

SMDC

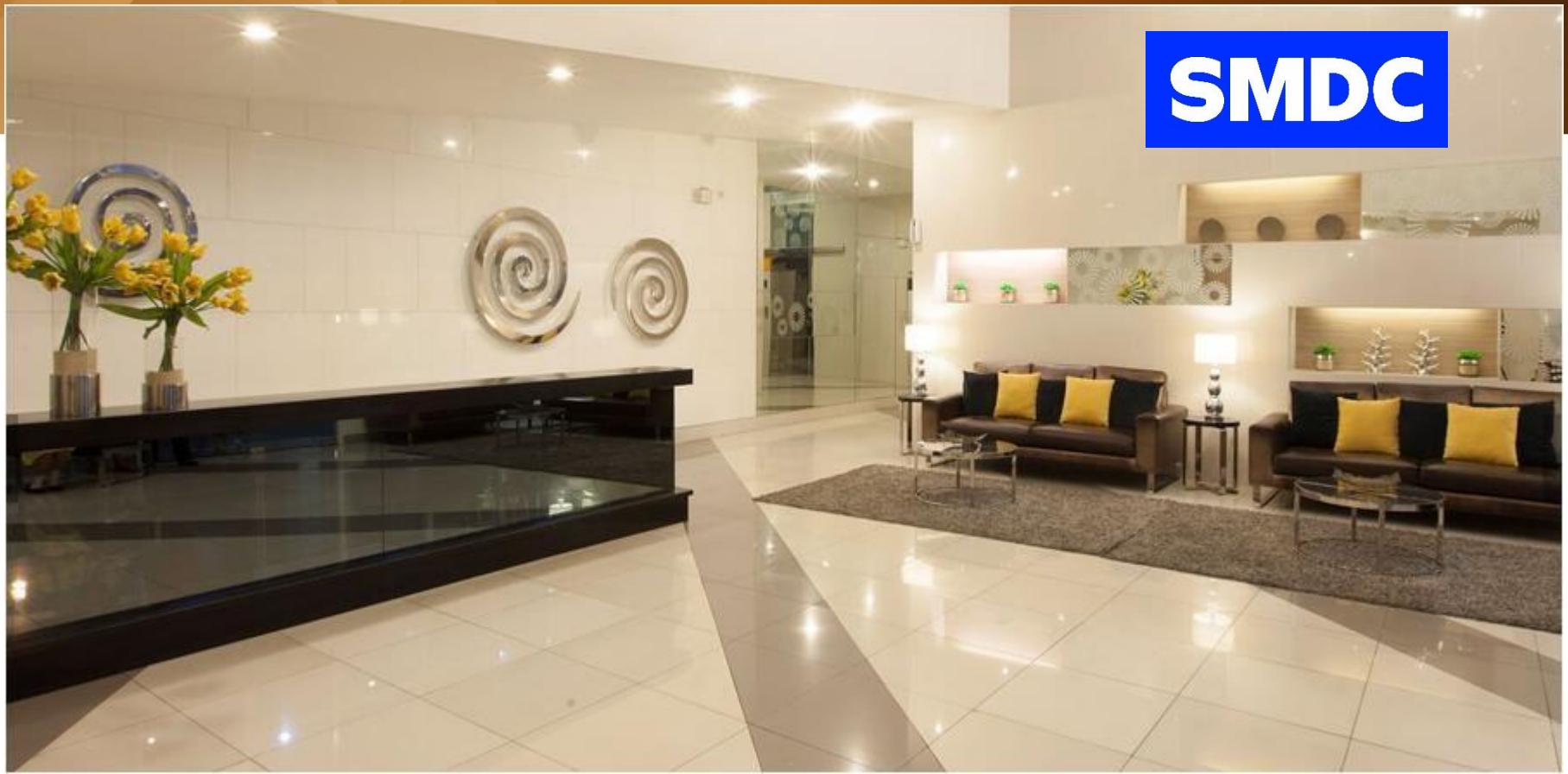


SMDC

Sun
RESIDENCES
ESPAÑA AVENUE, QUEZON CITY



SMDC



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Life meets luxury at the roundabout of Quezon City and Manila. Located at the intersection of these two thriving cities, Sun Residences addresses the need for a more balanced lifestyle, with amenities like lounges, landscaped gardens and swimming pools. Sun Residences offers the perfect setting to accomplish the demands of everyday life. With easy access to schools, and medical institutions, and the convenience of having its own Sun Mall, this 40-storey tower development makes life more comfortable for would-be-residents.

