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Meaningful relationships. Career opportunities. Personal well-being. Together, they spell out the story of your success, and it all begins at SMDC Premier's Air Residences.

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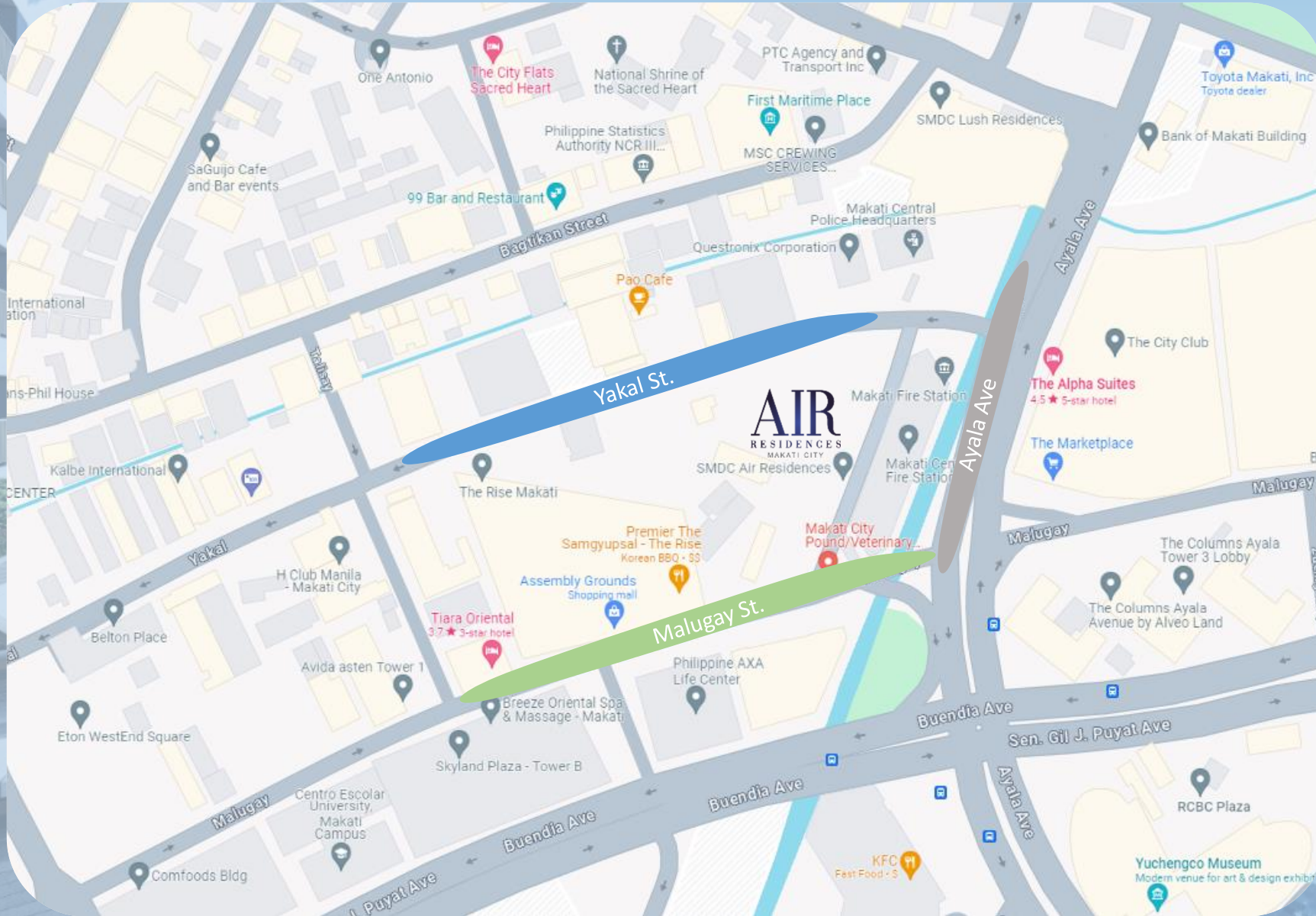
PRIME LOCATION &
INTEGRATION TO MALLS

