



**GOLD**  
RESIDENCES



# GOLD RESIDENCES

**A rich and timeless landmark, that will provide a modern, opulent and bespoke lifestyle, fully integrated in a world-class mixed-used development that is situated in a very prime location**

## **A MASTERFULLY CRAFTED WORLD-CLASS DEVELOPMENT**

- MODERN AND IMPRESSIVE FAÇADE DESIGNED BY ASYA DESIGN, AN ARCHITECTURAL FIRM THAT IS RANKED #5 IN THE PHILIPPINES AND #38 IN THE WORLD
- HOTEL-LIKE LOBBIES BY MICHAEL FIEBRICH DESIGN (MFD), A SG BASED ARCHITECTURE AND DESIGN FIRM SPECIALIZING IN LUXURY HOTELS
- URBAN DESIGN AND LANDSCAPE BY ADRIAN L. NORMAN LIMITED (ALN) A HK BASED DESIGN FIRM SPECIALIZING IN LANDSCAPE ARCHITECTURE AND MASTER-PLANNING
- LUXURIOUS SERVICE CARE OF OUR PROFESSIONAL PROPERTY MANAGEMENT GROUP

## **FULLY INTEGRATED IN A MIXED-USE DEVELOPMENT**

- A MIXED-USE DEVELOPMENT INCORPORATING RESIDENTIAL, COMMERCIAL AND OFFICE
- STREETScape THAT PROMOTES WALKABILITY AND SUBTERRANEAN PARKING THAT PROTECTS DURING CHANGES IN CLIMATE

## **A PRIME LOCATION THAT PROVIDES LOCAL AND GLOBAL CONNECTIVITY**

- A CROSS-ROAD TO KEY PLACES
- ACROSS THE AIRPORT
- NEAR TRANSPORT INFRASTRUCTURES

## **AN INVESTMENT AS PRECIOUS AS GOLD**

- NAIA EXPANSION PROJECT
- THE POSITIVE OUTLOOK IN TOURISM INDUSTRY
- IMPRESSIVE TRACK RECORD

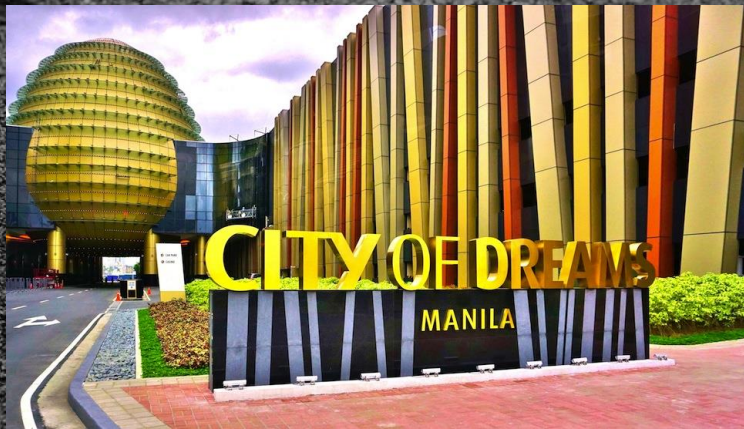




# Architectural Design



ASYA Design is an Architectural firm that is ranked #5 in the Philippines and #32 in the world. ASYA Design provides innovative architecture by infusing green solution and delivering a well curated experience from the developer up to its end users. Their portfolio features some of the most notable clientele in the country and abroad.





# Design Story

The concept draws inspiration from modern architecture, perfectly carried out through a functionalist approach where residents' enjoyment of urban living conventions are placed as top priority.

The interesting interplay of the façade is achieved by utilizing three main hues – light gray, dark gray, and white which projects the illusion of depth.

Texture is also achieved by a fine balance of glass and metal balconies.

**GOLD**  
RESIDENCES







# Interior Designer



Interior design that captures light, color and texture is the language of Singapore-based Michael Fiebrich Design, a full-service interior architectural firm that has designed some of the world's iconic properties and serves renowned clients.

Backed by 25 years of experience in Asia, Australia, Europe and the Middle East, MFD has reaped awards in hotel, restaurant, and residential design.







