

Breeze

RESIDENCES

Roxas Boulevard

Capture Manila's easy going vibe at Breeze Residences – where days are marked with leisurely strolls along Roxas Boulevard, where twilights are set with spectacular views of the famed Manila Bay sunset or city skyline, and where evenings bustle with the exhilarating action of the metro's nightlife.

This 38-storey residential condominium offers life's best comforts such as luxurious dips at the swimming pools, thrilling social gatherings at the Sky Lounge and function rooms and exclusive access to your penthouse suites from your penthouse lobby.

At Breeze Residences, lush style and warmth of home meet to give you the countless ways to get the best out of condo living.

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Breeze
RESIDENCES
Roxas Boulevard

SMDC

LOCATION

- Along Roxas Boulevard, Pasay City
- Near cultural hubs such as CCP, Folk Arts Theater, Luneta, and Intramuros
- Proximity to schools and hospitals
- Near leisure developments like SM Mall of Asia, Ocean Park, and PAGCOR City
- Near major thoroughfares (SLEX, EDSA)



VICINITY PROFILE

•Schools

- St. Scholastica (2km)
- De La Salle University (2km)
- College of St. Benilde (2km)

•Transport

- NAIA (6km)
- MRT EDSA Taft (3km)
- LRT Gil Puyat (1km)
- Bus Stations to various provinces (3km)
- EDSA (3km)
- Cavitex (4km)
- SLEX (5km)

•Entertainment

- Mall of Asia (3km)
- PAGCOR City (4km)
- Ocean Park (3km)
- Baywalk (2km)
- Luneta (3km)
- Intramuros (4km)



•Hospitals

- Philippine General Hospital (3km)
- Hospital ng Maynila (1km)

•Offices

- Makati (3.5km)
- BGC (8km)
- Japan Embassy (2km)
- US Embassy (1.5km)

SITE DEVELOPMENT PLAN



ROXAS BOULEVARD

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PROJECT OVERVIEW

GENERAL FACTS

Architectural Theme	Modern
Total Land Area	6,030 SQM
No. of Buildings (Towers)	1
No. of Floors/Building	38 storeys
With Podium (Y/N)	Yes
Total no. of Units	2,133 units
Total No. of Parking Slots	683 slots
Launch Date	November 2012
Turnover Date	December 2016
With Commercial/Retail (Y/N)	Yes

INVENTORY PROFILE

Unit Type	No. of Units
Studio units	252
Variations of 1-Bedroom units	1,881



BUILDING CHART



9F – 38F Residential Floors
8F Amenity and residential floor

2F – 7F Parking

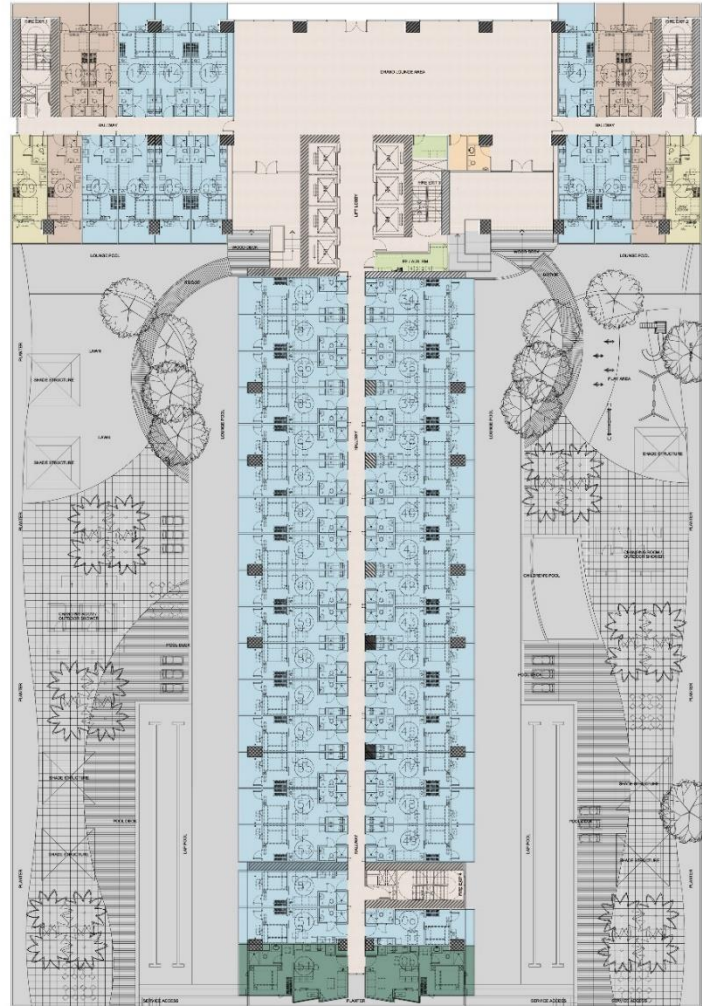
GF – Commercial / Lobby

FLOOR PLAN

8th Floor

FACING MAKATI

BAY VIEW



FACING MOA

FACING MANILA BAY



LEGEND	NO. OF UNITS
1 BR WITH BALCONY	45
1BR DELUXE END W/BALCONY	2
STUDIO END W/BALCONY	2
STUDIO WITH BALCONY	6
TOTAL	55

