

**SMDC**

1<sup>st</sup> Philippine Conglomerate to breach **PHP  
1 Trillion** in Market Capitalization



# SM INVESTMENTS CORPORATION

## BANKING



## RETAIL



## PROPERTY



## OTHER INVESTMENTS





# GROUP COMPANY RANKINGS

**SMIC, SM Prime, and BDO comprise 30% of the value of the Philippine Index**

## Philippine Conglomerates

Market Cap (USD bn)

<b>SMIC</b>	<b>23.6</b>
JG Summit	10.0
Ayala Corp	9.9
Aboitiz Equity	5.2
SMC	5.0
LT Group	2.6
Metro Pacific	2.5
GT Capial	1.9
Alliance Global	1.6
DMCI	1.2

Source: Bloomberg;  
Figures as of October 30, 2020

## Philippine Retailers

FY 2019 Total Sales (USD mn)

<b>SM Retail</b>	<b>6,838</b>
Robinsons	3,146
Puregold	2,984

## Philippine Retailers

FY 2019 Store Count

<b>SM Retail</b>	<b>2,799</b>
Robinsons	1,938
Puregold	436

Source: Company Information end-2019

## Philippine Banks

Total Resources (USD bn)

<b>BDO</b>	<b>62.1</b>
Metrobank	48.8
BPI	43.2
Landbank	40.2
PNB	22.3
<b>China Bank</b>	<b>19.0</b>
Security Bank	15.7
UBP	15.2
RCBC	15.2
DBP	15.1

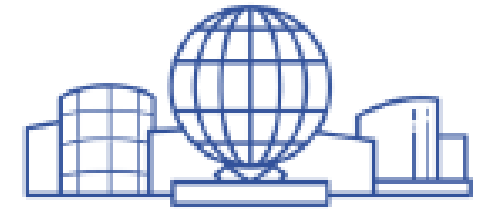
Source: Consolidated statements of  
condition (SOC), FY 2019

## Property Developers

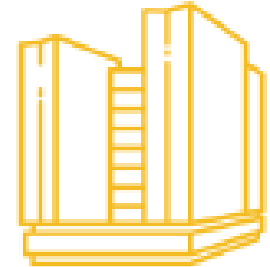
Market Cap (USD bn)

<b>SMPH</b>	<b>20.1</b>
Ayala Land	10.0
Megaworld	2.0
Robinsons Land	1.6
Vistaland	0.9
Double Dragon	0.7
Filinvest	0.5

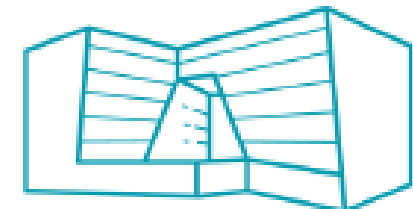
Source: Bloomberg;  
Figures as of October 30, 2020



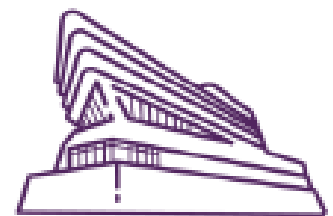
**MALLS**



**RESIDENCES**



**OFFICES**



**HOTELS AND  
CONVENTION CENTERS**



# 1<sup>st</sup> Philippine Property Company to breach **PHP 1 Trillion** in Market Capitalization



Two E-com  
(2012)

Five E-com  
(2015)

One E-com  
(2008)

Shore  
Residences  
(2017)

Shell Residences  
(2011)

Mall of Asia  
(2006)

Sea Residences  
(2008)

SM Arena  
(2012)

SMX  
Convention  
Center, Manila  
(2007)

Conrad Manila  
(2016)



**SMDC**

SM Development Corporation commits itself to provide access to luxurious urban living through its vertical villages and gated horizontal communities, designed with thoughtful features and generous resort-like amenities, all perfectly integrated with a commercial retail environment, thus giving its residents access to a truly cosmopolitan lifestyle.

Launched over

**50 Projects**

Sold over

**160,000 units**

And delivered over

**65,000 units**



# The Vision

“I want the Philippines to be a nation of homeowners...

I want everybody to be affluent so we will have a better life, primarily with a roof on our heads and a good, clean environment to live in.

The environment plays a big role in your present and future because it shapes you.”

*Henry T. Sy, Jr.*

Chairman, SM Development Corporation



# KEYS TO SUCCESS







# AWARD-WINNING DEVELOPER



**AIR RESIDENCES**  
**WINNER**  
**BEST HIGH-END CONDO**  
**INTERIOR DESIGN**

**SHORE RESIDENCES**  
**WINNER**  
**BEST CONDO LANDSCAPE**  
**ARCHITECTURAL DESIGN**

**PARK RESIDENCES**  
**WINNER**  
**BEST CONDO DEVELOPMENT**  
**(GREATER MANILA)**

**TREES RESIDENCES**  
**WINNER**  
**BEST LOW-RISE AFFORDABLE CONDO**  
**DEVELOPMENT (METRO MANILA)**

**FIELD RESIDENCES**  
**WINNER**  
**BEST MID-RANGE CONDO**  
**DEVELOPMENT (METRO MANILA)**



**CHEER RESIDENCES**  
**WINNER**  
**BEST AFFORDABLE CONDO**



**SM DEVELOPMENT CORPORATION**  
**WINNER**  
**BEST DEVELOPER IN THE PHILIPPINES**  
**BEST DEVELOPER IN SOUTH LUZON**  
**BEST DEVELOPER IN MINDANAO**

The SMDC logo consists of the letters 'SMDC' in a bold, red, sans-serif font, centered within a bright yellow rectangular background.

# AWARD-WINNING DEVELOPER OF WORLD CLASS PROJECTS



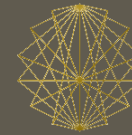
**SHORE RESIDENCES**  
**WINNER**

**BEST CONDO LANDSCAPE ARCHITECTURAL DESIGN**

**AIR RESIDENCES**  
**WINNER**

**BEST HIGH-RISE CONDO INTERIOR DESIGN**

**GOLD RESIDENCES**  
**WINNER**  
**BEST TOWNSHIP DEVELOPMENT**



**JAPAN INTERNATIONAL  
PROPERTY AWARDS**

The SMDC logo, identical to the one in the top left, consisting of the letters 'SMDC' in red on a yellow background.

**TRAILBLAZER OF THE YEAR**



**SMDC**

# AWARD-WINNING DEVELOPER



**SAIL RESIDENCES**  
**WINNER**  
BEST CONDO  
ARCHITECTURAL  
DESIGN

**FERN RESIDENCES**  
**WINNER**  
BEST  
LIFESTYLE  
DEVELOPMENT

**PARK RESIDENCES**  
**WINNER**  
BEST CONDO  
DEVELOPMENT  
LUZON



**WINNER**  
BEST LANDSCAPE  
ARCHITECTURAL  
DESIGN

**CHARM RESIDENCES**  
**WINNER**  
BEST MID-END  
CONDO DEVELOPMENT  
METRO MANILA

**The DREAM of owning  
a property by the BAY  
is about to come true .**



*For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer.*

**NOW OPEN FOR  
RESERVATION!**

**A waterfront home  
that draws inspiration  
from the silhouette of  
the setting sun against  
the majestic backdrop  
of the city skyline.**



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## CITY OF MANILA

- Capital of the Philippines and Seat of National Govt and Heritage Hub
- Population: 1.92M (est. 2020)
- *67.43% are within the economically active population ranging from 15 up to 64,*
- Most populous and fastest growing cities in Southeast Asia.
- Major Industries: Textile, Pharmaceutical, Food Processing and Tourism
- Manila is one of the competitive city in the Philippines.



