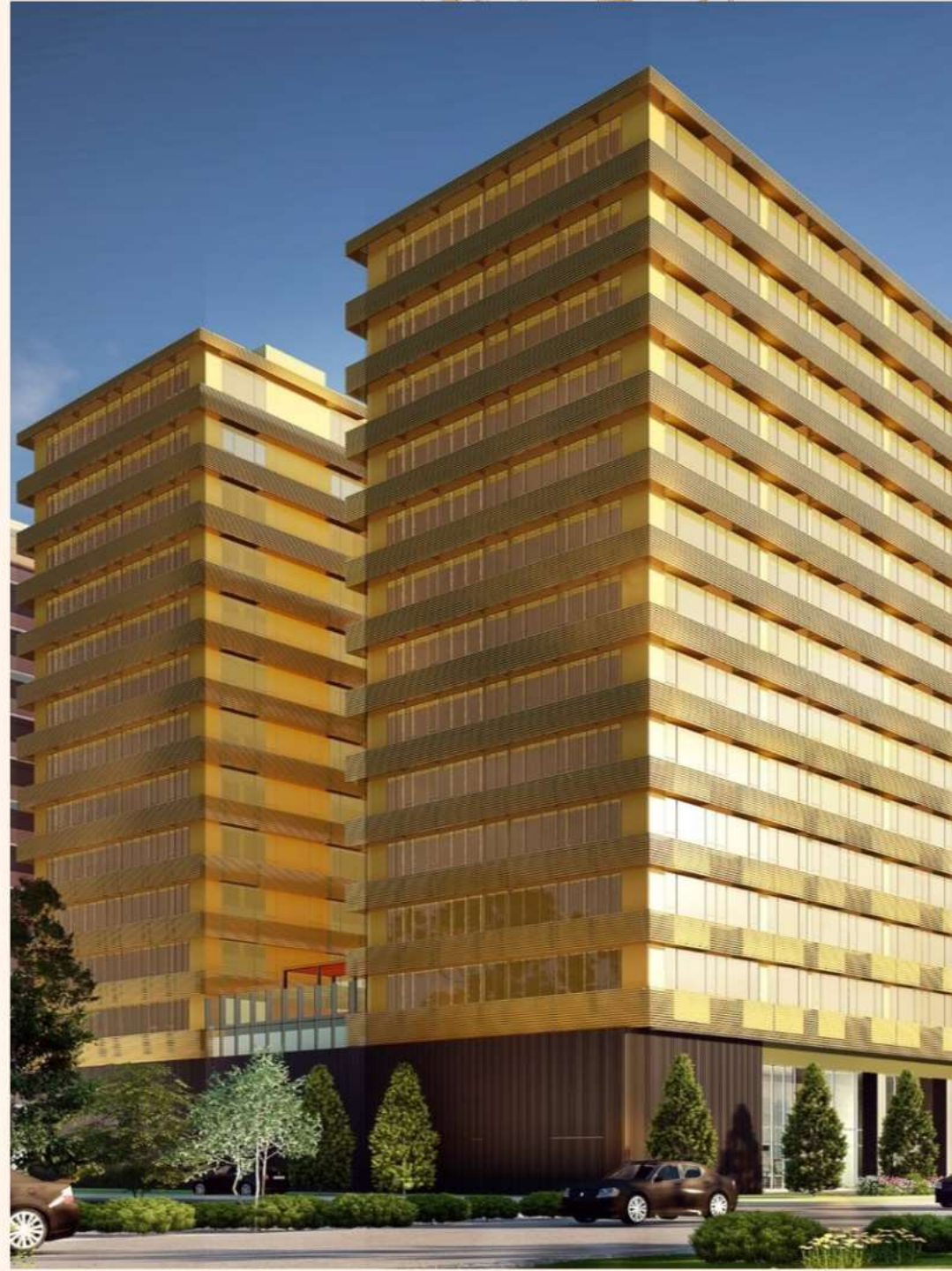


SMDC

GOLD TOWERS

RESIDENTIAL OFFICES

ACROSS NAIA TERMINAL 1



PROJECT BRIEFING

SMDC

- ✓ **Location**
- ✓ **Site Development Plan**
- ✓ **Project Details**
- ✓ **Resiplus**
- ✓ **Project Renders**
- ✓ **Floor Plans and Unit Layouts**
- ✓ **Unit Specifications**
- ✓ **Payment Terms and Discounts**
- ✓ **Property and Investment Management**
- ✓ **Frequently Asked Questions**



LOCATION



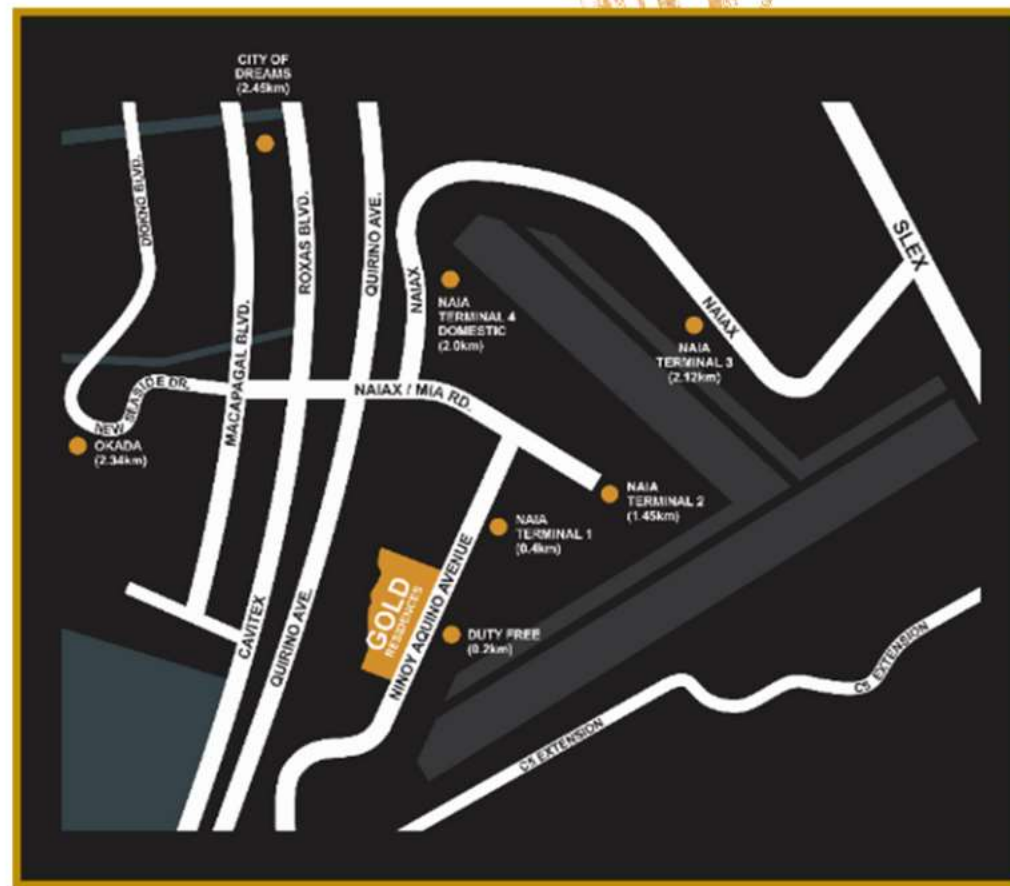
- 0.3 - 2.3 KM** NAIA Terminal 1 / 2 / 3 / 4
- 2.4 KM** Parañaque Integrated Transport Terminal
- 4.9 KM** NAIA Expressway



- 3.8 KM** Bay Area Central Business District
- 6.4 KM** Makati Central Business District



- 0.1 KM** S&R Membership Shopping
- 0.2 KM** Puregold Parañaque
- 2.2 KM** SM Sucat Parañaque
- 3.8 KM** SM Mall of Asia




THE GOLD OF PARANAQUE AEROTROPOLIS

An aerial photograph of the Paranaque Airstrip in Manila, Philippines. The image shows several aircraft on the tarmac, including a large blue and white plane in the center and a yellow and white plane on the right. The airport terminal and various hangars are visible in the background. The sky is clear and blue. Large white text is overlaid on the image, reading "THE GOLD OF PARANAQUE AEROTROPOLIS".

