

FINISHES FOR DELIVERABLE UNITS

LIVING & DINING	
Wall	Painted Cement Finish
Floor	Porcelain Floor Tiles
Main Door	Laminated Wood Door with Lever Type Lockset
BEDROOM	
Wall	Painted Cement Finish
Floor	Porcelain Floor Tiles
Partition	Dry Wall Partitions
KITCHEN	
Wall	Painted Cement Finish
Floor	Porcelain Floor Tiles
Countertop	Homogeneous Tiles
Kitchen Cabinet	Base Cabinets
TOILET & BATH	
Wall	Wall Tiles and Painted Finish
Floor	Ceramic Tiles
Door	Laminated Wood Door
BALCONY	
Wall	Painted Cement Finish
Floor	Ceramic Tiles
Railing	Painted Metal Railing



COAST RESIDENCES ROXAS BOULEVARD

Roxas Boulevard corner Dapitan Street, Pasay City

LAND AREA	5,650 sqm	NO. OF UNITS	2,197 RESIDENTIAL UNITS 520 PARKING SLOTS
NO. OF TOWERS	1 TOWER	UNIT SIZES	±20.40 sqm to ±68.55 sqm
NO. OF FLOORS	41 FLOORS		

FEATURES & AMENITIES

Commercial Area • Adult and Kiddie Pool • Children's Playground • Cabana • View Lounge
Seating Areas • Jogging Path • Meditation Garden

BEAUTIFUL SUNSETS EVERYDAY

Beautiful views of the Manila Bay sunset and the Metro Manila cityscape await all residents of Coast Residences. A premier address by SM Development Corporation. Located along Roxas Boulevard, it boasts of an exquisite architectural design as well as an impeccably styled Grand Lobby and Penthouse Lounge.



BUILDING FACADE, Artist's Perspective

TYPICAL UNIT LAYOUT



Family Suite A
with Balcony
±26.12 sqm.



Family Suite B
with Balcony
±26 sqm.



DRESSED-UP UNIT
Artist's Perspective



VIEW LOUNGE
Artist's Perspective



GAME ROOM
Artist's Perspective

FINISHES FOR DELIVERABLE UNITS

LIVING & DINING	
Wall	Painted Cement Finish
Floor	Homogeneous Tiles
Main Door	Laminated Door
BEDROOM	
Wall	Painted Cement Finish
Floor	Homogeneous Tiles
Partition	Laminated Swing Door
KITCHEN	
Wall	Painted Cement Finish
Floor	Homogeneous Tiles
Countertop	Granite Finish
Kitchen Cabinet	MCF
TOILET & BATH	
Wall	Homogeneous Tiles and Painted Cement Finish
Floor	Homogeneous Tiles
Door	Laminated MDF Door
BALCONY	
Wall	Painted Cement Finish
Floor	Homogeneous Tiles
Railing	Powder Coated Railings



spring

RESIDENCES
BICUTAN, PARAÑAQUE CITY

West Service Road, Barangay Sun Valley, Bicutan, Paranaque City

LAND AREA	1.03 hectares	NO. OF UNITS	1,655 RESIDENTIAL UNITS
NO. OF TOWERS	4 TOWERS		298 PARKING SLOTS
NO. OF FLOORS PER TOWER	16 FLOORS	UNIT SIZES	±26.68 sqm to ±33.39 sqm

FEATURES & AMENITIES

Across SM City Bicutan • Swimming Pools • Al Fresco Lounge • Kiddie Area • Function Rooms

A FRESH START

Celebrate new beginnings at Spring Residences. Nurture a more fruitful life in a development that speaks of true elegance and sophistication, with Spring Residences' well-appointed amenities and custom-made interiors of its hotel-inspired lobbies.



BUILDING FACADE, Artist's Perspective

TYPICAL UNIT LAYOUT



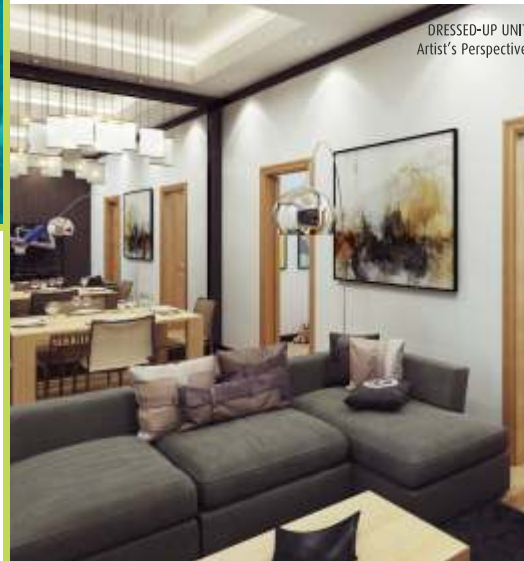
Family Suite A

±28.01 to ±30.46 sqm.



Family Suite B

±27.76 to ±33.39 sqm.



FINISHES FOR DELIVERABLE UNITS

LIVING & DINING	
Wall	Painted Plain Cement Finish
Floor	Vinyl Planks
Main Door	Wood Laminated Door with Lever Type Lockset
BEDROOM	
Wall	Painted Plain Cement Finish
Floor	Vinyl Planks
Partition	Laminated Wood Partition / Swing Door with Cylinder Type Lockset
KITCHEN	
Wall	Painted Plain Cement Finish
Floor	Vinyl Planks
Countertop	Granite
Kitchen Cabinet	Laminated Wood
TOILET & BATH	
Wall	Painted Plain Cement Finish
Floor	Ceramic Tiles
Door	Laminated Wood with Cylinder Type Lockset
BALCONY	
Wall	Painted Finish
Floor	Ceramic Tiles



SOUTH RESIDENCES at SM SOUTHMALL LAS PIÑAS CITY

Alabang-Zapote Road, Barangay Almanza Uno, Las Pinas City

LAND AREA	21,396 sqm	NO. OF UNITS	2,010 RESIDENTIAL UNITS
NO. OF TOWERS	4 TOWERS		338 PARKING SLOTS
NO. OF FLOORS PER TOWER	17 FLOORS	UNIT SIZES	+20.71 sqm to +37.29 sqm

FEATURES & AMENITIES

Beside SM Southmall • Swimming Pools • Grand Lobby • Function Rooms
Lush Garden • Garden Seat

A COMPLETE COMMUNITY

Situated in the Southmall Complex, South Residences provides premium living, luxurious features and amenities, as well as all the shopping, dining and entertainment choices found at SM Southmall. Experience premium living in the south, first at South Residences



BUILDING FACADE, Artist's Perspective

TYPICAL UNIT LAYOUT



1-Bedroom Unit
with Balcony
+23.26 sqm.



2-Bedroom Unit
with Balcony
+36.53 sqm.



AMENITY AREA
Artist's Perspective



DRESSED-UP UNIT
Artist's Perspective

FINISHES FOR DELIVERABLE UNITS

LIVING & DINING	
Wall	Painted Cement Finish
Floor	Homogeneous Tiles
Main Door	Laminated Wood Fire-Rated Door with Lever Type Lockset
BEDROOM	
Wall	Painted Cement Finish
Floor	Homogeneous Tiles
Partition	1-Bedroom - Laminated Sliding Door 2-Bedroom - Swing Door
KITCHEN	
Wall	Painted Cement Finish
Floor	Homogeneous Tiles
Countertop	Granite Countertop
Kitchen Cabinet	Laminated Finish
TOILET & BATH	
Wall	Ceramic Wall Tiles
Floor	Ceramic Tiles
Door	Laminated Wood Door with Cylinder Type Lockset
BALCONY	
Wall	Painted Cement Finish
Floor	Ceramic Tiles



AIR RESIDENCES MAKATI CITY

Malugay Street and Yakal Street, Barangay San Antonio, Makati City

LAND AREA	8,056 sqm	NO. OF UNITS	3,642 RESIDENTIAL UNITS 616 PARKING SLOTS
NO. OF TOWERS	1 TOWER	UNIT SIZES	+22.95 sqm to +46.38 sqm
NO. OF FLOORS PER TOWER	59 FLOORS		

FEATURES & AMENITIES

G/F – Air Mall (Commercial Area)

7th Floor – Function Terrace • Game Alley • Sports/Yoga Terrace • Seating Alcoves

8th Floor – Leisure and Lap Pool • Sun Deck • Barbecue Terrace • Function Rooms
Yoga and Exercise Lawn • Kid's Play Pool

THE PEAK OF SUCCESS

Being close to Ayala Avenue brings one near the "doorstep of success." Air Residences, by SMDC Premier, promises unparalleled luxury living. Step into a property that is inspired by the best in fashion. Your lobby, a nod to designs that grace the catwalks of European high fashion, is your veritable portal to Manila's choices of addresses in the heart of the Makati Business District. Live within walking distance of Ayala Avenue. Take pride in a lifestyle marked by luxurious elegance.



BUILDING FACADE, Artist's Perspective

TYPICAL UNIT LAYOUT



1-Bedroom Unit
with Balcony
+26.35 sqm.



2-Bedroom Unit
with Balcony
+36.55 sqm.



