

SMDC

Blue
RESIDENCES
KATIPUNAN AVENUE

Project Brief as of July 1, 2023

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RESIDENCES
KATIPUNAN AVENUE

Developed for a five-star student, Blue Residences is a 4,235-square meter property nestled at the corner of Katipunan Avenue and Aurora Boulevard. It is close to the premiere colleges and universities of Metro Manila such as Ateneo De Manila University, University of the Philippines and Miriam College.

Blue is topped with amenities such as Swimming Pools, Function Rooms, Student Lounge, Play Areas and Roof Deck Lounge. The two 41-storey tower offers studio, 1 bedroom or 2 bedroom units to make life more comfortable for would-be residents.

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LOCATION



- Along Katipunan Ave. corner Aurora Blvd., Quezon City
- Near Miriam College, Ateneo de Manila University and University of the Philippines.
- Near supermarkets and restaurants
- Near LRT2 – Katipunan Station



PROJECT DETAILS

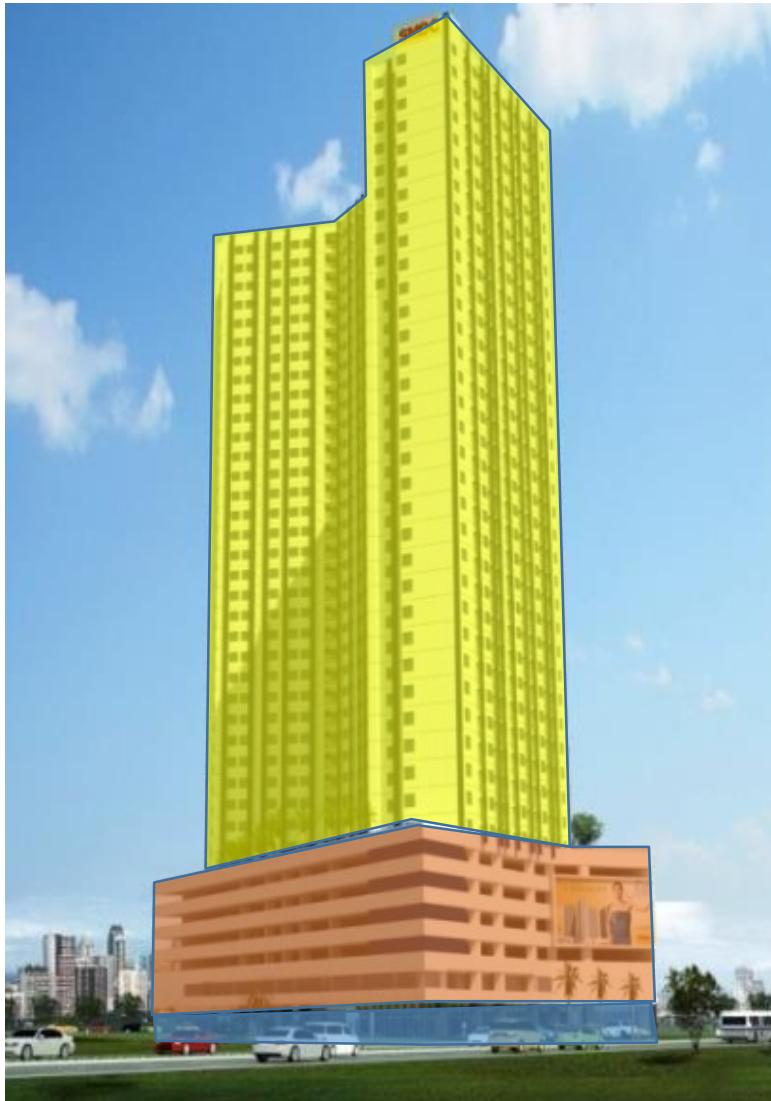
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Company	SM Development Corporation
Location	along Katipunan Avenue and Aurora Boulevard
Lot Area	4,235 sqm
No. of Floors	Marketing : 41 floors (no 13th floor) Physical : 40 floors
No. of Units	Residential : 1,591 units Parking : 382
Retail (Strip)	Ground Floor
Amenity Floor	7th Floor
Launch Date	June 2010
Turnover Date	September 2014

