



Green 2

RESIDENCES

DASMARIÑAS, CAVITE

SMD C

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LOCATION

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DASMARIÑAS, CAVITE

LOCATION

With its convenient location right within University Town, students are in close proximity to top educational institutions in Dasmariñas, Cavite. It is in the middle of schools like DLSU Dasmariñas, De La Salle Health Sciences Institute, and Emilio Aguinaldo College. Strategically located along Governor's Drive, Mangubat Avenue (formerly Congressional Road), transportation is easy with many options for those traveling either by private vehicle or public transport and offers the advantage of being close-by three SM developments: Hypermarket, Savemore and SM City Dasmariñas.

- A** Emilio Aguinaldo College (±0.14km)
- B** Waltermart Dasmariñas (±0.62km)
- C** Far Eastern Polytechnic College (±1.2km)
- D** St. Jude College Dasmariñas (±2.4km)
- E** Central Mall Dasmariñas (±2.8km)
- F** Technological University of the Philippines (±2.8km)
- G** St. Paul Technological Institute of Cavite (±3.8km)
- H** Philippine Christian University Dasmariñas (±4.0km)





Student Market

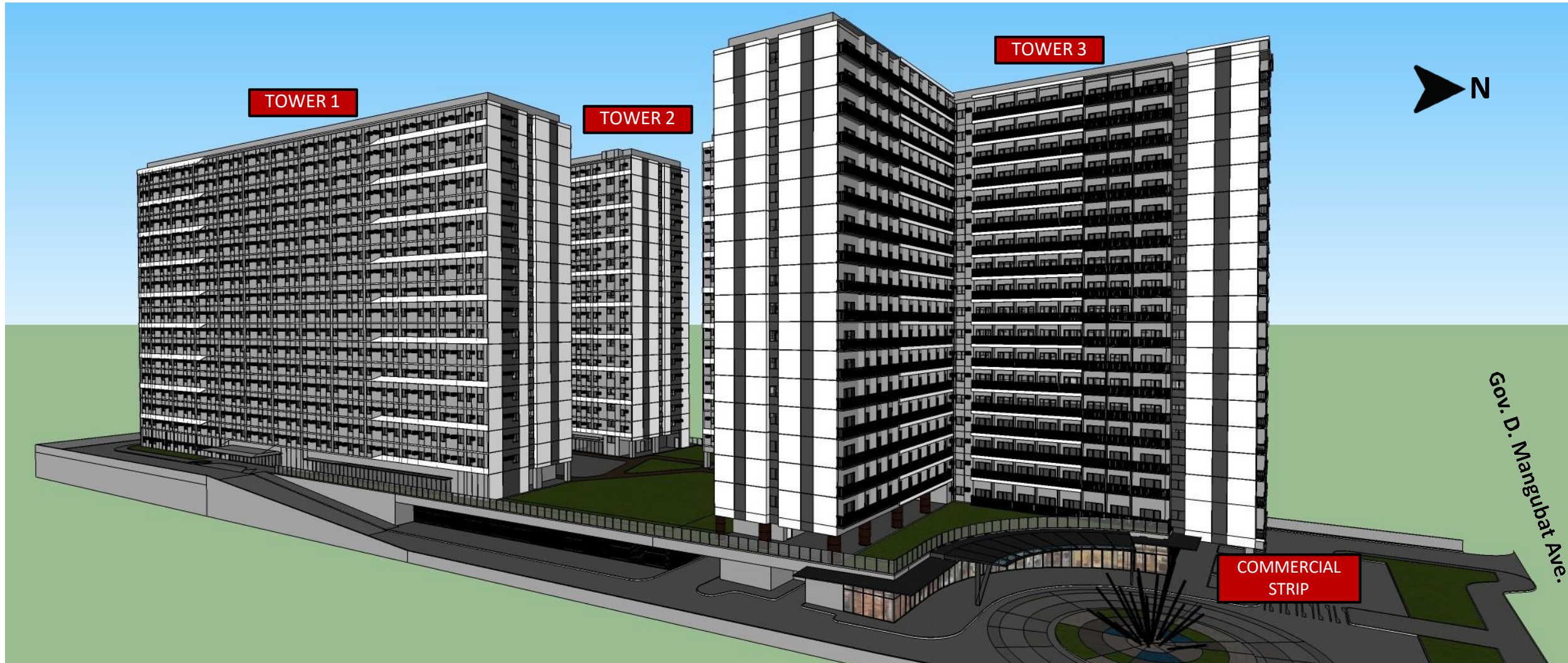
- 20,000+ Student population
- Approximated 2% growth rate per year
- Area of Origin Cavite, Laguna, Batangas

Alternative Market

- Faculty Members
- Doctors and nursing staff
- Parents visiting their Children
- Conferences and seminars
- Alumni gatherings and other events

MASTER PLAN

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PROJECT DETAILS



PROJECT DETAILS	
Land Area	1.6 Hectares
No. of Towers	3 Towers
No. of Floors	18 Residential Floors 1 Retail Floor 2 Parking Floors

PROJECT DETAILS



PROJECT DETAILS

No. of Units	<p>3,254 Units (total for all towers)</p> <ul style="list-style-type: none"> • Studio Units <ul style="list-style-type: none"> - Studio – 2,612 units - Studio w/ Balcony – 349 units - Studio End Unit – 104 units - Studio End Unit w/ Balcony – 36 units - Studio L-Type – 17 units • 2 BR units <ul style="list-style-type: none"> - 2 BR End Unit – 87 units - 2 BR Unit – 32 units - 2 BR End Unit w/ Balcony – 17 units
No. of Parking	<p>489 Residential Slots (Shared across all Towers)</p> <ul style="list-style-type: none"> - Tower 1 – 159 slots - Tower 2 – 161 slots - Tower 3 – 169 slots <p>25 Commercial Slots</p>
Launching Date	<p>Tower 1 : August 2017 Tower 2 : August 2018 Tower 3 : February 2019</p>
Turnover Date	<p>Tower 1 : Ready for Occupancy Tower 2 : Ready for Occupancy Tower 3 : Ready for Occupancy (2F-10F)</p>

BUILDING CHART



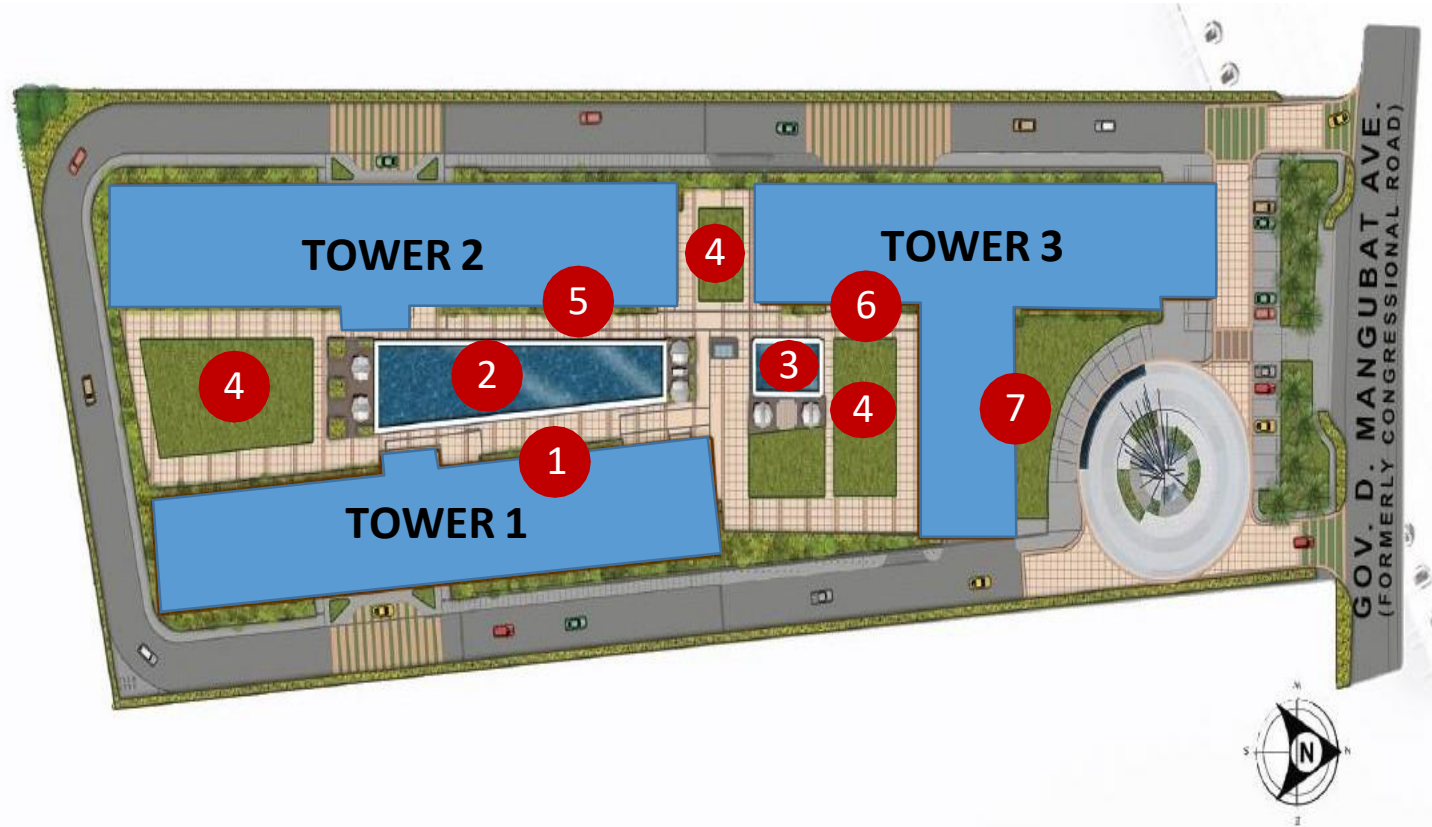
3F – 22F – Residential Units (no 4F, 13F, 14F)

