



JADE

RESIDENCES

CHINO ROCES, MAKATI

SMDC Jade Residences epitomizes timeless beauty with its contemporary architecture, thoughtfully crafted interiors, and luxurious amenities, offering residents an effortlessly elegant lifestyle.

SMDC



Artist's perspective only

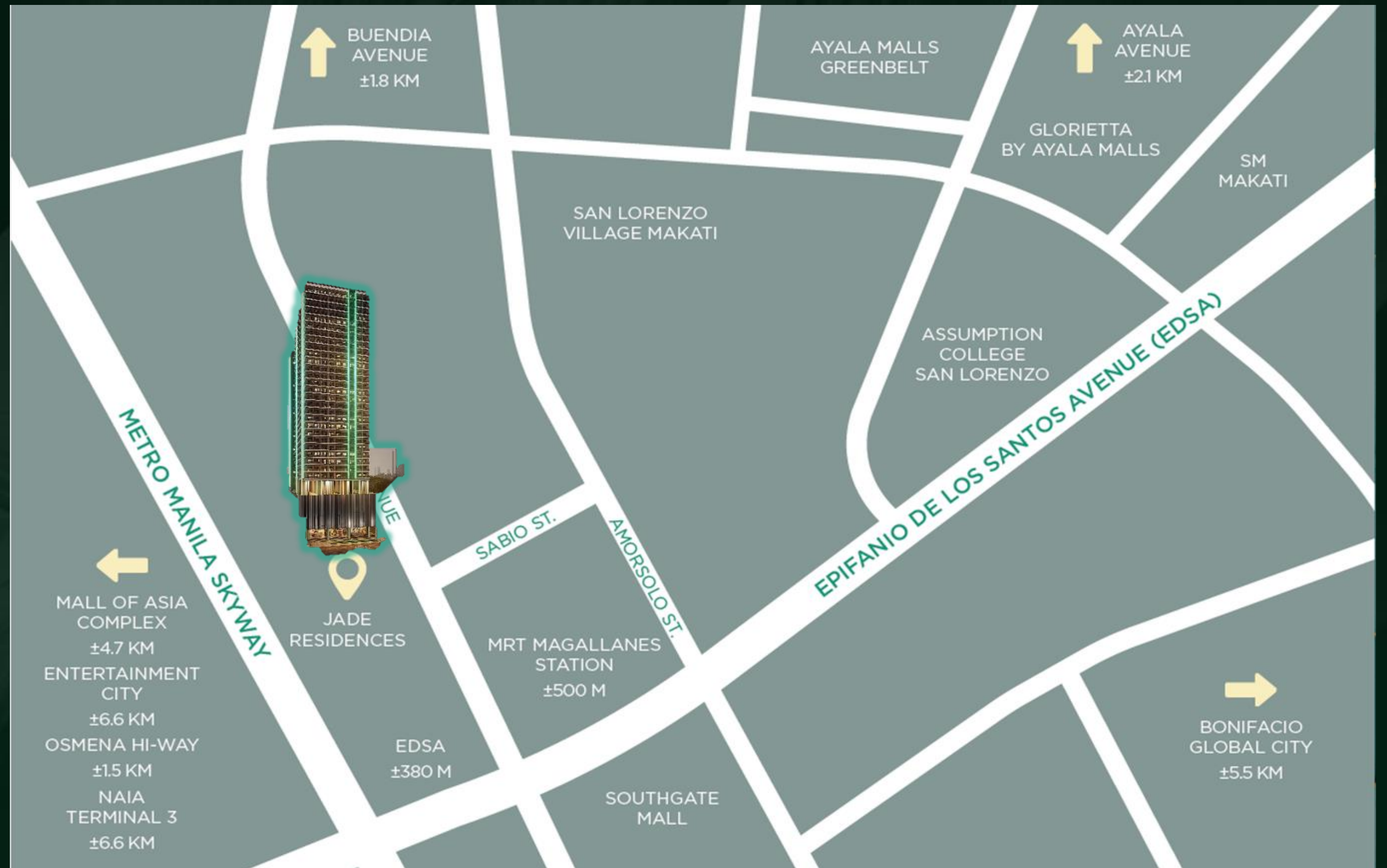
Prime Location

NEARBY ESTABLISHMENTS

- MRT - Magallanes
- SM Makati
- Don Bosco - Makati
- Collegio San Agustin
- Assumption College

MAJOR ROADS / ACCESS

- EDSA
- SLEX / Quirino Avenue
- Chino Roces Avenue



Project Overview



LOCATION:	Chino Roces Avenue, Makati City
LOT AREA:	5,171 SQM
NO. OF FLOORS:	34 Storeys 2 basement parking 1 roof deck
NO. OF UNITS:	1,998
NO. OF PARKING SLOTS:	364 slots
TURNOVER DATE:	March 31, 2029
BUILDING FEATURES:	12 Elevators Mailroom 24-hour Security and Maintenance CCTV System Fire Sprinkler System FDAS Garbage Room
AVERAGE P/SQM:	Php 275K / SQM



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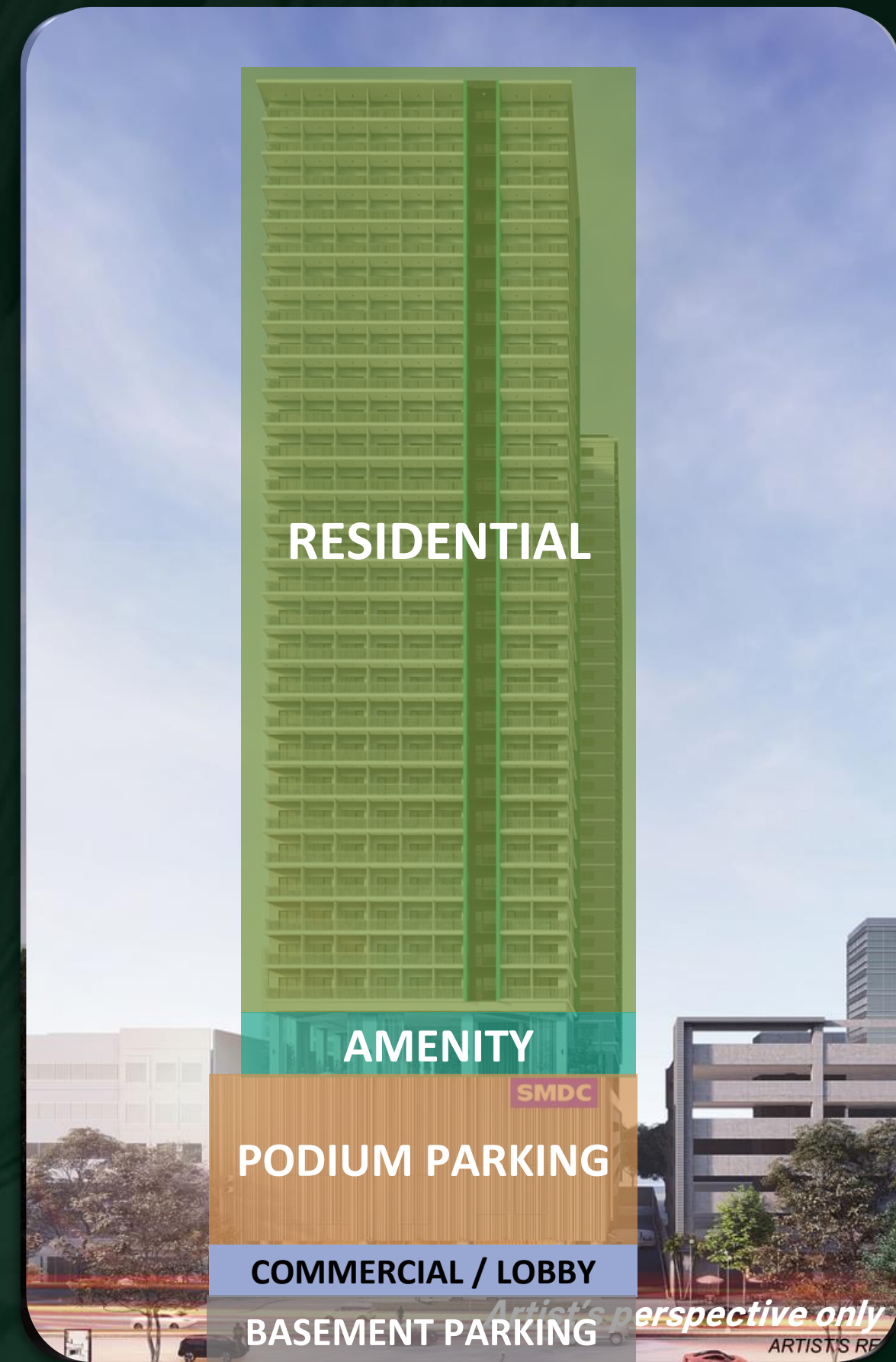
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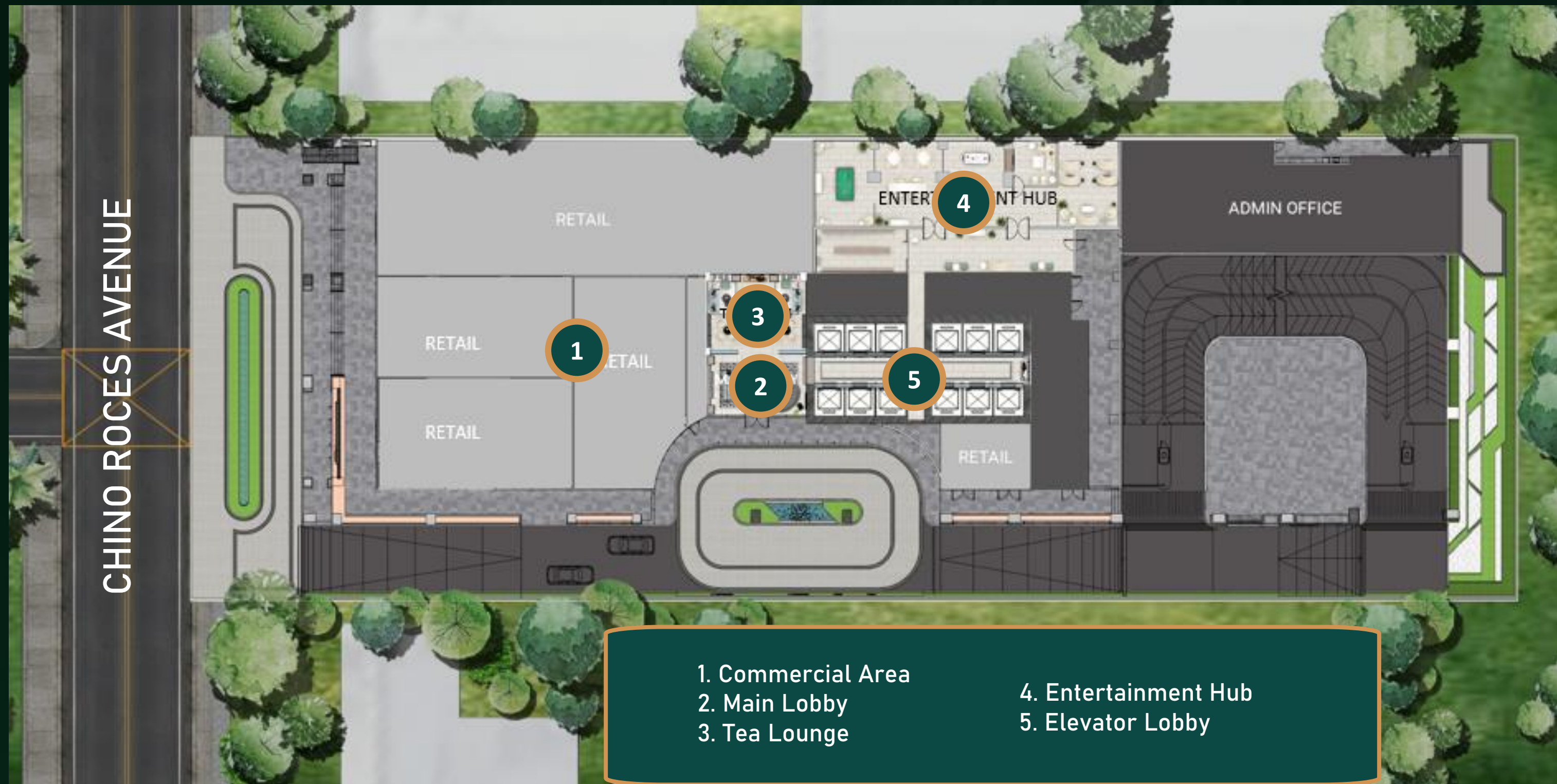


