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**LUSH**  
RESIDENCES  
BAGTIKAN, MAKATI CITY

Lush Residences is a condominium in Makati that seamlessly blends elements of nature throughout the property, offering a natural escape from the concrete jungle of the city just north of the Makati Central Business district.

# Prime Location



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# Project Overview



Location	Bagtikan St. corner Kamagong St., Brgy. San Antonio, Makati City	
Lot Area	2,865 sq.m.	
No. of Towers	1	
No. of Floors (physical)	22	
No. of Units	674	
No. of Parking Slots	181	
Unit Types	Studio	32
	Studio with Balcony	17
	1 Bedroom	83
	1 Br with Balcony	485
	1 Br End Unit with Balcony	43
	1 Br Unit with Den	13
	2Br with Balcony	1
Launch Date	Dec 2018	
Turnover Date	Dec 2022	



# Building Chart

SKY GARDEN	RD
RESIDENTIAL FLOORS	25F
	24F
	23F
	22F
	21F
	20F
	19F
	18F
	17F
	16F
RESIDENTIAL / AMENITY FLOOR	15F
	12F
	11F
	10F
RESIDENTIAL PARKING	9F
	8F
	7F
	6F
RESIDENTIAL LOBBY / COMMERCIAL	5F
	3F
	2F
	GF



Artist's Perspective

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# Project Details

LOW DENSITY BUILDING

UNIQUE DESIGN

GREEN WALL FEATURE

PUBLIC ART FACILITY



Artist's Perspective

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# Hotel - like Lobbies Resort – styled Amenities



# Grand Lobby



**Actual Photo**

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**Actual Photo**

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# Function Room

## Ground Floor



**Actual Photo**

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**Actual Photo**



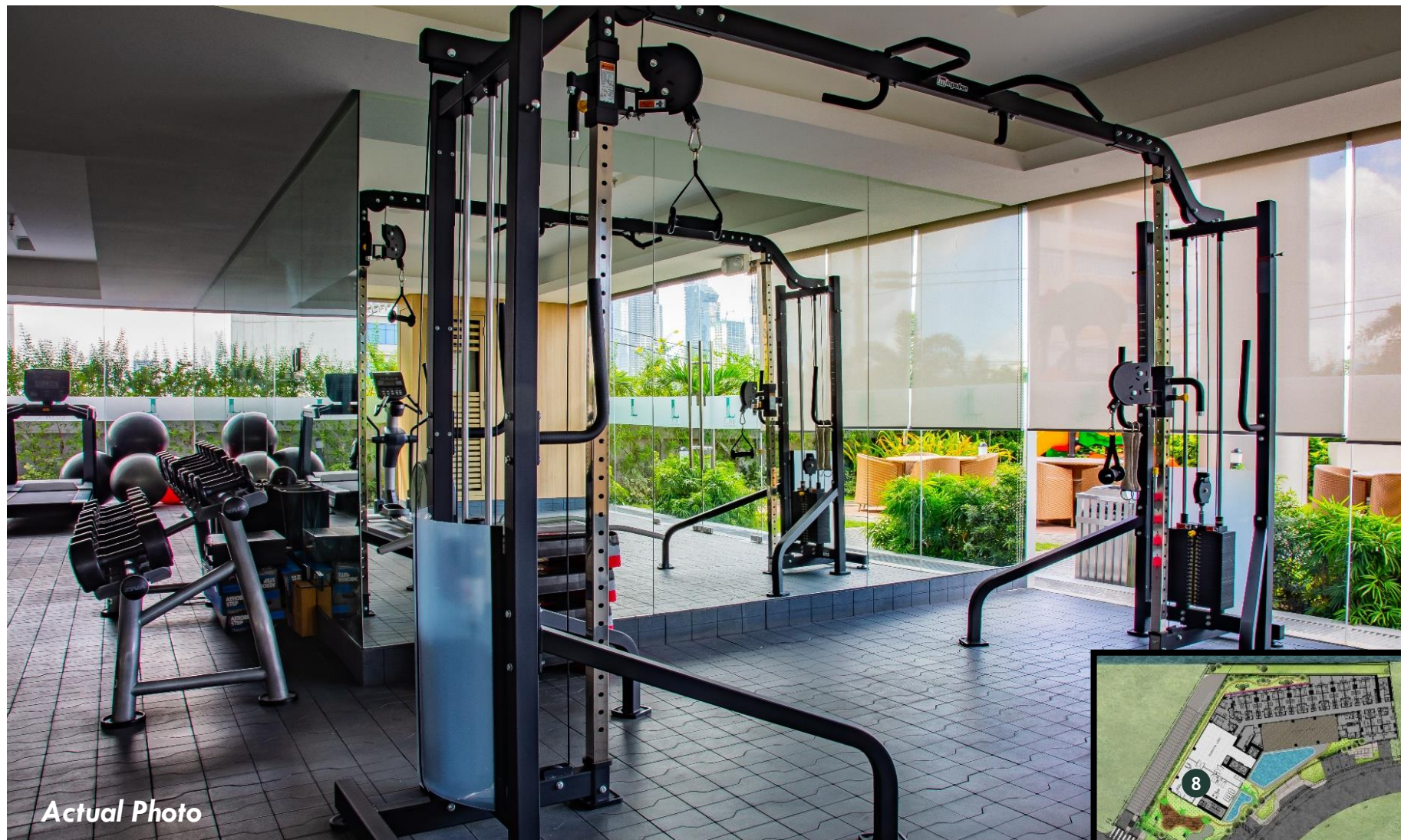
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# Gym

