

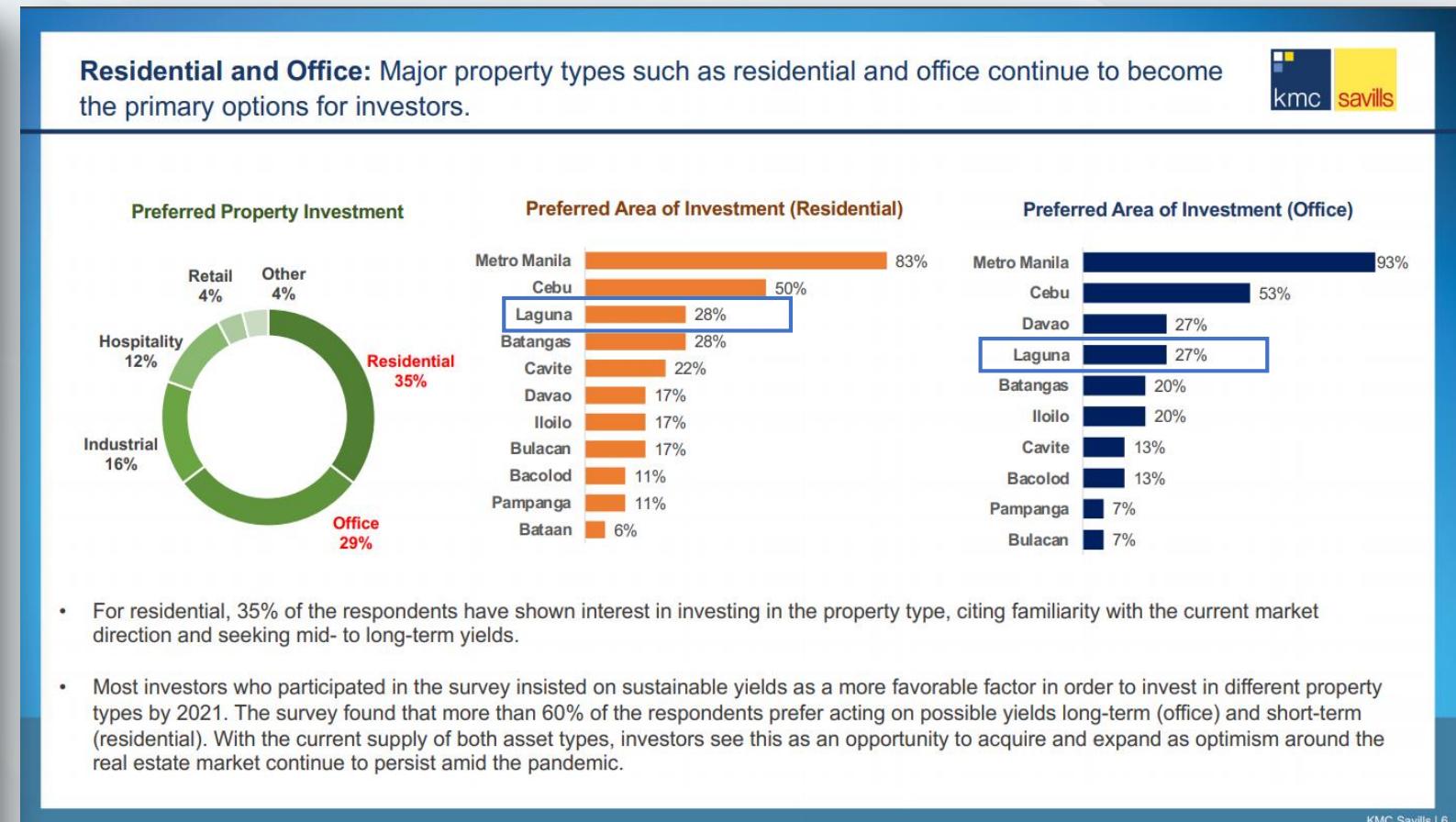
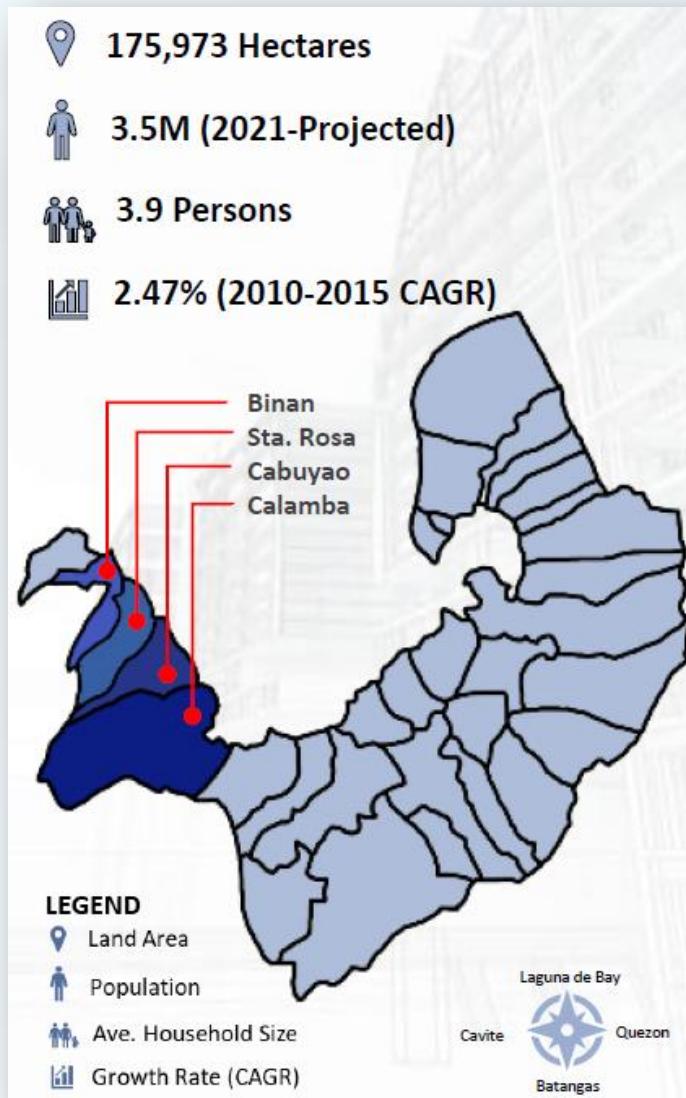
SMDC

CALM

RESIDENCES

SANTA ROSA CITY, LAGUNA

PROVINCE OF LAGUNA



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: 82nd 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: +/- 055 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
- Malanday, Valenzula 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, Camarinez 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 Bacoor | ▪ 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

PROJECT OVERVIEW

SMDC
CALM
RESIDENCES
SANTA ROSA CITY, LAGUNA



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



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

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LINEAR PARK ARTIST'S PERSPECTIVE

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CENTRAL GARDEN ARTIST'S PERSPECTIVE

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WELLNESS GARDEN ARTIST'S PERSPECTIVE

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COVERED BASKETBALL COURT ARTIST'S PERSPECTIVE

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KID'S ZONE ARTIST'S PERSPECTIVE

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KIDDIE POOL ARTIST'S PERSPECTIVE

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SWIMMING POOL ARTIST'S PERSPECTIVE

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PAVILION ARTIST'S PERSPECTIVE

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GAZEBO ARTIST'S PERSPECTIVE

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FUNCTION ROOM ARTIST'S PERSPECTIVE

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GRAND LOBBY ARTIST'S PERSPECTIVE

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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



4th Floor

3rd Floor

2nd 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

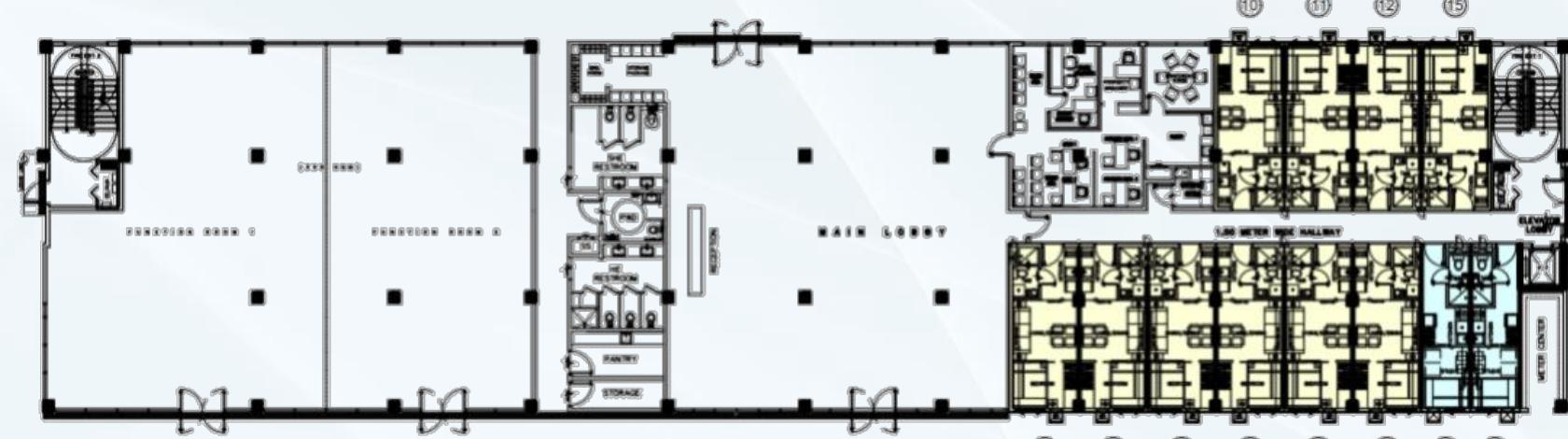
BUILDING A – GROUND FLOOR PLAN

LEGENDS:

- STUDIO UNIT
- 1 BEDROOM UNIT



Linear Park View



South West View

NORTH

KEY PLAN



VANCOUVER
LANDS INC.

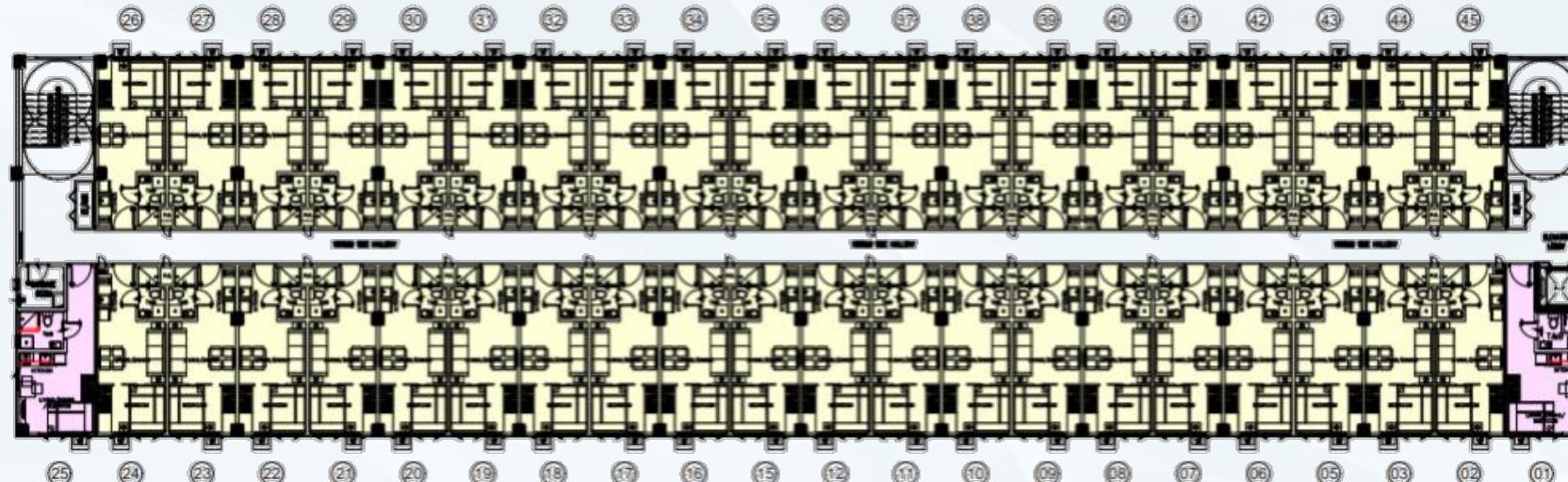
BUILDING A - 2ND TO 4TH FLOOR PLAN

LEGENDS:

- STUDIO END UNIT
 - 1 BEDROOM UNIT



Linear Park View



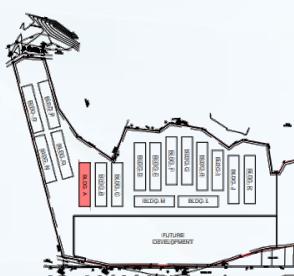
Residential View 18 - 25

South West View

01 - 17



KEY PLAN



BUILDING B – GROUND FLOOR PLAN

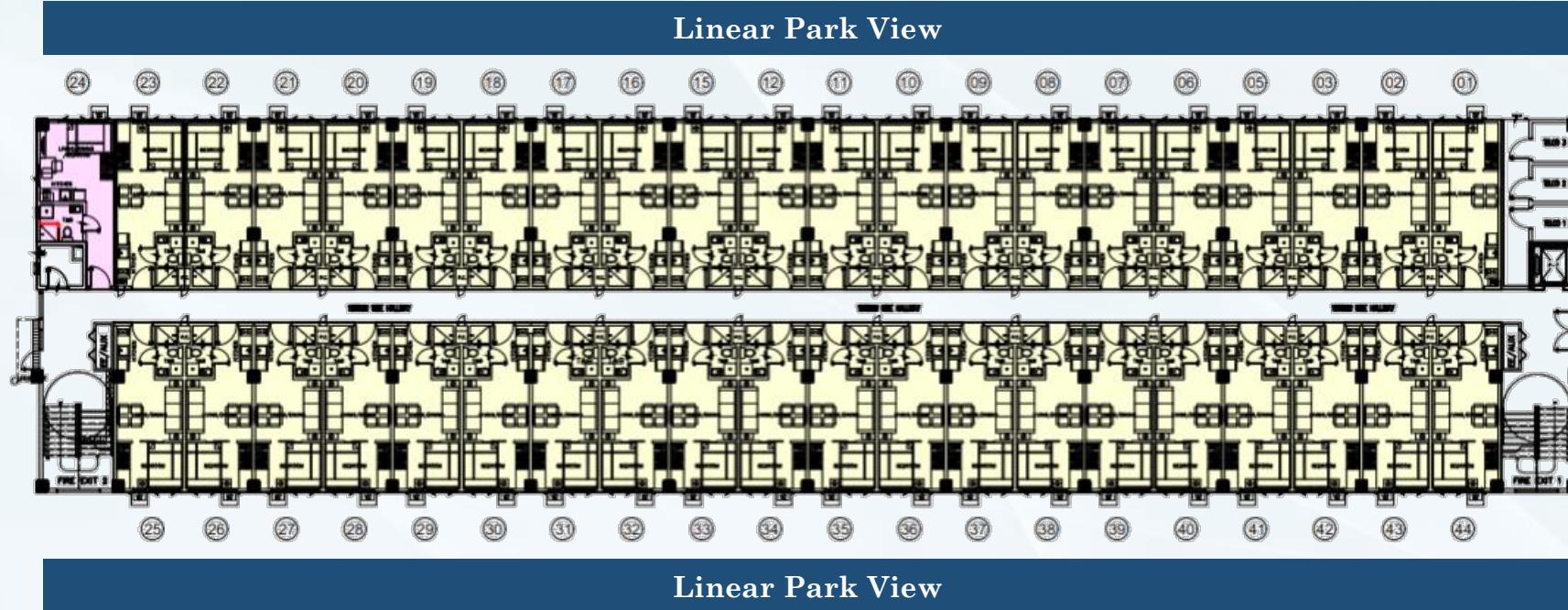
LEGENDS:

-  STUDIO END UNIT
 1 BEDROOM UNIT

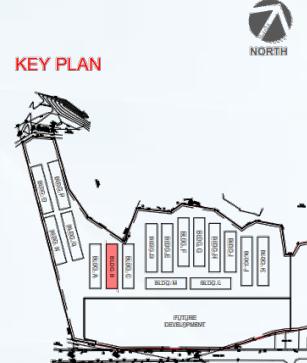


Linear Park View

Amenity View



KEY PLAN



VANCOUVER
LANDS INC.

