

A colorful logo consisting of several curved, overlapping shapes in shades of blue, yellow, and orange, resembling a stylized sunburst or a fan.

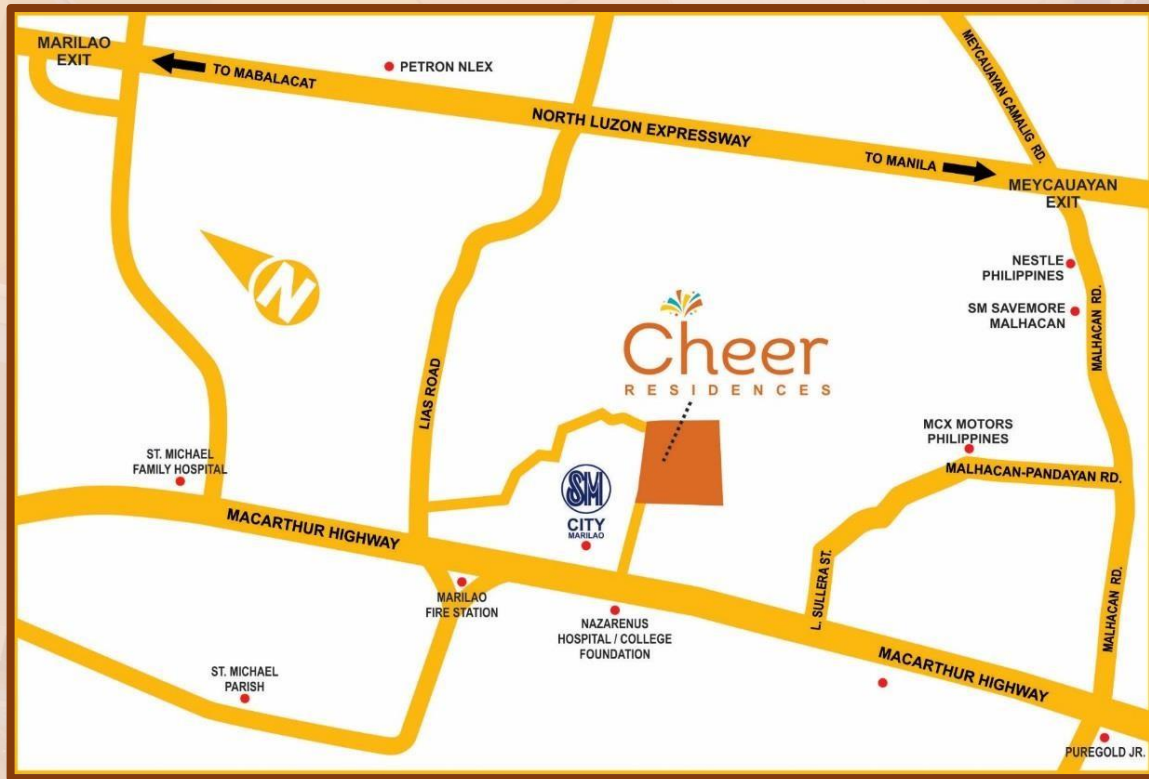
# Cheer

R E S I D E N C E S

MARILAO, BULACAN

**Your Home Beside the Mall**

# LOCATION AND ACCESSIBILITY



The project is accessible via the ff. routes:

- **NLEX Marilao Exit**



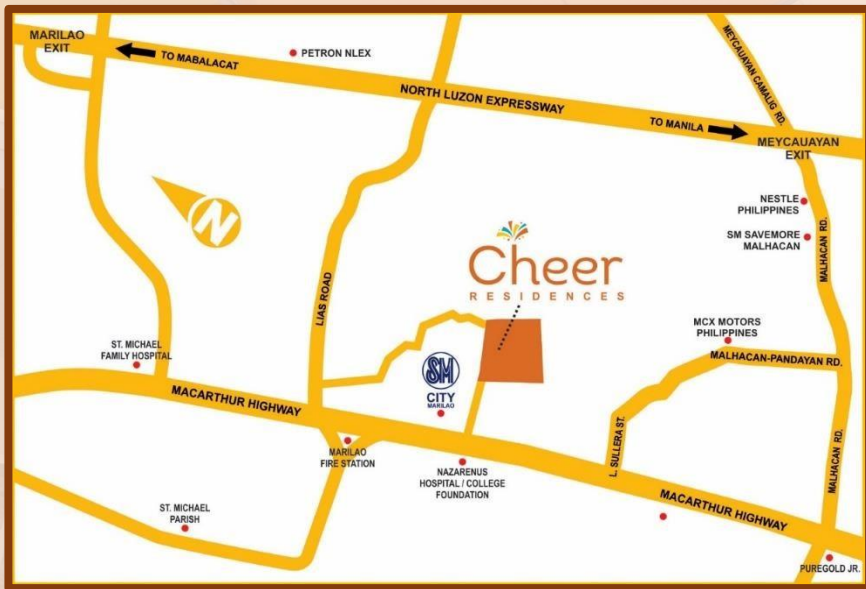
- **NLEX Meycauayan Exit**



- **MacArthur Highway**



# VICINITY PROFILE



## Nearby Establishments:

### Malls, Shopping Centers and Groceries

- SM City Marilao
- Puregold Jr. Meycauayan (2.4km)
- SM Savemore Malhacan (3.2km)



### Educational Institutions

- Discovery Child Development of Montessori (450m)
- Nazarenus College Foundation (450m)
- Our Lady of Fatima University (14.8km)



### Health Institutions

- Nazarenus Hospital (450m)
- St. Michael Family Hospital (2km)



### Places of Worship

- St. Michael Parish (1.4km)
- National Shrine of the Divine Mercy (5.3km)



# SITE DEVELOPMENT PLAN



Artist's Perspective Only

## First MRB project outside Metro Manila

Location:	<u>Brgy. Ibayo, Marilao, Bulacan</u>
Owner/Developer:	SM Prime Holdings, Inc.
Development Type:	Mid-Rise Residential Project
Lot Area:	2.3 HA

# SITE DEVELOPMENT PLAN - Amenities



# SITE DEVELOPMENT PLAN - Amenities

## ARTIST'S PERSPECTIVE



# SITE DEVELOPMENT PLAN – Building Views

*South East*



*North East*



*South West*



*Mall*

# PROJECT DETAILS

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# PROJECT OVERVIEW

L- Type Building



Bar Type Building



Artist's Perspective Only

BUILDING	A	B	C	D	E	F	G
No. of floors	5-storey						
No. of units	132	132	138	137	132	162	162
Total Number of Units	995 units						
Average Number of Units per Floor	24 to 33 units						
No. of parking slots	31	25	41	34	19	64	37
Total Number of Parking Slots	251 slots						
Unit Types	Flexi Suite – 851 units Flexi Suite End – 144 units						
No. of Flexi-Suite Units	113	113	114	113	113	143	142
No. of Flexi-Suite End Units	19	19	24	24	19	19	20
Project launch	November 2016						
Turnover Date*	All Buildings – RFO						

# PROJECT FEATURES



*Artist's Perspective only*

- ✓ **Gated community with 24/7 security**
- ✓ **Property Management Services**
- ✓ **Mailbox at every building's ground floor**
- ✓ **CCTV at ground lobby, lift lobby and elevator car**
- ✓ **Centralized garbage room in every floor**
- ✓ **Cistern tank and STP**
- ✓ **Power by Meralco**
- ✓ **Water by Manila Water**



# FLOOR PLANS & UNIT LAYOUT

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# BUILDING FLOOR PLANS

## BUILDINGS A & B

### Bar-Type Building



Unit Type	Floor Area	No. of Units
Flexi Suite	28.52 to 29.76	113
Flexi Suite End	29.76	19
<b>TOTAL</b>		<b>132</b>