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Ground Floor- Plan



Ground Floor- Commercial Area/ Frontage



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Ground Floor- Drop Off



Artist's perspective only

Ground Floor- Main Lobby



Artist's perspective only

Ground Floor- Tea Lounge



Artist's perspective only

Ground Floor- Game Lounge



Artist's perspective only

Ground Floor- Music Lounge



Artist's perspective only

Ground Floor- Media Lounge



Artist's perspective only

Ground Floor- Elevator Lobby



Artist's perspective only

Amenity Floor Plan

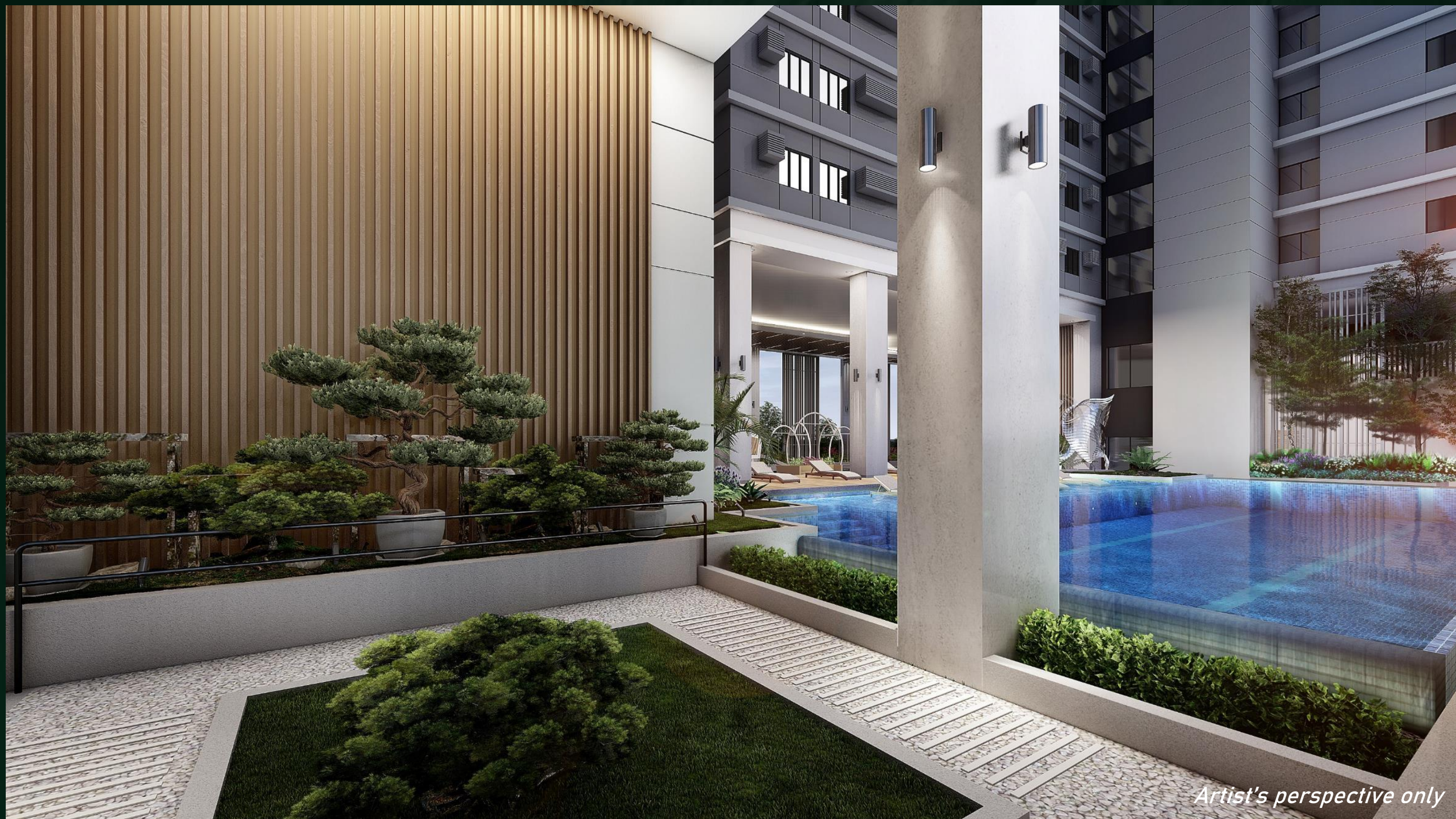


Amenity Floor- Adult Pool



Artist's perspective only

Amenity Floor- Therapy Walk



Artist's perspective only

Amenity Floor- Amenity Lounge



Artist's perspective only

Amenity Floor- Kid's Play Area



Artist's perspective only

Amenity Floor- Kiddie Pool



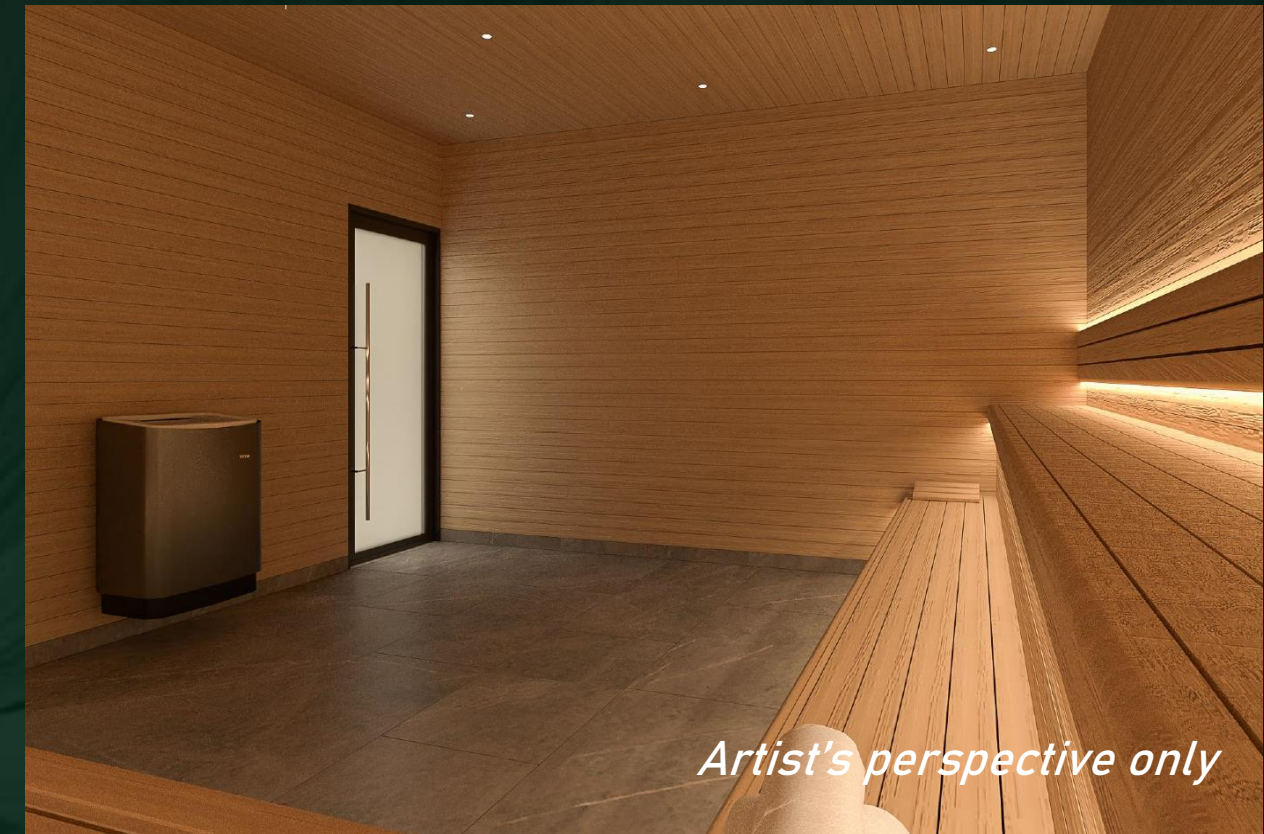
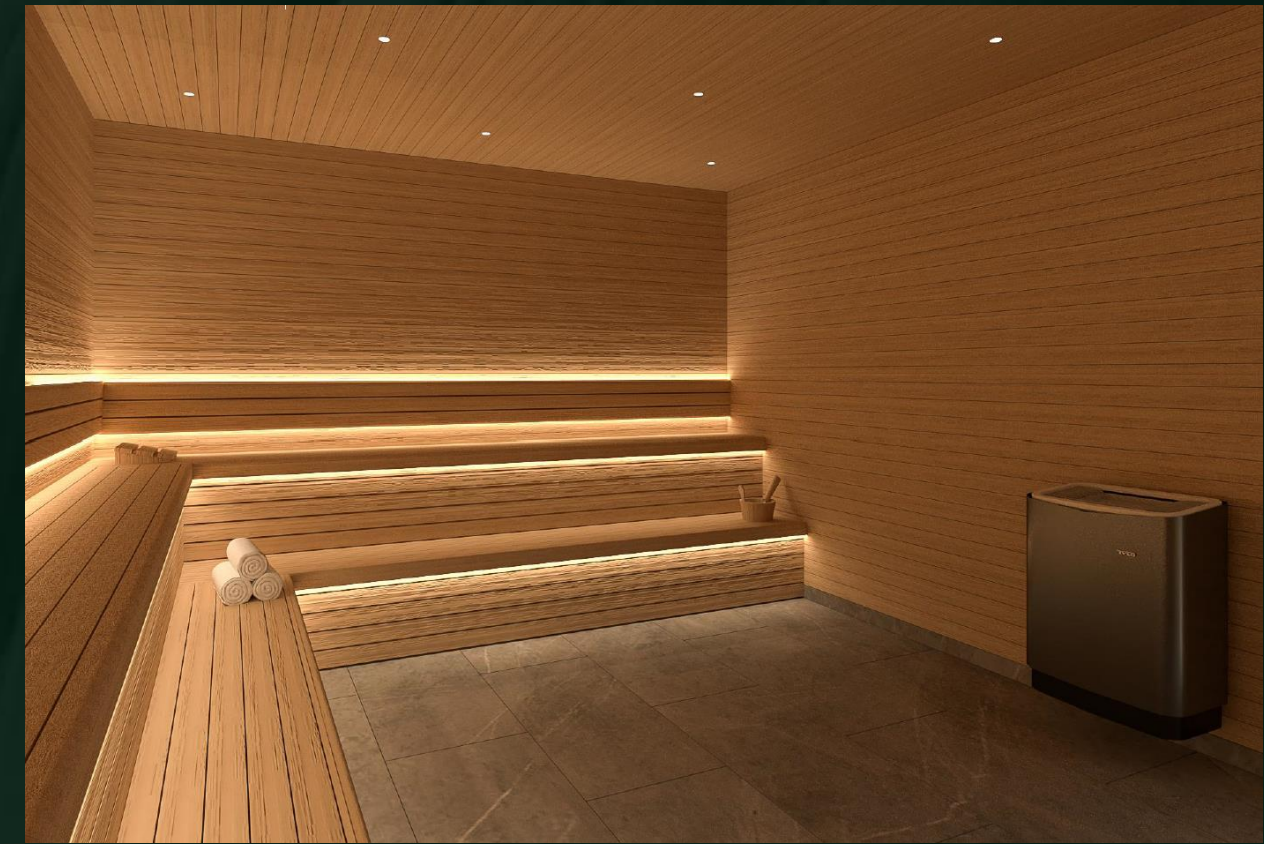
Artist's perspective only