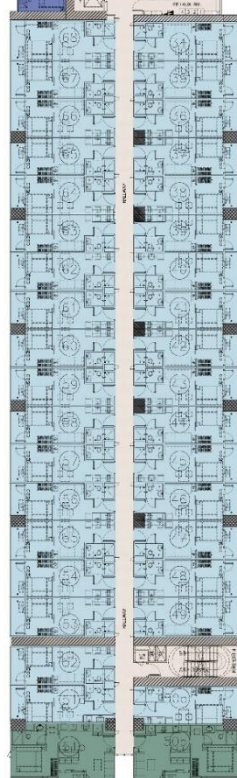
FLOOR PLAN

9th – 38th Floor

FACING MAKATI



BAY VIEW



FACING MOA

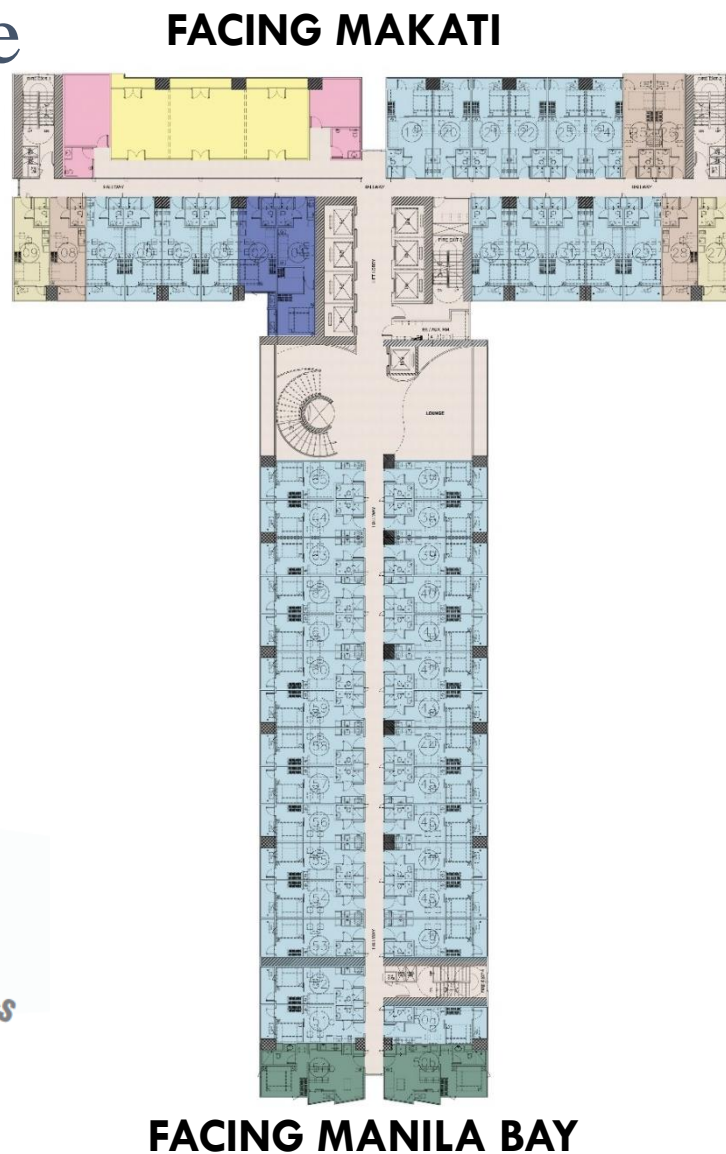
FACING MANILA BAY



LEGEND	NO. OF UNITS
1 BEDROOM	2
1 BR WITH BALCONY	56
1BR DELUXE END W/BALCONY	2
STUDIO END W/BALCONY	2
STUDIO WITH BALCONY	6
TOTAL	68

