

SMDC

JOY

RESIDENCES



CITY BALIWAG, BULACAN

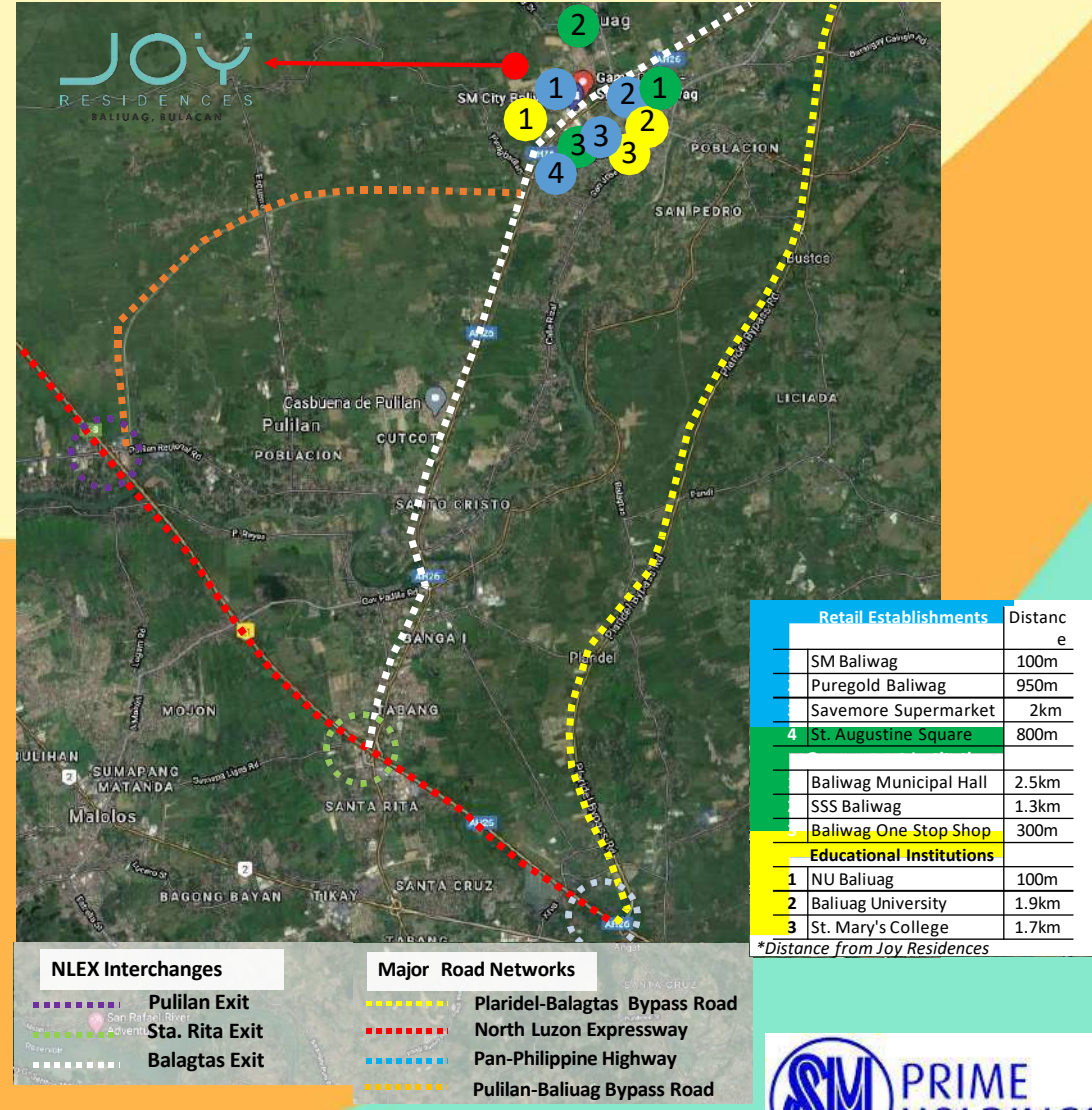
THE JOY OF A NEW LIFE

Set in a 5-hectare prime real estate within SM City Baliwag lifestyle district, *Joy Residences* is an investment that will have you jumping for JOY, as it offers a suburban garden community that promises an upgraded lifestyle of comfort and convenience with endless shopping, dining, entertainment and educational options.

Joy Residences is the safest and newest trend of modern living in Baliwag, Bulacan.



LOCATION



INFRASTRUCTURE DEVELOPMENTS



SKY WAY STAGE 3

South – Nagtahan – Sta Mesa –
Quezon Ave – A Bonifacio –
Balintawak



BULACAN
INTERNATIONAL AIRPORT

2,500 hectares in Bulacan,
Bulacan
4 Runways
100M passengers yearly



METRO MANILA RAIL TRANSIT
SYSTEM LINE 7 (MRT-7)

33 hectare property in Bulacan
North Ave QC – San Jose Del
Monte

PLACES OF INTERESTS / QUICK FACTS

Landmarks	KM
SM City Baliwag	100 m
SM Central Terminal	300 m
NU Baliwag	300 m
Baliwag Water District	1 km
Allied Care Experts Medical Center	1 km
Baliwag University	1.4 km
Baliwag Transit Terminal	1.4 km
Baliwag Municipal Hall	2.5 km
San Agustin Church	2.8 km
Our Lady of Mount Carmel	2.8 km



INFRASTRUCTURE DEVELOPMENTS



INFRASTRUCTURE DEVELOPMENTS



INFRASTRUCTURE DEVELOPMENTS



INFRASTRUCTURE DEVELOPMENTS



as of April 2021



Plaridel By-Pass, Phase III

Description: Widening of 24.61 km bypass road from 2 lane to 4 lane including 12 bridges, drainage facilities, and slope stabilization works.

Indicative Cost: P5.26 B (\$105.2M)

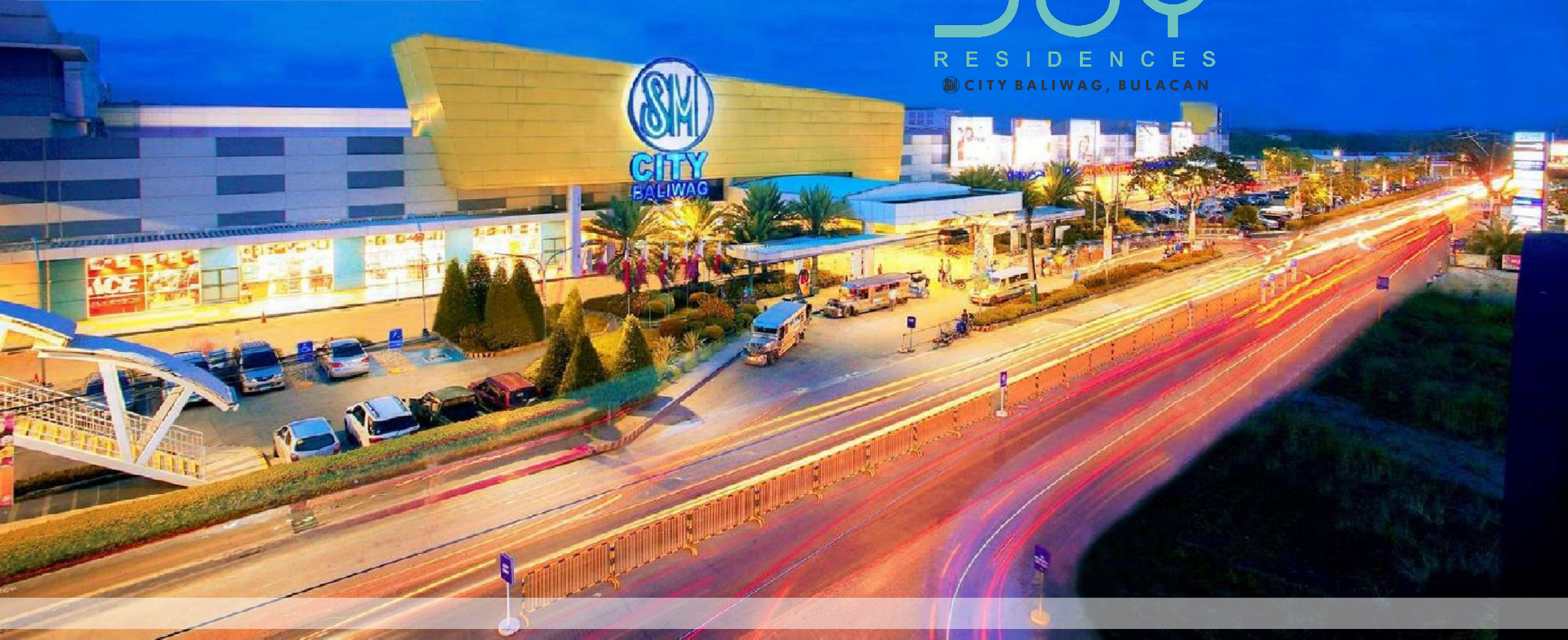
Schedule: 2018-2021

SM CITY BALIWAG
NATIONAL UNIVERSITY - BALIWAG
SM BALIWAG CENTRAL TERMINAL
JOY RESIDENCES



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RESIDENCES
SM CITY BALIWAG, BULACAN



SM CITY BALIWAG COMPLEX



NATIONAL UNIVERSITY - BALIWAG



PROJECT OVERVIEW

Owner/ Developer	SM Prime Holdings, Inc.
Location	Brgy. Pagala, Baliuag, Bulacan
Land Area	5.3 has
Product Type	Medium-Rise Building
Number of Residential Buildings	15 buildings Ph1 – 8 Buildings Ph2 - 7 Buildings
Number of Residential Floors	4 floors (all buildings)
Number of Residential Units	2,823 units Ph1 - 1,458 units Ph2 - 1,365 units
Unit Mix & Type	96% 1 Bedroom 3% Studio End 1% Studio
Parking Slots	476 slots Ph 1 – 246 Ph 2 - 230
Features and Amenities	Gazebo/Pavilion, Covered Basketball Court, Linear Parks, Children's Playground, Swimming Pools, Clubhouse



PROJECT OVERVIEW



Breakdown of Units (Phase 1)

- Building A - 140 units
- Buildings F & L - 184 units
- Buildings G & J - 200 units
- Building H - 199 units
- Building I - 168 units
- Building K - 183 units

No. of Units per Unit Type (Phase 1)

- 1BR - 1,391 units
- Studio - 12 units
- Studio End - 55 units

Total No. of Parking Slots: 246 slots

Project Launch Date: August 2021

Project Completion Date:

- December 2025 - Buildings A,F,G,H,I,J,K,L
 - (Subject for approval of DHSUD for the ETD Application)

PROJECT OVERVIEW



Breakdown of Units (Phase 2)

- Buildings B & N - 199 units
- Buildings C, M & O - 200 units
- Building D - 184 units
- Building E - 183 units

No. of Units per Unit Type (Phase 2)

- 1BR - 1,308 units
- Studio - 8 units
- Studio End - 49 units

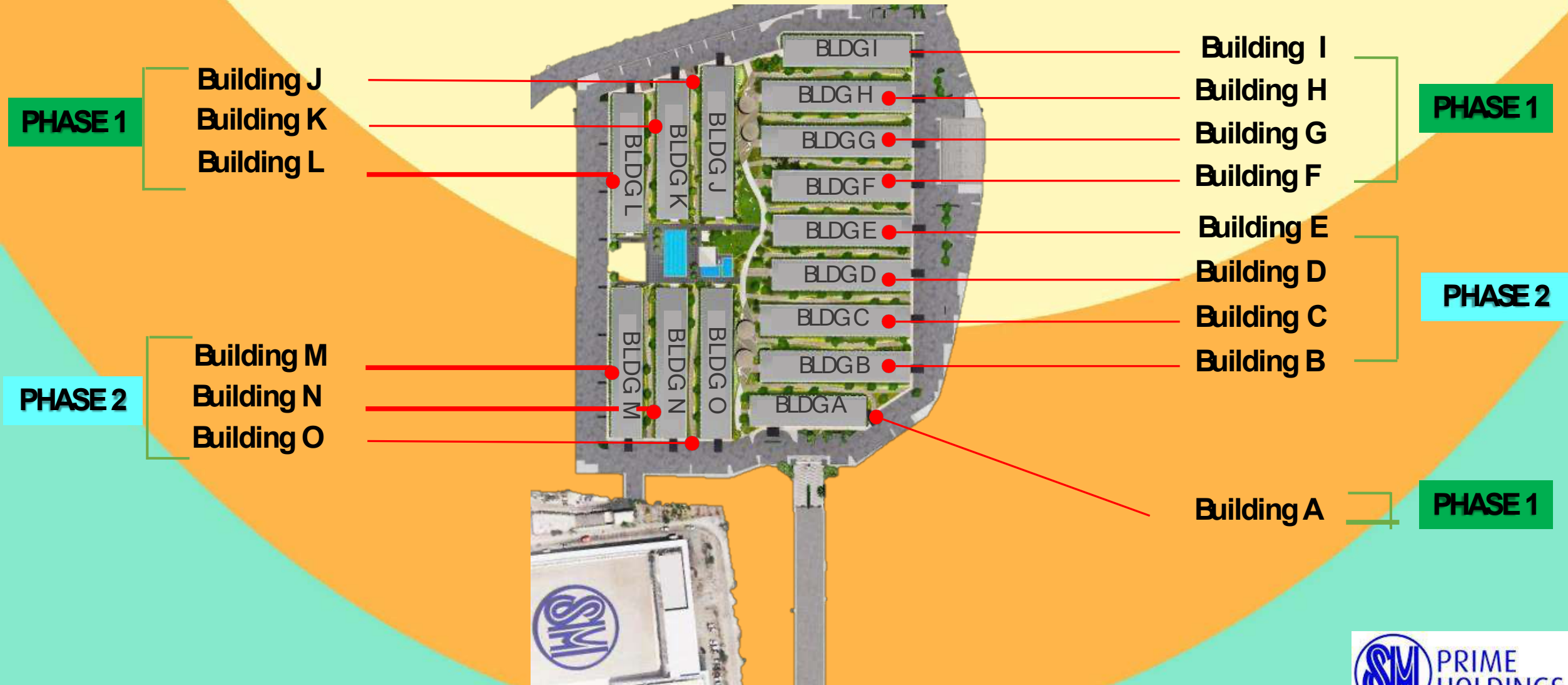
Total No. of Parking Slots: 230

Project Launch Date: April 2022 (Phase 2)

