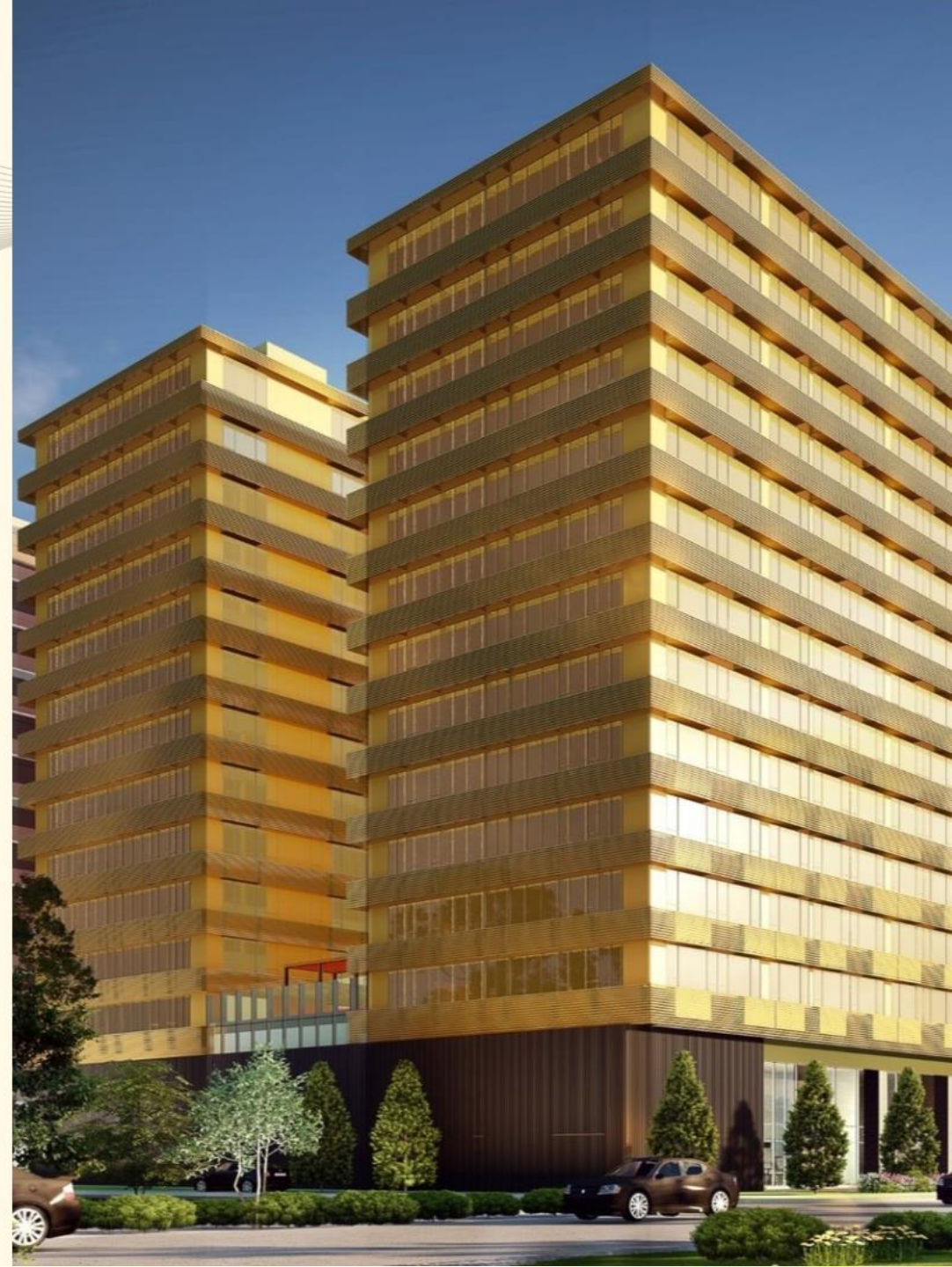


SMDC
GOLD
TOWERS
RESIDENTIAL OFFICES

ACROSS NAIA TERMINAL 1





SMDC GOLD CITY



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

GOLD TOWERS

RESIDENTIAL OFFICES



J.P. Rizal

For training purposes only.





RESI+

A HOME THAT WORKS FOR YOU

GOLD
TOWERS
RESIDENTIAL OFFICES

TOWER A

GOLD

WHY
RESI+

A man in a dark suit, light shirt, and dark tie is walking from left to right. He is holding a small white cup in his left hand and a black suitcase in his right. He is smiling. The background is a modern building with large glass windows and a prominent yellow structural element. The building's interior is visible through the glass, showing a man in a blue shirt standing near a white wall. The scene is brightly lit, suggesting daytime.

