

SMDC

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FELIX AVENUE, CAINTA, RIZAL



WHY INVEST IN CHARM?

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PRIME LOCATION



READY FOR OCCUPANCY

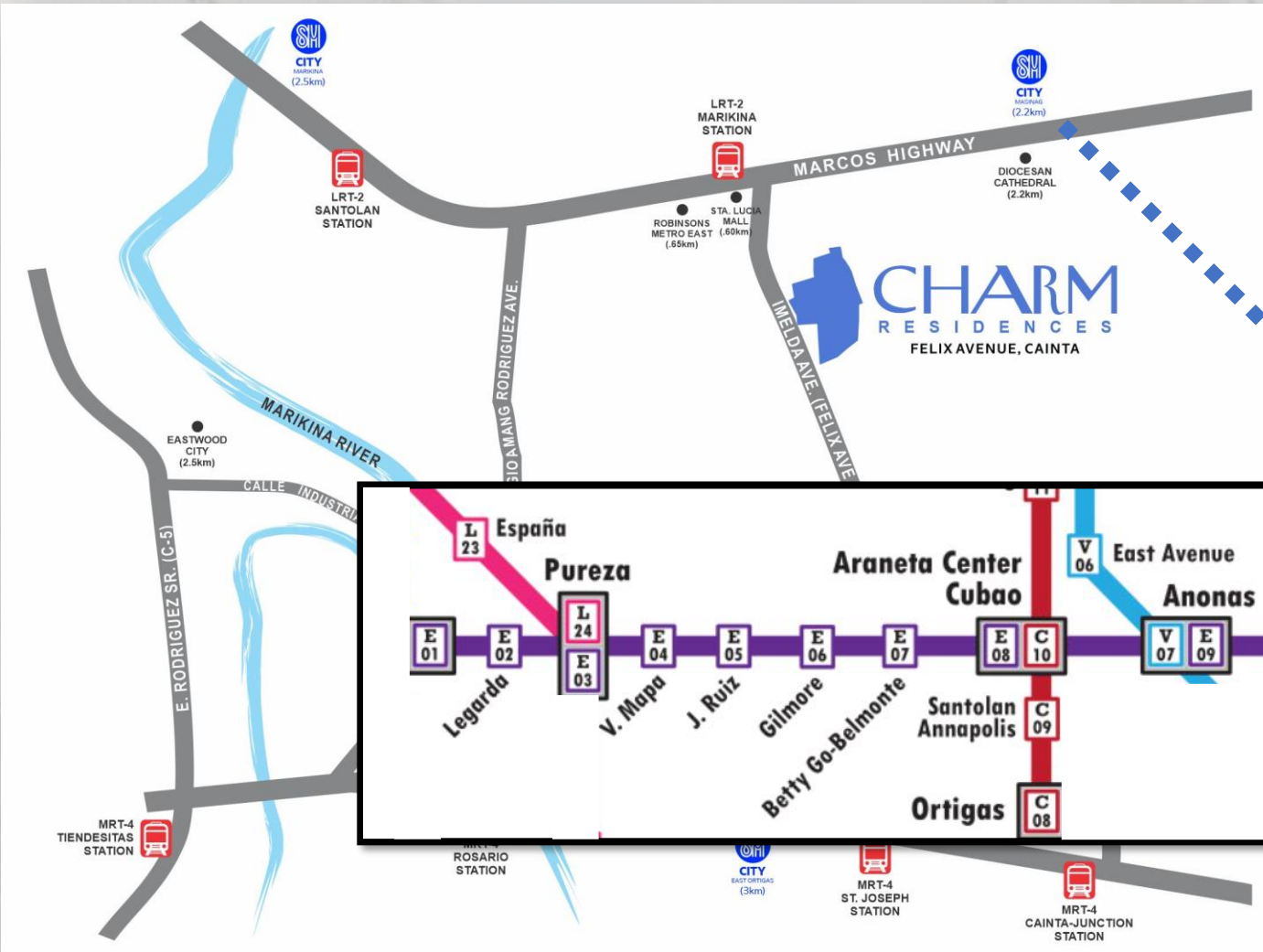


HIGH PROPERTY VALUE
due retail integration

