

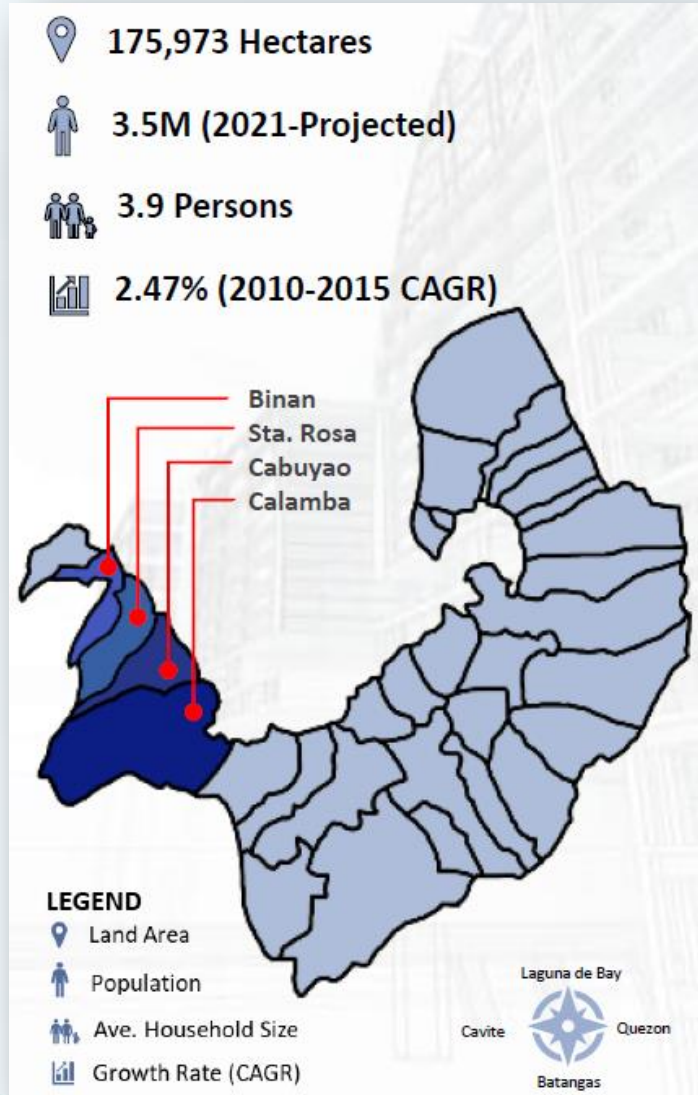
**SMDC**

**CALM**

**RESIDENCES**

**SANTA ROSA CITY, LAGUNA**

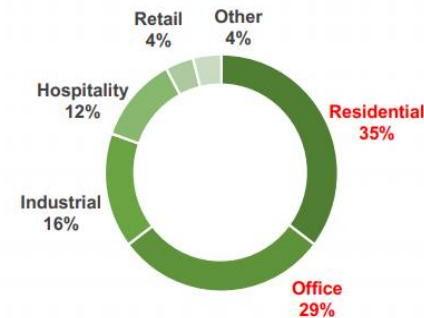
# PROVINCE OF LAGUNA



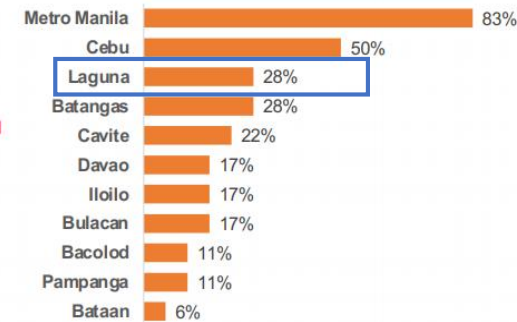
**Residential and Office:** Major property types such as residential and office continue to become the primary options for investors.



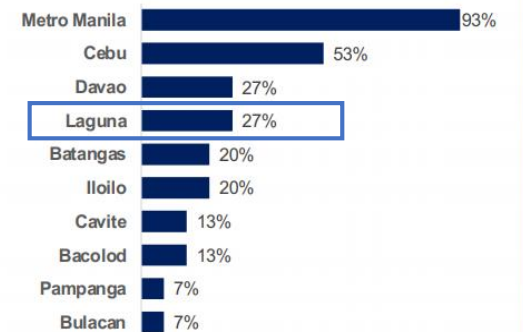
**Preferred Property Investment**



**Preferred Area of Investment (Residential)**



**Preferred Area of Investment (Office)**



- For residential, 35% of the respondents have shown interest in investing in the property type, citing familiarity with the current market direction and seeking mid- to long-term yields.
- Most investors who participated in the survey insisted on sustainable yields as a more favorable factor in order to invest in different property types by 2021. The survey found that more than 60% of the respondents prefer acting on possible yields long-term (office) and short-term (residential). With the current supply of both asset types, investors see this as an opportunity to acquire and expand as optimism around the real estate market continue to persist amid the pandemic.



# THE LION CITY OF SOUTH LUZON: CITY OF SANTA ROSA

- ✓ Investment hub of South Luzon
- ✓ 4 (PEZA) Accredited Economic Zone
- ✓ Motor City of the Philippines
- ✓ IT Hub of Region IV-A: 82<sup>nd</sup> in the world competitiveness in IT and BPO (THOLONS)
- ✓ Vibrant, Booming and Fastest Growing Economy
- ✓ Growing Residential Demand
- ✓ Close Proximity to Metro Manila







**SMDC**

# CALM

## RESIDENCES

SANTA ROSA CITY, LAGUNA

*An exclusive, gated tranquil community in the midst of the highly progressive city of Sta. Rosa, Laguna.*

*Calm Residences is a suburban walkable garden community with easy access to commercial spaces and transport hubs. It features interconnected linear parks, complete resort styled amenities and sports facilities, hotel-like lobbies and lounges with strong Wi-Fi connections for families and working professionals who long to live in a safe, secure and tranquil home for him and his family.*

# VICINITY MAP



## SHOPPING & LEISURE

- WalterMart Santa Rosa – Balibago: +/- 0.30 kms
- Enchanted Kingdom: +/- 1.10 kms
- Robinsons Santa Rosa: +/- 5.10 kms
- SM City Santa Rosa: +/- 6.30 kms
- Vista Mall Santa Rosa: +/- 6.70 kms
- Ayala Malls Solenad: +/- 7.20 kms

## HOSPITALS

- Sta. Rosa Hospital and Medical Center: +/- 0.45 kms
- Citi Medical Hospital: +/- 0.65 kms
- High Precision Sta. Rosa: +4.1 kms
- St. James Hospital: +/- 4.50 kms
- Medical City South Luzon: +/- 6.00 kms

## SCHOOLS

- Laguna Northwestern College: +/- 0.55 kms
- Dominican College of Sta. Rosa: +/- 1.40 kms
- Green Fields Integrated School of Laguna, Inc.: +/- 1.90 kms
- Our Lady of Assumption College: +/- 3.30 kms
- De La Salle University – Laguna Campus: +/- 8.90 kms
- Xavier School Nuvali: +/- 11.20 kms

## INDUSTRIAL PARKS

- Meridian Industrial Complex: +/- 1.10 kms
- Daystar Industrial Park: +/- 2.20 kms
- Toyota Motor Philippines: +/- 2.70 kms
- Greenfield Auto Park: +/- 6.50 kms
- Lakeside Evozone: +/- 8.00 kms
- Laguna Technopark Inc.: +/- 9.30 kms



# COMMUTER FRIENDLY COMMUNITY



## SANTA ROSA INTEGRATED TERMINAL (3.8 kms)

### Bus Routes:

- Novaliches, Quezon City by Dela Rosa Transit
- Mandalay, Valenzuela by King of Kings Transport
- Prieto Diaz, Bicol by Philtranco
- Tabaco, Bicol by Philtranco
- Legaspi, Bicol by Philtranco
- Silago, Leyte by Philtranco
- Ormoc, Leyte by Philtranco
- Daet, Camarines Norte by Philtranco
- Naval by Philtranco
- Sawang by Philtranco
- SM City Lucena, Quezon by DLTB Co.

## SANTA ROSA INTEGRATED TERMINAL

### UV Express Routes:

- |                     |                |
|---------------------|----------------|
| ▪ SM Molino         | ▪ SM Lipa      |
| ▪ SM Bacoar         | ▪ SM batangas  |
| ▪ SM Calamba        | ▪ SM San mateo |
| ▪ Savemore Tagaytay | ▪ SM Southmall |
| ▪ SM City Manila    | ▪ SM Tanza     |
| ▪ SM San Lazaro     | ▪ SM Bicutan   |
| ▪ SM Cubao          | ▪ SM BF        |
| ▪ SM Marikina       | ▪ SM Sucat     |
| ▪ SM Masinag        | ▪ Lucban       |
| ▪ SM Taytay         | ▪ Pala-pala    |
| ▪ SM Aura           |                |

## BALIBAGO COMPLEX TERMINAL (1.7 kms)

### Bus Routes:

- Tagaytay
- Sta Cruz, Laguna
- San Pablo City
- Alabang
- Cubao – EDSA
- LRT Buendia
- Lawton

## SANTA ROSA INTEGRATED TERMINAL
















### Jeepney Routes:

- Alabang
- Muntinlupa
- San Pedro, Laguna
- Binan, Laguna
- Santa Rosa, Laguna
- Cabuyao, Laguna
- Calamba, Laguna

<https://www.phbus.com/santa-rosa-laguna-integrated-bus-terminal/>



## FEATURES & AMENITIES

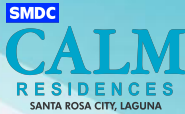
-  LAP POOL
-  CENTRAL PARK
-  LINEAR PARKS
-  GRAND GATEWAY
-  KIDDIE POOL
-  FUNCTION ROOM
-  COVERED BASKETBALL COURT
-  PAVILLION
-  WELLNESS GARDEN
-  SERENITY GARDEN
-  KIDDIE YARD
-  SHADED GARDEN
-  PIAZZA
-  RESORT LOUNGES
-  PARKING SPACES



BALIBAGO RD



# PROJECT OVERVIEW



## PROJECT DETAILS

Architectural Theme	Modern Contemporary
Owner / Developer	Vancouver Lands Inc.
Total Land Area	57,217 sqm
No. of Towers/Buildings	17 Buildings
No. of Floors/Tower	4 Floors per Building
Total No. of Units	2,949 units
Residential Units	Studio Unit – 24 units Studio End Unit – 118 units 1 Bedroom Unit – 2,807 units
Parking Slots	Saleable - 487 Parking Slots PWD – 9 Parking slots Service – 1 Parking Slot
Target Turnover Date:	April 2026 – Buildings A - Q

\* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.







## GRAND ROTUNDA ARTIST'S PERSPECTIVE

For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.





## SERENITY GARDEN ARTIST'S PERSPECTIVE

\* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.





## LINEAR PARK ARTIST'S PERSPECTIVE

\* For planning purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.





## CENTRAL GARDEN ARTIST'S PERSPECTIVE

\* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.





## WELLNESS GARDEN ARTIST'S PERSPECTIVE

\* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.





## COVERED BASKETBALL COURT ARTIST'S PERSPECTIVE

\* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.





## KID'S ZONE ARTIST'S PERSPECTIVE

\* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.





## KIDDIE POOL ARTIST'S PERSPECTIVE

\* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.





## SWIMMING POOL ARTIST'S PERSPECTIVE

\* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.





**PAVILION ARTIST'S PERSPECTIVE**

\* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.





**GAZEBO ARTIST'S PERSPECTIVE**





## FUNCTION ROOM ARTIST'S PERSPECTIVE

\* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.





## GRAND LOBBY ARTIST'S PERSPECTIVE

\* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.



**GREENMIST**  
PROPERTY MANAGEMENT CORP.

- ✓ Quality Customer Service
- ✓ Stringent Safety and Security
- ✓ First Rate Facility Management
- ✓ Spotless Cleanliness
- ✓ Transparent Transaction



**SMDC GOOD STAYS**

### **SMDC Leasing Range of Services**

- ✓ Property Listing Management
- ✓ Unit viewing arrangements
- ✓ Negotiation of lease terms
- ✓ Preparation of lease contract
- ✓ Tenant move-in/out assistance
- ✓ Basic Home Repair Services





# BUILDING DETAILS



# BUILDING CHART



**4<sup>th</sup> Floor**

**3<sup>rd</sup> Floor**

**2<sup>nd</sup> Floor**

**Ground Floor**

***Note: All floors are for residential use***



# VIEWPOINTS



Amenity View



Central Park View



Linear Park View



# DEVELOPMENT & BUILDING FEATURES

- ✓ Gated community with 24/7 security
- ✓ CCTV for common areas
- ✓ Mailroom located at the ground floor
- ✓ Garbage room in every floor
- ✓ Wi-Fi ready lobby & function rooms
- ✓ Property Management Services
- ✓ Prime Key Leasing
- ✓ Power by Meralco







# FLOOR PLANS AND UNIT LAYOUTS



# BUILDING A – GROUND FLOOR PLAN

- LEGENDS:
- STUDIO UNIT
  - 1 BEDROOM UNIT

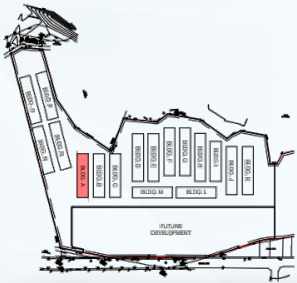


Linear Park View



South West View

KEY PLAN

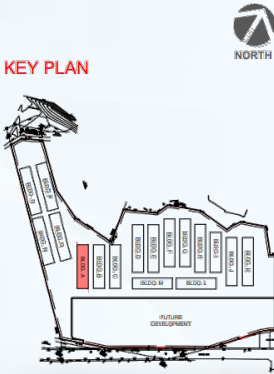
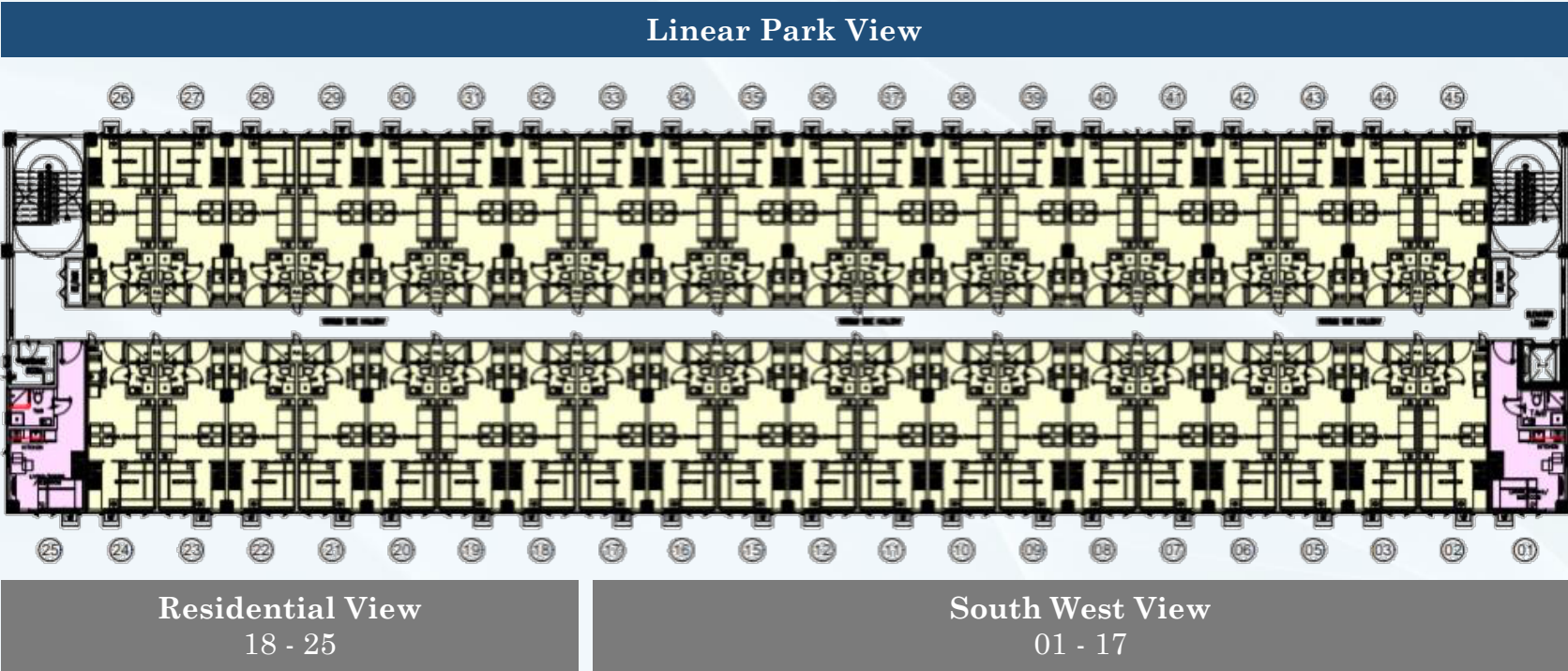


\* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.