PHILIPPINE NEWS AGENCY

*"modernization of NAIA would provide convenience to passengers by increasing the facility's current **passenger capacity** from 35 million a year to 62 million annually **(170,000 a day)**"*

Decorative gold-colored wavy lines are present in the bottom corners of the slide, framing the text area.

ALTERNATIVE TO MOA COMPLEX

Gold City properties offer a competitive price point and provide an option to live across an airport while being near to central business districts



FIRST TOWNSHIP DEVELOPMENT

GOLD CITY



RESIDENTIAL SPACES

189,500 SQM



RESIDENTIAL-OFFICE SPACES

53,150 SQM



COMMERCIAL SPACES

5,150 SQM



LEISURE SPACES

22,500 SQM

Fully-integrated in a Premium Mixed-Use Development

Gold Residences Phase 2

Gold Residences Phase 1

Gold Towers
Residential-Offices

Showroom

Ninoy Aquino Ave.

J.P. Rizal

J.P. Rizal



Project Details

No of Residential Towers: 2 Towers
No of Residential Floors: 12 Floors
Average Units per Floor: 86 units

Total Number of Residential Units: 2,050

Tower	No. of Units
Tower A	1,025 units
Tower B	1,025 units

Total Number Per Unit Type:

Unit Type	No. of Units
1 Bedroom	1,766 units
1 Bedroom End Unit	190 units
Studio	94 units

Total Number of Parking Spaces: 332 slots
Project Completion Date: January 2026*
*with 3 months ETD Application
DHSUD LTS No. : 0000137



Building Features

- 100% Back-Up Power
- 24 hour Security System
- RFID Elevator Access
- Remote Turnstile System
- Fiber Optic Internet
- Automated Fire Sprinkler System
- CCTV Monitoring System
- Video Intercom
- High Speed Elevators
- Mail Room
- Centralized Fire Protection and Alarm System



Section Elevation

*Tower A

ROOFDECK

16th Floor

15th Floor

12th Floor

11th Floor

10th Floor

9th Floor

8th Floor

7th Floor

6th Floor

5th Floor

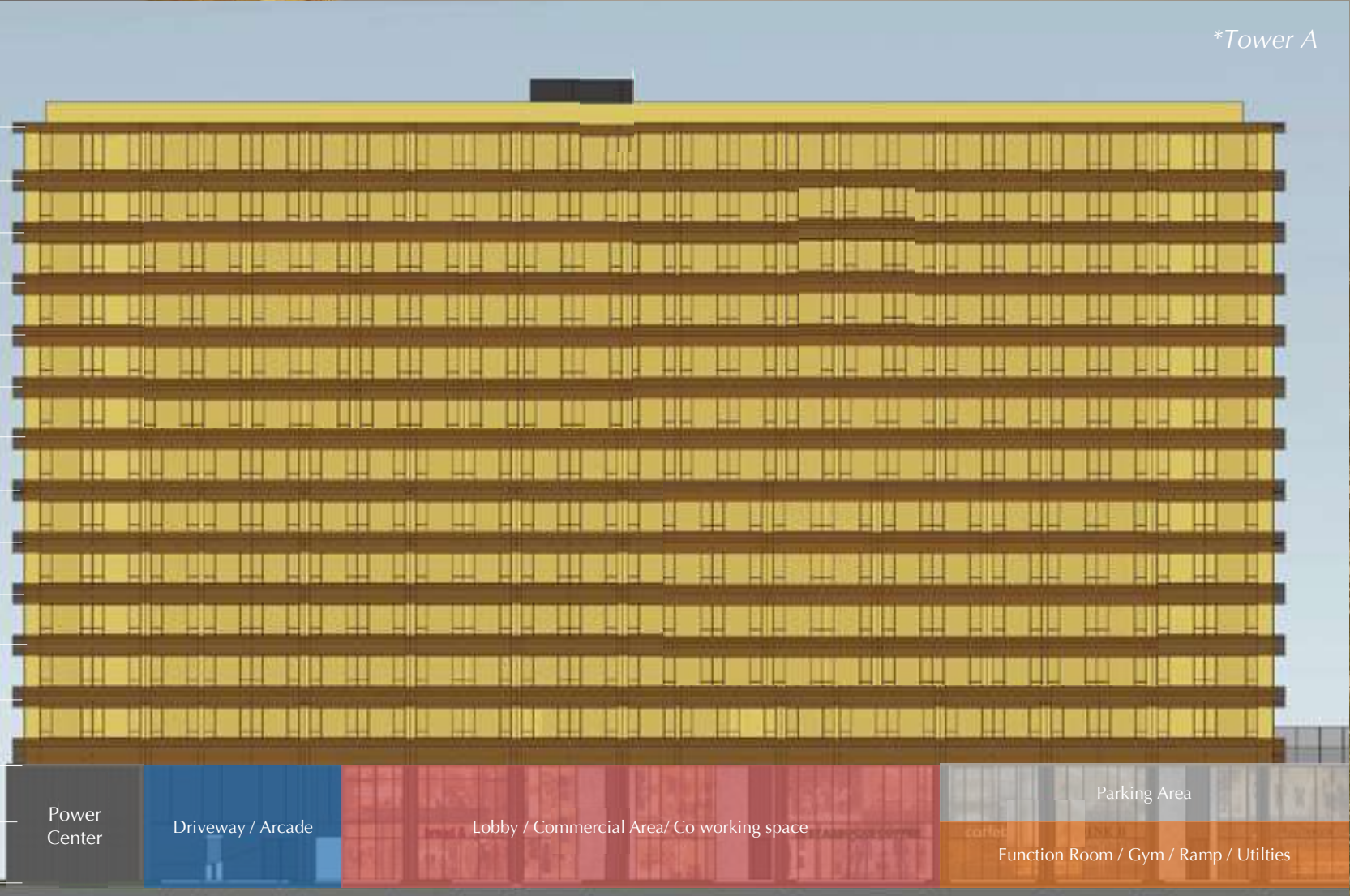
3^d Floor

2nd Floor

Mezzanine Floor

Ground Floor

BASEMENT



Power Center

Driveway / Arcade

Lobby / Commercial Area / Co working space

Parking Area

coffee

bank

Function Room / Gym / Ramp / Utilities

Gold Towers Residential-Offices Amenities



ACTIVE AMENITIES



Children's
Play Garden



Children's Pool



Adult Lap Pool



Leisure Lawn

PASSIVE AMENITIES



Sculpture Courtyard



Lounge Terrace



Meeting Terrace



Central Pavillion with
Coffee kiosk



Poolside Deck

WELCOME TO RESIPLUS

Offering the unique combination of a condominium development integrated with business office features that can be offered to residential end-users and entrepreneurs alike.
IT IS THE WISEST INVESTMENT CHOICE.



G O L D T O W E R S

APPEAL TO BROAD MARKET

RESIPLUS units cater to a spectrum of business models, from clinics to agencies and corporate offices, making them a versatile asset in any portfolio.

