

SMDDC

SMDC

TWIN

RESIDENCES

LAS PIÑAS, CITY

Strategically located
along Brgy. Talon Uno,
Alabang-Zapote Road,
Las Pinas City

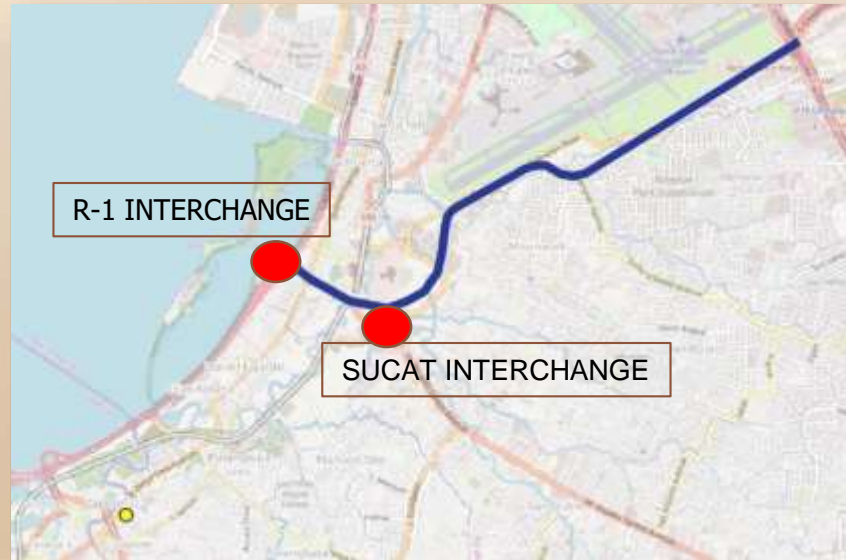


LAS PIÑAS CITY



LRT 1 EXTENSION

- First 5 stations to begin operations by 4Q of 2021
- Expected to cut travel time from Manila to Cavite to 25 minutes from over an hour
- Will expand the current LRT1 capacity from 300,000 to 800,000



CAVITEX C5 SOUTHLINK

Length: 7.708 km

- Segment 3A1 (Merville to C5/SLEX) completed
- Full completion: 2Q of 2021 to 2022
- Reduce travel time from 40 minutes to 10 minutes
- Connect major business districts in Makati City /Taguig area to Cavite/ Parañaque/ Las Piñas City/ Pasay City

Places of Interest

	KM
Robinson's Place Las Piñas	0.3km
SM Center Las Piñas	1.9km
University of Perpetual Help System Dalta	2.1km
Perpetual Help Medical Center	2.3km
NBI Las Piñas Satellite Office	2.7km
Las Pinas City Hall	2.5km
SM Southmall Las Piñas	1.4km
SLEX-Alabang	6.0km
C5 Road Extension	3.4km
Manila-Cavite Coastal Road	4.0km



Our Neighborhood

	KM
NAIA Airport Terminal	7.0 km
Business Districts:	
Madrigal Business Park	3.1 km
Northgate Cyberzone	4.5 km
Mall of Asia	9.0 km
Hotels:	
Acacia Hotel	4.5 km
Bellevue Hotel	4.6 km
Crimson Hotel	5.9 km
Malls / Supermarkets:	
SM Las Piñas	1.9 km
Evia Lifestyle Center	1.5 km
Alabang Town Center	3.9 km
Molito Lifestyle Center	3.5 km



Our Neighborhood

	KM
Educational Institutions:	0.5 km
St Francis of Assisi College – Las Piñas	1.5 km
Southville International School & Colleges	2.2 km
Centro Escolar Las Piñas	3.0 km
San Beda College Alabang	5.0 km
Places of Worship:	
Five Wounds of our Lord Parish	0.7 km
Mary Immaculate Parish / Nature's Church	1.6 km
Christian Reformed Church	2.5 km
Iglesia ni Kristo	2.9 km
Hospitals:	
Las Pinas Medical Center	0.5 km
Asian Hospital & Medical Center	5.6 km
Others	
St Joseph the Worker / Bamboo Organ	4.9 km



