



PROJECT BRIEF

APRIL 2025

SMDC

VICINITY MAP



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SITE DEVELOPMENT PLAN

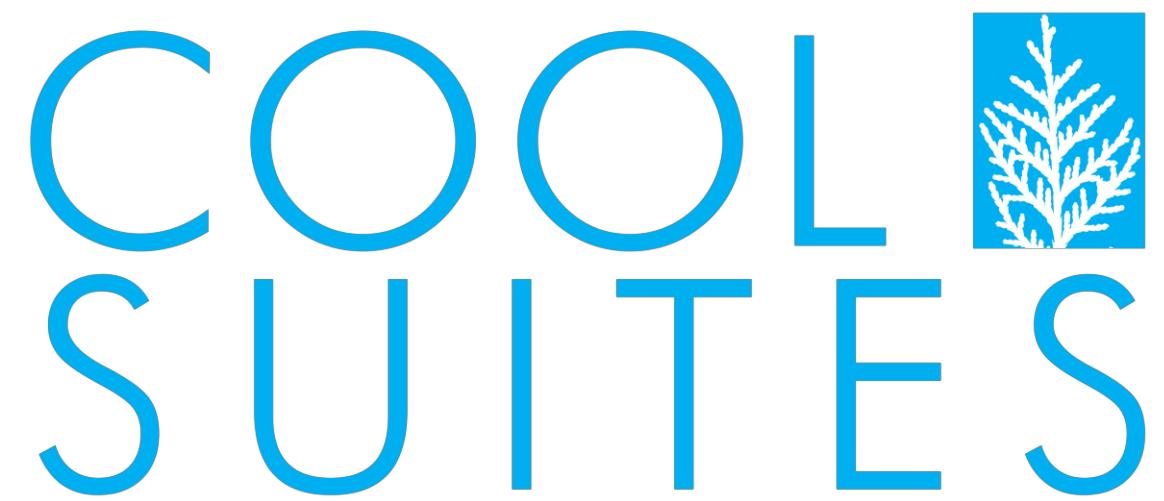


Artist's Perspective

PROJECT OVERVIEW



Location	Brgy. Maharlika West, Tagaytay City
Land Area (Wind Residences)	86,238 Sqm (21.30 acres)
Total Development (Wind and Cool)	154,509 Sqm (38.18 acres)
No. of Towers	5 Towers
No. of Units per Tower	<p>T1 - 650 T2 - 864 T3 - 634 T4 - 726 T5 - 650</p> <p>Total : 3,524</p>
Total No. of Parking Slots	557
Turn-over Date	RFO



WIND RESIDENCES, TAGAYTAY

LIVE THE 'SUITE' LIFE

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TARGET MARKET



DEMOGRAPHICS



35 to 60
Years old
RESIDENTS of Cavite
NCR and other provinces
MALE and FEMALE



PSYCHOGRAPHICS

End-users: Individuals or families seeking vibrant living environments in Tagaytay City for either permanent residency or second homes.

Vacation Home Seekers: Those looking for relaxing getaways with easy access to urban conveniences, making Cool Suites an attractive option for vacation properties.

Investors: Individuals interested in real estate investments with potential for appreciation and rental income, drawn to Cool Suites' promising location and amenities.

QUALITIES OF TARGET MARKET

Families and Retirees:

- Desiring a safe, vibrant community with extensive recreational options.
- Prefers a serene environment with easy access to essential services.



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WHY COOL SUITES?

Cool Suites provides a vibrant community with wide range of amenities. Perfect for permanent residences, vacation homes, or investment opportunities, Cool Suites blends comfort and earning potential, elevating the lifestyle of its residents.

FITNESS LIFESTYLE (Wellness and Fitness)

- Basketball court
- Tennis court
- Badminton
- Swimming Pools
- Bike and jogging paths
- Sports gym

GOING GREEN (Sustainability)

- Open spaces that bring serenity and peace thru its landscaped gardens and parks
- Emphasis on walkability

LOCK AND KEY (Safety/Security)

- Easy to clean and maintain units for a lock and go living.
- Secured environment - 24/7 security with CCTV
- Professional Property Management

THE MUST-HAVES (Essentials)

- Commercial strip
- Accessibility to major roads
- Proximity to schools, hospitals, offices, theme parks, and tourist spots

SMART INVESTMENT OPPORTUNITIES

(Affordability)

RENTAL OPPORTUNITIES

- Short-term and long-term lease through SMDC Stays

GROWTH IN ASSET VALUE

- Proximity to tourist spots
- Its proximity to neighboring cities including Manila

Location	Wind Residences, Brgy. Maharlika West, Tagaytay City
Land Area	30,307 Sqm (7.50 acres)
No. of Towers	6 Towers
No. of Floors per Tower	10 floors + 1 basement
No. of Units per Tower	Tower A – 363 units Tower B – 378 units Tower C – 347 units Tower D - 360 units
Total No. of Parking Slots	Towers A and B – 104 slots Towers C and D – 110 slots
Turn-over Date	Towers A and B – RFO Towers C and D – September 2029



