

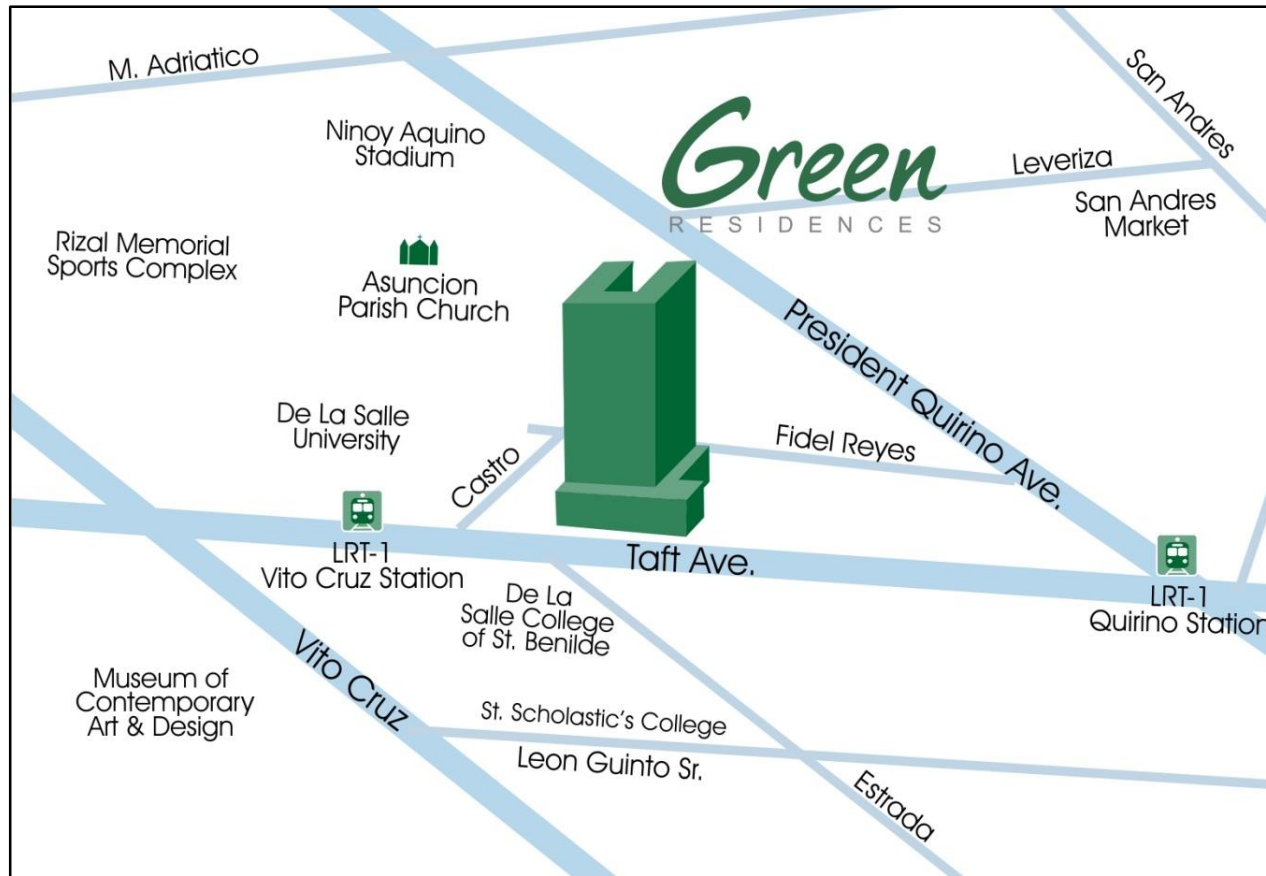


Green

R E S I D E N C E S

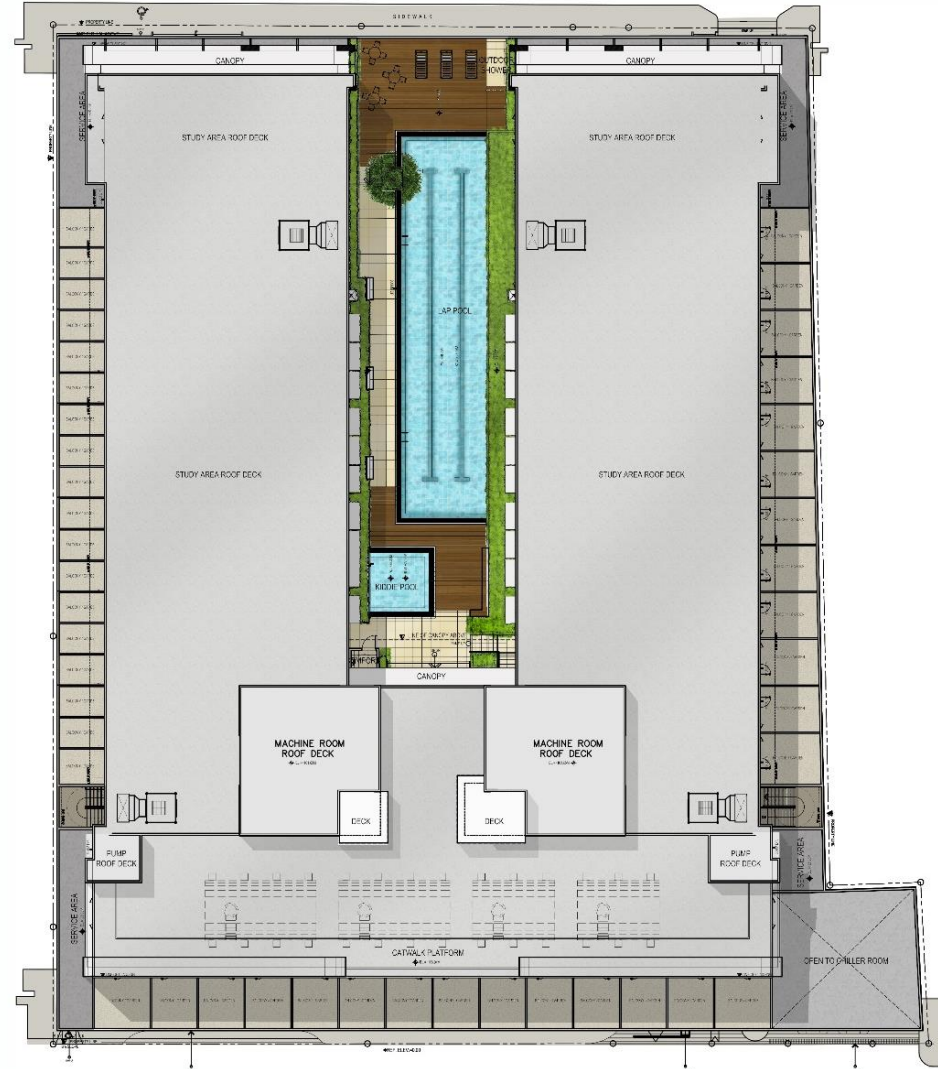
TAFT AVENUE, MANILA

Vicinity Map



- The Project is along **Taft Avenue**.
- It is bounded by **Vito Cruz and Quirino Avenue LRT Stations**

