



*Blue*  
RESIDENCES  
KATIPUNAN AVENUE



Every single day, SM touches the lives of millions of people through its stores, malls, banks, hotels and leisure facilities. And now, Filipinos can live in style, comfort and convenience at SM Development Corporation (SMDC).

SMDC commits itself to provide access to luxurious urban living through vertical villages perfectly integrated with a commercial retail environment, giving its residents a truly cosmopolitan lifestyle.

SMDC developments are strategically situated in key areas across Metro Manila specifically the Central Business Districts of Makati, Ortigas, Quezon City, Pasay and Parañaque.

# The Site

Blue Residences is located along Katipunan Avenue cor. Aurora Boulevard, Q.C.



Location Map



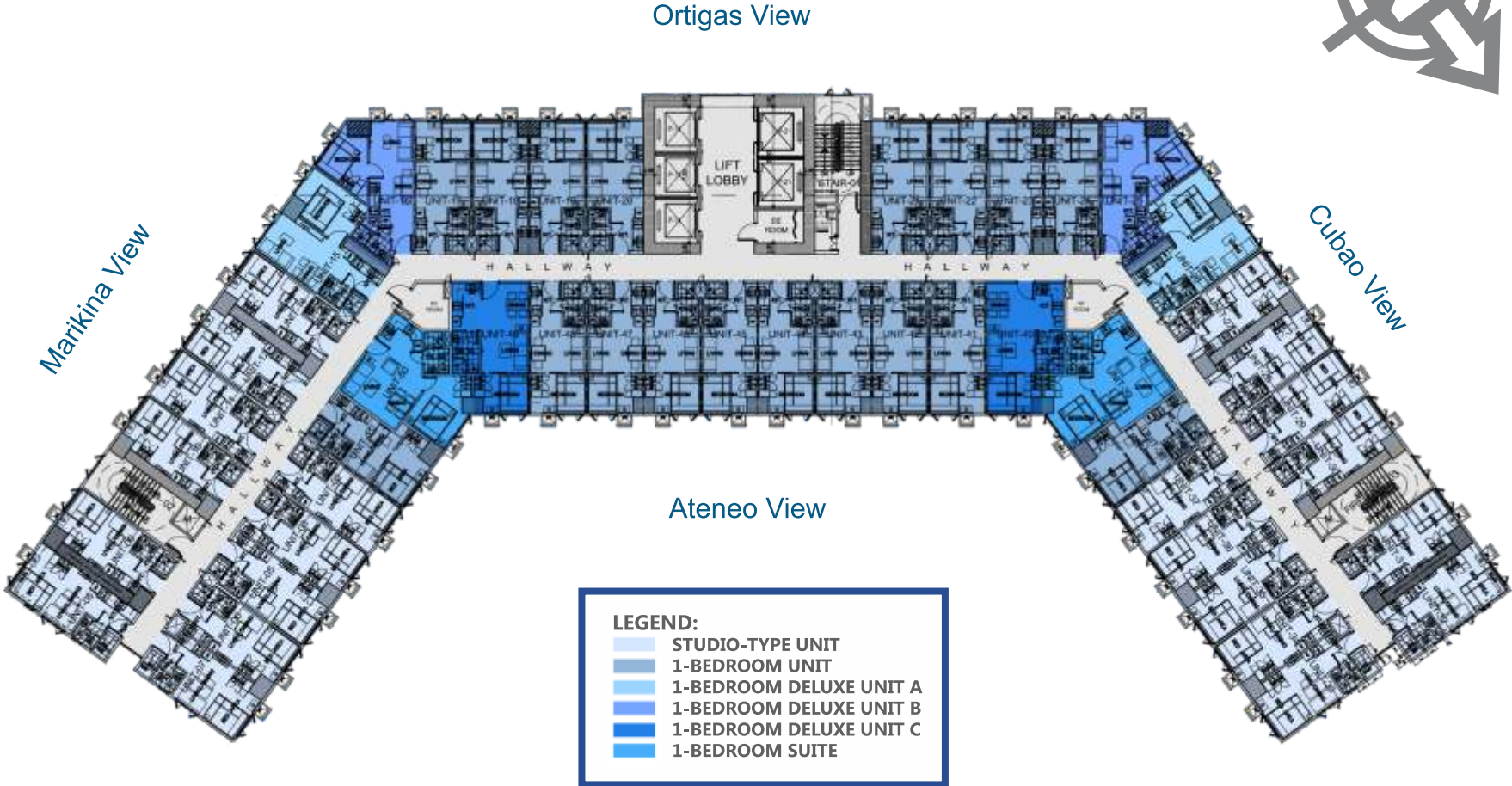
# 7th Floor Plan - Amenities Level



**LEGEND:**

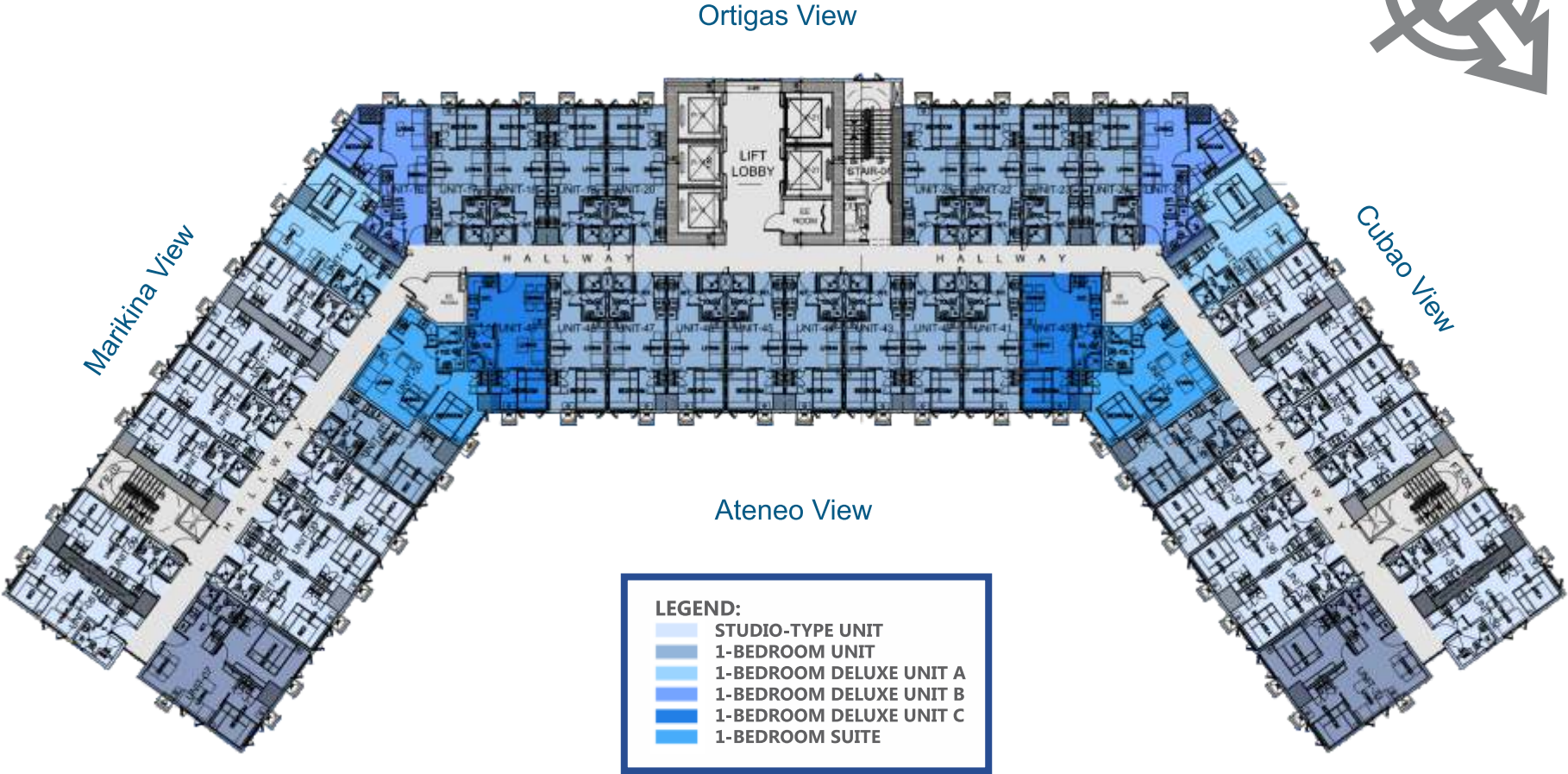
- STUDIO-TYPE UNIT
- 1-BEDROOM UNIT
- 1-BEDROOM DELUXE UNIT A
- 1-BEDROOM DELUXE UNIT B
- 1-BEDROOM SUITE

# Typical 8th - 30th Floor Plan





# Typical 31st - 41st Floor Plan



**LEGEND:**

Lightest Blue	STUDIO-TYPE UNIT
Light Blue	1-BEDROOM UNIT
Medium Light Blue	1-BEDROOM DELUXE UNIT A
Medium Blue	1-BEDROOM DELUXE UNIT B
Dark Blue	1-BEDROOM DELUXE UNIT C
Darkest Blue	1-BEDROOM SUITE

