



## PROJECT BRIEF

APRIL 2025

**SMDC**

# VICINITY MAP





# SITE DEVELOPMENT PLAN



TOWER B

TOWER D

TOWER A

TOWER C

FUTURE  
DEVELOPMENT

COOL  
SUITES

WIND RESIDENCES, TAGAYTAY

Artist's Perspective



# PROJECT OVERVIEW



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





# COOL SUITES

WIND RESIDENCES, TAGAYTAY

## LIVE THE 'SUITE' LIFE

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# TARGET MARKET



35 to 60

Years old

RESIDENTS of Cavite  
NCR and other provinces

MALE and FEMALE



**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





# LANDSCAPE AREAS AND JOGGING PATHS

COOL  
SUITES  
WALK RESIDENCES GAYTA



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# BASKETBALL AND TENNIS COURTS





# KIDS' PLAYAREA



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# SKY LOUNGE



COOL  
SUITES  
WIND RESIDENCES, TAGAYTAY



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# GYM AT THE CLUBHOUSE

COOL  
SUITES  
WIND RESIDENCES, TAGAYTAY

STRONGER THAN  
YESTERDAY

ONE  
MILE  
BEHIND

## Artist's Perspective

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**SMD C**



# SNACK BAR AT THE CLUBHOUSE



## Artist's Perspective

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**SMD C**



# GAME ROOM AT THE CLUBHOUSE



## Artist's Perspective

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# TOWER C AND D MAIN LOBBY



## Artist's Perspective

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# TOWER C AND D MAIN LOBBY



## Artist's Perspective

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# COOL SUITES

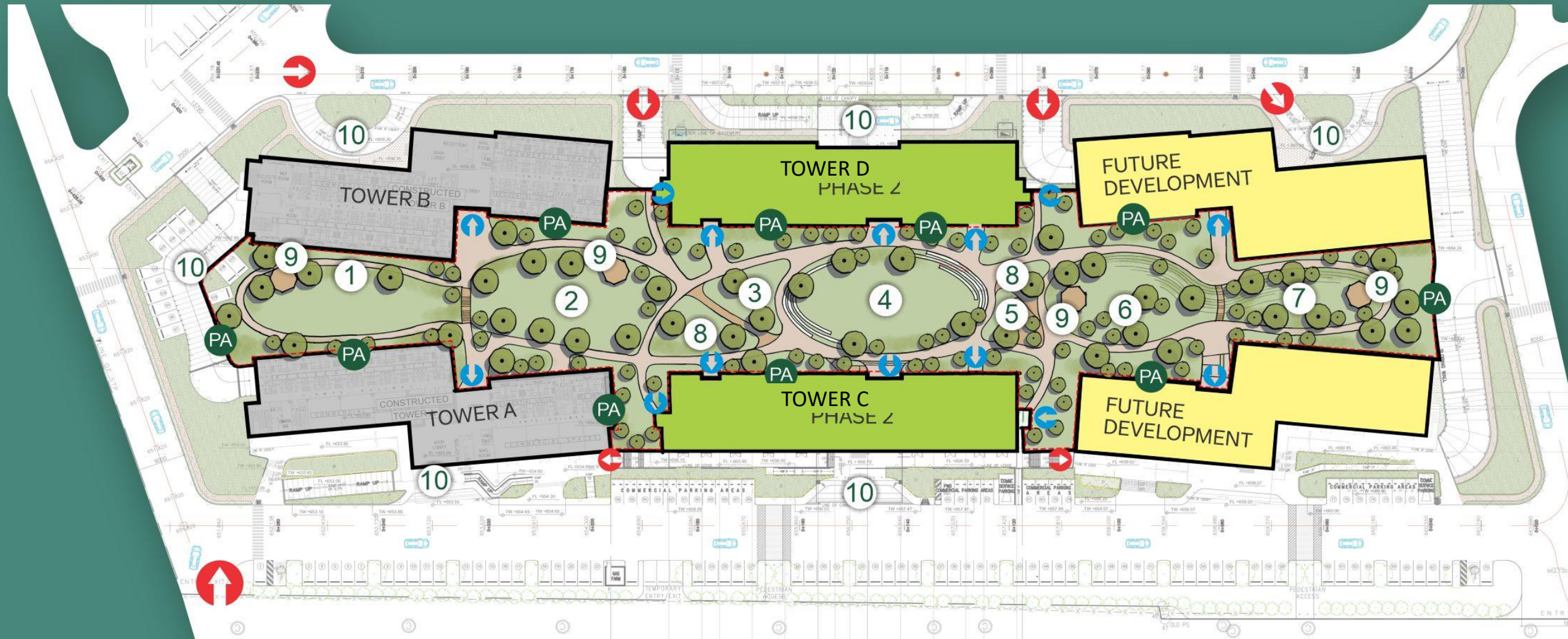


WIND RESIDENCES, TAGAYTAY

## FLOOR PLANS

**SMD C**



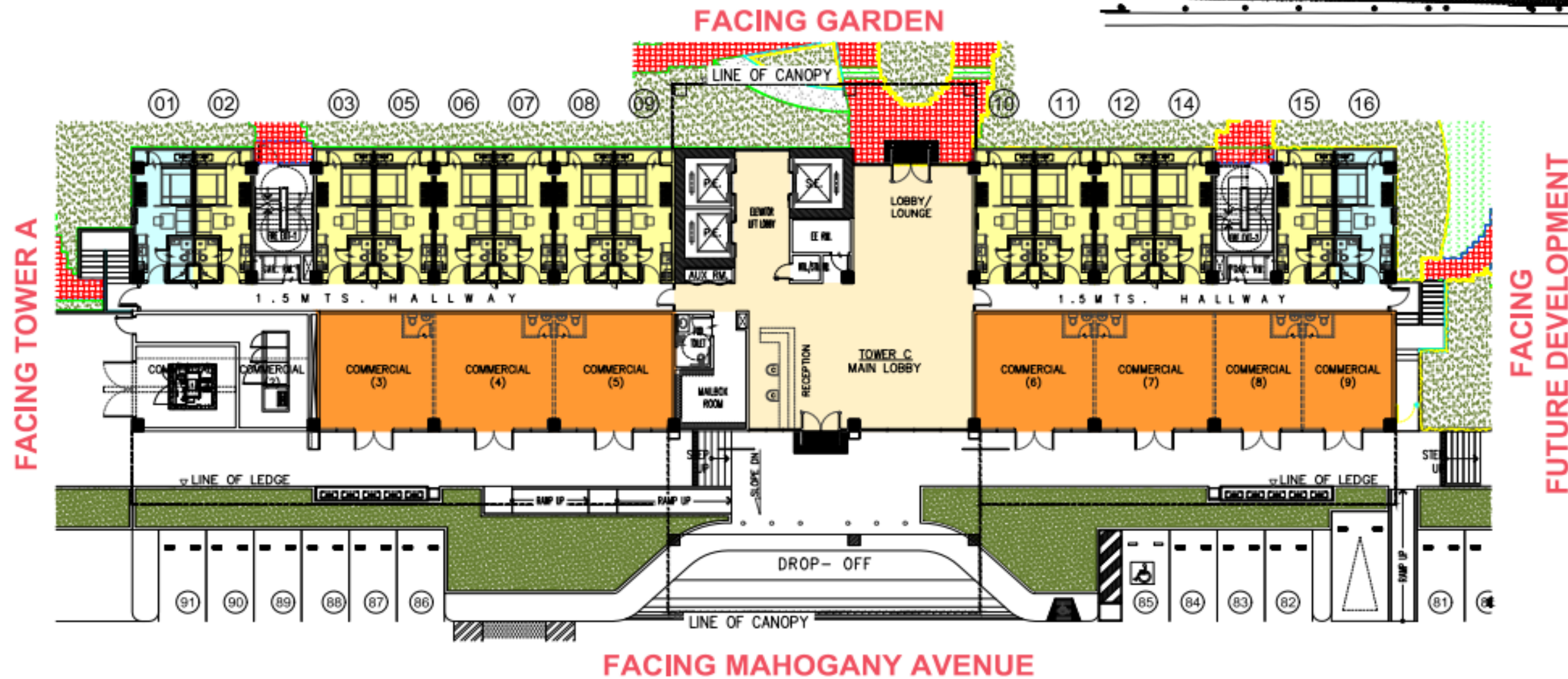
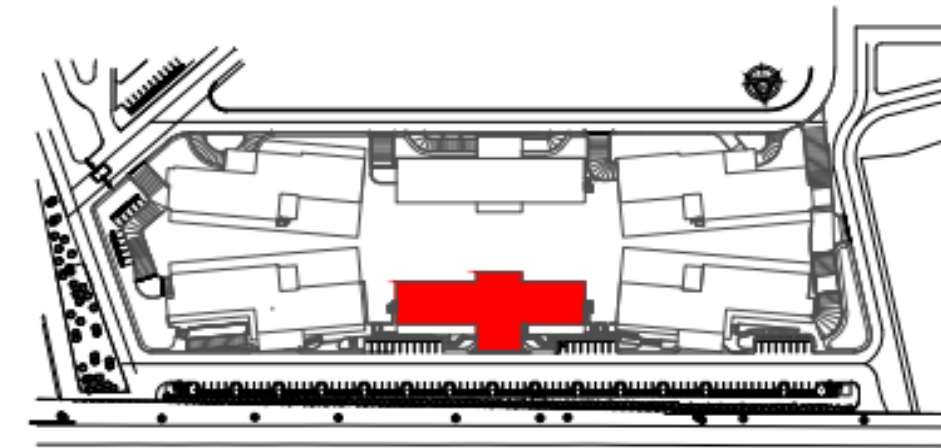


