



COAST
RESIDENCES
ROXAS BOULEVARD

TOP LANDMARKS

Leisure/Gov't

- Mall of Asia
- World Trade Center
- Cultural Center of the Philippines
- Manila Zoo
- US Embassy

Transportation

- MRT (Edsa-Taft)
- NAIA

Hospitals

- Philippine General Hospital
- Manila Hospital

Schools

- De La Salle University
- College of St. Benilde
- St. Scholastica's College





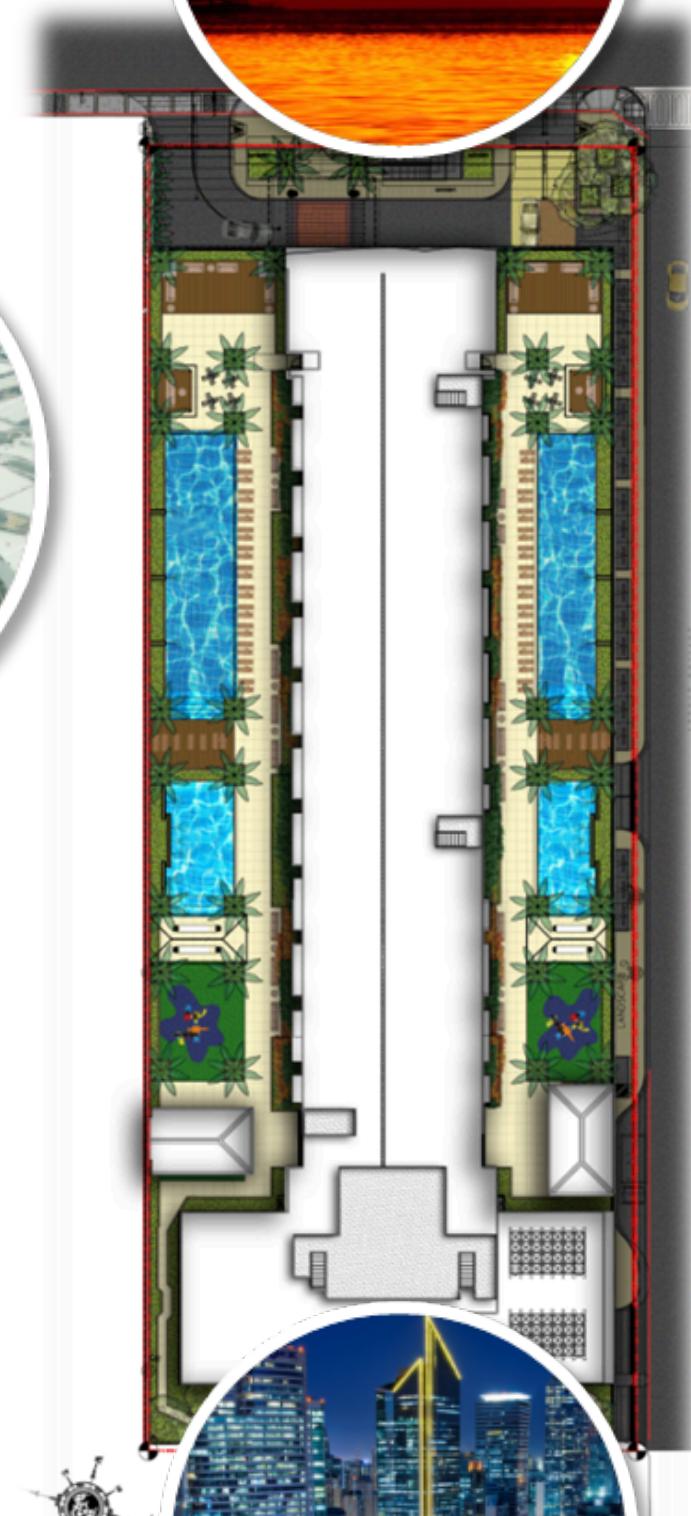
**ARCHITECTURALLY
DISTINCT**
UNIQUE SEA GULL INSPIRED DESIGN



360° VIEW OF METRO MANILA

MAKATI SKYLINE | MOA | MANILA BAY | CITY OF MANILA

EXPERIENCE A FRONT-ROW SEAT TO MANILA
BAY'S SUNSET AT ITS FINEST





**SOUTHEAST ASIA
DEVELOPER
OF THE YEAR**

COAST RESIDENCES

Developer:	SM Development Corporation
Launch:	2016
Turnover:	Q2 2021
Lot Area:	5,650 sqm
Single Tower:	41 Levels (39 Physical) <ul style="list-style-type: none">• 5 Level Podium• 34 Residential Flrs
Residential Units:	2,197 units
Parking Slots:	487 parking slots

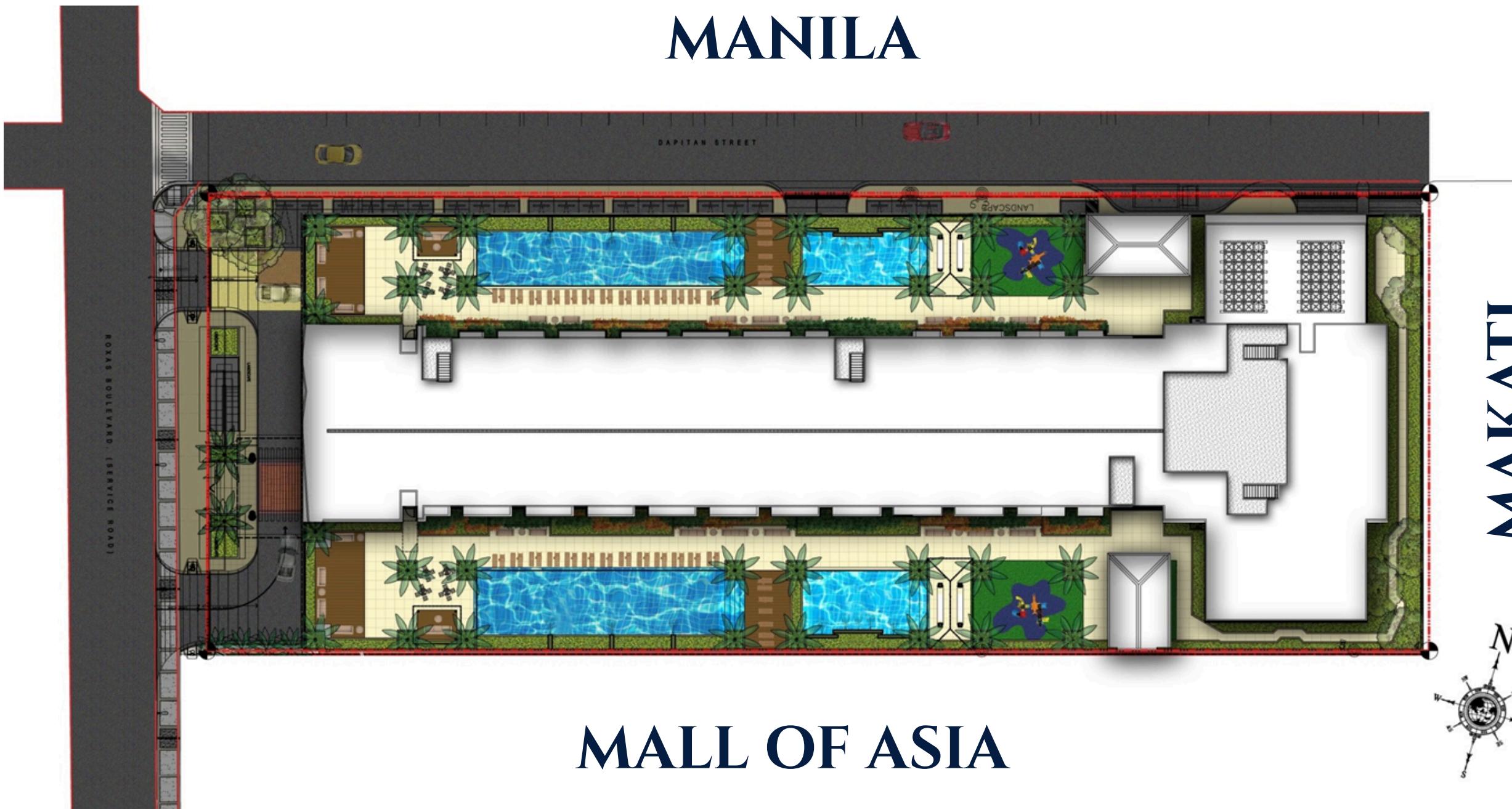
RESIDENTIAL (7TH - 41ST)