A Complete Development

SUSTAINABLE LIFESTYLE

Pedestrian-friendly



HIGH POTENTIAL INVESTMENT

Secures your future with maximized returns



STRATEGIC LOCATION

Commuter-friendly



DYNAMIC NEIGHBORHOOD

Supports your on-the-go lifestyle



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LAS PIÑAS, CITY



TWIN Residences is the shining high-rise development that **mirrors your aspirations and your successes** of being the best that you can be.

This vibrant mixed-use development instantly gratifies you with all the **upgraded modern comforts** that you've worked hard for, encouraging you to keep on going for greater success.

And since health is an important part of being productive, our development has relaxing amenities that **balances your rigorous work schedule**.

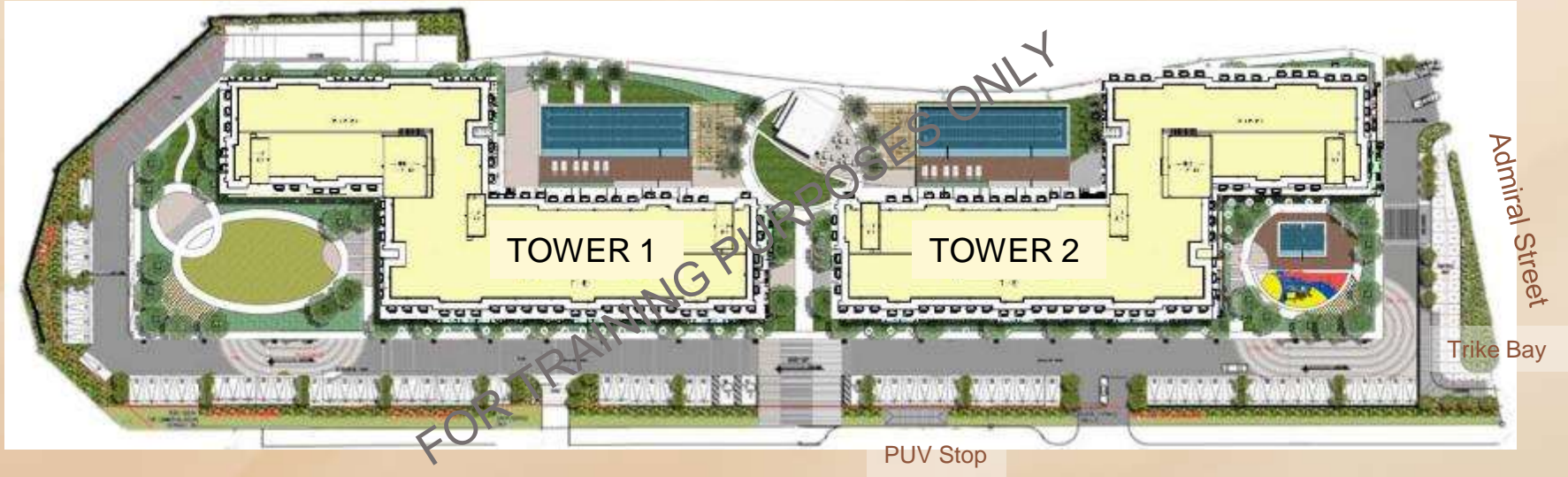
Project Details

OWNER/ DEVELOPER	SM PRIME HOLDINGS, INC.
LAND AREA	1.3 HAS.
TOWERS	2
	25 FLOORS
NUMBER OF FLOORS	20 RESIDENTIAL FLRS. 1 AMENITY RESIDENTIAL FLR. 3 PODIUM PARKING FLR. 1 COMMERCIAL AREA / G/FLR
NO. OF UNITS	2,406 1,203 TOWER 1 1,203 TOWER 2
PARKING SLOTS	670



