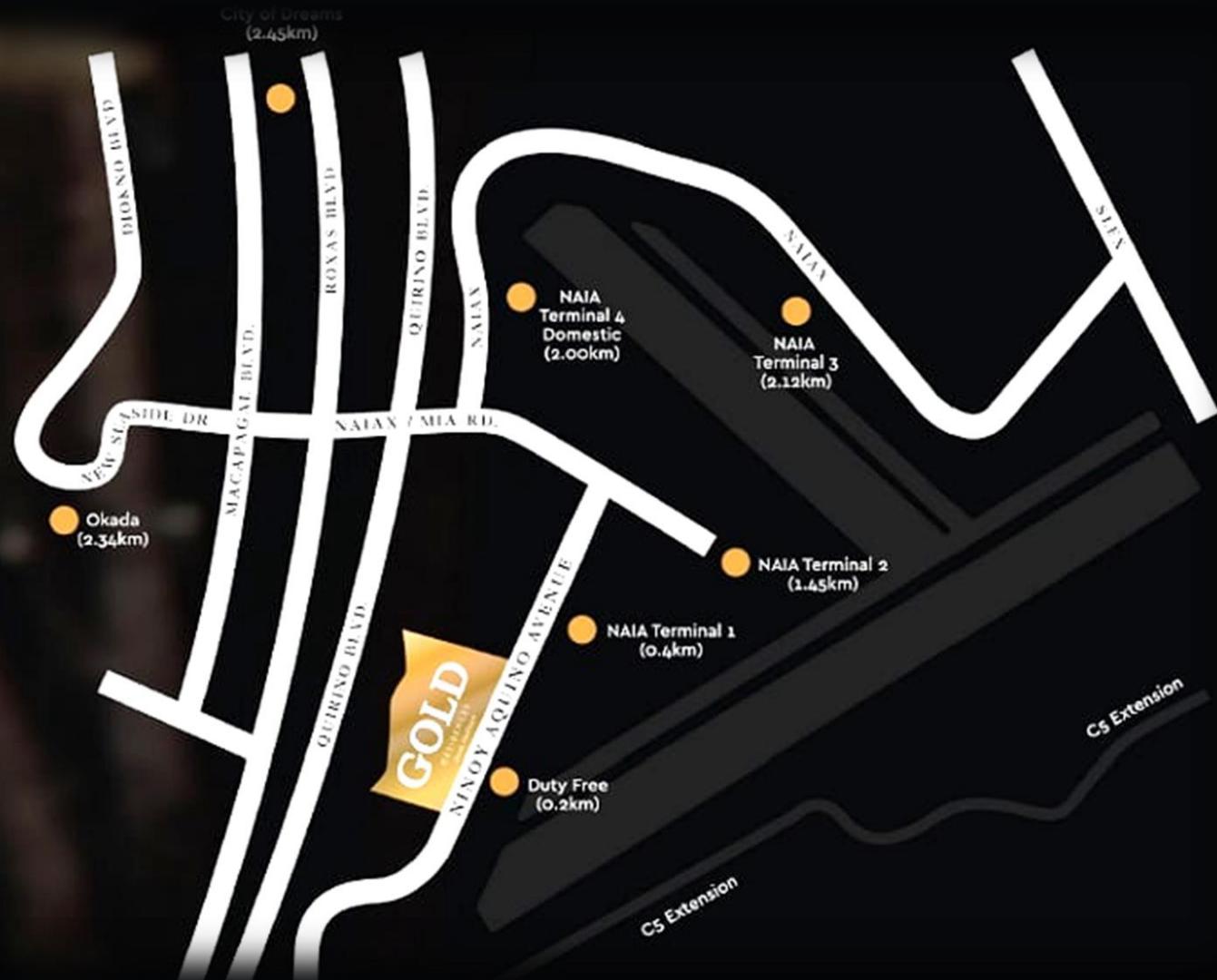


SMDC
GOLD
TOWERS
RESIDENTIAL OFFICES

ACROSS NAIA TERMINAL 1





SMDC
GOLD
CITY



Ninoy Aquino Avenue,
Brgy. Sto. Niño,
Parañaque City

GOLD TOWERS

RESIDENTIAL OFFICES



For training purposes only.



RESI+

A HOME THAT WORKS FOR YOU

GOLD TOWERS

RESIDENTIAL OFFICES



TOWER A

GOLD



WHY
RESI+



Unmatched Location

Nestled in Metro Manila's bustling CBDs, RESI+ provides immediate access to key transportation hubs, the airport, and an array of lifestyle and business amenities.

Seamless Connectivity



With high-speed fiber-optic internet and complete backup power, RESI+ ensures that your business and personal needs are uninterrupted.



Adaptive Investment

RESI+ units cater to a spectrum of business models, from clinics to agencies and corporate offices, making them a versatile asset in any portfolio.

GOLD
TOWERS
RESIDENTIAL OFFICES



CLINICS



WORKING SPACE



BPO



SATELLITE OFFICE

For training purposes only.

EXAMPLES OF ALLOWED BUSINESS OR OFFICES



Life Integration

A business hub with co-work spaces, modern gyms, and social hubs with outdoor amenities provide a comprehensive environment for work-life integration.

Project Details

No of Residential Towers: 2 Towers

No of Residential Floors: 12 Floors

Average Units per Floor: 86 units

Total Number of Residential Units: 2,050

| Tower | No. of Units |
|---------|--------------|
| Tower A | 1,025 units |
| Tower B | 1,025 units |

Total Number Per Unit Type:

| Unit Type | No. of Units |
|--------------------|--------------|
| 1 Bedroom | 1,766 units |
| 1 Bedroom End Unit | 190 units |
| Studio | 94 units |

