

**SMDCC**

**SMDC**

[PreSelling.com.ph](http://PreSelling.com.ph)

*Calin* 

**R E S I D E N C E S**

**SANTA ROSA CITY, LAGUNA**



# YOUR VERY OWN EDEN

We at SMDC welcome you to your very own Eden.

Your new home is a bastion of tranquility amid the busy and highly progressive city of Santa Rosa, Laguna. A suburban garden community conveniently located right across WalterMart Santa Rosa that is complete with our trademark resort-inspired amenities, hotel-like lobbies, open parks, and play spaces, strong Wi-Fi access, transport-oriented development, and integrated commercial spaces.

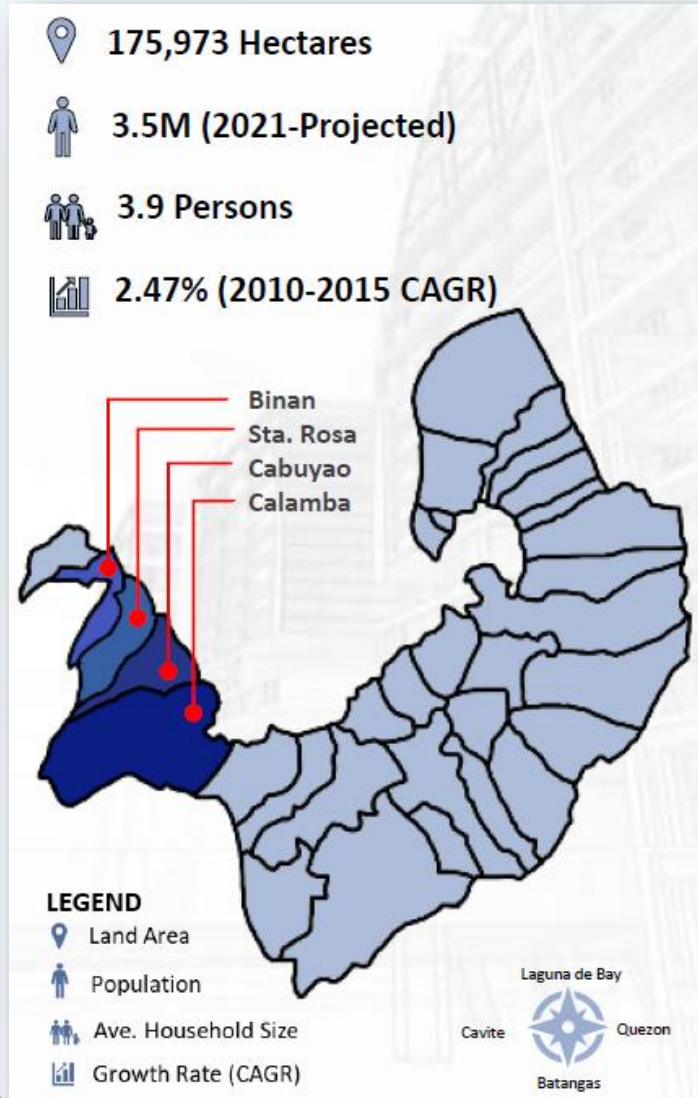
Enjoy the peace and quiet of living in a professionally managed community with your safety and security in mind and relish the calm and soothing atmosphere all around that will make you feel like you're living in paradise.

*Sit back, relax and embrace the serenity of your own home by the garden at Calm Residences.*





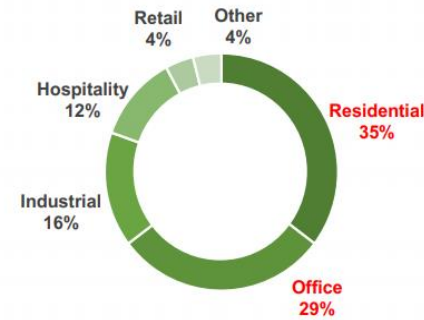
# PROVINCE OF LAGUNA



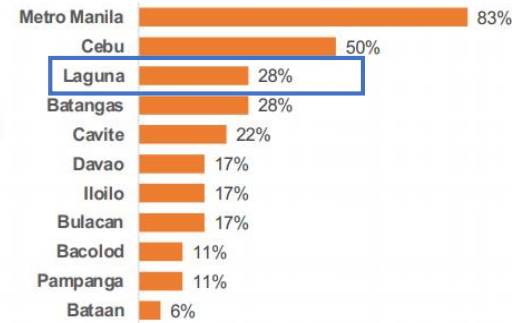
**Residential and Office:** Major property types such as residential and office continue to become the primary options for investors.



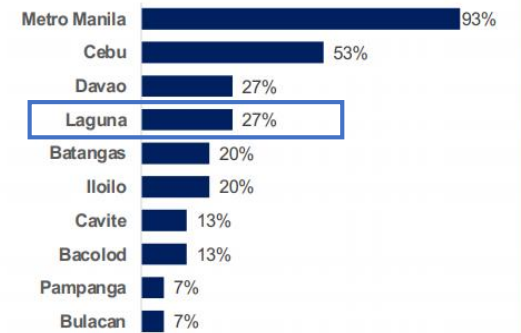
**Preferred Property Investment**



**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*



**R E S I D E N C E S**

**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.*



*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, 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.*

### **CALMING SUBURBAN GARDEN COMMUNITY**

Lush gardens and open spaces that will provide relaxing environment and contributes to a healthy lifestyle that enhances productivity and creativity.

Ample linear parks that allow breathable and greenery views between buildings that provides natural light flow through units.

Complete amenities for physical and recreational activities that promote camaraderie and healthy lifestyle to all residents.

Resort-styled swimming pools surrounded by greeneries for a refreshing family bonding activities

Safe and secure environment

### **IDEAL HOMES FOR WORKING FAMILIES**

Serene environment that provides utmost relaxation after busy days of work.

Strategically positioned along the enterprise belt of Sta Rosa, Laguna that upholds more quality family time.

Near schools, malls and theme parks for immediate family needs and entertainment.

Child-friendly community that feature ample open play area for kids to enjoy.

Complete resort-styled amenities and recreational facilities for family bonding activities.

Safe and secure community for kids and adults.

### **SUSTAINABLE MASTER-PLANNED DEVELOPMENT**

Well-connected, well-planned, walkable and eco-friendly development.

Walking distance to a mall, theme park and business parks in Sta Rosa for a more convenient lifestyle.

Complete development that will feature an integrated commercial area that will provide the immediate needs of the residents and will reduce carbon footprint.

Bike-friendly community

SMDC's continues community development programs that promotes a sense of community and camaraderie in the neighborhood.

Thorough flood, traffic, geo-resistivity and soil study to ensure a safe, earthquake resistant and flood-free development.

Safe and secured community that will be managed by a professional property management team.

### **A LUCRATIVE INVESTMENT**

Minimal capital investment thru affordable and flexible payment terms that will provide maximum returns thru rental and property value appreciation.

Complete and connected residential communities will always command high real estate value

Exceptional upkeep and management of the community will ensure that the investment will last a lifetime, and will appreciate over time

A home investment for leasing that will cater to the local upgraders, working professionals and expats from the highly industrialized city of Sta. Rosa

Can be used as serviced-apartment for expats and local staycationers.

Convenient and hassle-free leasing services

# 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, 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, 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 Bacoor
- SM Calamba
- Savemore Tagaytay
- SM City Manila
- SM San Lazaro
- SM Cubao
- SM Marikina
- SM Masinag
- SM Taytay
- SM Aura
- SM Lipa
- SM batangas
- SM San mateo
- SM Southmall
- SM Tanza
- SM Bicutan
- SM BF
- SM Sucat
- Lucban
- Pala-pala

## 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





## 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







## GRAND GATEWAY ARTIST'S PERSPECTIVE





## GRAND ROTUNDA ARTIST'S PERSPECTIVE





**SERENITY GARDEN ARTIST'S PERSPECTIVE**





## LINEAR PARK ARTIST'S PERSPECTIVE





**CENTRAL GARDEN ARTIST'S PERSPECTIVE**

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## WELLNESS GARDEN ARTIST'S PERSPECTIVE





## 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





## SWIMMING POOL ARTIST'S PERSPECTIVE

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## PAVILION ARTIST'S PERSPECTIVE





**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 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



**SMDC**

*Calm*



**R E S I D E N C E S**

**SANTA ROSA CITY, LAGUNA**

**TECHNICAL DETAILS**



# SITE DEVELOPMENT PLAN

## City of Santa Rosa, Laguna





# 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
Ave. Number of Units Per Building	Ave. of 173 units (46 units per floor)
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:	October 2024 – Buildings A - H April 2026 – Buildings I - Q



# PROJECT OVERVIEW



<b>LAUNCH DETAILS</b> Batch 1 – October 14, 2021	
Launch Date	October 2021
Buildings	Buildings D, E, F, G & H (5 Bldgs)
Total No. Of Units	918 units
Building D	184 units
Building E	183 units
Building F	184 units
Building G	183 units
Building H	184 units
Unit Mix	
Studio	6 units
Studio End	35 units
One Bedroom	877 units



# PROJECT OVERVIEW



## LAUNCH DETAILS

### Batch 2 – October 21, 2021

Launch Date	○ October 2021
Buildings	Buildings I, L & M (3 Bldgs)
Total No. Of Units	456 units
Building I	152 units
Building L	152 units
Building M	152 units
Unit Mix	
Studio	6 units
Studio End	21 units
One Bedroom	429 units

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# PROJECT OVERVIEW



## LAUNCH DETAILS

### Batch 3 – March 18, 2022

Launch Date	o March 2022
Buildings	Buildings A & B
Total No. Of Units	305 units
Building I	138 units
Building J	167 units
Unit Mix	
Studio	2 units
Studio End	13 units
One Bedroom	290 units



# PROJECT OVERVIEW



## LAUNCH DETAILS Total Launched

Launch Date (First)	October 2021
Buildings	Buildings D, E, F, G, H, I, L, M, A & B
Total No. Of Units	1,679 units
Building D	184 units
Building E	183 units
Building F	184 units
Building G	183 units
Building H	184 units
Building I	152 units
Building L	152 units
Building M	152 units
Building I	138 units
Building J	167 units
Unit Mix	
Studio	14 units
Studio End	69 units
One Bedroom	1,596 units



