



*Artist's Perspective Only*



# Ice TOWER

EDSA, MALL OF ASIA COMPLEX

SMDC's ICE TOWER is a modern residential-office that provides the luxury and comforts of a premium condominium development, with features and amenities suited for the entrepreneurial lifestyle.

Inspired by the symmetry and smooth glossy surface of ice, this development has a full façade, capturing and unimposingly sleek but equally powerful stance.



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## **PRIME LOCATION & INTEGRATION TO MALLS**

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# PROJECT LOCATION

Sunrise Drive corner EDSA  
Extension, Mall of Asia  
Complex, Pasay City



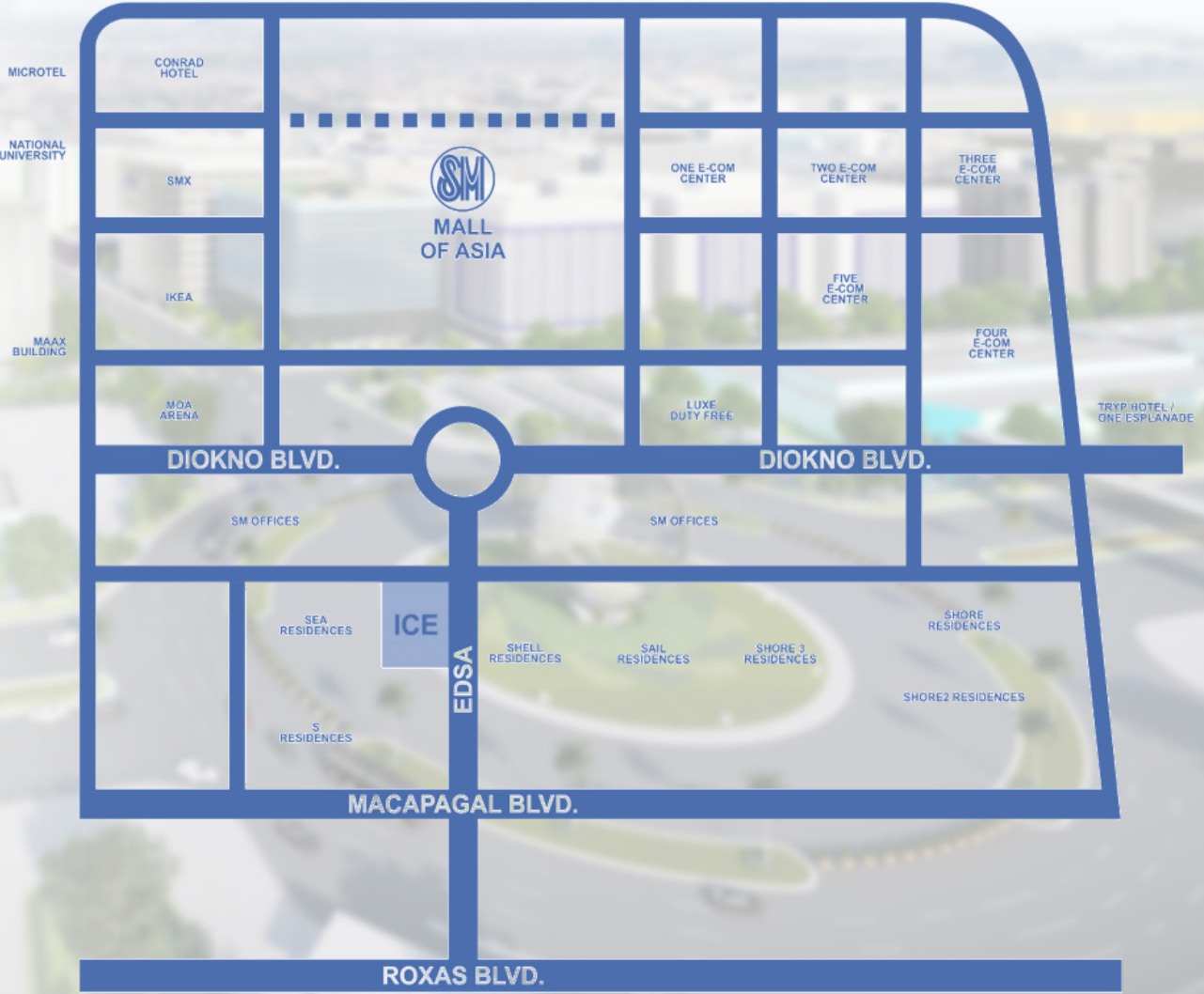
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# VICINITY MAP



