

Sales Briefing Material
January 2024





SOUTH 2 Residences is a premier community in the South that offers 5-star features and amenities, conveniently located within the SM's premiere lifestyle city in Las Pinas, providing a complete live, work, play environment to its residents.

SOUTH 2 Residences is your ideal community in Las Pinas that's designed for convenience and promises a modern lifestyle to a dynamic market.

MUSTIN DROUGH PRIME HOLDINGS

DHSUD License to Sell No.0000128

#### LAS PINAS CITY

- ✓ Highly urbanized city within the 4<sup>th</sup> District of NCR.
- ✓ Gateway between Metro Manila and to the Calabarzon industrial growth area connections to:
  - > South: MCX, SLEX, E. Aguinaldo Highway
  - North: Metro Manila Skyway, SLEX
- ✓ "Cleanest and Greenest City" in Metro Manila and in the Philippines – HALL OF FAME AWARDEE.
- ✓ Global 500 Roll of Honour for environmental Award by the United Nations Environment Programme (UNEP) 2000
- √ "Top Five Most Business Friendly LGU in the National Capital Region 2004".
- √ "2019 Most Competitive Cities in the Country" by the Asian Institute of Management Policy with the United States Agency for International Development and Germany's Technical Cooperation Unit.

https://www.expatforum.com/articles/cities/las-pinas-city-guide.html



# INFRASTUCTURE DEVELOPMENTS IN THE AREA:

#### ✓ SKYWAY EXPANSION PROJECT

https://newsinfo.inquirer.net/1218250/traffic-rerouting-scheme-in-alabang-to-start-feb-16-due-to-skyway-extension-project

#### ✓ MANILA LRT 1 CAVITE EXTENSION PROJECT

https://www.railway-technology.com/projects/manila-light-rail-transit-line-1-lrt-1-cavite-extension/

#### ✓ C-5 SOUTHLINK

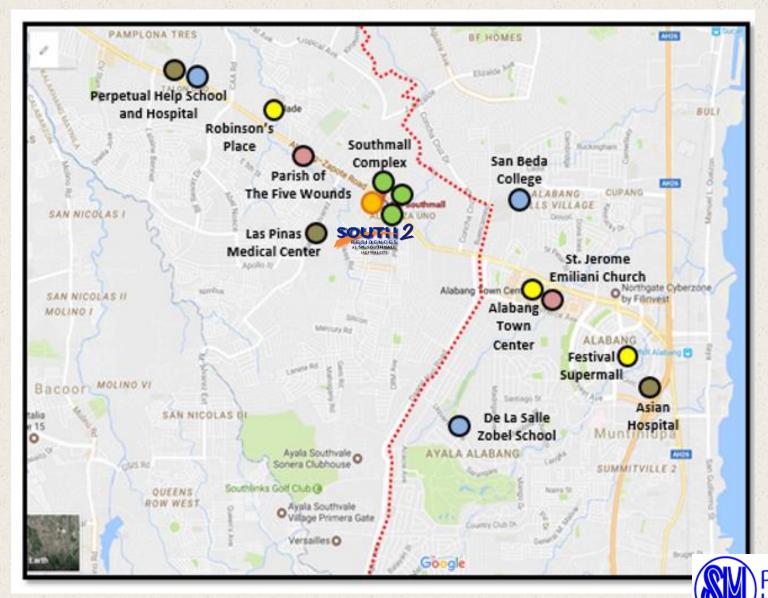
http://las-pinas.metronewscentral.net/las-pinas/mmdanews/congestion-in-paranaque-las-pinas-and-cavite-to-ease-onthe-c5-south-link

