

The image features a large, bold, white text 'SMDC' centered on a solid blue rectangular background. This background is superimposed over a faded, light-colored photograph of a modern residential complex. The background image shows multi-story apartment buildings with balconies, a swimming pool in the foreground, and a clear blue sky with some clouds. The overall aesthetic is clean and professional.

SMDC



HILL

RESIDENCES

NOVALICHES, QUEZON CITY

WHY INVEST IN HILL RESIDENCES?

HILL
RESIDENCES

NOVALICHES, QUEZON CITY

- ① **Strategic** Location
- ② The only **master-planned development** in the area
- ③ **Affordable** investment

WHY INVEST IN HILL RESIDENCES?



NOVALICHES, QUEZON CITY

Hill is in a strategic location.



Bulacan International Airport



NLEX Harbor Link Segment 10



Skyway Stage 3



MRT 7



Mega Manila Subway



North Ave. Grand Central Station

The project is at the center of public infrastructure developments.

WHY INVEST IN HILL RESIDENCES?



Hill is in a **strategic location.**



The entire stretch of General Luis is a 5.7km road lined up with schools, banks and commercial establishments in the area.

WHY INVEST IN HILL RESIDENCES?

HILL
RESIDENCES

NOVALICHES, QUEZON CITY

Hill is the only
**master-planned
development**
in the area.



WHY INVEST IN HILL RESIDENCES?



NOVALICHES, QUEZON CITY

Hill is the only **master-planned development** in the area.

24hr Security

Property Management

Leasing Services

GREENMIST
PROPERTY MANAGEMENT CORP.

SMDC GOOD STAYS

WHY INVEST IN HILL RESIDENCES?



Hill is an **affordable** investment.

