

LUXURY BY THE BAY

**SMDC**

Shore3

R E S I D E N C E S

MALL OF ASIA, PASAY CITY



## 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 |

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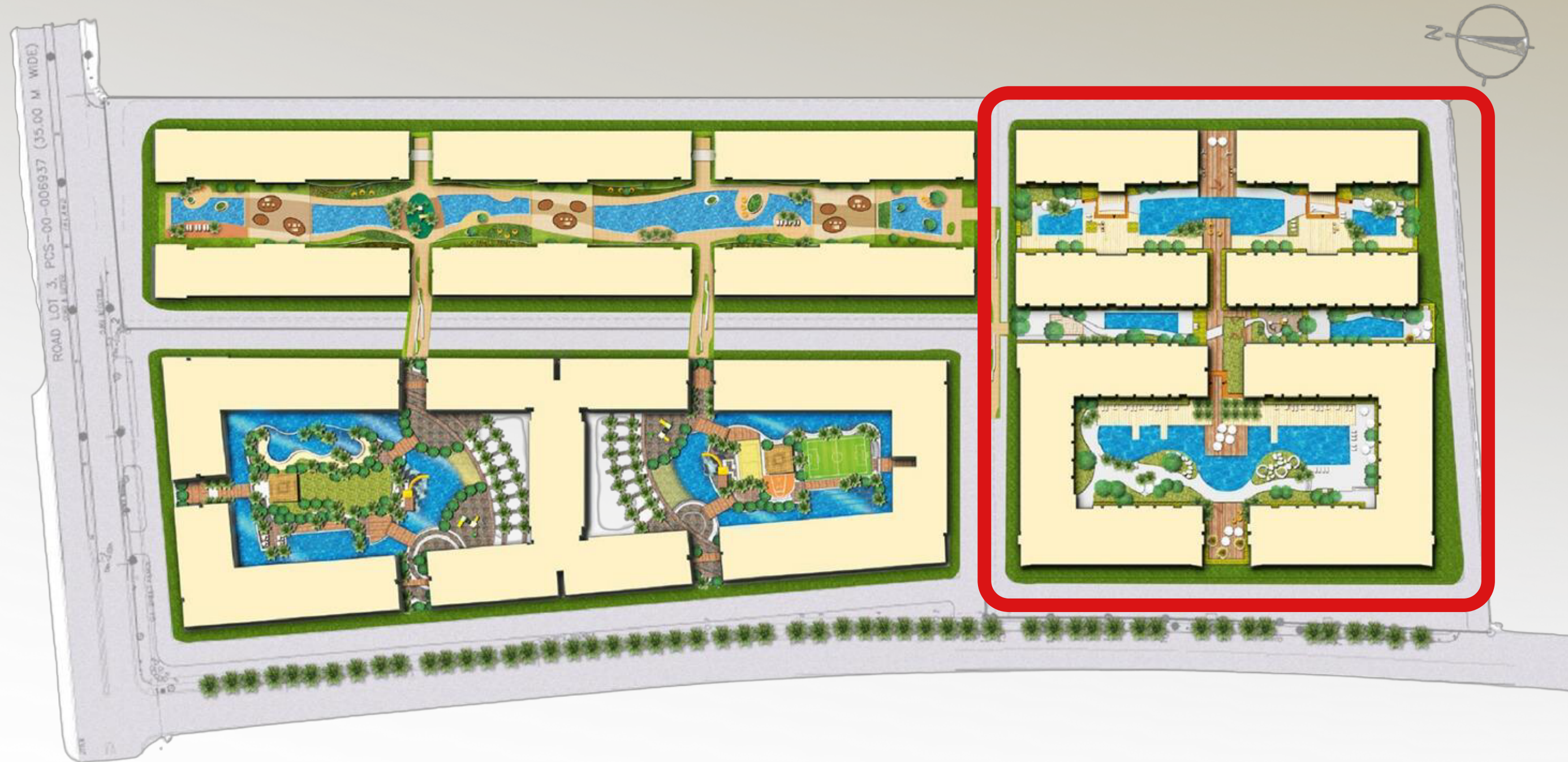
LUXURY OF  
PROXIMITY

