



SMDC

Mint

R E S I D E N C E S

CHINO ROCES, MAKATI CITY

An architectural rendering of a modern building's entrance. The building features a prominent glass facade with a dark, slatted upper section. A wide set of light-colored stone steps leads up to the entrance. To the left, several large potted plants are arranged. The entrance area is landscaped with greenery and small flowers. A white car is parked on the street to the right. The text is overlaid in a dark green, italicized font.

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



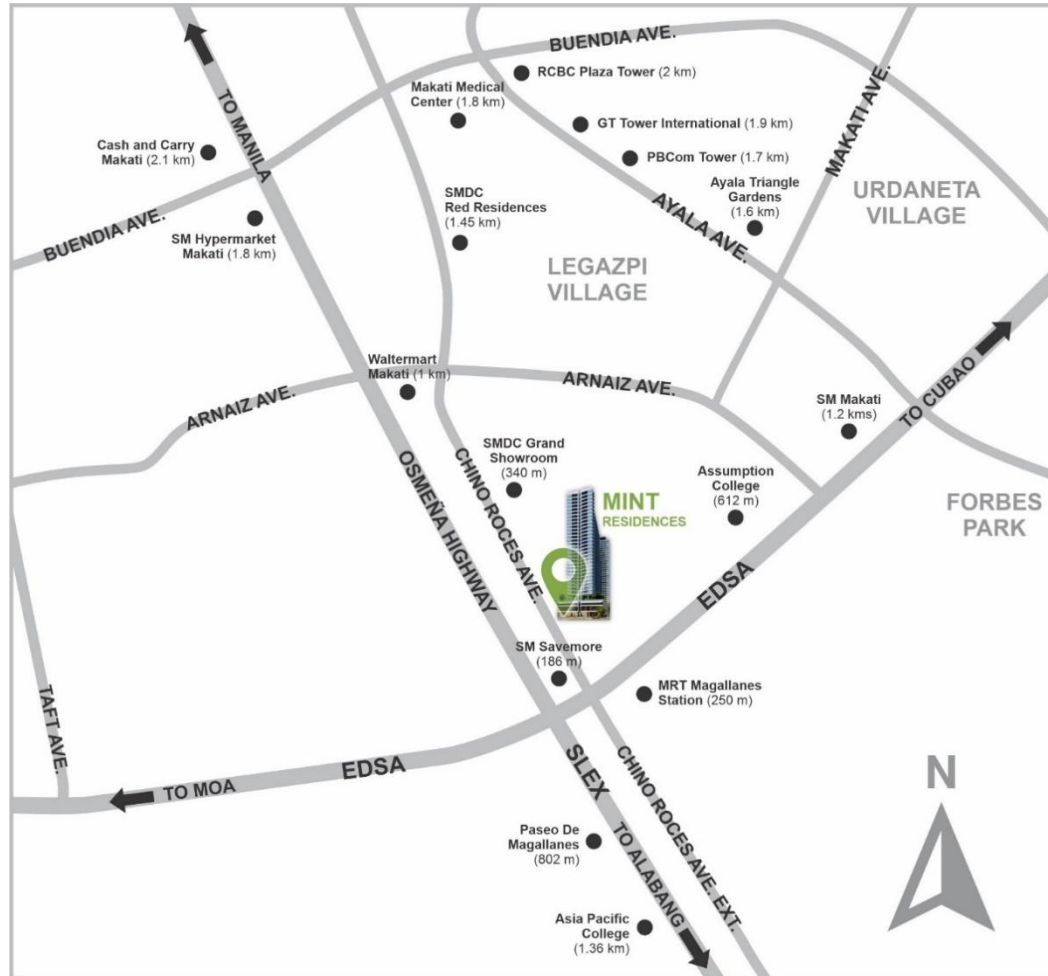
MAKATI CENTRAL BUSINESS DISTRICT

- 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

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

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.