Site Development Plan



Building Perspective

VIEW ALONG TAFT



DAY VIEW



NIGHT VIEW

Building Perspective

VIEW ALONG MANILA BAY



DAY VIEW



NIGHT VIEW

Fact Sheet

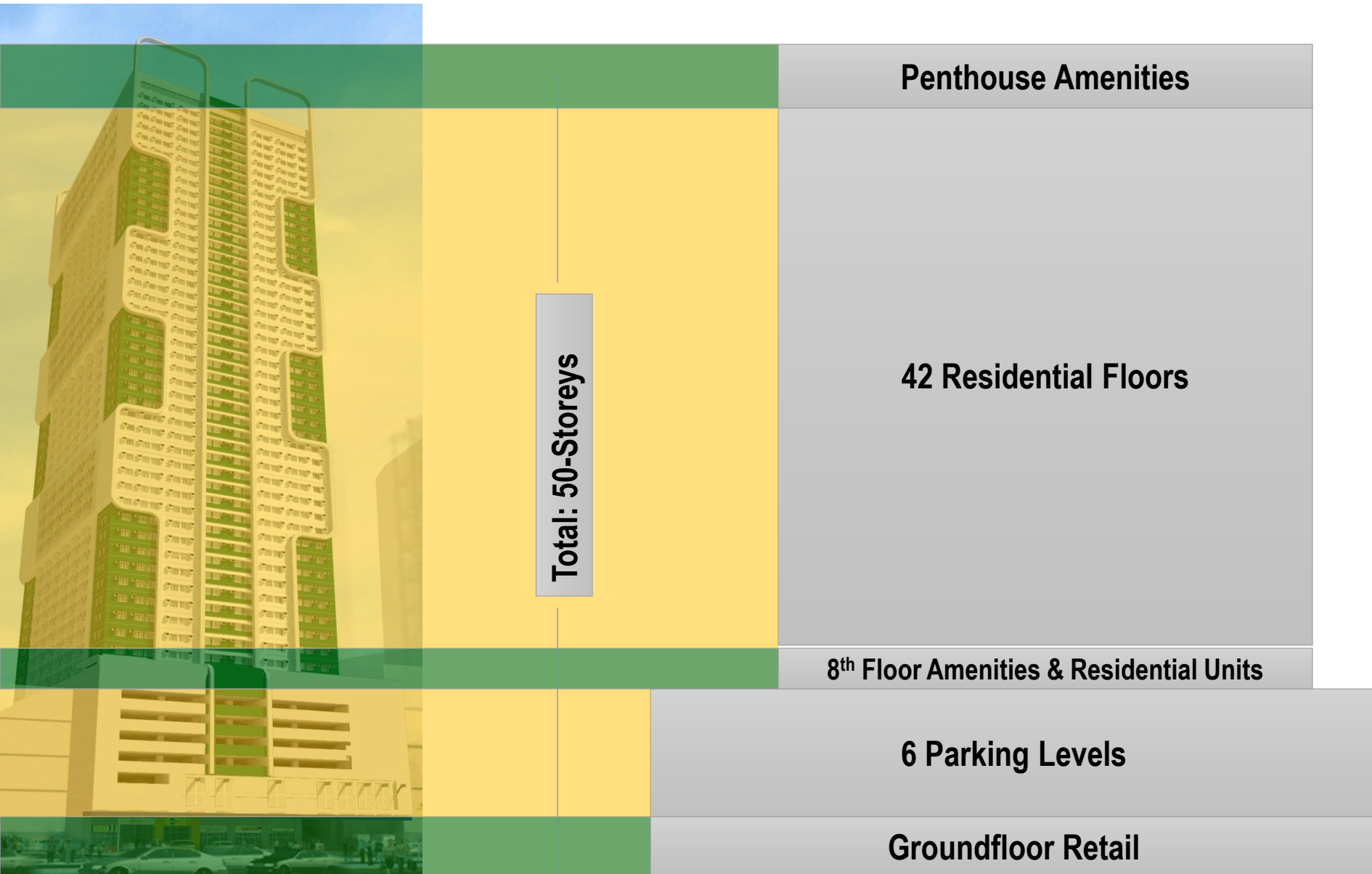
GENERAL FACTS

Architectural Theme	Modern Contemporary
Total Land Area	3,598 sqm
No. of Buildings (Towers)	One (1)
No. of Floors/Building	50 floors
With Podium (Y/N)	Yes
Total no. of Units	3,378