# BUILDING A – 2<sup>ND</sup> TO 4<sup>TH</sup> FLOOR PLAN

- LEGENDS:
- STUDIO END UNIT
  - 1 BEDROOM UNIT



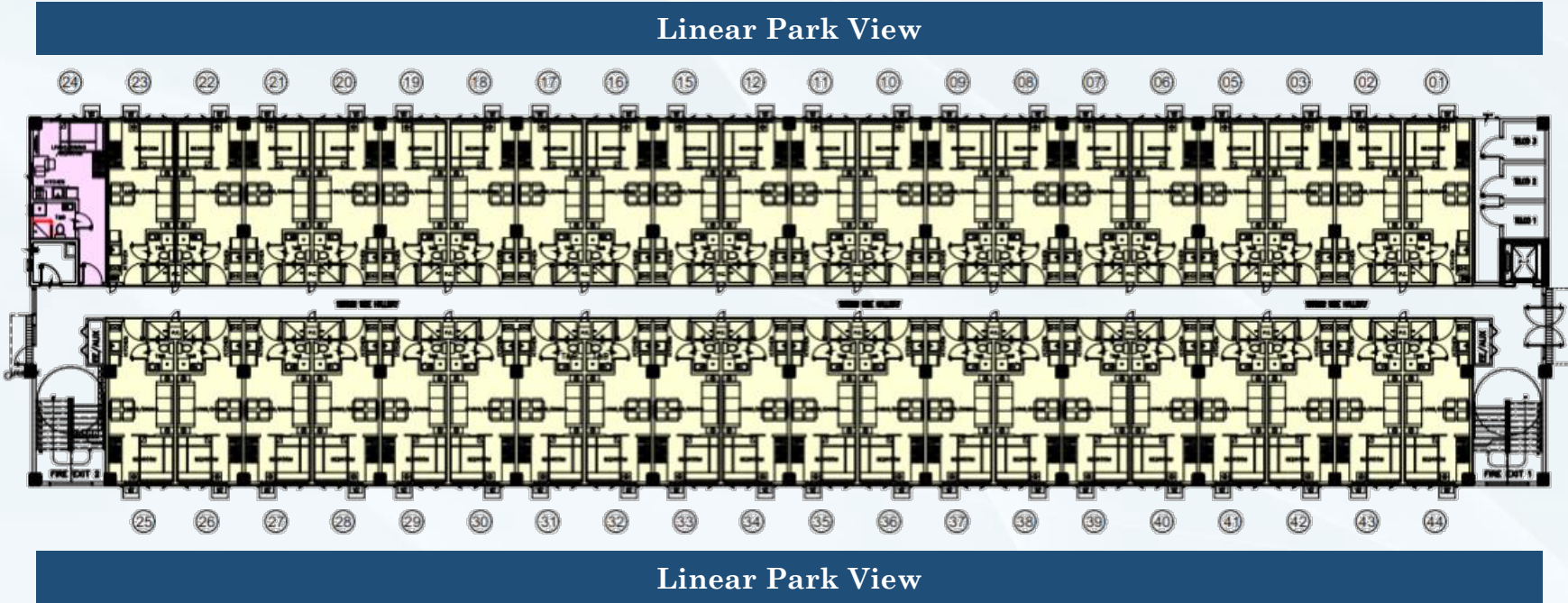


# BUILDING B – GROUND FLOOR PLAN

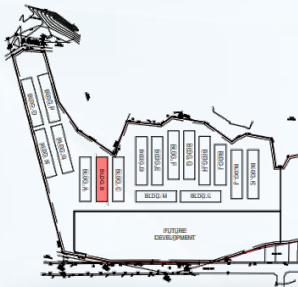
- LEGENDS:
- STUDIO END UNIT
  - 1 BEDROOM UNIT



Amenity View



KEY PLAN



\* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.



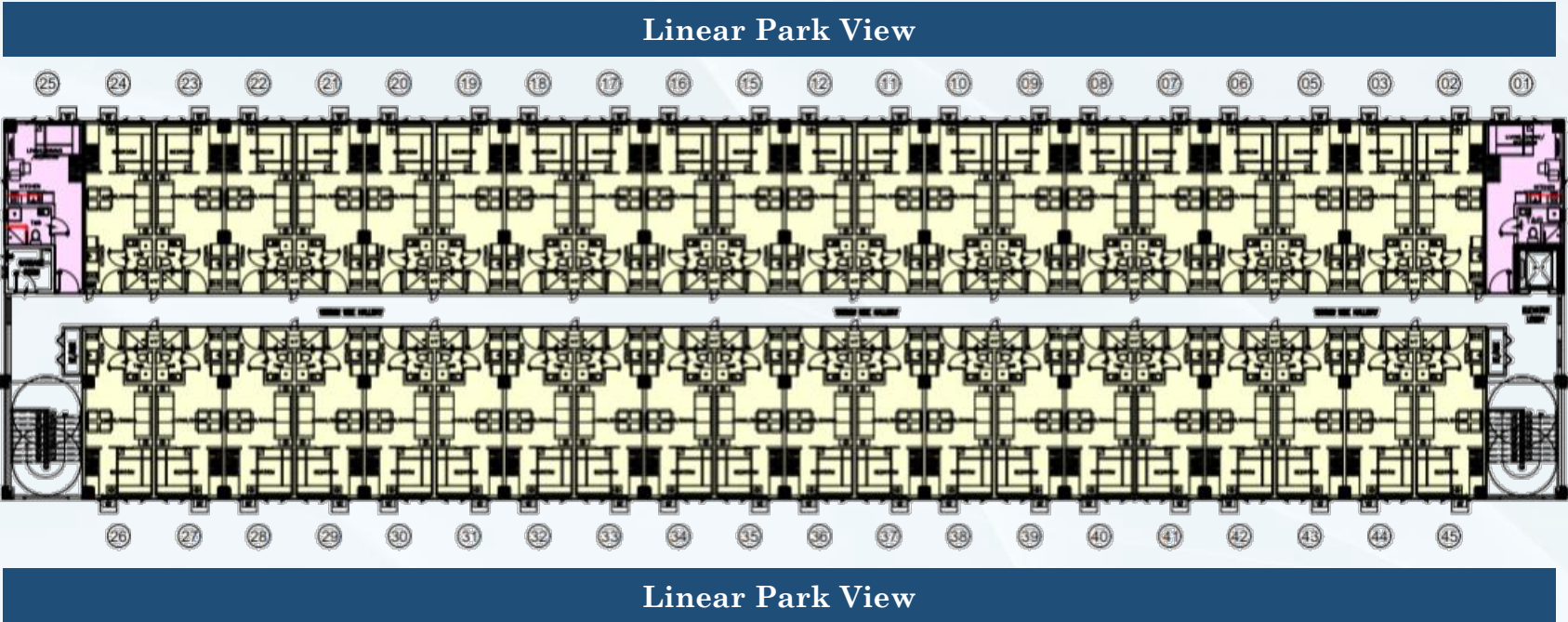
# BUILDING B – 2<sup>ND</sup> TO 4<sup>TH</sup> FLOOR PLAN

LEGENDS:

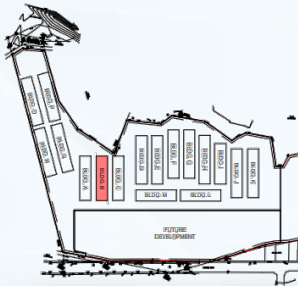
- STUDIO END UNIT
- 1 BEDROOM UNIT



Amenity View



KEY PLAN



\* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.

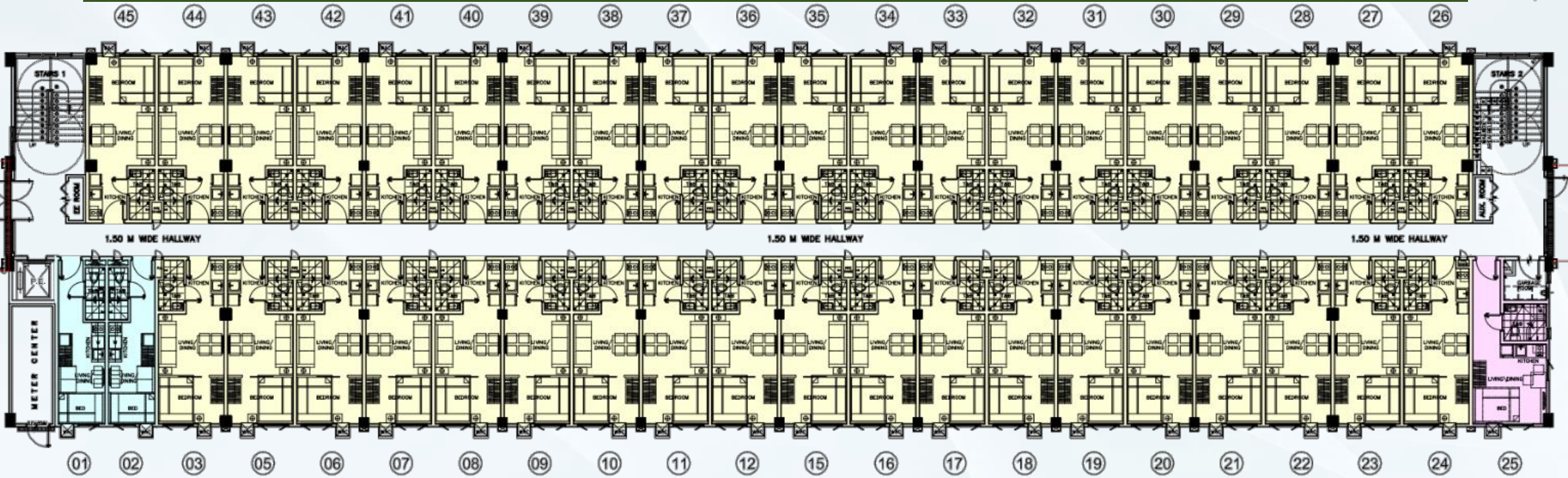


LEGENDS:

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT

BUILDING C – GROUND FLOOR PLAN

Linear View  
45 - 26



Residential View  
01 - 25

\* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.







LEGENDS:

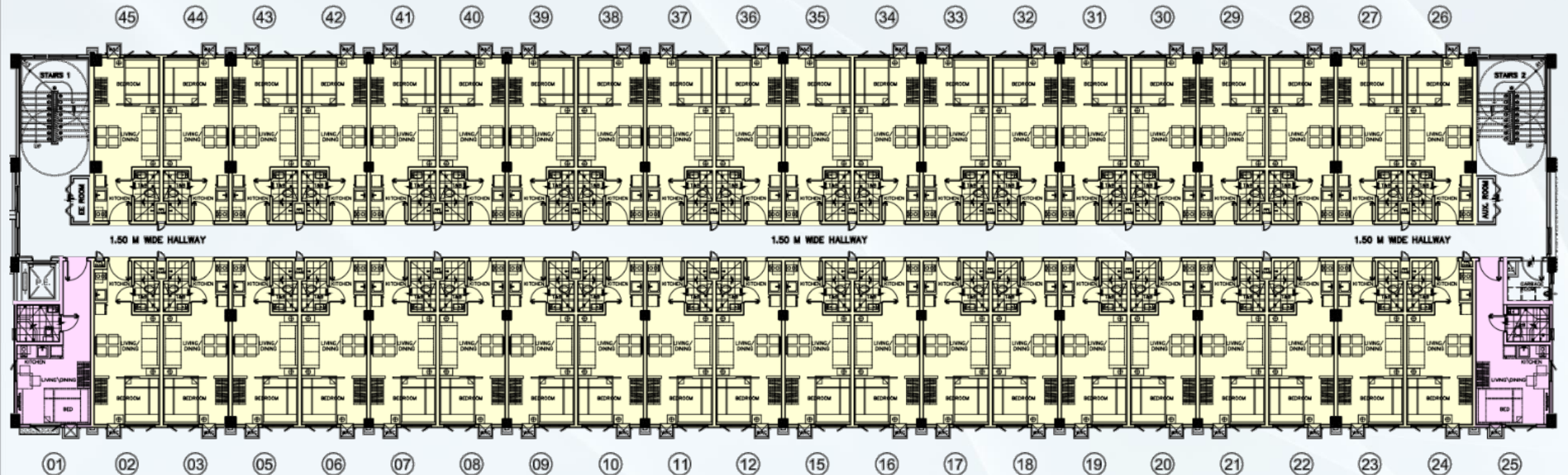
STUDIO END UNIT

1 BEDROOM UNIT

# BUILDING C – 2<sup>nd</sup> – 4<sup>th</sup> FLOOR PLAN

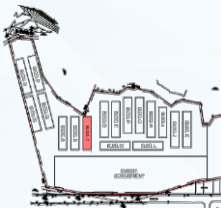
## Linear View

4 - 26



## Residential View

01 - 25



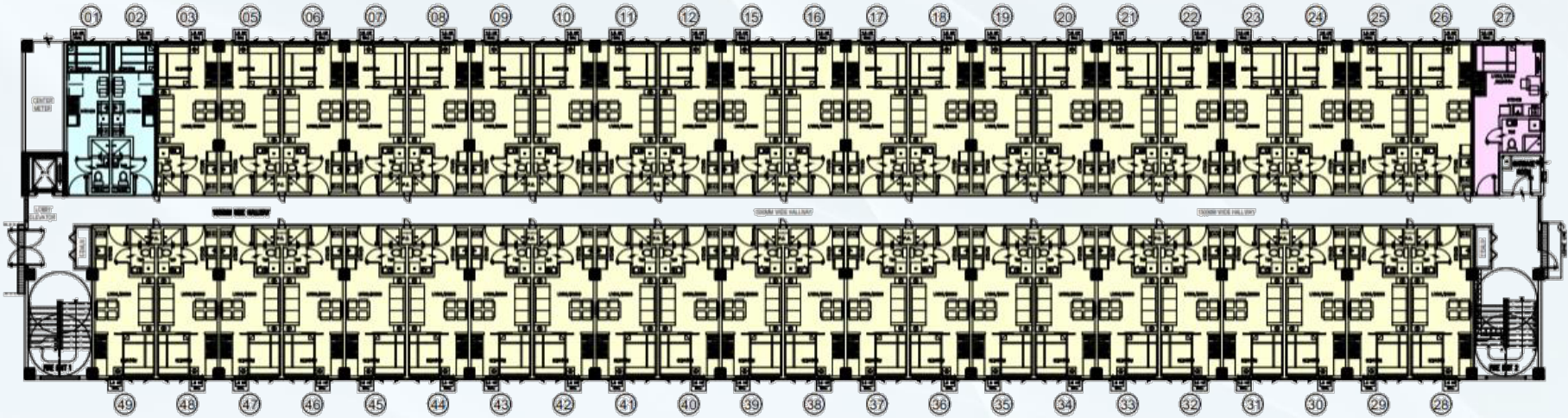


# BUILDING D – GROUND FLOOR PLAN

- LEGENDS:
- STUDIO END UNIT
  - STUDIO UNIT
  - 1 BEDROOM UNIT

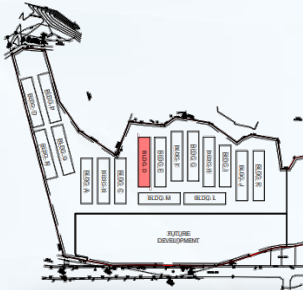


Linear Park View



Residential View

KEY PLAN



\* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.

