

SMDC

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RESIDENCES
CHINO ROCES, MAKATI

Location and Accessibility





Project Overview

- 3,500 sqm Lot Area
- 1 Tower Development
- 29 Physical Floors
- 1,106 Residential Units
- 277 Parking Slots
- Commercial spaces at the ground floor
- Launch Date : March 2018
- Turnover Date: Q1 2022*
With ETD application

Building Chart

8th to 31st floor

23 RESIDENTIAL FLOORS

7th floor

AMENITIES + RESI FLOOR

Ground floor

LOBBY + COMMERCIAL

Deck
31st Residential Floor
30th Residential Floor
29th Residential Floor
28th Residential Floor
27th Residential Floor
26th Residential Floor
25th Residential Floor
24th Residential Floor
23rd Residential Floor
22nd Residential Floor
21st Residential Floor
20th Residential Floor
19th Residential Floor
18th Residential Floor
17th Residential Floor
16th Residential Floor
15th Residential Floor
14th Residential Floor
12th Residential Floor
11th Residential Floor
10th Residential Floor
9th Residential Floor
8th Residential Floor

7th Floor Amenity Deck + Residential Floor
6th Floor Parking Podium
5th Floor Parking Podium
3rd Floor Parking Podium
2nd Floor Parking Podium
Ground Floor Residential Lobby + Commercial

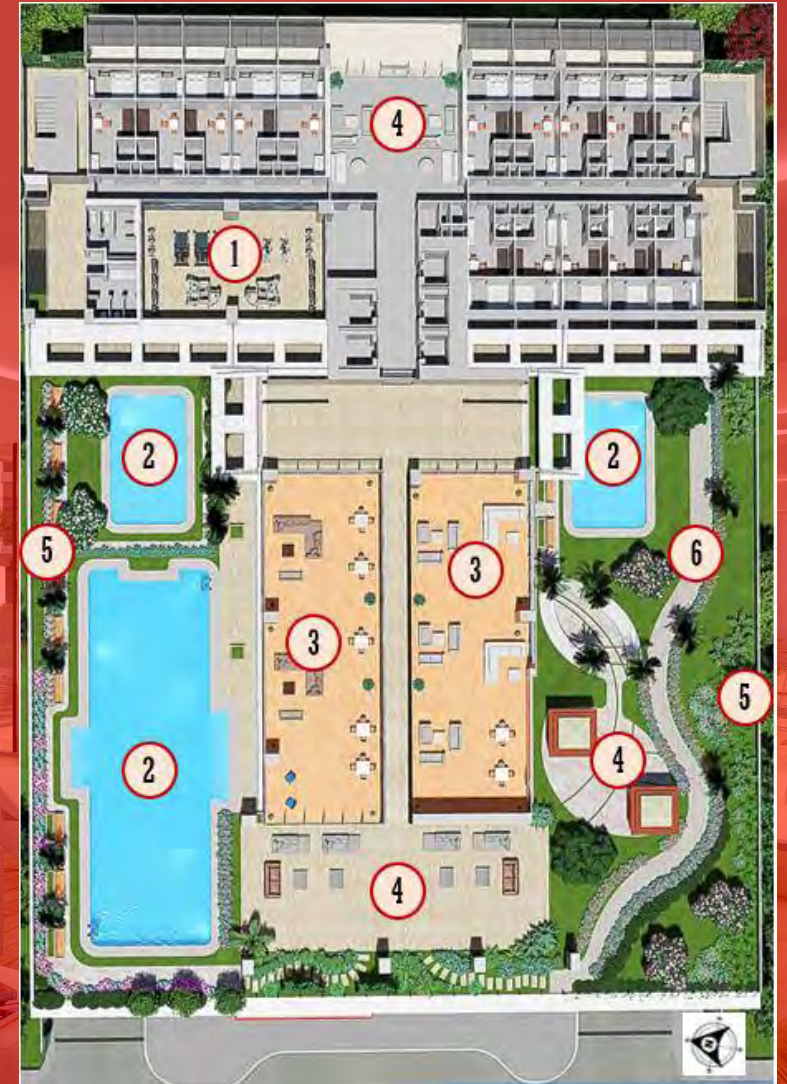
2nd to 6th floor

PARKING FLOORS

Amenity Floor

7th Floor Amenity

- 1 Gym Area
- 2 Swimming Pool
- 3 Function Room
- 4 Lounge Area
- 5 Landscape Area
- 6 Jogging Path



