



# **SOUTH I**

**RESIDENCES**

**at SM SOUTHMALL**

**LAS PIÑAS CITY**

## **Sales Briefing Material**

June 2025

Rovin Dominic Ortiz / Assistant Project Director

# SM SOUTHMALL Lifestyle Complex

YOUR COMPLETE  
PREMIER COMMUNITY

SM SOUTHMALL

SM SOUTH TOWER OFFICES

SOUTH RESIDENCES CONDOMINIUM

SOUTH 2 RESIDENCES CONDOMINIUM

SM SOUTHMALL TRANSPORT HUB

NU LAS PINAS (2025)



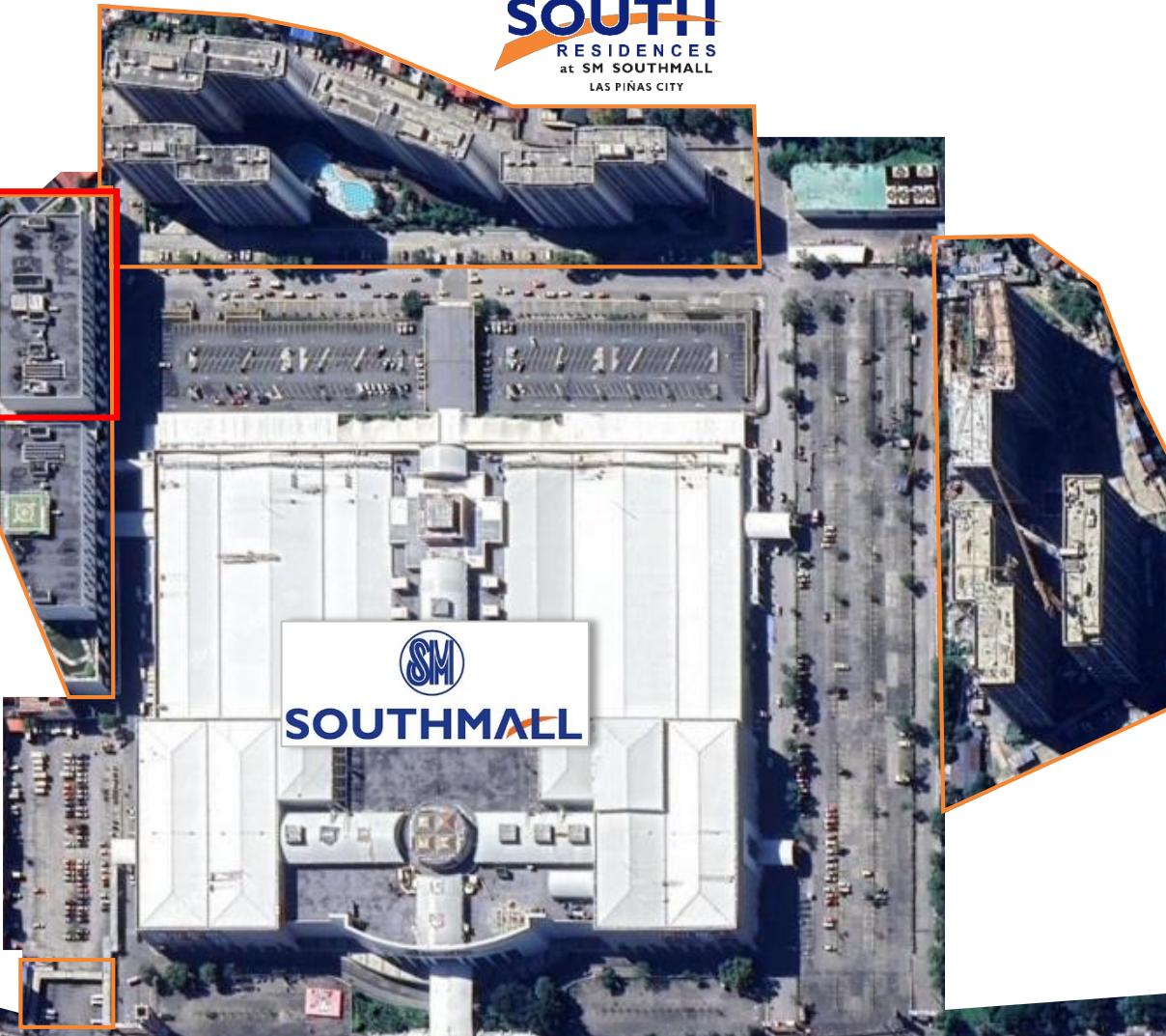
**SOUTH**  
RESIDENCES  
at SM SOUTHMALL  
LAS PIÑAS CITY



NU Las Pinas (July 2025)



SM TRANSPORT HUB



TO SLEX ALABANG ENTRY/EXIT (4.4 KM)