## BUILDING E

### Bar-Type Building



Unit Type	Floor Area	No. of Units
Flexi Suite	28.52 to 29.82	112
Combined Flexi	43.09	1
Flexi Suite End	29.76	19
<b>TOTAL</b>		<b>132</b>

# BUILDING FLOOR PLANS

## Ground Floor Plan



LEGENDS:

FLEXI-SUITE UNIT

■ FLEXI - SUITE UNIT

■ FLEXI SUITE END UNIT

Residential view

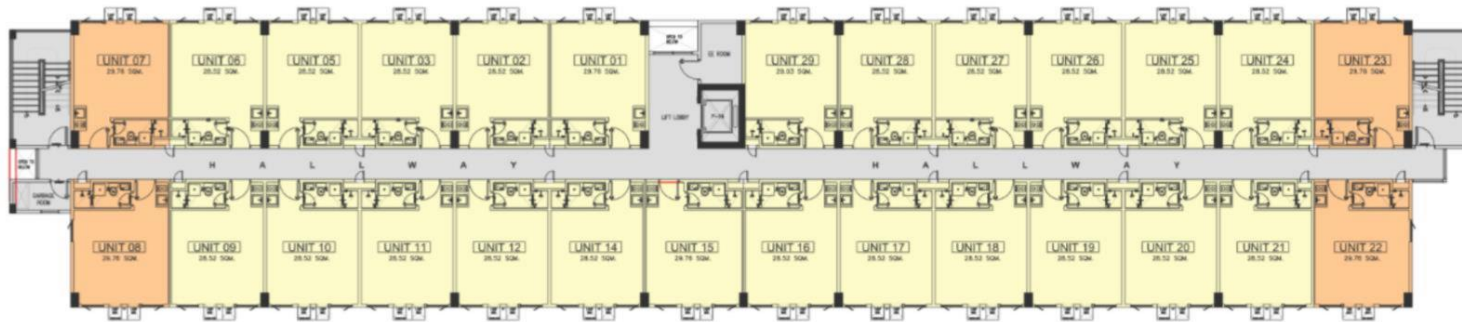


24 Units at Ground Floor

# BUILDING FLOOR PLANS

## Typical Floor Plan


South West view



Residential view

LEGENDS:

FLEXI-SUITE UNIT

-  FLEXI - SUITE UNIT
-  FLEXI SUITE END UNIT

27 Units at Typical Floors



# BUILDING FLOOR PLANS



## BUILDING C L-Type Building

Unit Type	Floor Area	No. of Units
Flexi Suite	28.52 to 29.76	109
Combined Flexi	40.14	5
Flexi Suite End	29.07 to 29.76	24
<b>TOTAL</b>		<b>138</b>



## BUILDING D L-Type Building

Unit Type	Floor Area	No. of Units
Flexi Suite	28.52 to 29.76	108
Combined Flexi	40.14	5
Flexi Suite End	29.76	24
<b>TOTAL</b>		<b>137</b>