Examples of Allowed Businesses | Offices



Clinics



Agency



Traditional
Offices



Backroom | Satellite
Offices



BPO

1

UNMATCHED LOCATION



GOLD RESIDENCES
NAIA Rd, Pasay, City

2

SEAMLESS CONNECTIVITY

Units designed to provide comfortable living spaces and designated work spaces, with high-speed fiber optic internet and 100% back-up power.

3

ADAPTIVE INVESTMENT

Unleash your productivity in our collaborative co-working spaces, unwind in vibrant social areas with outdoor amenities, and recharge in our state-of-the-art fitness center, all under one roof.

4

WORK-LIFE INTEGRATION

An integrated commercial strip for personal and business needs, easy access to a variety of commercial, leisure and recreational establishments.

KEY FEATURES:

Live, work, thrive:

A unique integration of residential living and dedicated workspaces, fostering a perfect live-work balance.

A

High-speed Fiber-Optic Internet
100% Back-up Power

B

One-stop Business Centers
Modern Meeting Rooms

C

Secured RFID Elevators
Business Facilities

RESIPLUS GUIDELINES



SECURITY

Residents and approved guests use RFID cards to access the building after ID verification and registration. A maximum of 4 residents and 2 visitors are allowed per unit. Residents receive 4 RFID cards, while visitors get temporary ones.



TOXIC WASTE DISPOSAL

Units can be used as outpatient clinics (dental, dermatology, consultation), but tenants are responsible for licenses and proper hazardous waste disposal.



24-HOUR OPERATIONS

Peace of Mind, 24/7: Our dedicated staff manages the building and amenities around the clock, ensuring your comfort and security.
Convenience at Your Fingertips: Residents receive 4 RFID cards for seamless access, while visitors get temporary ones for easy entry.
Maximize Your Space: Each unit comfortably accommodates up to 4 residents and 2 visitors.
Always Available: The gym, conference room, function room, and business hub with computers and copiers are accessible 24/7, allowing you to work or unwind on your own schedule.
Focus on Your Needs: Units requiring technical staff can bring in their own team to ensure specific needs are met.



NOISE POLLUTION

Due to potential noise pollution, SMDC offers soundproofing guidance for fit-out, which will be strictly enforced.

GOOD STAYS



SMDC GOOD STAYS

LEASING SERVICES

SMDC Good Stays is the social residential leasing and tenancy management arm of SMDC. Our services allow you to professionally maintain your unit and monetize your investment in a hassle-free way.

GOOD STAYS

SMDC Good Stays offer office (1+ year lease) and residential (long-term/daily) rentals and also offer flexible leasing solutions for both office and residential spaces.

1

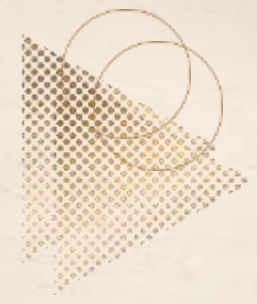
Office spaces: Lease terms start from one year with the option for annual renewals.

Residential spaces: Choose between long-term leases or daily rentals. Furnished units are also available for your convenience.

2

Our comprehensive tenancy management services include cleaning and maintenance to ensure a seamless experience. Additionally, Woofy internet installation is available for select units upon request