Artist's Perspective of the Site Development Plan

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



# TOWER C FLOOR PLAN



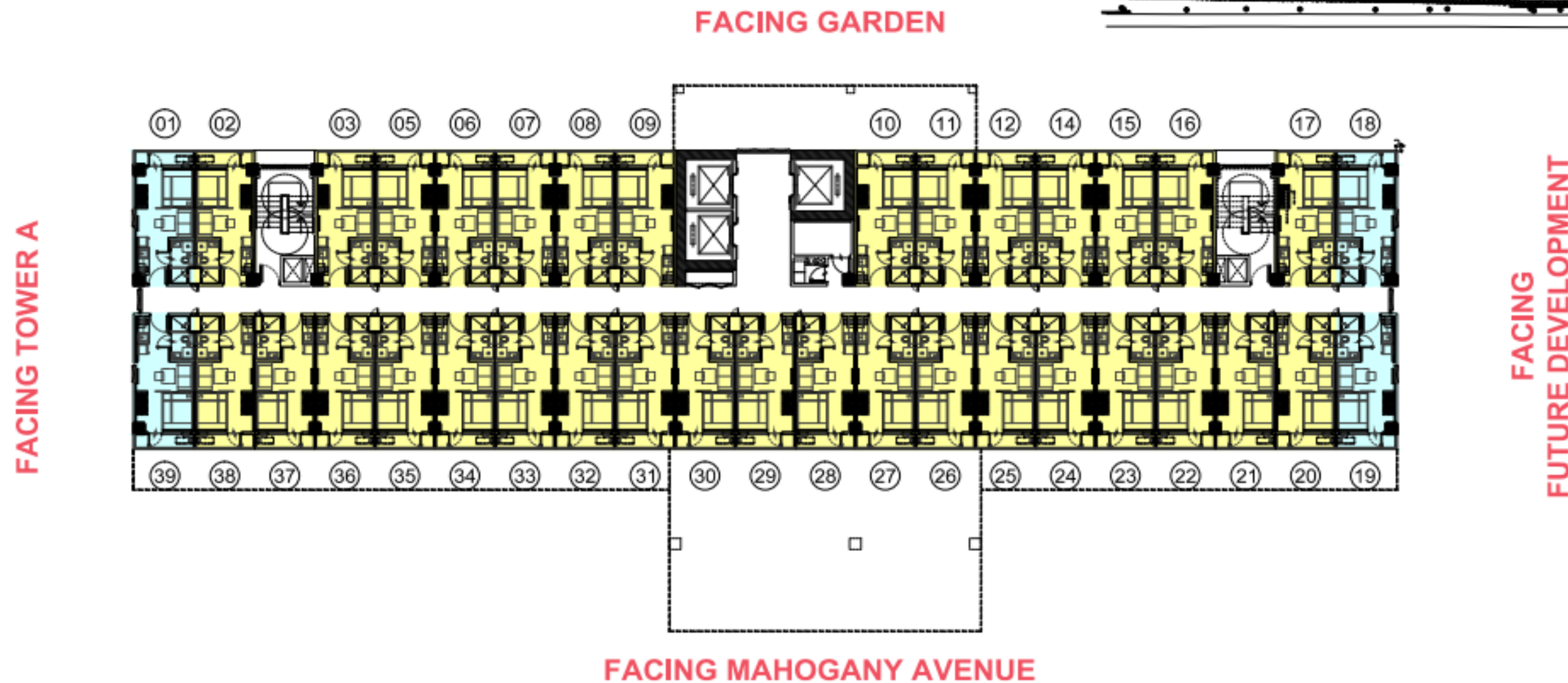
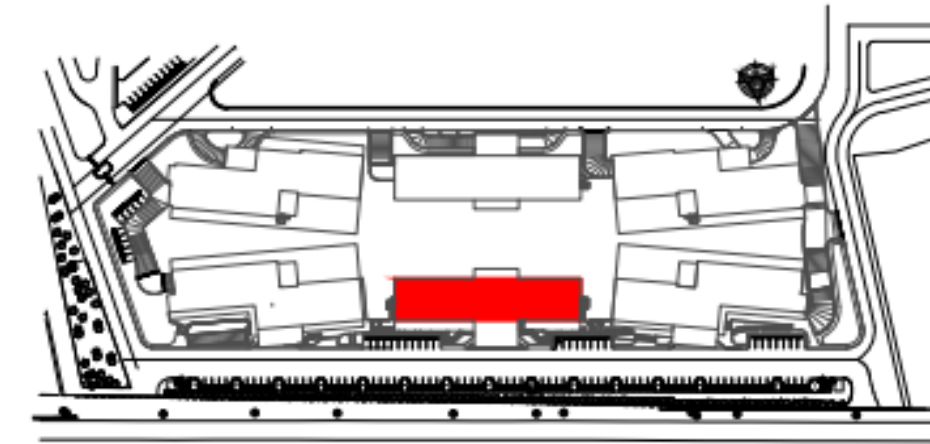
TOWER C  
GROUND FLOOR PLAN