365 DAYS OF  
STUNNING SUNSET

**STUNNING SUNSET. RICH  
HISTORY & CULTURE.  
DYNAMIC BUSINESS  
DISTRICT**  
**ROXAS BLVD., MANILA,  
PHILIPPINES**  
*Rizal Park and National Museum*

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**Real estate data even suggests a water view tacks a 116.1 percent premium on a property.\***

**Land values in Roxas Blvd have:\*\***

**\*Appreciated by 1,185% from 2010 to 2020\***

**\*Increased an average of 29% per year from 2010 to 2020\***

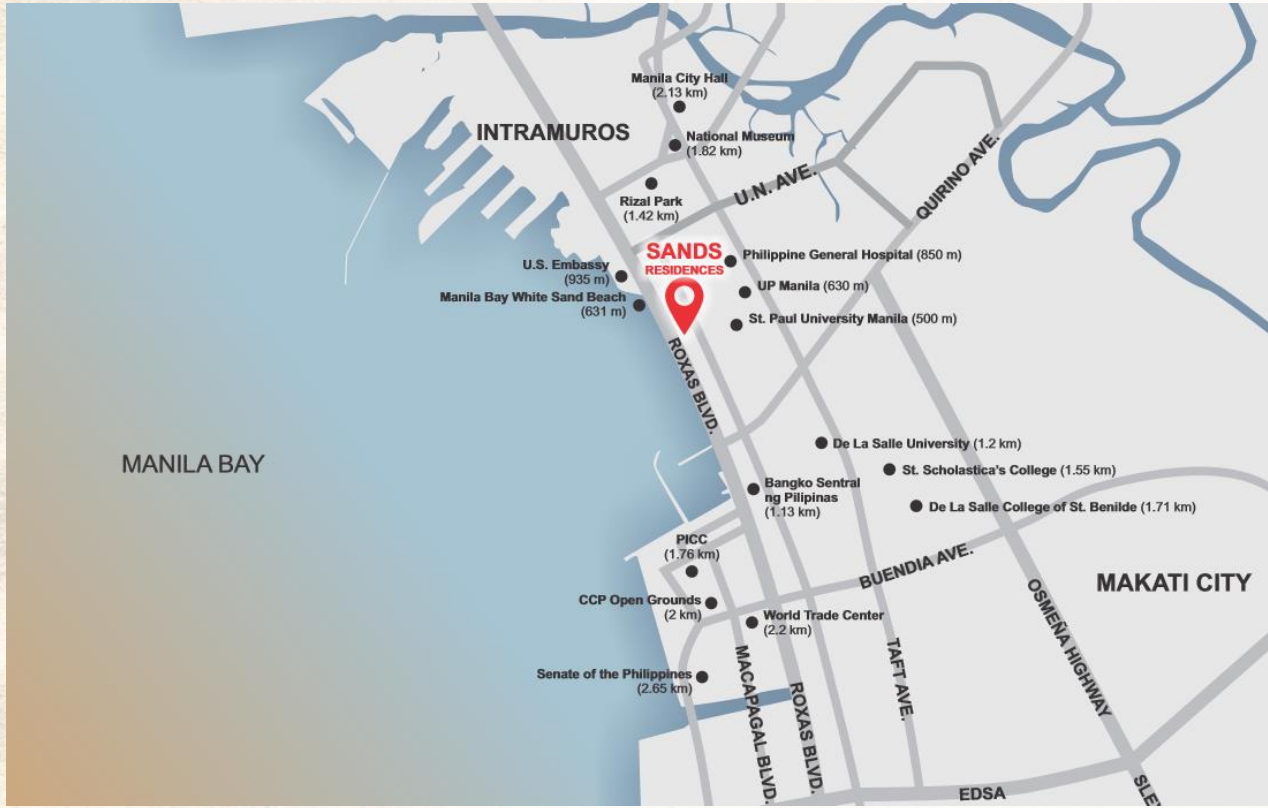
**Rental Yield for properties around Sands Residences average 9.3%\*\***

\*CondeNaste Article

\*\*Lee Chiu Property Consultants







# LOCATION MAP

### Nearby Offices:

- Bangko Sentral ng Pilipinas
- Senate
- DFA
- Department of Finance
- PEZA
- CITEM
- PAGCOR
- UNESCO National Commission PH
- World Health Organization - SEA

### Nearby Commercial Center:

- ROBINSONS MANILA
- MALL OF ASIA
- W MALL
- BLUE BAY
- AYALA MALL MANILA BAY
- DOUBLE DRAGON PLAZA

### Nearby Schools and Colleges:

- UP MANILA
- ST. PAUL UNIVERSITY
- DLSU
- CSB
- NU MOA
- TYTANA COLLEGE

### Nearby Hospital

- UP PGH
- MANILA DOCTORS
- SAN JUAN DE DIOS
- MANILA MED MEDICAL CENTER
- METROPLITAN MEDICAL

### Distance to Key Location

700M from Robinsons Manila  
 1.6 from PGH  
 5.0 kms from MALL OF ASIA  
 6.3 kms from ASEANA  
 9.0 kms from MAKATI  
 9.2 kms from NAIA



CCP



NATIONAL MUSEUM OF FINE ARTS



BAYWALK

# FROM YOUR HOME TO THE WORLD

With its breathtaking view of the bay and its coconut tree-lined promenade, a Roxas Boulevard location puts you in the perfect spot to quickly access key destinations like the Mall of Asia Complex, Cultural Hubs and an array of entertainment halls, restaurants and parks.

## Distance to Key Location

700M from Robinsons Manila

1.6 from PGH

5.0 kms from MALL OF ASIA

6.3 kms from ASEANA

9.0 kms from MAKATI

9.2 kms from NAIA

Roxas Boulevard



# REFINED CULTURE AND ENTERTAINMENT

- CCP Complex
- Intramuros
- Rizal Park

Nearby Cultural Center:

CULTURAL CENTER OF THE PHILIPPINES  
PHILIPPINE INTERNATIONAL  
CONVENTION CENTER  
RIZAL PARK  
PHILIPPINE NATIONAL MUSEUM  
METROPOLITAN MUSEUM

Intramuros



# ENDLESS SHOPPING AND RECREATION

- SM Mall of Asia Complex
- Robinsons Manila
- W Mall
- Blue Bay Walk
- Double Dragon Plaza
- Ayala Malls Manila Bay

Nearby Commercial Center:

ROBINSONS MANILA

MALL OF ASIA

W MALL

BLUE BAY

AYALA MALL MANILA BAY

DOUBLE DRAGON PLAZA

Mall of Asia Complex



# HISTORIC AND ICONIC ARCHITECTURE

- Casa Manila
- Metropolitan Museum of Manila
- National Museum of the Philippines
- Intramuros
- Fort Santiago
- Rizal Park
- Post Office Building

National Museum of Natural History



**SMDC**

**SANDS**  
**RESIDENCES**

**ROXAS BOULEVARD, MANILA**

WHERE LUXURY TAKES SHAPE

# WELCOME TO SANDS RESIDENCES!

A luxurious, 51-floor master-planned community by Manila Bay where the sun and sand amidst a sea of luxury await you.



Building Facade, Artist's Perspective

# TARGET MARKET (POTENTIAL INVESTOR)



## The “Manillaennial” Investor

- \*Has business interest in and around offices in Roxas Blvd, Malate, Binondo, Divisoria, Baclaran and MOA/Aseana
- \*35 to 45 years old
- \*Earns at least P200,000 a month



## International Investor

- \*Based in Asia.
- Have visited the Philippines as a tourist or on business travel or has an ongoing business interest/personal contact in the country.
- Well travelled around the region.



## The Filipino Immigrant

- Filipino national, living outside the Philippines.
- Visits the Philippines regularly for vacation or family reunion.
- Holds a “professional”/white collar job in country of residence.



# POTENTIAL END USERS (RENTERS)



**The “Manillennial” Office Worker**

\*Working around Roxas Blvd, Malate, Binondo, Divisoria, Baclaran and MOA/Aseana

\*25 to 35 years old

\*Earns at least P60,0000 a month



**The Expat**

\*Foreign national, working in the embassy and UN attached agencies around Roxas Blvd and Malate on a mid or long term basis



**The Tourist**

\*On Short Term Stay in Manila (2 to 3 days)

# THE SUN, THE SEA AND BEYOND

Be welcomed by shapes and textures and beautiful art installations that mimic a walk by the bay. The exclusive elegance of bayside-inspired living starts here.



