

STYLÉ  
R E S I D E N C E S

SM CITY ILOILO



STYLE  
RESIDENCES  
SM CITY ILOILO

SMDC





SMDC's very first project in the Visayas will rise at the heart of Iloilo City's premier Lifestyle District – SM City Iloilo.

The development promises utmost convenience, well-appointed amenities, hotel-like lobbies, professional property management, and a *lifeSTYLE* fit for the dynamic market looking to make a sound real estate investment.



# PRIME LOCATION

Unmatched Accessibility

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| Distance from Landmarks                  | KM     |
|--|--------|
| Iloilo City Hall                         | 5km    |
| Iloilo International Airport             | 14.7km |
| Western Visayas Medical Center           | 1.18km |
| Iloilo Business Park                     | 700m   |
| Iloilo Science and Technology University | 2.3km  |
| Western Visayas State University         | 1.9km  |
| Iloilo Seaport                           | 4km    |
| Molo Mansion / Molo Church               | 3km    |



# PRIME LOCATION

Unmatched Accessibility

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# Project Overview



SM CITY ILOILO  
Benigno Aquino Ave.,  
Buhang Taft North,  
Mandurria, Iloilo City

Address:

Brgy

Lot Area:

Number of Towers:

Development

30,137 sqm

5 (Five) Tower

16 Floors

Total No of Units:

2,935 units

37 – 51 Units per floor

Tower Breakdown:

Tower A 586 Units

Tower B 474 Units

Tower C 784 Units

Tower D 442 Units

Tower E 649 Units

Parking Slots:

496 Total

Breakdown of Parking slots

415 On Grade

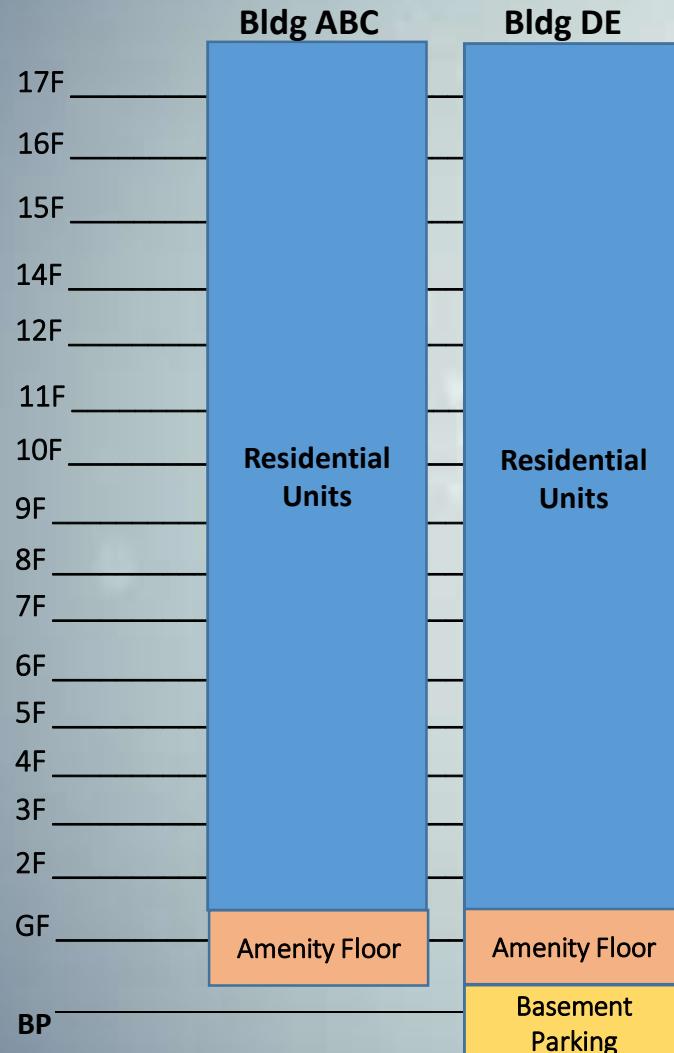
81 Basement

Launch Date:

May 6, 2019

# Building Chart

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**\*Artist's Perspective only**



