

SMDC

Shine

RESIDENCES

RENAISSANCE CENTER, ORTIGAS

SMD C

What's New in Ortigas CBD ?



SM Fashion Hall: Q1 2014,
125 stores, Flagship Store of
International Brands



The New Podium Mall: Q3 2017,
Newly renovated Phase 2 of the Podium mall
with the adjacent **BDO Corporate Center**



Estancia: Q4 2014, Lifestyle Retail
development: International Brands, Indoor
and Outdoor Restaurants, 8 levels office
Space (18,392sqm)



Ayala Malls The 30th: Q1 2017,
First Ayala Mall in Ortigas Center.

4-level mall with approximately 184 shops, including 4 cinemas
Shine Residences has direct access in Ayala Malls The 30th

WHY SHINE RESIDENCES?

Premium Address

Capital Appreciation

Return of Investment

Project Concept

Renaissance Complex: in the heart of Ortigas CBD

Most affordable in the area, Subject to appreciate in Value with the coming of adjacent commercial development.

Has a ready market due to Nearby schools, offices, BPO Hubs and other commercial Establishments in Ortigas CBD

Superb Amenities
-RCHAI's Bramante
-North and South Wing Amenity (2 swimming pools)



Limited offerings in CBD.

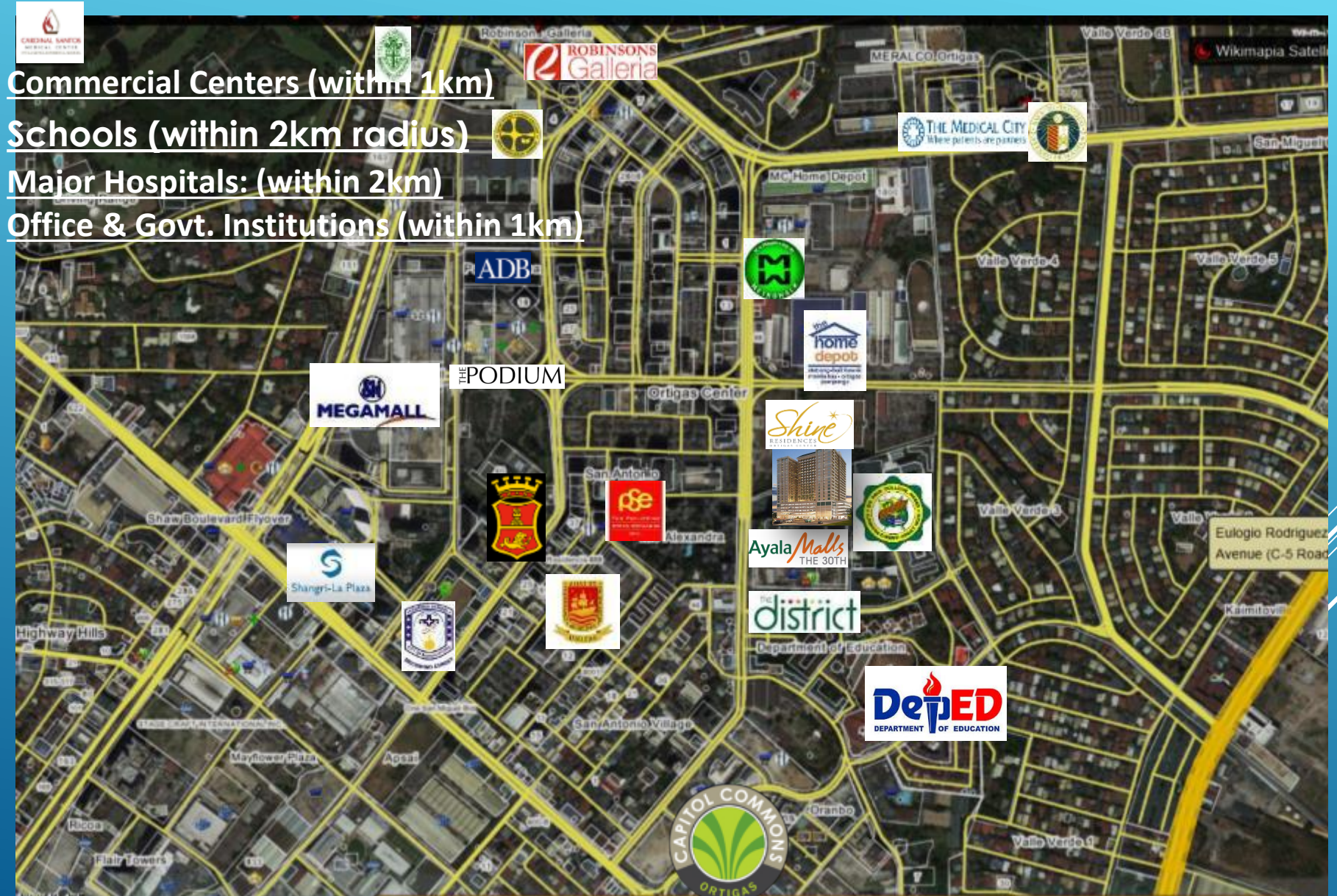


only. Plans, pricing and details subject to change without prior notice

SUPERB PROPERTY MANAGEMENT: GPMC



LOCATION



PROJECT DESCRIPTION



Shine Residence Building
Perspective

- Location: Renaissance Community, Meralco Ave., Barrio Ugong, Pasig City
- Lot Area : 3,901 sqm.
- Total No. of Tower: 1
- Total # of Floors : **21 Levels**
 - : 16 Residential Floors
 - : 4 Parking levels
 - : 1 Ground Floor/Lobby
- Number of Units : 892 units
 - As of December 2024: 97.76% Sold

Unit Type	Min of Unit Area	Max of Unit Area	Count of Unit Type
Combined Studio	20	21.75	15
Combined Studio De Luxe	23.47	23.64	112
Combined Studio De Luxe w/ Bal	26.93	29.71	30
Combined Studio Premiere	30.08	30.56	8
Corner Studio De Luxe	25.51	25.52	48
Corner Studio Premiere	32.71	32.71	16
STUDIO	20	21.75	166
Studio De Luxe w/ Balcony	26.93	29.71	75
STUDIO LUXE	23.47	24.03	324
STUDIO LUXE WITH GARDEN	26.93	29.28	11
Studio Premiere	30.08	31.78	87

- Number of Parking: 222 slots
 - As of December 2024: 74.77% Sold
- Project Launch Date: July 2011
- Project Completion Date: June 2015

BUILDING CHART



21th Floor
20th Floor
19th Floor
18th Floor
17th Floor
16th Floor
15th Floor
12th Floor
11th Floor
10th Floor
9th Floor
8th Floor
7th Floor
6th Floor
5th Floor (Amenity Floor)
Parking Level 4
Parking Level 3
Parking Level 2
Parking Level 1
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AMENITY SITE DEVELOPMENT PLAN