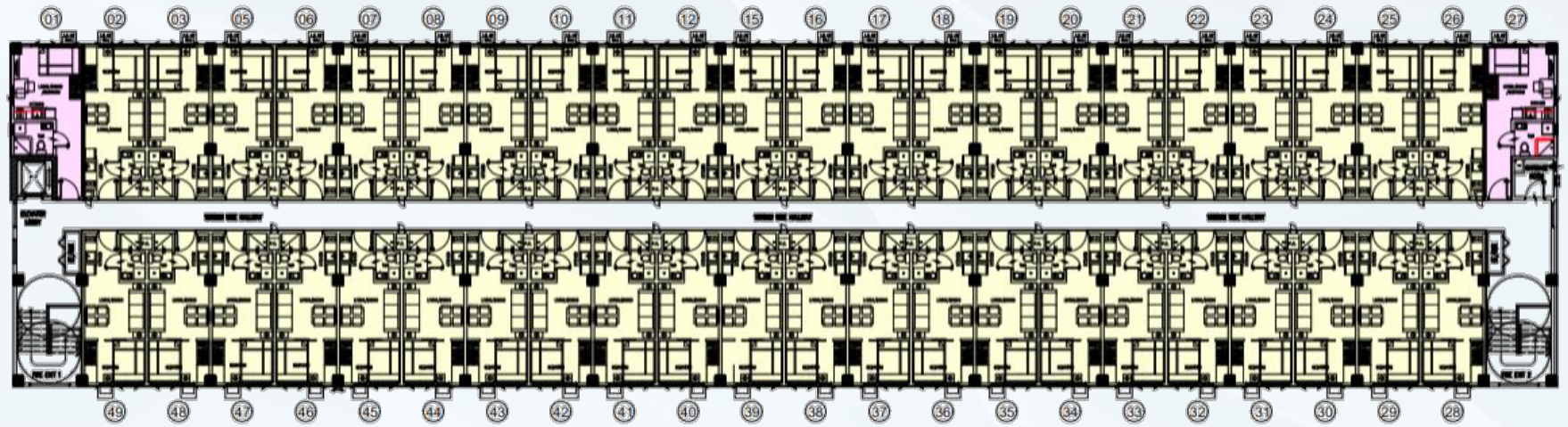


# BUILDING D – 2<sup>ND</sup> TO 4<sup>TH</sup> FLOOR PLAN

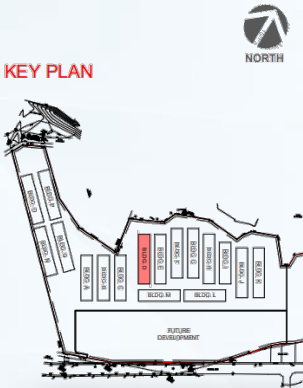
- LEGENDS:
- STUDIO END UNIT
  - 1 BEDROOM UNIT



Linear Park View



Residential View



\* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.



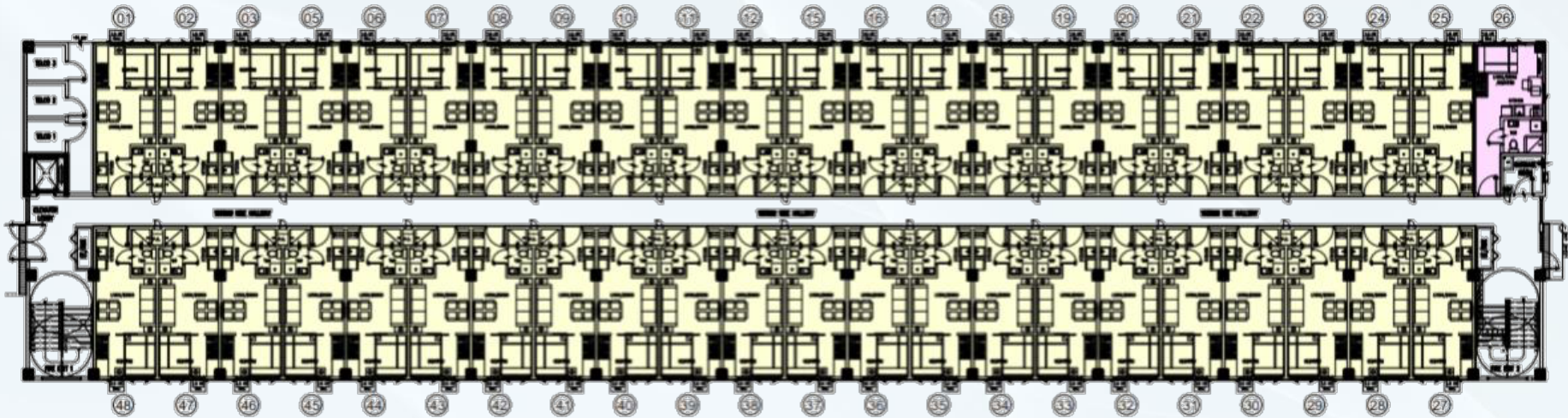
# BUILDING E – GROUND FLOOR PLAN

- LEGENDS:
- STUDIO END UNIT
  - 1 BEDROOM UNIT



Linear Park View  
01 - 23

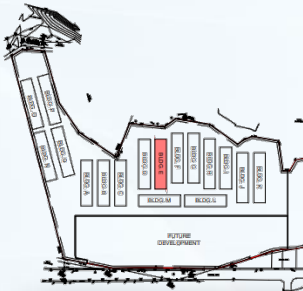
Central  
Park View  
24 - 26



Central Park View

Linear Park View

KEY PLAN



\* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.



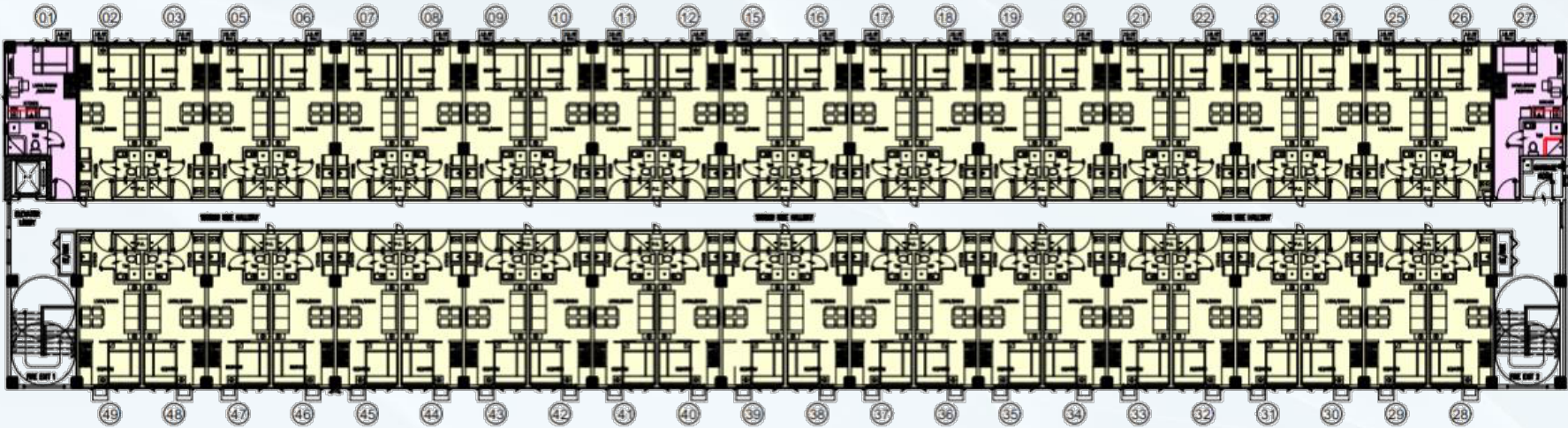
# BUILDING E – 2<sup>ND</sup> TO 4<sup>TH</sup> FLOOR PLAN

- LEGENDS:
- STUDIO END UNIT
  - 1 BEDROOM UNIT



Linear Park View  
01 - 24

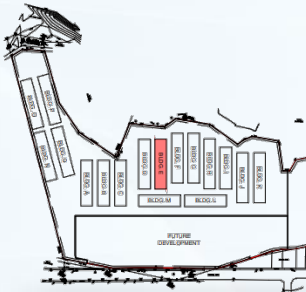
Central  
Park View  
25 - 27



Central Park View

Linear Park View

KEY PLAN

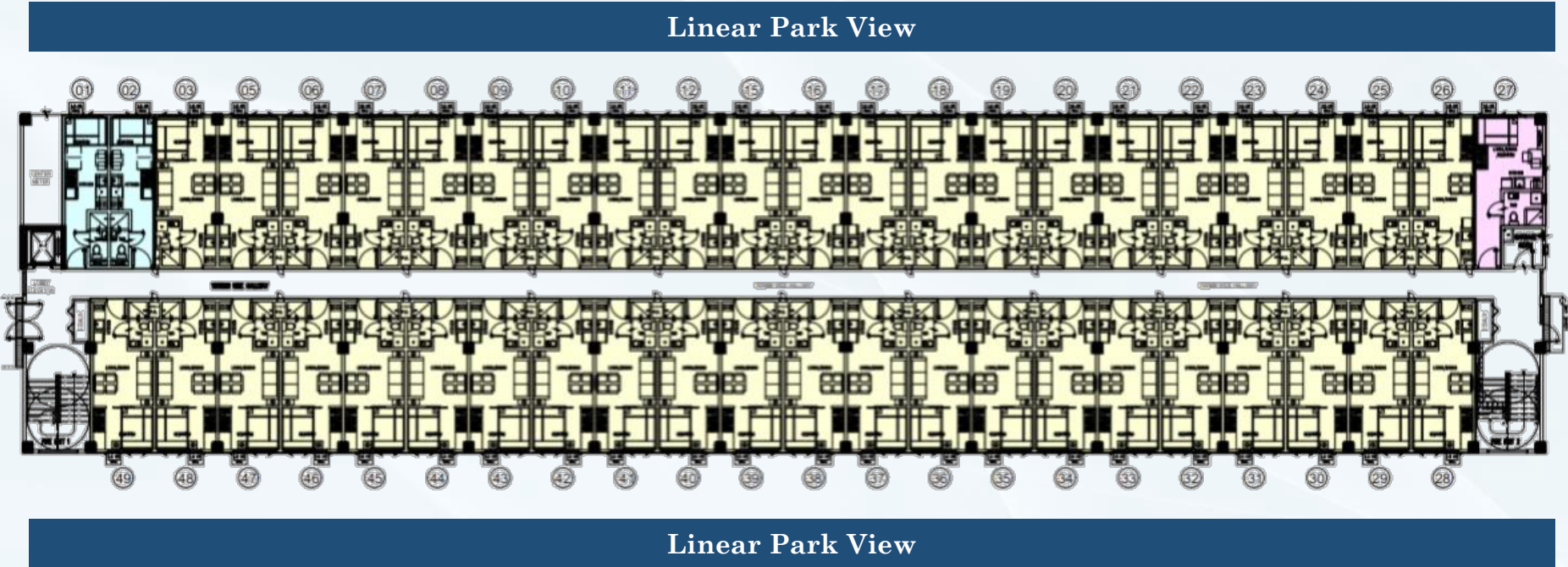


\* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.

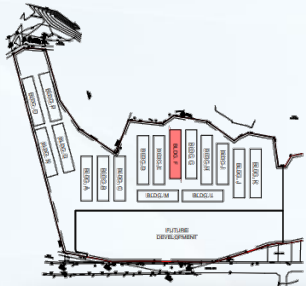


# BUILDING F – GROUND FLOOR PLAN

- LEGENDS:
- STUDIO END UNIT
  - STUDIO UNIT
  - 1 BEDROOM UNIT



KEY PLAN

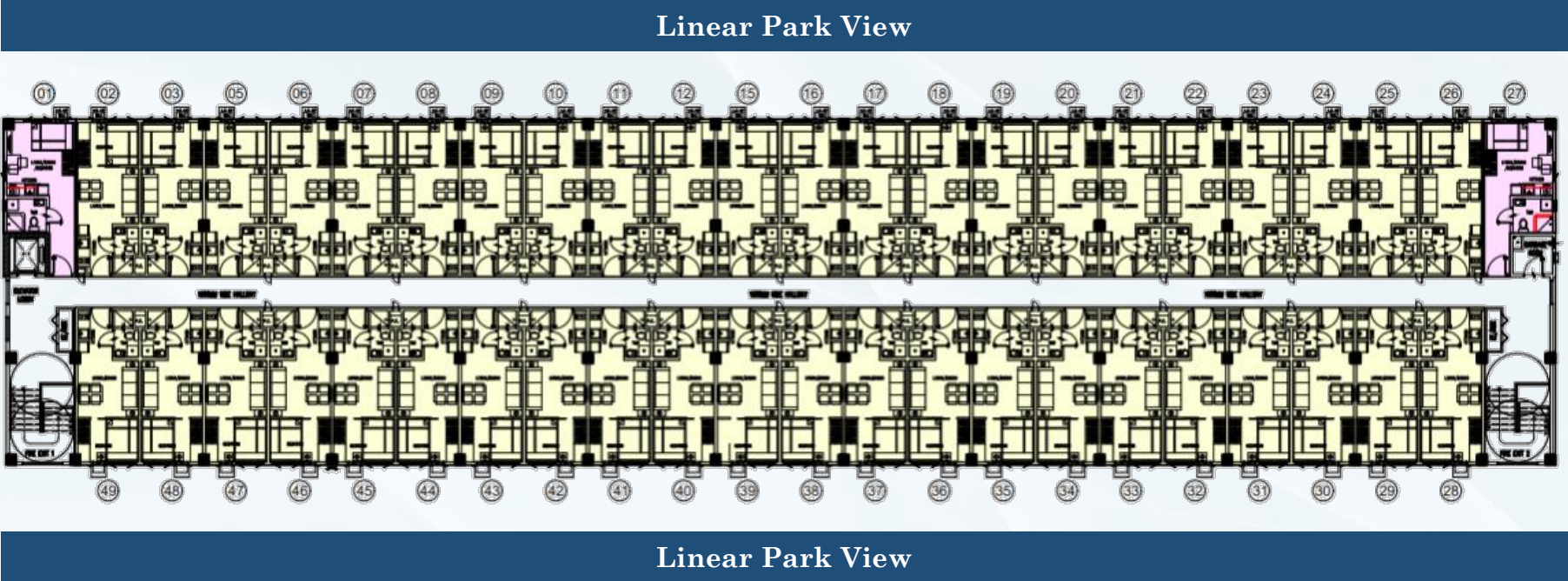


\* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.