PARKING (2ND - 6TH)

Phys	Mktg	
39	41	Resi - Upper PH
38	40	Resi - Lower PH
37	39	Residential
36	38	Residential
35	37	Residential
34	36	Residential
33	35	Residential
32	34	Residential
31	33	Residential
30	32	Residential
29	31	Residential
28	30	Residential
27	29	Residential
26	28	Residential
25	27	Residential
24	26	Residential
23	25	Residential
22	24	Residential
21	23	Residential
20	22	Residential
19	21	Residential
18	20	Residential
17	19	Residential
16	18	Residential
15	17	Residential
14	16	Residential
13	15	Residential
12	14	Residential
11	12	Residential
10	11	Residential
9	10	Residential
8	9	Residential
7	8	Residential
6	7	Amenities, Resi Units
5	6	6F Resi Parking
4	5	5F Resi Parking
3	3	3F Resi Parking
2	2	2F Resi Parking
1	1	Commercial, Resi Lobby, Comm Parking Substructure

SITE DEVELOPMENT PLAN

MANILA BAY



MANILA

MAKATI

MALL OF ASIA

AMENITIES

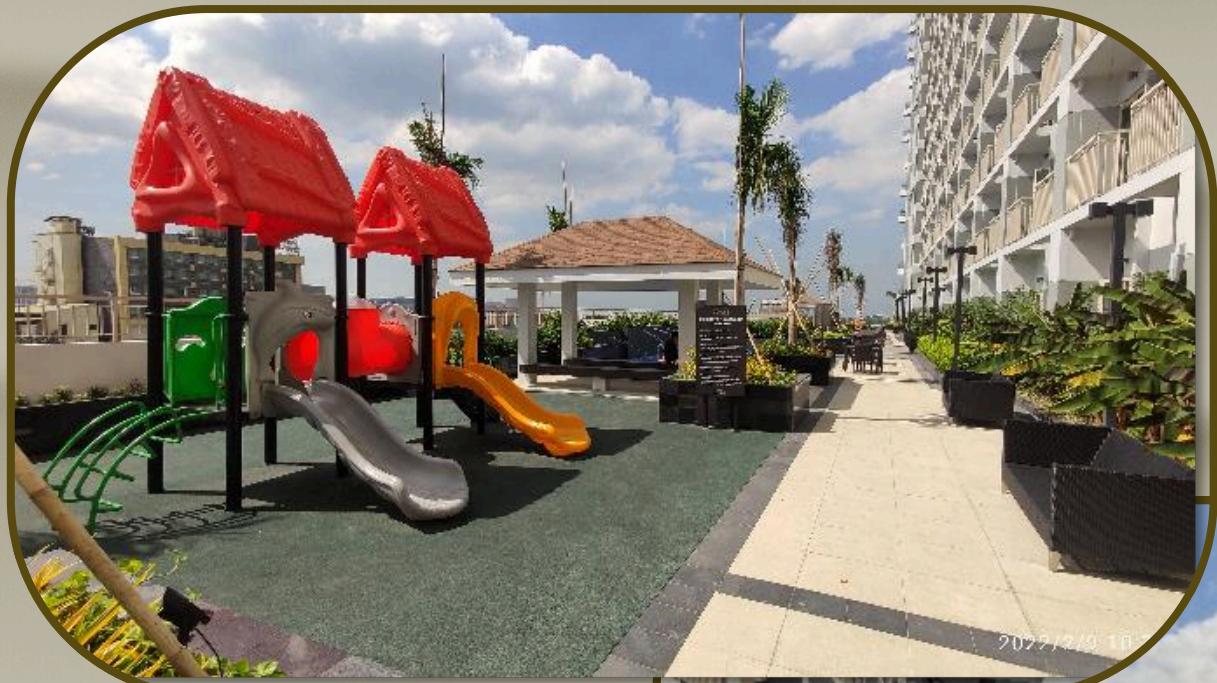
- ADULT POOL
- KIDDIE POOL
- CHILDREN'S PLAYGROUND
- CABANA
- VIEW LOUNGE
- SEATING AREAS
- GAZEBO
- JOGGING PATH
- MEDITATION GARDEN

COAST
RESIDENCES

GRAND LOBBY



7F - AMENITY



PENTHOUSE LOBBY



COAST
RESIDENCES
ROXAS BOULEVARD

41ST SKY LOUNGE



DYNAMIC AND ADAPTABLE SPACES

FLEXIBLE
SPACES THAT
GROW WITH
YOU.