DRESSED-UP UNIT
Artist's Perspective



AMENITY AREA
Artist's Perspective



GRAND LOBBY
Artist's Perspective

FINISHES FOR DELIVERABLE UNITS

LIVING & DINING	
Wall	Painted Wall Finish
Floor	Porcelain Tiles Wood Grain Finish
Main Door	Wood Laminated Door with Lever Type Lockset
BEDROOM	
Wall	Painted Wall Finish
Floor	Porcelain Tiles Wood Grain Finish
Partition	Laminated Sliding Door
KITCHEN	
Wall	Painted Wall Finish
Floor	Porcelain Tiles Wood Grain Finish
Countertop	Stone Finish
Kitchen Cabinet	Combination of White High Gloss & Laminated Wood Grain Finish
TOILET & BATH	
Wall	Painted Wall Finish
Floor	Porcelain Tiles
Door	Laminated Door with Lever Type Lockset
BALCONY	
Wall	Painted Cement Finish
Floor	Homogeneous Tiles
Railing	Aluminum Powder Coated



Roxas Boulevard, Barangay San Rafael, Pasay City

LAND AREA	6,030 sqm	NO. OF UNITS	2,133 RESIDENTIAL UNITS
NO. OF TOWERS	1 TOWER		683 PARKING SLOTS
NO. OF FLOORS PER TOWER	40 FLOORS	UNIT SIZES	+22.00 sqm to +45.00 sqm

FEATURES & AMENITIES

Commercial Area • Lap Pool • Lounge Pool • Children's Pool • Pool Deck • Play Area
Changing Room/Outdoor Shower • Function Room • Garden/Lawn • Sky Lounge

VIEWS LIKE
NO OTHER

Your splendid lifestyle is within the horizon in SMDC's Breeze Residences. Revel in the famous Manila Bay sunset, or admire the view of the magnificent Makati skyline from your home. Pamper yourself with the best the city has to offer. Whether you step out to the area's cultural and historical attractions or prefer to stay at home, an exciting life awaits you at Breeze Residences.



BUILDING FACADE, Artist's Perspective

TYPICAL UNIT LAYOUT



1-Bedroom Unit
with Balcony

+27 sqm.



Studio Unit
with Balcony

+22 sqm.



DRESSED-UP UNIT
Artist's Perspective



SKY LOUNGE
Artist's Perspective



FUNCTION AREA
Artist's Perspective

FINISHES FOR DELIVERABLE UNITS

LIVING & DINING	
Wall	Painted Cement Finish
Floor	Tile Finish
Main Door	Laminated Door
BEDROOM	
Wall	Painted Cement Finish
Floor	Tile Finish
Partition	Laminated Wood Partition with Sliding Door
KITCHEN	
Wall	Painted Cement Finish
Floor	Tiles
Countertop	Kitchen Countertop
Kitchen Cabinet	Under-the-counter & Overhead Cabinets
TOILET & BATH	
Wall	Painted Walls & Wall Tiles
Floor	Tile Finish
Door	Laminated Door
BALCONY	
Wall	Painted Walls
Floor	Tiles
Railing	Powder Coated Finish Steel Railings



grace RESIDENCES TAGUIG CITY

Cayetano Boulevard, Barangay Ususan, Taguig City

LAND AREA	26,247 sqm	NO. OF UNITS	3,579 RESIDENTIAL UNITS
NO. OF TOWERS	4 TOWERS		693 PARKING SLOTS
NO. OF FLOORS PER TOWER	23 FLOORS	UNIT SIZES	+27.00 sqm to +46.00 sqm

FEATURES & AMENITIES

Swimming Pools, Basketball Court, Children's Play Area, Lawn Areas, Pavilions, Gym, Function Rooms

YOUR URBAN REFUGE

Grace Residences allows you to escape into your very own area of quiet. Banish stress by nesting away from it all, yet still be close to Bonifacio Global City and Makati Central Business District. Enjoy the convenience of staying within reach of the top schools, hospitals, malls and other institutions that enable you to live the conveniences of modern life. Cherish time with family as you unwind in a verdant setting of more than a hectare of open spaces, giving you plenty of room for leisure and play.



AMENITY AREA, Actual Photo

TYPICAL UNIT LAYOUT



1-Bedroom Unit
with Balcony

+27.33 sqm.



Combined Unit
with Balcony

+54.66 sqm.



DRESSED-UP UNIT
Artist's Perspective



TOWER LOBBY
Actual Photo



TOWER LOBBY
Actual Photo

FINISHES FOR DELIVERABLE UNITS

LIVING & DINING	
Wall	Painted Plain Cement Finish
Floor	Vinyl Tiles
Main Door	Wood Laminated Door with Lever Type Lockset
BEDROOM	
Wall	Painted Plain Cement Finish
Floor	Vinyl Tiles
Partition	Laminated MDF Sliding Door
KITCHEN	
Wall	Painted Plain Cement Finish
Floor	Vinyl Tiles
Countertop	Laminated MDF
Kitchen Cabinet	Laminated Wood Grain Finish
TOILET & BATH	
Wall	Painted Plain Cement Finish and 1 Layer of Tiles on Walls
Floor	Ceramic Tiles
Door	Laminated Wood
BALCONY	
Wall	Painted Plain Cement Finish
Floor	Ceramic Tiles



Green RESIDENCES TAFT AVENUE, MANILA

Taft Avenue, Malate, City of Manila

LAND AREA	3,589 sqm	NO. OF UNITS	3,378 RESIDENTIAL UNITS 435 PARKING SLOTS
NO. OF TOWERS	1 TOWER	UNIT SIZES	+15.00 sqm to +44.00 sqm
NO. OF FLOORS PER TOWER	53 FLOORS		

FEATURES & AMENITIES

Green Mall • Study Room • Game Room • Function Rooms • Gym • Lap Pool • Kiddie Pool

ACHIEVING THE DREAM

Start them young, on their way to stellar heights located right beside De La Salle University on Taft Avenue. Green Residences has a built in mall that hosts an array of shops offering utmost convenience to its residents. Its amenities include a study hall and a multi-purpose area that allow for its residents to focus on their studies and work towards a bright future. Its amenity areas include a swimming pool, a game room, a fitness gym, and a student lounge to provide that much needed balance to a life poised for success.



BUILDING FACADE, Artist's Perspective

TYPICAL UNIT LAYOUT



Studio Unit

+15.65 sqm.



1-Bedroom Deluxe Unit
with Balcony

+33.91 sqm.



STUDY ROOM
Actual Photo



AMENITY AREA
Artist's Perspective



DRESSED-UP UNIT
Artist's Perspective

FINISHES FOR DELIVERABLE UNITS

LIVING & DINING	
Wall	Painted Finish Walls
Floor	Tile Finish
Main Door	Wood Laminated Door with Lever Type Lockset
BEDROOM	
Wall	Painted Finish Walls
Floor	Tile Finish
Partition	Laminated Sliding Door
KITCHEN	
Wall	Painted Finish Walls
Floor	Tile Finish
Countertop	Granite Finish
Kitchen Cabinet	Laminated Wood Grain Finish
TOILET & BATH	
Wall	Painted Finish Walls
Floor	Tile Finish
Door	Laminated Wooden Door
BALCONY	
Wall	Painted Cement Finish
Floor	Tile Finish
Railing	Powder Coated Finish Steel Railings



AMENITY AREA
Actual Photo



Jupiter Street corner N. Garcia Street, Barangay Bel-Air, Makati City

LAND AREA	2.5 hectares	NO. OF UNITS	5,367 RESIDENTIAL UNITS 1,396 PARKING SLOTS
NO. OF TOWERS	4 TOWERS	UNIT SIZES	±16.00 sqm to ±69.00 sqm
NO. OF FLOORS PER TOWER	46 FLOORS		

FEATURES & AMENITIES

Jazz Mall • Swimming Pools • Children’s Pool • Clubhouse • Landscaped Gardens
Function Room • Gym • Fitness Area • Children’s Playground

ARTFULLY
URBAN

Known for its quaint and cozy restaurants and luxe designer shops for the home, the Reposo district in Makati is an artist's haven. In this unique setting is SMDC's Jazz Residences, a four-tower vertical building with its own Jazz Mall. Endowed with numerous commercial spaces, food establishments and SM Hypermarket, enjoy all that the area has to offer, and much more, as you live in this specialized enclave.



JAZZ MALL, Actual Photo

TYPICAL UNIT LAYOUT



1-Bedroom
End Unit
±26.81 sqm.



1-Bedroom Unit
±23.84 sqm.



AMENITY LOUNGE
Actual Photo



DRESSED-UP UNIT
Artist's Perspective



GRAND LOBBY
Actual Photo

FINISHES FOR DELIVERABLE UNITS

LIVING & DINING	
Wall	Painted Cement Finish
Floor	Tile Finish
Main Door	Wood Laminated Door with Lever Type Lockset
BEDROOM	
Wall	Painted Cement Finish
Floor	Tile Finish
Partition	Laminated Sliding Door
KITCHEN	
Wall	Painted Cement Finish
Floor	Tile Finish
Countertop	Granite Finish
Kitchen Cabinet	Laminated Wood Grain Finish
TOILET & BATH	
Wall	Painted Cement Finish
Floor	Tile Finish
Door	Laminated PVC Door with Cylinder Type Lockset
BALCONY	
Wall	Painted Cement Finish
Floor	Tile Finish
Railing	Powder Coated Finish Steel Railings



Dr. A. Santos Avenue Barangay San Dionisio, Parañaque City (Towers 1,2,3,7,8)
Sitio Balibatar, Barangay Manuyo Uno, Las Piñas City - (Towers 4,5,6,Parking Building)

LAND AREA	78,273 sqm	NO. OF UNITS	3,561 RESIDENTIAL UNITS
NO. OF TOWERS	10 TOWERS		964 PARKING SLOTS
NO. OF FLOORS PER TOWER	8 to 12 FLOORS	UNIT SIZES	±24.70 sqm to ±83.57 sqm

FEATURES & AMENITIES

Beside SM City Sucat • Children's Playground • Swimming Pools • Open Play Field • Jogging Trail
Clubhouse • Function Rooms • Poolside Event Area • Picnic Area • Basketball and Badminton Court

SPACIOUS URBAN LIVING

Thrive within the development's tropical modern setting, and banish your cares away in the development's generous open spaces, themed gardens, sports facilities and clubhouse. Experience a truly convenient lifestyle with SM City Sucat just in front of your property, and the international and local airports within close proximity. Dine in luxury at any of the posh restaurants at the Mall of Asia Complex, and choose from the numerous entertainment options offered at City of Dreams and Solaire Resort at the Entertainment City.



AMENITY AREA, Actual Photo

TYPICAL UNIT LAYOUT



1-Bedroom Unit
with Balcony A
±35.57 sqm.



1-Bedroom Unit
with Balcony B
±32.21 sqm.