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

ROOFDECK

16th Floor

15th Floor

12th Floor

11th Floor

10th Floor

9th Floor

8th Floor

7th Floor

6th Floor

5th Floor

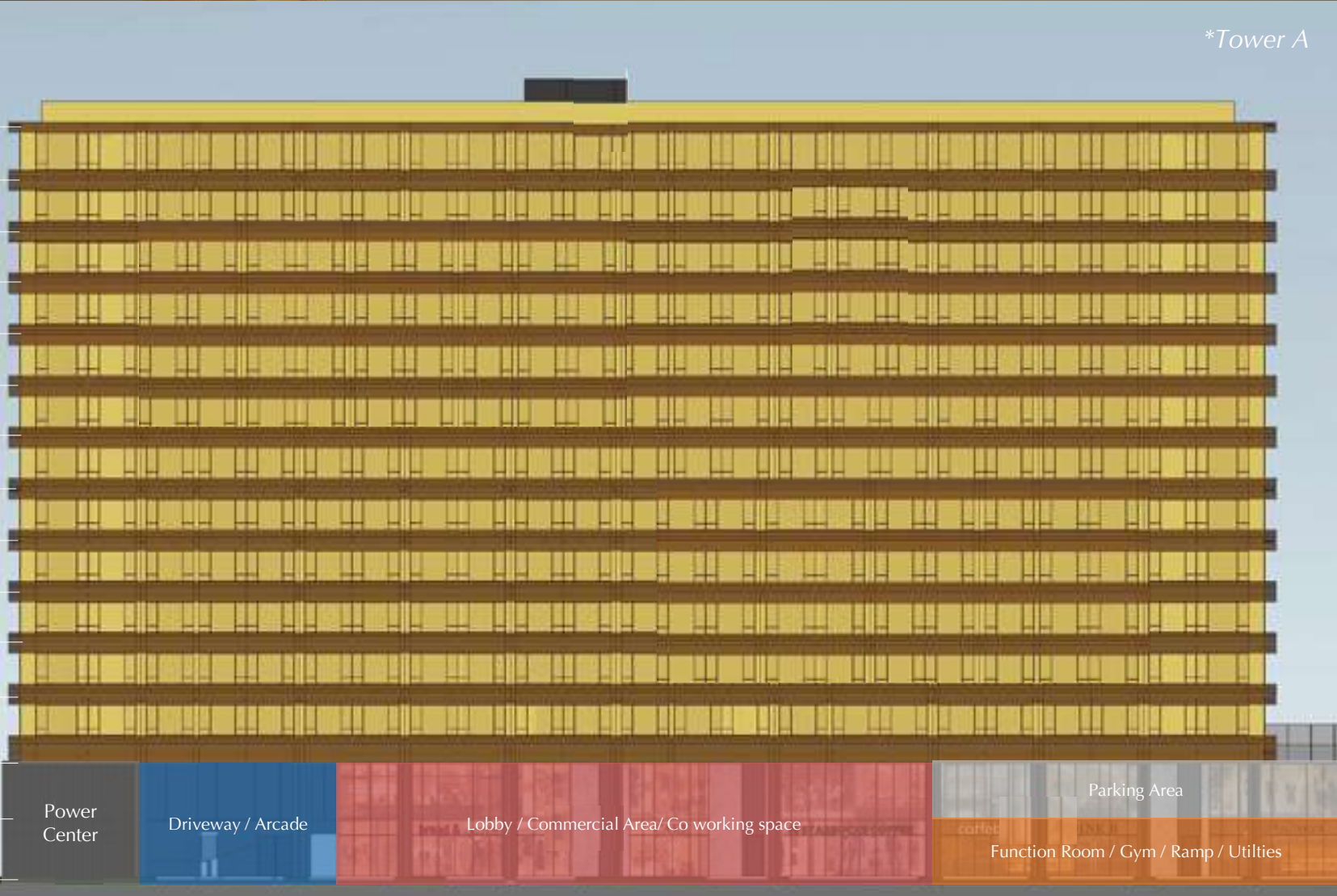
3rd Floor

2nd Floor

Mezzanine Floor

Ground Floor

BASEMENT



Power
Center

Driveway / Arcade

Lobby / Commercial Area/ Co working space

Parking Area

Function Room / Gym / Ramp / Utilities

Gold Towers Residential-Offices Amenities



ACTIVE AMENITIES



Children's
Play Garden



Children's Pool



Adult Lap Pool



Leisure Lawn

PASSIVE AMENITIES



Sculpture Courtyard



Lounge Terrace



Meeting Terrace



Central Pavillion with
Coffee kiosk



Poolside Deck

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

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.

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.

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.