Drop-off Area, Artist's Perspective



GRAND LOBBY



**GRAND LOBBY**

# YOUR OWN BEACH HOUSE



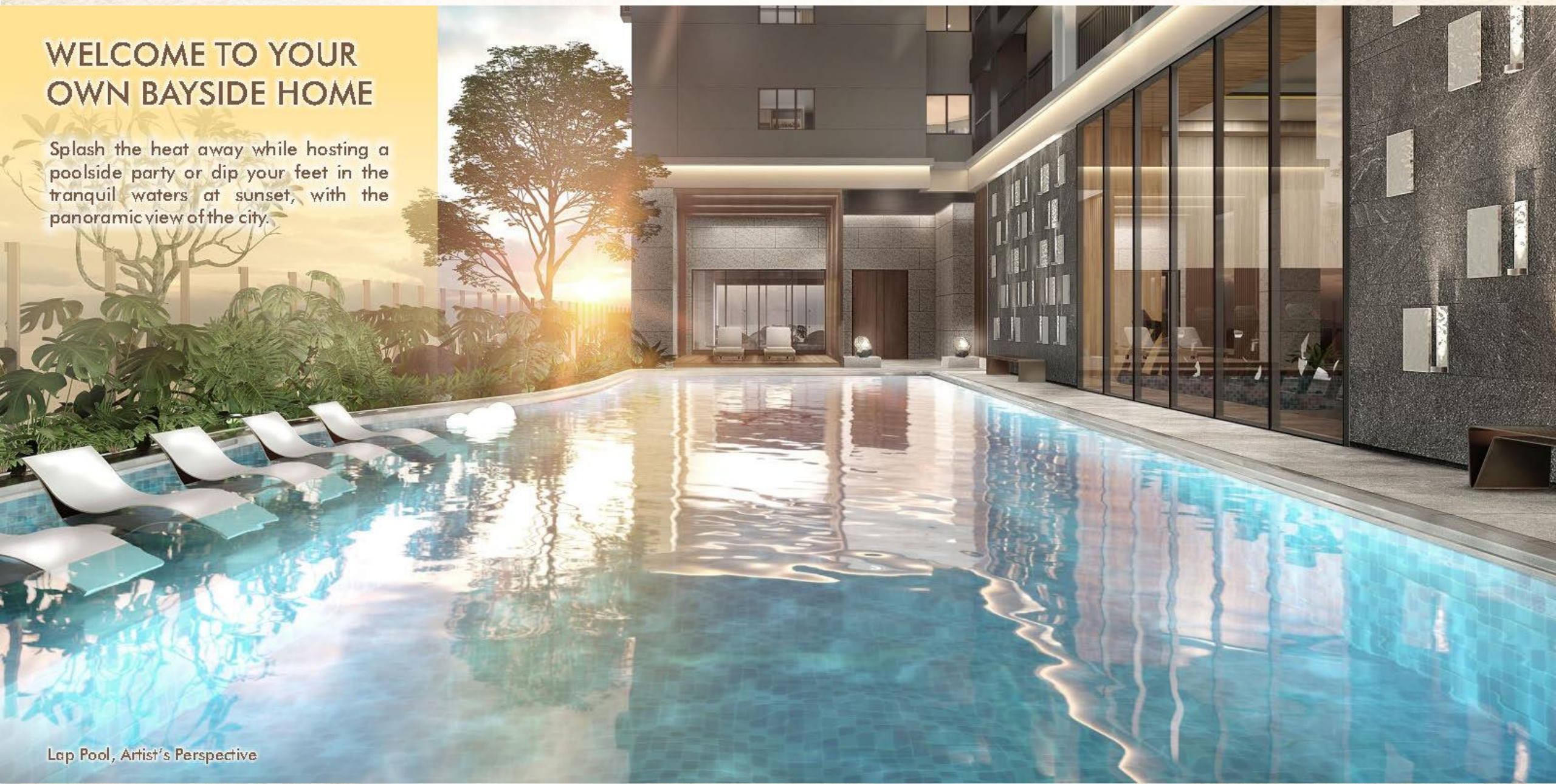
Social Zone

Active Zone

Amenity Floor

# WELCOME TO YOUR OWN BAYSIDE HOME

Splash the heat away while hosting a poolside party or dip your feet in the tranquil waters at sunset, with the panoramic view of the city.



Lap Pool, Artist's Perspective

# KIDDIE POOL



Kiddie Pool, Artist's Perspective

# THE BAR AT SANDS RESIDENCES

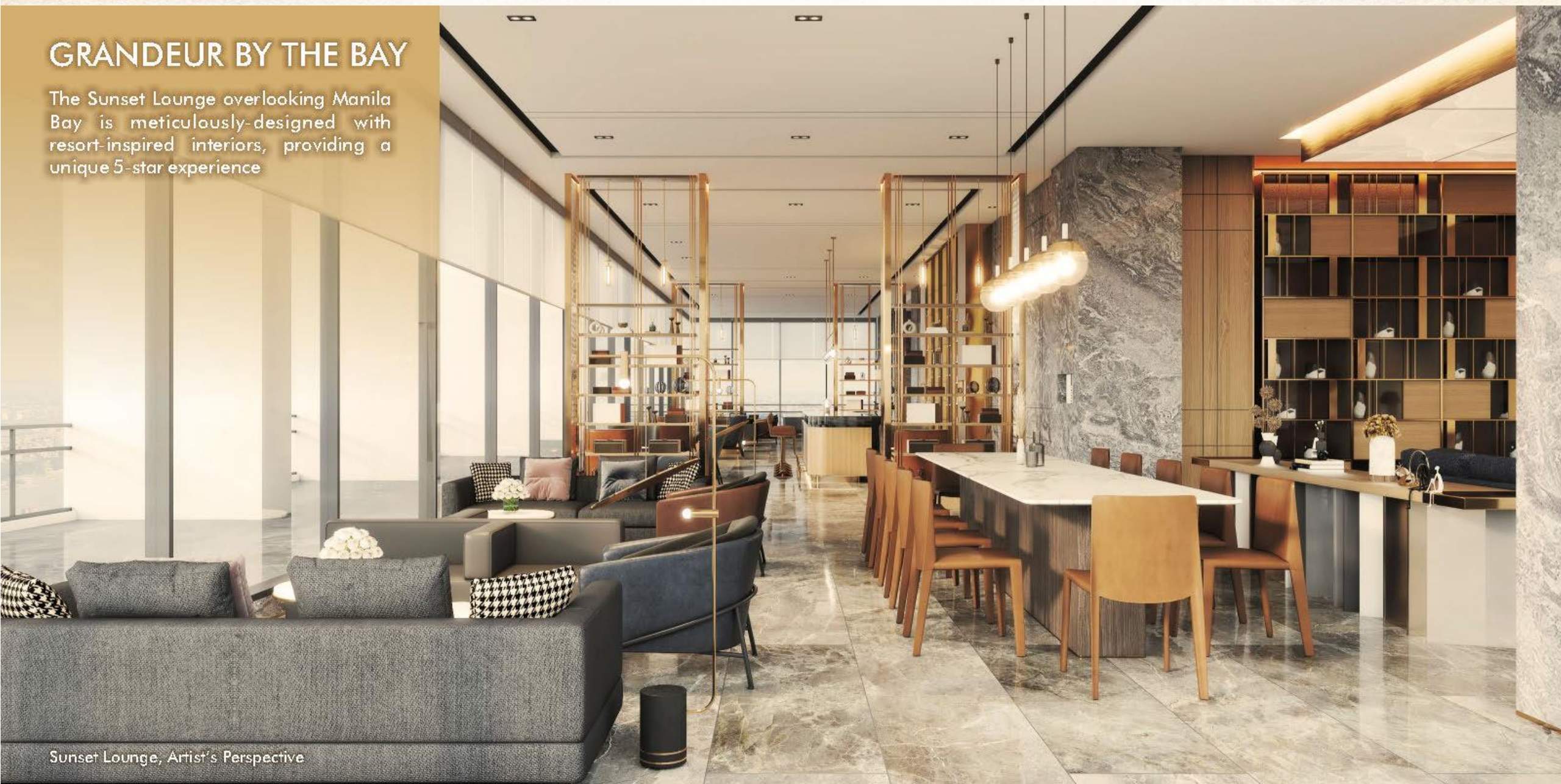
CELEBRATE  
LUXURY LIVING





## GRANDEUR BY THE BAY

The Sunset Lounge overlooking Manila Bay is meticulously-designed with resort-inspired interiors, providing a unique 5-star experience



