

Light 2

RESIDENCES

EDSA-BONI MRT STATION

PROJECT BRIEF



Light 2
RESIDENCES
EDSA-BONI MRT STATION

Spacious, inviting, and thoughtfully-planned,

Light 2 Residences provides you with everything you need to create a beautiful home for you and your family while giving you all the convenience that comes with living along EDSA-Boni MRT Station.

LIGHT 2
RESIDENCES
EDSA-BONI MRT STATION



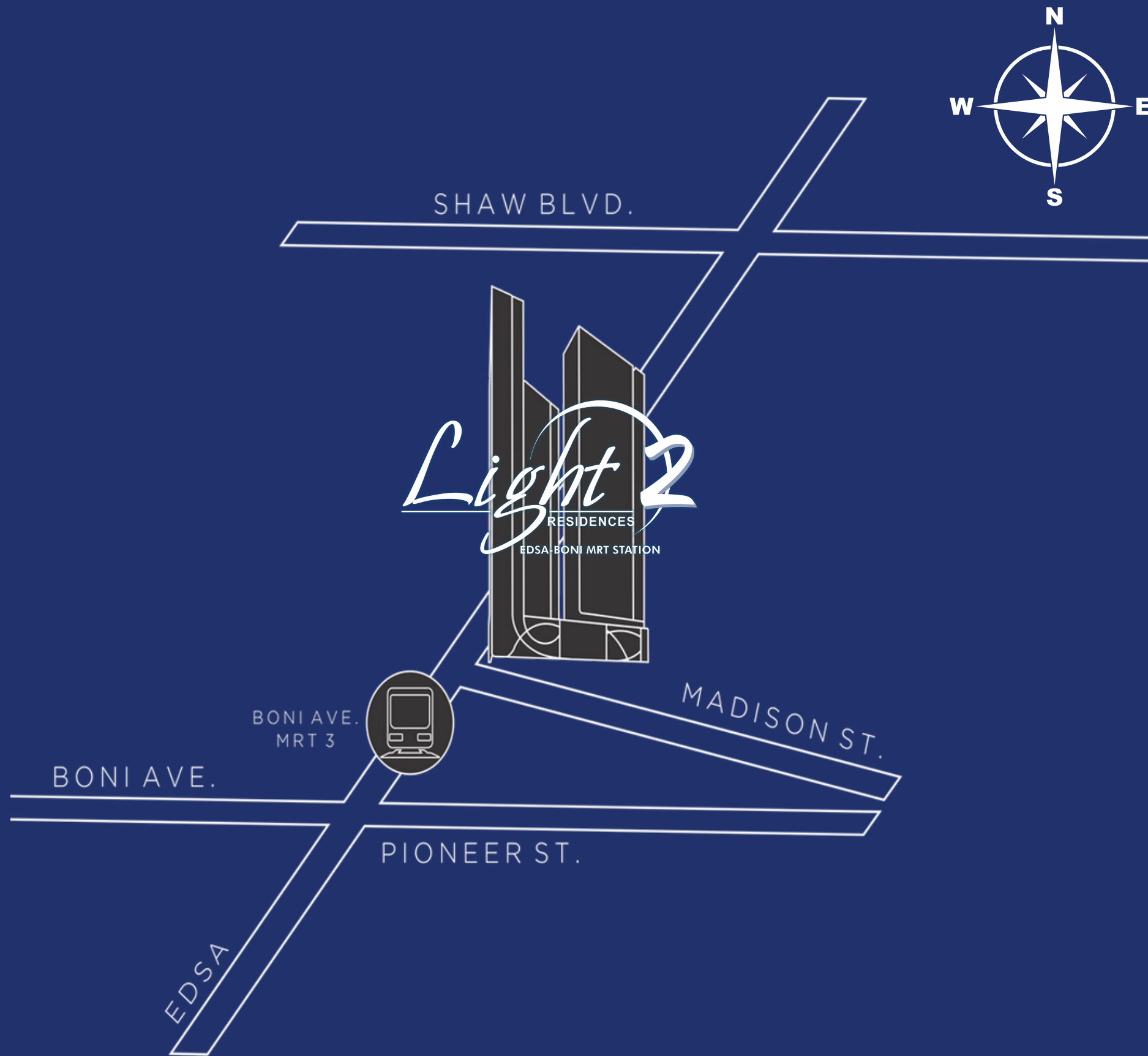
**BEST MID-END
CONDO DEVELOPMENT
(METRO MANILA)**

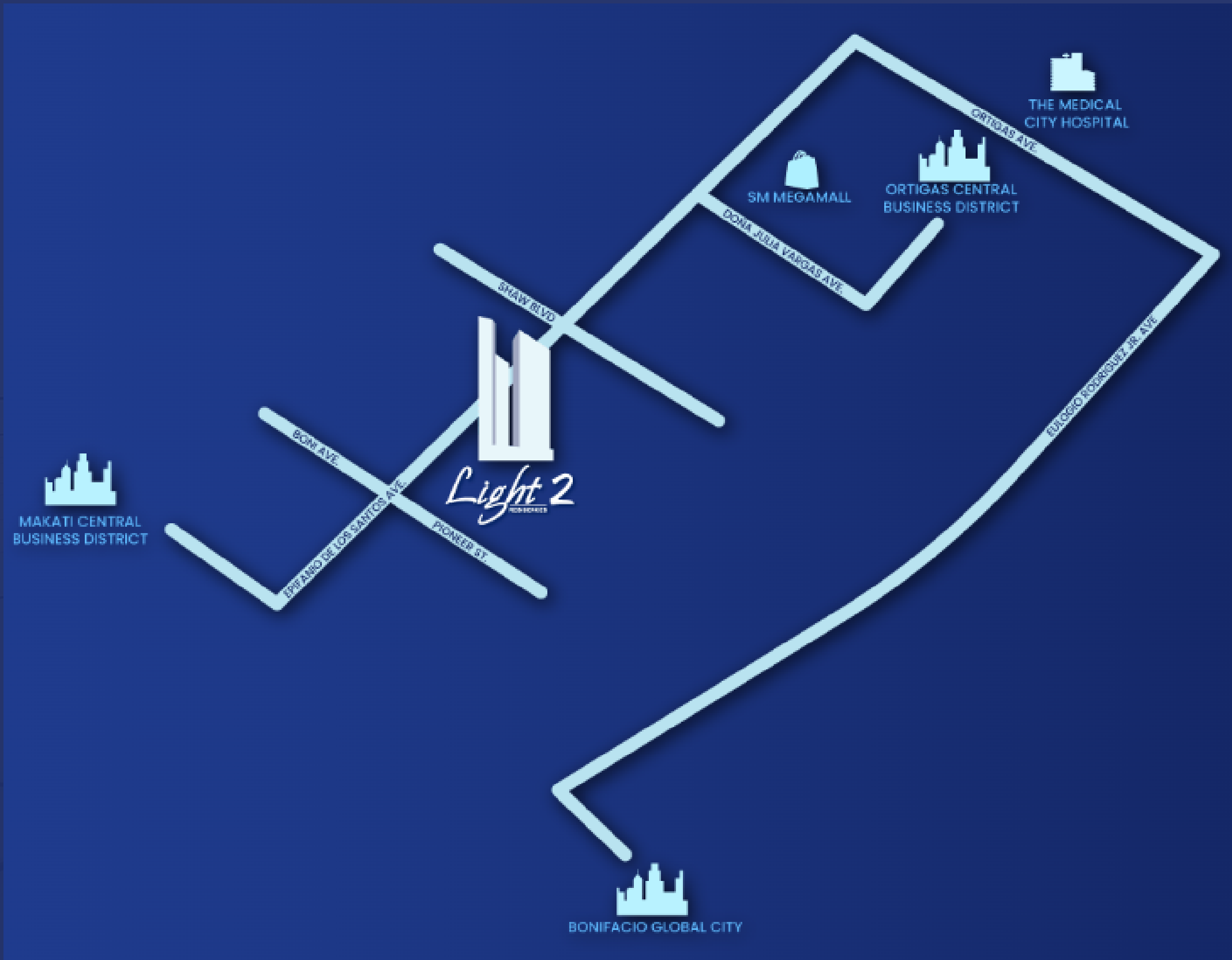
SMDC

Address

**EDSA CORNER
MADISON ST.
BARANGAY ILAYA**

**MANDALUYONG
CITY**





CBDS NEARBY

ORTIGAS

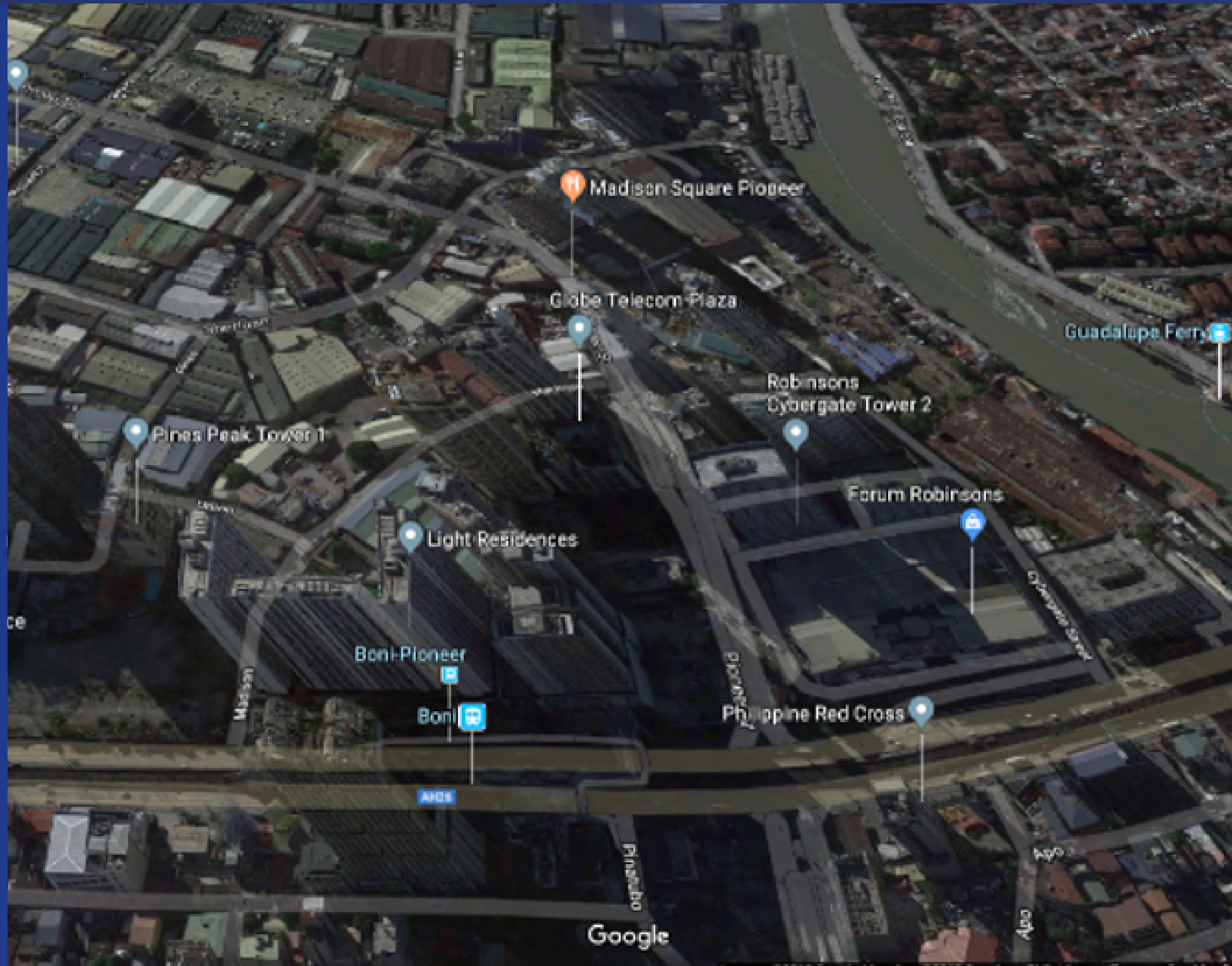
1.9KM (10 MIN DRIVE)

MAKATI

5KM (20 MIN DRIVE)

BGC

5.9KM (22 MIN DRIVE)



MAJOR ESTABLISHMENTS

GREENFIELD
850M (10MIN WALK)

NAIA
9.5KM (39 MIN DRIVE)

MOA
9.5KM (33 MIN DRIVE)



Project Details

10,936 SQM LAND AREA

2 TOWERS

**55
FLOORS**

