

The logo consists of the letters 'SMDC' in a bold, white, sans-serif font, centered within a solid blue rectangular background. The background of the entire slide is a light yellow color with various decorative elements: orange diagonal stripes in the top-left, a teal circle with white concentric lines in the top-right, teal dashes in the bottom-left, orange circles and a leaf-like shape in the bottom-right, and a large orange shape in the bottom-left corner.

**SMDC**



# ZEAL

RESIDENCES

GENERAL TRIAS, CAVITE

**DISCOVER CONVENIENCE EVERYWHERE**

**SMDC**

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# THE LOCATION

**GENERAL TRIAS CITY  
IN THE PROVINCE OF  
CAVITE, IS A HIGHLY  
PROGRESSIVE  
LOCATION.**

## **Infrastructure Developments**

- CAVITEX  
(Cavite Expressway)
- CALAX  
(Cavite-Laguna-Expressway)
- LRT Line 1 Extension
- Sangley Int'l Airport Expansion
- LRT Line 6 Proposal

## **Industrial, Commercial & Tourist Hub**

- CEPZA  
(Cavite Export Processing Zone  
Authority) has 110 firms.
- GATEWAY BUSINESS PARK
- NEW CAVITE INDUSTRIAL CITY
- Various commercial, leisure,  
recreational establishments  
and tourist destinations

## **Next Major Real Estate Hub**

The growing preference to live in the suburbs, specifically Cavite has spurred major real estate developers to start their projects in the area.

# INFRASTRUCTURE DEVELOPMENTS FOR IMPROVED CONNECTIVITY

- CAVITEX  
(Cavite Expressway)
- CALAX  
(Cavite-Laguna-Expressway)
- LRT Line 1 Extension
- Sangley Int'l Airport Expansion
- LRT Line 6 Proposal



# INDUSTRIAL, COMMERCIAL & TOURIST HUB

- **CEPZA**  
(Cavite Export Processing Zone Authority)
- **GATEWAY BUSINESS PARK**
- **NEW CAVITE INDUSTRIAL CITY**
- **VARIOUS COMMERCIAL, LEISURE,  
RECREATIONAL ESTABLISHMENTS  
AND TOURIST DESTINATIONS.**

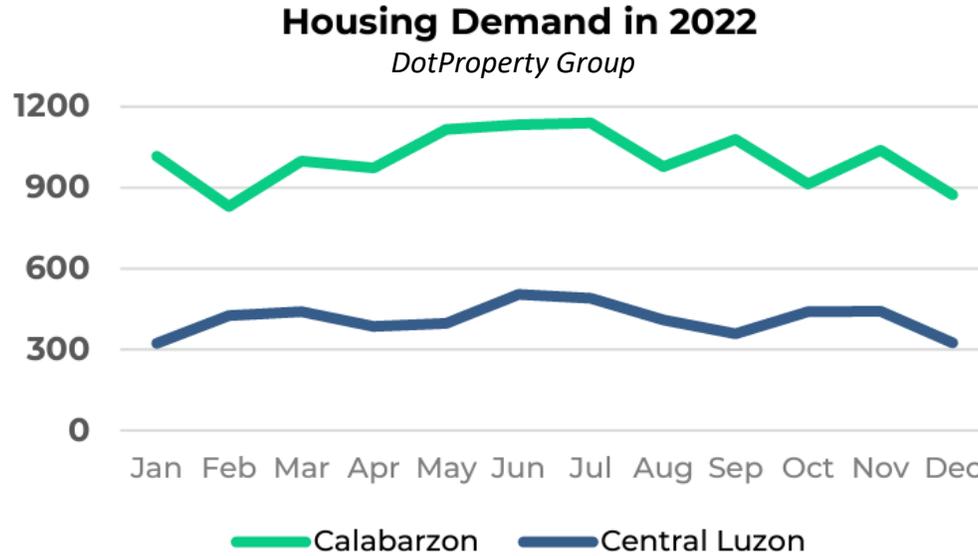


# NEXT MAJOR REAL ESTATE HUB AND COMMERCIAL BUSINESS DISTRICT

The growing preference to live in the suburbs, specifically Cavite has spurred major real estate developers to start their projects in the area.