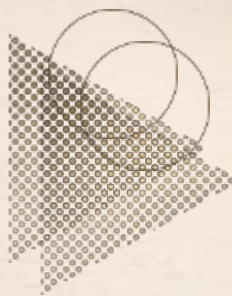
1

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

Grand Lobby



Lift Lobby

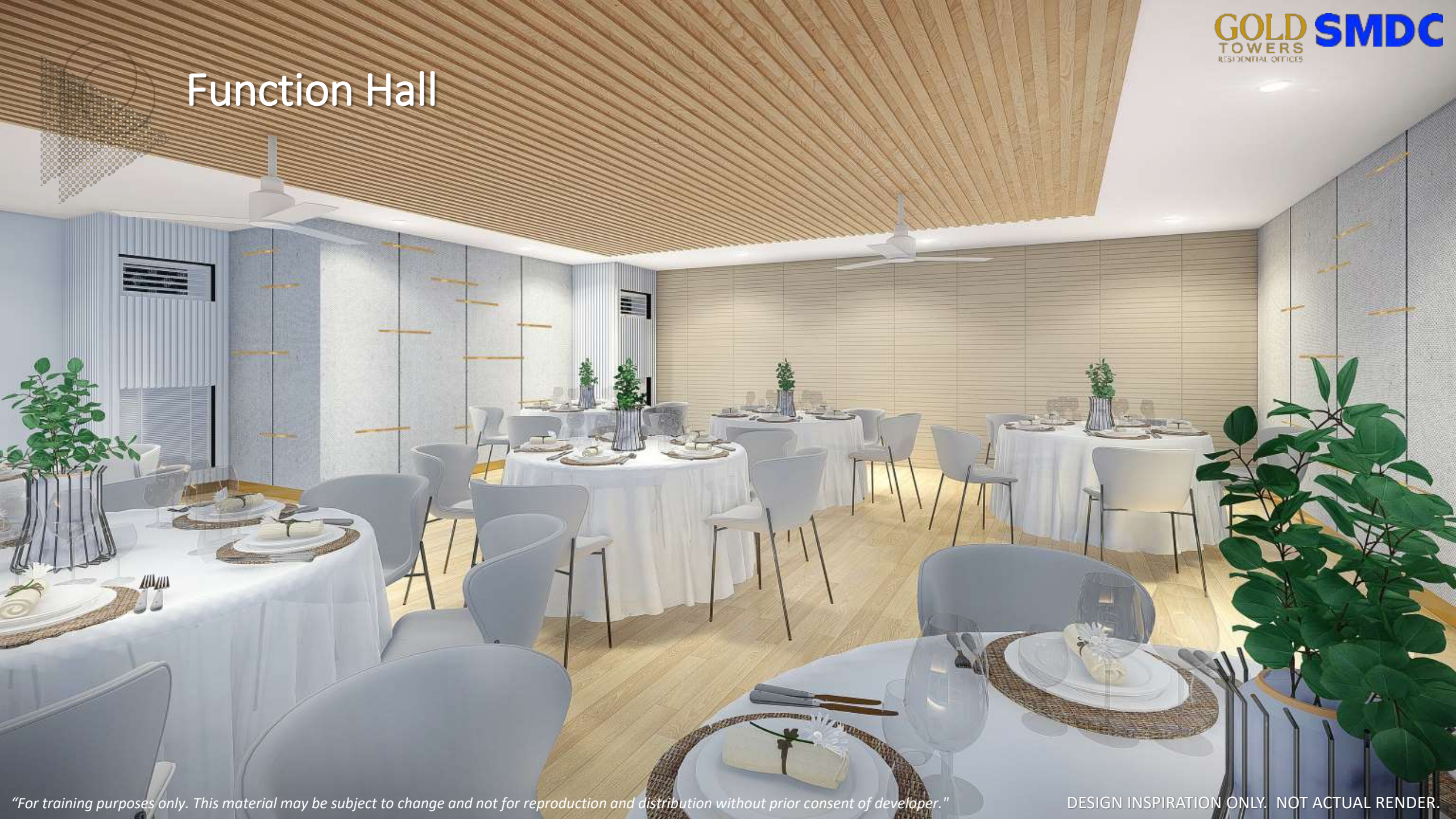


Lift Lobby



Business Hub

Function Hall



