



GEM RESIDENCES

Gem Residences perfectly captures your modern aspiration for work-like integration. A living space that is purposely designed to bring together life's various facets in one seamless fusion in order to achieve balance and wellness to its residents.

C5 ROAD GROWTH CORRIDOR

- C5 connects Makati, Taguig, Pasig, and Quezon City
- Center of economic activity in the East of Manila



SHOPPING & ENTERTAINMENT

- SM Center Pasig
- Tiendesitas
- The Podium
- SM Megamall
- ShangriLa Plaza
- Estancia Mall

SCHOOLS & HOSPITALS

- ADMU Medical School
- UA&P
- St. Paul College Pasig
- La Salle Green Hills
- The Medical City
- Pasig City General Hospital

BUSINESS DISTRICTS

- 5 min-walk from Arcovia City
- 15 min-drive from Robinsons Bridgetown and Ortigas East
- 30-min drive from Eastwood
- 50-min drive to Antipolo City
- Parklinks

PROJECT OVERVIEW

Location	C5 Road corner J. Cruz St., Brgy. Ugong, Pasig City
Lot Area	4,187 sq.m
No. of Floors	41 Physical Floors: 33 Resi & 6 Parking
Residential Units	1,463
Parking Slots	407
Launch Date	July 2020
Turnover Date	April 2026

UNIT TYPE	UNIT AREA (sqm)	VOL
1BR	22.79 - 24	1,106
1BR w/ Balcony	26.79 - 28.1	129
1BR Den EU w/ Balcony	34.92	66
1BR EU	24.62	66
1BR Deluxe	31.49	32
1 BR EU w/ Balcony	33.66 - 34.75	64

Artist's Perspective



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BUILDING CHART

Six Elevators

Mailroom

24-hr Security & Maintenance

CCTV System

Generator Set

RESIDENTIAL FLOORS

RESIDENTIAL PARKING

LOBBY

RD

44F

9F

8F

7F

6F

5F

3F

2F

GF

Artist's Perspective



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COMMERCIAL STRIP



RESIDENTIAL DROPOFF



RECEPTION LOBBY



2ND-5TH FLOOR
LOBBY
7TH FLOOR
GYM & RESTAURANT
10TH-13TH FLOOR
RESIDENTIAL

TOWER A

GEM RESIDENCES
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LOUNGE AREA



COWORKING SPACE



MAILROOM



1-108

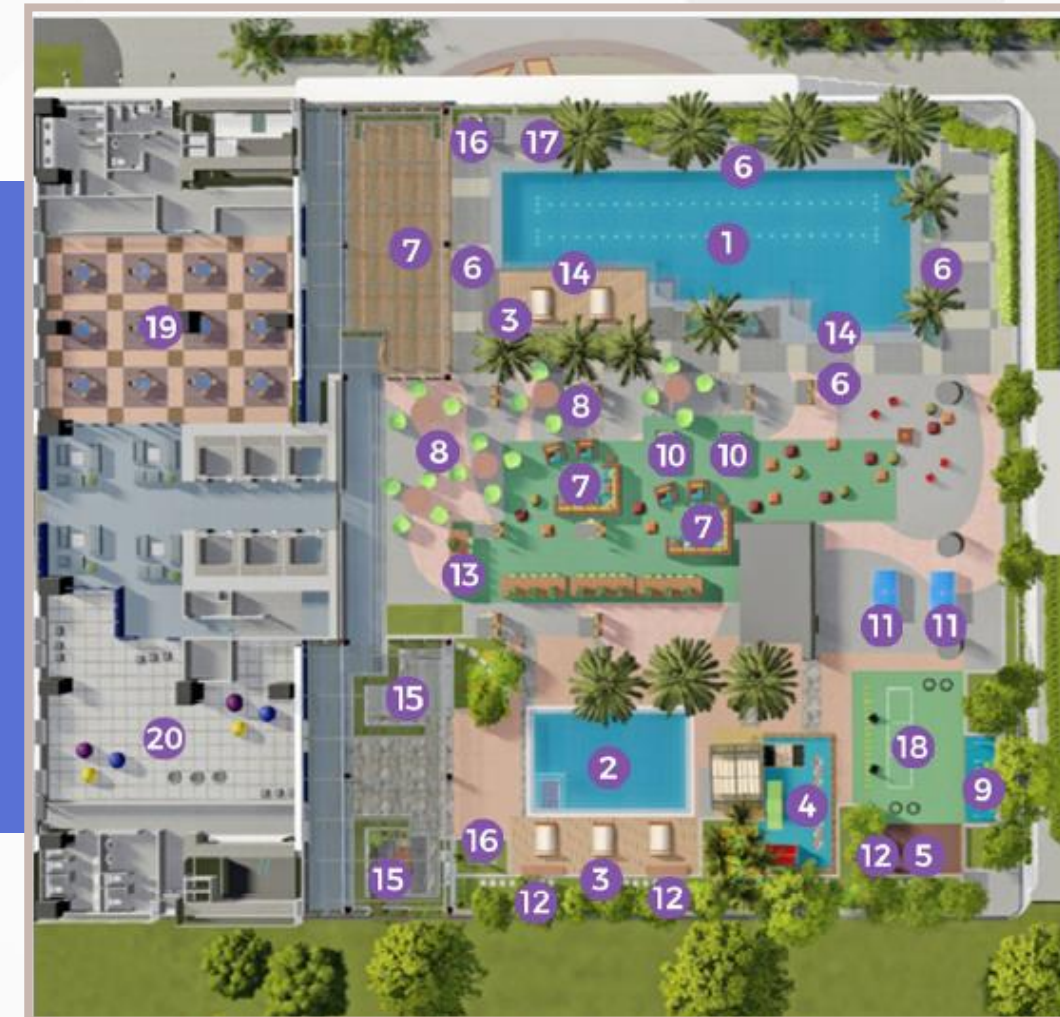
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CREATOR'S PARK

