



Artist's Perspective Only



Ice TOWER

EDSA, MALL OF ASIA COMPLEX

SMDC's ICE TOWER is a modern residential-office that provides the luxury and comforts of a premium condominium development, with features and amenities suited for the entrepreneurial lifestyle.

Inspired by the symmetry and smooth glossy surface of ice, this development has a full façade, capturing and unimposingly sleek but equally powerful stance.



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PRIME LOCATION & INTEGRATION TO MALLS

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PROJECT LOCATION

Sunrise Drive corner EDSA
Extension, Mall of Asia
Complex, Pasay City

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VICINITY MAP



Sunrise Drive corner EDSA Extension,
Mall of Asia Complex, Pasay City

COMMERCIAL	
Double Dragon Plaza	0.55 km
IKEA	0.55 km
Luxe Duty Free	0.60 km
SM Mall of Asia	0.70 km
SCHOOL	
National University	0.71 km
Cambridge Child Development Care	0.75 km
Manila Tytana College	0.90 km
San Juan De Dios College	1.50 km
HOSPITAL	
San Juan De Dios Hospital	1.50 km
Adventist Medical Center Manila	1.90 km
Pasay City General Hospital	4.60 km
CONVENTIONS	
MOA Arena	0.70 km
SMX Convention Center	0.90 km
One Esplanade	1.80 km
TRANSPORTATION	
Ninoy Aquino International Airport	4.20 km





RESI+

A HOME THAT WORKS FOR YOU

GOLD
TOWERS
RESIDENTIAL OFFICES

TOWER A

GOLD

WHY
RESI+

A man in a dark suit, white shirt, and dark tie is walking from left to right. He is holding a black rolling suitcase in his right hand and a small white cup in his left. He is smiling and looking towards the right. The background is a modern building with large glass windows and yellow structural elements. The building's reflection is visible in the glass. The scene is brightly lit, suggesting daytime.

Unmatched Location

Nestled in Metro Manila's bustling CBDs, RESI+ provides immediate access to key transportation hubs, the airport, and an array of lifestyle and business amenities.

Seamless Connectivity

With high-speed fiber-optic internet and complete backup power, RESI+ ensures that your business and personal needs are uninterrupted.





Life Integration



A business hub with co-work spaces, modern gyms, and social hubs with outdoor amenities provide a comprehensive environment for work-life integration.

Adaptive Investment

RESI+ units cater to a spectrum of business models, from clinics to agencies and corporate offices, making them a versatile asset in any portfolio.



CLINICS



WORKING SPACE



BPO



SATELLITE OFFICE



Sustainability and Comfort

A photograph of a woman in a yellow dress riding a bicycle on a grassy area. She is smiling and looking back over her shoulder. A basket of flowers is on the handlebars. In the background, there are trees and a modern building.

Commitment to eco-friendly practices, including waste management and noise reduction, aligns your investment with modern sustainability standards.

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PROJECT OVERVIEW



Lot Area
3,859 sq.m.



