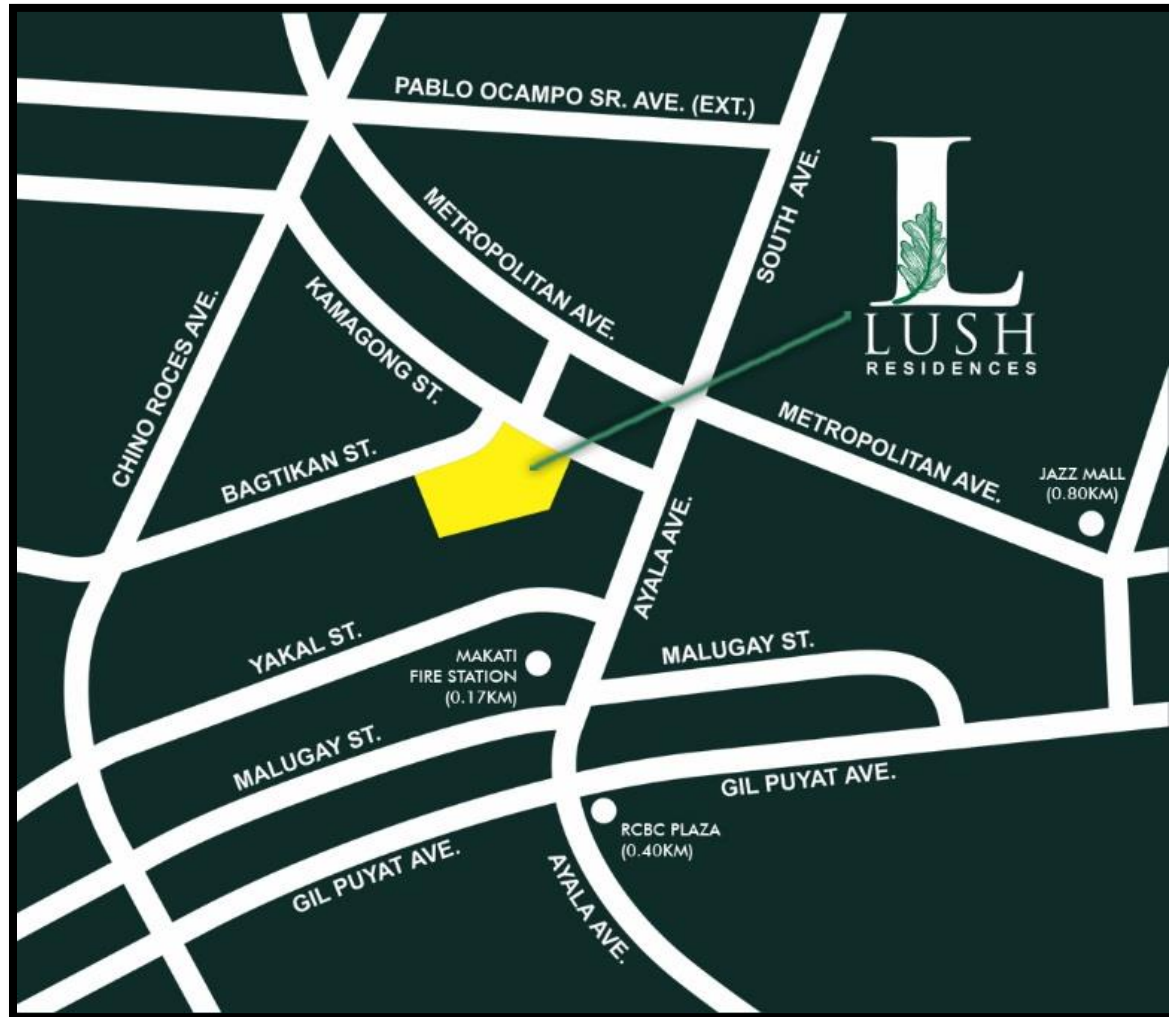




Lush Residences is a condominium in Makati that seamlessly blends elements of nature throughout the property, offering a natural escape from the concrete jungle of the city just north of the Makati Central Business district.