2F – Amenities, Residential Units

GF – Commercial Strip, Commercial/Residential Parking

Basement – Residential Parking

PROJECT AMENITIES



- 1 – Study Areas (Tower 1)
- 2 – Swimming Pool
- 3 – Kiddie Pool
- 4 – Multi-purpose lawns

- 5 – Gym (Tower 2)
- 6 – Function Room (Tower 3)
- 7 – Covered Porch/Lounge (Tower 3)

Development Features

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- 5 Elevators for Tower 1 & Tower 2 and 6 Elevators for Tower 3
- 14,429 sqm allocated for open spaces and amenities
- Centralized Garbage Room
- Mail Room
- Fire Sprinkler System
- Automatic Fire Detection & Alarm System (FDAS)
- Stand-by Back-up automatic generator system for common areas
- Allocated emergency load for residential units in case of power outage
- 2 Fire exits every residential floor
- LED Lights in common areas
- Wi-Fi ready in study areas
- CCTV cameras in common areas
- 24-hour security and maintenance
- Centralized STP and Cistern
- Integrated Commercial Strip

Lobby, Artist's Perspective

TOWER 1 LOBBY

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Artist's Perspective

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STUDY AREA



Artist's Perspective

SWIMMING POOL

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MULTI-PURPOSE LAWN

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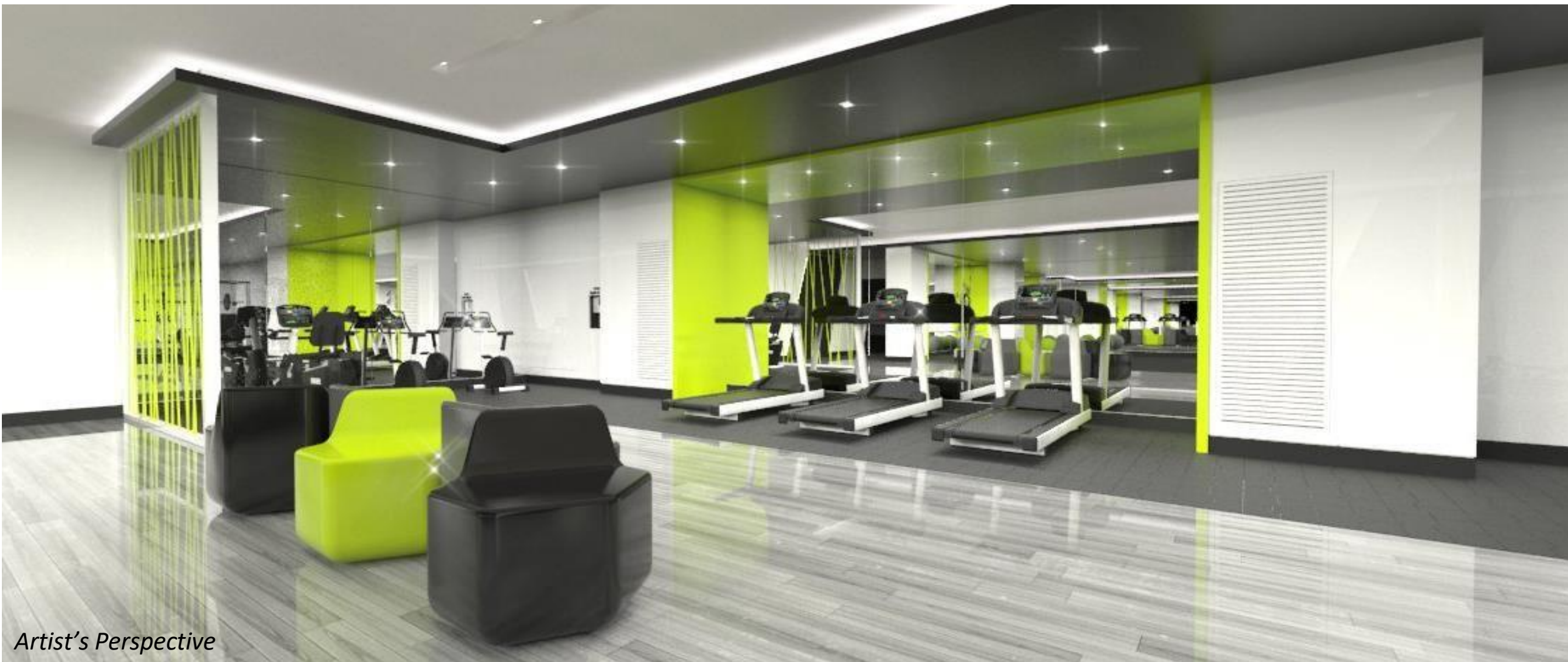


Artist's Perspective

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FITNESS GYM

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FUNCTION ROOM

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COVERED PORCH

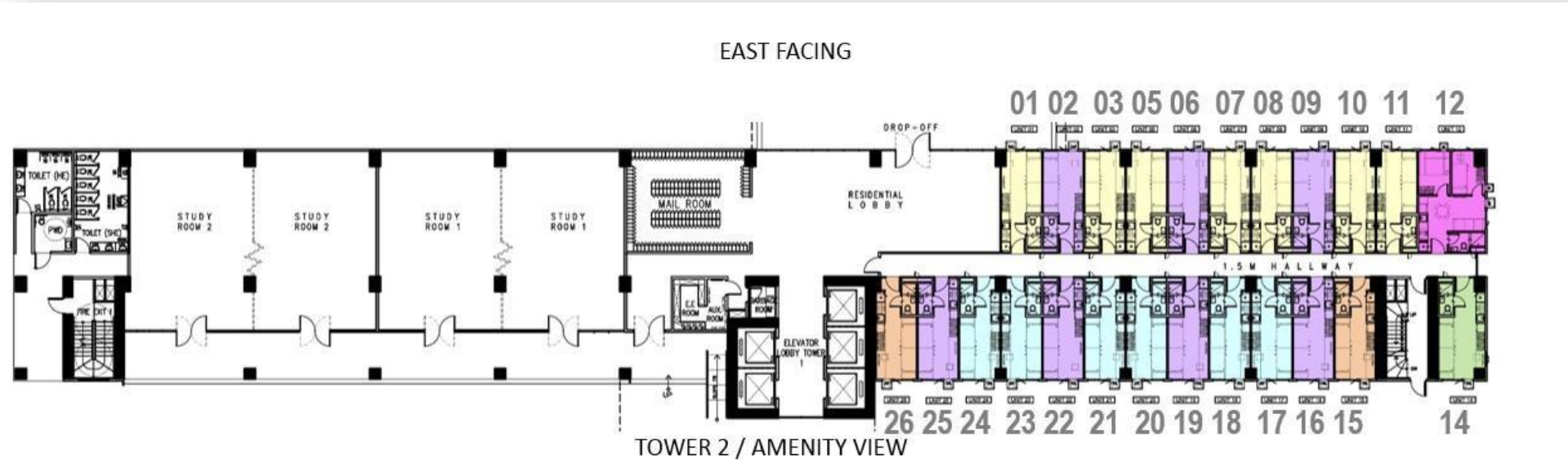
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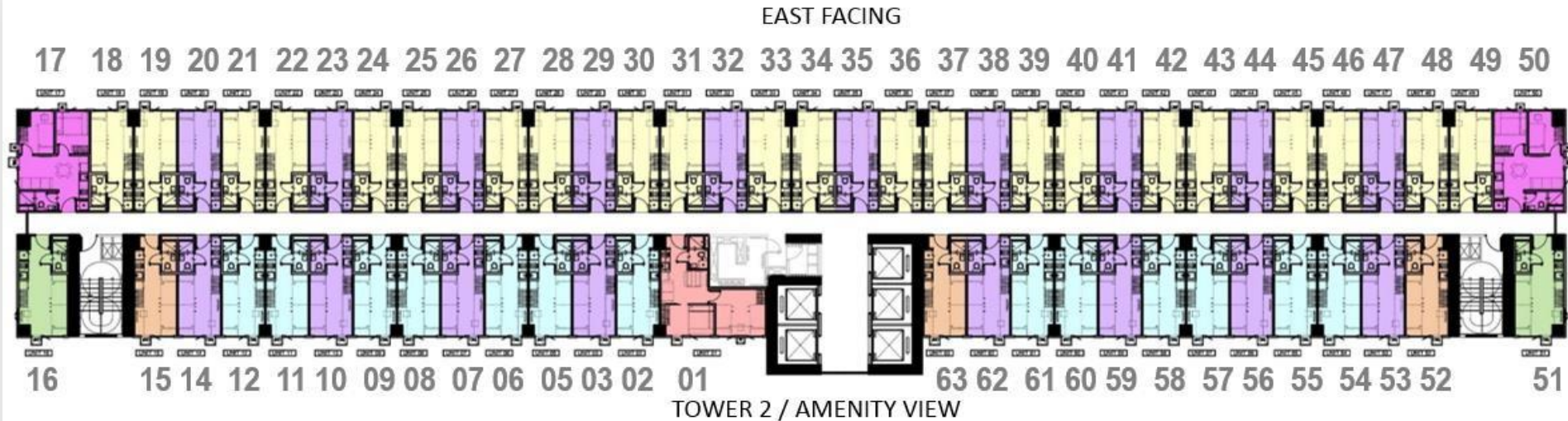
Tower 1: 2nd Floor