# Interior Story

Derived from a more literal translation of the form and qualities of raw gold, this design concept takes on a glamorous feel with a very artistic approach.

Art, as the signature element of this scheme, combines timeless glamour with strong visual impact.

The overall space features dramatic installations and organic-shaped rock-inspired elements, making every detail rich and substantial.

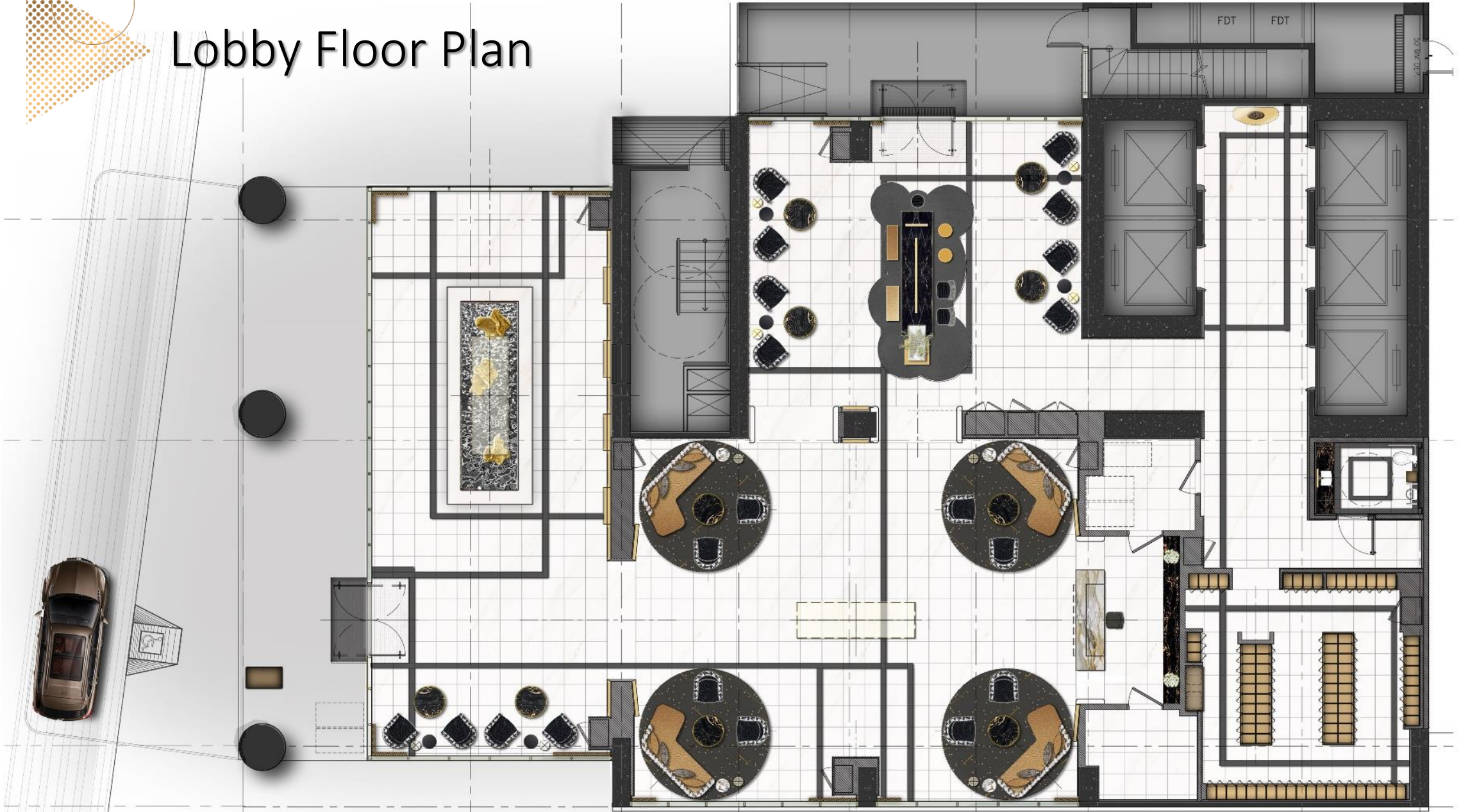
The scheme is layered with black and gold tones creating a striking, high-contrast impression.







