



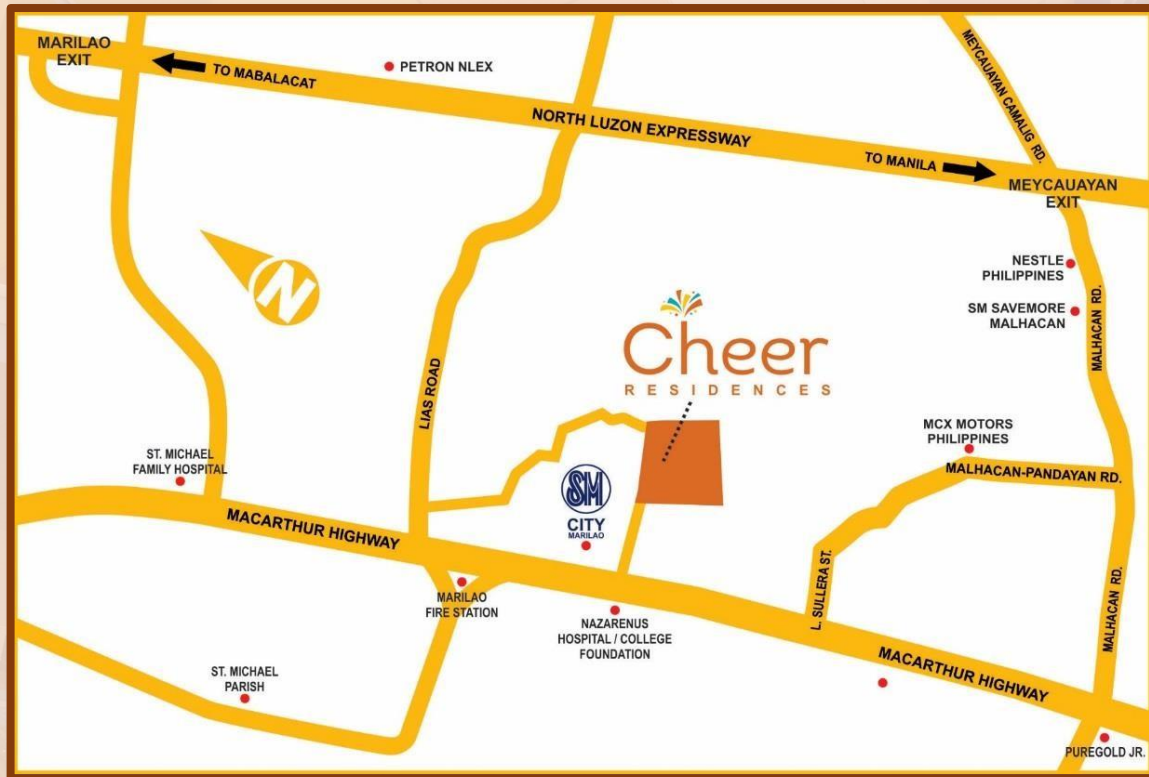
Cheer

R E S I D E N C E S

MARILAO, BULACAN

Your Home Beside the Mall

LOCATION AND ACCESSIBILITY

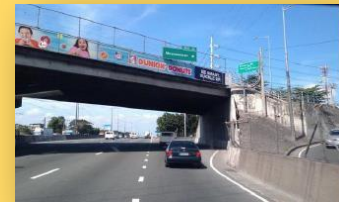


The project is accessible via the ff. routes:

- **NLEX Marilao Exit**



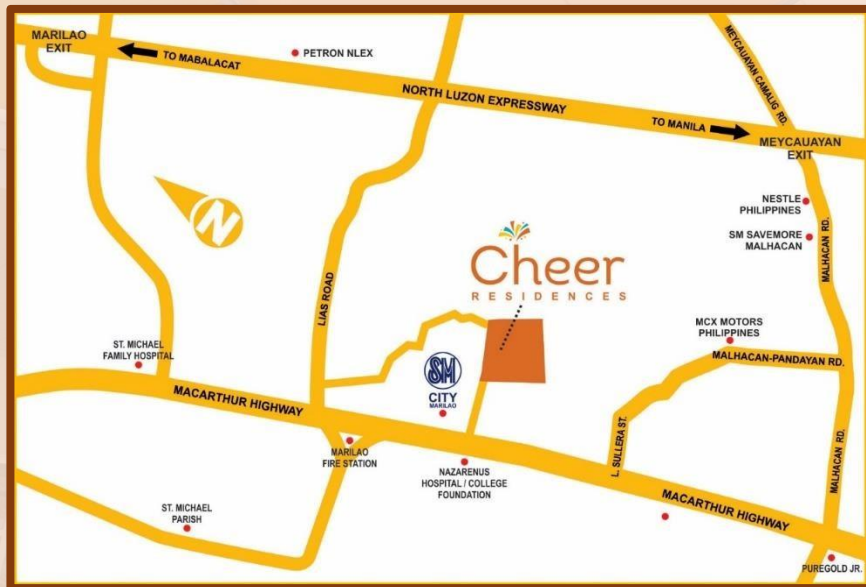
- **NLEX Meycauayan Exit**



- **MacArthur Highway**



VICINITY PROFILE



Nearby Establishments:

Malls, Shopping Centers and Groceries

SM City Marilao

Puregold Jr. Meycauayan (2.4km)

SM Savemore Malhacan (3.2km)



Educational Institutions

Discovery Child Development of Montessori (450m)

Nazarenus College Foundation (450m)

Our Lady of Fatima University (14.8km)



Health Institutions

Nazarenus Hospital (450m)

St. Michael Family Hospital (2km)



Places of Worship

St. Michael Parish (1.4km)

National Shrine of the Divine Mercy (5.3km)



SITE DEVELOPMENT PLAN



Artist's Perspective Only

First MRB project outside Metro Manila

Location:	<u>Brgy. Ibayo, Marilao, Bulacan</u>
Owner/Developer:	SM Prime Holdings, Inc.
Development Type:	Mid-Rise Residential Project
Lot Area:	2.3 HA

SITE DEVELOPMENT PLAN - Amenities



SITE DEVELOPMENT PLAN - Amenities

ARTIST'S PERSPECTIVE



Gate and Guardhouse



Water Feature



Clubhouse



Central Park and
Playground



Swimming Pool

SITE DEVELOPMENT PLAN – Building Views

South East



*North
East*



*South
West*



Mall

PROJECT DETAILS

PROJECT OVERVIEW

L- Type Building



Bar Type Building



Artist's Perspective Only

BUILDING	A	B	C	D	E	F	G
No. of floors	5-storey						
No. of units	132	132	138	137	132	162	162
Total Number of Units	995 units						
Average Number of Units per Floor	24 to 33 units						
No. of parking slots	31	25	41	34	19	64	37
Total Number of Parking Slots	251 slots						
Unit Types	Flexi Suite – 851 units Flexi Suite End – 144 units						
No. of Flexi-Suite Units	113	113	114	113	113	143	142
No. of Flexi-Suite End Units	19	19	24	24	19	19	20
Project launch	November 2016						
Turnover Date*	All Buildings – RFO						

PROJECT FEATURES



Artist's Perspective only

- ✓ **Gated community with 24/7 security**
- ✓ **Property Management Services**
- ✓ **Mailbox at every building's ground floor**
- ✓ **CCTV at ground lobby, lift lobby and elevator car**
- ✓ **Centralized garbage room in every floor**
- ✓ **Cistern tank and STP**
- ✓ **Power by Meralco**
- ✓ **Water by Manila Water**



FLOOR PLANS & UNIT LAYOUT

BUILDING FLOOR PLANS

BUILDINGS A & B

Bar-Type Building



Unit Type	Floor Area	No. of Units
Flexi Suite	28.52 to 29.76	113
Flexi Suite End	29.76	19
TOTAL		132

