

A stylized tree logo in dark green, featuring a thick trunk and a canopy of three rounded, overlapping shapes.

Trees
RESIDENCES
NEAR SM CITY FAIRVIEW, QUEZON CITY

The logo for SMDC, featuring the letters "SMDC" in a bold, red, sans-serif font, centered within a bright yellow rectangular background.

The good guys!

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.

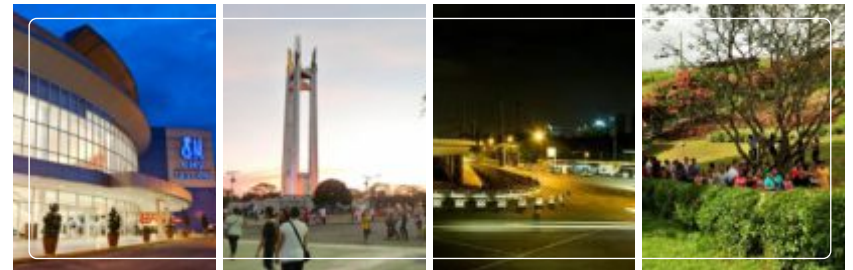
SMDC developments are strategically situated in key areas across Metro Manila specifically the Central Business Districts of Makati, Ortigas, Quezon City, Pasay and Parañaque.

The logo for Vancouver Lands Inc., consisting of the word "VANCOUVER" in a white, serif font above the words "LANDS INC." in a smaller, white, sans-serif font, all contained within a dark green rectangular box.



Location Map

- Location: Barangay Pasong Putik, Novaliches, Quezon City
- Less than 1 km from SM City Fairview - 5 minutes
- 14.6 km from Quezon City Memorial Circle - 19 minutes
- 28 km from Ayala (EDSA)
- 2 minutes away from La Mesa Ecopark



- Less than 5 minutes away from SM City Fairview, Robinsons Nova Market and on-going Ayala Mall
- Direct access to Savemore Supermarket
- Commercial Establishments along Quirino Highway
- Right across Caltex and Petron Gas Stations



Other Commercial Establishments

Commercial Establishments

- Banks: BDO, BPI, Metrobank & Security Bank
- Gas Stations: Caltex & Petron
- Jollibee
- Mercury Drugstore
- Shakey's Pizza Restaurant

Transport & Accessibility

- MMDA Transport Terminal
- Proposed Manila Mass Rapid Transit Line 7*
- SM City Fairview Terminal
- Along main highway, with easy access to public transport

Hospitals

- Commonwealth Hospital and Medical Center
- San Lorenzo Hospital

Schools

- OB Montessori
- Our Lady of Fatima University
- Mater Carmeli School
- School of St. Anthony

Places of Worship

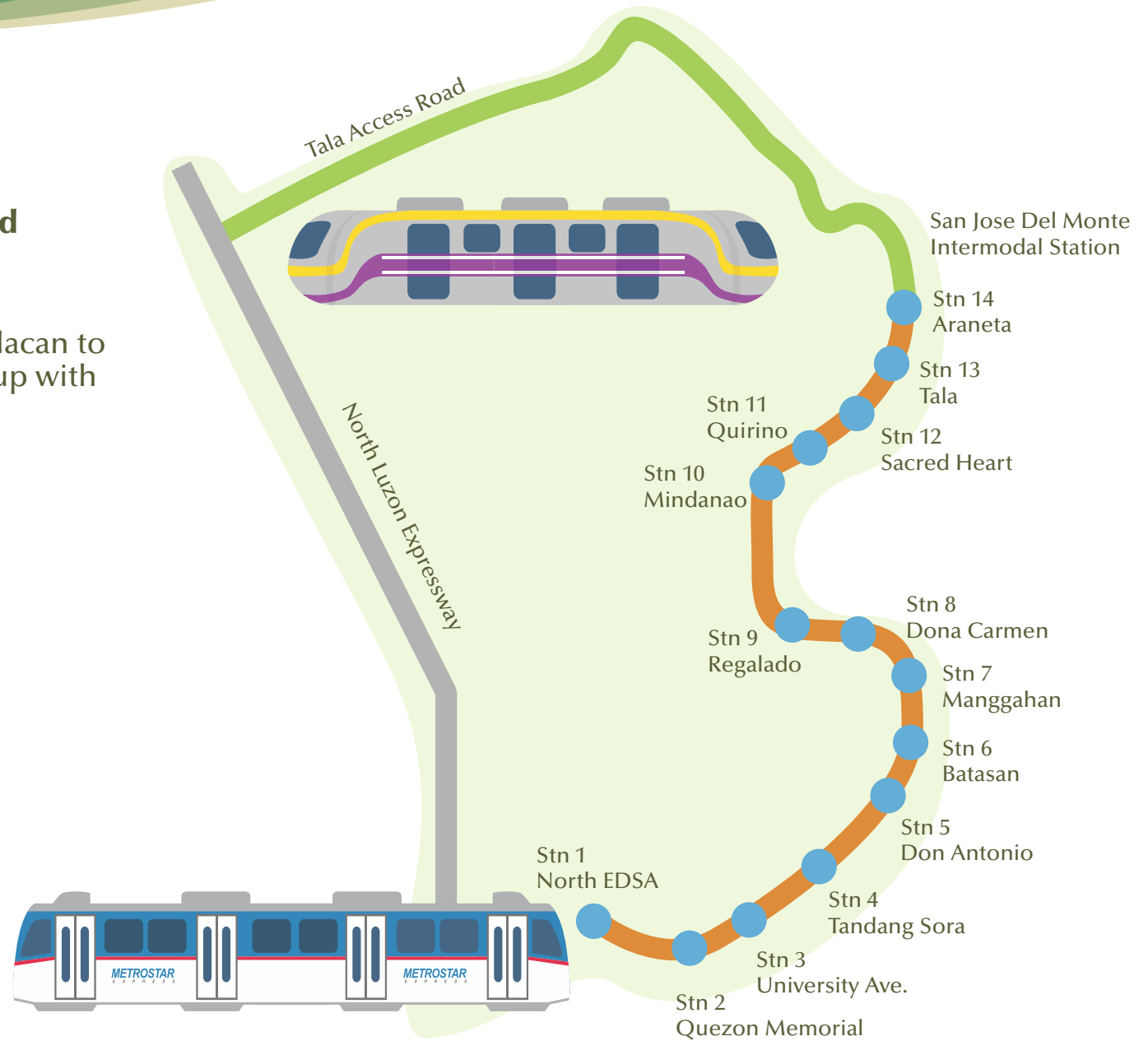
- Ascension of our Lord Parish
- Lagro Presbyterian Church
- Mary the Queen Parish Church

* Proposed rapid transit line in Metro Manila. The line has been projected running in a northeast direction, traversing Quezon City and a part of Caloocan City in Metro Manila before ending at the City of San Jose del Monte in Bulacan province.