## Housing demand

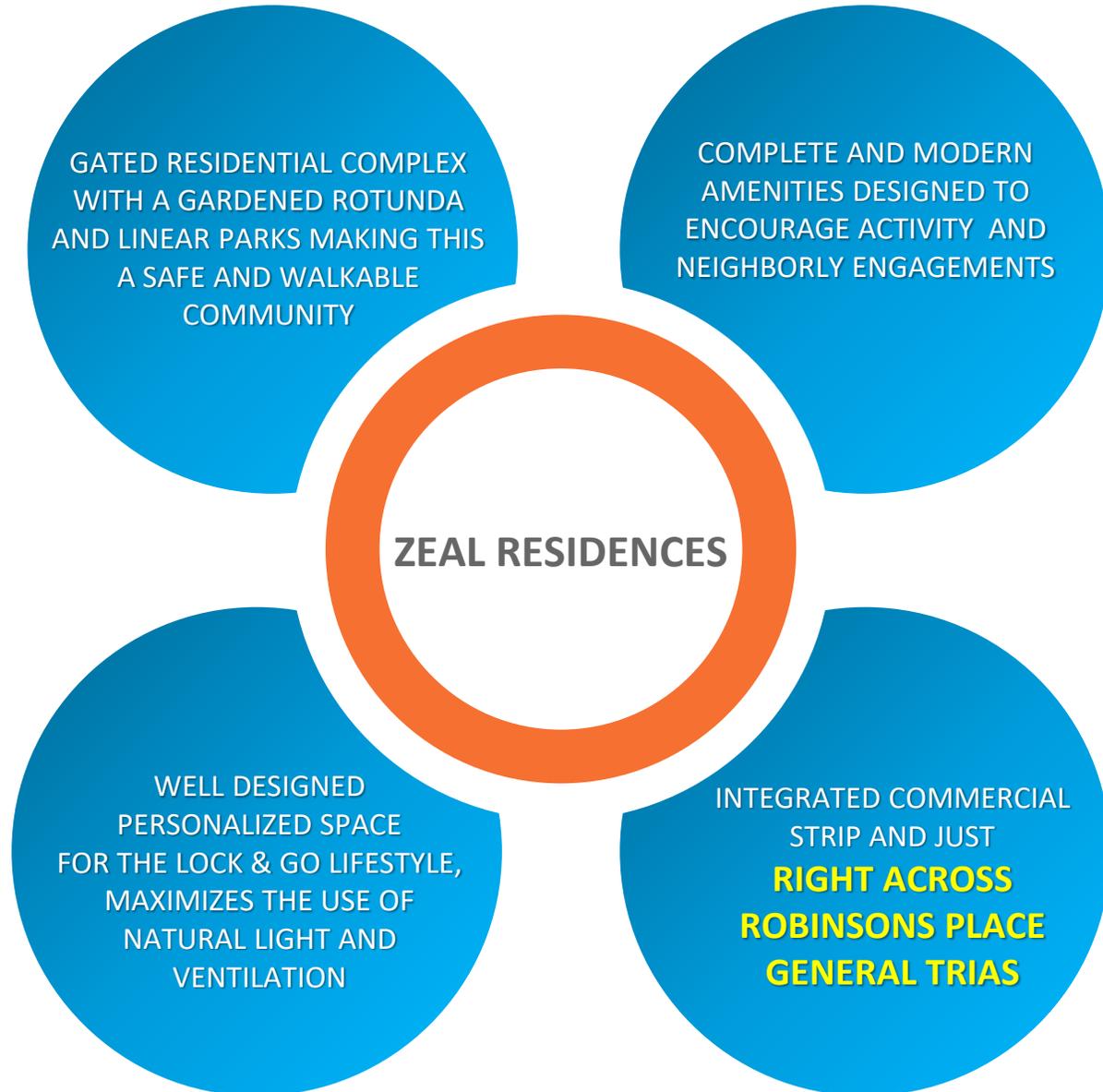
in North and South regions steady throughout 2022



Calabarzon has two areas that spurred housing demand, one of which is Cavite.

# THE DEVELOPMENT

**MASTER-PLANNED,  
MODERN, COMPLETE  
AND EXCLUSIVE  
COMMUNITY.**



## OUR DEVELOPMENT IS SUITABLE FOR A DIVERSE SET OF END-USERS

- RELOCATORS
- LOCAL UPGRADERS
- START-UP FAMILIES



## AND VALUABLE FOR INVESTORS

- LAND VALUE APPRECIATION
- RENTAL YIELDS



# THE PROFESSIONAL SERVICES

YOUR INVESTMENT  
IS SAFE, WELL-KEPT  
AND CAN BE LEASED  
OUT, IF YOU WISH  
TO EARN THRU  
RENTAL YIELDS

**GREENMIST**  
PROPERTY MANAGEMENT CORP.



**SMDC GOOD STAYS**



## PROPERTY MANAGEMENT

Greenmist Property Management Corporation (GMPC) is the official property management company of SMDC.

We provide consistent, first-rate property management services to ensure that the community and your home are safe and well kept.

This way, the property stays as a good investment for you and your family for years to come.



# ZEAL

## RESIDENCES

GENERAL TRIAS, CAVITE

1. PRIME LOCATION THAT PROVIDES ACCESIBILITY TO ALL KEY ESSENTIALS.
2. A MASTER-PLANNED, MODERN, COMPLETE AND EXCLUSIVE COMMUNITY.
3. SUITABLE FOR END-USERS AND VALUABLE FOR INVESTORS.
4. PROFESSIONALLY MANAGED TO BE SAFE, WELL-KEPT AND CAN BE LEASED OUT TO EARN RENTAL YIELDS.