Comfort Room



Fitness Hub-Gym



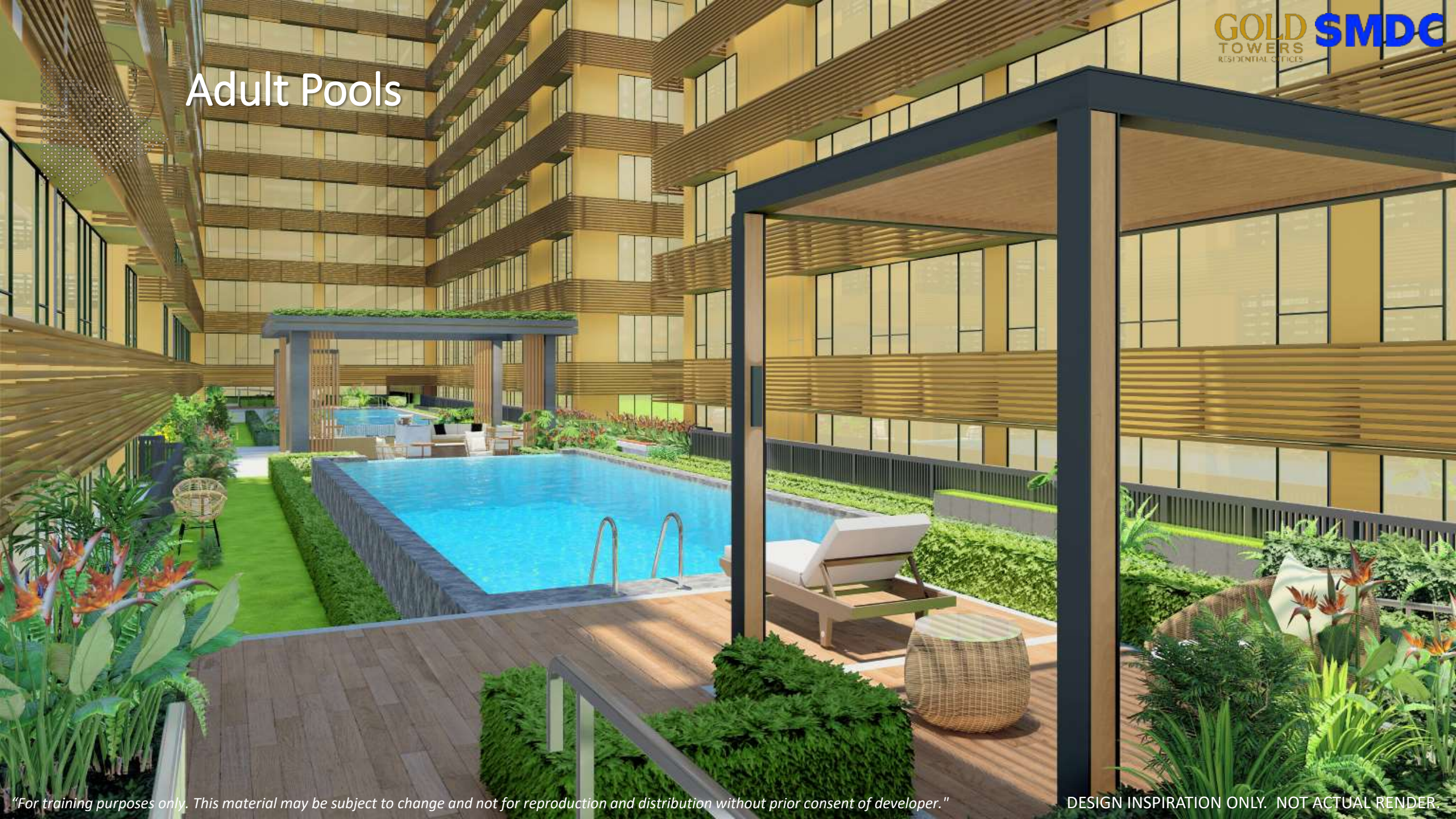
Fitness Hub-Yoga Studio



Commercial Hub



Adult Pools

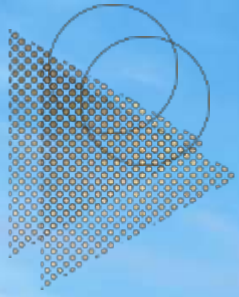


Central Pavillion



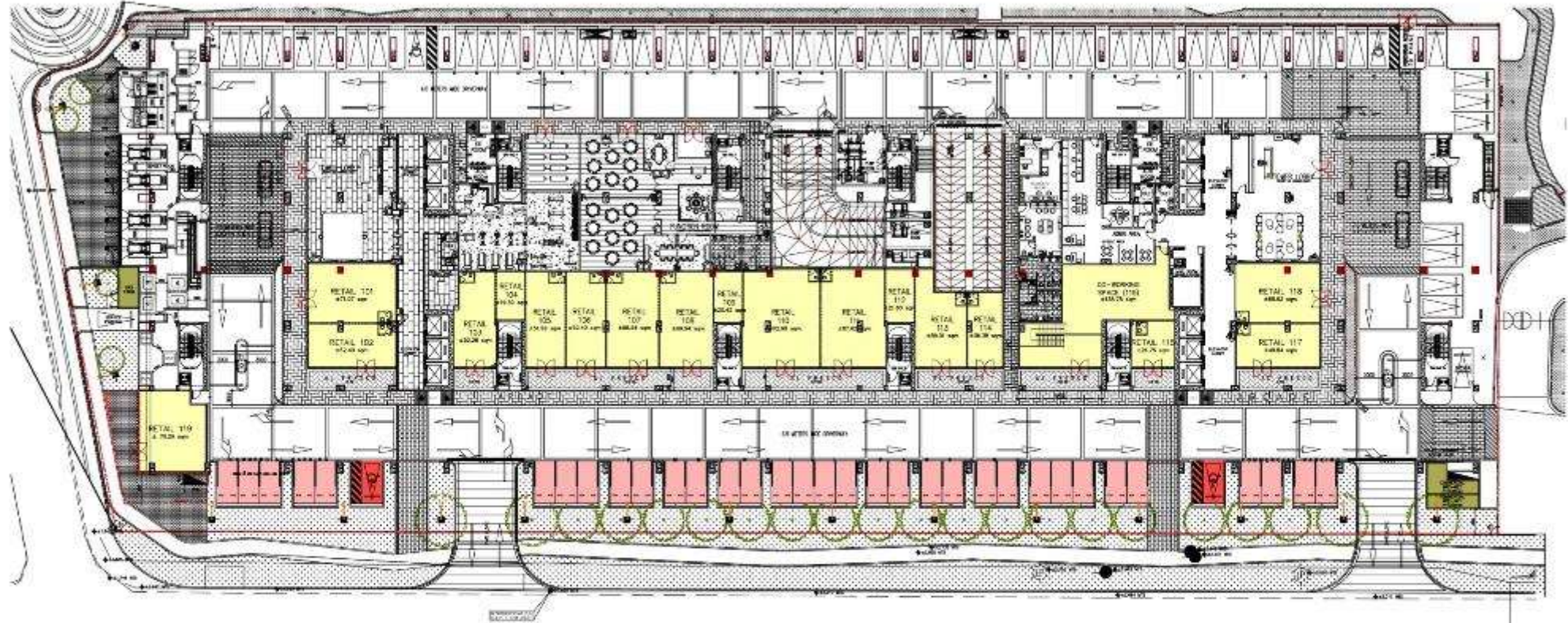
