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**SANDS**  
**RESIDENCES**

**ROXAS BOULEVARD, MANILA**



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# **SANDS** RESIDENCES

ROXAS BOULEVARD, MANILA

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

365 DAYS OF  
STUNNING SUNSET

SMDC



Rizal Park and National Museum

# PROJECT OVERVIEW

## WELCOME TO SANDS RESIDENCES!

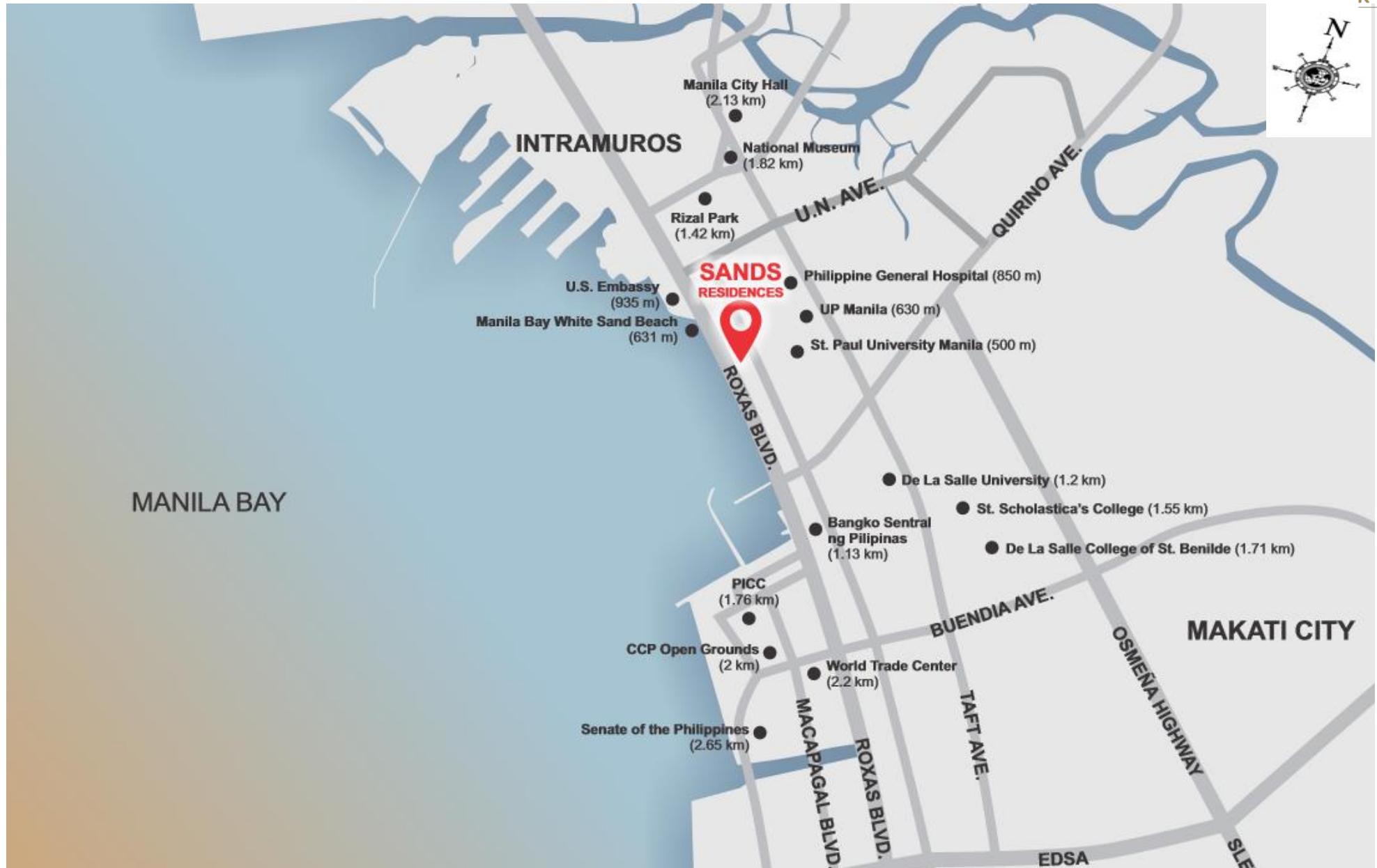
A luxurious, 51-floor master-planned community by Manila Bay where the sun and sand amidst a sea of luxury await you.



