

SMDCC



Calm

R E S I D E N C E S

SANTA ROSA CITY, LAGUNA

YOUR VERY OWN EDEN

We at SMDC welcome you to your very own Eden.

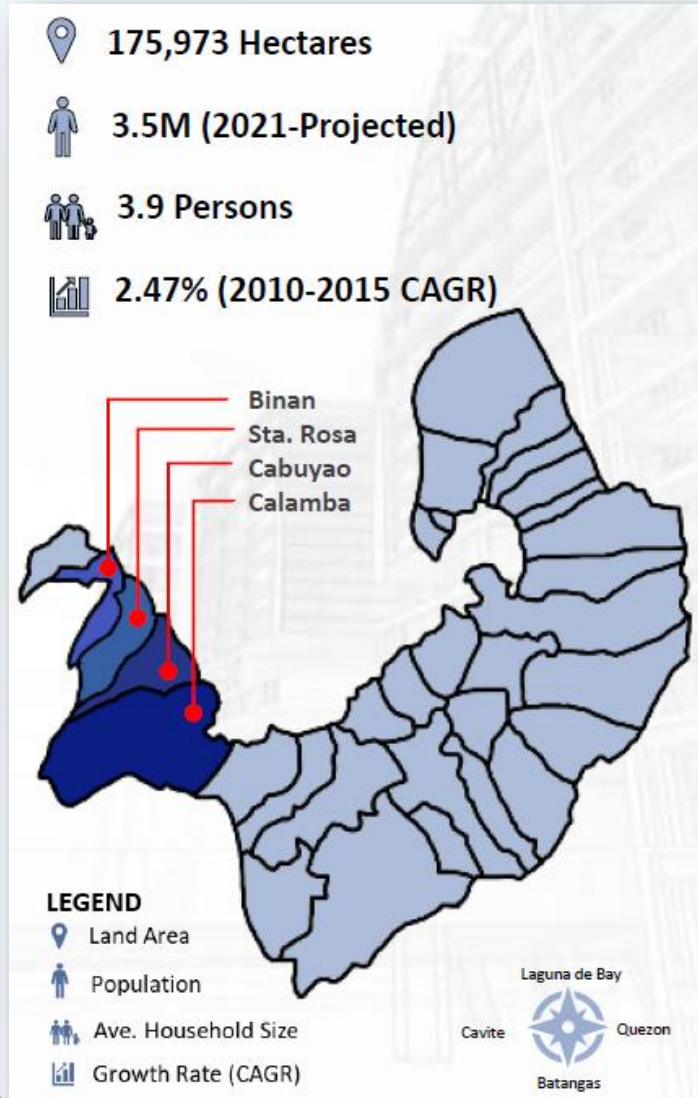
Your new home is a bastion of tranquility amid the busy and highly progressive city of Santa Rosa, Laguna. A suburban garden community conveniently located right across WalterMart Santa Rosa that is complete with our trademark resort-inspired amenities, hotel-like lobbies, open parks, and play spaces, strong Wi-Fi access, transport-oriented development, and integrated commercial spaces.

Enjoy the peace and quiet of living in a professionally managed community with your safety and security in mind and relish the calm and soothing atmosphere all around that will make you feel like you're living in paradise.

Sit back, relax and embrace the serenity of your own home by the garden at Calm Residences.



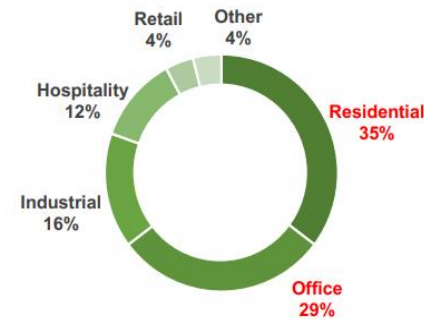
PROVINCE OF LAGUNA



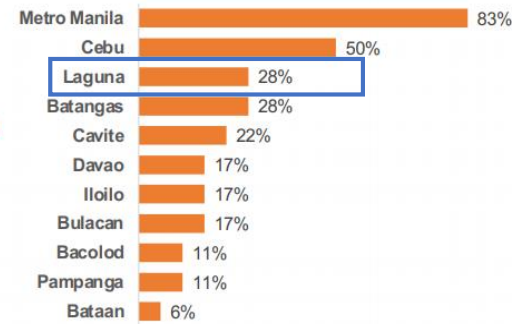
Residential and Office: Major property types such as residential and office continue to become the primary options for investors.



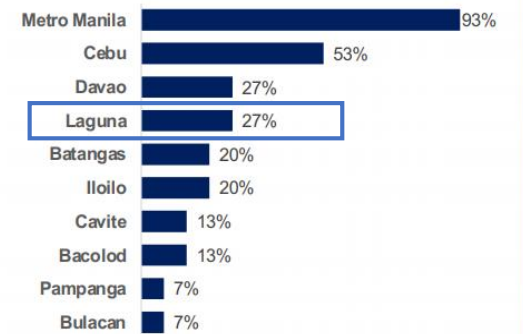
Preferred Property Investment



Preferred Area of Investment (Residential)



Preferred Area of Investment (Office)



- For residential, 35% of the respondents have shown interest in investing in the property type, citing familiarity with the current market direction and seeking mid- to long-term yields.
- Most investors who participated in the survey insisted on sustainable yields as a more favorable factor in order to invest in different property types by 2021. The survey found that more than 60% of the respondents prefer acting on possible yields long-term (office) and short-term (residential). With the current supply of both asset types, investors see this as an opportunity to acquire and expand as optimism around the real estate market continue to persist amid the pandemic.

THE LION CITY OF SOUTH LUZON: CITY OF SANTA ROSA

- ✓ Investment hub of South Luzon
- ✓ 4 PEZA Accredited Economic Zone
- ✓ Motor City of the Philippines
- ✓ IT Hub of Region IV-A: 82nd in the world competitiveness in IT and BPO (THOLONS)
- ✓ Vibrant, Booming and Fastest Growing Economy
- ✓ Growing Residential Demand
- ✓ Close Proximity to Metro Manila





Calm



RESIDENCES

SANTA ROSA CITY, LAGUNA

An exclusive, gated tranquil community in the midst of the highly progressive city of Sta. Rosa, Laguna.

Calm Residences is a suburban walkable garden community with easy access to commercial spaces and transport hubs. It features interconnected linear parks, complete resort styled amenities and sports facilities, hotel-like lobbies and lounges with strong Wi-Fi connections for families and working professionals who long to live in a safe, secure and tranquil home for him and his family.

An exclusive, gated tranquil community in the midst of the highly progressive city of Sta. Rosa, Laguna. Calm Residences is a suburban walkable garden community with easy access to commercial spaces and transport hubs. It features interconnected linear parks, complete resort styled amenities and sports facilities, lobbies and lounges with strong Wi-Fi connections for families and working professionals who long to live in a safe, secure and tranquil home for him and his family.