	Unit Type	Area (sqm)	Units per Floor
	Studio Unit	18.98 – 19.32	22
	Studio End Unit	22.60	1
	2 BR Unit	33.97	-
	2 BR End Unit	31.57	1
	Total		24



Tower 1: 3rd – 21st Floor



	Unit Type	Area (sqm)	Units per Floor
	Studio Unit	18.98 – 19.32	56
	Studio End Unit	22.60	2
	2 BR Unit	33.97	1
	2 BR End Unit	31.57	2
	Total		61



Tower 1: 22nd Floor

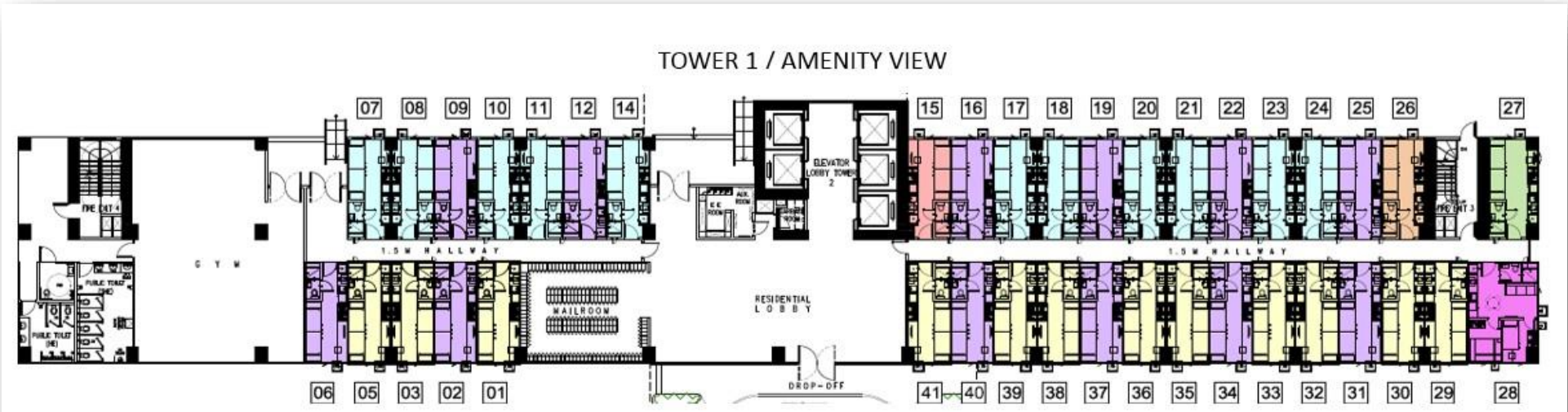


	Unit Type	Area (sqm)	Units per Floor
	Studio Unit	18.98 – 19.32	53
	Studio End Unit	22.60	2
	2 BR Unit	33.97	-
	2 BR End Unit	31.57	2
	Total		57



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Tower 2: 2nd Floor



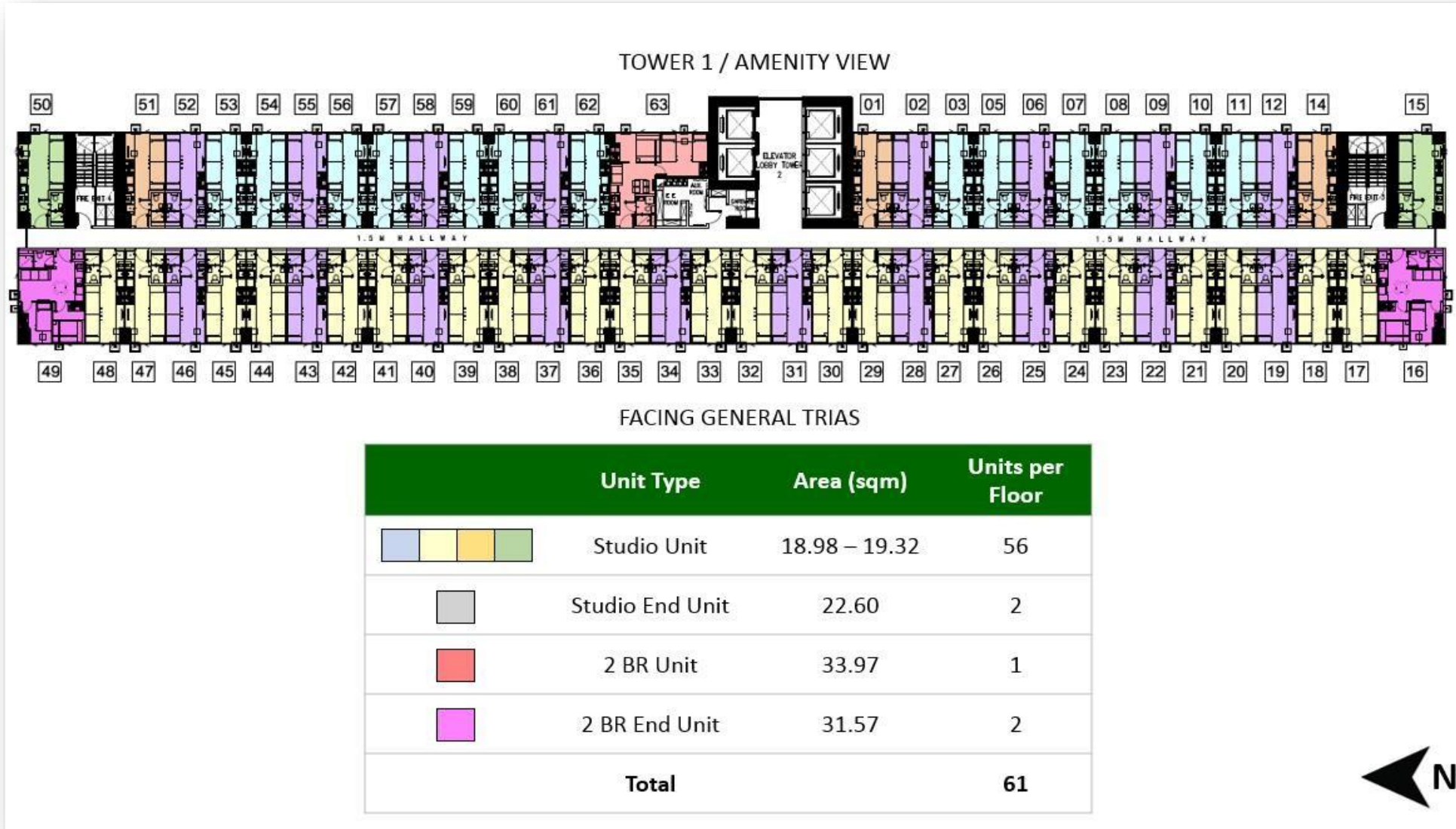
FACING GENERAL TRIAS

Unit Type	Area (sqm)	Units per Floor
 Studio Unit	18.98 – 19.32	37
 Studio End Unit	22.60	1
 2 BR Unit	33.97	-
 2 BR End Unit	31.57	1
Total		39