Prime Location

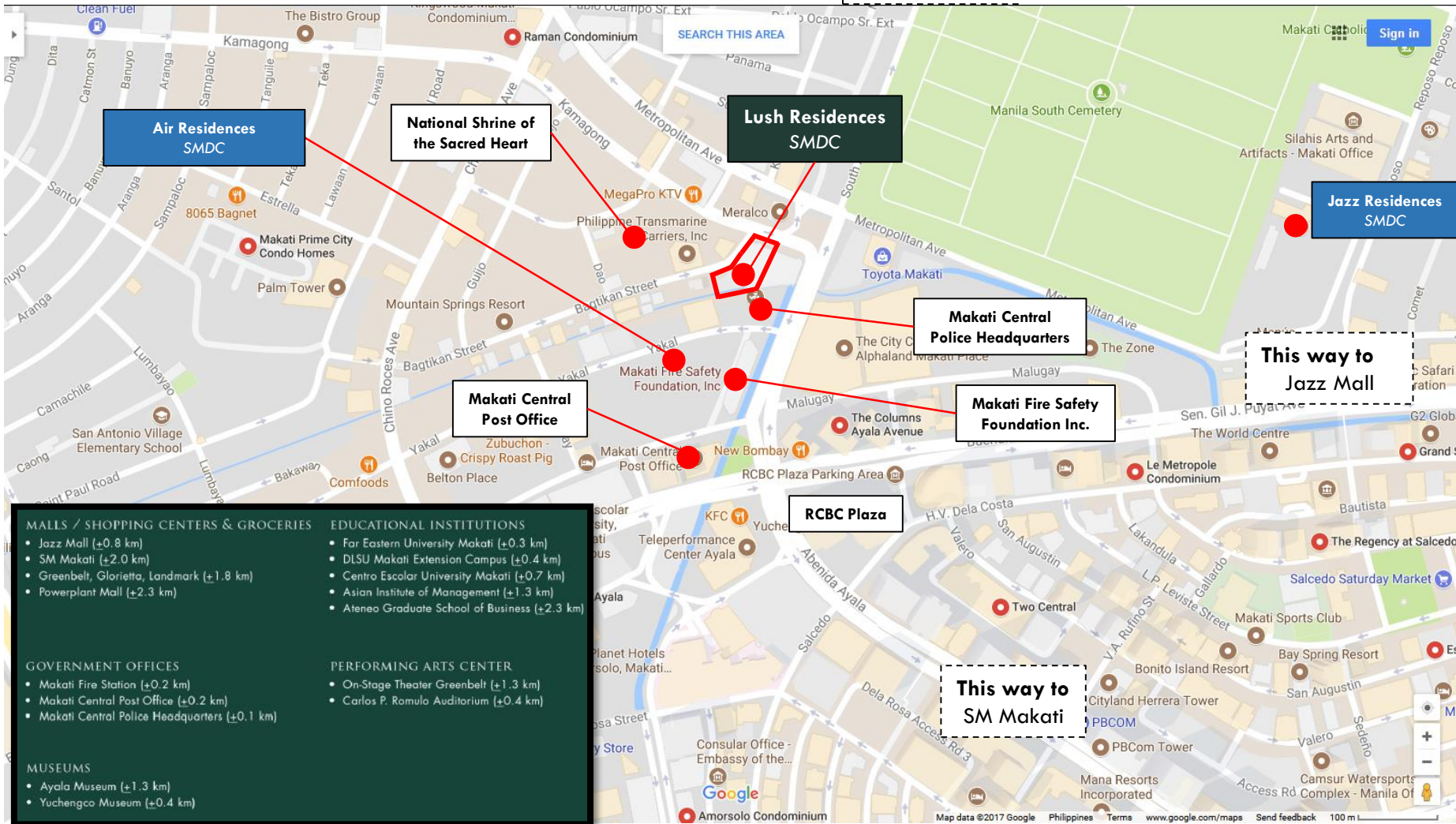


For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer.

Prime Location



This way to
Circuit Makati



For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer.

Project Overview



Location	Bagtikan St. corner Kamagong St., Brgy. San Antonio, Makati City	
Lot Area	2,865 sq.m.	
No. of Towers	1	
No. of Floors (physical)	22	
No. of Units	674	
No. of Parking Slots	181	
Unit Types	Studio	32
	Studio with Balcony	17
	1 Bedroom	83
	1 Br with Balcony	485
	1 Br End Unit with Balcony	43
	1 Br Unit with Den	13
	2Br with Balcony	1
Launch Date	Dec 2018	
Turnover Date	Dec 2022	
Current P/sqm		

For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer.

Building Chart



SKY GARDEN	RD
RESIDENTIAL FLOORS	25F
	24F
	23F
	22F
	21F
	20F
	19F
	18F
	17F
	16F
	15F
RESIDENTIAL / AMENITY FLOOR	12F
	11F
	10F
	9F
RESIDENTIAL PARKING	8F
	7F
	6F
	5F
RESIDENTIAL LOBBY / COMMERCIAL	3F
	2F
	GF



Artist's Perspective

For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer.