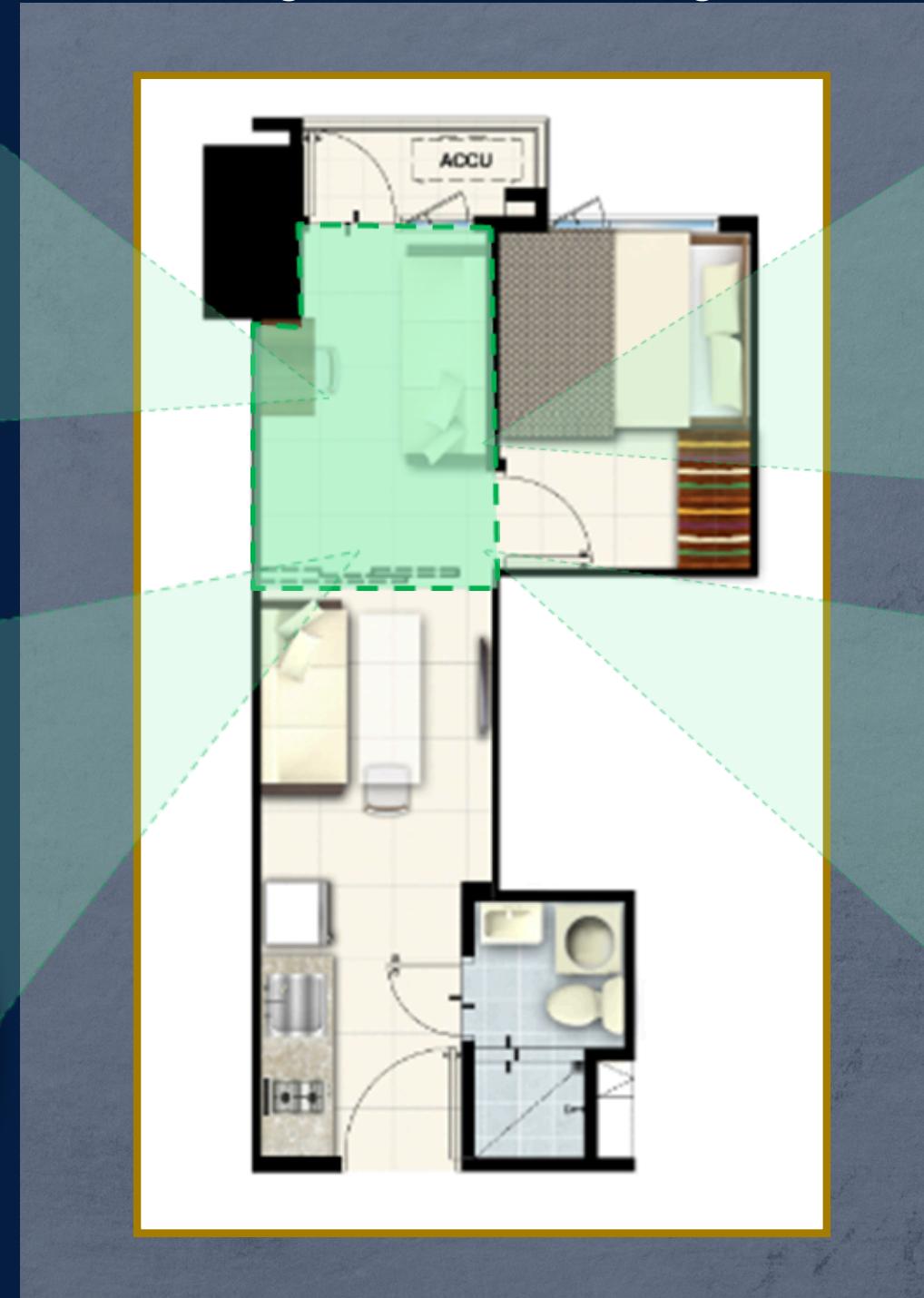


ENTERTAINMENT ROOM



HOME OFFICE/STUDY ROOM

Family Suite Unit Layout



Note: Wall partition in **broken** line (---) not included



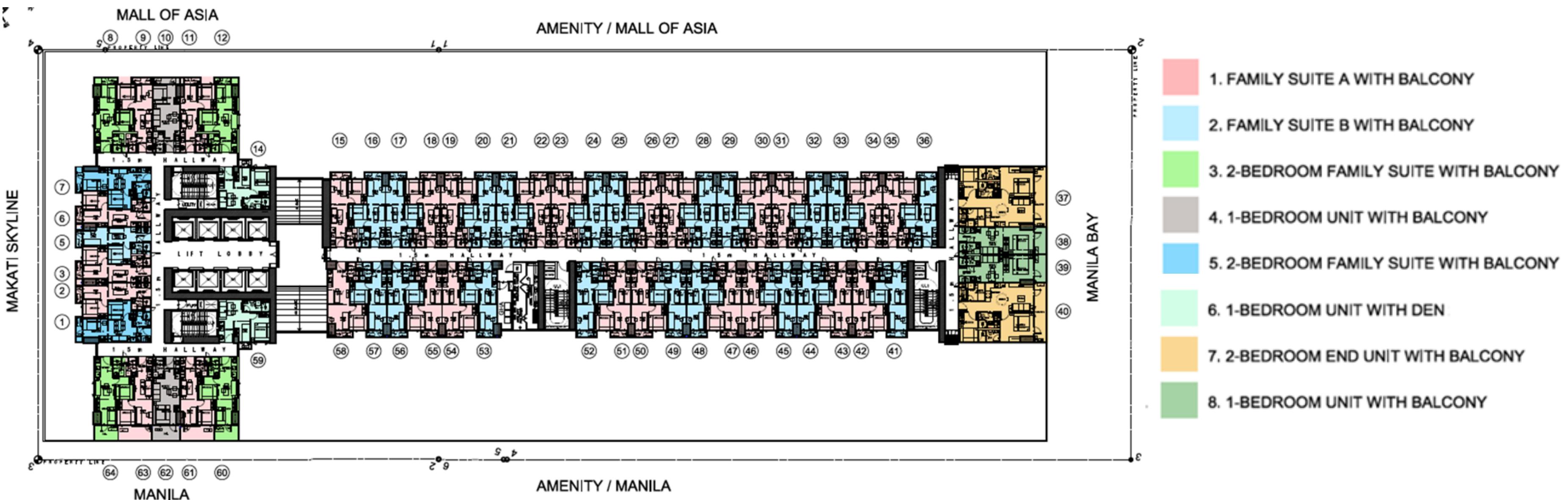
WALK-IN CLOSET



EXTENDED LIVING ROOM

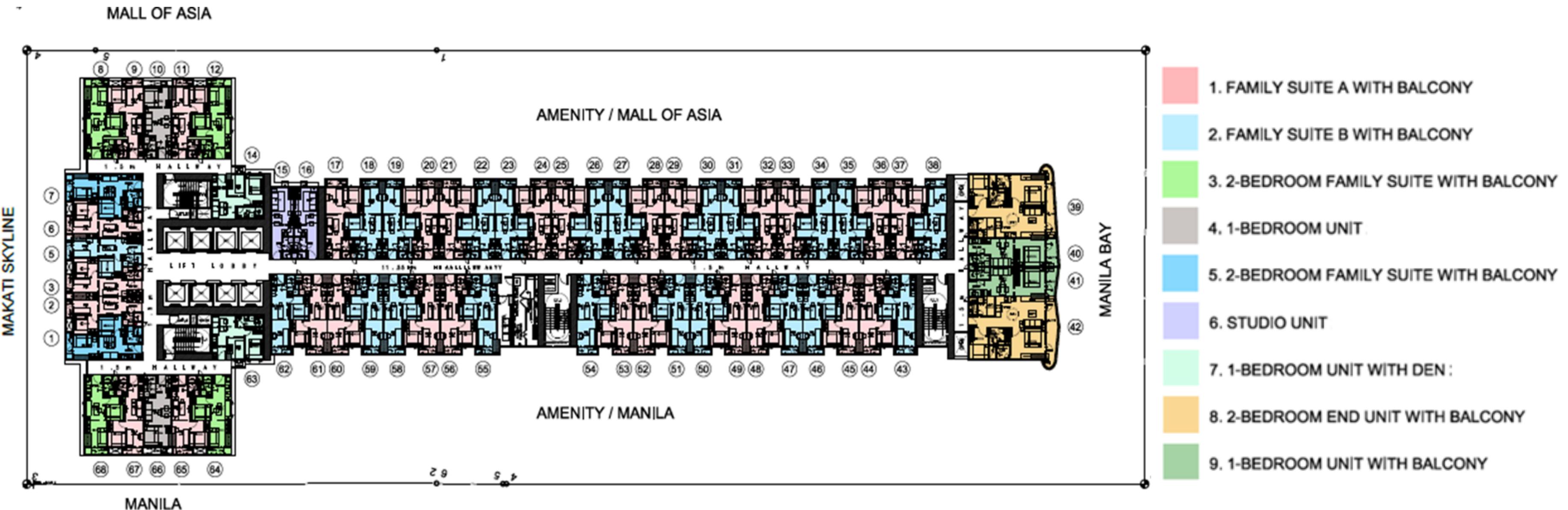
7TH FLOOR PLAN (AMENITY LEVEL)