*This presentation is for training purposes only.*



LUXURY MADE CONCRETE

# SITE DEVELOPMENT PLAN

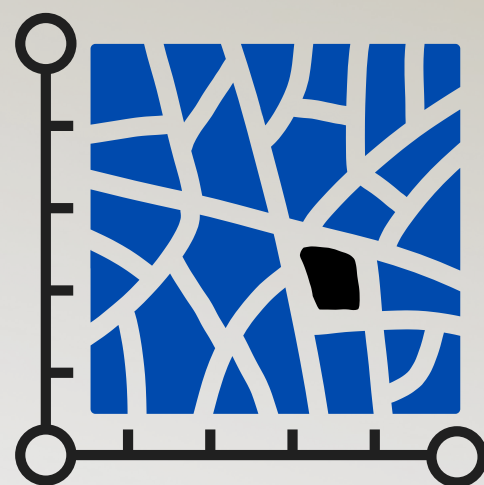


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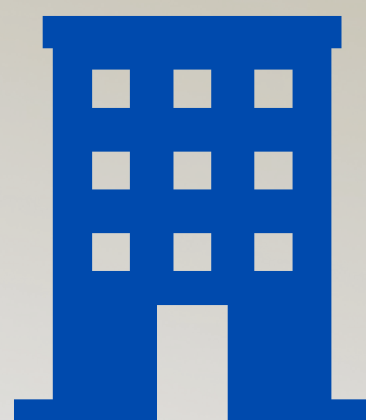
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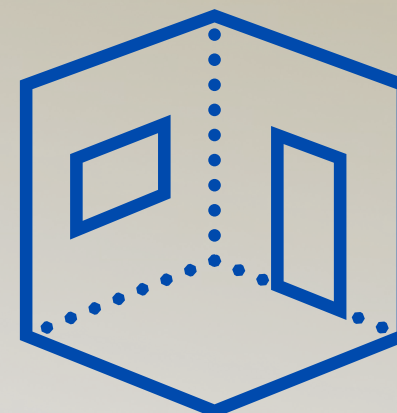
## PROJECT OVERVIEW



