

SMDC

# CHEERFUL HOMES 2

MABALACAT CITY, PAMPANGA



# THE SURE AND WISE CHOICE

The **IDEAL COMMUNITY** for you and your family, providing affordable yet quality homes that feature:

- 1 PROGRESSIVE AND PRIME LOCATION
- 2 SUSTAINABLE MASTER-PLANNED DEVELOPMENT
- 3 FULL INTEGRATION WITH A COMMERCIAL AREA
- 4 CONVENIENT, SAFE AND SECURE NEIGHBORHOOD FOR FAMILIES
- 5 COMPLETE SET OF FEATURES AND AMENITIES
- 6 WELL-DESIGNED AFFORDABLE HOMES
- 7 PROFESSIONAL PROPERTY MANAGEMENT

# LOCATION

MABALACAT, PAMPANGA



*\* For training purposes only. This material may be subject to change. Not for reproduction and distribution without prior consent of developer.*

# PLACES NEARBY

## EXITS

NLEX Santa Ines	3.0 km
NLEX Dau	13.5 km

## HUBS

Clark Freeport	10.2 km
----------------	---------

## TRANSPORTATION

Clark International Airport	8.4 km
Dau Mabalacat Bus Terminal	10.4 km
Bayanihan Terminal	11.3 km

## MEDICAL

Tiglao Medical Center	4.5 km
St. Raphael Medical	7.4 km

## EDUCATION

Don Bosco Academy	5.8 km
Jose C. Feliciano College	9.3 km
Philippine Science High School Central Luzon	9.6 km
Mabalacat National High School	9.9 km
University of the Philippines Diliman Extension Pampanga	10.2 km
Ateneo Graduate School of Business Clark	12.0 km
Holy Angel University	14.4 km

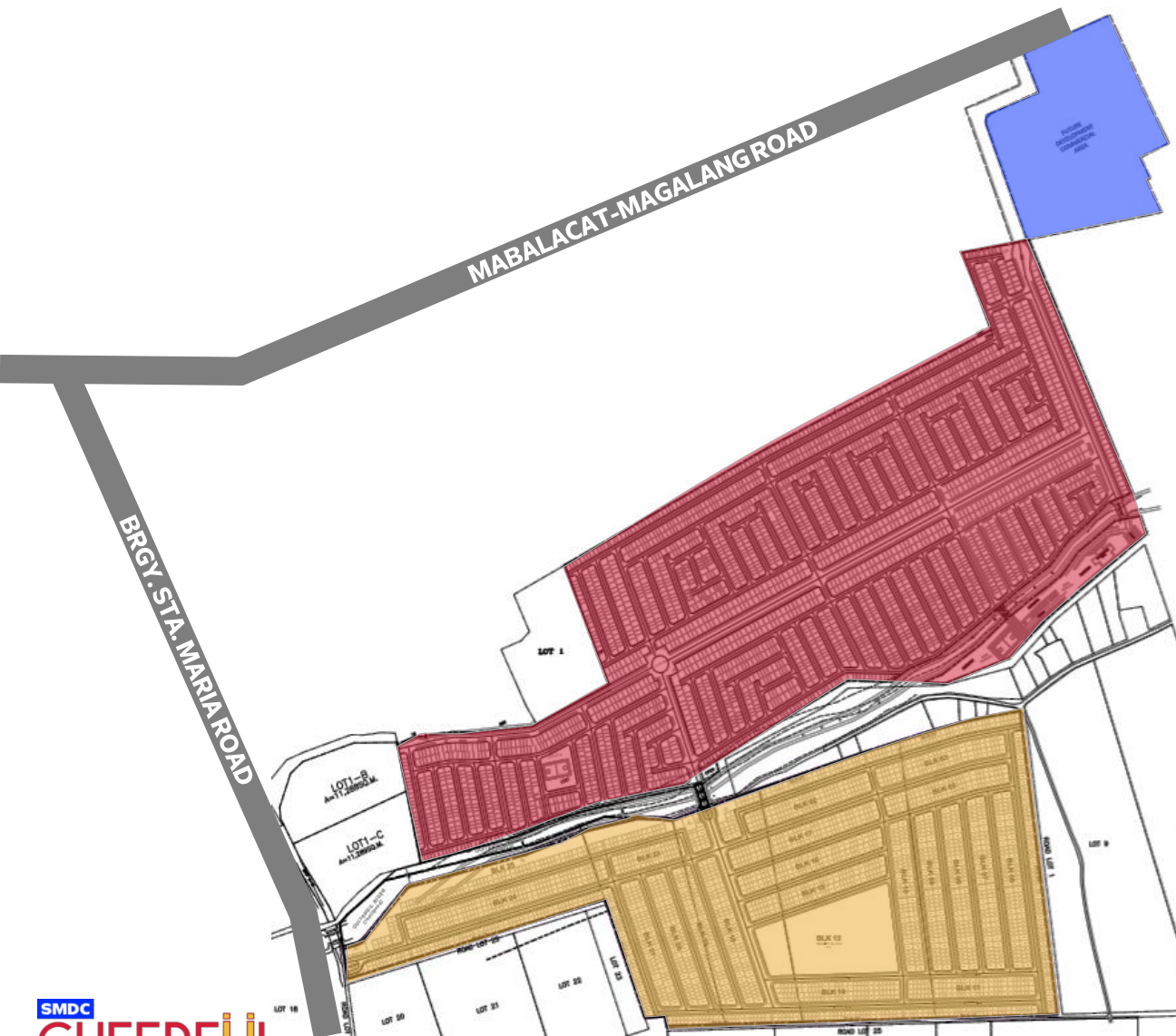
## MALLS

CityMall Dau	9.6 km
SM Clark	10.5 km
MarQueen Mall	10.6 km
Robinsons Angeles	12.3 km

## WORSHIP

Our Lady of Grace Parish Church	3.8 km
Barasoain Church Clark	10.5 km

# DEVELOPMENT OVERVIEW



*Future Development*

**SMDC**  
**CHEERFUL**  
HOMES  
(25 ha.)

**SMDC**  
**CHEERFUL<sup>2</sup>**  
HOMES  
(17.84 ha.)

# SITE DEVELOPMENT PLAN



# FEATURES



- 1 **INTEGRATED COMMUNITY MALL**
- 2 **WELL-CONNECTED, WALKABLE, AND BIKE-FRIENDLY NEIGHBORHOOD**
- 3 **ECO-FRIENDLY**  
Open Spaces; Tree-lined Streets; Community Garden
- 4 **SHUTTLE SERVICE FOR RESIDENTS**
- 5 **LANDSCAPED PERIMETER**
- 6 **24/7 SECURITY**  
CCTV Cameras; Roving Security Guards
- 7 **GATED COMMUNITY**
- 8 **PROFESSIONAL PROPERTY MANAGEMENT**

