



# The Vision



*“I want the Philippines to be a nation of homeowners...”*

*I want everybody to be affluent so we will have a better life, primarily with a roof on our heads and a good, clean environment to live in.*

*The environment plays a big role in your present and future because it shapes you.”*

Henry T. Sy, Jr.  
SMDC Chairman

# bloom

## RESIDENCES

### SUCAT, PARAÑAQUE

*Your Complete Family Home*

Right at the foot of Sucat Exit,  
Bloom Residences is the complete family home  
that is fit for the young urbanites and starting families  
who are looking for a healthy and active lifestyle

**Modern Filipino Families who value:**  
Convenience and Accessibility  
Safe, Secure and Upgraded Environment  
Family Quality Time (*Doing activities together*)

# Market Fit for the Development

www.Preselling.com.ph



**Healthy and active young urbanites**



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**Young, Start-up families**

Nearby Areas	Distance from Bloom Residences	No. of Households (Total – 98,940)
<b>Parañaque</b>		
- San Antonio	2.0 kms	14,831
- BF Homes	1.5 kms	21,162
- Marcelo Green	1.6 kms	8,232
- Sucat	2.8 kms	9,985
- Don Bosco	3.0 kms	11,500
<b>Muntinlupa</b>		
- Buli	1.8 kms	1,493
- Alabang Hills	2.6 kms	12,024
<b>Las Piñas</b>		
- Talon Uno	5.5 kms	8,015
- Talon Tres	4.0 kms	6,570
- Talon Cuatro	4.5 kms	5,128