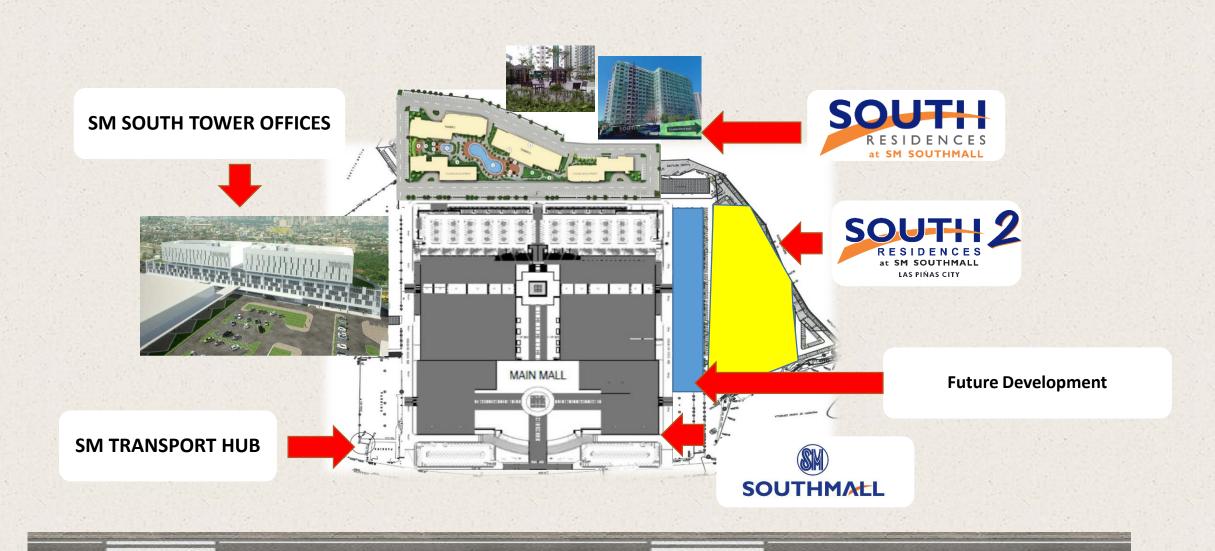


#### LOCATION AND ACCESSIBILITY



(FIX) (FIX) (FIX)	
Landmarks	KM
SM Southmall SM South Tower 1&2 South Residences SM Transport Terminal	100 m Within SM complex
PLACES OF WORSHIP San Isidro Labrador Parish Parish of the Five Wounds St Jerome Emiliani Church	250 m 1.4 KM 3.4 KM
HOSPITALS Las Pinas Medical Center Perpetual Help Hospital Asian Hospital Alabang Medical Center	1.6 KM 3.4 KM 5.2 KM 5 KM
SCHOOLS San Beda College – Alabang University of Perpetual Help College Southville International School De La Salle Zobel Alabang FEU Alabang	3.1 KM 3.4 KM 3.8 KM 4.5 KM 4.0 KM
COMMERCIAL CENTERS Robinsons Place Las Pinas Alabang Town Center / CBD Festival Supermall VistaMall LasPinas Evia Mall Alabang	2 KM 3.0 KM 4.6 KM 3.9 KM 6.0 KM





#### Alabang-Zapote Road

#### SM SOUTHMALL TRANSPORT TERMINAL



TAXI (

Operating Hours: 10:00AM-9:00PM

PUJ 🔵

Route: SM Molino via Marcos Alvarez

Fare: Php16.00 (max) Operating Hours: 7AM-12PM: non-peak 12PM – 9:00PM: peak

PUJ 🧶

Route: Soldier Hills / Moonwalk

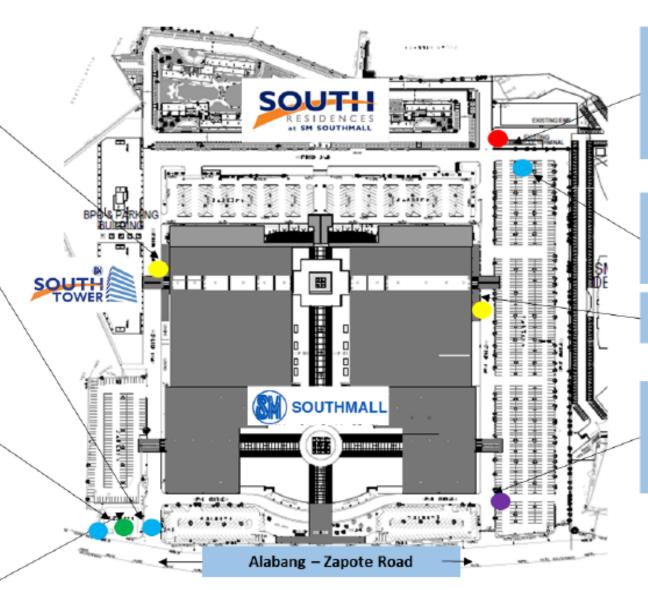
Fare: Php8.00 Operating Hours: 7AM-12PM: non-peak

