

SMDC



SMDC



What's New in Ortigas CBD ?



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



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



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



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.

Limited offerings in CBD.

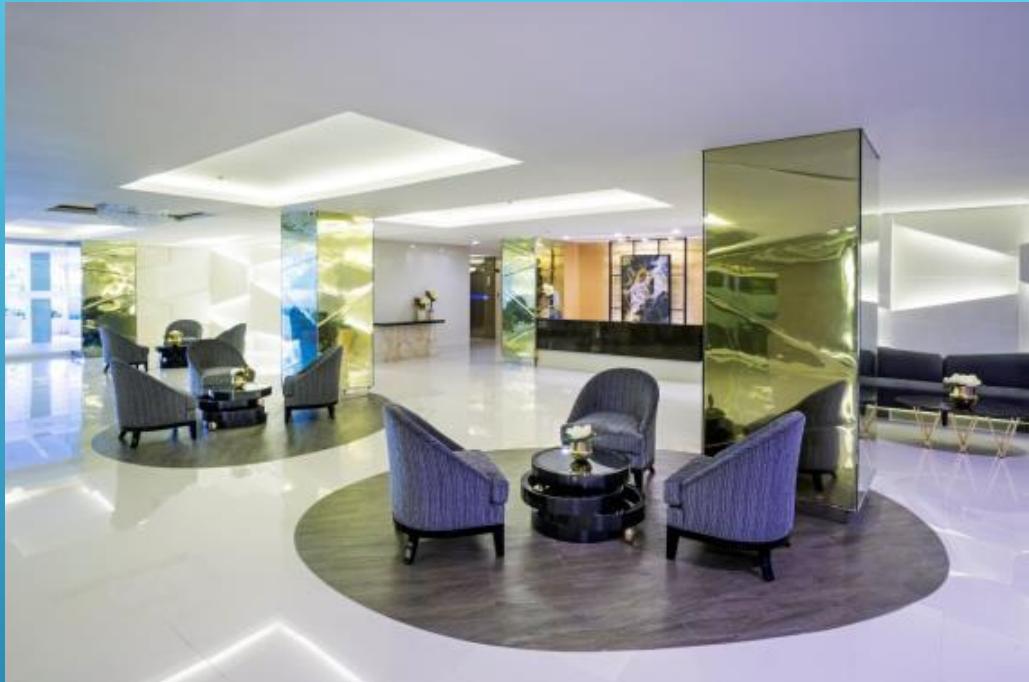


BEST PRICES



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

SUPERB PROPERTY MANAGEMENT: GPMC



LOCATION



Commercial Centers (within 1km)



**ROBINSONS
Galleria**

Schools (within 2km radius)



Major Hospitals: (within 2km)

THE MEDICAL CITY
Where patients are partners



Office & Govt. Institutions (within 1km)