No. of Buildings
1



No. of Floors
14



No. of Units
844 RESO Units



No. of Parking Slots
200 Parking Slots

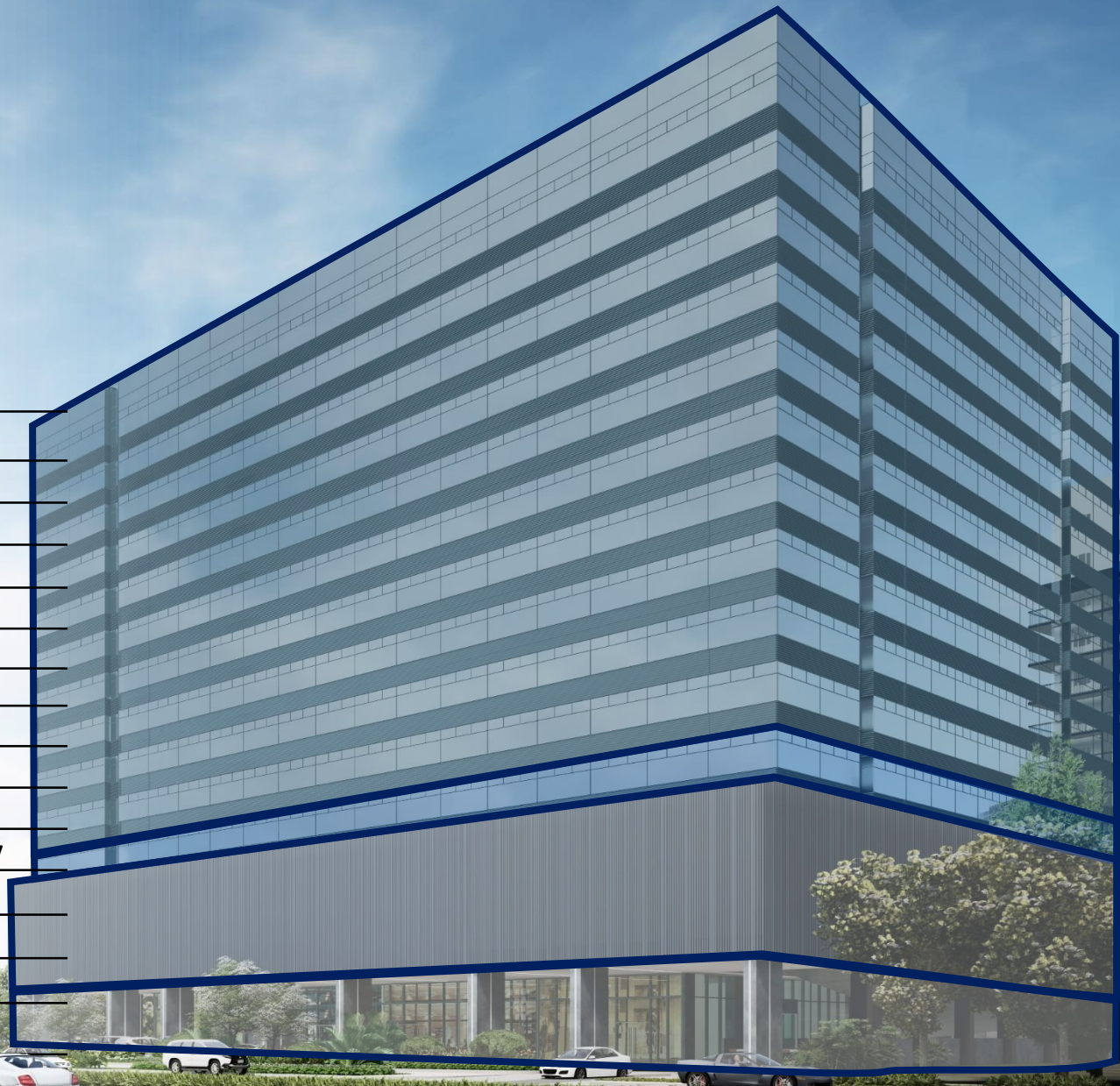


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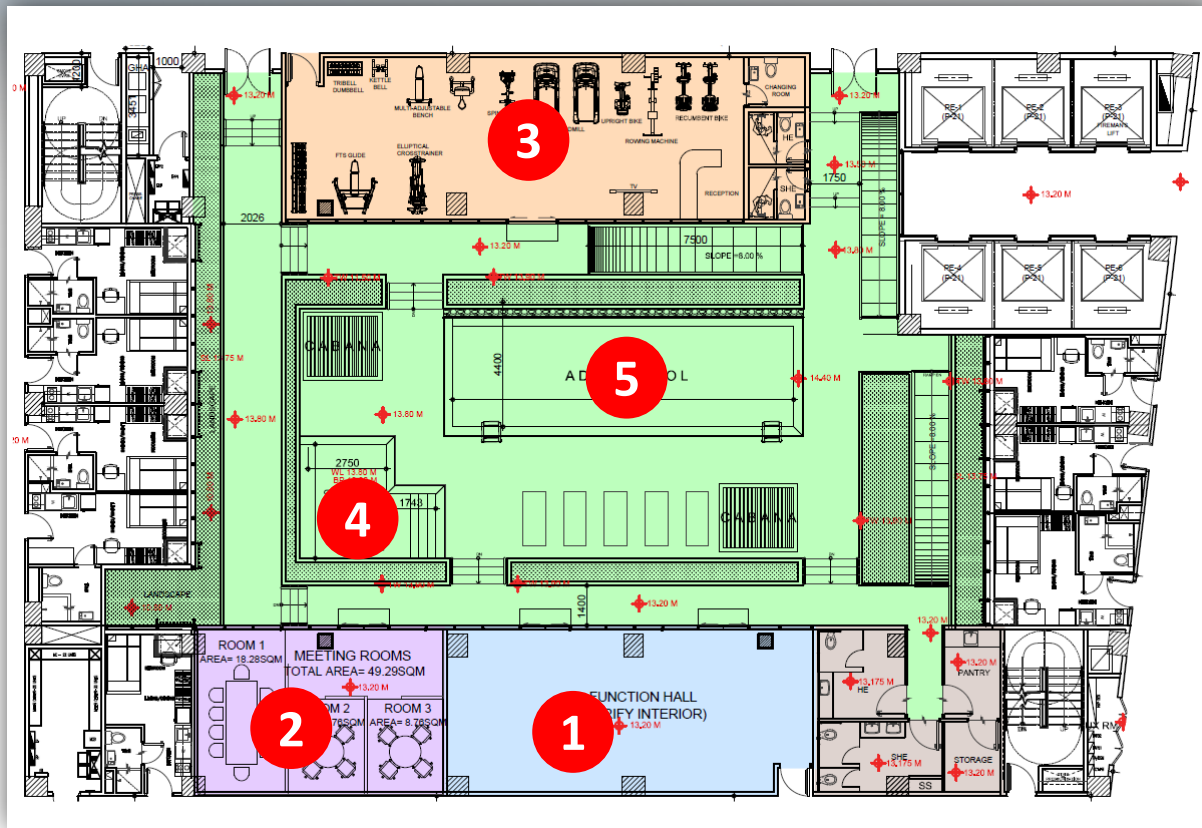
SECTION ELEVATION