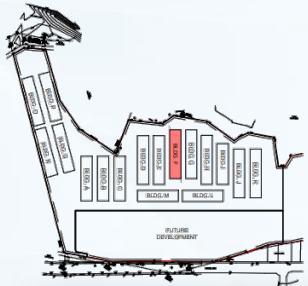


# BUILDING F – 2<sup>ND</sup> TO 4<sup>TH</sup> FLOOR PLAN

- LEGENDS:
- STUDIO END UNIT
  - 1 BEDROOM UNIT



KEY PLAN

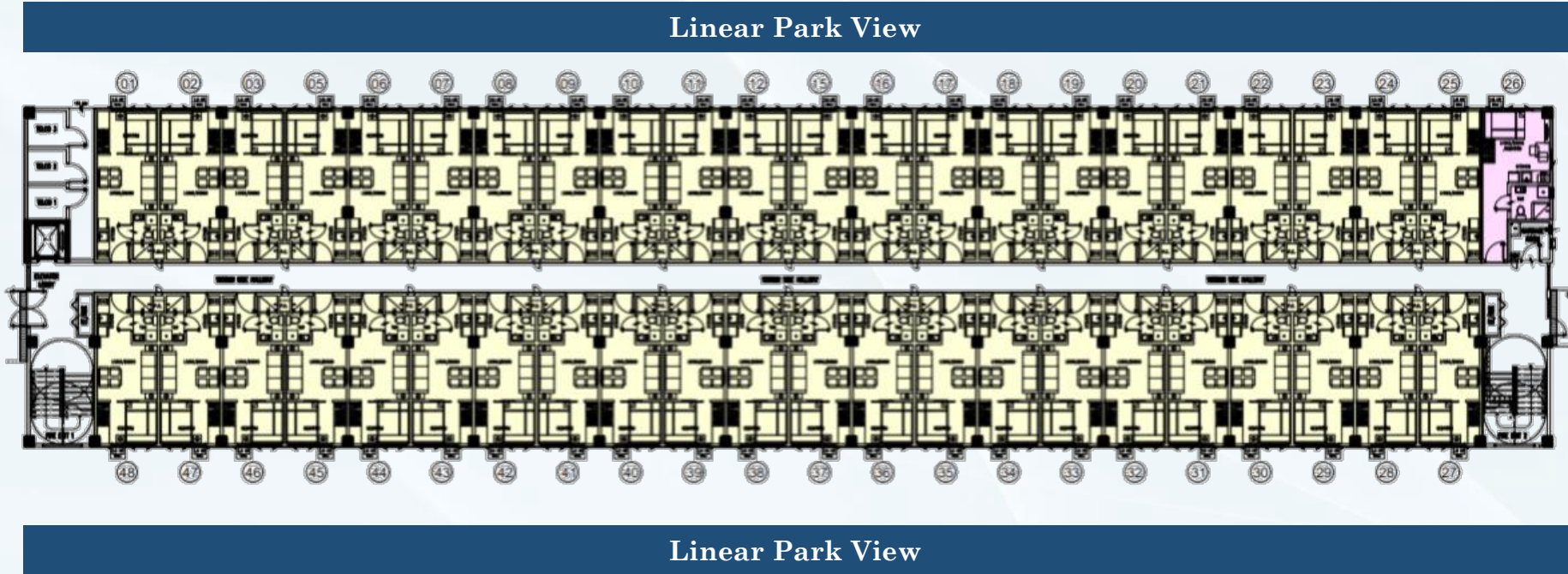


\* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.

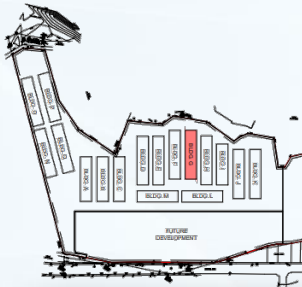


# BUILDING G – GROUND FLOOR PLAN

- LEGENDS:
- STUDIO END UNIT
  - 1 BEDROOM UNIT



KEY PLAN

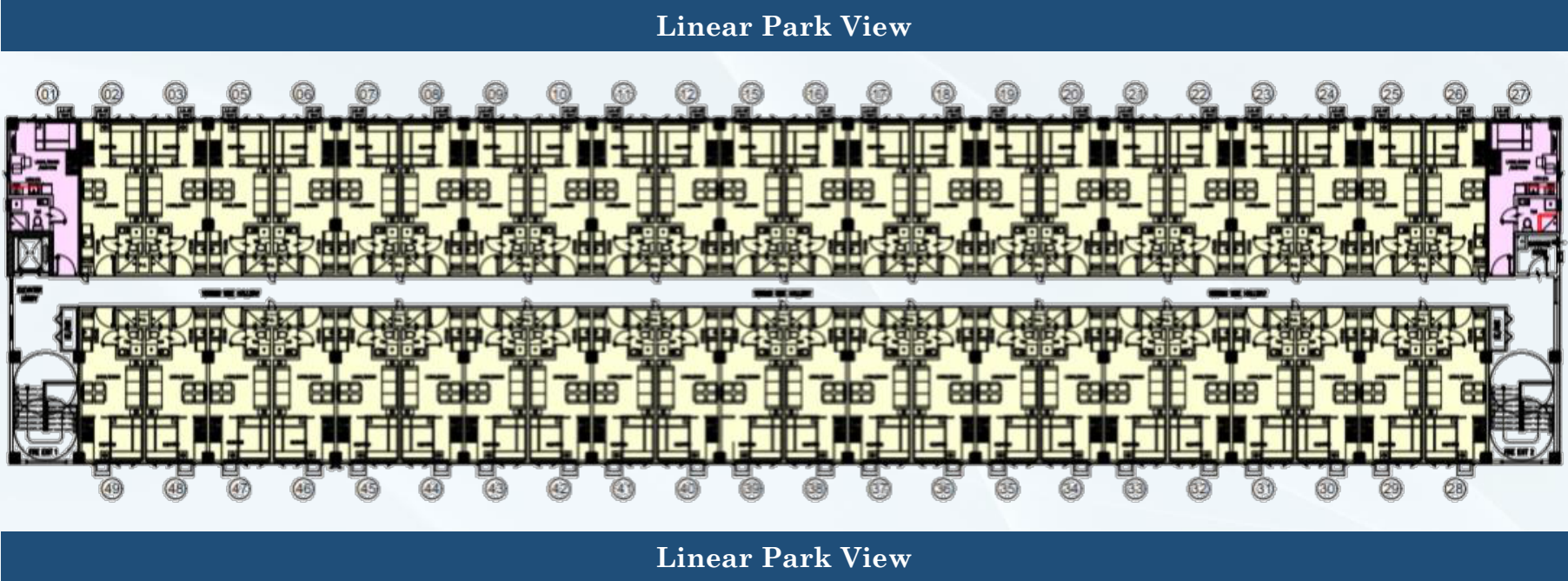


\* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.

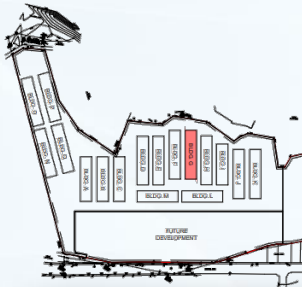


# BUILDING G – 2<sup>ND</sup> TO 4<sup>TH</sup> FLOOR PLAN

- LEGENDS:
- STUDIO END UNIT
  - 1 BEDROOM UNIT



KEY PLAN



\* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.

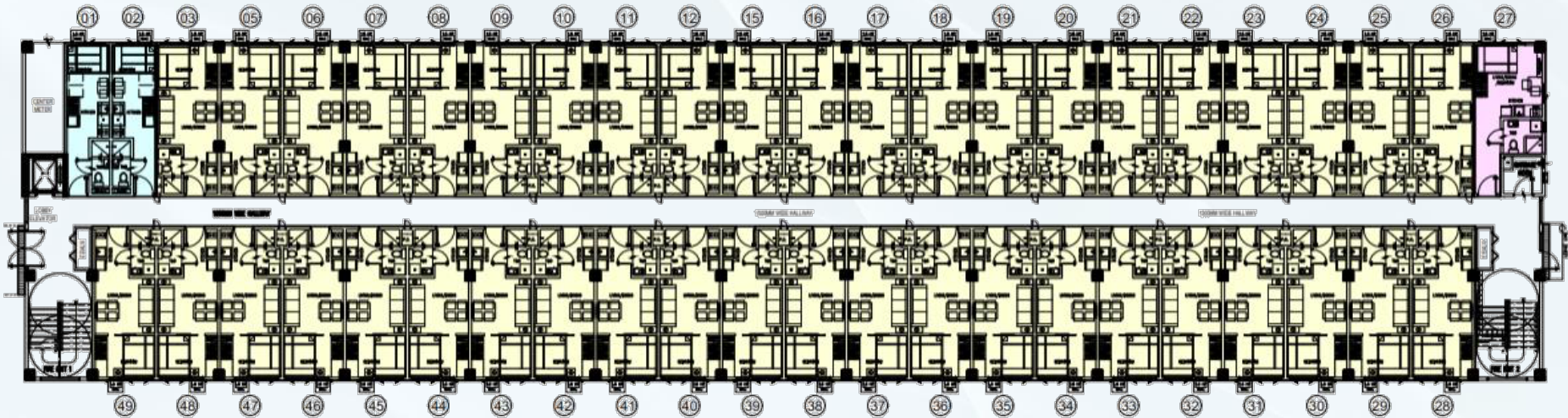


# BUILDING H – GROUND FLOOR PLAN

- LEGENDS:
- STUDIO END UNIT
  - STUDIO UNIT
  - 1 BEDROOM UNIT



Linear Park View

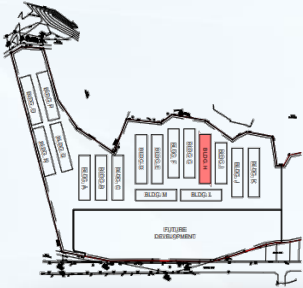


Linear Park View  
30 - 49

Central  
Park View  
28 - 29



KEY PLAN

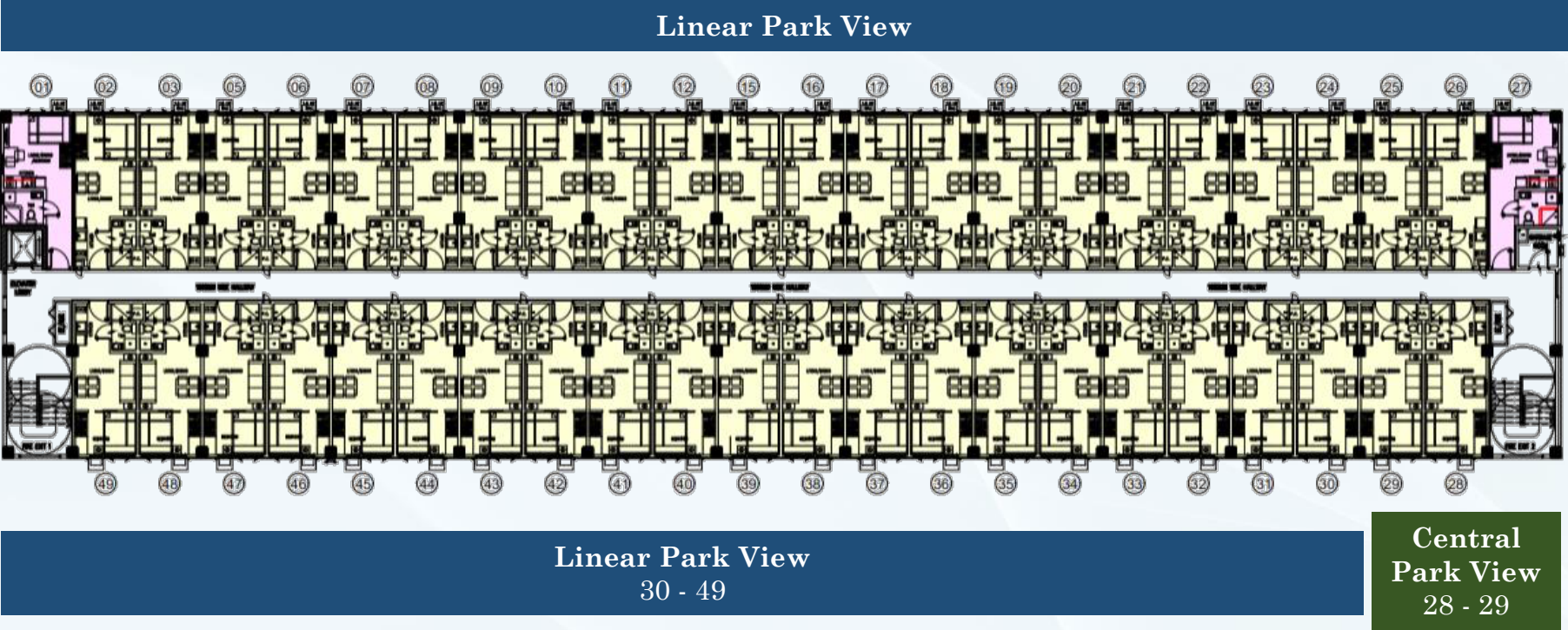


\* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.



# BUILDING H – 2<sup>ND</sup> TO 4<sup>TH</sup> FLOOR PLAN

- LEGENDS:
- STUDIO END UNIT
  - 1 BEDROOM UNIT



\* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.

