

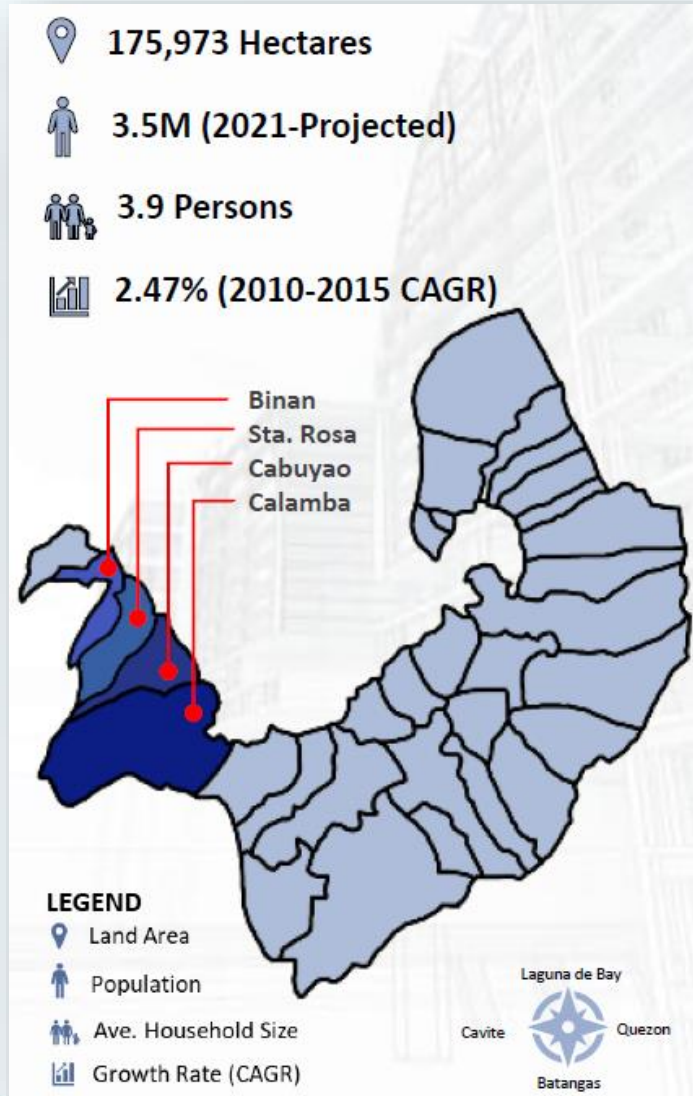
SMDC

CALM

RESIDENCES

SANTA ROSA CITY, LAGUNA

PROVINCE OF LAGUNA



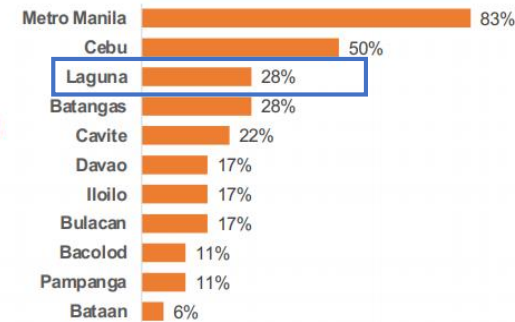
Residential and Office: Major property types such as residential and office continue to become the primary options for investors.



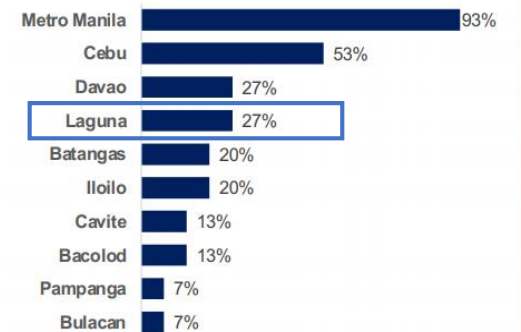
Preferred Property Investment



Preferred Area of Investment (Residential)



Preferred Area of Investment (Office)



- For residential, 35% of the respondents have shown interest in investing in the property type, citing familiarity with the current market direction and seeking mid- to long-term yields.
- Most investors who participated in the survey insisted on sustainable yields as a more favorable factor in order to invest in different property types by 2021. The survey found that more than 60% of the respondents prefer acting on possible yields long-term (office) and short-term (residential). With the current supply of both asset types, investors see this as an opportunity to acquire and expand as optimism around the real estate market continue to persist amid the pandemic.

THE LION CITY OF SOUTH LUZON: CITY OF SANTA ROSA

- ✓ Investment hub of South Luzon
- ✓ 4 (PEZA) Accredited Economic Zone
- ✓ Motor City of the Philippines
- ✓ IT Hub of Region IV-A: 82nd in the world competitiveness in IT and BPO (THOLONS)
- ✓ Vibrant, Booming and Fastest Growing Economy
- ✓ Growing Residential Demand
- ✓ Close Proximity to Metro Manila





SMDC

CALM

RESIDENCES

SANTA ROSA CITY, LAGUNA

An exclusive, gated tranquil community in the midst of the highly progressive city of Sta. Rosa, Laguna.

Calm Residences is a suburban walkable garden community with easy access to commercial spaces and transport hubs. It features interconnected linear parks, complete resort styled amenities and sports facilities, hotel-like lobbies and lounges with strong Wi-Fi connections for families and working professionals who long to live in a safe, secure and tranquil home for him and his family.

VICINITY MAP



SHOPPING & LEISURE

- WalterMart Santa Rosa – Balibago: +/- 0.30 kms
- Enchanted Kingdom: +/- 1.10 kms
- Robinsons Santa Rosa: +/- 5.10 kms
- SM City Santa Rosa: +/- 6.30 kms
- Vista Mall Santa Rosa: +/- 6.70 kms
- Ayala Malls Solenad: +/- 7.20 kms

HOSPITALS

- Sta. Rosa Hospital and Medical Center: +/- 0.45 kms
- Citi Medical Hospital: +/- 0.65 kms
- High Precision Sta. Rosa: +4.1 kms
- St. James Hospital: +/- 4.50 kms
- Medical City South Luzon: +/- 6.00 kms

SCHOOLS

- Laguna Northwestern College: +/- 0.55 kms
- Dominican College of Sta. Rosa: +/- 1.40 kms
- Green Fields Integrated School of Laguna, Inc.: +/- 1.90 kms
- Our Lady of Assumption College: +/- 3.30 kms
- De La Salle University – Laguna Campus: +/- 8.90 kms
- Xavier School Nuvali: +/- 11.20 kms

INDUSTRIAL PARKS

- Meridian Industrial Complex: +/- 1.10 kms
- Daystar Industrial Park: +/- 2.20 kms
- Toyota Motor Philippines: +/- 2.70 kms
- Greenfield Auto Park: +/- 6.50 kms
- Lakeside Evozone: +/- 8.00 kms
- Laguna Technopark Inc.: +/- 9.30 kms

COMMUTER FRIENDLY COMMUNITY



SANTA ROSA INTEGRATED TERMINAL (3.8 kms)

Bus Routes:

- Novaliches, Quezon City by Dela Rosa Transit
- Mandalay, Valenzuela by King of Kings Transport
- Prieto Diaz, Bicol by Philtranco
- Tabaco, Bicol by Philtranco
- Legaspi, Bicol by Philtranco
- Silago, Leyte by Philtranco
- Ormoc, Leyte by Philtranco
- Daet, Camarinez Norte by Philtranco
- Naval by Philtranco
- Sawang by Philtranco
- SM City Lucena, Quezon by DLTB Co.

SANTA ROSA INTEGRATED TERMINAL

UV Express Routes:

- SM Molino
- SM Bacoor
- SM Calamba
- Savemore Tagaytay
- SM City Manila
- SM San Lazaro
- SM Cubao
- SM Marikina
- SM Masinag
- SM Taytay
- SM Aura
- SM Lipa
- SM batangas
- SM San mateo
- SM Southmall
- SM Tanza
- SM Bicutan
- SM BF
- SM Sucat
- Lucban
- Pala-pala

BALIBAGO COMPLEX TERMINAL (1.7 kms)

Bus Routes:

- Tagaytay
- Sta Cruz, Laguna
- San Pablo City
- Alabang
- Cubao – EDSA
- LRT Buendia
- Lawton
















SANTA ROSA INTEGRATED TERMINAL

Jeepney Routes:

- Alabang
- Muntinlupa
- San Pedro, Laguna
- Binan, Laguna
- Santa Rosa, Laguna
- Cabuyao, Laguna
- Calamba, Laguna

<https://www.phbus.com/santa-rosa-laguna-integrated-bus-terminal/>

FEATURES & AMENITIES

-  LAP POOL
-  CENTRAL PARK
-  LINEAR PARKS
-  GRAND GATEWAY
-  KIDDIE POOL
-  FUNCTION ROOM
-  COVERED BASKETBALL COURT
-  PAVILLION
-  WELLNESS GARDEN
-  SERENITY GARDEN
-  KIDDIE YARD
-  SHADED GARDEN
-  PIAZZA
-  RESORT LOUNGES
-  PARKING SPACES



PROJECT OVERVIEW

SMDC
CALM
RESIDENCES
SANTA ROSA CITY, LAGUNA



PROJECT DETAILS

Architectural Theme	Modern Contemporary
Owner / Developer	Vancouver Lands Inc.
Total Land Area	57,217 sqm
No. of Towers/Buildings	17 Buildings
No. of Floors/Tower	4 Floors per Building
Total No. of Units	2,949 units
Residential Units	Studio Unit – 24 units Studio End Unit – 118 units 1 Bedroom Unit – 2,807 units
Parking Slots	Saleable - 487 Parking Slots PWD – 9 Parking slots Service – 1 Parking Slot
Target Turnover Date:	April 2026 – Buildings A - Q



Calm
RESIDENCES

GRAND GATEWAY ARTIST'S PERSPECTIVE

* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.



GRAND ROTUNDA ARTIST'S PERSPECTIVE

For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.



SERENITY GARDEN ARTIST'S PERSPECTIVE

* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.



LINEAR PARK ARTIST'S PERSPECTIVE

* For informational purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.



CENTRAL GARDEN ARTIST'S PERSPECTIVE

* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.



WELLNESS GARDEN ARTIST'S PERSPECTIVE

* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.



COVERED BASKETBALL COURT ARTIST'S PERSPECTIVE

* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.



KID'S ZONE ARTIST'S PERSPECTIVE

* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.



KIDDIE POOL ARTIST'S PERSPECTIVE

* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.



SWIMMING POOL ARTIST'S PERSPECTIVE

* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.



PAVILION ARTIST'S PERSPECTIVE

* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.



GAZEBO ARTIST'S PERSPECTIVE

* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.



FUNCTION ROOM ARTIST'S PERSPECTIVE

* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.



GRAND LOBBY ARTIST'S PERSPECTIVE

* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.



GREENMIST
PROPERTY MANAGEMENT CORP.

- ✓ Quality Customer Service
- ✓ Stringent Safety and Security
- ✓ First Rate Facility Management
- ✓ Spotless Cleanliness
- ✓ Transparent Transaction



primekey

SMDC Leasing Range of Services

- ✓ Property Listing Management
- ✓ Unit viewing arrangements
- ✓ Negotiation of lease terms
- ✓ Preparation of lease contract
- ✓ Tenant move-in/out assistance
- ✓ Basic Home Repair Services



BUILDING DETAILS

BUILDING CHART



4th Floor

3rd Floor

2nd Floor

Ground Floor

Note: All floors are for residential use

* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.

BUILDING CHART – BUILDING A



FLOOR	NO. OF UNITS
Ground Floor	12 units
2 nd to 4 th Floor	42 units per floor
Total	138 units

UNIT TYPE	UNIT AREA	NO. OF UNITS
One Bedroom	24.41 – 26.93 sqm	130 units
Studio End	23.51 sqm	6 units
Studio	17.63 – 18.21 sqm	2 units

BUILDING CHART – BUILDING B



FLOOR	NO. OF UNITS
Ground Floor	41 units
2 nd to 4 th Floor	42 units per floor
Total	167 units

UNIT TYPE	UNIT AREA	NO. OF UNITS
One Bedroom	24.41 – 24.99 sqm	160 units
Studio End	23.51 sqm	7 units

BUILDING CHART – BUILDING C



FLOOR	NO. OF UNITS
Ground Floor	46 units
2 nd to 4 th Floor	46 units per floor
Total	168 units

UNIT TYPE	UNIT AREA	NO. OF UNITS
One Bedroom	24.41 – 24.99 sqm	175 units
Studio End	23.51 sqm	7 units
Studio	17.63 – 18.21 sqm	2 units

BUILDING CHART – BUILDING D



FLOOR	NO. OF UNITS
Ground Floor	46 units
2 nd to 4 th Floor	46 units per floor
Total	184 units

UNIT TYPE	UNIT AREA	NO. OF UNITS
One Bedroom	24.41 – 24.99 sqm	175 units
Studio End	23.51 sqm	7 units
Studio	17.63 – 18.21 sqm	2 units

BUILDING CHART – BUILDING E



FLOOR	NO. OF UNITS
Ground Floor	45 units
2 nd to 4 th Floor	46 units per floor
Total	183 units

UNIT TYPE	UNIT AREA	NO. OF UNITS
One Bedroom	24.41 – 24.99 sqm	176 units
Studio End	23.51 sqm	7 units

BUILDING CHART – BUILDING F



FLOOR	NO. OF UNITS
Ground Floor	46 units
2 nd to 4 th Floor	46 units per floor
Total	184 units

UNIT TYPE	UNIT AREA	NO. OF UNITS
One Bedroom	24.41 – 24.99 sqm	175 units
Studio End	23.51 sqm	7 units
Studio	17.63 – 18.21 sqm	2 units

BUILDING CHART – BUILDING G



FLOOR	NO. OF UNITS
Ground Floor	45 units
2 nd to 4 th Floor	46 units per floor
Total	183 units

UNIT TYPE	UNIT AREA	NO. OF UNITS
One Bedroom	24.41 – 24.99 sqm	176 units
Studio End	23.51 sqm	7 units

BUILDING CHART – BUILDING H



FLOOR	NO. OF UNITS
Ground Floor	46 units
2 nd to 4 th Floor	46 units per floor
Total	184 units

UNIT TYPE	UNIT AREA	NO. OF UNITS
One Bedroom	24.41 – 24.99 sqm	175 units
Studio End	23.51 sqm	7 units
Studio	17.63 – 18.21 sqm	2 units

BUILDING CHART – BUILDING I



FLOOR	NO. OF UNITS
Ground Floor	38 units
2 nd to 4 th Floor	38 units per floor
Total	152 units

UNIT TYPE	UNIT AREA	NO. OF UNITS
One Bedroom	24.41 – 24.99 sqm	143 units
Studio End	23.51 sqm	7 units
Studio	17.63 – 18.21 sqm	2 units

BUILDING CHART – BUILDING J



FLOOR	NO. OF UNITS
Ground Floor	45 units
2 nd to 4 th Floor	46 units per floor
Total	183 units

UNIT TYPE	UNIT AREA	NO. OF UNITS
One Bedroom	24.41 – 24.99 sqm	176 units
Studio End	23.51 sqm	7 units

BUILDING CHART – BUILDING K



FLOOR	NO. OF UNITS
Ground Floor	46 units
2 nd to 4 th Floor	46 units per floor
Total	184 units

UNIT TYPE	UNIT AREA	NO. OF UNITS
One Bedroom	24.41 – 24.99 sqm	175 units
Studio End	23.51 sqm	7 units
Studio	17.63 – 18.21 sqm	2 units

BUILDING CHART – BUILDING L



FLOOR	NO. OF UNITS
Ground Floor	38 units
2 nd to 4 th Floor	38 units per floor
Total	152 units

UNIT TYPE	UNIT AREA	NO. OF UNITS
One Bedroom	24.41 – 24.99 sqm	143 units
Studio End	23.51 sqm	7 units
Studio	17.63 – 18.21 sqm	2 units