Viewing Deck

- | | |
|-----|---------------|
| 17F | RESO Units |
| 16F | RESO Units |
| 15F | RESO Units |
| 12F | RESO Units |
| 11F | RESO Units |
| 10F | RESO Units |
| 9F | RESO Units |
| 8F | RESO Units |
| 7F | RESO Units |
| 6F | RESO Units |
| 5F | RESO/ Amenity |
| 3F | Parking |
| 2F | Parking |
| GF | Commercial |
| B1 | Parking |

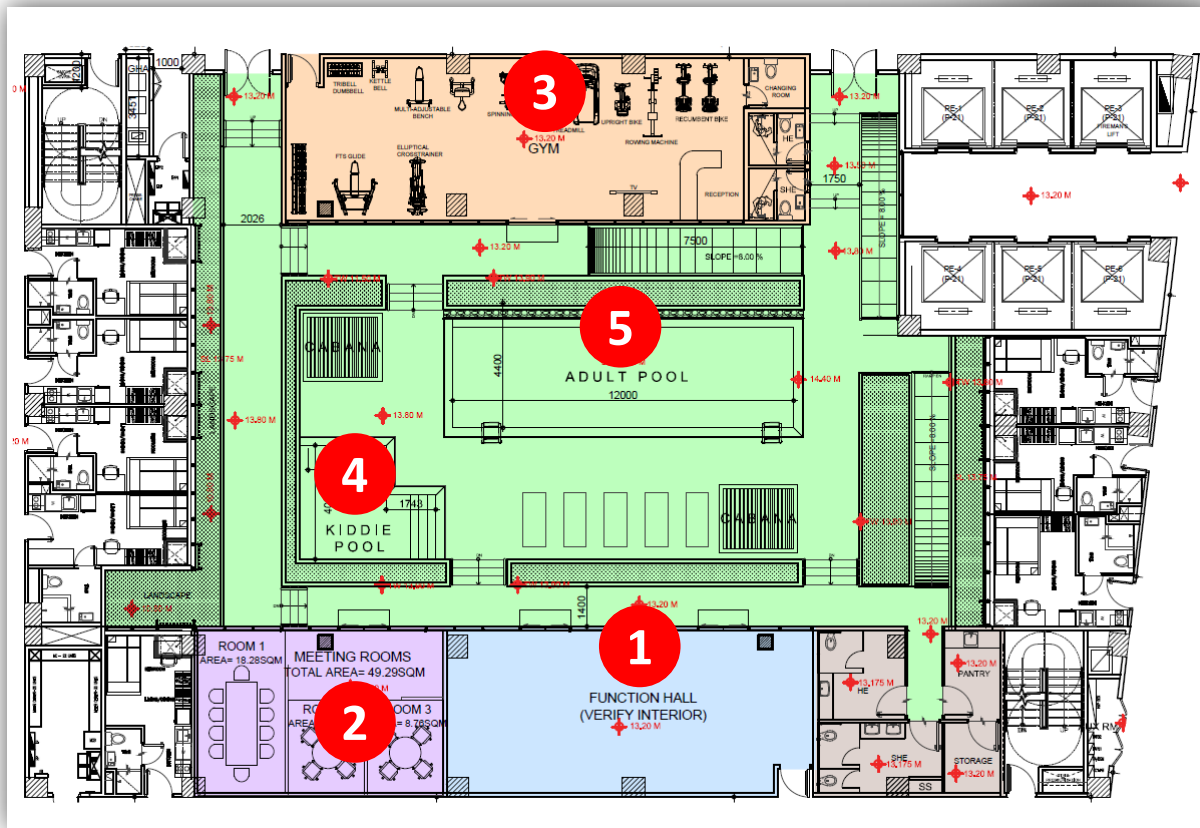


SITE DEVELOPMENT PLAN



- 1 Function Hall
- 2 Business Hub
- 3 Fitness Hub
- 4 Kiddie Pool
- 5 Adult Pool

SITE DEVELOPMENT PLAN



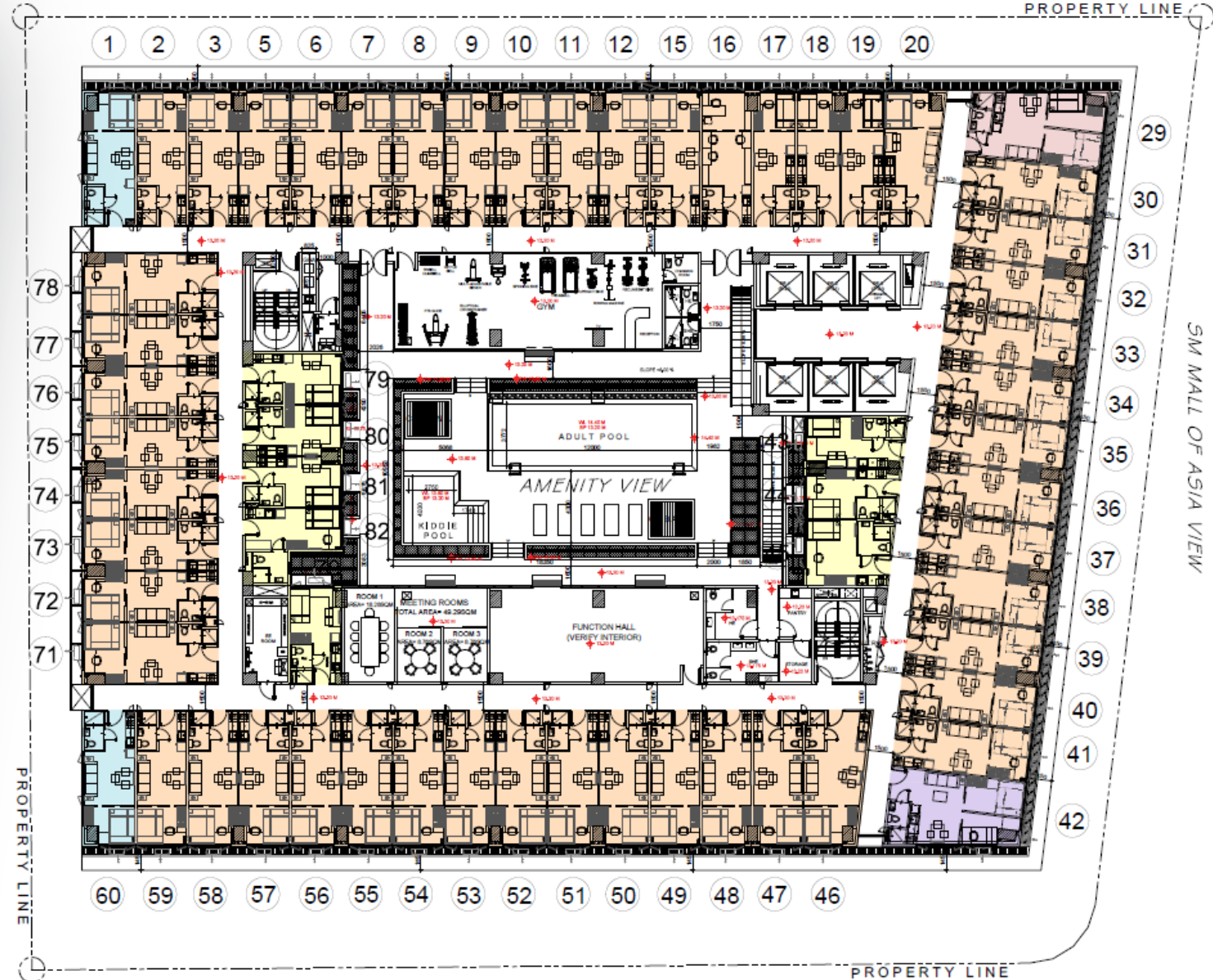
- 1 Function Hall
- 2 Business Hub
- 3 Fitness Hub
- 4 Kiddie Pool
- 5 Adult Pool