**Median Age – 27yrs old**

**Start up Family Age Range – 25 to 34**

**Average Household Size – 4**

# A Fitting Option

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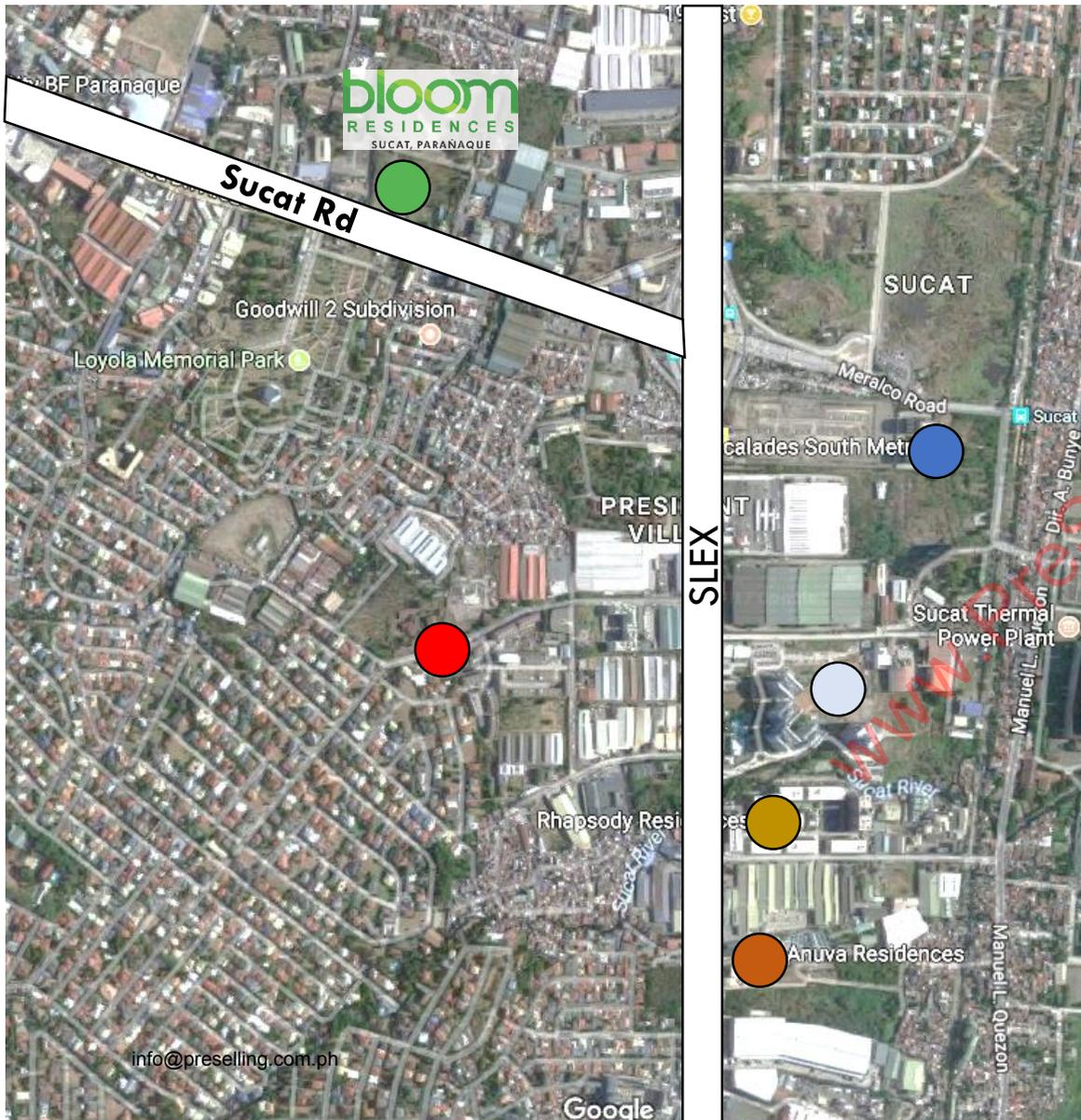
Project	Bloom Residences	Rhapsody	Escalades South Metro	Anuva	Solano Hills	East Bay Residences
<b>Developer</b>	SMDC	DMCI	Robinsons	Socland	Phinma	Rockwell Primaries
<b>Location</b>	San Antonio, Parañaque (along Sucat Road) approx 200 from Sucat - Skyway Exit Off-ramp)	East Service Rd., Cupang, Muntinlupa	24 Meralco Road, Muntinlupa,	E Service Rd, Cupang, Muntinlupa,	Villongco, Muntinlupa	E Service Rd, Muntinlupa
<b>Amenities</b>	Swimming Pools Water play area Grand Lobbies Multi-purpose Rooms Basketball Court Volleyball Court Badminton Court Jogging Path Lounge Deck Skateboard Park Playground Lawn Area	Great Lawn and gardens Function Room Clubhouse Picnic Area Gym Pools Convenience Store Sky lounge	Pools Clubhouse Function Room Gym Gazebo Children's Play area Basketball Court	Pools Clubhouse Sky lounge Jogging Path Tennis Court Children's Play area	Function Hall Clubhouse Pools Children's Play Area Garden Commercial Area	Commercial Area Pool Gazebo Multi-purpose Court Jogging Path Barbecue Area Playground
<b>Unit Types Unit Sizes</b>	<b>2 BRs:</b> 31.96 sqm – 34.10 sqm	<b>2 BRs:</b> 42 sqm - 82 sqm	<b>Studio</b> 24 sqm <b>1 Bedroom:</b> 32 sqm <b>2 Bedroom:</b> 48 sqm	<b>Studio:</b> 24 sqm <b>1 Bedroom:</b> 37 sqm <b>2 Bedroom:</b> 46 sqm	<b>1 Bedroom:</b> 30 sqm	<b>1 Bedroom:</b> 44-46 sqm <b>2 Bedroom:</b> 70-90 sqm
<b>Pricing</b>	P 3.8m – P4.3m	P2.2M - P4.6M	P1.5M - P2.7M	P1.7M - P3.7M	P1.4M	P3.1M - P8.5M
<b>Payment Terms</b>	15% DP Over 45mos – 85% Cash/BF	10% DP – 90% Cash/BF	Spot Cash w/ 10% Disc 100% over 24Mos w/ 5% Disc 20% DP–80% Cash/BF	20% over 24 mos – 80% Cash/Bank	10% DP over 12mos – 90% Cash/Bank 20% DP over 6mos – 80% Cash / Bank	5% DP – 30% over 42mos – 65% Cash / Bank

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# A Fitting Option

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Project	Developer	Location
<b>Bloom Residences</b>	SMDC	San Antonio, Parañaque (along Sucat Road) <i>approx 200 from Sucat - Skyway Exit Off-ramp</i>
<b>Rhapsody</b>	DMCI	East Service Rd., Cupang, Muntinlupa
<b>Escalades South Metro</b>	Robinsons	24 Meralco Road, Muntinlupa, Metro Manila
<b>Anuva</b>	Socland	E Service Rd, Cupang, Muntinlupa, Metro Manila
<b>Solano Hills</b>	Phinma	Villongco, Muntinlupa
<b>East Bay Residences</b>	Rockwell Primaries	E Service Rd, Muntinlupa

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**bloom**  
**RESIDENCES**  
**SUCAT, PARAÑAQUE**

## Convenient and Accessible

### Business Districts:

- MOA (10.5km)
- Makati (10.5km)
- BGC (9.0km)
- Alabang CBD (3.8km)
- Filinvest Corporate Center (4.5km)

### Commercial Areas:

- SM City BF (1.2km)
- SM City Sucat (6.6km)
- SM Hypermarket (1.0km)
- Shopwise (0.75km)
- Puregold (4.2km)
- Uniwid Warehouse (1.7km)
- Santana Grove (0.65km)