BUILDING CHART – BUILDING M



FLOOR	NO. OF UNITS
Ground Floor	38 units
2 nd to 4 th Floor	38 units per floor
Total	152 units

UNIT TYPE	UNIT AREA	NO. OF UNITS
One Bedroom	24.41 – 24.99 sqm	143 units
Studio End	23.51 sqm	7 units
Studio	17.63 – 18.21 sqm	2 units

BUILDING CHART – BUILDING N



FLOOR	NO. OF UNITS
Ground Floor	46 units
2 nd to 4 th Floor	46 units per floor
Total	184 units

UNIT TYPE	UNIT AREA	NO. OF UNITS
One Bedroom	24.41 – 24.99 sqm	175 units
Studio End	23.51 sqm	7 units
Studio	17.63 – 18.21 sqm	2 units

BUILDING CHART – BUILDING O



FLOOR	NO. OF UNITS
Ground Floor	46 units
2 nd to 4 th Floor	46 units per floor
Total	184 units

UNIT TYPE	UNIT AREA	NO. OF UNITS
One Bedroom	24.41 – 24.99 sqm	175 units
Studio End	23.51 sqm	7 units
Studio	17.63 – 18.21 sqm	2 units

BUILDING CHART – BUILDING P



FLOOR	NO. OF UNITS
Ground Floor	46 units
2 nd to 4 th Floor	46 units per floor
Total	184 units

UNIT TYPE	UNIT AREA	NO. OF UNITS
One Bedroom	24.41 – 24.99 sqm	175 units
Studio End	23.51 sqm	7 units
Studio	17.63 – 18.21 sqm	2 units

BUILDING CHART – BUILDING Q



FLOOR	NO. OF UNITS
Ground Floor	45 units
2 nd to 4 th Floor	46 units per floor
Total	183 units

UNIT TYPE	UNIT AREA	NO. OF UNITS
One Bedroom	24.41 – 24.99 sqm	176 units
Studio End	23.51 sqm	7 units

VIEWPOINTS



Amenity View



Central Park View



Linear Park View

DEVELOPMENT & BUILDING FEATURES

- ✓ Gated community with 24/7 security
- ✓ CCTV for common areas
- ✓ Mailroom located at the ground floor
- ✓ Garbage room in every floor
- ✓ Wi-Fi ready lobby & function rooms
- ✓ Property Management Services
- ✓ Prime Key Leasing
- ✓ Power by Meralco





FLOOR PLANS AND UNIT LAYOUTS

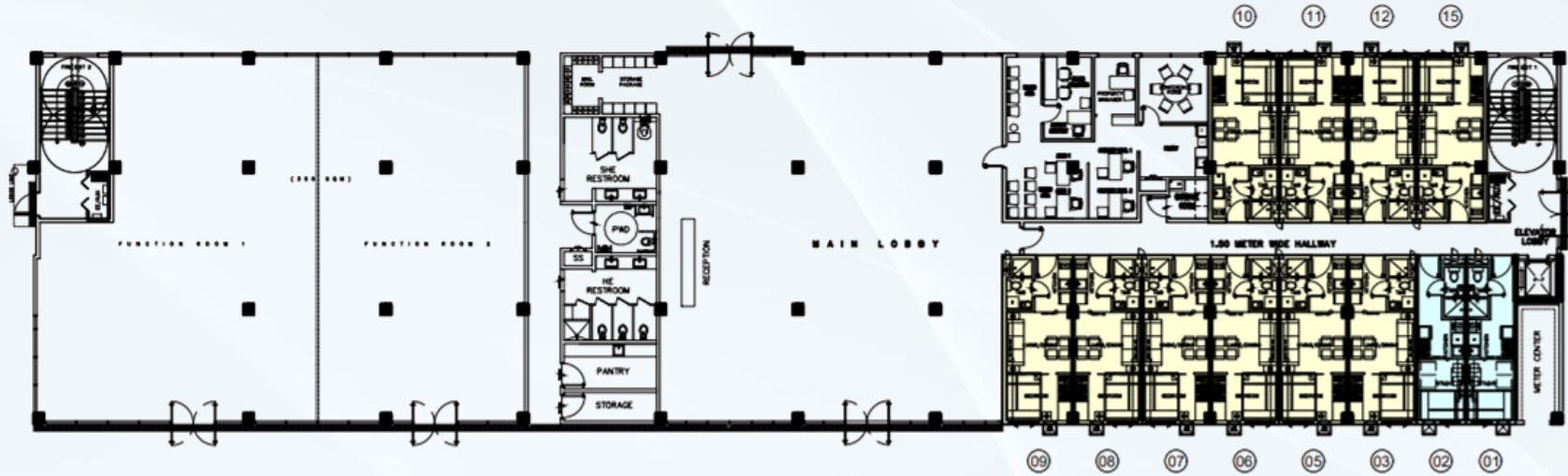
BUILDING A – GROUND FLOOR PLAN

LEGENDS:

- STUDIO UNIT
- 1 BEDROOM UNIT



Linear Park View



South West View



KEY PLAN



* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.

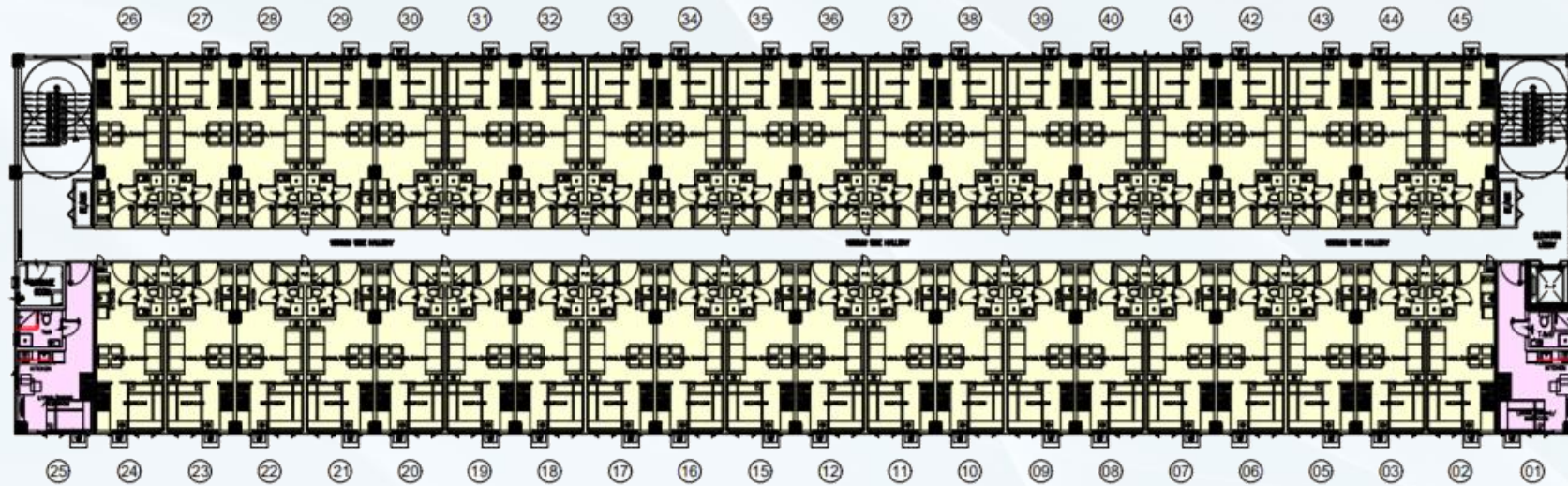
BUILDING A – 2ND TO 4TH FLOOR PLAN

LEGENDS:

- STUDIO END UNIT
- 1 BEDROOM UNIT



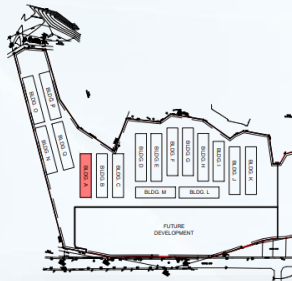
Linear Park View



Residential View
18 - 25

South West View
01 - 17

KEY PLAN



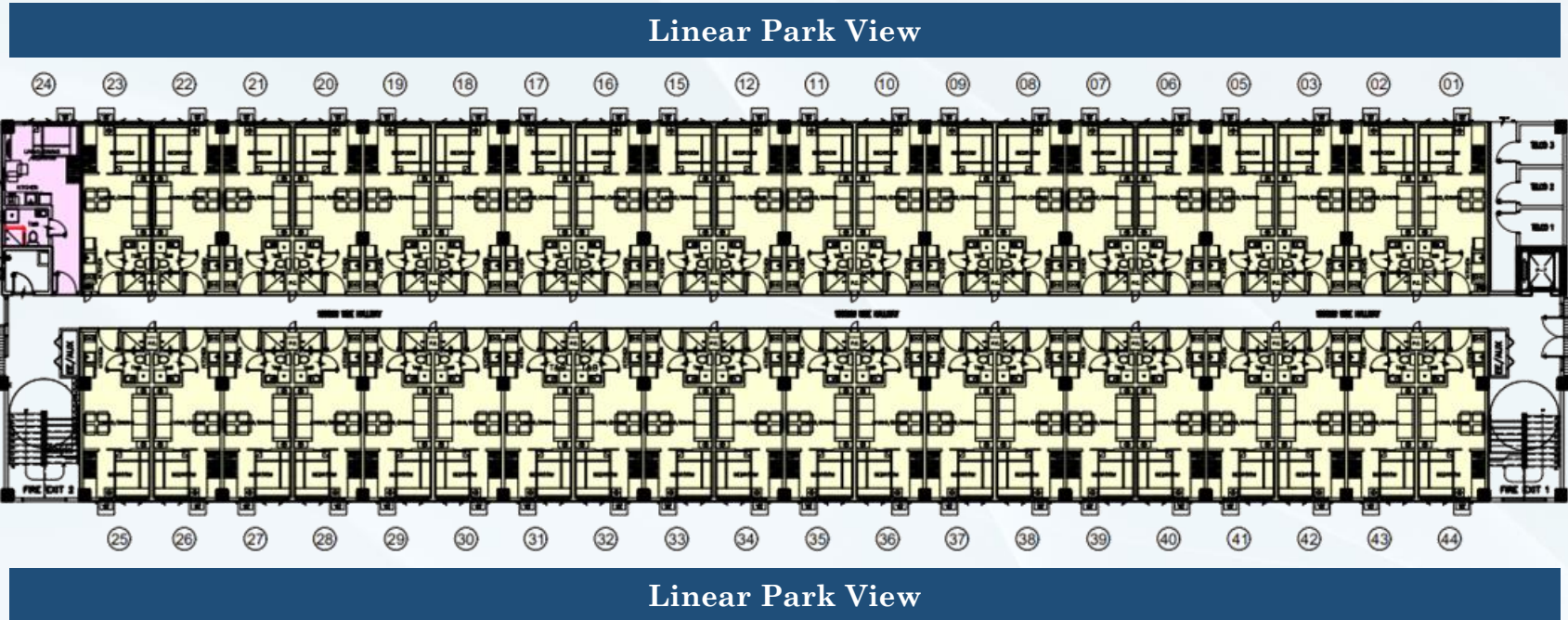
BUILDING B – GROUND FLOOR PLAN

LEGENDS:

- STUDIO END UNIT
- 1 BEDROOM UNIT



Amenity View



KEY PLAN



* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.

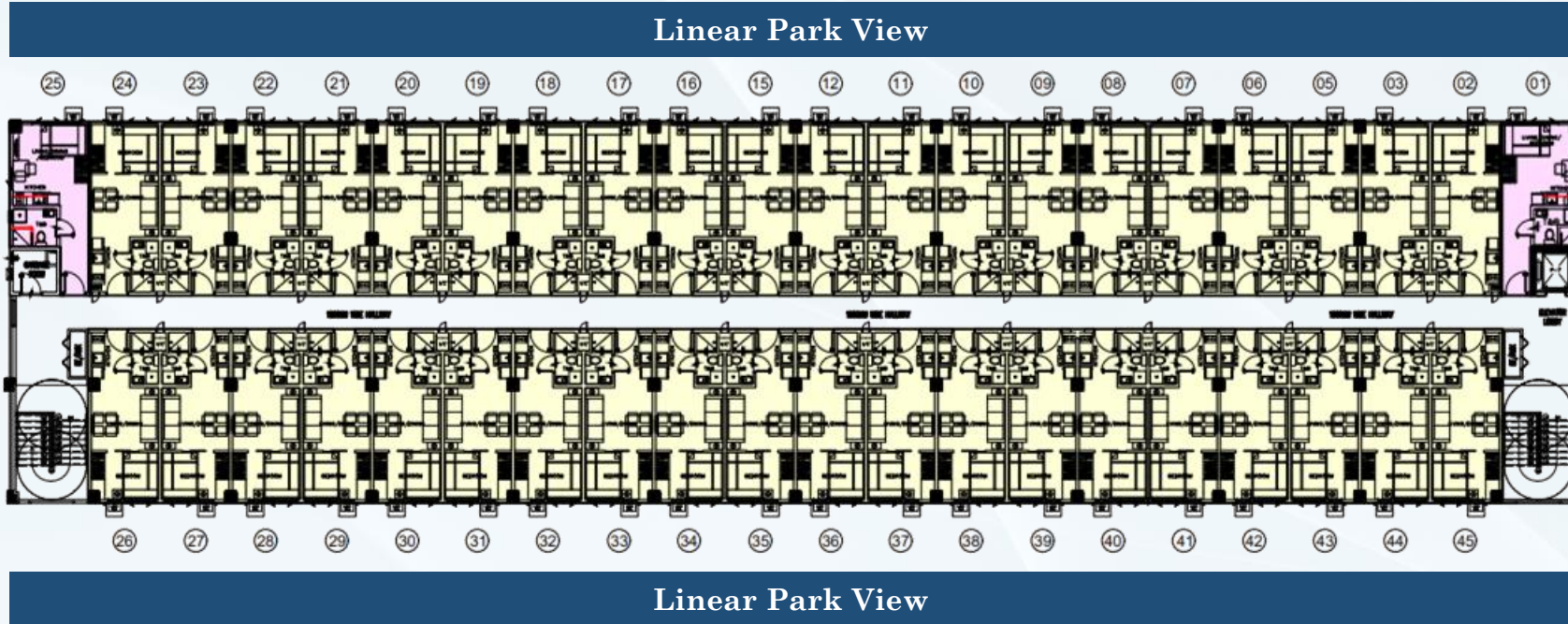
BUILDING B – 2ND TO 4TH FLOOR PLAN

LEGENDS:

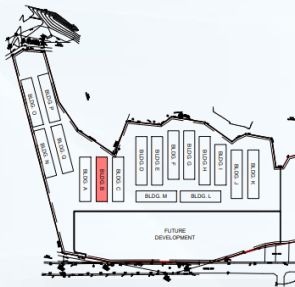
- STUDIO END UNIT
- 1 BEDROOM UNIT



Amenity View



KEY PLAN

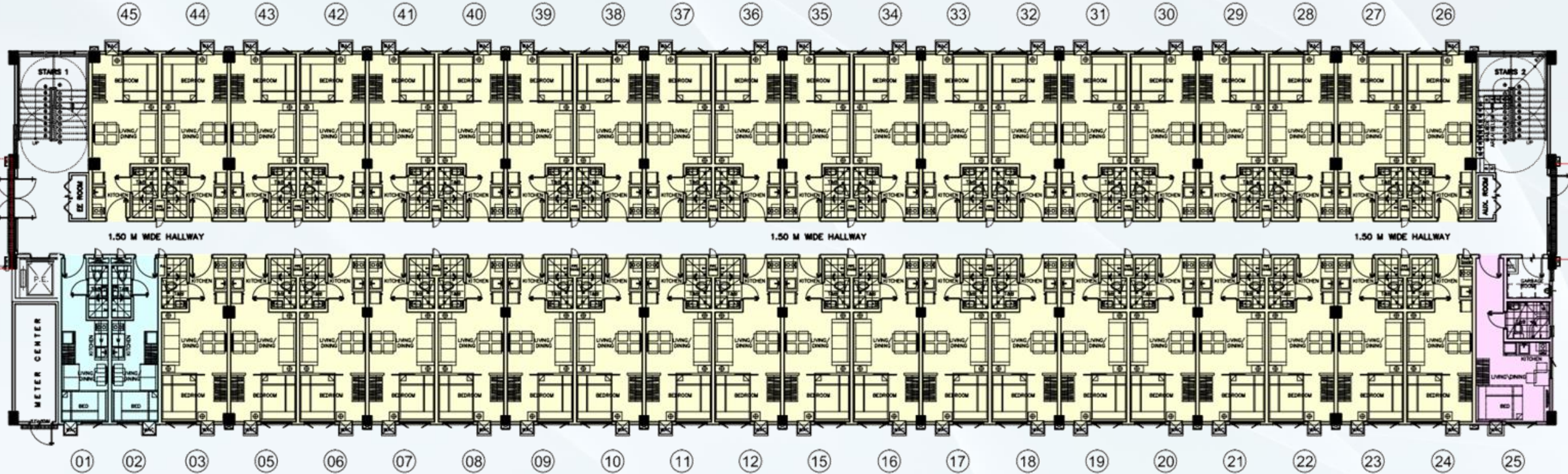


* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.