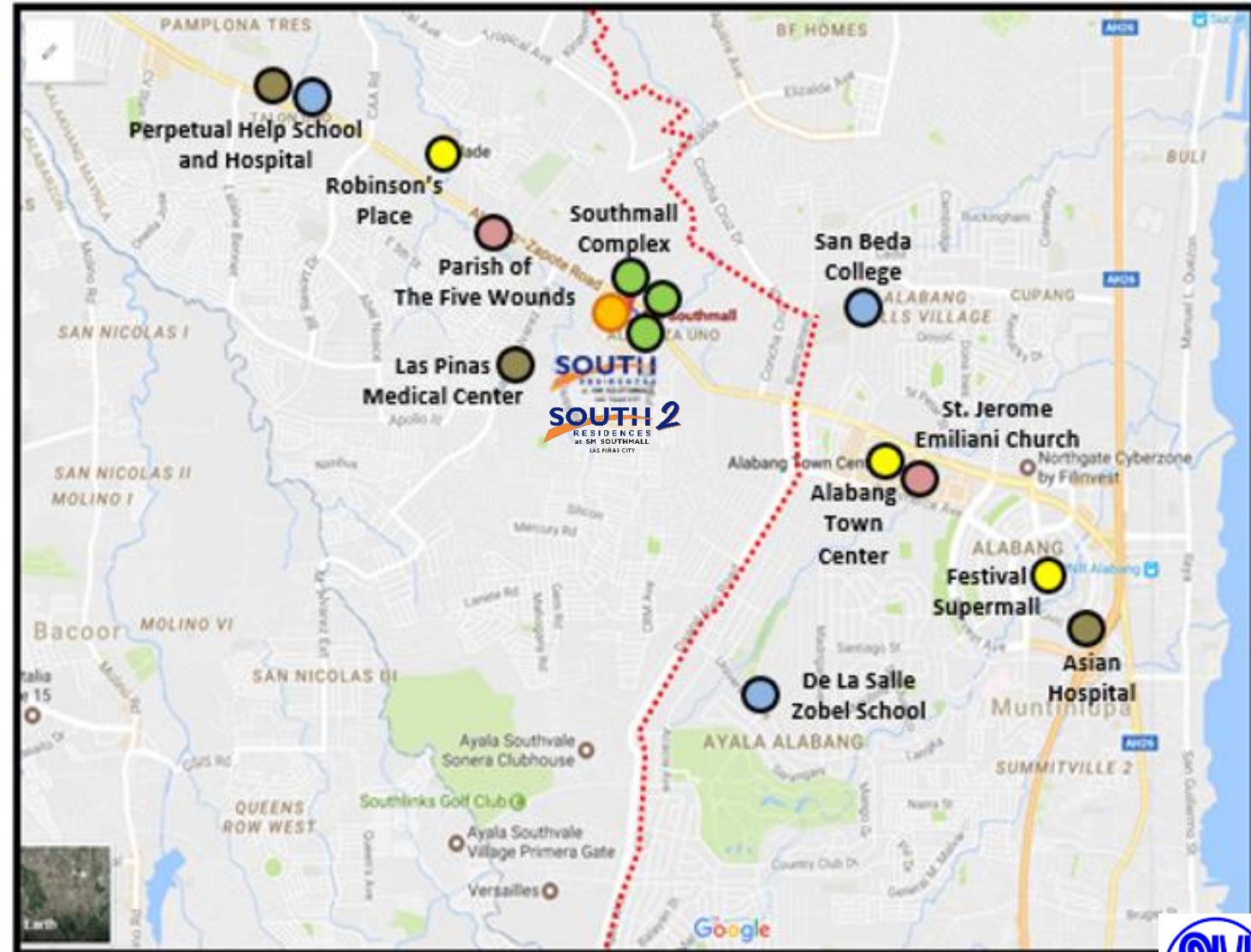
ALABANG – ZAPOTE ROAD



TO CAVITEX (6.9 KM)

# LOCATION AND ACCESSIBILITY

Landmarks	KM
SM Southmall SM South Tower 1&2 South Residences South 2 Residences SM Transport Terminal NU Las Pinas (2025)	100 m within SM SOUTHMALL complex
PLACES OF WORSHIP San Isidro Labrador Parish Parish of the Five Wounds St Jerome Emiliani Church	250 m 1.4 KM 3.4 KM
HOSPITALS Las Pinas Medical Center Perpetual Help Hospital Asian Hospital Alabang Medical Center	1.6 KM 3.4 KM 5.2 KM 5 KM
SCHOOLS San Beda College – Alabang University of Perpetual Help College Southville International School De La Salle Zobel Alabang FEU Alabang	3.1 KM 3.4 KM 3.8 KM 4.5 KM 4.0 KM
COMMERCIAL CENTERS Robinsons Place Las Pinas Alabang Town Center / CBD Festival Supermall VistaMall LasPinas Evia Mall Alabang	2 KM 3.0 KM 4.6 KM 3.9 KM 6.0 KM



# YOUR HOME BESIDE THE MALL

## SM SOUTHMALL features:

- ✓ THE SM STORE
- ✓ SM SUPERMARKET
- ✓ OUR HOME
- ✓ SM APPLIANCE CENTER
- ✓ TOY KINGDOM
- ✓ ACE HARDWARE
- ✓ WATSONS
- ✓ GLOBAL BRANDS such as Uniqlo / H&M / MINISO
- ✓ BDO / CHINABANK
- ✓ OVER 350 RETAIL AND DINING CHOICES
- ✓ 6 AUDITORIUM CINEMAS
- ✓ 1 IMAX THEATER / 2 DIRECTORS CLUB
- ✓ **SM GAME PARK- bowling area, billiards, archery, table tennis and so much more!**
- ✓ **Events Hall**
- ✓ CYBERZONE
- ✓ OVER 1,870 PARKING SLOTS

**200,000 sqm\***

\*Total floor area of Shopping, Dining, Fun and Entertainment



**SM** PRIME HOLDINGS



# SM South Tower

8 Level Carpark and Office Building

NU Las Pinas (2025)

## Current Tenancy:

Christ's Commission Fellowship (CCF)  
Anytime Fitness  
The Medical City  
Communicare  
Manila Hearing  
Alfamart



# MAIN SELLING POINTS



## Mall-side Lifestyle of Unmatched Convenience

Located right within the SM Southmall Complex, South 2 Residences places everything you need—shopping, dining, entertainment, and essential services—just steps from your home. Live in the heart of a thriving lifestyle hub where errands, hangouts, and daily needs are always within reach.