# Lobby Floor Plan







# Entrance





# Reception Lobby





# Function Room





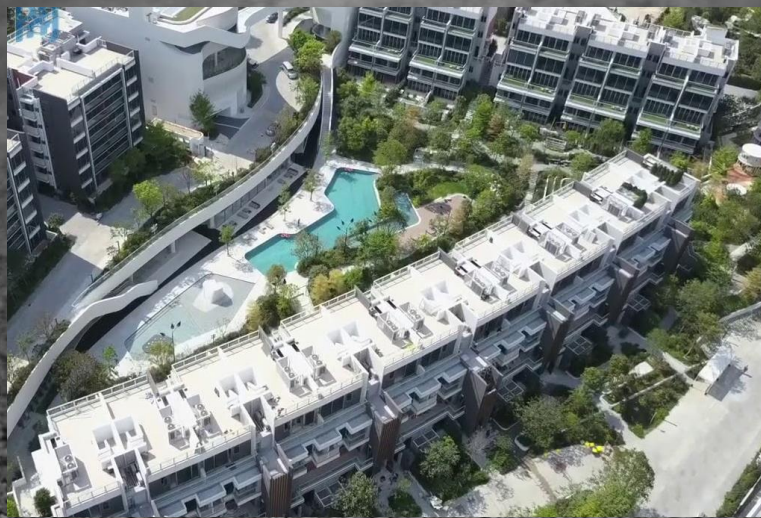
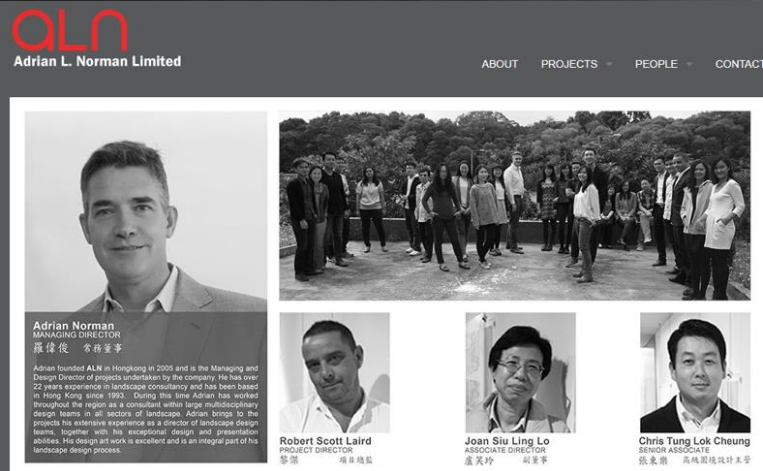
# Fitness Center







# Landscape Architect



Multi-awarded Adrian L. Norman of Hong Kong-based Adrian L. Norman Limited, specializes in Landscape Architecture, Urban Design and Master-Planning.

With 20 years experience with multinational businesses in Hong Kong, China, South East Asia, India and the Middle East, ALN highlights the harmony between the natural and the urban environment, with expansive nature flowing into the aesthetics of the interiors.





# Landscape Story

The landscape is formed in a curvilinear arrangement as a counterpoint to the architecture.

Water is used extensively in the form of cascading and reflective elements.

The landscape ensures various passive and active experiences creating intimate and secluded areas and vibrant communal areas.







# Professional Estate Management Team

**GREENMIST**  
PROPERTY MANAGEMENT CORP.

Tasked to take care  
of your investment,  
making sure that this  
will appreciate through  
time and last for  
generations.

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







# Professional Estate Management Team



Hassle Free Property Investment through professional  
Tenancy Management and Leasing Services

Tasked to take care  
of your investment,  
making sure that this  
will appreciate through  
time and last for  
generations.

- Property Listing
- Unit viewing arrangements
- Negotiation of lease terms
- Preparation of lease contract
- Tenant Move in assistance
- Property Inventory Monitoring
- Tenant Move out assistance





# Fully-integrated in a Premium Mixed-Use Development



Located inside Gold City, a 11.6 HA master-planned community.