# 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*



# BUILDING CHART – BUILDING A



FLOOR	NO. OF UNITS
Ground Floor	12 units
2 <sup>nd</sup> to 4 <sup>th</sup> Floor	42 units per floor
<b>Total</b>	<b>138 units</b>

UNIT TYPE	UNIT AREA	NO. OF UNITS
One Bedroom	24.41 – 26.93 sqm	130 units
Studio End	23.51 sqm	6 units
Studio	17.63 – 18.21 sqm	2 units



# BUILDING CHART – BUILDING B



FLOOR	NO. OF UNITS
Ground Floor	41 units
2 <sup>nd</sup> to 4 <sup>th</sup> Floor	42 units per floor
<b>Total</b>	<b>167 units</b>

UNIT TYPE	UNIT AREA	NO. OF UNITS
One Bedroom	24.41 – 24.99 sqm	160 units
Studio End	23.51 sqm	7 units



# BUILDING CHART – BUILDING D



FLOOR	NO. OF UNITS
Ground Floor	46 units
2 <sup>nd</sup> to 4 <sup>th</sup> Floor	46 units per floor
<b>Total</b>	<b>184 units</b>

UNIT TYPE	UNIT AREA	NO. OF UNITS
One Bedroom	24.41 – 24.99 sqm	175 units
Studio End	23.51 sqm	7 units
Studio	17.63 – 18.21 sqm	2 units



# BUILDING CHART – BUILDING E



FLOOR	NO. OF UNITS
Ground Floor	45 units
2 <sup>nd</sup> to 4 <sup>th</sup> Floor	46 units per floor
<b>Total</b>	<b>183 units</b>

UNIT TYPE	UNIT AREA	NO. OF UNITS
One Bedroom	24.41 – 24.99 sqm	176 units
Studio End	23.51 sqm	7 units



# BUILDING CHART – BUILDING F



FLOOR	NO. OF UNITS
Ground Floor	46 units
2 <sup>nd</sup> to 4 <sup>th</sup> Floor	46 units per floor
<b>Total</b>	<b>184 units</b>

UNIT TYPE	UNIT AREA	NO. OF UNITS
One Bedroom	24.41 – 24.99 sqm	175 units
Studio End	23.51 sqm	7 units
Studio	17.63 – 18.21 sqm	2 units



# BUILDING CHART – BUILDING G



FLOOR	NO. OF UNITS
Ground Floor	45 units
2 <sup>nd</sup> to 4 <sup>th</sup> Floor	46 units per floor
<b>Total</b>	<b>183 units</b>

UNIT TYPE	UNIT AREA	NO. OF UNITS
One Bedroom	24.41 – 24.99 sqm	176 units
Studio End	23.51 sqm	7 units



# BUILDING CHART – BUILDING H



FLOOR	NO. OF UNITS
Ground Floor	46 units
2 <sup>nd</sup> to 4 <sup>th</sup> Floor	46 units per floor
<b>Total</b>	<b>184 units</b>

UNIT TYPE	UNIT AREA	NO. OF UNITS
One Bedroom	24.41 – 24.99 sqm	175 units
Studio End	23.51 sqm	7 units
Studio	17.63 – 18.21 sqm	2 units



# BUILDING CHART – BUILDING I



FLOOR	NO. OF UNITS
Ground Floor	38 units
2 <sup>nd</sup> to 4 <sup>th</sup> Floor	38 units per floor
<b>Total</b>	<b>152 units</b>

UNIT TYPE	UNIT AREA	NO. OF UNITS
One Bedroom	24.41 – 24.99 sqm	143 units
Studio End	23.51 sqm	7 units
Studio	17.63 – 18.21 sqm	2 units



# BUILDING CHART – BUILDING L



FLOOR	NO. OF UNITS
Ground Floor	38 units
2 <sup>nd</sup> to 4 <sup>th</sup> Floor	38 units per floor
<b>Total</b>	<b>152 units</b>

UNIT TYPE	UNIT AREA	NO. OF UNITS
One Bedroom	24.41 – 24.99 sqm	143 units
Studio End	23.51 sqm	7 units
Studio	17.63 – 18.21 sqm	2 units



# BUILDING CHART – BUILDING M



FLOOR	NO. OF UNITS
Ground Floor	38 units
2 <sup>nd</sup> to 4 <sup>th</sup> Floor	38 units per floor
<b>Total</b>	<b>152 units</b>

UNIT TYPE	UNIT AREA	NO. OF UNITS
One Bedroom	24.41 – 24.99 sqm	143 units
Studio End	23.51 sqm	7 units
Studio	17.63 – 18.21 sqm	2 units



# 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



# VIEWPOINTS



Amenity View



Central Park View



Linear Park View



# BUILDING A – GROUND FLOOR PLAN

LEGENDS:

- STUDIO UNIT
- 1 BEDROOM UNIT



Linear Park View



South West View



KEY PLAN





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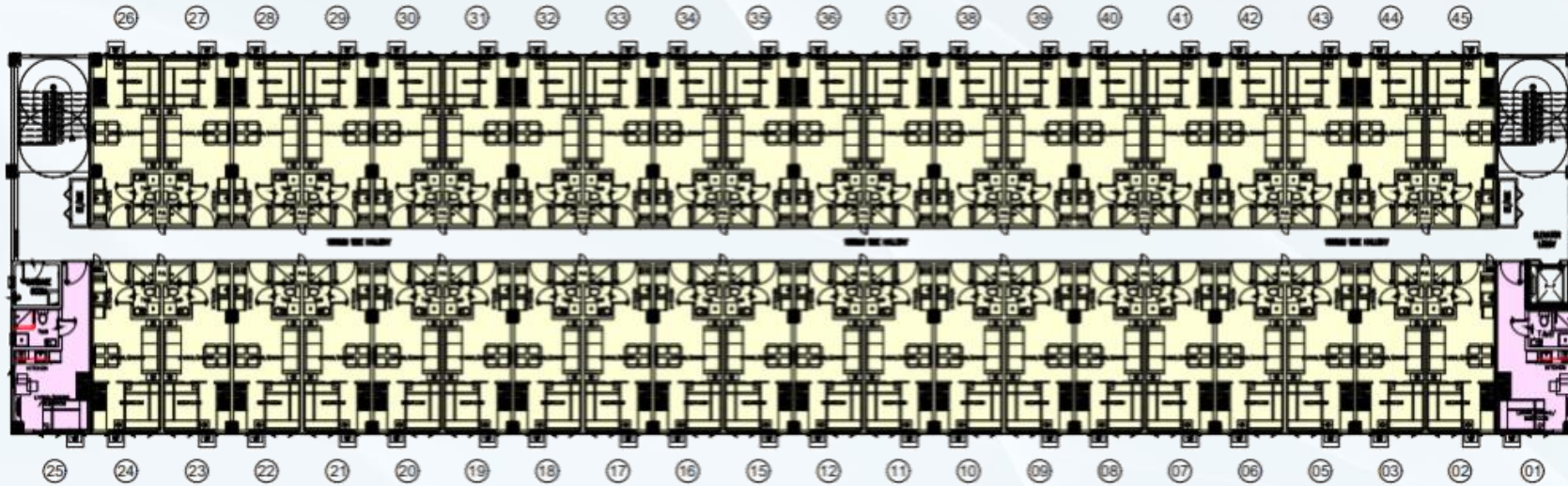
# BUILDING A – 2<sup>ND</sup> TO 4<sup>TH</sup> FLOOR PLAN

LEGENDS:

-  STUDIO END UNIT
-  1 BEDROOM UNIT



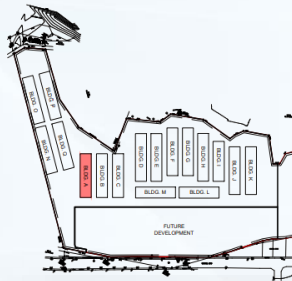
## Linear Park View



Residential View  
18 - 25

South West View  
01 - 17

### KEY PLAN



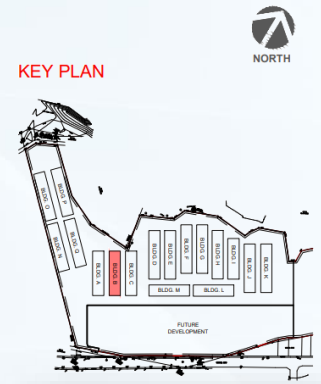
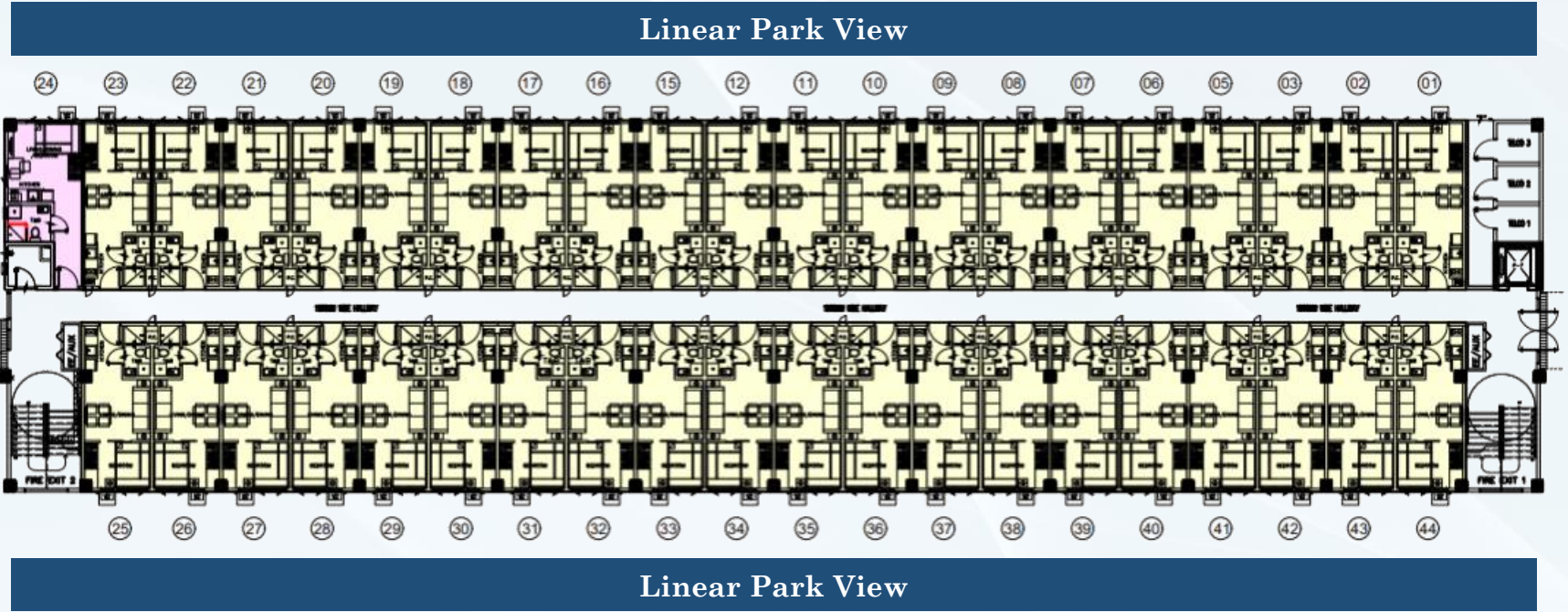