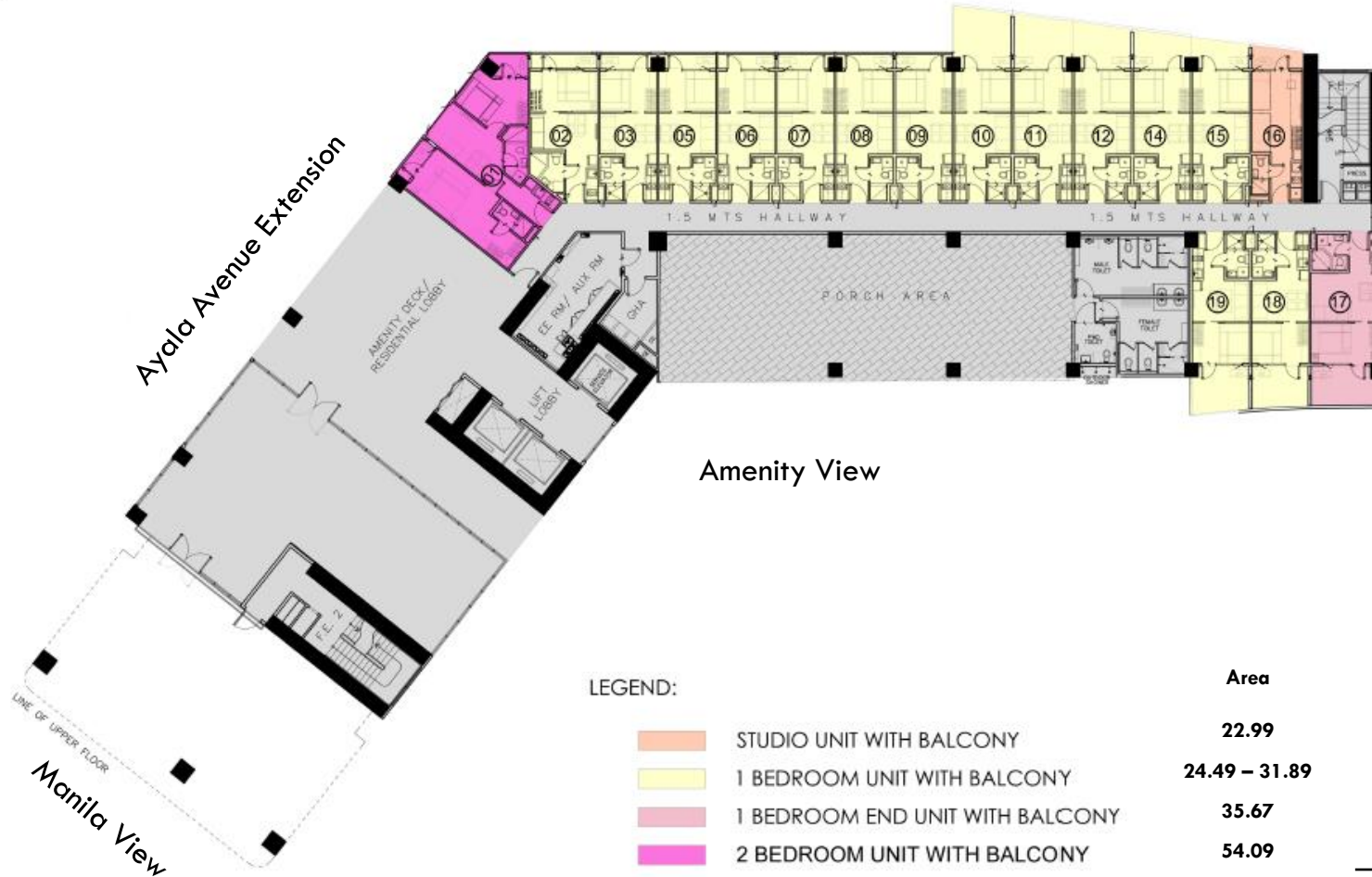
7TH Floor



Ayala Avenue

Ayala Avenue Extension

Amenity View



LEGEND:

- STUDIO UNIT WITH BALCONY
- 1 BEDROOM UNIT WITH BALCONY
- 1 BEDROOM END UNIT WITH BALCONY
- 2 BEDROOM UNIT WITH BALCONY

Area

Units per Floor

22.99

1

24.49 – 31.89

14

35.67

1

54.09

1

TOTAL

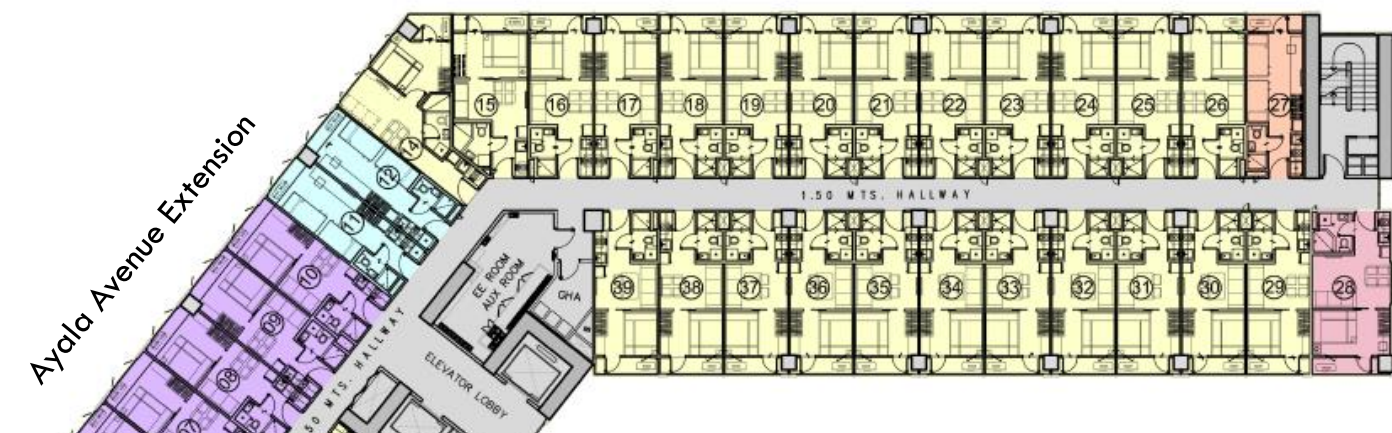
17

For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer.

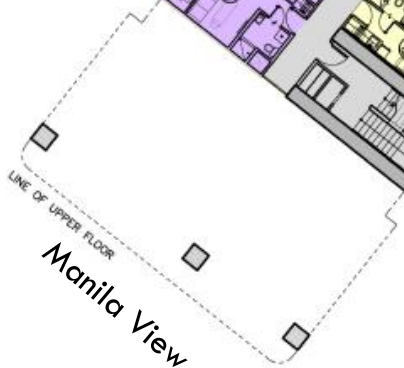
8TH to 10TH Floor



Ayala Avenue



Amenity View



LEGEND:

- STUDIO UNIT
- STUDIO UNIT WITH BALCONY
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT WITH BALCONY
- 1 BEDROOM UNIT WITH DEN
- 1 BEDROOM END UNIT WITH BALCONY