# **ZEAL**

**RESIDENCES**  
GENERAL TRIAS, CAVITE

**WHETHER YOU ARE AN END-USER  
OR AN INVESTOR, THIS DEVELOPMENT WILL  
MAKE YOU LIVE LIFE WITH ENTHUSIASM.**



## SMDC GOOD STAYS

### LEASING AND TENANCY MANAGEMENT

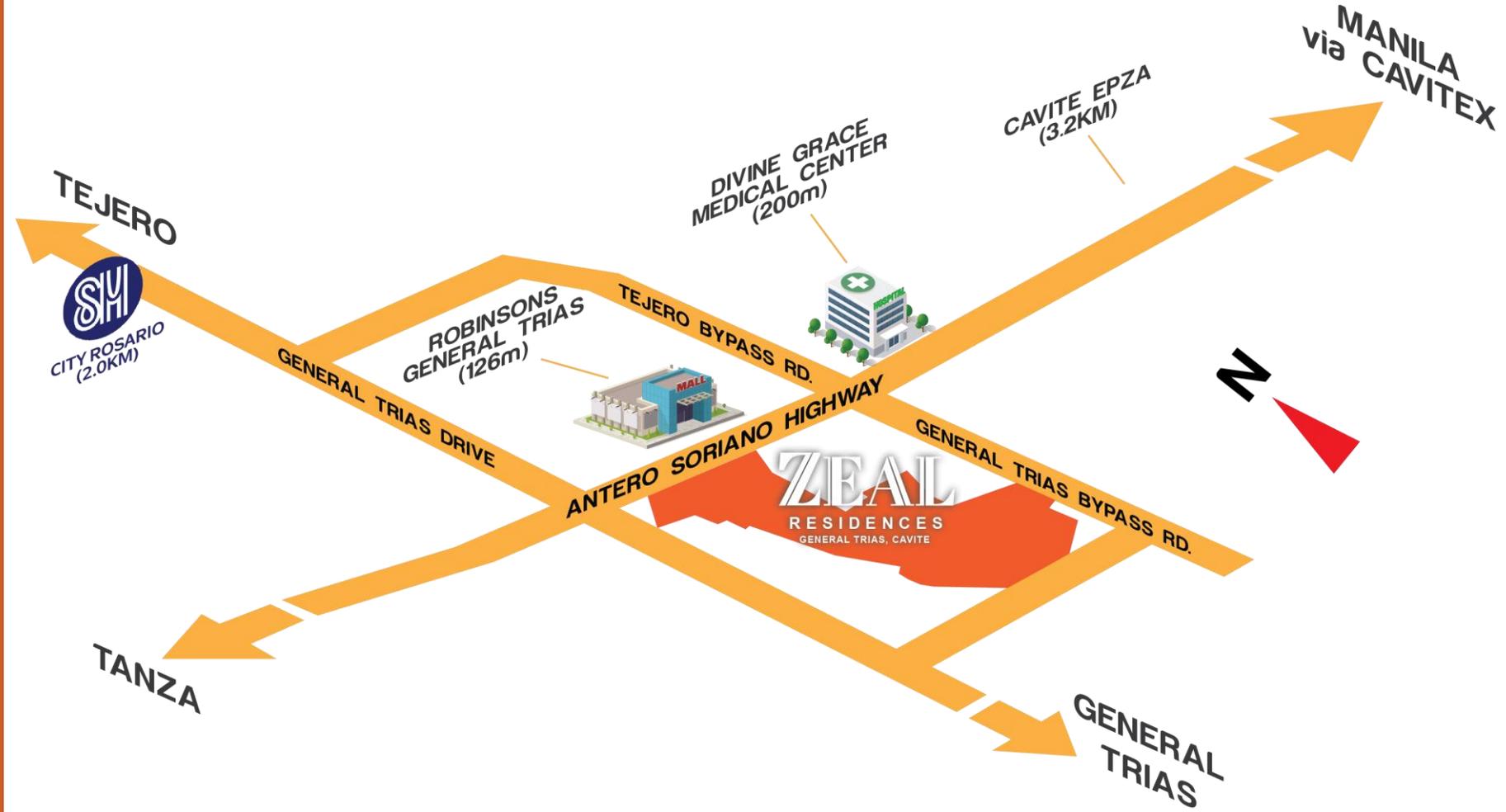
Experience a hassle-free way to turn your investment into a profitable source of income.

SMDC Good Stays is the official residential leasing arm and tenancy management company of SM Development Corporation.

You can maximize your investment with us with our Long-Term Lease, Daily Lease, and Tenancy Management Services.



# LOCATION AND KEY PLACES





# **ZEAL**

**R E S I D E N C E S**

**GENERAL TRIAS, CAVITE**

# PROJECT OVERVIEW

## GENERAL FACTS

|                               |                                   |
|-------------------------------|-----------------------------------|
| Owner / Developer             | Vancouver Lands Inc.              |
| Location                      | City of Gen. Trias,<br>Cavite     |
| No. of Buildings<br>(Towers)  | 3                                 |
| No. of Floors/Building        | 4 floors                          |
| Total no. of Units            | 599                               |
| Unit Type                     | 1 Bedroom<br>Studio<br>Studio End |
| Total No. of Parking<br>Slots | 100                               |
| Target Turnover Date          | November 2027                     |



# ZEAL

RESIDENCES

GENERAL TRIAS, CAVITE

## SITE DEVELOPMENT PLAN

VANCOUVER  
LANDS INC.

*For training purposes only. This*



Phase 1

FUTURE  
DEVELOPMENT

- 1 Linear Park
- 2 Clubhouse
- 3 Lap Pool
- 4 Kiddie Pool
- 5 Playground
- 6 Covered Basketball Court
- 7 Commercial Strip
- 8 Gate & Guardhouse

ANTERO SORIANO HIGHWAY

GENERAL TRIAS BYPASS RD.

# ENTRANCE GATE



*Artist's perspective*

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# GARDEN ROTUNDA



*Artist's perspective*

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# MAIN LOBBY



*Artist's perspective*

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# MAIN LOBBY



*Artist's perspective*

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# LIFT LOBBY



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# CENTRAL AMENITY



*Artist's perspective*

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# SWIMMING POOL



*Artist's perspective*

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# SWIMMING POOL



*Artist's perspective*

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# PLAYGROUND



*Artist's perspective*

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# LINEAR PARK



*Artist's perspective*

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# LINEAR PARK



*Artist's perspective*

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# CLUBHOUSE



*Artist's perspective*

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# COVERED BASKETBALL COURT



*Artist's perspective*

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# **ZEAL**

**R E S I D E N C E S**

**GENERAL TRIAS, CAVITE**

**TECHNICAL DETAILS**

# ZEAL

RESIDENCES  
GENERAL TRIAS, CAVITE

## BUILDING FEATURES



- ✓ 1 passenger elevator
- ✓ 2 fire exit area/ stairs per building
- ✓ Centralized Mailroom at ground floor per building
- ✓ Standby generator set for the common areas
- ✓ Power will be provided by Meralco
- ✓ Water will be supplied by General Trias Water Corporation
- ✓ Gated community with 24/7 security

VANCOUVER  
LANDS INC.

