





**GOOD MORNING!**

# WHY INVEST IN LEAF RESIDENCES?



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## SAFETY & SECURITY



## INVESTMENT VALUE

**43%**  
Appreciation



## COMPLETE COMMUNITY



## PROXIMITY & ACCESSIBILITY



# WHY INVEST IN LEAF RESIDENCES?

## THE RISE OF CBDs IN THE AREA

FILINVEST CITY ALABANG



ACTUAL PHOTO

MEGAWORLD'S  
SOUTHWOODS CITY



ACTUAL PHOTO

VILLAR CITY



ARTIST'S PERSPECTIVE

# WHY INVEST IN LEAF RESIDENCES?

## THE RISE OF CBDs IN THE AREA

### Carmona inaugurates Smart City Landmark



In May, the local government unit (LGU) announced the ratification of a joint venture agreement to build a smart city.

"Let this be a symbol of our commitment as we fulfill our enduring pledge to bring forth greater progress for our beloved Carmona," Mayor Roy M. Loyola said during the inauguration ceremony.

According to SM Development Corporation (SMDC) President Jose Mari H. Banzon, the 200-hectare Smart City to be developed will include a new municipal hall, a farmer's market, and a sizeable SM Mall to serve the residents of Carmona as well as surrounding towns and cities.

# WHY INVEST IN LEAF RESIDENCES?

## INFRASTRUCTURE BOOM

### SKYWAY EXTENSION

The Skyway connects the North and South Luzon Expressways (NLEX and SLEX) with access to the Ninoy Aquino International via the NAIA Expressway (NAIAx).

The completion of the **Skyway Extension Project** extends the access of the Skyway to the South Luzon Expressway's Susana Heights Exit.