Sunrise Drive corner EDSA Extension,  
Mall of Asia Complex, Pasay City






<b>COMMERCIAL</b>	
Double Dragon Plaza	0.55 km
IKEA	0.55 km
Luxe Duty Free	0.60 km
SM Mall of Asia	0.70 km
<b>SCHOOL</b>	
National University	0.71 km
Cambridge Child Development Care	0.75 km
Manila Tytana College	0.90 km
San Juan De Dios College	1.50 km
<b>HOSPITAL</b>	
San Juan De Dios Hospital	1.50 km
Adventist Medical Center Manila	1.90 km
Pasay City General Hospital	4.60 km
<b>CONVENTIONS</b>	
MOA Arena	0.70 km
SMX Convention Center	0.90 km
One Esplanade	1.80 km
<b>TRANSPORTATION</b>	
Ninoy Aquino International Airport	4.20 km



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# PROJECT OVERVIEW

-  **Lot Area**  
3,859 sq.m.
-  **No. of Buildings**  
1
-  **No. of Floors**  
14
-  **No. of Units**  
844 RESO Units
-  **No. of Parking Slots**  
200 Parking Slots



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# SECTION ELEVATION

## Viewing Deck

17F | RESO Units

16F | RESO Units

15F | RESO Units

12F | RESO Units

11F | RESO Units

10F | RESO Units

9F | RESO Units

8F | RESO Units

7F | RESO Units

6F | RESO Units

5F | RESO/ Amenity

3F | Parking

2F | Parking

GF | Commercial

B1 | Parking

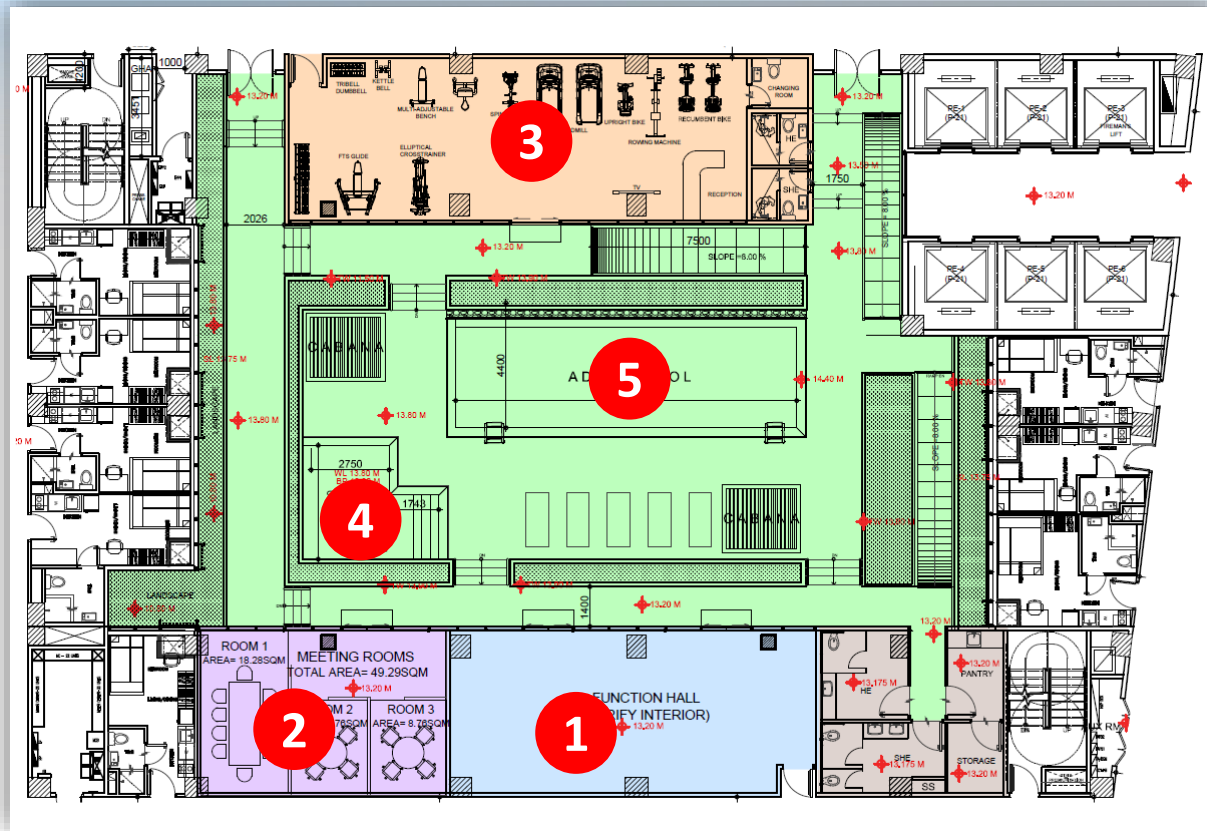
# BUILDING FEATURES

- » Six (6) Elevators
  - Five (5) Passenger Elevators
  - One (1) Service Elevator
  - Proximity Card homing features
- » CCTV Cameras in Common Areas
- » High Density Telecoms (*higher bandwidth*)
- » Mail Box Room
- » Fire Sprinkler System
- » Automatic Fire Detection & Alarm System (FDAS)
- » Stand by back-up automatic Generator System
  - 100% Common Areas
  - 100% RESO Units
- » Garbage Room in every RESO Floor
- » STP and Cistern
- » 2 Fire Exits in every RESO Floor





