



SAIL
RESIDENCES
MALL OF ASIA COMPLEX

LOCATION



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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

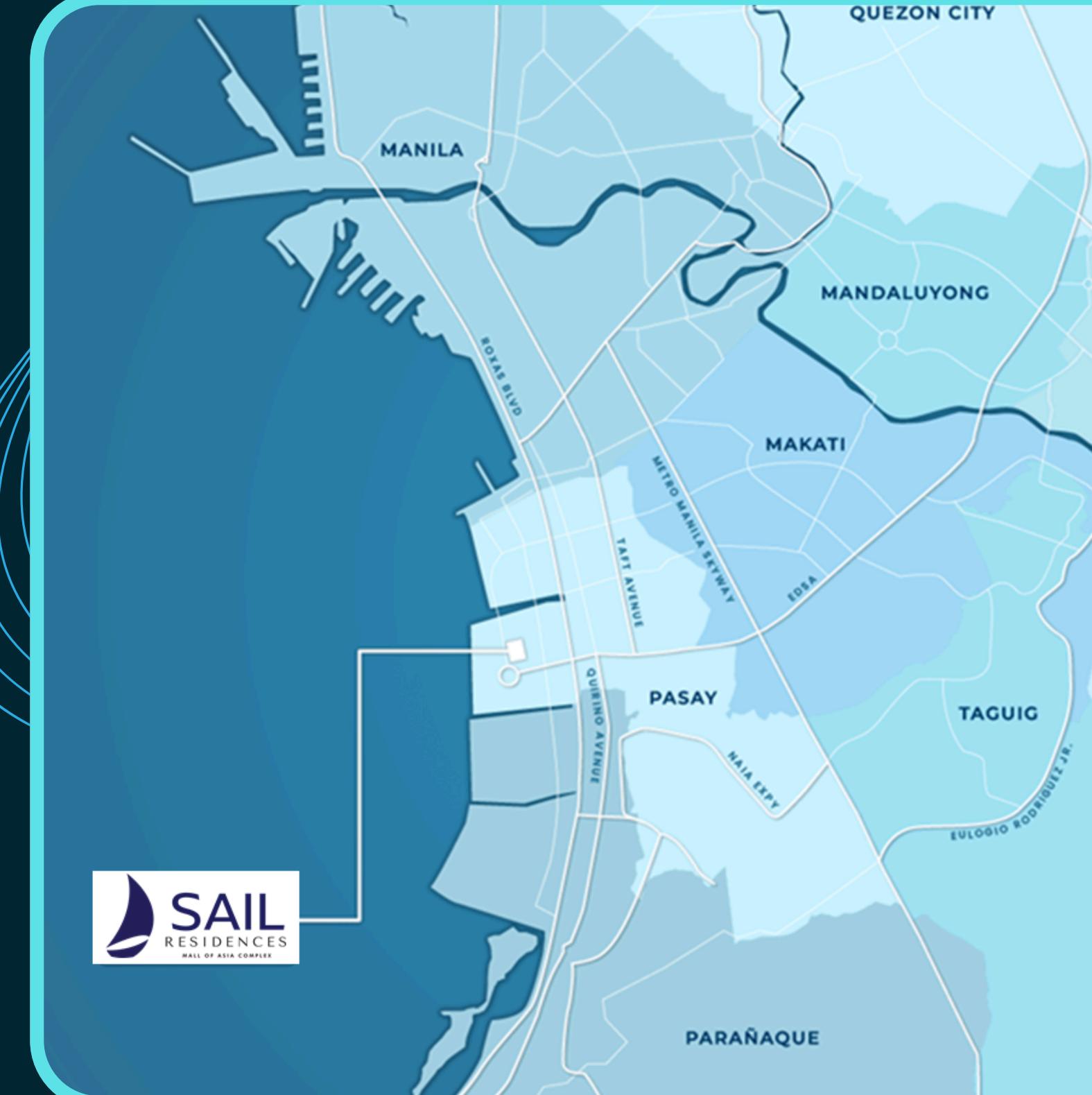
- E-Com Centers (0.55km)
- SM Corporate Offices (0.14km)