Sunset Lounge, Artist's Perspective

**GRAND SUNSET LOUNGE**



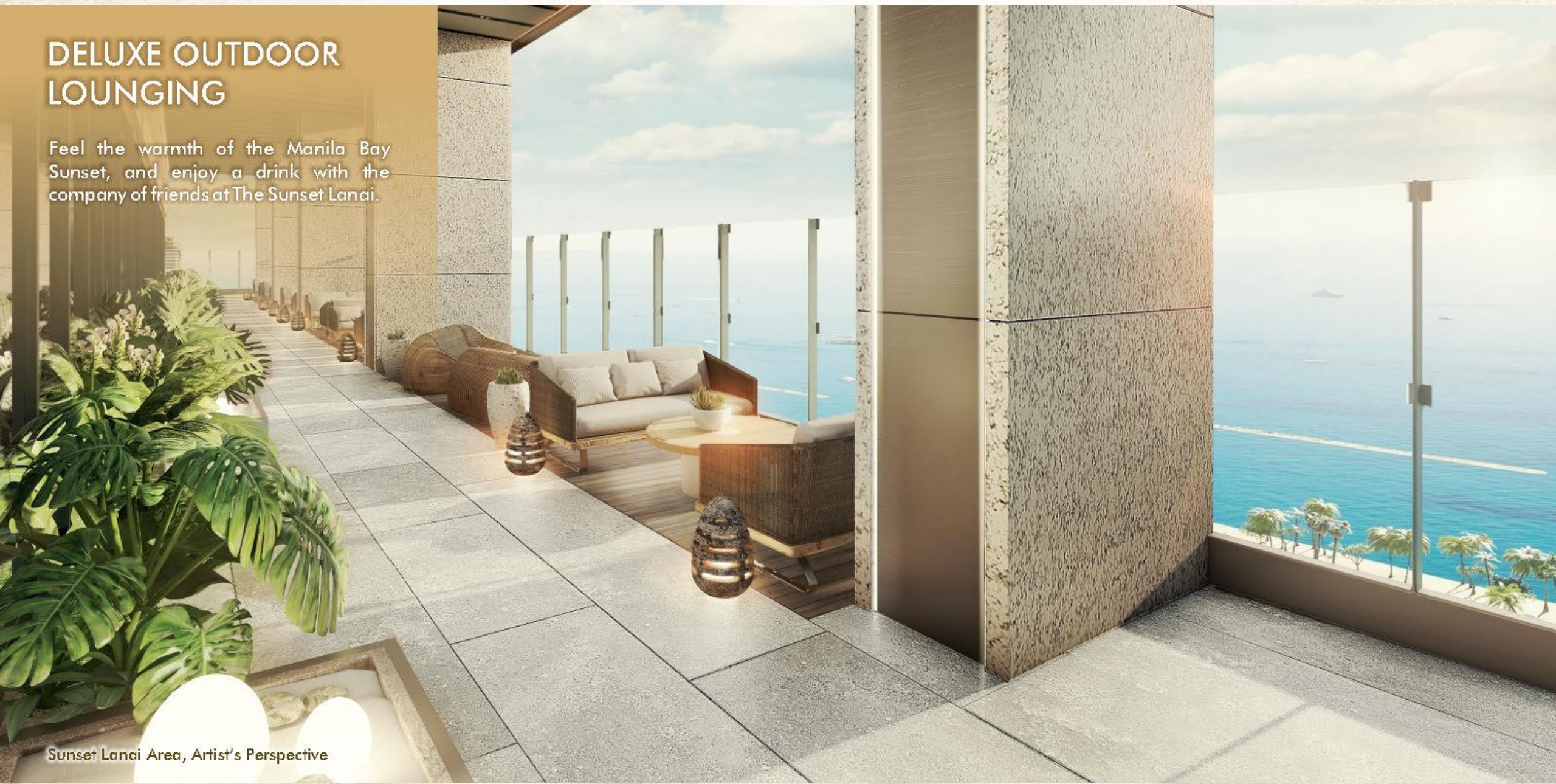
# GRANDEUR BY THE BAY



Sunset Lounge, Artist's Perspective

## DELUXE OUTDOOR LOUNGING

Feel the warmth of the Manila Bay  
Sunset, and enjoy a drink with the  
company of friends at The Sunset Lanai.



Sunset Lanai Area, Artist's Perspective

## DAZZLING MILESTONES CELEBRATED

Celebrate your precious milestones and intimate gatherings with friends and family in the Celebration Hall - the hallmarks of a good life!



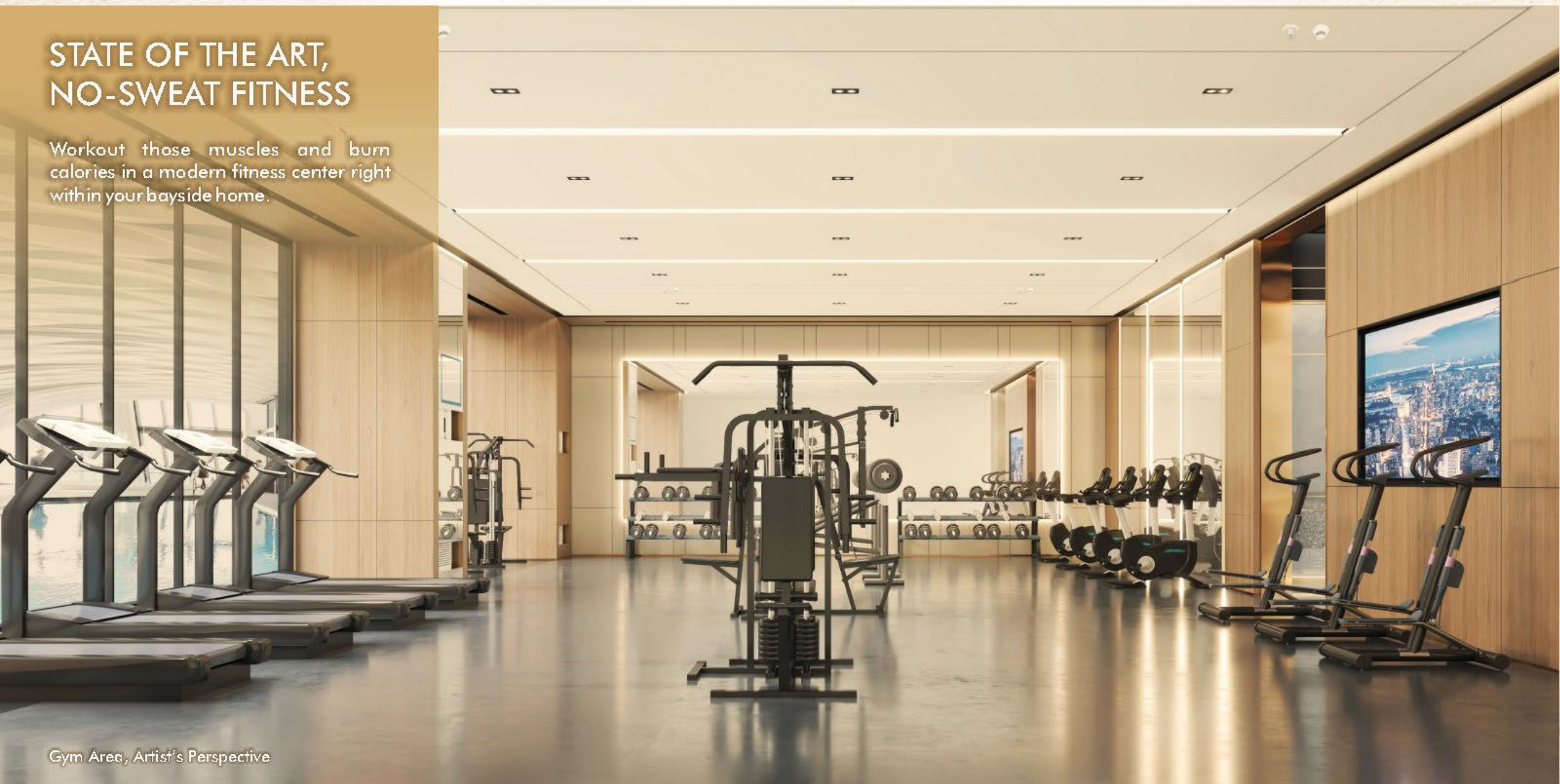
Celebration Hall, Artist's Perspective

HEALTHIER LIVING  
BEGINS HERE



## STATE OF THE ART, NO-SWEAT FITNESS

Workout those muscles and burn calories in a modern fitness center right within your bayside home.



Gym Area, Artist's Perspective

# A ROOMFUL OF SERVICES



## **FRONT DESK SERVICE**

- Extended Doorman and Front Desk Service

## **CONSIERGE SUPPORT\***

- Messenger Services
- Package Receiving/Sorting
- Document Delivery Facilitation
- Document Printing

## **HOME MANAGEMENT SERVICES\***

- General Unit Cleaning
- Aircon Cleaning
- Grease Trap Cleaning
- Unit Painting
- Electricals
- Carpentry
- Plumbing
- Laundry Wash & Press

\*Concept services to be finalized



# A LUXURIOUS LIFE AWAITS YOU

Live a worry-free, luxurious lifestyle, where privacy and premium service is a given. Sands Residences is managed by Greenmist Property Management Corporation, covering your needs every step of the way.



