

SMDC

RED

RESIDENCES

CHINO ROCES, MAKATI

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Red Residences

Start something big at SMDC Red Residences, a premier residential development located in the up and coming Chino Roces of Makati Central Business District.


Your new home's location allows you to be within walking distance from work or your latest business venture. Take strategic breaks in between gigs at an array of amenities and spaces designed to re-energize. Allowing you to do more and achieve more!



A modern dining room with a white table, red chairs, and a large mirror. The room features a white ceiling with recessed lighting, a white wall, and a large mirror reflecting the room. The floor is made of light-colored wood. The text "A Valuable Investment that Can Easily Be Attained And Monetized." is overlaid in red on a semi-transparent white background.

A Valuable Investment that Can Easily Be Attained And Monetized.

A Valuable Investment Strategic Location

 **ADDRESS:** Chino Roces Avenue, Brgy. Pio Del Pilar, Makati City



CHINO ROCES AVENUE

- Connects to major roads such as Buendia Ave. and EDSA.
- A vibrant and thriving neighborhood that is close to all key places of interest such as commercial, recreational and dining establishments and even educational institutions.

CENTRAL BUSINESS DISTRICTS

- Makati – 0.5km
- BGC – 5.0km
- Ortigas – 7.8km

MAJOR ESTABLISHMENTS/CITY

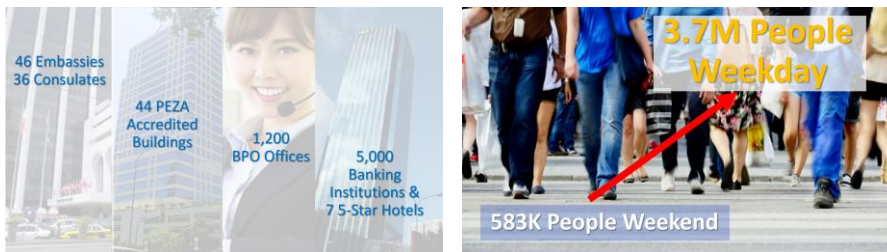
- Manila – 5.0km
- MOA – 6.0km
- NAIA – 7.0km

A Valuable Investment **Prime Location**

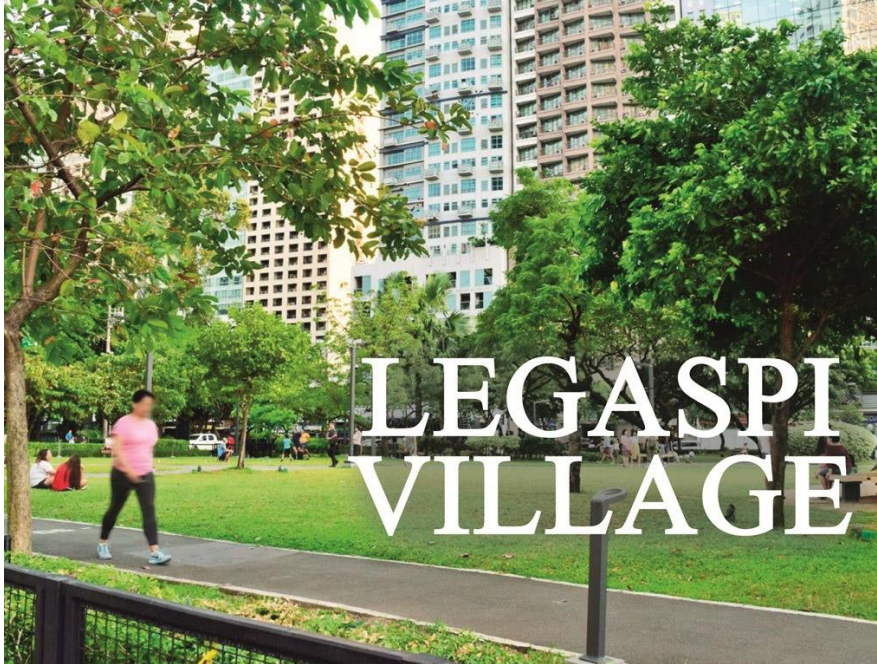


MAKATI CENTRAL BUSINESS DISTRICT

- A highly dynamic and progressive city.
- Over 583K residents while the weekday population rises to 3.7M due to the influx of employees and shoppers, making residential and office spaces highly valuable.



A Valuable Investment **Prominent Location**



NEAR LEGASPI VILLAGE

- A haven for young professionals because it is the hipper and more laid-back neighborhood of Makati.
- Although it houses many offices and is near main thoroughfares, it is popular for its less crowded tree-lined streets, pocket gardens, cafés and restaurants.
- It is where top executives reside, work and have fun.

