



**SMDC**

# Breeze

## RESIDENCES

Roxas Boulevard

*Capture Manila's easy going vibe at Breeze Residences – where days are marked with leisurely strolls along Roxas Boulevard, where twilights are set with spectacular views of the famed Manila Bay sunset or city skyline, and where evenings bustle with the exhilarating action of the metro's nightlife.*

*This 38-storey residential condominium offers life's best comforts such as luxurious dips at the swimming pools, thrilling social gatherings at the Sky Lounge and function rooms and exclusive access to your penthouse suites from your penthouse lobby.*

*At Breeze Residences, lush style and warmth of home meet to give you the countless ways to get the best out of condo living.*

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



# LOCATION



- Along Roxas Boulevard, Pasay City
- Near cultural hubs such as CCP, Folk Arts Theater, Luneta, and Intramuros
- Proximity to schools and hospitals
- Near leisure developments like SM Mall of Asia, Ocean Park, and PAGCOR City
- Near major thoroughfares (SLEX, EDSA)



# VICINITY PROFILE



## •Schools

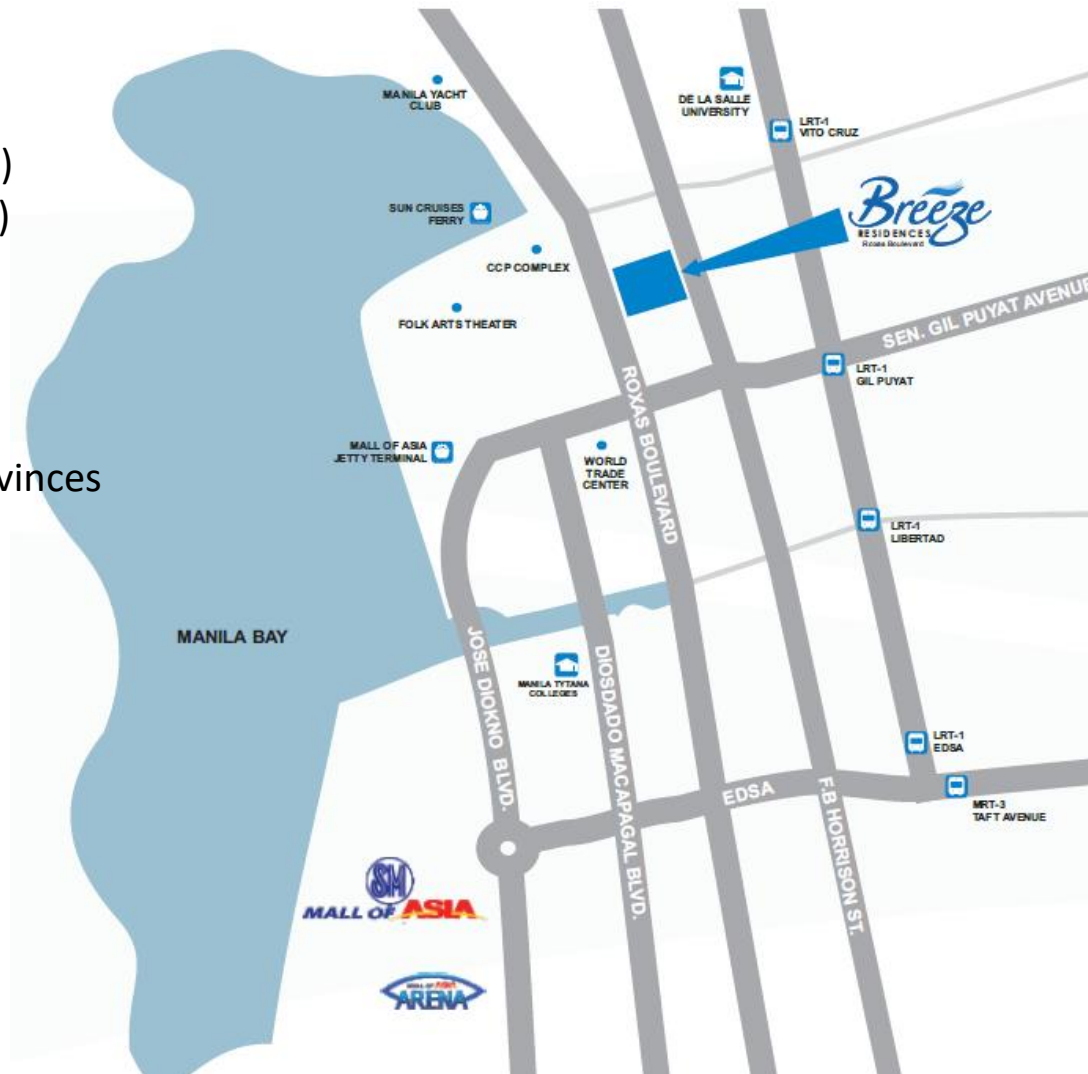
- St. Scholastica (2km)
- De La Salle University (2km)
- College of St. Benilde (2km)