North Wing Amenity Area

Features

Swimming Pools
Chillscape Lounge
Function Rooms
Wi-Fi Zones



South Wing Amenity Area



RESIDENTIAL FEATURES

TOWER LOBBY



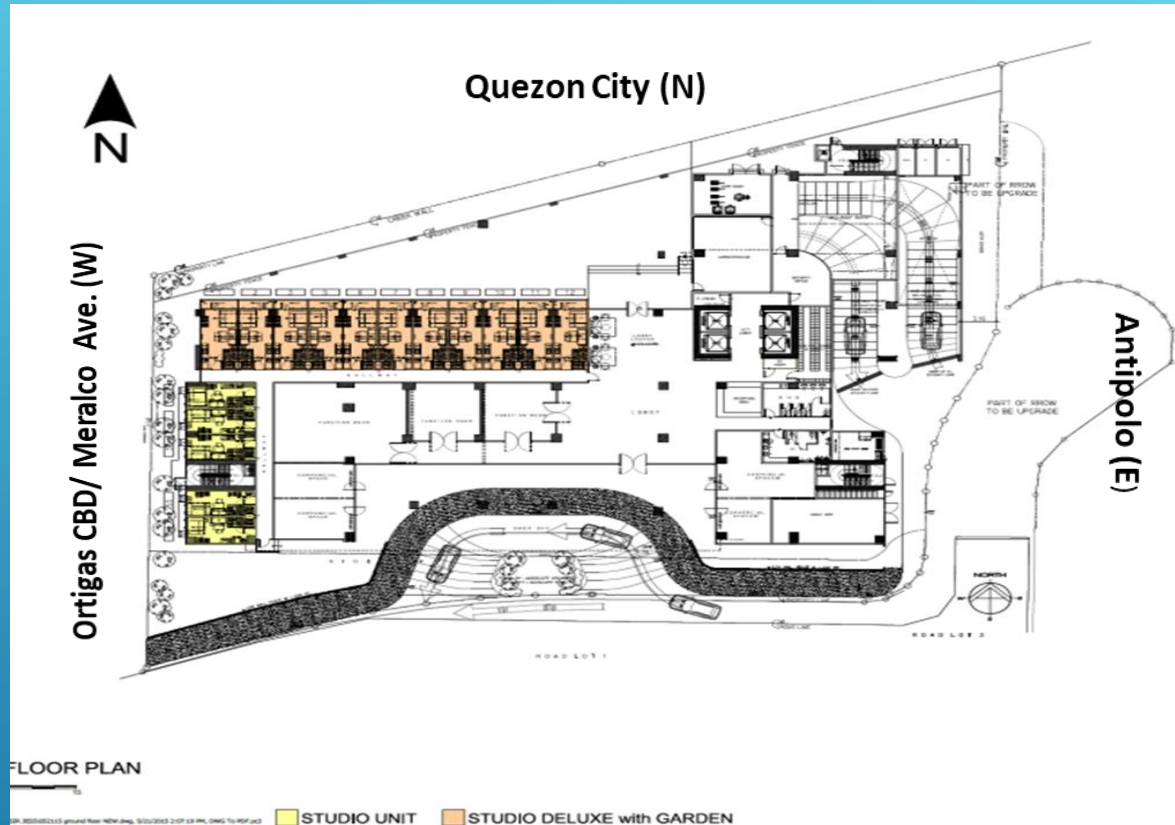
- Luxurious Hotel-Like Lobbies
- Professional Property Management Services
- Passenger Elevators and Service Elevator
- Mail Room
- CCTV System
- 24 hour Security System