# Site Development Plan





## Hotel Like Lobbies & Resort-Styled Amenities



\*Artist's Perspective only



\*Artist's Perspective only



\*Artist's Perspective only



\*Artist's Perspective only

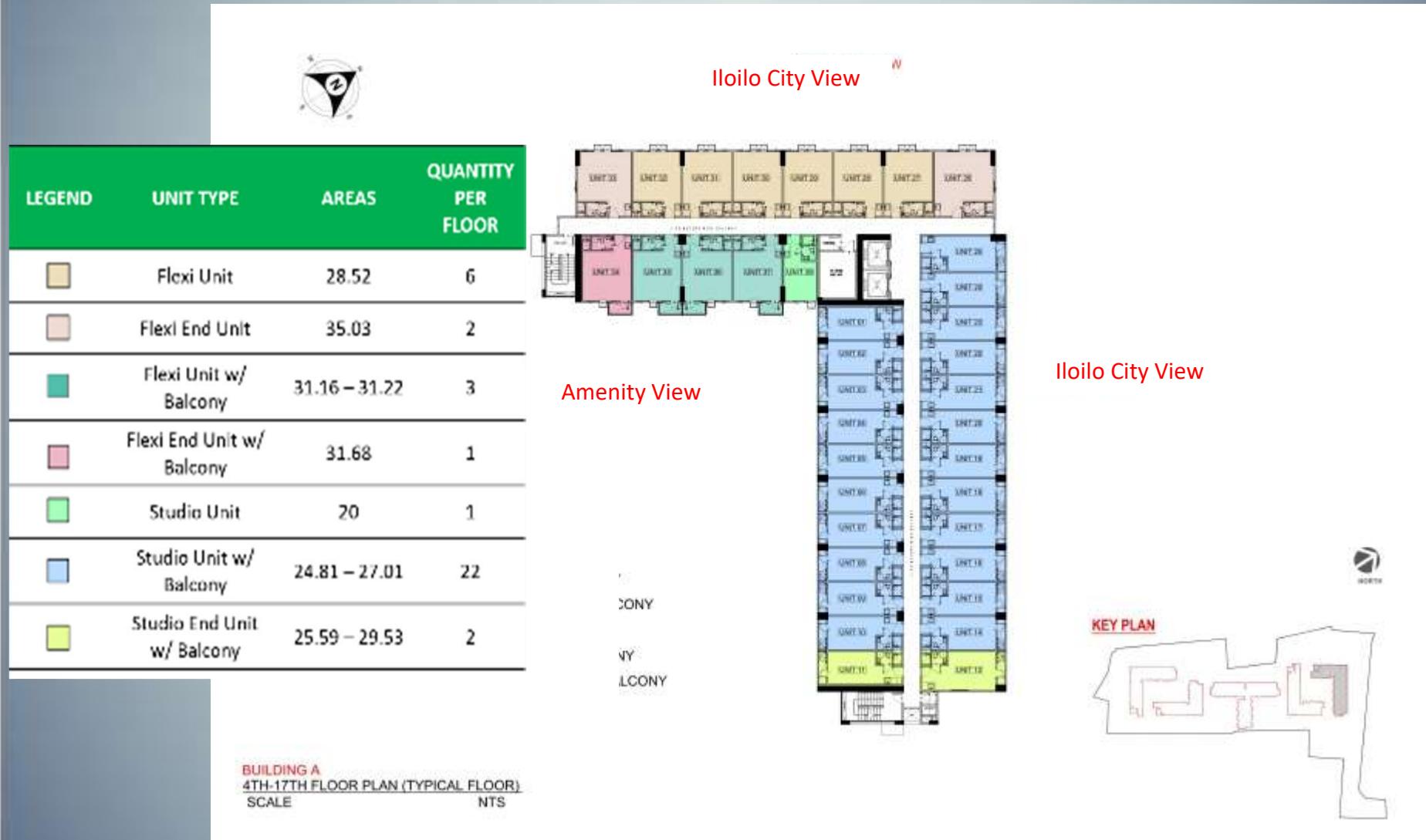
## Units Types

| Unit Type                  | No. of Units | % of Total | Unit Size Range |
|----------------------------|--------------|------------|-----------------|
| Studio Unit                | 98           | 3%         | 20.00 - 25.99   |
| Studio Unit w/ Balcony     | 1193         | 41%        | 24.81 - 27.01   |
| Studio End Unit w/ Balcony | 123          | 4%         | 24.81 - 30.32   |
| Flexi Unit                 | 493          | 17%        | 28.52 - 31.50   |
| Flexi Unit w/ Balcony      | 754          | 26%        | 31.16 - 35.10   |
| Flexi End Unit             | 152          | 5%         | 29.76 - 35.03   |
| Flexi End Unit w/ Balcony  | 122          | 4%         | 31.62 - 34.94   |

# Typical Residential Floor Plan

## Building A: 4<sup>th</sup> – 17<sup>th</sup> Flr

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# Typical Residential Floor Plan