# ZEAL

RESIDENCES  
GENERAL TRIAS, CAVITE

## BUILDING ELEVATION



4<sup>th</sup> Floor

3<sup>rd</sup> Floor

2<sup>nd</sup> Floor

Ground Floor

VANCOUVER  
LANDS INC.

**BUILDING  
DETAILS**

**BUILDING H**



- 200 residential units
- Ground floor – 50 residential units
- Typical floors (2<sup>nd</sup> to 4<sup>th</sup> floors) – 50 residential units

| Unit Type  | Unit Area (sqm) | Number of Units |
|------------|-----------------|-----------------|
| 1 Bedroom  | 24.11 to 24.99  | 191             |
| Studio     | 17.63 to 18.21  | 2               |
| Studio End | 23.81           | 7               |
| TOTAL      |                 | 200             |

# ZEAL

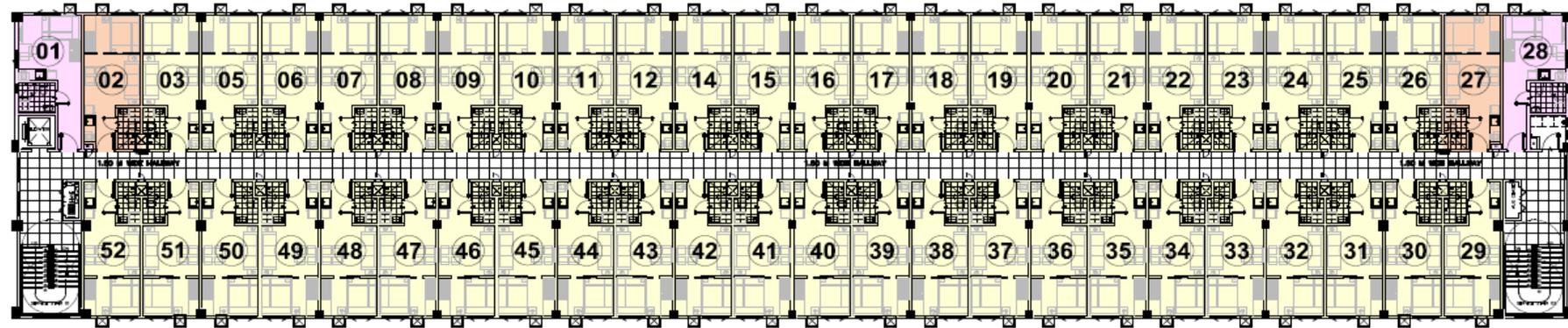
RESIDENCES  
GENERAL TRIAS, CAVITE

## BUILDING FLOOR PLAN

# BUILDING H

VANCOUVER  
LANDS INC.

South West View



Linear Park View

LEGEND:

-  STUDIO END UNIT
-  1 BEDROOM UNIT
-  1 BEDROOM UNIT (NO COLUMN)

- 50 residential units

Typical (2F to 4F) Floor Plan



**BUILDING  
DETAILS**

**BUILDING I**



- 200 residential units
- Ground floor – 50 residential units
- Typical floors (2<sup>nd</sup> to 4<sup>th</sup> floors) – 50 residential units

| Unit Type  | Unit Area (sqm) | Number of Units |
|------------|-----------------|-----------------|
| 1 Bedroom  | 24.11 to 24.99  | 191             |
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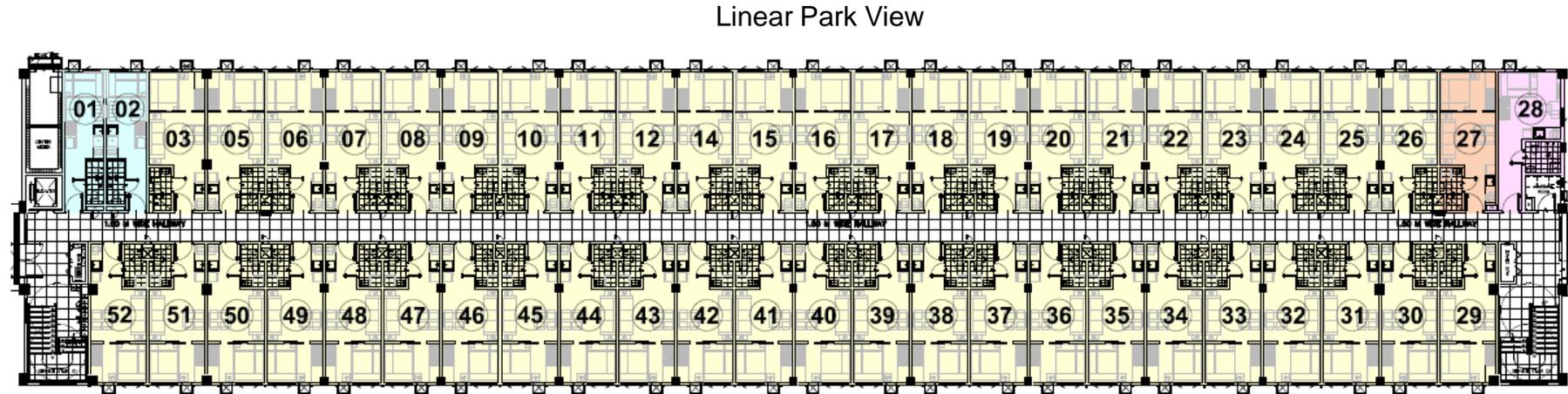
# ZEAL

RESIDENCES  
GENERAL TRIAS, CAVITE

## BUILDING FLOOR PLAN

# BUILDING I

VANCOUVER  
LANDS INC.