Amenity Floor- Function Room



Artist's perspective only

Amenity Floor- Wellness Spa



Artist's perspective only

Amenity Floor- Gym/ Yoga Area



Artist's perspective only

Amenity Floor- Gym/ Yoga Area



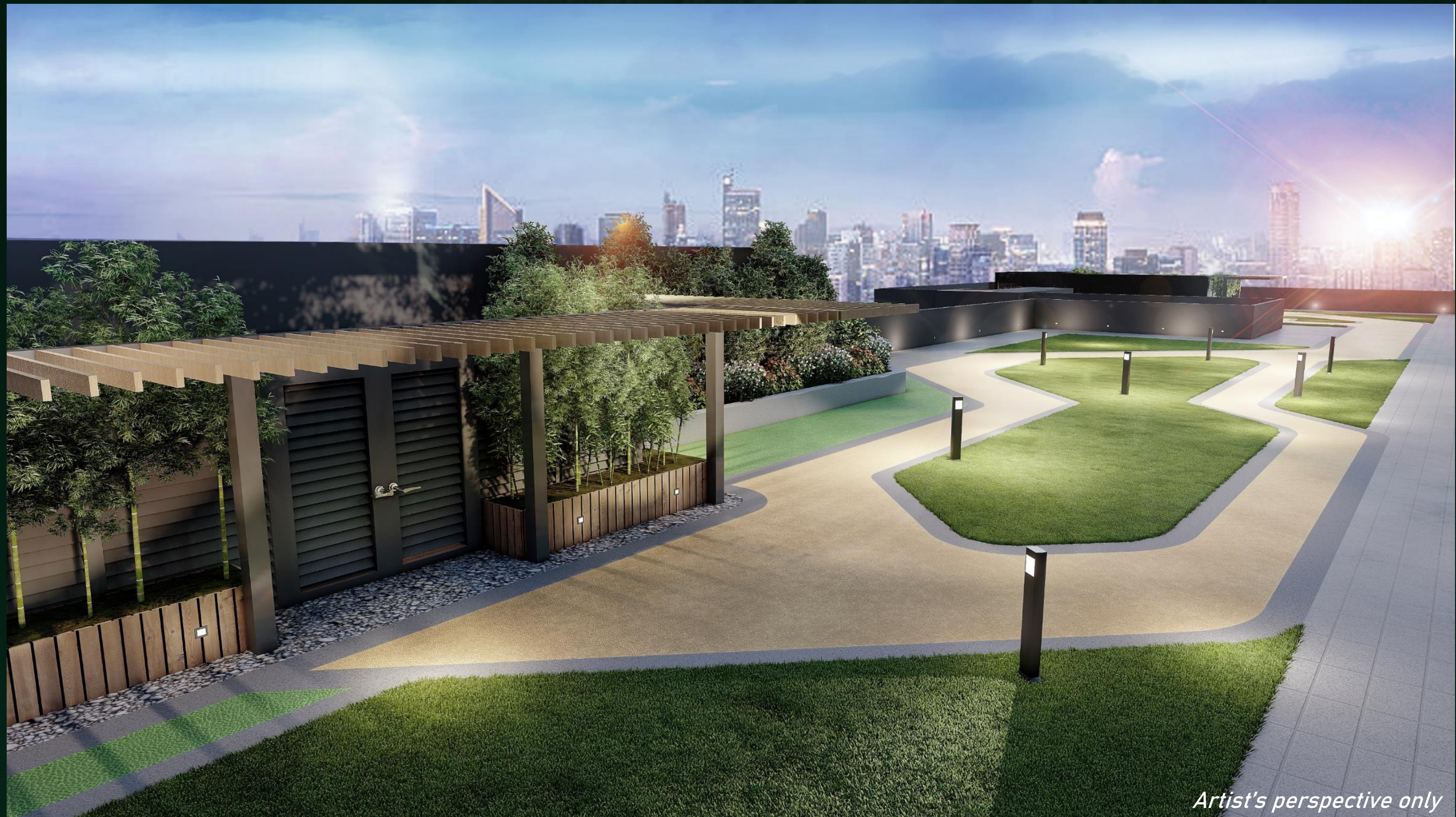
Artist's perspective only

Amenity Floor- Gym/ Yoga Area



Artist's perspective only

Roof Deck- Sky Deck



Artist's perspective only



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CHINO ROCES, MAKATI

TYPICAL FLOOR PLANS
AND UNIT LAYOUTS

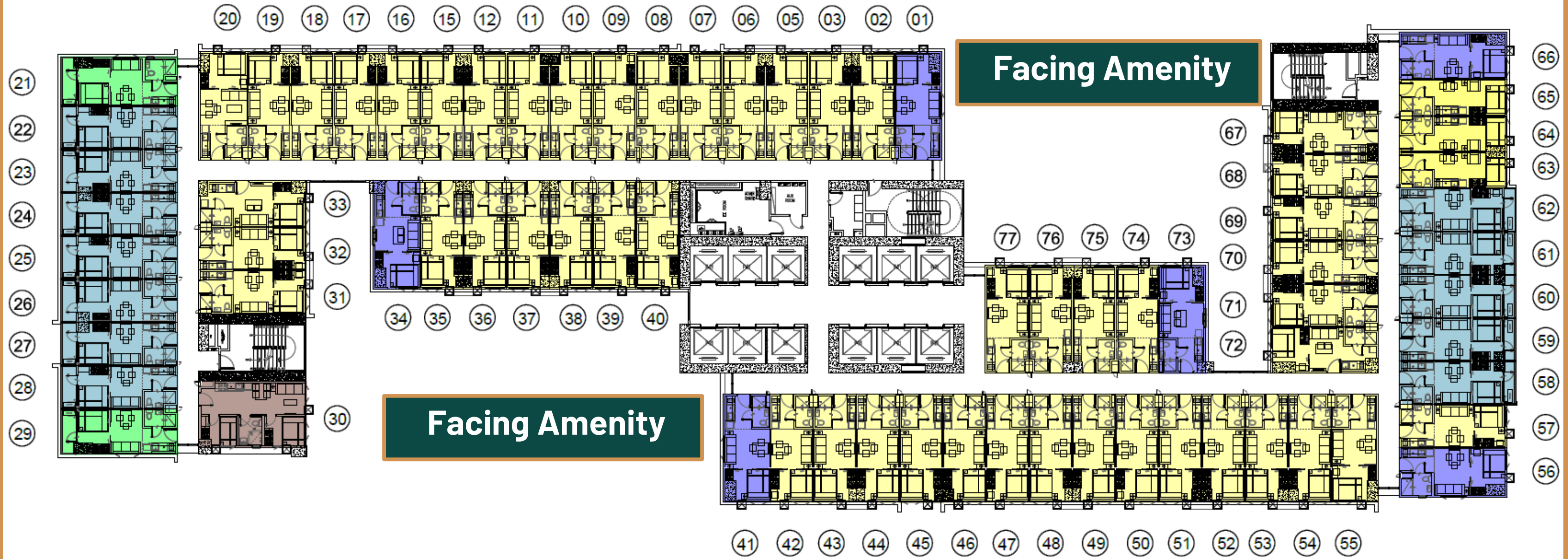
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Typical Floor Plans and Unit Layouts

Facing Alabang / Laguna



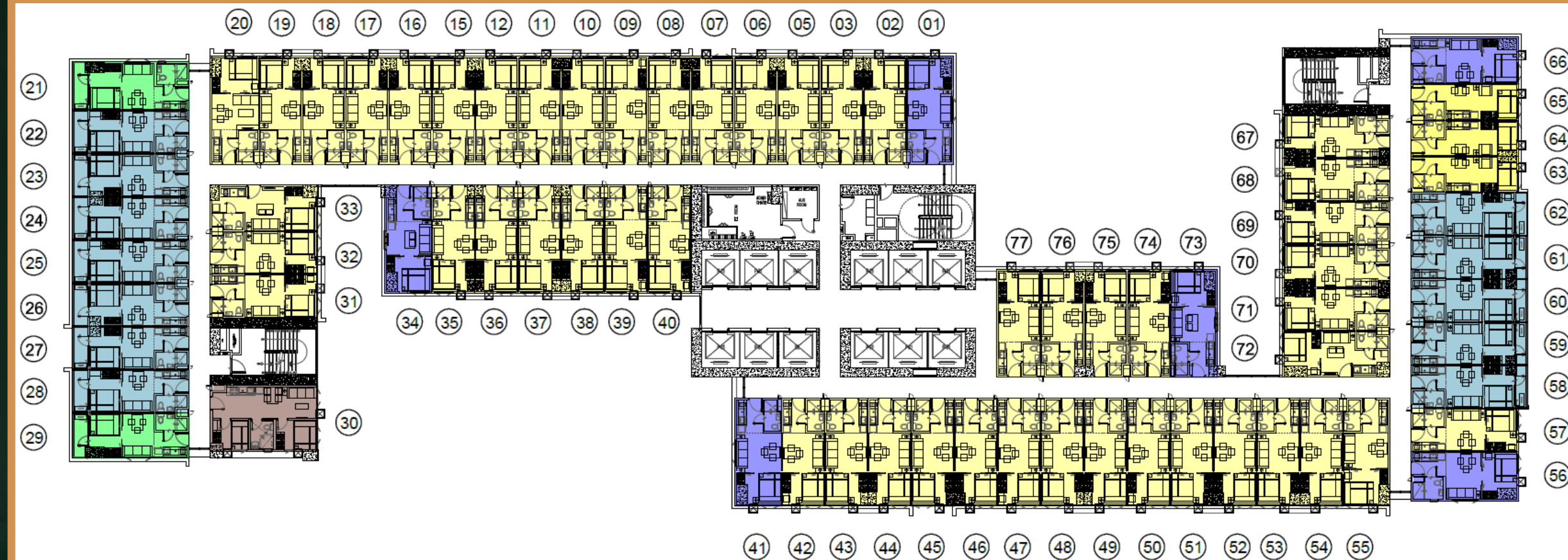
Facing Makati / BGC CBD

Facing MOA Skyline / Entertainment City

Facing Manila / Makati

Typical Floor Plans and Unit Layouts

Unit Type	Size (sqm)	Distribution
Studio	20.15	81
1 - Bedroom	24.03 - 27.32	1,404
1 - Bedroom End Unit	26.13 - 27.32	162
1 - Bedroom w/ Balcony	26.04	270
1 - Bedroom End Unit w/ Balcony	27.61 - 29.61	54
TOTAL		1,998

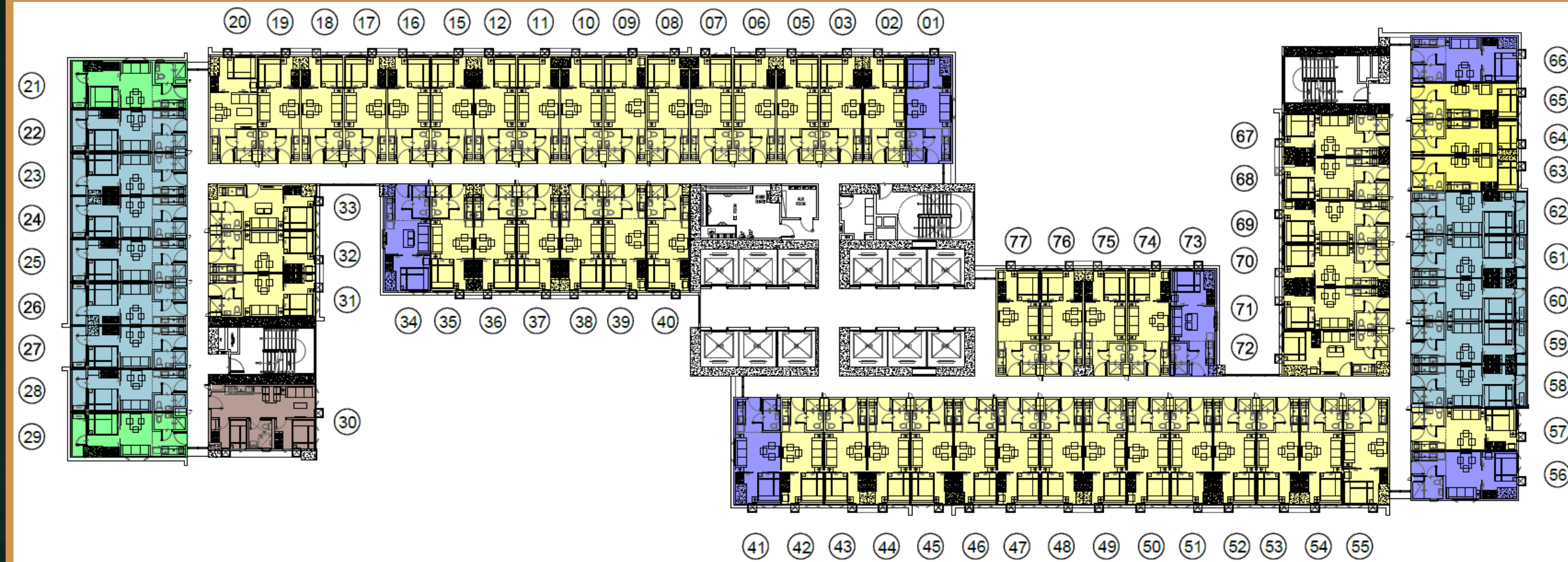


Legend:

- 1 Bedroom Unit
- 1 Bedroom End Unit
- 1 Bedroom Unit W/ Balcony
- 1 Bedroom End Unit W/ Balcony
- 2 Bedroom End Unit
- Studio Unit

