



# COOL SUITES



**WIND RESIDENCES, TAGAYTAY CITY**

**PROJECT BRIEFING**





# COOL SUITES



WIND RESIDENCES, TAGAYTAY CITY

**SMDC**

*The good guys!*

Cool Suites at Wind Residences is the newest garden complex in flourishing Wind Residences estate. Nestled inside the complex is an array of lush foliage and greenery that serve as a private retreat where you can relax and recover from the busy work week.

# LOCATION



- Along E. Aguinaldo Highway, Barangay Maharlika West Tagaytay City



# LOCATION



City Hall



Sky Ranch

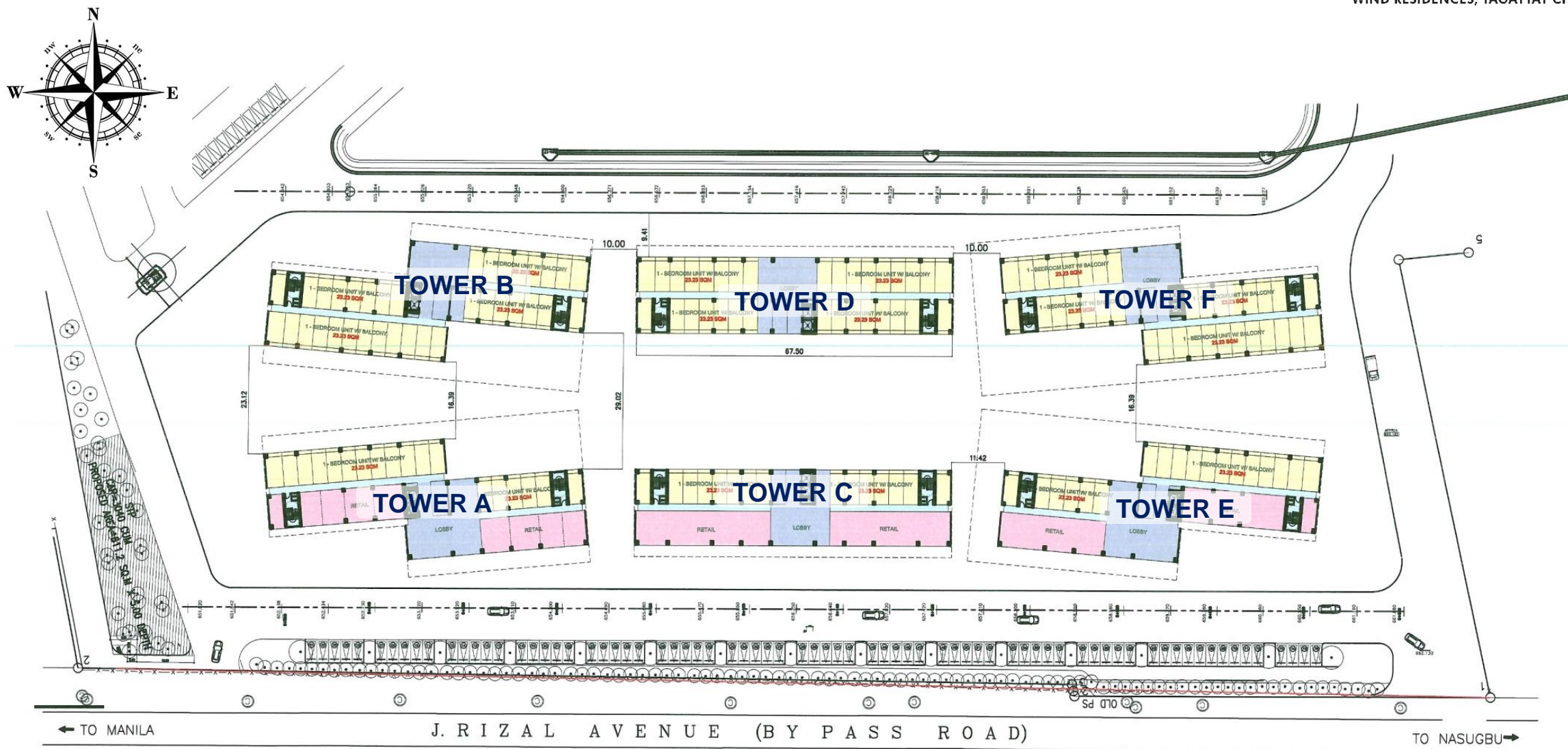


Taal Vista Hotel



Our Lady of  
Lourdes Parish

# SITE DEVELOPMENT PLAN





# SITE DEVELOPMENT PLAN





# PROJECT DETAILS



Architectural Theme	Modern Contemporary Design
Total Land Area	3.0707 ha
No. of Buildings (Towers)	6 Towers
No. of Floors/Building	11 floors
With Podium (Y/N)	No
Number of Units/Tower	Tower A - 363 units Tower B - 378 units Total – 741 units
Total No. of Parking Slots	Tower A – 50 slots Tower B – 54 slots Total – 104 slots
License to Sell No.	LTS No. 029705 (for Tower A and B)
Turn-over Date/s	RFO

# BUILDING CHART

2F – 11F Residential Floors (no 4F)