## Building B: 4<sup>th</sup> – 17<sup>th</sup> Flr

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# Typical Residential Floor Plan

## Building C: 4<sup>th</sup> – 17<sup>th</sup> Flr

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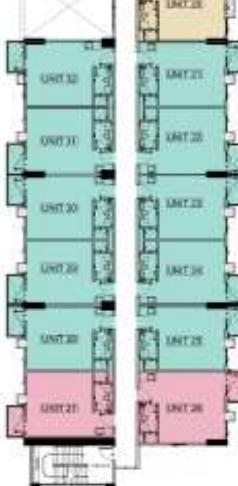


Iloilo City View

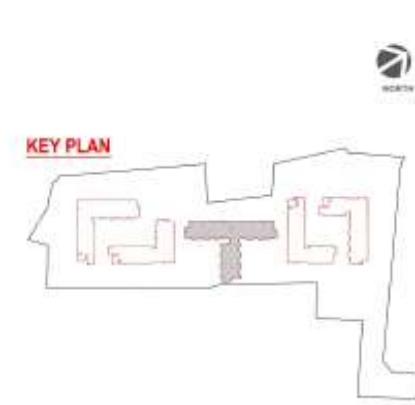


| LEGEND | UNIT TYPE                  | AREAS         | QUANTITY PER FLOOR |
|--------|----------------------------|---------------|--------------------|
| ■      | Flexi Unit                 | 29.14         | 1                  |
| ■      | Flexi Unit w/ Balcony      | 31.16 – 31.22 | 10                 |
| ■      | Flexi End Unit w/ Balcony  | 31.84 – 34.94 | 2                  |
| ■      | Studio Unit w/ Balcony     | 24.81 – 25.99 | 32                 |
| ■      | Studio End Unit w/ Balcony | 24.81 – 28.74 | 4                  |
| ■      | Studio Unit                | 24.81 – 25.99 | 2                  |