YEAR-ROUND  
HOTEL-LIKE LIVING  
BY THE BAY  
STARTS HERE



# PROJECT SUMMARY: SANDS RESIDENCES

## WELCOME TO SANDS RESIDENCES!

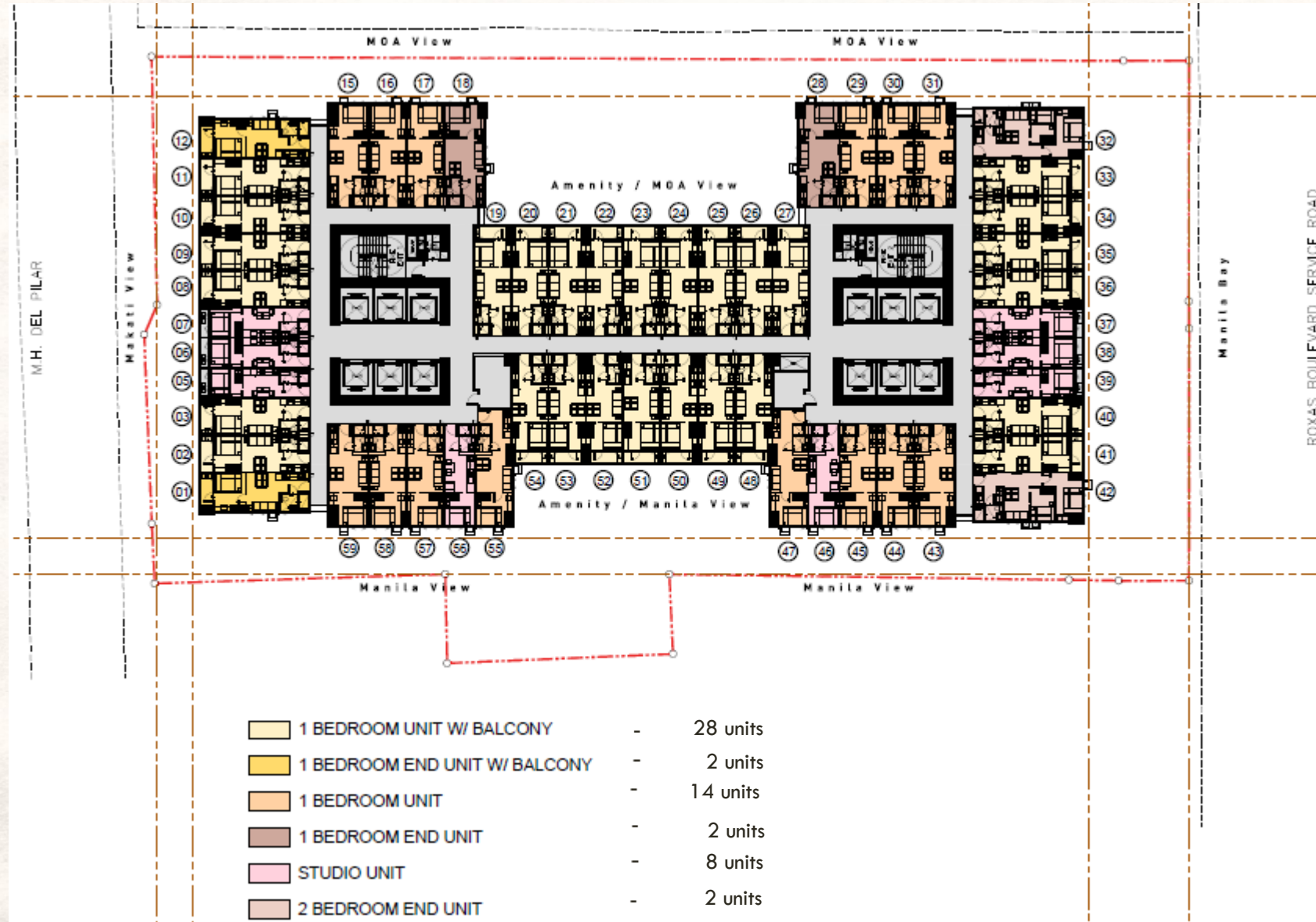
A luxurious, 51-floor master-planned community by Manila Bay where the sun and sand amidst a sea of luxury await you.



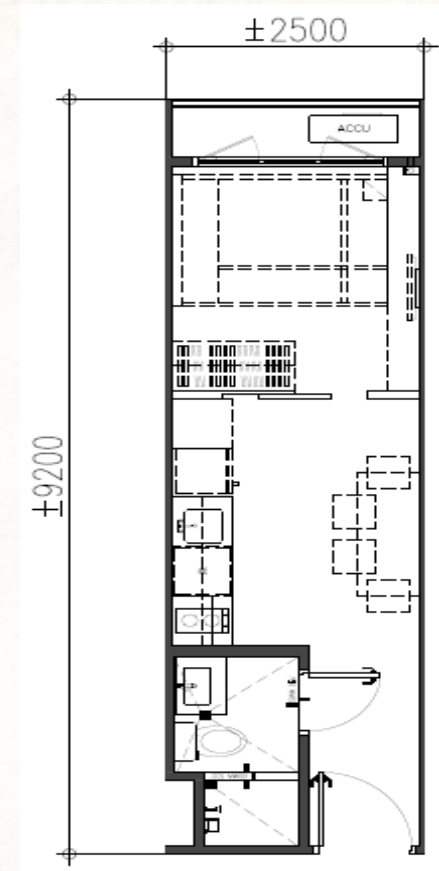
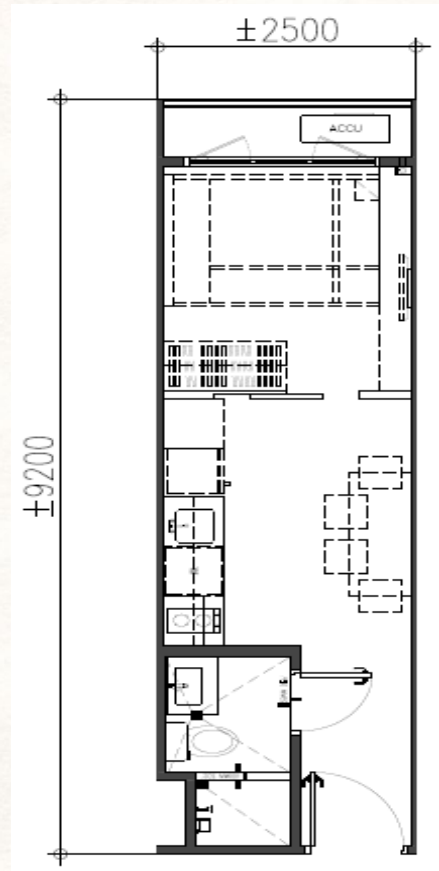
Building Facade, Artist's Perspective

ITEMS	DETAILS
Land Area	3,838 SQM
No. of floors	51 physical floors (43 residential floor)
No. o Units	2,367 units at 27.9 ave unit size
Typical Floor Plan	56 units per floor
Ave. Price/sqm	300,000

# TYPICAL FLOOR PLAN



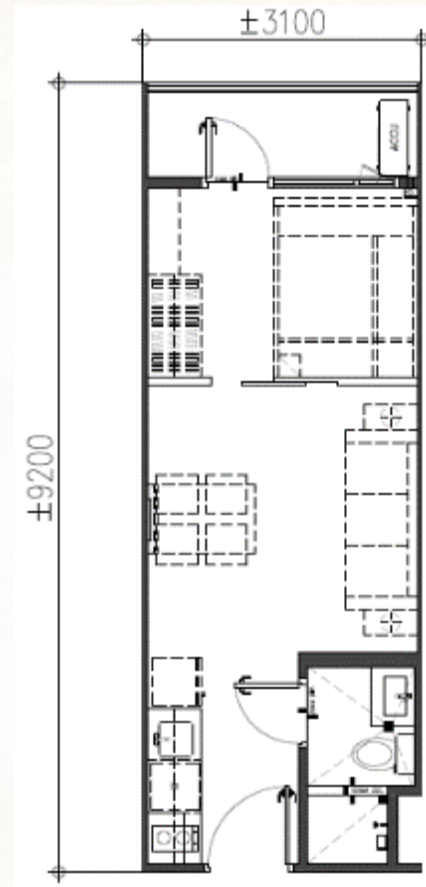
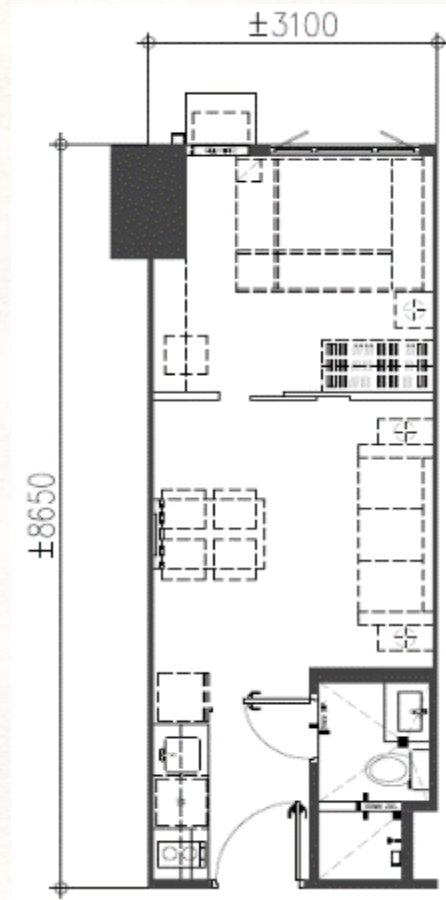
# UNIT TYPES



