



**SMDC**

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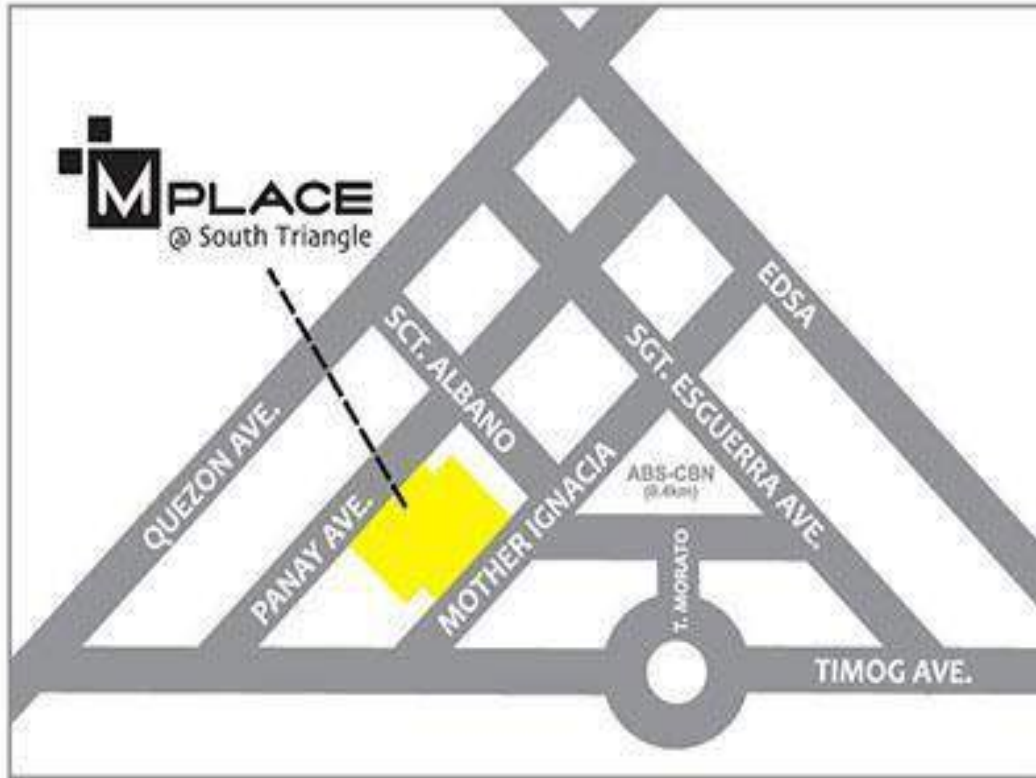
*MPlace @ South Triangle is a high-rise four-tower mixed use residential condominium featuring 27 floors, with the unit sizes ranging from 16 to 40 sqm. Being at the heart of South Triangle, M Place residents have the advantage of easy access to the most sought after dining places, bars & entertainment centers in Quezon City, as well as a host of health & wellness centers in the metro.*

*Having the needs of the clients in mind, the ground floor of M Place also boasts of a commercial complex, which features various retail and service shops.*

*M Place is built to cater to the young market who wants a place of their own to complement their rising careers and start their path toward independent living.*

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# LOCATION & ACCESSIBILITY



**Location:** Panay Avenue, Mother Ignacia, Brgy South Triangle, Quezon City

**Commercial:**

SM North EDSA (1.9km), Trinoma(1.4km), Centris Comm'l(.7km)

**Educational:**

St. Mary's College(.5km), Angelicum(2.8km), Trinity University (2km), St Joseph's College(2km), UP Diliman (3.8km), UST(5.7km) Ateneo(5km),