# SITE DEVELOPMENT PLAN



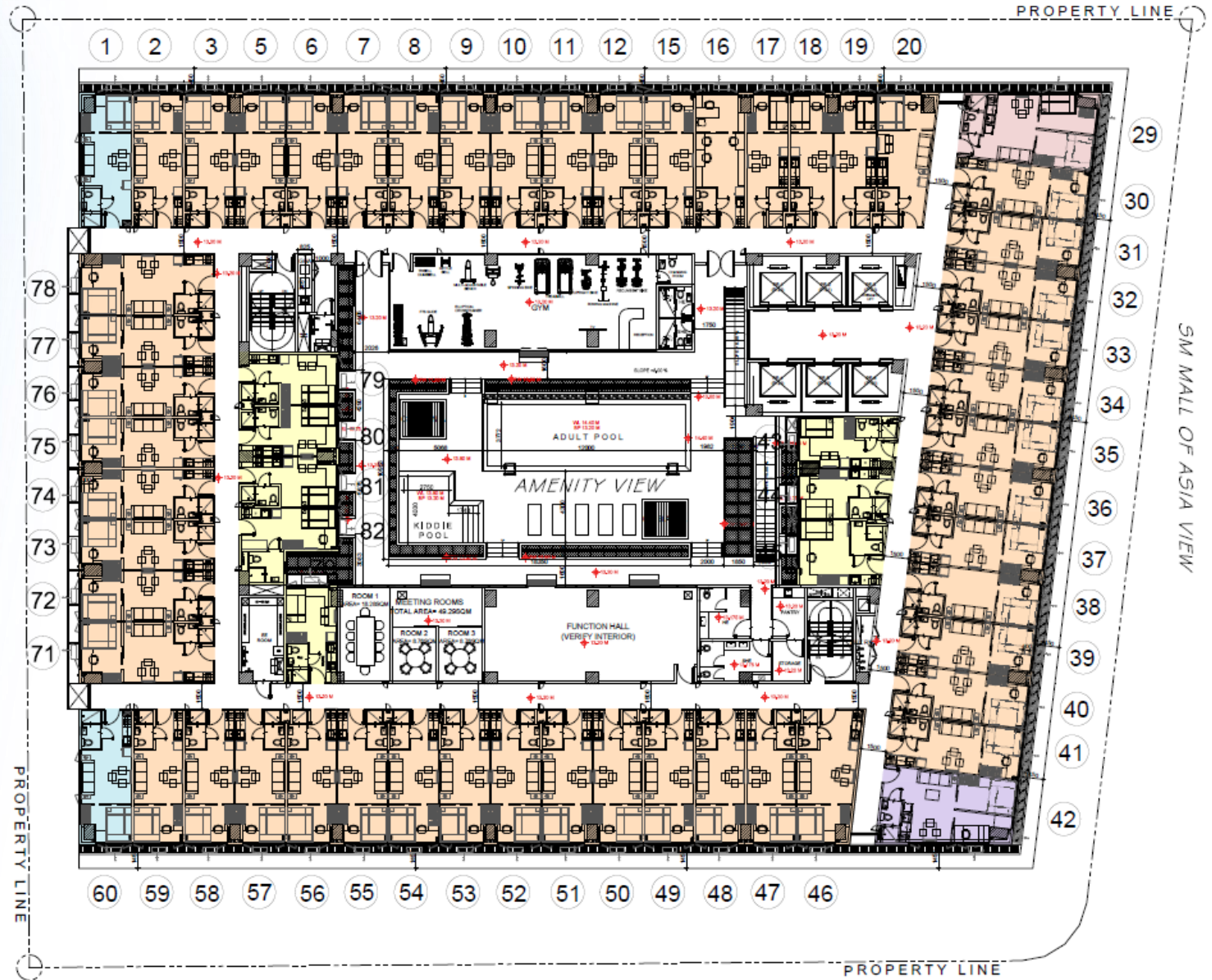
- 1** Function Hall
- 2** Business Hub
- 3** Fitness Hub
- 4** Kiddie Pool
- 5** Adult Pool

# 5<sup>th</sup> Floor

- 8 STUDIO UNITS
  - 50 1BR UNITS
  - 2 1BR END UNITS
  - 1 1BR END UNIT W/ DEN
  - 1 2BR END UNIT
- 
- 62 TOTAL UNITS**



FACING EAST SIDE VIEW



# TYPICAL FLOOR

## 6<sup>th</sup>–16<sup>th</sup> Floor

- 25 STUDIO UNITS
  - 50 1BR UNITS
  - 2 1BR END UNITS
  - 1 1BR END UNIT W/ DEN
  - 1 2BR END UNIT
- 
- 79 TOTAL UNITS**