Airport Through NAIA Express (7.2km)

### Health Institutions:

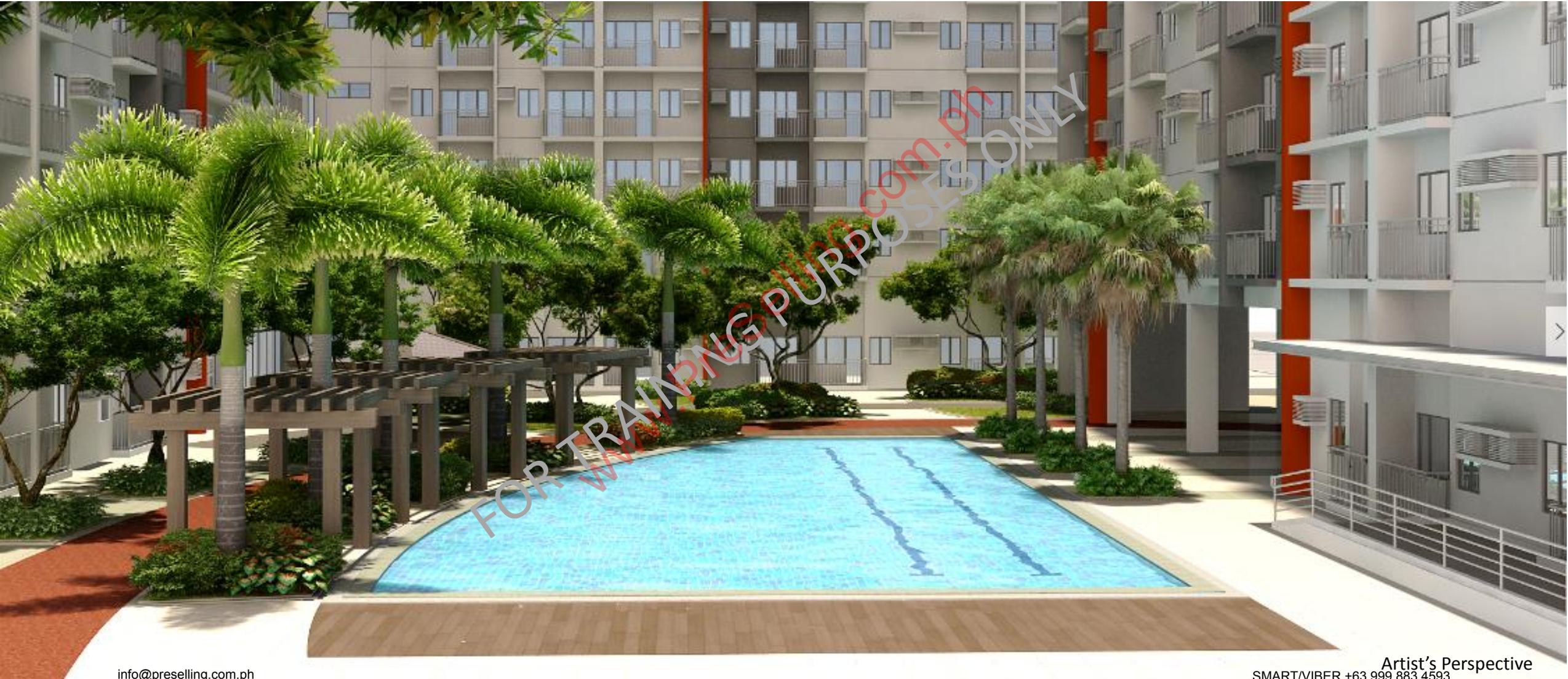
- Medical Center Parañaque (0.7km)
- Asian Hospital and Medical Center (4.7km)



# Promotes Active and Healthy Lifestyle



*Safe, Secure, Generous Open Spaces*



A home that you can truly be proud of



Artist's Perspective

Homes for the Modern Family



FOR TRAINING PURPOSES ONLY

**2-BEDROOM UNIT W/ BALCONY**

ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m <sup>2</sup> )	Square Feet (ft <sup>2</sup> )
Dining/Living Area	8.52	91.71
Kitchen	4.25	45.75
Bedroom 1	8.04	86.54
Bedroom 2	6.00	64.58
Toilet & Bath	3.70	39.83
Balcony	2.00	21.53
<b>TOTAL</b>	<b>±32.51</b>	<b>±349.94</b>

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Artist's Perspective

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## PROPERTY MANAGEMENT

At Bloom Residences, we'll take care of maintaining your treasured space so you can focus more on your calorie count and other fitness goals.



