

By SMDC



**LIGHT 2
RESIDENCES**
EDSA-BONI MRT STATION

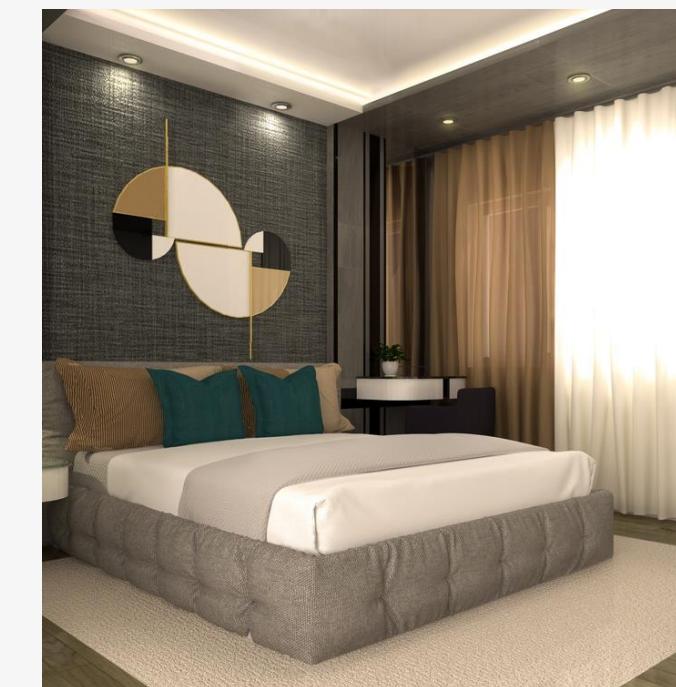
**BEST MID-END
CONDO DEVELOPMENT
(METRO MANILA)**

PropertyGuru
Philippines
Property Awards

LIGHT 2 RESIDENCES

EDSA-BONI MRT STATION

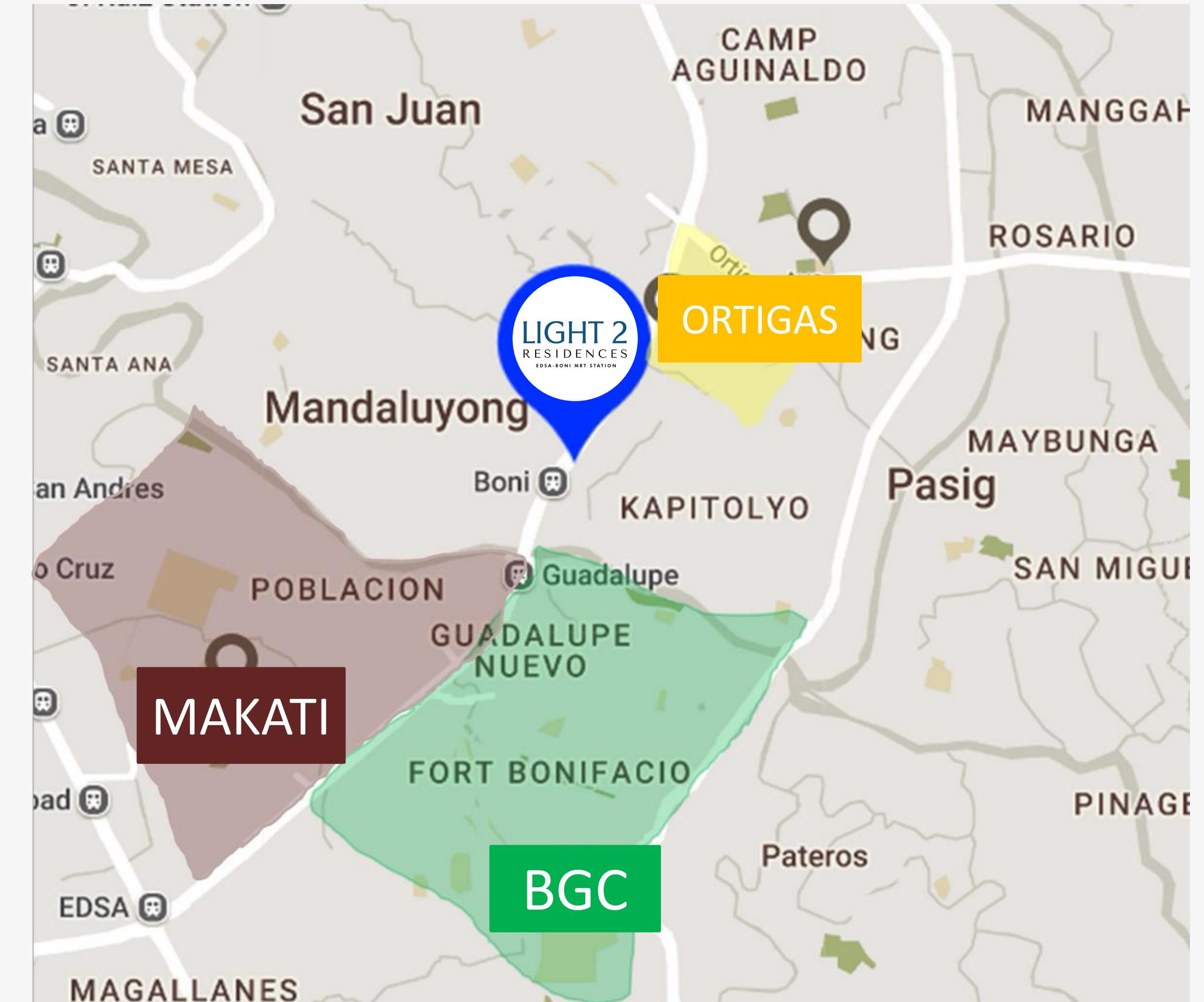
01



LOCATION

AT THE HEART OF 3 CBDs

- ORTIGAS (2KM)
- MAKATI (5KM)
- BGC (5KM)



