Leaf

RESIDENCES

SUSANA HEIGHTS, MUNTINLUPA

WHY INVEST IN LEAF RESIDENCES?

SAFETY & SECURITY

INVESTMENT VALUE

PROXIMITY

Leaf
RESIDENCES
SUSANA HEIGHTS, MUNTINLUPA

COMPLETE COMMUNITY

ACCESSIBILITY

WHY INVEST IN LEAF RESIDENCES?

SAFETY & SECURITY

GREENMIST
PROPERTY MANAGEMENT CORP.

INVESTMENT VALUE

43% Appreciation

SMDC GOOD STAYS

COMPLETE COMMUNITY

LYCEUM ALABANG 2003

ASIAN HOSPITAL AND MEDICAL CENTER
Global Expertise, Filipino Heart.

PROXIMITY & ACCESSIBILITY
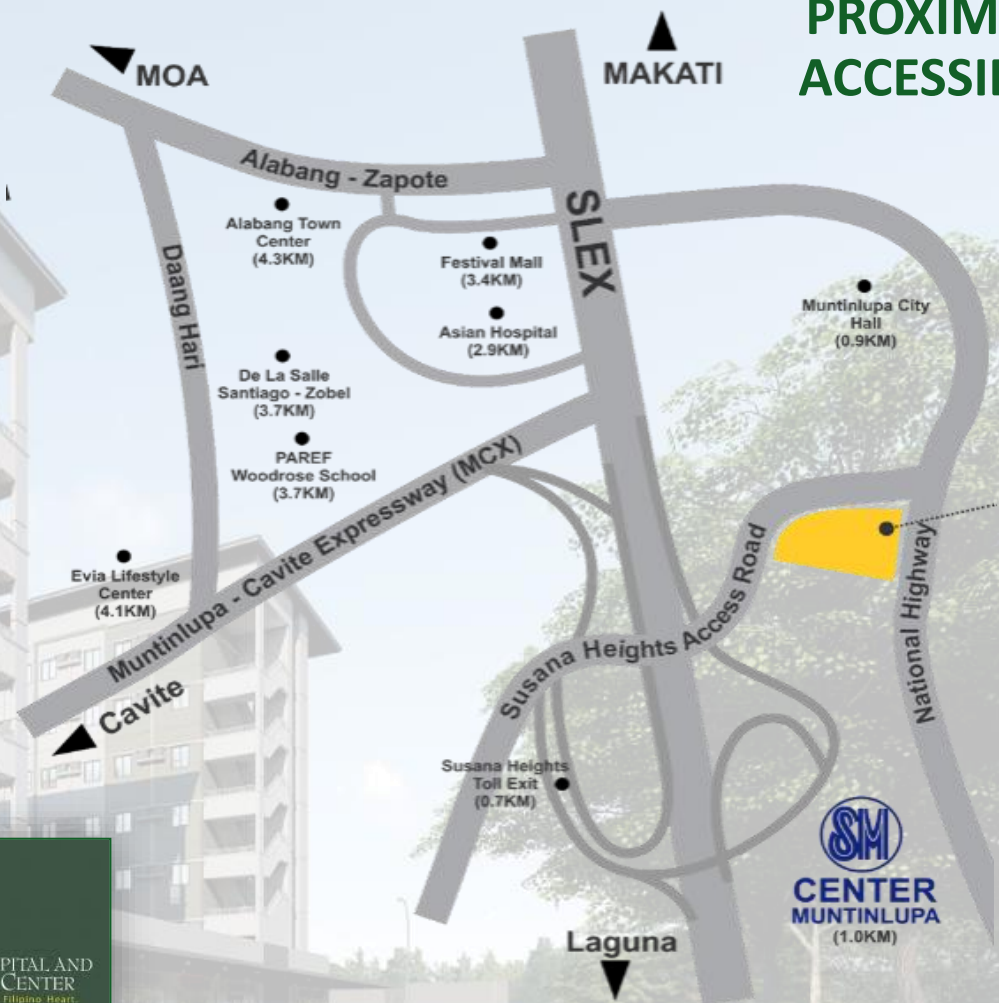
MOA

MAKATI

Alabang - Zapote

SLEX

Daang Hari

Alabang Town Center (4.3KM)