“Best Township Development”- 2019 Dot Property Southeast Asia Awards.

A more dynamic, efficient and safe way of living.



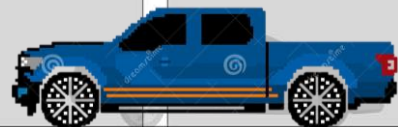


# Inter-connectivity Between Towers





# Subterranean Parking







# A Prime Location that Provides Local and Global Connectivity



A Cross-Road  
to Key Places

Across  
the Airport



Near Transport  
Infrastructures









# A Prime Location that Provides Local and Global Connectivity



## Near Transport Infrastructures

LRT 1 Extension- From 500K to 800K passengers a day  
Mega Manila Subway- 1.5M passengers a day  
NAIAX- Connects the Metro Manila Skyway to the NAIA and Entertainment City







# A Prime Location that Provides Local and Global Connectivity



## Across the Airport

### **Global Connectivity**

Across NAIA Terminal 1

A short distance away from Terminals 2, 3 and 4  
Lessens road-to-air travel time

Refer to Gold Ph 1 Flights to various countries





## An Investment as Precious as Gold



- The NAIA Expansion Project will continue and will increase passenger capacity.
- The Positive Outlook in the Tourism Industry.
- Impressive Track Record





## An Investment as Precious as Gold



## The NAIA Expansion Project will increase passenger capacity

- Phase 1 will improve NAIA's capacity from 31M passengers per year to 47M.
- Phase 2 will double the capacity of Terminal 2 to 21M and Terminal 3 to 24M.
- Phase 3 will increase NAIA's total capacity from 58M passengers per year to 65M.





# An Investment as Precious as Gold



## The Positive Outlook in the Tourism Industry

- Government appropriates budget to DOT-accredited Tourism Enterprises
- Continued Foreign Investor Confidence





# An Investment as Precious as Gold



## The Positive Outlook in the Tourism Industry

The Philippines is 8<sup>th</sup> among the most favorite countries in the world at the annual Condé Nast Traveler awards outranking popular destinations such as Italy and Japan.

The country was named in the New York-based luxury and travel magazine's Top 20 Countries in the World by around 600,000 readers who registered for the 2019 survey.