Total Number of Parking Spaces: 332 slots

Project Completion Date: January 2026*

*with 3 months ETD Application

DHSUD LTS No. : 0000137



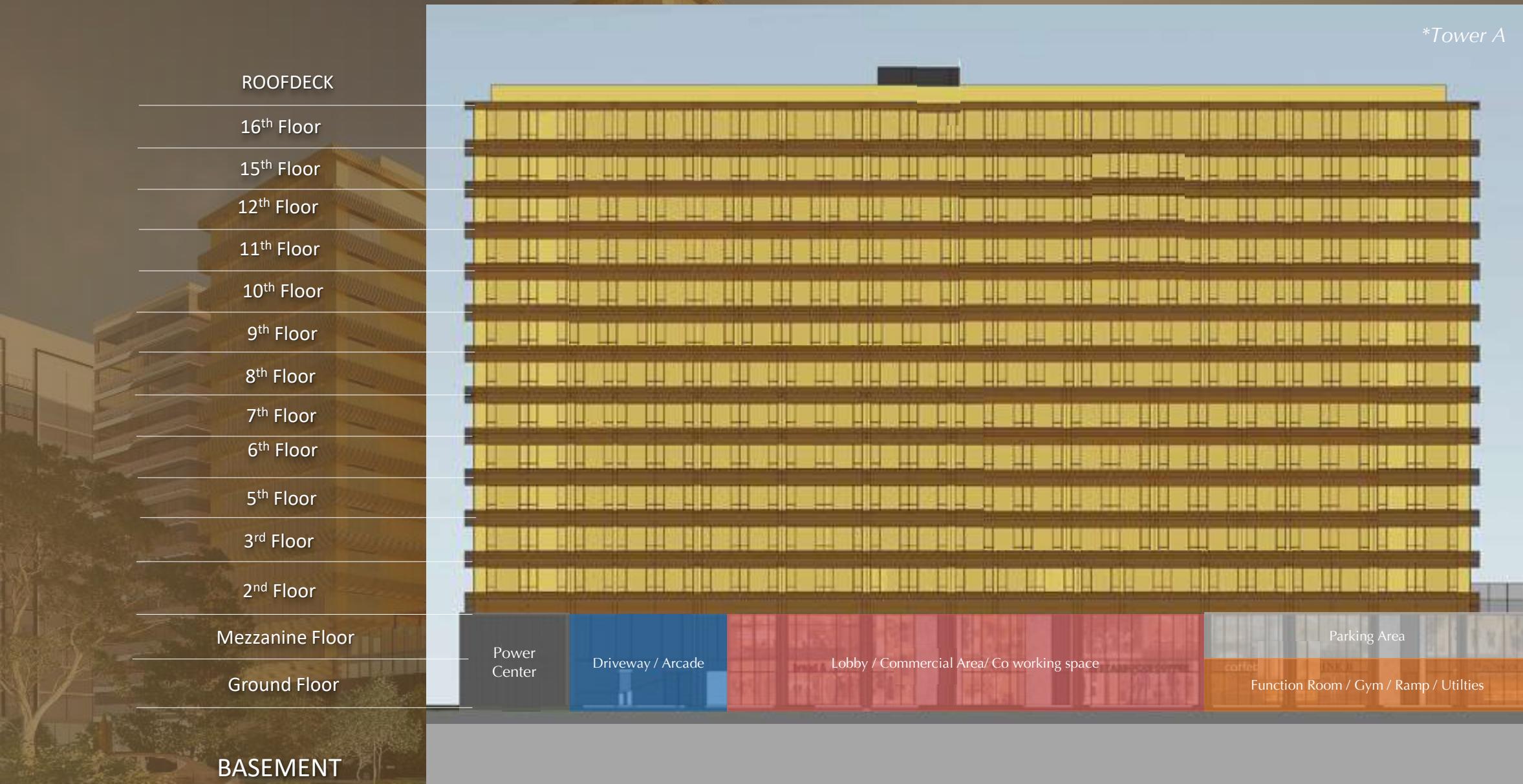
Building Features

- 100% Back-Up Power
- 24 hour Security System
- RFID Elevator Access
- Remote Turnstile System
- Fiber Optic Internet
- Automated Fire Sprinkler System
- CCTV Monitoring System
- Video Intercom
- High Speed Elevators
- Mail Room
- Centralized Fire Protection and Alarm System



Section Elevation

*Tower A



Gold Towers Residential-Offices Amenities

GOLD
TOWERS
RESIDENTIAL OFFICES **SMDC**



ACTIVE AMENITIES



Children's Play Garden



Children's Pool



Adult Lap Pool



Leisure Lawn

PASSIVE AMENITIES



Sculpture Courtyard



Meeting Terrace



Poolside Deck



Central Pavillion with
Coffee kiosk

WELCOME TO RESIPLUS

Offering the unique combination of a condominium development integrated with business office features that can be offered to residential end-users and entrepreneurs alike.

IT IS THE WISEST INVESTMENT CHOICE.



G O L D T O W E R S

APPEAL TO BROAD MARKET

RESIPLUS units cater to a spectrum of business models, from clinics to agencies and corporate offices, making them a versatile asset in any portfolio.

Examples of Allowed Businesses | Offices



Clinics



Agency



Traditional
Offices



Backroom | Satellite
Offices



BPO

1

UNMATCHED LOCATION



GOLD RESIDENCES
NAIA Rd, Pasay, City

3

ADAPTIVE INVESTMENT

Unleash your productivity in our collaborative co-working spaces, unwind in vibrant social areas with outdoor amenities, and recharge in our state-of-the-art fitness center, all under one roof.

2

SEAMLESS CONNECTIVITY

Units designed to provide comfortable living spaces and designated work spaces, with high-speed fiber optic internet and 100% back-up power.

4

WORK-LIFE INTEGRATION

An integrated commercial strip for personal and business needs, easy access to a variety of commercial, leisure and recreational establishments.

KEY FEATURES:

Live, work, thrive:

A unique integration of residential living and dedicated workspaces, fostering a perfect live-work balance.

A

High-speed Fiber-Optic Internet
100% Back-up Power

B

One-stop Business Centers
Modern Meeting Rooms

C

Secured RFID Elevators
Business Facilities



RESIPLUS GUIDELINES



SECURITY

Residents and approved guests use RFID cards to access the building after ID verification and registration. A maximum of 4 residents and 2 visitors are allowed per unit. Residents receive 4 RFID cards, while visitors get temporary ones.



TOXIC WASTE DISPOSAL

Units can be used as outpatient clinics (dental, dermatology, consultation), but tenants are responsible for licenses and proper hazardous waste disposal.



24-HOUR OPERATIONS

Peace of Mind, 24/7: Our dedicated staff manages the building and amenities around the clock, ensuring your comfort and security.
Convenience at Your Fingertips: Residents receive 4 RFID cards for seamless access, while visitors get temporary ones for easy entry.
Maximize Your Space: Each unit comfortably accommodates up to 4 residents and 2 visitors.
Always Available: The gym, conference room, function room, and business hub with computers and copiers are accessible 24/7, allowing you to work or unwind on your own schedule.
Focus on Your Needs: Units requiring technical staff can bring in their own team to ensure specific needs are met.



NOISE POLLUTION

Due to potential noise pollution, SMDC offers soundproofing guidance for fit-out, which will be strictly enforced.

GOOD STAYS



SMDC GOOD STAYS

LEASING SERVICES

SMDC Good Stays is the social residential leasing and tenancy management arm of SMDC. Our services allow you to professionally maintain your unit and monetize your investment in a hassle-free way.