5th Floor






8	STUDIO UNITS
50	1BR UNITS
2	1BR END UNITS
1	1BR END UNIT W/ DEN
1	2BR END UNIT
<hr/>	
62	TOTAL UNITS



FACING EAST SIDE VIEW



TYPICAL FLOOR 6th–16th Floor

	25	STUDIO UNITS
	50	1BR UNITS
	2	1BR END UNITS
	1	1BR END UNIT W/ DEN
	1	2BR END UNIT
<hr/>		
79	TOTAL UNITS	



FACING EAST SIDE VIEW

PROPERTY LINE



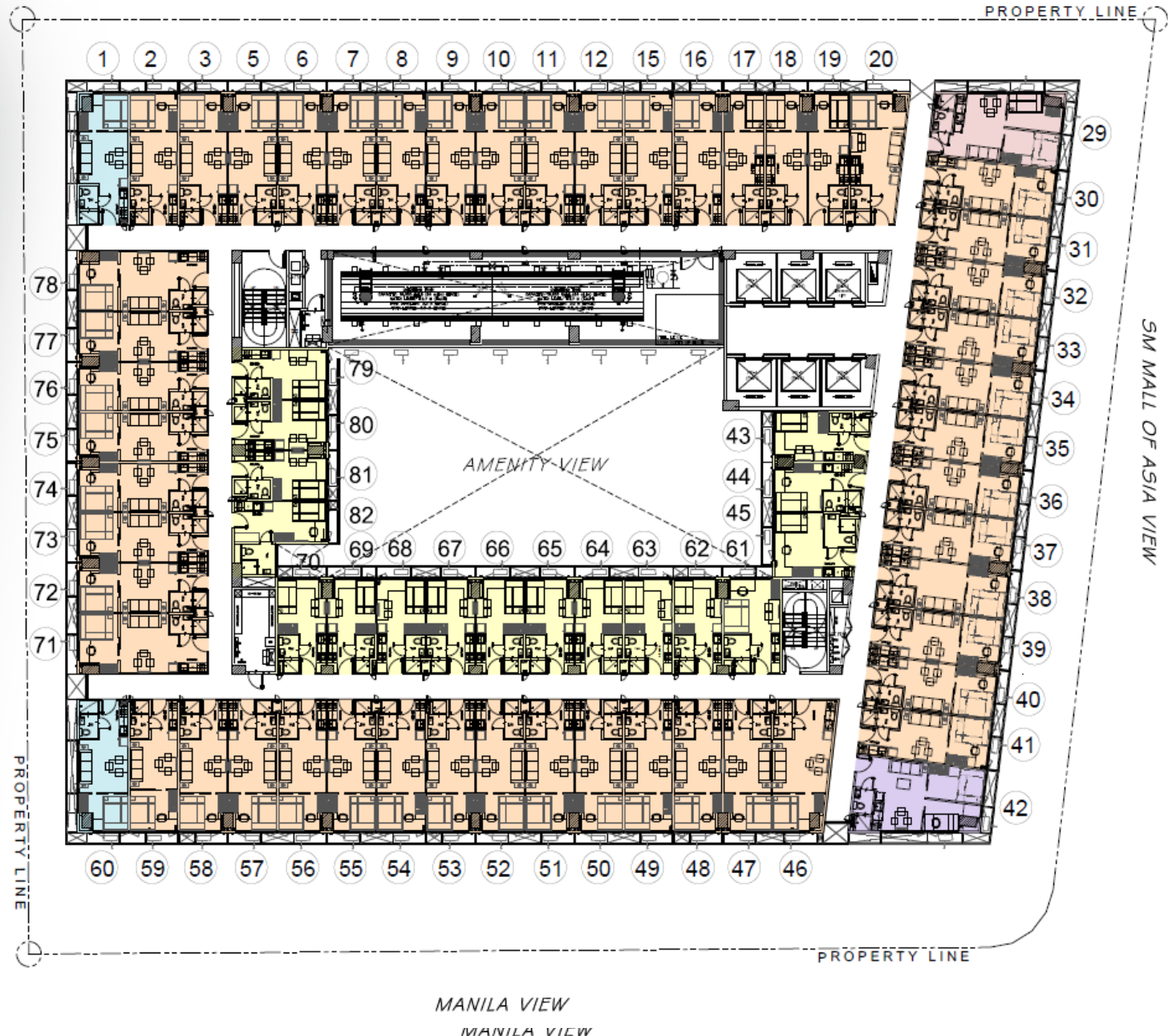
SM MALL OF ASIA VIEW

17th Floor

17	STUDIO UNITS
50	1BR UNITS
2	1BR END UNITS
1	1BR END UNIT W/ DEN
1	2BR END UNIT
<hr/>	
71	TOTAL UNITS



FACING EAST SIDE VIEW



STUDIO UNIT

± 18.60 sqm



CHOOSE VIEW

RESIDENTIAL

OFFICE

BARE



STUDIO UNIT

± 18.60 sqm



CHOOSE VIEW

RESIDENTIAL

OFFICE

BARE



STUDIO UNIT

± 18.60 sqm



CHOOSE VIEW

RESIDENTIAL

OFFICE

BARE



**ONE BEDROOM
UNIT**
± 27.02 sqm



CHOOSE VIEW

RESIDENTIAL

OFFICE

BARE



**ONE BEDROOM
UNIT**
± 27.02 sqm



CHOOSE VIEW

RESIDENTIAL

OFFICE

BARE

ONE BEDROOM
UNIT
± 27.02 sqm



CHOOSE VIEW

RESIDENTIAL

OFFICE

BARE



**TWO BEDROOM
END UNIT
± 36.08 sqm**



CHOOSE VIEW

RESIDENTIAL

OFFICE

BARE



**TWO BEDROOM
END UNIT
± 36.08 sqm**



CHOOSE VIEW

RESIDENTIAL

OFFICE

BARE



**TWO BEDROOM
END UNIT
± 36.08 sqm**



CHOOSE VIEW

RESIDENTIAL

OFFICE

BARE



UNIT SPECIFICATIONS



DINING & LIVING AREA

- Painted Plain Cement Finish on Interior Walls
- Painted Off-Form Finish on Ceiling



BEDROOM

- Painted Plain Cement Finish on Interior Walls
- Painted Off-Form Finish on Ceiling



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UNIT SPECIFICATIONS



KITCHEN

- Countertop and splashboard with base and overhead cabinets
- Cooktop and Rangehood



TOILET AND BATH

- Floor to ceiling tiles
- Water closet with accessories
- Vanity counter and facial mirror
- Shower Set



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VIRTUAL TOUR



SMD C
RESIDENTIAL / OFFICES



HOTEL-LIKE LOBBIES & RESORT-STYLED AMENITIES

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BUILDING FACADE