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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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

PROJECT OVERVIEW



THREE LEVEL VIEWING DECK



16TH FLOOR

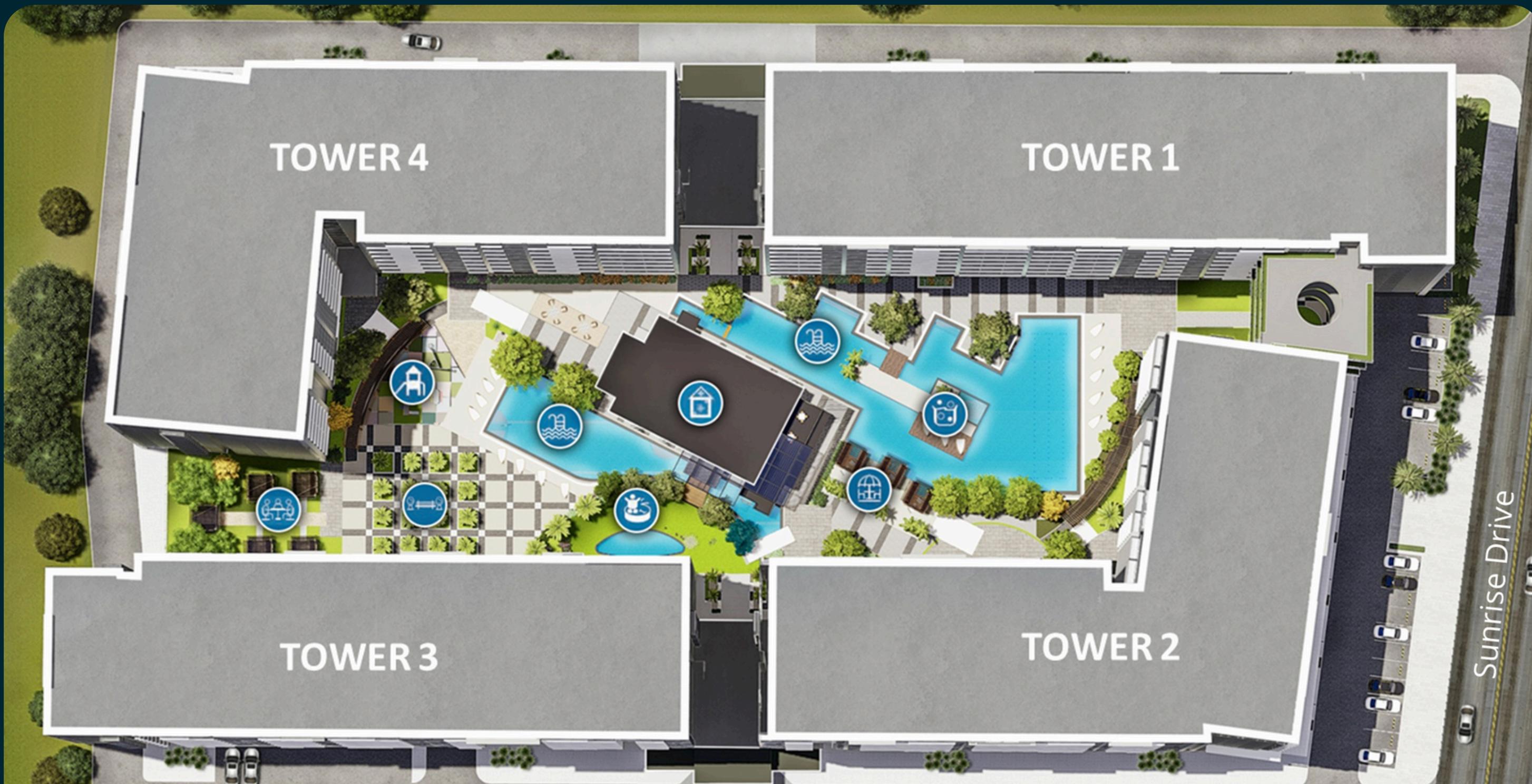
11TH FLOOR

7TH FLOOR.

