

SMDC

SANDS

R E S I D E N C E S

ROXAS BOULEVARD, MANILA



SMDC

SANDS

RESIDENCES

ROXAS BOULEVARD, MANILA

A luxurious, 51-floor master-planned community by Manila Bay where the sun and sand amidst a sea of luxury await you.

365 DAYS OF
STUNNING SUNSET

SMDC



Rizal Park and National Museum

PROJECT OVERVIEW

WELCOME TO SANDS RESIDENCES!

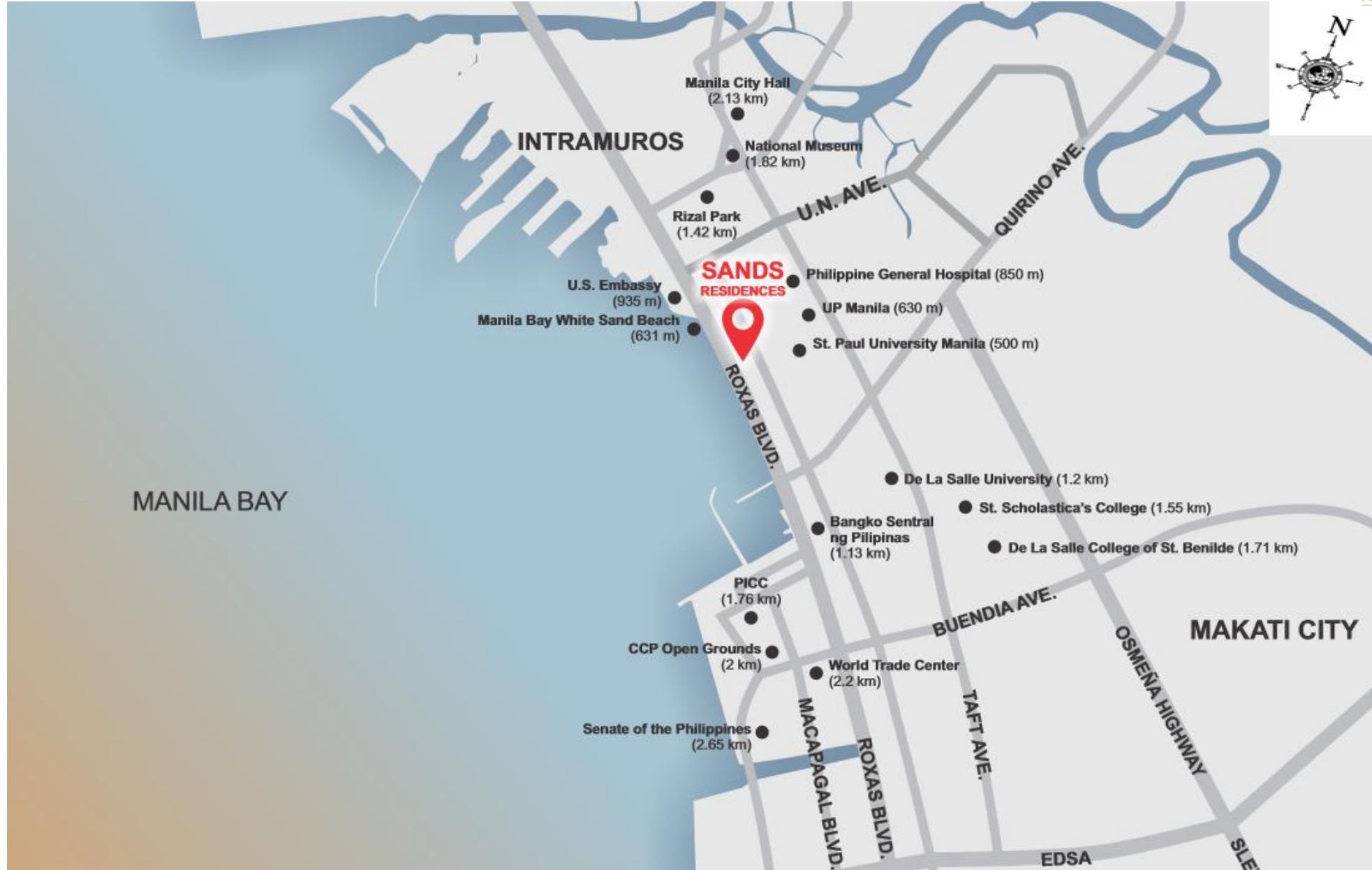
A luxurious, 51-floor master-planned community by Manila Bay where the sun and sand amidst a sea of luxury await you.