**Places of Worship:**

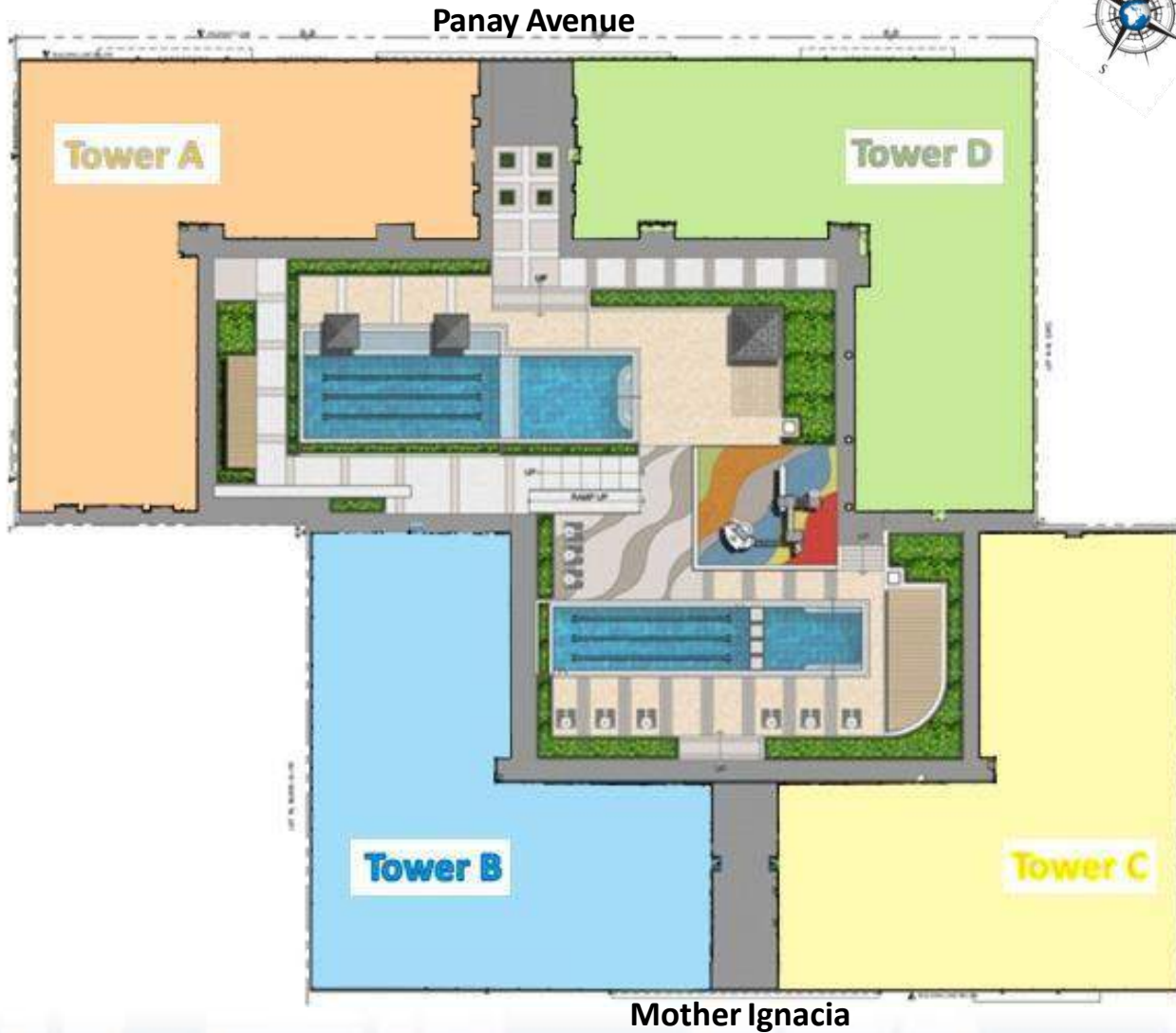
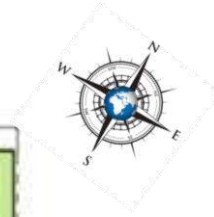
Church of Christ, Higher Rock Christian Church, UCCP, Mt. Carmel

**Hospitals:**

St. Luke's Med Ctr(1.2km), East Ave. Med. Ctr(1.5km), VMMC, Capitol Med Ctr(1.2km), Nat'l Children's Hospital ,Phil.Heart Center(1.5km)