Key Features



Transport-Oriented

Connected to Boni Avenue Station via Light 2 Link Bridge



Link Bridge

Safer traversing from Light 2 to Light 1 Mall and MRT-3, and vice versa



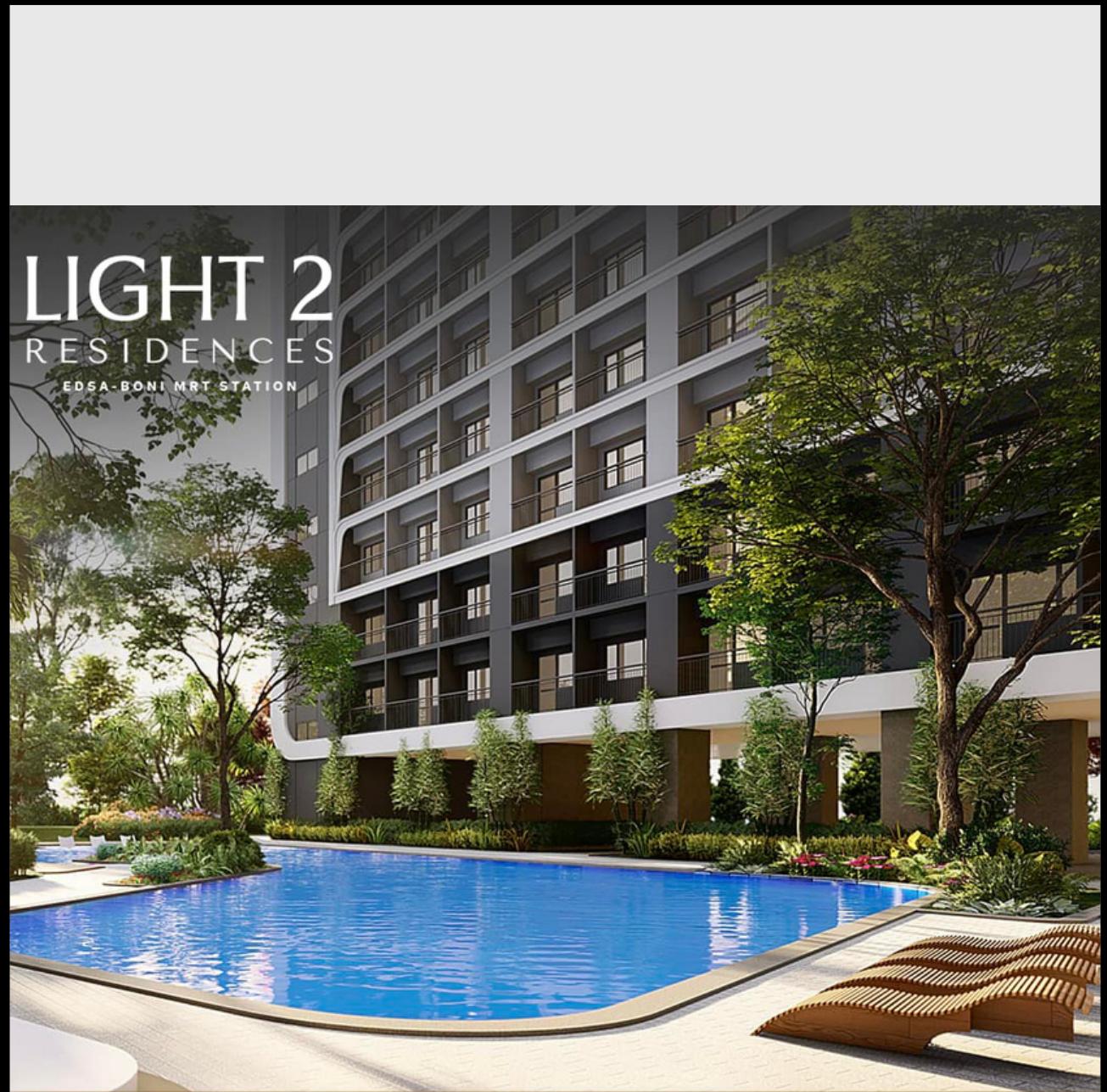
Integrated Mall

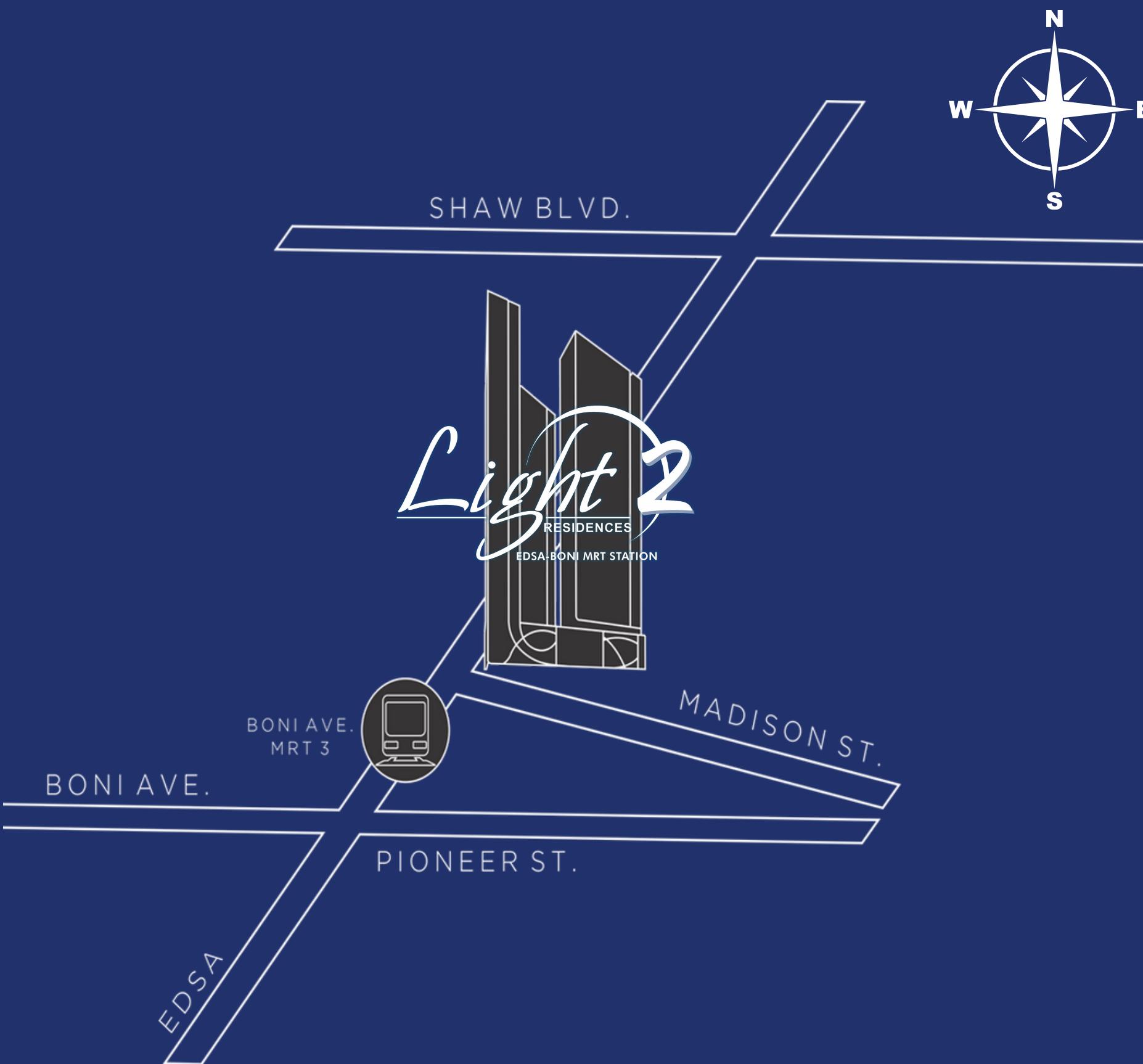
3-storey full-blown mall at the foot of our home dwellers



**Spacious, inviting, and
thoughtfully-planned,**

Light 2 Residences provides you with everything you need to create a beautiful home for you and your family while giving you all the convenience that comes with living along EDSA-Boni MRT Station.





Address

**EDSA CORNER
MADISON ST.
BARANGAY ILAYA**

**MANDALUYONG
CITY**



CBDS NEARBY

ORTIGAS

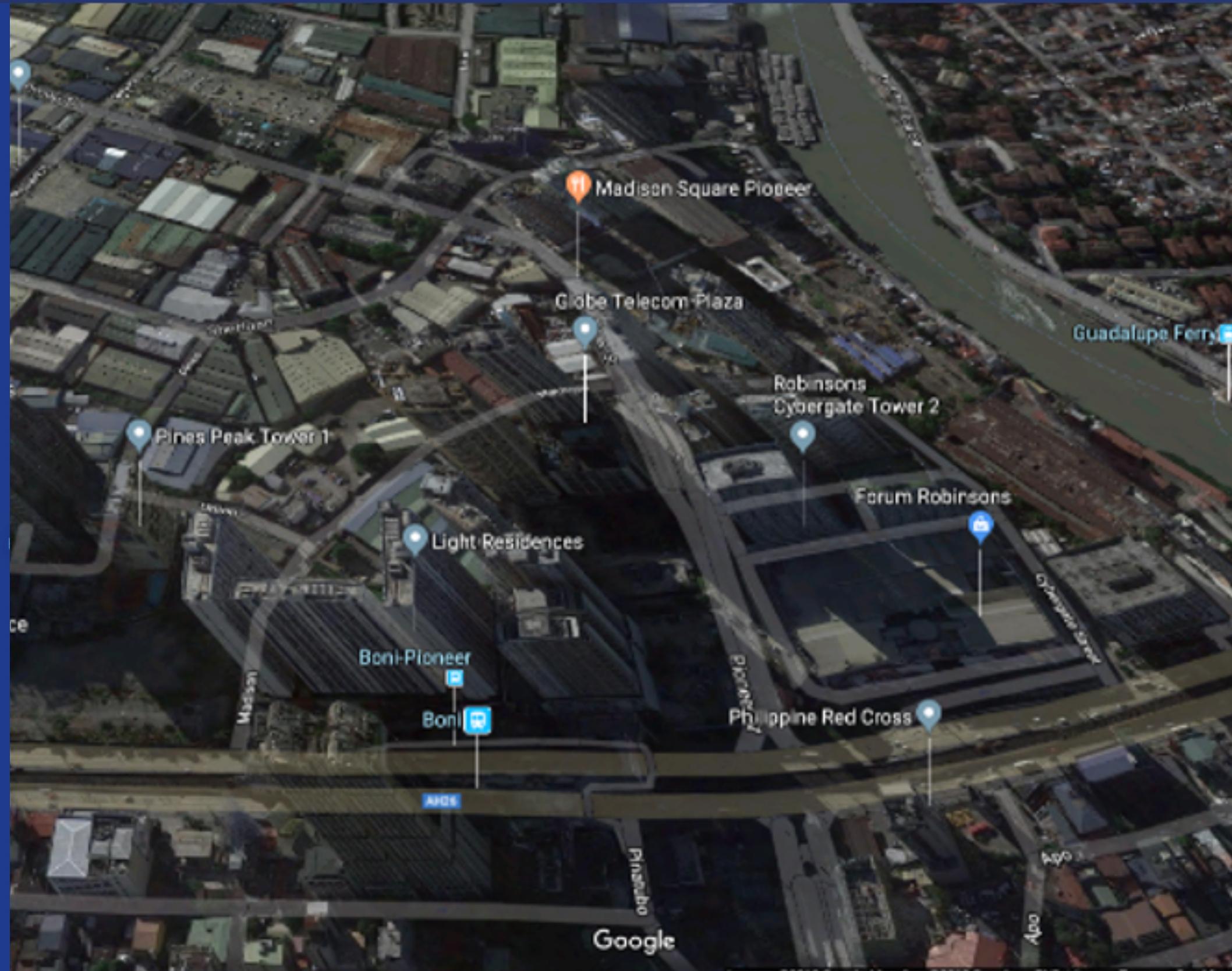
1.9KM (10 MIN DRIVE)