GOOD STAYS

SMDC Good Stays offer office (1+ year lease) and residential (long-term/daily) rentals and also offer flexible leasing solutions for both office and residential spaces.



1

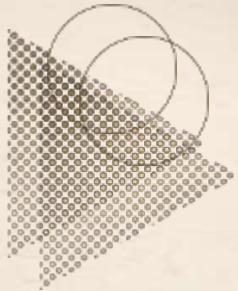
Office spaces: Lease terms start from one year with the option for annual renewals.

Residential spaces: Choose between long-term leases or daily rentals. Furnished units are also available for your convenience.



2

Our comprehensive tenancy management services include cleaning and maintenance to ensure a seamless experience. Additionally, Woofy internet installation is available for select units upon request



Grand Lobby

GOLD TOWERS
RESIDENTIAL OFFICES
SMDC



Grand Lobby



Lift Lobby



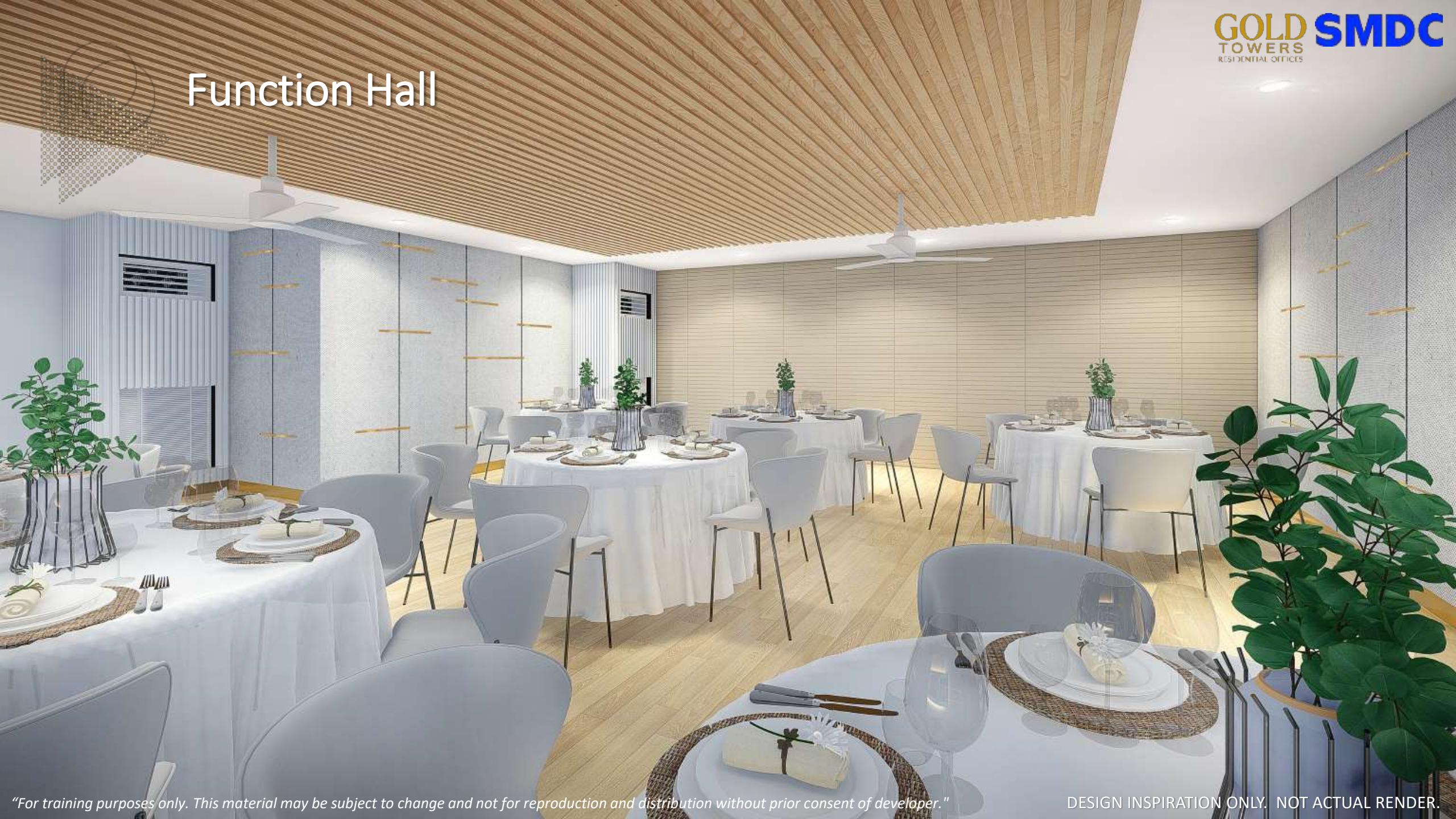
Lift Lobby



Business Hub



Function Hall



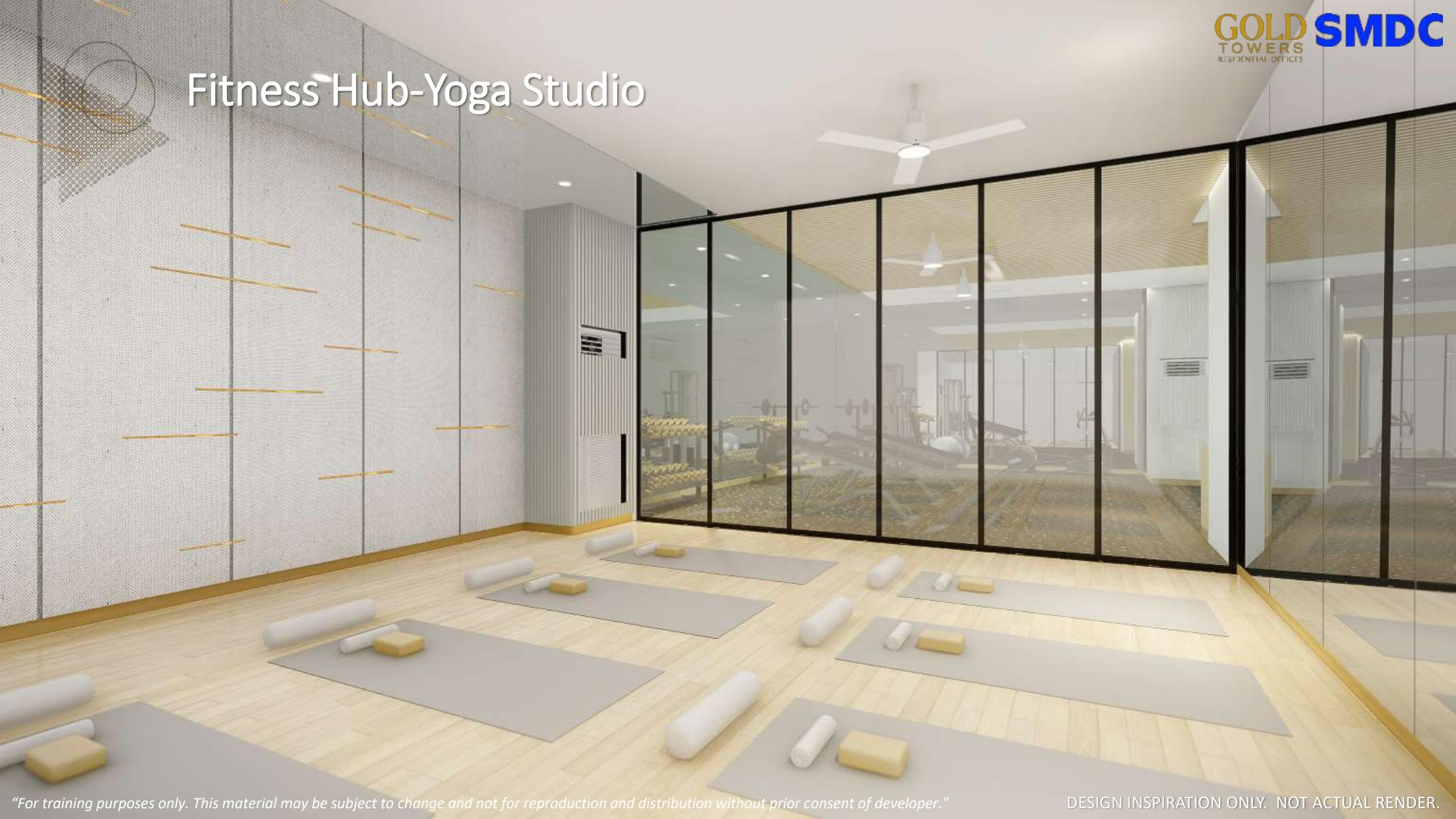
Comfort Room



Fitness Hub-Gym



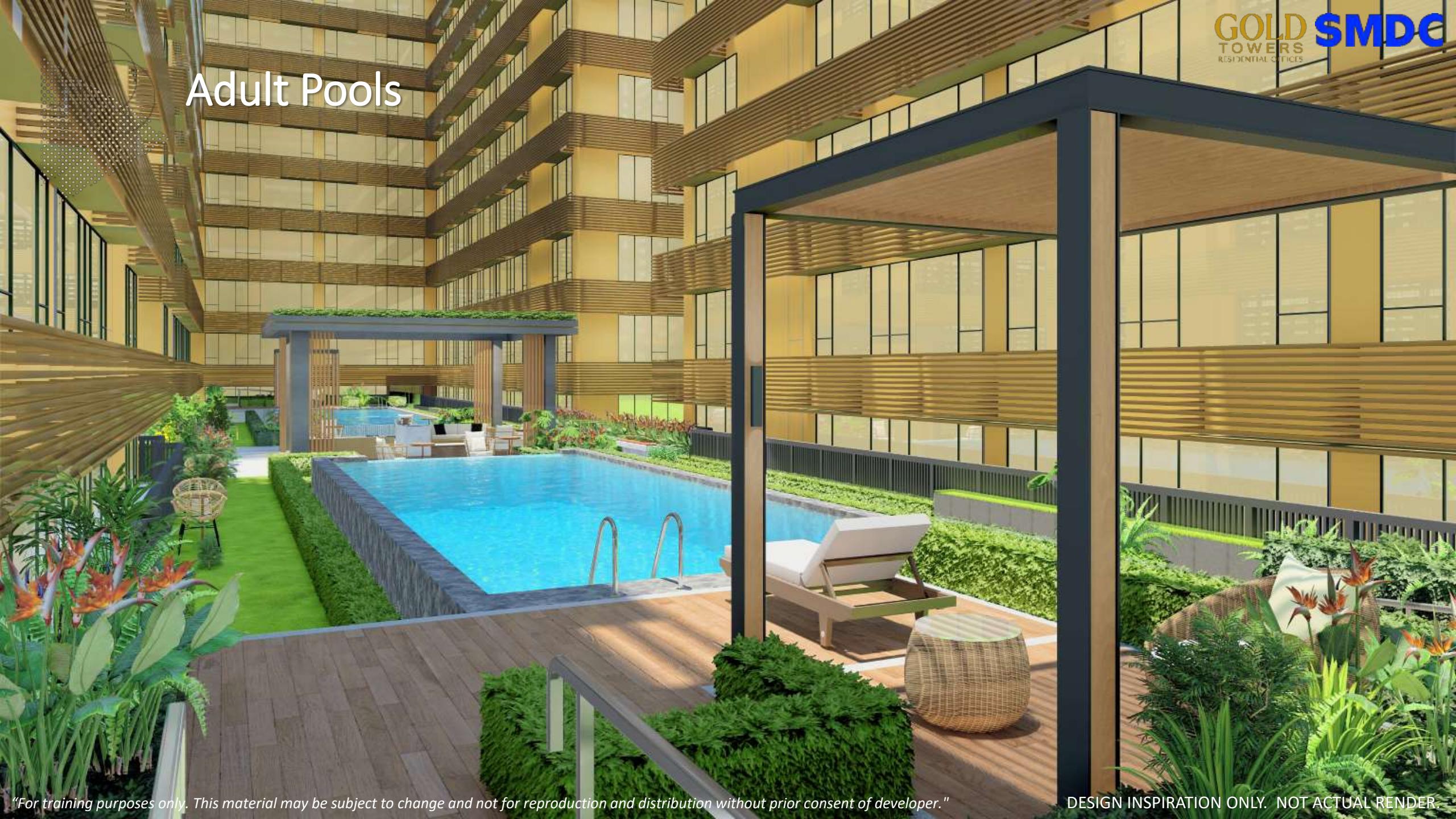
Fitness Hub-Yoga Studio



Commercial Hub



Adult Pools