### LEGEND:

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT (NO COLUMN)

- 50 residential units

## Ground Floor Plan



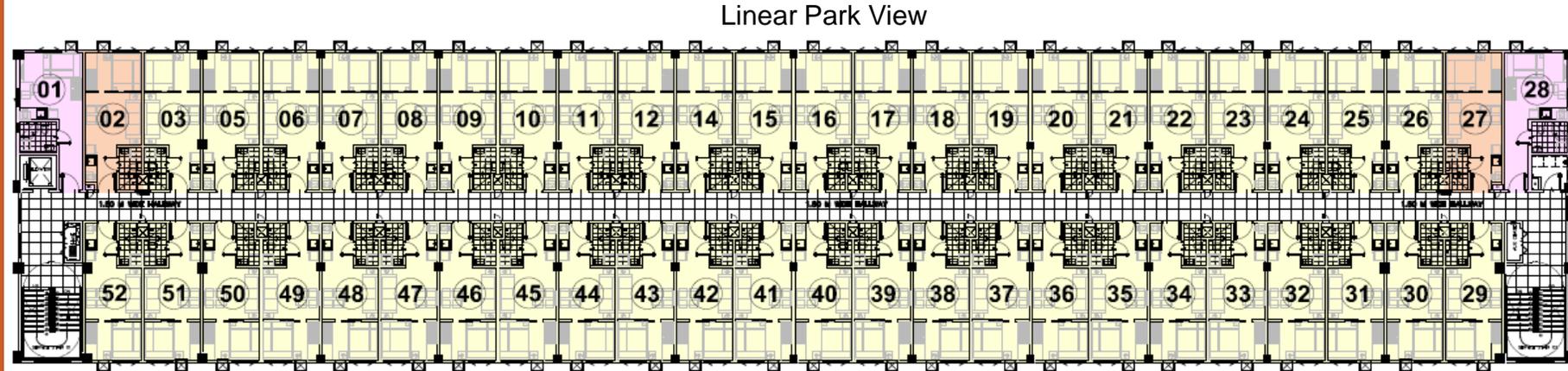
# ZEAL

RESIDENCES  
GENERAL TRIAS, CAVITE

## BUILDING FLOOR PLAN

# BUILDING I

VANCOUVER  
LANDS INC.



Linear Park View

LEGEND:

- STUDIO END UNIT
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT (NO COLUMN)

- 50 residential units

### Typical (2F to 4F) Floor Plan



**BUILDING  
DETAILS**

**BUILDING J**



- 199 residential units
- Ground floor – 49 residential units
- Typical floors (2<sup>nd</sup> to 4<sup>th</sup> floors) – 50 residential units

| Unit Type  | Unit Area (sqm) | Number of Units |
|------------|-----------------|-----------------|
| 1 Bedroom  | 24.11 to 24.99  | 192             |
| Studio End | 23.81           | 7               |
| TOTAL      |                 | 199             |

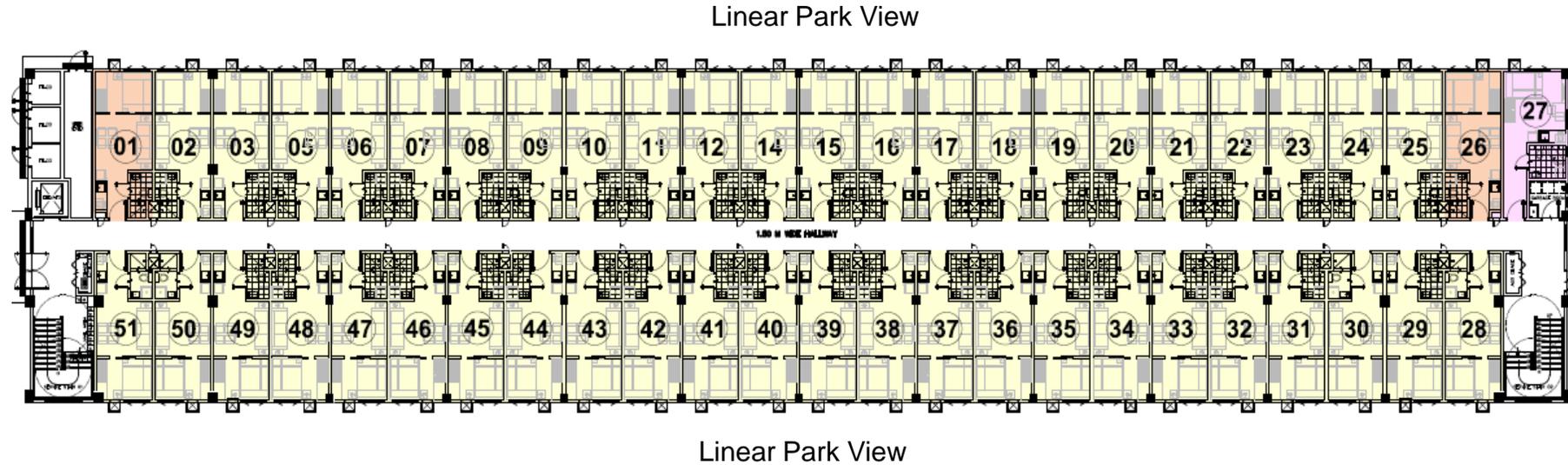
# ZEAL

RESIDENCES  
GENERAL TRIAS, CAVITE

## BUILDING FLOOR PLAN

# BUILDING J

VANCOUVER  
LANDS INC.