# WHY INVEST IN LEAF RESIDENCES?

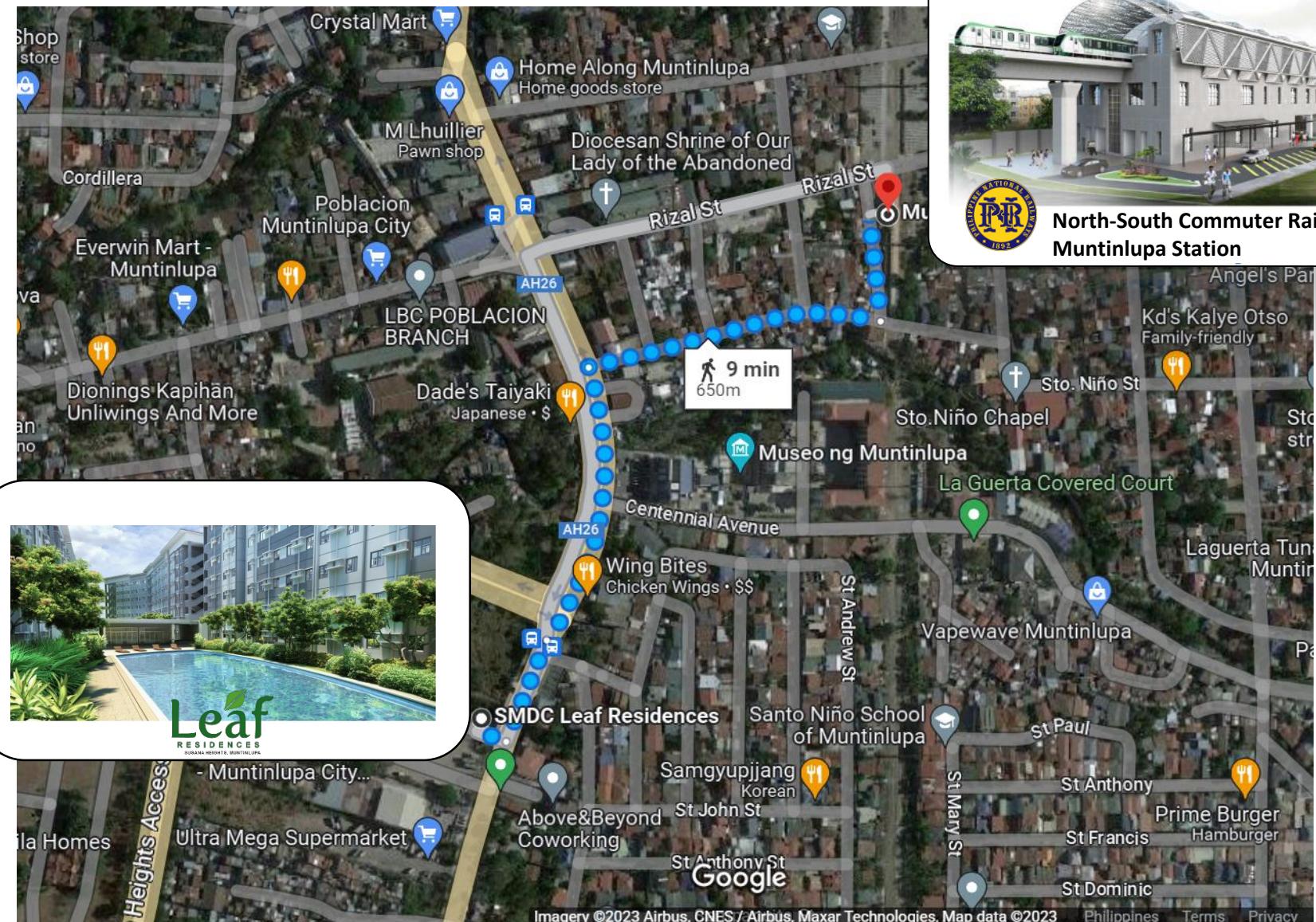
## INFRASTRUCTURE BOOM

### NORTH-SOUTH COMMUTER RAILWAY

The North-South Commuter Railway (NSCR) is a 147km railway system.

It will stretch from Clark to Calamba, and will connect to other transport systems like the LRT1, LRT2, MRT3 and Metro Manila Subway lines.

The completion and integration of the different sections of the railway system will happen from 2024-2028