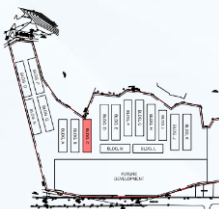
BUILDING C – GROUND FLOOR PLAN

- LEGENDS:
- STUDIO END UNIT
 - STUDIO UNIT
 - 1 BEDROOM UNIT

Linear View
45 - 26



Residential View
01 - 25



* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.

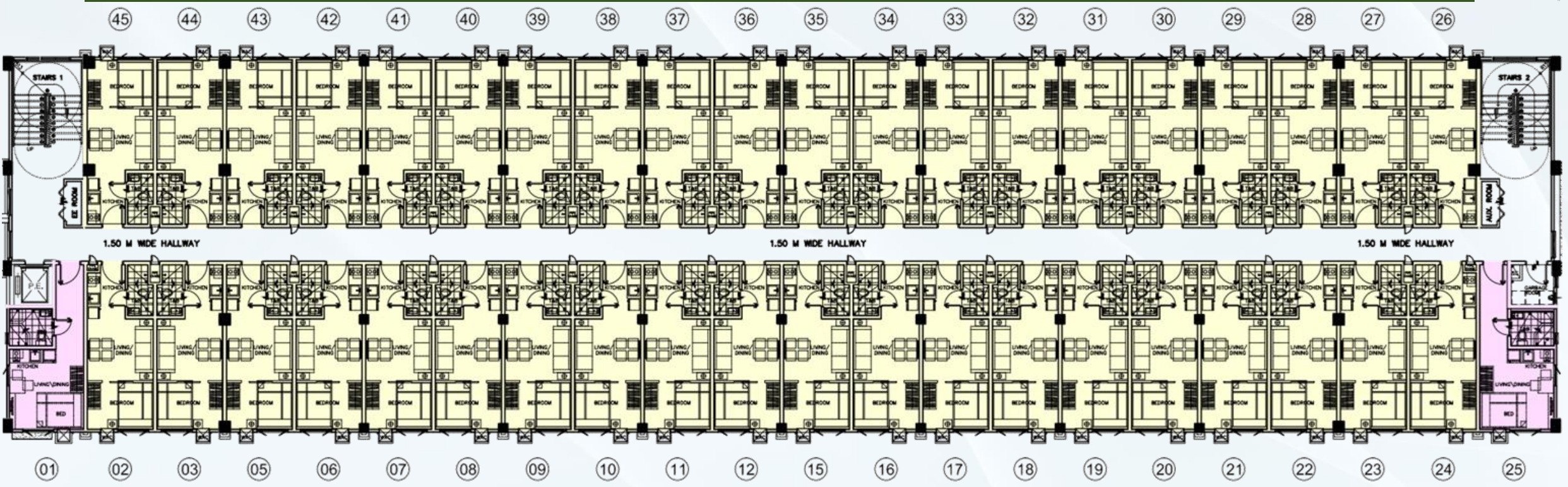
LEGENDS:

- STUDIO END UNIT
- 1 BEDROOM UNIT

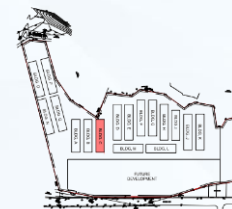
BUILDING C – 2nd – 4th FLOOR PLAN



Linear View
4 - 26



Residential View
01 - 25



* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.

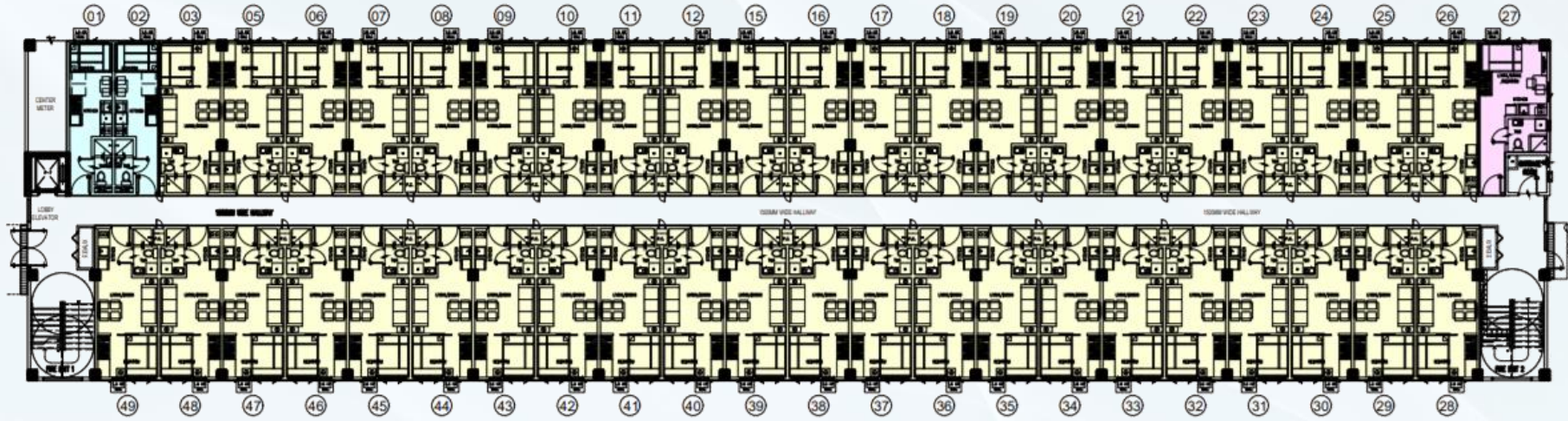
BUILDING D – GROUND FLOOR PLAN

LEGENDS:

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT



Linear Park View



Residential View

KEY PLAN



* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.

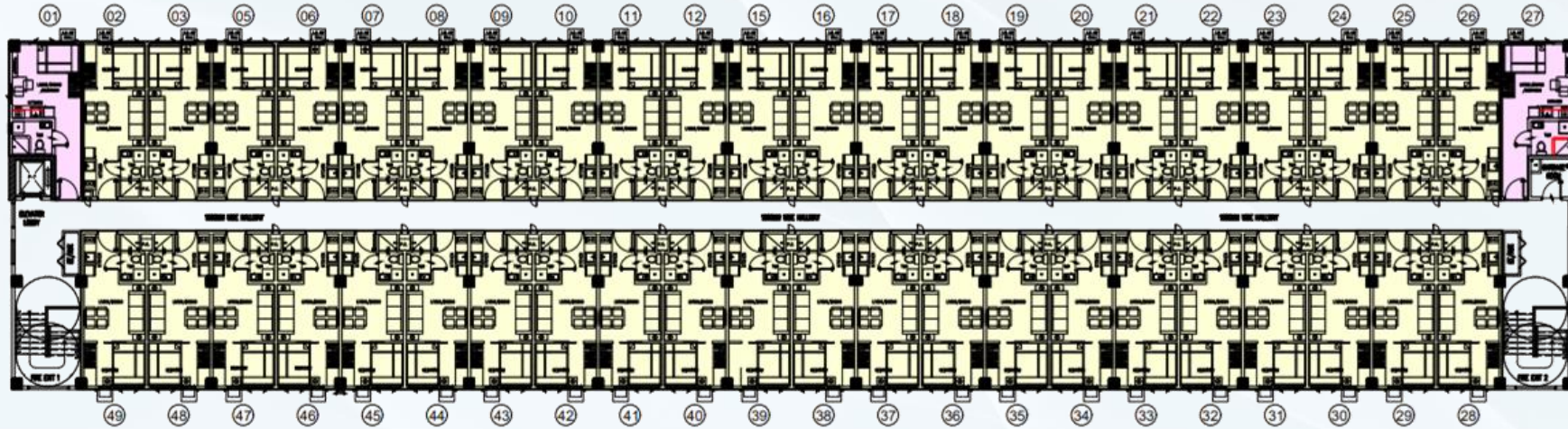
BUILDING D – 2ND TO 4TH FLOOR PLAN

LEGENDS:

- STUDIO END UNIT
- 1 BEDROOM UNIT

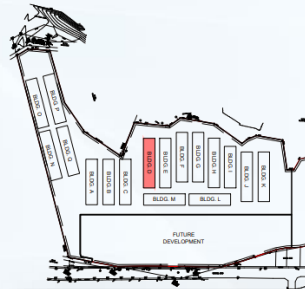


Linear Park View



Residential View

KEY PLAN



BUILDING E - GROUND FLOOR PLAN

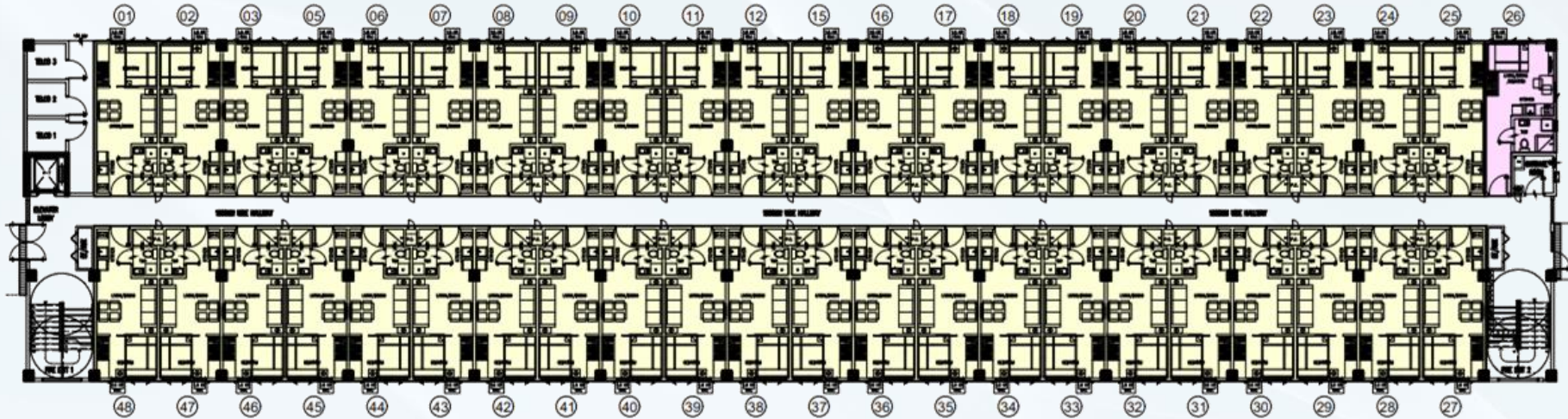
LEGENDS:

- STUDIO END UNIT
- 1 BEDROOM UNIT



Linear Park View
01 - 23

Central
Park View
24 - 26



Central Park View

Linear Park View



KEY PLAN



* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.

BUILDING E – 2ND TO 4TH FLOOR PLAN

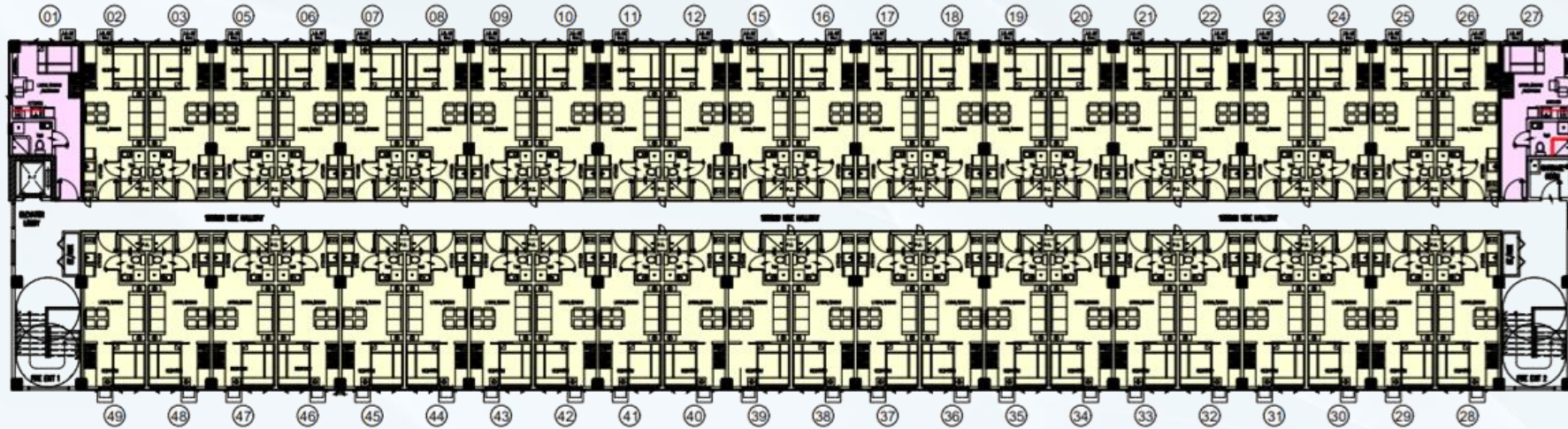
LEGENDS:

-  STUDIO END UNIT
-  1 BEDROOM UNIT



Linear Park View
01 - 24

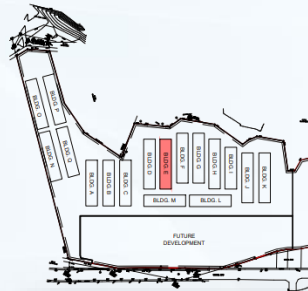
Central
Park View
25 - 27



Linear Park View

Central Park View

KEY PLAN



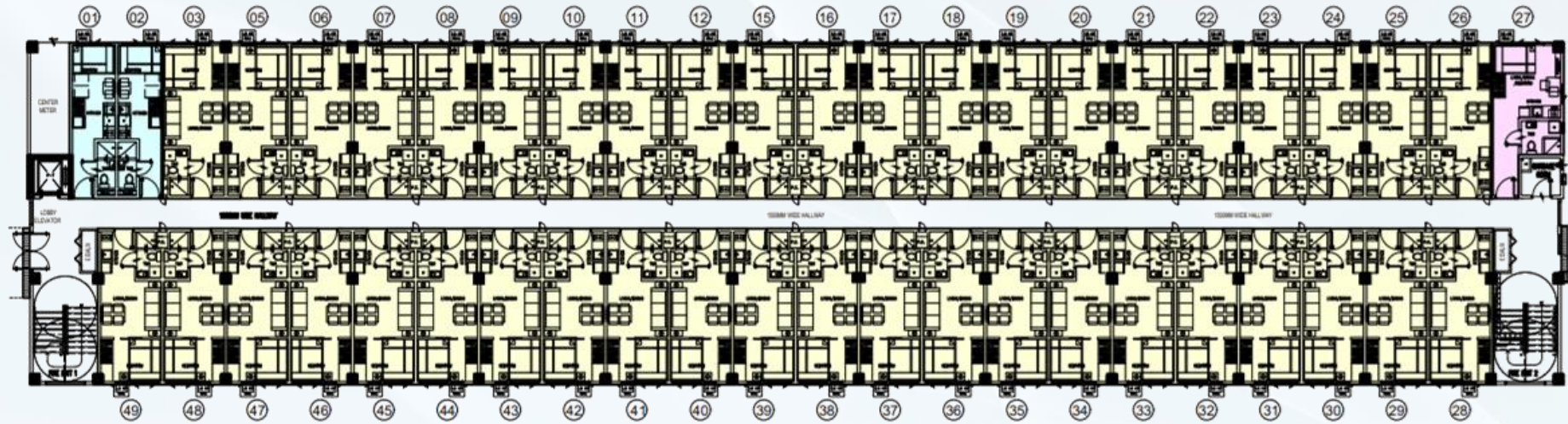
BUILDING F – GROUND FLOOR PLAN

LEGENDS:

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT

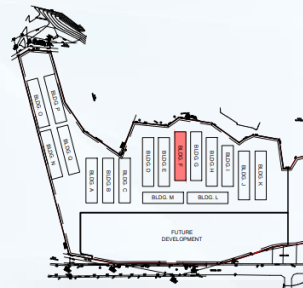


Linear Park View



Linear Park View



KEY PLAN



* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.