- | | | | |
|----|-----------------|----|----------------------|
| 1 | Lap Pool | 11 | Table Tennis |
| 2 | Kiddie Pool | 12 | Bench |
| 3 | Pool Deck | 13 | Snack Bar |
| 4 | Playground | 14 | Sunken Seat |
| 5 | Yoga Deck | 15 | Meditation Nook |
| 6 | Paved Walkway | 16 | Shower Stall |
| 7 | Lounge | 17 | Changing Rooms |
| 8 | Working Space | 18 | Outdoor Fitness Zone |
| 9 | Water Feature | 19 | Function Room |
| 10 | Billiards Table | 20 | Indoor Fitness Zone |



FUNCTION ROOM



GYM

LOUNGE AREA



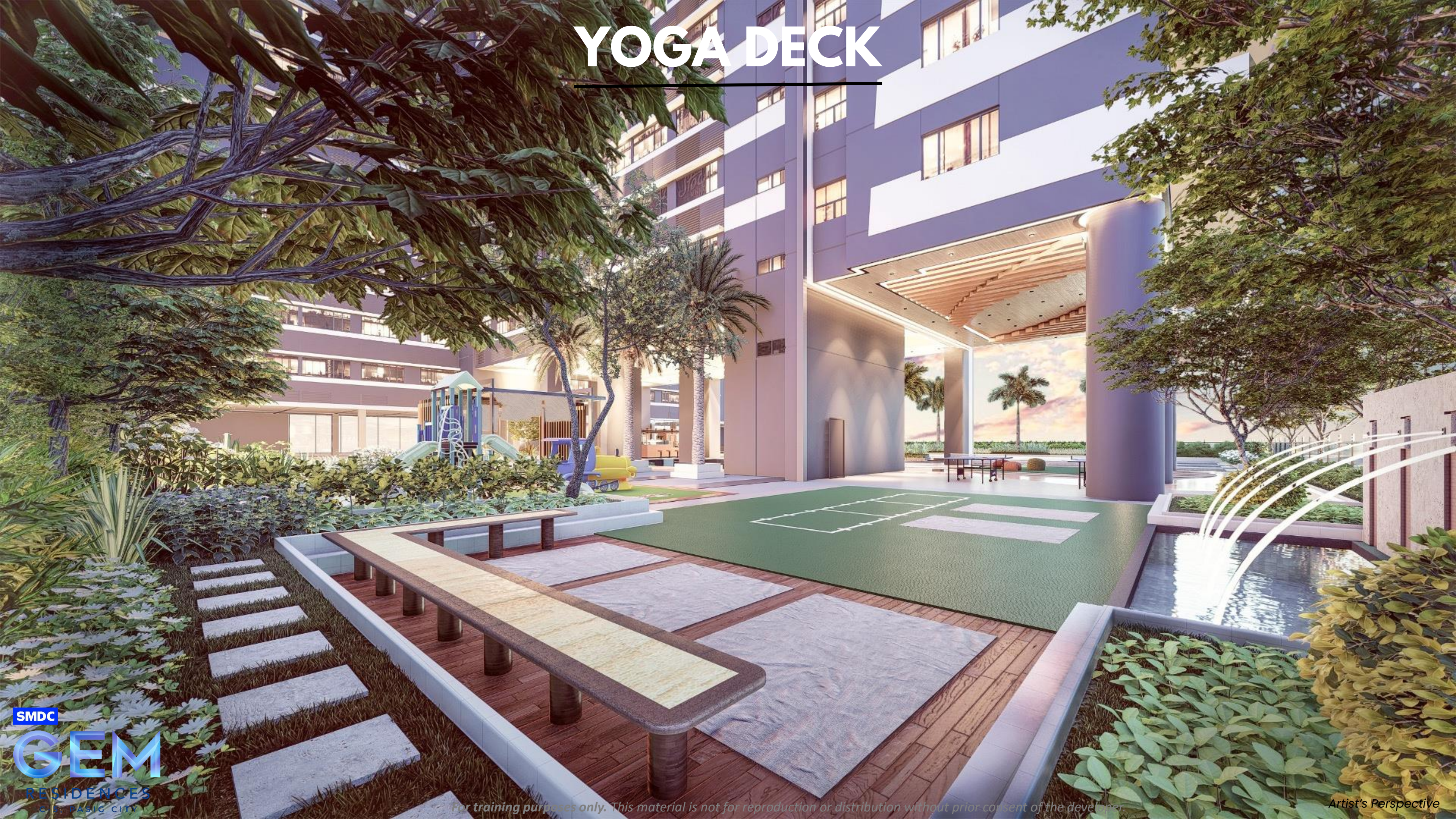
WORK AREA



POOL



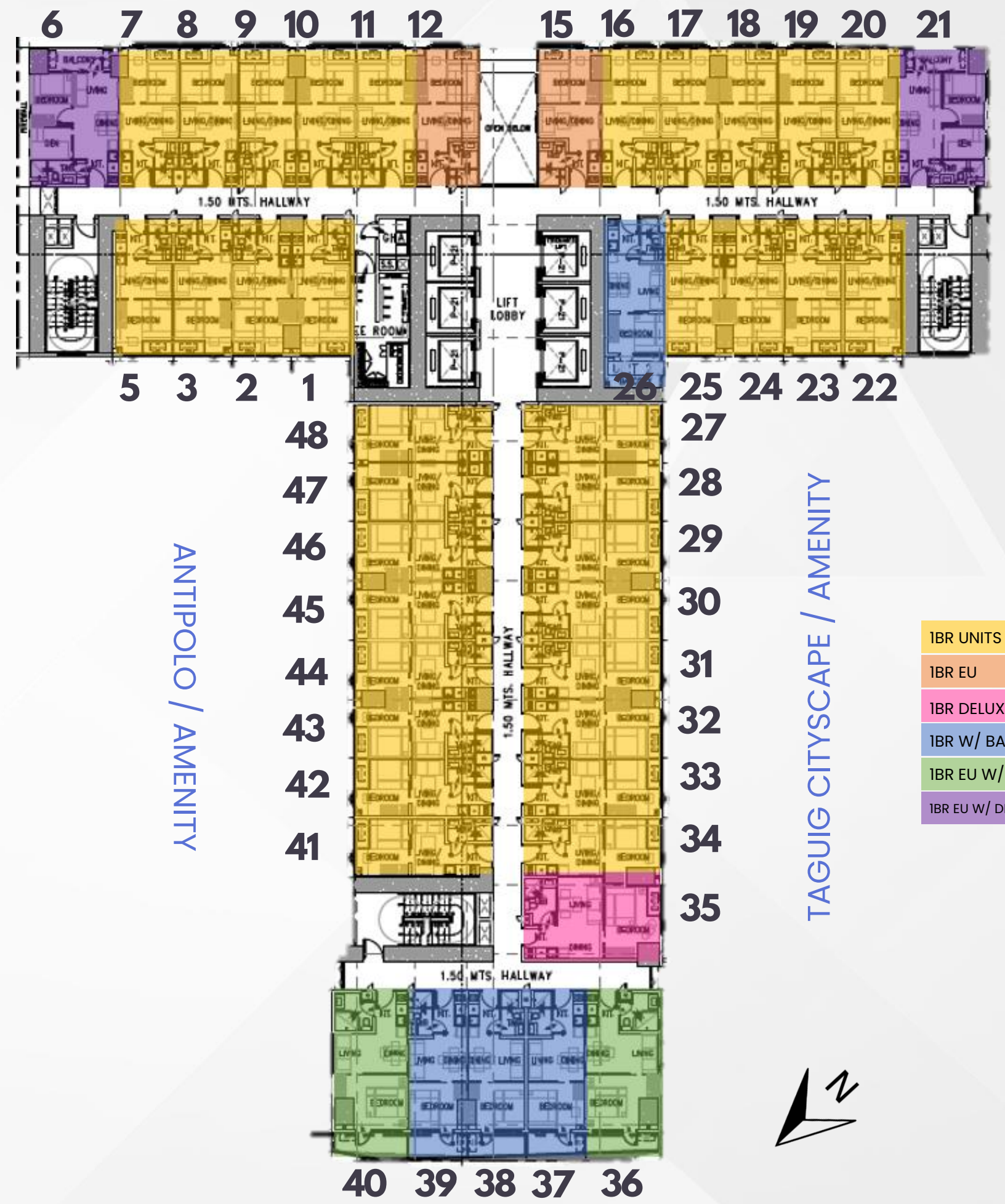
YOGA DECK



TYPICAL FLOOR PLAN

EAST / STREETVIEW