BUILDING CHART

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7F – 41F Residential Floors

2F – 6F Parking Floors

GF & Commercial Strip

SITE DEVELOPMENT PLAN

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FEATURES & AMENITIES

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AMENITIES

Amenity Lounge

Function Room

Children's Playground

Kiddie/Toddler Pool

Adult Pool

Student Lounge

Roof Deck Lounge

FEATURES & AMENITIES

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BUILDING FEATURES

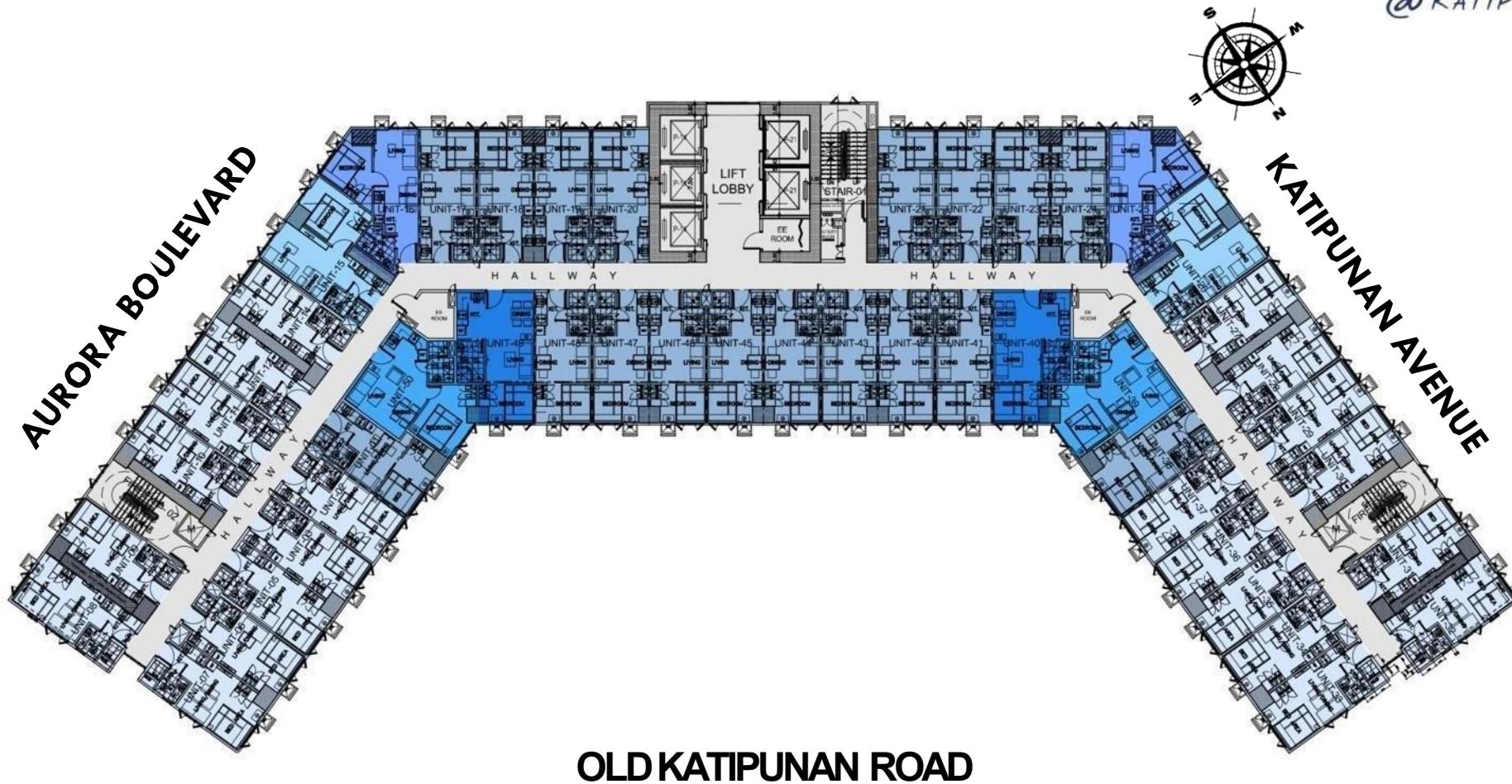
- 5 elevators
- Automatic Fire Detection and Alarm System
- Standby Generator set for Common Areas and selected unit outlet (s)
- Sewerage Treatment Plant
- Centralized Cistern Tank
- Greenmist Property Management Corp. Services
- SMDC Leasing

GREENMIST
PROPERTY MANAGEMENT CORP.