CALMING SUBURBAN GARDEN COMMUNITY

Lush gardens and open spaces that will provide relaxing environment and contributes to a healthy lifestyle that enhances productivity and creativity.

Ample linear parks that allow breathable and greenery views between buildings that provides natural light flow through units.

Complete amenities for physical and recreational activities that promote camaraderie and healthy lifestyle to all residents.

Resort-styled swimming pools surrounded by greeneries for a refreshing family bonding activities

Safe and secure environment

IDEAL HOMES FOR WORKING FAMILIES

Serene environment that provides utmost relaxation after busy days of work.

Strategically positioned along the enterprise belt of Sta Rosa, Laguna that upholds more quality family time.

Near schools, malls and theme parks for immediate family needs and entertainment.

Child-friendly community that feature ample open play area for kids to enjoy.

Complete resort-styled amenities and recreational facilities for family bonding activities.

Safe and secure community for kids and adults.

SUSTAINABLE MASTER-PLANNED DEVELOPMENT

Well-connected, well-planned, walkable and eco-friendly development.

Walking distance to a mall, theme park and business parks in Sta Rosa for a more convenient lifestyle.

Complete development that will feature an integrated commercial area that will provide the immediate needs of the residents and will reduce carbon footprint.

Bike-friendly community

SMDC's continues community development programs that promotes a sense of community and camaraderie in the neighborhood.

Thorough flood, traffic, geo-resistivity and soil study to ensure a safe, earthquake resistant and flood-free development.

Safe and secured community that will be managed by a professional property management team.

A LUCRATIVE INVESTMENT

Minimal capital investment thru affordable and flexible payment terms that will provide maximum returns thru rental and property value appreciation.

Complete and connected residential communities will always command high real estate value

Exceptional upkeep and management of the community will ensure that the investment will last a lifetime, and will appreciate over time

A home investment for leasing that will cater to the local upgraders, working professionals and expats from the highly industrialized city of Sta. Rosa

Can be used as serviced-apartment for expats and local staycationers.

Convenient and hassle-free leasing services

VICINITY MAP



SHOPPING & LEISURE

- WalterMart Santa Rosa – Balibago: +/-0.30 kms
- Enchanted Kingdom: +/- 1.10 kms
- Robinsons Santa Rosa: +/- 5.10 kms
- SM City Santa Rosa: +/- 6.30 kms
- Vista Mall Santa Rosa: +/- 6.70 kms
- Ayala Malls Solenad: +/- 7.20 kms

HOSPITALS

- Sta. Rosa Hospital and Medical Center: +/- 0.45 kms
- Citi Medical Hospital: +/- 0.65 kms
- High Precision Sta. Rosa: +/- 4.1 kms
- St. James Hospital: +/- 4.50 kms
- Medical City South Luzon: +/- 6.00 kms

SCHOOLS

- Laguna Northwestern College: +/- 055 kms
- Dominican College of Sta. Rosa: +/- 1.40 kms
- Green Fields Integrated School of Laguna, Inc.: +/- 1.90 kms
- Our Lady of Assumption College: +/- 3.30 kms
- De La Salle University – Laguna Campus: +/- 8.90 kms
- Xavier School Nuvali: +/- 11.20 kms

INDUSTRIAL PARKS

- Meridian Industrial Complex: +/- 1.10 kms
- Daystar Industrial Park: +/- 2.20 kms
- Toyota Motor Philippines: +/- 2.70 kms
- Greenfield Auto Park: +/- 6.50 kms
- Lakeside Evozone: +/- 8.00 kms
- Laguna Technopark Inc.: +/- 9.30 kms

COMMUTER FRIENDLY COMMUNITY



SANTA ROSA INTEGRATED TERMINAL (3.8 kms)

Bus Routes:

- Novaliches, Quezon City by Dela Rosa Transit
- Malanday, Valenzuela by King of Kings Transport
- Prieto Diaz, Bicol by Philtranco
- Tabaco, Bicol by Philtranco
- Legaspi, Bicol by Philtranco
- Silago, Leyte by Philtranco
- Ormoc, Leyte by Philtranco
- Daet, Camarinez Norte by Philtranco
- Naval by Philtranco
- Sawang by Philtranco
- SM City Lucena, Quezon by DLTB Co.

SANTA ROSA INTEGRATED TERMINAL

UV Express Routes:

- SM Molino
- SM Bacoor
- SM Calamba
- Savemore Tagaytay
- SM City Manila
- SM San Lazaro
- SM Cubao
- SM Marikina
- SM Masinag
- SM Taytay
- SM Aura
- SM Lipa
- SM batangas
- SM San mateo
- SM Southmall
- SM Tanza
- SM Bicutan
- SM BF
- SM Sucat
- Lucban
- Pala-pala

BALIBAGO COMPLEX TERMINAL (1.7 kms)

Bus Routes:

- Tagaytay
- Sta Cruz, Laguna
- San Pablo City
- Alabang
- Cubao – EDSA
- LRT Buendia
- Lawton
















SANTA ROSA INTEGRATED TERMINAL

Jeepney Routes:

- Alabang
- Muntinlupa
- San Pedro, Laguna
- Binan, Laguna
- Santa Rosa, Laguna
- Cabuyao, Laguna
- Calamba, Laguna



FEATURES & AMENITIES

-  LAP POOL
-  CENTRAL PARK
-  LINEAR PARKS
-  GRAND GATEWAY
-  KIDDIE POOL
-  FUNCTION ROOM
-  COVERED BASKETBALL COURT
-  PAVILLION
-  WELLNESS GARDEN
-  SERENITY GARDEN
-  KIDDIE YARD
-  SHADED GARDEN
-  PIAZZA
-  RESORT LOUNGES
-  PARKING SPACES



GRAND GATEWAY ARTIST'S PERSPECTIVE

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GRAND ROTUNDA ARTIST'S PERSPECTIVE

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SERENITY GARDEN ARTIST'S PERSPECTIVE

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LINEAR PARK ARTIST'S PERSPECTIVE

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CENTRAL GARDEN ARTIST'S PERSPECTIVE

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WELLNESS GARDEN ARTIST'S PERSPECTIVE

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COVERED BASKETBALL COURT ARTIST'S PERSPECTIVE

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KID'S ZONE ARTIST'S PERSPECTIVE

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KIDDIE POOL ARTIST'S PERSPECTIVE

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SWIMMING POOL ARTIST'S PERSPECTIVE

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PAVILION ARTIST'S PERSPECTIVE

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GAZEBO ARTIST'S PERSPECTIVE

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FUNCTION ROOM ARTIST'S PERSPECTIVE

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GRAND LOBBY ARTIST'S PERSPECTIVE

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GREENMIST
PROPERTY MANAGEMENT CORP.