BUILDING E

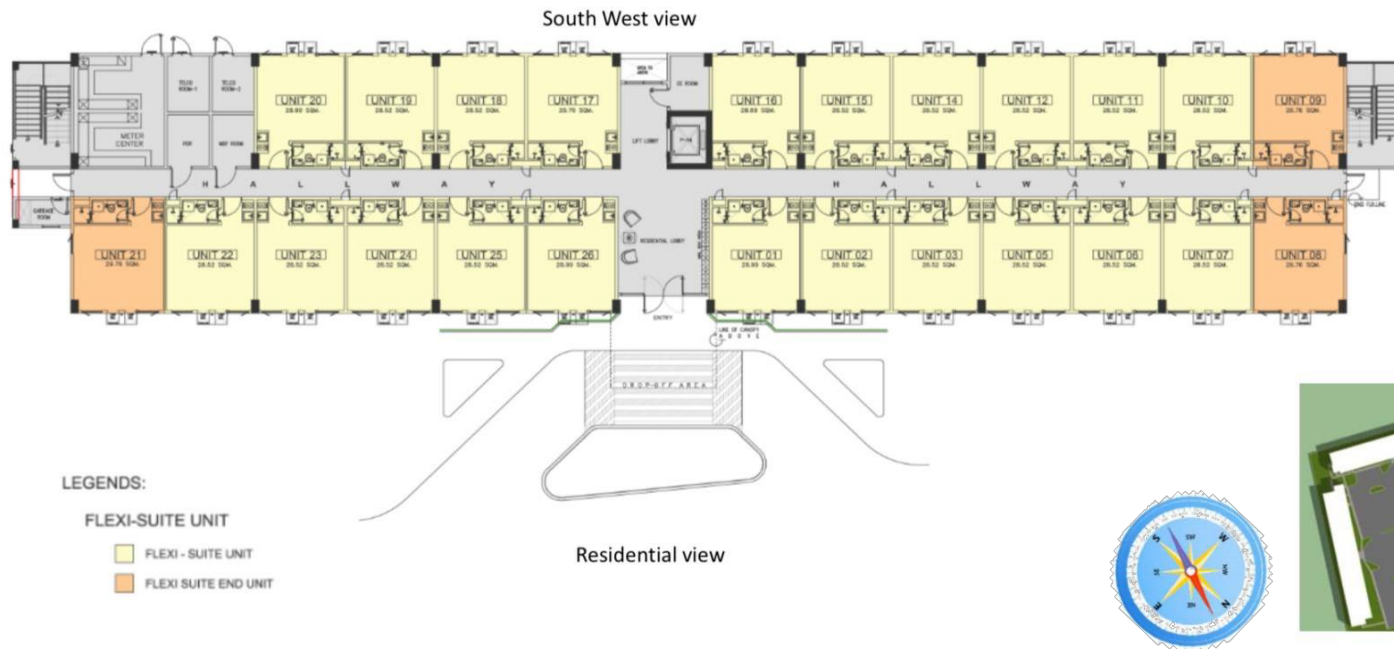
Bar-Type Building



Unit Type	Floor Area	No. of Units
Flexi Suite	28.52 to 29.82	112
Combined Flexi	43.09	1
Flexi Suite End	29.76	19
TOTAL		132

BUILDING FLOOR PLANS

Ground Floor Plan

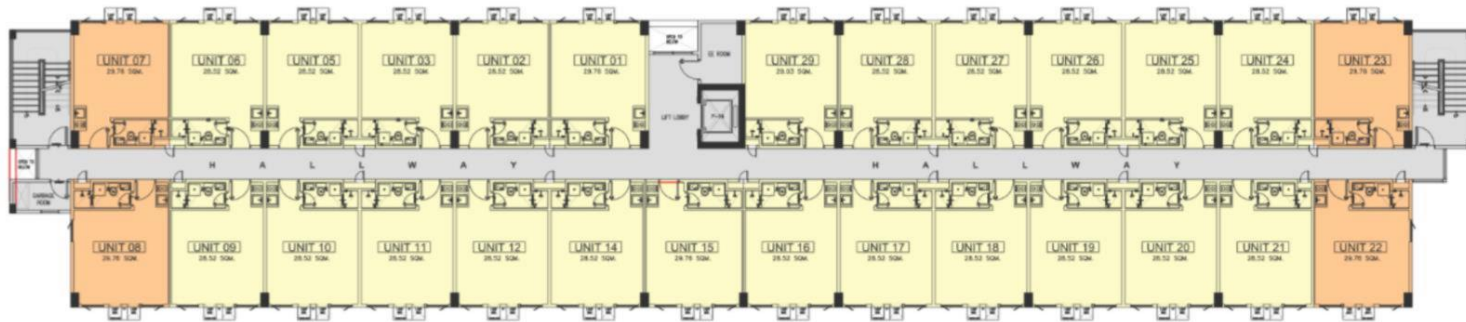


24 Units at Ground Floor

BUILDING FLOOR PLANS

Typical Floor Plan

South West view



LEGENDS:

FLEXI-SUITE UNIT

- FLEXI - SUITE UNIT
- FLEXI SUITE END UNIT

Residential view



27 Units at Typical Floors

BUILDING FLOOR PLANS



BUILDING C

L-Type Building

Unit Type	Floor Area	No. of Units
Flexi Suite	28.52 to 29.76	109
Combined Flexi	40.14	5
Flexi Suite End	29.07 to 29.76	24
TOTAL		138



BUILDING D

L-Type Building

Unit Type	Floor Area	No. of Units
Flexi Suite	28.52 to 29.76	108
Combined Flexi	40.14	5
Flexi Suite End	29.76	24
TOTAL		137



BUILDING FLOOR PLANS

Ground Floor Plan



BUILDING FLOOR PLANS

Typical Floor Plan



BUILDING FLOOR PLANS

BUILDING F

Bar Type Building



Unit Type	Floor Area	No. of Units
Flexi Suite	28.52 to 29.82	142
Combined Flexi	43.09	1
Flexi Suite End	29.76	19
TOTAL		162