TYPICAL FLOOR PLAN

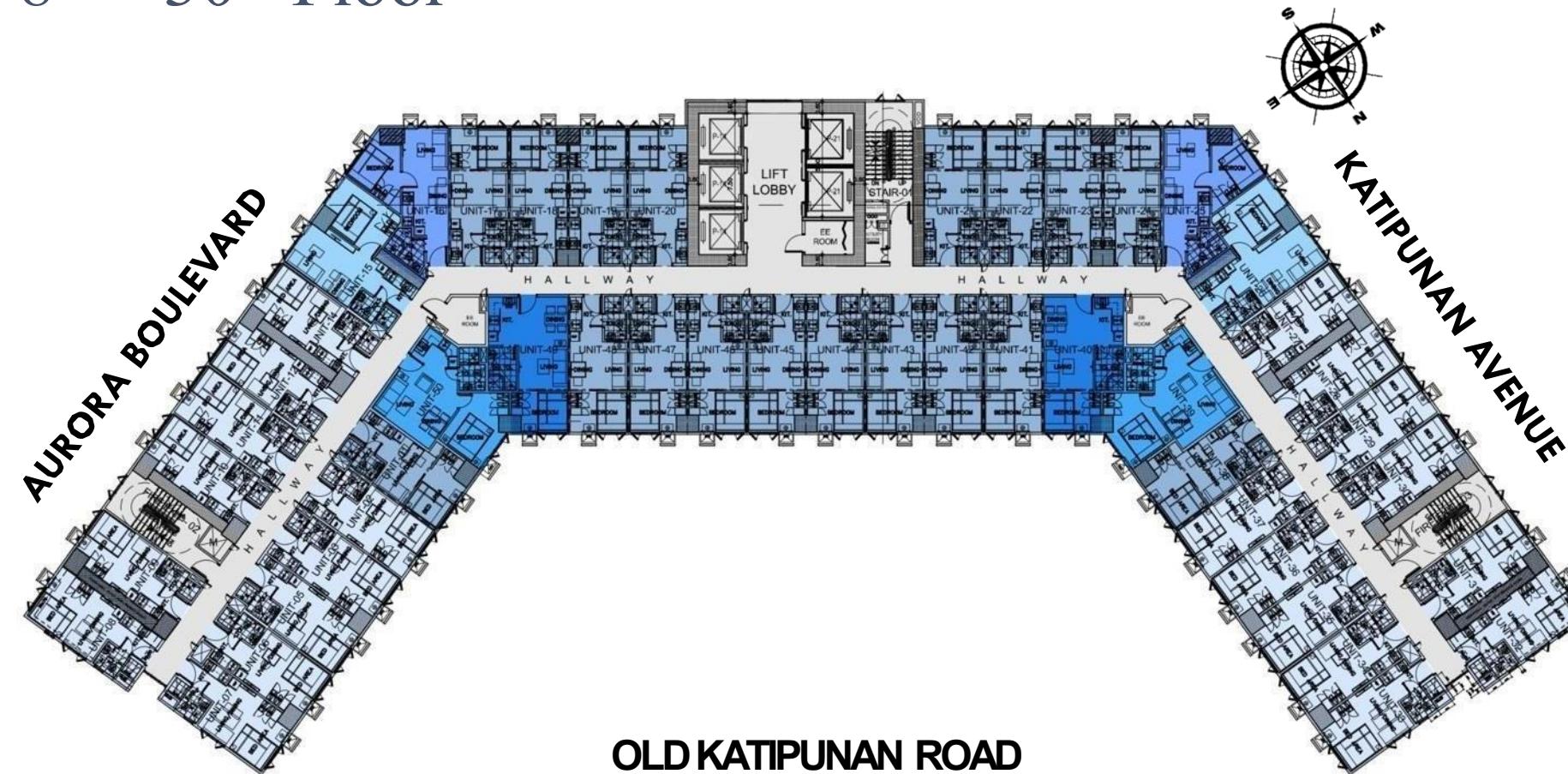
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FLOOR PLAN