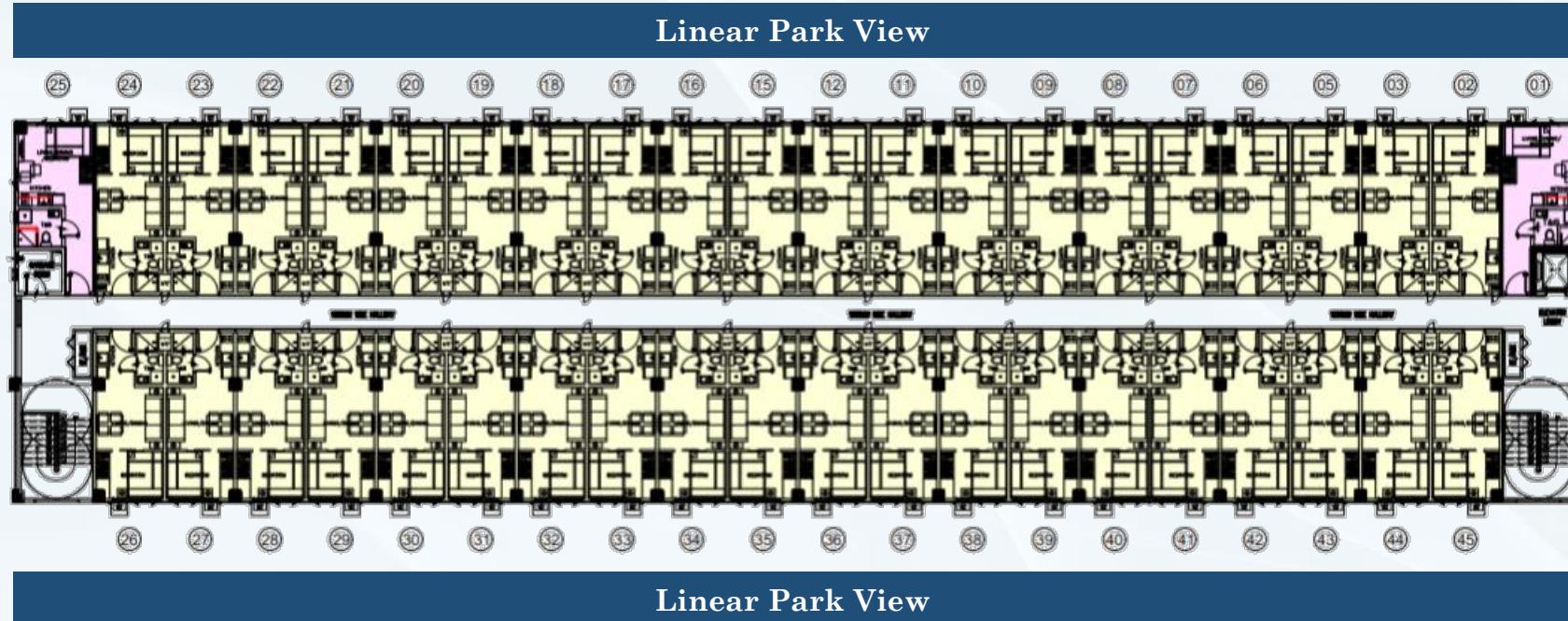
BUILDING B – 2ND TO 4TH FLOOR PLAN

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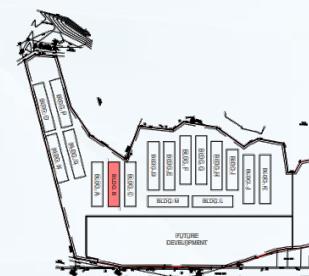
- STUDIO END UNIT
- 1 BEDROOM UNIT



Amenity View



KEY PLAN



VANCOUVER
LANDS INC.

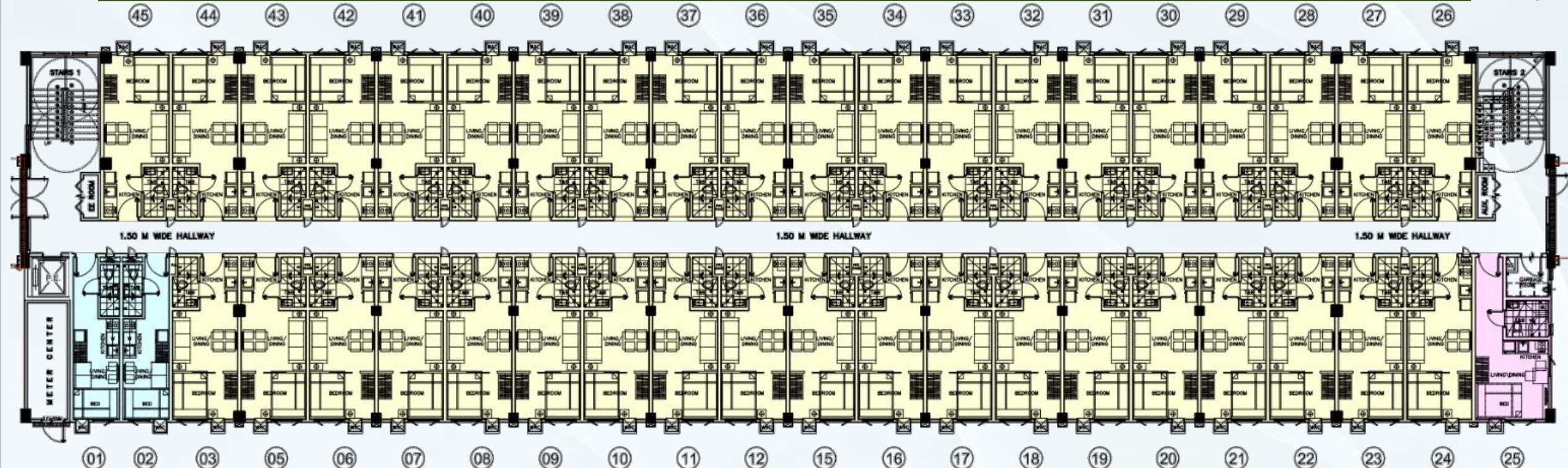
LEGENDS:

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT

BUILDING C – GROUND FLOOR PLAN

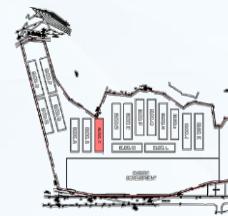
Linear View

45 - 26



Residential View

01 - 25

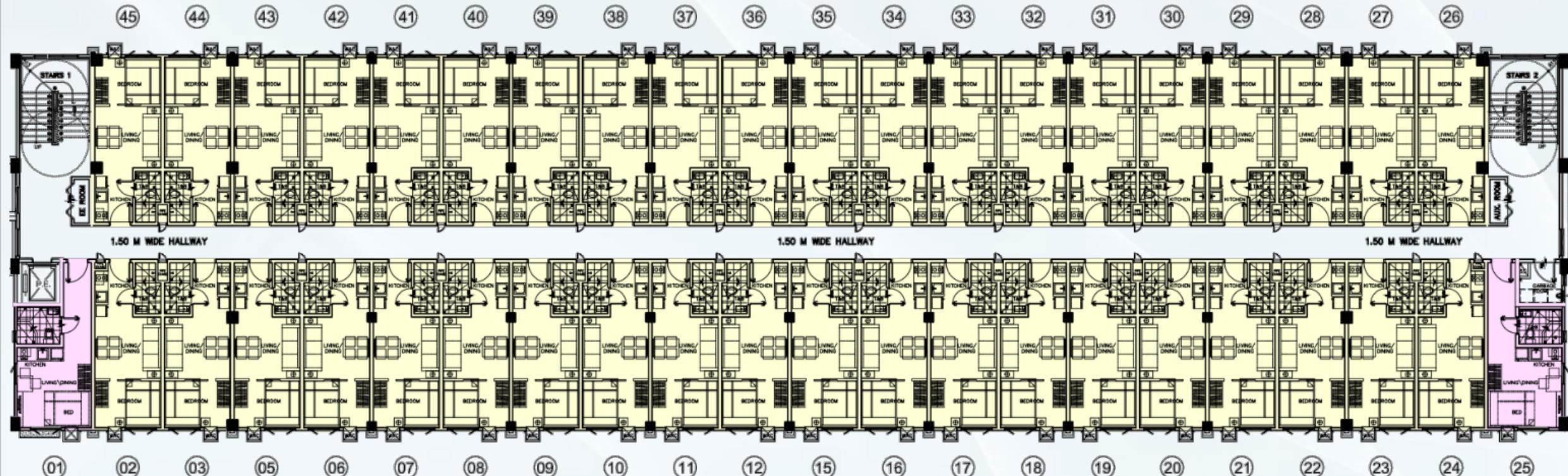


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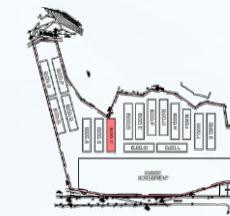
- STUDIO END UNIT
- 1 BEDROOM UNIT

BUILDING C – 2nd – 4th FLOOR PLAN

Linear View
4 - 26



Residential View
01 - 25



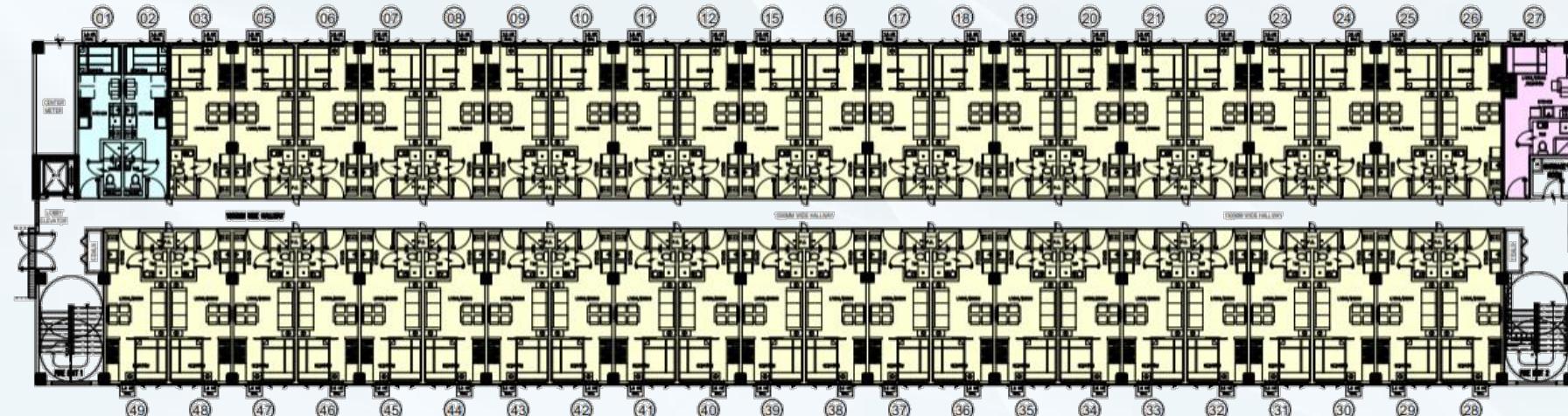
BUILDING D – GROUND FLOOR PLAN

LEGENDS:

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT



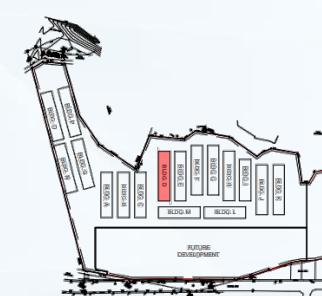
Linear Park View



Residential View



KEY PLAN



VANCOUVER
LANDS INC.