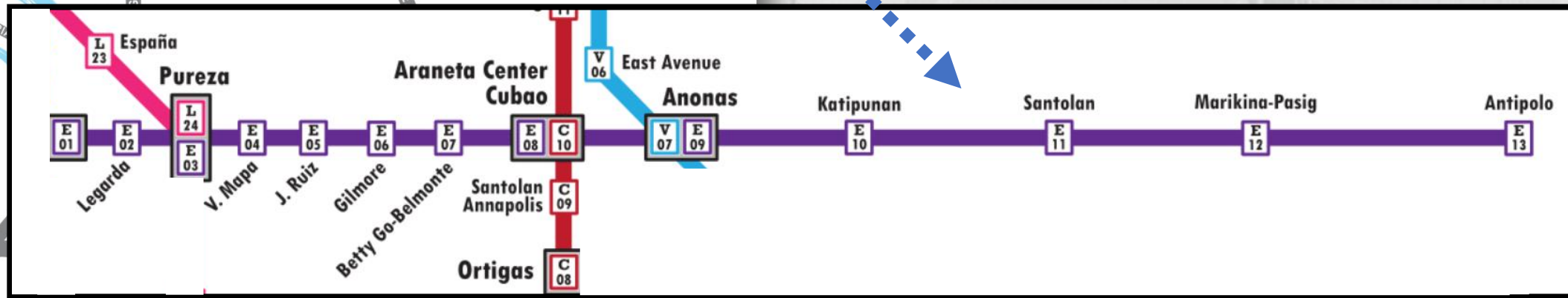
AMENITY AREA ARTIST'S PERSPECTIVE

PROJECT LOCATION

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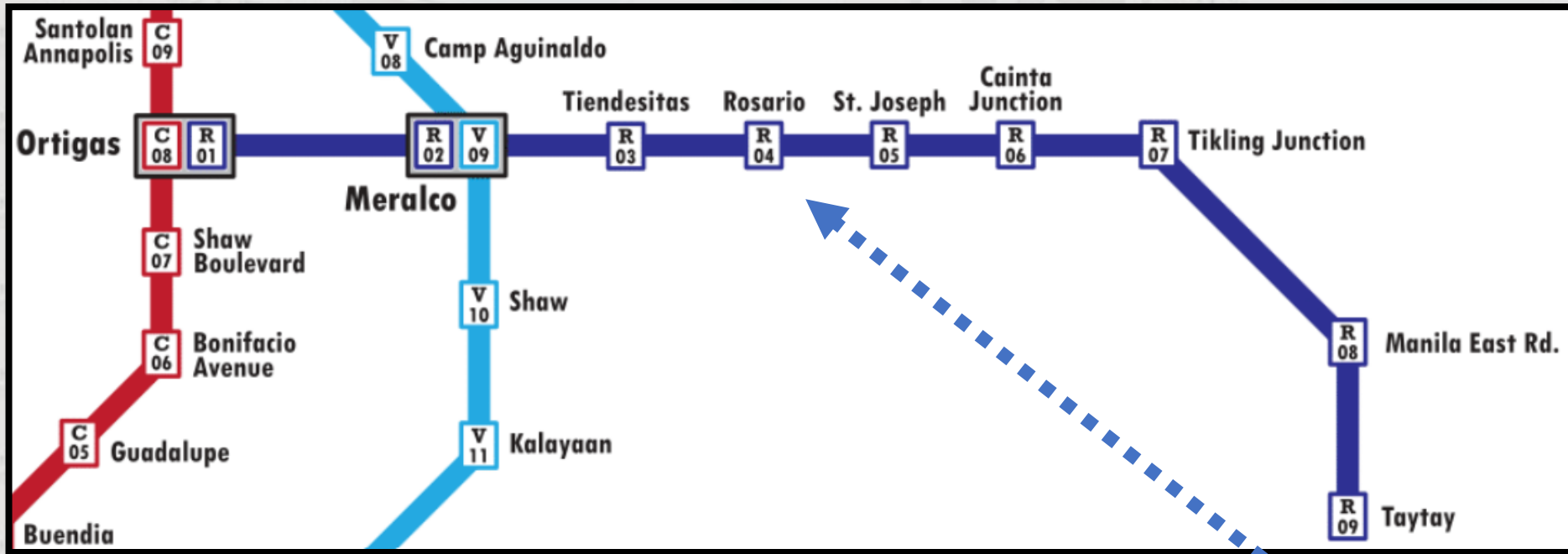
- Within 10 mins to the LRT line 2 Station linking Antipolo to Legarda
- Nearby malls and other establishments along the way to Charm