7<sup>th</sup> Floor



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**Actual Photo**

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7<sup>th</sup> Floor



**Actual Photo**

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# Podium Garden

7<sup>th</sup> Floor



**Actual Photo**

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# Podium Garden

7<sup>th</sup> Floor



**Actual Photo**

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# Garden Area

7<sup>th</sup> Floor



**Actual Photo**

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*Artist's Perspective*

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# Floor Plans & Unit Layouts





# 7<sup>TH</sup> Floor

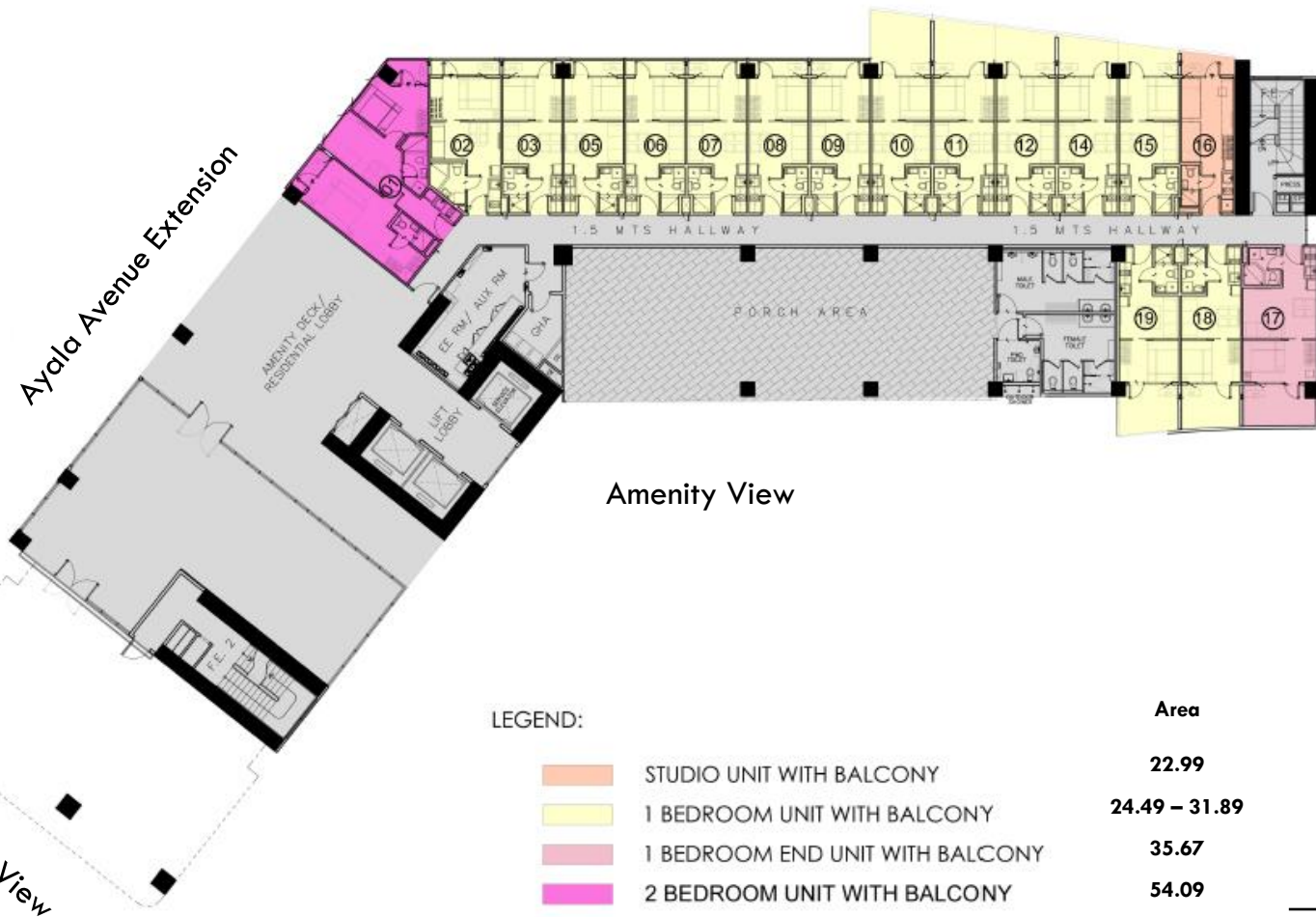


Ayala Avenue

Ayala Avenue Extension

Amenity View

Manila View



LEGEND:

- STUDIO UNIT WITH BALCONY
- 1 BEDROOM UNIT WITH BALCONY
- 1 BEDROOM END UNIT WITH BALCONY
- 2 BEDROOM UNIT WITH BALCONY

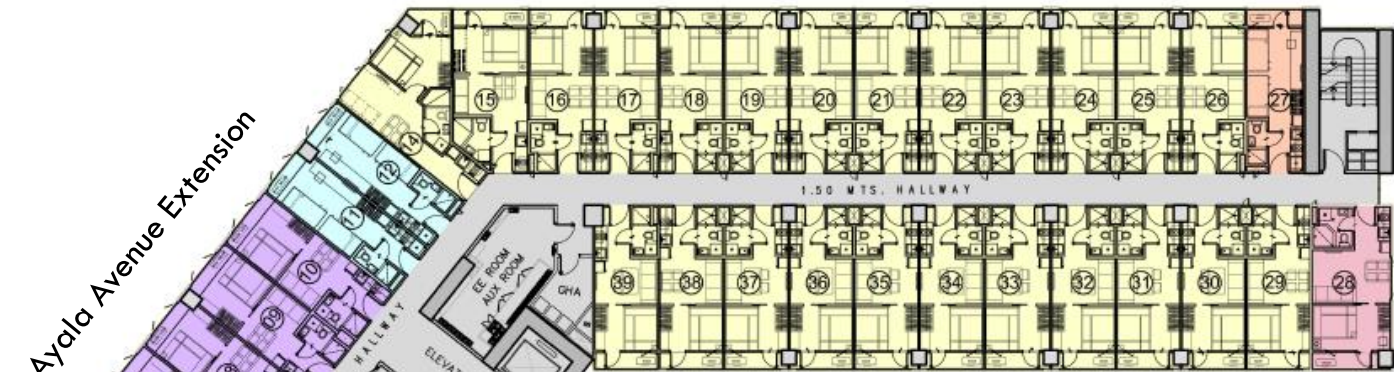
Area	Units per Floor
22.99	1
24.49 – 31.89	14
35.67	1
54.09	1
<b>TOTAL</b>	<b>17</b>





Ayala Avenue

Ayala Avenue Extension



Amenity View

LEGEND:

- STUDIO UNIT
- STUDIO UNIT WITH BALCONY
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT WITH BALCONY
- 1 BEDROOM UNIT WITH DEN
- 1 BEDROOM END UNIT WITH BALCONY