Grand Lobby



Grand Lobby



Lift Lobby



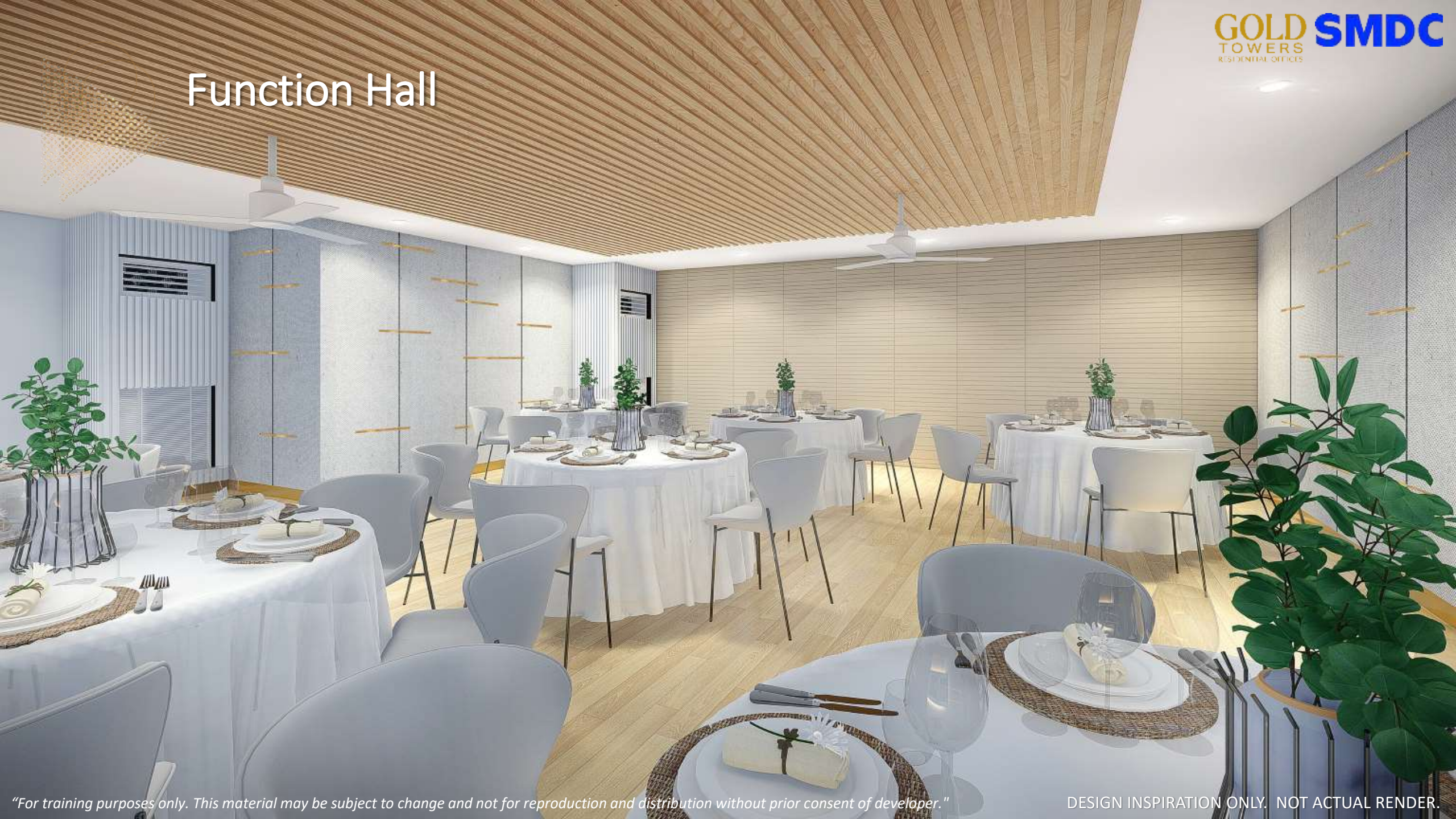
Lift Lobby



Business Hub



Function Hall



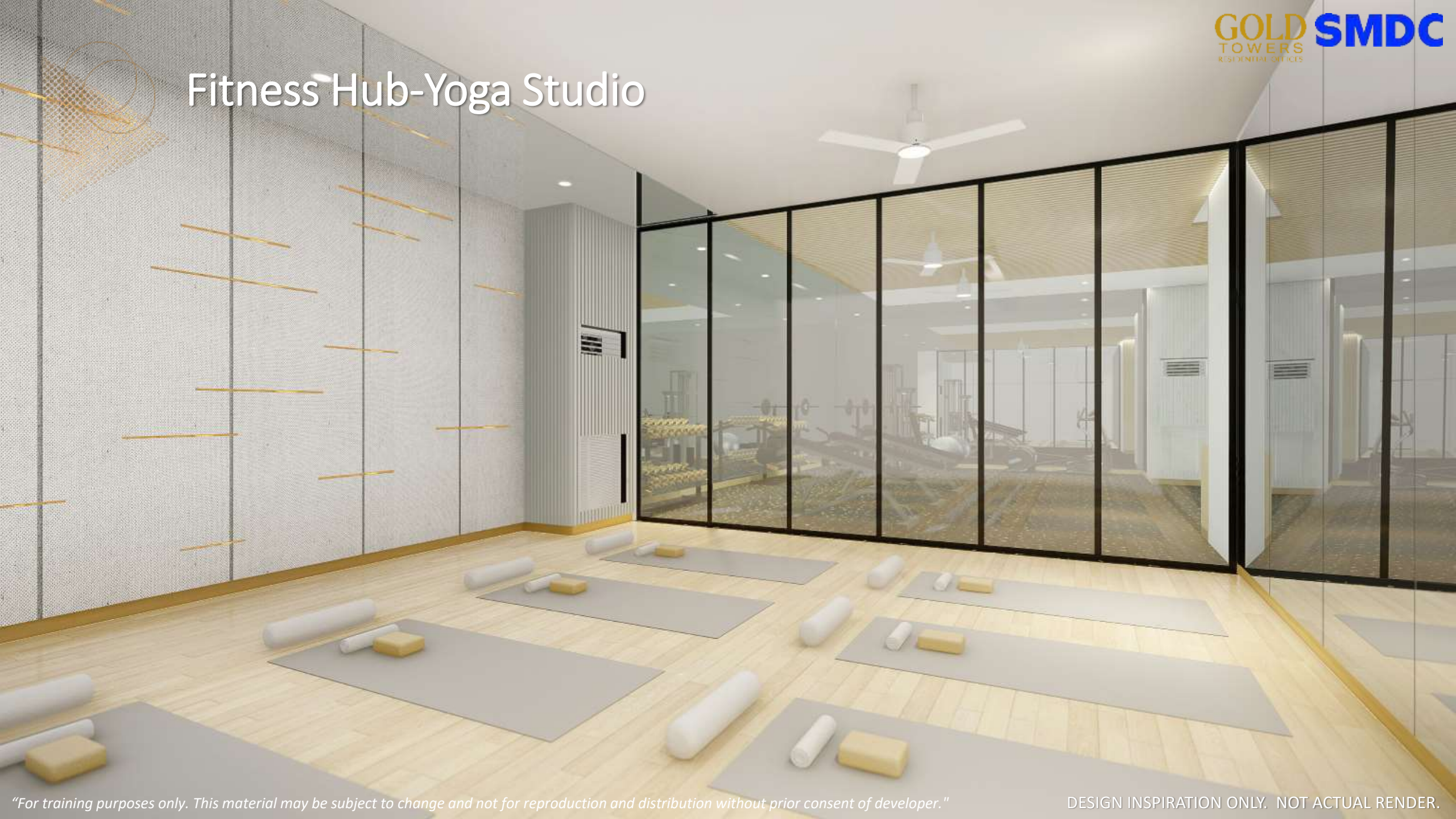
Comfort Room



Fitness Hub-Gym



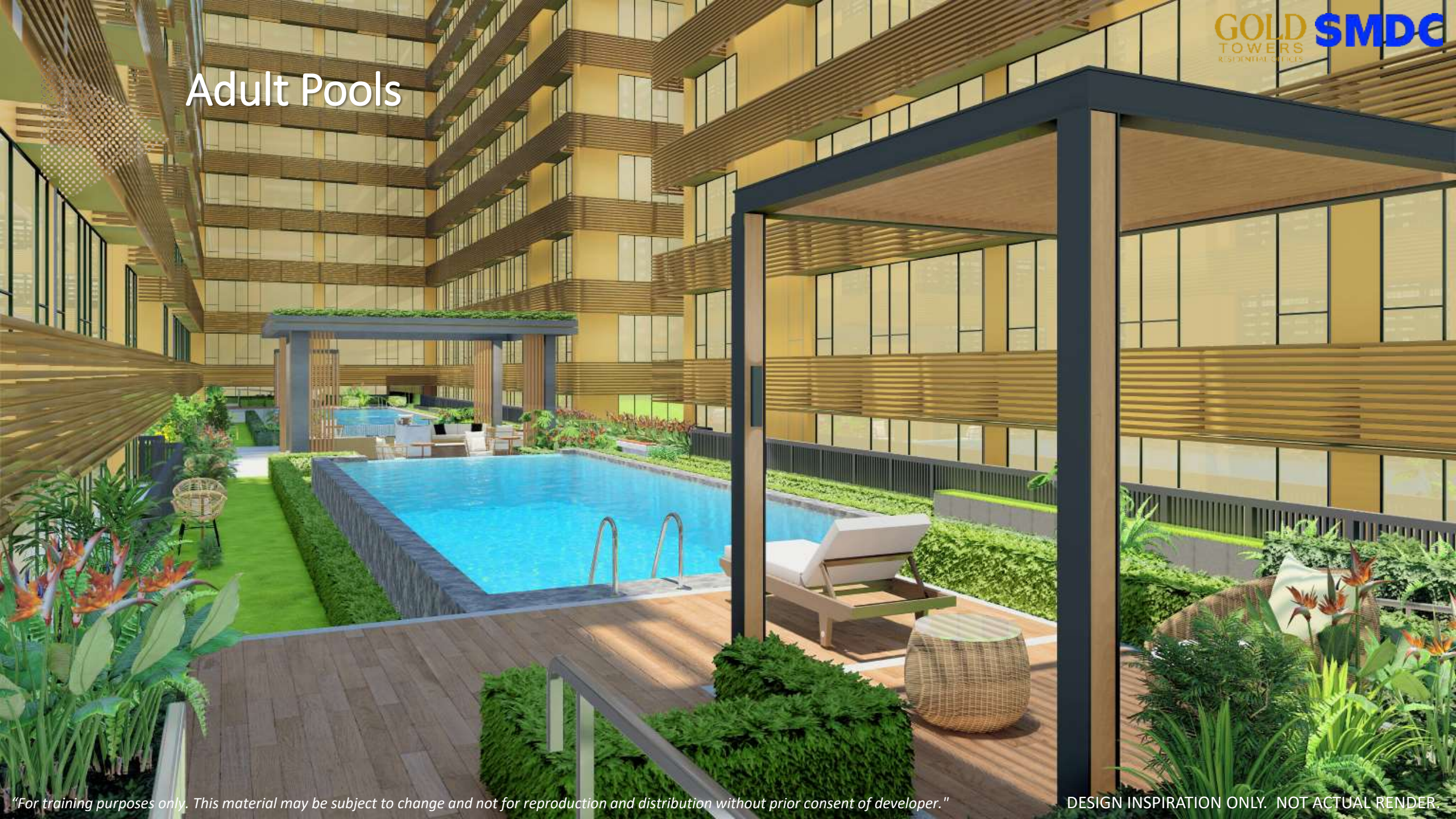
Fitness Hub-Yoga Studio



Commercial Hub



Adult Pools



Central Pavillion



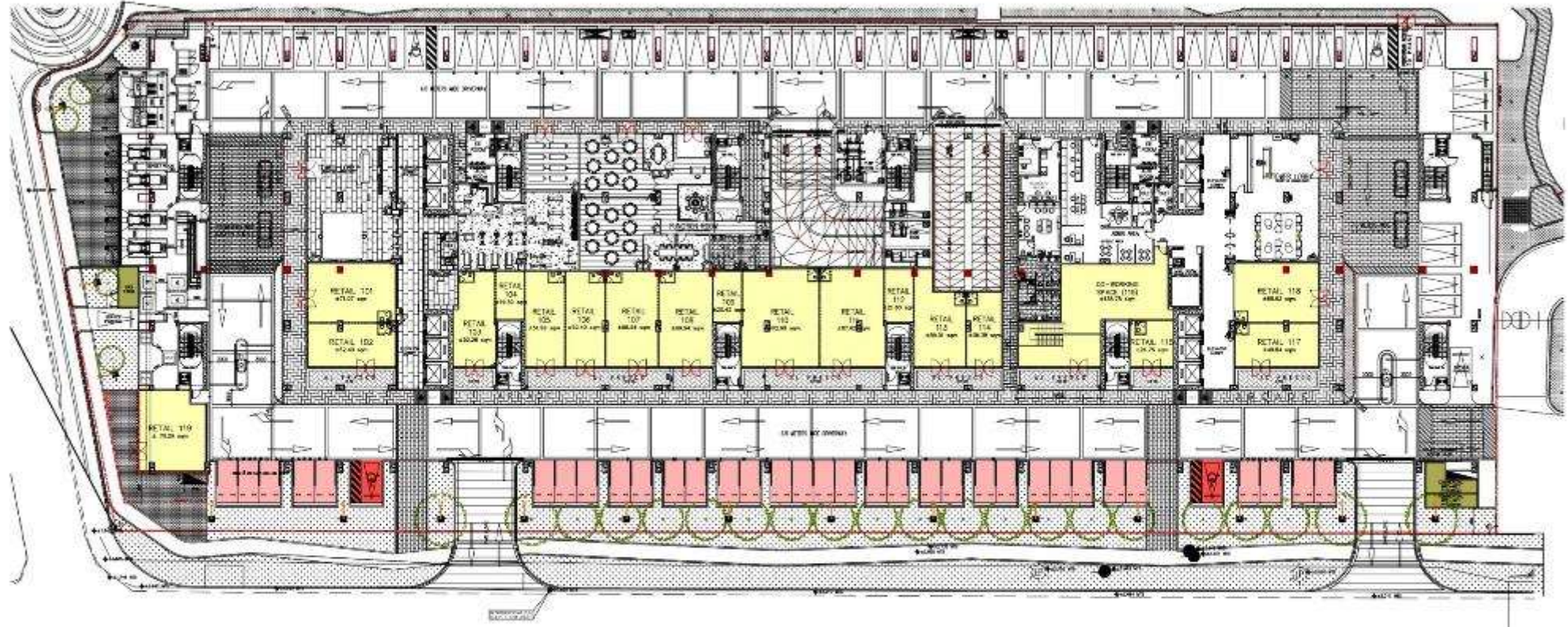