12PM – 9:00PM : peak

PUV (UV Express)

Route: Ayala Makati Fare: Php70.00 Operating Hours:

5:30AM-10:00AM (Mon-Sat)



Trycycle

Route: Pilar Village, Mahogany

Fare: Php7.00 (single)

Php21.00-Php30.00 (special -depending on distance) Operating Hours: 6:00AM- 9:00PM

PUJ 🥌

Route: Pilar Village, Mahogany

Fare: Php8.00

Operating Hours: 6:00AM-9:00PM

TAXI

Operating Hours: 10:00AM- 9:00PM

BUS 🔵

Route: Lawton via Baclaran-Buendia Taft Fare: Php12.00 (min) Php49.00 (max)

Operating Hours:

10:00AM-9:00PM





YOUR COMPLETE PREMIER COMMUNITY

SM SOUTHMALL
SM SOUTH TOWER OFFICES
SOUTH RESIDENCES CONDOMINIUM
SM SOUTHMALL TRANSPORT HUB
FUTURE UNIVERSITY



# YOUR HOME BESIDE THE MALL SM SOUTHMALL features:

- ✓ THE SM STORE
- ✓ SM SUPERMARKET
- ✓ OUR HOME
- ✓ SM APPLIANCE CENTER
- ✓ TOY KINGDOM
- ✓ ACE HARDWARE
- ✓ WATSONS
- ✓ GLOBAL BRANDS such as Uniqlo / H&M / MINISO
- ✓ BDO / CHINABANK
- ✓ OVER 350 RETAIL AND DINING CHOICES
- √ 6 AUDITORIUM CINEMAS
- ✓ 1 IMAX THEATER / 2 DIRECTORS CLUB
- ✓ ICE SKATING RINK / BOWLING CENTERS
- ✓ CYBERZONE
- ✓ OVER 1,870 PARKING SLOTS



\*Total floor area of Shopping, Dining, Fun and Entertainment



# SM South Tower Offices

8 Level Carpark and Office Building

Tower 1 – Office (4 Floors)
Tower 2 – Office (4 Floors)

Retail Tenants at GF:
The Medical City
AlfaMart Convenience Store
Authentic Chinese Restaurants /
Allied Manpower Services



#### SITE DEVELOPMENT PLAN







## **PROJECT OVERVIEW**





GENERAL FACTS		
Owner/ Developer	SM Prime Holdings Inc.	
Total Land Area	2 has (20,828 sqm)	
No. of Buildings (Towers)	3 residential towers	
No. of Floors/Building	15 floors (physical floors)	
Total no. of Units	1,938	
Number of Units/Tower	664 units Tower 1 603 units Tower 2 671 units Tower 3	
Unit Mix and Type	88% - 1 BR With Balcony 9% - 1 BR End with Balcony 3% - 2 BR With Balcony 1% - 1 BR	
Total No. of Parking Slots	345 (264 open, 81 basement)	
Project Launch Date	November 2020	
Turnover Date	Q3 2025	









