



Berkeley
RESIDENCES

@KATIPUNAN

SMDC



Live it up right where everything is happening. A high-rise residential condominium development with top-drawer amenities for hip and modern living. Earn your degree in comfortable living at Berkeley Residences, in the heart of Quezon City's prestigious university belt – located along Katipunan Avenue, right across Miriam College and Ateneo De Manila University.

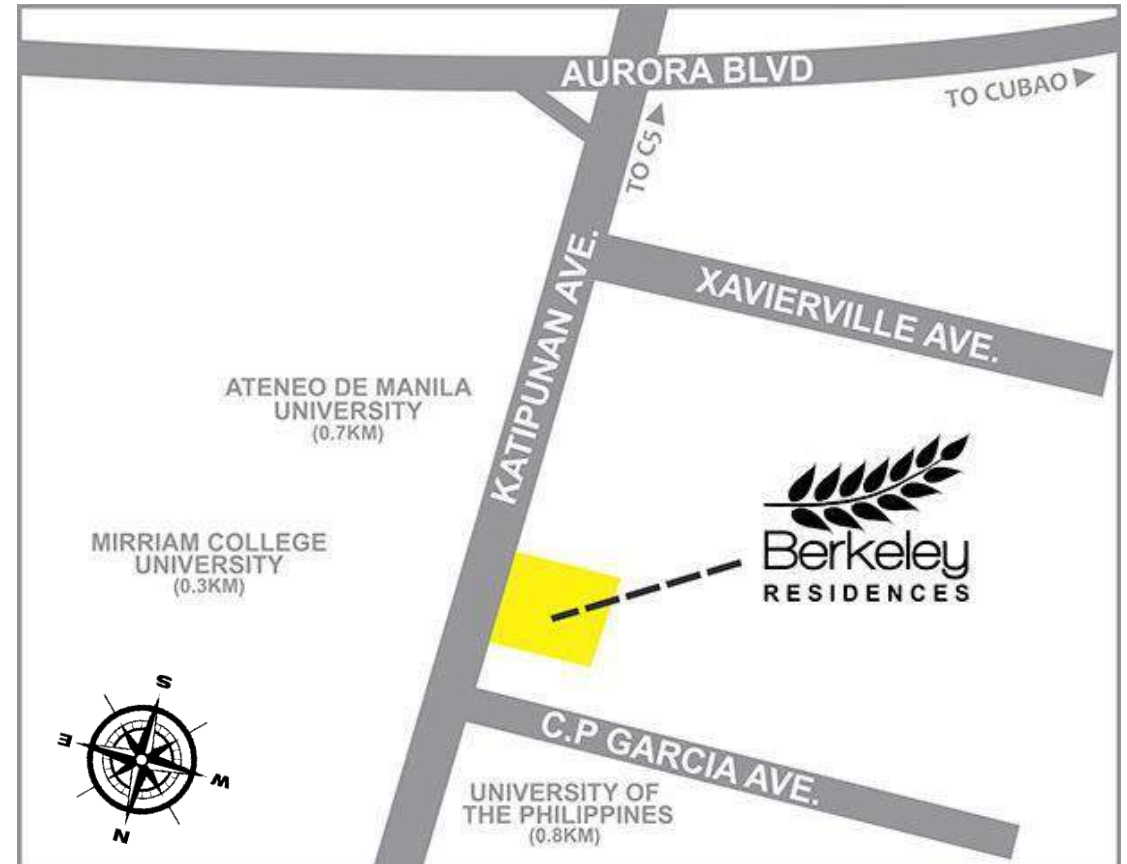
With one of the most enviable locations and priced as one of the most affordable in its class, Berkeley Residences is a perfect investment. Find a unit that's just right for your needs. Our cozy one-bedroom, two-bedroom and studio units are ideal for students or young families.