Outdoor Meeting Areas





Sky Lounge



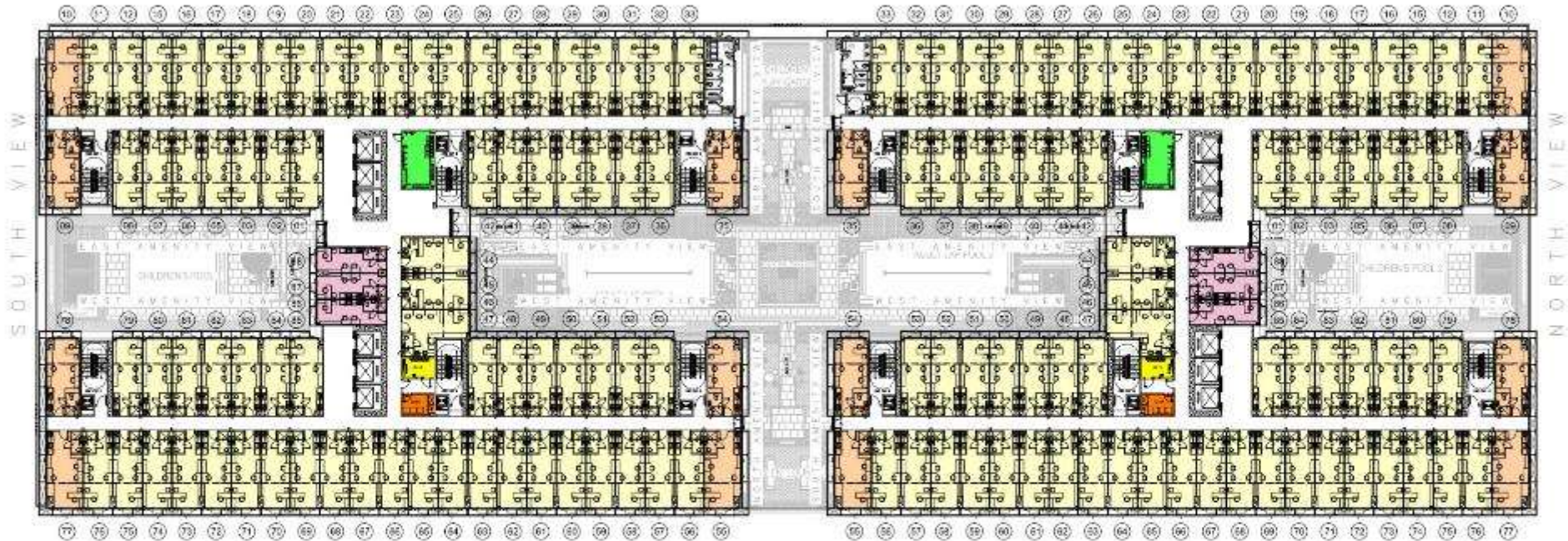


- RETAIL AREA
- COMMERCIAL PARKING
- COMMON AREA

GROUND FLOOR



WEST VIEW

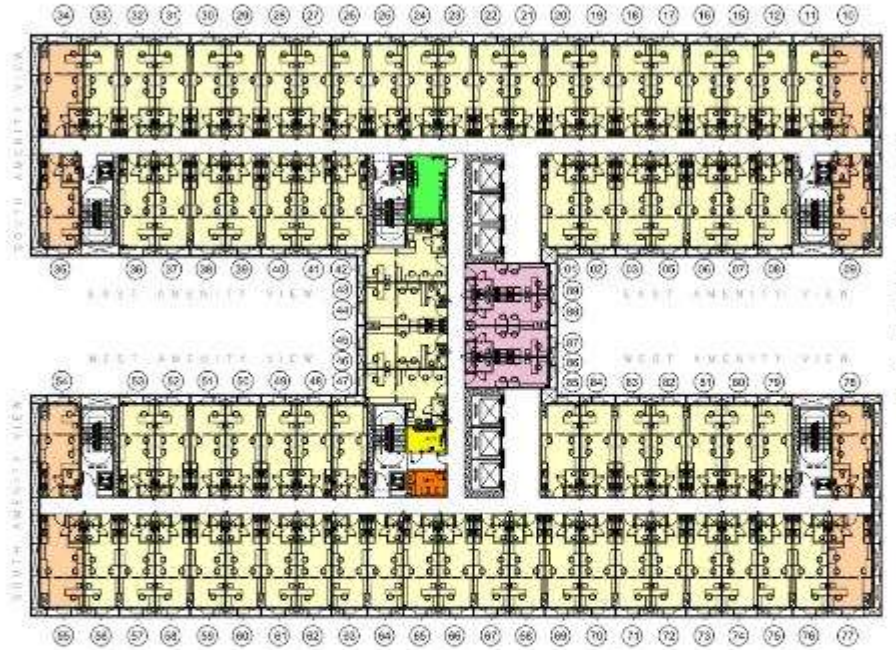
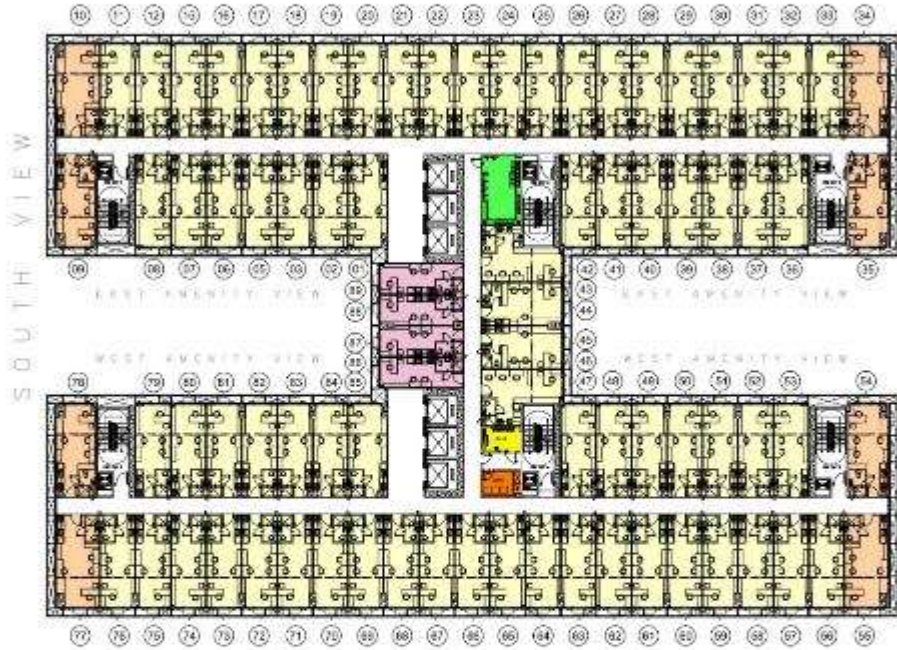


- | | |
|---|--|
|  GARBAGE ROOM |  1 BEDROOM UNIT |
|  WATER TANK |  1 BEDROOM END UNIT |
|  ELECTRICAL ROOM |  STUDIO UNIT |