4,190 UNITS T1 - 2,142
T2 - 2,048

720 PARKING REGULAR - 606
TANDEM - 112

**20.69 SQM
STUDIO**

**25.25 - 38.38 SQM
1BR**

**41.69 SQM
2BR**

AVE. TLP - 248K

TIMELINE



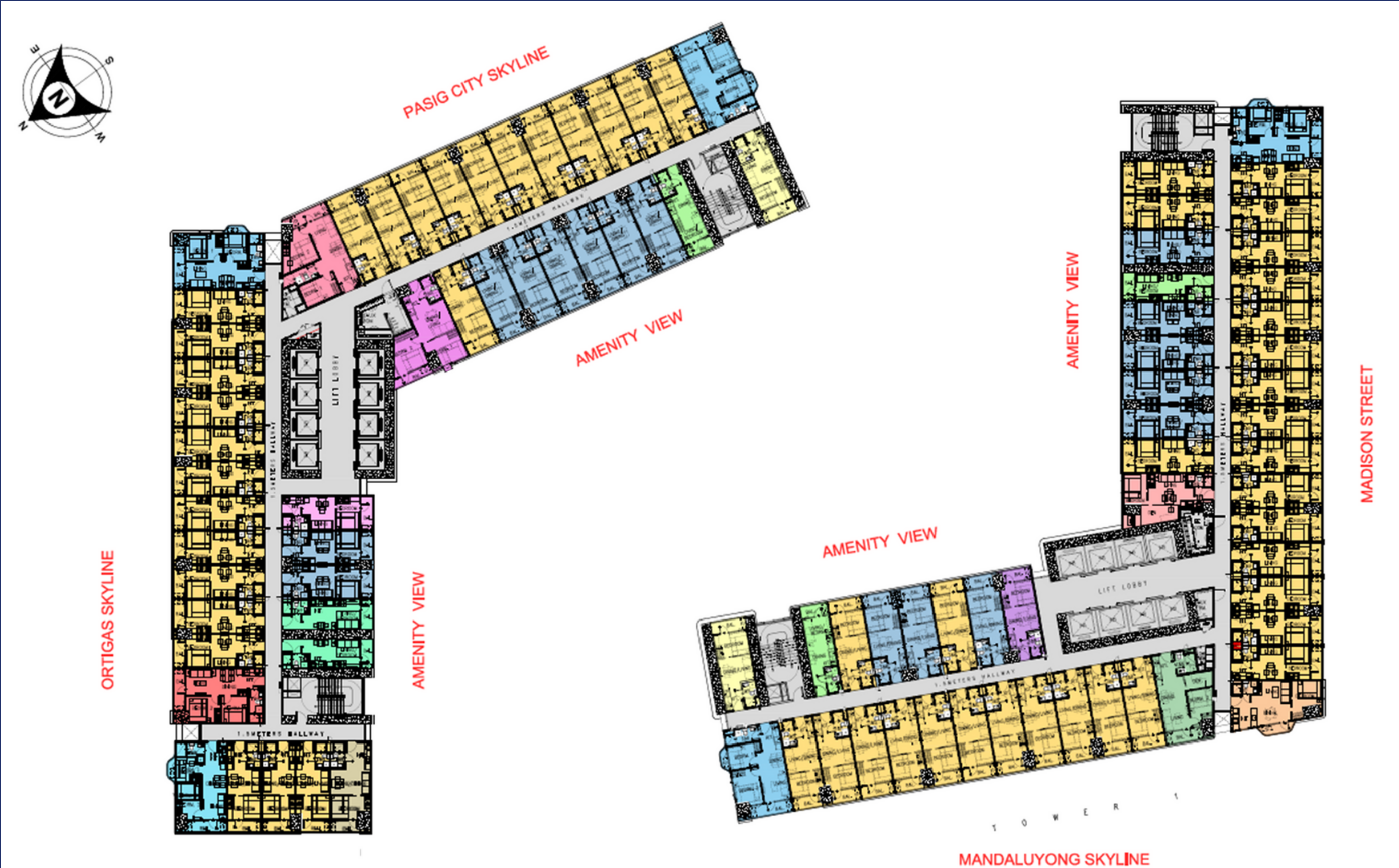
BUILDING CHART

PHYSICAL	RESIDENTIAL	RESIDENTIAL
56th	46 (Deck)	46 (Deck)
55th	45	45
54th	44	44
53rd	43	43
52nd	42	42
51st	41	41
50th	40	40
49th	39	39
48th	38	38
47th	37	37
46th	36	36
45th	35	35
44th	34	34
43th	33	33
42nd	32	32
41st	31	31
40th	30	30
39th	29	29
37th	28	28
37th	27	27
36th	26	26
35th	25	25
34th	24	24
33rd	23	23
32nd	22	22
31st	21	21
30th	20	20
29th	19	19
28th	18	18
27th	17	17
26th	16	16
25th	15	15
24th	14	14
23rd	13	13
22nd	12	12
21st	11	11
20th	10	10
19th	9	9
18th	8	8
17th	7	7
16th	6	6
12th	5	5
11th	4	4
10th	3	3
9th	2	2
8th	AMENITY	
7th	RESI PARKING	AMENITY
6th	RESI PARKING	
5th	RESI PARKING	
3rd	RESI PARKING	
2nd	COMMERCIAL	
G	COMMERCIAL	
B	COMMERCIAL	COMM PARKING
B	COMM PARKING	

