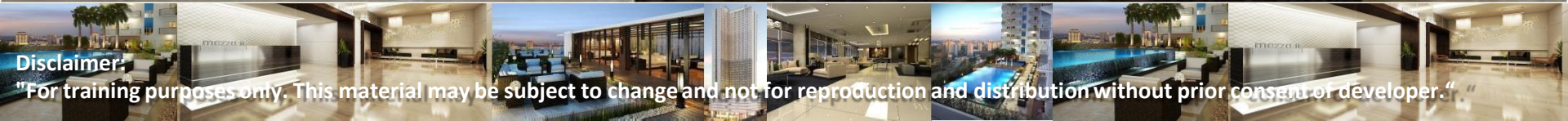




mezza II

RESIDENCES

Across SM City Sta. Mesa



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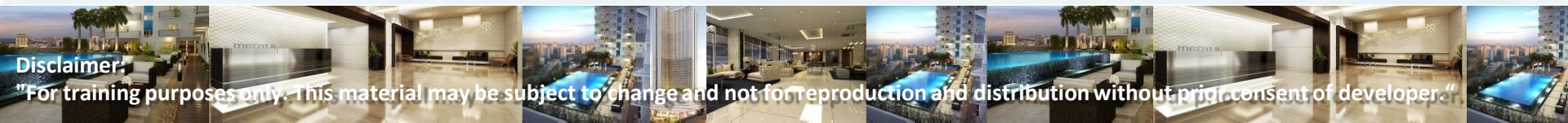


The good guys!

Every single day, SM touches lives of millions of people through its stores, malls, banks, hotels and leisure facilities. And now, Filipinos can live in style, comfort and convenience at SM Development Corporation (SMDC).

SMDC commits itself to provide access to luxurious urban living through vertical villages perfectly integrated with a commercial retail environment, giving its residents a truly cosmopolitan lifestyle.

SMDC developments are strategically situated in key areas across Metro Manila specifically the Central Business Districts of Makati, Ortigas, Quezon City, Pasay and Parañaque.



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mezza II
RESIDENCES
Across SM City Sta. Mesa

Rise in the busy Metro is Mezza II Residences, another SMDC's great development. Built with Modern design, you will surely delight yourself on its 5 star amenities and the convenience that it brings to residents. It is indeed one great place you can call your home in the Metro. Best for wary parents whose children are studying in the University Belt, young professionals and those who have businesses within the Metro. You can have your own comfort and peace here in Mezza Residences. Units are ready for occupancy and you don't need to worry as you will soon find your personal space within the Metro; perfect for young professionals, students, business man and families. You will never go wrong in Mezza Residences.

Project overview



Land Area: 2,592 sq. m.

Launch Date: November 2011

Location: Aurora Boulevard corner, Guirayan Street, Brgy., Doña Imelda, Quezon City

No. of Towers: 1 Tower - 40 storeys (inclusive of a 6-level podium), single tower residential development with commercial spaces on the UG floor level

Total No. of Units: 1,324 units

Unit Type:

Unit Type	No. of Unit Type
Variations of Studio Units	210
Variation of 1 Bedroom Units	1074
Variation of 2 Bedroom Units	5
Variation of L-Type Units	35