FACING EAST SIDE VIEW

PROPERTY LINE



MANILA VIEW

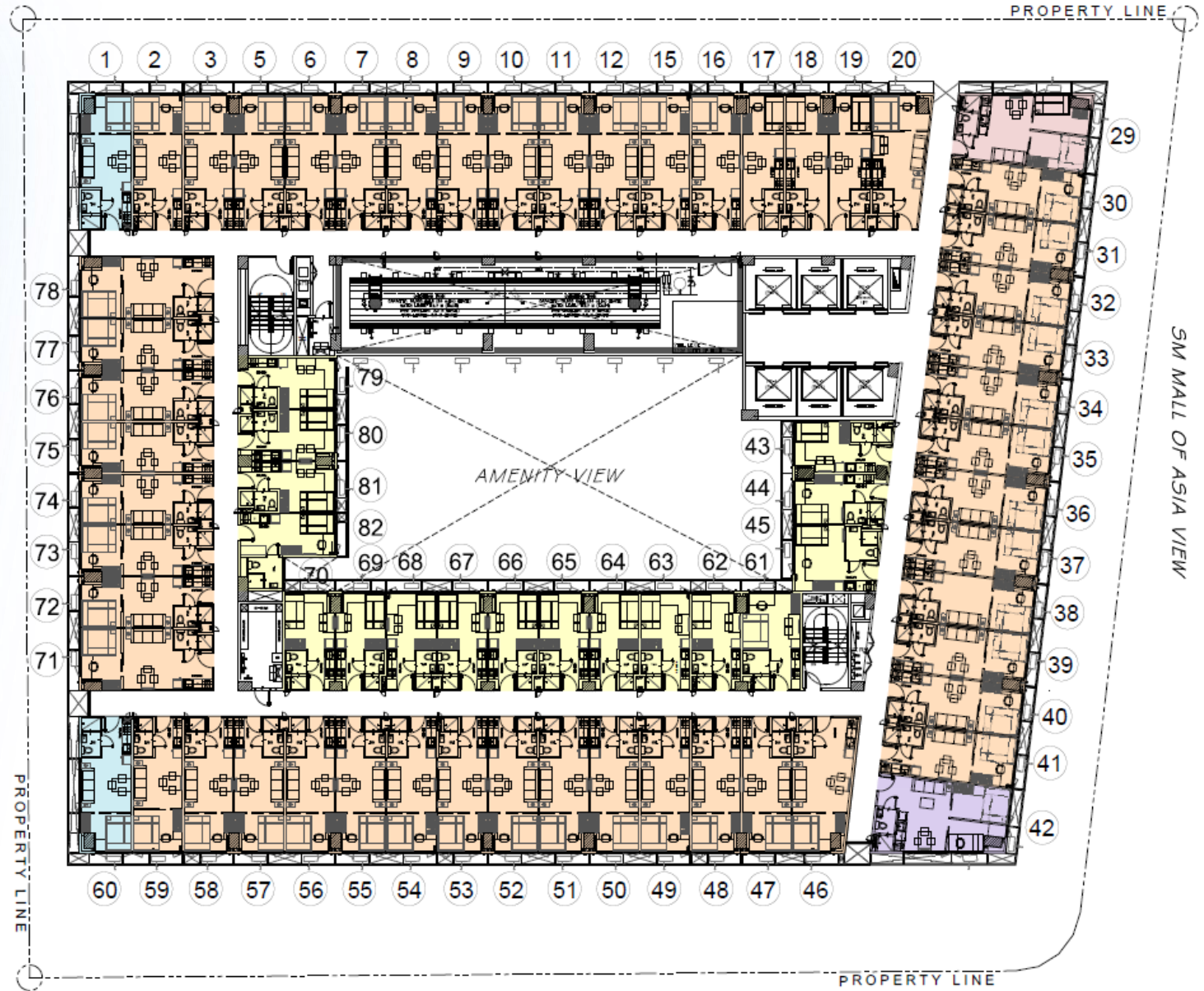
# 17<sup>th</sup> Floor

- 17 STUDIO UNITS
  - 50 1BR UNITS
  - 2 1BR END UNITS
  - 1 1BR END UNIT W/ DEN
  - 1 2BR END UNIT
- 
- 71 TOTAL UNITS**