AMENITY AREA ARTIST'S PERSPECTIVE

PROJECT LOCATION

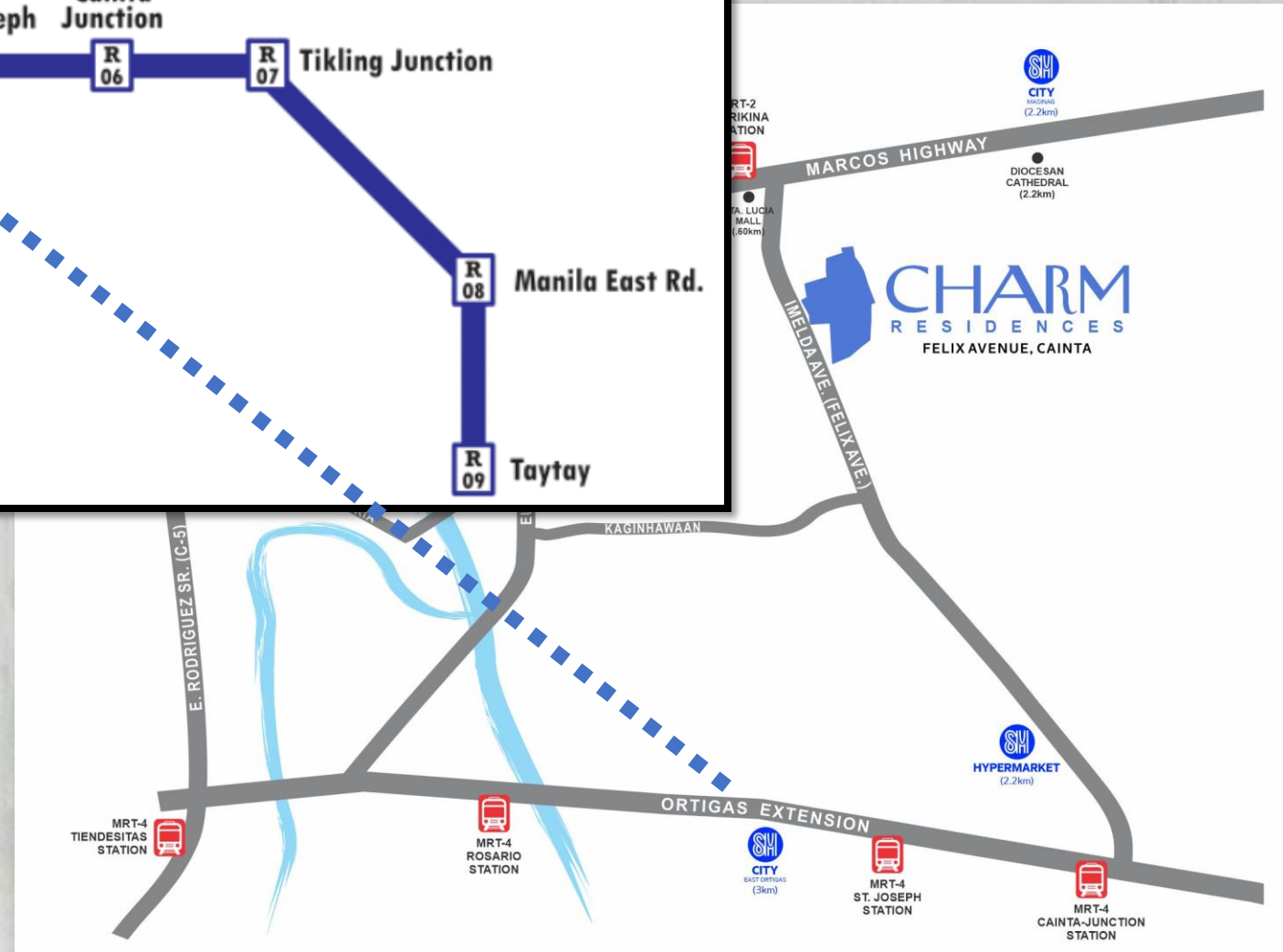
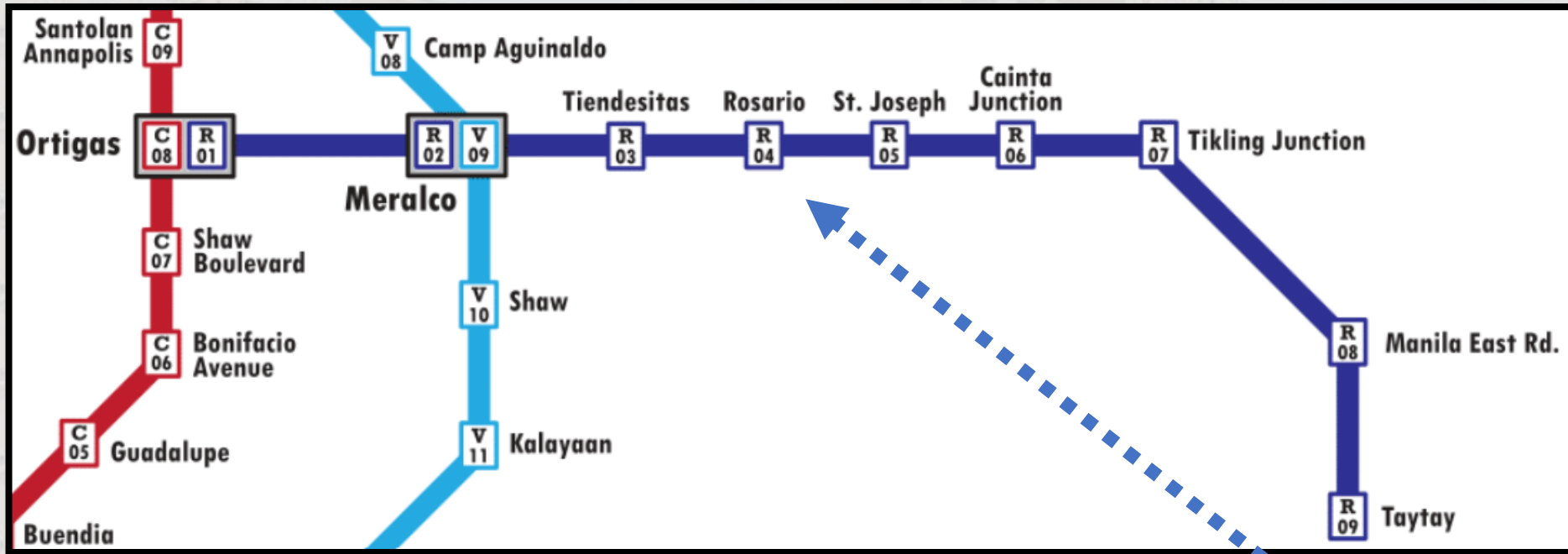
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- Within 15 mins away to Ortigas Ave. Extension - MRT Line 4 from Taytay to Ortigas
- Nearby malls and other establishments along the way to Charm