## •Transport

- NAIA (6km)
- MRT EDSA Taft (3km)
- LRT Gil Puyat (1km)
- Bus Stations to various provinces (3km)
- EDSA (3km)
- Cavitex (4km)
- SLEX (5km)

## •Entertainment

- Mall of Asia (3km)
- PAGCOR City (4km)
- Ocean Park (3km)
- Baywalk (2km)
- Luneta (3km)
- Intramuros (4km)



## •Hospitals

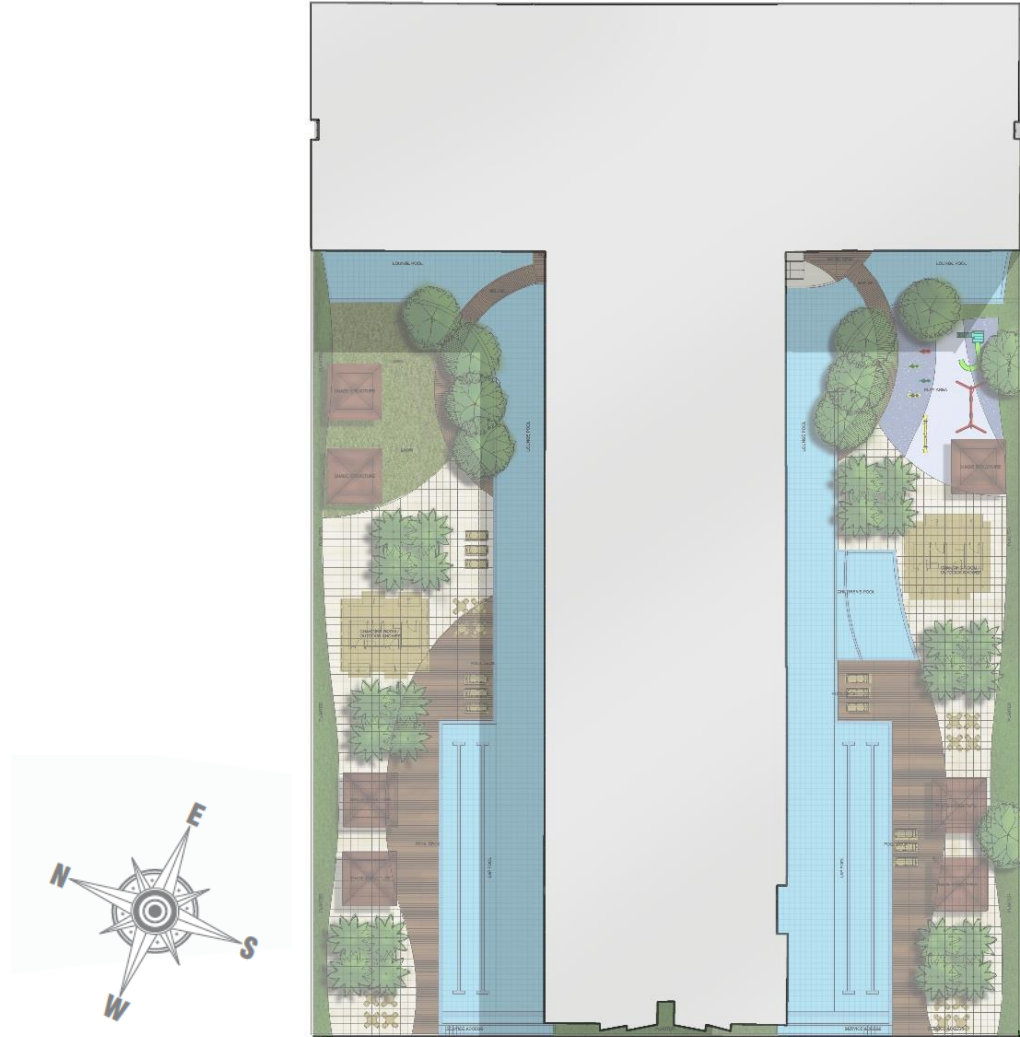
- Philippine General Hospital (3km)
- Hospital ng Maynila (1km)