## Direct Access to Transit and City Links

With immediate access to major roads like Alabang-Zapote Road, the Skyway, and the Muntinlupa-Cavite Expressway, plus nearby public transport terminals, enjoy effortless connectivity to Metro Manila and the South. Whether commuting or exploring, you're always well-connected.

## Solid Investment in a Prime Commercial District

As part of the bustling SM Southmall Complex, South 2 Residences offers high rental demand potential from nearby office workers, students, and mall employees—making it a smart choice for investors looking for steady returns in a commercial hotspot.

## Urban Comfort in a Secure Community

Experience the best of condo living with thoughtfully designed amenities. From resort-style pools to function rooms and lush open spaces, enjoy comfort, security, and relaxation in a vibrant yet peaceful enclave.





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LAS PIÑAS CITY

# VALUE PROPOSITION

Your **complete** premier  
community in the south



- South Residences is a complete premier community in the south with an Entertainment Mall, a transport hub, the church, and an upcoming South Tower office all in one compound.
- There are plenty of opportunity at Las Pinas as it is a large and growing community with established businesses.
- Now is the right time for both investors and end users to invest in units at South Residences.

# PROJECT BRIEF



## GENERAL FACTS

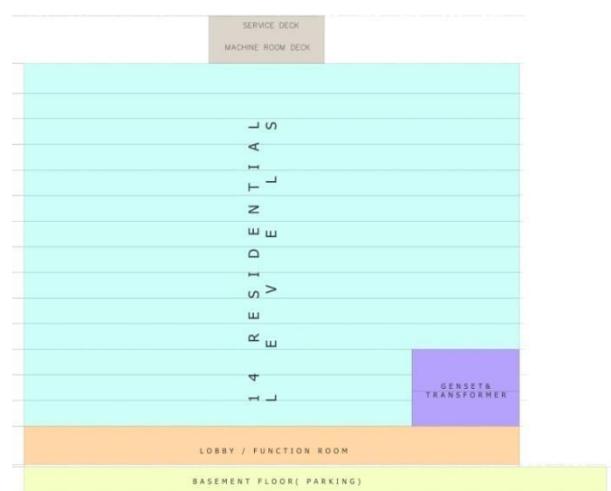
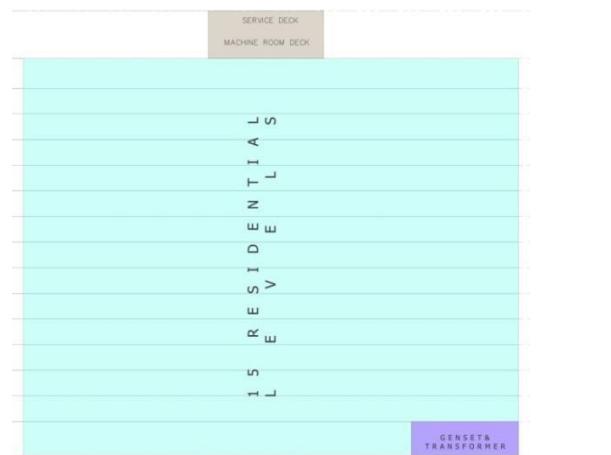
Owner/ Developer	SM Prime Holdings Inc.
Total Land Area	21,396 square meters
No. of Buildings (Towers)	4 residential towers
No. of Floors/Building	15 floors
Total no. of Units	2,010 units
Number of Units/Tower	554 units Tower 1 462 units Tower 2 497 units Tower 3 497 units Tower 4
Unit Mix and Type	12% - 1 BR 49% - 1 BR with Balcony 23% - 2 BR with Balcony 16% - 2 BR End Unit With Balcony
Total No. of Parking Slots	338 (263 open; 75 basement)
Project Launch Date	September 2015
Turnover Date	RFO

# PROJECT BRIEF



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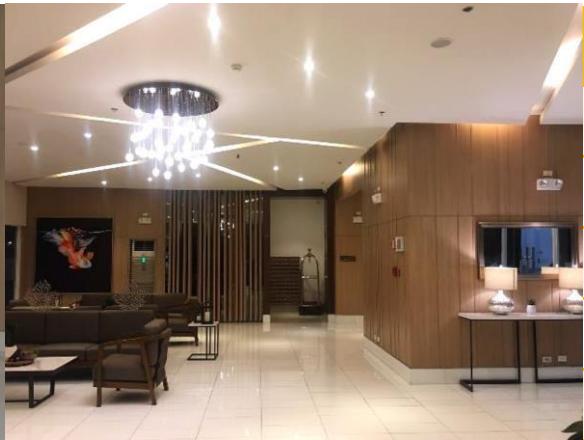
# PROJECT FEATURES



## UTILITIES & BUILDING FEATURES

- 3 passenger elevators per tower with 14 person capacity
- 2 access stairs per tower
- Automatic fire sprinkler system
- Centralized Mailroom System
- Centralized Garbage Collection & Disposal System
- Standby generator set for the common areas
- Power provided by Meralco
- Water supplied by Maynilad
- CCTV on perimeter area, amenity area, central lobby
- 24/7 security