FLOOR PLAN

Lower Penthouse



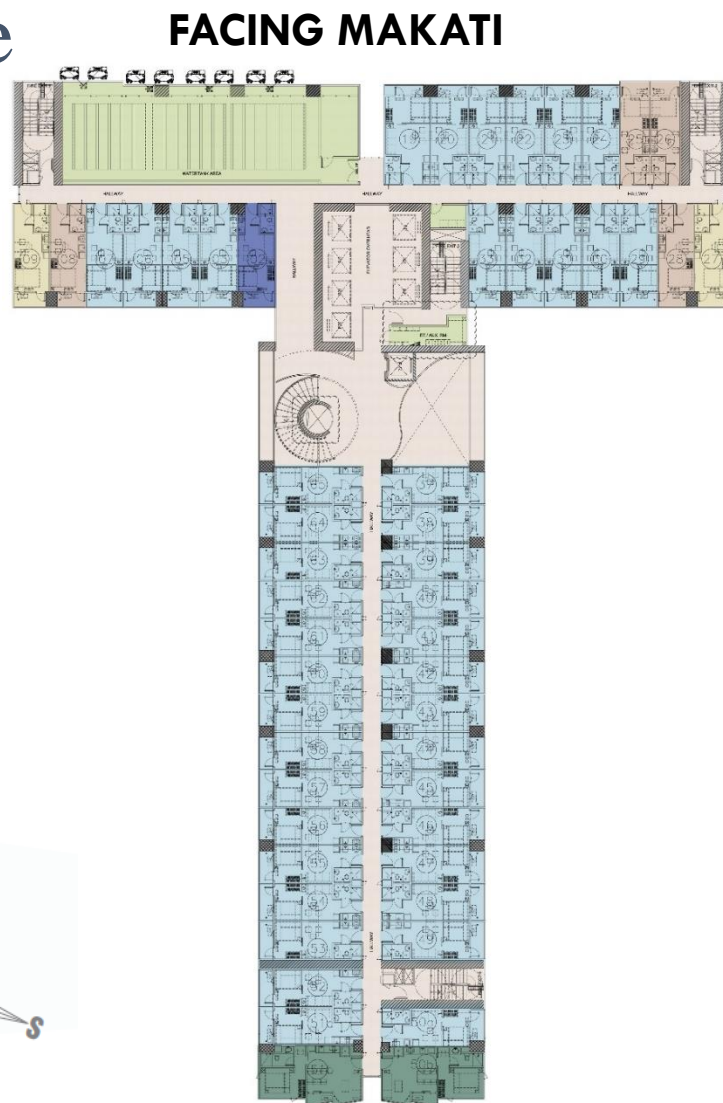
BAY VIEW

FACING MOA

LEGEND	NO. OF UNITS
1 BEDROOM	2
1 BR WITH BALCONY	44
1BR DELUXE END W/BALCONY	2
STUDIO END W/BALCONY	2
STUDIO WITH BALCONY	4
TOTAL	54

FLOOR PLAN

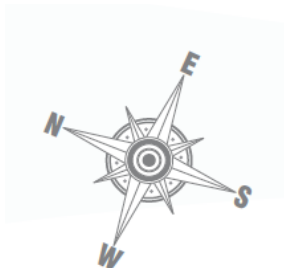
Upper Penthouse



BAY VIEW

FACING MOA

FACING MANILA BAY



LEGEND	NO. OF UNITS
1 BEDROOM	1
1 BR WITH BALCONY	44
1BR DELUXE END W/BALCONY	2
STUDIO END W/BALCONY	2
STUDIO WITH BALCONY	4
TOTAL	53