## •Offices

- Makati (3.5km)
- BGC (8km)
- Japan Embassy (2km)
- US Embassy (1.5km)



# SITE DEVELOPMENT PLAN



ROXAS BOULEVARD

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

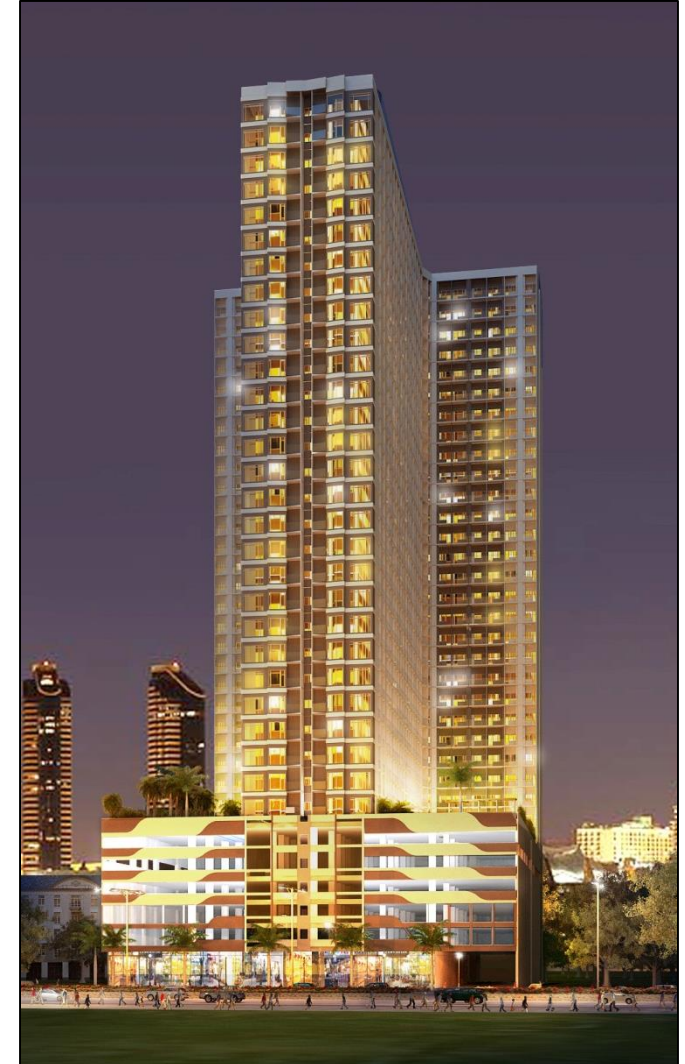
# PROJECT OVERVIEW

## GENERAL FACTS

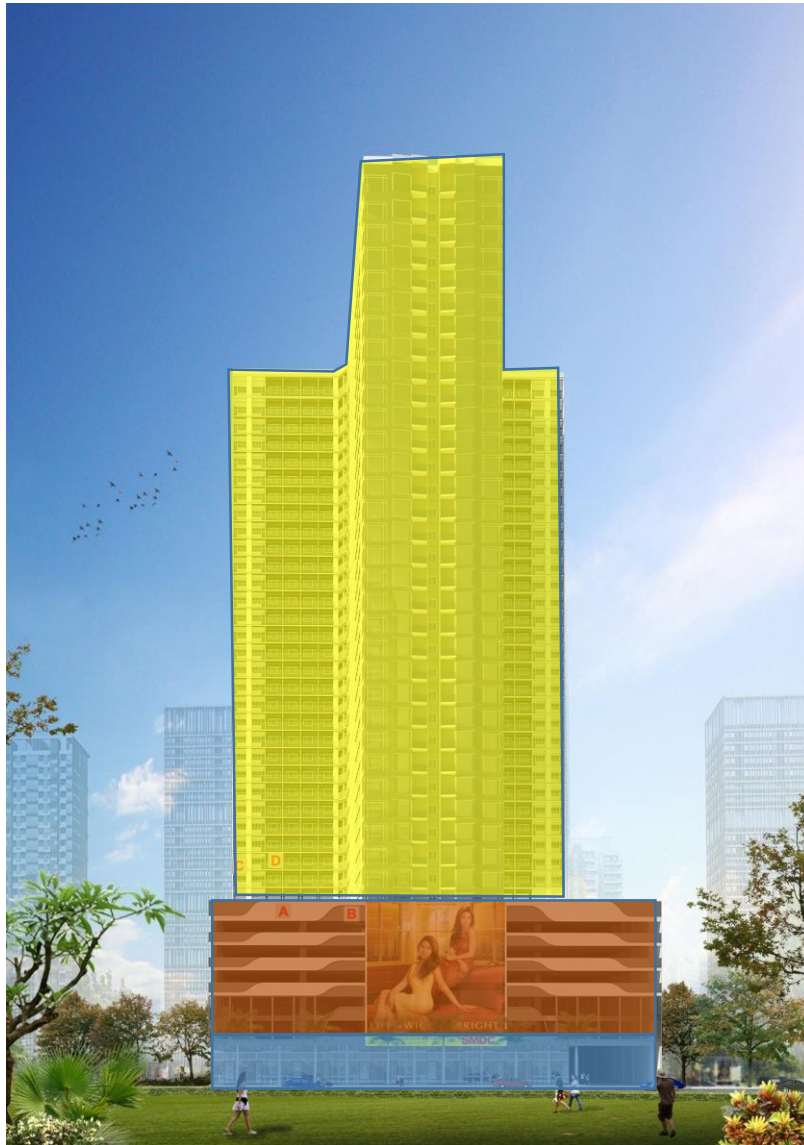
Architectural Theme	Modern
Total Land Area	6,030 SQM
No. of Buildings (Towers)	1
No. of Floors/Building	38 storeys
