



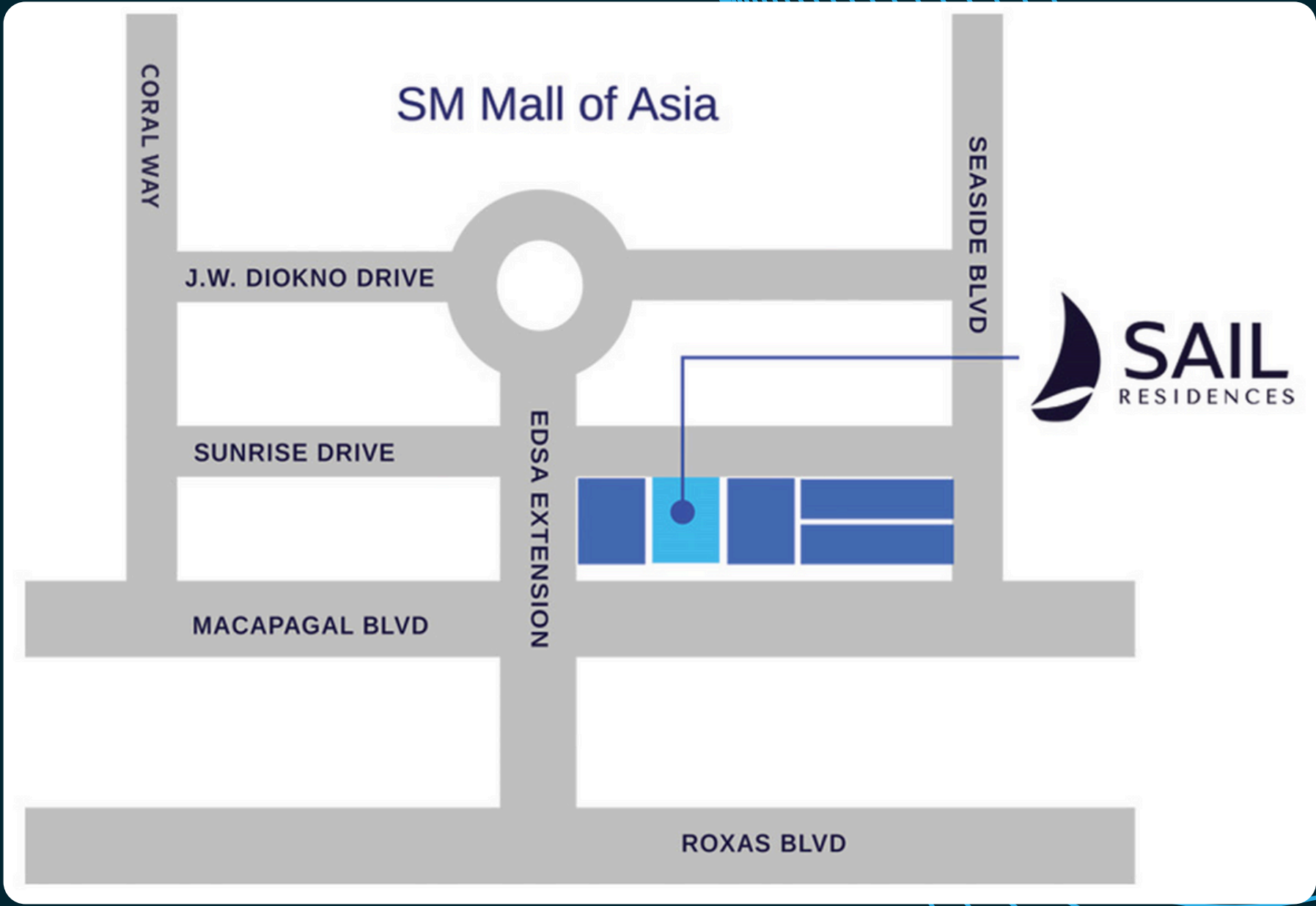
# SAIL

## RESIDENCES

MALL OF ASIA COMPLEX



# LOCATION





# VICINITY PROFILE

## COMMERCIAL AREAS

SM Mall of Asia (0.51km)  
SM by the Bay (0.81km)  
S Maison (0.87km)  
Blue Bay Walk (0.38km)