2F AMENITY FLOOR



SITE DEVELOPMENT PLAN



Tranquil Terrace
Kid's Play Port

Pacific Park
Deluxe Jacuzzi

Kiddie Lagoon
Cabanas

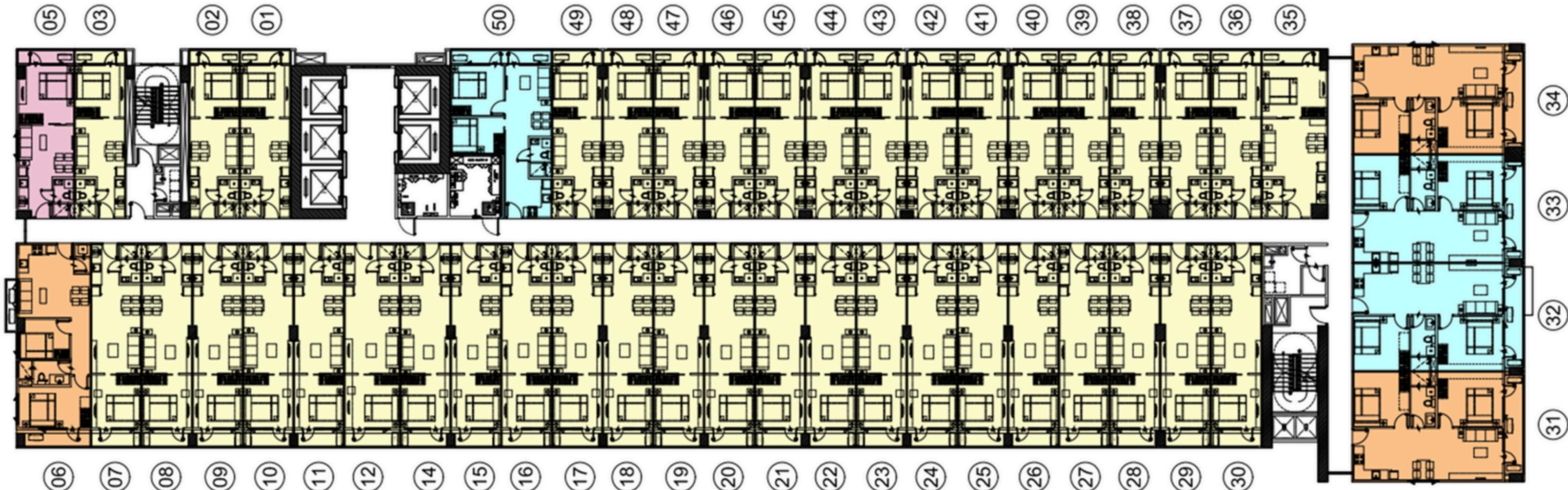
Serenity Pool
Tropical Clubhouse

SMDC

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

MAKATI VIEW/ TOWER 4