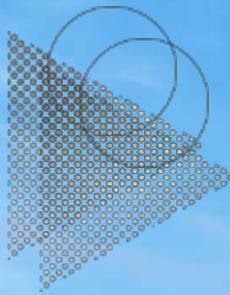


Central Pavillion



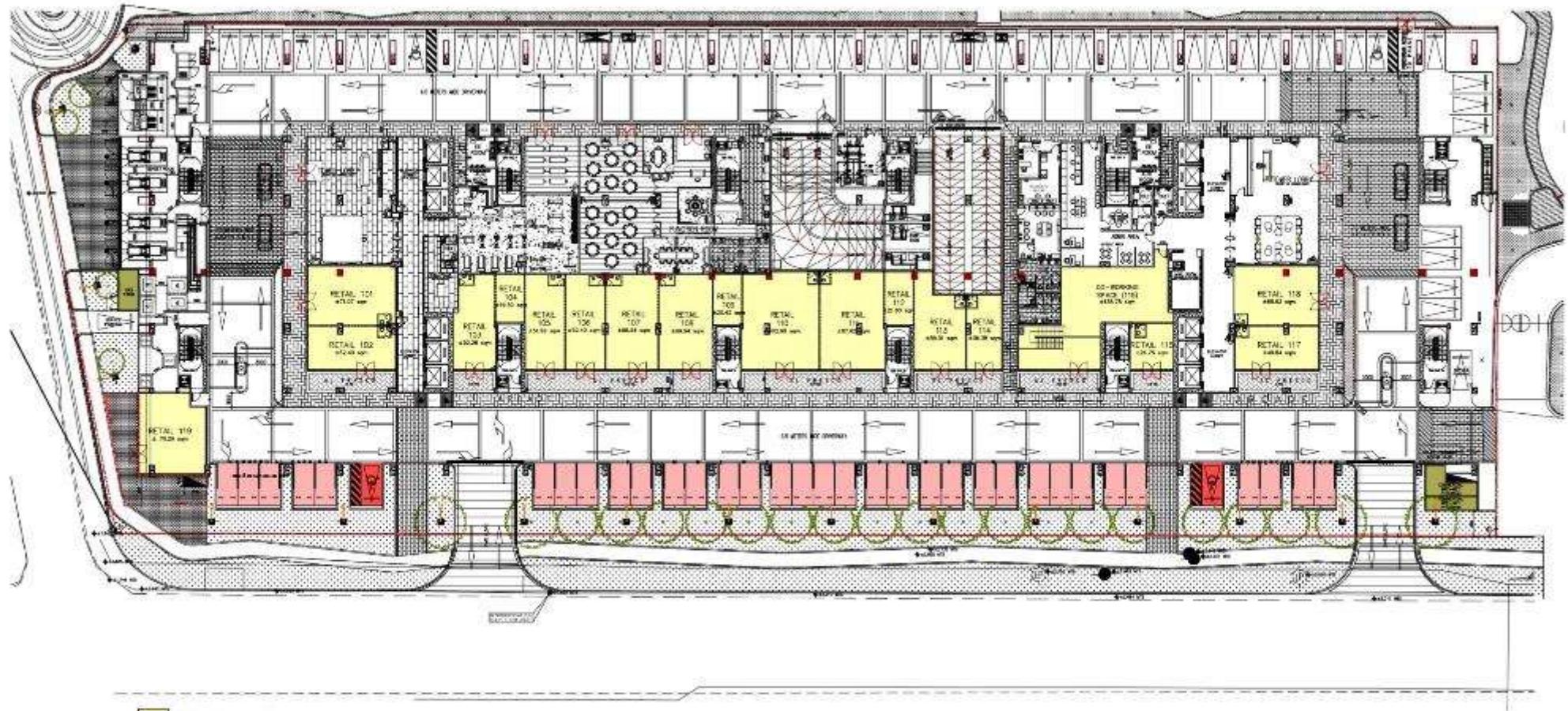
Outdoor Meeting Areas





Sky Lounge





GROUND FLOOR

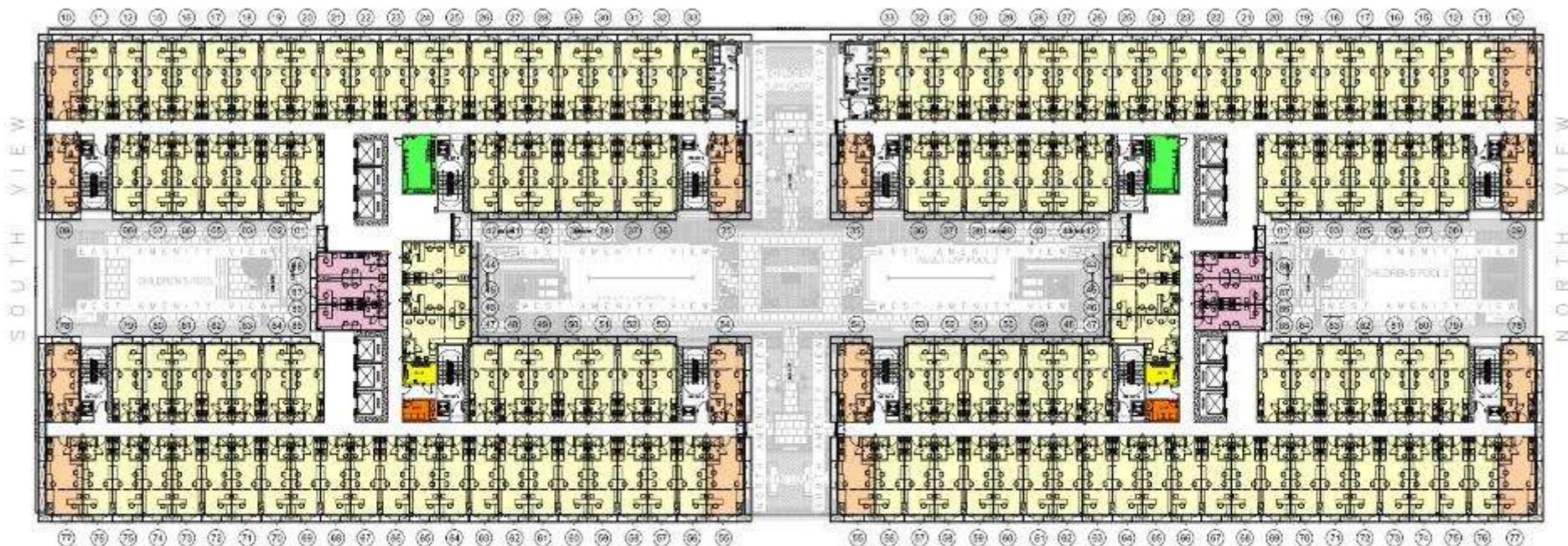
RETAIL AREA

COMMERCIAL PARKING

COMMON AREA



WEST VIEW

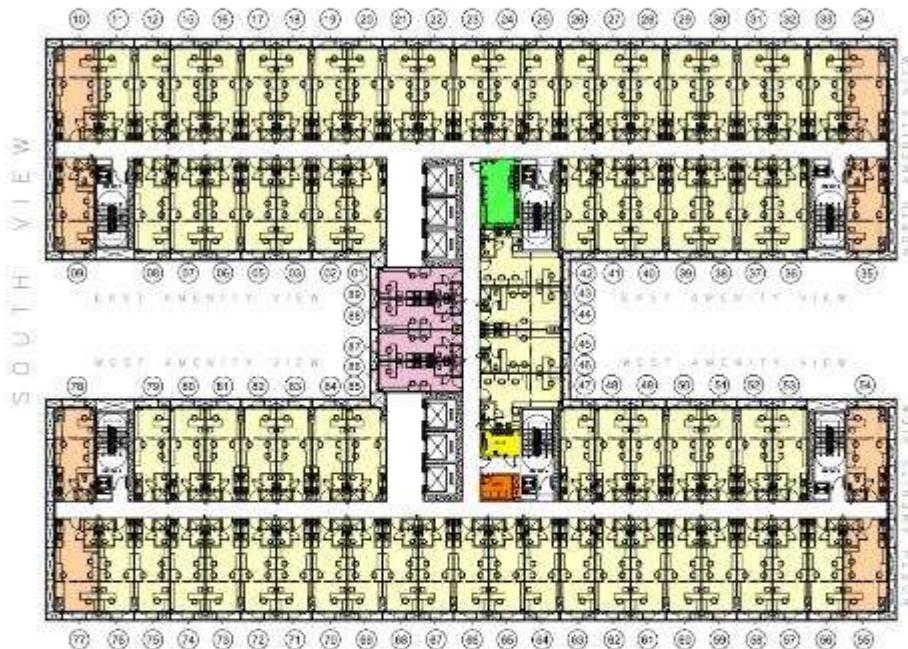


RUNWAY VIEW

OFFICE LAYOUT
2ND FLOOR (AMENITY)



WEST VIEW



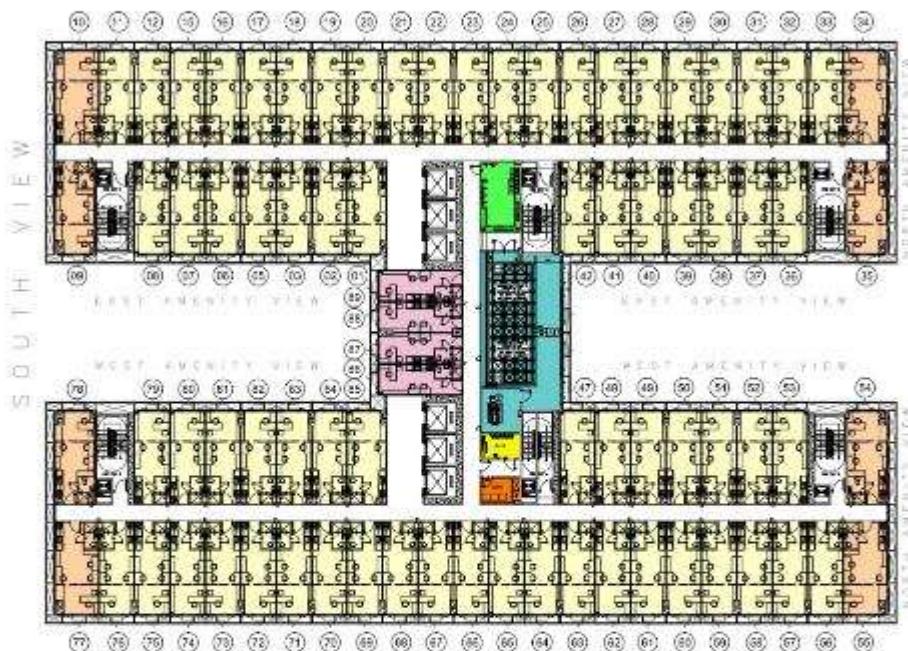
RUNWAY VIEW



OFFICE LAYOUT
3RD-15TH FLOOR (TYPICAL)



WEST VIEW



RUNWAY VIEW