Unit Type	Studio Unit
Unit Area	21.25 – 22.49 sq.m.
TLP	Php 5.9 to 7.5 Mn

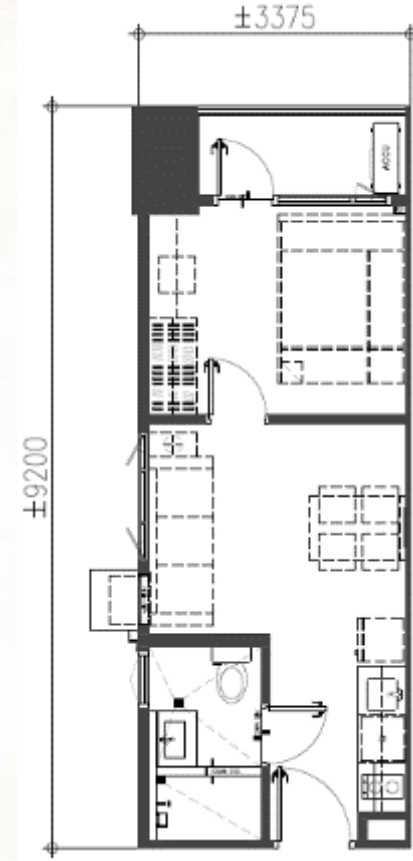
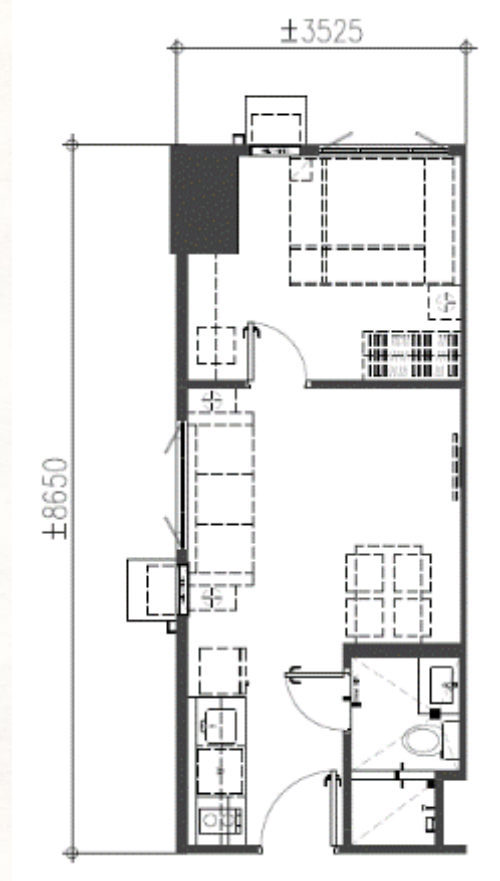
Unit Type	Studio Unit
Unit Area	21.25 – 22.49 sq.m.
TLP	Php 5.9 to 7.5 Mn

# UNIT TYPES



Unit Type	1 BR Unit	1BR Unit with Balcony
Unit Area	26.82 – 31.02 sq.m.	28.52 – 28.97 sq.m.
TLP	Php 7.5 to 10.0 Mn	Php 8.0 to 9.7 Mn

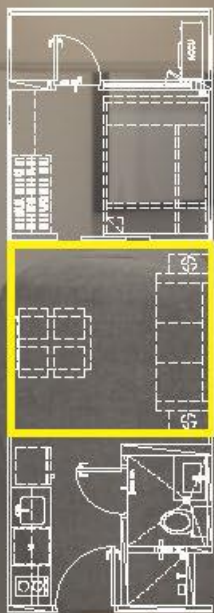
# UNIT TYPES



Unit Type	1 BR End Unit	1BR End Unit with Balcony
Unit Area	30.49 sq.m.	31.05 sq.m.
TLP	Php 9.4 to 9.8 Mn	Php 8.7 to 9.9 Mn

# 1-BEDROOM UNIT

You're young, you travel, you hustle. You zoom into corporate business meetings by day and immerse in the modern, stylish comfort of your personal sanctuary by the bay at night.



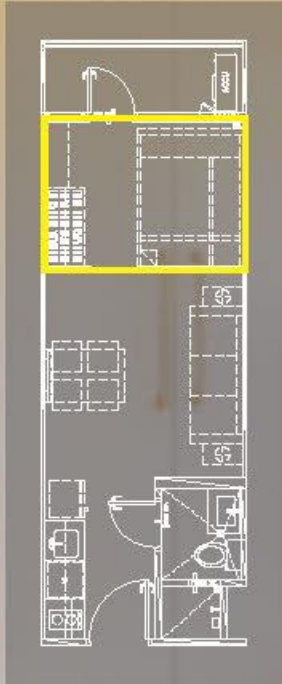
SUGGESTED FURNITURE LAYOUT  
± 28.52 sqm | ± 306.99 sqft

Living Area Dressed-up Unit, Artist's Perspective





# 1-BEDROOM UNIT



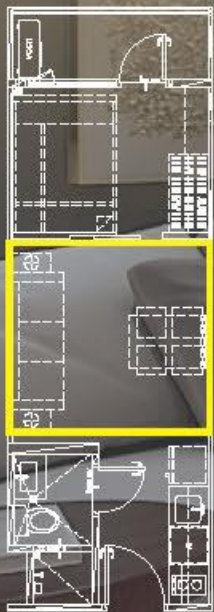
SUGGESTED FURNITURE LAYOUT  
±28.52 sqm | ±306.99 sqft