RESIDENTIAL FEATURES

SWIMMING POOL



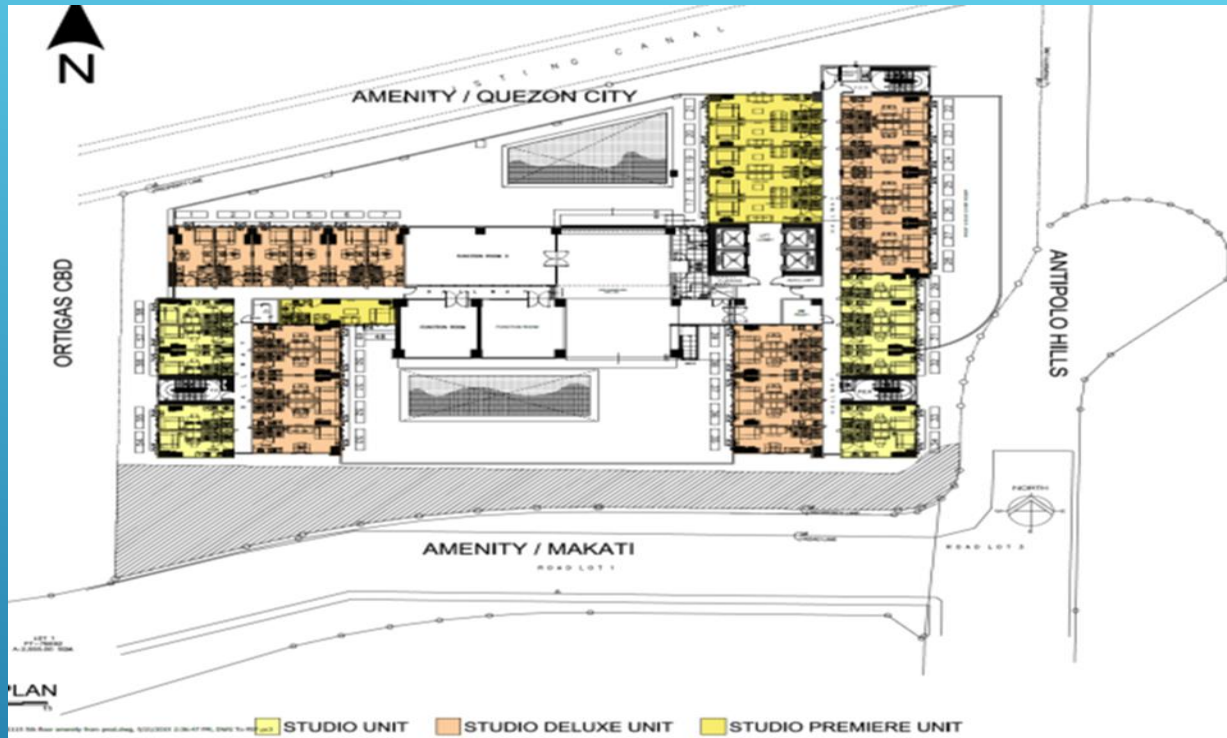
FLOOR PLAN



Unit Type	Min. Unit Area	Max. Unit Area	Total No. of Units
Ground Floor	20	29.28	16
STUDIO	20	21.75	5
STUDIO LUXE WITH GARDEN	26.93	29.28	11
Total	20	29.28	16

GROUND FLOOR

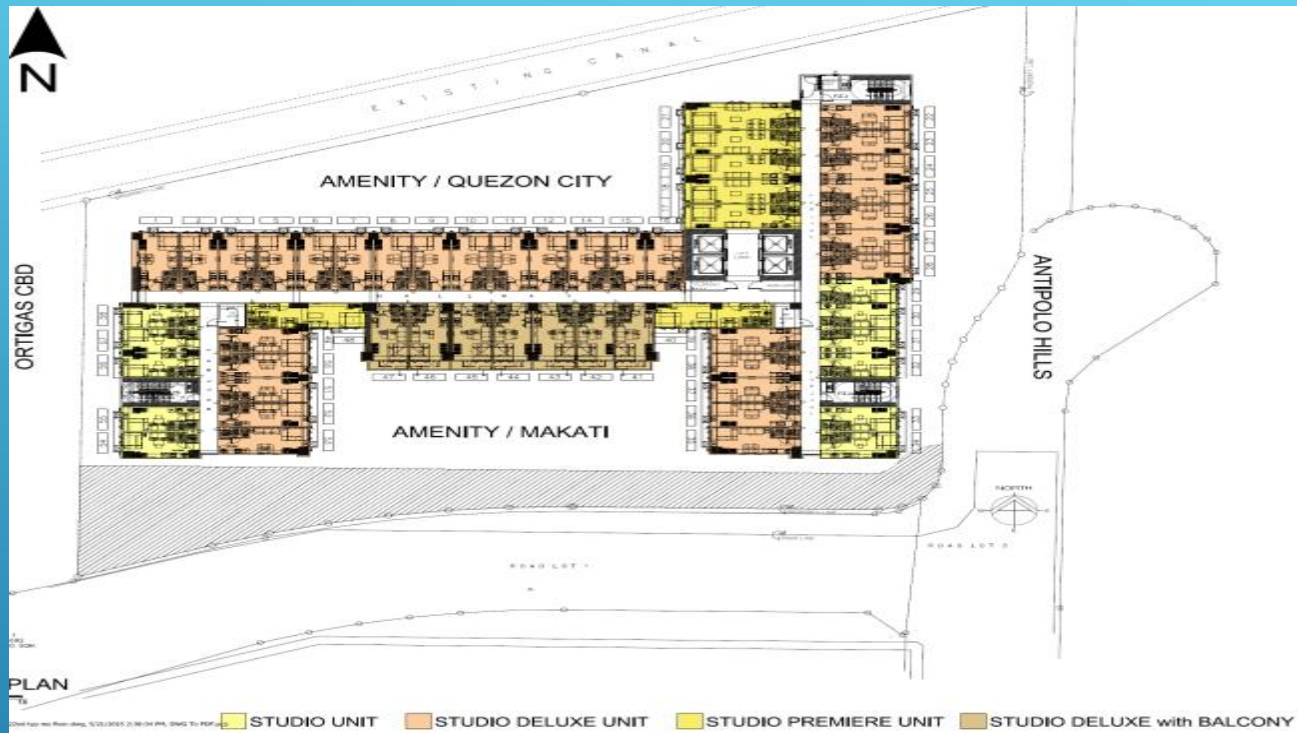
FLOOR PLAN



Unit Type	Min. Unit Area	Max. Unit Area	Total No. of Units
5th floor	20	32.71	40
Combined Studio De Luxe	23.47	23.47	4
Corner Studio De Luxe	25.51	25.52	3
Corner Studio Premiere	32.71	32.71	1
STUDIO	20	21.75	11
STUDIO LUXE	23.47	24.03	16
Studio Premiere	30.08	31.78	5
Total	20	32.71	40