MAKATI

5KM (20 MIN DRIVE)

BGC

5.9KM (22 MIN DRIVE)



MAJOR ESTABLISHMENTS

GREENFIELD
850M (10MIN WALK)

NAIA
9.5KM (39 MIN DRIVE)

MOA
9.5KM (33 MIN DRIVE)



Project Details

10,936 SQM LAND AREA

2 TOWERS

55 FLOORS

4,190 UNITS T1 - 2,142
T2 - 2,048

720 PARKING REGULAR - 606
TANDEM - 112

**20.69 SQM
STUDIO**

**25.25 - 38.38 SQM
1BR**

**41.69 SQM
2BR**

TIMELINE

Q3 2019

Q4 2025

Q1 2026

LAUNCH

TOWER 1
TURN-OVER

TOWER 2
TURN-OVER



2024

JAN - Topping-off

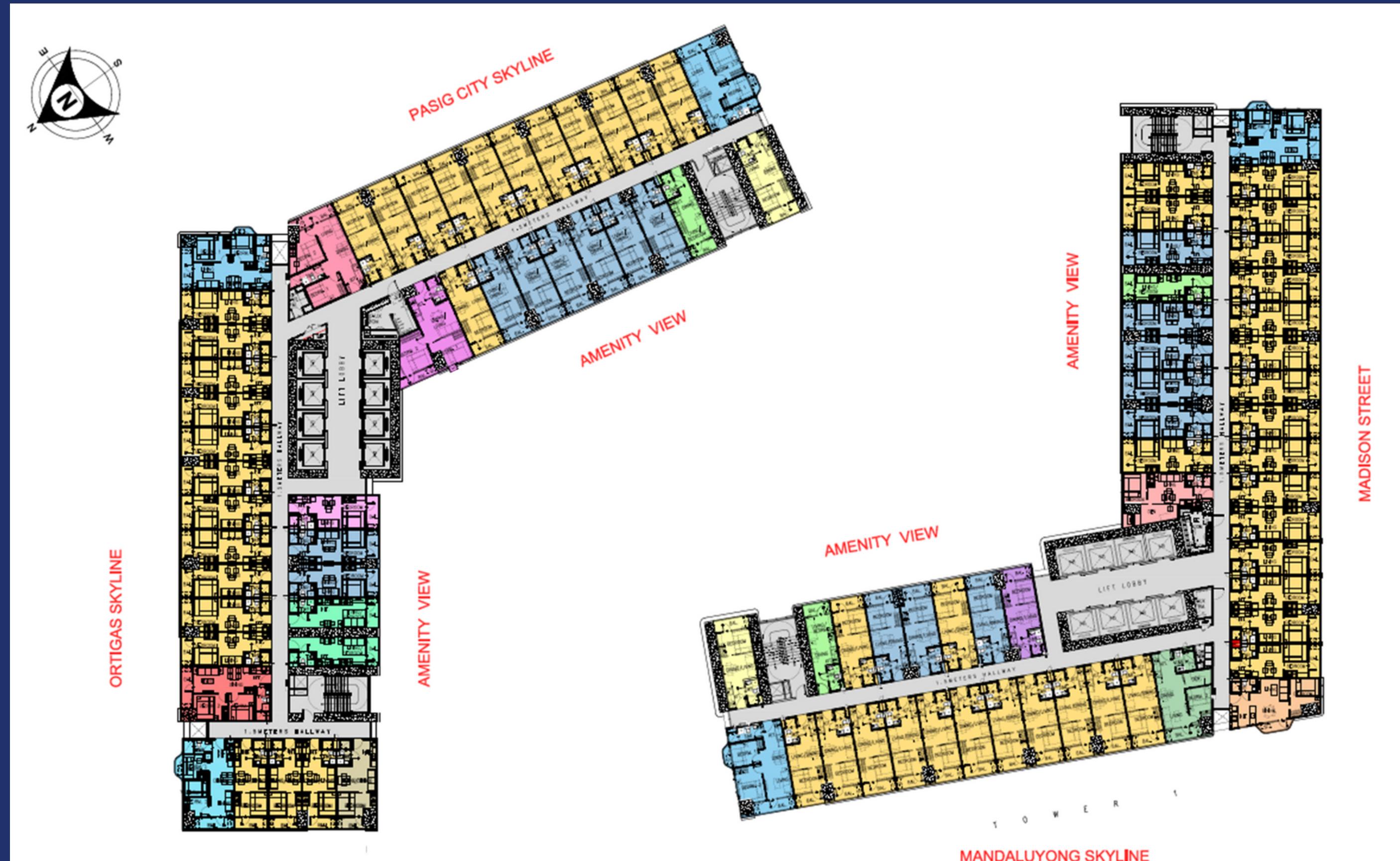
BUILDING CHART

PHYSICAL	RESIDENTIAL	RESIDENTIAL
56th	46 (Deck)	46 (Deck)
55th	45	45
54th	44	44
53rd	43	43
52nd	42	42
51st	41	41
50th	40	40
49th	39	39
48th	38	38
47th	37	37
46th	36	36
45th	35	35
44th	34	34
43th	33	33
42nd	32	32
41st	31	31
40th	30	30
39th	29	29
37th	28	28
37th	27	27
36th	26	26
35th	25	25
34th	24	24
33rd	23	23
32nd	22	22
31st	21	21
30th	20	20
29th	19	19
28th	18	18
27th	17	17
26th	16	16
25th	15	15
24th	14	14
23rd	13	13
22nd	12	12
21st	11	11
20th	10	10
19th	9	9
18th	8	8
17th	7	7
16th	6	6
12th	5	5
11th	4	4
10th	3	3
9th	2	2
8th	AMENITY	
7th	RESI PARKING	AMENITY
6th	RESI PARKING	
5th	RESI PARKING	
3rd	RESI PARKING	
2nd	COMMERCIAL	
G	COMMERCIAL	
B	COMMERCIAL	COMM PARKING
B	COMM PARKING	