# PROJECT AMENITIES



## AMENITIES

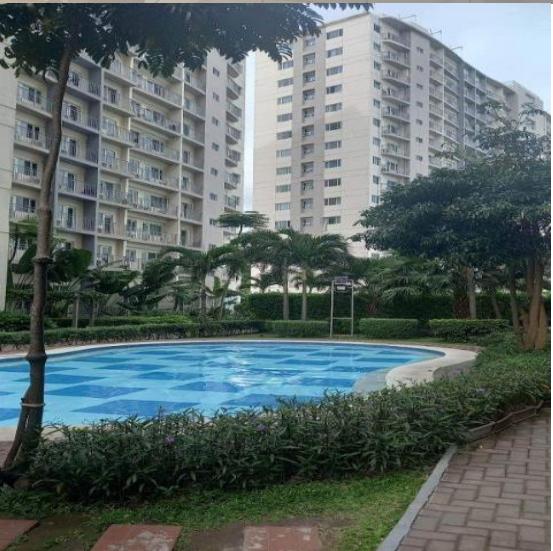
Swimming Pools

Grand Lobby

Function Rooms

Lush Gardens and Gazebos

Garden Seats



Actual Photo as of June 2024

# TOWER 1 - GROUND FLOOR PLAN

## AMENITY VIEW



## SOUTH VIEW

### LEGENDS:

#### 1-BEDROOM UNIT W/ BALCONY

- TYPE A - WITHOUT COLUMN
- TYPE B - SINGLE COLUMN
- TYPE C - DOUBLE COLUMN

#### 1-BEDROOM UNIT

- TYPE D - WITHOUT COLUMN
- TYPE E - SINGLE COLUMN
- TYPE F - DOUBLE COLUMN

#### 2-BEDROOM UNIT W/ BALCONY

- TYPE G - SINGLE COLUMN
- TYPE H - DOUBLE COLUMN

TOWER 1 GROUND FLOOR		
Unit Type	No. of Units	Unit Size Range
1-bedroom unit	7	20.71-22.73
1-bedroom unit with balcony	10	23.02-23.68
2-bedroom end unit with balcony	1	36.76
2-bedroom unit with balcony	4	36.53
<i>Total</i>	22	

# TOWER 1 - TYPICAL FLOOR PLAN

## AMENITY VIEW



## SOUTH VIEW

### LEGENDS:

1-BEDROOM UNIT W/ BALCONY

TYPE A - WITHOUT COLUMN

TYPE B - SINGLE COLUMN

TYPE C - DOUBLE COLUMN

1-BEDROOM UNIT

TYPE D - WITHOUT COLUMN

TYPE E - SINGLE COLUMN

TYPE F - DOUBLE COLUMN

2-BEDROOM UNIT W/ BALCONY

TYPE G - SINGLE COLUMN

TYPE H - DOUBLE COLUMN

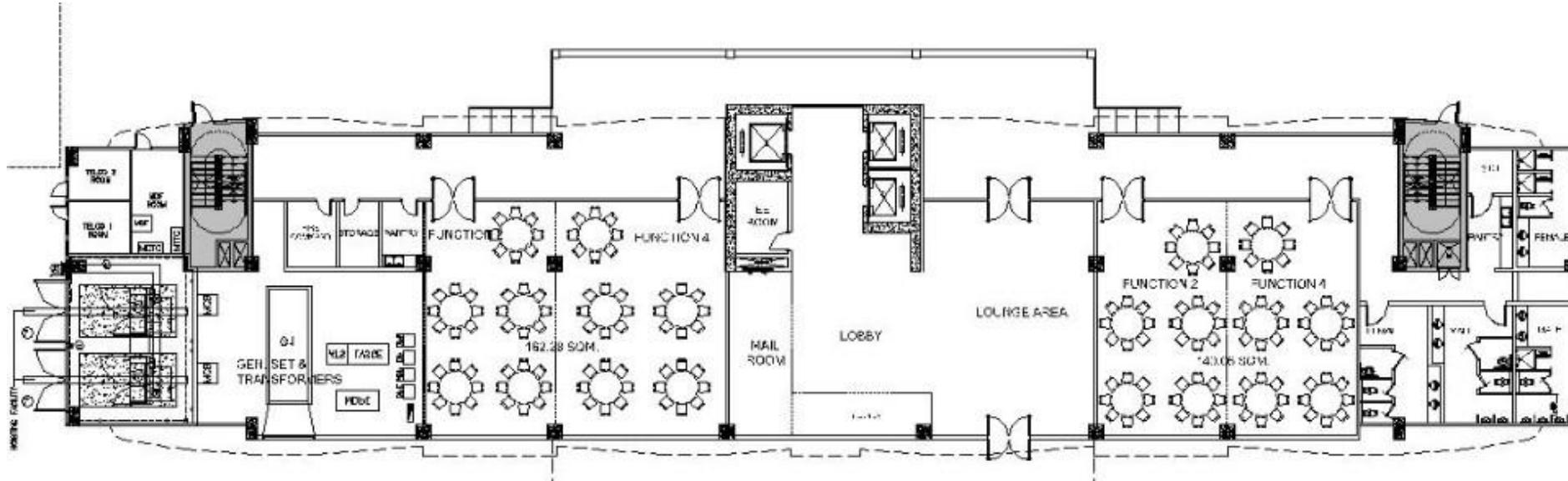
TYPE I - THREE COLUMN

### TOWER 1 TYPICAL FLOORS

Unit Type	No. of Units	Unit Size Range
1-bedroom unit	56	20.71-22.73
1-bedroom unit with balcony	280	23.02-23.68
2-bedroom end unit with balcony	84	36.76 – 37.29
2-bedroom unit with balcony	112	36.53
<i>Total</i>	532	38 units per floor

