



*Artist's Perspective Only*



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 unimpossibly sleek but equally powerful stance.

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**PRIME LOCATION &  
INTEGRATION TO MALLS**

*Artist's Perspective Only*



## 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

<b>COMMERCIAL</b>	
Double Dragon Plaza	0.55 km
IKEA	0.55 km
Luxe Duty Free	0.60 km
SM Mall of Asia	0.70 km
<b>SCHOOL</b>	
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
<b>HOSPITAL</b>	
San Juan De Dios Hospital	1.50 km
Adventist Medical Center Manila	1.90 km
Pasay City General Hospital	4.60 km
<b>CONVENTIONS</b>	
MOA Arena	0.70 km
SMX Convention Center	0.90 km
One Esplanade	1.80 km
<b>TRANSPORTATION</b>	
Ninoy Aquino International Airport	4.20 km





**RESI+**

A HOME THAT WORKS FOR YOU

**GOLD**  
TOWERS  
RESIDENTIAL OFFICES



WHY  
**RESI+**

## 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

EXAMPLES OF ALLOWED BUSINESS OR OFFICES



## Sustainability and Comfort

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

# 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



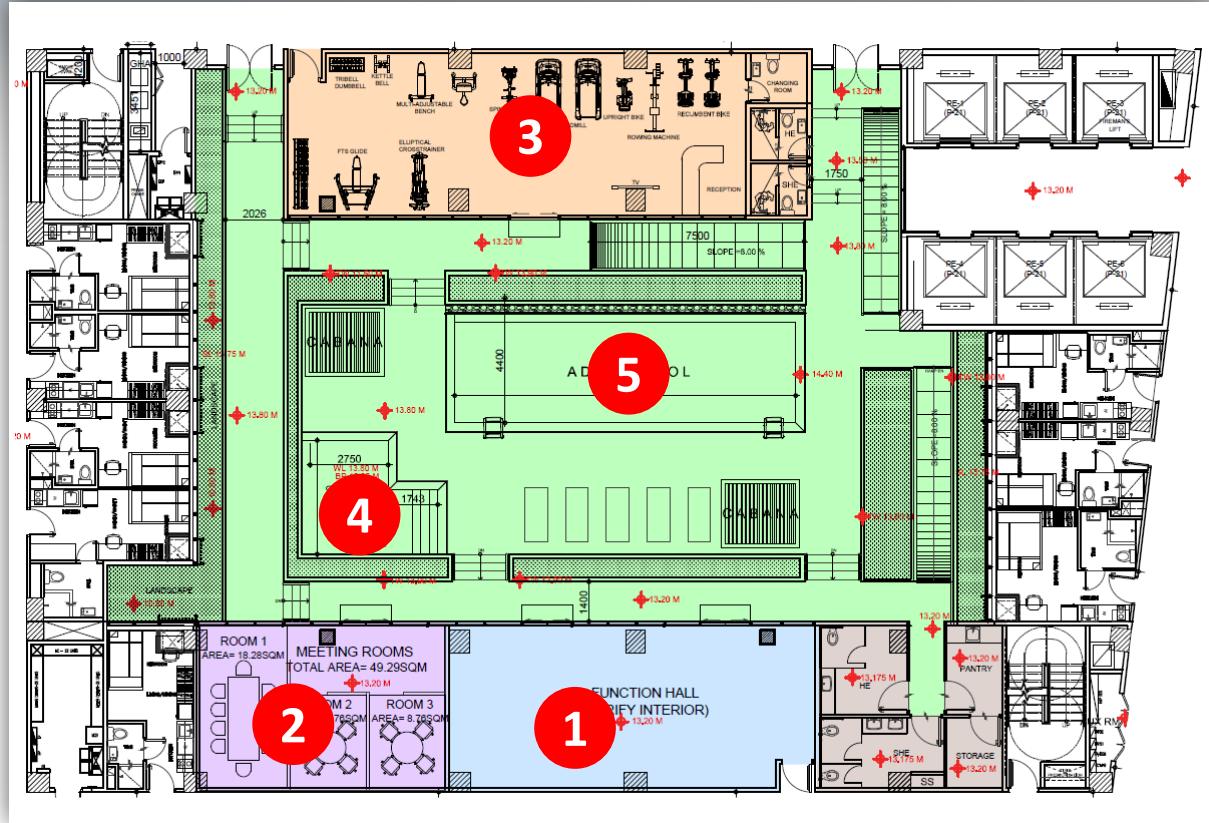
# SECTION ELEVATION

## 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



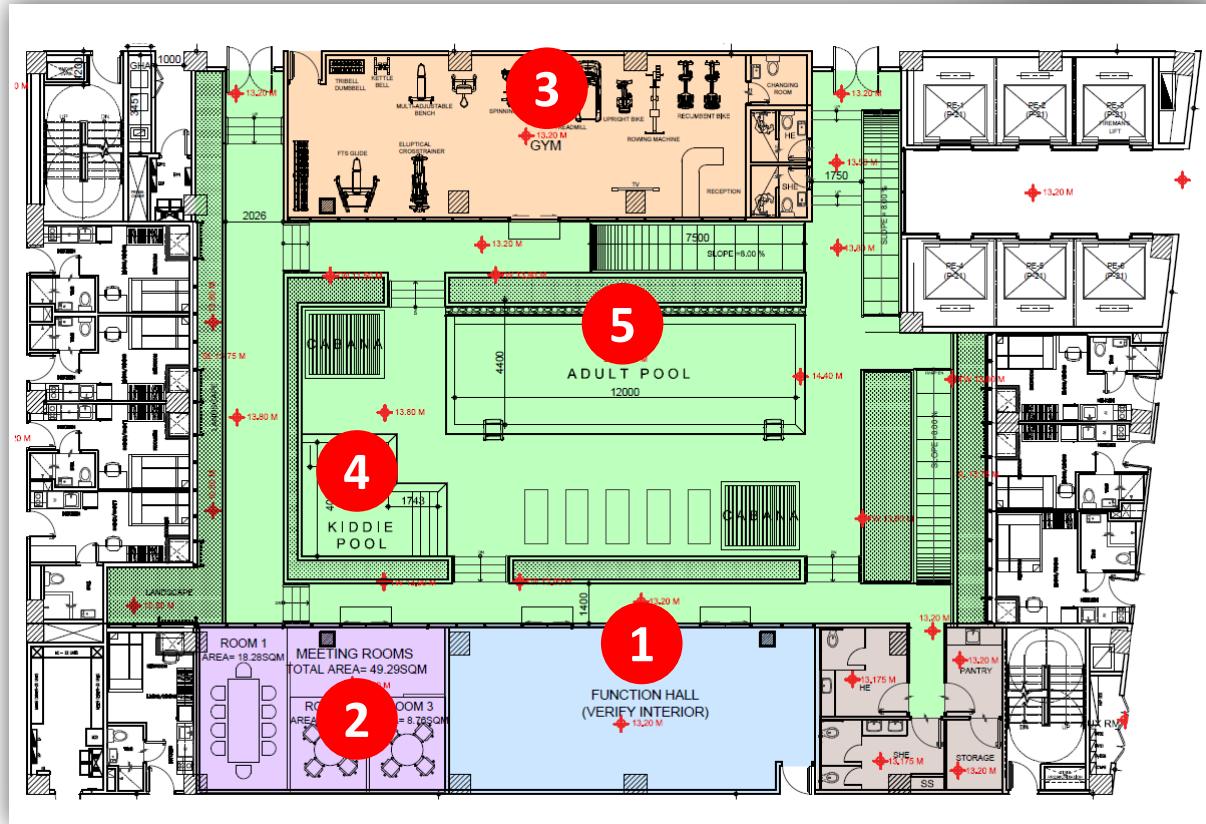
# SITE DEVELOPMENT PLAN



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