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GROUND FLOOR ENTRANCE

Ice
TOWER
EDSA, MALL OF ASIA COMPLEX



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COMMERCIAL HUB



Ice
TOWER

EDSA, MALL OF ASIA COMPLEX



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CENTRAL LOBBY



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LEVEL
05
LIFT LOBBY

LEVEL
05
LIFT LOBBY

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FUNCTION HALL



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CONFERENCE HALL



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FITNESS HUB

Cardio Area
Weight Machine Area
Free Weights Area
Stretching, Yoga Area

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BUSINESS HUB

Co-work Spaces designed to provide an atmosphere of a professional office.

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SOCIAL HUB



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SKY LOUNGE

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TOWER
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PROFESSIONAL PROPERTY MANAGEMENT & SERVICES



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



SMDC GOOD STAYS

**Your trusted leasing and
tenancy management group**

FOR INQUIRIES

You may contact us at:

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smdc.leasing@smdevelopment.com

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+863-8857-0300 local 0328

Operational Excellence

Leveraging SMDC's professional property management, investors are assured of a hassle-free ownership experience with top-tier security, maintenance, and tenant management services.

RESI+ represents the future of smart investment, offering a property that works as hard as you do. By aligning with the modern movement towards flexible, mixed-use spaces, investors are poised to benefit from a venture that stands at the forefront of real estate innovation.

