



LUXURY BY THE BAY



LUXURY BY THE BAY

Wharf-inspired premier development within the Mall of Asia Complex. This condominium in Metro Manila provides all the delights and comforts of modern living sought after by those looking to live an urban lifestyle.

 Seaside Boulevard, cor. Sunrise Drive,
Mall of Asia Complex, Pasay City

COMMERCIAL	
Luxe Duty Free	0.26 km
SM Mall of Asia	0.57 km
Double Dragon Plaza	0.59 km
IKEA	0.75 km
SCHOOL	
Manila Tytana College	0.31 km
Cambridge Child Development Care	0.52 km
San Juan De Dios College	0.76 km
National University	1.04 km
HOSPITAL	
San Juan De Dios Hospital	0.78 km
Pasay City General Hospital	2.00 km
Adventist Medical Center Manila	2.15 km
CONVENTIONS	
One Esplanade	0.49 km
MOA Arena	0.77 km
SMX Convention Center	0.87 km
TRANSPORTATION	
Ninoy Aquino International Airport	4.42 km

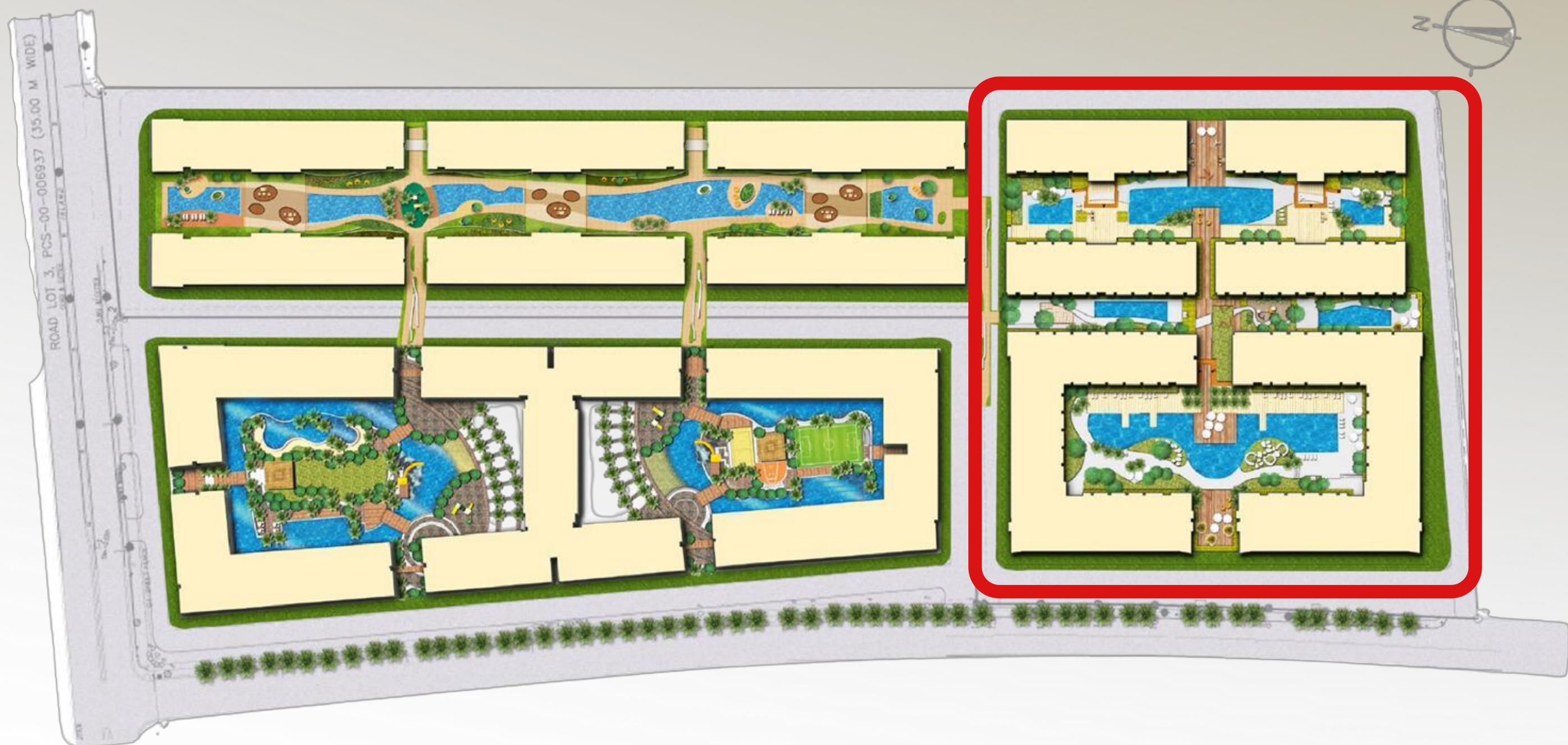


LUXURY OF
PROXIMITY

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LUXURY MADE CONCRETE

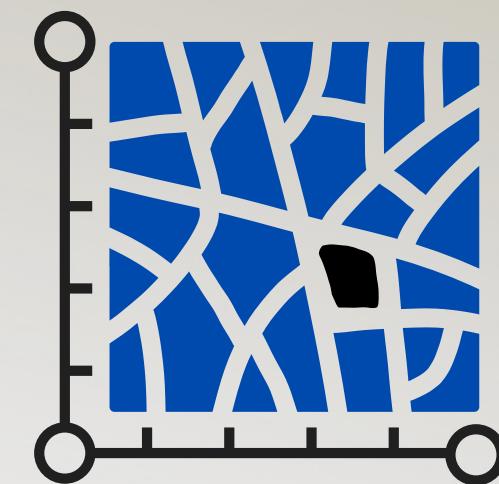
SITE DEVELOPMENT PLAN



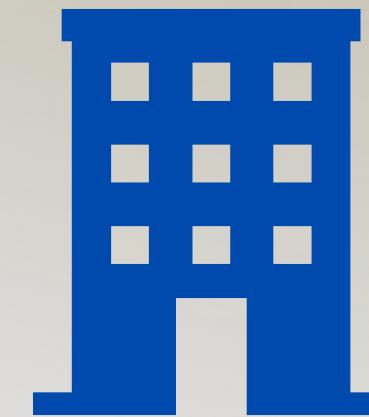
SMDC
Shore 3
RESIDENCES
MALL OF ASIA, PASAY CITY

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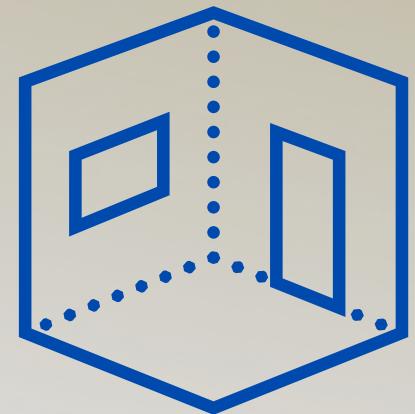
PROJECT OVERVIEW