DRESSED-UP UNIT
Artist's Perspective



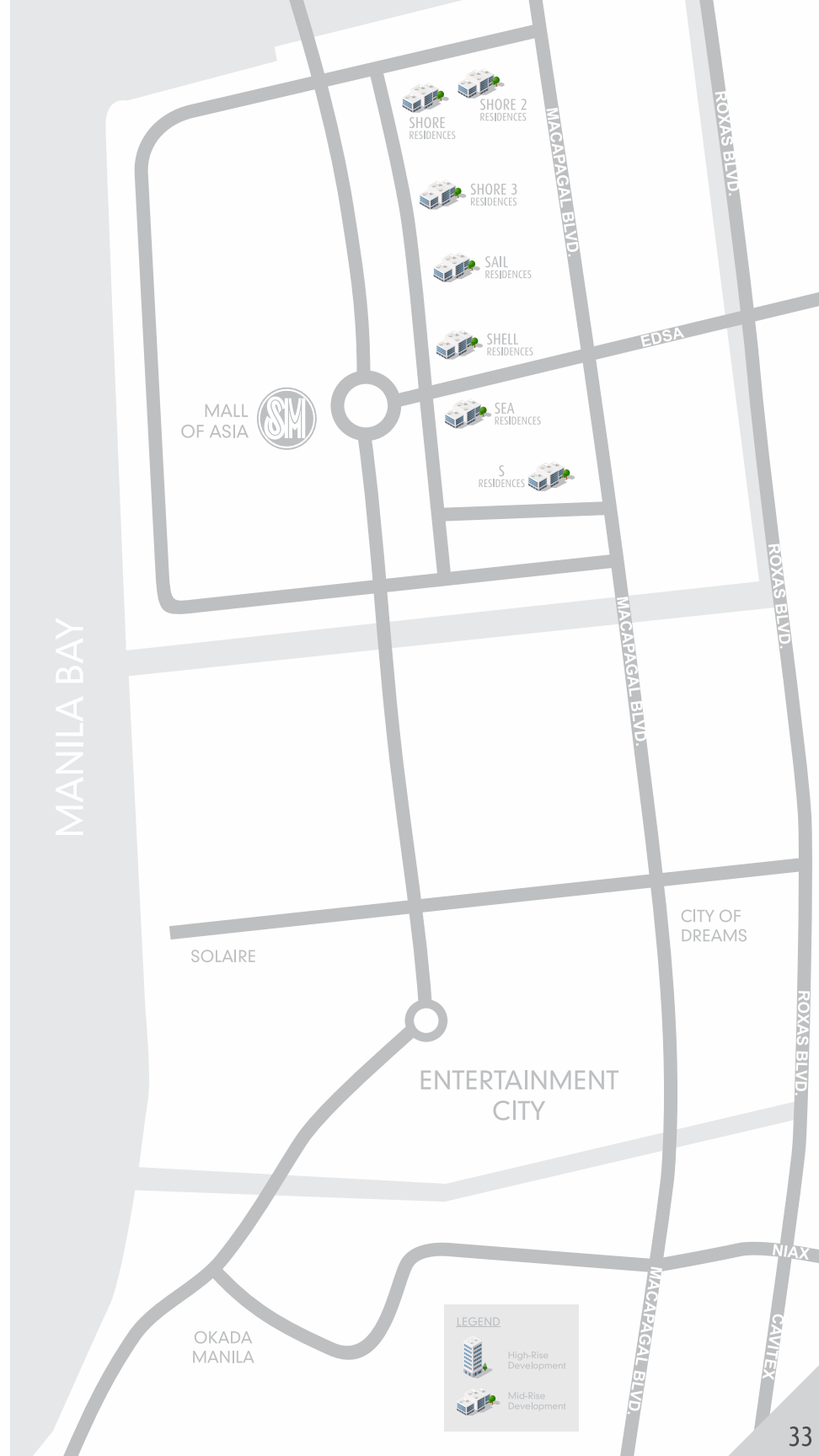
TOWER LOBBY
Actual Photo

FINISHES FOR DELIVERABLE UNITS

LIVING & DINING	
Wall	Painted Cement Finish
Floor	Homogeneous Tiles
Main Door	Wood Laminated Door with Lever Type Lockset
BEDROOM	
Wall	Painted Cement Finish
Floor	Homogeneous Tiles
Door	Wood Laminated Door
KITCHEN	
Wall	Painted Cement Finish
Floor	Homogeneous Tiles
Countertop	Granite Finish
Kitchen Cabinet	Laminated Wood Grain Finish
TOILET & BATH	
Wall	Painted Cement Finish Above Ceramic Tiles
Floor	Unglazed Ceramic Tiles
Door	Buildings 1, 2, 3, 8 - Laminated Wood Building 7 - PVC Door with Cylinder Type Lockset
BALCONY	
Wall	Painted Cement Finish
Floor	Ceramic Tiles
Railing	Powder Coated Railings

MALL OF ASIA COMPLEX

The Mall of Asia Complex is a 21st century integrated lifestyle district that serves as the centerpiece of the evolving Bay City. The complex is a synthesis of the core businesses of the SM Group of Companies, and is home to the SM Mall of Asia, one of the largest lifestyle centers in the world; the Mall of Asia Arena, host to various local and international sporting events and concerts; the SMX Convention Center, venue of global trade events; the E-com Towers, which houses local and multinational organizations; and the SMDC vertical communities, now home to many of the employees working within the lifestyle district, and the visitors and tourists that frequent the Mall of Asia Complex.





Sunrise Drive, CBP 1A, Mall of Asia Complex, Pasay City

LAND AREA	22,000 sqm	NO. OF UNITS	2,829 RESIDENTIAL UNITS
NO. OF TOWERS	4 TOWERS		864 PARKING SLOTS
NO. OF FLOORS PER TOWER	17 FLOORS	UNIT SIZES	±32.16 sqm to ±86.07 sqm

FEATURES & AMENITIES

Commercial Area • Grand Lobbies • Swimming Pools • Clubhouse (Multi-Purpose Area • Gym)
Children's Play Area • Palm Court • Jogging Path • Amenity Lounge

AN OCEAN OF LUXURY AWAITS

Welcome to Sail Residences, the treasure of the Mall of Asia district. Explore a vast wealth of shops, restaurants, and entertainment spots as endless as the horizon beyond Manila Bay. It's truly a home worthy of the most remarkable individuals, couples, and families.



BUILDING FACADE, Artist's Perspective

TYPICAL UNIT LAYOUT



1-Bedroom Unit
with Balcony
±32.16 sqm.



1-Bedroom Unit
with Balcony
±38.75 sqm.



CLUBHOUSE
Artist's Perspective



DRESSED-UP UNIT
Artist's Perspective



DRESSED-UP UNIT
Artist's Perspective

FINISHES FOR DELIVERABLE UNITS

LIVING & DINING	
Wall	Painted Cement Finish
Floor	Homogeneous Tiles
Main Door	Laminated Wood Door with Lever Type Lockset
BEDROOM	
Wall	Painted Cement Finish
Floor	Homogeneous Tiles
Partition	1-BR: Laminated Partition with Sliding Glass door on Laminated Wood Frame 2-BR: Dry wall partition with laminated door
KITCHEN	
Wall	Painted Cement Finish
Floor	Homogeneous Tiles
Countertop	Granite Finish
Kitchen Cabinet	Laminated Wood Finish
TOILET & BATH	
Wall	Wall Tiles and Painted Finish
Floor	Ceramic Tiles
Door	PVC Door
BALCONY	
Wall	Painted Cement Finish
Floor	Ceramic Tiles
Railing	Powder Coated Railing



Seaside Boulevard and Sunrise Drive, Mall of Asia Complex, Pasay City

LAND AREA	31,375 sqm	NO. OF UNITS	5,382 RESIDENTIAL UNITS
NO. OF TOWERS	4 TOWERS		1,421 PARKING SLOTS
NO. OF FLOORS PER TOWER	17 to 18 FLOORS	UNIT SIZES	+26.00 sqm to +77.41 sqm

FEATURES & AMENITIES

Near SM Mall of Asia • Swimming Pools • Function Rooms • Children's Play Area • Lounge Areas
Grand Lobbies • Jogging Path • Fitness Gym

A WHARF
HAVEN

The last installment of this premier waterfront development, Shore 3 Residences is inspired by premier Wharf-front Lifestyle, and showcases nautical-inspired amenities designed for one's exclusive use. The seamless integration of modern comforts with luxury resort-inspired surroundings make the development more enticing for busy city dwellers who want to live in a community that's convenient and secure, yet relaxing and thoughtfully master planned.



BUILDING FACADE, Artist's Perspective

TYPICAL UNIT LAYOUT



Family Suite A
with Balcony
±26 sqm.



Family Suite B
with Balcony
±26 sqm.



DRESSED-UP UNIT
Artist's Perspective



GRAND LOBBY
Artist's Perspective



AMENITY AREA
Artist's Perspective

FINISHES FOR DELIVERABLE UNITS

LIVING & DINING	
Wall	Painted Plain Cement Finish
Floor	Tiles
Main Door	Wooden Laminate
BEDROOM	
Wall	Painted Plain Cement Finish
Floor	Tiles
Partition	Wooden Laminate
KITCHEN	
Wall	Painted Plain Cement Finish
Floor	Tiles
Countertop	Kitchen Countertop
Kitchen Cabinet	Under-the-counter & Overhead Cabinet
TOILET & BATH	
Wall	Wall Tiles and Painted Plain Cement Finish
Floor	Tiles
Door	Wooden Laminate
BALCONY	
Wall	Painted Cement Finish
Floor	Tiles
Railing	Aluminum



Lot 2, Barangay 76, Zone 10, Central Business Park 1-A, Pasay City

LAND AREA	12,524 sqm	NO. OF UNITS	2,395 RESIDENTIAL UNITS
NO. OF TOWERS	3 TOWERS		472 PARKING SLOTS
NO. OF FLOORS PER TOWER	10 FLOORS	UNIT SIZES	+25.88 sqm to +62.80 sqm

FEATURES & AMENITIES

Adult Pool • Kiddie Pool w/ Play Equipment • Pool Lounge • Cabana • Pocket Garden
Linear Park • Outdoor Learning Space • Garden Park • Multi-Function Areas

YOUR MODERN ADDRESS

With its stunning boutique-hotel designed lobbies and luxurious amenities, S Residences is the choice of successful and stylish individuals.