SITE DEV PLAN

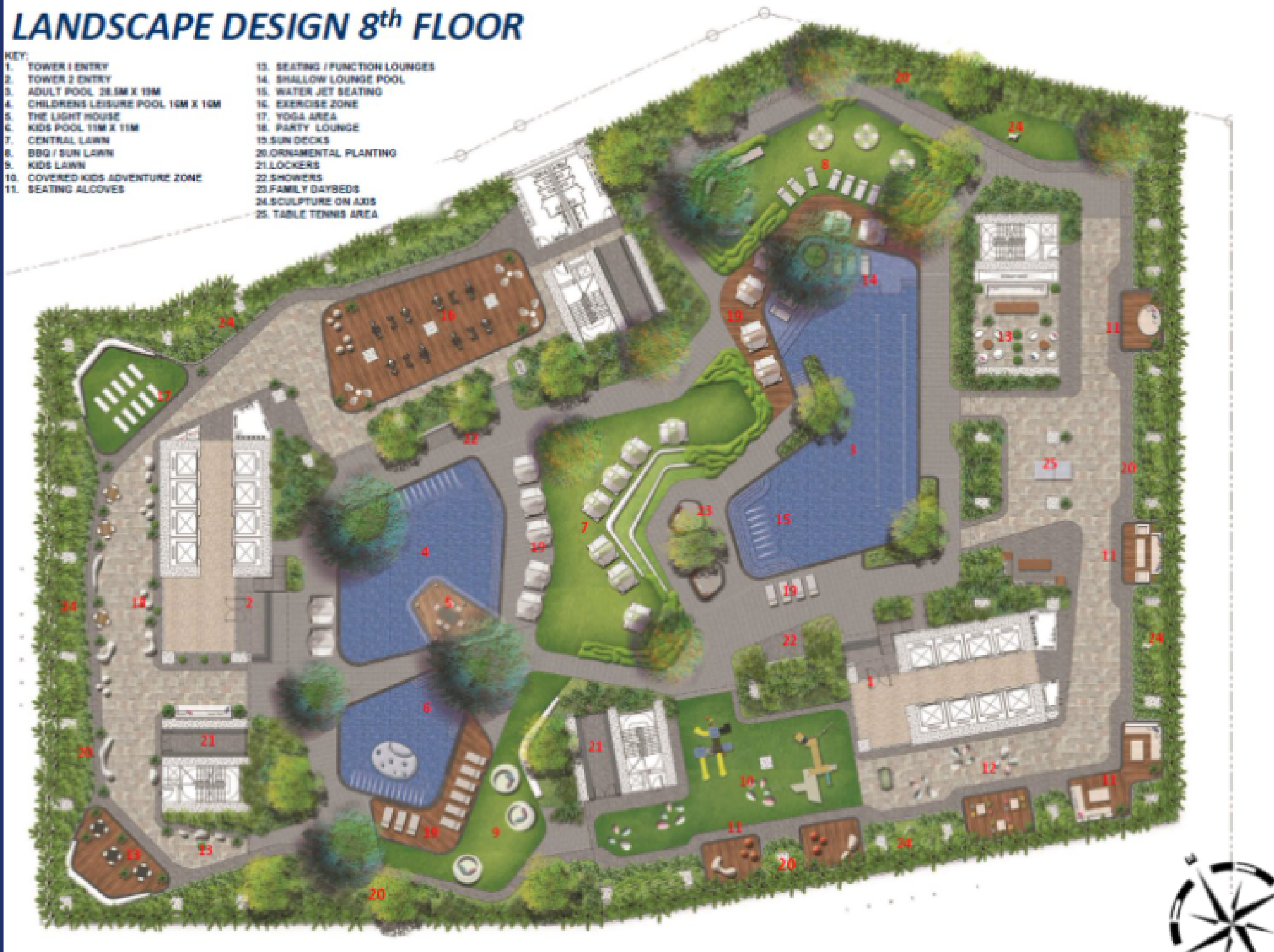


TYPICAL FLOOR PLAN



LANDSCAPE DESIGN 8th FLOOR

- KEY:
- | | |
|-------------------------------------|--------------------------------|
| 1. TOWER 1 ENTRY | 13. SEATING / FUNCTION LOUNGES |
| 2. TOWER 2 ENTRY | 14. SHALLOW LOUNGE POOL |
| 3. ADULT POOL 28.5M X 19M | 15. WATER JET SEATING |
| 4. CHILDRENS LEISURE POOL 16M X 16M | 16. EXERCISE ZONE |
| 5. THE LIGHT HOUSE | 17. YOGA AREA |
| 6. KIDS POOL 11M X 11M | 18. PARTY LOUNGE |
| 7. CENTRAL LAWN | 19. SUN DECKS |
| 8. BBQ / SUN LAWN | 20. ORNAMENTAL PLANTING |
| 9. KIDS LAWN | 21. LOCKERS |
| 10. COVERED KIDS ADVENTURE ZONE | 22. SHOWERS |
| 11. SEATING ALCOVES | 23. FAMILY DAYBEDS |
| | 24. SCULPTURE ON AXIS |
| | 25. TABLE TENNIS AREA |

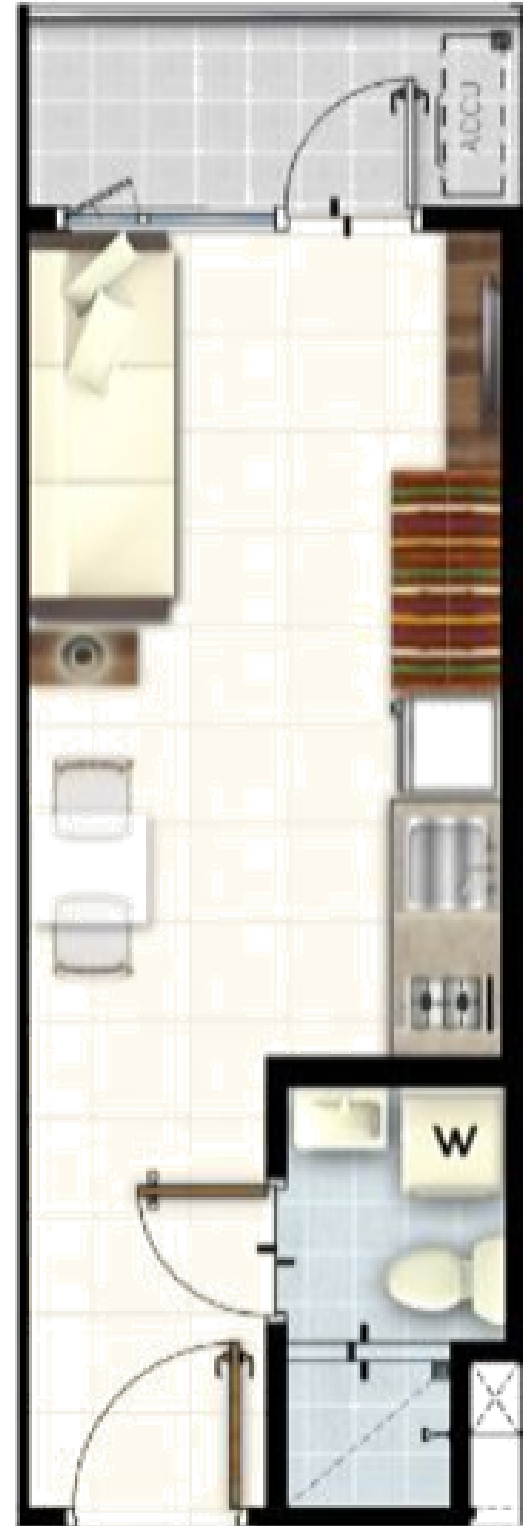


AMENITY FLOOR

4.7 - 6.2 M

20.69 SQM

ROOM DESCRIPTION	FLOOR AREA	
	SQ M	SQ FT
Living	6.51	76.96
Dining/Kitchen	8.28	95.80
T&B	2.90	37.67
Balcony	3.00	32.29
TOTAL	20.69	242.72