Total No of Parking Slots: 269 slots

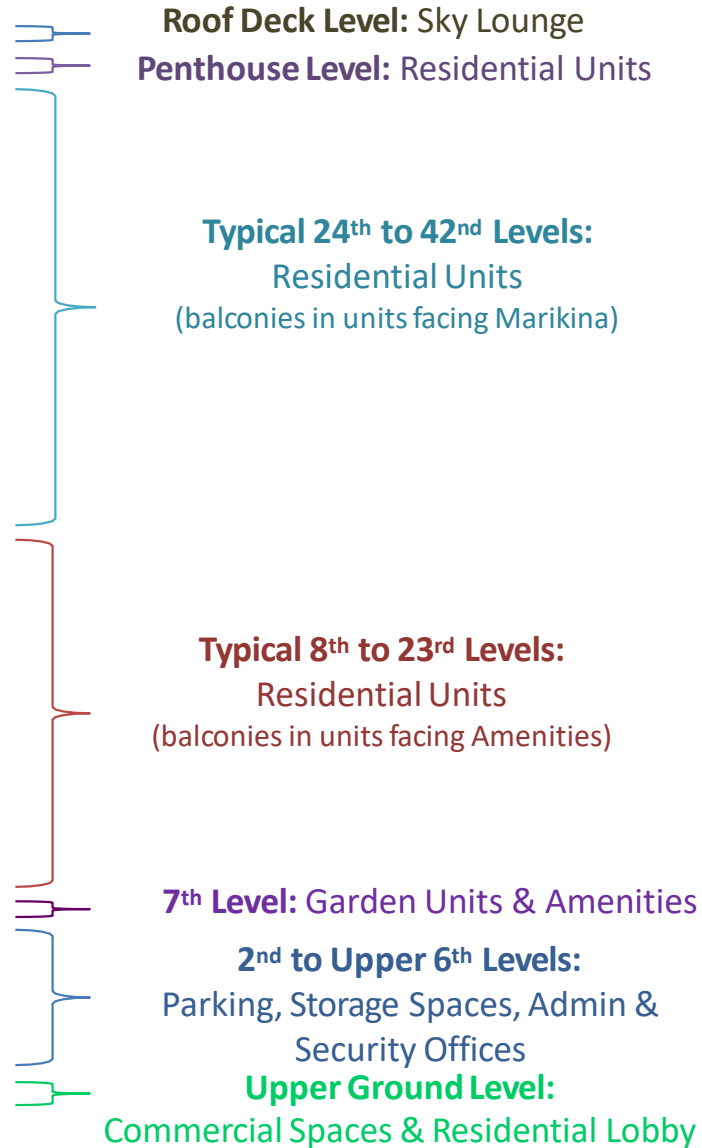
Turnover Date: Ready for Occupancy (RFO)



Building Breakdown



Rendered Perspective



Building Features AND AMENITIES

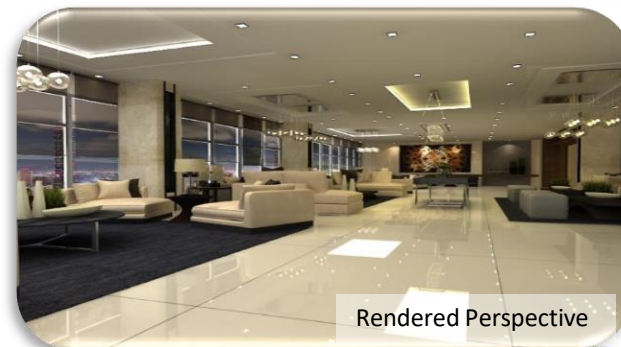
- Residential lobby with reception
- Five (5) elevators high speed elevator
- Function Rooms at the Sky Lounge Level
- Centralized mail room
- Automatic fire alarm and sprinkler system
- Five (5) levels of parking spaces
- Fully-landscaped open spaces
- Sufficient fire exit
- Overhead water tank and underground cistern for sufficient water supply
- Stand-by power generator
- Commercial / retail stores
- Building Administration and Security office