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



Lobby Lounge



Reception Lobby



Drop off area



Function hall



Gym



Island Lounge Deck



Adult Pool



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

Pebbled Walkway



Trellis Lounge



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Kid's Play Area



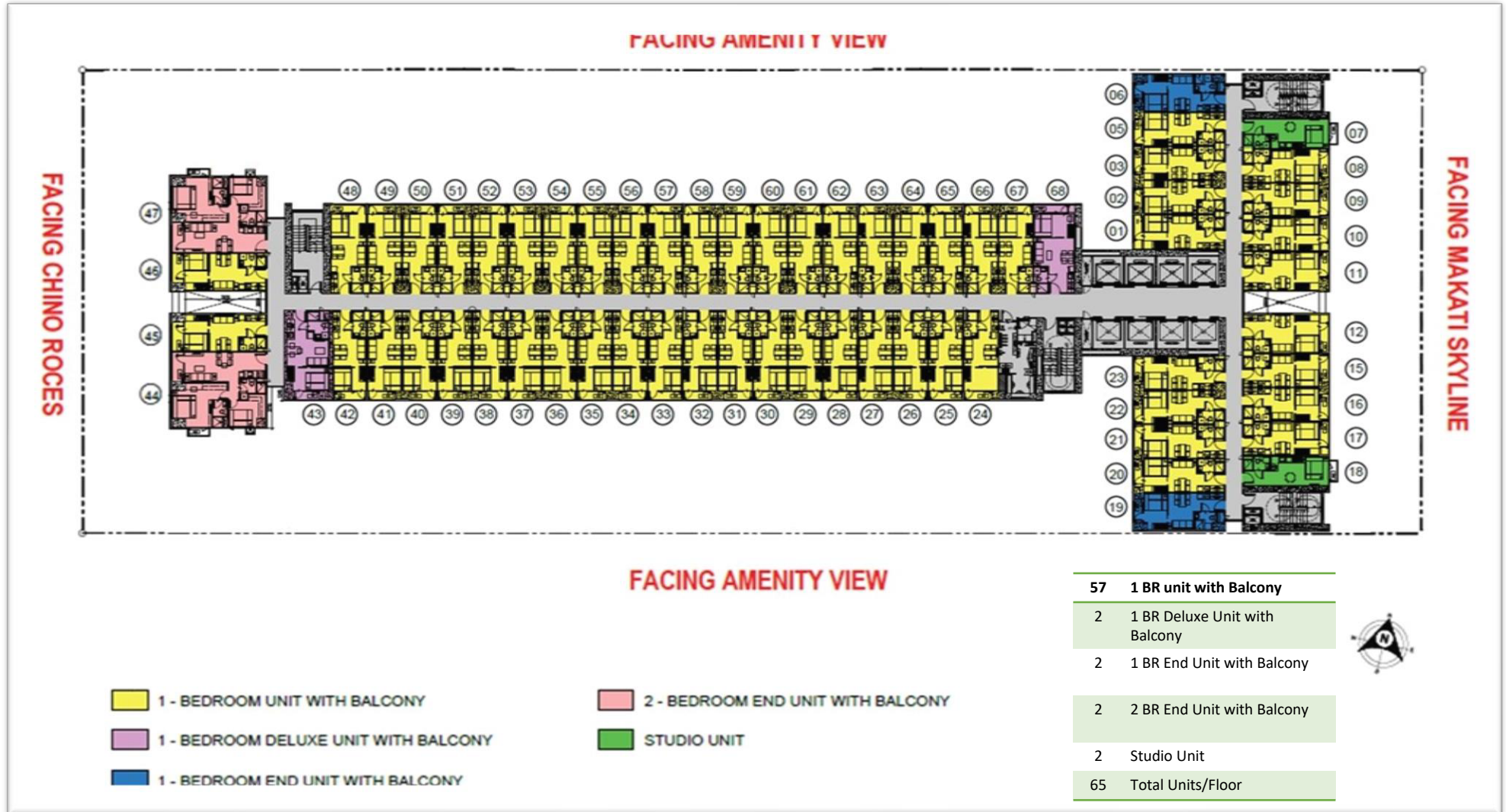
Amenity Floor



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



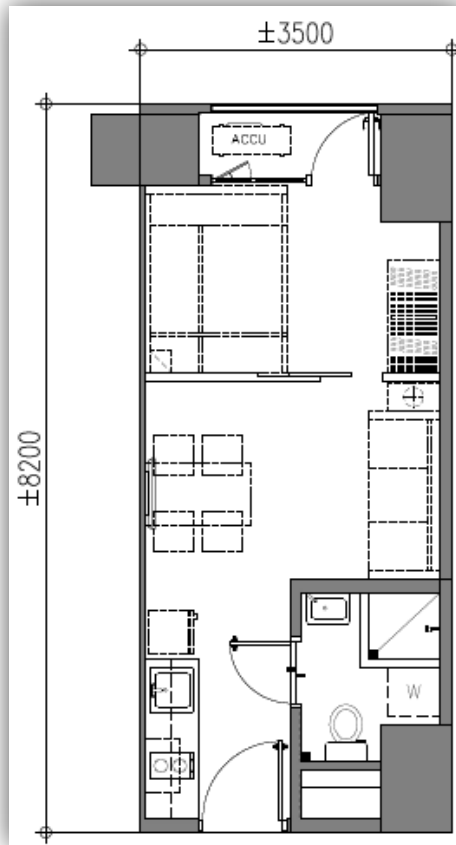