Outdoor Meeting Areas





Sky Lounge

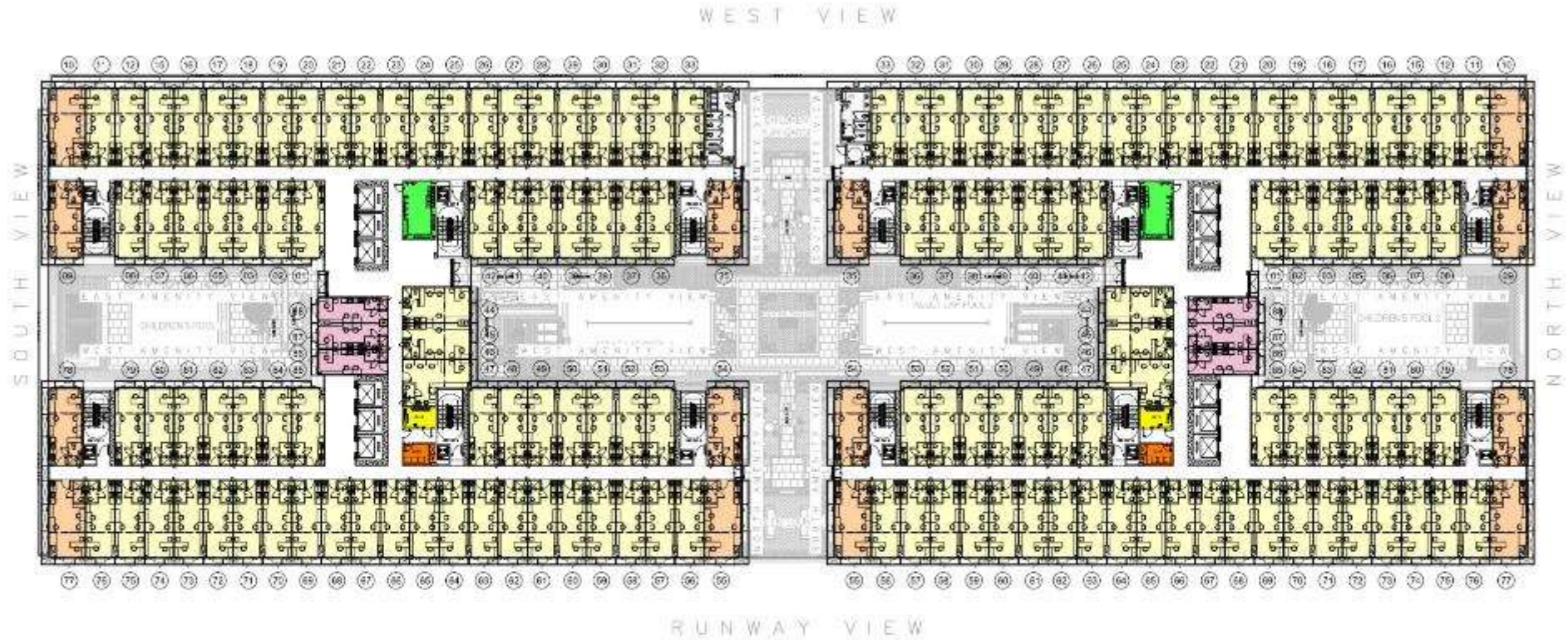




- RETAIL AREA
- COMMERCIAL PARKING
- COMMON AREA

GROUND FLOOR

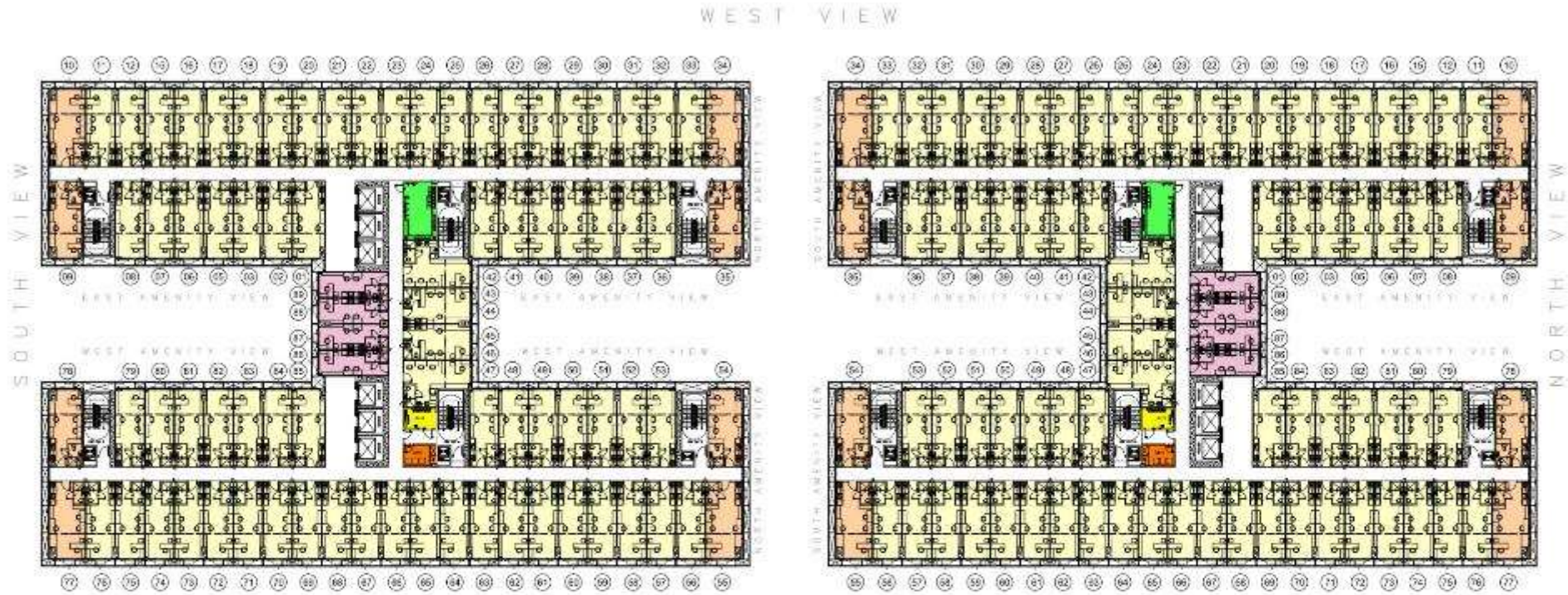




- | | |