A Valuable Investment Envisioned for Further Growth



MAKATI INTRA-CITY SUBWAY

- A planned underground rapid transit line in the City of Makati that spans out to 11 kilometers
- Has 10 stations and is designed to link establishments across the Makati CBD.
- Ayala Ave Station is +/- 553 meters away from Red Residences

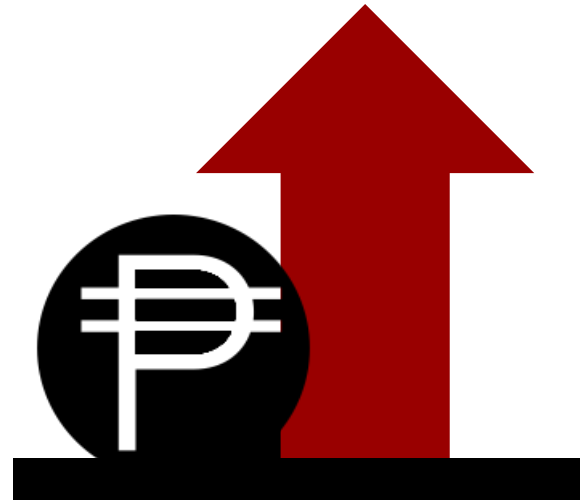
DEVELOPMENTS WITHIN THE AREA OF TRANSPORT INFRA PROJECTS HAVE THE POTENTIAL TO INCREASE IN VALUE.

A Valuable Investment High Capital Appreciation

Average 2024 Price:

P253K/ SQM

20% increase



Average 2019 Price:

P211K/ SQM

Easy to Attain
Low Monthly Amortization

Lowest Package Price	P7.74M*
<i>Unit Type</i>	<i>1Bedroom with Balcony</i>
<i>Unit Area</i>	<i>26.04sqm</i>
Lowest Monthly Amortization	P23K*

**No discounts considered.*

Easy to Monetize **Very Livable, Highly Rentable**



MAKATI RENTAL RATES 1BR
P25K-P35K- Long-Term
P2K-P2.5K- Daily

Very Livable, Highly Rentable

- Well-thought out personal spaces.
- Various amenities that complete the living experience.
- Greenmist Property Management Corp. maintains the property and provides security.
- **SMDC Good Stays** provides end-to-end hassle-free leasing services for unit owners.

RED RESIDENCES IS AN RFO DEVELOPMENT, WHICH LET OWNERS MONETIZE THEIR INVESTMENT RIGHT AWAY.

Project Overview

Address	Chino Roces Avenue, Brgy. Pio Del Pilar, Makati City
Lot Area	3500 sqm
Launch Date	March 2018
Turnover Date	RFO, November 2023
No. of Towers	1
No. of Physical Floors	29
No. of Residential Units	1106 units
No. of Parking Slots	277 slots



Building Features

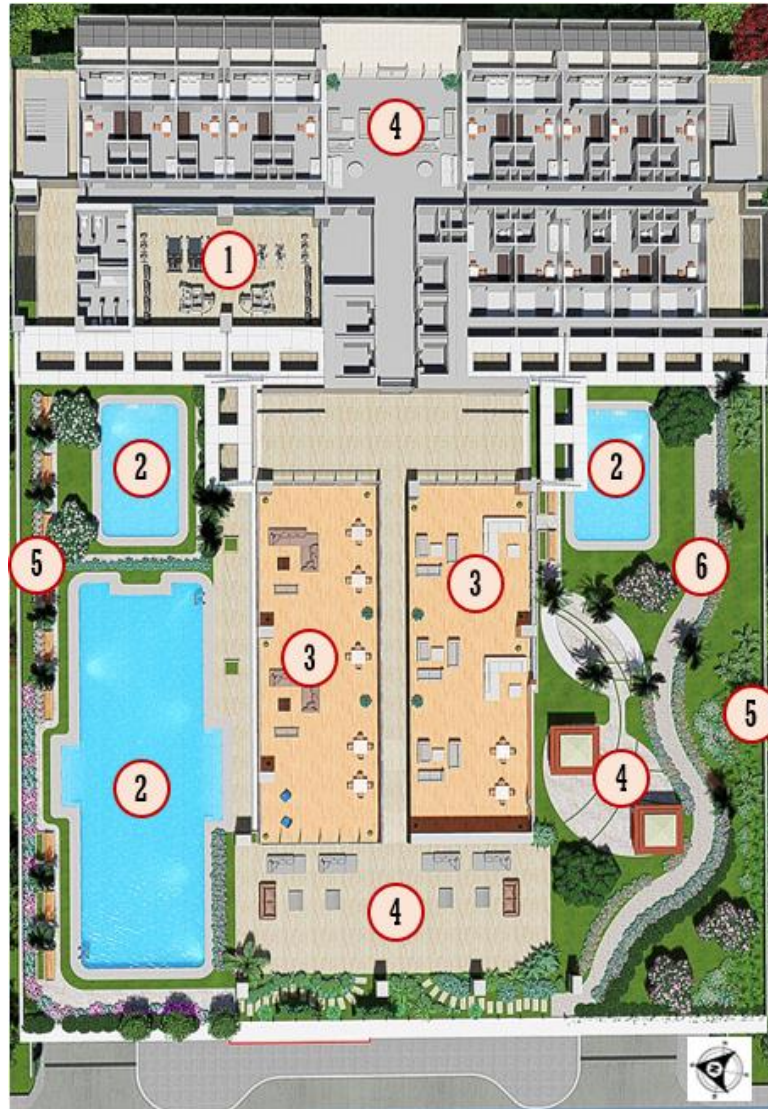
- ✓ Green Wall
- ✓ 5 Elevators
- ✓ 24-Hour Security
- ✓ Semi-addressable Fire Protection and Alarm System
- ✓ Generator Sets for Common Areas and Selected Residential Outlets
- ✓ Centralized Cistern Tanks
- ✓ Provision for Telecom and Cable Lines
- ✓ Intercom System
- ✓ Property Management by Greenmist Property Management Corp.
- ✓ Leasing Services by SMDC Good Stays