PROJECT LOCATION



- C5 CORRIDOR - Estate Developments



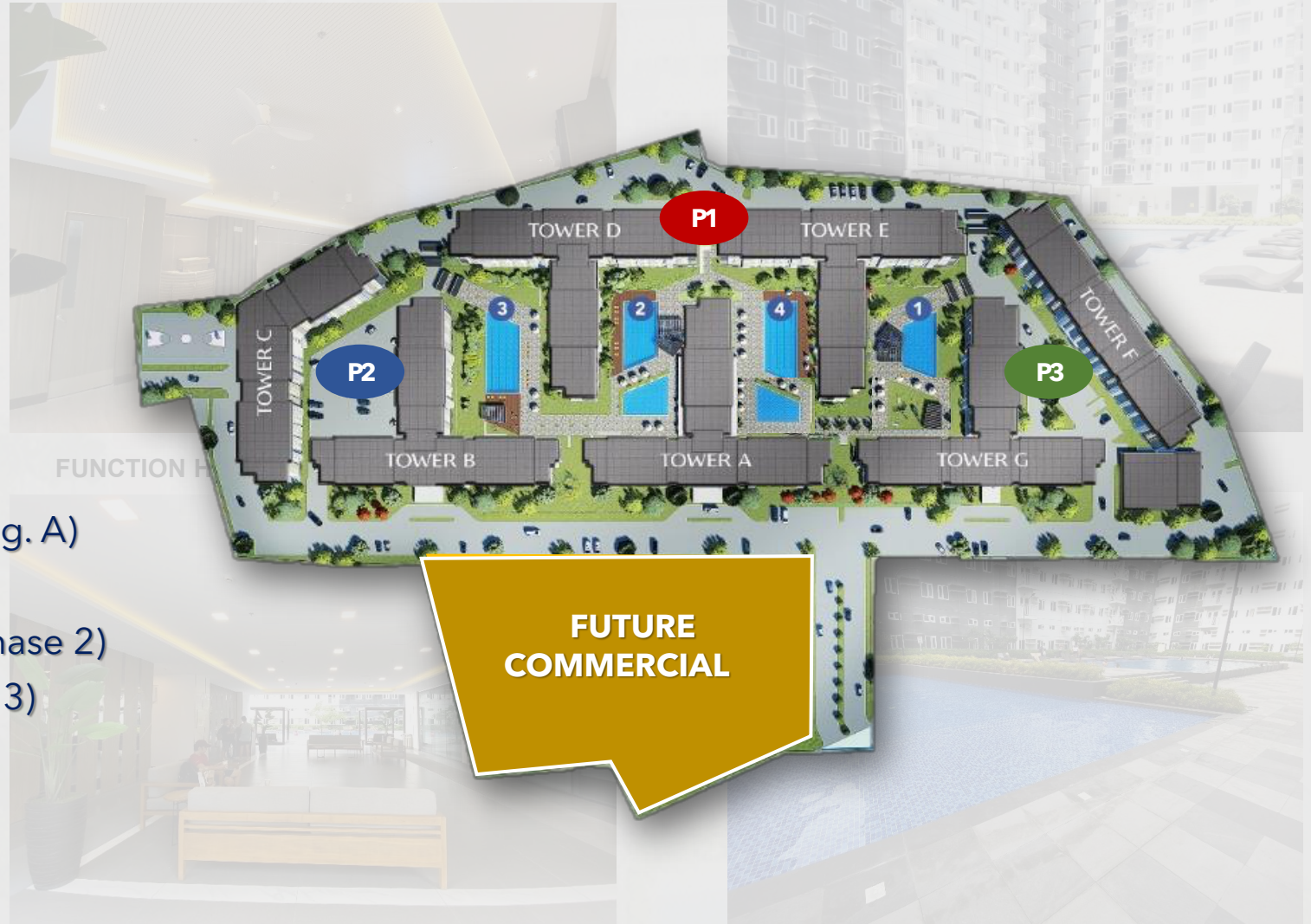
- ✓ More job opportunities
- ✓ Greater housing demand
- ✓ Increase in property value