BUILDING CHART



Tower	Tower C	Tower D
Description	9 residential floors 1 residential-commercial floor 1 basement parking	10 residential floors 1 basement parking
No. of Units	347 Units	360 Units
No. of Parking Slot	78 Parking Slots	32 Parking Slots
Building Features	3 elevators per tower Mailroom 24-hours security and maintenance CCTV System Fire Detection and Alarm System Garbage room Integrated commercial strip	
Turnover Date	September 2029	

COOL SUITES



WIND RESIDENCES, TAGAYTAY

AMENITIES



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THE CLUBHOUSE

COOL
SUITES
WIND RESIDENCES, TAGAYTAY



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OUTDOOR SWIMMING POOLS

COOL
SUITES
WIND RESIDENCES, TAGAYTAY

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OUTDOOR SWIMMING POOLS

COOL
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WIND RESIDENCES, TAGAYTAY



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LANDSCAPE AREAS AND JOGGING PATHS

COOL
SUITES
MIND RESIDENTIAL TAGAYTAY



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BASKETBALL AND TENNIS COURTS

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SUITES
WIND RESIDENCES, TAGAYTAY



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KIDS' PLAYAREA



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SKY LOUNGE



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GYM AT THE CLUBHOUSE

COOL
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WIND RESIDENCES, TAGAYTAY

STRONGER THAN
YESTERDAY

ONE
MILE
BETTER

Artist's Perspective

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SNACK BAR AT THE CLUBHOUSE

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WIND RESIDENCES, TAGAYTAY



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GAME ROOM AT THE CLUBHOUSE



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TOWER C AND D MAIN LOBBY



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TOWER C AND D MAIN LOBBY

COOL
SUITES
WIND RESIDENCES, TAGAYTAY



Artist's Perspective

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COOL SUITES



WIND RESIDENCES, TAGAYTAY

FLOOR PLANS



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Artist's Perspective of the Site Development Plan

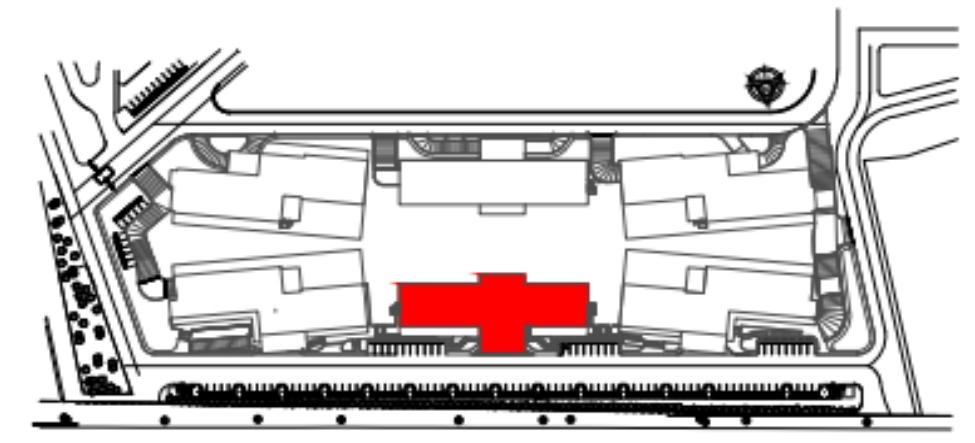
- 1 Multi-Purpose Lawn
- 2 Open Lawn
- 3 Rock Garden
- 4 Amphitheatre
- 5 Sunken Fire Pit
- 6 Picnic Area
- 7 Play Area
- 8 Pocket Garden
- 9 Gazebo
- 10 Drop-Off