Live in an address where business meets pleasure, where business suits and swim suits are both on-trend. At S Residences, you'll be at the center of all the action.



BUILDING FACADE, Artist's Perspective

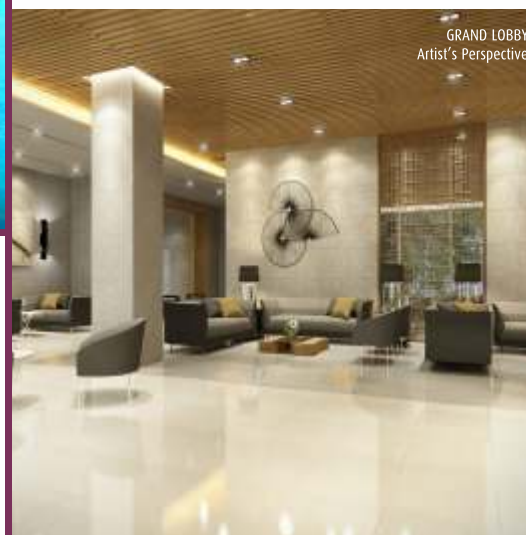
TYPICAL UNIT LAYOUT



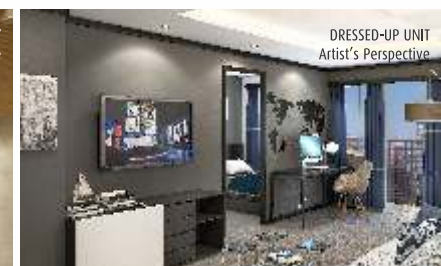
Family Suite B
with Balcony
26 sqm.



2-Bedroom End Unit
with Balcony
58.30 sqm.



GRAND LOBBY
Artist's Perspective



DRESSED-UP UNIT
Artist's Perspective



DRESSED-UP UNIT
Artist's Perspective

FINISHES FOR DELIVERABLE UNITS

LIVING & DINING	
Wall	Painted Cement Finish
Floor	Homogenous Polished Tiles
Main Door	Wood Laminated Door with Lever Type Lockset
BEDROOM	
Wall	Painted Cement Finish
Floor	Homogenous Polished Tiles
Partition	Dry Wall Partitions
KITCHEN	
Wall	Painted Cement Finish
Floor	Homogenous Polished Tiles
Countertop	Ceramic Tiles
Kitchen Cabinet	Overhead and Base Cabinets with Cooktop and Rangehood
TOILET & BATH	
Wall	Wall Tiles and Painted Finish
Floor	Ceramic Tiles
Door	Laminated Wood Door
BALCONY	
Wall	Painted Cement Finish
Floor	Ceramic Tiles
Railing	Powder Coated Railings



Seaside Boulevard and Sunrise Drive, Mall of Asia Complex, Pasay City

LAND AREA	2.5 hectares	NO. OF UNITS	5,488 RESIDENTIAL UNITS
NO. OF TOWERS	3 TOWERS		1,000 PARKING SLOTS
NO. OF FLOORS PER TOWER	18 & 19 FLOORS	UNIT SIZES	±24.00 sqm to ±92.00 sqm

FEATURES & AMENITIES

Swimming Pools • Function Rooms • Fitness Gym • Lounge Areas • Play Area • Lush Gardens
Jogging Paths • Grand Lobbies

NAUTICAL
VISTA

Surrender to the idyllic island life within the confines of Shore 2 Residences, amidst the bustling Mall of Asia Complex and Entertainment City. Enjoy the best of both worlds—tranquil and serene, with exhilaration and excitement in the most unique of settings, where entertainment and shopping choices are within the immediate vicinity.



AMENITY LOUNGE, Artist's Perspective

TYPICAL UNIT LAYOUT



1-Bedroom Unit
with Balcony
±24.10 sqm.



2-Bedroom Suite
with Garden
±91.76 sqm.



AMENITY AREA
Artist's Perspective



BUILDING FACADE
Artist's Perspective



DRESSED-UP UNIT
Artist's Perspective

FINISHES FOR DELIVERABLE UNITS

LIVING & DINING	
Wall	Painted Plain Cement Finish
Floor	Tiles
Main Door	Wooden Door
BEDROOM	
Wall	Painted Plain Cement Finish
Floor	Tiles
Partition	Laminated Wood
KITCHEN	
Wall	Painted Plain Cement Finish
Floor	Tiles
Countertop	Kitchen Countertop
Kitchen Cabinet	Under-the-counter & Overhead Cabinet
TOILET & BATH	
Wall	Wall Tiles and Painted Plain Cement Finish
Floor	Tiles
Door	Wooden Door
BALCONY	
Wall	Painted Cement Finish
Floor	Tiles
Railing	Seaside Facing Units: Glass Railing Typical Units: Aluminum Railing



Shore RESIDENCES MALL OF ASIA

Seaside Boulevard corner Sunrise Drive, Mall of Asia Complex, Pasay City

LAND AREA	33,333 sqm	NO. OF UNITS	5,691 RESIDENTIAL UNITS
NO. OF TOWERS	4 TOWERS		1,535 PARKING SLOTS
NO. OF FLOORS PER TOWER	19 FLOORS	UNIT SIZES	±24.10 sqm to ±66.45 sqm

FEATURES & AMENITIES

The Strip at Shore Residences • Multiple Swimming Pools • Lush Gardens and Grand Lawn
Amenity and Outdoor Lounge • Function Rooms • Grand Lobbies • Jogging Trail
Multi-Purpose Play Field • Children's Play Area • Pavilion • Palm Court

ISLAND IDYLL

Bask in the glow of an infinite vacation in SMDC's Shore Residences. Its several beach-like swimming pools that stretch throughout the development offer a tropical escape within the city. Along with this, other outdoor amenities such as landscaped gardens, pavilion, jogging trails, a multi-purpose play field, and a basketball court complement the active lifestyle one can enjoy at Shore Residences.



AMENITY AREA, Actual Photo

TYPICAL UNIT LAYOUT



1-Bedroom Unit
±24.10 sqm.



2-Bedroom Unit
with Balcony
±58.46 sqm.



DRESSED-UP UNIT
Actual Photo



AMENITY AREA
Actual Photo



LOBBY LOUNGE
Actual Photo

FINISHES FOR DELIVERABLE UNITS

LIVING & DINING	
Wall	Painted Cement Finish
Floor	Homogeneous Tiles
Main Door	Laminated Wood Door with Lever Type Lockset
BEDROOM	
Wall	Painted Cement Finish
Floor	Homogeneous Tiles
Partition	1-Bedroom - Laminated Partition with Sliding Glass on Laminated Frame 2-Bedroom - Dry Wall Partition with Laminated Wood Door
KITCHEN	
Wall	Painted Cement Finish
Floor	Homogeneous Tiles
Countertop	Granite Finish
Kitchen Cabinet	Laminated Overhead and Under Counter Cabinet
TOILET & BATH	
Wall	Wall Tiles and Painted Finish
Floor	Vitrified Tiles
Door	Laminated Wood Door with Cylinder Type Lockset
BALCONY	
Wall	Painted Cement Finish
Floor	Vitrified Tiles
Railing	Powder Coated Aluminum



Shell RESIDENCES MALL OF ASIA

EDSA corner Sunrise Drive, CBP Island A, Mall of Asia Complex, Pasay City

LAND AREA	22,000 sqm	NO. OF UNITS	3,093 RESIDENTIAL UNITS
NO. OF TOWERS	4 TOWERS		726 PARKING SLOTS
NO. OF FLOORS PER TOWER	16 FLOORS	UNIT SIZES	+23.80 sqm to +244.60 sqm

FEATURES & AMENITIES

The Strip at Shell Residences • Nautilus-shaped Adult and Kiddie Pools • Grand Lobbies
Children's Playground • Jogging Trail • Multi-purposed Rooms • Viewing Deck

NEVER ENDING SUMMERS

Life is a vacation at Shell Residences, an oasis that respects your need to carve out a place for your simple pleasures. Its four mid-rise towers with 16 floors each share a breathtaking amenity area. Swimming pools and gazebos deck the property, offering many moments of calm and relaxation. Two grand lobbies, a playground and a clubhouse complete the development. Shopping enthusiasts can call it a complete staycation with its proximity to the SM Mall of Asia Complex.



AMENITY AREA, Actual Photo

TYPICAL UNIT LAYOUT



1-Bedroom Unit
+26.10 sqm.



2-Bedroom Unit
with Balcony
+95.90 sqm.



AMENITY AREA
Actual Photo



DRESSED-UP UNIT
Artist's Perspective

FINISHES FOR DELIVERABLE UNITS

LIVING & DINING	
Wall	Painted Cement Finish
Floor	Tile Finish
Main Door	Wood Laminated Door with Lever Type Lockset
BEDROOM	
Wall	Painted Cement Finish
Floor	Tile Finish
Partition	1-Bedroom - Sliding Glass on Laminated Frame
	2-Bedroom - Laminated Wood Door
KITCHEN	
Wall	Painted Cement Finish
Floor	Tile Finish
Countertop	Granite Finish
Kitchen Cabinet	Laminated Wood Finish
TOILET & BATH	
Wall	Wall Tiles and Painted Finish
Floor	Tile Finish
Door	Laminated PVC Door
BALCONY	
Wall	Painted Finish
Floor	Tile Finish
Railing	Powder Coated Aluminum



Sea RESIDENCES MALL OF ASIA

Sunrise Drive corner Pearl Road, Mall of Asia Complex, CBP-1A, Pasay City

LAND AREA	18,480 sqm	NO. OF UNITS	2,899 RESIDENTIAL UNITS 506 PARKING SLOTS
NO. OF TOWERS	6 TOWERS	UNIT SIZES	±24.00 sqm to ±94.86 sqm
NO. OF FLOORS PER TOWER	16 FLOORS		

FEATURES & AMENITIES

The Strip @ Sea Residences • Swimming Pools • Multi-purpose Room
Children's Playground • Kiddie Pool

MODERN TROPICAL RESORT INSPIRED

Sea Residences is a bold, new concept in condo living as it allows its residents to experience year round "staycation" where you live in a resort-like splendor, right in your home at the city. This development houses well-appointed units where you can achieve urban work-life-balance with ease. Within the community lies a tropical alcove flanked by greeneries and swimming pools.