ITEMS	DETAILS
Land Area	3,839 SQM
No. of floors	51 physical floors (43 residential floor)
No. of Units	2,367 units 409 parking slots
Typical Floor Plan	56 units per floor
Project Launch Date	March 2021
Project Turnover Date	4Q 2026

# LOCATION MAP

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## 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 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

## Nearby Schools and Colleges:

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



CCP



NATIONAL  
MUSEUM OF  
FINE ARTS



BAYWALK

# BUILDING CHART



# DROP-OFF AREA

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## 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



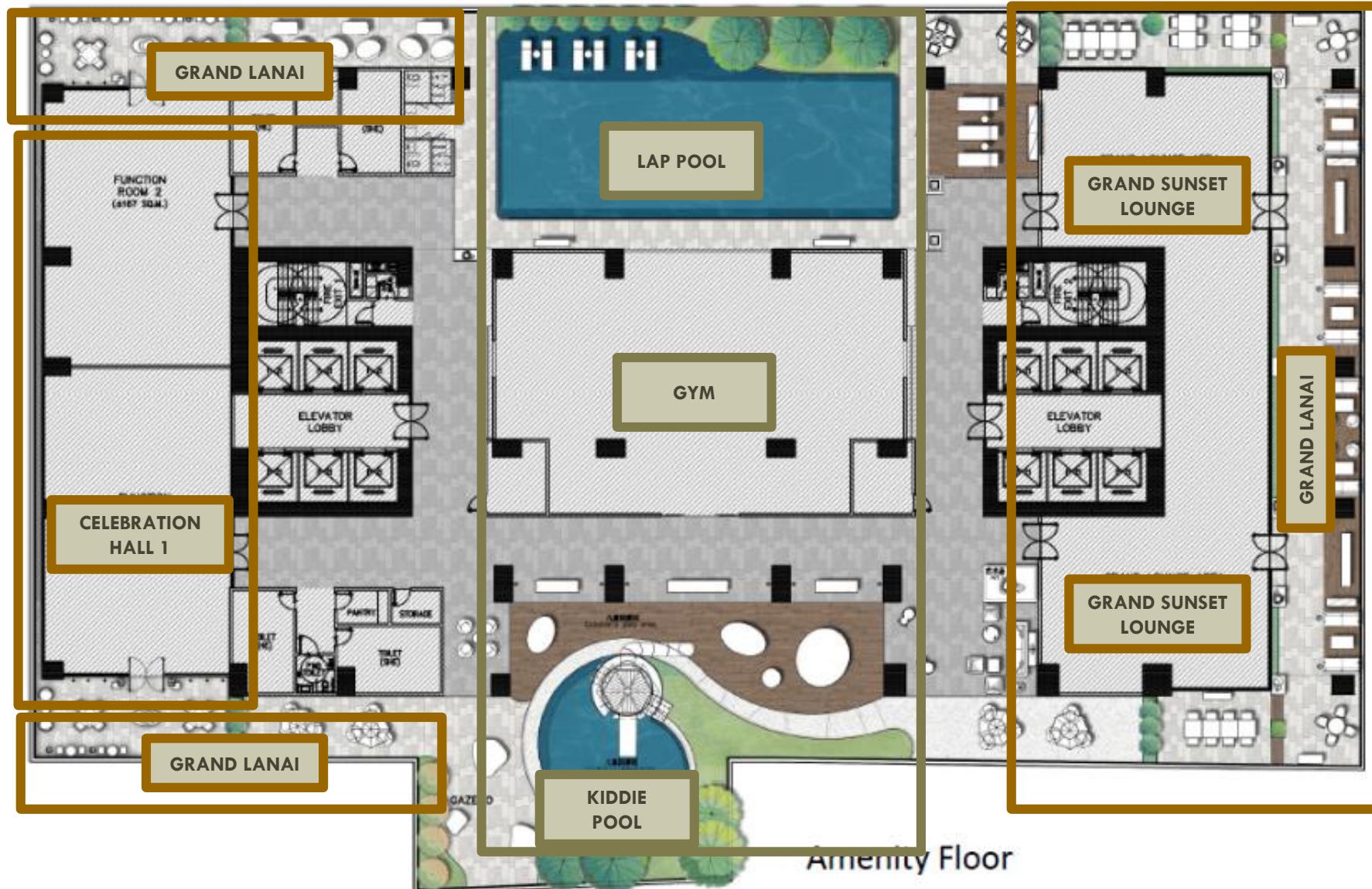
# GRAND LOBBY

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# AMENITY DECK

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Social  
Zone

Active  
Zone

# LAP POOL

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## 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

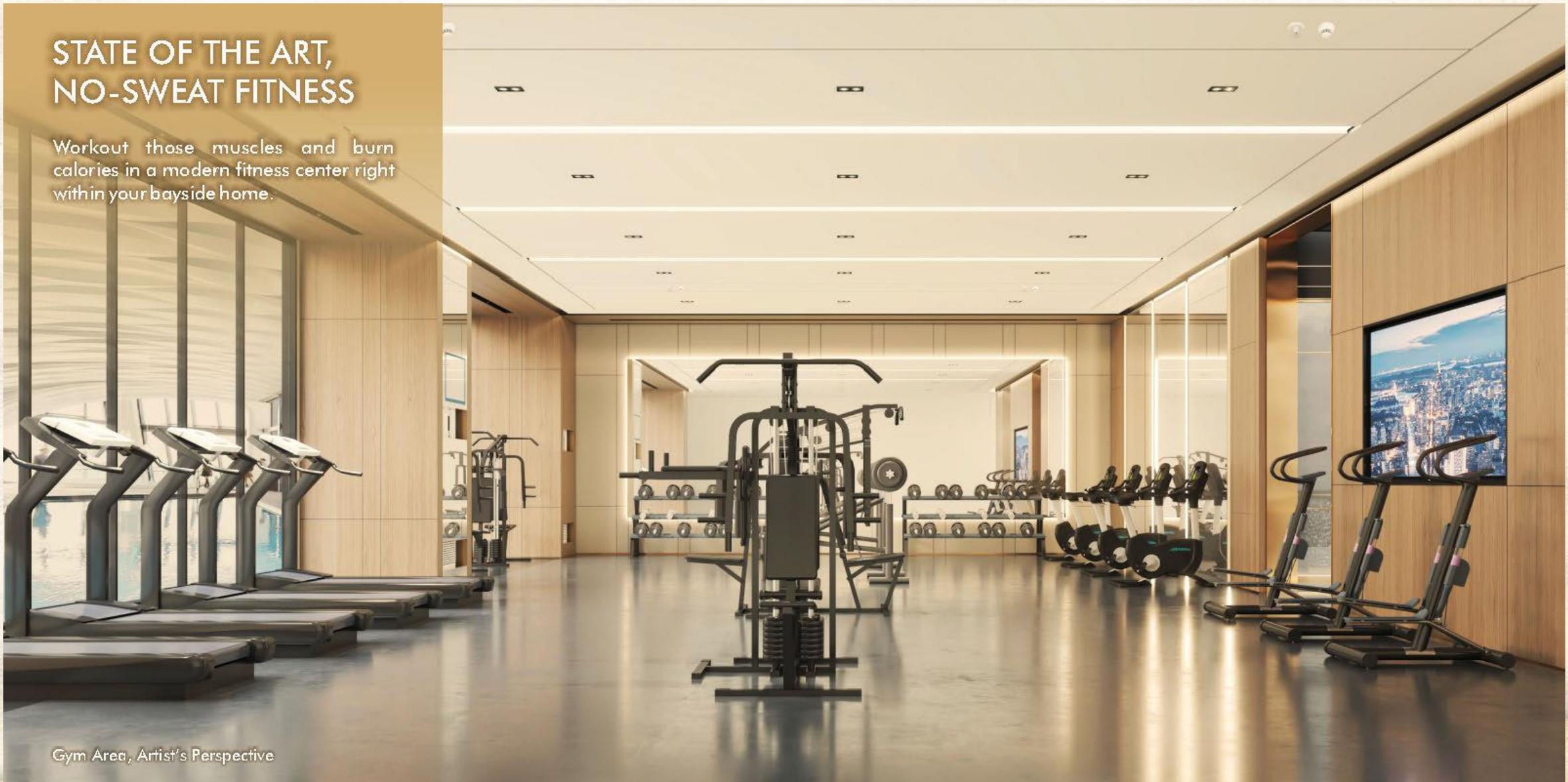
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Kiddie Pool, Artist's Perspective

