

SMDC



ESPAÑA AVENUE, QUEZON CITY

SMDC

Sun
RESIDENCES

ESPAÑA AVENUE, QUEZON CITY



The logo for SMDC, consisting of the letters "SMDC" in white, bold, sans-serif font, centered within a solid blue rectangular background.

SMDC



SMDC



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.

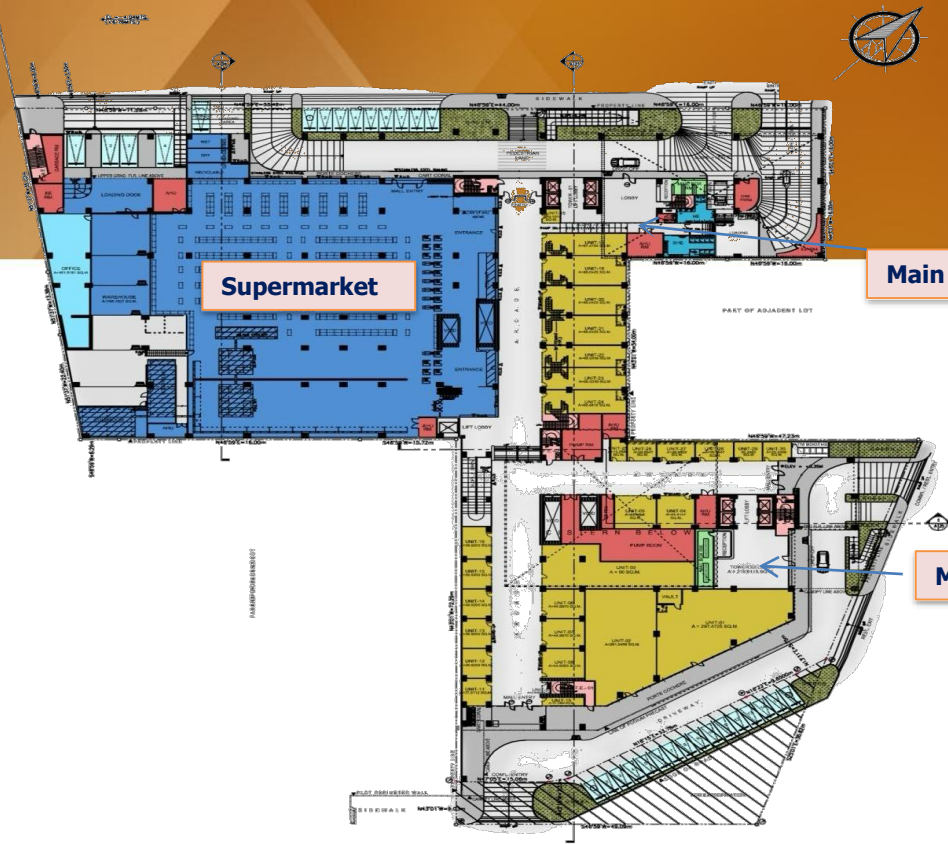
Location and Vicinity Map





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