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SITE DEVELOPMENT PLAN



Alabang-Zapote Road



UNIT VIEWS

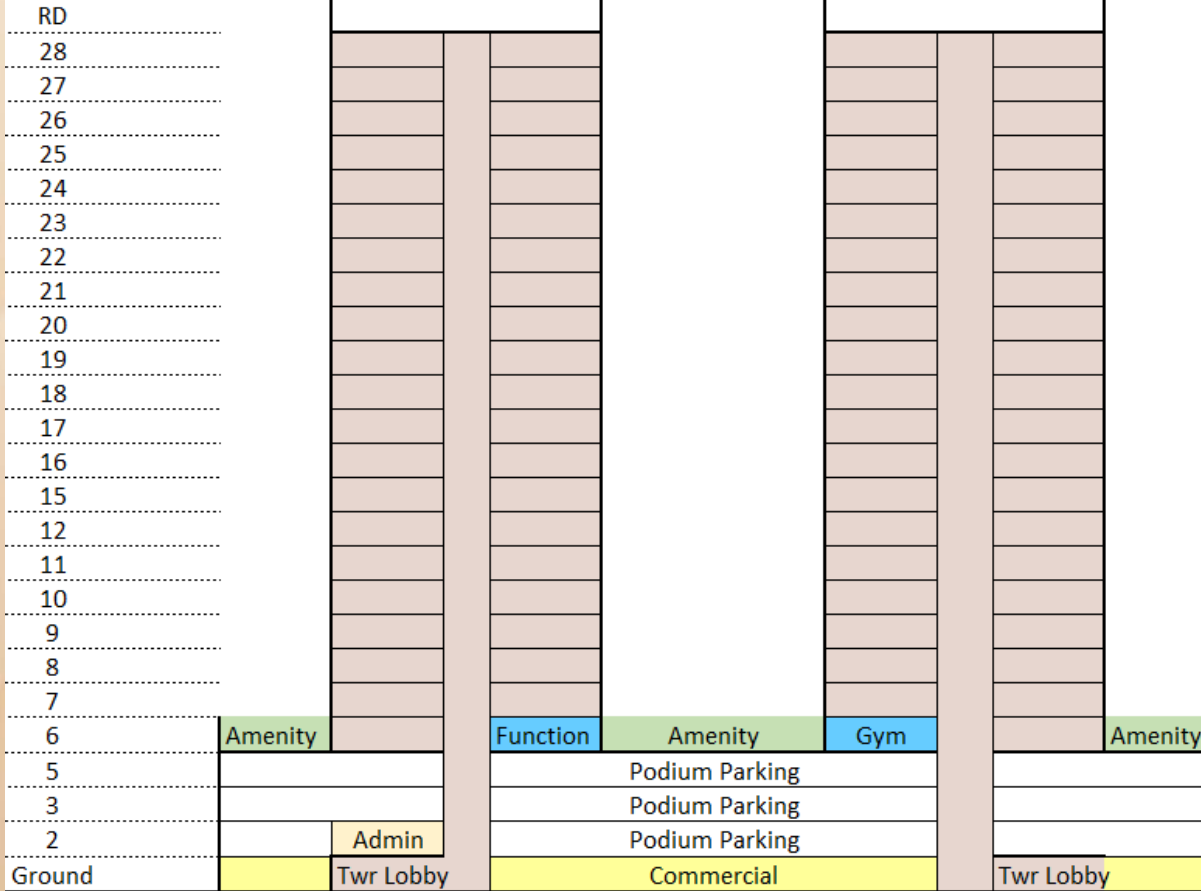


Views	
A	Southwest
B	Amenity
C	Cityscape Views



Tower 1

Tower 2



DIAGRAMMATIC SECTION

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BUILDING FEATURES

- ✓ 3 passenger elevators and 1 service elevator per tower
- ✓ 3 fire exit stairs per tower
- ✓ Automatic fire sprinkler system
- ✓ Centralized mailroom per tower
- ✓ Centralized garbage collection & disposal system, including MRF
- ✓ Standby emergency power for common areas
- ✓ Meralco power supply
- ✓ Maynilad water supply
- ✓ CCTV coverage at site, podium floors, amenity areas and residential floors
- ✓ 24/7 security