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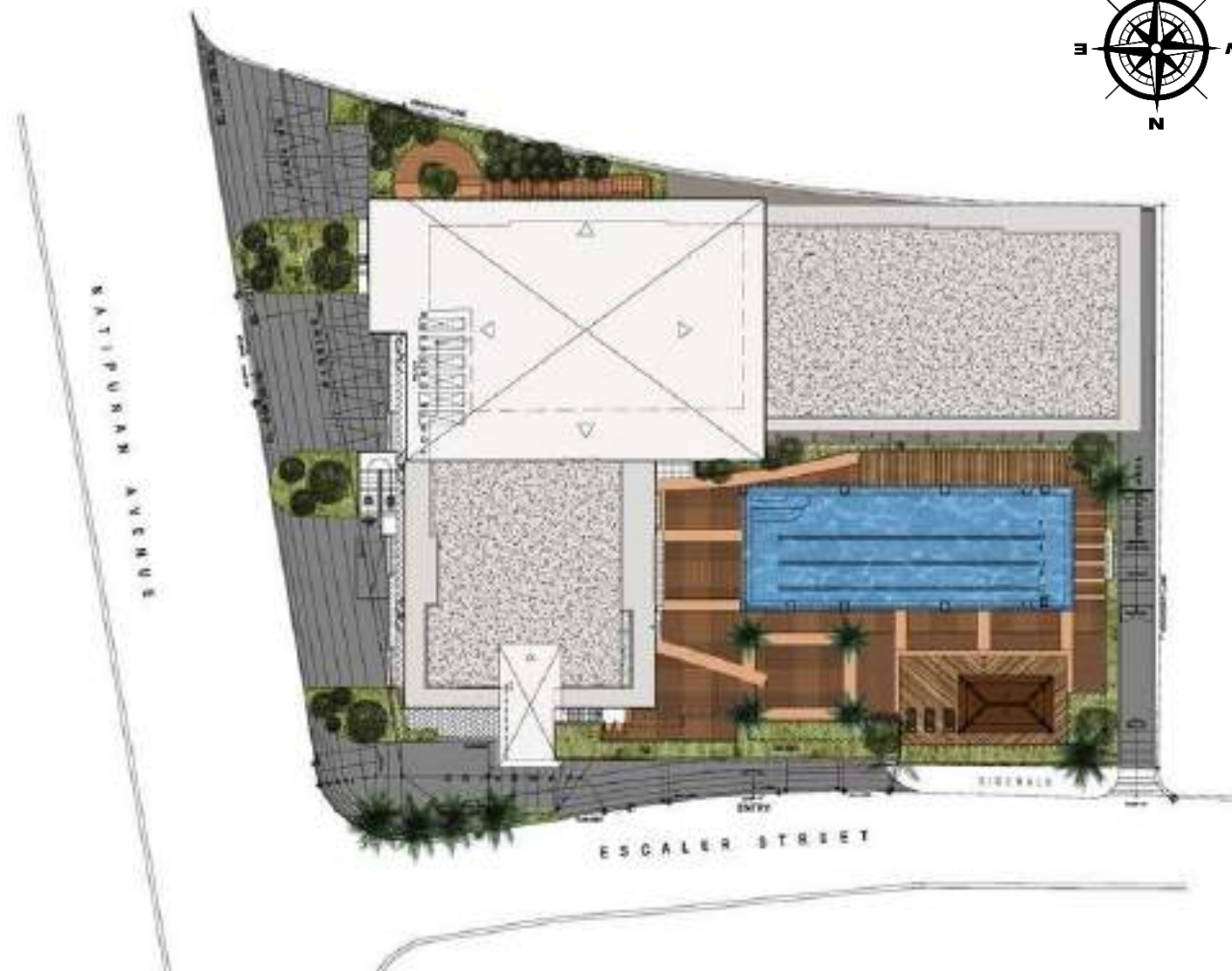
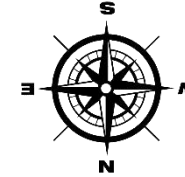


LOCATION

- Along Katipunan Ave., corner Escaler St. , Loyola Heights, Quezon City
- Fronting Miriam College and Ateneo de Manila University
- Near malls, supermarkets and restaurants like UP Town Center
- Ride away from LRT2 – Katipunan Station