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# SITE DEVELOPMENT PLAN



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# FACT SHEET

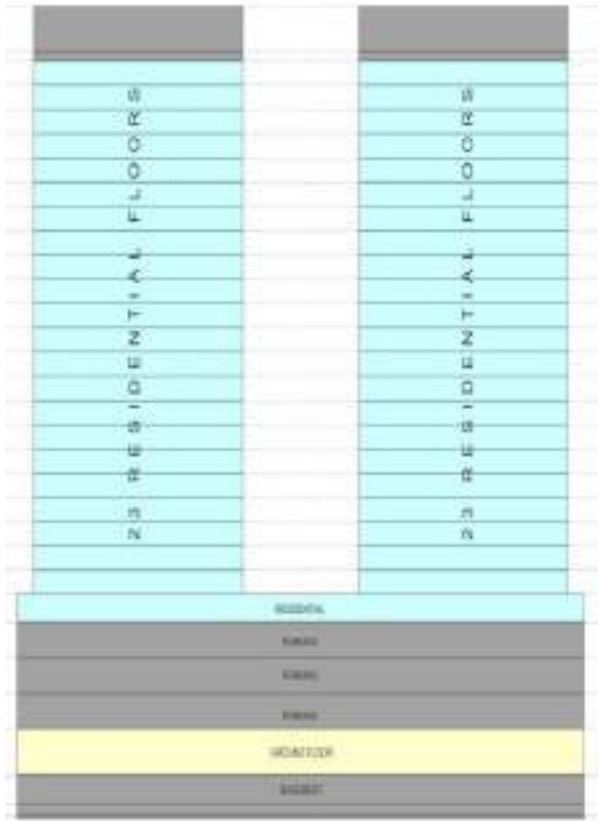


## GENERAL FACTS

Architectural Theme	Modern Contemporary
Total Land Area	9,750 sqm
No. of Buildings (Towers)	4
No. of Floors/Building	27 Levels
With Podium (Y/N)	Yes
Total no. of Units	3,437
Number of Units/Tower	Tower A: 827 Tower B: 912 Tower C: 778 Tower D: 920
Total No. of Parking Slots	(Podium ): 630 units (Commercial ): 110 units
Project Launch Date	October 2010
Turnover Date	Ready for Occupancy
With Commercial/Retail (Y/N)	Yes
Product Type/Brand	HRB/SMDC Residences

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# BUILDING ELEVATION



## UTILITIES & BUILDING FEATURES

- M Place Mall at the Ground Floor
- Lobby and reception area per tower
- 24/7 Security and CCTV
- Mailroom per tower
- 4 Elevators (3 passenger, 1 utility)
- Property Management Services
- WIFI Zones (All lobbies – Tower A-D)
- 100% back-up power for common areas

**GREENMIST**  
PROPERTY MANAGEMENT CORP.



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# BUILDING FEATURES

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# AMENITIES



## AMENITIES

Independent Residential Lobby per Tower

Garden Lounge

Swimming Pools

Jogging Path/ Gazebos

Children Playground

Fitness stations (ideal for Pilates & Yoga)

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AUDREY



**Tower A** Actual Photo



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# BRIDGETTE



Tower B - Actual Photo

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MARILYN



Tower C - Actual Photo

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SOPHIA



Tower D - Actual Photo

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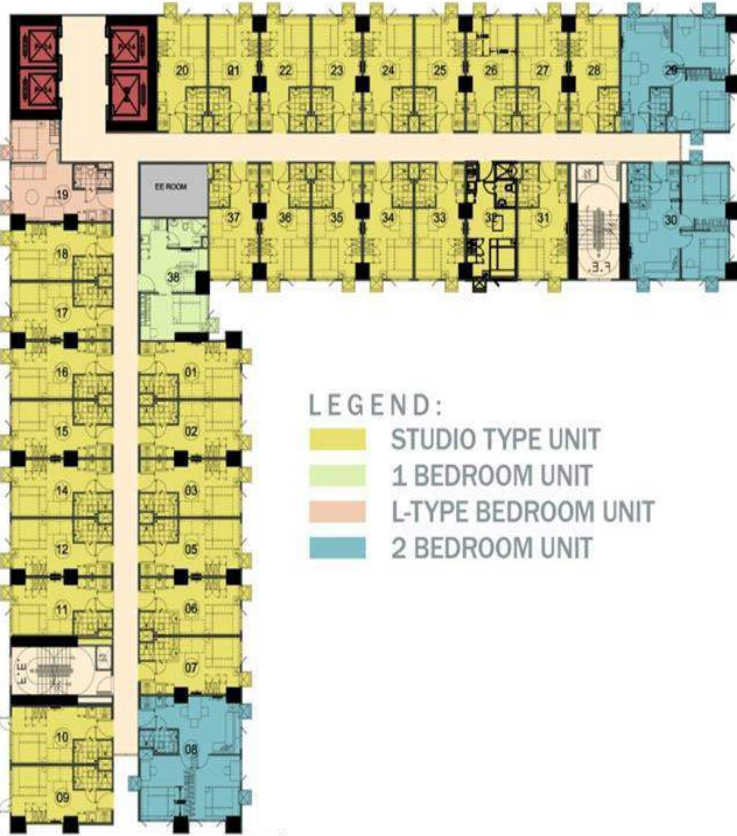
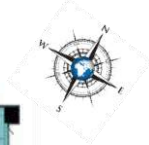
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# TYPICAL FLOOR PLAN