Number of Units/Tower	3,378/tower
Total No. of Parking Slots	531 Parking Slots
Project Launch Date	October 2011
With Commercial/Retail (Y/N)	Yes

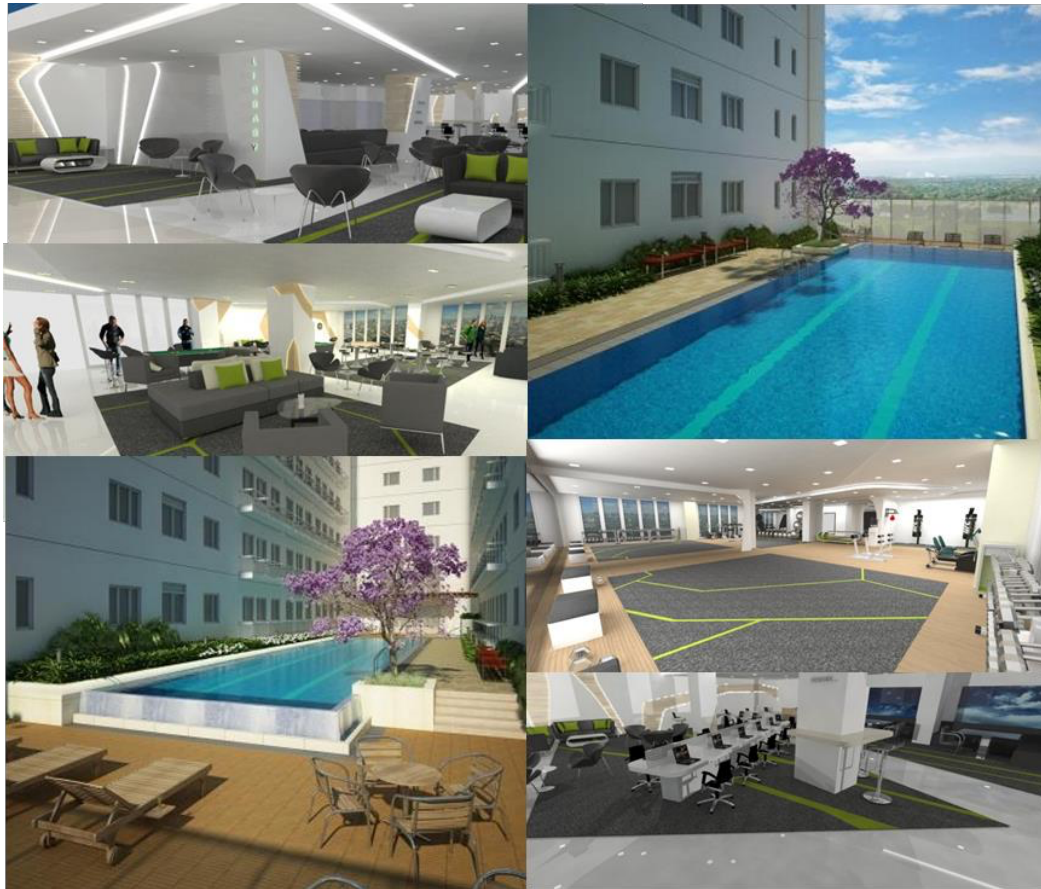
PRODUCT MIX

Unit Type	Area (sqm)	No. of Units
STUDIO	±15.65 - 20.12	1,596 units
1-BR units	±23.47 - 28.87	1,210 units
1-BR Deluxe Units	±35.28	38 units
1-BR with Balcony	±28.19	496 units
1-BR Deluxe with Balcony	±34.84	38 units

