



PARK RESIDENCES

STA. ROSA CITY, LAGUNA

Artist's Perspective Only

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Why Invest in Sta. Rosa Laguna

Quick Facts



Total Population (2015):

353,767



Business Parks:

7



Number of schools

17



Number of malls

10



Number of Hospitals

9



Points of Interest

8

New Developments - Infrastructure



CALAX
CAVITE-LAGUNA EXPRESSWAY

New Developments - Housing



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Vicinity Map

Establishments	Distance from Park Residences
SM City Sta Rosa	0.20KM
Robinsons Mall Sta. Rosa	1KM
Pavilion Mall	2.2KM
Central Mall	3KM
Balibago Transport Terminal	1.9KM
Olivarez Plaza	3.2KM
Brent International School	1.7KM
Enchanted Kingdom	3.08KM



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Why Invest In Park Residences?

- **Prime Location**
- **Well-appointed Amenities**
- **Professional Property Management**
- **Affordable Exclusive Development**
- **Simply a Good Investment**

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Prime Location

Across SM Sta. Rosa



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CALAX Route



Sta. Rosa Integrated Terminal (SRIT)



Actual Photos

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Prime Development



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Project Overview



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	Phase 1	Phase 2
No. of Towers	6	8
No. of Floors	5 floors per Tower	5 floors per Tower
Units per Tower	122-163 units per Tower	109-163 units per Tower
Unit Types	Studio (20 sqm) Flexi Suite (28.52 – 29.76 sqm) Flexi Suite End (29.76 sqm)	Studio (20 sqm) Flexi Suite (28.52 – 29.76 sqm) Flexi Suite End (29.76 sqm)
Parking Slots	232 units	238 units
Launch Dates	July 2018	April 2019
Project Completion Dates	November 2024*	September 2026*

**Note: For/with on-going application of Extension of Time to Develop*

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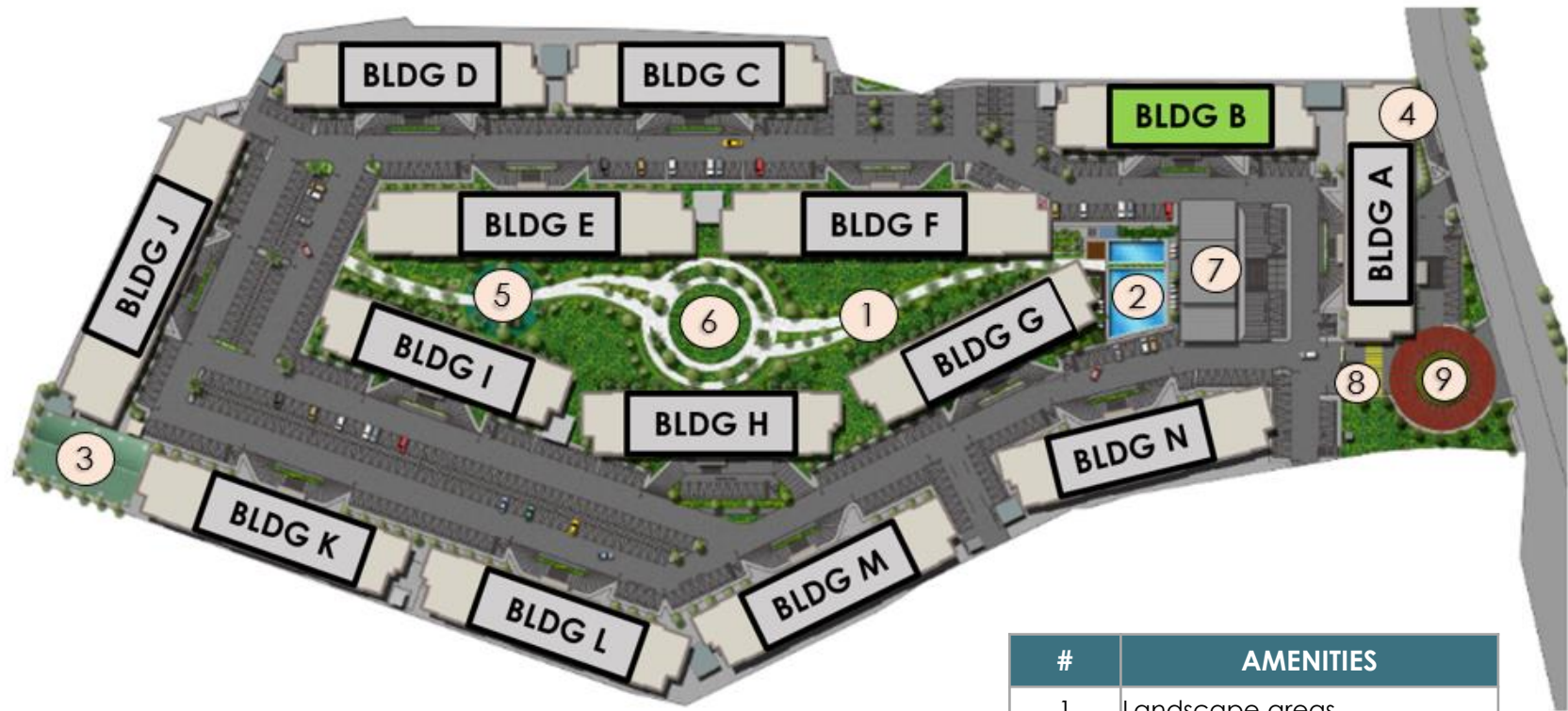
Amenities