Main Lobby



Main Lobby



Grand Lobby, Actual Photo

LOWER GROUND FLOOR PLAN

Amenity Area

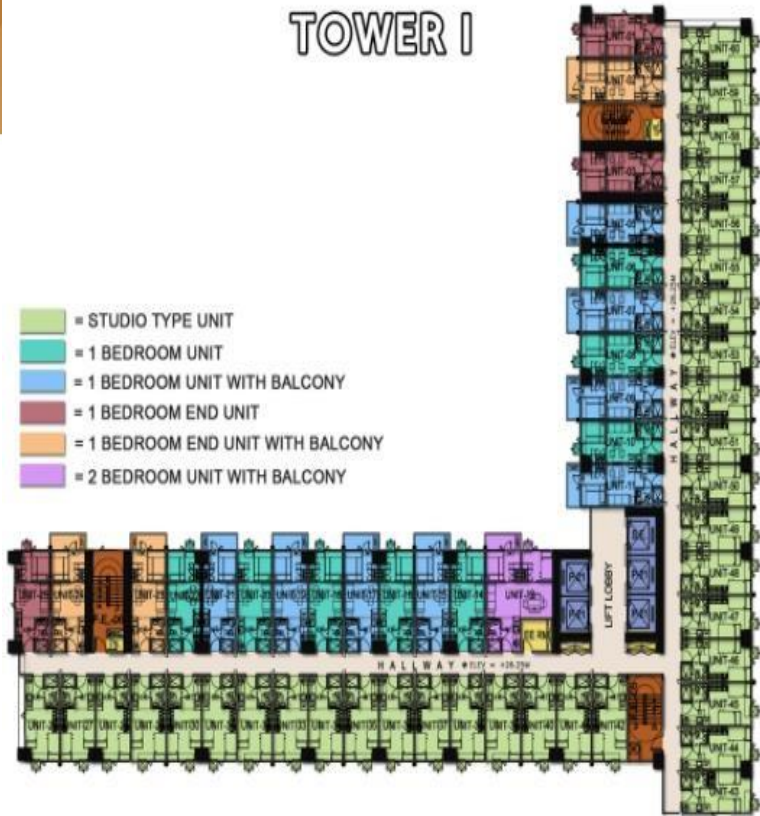


Amenity Area Actual Photo

TOWERS 1 & 2 - FLOOR PLAN

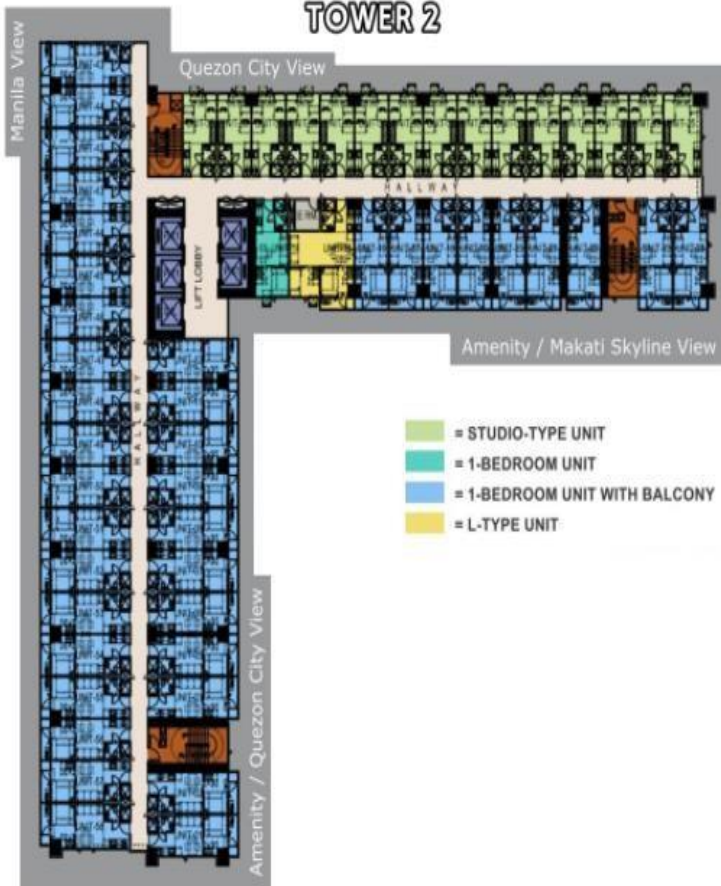
TOWER 1

- = 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 2

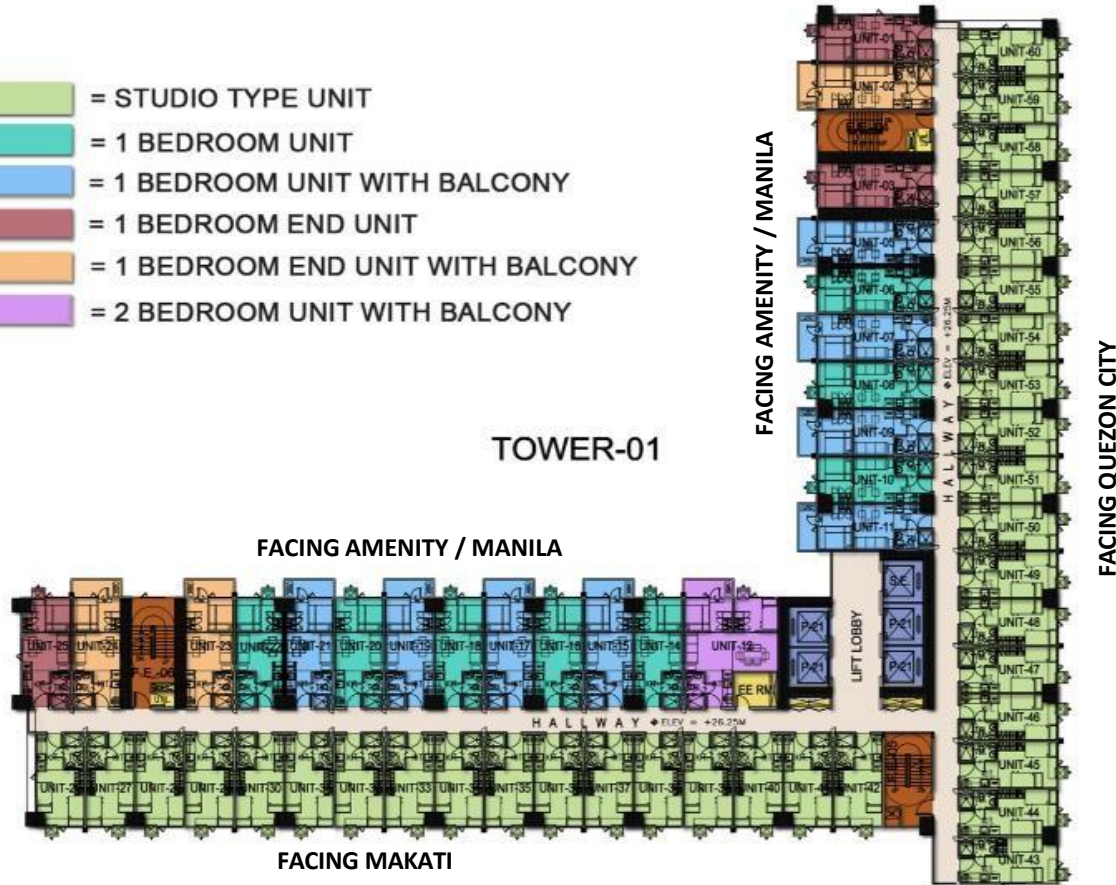
- = STUDIO-TYPE UNIT
- = 1-BEDROOM UNIT
- = 1-BEDROOM UNIT WITH BALCONY
- = L-TYPE UNIT