# ENTRANCE



KEY PLAN



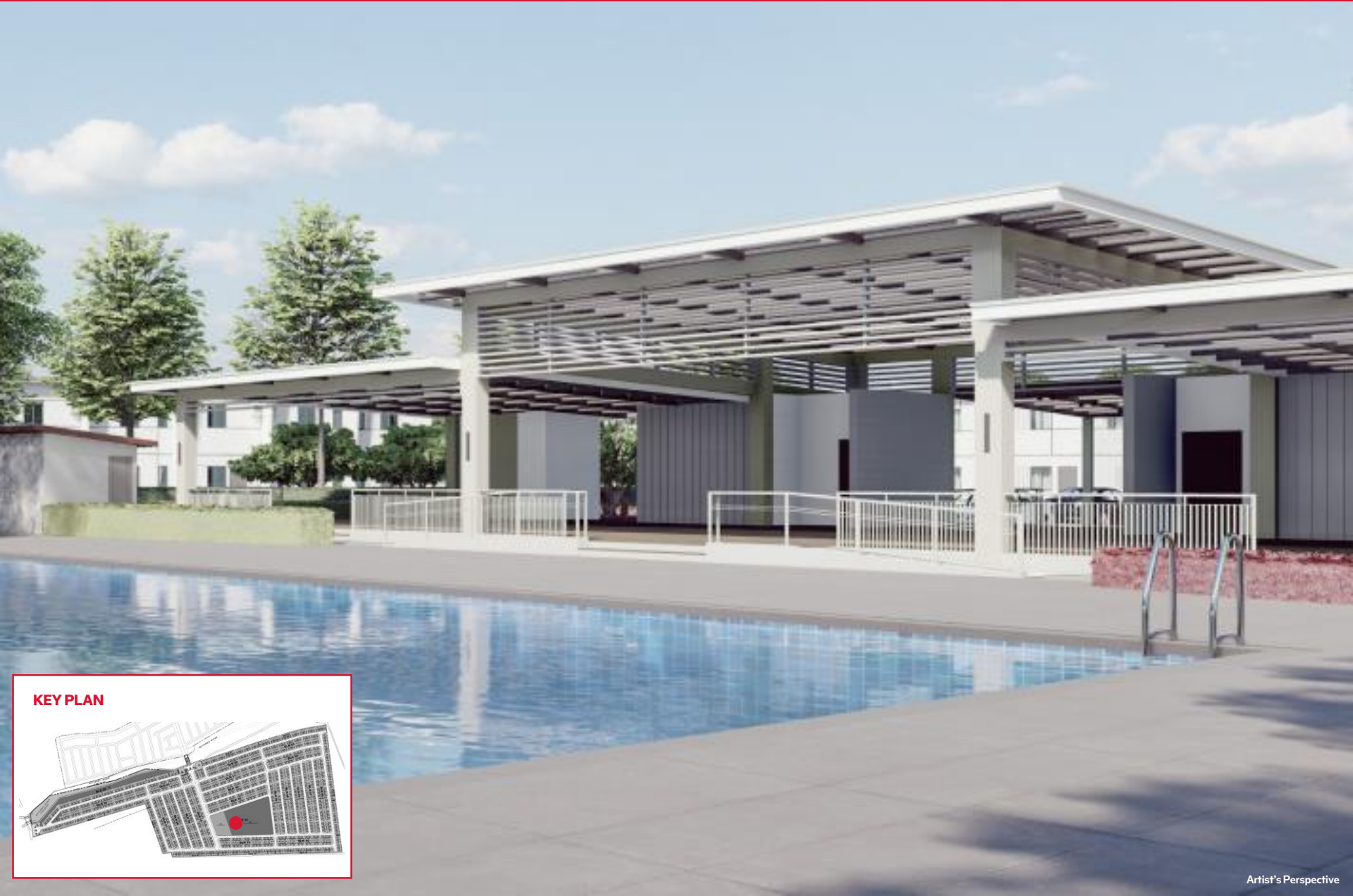
# CHEERFUL PARK



## KEY PLAN



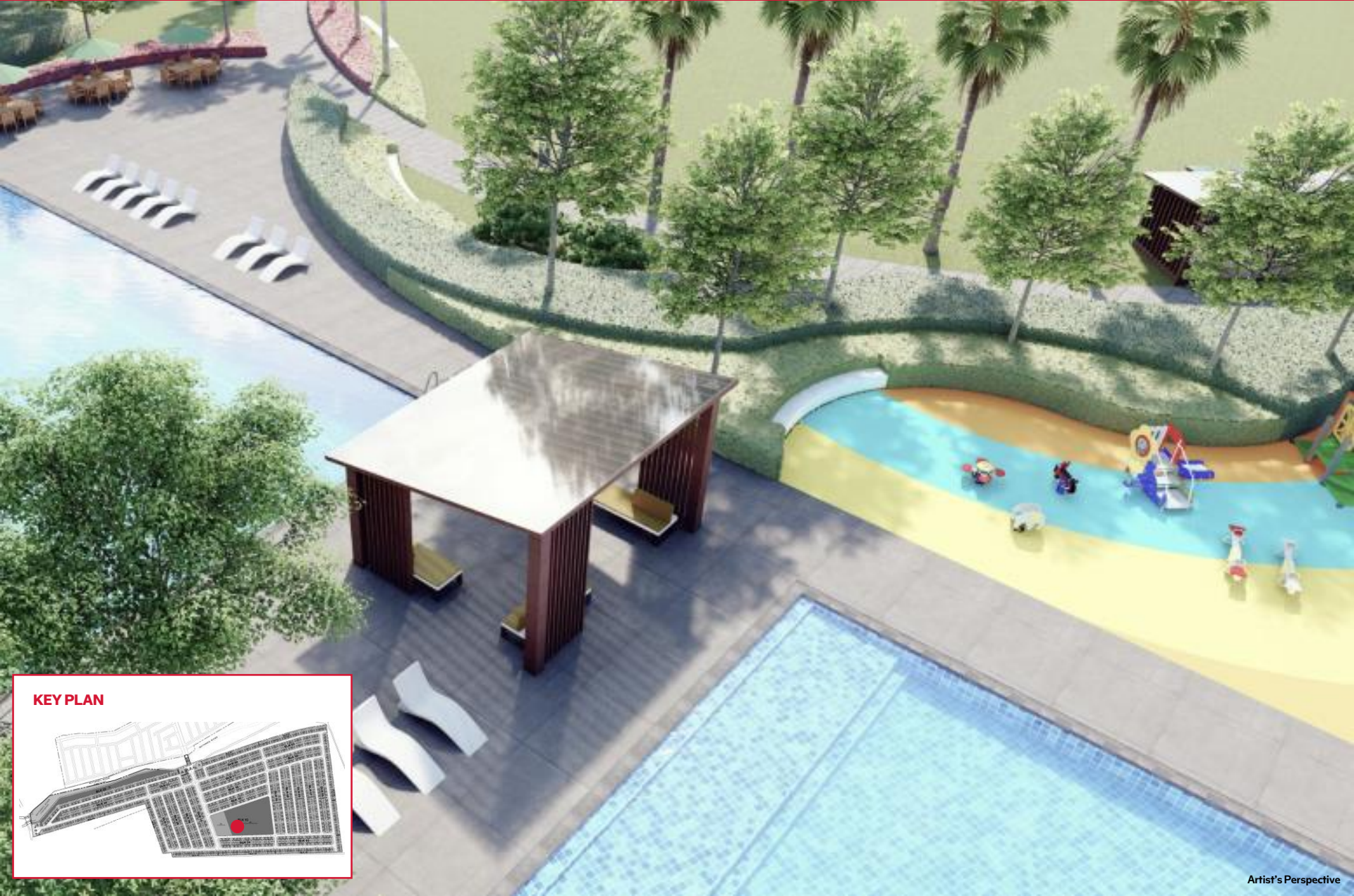
# CLUBHOUSE



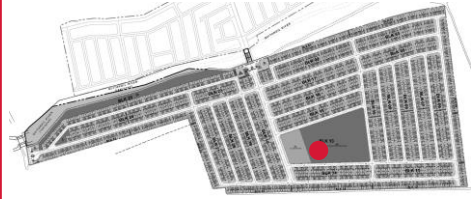
**KEY PLAN**



# SWIMMING POOL



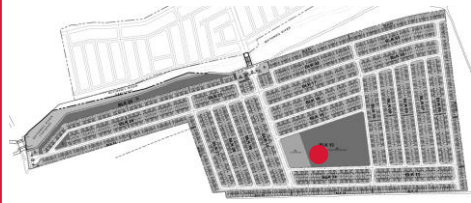
KEY PLAN



# CHILDREN'S PLAYGROUND



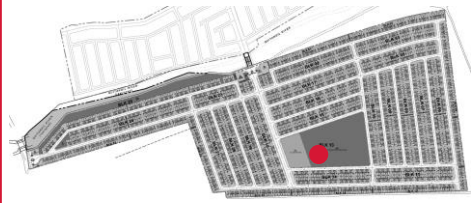
KEY PLAN



# GAZEBO



## KEY PLAN



# COVERED MULTI-PURPOSE COURT



KEY PLAN



# PRODUCT MIX



HOUSE & LOT TYPE	NO. OF UNITS	LOT AREA	UNIT AREA	CONFIGURATION
<i>Loft Type</i>	1,574		32 sqm	Rectangular

Inner		54 sqm		
End		78 sqm		
Corner		90 sqm		

