



**SMDC**

# CHARM

R E S I D E N C E S

FELIX AVENUE, CAINTA, RIZAL

# WHY INVEST IN CHARM RESIDENCES?

## SAFE, COMFORTABLE AND EQUIPPED



### Safe and Secured environment



As a safe haven to its residents, Charm sports a total of 3 meters concrete fence and 1.5 meters perimeter fence



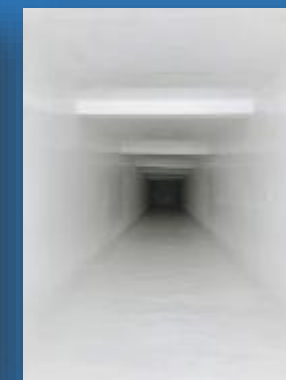
### Comfortable and Convenient while still being in the metro.



Charm residences is designed to be a place of tranquility, featuring a substantial 90m away from Felix Ave. Near the CBDs but away from the hustle and bustle of the metro.



### Ample Back-up utilities for the residents



During presence of water and electric interruption, Charm is well prepared with 2 lighting and 2 back up sockets (ref + gadget good for 1 day) plus 75,000 gallons capacity of water supply.

# WHY INVEST IN CHARM RESIDENCES?

## SAFE, COMFORTABLE AND EQUIPPED



### Disaster resilient development



Charm is raised almost 2m from road level of Felix Avenue in Cainta, ensuring that said community will be safe from Ondoy or any rain calamity. Rainfall in consideration for Elevation is for 100 years



### Structurally sound towers



To be conservative and to ensure the structural integrity of the buildings, piling works were done in the property . As long as 25meter Piles were driven in the property to serve as base foundation of the buildings

## New Township Developments



## Gravitating Multi-National Companies



- ✓ More job opportunities
- ✓ Greater housing demand
- ✓ Increase in property value

# PROJECT LOCATION



## Nearby Premier Educational Institutions



## Shopping and Entertainment Destinations



## Nearby Central Business Districts



# PROJECT LOCATION



## Government Infrastructure Projects



### LRT-2 EXTENSION EMERALD STATION

- Approx. 900 meters from Charm Residences
- 100% Operational



### MRT-4 CAINTA JUNCTION STATION :

- Approx. 3.1 kms. from Charm Residences
- Start Date: 2021
- Target Completion Date: 2025



### MEGA MANILA SUBWAY

- Underground Rapid Transit
- Start Date: 2019
- Target Completion:  
(Phase 1) 2025  
(Phase 2) 2027

# SITE DEVELOPMENT PLAN



## PHASE 1 (LTS # 0001648)

Turnover Date	: June 2023
Number of Bldgs.	: 3 Buildings
Total # of Floors	: 10 Levels
Number of Units	: <u>1,361</u> units
	Building A : 435 Units
	Building D : 463 units
	Building E : 463 units
Number of Parking	: 138 (131 residential parking)

FUTURE COMMERCIAL



# SITE DEVELOPMENT PLAN



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Number of Parking	: 138 (131 residential parking)

## PHASE 2 (LTS # 0001649)

Turnover Date	: July 2026 (w/ ongoing ETD application)
Number of Bldgs.	: 2 Buildings
Total # of Floors	: 10 Levels
Number of Units	: <u>833</u> units
	Building B : 476 Units
	Building C : 357 units
Number of Parking	: 138 (134 residential parking)

FUTURE COMMERCIAL

# SITE DEVELOPMENT PLAN



**FUTURE COMMERCIAL**

## PHASE 1 (LTS # 0001648)

Turnover Date : June 2023  
Number of Bldgs. : 3 Buildings  
Total # of Floors : 10 Levels  
Number of Units : 1,361 units  
Building A : 435 Units  
Building D : 463 units  
Building E : 463 units  
Number of Parking : 138 (131 residential parking)

## PHASE 2 (LTS # 0001649)

Turnover Date : July 2026 (w/ ongoing ETD application)  
Number of Bldgs. : 2 Buildings  
Total # of Floors : 10 Levels  
Number of Units : 833 units  
Building B : 476 Units  
Building C : 357 units  
Number of Parking : 138 (134 residential parking)

## PHASE 3 (LTS # 0001650)

Turnover Date : July 2025 (w/ ongoing ETD application)  
Number of Bldgs. : 2 Buildings  
Total # of Floors : 10 Levels  
Number of Units : 833 units  
Building F : 357 Units  
Building G : 476 units  
Number of Parking : 133 (126 residential parking)