RESIDENTIAL DEVELOPMENT



AMENITY VIEW

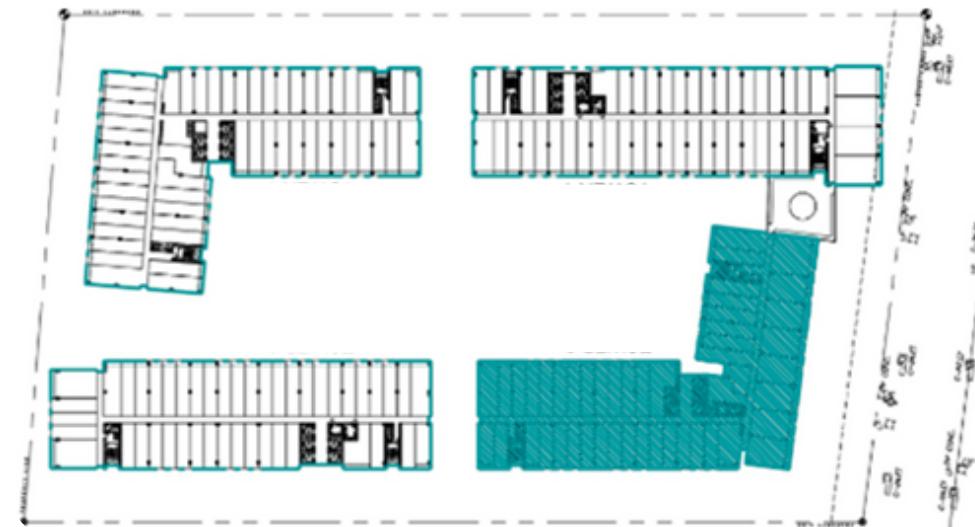
LEGENDS:

- 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



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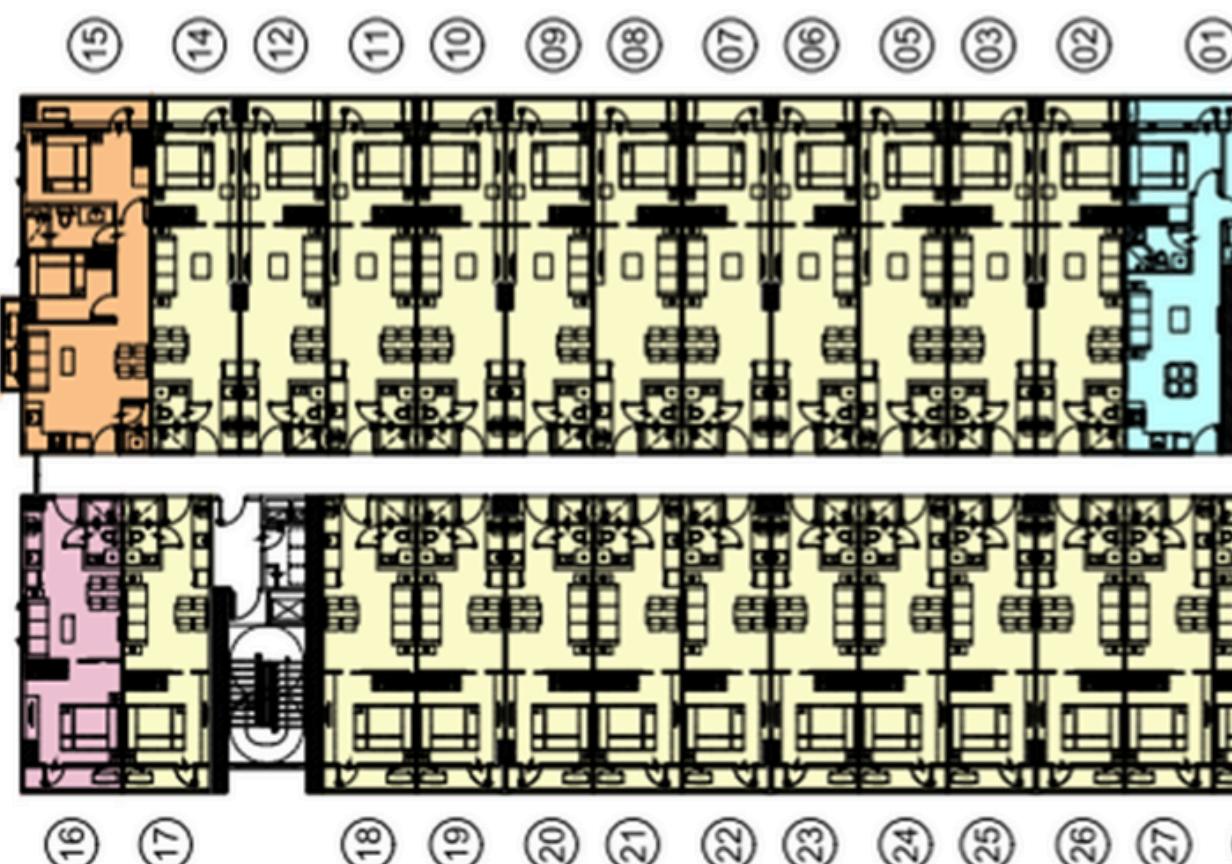
TYPICAL FLOOR PLAN (3RD - 16TH FLOOR) - TOWER 2