Prime Location

Proposed Manila Mass Rapid Transit Line 7

From San Jose del Monte, Bulacan to SM City North EDSA linking up with LRT Transit Line 1 and MRT 3.



Site Development Plan



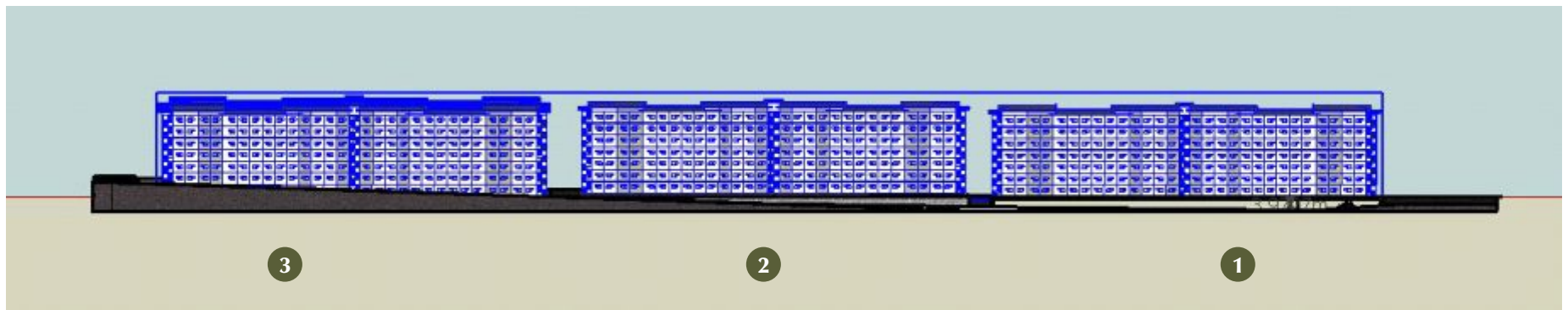
- Total Lot Area: 8.3 Hectares
- Number of Towers: 19 Towers
- Number of Residential Floors per Towers: 6-7 Floors
- Total Number of Units: 7,138
- Total Parking Slots: 1,791

Site Development Plan

PHASE I - ELEVATION



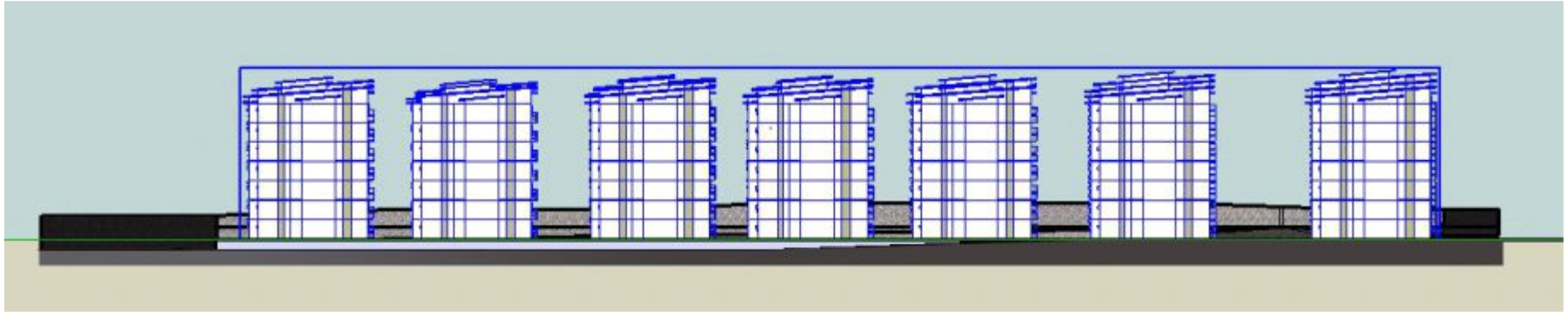
FRONT ELEVATION



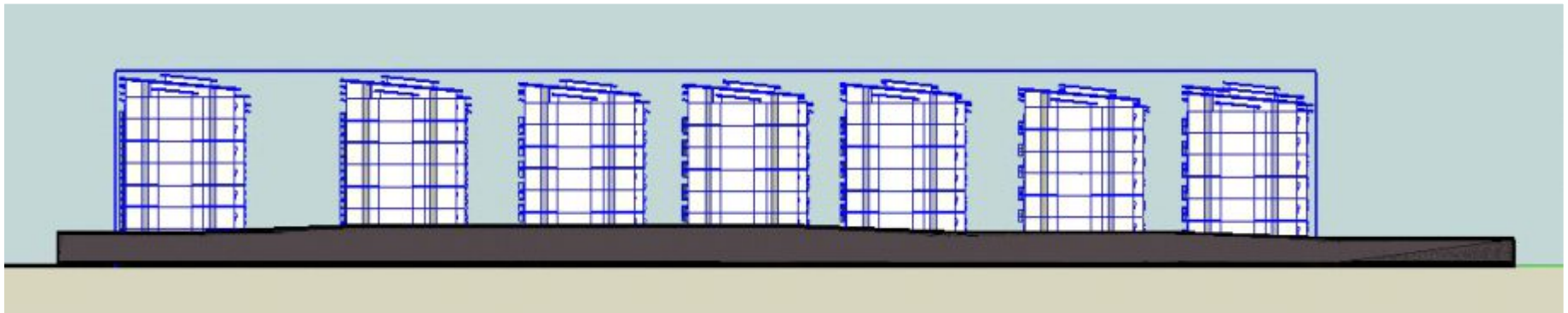
REAR ELEVATION

Site Development Plan

PHASE I - ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

Main Entrance



Artist's perspective

Main Entrance



Artist's perspective

Secondary Gate

- Two Entrance Gates
- Gated Community with 24/7 Security
- CCTV for Main Lobby, Entrances, Perimeter Fence and Amenity Areas