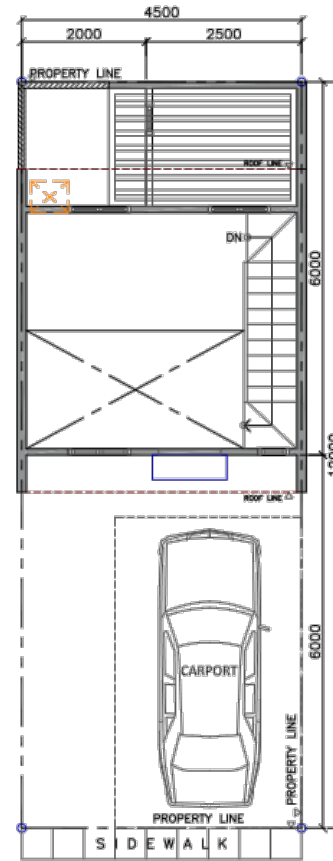
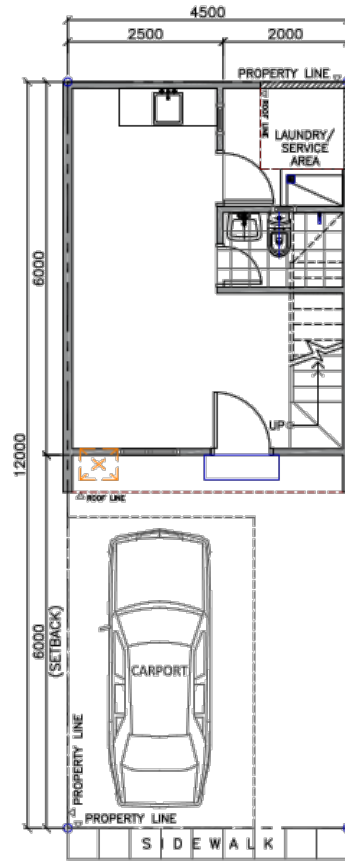


<i>Shop House</i>	12		41 sqm	L-Type
-------------------	----	--	--------	--------

End		78 sqm		
Corner		90 sqm		

<b>TOTAL</b>	<b>1,586</b>			
--------------	--------------	--	--	--

# LOFT TYPE **INNER**



LOT AREA	UNIT AREA	CONFIGURATION	USE
----------	-----------	---------------	-----

Ave. 54 sqm

32 sqm

Rectangular

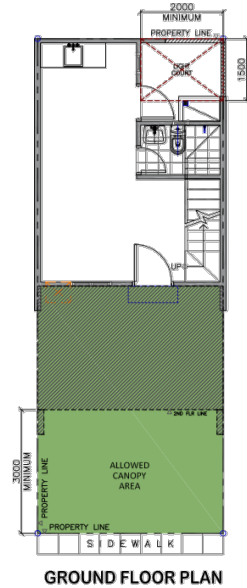
Residential

# LOFT TYPE INNER

## SUGGESTED EXPANSION



### Canopy Provision - Loft Type Inner



EXPANSION AREA

LIGHT COURT PROVISION (1.50M X 2.00M)