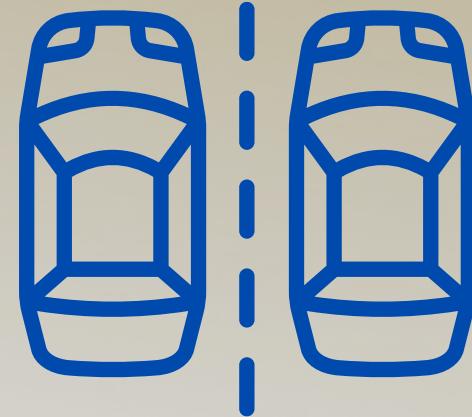
LOT AREA
31,375 sqm



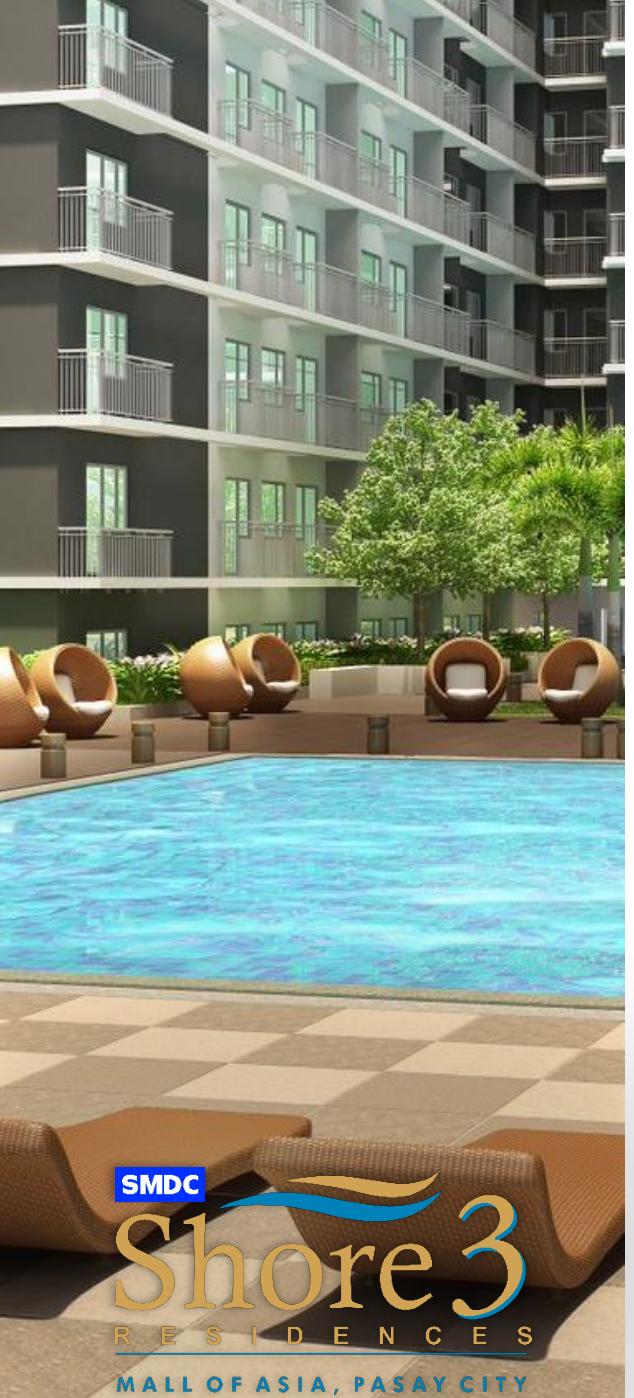
BUILDINGS
4 Towers
17-18 Floors



**RESIDENTIAL
UNITS**
5,382 units



PARKING SLOTS
1,434 slots



Amenity Floor

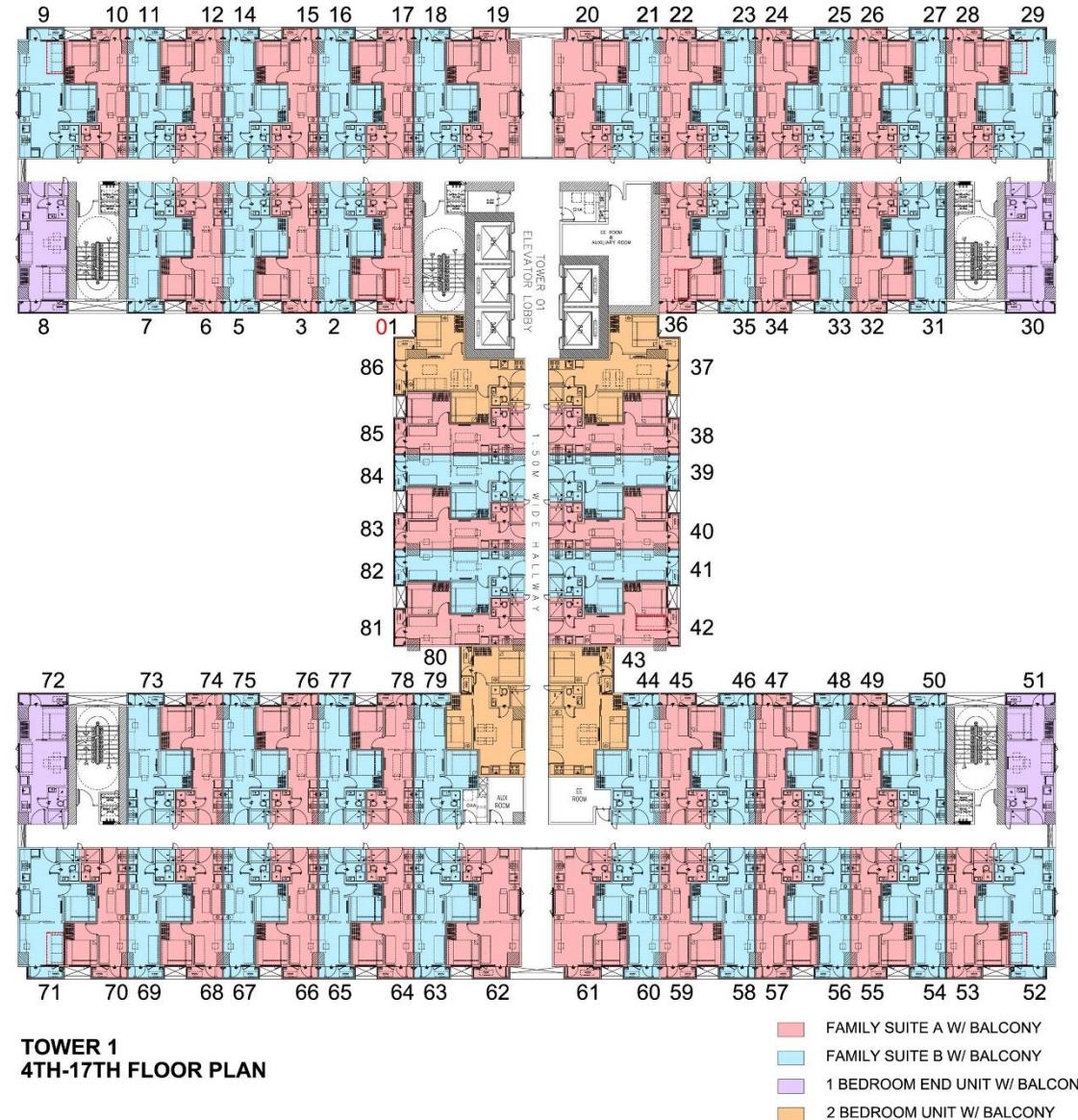


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Typical Floor Plan

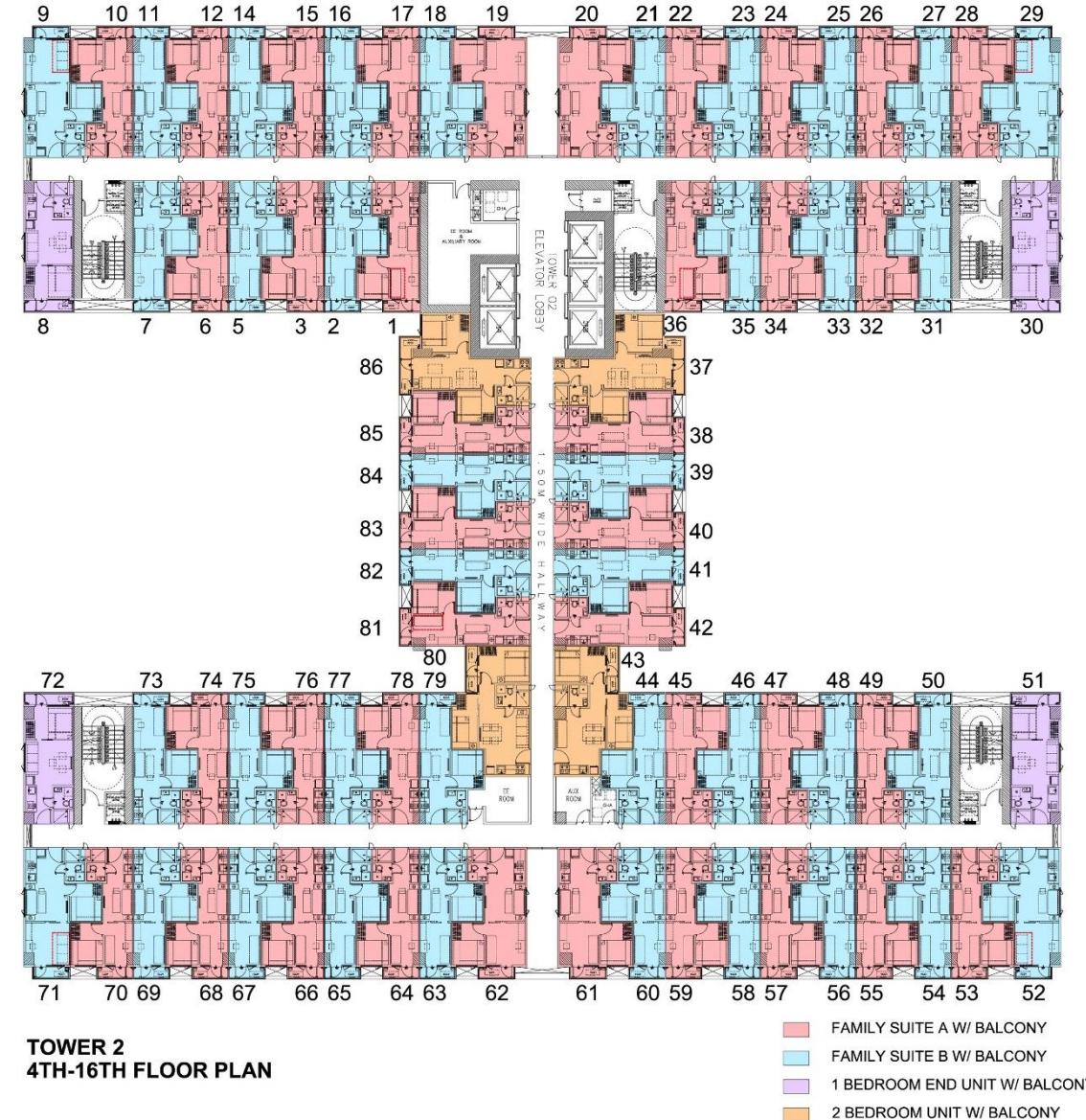
Shore 3 Residences – Tower 1





Typical Floor Plan

Shore 3 Residences – Tower 2

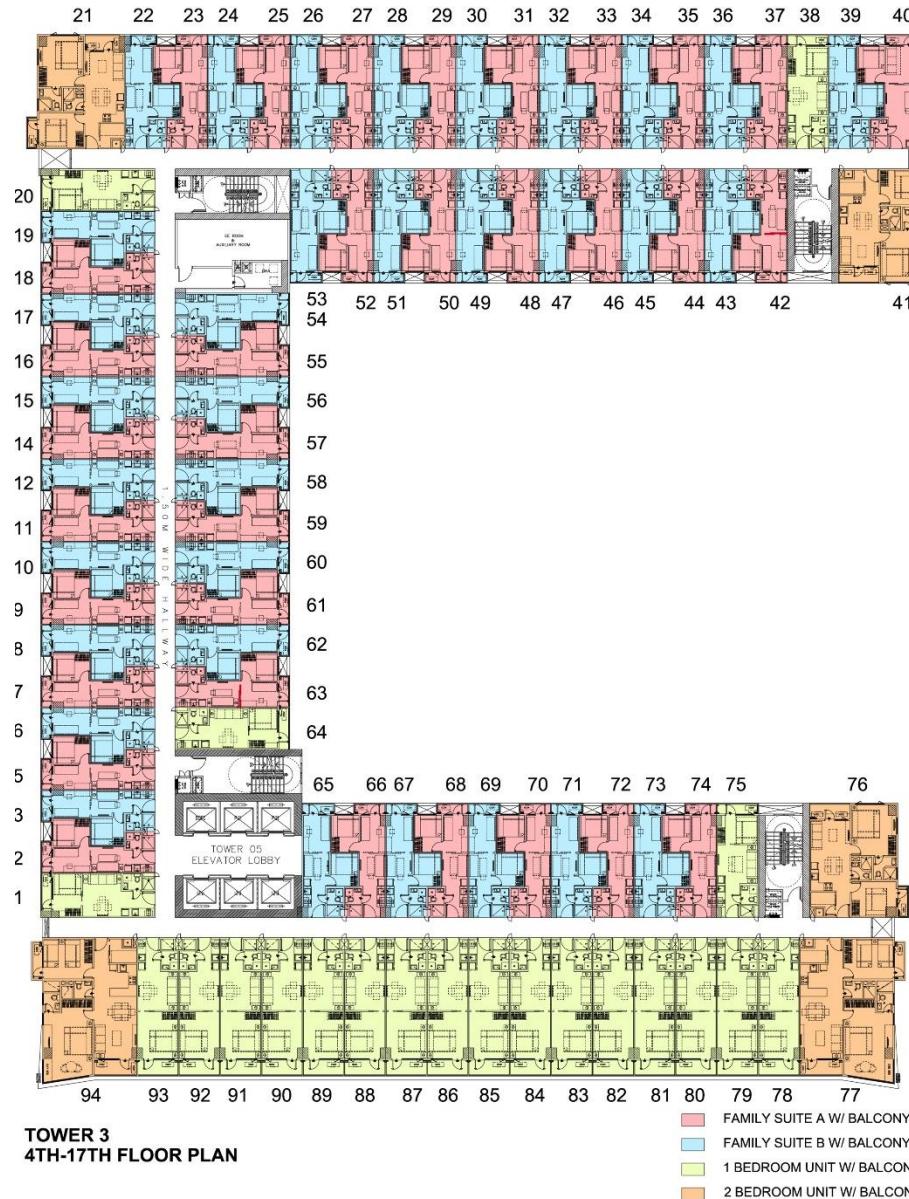


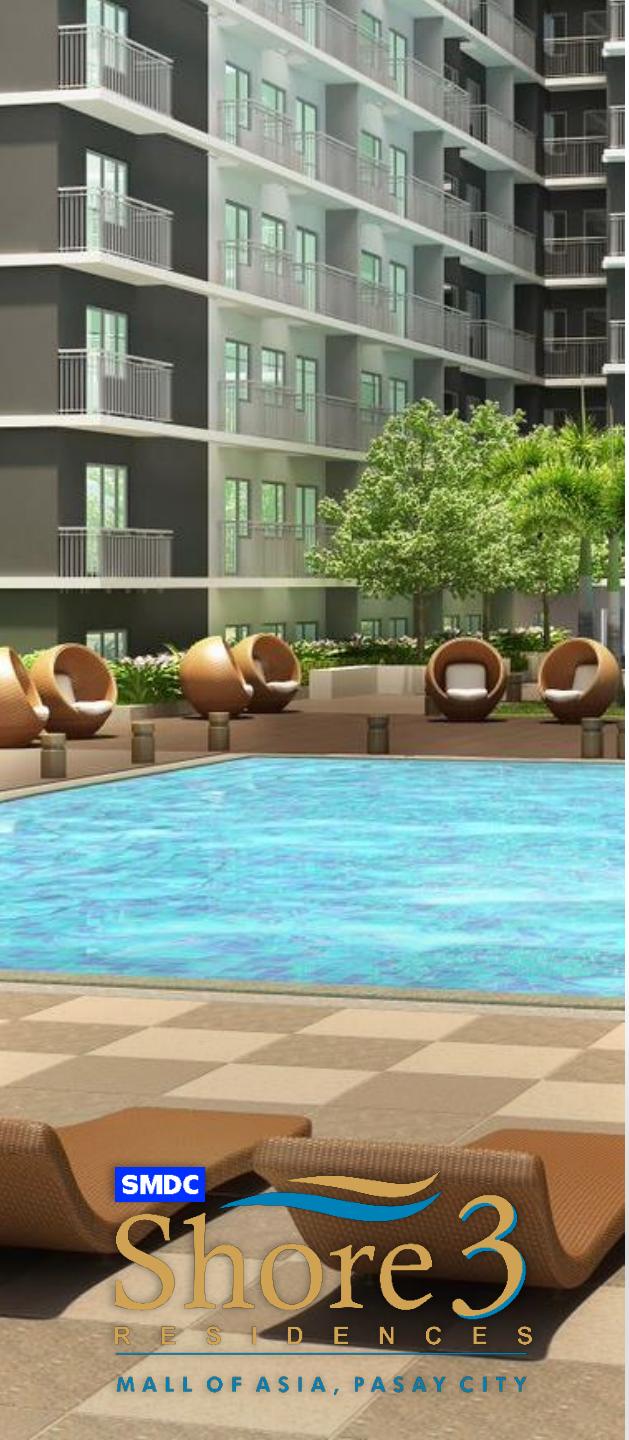


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Typical Floor Plan

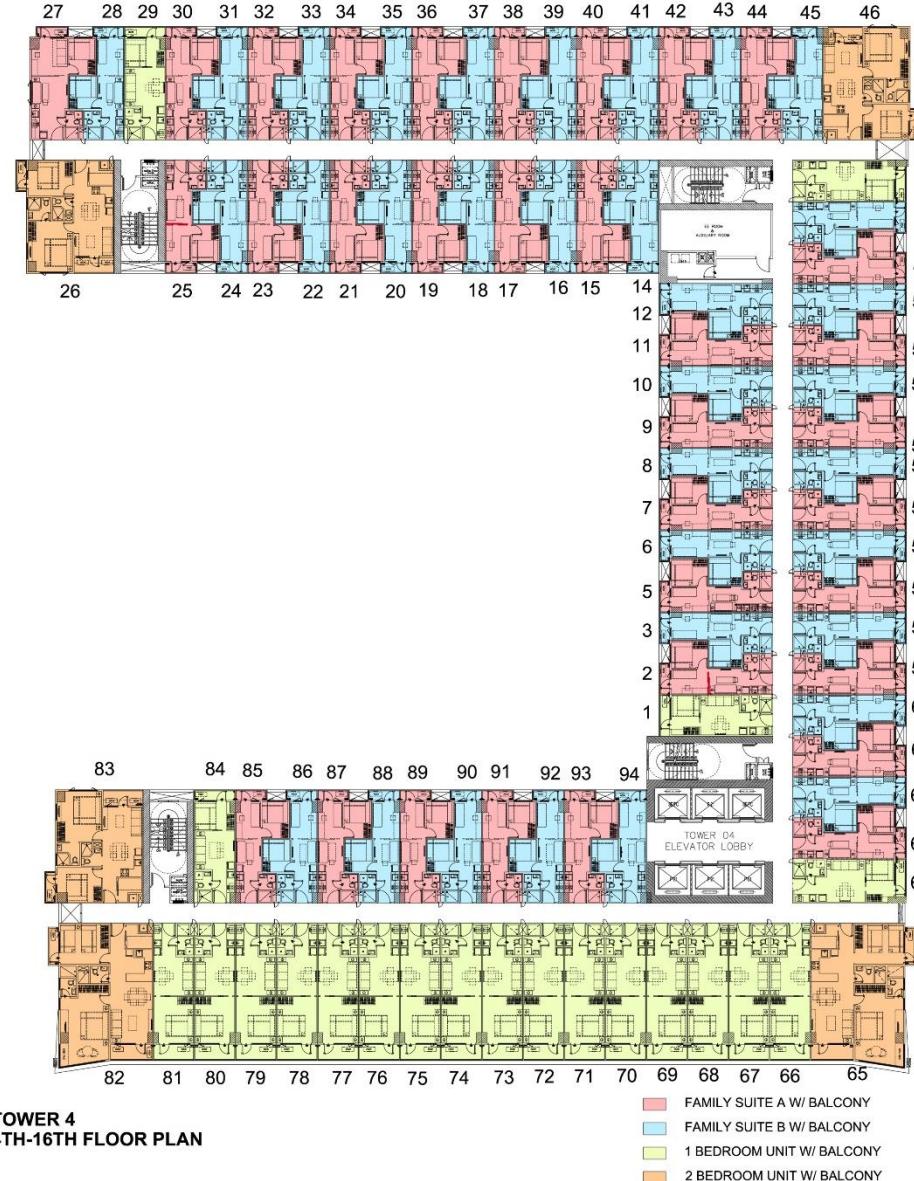
Shore 3 Residences – Tower 3