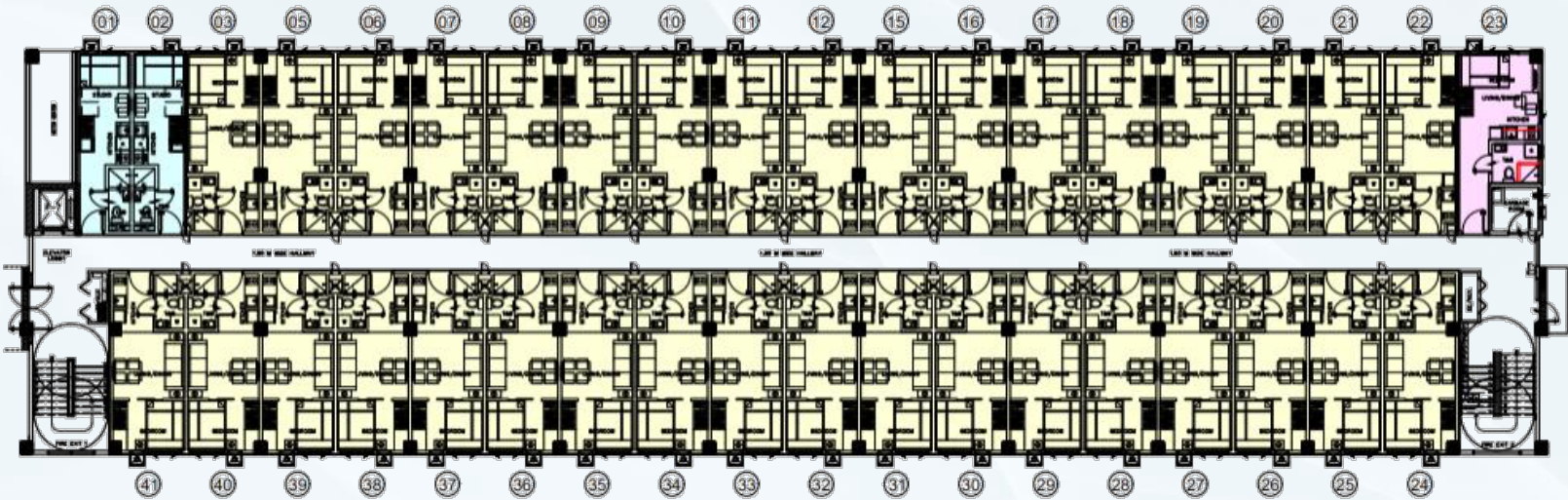


# BUILDING I – GROUND FLOOR PLAN

- LEGENDS:
- STUDIO END UNIT
  - STUDIO UNIT
  - 1 BEDROOM UNIT



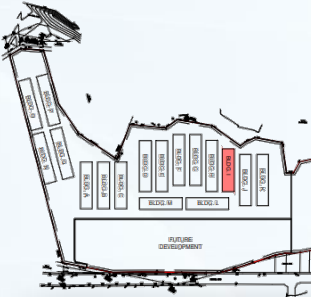
Linear Park View



Linear Park View



KEY PLAN

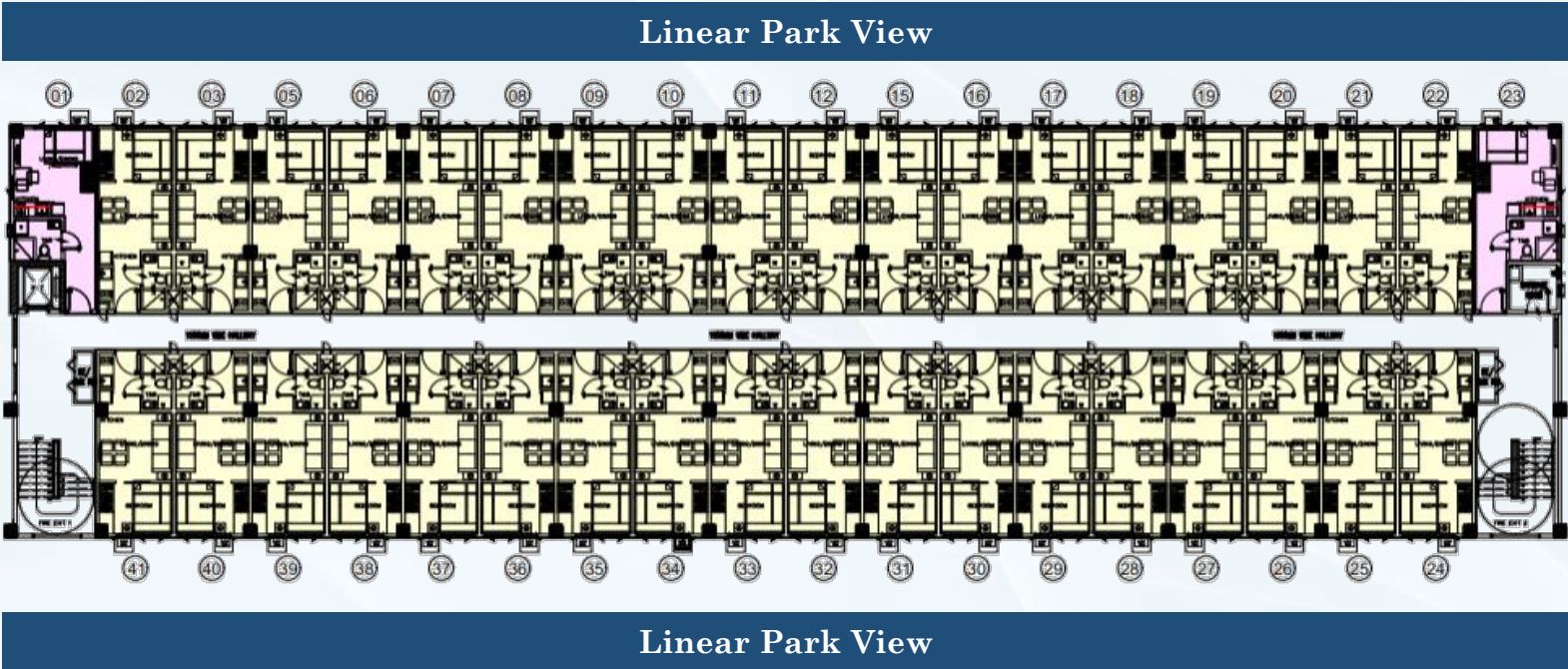


\* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.

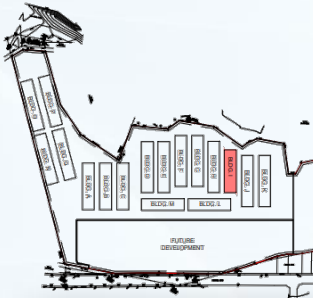


# BUILDING I – 2<sup>ND</sup> TO 4<sup>TH</sup> FLOOR PLAN

- LEGENDS:
- STUDIO END UNIT
  - 1 BEDROOM UNIT



KEY PLAN



\* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.

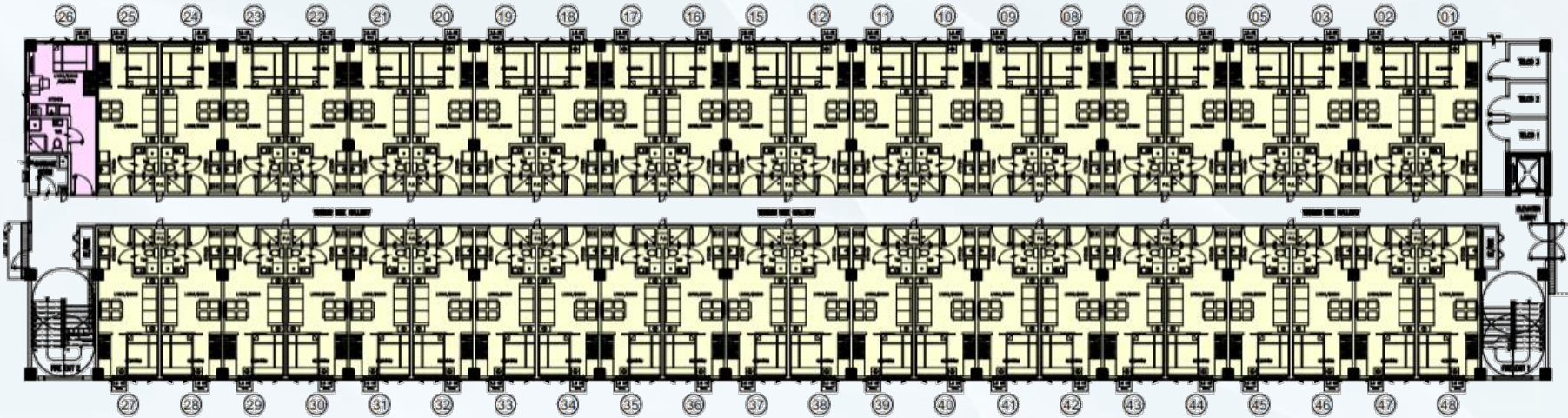


# BUILDING J – GROUND FLOOR PLAN

- LEGENDS:
- STUDIO END UNIT
  - 1 BEDROOM UNIT



Linear Park View



Linear Park View



KEY PLAN



\* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.

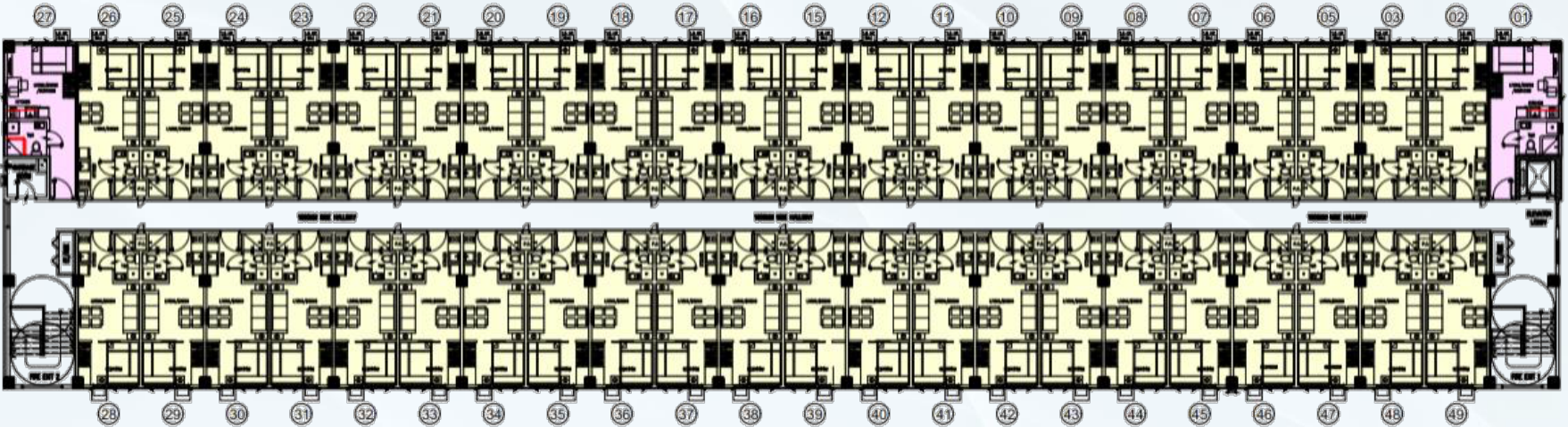


# BUILDING J – 2<sup>ND</sup> TO 4<sup>TH</sup> FLOOR PLAN

- LEGENDS:
- STUDIO END UNIT
  - 1 BEDROOM UNIT



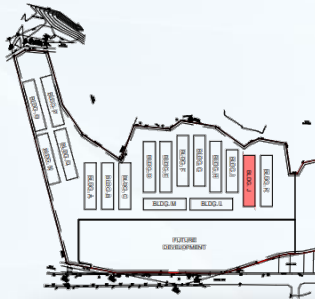
Linear Park View



Linear Park View



KEY PLAN



\* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.

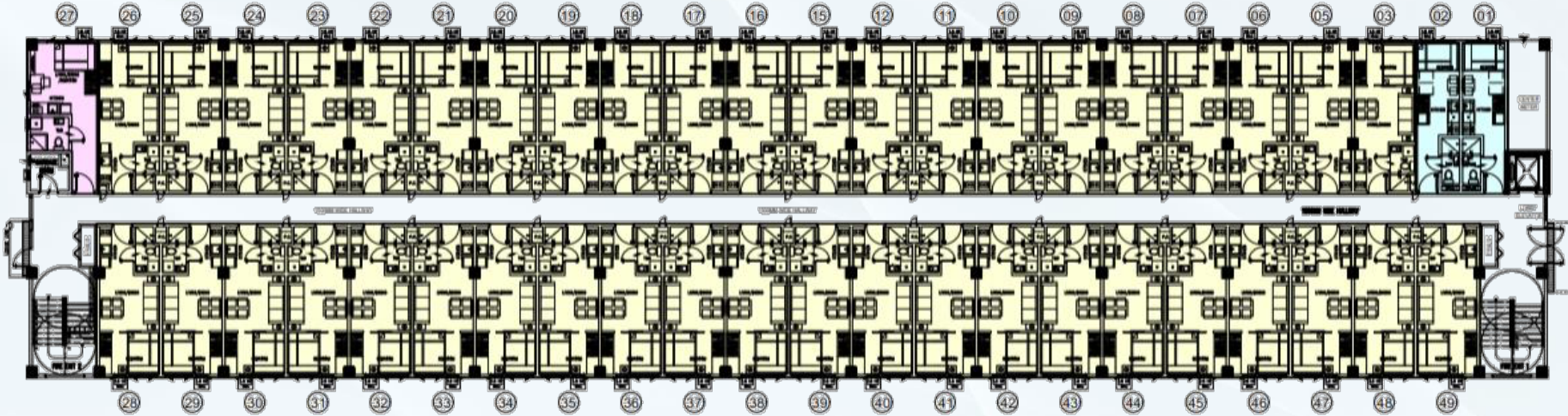


# BUILDING K – GROUND FLOOR PLAN

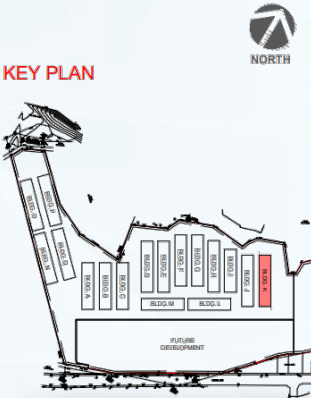
- LEGENDS:
- STUDIO END UNIT
  - STUDIO UNIT
  - 1 BEDROOM UNIT



Northeast View



Linear Park View



\* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.

