



# Project Brief

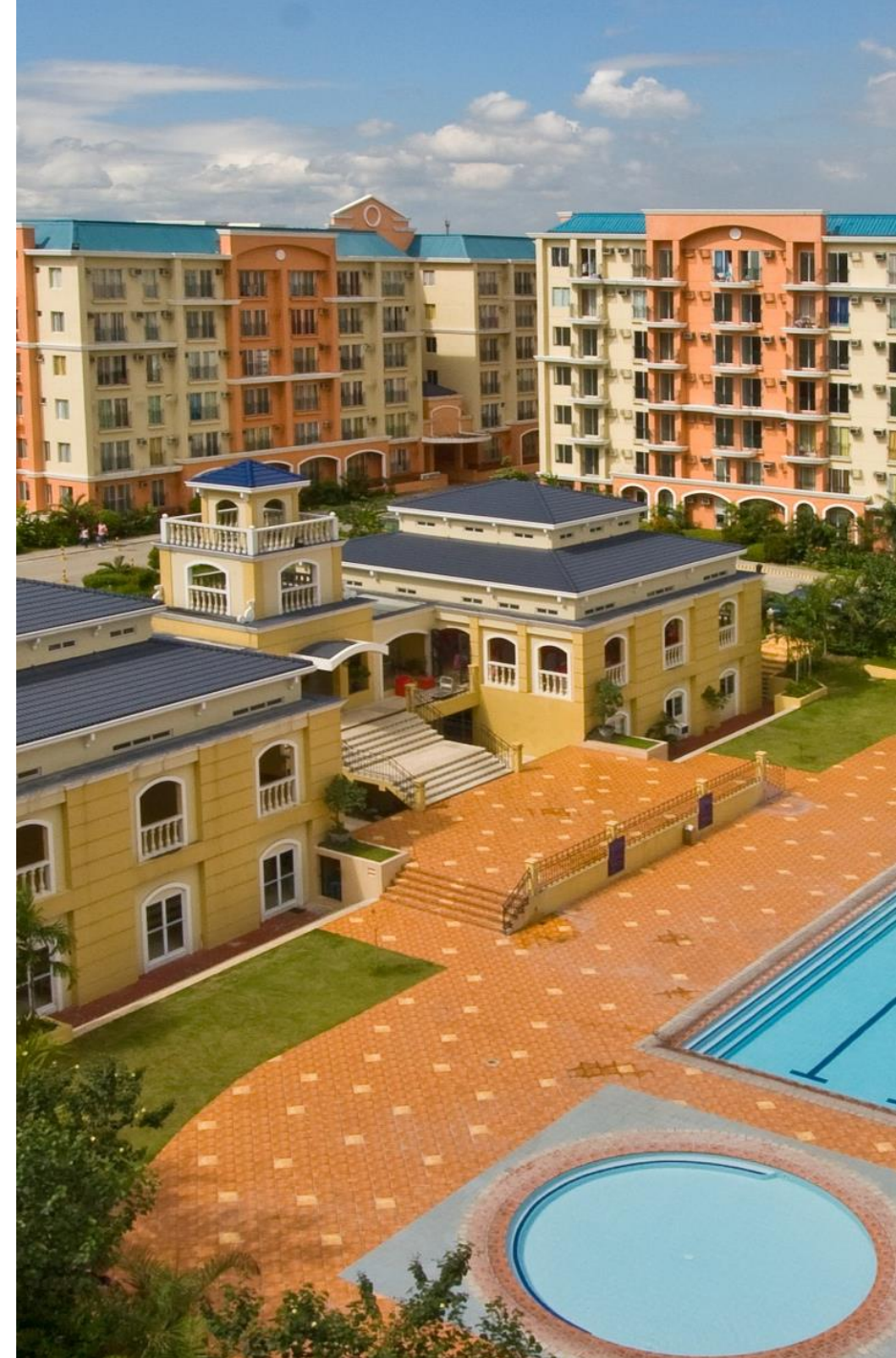
January 2024





Chateau Elysee is a residential condominium complex that is located in the thriving neighborhood of **Bicutan, Parañaque** and is easily accessible to CBDs, Airport, schools, hospitals and malls.

