



SMDC



RESIDENCES
MALL OF ASIA COMPLEX

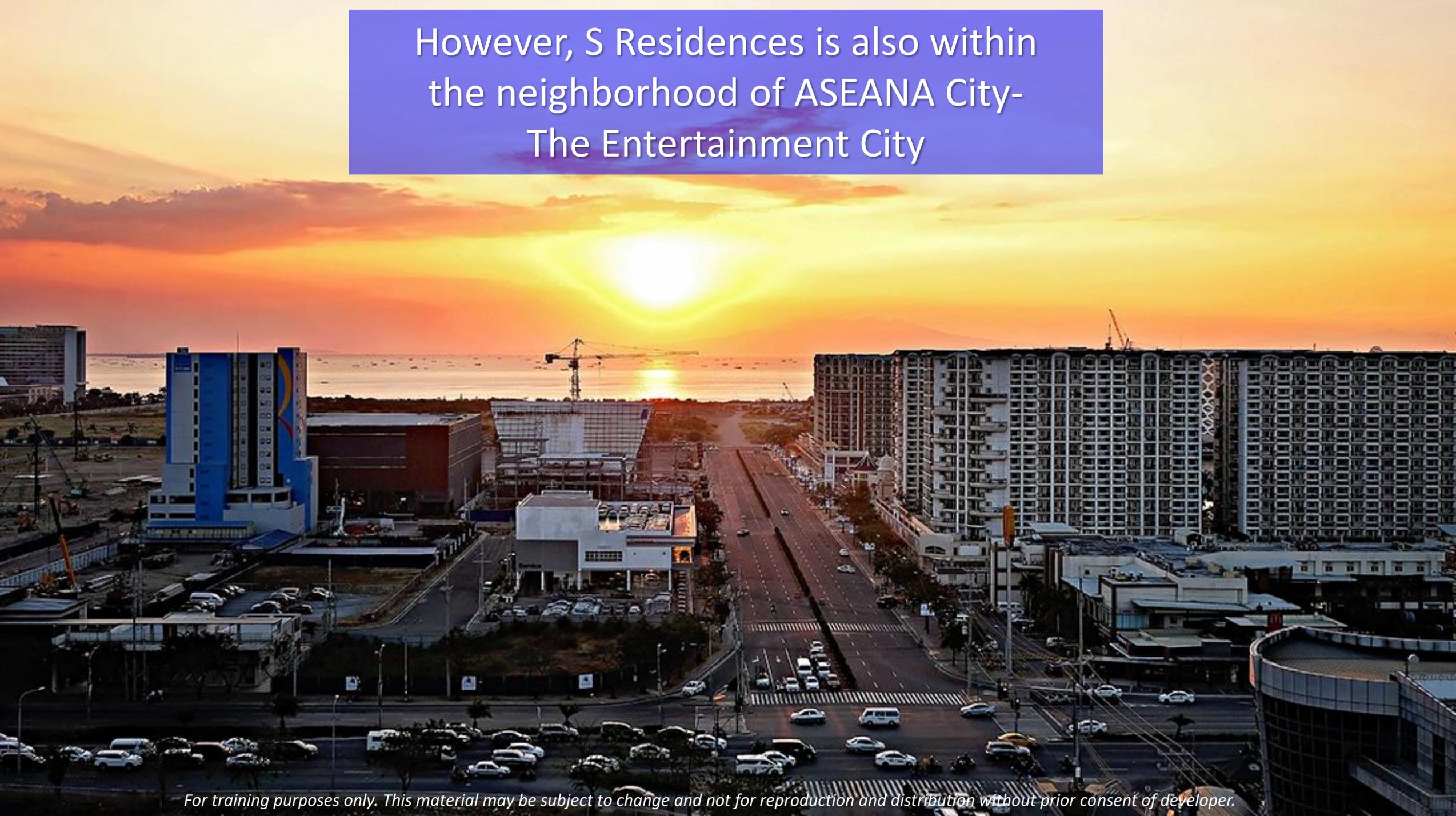
S Residences provides a lifestyle likened to living in a boutique hotel, with active spaces designated for modern and luxurious amenities and suites that perfectly fit the stylish and outgoing individuals.