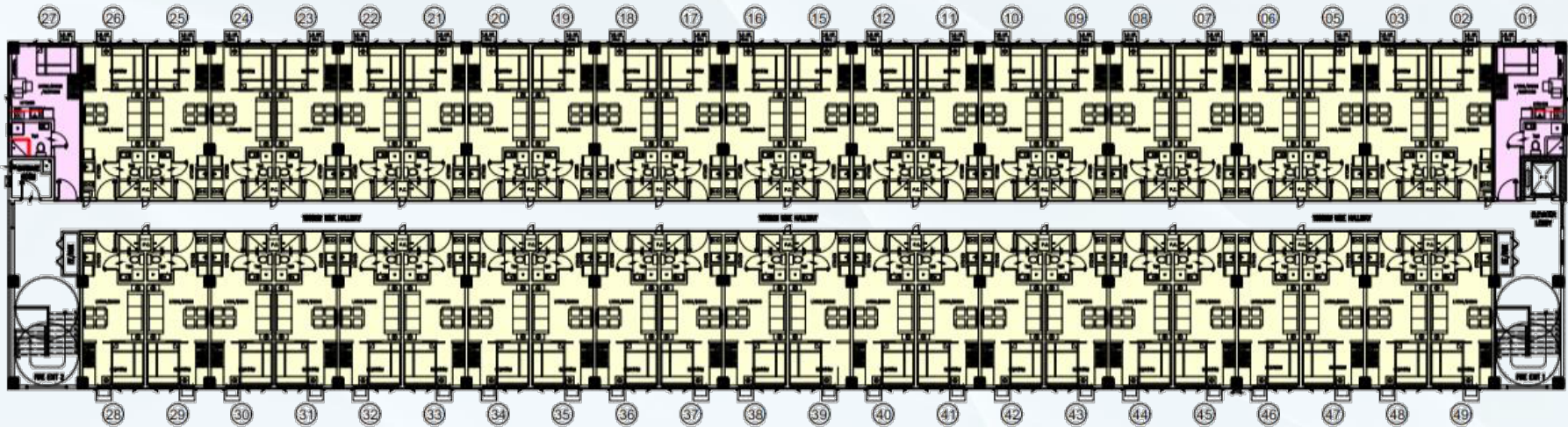


# BUILDING K – 2<sup>ND</sup> TO 4<sup>TH</sup> FLOOR PLAN

- LEGENDS:
- STUDIO END UNIT
  - 1 BEDROOM UNIT



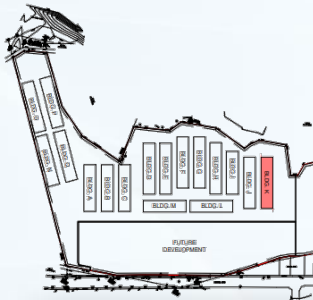
Northeast View



Linear Park View



KEY PLAN

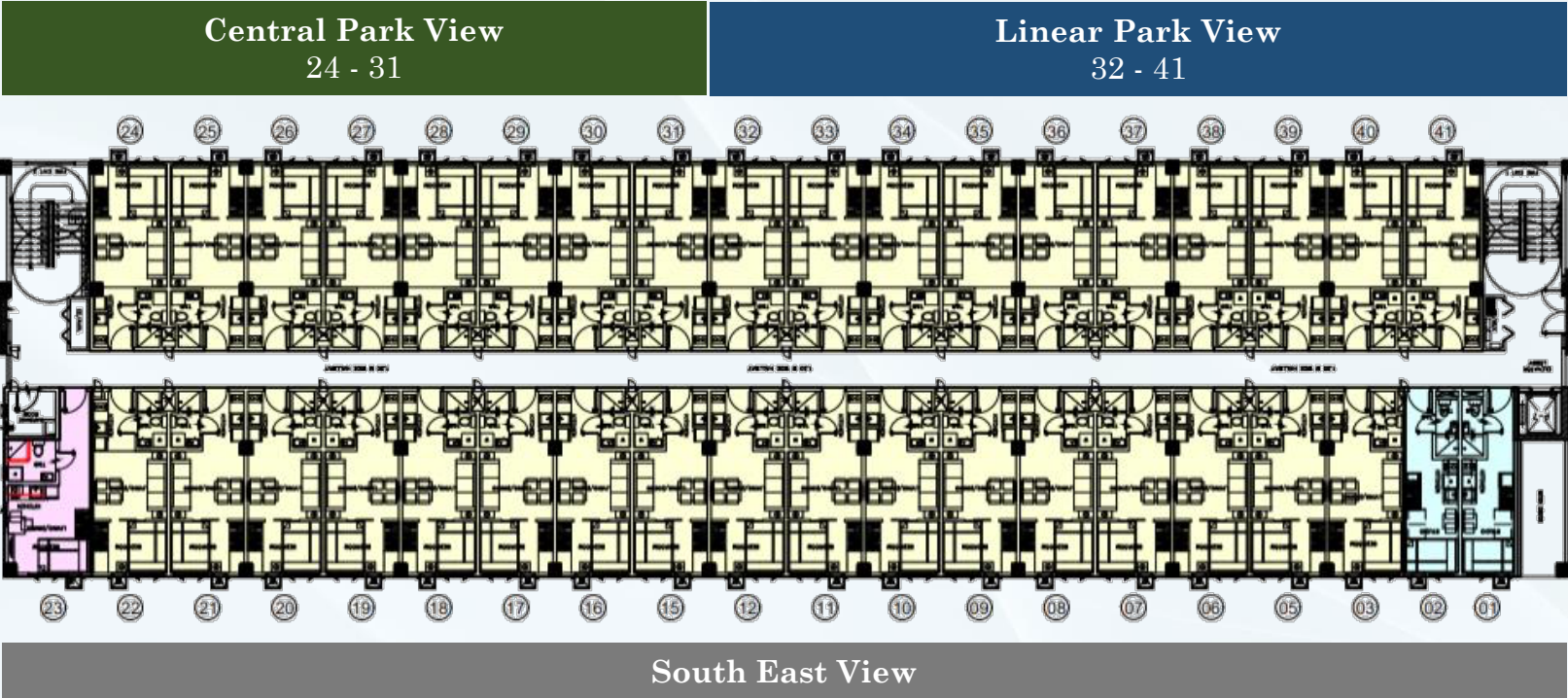


\* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.

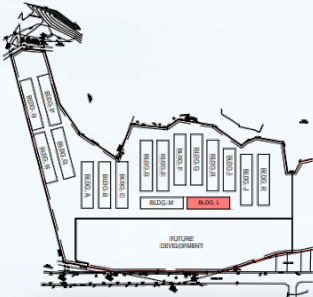


# BUILDING L – GROUND FLOOR PLAN

- LEGENDS:
- STUDIO END UNIT
  - STUDIO UNIT
  - 1 BEDROOM UNIT



KEY PLAN

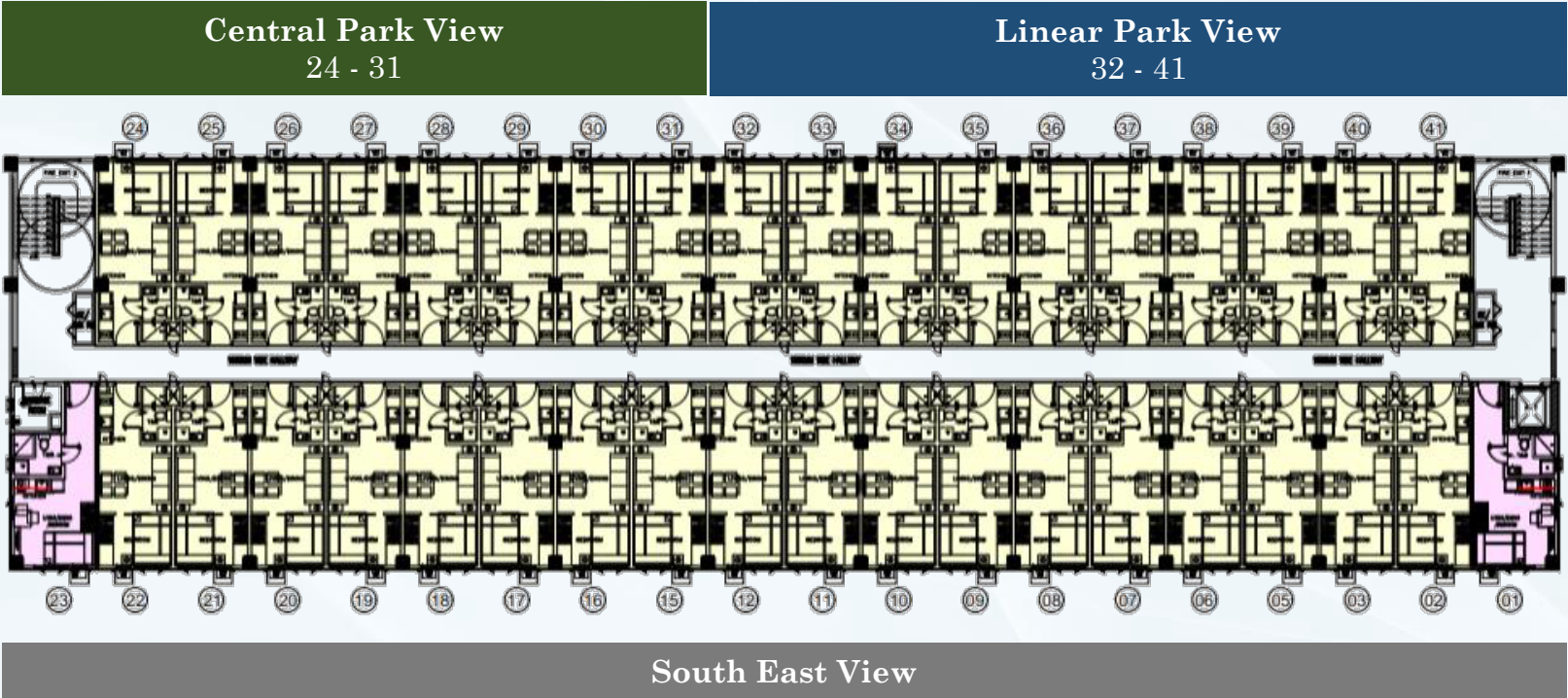


\* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.

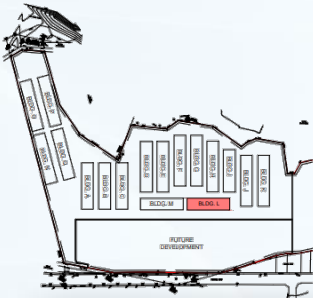


# BUILDING L – 2<sup>ND</sup> TO 4<sup>TH</sup> FLOOR PLAN

- LEGENDS:
- STUDIO END UNIT
  - 1 BEDROOM UNIT



KEY PLAN

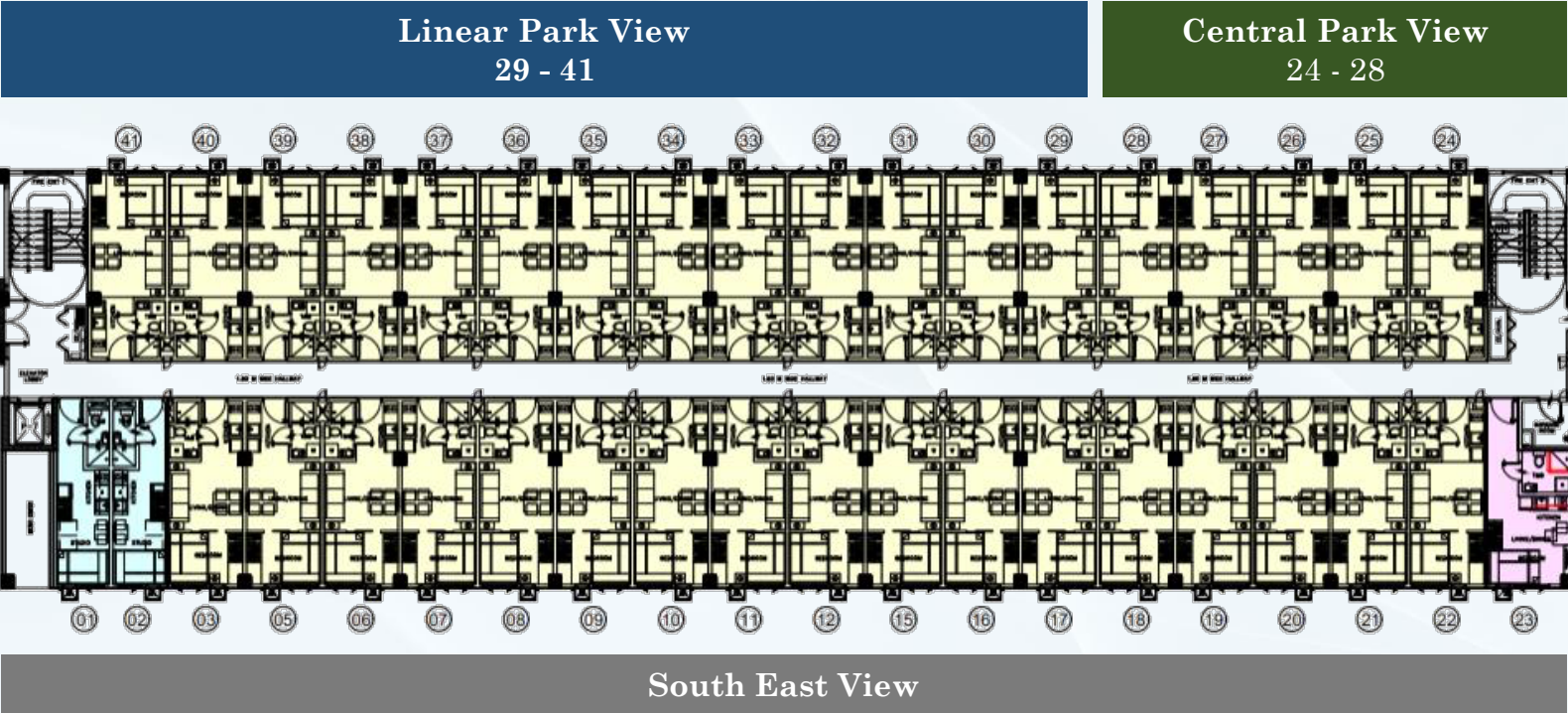


\* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.

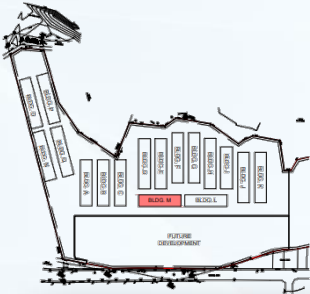


# BUILDING M – GROUND FLOOR PLAN

- LEGENDS:
- STUDIO END UNIT
  - STUDIO UNIT
  - 1 BEDROOM UNIT



KEY PLAN

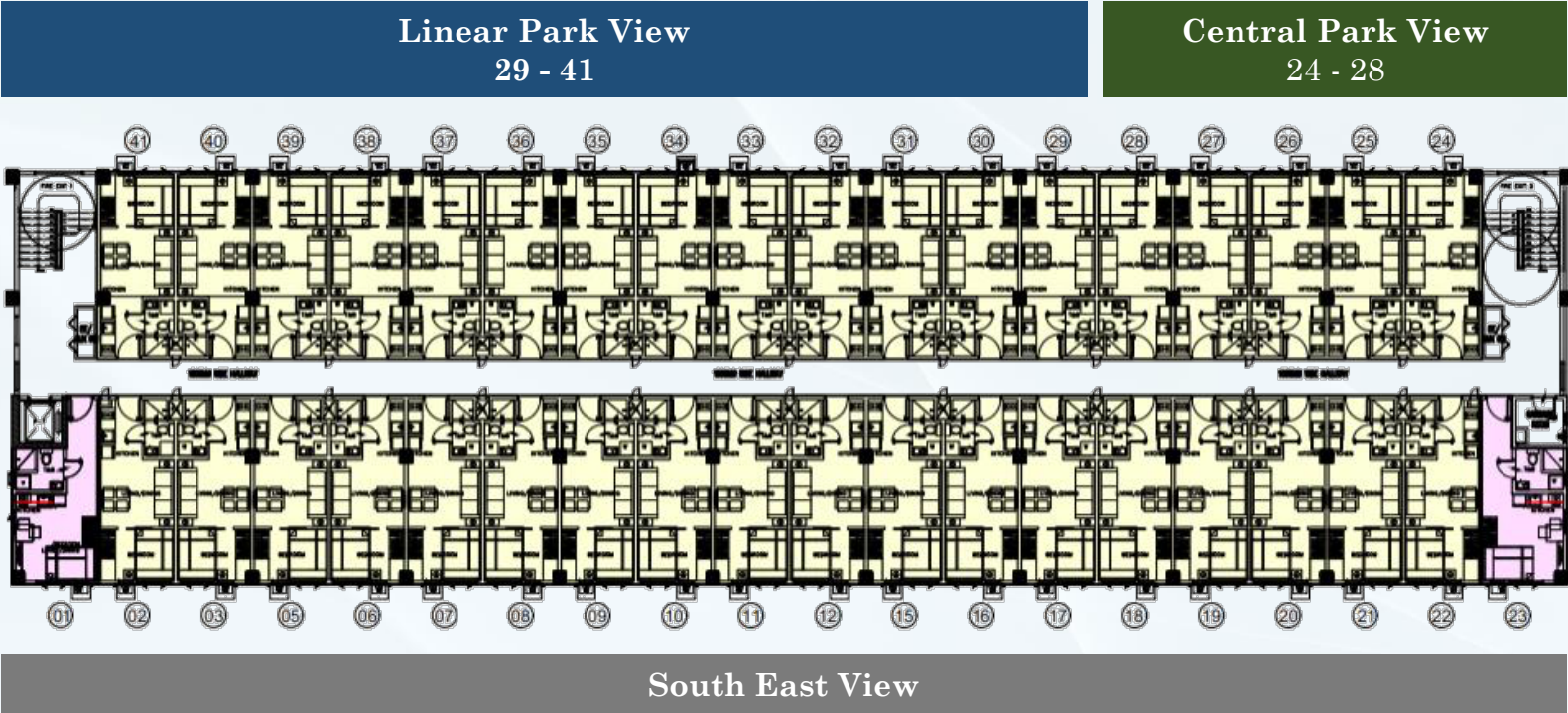


\* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.