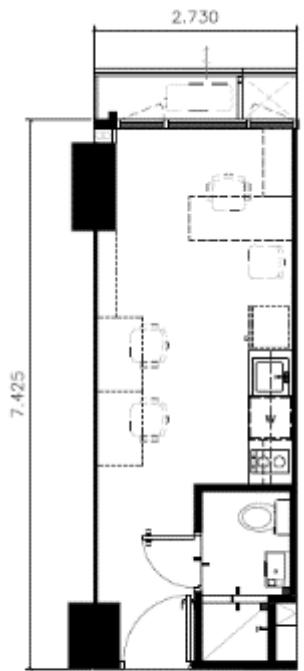
OFFICE LAYOUT
16TH FLOOR



UNIT LAYOUTS

STUDIO UNIT

20.27 sqm



OFFICE LAYOUT



RESIDENTIAL LAYOUT

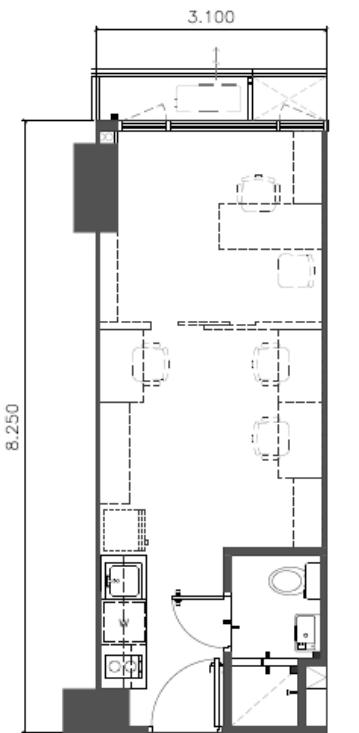
| ROOM DESCRIPTION | FLOOR AREA | |
|--------------------------------|---------------------------------|--------------------------------|
| | Square Meters (m ²) | Square Feet (ft ²) |
| Bedroom / Living / Dining Area | 16.83 | 181.16 |
| Toilet and Bath | 3.44 | 37.03 |
| TOTAL | 20.27 | 218.18 |