## 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

# FUNCTION ROOMS

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## DAZZLING MILESTONES CELEBRATED

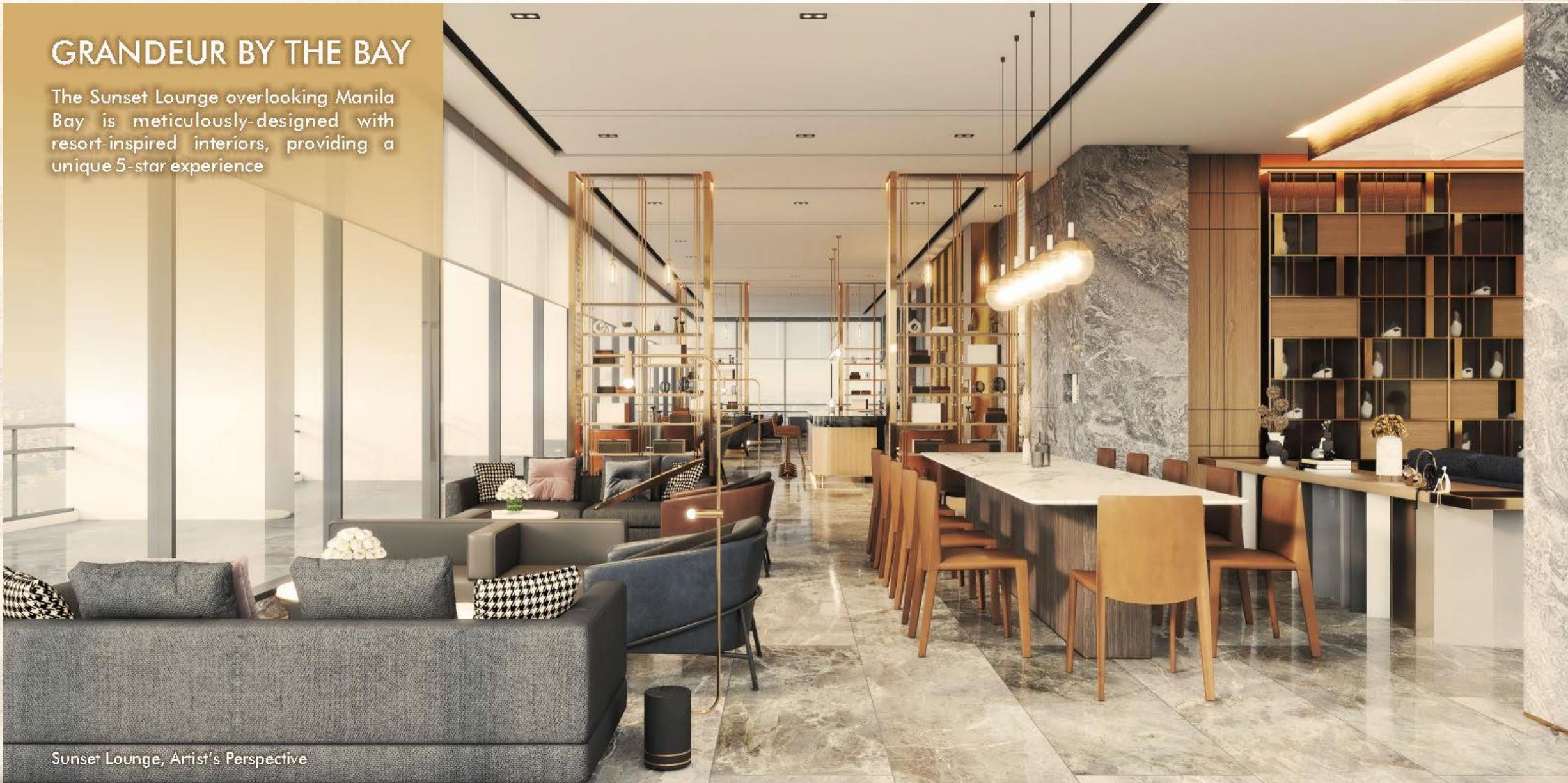
Celebrate your precious milestones and intimate gatherings with friends and family in the Celebration Hall - the hallmarks of a good life!