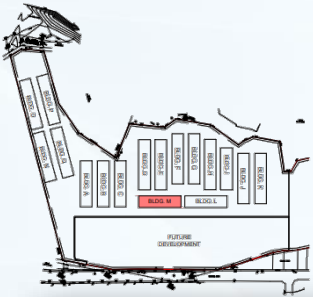


# BUILDING M – 2<sup>ND</sup> TO 4<sup>TH</sup> FLOOR PLAN

- LEGENDS:
- STUDIO END UNIT
  - 1 BEDROOM UNIT



KEY PLAN



\* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.

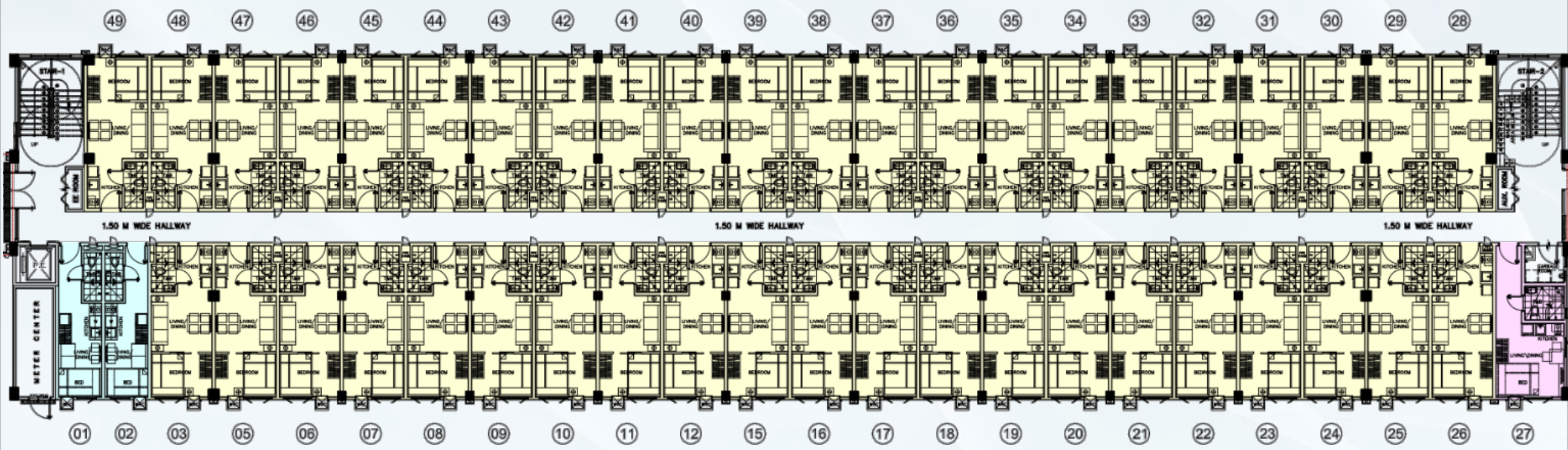


LEGENDS:

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT

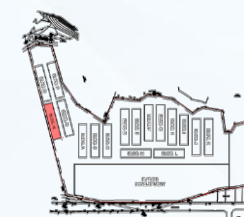
BUILDING N – GROUND FLOOR PLAN

Residential View  
49 - 28



South West View  
01 - 27

\* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.





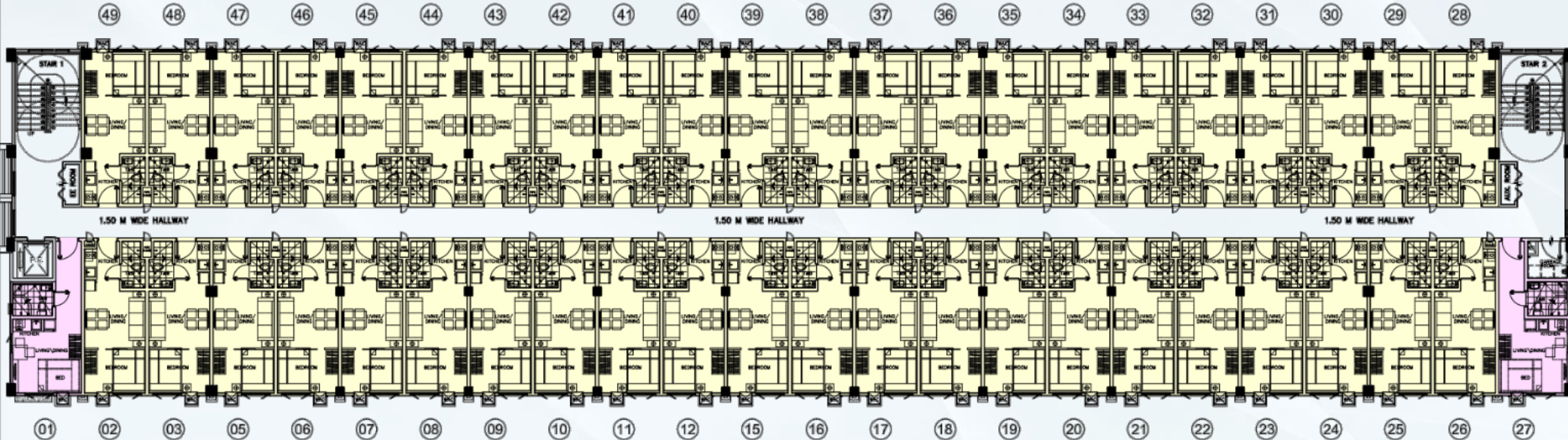


LEGENDS:

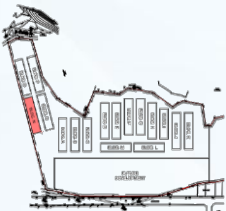
- STUDIO END UNIT
- 1 BEDROOM UNIT

# BUILDING N – 2<sup>nd</sup> – 4<sup>th</sup> FLOOR PLAN

## Residential View 49 - 28



## South West View 01 - 27



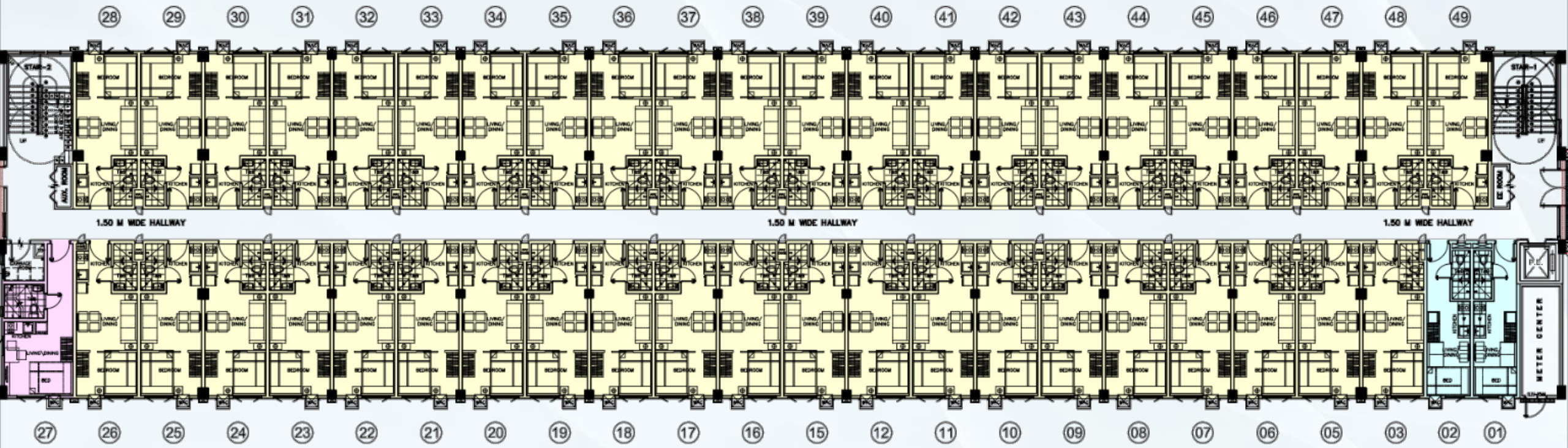


LEGENDS:

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT

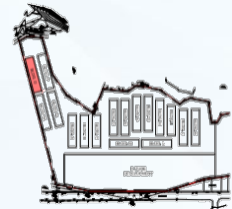
BUILDING O – GROUND FLOOR PLAN

Residential View  
28 - 49



South West View  
27 - 01

\* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.





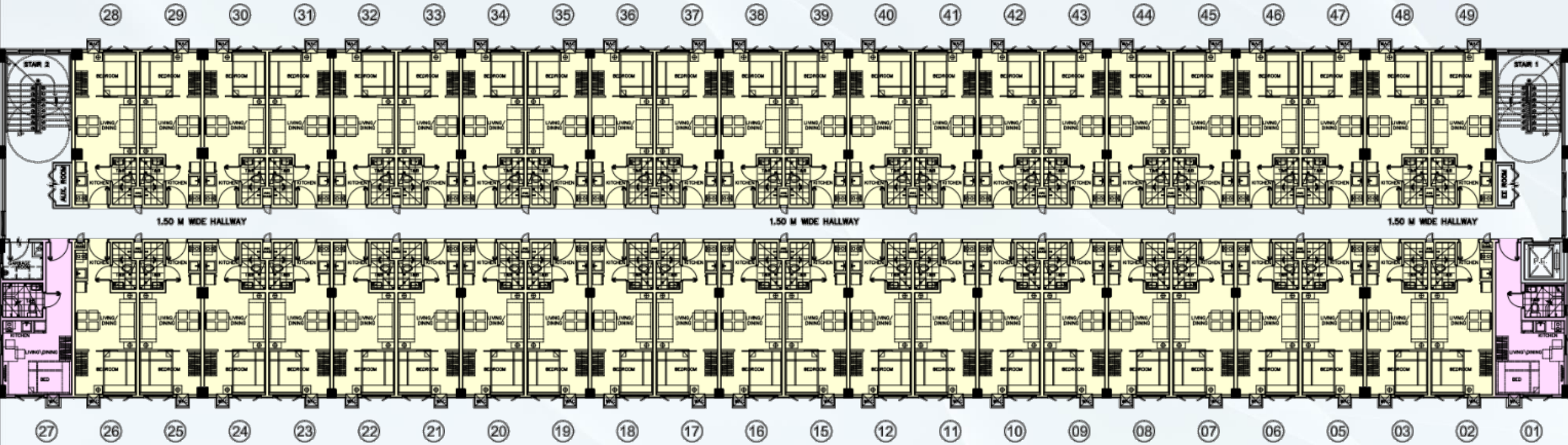


LEGENDS:

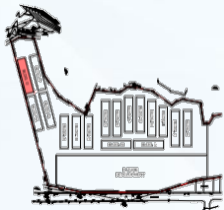
- STUDIO END UNIT
- 1 BEDROOM UNIT

# BUILDING O – 2<sup>nd</sup> – 4<sup>th</sup> FLOOR PLAN

## Residential View 28 - 49



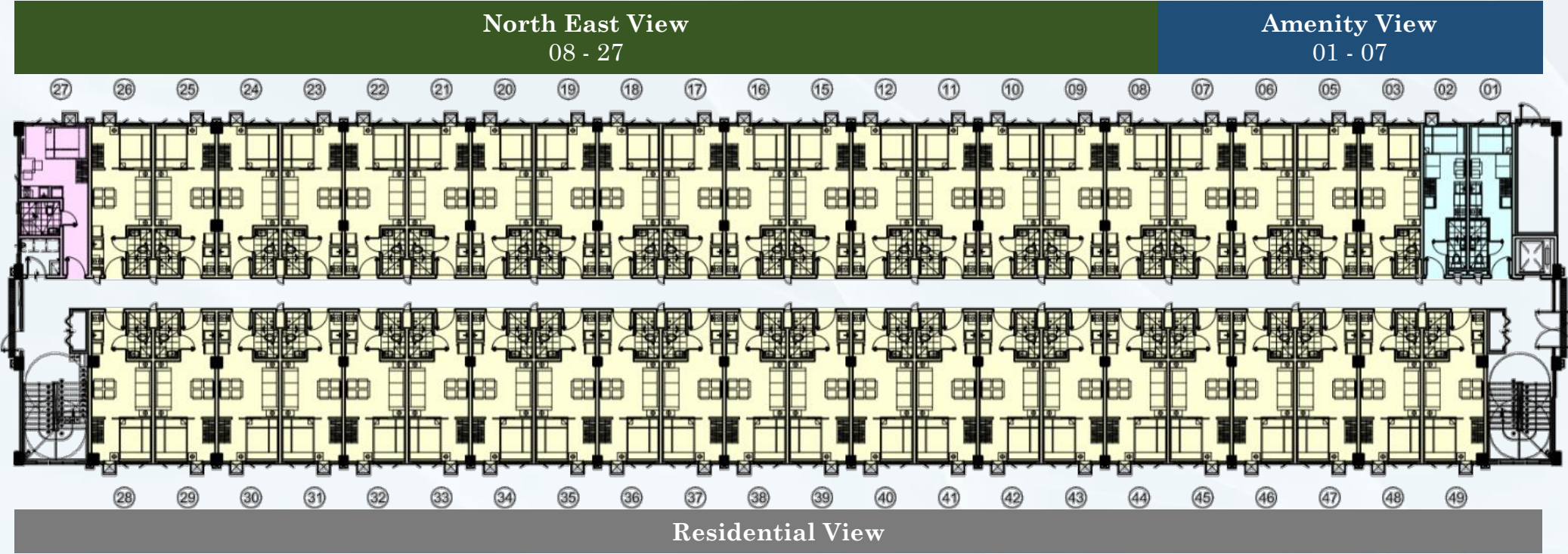
## South West View 27 - 01



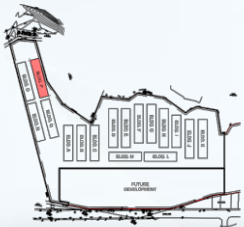


# BUILDING P – GROUND FLOOR PLAN

- LEGENDS:
- STUDIO END UNIT
  - STUDIO UNIT
  - 1 BEDROOM UNIT



KEY PLAN



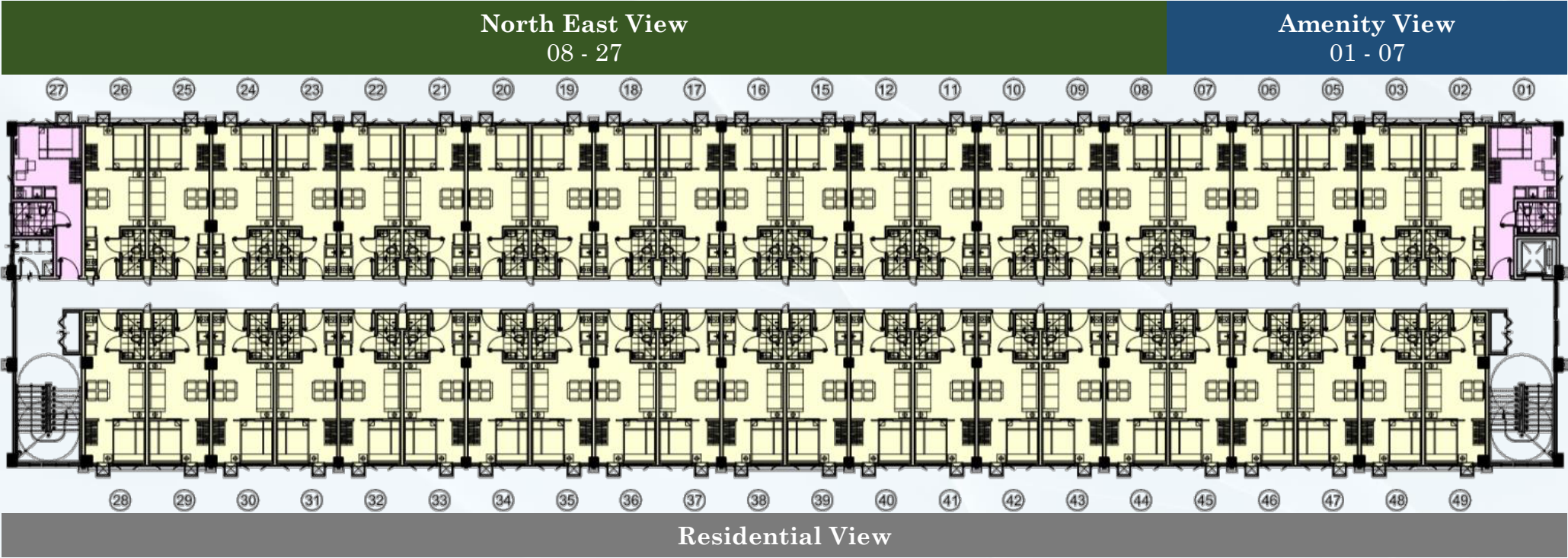
\* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.



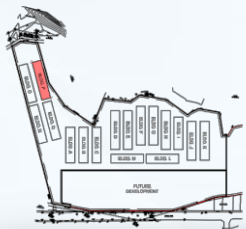
# BUILDING P – 2<sup>ND</sup> TO 4<sup>TH</sup> FLOOR PLAN

LEGENDS:

- STUDIO END UNIT
- 1 BEDROOM UNIT



KEY PLAN

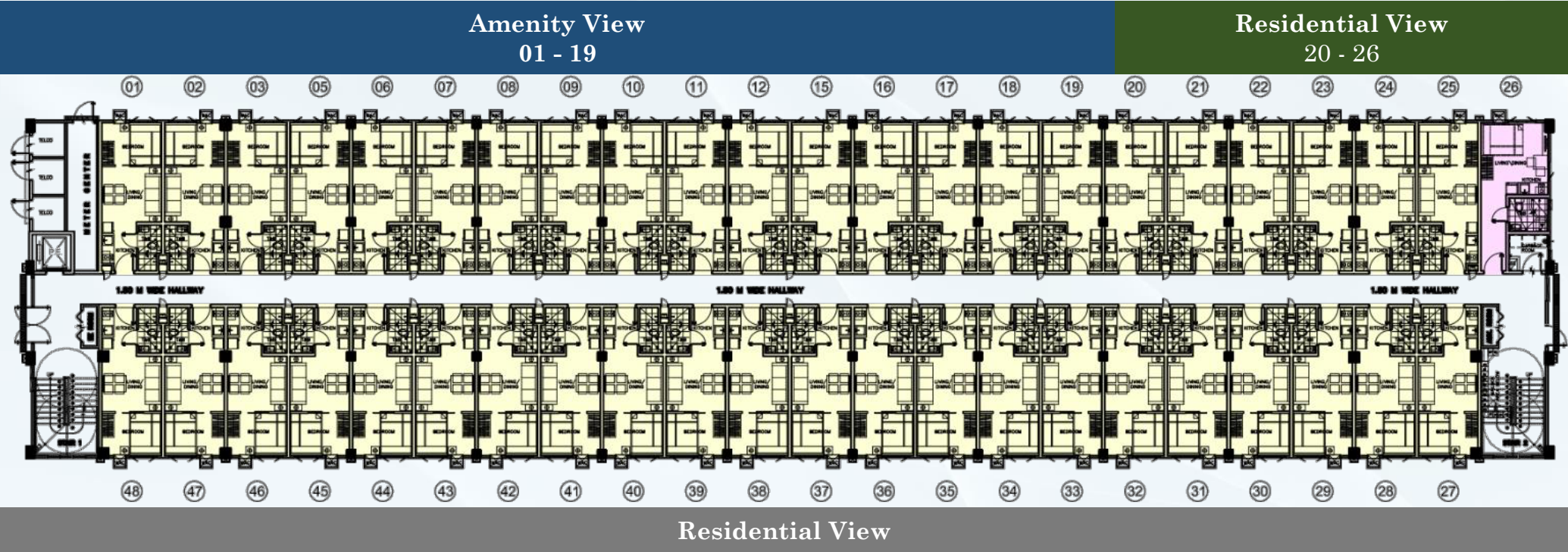


\* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.

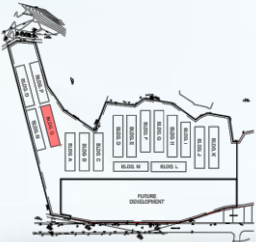


# BUILDING Q – GROUND FLOOR PLAN

- LEGENDS:
- STUDIO END UNIT
  - 1 BEDROOM UNIT



KEY PLAN

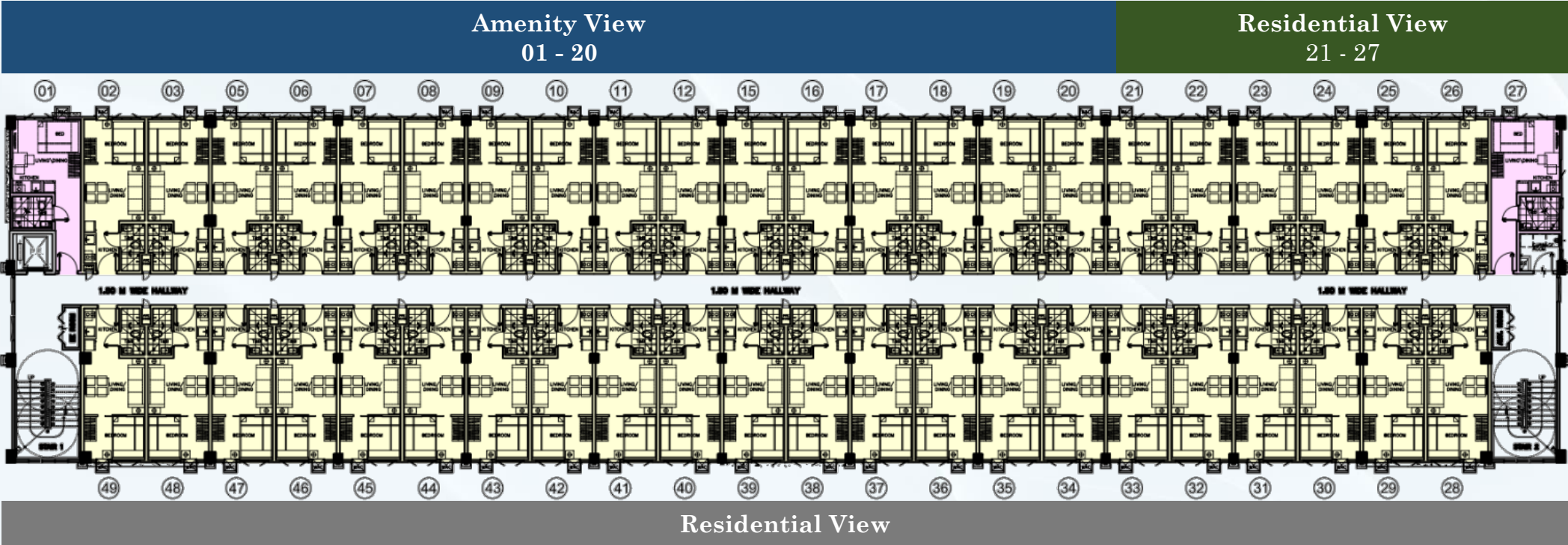


\* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.

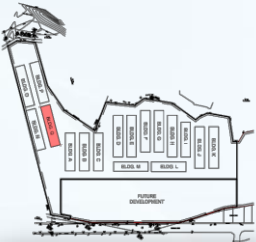


# BUILDING Q – 2<sup>ND</sup> TO 4<sup>TH</sup> FLOOR PLAN

- LEGENDS:
- STUDIO END UNIT
  - 1 BEDROOM UNIT



KEY PLAN



\* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.



# UNIT LAYOUT – STUDIO



STUDIO UNIT		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m²)	Square Feet (ft²)
Living/Dining/Bedroom/Kitchen Area	14.31	154.03
Toilet & Bath	3.32	35.74
TOTAL	±17.63	±189.77

I

STUDIO UNIT

SCALE: NOT TO SCALE



# UNIT LAYOUT – STUDIO



STUDIO UNIT		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m²)	Square Feet (ft²)
Living/Dining/Bedroom/Kitchen Area	14.89	160.27
Toilet & Bath	3.32	35.74
TOTAL	±18.21	±195.95

I

STUDIO UNIT

SCALE: NOT TO SCALE



# UNIT LAYOUT – STUDIO END



STUDIO END UNIT		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m²)	Square Feet (ft²)
Living/Dining/Bedroom/Kitchen Area	19.01	204.62
Toilet & Bath	4.50	48.44
TOTAL	±23.51	±253.06

I

STUDIO END UNIT

SCALE: NOT TO SCALE



# UNIT LAYOUT - ONE BEDROOM



1 BEDROOM UNIT		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m²)	Square Feet (ft²)
Bedroom	7.40	79.65
Living/Dining Area	8.82	94.94
Toilet & Bath	3.58	38.53
Kitchen	4.61	49.62
TOTAL	±24.41	±262.74

1

1 BEDROOM UNIT

SCALE: NOT TO SCALE

\* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.



# UNIT LAYOUT - ONE BEDROOM



No Column



With 2 Columns

1 BEDROOM UNIT		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m²)	Square Feet (ft²)
Bedroom	7.54	81.16
Living/Dining Area	9.10	97.95
Toilet & Bath	3.58	38.53
Kitchen	4.77	51.34
TOTAL	±24.99	±268.98





# UNIT DELIVERABLES

TYPICAL UNIT FINISHES	
Wall Finish	<ul style="list-style-type: none"> <li>Living, Dining, Kitchen &amp; Bedroom: Semi-gloss paint finish</li> <li>Toilet &amp; Bath: Semi-gloss paint finish with 1.2m-high tiles on shower area and tiled baseboard</li> </ul>
Floor Finish	<ul style="list-style-type: none"> <li>Ceramic tiles</li> </ul>
Doors	<ul style="list-style-type: none"> <li>Main Entrance: Laminated wood door</li> <li>Bedroom: Laminated wood door</li> <li>Toilet &amp; Bath: PVC door</li> </ul>
Windows	<ul style="list-style-type: none"> <li>Aluminum casement window</li> </ul>
Toilet & Bath	<ul style="list-style-type: none"> <li>Water closet</li> <li>Lavatory</li> <li>Soap Holder</li> <li>Tissue Holder</li> <li>Shower Assembly Fixtures</li> </ul>
Kitchen	<ul style="list-style-type: none"> <li>Polished tiles on concrete kitchen countertop</li> </ul>



# CONSTRUCTION UPDATES



Ongoing construction



# SHOWROOM





# SHOWROOM

Location:

2nd Floor, SM City Santa Rosa

Along Old National Highway, Brgy. Tagapo

Santa Rosa, Laguna





## **What is Calm Residences Ph1?**

Calm Residences is a midrise residential development which offers a tranquil environment in the midst of the busy and highly progressive City of Sta. Rosa, Laguna.

## **Where is Calm Residences Ph1?**

Calm Residences is located along Balibago Road, Pulong Sta. Cruz, Sta. Rosa, Laguna

## **Who is the developer of Calm Residences Ph1?**

Calm Residences is developed by Vancouver Lands Inc. (VLI). It is a wholly owned subsidiary of SM Development Corporation, the leading developer of condominiums in the Central Business Districts of Metro Manila.

## **How many buildings?**

17 midrise buildings

## **How many floors will Calm Residences Ph1 have?**

The buildings belonging to first phase of Calm Residences will have four (4) physical floor levels

## **What is the ceiling height of the unit?**

2.40m - Kitchen and T&B  
2.80m - Other Areas

## **What is the hallway or corridor width?**

1.50m

## **How many elevators are there?**

1 per building (8 people capacity)

## **How many garbage rooms are there?**

1 located at the end of each floor of all buildings



**SMDC**  
**CALM**  
**RESIDENCES**  
SANTA ROSA CITY, LAGUNA

**DHSUD LTS No.**

549, 550, 551, 552, 553, 1496, 1497, 1498,  
1499, 1500, 1501, 1502, 1503, 1504, 1505,  
1506, 1507

(Phase 1 – Building A, Building B, Building C,  
Building D, Building E, Building F, Building G,  
Building H, Building I, Building J, Building K,  
Building L, Building M, Building N, Building O,  
Building P, Building Q)

Balibago Road, Pulong Sta. Cruz, Sta. Rosa  
City, Laguna

**TARGET TURNOVER**

Buildings A to Q – April 2026