62 UNITS/FLOOR



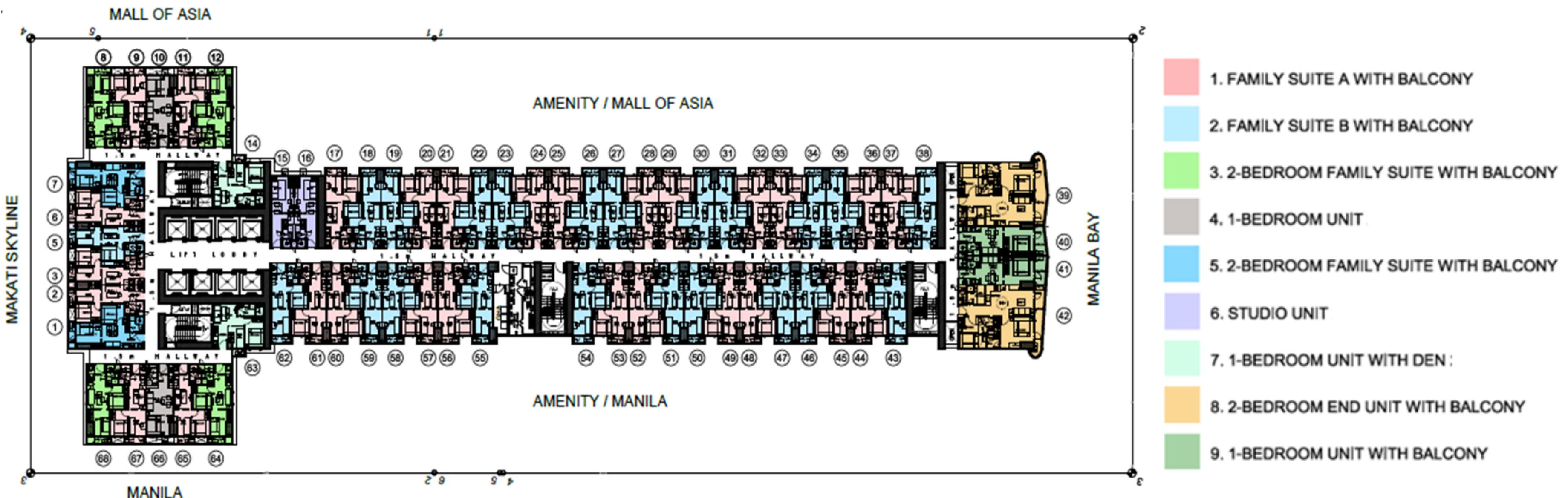
TYPICAL FLOOR PLAN 1

(8TH, 11TH, 15TH, 18TH, 21ST, 24TH, 27TH, 30TH, 33RD, 36TH)
66 UNITS/FLOOR



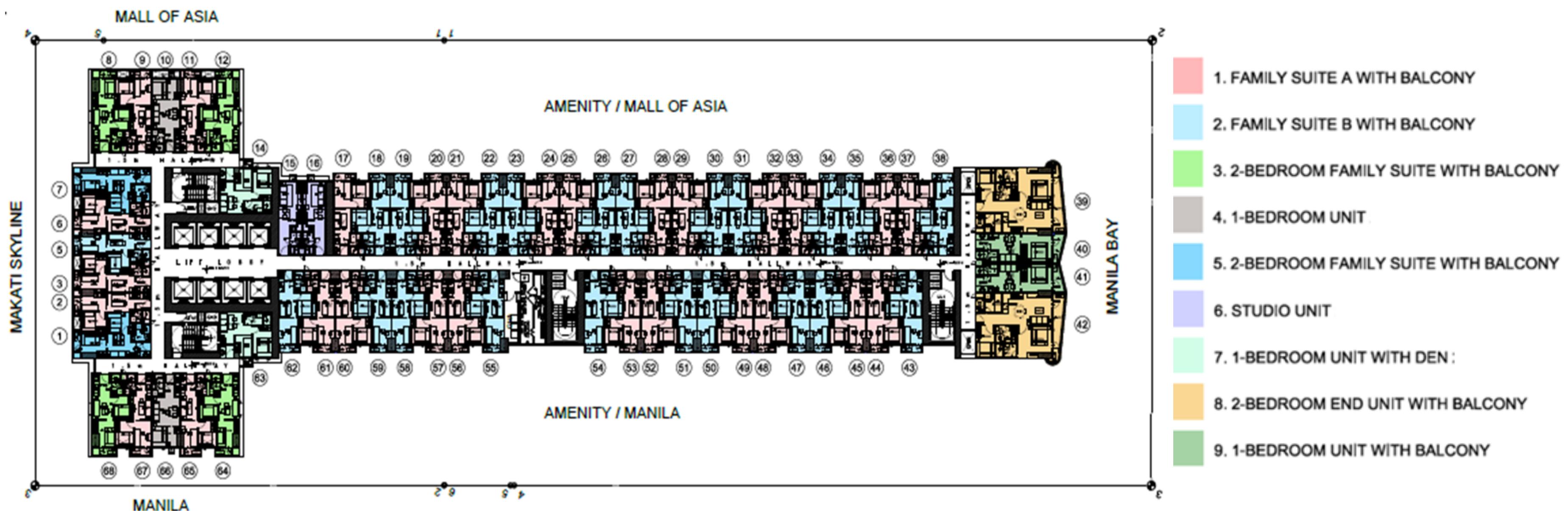
TYPICAL FLOOR PLAN 2

(9TH, 12TH, 16TH, 19TH, 22ND, 25TH, 28TH, 31ST, 34TH, 37TH)
66 UNITS/FLOOR



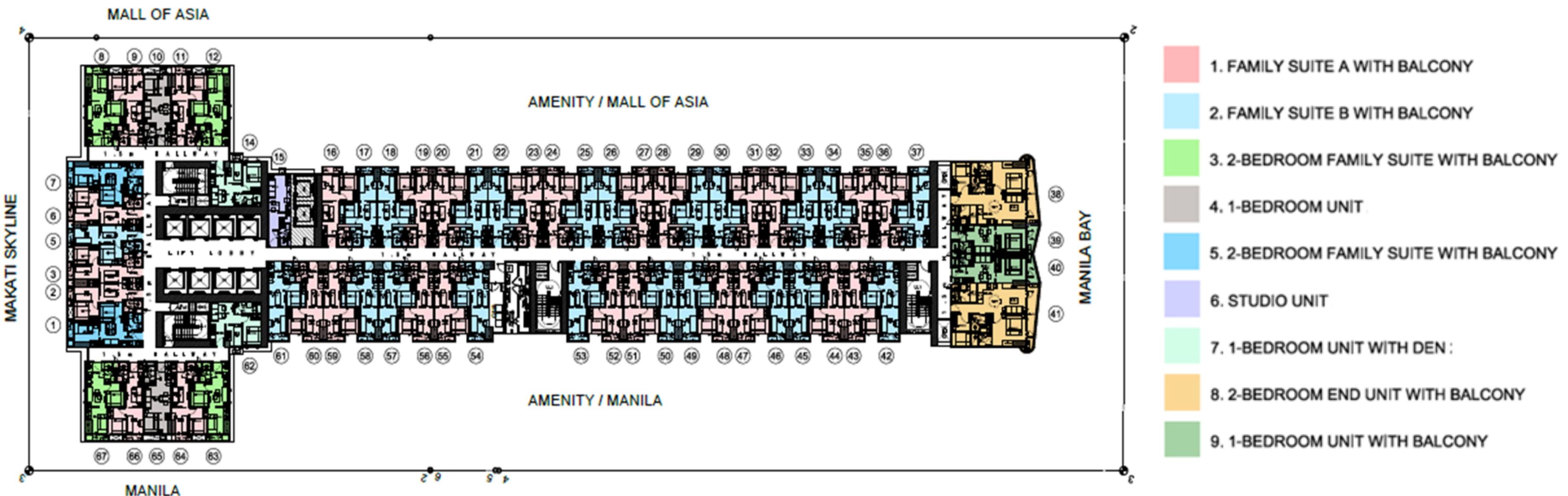
TYPICAL FLOOR PLAN 3

(10TH, 14TH, 17TH, 20TH, 23RD, 26TH, 29TH, 32ND, 35TH)
