



# RED RESIDENCES

CHINO ROCES, MAKATI

SMDC

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# SMDC

Every single day, SM touches the lives of millions of people through its stores, malls, banks, hotel and leisure facilities. And now, Filipinos can live in style, comfort and convenience at SM development Corporation (SMDC)

SMDC commits itself to provide access to luxurious urban living through vertical villages perfectly integrated with a commercial retail environment, giving its residents a truly cosmopolitan lifestyle.

SMDC developments are strategically situated in key areas across Metro Manila specifically the Central Business Districts of Makati, Ortigas, Quezon City, Pasay, Parañaque, and Las Piñas. They can also be easily accessed from nearby provinces like Cavite, Bulacan, and Pampanga

(02) 8858-0300



TheOfficialSMDC  
www.smdc.com



# MAKATI CITY

Makati City boasts a lively lifestyle, providing ample job opportunities, top-notch schools, and a wide range of dining options. With its effective infrastructure and rich cultural events, it is an excellent choice for both professionals and families.

# SMDC

# LOCATION AND ACCESSIBILITY



## COMMERCIAL

- Makati Central Square – 5 mins
- Little Tokyo – 5 mins
- Waltermart Makati – 7 mins
- Legazpi Sunday Market – 11 mins
- Greenbelt 1 – 13 mins

## INSTITUTIONAL

- Makati Medical Center – 9 mins
- St. John Bosco Parish Church – 11 mins
- Makati Fire Station – 15 mins

## RECREATIONAL

- Legazpi Active Park – 8 mins
- Washington Sycip Park – 10 mins



# PROJECT OVERVIEW

<b>OWNER/DEVELOPER</b>	SM DEVELOPMENT CORPORATION
<b>LAND AREA</b>	3,500 SQM
<b>NUMBER OF TOWER/S</b>	1
<b>NUMBER OF UNITS</b>	1,106
<b>NUMBER OF PARKING SLOTS</b>	277
<b>LAUNCH DATE</b>	MARCH 2018
<b>TURNOVER DATE</b>	Q4 2023
<b>ASSOCIATION DUES</b>	Units: 157p/sqm; Parking: 122/sqm



# BUILDING CHART

**NUMBER OF FLOORS** 29 PHYSICAL FLOORS

- 23 RESIDENTIAL FLOORS
- 1 AMENITY RESIDENTIAL FLOOR
- 4 FLOORS PODIUM PARKING
- 1 FLOOR COMMERCIAL AREA/RESIDENTIAL GROUND LOBBY

# BUILDING FEATURES

- Green wall
- 5 Elevators
- 24-hour security
- Semi-addressable fire protection and alarm system
- Generator sets for common areas and selected residential outlets
- Centralized cistern tanks
- Provision for telecom and cable lines
- Intercom system
- Property Management Services by Greenmist Property Management Corporation
- Leasing Services by SMDC Good Stays



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Main Lobby



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Lift Lobby

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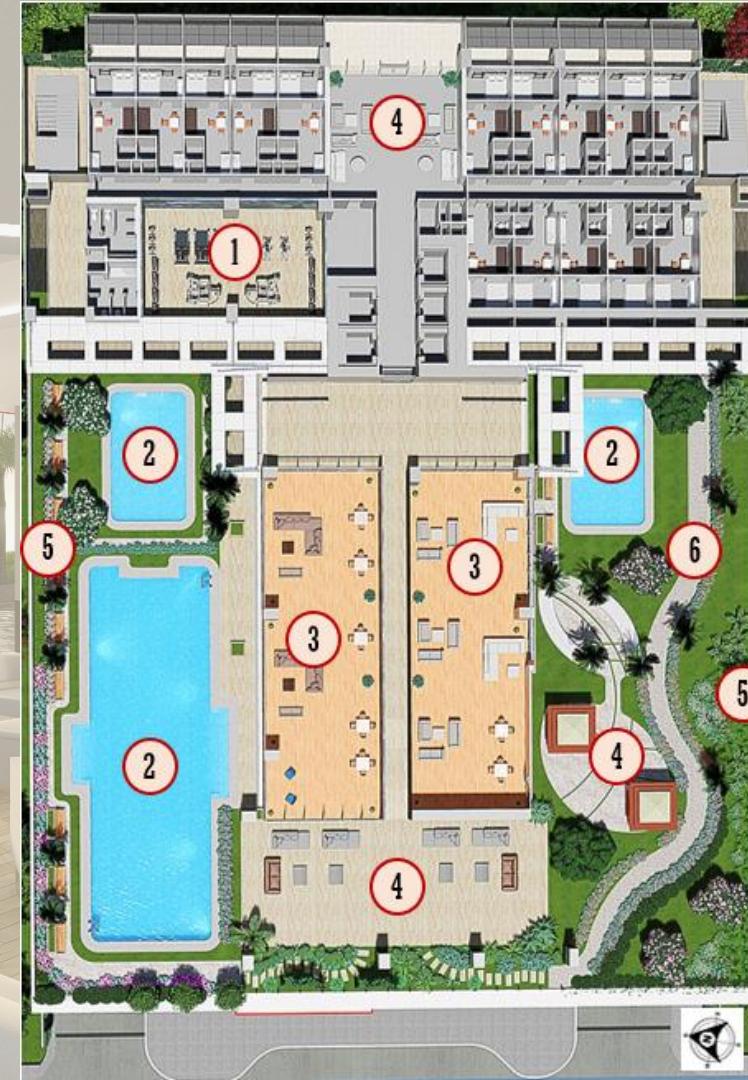
**Amenity Floor**