Main Lobby



Artist's perspective

Landscaped Areas



Artist's perspective

Swimming Pools



Multi-Purpose Court



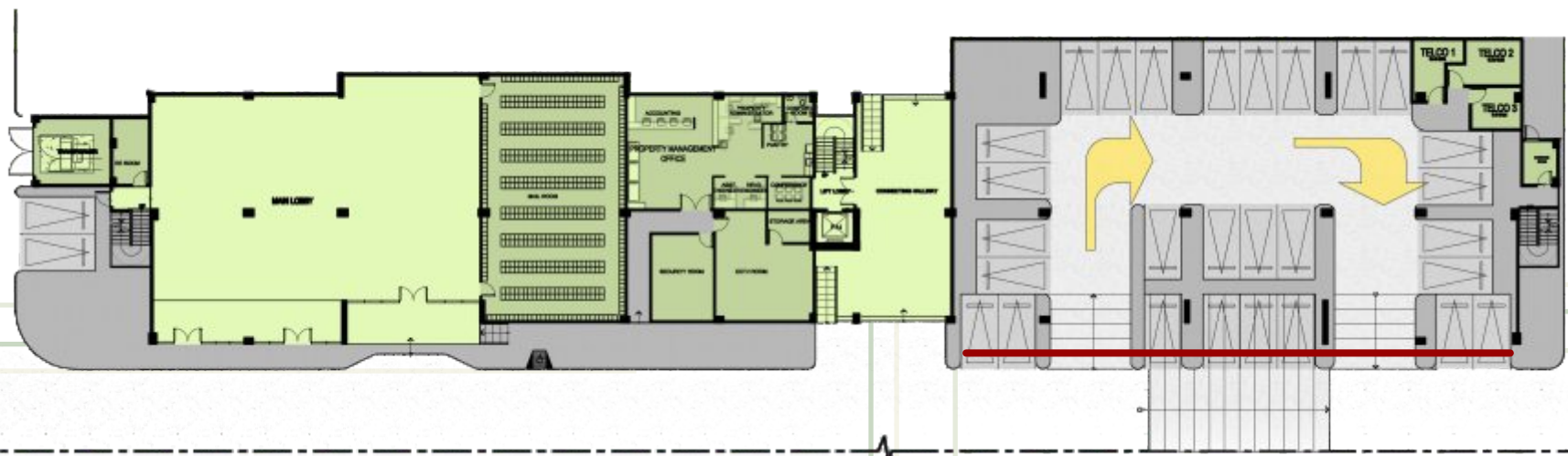
Function Room





Ground Floor Plans

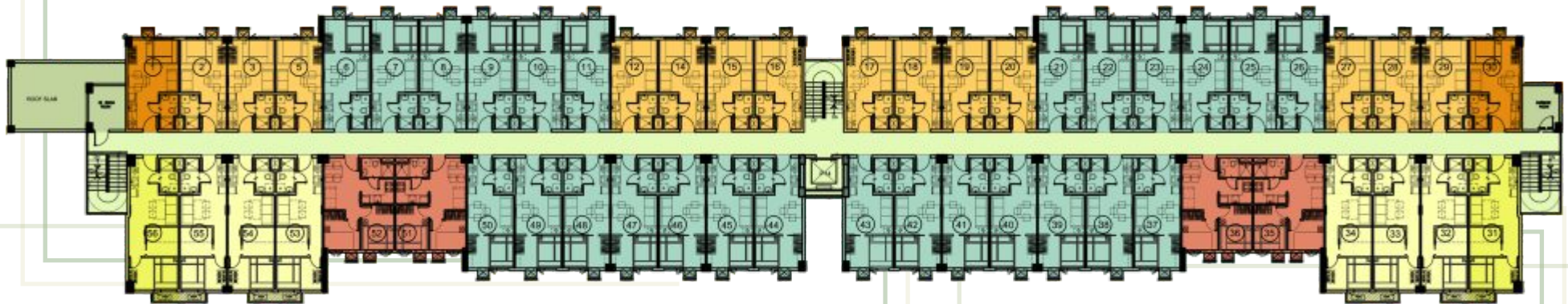
TOWER 1



- Main Lobby
- Central Mailboxes
- Property Management Office
- Security Office
- CCTV Room
- Ground level parking – 28 slots (slots along the road shall have partial cover only)
- Covered walkway

2nd Floor Plans

TOWER 1

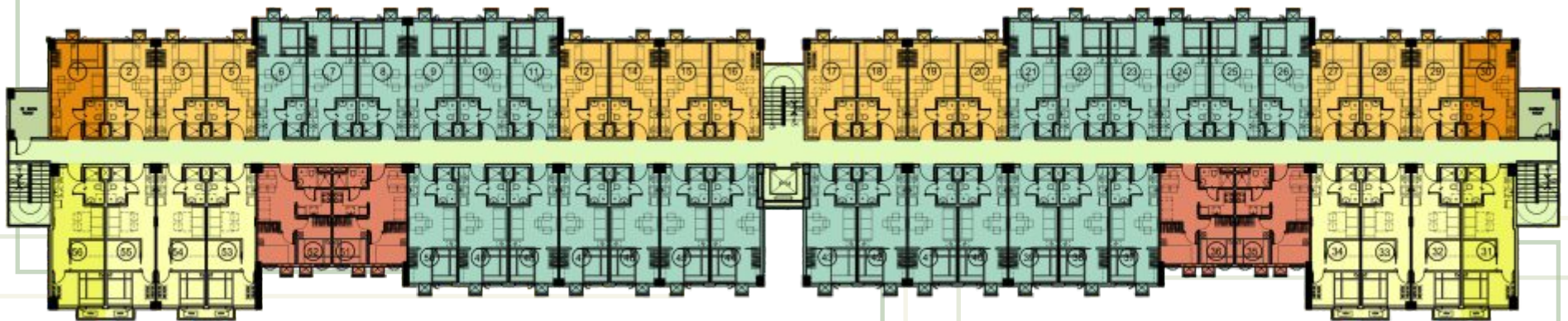


LEGEND:

- Studio Unit
- Studio End Unit
- 1 Bedroom Unit
- 1 Bedroom Unit with Den
- 1 Bedroom End Unit with Den
- 2 Bedroom Unit