## TOWER A

Panay Avenue



INVENTORY PROFILE		
Unit Type	No. of Units	Unit Size Range (sq.m.)
Variation of Studio units	713	$\pm 20.00 - \pm 30.30$
Variation of 1-Bedroom units	45	$\pm 28.04 - \pm 43.23$
Variation of 2-Bedroom units	69	$\pm 39.53 - \pm 62.69$

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# TYPICAL FLOOR PLAN

## TOWER B



### INVENTORY PROFILE

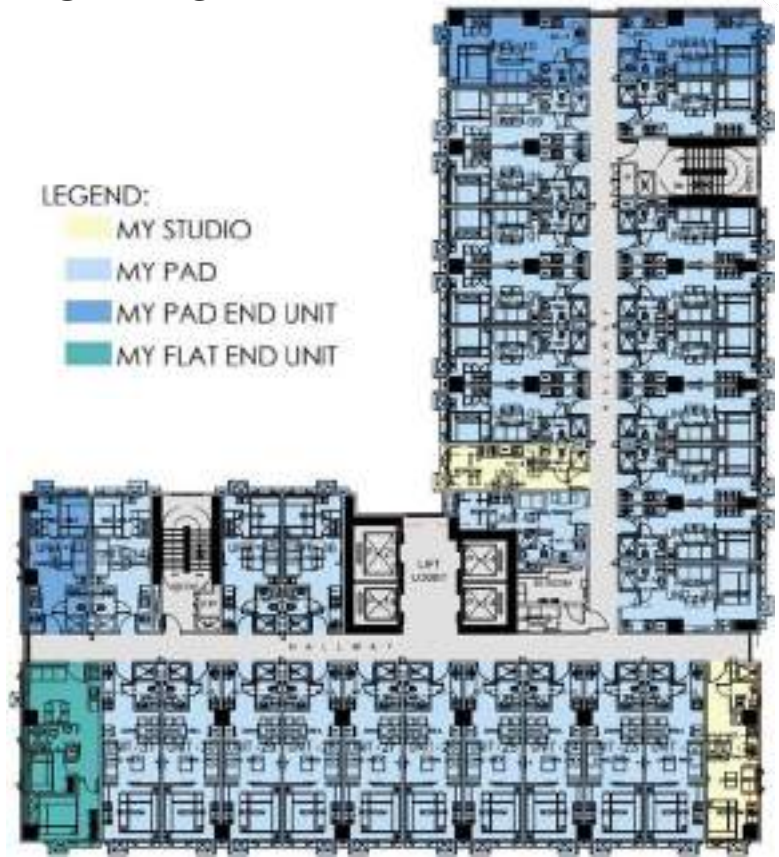
Unit Type	No. of Units	Unit Size Range (sq.m.)
Variation of Studio units	388	$\pm 15.65 - \pm 30.52$
Variation of 1-Bedroom units	524	$\pm 23.47 - \pm 51.42$

Mother Ignacia Avenue

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# TYPICAL FLOOR PLAN

## TOWER C



- LEGEND:
- MY STUDIO
  - MY PAD
  - MY PAD END UNIT
  - MY FLAT END UNIT

Mother Ignacia Avenue

INVENTORY PROFILE		
Unit Type	No. of Units	Unit Size Range (sq.m.)
Variation of Studio units	47	±18.65 – ±51.76
Variation of 1-Bedroom units	695	±22.15 – ±33.62
Variation of 2-Bedroom units	36	±37.81 – ±68.60