SITE DEVELOPMENT PLAN



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PROJECT OVERVIEW

GENERAL FACTS

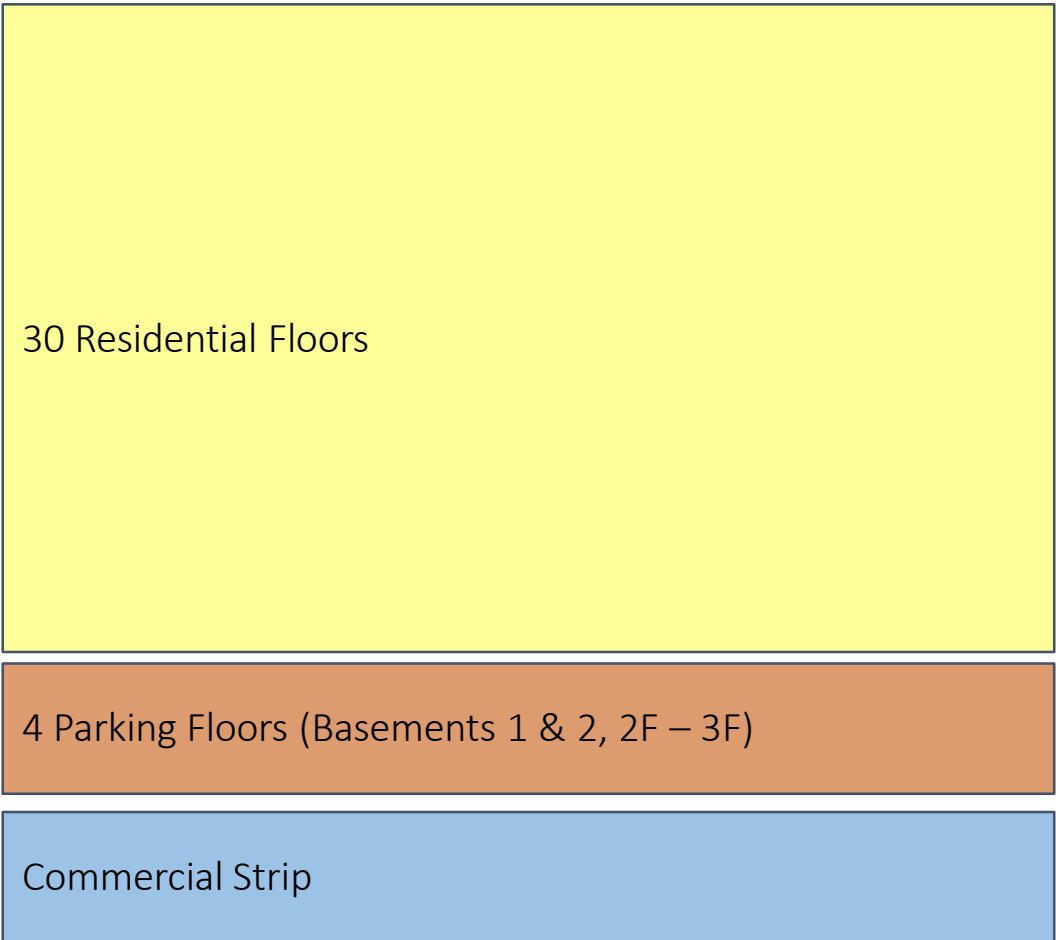
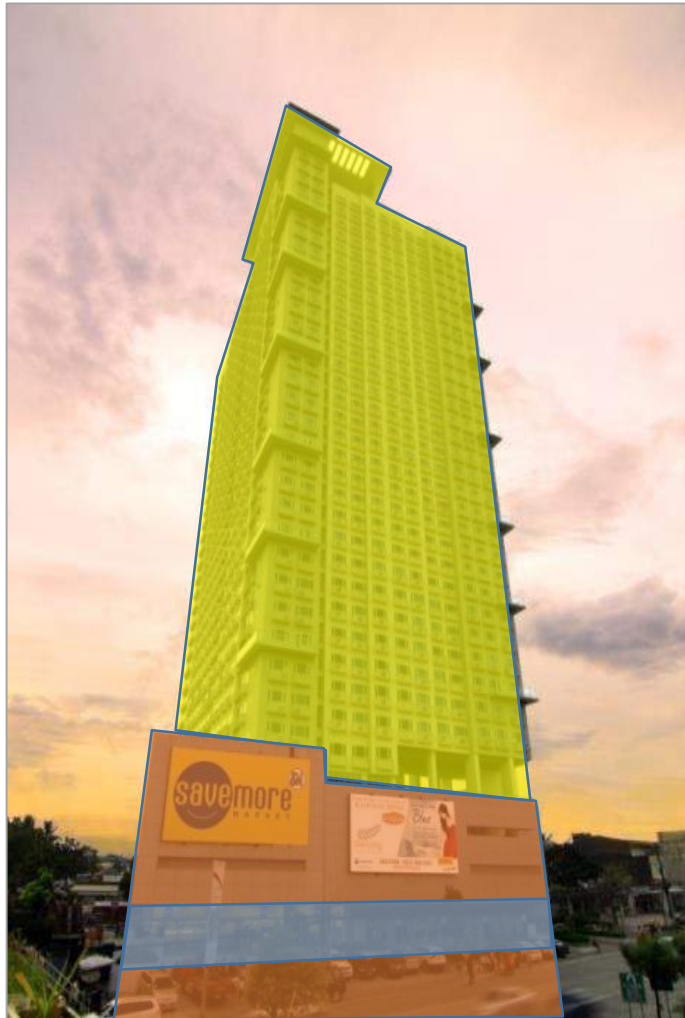
Architectural Theme	Modern Tropical Design
Total Land Area	3,152.90 sqms.
No. of Buildings (Towers)	1
No. of Floors/Building	35
With Podium (Y/N)	Yes
Total no. of Units	1,276
Total No. of Parking Slots	333
Launch Date	May 2007
Turnover Date	December 2010
With Commercial/Retail (Y/N)	Yes