# An Investment as Precious as Gold



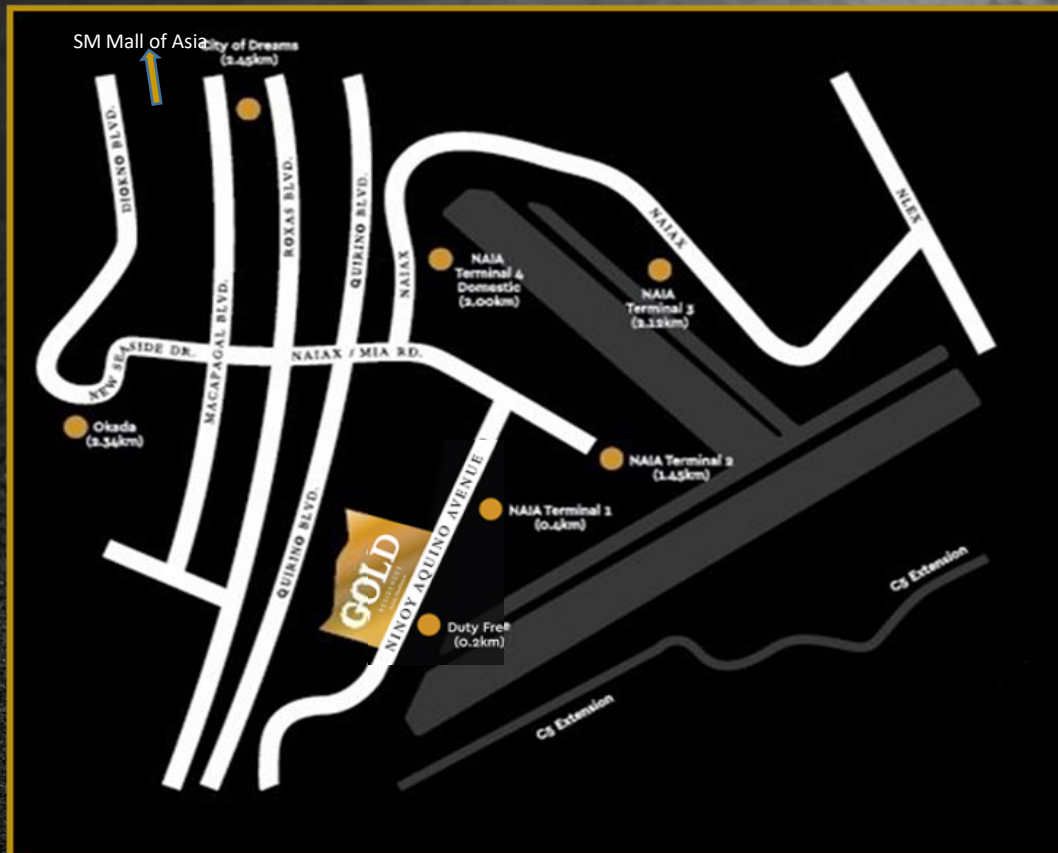
## Impressive Track-Record

- 99% of Gold Residences was sold out in less than a month.
- 2,450 units worth P17.5B
- Compounded Annual Growth Rate (CAGR) of 8%.
- “Best Township Development”- 2019 Dot Property Southeast Asia Awards
-










# Location



Location: Ninoy Aquino Avenue, Brgy. Sto. Nino, Parañaque City

Landmark	Distance
<b>TRANSPORTATION HUB</b>	
 NAIA Terminal 1 / 2 / 3 / 4 Parañaque Integrated Transport Terminal NAIA Expressway	<ul style="list-style-type: none"> <li>▪ ±338.5m - ±2.3km</li> <li>▪ ±2.4km</li> <li>▪ ±4.9km</li> </ul>
<b>CBD</b>	
 Bay Area CDB Makati CBD	<ul style="list-style-type: none"> <li>▪ ±3.8km</li> <li>▪ ±6.4km</li> </ul>
<b>SCHOOL</b>	
 Singapore School Manila PATTS College of Aeronautics St. Scholastica's College College of St. Benilde De La Salle University	<ul style="list-style-type: none"> <li>▪ ±2.5km</li> <li>▪ ±5.4km</li> <li>▪ ±6.2km</li> <li>▪ ±6.3km</li> <li>▪ ±6.3km</li> </ul>
<b>HOSPITAL</b>	
 Olivarez General Hospital San Juan De Dios Medical Center Makati Medical Center	<ul style="list-style-type: none"> <li>▪ ±3.3km</li> <li>▪ ±5.6km</li> <li>▪ ±6.0km</li> </ul>
<b>CHURCH</b>	
 St. Joseph Church (Bamboo Organ) Baclaran Church Shrine of Jesus, The Way, The Truth and the Life	<ul style="list-style-type: none"> <li>▪ ±3.6km</li> <li>▪ ±4.3km</li> <li>▪ ±5.5km</li> </ul>



# Development Details

- Estate Property Management
- Water Catchment System
- 24-Hour Security System
- Subterranean Electrical Wires



FOR TRAINING PURPOSES ONLY AND INTERNAL USE - NOT FOR PUBLIC DISTRIBUTION - DESIGN INSPIRATION ONLY. NOT ACTUAL RENDER.



# Project Details

No of Residential Towers: 5 Towers  
No of Residential Floors: 15 Floors  
Average Units per Floor: 55 units  
Total Number of Residential Units:

Tower	No. Of Units
Tower D	855 units
Tower E	935 units
Tower F	1,038 units
Tower G	698 units
Tower H	796 units

Total Number Per Unit Type:

Unit Type	No. Of Units
Studio	27 units
1 Bedroom	1,752 units
1 Bedroom with balcony	2,173 units
1 Bedroom End Unit with Balcony	268 units
1 Bedroom with Den and Balcony	14 units
2 Bedroom	14 units
2 Bedroom End Unit with Balcony	74 units

Total Number of Parking Spaces: 764 slots  
Project Completion Date: July 2026  
Developer: Summerspring Development Corp.