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Location



Site Development Plan



INTEGRATED COMMERCIAL DEVELOPMENT

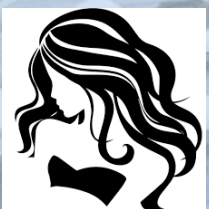
FOOD



SERVICE



WELLNESS



SM AFFILIATES



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AIR MALL

Project Details

- 1203 PH Metro Manila Makati Extension
- Launched in August 2014
- Turnover Date on
- 1-Tower Development
- 3,642 Residential Units
- 616 Parking Slots
- 59 Physical Floors
- Average TLP PHP 6,999,236.84

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Building Chart

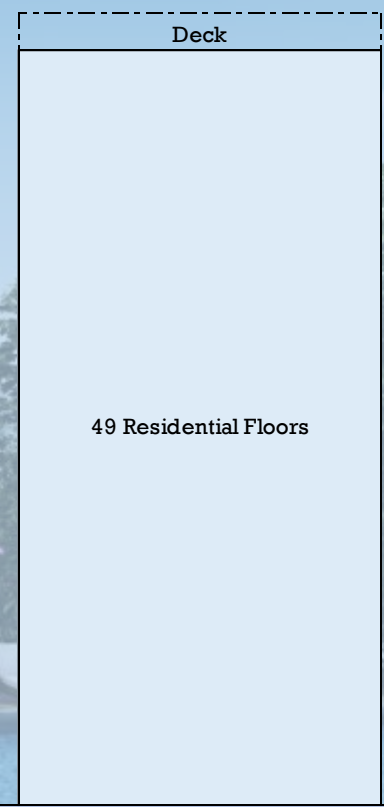
9th to 59th Floor
49 RESIDENTIAL FLOORS

6th to 8th Floor
AMENITY + OFFICE

2nd to 5th Floor
PARKING FLOORS

Ground Floor
RESIDENTIAL LOBBY + COMMERCIAL

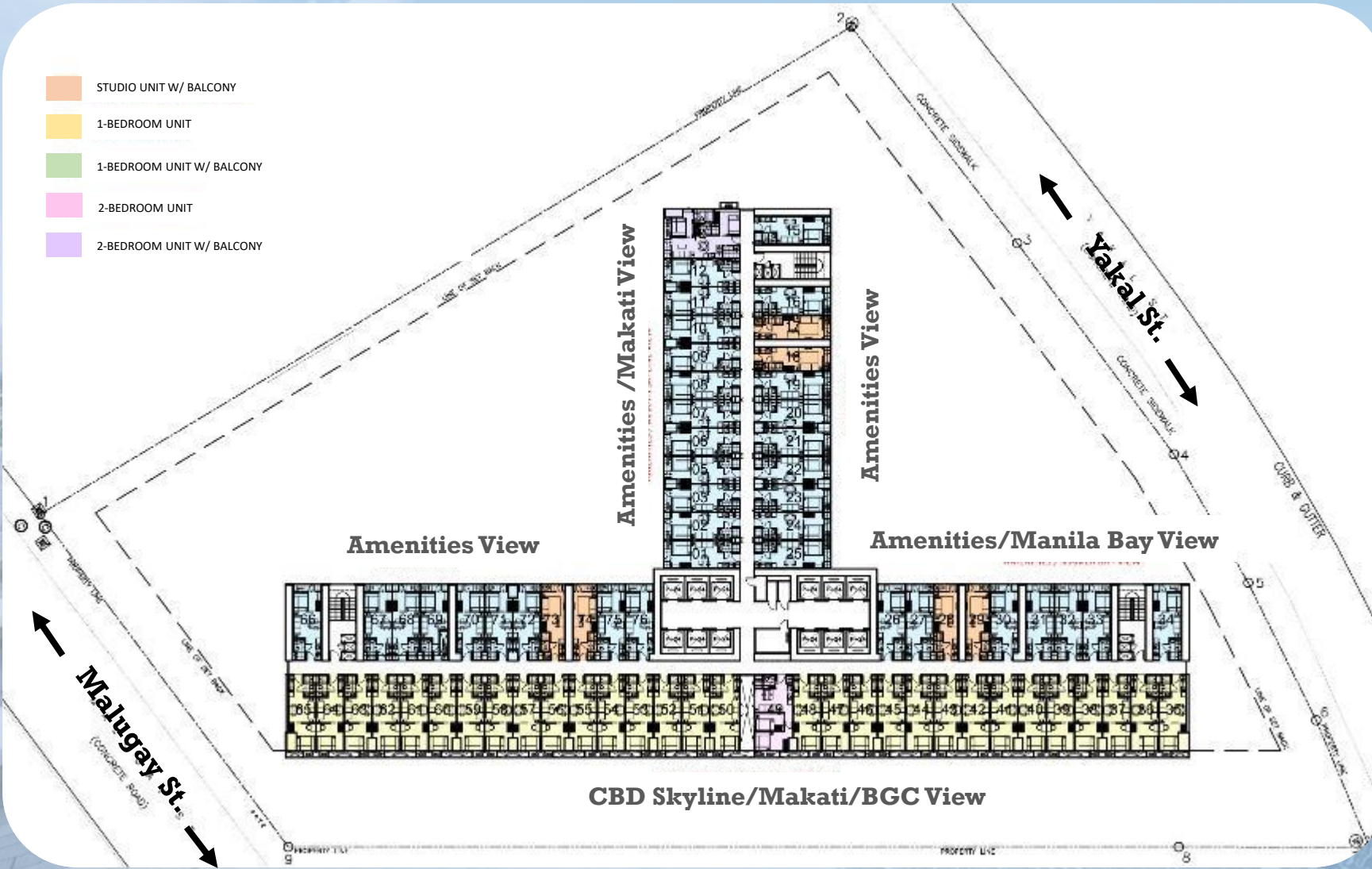
Basement 1 to 3
BASEMENT PARKING



8th Floor Amenity Deck + Residential Units
7th Floor Amenity Deck + Office Space
6th Floor Office Space
5th Floor Parking Podium
3rd Floor Parking Podium
2nd Floor Parking Podium + Commercial
Ground Floor Residential Lobby + Commercial
Basement 1 Commercial Parking
Basement 2 Residential Parking
Basement 3 Residential Parking



Typical Floor Layout



Unit Types



STUDIO UNIT
WITH BALCONY
±22.95 sqm



1 BEDROOM UNIT
±26.35 sqm



1 BEDROOM UNIT
WITH BALCONY
±26.35 sqm



2 BEDROOM UNIT
±36.55 sqm



2 BEDROOM UNIT
WITH BALCONY
±46.38 sqm

Unit Deliverables

- Floor tiles
- Painted plain cement finish on interior walls
- Painted off-form finish on ceiling
- Aluminum windows
- Kitchen countertop with under-the-counter and overhead cabinets
- Unit Furnishing:
 - Range hood
 - Cooktop
 - Refrigerator
 - Microwave
 - Air-conditioning Unit
- Water closet, lavatory, soap holder, shower head and faucet in the toilet and bath
- Provision of tapping point for water heater in the shower area only



Building Features



- 12 Elevators
- 24 – Hour Security
- Semi Addressable Fire and Alarm System
- Generator Sets for Common Areas and Selected Residential Outlets
- Centralized Cistern Tanks
- Provision for Telecoms and Cable Lines
- Intercom System
- Property Management Services by Greenmist Property Management Corporation
- Leasing Services

Standard Payment Terms

PAYMENT SCHEME	PARTICULAR	TLP DISCOUNT	
		UNIT	PARKING
SPOT CASH	100% Cash in 30 days	10%	4%
SPOT DP	5% Spot in 1 month, 15% DP in 47 months 80% Balance thru bank/cash	5%	2%
SPREAD DP	15% DP in 48 months 85% Balance thru Bank/Cash	-	-

**Standard RFO Term

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Sample Computation

15% DP in 48 months | 85% Bank Financing

TLP		6,999,236.84
- VAT	12%	839,908.42
- Other Charges	6.5%	454,950.39
TAP		8,294,095.66
Downpayment	15%	1,244,114.35
- Reservation Fee		35,000.00
Net Downpayment		1,209,114.35
Monthly DP	48 months	25,189.88
Balance (Bank/Cash)	85%	7,049,981.31

STUDIO UNIT

Monthly DP starts
for as low as

23k

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An aerial view of a modern residential building with a rooftop swimming pool and lounge area. The building is blue and white, with a balcony on each floor. The pool is surrounded by a wooden deck with several lounge chairs. There are trees and a city skyline in the background.