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TOWER C FLOOR PLAN



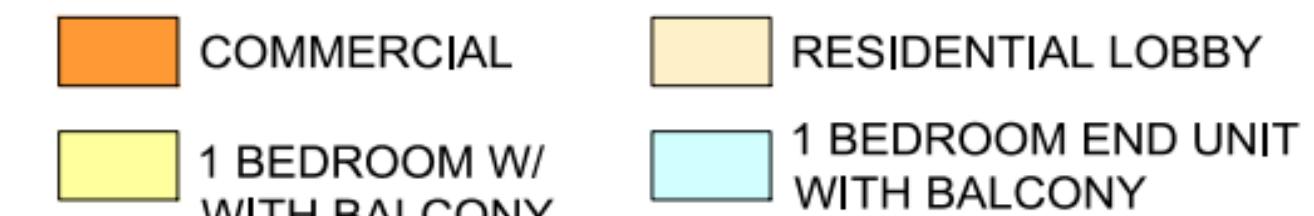
COOL SUITES



TOWER C

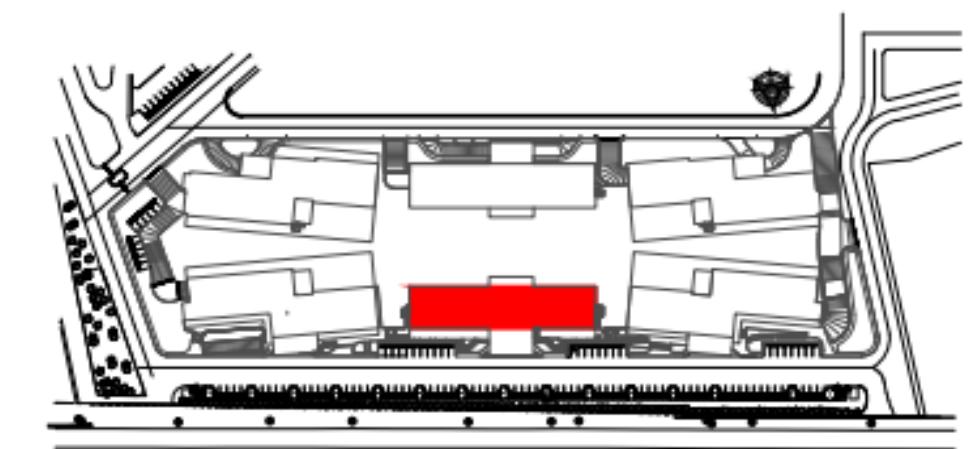
GROUND FLOOR PLAN

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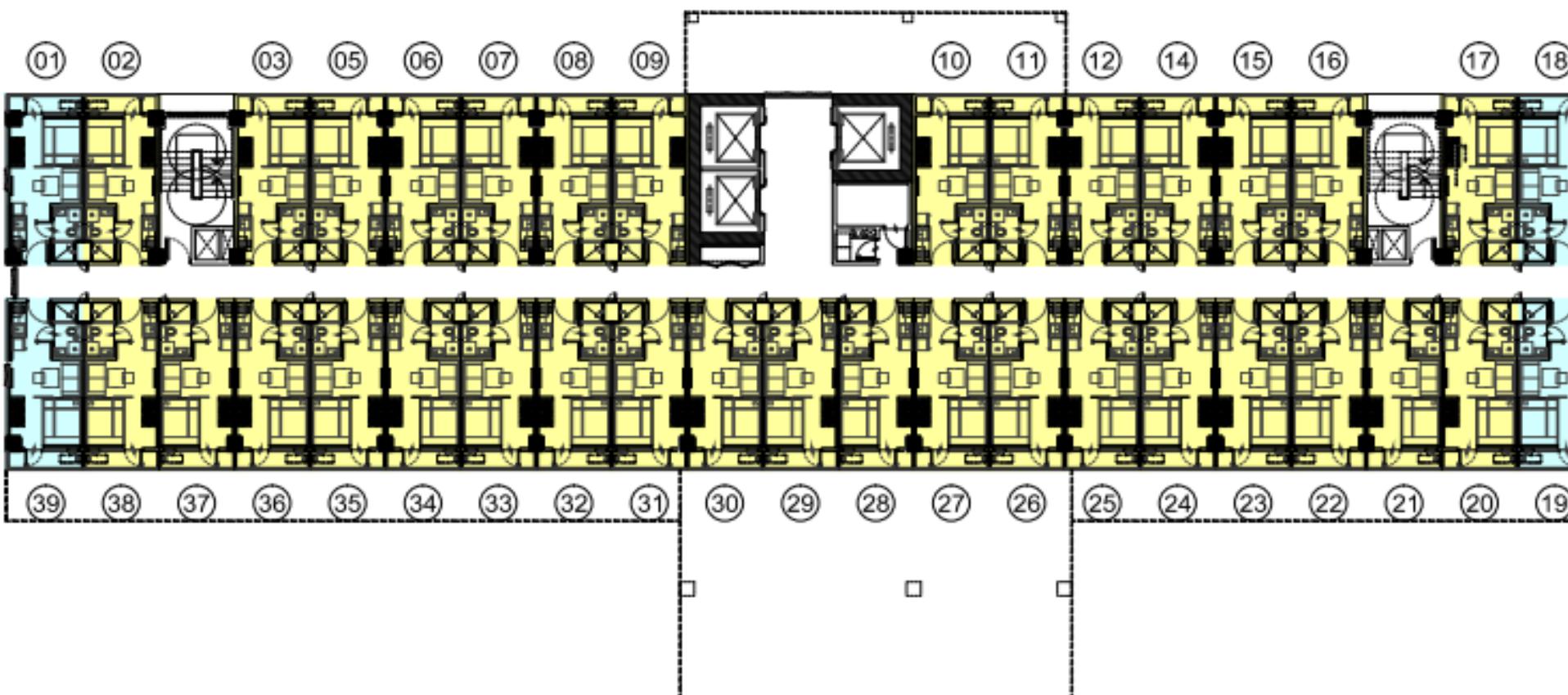
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TOWER C FLOOR PLAN



