

[STYLE]  
RESIDENCES

SM CITY ILOILO



# [STYLE] RESIDENCES

SM CITY ILOILO



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

[STYLE]  
RESIDENCES  
SM CITY ILOILO

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

[STYLE]  
RESIDENCES  
SM CITY ILOILO



"For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer."

# Project Overview



Address: Benigno Aquino Ave.,  
Brgy Buhang Taft North,  
Mandurriao, Iloilo City

Lot Area: 30,137 sqm  
Number of Towers: 5 (Five) Tower  
Development

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

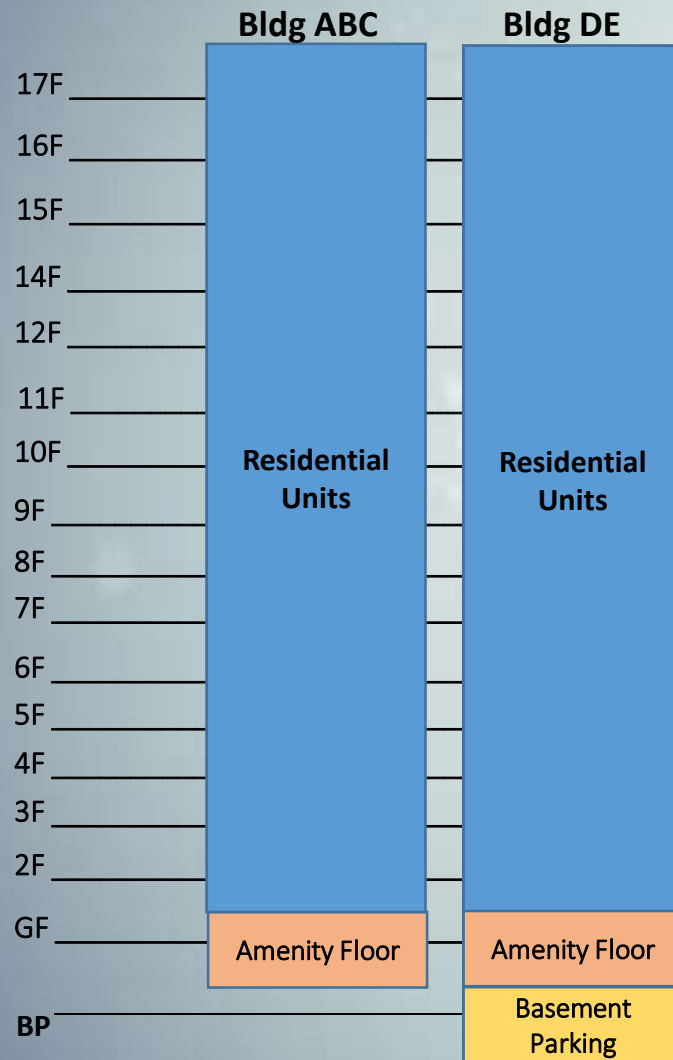
415 On Grade  
81 Basement

Launch Date: May 6, 2019



# Building Chart

[ S T Y L E ]  
RESIDENCES  
S.M. CITY ILOILO



**\*Artist's Perspective only**

"For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer."



## Site Development Plan



Benigno Aquino Ave Service Rd  
(SM City Iloilo View)



## LANDSCAPE MASTERPLAN

### ADULTS' ACTIVE POOL ZONE

ADULTS ACTIVE  
POOL ZONE for  
more active and  
outdoor pursuits.

### ADULTS' PASSIVE POOL ZONE

ADULT  
PASSIVE POOL  
ZONE for  
meditative  
and reflective  
activities.

The open-  
lawn area is  
perfect for  
your  
relaxation,  
may it be  
activities like  
Yoga and  
Meditation,  
you can truly  
enjoy the  
serene  
surroundings  
of nature.

### CHILDREN'S POOL + PLAY ZONE

#### **CHILDREN's POOL + Play Zone**

For kids enjoyment and  
activities that strengthens  
family bond.