UNIT TYPE	UNIT AREA	NO. OF UNITS
1BR Units	22.79 to 24	34
1BR EU w/ Den w/ Balcony	34.92	2
1BR Deluxe	31.49	1
1BR End Unit	24.62	2
1BR w/ Balcony	26.79 to 28.1	4
1BR End Unit w/ Balcony	33.67 to 34.71	2
TOTAL	1,107	45



ANTIPOLO / AMENITY

TAGUIG CITYSCAPE / AMENITY



ORTIGAS CBD / STREETVIEW

UNIT LAYOUT



± 24 sqm



1 BEDROOM UNITS

± 24.62 sqm



± 22.79 sqm

UNIT LAYOUT



1BR EU w/ BALCONY

± 33.67 sqm



1BR w/ BALCONY

± 26.79 sqm



1BR DELUXE

± 31.49 sqm



1BR EU w/ DEN w/ BALCONY

± 34.91 sqm

UNIT DELIVERABLES



Living / Dining / Bedroom

- Painted walls and ceiling
- Floor tiles
- Painted balcony railings

Toilet and Bath

- Wall and floor tiles
- Painted ceiling
- Water closet
- Lavatory with faucet
- Shower set
- Exhaust fan

Kitchen

- Painted walls and ceiling
- Floor tiles
- Kitchen sink, faucet, and grease trap
- Base and overhead kitchen with counter-top

PAYMENT TERMS & PROMOS

PAYMENT TERM	PARTICULAR	DISCOUNT	
STANDARD PAYTERMS			
Spot Cash	100% Spot	10% (Resi Unit)	4.0% (Parking)
Spot DP	5% Spot, 15% in 35 mos, 80% thru Cash or Bank	5% (Resi Uni)	2.0% (Parking)
Spread DP	15% over 36 mos, 85% thru Cash or Bank	-	-
SPECIAL PAYTERMS			
Spread DP	15% in 48 mos, 85% thru Cash or Bank	-	-
Give Me 5	5% spot, 15% in 47 mos, 80% thru Cash or Bank	-	-
Give Me 5	5% in 8 mos, 15% in 40 mos, 80% thru Cash or Bank	-	-