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VANCOUVER
LANDS INC.

SITE DEVELOPMENT PLAN



#	AMENITIES
1	Landscape areas
2	Swimming pools
3	Basketball court
4	Commercial strip
5	Children's playground
6	Central Garden
7	Clubhouse
8	Gate and Guard house
9	Rotunda

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Central Park



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Children's Play Area



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Pool Areas



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Pool Areas



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Lift Lobby



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Basketball Court



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Amenity Area



Ari

● Phase 1

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Building B



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Building B - Lobby



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Building Chart



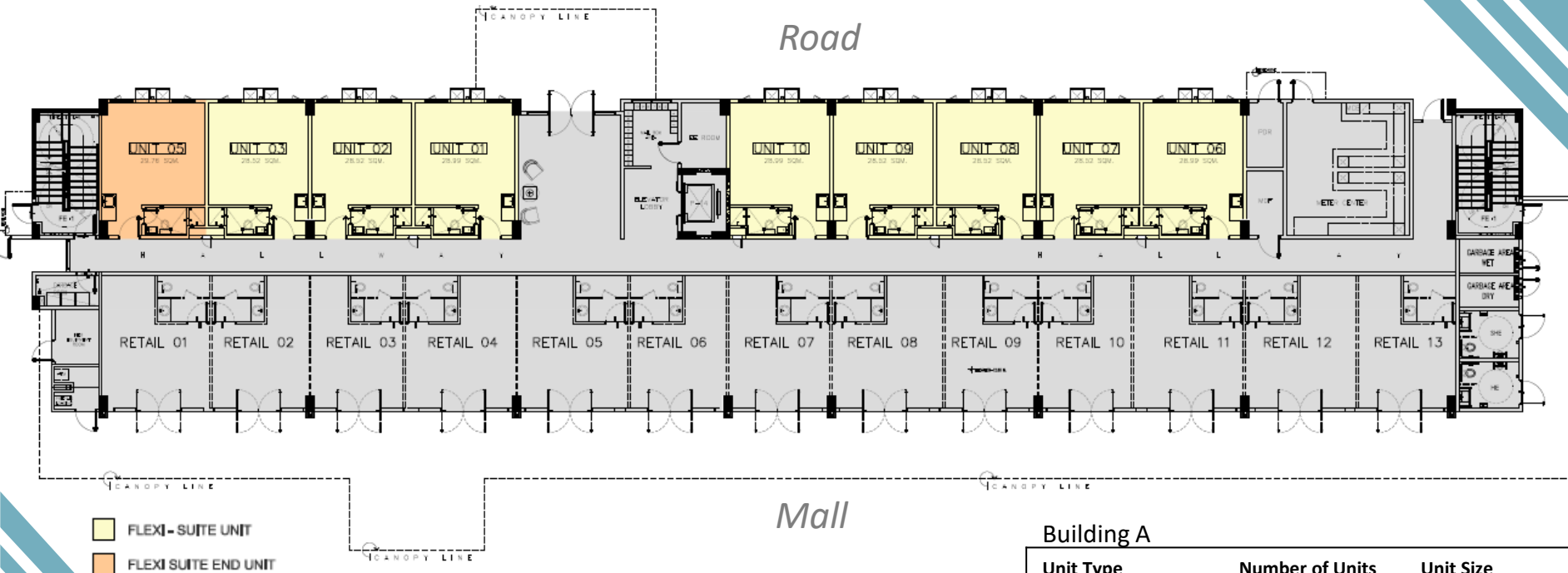
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Floor Plans – Building A (Phase 2)

