

SMDC
spring
RESIDENCES
 CITY BICUTAN, PARAÑAQUE CITY

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is a residential development that offers **Modern Elegant Suburban Living** and easy access to key areas in the metro to individuals who desire to have their own space while staying close to their families.



VICINITY MAP

Located along the West Service Road,
Brgy. Sun Valley, Bicutan, Parañaque City

✓ Business Districts

- MOA (10.5 km)
- Makati (9.6 km)
- Bonifacio Global City (11.4 km)
- Alabang CBD (9.7 km)

✓ Commercial Areas

- SM City Bicutan (0.7 km)
- Walter Mart Bicutan (1.2 km)
- SM City BF (5.7 km)

✓ Health Institution

- Parañaque Doctor's Hospital (2.3 km)

✓ NAIA Airport through NAIA Express (8.7 km)



ELEVATED EXPRESSWAYS



- Skyway Stages 1, 2, and 3 connects Alabang all the way to Balintawak NLEX
- NAIA Expressway connects SLEX-Skyway, NAIA Terminals 1, 2 and 3 all the way to Macapacal Boulevard that provides direct access to Roxas Boulevard and Cavite area.



NSCR (North-South Commuter Railway)



- A 56 km rail network from Solis in Metro Manila to Calamba station in Laguna
- This will also be connected to North-South Commuter railway project
- Involves the reconstruction of Metro commuter Line
- Target date of start of operations: 2025 Partial start of operations and full operations by 2028



METRO MANILA SUBWAY



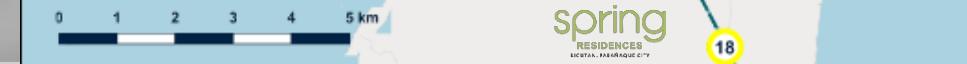
- A 36 km subway in Metro Manila that aims to cut the travel time from QC to NAIA in just 35 mins.
- The subway will have 18 stations connecting the cities of Quezon, Pasig, Makati, Taguig, Paranaque, and Pasay.
- This will also be connected to North-South Commuter railway project
- Target date of start of operations: Q3 2027

METRO MANILA SUBWAY PROJECT STATIONS

- 1 Quirino Highway
- 2 Tandang Sora
- 3 North Avenue
- 4 Quezon Avenue
- 5 East Avenue
- 6 Anonas
- 7 Katipunan
- 8 Ortigas North
- 9 Ortigas South
- 10 Kalayaan Avenue
- 11 Bonifacio Global City
- 12 Lawton East
- 13 Lawton West
- 14 FTI
- 15 NAIA Terminal 3
- 16 NAIA Terminal 1 and 2
- 17 Asiaworld
- 18 Bicutan

Legend

- Townships
- Infrastructures
- NAIA
- Existing Lines
- Metro Manila Subway Project
 - Current Alignment
 - Under Consideration



BICUTAN COMMON STATION WITH WALKWAY



- Bicutan will be the location of a “common station” for both the Metro Manila Subway and the proposed Philippine National Railways Calamba line under the North-South Commuter Railway located in front of SM Bicutan
- Connection to SM Bicutan will be an elevated walkway, under the existing Skyway