<b>1</b>	Wading Pool
<b>2</b>	Swim Gym Pool /Playscape
<b>3</b>	FAB Pool
<b>4</b>	Oasis Pool
<b>5</b>	Covered Basketball Court
<b>6</b>	Style Centrale Lounge
<b>7</b>	Garden Square
<b>8</b>	Lobby Lounge

## 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

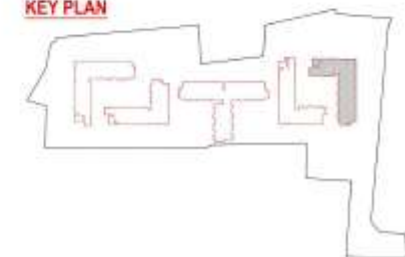


LEGEND	UNIT TYPE	AREAS	QUANTITY PER FLOOR
	Flexi Unit	28.52	6
	Flexi End Unit	35.03	2
	Flexi Unit w/ Balcony	31.16 – 31.22	3
	Flexi End Unit w/ Balcony	31.68	1
	Studio Unit	20	1
	Studio Unit w/ Balcony	24.81 – 27.01	22
	Studio End Unit w/ Balcony	25.59 – 29.53	2

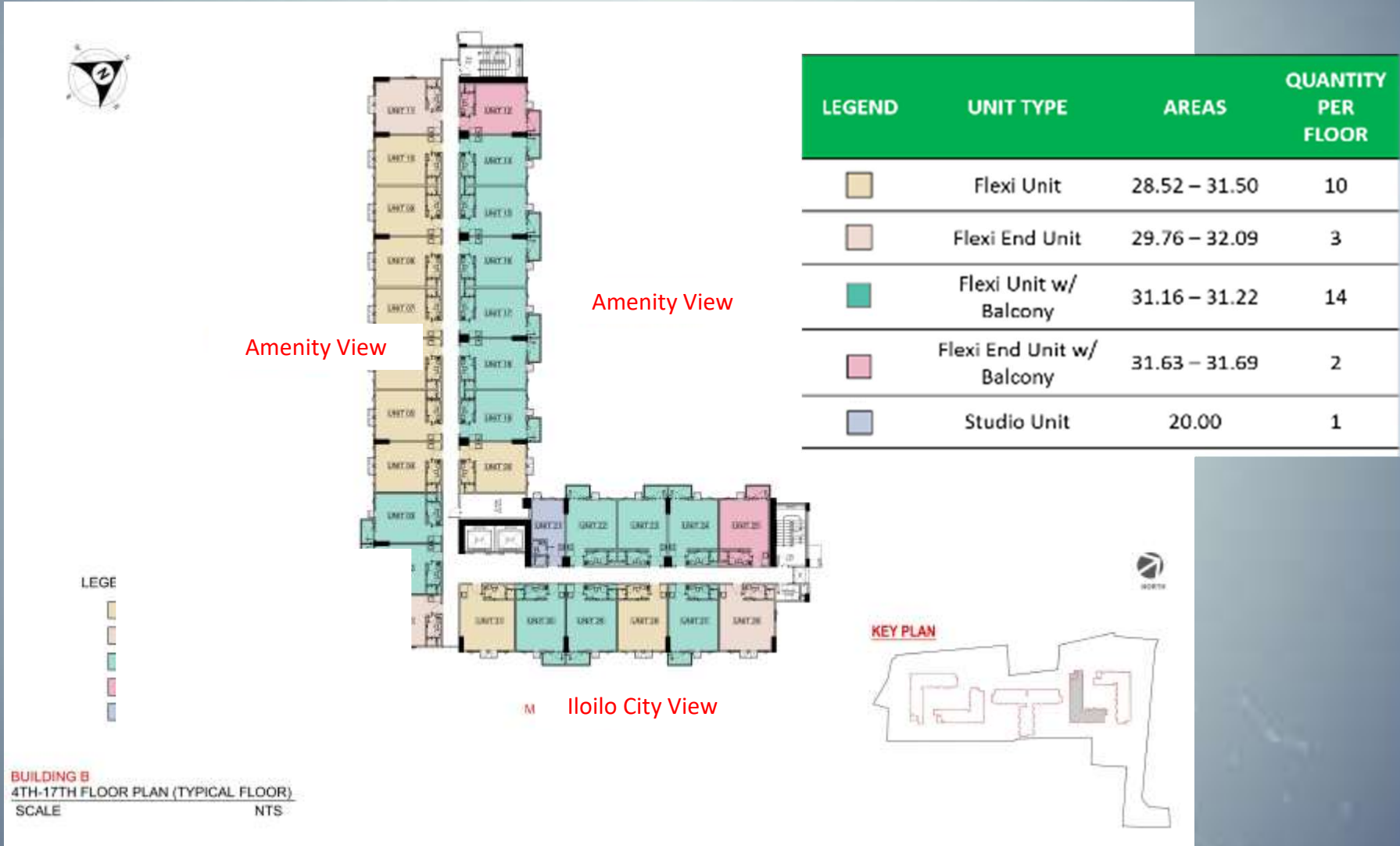
**BUILDING A**  
4TH-17TH FLOOR PLAN (TYPICAL FLOOR)  
SCALE NTS



**KEY PLAN**



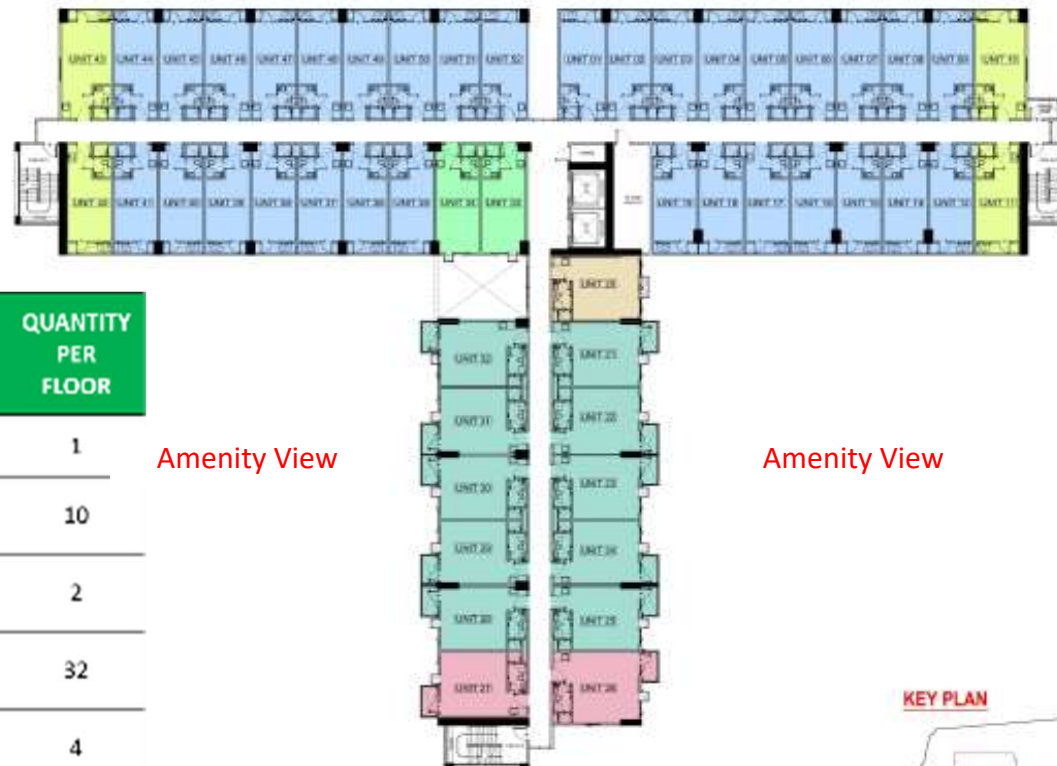
Typical Residential Floor Plan  
Building B: 4<sup>th</sup> – 17<sup>th</sup> Flr