Typical Floor Plan

Shore 3 Residences – Tower 4





Unit Layouts

FAMILY SUITE A WITH BALCONY

ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m ²)	Square Feet (ft ²)
Living/Dining Area	4.65	50.05
Flexi Area	5.70	61.40
Bedroom	6.29	67.69
T & B	3.07	33.06
Kitchen	4.49	48.33
Balcony	1.92	20.67
TOTAL	26.12	281.20



FAMILY SUITE A WITH BALCONY
Unit Area: ± 26.12 SQM

HLURB LTS No. 032418

Location: Seaside Boulevard and Sunrise Drive, MOA

Complex, Pasay City

Completion Date: 31 January 2021

Owner and Developer: SM Development Corporation



Unit Layouts

FAMILY SUITE B WITH BALCONY

ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m ²)	Square Feet (ft ²)
Living/Dining Area	4.68	50.32
Flexi Area	6.63	71.37
Bedroom	5.86	63.05
T & B	3.37	36.30
Kitchen	4.11	44.27
Balcony	1.92	20.67
TOTAL	26.57	285.97



FAMILY SUITE B WITH BALCONY
Unit Area: ± 26.00 SQM

HLURB LTS No. 032418

Location: Seaside Boulevard and Sunrise Drive, MOA Complex, Pasay City

Completion Date: 31 January 2021

Owner and Developer: SM Development Corporation



Unit Layouts

1 BEDROOM UNIT W/ BALCONY

ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m ²)	Square Feet (ft ²)
Living/Dining Area	9.10	97.95
Bedroom	7.17	77.17
T & B	3.40	36.60
Kitchen	4.83	51.88
Balcony	2.52	27.13
TOTAL	27.01	290.73



1 BEDROOM UNIT W/ BALCONY
Unit Area: ± 27.01 SQM

HLURB LTS No. 032418

Location: Seaside Boulevard and Sunrise Drive, MOA Complex, Pasay City