Typical Floor Plans and Unit Layouts

Unit Type	Size (sqm)	Per floor
Studio	20.15	3
1 - Bedroom	24.03 - 27.32	50
1 - Bedroom End Unit	26.13 - 27.32	6
1 - Bedroom w/ Balcony	26.04	12
1 - Bedroom End Unit w/ Balcony	27.61 - 29.61	2
TOTAL		74

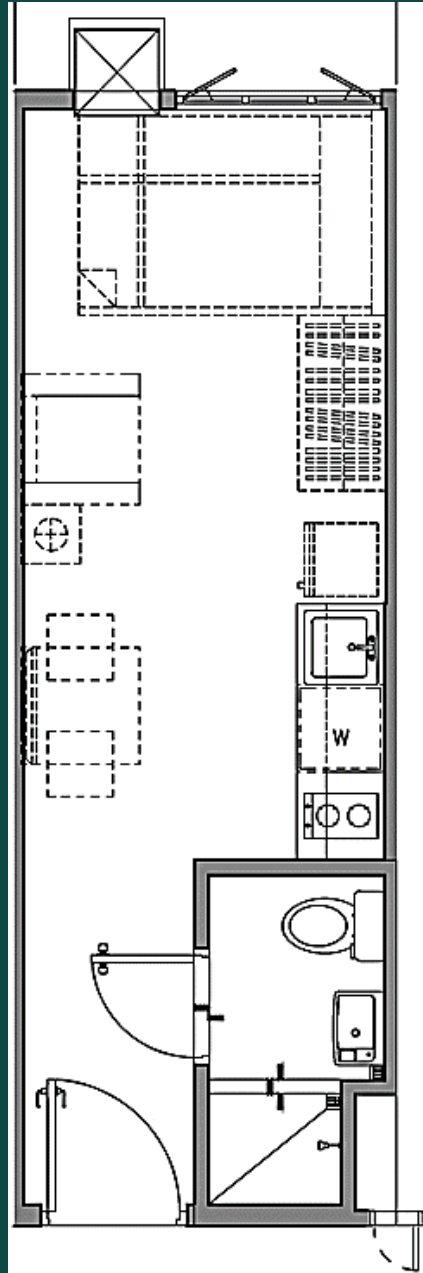


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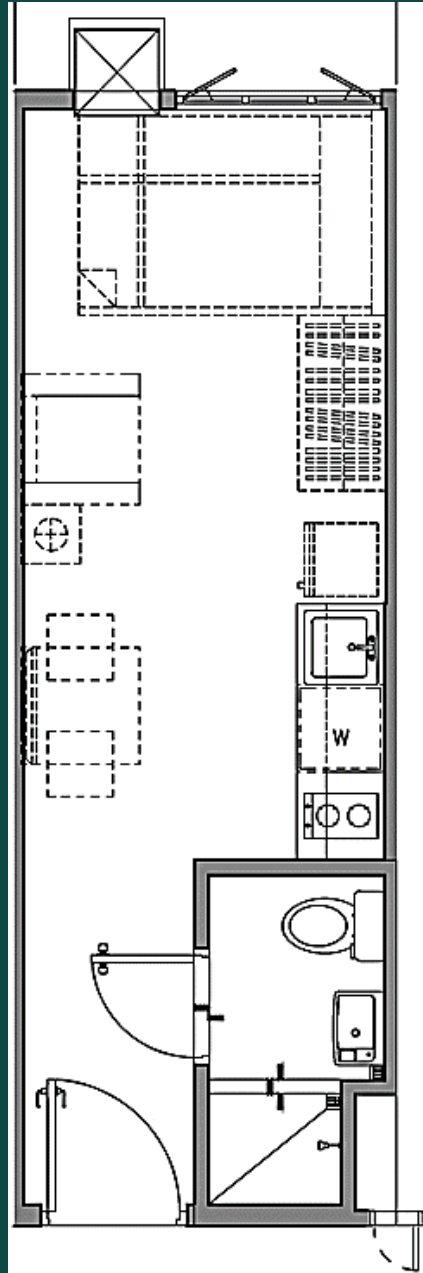
Studio
20.15sqm



STUDIO DRESSED UP UNIT PERSPECTIVE

Typical Floor Plans and Unit Layouts

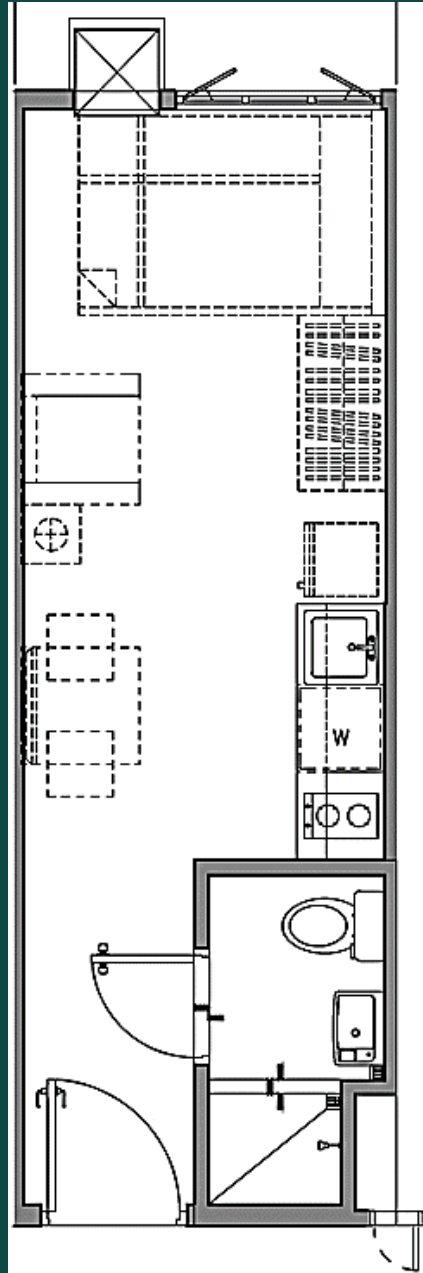
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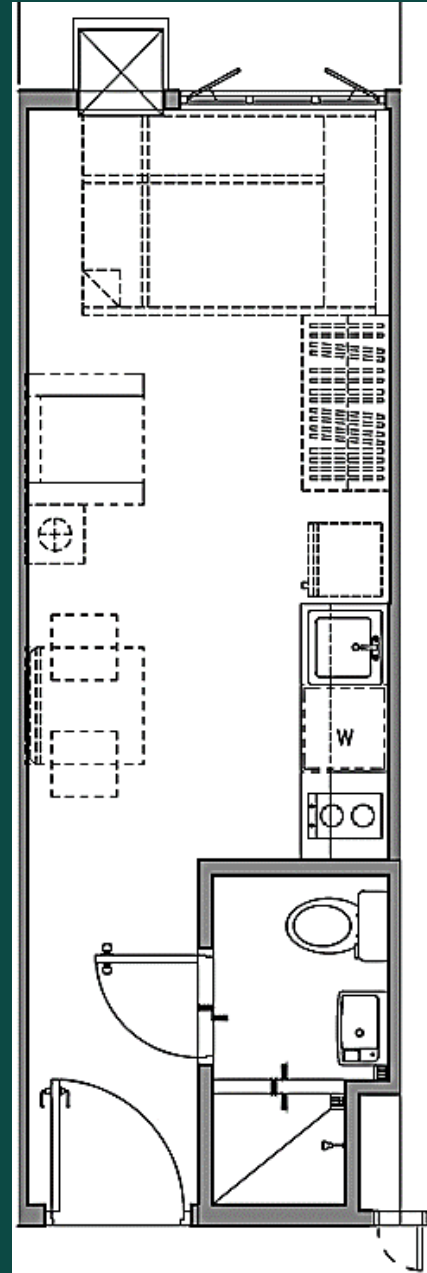
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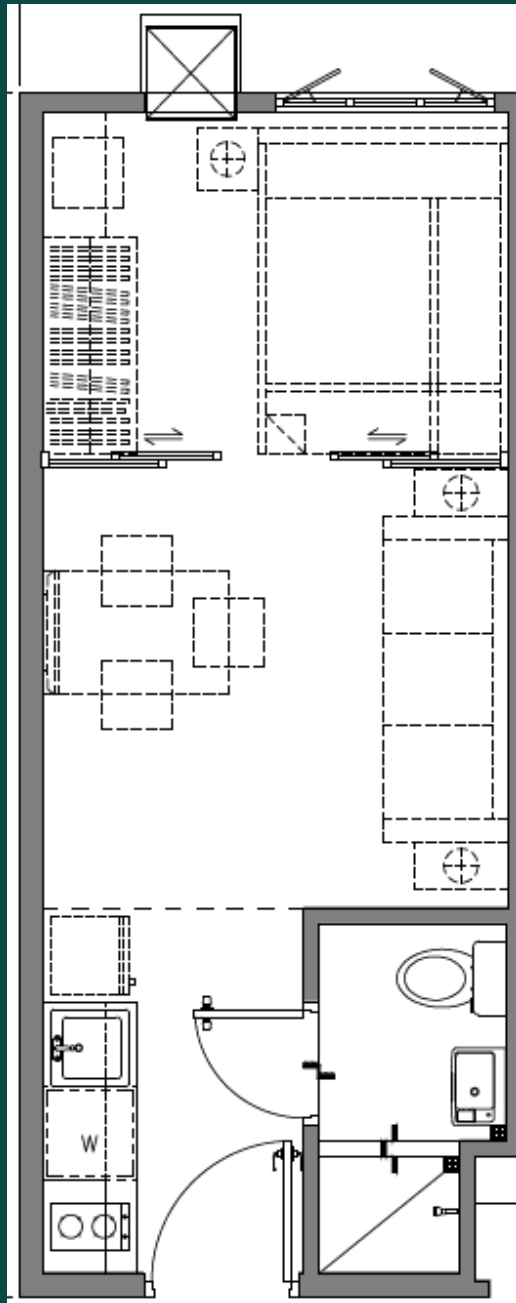
Typical Floor Plans and Unit Layouts

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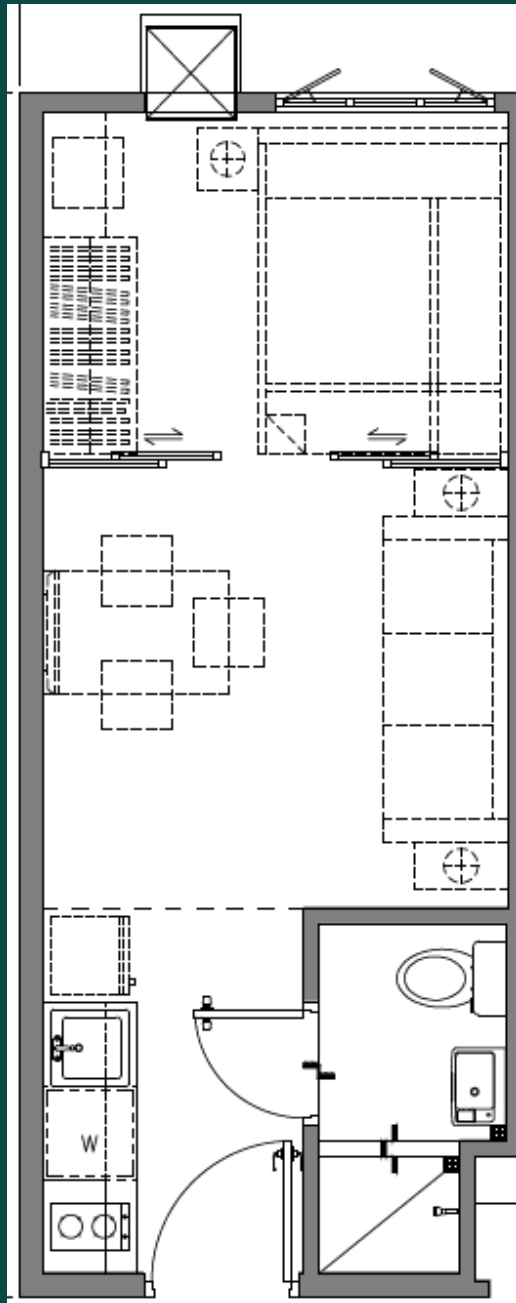
Typical Floor Plans and Unit Layouts