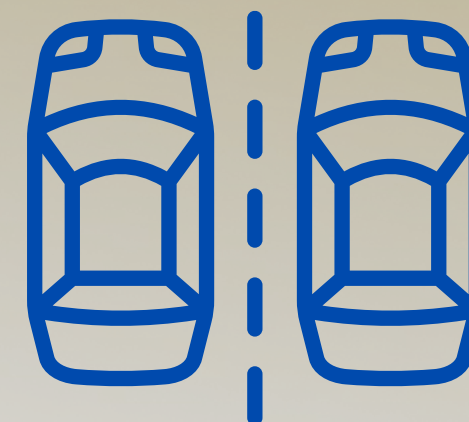
**LOT AREA**  
31,375 sqm



**BUILDINGS**  
4 Towers  
17-18 Floors



**RESIDENTIAL  
UNITS**  
5,382 units



**PARKING SLOTS**  
1,434 slots



# Amenity Floor



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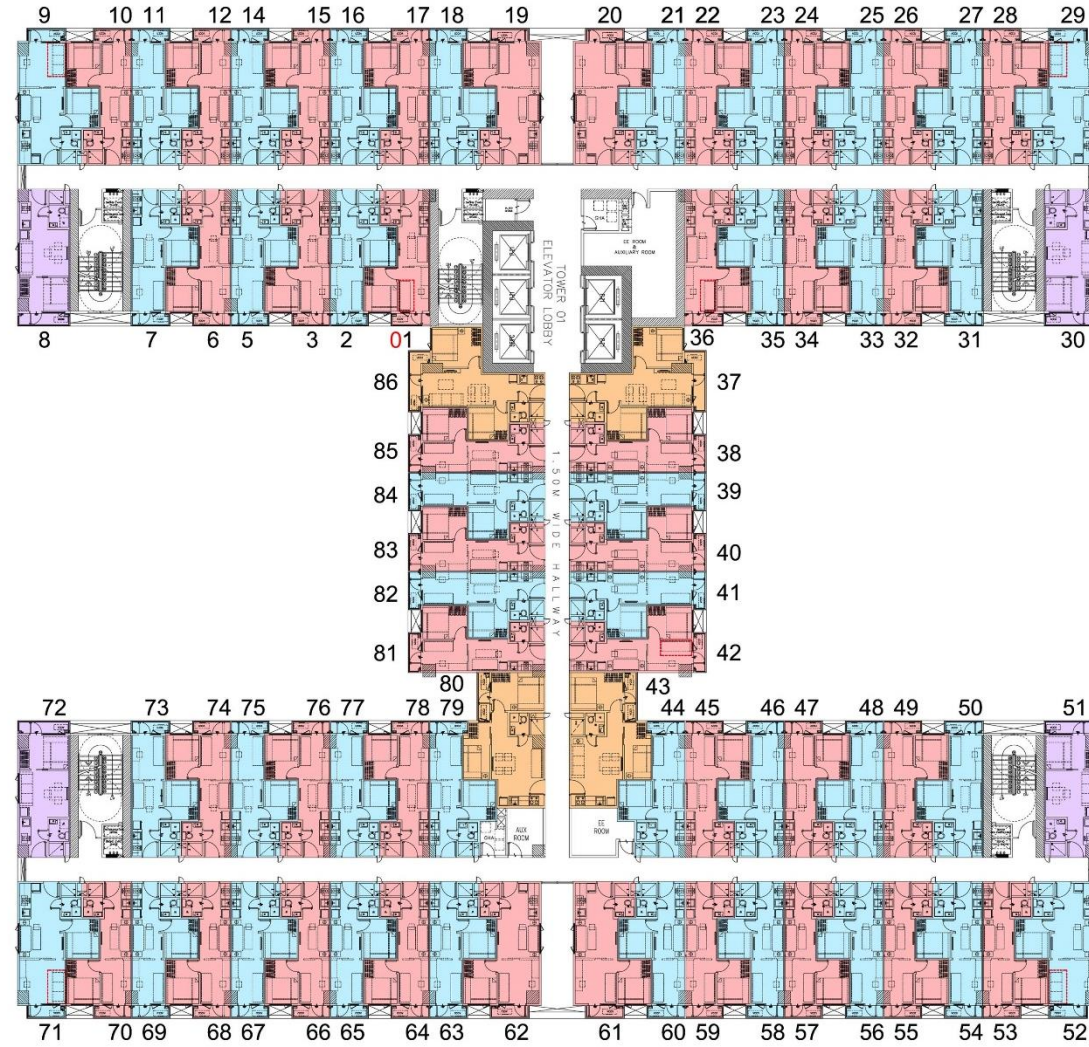
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# Typical Floor Plan