# Typical Residential Floor Plan Building C: 4<sup>th</sup> – 17<sup>th</sup> Flr



Iloilo City View



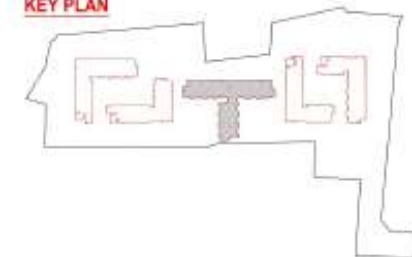
Amenity View

Amenity 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

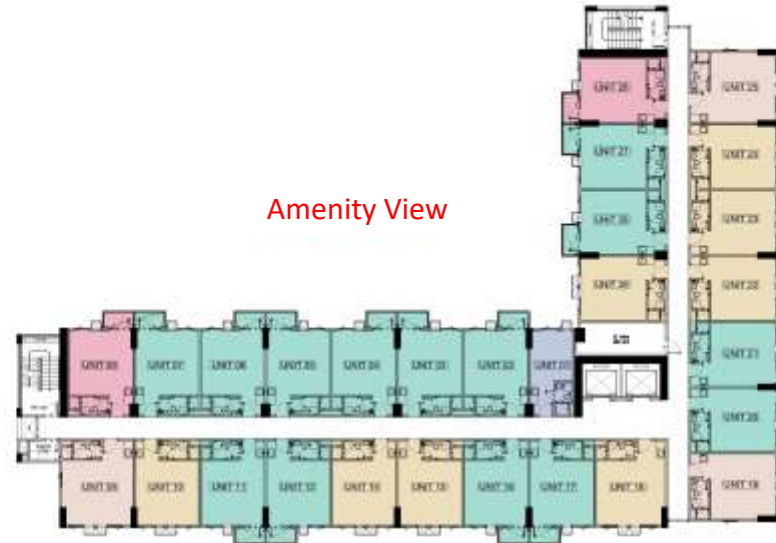
**BUILDING C**  
4TH – 17TH FLOOR PLAN (TYPICAL FLOOR)  
SCALE: 1:100 NTS

KEY PLAN





# Typical Residential Floor Plan Building D: 4<sup>th</sup> – 17<sup>th</sup> Flr



Amenity View

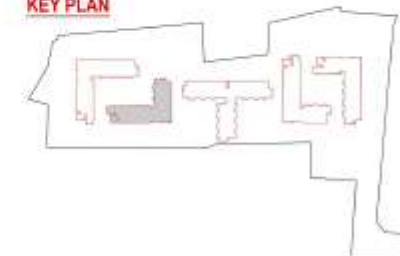
Amenity View

Iloilo City View

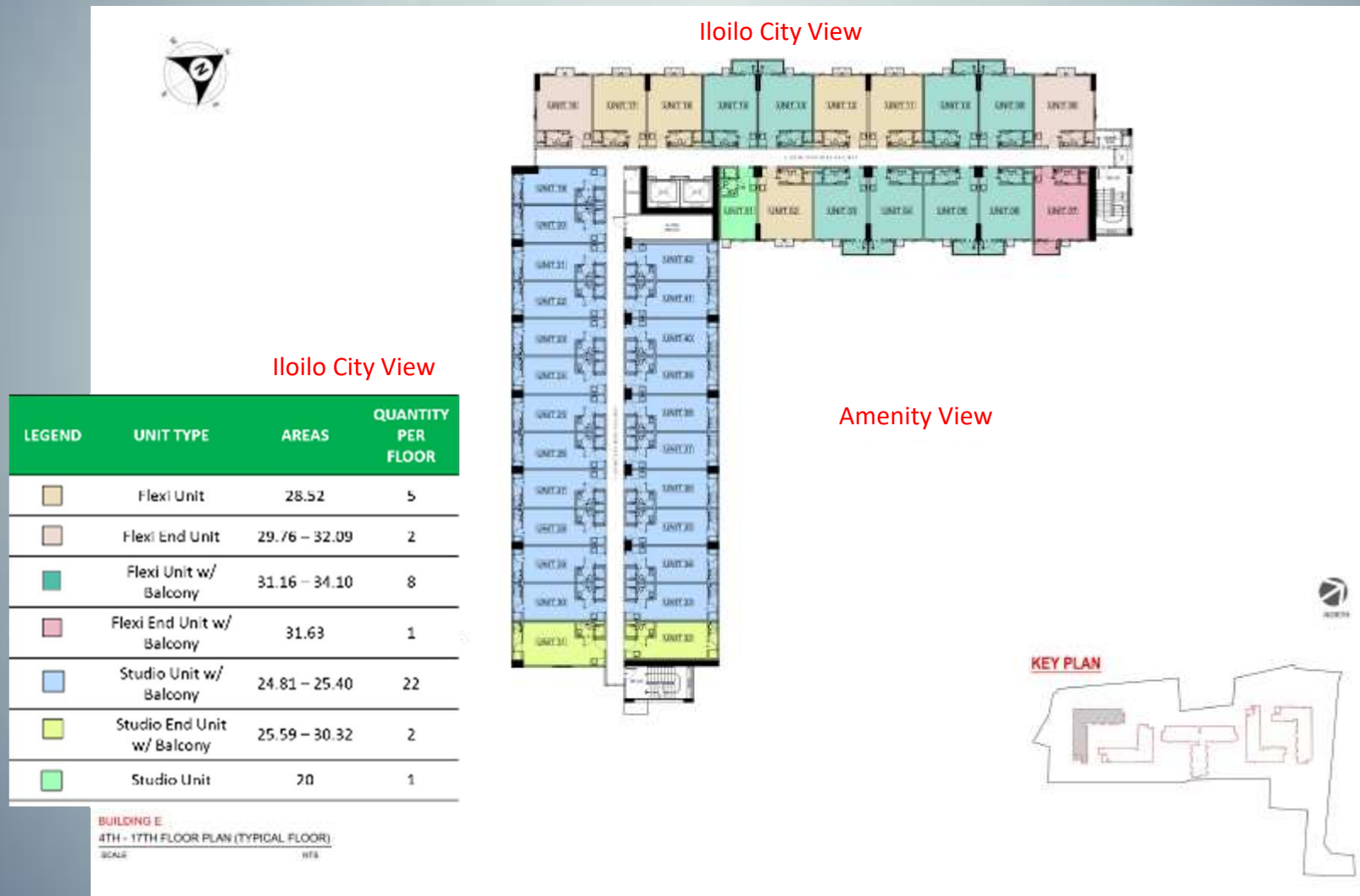
LEGEND	UNIT TYPE	AREAS	QUANTITY PER FLOOR
	Flexi Unit	28.52 – 31.50	8
	Flexi End Unit	29.76 – 32.09	3
	Flexi Unit w/ Balcony	31.16 – 31.22	14
	Flexi End Unit w/ Balcony	31.63 – 31.64	2
	Studio Unit	20	1