Makati CBD

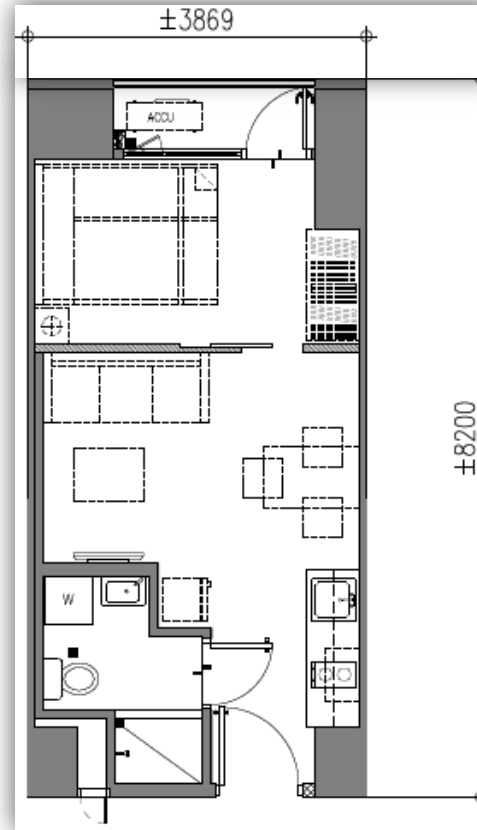
BGC

Makati Skyline view from the Project Rear Side

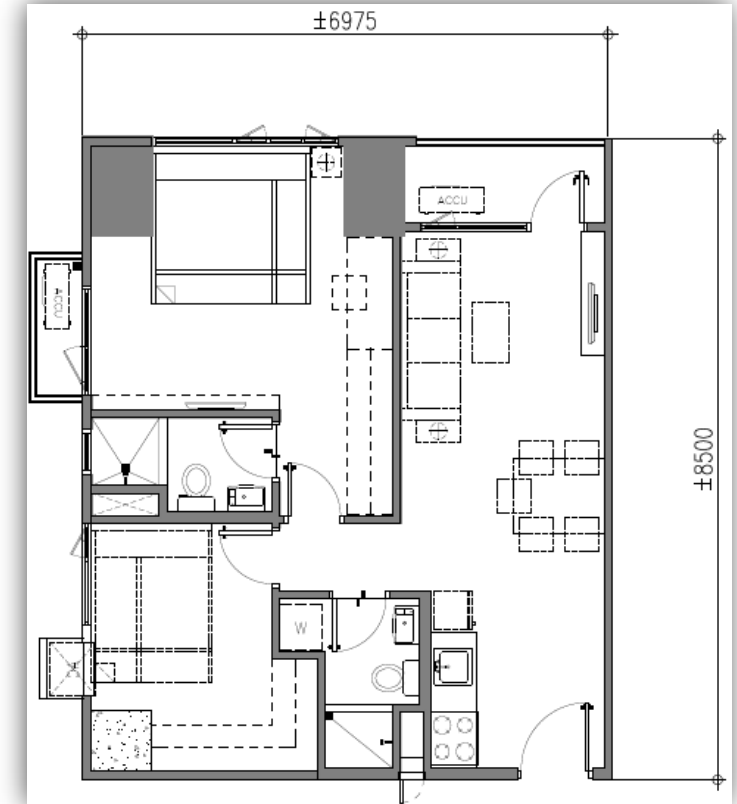
Unit Layouts



1 BR WITH BALCONY
±28.70 sq.m



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

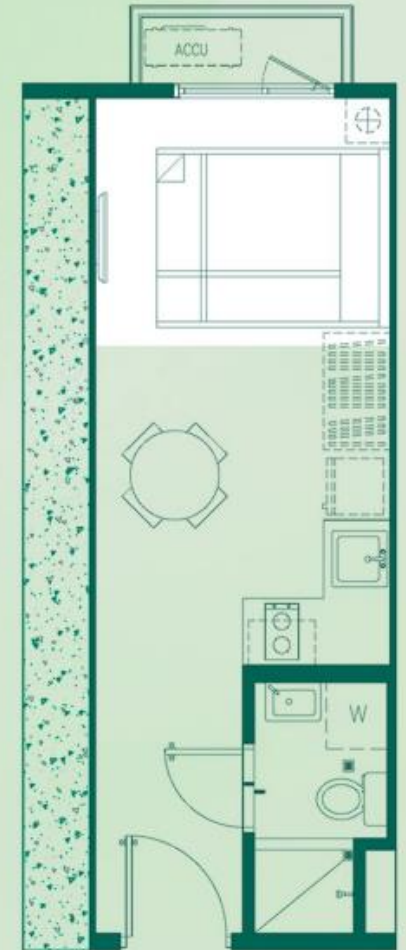


2 BR END UNIT WITH BALCONY
±59.29 sq.m.



PERSPECTIVE

STUDIO UNIT BEDROOM

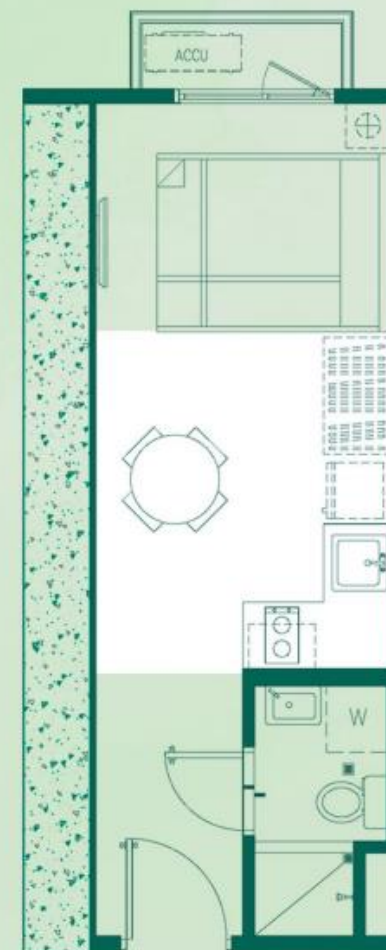


SUGGESTED FURNITURE LAYOUT
± 18.98 sqm