Celebration Hall, Artist's Perspective

## 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

# SUNSET LOUNGE

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Sunset Lounge, Artist's Perspective

## DELUXE OUTDOOR LOUNGING

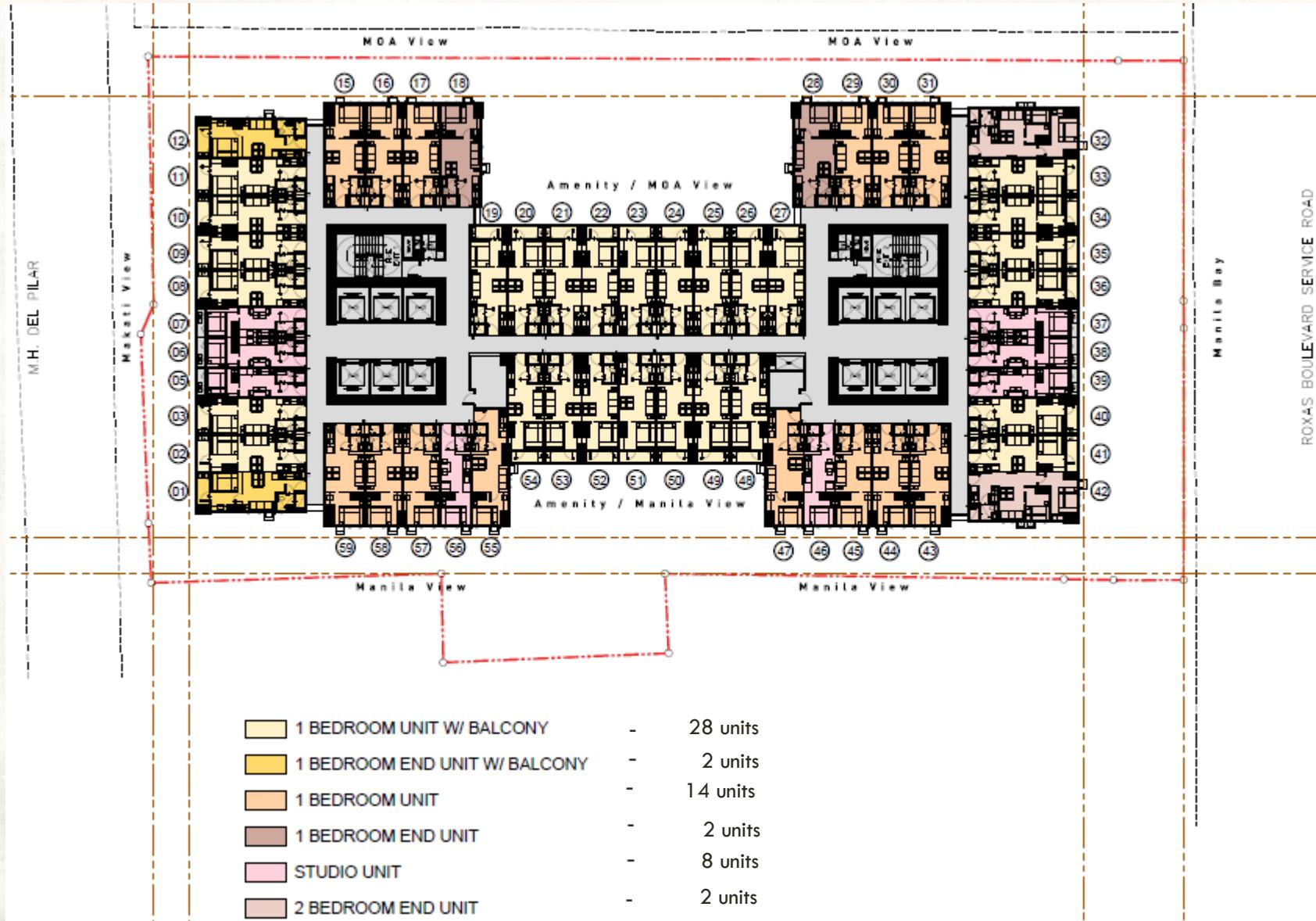
Feel the warmth of the Manila Bay Sunset, and enjoy a drink with the company of friends at The Sunset Lanai.