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# AMENITY FLOOR

## 7<sup>th</sup> Floor Amenity

- 1 Gym Area
- 2 Swimming Pool
- 3 Function Room
- 4 Lounge Area
- 5 Landscape Area
- 6 Jogging Path



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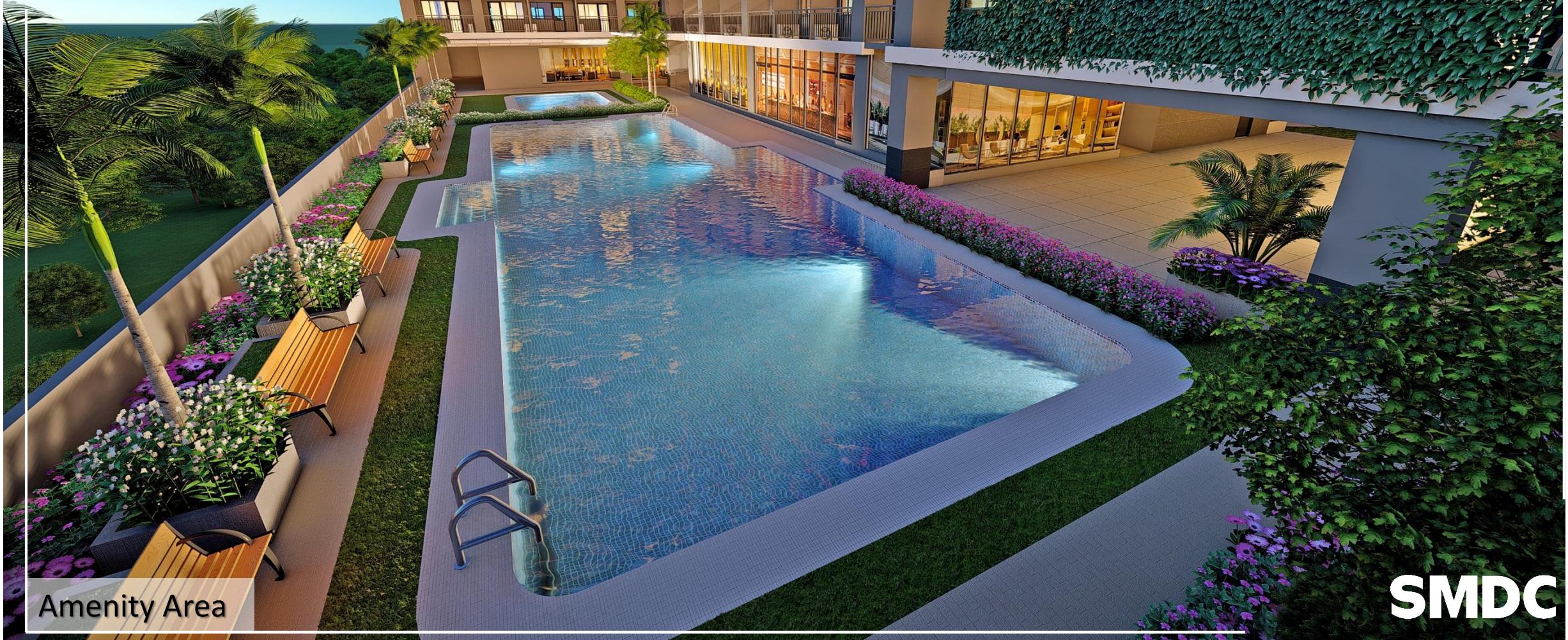