Completion Date: 31 January 2021

Owner and Developer: SM Development Corporation



Unit Layouts

1 BEDROOM UNIT W/ BALCONY

ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m ²)	Square Feet (ft ²)
Living/Dining Area	9.38	100.97
Bedroom	11.39	122.60
T & B	3.28	35.30
Kitchen	4.39	47.25
Balcony	3.72	40.04
TOTAL	32.16	346.16



1 BEDROOM UNIT W/ BALCONY
Unit Area: ± 32.16 SQM

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Completion Date: 31 January 2021

Owner and Developer: SM Development Corporation



Unit Layouts

2 BEDROOM END UNIT W/ BALCONY

ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m ²)	Square Feet (ft ²)
Living Area	7.19	77.39
Dining / kitchen Area	11.86	127.66
T & B	3.01	32.40
Bedroom	9.70	104.41
Master's Bedroom	14.11	151.88
Master's T & B	3.51	37.78
Utility	3.80	40.90
Balcony	5.55	59.74
TOTAL	58.73	632.17



2 BEDROOM END UNIT W/ BALCONY

Unit Area: ± 58.73 SQM

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Completion Date: 31 January 2021

Owner and Developer: SM Development Corporation



Unit Layouts

2 BEDROOM END UNIT W/ BALCONY

ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m ²)	Square Feet (ft ²)
Living Area	8.83	95.05
Dining / kitchen Area	17.26	185.79
T & B	3.45	37.14
Bedroom	12.14	130.67
Master's Bedroom	21.95	236.27
Master's T & B	3.40	36.60
Utility	4.19	45.10
Balcony	6.19	66.63
TOTAL	77.41	833.24