# BUILDING FLOOR PLANS

## Ground Floor Plan

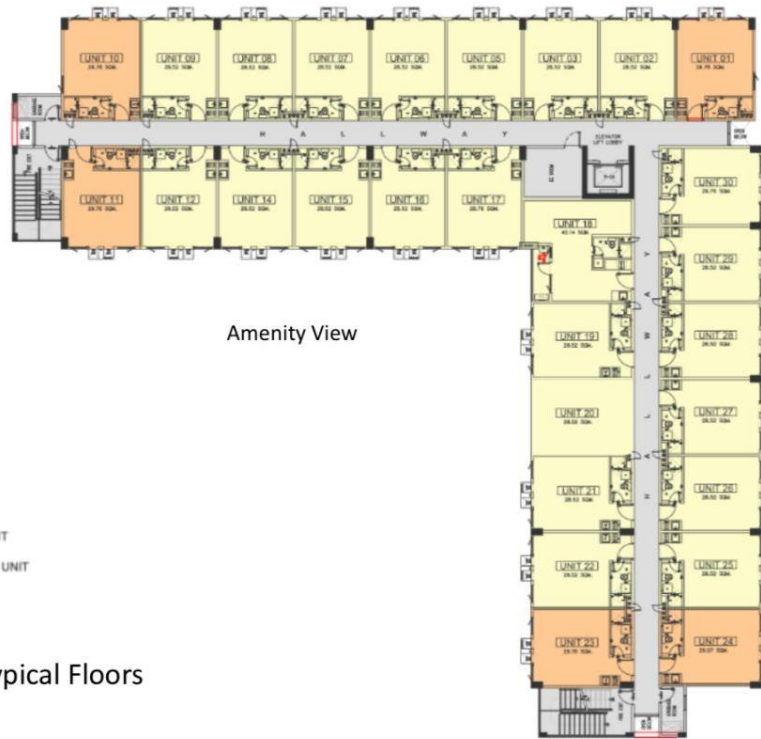




# BUILDING FLOOR PLANS

## Typical Floor Plan

Residential view



Amenity View

LEGENDS:

FLEXI-SUITE UNIT

-  FLEXI - SUITE UNIT
-  FLEXI SUITE END UNIT

28 Units at Typical Floors

Residential view



# BUILDING FLOOR PLANS



## BUILDING F Bar Type Building



Unit Type	Floor Area	No. of Units
Flexi Suite	28.52 to 29.82	142
Combined Flexi	43.09	1
Flexi Suite End	29.76	19
TOTAL		162



## BUILDING G Bar Type Building

Unit Type	Floor Area	No. of Units
Flexi Suite	28.52 to 29.82	142
Flexi Suite End	29.76	20
TOTAL		162

# BUILDING FLOOR PLANS


## Ground Floor Plan

North East view



LEGENDS:

FLEXI-SUITE UNIT

-  FLEXI - SUITE UNIT
-  FLEXI SUITE END UNIT

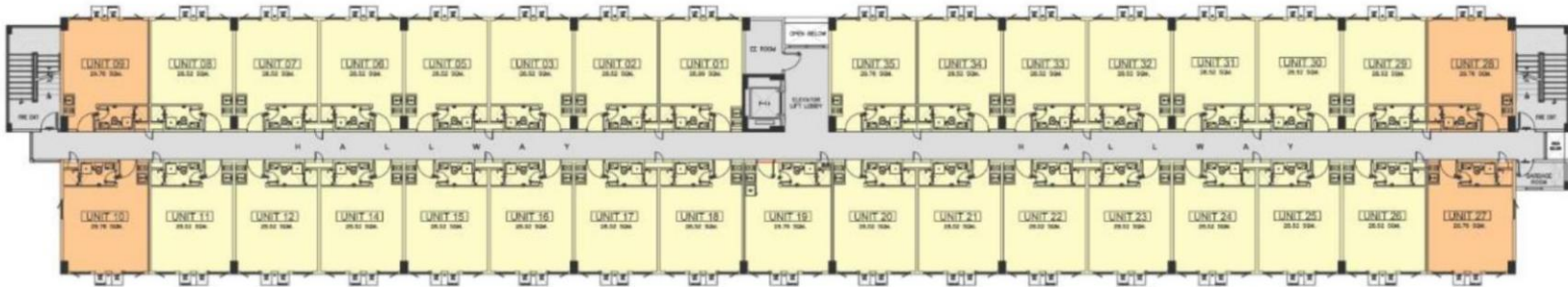
30 Units at Ground Floor



# BUILDING FLOOR PLANS

## Typical Floor Plan



North East view



Residential view

LEGENDS:

FLEXI-SUITE UNIT

-  FLEXI - SUITE UNIT
-  FLEXI SUITE END UNIT



33 Units at Typical Floors

# UNIT LAYOUT



UNIT DELIVERABLE		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters(m <sup>2</sup> )	Square Feet (ft <sup>2</sup> )
LIVING, DINING AREA, BEDROOM	19.72	212.27
KITCHEN AREA	4.70	50.59
TOILET & BATH	4.10	44.13
TOTAL	28.52	307.00