Amenity Area

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Amenity Area

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Function Room

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Lounge Area

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Gym Area

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Private Lounge Area

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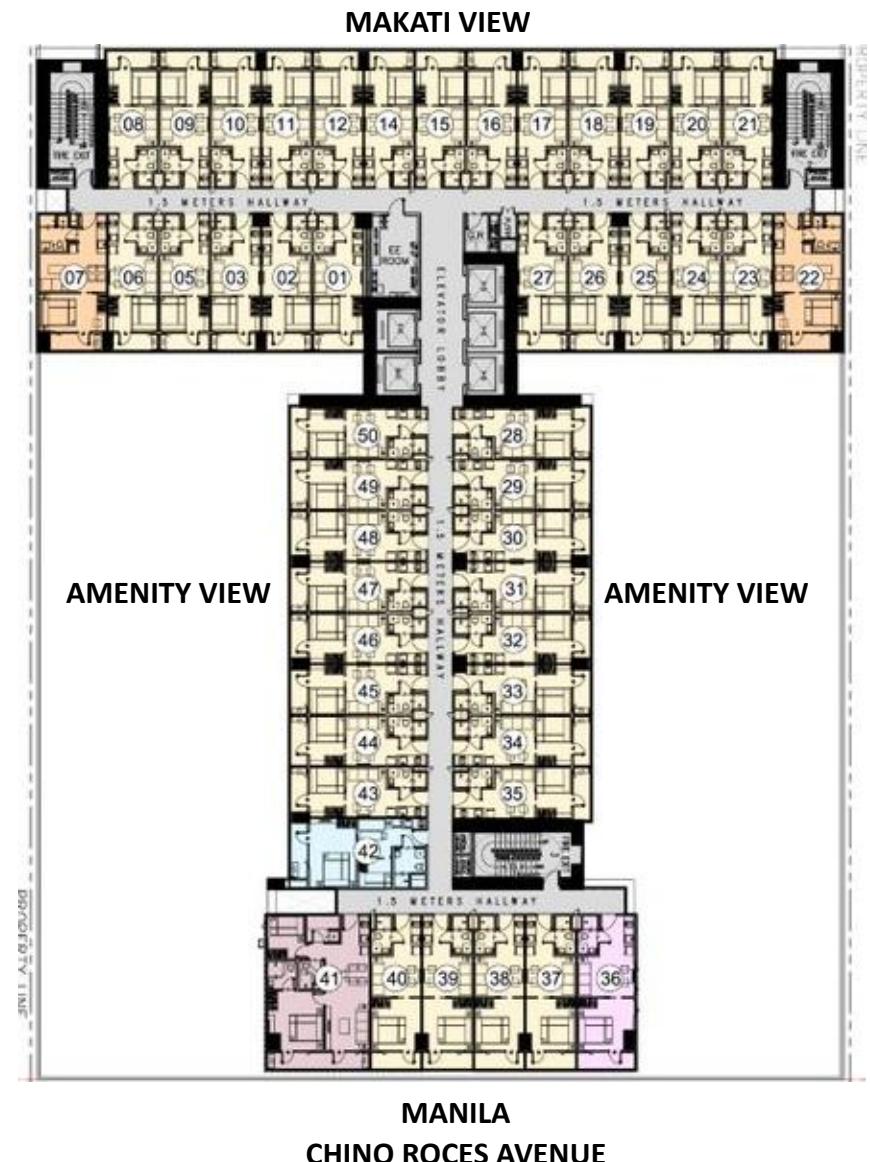
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# UNIT DELIVERABLES

- Floor tiles in all areas
- Living room, dining room and bedroom/s with painted plain cement finish on interior walls/and painted off-form finish on ceiling
- Aluminum-framed windows
- Wiring devices (breaker, switch, outlets)
- Kitchen with painted plain cement finish on interior walls and painted drop ceiling
- Kitchen countertop with overhead and base cabinets
- Toilet and bath with painted plain cement finish and tiles on walls, tiles on floor and painted drop ceiling
- Water closet, lavatory, soap holder, tissue holder, shower head and faucet in the toilet and bath
- Provision of tapping point for water heater in the shower area only
- Unit Furnishing:
  - Range Hood
  - Cooktop