Project Completion Date:

- July 2026 - Buildings B, C, D, E, M, N, O

SITE DEVELOPMENT PLAN



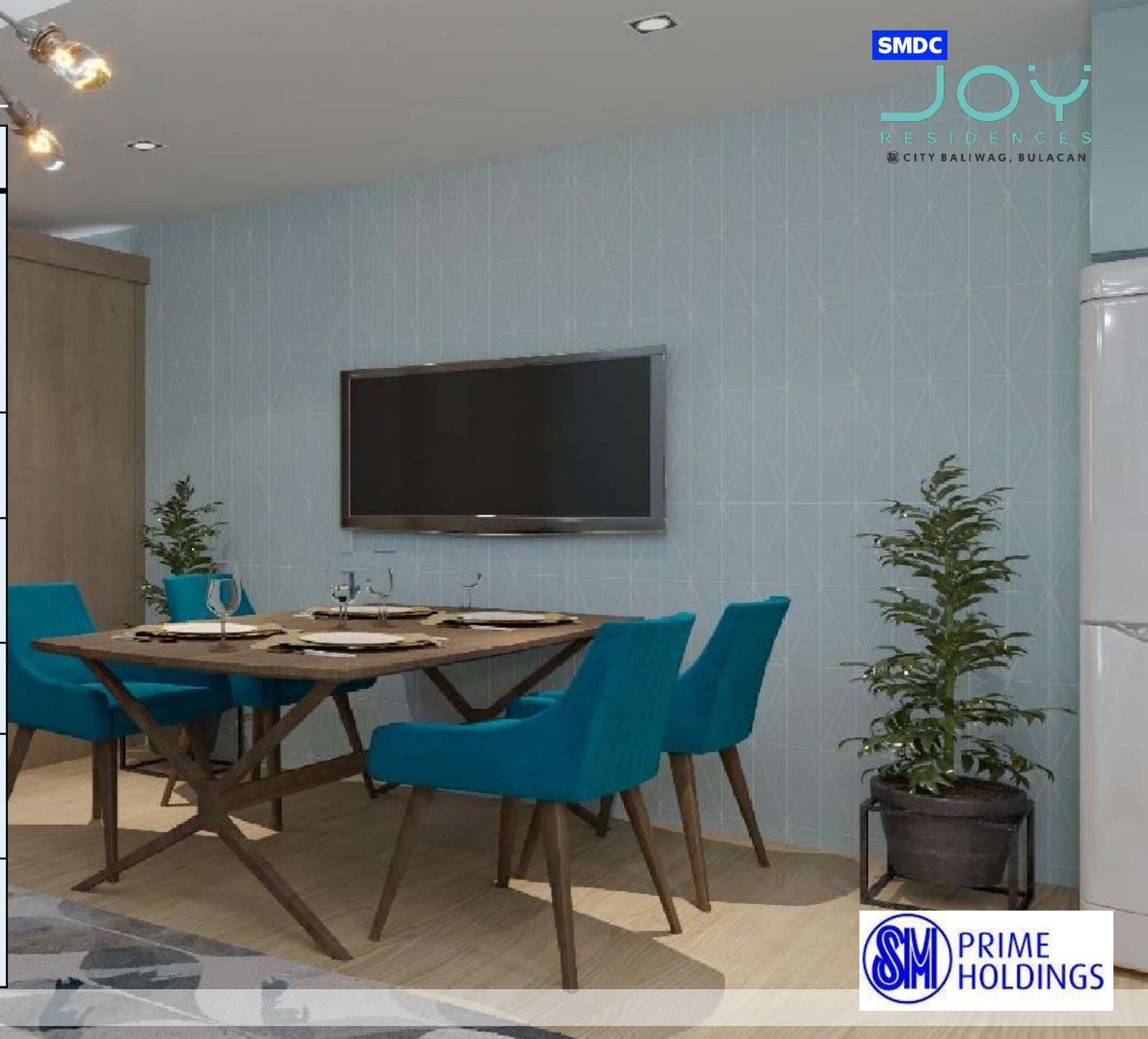
UNIT DELIVERABLES

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TYPICAL UNIT FINISHES

WALL FINISH	Bedroom: Semi-gloss paint finish Living/Dining/Kitchen: Semi-gloss paint finish T&B: Semi-gloss paint finish with 1.2m-high tiles on shower area and tiled baseboard
FLOOR FINISH	Ceramic tiles
DOORS	Bedroom: Laminated Wood Door T&B: PVC Door Main: Laminated Wood Door
WINDOWS	Aluminum Casement Window
TOILET & BATH	Water closet, lavatory, soap holder, tissue holder and shower assembly fixtures
KITCHEN	Polished tiles on concrete kitchen countertop with base cabinets



BUILDING CHART



5th Floor

3rd Floor

2nd Floor

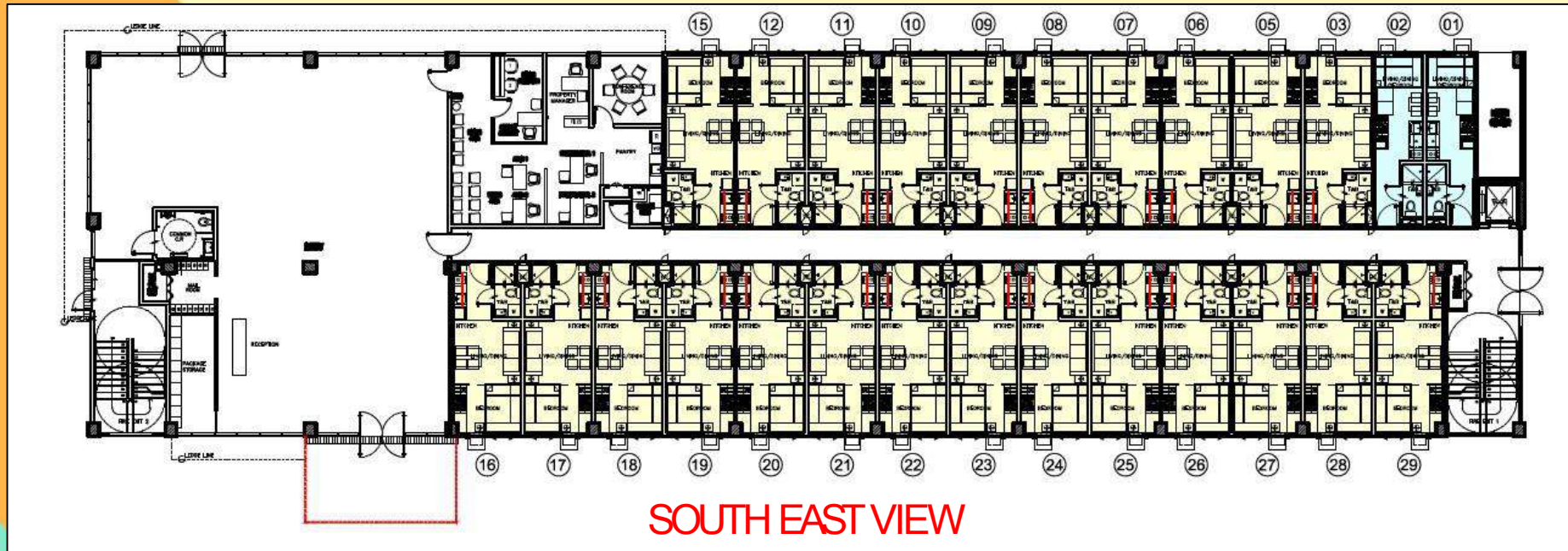
Ground Floor

Residential

FLOOR PLANS & UNIT LAYOUTS

FLOOR PLANS – BUILDING A

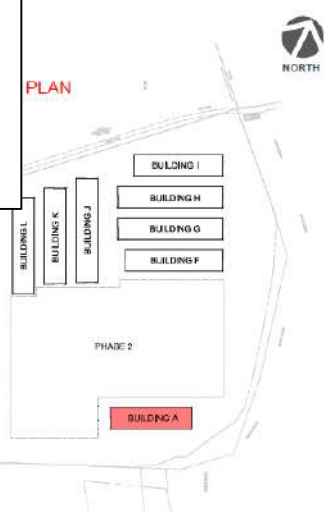
LINEAR PARK VIEW



LEGENDS:

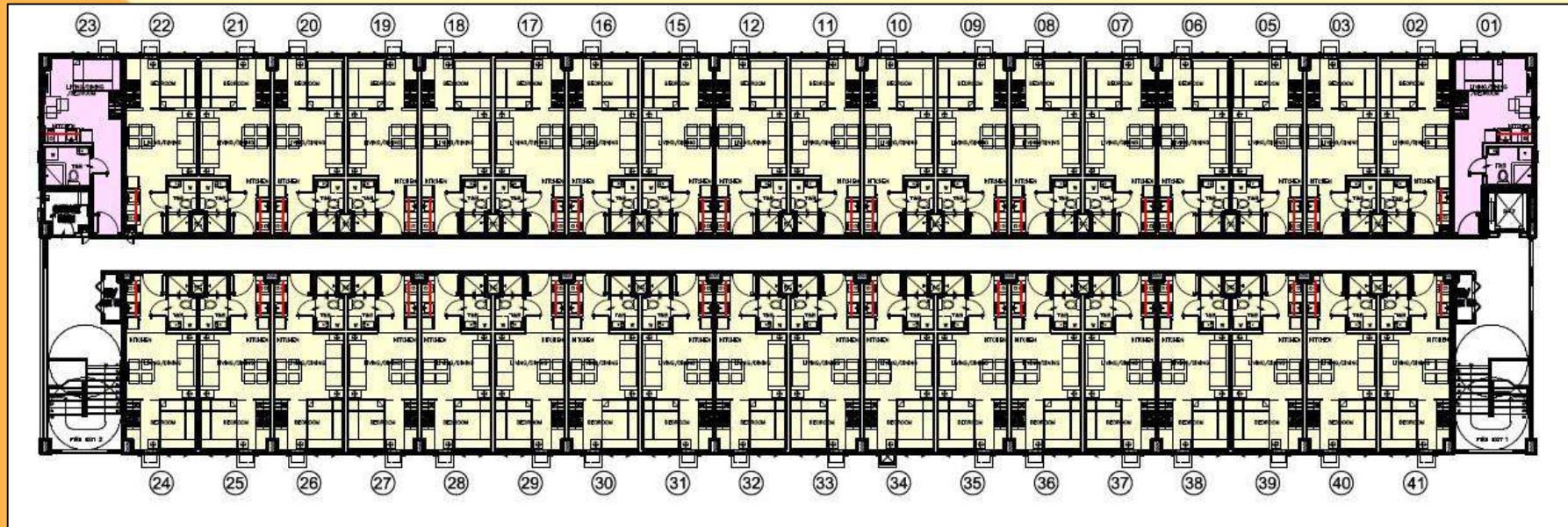
-  STUDIO UNIT
-  1 BEDROOM UNIT

Ground Floor





FLOOR PLANS – BUILDING A

LINEAR PARK VIEW

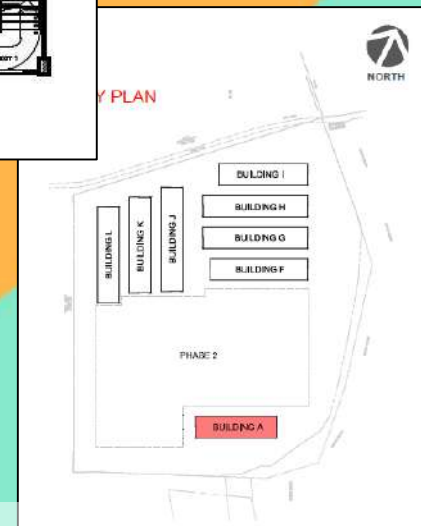


SOUTH EAST VIEW

LEGENDS:

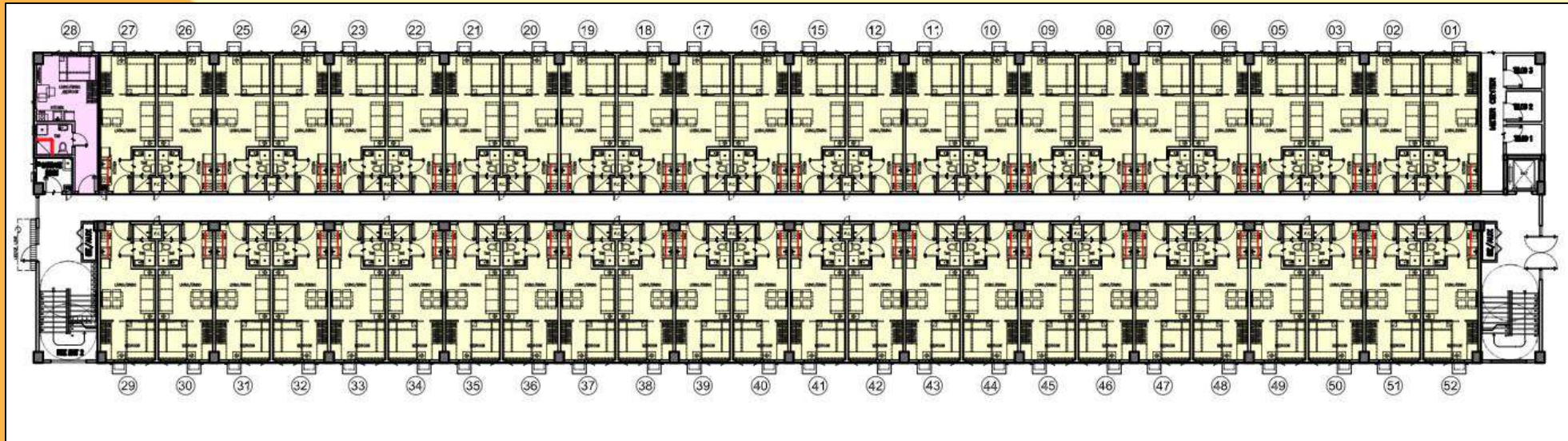
-  STUDIO END UNIT
-  1 BEDROOM UNIT

2nd to 5th Floor





FLOOR PLANS – BUILDING B

LINEAR PARK VIEW

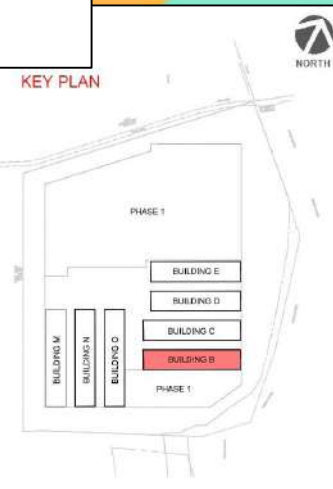


LINEAR PARK VIEW

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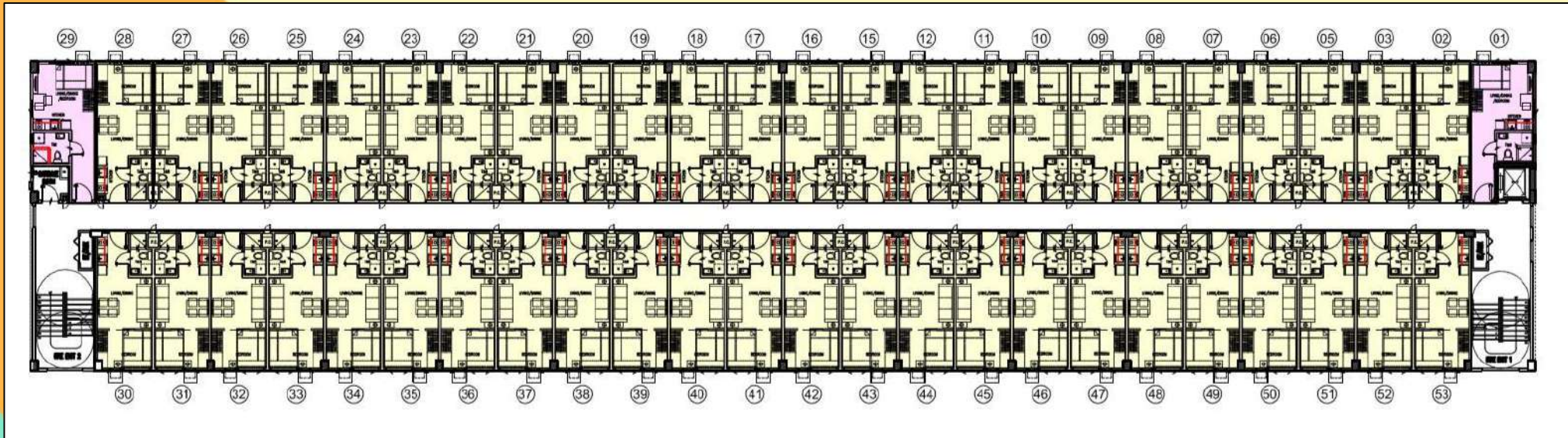
-  STUDIO END UNIT
-  1 BEDROOM UNIT

Ground Floor





FLOOR PLANS – BUILDING B

LINEAR PARK VIEW

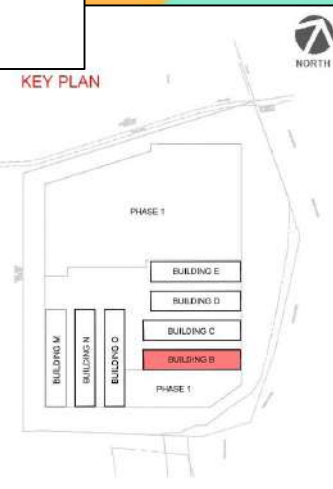


LINEAR PARK

LEGENDS:

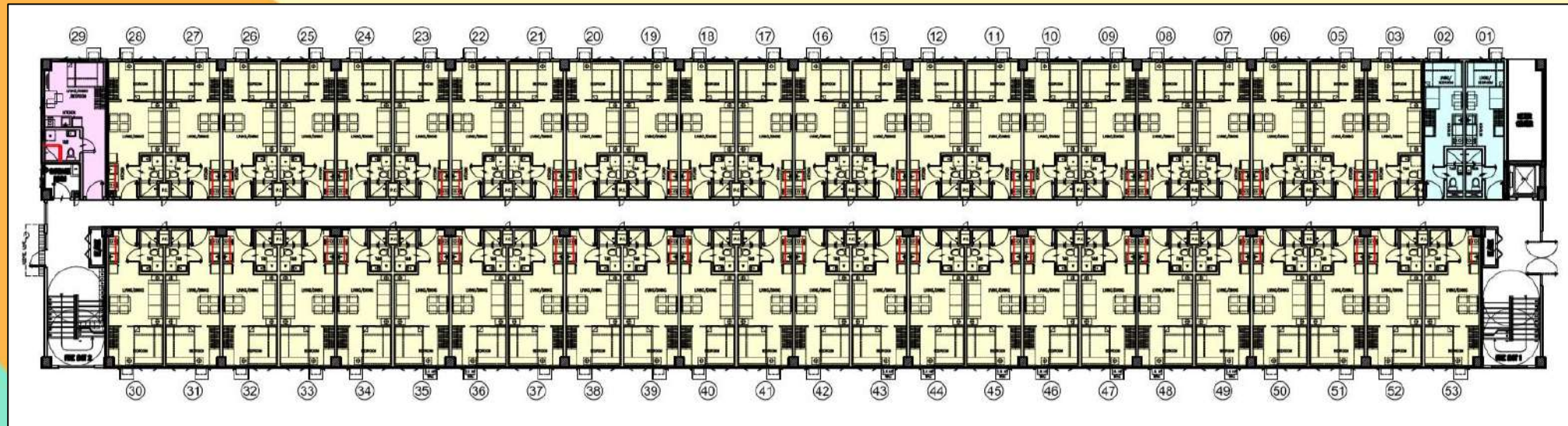
-  STUDIO END UNIT
-  1 BEDROOM UNIT

2nd to 5th Floor






FLOOR PLANS – BUILDING C

LINEAR PARK VIEW



LINEAR PARK VIEW

LEGENDS:

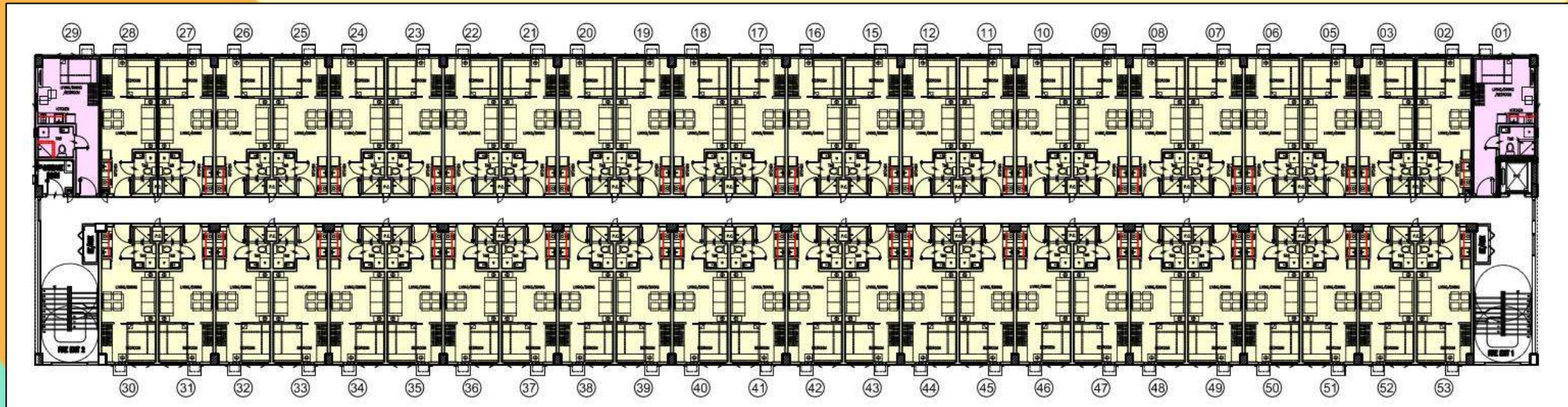
-  STUDIO END UNIT
-  STUDIO UNIT
-  1 BEDROOM UNIT

Ground Floor





FLOOR PLANS – BUILDING C

LINEAR PARK VIEW

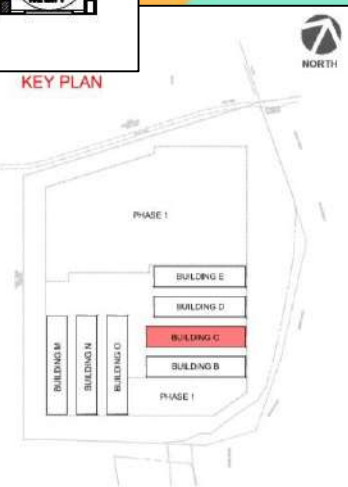


LINEAR PARK

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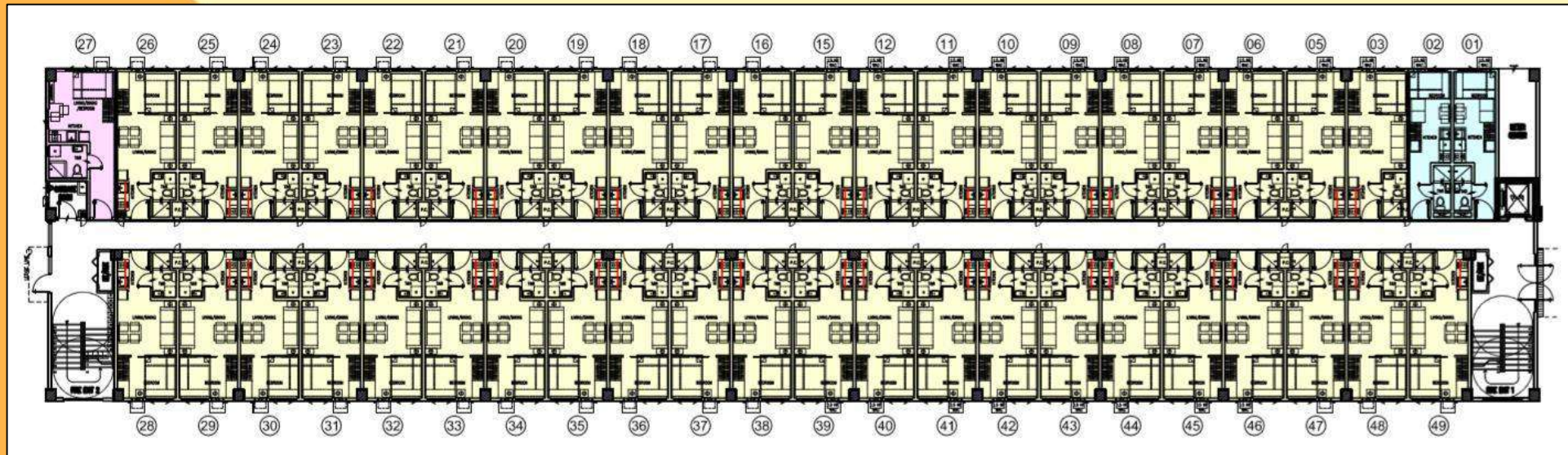
-  STUDIO END UNIT
-  1 BEDROOM UNIT

2nd to 5th Floor






FLOOR PLANS – BUILDING D

LINEAR PARK VIEW



LINEAR PARK VIEW

LEGENDS:

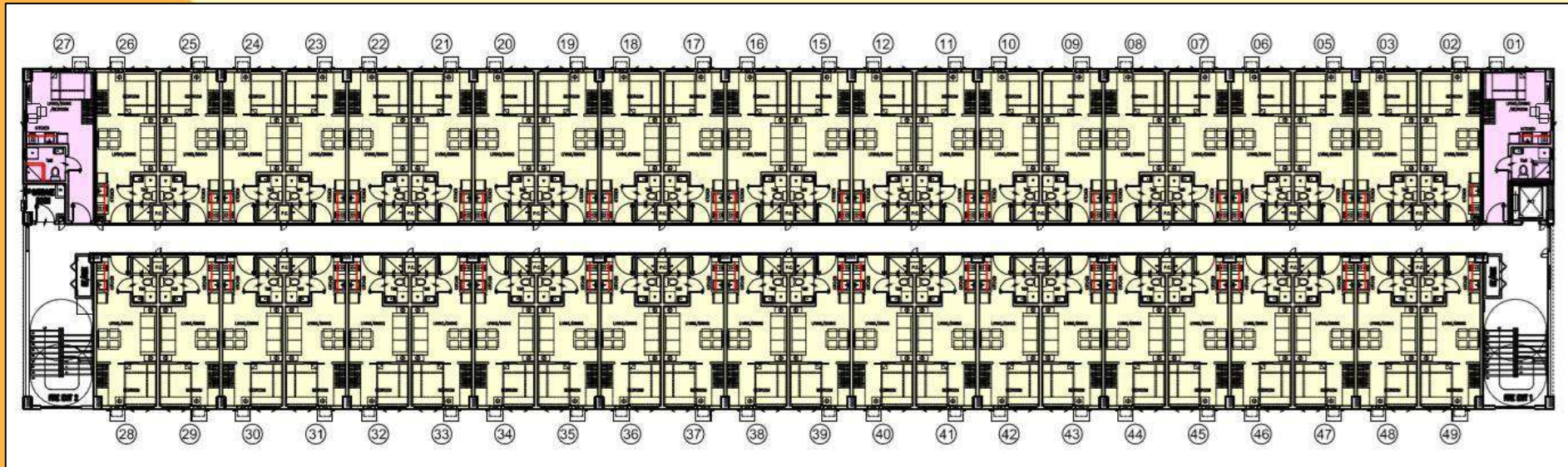
-  STUDIO END UNIT
-  STUDIO UNIT
-  1 BEDROOM UNIT

Ground Floor





FLOOR PLANS – BUILDING D

LINEAR PARK VIEW

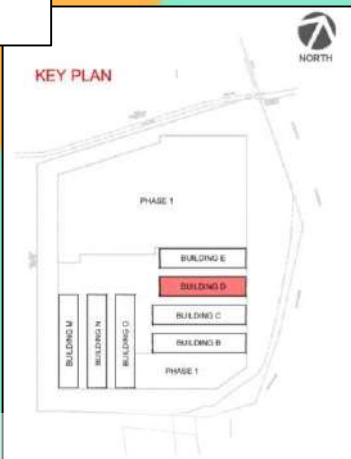


LINEAR PARK VIEW

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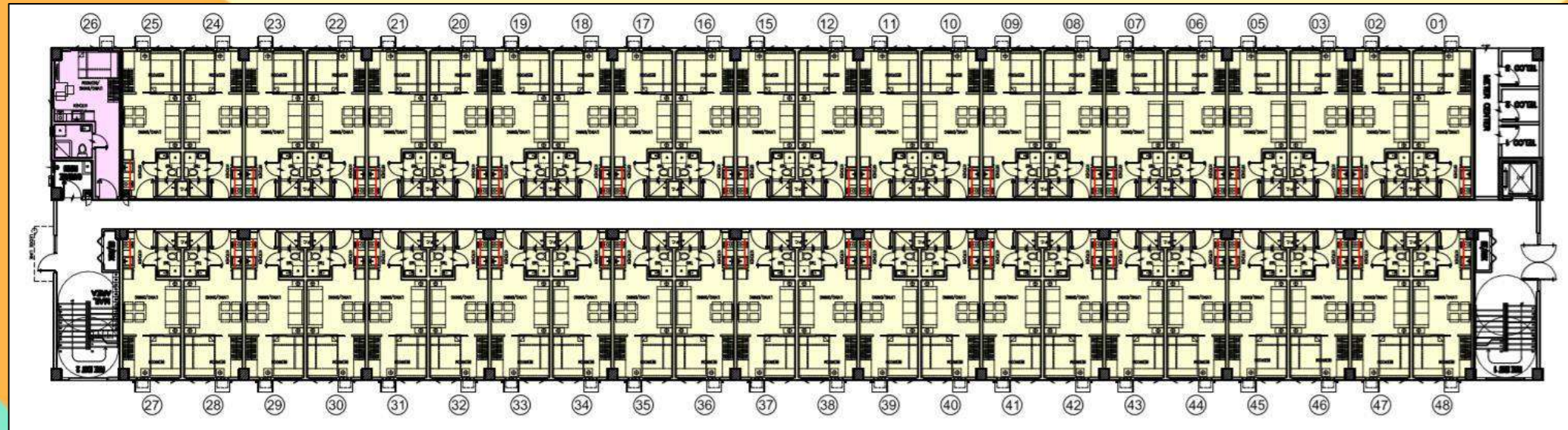
-  STUDIO END UNIT
-  1 BEDROOM UNIT

2nd to 5th Floor



FLOOR PLANS – BUILDING E

LINEAR PARK VIEW



LINEAR PARK VIEW

LEGENDS:

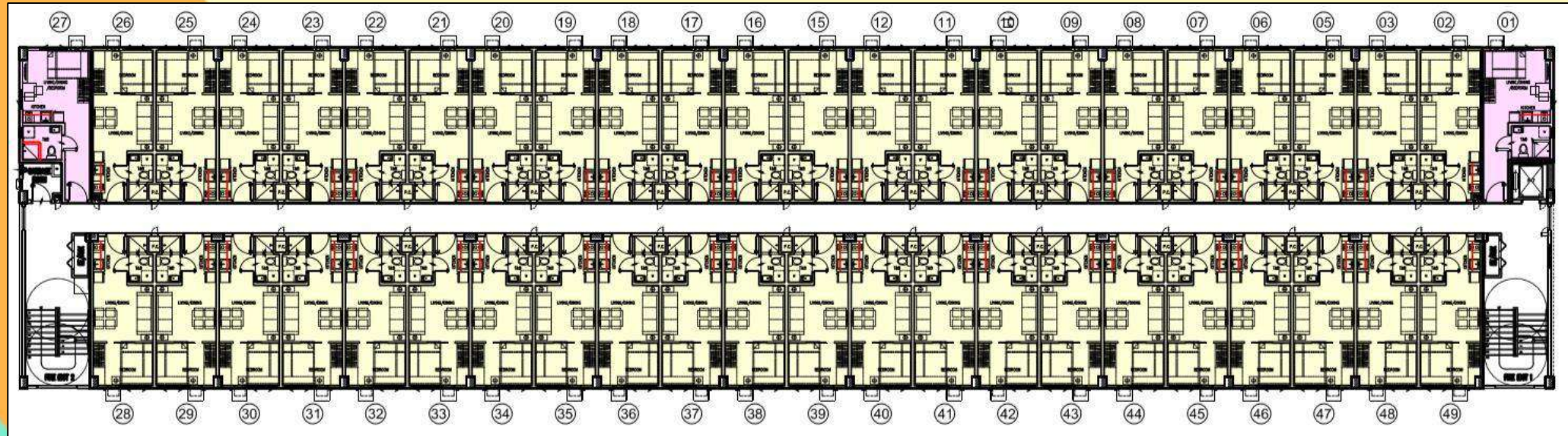
-  STUDIO END UNIT
-  1 BEDROOM UNIT

Ground Floor



FLOOR PLANS – BUILDING E

LINEAR PARK VIEW



LINEAR PARK VIEW

LEGENDS:

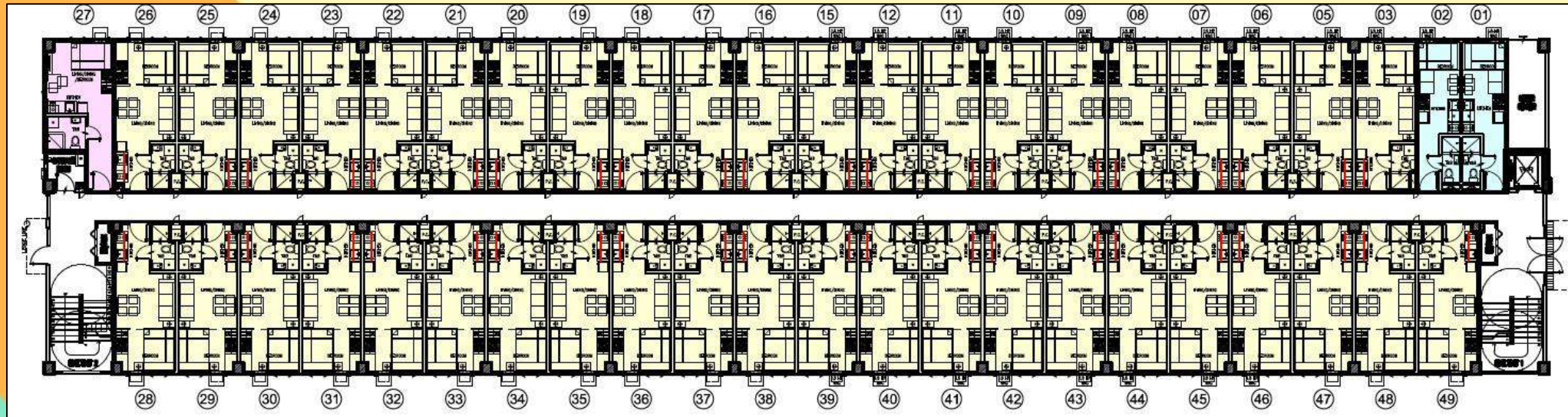
- STUDIO END UNIT
- 1 BEDROOM UNIT

2nd to 5th Floor






FLOOR PLANS – BUILDING F

LINEAR PARK VIEW

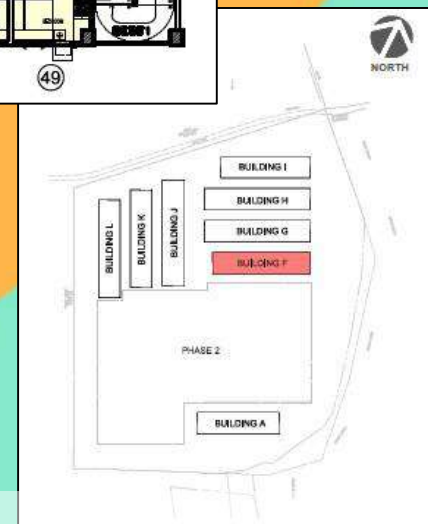


LINEAR PARK VIEW

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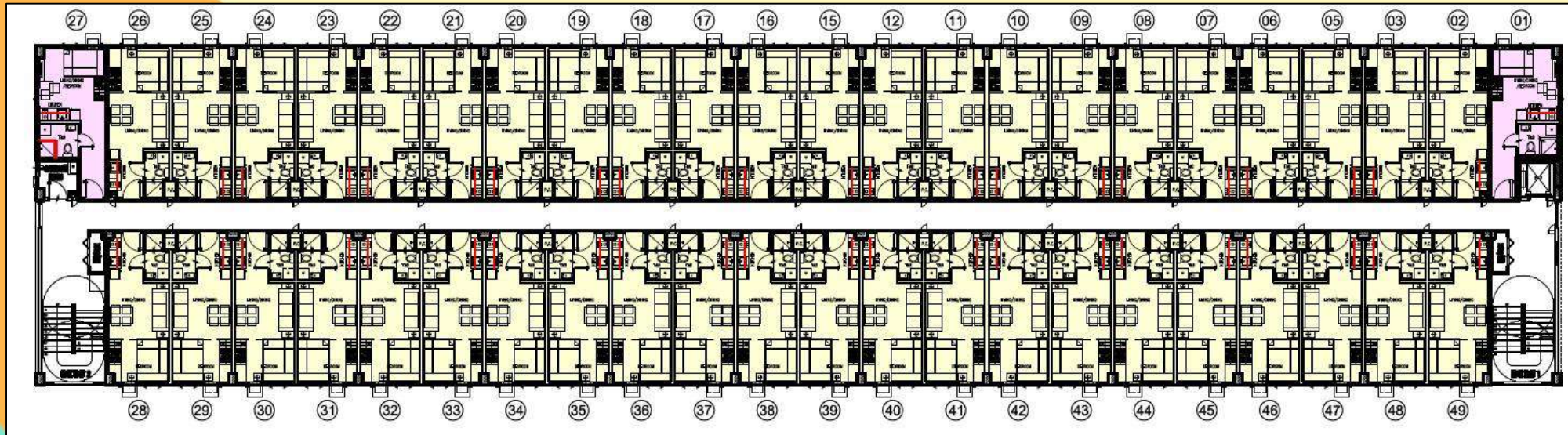
-  STUDIO END UNIT
-  STUDIO UNIT
-  1 BEDROOM UNIT

Ground Floor



FLOOR PLANS – BUILDING F

LINEAR PARK VIEW

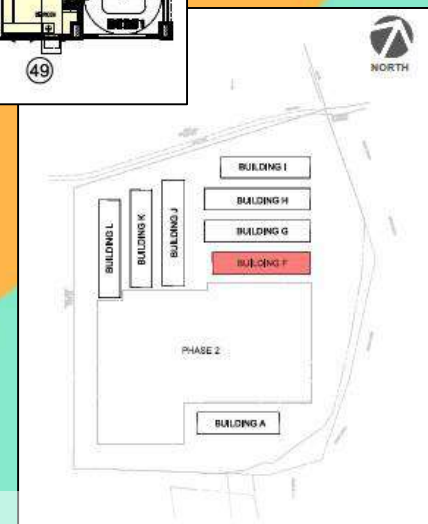


LINEAR PARK VIEW

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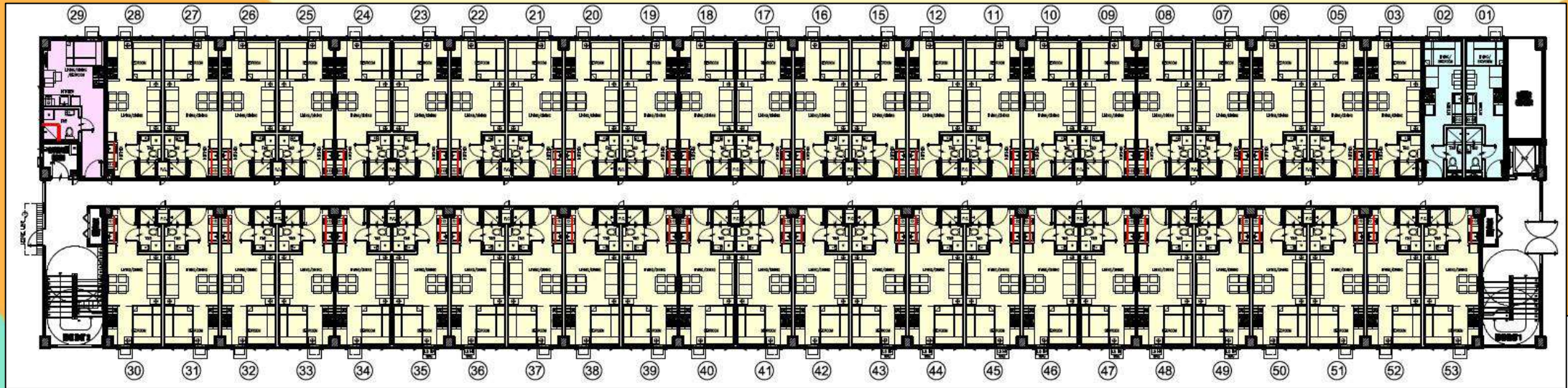
- STUDIO END UNIT
- 1 BEDROOM UNIT