GRAND LOBBY, Actual Photo

TYPICAL UNIT LAYOUT



1-Bedroom Unit
with Balcony
±28.50 sqm.



2-Bedroom
End Unit
±48 sqm.



DRESSED-UP UNIT
Artist's Perspective



LOBBY LOUNGE
Actual Photo

FINISHES FOR DELIVERABLE UNITS

LIVING & DINING	
Wall	Painted Cement Finish
Floor	Tile Finish
Main Door	Laminated Wood Door with Lever Type Lockset
BEDROOM	
Wall	Painted Cement Finish
Floor	Tile Finish
Partition	1-Bedroom - Laminated Partition with Sliding Glass on Laminated Wood Frame 2-Bedroom - Dry Wall Partition with Laminated Door
KITCHEN	
Wall	Painted Cement Finish
Floor	Tile Finish
Countertop	Granite Finish
Kitchen Cabinet	Laminated Wood Finish
TOILET & BATH	
Wall	Wall Tiles and Painted Finish
Floor	Tile Finish
Door	PVC Door with Cylinder Type Lockset
BALCONY	
Wall	Painted Cement Finish
Floor	Tile Finish
Railing	Powder Coated Steel Railing

PROVINCIAL PROJECTS

The real estate industry in the Philippines is rapidly growing, not only in Metro Manila, but also in key cities and provincial areas of the country like Pampanga, Bulacan, Rizal, Cavite, Cebu, Iloilo, and Davao. Through its malls, retail stores and supermarkets, the SM Group of Companies has established itself as a fixture in the development of these areas, and has provided economic and socio-cultural progress to become the new city centers. With the addition of SMDC developments, these city centers evolve into lifestyle districts, transforming the community by providing a modern lifestyle. Guided by SMDC's success factors, its communities provide accessibility with its prime location, convenience with the integration of its communities into the complex of an SM Mall, the ideal and complete home with SMDC's resort-styled amenities and hotel-like lobbies, and investments that will last a lifetime with its professional property management.



AMENITY AREA
Artist's Perspective



STYLE RESIDENCES

SM ILOILO

Benigno Aquino Ave., Brgy. Buhang Taft North, Mandurriao, Iloilo City

LAND AREA	30,137 sqm	NO. OF UNITS	2,935 RESIDENTIAL UNITS
NO. OF TOWERS	5 TOWERS	UNIT SIZES	+20.00 sqm to +35.00 sqm
NO. OF FLOORS PER TOWER	17 FLOORS		

FEATURES & AMENITIES

Beside SM City Iloilo • Oasis Pool • Fab Pool • Swim Gym • The Cosmo Pool
Covered Basketball Court • Function Rooms • Garden Square

LIVE IN STYLE

Come home to an impressive assortment of amenities sure to suit your tastes. From the numerous swimming pools to the basket ball court and amenity lounges, you're sure to find comfort at every turn.

Warmly welcome guests into your home. The Residential Lounge's stylish, modern design, and inviting interiors make it the perfect introduction for meeting visitors.



LOBBY LOUNGE, Artist's Perspective

TYPICAL UNIT LAYOUT



Flexi Suite
+28.52 sqm.



2-Bedroom Unit
+28.52 sqm.



DRESSED-UP UNIT
Artist's Perspective



AMENITY AREA
Artist's Perspective



DRESSED-UP UNIT
Artist's Perspective

FINISHES FOR DELIVERABLE UNITS

LIVING & DINING	
Wall	Semi-Gloss Paint Finish
Floor	Ceramic Floor Tiles
Main Door	Laminated Wood Door and Jamb w/ Lever Type Lockset
BEDROOM	
Wall	Semi-Gloss Paint Finish
Floor	Ceramic Floor Tiles
Partition	No Bedroom Partition
KITCHEN	
Wall	Semi-Gloss Paint Finish
Floor	Ceramic Floor Tiles
Countertop	Tiled Counter Top
Kitchen Cabinet	Base Cabinet with Single Kitchen Sink
TOILET & BATH	
Wall	Wall Tile and Painted Finish
Floor	Ceramic Floor Tiles
Door	PVC Door with Non-Keyed Cylindrical Lockset
BALCONY	
Wall	Semi-Gloss Paint Finish
Floor	Ceramic Floor Tiles
Railing	Painted Finish Steel

AMENITY AREA
Artist's Perspective



Dacudao Loop, Barangay San Antonio, Lanang, Davao City

LAND AREA	48,077 sqm	NO. OF UNITS	3,712 RESIDENTIAL UNITS (Phase 1 & 2 total)
NO. OF TOWERS	8 TOWERS	UNIT SIZES	±20.00 sqm to ±35.00 sqm
NO. OF FLOORS PER TOWER	14 FLOORS		

FEATURES & AMENITIES

Beside SM Lanang Premier • Clubhouse • Swimming Pools • Picnic Area
Jogging Paths • Basketball Court

LIVE THE
GOOD LIFE

At Lane Residences, you'll never need to go far to find what you need. With SM Lanang Premier right beside the property, you get a wealth of shopping, entertainment, and dining options waiting to be discovered.

All of these come together to bring you a new kind of lifestyle that manages to combine excitement with a relaxing, laid-back vibe, all within the city. A lifestyle where everything adjusts to you.



AMENITY AREA, Artist's Perspective

TYPICAL UNIT LAYOUT



Studio Unit
with Balcony
±23.92 sqm.



Flexi Unit
±28.52 sqm.



DRESSED-UP UNIT
Artist's Perspective



DRESSED-UP UNIT
Artist's Perspective



LOBBY LOUNGE
Artist's Perspective

FINISHES FOR DELIVERABLE UNITS

LIVING & DINING	
Wall	Semi-Gloss Paint Finish
Floor	Ceramic Floor Tiles
Main Door	Laminated Wood Door and Jamb w/ Lever Type Lockset
BEDROOM	
Wall	Semi-Gloss Paint Finish
Floor	Ceramic Floor Tiles
Partition	No Partition on Bedroom
KITCHEN	
Wall	Semi-Gloss Paint Finish
Floor	Ceramic Floor Tiles
Countertop	Tiled Kitchen Countertop
Kitchen Cabinet	Base Cabinet with Single Kitchen Sink
TOILET & BATH	
Wall	Wall Tile and Painted Finish
Floor	Ceramic Floor Tiles
Door	PVC Door with w/ Non-keyed Cylindrical Lockset
BALCONY	
Wall	Semi-Gloss Paint Finish
Floor	Ceramic Floor Tiles
Railing	Painted Finish Steel



PARK RESIDENCES

STA. ROSA, LAGUNA

Barangay Tagapo, Sta. Rosa City, Laguna

LAND AREA	5 Hectares	NO. OF UNITS (Ph 1 & 2 Total)	1,864 RESIDENTIAL UNITS 470 PARKING SLOTS
NO. OF TOWERS	6 TOWERS (Ph 1) 8 TOWERS (Ph 2)	UNIT SIZES	+20.00 sqm to +29.76 sqm
NO. OF FLOORS PER TOWER	5 FLOORS		

FEATURES & AMENITIES

Beside SM City Sta. Rosa • Swimming Pools • Gates and Guardhouse • Central Garden
Clubhouse • Children's Playground • Basketball Court

MAKING YOUR DREAMS COME TRUE IS A WALK IN THE PARK!

Park Residences is designed for you to live your dream amidst the busy city of Sta. Rosa. This verdant community is also surrounded by amenities and establishments that you and your family can enjoy.



BUILDING FACADE, Artist's Perspective

TYPICAL UNIT LAYOUT



Flexi Suite Unit
+28.52 sqm.



1-Bedroom
Flexi Suite Unit
+28.52 sqm.



AMENITY AREA
Artist's Perspective



LOBBY LOUNGE
Artist's Perspective



DRESSED-UP UNIT
Artist's Perspective

FINISHES FOR DELIVERABLE UNITS

LIVING & DINING	
Wall	Painted Cement Finish
Floor	Vinyl Planks
Main Door	Wood Laminated Door with Lever Type Lockset
BEDROOM	
Wall	No Wall Deliverable Since All Units Are Flexi Suite
Floor	Vinyl Planks
Partition	No Partition Deliverable Since All Units Are Flexi Suite
KITCHEN	
Wall	Painted Cement Finish
Floor	Vinyl Planks
Countertop	Tiles
Kitchen Cabinet	Laminated Wood (under the counter)
TOILET & BATH	
Wall	Wall Tiles and Painted Finish
Floor	Ceramic Tiles
Door	PVC Door



SMDC
CHEERFUL
HOMES
MABALACAT CITY, PAMPANGA

Barangay Sta. Maria, Mabalacat City, Pampanga

LAND AREA	25 Hectares	LOT SIZES	+36.00 sqm to +72.00 sqm
NO. OF SECTORS	4 Sectors	UNIT SIZES	+22.00 sqm / +32.50 sqm +25.50 sqm / +29.60 sqm
NO. OF UNITS	2,816 House & Lot Units 346 Parking Slots		

FEATURES & AMENITIES

Clubhouse • Swimming Pool • Garden Area • Outdoor Basketball Court • Children's Play Area
Picnic Area • Bike Path • Jogging Trails • Fruit-bearing Tree Park • Multi-Purpose Court

THE SURE AND WISE CHOICE

Come home to SMDC Cheerful Homes, the sure and wise choice. It is strategically located in Mabalacat, Pampanga and has its very own commercial area and transportation hub for your convenience. Plus, get 24-hour security for the safety of your family.