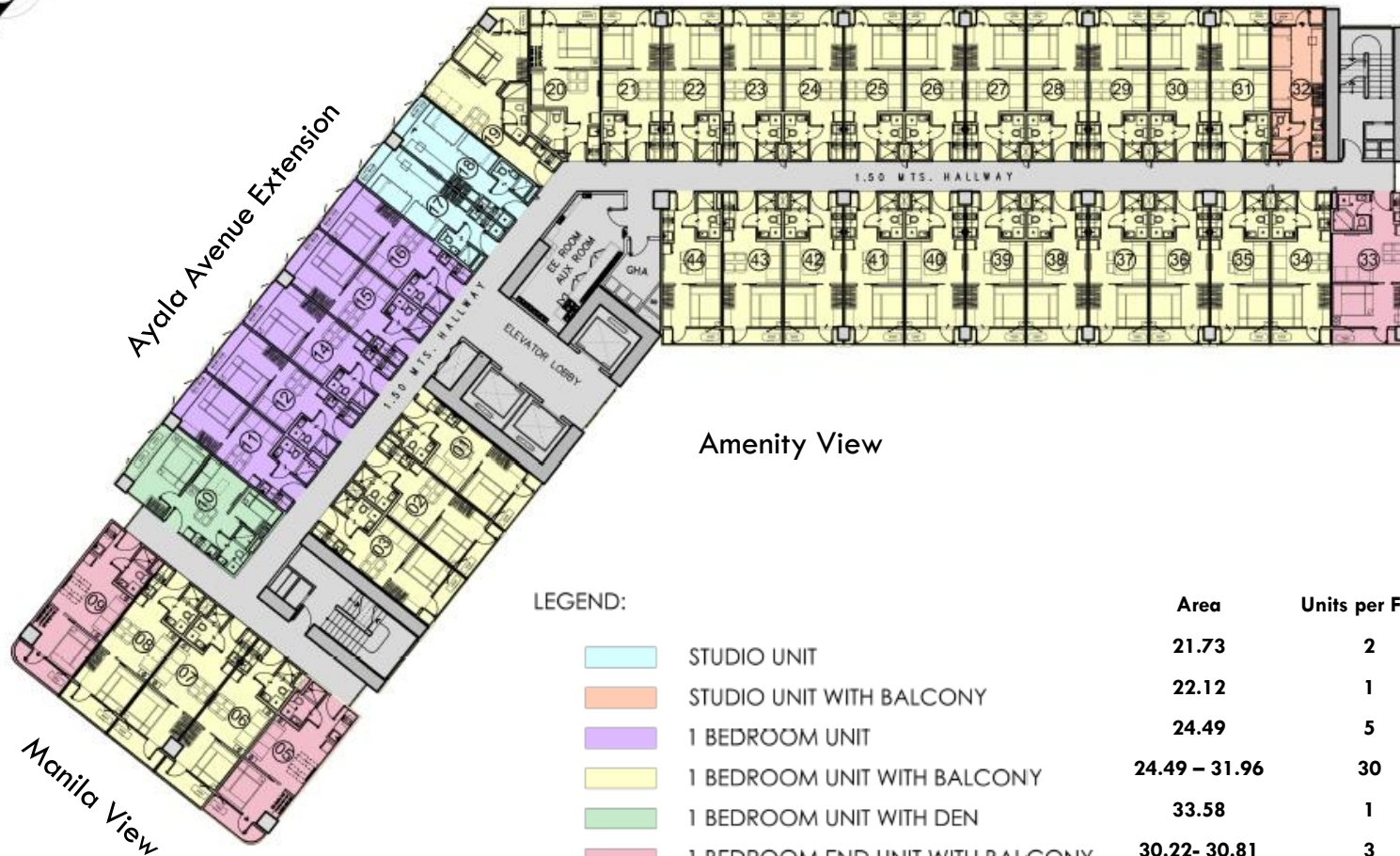
Area	Units per Floor
STUDIO UNIT	2
STUDIO UNIT WITH BALCONY	1
1 BEDROOM UNIT	6
1 BEDROOM UNIT WITH BALCONY	27
1 BEDROOM UNIT WITH DEN	-
1 BEDROOM END UNIT WITH BALCONY	1
TOTAL	37

For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer.

Typical Floors



Ayala Avenue



Amenity View

LEGEND:

- STUDIO UNIT
- STUDIO UNIT WITH BALCONY
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT WITH BALCONY
- 1 BEDROOM UNIT WITH DEN
- 1 BEDROOM END UNIT WITH BALCONY

Area	Units per Floor
21.73	2
22.12	1
24.49	5
24.49 – 31.96	30
33.58	1
30.22- 30.81	3
TOTAL	42

For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer.



Life flourishes

L
LUSH
RESIDENCES
BAGTIKAN, MAKATI CITY

SMDC
PREMIER

Floor Plans & Unit Layouts

Unit Layout



Unit Type	Studio	Studio with Balcony
Unit Area	21.73 sq.m.	22.12 – 22.99 sq.m.
TLP	5,757,000 – 6,588,000	5,954,000 – 6,988,000

For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer. Data is as of March 2022. Please check latest announcement by Sales Council.

Unit Layout



Unit Type	1 Bedroom	1BR with Balcony
Unit Area	24.49 – 33.58 sq.m.	24.49 – 31.96 sq.m.
TLP	6,489,000 – 10,100,000	6,558,000 – 9,689,000

For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer. Data is as of March 2022. Please check latest announcement by Sales Council.

Unit Layout



Unit Type	1BR End Unit with Balcony	1BR Unit with Den
Unit Area	30.22 – 35.67 sq.m.	33.58 sq.m.
TLP	8,068,000 – 10,760,000	8,935,000 – 10,181,000

For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer. Data is as of March 2022. Please check latest announcement by Sales Council.