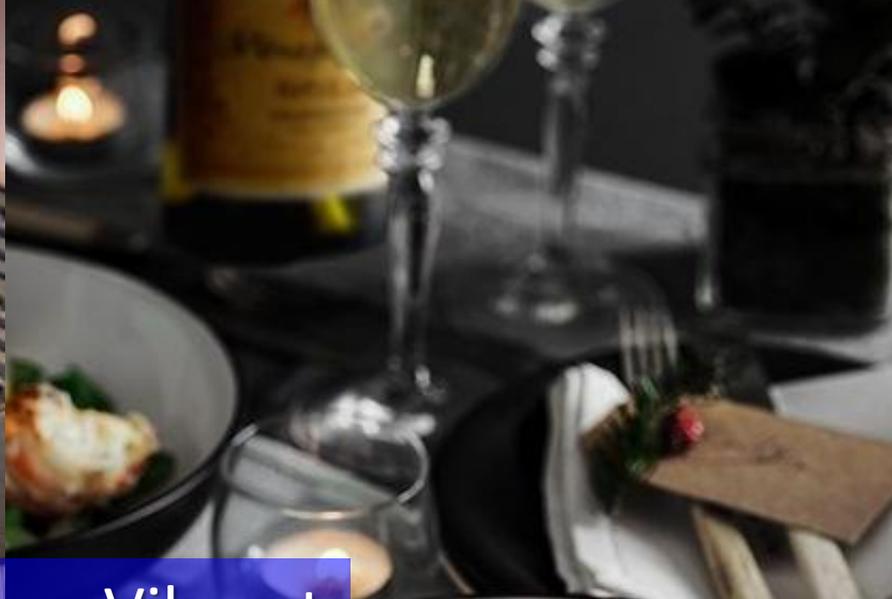
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S Residences is located in the Mall of Asia Complex, a complete and dynamic Coastal City that provides Integrated Lifestyles

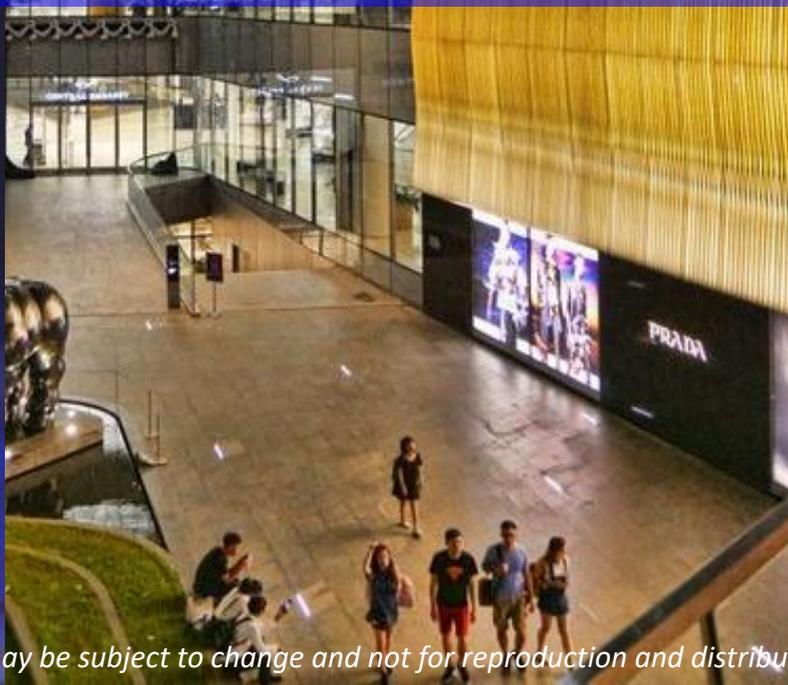


However, S Residences is also within
the neighborhood of ASEANA City-
The Entertainment City





Known to have brought all Luxurious, Vibrant and Exciting Experiences in the Bay Area





A Mixed-Use Coastal Address that is Integrated to the Mall of Asia Complex, Connecting Residents to All Key Essentials

COMMERCIAL, RECREATIONAL AND LEISURE

SM Mall of Asia, SM Arena, SMX Convention Center, SM by the Bay, Conrad Manila, One Esplanade, TYRP Hotel, IKEA

OFFICE

E-Com Complex
One E-Com, Two E-Com, Three E-Com, Four E-Com and Five E-Com

EDUCATION

National University MOA, Nord Anglia Int. School, Manila Tytana Colleges, Singapore School Manila, Little Archers Learning Center