1 – Bedroom
24.03 – 27.32 sqm



Typical Floor Plans and Unit Layouts

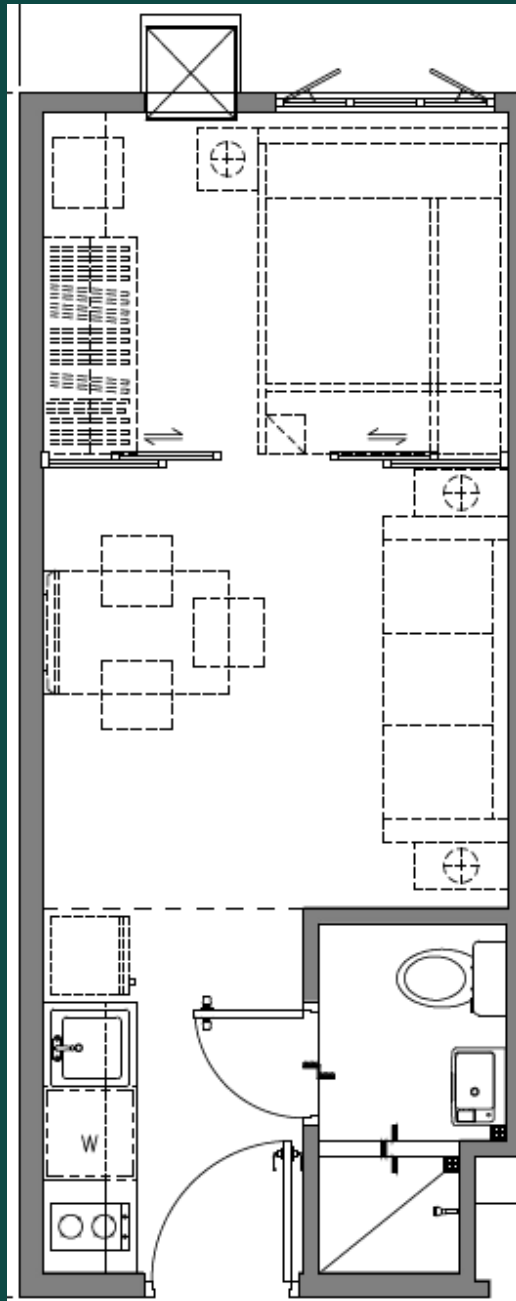
1 – Bedroom
24.03 – 27.32 sqm



1 - BEDROOM DRESSED UP UNIT PERSPECTIVE

Typical Floor Plans and Unit Layouts

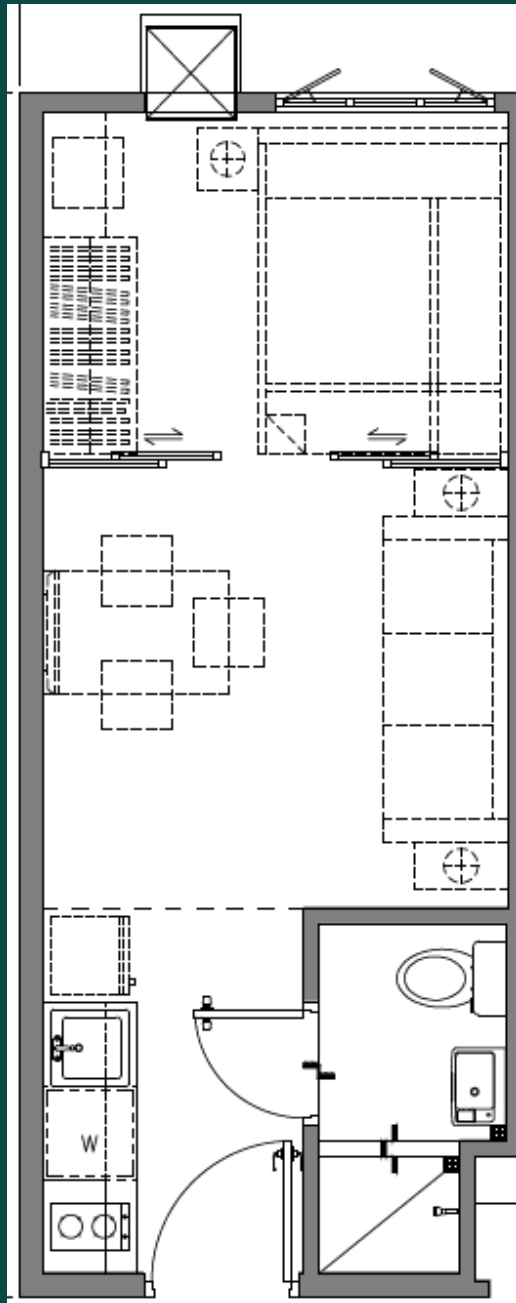
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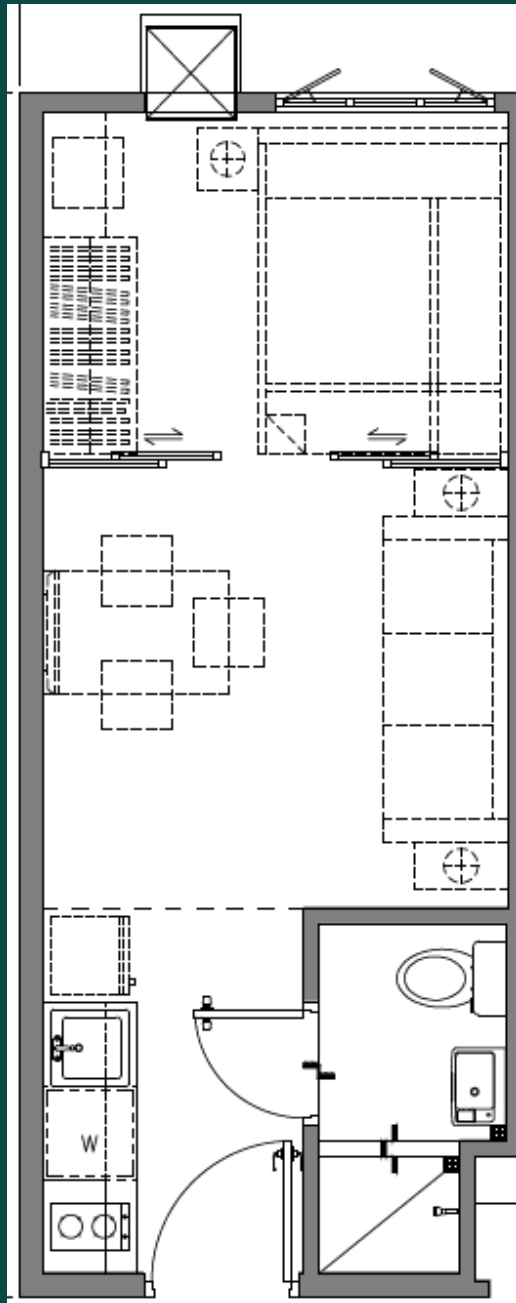
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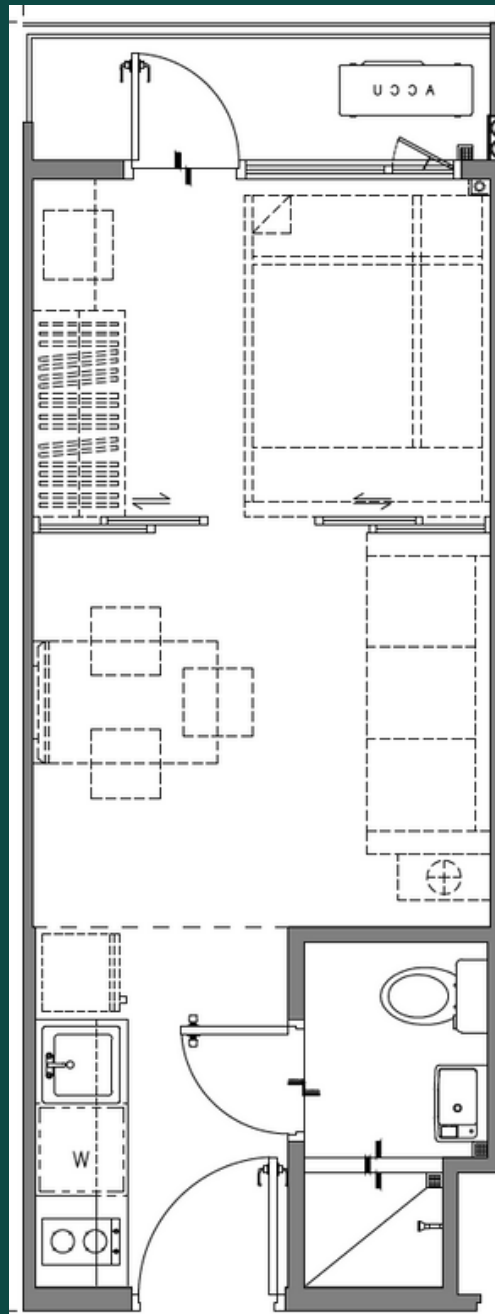
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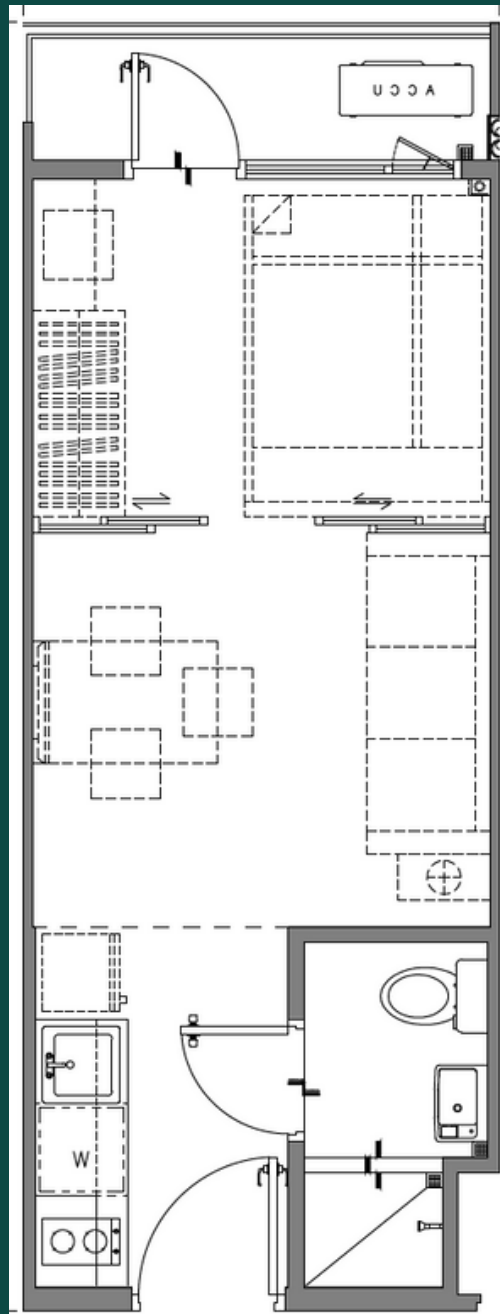
1 - Bedroom w/ Balcony
26.04 sqm