## Shore 3 Residences – Tower 1



**TOWER 1**  
**4TH-17TH FLOOR PLAN**

- FAMILY SUITE A W/ BALCONY
- FAMILY SUITE B W/ BALCONY
- 1 BEDROOM END UNIT W/ BALCONY
- 2 BEDROOM UNIT W/ BALCONY

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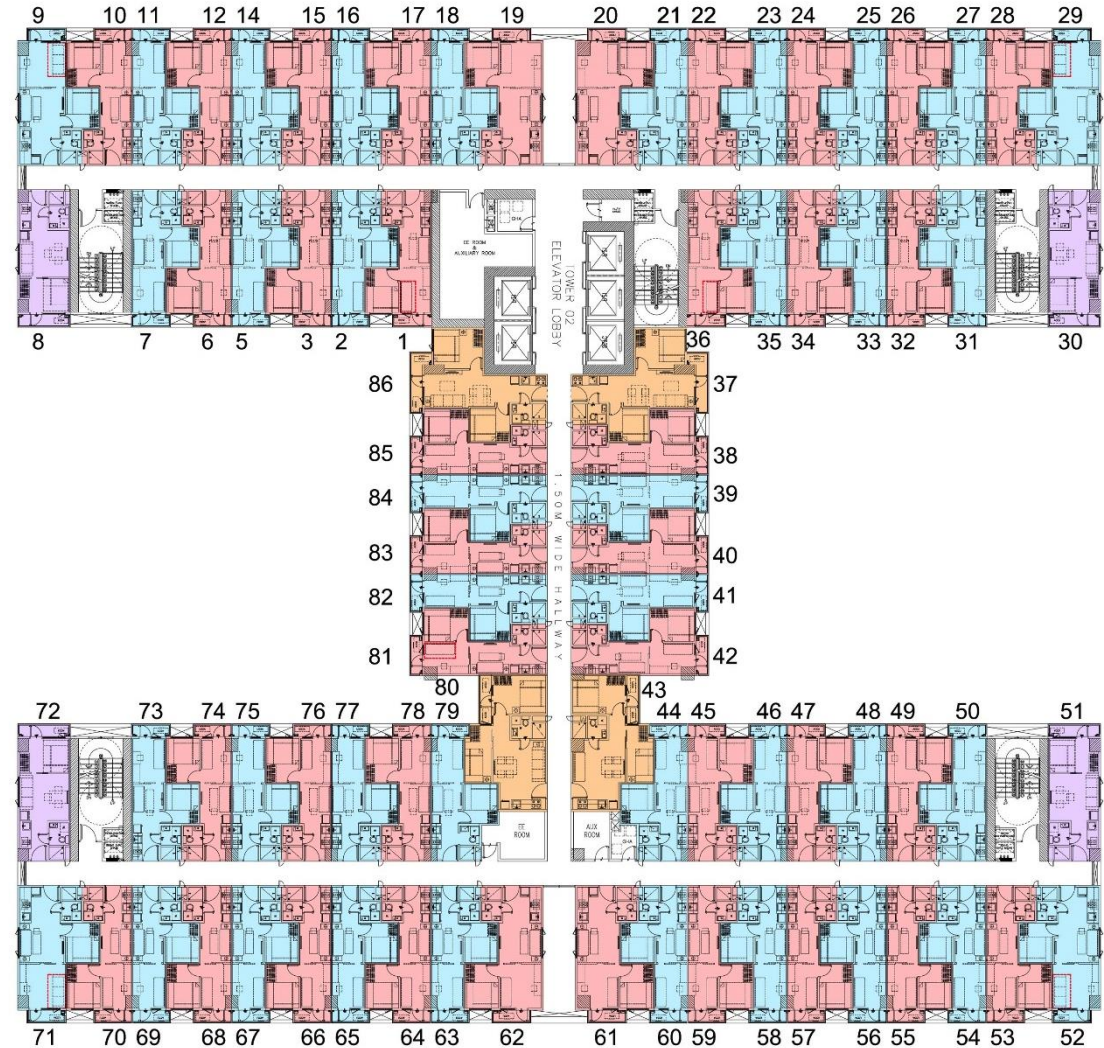
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# Typical Floor Plan

