



AIR

RESIDENCES

MAKATI CITY

Meaningful relationships. Career opportunities. Personal well-being. Together, they spell out the story of your success, and it all begins at SMDC Premier's Air Residences.

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PRIME LOCATION



Site Development Plan

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INTEGRATED COMMERCIAL DEVELOPMENT

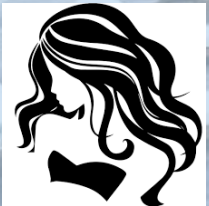
FOOD



SERVICE



WELLNESS



SM AFFILIATES



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MAKATI CITY

AIR MALL

Project Details

- 1203 PH Metro Manila Makati Extension
- Launched in August 2014
- 1-Tower Development
- 3,642 Residential Units
- 616 Parking Slots
- 59 Floors
 - 49 Residential Floors
 - 6 Parking Levels
 - 2 Amenity Levels
- TLP at PHP6,941,751.51

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Building Chart

9th to 59th Floor

49 RESIDENTIAL FLOORS

6th to 8th Floor

AMENITY + OFFICE

2nd to 5th Floor

PARKING FLOORS

Ground Floor

RESIDENTIAL LOBBY + COMMERCIAL

Basement 1 to 3

BASEMENT PARKING

Deck

49 Residential Floors

8th Floor Amenity Deck + Residential Units

7th Floor Amenity Deck + Office Space

6th Floor Office Space

5th Floor Parking Podium

3rd Floor Parking Podium

2nd Floor Parking Podium + Commercial

Ground Floor Residential Lobby + Commercial

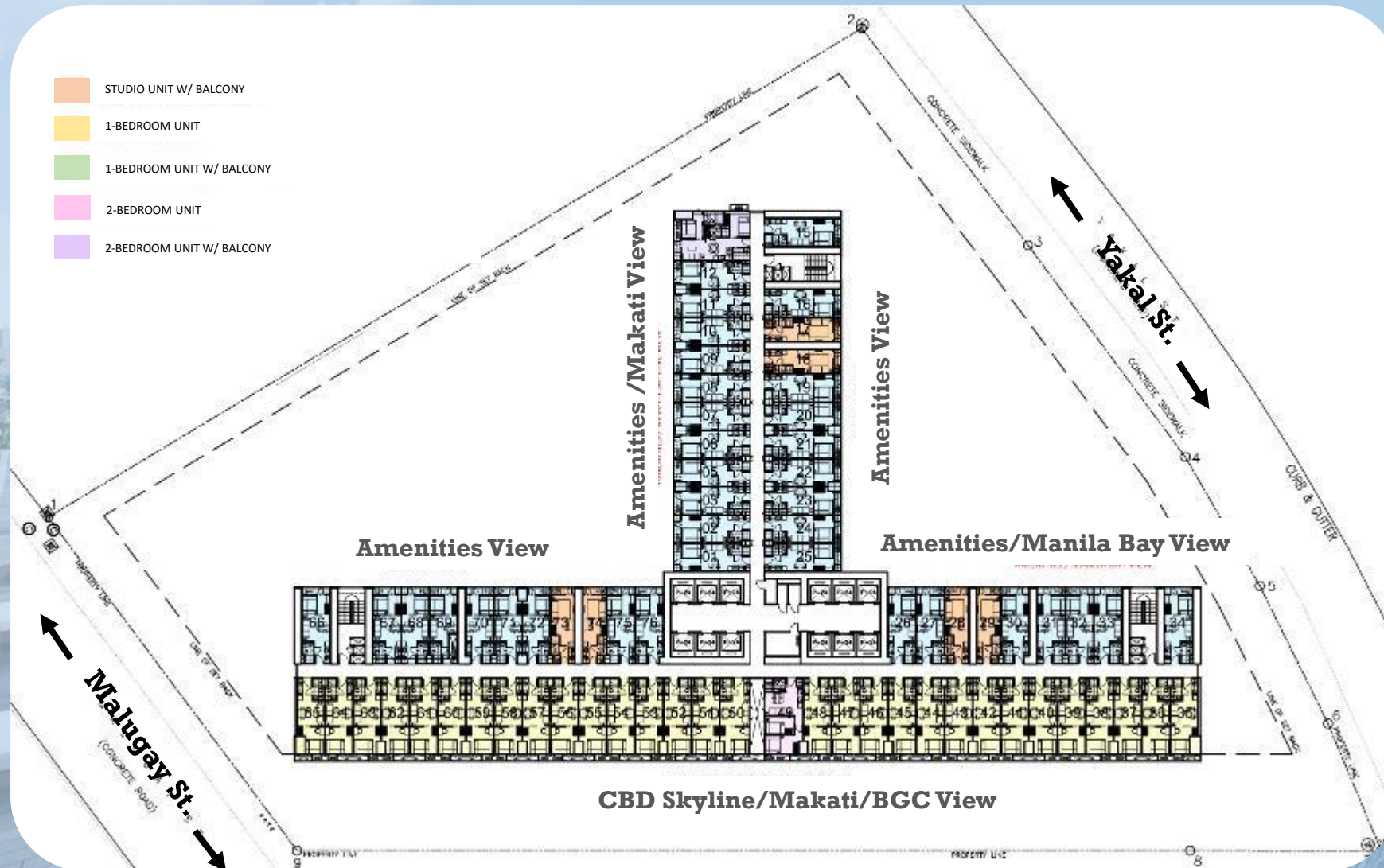
Basement 1 Commercial Parking

Basement 2 Residential Parking

Basement 3 Residential Parking

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Typical Floor Layout



Unit Types



STUDIO UNIT
WITH BALCONY
±22.95 sqm



1 BEDROOM UNIT
±26.35 sqm



1 BEDROOM UNIT
WITH BALCONY
±26.35 sqm



2 BEDROOM UNIT
±36.55 sqm



2 BEDROOM UNIT
WITH BALCONY
±46.38 sqm

Unit Deliverables

- Floor tiles
- Painted plain cement finish on interior walls
- Painted off-form finish on ceiling
- Aluminum windows
- Kitchen countertop with under-the-counter and overhead cabinets
- Unit Furnishing:
 - Range hood
 - Cooktop
 - Refrigerator
 - Microwave
 - Air-conditioning Unit
- Water closet, lavatory, soap holder, shower head and faucet in the toilet and bath
- Provision of tapping point for water heater in the shower area only



Building Features



- 12 Elevators
- 24 – Hour Security
- Semi Addressable Fire and Alarm System
- Generator Sets for Common Areas and Selected Residential Outlets