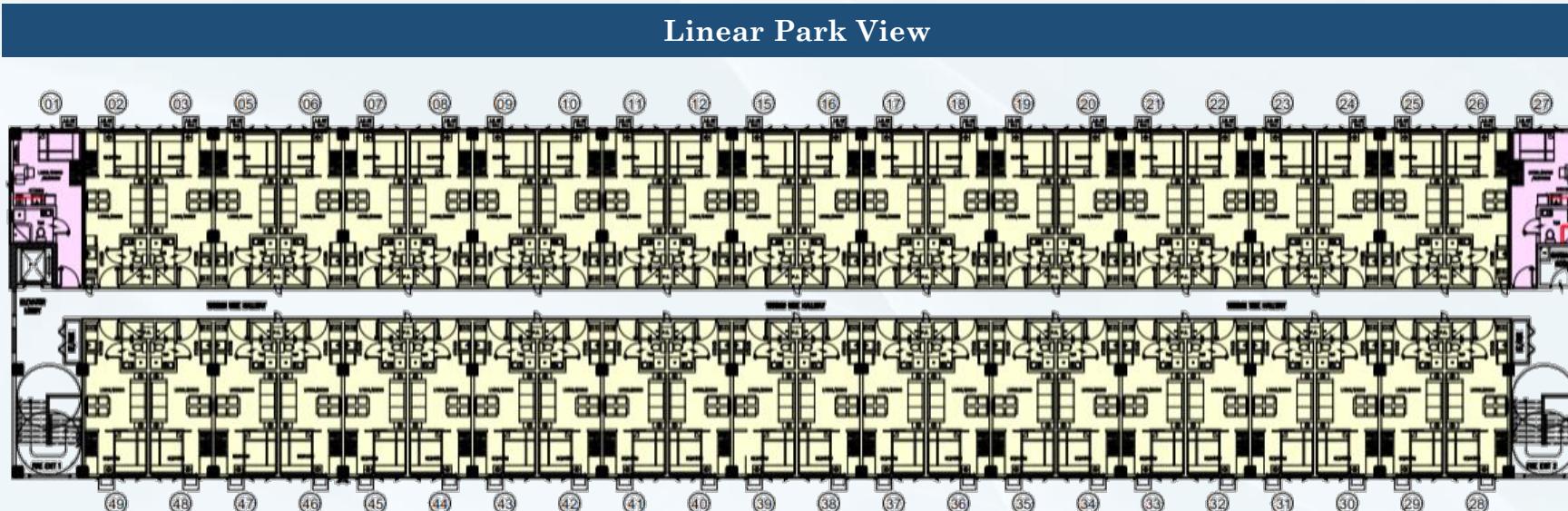
BUILDING D – 2ND TO 4TH FLOOR PLAN

LEGENDS:

- STUDIO END UNIT
- 1 BEDROOM UNIT



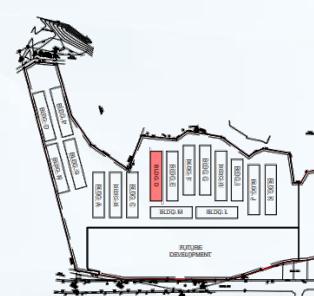
Linear Park View



Residential View



KEY PLAN

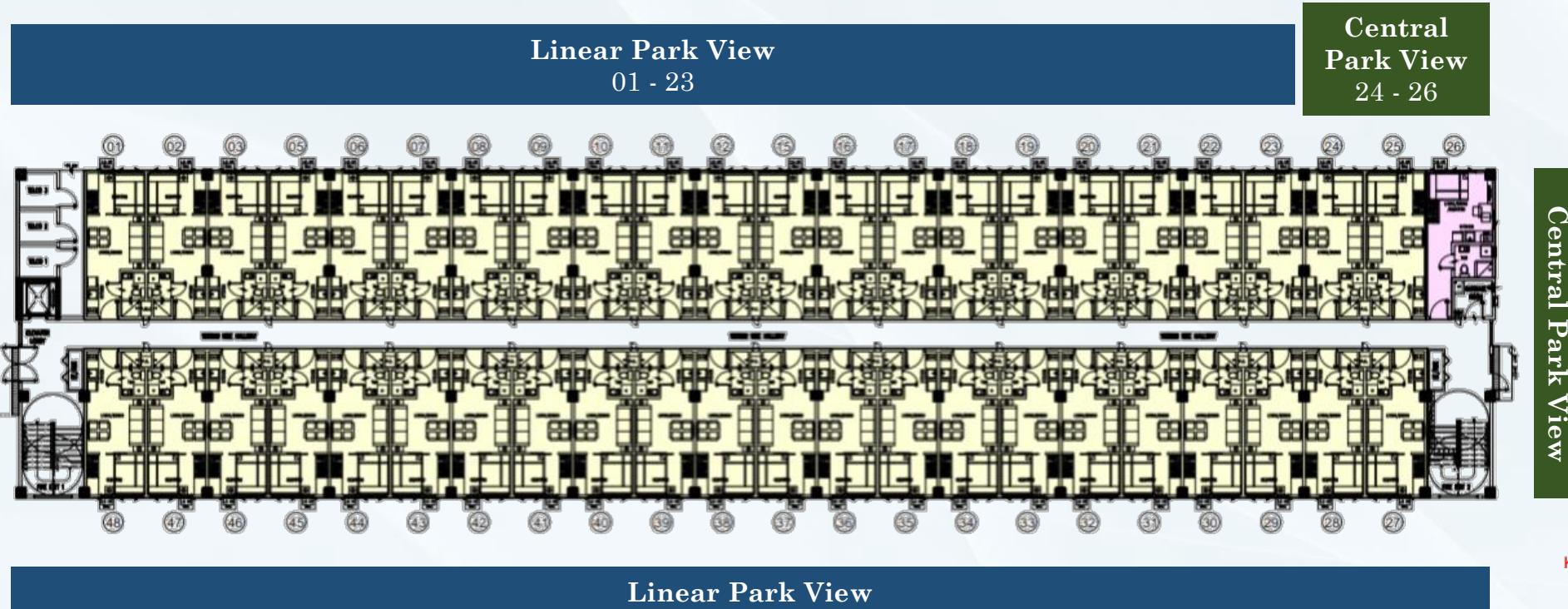


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LANDS INC.

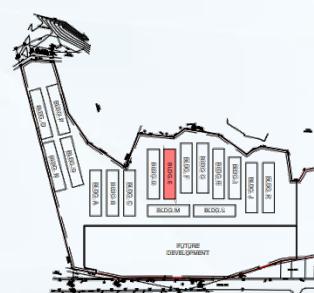
BUILDING E – GROUND FLOOR PLAN

LEGENDS:

- STUDIO END UNIT
- 1 BEDROOM UNIT



KEY PLAN

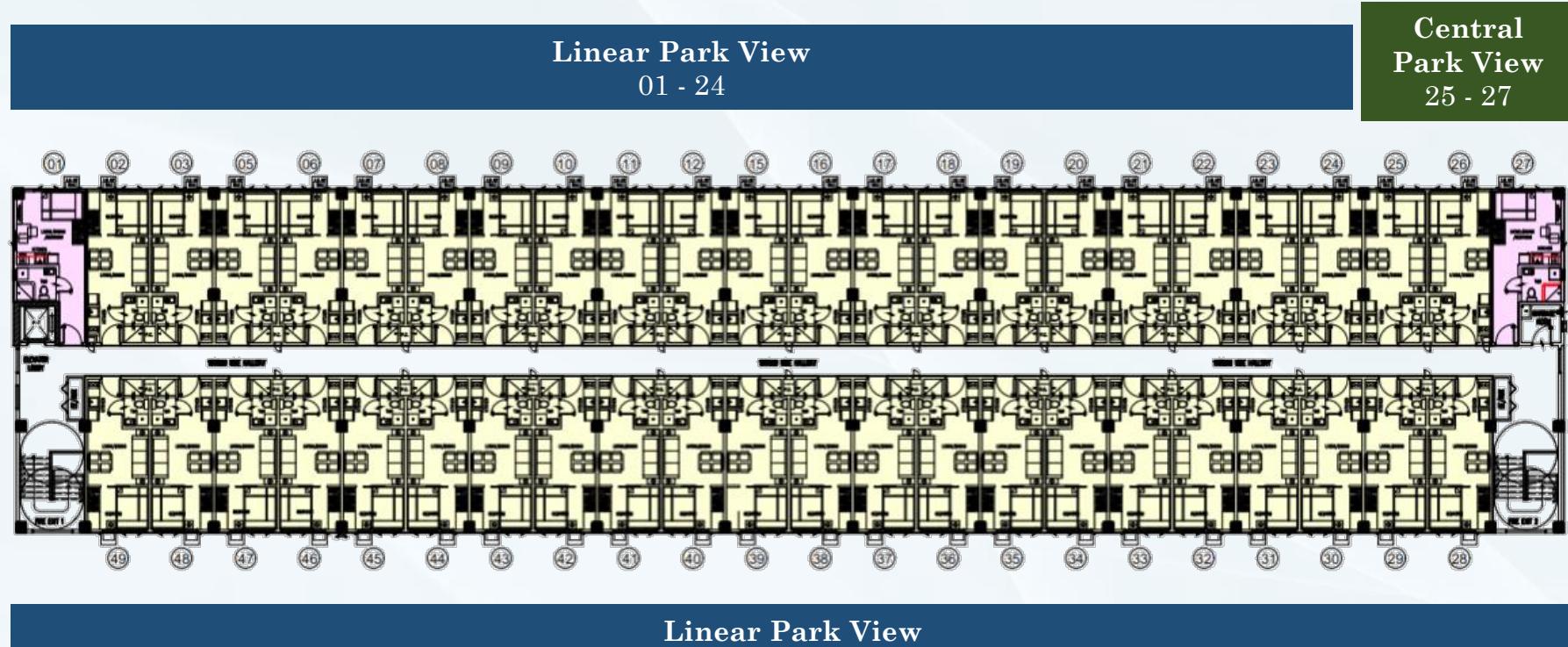


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LANDS INC.

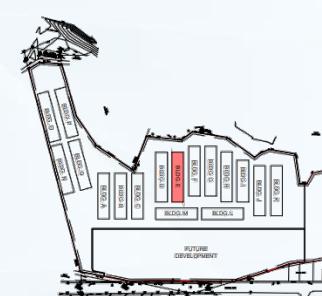
BUILDING E – 2ND TO 4TH FLOOR PLAN

LEGENDS:

- STUDIO END UNIT
- 1 BEDROOM UNIT



KEY PLAN



VANCOUVER
LANDS INC.

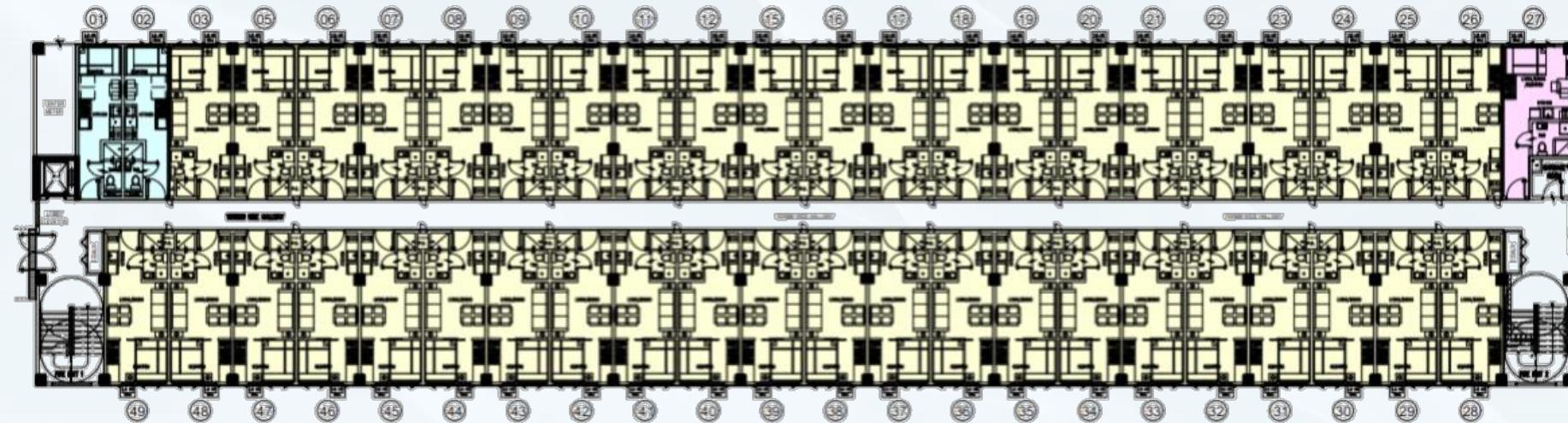
BUILDING F – GROUND FLOOR PLAN

LEGENDS:

-  STUDIO END UNIT
 -  STUDIO UNIT
 -  1 BEDROOM UNIT



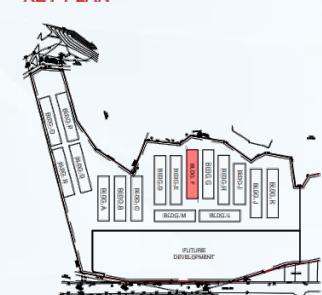
Linear Park View



Central Park View



Linear Park View



VANCOUVER LANDS INC.