Unit Layout



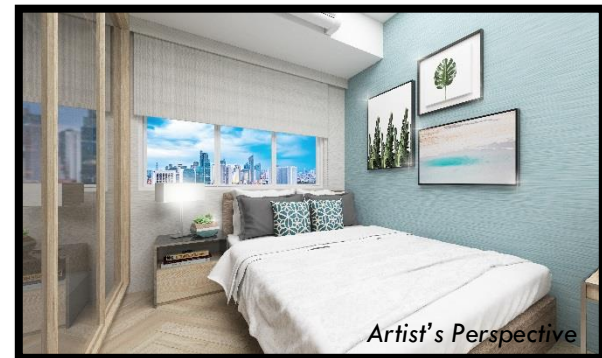
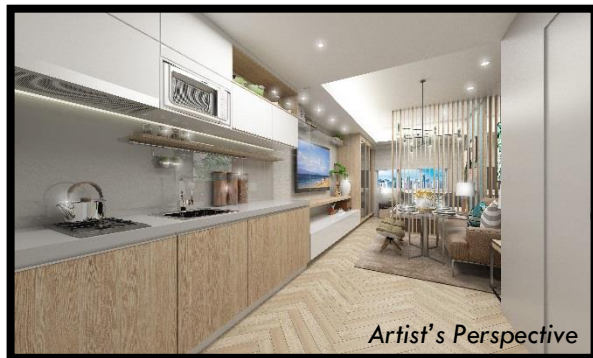
Unit Type	2Br with Balcony
Unit Area	54.09 sq.m.
TLP	15,728,000

For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer. Data is as of March 2022. Please check latest announcement by Sales Council.

Standard Unit Deliverables



- Floor tiles in all areas of the unit;
- Living room, dining room and bedroom/s with painted plain cement finish on interior walls and painted off-form finish on ceiling;
- Aluminum-framed windows;
- Wiring devices (breaker, switch, outlets);
- Kitchen with painted plain cement finish on interior walls and painted drop ceiling;
- Kitchen countertop with overhead and base cabinets;
- Toilet and bath with painted plain cement finish and tiles on walls, tiles on floor and painted drop ceiling;
- 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.
- Rangehood and Cooktop.



For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer.

Pricing Profile

As of January 2024



Inventory Update as of January 2024	
Sold	513 (76%)
Unsold	161 (24%)

Unit Type	Unit Count	Unit Area	TLP	TAP
1BR	31	24.49 – 33.58	6.5 Mn – 10.1 Mn	7.7 Mn – 12.0 Mn
1BR w Balcony	55	24.49 – 31.96	6.7 Mn – 8.6 Mn	7.9 Mn – 10.2 Mn
1BR w Den	4	33.58	9.0 Mn – 10.2 Mn	10.7 Mn – 12.0 Mn
1BR end unit w Balcony	6	30.22 – 35.67	8.1 Mn – 10.8 Mn	9.6 Mn – 12.8 Mn
Studio	6	21.73	6.5 Mn – 6.6 Mn	7.7 Mn – 7.8 Mn
Studio w Balcony	1	22.12	6.9Mn	8.2 Mn
Total	183			

Pricing Profile

As of January 2024



January 2024 Payment Terms RF at 35k

Standard Payment Term

Payment Scheme	Particular	Discount on TLP	
		Unit	Parking
Spot Cash	100% Cash in 30 days	10%	4%
Spot DP	5% spot / 15% in 47 months / 80% thru Cash or Bank	5%	2%
Spread DP	15% over 48 months / 85% thru Cash or Bank	-	-
EOP - Spot DP	5% Spot, 15% in 22 Months, 80% Cash or Bank	5%	n/a
EOP - Spot DP	10% Spot, 10% in 22 Months, 80% Cash or Bank	5%	n/a
EOP - Spread DP	5% in 3 Months, 15% in 20 Months, 80% Cash or Bank	-	n/a
EOP - Spot DP	5% Spot, 95% in 59 Months	5%	n/a
EOP - Deferred	100% in 60 Months	-	n/a

Special Payment Term

Payment Scheme	Particular	Discount on TLP	
		Unit	Parking
EOP - Spread DP	20% in 23 months, 80% thru Cash / Bank / HDMF	-	n/a
EOP - Spread DP	5% in 3 months, 15% in 27 months, 80% thru Cash / Bank / HDMF	-	n/a
Give me 5	5% spot / 15% in 47 months / 80% thru Cash or Bank	-	n/a
Give me 5	5% in 8 months / 15% in 40 months / 80% thru Cash or Bank	-	n/a