FACING GARDEN

FACING TOWER A



FACING MAHOGANY AVENUE

TOWER C SECOND FLOOR PLAN

1 BEDROOM W/
WITH BALCONY

1 BEDROOM END UNIT
WITH BALCONY

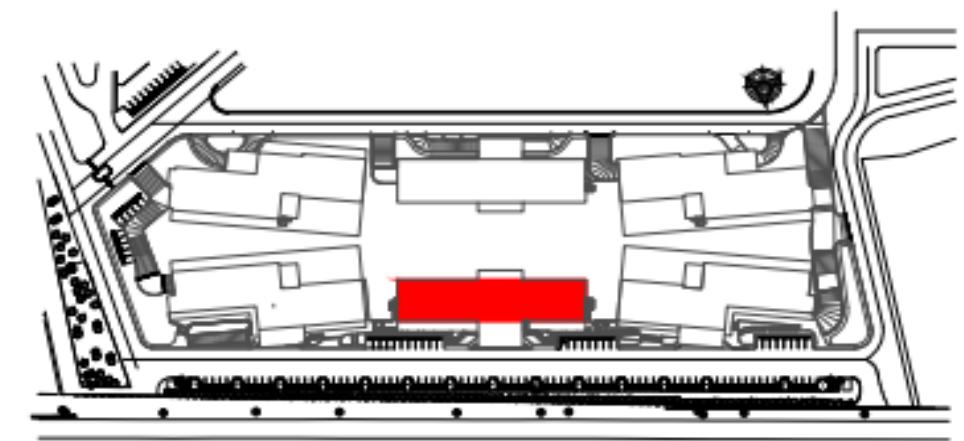
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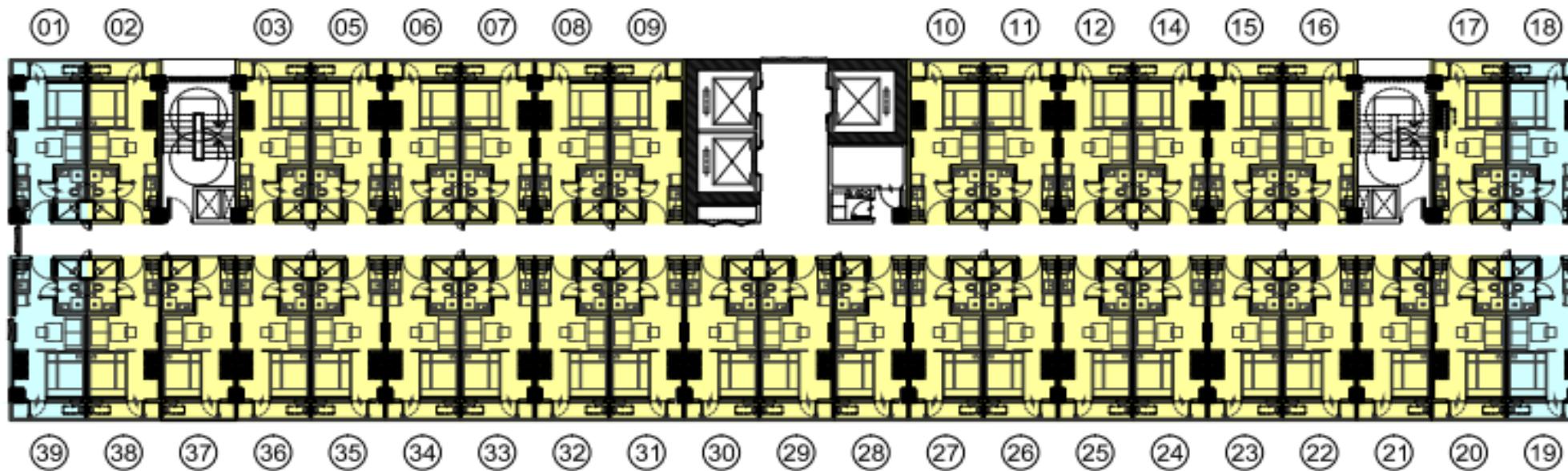
TOWER C FLOOR PLAN