66 UNITS/FLOOR



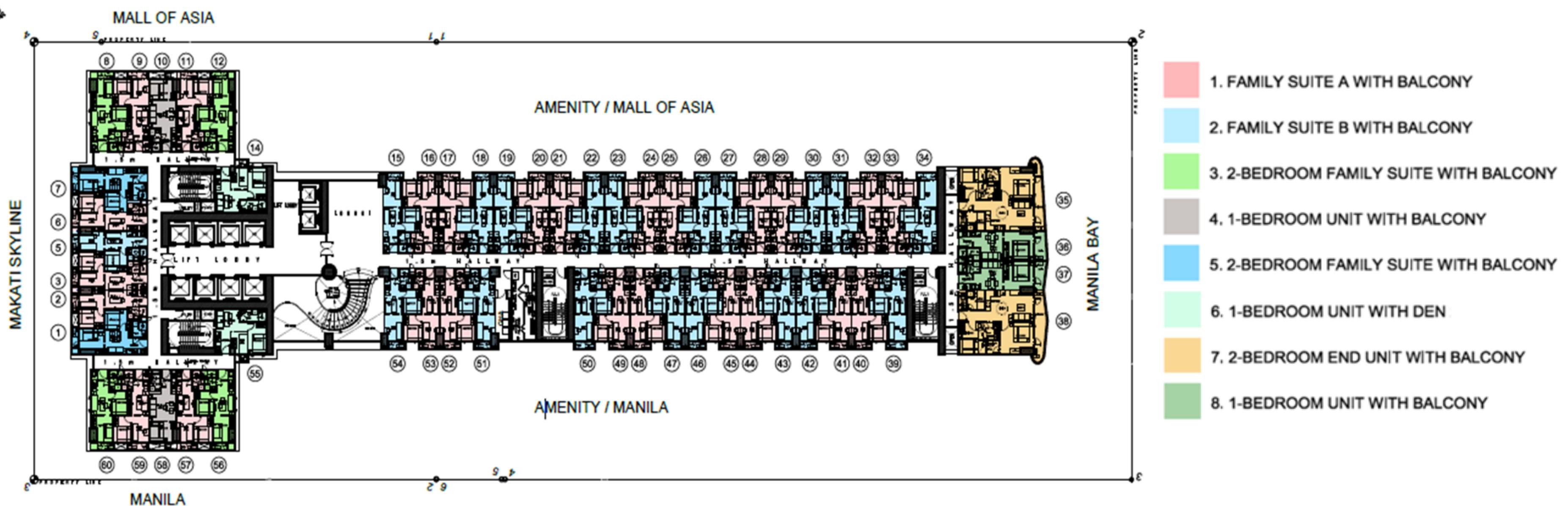
38TH FLOOR PLAN

65 UNITS/FLOOR



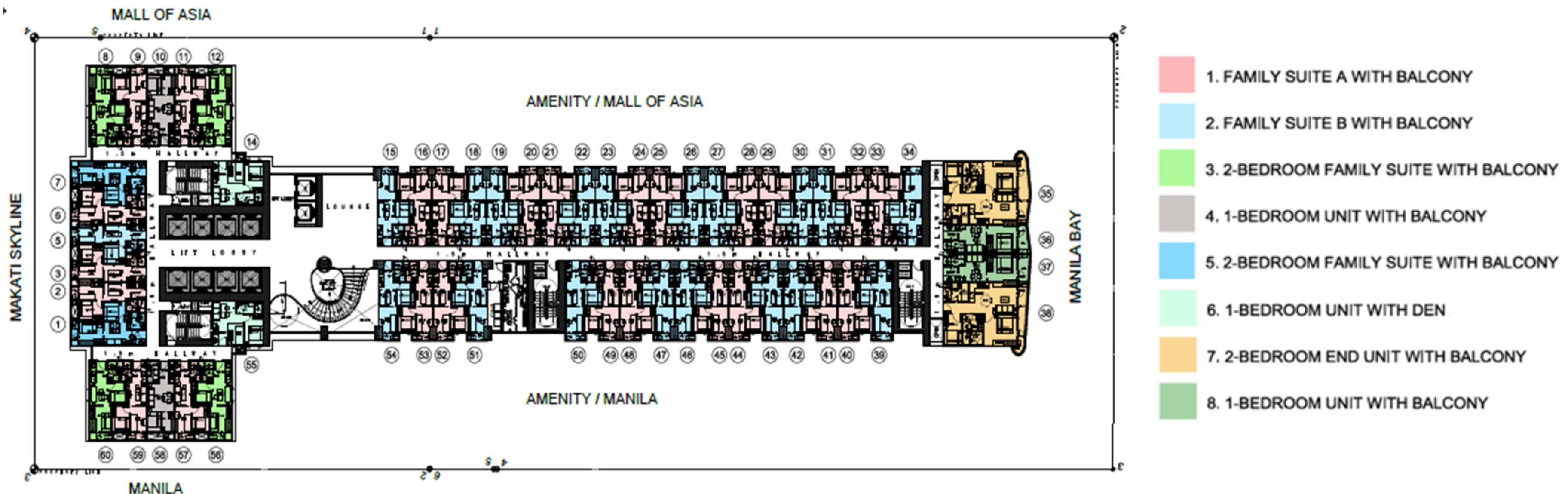
39TH FLOOR PLAN

58 UNITS/FLOOR



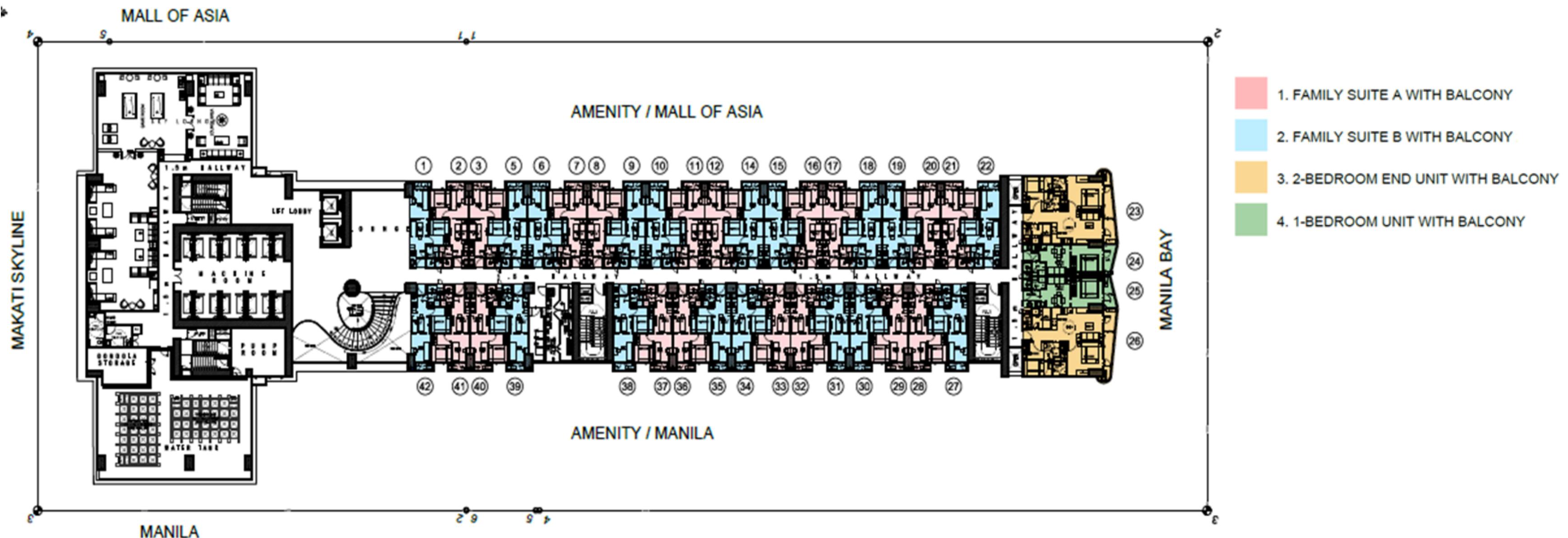
LOWER PENTHOUSE FLOOR PLAN

(40TH LEVEL)
58 UNITS



UPPER PENTHOUSE FLOOR PLAN

(41ST LEVEL)
40 UNITS



STUDIO UNIT

TYPICAL AREA: +/- 20.40 SQM