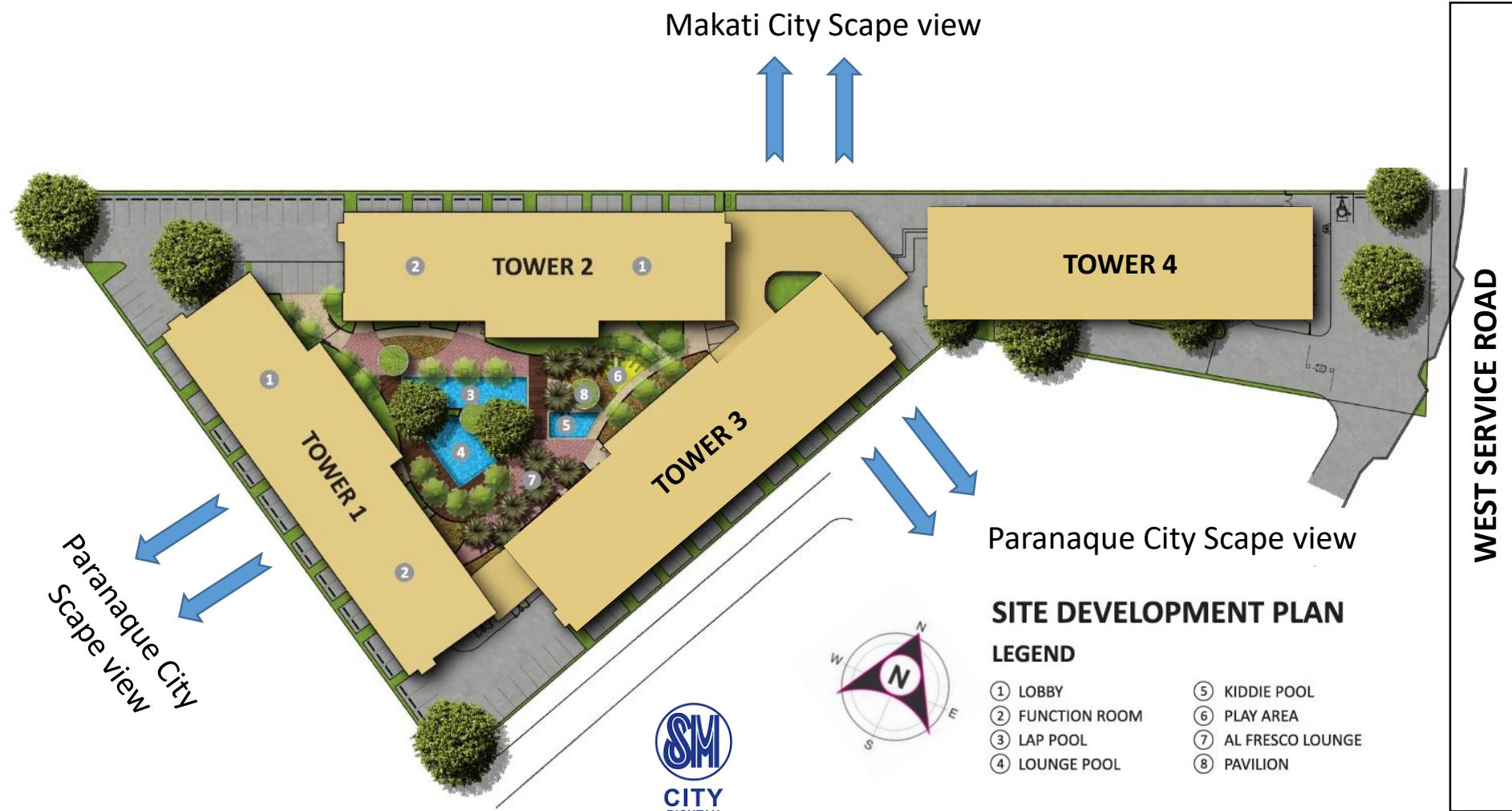


PROJECT OVERVIEW