Building Elevation



Building Features and Amenities



Artist's Perspective Only

UTILITIES & BUILDING FEATURES

12 elevators

Automatic Fire Detection and Alarm System

Standby Genset for Common Areas

Sewerage Treatment Plant

Mailroom

Garbage Disposal Area every floor

Commercial Area at the Ground Floor

Property Management Services

SMDC Leasing Services

AMENITIES

Study Room

Game Room

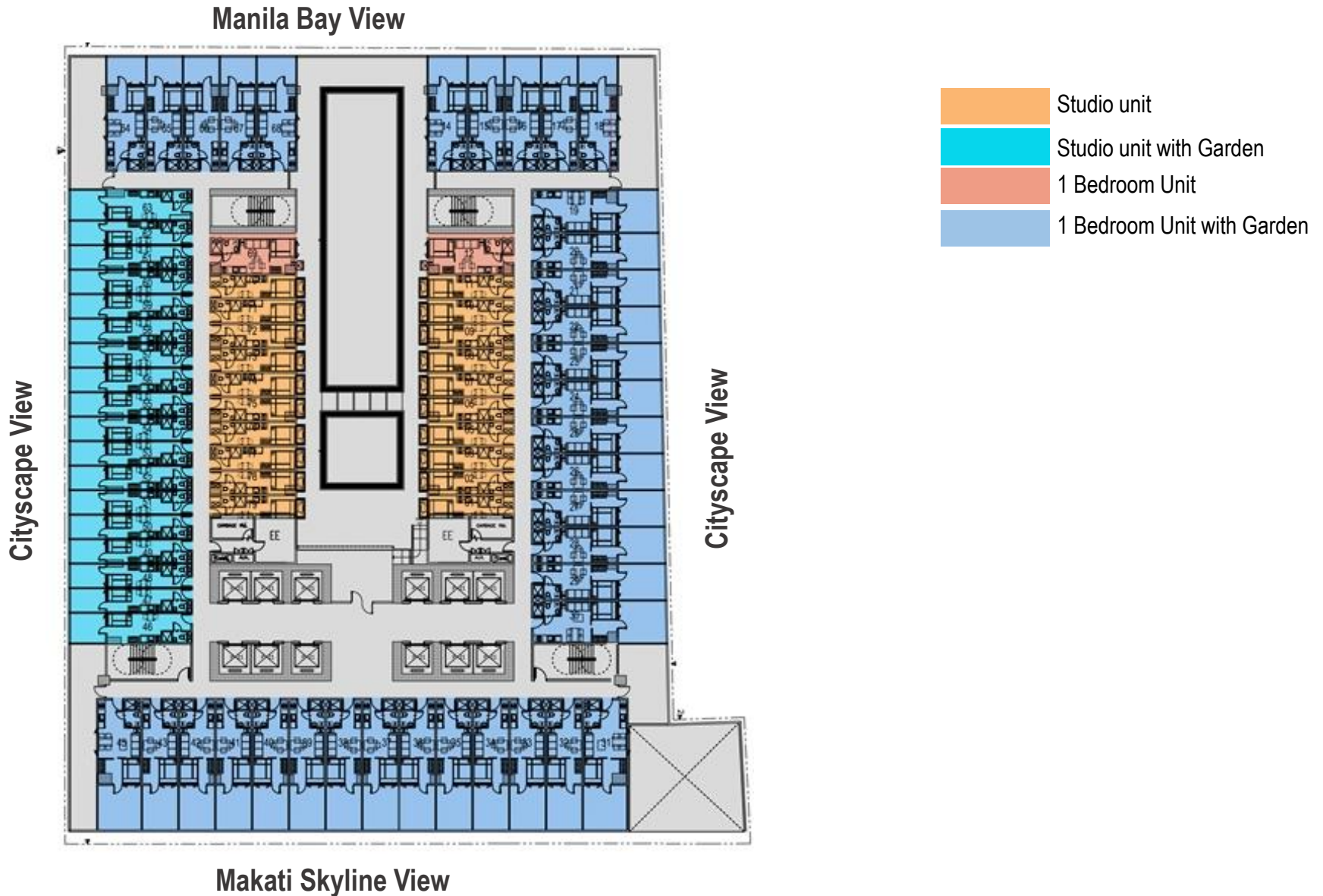
Gym

Function Rooms

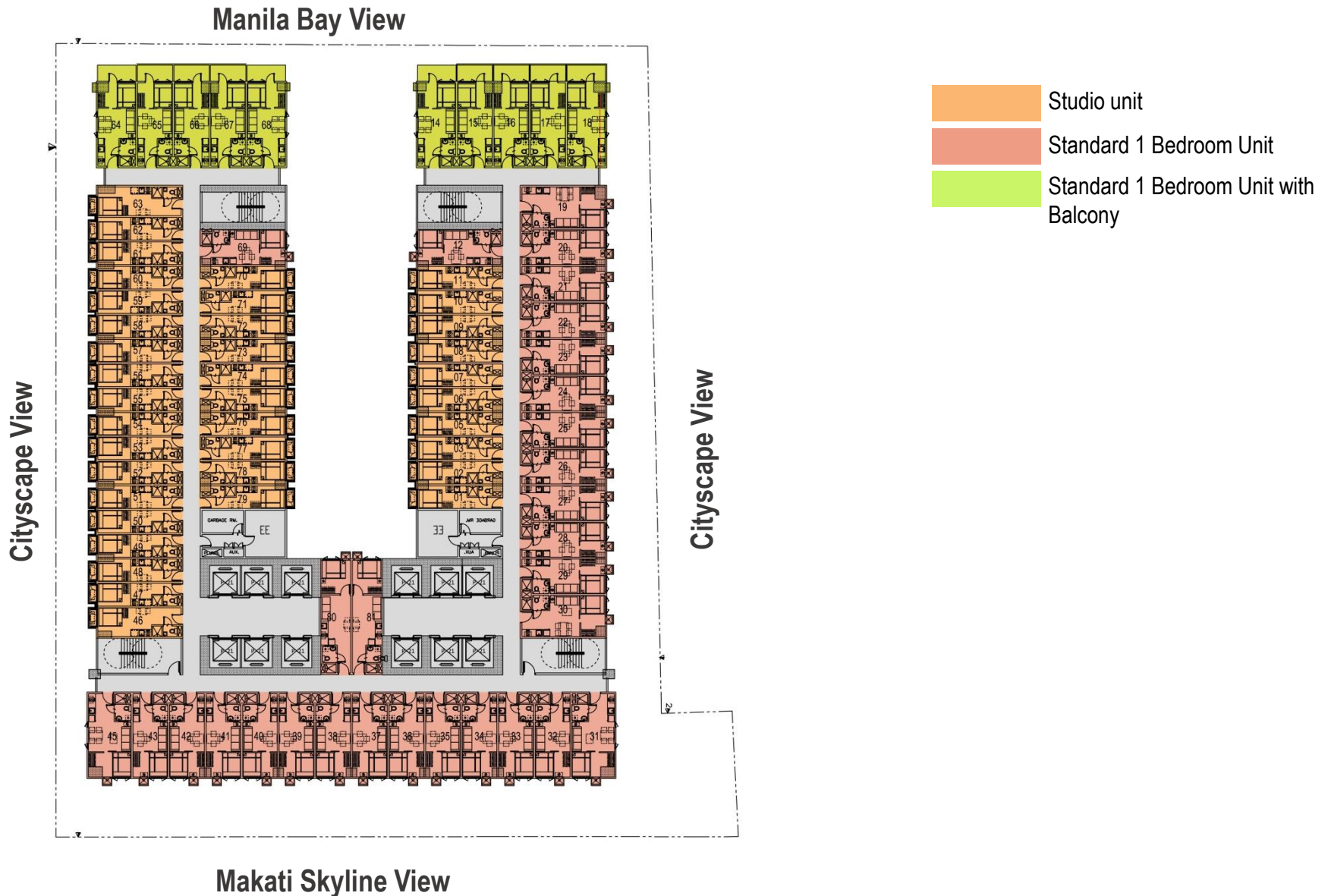
Lap Pool

Kiddie Pool

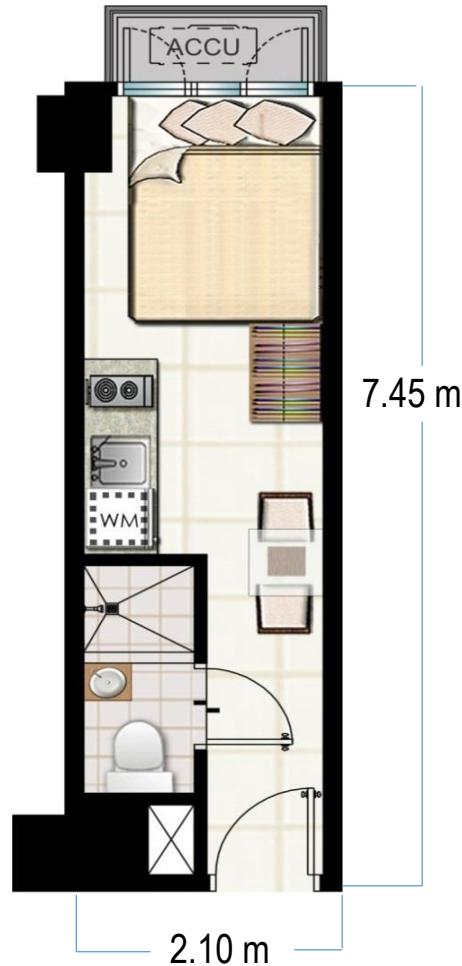
Floor Plan: 8th floor



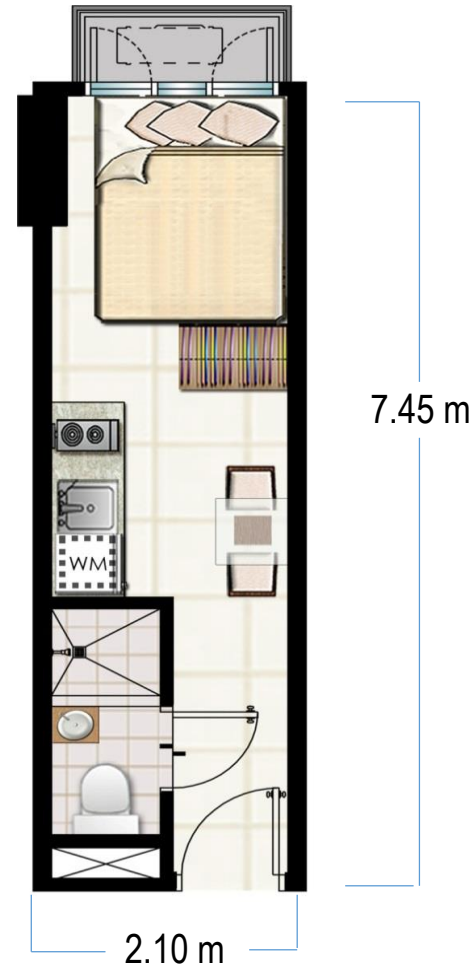
Typical Floor Lay Out



Unit Plans – Studio Suite



■ Studio Suite A
(±15.65 sqm)