### LEGEND:

-  STUDIO END UNIT
-  1 BEDROOM UNIT
-  1 BEDROOM UNIT (NO COLUMN)

- 50 residential units

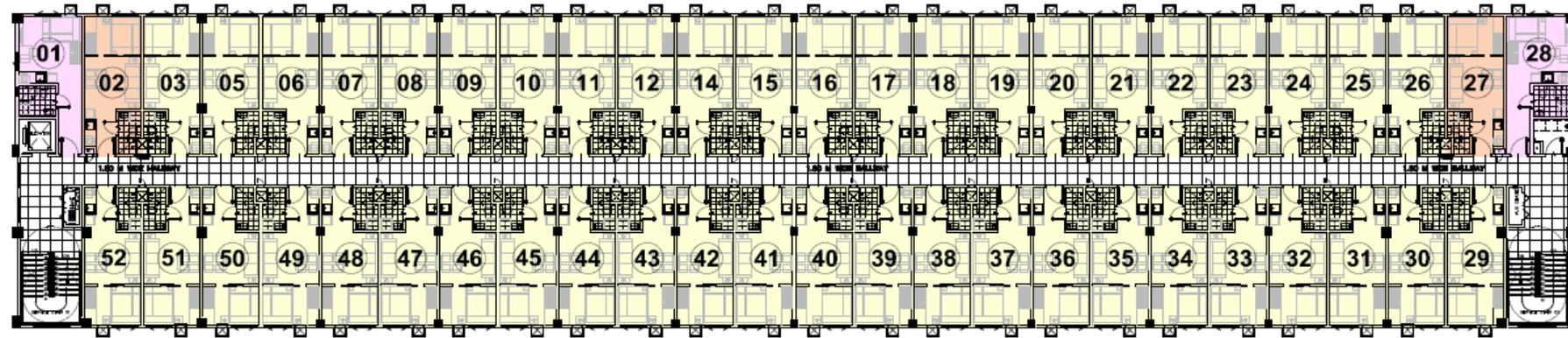
### Ground Floor Plan



**BUILDING  
FLOOR PLAN**

**BUILDING J**

Linear Park View



Central Amenity View

LEGEND:

- STUDIO END UNIT
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT (NO COLUMN)

- 50 residential units

Typical (2F to 4F) Floor Plan

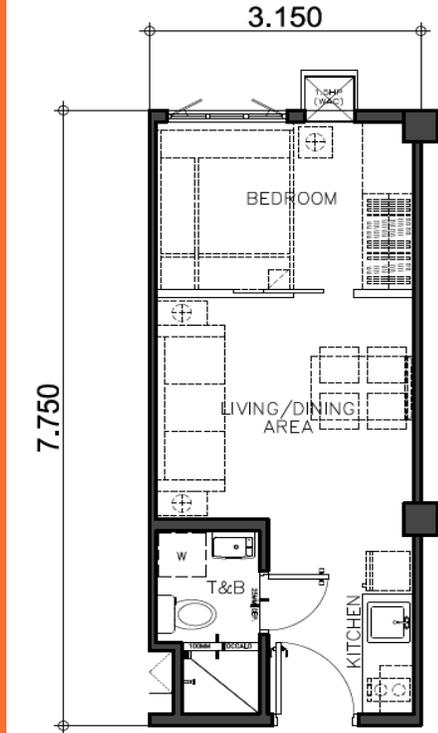


# ZEAL

## RESIDENCES

GENERAL TRIAS, CAVITE

### UNIT LAY-OUT



#### 1 BEDROOM UNIT

| ROOM DESCRIPTION   | FLOOR AREA                      |                                |
|--------------------|---------------------------------|--------------------------------|
|                    | Square Meters (m <sup>2</sup> ) | Square Feet (ft <sup>2</sup> ) |
| Bedroom            | 7.40                            | 79.65                          |
| Living/Dining Area | 8.82                            | 94.94                          |
| Toilet & Bath      | 3.58                            | 38.53                          |
| Kitchen            | 4.61                            | 49.62                          |
| <b>TOTAL</b>       | <b>±24.41</b>                   | <b>±262.74</b>                 |



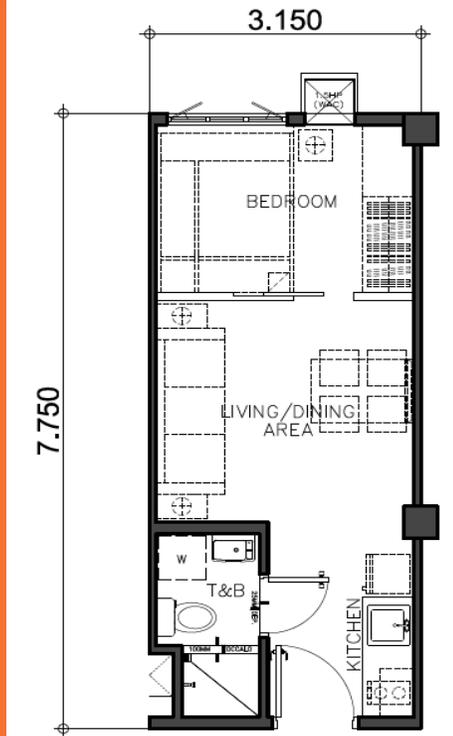
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# ZEAL