# SITE DEVELOPMENT PLAN



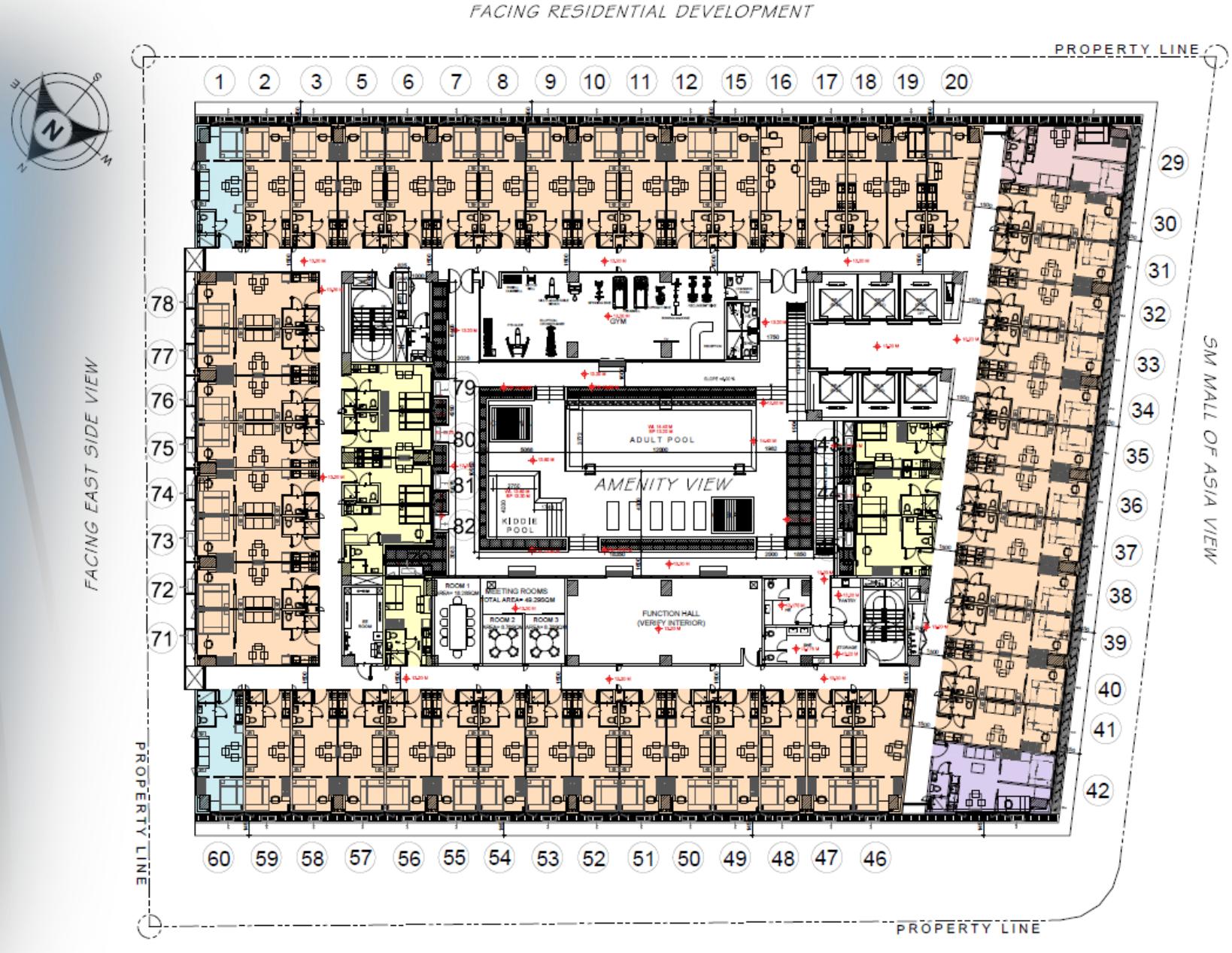
- 1 Function Hall**
- 2 Business Hub**
- 3 Fitness Hub**
- 4 Kiddie Pool**
- 5 Adult Pool**

# 5th Floor

<span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	8 STUDIO UNITS
<span style="background-color: orange; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	50 1BR UNITS
<span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	2 1BR END UNITS
<span style="background-color: purple; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	1 1BR END UNIT W/ DEN
<span style="background-color: pink; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	1 2BR END UNIT
<hr/>	
	<b>62 TOTAL UNITS</b>