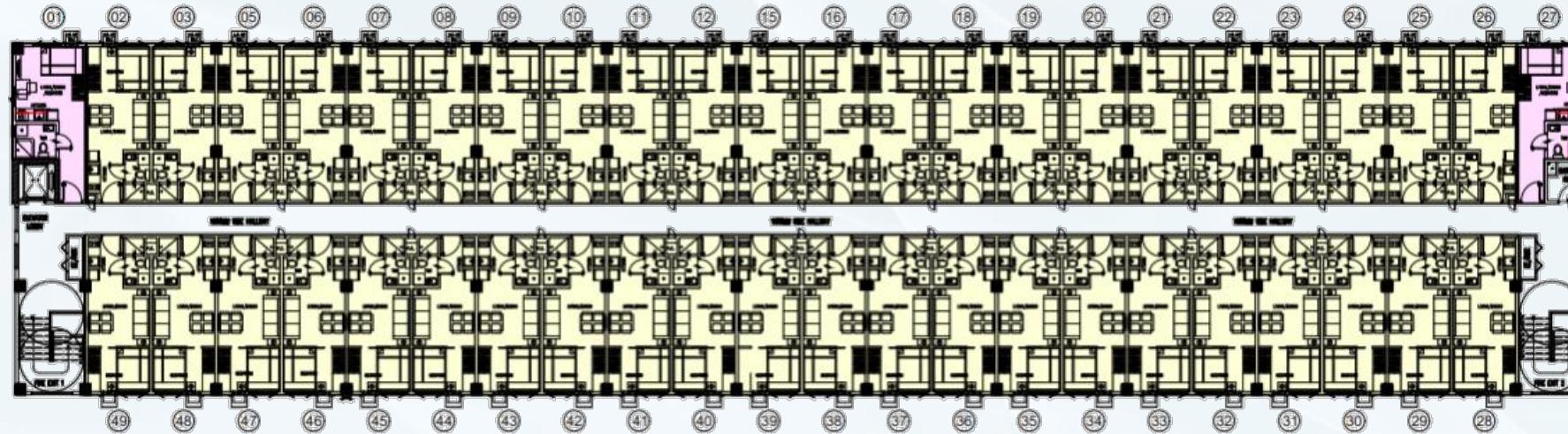
BUILDING F – 2ND TO 4TH FLOOR PLAN

LEGENDS:

- STUDIO END UNIT
 - 1 BEDROOM UNIT



Linear Park View



Central Park View

Linear Park View



KEY PLAN



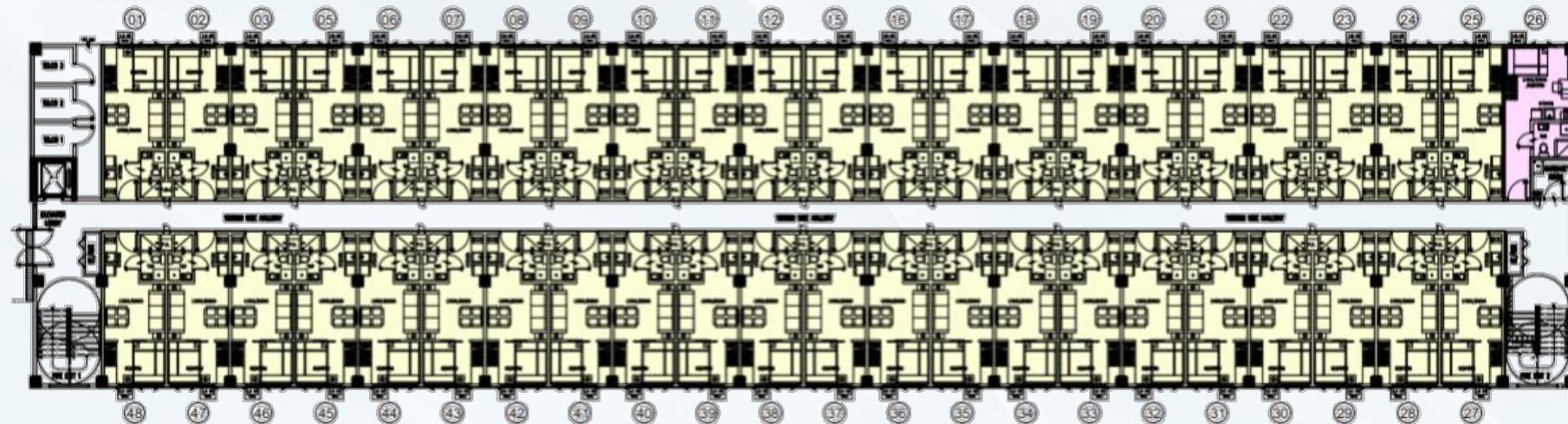
BUILDING G – GROUND FLOOR PLAN

LEGENDS:

- STUDIO END UNIT
- 1 BEDROOM UNIT



Linear Park View

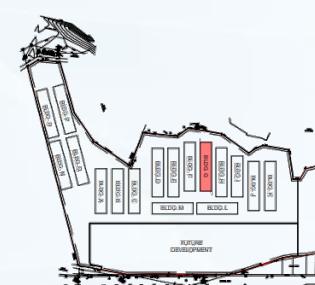


Central Park View

Linear Park View



KEY PLAN



VANCOUVER
LANDS INC.

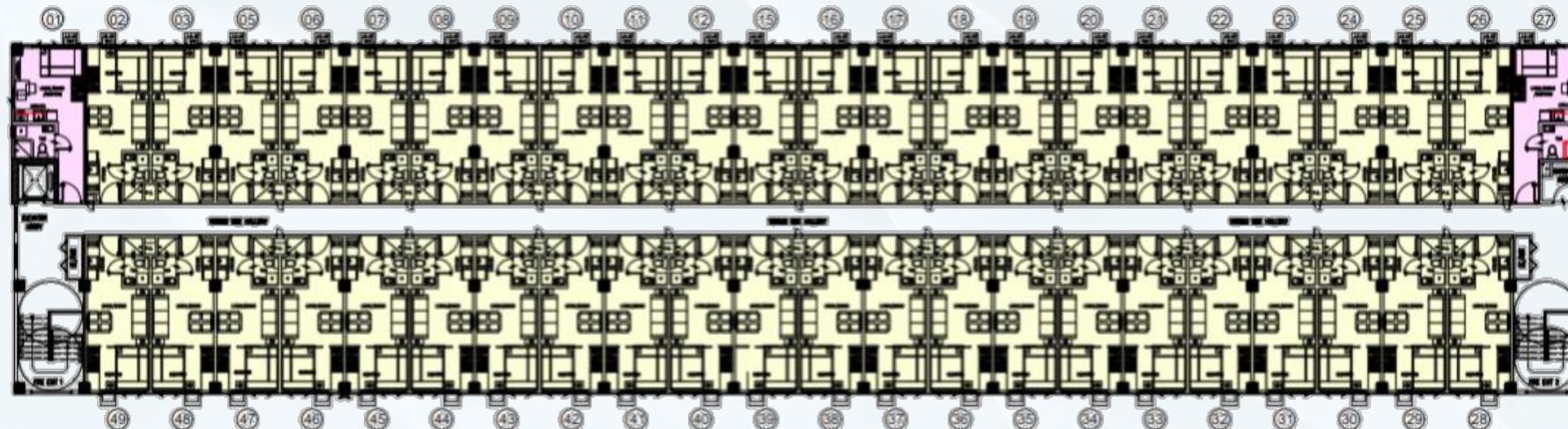
BUILDING G – 2ND TO 4TH FLOOR PLAN

LEGENDS:

- STUDIO END UNIT
- 1 BEDROOM UNIT



Linear Park View

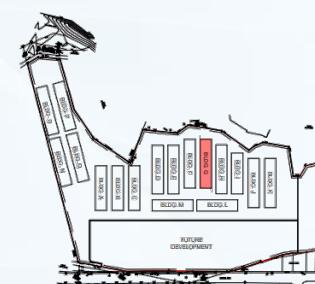


Central Park View

Linear Park View



KEY PLAN



VANCOUVER
LANDS INC.

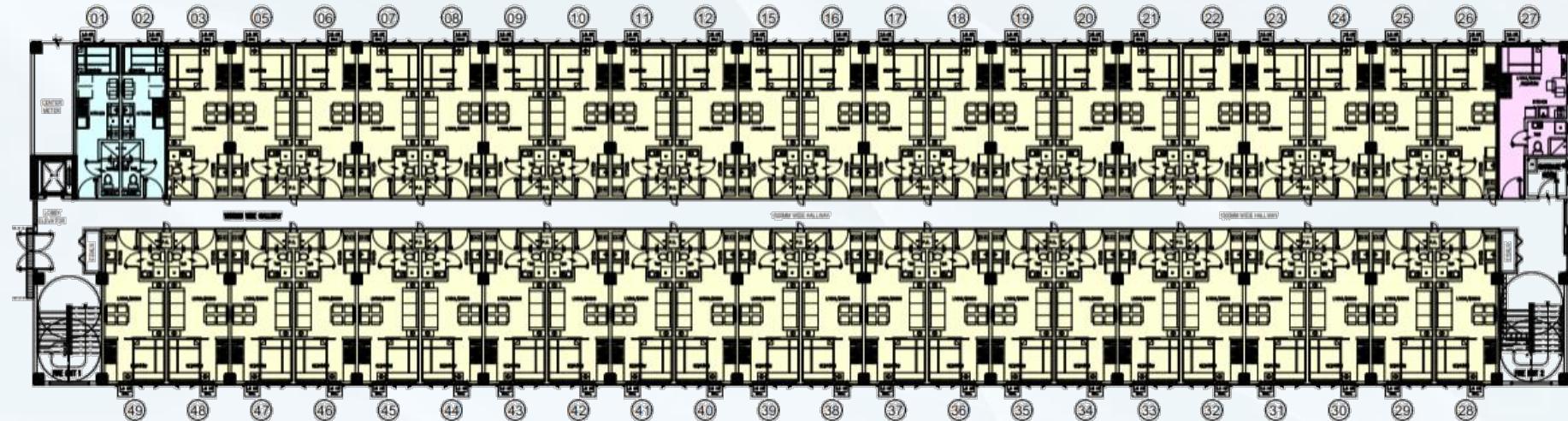
BUILDING H – GROUND FLOOR PLAN

LEGENDS:

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT



Linear Park View



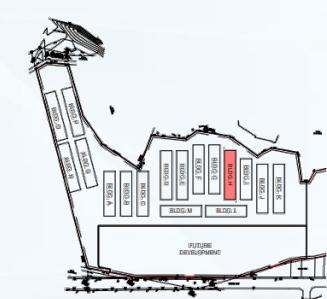
Linear Park View

30 - 49

Central Park View
28 - 29



KEY PLAN



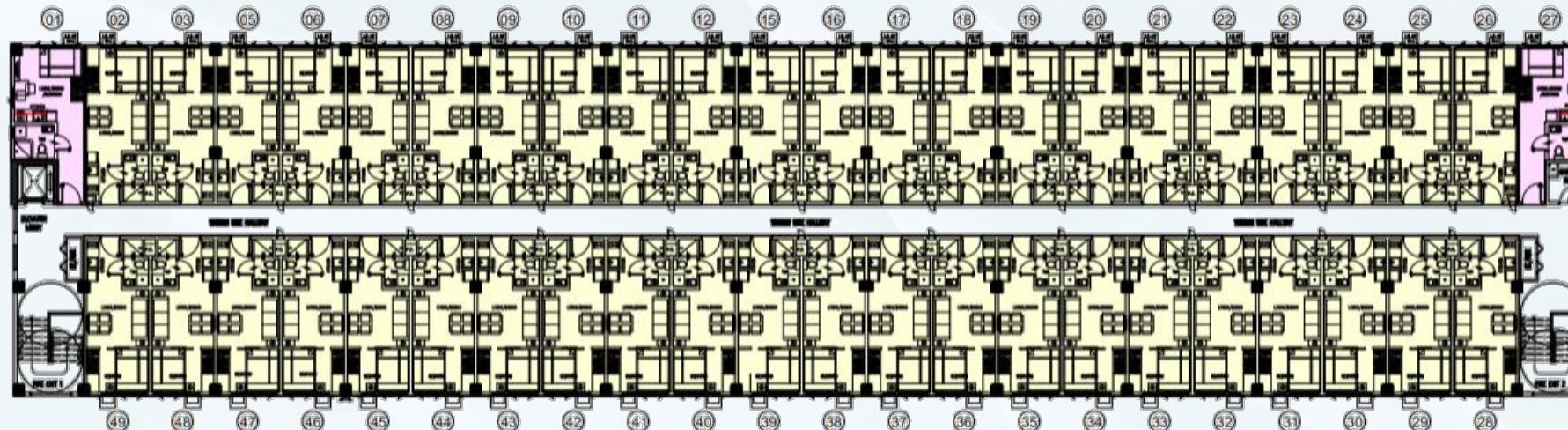
BUILDING H – 2ND TO 4TH FLOOR PLAN

LEGENDS:

- STUDIO END UNIT
- 1 BEDROOM UNIT



Linear Park View



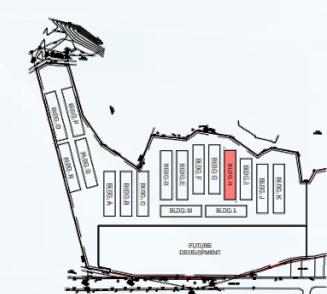
Linear Park View

30 - 49

Central Park View
28 - 29

NORTH

KEY PLAN



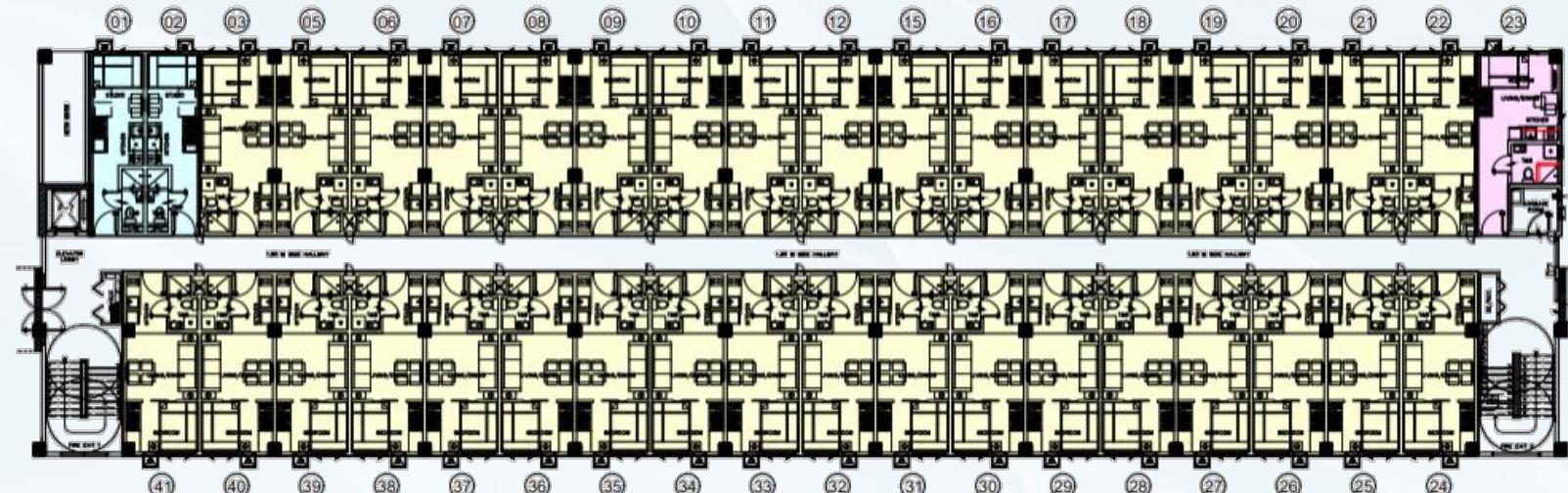
BUILDING I – GROUND FLOOR PLAN

LEGENDS:

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT

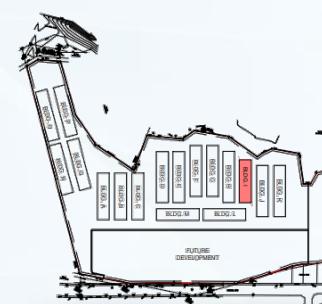


Linear Park View



Linear Park View

KEY PLAN



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LANDS INC.