SITE DEV PLAN



TYPICAL FLOOR PLAN

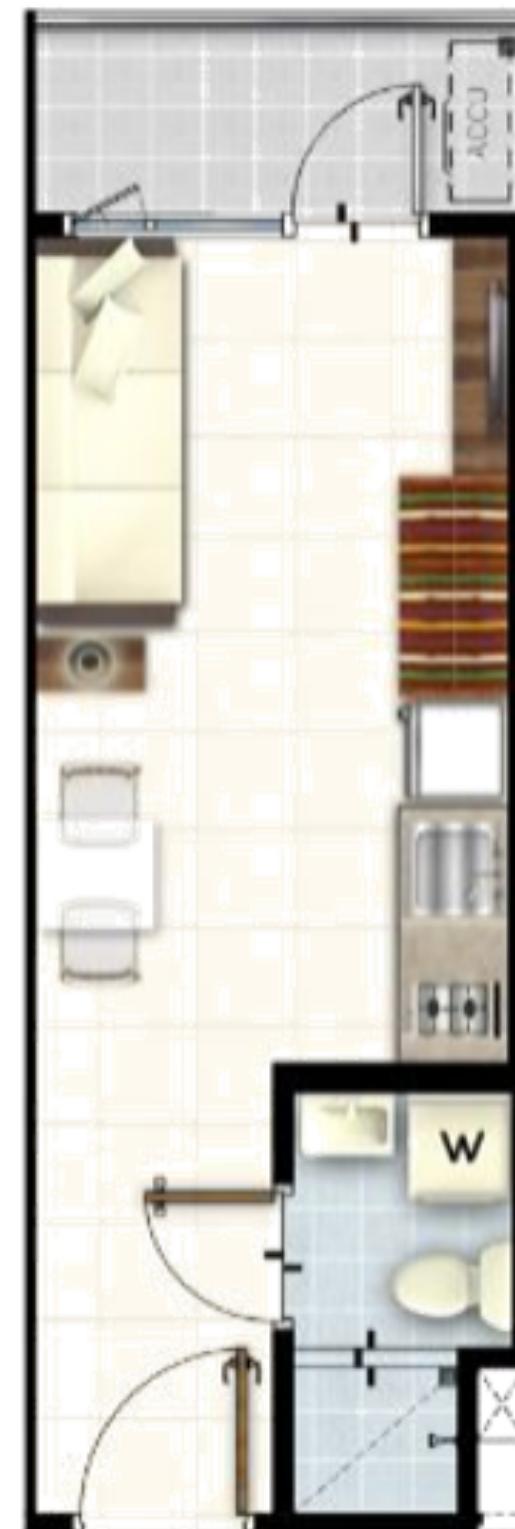


AMENITY FLOOR



20.69 SQM

ROOM DESCRIPTION	FLOOR AREA	
	SQ M	SQ FT
Living	6.51	76.96
Dining/Kitchen	8.28	95.80
T&B	2.90	37.67
Balcony	3.00	32.29
TOTAL	20.69	242.72



UNIT TYPES

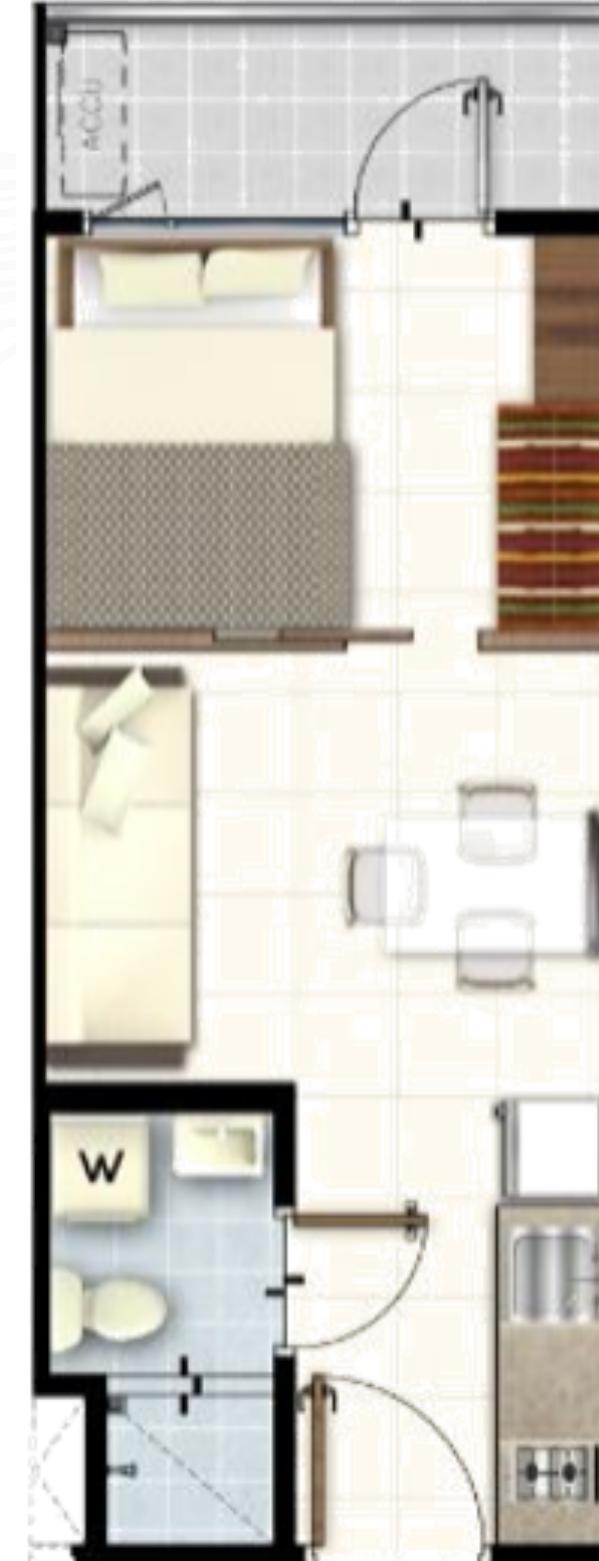
STUDIO

1BR +

2BR +

25.65 SQM

ROOM DESCRIPTION	FLOOR AREA	
	SQ M	SQ FT
Living/Dining	7.13	76.75
Kitchen	4.40	47.36
Bedroom	7.22	77.61
T&B	3.50	37.67
Balcony	3.40	36.70
TOTAL	25.65	276.09



UNIT TYPES

STUDIO

1BR +
BALCONY

2BR +

32.38 SQM

ROOM DESCRIPTION	FLOOR AREA	
	SQ M	SQ FT
Living/Dining	7.85	84.50
Kitchen	4.65	50.05
Bedroom	9.18	98.81
T&B	7.32	78.79
Balcony	3.38	36.38
TOTAL	32.38	348.53



UNIT TYPES

STUDIO

1BR + DEN

2BR +

35.68 SQM

ROOM DESCRIPTION	FLOOR AREA	
	SQ M	SQ FT
Living/Dining	11.65	125.40
Kitchen	7.96	85.68
Bedroom	9.92	106.78
T&B	3.50	37.67
Balcony	2.65	28.52
TOTAL	35.68	384.05



UNIT TYPES

STUDIO

1BR EU +
BALCONY

2BR +

41.78 SQM

ROOM DESCRIPTION	FLOOR AREA	
	SQ M	SQ FT
Living/Dining	11.35	122.17
Kitchen	4.61	49.62
Bedroom A	6.90	74.27
Bedroom B	8.92	96.01
T&B	4.45	47.90
Balcony	5.55	59.74
TOTAL	41.78	449.71