Bedroom Area Dressed-up Unit, Artist's Perspective

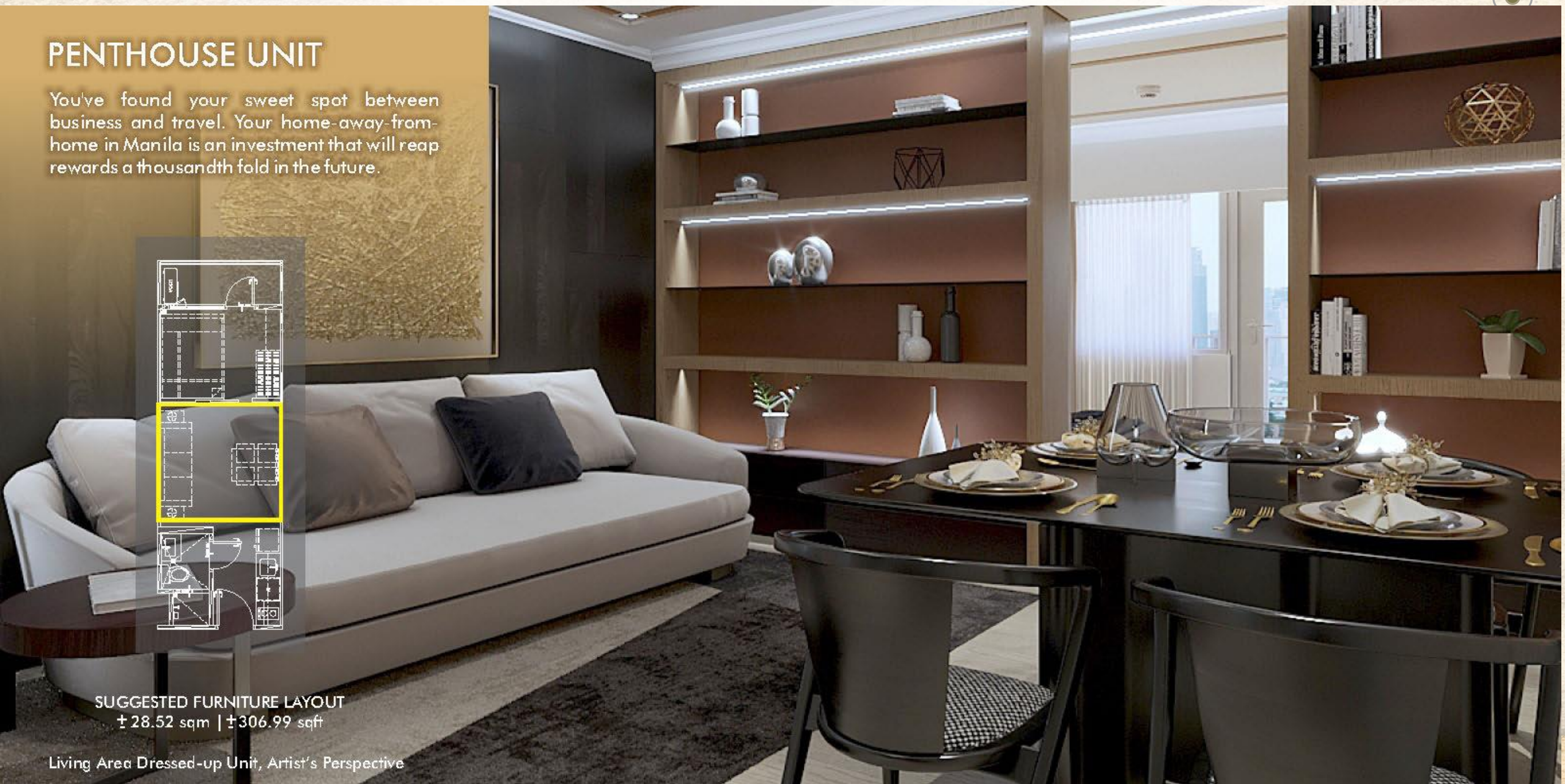
# PENTHOUSE UNIT

You've found your sweet spot between business and travel. Your home-away-from-home in Manila is an investment that will reap rewards a thousandth fold in the future.

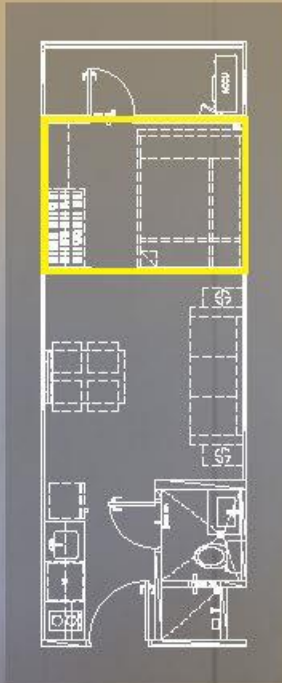


SUGGESTED FURNITURE LAYOUT  
± 28.52 sqm | ± 306.99 sqft

Living Area Dressed-up Unit, Artist's Perspective



# PENTHOUSE UNIT

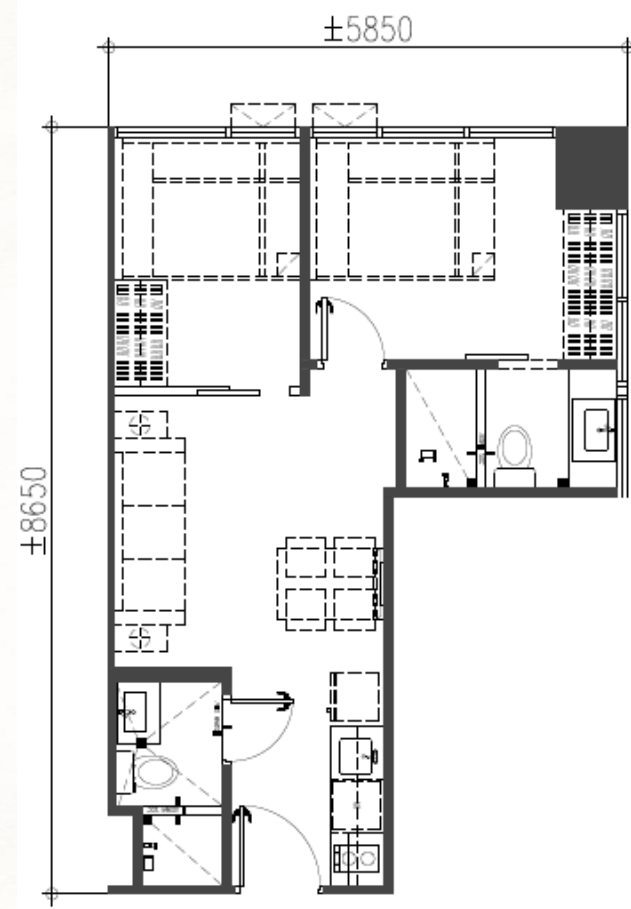
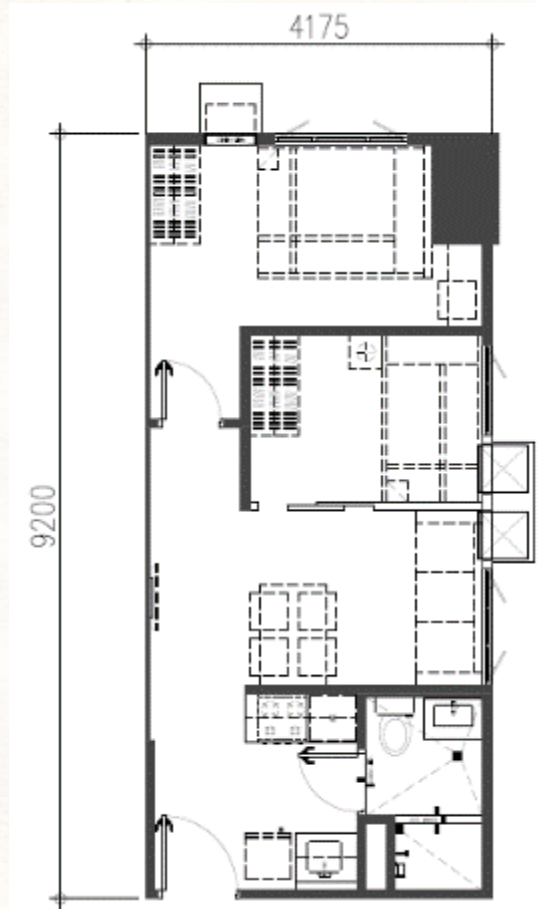


SUGGESTED FURNITURE LAYOUT  
± 28.52 sqm | ± 306.99 sqft

Bedroom Area Dressed-up Unit, Artist's Perspective



# UNIT TYPES



Unit Type	2 BR End Unit	2BR Unit
Unit Area	38.41 sq.m.	38.71 sq.m.
TLP	Php 12.0 to 12.5 Mn	Php 11.2 Mn

# LIST OF UNIT DELIVERABLES



## BASIC UNIT SHALL BE DELIVERED WITH:

- Floor tiles in all areas of the unit
- Living room, dining room and bedroom/s with painted plain cement finish on interior walls and painted finish on ceiling
- Aluminum-framed windows
- Wiring devices (breaker, switch, outlets);
- Kitchen with painted plain cement finish on interior walls and painted drop ceiling
- Kitchen countertop with base and overhead cabinets;
- Toilet and bath with painted plain cement finish and tiles on walls, tiles on floor and painted drop ceiling
- Water closet, lavatory, soap holder, tissue holder, shower head and faucet in the toilet and bath
- Provision of tapping point for water heater in the shower area only
- Range hood and Cooktop

## ADDITIONAL DELIVERABLES FOR PENTHOUSE UNITS

- Air-condition Unit
- Toilet & Bath upgrades including lavatory with cabinet



Architect Albert S. Yu of ASYA Design



Silk Residences, Chengdu China



Scape, Pasay City

## ARCHITECTURAL DESIGNER

The challenge for Asya Design Partners is to come up with a distinctive and iconic residential building nestled in the middle of the famed Manila Bay. A design that fits right the assemblage of contemporary and historic buildings of Roxas Blvd, but also speaks of the aspiration of the city in years to come.

The result is a modern structure that is elegant and refined and will help define the contemporary skyline of Roxas Blvd. A home by the bay that is envisioned to be a timeless landmark in the rapidly changing urban cityscape of modern Manila.

An ode to modern Manila, this is a building that puts privacy and exclusivity a priority. It is strategically designed from the inside out, maximizing Roxas Blvd.'s awe-inspiring views above everything else. The layout of the units at Sands Residences harnesses the restorative powers of natural light for the residents to enjoy right in the comfort of their own home. From its elegant granite-clad drop-off to its amenity area, one can relax and bear witness to the sunrise over the city to the east and set over the serene beauty of Manila Bay to the west.