2 BEDROOM END UNIT W/ BALCONY

Unit Area: ± 77.41 SQM

HLURB LTS No. 032418

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Complex, Pasay City

Completion Date: 31 January 2021

Owner and Developer: SM Development Corporation

TYPICAL UNIT FINISHES

Living Dining Bedroom	<ul style="list-style-type: none"> Painted walls and ceiling Floor tiles
Toilet Bath	<ul style="list-style-type: none"> Wall and floor tiles Painted ceiling Water closet Lavatory with faucet Shower set Exhaust fan
Kitchen	<ul style="list-style-type: none"> Cooktop Range hood Painted walls and ceiling Floor tiles Kitchen sink Kitchen base and overhead cabinets
Balcony	<ul style="list-style-type: none"> Painted walls and ceiling Floor tiles Painted railings



Residential Units

- Floor to Floor Height: 2.95m
- Floor to Ceiling Height: 2.40m
- Balcony Railing Height: 1.20m

Project Amenities

**Fully-integrated
project that provides
a more efficient and safe
way of living.**

- ✓ Integrated Outdoor Amenities
- ✓ Integrated Commercial Area
- ✓ 16-min walk to the MOA





SMDC
Shore 3
R E S I D E N C E S
MALL OF ASIA, PASAY CITY

Construction Updates



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Construction Updates



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Construction Updates

Reception Lobby of Tower 1



Reception Lobby of Tower 2



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Construction Updates

Waiting Area



Mailroom



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Construction Updates

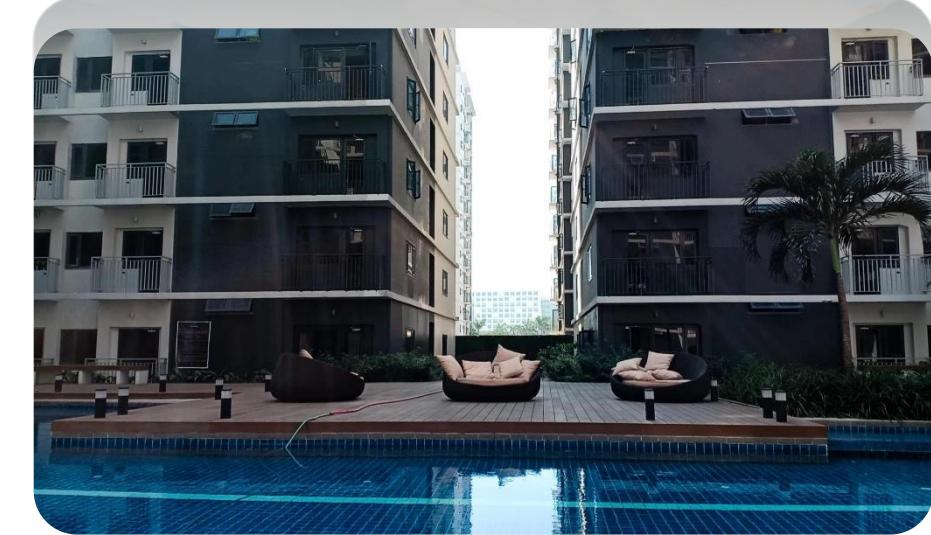
Driveway





Construction Updates

Swimming Pool



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Construction Updates



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Construction Updates

Function Room – Tower 3 & 4



Main Lobby Hallway – Tower 3 & 4





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Construction Updates

Grand Lobby – Tower 3 & 4



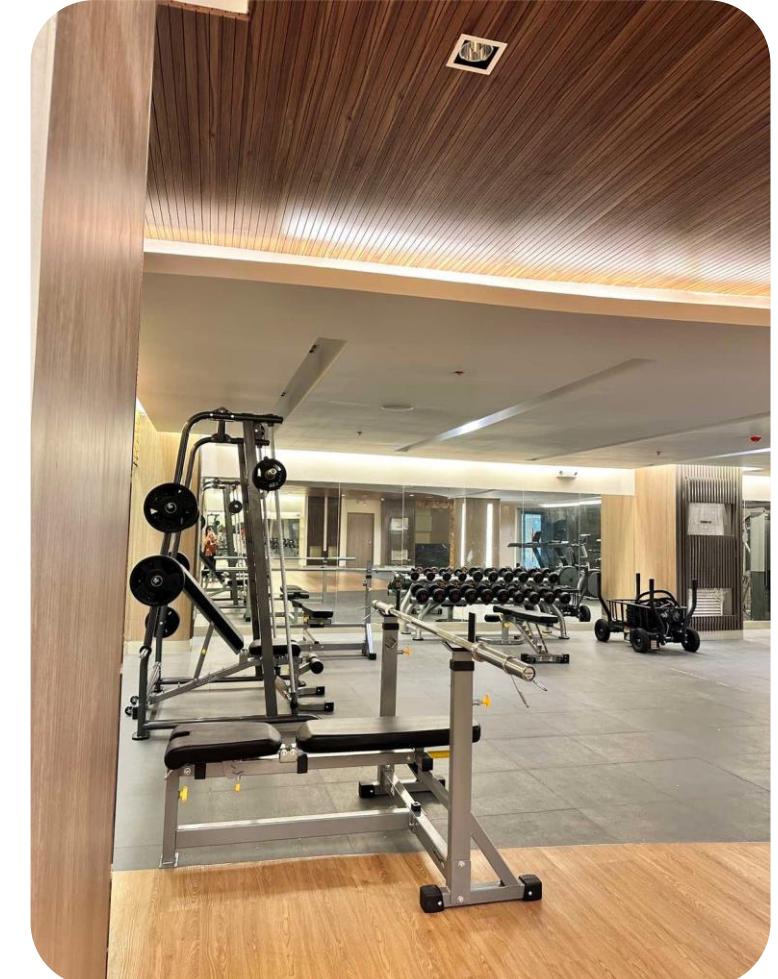
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Construction Updates