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

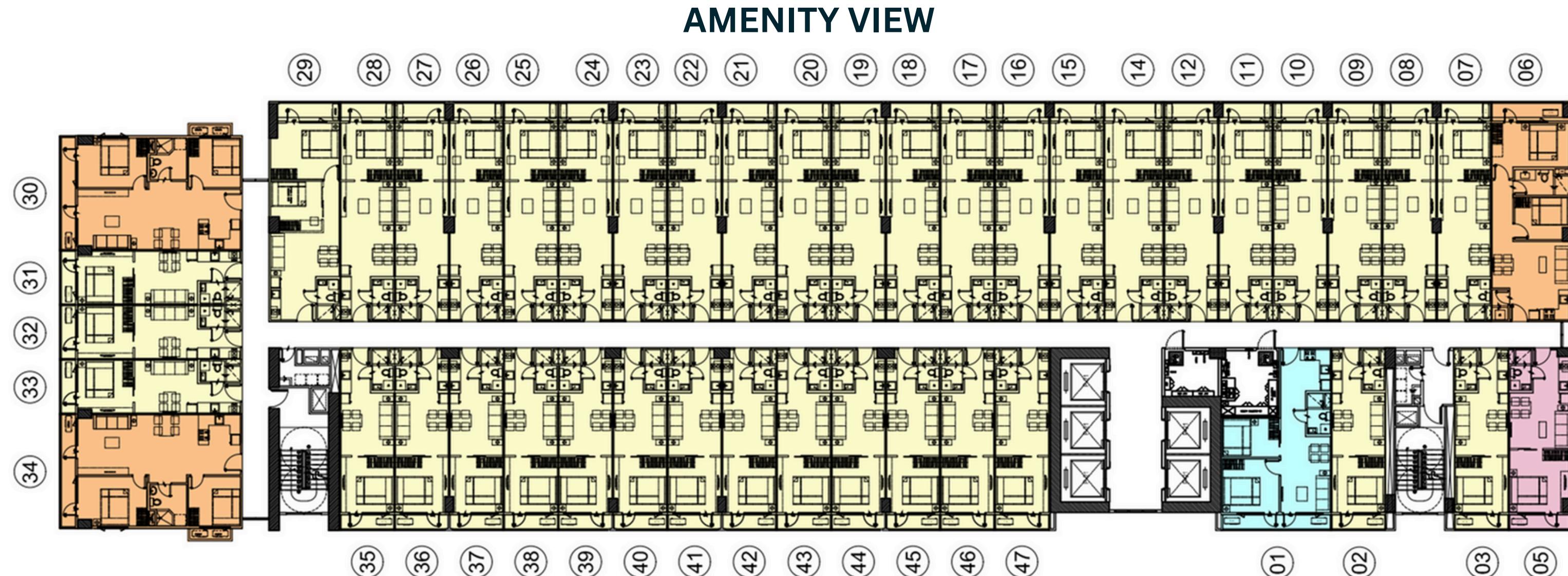


AMENITY VIEW



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

MAKATI 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

RESIDENTIAL DEVELOPMENT



MANILA BAY / TOWER 2

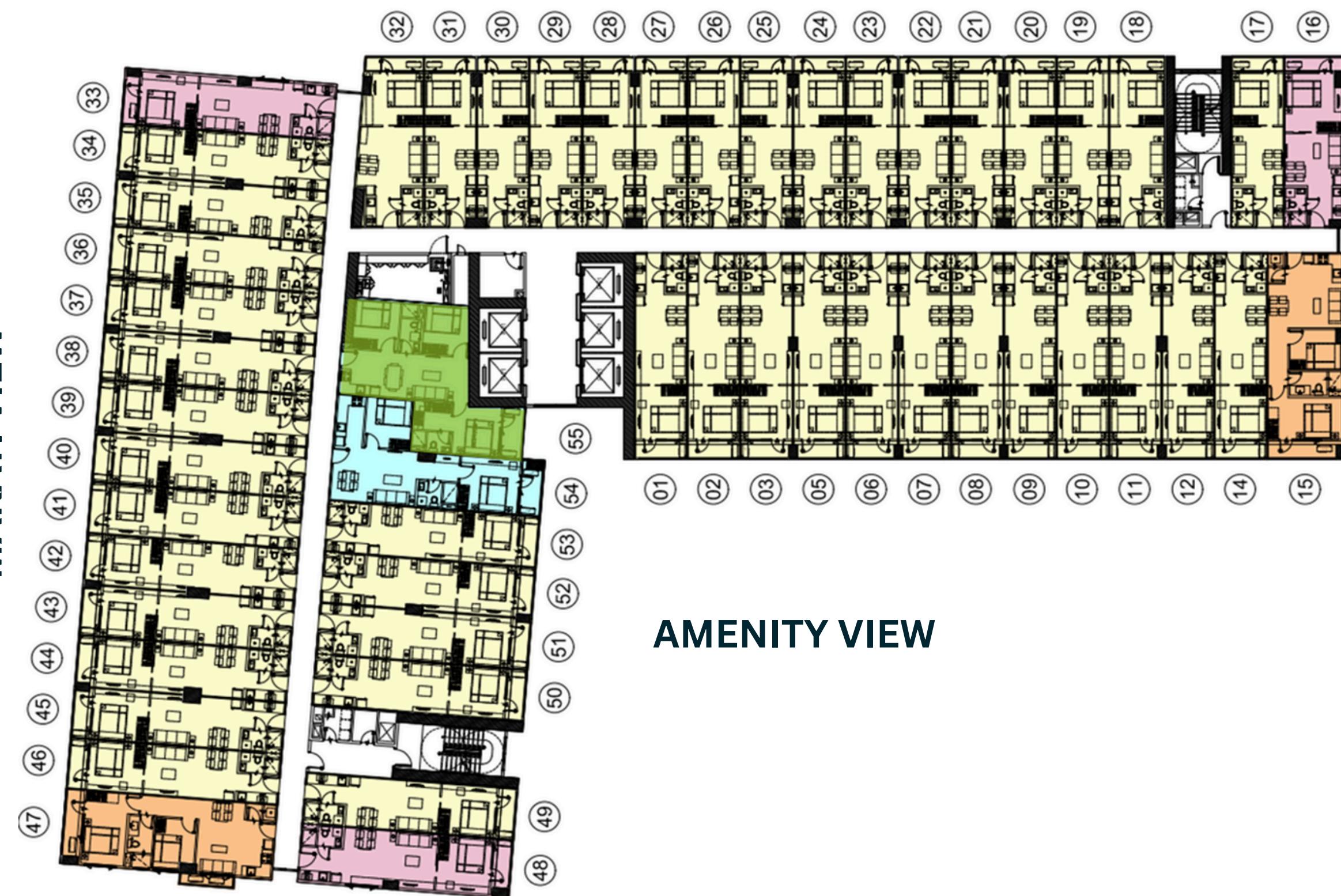
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TYPICAL FLOOR PLAN (3RD – 16TH FLOOR) - TOWER 4

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

3 BEDROOM UNIT W/ BALCONY

2 BEDROOM UNIT W/ BALCONY

3 BEDROOM UNIT

■ 2-BEDROOM END-UNIT W/ BALCONY

Purposefully Designed Living Spaces



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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



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



COMMERCIAL



Artist's Perspective



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
- GAZEBO
- 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