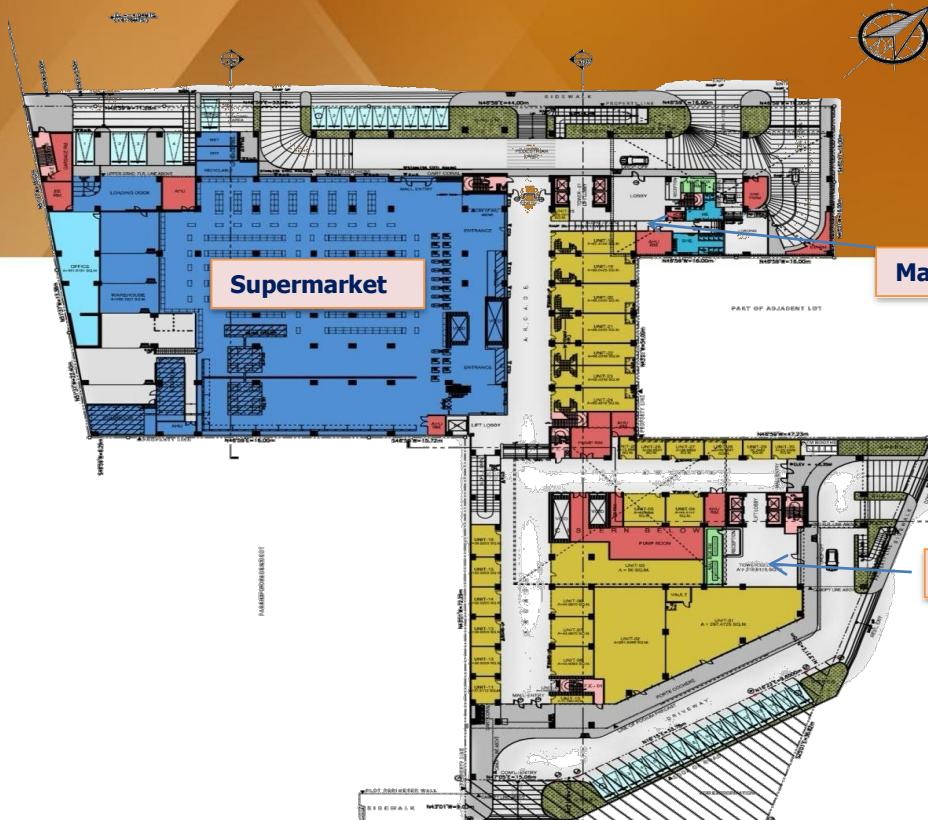
Location and Vicinity Map





Project Overview

Land Area:	1.1832 hectares
Launch Date:	2010
Location:	España Boulevard cor. Mayon St. Brgy. Sta. Teresita, QC (near Welcome Rotonda)
No. of Towers:	2 Towers, 35 storey each (with 5 level podium)
Total No. of Units:	4,039 (Tower 1 - 2,057; Tower 2 - 1,982)
Unit Type:	Studio, 1BR, 1BR with Balcony, 1BR with Garden, 2BR Unit
Total No of Parking Slots:	571 (Tower 1- 395; Tower 2 -176)
Turnover Date:	Tower 1 and 2 - Ready for Occupancy