## Shore 3 Residences – Tower 2



**TOWER 2**  
**4TH-16TH FLOOR PLAN**

- FAMILY SUITE A W/ BALCONY
- FAMILY SUITE B W/ BALCONY
- 1 BEDROOM END UNIT W/ BALCONY
- 2 BEDROOM UNIT W/ BALCONY

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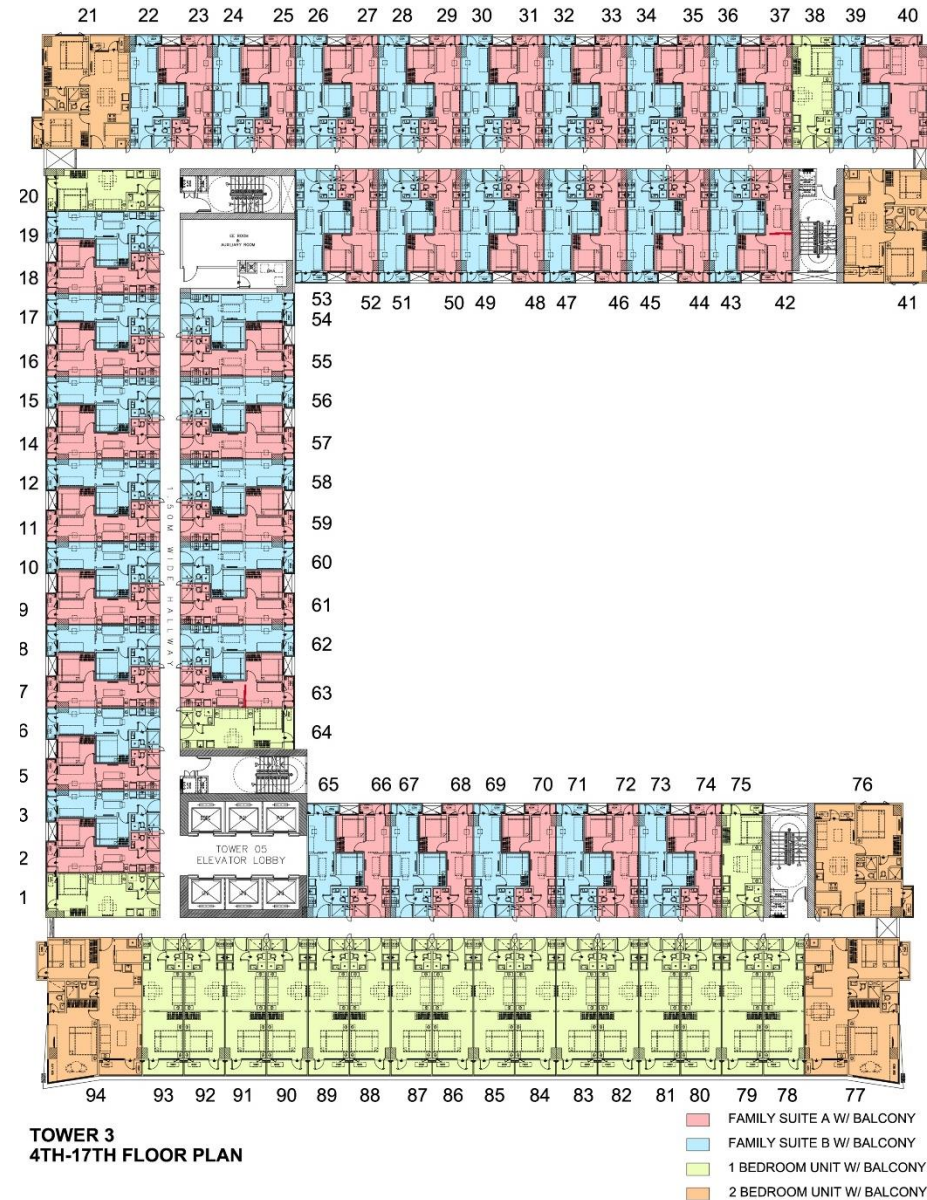
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# Typical Floor Plan