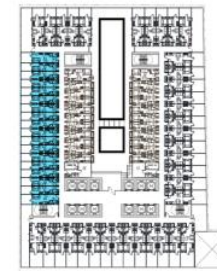
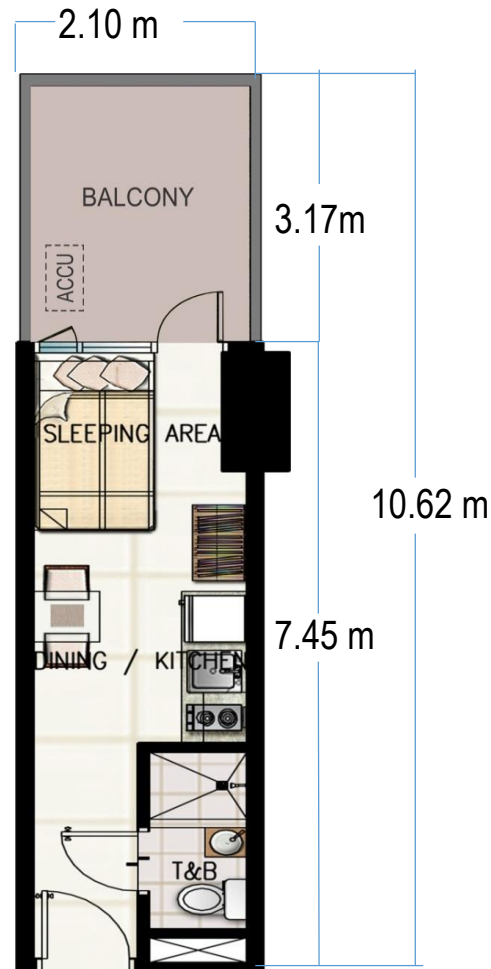


■ Studio Suite B
(±15.65 sqm)

**Some units may differ in actual due to BRF*

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Unit Plans – Studio Suite

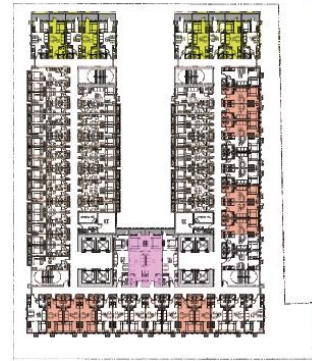
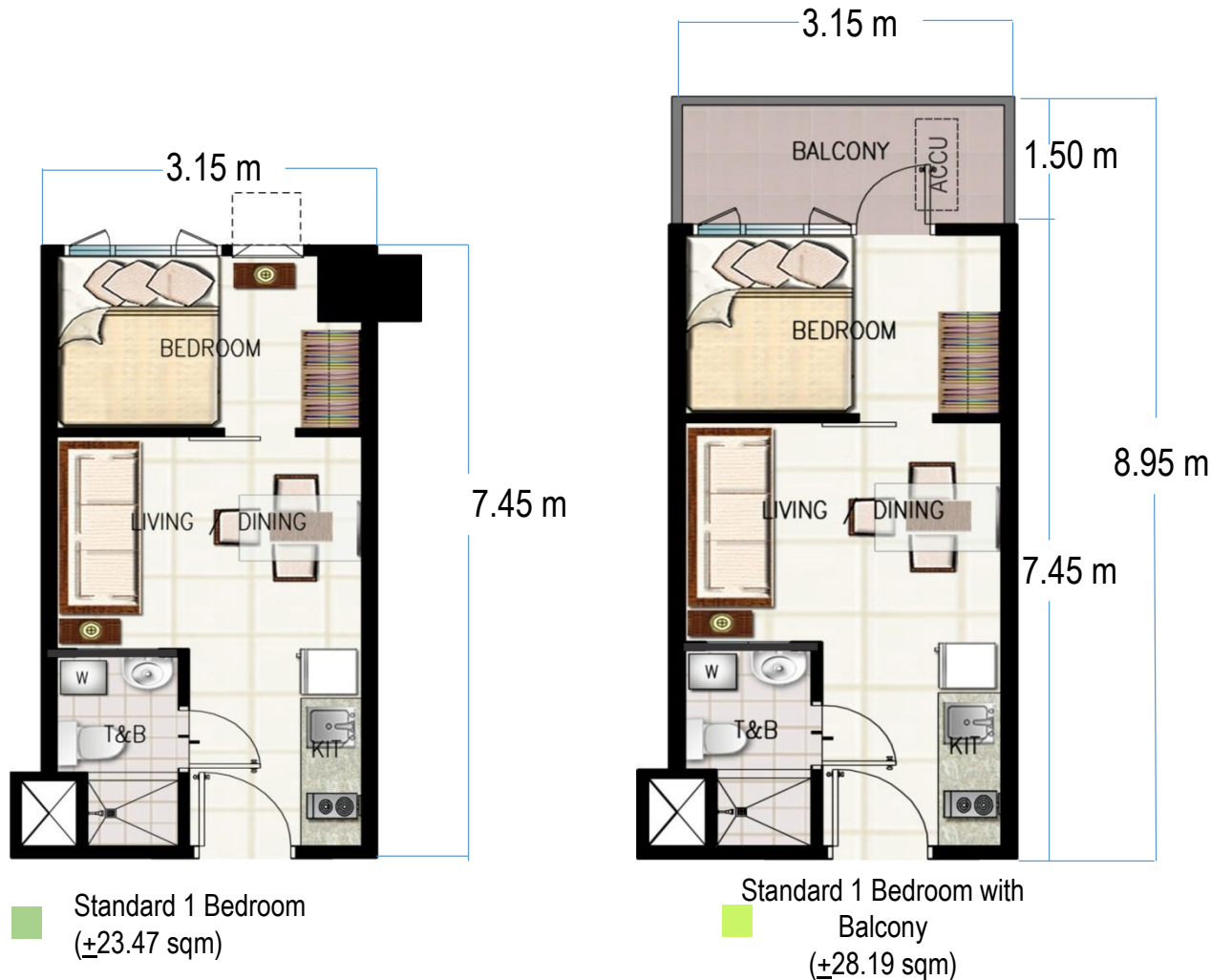