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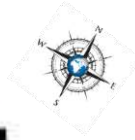




# TYPICAL FLOOR PLAN

**TOWER D**

Panay Avenue



**LEGEND:**

- STUDIO TYPE UNIT
- STUDIO TYPE END UNIT

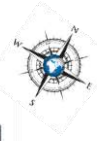
INVENTORY PROFILE		
Unit Type	No. of Units	Unit Size Range (sq.m.)
Variation of Studio units	810	±16.48 – ±50.79
1-Bedroom units	110	±18.49 – ±26.99

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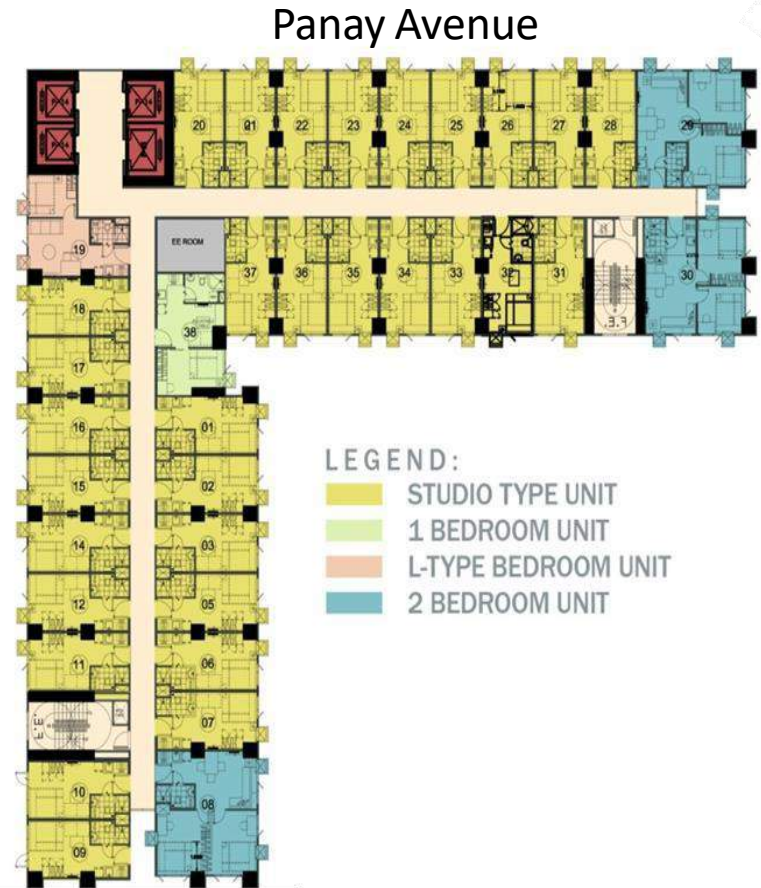