**bloom**  
**R E S I D E N C E S**  
**SUCAT, PARAÑAQUE**

**TECHNICAL DETAILS**

# PROJECT OVERVIEW



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Architectural Theme	Modern Contemporary
Total Land Area	6.1 hectares
No. of Towers/Buildings	Phase 1 = 6 Towers (3,240 units)
No. of Floors/Tower	15 Residential Floors
Number of Units Per Floor	+/- 38 units per floor
Total Number of Parking Slots	1,858 parking space (Basement and GF)
Typical Units	<b>Typical:</b> 2 Bedroom Unit with Balcony ( 32.51 sq.m.) 2 Bedroom End with Balcony Unit (31.96 sq.m.)
Turnover Date:	Phase 1 – Estimated 2Q 2022

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# LANDSCAPE PLAN



# AMENITIES

## Active Lifestyle Hub



- ✓ Swimming Pools
- ✓ Water play area
- ✓ Grand Lobbies
- ✓ Multi-purpose Rooms
- ✓ Basketball Court
- ✓ Volleyball Court
- ✓ Badminton Court
- ✓ Jogging Path
- ✓ Lounge Deck
- ✓ Skateboard Park
- ✓ Playground
- ✓ Lawn Area

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# BUILDING FEATURES



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ROOF DECK
16th Floor (Residential)
15th Floor (Residential)
14th Floor (Residential)
12th Floor (Residential)
11th Floor (Residential)
10th Floor (Residential)
9th Floor (Residential)
8th Floor (Residential)
7th Floor (Residential)
6th Floor (Residential)
5th Floor (Residential)
4th Floor (Residential)
3rd Floor (Residential)
2nd Floor (Residential)
GROUND FLOOR (Amenity, Parking, Residential)
BASEMENT LEVEL (PARKING)

- ✓ 24-hour security services
- ✓ High speed elevators
- ✓ Grand lobbies
- ✓ Back-up power system
- ✓ Fire alarm and sprinkler system
- ✓ Centralized mailroom
- ✓ Centralized garbage collection and disposal system
- ✓ Property Management

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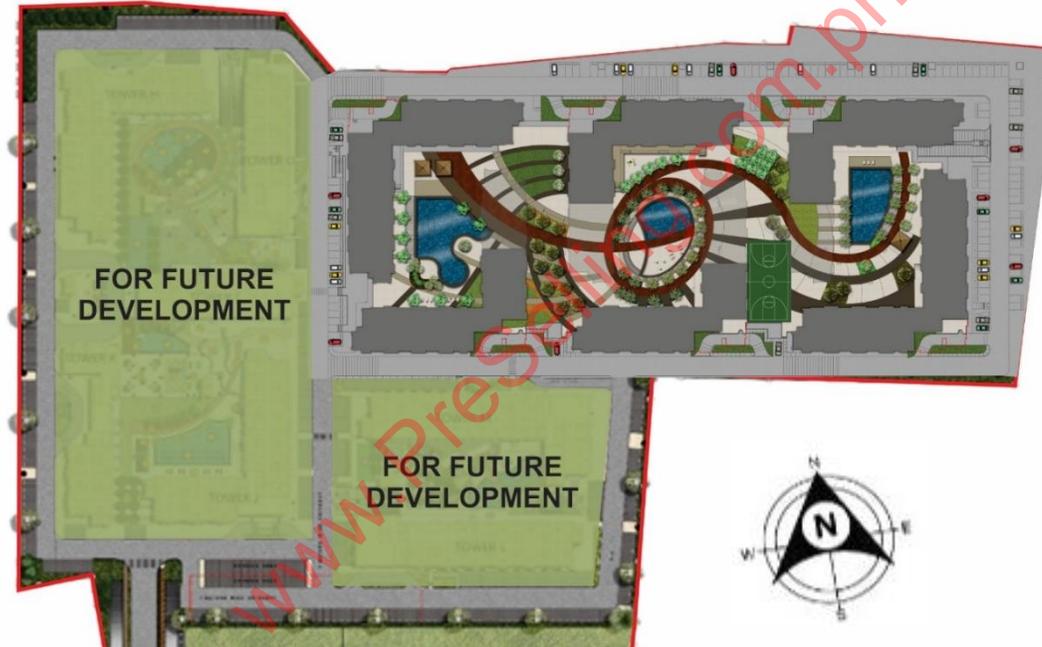
**North of Bloom Residences**  
- Makati City | Mall Of Asia CBD



**North West of Bloom Residences**  
- Entertainment City



**West of Bloom Residences**  
- SM City BF Parañaque



**North East of Bloom Residences**  
- BGC



**East of Bloom Residences**  
- SLEX  
- Laguna de Bay



**South of Bloom Residences**  
- Alabang Area

# TYPICAL FLOOR PLAN TOWER A

UNIT TYPE	NO. OF UNITS	AVE. UNIT AREA (sqm)
2 - Bedroom End Unit	2	31.59
2 - Bedroom End Unit w/ Balcony	43	31.96
2 - Bedroom Unit	13	30.68
2 - Bedroom Unit w/ Balcony	505	32.65
<b>Grand Total</b>	<b>563</b>	