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LAS VEGAS, CITY

SM PRIME
HOLDINGS

FEATURES & AMENITIES

GRAND LOBBIES

GROUND FLOOR LOUNGE

MAIL ROOMS

ELEVATOR LOBBIES

GROUND FLOOR RETAIL

GRAND ARCADE

DROP OFF ROTUNDAS

DEDICATED ENTRANCE & EXIT
GATES

FOR TRAINING PURPOSES ONLY



RETAIL AND GRAND ARCADE

FOR TRAINING PURPOSES ONLY



RETAIL AND GRAND ARCADE

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RETAIL AND GRAND ARCADE

TOWER 2

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RECEPTION



TOWER 2

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GROUND FLOOR TOWER LOUNGE AREA

TOWER 2

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GROUND FLOOR ELEVATOR LOBBY



TOWER 2



MAIL ROOM

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TOWER 2

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AMENITY FLOOR LOUNGE



FUNCTION ROOM



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FITNESS GYM



FOR TRAINING PURPOSES ONLY

STUDIO



FEATURES & AMENITIES - OUTDOOR



1	MIRROR POOLS	5	TRELLIS DECK
2	ACTIVATURF	6	CENTRAL GAZEBO
3	KID'S ZONE	7	CENTRAL TURF
4	JOGGING PATH	8	POOLSIDE DECK
	ACTIVE		PASSIVE



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CENTRAL GAZEBO, TURF, TRELIS DECK



FOR TRAINING PURPOSES ONLY

MIRROR POOLS



FOR TRAINING PURPOSES ONLY

CENTRAL GAZEBO



FOR TRAINING PURPOSES ONLY

KID'S ZONE



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ACTIVATURF



RESIDENTIAL UNITS

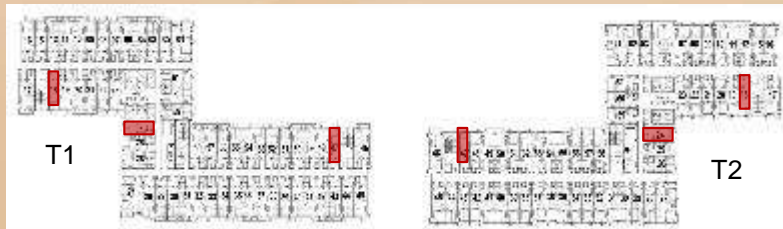
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Typical Unit Layouts

Studios

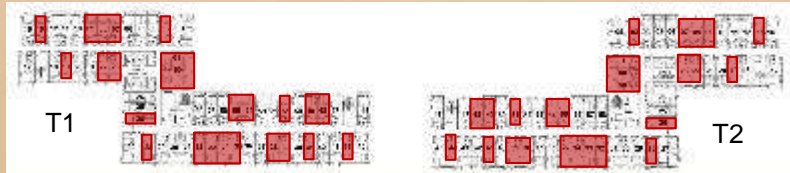
Unit Numbers	
18, 24, 47	
Approx. Floor Area	
Square Meters	Square Feet
20.15 to 21.30	216.90 to 229.30



Typical Unit Layouts

1BR

Unit Numbers	
2, 7, 8, 9, 15, 19, 22, 23, 26, 28, 32, 33, 34, 35, 38, 39, 41, 44, 48, 49, 51, 54, 55, 59, 60, 61	
Approx. Floor Area	
Square Meters	Square Feet
24.00 to 25.70	258.70 to 277.40



Typical Unit Layouts

1BR with Balcony

Unit Numbers	
3, 5, 6, 10, 11, 12, 20, 21, 29, 30, 31, 36, 37, 42, 43, 49, 50, 56, 57, 58	
Approx. Floor Area	
Square Meters	Square Feet
26.00 to 26.40	280.30 to 284.90