# BUILDING B – GROUND FLOOR PLAN

- LEGENDS:
- STUDIO END UNIT
  - 1 BEDROOM UNIT



Amenity View



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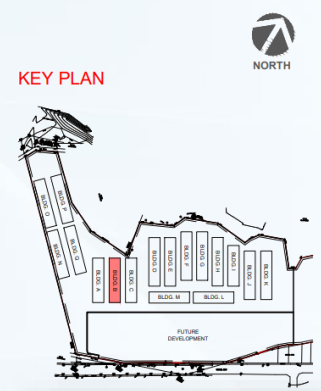
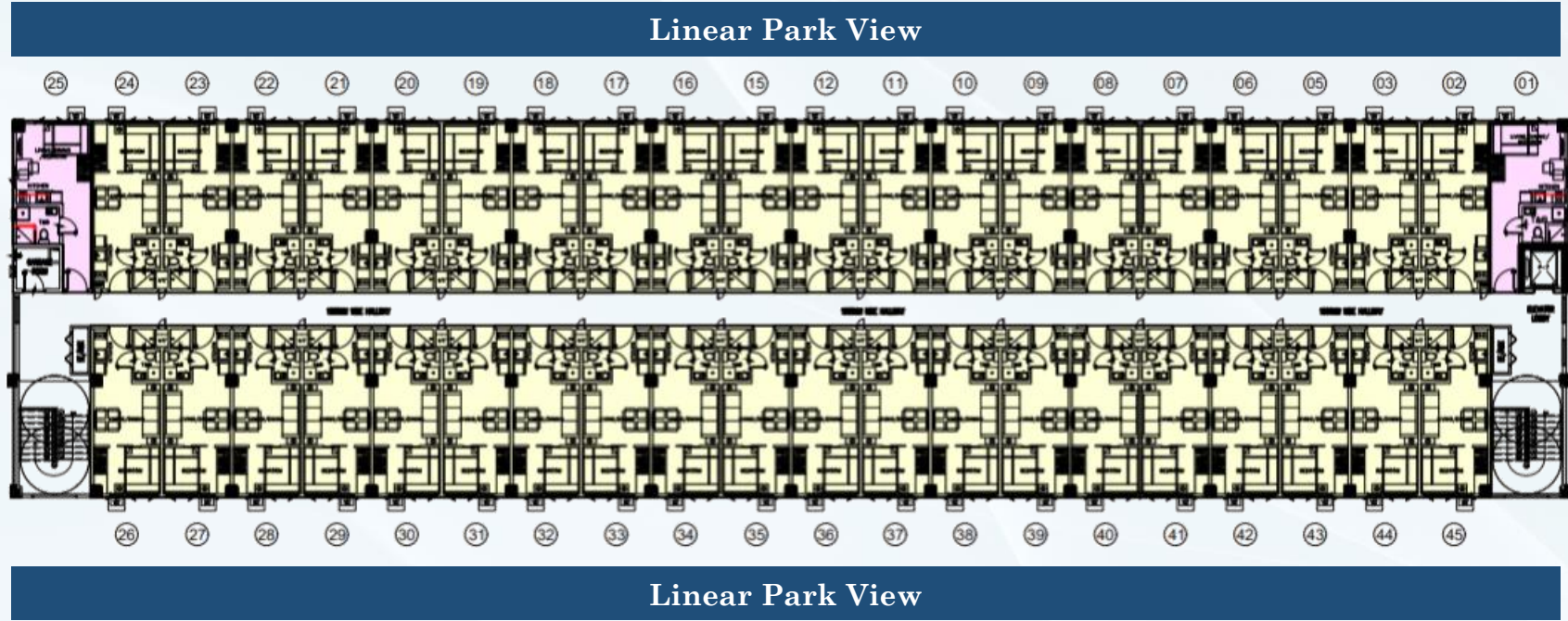


# BUILDING B – 2<sup>ND</sup> TO 4<sup>TH</sup> FLOOR PLAN

- LEGENDS:
- STUDIO END UNIT
  - 1 BEDROOM UNIT



Amenity View



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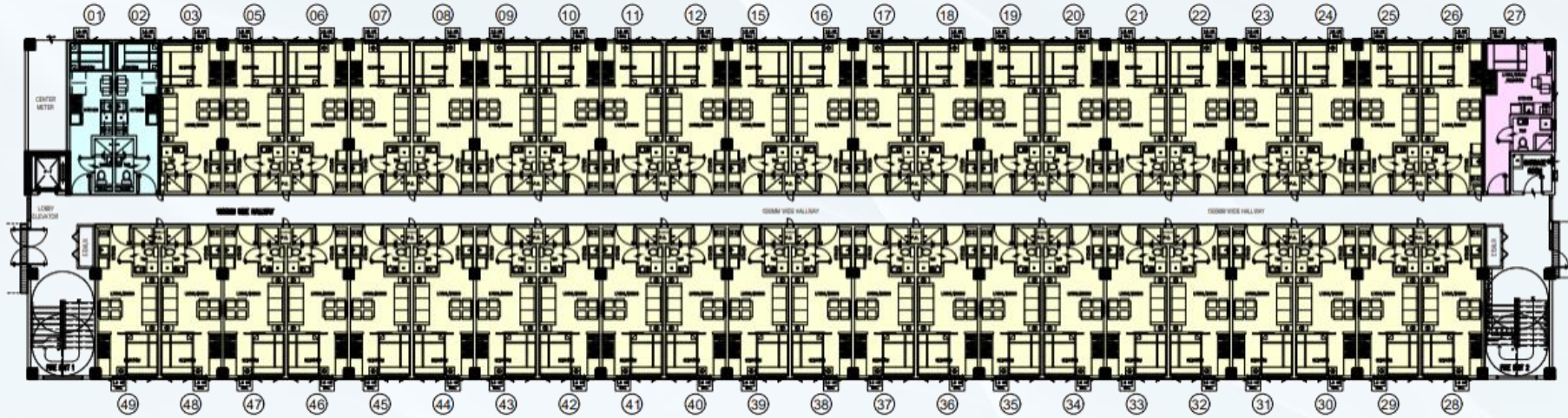
# BUILDING D – GROUND FLOOR PLAN

LEGENDS:

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT

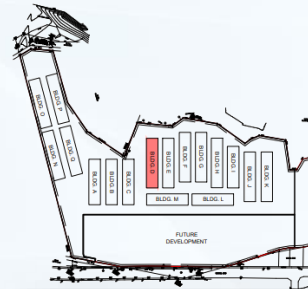


Linear Park View



Residential View



KEY PLAN





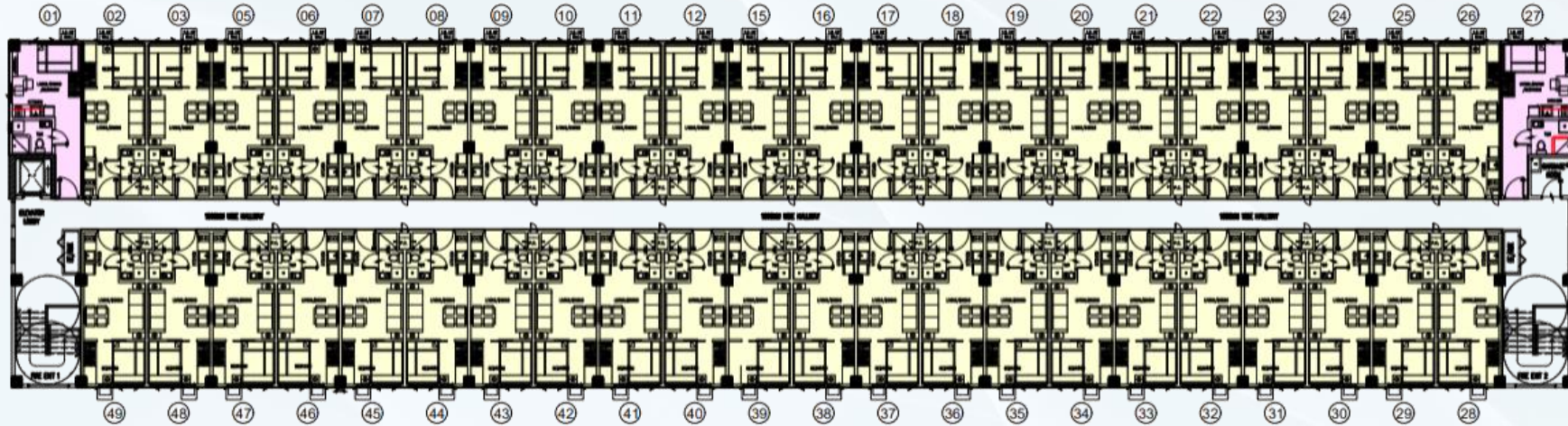
# BUILDING D – 2<sup>ND</sup> TO 4<sup>TH</sup> FLOOR PLAN

LEGENDS:

-  STUDIO END UNIT
-  1 BEDROOM UNIT

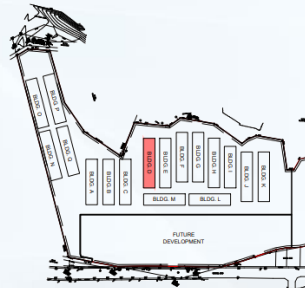


## Linear Park View



## Residential View

### KEY PLAN





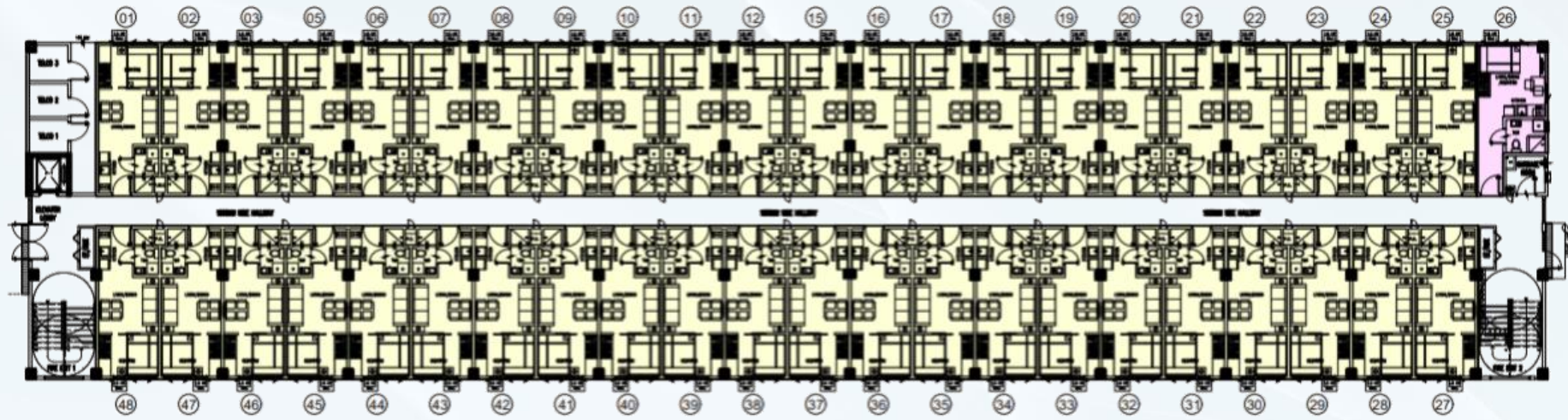
# BUILDING E - GROUND FLOOR PLAN

- 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



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

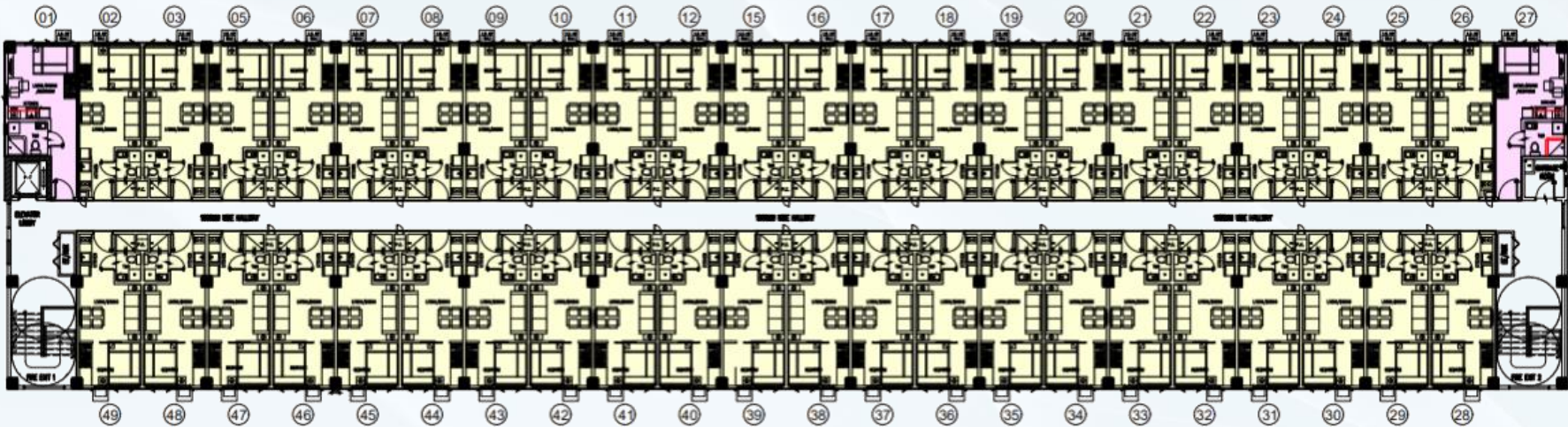
LEGENDS:

- STUDIO END UNIT
- 1 BEDROOM UNIT



**Linear Park View**  
01 - 24

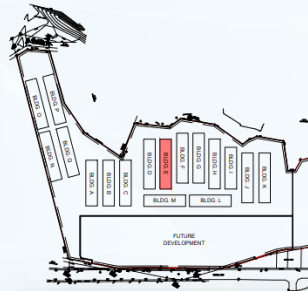
**Central Park View**  
25 - 27



**Linear Park View**

**Central Park View**

KEY PLAN



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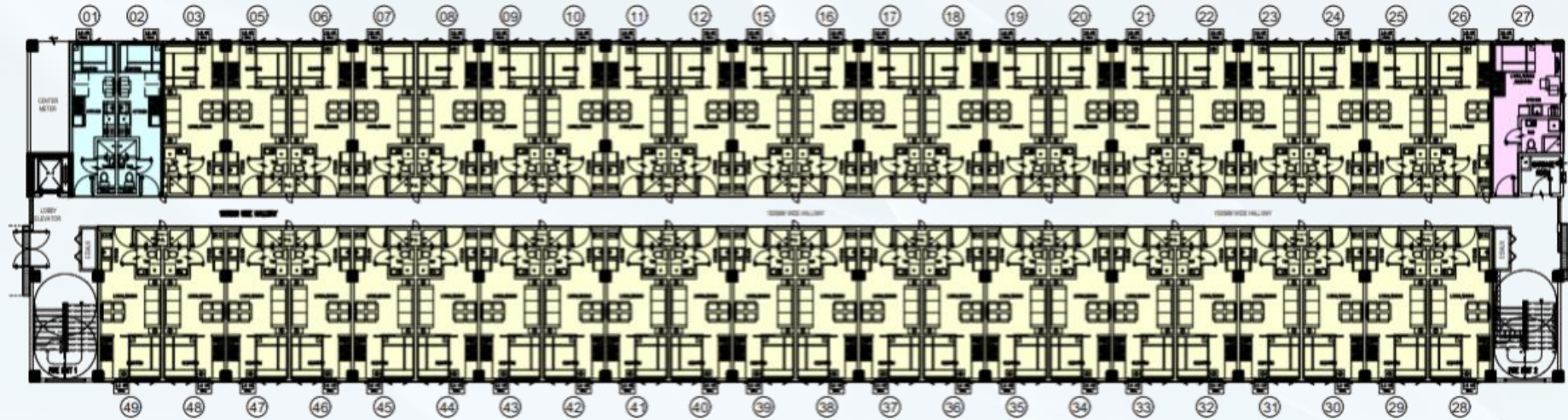
# BUILDING F – GROUND FLOOR PLAN

LEGENDS:

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT



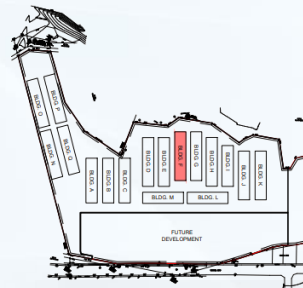
Linear Park View



Linear Park View

Central Park View

KEY PLAN





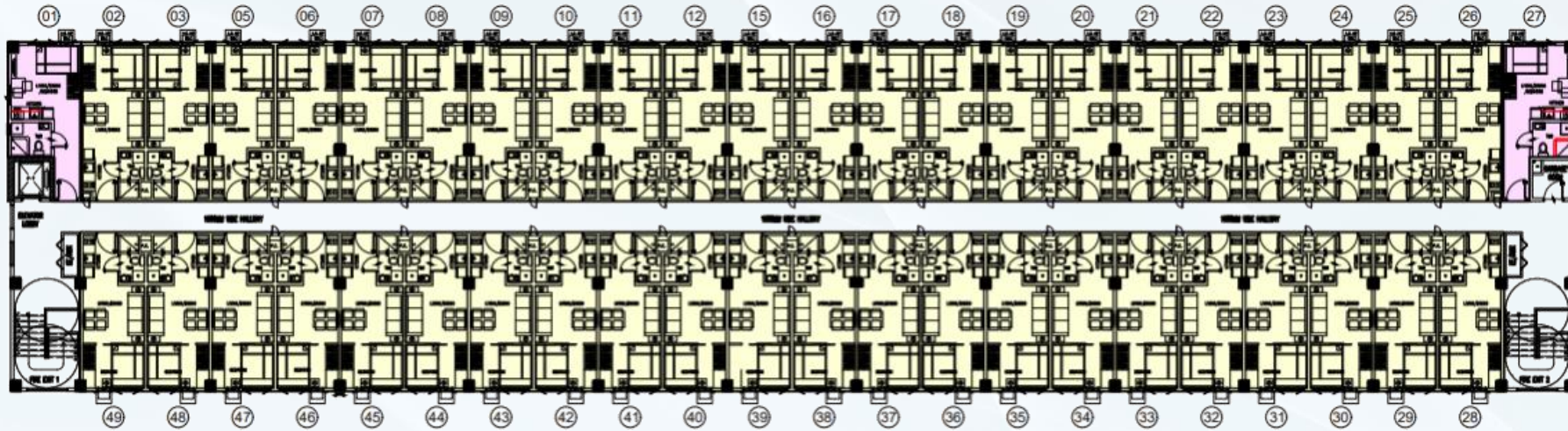
# BUILDING F – 2<sup>ND</sup> TO 4<sup>TH</sup> FLOOR PLAN

LEGENDS:

- STUDIO END UNIT
- 1 BEDROOM UNIT



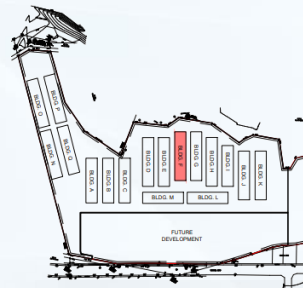
Linear Park View



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.