Amenity Area



TOWERS 1 & 2 - FLOOR PLAN

TOWER I

■ = STUDIO TYPE UNIT

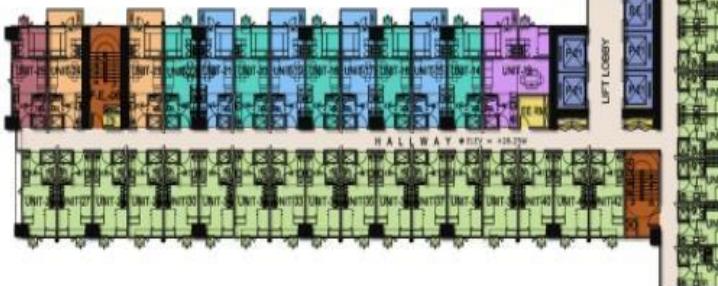
■ = 1 BEDROOM UNIT

■ = 1 BEDROOM UNIT WITH BALCONY

■ = 1 BEDROOM END UNIT

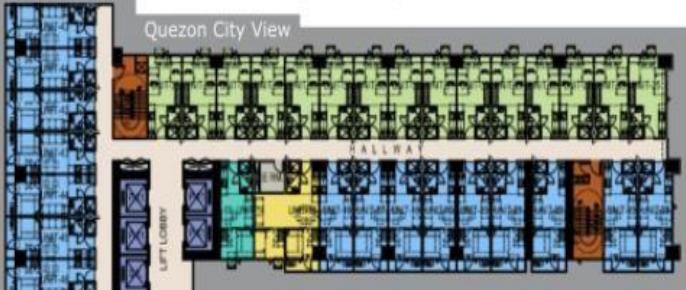
■ = 1 BEDROOM END UNIT WITH BALCONY

■ = 2 BEDROOM UNIT WITH BALCONY



TOWER 2

Manila View



■ = STUDIO-TYPE UNIT

■ = 1-BEDROOM UNIT

■ = 1-BEDROOM UNIT WITH BALCONY

■ = L-TYPE UNIT

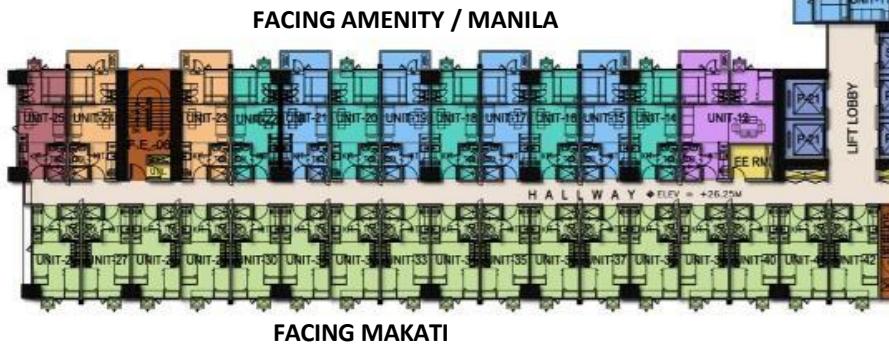
Amenity / Quezon City View

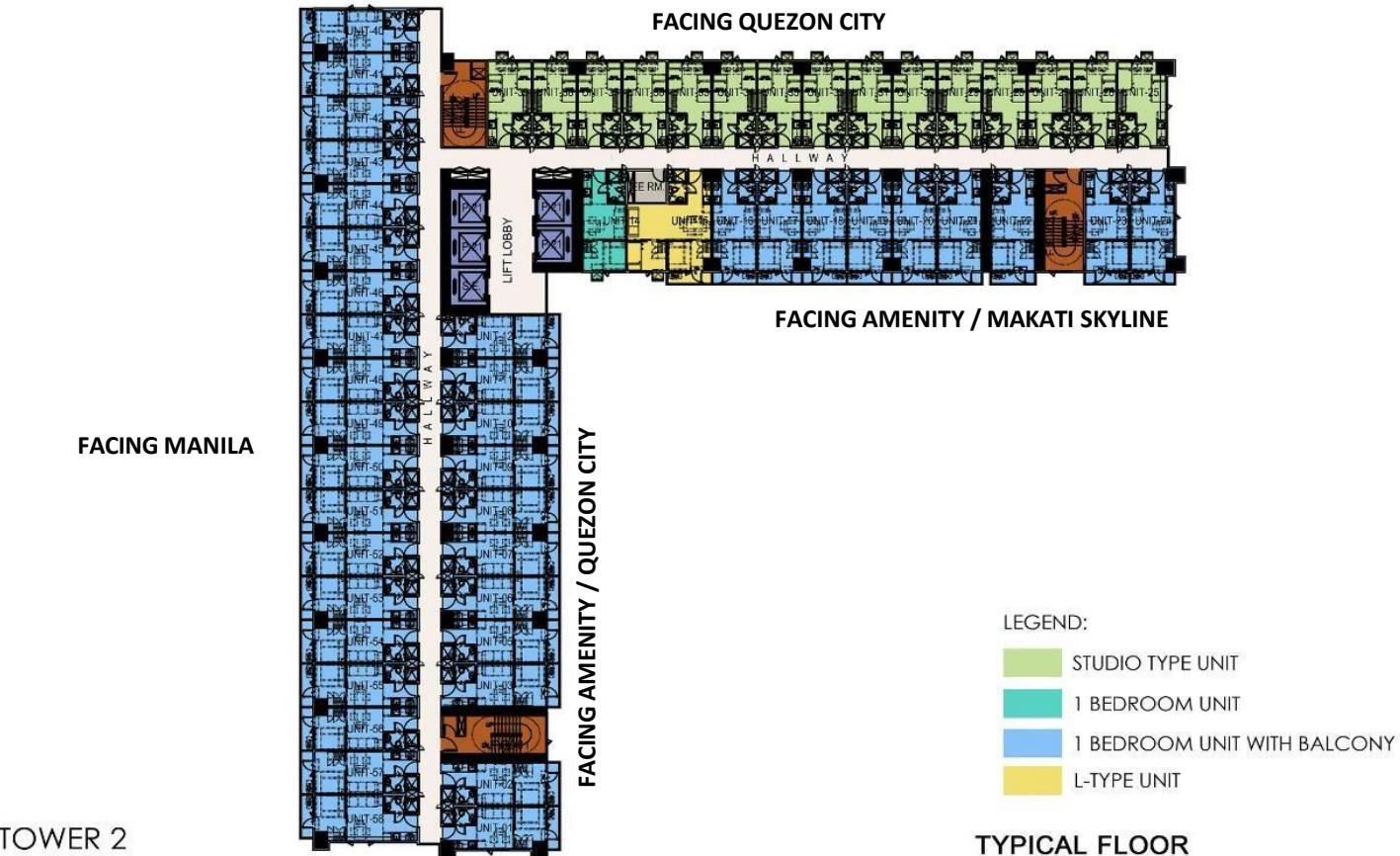
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TOWER 1