MEGAMALL

Shangri-La Plaza



THE PODIUM



Quezon

Quezon City Hall



Quezon

Quezon City Hall



home depot
American Home Depot has a unique ownership structure

Shine
RESIDENCES

Ayala Malls
THE 30TH

the district

Department of Education

DepED
DEPARTMENT OF EDUCATION

**CAPITOL COMMONS
ORTIGAS**

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
- GF

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



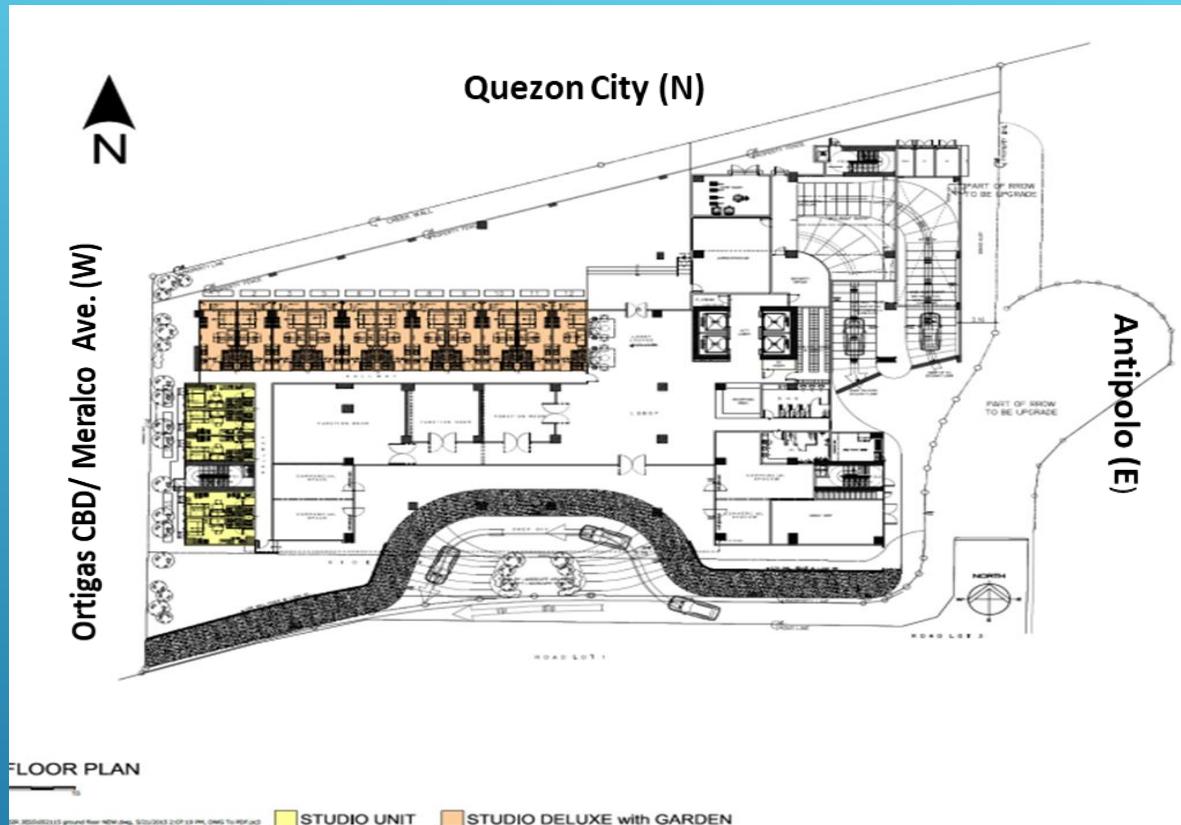
- Luxurious Hotel-Like Lobbies
- Properfessional Property Management Services
- Passenger Elevators and Service Elevator
- Mail Room
- CCTV System
- 24 hour Security System