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Main Entrance

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Main Lobby

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Main Lobby

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Lift Lobby

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Amenity Floor

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Amenity Area

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Amenity Area

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www.Preselling.com.ph

Function Room

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Lounge Area

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Gym Area

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Building Features

- Green wall
- 5 Elevators
- 24-hour security
- Semi-addressable fire protection and alarm system
- Generator sets for common areas and selected residential outlets
- Centralized cistern tanks
- Provision for telecom and cable lines
- Intercom system
- Property Management Services by Greenmist Property Management Corporation
- Leasing Services by PrimeKey



Unit Deliverables

- Floor tiles in all areas of UNIT
- Living room, dining room and bedroom/s with painted plain cement finish on interior walls/and painted off-form finish on ceiling
- Aluminum-framed windows
- Wiring devices (breaker, switch, outlets)
- Kitchen with painted plain cement finish on interior walls and painted drop ceiling
- Kitchen countertop with overhead and base cabinets
- Toilet and bath with painted plain cement finish and tiles on walls, tiles on floor and painted drop ceiling
- Water closet, lavatory, soap holder, tissue holder, shower head and faucet in the toilet and bath
- Provision of tapping point for water heater in the shower area only
- Unit Furnishing:
 - Range hood
 - Cooktop



Dressed Up Unit, Artist's Perspective

2nd Floor Plan

- Commercial Parking
- Residential Parking
- PWD Parking





CALLE PASONG TAMO /
CHINO ROCES AVENUE

2ND FLOOR PLAN
SCALE NTS



3rd Floor Plan

-  Residential Parking
-  PWD Parking





CALLE PASONG TAMO /
CHINO ROCES AVENUE

3RD FLOOR PLAN
SCALE NTS



5th Floor Plan

-  Residential Parking
-  PWD Parking





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5TH FLOOR PLAN
SCALE NTS



6th Floor Plan

-  Residential Parking
-  PWD Parking



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CHINO ROCES AVENUE

PARKING
PWD: 1

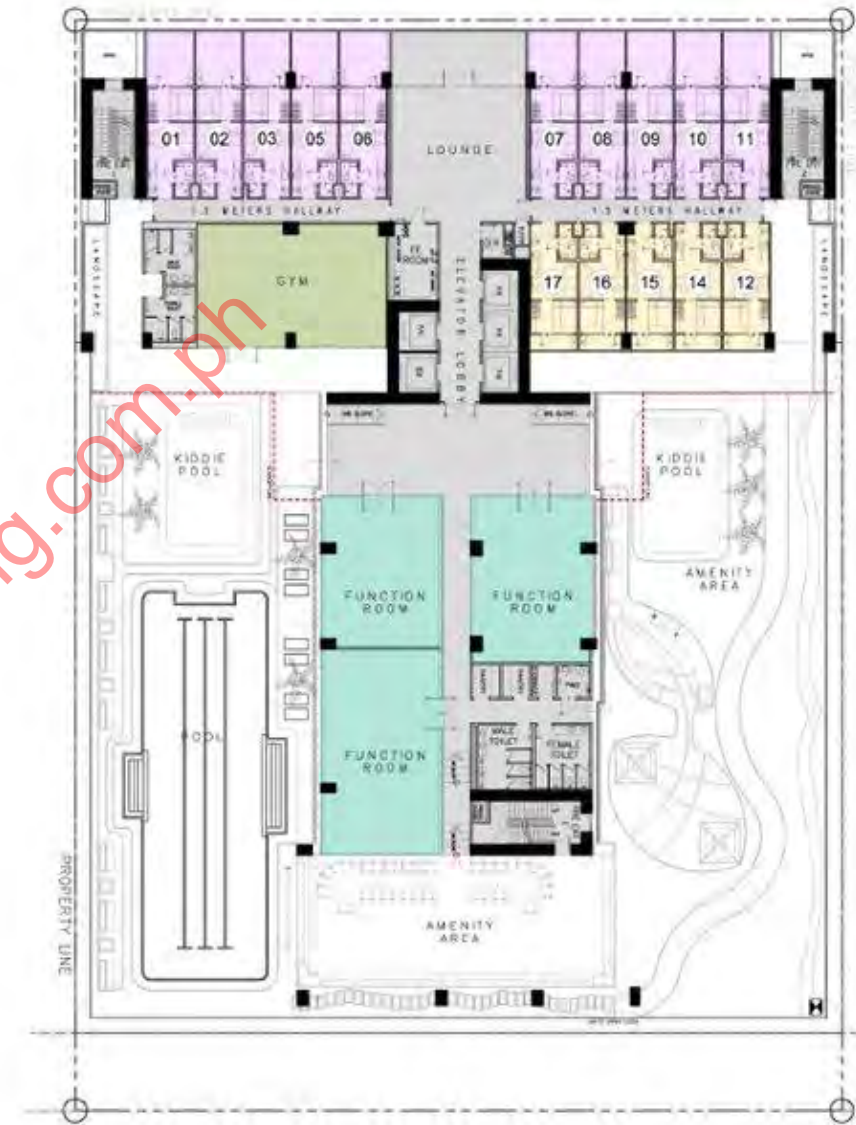
6TH FLOOR PLAN
SCALE NTS



7th Floor Plan

LEGEND:

- 1 - BEDROOM UNIT WITH BALCONY
- 1 - BEDROOM UNIT WITH BALCONY








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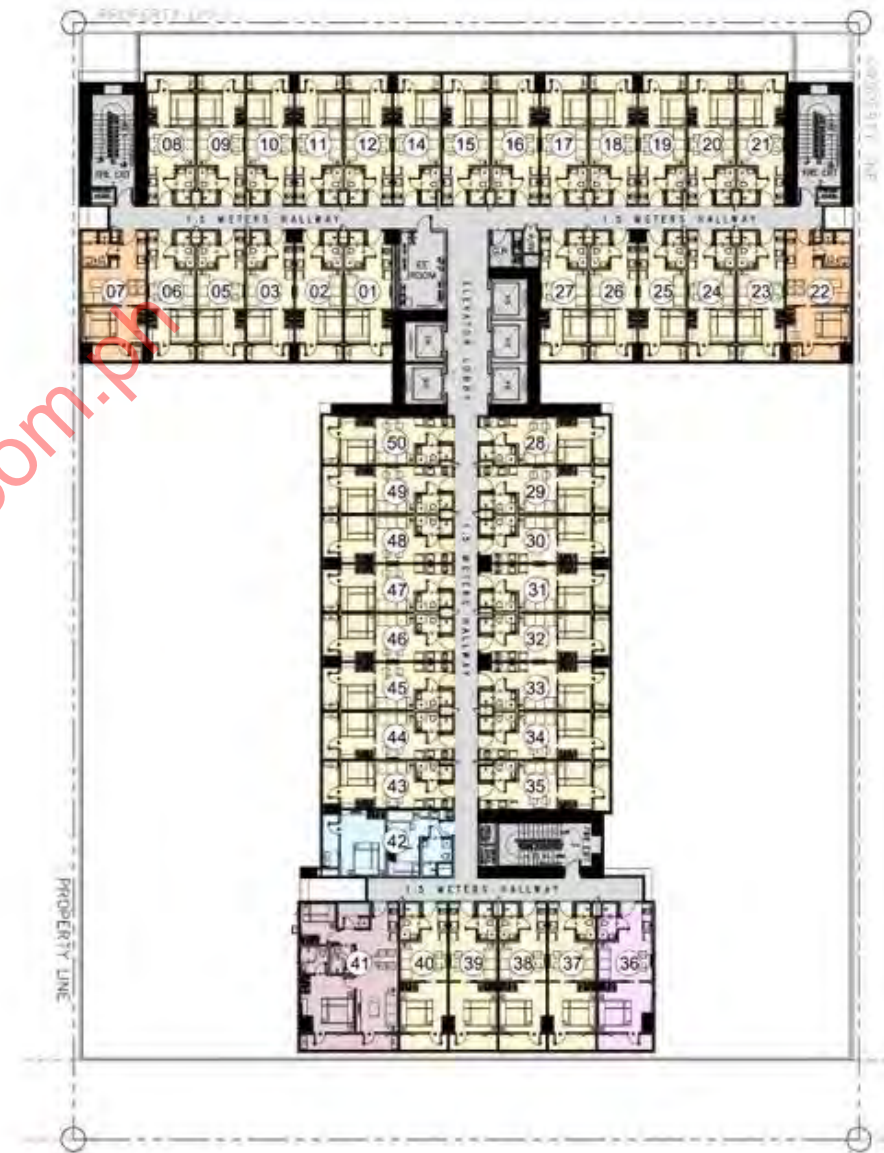
7TH FLOOR PLAN
SCALE NTS