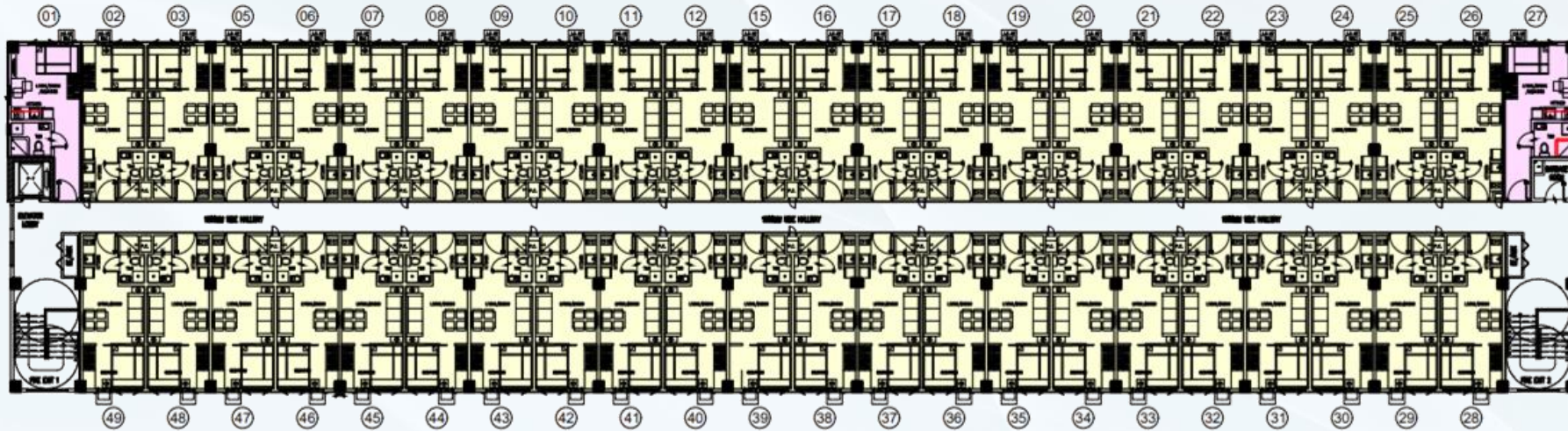
BUILDING F – 2ND TO 4TH FLOOR PLAN

LEGENDS:

-  STUDIO END UNIT
-  1 BEDROOM UNIT



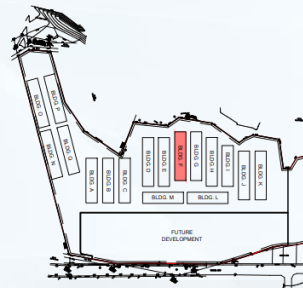
Linear Park View



Central Park View

Linear Park View

KEY PLAN

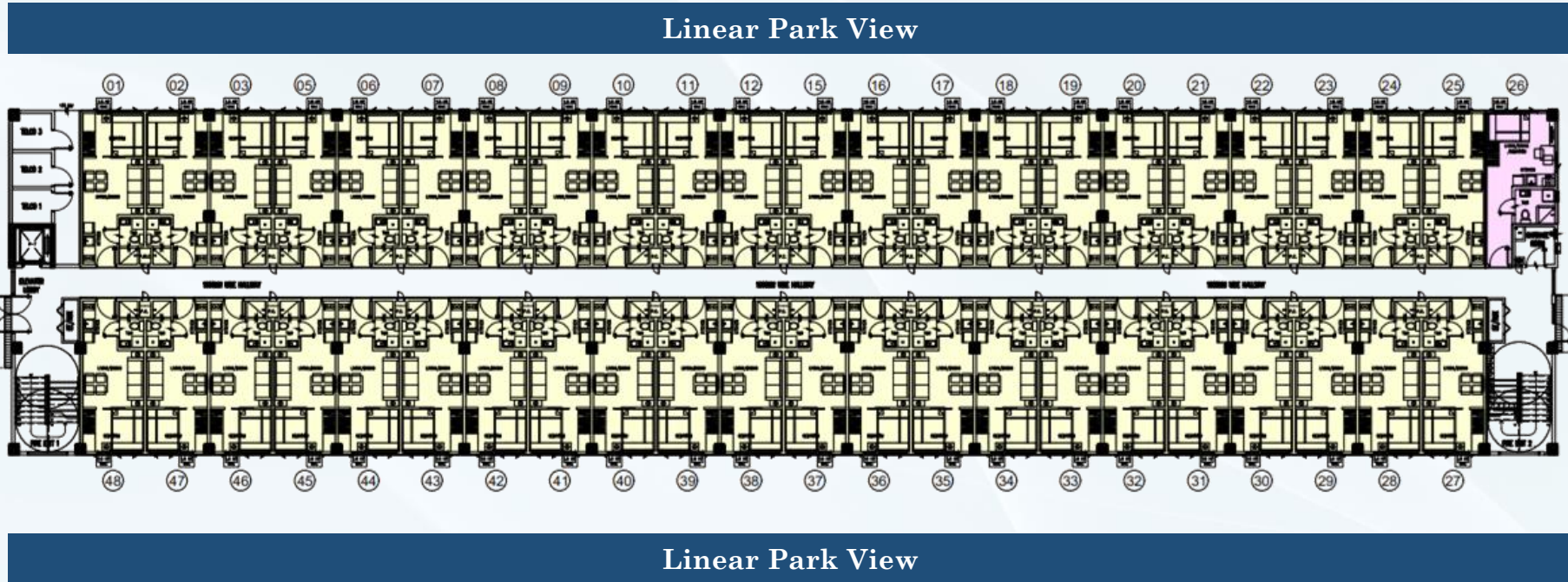


* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.

BUILDING G – GROUND FLOOR PLAN

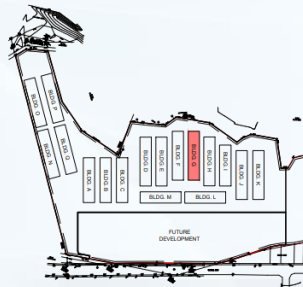
LEGENDS:

- STUDIO END UNIT
- 1 BEDROOM UNIT



Central Park View

KEY PLAN



* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.

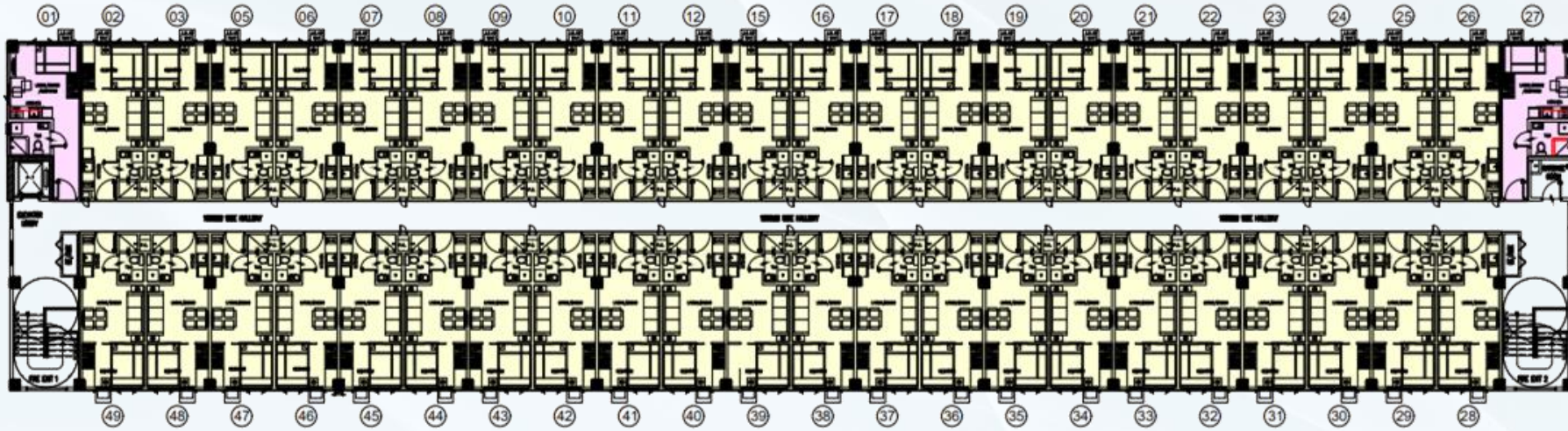
BUILDING G – 2ND TO 4TH FLOOR PLAN

LEGENDS:

- STUDIO END UNIT
- 1 BEDROOM UNIT



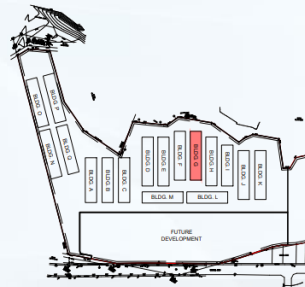
Linear Park View



Central Park View

Linear Park View

KEY PLAN



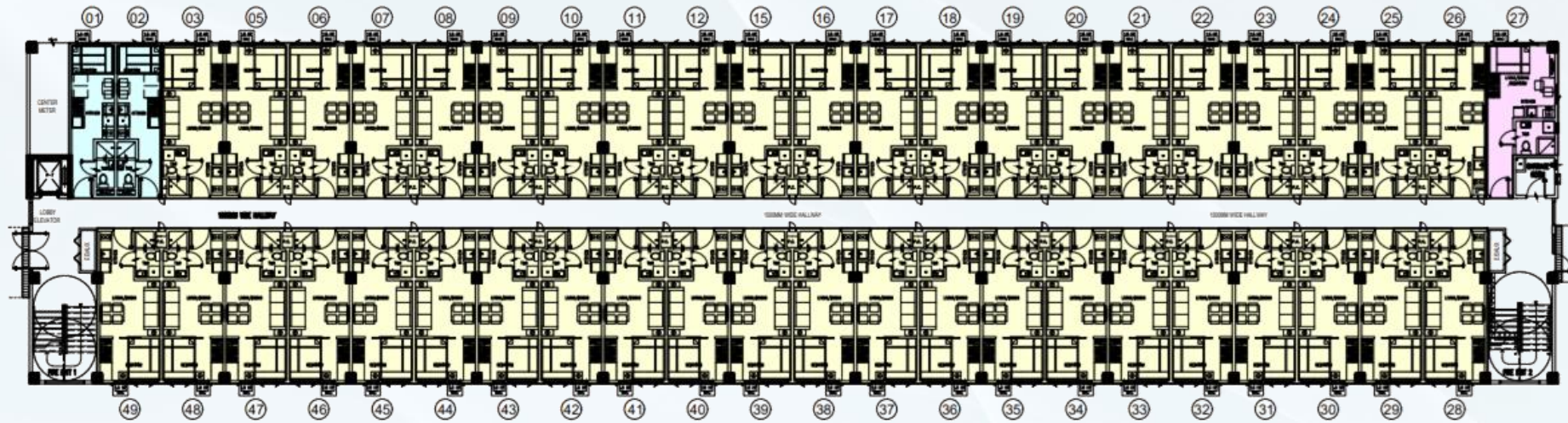
BUILDING H – GROUND FLOOR PLAN

LEGENDS:

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT



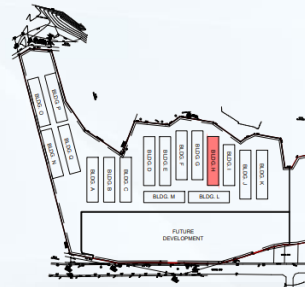
Linear Park View



Linear Park View
30 - 49

Central
Park View
28 - 29

KEY PLAN



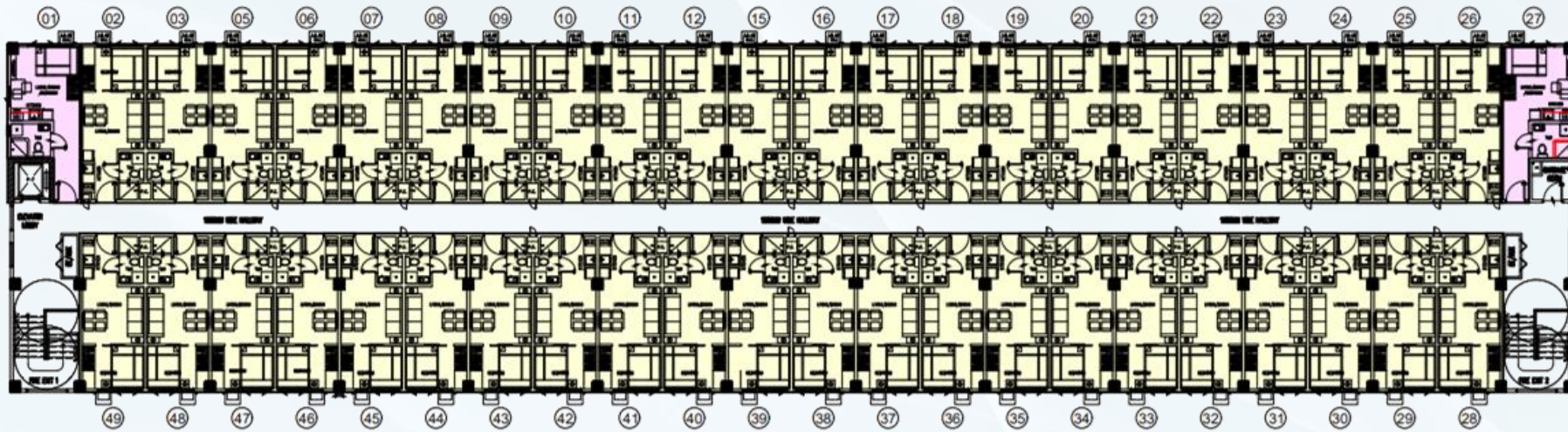
BUILDING H – 2ND TO 4TH FLOOR PLAN

LEGENDS:

- STUDIO END UNIT
- 1 BEDROOM UNIT



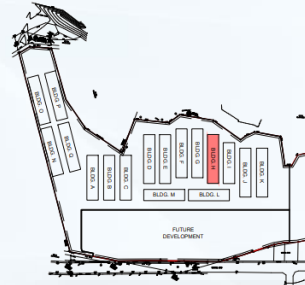
Linear Park View



Linear Park View 30 - 49

Central Park View 28 - 29

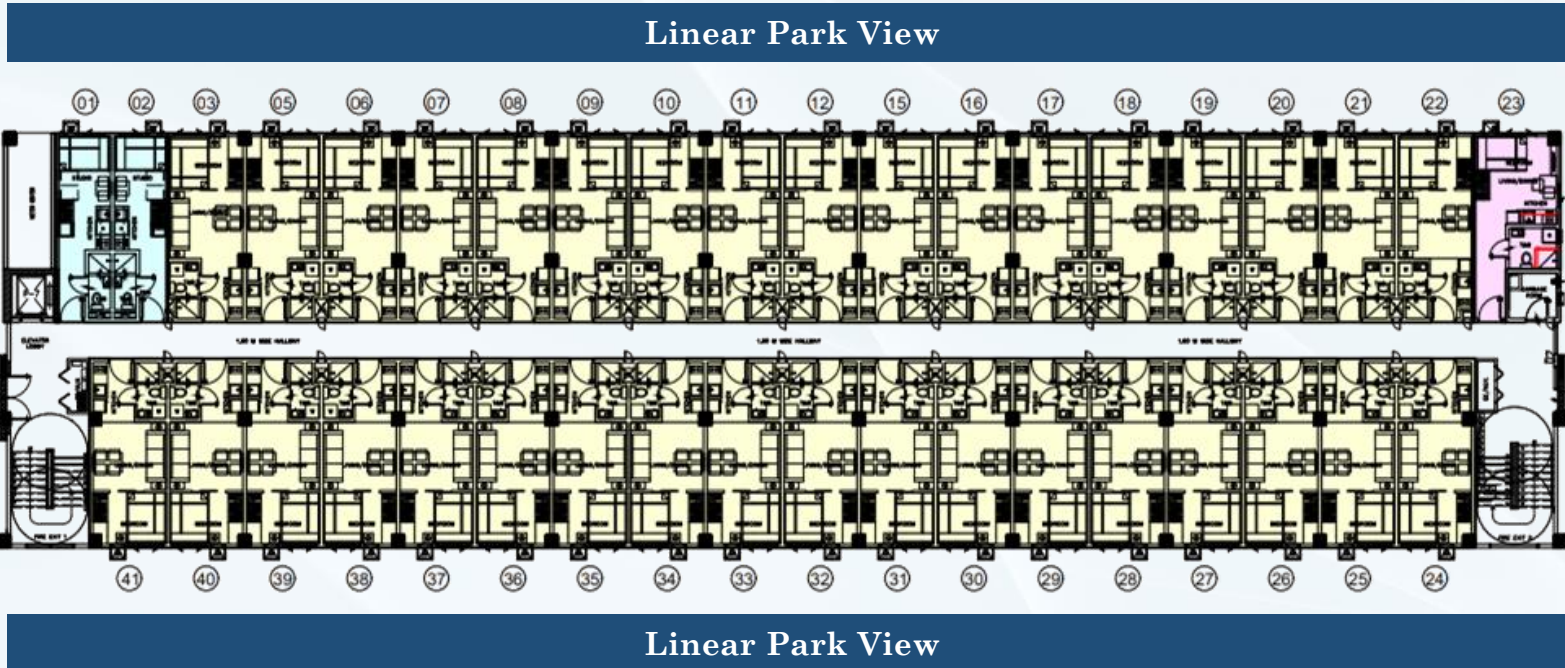
KEY PLAN



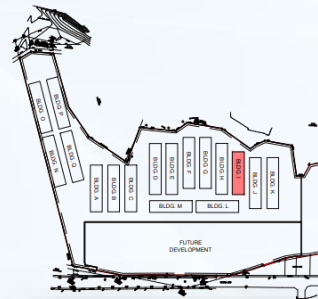
BUILDING I – GROUND FLOOR PLAN

LEGENDS:

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT



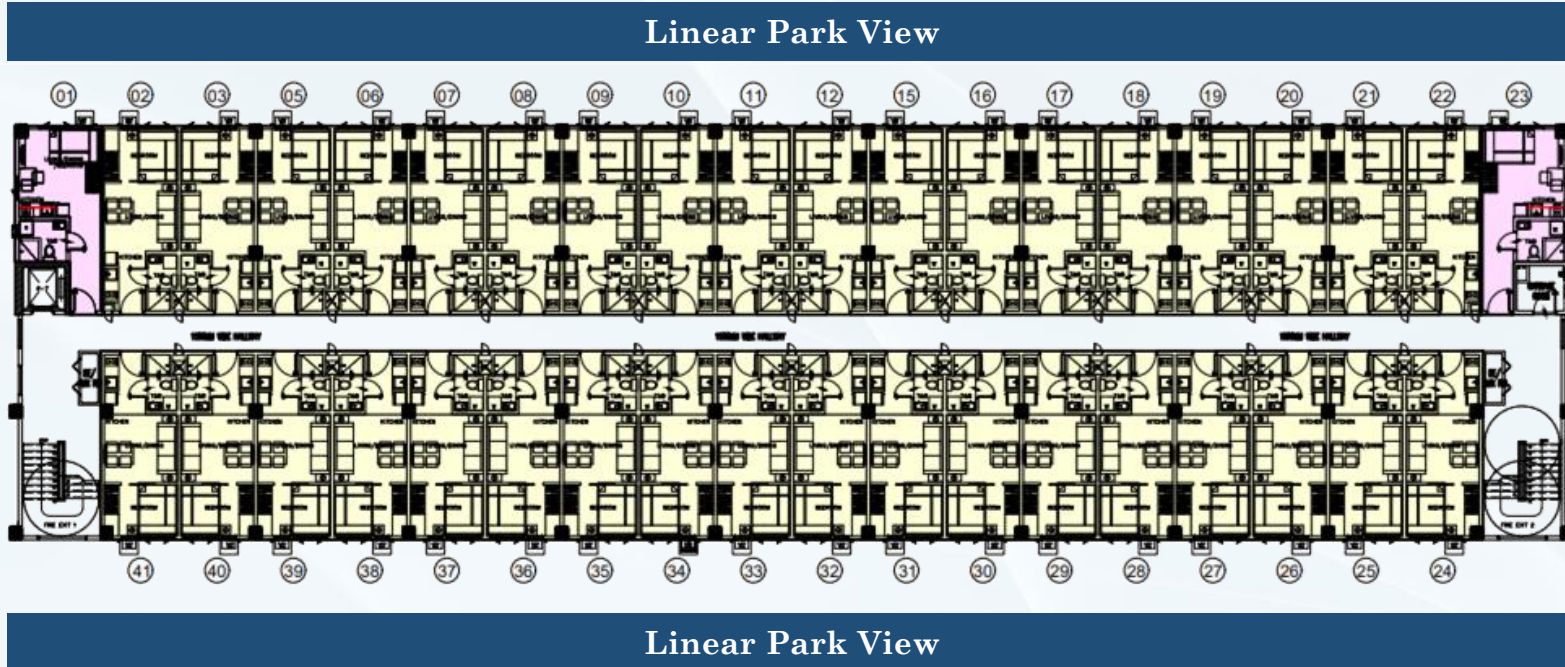
KEY PLAN



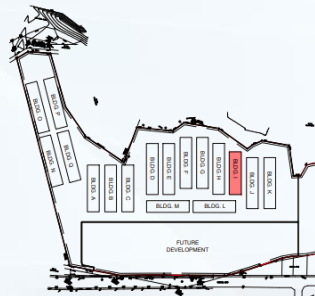
BUILDING I – 2ND TO 4TH FLOOR PLAN

LEGENDS:

- STUDIO END UNIT
- 1 BEDROOM UNIT



KEY PLAN



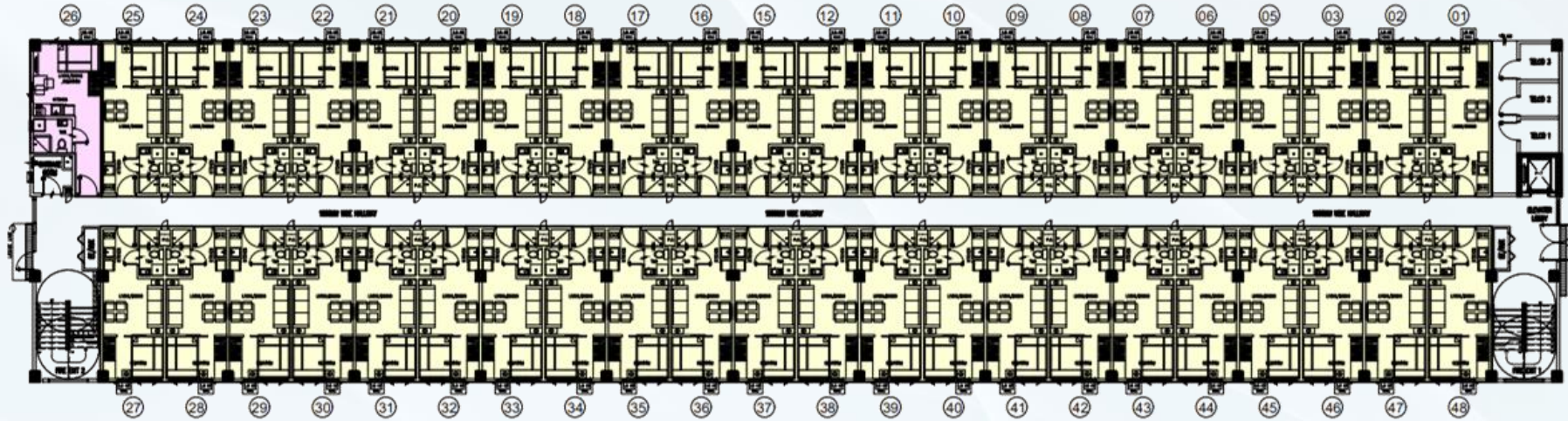
BUILDING J – GROUND FLOOR PLAN

LEGENDS:

- STUDIO END UNIT
- 1 BEDROOM UNIT



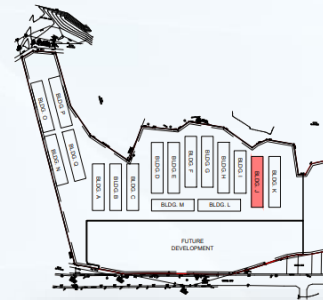
Linear Park View



Linear Park View





KEY PLAN



* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.

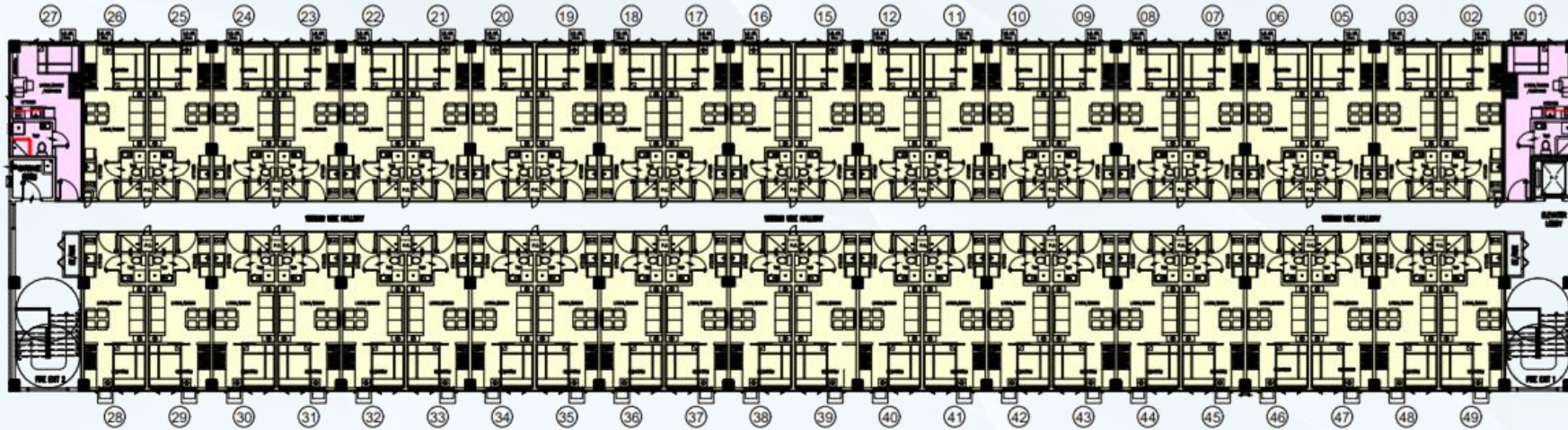
BUILDING J – 2ND TO 4TH FLOOR PLAN

LEGENDS:

-  STUDIO END UNIT
-  1 BEDROOM UNIT

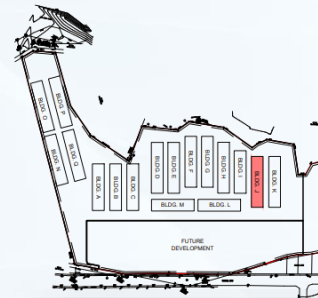


Linear Park View



Linear Park View

KEY PLAN



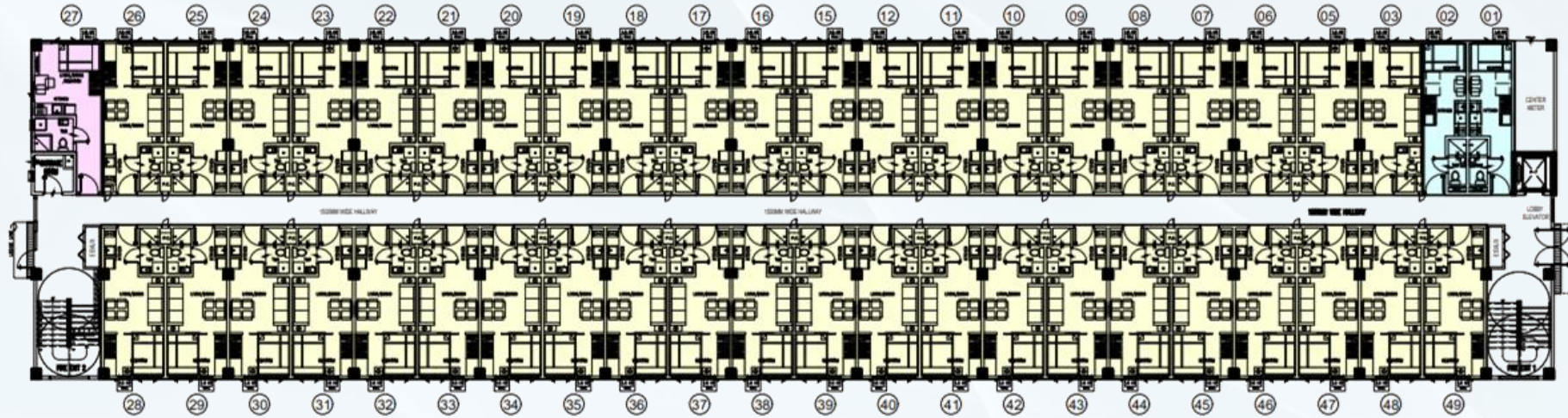
BUILDING K – GROUND FLOOR PLAN

LEGENDS:

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT



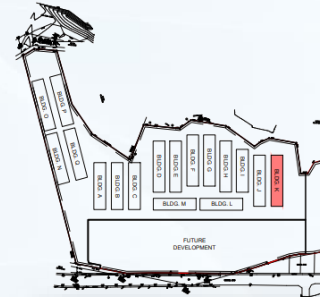
Northeast View



Linear Park View





KEY PLAN



* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.