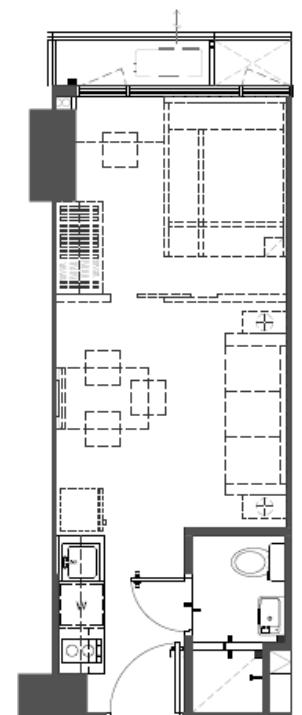
UNIT LAYOUTS

1 BR UNIT

25.58 sqm



OFFICE LAYOUT



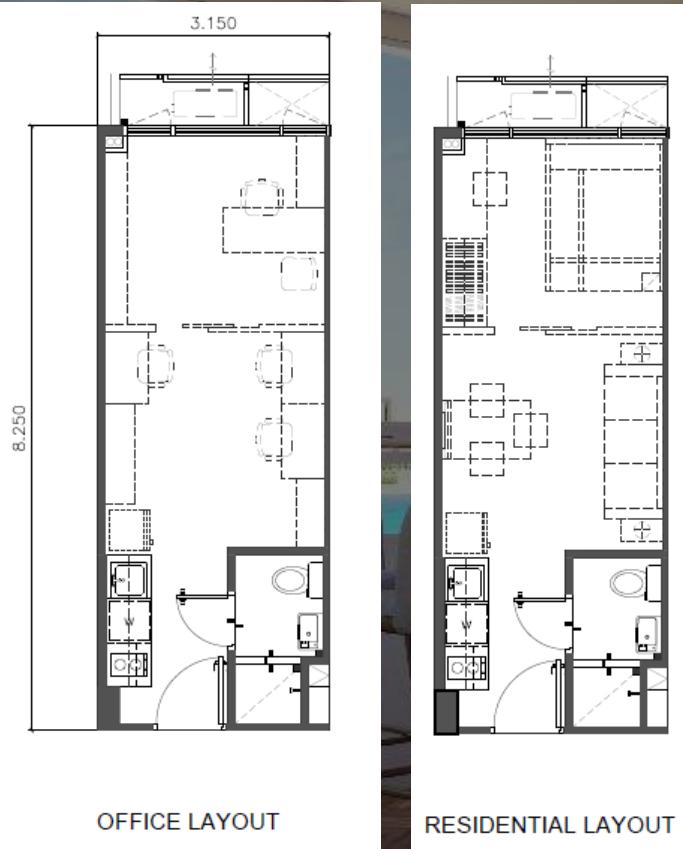
RESIDENTIAL LAYOUT

| ROOM DESCRIPTION | FLOOR AREA | |
|--------------------|---------------------------------|--------------------------------|
| | Square Meters (m ²) | Square Feet (ft ²) |
| Bedroom Area | 0.69 | 93.54 |
| Living/Dining Area | 9.14 | 98.38 |
| Toilet and Bath | 3.44 | 37.03 |
| Kitchen | 4.31 | 46.39 |
| TOTAL | 25.58 | 275.34 |



UNIT LAYOUTS

1 BR UNIT
26.00 sqm



OFFICE LAYOUT

RESIDENTIAL LAYOUT

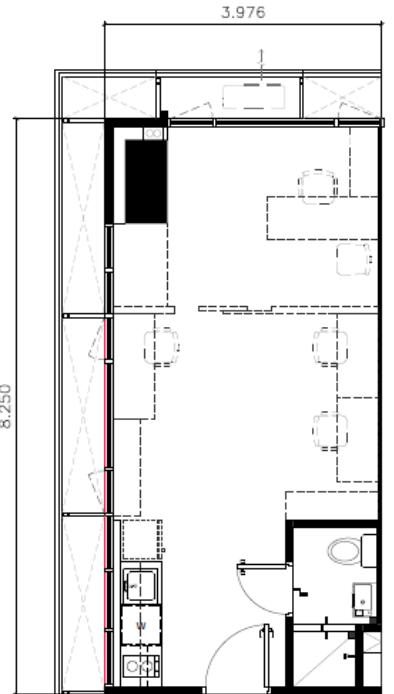
| ROOM DESCRIPTION | FLOOR AREA | |
|--------------------|--------------------|-------------------|
| | Square Meters (m²) | Square Feet (ft²) |
| Bedroom Area | 8.82 | 94.94 |
| Living/Dining Area | 9.30 | 100.10 |
| Toilet and Bath | 3.44 | 37.03 |
| Kitchen | 4.44 | 47.79 |
| TOTAL | 26.00 | 279.86 |



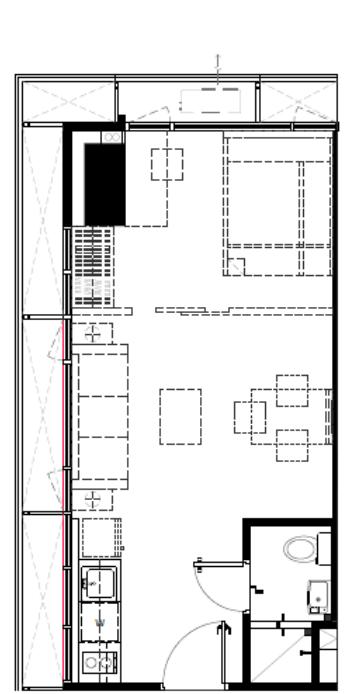
UNIT LAYOUTS

1 BR END UNIT

32.80 sqm



OFFICE LAYOUT



RESIDENTIAL LAYOUT

| ROOM DESCRIPTION | FLOOR AREA | |
|--------------------|---------------------------------|--------------------------------|
| | Square Meters (m ²) | Square Feet (ft ²) |
| Bedroom Area | 11.13 | 119.80 |
| Living/Dining Area | 11.73 | 126.26 |
| Toilet and Bath | 3.44 | 37.03 |
| Kitchen | 6.50 | 69.97 |
| TOTAL | 32.80 | 353.06 |



GOLD
TOWERS
RESIDENTIAL OFFICES **SMDC**

UNIT INCLUSIONS

| | |
|--------------------------|---|
| Floor Finishes | Floor tiles in all areas of the unit |
| Wall Finishes | Painted plain cement finish on interior walls and painted off-form finish on ceiling |
| Electrical | Wiring devices (breaker, switch, outlets) and lighting fixture |
| Kitchen | Kitchen countertop and splashboard with base & overhead cabinets / shelves including kitchen sink and accessories |
| | Cooktop and Range hood |
| | Provision for front load washing machine (7.0-7.5 kg capacity) |
| Toilet & Bath | With tiles on walls |
| | Water closet, lavatory, soap holder, tissue holder, shower set and facial mirror |