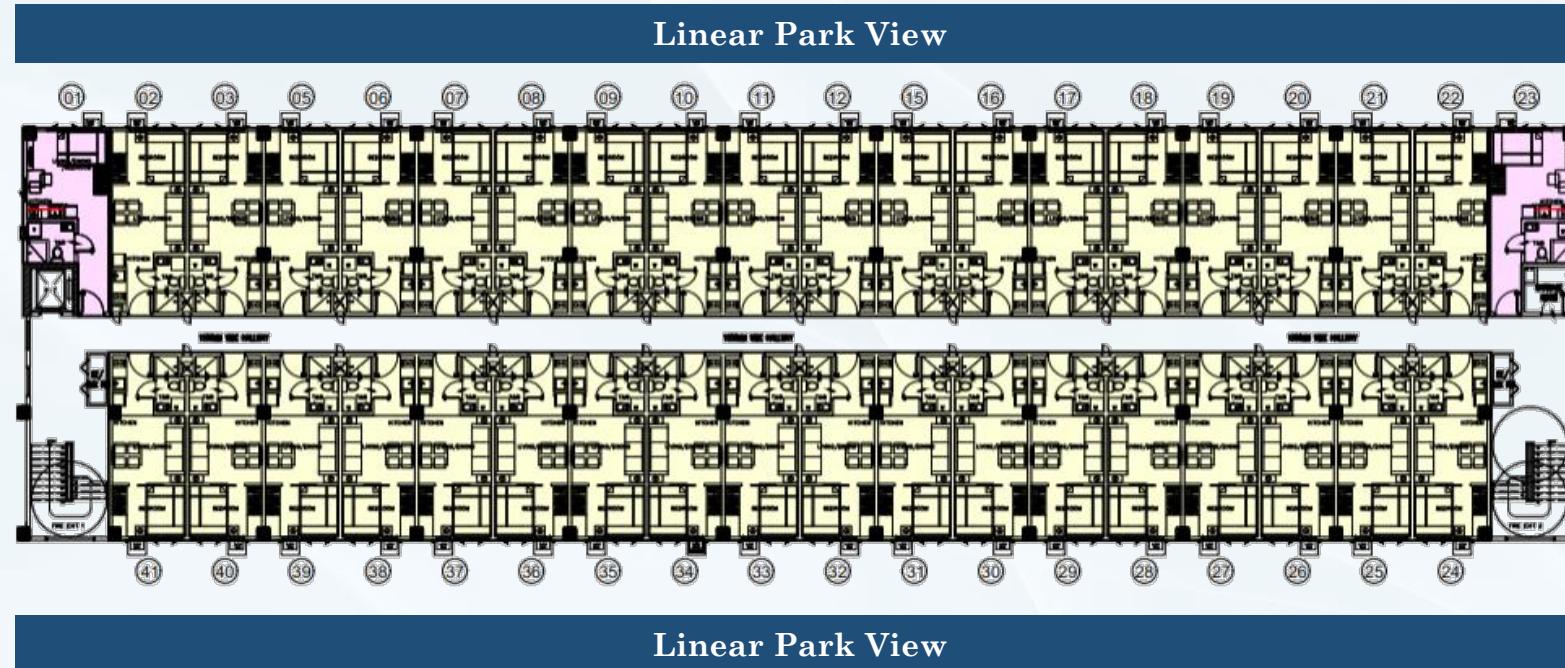
BUILDING I – 2ND TO 4TH FLOOR PLAN

LEGENDS:

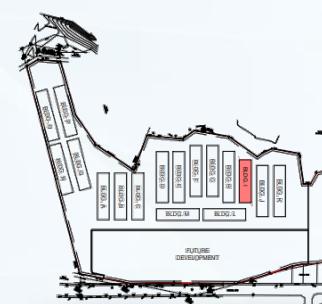
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Linear Park View



KEY PLAN



VANCOUVER
LANDS INC.

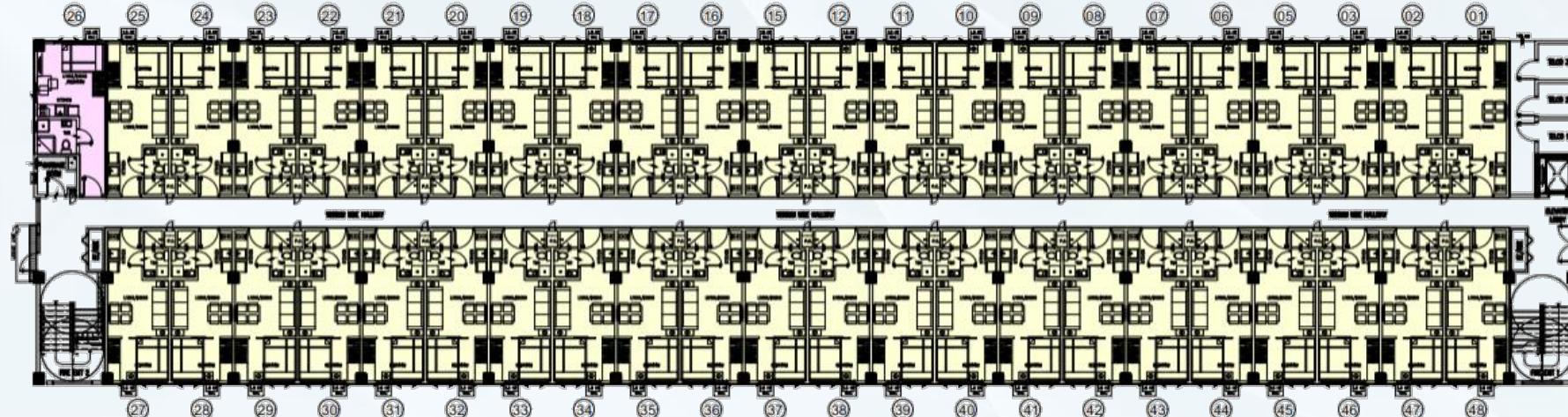
BUILDING J – GROUND FLOOR PLAN

LEGENDS:

- STUDIO END UNIT
- 1 BEDROOM UNIT

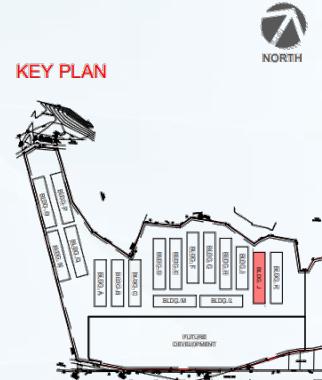


Linear Park View



Linear Park View

KEY PLAN



VANCOUVER
LANDS INC.

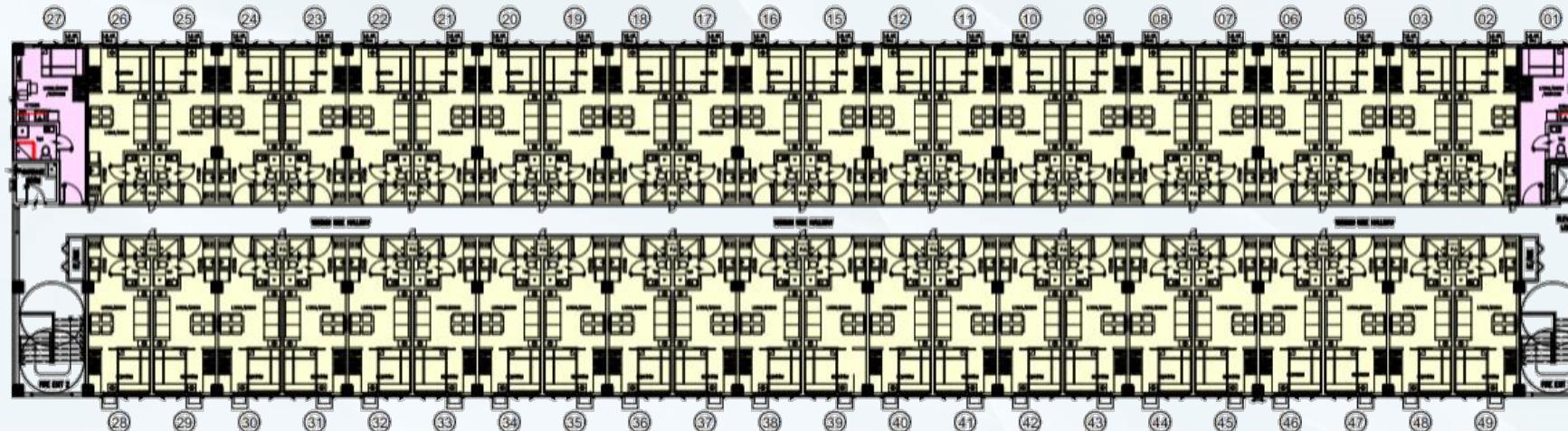
BUILDING J – 2ND TO 4TH FLOOR PLAN

LEGENDS:

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- 1 BEDROOM UNIT

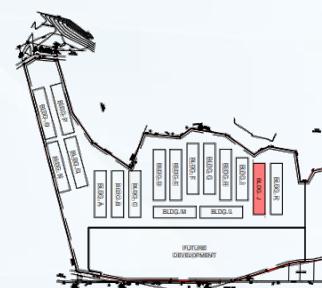


Linear Park View



Linear Park View

KEY PLAN



VANCOUVER
LANDS INC.

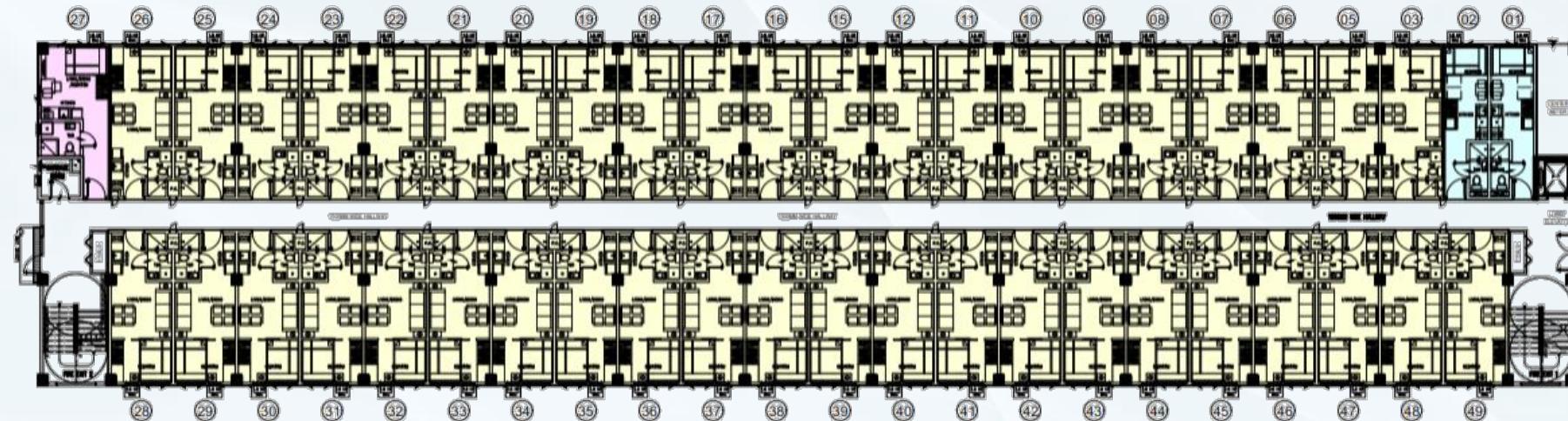
BUILDING K – GROUND FLOOR PLAN

LEGENDS:

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT



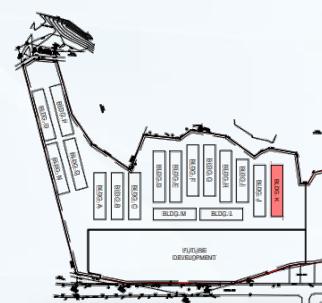
Northeast View



Linear Park View



KEY PLAN



VANCOUVER
LANDS INC.