# BUILDING OVERVIEW



**3<sup>rd</sup>-11<sup>th</sup> Typical Floor**

**2<sup>nd</sup> Floor**

**Ground Floor Lobby**

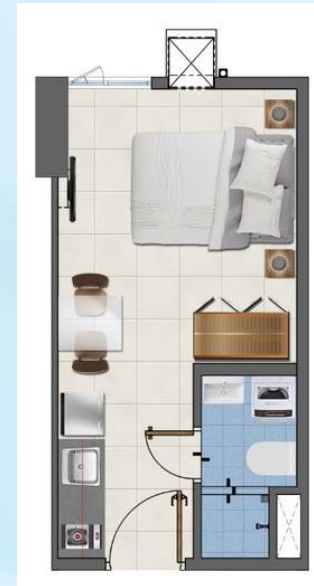
\*Charm Residences Buildings have 10 levels per Building

# UNIT LAYOUTS - 1BR MEZZANINE AND STUDIO

1 BR with Mezzanine  
Unit Area: 46.99 sqm



Studio Unit  
Unit Area: 20 sqm



Unit Type	Count	Min. Area	Max. Area
1 BR End Unit w/ MEZ	18	50.83	51.20
1 BR w/ MEZ	242	46.83	48.29
2 BR	1,720	28.52	33.50
2 BR END UNIT	166	31.00	31.00
2 BR WITH BALCONY	827	31.22	31.69
3 BR	22	57.04	62.22
3 BR WITH BALCONY	26	59.74	60.36
STUDIO	6	20.00	20.00
<b>Grand Total</b>	<b>3,027</b>	<b>20.00</b>	<b>62.22</b>

Unit Type	Ave. Area	Ave. TLP	Price per sqm
1 BR End Unit w/ MEZ	50.87	6.1Mn	120k/sqm
1 BR w/ MEZ	46.99	5.8Mn	123k/sqm
STUDIO	20.00	3.0Mn	151k/sqm

# UNIT LAYOUTS - 2 BR

2 BR with Balcony Layout  
Unit Area: 31.23 sqm



2 BR without Balcony Layout  
Unit Area: 29.82 sqm



Unit Type	Count	Min. Area	Max. Area
1 BR End Unit w/ MEZ	18	50.83	51.20
1 BR w/ MEZ	242	46.83	48.29
2 BR	1,720	28.52	33.50
2 BR END UNIT	166	31.00	31.00
2 BR WITH BALCONY	827	31.22	31.69
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Unit Type	Ave. Area	Ave. TLP	Price per sqm
2 BR	28.65	4.4Mn	152k/sqm
2 BR END UNIT	31.00	4.8Mn	155k/sqm
2 BR WITH BALCONY	31.23	4.7Mn	150k/sqm

# UNIT LAYOUTS - 3 BR

3 BR with Balcony Layout  
Unit Area: 59.88 sqm



3 BR without Balcony Layout  
Unit Area: 57.93 sqm



Unit Type	Count	Min. Area	Max. Area
1 BR End Unit w/ MEZ	18	50.83	51.20
1 BR w/ MEZ	242	46.83	48.29
2 BR	1,720	28.52	33.50
2 BR END UNIT	166	31.00	31.00
2 BR WITH BALCONY	827	31.22	31.69
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STUDIO	6	20.00	20.00
<b>Grand Total</b>	<b>3,027</b>	<b>20.00</b>	<b>62.22</b>

Unit Type	Ave. Area	Ave. TLP	Price per sqm
3 BR	57.93	8.5Mn	146k/sqm
3 BR WITH BALCONY	59.88	8.9Mn	148k/sqm

## **AMENITIES:**

- ✓ Adult Pool (Phase 1)
- ✓ Children's Pool (Phase 1)
- ✓ Lap Pool (Phase 2 and 3)
- ✓ Pocket Gardens (Phase 1)
- ✓ Function Rooms (Phase 1 Bldg. A)
- ✓ Playground (Phase 2)
- ✓ Covered Basketball Court (Phase 2)
- ✓ Outdoor Fitness Area (Phase 3)



# UNIT SPECIFICATIONS

## **ROOM PARTITION:**

- CHB Wall and Dry Wall in Plain Cement Finish
- Laminated low wall partition

## **TOILET PARTITION:**

- CHB Wall Plastered Plain Cement Finish

## **FLOOR FINISHES:**

- 60x60cm Homogenous tiles for Living, Dining, Bedroom, & Hallway
- 30x30cm Ceramic Tiles for Toilet and Shower Area and Balcony

## **BALCONY:** Powder Coated Railings

## **KITCHEN:**

- Homogenous Tile Finish Kitchen Countertop over Modular Base Cabinet

## **WALL FINISHES:**

- Painted Finish for Living, Dining, T&B and Bedroom with provision for split type Aircon (On units with balcony)
- Painted Finish w/ Basepaint for Living ,Dining and Bedroom
- Ceramic Tiles at 1.5m for Shower Area & single tile height for Toilet area

## **CEILING FINISH:**

- Concrete slab in painted finish for Living, Dining and Sleeping area
- Painted Finish Gypsum Board Ceiling for Toilet and Bath & Foyer