HOUSE & LOT UNITS, Artist's Perspective

TYPICAL UNIT LAYOUT



Flexi Home B
Inner Unit

+27 sqm. (house)
+39 sqm. (lot)



Flexi Home A
End Unit

+38.70 sqm. (house)
+68 sqm. (lot)



DRESSED-UP UNIT
Artist's Perspective



OPEN LAWN
Artist's Perspective



CLUBHOUSE
Artist's Perspective

FINISHES FOR DELIVERABLE UNITS

UNIT	
Wall	Semi-Gloss / Sheen Paint Finish
Floor	Plain Cement Finish
Main Door	Metal Door & Jamb with Lever Type Lockset
Ceiling	Flat Paint Finish
Window	Facade - Anodized Aluminum Casement Other Areas - Steel Casement
KITCHEN	
Kitchen Cabinet	Ceramic Counter Top with Single Stainless Kitchen Sink
TOILET & BATH	
Wall	Water Closet Area: Semi-Gloss / Sheen Paint Finish, Tiled Baseboard Shower Area: Semi-Gloss / Sheen Paint Finish and Ceramic Tiles (1.2m high)
Floor	Ceramic Tiles
Ceiling	Flat Paint Finish
Door	PVC Door with Non-keyed Cylindrical Lockset
Water Closet	Tank-type
Lavatory	Wall-hung Type
Shower Set	Telephone Type



Barangay San Agustin, Trece Martires City, Cavite

LAND AREA	12,505.78 sqm	NO. OF UNITS	685 RESIDENTIAL UNITS
NO. OF TOWERS	4 TOWERS	UNIT SIZES	±20 sqm to ±39.99 sqm
NO. OF FLOORS PER TOWER	7 FLOORS		

FEATURES & AMENITIES

Beside SM City Trece Martires • Swimming Pool • Children's Play Area
Function Area • Landscape Areas

YOUR HOME BESIDE THE MALL

Hope Residences' full integration within the SM City Trece Martires complex offers a lifestyle of comfort and convenience with endless shopping, dining and entertainment options. Live a life full of positivity as your dream of owning a home a home finally becomes a reality here at Hope.



AMENITY AREA, Artist's Perspective

TYPICAL UNIT LAYOUT



Typical Flexi Suite
(deliverable)
±28.52 sqm.



2-Bedroom Unit
(suggested layout)
±28.52 sqm.



DRESSED-UP UNIT
Artist's Perspective



CHILDREN'S PLAY AREA
Artist's Perspective



MAIN ENTRANCE
Artist's Perspective

FINISHES FOR DELIVERABLE UNITS

LIVING & DINING	
Wall	Painted Cement Finish
Floor	Vinyl Planks
Main Door	Laminated Wood
KITCHEN	
Wall	Painted Cement Finish
Floor	Vinyl Planks
Countertop	Tiled Kitchen Countertop
Kitchen Cabinet	Laminated Wood (under the counter)
TOILET & BATH	
Wall	Painted Cement Finish
Floor	Ceramic Tiles
Door	Laminated Wood



CHARM

RESIDENCES

FELIX AVENUE, CAINTA

Imelda Avenue, Barangay San Isidro, Cainta, Rizal

LAND AREA	54,545.97 sqm	NO. OF UNITS	3,027 RESIDENTIAL UNITS
NO. OF TOWERS	7 TOWERS		594 PARKING SLOTS
NO. OF FLOORS PER TOWER	11 FLOORS	UNIT SIZES	+28.50 sqm to +33.00 sqm

FEATURES & AMENITIES

Commercial Area • Kiddie Pool • Adult Pool • Pocket Gardens • Lounge Area
Indoor/Outdoor Function Room • Basketball Court • Jogging Path
Community Mall in Future Development

LIVE THE CHARMED LIFE

Experience the cozy life suitable for every family at SMDC Charm Residences. Located in the flourishing East Metro, this complete garden-inspired residential development opens a world of wonderful pleasure and ease with its own commercial areas and SMDC's captivating five-star amenities; combining convenience and style truly works like a charm.



AMENITY AREA, Artist's Perspective

TYPICAL UNIT LAYOUT



2-Bedroom Unit
+28.52 sqm.



2-Bedroom
End Unit with Balcony
+31.22 sqm.



DRESSED-UP UNIT
Artist's Perspective



AMENITY AREA
Artist's Perspective



GRAND LOBBY
Artist's Perspective

FINISHES FOR DELIVERABLE UNITS

LIVING & DINING	
Wall	Painted Cement Finish
Floor	Ceramic Tiles
Main Door	Wood Laminated Door with Lever Type Lockset
BEDROOM	
Wall	Painted Finish
Floor	Ceramic Tiles
KITCHEN	
Wall	Painted Finish
Floor	Ceramic Tiles
Countertop	Ceramic Tiles Finish Countertop
Kitchen Cabinet	Base Cabinets with Kitchen Sink
TOILET & BATH	
Wall	Ceramic Wall Tiles
Floor	Ceramic Tiles
Door	Laminated Door with Cylinder Type Lockset
BALCONY	
Wall	Painted Cement Finish
Floor	Ceramic Tiles
Railing	Powder Coated Railings

AMENITY AREA
Artist's Perspective



Green 2

RESIDENCES
DASMARIÑAS, CAVITE

Governor's Drive, Mangubat Avenue, Barangay Burol Main, Dasmariñas, Cavite

LAND AREA	16,174 sqm	NO. OF UNITS	3,254 RESIDENTIAL UNITS
NO. OF TOWERS	3 TOWERS	UNIT SIZES	±18.98 sqm to ±33.97 sqm
NO. OF FLOORS PER TOWER	22 FLOORS		

.....

FEATURES & AMENITIES

Commercial Area • Covered Porch • Function Hall • Study Halls • Swimming Pools
Fitness Gym • Open Lawn

BALANCED STUDY-AND-PLAY LIFE

Waltz through your college years as you live in a home that passes all the marks when it comes to convenience, location, security and amenities. Green 2 Residences is located in a bustling community advantageous to students looking for a place to call their own as they go through this exciting point in their life. This three-tower development has 20 floors featuring its own commercial area and well-designed amenities that offer conducive environment for a balanced work-and-play lifestyle.



BUILDING FACADE, Artist's Perspective

TYPICAL UNIT LAYOUT



Studio Unit
±18.98 sqm.



2-Bedroom
End Unit
±31.57 sqm.



AMENITY AREA
Artist's Perspective



STUDY LOUNGE
Artist's Perspective



OPEN LAWN
Artist's Perspective

FINISHES FOR DELIVERABLE UNITS

LIVING & DINING	
Wall	Painted Plain Cement Finish
Floor	Tiles
Main Door	Laminated Wood Door & Jamb with Lever Type Lockset
BEDROOM	
Wall	Painted Plain Cement Finish
Floor	Tiles
Partition	2-Bedroom - Dry Wall - Semi-gloss Paint Finish (1 Primer and 1 Coat) and Prefab Laminate Finish (Height - 2.40 m)
KITCHEN	
Wall	Painted Plain Cement Finish
Floor	Tiles
Countertop	600mm x 600mm Tiles
Kitchen Cabinet	Base Cabinet, Laminated Finish
TOILET & BATH	
Wall	Painted Plain Cement Finish
Floor	Tiles
Door	Laminated Wood Door with Cylindrical Type Lockset
BALCONY (TOWER 3 ONLY)	
Wall	Painted Finish
Floor	300mm x 300mm Tiles
Railing	Steel Railing with Automotive Paint Finish

AMENITY AREA
Artist's Perspective



Cheer

RESIDENCES
SM CITY MARIALAO, BULACAN

McArthur Hi-Way, Barangay Ibayo, Marilao, Bulacan

LAND AREA	23,003 sqm	NO. OF UNITS	995 RESIDENTIAL UNITS
NO. OF TOWERS	7 TOWERS		251 PARKING SLOTS
NO. OF FLOORS PER TOWER	7 FLOORS	UNIT SIZES	+28.52 sqm to +43.09 sqm

FEATURES & AMENITIES

Beside SM City Marilao • Gate and Guardhouse • Entrance Water Feature • Clubhouse
Swimming Pools • Central Park and Playground

YOUR HOME BESIDE A MALL

Take your life to new heights as Cheer Residences introduces a fresh perspective to residential living in SM City Marilao, Bulacan. It is the first vertical development of its kind in the area that offers the convenience of having its own mall within the complex. First-rate amenities elevate the quality of life of the residents as they get to enjoy as array of activities daily



BUILDING FACADE, Artist's Perspective

TYPICAL UNIT LAYOUT



Flexi Suite /
Studio Unit

+28.52 sqm.



Flexi Suite /
1-Bedroom Unit

+28.52 - 43.09 sqm.



AMENITY AREA
Artist's Perspective



LOBBY LOUNGE
Artist's Perspective



DRESSED-UP UNIT
Artist's Perspective

FINISHES FOR DELIVERABLE UNITS

LIVING & DINING	
Wall	Painted Cement Finish
Floor	Ceramic Tiles
Main Door	Laminated Wood Door
BEDROOM	
Partition	No Partitions
KITCHEN	
Wall	Painted Cement Finish
Floor	Ceramic Tiles
Countertop	Tiled Kitchen Countertop
Kitchen Cabinet	Under-the-counter Cabinet and sink
TOILET & BATH	
Wall	Painted Cement Finish
Floor	Ceramic Tiles
Door	Laminated Door



COOL SUITES

WIND RESIDENCES, TAGAYTAY

Barangay Maharlika, Tagaytay City, Cavite

LAND AREA	3,152.90 sqm	NO. OF UNITS (Towers A & B)	741 RESIDENTIAL UNITS 104 PARKING SLOTS
NO. OF TOWERS	6 TOWERS	UNIT SIZES	±23.23 sqm to ±23.78 sqm
NO. OF FLOORS PER TOWER	11 FLOORS		

FEATURES & AMENITIES

Commercial Area • Wind Residences Clubhouse • Landscaped Areas

A GARDEN ENCLAVE

Snuggled in lush greenery, and providing fresh air breeze and poignant vistas of its Tagaytay neighborhood, the Cool Suites Garden Enclave offers a host of impeccable amenities that are perfect for a sweet vacation. Situated within the Wind Residences Country Club Estate, an appreciation of nature is the experience this property brings. Jog along trellised pathways, ponder in its gardens or walk in its trails, the range of activities are free for the taking with these amenities and property features.