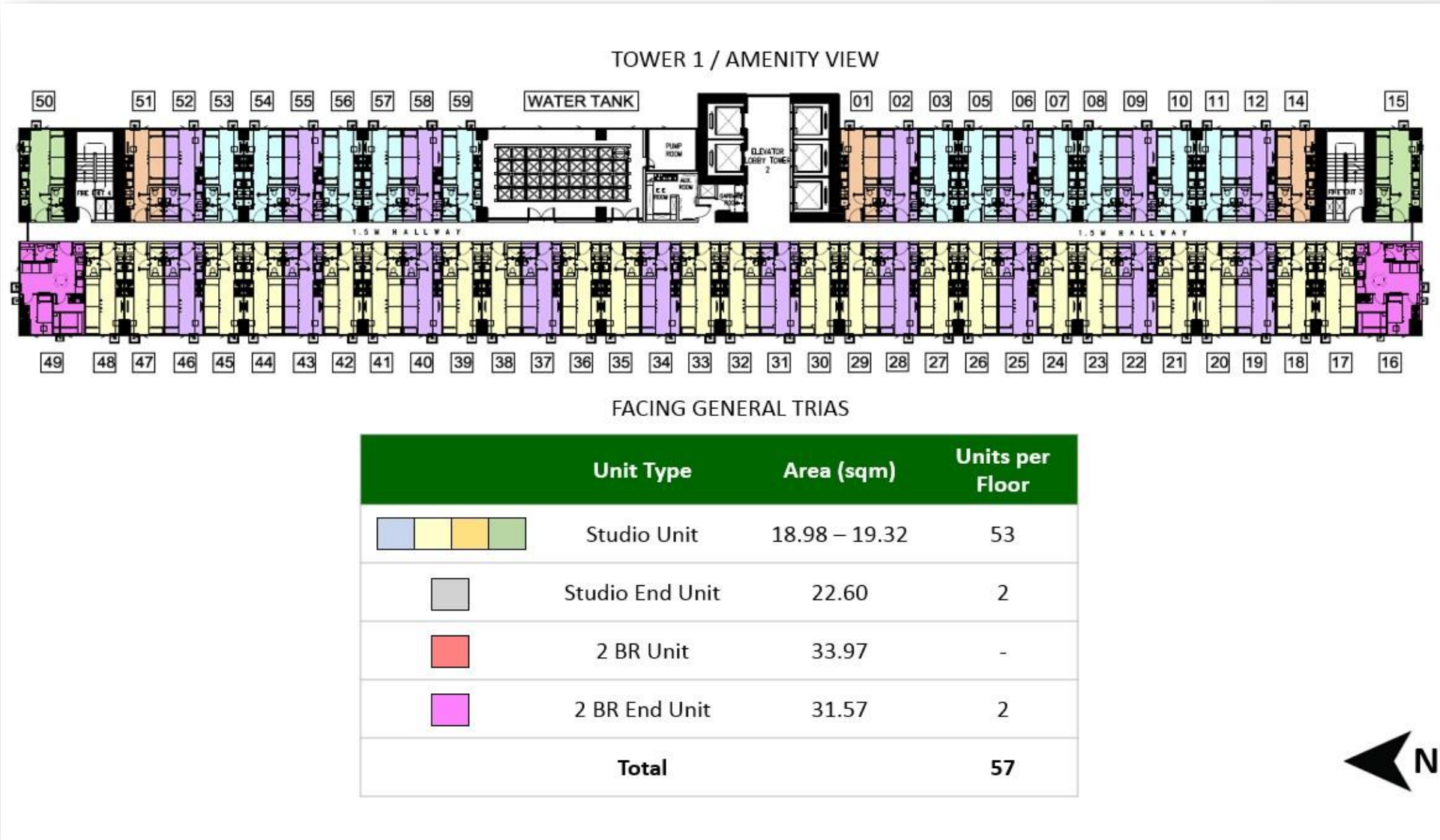


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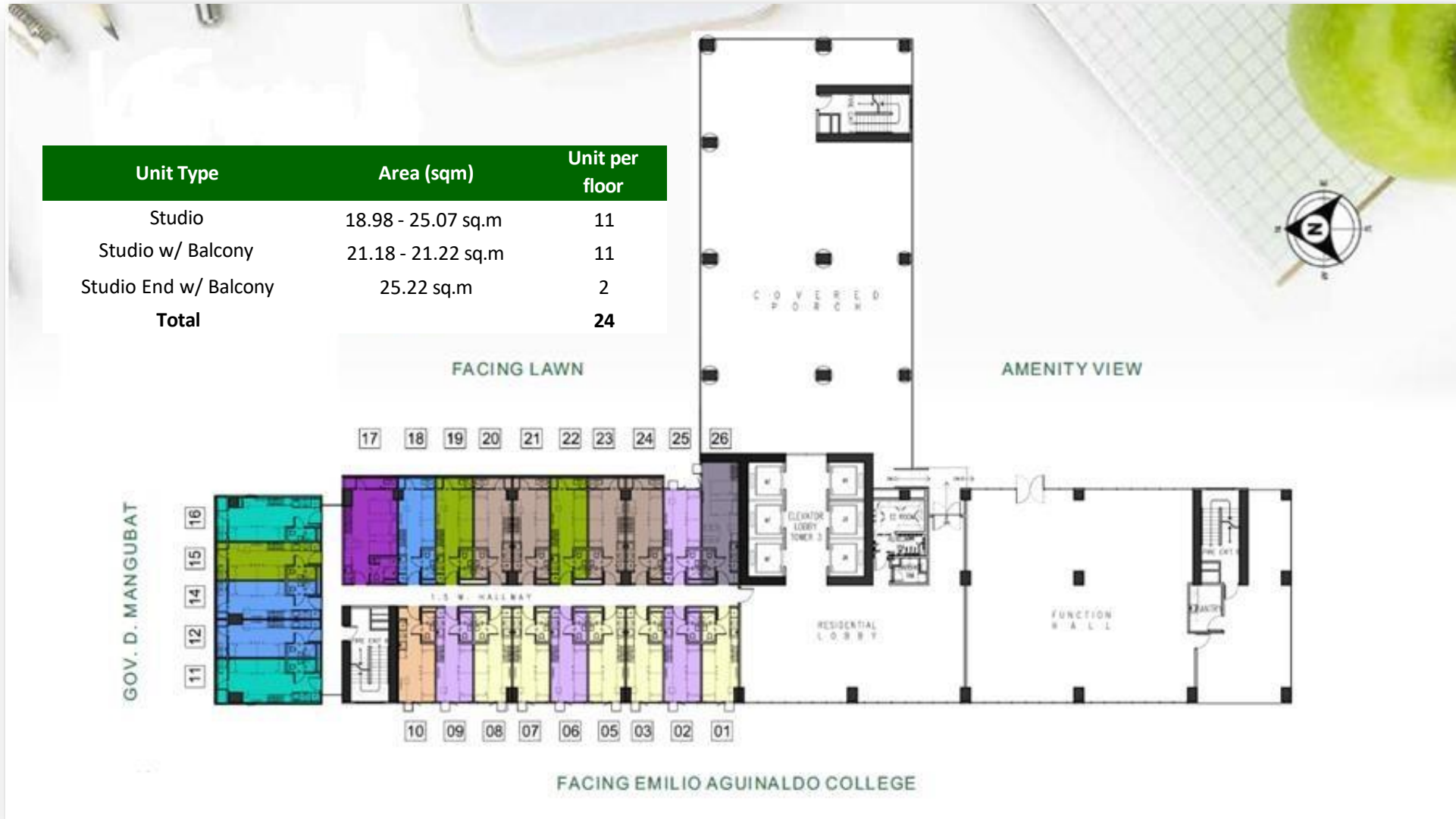
Tower 2: 3rd – 21st Floor