- COMMERCIAL
- 1 BEDROOM W/ WITH BALCONY
- RESIDENTIAL LOBBY
- 1 BEDROOM END UNIT WITH BALCONY

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# TOWER C FLOOR PLAN



TOWER C  
SECOND FLOOR PLAN

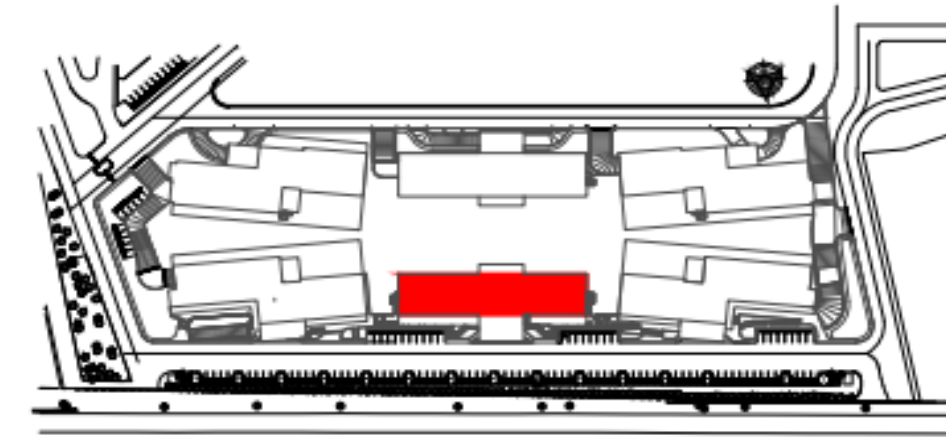
1 BEDROOM W/  
WITH BALCONY

1 BEDROOM END UNIT  
WITH BALCONY

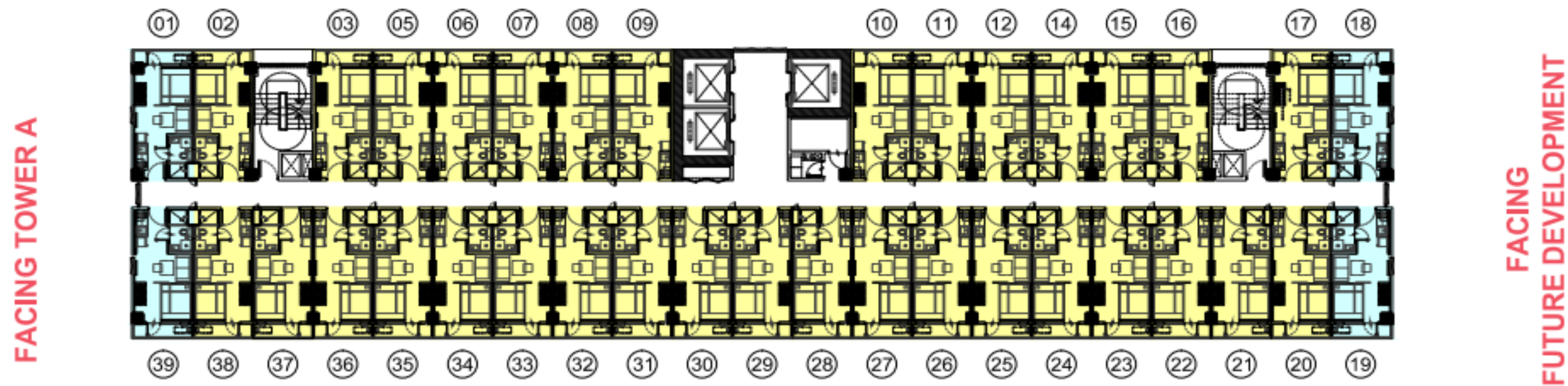
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# TOWER C FLOOR PLAN