3rd to 8th Floor Plans

TOWER 1



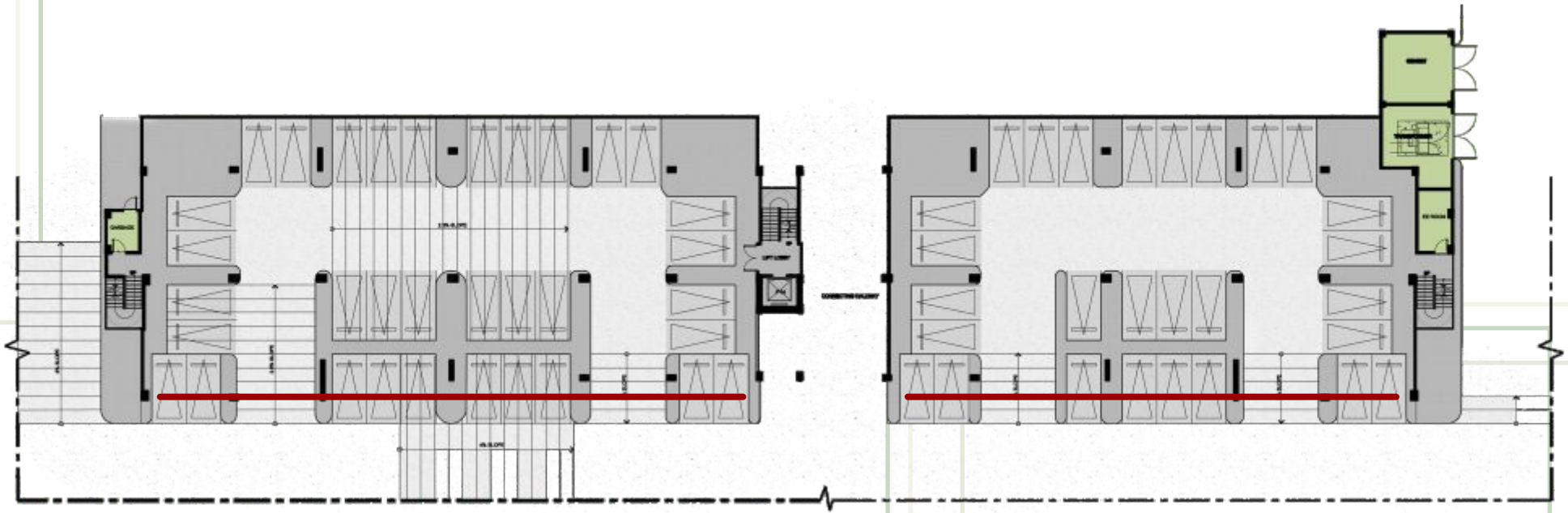
LEGEND:

- Studio Unit
- Studio End Unit
- 1 Bedroom Unit
- 1 Bedroom Unit with Den
- 1 Bedroom End Unit with Den
- 2 Bedroom Unit



Ground Floor Plans

TOWER 2

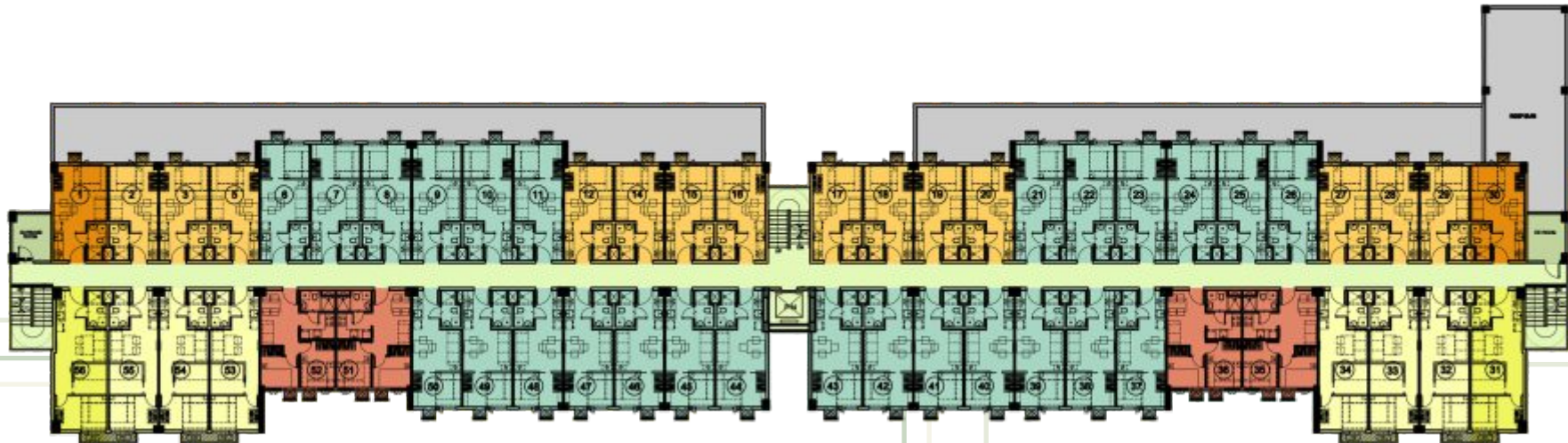


- Ground level parking – 62 slots (slots along the road shall have partial cover only)
- Covered walkway









2nd Floor Plans

TOWER 2

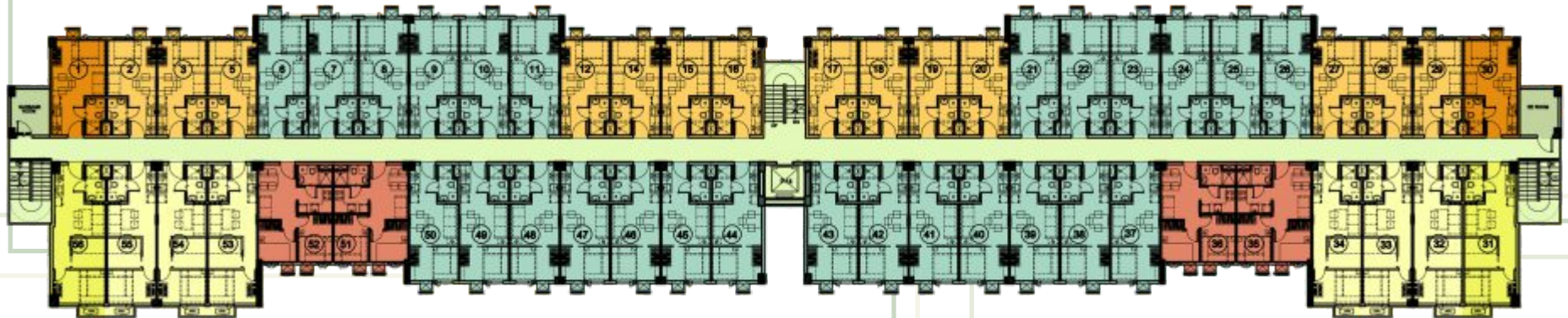


LEGEND:


-  Studio Unit
-  Studio End Unit
-  1 Bedroom Unit
-  1 Bedroom Unit with Den
-  1 Bedroom End Unit with Den
-  2 Bedroom Unit

3rd to 8th Floor Plans

TOWER 2

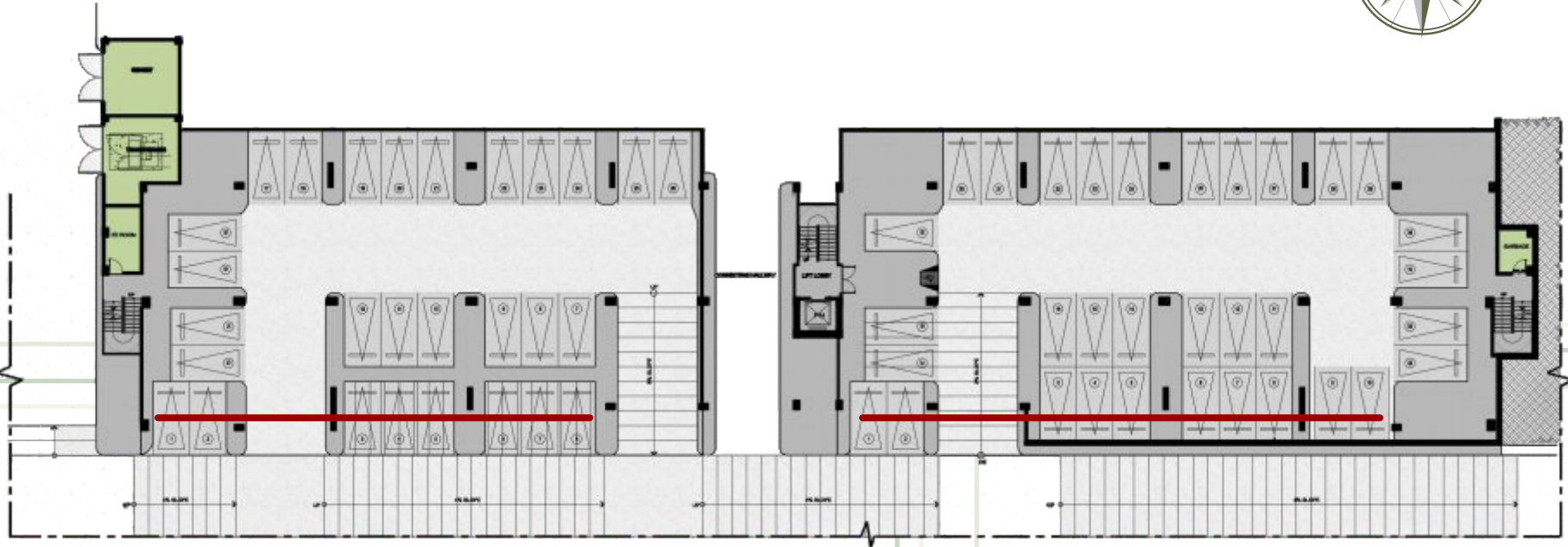


LEGEND:

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-  Studio End Unit
-  1 Bedroom Unit
-  1 Bedroom Unit with Den
-  1 Bedroom End Unit with Den
-  2 Bedroom Unit

Ground Floor Plans

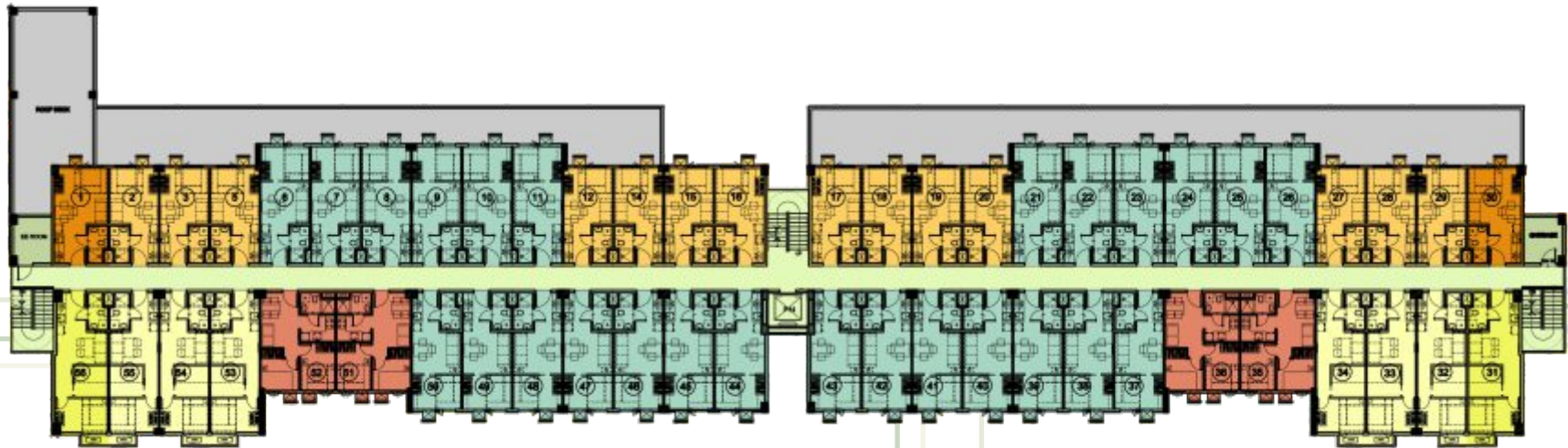
TOWER 3









- Ground level parking – 61 slots (slots along the road shall have partial cover only)
- Parking slots on the right side is below the road's elevation
- Covered walkway