## RESIDENCES

GENERAL TRIAS, CAVITE

### UNIT LAY-OUT



#### 1 BEDROOM UNIT

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|                    | Square Meters (m <sup>2</sup> ) | Square Feet (ft <sup>2</sup> ) |
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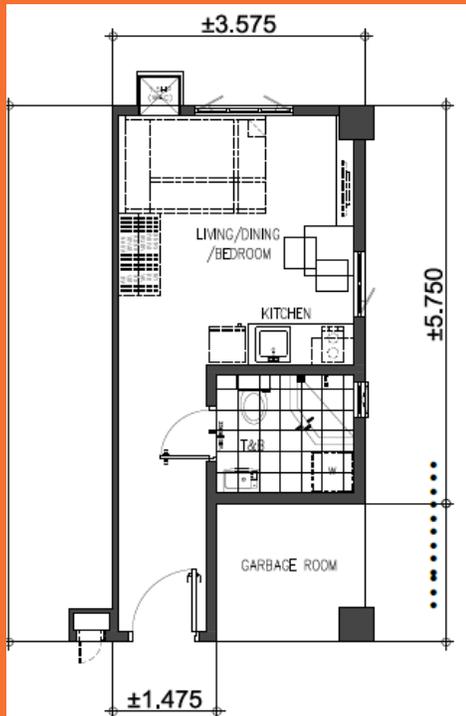
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# ZEAL

RESIDENCES

GENERAL TRIAS, CAVITE

## UNIT LAY-OUT



### STUDIO END UNIT

| ROOM DESCRIPTION                   | FLOOR AREA                      |                                |
|------------------------------------|---------------------------------|--------------------------------|
|                                    | Square Meters (m <sup>2</sup> ) | Square Feet (ft <sup>2</sup> ) |
| Living/Dining/Bedroom/Kitchen Area | 19.31                           | 207.85                         |
| Toilet & Bath                      | 4.50                            | 48.44                          |
| <b>TOTAL</b>                       | <b>±23.81</b>                   | <b>±256.04</b>                 |



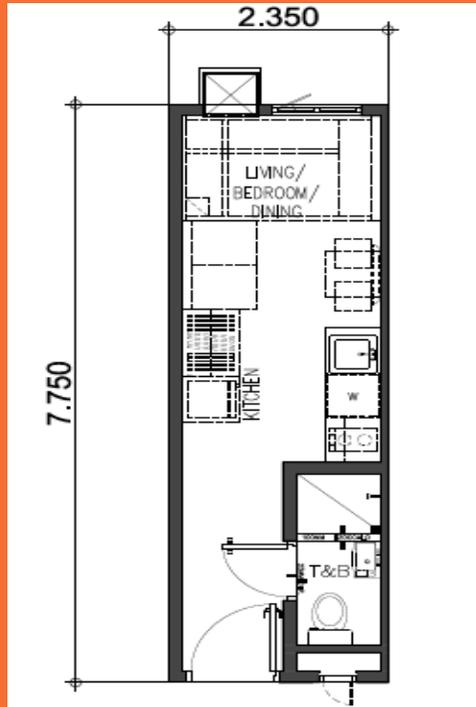
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# ZEAL

## RESIDENCES

GENERAL TRIAS, CAVITE

# UNIT LAY-OUT



### STUDIO UNIT

| ROOM DESCRIPTION                   | FLOOR AREA                      |                                |
|------------------------------------|---------------------------------|--------------------------------|
|                                    | Square Meters (m <sup>2</sup> ) | Square Feet (ft <sup>2</sup> ) |
| Living/Dining/Bedroom/Kitchen Area | 14.89                           | 160.27                         |
| Toilet & Bath                      | 3.32                            | 35.74                          |
| <b>TOTAL</b>                       | <b>±18.21</b>                   | <b>±195.95</b>                 |



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# UNIT DELIVERABLES

## TYPICAL UNIT FINISHES

|                |  |
|----------------|--|
| Floor Finishes | Ceramic Floor tiles or equivalent in all areas of the unit                           |
| Wall Finishes  | Cement painted finish  |
| Doors          | Main: Laminated wood door<br>Bedroom: Sliding laminated wood door<br>T & B: PVC door |
| Windows        | Aluminum framed window   |
| Toilet & Bath  | Combination of tiles and painted cement finish on portion of walls                   |
| Kitchen        | Kitchen counter with sink, accessories and under-counter cabinet                     |

# PRICING INFORMATION

| Unit Type       | Unit Floor Area (sqm) | Total List Price (in Php Mn) |
|-----------------|-----------------------|------------------------------|
| 1 Bedroom       | 24.11 to 24.99        | 3.23 to 4                    |
| Studio End Unit | 23.81                 | 3.17 to 3.22                 |
| Studio          | 17.63 to 18.21        | 2.64 to 2.75                 |





# PAYMENT TERMS

## STANDARD PAYMENT SCHEME (Residential)

| PAYMENT SCHEME | PARTICULAR                               | DISCOUNT ON TLP |         |
|----------------|--|-----------------|---------|
|                |  | RESIDENTIAL     | PARKING |
| Spot Cash      | 100% Spot Cash                           | 15.0%           | 4.0%    |
| Spot DP        | 5% Spot / 20% in 53 months / 75% balance | 10.0%           | 2.0%    |
| Spread DP      | 25% in 54 months / 75% balance           | -               | -       |