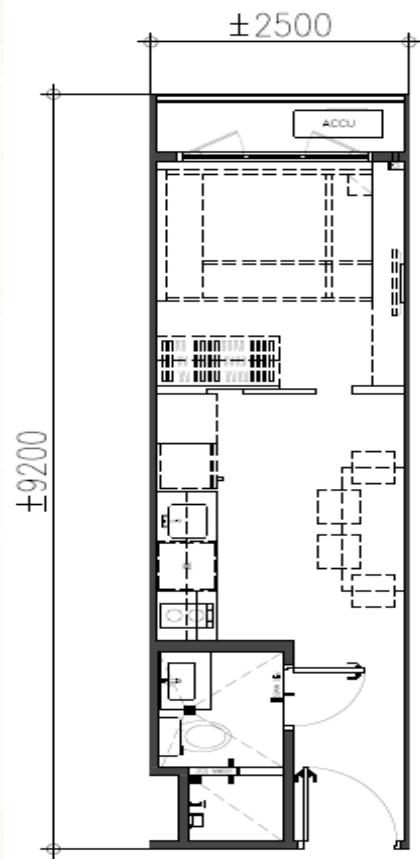
Sunset Lanai Area, Artist's Perspective

# TYPICAL FLOOR PLAN

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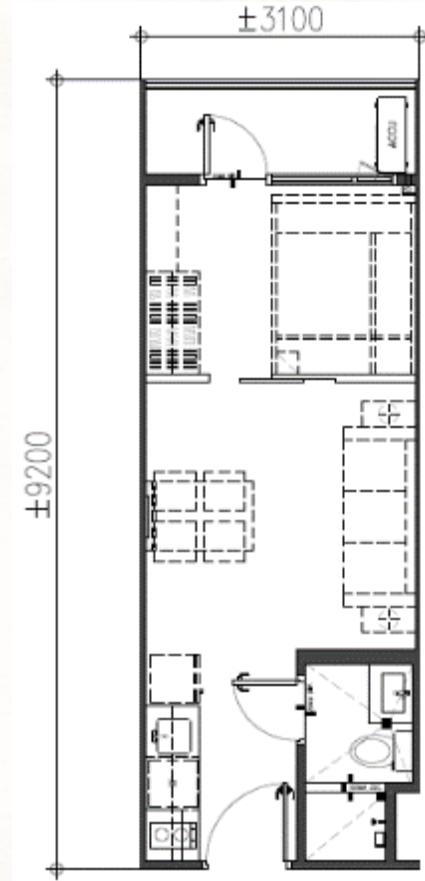
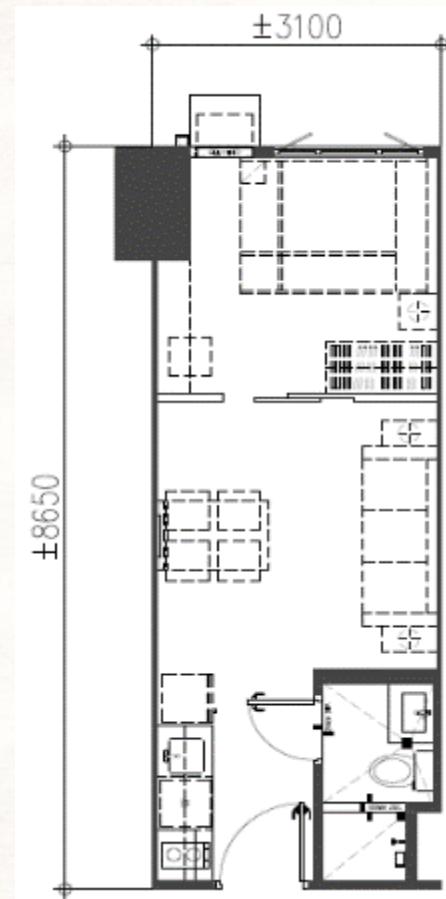