**BUILDING D**  
4TH-17TH FLOOR PLAN (TYPICAL FLOOR)  
SCALE: 1/8" = 1'-0" NTS  
\*COLUMNS, FURNITURE AND APPLIANCES ARE NOT SHOWN

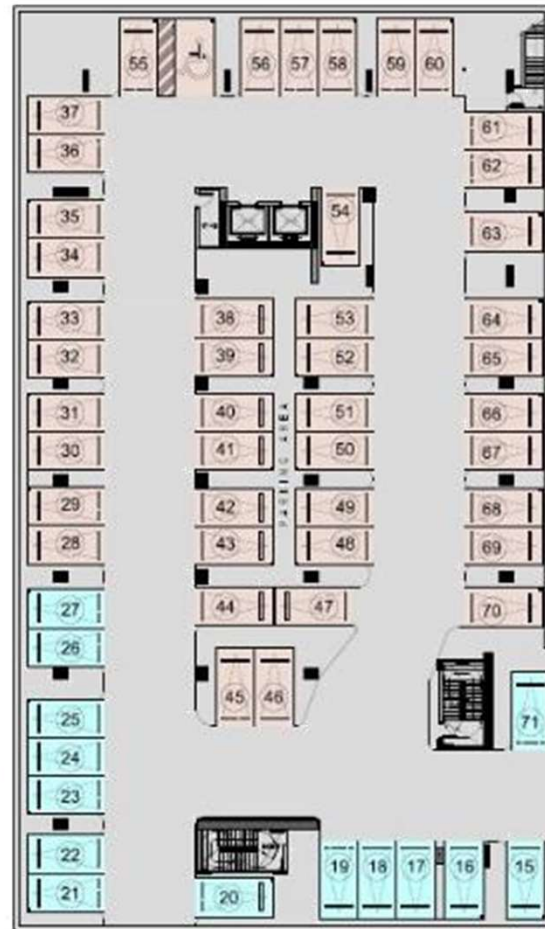
KEY PLAN



# Typical Residential Floor Plan Building E: 4<sup>th</sup> – 17<sup>th</sup> Flr



## Basement Parking Building D & E



LEGEND	UNIT TYPE	AREAS	BLDG	QTY
	Regular Slot	12.5	Bldg D	38
	PWD Slot	18.5	Bldg D	1
	Regular Slot	12.5	Bldg E	43
	PWD Slot	18.5	Bldg E	1