# Fact Sheet

<b>General Project Description</b>	: 41-Storey, Single-Tower Development
<b>Location</b>	: Katipunan and Aurora Blvd., Quezon City
<b>Project Theme</b>	: Modern Tropical Design
<b>Total Lot Area</b>	: 4,234.51 sq.m.
<b>Total Number of Units</b>	: 1,591
<b>Product Offering &amp; No. of Units</b>	
<b>Studio Unit</b>	: 682 (43%)
<b>1-BR Unit</b>	: 594 (37.3%)
<b>1-BR Deluxe Unit</b>	: 198 (12.5%)
<b>1-BR Suite</b>	: 66 (4.2%)
<b>2-BR Unit</b>	: 22 (1.2%)
<b>Garden Units</b>	: 29 (1.8%)
<b>Commercial Units/Spaces</b>	: 13
<b>Parking Slots</b>	: 419
<b>Turnover Date</b>	: June 2014

# Amenities

- Amenities Lounge at the 7th Floor
- Roof Deck Lounge
- Function Rooms
- Modern Tropical Landscape Area
- Children's Playground
- Toddler and Kiddie Pools
- Lap Pool
- Pool Deck Area
- Student Lounge

## Other Building Features

- Grand Entrance Lobby with Lounge Area
- Commercial Areas
- Wi-Fi Access at Selected Common Areas
- Five High-Speed Elevators
- Automatic Fire Detection and Alarm System
- Standby Genset for Common Areas and Select Residential Outlets
- Natural Ventilation for Hallways
- Sufficient Fire Exits
- Centralized Cistern Tank
- Sewerage Treatment Plant







*Dressed-up Unit, Artist's Perspective*

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# Studio Unit Floor Plan

Studio Unit (21.58 sq.m.)		
	Floor Area	
	Square Meter	Square Feet
Living / Dining Room	5.24	56.40
Sleeping Area	7.43	79.98
Kitchen	5.45	58.66
Toilet and Bath	3.46	37.24
<b>Gross Floor Area</b>	<b>21.58</b>	<b>232.29</b>

All Floors: Units 2-14; 27-37



# Studio Garden Unit Floor Plan

Studio Garden Unit (26.30 sq.m.)		
	Floor Area	
	Square Meter	Square Feet
Living / Dining Room	6.22	66.95
Sleeping Area	7.43	79.98
Kitchen	4.46	48.01
Toilet and Bath	3.46	37.24
Garden	4.73	50.91
<b>Gross Floor Area</b>	<b>26.30</b>	<b>283.09</b>





# 1-Bedroom Unit Floor Plan

1-Bedroom Unit (23.47 sq.m.)		
	Floor Area	
	Square Meter	Square Feet
Living Room	3.62	38.97
Dining Room	4.68	50.38
Sleeping Area	7.25	78.04
Kitchen	4.46	48.01
Toilet and Bath	3.46	37.24
<b>Gross Floor Area</b>	<b>23.47</b>	<b>252.63</b>

All Floors: Units 17-24; 41-48



# 1-Bedroom Unit Floor Plan

1-Bedroom Unit (23.90 sq.m.)		
	Floor Area	
	Square Meter	Square Feet
Living / Dining Room	7.11	76.53
Sleeping Area	8.78	94.51
Kitchen	4.55	48.98
Toilet and Bath	3.46	37.24
<b>Gross Floor Area</b>	<b>23.90</b>	<b>257.26</b>

All Floors: Units 1 and 38



# 1-Bedroom Garden Unit Floor Plan

1-Bedroom Garden Unit (29.79 sq.m.)		
	Floor Area	
	Square Meter	Square Feet
Living / Dining Room	7.11	76.53
Sleeping Area	8.78	94.51
Kitchen	4.55	48.98
Toilet and Bath	3.46	37.24
Garden	5.89	63.40
<b>Gross Floor Area</b>	<b>29.79</b>	<b>320.66</b>





# 1-Bedroom Deluxe Unit A Floor Plan

1-Bedroom Deluxe Unit A (31.88 sq.m.)		
	Floor Area	
	Square Meter	Square Feet
Living Room	7.50	80.73
Dining Room	5.27	56.73
Sleeping Area	10.94	117.76
Kitchen	4.71	50.70
Toilet and Bath	3.46	37.24
<b>Gross Floor Area</b>	<b>31.88</b>	<b>343.15</b>

