

Blue

R E S I D E N C E S

@ KATIPUNAN

SMDC

Blue

RESIDENCES
@ KATIPUNAN

Developed for a five-star student, Blue Residences is a 4,235-square meter property nestled at the corner of Katipunan Avenue and Aurora Boulevard. It is close to the premiere colleges and universities of Metro Manila such as Ateneo De Manila University, University of the Philippines and Miriam College.

Blue is topped with amenities such as Swimming Pools, Function Rooms, Student Lounge, Play Areas and Roof Deck Lounge. The two 41-storey tower offers studio, 1 bedroom or 2 bedroom units to make life more comfortable for would-be residents.

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LOCATION



- Along Katipunan Ave. corner Aurora Blvd., Quezon City
- Near Miriam College, Ateneo de Manila University and University of the Philippines.
- Near supermarkets and restaurants
- Near LRT2 – Katipunan Station



SITE DEVELOPMENT PLAN



PROJECT OVERVIEW

GENERAL FACTS

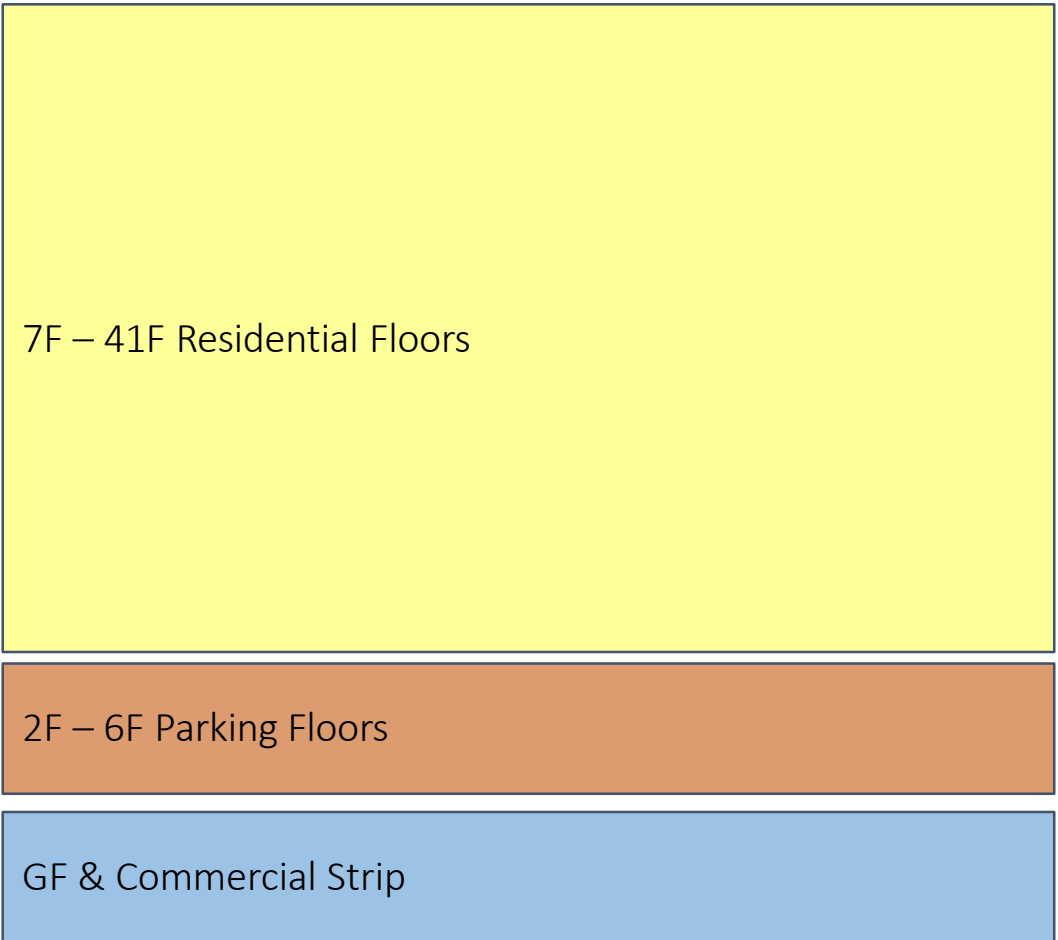
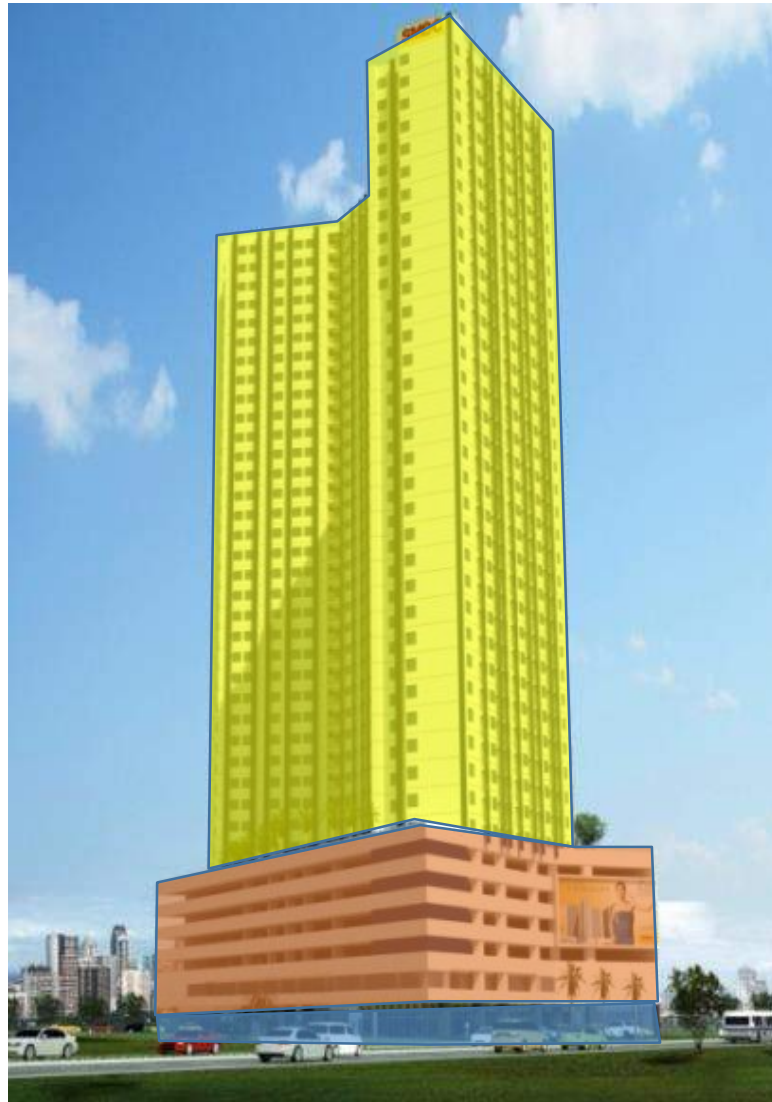
Architectural Theme	Modern Tropical Design
Total Land Area	4,234.51 sq.m.
No. of Buildings (Towers)	1
No. of Floors/Building	41
With Podium (Y/N)	Yes
Total no. of Units	1,591
Total No. of Parking Slots	419
Launch Date	June 2010
Turnover Date	June 2014
With Commercial/Retail (Y/N)	Yes