# SAMPLE COMPUTATION

|                     | Standard Payment Terms |  |                                | Special Payment Terms                    |                                |
|---------------------|------------------------|--|--------------------------------|--|--------------------------------|
|                     | 100% Spot Cash         | 5% Spot / 20% in 53 months / 75% Balance | 25% in 54 months / 75% Balance | 5% Spot / 15% in 53 months / 80% Balance | 20% in 54 months / 80% Balance |
| Unit Type           | 1 Bedroom              | 1 Bedroom                                | 1 Bedroom                      | 1 Bedroom                                | 1 Bedroom                      |
| Unit Area           | 24.41 sqm              | 24.41 sqm                                | 24.41 sqm                      | 24.41 sqm                                | 24.41 sqm                      |
| TLP                 | 3,236,000.00           | 3,236,000.00                             | 3,236,000.00                   | 3,236,000.00                             | 3,236,000.00                   |
| Discount            | 485,400.00             | 323,600.00                               |                                | 323,600.00                               |                                |
| NLP                 | 2,750,600.00           | 2,912,400.00                             | 3,236,000.00                   | 2,912,400.00                             | 3,236,000.00                   |
| OC                  | 233,801.00             | 247,554.00                               | 275,060.00                     | 247,554.00                               | 275,060.00                     |
| VAT                 | -                      | -  | 388,320.00                     | -  | 388,320.00                     |
| <b>TAP</b>          | <b>2,984,401.00</b>    | <b>3,159,954.00</b>                      | <b>3,899,380.00</b>            | <b>3,159,954.00</b>                      | <b>3,899,380.00</b>            |
| RF                  | 20,000.00              | 20,000.00                                | 20,000.00                      | 20,000.00                                | 20,000.00                      |
| MA - Month 1        | 2,964,401.00           | 157,997.70                               | 17,682.31                      | 157,997.70                               | 14,071.78                      |
| MA - Months 2 to 54 |                        | 11,547.00                                | 17,682.31                      | 8,565.91                                 | 14,071.78                      |

Reservation Fee – Php 20,000 (units)

Other Charges – 8.5%



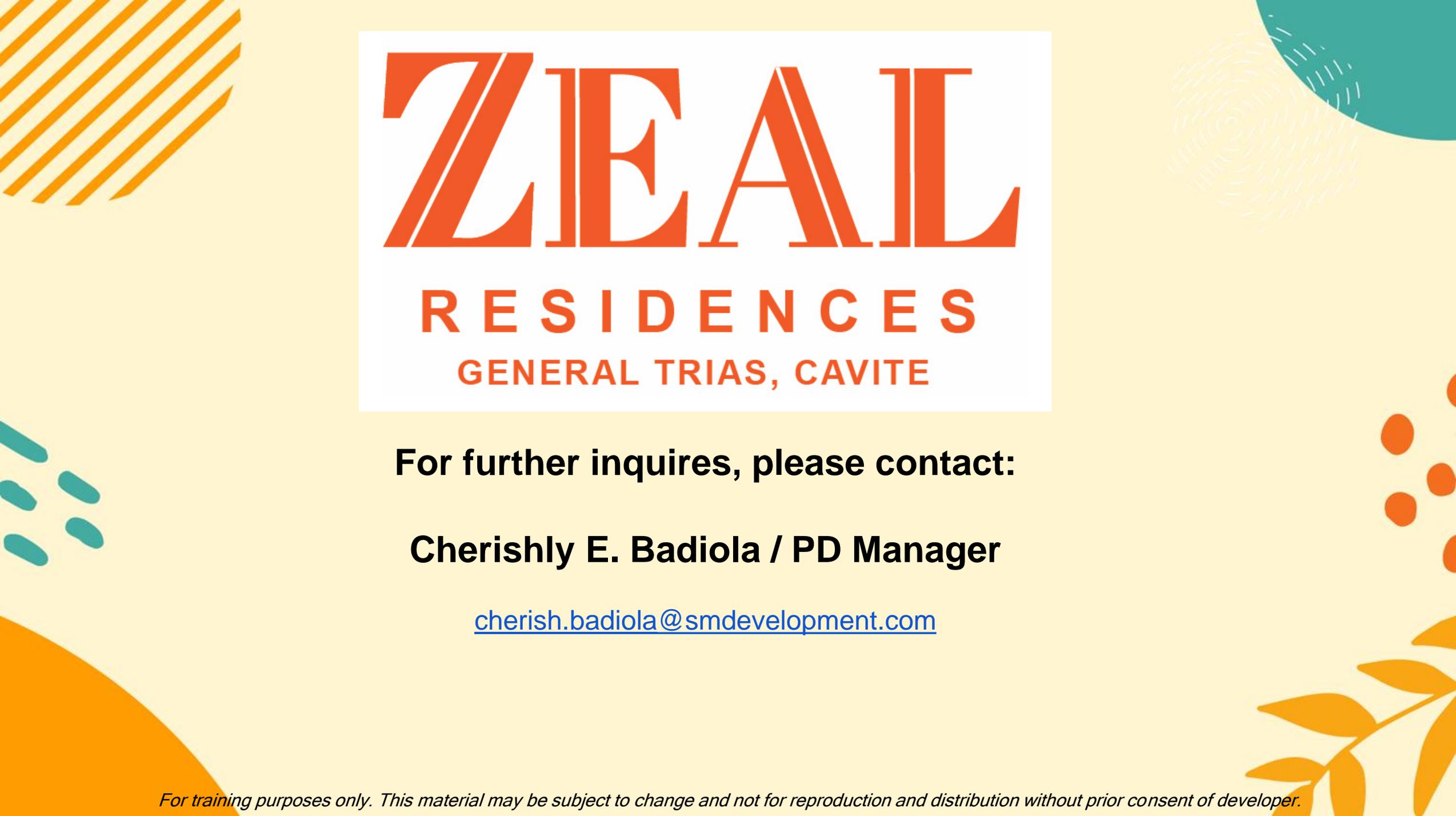
**ZEAL**  
RESIDENCES  
GENERAL TRIAS, CAVITE

## SHOWROOM LOCATION



2<sup>nd</sup> Floor SM City Rosario (beside SM Store and Toby's Sports)  
General Trias Drive cor. Costa Verde Access Road, Tejeros Convention,  
Rosario, Cavite

**VANCOUVER**  
LANDS INC.



# ZEAL

## RESIDENCES

GENERAL TRIAS, CAVITE

**For further inquires, please contact:**

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