2nd Floor Plans

TOWER 3

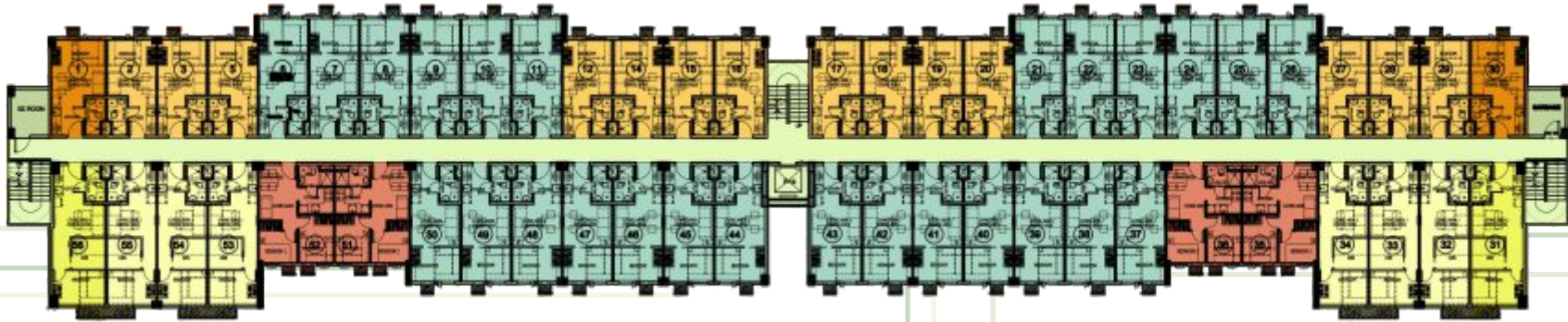


LEGEND:

-  Studio Unit
-  Studio End Unit
-  1 Bedroom Unit
-  1 Bedroom Unit with Den
-  1 Bedroom End Unit with Den
-  2 Bedroom Unit

3rd to 8th Floor Plans

TOWER 3

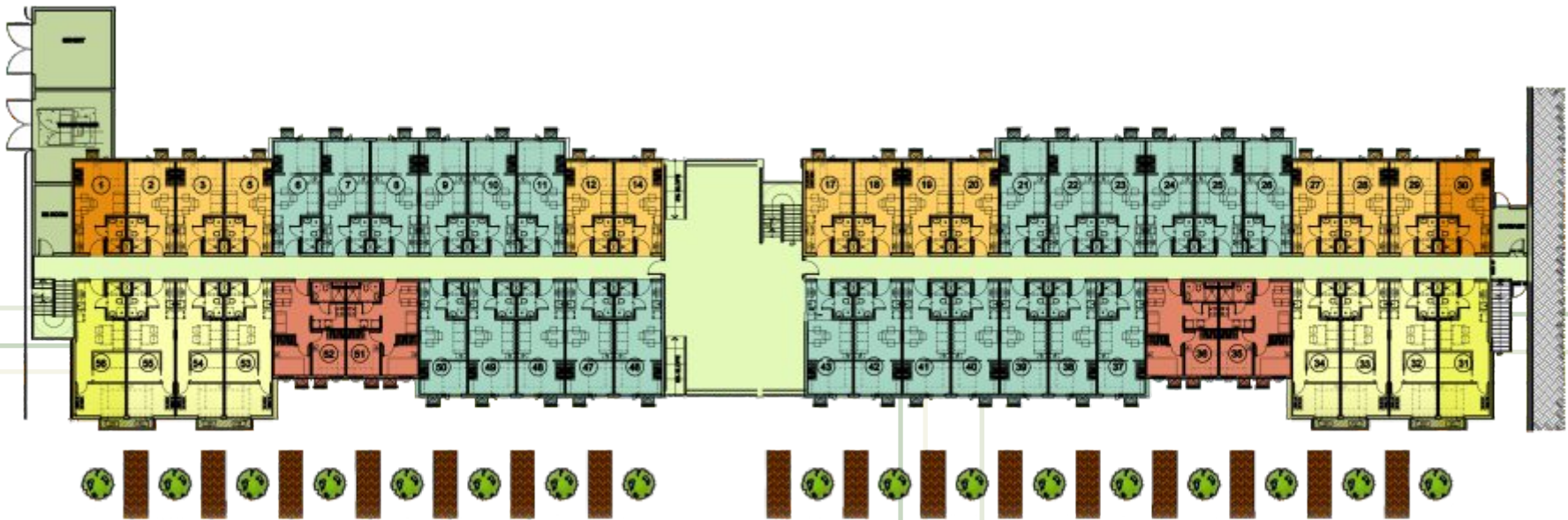


LEGEND:

- Studio Unit
- Studio End Unit
- 1 Bedroom Unit
- 1 Bedroom Unit with Den
- 1 Bedroom End Unit with Den
- 2 Bedroom Unit

Ground Floor Plans

TOWER 5



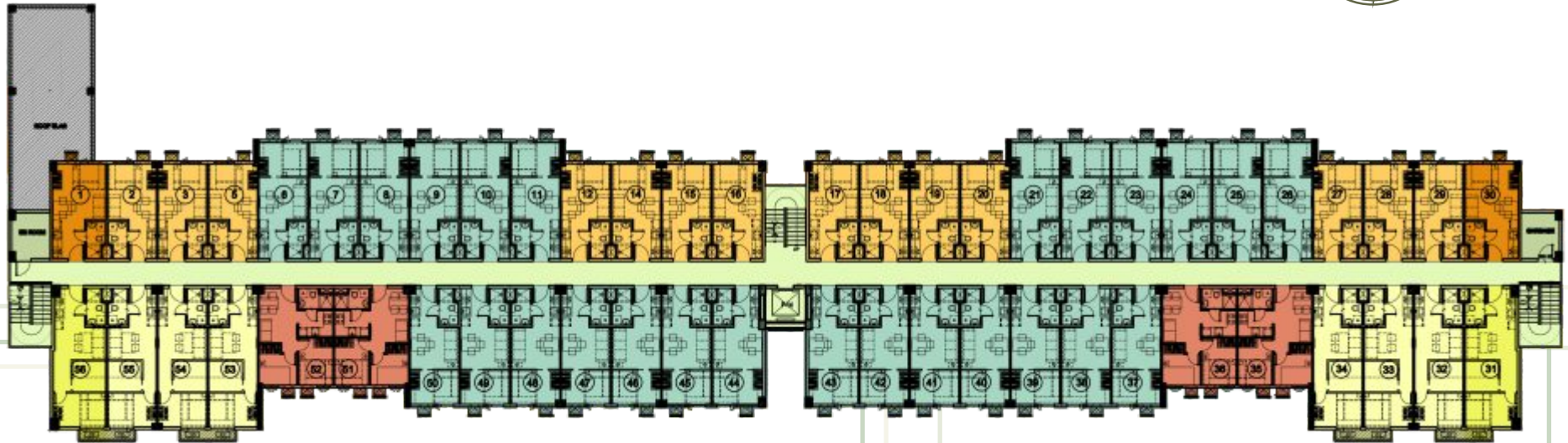
- 50 units at the Ground floor
- Landscaped parks between buildings
- Covered walkway