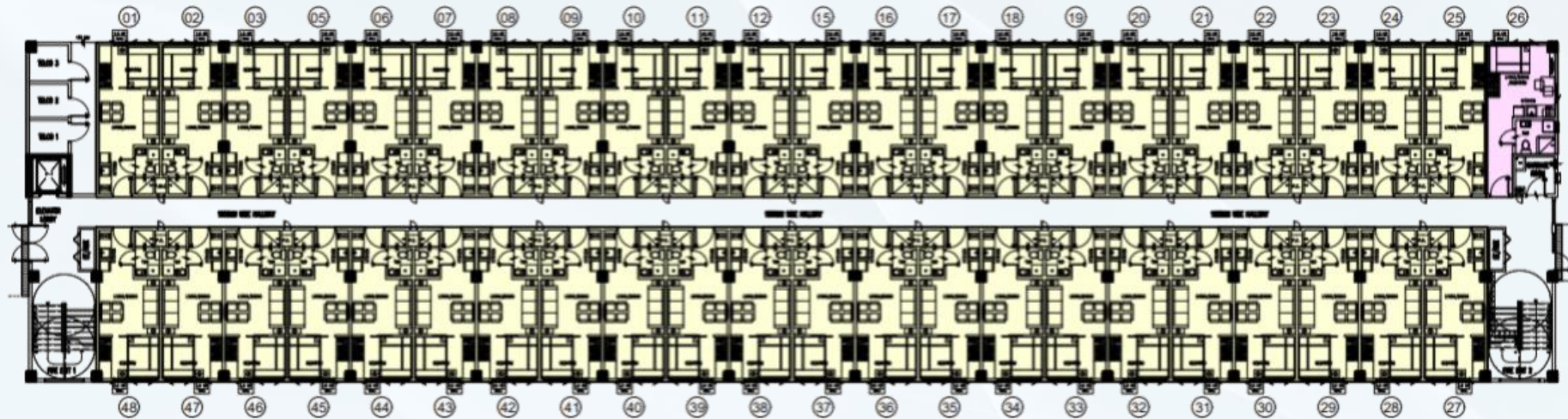
# BUILDING G – GROUND FLOOR PLAN

LEGENDS:

- STUDIO END UNIT
- 1 BEDROOM UNIT



Linear Park View

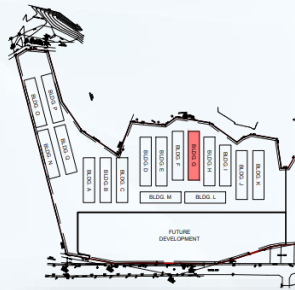


Central Park View

Linear Park View



KEY PLAN



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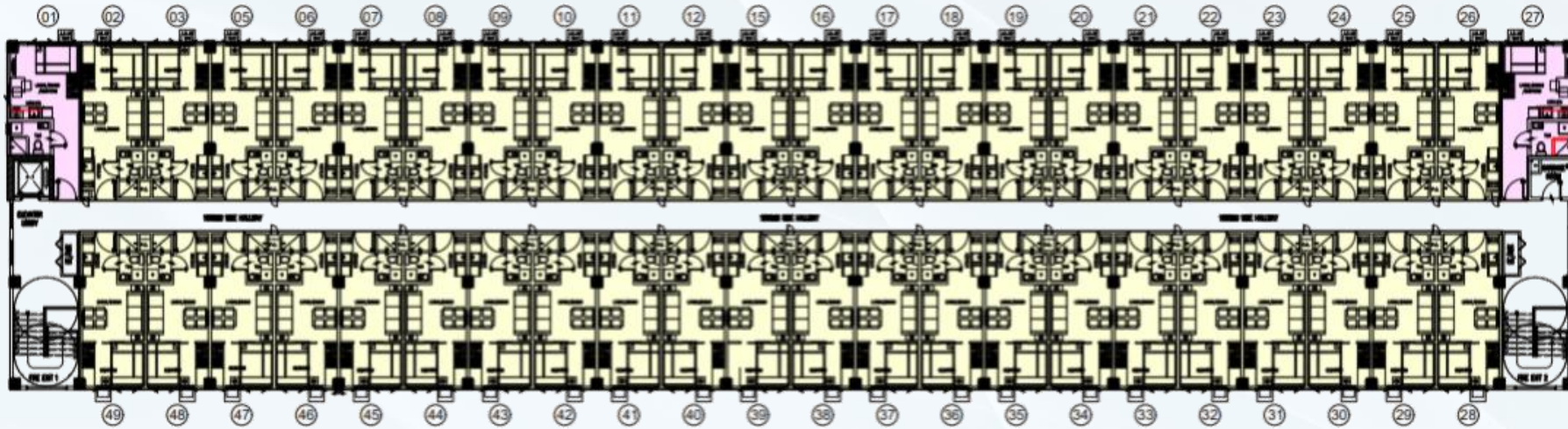
# BUILDING G – 2<sup>ND</sup> TO 4<sup>TH</sup> FLOOR PLAN

LEGENDS:

- STUDIO END UNIT
- 1 BEDROOM UNIT



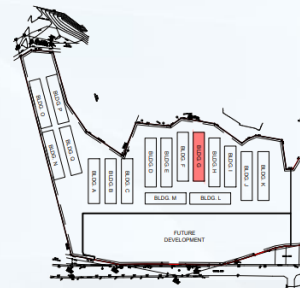
Linear Park View



Central Park View

Linear Park View

KEY PLAN



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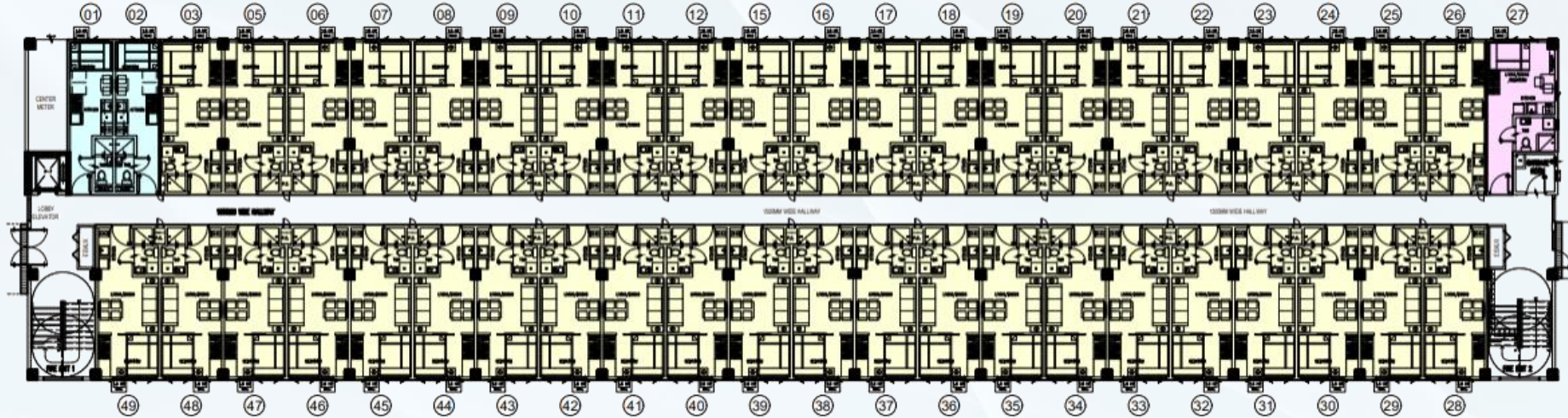
# BUILDING H – GROUND FLOOR PLAN

LEGENDS:

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT



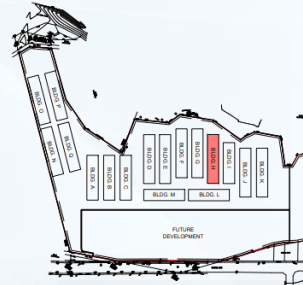
## Linear Park View



## Linear Park View 30 - 49

## Central Park View 28 - 29

KEY PLAN





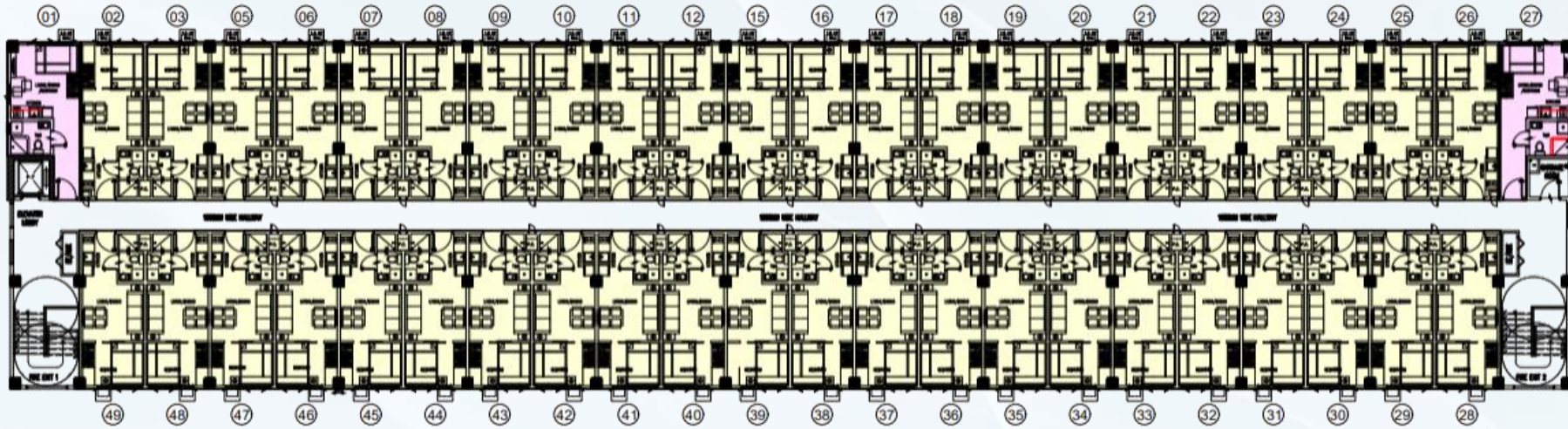
# BUILDING H – 2<sup>ND</sup> TO 4<sup>TH</sup> FLOOR PLAN