UNIT TYPES

STUDIO

1BR +

2BR EU +
BALCONY

UNIT INCLUSIONS

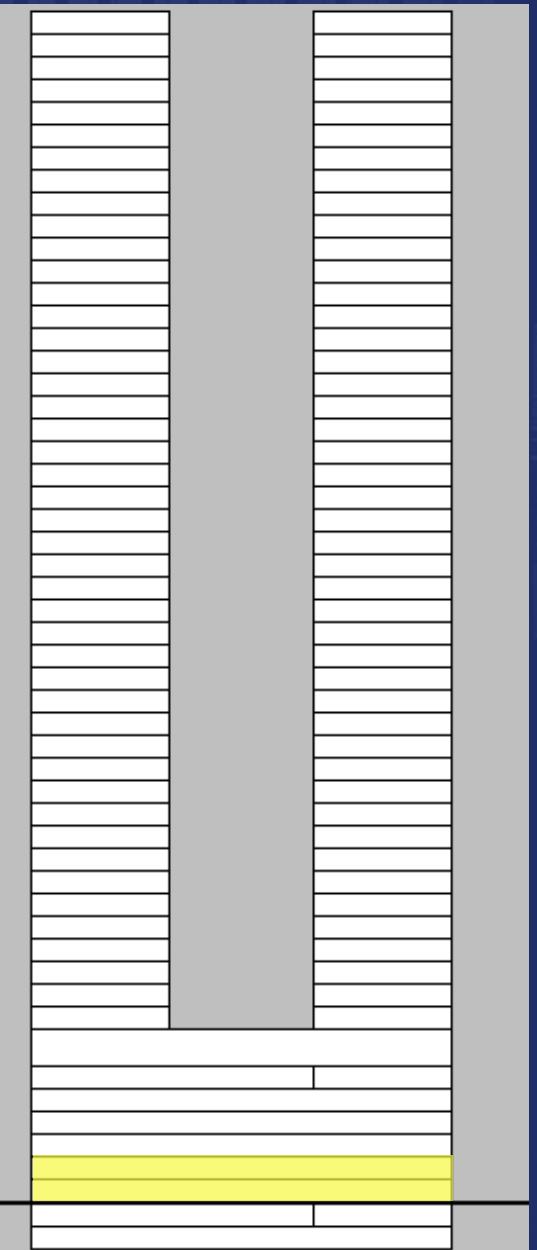
Wall Finishes	Semi – Gloss Paint Finish
Floor Finishes	Homogenous Tiles
Door	Laminated Wood Door
Windows	Powder Coated Aluminum Framed
Toilet & Bath	Wall – Tiles and painted cement finish
	Floor – 300x300 Homogenous Tiles
	Ceiling – MR Gypsum Board with Flat Paint Finish
	Fixtures – Water Closet, Lavatory, Soap Holder, Tissue Holder, Shower Head and Faucet
Kitchen	Kitchen Appliances are 2 Burner Cook Top and Range hood
	Overhead cabinet with granite countertop and splashboard with base and grease trap
Balcony	Wall – Semi-gloss paint finish
	Floor – 300x300 Homogenous Tiles with waterproofing
	Door – Tempered glass on aluminum powder coated frame

AMENITIES

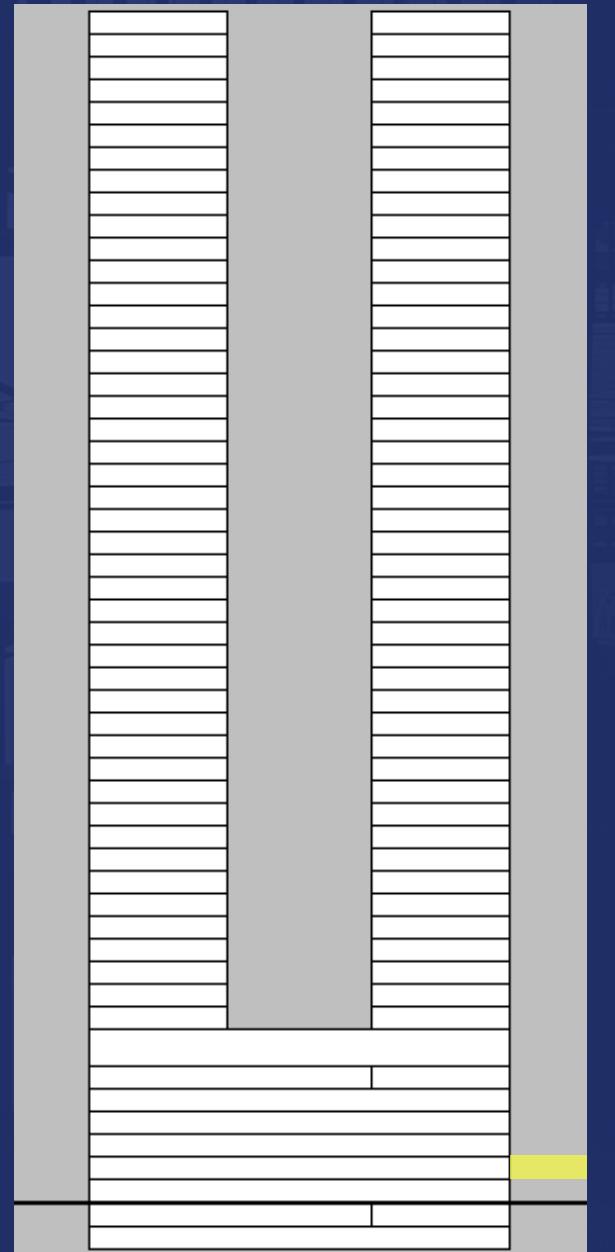
- Five-star Hotel-like Lobbies
- Commercial Mall
- Bridgeway
- Lap Pool
- Kiddie Pool
- Indoor Gym
- Function Lounge
- Family Adventure Zone
- Entertainment & Game Room
- KTV Room