Building Chart



SITE DEVELOPMENT PLAN / AMENITY DECK



7TH FLOOR AMENITY

- ① Gym Area
- ② Swimming Pool
- ③ Function Room
- ④ Lounge Area
- ⑤ Landscape Area
- ⑥ Jogging Path

AMENITIES

LOBBY



AMENITIES

AMENITY DECK



AMENITIES

AMENITY DECK



AMENITIES

AMENITY DECK



AMENITIES

FITNESS GYM



AMENITIES

FITNESS GYM



TYPICAL UNIT LAYOUT



1 BR WITH BALCONY

26.04 sqm - 37.34 sqm

P6.5Mn - P9.4Mn



1 BR WITH BALCONY WITH DEN

35.94 sqm

P9.0Mn



2 BR WITH BALCONY

59.93 sqm

P15.2Mn

UNIT DELIVERABLES

Floors	Homogeneous Tiles
Walls	Living room, dining room and bedroom/s with painted plain cement finish on interior walls
Doors	Main: Fire Rated Laminated Wood Door Bedroom/s, T&B, Laminated Wood Door
Windows	Aluminium casement windows
Toilet and Bath	Painted cement finish with tiles on floor and walls with water closet, lavatory, soap holder, shower head and faucet Provision for water heater in the shower area
Kitchen	Countertop with sink with faucet Overhead and base cabinets, Range hood and Cooktop
Balcony (if applicable)	Aluminum glass door Homogeneous Tiles Painted metal railing

PAYMENT TERMS

Q1 2024

STANDARD PAYMENT TERMS

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 TERMS

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

SAMPLE COMPUTATIONS

JANUARY 2024

	Cash	Spot DP	Spread DP	GIVE ME 5 Spot DP	GIVE ME 5 Spread DP
Average Area (sqm)	26.04	26.04	26.04	26.04	26.04
Price per Sqm	250,730	250,729.65	250,729.65	250,729.65	250,729.65
Payment Term	Cash	5% Spot Spread 15% over 47 months 80% Cash or Bank	Spread 15% DP over 48 months 85% Cash or Bank	5% Spot 15% over 47 months 80% Cash or Bank	5% over 8 months 15% over 40 months 80% Cash or Bank
TLP*	6,529,000	6,529,000	6,529,000	6,529,000	6,529,000
Term Discount	10%	5%	0%	0%	0%
Discount	652,900	326,450	-	-	-
NLP1	5,876,100	6,202,550	6,529,000	6,529,000	6,529,000
Sell Out Discount	15%	15%	15%	15%	15%
Discount	881,415	930,383	979,350	979,350	979,350
NLP2	4,994,685	5,272,168	5,549,650	5,549,650	5,549,650
VAT	705,132	744,306	783,480	783,480	783,480
OC	381,947	403,166	424,385	424,385	424,385
TAP	6,081,764	6,419,639	6,757,515	6,757,515	6,757,515
Reservation Fee	-	35,000	35,000	35,000	35,000
Spot	-	285,982	-	302,876	-
Monthly Amortization	-	20,488	21,117	21,567	37,859
Monthly Amortization 2	-	-	-	-	25,341
Lump Sum/Bank	6,046,764	5,135,711	5,743,888	5,406,012	5,406,012

Applied with 15% Sell Out Discount

GREENMIST

PROPERTY MANAGEMENT CORP.

Secure, convenient, hotel- like services

- ✓ Property Doorman
- ✓ Reception Services
- ✓ 24 hour security
- ✓ Comprehensive CCTV coverage in lounges & hallways
- ✓ Onsite Concierge
- ✓ On demand professional Cleaning and house repair





SMDC GOOD STAYS



SERVICES OFFERED

**Long-Term Lease
Enrollment
Package**

Basic & Premium

**Daily Lease
Enrollment
Package**

Key Areas

**Tenancy
Management**

Cleaning, Repair,
Maintenance

**Unit Furnishing
Package**

Partnership with SM
HOME



SMDC GOOD STAYS

**Your trusted leasing and
tenancy management group**

FOR INQUIRIES

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RESIDENCES

CHINO ROCES, MAKATI

THANK YOU!

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