1 UNIT DELIVERABLE  
SCALE: NOT TO SCALE

## FLEXI-SUITE

# UNIT LAYOUT



ROOM DESCRIPTION	FLOOR AREA	
	Square Meters(m <sup>2</sup> )	Square Feet (ft <sup>2</sup> )
LIVING & DINING AREA	6.30	67.81
KITCHEN AREA	4.70	50.59
TOILET & BATH	4.10	44.13
BEDROOM	13.42	144.46
<b>TOTAL</b>	<b>28.52</b>	<b>307.00</b>

SUGGESTED LAYOUT  
**I** STUDIO UNIT  
SCALE: NOT TO SCALE

## SUGGESTED STUDIO UNIT LAYOUT

# UNIT LAYOUT



1-BEDROOM UNIT		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters(m <sup>2</sup> )	Square Feet (ft <sup>2</sup> )
LIVING & DINING AREA	7.63	82.13
KITCHEN AREA	5.15	55.44
TOILET & BATH	4.10	44.13
BEDROOM	11.64	125.30
<b>TOTAL</b>	<b>28.52</b>	<b>307.00</b>

SUGGESTED LAYOUT  
**I-BEDROOM UNIT**  
SCALE: NOT TO SCALE

## SUGGESTED 1-BEDROOM UNIT LAYOUT

# UNIT LAYOUT



ROOM DESCRIPTION	FLOOR AREA	
	Square Meters(m <sup>2</sup> )	Square Feet (ft <sup>2</sup> )
LIVING & DINING AREA	7.28	78.36
KITCHEN AREA	4.70	50.59
TOILET & BATH	4.10	44.13
BEDROOM 1	6.07	65.34
BEDROOM 2	6.37	68.57
<b>TOTAL</b>	<b>28.52</b>	<b>307.00</b>

SUGGESTED LAYOUT  
**2-BEDROOM UNIT**  
SCALE: NOT TO SCALE

## SUGGESTED 2-BEDROOM UNIT LAYOUT



# UNIT DELIVERABLES

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# UNIT FINISHES

<b>WALL</b>	Ceramic tiles in all areas Painted cement finish in all areas With 1.2m high tiles in the shower area and tiled baseboard in the toilet area
<b>CEILING</b>	Gypsum board painted finish for kitchen and T&B
<b>KITCHEN COUNTERTOP</b>	Tiled with under the counter cabinet and sink
<b>T&amp;B FIXTURES</b>	Water closet, lavatory, soap & tissue holder, and shower assembly fixture
<b>WINDOWS</b>	Aluminum
<b>DOORS</b>	Main: Laminated wood T&B: PVC

# CONSTRUCTION PHOTOS

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# PROGRESS PHOTOS – AERIAL VIEW



