



SMDC
Mint
RESIDENCES
CHINO ROCES, MAKATI CITY

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The Home of Hardworking Professionals who like living within the bustling CBD but also appreciate the calmness and refreshing benefits of living in balance with nature.

A Valuable Investment

Prime Location



MAKATI CENTRAL BUSINESS DISTRICT

- A highly dynamic and progressive city.
- Over 583K residents while the weekday population rises to 3.7M due to the influx of employees and shoppers, making residential and office spaces highly valuable.
- Easy access to other CBDs (BGC, MOA, Manila) and the Ninoy Aquino International Airport.
- Various transportation hubs that make travelling so convenient.

A Valuable Investment

Strategic Location



CHINO ROCES AVENUE

- Connects to major roads such as Buendia Ave. and EDSA.
- A vibrant and thriving neighborhood that is close to all key places of interest such as commercial, recreational and dining establishments and even educational institutions.



CENTRAL BUSINESS DISTRICTS (CBD)

- BGC – 4 km
- AYALA Ave. – 2 Km
- Ortigas – 7.2 km

MAJOR ESTABLISHMENTS/ CITY

- NAIA – 9.5 km
- Manila – 10 km
- MOA – 5 to 6 Km



Easy to Monetize!

Very Livable, Highly Rentable



MAKATI RENTAL RATES 1BR

P25K-P35K- Long-Term

P2K-P2.5K- Daily

Very Livable, Highly Rentable

- Well-thought out personal spaces.
- Various amenities that complete the living experience.
- Greenmist Property Management Corp. maintains the property and provides security.
- SMDC Good Stays provides end-to-end hassle-free leasing services for unit owners.

MINT RESIDENCES IS STILL AT PRE-SELLING STAGE, UNIT
TURN-OVER WILL START BY Q1 2026



Project Overview

- 5,000.00 sqm Lot Area
- 1 Tower Development
- 34 Physical Floors and 2 Basement Floors
- 1,966 Residential Units
- 424 Parking Slots
- Commercial spaces at the ground floor
- Launch Date : November 2020
- Turnover Date: Q1 2026

Building Features

- Green Wall
- 8 Elevators
- 24-Hour Security
- Semi-addressable Fire Protection and Alarm System
- Generator Sets for Common Areas and Selected Residential Outlets
- Centralized Cistern Tanks
- Provision for Telecom and Cable Lines
- Intercom System
- Property Management by Greenmist Property Management Corp.
- Leasing Services by SMDC Good Stays