Typical Floor Plan

LEGEND:

-  1 - BEDROOM UNIT WITH BALCONY
-  1 - BEDROOM END UNIT WITH BALCONY
-  1 - BEDROOM END UNIT WITH BALCONY
-  1 - BEDROOM UNIT W/ DEN W/ BALCONY
-  2 - BEDROOM END UNIT WITH BALCONY








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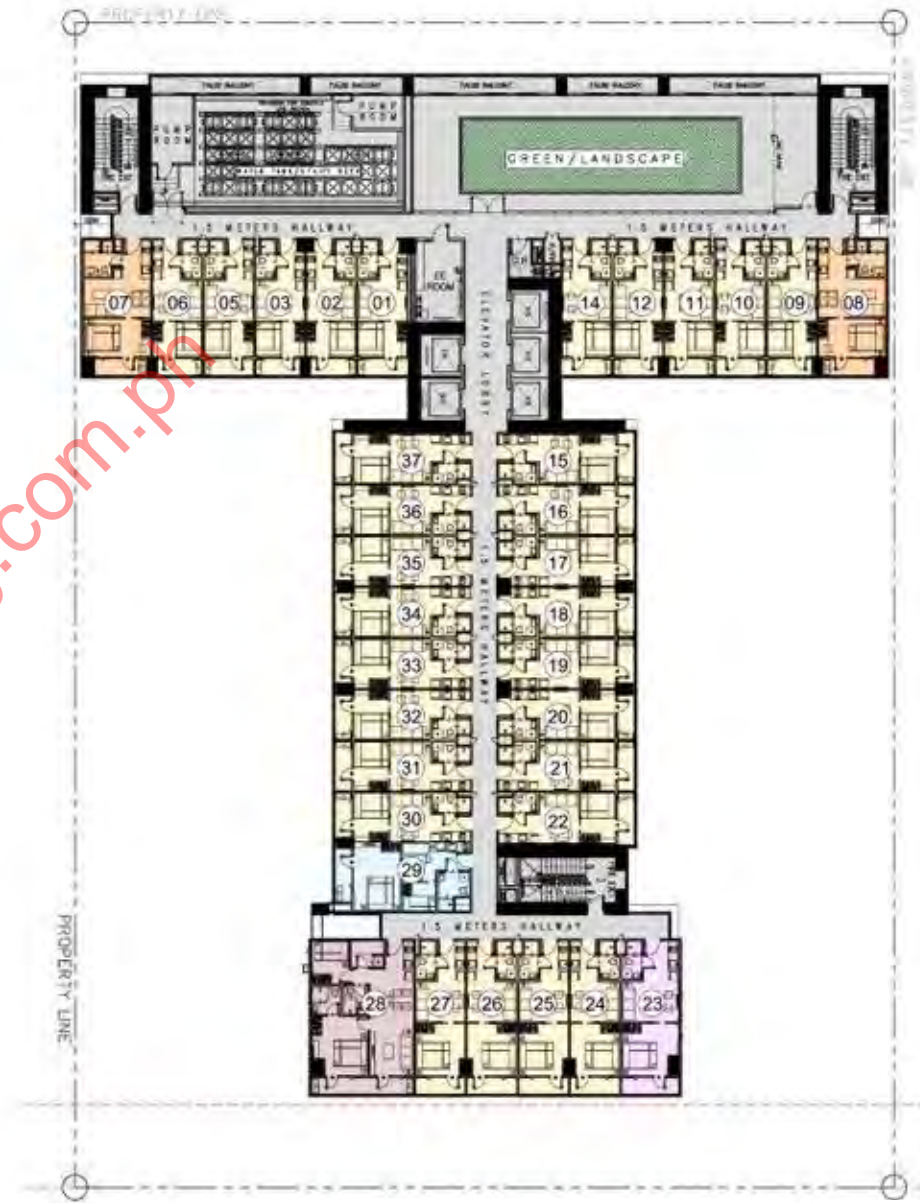
8TH FLOOR PLAN
SCALE NTS



31st Floor Plan

LEGEND:

-  1 - BEDROOM UNIT WITH BALCONY
-  1 - BEDROOM END UNIT WITH BALCONY
-  1 - BEDROOM END UNIT WITH BALCONY
-  1 - BEDROOM UNIT W/ DEN W/ BALCONY
-  2 - BEDROOM END UNIT WITH BALCONY



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31ST FLOOR PLAN
SCALE NTS



Unit Distribution

UNIT TYPE	COUNT
1 BEDROOM WITH BALCONY	1,060
1 BEDROOM WITH DEN WITH BALCONY	23
2 BEDROOM WITH BALCONY	23

Unit Layout

Php 6.5Mn – 9.3Mn



1 BR WITH BALCONY
±26.04 sqm

Php 8.9Mn – 9.2Mn



1 BR WITH DEN WITH
BALCONY
+35.94 sqm

Php15Mn – 15.4Mn



2 BR UNIT WITH BALCONY
+59.93 sqm

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Keys to Success

Prime Location

Resort-Styled Amenities

Hotel-like lobby

Integration of residential condo to SM Mall

Professional Property Management

Construction Updates

as of December 2021



Pricing Information

as of January 2022

TLP	Standard Term	Standard MA
Php 6.5 Mn	12% (24 mos) 88% Bal	Php 36,601 USD 732

May be subject to changes. Please check the latest announcement of Sales Council.

PAYMENT SCHEME	PARTICULAR	DISCOUNT NON-RFO	
		RESIDENTIAL	PARKING
Spot Cash	100% Spot Cash in 30 Days*	5.0%	2.0%
Standard Payment Term	Category D : 12% in 24 months / 88% through cash or bank	-	-
SPECIAL TERMS			
Give Me 5	5% in 6months / 7% in 28 months / 88% LSB	-	Not applicable
inTENse	10% in 34 months / 90% Balance		

For special payment terms, promos, discounts and incentives, please refer to the latest announcements of Sales Council.

Sample Computation

Standard Payment Term		
12% in 24 months / 88% balance through cash or bank		
TLP		6,529,000
VAT	12%	783,480
TCP		7,312,480
OC	6.50%	424,385
TAP		7,736,865
RF		50,000
MA	12%	36,601
Balance	88%	6,808,441

May be subject to changes. For training purposes only. Please check the latest announcements of Sales Council.

Frequently Asked Questions

A. WHAT ESTABLISHMENTS AND LANDMARKS ARE NEAR RED RESIDENCES?

EDUCATIONAL INSTITUTIONS

Don Bosco Technical Institute (650m)
Centro Escolar University – Makati (900m)
Far Eastern University – Makati (1.4 km)
Asian Institute of Management (2.0 km)
Ateneo Graduate School of Business (3.8km)

HEALTH INSTITUTIONS

Makati Medical Center (1.3 km)

MALLS/SHOPPING CENTERS AND GROCERIES

Makati Cinema Square (approx. 550m)
Little Tokyo (approx 500m)
Cash and Carry (approx. 1.8 km)
Jazz Mall (approx. 1.8 km)
Greenbelt, Glorietta, Landmark (approx. 3 km)

PARKS

Legazpi Active Park (approx. 560m)
Washington Sycip Park (approx. 650m)
Ayala Triangle Gardens (approx. 1.4km)
Greenbelt Park (approx. 1.8km)

B. ACCESSIBILITY (Ingress/ Egress)

The project is accessible via the following routes:

Osmena Highway
EDSA via Chino Roces Ave
Ayala Ave.
Gil Puyat Ave.

C. WHAT IS THE PROJECT'S SAFETY MEASURE FROM FLOODING?

The project is elevated at 2 meters from Chino Roces.

D. HOW MUCH IS THE CONDOMINIUM DUES?

Condominium dues are subject to change upon final computation of expenses and approval of Condominium Corporation.

Sample Computation:

RESIDENTIAL UNIT

Condominium Dues / sqm: 26.35sqm x 100.00*(Php)
Monthly Condominium Due: Php 2,635.00

PARKING SLOT

Condominium Dues / sqm: 12.50sqm x 85.00*(Php)
Monthly Condominium Due: Php 1,062.50

E. WHAT IS THE EXPECTED RENTAL YIELD IN MAKATI?

Rental Yield for Makati City is around 7.01% to 7.16%
Source: Jones Lang LaSalle, Global Property Guide

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THANK YOU

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