2nd to 5th Floor






FLOOR PLANS – BUILDING G

LINEAR PARK VIEW

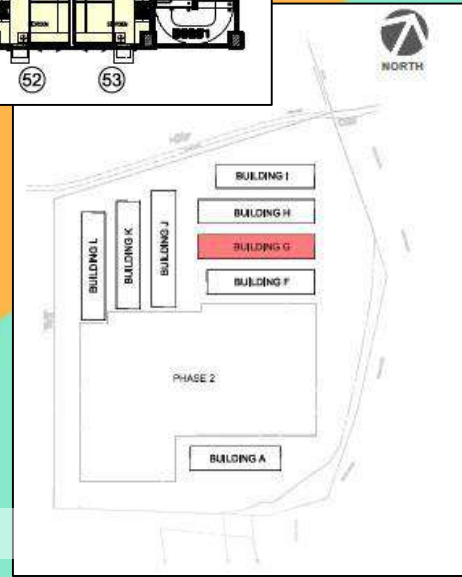


LINEAR PARK VIEW

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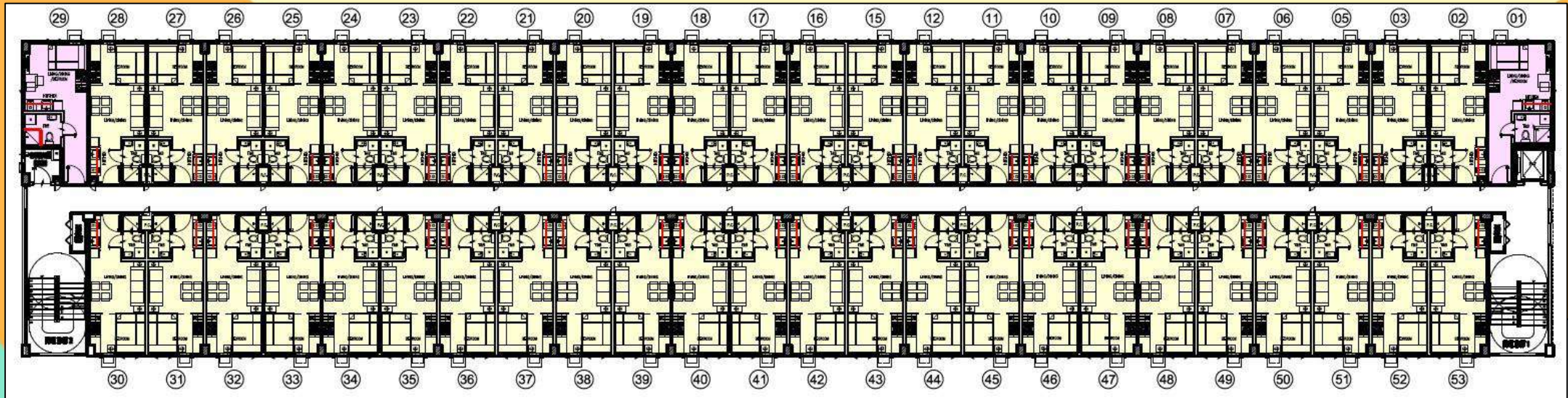
-  STUDIO END UNIT
-  STUDIO UNIT
-  1 BEDROOM UNIT

Ground Floor



FLOOR PLANS – BUILDING G

LINEAR PARK VIEW

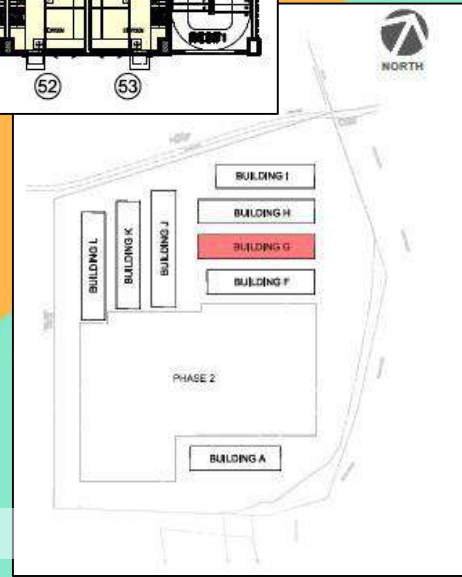


LINEAR PARK VIEW

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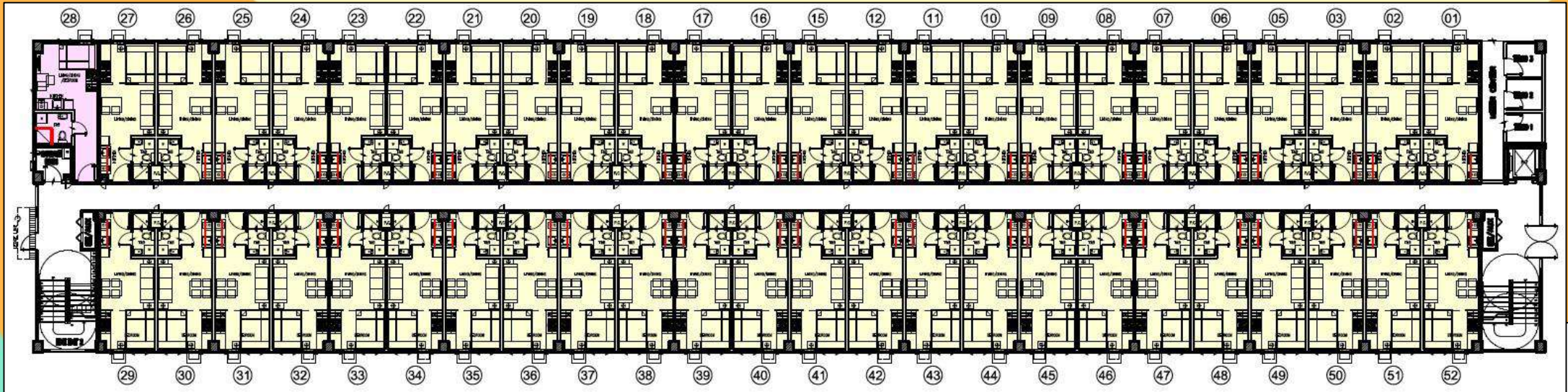
- STUDIO END UNIT
- 1 BEDROOM UNIT

2nd to 5th Floor





FLOOR PLANS – BUILDING H

LINEAR PARK VIEW

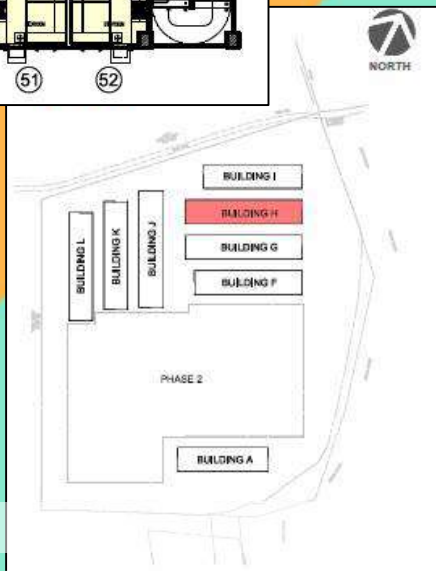


LINEAR PARK VIEW

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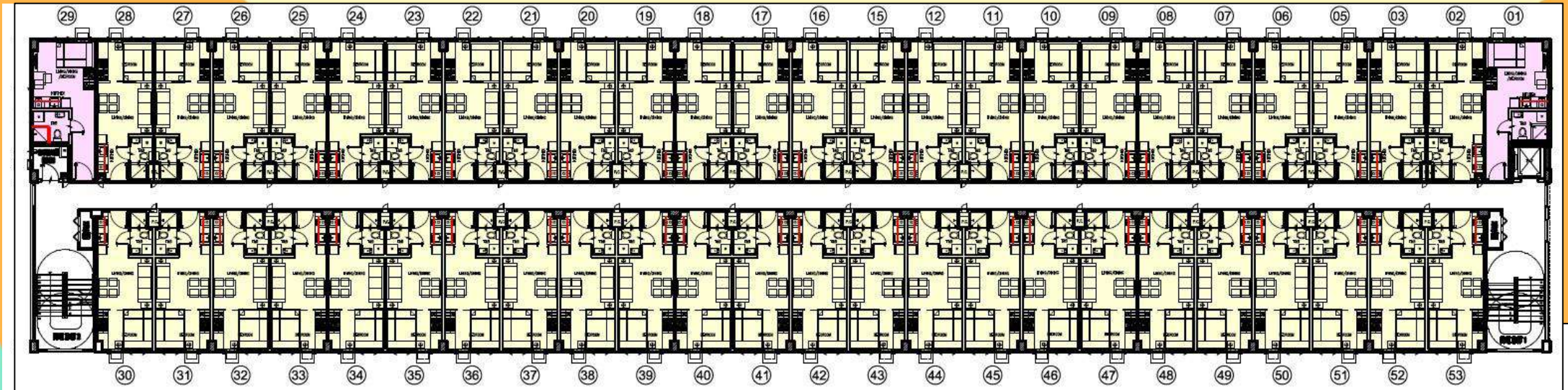
-  STUDIO END UNIT
-  1 BEDROOM UNIT

Ground Floor





FLOOR PLANS – BUILDING H

LINEAR PARK VIEW

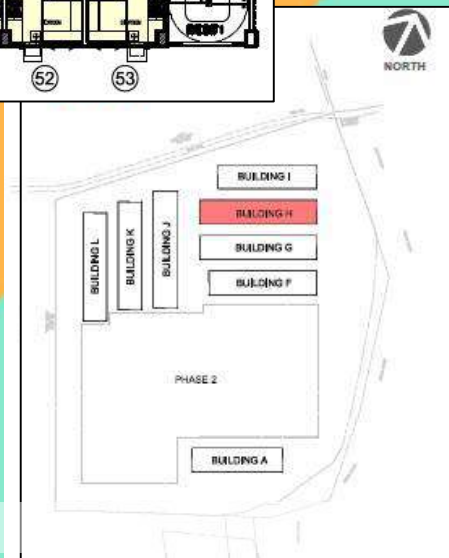


LINEAR PARK VIEW

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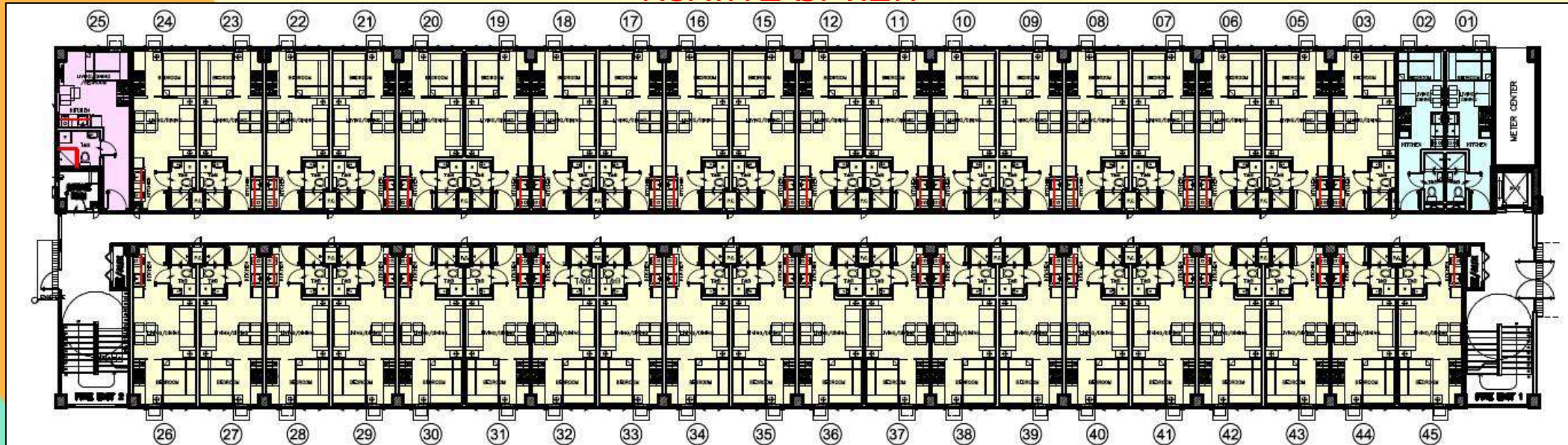
-  STUDIO END UNIT
-  1 BEDROOM UNIT

2nd to 5th Floor






FLOOR PLANS – BUILDING I

NORTH EAST VIEW

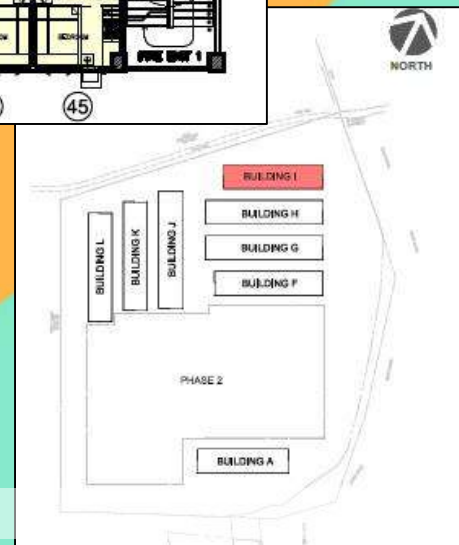


LINEAR PARK VIEW

LEGENDS:

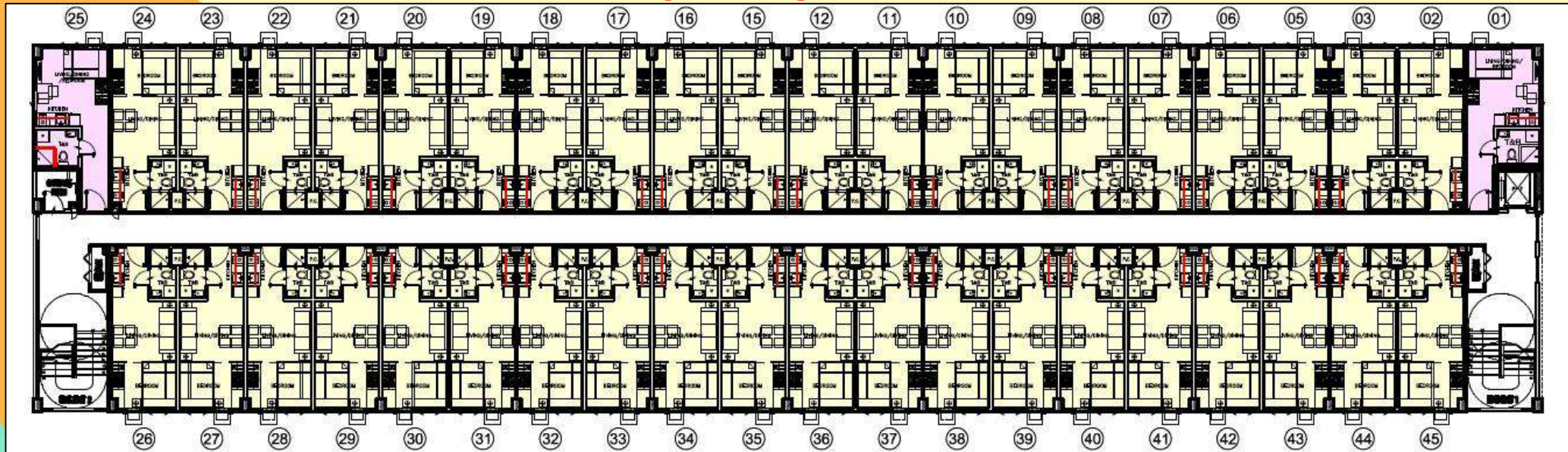
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-  STUDIO UNIT
-  1 BEDROOM UNIT

Ground Floor





FLOOR PLANS – BUILDING I

NORTH EAST VIEW

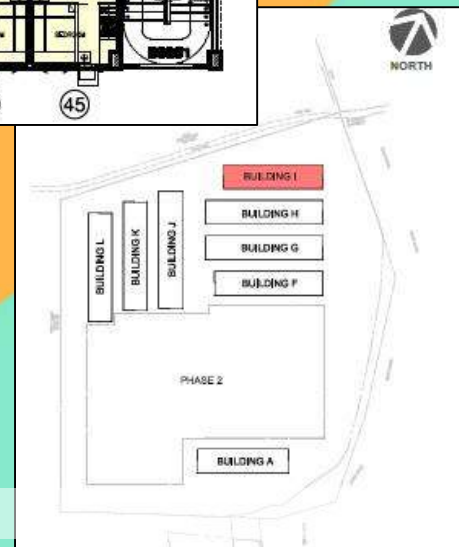


LINEAR PARK VIEW

LEGENDS:

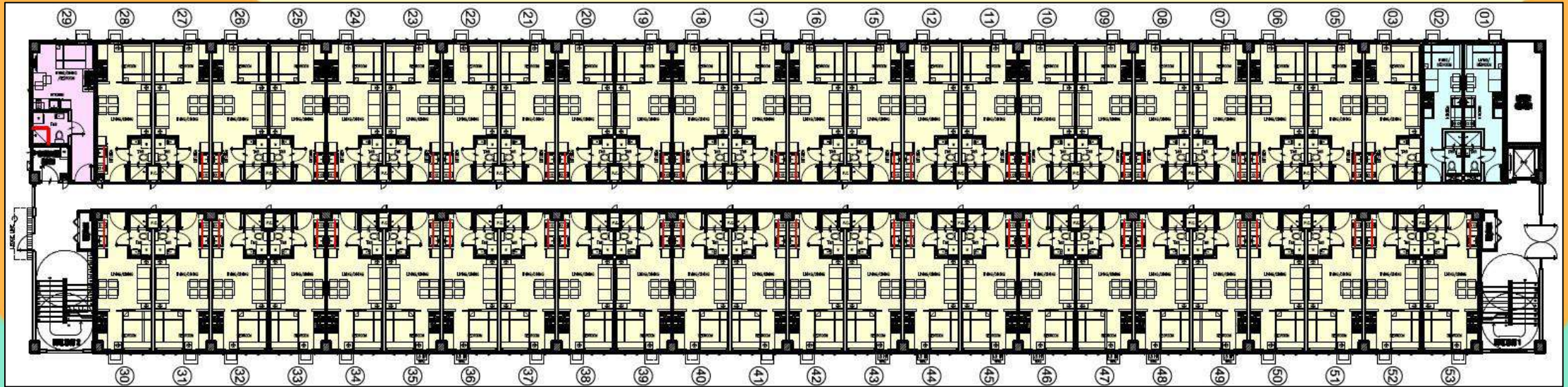
-  STUDIO END UNIT
-  1 BEDROOM UNIT

2nd to 5th Floor



FLOOR PLANS – BUILDING J

LINEAR PARK VIEW

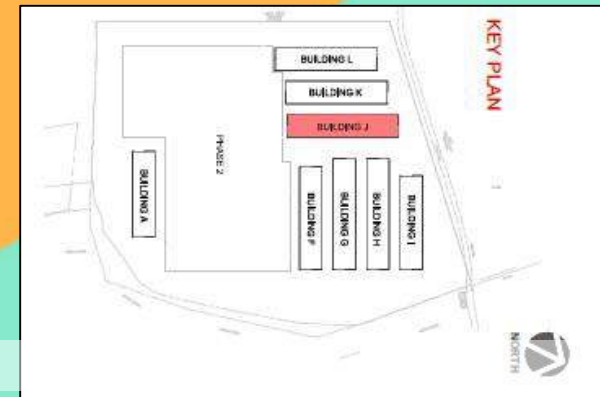


LINEAR PARK VIEW

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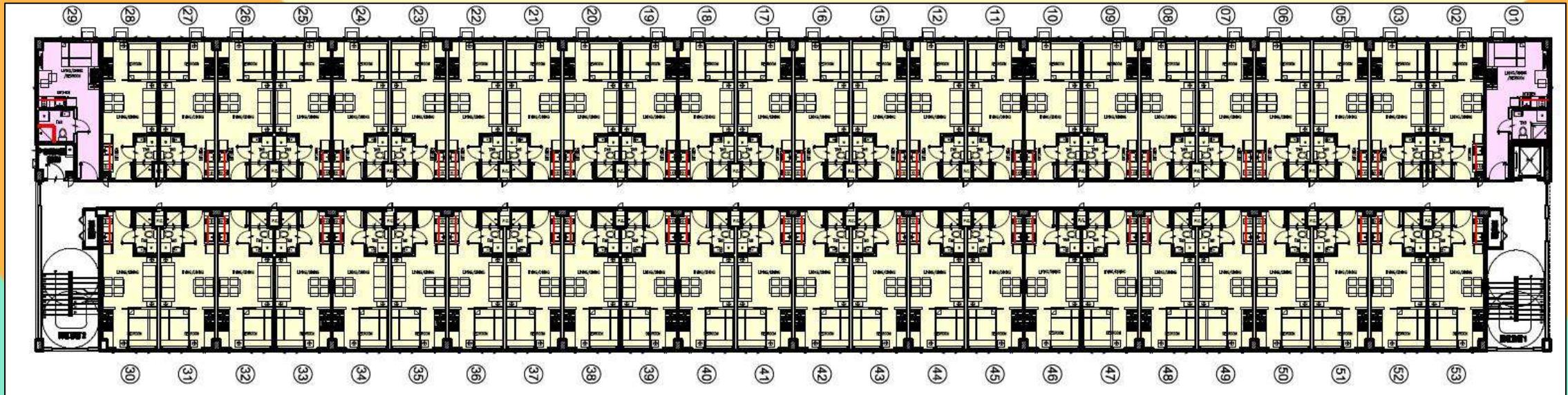
- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT

Ground Floor



FLOOR PLANS – BUILDING J

LINEAR PARK VIEW



LINEAR PARK VIEW

LEGENDS:

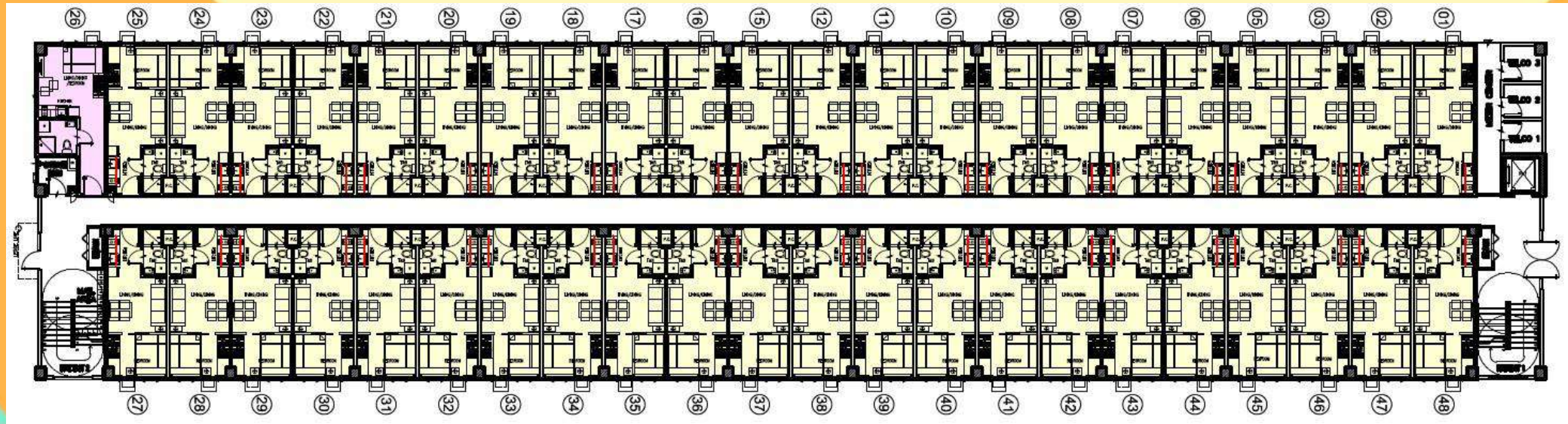
- STUDIO END UNIT
- 1 BEDROOM UNIT

2nd to 5th Floor



FLOOR PLANS – BUILDING K

LINEAR PARK VIEW

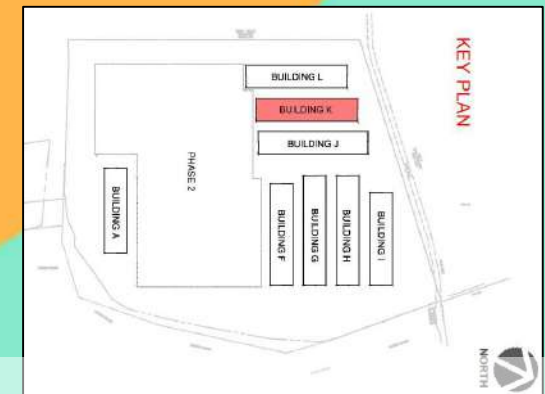


LINEAR PARK VIEW

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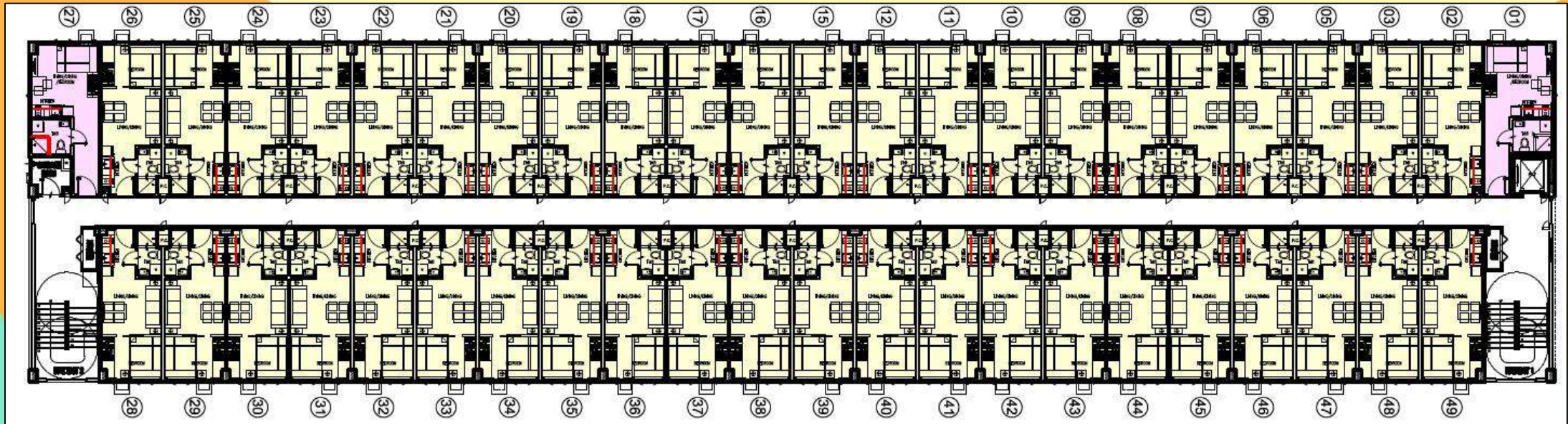
- STUDIO END UNIT
- 1 BEDROOM UNIT