## EVENT/CONVENTION CENTERS

SMX Convention Center (0.78km)  
One Esplanade (0.63km)  
World Trade Center (1.50km)  
Cultural Center of the Philippines (2.30km)  
Philippine International Convention Center (1.90km)

## HOSPITALS

Adventist Medical Center  
San Juan De Dios Hospital  
Pasay City General Hospital

## HOTELS

Conrad Hotel (0.87km)  
City of Dreams (1.60km)  
Nobu Hotel (1.60km)  
Solaire Resort and Casino (1.64km)

## OFFICES

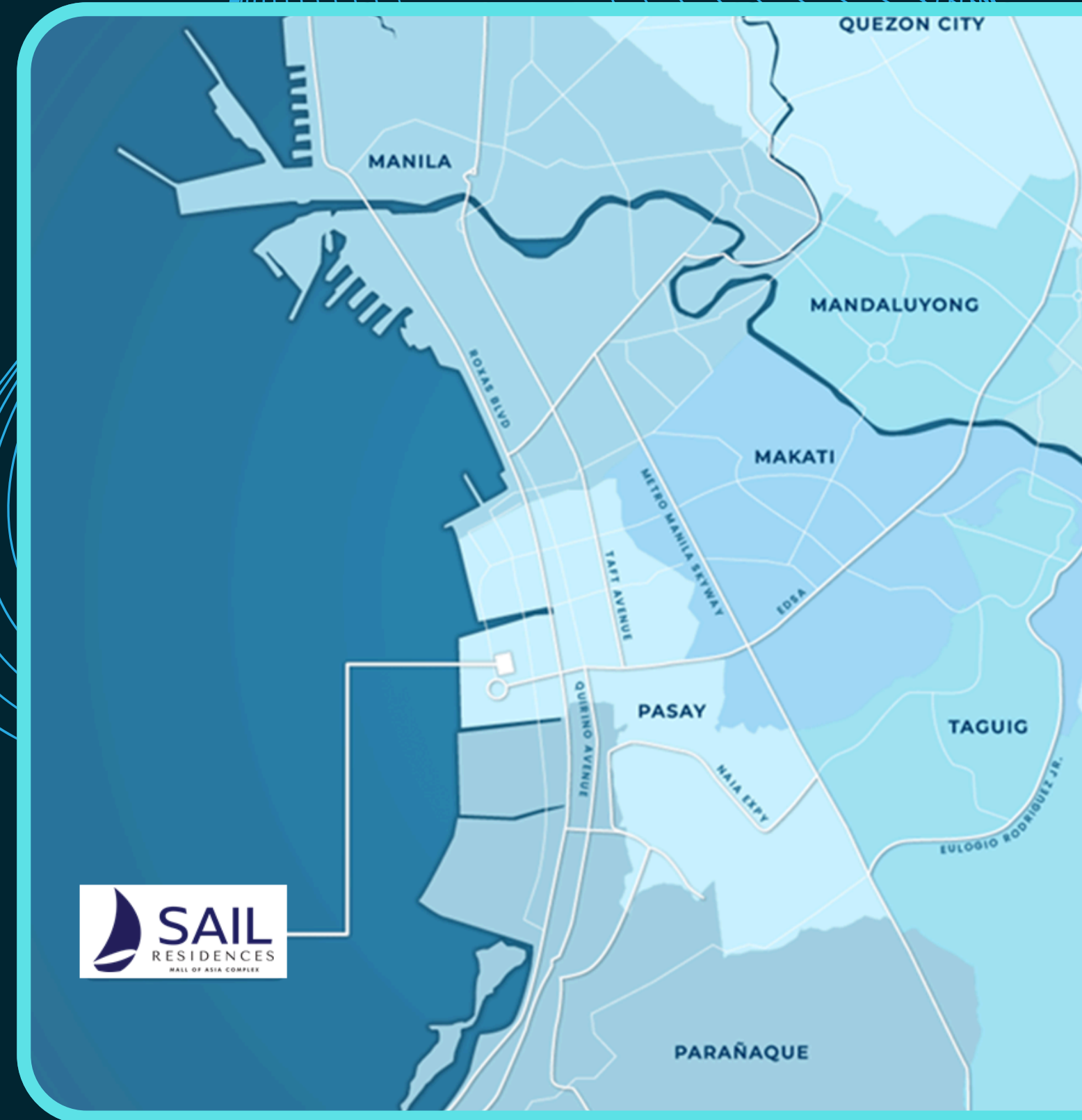
E-Com Centers (0.55km)  
SM Corporate Offices (0.14km)