**Non-VAT
Units**
with current promos



PROJECT DETAILS

HILL
RESIDENCES

NOVALICHES, QUEZON CITY

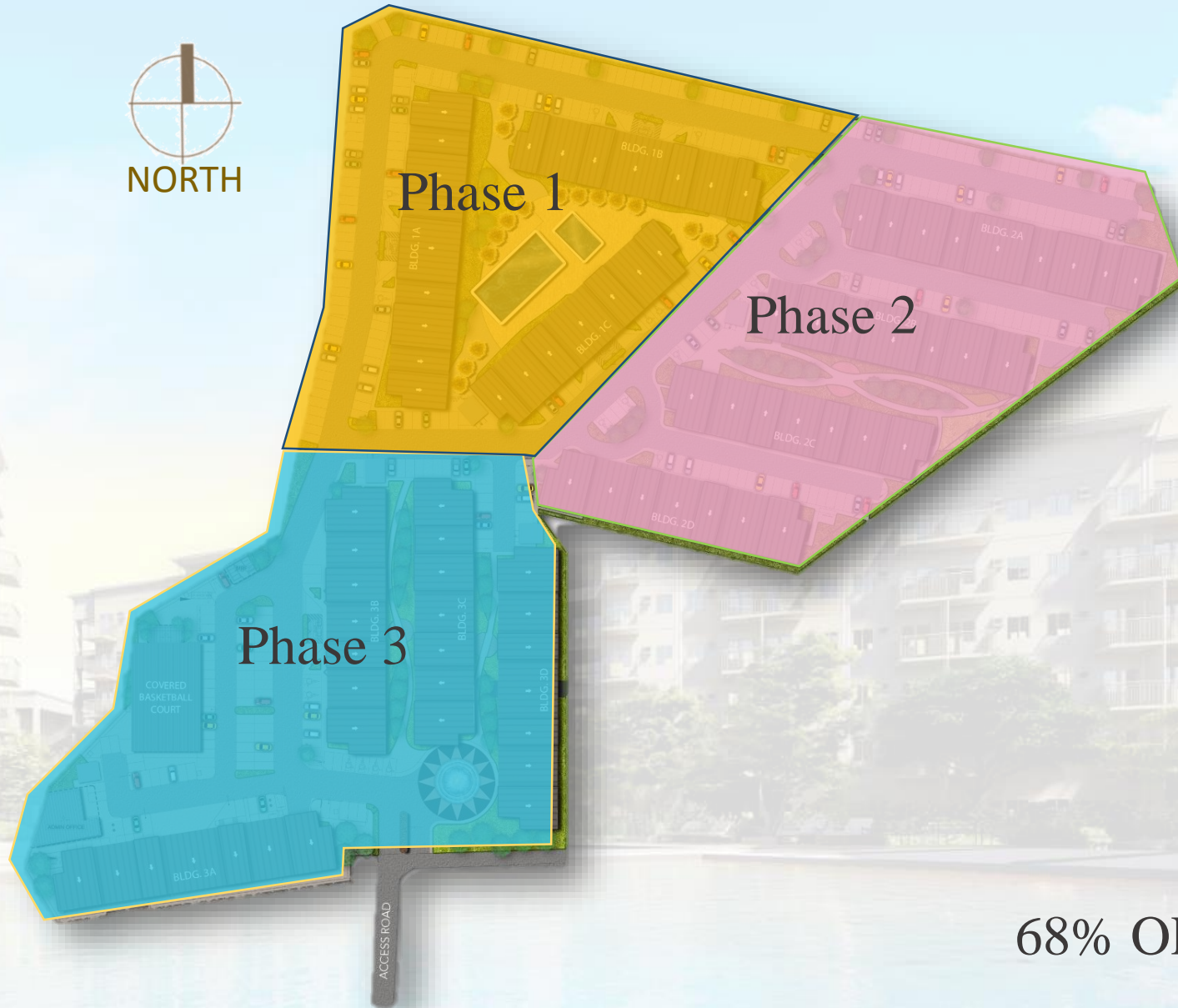


No. of Buildings	11 Buildings
No. of Floors	MRB (5-6 Floors)
No. of Units / Floor	33 Units / floor
No of Parking slots	442 slots
No of Units	1,717 units
Project Launch Date	Phase 1: April 2019
	Phase 2: August 2019
	Phase 3: June 2020
Tentative Turnover Date:	Phase 1: RFO
	Phase 2: December 2024
	Phase 3: December 2025