## Shore 3 Residences – Tower 3

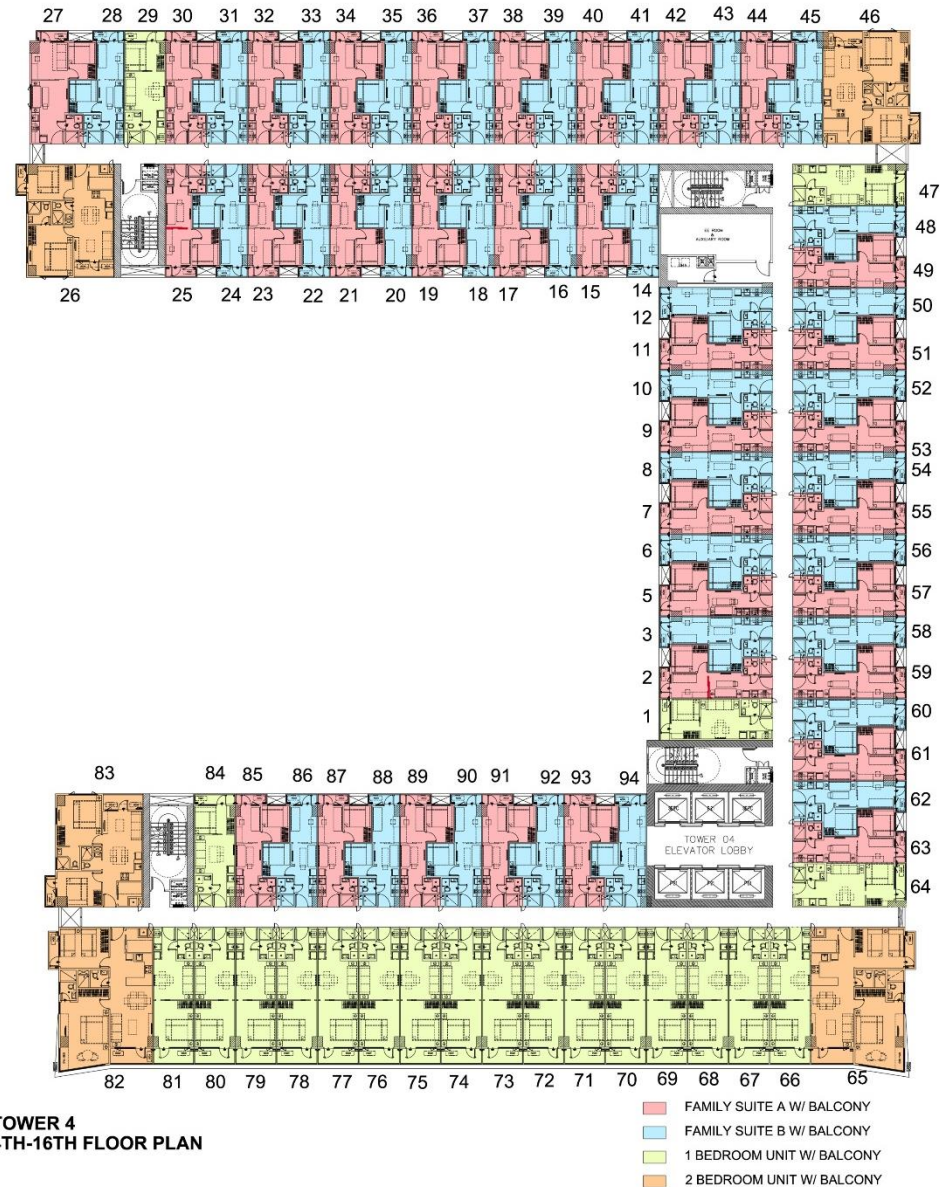






# Typical Floor Plan

## Shore 3 Residences – Tower 4







# Unit Layouts

| FAMILY SUITE A WITH BALCONY |                    |                   |
|-----------------------------|--------------------|-------------------|
| ROOM DESCRIPTION            | FLOOR AREA         |                   |
|                             | Square Meters (m²) | Square Feet (ft²) |
| 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 <sup>2</sup> ) | Square Feet (ft <sup>2</sup> ) |
| 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                          |
| <b>TOTAL</b>       | <b>26.57</b>                    | <b>285.97</b>                  |



## FAMILY SUITE B WITH BALCONY

**Unit Area: ± 26.00 SQM**

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HLURB LTS No. 032418

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# Unit Layouts

| 1 BEDROOM UNIT W/ BALCONY |                                 |                                |
|---------------------------|---------------------------------|--------------------------------|
| ROOM DESCRIPTION          | FLOOR AREA                      |                                |
|                           | Square Meters (m <sup>2</sup> ) | Square Feet (ft <sup>2</sup> ) |
| 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**

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# Unit Layouts

## 1 BEDROOM UNIT W/ BALCONY

| ROOM DESCRIPTION   | FLOOR AREA                      |                                |
|--------------------|---------------------------------|--------------------------------|
|                    | Square Meters (m <sup>2</sup> ) | Square Feet (ft <sup>2</sup> ) |
| 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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# Unit Layouts

| 2 BEDROOM END UNIT W/ BALCONY |                    |                   |
|-------------------------------|--------------------|-------------------|
| ROOM DESCRIPTION              | FLOOR AREA         |                   |
|                               | Square Meters (m²) | Square Feet (ft²) |
| 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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# Unit Layouts

| 2 BEDROOM END UNIT W/ BALCONY |                    |                   |
|-------------------------------|--------------------|-------------------|
| ROOM DESCRIPTION              | FLOOR AREA         |                   |
|                               | Square Meters (m²) | Square Feet (ft²) |
| 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**

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## TYPICAL UNIT FINISHES

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

### 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



## LEGEND:

- 1 Wading Pool
- 2 Lap Pool
- 3 Kiddie Pool
- 4 Central Lawn
- 5 Kid's Play Area
- 6 Entry Deck / Lounge Area
- 7 Pool Pavilion
- 8 Beach Entry Pool
- 9 Lounge Pool
- 10 Sunken Lounge
- 11 View Deck
- 12 Outdoor Gym Circuit