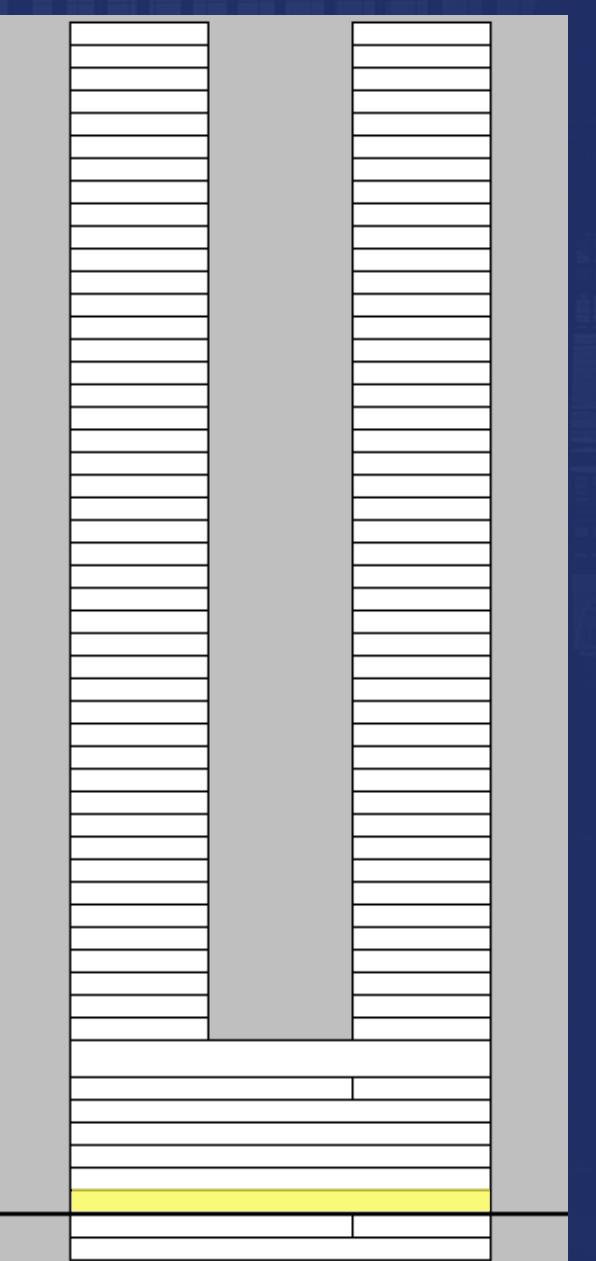
MALL



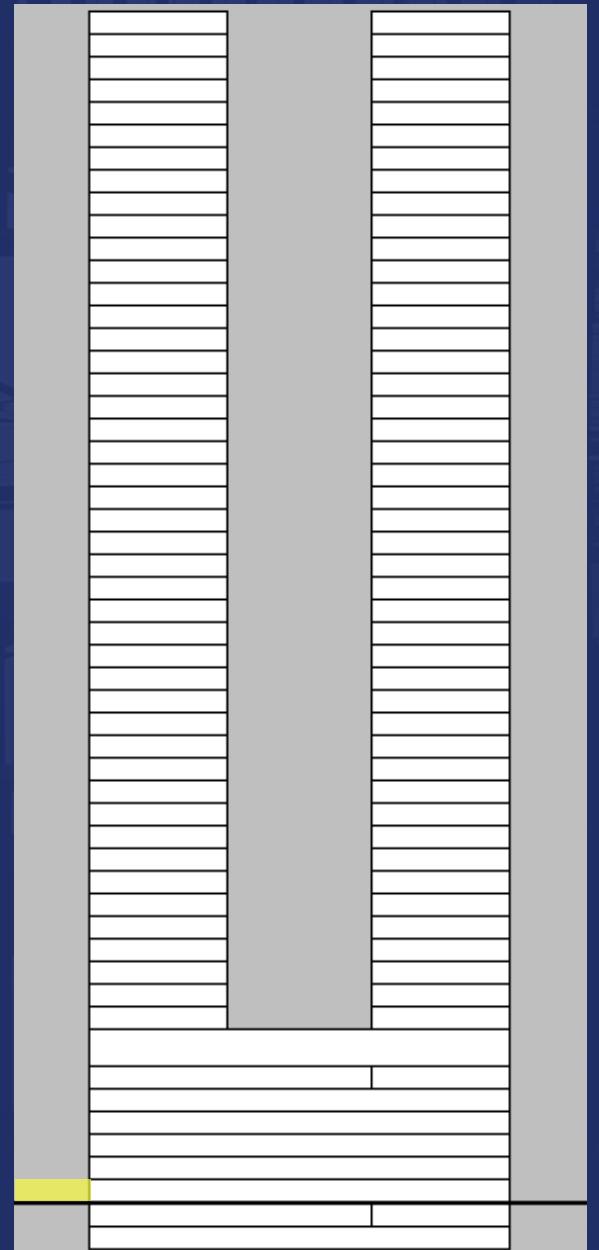
BRIDGEWAY



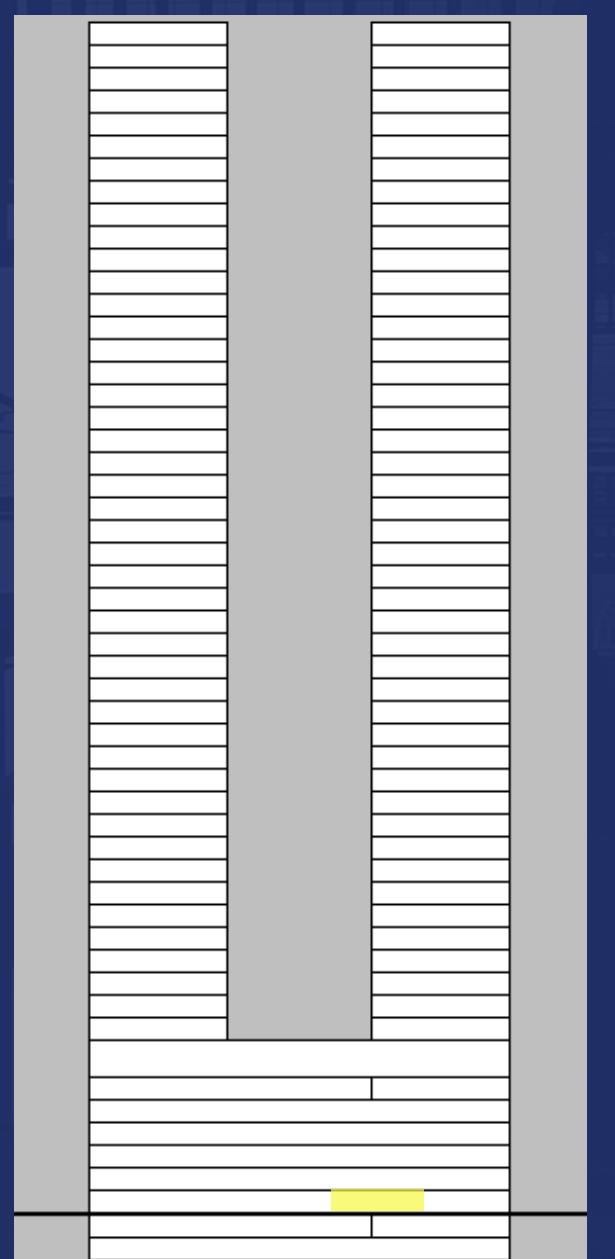
MALL DROP-OFF



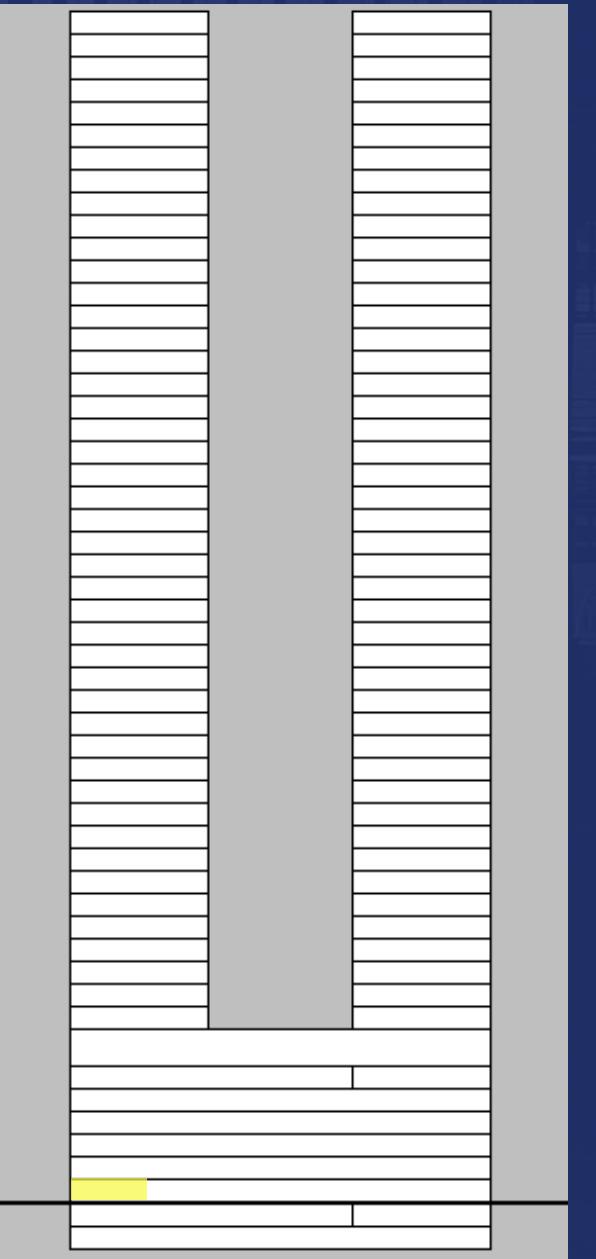
DROP-OFF LOBBY 1



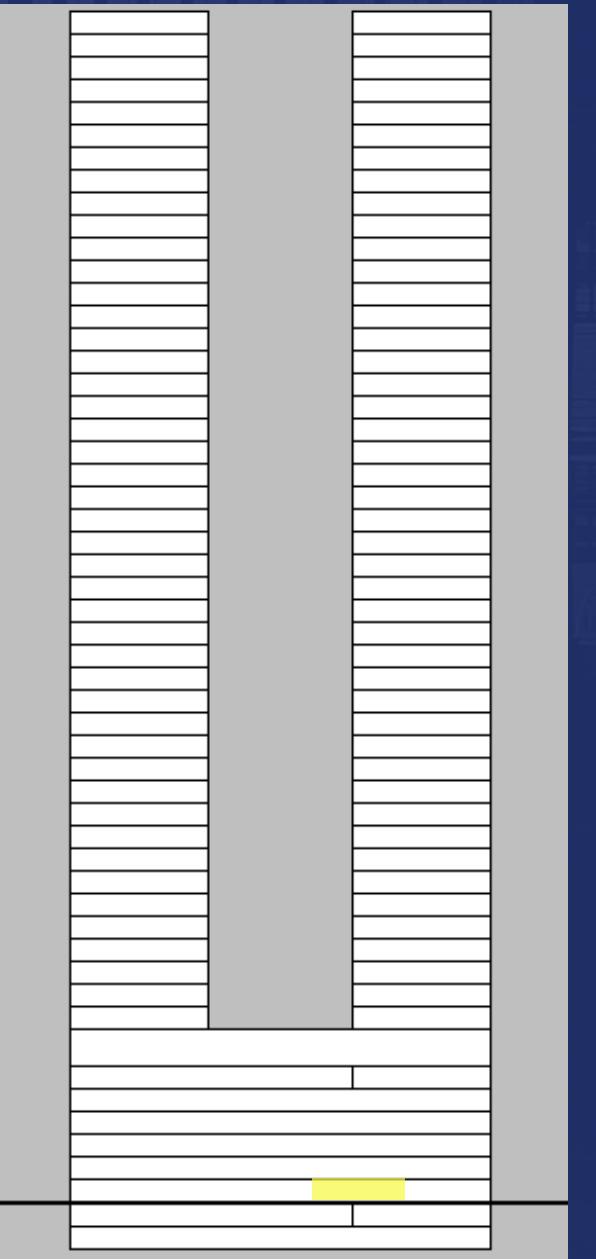
DROP-OFF LOBBY 2



TOWER 1 LOBBY



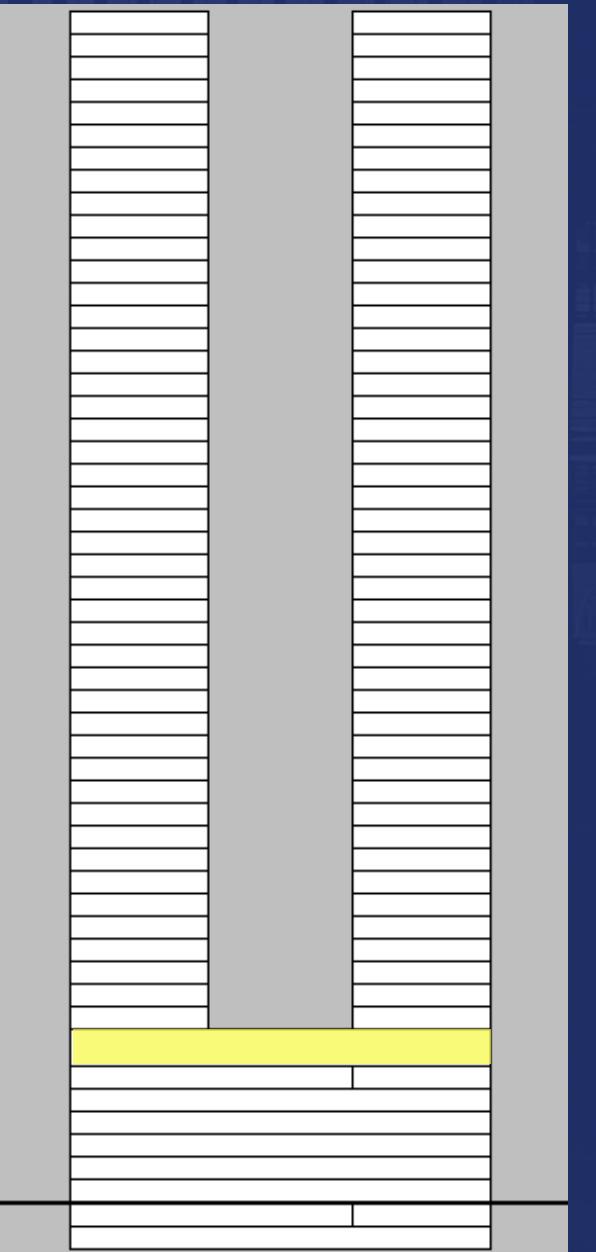
TOWER 2 LOBBY



POOL



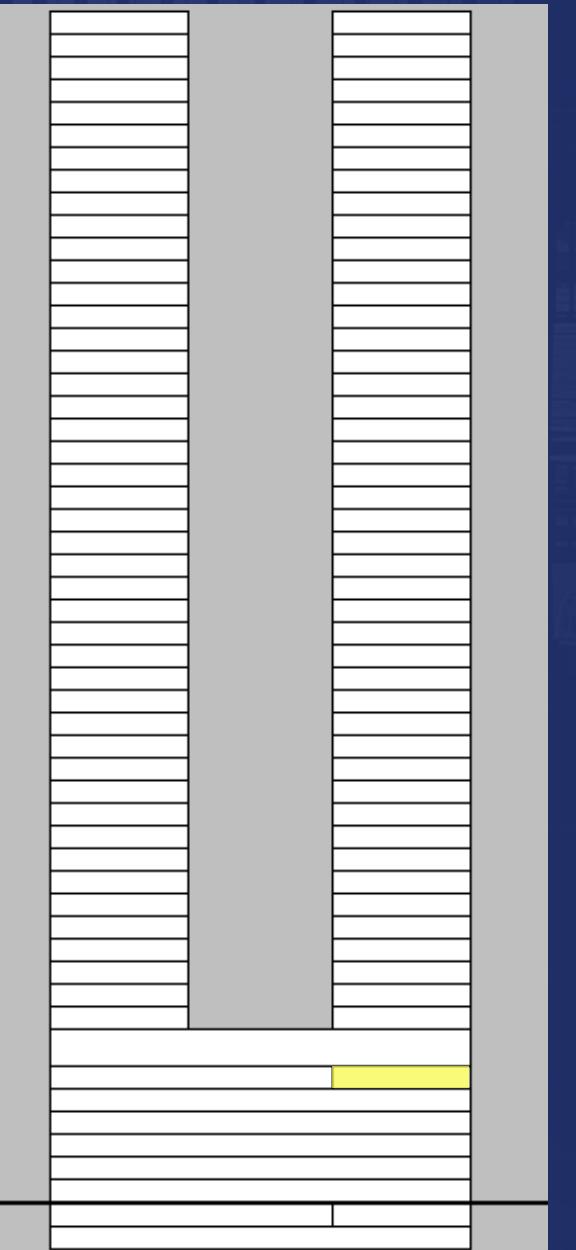
Amenity Area Artist's Perspective