## SCHOOLS

Manila Tytana College  
San Juan De Dios College  
Cambridge Child Development Center

## AIRPORT

Ninoy Aquino International Airport





# STAND OUT ARCHITECTURE



DOT PROPERTY SOUTHEAST ASIA AWARDS  
**2022 WINNER**  
**BEST CONDOMINIUM**  
**ARCHITECTURAL DESIGN**



**SAILBOAT DECK INSPIRED  
ARCHITECTURE**

**BAYVIEW GLASS BALCONIES**

**THREE LEVEL VIEWING DECK**



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MALL OF ASIA COMPLEX





## PROJECT OVERVIEW

Owner/Developer	SM Prime Holdings, Inc.
Launch	March 2019
Total Land Area:	22,000 sqm
No. of Towers	4 Towers
No. of Floors/Tower	16 Physical Floors/Tower
Total No. of Units	2,832 units
Unit Types	1BR, 2BR, 3BR
Parking Slots	875 slots
Target Turnover Date	October 2025 - T3 & T4 December 2025 - T1 & T2





# THREE LEVEL VIEWING DECK



**16TH FLOOR**

**11TH FLOOR**

**7TH FLOOR.**

**2F AMENITY FLOOR**



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MALL OF ASIA COMPLEX



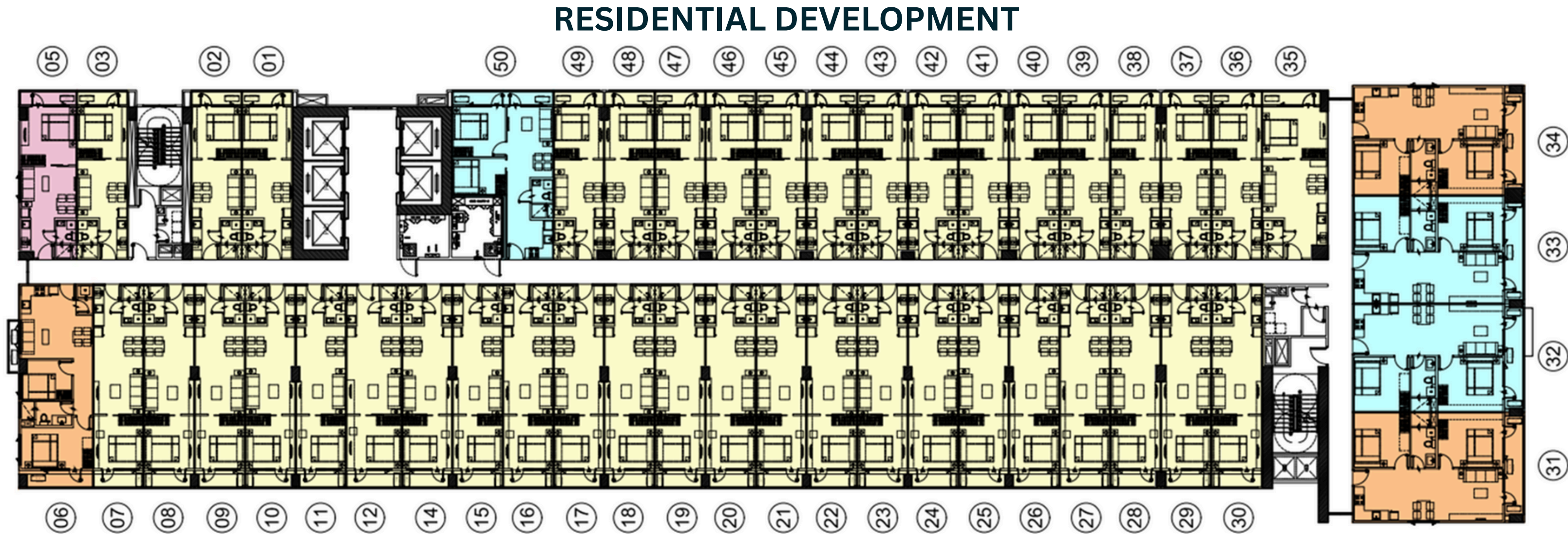
# SITE DEVELOPMENT PLAN





# TYPICAL FLOOR PLAN (3RD – 16TH FLOOR) - TOWER 1

MAKATI VIEW/ TOWER 4



MANILA BAY

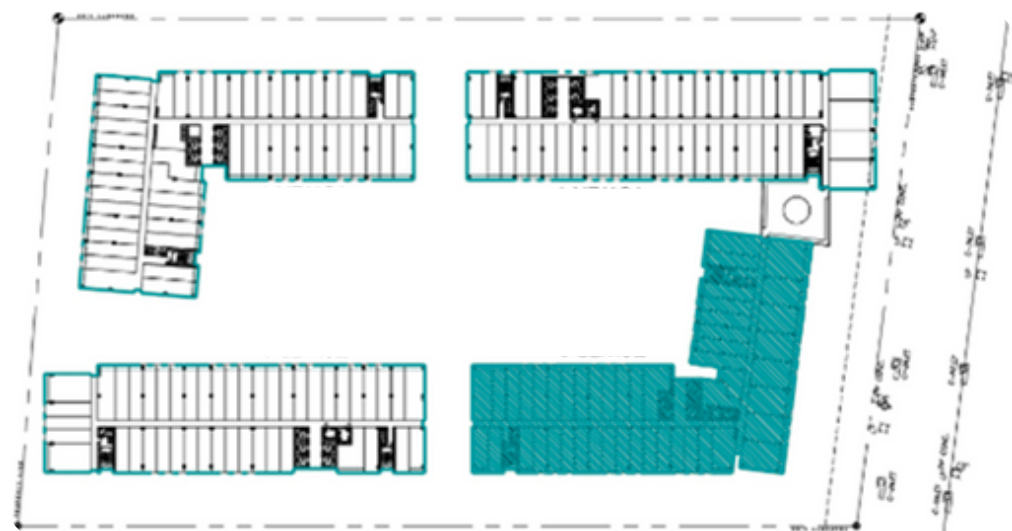
## AMENITY VIEW

- LEGENDS:
- 1 BEDROOM UNIT
  - 1 BEDROOM UNIT W/ BALCONY
  - 1 BEDROOM END UNIT W/ BALCONY
  - 2 BEDROOM UNIT
  - 2 BEDROOM UNIT W/ BALCONY
  - 2 BEDROOM END UNIT W/ BALCONY