Hotel Panglao, Bohol

# PROJECT SUMMARY: SANDS RESIDENCES



X.SPACE Design Team



Xintian 360 Shopping Mall



Shanghai National Convention and Exhibition Center

## CONCEPTUAL INTERIOR AND LANDSCAPE DESIGNER

International design firm X.SPACE was established in 2001. Over the years, the company has completed many successful projects for many well-known real estate developers and listed companies in China and the rest of Asia.

Tasked with designing interior spaces and landscape against the backdrop of what is probably the most beautiful sunset in the world, China-based X.Space distilled the experience of witnessing such a moment and translating it into a design that mimics the colors of sunset by the bay.

The result is a Grand Lobby and Grand Sunset Lounge and Amenity areas that are enveloped in the colors of immaculate white and shimmering gold, embellished in shapes and textures, and beautiful art installations that mimics the feeling of walking by the bay.

Imagined to be spaces for collaborative discussions by day and splendid gatherings in the evening, the relationship between people and the space that they move in, is the primary consideration. These resulted in grand spaces that evoke not only a sense of luxury but also of exclusivity, belongingness and utmost comfort.



Xing Huaxi Hotel

# PAYMENT TERMS



## EFFECTIVITY PERIOD: UPON LAUNCH

Promo RF:        **Php 25,000**

### **STANDARD PAYMENT TERMS**

PAYMENT SCHEME	PARTICULAR	DISCOUNT ON TLP	
		RESIDENTIAL	PARKING
Spot Cash	100% Spot Cash in 30 Days*	5.00%	2.00%
Deferred Cash	100% Payable in 66 months*	1.00%	-
Spot DP	10% Spot / 90% in 66 months	1.00%	-
	20% Spot / 80% in 66 months	2.00%	-
	50% Spot / 50% in 66 months	2.50%	-
Spread DP	15% in 66 months / 85% through cash or bank	-	-
	20% in 66 months /80% through cash or bank	-	-
Easy Payment Scheme	10% Spot / 10% in 65 months / 80% through cash or bank	0.25%	-
	20% Spot / 10% in 65 months / 70% through cash or bank	0.50%	-

### **SPECIAL PAYMENT TERMS**

PAYMENT SCHEME	PARTICULAR	DISCOUNT ON TLP	
		RESIDENTIAL	PARKING
Spread DP	12% in 66 months / 88% through cash or bank	-	N/A



# SAMPLE COMPUTATION

Spread DP		
<i>15% in 66 months / 85% balance through cash or bank</i>		
Area	28.58 sqm	
Average TLP	₱	8,670,682
Discount	0%	₱ -
NLP	₱	8,670,682
VAT	₱	1,040,482
TCP	₱	9,711,164
OC	₱	563,594
TAP	₱	10,274,758
RF	₱	25,000
MA	₱	22,973
Balance	₱	8,733,544

Spread DP		
<i>12% in 66 months / 88% balance through cash or bank</i>		
Area	28.58 sqm	
Average TLP	₱	8,670,682
Discount	0%	₱ -
NLP	₱	8,670,682
VAT	₱	1,040,482
TCP	₱	9,711,164
OC	₱	563,594
TAP	₱	10,274,758
RF	₱	25,000
MA	₱	18,303
Balance	₱	9,041,787

# FAQ

## LOCATION

### 1. WHAT ESTABLISHMENTS AND LANDMARKS ARE NEAR SANDS RESIDENCES?

#### MALLS/SHOPPING CENTERS AND GROCERIES

- SM MANILA ( $\pm 2.1$  km)
- SM MALL OF ASIA ( $\pm 3.9$  km)
- ROBINSONS MANILA ( $\pm 0.7$  km)
- AYALA MALLS MANILA BAY ( $\pm 5.1$  km)

#### EDUCATIONAL INSTITUTIONS

- UP MANILA ( $\pm 0.8$  km)
- MAPUA UNIVERSITY MANILA ( $\pm 2.3$  km)
- ST. PAUL UNIVERSITY ( $\pm 0.5$  km)
- DE LASALLE UNIVERSITY ( $\pm 1.2$  km)
- COLLEGE OF ST. BENILDE ( $\pm 1.7$  km)
- NATIONAL UNIVERSITY ( $\pm 4.3$  km)

#### HEALTH INSTITUTIONS

- UP PHILIPPINE GENERAL HOSPITAL ( $\pm 0.8$  km)
- MANILA DOCTORS HOSPITAL ( $\pm 1.2$  km)
- SAN JUAN DE DIOS ( $\pm 3.6$  km)
- OSPITAL NG MAYNILA ( $\pm 0.8$  km)
- METROPOLITAN MEDICAL CENTER ( $\pm 4.3$  km)

#### HEALTH INSTITUTIONS

- QUIAPO CHURCH ( $\pm 3.1$  km)
- SANTISIMO ROSARIO PARISH – UST ( $\pm 4.2$  km)

#### GOVERNMENT OFFICES

- SENATE OF THE PHILIPPINES ( $\pm 2.6$  km)
- DEPARTMENT OF FINANCE ( $\pm 0.3$  km)
- MANILA CITY HALL ( $\pm 2.1$  km)
- INTRAMUROS FIRE STATION ( $\pm 2.6$  km)

#### CULTURAL INSTITUTIONS

- CULTURAL CENTER OF THE PHILIPPINES ( $\pm 2.0$  km)
- NATIONAL MUSEUM ( $\pm 1.8$  km)
- RIZAL PARK ( $\pm 1.4$  km)

#### OFFICE BUILDINGS

- MALL OF ASIA COMPLEX ( $\pm 3.9$  km)
- REGUS – MANILA TIMES PLAZA ( $\pm 1.3$  km)
- DOUBLE DRAGON PLAZA ( $\pm 3.8$  km)

#### LEISURE AND GAMING FACILITIES

- SOLAIRE CASINO & RESORT ( $\pm 5.2$  km)
- OKADA MANILA ( $\pm 6.0$  km)

### 2. ACCESSIBILITY (INGRESS/EGRESS)

#### THE PROJECT CAN BE ACCESSED VIA MAJOR TRANSPORT INFRASTRUCTURE / THOROUGHFARE

- ROXAS BOULEVARD
- EDSA
- NAIA EXPRESSWAY

# FAQ

## BUILDING DETAILS

### 1. WHAT ARE THE AMENITIES IN THE PROJECT?

- Swimming Pool, Function Rooms, Fitness Gym, Children's Playing Area, Grand Lounge Area, Sunset Viewing Platform

### 2. WHAT IS THE BACK-UP POWER?

- For Common Areas: 100% back-up power
- For Residential Units:
  - a. 1 BR Unit
    - One (1) Lighting outlet at Living area
    - One (1) Refrigerator outlet
    - One (1) Receptacle outlet at Living area
  - b. 2 BR Unit
    - Two (2) Lighting outlet at Living area / Bedroom
    - One (1) Refrigerator outlet
    - One (1) Receptacle outlet at Living area

### 3. WHAT IS THE TYPE OF VENTILATION ON THE TYPICAL RESIDENTIAL HALLWAYS?

- Naturally ventilated

### 4. HOW MANY ELEVATORS ARE THERE?

- Twelve (12) elevators

### 5. WHAT ARE CORRIDOR MEASUREMENTS?

- Hallway width:  $\pm 1.5$  meters
- Hallway Floor to Ceiling Height: 2.4 meters

### 6. WHEN IS THE ESTIMATED PROJECT COMPLETION?

- Starting Q4 2026

# FAQ

## UNIT DETAILS

### 1. WHAT IS THE FLOOR TO FLOOR AND FLOOR TO CEILING HEIGHT?

- Residential Floor to Ceiling Height:  $\pm 2.4$
- Residential Floor to Floor Height:  $\pm 3.1$  meters

### 2. WHAT ARE THE INTERNAL PARTITIONS?

- There will be a partition for the bedroom (s) and for the toilet and bath

### 3. What is the allowable AC Capacity

- 2BR
  - 1.5 hp (2-split type indoor units)
  - 1.5 hp (1-window type ac unit)
- 1BR
  - 1.5 hp (1 indoor unit)

**THANK YOU!!!**

**DEPARTMENT OF HUMAN SETTLEMENTS AND URBAN  
DEVELOPMENT  
PROVISIONAL CERTIFICATE OF REGISTRATION NO. 092 AND  
PROVISIONAL LICENSE TO SELL NO. 147**