SITE DEVELOPMENT PLAN

HILL
RESIDENCES

NOVALICHES, QUEZON CITY



68% OPEN SPACE

SITE DEVELOPMENT PLAN

HILL
RESIDENCES

NOVALICHES, QUEZON CITY



Building 1A
6 floors
196 units

Building 1C
6 floors
135 units

Building 1B
6 floors
147 units

Building 2A
6 floors
196 units

Building 2B
6 floors
172 units

Building 2C
6 floors
159 units

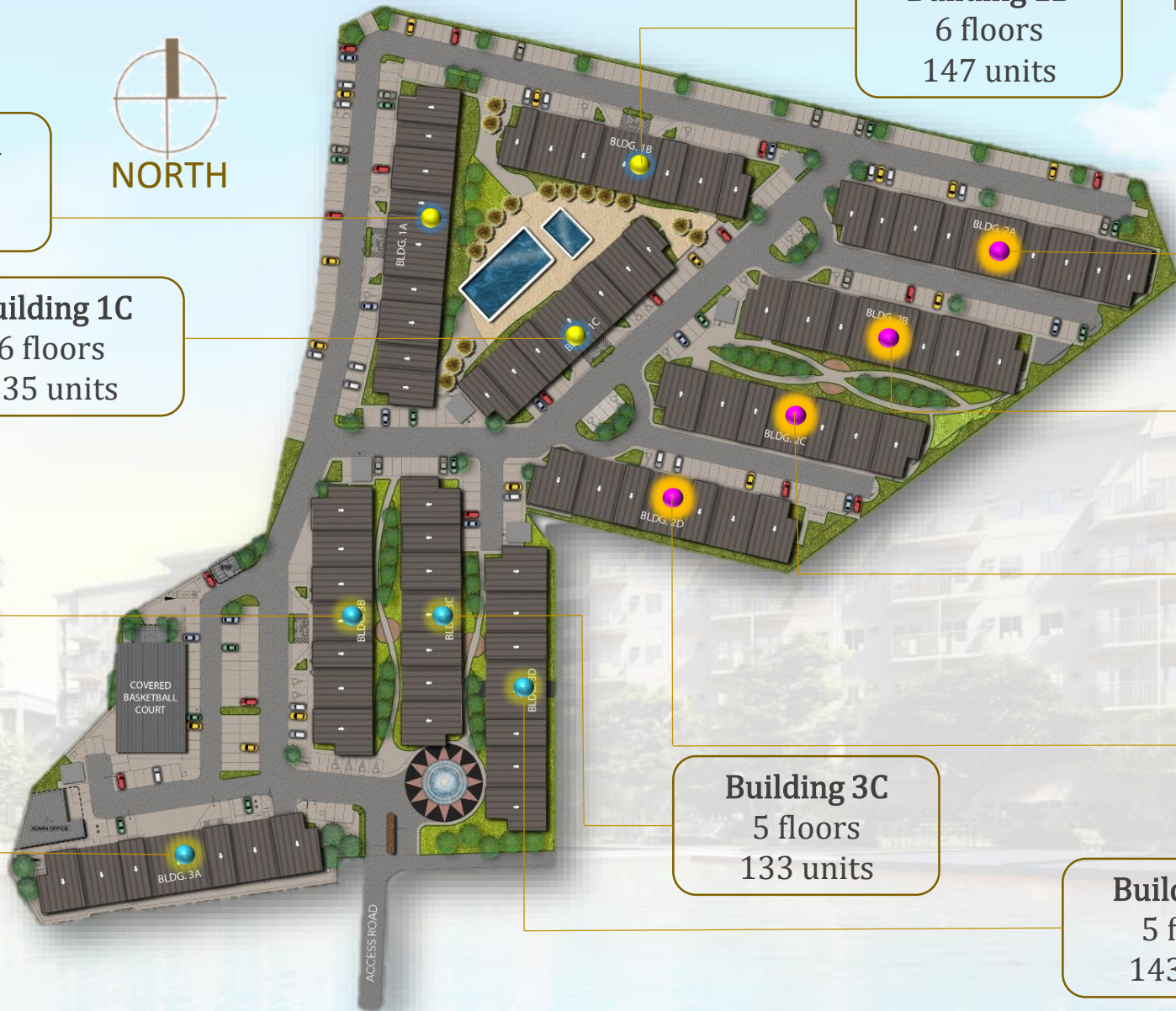
Building 2D
6 floors
159 units

Building 3B
5 floors
132 units

Building 3A
6 floors
145 units

Building 3C
5 floors
133 units

Building 3D
5 floors
143 units



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BUILDING CHART

HILL
RESIDENCES

NOVALICHES, QUEZON CITY

TYPICAL BUILDING PHASE 1 & 2

7F - RESIDENTIAL
6F - RESIDENTIAL
5F - RESIDENTIAL
3F - RESIDENTIAL
2F - RESIDENTIAL
GF - RESIDENTIAL

BUILDING 1 C

7F - RESIDENTIAL
6F - RESIDENTIAL
5F - RESIDENTIAL
3F - RESIDENTIAL
2F - RESIDENTIAL
GF - RESIDENTIAL
GF - AMENITY

BUILDING 3 A

7F - RESIDENTIAL
6F - RESIDENTIAL
5F - RESIDENTIAL
3F - RESIDENTIAL
2F - RESIDENTIAL
GF - PARKING

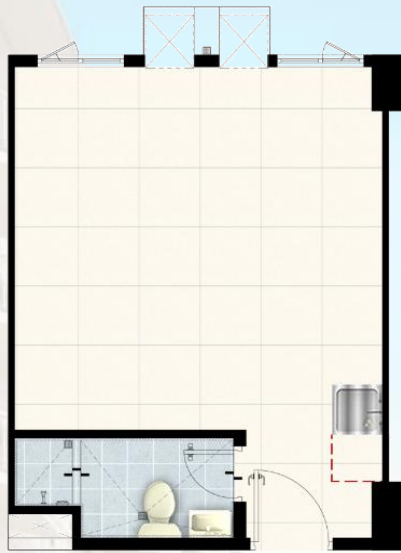
TYPICAL BUILDING PHASE 3

6F - RESIDENTIAL
5F - RESIDENTIAL
3F - RESIDENTIAL
2F - RESIDENTIAL
GF - RESIDENTIAL

FLEXI PROOF HOMES

HILL
RESIDENCES

NOVALICHES, QUEZON CITY



**FLEXI SUITE WITHOUT
BALCONY
(STANDARD DELIVERABLE)**



**SUGGESTED LAYOUT FOR
1BR**



**SUGGESTED LAYOUT FOR
2BR**



Flexi Suites are designed to adapt to the buyer's growing and changing needs.



