

SMDC

Berkeley RESIDENCES

KATIPUNAN AVENUE

Project Brief as of July 1, 2024



Live it up right where everything is happening. A high-rise residential condominium development with top-drawer amenities for hip and modern living. Earn your degree in comfortable living at Berkeley Residences, in the heart of Quezon City's prestigious university belt – located along Katipunan Avenue, right across Miriam College and Ateneo De Manila University.

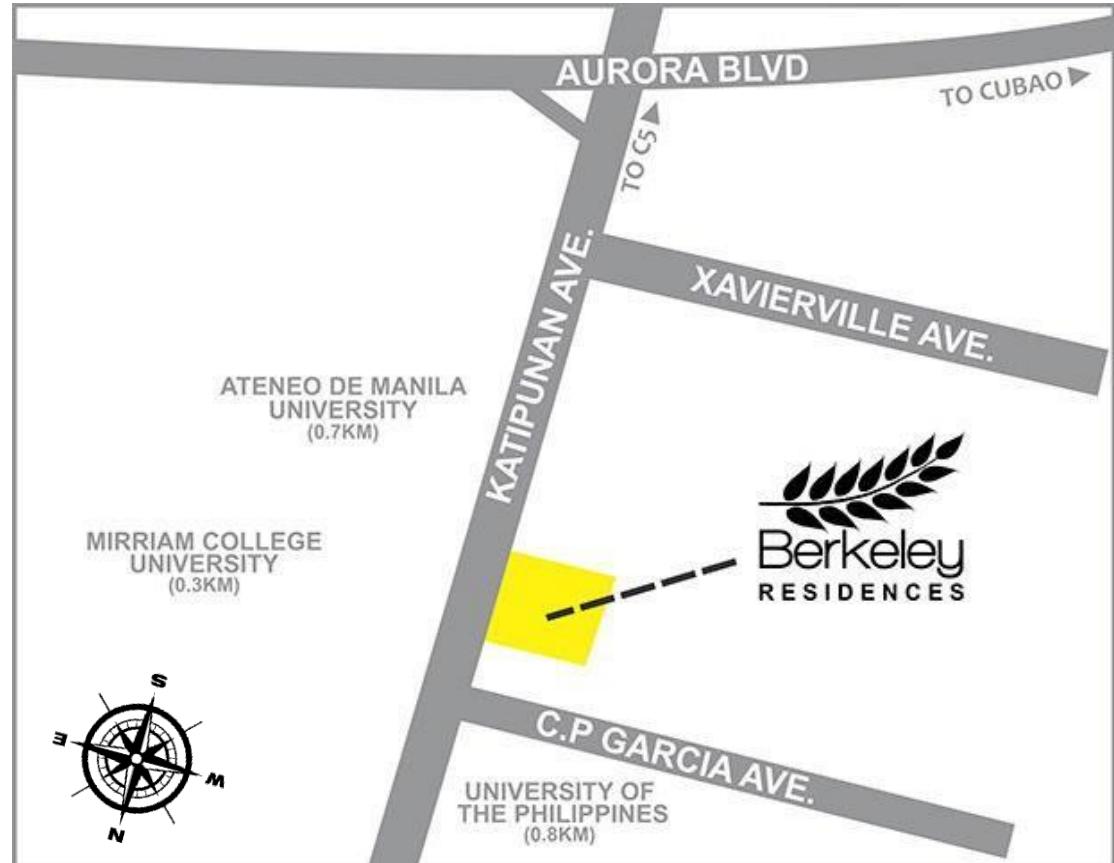
With one of the most enviable locations and priced as one of the most affordable in its class, Berkeley Residences is a perfect investment. Find a unit that's just right for your needs. Our cozy one-bedroom, two-bedroom and studio units are ideal for students or young families.