INVENTORY PROFILE

Unit Type	No. of Units
Variations of Studio units	150
Variations of 1-Bedroom units	1,016
Variations of 2-Bedroom units	110



BUILDING CHART



FEATURES & AMENITIES



AMENITIES

Function Room

Children's Playground

Kiddie/Toddler Pool

Adult Pool

Student Lounge

FEATURES & AMENITIES



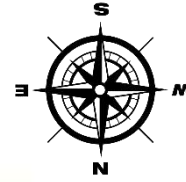
BUILDING FEATURES

- 4 elevators
- Automatic Fire Detection and Alarm System
- Standby Generator set for Common Areas and selected unit outlet (s)
- Sewerage Treatment Plant
- Centralized Cistern Tank
- Greenmist Property Management Corp. Services
- SMDC Leasing

GREENMIST
PROPERTY MANAGEMENT CORP.



TYPICAL FLOOR PLAN



LEGEND	NO. OF UNITS
STUDIO	6
1BR WITH BALCONY	34
2 BEDROOM	3
TOTAL	43

TYPICAL UNIT LAYOUT



UNIT FEATURES

Cable TV provision

Telephone line provision

Internet provision

Back up power for select residential outlet

UNIT LAYOUT



STUDIO UNIT W/ BALCONY A



STUDIO UNIT W/ BALCONY B

Unit Area

22 – 31 sqm

UNIT LAYOUT



1-BEDROOM UNIT

Unit Area	20.87 – 54.57 sqm
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2-BEDROOM UNIT

Unit Area	40.67 – 63.91 sqm
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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
-

KEYS TO SUCCESS



FREQUENTLY ASKED QUESTIONS



1. What will be the type of ventilation on the typical residential hallways?

- Hallway: Natural Ventilation
- Residential Units: Mechanical Ventilation (AC units)

2. What air-conditioning unit is allowed?

- Window type ACU

3. What is the allowed aircon capacity?

- Maximum is 2.0 HP

4. What is the back-up power?

- Generator
 - Brand: Cummins
 - Capacity: 1012kW
 - Cummins Engine Model 6LTAA8.9-G2 1265kVA
 - Automatic Transfer Switch: 1600AT

FREQUENTLY ASKED QUESTIONS



- 5. How many persons are recommended to stay in a particular unit?**
 - Maximum of 4 residents for a 20sqm unit
- 6. Where is the garbage collection area?**
 - Parking area (to be put in the garbage bins)
- 7. Material recovery facility placement – it is per building?**
 - 1 MRF room located at GF
- 8. How deep are the swimming pools?**
 - Kiddie pool: 2ft and 3ft
 - Adult pool: 4ft
- 9. For emergency backup power, does it activate automatically or is there an on switch for it ?**
 - Activates Automatically

FREQUENTLY ASKED QUESTIONS



10. Who are the utility providers?

- Power: MERALCO
- Water: Manila Water
- Telephone: PLDT & Globe
- CATV: Cable Link and Sky Cable

11. No. of elevators per building?

- 4 elevators

12. Elevator capacity?

- Elevator 1 and 2 – 14 persons , 1050 kg capacity
- Elevator 3 and 4 – 16 persons, 1200 kg capacity

13. Function room capacity?

- 40 pax

14. For phone/internet provision- fiber optic ready?

- NO

THANK YOU



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