Ground Floor Plan



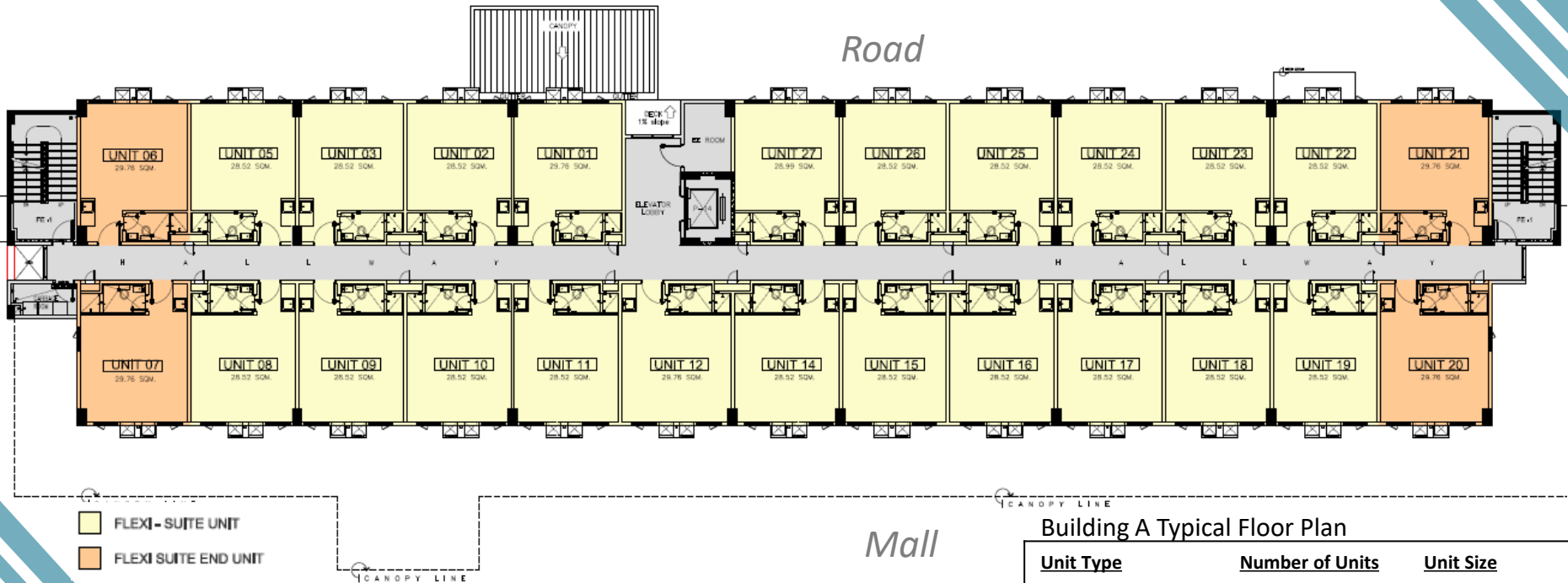
Building A

Unit Type	Number of Units	Unit Size
Flexi Suite	92 units	28.52 to 29.76
Flexi Suite End	17 units	29.76
Total	109 units	



Floor Plans – Building A (Phase 2)

Typical Floor Plan



Building A Typical Floor Plan

Unit Type	Number of Units	Unit Size
Flexi Suite	21 units	28.52 to 29.76
Flexi Suite End	4 units	29.76
Total	25 units	



Floor Plans – Building B (Phase 1)

Ground Floor Plan



Northwest - A



- FLEXI-SUITE UNIT
- FLEXI SUITE END UNIT

Amenity

Road
Building B

Unit Type	Number of Units	Unit Size
Flexi Suite	103 units	28.52 to 29.76
Flexi Suite End	19 units	29.76
Total	122 units	