The project is inspired by **a mix of modern Mediterranean and French Architecture**. The project offers 1BR, 2BR and 3BR unit options and provides a wide array of amenities – Clubhouse with function rooms, swimming pools, basketball/volleyball and tennis courts, etc



# LOCATION



## Location:

- Doña Soledad Ave. Extension, Bicutan, Parañaque
- Directions: From South Luzon Expressway, take Bicutan exit, from SM Bicutan, follow Doña Soledad Avenue until you reach Chateau Elysee

## Easy access to key places :

- Parañaque Hospital (5 mins)
- SM City Bicutan (10 mins)
- International Airport (15 mins)
- Makati CBD (20 mins)





# SITE DEVELOPMENT PLAN



# PROJECT OVERVIEW

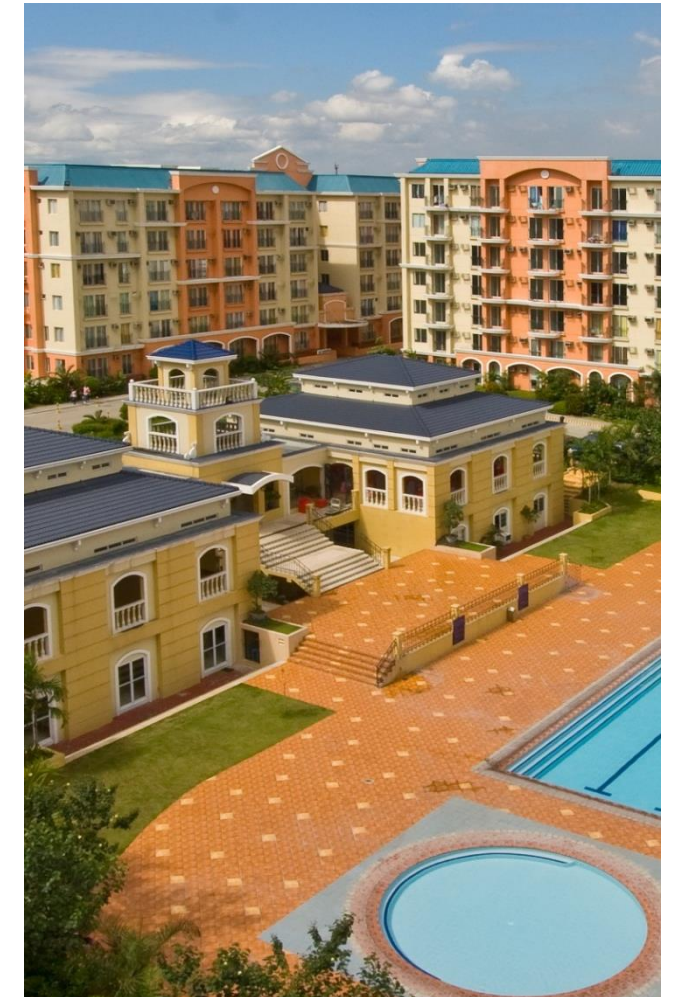


## GENERAL FACTS

Architectural Theme	French Mediterranean
Total Land Area	4.7 Has
No. of Buildings (Towers)	6 clusters with 4 buildings per cluster
No. of Floors/Building	6 to 7 floors
With Podium (Y/N)	No
Total no. of Units	2,820 units
Number of Units/Tower	Approx 470 units per Cluster
Total No. of Parking Slots	723 slots
Launch Date	September 2003
Turnover Date	June 2014
With Commercial/Retail (Y/N)	Yes

## INVENTORY PROFILE

Unit Type	No. of Units
Variations of 1-Bedroom units	1,883
Variations of 2-Bedroom units	884
Variations of 3-Bedroom units	53