**Effective until January 2024 Sales cut-off*

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PAYMENT TERMS & PROMOS

PROMO	DESCRIPTION	PAYTERMS	APPLICABILITY
6.5Mn Fixed TAP	Applicable to selected 1BR Units	All payment terms	Open House Discount Employee Discount Loyalty Discount Bulk Discoun
10% TLP Discount	Applicable to all unsold units not under the Fixed TAP Promo	All payment terms	Open House Discount Employee Discount Loyalty Discount Bulk Discount Comm Rebate Standard Term Discounts

**Effective until January 2024 Sales cut-off*

SAMPLE COMPUTATION

PAYMENT TERM	Cash	10% TLP Discount	10% TLP Discount	6.5 MN Fixed TAP
		5% spot 15% in 47 months 80% Balance	15% over 48 months 85% Balance	15% over 48 months 85% Balance
TLP	6,120,259.38	6,120,259.38	6,120,259.38	5,485,232.07
Term Discount	10.0%			
Discount	612,025.94	-	-	-
Net TLP 1	5,508,233.44	6,120,259.38	6,120,259.38	5,485,232.07
Promo Discount	10.0%	10.0%	10.0%	
Discount	550,823.34	612,025.94	612,025.94	-
Net TLP 2	4,957,410.10	5,508,233.44	5,508,233.44	5,485,232.07
VAT	594,889.21	660,988.01	660,988.01	658,227.85
OC	322,231.66	358,035.17	358,035.17	356,540.08
TCP	5,874,530.97	6,527,256.63	6,527,256.63	6,500,000.00
RF	35,000	35,000	35,000	35,000
Spot Payment	5,839,530.97	326,363		
MA		17,813	17,483	17,407
Balance		5,203,992	5,548,168	5,525,000

FAQ

WHAT IS THE OVERLOOK OF THE LOBBIES?

Our Hotel-Like Lobbies with high-grade finishes, sculpted ceiling lights and design pieces will provide a grand and opulent sight while the bespoke furnishings will provide a very comfy feel

WHAT ARE THE BACK-UP POWER?

- For common area: 100% back-up
- For residential units: 1 convenience outlet , 1 refrigerator outlet, 1 lighting outlet in the living area

HOW DOES THE VENTILATION FUNCTION ON TYPICAL RESIDENTIAL FLOORS?

Through natural ventilation

CAN WE COMBINE UNITS

Unit combination requests thru Customer Service Department shall be entertained prior to the set deadline. Units combination after turnover, subject to the review and approval of Condominium Corporation in accordance to the House Rules and Regulations / Renovation Guidelines.

HALLWAY WIDTH: 1.5 m

HALLWAY FLOOR TO CEILING HT: 2.30 m

RESIDENTIAL FLOOR TO CEILING HT: 2.2 m (T&B); 2.54 m (L, D, B)