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Flexi Suite Units



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Suggested Unit Layouts



FLEXI SUITE

Unit Type	Min-Max Unit Areas
Flexi Suite	28.52 to 29.76
Flexi Suite End	29.76



1-BEDROOM UNIT

ROOM DESCRIPTION	FLOOR AREA	
	Square Meters(m ²)	Square Feet (ft ²)
LIVING & DINING AREA	7.63	82.13
KITCHEN AREA	5.15	55.44
TOILET & BATH	4.10	44.13
BEDROOM	11.64	125.30
TOTAL	28.52	307.00

SUGGESTED LAYOUT
1-BEDROOM UNIT
SCALE: NOT TO SCALE



STUDIO UNIT

ROOM DESCRIPTION	FLOOR AREA	
	Square Meters(m ²)	Square Feet (ft ²)
LIVING & DINING AREA	6.30	67.81
KITCHEN AREA	4.70	50.59
TOILET & BATH	4.10	44.13
BEDROOM	13.42	144.46
TOTAL	28.52	307.00

SUGGESTED LAYOUT
STUDIO UNIT
SCALE: NOT TO SCALE



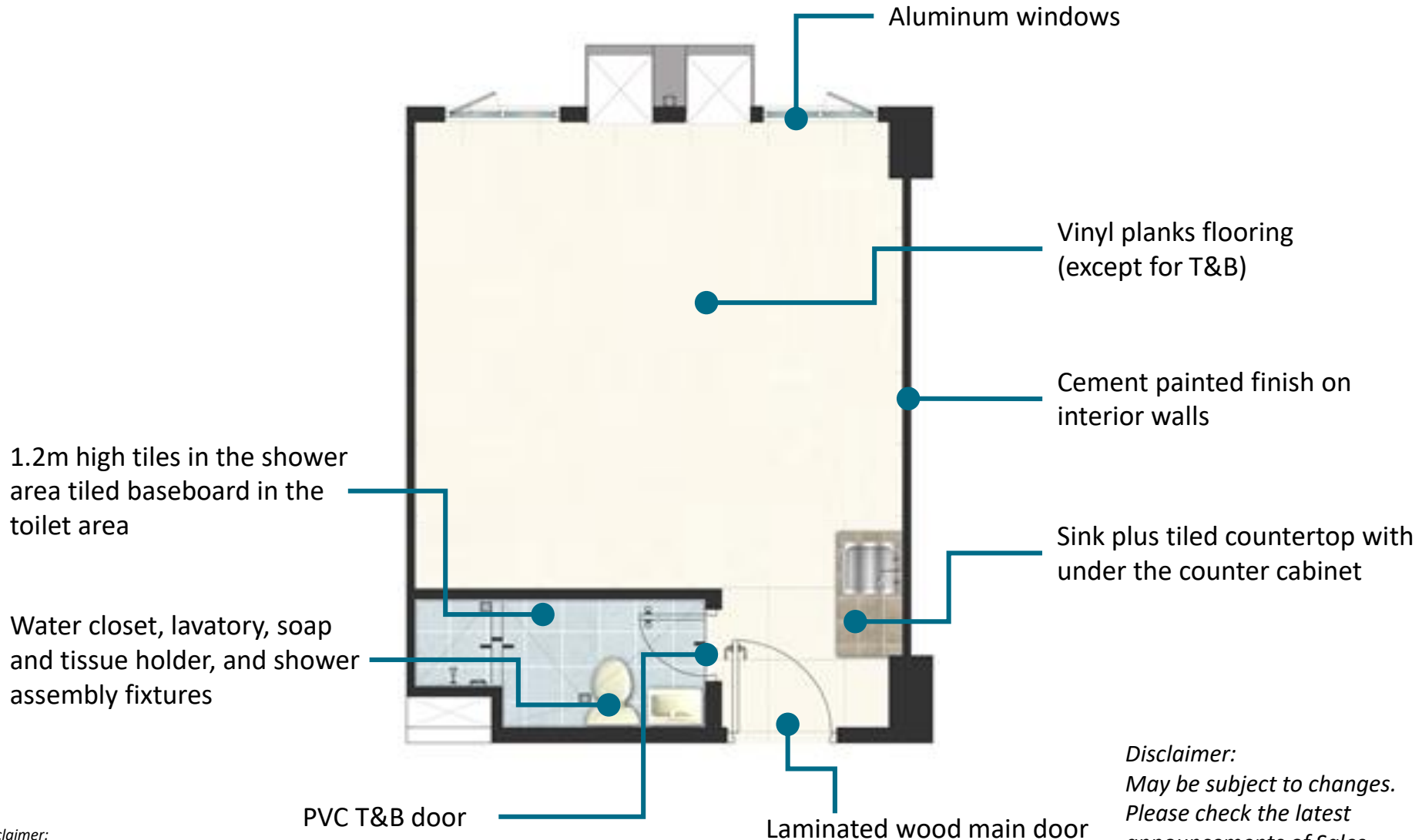
2-BEDROOM UNIT

ROOM DESCRIPTION	FLOOR AREA	
	Square Meters(m ²)	Square Feet (ft ²)
LIVING & DINING AREA	8.50	91.50
KITCHEN AREA	3.48	37.46
TOILET & BATH	4.10	44.13
BEDROOM 1	6.07	65.34
BEDROOM 2	6.37	68.57
TOTAL	28.52	307.00

SUGGESTED LAYOUT
2-BEDROOM UNIT
SCALE: NOT TO SCALE

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Unit Deliverables



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Units & Hallway



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Other Project Features



- ☐ Security
 - Gated community
 - 24/7 security
 - CCTV cameras



- ☐ Facilities
 - Property management services c/o GPMC
 - Centralized garbage room at every floor
 - Mailbox room at each building's ground floor



- ☐ Utilities
 - Electrical power c/o Meralco
 - Water and wastewater system c/o Laguna Water

SMDC Keys to Success



**Integration of
Residential Condos
to SM Malls**



**Prime Locations
with access to
Transport Hubs**



**Hotel-Like
Lobbies**



**Resort-Styled
Amenities**



**Professional
Property
Management**



Actual Photo of Grace Residences



Actual Photo of Field Residences



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Who is the owner and developer of Park Residences?

Vancouver Lands, Inc.

What will be the effect on documentation if owner and developer is VLI?

- Standard documents shall be used. The documents will reflect VLI instead of SMDC.
- All buyers' checks and payments should be made payable to Vancouver Lands, Inc.
- All Official Receipts will be issued by Vancouver Lands, Inc.

What is the floor to ceiling height?

Kitchen and T & B : 2.4 m