# TYPICAL FLOOR PLAN



Floor Level	1 BR w/ Balc w/ Den	1 BR w/ Balc	2 BR w/ Balc	Grand Total
7		15		<b>15</b>
8	1	46	1	<b>48</b>
9	1	46	1	<b>48</b>
10	1	46	1	<b>48</b>
11	1	46	1	<b>48</b>
12	1	46	1	<b>48</b>
14	1	46	1	<b>48</b>
15	1	46	1	<b>48</b>
16	1	46	1	<b>48</b>
17	1	46	1	<b>48</b>
18	1	46	1	<b>48</b>
19	1	46	1	<b>48</b>
20	1	46	1	<b>48</b>
21	1	46	1	<b>48</b>
22	1	46	1	<b>48</b>
23	1	46	1	<b>48</b>
24	1	46	1	<b>48</b>
25	1	46	1	<b>48</b>
26	1	46	1	<b>48</b>
27	1	46	1	<b>48</b>
28	1	46	1	<b>48</b>
29	1	46	1	<b>48</b>
30	1	46	1	<b>48</b>
31	1	33	1	<b>35</b>
<b>Grand Total</b>		<b>23</b>	<b>1060</b>	<b>23</b>
<b>Grand Total</b>		<b>23</b>	<b>1060</b>	<b>1106</b>

LEGEND:

- 1 - BEDROOM UNIT WITH BALCONY
- 1 - BEDROOM END UNIT WITH BALCONY
- 1 - BEDROOM END UNIT WITH BALCONY
- 1 - BEDROOM UNIT W/ DEN W/ BALCONY
- 2 - BEDROOM END UNIT WITH BALCONY

# UNIT LAYOUT



**1 BR WITH BALCONY**  
**+26.04 sqm**



**1 BR WITH DEN WITH**  
**BALCONY**  
**+35.94 sqm**



**2 BR UNIT WITH BALCONY**  
**+59.93 sqm**



# FREQUENTLY ASKED QUESTIONS

## A. WHAT ESTABLISHMENTS AND LANDMARKS ARE NEAR RED RESIDENCES?

### EDUCATIONAL INSTITUTIONS

Don Bosco Technical Institute (650m)  
Centro Escolar University – Makati (900m)  
Far Eastern University – Makati (1.4 km)  
Asian Institute of Management (2.0 km)  
Ateneo Graduate School of Business (3.8km)

### HEALTH INSTITUTIONS

Makati Medical Center (1.3 km)

### MALLS/SHOPPING CENTERS AND GROCERIES

Makati Cinema Square (approx. 550m)  
Little Tokyo (approx 500m)  
Cash and Carry (approx. 1.8 km)  
Jazz Mall (approx. 1.8 km)  
Greenbelt, Glorietta, Landmark (approx. 3 km)

### PARKS

Legazpi Active Park ( approx. 560m)  
Washington Sycip Park ( approx. 650m)  
Ayala Triangle Gardens (approx. 1.4km)  
Greenbelt Park (approx. 1.8km)

## B. ACCESSIBILITY (Ingress/ Egress)

The project is accessible via the following routes:

Osmena Highway  
EDSA via Chino Roces Ave  
Ayala Ave.  
Gil Puyat Ave.

## C. WHAT IS THE PROJECT'S SAFETY MEASURE FROM FLOODING?

The project is elevated at 2 meters from Chino Roces.

## D. HOW MUCH IS THE CONDOMINIUM DUES?

Condominium dues are subject to change upon final computation of expenses and approval of Condominium Corporation.

Sample Computation:

### RESIDENTIAL UNIT

Condominium Dues / sqm: 26.35sqm x 100.00\*(Php)  
Monthly Condominium Due: Php 2,635.00

### PARKING SLOT

Condominium Dues / sqm: 12.50sqm x 85.00\*(Php)  
Monthly Condominium Due: Php 1,062.50

## E. WHAT IS THE EXPECTED RENTAL YIELD IN MAKATI?

Rental Yield for Makati City is around 7.01% to 7.16%

Source: Jones Lang LaSalle, Global Property Guide