BUILDING G

Bar Type Building



Unit Type	Floor Area	No. of Units
Flexi Suite	28.52 to 29.82	142
Flexi Suite End	29.76	20
TOTAL		162

BUILDING FLOOR PLANS

Ground Floor Plan

North East view



LEGENDS:

FLEXI-SUITE UNIT

- FLEXI - SUITE UNIT
- FLEXI SUITE END UNIT

Residential view



30 Units at Ground Floor

BUILDING FLOOR PLANS

Typical Floor Plan

North East view



Residential view

LEGENDS:

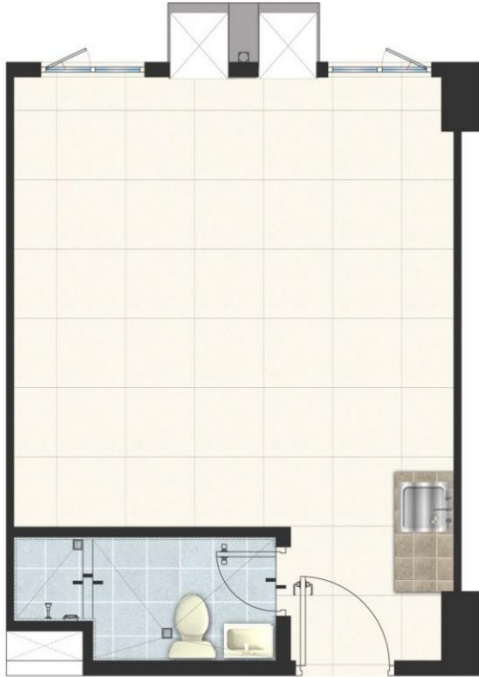
FLEXI-SUITE UNIT

- FLEXI - SUITE UNIT
- FLEXI SUITE END UNIT



33 Units at Typical Floors

UNIT LAYOUT



UNIT DELIVERABLE		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters(m ²)	Square Feet (ft ²)
LIVING, DINING AREA, BEDROOM	19.72	212.27
KITCHEN AREA	4.70	50.59
TOILET & BATH	4.10	44.13
TOTAL	28.52	307.00



UNIT DELIVERABLE

SCALE:

NOT TO SCALE

FLEXI-SUITE

UNIT LAYOUT



STUDIO UNIT		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters(m ²)	Square Feet (ft ²)
LIVING & DINING AREA	6.30	67.81
KITCHEN AREA	4.70	50.59
TOILET & BATH	4.10	44.13
BEDROOM	13.42	144.46
TOTAL	28.52	307.00

SUGGESTED LAYOUT
I STUDIO UNIT
SCALE: NOT TO SCALE

SUGGESTED STUDIO UNIT LAYOUT

UNIT LAYOUT



1-BEDROOM UNIT		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters(m ²)	Square Feet (ft ²)
LIVING & DINING AREA	7.63	82.13
KITCHEN AREA	5.15	55.44
TOILET & BATH	4.10	44.13
BEDROOM	11.64	125.30
TOTAL	28.52	307.00

SUGGESTED LAYOUT
I-BEDROOM UNIT
SCALE: NOT TO SCALE

SUGGESTED 1-BEDROOM UNIT LAYOUT

UNIT LAYOUT



2-BEDROOM UNIT		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters(m ²)	Square Feet (ft ²)
LIVING & DINING AREA	7.28	78.36
KITCHEN AREA	4.70	50.59
TOILET & BATH	4.10	44.13
BEDROOM 1	6.07	65.34
BEDROOM 2	6.37	68.57
TOTAL	28.52	307.00

SUGGESTED LAYOUT
2-BEDROOM UNIT
SCALE: NOT TO SCALE

SUGGESTED 2-BEDROOM UNIT LAYOUT

UNIT DELIVERABLES

UNIT FINISHES

WALL	Ceramic tiles in all areas Painted cement finish in all areas With 1.2m high tiles in the shower area and tiled baseboard in the toilet area
CEILING	Gypsum board painted finish for kitchen and T&B
KITCHEN COUNTERTOP	Tiled with under the counter cabinet and sink
T&B FIXTURES	Water closet, lavatory, soap & tissue holder, and shower assembly fixture
WINDOWS	Aluminum
DOORS	Main: Laminated wood T&B: PVC