Building Chart



Grand Lobby



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Lobby Lounge



Reception Lobby



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Drop off area



Function hall



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Gym



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Island Lounge Deck

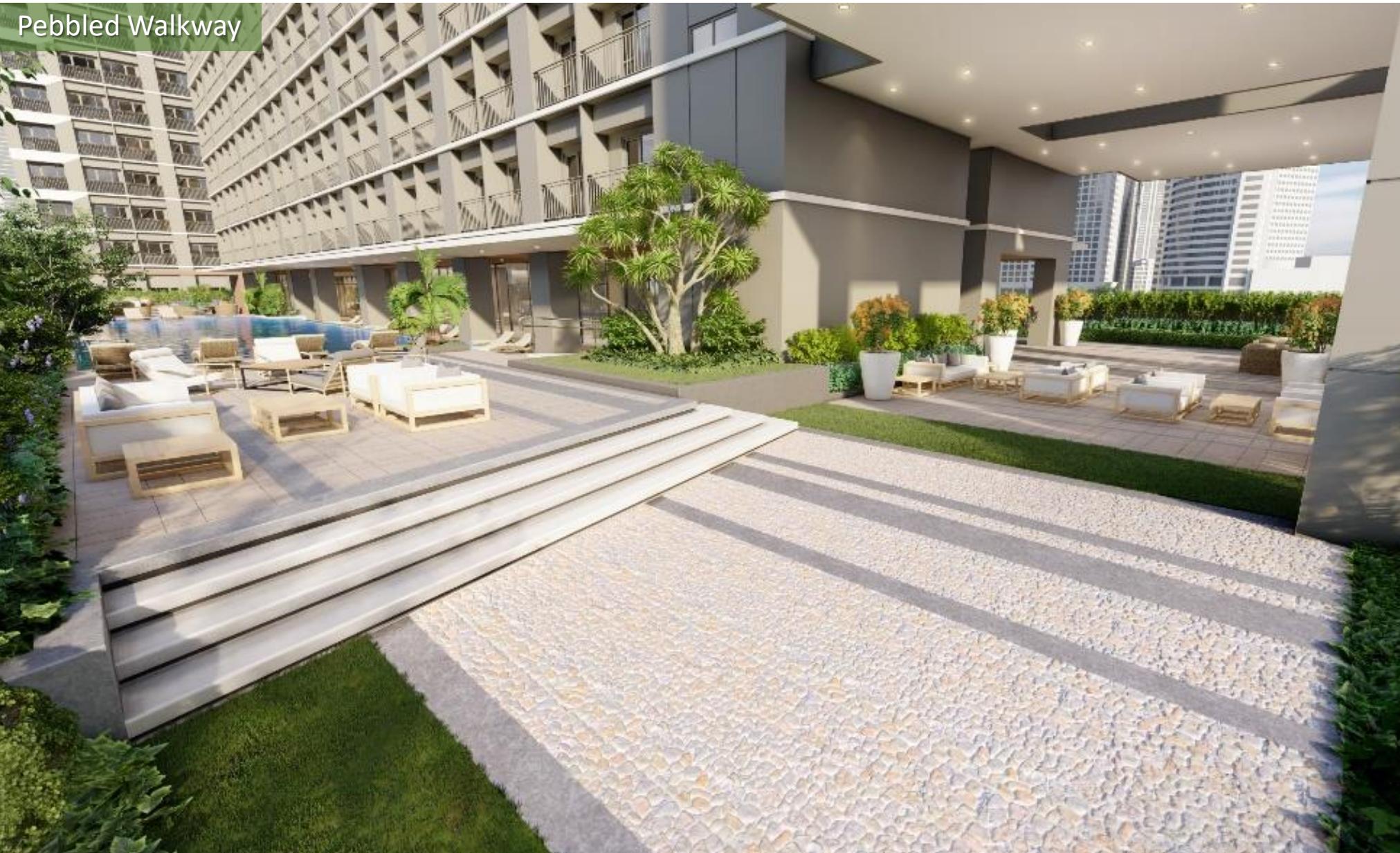


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Adult Pool



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Trellis Lounge



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Kid's Play Area



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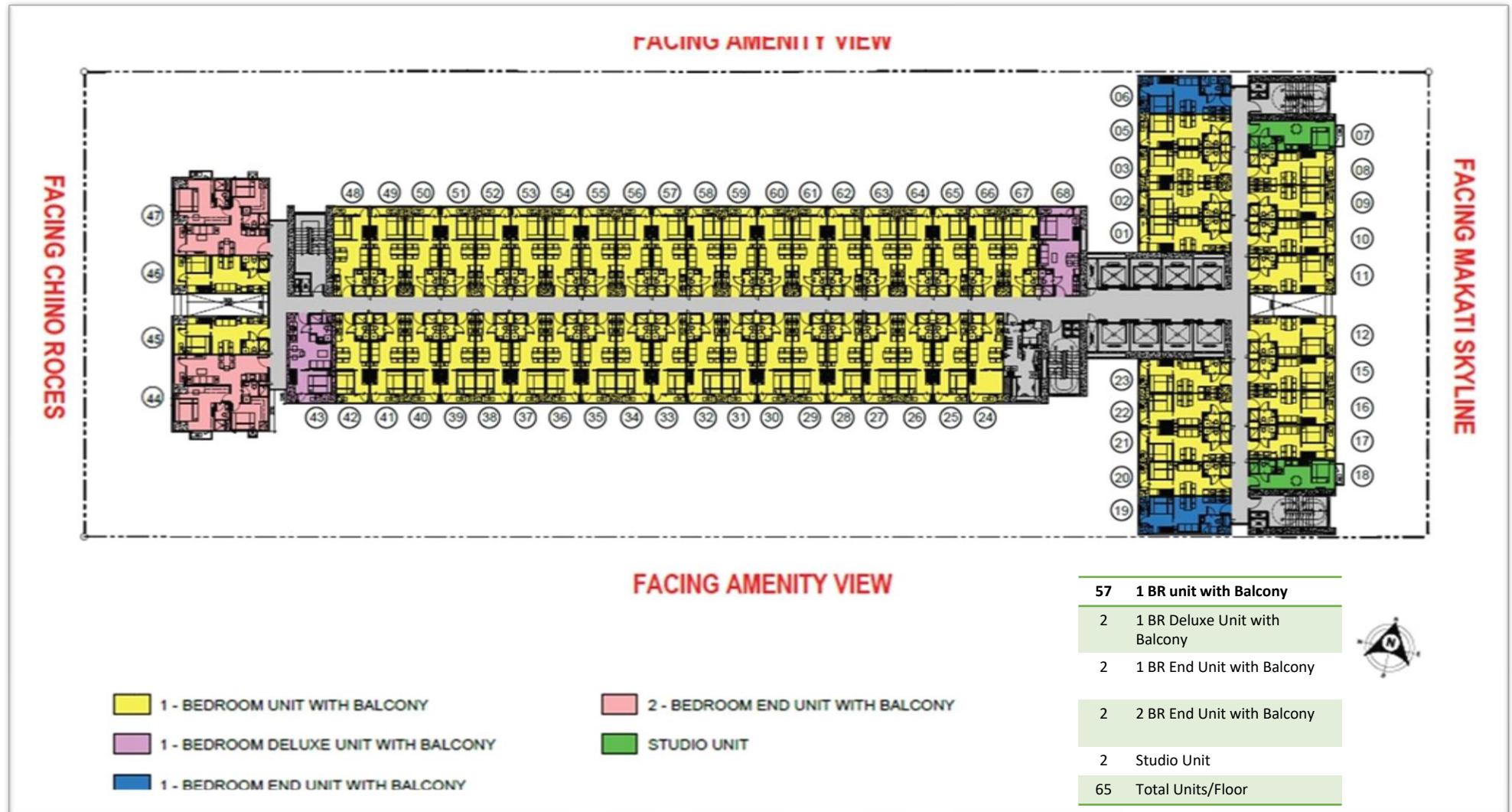
Amenity Floor



AMENITIES THAT CALM & REFRESH

1 AMENITY LOBBY LOUNGE	7 WALKWAY LOUNGE
2 FUNCTION ROOMS	8 TRELLIS LOUNGE
3 GYM	9 ISLAND LOUNGE DECK
4 GARDEN LOUNGE	10 ADULT POOL
5 KIDDIE POOL	11 PEBBLED WALKWAY
6 KID'S PLAY AREA	

