

SMDC

# CHARM RESIDENCES

FELIX AVENUE, CAINTA, RIZAL



# WHY INVEST IN CHARM?



**PRIME LOCATION**



**READY FOR OCCUPANCY**

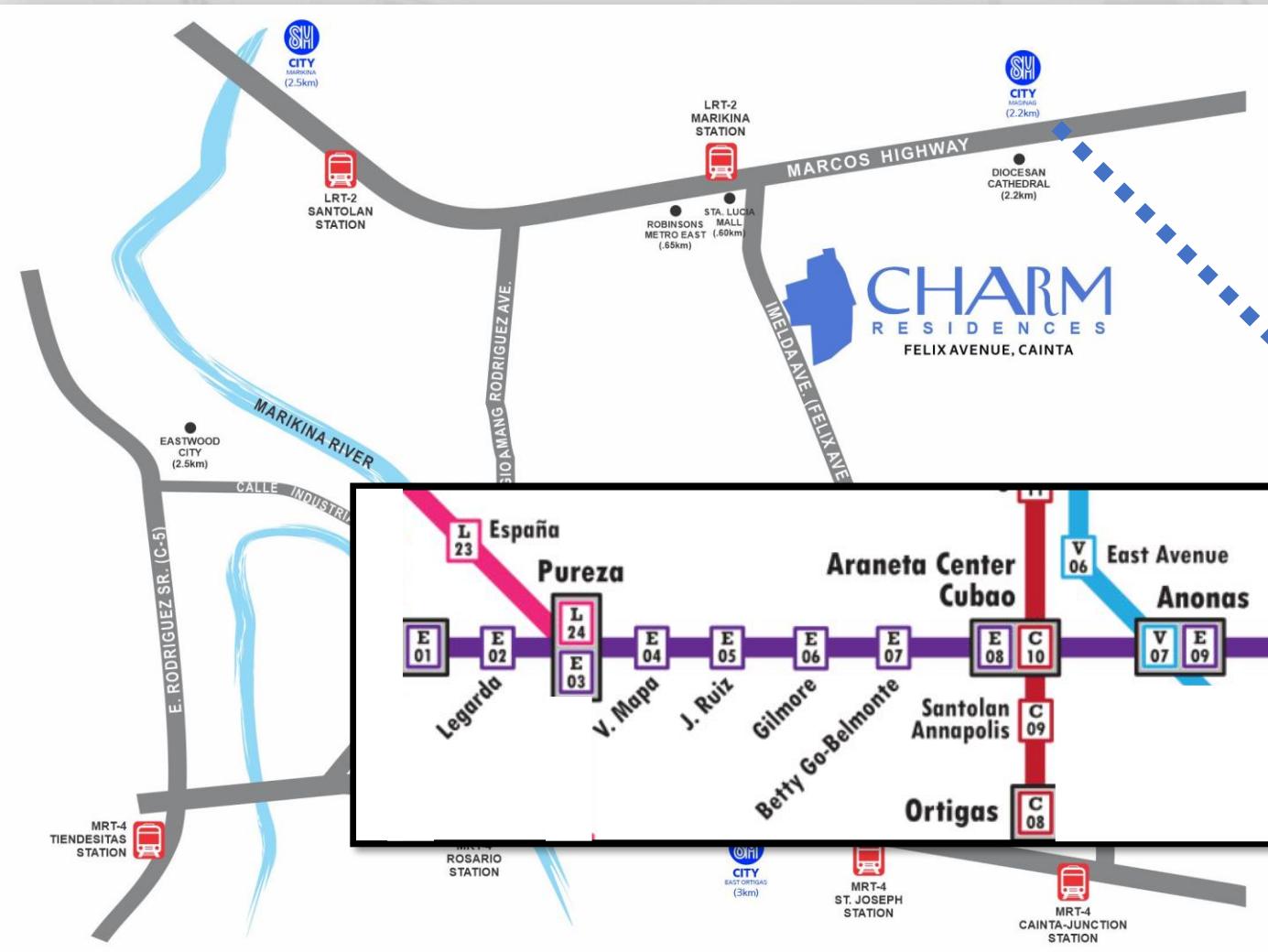


**HIGH PROPERTY VALUE**  
due retail integration

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



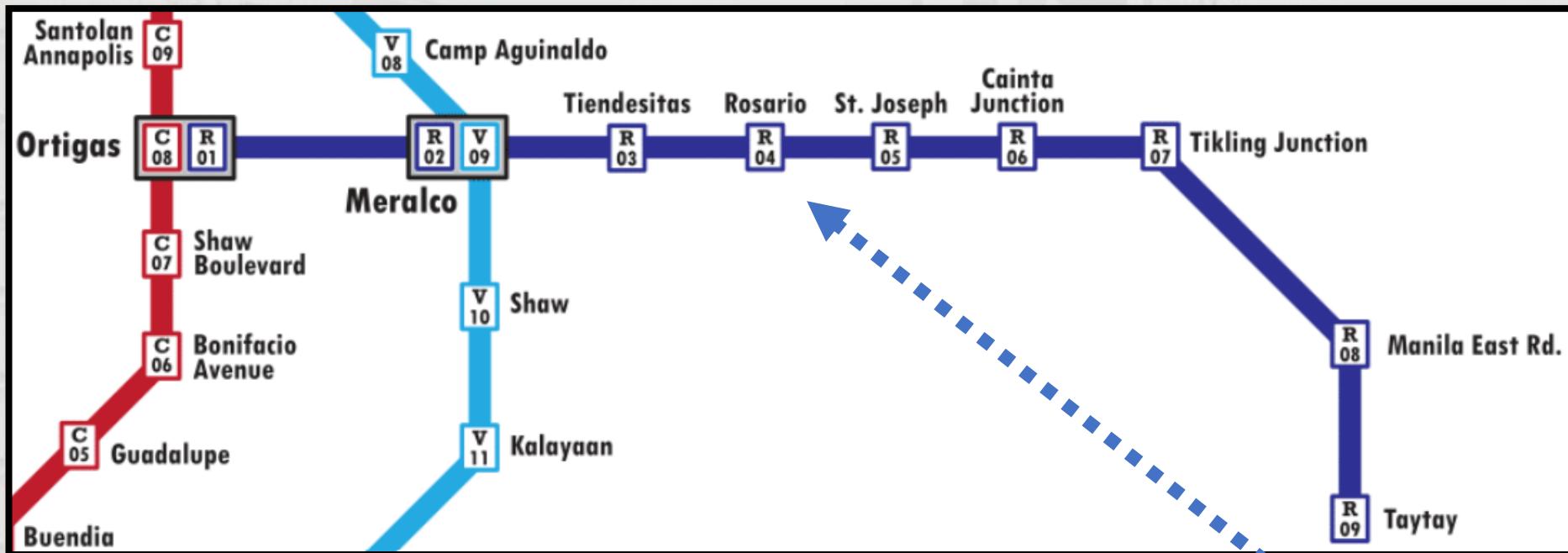
Ayala Malls  
FELIZ



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# PROJECT LOCATION