■ Studio Suite B
(±22.30 sqm)

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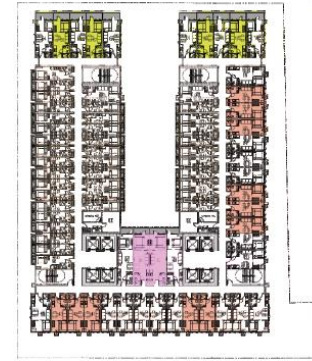
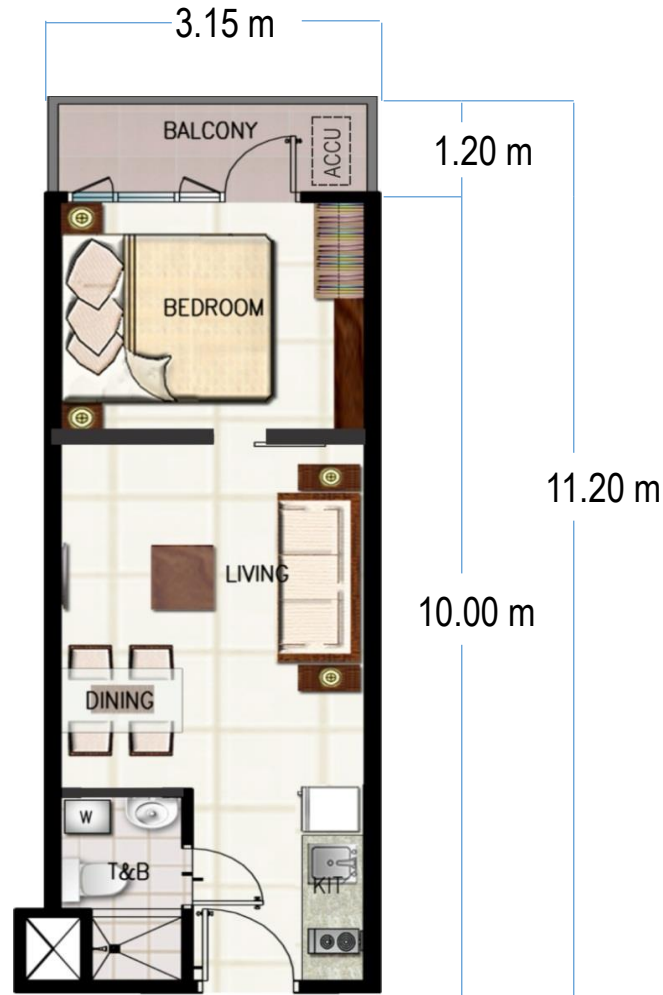
Unit Plans – Standard 1 Bedroom



**Some units may differ in actual due to BRF*

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Unit Plans – Standard 1 Bedroom



1 Bedroom Deluxe with
Balcony
(+35.28 sqm)

**Some units may differ in actual due to BRF*

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Unit Features and Finishes

UNIT FEATURES	
With intercom	Yes
Cable TV ready	Yes
Telephone line provision	Yes
Internet ready	No
Back up power	1 convenience outlet + 1 ref outlet + 1 light
Floor to ceiling height	2.4m at toilets and kitchen, 2.8m at the living, dining, bedroom
Height balcony railing	1.2m
Balcony area and dimension if applicable	varies

TYPICAL UNIT FINISHES	
Wall Finishes	Painted Finish
Floor Finishes	600 x 600 mm Homogenous Tiles
Doors	MDF Laminated Doors
Toilet & Bath	600 x 300 mm Wall tiles(1.80m height), 300 x 300mm floor tiles, painted drop ceiling
Kitchen	Under counter and overhead cabinets with granite countertop, painted drop ceiling
Others (windows & others)	Aluminum powder coated windows with tempered glass

Pillars / Keys to Success

PRIME LOCATION

INTEGRATION OF RESIDENTIAL CONDO TO SM MALL

HOTEL-LIKE LOBBY

PROFESSIONAL PROPERTY MANAGEMENT

Actual Photos

BUILDING FAÇADE : ALONG AGNOS ST.