CANOPY AREA  
EXPANSION AREA  
LIGHT COURT PROVISION (1.50M X 2.00M)

<b>GROUND FLOOR</b>	No expansion due to building code restrictions
<b>SECOND FLOOR</b>	Front – 13.5 sqm Back – 5.0 sqm
<b>TOTAL SUGGESTED EXPANSION AREA</b>	<b>18.5 sqm</b>

# LOFT TYPE **INNER**



Living/Dining Area Artist's Perspective



Living/Dining Area Artist's Perspective

*Suggested Unit Layout*

# LOFT TYPE **INNER**



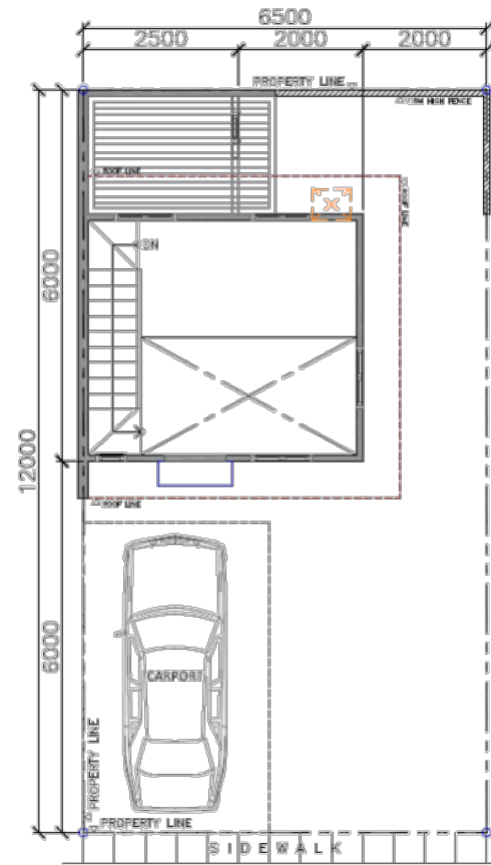
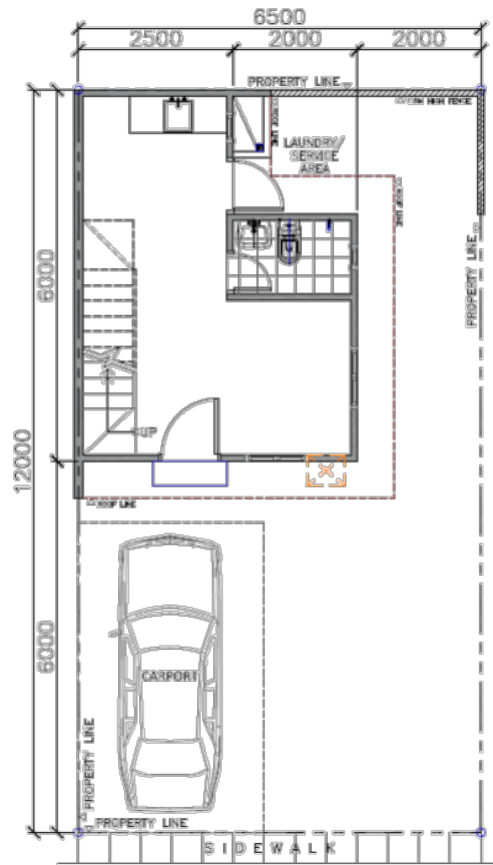
Bathroom Artist's Perspective

*Suggested Unit Layout*



Bedroom Loft Artist's Perspective

# LOFT TYPE **END**



LOT AREA

UNIT AREA

CONFIGURATION

USE

Ave. 78 sqm

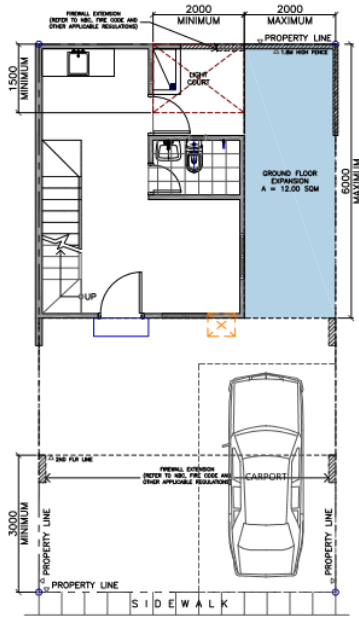
32 sqm

Rectangular

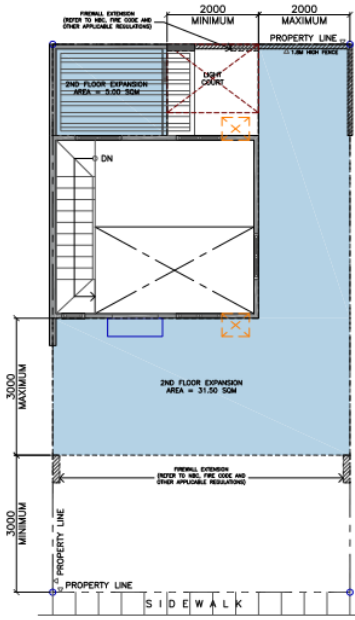
Residential

# LOFT TYPE END

## SUGGESTED EXPANSION

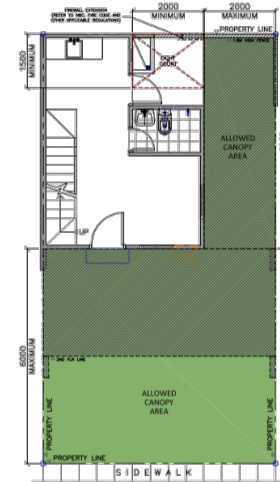


**GROUND FLOOR  
(NO EXPANSION)**



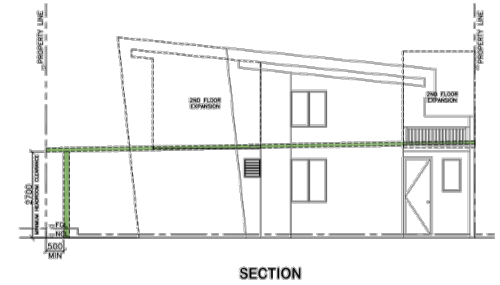
**2ND FLOOR  
EXPANSION PLAN**

### Canopy Provision - Loft Type End



**GROUND FLOOR PLAN**

- CANOPY AREA
- EXPANSION AREA
- LIGHT COURT PROVISION (1.50M X 2.00M)