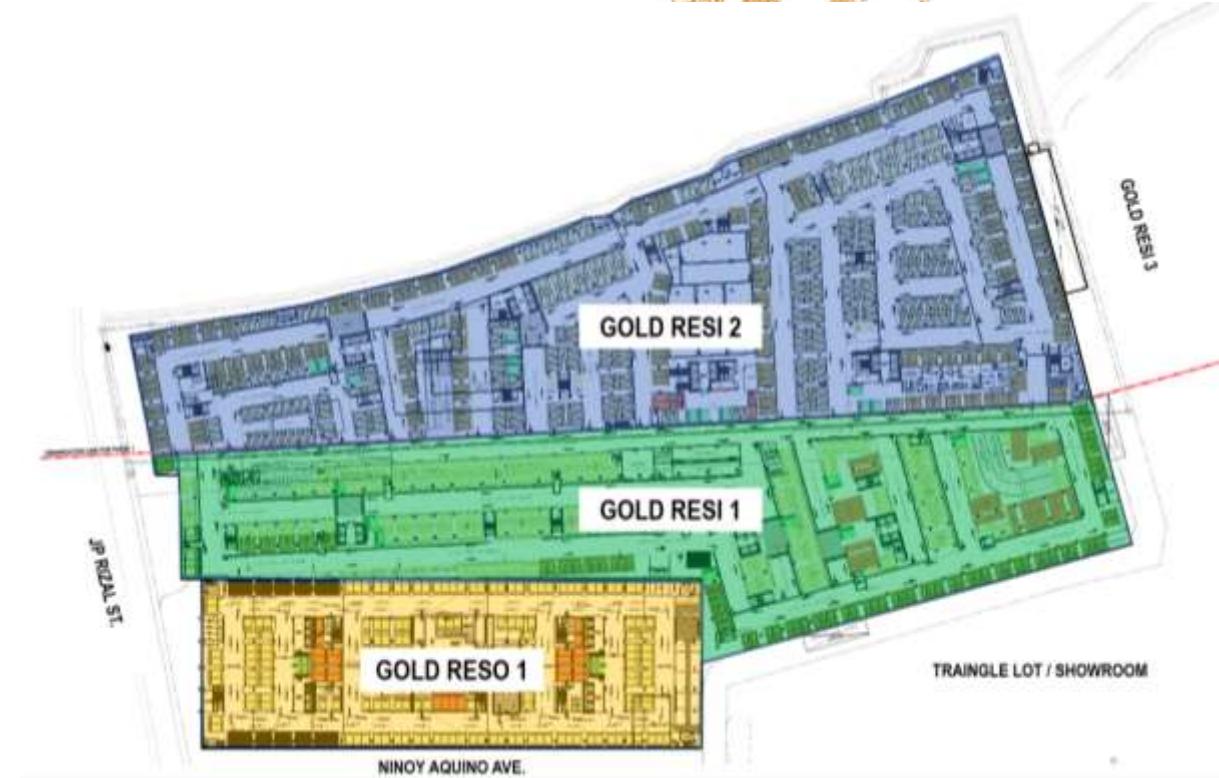


RESI PHASE 1 • RESI PHASE 2 • RESO

PARKING LAUNCHING

| Project | Parking Type | Total List Price |
|--|-----------------------------------|------------------|
| GOLD RESIDENCES | Regular | 1,300,000.00 |
| | Premium | 1,400,000.00 |
| | Tandem Parking (per tandem slots) | 2,200,000.00 |
| GOLD TOWERS RESIDENTIAL-OFFICES (RESO) | Regular | 1,500,000.00 |
| | Premium | 1,600,000.00 |
| | Tandem Parking (per tandem slots) | 2,400,000.00 |

BOOK NOW



LINKS FOR PARKING FLOOR PLAN:

[Gold Residences Phase 1 Basement Parking Layout](#)

[Gold Residences Phase 2 Basement Parking Layout](#)

[Gold Towers Residential-Offices \(RESO\) Basement Parking Layout](#)

[Gold Towers Residential-Offices \(RESO\) Ground Floor Parking Layout](#)

[Gold Towers Residential-Offices \(RESO\) Mezzanine Floor Parking Layout](#)



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

FOR TRAINING PURPOSES ONLY

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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



FOR INQUIRIES

You may contact us at:



e-mail address

smdc.leasing@smdevelopment.com



SMDC GOOD STAYS

Your trusted leasing and
tenancy management group



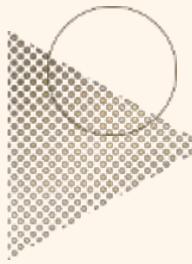
mobile number

+63-917-552-5943 (Globe)



landline number

+863-8857-0300 local 0328



Frequently Asked Questions

❖ What is a RESO Unit?

A Residential Office unit is designated for Residential and/or Office Use

❖ What are the Features of the Project?

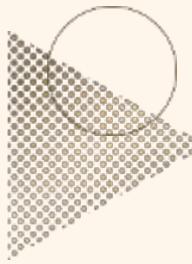
- Co-working Space Areas
- Meeting Rooms
- Function Hall with Pantry
- Gym
- Landscaped Roofdeck
- Activity Courtyard

❖ What does 100% back up power mean?

In the event of power interruption the development can ensure 100% back-up power in Common Areas and RESO units.

❖ What is the finishes / deliverable of RESO units?

- RESO Units will be delivered as Basic Units
- With Cooktop and Rangehood



Frequently Asked Questions

❖ How many persons are allowed inside a RESO unit?

The maximum number of persons allowed in RESO Unit shall be six (6): maximum of 4 occupants and 2 visitors.

❖ What are the corridor measurements?

Hallway width: +/-1.5 meters

❖ What is the floor to ceiling height?

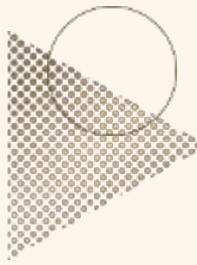
Reso Floor to Floor Height: +/- 3 meters

❖ What will guide the fit out, can we put signage on the hallway, what about outside the building?

Construction guidelines and house rules will be implemented by property management. Signage directed outside is not allowed.

❖ Will unit combination be allowed?

Yes, combination of RESO Units are allowed subject to SMDC policy for combination of Units.



Frequently Asked Questions

- ❖ Agencies/ businesses that have more than 6 pax (4 occupants, 2 visitors).
- ❖ Clinics that may have issues on waste disposal (i.e. clinics that perform laboratory tests)
- ❖ Offshore gaming, online betting and other similar forms of gambling.
- ❖ Diplomatic, consular, or other political office, which in the judgement of the Declarant, will increase the risk and compromise the security of the building as well as the RESO unit owners.
- ❖ Catering Services, eateries and restaurants requiring heavy cooking activities
- ❖ Agencies such as delivery concessions, massage services, travel agency, talent agency, employment agency may be allowed to operate in RESO units provided that only backroom functions will be allowed to prevent compromising the load of the building.
- ❖ RESO units may be used as clinics to serve out patients only such as: Dental Clinics, Derma Clinics and Consultation Clinics provided that proper licenses must be acquired by tenants and proper disposal of toxic wastes must be implemented.