Ground Floor





FLOOR PLANS – BUILDING K

LINEAR PARK VIEW

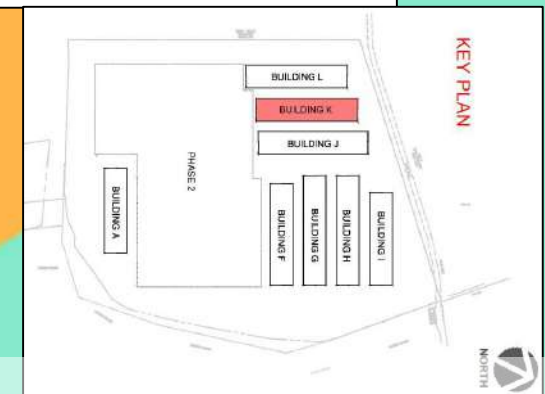


LINEAR PARK VIEW

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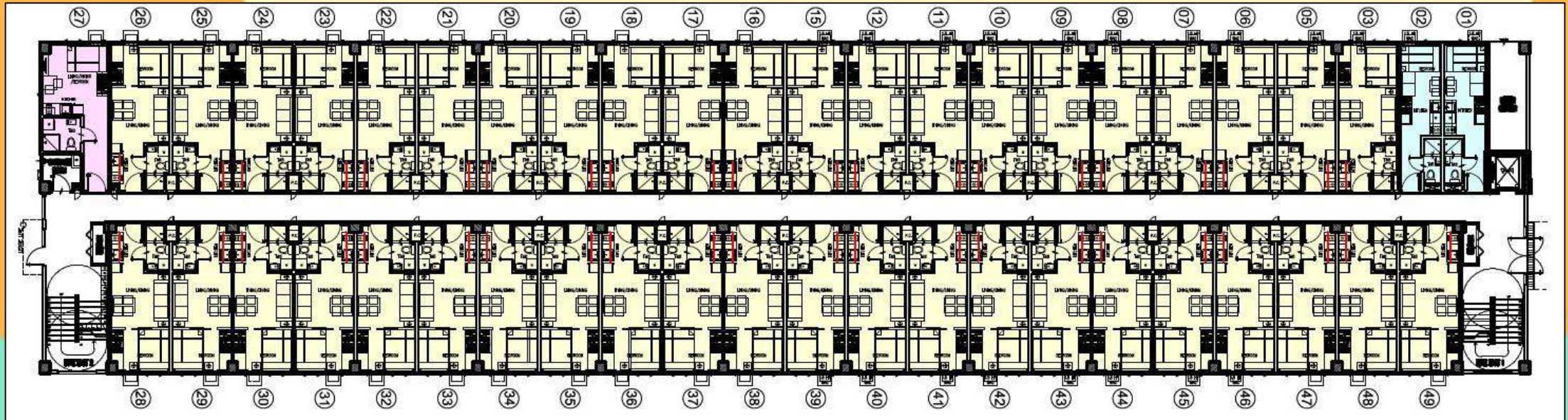
-  STUDIO END UNIT
-  1 BEDROOM UNIT

2nd to 5th Floor



FLOOR PLANS – BUILDING L

SOUTH WEST VIEW

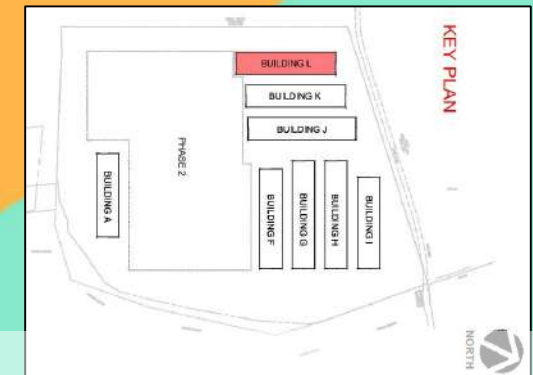


LINEAR PARK VIEW

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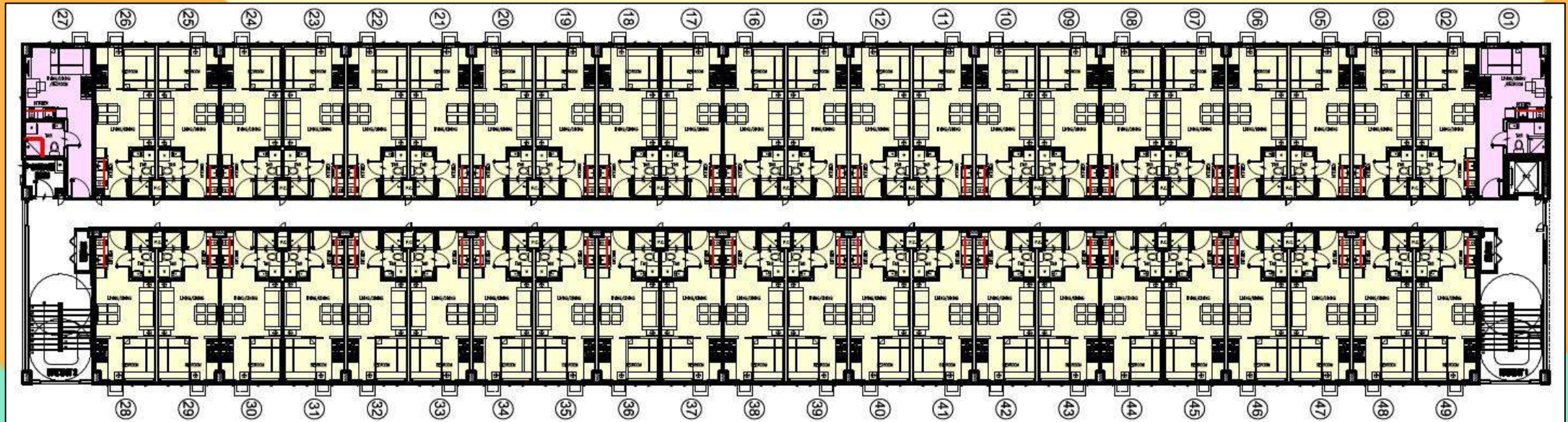
- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT

Ground Floor



FLOOR PLANS – BUILDING L

SOUTH WEST VIEW



LINEAR PARK VIEW

LEGENDS:

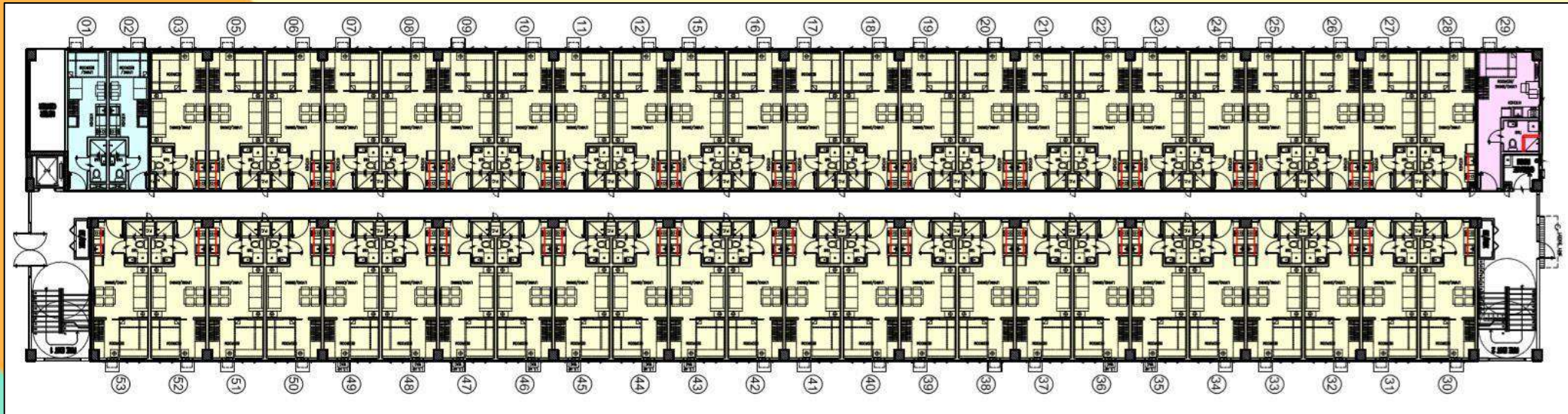
- STUDIO END UNIT
- 1 BEDROOM UNIT

2nd to 5th Floor






FLOOR PLANS – BUILDING M

SOUTH WEST VIEW



LINEAR PARK VIEW

LEGENDS:

-  STUDIO END UNIT
-  STUDIO UNIT
-  1 BEDROOM UNIT

Ground Floor

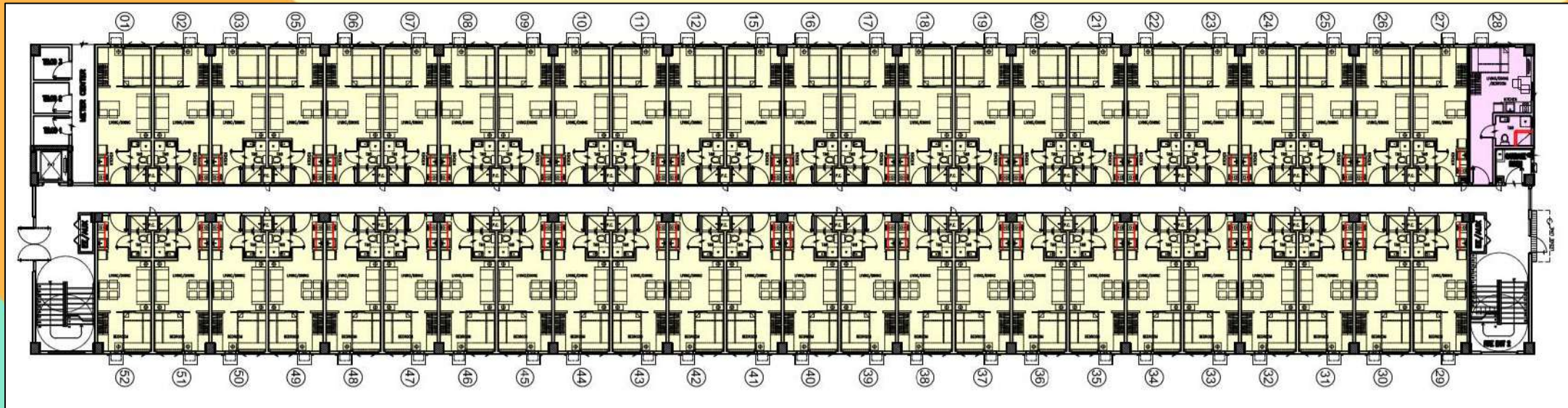


2nd to 5th Floor



FLOOR PLANS – BUILDING N

LINEAR PARK VIEW

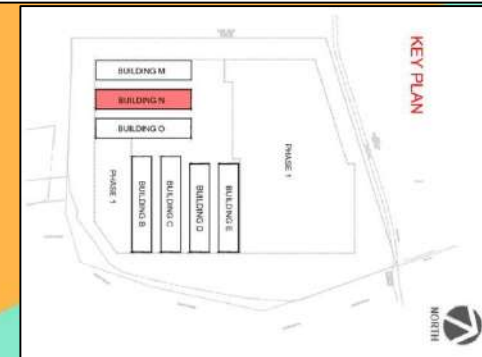


LINEAR PARK VIEW

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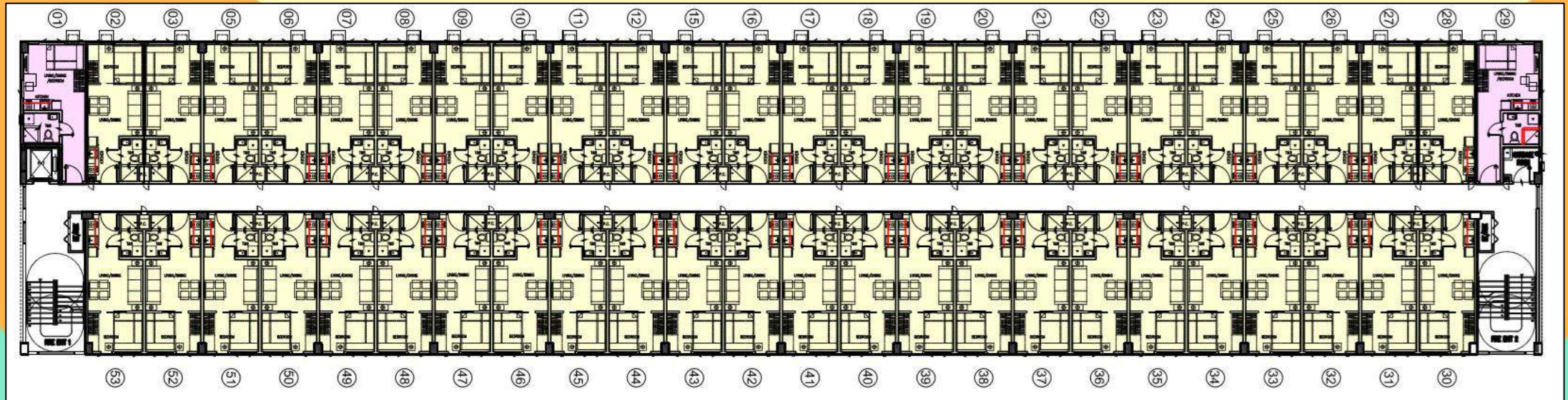
- STUDIO END UNIT
- 1 BEDROOM UNIT

Ground Floor



FLOOR PLANS – BUILDING N

LINEAR PARK VIEW



LINEAR PARK VIEW

LEGENDS:

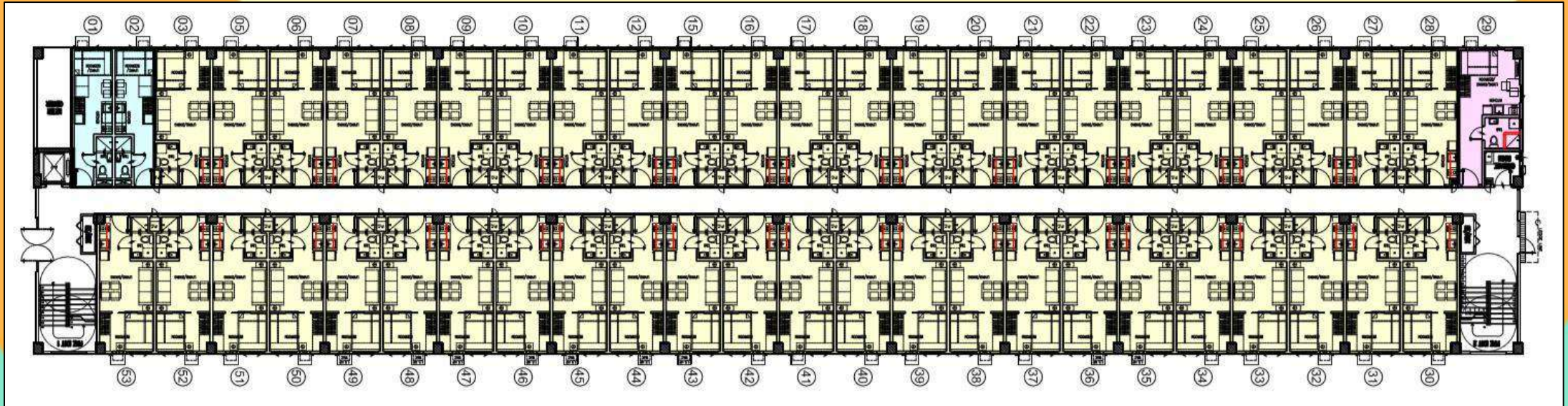
- STUDIO END UNIT
- 1 BEDROOM UNIT

2nd to 5th Floor






FLOOR PLANS – BUILDING O

LINEAR PARK VIEW



LINEAR PARK VIEW

LEGENDS:

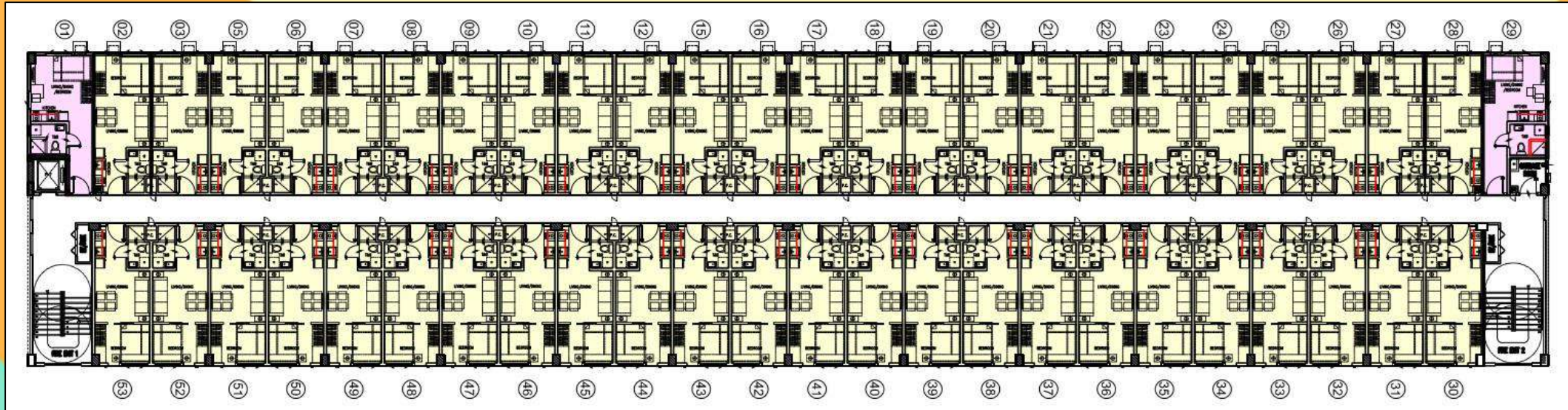
-  STUDIO END UNIT
-  STUDIO UNIT
-  1 BEDROOM UNIT

Ground Floor





FLOOR PLANS – BUILDING O

LINEAR PARK VIEW



LINEAR PARK VIEW

LEGENDS:

-  STUDIO END UNIT
-  1 BEDROOM UNIT

2nd to 5th Floor



UNIT LAYOUTS - STUDIO



STUDIO UNIT		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m ²)	Square Feet (ft ²)
Living/Dining/Bedroom/Kitchen Area	14.31	154.03
Toilet & Bath	3.32	35.74
TOTAL	±17.63	±189.77


STUDIO UNIT
 SCALE: NOT TO SCALE



UNIT LAYOUTS - STUDIO



STUDIO UNIT		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m²)	Square Feet (ft²)
Living/Dining/Bedroom/Kitchen Area	14.89	160.27
Toilet & Bath	3.32	35.74
TOTAL	±18.21	±195.95


 **STUDIO UNIT**
 SCALE: NOT TO SCALE



UNIT LAYOUTS – STUDIO END



STUDIO END UNIT		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m²)	Square Feet (ft²)
Living/Dining/Bedroom/Kitchen Area	19.01	204.62
Toilet & Bath	4.50	48.44
TOTAL	±23.51	±253.06

 **STUDIO END UNIT**
SCALE: NOT TO SCALE



UNIT LAYOUTS –

1- BEDROOM



TYPE A
2 columns



TYPE B
1 column



TYPE C
columnless

1 BEDROOM UNIT		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m ²)	Square Feet (ft ²)
Bedroom	7.40	79.65
Living/Dining Area	8.82	94.94
Toilet & Bath	3.58	38.53
Kitchen	4.61	49.62
TOTAL	±24.41	±262.74


1 BEDROOM UNIT
 SCALE: NOT TO SCALE

UNIT LAYOUTS –

1- BEDROOM



TYPE A
columnless



TYPE B
2 columns

1 BEDROOM UNIT		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m²)	Square Feet (ft²)
Bedroom	7.54	81.16
Living/Dining Area	9.10	97.95
Toilet & Bath	3.58	38.53
Kitchen	4.77	51.34
TOTAL	±24.99	±268.98


1 BEDROOM UNIT
 SCALE: NOT TO SCALE

UNIT LAYOUTS –

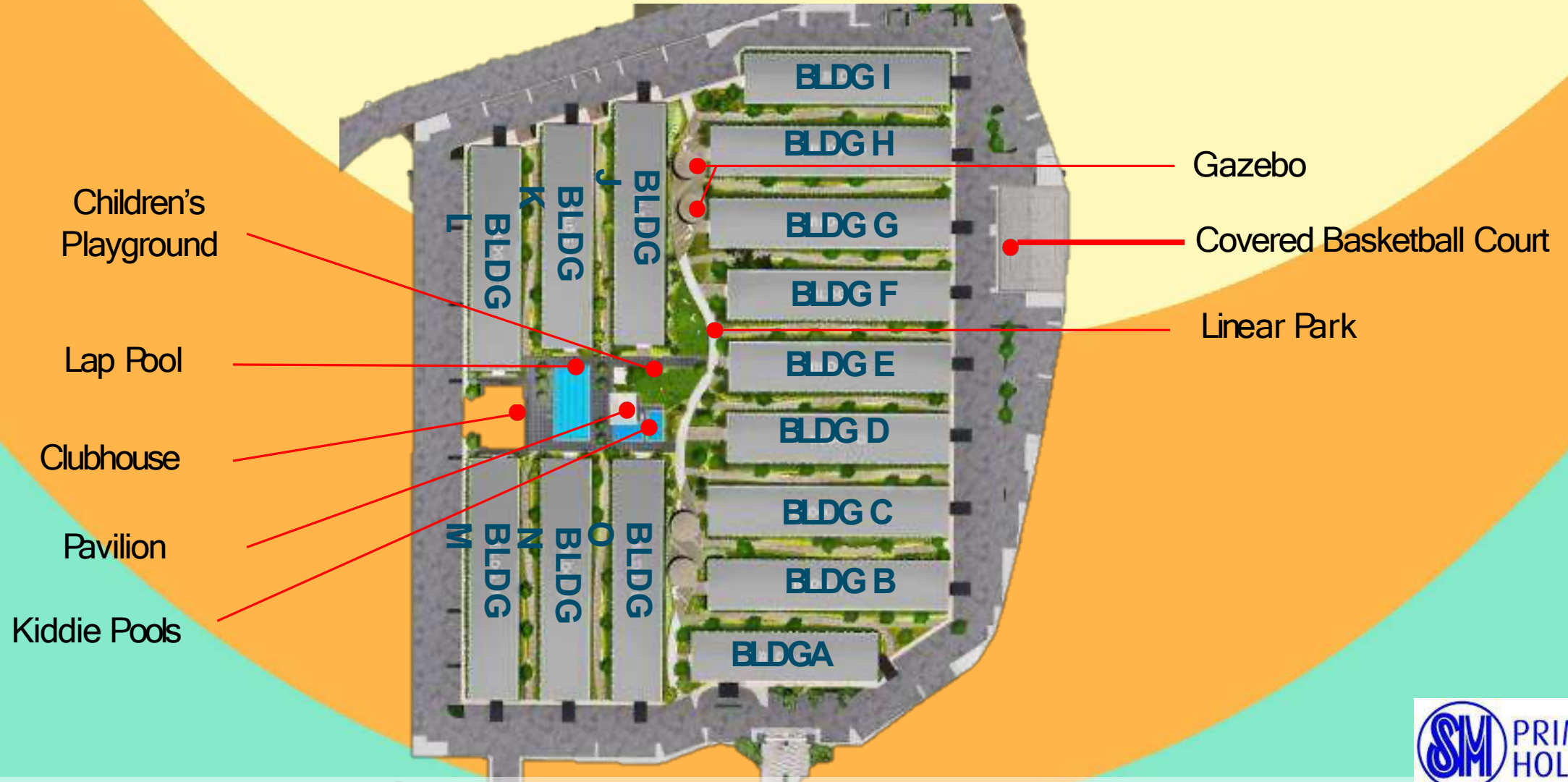
1- BEDROOM



UNIT VIEWS



AMENITIES



AMENITIES



COVERED BASKETBALL COURT



LINEAR PARKS



GAZEBO



CHILDREN'S PLAYGROUND



LAP POOL



CENTRAL LOBBY



PROJECT FEATURES

- ✓ Gated community with 24/7 security
- ✓ Centralized Mailroom at Building A Ground Floor
- ✓ CCTV per floor and elevator car
- ✓ Centralized garbage room in every floor
- ✓ Property management services
- ✓ Power by Meralco



PROPERTY MANAGEMENT

GREENMIST
PROPERTY MANAGEMENT CORP.



SMDC GOOD STAYS

- ❑ Quality Customer Service
- ❑ Stringent Safety and Security
- ❑ First Rate Facility Management
- ❑ Spotless Cleanliness
- ❑ Transparent Transaction

Our commitment to you does not end when we give you the key to your property. We enable you to realize the maximum return of your property investment through SMDC Leasing.

SMDC Leasing Range of Services

- ❑ Property Listing Management
- ❑ Unit viewing arrangements
- ❑ Negotiation of lease terms
- ❑ Preparation of lease contract
- ❑ Tenant move-in assistance

FAQs

Who is the owner and developer of Joy Residences?

- SM Prime Holdings Inc.

What will be the effect on documentation if owner and developer is **SMPHI**?

- Standard documents shall be used. The documents will reflect **SMPHI** instead of SMDC.
- All buyers' checks and payments should be made payable to SM Prime Holdings Inc.
- All Official Receipts will be issued by SM Prime Holdings Inc.

FAQs

What is the floor to floor and floor to ceiling height?

Residential Floor to Ceiling Height	:2.4 m (Kitchen and T & B) 2.8 m (Other areas)
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What are the corridor measurements?

Hallway width	:1.5m
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Hallway floor to ceiling height	:2.4m
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FAQs

How many elevators are there?

Per building	:1 (One)
Capacity	:8 (Eight) persons

How many garbage rooms are there?

Per Floor	:1 (One) located at the end of the bldg
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Do we allow unit alteration and/or combination?

- Yes, we will allow such request based on the approved SMDC policy
- Request for alteration and/or combination must be submitted before the deadline

Alteration

- a. Non installation of toilet and bath fixtures
- b. Non installation of kitchen cabinet and counter top
- c. Non installation of finishes

Combination

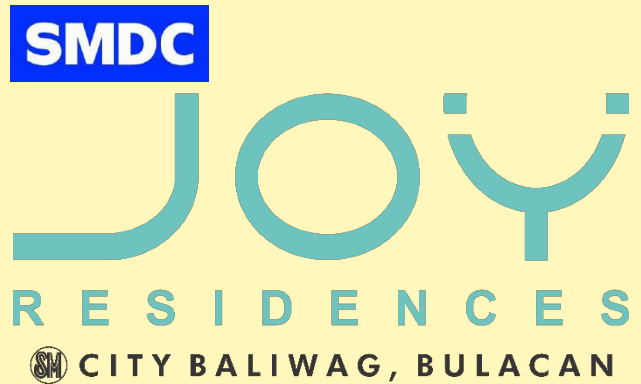
- a. Wall/ door opening between combined units

What is the back-up power?

- Standby Generator Sets
 - Residential :1 ref outlet, 1 convenience outlet and 1 light
 - 100% Power :STP, FDAS, pumps, cistern
 - 100% Power :Lobby, Elevators, Clubhouse
 - 50% Power : Admin Office, Parking
 - 30% Power :Landscaped Areas

What are the utility providers?

- Power :Meralco
- Water :Baliwag Water District
- Telephone :TBD
- CATV : TBD



*A real estate investment that will have you
jumping for JOY!*

**RELAXING SUBURBAN
GARDEN COMMUNITY**

**SUSTAINABLE MASTER-
PLANNED DEVELOPMENT**

**IDEAL HOMES FOR
WORKING FAMILIES**

**LUCRATIVE
INVESTMENT**