**SECTION**

- EXPANSION AREA
- LIGHT COURT PROVISION (1.50M X 2.00M)

<b>GROUND FLOOR</b>	12.0 sqm
<b>SECOND FLOOR</b>	36.5 sqm
<b>TOTAL SUGGESTED EXPANSION AREA</b>	<b>48.5 sqm</b>

# LOFT TYPE **END**



Living/Dining Area Artist's Perspective



Living/Dining Area Artist's Perspective



Dining/Kitchen Area Artist's Perspective

*Suggested Unit Layout*

# LOFT TYPE **END**



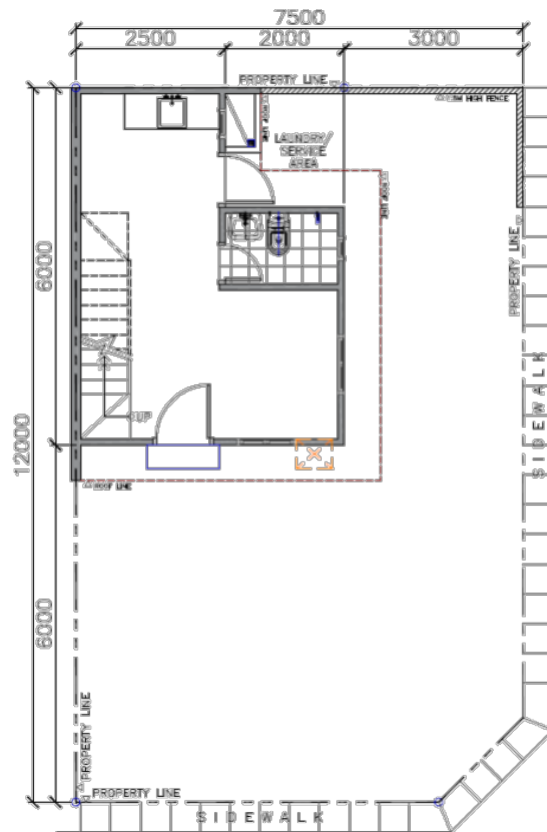
Bathroom Artist's Perspective



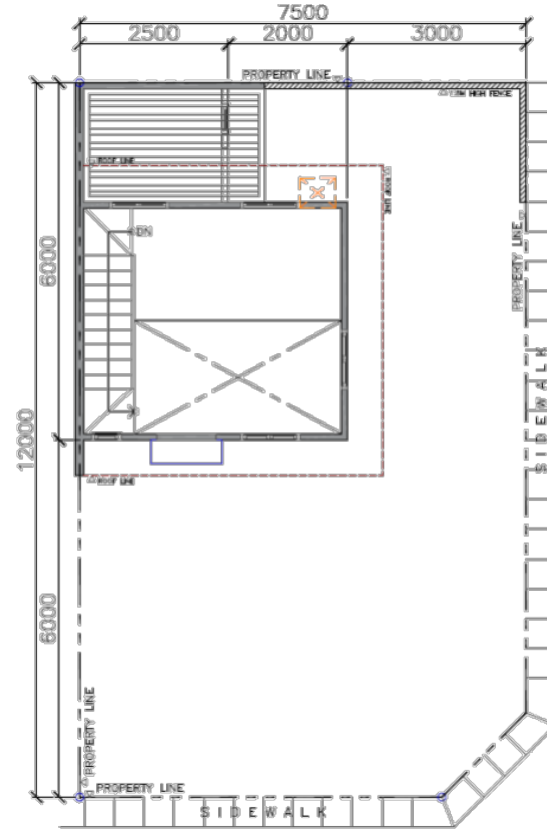
Bedroom Loft Artist's Perspective

*Suggested Unit Layout*

# LOFT TYPE CORNER



GROUND FLOOR PLAN

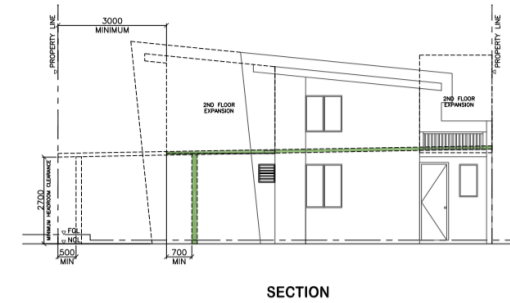
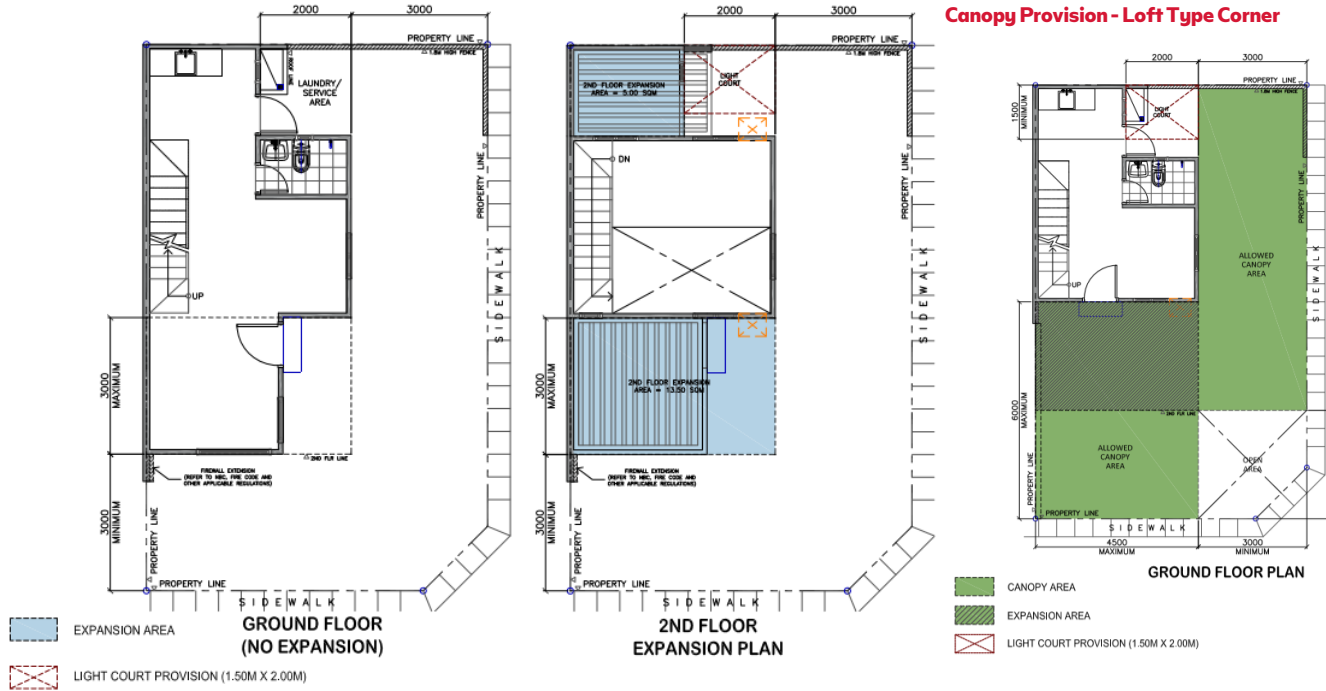