- Centralized Cistern Tanks
- Provision for Telecoms and Cable Lines
- Intercom System
- Property Management Services by Greenmist Property Management Corporation
- Leasing Services

Standard Payment Terms

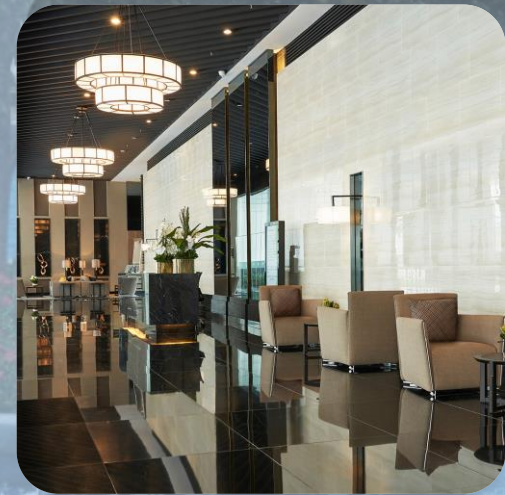
Standard Payterms (Non-EOP Account / Regular Account)

Building	Payment Scheme	Particular	Discount on TLP	
			Unit	Parking
B01	Spot Cash	100% Cash in 30 days	10%	4%
	Spot DP	5% spot / 15% in 23 months / 80% thru Cash or Bank	5%	2%
	Spread DP	15% over 24 months / 85% thru Cash or Bank	-	-

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HOTEL-LIKE LOBBY

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Amenity Layout

Left Podium

- 1 Leisure & Lap Pool
- 2 Pool Island
- 3 Pool Pavilion
- 4 Sun Deck
- 5 BBQ Terrace
- 6 Landscape Area
- 7 Pool Area
- 8 Seating Area
- 9 Staircase to Level 7
- 10 Function Room

Right Podium

- 1 Function Terrace
- 2 Yoga and Exercise Lawn
- 3 Kids Play Pool
- 4 Kids Playground
- 5 Outdoor Lounge
- 6 Jogging Area

Podium Lounge



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7th Floor Amenity



- 1 Staircase to Level 8
- 2 Reflective Pool
- 3 Function Terrace
- 4 Seating Alcoves
- 5 Pool Table/Billiards
- 6 Table Tennis
- 7 Gaming Alley
- 8 Kids Playground
- 9 Sports/Yoga Terrace



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Aerial Shots – 8th Floor Amenity Area



Left Podium



Right Podium

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Podium Lounge



Adult Pool

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Staircase to 7th Floor

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Reflective Pool



Function Terrace



GREENMIST

PROPERTY MANAGEMENT CORP.

Secure, convenient, hotel- like services

- Property Doorman
- Reception Services
- 24 hour security
- Comprehensive CCTV coverage in lounges & hallways
- Onsite Concierge
- On demand professional Cleaning and house repair

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SMDC GOOD STAYS



SERVICES OFFERED

Long-Term Lease
Enrollment Package

Basic & Premium

Daily Lease Enrollment
Package

Key Areas

Tenancy Management

Cleaning, Repair, Maintenance

Unit Furnishing Package

Partnership with SM HOME



SMDC GOOD STAYS

**Your trusted leasing and
tenancy management group**

FOR INQUIRIES

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