LEGENDS:

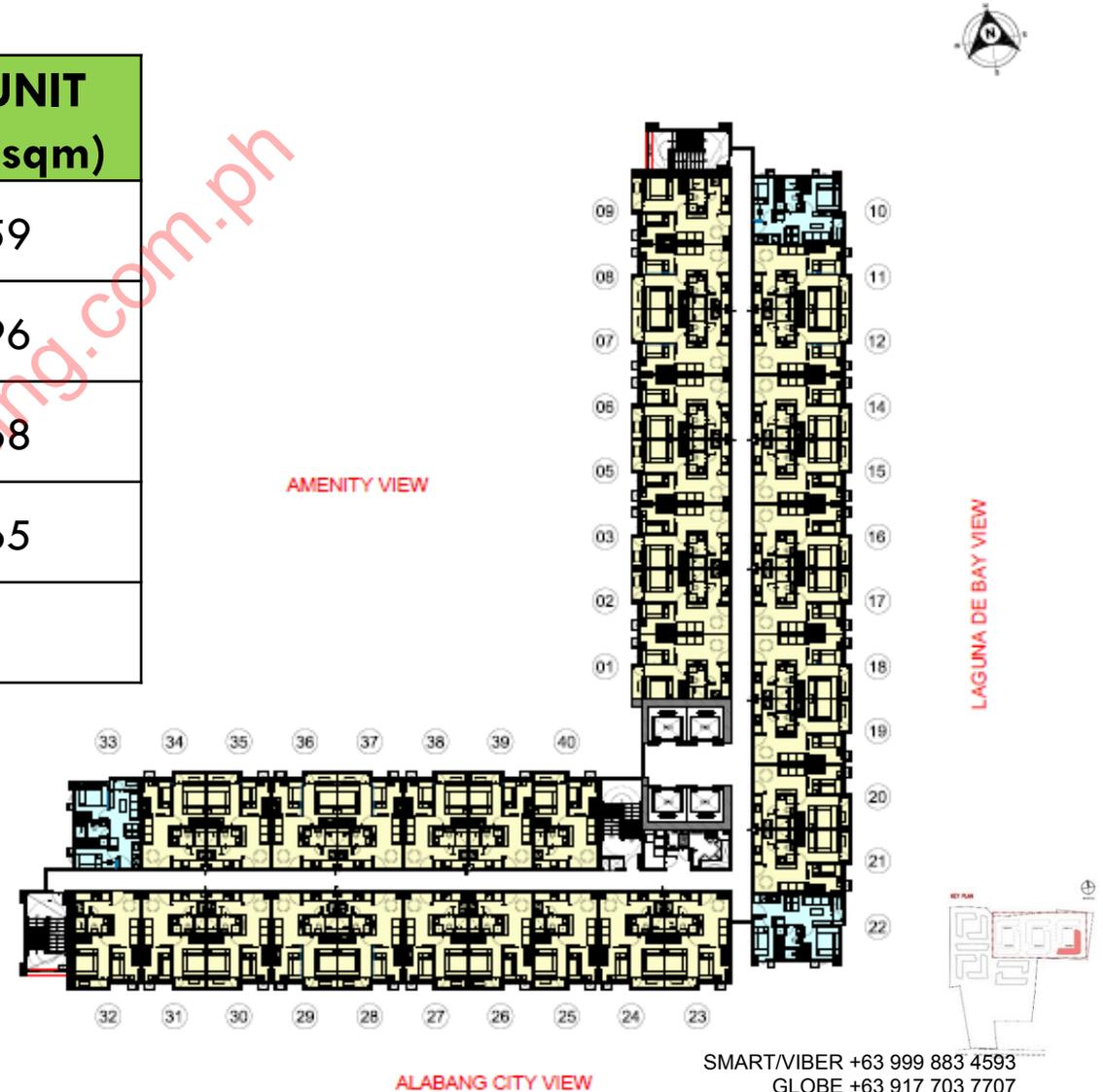
2-BEDROOM UNIT W/ BALCONY

- 2 BEDROOM UNIT W/ BALCONY
- 2 BEDROOM END UNIT W/ BALCONY

**TOWER A**

3RD - 15TH TYPICAL FLOOR PLAN

SCALE: NOT TO SCALE



# TYPICAL FLOOR PLAN TOWER B

UNIT TYPE	NO. OF UNITS	AVE. UNIT AREA (sqm)
2 Bedroom Unit	3	30.84
2 Bedroom End Unit	1	31.17
2 Bedroom End Unit w/ Balcony	44	31.96
2 Bedroom Unit w/ Balcony	497	32.51
<b>Grand Total</b>	<b>545</b>	