#### **Tower 1 Details**

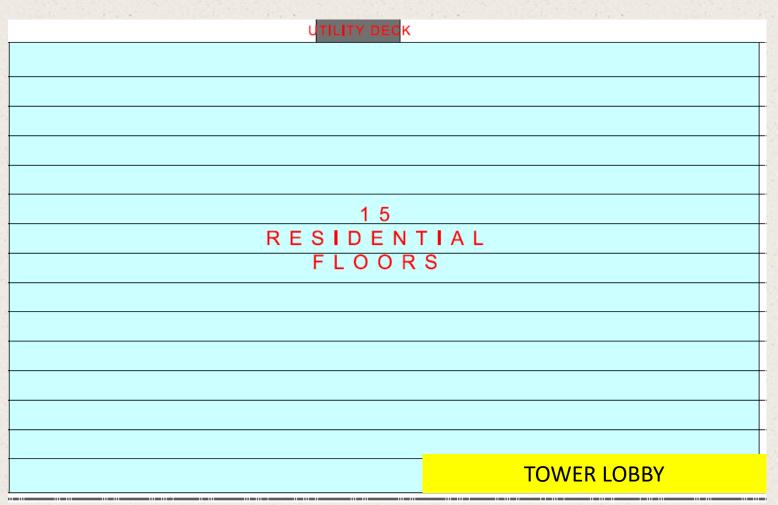








#### **Tower 2 Details**









#### **Tower 3 Details**







#### PROJECT FEATURES & AMENITIES





Artist's Perspective: Tower 2 Elevator Lobby

#### **AMENITIES:**

- ✓ Grand Lobby
- ✓ Function Room
- ✓ Swimming Pool
- √ Gazebo
- ✓ Children's Playground

#### **FEATURES:**

- ✓ 2 passenger elevators and 1 service elevator per tower
- √ 2 fire exit area/ stairs per tower
- ✓ Automatic fire sprinkler system
- ✓ Centralized Mailroom per tower
- ✓ Centralized Garbage Collection & Disposal System
- ✓ Standby generator set for the common areas
- ✓ Power will be provided by Meralco
- ✓ Water will be supplied by Maynilad
- ✓ CCTV on perimeter area, amenity area, lobby and all floors
- ✓ 24/7 security
- ✓ Greenmist Property Management Corporation (GPMC)







PRIME HOLDINGS





Artist's Perspective: Gate and Guardhouse







Artist's Perspective: Grand Lobby







Artist's Perspective: Function Room







Artist's Perspective: Function Room







Artist's Perspective: Gazebo and Swimming Pools







Artist's Perspective: Swimming Pool







Artist's Perspective: Swimming Pool





#### **Tower 1 Details**

- 664 residential units
- Ground floor 22 residential slots
- Second floor 44 residential slots
- Typical floors (3<sup>rd</sup> to 18<sup>th</sup> floors) 46 residential units



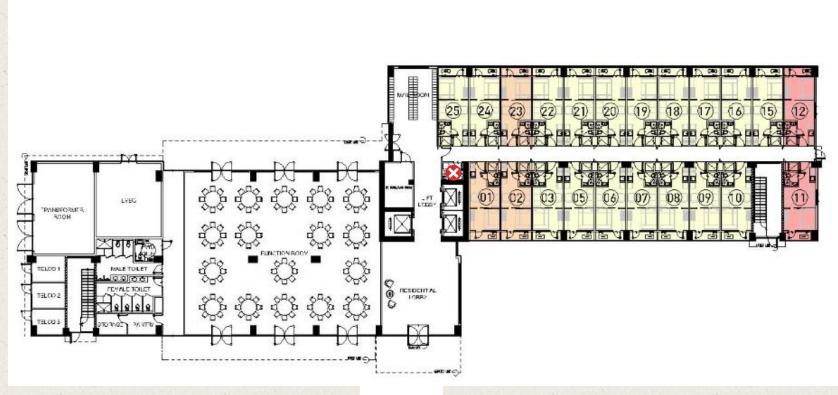
Unit Type	Unit Area (sqm)	<b>Number of Units</b>
1 BR With Balcony	25.13 – 25.72	579
1 BR End with Balcony	25.72 – 28.32	57
2 BR End With Balcony	39.88	28
TOTAL		664