Typical Unit Layouts

1BR End Unit

Unit Numbers	
16, 45	
Approx. Floor Area	
Square Meters	Square Feet
26.10	281.60



Typical Unit Layouts

1BR End Unit with Balcony

Unit Numbers	
17,46	
Approx. Floor Area	
Square Meters	Square Feet
27.90	300.60



Dressed-up 1 BR Unit Layout



ONE BEDROOM

LIVING & DINING AREA



24.03 sqm

Dressed-up 1 BR Unit Layout



Dressed-up Unit, Artists Perspective

ONE BEDROOM

BEDROOM



24.03 sqm

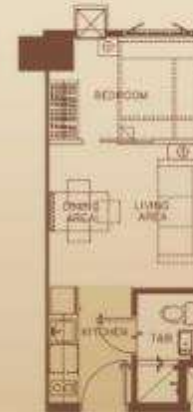
Dressed-up 1 BR Unit Layout



Dressed-up 1 BR Unit's Perspective

ONE BEDROOM

KITCHEN



24.03 sqm

FOR TRAINING PURPOSES ONLY

1 BEDROOM

Dressed-up Unit, Artists Perspective

FOR TRAINING PURPOSES ONLY

1 BEDROOM

Dressed-up Unit, Artists Perspective

FOR TRAINING PURPOSES ONLY

1 BEDROOM

Dressed-up Unit, Artists Perspective

Typical Unit Layouts

2BR with Balcony

Unit Numbers	
1, 27	
Approx. Floor Area	
Square Meters	Square Feet
39.10	421.30



Dressed-up 2 BR Unit Layout



TWO BEDROOM WITH BALCONY
LIVING & DINING AREA.



39.14 sqm

UNIT DELIVERABLES

Typical Unit Finishes

Floors	Homogeneous Tiles
Walls	Interior Walls: Painted Finish T&B: 1.8m high tiles at Shower Area
Doors	Main: Fire Rated Laminated Wood Door Bedroom/s, T&B, Laminated Wood Door
Windows	Aluminium casement windows
Toilet and Bath	Water closet, lavatory, soap holder, tissue holder and shower fixtures
Kitchen	Granite countertop and splashboard, and sink with faucet Overhead and base cabinets
Balcony (if applicable)	Aluminum glass door Homogeneous Tiles Painted metal railing



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LAS PIÑAS, CITY

SM PRIME
HOLDINGS

GREENMIST
PROPERTY MANAGEMENT CORP.

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



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LAS PIÑAS, CITY

primekey

Our commitment to you does not end when we give you the key to your property. We enable you to realize the maximum return of your property investment through SMDC Leasing.

SMDC Leasing Range of Services

- Property Listing Management
- Unit viewing arrangements
- Negotiation of lease terms
- Preparation of lease contract
- Tenant move-in assistance

SM PRIME HOLDINGS

DESIGN PARTNERS



ALBERT YU ASYA DESIGN

Twin Residences seeks to transform a quiescent site into a modern community hub. Encapsulated in the main thoroughfare Alabang-Zapote road, the development provides a tranquil oasis from the city. Living in the South of Metro

Manila presents countless opportunities for its residents, with a variety of shopping malls, leisure attractions, food havens, and business centers. The South also boasts an easy-going lifestyle, with generally less pollution and less traffic.

Its beautifully simple facade highlights timelessness and precision, with symmetrical 5-shaped towers defined by dramatic white and gray linear motions. Flexible floor plates and efficient planning allow for a greater number of units strategically positioned to offer a variety of city views. Standing directly in front of one of the busiest streets in Las Piñas City, the towers' amenities face a more quiet residential view. The development provides twice the amount of comfort and satisfaction, you can expect from a residences at the south and countless ways to relax right at the convenience of their own home.

symmetry

DESIGN PARTNERS

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MONICA BELEN MCONCEPT DESIGN