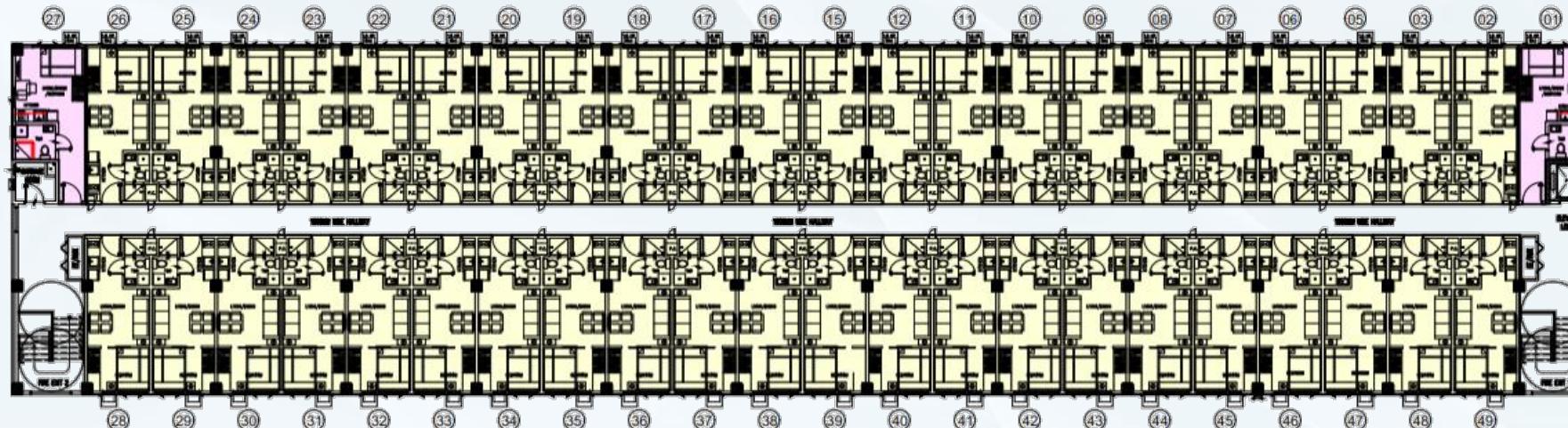
BUILDING K – 2ND TO 4TH FLOOR PLAN

LEGENDS:

- STUDIO END UNIT
- 1 BEDROOM UNIT

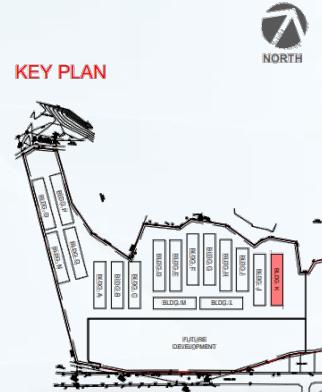


Northeast View



Linear Park View

KEY PLAN

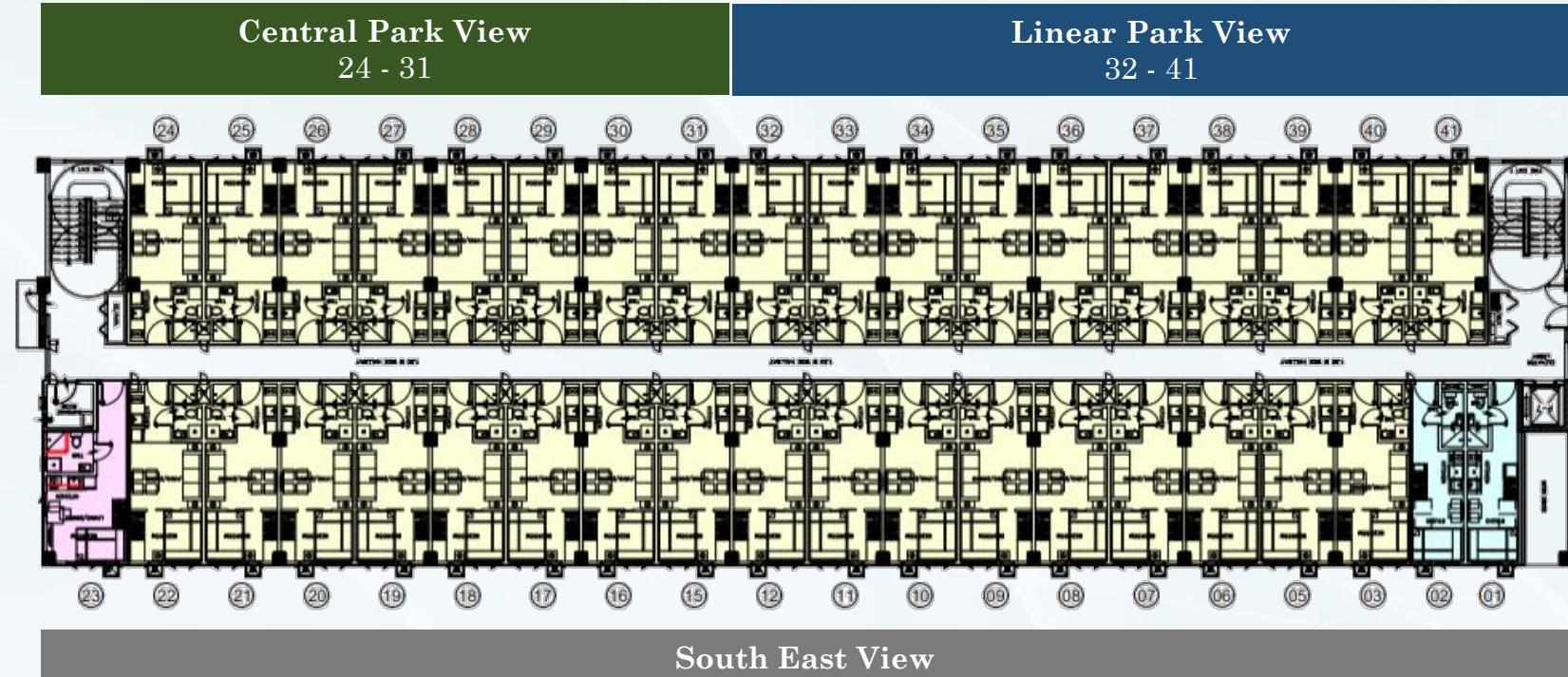


VANCOUVER
LANDS INC.

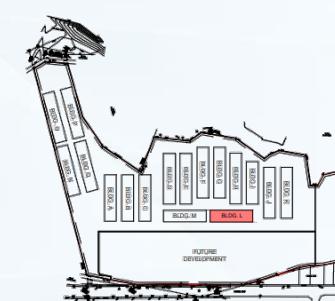
BUILDING L – GROUND FLOOR PLAN

LEGENDS:

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT



KEY PLAN

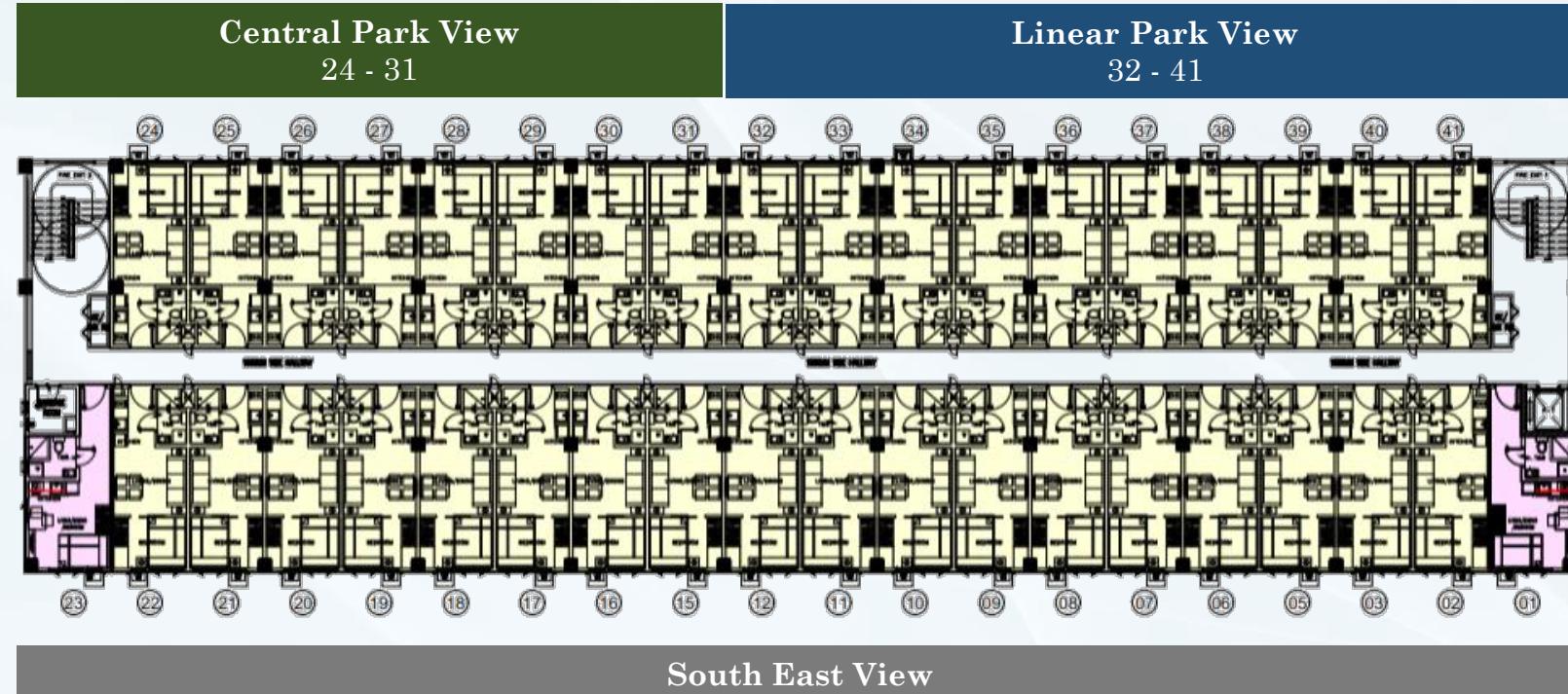


VANCOUVER
LANDS INC.

BUILDING L – 2ND TO 4TH FLOOR PLAN

LEGENDS:

- STUDIO END UNIT
- 1 BEDROOM UNIT



KEY PLAN

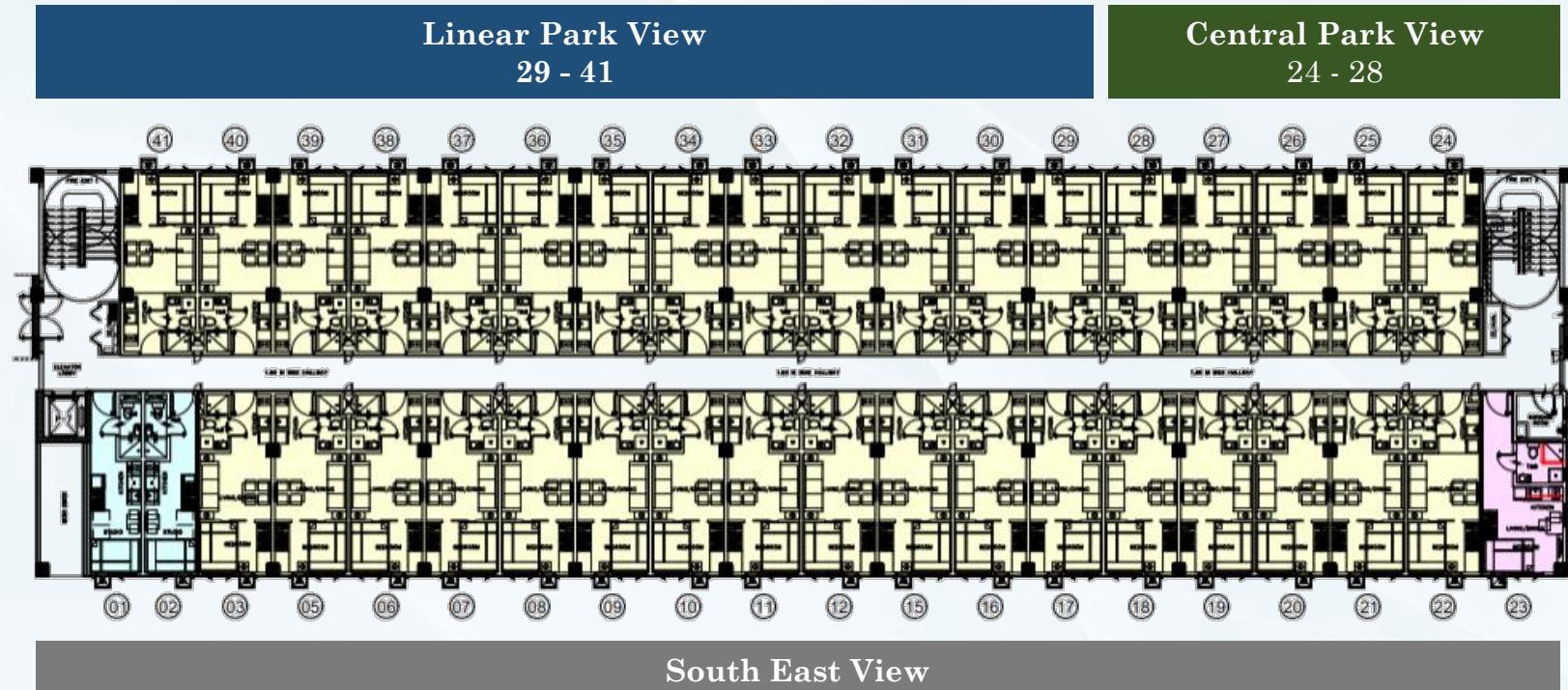


VANCOUVER
LANDS INC.

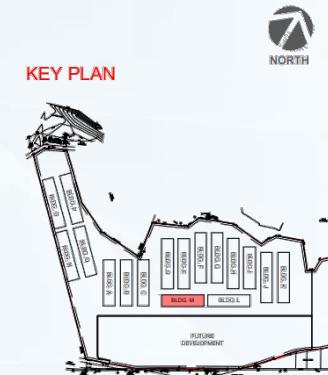
BUILDING M – GROUND FLOOR PLAN

LEGENDS:

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT



KEY PLAN

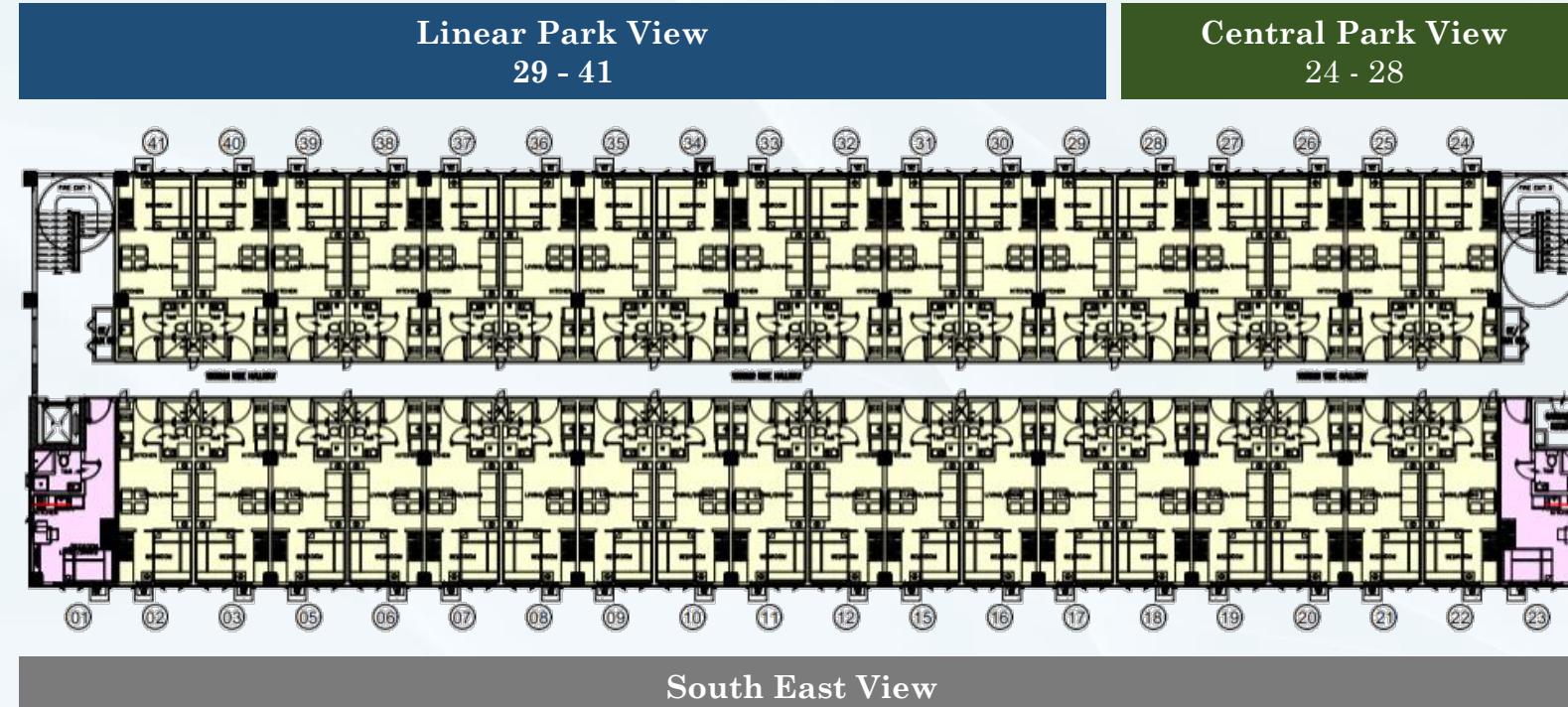


VANCOUVER
LANDS INC.