Artist's Perspective: Tower 1 Grand Lobby





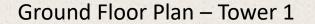
Amenity view



LEGEND	NO. OF UNITS
1BR W/ BALCONY	17
1BR W/ BALCONY (NO COLUMN)	3
1BR END W/ BALCONY	2
TOTAL	22

Mall view







- With Grand Lobby and Receptionist
- Function Room

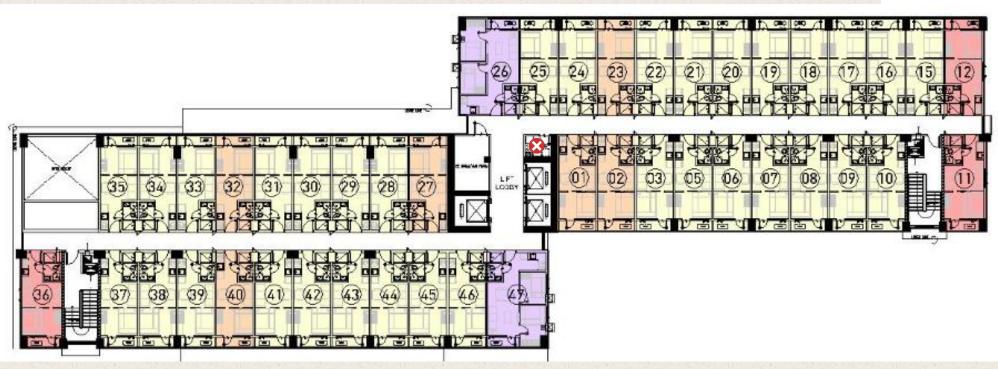






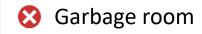


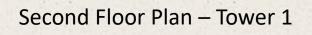
#### Amenity view



LEGEND	NO. OF UNITS
1BR W/ BALCONY	33
1BR W/ BALCONY (NO COLUMN)	6
1BR END W/ BALCONY	3
2BR END W/ BALCONY	2
TOTAL	44

Mall view











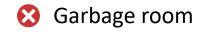


#### Amenity view



LEGEND	NO. OF UNITS
1BR W/ BALCONY	34
1BR W/ BALCONY (NO COLUMN)	6
1BR END W/ BALCONY	4
2BR END W/ BALCONY	2
TOTAL	46

Mall view







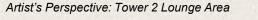


#### **Tower 2 Details**

- 603 residential units
- Ground floor 31 residential slots
- Second floor 39 residential slots
- Typical floors (3<sup>rd</sup> to 18<sup>th</sup> floors) 41 residential units



Unit Type	Unit Area (sqm)	Number of Units
1 BR With Balcony	25.13 – 25.72	541
1 BR End with Balcony	25.72 – 28.32	57
1 Bedroom	22.29 – 22.82	5
TOTAL		603