1 - BEDROOM WITH BALCONY DRESSED UP UNIT PERSPECTIVE

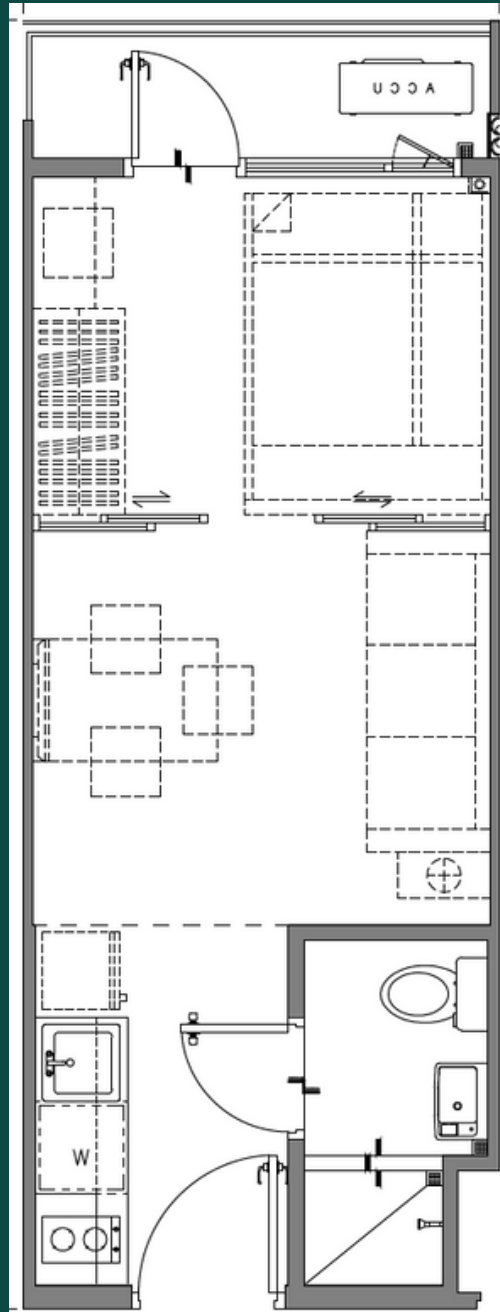
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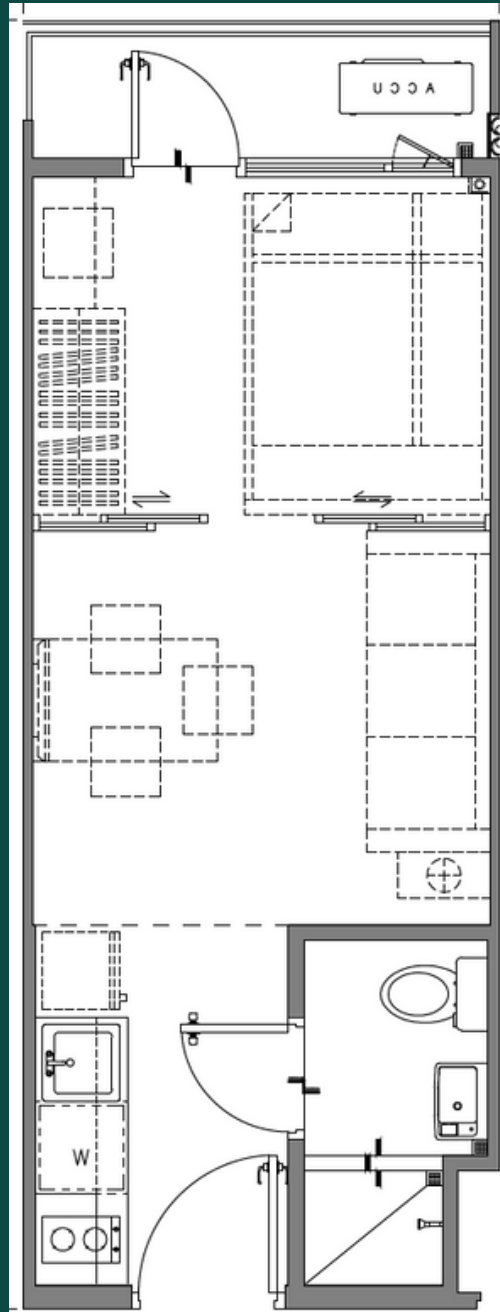
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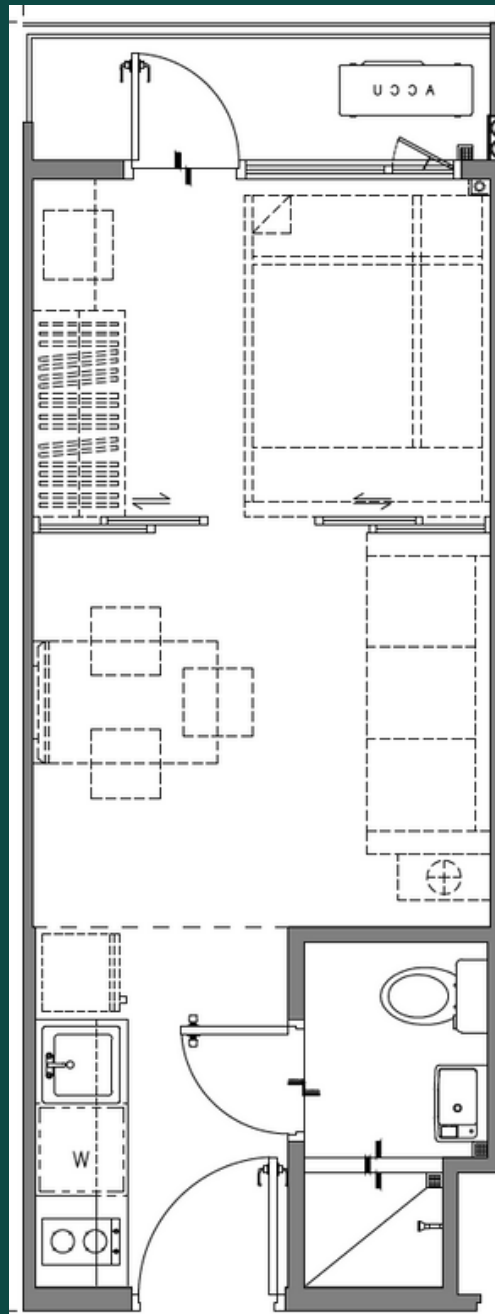
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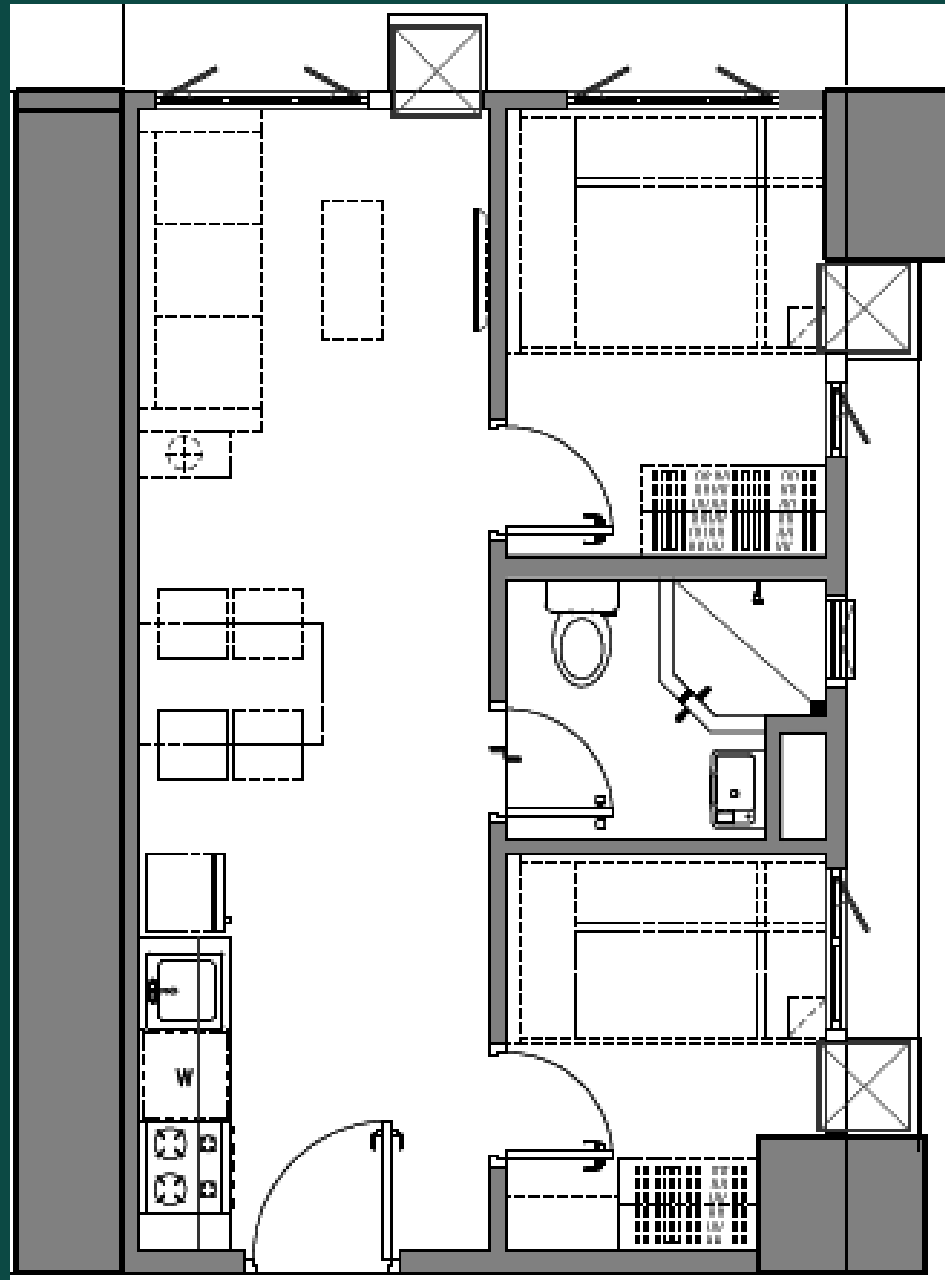
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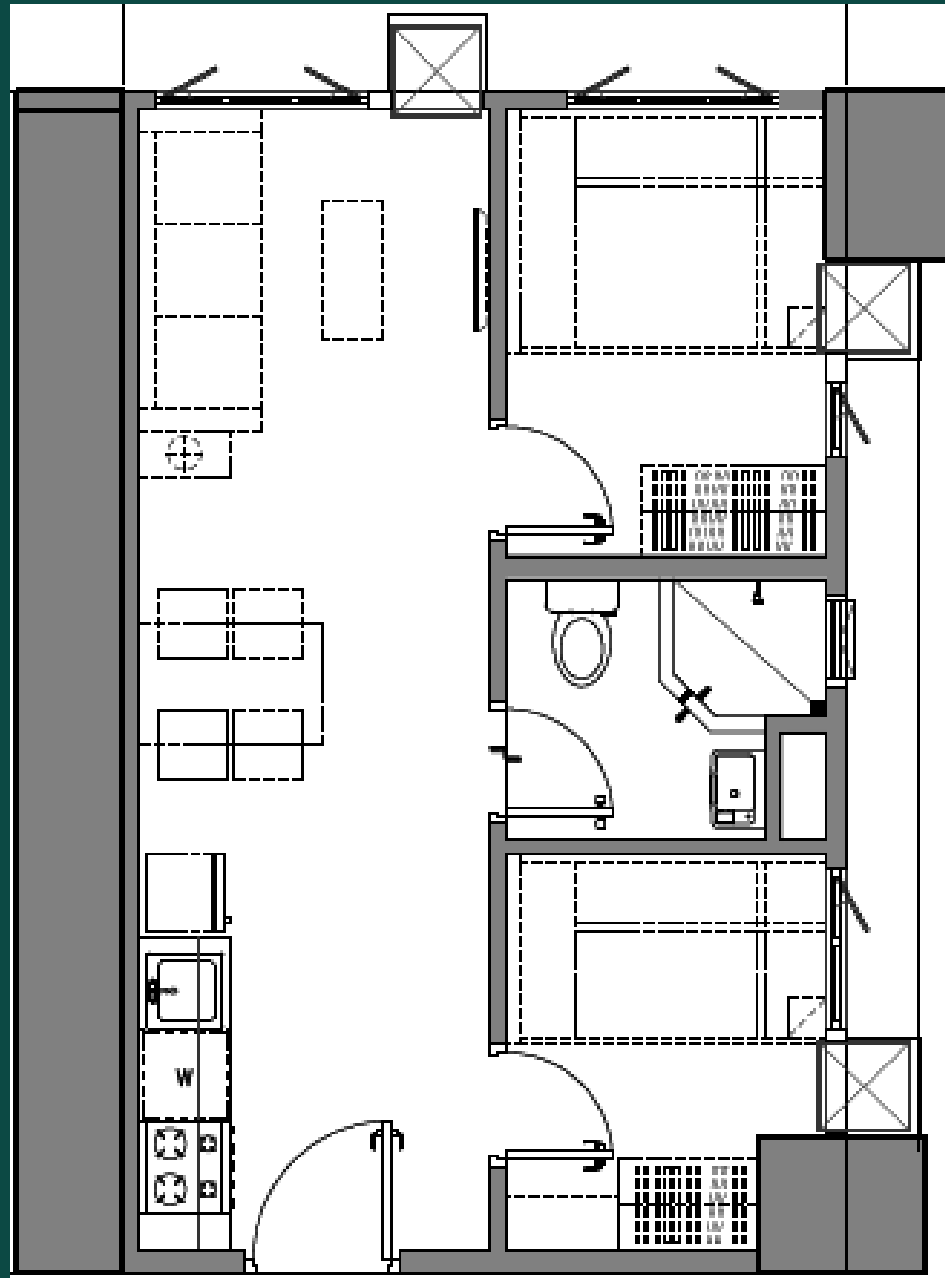
2 - Bedroom End Unit
36.62 sqm