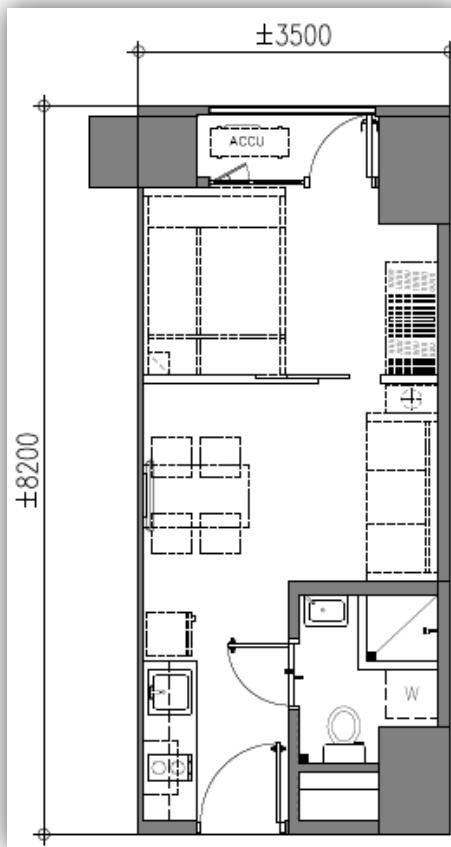
Typical Floor Plan



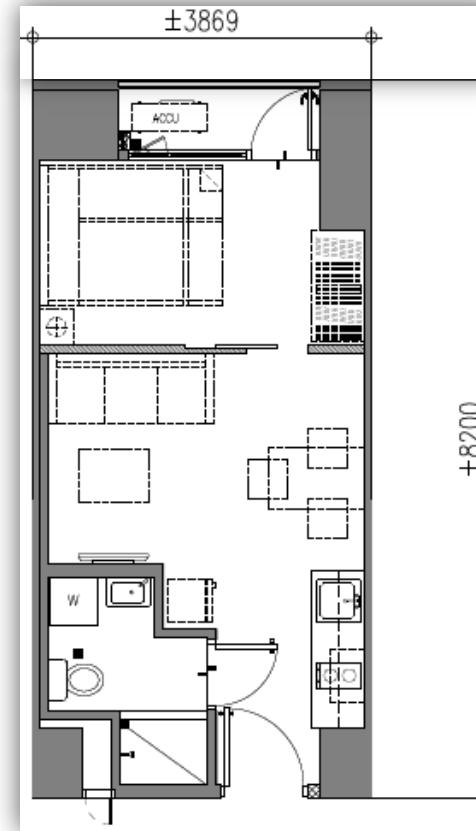
8TH FLOOR PLAN
SCALE NTS



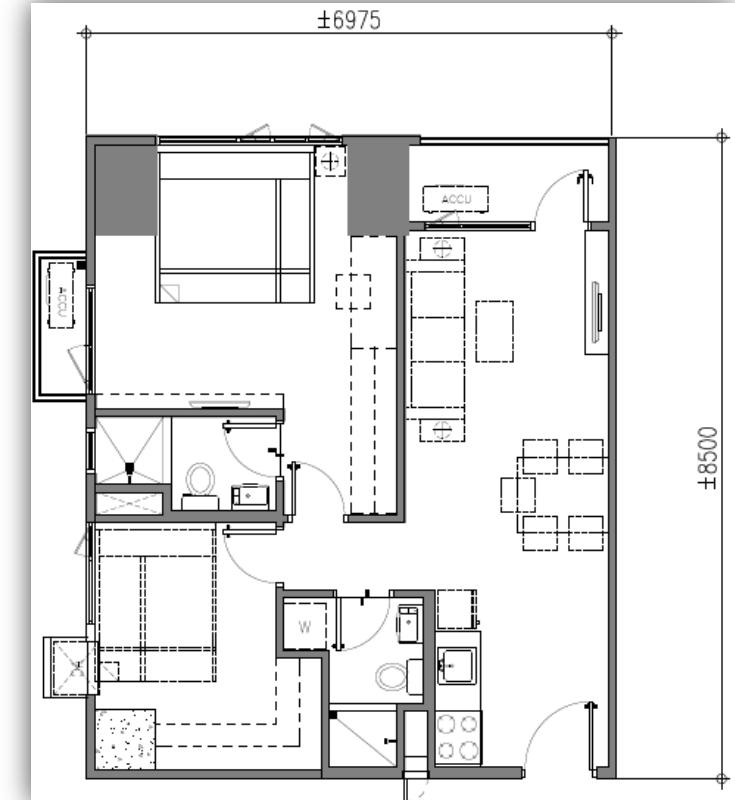
Unit Layouts



1 BR WITH BALCONY
±28.70 sq.m



**1 BR DELUXE WITH
BALCONY**
30.75 – 31.68 sq.m

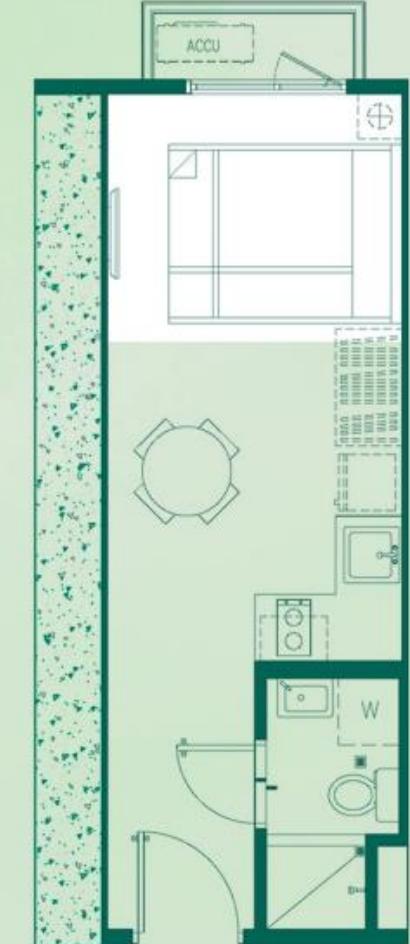


2 BR END UNIT WITH BALCONY
±59.29 sq.m.



SPECTIVE

STUDIO UNIT
BEDROOM

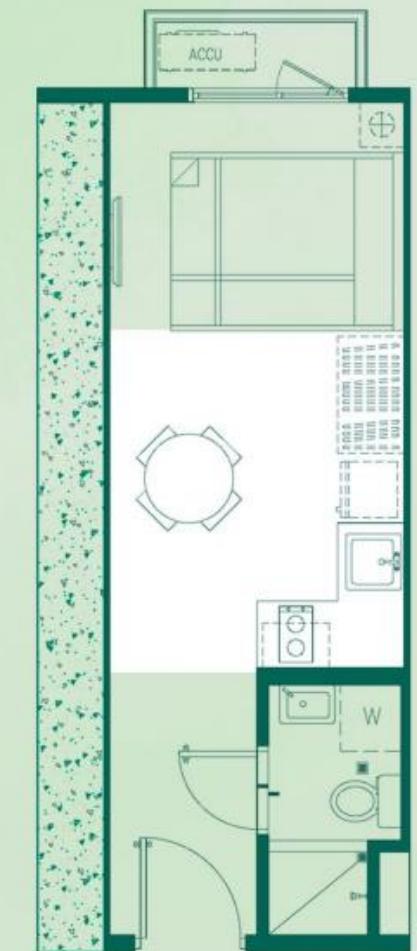


SUGGESTED FURNITURE LAYOUT
 ± 18.98 sqm