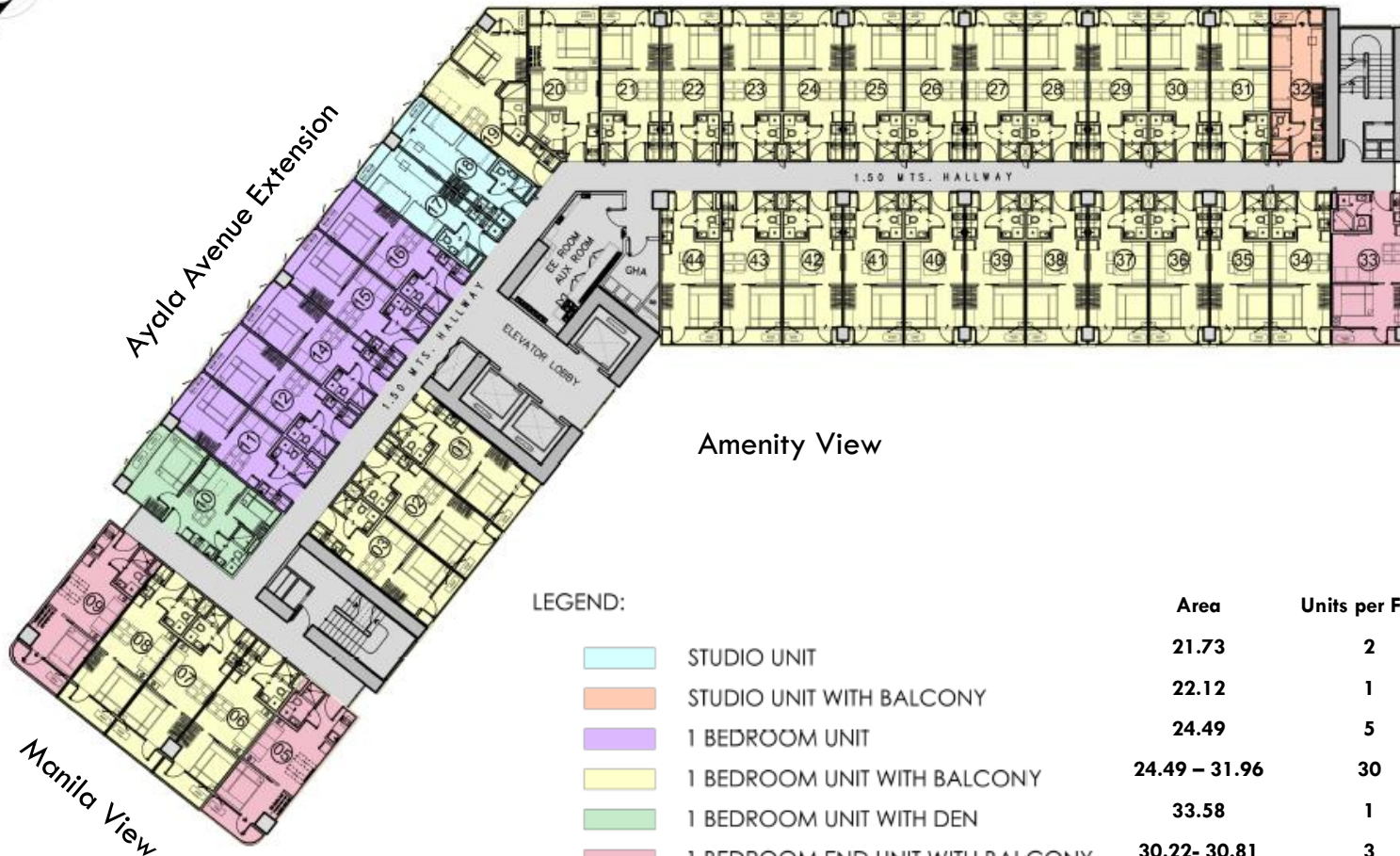
Area	Units per Floor
21.73	2
22.12	1
24.49 – 33.58	6
24.49 – 31.96	27
-	-
30.81	1
<b>TOTAL</b>	<b>37</b>

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# Typical Floors

Ayala Avenue



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# Unit Layout



Unit Type	Studio	Studio with Balcony
Unit Area	21.73 sq.m.	22.12 – 22.99 sq.m.
TLP	5,757,000 – 6,588,000	5,954,000 – 6,988,000

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# Unit Layout



Unit Type	1 Bedroom	1BR with Balcony
Unit Area	24.49 – 33.58 sq.m.	24.49 – 31.96 sq.m.
TLP	6,489,000 – 10,100,000	6,558,000 – 9,689,000