Festival Mall (3.4KM)

Asian Hospital (2.9KM)

Muntinlupa City Hall (0.9KM)

De La Salle Santiago - Zobel (3.7KM)

PAREF Woodrose School (3.7KM)

Muntinlupa - Cavite Expressway (MCX)

Leaf RESIDENCES

Susana Heights Access Road

National Highway

Evia Lifestyle Center (4.1KM)

Cavite

Susana Heights Toll Exit (0.7KM)

SM CENTER MUNTINLUPA (1.0KM)

Laguna

WHY INVEST IN LEAF RESIDENCES?

THE RISE OF CBDs IN THE AREA

VILLAR CITY

MEGAWORLD'S SOUTHWOODS CITY

ARTIST'S PERSPECTIVE

FILINVEST CITY ALABANG

ACTUAL PHOTO

ACTUAL PHOTO

WHY INVEST IN LEAF RESIDENCES?

THE RISE OF CBDs IN THE AREA

Carmona inaugurates Smart City Landmark

In May, the local government unit (LGU) announced the ratification of a joint venture agreement to build a smart city.

"Let this be a symbol of our commitment as we fulfill our enduring pledge to bring forth greater progress for our beloved Carmona," Mayor Roy M. Loyola said during the inauguration ceremony.

According to SM Development Corporation (SMDC) President Jose Mari H. Banzon, the 200-hectare Smart City to be developed will include a new municipal hall, a farmer's market, and a sizeable SM Mall to serve the residents of Carmona as well as surrounding towns and cities.

WHY INVEST IN LEAF RESIDENCES?

INFRASTRUCTURE BOOM

SKYWAY EXTENSION

The Skyway connects the North and South Luzon Expressways (NLEX and SLEX) with access to the Ninoy Aquino International via the NAIA Expressway (NAIAX).

The completion of the **Skyway Extension Project** extends the access of the Skyway to the South Luzon Expressway's Susana Heights Exit.
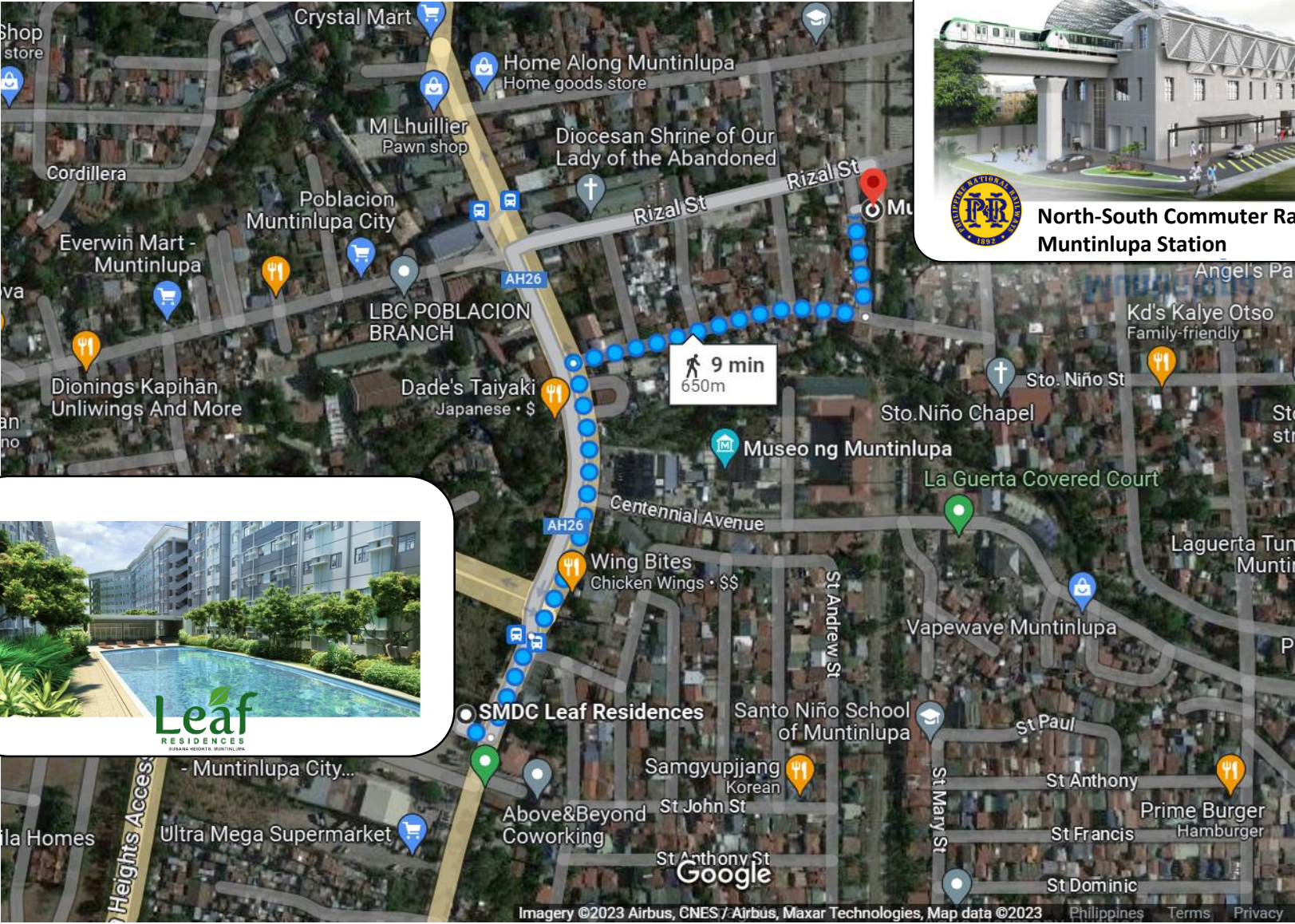
WHY INVEST IN LEAF RESIDENCES?