FACING GARDEN



FACING TOWER A



FACING
FUTURE DEVELOPMENT

FACING MAHOGANY AVENUE

TOWER C

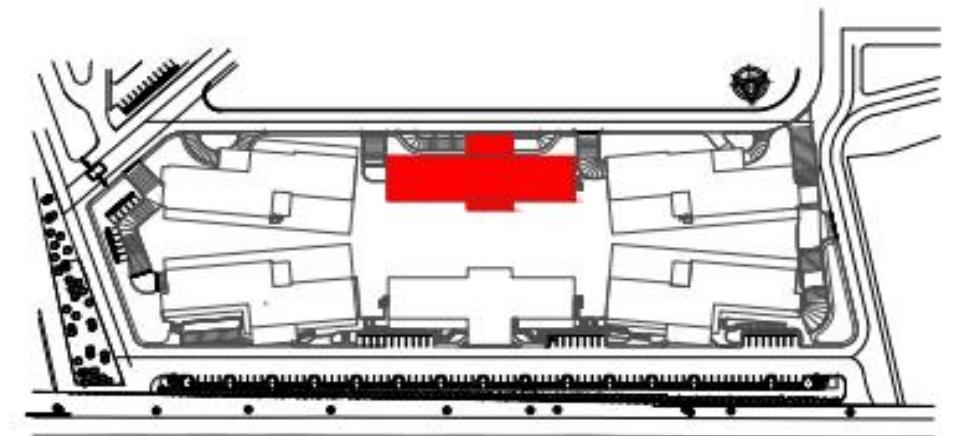
3RD TO 11TH FLOOR PLAN

1 BEDROOM W/
WITH BALCONY

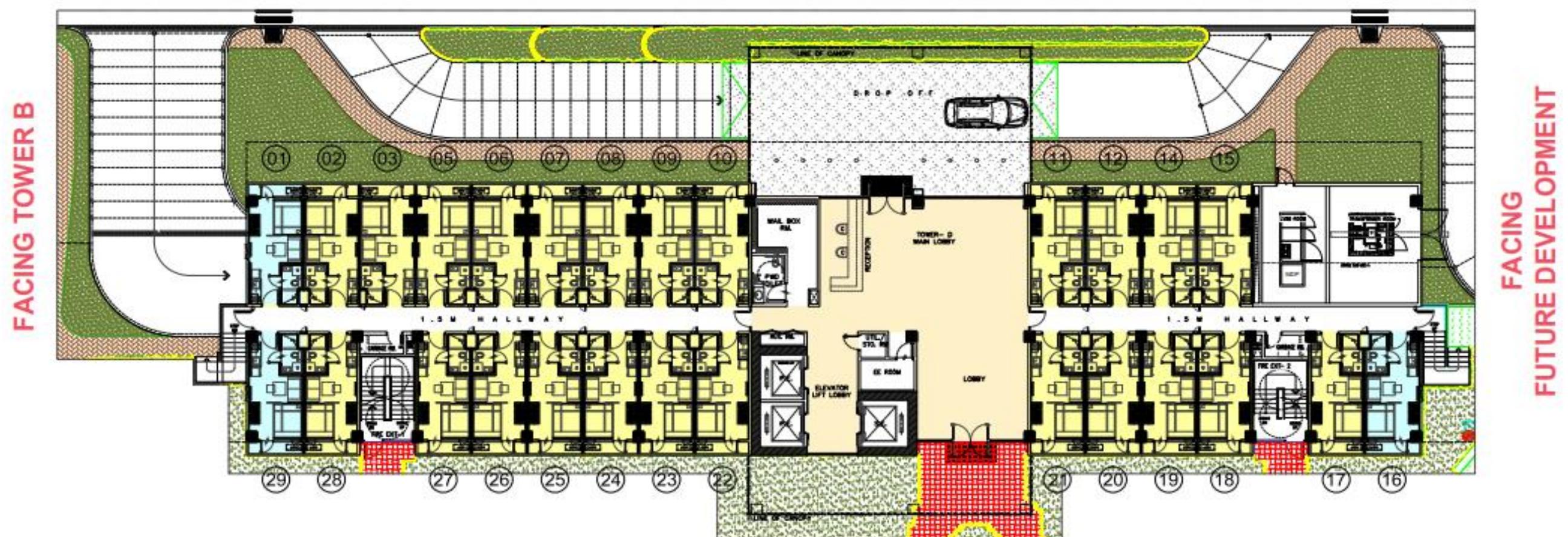
1 BEDROOM END UNIT
WITH BALCONY

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TOWER D FLOOR PLAN