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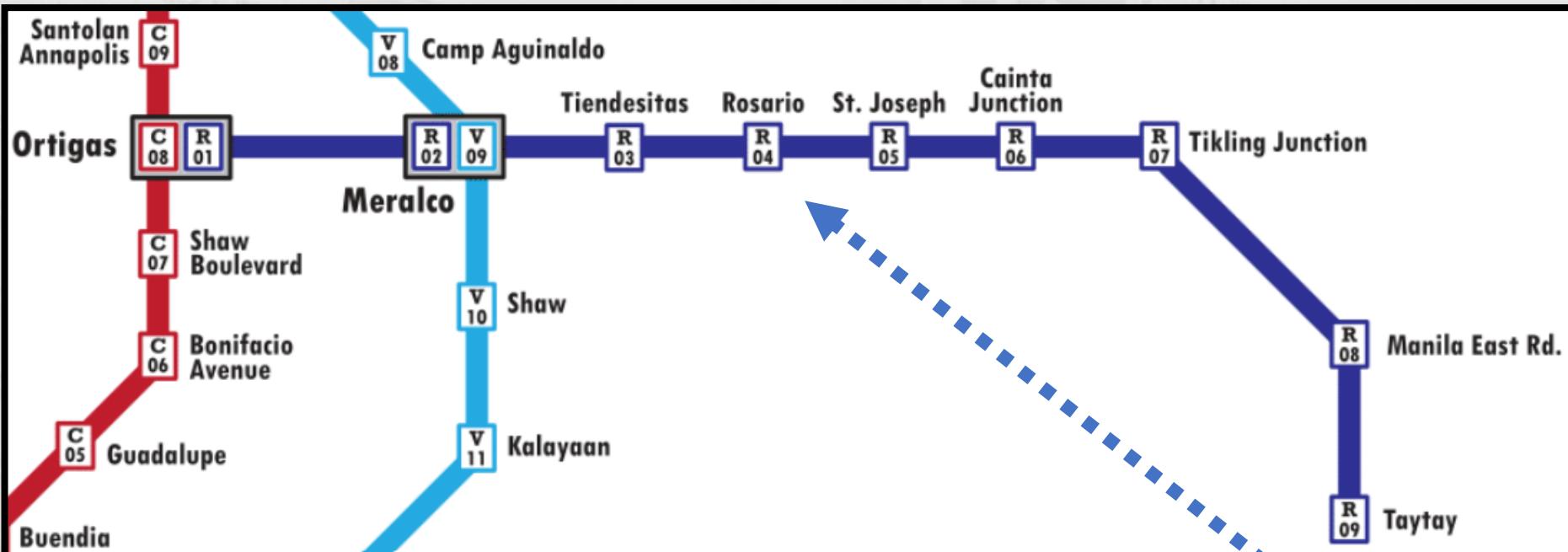
- Within 15 mins away to Ortigas Ave. Extension – MRT Line 4 from Taytay to Ortigas
- Nearby malls and other establishments along the way to Charm



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# PROJECT LOCATION

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- C5 CORRIDOR - Estate Developments