# UNIT TYPES



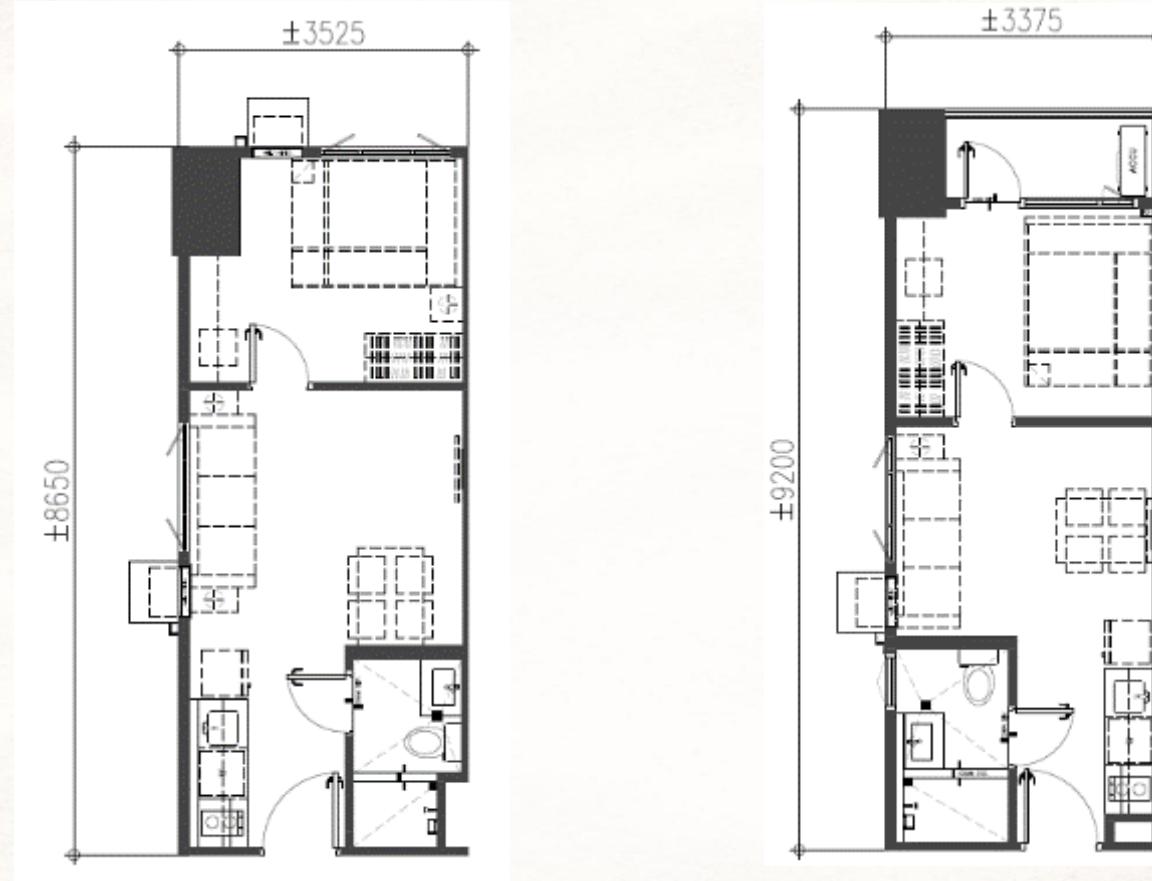
Unit Type	Studio Unit
Unit Area	21.25 – 22.49 sqm