With Podium (Y/N)	Yes
Total no. of Units	2,133 units
Total No. of Parking Slots	683 slots
Launch Date	November 2012
Turnover Date	December 2016
With Commercial/Retail (Y/N)	Yes

## INVENTORY PROFILE

Unit Type	No. of Units
Studio units	252
Variations of 1-Bedroom units	1,881



# BUILDING CHART



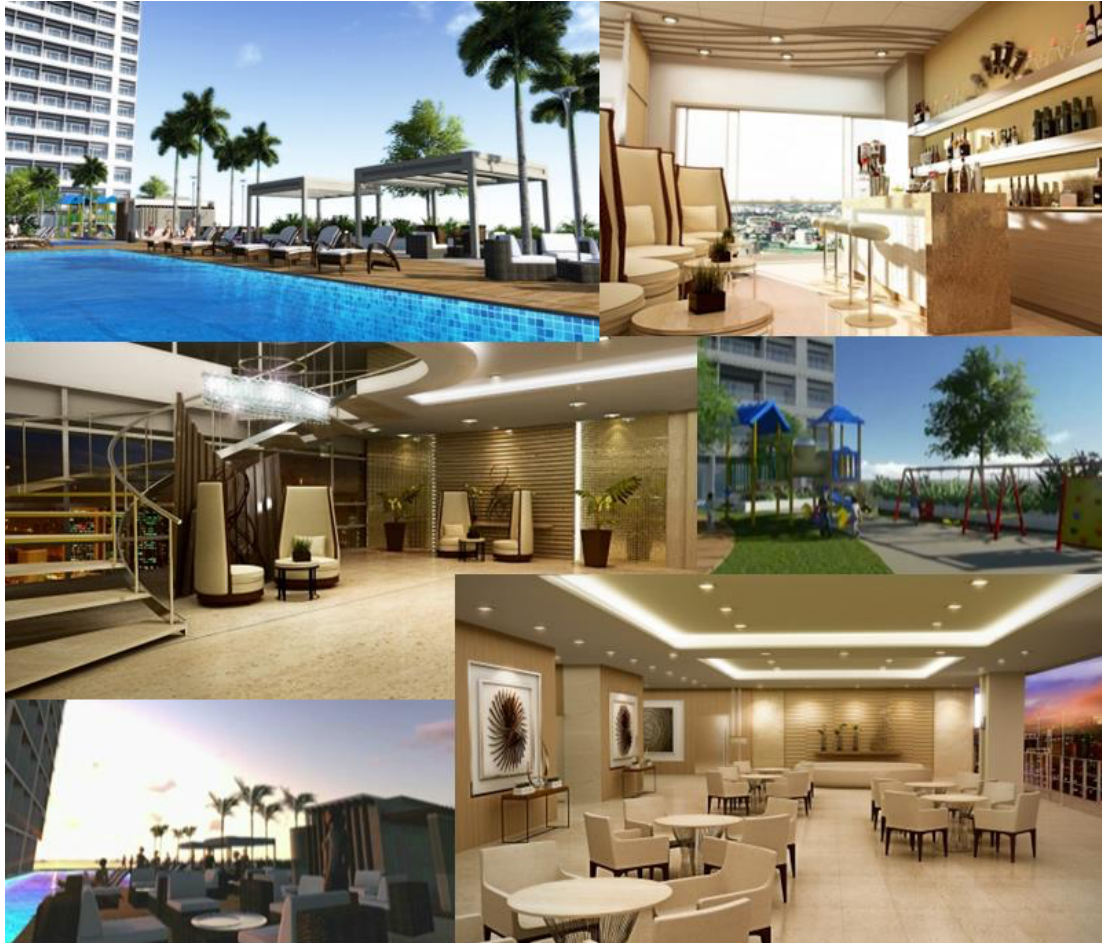
9F – 38F Residential Floors  
8F Amenity and residential floor