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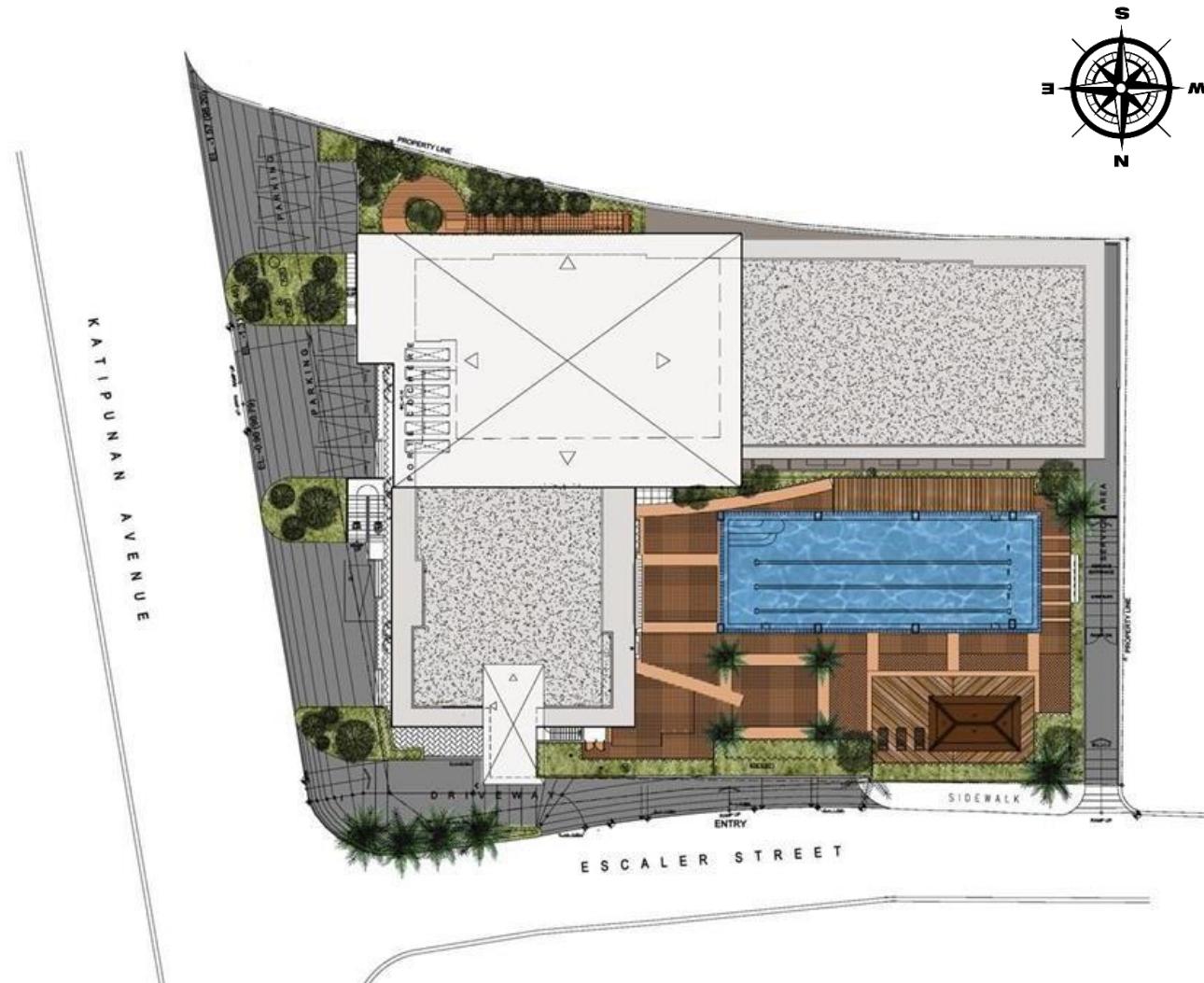


LOCATION

- Along Katipunan Ave., corner Escaler St. , Loyola Heights, Quezon City
- Fronting Miriam College and Ateneo de Manila University
- Near malls, supermarkets and restaurants like UP Town Center
- Ride away from LRT2 – Katipunan Station



SITE DEVELOPMENT PLAN



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PROJECT OVERVIEW



GENERAL FACTS

Architectural Theme	Modern Tropical Design
Total Land Area	3,152.90 sqms.
No. of Buildings (Towers)	1
No. of Floors/Building	35
With Podium (Y/N)	Yes
Total no. of Units	1,276
Total No. of Parking Slots	333
Launch Date	May 2007
Turnover Date	December 2010
With Commercial/Retail (Y/N)	Yes

INVENTORY PROFILE

Unit Type	No. of Units
Variations of Studio units	150
Variations of 1-Bedroom units	1,016
Variations of 2-Bedroom units	110