BUILDING FACADE, Artist's Perspective

TYPICAL UNIT LAYOUT



1-Bedroom End Unit
with Balcony
±23.78 sqm.



1-Bedroom Unit
with Balcony
±23.23 sqm.



DRESSED-UP UNIT
Artist's Perspective



WELLNESS PARK
Artist's Perspective



CLUBHOUSE at WIND RESIDENCES
Actual Photo

FINISHES FOR DELIVERABLE UNITS

LIVING & DINING	
Wall	Painted Plain Cement Finish
Floor	Ceramic Tiles
Main Door	Laminated Wood Door with Lever Type Lockset
BEDROOM	
Wall	Painted Plain Cement Finish
Floor	Ceramic Tiles
Partition	Laminated Sliding Door
KITCHEN	
Wall	Painted Plain Cement Finish
Floor	Ceramic Tiles
Countertop	Stone Finish
Kitchen Cabinet	Combination of White High Gloss & Laminated Wood Grain Finish
TOILET & BATH	
Wall	Painted Plain Cement Finish
Floor	Ceramic Tiles
Door	Laminated Wood Door with Cylinder Type Lockset
BALCONY	
Wall	Painted Cement Finish
Floor	Homogeneous Tiles



Barangay Maharlika West, Tagaytay City, Cavite

LAND AREA	154,509 sqm	NO. OF UNITS	3,524 RESIDENTIAL UNITS
NO. OF TOWERS	5 TOWERS		557 PARKING SLOTS
NO. OF FLOORS PER TOWER	20 FLOORS	UNIT SIZES	+20.00 sqm to +216.00 sqm

FEATURES & AMENITIES

The Strip @ Wind Residences • Swimming Pools • Sky Lounge • Clubhouse • Function Rooms
Basketball Court • Tennis Court • Badminton Courts • Garden/Lawn • Children's Playground
Recreational Area • Jogging Paths
Wellness Garden (Chime Gardens • Flower Gardens • Bird Sanctuary)

A VIEW LIKE
NO OTHER

Just an hour south of Manila is Tagaytay. Experience a vacation within your own condo, as you enjoy the Wind Country Club Estate amenities such as your own clubhouse, indoor and outdoor swimming pools, tennis court, and basketball court.



BUILDING FACADE, Actual Photo

TYPICAL UNIT LAYOUT



1-Bedroom Unit
±31.97 sqm.



2-Bedroom Unit
with Balcony
±147.42 sqm.



CLUBHOUSE
Actual Photo



CLUBHOUSE LOUNGE
Actual Photo



DRESSED-UP UNIT
Artist's Perspective

FINISHES FOR DELIVERABLE UNITS

LIVING & DINING	
Wall	Painted Cement Finish
Floor	Tile Finish
Main Door	Steel Door with Lever Type Lockset
BEDROOM	
Wall	Painted Cement Finish
Floor	Tile Finish
Partition	Laminated Sliding Door (Towers 1, 3, 4, & 5) / Sliding Glass Door (Tower 2)
KITCHEN	
Wall	Painted Cement Finish
Floor	Tile Finish
Countertop	Granite Finish
Kitchen Cabinet	Laminated Wood Grain Finish
TOILET & BATH	
Wall	Wall Tiles and Painted Cement Finish
Floor	Tile Finish
Door	PVC Door with Cylinder Type Lockset
BALCONY	
Wall	Painted Cement Finish
Floor	Tile Finish
Railing	Powder Coated Finish Steel Railings

SMDC LEASING

LONG TERM RENTALS



SMDC Leasing is the official leasing arm of the property developer, SM Development Corporation (SMDC).

SMDC Leasing offers management services to SMDC property owners for long term lease of their properties. It also provide support to property owners and renters at every stage of the leasing process - from payment arrangement assistance to documentation, all the way to assistance during move in day.

Committed to deliver excellent, consistent and high quality professional tenancy management and leasing services, SMDC Leasing aims not just to be the preferred leasing broker of choice for SMDC property owners but also to become the biggest residential property leasing broker in the country.



SMDC Leasing's broad set of services encompass the entire scale of leasing services down to the smallest of details:

- Property Marketing
- Unit Viewing Arrangements
- Negotiation of Lease Terms
- Preparation of Lease Contract
- Tenant Move-in Assistance (upon request)
- Property Inventory Monitoring (upon request)
- Move-out Assistance (upon request)

PRIME KEY

SHORT TERM LEASE



An SMDC property is more than just a home, it's an investment – an asset that yields return over time.

At SMDC, our commitment to our home owners does not end when we turnover the key - we enable our homeowners to realize the maximum return of investment on their property through short term property rentals with Prime Key.

Prime Key – Professional, Hassle Free, Dependable short term property rentals manager. It is your reliable partner in the management of your short term rental property at SMDC. It provides a full suite of services to help you deliver a prime guest experience, every time!



Our fine list of services includes:

- Home Preparation & Styling of Property before Arrival of Guest
- Meet & Greet of Guests for Checking and Key Exchange
- Property Orientation by Highly Informed Receptionist with Detailed Knowledge of Local/Vicinity
- Real Time Key Exchange
- Premium Toiletries
- Guest Check-out and Unit Punch Listing
- Guest Review Reminder
- Professional Housekeeping, Laundry Services for Crisp Linen and Fluffy Towels and Beddings
- Dedicated Check-in Counter and Customer Service Help Desk

GREENMIST

PROPERTY MANAGEMENT



Each SMDC property adheres to the promise of providing SMDC homeowners a five-star living experience. And because of this commitment, Greenmist Property Management Corporation (GPMC) was founded. Exclusively servicing SMDC properties, GPMC ensures consistent, high-quality service across all properties. Resulting to the superb maintenance and further enhancement of property values.

Organized to satisfy the specialized requirements of large scope residential developments, GPMC puts its clients at the front and center of everything it does and seeks to address the very aspiration of every homeowner to live in an elegant and secure neighborhood with hassle-free property maintenance that results in the enhancement of his property's value over-time.

GPMC commits itself to providing its clients unparalleled customer service, stringent safety and security, first rate facilities management and maintenance, spotless and clean residential complex and transparent transaction & financial management of all its principal's funds and resources.

INDEX

HLURB LICENSE TO SELL DETAILS

AIR RESIDENCES [page 52](#)

Address: Malugay Street and Yakal Street,
Barangay San Antonio, Makati City
LTS Number: 032395
Completion Date: June 30, 2020
Owner/Developer: SM Development Corporation

BERKELEY RESIDENCES [page 32](#)

Address: Katipunan Road corner Escaler
Street, Loyola Heights,
Quezon City
LTS Number: 25658
Completion Date: Completed
Owner/Developer: SM Development Corporation

BLOOM RESIDENCES [page 44](#)

Address: Dr. A. Santos Avenue, Barangay
San Antonio, Sucat,
Paranaque City
LTS Number: 034562 (Phase 1)
Completion Date: May 31, 2022 (Phase 1)
Owner/Developer: SM Development Corporation

BLUE RESIDENCES [page 18](#)

Address: Katipunan Road corner
Aurora Boulevard, Loyola Heights,
Quezon City
LTS Number: 029228
Completion Date: Completed
Owner/Developer: SM Development Corporation

BREEZE RESIDENCES [page 54](#)

Address: Roxas Boulevard, Barangay San
Rafael, Pasay City
LTS Number: 031507
Completion Date: Completed
Owner/Developer: SM Development Corporation

CHARM RESIDENCES [page 92](#)

Address: Imelda Avenue, Barangay San
Isidro, Cainta, Rizal
LTS Number: 033467 (Phase 1)
033488 (Phase 2)
033489 (Phase 3)
Completion Date: January 31, 2021 (Phase 1)
January 31, 2023 (Phase 2 & 3)
Owner/Developer: SM Development Corporation

CHEER RESIDENCES [page 96](#)

Address: Barangay Ibayo, Marilao,
Bulacan
LTS Number: 033207
Completion Date: August 2020
Owner/Developer: SM Prime Holdings, Inc.