FACING GARDEN



## TOWER C 3RD TO 11TH FLOOR PLAN

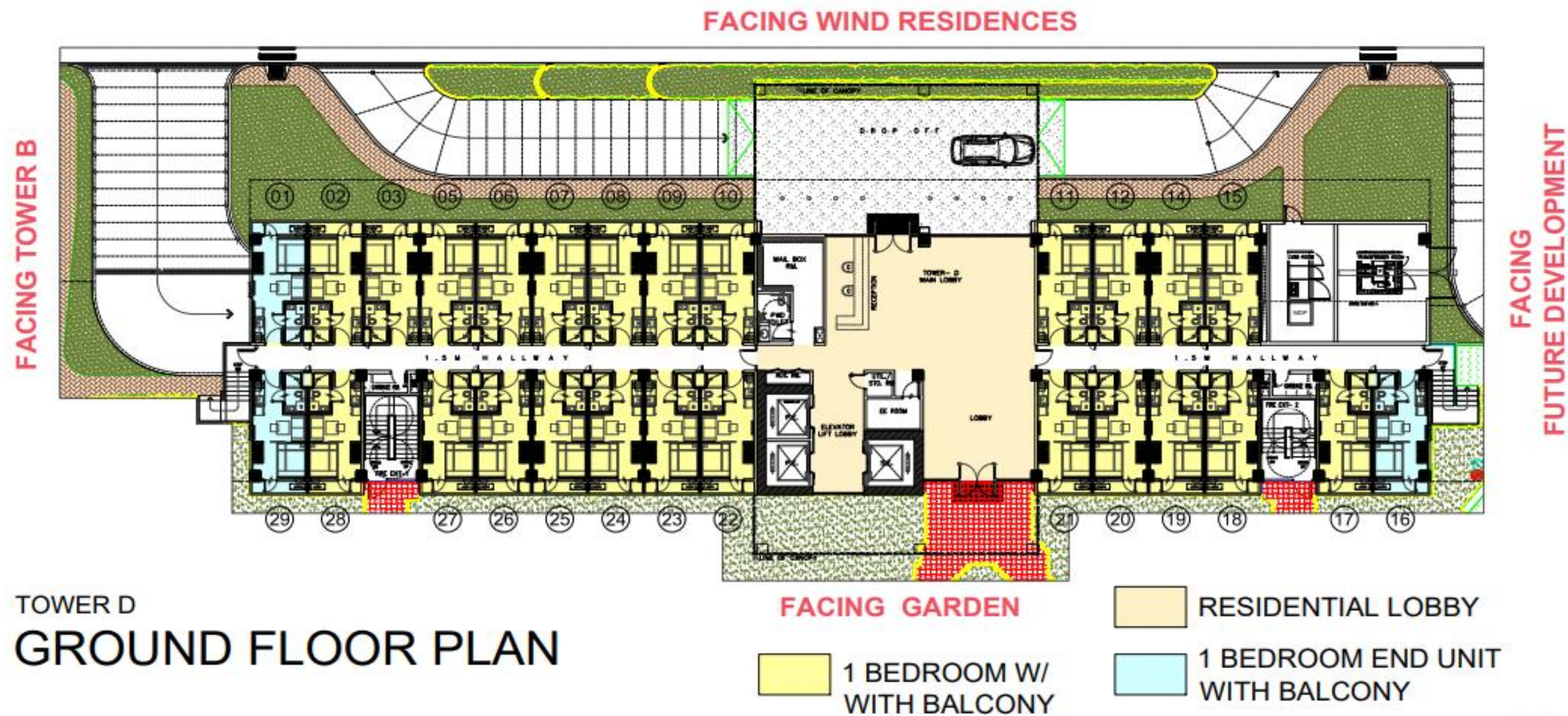
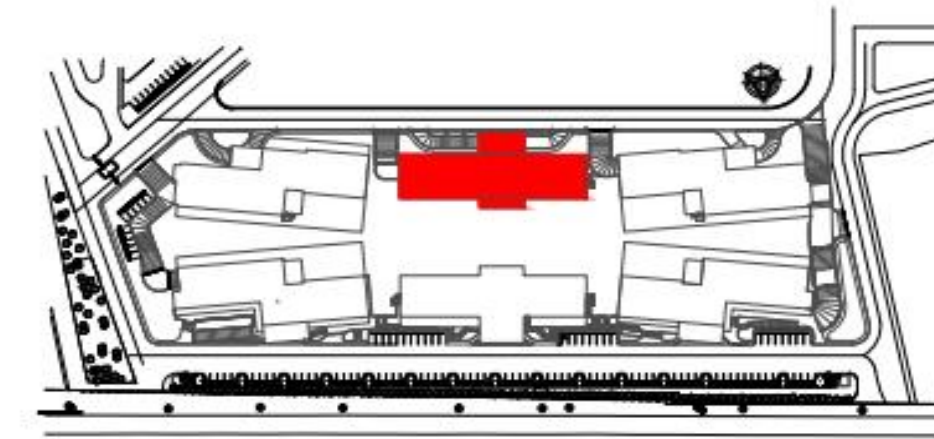
 1 BEDROOM W/  
WITH BALCONY