# FEATURES & AMENITIES



## AMENITIES

Clubhouse with Function Halls

Fitness Gym

Playground Area

Swimming Pool

Kiddie Pool and Wading Pool

Children's Play Area

Basketball / Volleyball Court

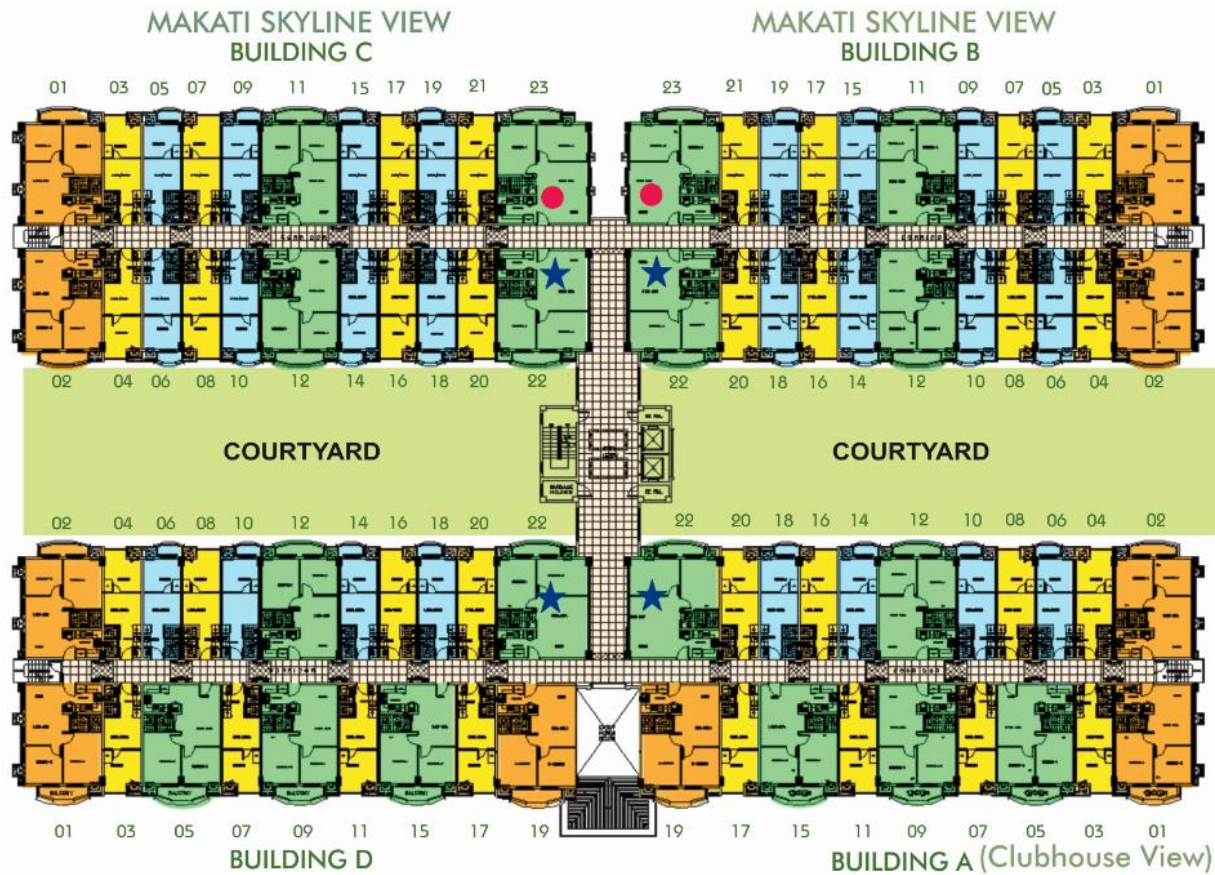
Tennis Court

## BUILDING FEATURES

- 2 elevators per tower
- Automatic Fire Detection and Alarm System
- Standby Genset for Common Areas
- Centralized Overhead Water Tank
- Garbage Disposal Area every floor

# FLOOR PLAN

## Cluster 4 – 1<sup>st</sup> Floor

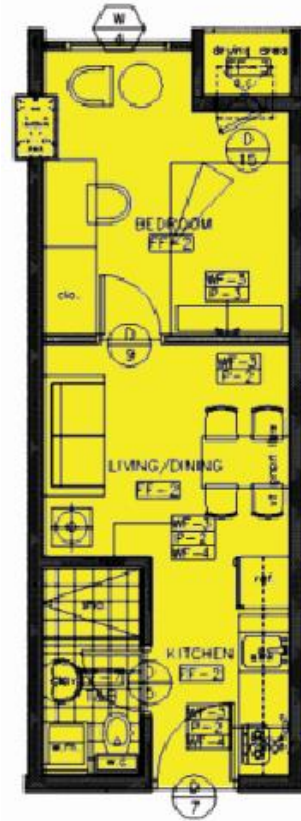


BUILDING A & D	
LEGEND	NO. OF UNITS
1 Bedroom	8
1 Bedroom w/ Balcony	4
2 Bedroom w/ Balcony	5
2 Bedroom Corner Unit w/ Balcony	3
<b>TOTAL</b>	<b>20</b>

BUILDING B & C	
LEGEND	NO. OF UNITS
1 Bedroom	8
1 Bedroom w/ Balcony	8
2 Bedroom w/ Balcony	4
2 Bedroom Corner Unit w/ Balcony	2
<b>TOTAL</b>	<b>22</b>