|  AUXILLARY ROOM | |

OFFICE LAYOUT
2ND FLOOR (AMENITY)



WEST VIEW



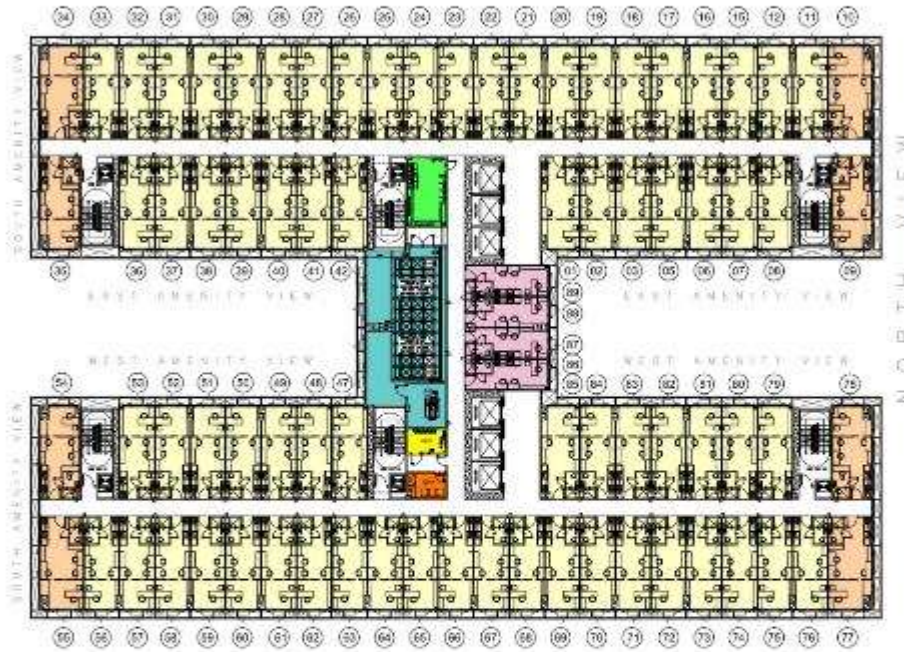
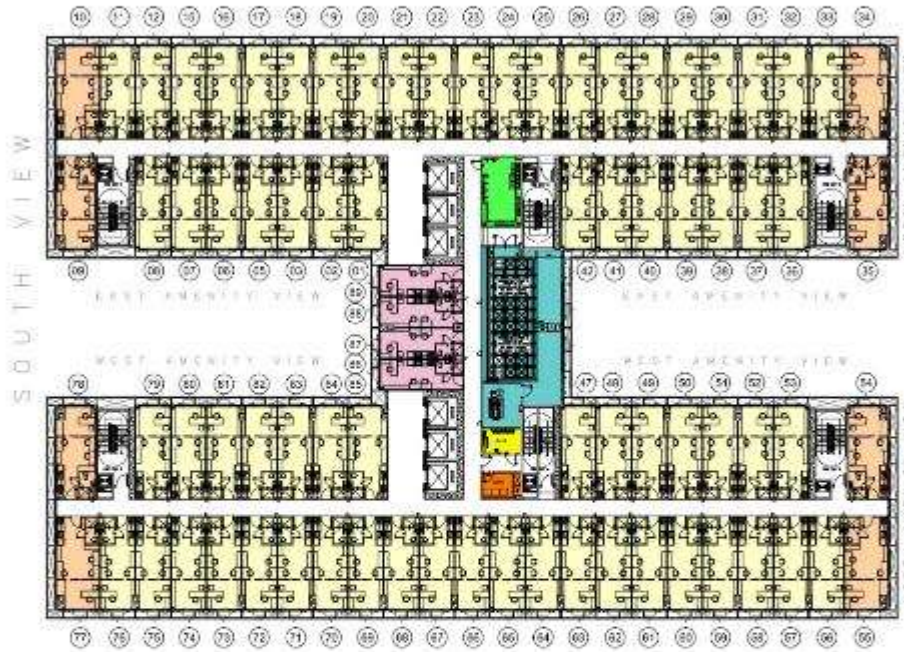
RUNWAY VIEW

- | | |
|---|--|
|  GARBAGE ROOM |  1 BEDROOM UNIT |
|  WATER TANK |  1 BEDROOM END UNIT |
|  ELECTRICAL ROOM |  STUDIO UNIT |
|  AUXILLARY ROOM | |

OFFICE LAYOUT
3RD-15TH FLOOR (TYPICAL)