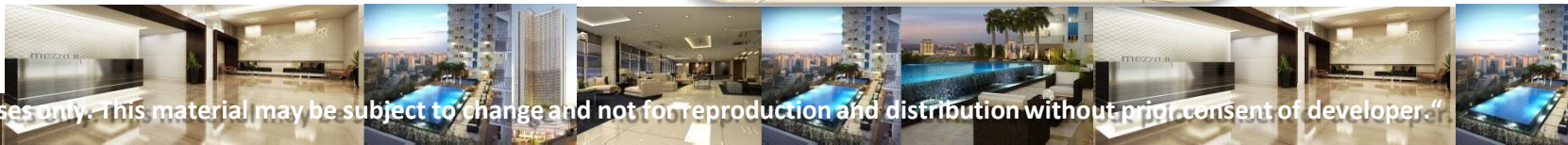
Rendered Perspective



Rendered Perspective



Rendered Perspective



BUILDING FAÇADE



FAÇADE ALONG GUIRAYAN ST



GRAND LOBBY



Grand Lobby, Actual Photo

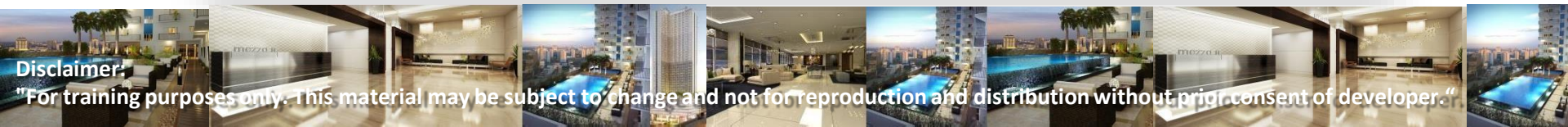


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MAILBOX ROOM



Actual Photo



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RESIDENTIAL LIFT LOBBY



AMENITY AREA - SWIMMING POOL



SKY LOUNGE



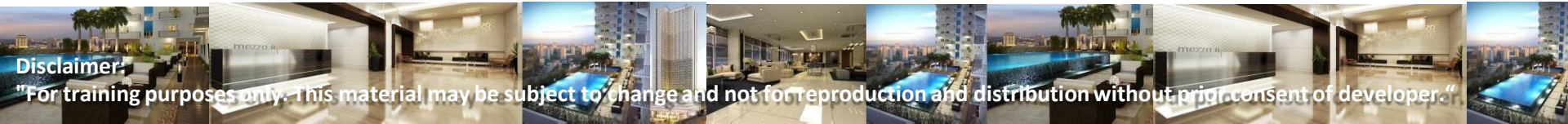
SKY LOUNGE



SKY LOUNGE- FUNCTION ROOMS

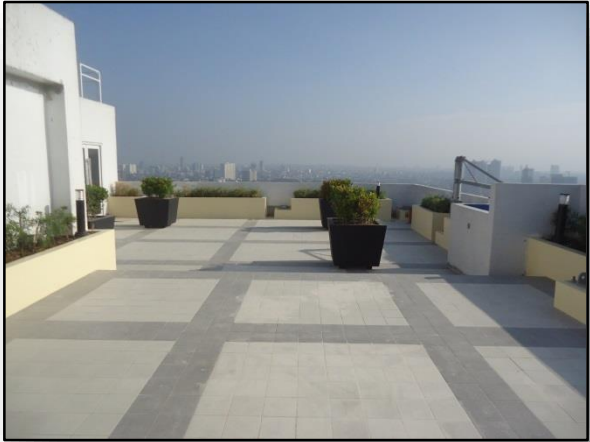


Actual Photo



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ROOF DECK OPEN AMENITY



Actual Photo



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7th Floor AMENITY Floor Plan