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# PROJECT OVERVIEW

**Address:**

Lot 9, National Highway Corner  
Susana Avenue, Brgy. Tunasan,  
Muntinlupa City

**Lot Area:** 1.8 hectares

**No. of Towers** 4 Towers

**No. of Floors:** 7 Floors

**No. of Units/ Tower:**

TA: 187

TB: 234

TC: 201

TD: 182

**No. of Units** : 804 units

**No. of Parking Slots:** 201 slots



Adult Pool



Children's Playground



Landscaped Walkway/ Pocket parks



Children's Pool



Jogging Trails



Grand Residential Lobbies



Outdoor Lounges



Fitness Stations

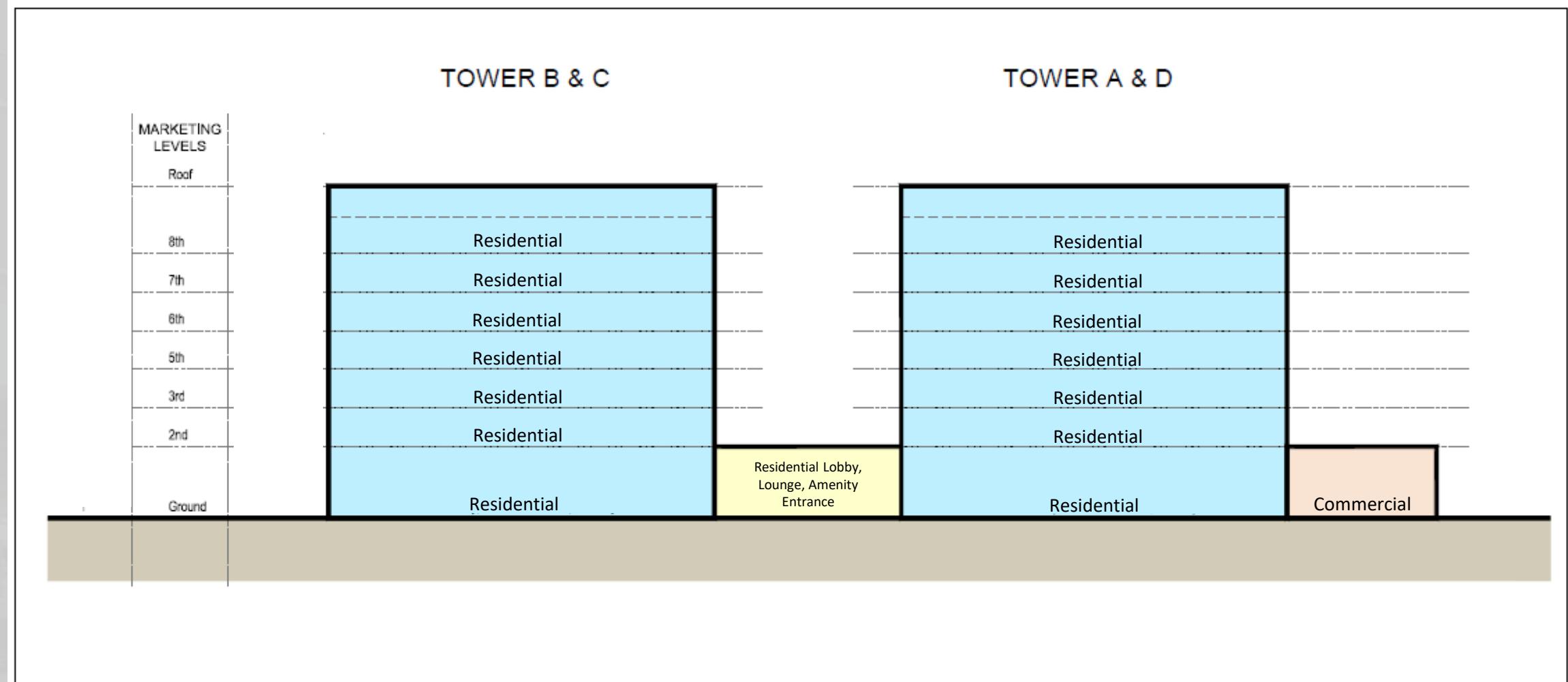


Commercial Area



Function Room

# BUILDING CHART



# UNIT FLOOR PLAN



**1 BEDROOM UNIT**

±22.55 SQM



**2 BEDROOM UNIT**

± 28.52 SQM – 39..69 SQM

# UNIT FLOOR PLAN



**2 BEDROOM END UNIT**  
± 32.24 SQM



**2 BEDROOM UNIT WITH BALCONY**  
± 34.04 SQM – 44.79 SQM

# UNIT FLOOR PLAN



**3 BEDROOM UNIT**

± 37.48 SQM - 39.19 SQM



**3 BEDROOM UNIT WITH BALCONY**

± 46.33 SQM – 48.37 SQM

# UNIT FLOOR PLAN



**Studio End Unit**

± 21.08 SQM – 22.15 SQM



**Studio with Balcony**

± 23.87 SQM

# PROJECT UPDATES



# UNIT FINISHES & DELIVERABLES

## Living Room/Bedroom

- Painted Walls and Ceiling
- Homogeneous Floor Tiles
- Painted interior Drywall and Laminated low wall partition for bedrooms

## Kitchen

- Painted Walls and Ceiling
- Homogeneous Floor Tiles
- Kitchen Sink
- Kitchen Countertop with Base Cabinets

## Bathroom

- Combination of Painted Wall and Wall Tiles
- Ceramic Floor Tiles
- Water Closet, Lavatory, Shower Set, Soap Holder, Tissue Holder

## Balcony

- Powder Coated Railings
- Ceramic Floor Tiles



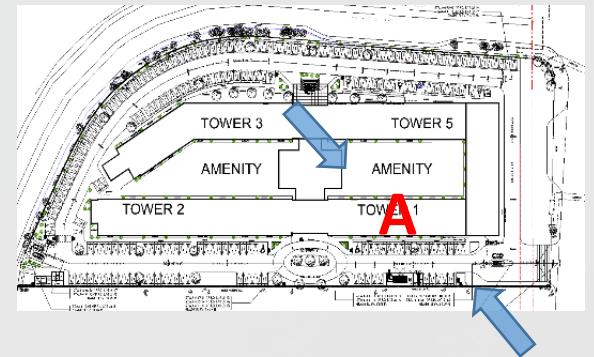
# WHY INVEST IN LEAF RESIDENCES



# PROGRESS PHOTOS – Building A Facade



Facing Amenity



Facing Justice Hall

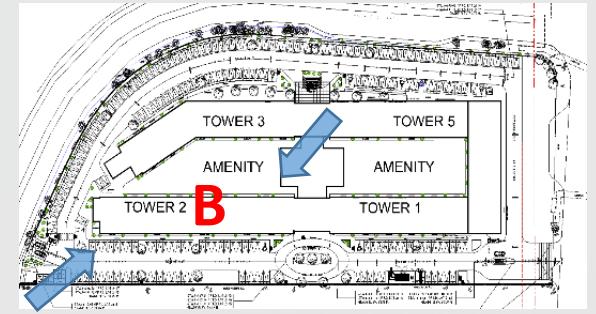
# PROGRESS PHOTOS – Building B Facade



Facing Justice Hall



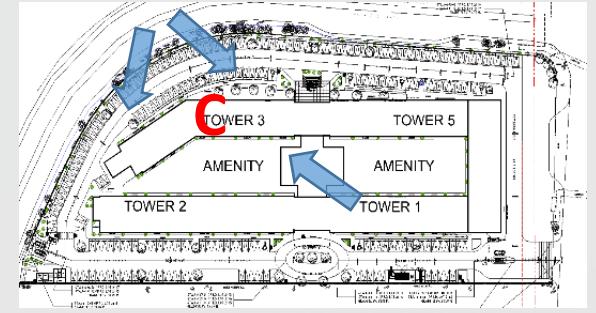
Facing Amenity



# PROGRESS PHOTOS – Building C Facade



Facing Susana Side

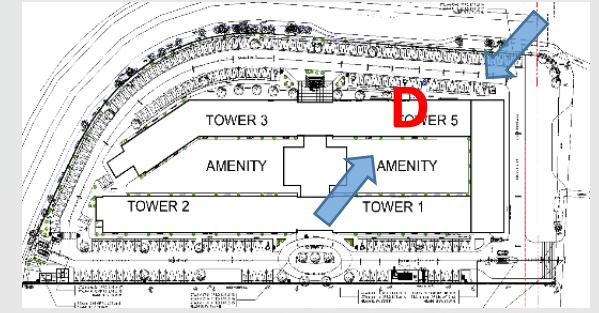


Facing Amenity

# PROGRESS PHOTOS – Building D Facade



Facing Susana



Facing Amenity Side

# PROGRESS PHOTOS – AMENITIES



Lap Pool



Kiddie & Adult Pools