LIVING, DINING & KITCHEN AREA, ARTIST'S PERSPECTIVE

STUDIO UNIT
LIVING, DINING
& KITCHEN AREA

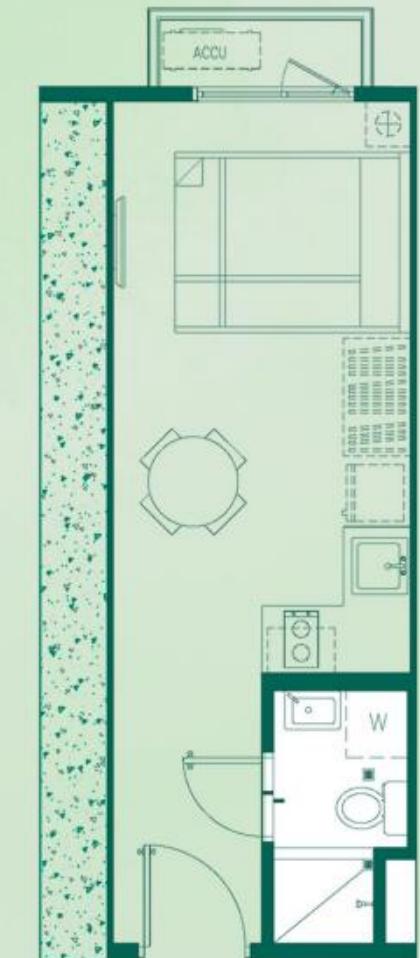


SUGGESTED FURNITURE LAYOUT
 $\pm 18.98 \text{ sqm}$

STUDIO UNIT
TOILET & BATH



TOILET & BATH, ARTIST'S PERSPECTIVE

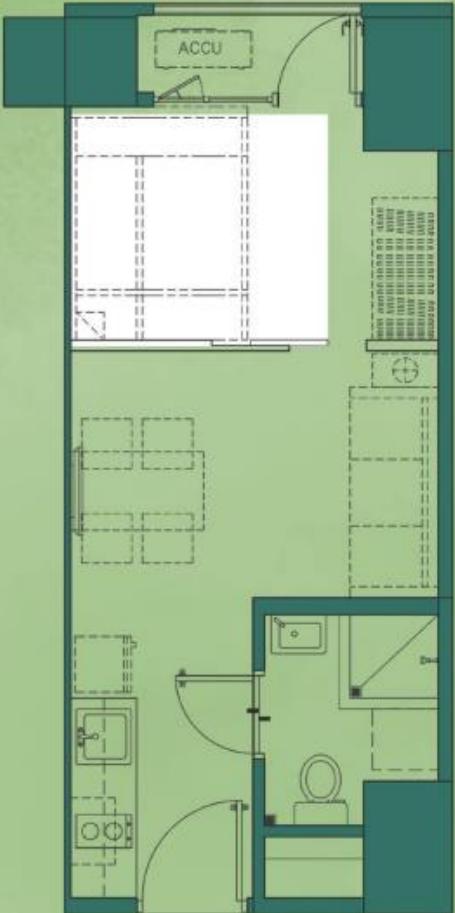


SUGGESTED FURNITURE LAYOUT
± 18.98 sqm



ONE BEDROOM
END UNIT
WITH BALCONY

BEDROOM AREA



SUGGESTED FURNITURE LAYOUT

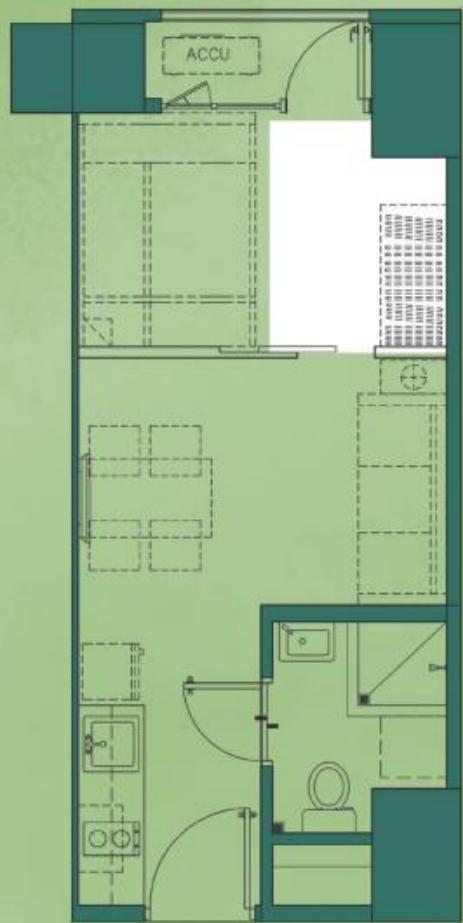