Amenity View



Amenity View



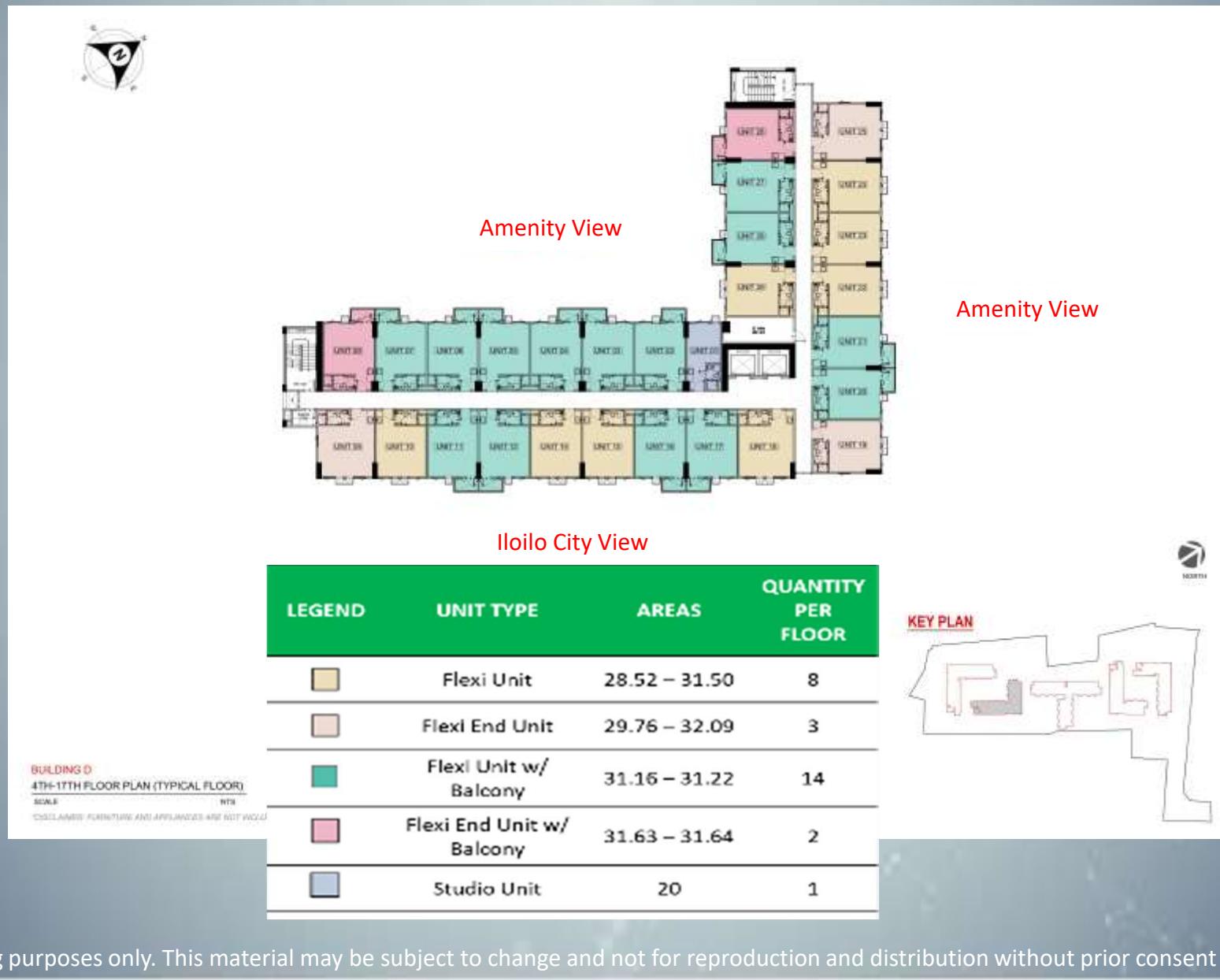
BUILDING C  
4TH – 17TH FLOOR PLAN (TYPICAL FLOOR)  
SCALE: NTS

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# Typical Residential Floor Plan