CHEERFUL HOMES [page 88](#)

Address: Barangay Sta. Maria and Barangay
Bundagul, Mabalacat City,
Pampanga
LTS Number: 034244
Completion Date: Land Development: Nov. 2020
Owner/Developer: SM Development Corporation

COAST RESIDENCES [page 46](#)

Address: Roxas Boulevard corner Dipatan
Street, Pasay City
LTS Number: 031572
Completion Date: April 30, 2020
Owner/Developer: SM Development Corporation

COOL SUITES @ WIND RESIDENCES [page 98](#)

Address: Barangay Maharlika,
Tagaytay City, Cavite
LTS Number: 029705
Completion Date: May 2020 (Towers A & B)
Owner/Developer: SM Development Corporation

FAME RESIDENCES [page 10](#)

Address: EDSA and Mayflower Street,
Barangay Highway Hills,
Mandaluyong City
LTS Number: 030763 (Phase 1)
033349 (Phase 2)
033374 (Phase 3)
Completion Date: December 2019 (Tower 1)
April 2020 (Tower 2)
July 2022 (Towers 3 & 4)
Owner/Developer: SM Development Corporation

FERN @ GRASS RESIDENCES [page 14](#)

Address: Misamis Street and Nueva Ecija
Street, Barangay Santo Cristo,
Quezon City
LTS Number: 029940 (Tower 4)
029939 (Tower 5)
Completion Date: December 2019 (Tower 4)
December 2020 (Tower 5)
Owner/Developer: SM Development Corporation

FIELD RESIDENCES [page 62](#)

Address: Towers 1, 2, 3, 7, 8, Parking Bldg.
Dr. A. Santos Avenue, Barangay
San Dionisio, Parañaque City
Towers 4, 5, 6
Sitio Balibatar, Barangay
Manuyo Uno, Las Piñas City
LTS Number: 029247 (Towers 1,2,8)
029248 (Towers 3,7)
032408 (Tower 4)
032454 (Tower 5)
033380 (Tower 6)
031646 (Parking Bldg.)
Completion Date: Completed (Towers 1,2,3,4,7,8)
Completed (Parking Bldg.)
September 31, 2020 (Tower 5)
January 31, 2022 (Tower 6)
Owner/Developer: SM Development Corporation

GLAM RESIDENCES [page 04](#)

Address: Samar Avenue and EDSA,
Barangay South Triangle,
Quezon City
LTS Number: 034571
Completion Date: February 28, 2024
Owner/Developer: SM Development Corporation

GRACE RESIDENCES [page 56](#)

Address: Cayetano Boulevard, Barangay
Ususan, Taguig City
LTS Number: 029326
Completion Date: Completed
Owner/Developer: SM Development Corporation

GRASS RESIDENCES [page 30](#)

Address: Nueva Vizcaya Street corner
Misamis Street and Nueva Ecija
Street, Barangay Santo Cristo,
Bago Bantay, Quezon City
LTS Number: 26908 (Tower 1, Parking Bldg. A,
Parking Bldg. B)
26903 (Tower 2)
26904 (Tower 3)
Completion Date: Completed
Owner/Developer: SM Development Corporation

GREEN RESIDENCES [page 58](#)

Address: Taft Avenue, Malate, City of
Manila
LTS Number: 32359
Completion Date: Completed
Owner/Developer: Twenty Two Forty One
Properties Inc.

GREEN 2 RESIDENCES [page 94](#)

Address: Governor's Drive, Mangubat
Avenue, Barangay Burot Main,
Dasmariñas, Cavite
LTS Number: 34320 (Tower 1)
33085 (Tower 2)
33084 (Tower 3)
Completion Date: October 31, 2021 (Tower 1)
June 30, 2022 (Tower 2)
December 31, 2022 (Tower 3)
Owner/Developer: Vancouver Lands, Inc.

HILL RESIDENCES [page 06](#)

Address: Reliance Street, Barangay
Nagkaisang Nayon, Novaliches,
Quezon City
LTS Number: 034577 (Phase 1)
035118 (Phase 2)
Completion Date: December 31, 2021 (Phase 1)
June 30, 2021 (Phase 2)
Owner/Developer: SM Development Corporation

HOPE RESIDENCES [page 90](#)

Address: Barangay San Agustin, Trece
Martires City, Cavite
LTS Number: 033129
Completion Date: October 31, 2020
Owner/Developer: SM Prime Holdings, Inc.

JAZZ RESIDENCES [page 60](#)

Address: Jupiter Street corner N. Garcia
Street, Barangay Bel-Air,
Makati City
LTS Number: 25658
Completion Date: Completed
Owner/Developer: SM Development Corporation

LANE RESIDENCES [page 84](#)

Address: Dacudao Loop, Barangay San
Antonio, Lanang, Davao City
LTS Number: 034033, 034034 (Phase 1)
034039 (Phase 2)
Completion Date: April 30, 2023 (Phase 1)
April 30, 2024 (Phase 2)
Owner/Developer: Metro South Davao Property Corp.

LEAF RESIDENCES [page 40](#)

Address: National Highway corner Susana
Heights, Barangay Tunasan,
Muntinlupa City
LTS Number: 034590
Completion Date: April 2022
Owner/Developer: Springtown Development Corp.

LIGHT RESIDENCES [page 24](#)

Address: EDSA corner Madison Street,
Mandaluyong City
LTS Number: 28498
Completion Date: Completed
Owner/Developer: SM Development Corporation

LUSH RESIDENCES [page 38](#)

Address: Bagtikan Street corner Kamagong
Street, Barangay San Antonio,
Makati City
LTS Number: 033493
Completion Date: January 31, 2022
Owner/Developer: SM Development Corporation

MEZZA RESIDENCES [page 34](#)

Address: Aurora Boulevard corner Araneta
Avenue and Guirayan Street,
Barangay Doña Imelda,
Quezon City
LTS Number: 23648
Completion Date: Completed
Owner/Developer: SM Development Corporation

MEZZA II RESIDENCES [page 20](#)

Address: Aurora Boulevard corner Guirayan
Street, Barangay Imelda,
Quezon City
LTS Number: 26949
Completion Date: Completed
Owner/Developer: SM Development Corporation

M PLACE @ SOUTH TRIANGLE [page 22](#)

Address: Mother Ignacia Street and Panay
Avenue, Barangay South Triangle,
Quezon City
LTS Number: 034554
Completion Date: Completed
Owner/Developer: SM Development Corporation

PARK RESIDENCES [page 86](#)

Address: Barangay Tagapo, Sta. Rosa City,
Laguna
LTS Number: 033875 (Phase 1)
034389 (Phase 2)
Completion Date: December 2021 (Phase 1)
June 30, 2023 (Phase 1)
Owner/Developer: Vancouver Lands, Inc.

PRINCETON RESIDENCES [page 28](#)

Address: Aurora Boulevard, near Gilmore
Street, Barangay Valencia,
Quezon City
LTS Number: 27021
Completion Date: Completed
Owner/Developer: SM Development Corporation

RED RESIDENCES [page 42](#)

Address: Chino Roces Avenue,
Barangay Pio Del Pilar,
Makati City
LTS Number: 033469
Completion Date: January 31, 2022
Owner/Developer: SM Development Corporation

S RESIDENCES [page 70](#)

Address: Lot 2, Barangay 76, Zone 10,
Central Business Park 1-A,
Pasay City
LTS Number: 031645
Completion Date: December 2020
Owner: A joint venture between
SM Development Corporation and
Pasay City Local Government
Developer: SM Development Corporation

SAIL RESIDENCES [page 66](#)

Address: Sunrise Drive, CBP1A, Mall of Asia
Complex, Pasay City
LTS Number: 034568
Completion Date: May 31, 2023
Owner/Developer: SM Prime Holdings, Inc.

SEA RESIDENCES [page 78](#)

Address: Sunrise Drive corner Pearl Road,
Mall of Asia Complex, CBP-1A,
Pasay City
LTS Number: 26981
Completion Date: Completed
Owner/Developer: SM Development Corporation

SHELL RESIDENCES [page 76](#)

Address: EDSA corner Sunrise Drive, CBP
Island A, Mall of Asia Complex,
Pasay City
LTS Number: 032425
Completion Date: Completed
Owner/Developer: SM Development Corporation

SHINE RESIDENCES [page 16](#)

Address: Renaissance Center, Meralco
Avenue, Barangay Ugong,
Pasig City
LTS Number: 28486
Completion Date: Completed
Owner/Developer: SM Development Corporation

SHORE RESIDENCES [page 74](#)

Address: Seaside Boulevard corner Sunrise
Drive, Mall of Asia Complex,
Pasay City
LTS Number: 029190
Completion Date: October 2018
Owner/Developer: SM Development Corporation

SHORE 2 RESIDENCES [page 72](#)

Address: Seaside Boulevard and Sunrise
Drive, Mall of Asia Complex,
Pasay City
LTS Number: 031588
Completion Date: December 31, 2019
Owner/Developer: SM Development Corporation

SHORE 3 RESIDENCES [page 68](#)

Address: Seaside Boulevard and Sunrise
Drive, Mall of Asia Complex,
Pasay City
LTS Number: 032418
Completion Date: January 31, 2022
Owner/Developer: SM Development Corporation

SOUTH RESIDENCES [page 50](#)

Address: Alabang-Zapote Road, Barangay
Almanza Uno, Las Piñas City
LTS Number: 031618
Completion Date: March 2020
Owner/Developer: SM Prime Holdings, Inc.

SPRING RESIDENCES [page 48](#)

Address: West Service Road, Barangay Sun
Valley, Bicutan, Parañaque City
LTS Number: 033413 (Towers 1 & 2)
033403 (Tower 3)
033411 (Tower 4)
Completion Date: August 31, 2019 (Towers 1 & 2)
March 2020 (Tower 3)
October 2020 (Tower 4)
Owner/Developer: SM Development Corporation

STYLE RESIDENCES [page 82](#)

Address: Benigno Aquino Avenue,
Barangay Buhang Taft North,
Mandurriao, Iloilo City, Iloilo
LTS Number: 033552
Completion Date: August 30, 2023
Owner/Developer: SM Prime Holdings Inc.

SUN RESIDENCES [page 26](#)

Address: España Avenue corner Mayon
Street, Barangay Sta. Teresita,
Quezon City
LTS Number: 26362
Completion Date: Completed
Owner/Developer: SM Development Corporation

TREES RESIDENCES [page 12](#)

Address: Quirino Hi-way, Barangay Pasong
Putik, Novaliches, Quezon City
LTS Number: 033394 (Phase 1)
033395 (Phase 2)
033365 (Phase 3)
Completion Date: Completed (Phase 1 & 2)
December 2021 (Phase 3)
Owner/Developer: Vancouver Lands, Inc.

VINE RESIDENCES [page 08](#)

Address: Barangay San Bartolome,
Novaliches, Quezon City
LTS Number: 033492 (Phase 1)
034556 (Phase 2)
033446 (Phase 3)
Completion Date: May 31, 2020 (Phase 1)
June 30, 2021 (Phase 2 & 3)
Owner/Developer: SM Development Corporation

WIND RESIDENCES [page 100](#)

Address: Barangay Maharlika West,
Tagaytay City, Cavite
LTS Number: 26577 (Tower 1)
26578 (Tower 2)
26579 (Tower 3)
28796 (Tower 4)
28865 (Tower 5)
Completion Date: Completed
Owner/Developer: SM Development Corporation