All Floors: Units 15 and 26



# 1-Bedroom Deluxe Garden Unit A-1 Floor Plan

1-Bedroom Deluxe Garden Unit A-1 (40.36 sq.m.)		
	Floor Area	
	Square Meter	Square Feet
Living Room	7.50	80.73
Dining Room	5.27	56.73
Sleeping Area	10.94	117.76
Kitchen	4.71	50.70
Toilet and Bath	3.46	37.24
Garden	8.48	91.28
<b>Gross Floor Area</b>	<b>40.36</b>	<b>434.43</b>



# 1-Bedroom Deluxe Garden Unit A-2 Floor Plan

1-Bedroom Deluxe Garden Unit A-2 (46.25 sq.m.)		
	Floor Area	
	Square Meter	Square Feet
Living Room	7.50	80.73
Dining Room	5.27	56.73
Sleeping Area	10.94	117.76
Kitchen	4.71	50.70
Toilet and Bath	3.46	37.24
Garden	14.37	154.68
<b>Gross Floor Area</b>	<b>46.25</b>	<b>497.83</b>





# 1-Bedroom Deluxe Unit B Floor Plan

1-Bedroom Deluxe Unit B (30.36 sq.m.)		
	Floor Area	
	Square Meter	Square Feet
Living Room	6.62	71.26
Dining Room	3.73	40.15
Sleeping Area	8.95	96.34
Kitchen	6.88	74.06
Toilet and Bath	4.18	44.99
<b>Gross Floor Area</b>	<b>30.36</b>	<b>326.79</b>

All Floors: Units 16 and 25



# 1-Bedroom Deluxe Garden Unit B-1 Floor Plan

1-Bedroom Deluxe Garden Unit B-1 (42.64 sq.m.)		
	Floor Area	
	Square Meter	Square Feet
Living Room	6.82	73.41
Dining Room	3.90	41.98
Sleeping Area	8.95	96.34
Kitchen	7.07	76.10
Toilet and Bath	4.18	44.99
Garden	17.76	126.15
<b>Gross Floor Area</b>	<b>48.68</b>	<b>458.97</b>



# 1-Bedroom Deluxe Unit C Floor Plan

1-Bedroom Deluxe Unit C (30.00 sq.m.)		
	Floor Area	
	Square Meter	Square Feet
Living Room	8.02	86.33
Dining Room	4.02	43.27
Sleeping Area	7.22	77.72
Toilet and Bath	6.68	71.80
Kitchen	4.06	43.70
<b>Gross Floor Area</b>	<b>30.00</b>	<b>322.92</b>

All Floors: Units 40 and 49





# 1-Bedroom Suite Unit Floor Plan

1-Bedroom Suite Unit (33.00 sq.m.)		
	Floor Area	
	Square Meter	Square Feet
Living Room	8.65	93.11
Dining Room	5.27	56.73
Sleeping Area	10.88	117.11
Kitchen	4.66	50.16
Toilet and Bath	3.54	38.10
<b>Gross Floor Area</b>	<b>33.00</b>	<b>355.21</b>

All Floors: Units 39 and 50



## 2-Bedroom Unit Floor Plan

2-Bedroom Unit (44.70 sq.m.)		
	Floor Area	
	Square Meter	Square Feet
Living Room	9.38	100.75
Dining Room	6.04	65.01
Sleeping Area	13.78	148.33
Kitchen	7.60	50.05
Toilet and Bath	3.27	35.20
<b>Gross Floor Area</b>	<b>44.70</b>	<b>481.15</b>



# Typical Residential Unit Finishes

## Floor Finishes

- Living Dining and Kitchen : 600 x 600 Floor Tiles
- Toilet and Bath : 300 x 300 Vitrified Floor Tiles
- Bedroom : 600 x 600 Floor Tiles
- Balcony : Vitrified Floor Tiles

## Wall Finishes

- Interior Walls : Painted Finish
- Toilet and Bath : Combination of Wall Tiles and Painted Finish

## Ceiling Finish

- Living and Dining Area : Painted Cement Finish
- Kitchen, Toilet and Bath : Painted Finish  
(Ficem / Gypsum Board)

## Kitchen Cabinets and Equipment

- Laminated Overhead Kitchen Cabinets
- Countertop on Under Counter Cabinets
- Stainless Steel Sink

## Toilet and Bath

- Water Closet, Lavatory, Soap Holder, Tissue Holder, Towel Bar, Facial Mirror

## Door

- Main Door - Laminated Wood Door
- Toilet and Bath - PVC
- Bedroom Door - Laminated Wood Door (2BR)

## Windows

- Tempered Glass on Powder Coated Aluminum Frame