LEGENDS:

- STUDIO END UNIT
- 1 BEDROOM UNIT



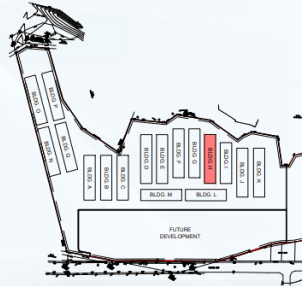
## Linear Park View



## Linear Park View 30 - 49

## Central Park View 28 - 29

### KEY PLAN





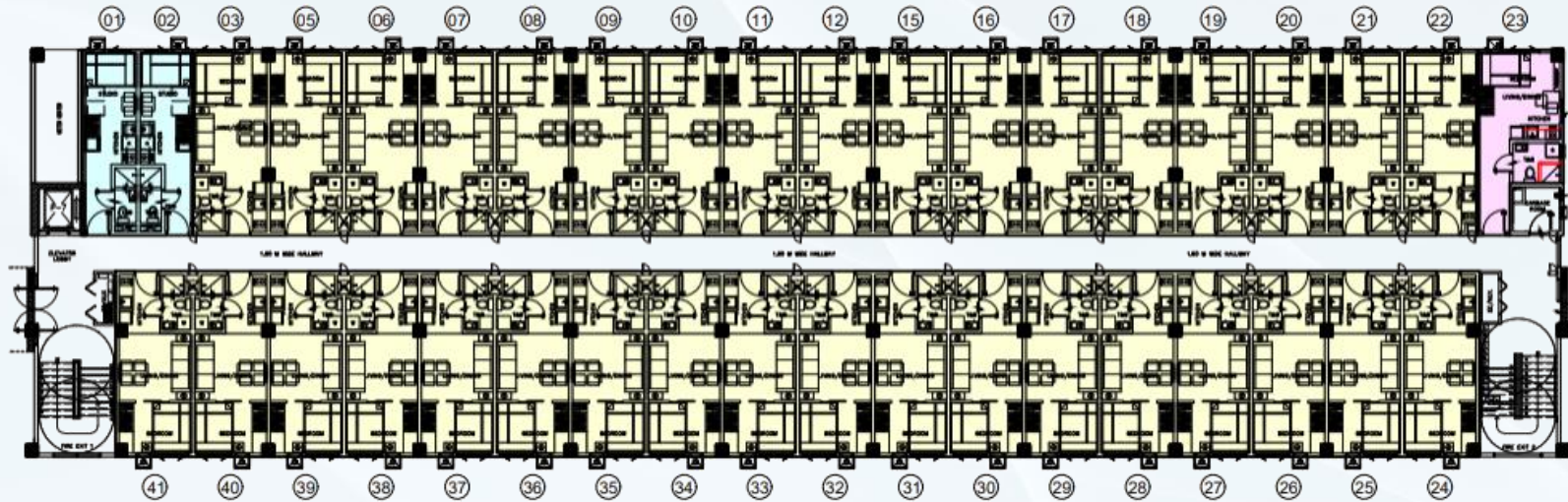
# BUILDING I – GROUND FLOOR PLAN

LEGENDS:

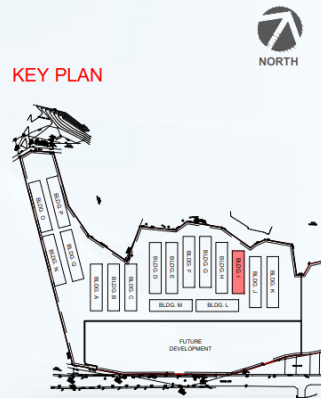
- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT



Linear Park View



Linear Park View



KEY PLAN

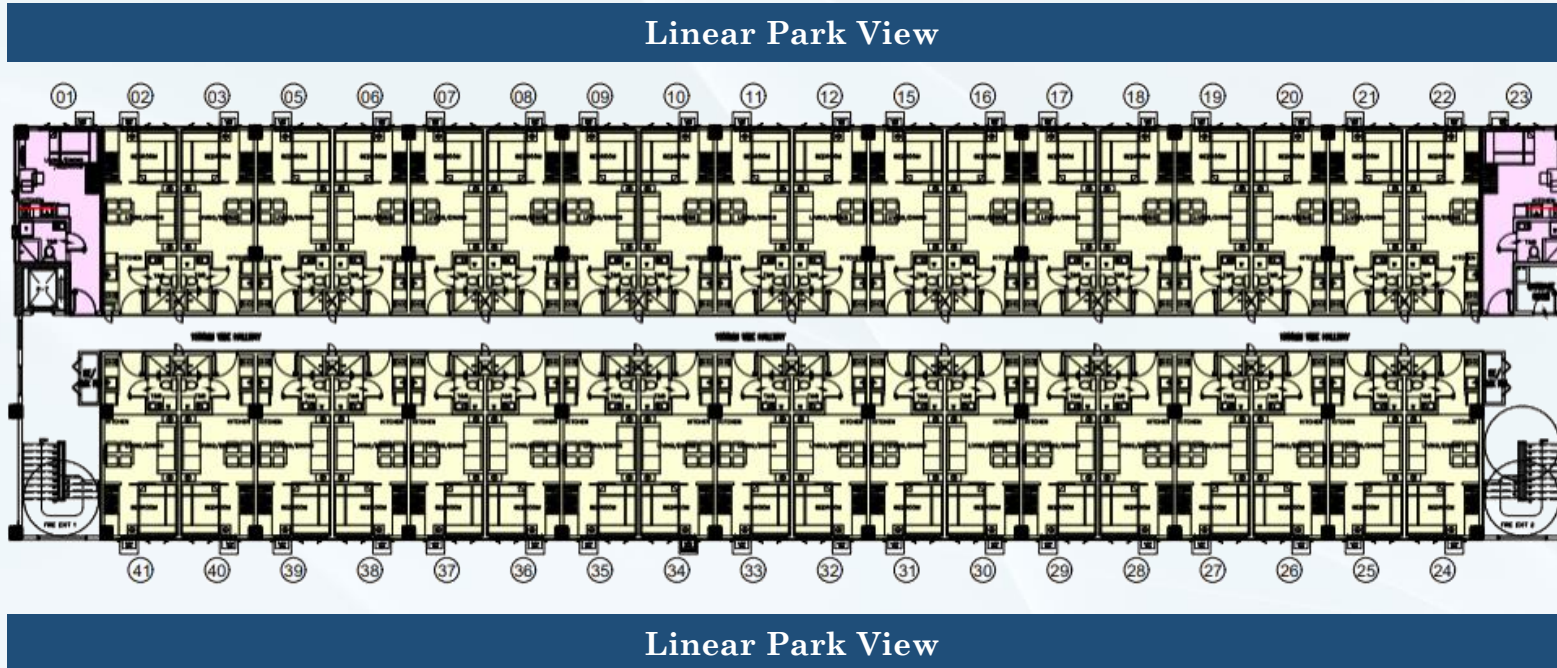




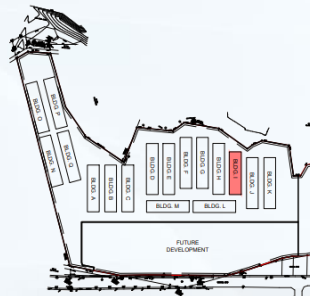
# BUILDING I – 2<sup>ND</sup> TO 4<sup>TH</sup> FLOOR PLAN

LEGENDS:

- STUDIO END UNIT
- 1 BEDROOM UNIT



KEY PLAN

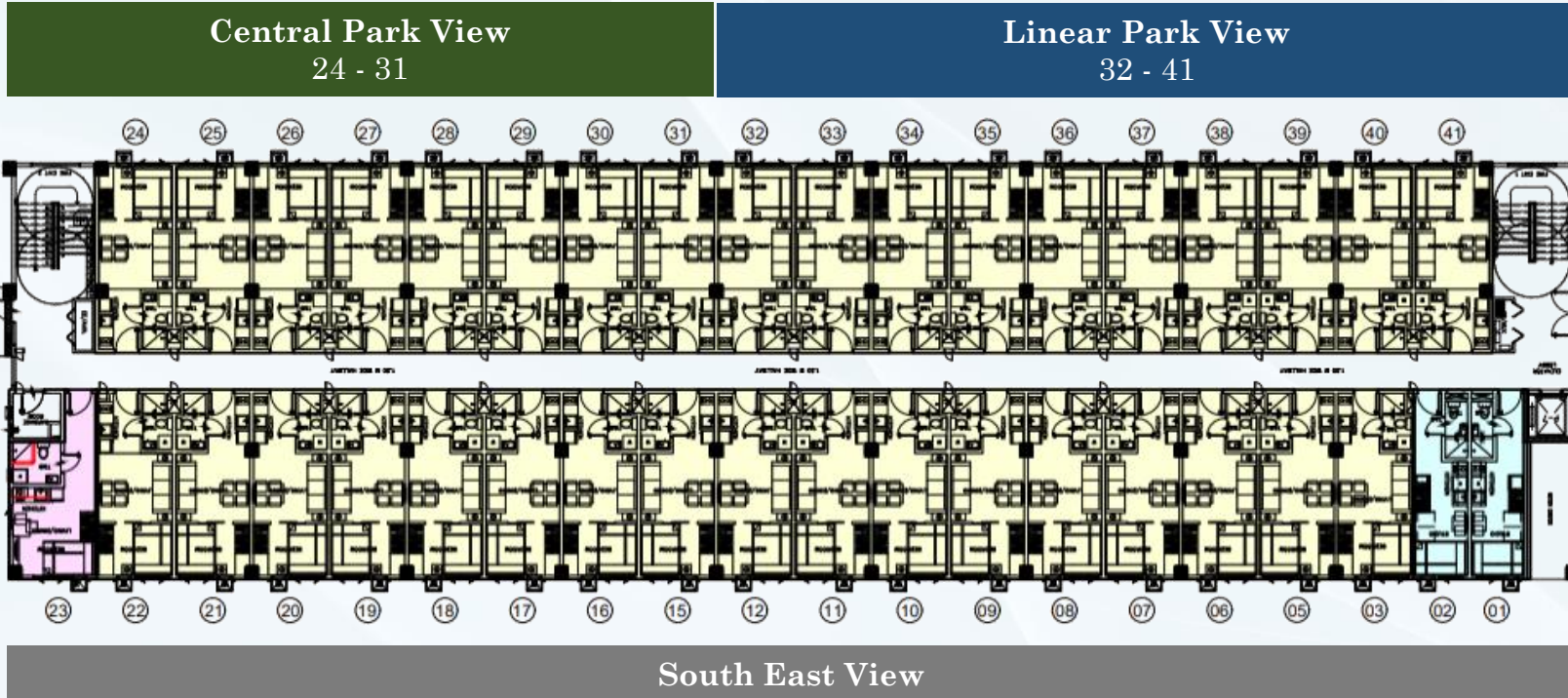




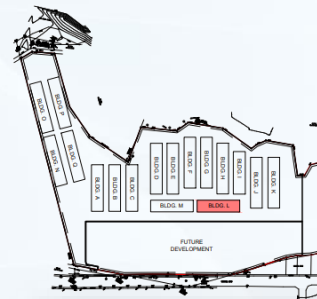
# BUILDING L - GROUND FLOOR PLAN

LEGENDS:

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT



KEY PLAN



NORTH

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

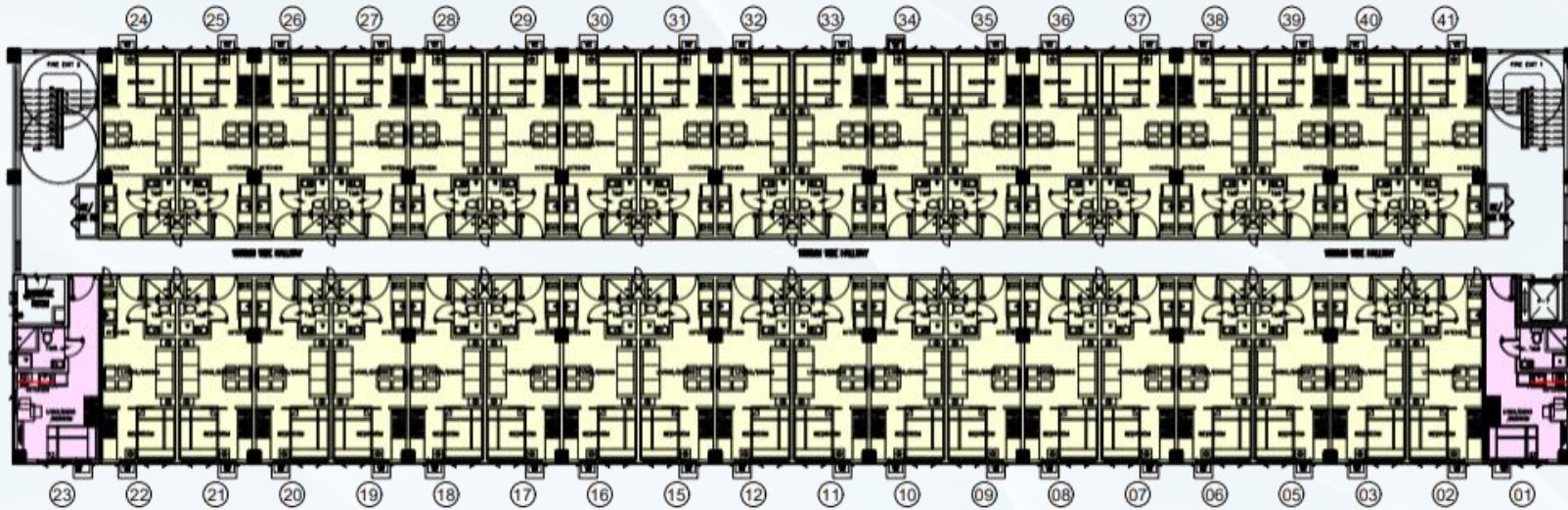
LEGENDS:

- STUDIO END UNIT
- 1 BEDROOM UNIT



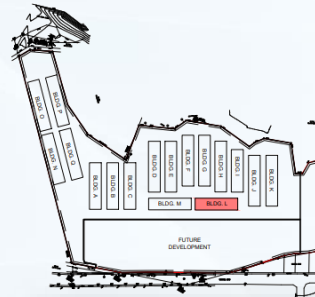
Central Park View  
24 - 31

Linear Park View  
32 - 41



South East View

KEY PLAN



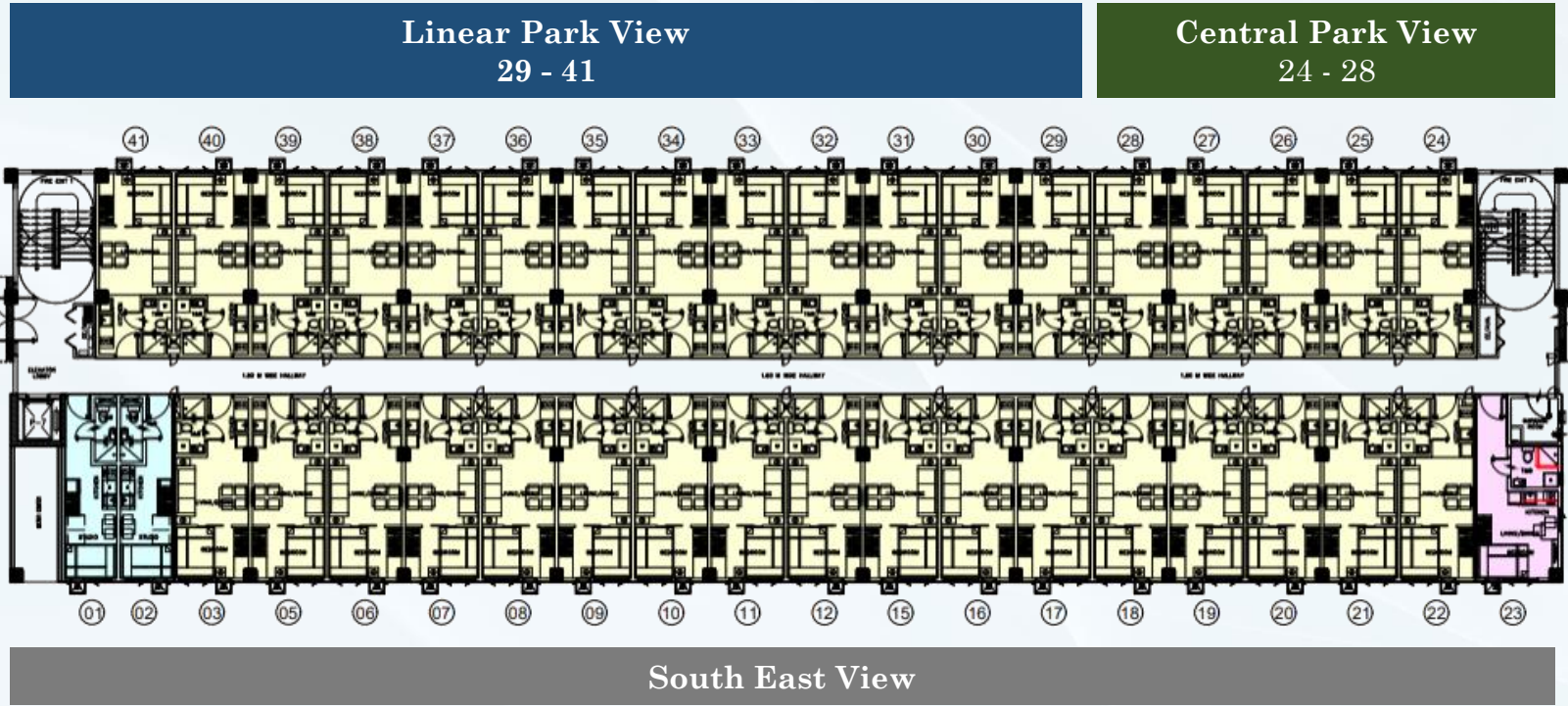
\* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.



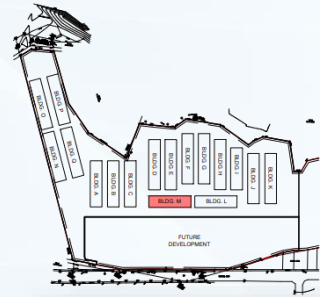
# BUILDING M – GROUND FLOOR PLAN

LEGENDS:

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT



KEY PLAN



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

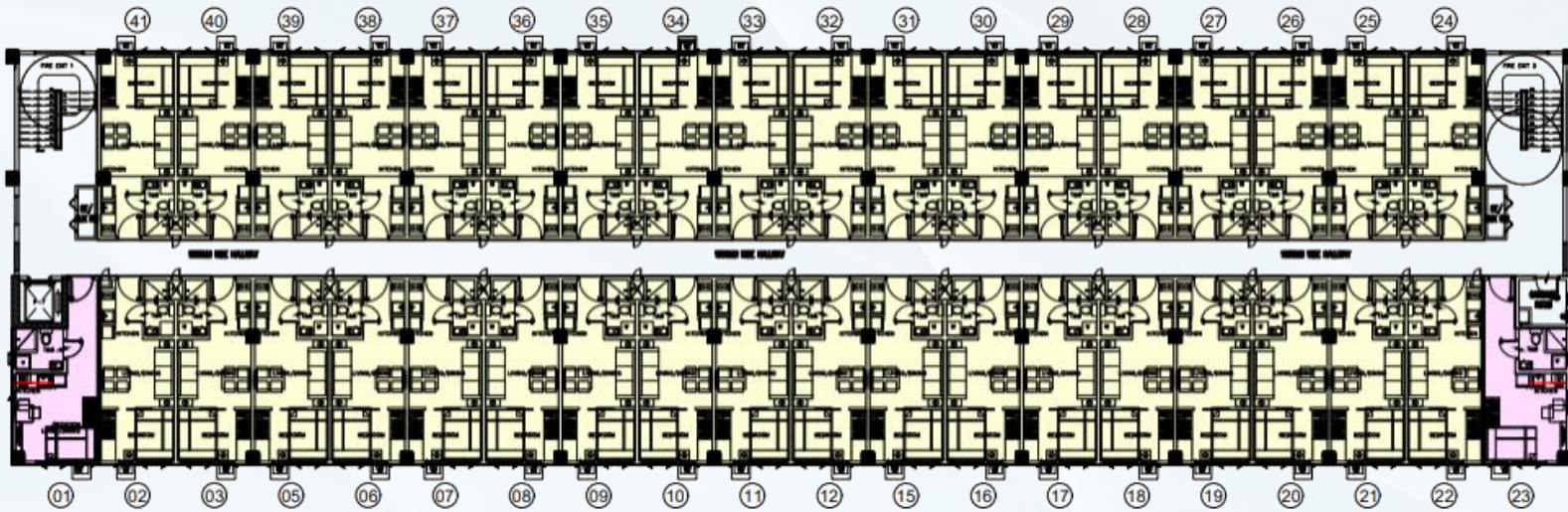
LEGENDS:

- STUDIO END UNIT
- 1 BEDROOM UNIT



**Linear Park View**  
29 - 41

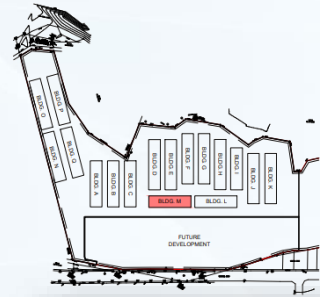
**Central Park View**  
24 - 28



**South East View**



KEY PLAN



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# UNIT LAYOUT – STUDIO



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

1 STUDIO UNIT  
 SCALE: NOT TO SCALE



# UNIT LAYOUT – STUDIO



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

1 STUDIO UNIT  
 SCALE: NOT TO SCALE



# UNIT LAYOUT – STUDIO END



## STUDIO END UNIT

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



## 1 STUDIO END UNIT

SCALE:

NOT TO SCALE



# UNIT LAYOUT - ONE BEDROOM



1 BEDROOM UNIT		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m <sup>2</sup> )	Square Feet (ft <sup>2</sup> )
Bedroom	7.40	79.65
Living/Dining Area	8.82	94.94
Toilet & Bath	3.58	38.53
Kitchen	4.61	49.62
<b>TOTAL</b>	<b>±24.41</b>	<b>±262.74</b>

1 | 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 (m <sup>2</sup> )	Square Feet (ft <sup>2</sup> )
Bedroom	7.54	81.16
Living/Dining Area	9.10	97.95
Toilet & Bath	3.58	38.53
Kitchen	4.77	51.34
<b>TOTAL</b>	<b>±24.99</b>	<b>±268.98</b>


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



# UNIT LAYOUT - ONE BEDROOM



1 BEDROOM UNIT		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m <sup>2</sup> )	Square Feet (ft <sup>2</sup> )
Bedroom	7.40	79.65
Living/Dining Area	8.82	94.94
Toilet & Bath	3.58	38.53
Kitchen	4.61	49.62
<b>TOTAL</b>	<b>±25.96</b>	<b>±262.74</b>

1 1 BEDROOM UNIT  
 SCALE: NOT TO SCALE



# UNIT LAYOUT - ONE BEDROOM



## 1 BEDROOM UNIT

ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m <sup>2</sup> )	Square Feet (ft <sup>2</sup> )
Bedroom	8.17	87.94
Living/Dining Area	9.72	104.63
Toilet & Bath	3.77	40.58
Kitchen	5.27	56.73
<b>TOTAL</b>	<b>±26.93</b>	<b>±289.88</b>

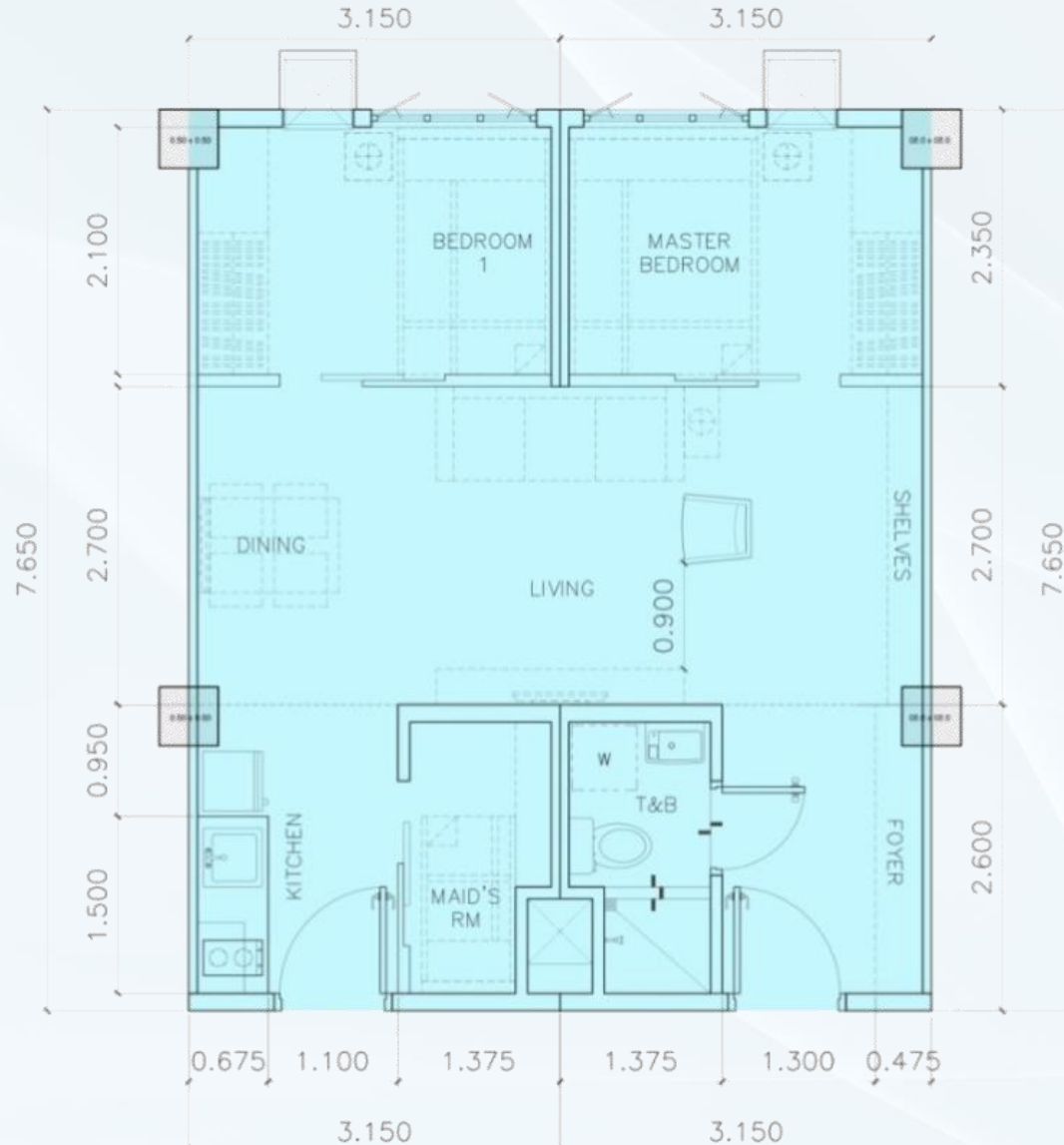
1 1 BEDROOM UNIT  
 SCALE: NOT TO SCALE



# SUGGESTED COMBINED LAYOUT

## TWO BEDROOM WITH MAID'S ROOM

***Disclaimer: Developer will deliver door opening of partition wall only. Submission of request for combined unit-layout will be subjected on the released policy.***



**COMBINED UNIT  
MRB 3 (24.10 sqm)  
UNIT AREA : 48.20 SQM.  
TOTAL AREA : 48.20 SQM.**



# 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>



# ARPIL 2022 PAYMENT TERMS



## STANDARD PAYMENT TERMS

Applicable for all residential units and parking slots

Payment Term	Particulars	Discounts
<b>Spot Cash</b>	100% Spot Cash in 30 Days	10% for residential units & 4% for parking slots
<b>Spread DP</b>	10% in 36 months / 90% Balance	None
<b>Deferred</b>	100% in 37 months	2% for residential units only

## SPECIAL PAYMENT TERMS

Applicable for all residential units

Promo Term	Particulars	Seller's Incentive
<b>Give Me 5</b>	5% in 6 months / 7% in 30 months / 88% Cash, Bank or HDMF	Double Commission  <i>Note: Double Commission to be released upon LSB</i>

**Reservation Fee – P15,000**

**Other Charges – 6.5%**



# SAMPLE COMPUTATION

Pricing

**Reservation Fee – P15,000**  
**Other Charges – 6.5%**

*In Php / Subject to change without prior notice*

	SPOT CASH	DEFERRED CASH
	100% Spot Cash in 30 Days (w/ 10% Discount)	10% in 36 months / 90% Balance
<b>TLP</b>	P3.2m	
<b>Discount</b>	P319k	-
<b>NLP</b>	P2.9m	P3.2m
<b>TAP</b>	P3.1m	P3.4m
<b>Spot</b>	P3.0m	-
<b>MA</b>	-	P9k
<b>BAL</b>	-	P2.9m



# SAMPLE COMPUTATION

Pricing



	PROMO TERM
	10% in 39 months / 90% through Cash or Bank
TLP	P3.2m
Discount	-
NLP	P3.2m
TAP	P3.4m
Spot	-
<b>MA</b>	<b>P8k</b>
BAL	P3.1m

*In Php / Subject to change without prior notice*

**Reservation Fee – P15,000**

**Other Charges – 6.5%**

# 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

*A tranquil community in the midst of the busy and highly progressive city of Sta. Rosa, Laguna.*

**IDEAL HOMES FOR  
WORKING FAMILIES**

**SUSTAINABLE  
MASTER-PLANNED  
DEVELOPMENT**

**CALMING SUBURBAN  
GARDEN COMMUNITY**

**LUCRATIVE  
INVESTMENT**



**SMDC**



**DHSUD PLS No.**

380, 381 382, 383, 384, 385, 386, 387,  
449, 450, 451, 452, 453, 454, 455, 456 &  
457

(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 H – October 2024

Buildings I to Q – April 2026