## Building D: 4<sup>th</sup> – 17<sup>th</sup> Flr

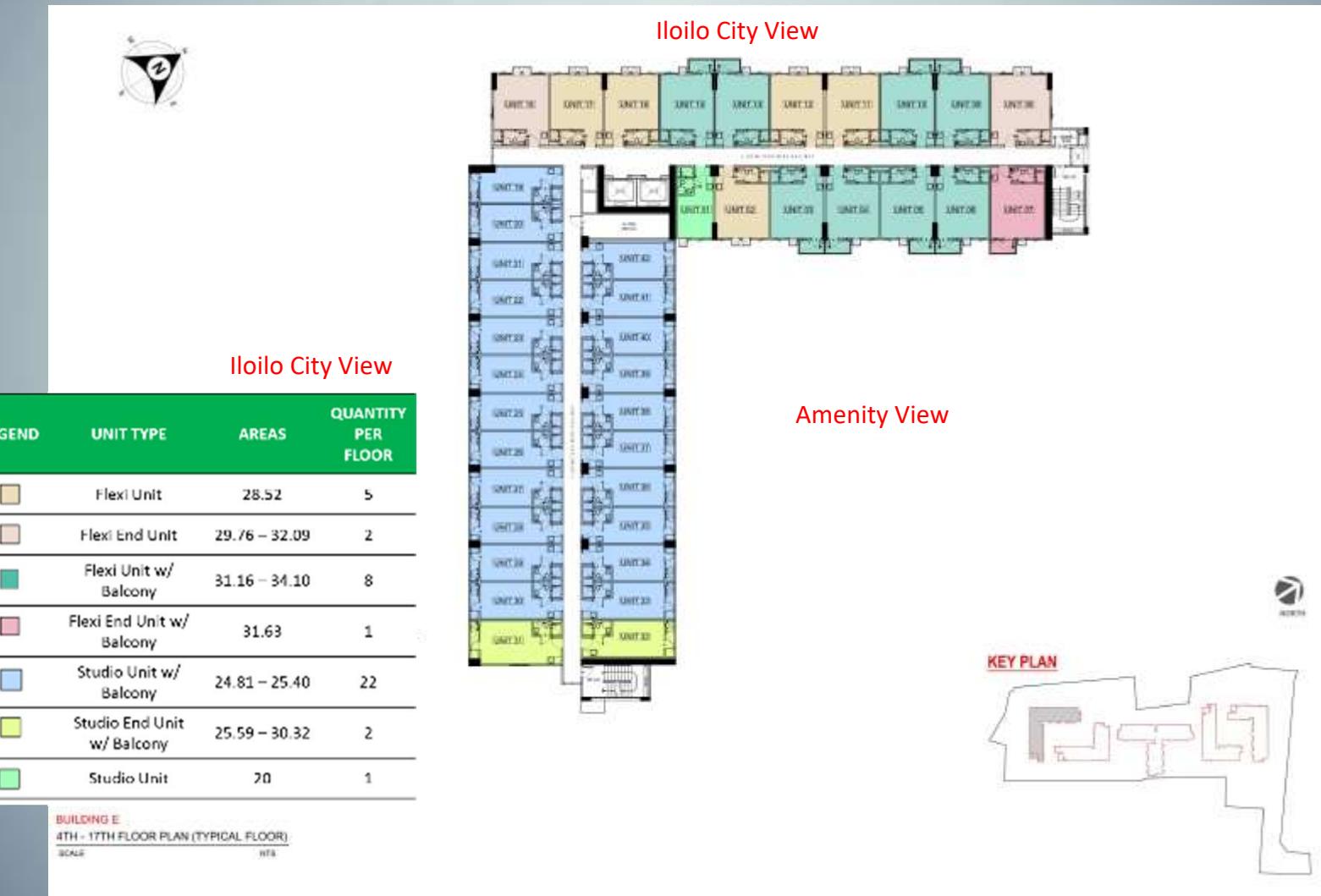
**STYLE**  
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# Typical Residential Floor Plan

## Building E: 4<sup>th</sup> – 17<sup>th</sup> Flr

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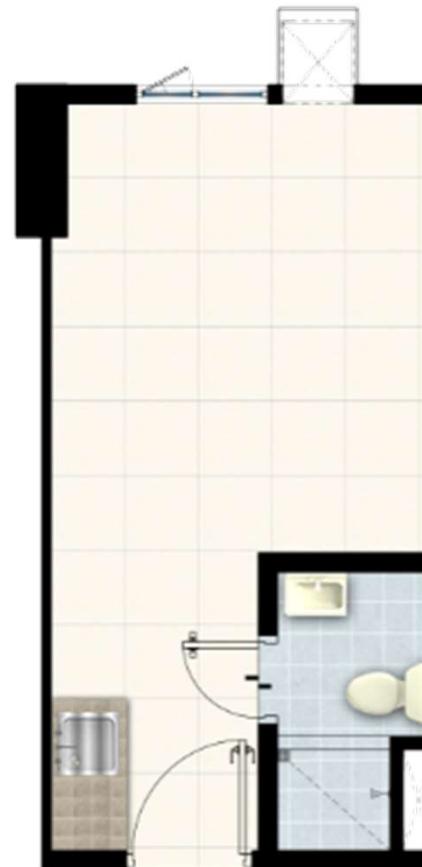
**Basement Parking  
Building D & E**