INFRASTRUCTURE BOOM

NORTH-SOUTH COMMUTER RAILWAY

The North-South Commuter Railway (NSCR) is a 147km railway system.

It will stretch from Clark to Calamba, and will connect to other transport systems like the LRT1, LRT2, MRT3 and Metro Manila Subway lines.

The completion and integration of the different sections of the railway system will happen from 2024-2028

North-South Commuter Railway Muntinlupa Station

PROJECT OVERVIEW

Address:
Lot 9, National Highway Corner Susana Avenue, Brgy. Tunasan, Muntinlupa City

Lot Area:	1.8 hectares
No. of Towers	4 Towers
No. of Floors:	7 Floors
No. of Units/ Tower:	
	TA: 187
	TB: 234
	TC: 201
	TD: 182
No. of Units :	804 units
No. of Parking Slots:	201 slots

TOWER C   TOWER D

TOWER B   TOWER A

- Adult Pool
- Children's Pool
- Outdoor Lounges
- Children's Playground
- Jogging Trails
- Fitness Stations
- Landscaped Walkway/ Pocket parks
- Grand Residential Lobbies
- Commercial Area
- Function Room

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PROJECT UPDATES

INVENTORY STATUS

Unit Type	No. of Available Units	Unit Size (sqm)
Studio End Unit	9	21.08 – 22.15
2 BR	149	28.52 -39.62
2 BR with Balcony	27	34.04-36.44
2 BR End Unit	3	32.34
3 BR	10	37.48-39.19
3 BR with Balcony	3	46.33 -48.37

UNIT FINISHES & DELIVERABLES

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RESIDENCES
SUSANA HEIGHTS, MUNTINLUPA

Living Room/Bedroom

- Painted Walls and Ceiling
- Homogeneous Floor Tiles
- Painted interior Drywall and Laminated low wall partition for bedrooms

Kitchen

- Painted Walls and Ceiling
- Homogeneous Floor Tiles
- Kitchen Sink
- Kitchen Countertop with Base Cabinets

Bathroom

- Combination of Painted Wall and Wall Tiles
- Ceramic Floor Tiles
- Water Closet, Lavatory, Shower Set, Soap Holder, Tissue Holder

Balcony

- Powder Coated Railings
- Ceramic Floor Tiles

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ACCESSIBILITY

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