



SMDC

SMDC Mezza Residences offers a lifestyle that is both luxurious and easy. With SM City Sta. Mesa readily accessible, and the added convenience of having your very own Savemore Market, service shops and cozy dining places at the Mezza Strip, urban living has never been this pleasurable and convenient not until Mezza Residences.

Stay fit by swimming laps at the pool or by running at the jogging paths that circle the amenity deck. Welcome guests at the grand lobby, and feel right at home in a place where the good life is all under one roof.



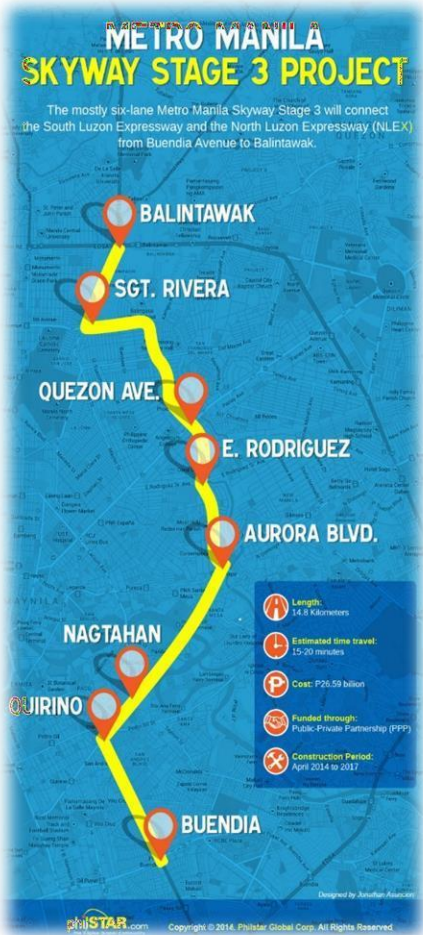
LOCATION AND ACCESSIBILITY



- Situated at the corner of Aurora Boulevard and G. Araneta Avenue, Doña Imelda, Quezon City
- Conveniently located in a highly accessible area near the LRT2 V. Mapa Station
- Located right across SM City Sta. Mesa
- In the vicinity are key educational and medical institutions



AREA OF CONVENIENCE



SITE DEVELOPMENT PLAN

QUEZON CITY VIEW



GARDEN VIEW with ORTIGAS & MAKATI SKYLINE VIEW

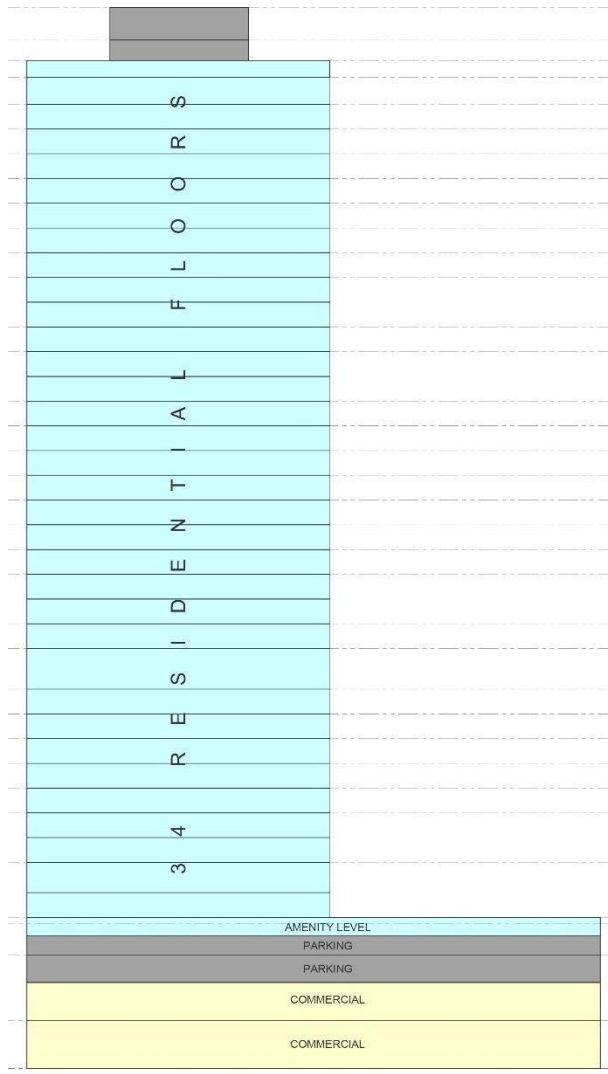
PROJECT OVERVIEW



GENERAL FACTS

<i>Architectural Theme</i>	<i>Modern</i>
<i>Total Land Area</i>	<i>13,493 sqm</i>
<i>No. of Buildings (Towers)</i>	<i>4</i>
<i>No. of Floors/Building</i>	<i>38</i>
<i>With Podium (Y/N)</i>	<i>Yes</i>
<i>Total no. of Units</i>	<i>2,332</i>
<i>Number of Units/Tower</i>	<i>T1 - 414</i>
	<i>T2 - 408</i>
	<i>T3 - 754</i>
	<i>T4 - 756</i>
<i>Total No. of Parking Slots</i>	<i>544</i>
<i>Turnover Date</i>	<i>T1 & T2 - March 2009</i>
	<i>T3 & T4 - January 2010</i>
<i>With Commercial/Retail (Y/N)</i>	<i>Yes</i>

BUILDING CHART



UTILITIES & BUILDING FEATURES

- *3 elevators per tower*
- *Automatic Fire Detection and Alarm System*
- *Standby Genset for Common Areas*
- *Mailroom*
- *Commercial Area at the Ground Floor*
- *CCTV system in key areas*

AMENITIES



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Mezza Grand Lobby

Swimming Pool

5th Floor Lounge

Function Room

Fitness Gym

Children's Play Area

Lawn and Barbecue Area

Garden with Gazebos

INVENTORY PROFILE

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<i>Unit Type</i>	<i>No. of Units</i>	<i>Unit Size Range (sq.m.)</i>
<i>1-Bedroom units</i>	<i>1,891</i>	<i>±20.66 – ±29.8</i>
<i>2-Bedroom units</i>	<i>319</i>	<i>±41 – ±47.75</i>
<i>3-Bedroom units</i>	<i>82</i>	<i>±61.66 – ±114.36</i>
<i>Penthouse</i>	<i>40</i>	<i>±81.42 – ±133.56</i>

UNIT FLOOR PLAN



UNIT FEATURES

Cable TV ready

Telephone line provision

Back up power in common areas

Provision for air conditioning unit

UNIT FLOOR PLAN



1-BEDROOM UNIT
Approx. 22.16 sqm



2-BEDROOM UNIT
Approx. 43.13 sqm

UNIT FLOOR PLAN



2-BEDROOM UNIT w/ BALCONY
Approx. 66.31 sqm

UNIT FINISHES

TYPICAL UNIT FINISHES

Wall Finishes

- *Living room, dining room, kitchen and bedroom/s with painted plain cement finish on interior walls and painted off-form finish on ceiling*

Floor Finishes

- *Floor tiles in all areas of the unit*

Toilet & Bath

- *Painted plain cement finish and tiles on walls and painted drop ceiling*
- *Water closet, lavatory, soap holder, tissue holder and plumbing fixtures in the toilet and bath*
- *Provision of tapping point for water heater*

Kitchen

- *Kitchen countertop with under-the-counter cabinets*

Others (windows & others)

- *Wiring devices (breaker, switch, outlets)*
- *Aluminum windows*



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