## Types of Unit -Studio

### UNIT AREA

| ROOM DESCRIPTION                | FLOOR AREA                        |                                   |
|---------------------------------|-----------------------------------|-----------------------------------|
|                                 | Square<br>Meters(m <sup>2</sup> ) | Square<br>Feet (ft <sup>2</sup> ) |
| LIVING, DINING AREA,<br>BEDROOM | 12.88                             | 124.76                            |
| KITCHEN AREA                    | 3.36                              | 50.16                             |
| TOILET & BATH                   | 3.75                              | 40.37                             |
| <b>TOTAL</b>                    | <b>19.99</b>                      | <b>215.29</b>                     |



Deliverable



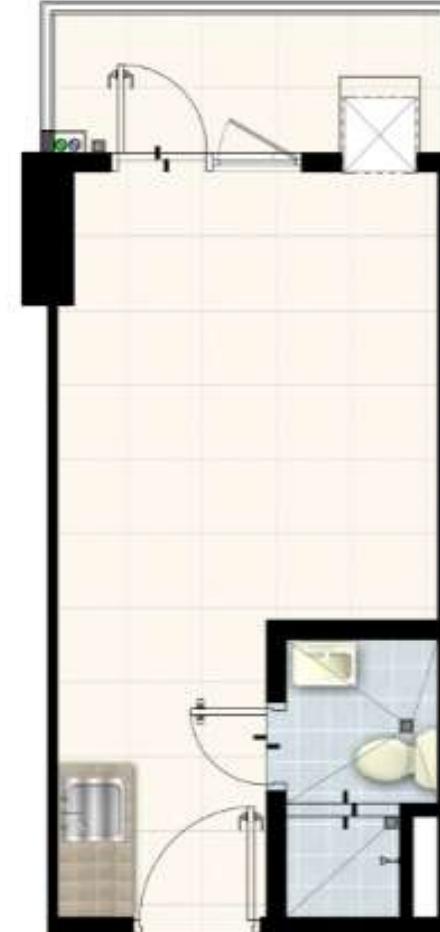
Suggested  
Layout

# Type of Units

## Studio Unit with Balcony

### UNIT AREA

| ROOM DESCRIPTION                | FLOOR AREA                        |                                   |
|---------------------------------|-----------------------------------|-----------------------------------|
|                                 | Square<br>Meters(m <sup>2</sup> ) | Square<br>Feet (ft <sup>2</sup> ) |
| LIVING, DINING AREA,<br>BEDROOM | 12.88                             | 138.64                            |
| KITCHEN AREA                    | 3.36                              | 36.17                             |
| TOILET & BATH                   | 3.75                              | 40.37                             |
| BALCONY                         | 3.93                              | 42.30                             |
| <b>TOTAL</b>                    | <b>23.92</b>                      | <b>257.48</b>                     |



Deliverable



Suggested  
Layout

## Types of Unit – Flexi Suite Unit

| UNIT AREA            |                                   |                                   |
|----------------------|-----------------------------------|-----------------------------------|
| ROOM DESCRIPTION     | FLOOR AREA                        |                                   |
|                      | Square<br>Meters(m <sup>2</sup> ) | Square<br>Feet (ft <sup>2</sup> ) |
| LIVING & DINING AREA | 8.31                              | 89.45                             |
| KITCHEN AREA         | 3.36                              | 36.17                             |
| TOILET & BATH        | 4.31                              | 46.39                             |
| BEDROOM 1            | 6.50                              | 69.96                             |
| BEDROOM 2            | 6.04                              | 65.01                             |
| <b>TOTAL</b>         | <b>28.52</b>                      | <b>306.99</b>                     |



## Types of Unit – Flexi Suite Unit

| UNIT AREA            |                                |                                |
|----------------------|--------------------------------|--------------------------------|
| ROOM DESCRIPTION     | FLOOR AREA                     |                                |
|                      | Square Meters(m <sup>2</sup> ) | Square Feet (ft <sup>2</sup> ) |
| LIVING & DINING AREA | 8.31                           | 89.45                          |
| KITCHEN AREA         | 3.36                           | 36.17                          |
| TOILET & BATH        | 4.31                           | 46.39                          |
| BEDROOM 1            | 6.50                           | 69.96                          |
| BEDROOM 2            | 6.04                           | 65.01                          |
| <b>TOTAL</b>         | <b>28.52</b>                   | <b>306.99</b>                  |