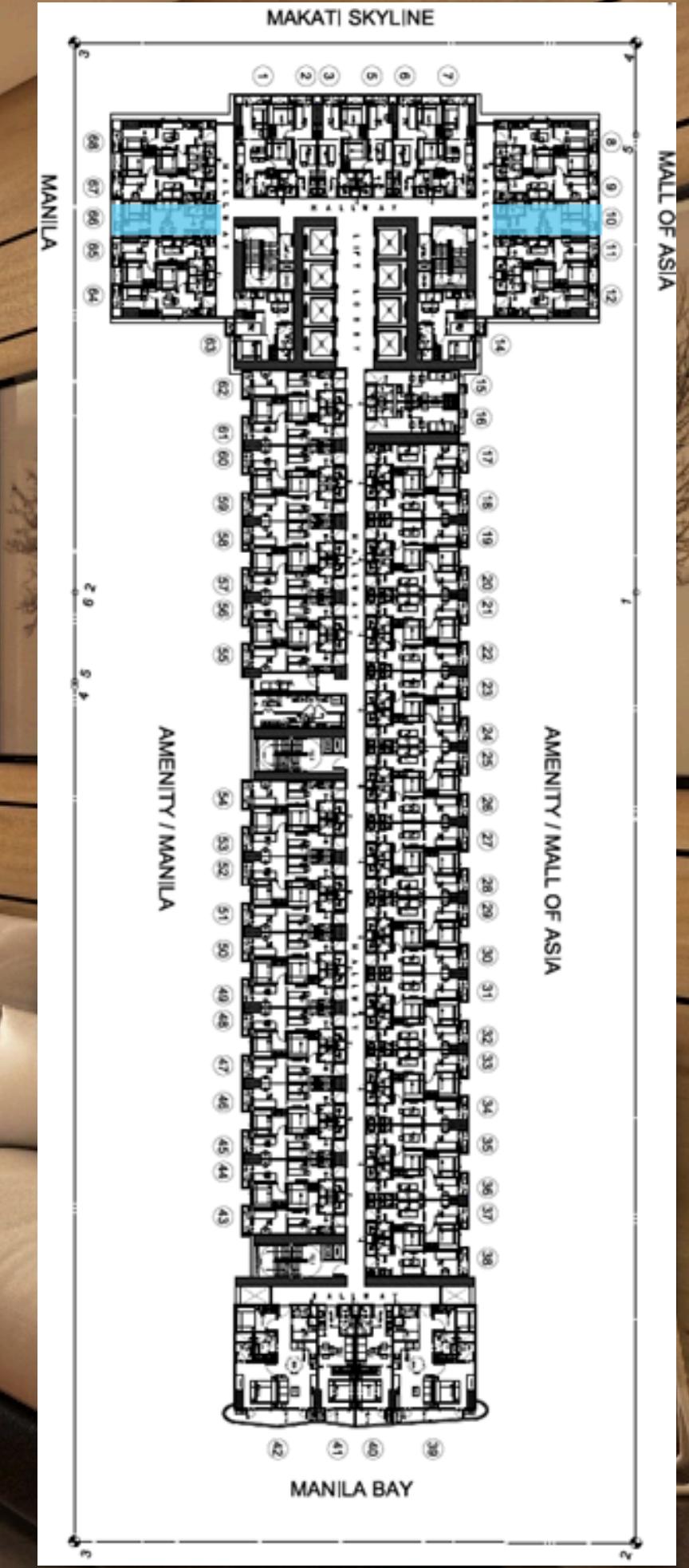
AVE. TLP: 5.1 Mn



1 BEDROOM UNIT

TYPICAL AREA: +/- 24.09 SQM

AVE. TLP: 5.5 Mn

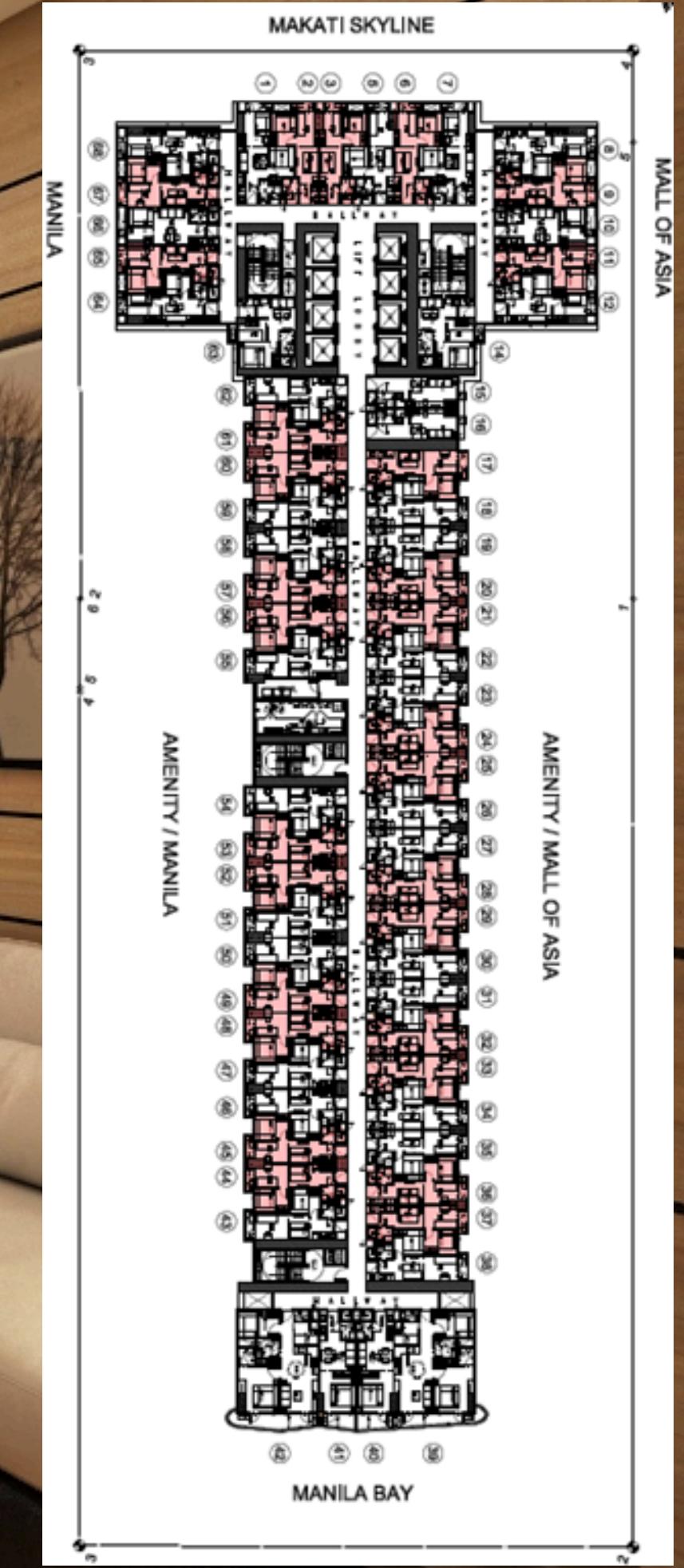


FAMILY SUITE A W/ BALCONY

TYPICAL AREA:

+/- 26.12 - 30.98 SQM

AVE. TLP: 5.8 Mn



FAMILY SUITE B W/ BALCONY

TYPICAL AREA:

+/- 26 - 26.38 SQM

AVE. TLP: 5.8 Mn

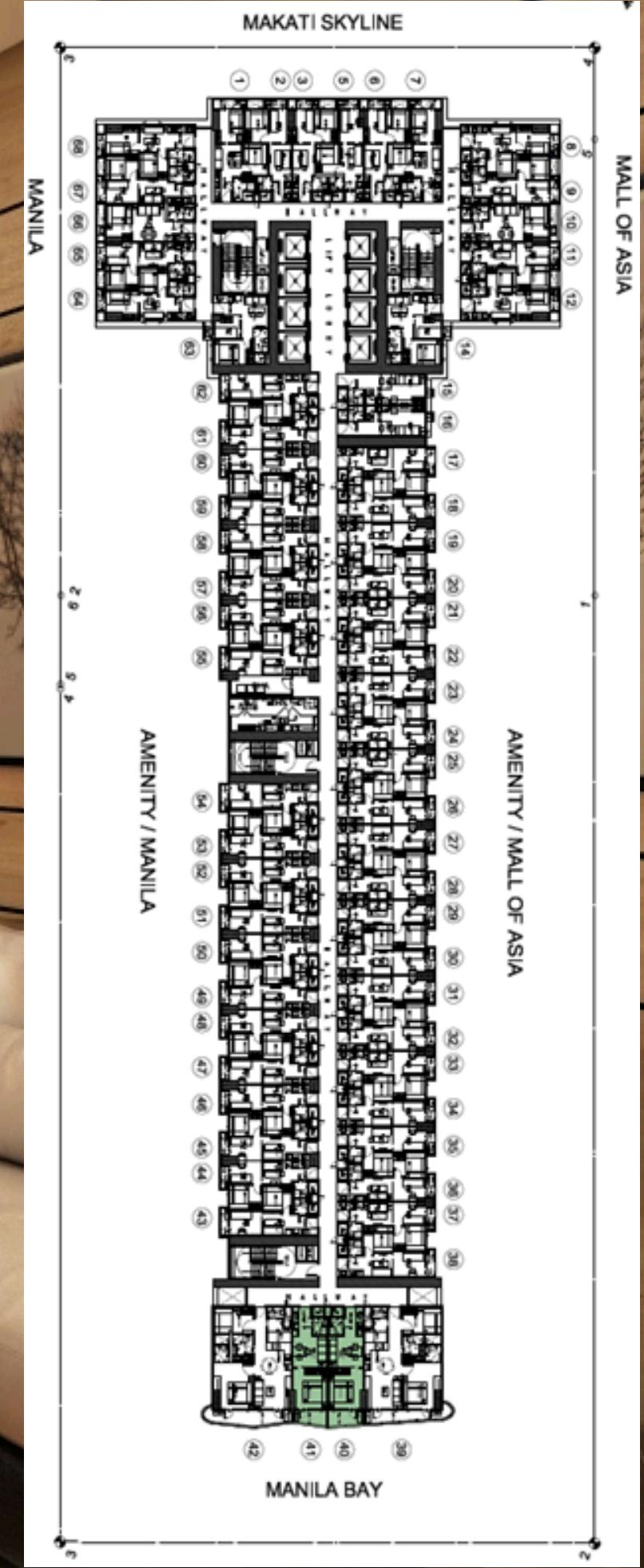
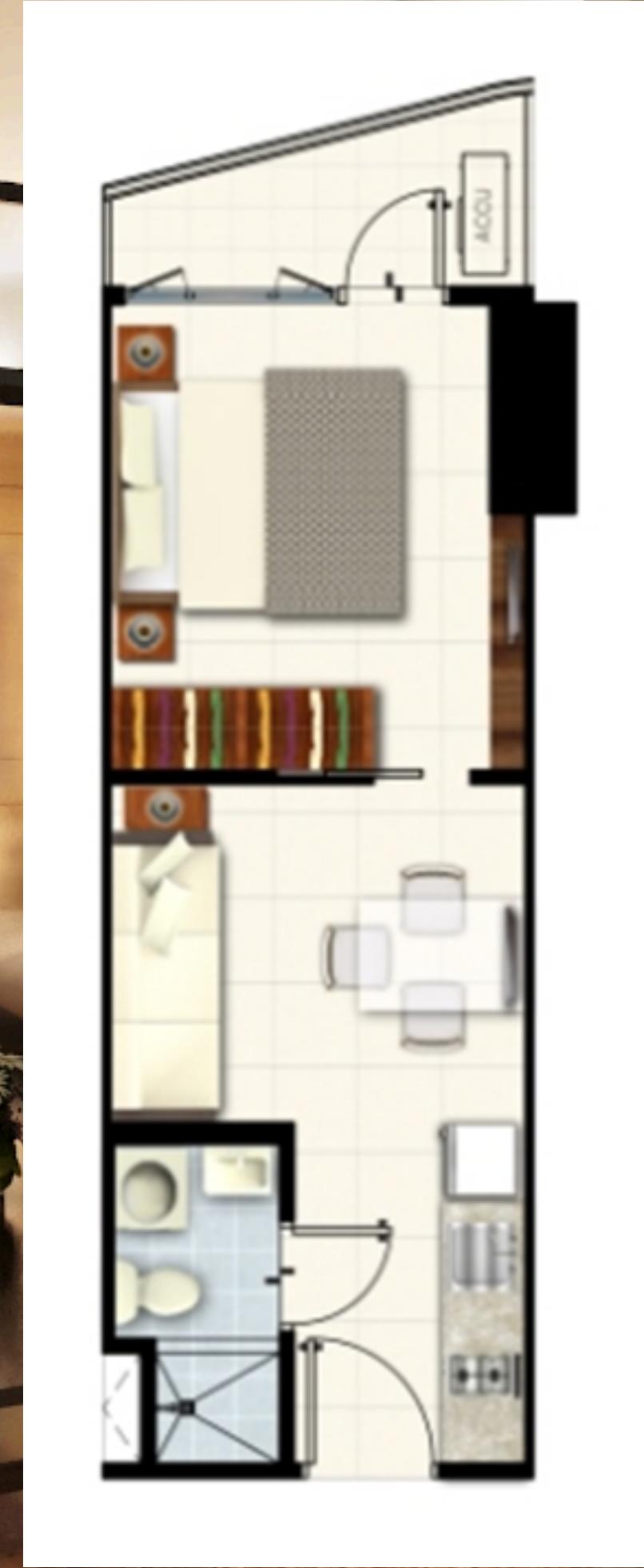