LIVING, DINING & KITCHEN AREA, ARTIST'S PERSPECTIVE

STUDIO UNIT LIVING, DINING & KITCHEN AREA

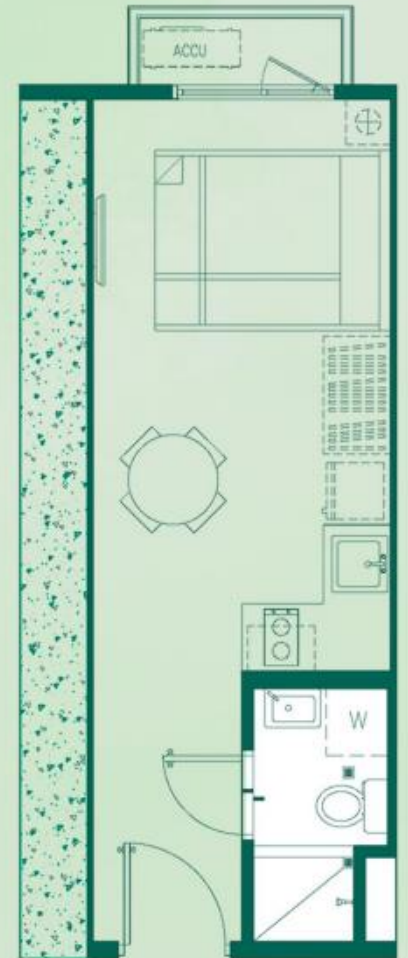


SUGGESTED FURNITURE LAYOUT
± 18.98 sqm



STUDIO UNIT

TOILET & BATH

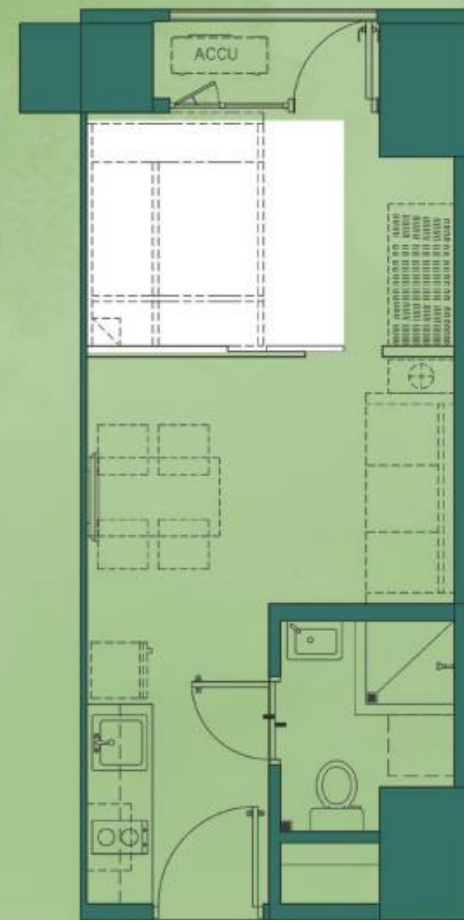


SUGGESTED FURNITURE LAYOUT
 ± 18.98 sqm



ONE BEDROOM END UNIT WITH BALCONY

BEDROOM AREA



SUGGESTED FURNITURE LAYOUT

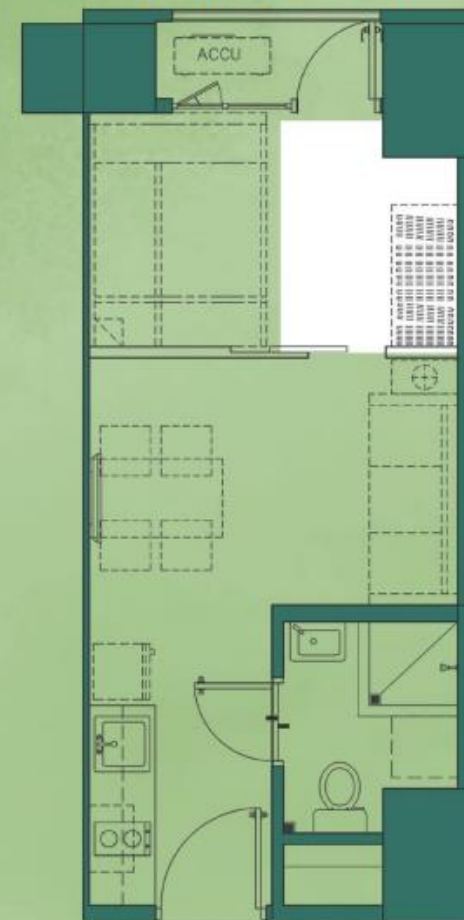
± 28.70 sqm

BEDROOM AREA, ARTIST'S PERSPECTIVE



ONE BEDROOM
END UNIT
WITH BALCONY