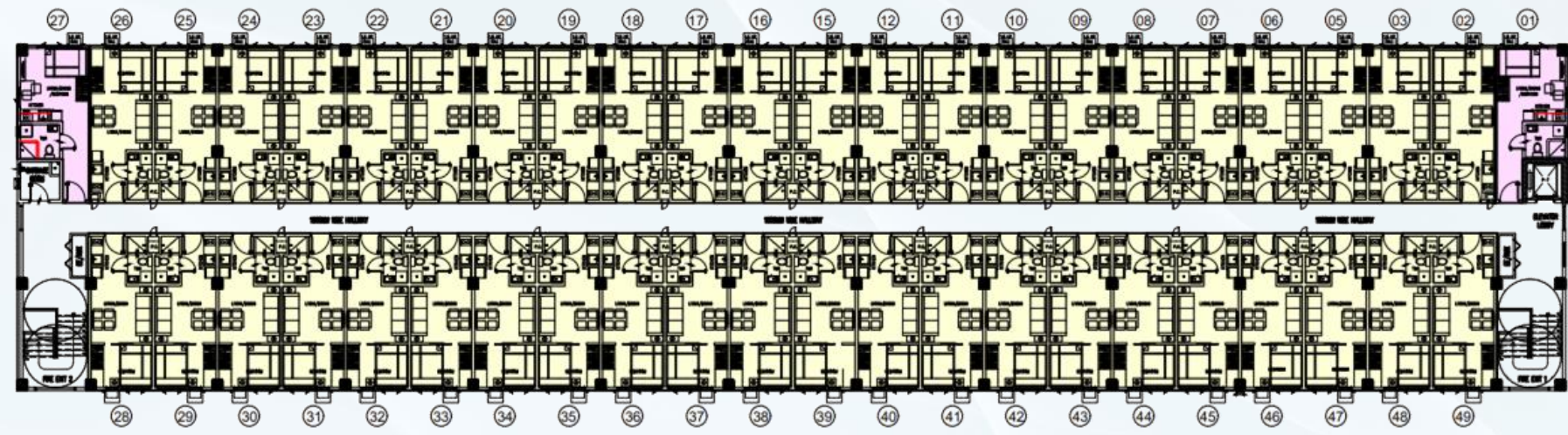
BUILDING K – 2ND TO 4TH FLOOR PLAN

LEGENDS:

-  STUDIO END UNIT
-  1 BEDROOM UNIT



Northeast View



Linear Park View

KEY PLAN

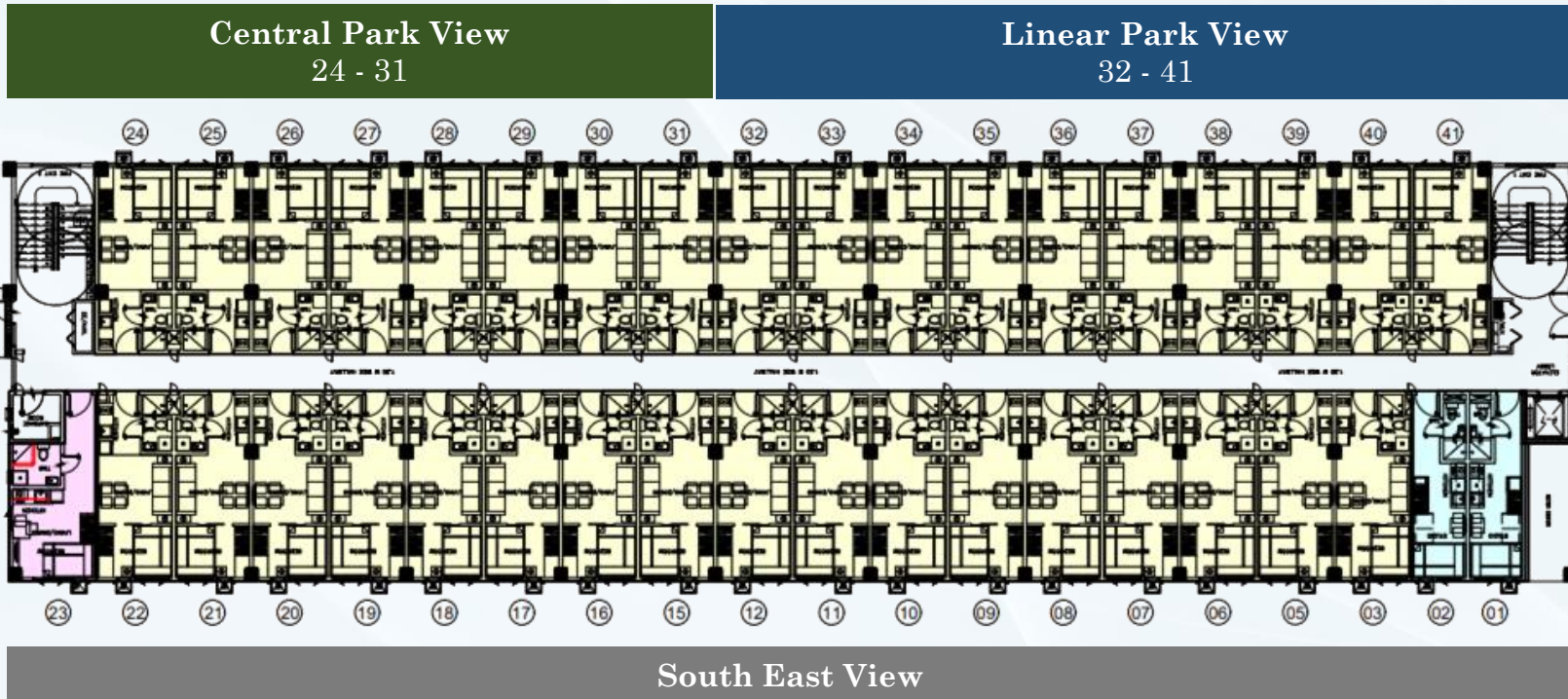


* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.

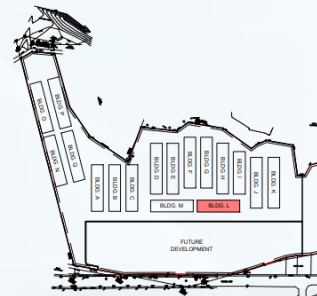
BUILDING L - GROUND FLOOR PLAN

LEGENDS:

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT



KEY PLAN



NORTH

BUILDING L - 2ND TO 4TH FLOOR PLAN

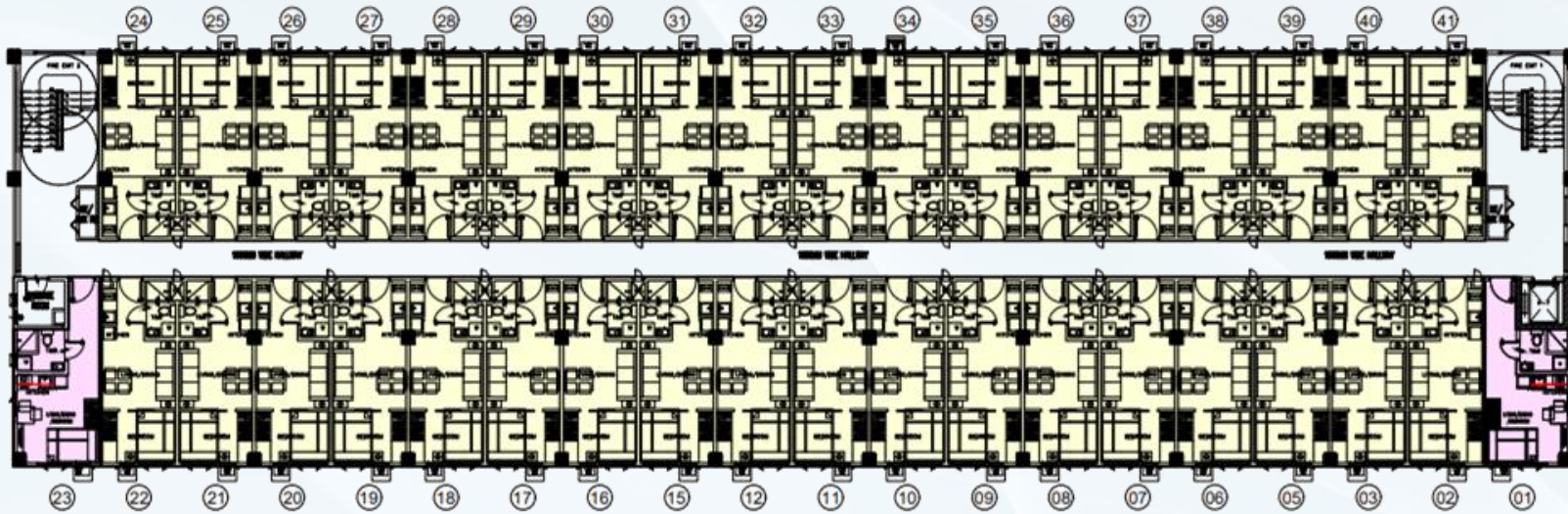
LEGENDS:

- STUDIO END UNIT
- 1 BEDROOM UNIT



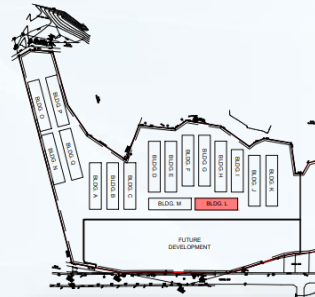
Central Park View
24 - 31

Linear Park View
32 - 41



South East View

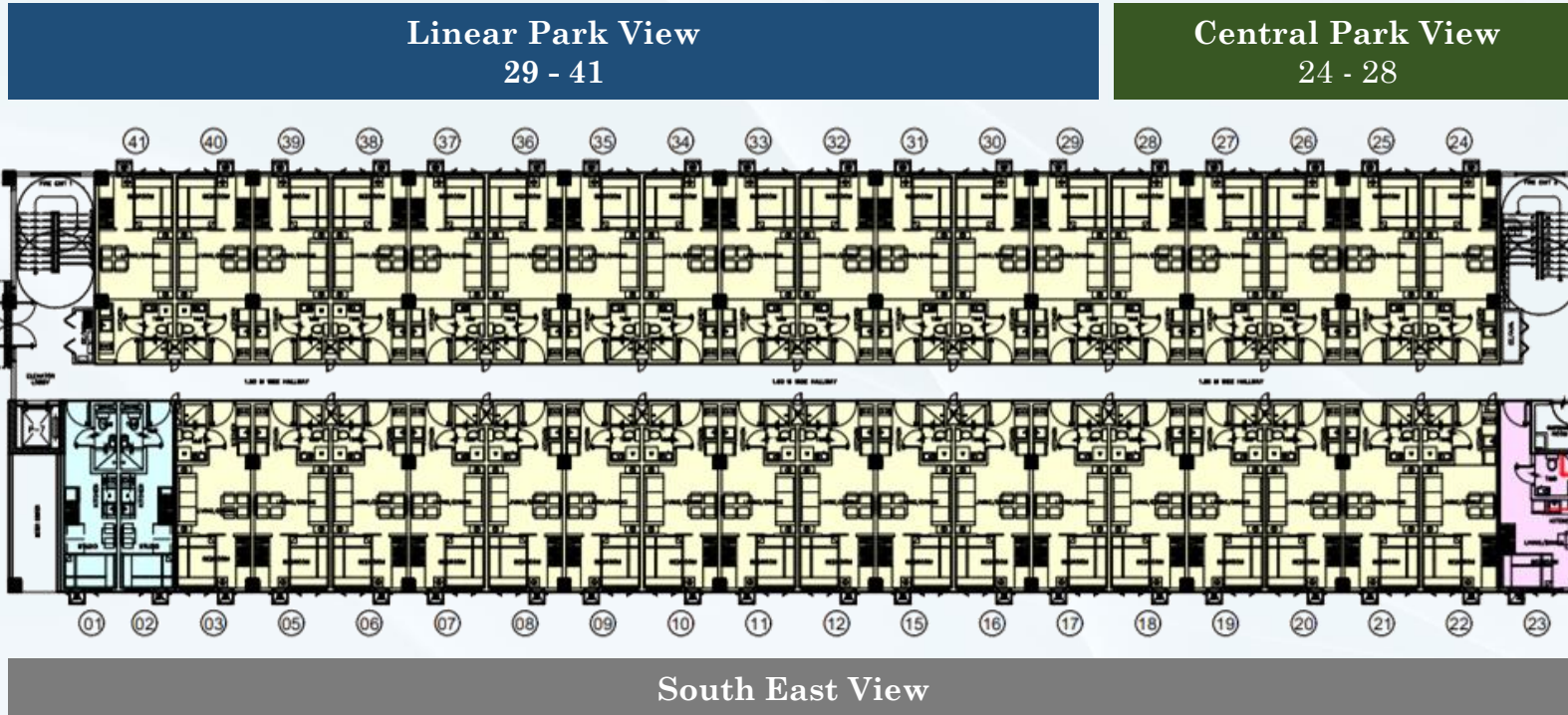
KEY PLAN



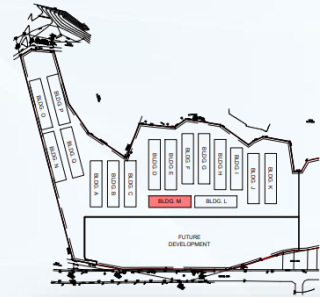
BUILDING M – GROUND FLOOR PLAN

LEGENDS:

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT



KEY PLAN



* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.

BUILDING M – 2ND TO 4TH FLOOR PLAN

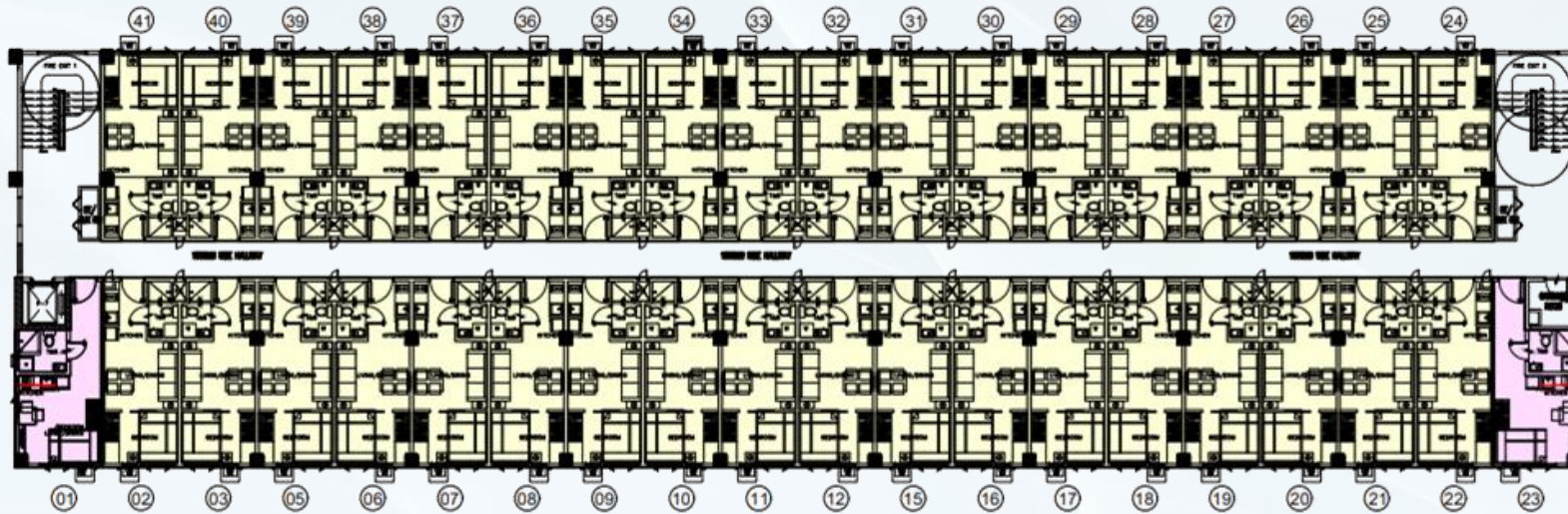
LEGENDS:

- STUDIO END UNIT
- 1 BEDROOM UNIT



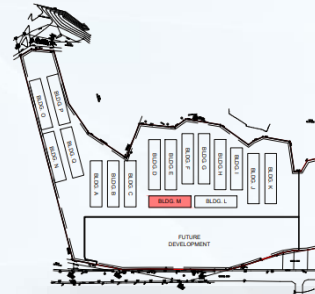
Linear Park View
29 - 41

Central Park View
24 - 28



South East View

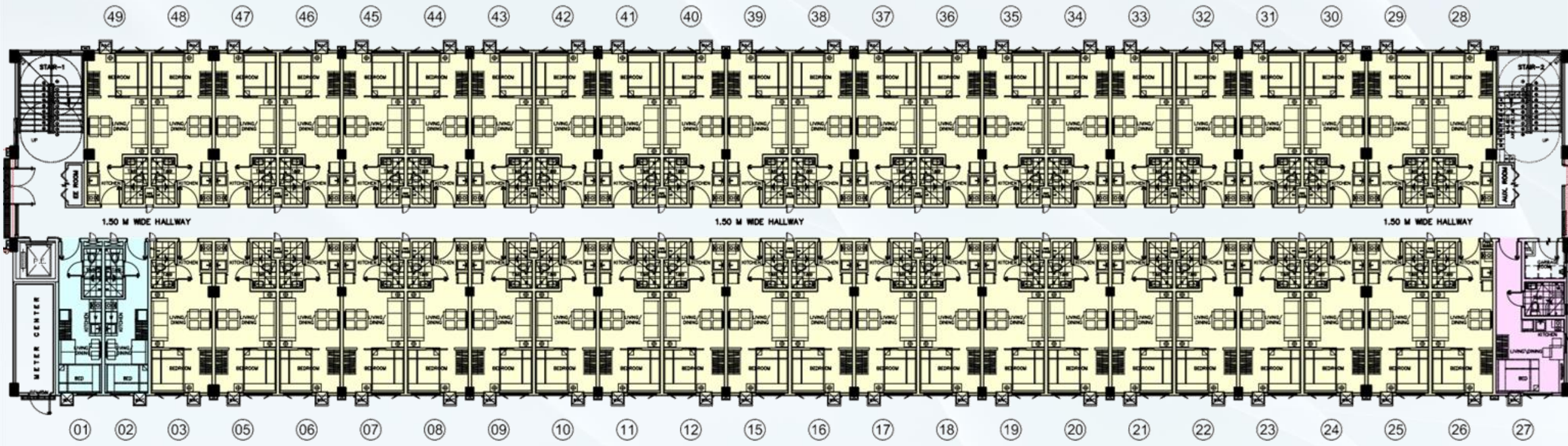
KEY PLAN



- LEGENDS:
- STUDIO END UNIT
 - STUDIO UNIT
 - 1 BEDROOM UNIT

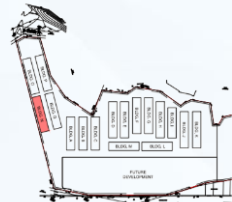
BUILDING N – GROUND FLOOR PLAN

Residential View
 49 - 28



South West View
 01 - 27

* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.

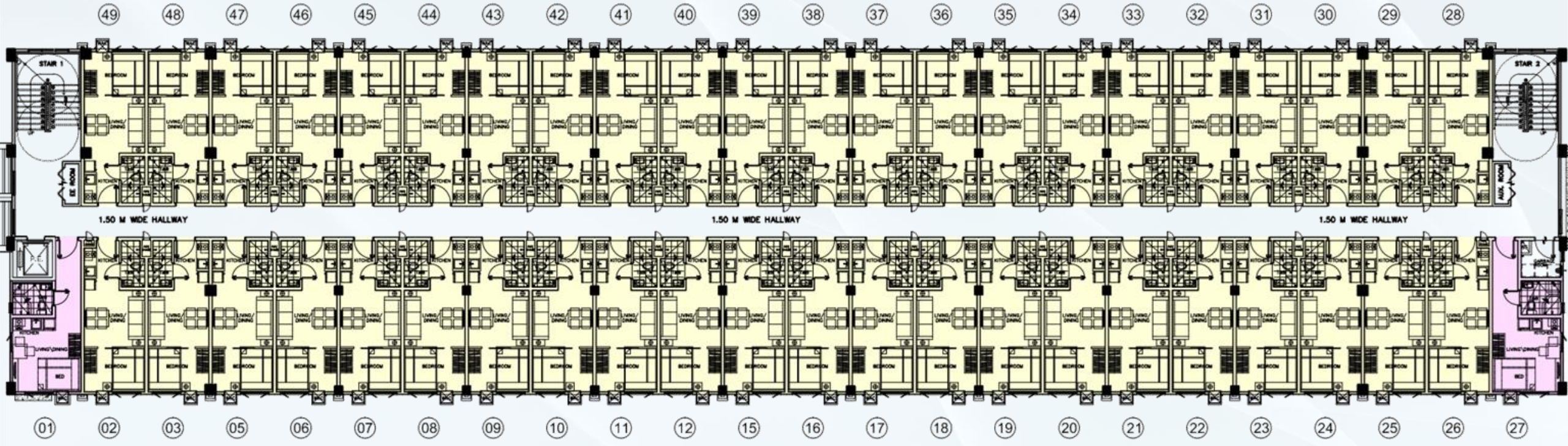


LEGENDS:

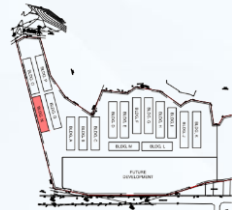
- STUDIO END UNIT
- 1 BEDROOM UNIT

BUILDING N – 2nd – 4th FLOOR PLAN

Residential View
 49 - 28



South West View
 01 - 27

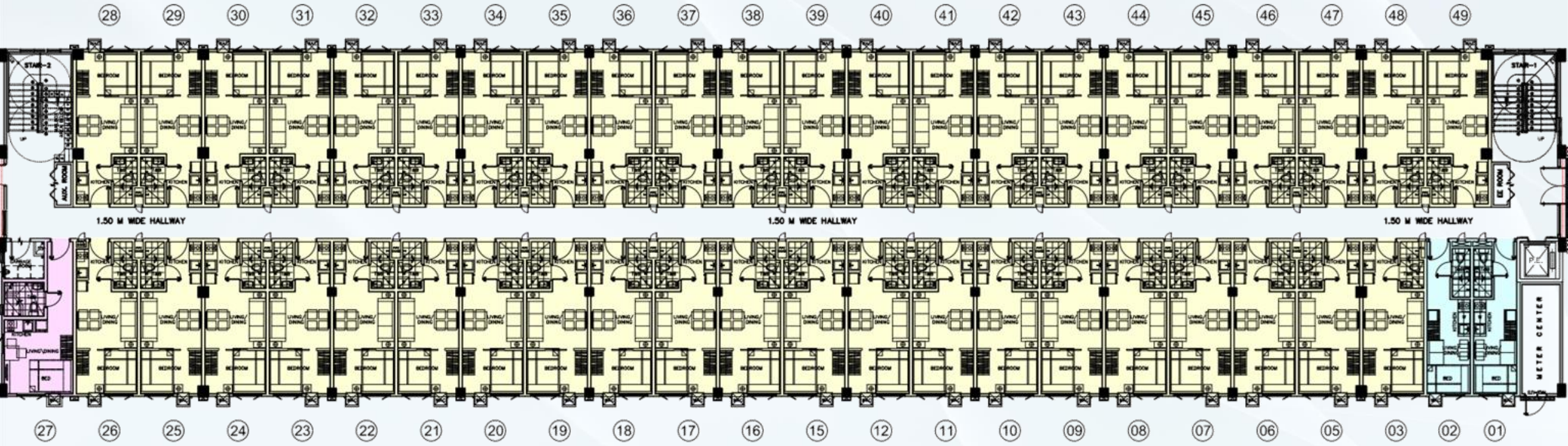


* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.

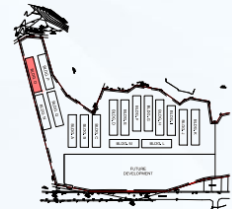
BUILDING O – GROUND FLOOR PLAN

- LEGENDS:
- 1 BEDROOM UNIT
 - STUDIO UNIT
 - STUDIO END UNIT

Residential View
 28 - 49



South West View
 27 - 01



* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.

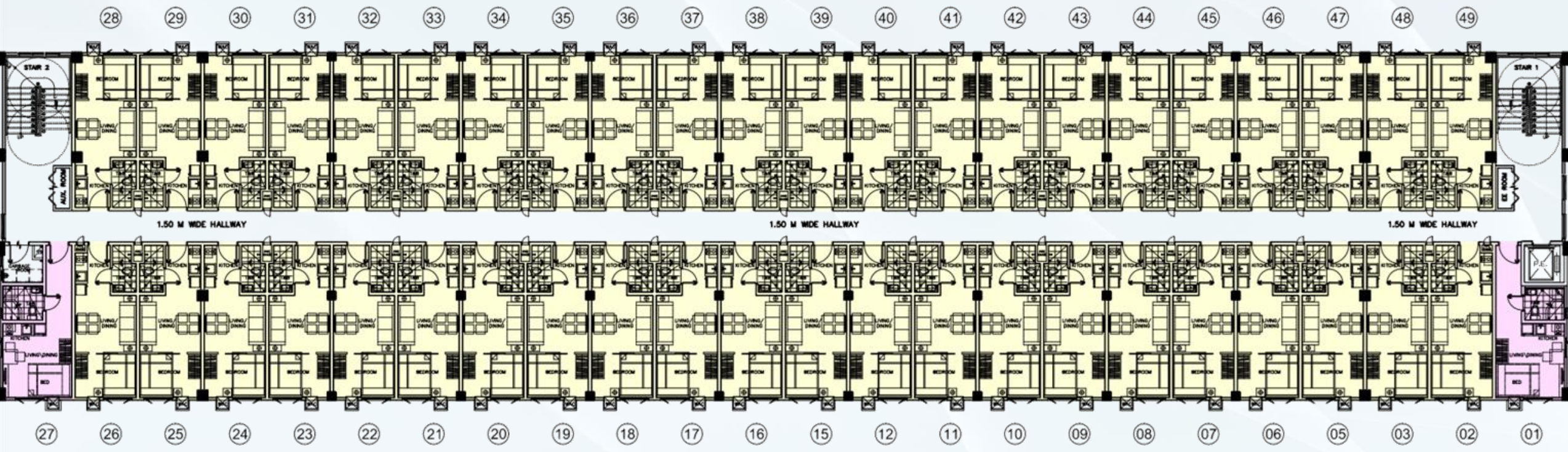


LEGENDS:

- STUDIO END UNIT
- 1 BEDROOM UNIT

BUILDING O – 2nd – 4th FLOOR PLAN

Residential View
 28 - 49



South West View
 27 - 01

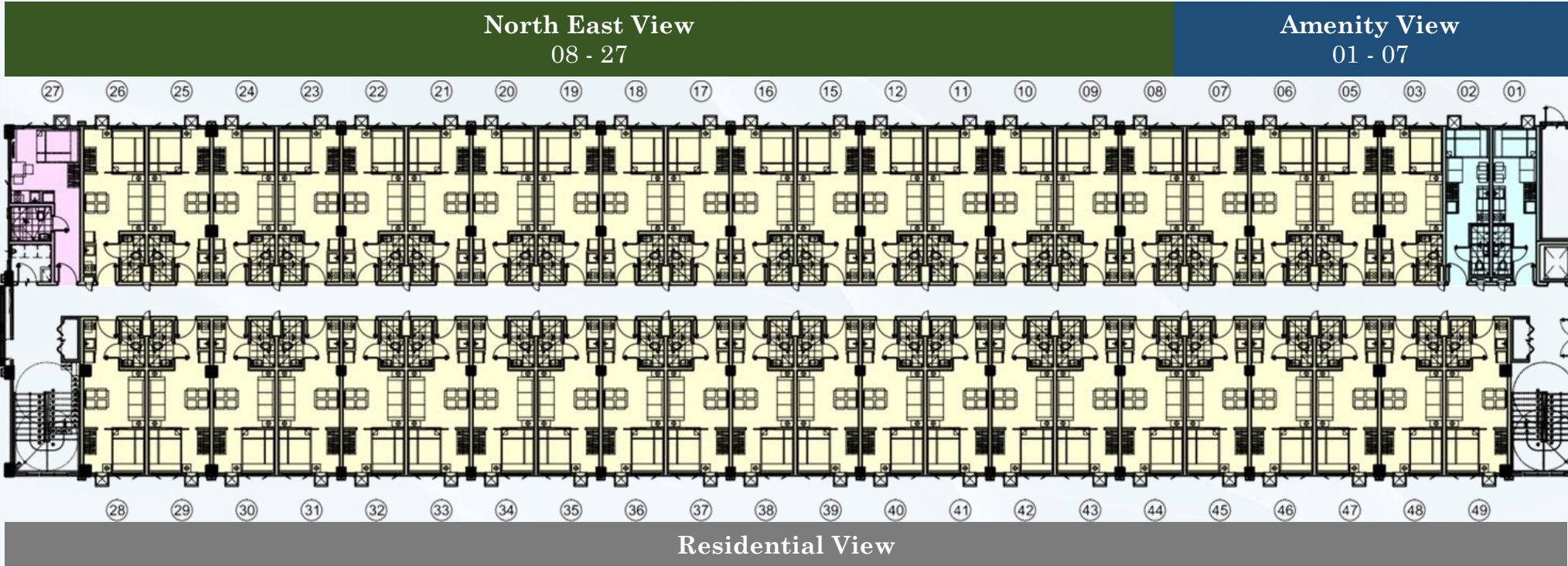


* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.

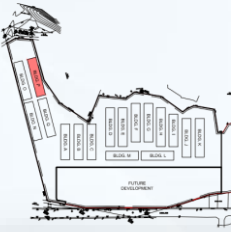
BUILDING P – GROUND FLOOR PLAN

LEGENDS:

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT



KEY PLAN

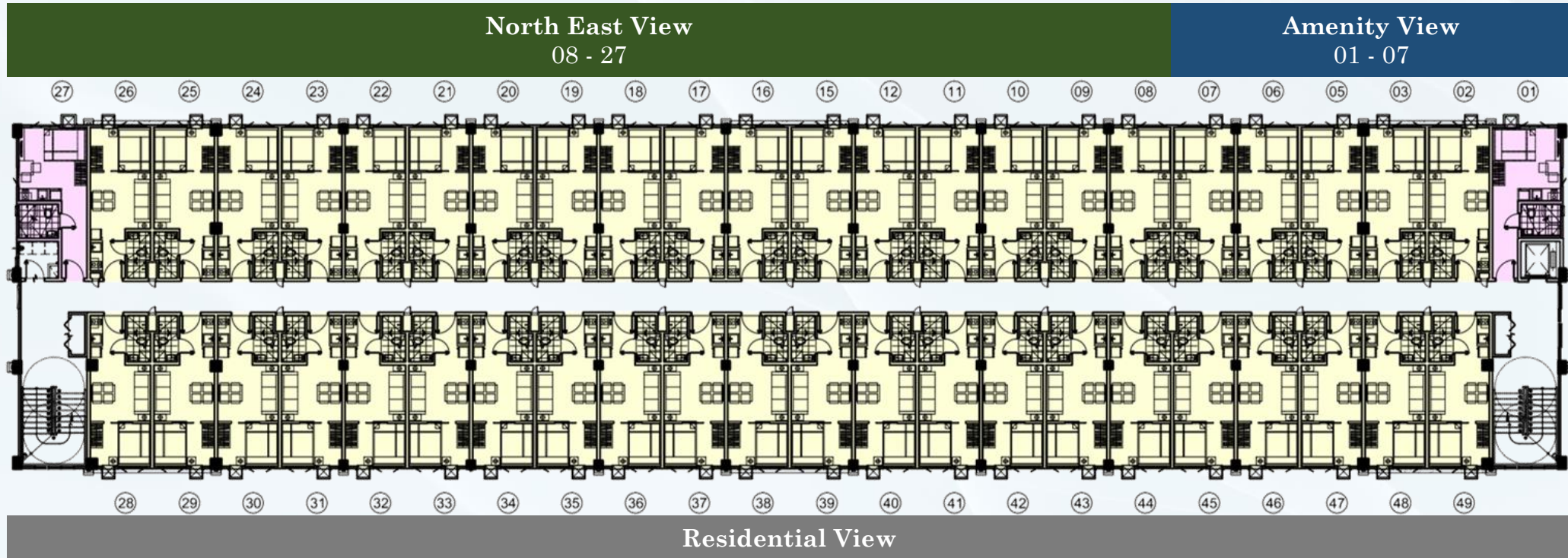


* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.