|--|---|
| GARBAGE ROOM | 1 BEDROOM UNIT |
| WATER TANK | 1 BEDROOM END UNIT |
| ELECTRICAL ROOM | STUDIO UNIT |
| AUXILIARY ROOM | |

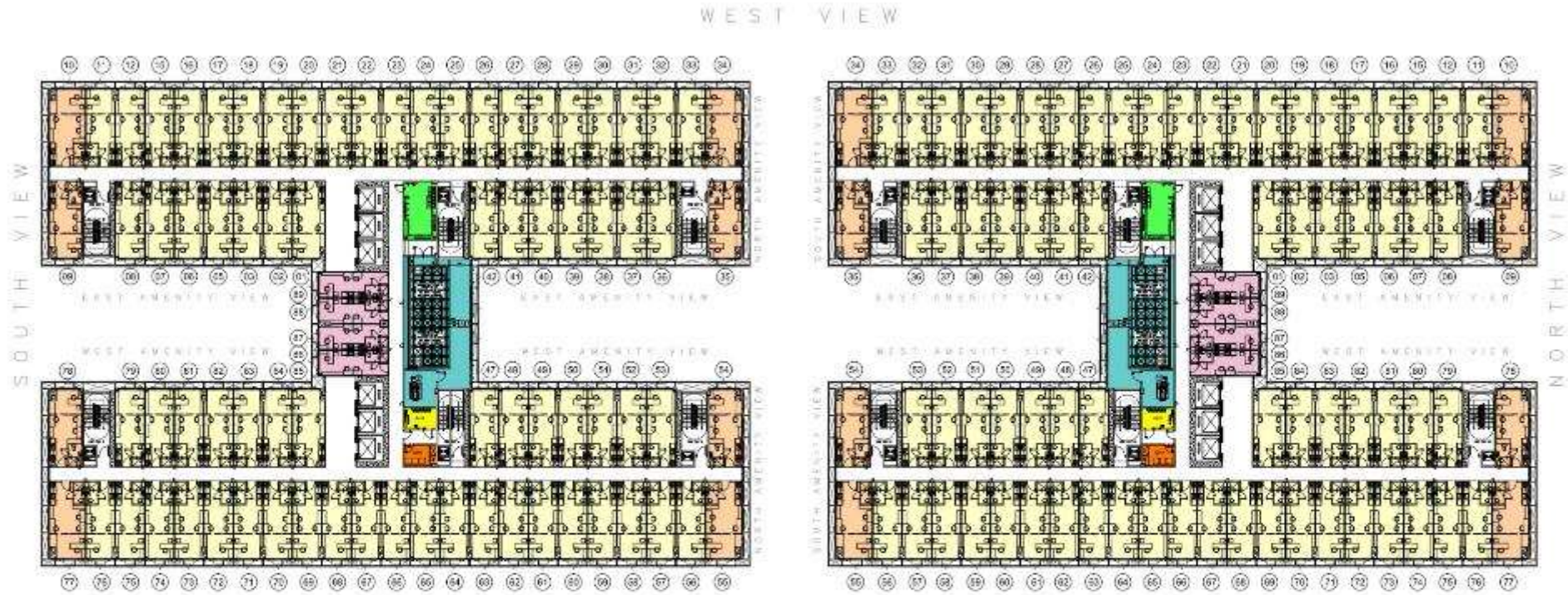
OFFICE LAYOUT
2ND FLOOR (AMENITY)