WEST VIEW



RUNWAY VIEW

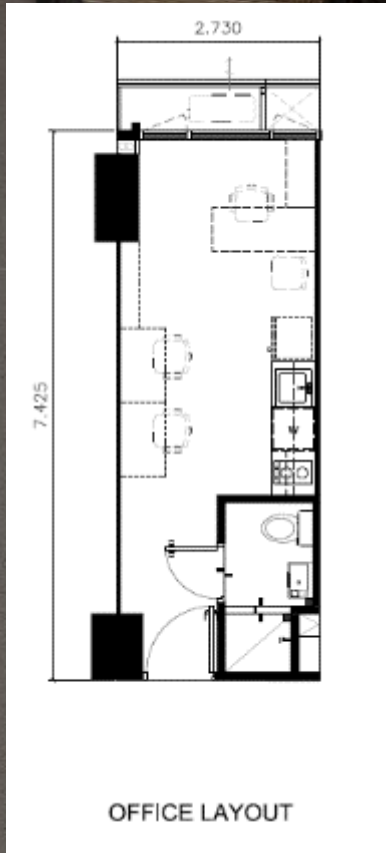
- | | |
|---|--|
|  GARBAGE ROOM |  1 BEDROOM UNIT |
|  WATER TANK |  1 BEDROOM END UNIT |
|  ELECTRICAL ROOM |  STUDIO UNIT |
|  AUXILLARY ROOM | |

OFFICE LAYOUT
16TH FLOOR



UNIT LAYOUTS

STUDIO UNIT
20.27 sqm

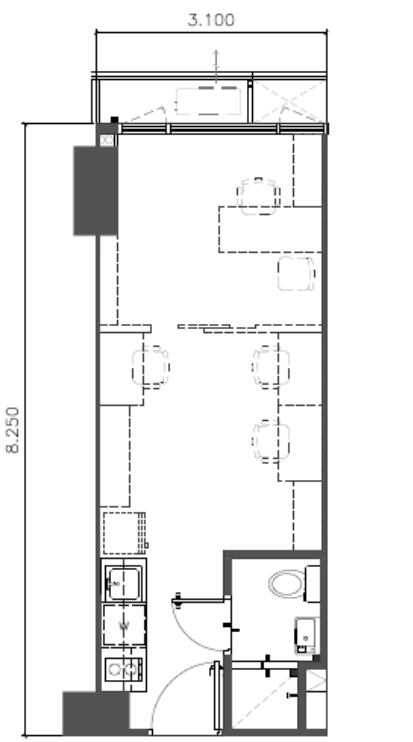


ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m ²)	Square Feet (ft ²)
Bedroom / Living / Dining Area	16.83	181.16
Toilet and Bath	3.44	37.03
TOTAL	20.27	218.18

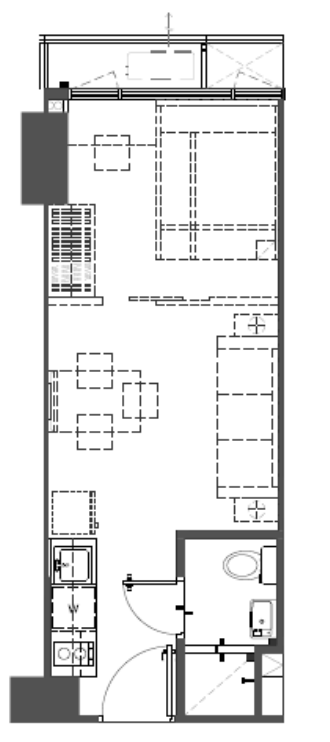


UNIT LAYOUTS

1 BR UNIT
25.58 sqm



OFFICE LAYOUT



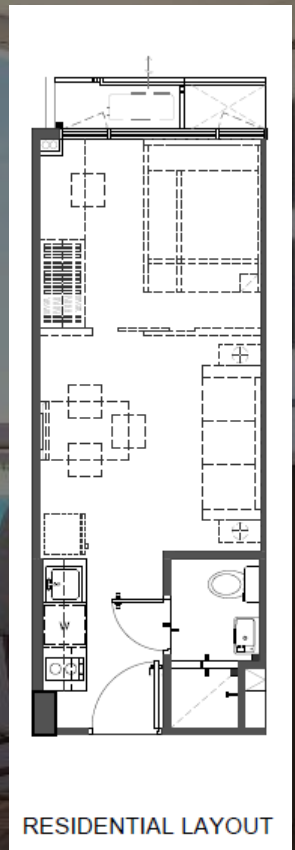
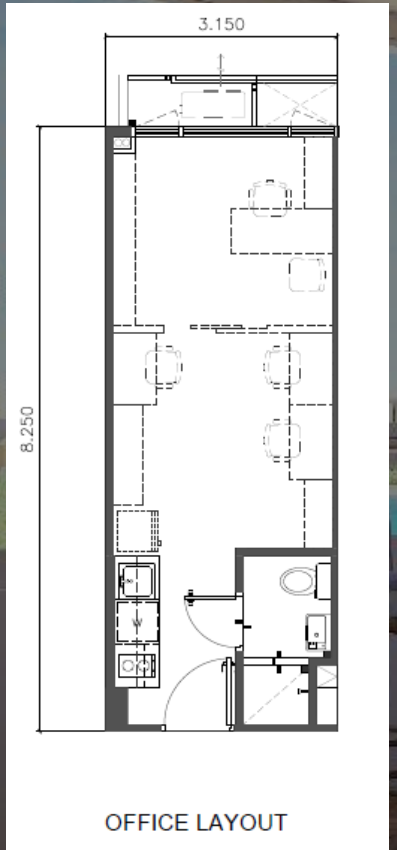
RESIDENTIAL LAYOUT

ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m ²)	Square Feet (ft ²)
Bedroom Area	0.69	93.54
Living/Dining Area	9.14	98.38
Toilet and Bath	3.44	37.03
Kitchen	4.31	46.39
TOTAL	25.58	275.34



UNIT LAYOUTS

1 BR UNIT
 26.00 sqm

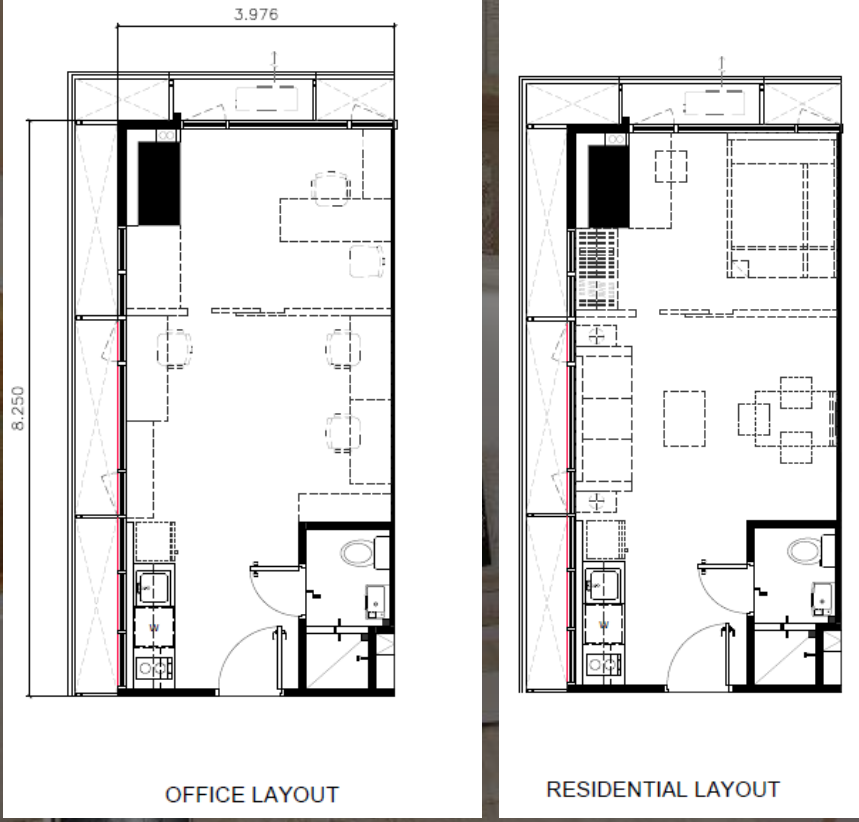


ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (sqm)	Square Feet (sqft)
Bedroom Area	8.82	94.94
Living/Dining Area	9.30	100.10
Toilet and Bath	3.44	37.03
Kitchen	4.44	47.79
TOTAL	26.00	279.86