8th – 30th Floor

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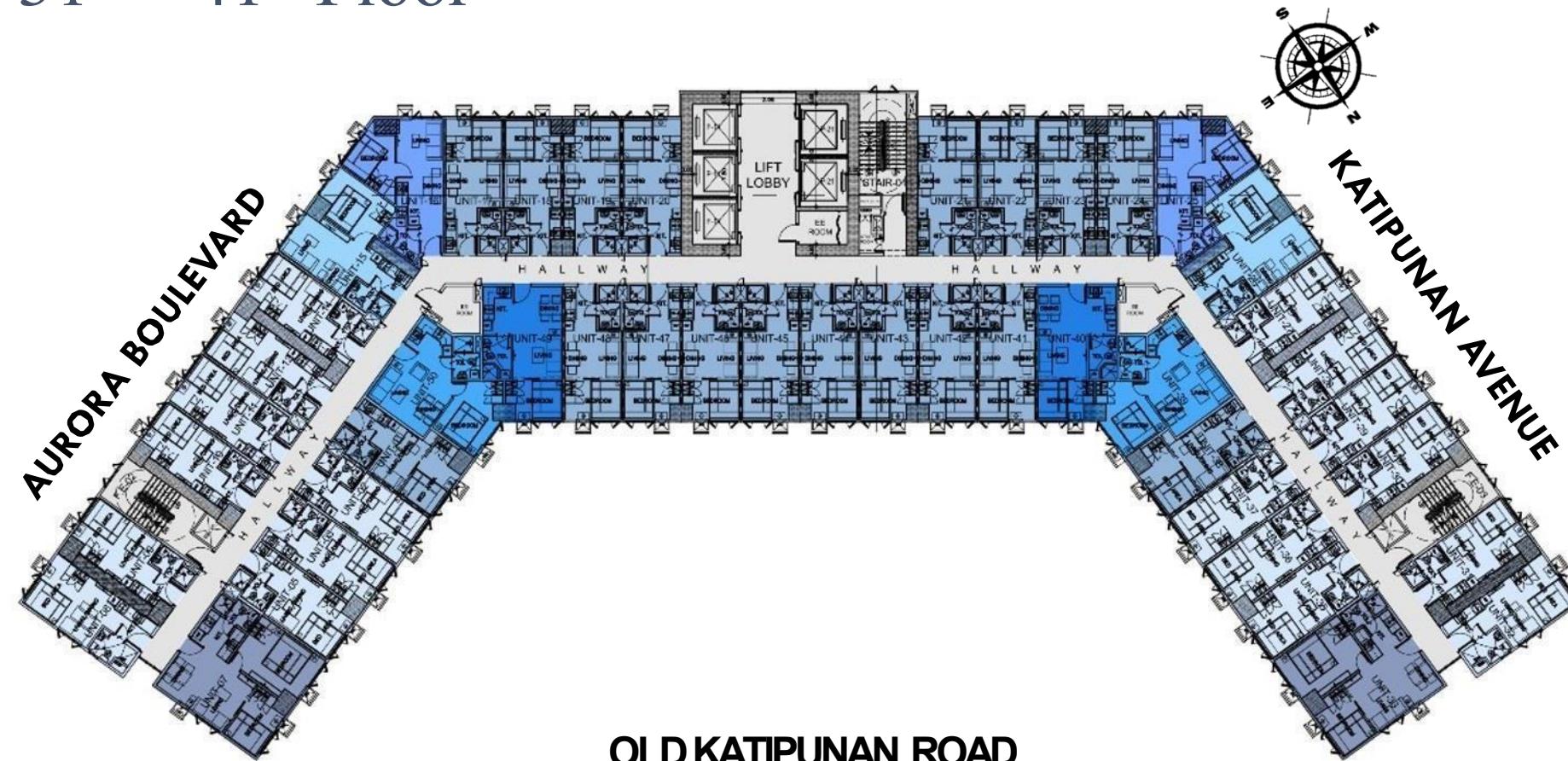