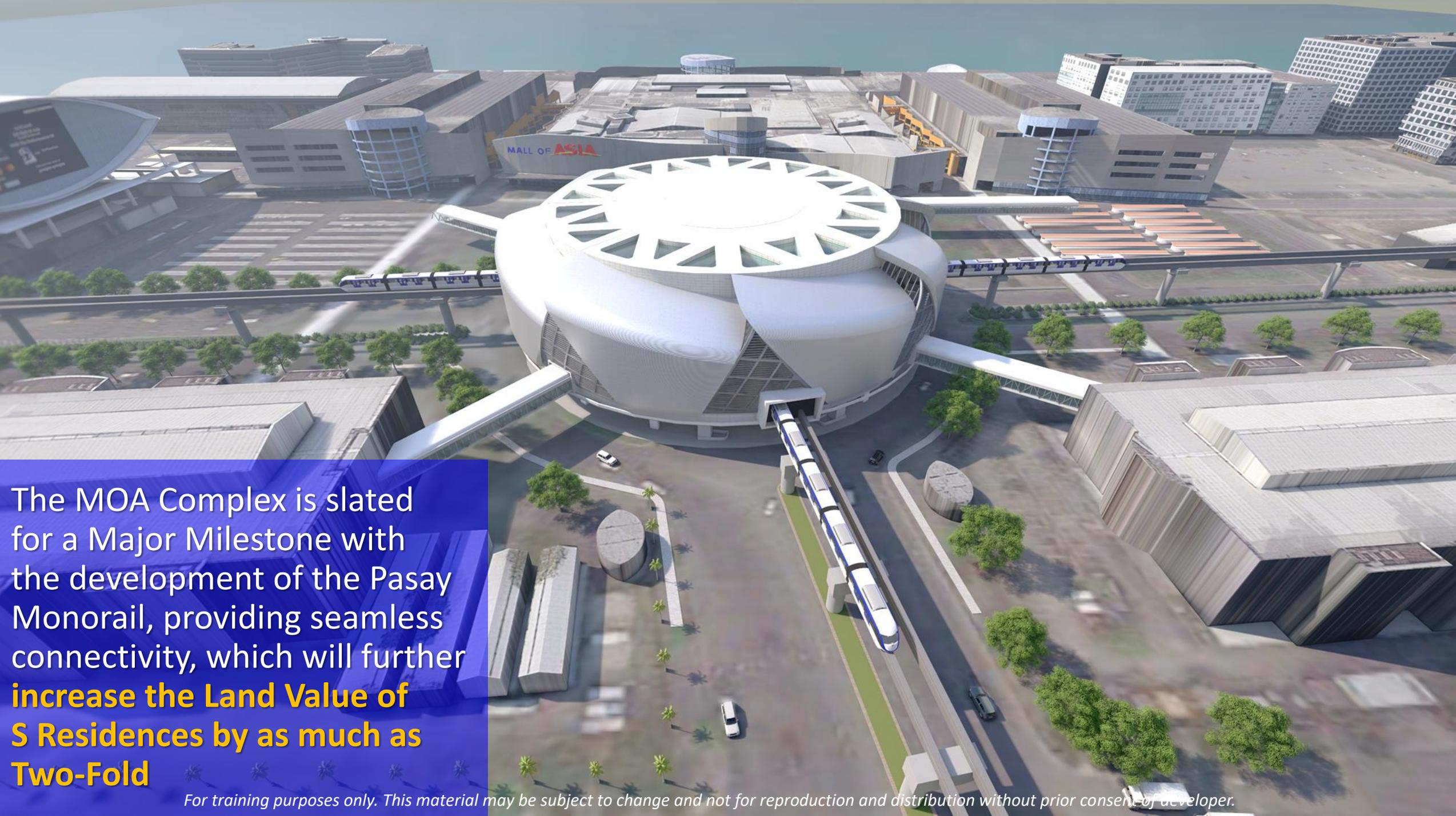
5KM to Ninoy Aquino Int. Airport via NAIAX

4KM to Manila City via Diokno Ave.