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HOTEL-LIKE LOBBIES &
RESORT-STYLED AMENITIES

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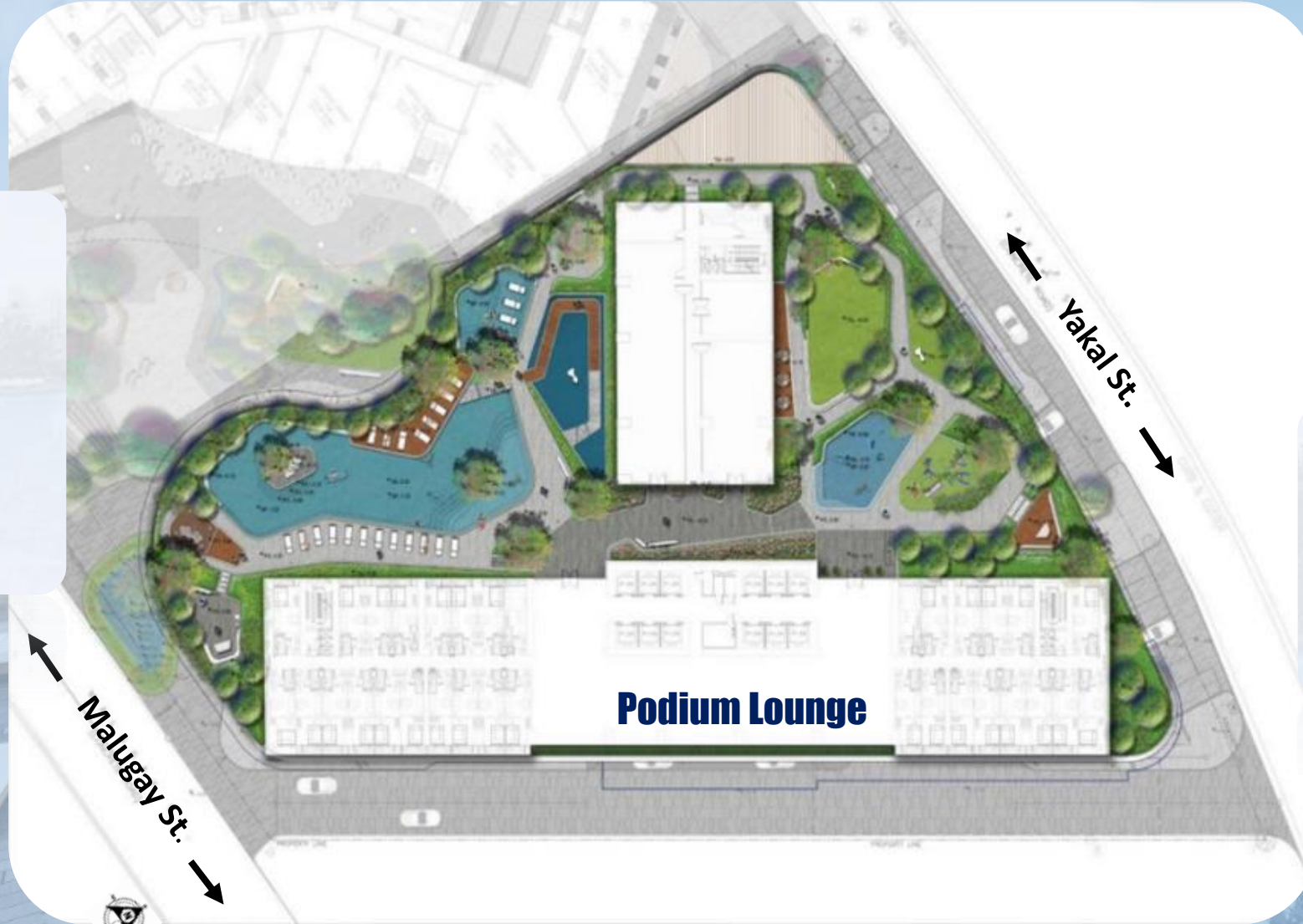
Lobby