 1 BEDROOM END UNIT  
WITH BALCONY

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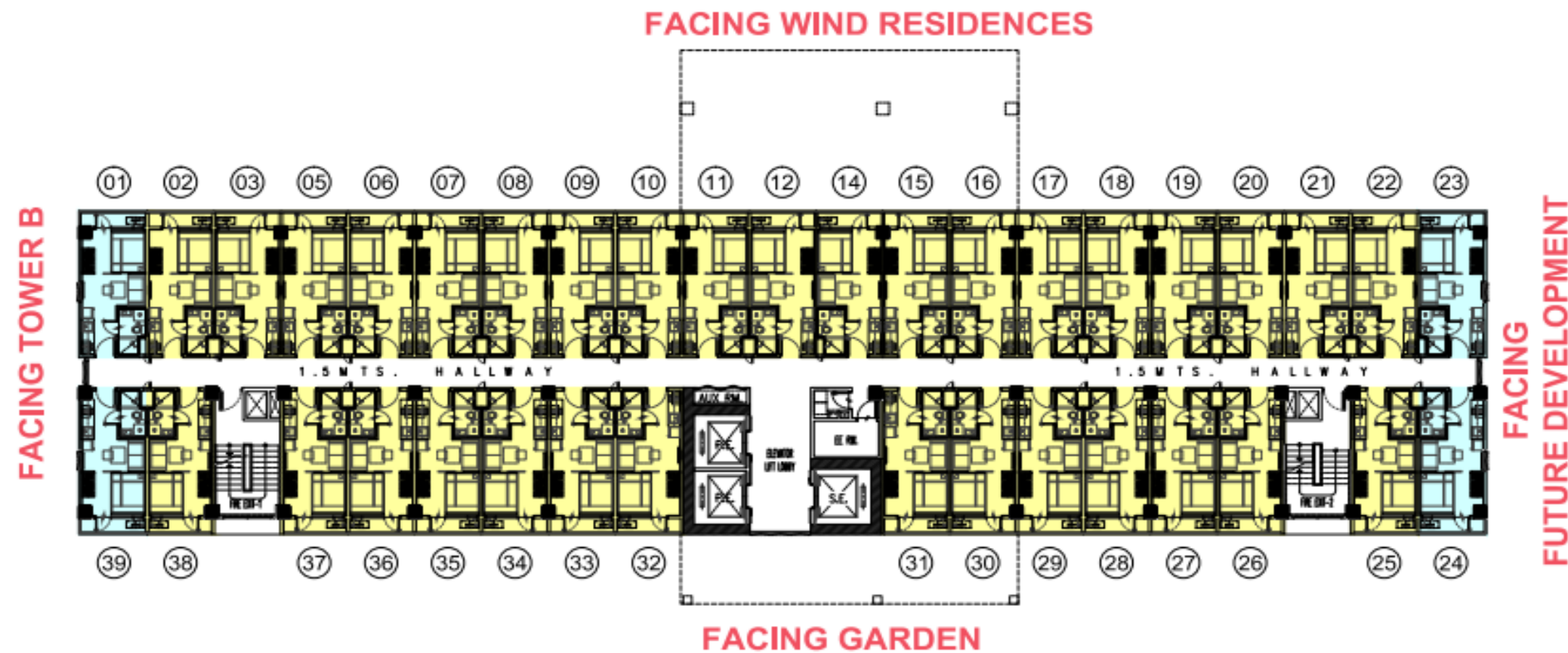
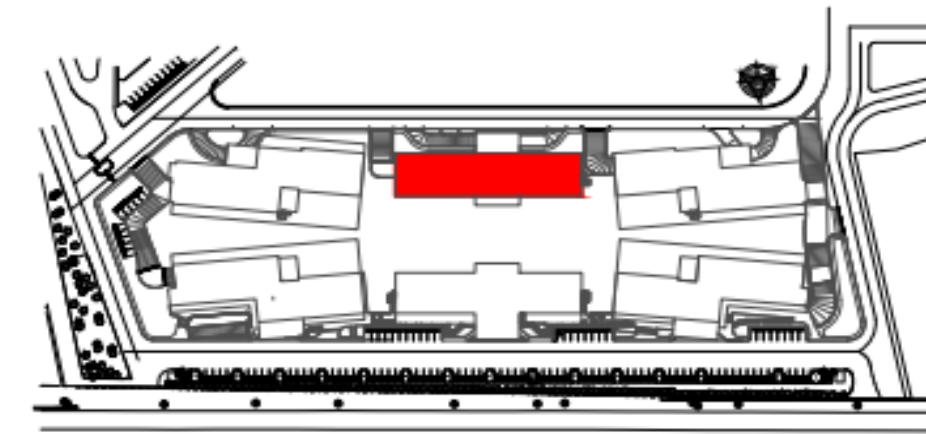