# Construction Updates



**Building Façade of Tower 2**  
View from Macapagal Avenue

**Building Façade of Tower 1**  
View from Macapagal Avenue





# Construction Updates

Reception Lobby of  
Towers 1 & 2





# Construction Updates



Reception Lobby of Tower 1



Reception Lobby of Tower 2





# Construction Updates

Waiting Area



Mailroom





# Construction Updates

Driveway





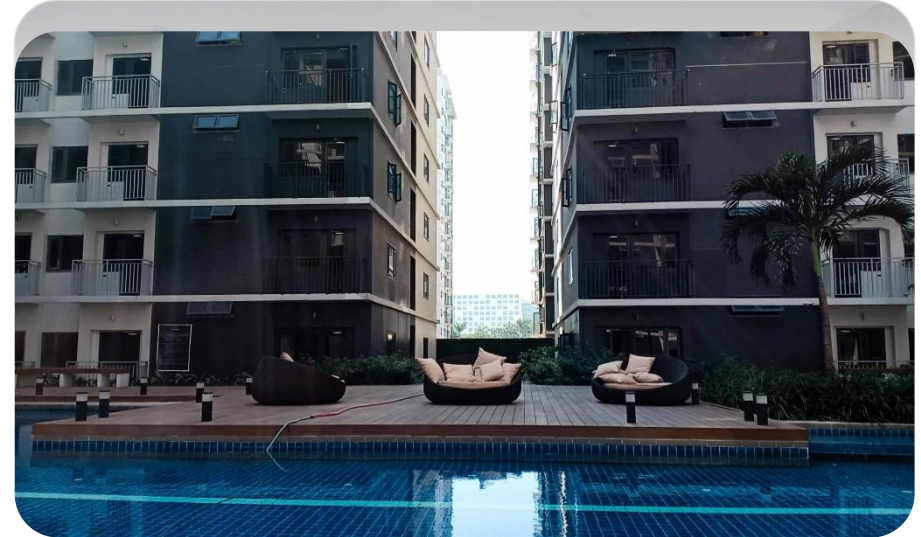
# Construction Updates

## Swimming Pool



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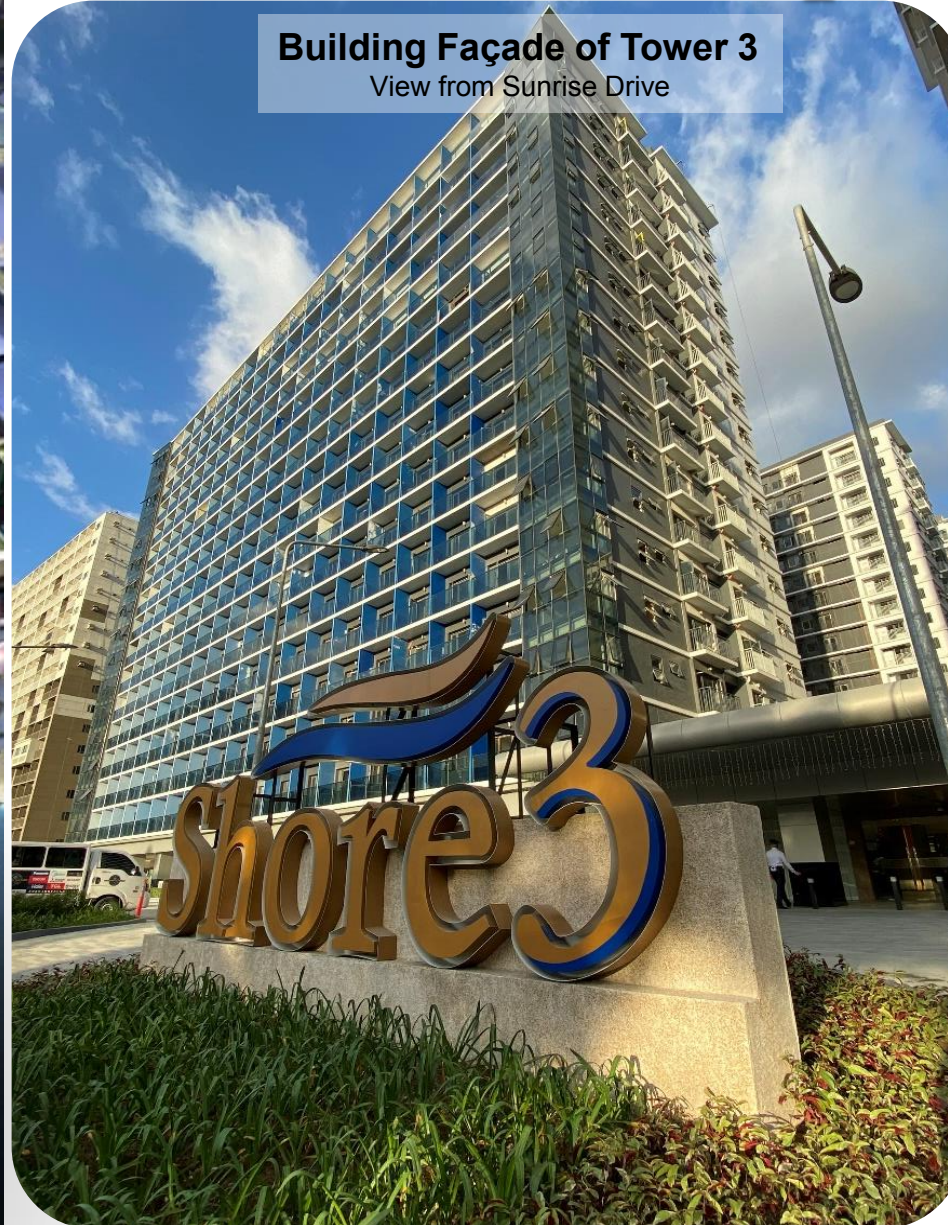
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# Construction Updates