2F – 7F Parking

GF – Commercial / Lobby



# FEATURES & AMENITIES



## AMENITIES

Grand lobby

Children's playground

Covered gazebos

Pool deck

Landscaped area

Swimming pools

Sky lounge with function rooms

Penthouse lobby



# FEATURES & AMENITIES



## BUILDING FEATURES

- Commercial area at the ground floor
- 9 elevators: 6 passenger elevators, 1 service elevator, 2 small passenger elevators (access to 40<sup>th</sup> Floor)
- Standby gensets
- Centralized garbage collection area
- Automatic fire sprinkler system
- Mailroom
- Overhead water tank
- 24-hour security
- Greenmist Property Management Corp. Services
- SMDC Leasing

**GREENMIST**  
PROPERTY MANAGEMENT CORP.

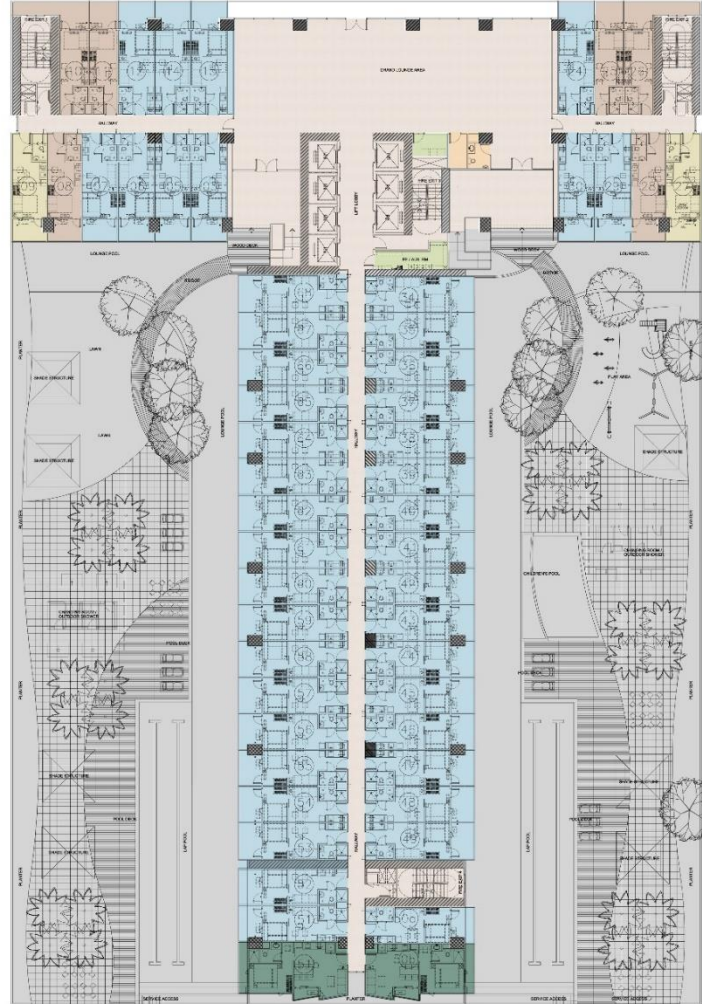


# FLOOR PLAN

## 8<sup>th</sup> Floor

**FACING MAKATI**

**BAY VIEW**



**FACING MOA**

**FACING MANILA BAY**

LEGEND	NO. OF UNITS
1 BR WITH BALCONY	45
1BR DELUXE END W/BALCONY	2
STUDIO END W/BALCONY	2
STUDIO WITH BALCONY	6
<b>TOTAL</b>	<b>55</b>

# FLOOR PLAN

9<sup>th</sup> – 38<sup>th</sup> Floor

**FACING MAKATI**



**BAY VIEW**



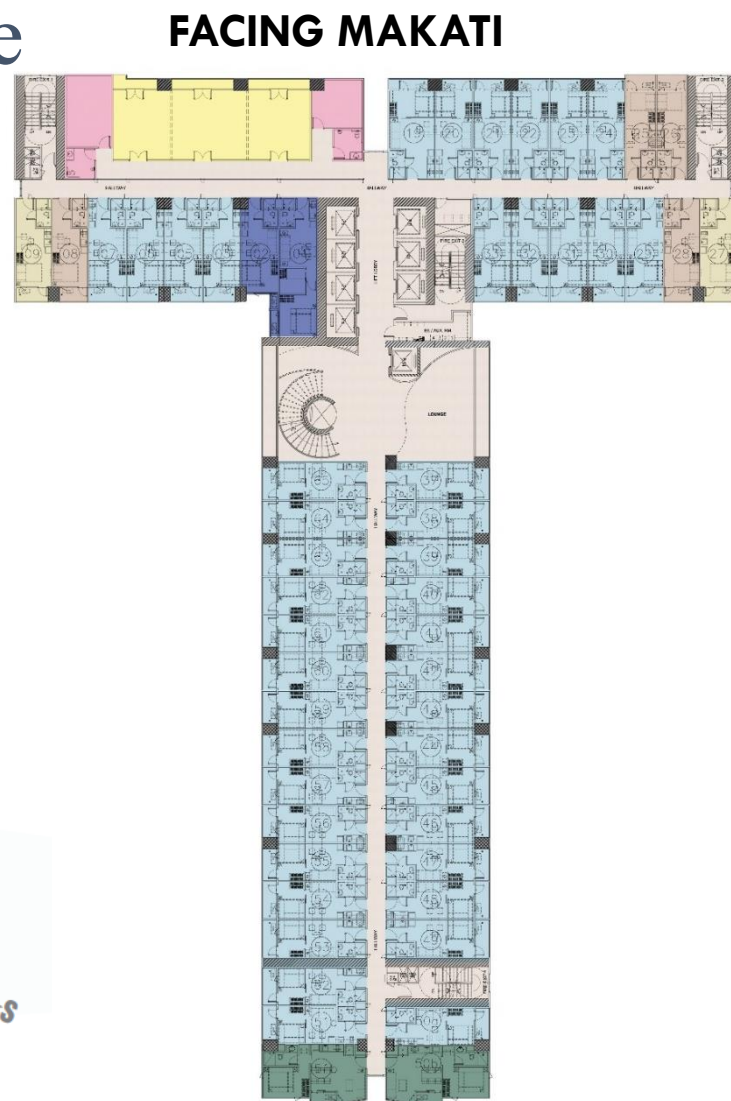
**FACING MOA**

**FACING MANILA BAY**

LEGEND	NO. OF UNITS
1 BEDROOM	2
1 BR WITH BALCONY	56
1BR DELUXE END W/BALCONY	2
STUDIO END W/BALCONY	2
STUDIO WITH BALCONY	6
<b>TOTAL</b>	<b>68</b>