WORKSPACE AREA



SUGGESTED FURNITURE LAYOUT

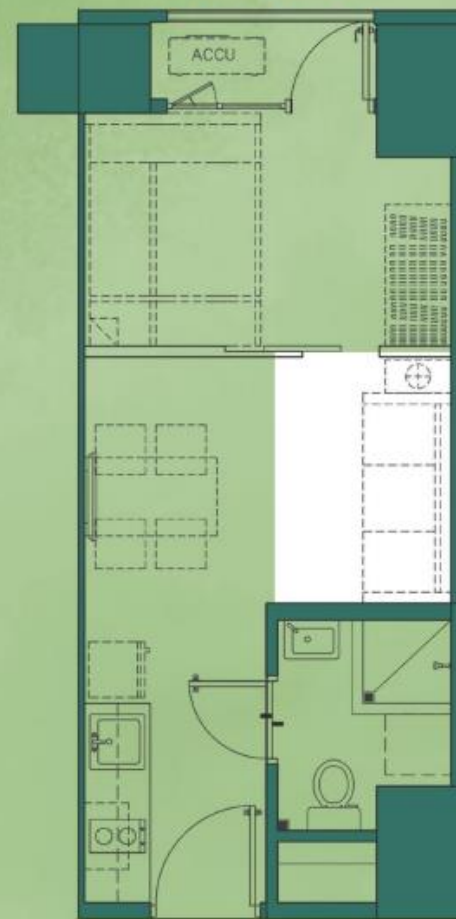
± 28.70 sqm



LIVING AREA, ARTIST'S PERSPECTIVE

ONE BEDROOM END UNIT WITH BALCONY

LIVING AREA



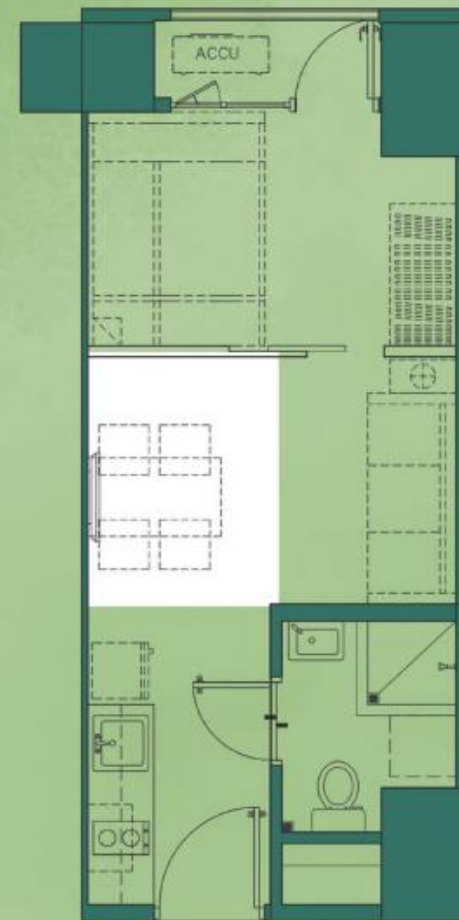
SUGGESTED FURNITURE LAYOUT

± 28.70 sqm



**ONE BEDROOM
END UNIT
WITH BALCONY**

DINING AREA



SUGGESTED FURNITURE LAYOUT

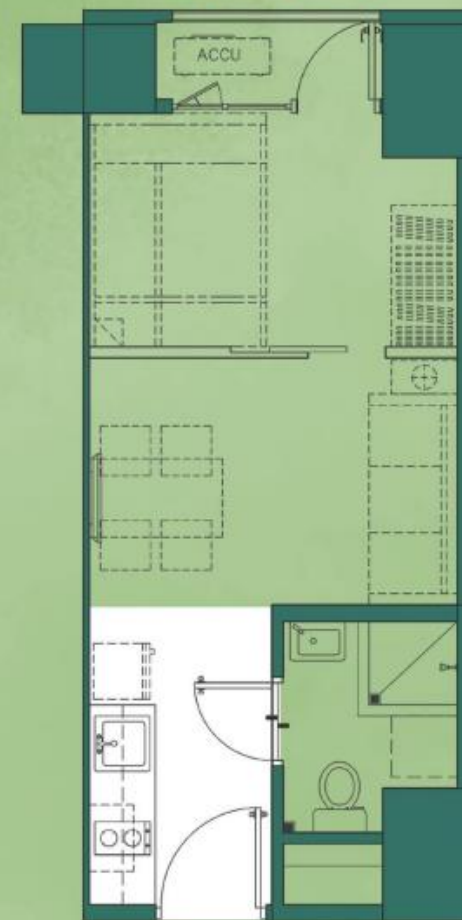
± 28.70 sqm

DINING AREA, ARTIST'S PERSPECTIVE



**ONE BEDROOM
END UNIT
WITH BALCONY**