Amenity Level (5th Floor)

FLOOR PLAN



Unit Type	Min. Unit Area	Max. Unit Area	Total No. of Units
7th floor	20	32.71	56
Combined Studio	20	20	2
Combined Studio De Luxe	23.47	23.64	8
Combined Studio De Luxe w/	27.37	28.17	4
Corner Studio De Luxe	25.51	25.52	3
Corner Studio Premiere	32.71	32.71	1
STUDIO	20	21.75	9
Studio De Luxe w/ Balcony	26.93	29.71	3
STUDIO LUXE	23.47	23.84	20
Studio Premiere	30.08	31.51	6
Total	20	32.71	56

TYPICAL FLOOR (7th to 22nd Floor)

UNIT SPECIFICATIONS



■ TOILET PARTITION: CHB Wall Plastered Plain Cement Finish

■ FLOOR FINISHES:
-Vinyl Planks for Living, Dining and Sleeping Area
-Ceramic Tiles for Toilet and Shower Area

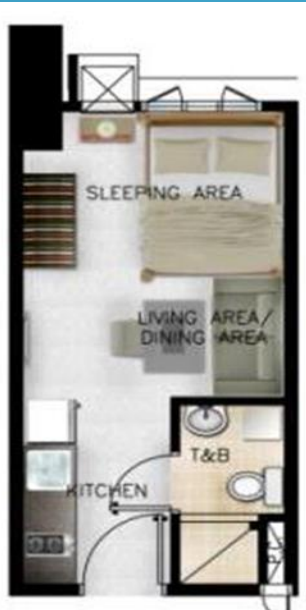
■ WALL FINISHES:
-Painted Finish for Living, Dining and Sleeping Area
-Ceramic Tiles for Shower at 1.2meter high only

■ CEILING FINISH:
-Concrete slab in painted finish for Living, Dining and Sleeping area
-Painted Finish Ficem board for T&B Ceiling

■ KITCHEN:
-Kitchen Countertop in High Pressure Laminate Finish over Modular Base Cabinet

■ TOILET & BATH FIXTURES:
-PVC Door and Frame for Toilet and Bath door
-Ceramic Water closet with accessories
-Ceramic Lavatory
-Shower Set

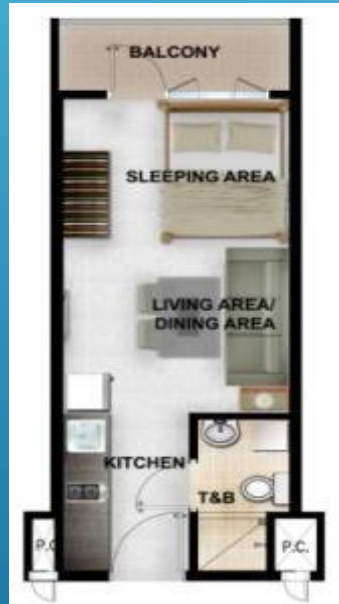
UNIT TYPE



STUDIO UNIT
(20-22 sqm)



STUDIO DE LUXE
(23-26 sqm)



STUDIO DE LUXE w/ BALCONY
(26-29 sqm)



COMBINED STUDIO
(42.07 sqm)

FREQUENTLY ASKED QUESTIONS

1. What type of ventilation on the typical residential hallways
 - Hallway: Natural Ventilation
2. What air-conditioning unit is allowed?
 - Window Type and Split Type
3. What is the allowed ACU capacity
 - Up to 1.5hp
4. What is the back-up power
 - 2 outlet
 - 1 lighting
5. How many persons are recommended to stay in a particular unit?
 - Maximum of 4 occupants

FREQUENTLY ASKED QUESTIONS

6. How deep is the swimming pool?
 - Up to 4 feet
7. Who are the utility providers:
 - Power: Meralco
 - Water: Manila Water
 - Telephone: PLDT
 - CATV: Sky Cable