**with 10% inTENse discount*

Pricing Profile

As of January 2024



Sample Computation

January 2024

LUSH RESIDENCES	Minimum	Maximum	Minimum	Maximum	Minimum	Maximum	Minimum	Maximum
	CASH		SPOT DP		SPREAD DP			
Payment Term	100% over 1 month	100% over 1 month	5% over 1 month	5% over 1 month	15% over 48 months	15% over 48 months	5% over 8 months	5% over 8 months
	months	months	15% over 47 months 80% BF/LP	15% over 47 months 80% BF/LP	0% over months 85% BF/LP	0% over months 85% BF/LP	15% over 40 months 80% BF/LP	15% over 40 months 80% BF/LP
TLP*	6,503,000	10,760,000	6,503,000	10,760,000	6,503,000	10,760,000	6,503,000	10,760,000
Discount rate	10.0%	10.0%	5.0%	5.0%	0.0%	0.0%	0.0%	0.0%
Discount	650,300	1,076,000	325,150	538,000	-	-	-	-
Net TLP	5,852,700	9,684,000	6,177,850	10,222,000	6,503,000	10,760,000	6,503,000	10,760,000
VAT	702,324	1,162,080	741,342	1,226,640	780,360	1,291,200	780,360	1,291,200
OC	380,426	629,460	401,560	664,430	422,695	699,400	422,695	699,400
TAP	6,935,450	11,475,540	7,320,752	12,113,070	7,706,055	12,750,600	7,706,055	12,750,600
DP	6,850,450	11,390,540	331,038	570,654	23,352	39,116	43,788	75,316
MA	6,850,450	11,390,540	23,364	38,659	-	-	28,898	47,815
Balance	50,000	50,000	5,856,602	9,690,456	6,550,147	10,838,010	6,164,844	10,200,480

Life flourishes

L

LUSH
RESIDENCES
BAGTIKAN, MAKATI CITY

SMDC
PREMIER

SMDC

For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer.

Project Details



LOW DENSITY BUILDING

UNIQUE DESIGN

GREEN WALL FEATURE

PUBLIC ART FACILITY



Artist's Perspective

For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer.

Building Features



- 3 Elevators
- 24-Hour Security and maintenance c/o GPMC
- Generator Sets for Common Areas and Selected Residential Outlets
- Provision for telecom and cable lines
- Mail Room
- SMDC Leasing



Life flourishes

L
LUSH
RESIDENCES
BAGTIKAN, MAKATI CITY

SMDC
PREMIER

Hotel-Like Lobbies

Resort-Styled Amenities

Grand Lobby



Artist's Perspective

For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer.

Function Room

Ground Floor



Artist's Perspective

For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer.

Function Room

Ground Floor



Artist's Perspective

For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer.

Function Room

Ground Floor



Artist's Perspective

For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer.



Amenities

7th Floor

- 1 Residential Lobby
- 2 Kiddie Pool
- 3 Adult & Lap Pool
- 4 Porch Area
- 5 Playground
- 6 Multi-Purpose Area
- 7 Fitness Gym
- 8 Garden



For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer.



Residential Lobby

7th Floor

Artist's Perspective



For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer.

Gym

7th Floor



Artist's Perspective



For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer.



Gym

7th Floor



Artist's Perspective



For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer.

Kiddie Pool

7th Floor



Artist's Perspective



For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer.



Adult & Lap Pool

7th Floor

Artist's Perspective



For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer.



Porch Area

7th Floor

Artist's Perspective



For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer.

Podium Garden

7th Floor



For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer.

Podium Garden

7th Floor



Artist's Perspective



For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer.

Garden Area

7th Floor



Artist's Perspective



For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer.

Sky Garden



Artist's Perspective



For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer.

Sky Garden



Artist's Perspective

For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer.

SMDC Keys to Success



Prime Locations
with access to
Transport Hubs



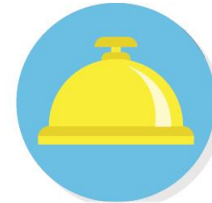
Integration of
Residential Condos
to SM Malls



Hotel-Like
Lobbies



Resort-Styled
Amenities

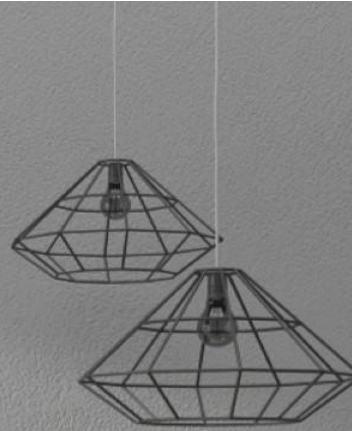


Professional
Property
Management





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

You may contact us at:



e-mail address

smdc.leasing@smdevelopment.com



mobile number

+63-917-552-5943 (Globe)



landline number

+863-8857-0300 local 0328



Thank you!