Amenity Layout

Left Podium

- 1 Leisure & Lap Pool
- 2 Pool Island
- 3 Pool Pavilion
- 4 Sun Deck
- 5 BBQ Terrace
- 6 Landscape Area
- 7 Pool Area
- 8 Seating Area
- 9 Staircase to Level 7
- 10 Function Room



Right Podium

- 1 Function Terrace
- 2 Yoga and Exercise Lawn
- 3 Kids Play Pool
- 4 Kids Playground
- 5 Outdoor Lounge
- 6 Jogging Area

7th Floor Amenity



- 1 Staircase to Level 8
- 2 Reflective Pool
- 3 Function Terrace
- 4 Seating Alcoves
- 5 Pool Table/Billiards
- 6 Table Tennis
- 7 Gaming Alley
- 8 Kids Playground
- 9 Sports/Yoga Terrace



Aerial Shots – 8th Floor Amenity Area



Left Podium



Right Podium

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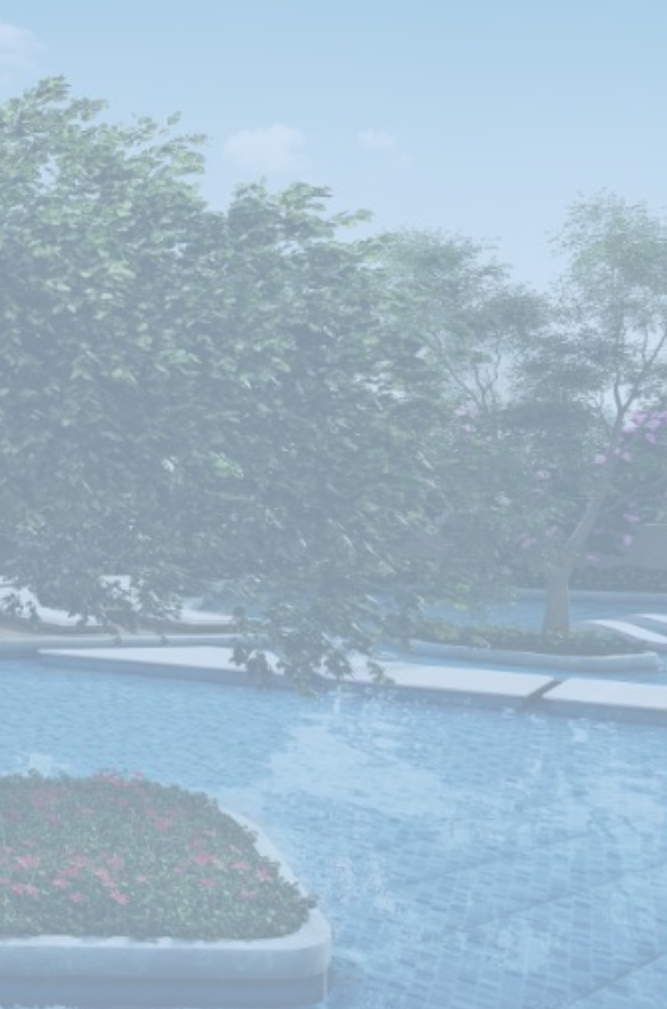
Podium Lounge





Adult Pool





Staircase to 7th Floor



Reflective Pool





Function Terrace



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PROFESSIONAL PROPERTY
MANAGEMENT & SERVICES

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GREENMIST

PROPERTY MANAGEMENT CORP.

Secure, convenient, hotel- like services

- Property Doorman
- Reception Services
- 24 hour security
- Comprehensive CCTV coverage in lounges & hallways
- Onsite Concierge
- On demand professional Cleaning and house repair

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SMDC GOOD STAYS



SERVICES OFFERED

Long-Term Lease
Enrollment Package

Basic & Premium

Daily Lease Enrollment
Package

Key Areas

Tenancy Management
Cleaning, Repair, Maintenance

Unit Furnishing Package

Partnership with SM HOME



SMDC GOOD STAYS

Your trusted leasing and
tenancy management group

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