1 BEDROOM W/ BALCONY

TYPICAL AREA:

+/- 26.55 - 30.91 SQM

AVE. TLP: 7.9 Mn

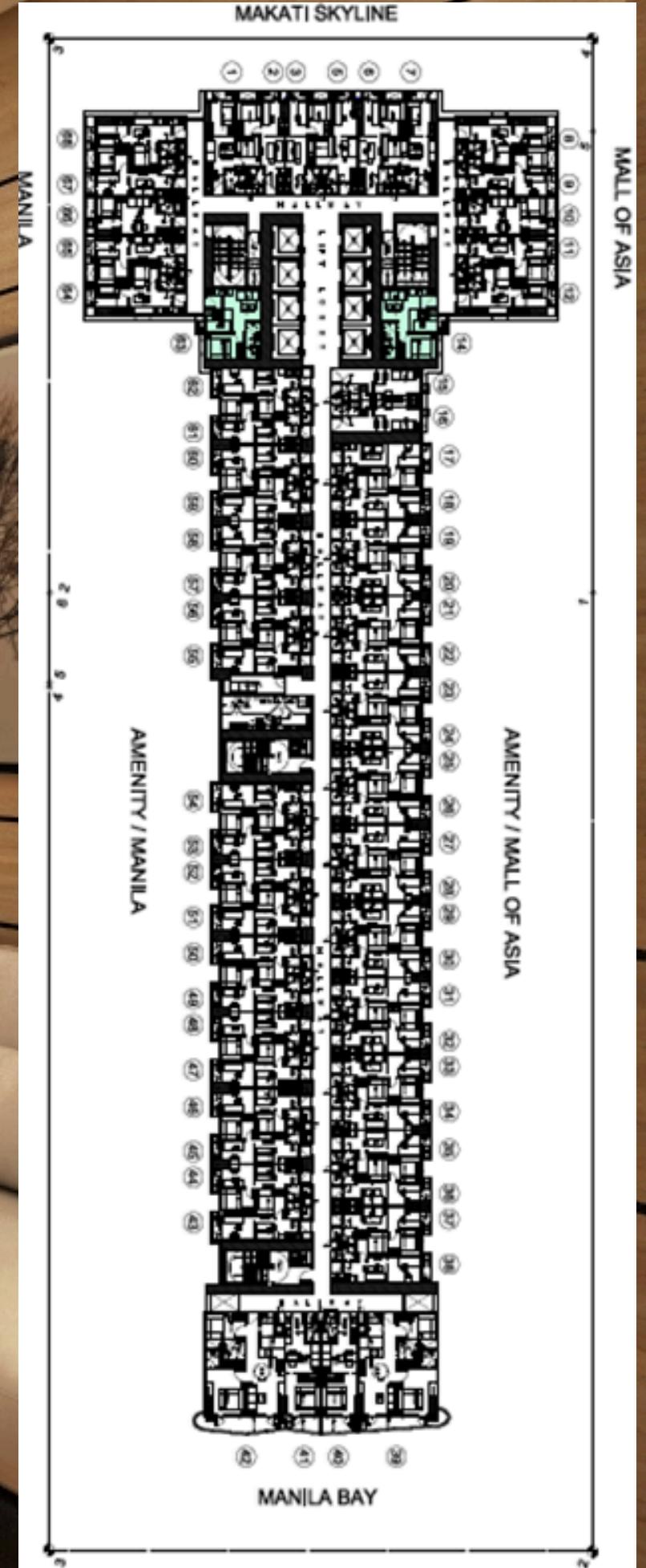


1 BEDROOM W/ DEN

TYPICAL AREA:

+/- 28.35 - 28.36 SQM

AVE. TLP: 6.7 Mn

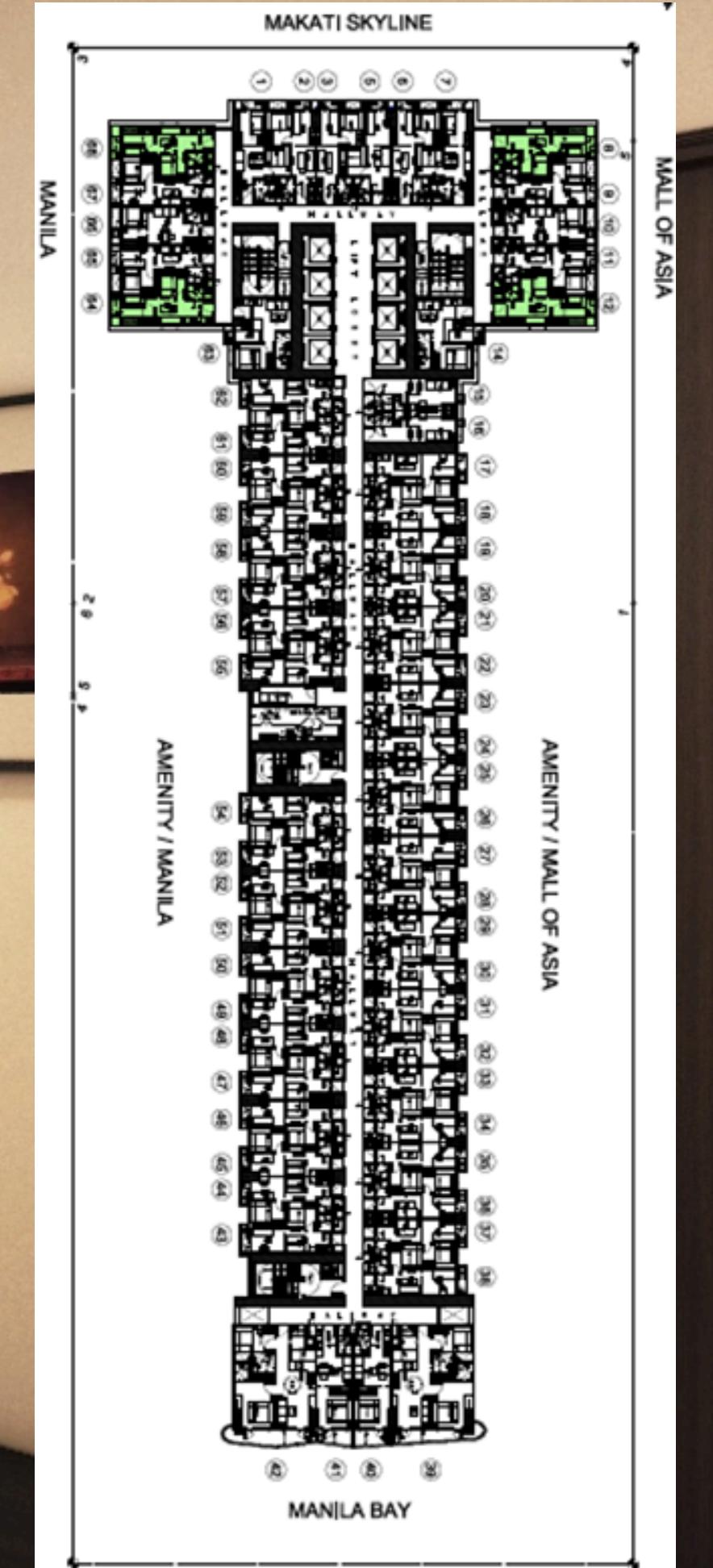


2 BR FAMILY SUITE W/ BALCONY

TYPICAL AREA:

+/- 29.35 - 32.12 SQM

AVE. TLP: 6.8 Mn

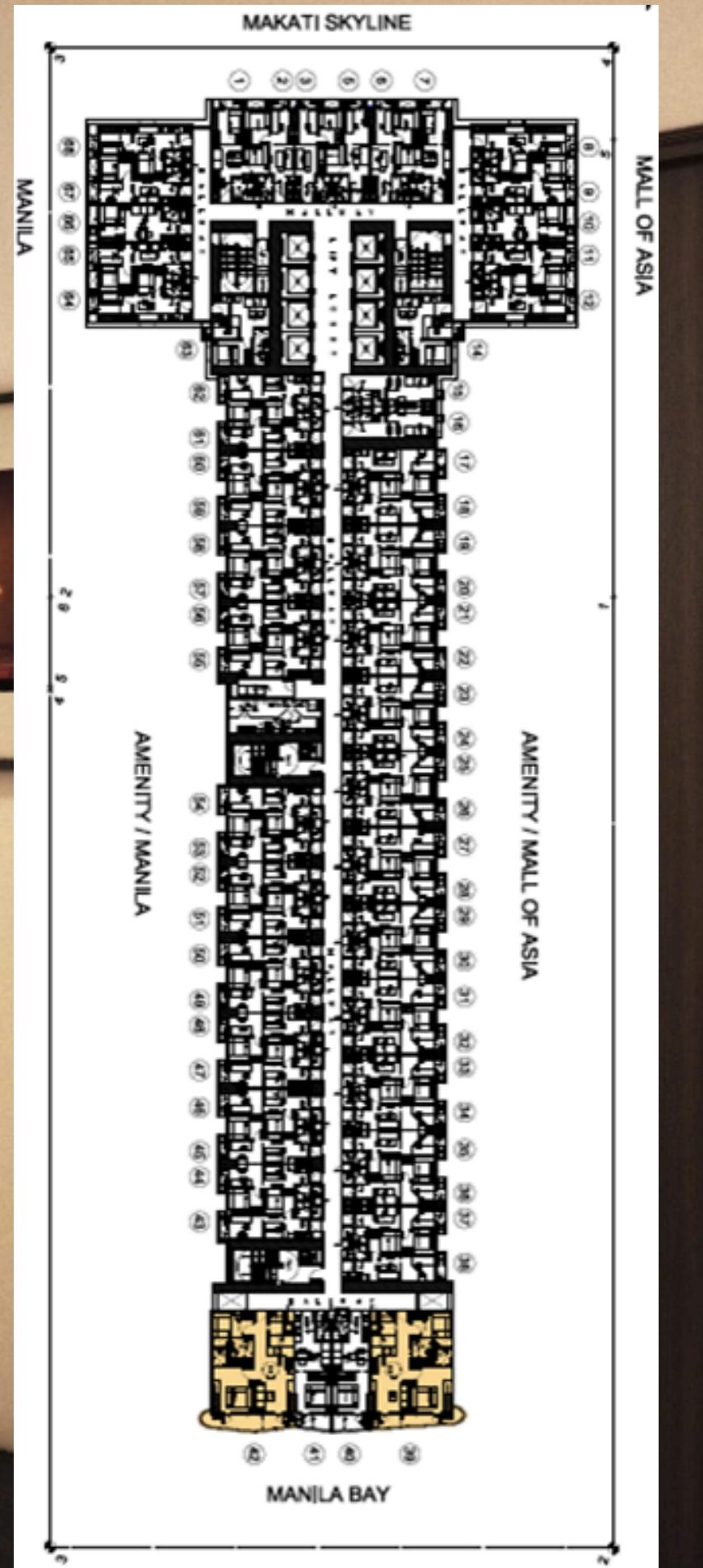


2 BR END UNIT W/ BALCONY

TYPICAL AREA:

+/- 66.96 - 68.55 SQM

AVE. TLP: 20.1 Mn



RELIABLE SUPPORT SERVICES

- 8 ELEVATORS (UP TO THE 39TH FLR)
- 2 ELEVATORS (39th - 41st PENTHOUSE LEVELS)
- OVER 1,000 SQM OF COMMERCIAL SPACE
- 24-HOUR SECURITY
- AUTOMATIC FIRE SPRINKLER SYSTEM
- CENTRALIZED MAILROOM SYSTEM
- CENTRALIZED GARBAGE COLLECTION AND DISPOSAL SYSTEM
- STANDBY GENERATOR FOR COMMON AREAS AND SELECTED RESIDENTIAL OUTLETS
- PROVISION FOR TELECOM AND CABLE LINES
- INTERCOM SYSTEM
- CCTV SYSTEM
- PROPERTY MANAGEMENT SERVICES
- SMDC LEASING SERVICES



FAQS

COAST
RESIDENCES

How many units are there to a floor?

- 7th to 38th levels: 62-66 units
- 39th to 41st levels: 40-58 units

How many elevators does the project have?

- 8 passenger elevators w/ capacity of 21 to serve up to 39th floor, and 2 elevators to serve Penthouse levels

SMDC

FAQS

COAST
RESIDENCES

What is the back up power?

- For common areas: 100% back-up power
- For residential units:
 - 1BR: 1 convenience outlet, 1 refrigerator, 1 light receptacle
 - 2BR: 1 convenience outlet, 1 refrigerator, 2 light receptacles

SMDC

FAQS

What are the units' floor to floor and floor to ceiling height?

- Floor to floor: 3.05m
- Floor to Ceiling: 2.40 - 2.70m

What are the unit measurements?

- Balcony railing height: 1.20m
- Partition Wall Height: 2.40 - 2.70m (for full wall partition)

What are the corridor measurements?

- Hallway width: 1.50m
- Hallway floor to ceiling height: 2.40m

FAQS

COAST
RESIDENCES

What will be the ventilation on the typical residential floors?

- Common areas/Hallways: natural ventilation
- Residential units: Natural ventilation w/ provision for A/C unit/s; mechanical ventilation (exhaust) for T&B

What is the allowable AC capacity?

- 1.5 - 2 HP

SMDC

FAQS

COAST
RESIDENCES

How much is the condo dues/sqm? (as of July 2025)

- Residential unit: Php 102/sqm
- Parking slot: Php 92/sqm

SMDC