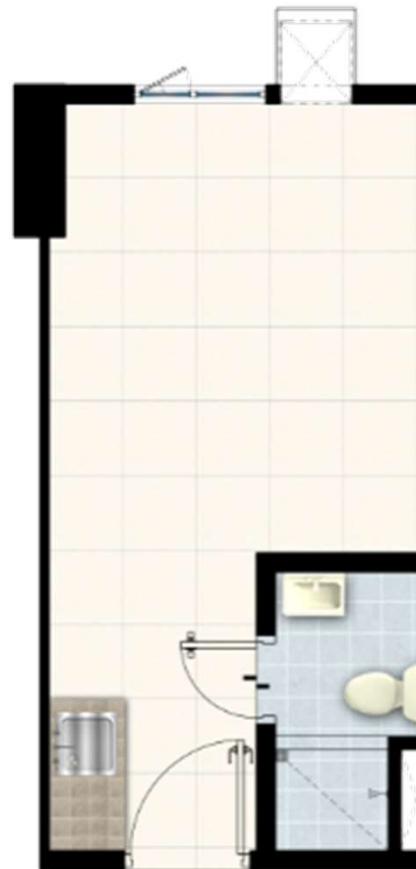




## Types of Unit -Studio

UNIT AREA

ROOM DESCRIPTION	FLOOR AREA	
	Square Meters(m <sup>2</sup> )	Square Feet (ft <sup>2</sup> )
LIVING, DINING AREA, 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



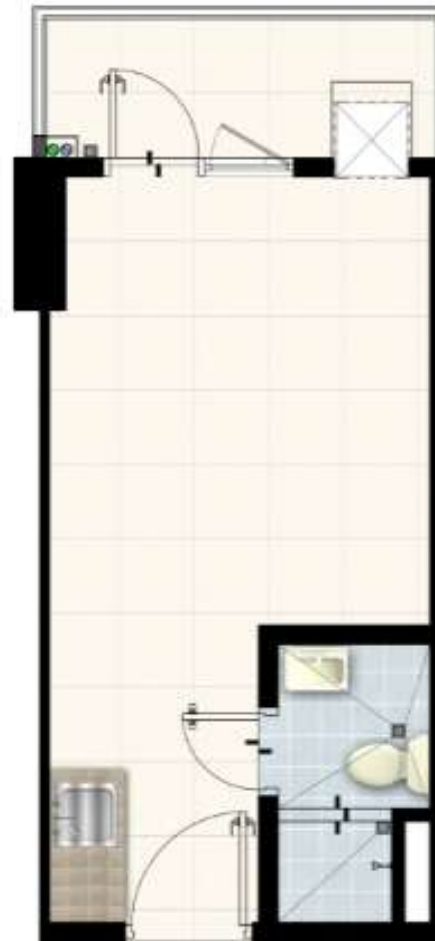
Suggested  
Layout

# Type of Units

## Studio Unit with Balcony

### UNIT AREA

ROOM DESCRIPTION	FLOOR AREA	
	Square Meters(m <sup>2</sup> )	Square Feet (ft <sup>2</sup> )
LIVING, DINING AREA, 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 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>



Deliverable



## 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>



Suggested 2Bedroom Layout

## Types of Unit – Flexi Suite Unit w/ Balcony

UNIT AREA		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters(m <sup>2</sup> )	Square Feet (ft <sup>2</sup> )
LIVING, DINING AREA, 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 Floor- Tiles with waterproofing Ceiling – Painted 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> <i>*if applicable</i>	Wall – Painted Finish Floor – Tiles with waterproofing Door – Glass door with Aluminum frame



# Construction Update

\*Actual Photos

[STYLE]  
RESIDENCES  
SM CITY ILOILO



# Construction Update

\*Actual Photos

[S T Y L E]  
RESIDENCES  
SM CITY ILOILO



# Construction Update

\*Actual Photos

[STYLE]  
RESIDENCES  
SM CITY ILOILO





# Construction Update

\*Actual Photos

[S T Y L E]  
RESIDENCES  
SM CITY ILOILO



# Construction Update

[STYLE]  
RESIDENCES  
SM CITY ILOILO





# 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

Unit Alteration		Unit Combination	
Per Set / Per Item:	PHP 10,000	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>		Wall Opening	PHP 25,000



# FAQs



- What are the utility providers:

Power:	MORE Power
Water	Aqua Centro

Telephone:	To be determined
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