# Building Features

- Luxurious Hotel-Like Lobbies
- High-grade finishes
- Bespoke furniture
- 4 Passenger Elevators and 1 Service Elevator per Tower
- Mail Room
- CCTV System





# Amenities



- Adult Pool
- Kid's Wadding Pool
- Kid's PLAYce
- Fitness Center
- Central Parks
- Enclaved Gardens
- Jogging Path
- Fitness Center
- Yoga Studio
- Social Halls
- Social Lounge

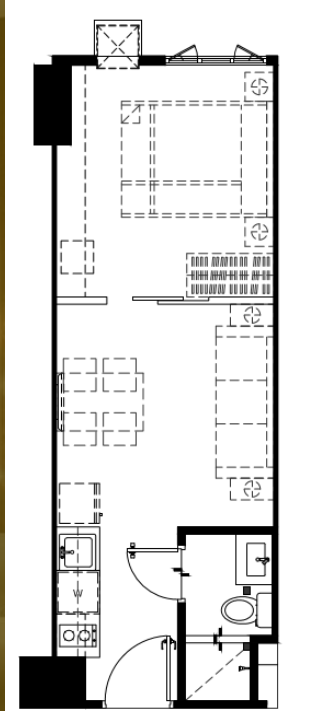


# Lounge Area





# Unit Layout



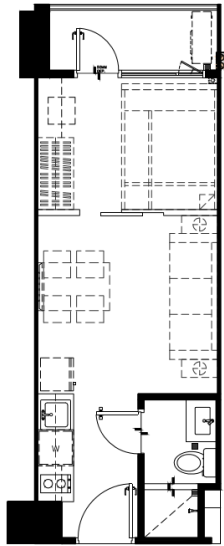
1 BEDROOM UNIT  
Area = 27.90 sqm.

ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m <sup>2</sup> )	Square Feet (ft <sup>2</sup> )
Bedroom Area	10.46	112.62
Living/Dining Area	9.69	104.28
Toilet and Bath	3.44	37.00
Kitchen	4.31	46.42
<b>TOTAL</b>	<b>27.90</b>	<b>300.31</b>





# Unit Layout



1 BEDROOM UNIT W/ BALCONY  
Area = 27.90 sqm.

## 1 BEDROOM UNIT WITH BALCONY

ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m <sup>2</sup> )	Square Feet (ft <sup>2</sup> )
Bedroom Area	7.36	79.25
Living/Dining Area	9.38	100.94
Toilet and Bath	3.44	37.00
Kitchen	4.31	46.42
Balcony	3.41	36.70
<b>TOTAL</b>	<b>27.90</b>	<b>263.61</b>





# Unit Specifications

**FLOOR FINISHES**  
Homogenous tiles

**WALL FINISHES**  
Cement smooth semi-gloss paint  
finish with painted wood baseboard

**CEILING FINISHES**  
Off-form skim coat, painted finish  
ceiling





# Unit Specifications

## KITCHEN

- Granite counter top with base and overhead cabinets
- Cooktop and Rangehood
- 7kg Front Load Washing Machine
- Grease Trap





# Unit Specifications

## TOILET AND BATH

- Floor to ceiling tiles at
- Laminated flush door with non-key lever type
- Tank type water closet with accessories
- Vanity counter and facial mirror
- Shower Set





# Unit Specifications

## DINING AND LIVING AREA

- Base paint
- 3 lower sockets
- Open space across 3 lower sockets





# Unit Specifications

## BEDROOM

- 1 BR Unit – Wood laminated sliding door
- 2 BR Unit – Laminated flush door, wood laminated sliding door