# FLOOR PLAN

## TOWER A



**AMENITY PLAN**



**TYPICAL FLOOR PLAN**

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# FLOOR PLAN

## TOWER B



**AMENITY PLAN**



Mother Ignacia Avenue

**TYPICAL FLOOR PLAN**

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# FLOOR PLAN TOWER C



**AMENITY PLAN**



**TYPICAL FLOOR PLAN**

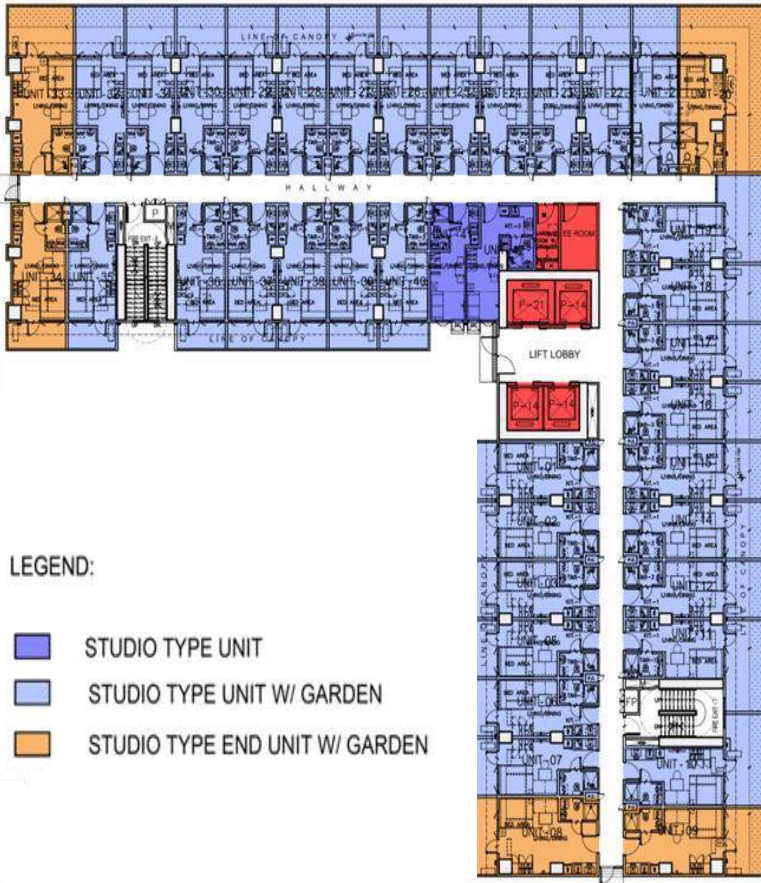
Mother Ignacia Avenue

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# FLOOR PLAN

## TOWER D

Panay Avenue





LEGEND:

-  STUDIO TYPE UNIT
-  STUDIO TYPE UNIT W/ GARDEN
-  STUDIO TYPE END UNIT W/ GARDEN

### AMENITY PLAN



LEGEND:

-  STUDIO TYPE UNIT
-  STUDIO TYPE END UNIT

### TYPICAL FLOOR PLAN

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# UNIT SPECIFICATIONS

BASIC FINISH	
<i>Wall Finishes</i>	Painted Finish for Living/ Dining/ Sleeping Area; T&B Wall - CHB Wall Plastered Plain Cement Finish Ceramic Tiles for Shower
<i>Floor Finishes</i>	Vinyl Tiles for Living/ Dining/ Sleeping Area; Ceramic Tiles for Toilet & Shower Area
<i>Doors</i>	Wood laminated for Main Door PVC Door and Frame for Toilet and Bath Door
<i>Toilet &amp; Bath Fixtures</i>	Ceramic Water closet with accessories; Ceramic Lavatory; Shower Set
<i>Kitchen</i>	Concrete slab with ceramic tile finish and kitchen sink; Countertop

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# KEYS TO SUCCESS



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# FREQUENTLY ASKED QUESTION

1. What will be the type of ventilation on the typical residential hallways?
  - Windows are provided at the end of each hallways
  
2. What air-conditioning unit and aircon capacity is allowed?
  - Aircon capacity for 2nd floor units - split type only  
maximum capacity is 1.5 hp
  - For the rest of floor - window type only  
maximum capacity is 1.5 hp
  
1. What is the back-up power?
  - For Common Area: 100% back up power
  - For Residential Unit: 1 convenience outlet, 1 refrigerator outlet, 1 lighting outlet in living area
  
2. How many persons are recommended to stay in a particular unit?
  - The maximum number of occupants per Residential Unit in any instance shall not be more than four (4) for a 20 sq. m. Unit; four (4) for a 24 sq. m. Unit; and five (5) for a 40 sq. m. Unit.

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## FREQUENTLY ASKED QUESTION

5. How deep are the swimming pools?

Kiddie Pool - 2 ft

Adult Pool - 4 ft

Integrated Aquatic Services Co. (IASCO)

6. Who are the utility providers?

- CATV - depends on unit owners
  - Sky Cable
  - Cable Link
- Wifi Internet - depends also on unit owners
  - Sky Cable
  - Cable Link
  - PLDT
  - Globe
- Water Provider - Manila Water

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## OTHERS

**Project Website:** [www.smdc.com](http://www.smdc.com)

**Contact Persons:**

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# Thank you!

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