LOFT PLAN

LOT AREA	UNIT AREA	CONFIGURATION	USE
Ave. 90 sqm	32 sqm	Rectangular	Residential

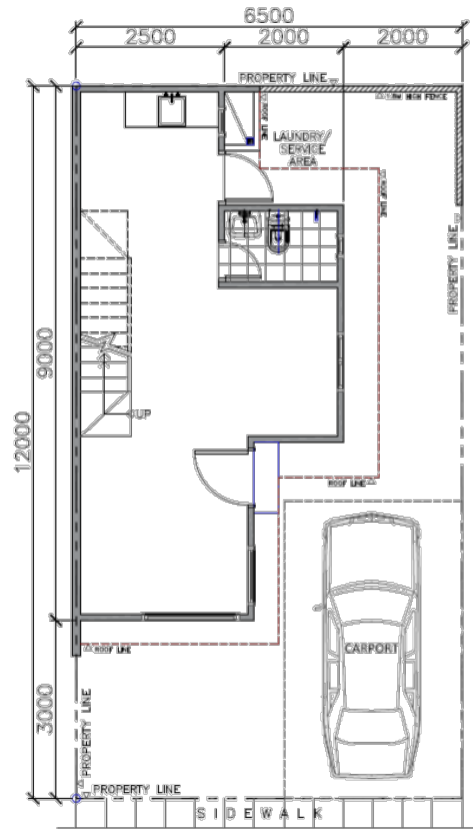
# LOFT TYPE CORNER

## SUGGESTED EXPANSION

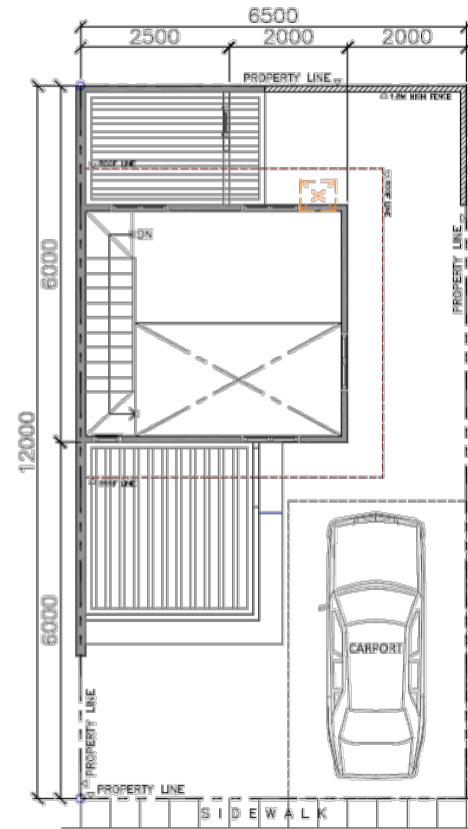


<b>GROUND FLOOR</b>	No expansion due to building code restrictions
<b>SECOND FLOOR</b>	Front – 13.5 sqm Back – 5.0 sqm
<b>TOTAL SUGGESTED EXPANSION AREA</b>	<b>18.5 sqm</b>

# SHOP HOUSE **END**



**GROUND FLOOR PLAN**

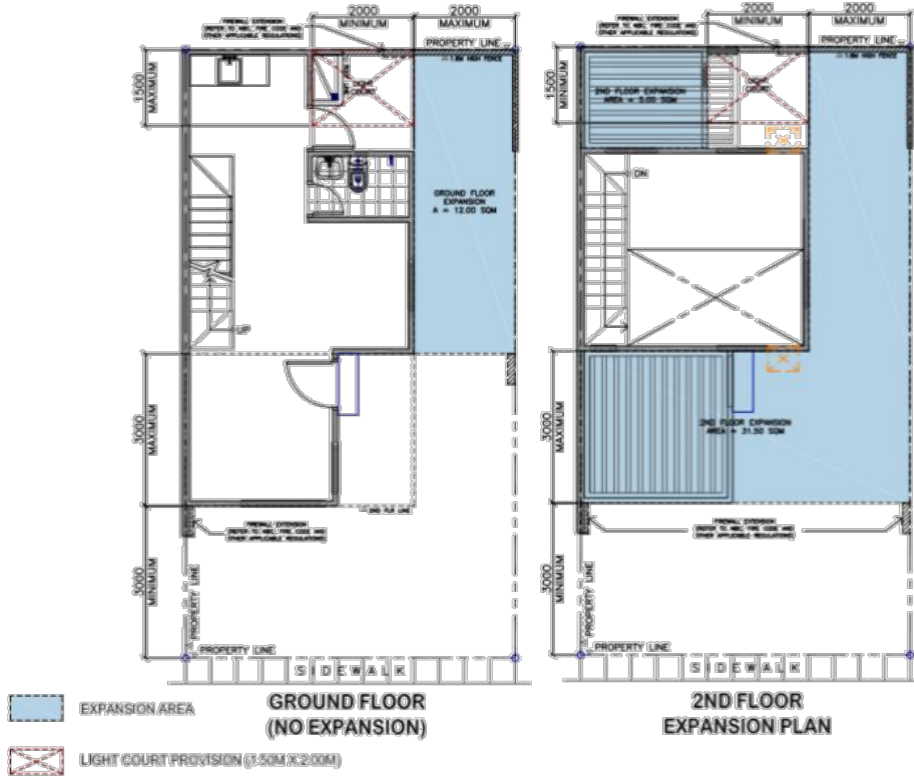


**LOFT PLAN**

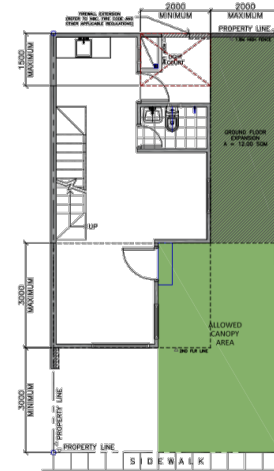
LOT AREA	UNIT AREA	CONFIGURATION	USE
Ave. 78 sqm	41 sqm	L-Type	Residential / Commercial