Bachelor's Pad or Home Office Set-up



Complete Family Home

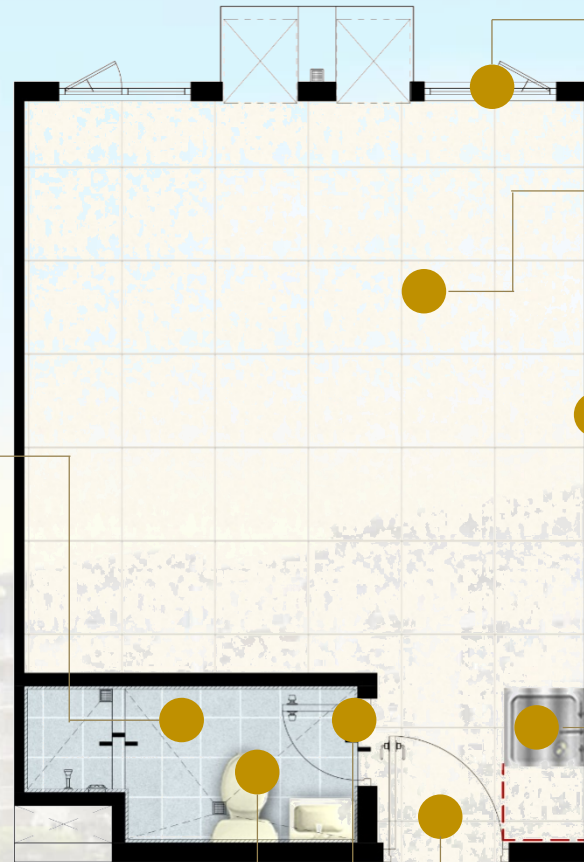


Retirement Nest

WHAT'S INCLUDED IN YOUR FUTURE PROOF HOMES? —



1.2m high tiles in the shower area;



Aluminum Framed Windows

Ceramic Floor Tiles

Cement Painted Finish on Interior Walls

Sink with tiled countertop with under the counter cabinet

Lavatory, water closet, shower head, tissue & soap holder

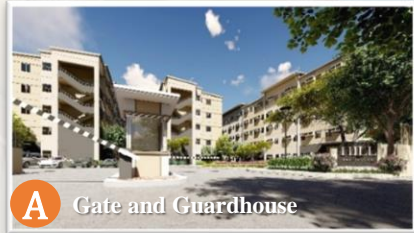
Laminated Flush Door

Laminated Wood Main Door

AMENITY MAP

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RESIDENCES

NOVALICHES, QUEZON CITY



A Gate and Guardhouse



D Covered Basketball Court



B Water feature



E Linear Parks



C Central Park

- Swimming Pool
- Landscape Area
- Function Room



F Property Management Office



FEATURED AMENITIES

HILL
RESIDENCES

NOVALICHES, QUEZON CITY



GATE AND GUARDHOUSE

FEATURED AMENITIES

HILL
RESIDENCES

NOVALICHES, QUEZON CITY



WATER FEATURE

FEATURED AMENITIES

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RESIDENCES

NOVALICHES, QUEZON CITY



ADMIN OFFICE

FEATURED AMENITIES

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RESIDENCES

NOVALICHES, QUEZON CITY



COVERED BASKETBALL COURT

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FEATURED AMENITIES

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NOVALICHES, QUEZON CITY



LINEAR PARK

FEATURED AMENITIES

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RESIDENCES

NOVALICHES, QUEZON CITY



CENTRAL AMENITY

BUILDING FEATURES

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RESIDENCES

NOVALICHES, QUEZON CITY

- *24 hours security*
- *Semi addressable fire protection and alarm system*
- *Generator sets for common areas*
- *Cistern tank per phase*
- *Provision for telecom and cable lines*
- *One (1) elevator per building*
- *100% Back up Power in Common Areas*
- *Back up power in Residential Units
(1 outlet 2 light bulbs)*

BUILDING FEATURES

HILL
RESIDENCES

NOVALICHES, QUEZON CITY

GREENMIST
PROPERTY MANAGEMENT CORP.

- Quality Customer Service
- Stringent Safety and Security
- First Rate Facility Management
- Spotless Cleanliness
- Transparent Transaction



SMDC GOOD STAYS

Our commitment to you does not end when we give you the key to your property. We enable you to realize the maximum return of your property investment through SMDC Leasing.

SMDC Leasing Range of Services

- Property Listing Management
- Unit viewing arrangements
- Negotiation of lease terms
- Preparation of lease contract
- Tenant move-in assistance