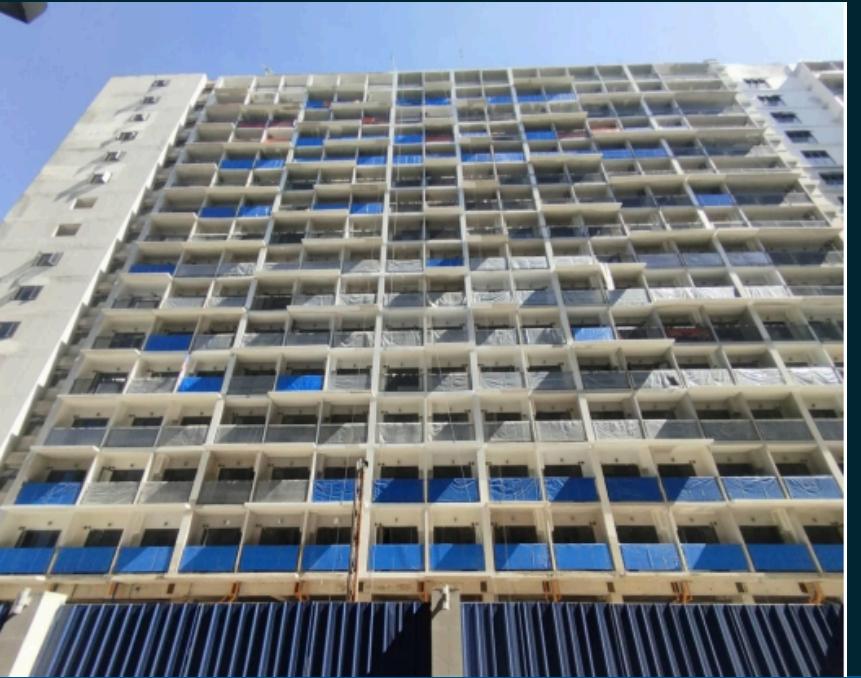
CLUBHOUSE

Artist's Perspective



CONSTRUCTION UPDATES

as of May 2025



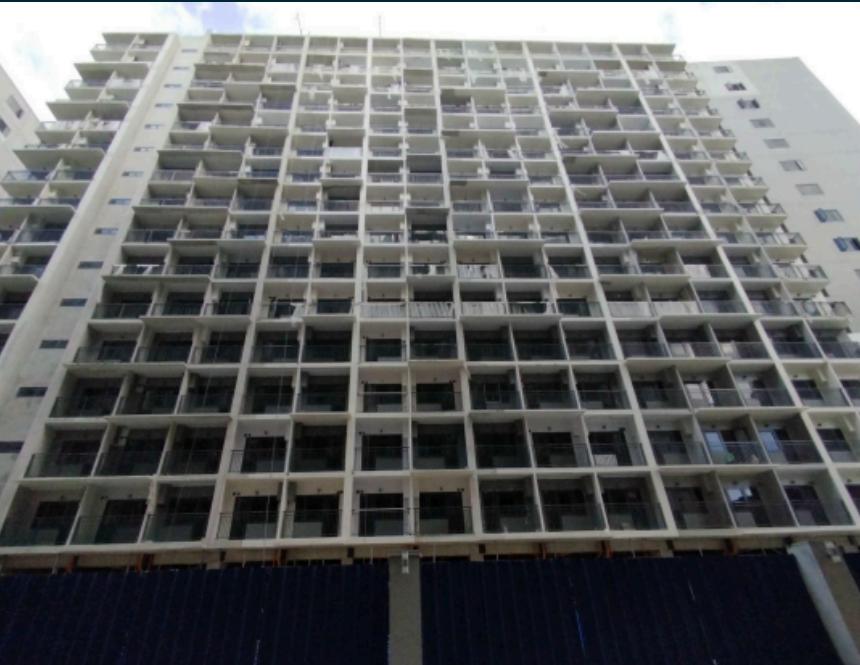
TOWER 1 - 83.46%



TOWER 2 - 79.62%



TOWER 3 - 88.15%



TOWER 4 - 88.00%



AMENITY