Disclaimer:
 "For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer."

- = 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

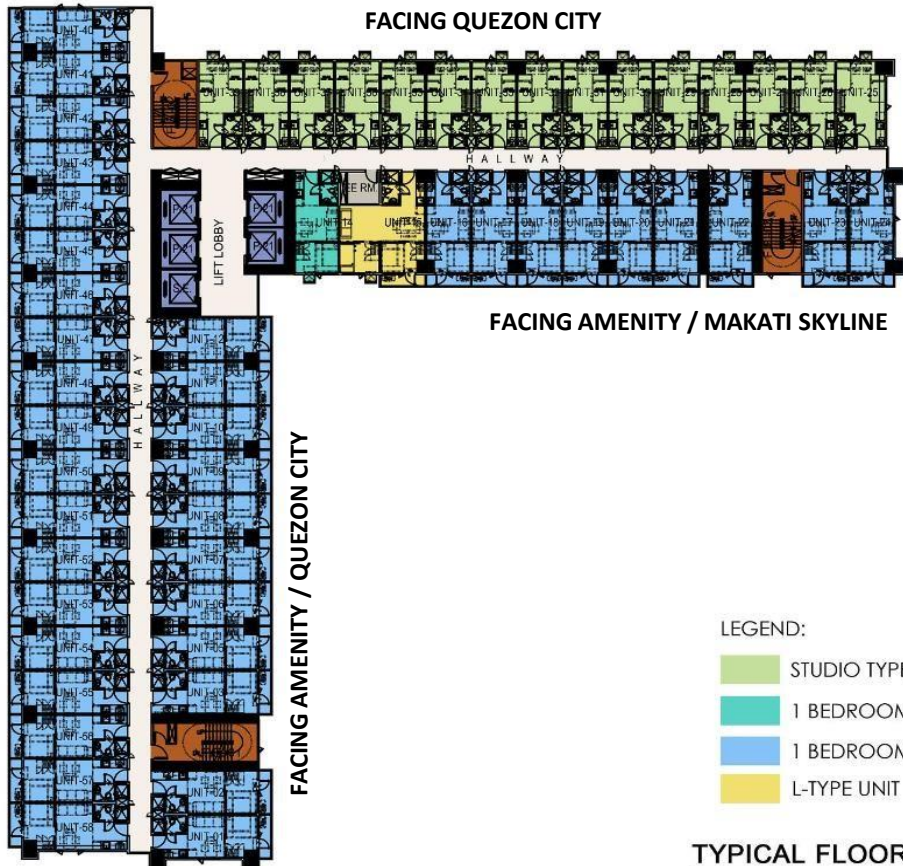
TOWER 2

FACING MANILA

FACING QUEZON CITY

FACING AMENITY / MAKATI SKYLINE

FACING AMENITY / QUEZON CITY



LEGEND:

- STUDIO TYPE UNIT
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT WITH BALCONY
- L-TYPE UNIT

TYPICAL FLOOR

TOWER 2

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

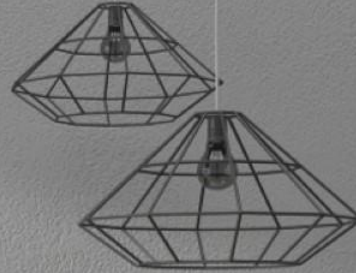
FOR TRAINING PURPOSES ONLY

This information is proprietary to SM Development Corp.

Any unauthorized reproduction, use or disclosure of this material, or part thereof, is strictly prohibited



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



SMDC GOOD STAYS

**Your trusted leasing and
tenancy management group**

FOR INQUIRIES

You may contact us at:



e-mail address

smdc.leasing@smdevelopment.com



mobile number

+63-917-552-5943 (Globe)



landline number

+863-8857-0300 local 0328

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