RESIDENTIAL FEATURES

SWIMMING POOL

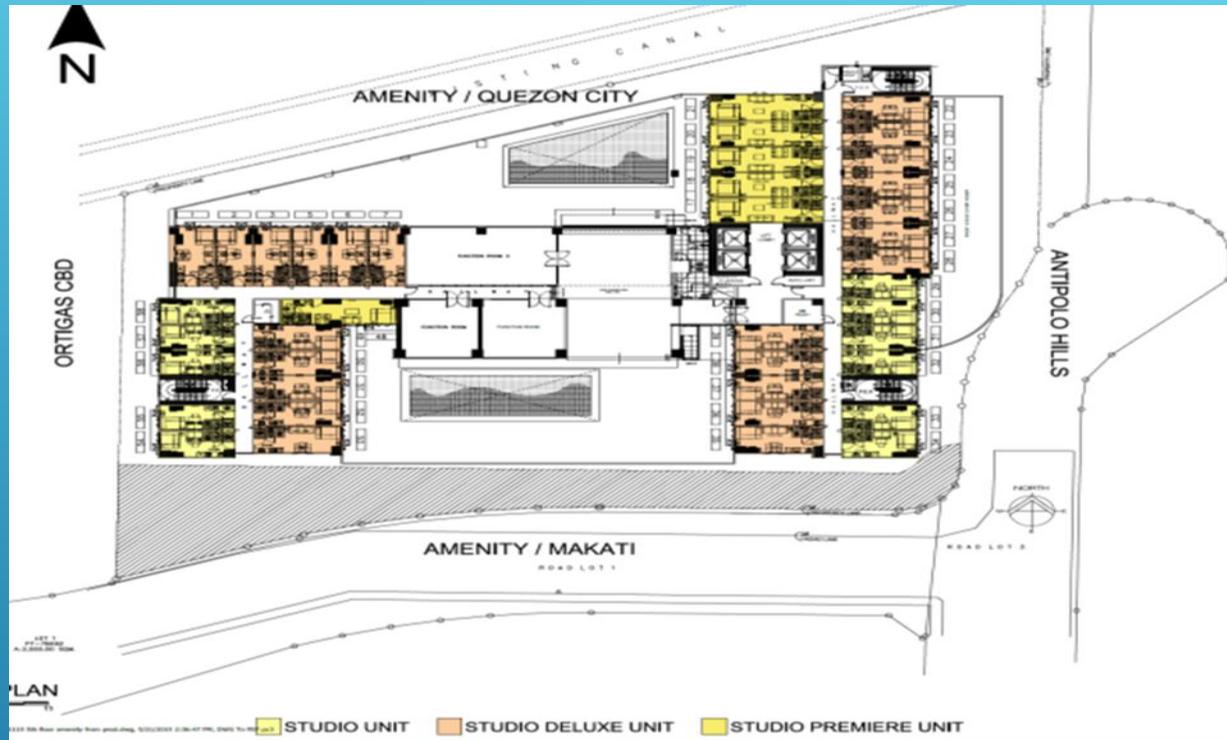


FLOOR PLAN



GROUND FLOOR

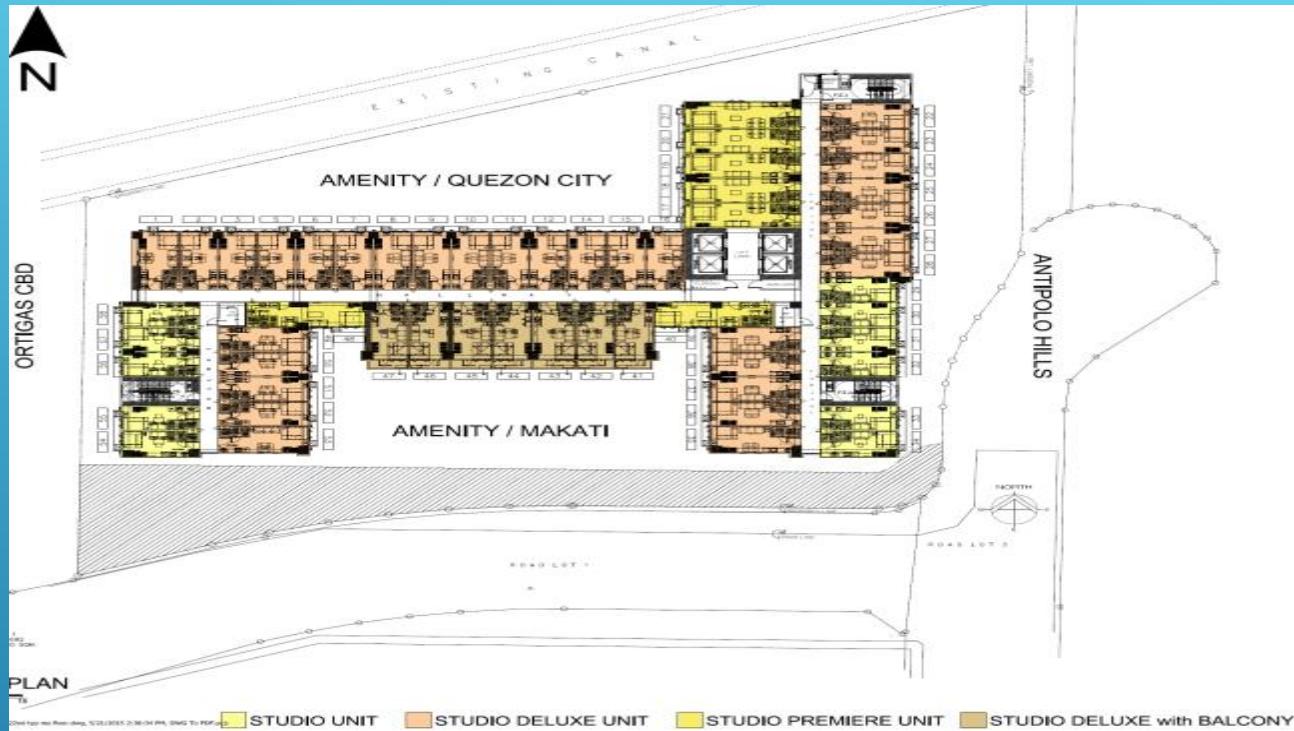
FLOOR PLAN



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			
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

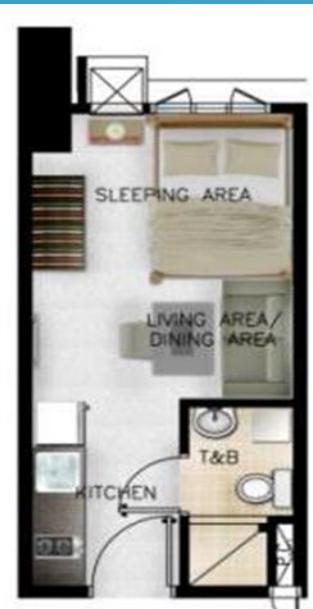
■ KITCHEN:

- 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