EDSA, MALL OF ASIA COMPLEX

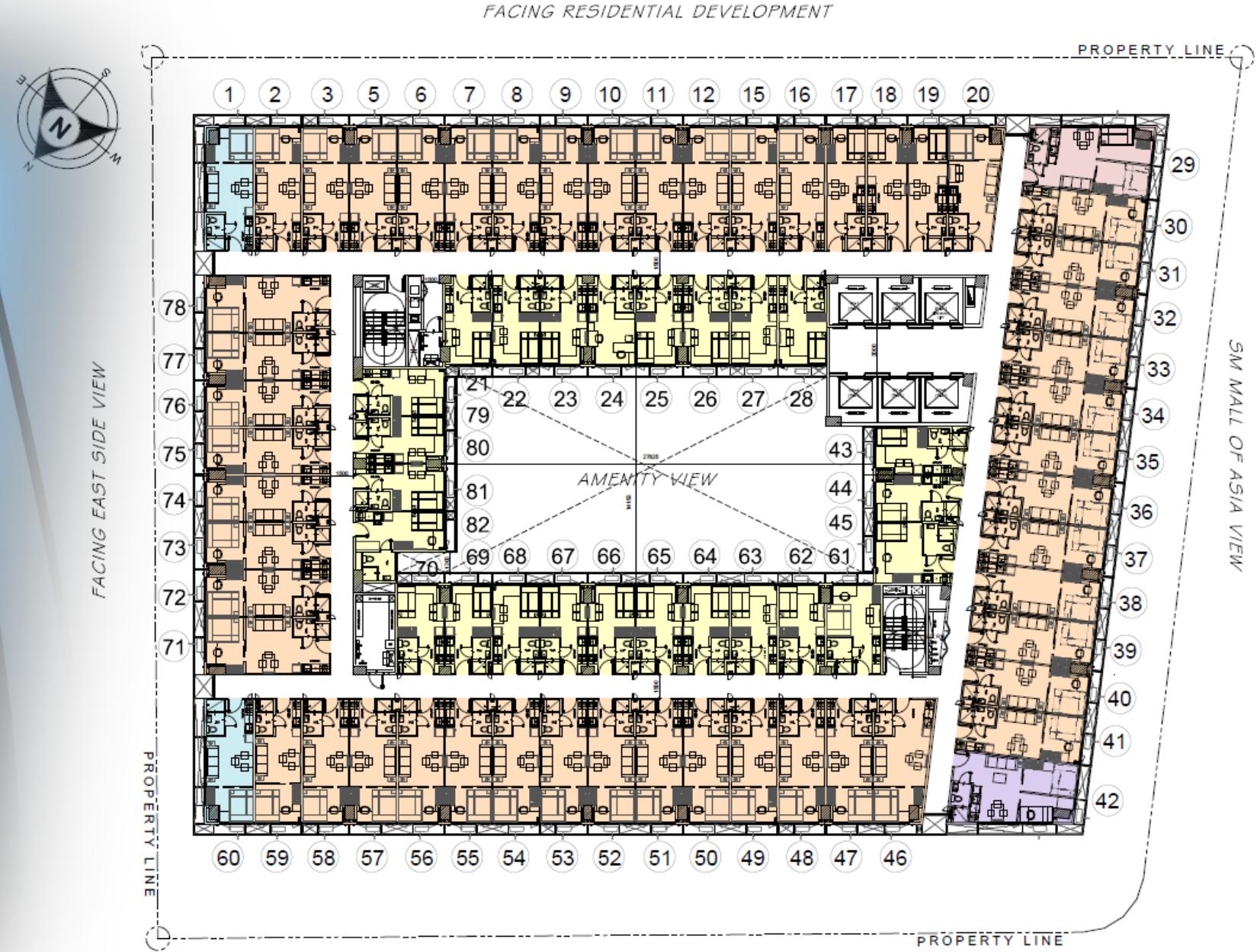


# TYPICAL FLOOR 6th–16th Floor

<span style="background-color: yellow; width: 15px; height: 15px; display: inline-block;"></span>	25 STUDIO UNITS
<span style="background-color: orange; width: 15px; height: 15px; display: inline-block;"></span>	50 1BR UNITS
<span style="background-color: lightblue; width: 15px; height: 15px; display: inline-block;"></span>	2 1BR END UNITS
<span style="background-color: purple; width: 15px; height: 15px; display: inline-block;"></span>	1 1BR END UNIT W/ DEN
<span style="background-color: pink; width: 15px; height: 15px; display: inline-block;"></span>	1 2BR END UNIT
<hr/>	
<b>79</b>	<b>TOTAL UNITS</b>