# TOWER D FLOOR PLAN





# TOWER D FLOOR PLAN



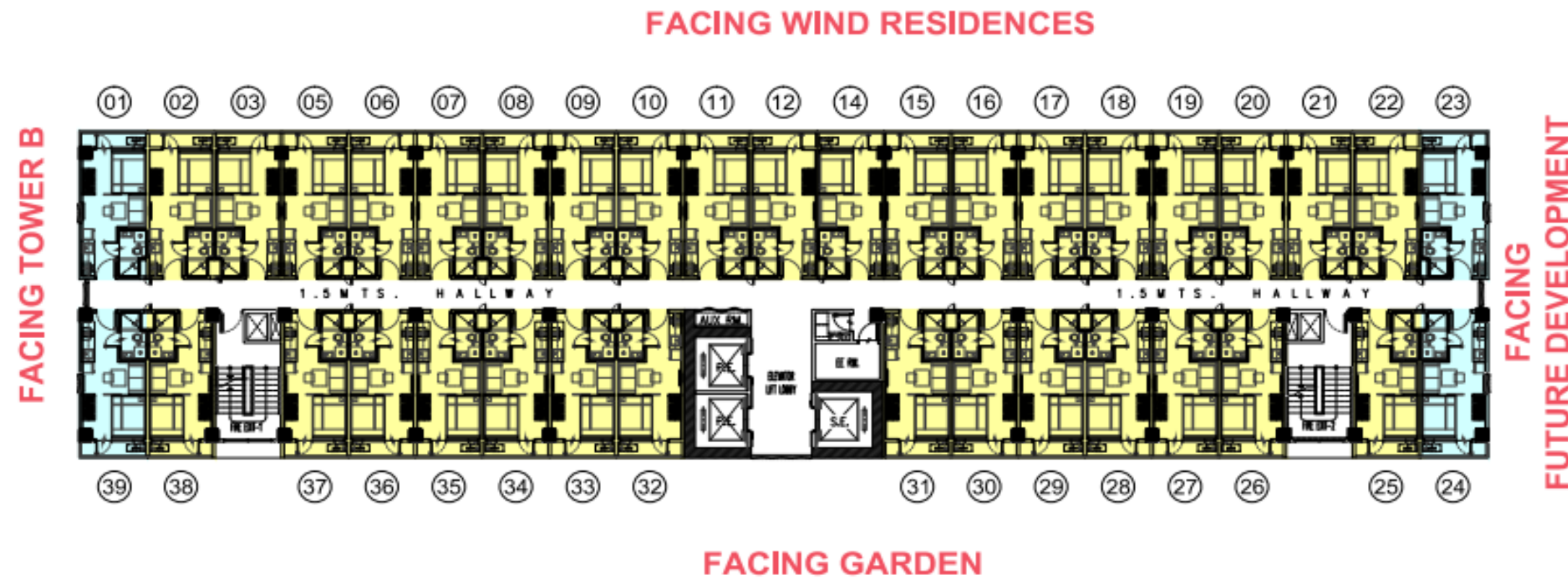
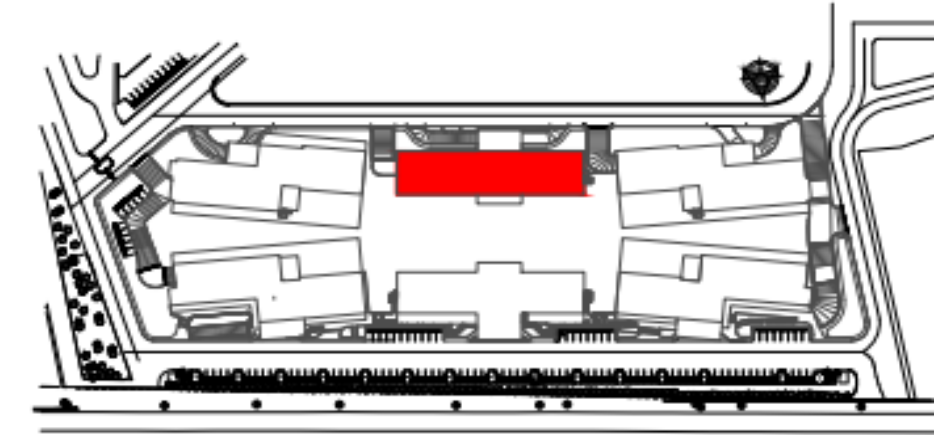
TOWER D  
**SECOND FLOOR PLAN**