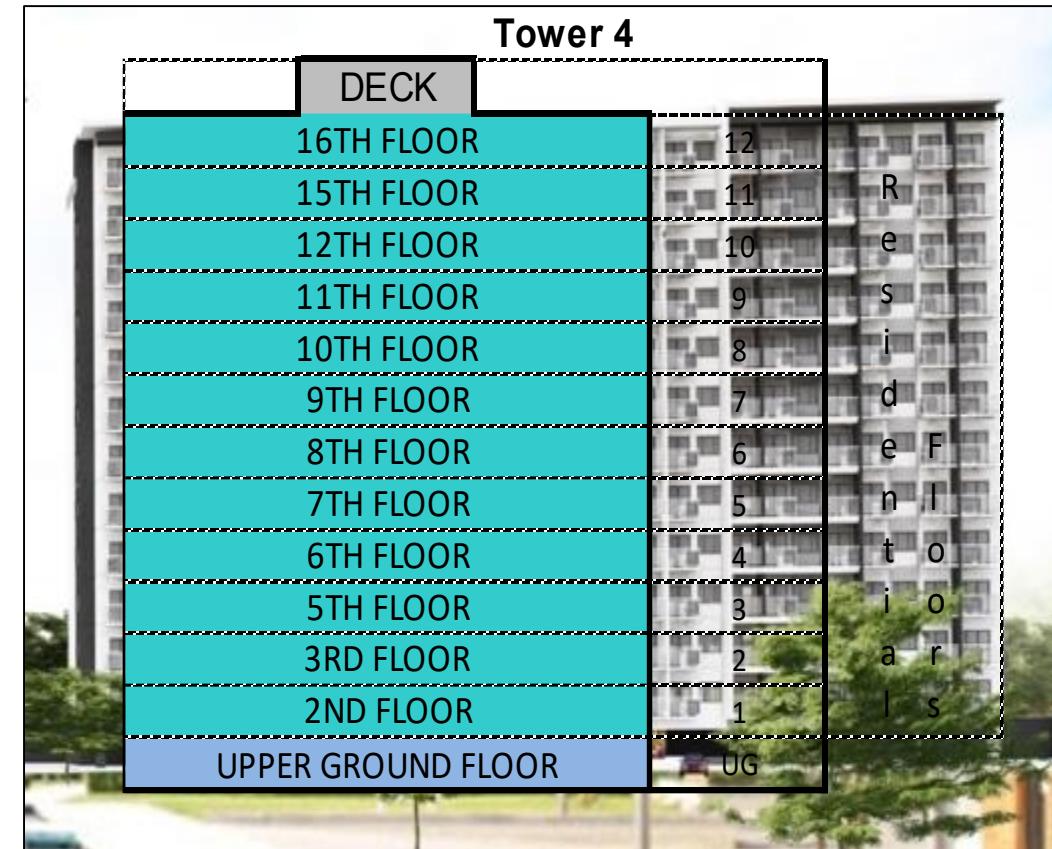
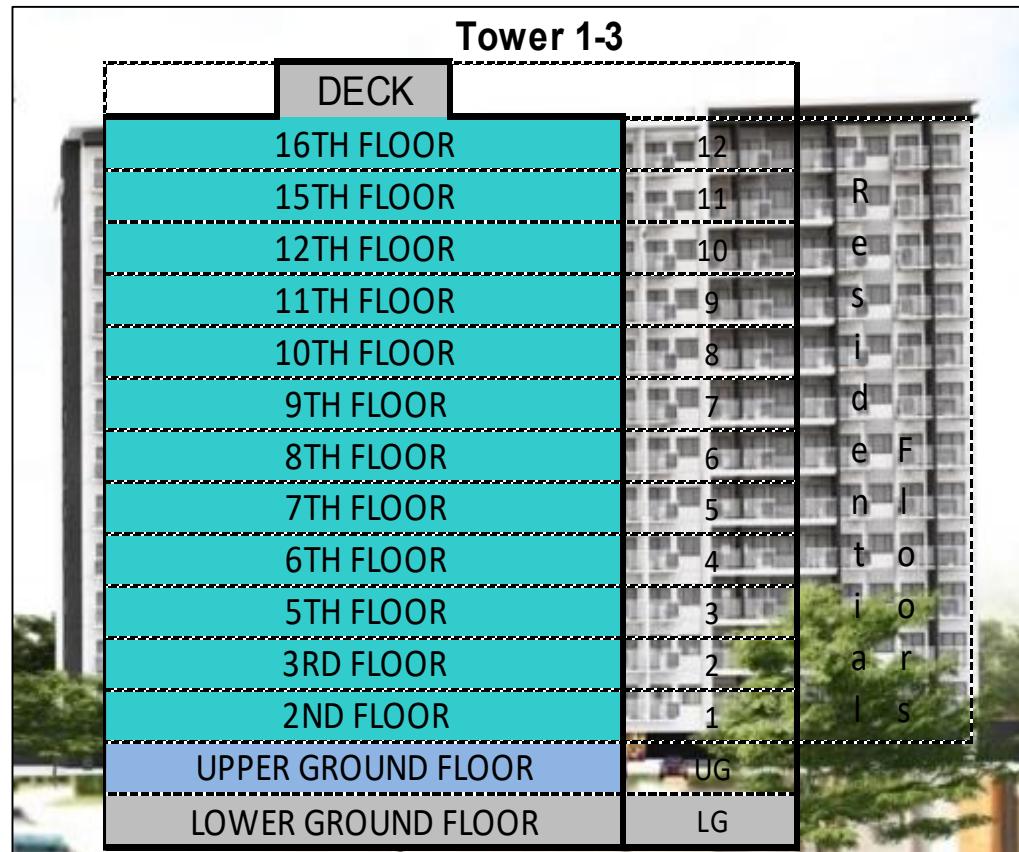