BUILDING CHART



30 Residential Floors

4 Parking Floors (Basements 1 & 2, 2F – 3F)

Commercial Strip

FEATURES & AMENITIES



AMENITIES

Function Room

Children's Playground

Kiddie/Toddler Pool

Adult Pool

Student Lounge

FEATURES & AMENITIES



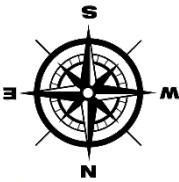
BUILDING FEATURES

- 4 elevators
- Automatic Fire Detection and Alarm System
- Standby Generator set for Common Areas and selected unit outlet (s)
- Sewerage Treatment Plant
- Centralized Cistern Tank
- Greenmist Property Management Corp. Services
- SMDC Leasing

GREENMIST
PROPERTY MANAGEMENT CORP.



TYPICAL FLOOR PLAN



LEGEND	NO. OF UNITS
STUDIO	6
1BR WITH BALCONY	34
2 BEDROOM	3
TOTAL	43

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TYPICAL UNIT LAYOUT

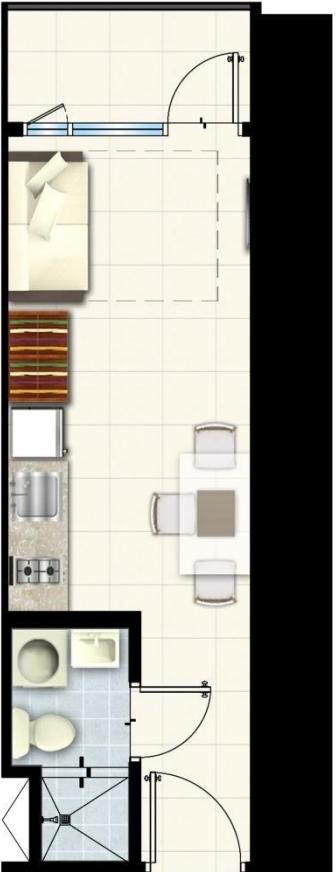


UNIT FEATURES

- Cable TV provision
- Telephone line provision
- Internet provision
- Back up power for select residential outlet