Twin is a modern residential condominium that offers a relaxing hide-away from the world for professionals and young families alike. The concept of the design is simple: crisp and clean lines with modern interiors, within which residents and visitors can feel a sense of balance. We used the Yin and Yang symbol to achieve the key concept of balance, using contrasting elements of dark and light colors as well as the smooth and textured finishes as seen in the lobby. The textured artworks—woods and metals—in addition to applying curves to linear elements created motifs that could break the formality of the area across Twin's interior.

balance, contrasts



DESIGN PARTNERS



EA AURELIO LANDSCAPE ARCHITECT

The landscape design of Twin takes inspiration from the Yin and Yang symbol, evoking harmony and balance. It creates a balanced and harmonious environment for all its residents with the vibrant, symmetrical patterns defining the condominium's amenities. Materials are deliberately chosen to attract positive energy and enhance physical and mental well-being. The landscape also includes benches, planter boxes, gazebos, trellis, and water features. These green nooks bring the outdoors in, introducing natural beauty to the urban environment. Hard concrete walls are softened and harsh noise pollution is absorbed, creating a serene haven that combines a sustainable design with luxurious city living in perfect balance.

harmony, vibrance

LAUNCH PRICE & PAYMENT TERMS

PRICING INFO RESIDENTIAL

Unit Type	Unit Floor Area (sqm)	Total List Price (in Php Mn)
Studio	20.15 to 25.77	Php 3.56 to 4.19
1 Bedroom	24.00 to 25.77	Php 4.09 to 5.00
1 Bedroom with Balcony	26.10 to 26.40	Php 4.45 to 5.20
1 Bedroom End Unit	26.10	Php 4.46 to 4.71
1 Bedroom End Unit with Balcony	27.90	Php 5.09 to 5.49
2 Bedroom with Balcony	39.10	Php 6.67 to 7.05

PRICING INFO PARKING

Parking	Area (sqm)	Ave. List Price (in Php Mn)
Podium Parking	12.50	1.30

PAYMENT TERMS

STANDARD PAYMENT SCHEME (Residential)
Towers 1 and 2
Podium Parking



PAYMENT SCHEME	PARTICULARS	DISCOUNT ON TLP	
		RESIDENTIAL	PARKING
Spot Cash	100% Spot Cash in 30 Days	10.0%	4.0%
Deferred Cash	100% Payable in 68 months	2.0%	-
Spot DP	10% Spot/ 90% in 68 months	2.0%	-
	20% Spot/ 80% in 68 months	4.0%	-
Spread DP	15% in 68 months/ 85% cash or bank	-	-
	20% in 68 months/ 80% cash or bank	-	-
Easy Payment	10% DP/10% in 67 months/80% cash or bank	0.5%	
	20% DP/10% in 67 months/70% cash or bank	1.0%	



WHY INVEST IN THE PHILIPPINES?

- The Philippine Economy's strong fundamentals will assure sustained economic growth past the health crisis
- Continuous inflow of remittances expected to grow by 7% in 2021
- In a demographic sweetspot – increasing young competent and reliable human resources. This translates to strong local consumption
- Booming infrastructure development for inclusive growth. Several operating economic zones and IT parks today, offering attractive tax incentives, and equipped with support capabilities
- Critical entry point to over 600 million people in the ASEAN Market and a natural gateway to the East- Asian economies.



WHY INVEST IN PHILIPPINE REAL ESTATE?

- ✓ Infrastructure projects expected to boost property values
- ✓ Steady increase in property and rental values
- ✓ Significant real estate demand from Overseas Filipinos, local buyers, and foreign investors
- ✓ Strong long-term and short-term rental demand from local workforce, expats, and local & foreign tourists (demand is expected to return post covid)
- ✓ Local Housing backlog of more than 6M



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TWIN RESIDENCES LAS PIÑAS, CITY



**SUPERIOR
LOCATION**



**SUPERIOR
PRODUCT**



**COMPLETE
DEVELOPMENT**



**SUPERIOR
INVESTMENT**