Architectural Theme	Modern Elegant Suburban Living
Total Land Area	10,110.75 sqm.
No. of Towers/Buildings	4 Towers (1,655 units) Tower 1 – 434 units Tower 2 – 396 units Tower 3 – 434 units Tower 4 – 391 units
No. of Floors/Tower	12 Residential Floors
Total Number of Units	1,655 Units
Total Number of Parking Slots	298 parking slots (LG and UG)
No. of units / unit type	Family Suite A w/ Balcony – 758 units Family Suite B w/ Balcony – 849 units 1 BR w/ Balcony – 48 units
Launch Date	Tower 1 – February 2016 Tower 2 – July 2016 Tower 3 – March 2017 Tower 4 – October 2017
Turnover Date	Tower 1 – August 2019 Tower 2 – February 2020 Tower 3 – November 2021 Tower 4 – April to September 2024

SITE DEVELOPMENT PLAN



BUILDING ELEVATION



BUILDING FEATURES



Utilities & Building Features

- Property Management Services
- SMDC Leasing Services
- 3 elevators per tower
- Standby generator
- Automatic Fire Detection & Alarm System (FDAS)
- Sewerage treatment plant
- Centralized cistern tank
- Elevated water tank

Unit Features

- Provision for cable TV
- Provision for telephone lines
- Smoke detectors
- Provision for Internet
- Emergency power: 1 light, 1 CO for ref & for bedroom

AMENITIES





LOBBY



AL FRESCO LOUNGE



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LIST OF AMENITIES

- 1 Lobby
- 2 Function Room
- 3 Lap Pool
- 4 Lounge Pool
- 5 Kiddie Pool
- 6 Play Area
- 7 Al Fresco Lounge
- 8 Pavilion

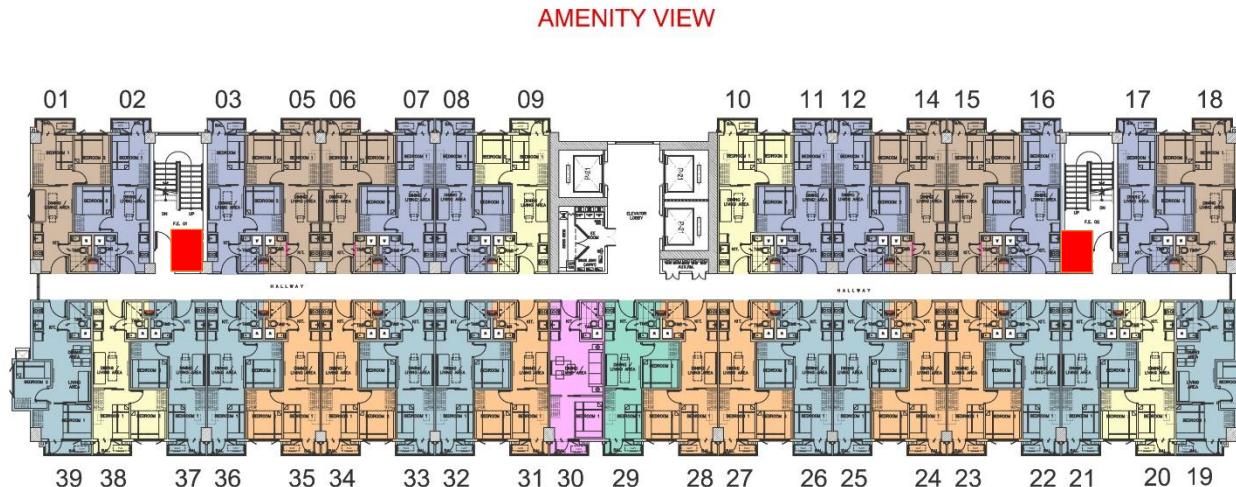


FLOOR PLANS & UNIT LAYOUTS



TOWER 1 Typical floor plan

6th – 16th Floor



PARAÑAQUE CITY SCAPE VIEW



LEGENDS:

FAMILY SUITE

- TYPE A - FAMILY SUITE A W/ BALCONY (WITHOUT COLUMN)
- TYPE B - FAMILY SUITE A W/ BALCONY (SINGLE COLUMN)
- TYPE C - FAMILY SUITE A W/ BALCONY (DOUBLE COLUMN)
- TYPE D - FAMILY SUITE B W/ BALCONY (WITHOUT COLUMN)
- TYPE E - FAMILY SUITE B W/ BALCONY (SINGLE COLUMN)
- TYPE F - FAMILY SUITE B W/ BALCONY (DOUBLE COLUMN)

1 BEDROOM UNIT W/ BALCONY

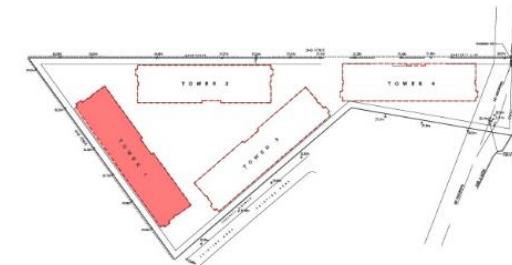
- TYPE G - 1 BEDROOM UNIT W/ BALCONY (SINGLE COLUMN)
- GARBAGE ROOM

Unit Type	No. of Units / Unit Type
Family Suite A w/ Balcony	200
Family Suite B w/ Balcony	222
1BR w/ Balcony	12

KEYPLAN:



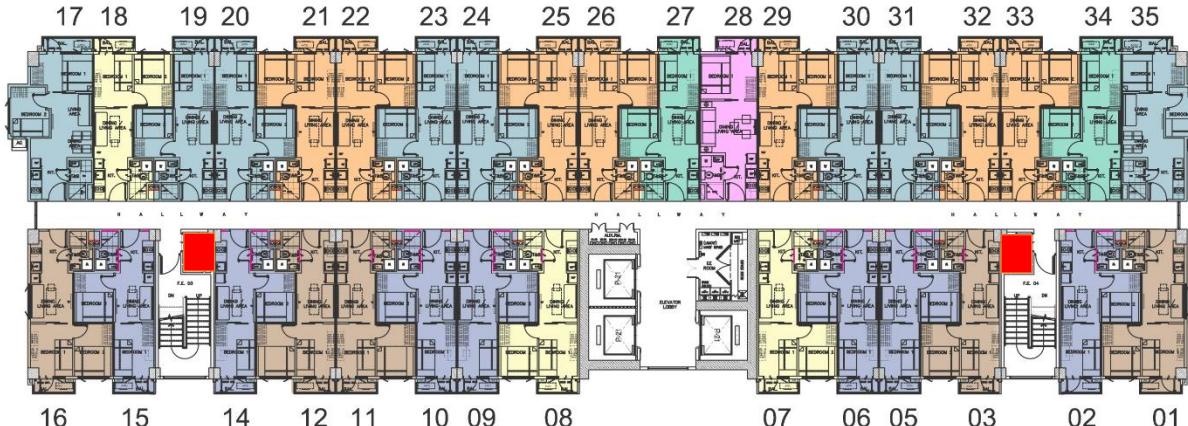
NORTH



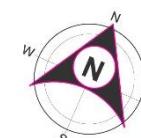
TOWER 2 Typical floor plan

3rd – 16th Floor

MAKATI CITY SCAPE VIEW



AMENITY VIEW



LEGENDS:

FAMILY SUITE

- TYPE A - FAMILY SUITE A W/ BALCONY (WITHOUT COLUMN)
- TYPE B - FAMILY SUITE A W/ BALCONY (SINGLE COLUMN)
- TYPE C - FAMILY SUITE A W/ BALCONY (DOUBLE COLUMN)
- TYPE D - FAMILY SUITE B W/ BALCONY (WITHOUT COLUMN)
- TYPE E - FAMILY SUITE B W/ BALCONY (SINGLE COLUMN)
- TYPE F - FAMILY SUITE B W/ BALCONY (DOUBLE COLUMN)