RESORT STYLED AMENITIES

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AMENITIES:

- ✓ Adult Pool (Phase 1)
- ✓ Children's Pool (Phase 1)
- ✓ Lap Pool (Phase 2 and 3)
- ✓ Pocket Gardens (Phase 1)
- ✓ Function Rooms (Phase 1 Bldg. A)
- ✓ Playground (Phase 2)
- ✓ Covered Basketball Court (Phase 2)
- ✓ Outdoor Fitness Area (Phase 3)



MAIL ROOM

PASS THROUGH LOUNGE

SWIMMING POOL BLDG A & D

AMENITY AREA ARTIST'S PERSPECTIVE

HIGH PROPERTY VALUE

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With the future Commercial Development "The Strip at Charm"



**Target operation by Q4 2025*

AMENITY AREA ARTIST'S PERSPECTIVE

SITE DEVELOPMENT PLAN

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PHASE 1 (LTS # 0001648)

Turnover Date : June 2023
Number of Bldgs. : 3 Buildings
Total # of Floors : 10 Levels
Number of Units : 1,361 units
Building A : 435 Units
Building D : 463 units
Building E : 463 units
Number of Parking : 138 (131 residential parking)

PHASE 2 (LTS # 0001649)

Turnover Date : July 2026 (w/ ongoing ETD application)
Number of Bldgs. : 2 Buildings
Total # of Floors : 10 Levels
Number of Units : 833 units
Building B : 476 Units
Building C : 357 units
Number of Parking : 138 (134 residential parking)

PHASE 3 (LTS # 0001650)

Turnover Date : July 2025 (w/ ongoing ETD application)
Number of Bldgs. : 2 Buildings
Total # of Floors : 10 Levels
Number of Units : 833 units
Building F : 357 Units
Building G : 476 units
Number of Parking : 133 (126 residential parking)