GF – Tower Lobby and some Residential Units

B1 – Residential Parking





# BUILDING FEATURES



- **Sufficient Elevator**
- **24/7 Security**
- **Automatic Fire Sprinkler System**
- **Back-up power**
  - **Commercial spaces: 100%**
  - **Common Areas: 100%**
  - **Residential units:**
    - 1 light receptacle**
    - 1 convenience outlet at living room**
    - 1 outlet for refrigerator**
- **Fire exits**
- **Centralized cistern tank**
- **Sewer Treatment Plant**
- **Property Management by GPMC**
- **SMDC Leasing**



# BUILDING PERSPECTIVES

COOL  
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# FEATURED AMENITIES





# FEATURED AMENITIES



LUSH GARDEN AREA

Amenity Area, Artist's Perspective



# FEATURED AMENITIES





# FEATURED AMENITIES





# FEATURED AMENITIES



LUSH GARDEN AREA

Grand Lobby, Artist's Perspective



# FEATURED AMENITIES





Grand Lobby



# TYPICAL FLOOR PLAN





**TOWER A  
GROUND FLOOR PLAN**

	Unit Type	Area (sqm)	Units per Floor
	1 BDEROOM WITH BALCONY	23.23	15
	1 BEDROOM END UNIT WITH BACLONY	23.78	3

# TYPICAL FLOOR PLAN





	Unit Type	Area (sqm)	Units per Floor
	1 BDEROOM WITH BALCONY	23.23 - 23.78	31
	1 BEDROOM END UNIT WITH BACLONY	23.78	4