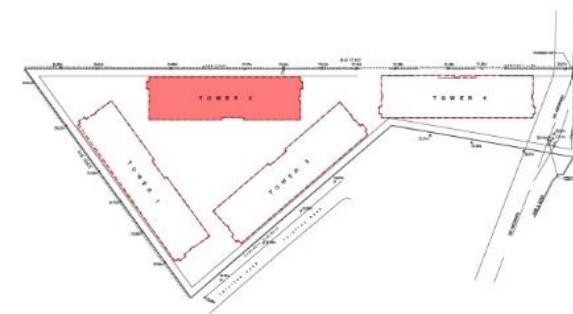
1 BEDROOM UNIT W/ BALCONY

- TYPE G - 1 BEDROOM UNIT W/ BALCONY (SINGLE COLUMN)
- GARBAGE ROOM

Unit Type	No. of Units / Unit Type
Family Suite A w/ Balcony	180
Family Suite B w/ Balcony	204
1BR w/ Balcony	12

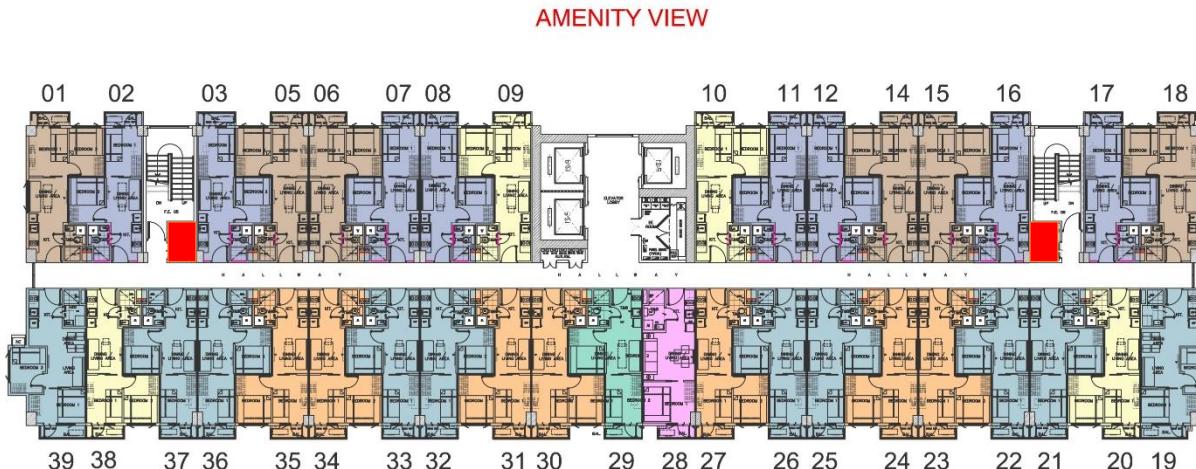


NORTH



TOWER 3 Typical floor plan

6th – 16th Floor



PARAÑAQUE CITY SCAPE VIEW



LEGENDS:

FAMILY SUITE

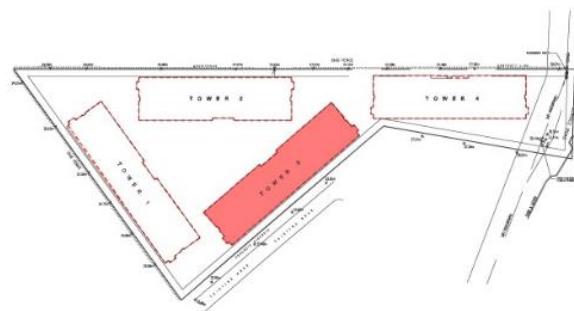
- TYPE A - FAMILY SUITE A W/ BALCONY (WITHOUT COLUMN)
- TYPE B - FAMILY SUITE A W/ BALCONY (SINGLE COLUMN)
- TYPE C - FAMILY SUITE A W/ BALCONY (DOUBLE COLUMN)
- TYPE D - FAMILY SUITE B W/ BALCONY (WITHOUT COLUMN)
- TYPE E - FAMILY SUITE B W/ BALCONY (SINGLE COLUMN)
- TYPE F - FAMILY SUITE B W/ BALCONY (DOUBLE COLUMN)