# UNIT TYPES



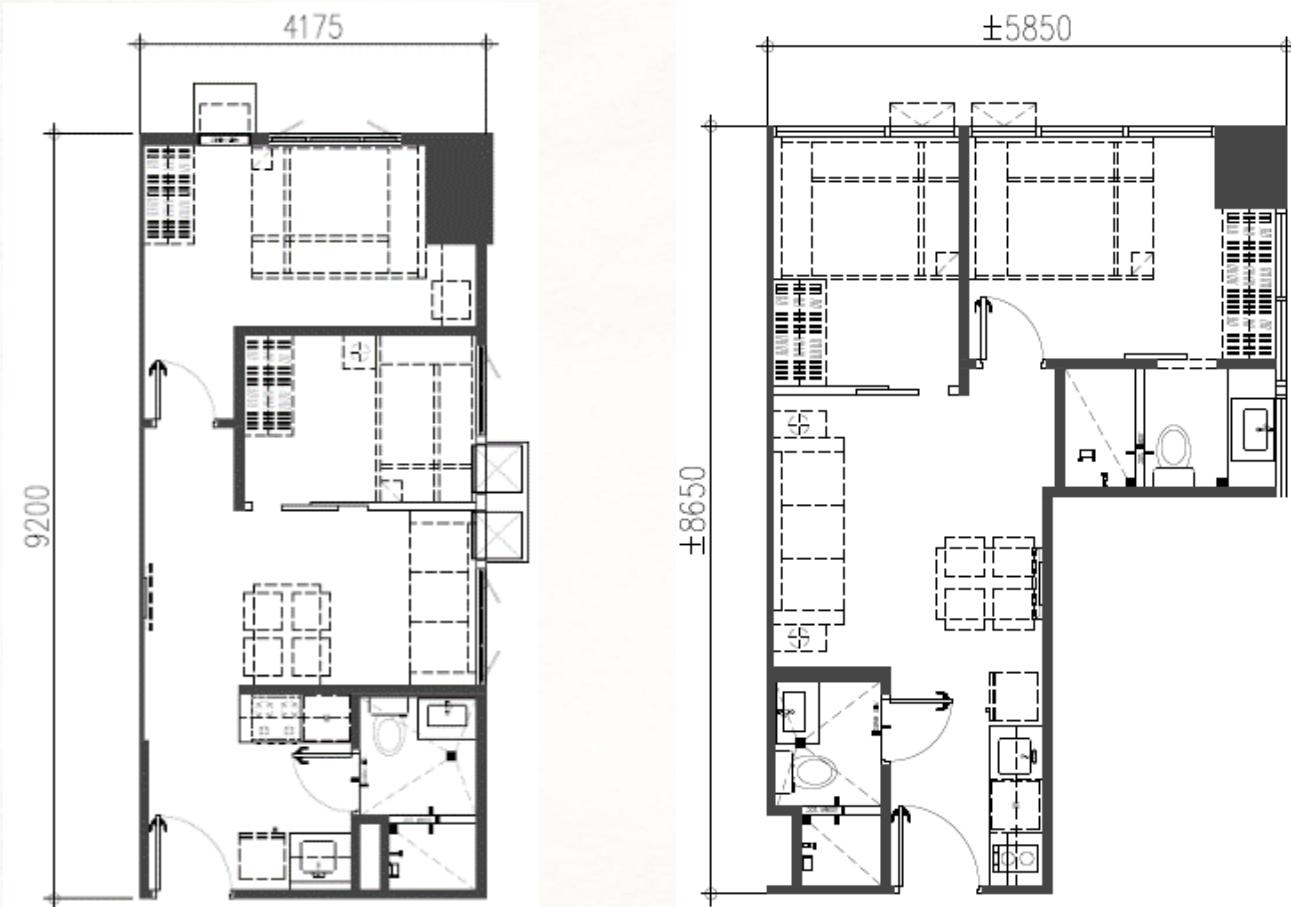
Unit Type	1 BR Unit	1BR Unit with Balcony
Unit Area	26.82 – 31.02 sqm	28.52 – 28.97 sqm

# UNIT TYPES



Unit Type	1 BR End Unit	1BR End Unit with Balcony
Unit Area	30.49 sqm	31.05 sqm

# UNIT TYPES



Unit Type	2 BR End Unit	2BR Unit
Unit Area	38.41 sqm	38.71 sqm

# 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

# CONSTRUCTION UPDATE

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As of Dec 2024

# TOPPING OFF

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