KITCHEN AREA



SUGGESTED FURNITURE LAYOUT

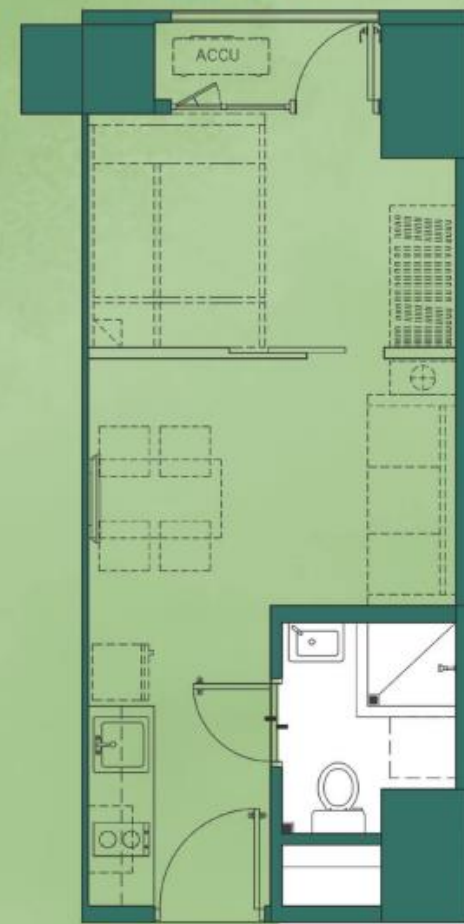
± 28.70 sqm

KITCHEN AREA, ARTIST'S PERSPECTIVE



**ONE BEDROOM
END UNIT
WITH BALCONY**

TOILET & BATH



SUGGESTED FURNITURE LAYOUT

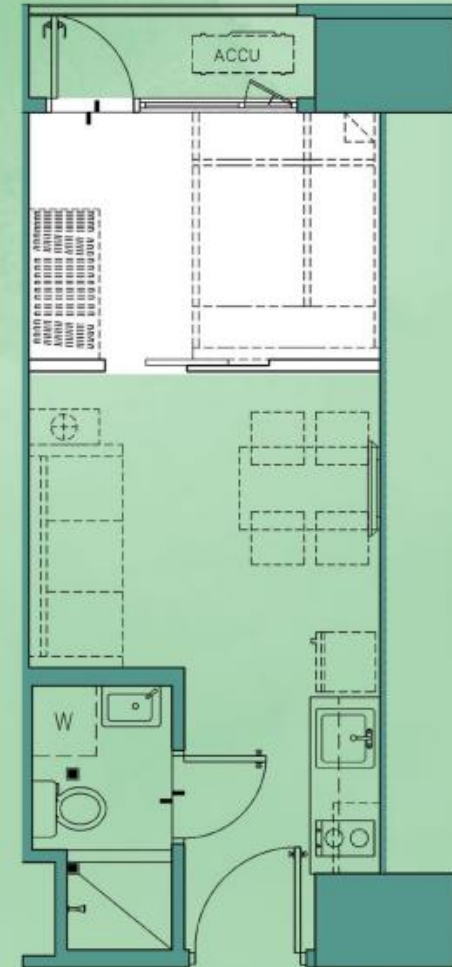
± 28.70 sqm

TOILET & BATH, ARTIST'S PERSPECTIVE



ONE BEDROOM UNIT WITH BALCONY

TOILET & BATH



SUGGESTED FURNITURE LAYOUT

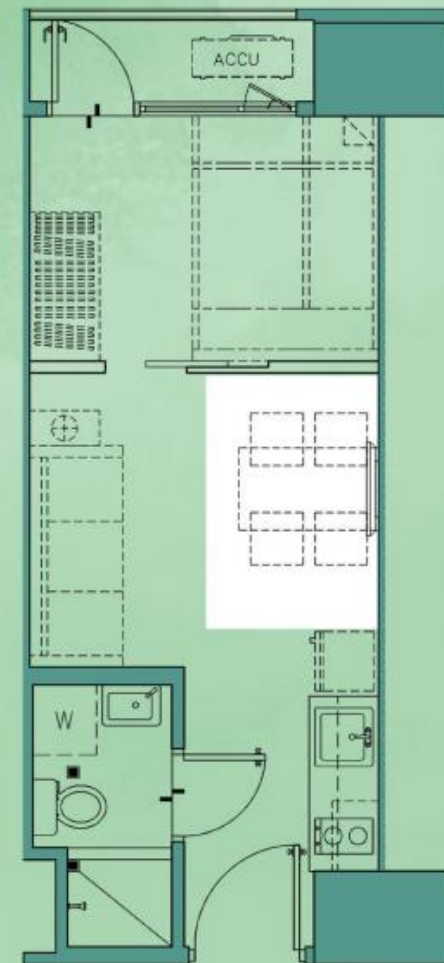
± 25.42 sqm



DINING AREA, ARTIST'S PERSPECTIVE