# SHOP HOUSE END

## SUGGESTED EXPANSION

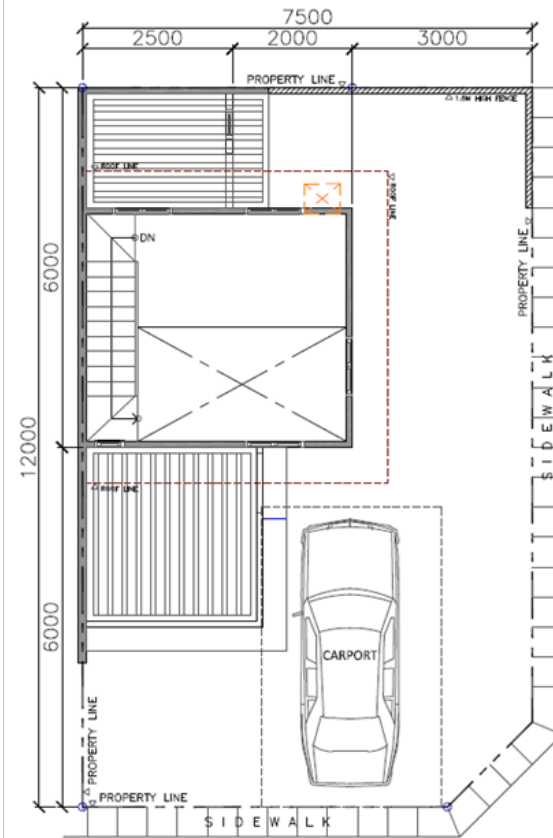
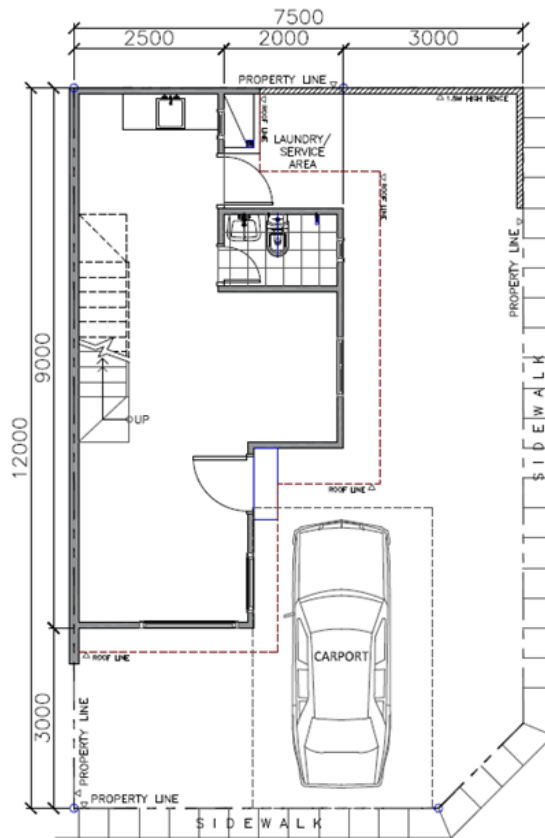


### Canopy Provision – Shop House End



<b>GROUND FLOOR</b>	12.0 sqm
<b>SECOND FLOOR</b>	36.5 sqm
<b>TOTAL SUGGESTED EXPANSION AREA</b>	<b>48.5 sqm</b>

# SHOP HOUSE CORNER



LOT AREA	UNIT AREA	CONFIGURATION	USE
----------	-----------	---------------	-----

Ave. 90 sqm

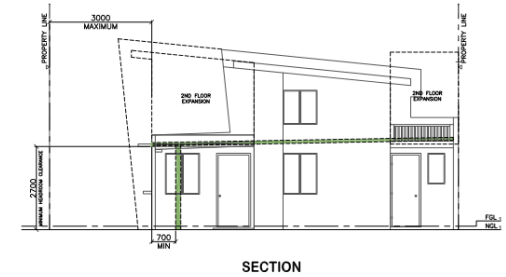
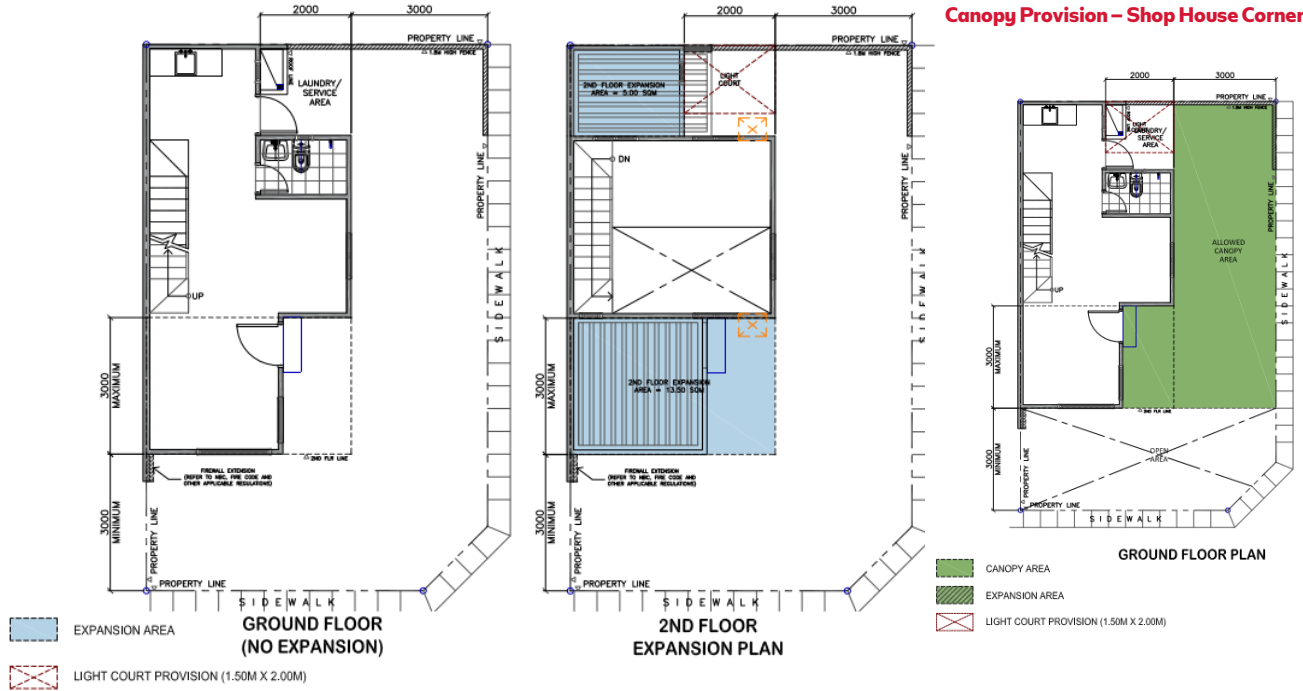
41 sqm