INVENTORY PROFILE

Unit Type	No. of Units
Variations of Studio units	703
Variations of 1-Bedroom units	866
2-Bedroom units	22



BUILDING CHART



FEATURES & AMENITIES



AMENITIES

Amenity Lounge

Function Room

Children's Playground

Kiddie/Toddler Pool

Adult Pool

Student Lounge

Roof Deck Lounge

FEATURES & AMENITIES



BUILDING FEATURES

- 5 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



FLOOR PLAN

8th – 30th Floor

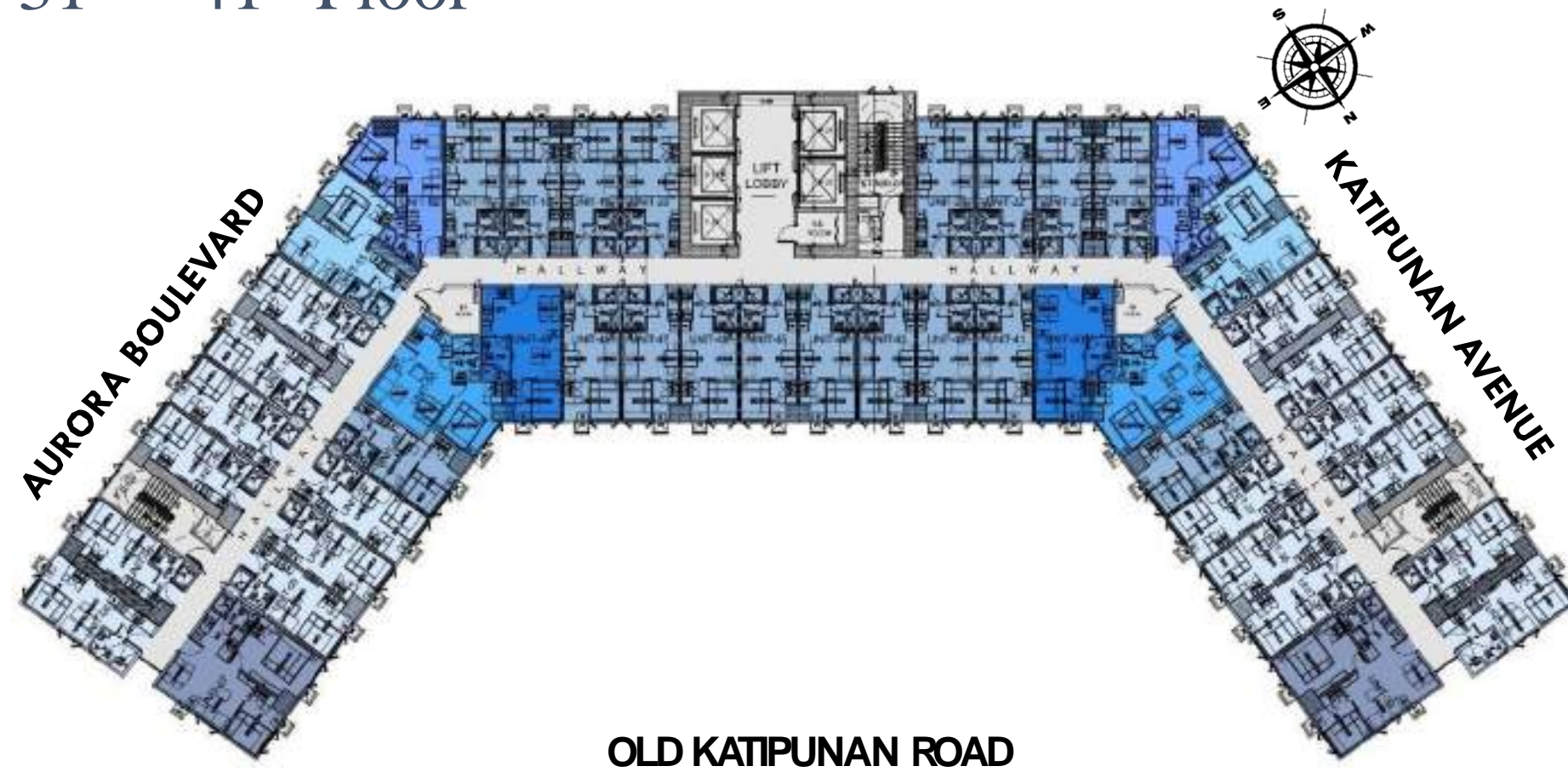


LEGEND	NO. OF UNITS
1 Bedroom	18
1BR Deluxe A	2
1BR Deluxe B	2
1BR Deluxe C	2
1BR SUITE	2
STUDIO	22
TOTAL	48

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FLOOR PLAN

31st – 41st Floor



LEGEND	NO. OF UNITS
1 Bedroom	18
1BR Deluxe A	2
1BR Deluxe B	2
1BR Deluxe C	2
1BR SUITE	2
2 Bedroom	2
STUDIO	18
TOTAL	46

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TYPICAL UNIT LAYOUT



UNIT FEATURES

Cable TV provision

Telephone line provision

Internet provision

Back up power for select residential outlet

Floor to ceiling height : +/-2.7m (*living, dining, bedroom/s*)

UNIT LAYOUT



STUDIO UNIT



STUDIO UNIT W/ BALCONY

Unit Area

21.58 – 34.09 sqm

UNIT LAYOUT



1-BEDROOM UNIT

Unit Area	23.47 – 29.79 sqm
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1-BEDROOM UNIT DELUXE A

Unit Area	31.88 – 46.25 sqm
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UNIT LAYOUT



1-BEDROOM UNIT DELUXE B

Unit Area	30.36 – 46.39 sqm
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1-BEDROOM UNIT DELUXE C

Unit Area	30 sqm
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UNIT LAYOUT



1-BEDROOM UNIT SUITE

Unit Area

33 – 37.63 sqm



2-BEDROOM UNIT

Unit Area

44.7 sqm

UNIT SPECIFICATIONS



-
- 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 and split type (depending on the unit - please ask your Property Admin)
- 3. What is the allowed aircon capacity?**
 - 1.5HP
- 4. What is the back-up power?**
 - Generator set
- 5. Where is the garbage collection area?**
 - Garbage pick up schedule 10am and 7pm
 - Parking area (to be put in the garbage bins)

FREQUENTLY ASKED QUESTIONS

6. Material recovery facility placement?

- Ground floor MRF room

7. How many persons are recommended to stay in a particular unit?

- Maximum of 4 residents for a 20 – 24 sqm unit
- Maximum of 5 residents for a 40 sqm unit

8. How deep are the swimming pools?

- Kiddie pool: 2ft and 3ft
- Adult pool: 4ft

9. Who are the utility providers?

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

FREQUENTLY ASKED QUESTIONS



10. No. of elevators per building ?

- 5 units

11. Elevator Capacity

- Passenger 3/5 – 15pax
- Service 2/5 – 24pax

12. Function room capacity ?

- Roof deck lounge – 150pax
- Function A – 50pax
- Function B – 30pax

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

- No

14. For emergency backup power, does it activate automatically or is there an on switch for it ?

- No

THANK YOU



JESS VALENTIN T. NUÑEZ
jess.nunez@smdevelopment.com

PAUL ALBERT B. BARONIA
paul.baronia@smdevelopment.com