OLD KATIPUNAN ROAD

LEGEND	NO. OF UNITS
1 Bedroom	18
1BR Deluxe A	2
1BR Deluxe B	2
1BR Deluxe C	2
1BR SUITE	2
STUDIO	22
TOTAL	48

FLOOR PLAN

31st – 41st Floor



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LEGEND	NO. OF UNITS
1 Bedroom	18
1BR Deluxe A	2
1BR Deluxe B	2
1BR Deluxe C	2
1BR SUITE	2
2 Bedroom	2
STUDIO	18
TOTAL	46

TYPICAL UNIT LAYOUT

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UNIT FEATURES

- Cable TV provision
- Telephone line provision
- Internet provision
- Back up power for select residential outlet
- Floor to ceiling height : +/-2.7m (*living, dining, bedroom/s*)

UNIT LAYOUT

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STUDIO UNIT



STUDIO UNIT W/ BALCONY

Unit Area

21.58 – 34.09 sqm

UNIT LAYOUT

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1-BEDROOM UNIT

Unit Area

23.47 – 29.79 sqm



1-BEDROOM UNIT DELUXE A

Unit Area

31.88 – 46.25 sqm

UNIT LAYOUT

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1-BEDROOM UNIT DELUXE B

Unit Area

30.36 – 46.39 sqm



1-BEDROOM UNIT DELUXE C

Unit Area

30 sqm

UNIT LAYOUT

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1-BEDROOM UNIT SUITE

Unit Area

33 – 37.63 sqm



2-BEDROOM UNIT

Unit Area

44.7 sqm

UNIT SPECIFICATIONS



- Floor tiles in all areas of UNIT;
- Living room, dining room, kitchen and bedroom/s with painted plain cement finish on interior walls;
- Toilet and bath with painted plain cement finish and tiles on walls, tiles on floor;
- Painted finish on ceilings of living room, dining room, bedroom/s and painted drop ceiling in kitchen;
- Wiring devices (breaker, switch, outlets);
- Aluminum windows;
- Kitchen countertop with under-the-counter and overhead cabinets;
- Water closet, lavatory, soap holder, tissue holder and plumbing fixtures in the toilet and bath; and
- Electric outlet for Water heater in the Toilet and bath

KEYS TO SUCCESS

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FREQUENTLY ASKED QUESTIONS



1. What will be the type of ventilation on the typical residential hallways?

- Hallway: Natural Ventilation
- Residential Units: Mechanical Ventilation (AC units)

2. What air-conditioning unit is allowed?

- Window type ACU and split type (depending on the unit - please ask your Property Admin

3. What is the allowed aircon capacity?

- 1.5HP

4. What is the back-up power?

- Generator set

5. Where is the garbage collection area?

- Garbage pick up schedule 10am and 7pm
- Parking area (to be put in the garbage bins)

FREQUENTLY ASKED QUESTIONS



6. Material recovery facility placement?

- Ground floor MRF room

7. How many persons are recommended to stay in a particular unit?

- Maximum of 4 residents for a 20 – 24 sqm unit
- Maximum of 5 residents for a 40 sqm unit

8. How deep are the swimming pools?

- Kiddie pool: 2ft and 3ft
- Adult pool: 4ft

9. Who are the utility providers?

- Power: MERALCO
- Water: Manila Water
- Telephone: PLDT & Globe
- CATV: Cable Link and Sky Cable

FREQUENTLY ASKED QUESTIONS



10. No. of elevators per building ?

- 5 units

11. Elevator Capacity

- Passenger 3/5 – 15pax
- Service 2/5 – 24pax

12. Function room capacity ?

- Roof deck lounge – 150pax
- Function A – 50pax
- Function B – 30pax

13. For phone/internet provision- fiber optic ready?

- No

14. For emergency backup power, does it activate automatically or is there an on switch for it ?

- No