North West view



With Tower lobby

Amenity view

LEGEND	NO. OF UNITS
1BR	5
1BR W/ BALCONY	23
1BR W/ BALCONY (NO COLUMN)	1
1BR END W/ BALCONY	2
TOTAL	31

**&** Garbage room

Ground Floor Plans – Tower 2













Amenity view

LEGEND	NO. OF UNITS
1BR W/ BALCONY	33
1BR W/ BALCONY (NO COLUMN)	3
1BR END W/ BALCONY	3
TOTAL	39

8

Garbage room

Second Floor Plans – Tower 2

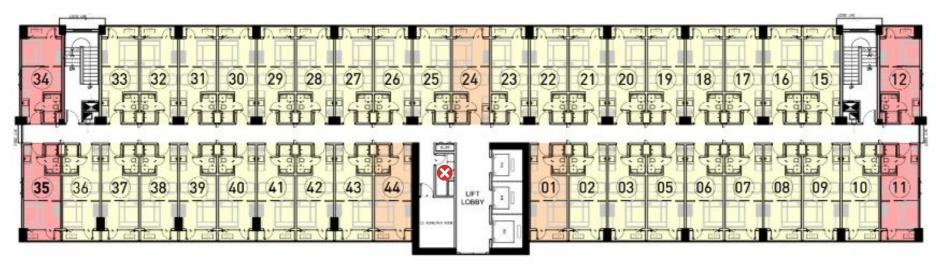






#### North West view





Amenity view

LEGEND	NO. OF UNITS
1BR W/ BALCONY	34
1BR W/ BALCONY (NO COLUMN)	3
1BR END W/ BALCONY	4
TOTAL	41

Garbage room

Typical Floor Plans – Tower 2







#### **Tower 3 Details**

- 671 residential units
- Ground floor 29 residential slots
- Second floor 44 residential slots
- Typical floors (3<sup>rd</sup> to 18<sup>th</sup> floors) 46 residential units



Unit Type	Unit Area (sqm)	<b>Number of Units</b>
1 Bedroom	22.29 – 22.82	4
2 Bedroom	33.08	1
1 BR with Balcony	25.13 – 25.72	581
1 BR End with Balcony	25.72 – 28.32	57
2 BR End with Balcony	39.88	28
ТОТ	AL	671

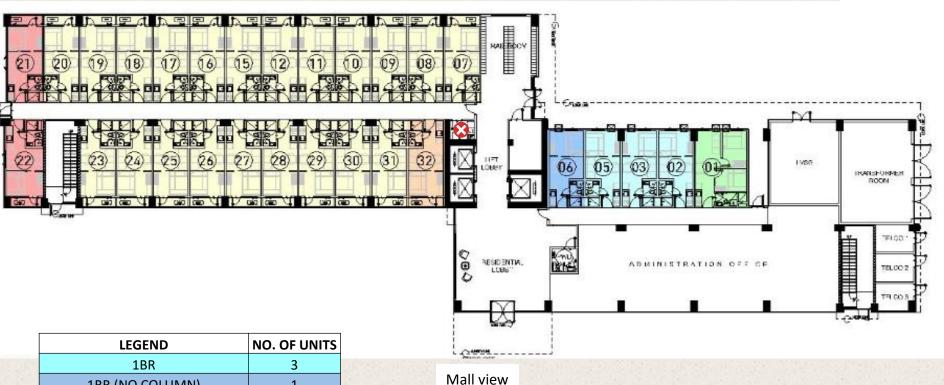
Artist's Perspective: Tower 3 Lounge Area







- With tower lobby
- **PMO Office**



Amenity view

LEGEND	NO. OF UNITS
1BR	3
1BR (NO COLUMN)	1
1BR W/ BALCONY	21
1BR W/ BALCONY (NO COLUMN)	1
1BR END W/ BALCONY	2
2BR	1
TOTAL	29