LEGENDS:

2-BEDROOM UNIT W/ BALCONY

 2 BEDROOM UNIT W/ BALCONY

 2 BEDROOM END UNIT W/ BALCONY

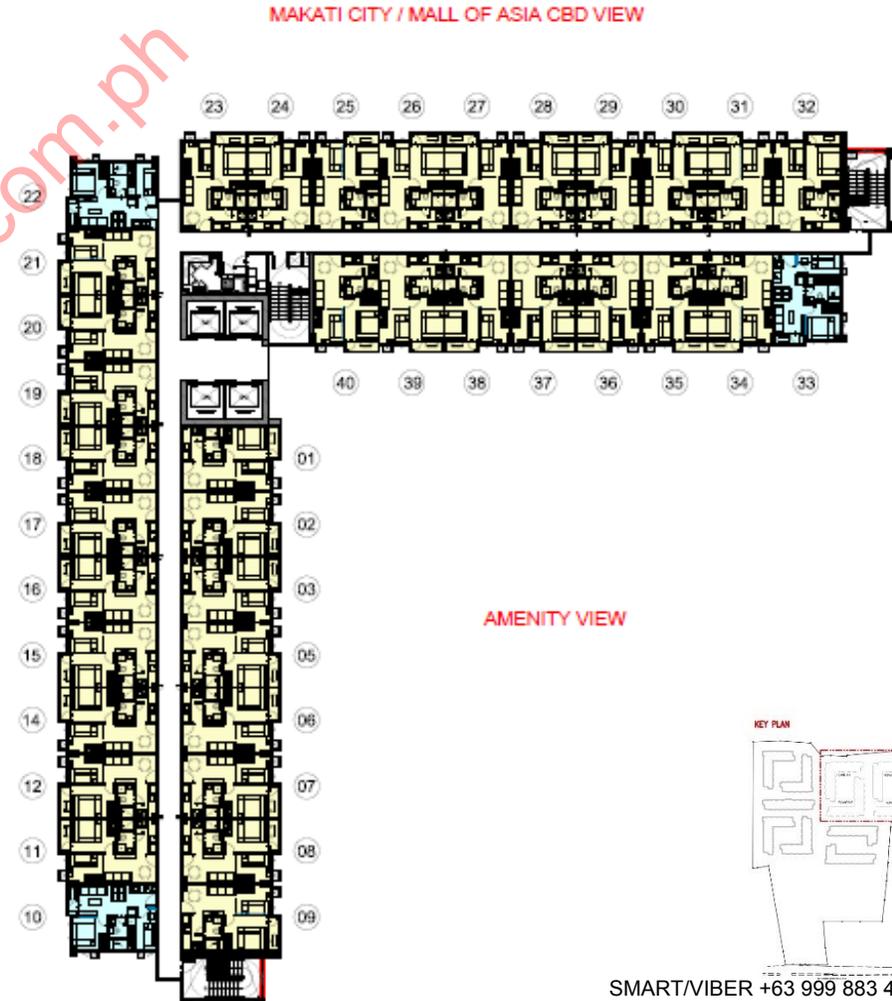
TOWER A

3RD - 15TH TYPICAL FLOOR PLAN

SCALE:

NOT TO SCALE

AMENITY VIEW



# TYPICAL FLOOR PLAN TOWER C

UNIT TYPE	NO. OF UNITS	AVE. UNIT AREA (sqm)
2 - Bedroom End Unit	7	30.51
2 - Bedroom End Unit w/ Balcony	43	31.96
2 - Bedroom Unit	1	31.15
2 - Bedroom Unit w/ Balcony	497	32.51
<b>Grand Total</b>	<b>548</b>	

LEGENDS:

2-BEDROOM UNIT W/ BALCONY

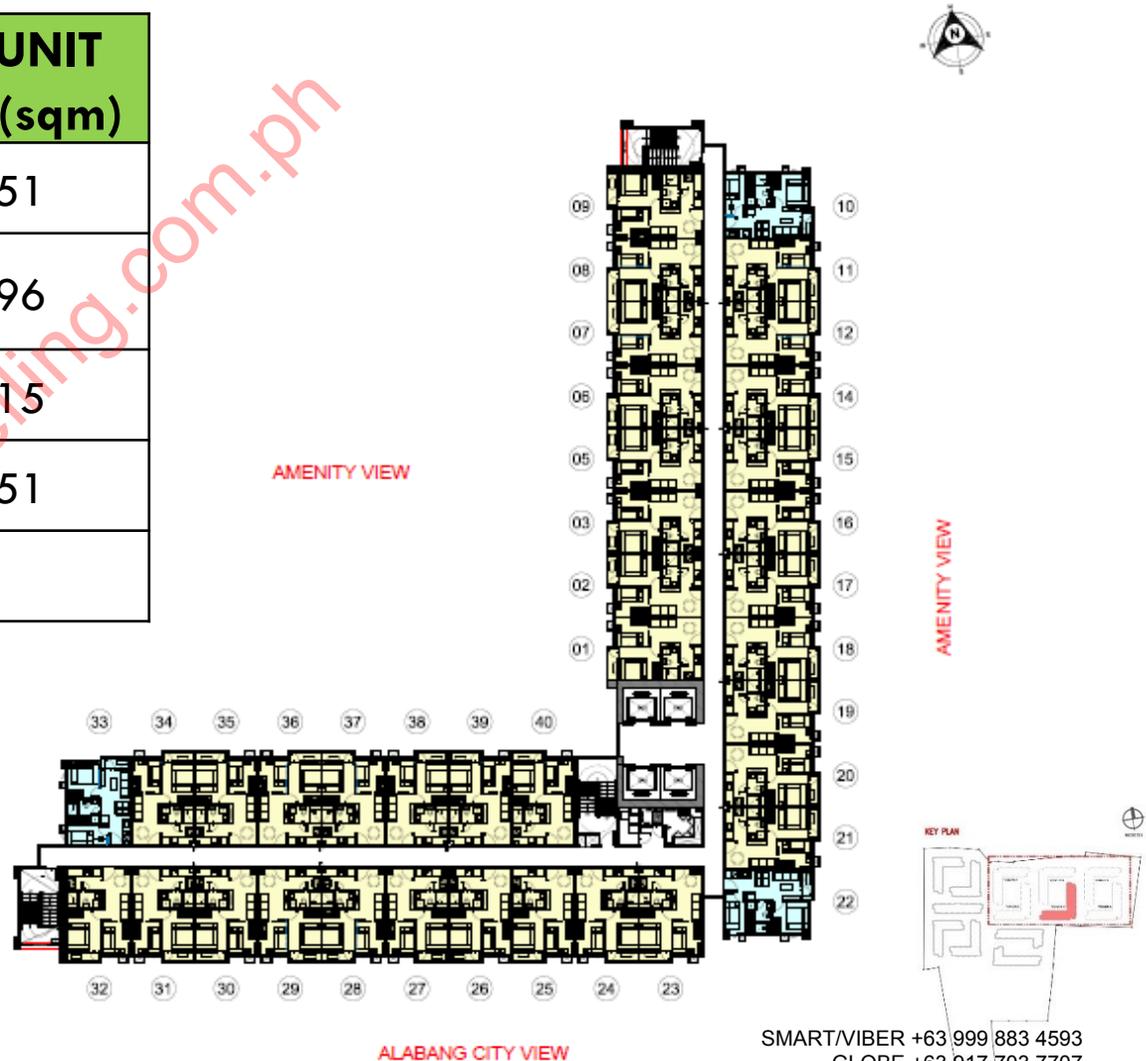
- 2 BEDROOM UNIT W/ BALCONY
- 2 BEDROOM END UNIT W/ BALCONY

TOWER A

3RD - 15TH TYPICAL FLOOR PLAN

SCALE

NOT TO SCALE



AMENITY VIEW

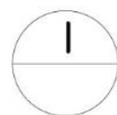
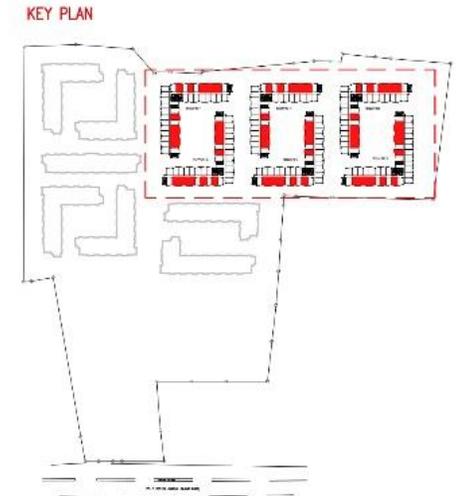
AMENITY VIEW

ALABANG CITY VIEW

# TYPICAL UNIT



2-BEDROOM UNIT W/ BALCONY		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m <sup>2</sup> )	Square Feet (ft <sup>2</sup> )
Dining/Living Area	8.52	91.71
Kitchen	4.25	45.75
Bedroom 1	8.04	86.54
Bedroom 2	6.00	64.58
Toilet & Bath	3.70	39.83
Balcony	2.00	21.53
<b>TOTAL</b>	<b>±32.51</b>	<b>±349.94</b>