Tower 2: 22nd Floor

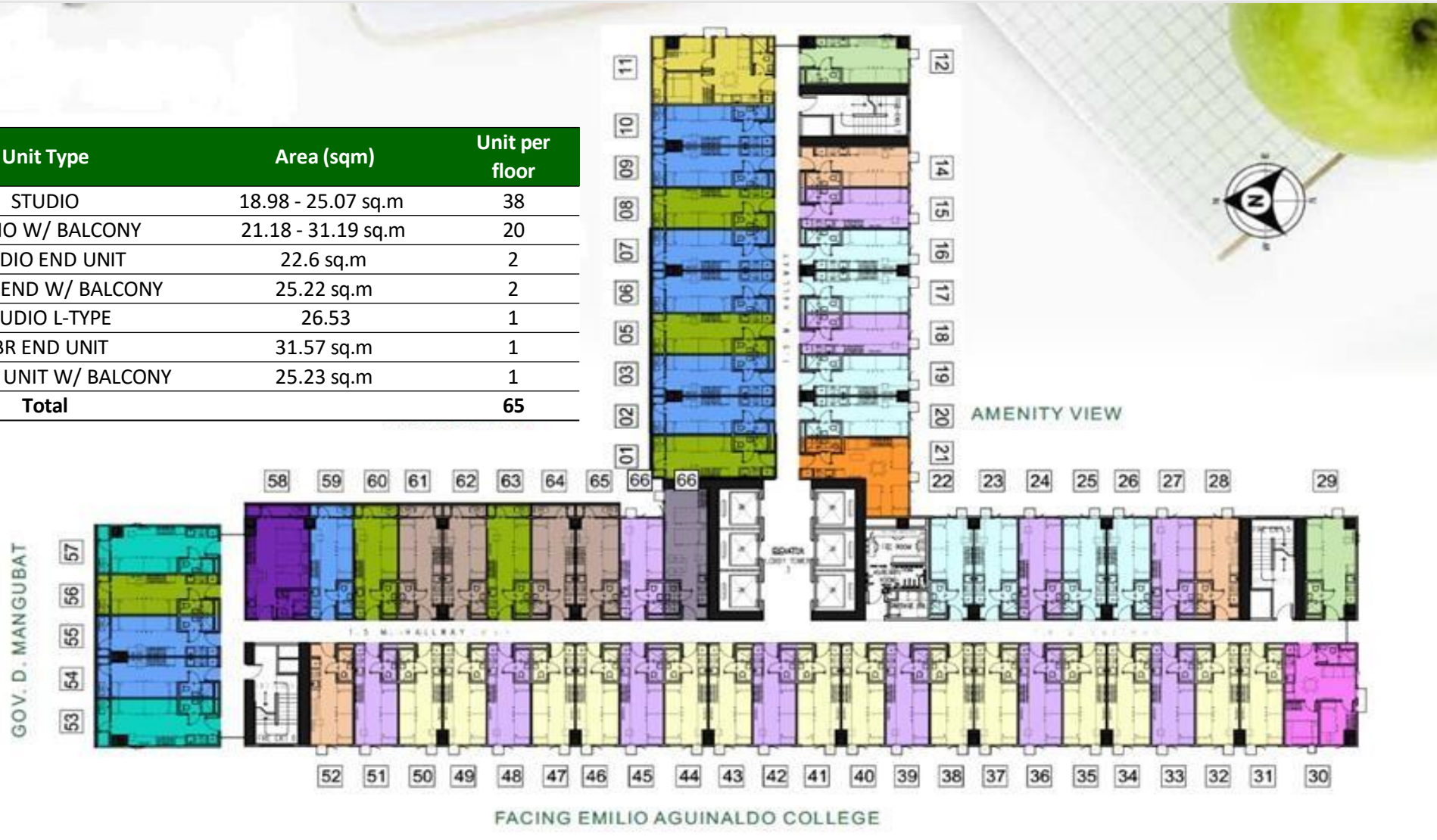


Tower 3: 2nd Floor



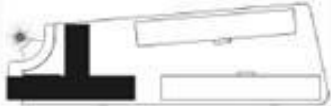
Tower 3: 3rd – 21st Floor

Unit Type	Area (sqm)	Unit per floor
STUDIO	18.98 - 25.07 sq.m	38
STUDIO W/ BALCONY	21.18 - 31.19 sq.m	20
STUDIO END UNIT	22.6 sq.m	2
STUDIO END W/ BALCONY	25.22 sq.m	2
STUDIO L-TYPE	26.53	1
2BR END UNIT	31.57 sq.m	1
2BR END UNIT W/ BALCONY	25.23 sq.m	1
Total		65



Tower 3: 22nd Floor

Unit Type	Area (sqm)	Unit per
STUDIO	18.98 - 19.49 sq.m	
STUDIO W/ BALCONY	21.18 - 31	
STUDIO END UNIT		
STUDIO END W/ BALCONY		
STUDIO L-TYPE		
2BR END		
2BR END		

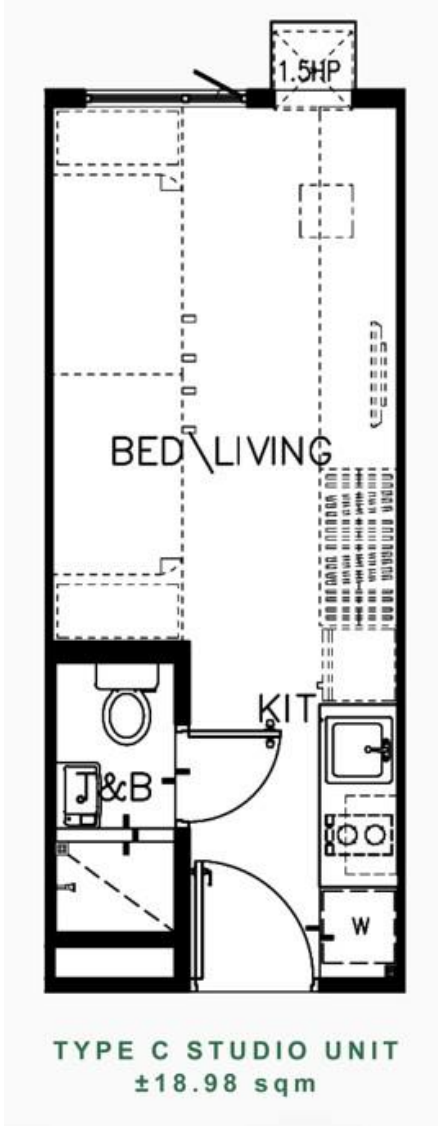
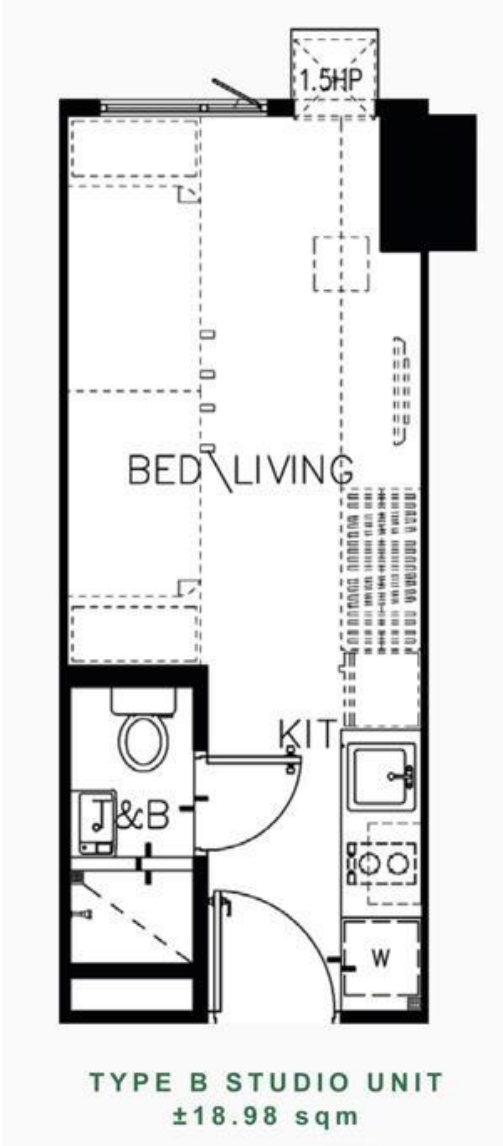
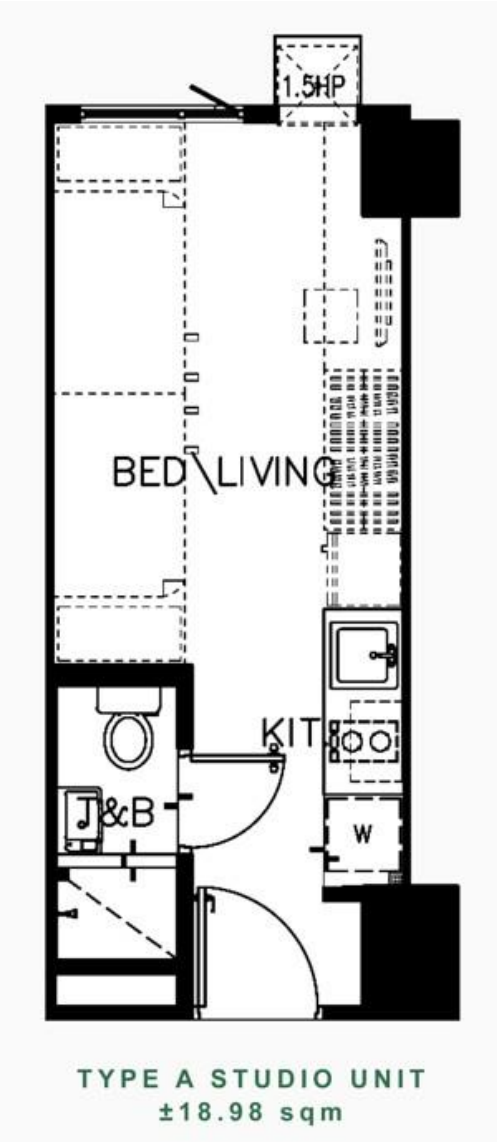


