



COOL SUITES



WIND RESIDENCES, TAGAYTAY CITY

PROJECT BRIEFING



COOL SUITES

WIND RESIDENCES, TAGAYTAY CITY

SMD C

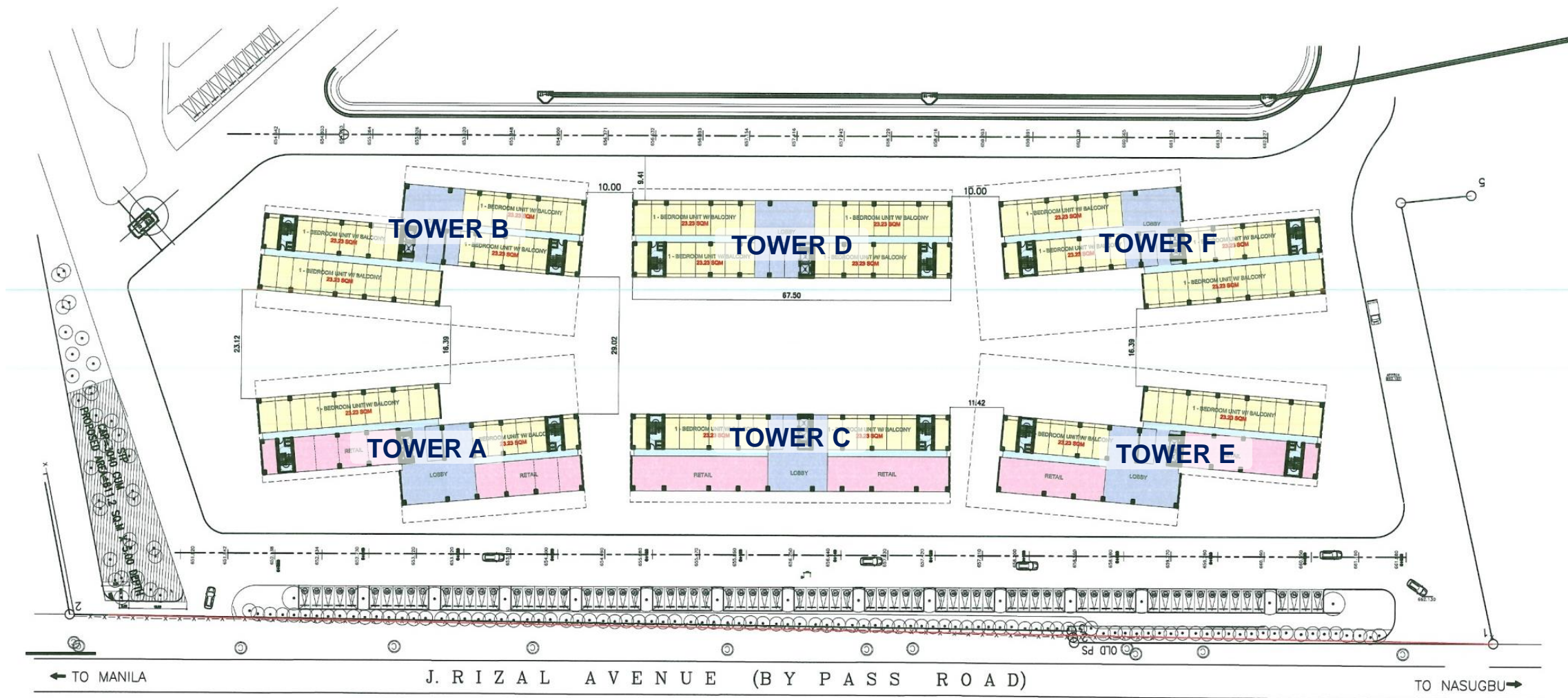
Cool Suites at Wind Residences is the newest garden complex in flourishing Wind Residences estate. Nestled inside the complex is an array of lush foliage and greenery that serve as a private retreat where you can relax and recover from the busy work week.

LOCATION



- Along E. Aguinaldo Highway, Barangay Maharlika West Tagaytay City

SITE DEVELOPMENT PLAN



SITE DEVELOPMENT PLAN



For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer.