TYPICAL UNIT LAYOUT



UNIT FEATURES

Provision for CATV

Provision for telephone line

Back up power

Floor to ceiling height: \pm 2.7 meters

UNIT LAYOUT



STUDIO UNIT W/ BALCONY A



STUDIO UNIT W/ BALCONY B

Unit Area

22 – 31 sqm

UNIT LAYOUT



1-BEDROOM UNIT W/ BALCONY

Unit Area 26 – 39 sqm



1-BEDROOM DELUXE UNIT

Unit Area 40 – 45 sqm

UNIT SPECIFICATIONS



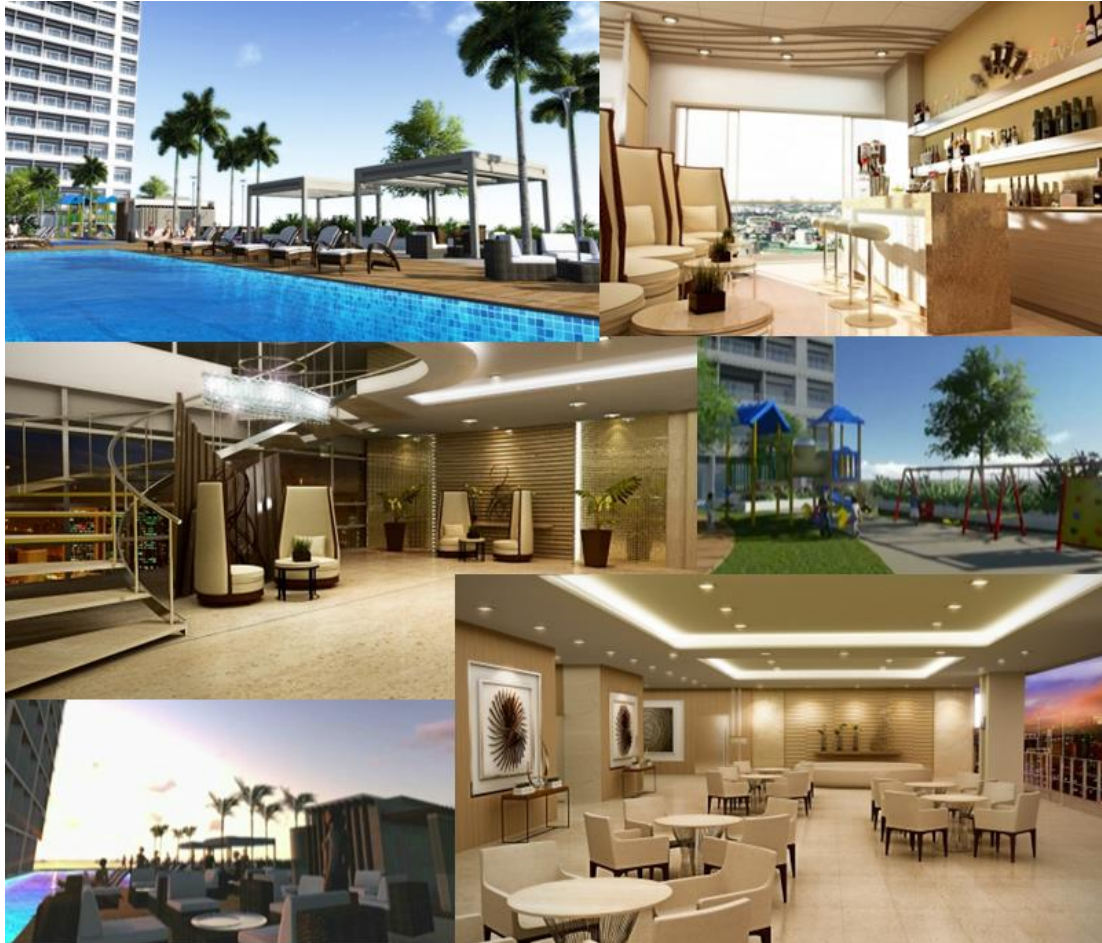
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- Floor tiles in all areas of UNIT;
 - Living room, dining room, kitchen and bedroom/s with painted plain cement finish on interior walls;
 - Toilet and bath with painted plain cement finish and tiles on walls, tiles on floor;
 - Painted finish on ceilings of living room, dining room, bedroom/s and painted drop ceiling in kitchen;
 - Wiring devices (breaker, switch, outlets);
 - Aluminum windows;
 - Kitchen countertop with under-the-counter and overhead cabinets;
 - Water closet, lavatory, soap holder, tissue holder and plumbing fixtures in the toilet and bath; and
 - Electric outlet for Water heater in the Toilet and bath
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PROMOS



Building	Promo	Details	Allowed Term	Allowed Discount	Allowed Sellers Incentive
B01	AIWI PROMO	25% TLP Discount Available for specific Units only	All Payment Terms	Employee Discount Loyalty Discount Bulk Discount Commission Rebate	No Additional Seller Incentive Allowed
	PARKING PROMO	20% Discount for unsold parking units	All Payment Terms	Employee Discount Loyalty Discount Bulk Discount Commission Rebate	No Additional Seller Incentive Allowed

FEATURES & AMENITIES



AMENITIES

Grand lobby

Children's playground

Covered gazebos

Pool deck

Landscaped area

Swimming pools

Sky lounge with function rooms

Penthouse lobby

KEYS TO SUCCESS



FEATURES & AMENITIES



BUILDING FEATURES

- Commercial area at the ground floor
- 9 elevators: 6 passenger elevators, 1 service elevator, 2 small passenger elevators (access to 40thFloor)
- Standby gensets
- Centralized garbage collection area
- Automatic fire sprinkler system
- Mailroom
- Overhead water tank
- 24-hour security
- Greenmist Property Management Corp. Services
- SMDC Good Stays

GREENMIST
PROPERTY MANAGEMENT CORP.



SMDC GOOD STAYS



SMDC GOOD STAYS



SERVICES OFFERED

Long-Term Lease Enrollment Package

Basic & Premium

Daily Lease Enrollment Package

Key Areas

Tenancy Management Cleaning, Repair, Maintenance, & Messengerial Services

Unit Furnishing Package

Partnership with Our
Home, SM Home, SM
Appliance, & Ace
Hardware



SMDC GOOD STAYS

Your trusted leasing and
tenancy management group

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