- = STUDIO TYPE UNIT
- = 1 BEDROOM UNIT
- = 1 BEDROOM UNIT WITH BALCONY
- = 1 BEDROOM END UNIT
- = 1 BEDROOM END UNIT WITH BALCONY
- = 2 BEDROOM UNIT WITH BALCONY

TOWER-01



TOWER 1 UNIT LAYOUT



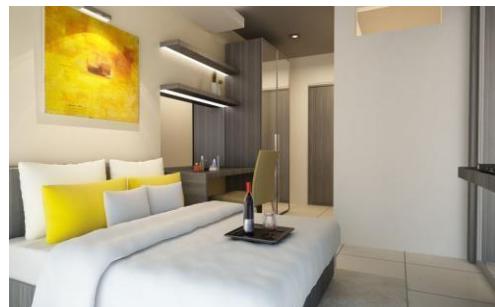
Studio

20 sqm.



1 BR unit

23.47 sqm.



TOWER 1 UNIT LAYOUT



1 BR Unit w/ Balcony 27.37 sqm.



2 BR Unit 42.34 sqm.



TOWER 2 – UNIT LAY-OUT



**1 Bedroom Unit
24.34 sqm.**



**1 Bedroom Unit with Balcony
26.30 sqm.**



**1 Bedroom Unit with Garden
28.19 sqm.**



**L Type Unit W/ Balcony
40.57 sqm.**

5 PILLARS / KEYS TO SUCCESS

PRIME LOCATION

INTEGRATION OF RESIDENTIAL CONDO TO COMMERCIAL

HOTEL-LIKE LOBBIES

RESORT-STYLED AMENITIES

PROFESSIONAL PROPERTY MANAGEMENT



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

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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



FOR INQUIRIES

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SMDC GOOD STAYS

Your trusted leasing and tenancy management group



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FAQs

What is the floor to floor and floor to ceiling heights of residential units?

Floor to floor: 3.1 meters
Floor to ceiling: 2.4 meters

How many elevators do we have?

5 Elevators each Tower for Residential, 4 elevator each Tower for Commercial area, +1 freight elevator.

What air-conditioning unit is allowed?

Depending on the unit location, some units require to have a window type while others, can have split type. Refer to the floor plans

What will be ventilation on the typical residential floors?

Common Area/Hallway: Natural Ventilation
Residential Units: Mechanical Ventilation (AC units)

What is the allowed aircon capacity?

1.5 HP per unit

What is back-up power?

For Common Area: 100% back-up power
For Residential Units: 1 convenience outlet +1 ref outlet + 1 light