# PROJECT PHOTOS - Amenities



**Gate and Guardhouse**



**Water Feature**

# PROJECT PHOTOS - Amenities



**Clubhouse**



**Function Area /  
Turnover Lounge**

# PROJECT PHOTOS - Amenities



**Central Park**

**Swimming Pool**

# PROJECT PHOTOS – RFO Buildings



**Building A Facade**

**Building A Lobby**



# PROJECT PHOTOS – RFO Buildings



**Building B Facade**

**Building B Lobby**

# PROJECT PHOTOS – RFO Buildings



**Building C Facade**

**Building C Lobby**

# PROJECT PHOTOS – RFO Buildings



**Building D Facade**

**Building D Lobby**

# PROJECT PHOTOS – RFO Buildings



**Building E Facade**

**Building E Lobby**

# PROJECT PHOTOS – RFO Buildings



**Building F Facade**

**Building F Lobby**

# PROJECT PHOTOS – RFO Buildings



**Building G Facade**

**Building G Lobby**

# MARKET LOCATION UPDATE



Mall Expansion and Transport Hub  
at SM City Marilao

- SM City Marilao's two-phase expansion and redevelopment will make it the largest mall in the province and the Northern Gateway of the Metro
- Expansion plan includes two multi-storey extension buildings that highlight the the Mall's connection and integration to the North- South Commuter Railway (NSCR) and SMDC Cheer Residences
- Phase 1 expansion, slated to open on Q4 2023, includes covered walkways from PNR to the Mall, various grab-and-go kiosks and concepts for on-the-go traffic, main transport terminal and garden café, lush green veranda, etc.
- Phase 2 expansion, targeted to open by Q4 2024, will give direct link to the Main Mall and SMDC Cheer Residences. It will feature lush green interconnection and walkway, indoor alfresco park, wide atrium, scenic elevator, new state-of-the-art SM Cinema, and a sufficient carpark space that offers at least 1,500 parking slots.

# MARKET LOCATION UPDATE



## Philippine National Railway (PNR) Construction as of July 2022

### Proposed PNR Phase I: Tutuban to Malolos

- One of the stations is MARILAO - directly in front of SM City Marilao
- Travel time from Manila to Bulacan will be reduced to 35 minutes
- To be completed by 2024

### Proposed PNR Phase 2: Malolos to Clark

- To be the country's first "airport express" railway line
- Travel time from Manila to Clark Airport will only be 55 minutes
- To be completed by 2028



# MARKET LOCATION UPDATE



## NLEX/SLEX CONNECTOR PROJECT

- Will reduce travel time from SLEX to NLEX from 2 hours to 20 minutes
- Faster travel time from Clark to Calamba from approximately 3 hours to 1 hour and 40 minutes.
- Target to be operational by Q3 2023

# Reasons to Choose and Invest in CHEER RESIDENCES

*With its complete set of amenities, property management services, and its very own mall within its complex, Cheer Residences provides a modern and convenient lifestyle to its residents.*



**Convenience**



**Highly Affordable**



**Excellent Investment**



**Ensured Property Management**



**Real Estate Top Developer**

# FAQs

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- **Who is the owner and developer of Cheer Residences?**

- SM Prime Holdings Inc.

- **What will be the effect on documentation if owner and developer is SMPHI?**

- Standard documents shall be used only. The documents will reflect SM Prime instead of SMDC.
- All buyers' checks and payments should be made payable to SM Prime Holdings Inc.
- All Official Receipts will be issued by SM Prime Holdings Inc.

## • What is the floor to floor and floor to ceiling height?

- Residential Floor to Ceiling Height :: 2.4 m (Kitchen and T & B)  
2.7 m (Other areas)
- Residential Floor to Floor height : 3.5m (Ground floor to 2<sup>nd</sup>)  
2.5m (Typical floors)

## • What are the corridor measurements?

- Hallway width : 1.5m
- Hallway floor to ceiling height : 2.3m

- **How many elevators are there?**

- Per Building : 1 (One)
- Capacity : 14 persons

- **Client is interested to have a 1 BR/ 2 BR lay-out. What will she/he do?**

- Client can engage a contractor to do the partition/ lay-out works for him/ her.
- Need to submit to Property Management the proposed lay-out for approval along with the scope of works, construction schedule and list of materials/ specifications to be used.
- Payment of the processing fees, construction bond and admin fees

## • What is the back up power?

### Standby Gensets

- Residential : 1 ref outlet, 1 convenience outlet and 1 light
- 80% power : STP, fire pump, jockey pump, cistern
- 50% power : Clubhouse
- 30% power : Landscape areas
- Building : Ground Floor lobby

Typical floors with battery back up lighting

## • What are the utility providers?

- Power : Meralco
- Water : Manila Water
- Telephone/Internet: : Globe/Converge/Woofy
- CATV : Signal



# THANK YOU AND HAPPY SELLING!!!

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