UNIT LAYOUT



STUDIO UNIT W/ BALCONY A



STUDIO UNIT W/ BALCONY B

Unit Area

22 – 31 sqm



UNIT LAYOUT



1-BEDROOM UNIT

Unit Area **20.87 – 54.57 sqm**



2-BEDROOM UNIT

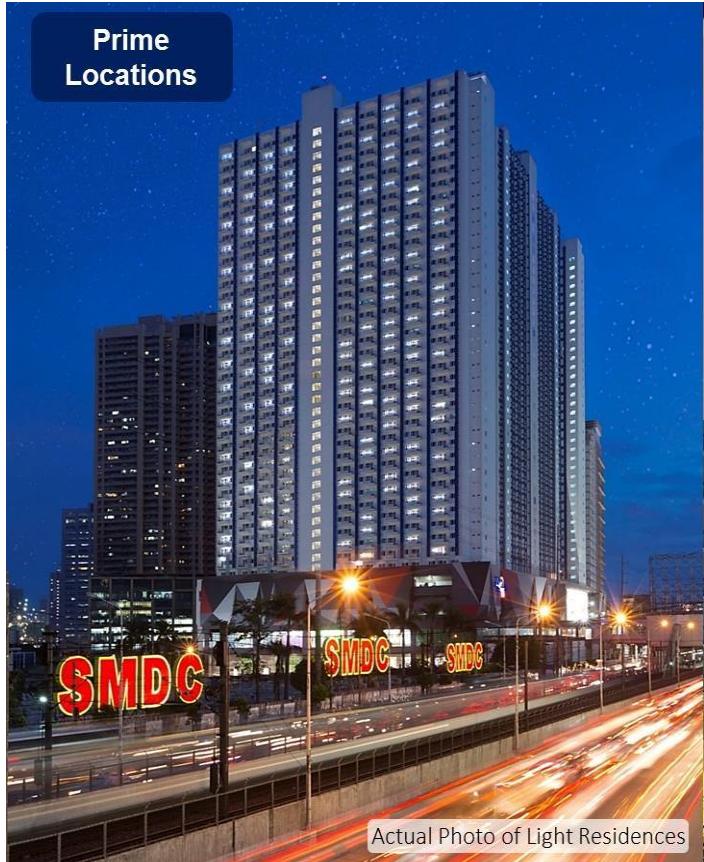
Unit Area **40.67 – 63.91 sqm**

UNIT SPECIFICATIONS



- Floor tiles in all areas of UNIT;
- Living room, dining room, kitchen and bedroom/s with painted plain cement finish on interior walls;
- Toilet and bath with painted plain cement finish and tiles on walls, tiles on floor;
- Painted finish on ceilings of living room, dining room, bedroom/s and painted drop ceiling in kitchen;
- Wiring devices (breaker, switch, outlets);
- Aluminum windows;
- Kitchen countertop with under-the-counter and overhead cabinets;
- Water closet, lavatory, soap holder, tissue holder and plumbing fixtures in the toilet and bath; and
- Electric outlet for Water heater in the Toilet and bath

KEYS TO SUCCESS



PROMOS & PAYMENT TERMS



Standard Payterms (Non-EOP Account / Regular Account)

Building	Payment Scheme	Particular	Discount on TLP	
			Unit	Parking
B01	Spot Cash	100% Cash in 30 days	10%	4%
	Spot DP	5% spot, 15% in 11 months, 80% thru Cash or Bank	5%	2%
	Spread DP	15% in 12 months, 85% thru Cash or Bank	-	-

Special Payterms (Non-EOP Account / Regular Account)

Building	Payment Scheme	Particular	Discount on TLP	
			Unit	Parking
B01	Deferred Cash	100% in 120 months (Parking slots only)	n/a	-

Note: Spot Cash Discounts / Flexible Spot DP Discounts / Spot DP Discounts are not applicable to Special Payment Terms or any deviation on Special Payment Terms

Standard Payterms (EOP Accounts)

Building	Payment Scheme	Particular	Discount on TLP	
			Unit	Parking
B01	EOP - Spot DP	5% Spot, 15% in 22 Months, 80% thru Cash / Bank	5%	n/a
	EOP - Spot DP	10% Spot, 10% in 22 Months, 80% thru Cash / Bank	5%	n/a
	EOP - Spread DP	5% in 3 Months, 15% in 20 Months, 80% thru Cash / Bank	-	n/a
	EOP - Spot DP	5% Spot, 95% in 59 Months	5%	n/a
	EOP - Deferred	100% in 60 Months	-	n/a
	EOP - Spot DP	10% Spot / 90% in 12 Months (For Foreign Buyers)	5%	n/a

Note: Spot Cash Discounts / Flexible Spot DP Discounts / Spot DP Discounts are not applicable to Special Payment Terms or any deviation on Special Payment Terms

FREQUENTLY ASKED QUESTIONS



- 1. What will be the type of ventilation on the typical residential hallways?**
 - Hallway: Natural Ventilation
 - Residential Units: Mechanical Ventilation (AC units)
- 2. What air-conditioning unit is allowed?**
 - Window type ACU
- 3. What is the allowed aircon capacity?**
 - Maximum is 2.0 HP
- 4. What is the back-up power?**
 - Generator
 - Brand: Cummins
 - Capacity: 1012kW
 - Cummins Engine Model 6LTAA8.9-G2 1265kVA
 - Automatic Transfer Switch: 1600AT

FREQUENTLY ASKED QUESTIONS



- 5. How many persons are recommended to stay in a particular unit?**
 - Maximum of 4 residents for a 20sqm unit
- 6. Where is the garbage collection area?**
 - Parking area (to be put in the garbage bins)
- 7. Material recovery facility placement – it is per building?**
 - 1 MRF room located at GF
- 8. How deep are the swimming pools?**
 - Kiddie pool: 2ft and 3ft
 - Adult pool: 4ft
- 9. For emergency backup power, does it activate automatically or is there an on switch for it ?**
 - Activates Automatically

FREQUENTLY ASKED QUESTIONS



10. Who are the utility providers?

- Power: MERALCO
- Water: Manila Water
- Telephone: PLDT & Globe
- CATV: Cable Link and Sky Cable

11. No. of elevators per building?

- 4 elevators

12. Elevator capacity?

- Elevator 1 and 2 – 14 persons , 1050 kg capacity
- Elevator 3 and 4 – 16 persons, 1200 kg capacity

13. Function room capacity?

- 40 pax

14. For phone/internet provision- fiber optic ready?

- NO