- ✓ Quality Customer Service
- ✓ Stringent Safety and Security
- ✓ First Rate Facility Management
- ✓ Spotless Cleanliness
- ✓ Transparent Transaction



SMDC Leasing Range of Services

- ✓ Property Listing Management
- ✓ Unit viewing arrangements
- ✓ Negotiation of lease terms
- ✓ Preparation of lease contract
- ✓ Tenant move-in/out assistance
- ✓ Basic Home Repair Services

Calin



R E S I D E N C E S

SANTA ROSA CITY, LAGUNA

TECHNICAL DETAILS

SITE DEVELOPMENT PLAN

City of Santa Rosa, Laguna



PROJECT OVERVIEW



PROJECT DETAILS

Architectural Theme	Modern Contemporary
Owner / Developer	Vancouver Lands Inc.
Total Land Area	57,217 sqm
No. of Towers/Buildings	17 Buildings
No. of Floors/Tower	4 Floors per Building
Ave. Number of Units Per Building	Ave. of 173 units (46 units per floor)
Total No. of Units	2,949 units
Residential Units	Studio Unit – 24 units Studio End Unit – 118 units 1 Bedroom Unit – 2,807 units
Parking Slots	Saleable - 487 Parking Slots PWD – 9 Parking slots Service – 1 Parking Slot
Target Turnover Date:	October 2024 – Buildings A - H April 2026 – Buildings I - Q

PROJECT OVERVIEW



LAUNCH DETAILS

Target Launch	October 2021
Target Completion	October 2024
Buildings	Buildings D, E, F, G & H (5 Bldgs)
Total No. Of Units	918 units
Building D	184 units
Building E	183 units
Building F	184 units
Building G	183 units
Building H	184 units
Unit Mix	
Studio	6 units
Studio End	35 units
One Bedroom	877 units



BUILDING DETAILS

BUILDING CHART



4th Floor

3rd Floor

2nd Floor

Ground Floor

Note: All floors are for residential use

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BUILDING CHART – BUILDING D



FLOOR	NO. OF UNITS
Ground Floor	46 units
2 nd to 4 th Floor	46 units per floor
Total	184 units

UNIT TYPE	UNIT AREA	NO. OF UNITS
One Bedroom	24.41 – 24.99 sqm	175 units
Studio End	23.51 sqm	7 units
Studio	17.63 – 18.21 sqm	2 units

BUILDING CHART – BUILDING E



FLOOR	NO. OF UNITS
Ground Floor	45 units
2 nd to 4 th Floor	46 units per floor
Total	183 units

UNIT TYPE	UNIT AREA	NO. OF UNITS
One Bedroom	24.41 – 24.99 sqm	176 units
Studio End	23.51 sqm	7 units

BUILDING CHART – BUILDING F



FLOOR	NO. OF UNITS
Ground Floor	46 units
2 nd to 4 th Floor	46 units per floor
Total	184 units

UNIT TYPE	UNIT AREA	NO. OF UNITS
One Bedroom	24.41 – 24.99 sqm	175 units
Studio End	23.51 sqm	7 units
Studio	17.63 – 18.21 sqm	2 units

BUILDING CHART – BUILDING G



FLOOR	NO. OF UNITS
Ground Floor	45 units
2 nd to 4 th Floor	46 units per floor
Total	183 units

UNIT TYPE	UNIT AREA	NO. OF UNITS
One Bedroom	24.41 – 24.99 sqm	176 units
Studio End	23.51 sqm	7 units

BUILDING CHART – BUILDING H



FLOOR	NO. OF UNITS
Ground Floor	46 units
2 nd to 4 th Floor	46 units per floor
Total	184 units

UNIT TYPE	UNIT AREA	NO. OF UNITS
One Bedroom	24.41 – 24.99 sqm	175 units
Studio End	23.51 sqm	7 units
Studio	17.63 – 18.21 sqm	2 units

DEVELOPMENT & BUILDING FEATURES

- ✓ Gated community with 24/7 security
- ✓ CCTV for common areas
- ✓ Mailroom located at the ground floor near the elevator
- ✓ Garbage room in every floor
- ✓ Wifi ready lobby & function rooms
- ✓ Property Management Services
- ✓ Prime Key Leasing
- ✓ Power by Meralco





FLOOR PLANS AND UNIT LAYOUTS

VIEWPOINTS



Amenity View



Central Park View



Linear Park View

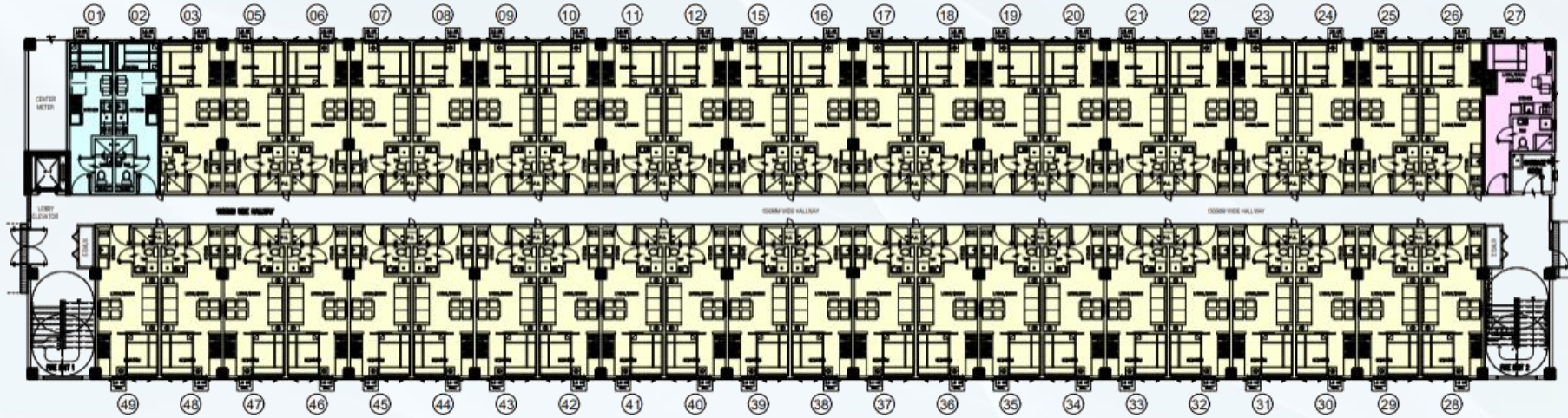
BUILDING D – GROUND FLOOR PLAN

LEGENDS:

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT

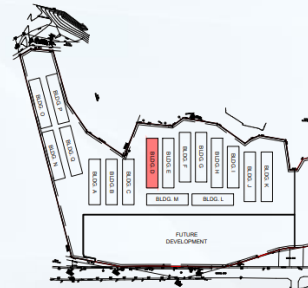


Linear Park View



Residential View

KEY PLAN

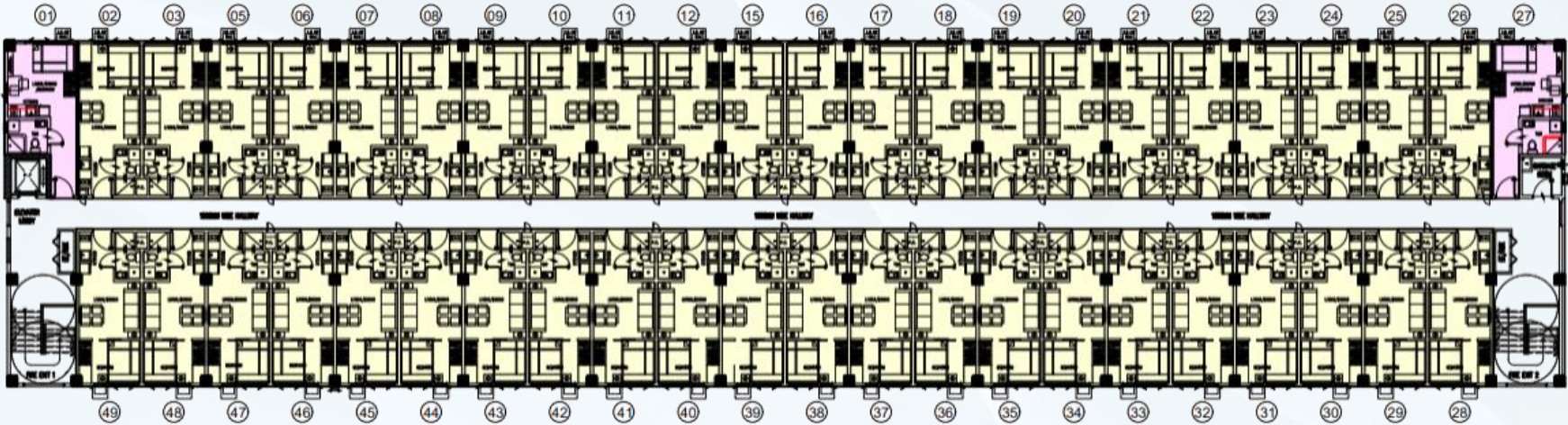


BUILDING D – 2ND TO 4TH FLOOR PLAN

- LEGENDS:
- STUDIO END UNIT
 - 1 BEDROOM UNIT

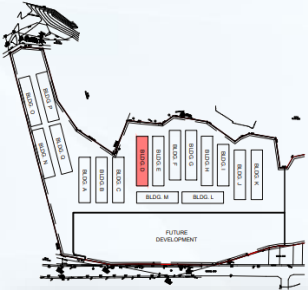


Linear Park View



Residential View

KEY PLAN



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BUILDING E - GROUND FLOOR PLAN

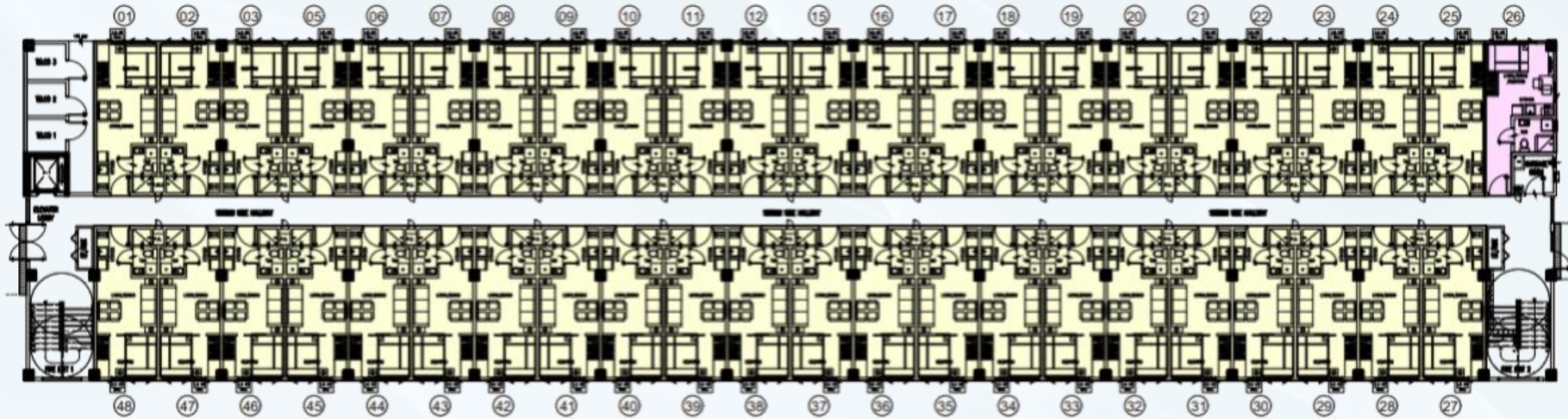
LEGENDS:

- STUDIO END UNIT
- 1 BEDROOM UNIT



Linear Park View
01 - 23

Central
Park View
24 - 26

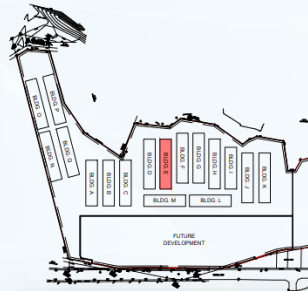


Central Park View

Linear Park View



KEY PLAN



BUILDING E – 2ND TO 4TH FLOOR PLAN

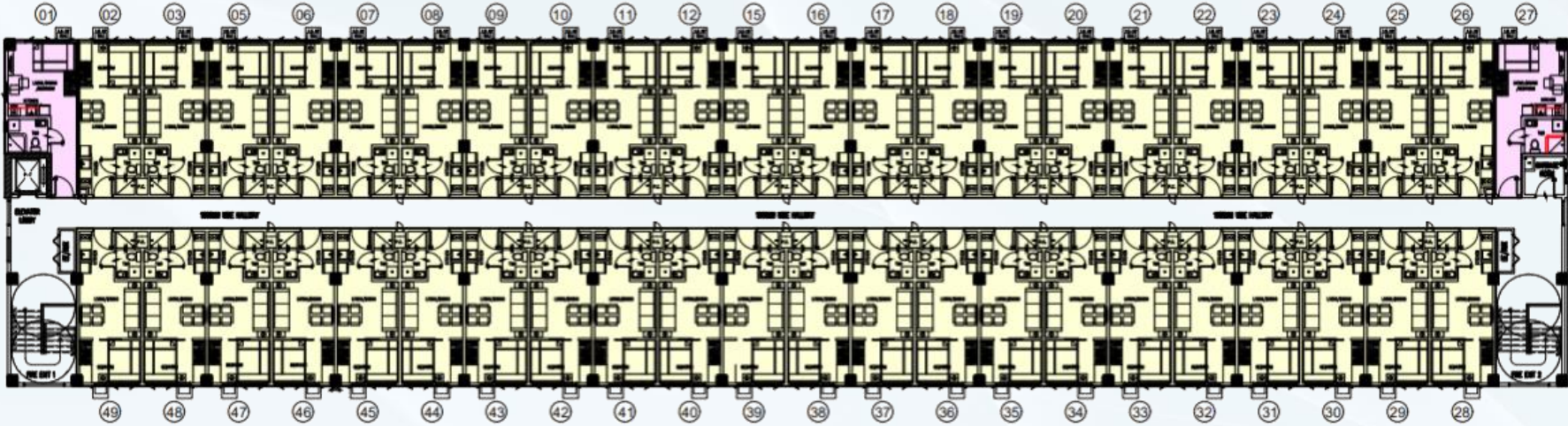
LEGENDS:

- STUDIO END UNIT
- 1 BEDROOM UNIT



Linear Park View
01 - 24

Central Park View
25 - 27

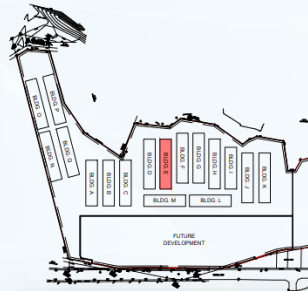


Central Park View

Linear Park View



KEY PLAN



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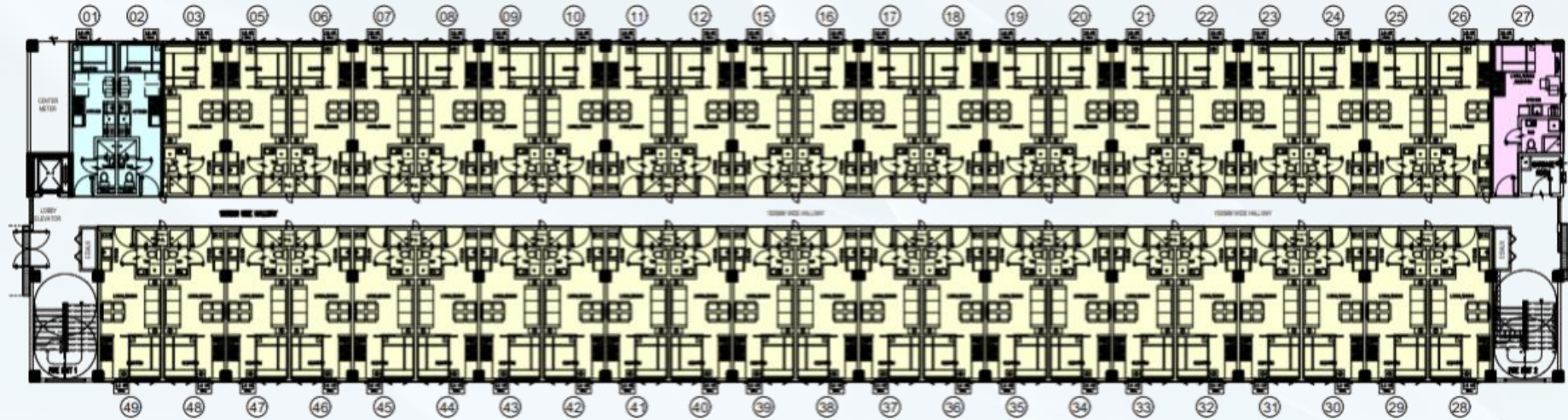
BUILDING F – GROUND FLOOR PLAN

LEGENDS:

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT



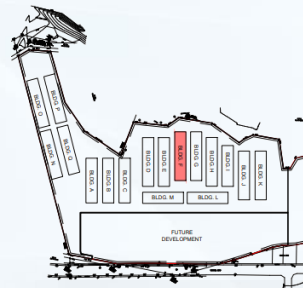
Linear Park View



Central Park View

Linear Park View

KEY PLAN



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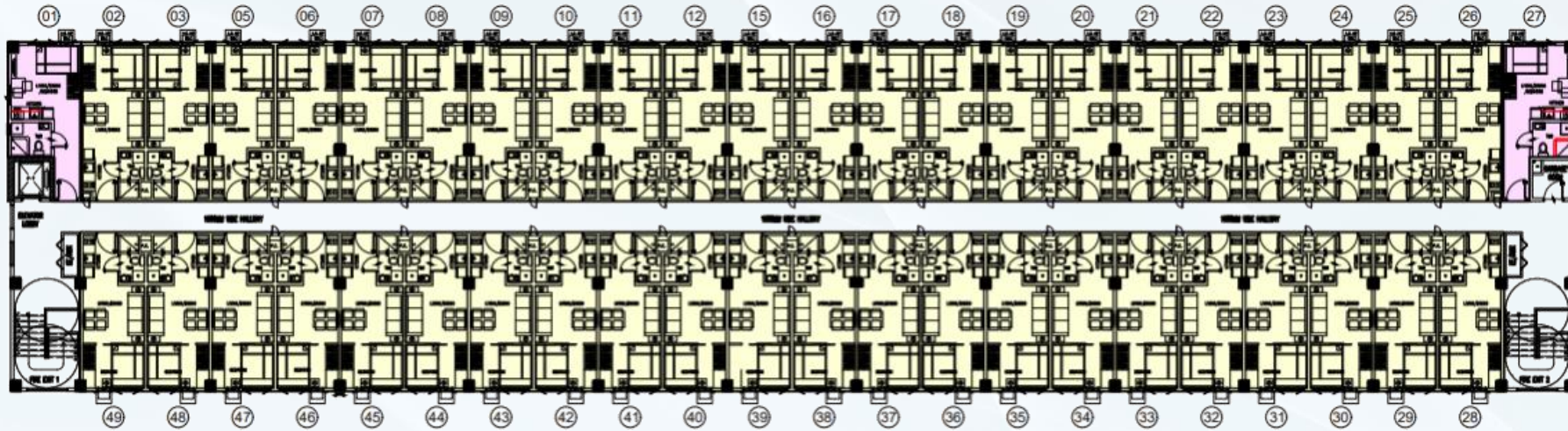
BUILDING F – 2ND TO 4TH FLOOR PLAN

LEGENDS:

- STUDIO END UNIT
- 1 BEDROOM UNIT



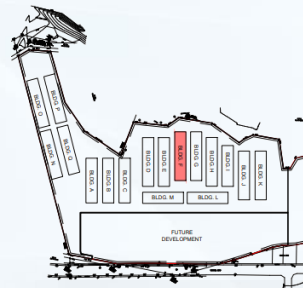
Linear Park View



Central Park View

Linear Park View

KEY PLAN



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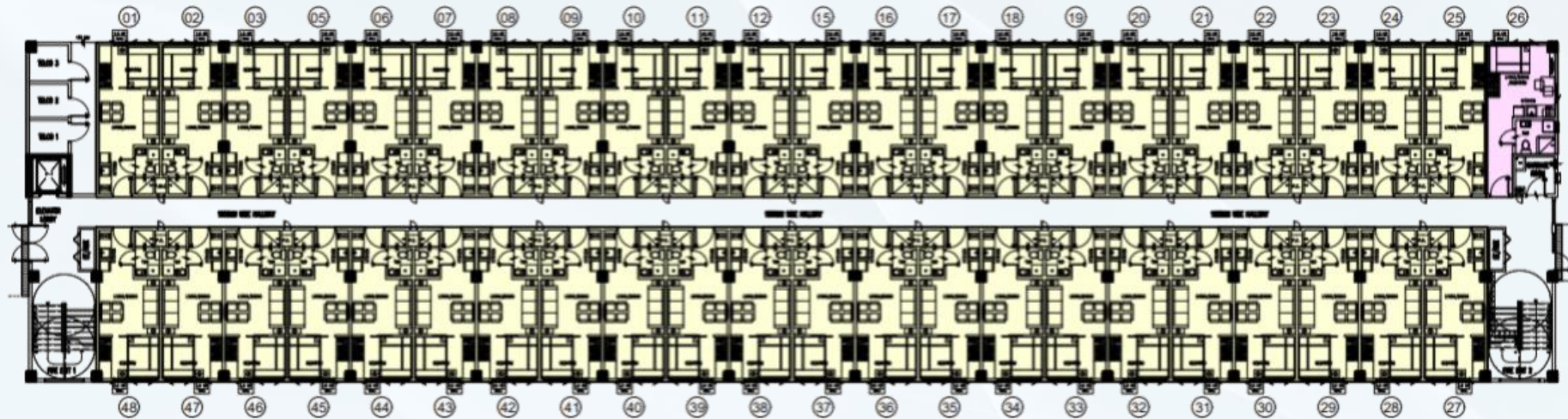
BUILDING G – GROUND FLOOR PLAN

LEGENDS:

- STUDIO END UNIT
- 1 BEDROOM UNIT



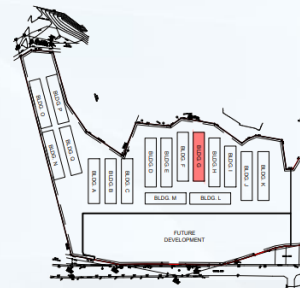
Linear Park View



Central Park View

Linear Park View

KEY PLAN



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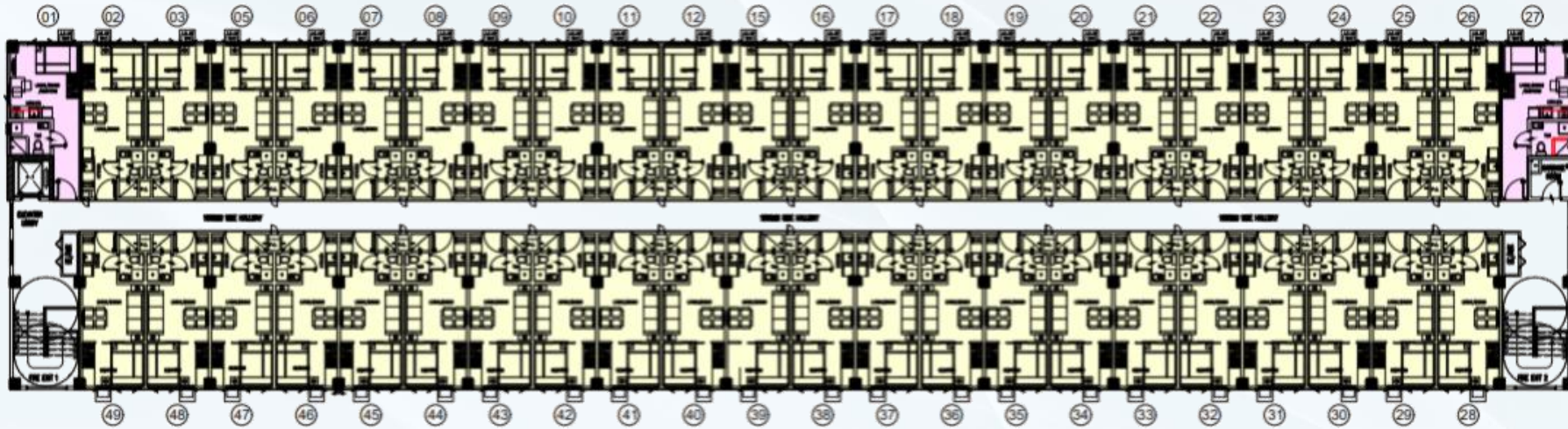
BUILDING G – 2ND TO 4TH FLOOR PLAN

LEGENDS:

- STUDIO END UNIT
- 1 BEDROOM UNIT



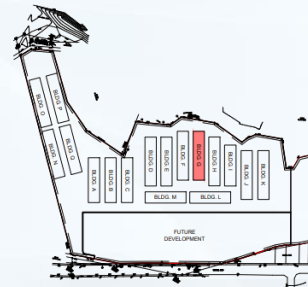
Linear Park View



Central Park View

Linear Park View

KEY PLAN



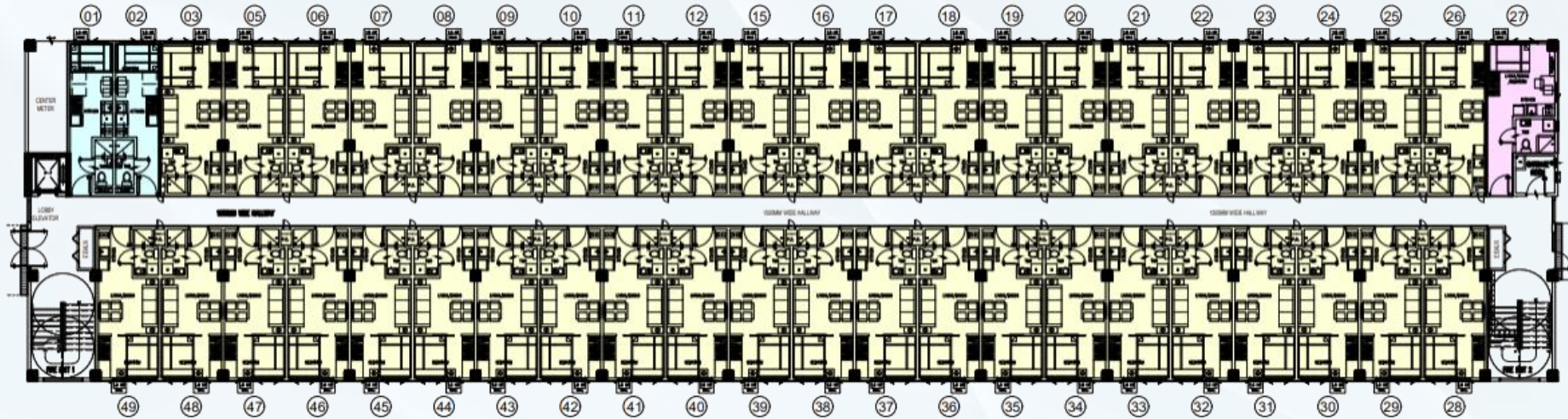
BUILDING H – GROUND FLOOR PLAN

LEGENDS:

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT



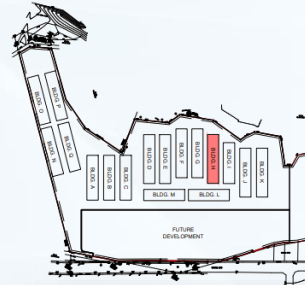
Linear Park View



Linear Park View 30 - 49

Central Park View 28 - 29

KEY PLAN



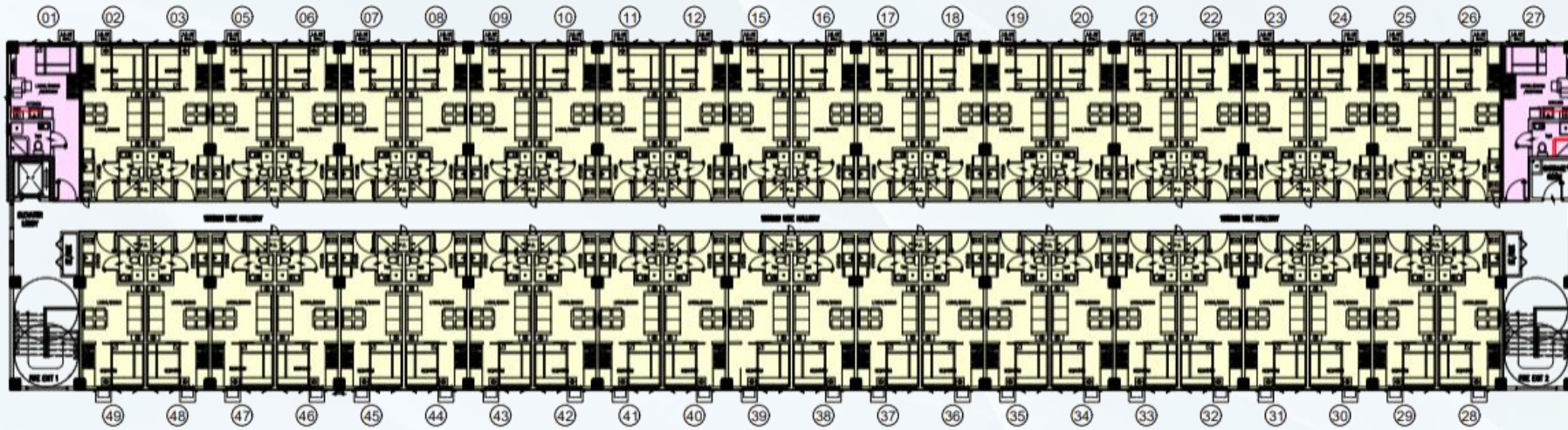
BUILDING H – 2ND TO 4TH FLOOR PLAN

LEGENDS:

- STUDIO END UNIT
- 1 BEDROOM UNIT



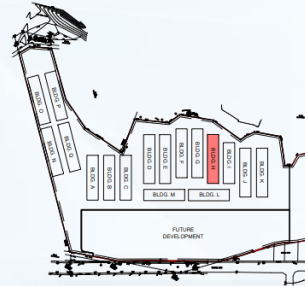
Linear Park View



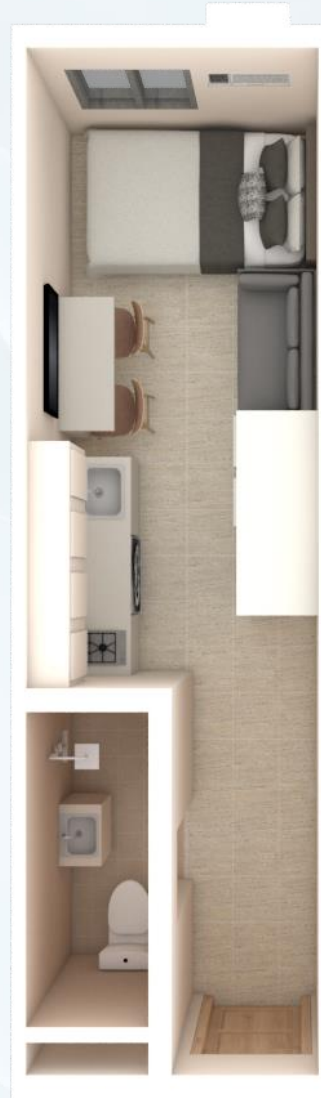
Linear Park View 30 - 49

Central Park View 28 - 29

KEY PLAN



UNIT LAYOUT – STUDIO



STUDIO UNIT		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m ²)	Square Feet (ft ²)
Living/Dining/Bedroom/Kitchen Area	14.31	154.03
Toilet & Bath	3.32	35.74
TOTAL	±17.63	±189.77

1 STUDIO UNIT
SCALE: NOT TO SCALE

UNIT LAYOUT – STUDIO



STUDIO UNIT		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m ²)	Square Feet (ft ²)
Living/Dining/Bedroom/Kitchen Area	14.89	160.27
Toilet & Bath	3.32	35.74
TOTAL	±18.21	±195.95

1 STUDIO UNIT
SCALE: NOT TO SCALE

UNIT LAYOUT – STUDIO END



STUDIO END UNIT		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m ²)	Square Feet (ft ²)
Living/Dining/Bedroom/Kitchen Area	19.01	204.62
Toilet & Bath	4.50	48.44
TOTAL	±23.51	±253.06



STUDIO END UNIT

SCALE:

NOT TO SCALE

UNIT LAYOUT - ONE BEDROOM



1 BEDROOM UNIT		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m ²)	Square Feet (ft ²)
Bedroom	7.40	79.65
Living/Dining Area	8.82	94.94
Toilet & Bath	3.58	38.53
Kitchen	4.61	49.62
TOTAL	±24.41	±262.74

1 1 BEDROOM UNIT
SCALE: NOT TO SCALE

UNIT LAYOUT - ONE BEDROOM



No Column



With 2 Columns

1 BEDROOM UNIT		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m ²)	Square Feet (ft ²)
Bedroom	7.54	81.16
Living/Dining Area	9.10	97.95
Toilet & Bath	3.58	38.53
Kitchen	4.77	51.34
TOTAL	±24.99	±268.98

1 | 1 BEDROOM UNIT
SCALE: NOT TO SCALE

UNIT LAYOUT - ONE BEDROOM



1 BEDROOM UNIT		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m ²)	Square Feet (ft ²)
Bedroom	7.40	79.65
Living/Dining Area	8.82	94.94
Toilet & Bath	3.58	38.53
Kitchen	4.61	49.62
TOTAL	±25.96	±262.74