**2-BEDROOM UNIT W/ BALCONY**

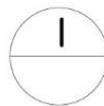
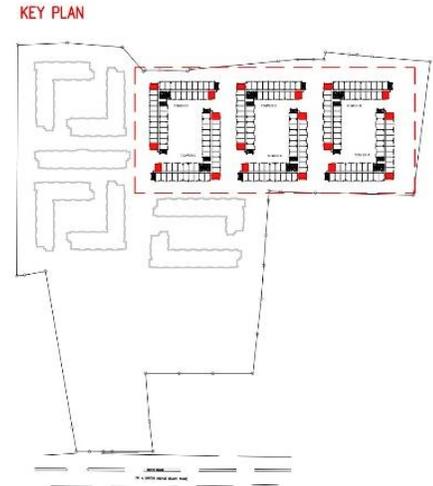
SCALE:

NOT TO SCALE

# TYPICAL UNIT



2-BEDROOM END UNIT W/ BALCONY		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m <sup>2</sup> )	Square Feet (ft <sup>2</sup> )
Dining/Living Area	8.03	86.43
Kitchen	4.11	44.24
Bedroom 1	7.20	77.50
Bedroom 2	6.36	68.46
Toilet & Bath	4.42	47.58
Balcony	1.84	19.81
<b>TOTAL</b>	<b>±31.96</b>	<b>±344.02</b>



## 2-BEDROOM END UNIT W/ BALCONY

SCALE:

NOT TO SCALE

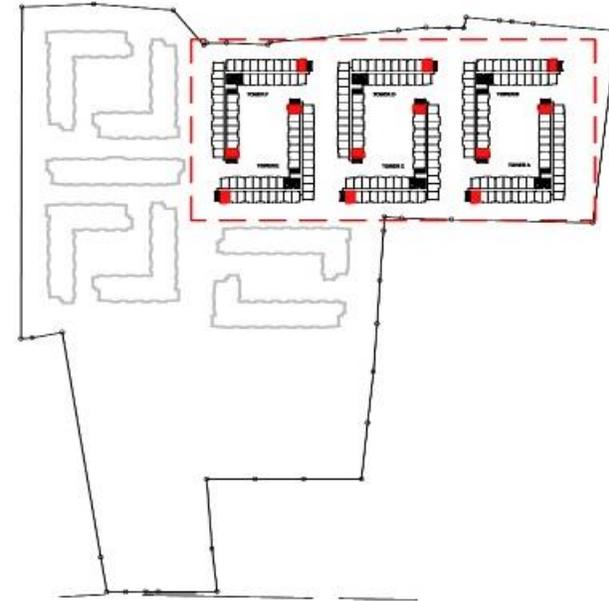
# TYPICAL UNIT



2-BEDROOM UNIT W/ BALCONY		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m <sup>2</sup> )	Square Feet (ft <sup>2</sup> )
Dining/Living Area	8.63	92.89
Kitchen	4.63	49.84
Bedroom 1	8.68	93.43
Bedroom 2	6.01	64.69
Toilet & Bath	3.99	42.95
Balcony	2.16	23.25
<b>TOTAL</b>	<b>±34.10</b>	<b>±367.05</b>

1 2-BEDROOM UNIT W/ BALCONY  
SCALE: NOT TO SCALE

KEY PLAN



# UNIT DELIVERABLES

ITEM	FINISH
Wall Finishes	Painted Cement Finish
Floor Finishes	Floor Tiles
Bedroom Partition	Dry Wall Partitions
Doors	Main and Bedroom Door – Laminated Wood Door Toilet and Bath – Laminated Wood Door
Toilet and Bath	Wall – Combination of Ceramic Tiles and Painted Wall Finish Floor – Ceramic Tiles Ceiling – Painted Finish Fixtures – Water Closet, Lavatory, Shower Set, Soap and Tissue Holder
Kitchen	Base Cabinets with Kitchen Sink
Balcony (if applicable)	Floor – Ceramic Tiles Railing – Painted Metal Railing

# PAYMENT SCHEMES

Tower	SCHEME	PARTICULARS	DISCOUNT ON TLP	ESTIMATED MONTHLY DP
Tower A & B	Spread Down Payment	15% in 45 months / 85% balance thru Cash or Bank	-	Starting at P15,300
Tower C	Spread Down Payment	15% in 50 months / 85% balance thru Cash or Bank	-	Starting at P14,000

# REASONS TO INVEST

**b**

One of the **B**iggest SMDC's residential development in the South.

**L**

Location of the property is accessible to all modes of transportation.  
Location! Location! Location!

**O**

**O**wnership. Being proud of owning a home is one of the many reasons why people invest in real estate.

**O**

**O**pportunistic and valuable investment.

**M**

**M**ultitude of recreational amenities, Bloom Residences offers an active lifestyle for the entire family all year round.