# TYPICAL FLOOR PLAN (3RD – 16TH FLOOR) - TOWER 2



## LEGENDS:

1 BEDROOM UNIT

1 BEDROOM UNIT W/ BALCONY

1 BEDROOM END UNIT W/ BALCONY

2 BEDROOM UNIT

2 BEDROOM UNIT W/ BALCONY

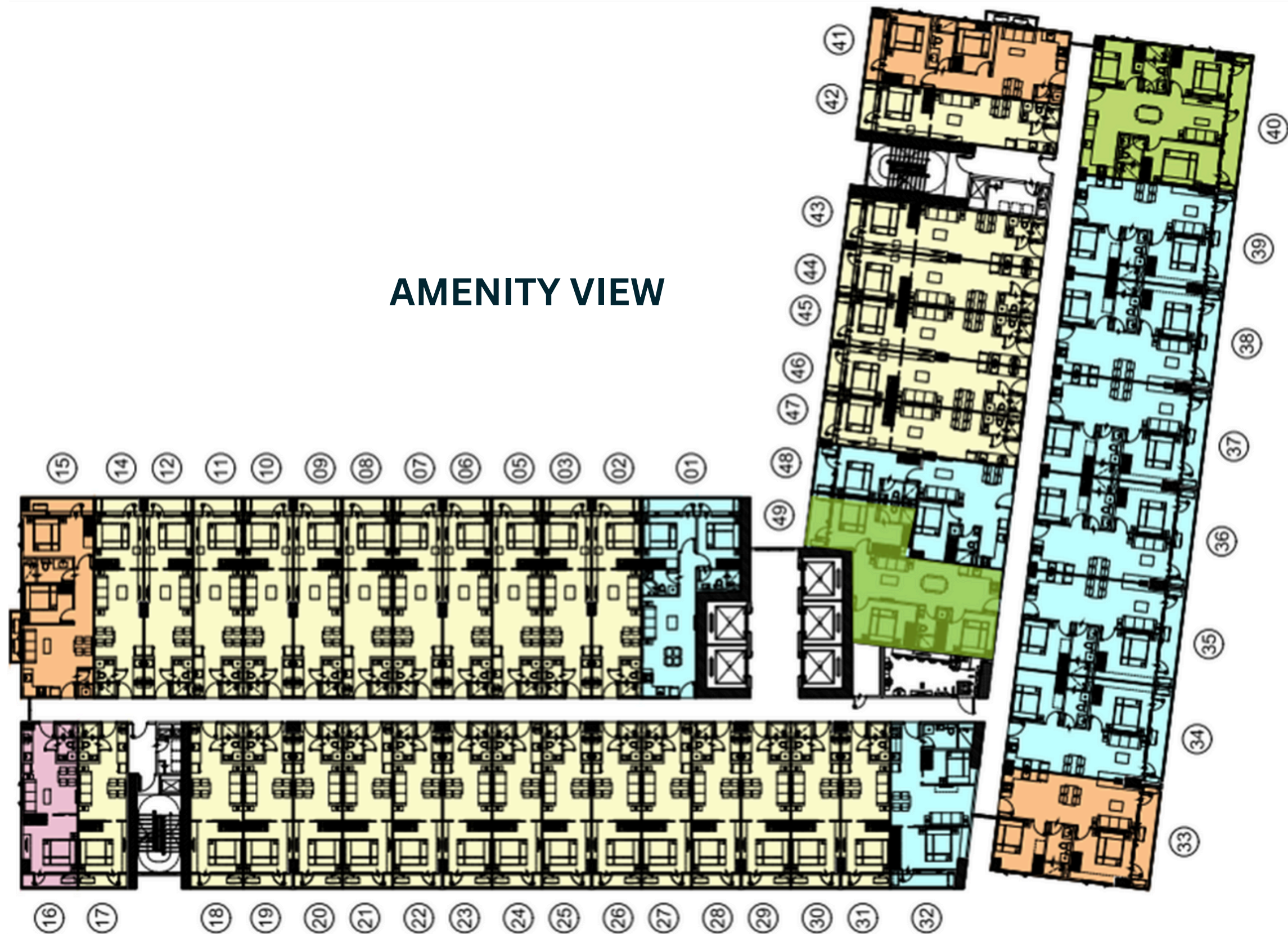
2 BEDROOM END UNIT W/ BALCONY

3 BEDROOM UNIT

3 BEDROOM END UNIT W/ BALCONY

MAKATI VIEW / TOWER 3

AMENITY VIEW



MANILA BAY

RESIDENTIAL DEVELOPMENT

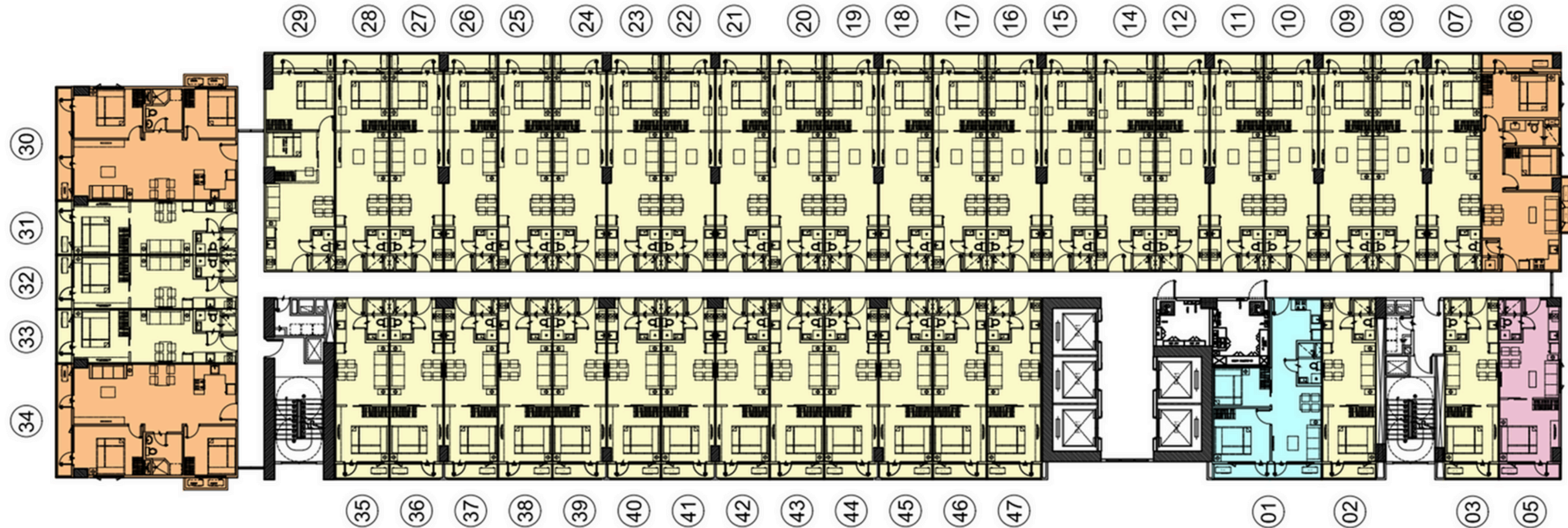


# TYPICAL FLOOR PLAN (3RD – 16TH FLOOR) - TOWER 3

## AMENITY VIEW

MAKATI VIEW

MANILA BAY / TOWER 2



## RESIDENTIAL DEVELOPMENT

### LEGENDS:

1 BEDROOM UNIT

1 BEDROOM UNIT W/ BALCONY

1 BEDROOM END UNIT W/ BALCONY

2 BEDROOM UNIT

2 BEDROOM UNIT W/ BALCONY

2 BEDROOM END UNIT W/ BALCONY

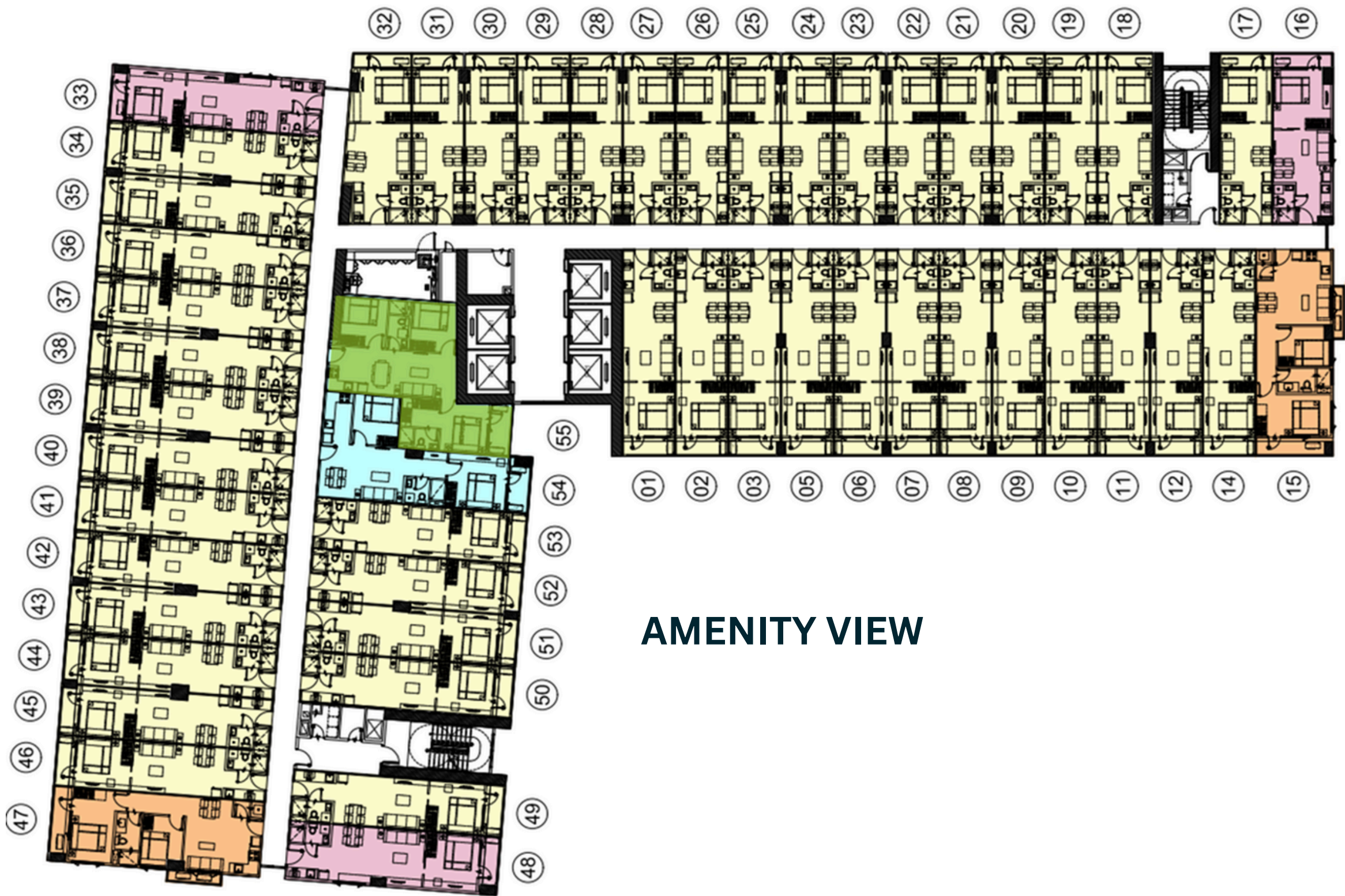




# TYPICAL FLOOR PLAN (3RD – 16TH FLOOR) - TOWER 4

## RESIDENTIAL DEVELOPMENT

MAKATI VIEW



## AMENITY VIEW

MANILA BAY / TOWER 1



### LEGENDS:

- 1 BEDROOM UNIT
  - 1 BEDROOM UNIT W/ BALCONY
  - 1 BEDROOM END UNIT W/ BALCONY