± 28.70 sqm



WORKSPACE AREA, ARTIST'S PERSPECTIVE

ONE BEDROOM
END UNIT
WITH BALCONY

WORKSPACE AREA



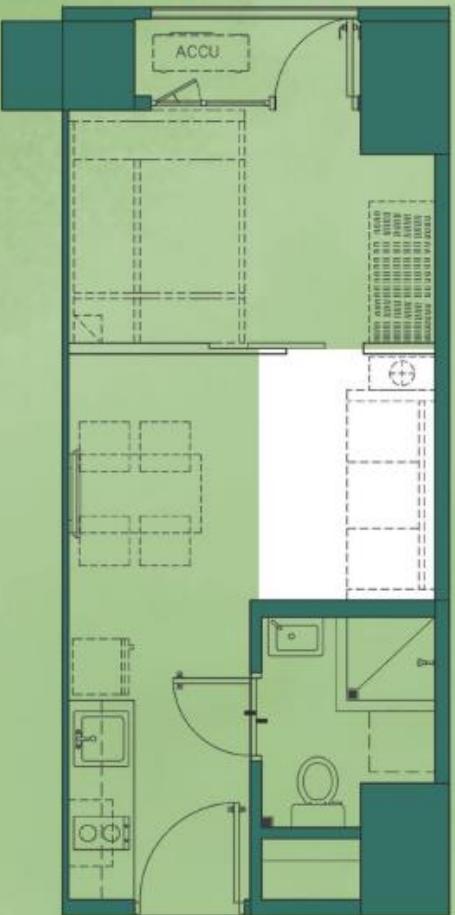
SUGGESTED FURNITURE LAYOUT

± 28.70 sqm



ONE BEDROOM
END UNIT
WITH BALCONY

LIVING AREA



SUGGESTED FURNITURE LAYOUT

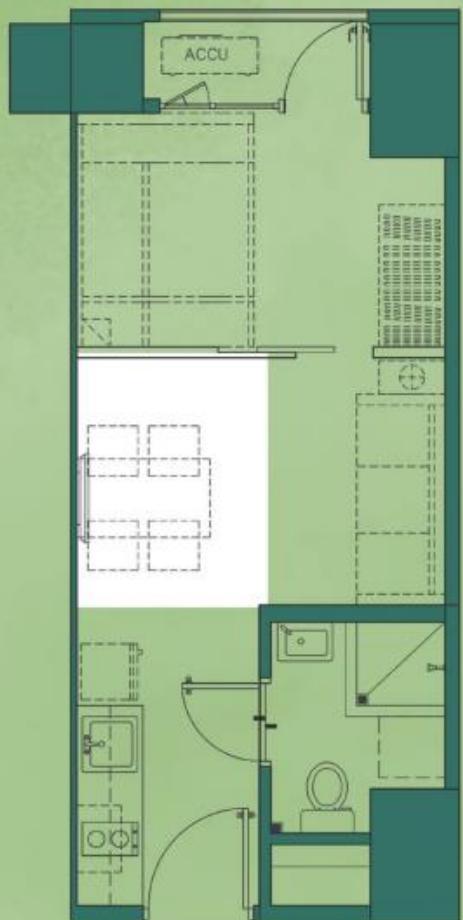
± 28.70 sqm



DINING AREA, ARTIST'S PERSPECTIVE

ONE BEDROOM
END UNIT
WITH BALCONY

DINING AREA



SUGGESTED FURNITURE LAYOUT

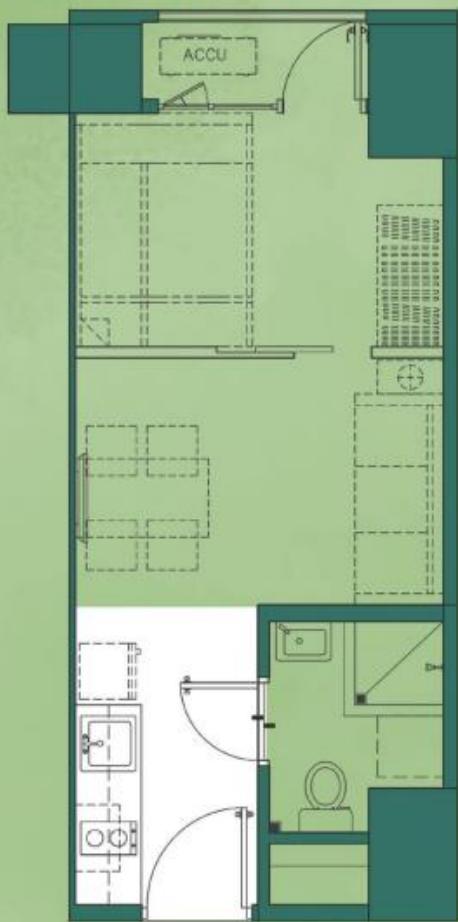