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



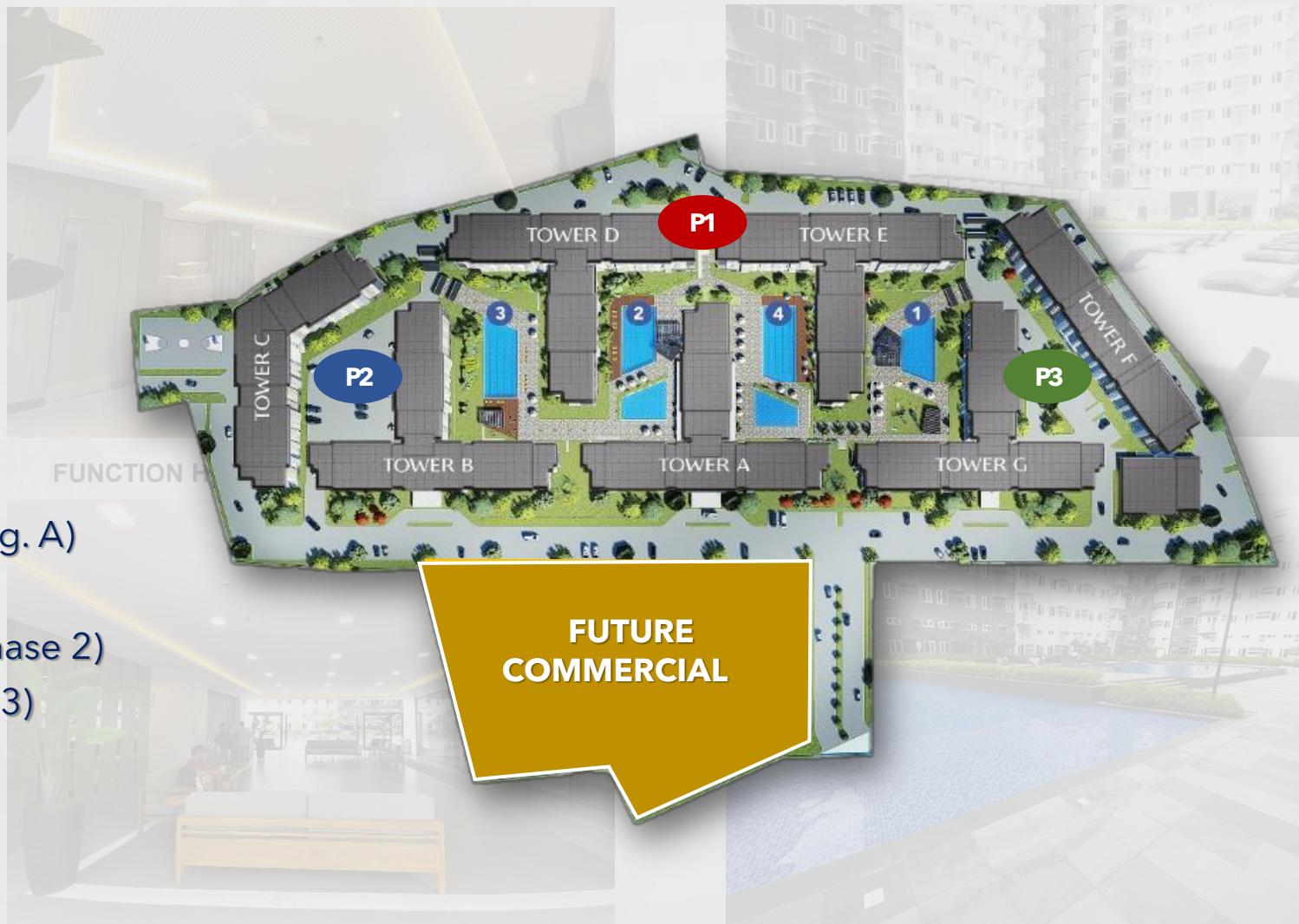
# RESORT STYLED AMENITIES

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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)



# HIGH PROPERTY VALUE

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With the future Commercial Development "The Strip at Charm"



\*Target operation by Q4 2025

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# SITE DEVELOPMENT PLAN



## PHASE 1 (LTS # 0001648)

Turnover Date	: June 2023
Number of Bldgs.	: 3 Buildings
Total # of Floors	: 10 Levels
Number of Units	: <u>1,361</u> 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	: <u>833</u> 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	: <u>833</u> units
	Building F : 357 Units
	Building G : 476 units
Number of Parking	: 133 (126 residential parking)

# BUILDING OVERVIEW



**3<sup>rd</sup>-11<sup>th</sup> Typical Floor**

**2<sup>nd</sup> Floor**

**Ground Floor Lobby**

\*Charm Residences Buildings have 10 levels per Building

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# 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
<b>Grand Total</b>	<b>3,027</b>	<b>20.00</b>	<b>62.22</b>

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

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# 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
<b>2 BR</b>	<b>1,720</b>	<b>28.52</b>	<b>33.50</b>
2 BR END UNIT	166	31.00	31.00
<b>2 BR WITH BALCONY</b>	<b>827</b>	<b>31.22</b>	<b>31.69</b>
3 BR	22	57.04	62.22
3 BR WITH BALCONY	26	59.74	60.36
STUDIO	6	20.00	20.00
<b>Grand Total</b>	<b>3,027</b>	<b>20.00</b>	<b>62.22</b>

Unit Type	Ave. Area
2 BR	28.65
2 BR END UNIT	31.00
<b>2 BR WITH BALCONY</b>	<b>31.23</b>

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# 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
<b>3 BR</b>	<b>22</b>	<b>57.04</b>	<b>62.22</b>
<b>3 BR WITH BALCONY</b>	<b>26</b>	<b>59.74</b>	<b>60.36</b>
STUDIO	6	20.00	20.00
<b>Grand Total</b>	<b>3,027</b>	<b>20.00</b>	<b>62.22</b>

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

# UNIT SPECIFICATIONS

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## **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



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# MOCK UP UNIT

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**1 BR w/ Mezzanine Mock-up Unit**

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# MOCK UP UNIT

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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

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