**Garbage room** 

Ground Floor Plans - Tower 3



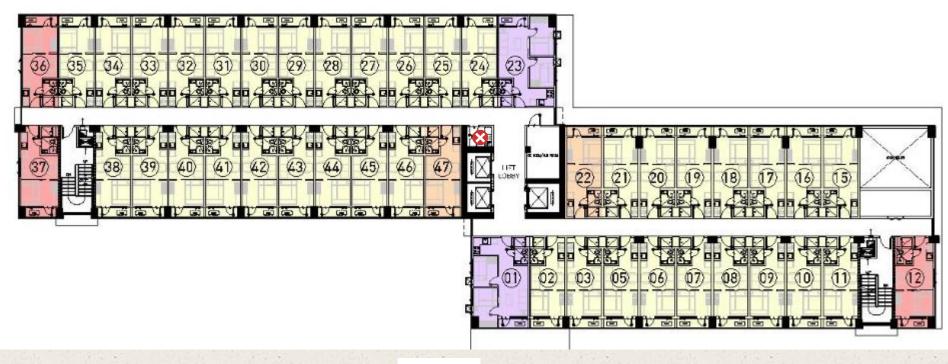


## **FLOOR PLANS**





#### Amenity view



Mall view

LEGEND	NO. OF UNITS
1BR W/ BALCONY	37
1BR W/ BALCONY (NO COLUMN)	2
1BR END W/ BALCONY	3
2BR END W/ BALCONY	2
TOTAL	44

**Garbage room** 

Second Floor Plans – Tower 3



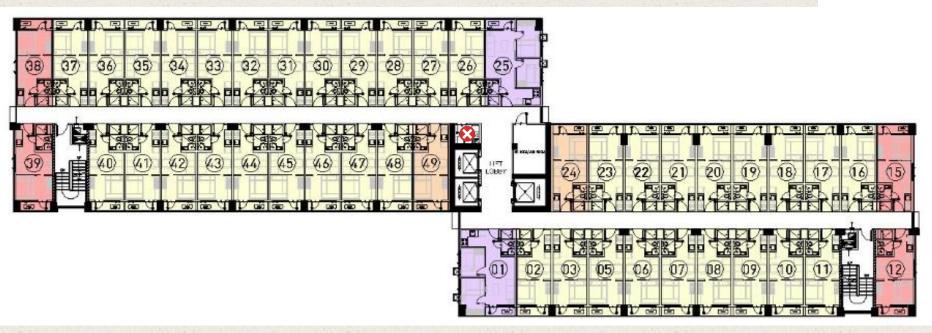


## **FLOOR PLANS**





Amenity view



Mall view

LEGEND	NO. OF UNITS
1BR W/ BALCONY	38
1BR W/ BALCONY (NO COLUMN)	2
1BR END W/ BALCONY	4
2BR END W/ BALCONY	2
TOTAL	46

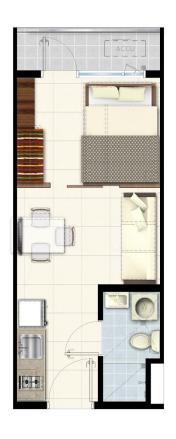
Garbage room

Typical Floor Plans – Tower 3









1-BEDROOM UI	NIT W/ BALO	CONY
	FLOOR AREA	
ROOM DESCRIPTION	Square Meters(m²)	Square Feet (ft²)
BEDROOM AREA	7.56	81.38
LIVING AREA	6.54	70.40
KITCHEN AREA	4.61	49.62
TOILET & BATH	3.58	38.54
BALCONY	2.84	30.57
TOTAL	25.13	270.51









1-BEDROOM END	UNIT W/ B/	ALCONY
	FLOOR	AREA
ROOM DESCRIPTION	Square Meters(m²)	Square Feet (ft²)
BEDROOM AREA	7.74	83.32
LIVING AREA & DINING AREA	6.69	72.01
KITCHEN AREA	4.81	51.78
TOILET & BATH	3.58	38.54
BALCONY	2.90	31.22
TOTAL	25.72	276.86









1-BEDROOM UNIT		
	FLOOR AREA	
ROOM DESCRIPTION	Square Meters(m²)	Square Feet (ft²)
BEDROOM AREA	7.55	81.27
LIVING AREA	6.52	70.18
KITCHEN AREA	4.58	49.30
TOILET & BATH	3.64	39.18
TOTAL	22.29	239.93









ROOM DESCRIPTION	FLOOR AREA	
	Square Meters(m²)	Square Feet (ft²)
BEDROOM 1	6.23	67.06
BEDROOM 2	8.40	90.42
LIVING AREA	11.66	125.51
KITCHEN AREA	7.43	79.98
TOILET & BATH	3.58	38.54
BALCONY	2.58	27.77
TOTAL	39.88	429.28