Other areas : 2.9 m



What are the corridor measurements?

Hallway width : 1.5 m

Hallway floor to ceiling height : 2.3 m

What are the door measurements?

Main door width : 2.1 m x 0.9 m



How many elevators are there?

Per building : 1 (One)

Capacity : 14 persons

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Client is interested to have a 1 BR/ 2 BR lay-out. What will she/he do?

- Client can engage a contractor to do the partition/ lay-out works for him/her.
- Need to submit to Property Management the proposed lay-out for approval along with the scope of works, construction schedule, and list of materials/specifications to be used.
- Payment of the processing fees, construction bond and admin fees



What is the back-up power?

- Activates automatically
- Standby Generator Sets
 - Residential : 1 ref outlet, 1 convenience outlet and 1 light
 - 100% Power : STP, fire pump, jockey pump, cistern
 - 100% Power : Clubhouse
 - 50% Power : Lobby, Elevators, Admin Office
 - 30% Power : Landscaped Areas



Who are the utility providers?

- Power : Meralco
- Water : Laguna Water
- Telephone : TBD telecom (Fiber optic ready)
- CATV : TBD telecom

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Condo dues?

Condo dues	Php 75/sqm/month
Parking dues	Php 55/sqm/month

Price range?

- Lowest: 2.4M
- Highest: 4.3M
- Average: 3.5M



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- Other Building and Development Details:

Building/Development Item	Details
Access	<ul style="list-style-type: none"> • 6m width entrance driveway provides direct access from Biñan-Sta. Rosa Access Road to Park Residences Main Entrance • 6m width at main internal driveway leading to buildings
Open Spaces	<ul style="list-style-type: none"> • Approximately 60% of Total Land Area are open spaces
Function Room	<ul style="list-style-type: none"> • 90 pax capacity
Garbage Rooms, Materials Recovery Facility (MRF)	<ul style="list-style-type: none"> • Individual garbage rooms per floor, per building • Centralized MRF located between Buildings D and J
Parking Slots	<ul style="list-style-type: none"> • Area: 12.50 sqm. • Dimensions: approximately 2.5m x 5m
Other Building Details	<ul style="list-style-type: none"> • Fire Exit stairwells are open • Foundation Type: Isolated Footing System • Buildings are at an average of 0.6m higher than the Biñan-Sta. Rosa Access Road

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