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# Unit Layout



Unit Type	1BR End Unit with Balcony	1BR Unit with Den
Unit Area	30.22 – 35.67 sq.m.	33.58 sq.m.
TLP	8,068,000 – 10,760,000	8,935,000 – 10,181,000

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# Unit Layout



Unit Type	<b>2Br with Balcony</b>
Unit Area	54.09 sq.m.
TLP	15,728,000

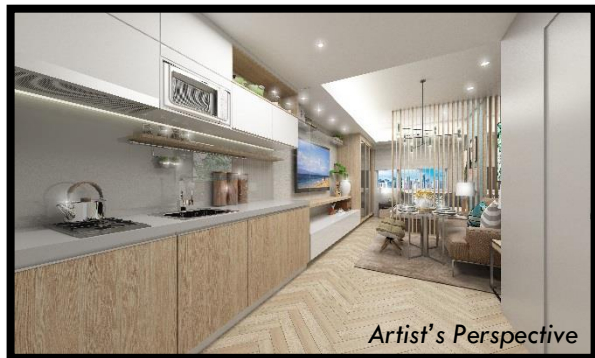
*For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer. Data is as of March 2022. Please check latest announcement by Sales Council.*



# Standard Unit Deliverables



- Floor tiles in all areas of the unit;
- Living room, dining room and bedroom/s with painted plain cement finish on interior walls and painted off-form finish on ceiling;
- Aluminum-framed windows;
- Wiring devices (breaker, switch, outlets);
- Kitchen with painted plain cement finish on interior walls and painted drop ceiling;
- Kitchen countertop with overhead and base cabinets;
- Toilet and bath with painted plain cement finish and tiles on walls, tiles on floor and painted drop ceiling;
- Water closet, lavatory, soap holder, tissue holder, shower head and faucet in the toilet and bath;
- Provision of tapping point for water heater in the shower area only.
- Rangehood and Cooktop.



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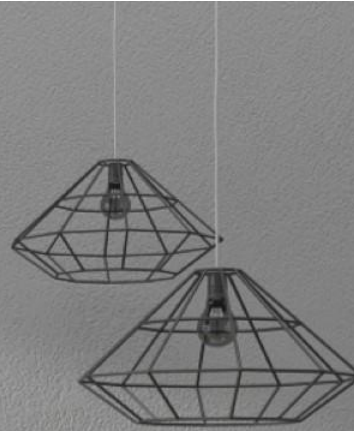
**SMDC**





**SMDC GOOD STAYS**

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# SERVICES OFFERED

## Long-Term Lease Enrollment Package

Basic & Premium

## Daily Lease Enrollment Package

Key Areas

## Tenancy Management

Cleaning, Repair,  
Maintenance, &  
Messengerial Services

## Unit Furnishing Package

Partnership with Our  
Home, SM Home, SM  
Appliance, & Ace  
Hardware





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**Your trusted leasing and  
tenancy management group**

## FOR INQUIRIES

You may contact us at:



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# Thank you!

Justyn Javier

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A vertical banner with a lush, tropical background featuring various green leaves and vibrant flowers in shades of red, orange, and yellow. The text is white and gold.

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**SMDC**  
PREMIER

# FAQs

## LOCATION

### A. What establishments and landmarks are near Lush Residences?

#### MALLS/SHOPPING CENTERS AND GROCERIES

1. Jazz Mall ( $\pm 0.8$  km)
2. SM Makati ( $\pm 2.0$  km)
3. Greenbelt, Glorietta, Landmark ( $\pm 1.8$  km)
4. Powerplant Mall ( $\pm 2.3$  km)

#### GOVERNMENT OFFICES

1. Makati Fire Station ( $\pm 0.17$  km)
2. Makati Central Post Office ( $\pm 0.24$  km)
3. Makati Central Police Headquarters ( $\pm 0.074$  km)

#### OFFICE BUILDINGS (please use proper category name)

1. RCBC Plaza ( $\pm 0.4$  km)
2. GT Tower ( $\pm 0.5$  km)

#### EDUCATIONAL INSTITUTIONS

1. Far Eastern University – Makati ( $\pm 0.3$  km)
2. De La Salle University – Makati Extension Campus ( $\pm 0.4$  km)
3. Centro Escolar University – Makati ( $\pm 0.7$  km)
4. Asian Institute of Management ( $\pm 1.3$  km)
5. Ateneo Graduate School of Business ( $\pm 2.3$  km)