**TOWER A**  
**2ND – 5TH FLOOR PLAN**



# TYPICAL FLOOR PLAN

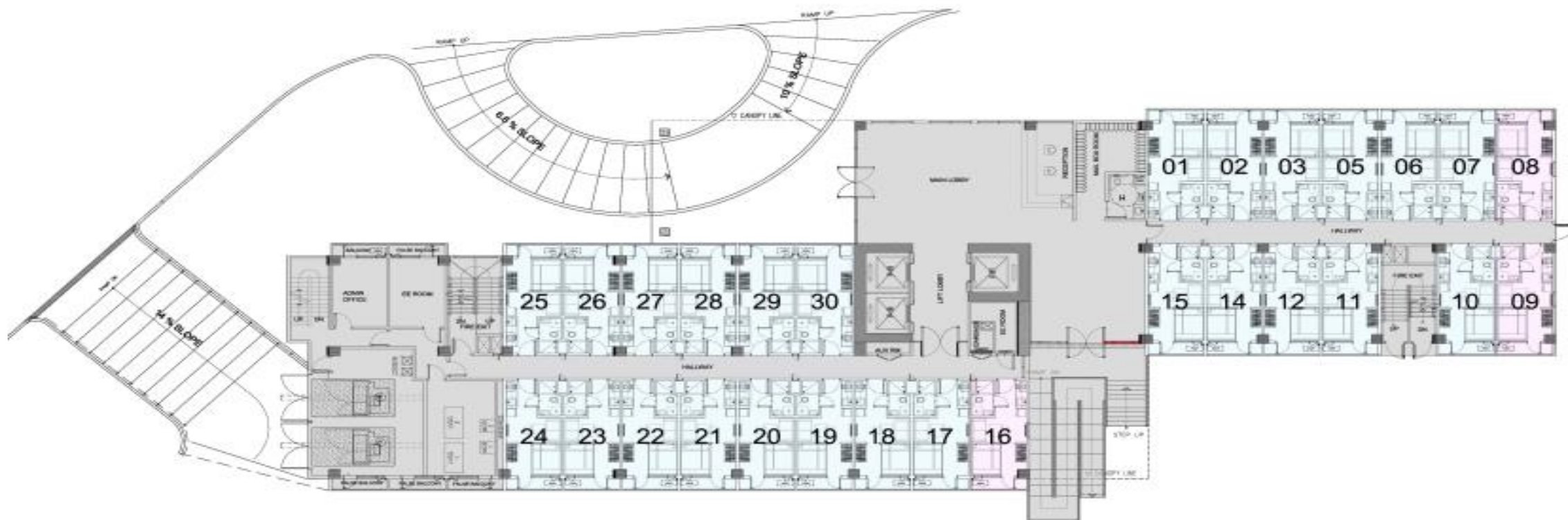




	Unit Type	Area (sqm)	Units per Floor
	1 BDEROOM WITH BALCONY	23.23 - 23.78	34
	1 BEDROOM END UNIT WITH BACLONY	23.78	6

**TOWER A**  
**TYPICAL 6TH - 11TH FLOOR PLAN**



# TYPICAL FLOOR PLAN





	Unit Type	Area (sqm)	Units per Floor
	1 BDEROOM WITH BALCONY	23.23 - 23.78	24
	1 BEDROOM END UNIT WITH BACLONY	23.6 - 23.78	4

**TOWER B**  
**GROUND FLOOR PLAN**



# TYPICAL FLOOR PLAN





	Unit Type	Area (sqm)	Units per Floor
	1 BDEROOM WITH BALCONY	23.23 - 23.78	31
	1 BEDROOM END UNIT WITH BACLONY	23.78	4

**TOWER B**  
**2ND FLOOR PLAN**



# TYPICAL FLOOR PLAN





	Unit Type	Area (sqm)	Units per Floor
	1 BDEROOM WITH BALCONY	23.23 - 23.78	34
	1 BEDROOM END UNIT WITH BACLONY	23.78	6

**TOWER B**  
**5TH FLOOR PLAN**



# TYPICAL FLOOR PLAN



	Unit Type	Area (sqm)	Units per Floor
	1 BDEROOM WITH BALCONY	23.23 - 23.78	34
	1 BEDROOM END UNIT WITH BACLONY	23.78	6

**TOWER B**  
**TYPICAL 6TH - 11TH FLOOR PLAN**

# TYPICAL UNIT LAYOUT



	Min TLP	Max TLP
1 BEDROOM UNIT WITH BALCONY	2,993,000.00	3,342,000.00



# TYPICAL UNIT LAYOUT



	Min TLP	Max TLP
1 BEDROOM END UNIT WITH BALCONY	3,041,000.00	3,401,000.00

# STANDARD DELIVERABLES



ITEM	AREA	LOCATION	SPECIFICATIONS
1	LIVING and DINING AREA	WALL FINISHES	Painted plain cement finish
		FLOOR FINISH	Ceramic Tiles
		CEILING FINISH	Painted plain cement finish
2	KITCHEN AREA	WALL FINISHES	Painted plain cement finish
		FLOOR FINISH	Ceramic tiles
		CEILING FINISH	Gypsum board
		FIXTURES	Under the counter cabinet
3	BEDROOM	WALL FINISHES	Painted plain cement finish
		FLOOR FINISH	Ceramic tiles
		CEILING FINISH	Painted plain cement finish
4	TOILET AND BATH	WALL FINISHES	Painted plain cement finish
		FLOOR FINISH	Ceramic tiles
		CEILING FINISH	Painted plain cement finish
		FIXTURES	Water Closet and Lavatory