# TOWER 2 – GROUND FLOOR PLAN

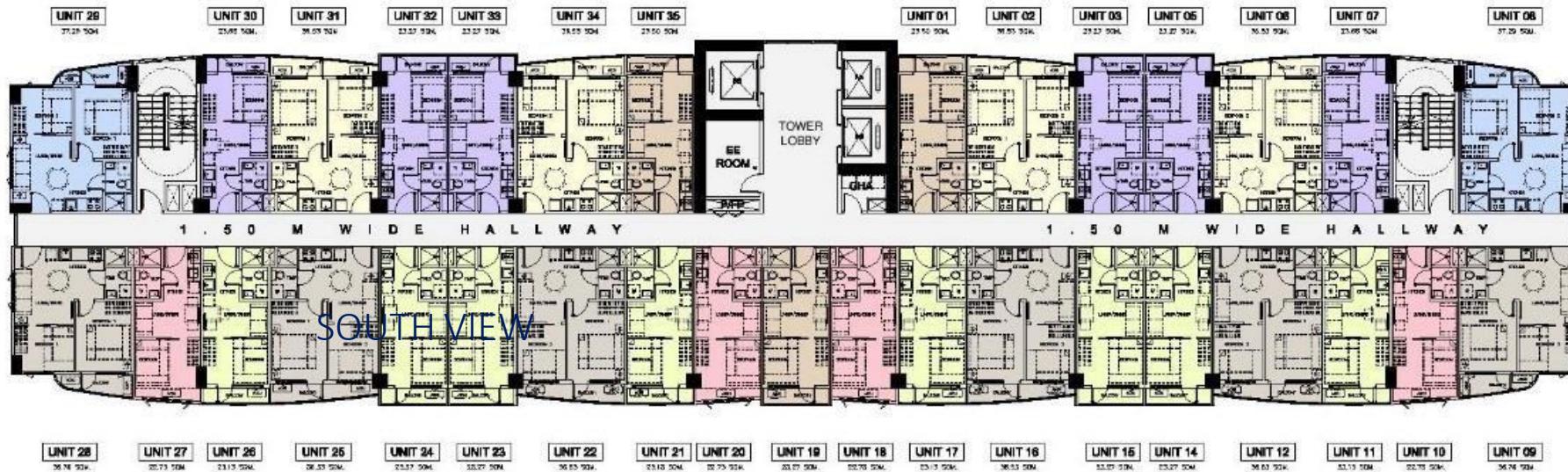
AMENITY VIEW



SOUTH VIEW

# TOWER 2 – TYPICAL FLOOR PLAN

## AMENITY VIEW



### LEGENDS:

#### 1-BEDROOM UNIT W/ BALCONY

- TYPE A - WITHOUT COLUMN
- TYPE B - SINGLE COLUMN
- TYPE C - DOUBLE COLUMN

#### 1-BEDROOM UNIT

- TYPE D - WITHOUT COLUMN
- TYPE E - SINGLE COLUMN
- TYPE F - DOUBLE COLUMN

#### 2-BEDROOM UNIT W/ BALCONY

- TYPE G - SINGLE COLUMN
- TYPE H - DOUBLE COLUMN
- TYPE I - THREE COLUMN

### TOWER 2 TYPICAL FLOORS

Unit Type	No. of Units	Unit Size Range
1-bedroom unit	56	20.71-22.73
1-bedroom unit	238	23.02-23.68
2-bedroom end unit	56	36.76 – 37.29
2-bedroom unit	112	36.53
<b>Total</b>	<b>462</b>	<b>33 units per floor</b>

# TOWER 3 - GROUND FLOOR PLAN

## SOUTH VIEW



## MALL VIEW

### LEGENDS:

1-BEDROOM UNIT W/ BALCONY

TYPE A - WITHOUT COLUMN

TYPE B - SINGLE COLUMN

TYPE C - DOUBLE COLUMN

1-BEDROOM UNIT

TYPE D - WITHOUT COLUMN

TYPE E - SINGLE COLUMN

TYPE F - DOUBLE COLUMN

2-BEDROOM UNIT W/ BALCONY

TYPE G - SINGLE COLUMN

TYPE H - DOUBLE COLUMN

TYPE I - THREE COLUMN

### TOWER 3 GROUND FLOOR

Unit Type	No. of Units	Unit Size Range
1-bedroom unit	6	20.71-22.73
1-bedroom unit with balcony	8	23.02-23.68
2-bedroom end unit with balcony	3	36.76
2-bedroom unit with balcony	4	36.53
<i>Total</i>	<i>21</i>	