- 2 BEDROOM UNIT
  - 2 BEDROOM UNIT W/ BALCONY
  - 2 BEDROOM END UNIT W/ BALCONY
- 3 BEDROOM UNIT
  - 3 BEDROOM END UNIT W/ BALCONY



**Purposefully  
Designed  
Living  
Spaces**



## UNIT LAYOUT



**1BR w/ Balcony**  
**38.75 sqm**  
**Ave TLP: 12.1 Mn**



**2BR w/ Balcony**  
**61.69 sqm**  
**Ave TLP: 20.6 Mn**



**3BR w/ Balcony**  
**73.53 sqm**  
**Ave TLP: 23.4 Mn**



# UNIT FINISHES AND DELIVERABLES



WALL FINISH	
Painted Cement Finish	
FLOOR FINISH (LDK)	
Porcelain Tiles (600 x 600 mm)	
DOORS	
Main Door	Laminated Wood Door
Bedroom Door	Laminated Wood Door
Toilet & Bath	Laminated Wood Door
BEDROOM PARTITION	
Laminated wood door and partition	
TOILET AND BATH	
Wall	Combination of Homogenous Tiles & Painted Wall Finish
Floor	Porcelain tiles (300 x 300 mm)
Ceiling	Painted Finish
Fixtures	Water Closet, Lavatory, Shower Set
KITCHEN	
Overhead and undercounter cabinets (including kitchen sink, cooktop and rangehood)	
BALCONY	
Floor	Homogenous Tiles (300 x 300 mm)