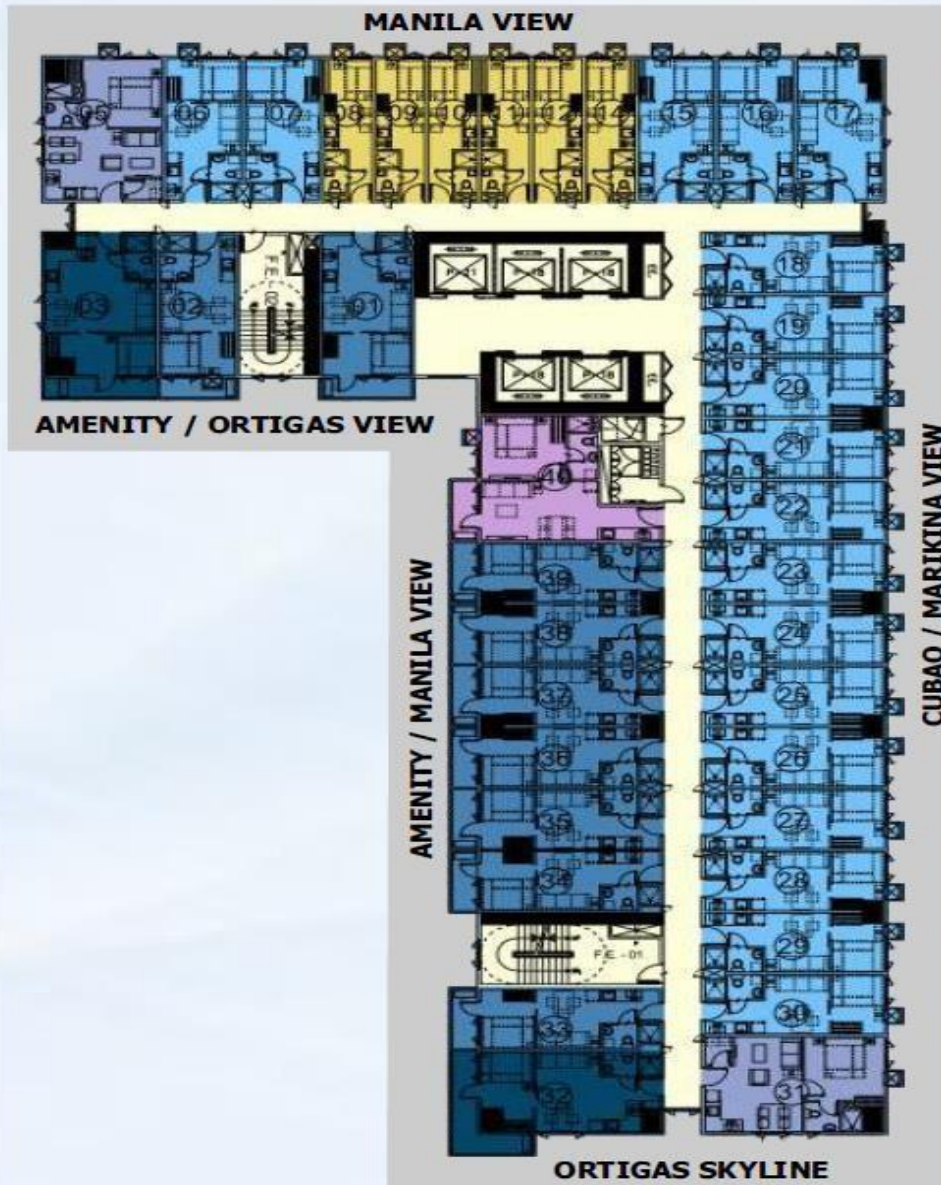
LEGEND:

- STUDIO TYPE UNIT WITH GARDEN
- 1-BEDROOM UNIT WITH GARDEN
- 1-BEDROOM END UNIT WITH GARDEN
- L-TYPE UNIT WITH GARDEN



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8th – 23rd typical floor plan



LEGEND:

- STUDIO UNIT
- 1-BEDROOM UNIT
- 1-BEDROOM UNIT WITH BALCONY
- 1-BEDROOM END UNIT
- 1-BEDROOM END UNIT WITH BALCONY
- L-TYPE UNIT WITH BALCONY