**Building Façade of Tower 3**  
View from Sunrise Drive



**Building Façade of Tower 4**  
View from Sunrise Drive





# Construction Updates

Function Room – Tower 3 & 4



Main Lobby Hallway – Tower 3 & 4





# Construction Updates

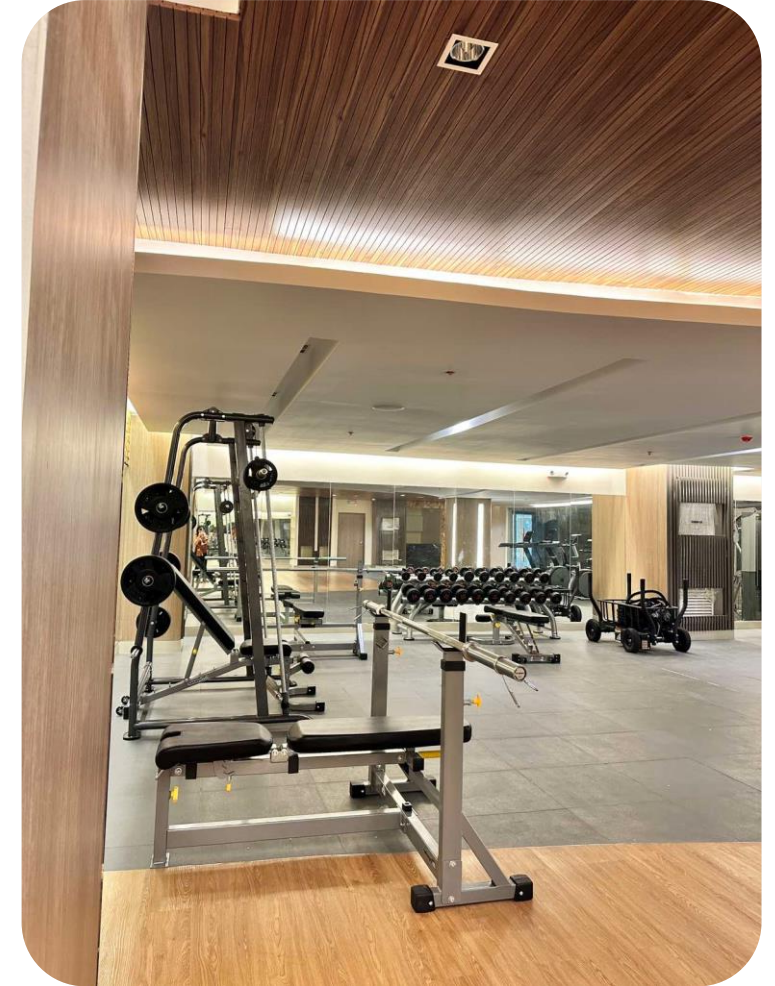
Grand Lobby – Tower 3 & 4





# Construction Updates

Gym – Tower 3



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# Construction Updates

## Swimming Pools – Tower 3 & 4







# 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

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# 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**





**SMDC GOOD STAYS**

**Your trusted leasing and  
tenancy management group**

**FOR INQUIRIES**

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