RESIDENTIAL CEILING TO CEILING HT: 2.84 m

BALCONY RAILING HT: 1.20 m

PARTITION WALL HT: 2.54 m

KEYS TO SUCCESS



Prime Locations
with access to
Transport Hubs



Integration of
Residential Condos to
SM Malls



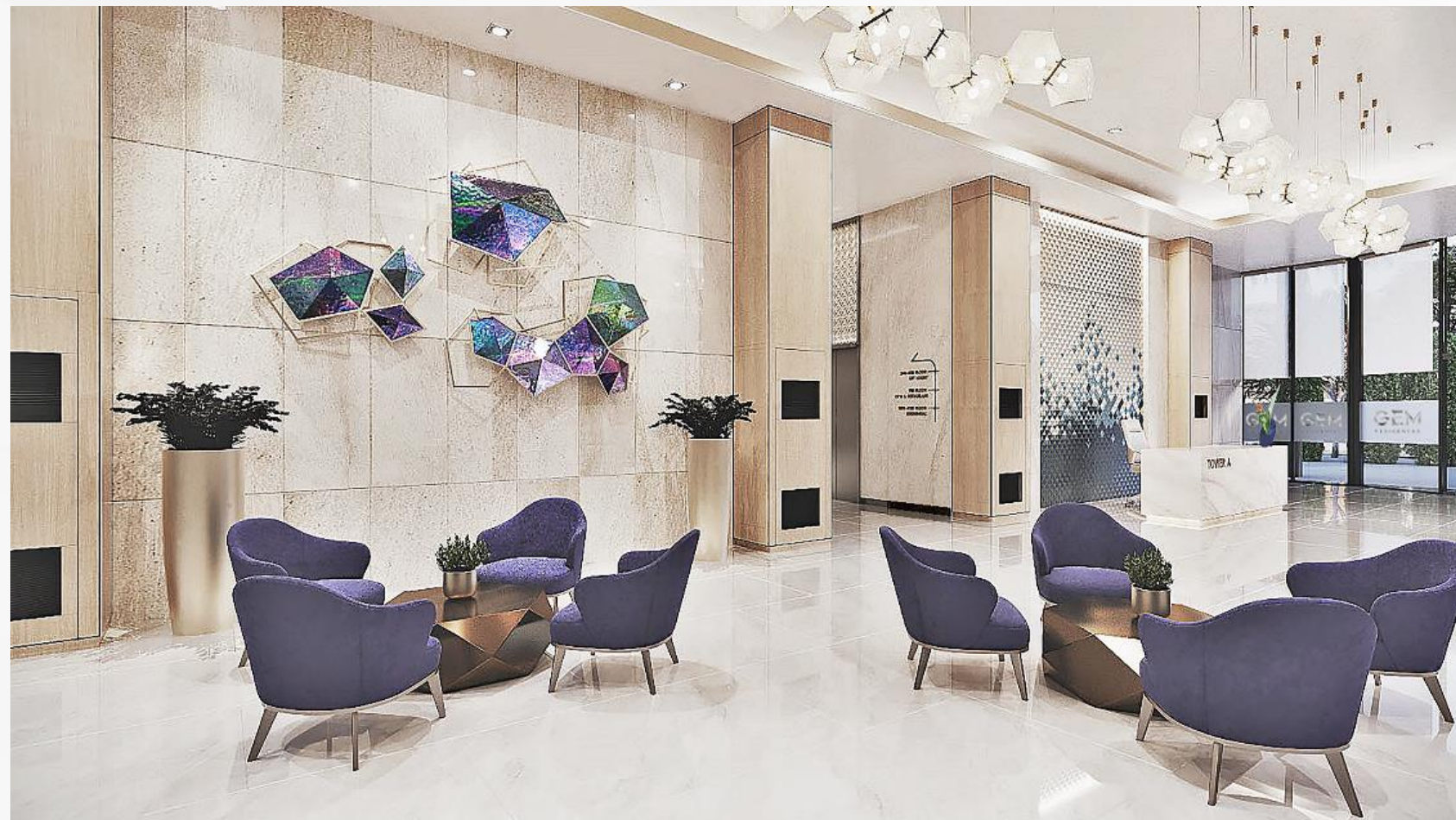
Hotel-Like
Lobbies



Resort-Styled
Amenities



Professional
Property
Management



GREENMIST

PROPERTY MANAGEMENT CORP.

Secure, convenient, hotel- like services

- Property Doorman
- Reception Services
- 24 hour security
- Comprehensive CCTV coverage in lounges & hallways
- Onsite Concierge
- On demand professional Cleaning and house repair





SMDC GOOD STAYS



SERVICES OFFERED

**Long-Term Lease
Enrollment
Package**

Basic & Premium

**Daily Lease
Enrollment
Package**

Key Areas

**Tenancy
Management**
**Cleaning, Repair,
Maintenance, &
Messengerial Services**

**Unit Furnishing
Package**
**Partnership with Our
Home, SM Home, SM
Appliance, & Ace
Hardware**



SMDC GOOD STAYS

Your trusted leasing and
tenancy management group

FOR INQUIRIES

You may contact us at:



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landline number

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SMDC SHOWROOM



5F Building A, SM Megamall
Monday to Sunday
(10AM to 9PM)



**UPGRADED
UNIT**



**DELIVERABLE
UNIT**



GEM RESIDENCES

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