UNIT TYPES

STUDIO

1BR +

2BR +

5.7 - 7.1 M

25.65 SQM

ROOM DESCRIPTION	FLOOR AREA	
	SQ M	SQ FT
Living/Dining	7.13	76.75
Kitchen	4.40	47.36
Bedroom	7.22	77.61
T&B	3.50	37.67
Balcony	3.40	36.70
TOTAL	25.65	276.09



UNIT TYPES

STUDIO

**1BR +
BALCONY**

2BR +

7.5 - 8.9 M

32.38 SQM



UNIT TYPES

STUDIO

1BR + DEN

2BR +

ROOM DESCRIPTION	FLOOR AREA	
	SQ M	SQ FT
Living/Dining	7.85	84.50
Kitchen	4.65	50.05
Bedroom	9.18	98.81
T&B	7.32	78.79
Balcony	3.38	36.38
TOTAL	32.38	348.53

7.8 - 8.4 M

35.68 SQM

ROOM DESCRIPTION	FLOOR AREA	
	SQ M	SQ FT
Living/Dining	11.65	125.40
Kitchen	7.96	85.68
Bedroom	9.92	106.78
T&B	3.50	37.67
Balcony	2.65	28.52
TOTAL	35.68	384.05



UNIT TYPES

STUDIO

**1BR EU +
BALCONY**

2BR +

9.2 - 11.5 M

41.78 SQM

ROOM DESCRIPTION	FLOOR AREA	
	SQ M	SQ FT
Living/Dining	11.35	122.17
Kitchen	4.61	49.62
Bedroom A	6.90	74.27
Bedroom B	8.92	96.01
T&B	4.45	47.90
Balcony	5.55	59.74
TOTAL	41.78	449.71



UNIT TYPES

STUDIO

1BR +

**2BR EU +
BALCONY**

UNIT INCLUSIONS

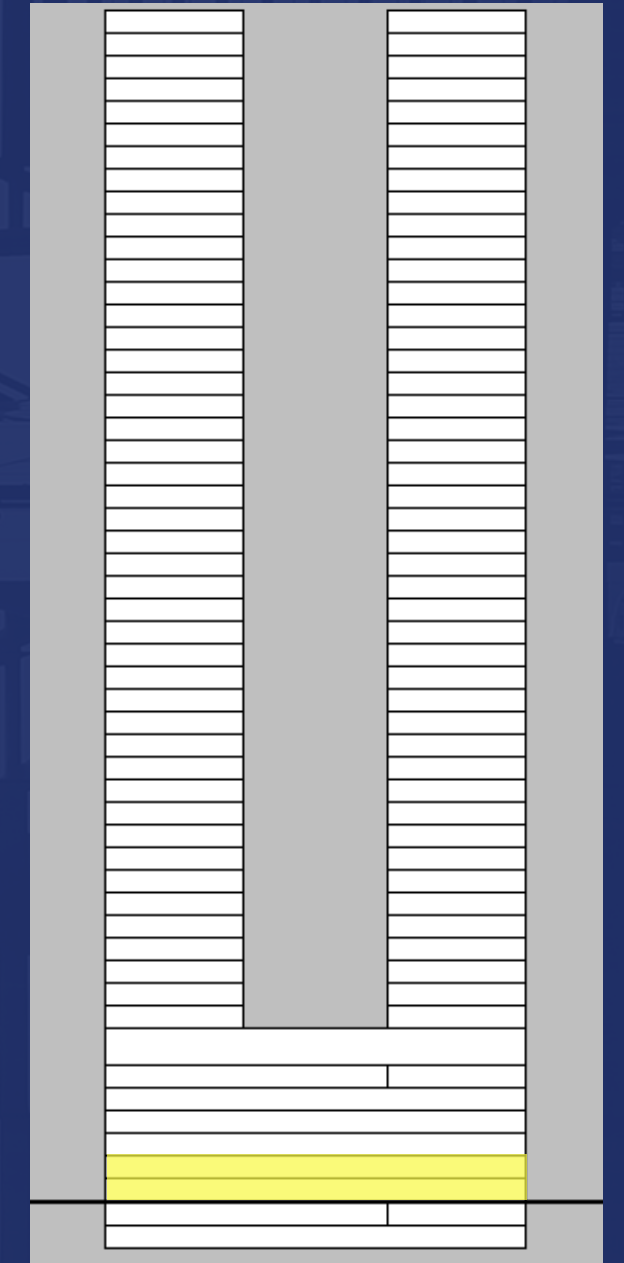
Wall Finishes	Semi – Gloss Paint Finish
Floor Finishes	Homogenous Tiles
Door	Laminated Wood Door
Windows	Powder Coated Aluminum Framed
Toilet & Bath	Wall – Tiles and painted cement finish
	Floor – 300x300 Homogenous Tiles
	Ceiling – MR Gypsum Board with Flat Paint Finish
	Fixtures – Water Closet, Lavatory, Soap Holder, Tissue Holder, Shower Head and Faucet
Kitchen	Kitchen Appliances are 2 Burner Cook Top and Range hood
	Overhead cabinet with granite countertop and splashboard with base and grease trap
Balcony	Wall – Semi-gloss paint finish
	Floor – 300x300 Homogenous Tiles with waterproofing
	Door – Tempered glass on aluminum powder coated frame

AMENITIES

- Five-star Hotel-like Lobbies
- Commercial Mall
- Bridgeway
- Lap Pool
- Kiddie Pool
- Indoor Gym
- Function Lounge
- Family Adventure Zone
- Entertainment & Game Room
- KTV Room