OFFICE LAYOUT
3RD-15TH FLOOR (TYPICAL)





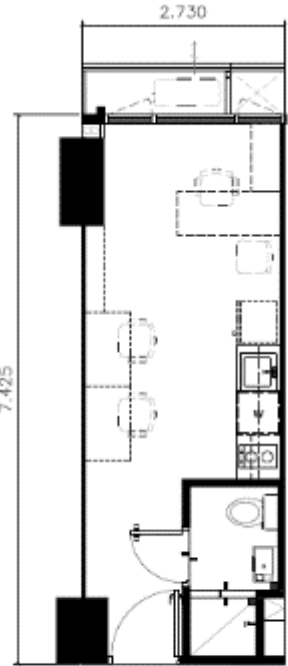
- GARBAGE ROOM
- 1 BEDROOM UNIT
- WATER TANK
- 1 BEDROOM END UNIT
- ELECTRICAL ROOM
- STUDIO UNIT
- AUXILIARY ROOM

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

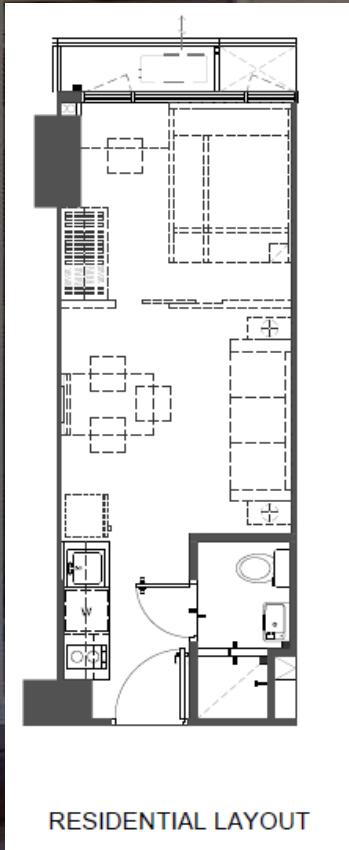
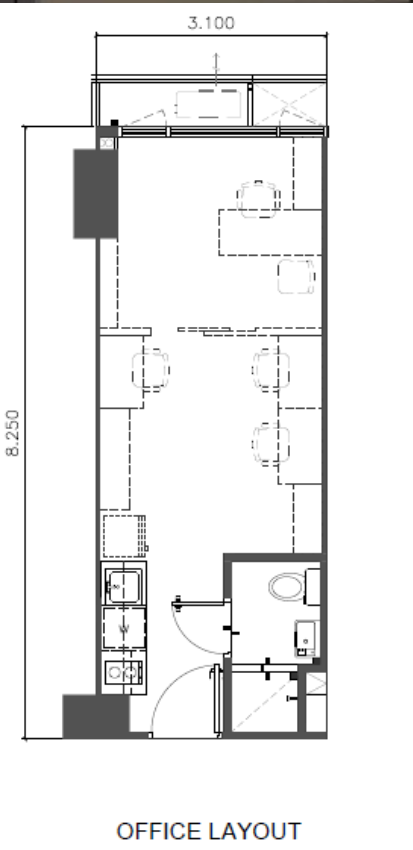


UNIT LAYOUTS

1 BR UNIT

25.58 sqm

GOLD TOWERS **SMD C**
RESIDENTIAL OFFICES



ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m ²)	Square Feet (ft ²)
Bedroom Area	8.69	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