#### PERFORMING ARTS CENTERS

1. On-Stage Theater, Greenbelt ( $\pm 1.3$  km)
2. Carlos P. Romulo Auditorium ( $\pm 0.4$  km)

#### MUSEUMS

1. Ayala Museum ( $\pm 1.4$  km)
2. Yuchengco Museum ( $\pm 0.4$  km)

### B. Accessibility (Ingress / Egress)

#### THE PROJECT IS AVAILABLE VIA THE FOLLOWING ROUTES:

- a. Ayala Avenue
- b. Chino Roces Avenue
- c. Buendia via SLEX or EDSA



# FAQs



## BUILDING DETAILS

### A. What is the back-up power provision?

- Common areas will have stand by power supply in case of power outage
- Residential units will have an allocated emergency load in case of power outage:
  - i. Studio / 1 BR -- 1 Light; Convenience Outlet
  - ii. 2 Bedroom - 2 Lights; 2 Convenience Outlets

### B. What will be the type of ventilation on the typical residential hallways?

Naturally Ventilated

### C. What are the hallways measurements?

Hallway Width	± 1.5 meters
Hallway Floor to Ceiling Height	± 2.4 meters (typical floor)

### D. How many elevators are there?

Two (2) elevators with One (1) service elevator

### E. When is the estimated project completion?

December 31, 2022

### F. What is the project's safety measure from flooding?

The project is elevated at 1 meter from road level

## UNIT DETAILS

### A. What is the floor to ceiling height?

Residential Floor to Ceiling Height	+ 2.4 to +2.9 meters
-------------------------------------	----------------------

### B. What are the internal partition?

There will be a partition for the bedroom(s) and for toilet and bath

### C. What is the allowable AC Capacity

1.5 HP

Split type AC

# FAQs



## HOUSE RULES RESIDENTIAL UNITS

### A. Can a residential unit be used for commercial purposes?

No, all residential units shall be used for residential purposes only.

### B. Are pets allowed in the residential building?

Only household pets contained in an aquarium that do not cause unreasonable noise, smell, harm or damage to the community and the general public and they do not interfere with the normal enjoyment of a peaceful, sanitary and safe environment. Dogs, cats and the like are not allowed.

### C. When can a unit owner move-in to their unit

Buyers will be allowed to move-in after all of the following conditions are achieved:

- Construction of project has been completed.
- Buyer has met the payment & documentary requirements for move-in
- Signed Certificate of Acceptance by the unit owner.
- Payment of Working Capital (equivalent to 3 months Condo Dues).
- Submission of filled out Move-in Forms
- Attendance in orientation on House Rules conducted by the property by the Property Administrator.
- Submission of all other documents as may be required by the Property Admin.

### D. What is the purpose of collecting condominium dues from unit owners?

Condominium dues are used to pay the following expenses:

- Operating and maintenance expenses of the condominium.
- Insurance expenses and real estate & property taxes to cover the amenities and common areas in the community.
- Permits and licenses fees paid to the government.

### E. How much are the monthly condominium dues?

Condominium dues are subject to change upon final computation of expenses and approval of Condominium Corporation

**Residential: PHP 160.00/sqm.**

**Parking: PHP 112.00/sqm.**

**Commercial: PHP 126.00/sqm.**

*\*For illustration purposes only.*

### E. When will a unit owner start paying for the condominium dues?

Payment of condo dues will start once the unit has been accepted by the unit owner or deemed accepted based on turnover policy

## PARKING SLOTS

### A. Who can purchase a parking slot?

Only residential unit owners can purchase a parking slot

### B. If a residential unit purchased was cancelled by the buyer, what happens to the parking slot purchased?

With this scenario, the parking slot purchased will also be cancelled

### C. Are there any free parking slots allotted for the unit owners?

No parking slot will be available to unit owners for free.

### D. What happens if a unit owner does not get a parking slot?

Unit owners who did not purchase parking slots may opt to rent parking slots from the Property Management or from other unit owners who are leasing/renting out their parking slots.

## FACILITIES AND AMENITIES

### A. Are there any fees to be collected for using the facilities in the community?

The use of facilities and amenities are generally covered by the condominium dues, except for areas identified by the condominium corporation. (e.g. function rooms/ clubhouse/ pools). Such fees will be used to cover maintenance and utility cost.