## BALCONY

- Concrete wall
- Steel railing with powder coating







# Launch Price and Payment Terms

## STANDARD PAYMENT TERM

Scheme	Particulars	TLP Discount
Spot Cash	100% 30 days after Reservation	5.0%
Deferred Cash	100% payable in 68 mos.	1.0%
Spot DP	10% Spot payment, 90% payable in 68 mos.	1.0%
	20% Spot payment, 80% payable in 68 mos.	2.0%
	50% Spot payment, 50% payable in 68 mos.	2.5%
Spread DP	15% payable in 68 mos., 85% Lumpsum or Bank Financing	
	20% payable in mos., 80% Lumpsum or Bank Financing	
Easy Payment Scheme	10% Spot payment, 10% payable in 67 mos, 80% Lumpsum/ Bank	0.3%
	20% Spot payment, 10% payable in 67 mos, 70% Lumpsum/ Bank	0.5%

## SAMPLE COMPUTATION

12% over 68 months, 88% Lumpsum or Bank Financing	
<b>TLP</b>	<b>7,516,015</b>
<b>TCP</b>	<b>8,906,478</b>
<b>RF</b>	<b>25,000</b>
<b>MA</b>	<b>15,350</b>

## PROMO PAYMENT TERM

Scheme	Particulars	TLP Discount
Spread DP	12% over 68 months, 88% Lumpsum or Bank Financing	n/a

PROMO RF: **P25,000**





# Frequently Asked Questions

## **What is Gold Residences?**

Gold Residences is a premium residential condominium development located inside a master-planned community that is located across NAIA Terminal 1.

## **Where is Gold Residences?**

Gold Residences is located along Ninoy Aquino Ave., Brgy. Sto. Niño, Parañaque City.

## **Who is the developer of Gold Residences?**

Gold Residences is developed by Summerspring Development Corporation. It is a wholly owned subsidiary of SM Development Corporation, the leading developer of condominiums in the Central Business Districts of Metro Manila.

## **Accessibility**

The project is accessible via Sucat Road and NAIA Terminal Expressway (Terminal 1 and 2 Exit). Public utility vehicles such as jeepneys and AUV vans ply along Ninoy Aquino Avenue.

## **How many buildings will Gold Residences Phase 2 have?**

Gold Residences Phase 2 has 5 residential buildings with one common basement parking.

## **How many floor levels does Gold Residences Phase 2 have?**

The Project will have 15 physical floor levels

## **What are the amenities of Gold Residences Phase 2?**

- Adult Pool
- Kid's Wadding Pool
- Kid's PLAYce
- Fitness Center
- Social Hall
- Central Parks
- Enclaved Gardens
- Jog Path
- Social Lounge





# Frequently Asked Questions

## What is the overall look of our lobbies?

Our Hotel-Like Lobbies with high-grade finishes, sculpted ceiling lights and design pieces will provide a grand and opulent sight while the bespoke furnishings will provide a very comfy feel.

Tower D – 855 units

Tower G – 698 units

Tower E – 935 units

Tower H - 796 units

Tower F – 1,038 units

## What are the available Tower facilities of Gold Residences Phase 2?

- 3 Passengers Elevator and 1 Service Elevator per Tower
- 24 hour Security System
- Automated Fire Sprinkler System
- Mail Room for each Tower
- Centralized Garbage Collection and Disposal System
- Standby Generator for Common Areas and Selected Residential Outlets
- Provision for Telcom and Cable Lines
- Wi-Fi Ready (selected areas)
- CCTV System
- Property Management

## When is the project Completion date?

July 2026

## What are the back-up power?

- For common areas: 100% back-up power
- For residential units: 1 convenience outlet, 1 refrigerator outlet, 1 lighting outlet in living area

## What is ceiling height of the typical unit?

2.84m

## What is the hallway or corridor width?

1.50m

## What will be the ventilation type on typical residential floors?

Windows are provided at the end of each hallways

## Where is the garbage collection area located

Garbage room are located every floor with a centralized Material Recovery Room located at the basement area





# Frequently Asked Questions

## **What is the recommended A/C capacity (provision only)?**

- Window Type
- Split Type

## **How close is the project from the Airport?**

- NAIA Terminal 1 -  $\pm 338.5\text{m}$
- NAIA Terminal 2 -  $\pm 1.6\text{km}$
- NAIA Terminal 3 -  $\pm 2.3\text{km}$
- NAIA Terminal 4 -  $\pm 2.0\text{km}$

## **Will unit combination be allowed?**

Unit combination is subject for evaluation and approval of the Property Management upon unit turnover.