2 - BEDROOM END DRESSED UP UNIT PERSPECTIVE

Typical Floor Plans and Unit Layouts

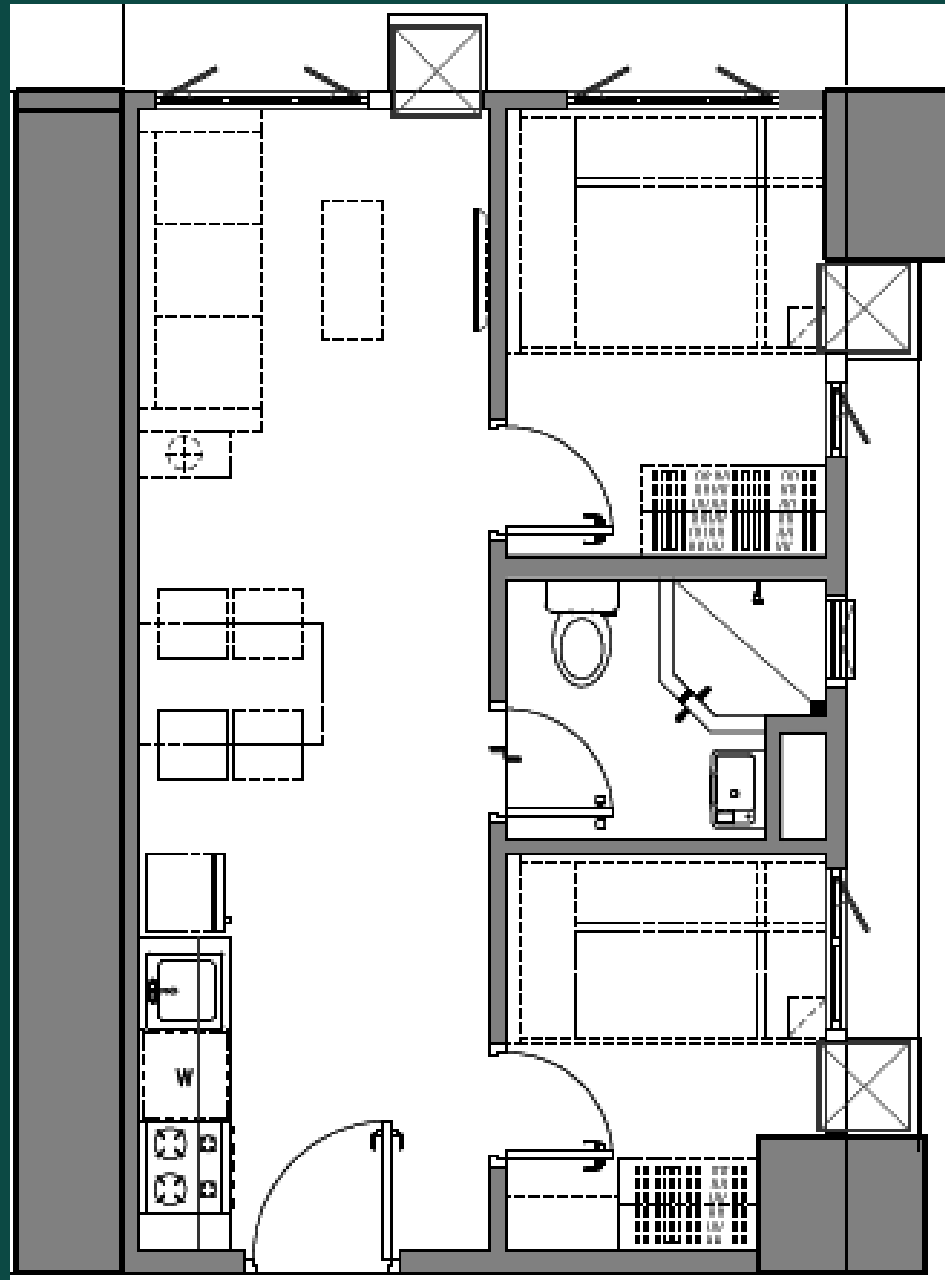
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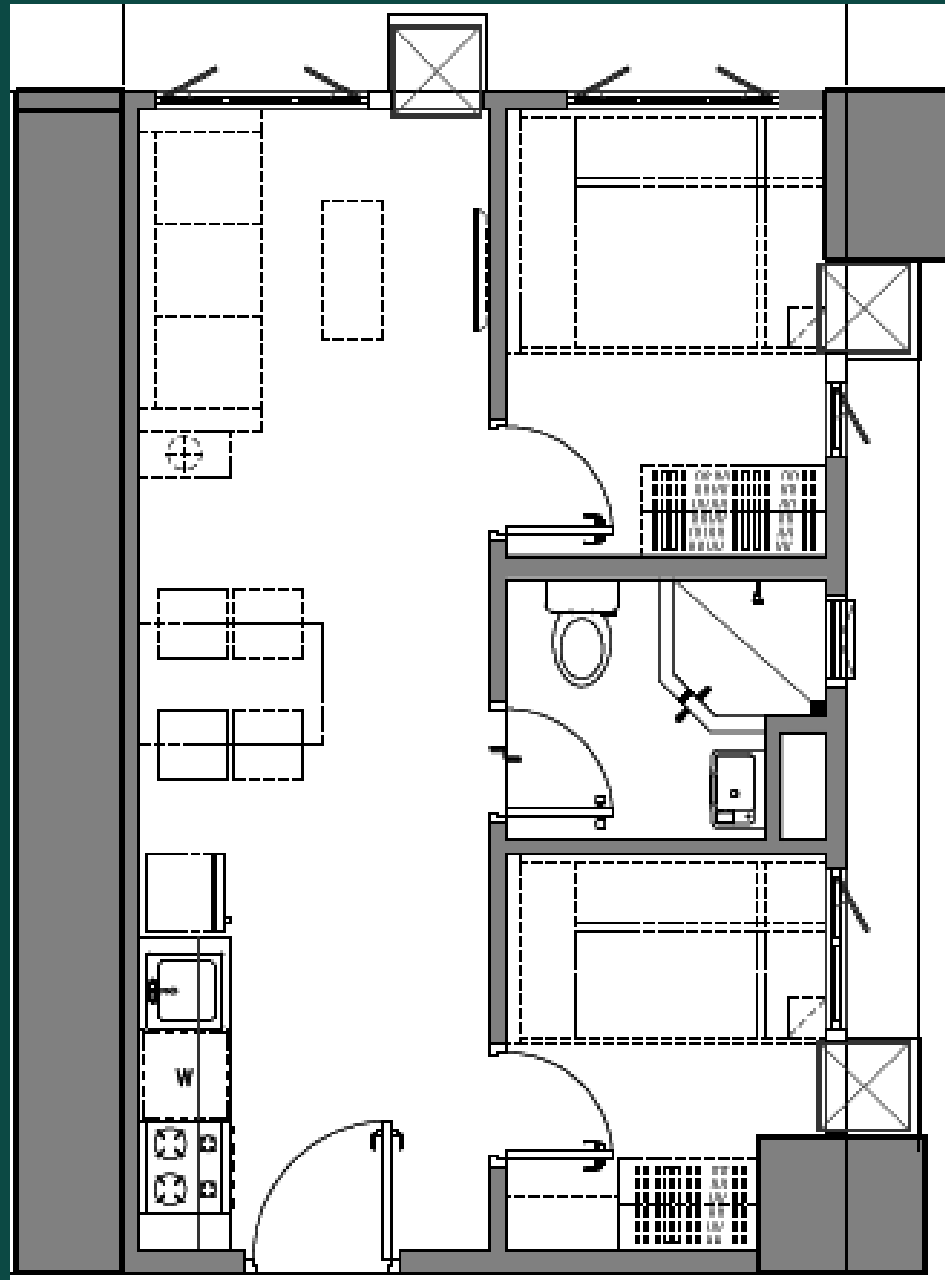
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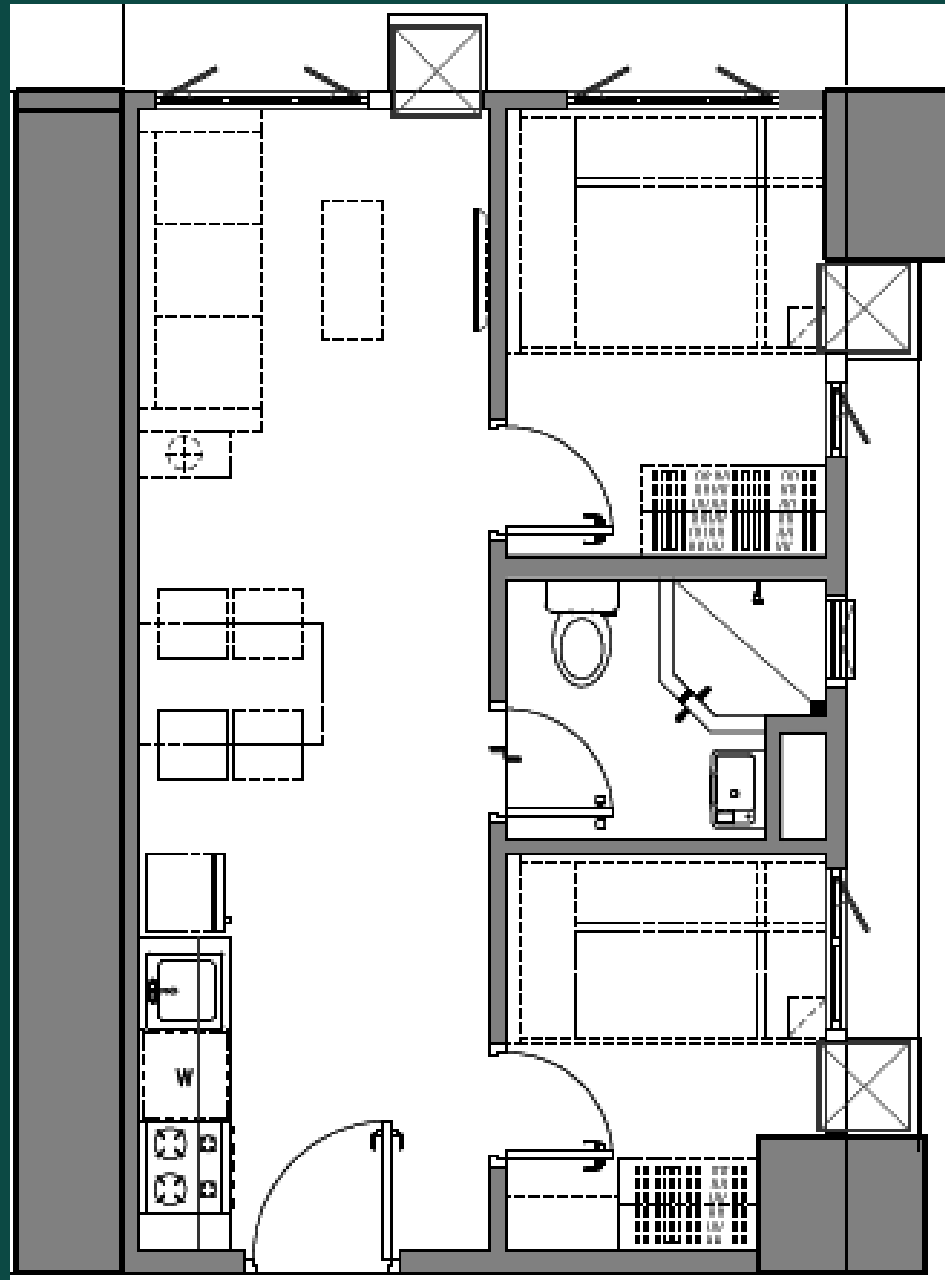
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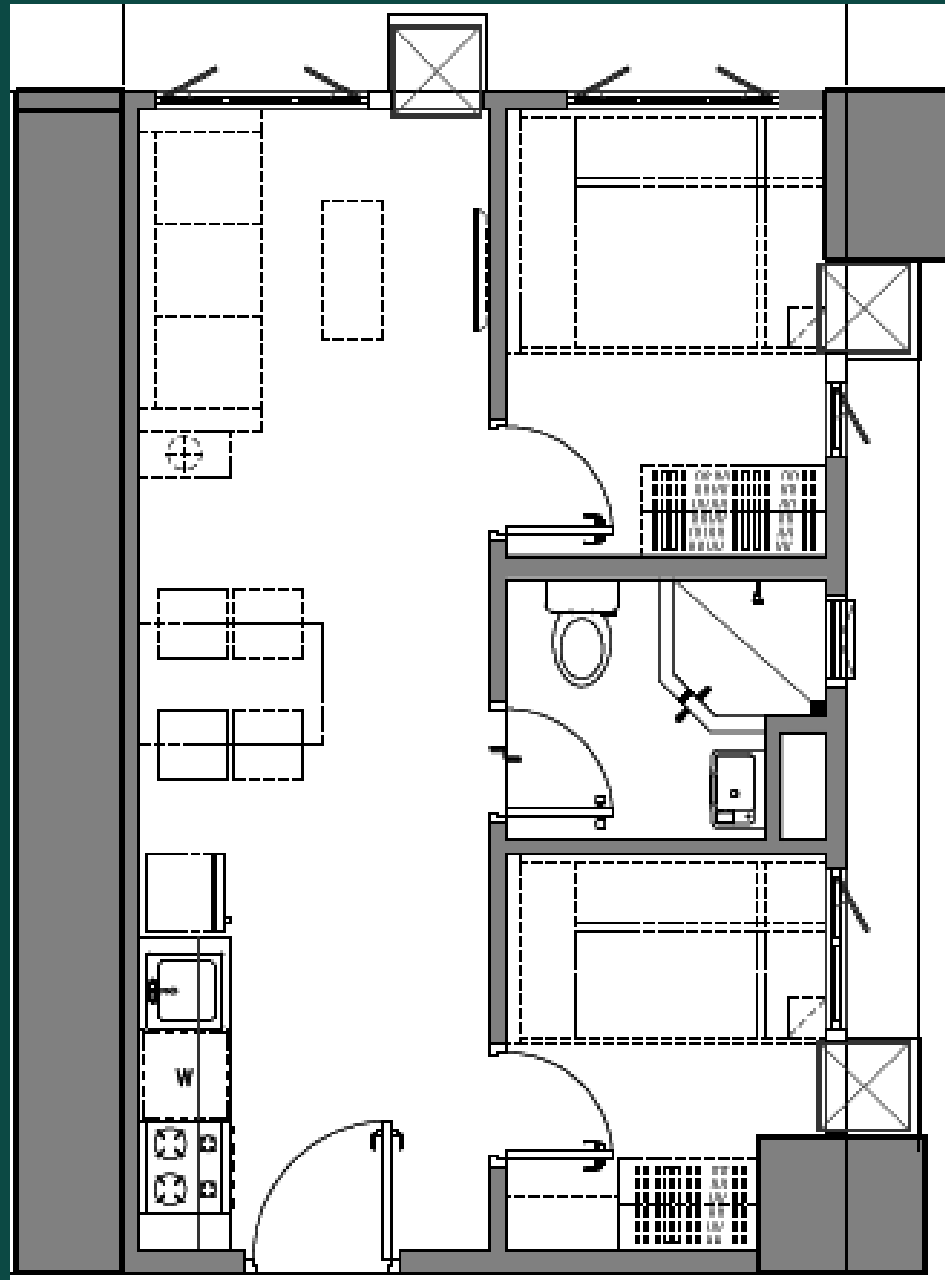
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Typical Floor Plans and Unit Layouts