FACING EAST SIDE VIEW

PROPERTY LINE



FACING RESIDENTIAL DEVELOPMENT

PROPERTY LINE

SM MALL OF ASIA VIEW

MANILA VIEW  
MANILA VIEW

PROPERTY LINE

# STUDIO UNIT

± 18.60 sqm



CHOOSE VIEW

RESIDENTIAL

OFFICE

BARE



# STUDIO UNIT

± 18.60 sqm



CHOOSE VIEW

RESIDENTIAL

OFFICE

BARE



# STUDIO UNIT

± 18.60 sqm



CHOOSE VIEW

RESIDENTIAL

OFFICE

BARE



**ONE BEDROOM  
UNIT  
± 27.02 sqm**



CHOOSE VIEW

RESIDENTIAL

OFFICE

BARE





**ONE BEDROOM  
UNIT  
± 27.02 sqm**



CHOOSE VIEW

RESIDENTIAL

OFFICE

BARE



**ONE BEDROOM  
UNIT  
± 27.02 sqm**



CHOOSE VIEW

RESIDENTIAL

OFFICE

BARE



**TWO BEDROOM  
END UNIT  
± 36.08 sqm**



CHOOSE VIEW

RESIDENTIAL

OFFICE

BARE



**TWO BEDROOM  
END UNIT  
± 36.08 sqm**



CHOOSE VIEW

RESIDENTIAL

OFFICE

BARE



**TWO BEDROOM  
END UNIT  
± 36.08 sqm**



CHOOSE VIEW

RESIDENTIAL

OFFICE

BARE



# UNIT SPECIFICATIONS



## DINING & LIVING AREA

- Painted Plain Cement Finish on Interior Walls
- Painted Off-Form Finish on Ceiling



## BEDROOM

- Painted Plain Cement Finish on Interior Walls
- Painted Off-Form Finish on Ceiling



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# UNIT SPECIFICATIONS



EDSA, MALL OF ASIA COMPLEX



## KITCHEN

- Countertop and splashboard with base and overhead cabinets
- Cooktop and Rangehood



## TOILET AND BATH

- Floor to ceiling tiles
- Water closet with accessories
- Vanity counter and facial mirror
- Shower Set



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# PRICING SUMMARY



Ave. Price/sqm in TLP	₱ 395,000 / sq.m.
TLP	₱ 7.20 to 14.60 Mn

UNIT TYPE	UNIT AREA	TLP	TAP (inclusive of VAT and OC)
STUDIO UNIT	17.84 – 22.21 sq.m	7.20 – 9.80 Mn	8.50 – 11.60 Mn
1-BR UNIT	21.86 – 31.16 sq.m	7.90 – 12.40 Mn	9.30 – 14.70 Mn
1-BEDROOM END UNIT	27.02 sq.m	9.80 – 10.80 Mn	11.60 – 12.80 Mn
1-BEDROOM END UNIT w/ DEN	36.33 sq.m	13.20 – 14.60 Mn	15.80 – 17.30 Mn
2-BEDROOM UNIT	36.08 sq.m	13.20 – 14.50 Mn	15.70 – 17.20 Mn

**Reservation Fee:** RESO Units – ₱35,000 and Parking Slots – ₱10,000 | **Fees and Charges:** 12% VAT and 6.5% Other Charges

Price may change without prior notice.



# STANDARD PAYTERMS



PAYMENT SCHEME	PARTICULAR	TLP DISCOUNT	
		UNIT	PARKING
SPOT CASH	100% Cash in 30 days	10%	4%
SPOT DP	5% Spot in 1 month, 15% DP in 47 months 80% Balance thru Bank/ Cash	5%	2%
SPREAD DP	15% DP in 48 months 85% Balance thru Bank/ Cash	-	-

**Reservation Fee:** RESO Units – ₱35,000 and Parking Slots – ₱10,000 | **Fees and Charges:** 12% VAT and 6.5% Other Charges

Price may change without prior notice.