## **What is the parking measurement and parking ratio**

Parking is 2.5m x 5.0m and parking ratio is 1:6





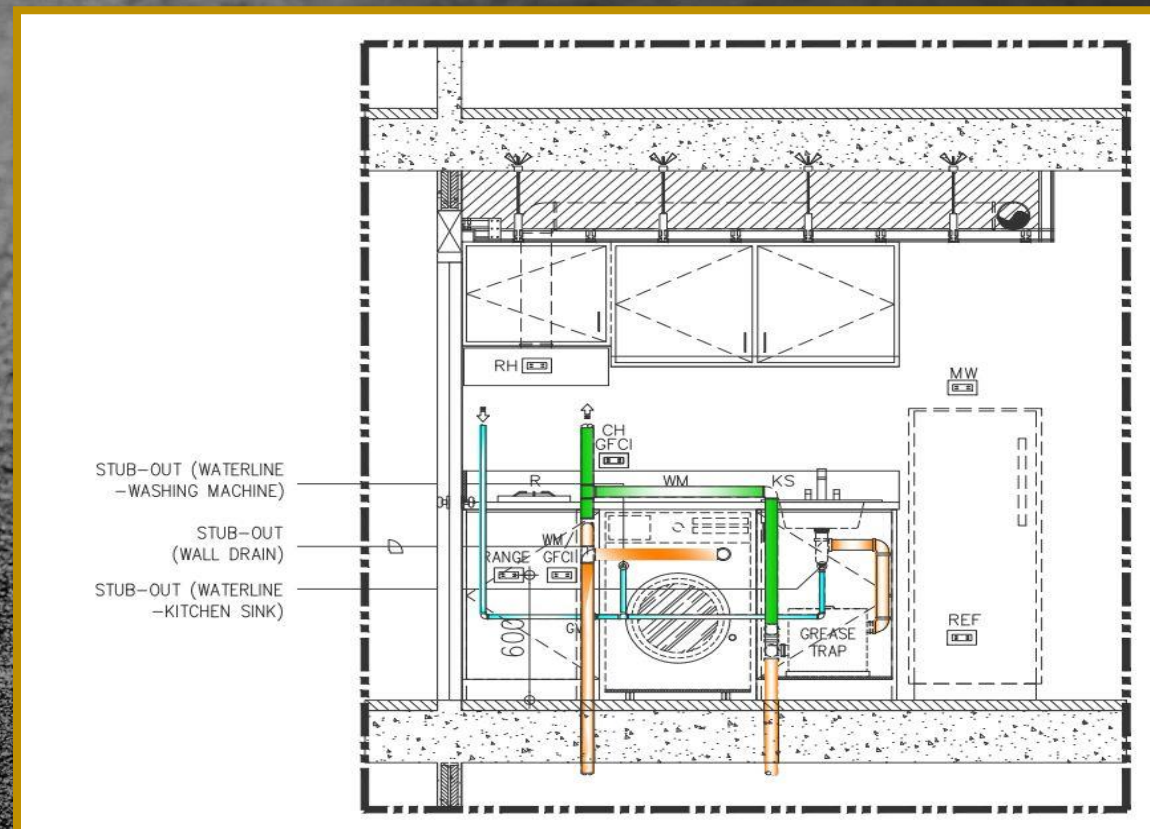
# Frequently Asked Questions

## How to install the Front Load Washing Machine?

- Recommended washing machine is 7.0-7.5 kg with 850x600x550mm (WxHxD) dimension.
- Intended location for the front load washing machine is at the kitchen counter area. Below the countertop is a void space which can accommodate a commercially available front load washing machine.
- During installation, the installer may connect the water supply hose to the water point provision. The installer may also connect the drainage hose to the drainage provision.

## How to extract the Front Load Washing Machine for Repair and Maintenance?

- The water and drainage hose need to be disconnected from the water and drainage points.
- When disconnected, the washing machine may be pulled out of the kitchen counter for repair and maintenance.





**GOLD**  
**RESIDENCES**