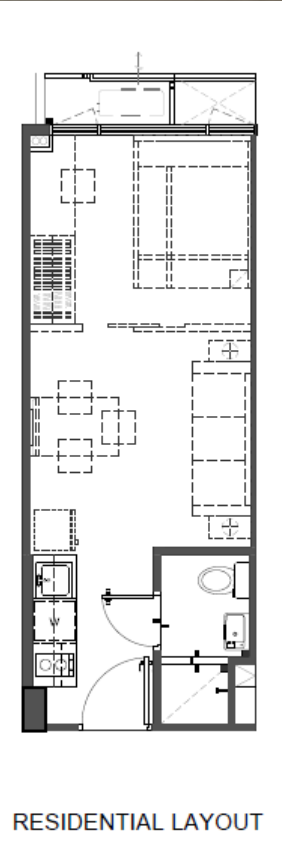
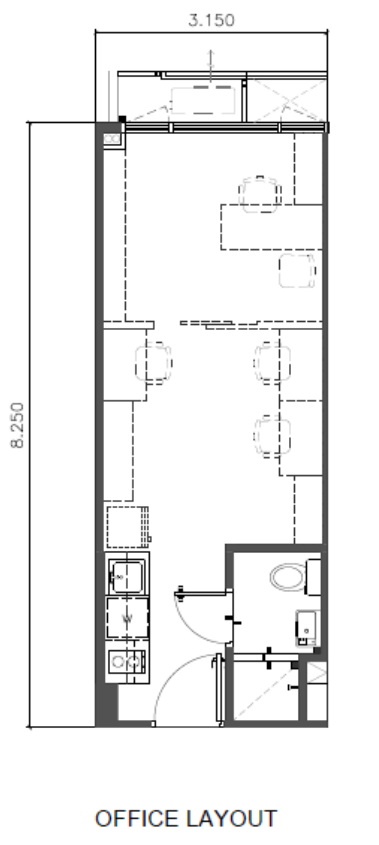


"For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer."

DESIGN INSPIRATION ONLY. NOT ACTUAL RENDER.

UNIT LAYOUTS

1 BR UNIT
26.00 sqm

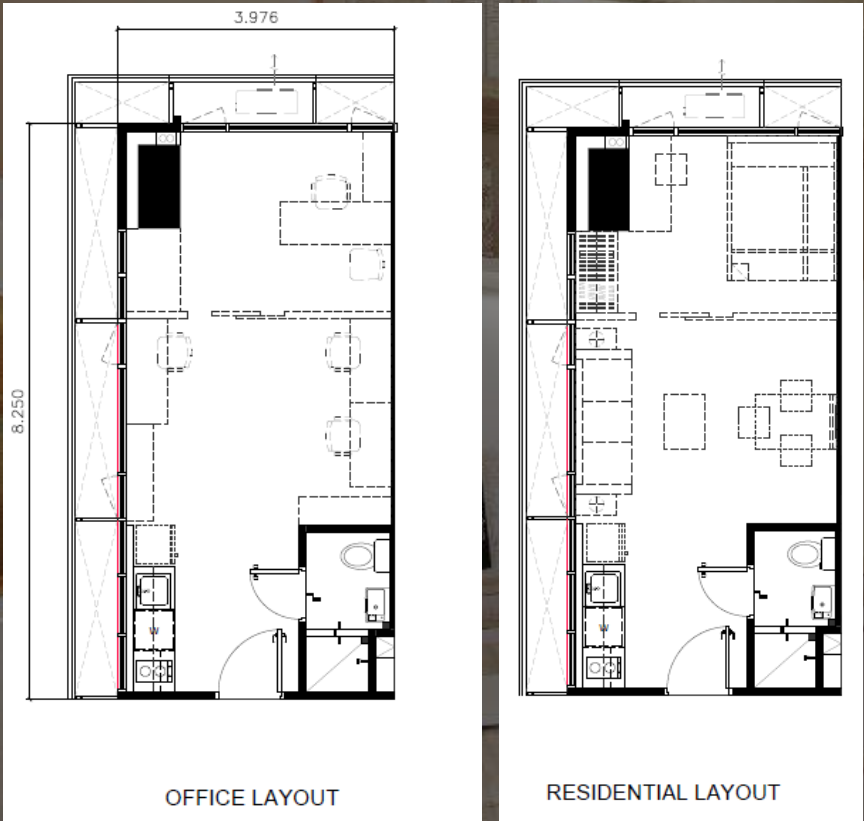


ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m ²)	Square Feet (ft ²)
Bedroom Area	8.82	94.94
Living/Dining Area	9.30	100.10
Toilet and Bath	3.44	37.03
Kitchen	4.44	47.79
TOTAL	26.00	279.86



UNIT LAYOUTS

1 BR END UNIT
32.80 sqm



ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m²)	Square Feet (ft²)
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



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](#)



SMDC

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

This information is proprietary to SM Development Corp.

Any unauthorized reproduction, use or disclosure of this material, or part thereof, is strictly prohibited



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

You may contact us at:

mobile number



+63-917-552-5943 (Globe)

e-mail address

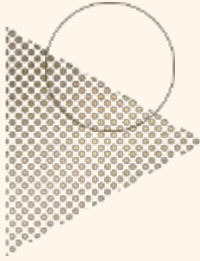


smdc.leasing@smdevelopment.com

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?

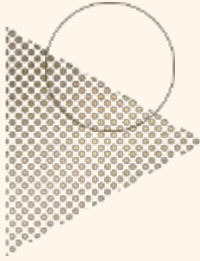
- Co-working Space Areas
- Meeting Rooms
- Function Hall with Pantry
- Gym
- Landscaped Roofdeck
- Activity Courtyard

❖ 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.