L-Type

Residential /  
Commercial

# SHOP HOUSE CORNER

## SUGGESTED EXPANSION



<b>GROUND FLOOR</b>	No expansion due to building code restrictions
<b>SECOND FLOOR</b>	Front – 13.5 sqm Back – 5.0 sqm
<b>TOTAL SUGGESTED EXPANSION AREA</b>	<b>18.5 sqm</b>

# UNIT DELIVERABLES

FLOOR	Smooth Cement Finish (Living, Dining and Kitchen) Ceramic Tiles (Toilet and Bath) Ficem Board (Loft)
WALL	Painted Finish (Living, Dining and Kitchen) Shower & Dry Area: Ceramic Tiles, Rest of wall (Painted Finish) – Toilet and Bath
CEILING	Painted Ficem Board Ceiling (under Loft) and Painted Ficem Board with 6mm insulation (Loft)
DOOR	Steel Painted Door & Jamb with Cylindrical Lockset (Main Door) Steel Hollow Core Door & Jamb with Cylindrical Lockset (Service Door) PVC Door and Jamb with Non-keyed Cylindrical Lockset (Toilet and Bath)
STAIRS	Plain Cement with Wood Planks and Tubular Steel Bar Railing
WINDOW	Aluminum Framed Windows – Living, Dining and Kitchen Aluminum Framed Awning Type Window – Toilet & Bath Aluminum Casement Window – Loft
KITCHEN	Concrete with Ceramic Tile, Kitchen Countertop with Tiled Splash Board & Fascia with Stainless Steel Sink & Faucet
TOILET AND BATH	Water Closet, Lavatory, Wall Shower Head and Faucets
ROOF	Pre-Painted Rib Type Roofing
AC PROVISION	Window type - Aircon Provision – Ground Floor and Loft

# MODEL UNITS



# LOFT TYPE

DRESSED-UP MODEL UNIT



Living, Dining, and Kitchen Areas



Living, Dining, and Kitchen Areas



Loft Area

# LOFT TYPE

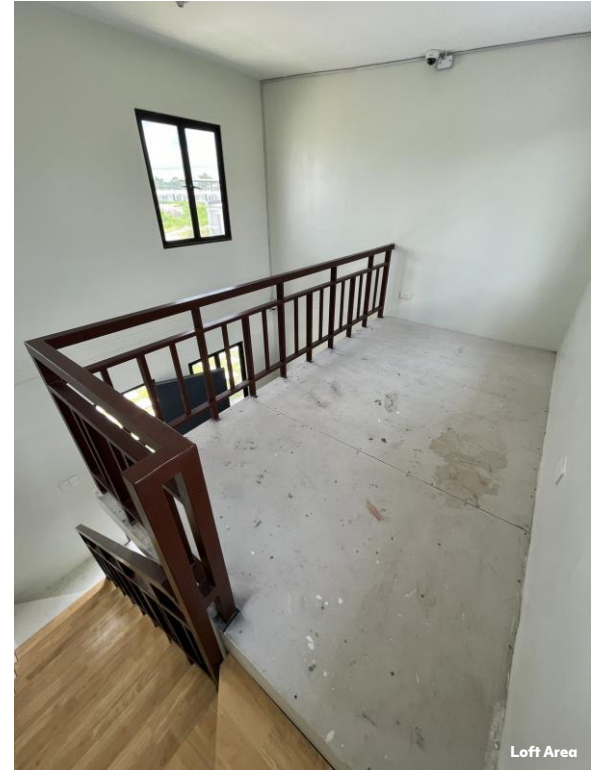
ACTUAL DELIVERABLE MODEL UNIT



Living, Dining, and Kitchen Areas



Living, Dining, and Kitchen Areas



Loft Area

# PROJECT UPDATES

AS OF MARCH 2024



Entrance (Gate 1)



Model Units



Clubhouse



PMO



Basketball Court



Adult Swimming Pool

# Frequently Asked Questions

## CHEERFUL 2

	<b>CHEERFUL 2</b>
Utility Providers	<p>Electricity – Pampanga Electric Cooperative II (PELCO II)*</p> <p>Water – Manila Water Ventures Inc.</p>
	<p><i>*Application of individual permanent connection will be c/o the buyer. Fees will be shouldered by the buyer.</i></p>
Association Dues	To be determined
Move-in Fee	All residents shall pay the Association Fee of Five Thousand Pesos (Php 5,000.00) prior to turnover.
Parking	All units have provision for parking space. Unit owners are not allowed to park their vehicles outside their properties. Parking on side streets are NOT allowed
Pets	Domestic Pets ONLY. No farm & barn animals. No breeding
Property Management	Greenmist Property Management Corporation (GPMC)

## EXPANSIONS

Prior to the start of any expansion work, an Owner is required to secure the prior written consent of the Property Management.

All exterior expansions shall be of **Modern Contemporary Design** and shall contribute to the overall theme of the development

**Ground and second level expansions shall be allowed** following the prescribed limitations and maintaining the mandatory minimum open court area on the rear portion of the Lot.

Details of the expansion is stated in the Deed of Restrictions.

## COMBINATION OF UNITS

Units can be combined subject for approval and as long as the façade of the housing units remain unaltered.

However, units will be treated separately in terms of HOA Dues collection.

## LANDSCAPING ELEMENTS

Landscaping of the area within the property line of the Housing Unit fronting or adjacent to a Street is encouraged.

Softscape elements, which are limited to trees, shrubs, and ground covers, may be placed within the Setback Area.

Owners are recommended to plant softscape species to further enhance the overall look of the Development.