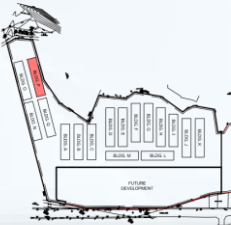
BUILDING P – 2ND TO 4TH FLOOR PLAN

LEGENDS:

- STUDIO END UNIT
- 1 BEDROOM UNIT



KEY PLAN

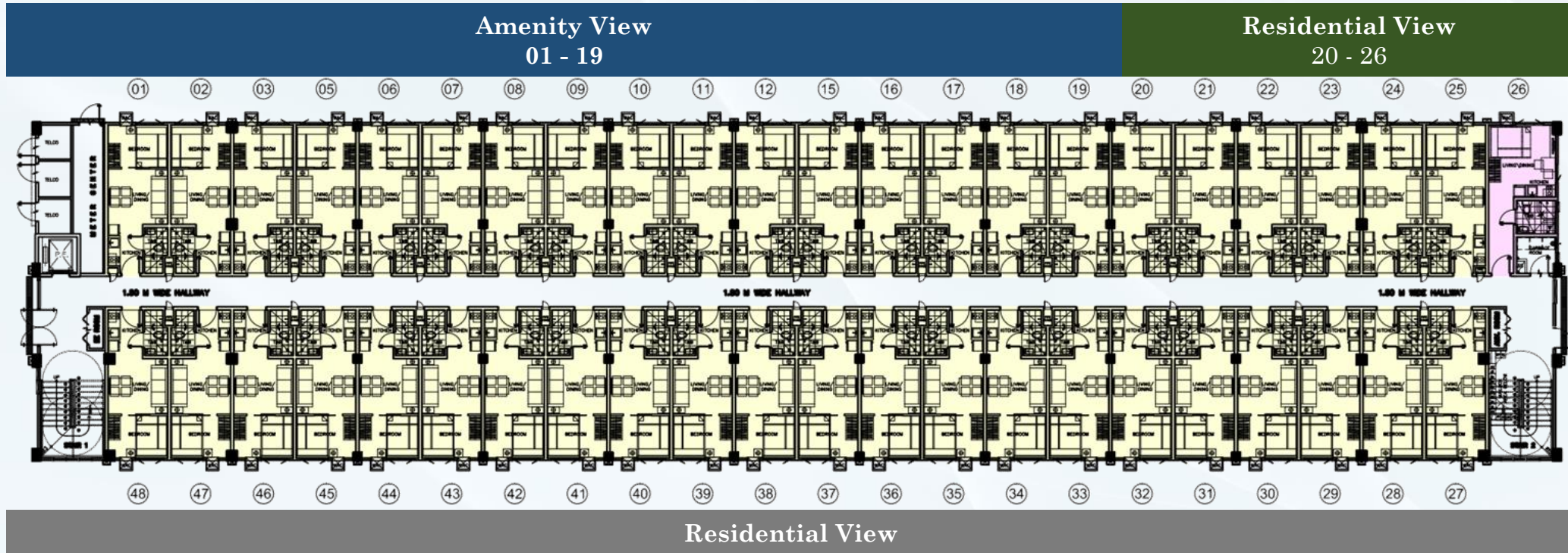


* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.

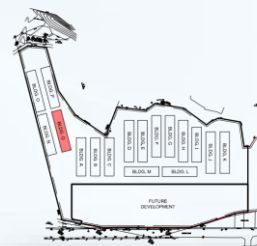
BUILDING Q – GROUND FLOOR PLAN

LEGENDS:

- STUDIO END UNIT
- 1 BEDROOM UNIT



KEY PLAN

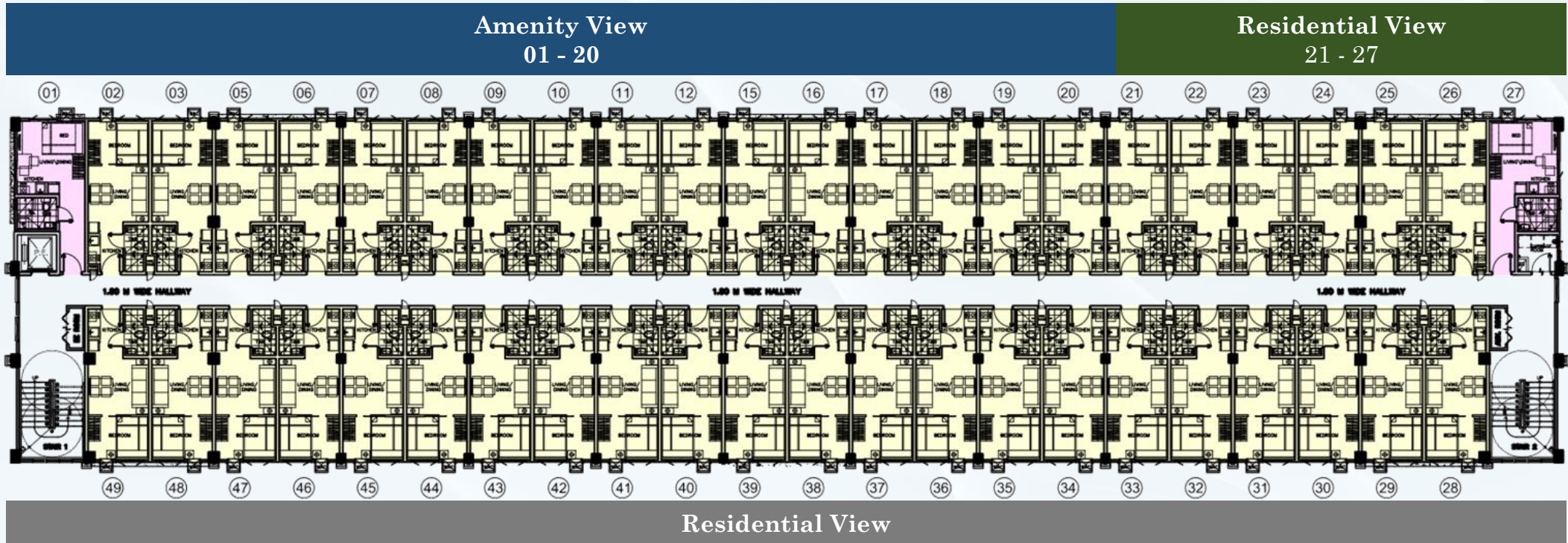


* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.

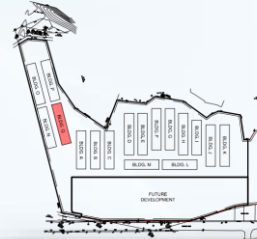
BUILDING Q – 2ND TO 4TH FLOOR PLAN

LEGENDS:

- STUDIO END UNIT
- 1 BEDROOM UNIT



KEY PLAN



* For training purposes only. Plans, pricing and details subject to change without prior notice. This material is not for reproduction or distribution without prior consent of the developer.

UNIT LAYOUT – STUDIO



STUDIO UNIT		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m ²)	Square Feet (ft ²)
Living/Dining/ Bedroom/Kitchen Area	14.31	154.03
Toilet & Bath	3.32	35.74
TOTAL	±17.63	±189.77

1 STUDIO UNIT
SCALE: NOT TO SCALE

UNIT LAYOUT – STUDIO



STUDIO UNIT		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m ²)	Square Feet (ft ²)
Living/Dining/Bedroom/Kitchen Area	14.89	160.27
Toilet & Bath	3.32	35.74
TOTAL	±18.21	±195.95

1 STUDIO UNIT
SCALE: NOT TO SCALE

UNIT LAYOUT – STUDIO END



STUDIO END UNIT		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m ²)	Square Feet (ft ²)
Living/Dining/Bedroom/Kitchen Area	19.01	204.62
Toilet & Bath	4.50	48.44
TOTAL	±23.51	±253.06

1 **STUDIO END UNIT**
 SCALE: NOT TO SCALE

UNIT LAYOUT - ONE BEDROOM



1 BEDROOM UNIT		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m ²)	Square Feet (ft ²)
Bedroom	7.40	79.65
Living/Dining Area	8.82	94.94
Toilet & Bath	3.58	38.53
Kitchen	4.61	49.62
TOTAL	±24.41	±262.74

1 | 1 BEDROOM UNIT
 SCALE: NOT TO SCALE

UNIT LAYOUT - ONE BEDROOM



No Column



With 2 Columns

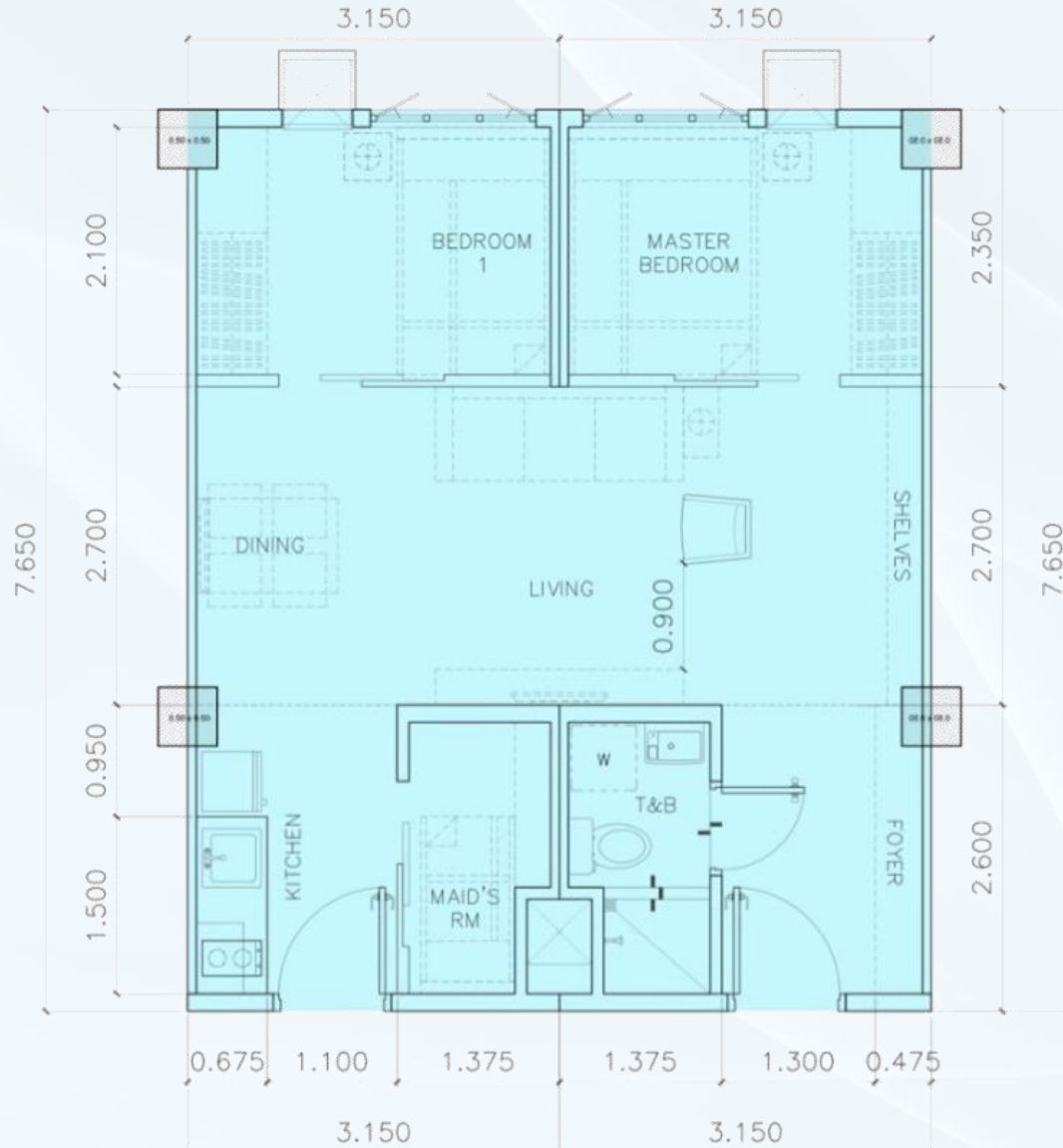
1 BEDROOM UNIT		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m ²)	Square Feet (ft ²)
Bedroom	7.54	81.16
Living/Dining Area	9.10	97.95
Toilet & Bath	3.58	38.53
Kitchen	4.77	51.34
TOTAL	±24.99	±268.98


1 BEDROOM UNIT
 SCALE: NOT TO SCALE

SUGGESTED COMBINED LAYOUT

TWO BEDROOM WITH MAID'S ROOM

Disclaimer: Developer will deliver door opening of partition wall only. Submission of request for combined unit-layout will be subjected on the released policy.



COMBINED UNIT
MRB 3 (24.10 sqm)
UNIT AREA : 48.20 SQM.
TOTAL AREA : 48.20 SQM.

UNIT DELIVERABLES

TYPICAL UNIT FINISHES	
Wall Finish	<ul style="list-style-type: none"> Living, Dining, Kitchen & Bedroom: Semi-gloss paint finish Toilet & Bath: Semi-gloss paint finish with 1.2m-high tiles on shower area and tiled baseboard
Floor Finish	<ul style="list-style-type: none"> Ceramic tiles
Doors	<ul style="list-style-type: none"> Main Entrance: Laminated wood door Bedroom: Laminated wood door Toilet & Bath: PVC door
Windows	<ul style="list-style-type: none"> Aluminum casement window
Toilet & Bath	<ul style="list-style-type: none"> Water closet Lavatory Soap Holder Tissue Holder Shower Assembly Fixtures
Kitchen	<ul style="list-style-type: none"> Polished tiles on concrete kitchen countertop

CONSTRUCTION UPDATES



Ongoing construction

Showroom On-Site



SHOWROOM

Location:

2nd Floor, SM City Santa Rosa

Along Old National Highway, Brgy. Tagapo

Santa Rosa, Laguna



What is Calm Residences Ph1?

Calm Residences is a midrise residential development which offers a tranquil environment in the midst of the busy and highly progressive City of Sta. Rosa, Laguna.

Where is Calm Residences Ph1?

Calm Residences is located along Balibago Road, Pulong Sta. Cruz, Sta. Rosa, Laguna

Who is the developer of Calm Residences Ph1?

Calm Residences is developed by Vancouver Lands Inc. (VLI). It is a wholly owned subsidiary of SM Development Corporation, the leading developer of condominiums in the Central Business Districts of Metro Manila.

How many buildings?

17 midrise buildings

How many floors will Calm Residences Ph1 have?

The buildings belonging to first phase of Calm Residences will have four (4) physical floor levels

What is the ceiling height of the unit?

2.40m - Kitchen and T&B
2.80m - Other Areas

What is the hallway or corridor width?

1.50m

How many elevators are there

1 per building (8 people capacity)

How many garbage rooms are there

1 located at the end of each floor of all buildings

SMDC
CALM
RESIDENCES
SANTA ROSA CITY, LAGUNA

DHSUD LTS No.

549, 550, 551, 552, 553, 1496, 1497, 1498,
1499, 1500, 1501, 1502, 1503, 1504, 1505,
1506 & 1507

(Phase 1 – Building A, Building B, Building C,
Building D, Building E, Building F, Building G,
Building H, Building I, Building J, Building K,
Building L, Building M, Building N, Building O,
Building P & Building Q)

Balibago Road, Pulong Sta. Cruz, Sta. Rosa
City, Laguna

TARGET TURNOVER:

Buildings A – October 2024

Buildings B to Q – April 2026

SMDC

CALM

RESIDENCES

SANTA ROSA CITY, LAGUNA

For further inquiries, please contact: Marian Don / APD marian.don@smdevelopment.com
Chad Africa / PD chad.africa@smdevelopment.com

DEVELOPER: Vancouver Lands, Inc.