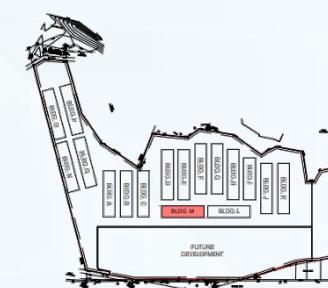
BUILDING M – 2ND TO 4TH FLOOR PLAN

LEGENDS:

- STUDIO END UNIT
- 1 BEDROOM UNIT



KEY PLAN



VANCOUVER
LANDS INC.

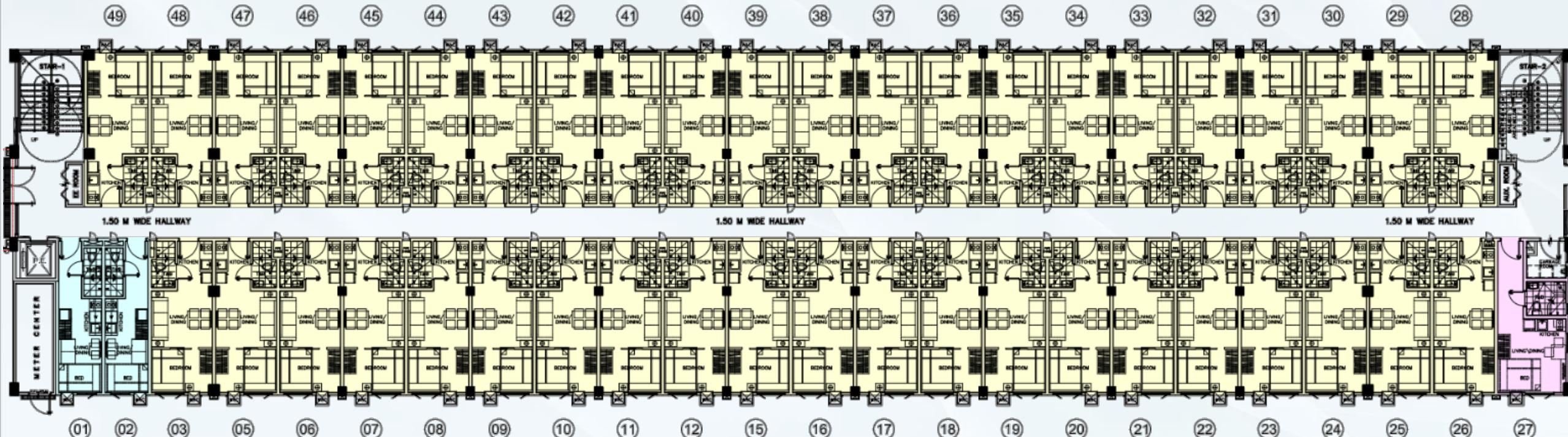
LEGENDS:

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT

BUILDING N – GROUND FLOOR PLAN

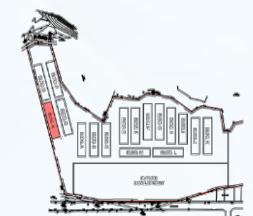
Residential View

49 - 28



South West View

01 - 27



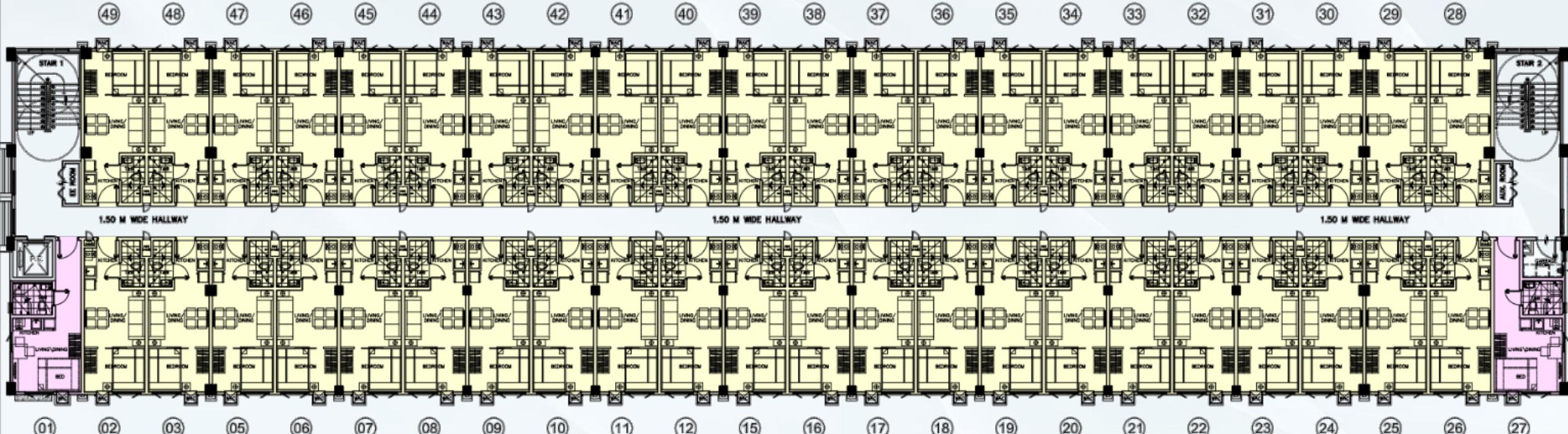
LEGENDS:

- STUDIO END UNIT
- 1 BEDROOM UNIT

BUILDING N – 2nd – 4th FLOOR PLAN

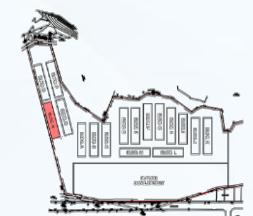
Residential View

49 - 28



South West View

01 - 27



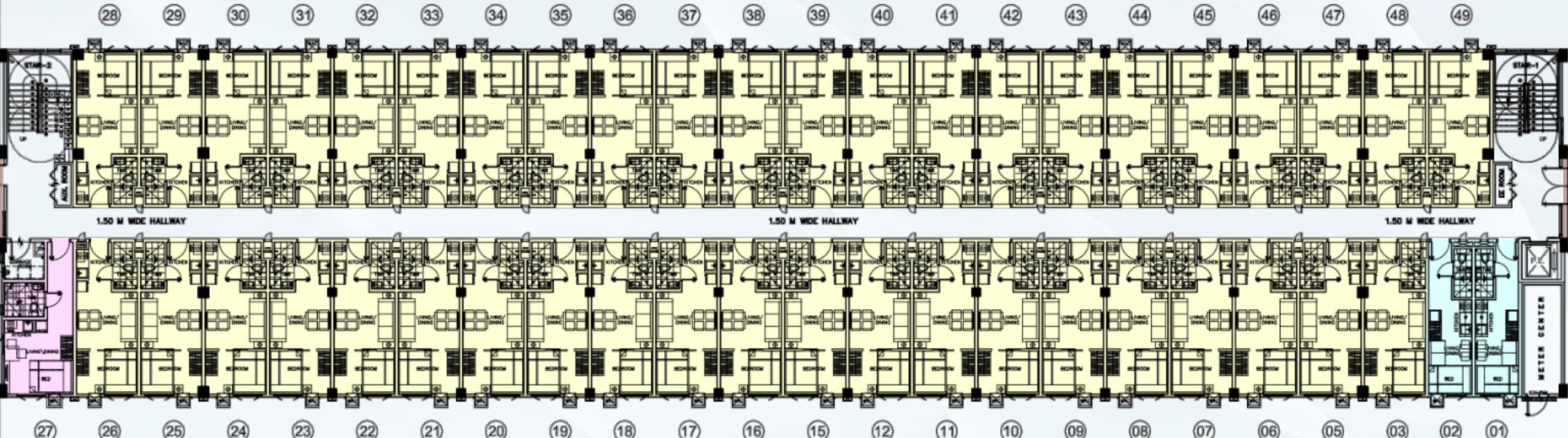
LEGENDS:

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT

BUILDING O – GROUND FLOOR PLAN

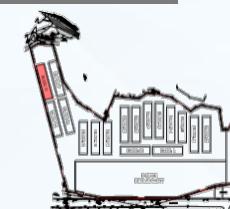
Residential View

28 - 49



South West View

27 - 01



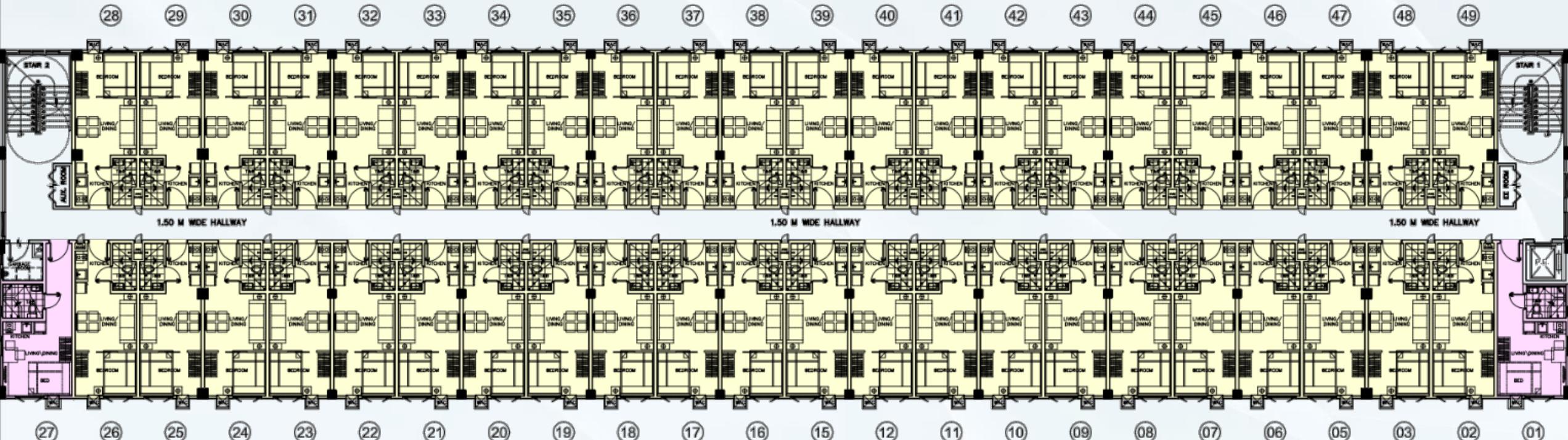
LEGENDS:

- STUDIO END UNIT
- 1 BEDROOM UNIT

BUILDING O – 2nd – 4th FLOOR PLAN

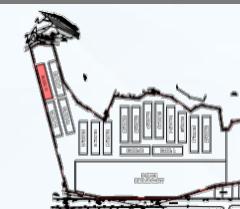
Residential View

28 - 49



South West View

27 - 01



BUILDING P – GROUND FLOOR PLAN

LEGENDS:

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT

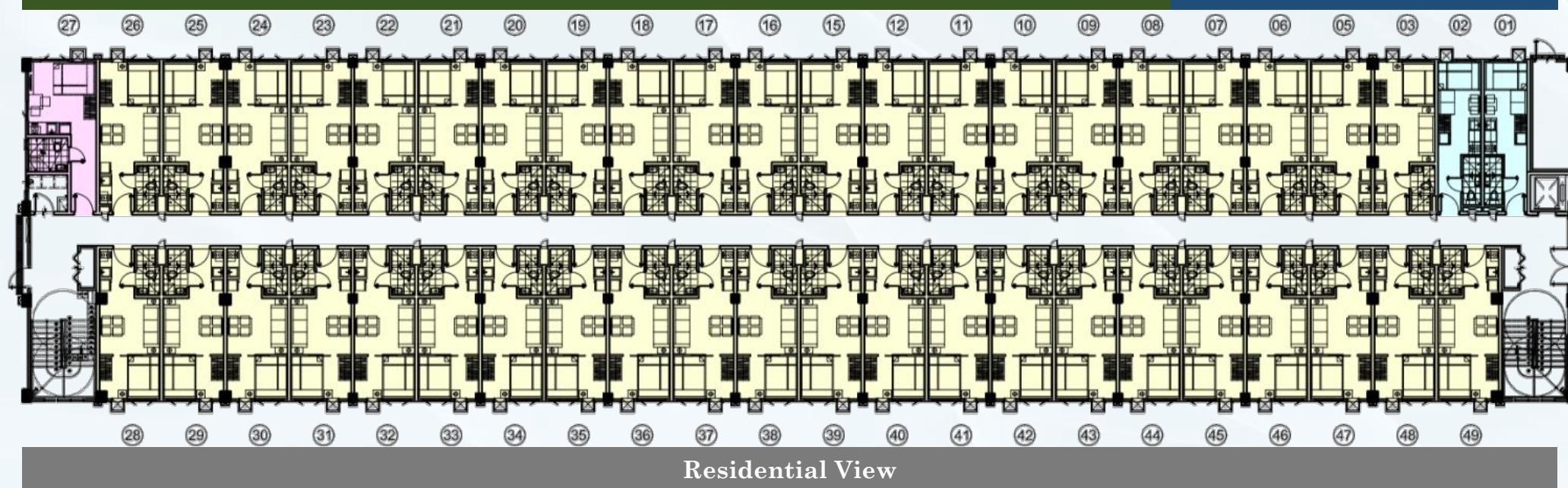


North East View

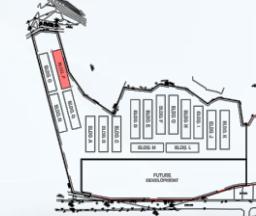
08 - 27

Amenity View

01 - 07



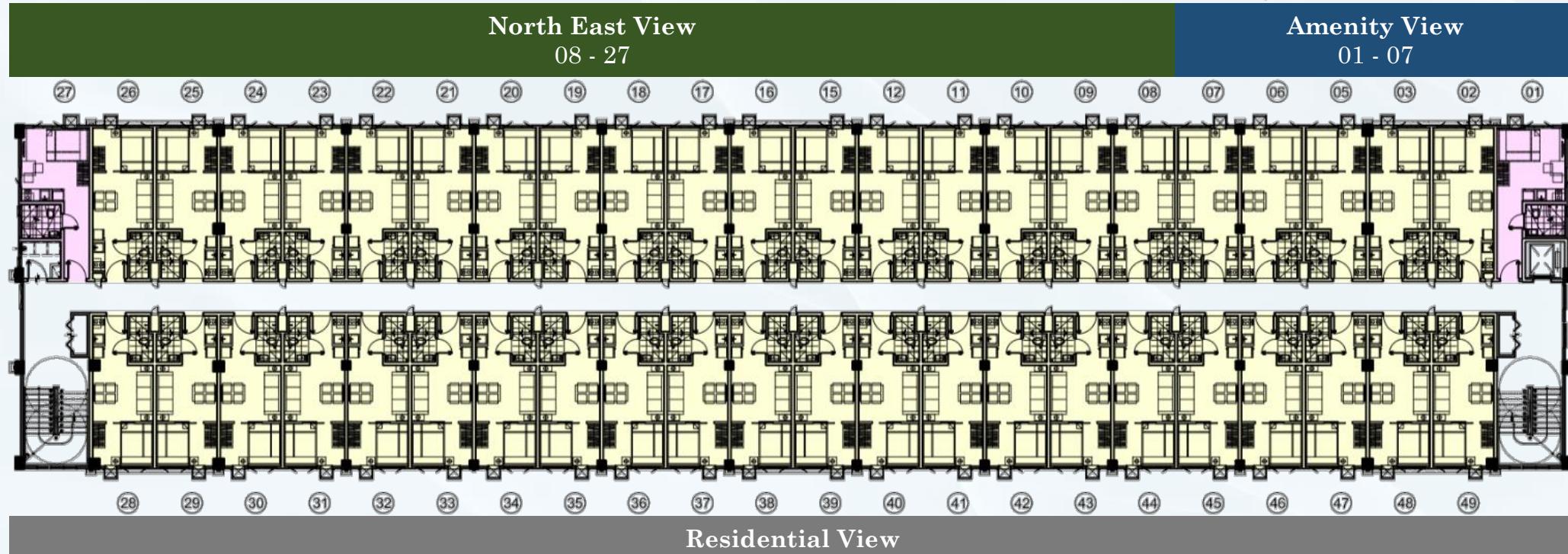
KEY PLAN



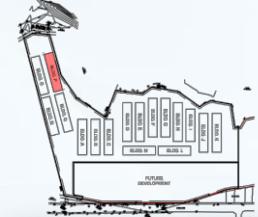
BUILDING P – 2ND TO 4TH FLOOR PLAN

LEGENDS:

- STUDIO END UNIT
- 1 BEDROOM UNIT



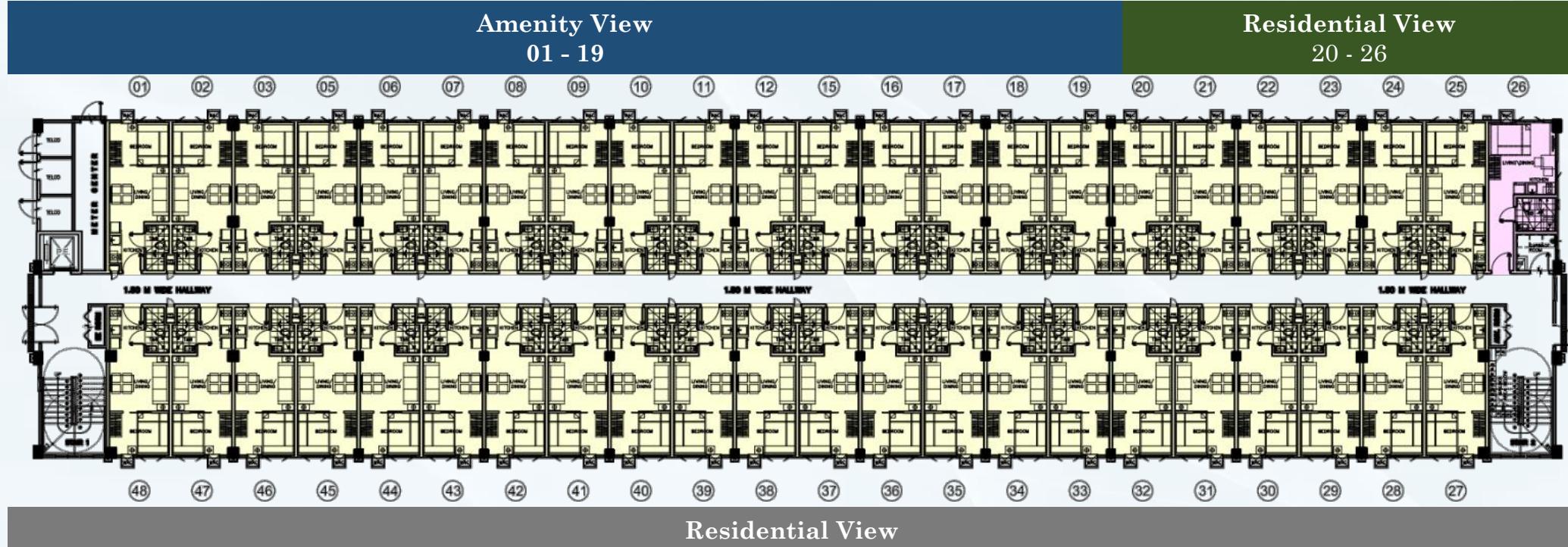
KEY PLAN



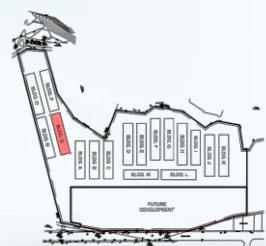
BUILDING Q – GROUND FLOOR PLAN

LEGENDS:

- STUDIO END UNIT
- 1 BEDROOM UNIT



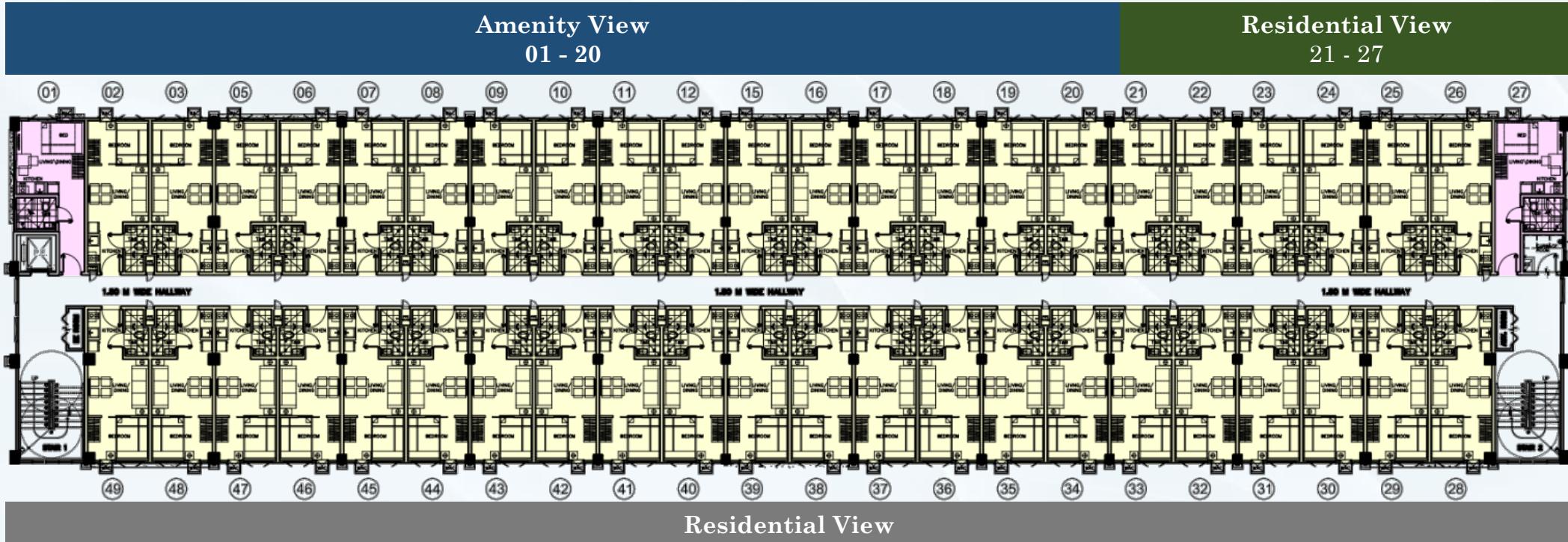
KEY PLAN



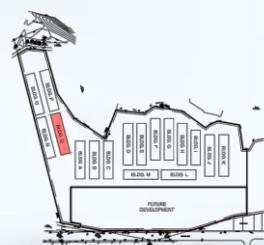
BUILDING Q – 2ND TO 4TH FLOOR PLAN

LEGENDS:

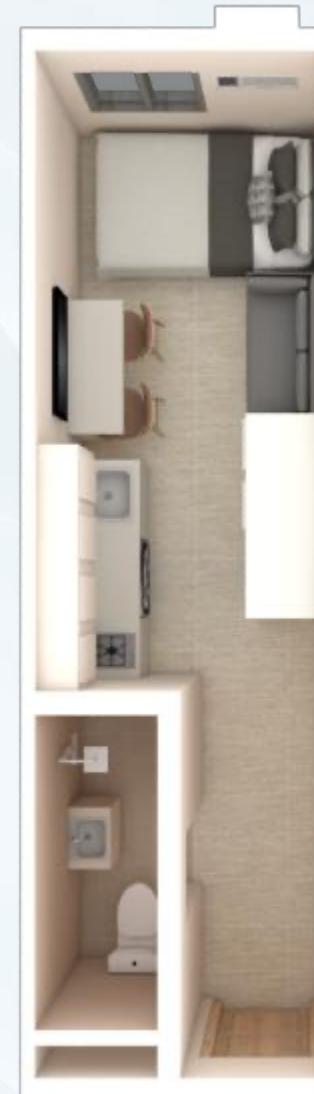
- STUDIO END UNIT
- 1 BEDROOM UNIT



NORTH



UNIT LAYOUT – STUDIO



STUDIO UNIT

ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m ²)	Square Feet (ft ²)
Living/Dining/ Bedroom/Kitchen Area	14.31	154.03
Toilet & Bath	3.32	35.74
TOTAL	±17.63	±189.77



STUDIO UNIT
SCALE: NOT TO SCALE

UNIT LAYOUT – STUDIO



STUDIO UNIT		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m ²)	Square Feet (ft ²)
Living/Dining/ Bedroom/Kitchen Area	14.89	160.27
Toilet & Bath	3.32	35.74
TOTAL	±18.21	±195.95

1 STUDIO UNIT
SCALE: NOT TO SCALE

UNIT LAYOUT – STUDIO END



STUDIO END UNIT

ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m ²)	Square Feet (ft ²)
Living/Dining/ Bedroom/Kitchen Area	19.01	204.62
Toilet & Bath	4.50	48.44
TOTAL	±23.51	±253.06



STUDIO END UNIT
SCALE: NOT TO SCALE

UNIT LAYOUT - ONE BEDROOM



1 BEDROOM UNIT

ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m ²)	Square Feet (ft ²)
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



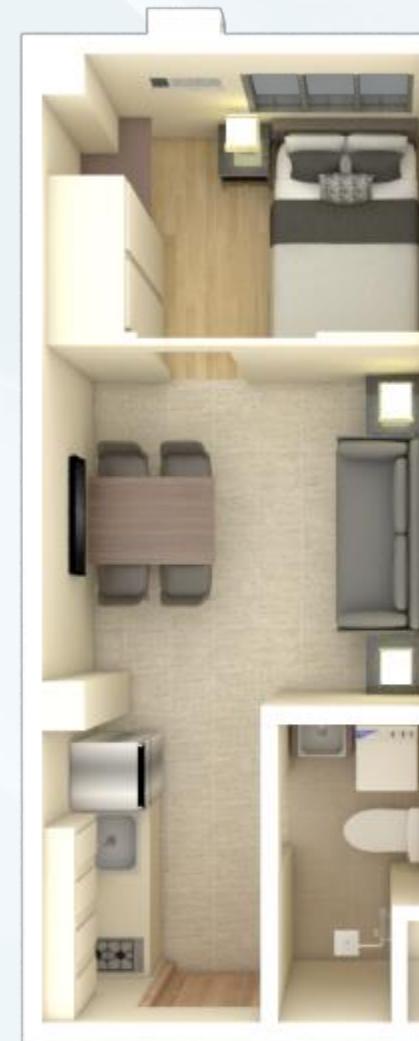
1 BEDROOM UNIT

SCALE: NOT TO SCALE

UNIT LAYOUT - ONE BEDROOM

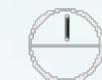


No Column



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

 **1 BEDROOM UNIT**
SCALE: **NOT TO SCALE**

UNIT DELIVERABLES

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

CONSTRUCTION UPDATES



Ongoing construction

SHOWROOM



SHOWROOM

Location:

2nd Floor, SM City Santa Rosa
Along Old National Highway, Brgy. Tagapo
Santa Rosa, Laguna



FAQs

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