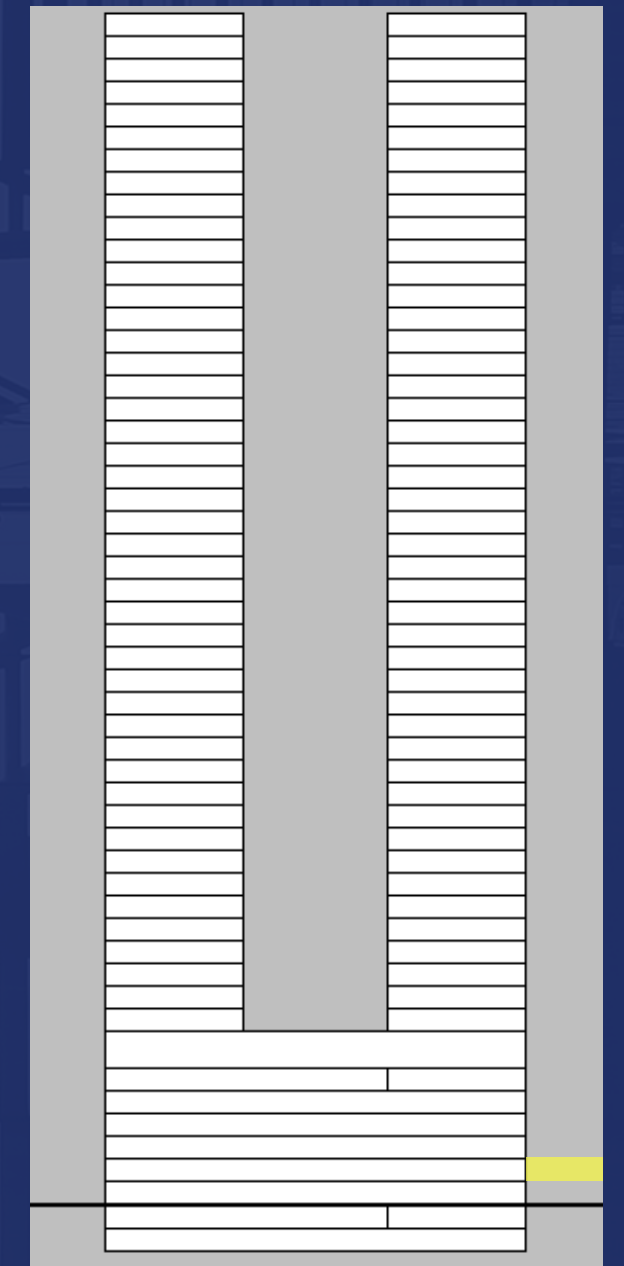
MALL



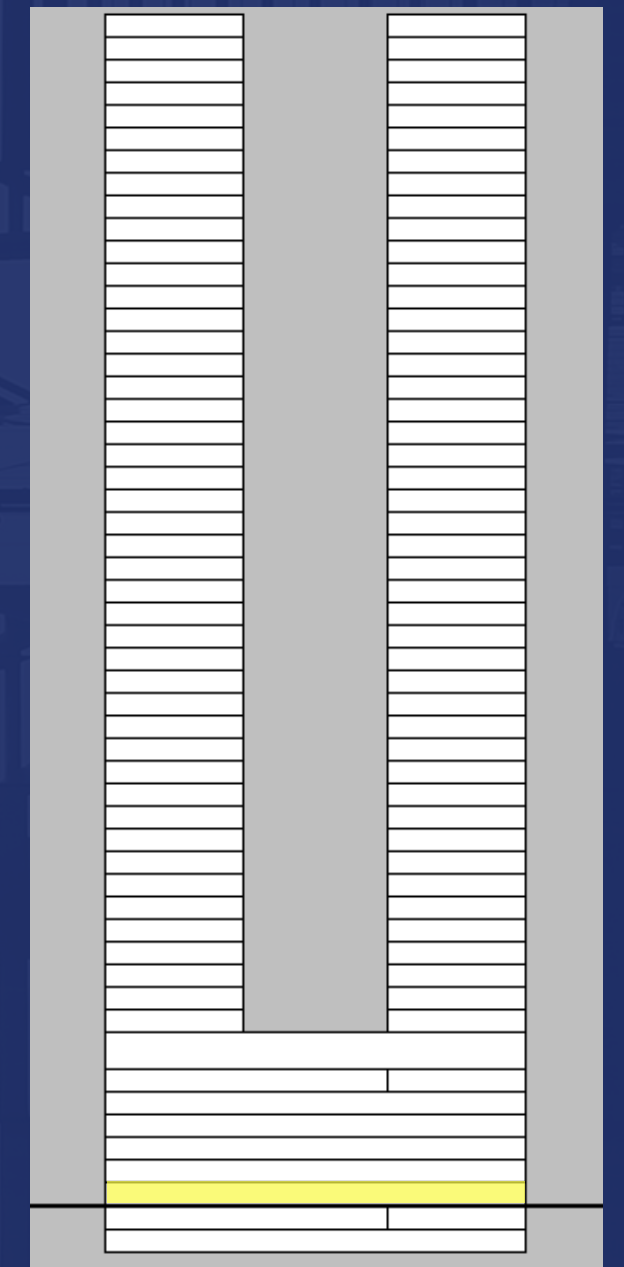
BRIDGEWAY



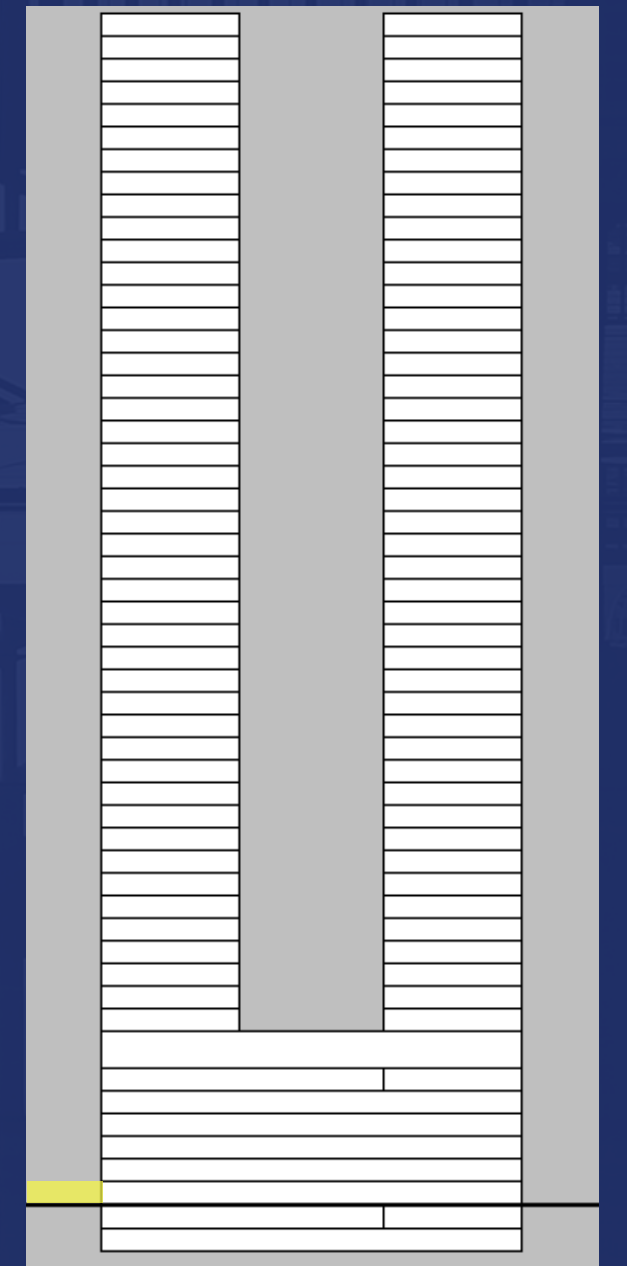
Connecting Bridge to Light Mall, Artist's Perspective