Justyn Javier

justyn.javier@smdevelopment.com

Life flourishes



LUSH
RESIDENCES
BAGTIKAN, MAKATI CITY

SMDC
PREMIER

FAQs

LOCATION

A. What establishments and landmarks are near Lush Residences?

MALLS/SHOPPING CENTERS AND GROCERIES

1. Jazz Mall (± 0.8 km)
2. SM Makati (± 2.0 km)
3. Greenbelt, Glorietta, Landmark (± 1.8 km)
4. Powerplant Mall (± 2.3 km)

GOVERNMENT OFFICES

1. Makati Fire Station (± 0.17 km)
2. Makati Central Post Office (± 0.24 km)
3. Makati Central Police Headquarters (± 0.074 km)

OFFICE BUILDINGS (please use proper category name)

1. RCBC Plaza (± 0.4 km)
2. GT Tower (± 0.5 km)

EDUCATIONAL INSTITUTIONS

1. Far Eastern University – Makati (± 0.3 km)
2. De La Salle University – Makati Extension Campus (± 0.4 km)
3. Centro Escolar University – Makati (± 0.7 km)
4. Asian Institute of Management (± 1.3 km)
5. Ateneo Graduate School of Business (± 2.3 km)

PERFORMING ARTS CENTERS

1. On-Stage Theater, Greenbelt (± 1.3 km)
2. Carlos P. Romulo Auditorium (± 0.4 km)

MUSEUMS

1. Ayala Museum (± 1.4 km)
2. Yuchengco Museum (± 0.4 km)

B. Accessibility (Ingress / Egress)

THE PROJECT IS AVAILABLE VIA THE FOLLOWING ROUTES:

- a. Ayala Avenue
- b. Chino Roces Avenue
- c. Buendia via SLEX or EDSA

BUILDING DETAILS

A. What is the back-up power provision?

- 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:
 - i. Studio / 1 BR -- 1 Light; Convenience Outlet
 - ii. 2 Bedroom - 2 Lights; 2 Convenience Outlets

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

Naturally Ventilated

C. What are the hallways measurements?

Hallway Width	± 1.5 meters
Hallway Floor to Ceiling Height	± 2.4 meters (typical floor)

D. How many elevators are there?

Two (2) elevators with One (1) service elevator

E. When is the estimated project completion?

December 31, 2022

F. What is the project's safety measure from flooding?

The project is elevated at 1 meter from road level

UNIT DETAILS

A. What is the floor to ceiling height?

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

B. What are the internal partition?

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

C. What is the allowable AC Capacity

1.5 HP

Split type AC

HOUSE RULES RESIDENTIAL UNITS

A. Can a residential unit be used for commercial purposes?

No, all residential units shall be used for residential purposes only.

B. Are pets allowed in the residential building?

Only household pets contained in an aquarium that do not cause unreasonable noise, smell, harm or damage to the community and the general public and they do not interfere with the normal enjoyment of a peaceful, sanitary and safe environment. Dogs, cats and the like are not allowed.

C. When can a unit owner move-in to their unit

Buyers will be allowed to move-in after all of the following conditions are achieved:

- Construction of project has been completed.
- Buyer has met the payment & documentary requirements for move-in
- Signed Certificate of Acceptance by the unit owner.
- Payment of Working Capital (equivalent to 3 months Condo Dues).
- Submission of filled out Move-in Forms
- Attendance in orientation on House Rules conducted by the property by the Property Administrator.
- Submission of all other documents as may be required by the Property Admin.

D. What is the purpose of collecting condominium dues from unit owners?

Condominium dues are used to pay the following expenses:

- Operating and maintenance expenses of the condominium.
- Insurance expenses and real estate & property taxes to cover the amenities and common areas in the community.
- Permits and licenses fees paid to the government.

E. How much are the monthly condominium dues?

Condominium dues are subject to change upon final computation of expenses and approval of Condominium Corporation

Residential: PHP 160.00/sqm.

Parking: PHP 112.00/sqm.

Commercial: PHP 126.00/sqm.

**For illustration purposes only.*

E. When will a unit owner start paying for the condominium dues?

Payment of condo dues will start once the unit has been accepted by the unit owner or deemed accepted based on turnover policy

PARKING SLOTS

A. Who can purchase a parking slot?

Only residential unit owners can purchase a parking slot

B. If a residential unit purchased was cancelled by the buyer, what happens to the parking slot purchased?

With this scenario, the parking slot purchased will also be cancelled

C. Are there any free parking slots allotted for the unit owners?

No parking slot will be available to unit owners for free.

D. What happens if a unit owner does not get a parking slot?

Unit owners who did not purchase parking slots may opt to rent parking slots from the Property Management or from other unit owners who are leasing/renting out their parking slots.

FACILITIES AND AMENITIES

A. Are there any fees to be collected for using the facilities in the community?

The use of facilities and amenities are generally covered by the condominium dues, except for areas identified by the condominium corporation. (e.g. function rooms/ clubhouse/ pools). Such fees will be used to cover maintenance and utility cost.



Thank you!

Justyn Javier

justyn.javier@smdevelopment.com