Actual Photos

BUILDING FAÇADE : ALONG TAFT AVENUE



AMENITY : COMMERCIAL AREA



TYPICAL FLOORS : RESIDENTIAL HALLWAYS





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

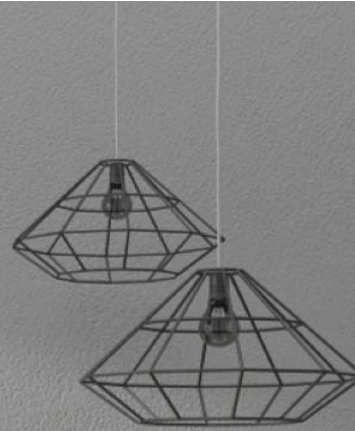
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SMDC GOOD STAYS



SERVICES OFFERED

Long-Term Lease Enrollment Package

Basic & Premium

Daily Lease Enrollment Package

Key Areas

Tenancy Management

Cleaning, Repair,
Maintenance, &
Messengerial Services

Unit Furnishing Package

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

Package Inclusions

- Bed with Mattress
- Floor Lamp
- Dining Set
- Shower Heater
- Fire Extinguisher
- Washing Machine
- Refrigerator
- Aircon
- TV
- Microwave
- Curtain
- Shower Curtain
- Linens
- Dresser / Cabinet*
- Side / Center Table*
- Sofa*



SM HOME

Studio	170,000
1 BR	235,000
2 BR	370,000



OUR HOME

Studio	235,000
1 BR	270,000
2 BR	470,000

*For 1 BR and 2 BR units
Prices valid for one year



SMDC GOOD STAYS

**Your trusted leasing and
tenancy management group**

FOR INQUIRIES

You may contact us at:



e-mail address

smdc.leasing@smdevelopment.com



mobile number

+63-917-552-5943 (Globe)



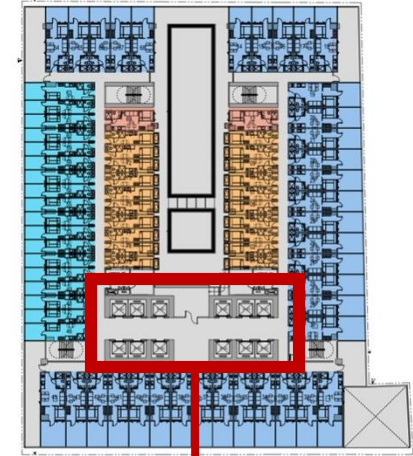
landline number

+863-8857-0300 local 0328

- **What will be at the ground floor retail?**
 - SaveMore and other auxiliary retail to service the basic needs of the residents.
- **Will the entrance of the retail be different from the entrance of the residential condo?**
 - Yes, there will be separate entrances for security purposes
- **What is our protection against flooding?**
 - The building is elevated from the road by 0.950 m and 0.750 m from the sidewalk
- **What is the floor to floor and floor to ceiling heights of residential units?**
 - Floor to floor: 3.1 meters
 - Floor to ceiling: 2.8 meters; areas with beam and t&b - 2.4 meters
- **How many elevators do we have?**
 - Twelve (12) serving ground to 54th floor
 - 4 low zone (GF, 8th to 27th) plus parking
 - 4 high zone (GF, 28th to 54th floor) plus parking
 - 4 service (all floors)

Elevator Zoning

Floor Name	Floor Usage	Service Floors	
		LZ	HZ
50/F	Residential		
49/F	Residential		
48/F	Residential		
47/F	Residential		
46/F	Residential		
45/F	Residential		
44/F	Residential		
43/F	Residential		
42/F	Residential		
41/F	Residential		
40/F	Residential		
39/F	Residential		
38/F	Residential		
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17/F	Residential		
16/F	Residential		
15/F	Residential		
14/F	Residential		
12/F	Residential		
11/F	Residential		
10/F	Residential		
9/F	Residential		
8/F	Residential		
7/F	Residential		
6/F	Parking		
5/F	Parking		
3/F	Parking		
2/F	Parking		
G/F	Lobby		



- **A total of 12 Elevators**
- Each lift with a specific floor assignment

Notes:

No 14th & 44th floor.

7/F is parking level.

Top Residential floor is 53rd.

Refer to the attached Service Floor Assignment for Elev.

- **How deep are the swimming pools?**
 - Lap Pool & adult pool: 4 feet
 - Kiddie and wading: 2 feet
- **What will be ventilation on the typical residential floors?**
 - Common Area/Hallway: Natural Ventilation
 - Residential Units: Mechanical Ventilation (AC units) (to be provided by unit owner)
- **What air-conditioning unit is allowed?**
 - Depending on the unit location, some units (**1 bedroom**) require to have a **window type** while others, can have **split type (studio type)**. Refer to the floor plans.
- **What is the allowed aircon capacity?**
 - 1.0-2.0 HP depending on the unit tye
- **What is back-up power?**
 - For Common Area: 100% back-up power
 - For Residential Units: 1 convenience outlet + 1 ref outlet + 1 light

- **Utility providers**
 - Power: MECO
 - Water: MWSS
 - CATV: Sky Cable, Cable Link & Signal
- **Provisions for telco and CATV: 1 each for telco and CATV**