**Integration of  
Residential Condos to  
SM Malls**



**Prime Locations  
with access to  
Transport Hubs**



**Hotel-Like  
Lobbies**



**Resort-Styled  
Amenities**



**Professional Property  
Management**



# 5 REASONS TO INVEST



- ✓ **Located in a cool surroundings of Tagaytay**
- ✓ **Top-notch amenities within the development**
- ✓ **Integrated development, with commercial spaces at ground floor.**
- ✓ **Assured increase in property values.**
- ✓ **Perfect for the family looking for comfort, security and relaxation.**



# STANDARD PAYMENT TERMS

**Tower A & Tower B – Ready for Occupancy (RFO)**

**Average TLP**

**3,160,518.52**

PAYMENT SCHEME	PARTICULAR	DISCOUNT ON TLP	
		RESIDENTIAL	PARKING
Spot Cash	100% Spot Cash in 30 Days	10.0%	5.0%
Deferred Cash	100% Payable in 12 months	3.0%	-
	100% Payable in 9 months	4.0%	-
	100% Payable in 6 months	5.0%	-
	100% Payable in 3 months	6.0%	-
EOP (EOP 90days)	5% DP / 15% in 22 mos. / 80% cash or bank	-	-
	10% DP / 10% in 22 mos. / 80% cash or bank	-	-
	5% in 3 mos. / 15% in 20 mos. / 80% cash or bank	-	-
	5% DP / 95% in 59 mos.	-	-
	100% in 60 mos.	-	-

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## BUYER PROMO

### **Pricing Promo**

1% Discount on TLP

### **Payment Term Promos**

Payment Term Promos applicable to all residential units:

- 10% in 12 months / 90% through cash or bank; ;

## **PRICING PROMO MECHANICS**

- Promo may be bundled with standard company discounts (i.e. standard payment term and employee discount);
- All exceptions to these terms and conditions must be requested thru SARF subject for approval



# SAMPLE COMPUTATION

	NO DISCOUNT	1% TLP DISCOUNT
TLP	3,168,167.34	3,168,167.34
PROMO DISCOUNT		1%
DISCOUNT		31,681.67
NET LIST PRICE	3,168,167.34	3,136,485.67
VAT	-	-
OC	205,930.88	203,871.57
TAP	3,374,098.22	3,340,357.24
RF	25,000.00	25,000.00
<b>STANDARD PAYMENT TERM (DEFFERED CASH)</b>		
12 MO	279,091.52	276,279.77
<b>SPECIAL PAYMENT TERMS (10% DP; 90% CASH / BANK)</b>		
10% DP	337,409.82	334,035.72
MA @ 12 MO	28,117.49	27,836.31

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## **What are the amenities per phase 2 – Cool Suites at Wind Residences?**

- Phase 1: Adult and Kiddie Pool, Landscaped Areas Multi-purpose Lawns, and Study Halls Open lawn
- Garden jogging trail
- Cool Trellised Walkway
- Bird Sanctuary
- Wind Chime Garden
- Flower Gardens

## **What will be located at the Ground Floor & Basement**

- The Ground Floor will contain the residential units, main lobby, mail box, commercial strip, parking slots for commercial and residential. The Basement will be limited to residential parking slots only.



## What is the back-up power?

- The project will be supported by a total of 14 generators for each (Tower. 1, Tower 2, Tower 3, and Commercial)
- Common areas will have 100% stand by power supply in case of power outage
- Residential units will have an allocated emergency load in case of power outage:
  - Studio 1 bedroom unit with balcony– 1 Light (Living Room); 1 Outlet (Refrigerator)

## What are the corridor measurements?

Corridor	
Hallway Width	±1.5 meters
Hallway Floor to Ceiling Height	±2.2 - ±2.4 meters

# FAQ'S

## What is the floor to floor and floor to ceiling height?

Unit	
Residential Floor to Ceiling Height	±2.4 meters
Residential Floor to Floor Height	±3.1 to ±3.6 meters

## What are the unit measurements?

Unit	
Balcony Railing Height	±1.2 meters
Partition Wall Height	±2.4 meters

## What is the allowable AC Capacity

Unit Type	
1 Bedroom with w/ Balcony	FCU (One 1.5 HP)



# CONSTRUCTION UPDATES

As of September 2020

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*The good guys!*

**THANK YOU**





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