± 28.70 sqm



KITCHEN AREA, ARTIST'S PERSPECTIVE

ONE BEDROOM
END UNIT
WITH BALCONY

KITCHEN AREA



SUGGESTED FURNITURE LAYOUT

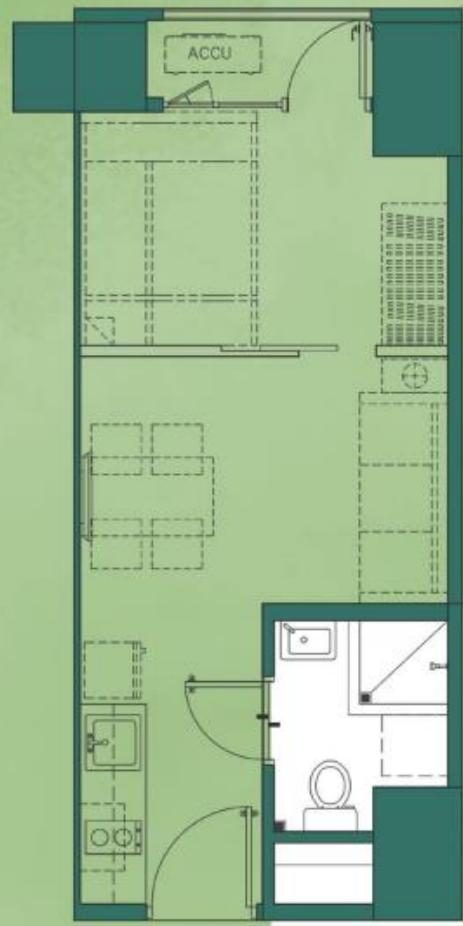
± 28.70 sqm



TOILET & BATH, ARTIST'S PERSPECTIVE

ONE BEDROOM
END UNIT
WITH BALCONY

TOILET & BATH



SUGGESTED FURNITURE LAYOUT

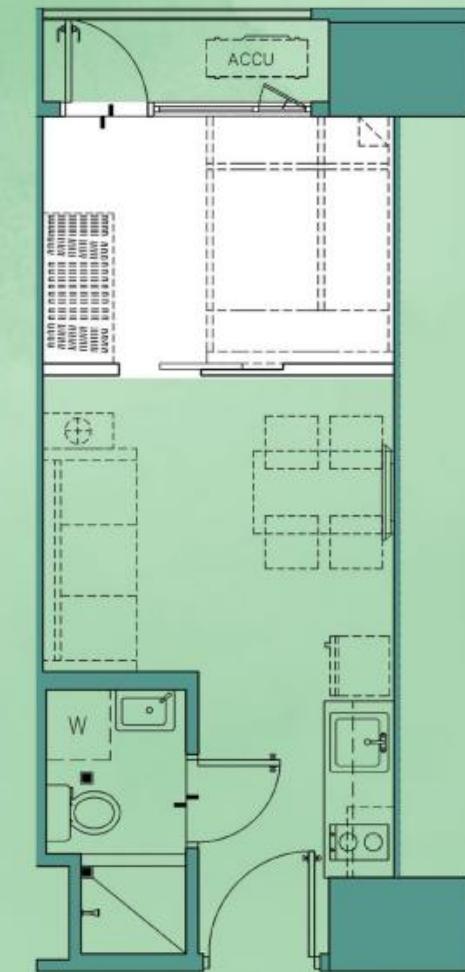
± 28.70 sqm



BEDROOM, ARTIST'S PERSPECTIVE

ONE BEDROOM UNIT
WITH BALCONY

TOILET & BATH