LEGEND:

- Studio Unit
- Studio End Unit
- 1 Bedroom Unit
- 1 Bedroom Unit with Den
- 1 Bedroom End Unit with Den
- 2 Bedroom Unit

2nd Floor Plans

TOWER 5

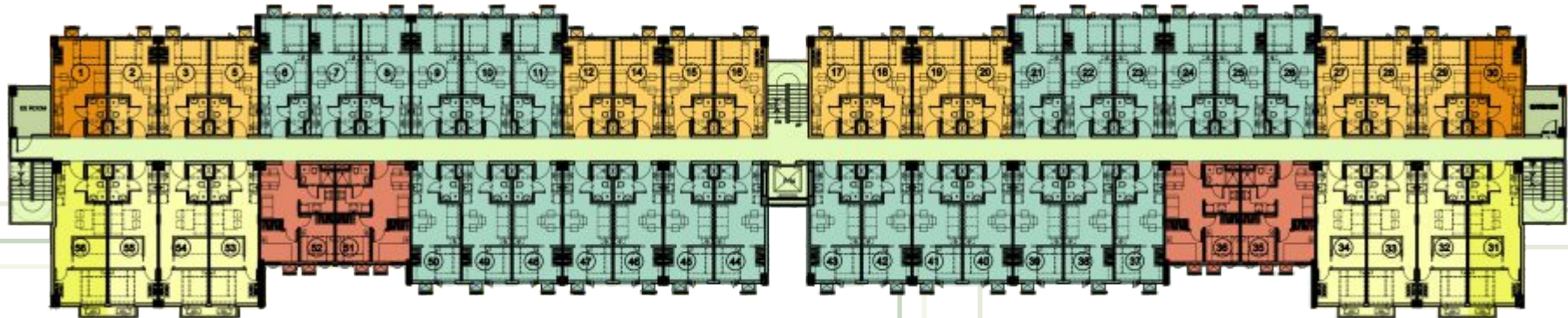


LEGEND:

- Studio Unit
- Studio End Unit
- 1 Bedroom Unit
- 1 Bedroom Unit with Den
- 1 Bedroom End Unit with Den
- 2 Bedroom Unit

3rd to 8th Floor Plans

TOWER 5



LEGEND:

- Studio Unit
- Studio End Unit
- 1 Bedroom Unit
- 1 Bedroom Unit with Den
- 1 Bedroom End Unit with Den
- 2 Bedroom Unit

Ground Floor Plans

TOWER 6



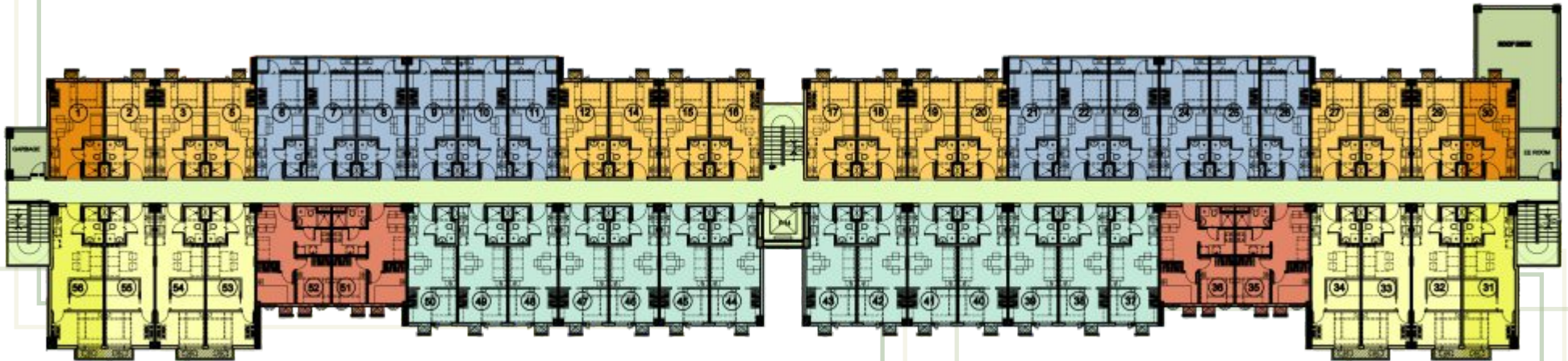
- 50 units at the Ground floor
- Landscaped parks between buildings
- Covered walkway

LEGEND:

-  Studio Unit
-  Studio End Unit
-  1 Bedroom Unit
-  1 Bedroom Unit with Balcony
-  1 Bedroom Unit with Den
-  1 Bedroom End Unit with Den
-  2 Bedroom Unit

2nd Floor Plans

TOWER 6

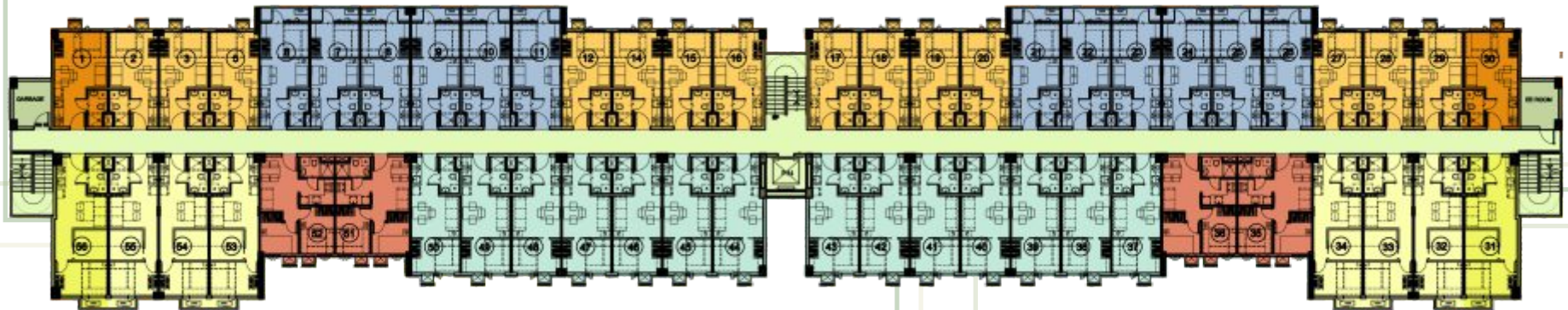


LEGEND:

- Studio Unit
- Studio End Unit
- 1 Bedroom Unit
- 1 Bedroom Unit with Balcony
- 1 Bedroom Unit with Den
- 1 Bedroom End Unit with Den
- 2 Bedroom Unit

3rd to 8th Floor Plans

TOWER 6



LEGEND:

-  Studio Unit
-  Studio End Unit
-  1 Bedroom Unit
-  1 Bedroom Unit with Balcony
-  1 Bedroom Unit with Den
-  1 Bedroom End Unit with Den
-  2 Bedroom Unit

Ground Floor Plans

TOWER 7



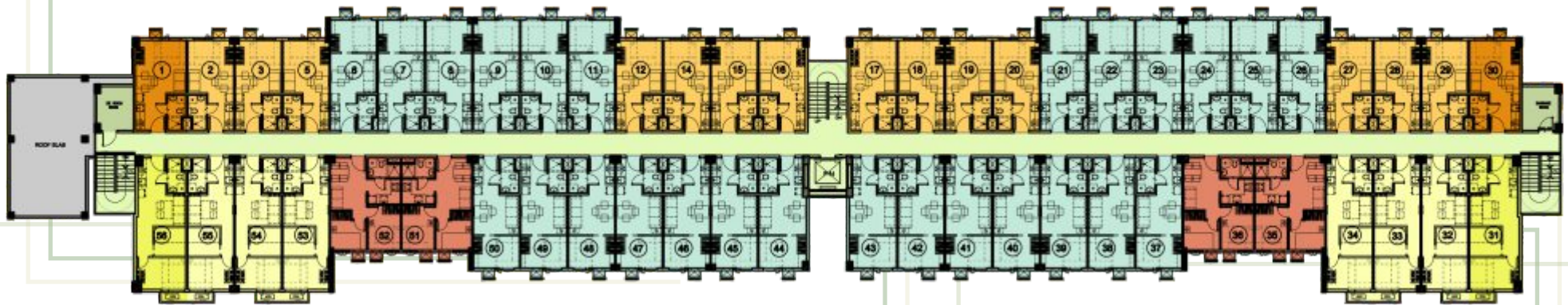
- 50 units at the Ground floor
- Landscaped parks between buildings
- Covered walkway

LEGEND:

- Studio Unit
- Studio End Unit
- 1 Bedroom Unit
- 1 Bedroom Unit with Den
- 1 Bedroom End Unit with Den
- 2 Bedroom Unit

2nd Floor Plans

TOWER 7

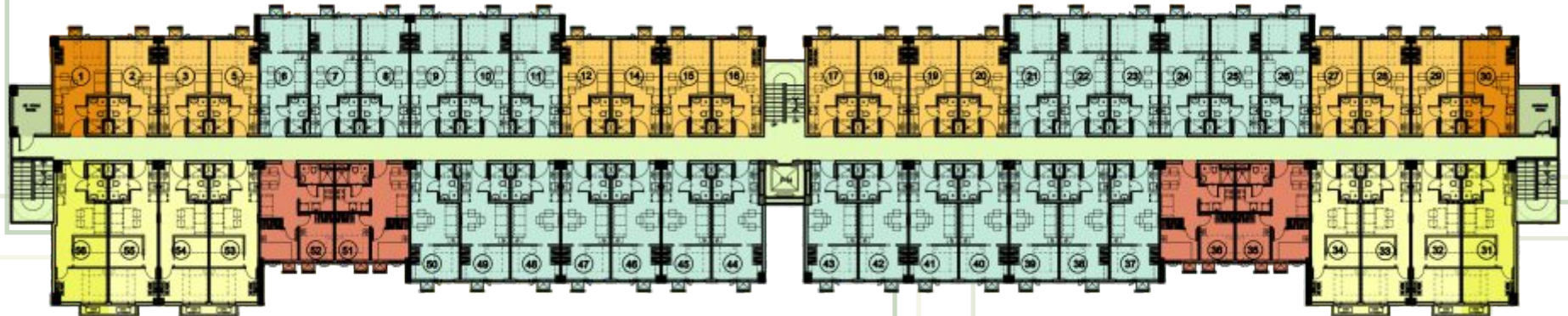


LEGEND:

- Studio Unit
- Studio End Unit
- 1 Bedroom Unit
- 1 Bedroom Unit with Den
- 1 Bedroom End Unit with Den
- 2 Bedroom Unit

3rd to 8th Floor Plans

TOWER 7



LEGEND:

- Studio Unit
- Studio End Unit
- 1 Bedroom Unit
- 1 Bedroom Unit with Den
- 1 Bedroom End Unit with Den
- 2 Bedroom Unit

Unit Floor Plan

STUDIO UNIT



For visual reference only



UNIT COMPONENTS

- Sleeping Area
- Living/Dining Area
- Kitchen Area
- Toilet & Bath

**Approx 19.73 sqm
to 22.24 sqm**

Unit Floor Plan

1-BEDROOM UNIT



UNIT COMPONENTS

- Bedroom
- Living/Dining Area
- Kitchen Area
- Toilet & Bath

**Approx 23.72 sqm
to 24.90 sqm**

Unit Floor Plan

1-BEDROOM UNIT W/ BALCONY



UNIT COMPONENTS

- Bedroom
- Living/Dining Area
- Kitchen Area
- Toilet & Bath

**Approx 23.94 sqm
to 24.04 sqm**

Unit Floor Plan

1-BEDROOM UNIT W/ DEN



UNIT COMPONENTS

- Bedroom
- Living/Dining Area
- Kitchen Area
- Toilet & Bath
- Den Area

**Approx 28.43 sqm
to 31.40 sqm**

Unit Floor Plan

2-BEDROOM UNIT



UNIT COMPONENTS

- Bedroom 1
- Bedroom 2
- Living Area
- Dining Area
- Kitchen Area
- Toilet & Bath



Approx 30.36 sqm