# Types of Unit – Flexi Suite Unit w/ Balcony

| UNIT AREA                       |                                   |                                   |
|---------------------------------|-----------------------------------|-----------------------------------|
| ROOM DESCRIPTION                | FLOOR AREA                        |                                   |
|                                 | Square<br>Meters(m <sup>2</sup> ) | Square<br>Feet (ft <sup>2</sup> ) |
| LIVING, DINING AREA,<br>BEDROOM | 19.63                             | 211.30                            |
| KITCHEN AREA                    | 4.79                              | 51.56                             |
| TOILET & BATH                   | 4.10                              | 44.13                             |
| BALCONY                         | 2.64                              | 28.42                             |
| <b>TOTAL</b>                    | <b>31.16</b>                      | <b>335.41</b>                     |



# Unit Finishes

|   |   |
|---|---|
| <b>Wall Finishes</b>                    | Painted Cement Finish   |
| <b>Floor Finishes</b>                   | Tiles   |
| <b>Door</b>                             | Solid Panel Door  |
| <b>Toilet &amp; Bath</b>                | Wall – Tiles and painted cement finish<br>Floor- Tiles with waterproofing<br>Ceiling – Painted<br>Fixtures – Water Closet, Lavatory, Soap Holder, Tissue Holder, Shower Head and Faucet |
| <b>Kitchen</b>                          | Kitchen countertop with base cabinets and grease trap   |
| <b>Balcony</b><br><i>*if applicable</i> | Wall – Painted Finish<br>Floor – Tiles with waterproofing<br>Door – Glass door with Aluminum frame  |

# Construction Update

\*Actual Photos

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# Construction Update

\*Actual Photos

STYLE  
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# Construction Update

\*Actual Photos

STYLE  
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# Construction Update

\*Actual Photos

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# Construction Update

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# FAQs



• Who is the owner and developer of Style Residences?

- SM Prime Holdings, Inc.

• Do we allow unit alteration and/or combination?

- Yes, we will allow such request based on the approved SMDC policy
  - a. Non installation of toilet and bath fixtures
  - b. Non installation of kitchen cabinet and counter top
  - c. Non installation of finishes (i.e. ceramic tiles)

• Do we allow unit alteration and/or combination?

- Buyer's requests will only be entertained upon compliance and submission of the Unit Alteration/Combination (Form) and other requirements
  - a. Payment of UACF Fee (see below)
  - b. Buyer must have paid at least 20% of the TAP
  - c. Buyer must not have any past due payable or unpaid penalties

| <b>Unit Alteration</b>   |            | <b>Unit Combination</b> |            |
|--|------------|-------------------------|------------|
| Per Set / Per Item:  |            | Door Opening            | PHP 15,000 |
| <ul style="list-style-type: none"><li>• Bedroom Partition / Walls</li><li>• Toilet and Bath Fixtures (1pc or entire set)</li><li>• Finishes (i.e. Floor tiles, Wall tiles, etc.)</li><li>• Kitchen Cabinets and Countertop</li></ul> | PHP 10,000 | Wall Opening            | PHP 25,000 |

# FAQs



• What are the utility providers:

Power: MORE Power

Telephone:

To be determined

Water Aqua Centro

CATV:

To be determined

• What are the additional reservation / leasehold requirements?

- Construction Waiver

• Where can we accept reservation?

- Iloilo City
- Manila
- Bacolod City

• How much is the reservation?

- P30,000 – Residential
- P10,000 – Parking

• Location of the Showroom and Sales Admin Office:

- LGF Floor SM City Iloilo

# FAQs



- What is the elevator capacity?
  - 21 Person (2 elevators per building)
- Where is the Garbage Room located?
  - Located at the end/corner of the building
- What is the Balcony railing Height?
  - 1.20 Meters
- What is the Function Room Capacity?
  - 144 Person