KEY PLAN



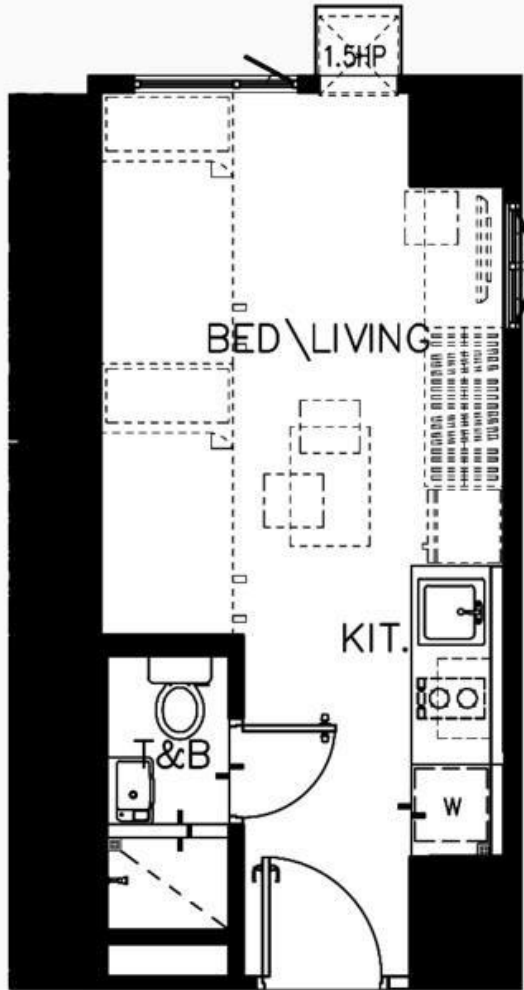
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UNIT LAYOUTS

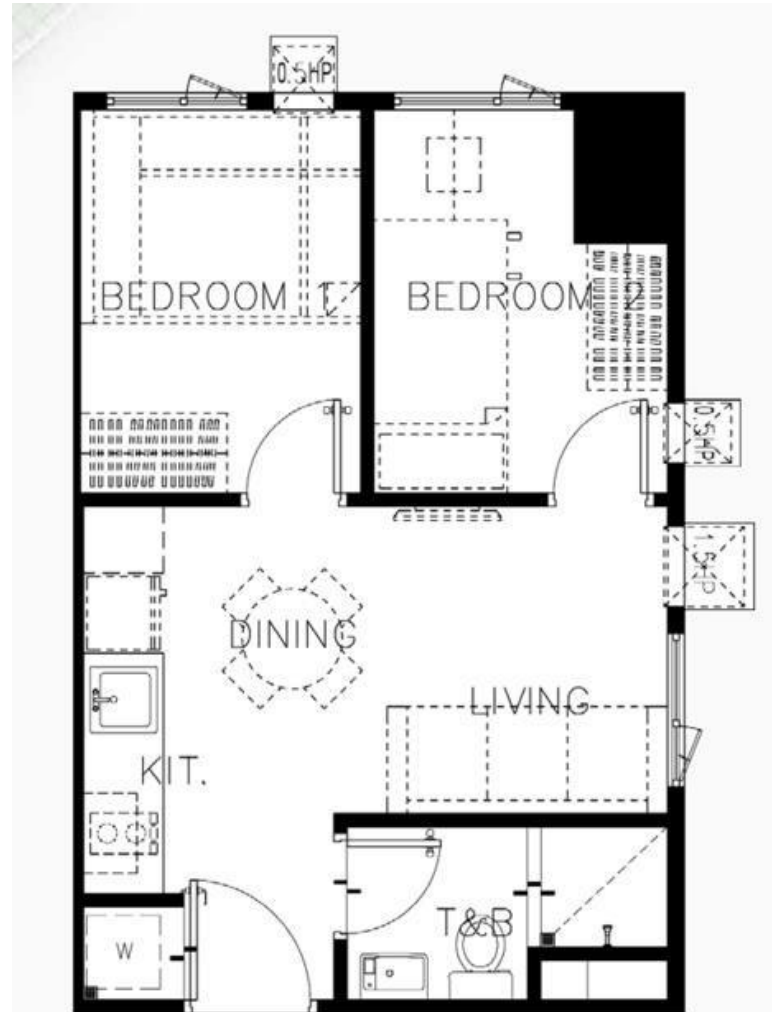


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UNIT LAYOUTS



TYPE E STUDIO END UNIT
±22.60 sqm



TYPE H 2-BEDROOM END UNIT
±31.57 sqm



TYPE I 2-BEDROOM UNIT
±33.97 sqm

STANDARD UNIT DELIVERABLES

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- Floor Tiles in all areas of the Unit
- Living Room, dining room, kitchen, and Bedroom/s with painted plain cement finish on interior wall
- Toilet and Bath with painted plain cement finish and tiles on walls
 - 1.50 m high tiles in shower area and one layer of tiles in toilet area
- Painted plain cement finish on ceilings of living room, dining room, and Bedroom/s; gypsum board on ceilings for kitchen
- Aluminum framed windows
- Kitchen counter top with under the-counter-cabinets
- Water closet, lavatory , soap holder, tissue holder, shower head and faucet in the toilet and bath
- Provision of tapping point for water heater in the shower area only





STUDIO Unit
+/- 18.98 sqm



STUDIO Unit
+/- 18.98 sqm



2 BEDROOM END UNIT
+/- 31.57 SQM



2 BEDROOM END UNIT
+/- 31.57 SQM

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2 BEDROOM END UNIT
+/- 31.57 SQM

CONSTRUCTION UPDATES

PROGRESS PHOTOS

Tower 1 Building Façade

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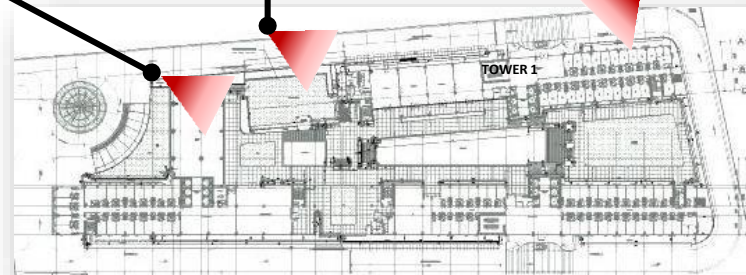
RIGHT SIDE ELEVATION