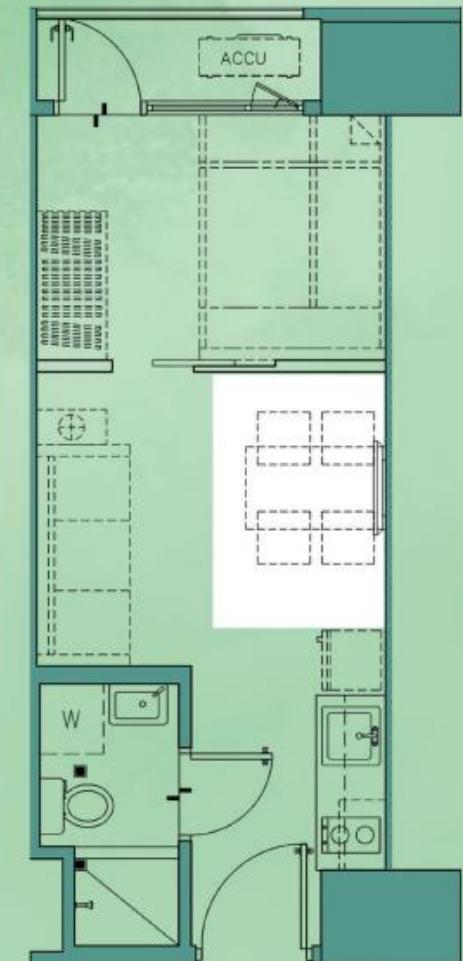
SUGGESTED FURNITURE LAYOUT

± 25.42 sqm



DINING AREA, ARTIST'S PERSPECTIVE

ONE BEDROOM UNIT
WITH BALCONY
DINING AREA



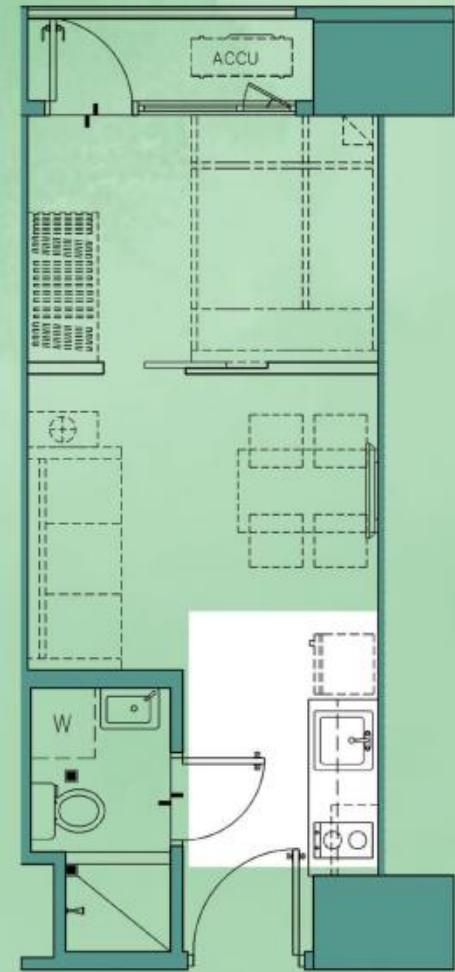
SUGGESTED FURNITURE LAYOUT
± 25.42 sqm



KITCHEN ARTIST'S PERSPECTIVE

ONE BEDROOM UNIT
WITH BALCONY

KITCHEN



SUGGESTED FURNITURE LAYOUT

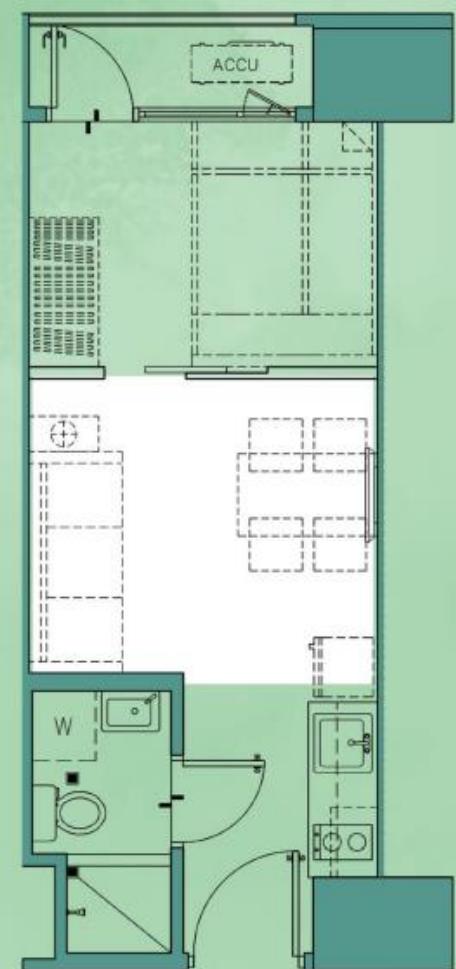
± 25.42 sqm



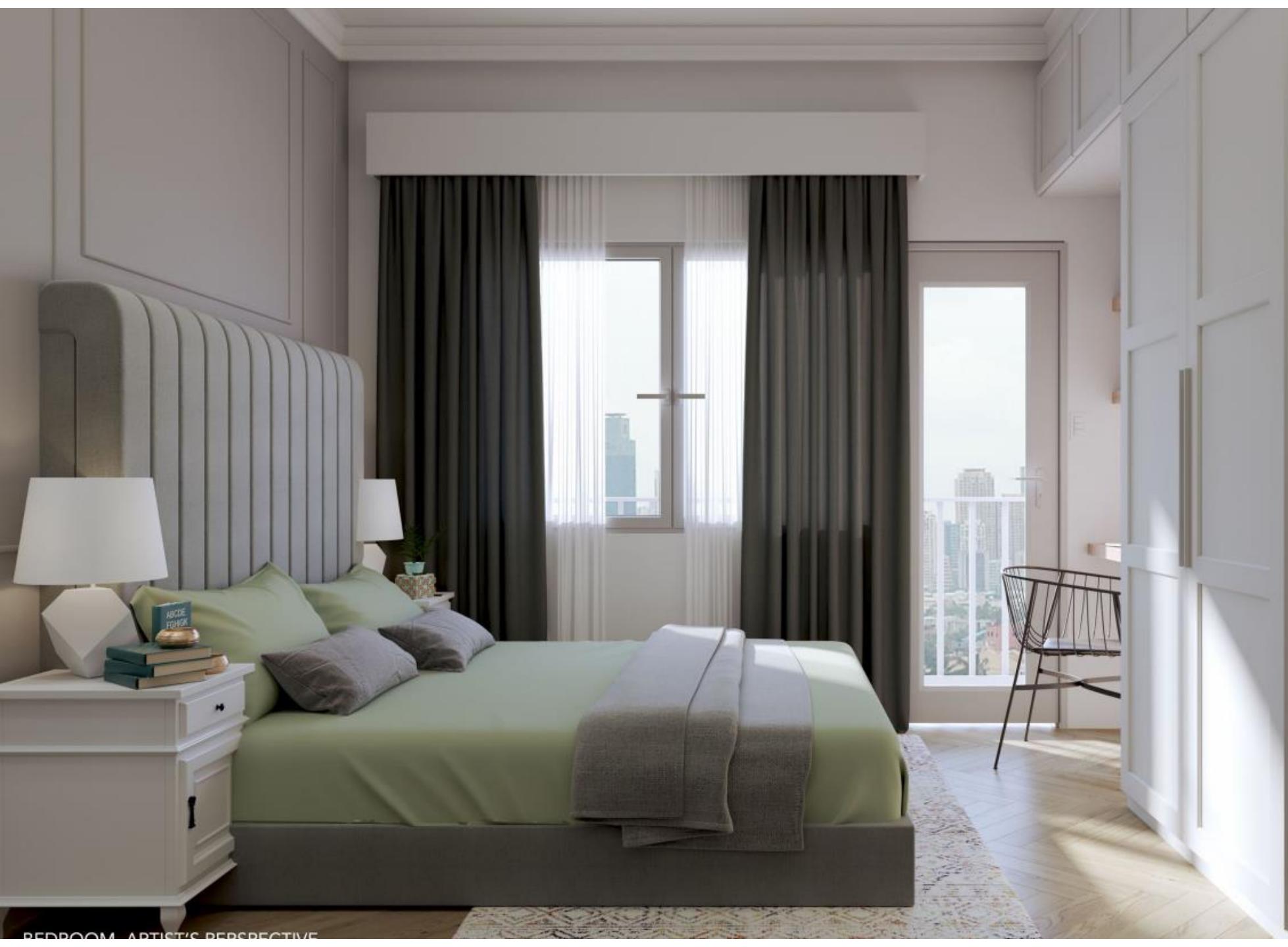
LIVING & DINING AREA, ARTIST'S PERSPECTIVE