Gym – Tower 3



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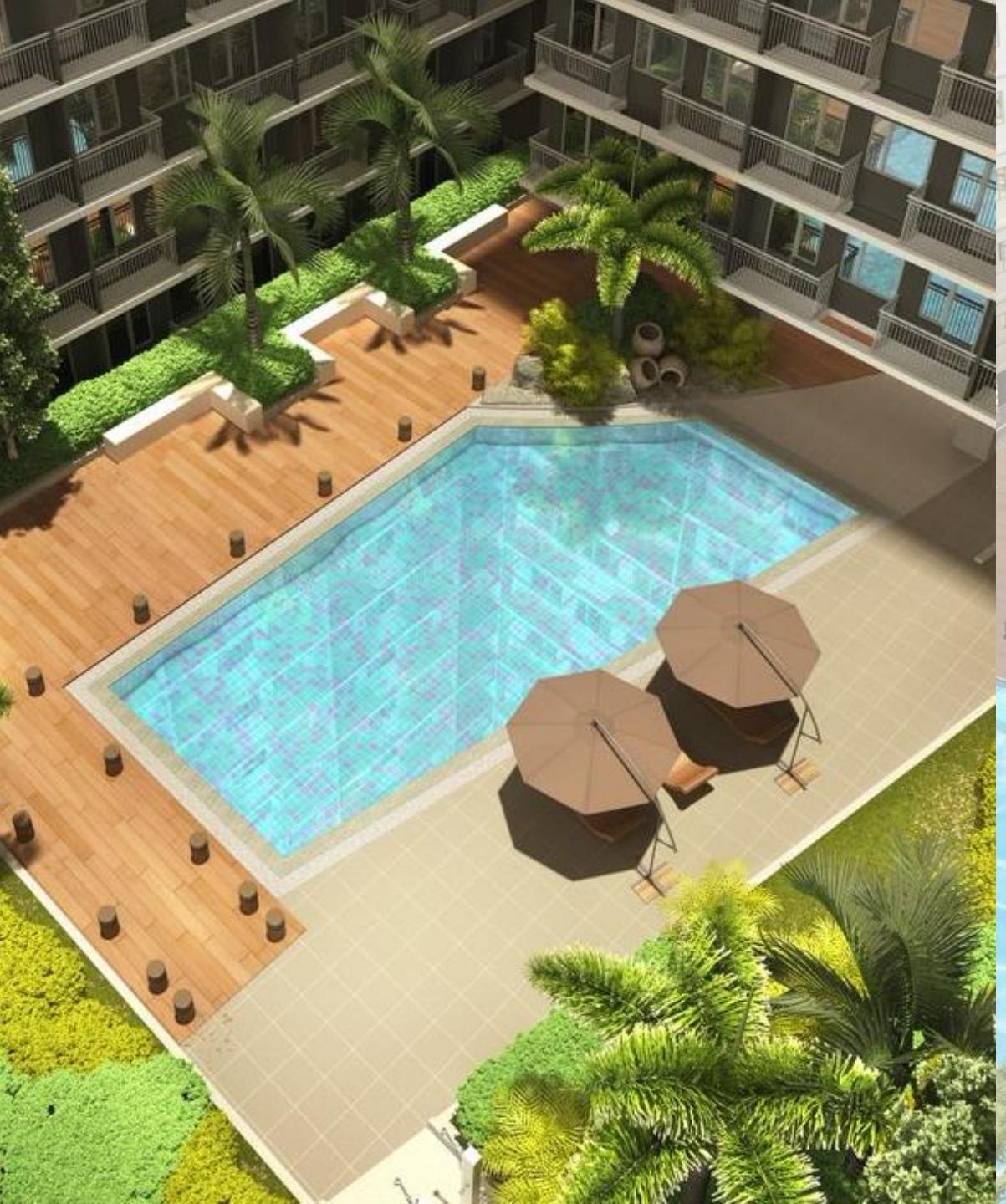
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Construction Updates

Swimming Pools – Tower 3 & 4



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MALL OF ASIA, PASAY CITY

GREENMIST

PROPERTY MANAGEMENT CORP.

Secure, convenient, hotel- like services

- Property Doorman
- Reception Services
- 24 hour security
- Comprehensive CCTV coverage in lounges & hallways
- Onsite Concierge
- On demand professional Cleaning and house repair



SMDC GOOD STAYS



SERVICES OFFERED

Long-Term Lease
Enrollment
Package
Basic & Premium

Daily Lease
Enrollment
Package
Key Areas

Tenancy
Management
**Cleaning, Repair,
Maintenance**

Unit Furnishing
Package
Partnership with SM
HOME



FOR INQUIRIES

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SMDC GOOD STAYS

**Your trusted leasing and
tenancy management group**



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