Railing	Painted Metal Railing



## SEMI-FURNISHED UNITS (ADDITIONAL ITEMS)

**M** Microwave

**A** Air Conditioning Unit

**R** Refrigerator

**S** Shower Heater





The vibrant commercial strip features a curated selection of establishments, bringing daily essentials and lifestyle conveniences within easy reach.

COMMERCIAL

Artist's Perspective





**SAIL**  
RESIDENCES  
MALL OF ASIA COMPLEX

The grand lobby welcomes you with warmth and luxury, blending hotel-style elegance with the comforting feel of home.

**GRAND LOBBY**

Artist's Perspective



- EXPANSIVE POOL
- GAZEBOS
- JACUZZI
- CENTRAL GARDEN
- TREE COURT
- WOODEN WALKWAY DECK
- PLAYGROUND

## COUNTRY CLUB AMENITIES

Artist's Perspective



CENTERPIECE OF  
THE AMENITY

INDOOR GYM

FUNCTION  
ROOMS

WATERFALL  
FEATURE

CLUBHOUSE

Artist's Perspective



# CONSTRUCTION UPDATES

*as of May 2025*



**TOWER 1 - 83.46%**



**TOWER 2 - 79.62%**



**TOWER 3 - 88.15%**



**TOWER 4 - 88.00%**



**AMENITY**