EDSA, MALL OF ASIA COMPLEX



# 17th Floor

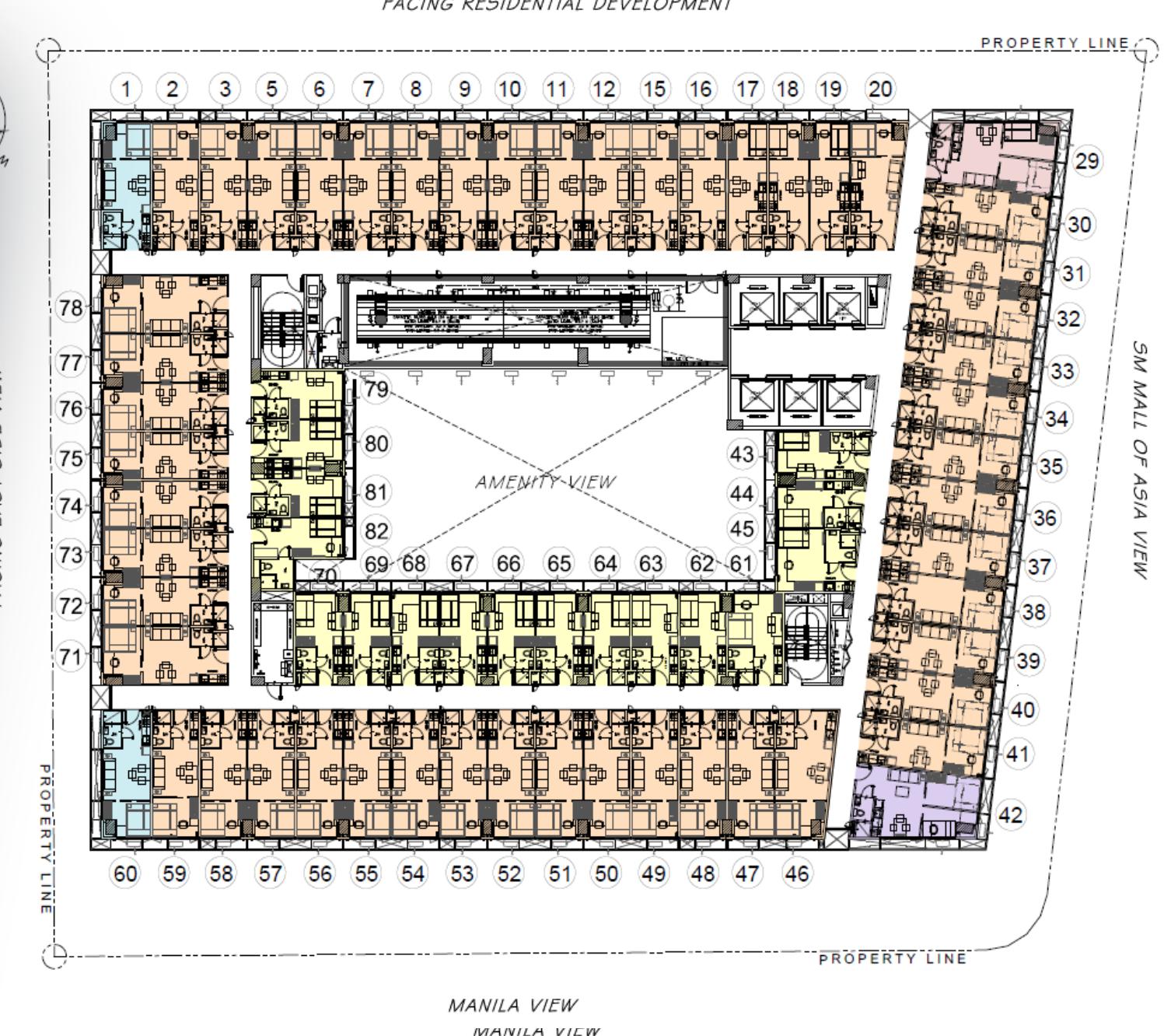
17	STUDIO UNITS
50	1BR UNITS
2	1BR END UNITS
1	1BR END UNIT W/ DEN
1	2BR END UNIT
<hr/>	
71	TOTAL UNITS



EDSA, MALL OF ASIA COMPLEX



FACING RESIDENTIAL DEVELOPMENT



## 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**

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**TWO BEDROOM  
END UNIT  
± 36.08 sqm**



**CHOOSE VIEW**

**RESIDENTIAL**

**OFFICE**

**BARE**



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**TWO BEDROOM  
END UNIT  
± 36.08 sqm**



**CHOOSE VIEW**

**RESIDENTIAL**

**OFFICE**

**BARE**



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**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



**SMDC**  
RESIDENTIAL / OFFICES

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**HOTEL-LIKE LOBBIES &  
RESORT-STYLED AMENITIES**

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# BUILDING FAÇADE



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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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**LIFT LOBBY**

 **ICE**  
TOWER  
EDSA, MALL OF ASIA COMPLEX

# FUNCTION HALL



# CONFERENCE HALL





# FITNESS HUB

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



# BUSINESS HUB

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

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# SOCIAL HUB

ICE  
TOWER  
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# SKY LOUNGE

**ICE**  
TOWER  
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# SKY LOUNGE



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# **PROFESSIONAL PROPERTY MANAGEMENT & SERVICES**



# 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



## FOR INQUIRIES

You may contact us at:



e-mail address

[smdc.leasing@smdevelopment.com](mailto:smdc.leasing@smdevelopment.com)



## SMDC GOOD STAYS

Your trusted leasing and  
tenancy management group



mobile number

+63-917-552-5943 (Globe)



landline number

+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.