# TOWER 3 - TYPICAL FLOOR PLAN

## SOUTH VIEW



## MALL VIEW

### LEGENDS:

#### 1-BEDROOM UNIT W/ BALCONY

- TYPE A - WITHOUT COLUMN
- TYPE B - SINGLE COLUMN
- TYPE C - DOUBLE COLUMN

#### 1-BEDROOM UNIT

- TYPE D - WITHOUT COLUMN
- TYPE E - SINGLE COLUMN
- TYPE F - DOUBLE COLUMN

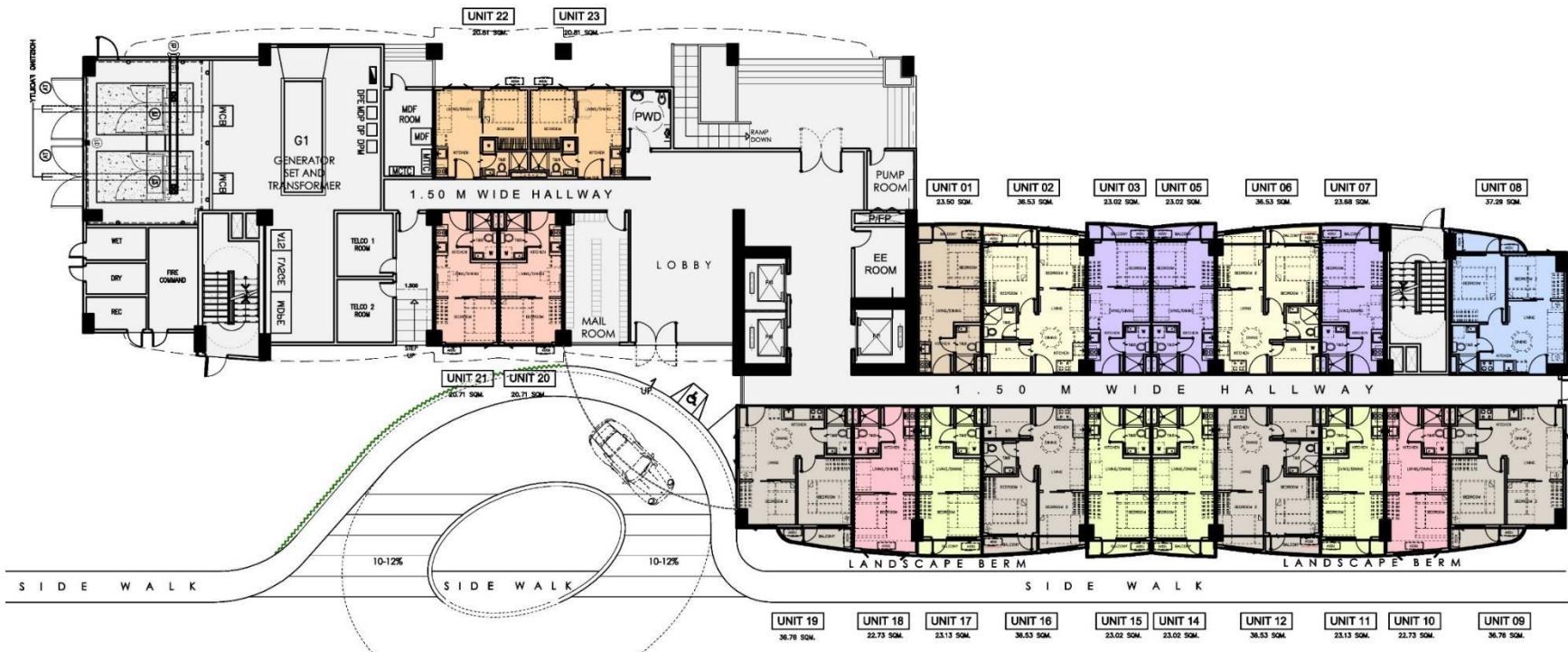
#### 2-BEDROOM UNIT W/ BALCONY

- TYPE G - SINGLE COLUMN
- TYPE H - DOUBLE COLUMN
- TYPE I - THREE COLUMN

TOWER 3 TYPICAL FLOORS		
Unit Type	No. of Units	Unit Size Range
1-bedroom unit	56	20.71-22.73
1-bedroom unit with balcony	224	23.02-23.68
2-bedroom end unit with balcony	84	36.76-37.29
2-bedroom unit with balcony	112	36.53
<i>Total</i>	476	34 units per floor

# TOWER 4 - GROUND FLOOR PLAN

## AMENITY VIEW



## MALL VIEW

### LEGENDS:

1-BEDROOM UNIT W/ BALCONY

TYPE A - WITHOUT COLUMN

TYPE B - SINGLE COLUMN

TYPE C - DOUBLE COLUMN

1-BEDROOM UNIT

TYPE D - WITHOUT COLUMN

TYPE E - SINGLE COLUMN

TYPE F - DOUBLE COLUMN

2-BEDROOM UNIT W/ BALCONY

TYPE G - SINGLE COLUMN

TYPE H - DOUBLE COLUMN

TYPE I - THREE COLUMN

### TOWER 4 GROUND FLOOR

Unit Type	No. of Units	Unit Size Range
1-bedroom unit	6	20.71-22.73
1-bedroom unit with balcony	8	23.02-23.68
2-bedroom end unit with balcony	3	36.76
2-bedroom unit with balcony	4	36.53
<b>Total</b>	<b>21</b>	<b>34 units per floor</b>