ONE BEDROOM UNIT
WITH BALCONY

LIVING & DINING AREA

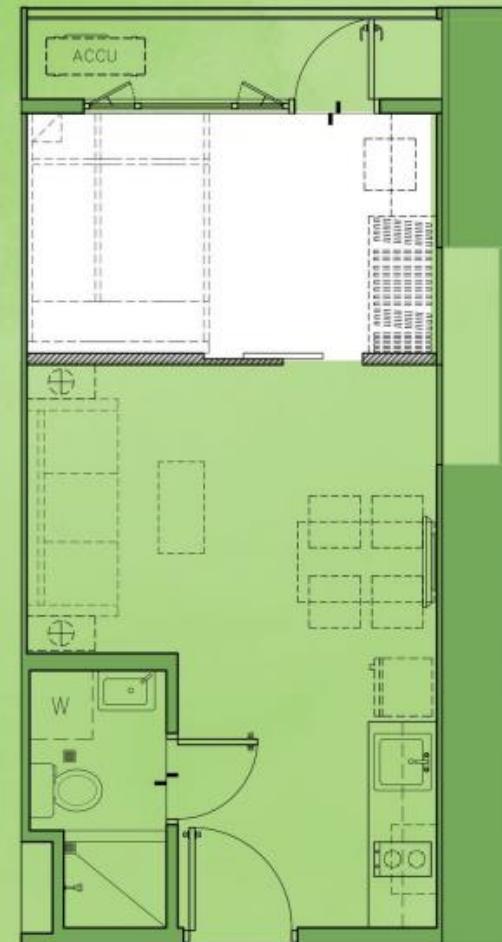


SUGGESTED FURNITURE LAYOUT
± 25.42 sqm



ONE BEDROOM
DELUXE UNIT
WITH BALCONY

BEDROOM



SUGGESTED FURNITURE LAYOUT

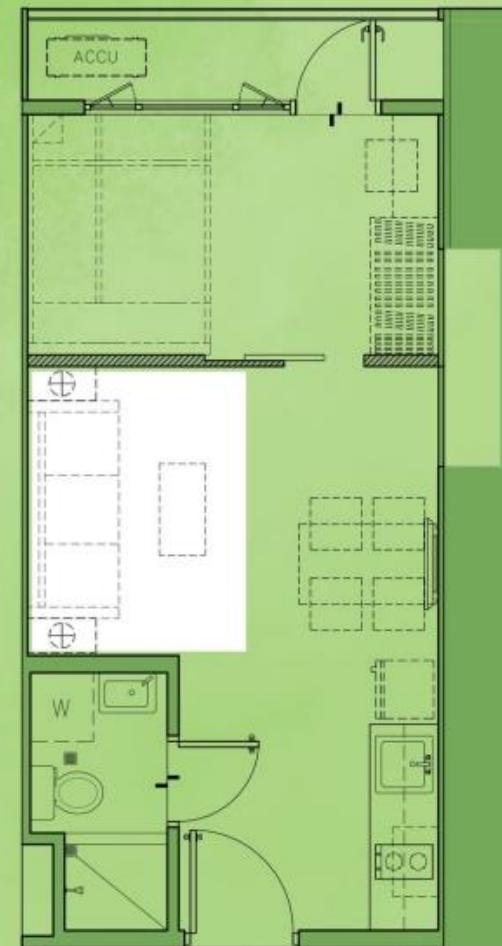
± 30.75 sqm



LIVING AREA, ARTIST'S PERSPECTIVE

ONE BEDROOM
DELUXE UNIT
WITH BALCONY

LIVING AREA



SUGGESTED FURNITURE LAYOUT

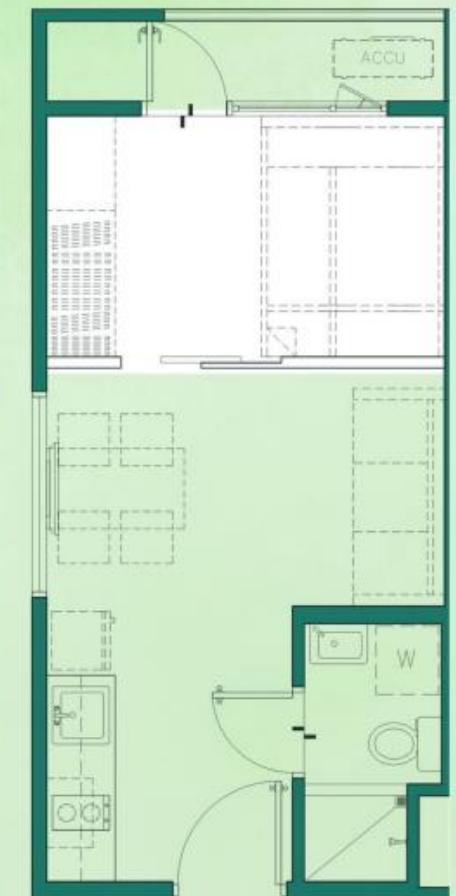
± 30.75 sqm



BEDROOM, ARTIST'S PERSPECTIVE

ONE BEDROOM UNIT WITH BALCONY

BEDROOM



SUGGESTED FURNITURE LAYOUT

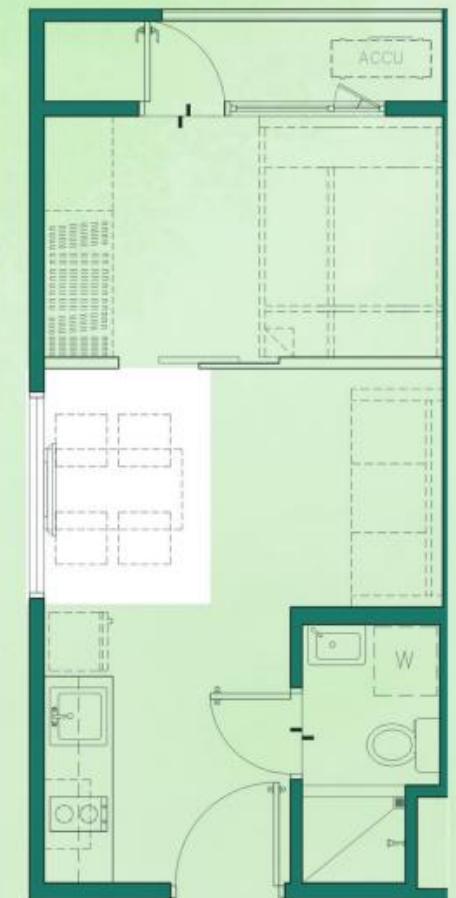
± 28.29 sqm



DINING AREA, ARTIST'S PERSPECTIVE

ONE BEDROOM UNIT
WITH BALCONY

DINING AREA



SUGGESTED FURNITURE LAYOUT
± 28.29 sqm