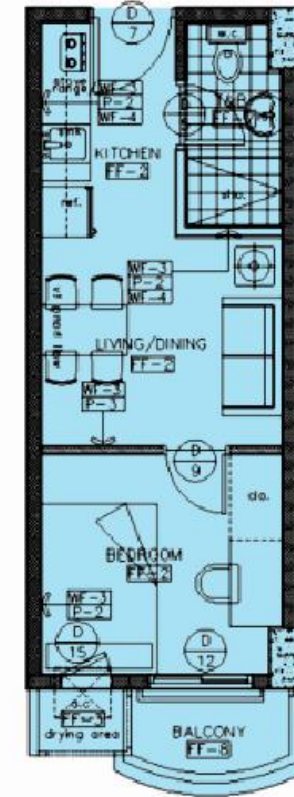
# UNIT LAYOUT



**1-BEDROOM UNIT**

**Unit Area**

**18 – 40 sqm**

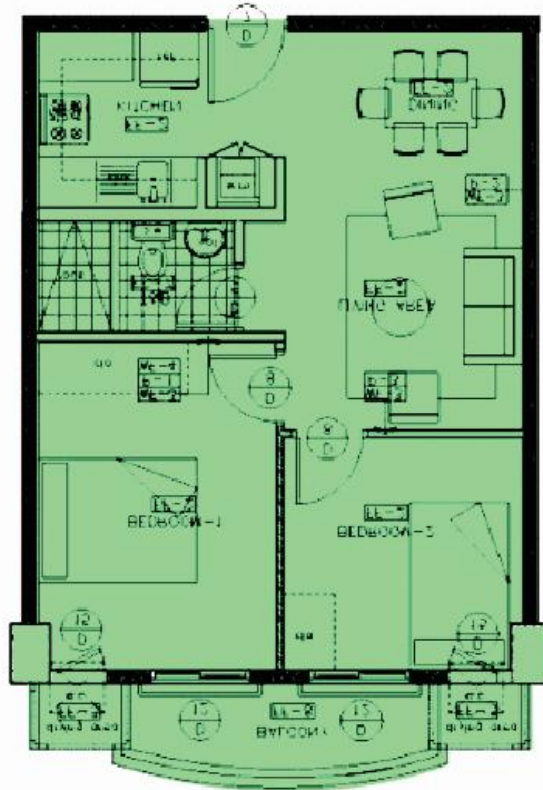


**1-BEDROOM UNIT W/ BALCONY**

**Unit Area**

**20 – 24 sqm**

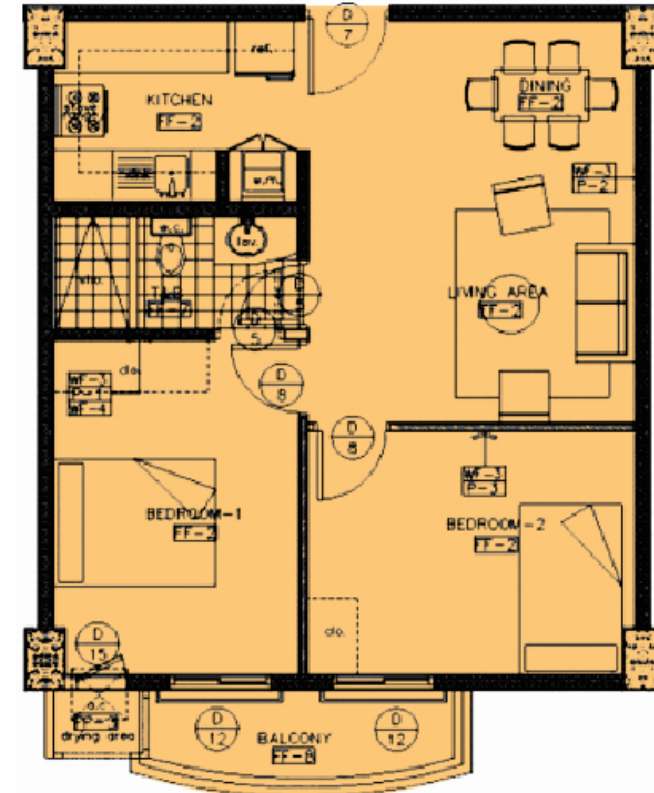
# UNIT LAYOUT



**2-BEDROOM UNIT W/ BALCONY**

**Unit Area**

**40 – 56 sqm**



**2-BEDROOM CORNER UNIT W/ BALCONY**

**Unit Area**

**48 – 56 sqm**

# UNIT SPECIFICATIONS

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Wall Finishes	Painted
Floor Finishes	Ceramic tiles
Toilet & Bath	<ul style="list-style-type: none"><li>• Ceramic floor tiles</li><li>• With water closet and shower fixtures</li></ul>
Kitchen	Modular kitchen cabinet and granite kitchen countertop





<https://smdc.com/properties/chateau-elysee/>

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