1 BEDROOM UNIT W/ BALCONY

- TYPE G - 1 BEDROOM UNIT W/ BALCONY (SINGLE COLUMN)
- GARBAGE ROOM

Unit Type	No. of Units / Unit Type
Family Suite A w/ Balcony	200
Family Suite B w/ Balcony	222
1BR w/ Balcony	12

KEYPLAN:



TOWER 4 Typical floor plan

5th – 16th Floor

MAKATI CITY SCAPE VIEW



PARAÑAQUE CITY SCAPE VIEW



LEGENDS:

FAMILY SUITE

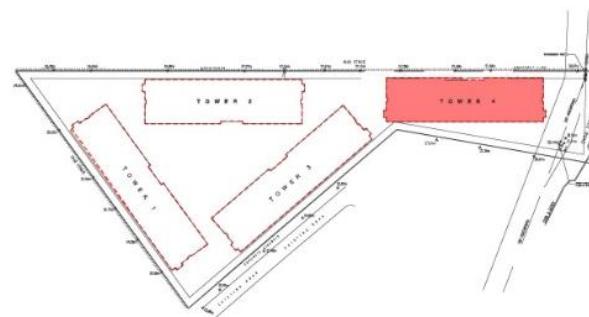
- TYPE A - FAMILY SUITE A W/ BALCONY (WITHOUT COLUMN)
- TYPE B - FAMILY SUITE A W/ BALCONY (SINGLE COLUMN)
- TYPE C - FAMILY SUITE A W/ BALCONY (DOUBLE COLUMN)
- TYPE D - FAMILY SUITE B W/ BALCONY (WITHOUT COLUMN)
- TYPE E - FAMILY SUITE B W/ BALCONY (SINGLE COLUMN)
- TYPE F - FAMILY SUITE B W/ BALCONY (DOUBLE COLUMN)

1 BEDROOM UNIT W/ BALCONY

- TYPE G - 1 BEDROOM UNIT W/ BALCONY (SINGLE COLUMN)
- GARBAGE ROOM

Unit Type	No. of Units / Unit Type
Family Suite A w/ Balcony	178
Family Suite B w/ Balcony	201
1BR w/ Balcony	12

KEYPLAN:



UNIT LAYOUT



Family Suite A w/ Balcony

(28.01 to 30.46 sqms.)

UNIT LAYOUT



Family Suite B w/ Balcony

(27.76 to 33.39 sqms.)

UNIT LAYOUT



One Bedroom w/ Balcony

(26.68 sqms.)

UNIT FINISHES

Location	Finishes
Wall Finishes	Painted walls
Floor Finishes	Vinyl planks, 2.00 mm thick with base board
Doors	Residential: Laminated wood door T&B: MDF door Bedroom 1: laminated sliding door Bedroom 2: laminated MDF door
Toilet & Bath	Dry area: 1 layer 30x30 ceramic tiles; Wet area: 5 layers of 30x30 ceramic tiles The rest of the walls: painted finish Floor: 30x30 ceramic tiles Complete bathroom fixtures
Ceiling	Off-form concrete painted finish
Balcony	30x30 ceramic tiles
Other	Kitchen cabinet: base cabinet with cover only (no partitions/shelves) Kitchen sink: Single bowl with faucet and accessories