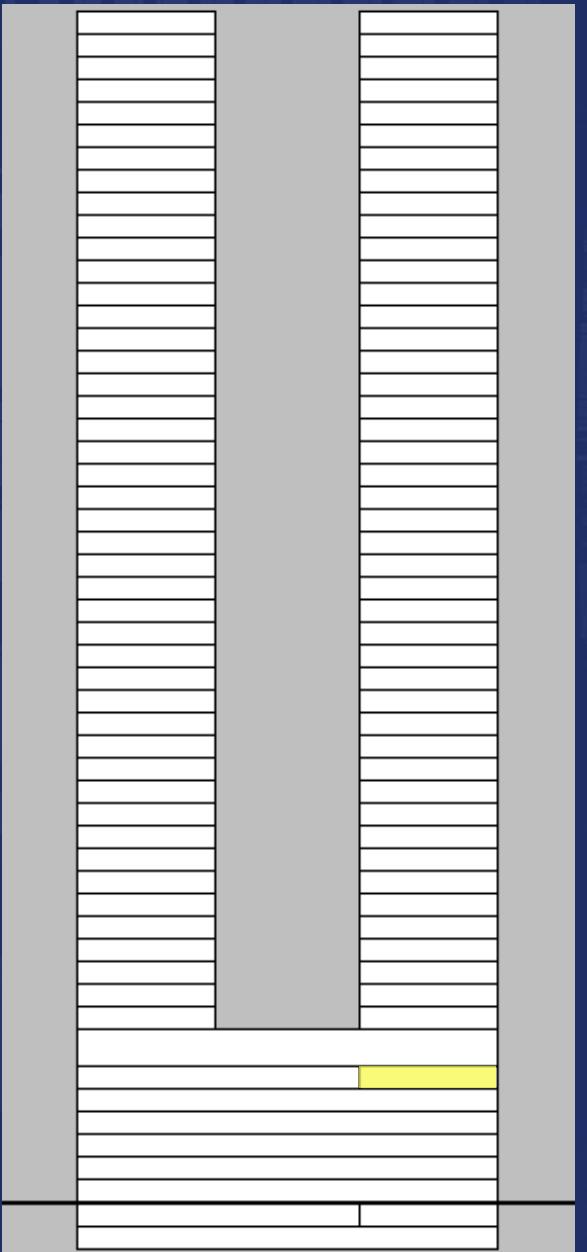
GYM



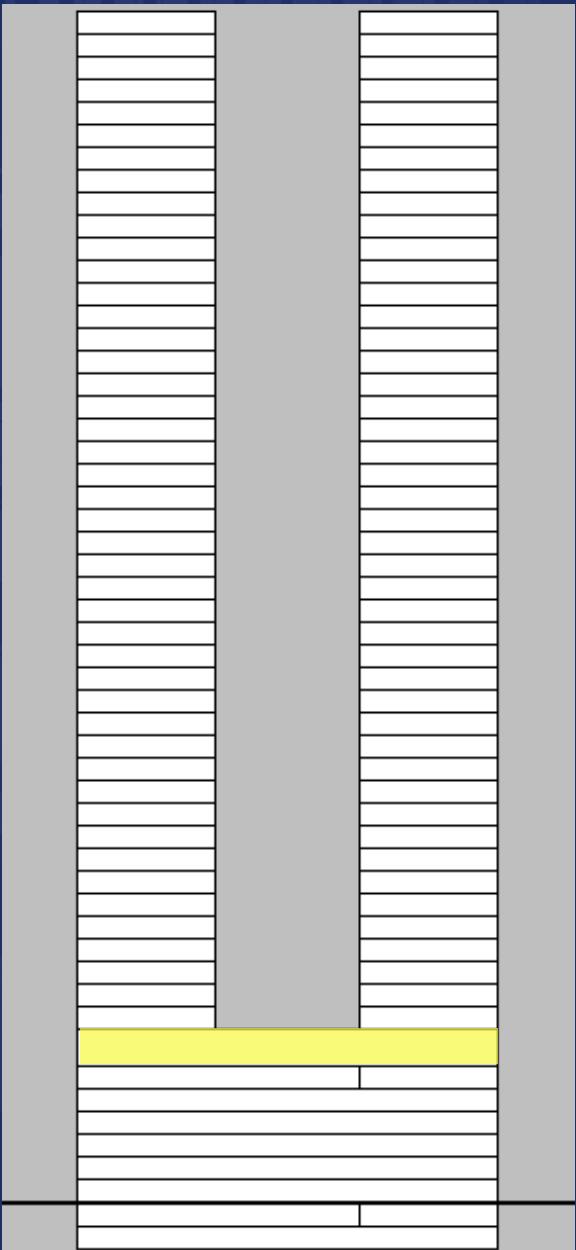
GAME ROOM



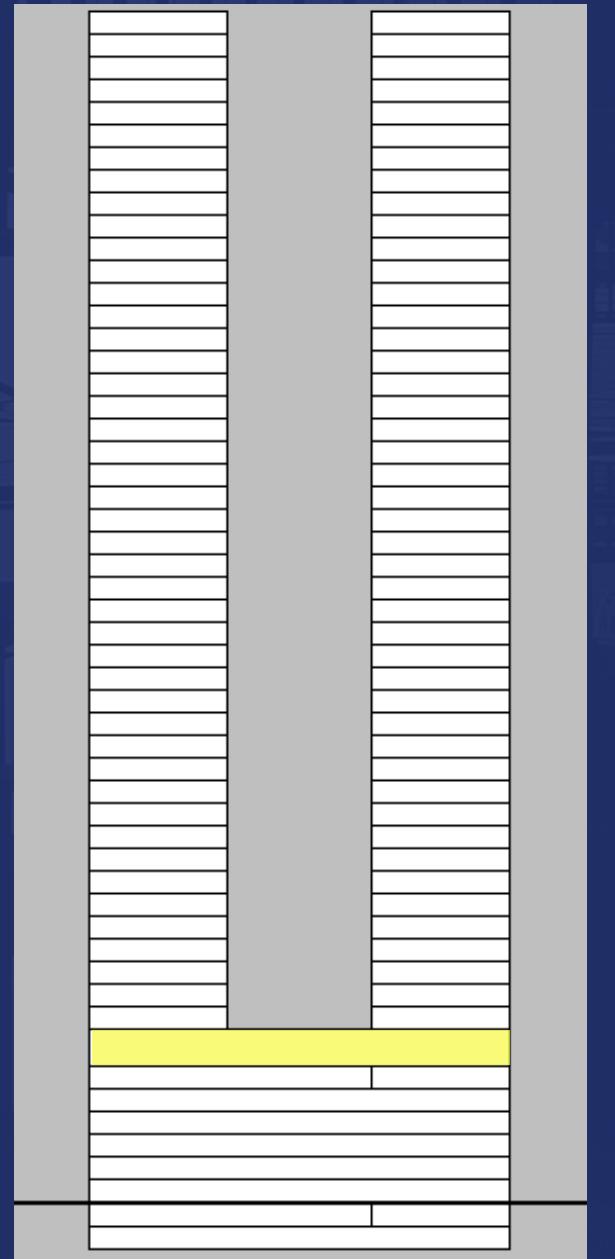
FUNCTION LOUNGE



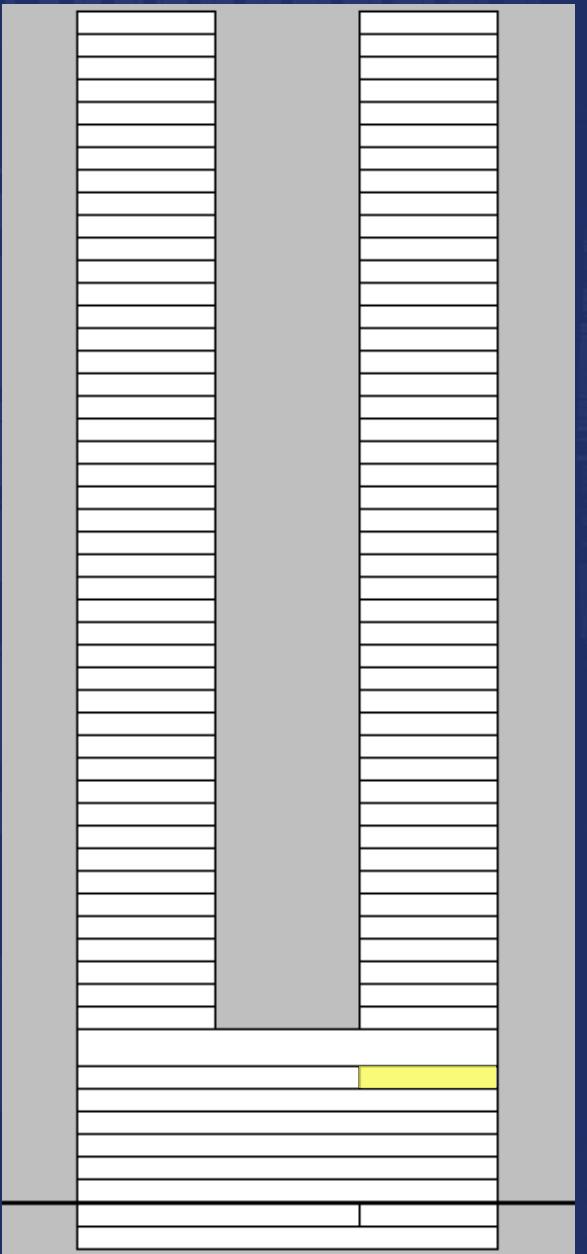
FAMILY ADVENTURE ZONE



ALFRESCO LOUNGE



KTV ROOM



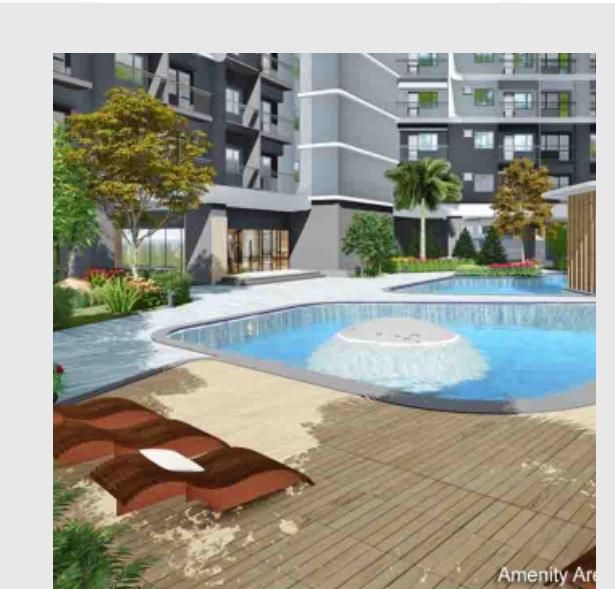
REASONS TO INVEST



Transport-
Oriented
Development



Hotel-like
lobbies and
lounges



Resort-styled
Amenities



Commercial
Mall
Integration



Professional
Property
Management



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



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SMDC GOOD STAYS

Your trusted leasing and
tenancy management group



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Light 2
RESIDENCES
EDSA-BONI MRT STATION

LUXURY
at the
heart of
the city.



Light 2
RESIDENCES
EDSA-BONI MRT STATION

360 VIRTUAL TOUR



Construction Updates