1 BEDROOM UNIT
SCALE: NOT TO SCALE

UNIT LAYOUT - ONE BEDROOM



1 BEDROOM UNIT		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m ²)	Square Feet (ft ²)
Bedroom	8.17	87.94
Living/Dining Area	9.72	104.63
Toilet & Bath	3.77	40.58
Kitchen	5.27	56.73
TOTAL	±26.93	±289.88

1 1 BEDROOM UNIT
SCALE: NOT TO SCALE

UNIT DELIVERABLES

TYPICAL UNIT FINISHES	
Wall Finish	<ul style="list-style-type: none"> Living, Dining, Kitchen & Bedroom: Semi-gloss paint finish Toilet & Bath: Semi-gloss paint finish with 1.2m-high tiles on shower area and tiled baseboard
Floor Finish	<ul style="list-style-type: none"> Ceramic tiles
Doors	<ul style="list-style-type: none"> Main Entrance: Laminated wood door Bedroom: Laminated wood door Toilet & Bath: PVC door
Windows	<ul style="list-style-type: none"> Aluminum casement window
Toilet & Bath	<ul style="list-style-type: none"> Water closet Lavatory Soap Holder Tissue Holder Shower Assembly Fixtures
Kitchen	<ul style="list-style-type: none"> Polished tiles on concrete kitchen countertop

LAUNCH PAYMENT TERMS

Applicable to all residential units only



STANDARD PAYMENT TERMS		
Payment Term	Particulars	Discount
Spot Cash	100% Spot Cash in 30 Days	10.00%
Deferred Cash	100% in 39 months	2.00%
Spot DP	10% Spot / 90% in 39 months	2.00%
	20% Spot / 80% in 39 months	4.00%
	50% Spot / 50% in 39 months	5.00%
Spread DP	15% in 39 months / 85% through Cash or Bank	-
	20% in 39 months / 80% through Cash or Bank	-
Easy Payment Scheme	10% Spot / 10% in 38 months / 80% through Cash or Bank	0.50%
	20% Spot / 10% in 38 months / 70% through Cash or Bank	1.00%

SPECIAL PAYMENT TERMS		
Payment Term	Particulars	Discount
Spread DP	10% in 39 months / 90% through cash or bank	-

Reservation Fee – P15,000

Other Charges – 6.5%

PRICING OF RESIDENTIAL UNITS

Applicable to all residential units only

Reservation Fee – P15,000

BUILDINGS D, E, F, G & H							
Unit Type	Area	Total List Price			Monthly Amortization		
		Average	Lowest	Highest	Average	Lowest	Highest
Studio	17.63 – 18.21 sqm	P2.6m	P2.5m	P2.6m	P6,900	P6,800	P7,200
Studio End Unit	23.51 sqm	P3.1m	P3.1m	P3.1m	P8,400	P8,300	P8,600
One Bedroom Unit	24.41 – 26.93 sqm	P3.2m	P3.2m	P3.6m	P9,000	P8,600	P10,800



SAMPLE COMPUTATION

Pricing

Reservation Fee – P15,000
Other Charges – 6.5%

In Php / Subject to change without prior notice

	SPOT CASH	DEFERRED CASH	SPOT DP			SPREAD DP		EASY PAYMENT SCHEME	
	100% Spot Cash in 30 Days (w/ 10% Discount)	100% in 39 months (w/ 2% Discount)	10% Spot / 90% in 39 months (w/ 2% Discount)	20% Spot / 80% in 39 months (w/ 4% Discount)	50% Spot / 50% in 39 months (w/ 5% Discount)	15% in 39 months / 85% through Cash or Bank	20% in 39 months / 80% through Cash or Bank	10% Spot / 10% in 38 months / 80% through Cash or Bank (w/ 0.5% Discount)	20% Spot / 10% in 38 months / 70% through Cash or Bank (w/ 1% Discount)
TLP	P3.2m								
Discount	P319k	P64k	P64k	P128k	P160k	-	-	P16k	P32k
NLP	P2.9m	P3.1m	P3.1m	P3.1m	P3.0m	P3.2m	P3.2m	P3.2m	P3.2m
TAP	P3.1m	P3.3m	P3.3m	P3.3m	P3.2m	P3.4m	P3.4m	P3.4m	P3.4m
Spot	P3.0m	-	P318k	P638k	P1.6m	-	-	P323k	P658k
MA	-	P85k	P77k	P67k	P41k	P13k	P17k	P9k	P9k
BAL	-	-	-	-	-	P2.9m	P2.7m	P2.7m	P2.4m

SAMPLE COMPUTATION

Pricing



	PROMO TERM
	10% in 39 months / 90% through Cash or Bank
TLP	P3.2m
Discount	-
NLP	P3.2m
TAP	P3.4m
Spot	-
MA	P8k
BAL	P3.1m

In Php / Subject to change without prior notice

Reservation Fee – P15,000

Other Charges – 6.5%

SHOWROOM

Location:

**2nd Floor, SM City Santa Rosa
Along Old National Highway, Brgy. Tagapo
Santa Rosa, Laguna**



What is Calm Residences Ph1?

Calm Residences is a midrise residential development which offers a tranquil environment in the midst of the busy and highly progressive City of Sta. Rosa, Laguna.

Where is Calm Residences Ph1?

Calm Residences is located along Balibago Road, Pulong Sta. Cruz, Sta. Rosa, Laguna

Who is the developer of Calm Residences Ph1?

Calm Residences is developed by Vancouver Lands Inc. (VLI). It is a wholly owned subsidiary of SM Development Corporation, the leading developer of condominiums in the Central Business Districts of Metro Manila.

How many buildings?

17 midrise buildings

How many floors will Calm Residences Ph1 have?

The buildings belonging to first phase of Calm Residences will have four (4) physical floor levels

What is the ceiling height of the unit?

2.40m - Kitchen and T&B
2.80m - Other Areas

What is the hallway or corridor width?

1.50m

How many elevators are there

1 per building (8 people capacity)

How many garbage rooms are there

1 located at the end of each floor of all buildings



A tranquil community in the midst of the busy and highly progressive city of Sta. Rosa, Laguna.

**IDEAL HOMES FOR
WORKING FAMILIES**

**SUSTAINABLE
MASTER-PLANNED
DEVELOPMENT**

**CALMING SUBURBAN
GARDEN COMMUNITY**

**LUCRATIVE
INVESTMENT**



DHSUD PLS No.

380, 381 382, 383, 384, 385, 386, 387,
449, 450, 451, 452, 453, 454, 455, 456 &
457

(Phase 1 – Building A, Building B, Building
C, Building D, Building E, Building F,
Building G, Building H, Building I, Building
J, Building K, Building L, Building M,
Building N, Building O, Building P &
Building Q)

Balibago Road, Pulong Sta. Cruz, Sta. Rosa
City, Laguna

TARGET TURNOVER:

Buildings A to H – October 2024
Buildings I to Q – April 2026