# PROMO DISCOUNTS



PROMO	DETAILS	ALLOWED TERM	ALLOWED DISCOUNT	ALLOWED SELLERS INCENTIVE
SELL OUT PROMO	15% discount on all RESO units except RESO units under Fixed TAP Promo	All Payment Terms	Flexible Spot DP Discount Employee Discount Loyalty Discount Bulk Discount Corporate Discount Commission Rebate	No Additional Seller Incentive Allowed
TAP PROMO	8.0 Mn Fixed TAP on select studio units facing amenity	All Payment Terms	-	No Additional Seller Incentive Allowed
EVENT DISCOUNT/ OPEN HOUSE DISCOUNT	₱30,000 discount per unit sold during open houses and events	All Payment Terms	Standard Term Discount Flexible Spot DP Discount Employee Discount Loyalty Discount Bulk Discount Corporate Discount Commission Rebate	No Additional Seller Incentive Allowed

Promo valid until January 31, 2024. Terms and conditions apply.

# SAMPLE COMPUTATION



## 15% DP in 48 months | 85% Bank Financing

		Standard	Promo
TLP		7,520,000.00	7,520,000.00
- Sell Out Promo	15%	-	1,128,000.00
<b>Net TLP</b>		<b>7,520,000.00</b>	<b>6,392,000.00</b>
- VAT	12%	902,400.00	767,040.00
- Other Charges	6.5%	488,800.00	415,480.00
<b>TAP</b>		<b>8,911,200.00</b>	<b>7,574,520.00</b>
Downpayment	15%	1,336,680.00	1,136,178.00
- Reservation Fee		35,000.00	35,000.00
<b>Net Downpayment</b>		<b>1,301,680.00</b>	<b>1,101,178.00</b>
<b>Monthly DP</b>	48 months	<b>27,118.33</b>	<b>22,941.21</b>
<b>Balance</b>	<b>85%</b>	<b>7,574,520.00</b>	<b>6,438,342.00</b>

**STUDIO UNIT**

Monthly DP starts for as low as

**23k**

Promo valid until January 31, 2024. Terms and conditions apply.

# SAMPLE COMPUTATION



15% DP in 48 months   85% Bank Financing			Standard	Promo
TLP			8,266,000.00	8,266,000.00
- Sell Out Promo	15%		-	1,239,900.00
<b>Net TLP</b>			<b>8,266,000.00</b>	<b>7,026,100.00</b>
- VAT	12%		991,920.00	843,132.00
- Other Charges	6.5%		537,290.00	456,696.50
<b>TAP</b>			<b>9,795,210.00</b>	<b>8,325,928.50</b>
Downpayment	15%		1,469,281.50	1,248,889.28
- Reservation Fee			35,000.00	35,000.00
<b>Net Downpayment</b>			<b>1,434,281.50</b>	<b>1,213,889.28</b>
<b>Monthly DP</b>	48 months		<b>29,880.86</b>	<b>25,289.36</b>
<b>Balance</b>	<b>85%</b>		<b>8,325,928.50</b>	<b>7,077,039.23</b>

**1 BEDROOM**

Monthly DP starts for as low as

**25k**

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# VIRTUAL TOUR



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## **HOTEL-LIKE LOBBIES & RESORT-STYLED AMENITIES**

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# BUILDING FACADE



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# GROUND FLOOR ENTRANCE



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**COMMERCIAL HUB**



**ICE**  
TOWER

EDSA, MALL OF ASIA COMPLEX



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# CENTRAL LOBBY



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LEVEL  
05  
LIFT LOBBY

LEVEL  
05  
LIFT LOBBY

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# FUNCTION HALL



ICE  
TOWER  
EDSA, MALL OF ASIA COMPLEX



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# CONFERENCE HALL



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# FITNESS HUB

Cardio Area  
Weight Machine Area  
Free Weights Area  
Stretching, Yoga Area

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# **BUSINESS HUB**

Co-work Spaces designed to provide an atmosphere of a professional office.

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# SOCIAL HUB



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**SKY LOUNGE**

**Ice**  
TOWER  
EDSA, MALL OF ASIA COMPLEX



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**SKY LOUNGE**



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# **PROFESSIONAL PROPERTY MANAGEMENT & SERVICES**



**SMDC GOOD STAYS**

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# 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

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**Ice**  
T O W E R  
RESIDENTIAL - OFFICES



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