ONE BEDROOM UNIT WITH BALCONY

DINING AREA

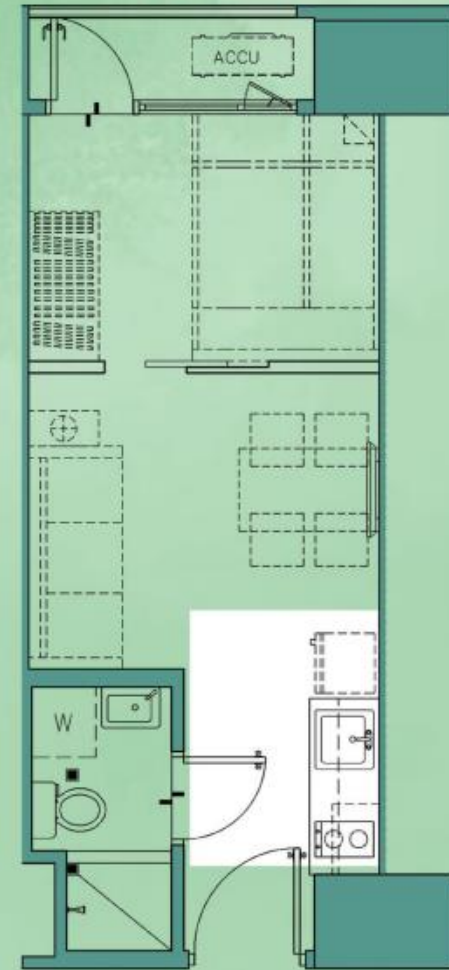


SUGGESTED FURNITURE LAYOUT
± 25.42 sqm



ONE BEDROOM UNIT WITH BALCONY

KITCHEN

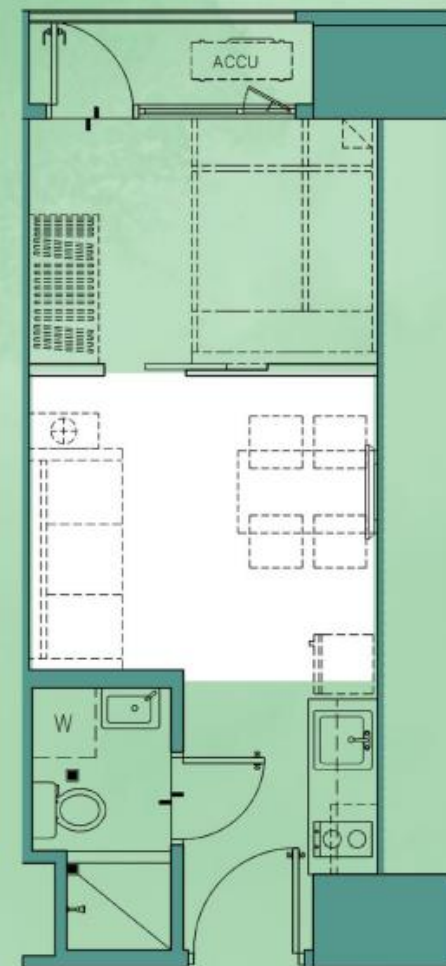


SUGGESTED FURNITURE LAYOUT
± 25.42 sqm



ONE BEDROOM UNIT WITH BALCONY

LIVING & DINING AREA



SUGGESTED FURNITURE LAYOUT
± 25.42 sqm

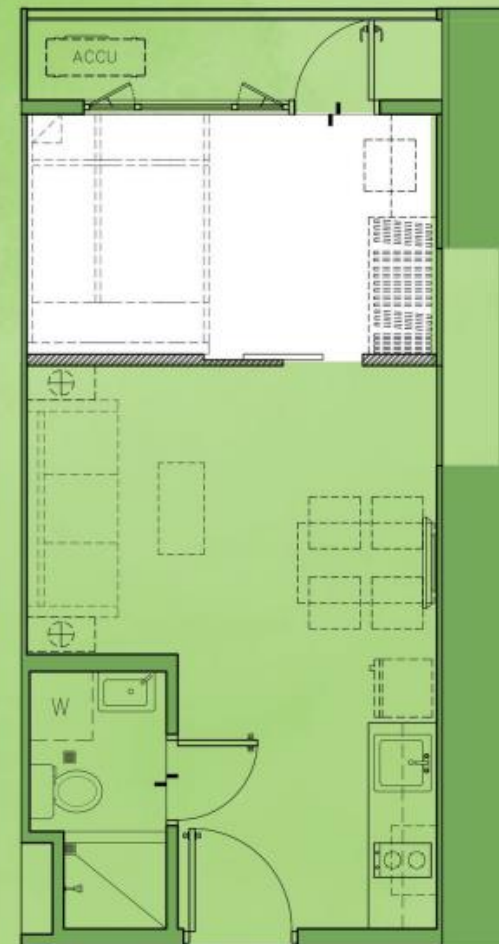
LIVING & DINING AREA, ARTIST'S PERSPECTIVE



BEDROOM, ARTIST'S PERSPECTIVE

ONE BEDROOM DELUXE UNIT WITH BALCONY