FRONT ELEVATION



LEFT SIDE ELEVATION



PROGRESS PHOTOS

Tower 1 Building Façade and Drop Off Area



TOWER 1 FRONT ELEVATION



TOWER 1 DROP OFF



TOWER 1 DROP OFF RAMP

PROGRESS PHOTOS

Tower 1 Common Areas



RESIDENTIAL LOBBY



RESIDENTIAL LOBBY



RESIDENTIAL LOBBY

PROGRESS PHOTOS

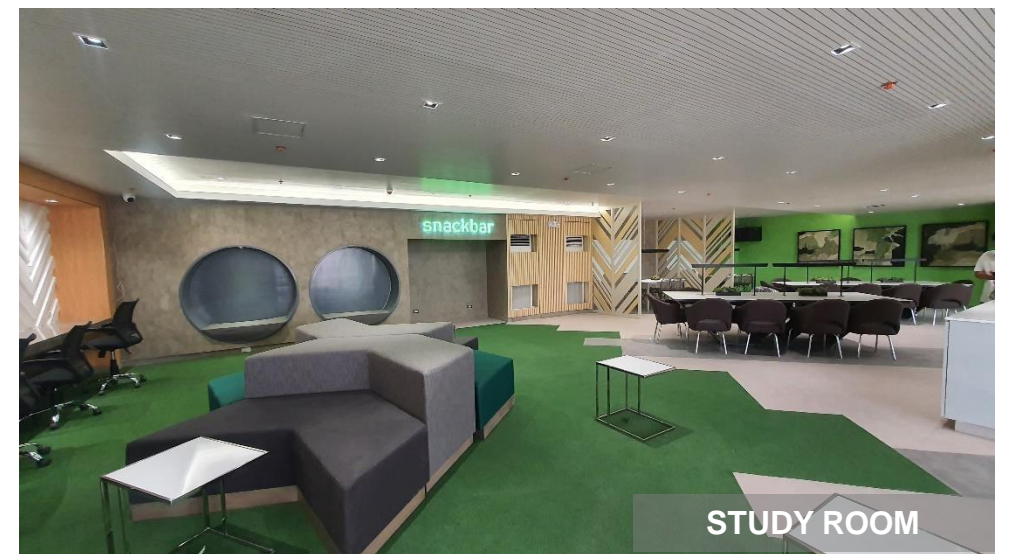
Tower 1 Common Areas



STUDY ROOM



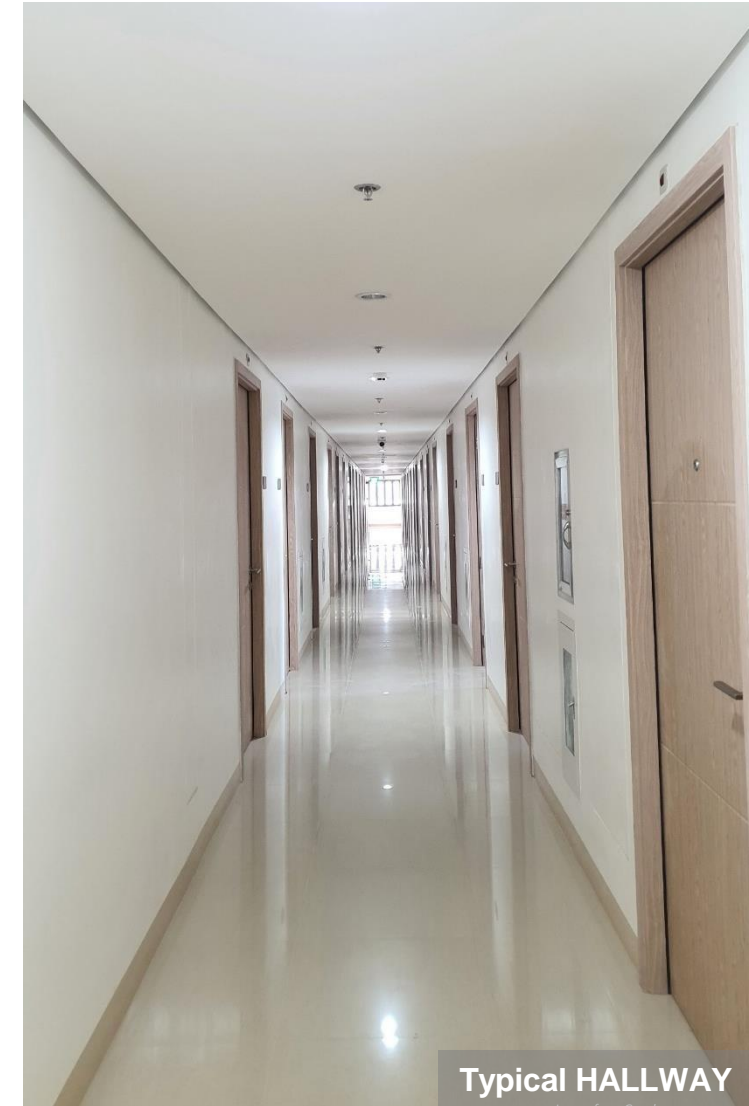
STUDY ROOM



STUDY ROOM

PROGRESS PHOTOS

Tower 1 Common Areas



PROGRESS PHOTOS

Amenity Level

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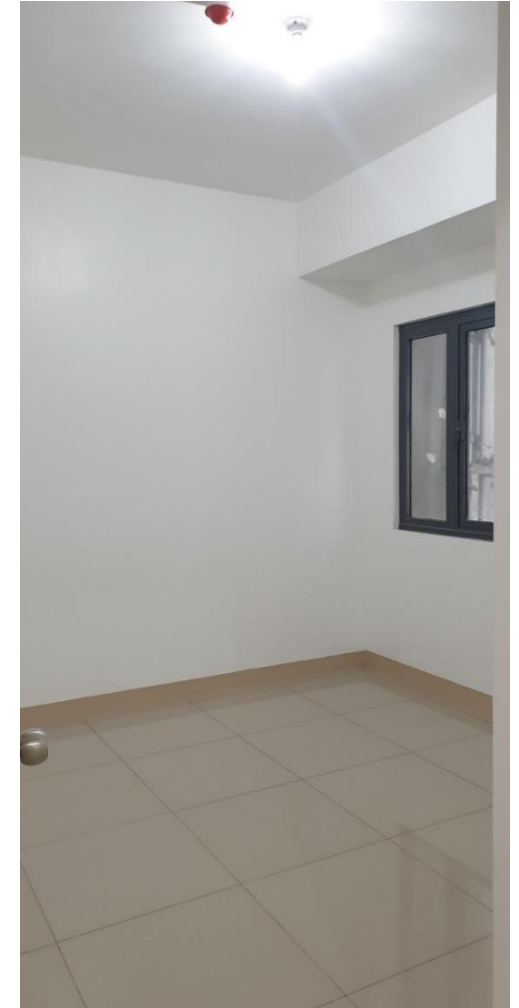
PROGRESS PHOTOS

Tower 1 Completed Unit ready for Turnover- STUDIO



PROGRESS PHOTOS

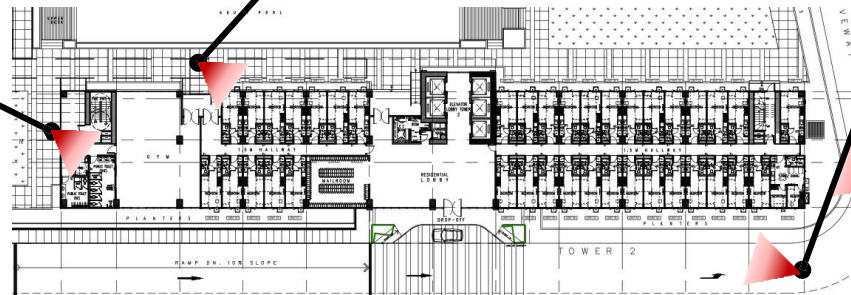
Tower 1 Completed Unit ready for Turnover- 2BR End Unit



PROGRESS PHOTOS

Tower 2 Building Façade

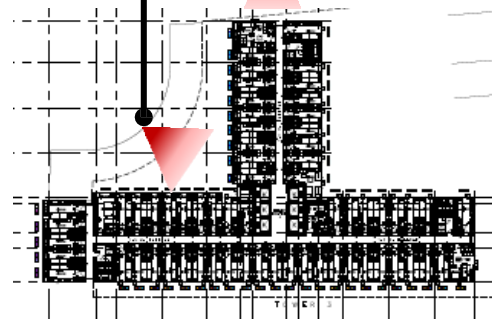
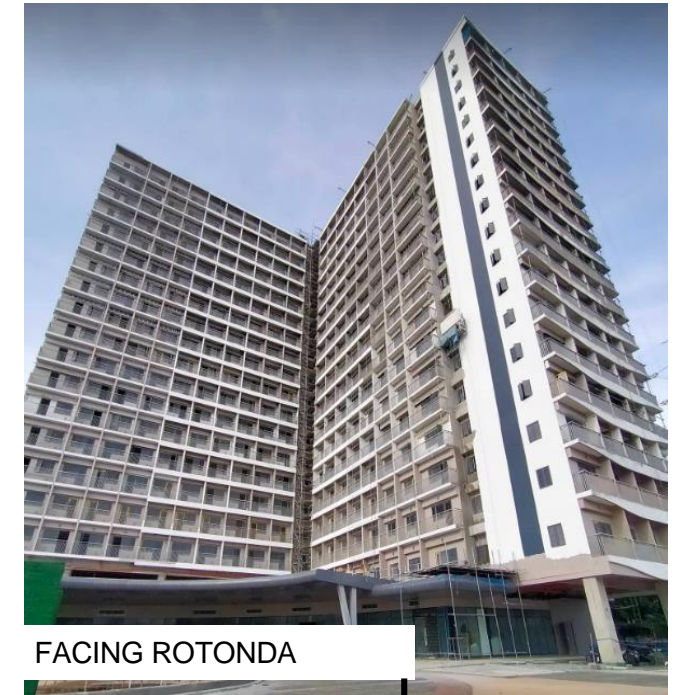
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PROGRESS PHOTOS