1 BEDROOM W/ WITH BALCONY
  1 BEDROOM END UNIT WITH BALCONY

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# TOWER D FLOOR PLAN



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# COOL SUITES



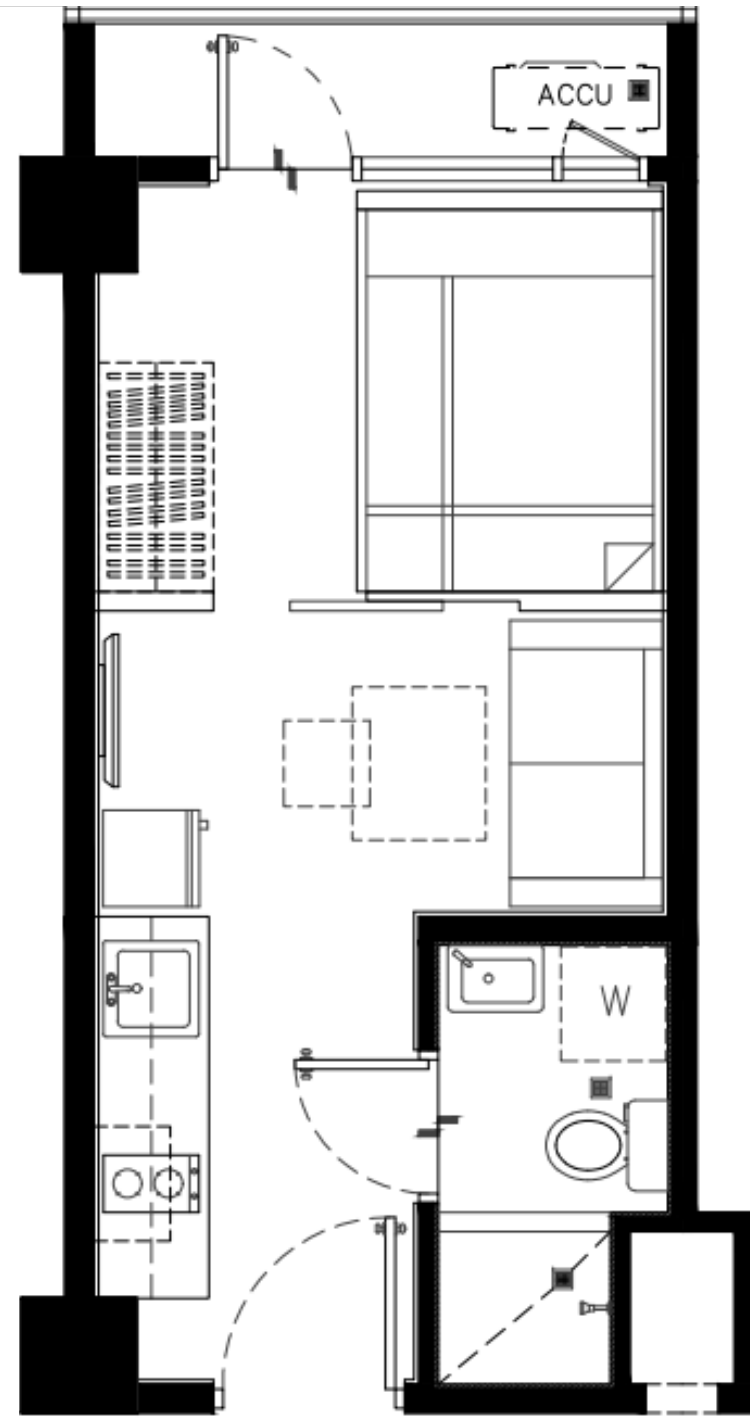
WIND RESIDENCES, TAGAYTAY

## UNIT LAYOUTS & SPECIFICATIONS

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# UNIT LAYOUT



COOL SUITES  
WIND RESIDENCES, TAGAYTAY

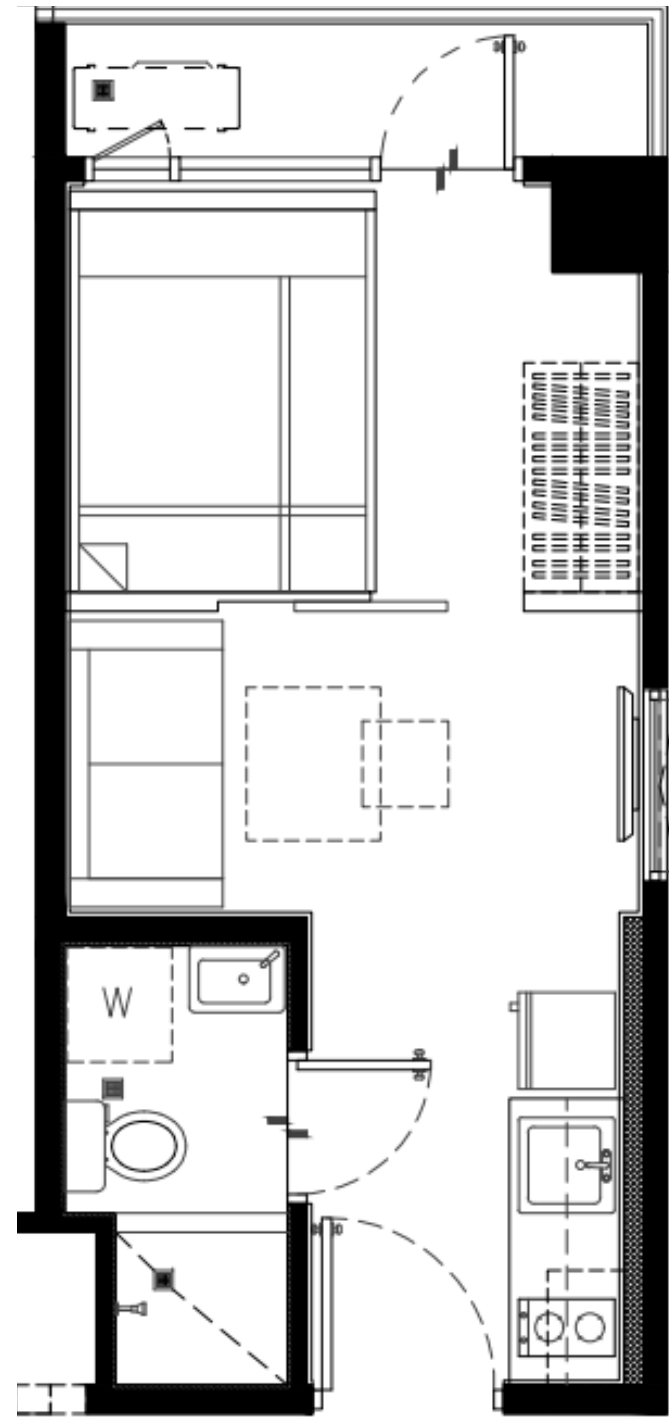
Artist's Perspective

**1 BR UNIT WITH BALCONY**  
+/- 23.23 SQM

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# UNIT LAYOUT



COOL  
SUITES  
WIND RESIDENCES, TAGAYTAY

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)**