FACING WIND RESIDENCES



TOWER D
GROUND FLOOR PLAN

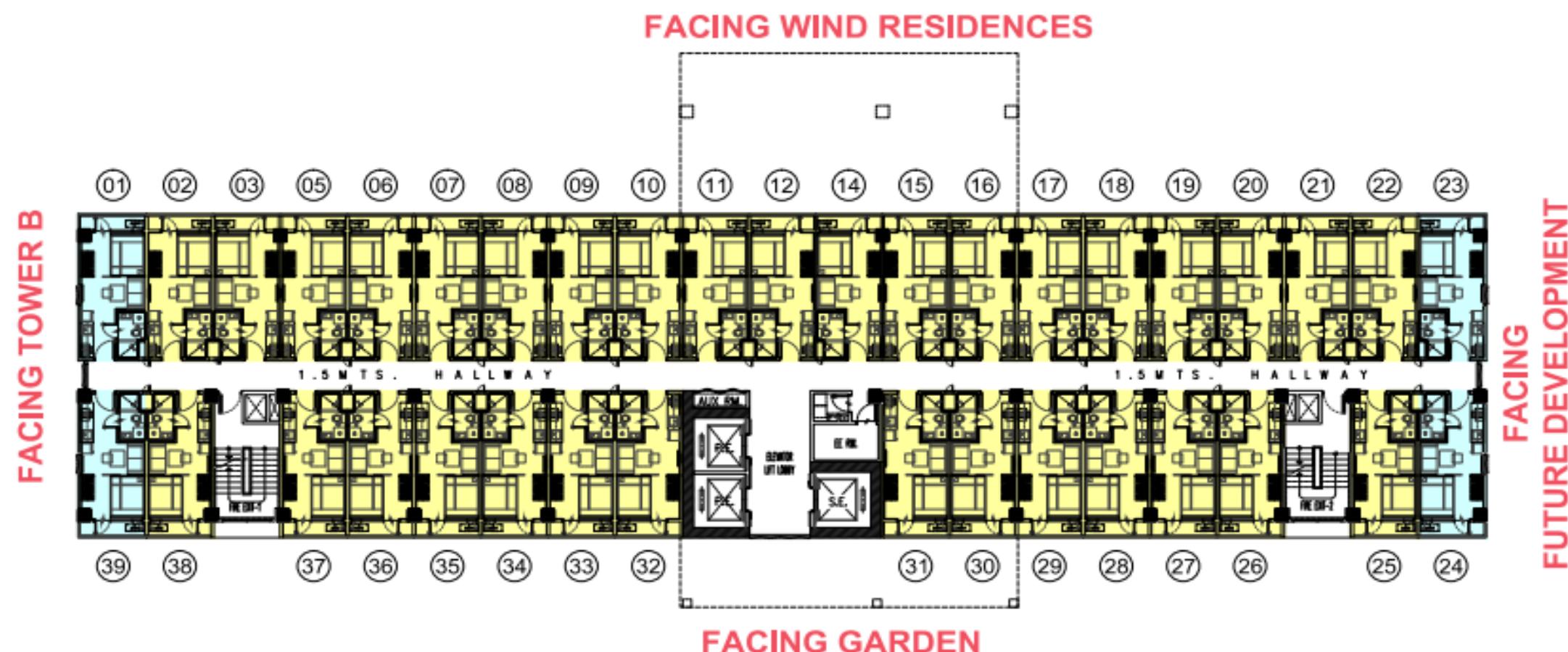
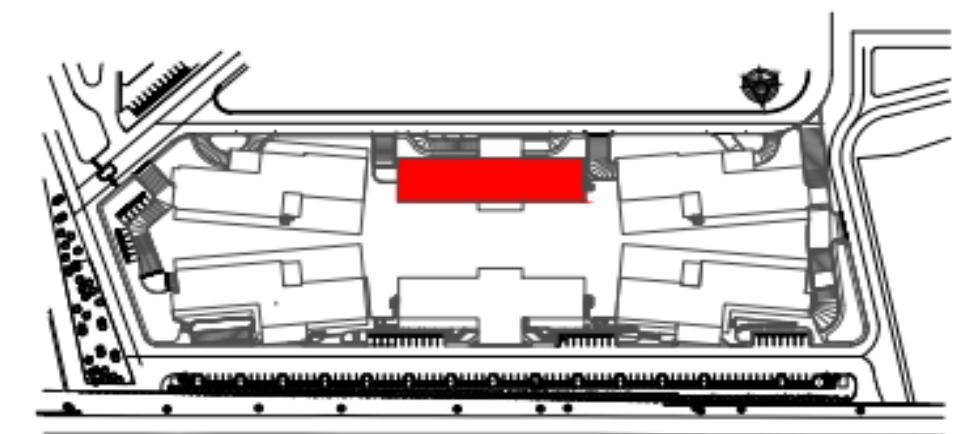
FACING GARDEN

1 BEDROOM W/
WITH BALCONY

RESIDENTIAL LOBBY
1 BEDROOM END UNIT
WITH BALCONY

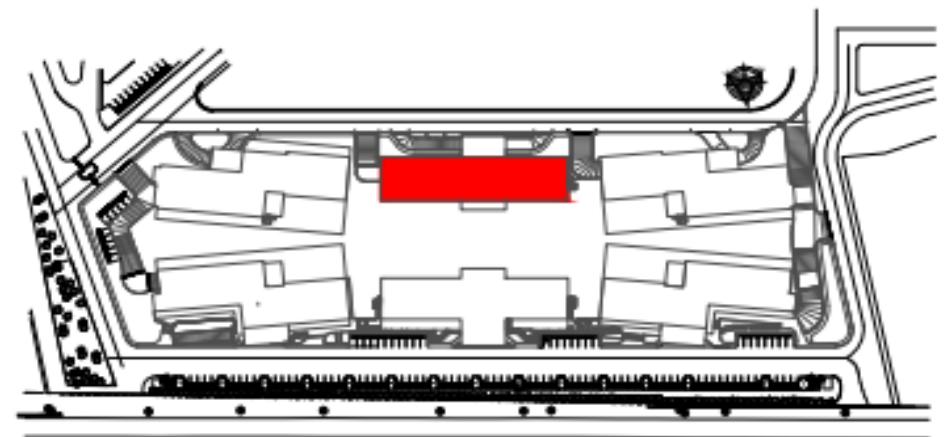
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TOWER D FLOOR PLAN