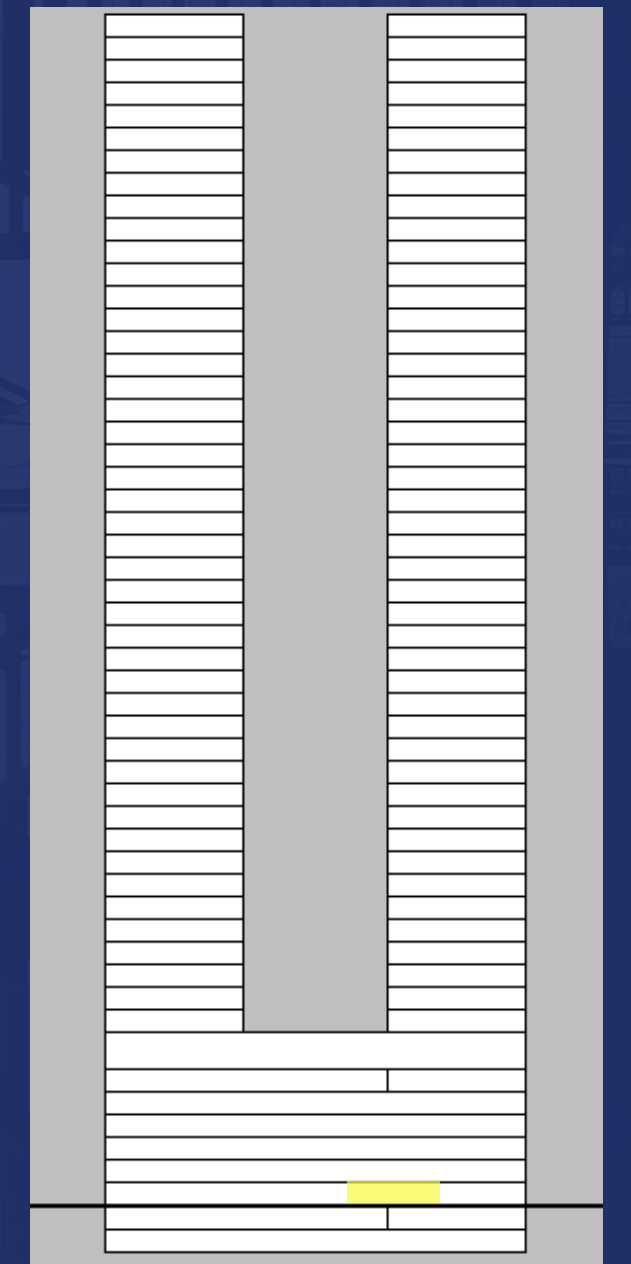
MALL DROP-OFF



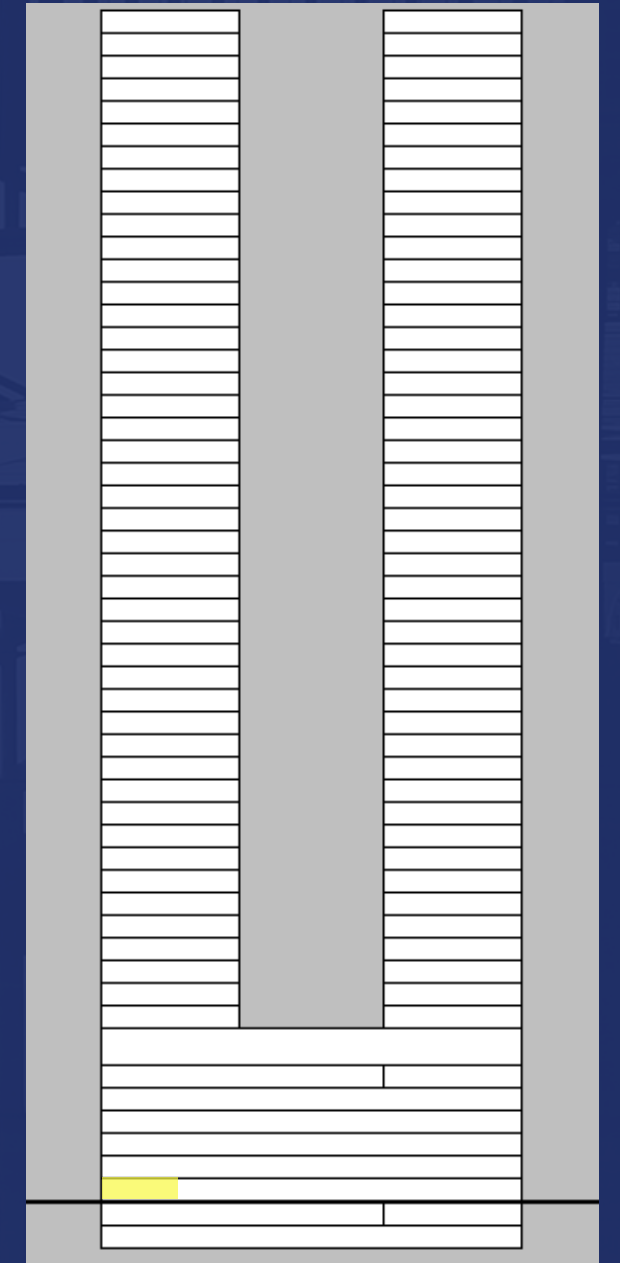
DROP-OFF LOBBY 1



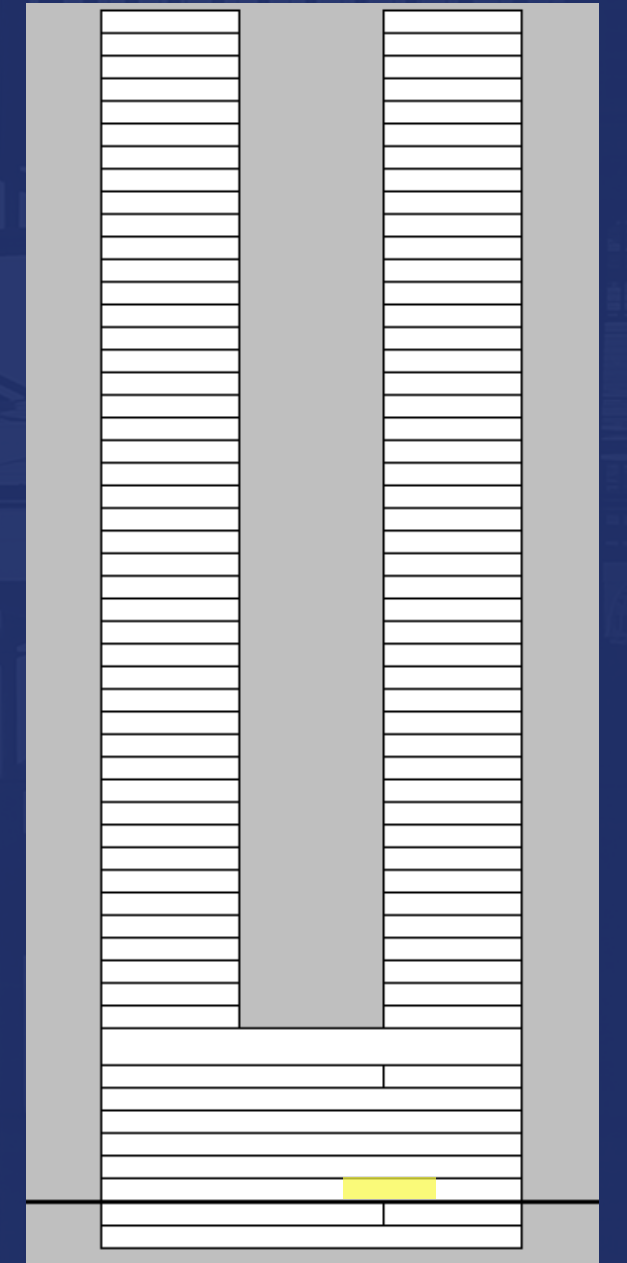
DROP-OFF LOBBY 2



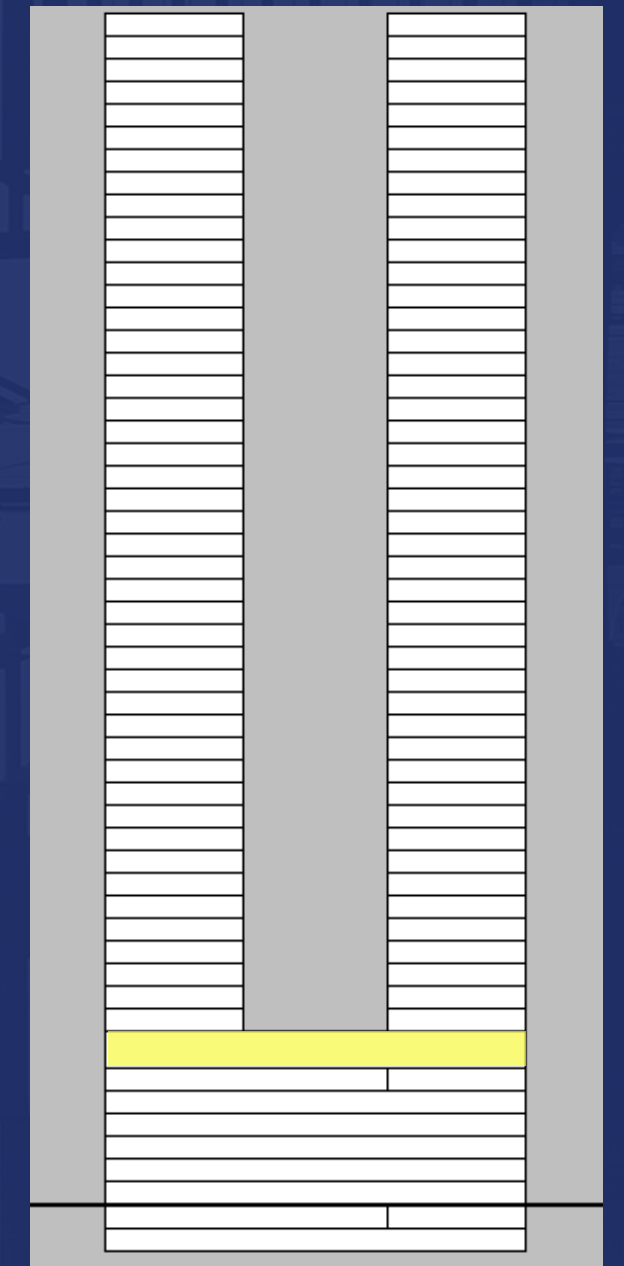
TOWER 1 LOBBY



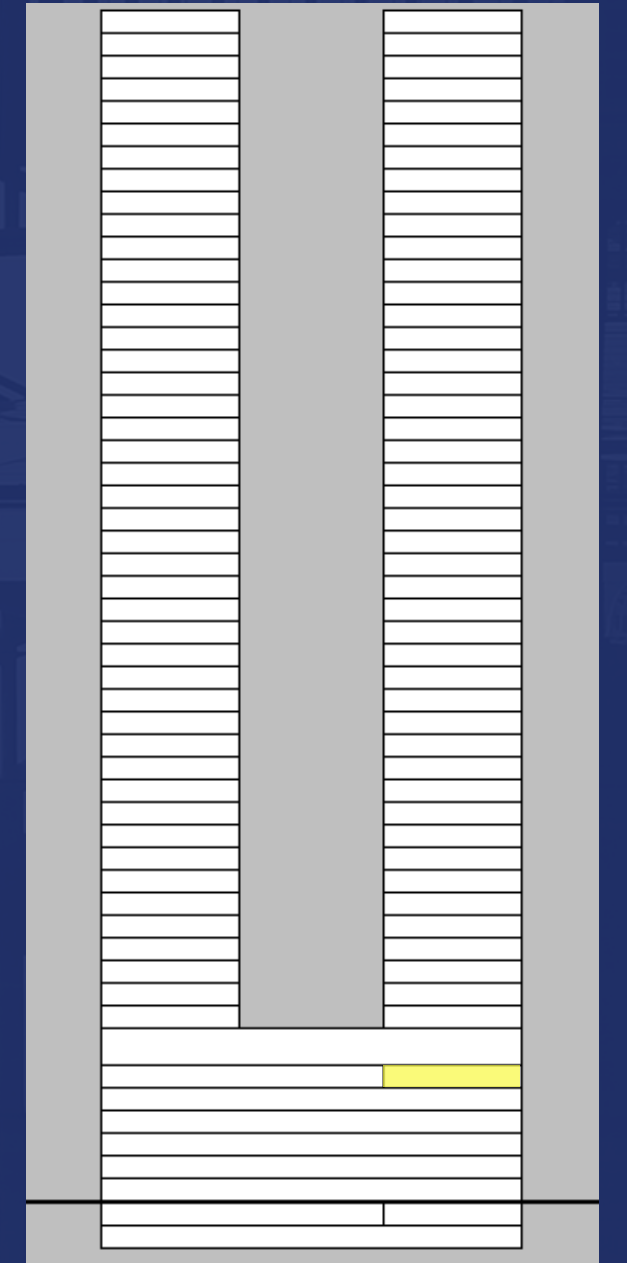
TOWER 2 LOBBY



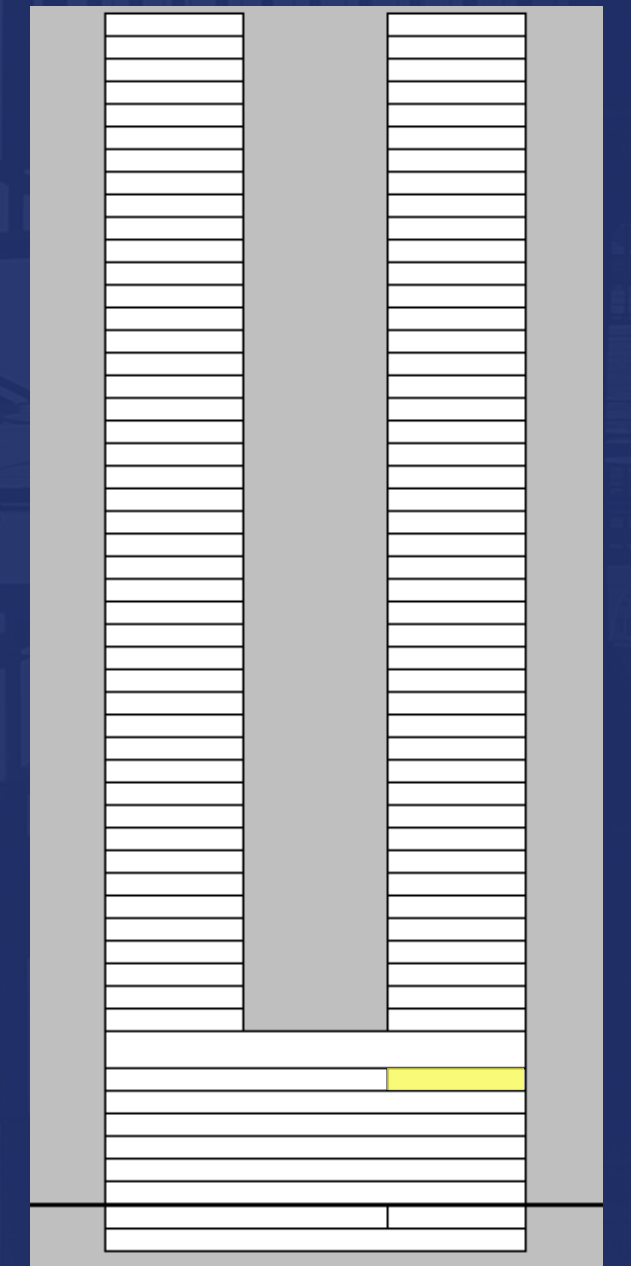
POOL



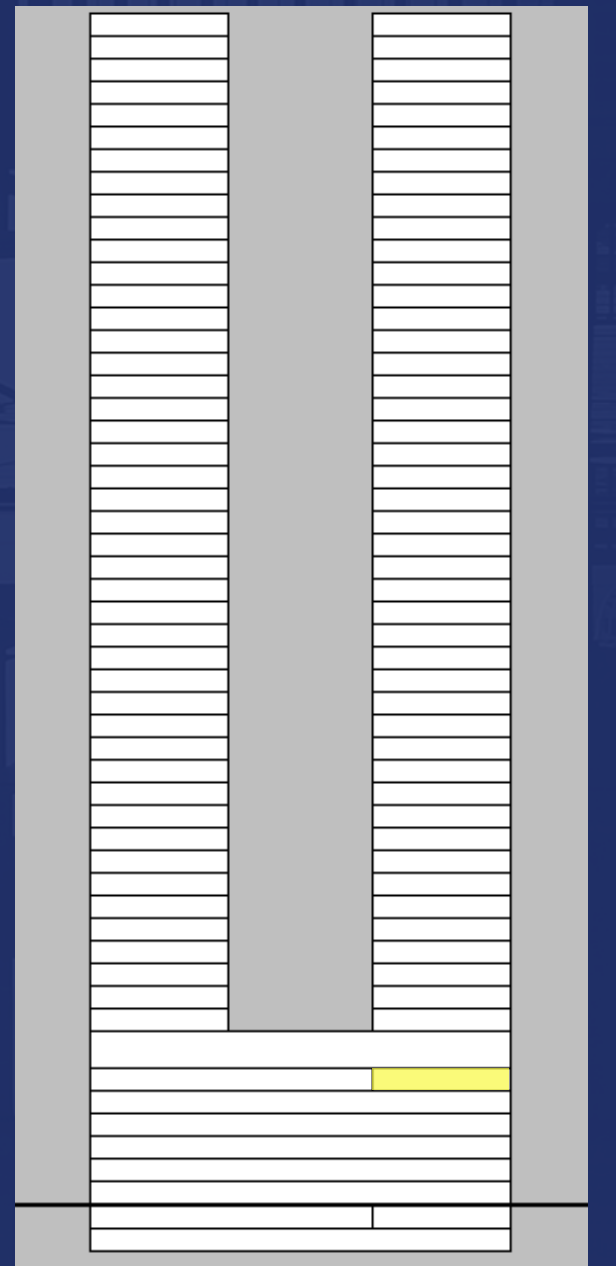
GYM



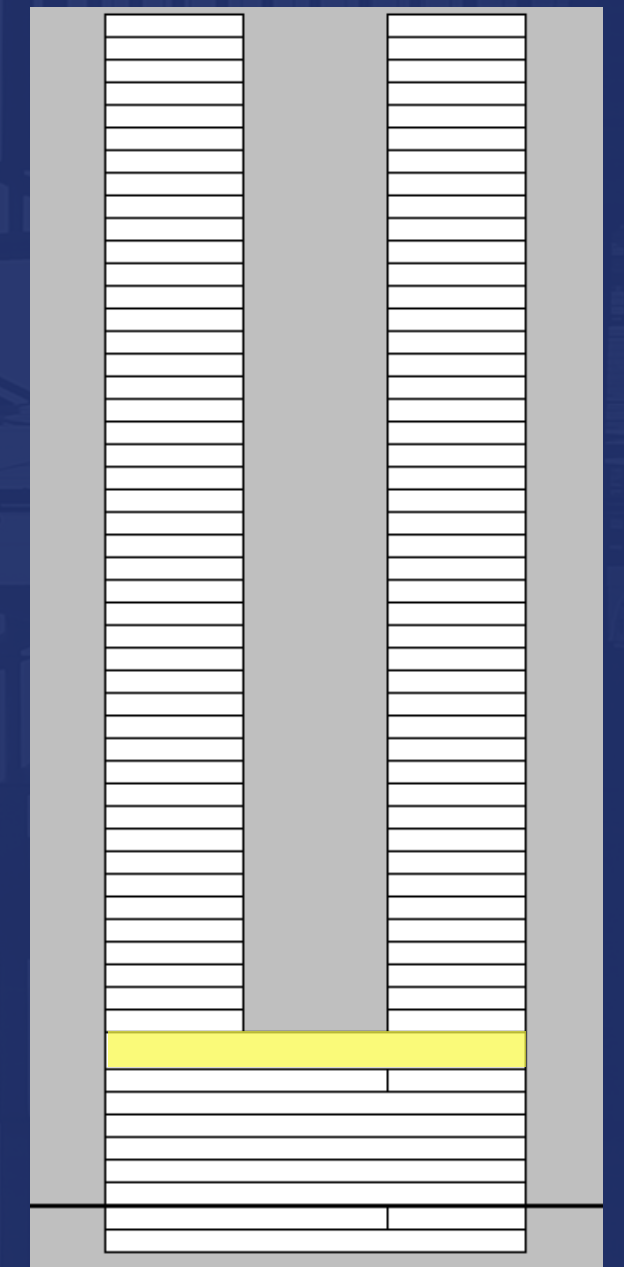
GAME ROOM



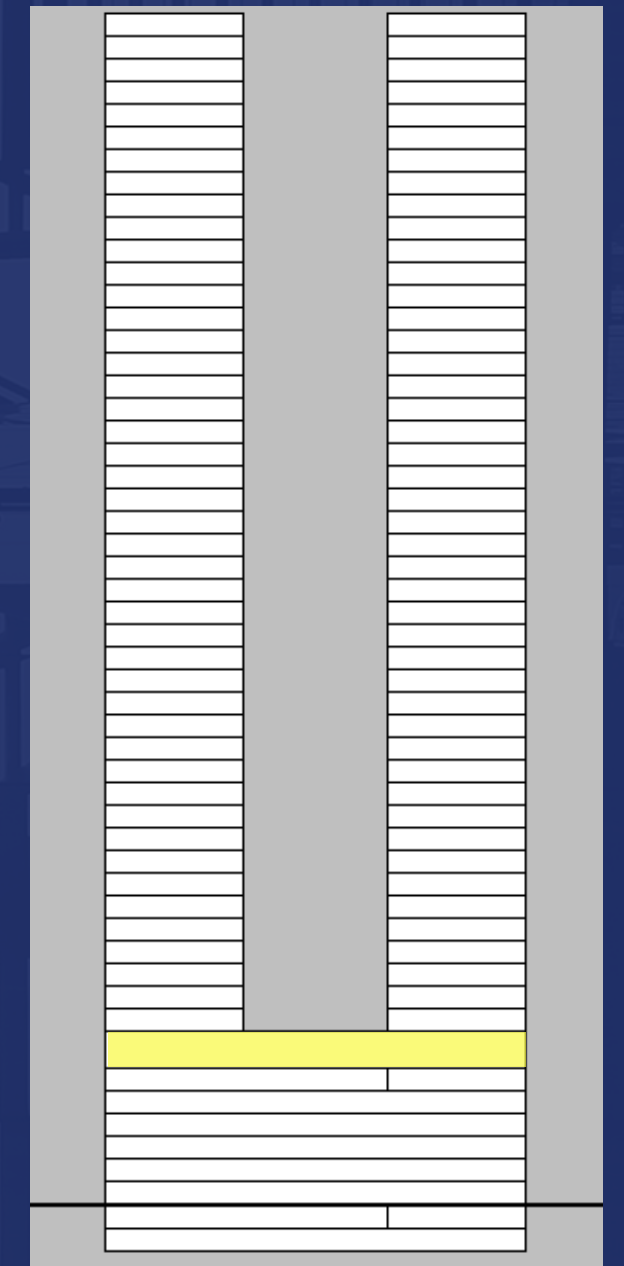
FUNCTION LOUNGE



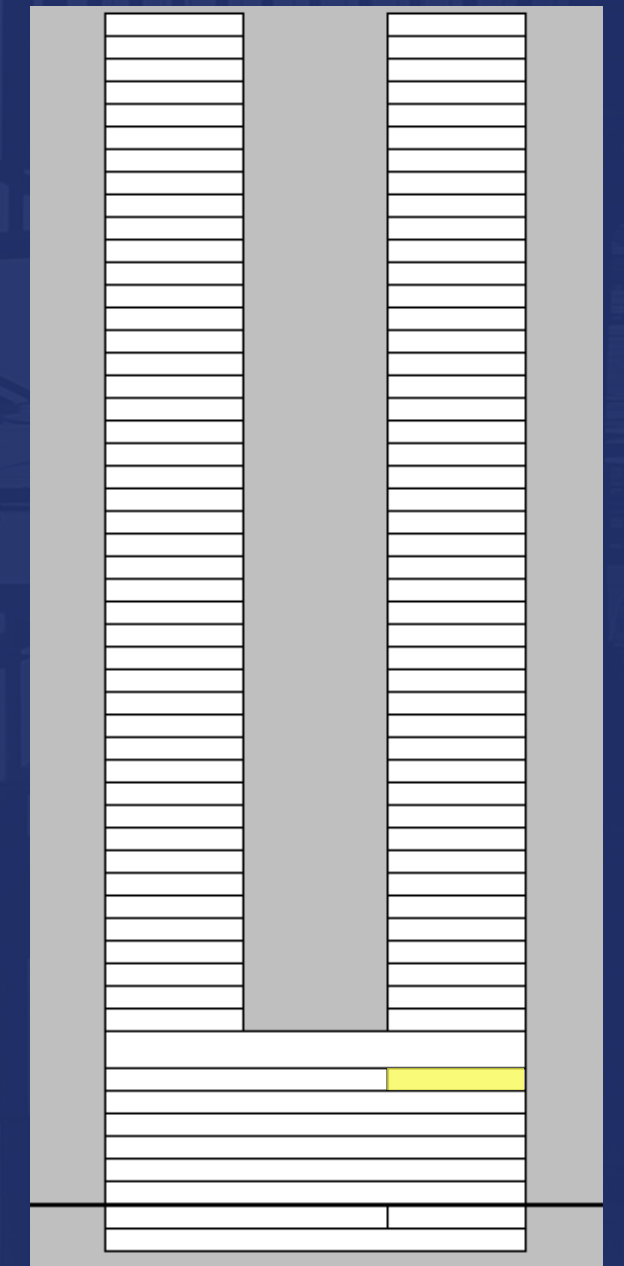
FAMILY ADVENTURE ZONE



ALFRESCO LOUNGE



KTV ROOM



PAYMENT TERMS

Standard Payterms

Building	Payment Scheme	Particular	Discount on TLP	
			Unit	Parking
B01, B02	Spot Cash	100% Cash in 30 days	10%	4.0%
	Spot DP	5% spot, 15% in 47 months, 80% thru Cash or Bank	5%	2.0%
	Spread DP	15% over 48 months, 85% thru Cash or Bank	-	-

Special Payterms

Building	Payment Scheme	Particular	Discount on TLP	
			Unit	Parking
B01, B02	Give Me 5	5% spot, 15% in 47 months, 80% thru Cash or Bank	-	-