Tower 3 Building Façade

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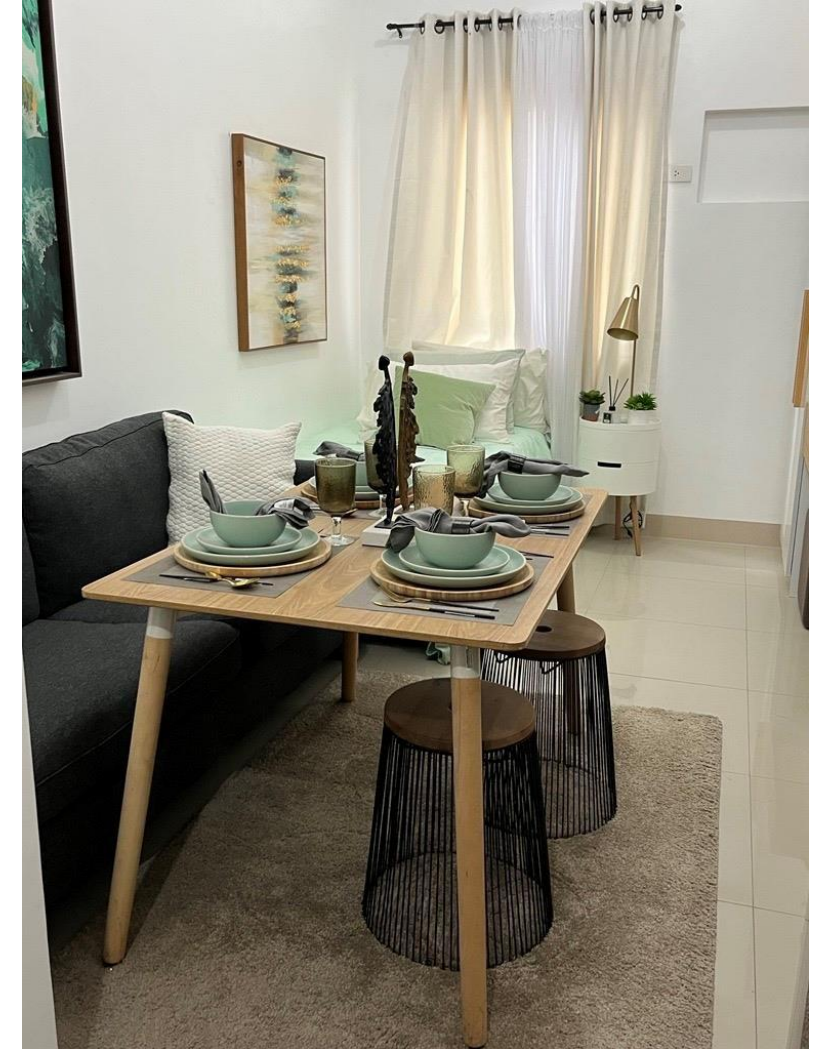


Mock up Unit

Tower 1 Unit 0226 – Studio Unit

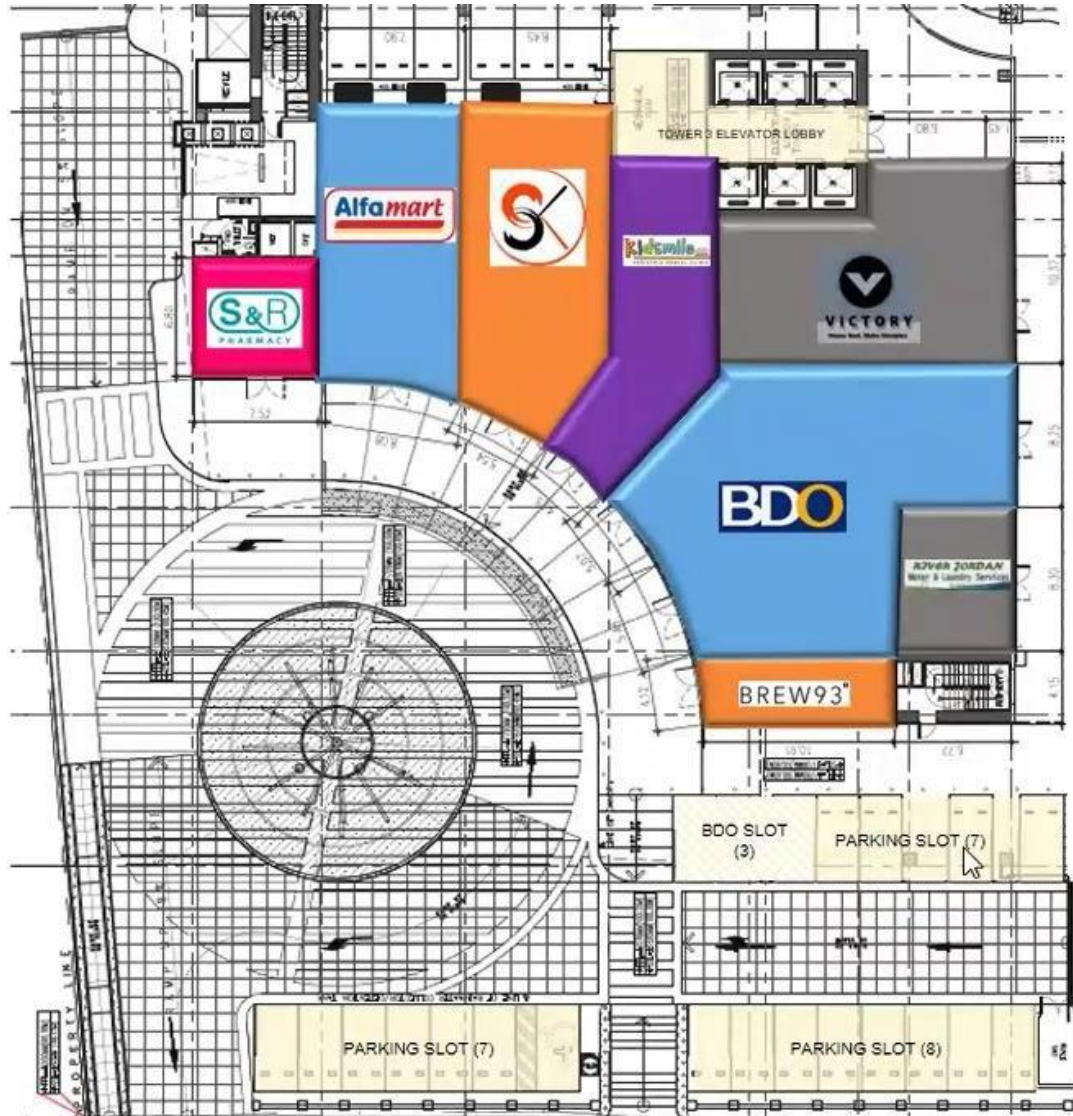
VIEWING GUIDELINES

- Open for all – with Valid SMDC ID
- Open Monday to Sunday including holidays from 9:00 am – 5:00 pm
- First come, first-served basis



COMMERCIAL STRIP

Opened Last 24 November 2022



LOCATION CODE	TENANT'S NAME	AREA SIZE
UNIT 101	S & R DRUGMART	51.14 sqm
UNIT 102	ALFAMART	124.29 sqm
UNIT 103	SUSHI KENZIE	127.20 sqm
UNIT 104	KIDSMILE	100.87 sqm
UNIT 105-106, 109	BDO	277.79 sqm
UNIT 107	BREW93	45.45 sqm
UNIT 108	RIVER JORDARN WATER & LAUNDRY	55.40 sqm
UNIT 110	VICTORY	167.91 sqm

-  AFFILIATES
-  FOOD
-  SERVICE

FREQUENTLY ASK QUESTIONS

ABOUT THE LOCATION

A. What establishments and landmarks are near Green 2 Residences (less than 5km radius)?

MALLS/SHOPPING CENTERS AND GROCERIES

1. SM City Dasmariñas (±3.0km)
2. Robinsons Place Dasmariñas (±3.0km)
3. SM Hypermarket (±1.4km)
4. Waltermart (±0.62km)
5. Savemore (±2.8km)
6. Highway Plaza (±0.72km)
7. Puregold (±0.68km)

EDUCATIONAL INSTITUTIONS

1. Emilio Aguinaldo College (±0.14km)
2. De La Salle Health Sciences (±0.32km)
3. National College of Science & Technology (±0.73km)
4. De La Salle Dasmariñas (±1.0km)
5. Dasmariñas National High School (±1.5km)

HEALTH INSTITUTIONS

1. De La Salle Medical Center (±0.40km)
2. Pagamutan ng Dasmariñas (±1.6km)

PLACES OF WORSHIP

1. Church of Jesus Christ of Latter-day Saints (±0.58km)
2. Our Mother of Perpetual Help Parish (±1.1km)
3. Seventh-Day Adventist (±1.5km)
4. Church of God (±0.70km)
5. Calvary Baptist Ministries (±1.1km)

FREQUENTLY ASK QUESTIONS

ABOUT THE BUILDING

A. What are the amenities per phase?

- Phase 1: Swimming Pool, Multi-purpose Lawns, and Study Halls
- Phase 2: Fitness Gym
- Phase 3: Covered Porch and Function Hall

B. What is the back-up power?

- Common areas will have stand by power supply in case of power outage
- Residential units will have an allocated emergency load in case of power outage:
 - o Studio – 1 Light; 1 Convenience Outlet
 - o 2 Bedroom – 2 Lights; 2 Convenience Outlets

C. What are the corridor measurements?

Corridor	
Hallway width	±1.5 meters
Hallway floor to ceiling height	±2.4 meters

D. How many elevators are there?

- Tower 1 – Five (5) Passenger Elevators
- Tower 2 – Five (5) Passenger Elevators
- Tower 3 – Six (6) Passenger Elevators

A person wearing a striped long-sleeved shirt is lying on their back in a grassy field, holding a white mug. The scene is bathed in bright sunlight, creating a soft, hazy atmosphere with lens flare effects. The background consists of out-of-focus green trees and foliage.

Green 2

R E S I D E N C E S

DASMARIÑAS, CAVITE

Marlou C. Herrero

Assistant Project Director

marlou.Herrero@smdevelopment.com