UNIT LAYOUTS

1 BR END UNIT
32.80 sqm



ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m ²)	Square Feet (ft ²)
Bedroom Area	11.13	119.80
Living/Dining Area	11.73	126.26
Toilet and Bath	3.44	37.03
Kitchen	6.50	69.97
TOTAL	32.80	353.06



UNIT INCLUSIONS

Floor Finishes	Floor tiles in all areas of the unit
Wall Finishes	Painted plain cement finish on interior walls and painted off-form finish on ceiling
Electrical	Wiring devices (breaker, switch, outlets) and lighting fixture
Kitchen	Kitchen countertop and splashboard with base & overhead cabinets / shelves including kitchen sink and accessories
	Cooktop and Range hood
	Provision for front load washing machine (7.0-7.5 kg capacity)
Toilet & Bath	With tiles on walls
	Water closet, lavatory, soap holder, tissue holder, shower set and facial mirror



RESI PHASE 1 · RESI PHASE 2 · RESO
PARKING LAUNCHING

Project	Parking Type	Total List Price
GOLD RESIDENCES	Regular	1,300,000.00
	Premium	1,400,000.00
	Tandem Parking (per tandem slots)	2,200,000.00
GOLD TOWERS RESIDENTIAL-OFFICES (RESO)	Regular	1,500,000.00
	Premium	1,600,000.00
	Tandem Parking (per tandem slots)	2,400,000.00

BOOK NOW



LINKS FOR PARKING FLOOR PLAN:

[Gold Residences Phase 1 Basement Parking Layout](#)

[Gold Residences Phase 2 Basement Parking Layout](#)

[Gold Towers Residential-Offices \(RESO\) Basement Parking Layout](#)

[Gold Towers Residential-Offices \(RESO\) Ground Floor Parking Layout](#)

[Gold Towers Residential-Offices \(RESO\) Mezzanine Floor Parking Layout](#)

Project: **GOLD TOWERS RESIDENTIAL-OFFICES (RESO)**
 Product Type: **HRB1**
 Location: **PARANAQUE CITY**
 Month: **APRIL TO JUNE 2024**



- 1 **Reservation Fee:** _____ 50,000 for units
 _____ 10,000 for parking slots
- 2 **Other Charges** _____ 6.5% for units (Regular Financing)
 _____ n/a for units (HDMF Financing)
 _____ 6.5% for parking slots

3 **Standard Payterms (Non-EOP Account / Regular Account)**

Building	Payment Scheme	Particular	Discount on TLP	
			Unit	Parking
Tower A, B	Spot Cash	100% Cash in 30 days	10.0%	4.0%
	Spot DP	5% spot / 15% in 35 months / 80% thru Cash or Bank	5.0%	2.0%
	Spread DP	15% in 36 months / 85% thru Cash or Bank	-	-

4 **Special Payterms (Non-EOP Account / Regular Account)**

Building	Payment Scheme	Particular	Discount on TLP		
			Unit	Parking	
Tower A, B	Spread DP	15% in 42 months / 85% thru Cash or Bank	-	-	
	Deferred	100% in 120 months (parking units only)	n/a	-	
	Give Me 5	Starting April sales to June sales cutoff only: 5% in 1 month, 15% in 41 months, 80% thru Cash / Bank		-	n/a
		Starting April sales to April sales cutoff only: 5% in 7 month, 15% in 35 months, 80% thru Cash / Bank		-	n/a
		Starting May sales to May sales cutoff only: 5% in 6 month, 15% in 36 months, 80% thru Cash / Bank		-	n/a
		Starting June sales to June sales cutoff only: 5% in 5 month, 15% in 37 months, 80% thru Cash / Bank		-	n/a

5 **Promos**

Building	Promo	Details	Allowed Term	Allowed Discount	Allowed Sellers Incentive
Tower A, B	Sell Out Promo	10% TLP Discount applicable to first 30 residential units booked until monthly sales cut-off	All Payment Terms (except Give Me 5)	Spot Cash Discount Spot DP Discount Employee Discount Loyalty Discount Bulk Discount Commission Rebate Event/Open House Discount	none



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

FOR TRAINING PURPOSES ONLY

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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

Package Inclusions

- Bed with Mattress
- Floor Lamp
- Dining Set
- Shower Heater
- Fire Extinguisher
- Washing Machine
- Refrigerator
- Aircon
- TV
- Microwave
- Curtain
- Shower Curtain
- Linens
- Dresser / Cabinet*
- Side / Center Table*
- Sofa*



SM HOME

Studio	170,000
1 BR	235,000
2 BR	370,000



OUR HOME

Studio	235,000
1 BR	270,000
2 BR	470,000

*For 1 BR and 2 BR units
Prices valid for one year



SMDC GOOD STAYS

Your trusted leasing and
tenancy management group

FOR INQUIRIES

You may contact us at:

mobile number



+63-917-552-5943 (Globe)

e-mail address



smdc.leasing@smdevelopment.com

landline number



+863-8857-0300 local 0328



Frequently Asked Questions

❖ What is a RESO Unit?

A Residential Office unit is designated for Residential and/or Office Use

❖ What are the Features of the Project?

- Co-working Space Areas
- Meeting Rooms
- Function Hall with Pantry
- Gym
- Landscaped Roofdeck
- Activity Courtyard

❖ What does 100% back up power mean?

In the event of power interruption the development can ensure 100% back-up power in Common Areas and RESO units.

❖ What is the finishes / deliverable of RESO units?

- RESO Units will be delivered as Basic Units
- With Cooktop and Rangehood



Frequently Asked Questions

❖ How many persons are allowed inside a RESO unit?

The maximum number of persons allowed in RESO Unit shall be six (6): maximum of 4 occupants and 2 visitors.

❖ What are the corridor measurements?

Hallway width: +/-1.5 meters

❖ What is the floor to ceiling height?

Reso Floor to Floor Height: +/- 3 meters

❖ What will guide the fit out, can we put signage on the hallway, what about outside the building?

Construction guidelines and house rules will be implemented by property management. Signage directed outside is not allowed.

❖ Will unit combination be allowed?

Yes, combination of RESO Units are allowed subject to SMDC policy for combination of Units.



Frequently Asked Questions

- ❖ Agencies/ businesses that have more than 6 pax (4 occupants, 2 visitors).
- ❖ Clinics that may have issues on waste disposal (i.e. clinics that perform laboratory tests)
- ❖ Offshore gaming, online betting and other similar forms of gambling.
- ❖ Diplomatic, consular, or other political office, which in the judgement of the Declarant, will increase the risk and compromise the security of the building as well as the RESO unit owners.
- ❖ Catering Services, eateries and restaurants requiring heavy cooking activities
- ❖ Agencies such as delivery concessions, massage services, travel agency, talent agency, employment agency may be allowed to operate in RESO units provided that only backroom functions will be allowed to prevent compromising the load of the building.
- ❖ RESO units may be used as clinics to serve out patients only such as: Dental Clinics, Derma Clinics and Consultation Clinics provided that proper licenses must be acquired by tenants and proper disposal of toxic wastes must be implemented.



SMDC
GOLD
TOWERS
RESIDENTIAL OFFICES

ACROSS NAIA TERMINAL 1

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