SERVICES OFFERED

**Long-Term Lease
Enrollment
Package**
Basic & Premium

**Daily Lease
Enrollment
Package**
Key Areas

**Tenancy
Management**
Cleaning, Repair,
Maintenance, &
Messengerial Services

**Unit Furnishing
Package**
Partnership with Our
Home, SM Home, SM
Appliance, & Ace
Hardware



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SITE PHOTOS



TOWER 1



TOWER 1 FACING AMENITY AREA



DROP OFF/ENTRANCE



MAIN LOBBY



MAIN LOBBY



LIFT LOBBY



HALLWAY

TOWER 2



TOWER 2 FACING AMENITY



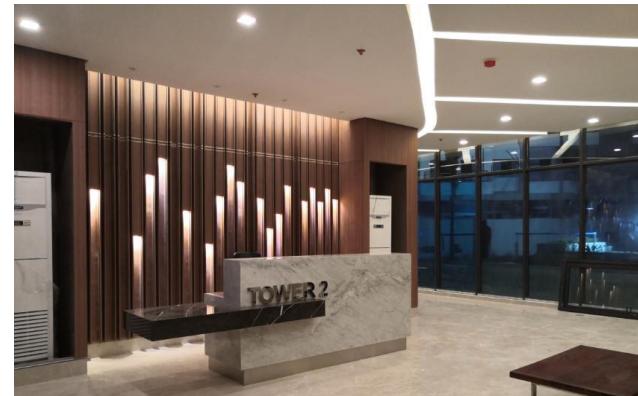
DROP OFF AREA



MAIN LOBBY



LIFT LOBBY



MAIN LOBBY



LIFT LOBBY

TOWER 3



DRIVEWAY AREA AT TOWER 3



TOWER 3 FACING SM BICUTAN



TOWER 3 FACING AMENITY

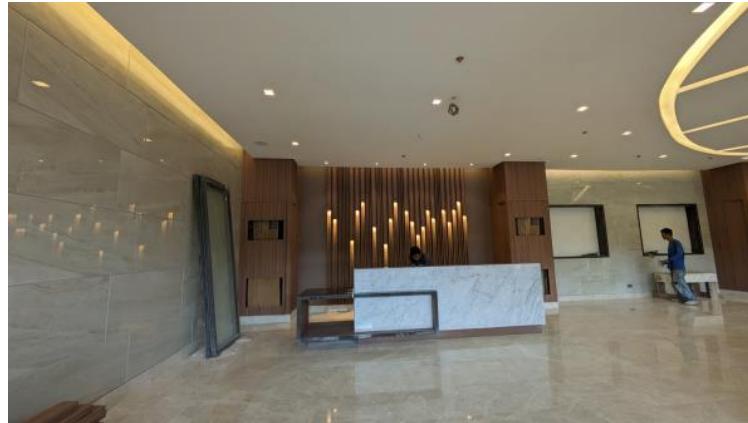


MAIN LOBBY TOWER 3



ELEVATOR LOBBY (GF) TOWER 3

TOWER 4 CONSTRUCTION UPDATES



TOWER 4 FAÇADE

TOWER 4 LOBBY



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FREQUENTLY ASKED QUESTIONS

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A. What are the corridor measurements in the project?

Corridor	
Hallway Width	+1.5 meters
Hallway Floor to Ceiling Height	+2.4 meters

B. How many elevators per tower?

Two passenger elevators and One Service elevator per tower

C. What is the allowable AC capacity?

1-1.5 HP Aircon

D. How much is the condo dues for the development?

Current rate of Association Dues for the Project is at Php102/sqm for units and Php78/sqm for parking.

E. Does the area experience heavy traffic?

Yes, however, with the infrastructure developments in the area like SLEX-NLEX Connector Road, Skyway Stage 3, NAIA EX, and the ongoing NSCR Project, makes Spring Residences highly accessible especially to the airport terminals and central business districts.

FREQUENTLY ASKED QUESTIONS

F. Where is the Garbage Collection Area?

There are 2 Garbage Rooms per floor located at both fire exits of all towers.

G. Where is the Material Recovery Facility?

The Material Recovery Facility is located at the Lower Ground in between Towers 2 and 3.

H. Where is the entry and exit points in SDP?

The main entry and exit point for the project is via the West Service Road beside the Tower 4. Additionally, for easy access of residents going to SM Bicutan, there will be provision for pedestrian access located at Lower Ground between Towers 1 and 2.

I. How much is the working capital

Working Capital is equivalent to 3 months Association Dues

J. What are the available Internet Service Providers?

Tower 1 - PLDT, Sky, Globe, Cable Link

Tower 2 - Sky, Globe, (PLDT & Cable Link for activation)

Tower 3 - Woofy (for activation)