	Give Me 5	5% in 8 months, 15 % in 40 months, 80% thru Cash or Bank	-	-

Promos

Building	Promo	Details	Allowed Term	Allowed Discount	Allowed Sellers Incentive
B01, B02	inTENse	10% discount on all residential units	All Payment Terms	Employee Discount Loyalty Discount Bulk Discount Corporate Discount Commission Rebate Open House / Event Discount	No Additional Seller Incentive Allowed

SAMPLE COMPUTATION

Sample Computation with inTENSE & ED		Amount
TLP		₱ 5,760,000
Less:		
Discount	10%	₱ 576,000
Net TLP		₱ 5,184,000
Less:		
Event Discount	50,000	₱ 5,134,000
Add:		
VAT	12%	₱ 622,080
OC	6.5%	₱ 336,960
TCP		₱ 6,093,040

Standard Pay Term - Spot DP		Amount
RF		₱ 40,000
5% Spot DP		₱ 302,652
15% in 47 mos.		₱ 913,956
MA in 47 mos.		₱ 19,445.87
80% LSB		₱ 4,874,432

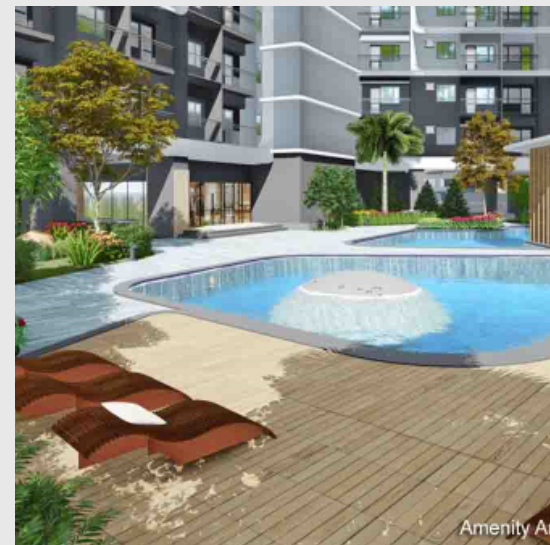
REASONS TO INVEST



Transport-Oriented Development



Hotel-like lobbies and lounges



Resort-styled Amenities



Commercial Mall Integration

GREENMIST
PROPERTY MANAGEMENT CORP.



SMDC GOOD STAYS

Professional Property Management



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

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+63-917-552-5943 (Globe)



landline number

+863-8857-0300 local 0328

The background of the advertisement is a photograph of a modern residential complex. It features a swimming pool with a curved, white, pergola-like structure over it, supported by vertical wooden slats. The pool is surrounded by a paved deck and lush green trees. In the background, there are several high-rise apartment buildings under a clear sky.

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EDSA-BONI MRT STATION

**Luxury
at the
heart of
the city.**

FOR TRAINING PURPOSES ONLY. THIS MATERIAL MAY BE SUBJECT TO CHANGE AND NOT FOR REPRODUCTION AND DISTRIBUTION WITHOUT PRIOR CONSENT OF DEVELOPER.

Light 2
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EDSA-BONI MRT STATION

360 VIRTUAL TOUR



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