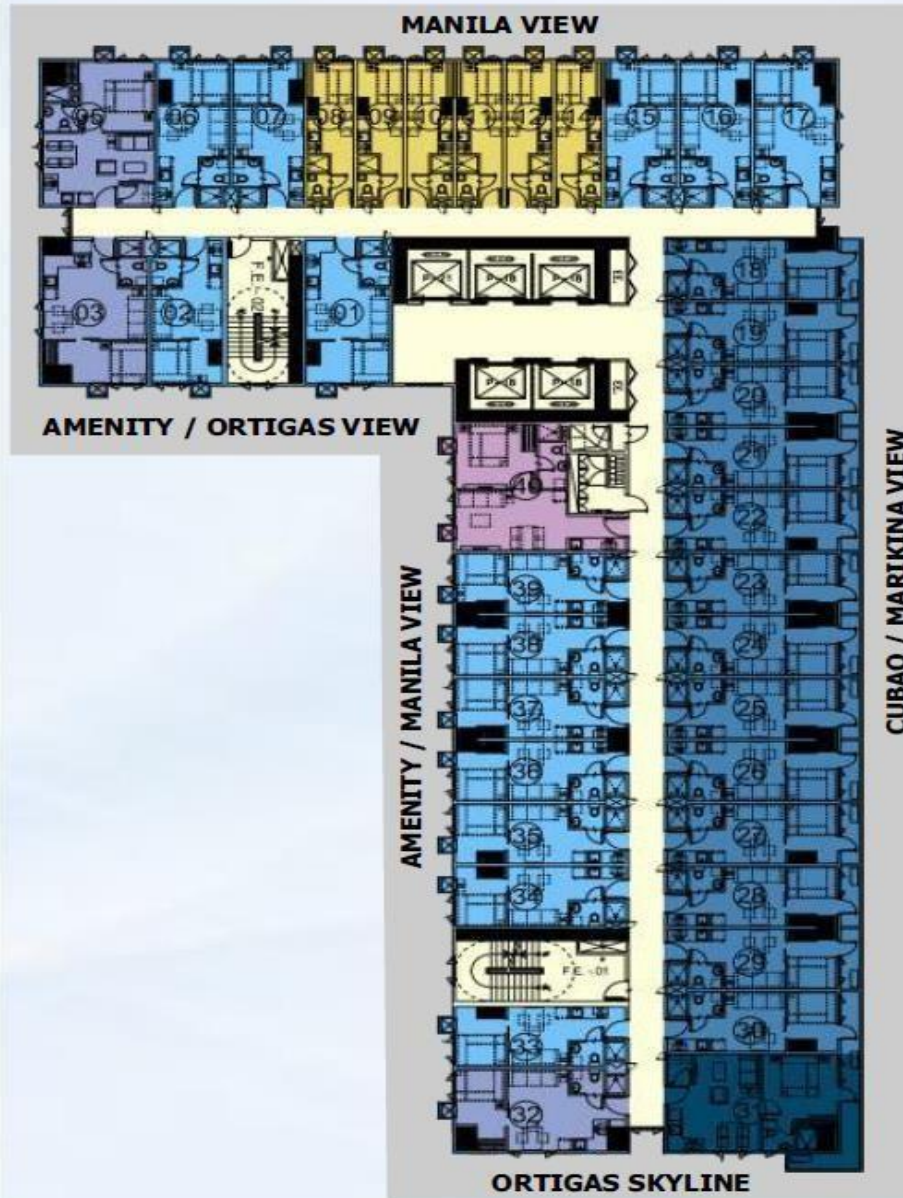


24th – 42nd Floor TYPICAL Floor Plan

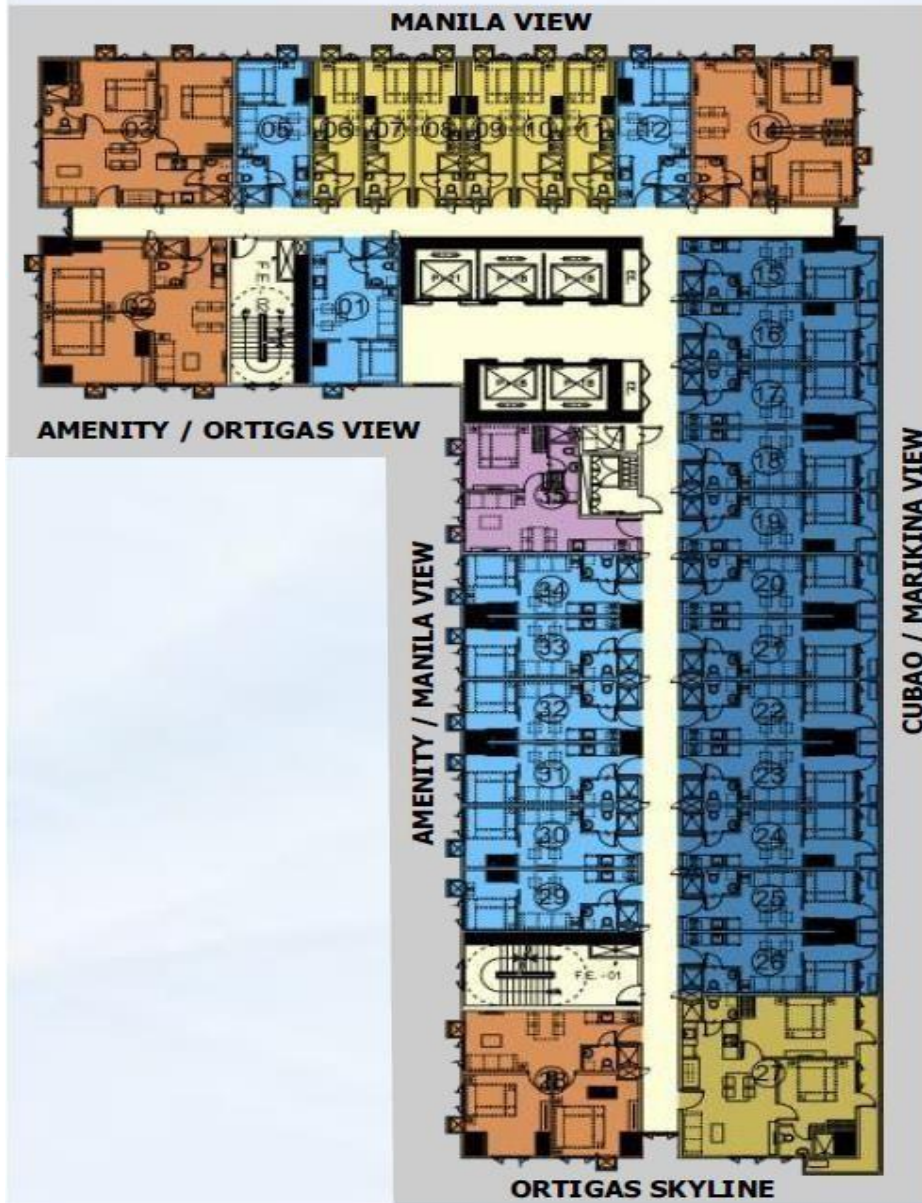


LEGEND:







- STUDIO UNIT
- 1-BEDROOM UNIT
- 1-BEDROOM UNIT WITH BALCONY
- 1-BEDROOM END UNIT
- 1-BEDROOM END UNIT WITH BALCONY
- L-TYPE UNIT

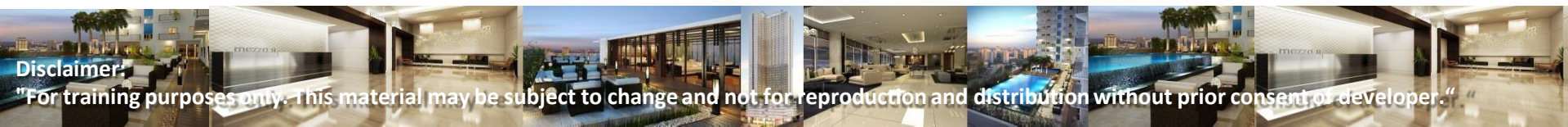


Penthouse Floor Plan



LEGEND:

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



Unit Deliverables

- Floor tiles in all areas of the UNIT
- Living room, dining room, kitchen and bedroom/s with painted plain cement finish on interior walls and painted off-form finish on ceiling
- Toilet and bath with painted plain cement finish and tiles on walls, tiles on floor and painted drop ceiling
- Wiring devices (breaker, switch, outlets)
- Aluminum windows
- Kitchen countertop with under-the-counter cabinets
- Water closet, lavatory, soap holder, and tissue holder in the toilet and bath; and
- Provision of tapping point for water heater in the toilet and bath.





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SMDC



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