1 2-BEDROOM END UNIT W/ BALCONY
SCALE: NOT TO SCALE



## PREMIUM ON COLUMNLESS UNITS











Column less

Single column

Double column

Three column



## UNIT DELIVERABLES



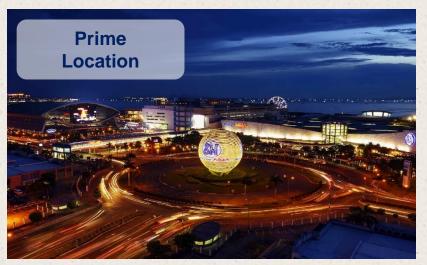
	TYPICAL UNIT FINISHES
Wall Finishes	Bedroom: Painted finish Living/Dining/Kitchen: Painted finish T&B: ceramic wall tiles - 1.8m shower and non-shower area
Floor Finishes	Ceramic tiles
Doors	Bedroom/T&B: Laminated Wood Door Main: Laminated Wood Door Fire Rated
Windows	Aluminum windows
Toilet & Bath	Water closet, lavatory, soap holder, facial mirror, tissue holder and shower assembly fixtures
Kitchen	Salt & Pepper Granite countertop with sink and faucet Overhead and base cabinets





## **KEYS TO SUCCESS**













## **CONSTRUCTION UPDATE**

#### Tower 1





As of January 2024



## **CONSTRUCTION UPDATE**

Tower 2





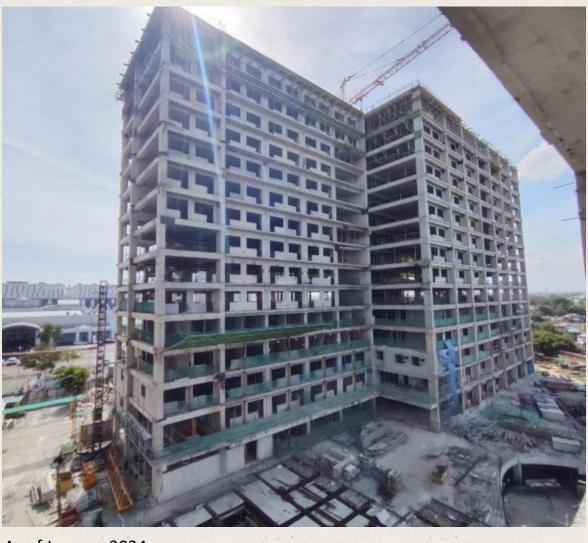
As of January 2024



## **CONSTRUCTION UPDATE**

Tower 3





As of January 2024





# FAQs







#### Who is the owner and developer of South 2 Residences?

SM PRIME HOLDINGS INC.

#### What will be the effect on documentation if owner and developer is SMPHI?

- Standard documents shall be used, only the docs will reflect SM Prime instead of SMDC
- All buyers' checks & payments should be made payable to SM Prime Holdings Inc.
- All Official Receipts will be issued by SM Prime Holdings Inc.







#### What is the <u>floor to floor and floor to ceiling</u> height?

UNIT HEIGHT	
Residential Floor to Ceiling Height	2.40 meters – kitchen / T&B 2.80 meters – Living / Bedroom
Residential Floor to Floor Height	3.10 meters

#### What are the <u>partition</u> measurements?

ters
ition – 2.8 meters (For 2 BR artition 2.4 meters







#### • What are the corridor measurements?

CORRIDOR	
Hallway Width	1.50 meters
Hallway Floor to Ceiling Height	2.30 meters

#### How many <u>elevators</u> are there?

	3 elevators	
Per Building	(1 service elev.) (2 passenger elev.)	







#### What is the back up power provision?

Common Area	100%
Residential Unit	
> 1 Bedroom with Balcony	1 Light and 1 Convenience Outlet
> 2 Bedroom with Balcony	1 Light and 2 Convenience Outlet





## SOUTH 2 RESIDENCES at SM SOUTHMALL LAS PIÑAS CITY

#### **Showroom Location**

		Our Home	H&M	Toy Kingdom	Tom's World
Ace Hardware					Souttil 2  Residences Residences Showroom
	Forty Ga Winks Fra	llery mes		Concorde	National Bookstore
			/ Southmall ain Entrance		
		Alaba	ng-Zapote Road		





Artist's Perspective:

Visit our Showroom at the 2<sup>nd</sup> Floor of SM Southmall, Las Piñas City







For further inquiries, please contact:

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Rovin H. Ortiz / Assistant Project Director rovin.ortiz@smdevelopment.com