# FLOOR PLAN

## Lower Penthouse



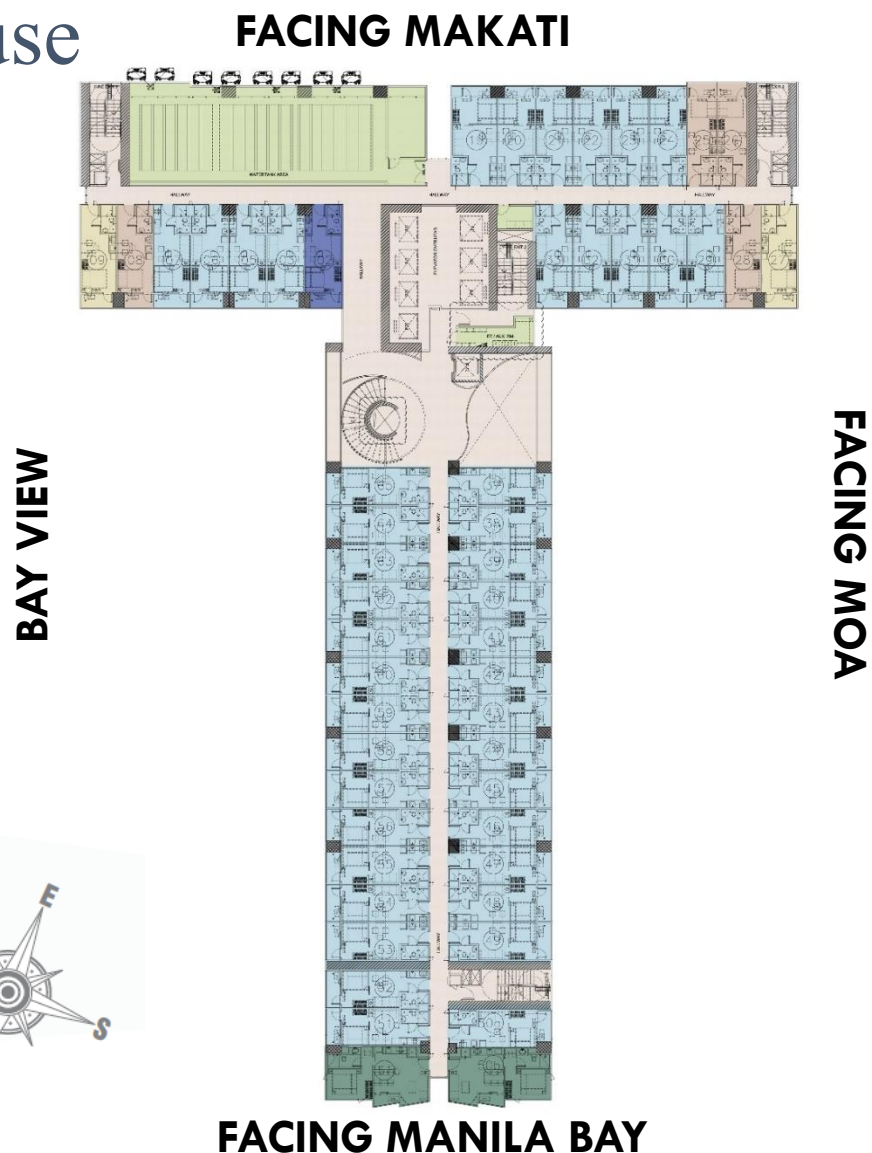
FACING MOA

LEGEND	NO. OF UNITS
1 BEDROOM	2
1 BR WITH BALCONY	44
1BR DELUXE END W/BALCONY	2
STUDIO END W/BALCONY	2
STUDIO WITH BALCONY	4
TOTAL	54



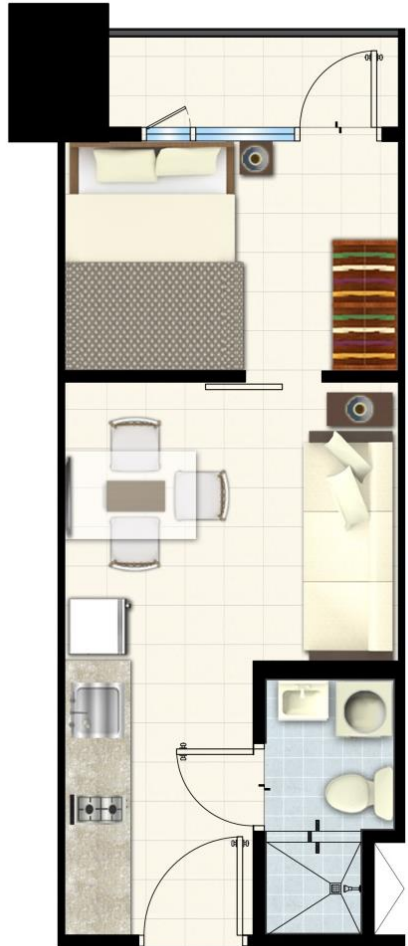
# FLOOR PLAN

## Upper Penthouse



LEGEND	NO. OF UNITS
1 BEDROOM	1
1 BR WITH BALCONY	44
1BR DELUXE END W/BALCONY	2
STUDIO END W/BALCONY	2
STUDIO WITH BALCONY	4
<b>TOTAL</b>	<b>53</b>