FUTURE COMMERCIAL

BUILDING OVERVIEW

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3rd-11th Typical Floor

2nd Floor

Ground Floor Lobby

*Charm Residences Buildings have 10 levels per Building

AMENITY AREA ARTIST'S PERSPECTIVE

UNIT LAYOUTS - 1BR MEZZANINE AND STUDIO

1 BR with Mezzanine

Unit Area: 46.99 sqm



Studio Unit

Unit Area: 20 sqm



| Unit Type | Count | Min. Area | Max. Area |
|----------------------|--------------|--------------|--------------|
| 1 BR End Unit w/ MEZ | 18 | 50.83 | 51.20 |
| 1 BR w/ MEZ | 242 | 46.83 | 48.29 |
| 2 BR | 1,720 | 28.52 | 33.50 |
| 2 BR END UNIT | 166 | 31.00 | 31.00 |
| 2 BR WITH BALCONY | 827 | 31.22 | 31.69 |
| 3 BR | 22 | 57.04 | 62.22 |
| 3 BR WITH BALCONY | 26 | 59.74 | 60.36 |
| STUDIO | 6 | 20.00 | 20.00 |
| Grand Total | 3,027 | 20.00 | 62.22 |

| Unit Type | Ave. Area |
|----------------------|-----------|
| 1 BR End Unit w/ MEZ | 50.87 |
| 1 BR w/ MEZ | 46.99 |
| STUDIO | 20.00 |

UNIT LAYOUTS - 2 BR

2 BR with Balcony Layout
Unit Area: 31.23 sqm



2 BR without Balcony Layout
Unit Area: 29.82 sqm



| Unit Type | Count | Min. Area | Max. Area |
|----------------------|--------------|--------------|--------------|
| 1 BR End Unit w/ MEZ | 18 | 50.83 | 51.20 |
| 1 BR w/ MEZ | 242 | 46.83 | 48.29 |
| 2 BR | 1,720 | 28.52 | 33.50 |
| 2 BR END UNIT | 166 | 31.00 | 31.00 |
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| 3 BR WITH BALCONY | 26 | 59.74 | 60.36 |
| STUDIO | 6 | 20.00 | 20.00 |
| Grand Total | 3,027 | 20.00 | 62.22 |

| Unit Type | Ave. Area |
|-------------------|-----------|
| 2 BR | 28.65 |
| 2 BR END UNIT | 31.00 |
| 2 BR WITH BALCONY | 31.23 |

UNIT LAYOUTS - 3 BR

3 BR with Balcony Layout
Unit Area: 59.88 sqm



3 BR without Balcony Layout
Unit Area: 57.93 sqm



| Unit Type | Count | Min. Area | Max. Area |
|----------------------|-------|-----------|-----------|
| 1 BR End Unit w/ MEZ | 18 | 50.83 | 51.20 |
| 1 BR w/ MEZ | 242 | 46.83 | 48.29 |
| 2 BR | 1,720 | 28.52 | 33.50 |
| 2 BR END UNIT | 166 | 31.00 | 31.00 |
| 2 BR WITH BALCONY | 827 | 31.22 | 31.69 |
| 3 BR | 22 | 57.04 | 62.22 |
| 3 BR WITH BALCONY | 26 | 59.74 | 60.36 |
| STUDIO | 6 | 20.00 | 20.00 |
| Grand Total | 3,027 | 20.00 | 62.22 |

| Unit Type | Ave. Area |
|-------------------|-----------|
| 3 BR | 57.93 |
| 3 BR WITH BALCONY | 59.88 |

UNIT SPECIFICATIONS

ROOM PARTITION:

- CHB Wall and Dry Wall in Plain Cement Finish
- Laminated low wall partition

TOILET PARTITION:

- CHB Wall Plastered Plain Cement Finish

FLOOR FINISHES:

- 60x60cm Homogenous tiles for Living, Dining, Bedroom, & Hallway
- 30x30cm Ceramic Tiles for Toilet and Shower Area and Balcony

BALCONY: Powder Coated Railings

KITCHEN:

- Homogenous Tile Finish Kitchen Countertop over Modular Base Cabinet

WALL FINISHES:

- Painted Finish for Living, Dining, T&B and Bedroom with provision for split type Aircon (On units with balcony)
- Painted Finish w/ Basepaint for Living ,Dining and Bedroom
- Ceramic Tiles at 1.5m for Shower Area & single tile height for Toilet area

CEILING FINISH:

- Concrete slab in painted finish for Living, Dining and Sleeping area
- Painted Finish Gypsum Board Ceiling for Toilet and Bath & Foyer

TOILET & BATH FIXTURES:

- Wood Laminated Door for Toilet and Bath
- Ceramic Water closet with soap and tissue holder
- Ceramic Lavatory
- Rain Shower Set



MOCK UP UNIT

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1 BR w/ Mezzanine Mock-up Unit

AMENITY AREA, ARTIST'S PERSPECTIVE

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2 BR Mock-up Unit

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MOCK UP UNIT

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3 BR Mock-up Unit

AMENITY AREA, ARTIST'S PERSPECTIVE

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