BEDROOM



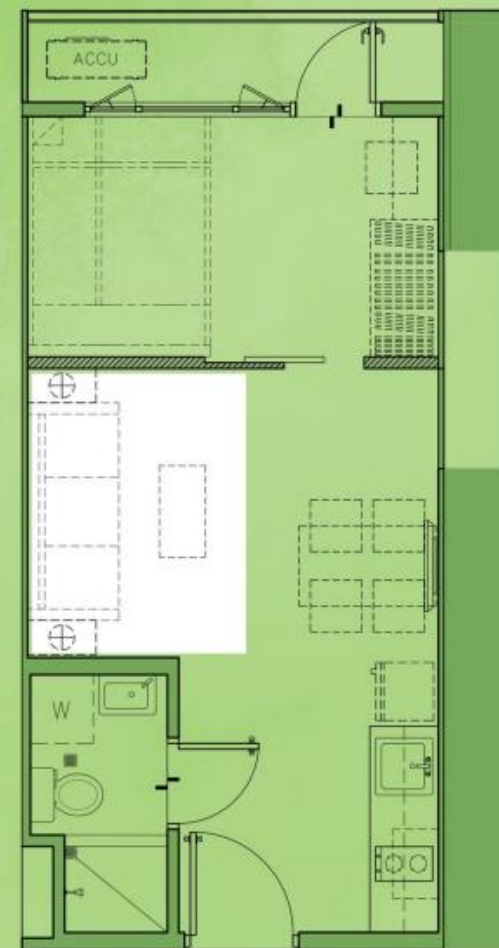
SUGGESTED FURNITURE LAYOUT

± 30.75 sqm



ONE BEDROOM DELUXE UNIT WITH BALCONY

LIVING AREA



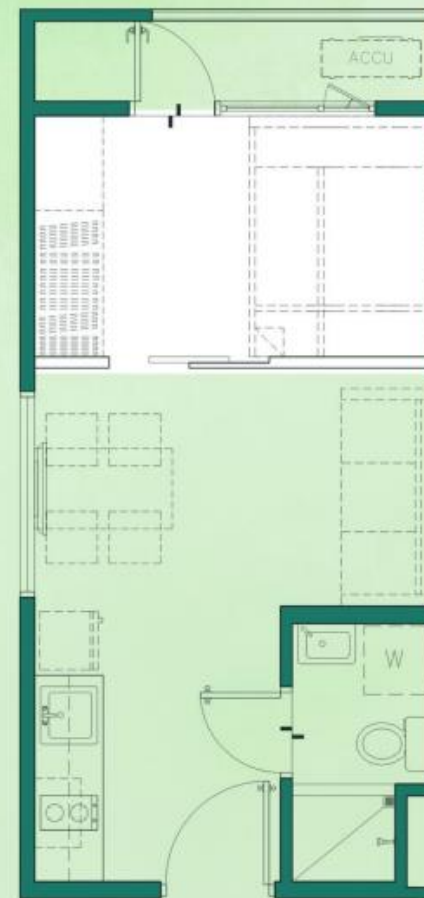
SUGGESTED FURNITURE LAYOUT

± 30.75 sqm



ONE BEDROOM UNIT WITH BALCONY

BEDROOM



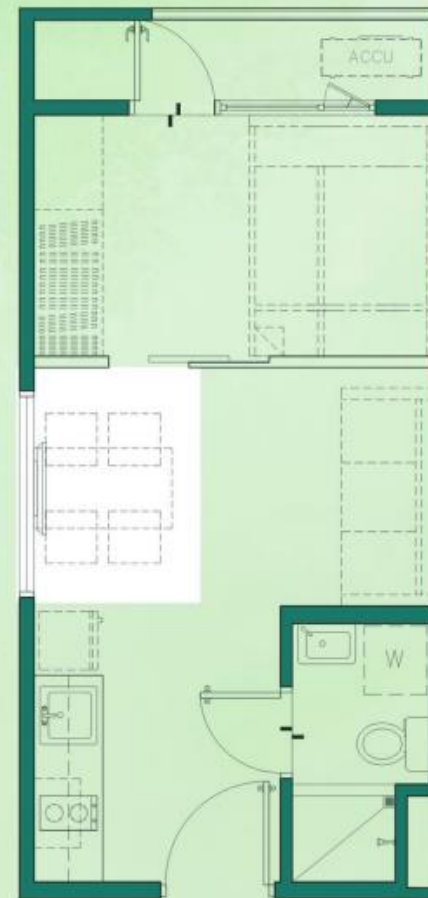
SUGGESTED FURNITURE LAYOUT

± 28.29 sqm



ONE BEDROOM UNIT WITH BALCONY

DINING AREA



SUGGESTED FURNITURE LAYOUT
± 28.29 sqm

DINING AREA, ARTIST'S PERSPECTIVE