# TYPICAL UNIT LAYOUT



## UNIT FEATURES

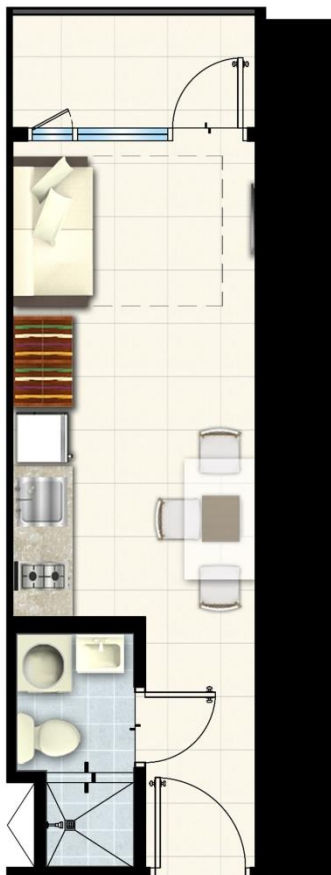
Provision for CATV

Provision for telephone line

Back up power

Floor to ceiling height:  $\pm$  2.7 meters

# UNIT LAYOUT



**STUDIO UNIT W/ BALCONY A**



**STUDIO UNIT W/ BALCONY B**

**Unit Area**

**22 – 31 sqm**

# UNIT LAYOUT



**1-BEDROOM UNIT W/ BALCONY**

Unit Area	26 – 39 sqm
-----------	-------------



**1-BEDROOM DELUXE UNIT**

Unit Area	40 – 45 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

## Prime Locations



## Integration of Residential Condos to SM Malls



## Hotel-Like Lobbies



## Resort-Styled Amenities



## Professional Property Management



# 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?**
  - Split type ACU
- 3. What is the allowed aircon capacity?**
  - 27 sqm unit: 1.5 HP
  - 40 sqm unit: 2.5 HP
- 4. What is the back-up power?**
  - Generator set, 2 outlet, 1 light in the residential unit, 100% in the common area

# FREQUENTLY ASKED QUESTIONS



## **5. How many persons are recommended to stay in a particular unit?**

- Only 4 persons per unit

## **6. No. of elevators per building ?**

- 9 units (7 serving GF- 39<sup>th</sup> Flr, 2 serving 39<sup>th</sup> Flr – 40<sup>th</sup> Flr)

## **7. Elevator Capacity**

- 7 elevators– 20 pax
- 2 elevators– 14pax

## **8. Where is the garbage collection area?**

- Every floor (near elevator) except for 8F (amenity floor) with schedule pick up (7-8am, 1-2pm and 7-8pm)

## **9. Material recovery facility placement- it is per building?**

- 1 MRF placement at Ground Floor (Single Tower)



# FREQUENTLY ASKED QUESTIONS

---



## **10. How deep are the swimming pools?**

- Kiddie pool: 2ft
- Adult pool: 4ft

## **11 . Who are the utility providers?**

- Power: MERALCO
- Water: Maynilad
- Telephone: PLDT & Globe
- CATV: Cable Link, Signal, and Sky Cable

## **12. What is the floor to floor and floor to ceiling heights of residential units?**

- Floor to floor: 3.1 meters
- Floor to ceiling: 2.7 meters; areas with beam and T&B - 2.4 meters

## **13. What is the hallway width?**

- 1.5 meters

# FREQUENTLY ASKED QUESTIONS



## **14. Function room capacity?**

- 80 pax

## **15 . For emergency backup power, does it activate automatically or is there an on switch for it ?**

- Not automatic for units, need to switch it on
- for common area – automatic

## **16. For phone/internet provision- fiber optic ready?**

- No

## **17. What is our protection against flooding?**

- The building is elevated from the road by 1.00 m