# TOWER 4 - TYPICAL FLOOR PLAN

## AMENITY VIEW



## MALL VIEW

### LEGENDS:

1-BEDROOM UNIT W/ BALCONY

TYPE A - WITHOUT COLUMN

TYPE B - SINGLE COLUMN

TYPE C - DOUBLE COLUMN

1-BEDROOM UNIT

TYPE D - WITHOUT COLUMN

TYPE E - SINGLE COLUMN

TYPE F - DOUBLE COLUMN

2-BEDROOM UNIT W/ BALCONY

TYPE G - SINGLE COLUMN

TYPE H - DOUBLE COLUMN

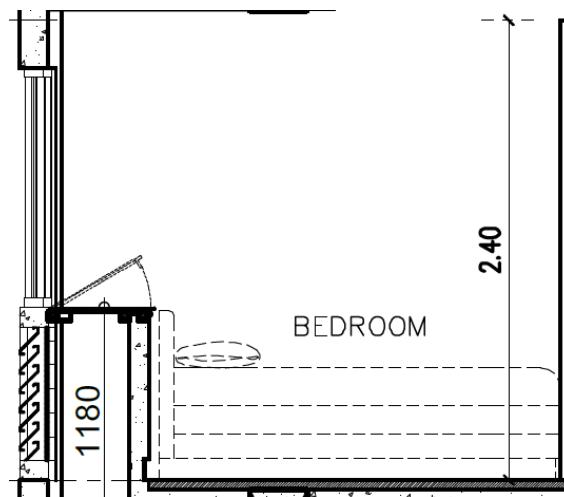
TYPE I - THREE COLUMN

### TOWER 4 TYPICAL FLOORS

Unit Type	No. of Units	Unit Size Range
1-bedroom unit	56	20.71-22.73
1-bedroom unit with balcony	224	23.02-23.68
2-bedroom end unit with balcony	84	36.76 – 37.29
2-bedroom unit with balcony	112	36.53
<i>Total</i>	476	

# UNIT LAYOUT

Bay window  
elevation



## 1-BEDROOM UNIT

ROOM DESCRIPTION	FLOOR AREA	
	Square Meters(m <sup>2</sup> )	Square Feet (ft <sup>2</sup> )
LIVING & DINING AREA	5.59	60.17
KITCHEN AREA	4.53	48.76
TOILET & BATH	3.50	37.67
BEDROOM	9.11	98.06
<b>TOTAL</b>	<b>22.73</b>	<b>244.66</b>



TYPE E  
**I-BEDROOM UNIT**  
SCALE: NOT TO SCALE

Note: Variations in layout and area are due to balcony area configuration and location and construction of columns

# UNIT LAYOUT



ROOM DESCRIPTION	FLOOR AREA	
	Square Meters(m <sup>2</sup> )	Square Feet (ft <sup>2</sup> )
LIVING & DINING AREA	5.64	60.71
KITCHEN AREA	4.72	50.81
TOILET & BATH	3.50	37.67
BEDROOM	7.26	78.15
BALCONY	2.56	27.56
<b>TOTAL</b>	<b>23.68</b>	<b>254.89</b>

Note: Variations in layout and area are due to balcony area configuration and location and construction of columns

# UNIT LAYOUT



## 2-BEDROOM UNIT WITH BALCONY

ROOM DESCRIPTION	FLOOR AREA	
	Square Meters(m <sup>2</sup> )	Square Feet (ft <sup>2</sup> )
LIVING AREA	6.02	64.80
KITCHEN/ DINING AREA	6.12	65.88
TOILET & BATH	3.50	37.67
BEDROOM 1	10.17	109.47
BEDROOM 2	6.57	70.72
BALCONY	4.15	44.67
<b>TOTAL</b>	<b>36.53</b>	<b>393.21</b>

Note: Variations in layout and area are due to balcony area configuration and location and construction of columns

# UNIT LAYOUT



ROOM DESCRIPTION	FLOOR AREA	
	Square Meters(m <sup>2</sup> )	Square Feet (ft <sup>2</sup> )
LIVING AREA	6.02	64.80
KITCHEN/ DINING AREA	6.12	65.88
TOILET & BATH	3.50	37.67
BEDROOM 1	10.17	109.47
BEDROOM 2	6.57	70.72
BALCONY	4.15	44.67
<b>TOTAL</b>	<b>36.53</b>	<b>393.21</b>

\*utility room size: 2.88 sqm

\*Applicable to Towers 3 and 4 only

TYPE H  
**2-BEDROOM UNIT W/ BALCONY**  
SCALE: NOT TO SCALE

Note: Variations in layout and area are due to balcony area configuration and location and construction of columns