8KM to Makati CBD via EDSA

10KM to BGC via EDSA

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The MOA Complex is slated for a Major Milestone with the development of the Pasay Monorail, providing seamless connectivity, which will further **increase the Land Value of S Residences by as much as Two-Fold**

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And with the Future City of SM Prime Holdings going well underway, **S Residences** has set its course to reaching even Greater Heights in Land Values



360 HECTARE
RECLAMATION
PROJECT



Project Overview

S Residences

Lot Area: 1.25 Ha

3 Residential Towers + Podium

13 Residential with Basement Parking

- 2 PARKING FLOOR LEVEL
- 1 LEVEL PODIUM (Resi+Commercial)
- 12 RESIDENTIAL FLOORS

Total No. of Residential Units: 2,395 units

Total No. of Parking Slots: 454 slots

Unit Type	Sizes
FAMILY SUITE A w/ BALCONY	±26.12 sqm
FAMILY SUITE B w/ BALCONY	±27.70 sqm
1 BR WITH BALCONY	±26.58–27.66 sqm
1-Bedroom Den End Unit w/ Balc	± 33.01 sqm
1BR End Unit with Balcony	± 32.92 sqm
2 BR WITH BALCONY	± 44.12-44.75 sqm
2 BR END UNIT WITH BALCONY	± 58.30-62.80 sqm
Grand Total	

Project Launch Date: April 2016

Turnover Date: On-going Turnover

Building Chart

MARKETING LEVELS	TOWER 1	TOWER 2	TOWER 3
Roof Deck			
14th	Residential	Residential	Residential
12th	Residential	Residential	Residential
11th	Residential	Residential	Residential
10th	Residential	Residential	Residential
9th	Residential	Residential	Residential
8th	Residential	Residential	Residential
7th	Residential	Residential	Residential
6th	Residential	Residential	Residential
5th	Residential	Residential	Residential
4th	Residential	Residential	Residential
3rd	Residential	Residential	Residential
2nd	Amenity Area, Residential	Amenity Area, Residential	Amenity Area, Residential
Ground	Residential Lobby, Commercial, Ground Floor Parking		
Basement	Basement Parking		

Unit Layout



Suite A with Balcony

Typical Area: ±26.12 sqm



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Artist's Perspective

Unit Layout



Suite B with Balcony
Typical Area: ±27.70 sqm



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Artist's Perspective

Other Unit Layouts

1 BR Unit with Balcony
±26.58–27.66 sqm



1 BR End Unit with Balcony
± 32.92 sqm



2 BR Unit with Balcony
± 44.12-44.75 sqm



2 BR End Unit with Balcony
± 58.30-62.80 sqm



Note: Wall partition in broken line (---) not included

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Unit Finishes

Living Room/Bedroom

- Painted Walls and Ceiling
- Floor Tiles

Kitchen

- Painted Walls and Ceiling
- Floor tiles
- Kitchen Sink
- Kitchen Countertop with Base and Overhead Cabinets
- Cooktop and Rangehood

Bathroom

- Combination of Painted Wall and Wall Tiles
- Floor Tiles
- Water Closet, Lavatory, Shower Set, Soap Holder, Tissue Holder

Balcony

- Powder Coated Railings
- Floor Tiles



Project Amenities

Amenity Area/ Makati

EDSA Ext./ Manila



Entertainment City

Mall of Asia

1. Adult Pool
2. Kiddie Pool
3. Pool Lounge
4. Cabana
5. Chillscape Lounge

6. Zen Park
7. Al Fresco Lounge
8. Multi – Function Areas
9. Cardio and Functional Areas











The logo for Greenmist Property Management Corp. features the word "GREENMIST" in a large, bold, green font with a white outline, and "PROPERTY MANAGEMENT CORP." in a smaller, green font below it. The text is set against a white background.

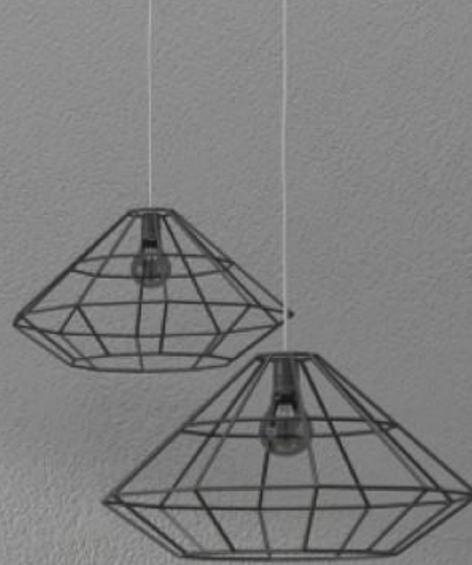
GREENMIST PROPERTY MANAGEMENT CORP.

Secure, convenient, hotel- like services

- Property Doorman
- Reception Services
- 24 hour security
- Comprehensive CCTV coverage in lounges & hallways
- Onsite Concierge
- On demand professional Cleaning and house repair



SMDC GOOD STAYS



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



SMDC GOOD STAYS

Your trusted leasing and
tenancy management group

FOR INQUIRIES

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