CONSTRUCTION PHOTOS

PROGRESS PHOTOS – AERIAL VIEW



PROJECT PHOTOS - Amenities



Gate and Guardhouse



Water Feature

PROJECT PHOTOS - Amenities



Clubhouse



**Function Area /
Turnover Lounge**

PROJECT PHOTOS - Amenities



Central Park

Swimming Pool

PROJECT PHOTOS – RFO Buildings



Building A Facade



Building A Lobby

PROJECT PHOTOS – RFO Buildings



Building B Facade



Building B Lobby

PROJECT PHOTOS – RFO Buildings



Building C Facade



Building C Lobby

PROJECT PHOTOS – RFO Buildings



Building D Facade



Building D Lobby



PROJECT PHOTOS – RFO Buildings



Building E Facade

Building E Lobby

PROJECT PHOTOS – RFO Buildings



Building F Facade



Building F Lobby

PROJECT PHOTOS – RFO Buildings



Building G Facade



Building G Lobby



MARKET LOCATION UPDATE



Mall Expansion and Transport Hub
at SM City Marilao

- SM City Marilao's two-phase expansion and redevelopment will make it the largest mall in the province and the Northern Gateway of the Metro
- Expansion plan includes two multi-storey extension buildings that highlight the the Mall's connection and integration to the North- South Commuter Railway (NSCR) and SMDC Cheer Residences
- Phase 1 expansion, slated to open on Q4 2023, includes covered walkways from PNR to the Mall, various grab-and-go kiosks and concepts for on-the-go traffic, main transport terminal and garden café, lush green veranda, etc.
- Phase 2 expansion, targeted to open by Q4 2024, will give direct link to the Main Mall and SMDC Cheer Residences. It will feature lush green interconnection and walkway, indoor alfresco park, wide atrium, scenic elevator, new state-of-the-art SM Cinema, and a sufficient carpark space that offers at least 1,500 parking slots.

MARKET LOCATION UPDATE



Philippine National Railway (PNR) Construction as of July 2022

Proposed PNR Phase I: Tutuban to Malolos

- One of the stations is MARILAO - directly in front of SM City Marilao
- Travel time from Manila to Bulacan will be reduced to 35 minutes
- To be completed by 2024

Proposed PNR Phase 2: Malolos to Clark

- To be the country's first "airport express" railway line
- Travel time from Manila to Clark Airport will only be 55 minutes
- To be completed by 2028

MARKET LOCATION UPDATE



NLEX/SLEX CONNECTOR PROJECT

- Will reduce travel time from SLEX to NLEX from 2 hours to 20 minutes
- Faster travel time from Clark to Calamba from approximately 3 hours to 1 hour and 40 minutes.
- Target to be operational by Q3 2023

Reasons to Choose and Invest in CHEER RESIDENCES

With its complete set of amenities, property management services, and its very own mall within its complex, Cheer Residences provides a modern and convenient lifestyle to its residents.



Convenience



Highly Affordable



Excellent Investment



Ensured Property Management



Real Estate Top Developer

FAQs

- **Who is the owner and developer of Cheer Residences?**
 - SM Prime Holdings Inc.
- **What will be the effect on documentation if owner and developer is SMPHI?**
 - Standard documents shall be used only. The documents will reflect SM Prime instead of SMDC.
 - All buyers' checks and payments should be made payable to SM Prime Holdings Inc.
 - All Official Receipts will be issued by SM Prime Holdings Inc.

- What is the floor to floor and floor to ceiling height?

- Residential Floor to Ceiling Height :: 2.4 m (Kitchen and T & B)
2.7 m (Other areas)
- Residential Floor to Floor height : 3.5m (Ground floor to 2nd)
2.5m (Typical floors)

- What are the corridor measurements?

- Hallway width : 1.5m
- Hallway floor to ceiling height : 2.3m

- **How many elevators are there?**

- Per Building : 1 (One)
- Capacity : 14 persons

- **Client is interested to have a 1 BR/ 2 BR lay-out. What will she/he do?**

- Client can engage a contractor to do the partition/ lay-out works for him/ her.
- Need to submit to Property Management the proposed lay-out for approval along with the scope of works, construction schedule and list of materials/ specifications to be used.
- Payment of the processing fees, construction bond and admin fees

• What is the back up power?

Standby Gensets

- Residential : 1 ref outlet, 1 convenience outlet and 1 light
- 80% power : STP, fire pump, jockey pump, cistern
- 50% power : Clubhouse
- 30% power : Landscape areas
- Building : Ground Floor lobby

Typical floors with battery back up lighting

• What are the utility providers?

- Power : Meralco
- Water : Manila Water
- Telephone/Internet: : Globe/Converge/Woofy
- CATV : Signal