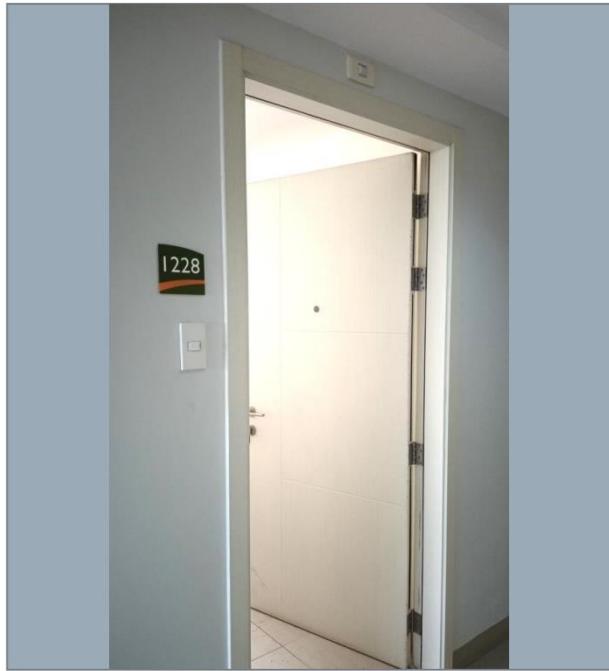
# UNIT SPECIFICATIONS

## TYPICAL UNIT FINISHES

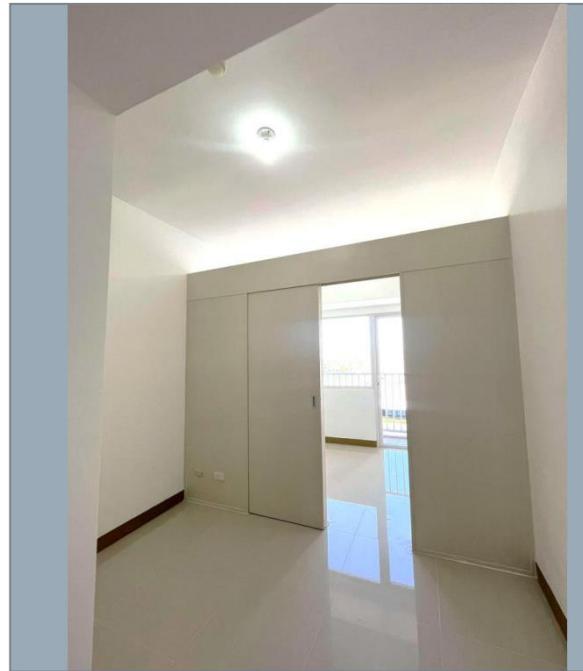
<i>Wall Finishes</i>	<ul style="list-style-type: none"><li>• Bedroom: Painted finish</li><li>• Living/Dining/Kitchen: Painted finish</li><li>• T&amp;B: semi-glazed ceramic wall tiles<ul style="list-style-type: none"><li>- 1.8m shower area</li><li>- 1.2m non-shower area</li></ul></li></ul>
<i>Floor Finishes</i>	Ceramic tiles
<i>Doors</i>	<ul style="list-style-type: none"><li>• Bedroom/T&amp;B: Laminated Wood Door</li><li>• Main: Laminated Wood Door Fire Rated</li></ul>
<i>Windows</i>	Aluminum windows
<i>Toilet &amp; Bath</i>	Water closet, lavatory, soap holder, tissue holder, and shower assembly fixtures
<i>Kitchen</i>	<ul style="list-style-type: none"><li>• Salt &amp; Pepper Granite countertop with sink and faucet</li><li>• Overhead shelves and base cabinets</li></ul>



# UNIT SPECIFICATIONS



MAIN DOOR



UNIT FLOOR AND WALL FINISH

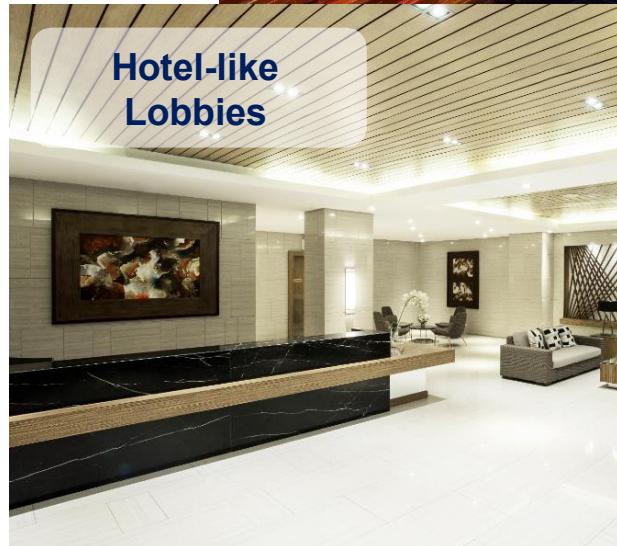


UNIT CABINET / COUNTER TOP AND KITCHEN SINK



T & B DOOR

# 5 PILLARS/ KEYS TO SUCCESS





Professional  
Property  
Management

**SOUTH**  
RESIDENCES  
at SM SOUTHMALL  
LAS PIÑAS CITY

**Quality Customer Service**  
**Stringent Safety and Security**  
**First Rate Facility Management**  
**Spotless Cleanliness**  
**Transparent Transaction**

**GREENMIST**  
PROPERTY MANAGEMENT CORP.



**SM** PRIME  
HOLDINGS



## SMDC GOOD STAYS

### SERVICES OFFERED

**Long-Term Lease  
Enrollment  
Package**

Basic & Premium

**Daily Lease  
Enrollment  
Package**

Key Areas

**Tenancy  
Management**  
Cleaning, Repair,  
Maintenance, &  
Messengerial Services

**Unit Furnishing  
Package**  
Partnership with Our  
Home, SM Home, SM  
Appliance, & Ace  
Hardware

**SMDC**

# FAQs



## Who is the owner and developer of South Residences?

- SM PRIME HOLDINGS INC.

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

- Standard documents shall be used only the docs will reflect SM Prime instead of SMDC
- All buyers' checks & payments should be made payable to SM Prime Holdings Inc
- All Official Receipts will be issued by SM Prime Holdings Inc.

- **What is the floor to floor and floor to ceiling height?**

UNIT HEIGHT	
Residential Floor to Ceiling Height	2.40 meters – kitchen / T&B 2.80 meters – Living / Bedroom
Residential Floor to Floor Height	3.10 meters

- **What are the partition measurements?**

UNIT PARTITIONS	
Balcony Railing Height	1.20 meters
Partition Wall height	Full partition – 2.8 meters Sliding partition 2.4 meters

- **What are the corridor measurements?**

<b>CORRIDOR</b>	
Hallway Width	1.50 meters
Hallway Floor to Ceiling Height	2.40 meters

- **How many elevators are there?**

Per Building	<b>3 elevators</b>  (1 service elev.) 21 cap. (2 passenger elev.) 14 cap.
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- **What will be the ventilation on the typical residential floors?**
  - Common Area / Hallway: Natural Ventilation
  - Residential Units: Natural ventilation w/ provision for A/C unit; mechanical ventilation (exhaust ductless) for T&B
- **What is the allowable AC capacity?**
  - split type air-conditioning for residential units ACCU: 1HP / 1.5HP

# FAQ

## Mockup Unit: B020212



### Viewing Schedule:

**Monday to Sunday**  
**10AM-11:30AM & 1PM-5PM**