PROJECT DETAILS



Architectural Theme	Modern Contemporary Design
Total Land Area	30,707 sqm
No. of Buildings (Towers)	6 Towers
No. of Floors/Building	11 floors
With Podium (Y/N)	No
Number of Units/Tower	Tower A - 363 units Tower B - 378 units Total – 741 units
Total No. of Parking Slots	Tower A – 50 slots Tower B – 54 slots Total – 104 slots
License to Sell No.	LTS No. 029705 (for Tower A and B)
Turn-over Date/s	RFO

BUILDING CHART

2F – 11F Residential Floors (no 4F)
GF – Tower Lobby and some Residential Units
B1 – Residential Parking



BUILDING FEATURES



- **Sufficient Elevator**
- **24/7 Security**
- **Automatic Fire Sprinkler System**
- **Back-up power**
 - **Commercial spaces: 100%**
 - **Common Areas: 100%**
 - **Residential units:**
 - 1 light receptacle**
 - 1 convenience outlet at living room**
 - 1 outlet for refrigerator**
- **Fire exits**
- **Centralized cistern tank**
- **Sewer Treatment Plant**
- **Property Management by GPMC**
- **SMDC Leasing**

FEATURED AMENITIES



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Grand Lobby. Artist's Perspective

FEATURED AMENITIES



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TYPICAL FLOOR PLAN





**TOWER A
GROUND FLOOR PLAN**

	Unit Type	Area (sqm)	Units per Floor
	1 BDEROOM WITH BALCONY	23.23	15
	1 BEDROOM END UNIT WITH BACLONY	23.78	3

TYPICAL FLOOR PLAN





	Unit Type	Area (sqm)	Units per Floor
	1 BDEROOM WITH BALCONY	23.23 - 23.78	31
	1 BEDROOM END UNIT WITH BACLONY	23.78	4

TOWER A
2ND – 5TH FLOOR PLAN

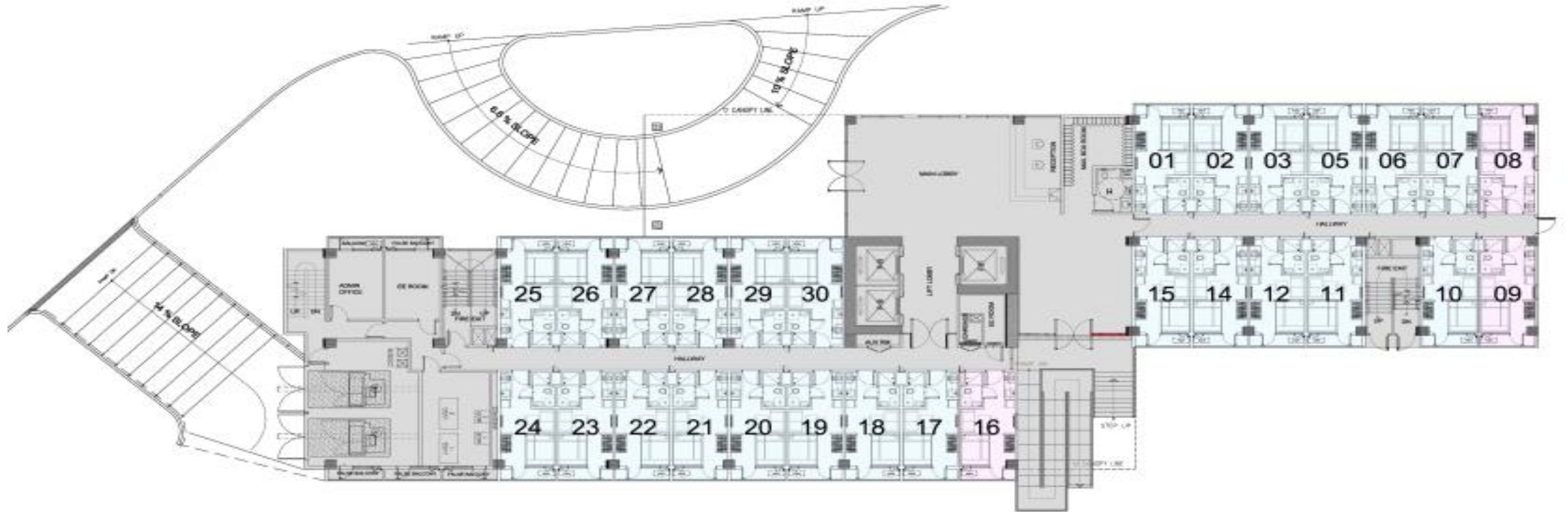
TYPICAL FLOOR PLAN





	Unit Type	Area (sqm)	Units per Floor
	1 BDEROOM WITH BALCONY	23.23 - 23.78	34
	1 BEDROOM END UNIT WITH BACLONY	23.78	6