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2 - BEDROOM END DRESSED UP UNIT PERSPECTIVE

Pricing Profile



Pricing Profile

Overall Units			
Ave. P/sqm	275,000 / sqm		
TLP	Php 5.3Mn - Php 10.3Mn		
Unit Type	Unit Area (sqm)	TLP (Mn)	TAP (inclusive of VAT and OC)
Studio Unit	20.15	5.3Mn - 5.8Mn	6.3Mn - 6.8 Mn
1 BR	24.03 - 27.32	6.2Mn - 7.6Mn	7.4Mn - 9.0Mn
1BR End Unit	26.16 - 27.32	6.7Mn - 7.6Mn	7.9Mn - 9.0Mn
1BR w Balcony	26.04	6.8Mn - 7.8Mn	8.1Mn - 9.2Mn
1BR End Unit w Balcony	27.61 - 29.61	7.5Mn - 8.6Mn	8.8Mn - 10.2Mn
2BR End Unit	36.62	10.0Mn - 10.3Mn	11.8Mn - 12.3Mn

Pricing Profile



Pricing Profile

Inventory Update as of January 2024				
Sold		236 (12%)		
Unsold		1762 (88%)		
Unit Type	Unit Count	Unit Area	TLP	TAP
Studio Unit	28	20.15	5.5 Mn – 5.8 Mn	6.5 Mn – 6.9 Mn
1 BR	1202	24.03 – 27.32	6.2 Mn – 7.6 Mn	7.4 Mn – 9.0 Mn
1BR End Unit	139	26.16 – 27.32	6.7 Mn – 7.6 Mn	8.0 Mn – 9.0 Mn
1BR w Balcony	231	26.04 – 26.09	6.9 Mn – 7.8 Mn	8.2 Mn – 9.2 Mn
1BR End Unit w Balcony	2	27.61 – 29.61	7.5 Mn	8.8 Mn
2BR End Unit	5	36.62	10.0 Mn – 10.3Mn	11.9 Mn – 12.2Mn
Total	1607			



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CHINO ROCES, MAKATI

UNIT SPECIFICATIONS

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Artist's perspective only

Typical Unit Specifications

GENERAL FINISHES

Living and Dining Area

Floor Finishes

- Floor tiles in all areas of the unit
- Porcelain tiles

Wall finishes

- Painted plain cement finish

Ceiling Finish

- Painted Finish

Deliverables

- Digital lock-set

KITCHEN

- Painted plain cement finish on walls
- Painted drop ceiling
- 1" Stone-look Countertop
- 4" Splashboard
- Base and overhead kitchen cabinets
- Kitchen sink with faucet
- Range hood
- Cooktop
- Grease trap

BEDROOM

1 - Bedroom Units

- Wood laminated sliding door

2 - Bedroom Units

- Laminated flush door, wood laminated sliding door

Balcony

- Concrete wall
- Steel railing with powder coating

TOILET AND BATH

- Full height tiles on walls
- Tiles on floor
- Finished drop ceiling
- Water closet
- Lavatory
- Soap holder
- Tissue holder
- Shower set
- Hand-held bidet
- Provision of tapping point for water heater (shower area only)



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PRICING AND PAYMENT TERMS

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Payment Terms



Reservation Fee P35,000

Promo:

100k absolute discount for the first 50 units sold within January 2024 sales cut off

Standard Payment Terms

Payment Scheme	PARTICULAR	DISCOUNT
SPOT CASH	100% Cash in 30 days	10%
SPOT DP	5% Spot / 15% Over 71 months / 80% Balance	5%
SPREAD DP	20% over 72 months / 80% Balance	-

Special Payment Terms

Payment Scheme	PARTICULAR	DISCOUNT
SPREAD DP	5% in 12 months / 15% in 60 months / 80% Balance	-
GIVE ME 5	5% Spot / 15% Over 71 months / 80% Balance	-
GIVE ME 5	5% in 8 months / 15% in 64 months / 80% Balance	-

Sample Computation



Sample Payment Term Computation

(Based from Minimum and Maximum TLP)

January 2024

SMDC JADE Residences	Minimum		Maximum		Minimum		Maximum		Minimum		Maximum	
	CASH		SPOT DP		SPREAD DP		SPREAD DP		SPREAD DP		SPREAD DP	
Payment Term	100% over 1 month	100% over 1 month	5% over 1 month	5% over 1 month	20% over 72 months	20% over 72 months	5% over 12 months	5% over 12 months	5% over 8 months	5% over 8 months	5% over 8 months	5% over 8 months
	months	months	15% over 71 months 80% BF/LP	15% over 71 months 80% BF/LP	0% over months 80% BF/LP	0% over months 80% BF/LP	15% over 60 months 80% BF/LP	15% over 60 months 80% BF/LP	15% over 64 months 80% BF/LP	15% over 64 months 80% BF/LP	15% over 64 months 80% BF/LP	15% over 64 months 80% BF/LP
TLP*	5,451,000	10,287,000	5,451,000	10,287,000	5,451,000	10,287,000	5,451,000	10,287,000	5,451,000	10,287,000	5,451,000	10,287,000
Discount rate	10.0%	10.0%	5.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Discount	545,100	1,028,700	272,550	514,350	-	-	-	-	-	-	-	-
Net TLP	4,905,900	9,258,300	5,178,450	9,772,650	5,451,000	10,287,000	5,451,000	10,287,000	5,451,000	10,287,000	5,451,000	10,287,000
VAT	588,708	1,110,996	621,414	1,172,718	654,120	1,234,440	654,120	1,234,440	654,120	1,234,440	654,120	1,234,440
OC	318,884	601,790	336,599	635,222	354,315	668,655	354,315	668,655	354,315	668,655	354,315	668,655
TAP	5,813,492	10,971,086	6,136,463	11,580,590	6,459,435	12,190,095	6,459,435	12,190,095	6,459,435	12,190,095	6,459,435	12,190,095
DP	5,728,492	10,886,086	271,823	544,030	17,457	33,375	23,998	47,875	35,996	71,813	15,139	28,571
MA	5,728,492	10,886,086	12,964	24,466	-	-	16,149	30,475	15,139	28,571	15,139	28,571
Balance	50,000	50,000	4,909,171	9,264,472	5,167,548	9,752,076	5,167,548	9,752,076	5,167,548	9,752,076	5,167,548	9,752,076



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:



e-mail address

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landline number

+863-8857-0300 local 0328



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For further inquiries, please contact

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FREQUENTLY ASKED
QUESTIONS (FAQ)

SMDC



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Frequently Asked Questions



Frequently Asked Questions

Location

- What establishments and landmarks are near SMDC Jade Residences?

MALLS/SHOPPING CENTERS AND GROCERIES

- Waltermart Makati (± 1.0km)
- Makati Cinema Square (±1.2 km)
- SM Makati / Landmark / Glorietta (±1.3km)
- Alphaland (± 500m)

EDUCATIONAL INSTITUTIONS

- Don Bosco Technical Institute (±1.0 km)
- Assumption College (±0.6 km)
- Makati Hope Christian School (±1.3 km)
- Asian Institute of Management (±1.0 km)

HEALTH INSTITUTIONS

- Makati Medical Center (±1.8 km)
- Pasay City General Hospital (±1.9 km)

PLACES OF WORSHIP

- Sto Niño de Paz Chapel (±1.2 km)
- San Ildefonso Parish Church (±1.2 km)
- National Shrine of the Sacred Heart (±2.4 km)
- St. John Bosco Parish (± 1.0km)

GOVERNMENT OFFICES

- Makati Central Police Headquarters (±2.2 km)
- Makati Fire Station (±2.1 km)
- Makati City Hall (±3.3 km)

CULTURAL INSTITUTIONS

- Finale Art File (±0.3 km)
- Ayala Museum (±1.3 km)
- Yuchengco Museum (±1.9 km)

OFFICE BUILDINGS

- PBCom Tower (±1.7 km)

2. How to go to SMDC Jade Residences (Ingress/Egress)

Main access to and from the project is via Chino Roces Avenue connected to:

- EDSA
- Don Bosco (coming from Skyway or Osmena highway)
- Arnaiz Ave.

Frequently Asked Questions



JADE RESIDENCES CHINO ROCES, MAKATI

Frequently Asked Questions

Building Details

What are the amenities in the project?

- Swimming Pool, Multi-purpose Lawns, Function Rooms, Fitness Gym, Kid's Play Area, Water Feature, Entertainment Lounge (Game Lounge, Music Lounge and Media Lounge), Wellness Spa, Meditation Deck

What is the back up power?

- Common Areas: 100% Back up power
- Residential Units:
 - 1 - Bedroom Units
 - One (1) Refrigerator Outlet
 - One (1) receptacle outlet at Living area
 - One (1) Lighting outlet at Living / Dining area
 - 2 - Bedroom Units
 - One (1) Refrigerator outlet
 - One (1) receptacle outlet at Living area
 - Two (2) Lighting outlet at Living / Dining area & Master Bedroom

Frequently Asked Questions



JADE RESIDENCES CHINO ROCES, MAKATI

Frequently Asked Questions

Building Details

What will be the type of ventilation on the typical residential hallways?

- Operable windows are provided at the end of each hallway.

What are the corridor measurements?

- Hallway width: +1.5 meters
- Hallway Floor to Ceiling Height: +2.3 meters

How many elevators are there?

- Twelve (12) elevators

When is the estimated project completion?

- March 31, 2029

What is the project's safety measure from flooding?

- 0.8m elevation from Chino Roces Avenue to Ground Floor, as per Flood Study

Frequently Asked Questions



JADE RESIDENCES CHINO ROCES, MAKATI

Frequently Asked Questions

Unit Details

What is the floor to floor and floor to ceiling height?

- Residential Floor to Ceiling Height: +2.4 to +2.9 meters
- Residential Floor to Floor Height: +3.1 meters

What are the internal partitions?

- There will be a partition for the bedroom(s) and for toilet and bath.

What is the allowable AC Capacity?

- 2 Br with full partition
 - 1.5 hp (2-split type indoor units)
 - 1.5 hp (1-window type ac unit)
- 1 Br with 2.4m height partition
 - 1.5 hp (1 indoor unit)



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