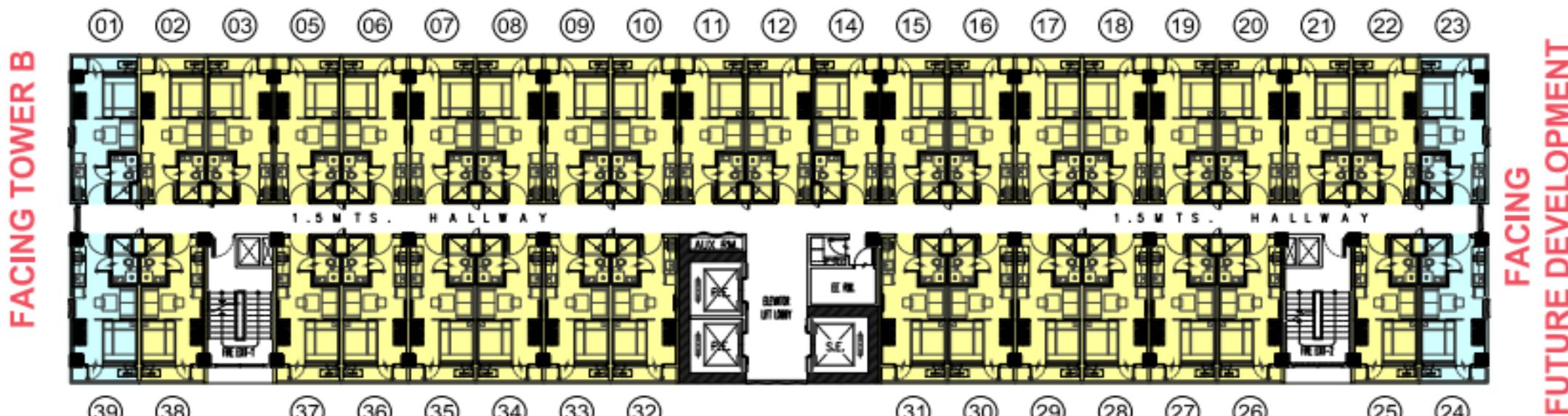


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TOWER D FLOOR PLAN



FACING WIND RESIDENCES



FACING
FUTURE DEVELOPMENT

FACING GARDEN

TOWER D
3RD TO 11TH FLOOR PLAN

1 BEDROOM W/
WITH BALCONY

1 BEDROOM END UNIT
WITH BALCONY

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COOL SUITES



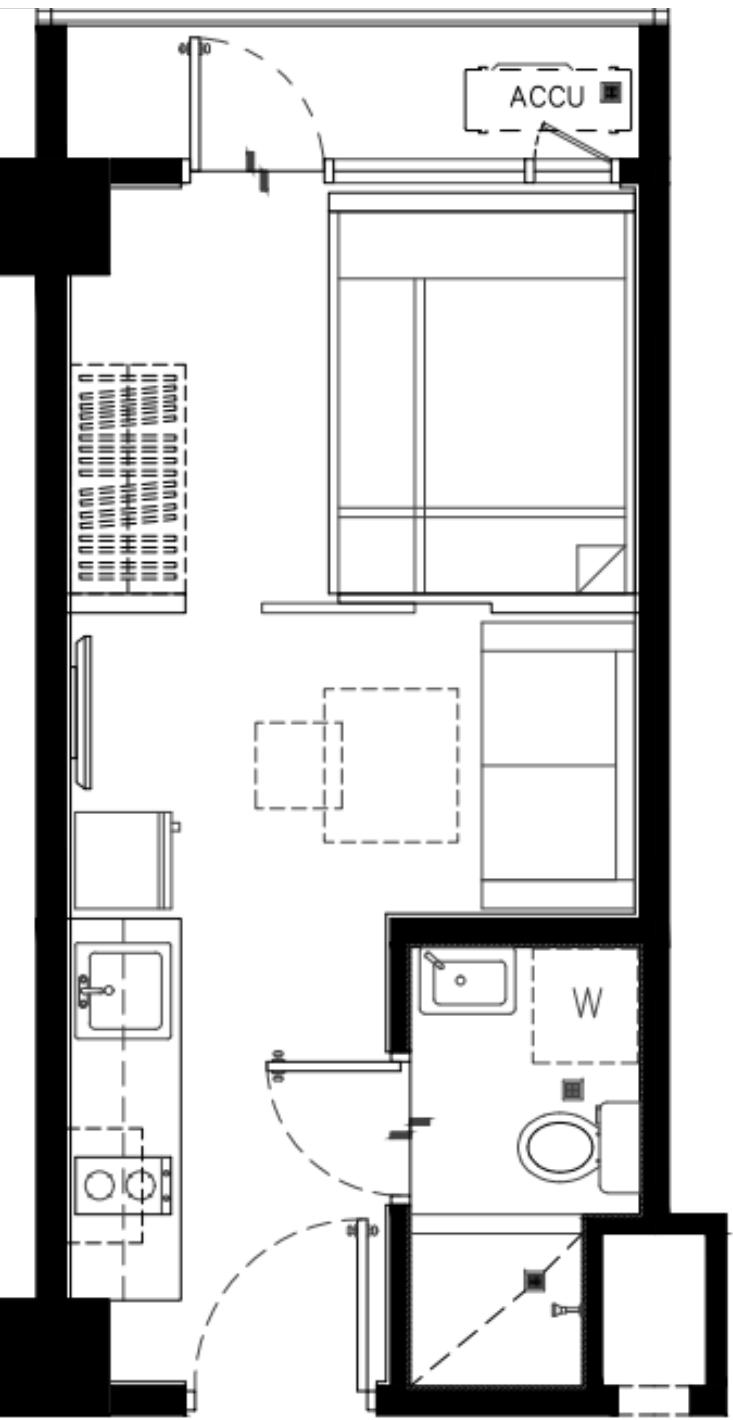
WIND RESIDENCES, TAGAYTAY

UNIT LAYOUTS & SPECIFICATIONS



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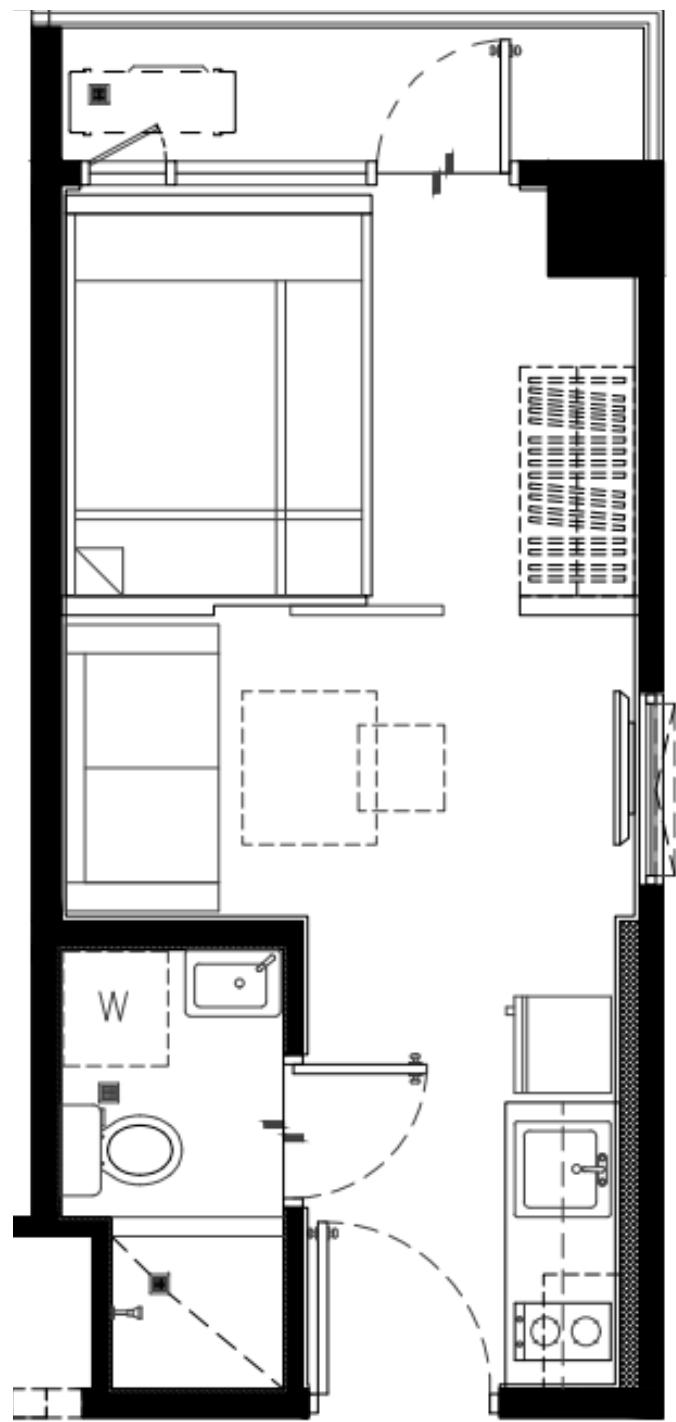
UNIT LAYOUT



1 BR UNIT WITH BALCONY
+/- 23.23 SQM

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UNIT LAYOUT



Artist's Perspective

1 BR END UNIT WITH BALCONY
+/- 23.78 SQM

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STANDARD UNIT DELIVERABLES

Living Room

- Vinyl tiles on flooring
- Painted finish on interior walls
- Painted ceiling

Kitchen and Dining

- Vinyl tiles on flooring
- Painted finish on interior walls
- Painted ceiling
- Kitchen counter with sink and accessories



STANDARD UNIT DELIVERABLES

Bedroom

- Vinyl tiles on flooring
- Painted finish on interior walls
- Painted ceiling
- Laminated sliding door

Toilet and Bathroom

- Combination of tiles and painted finish on walls
- Floor tiles
- PVC ceiling
- Water closet, lavatory, shower set, soap holder, tissue holder, hand-held bidet, and vanity mirror



STANDARD UNIT DELIVERABLES

Balcony

- Floor tiles
- Aluminum framed door with door closer
- Aluminum powder coated finish for railings



COOL SUITES



WIND RESIDENCES, TAGAYTAY

COMMERCIAL STRIPS



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COMMERCIAL AREAS



MOCK-UP UNIT

TOWER 1 UNIT 0235 – 1 BR WITH BALCONY



MOCK-UP UNIT TOWER 1 UNIT 0235 – 1 BR WITH BALCONY



VIEWING GUIDELINES

**Monday to Sunday,
10AM – 11:30AM / 1PM to 5PM**

*12NN-1PM is strictly lunch break

*Walk-ins/same day viewing will be allowed on a first-come, first-served basis (mock-up unit only)