TOWER A
TYPICAL 6TH - 11TH FLOOR PLAN

TYPICAL FLOOR PLAN





**TOWER B
GROUND FLOOR PLAN**

	Unit Type	Area (sqm)	Units per Floor
	1 BDEROOM WITH BALCONY	23.23 - 23.78	24
	1 BEDROOM END UNIT WITH BAACLONY	23.6 - 23.78	4

TYPICAL FLOOR PLAN





	Unit Type	Area (sqm)	Units per Floor
	1 BDEROOM WITH BALCONY	23.23 - 23.78	31
	1 BEDROOM END UNIT WITH BACLONY	23.78	4

**TOWER B
2ND FLOOR PLAN**

TYPICAL FLOOR PLAN





	Unit Type	Area (sqm)	Units per Floor
	1 BDEROOM WITH BALCONY	23.23 - 23.78	34
	1 BEDROOM END UNIT WITH BACLONY	23.78	6

**TOWER B
5TH FLOOR PLAN**

TYPICAL FLOOR PLAN



	Unit Type	Area (sqm)	Units per Floor
	1 BDEROOM WITH BALCONY	23.23 - 23.78	34
	1 BEDROOM END UNIT WITH BACLONY	23.78	6

TOWER B
TYPICAL 6TH - 11TH FLOOR PLAN

TYPICAL UNIT LAYOUT



	Min TLP	Max TLP
1 BEDROOM UNIT WITH BALCONY	2,993,000.00	3,342,000.00

TYPICAL UNIT LAYOUT



	Min TLP	Max TLP
1 BEDROOM END UNIT WITH BACLONY	3,041,000.00	3,401,000.00

STANDARD DELIVERABLES



ITEM	AREA	LOCATION	SPECIFICATIONS
1	LIVING and DINING AREA	WALL FINISHES	Painted plain cement finish
		FLOOR FINISH	Ceramic Tiles
		CEILING FINISH	Painted plain cement finish
2	KITCHEN AREA	WALL FINISHES	Painted plain cement finish
		FLOOR FINISH	Ceramic tiles
		CEILING FINISH	Gypsum board
		FIXTURES	Under the counter cabinet
3	BEDROOM	WALL FINISHES	Painted plain cement finish
		FLOOR FINISH	Ceramic tiles
		CEILING FINISH	Painted plain cement finish
4	TOILET AND BATH	WALL FINISHES	Painted plain cement finish
		FLOOR FINISH	Ceramic tiles
		CEILING FINISH	Painted plain cement finish
		FIXTURES	Water Closet and Lavatory

SMDC KEYS TO SUCCESS

COOL SUITES
WIND RESIDENCES, TAGAYTAY CITY



Integration of Residential Condos to SM Malls



Prime Locations with access to Transport Hubs



Hotel-Like Lobbies



Resort-Styled Amenities



Professional Property Management



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5 REASONS TO INVEST



- ✓ **Located in a cool surroundings of Tagaytay**
- ✓ **Top-notch amenities within the development**
- ✓ **Integrated development, with commercial spaces at ground floor.**
- ✓ **Assured increase in property values.**
- ✓ **Perfect for the family looking for comfort, security and relaxation.**

What are the amenities per phase 2 – Cool Suites at Wind Residences?

- Phase 1: Adult and Kiddie Pool, Landscaped Areas Multi-purpose Lawns, and Study Halls Open lawn
- Garden jogging trail
- Cool Trellised Walkway
- Bird Sanctuary
- Wind Chime Garden
- Flower Gardens

What will be located at the Ground Floor & Basement

- The Ground Floor will contain the residential units, main lobby, mail box, commercial strip, parking slots for commercial and residential. The Basement will be limited to residential parking slots only.

SMDC

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