## **TOILET & BATH FIXTURES:**

- Wood Laminated Door for Toilet and Bath
- Ceramic Water closet with soap and tissue holder
- Ceramic Lavatory
- Rain Shower Set









**Road Entrance**



## Amenity, Landscaping and Swimming Pool



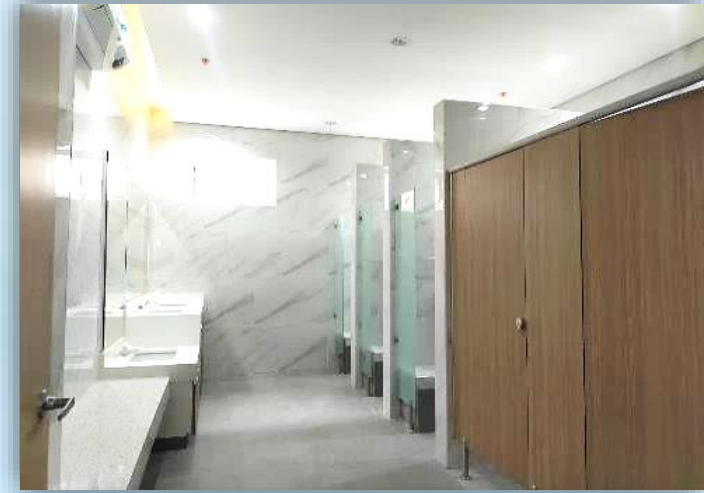
**Hallway, Lift Lobby and Fire Exit**



**Bldg. A Main Lobby and Bldg. D Drop-off**



**Pass Through Lounge and Function Room**



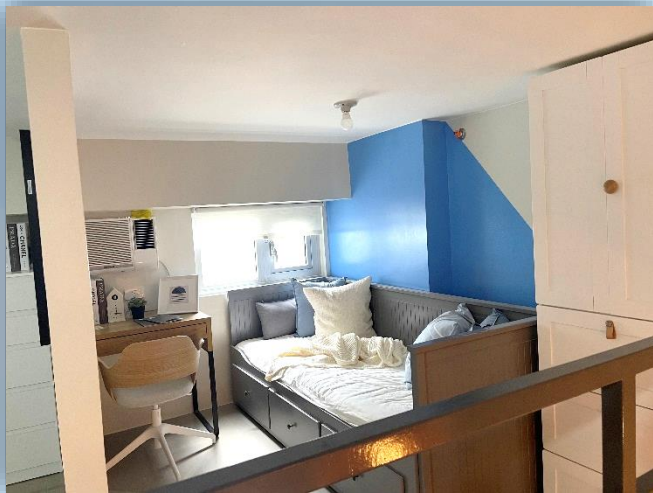
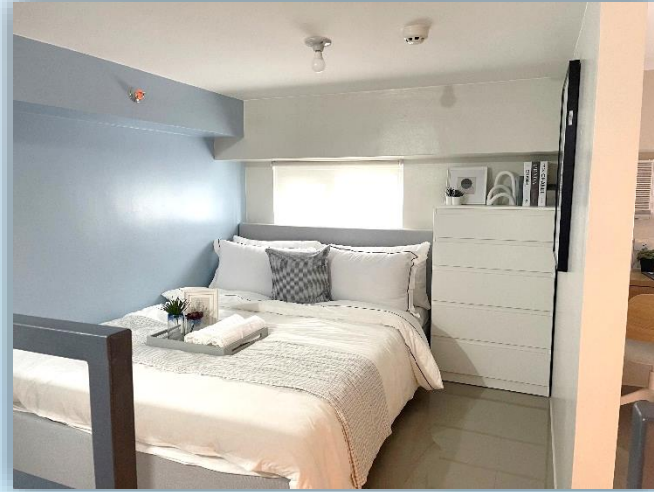
**Male and Female Changing Rooms**



**Building A**

**Building D**

**Building E**



**1 BR w/ Mezzanine Mock-up Unit**



**2 BR Mock-up Unit**





## 3 BR Mock-up Unit



**Parking Area**

**SMDC**

**CHARM**  
RESIDENCES

## EXTENDED PROMO DISCOUNTS

**CHARM**  
RESIDENCES

**15% TLP  
DISCOUNT**

Applicable to ALL unsold  
residential units  
Phase 1 (Bldg. A, D, E)

**20% TLP  
DISCOUNT**

Applicable to ALL unsold  
residential units  
Phase 2 and 3 (Bldg. B, C, F, G)

**PLUS! 25K OPEN HOUSE DISCOUNT ON WEEKEND  
OPEN HOUSES**

[360 DEGREE MODEL UNIT VIRTUAL TOUR](#)





**CHARM**  
RESIDENCES  
FELIX AVENUE, CAINTA

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