Building Facade, Artist's Perspective

ITEMS	DETAILS
Land Area	3,839 SQM
No. of floors	51 physical floors (43 residential floor)
No. of Units	2,367 units
Typical Floor Plan	56 units per floor
Project Launch Date	March 2021
Project Turnover Date	4Q 2026

LOCATION MAP



VICINITY PROFILE

Nearby Offices:

- Bangko Sentral ng Pilipinas
- Senate
- DFA

Department of Finance

- PEZA
- CITEM
- PAGCOR
- UNESCO National Commission PH
- World Health Organization - SEA

Nearby Commercial Center:

- ROBINSONS MANILA
- MALL OF ASIA
- W MALL
- BLUE BAY
- AYALA MALL MANILA BAY
- DOUBLE DRAGON PLAZA

Nearby Hospital

- UP PGH
- MANILA DOCTORS
- SAN JUAN DE DIOS
- MANILA MED MEDICAL CENTER
- METROPLITAN MEDICAL

Distance to Key Location

- 700M from Robinsons Manila
- 1.6 from PGH
- 5.0 kms from MALL OF ASIA
- 6.3 kms from ASEANA
- 9.0 kms from MAKATI
- 9.2 kms from NAIA

Nearby Schools and Colleges:

- UP MANILA
- ST. PAUL UNIVERSITY
- DLSU
- CSB
- NU MOA
- TYTANA COLLEGE



CCP

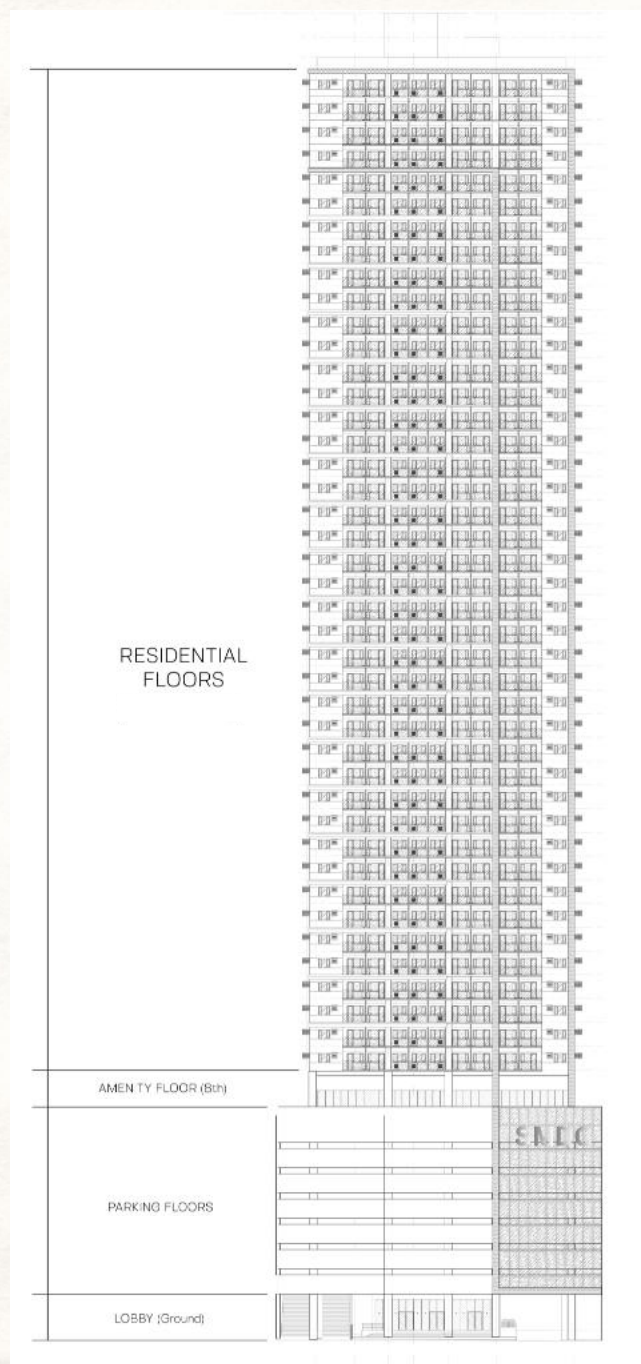


NATIONAL
MUSEUM OF
FINE ARTS



BAYWALK

BUILDING CHART



Residential Floors (10th – 54th)

Amenity Floor (9th)

Parking Floors (2nd – 8th)

Lobby & Commercial Area (Ground)

DROP-OFF AREA

THE SUN, THE SEA AND BEYOND

Be welcomed by shapes and textures and beautiful art installations that mimic a walk by the bay. The exclusive elegance of bayside-inspired living starts here.



Drop-off Area, Artist's Perspective

GRAND LOBBY





LAP POOL

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WELCOME TO YOUR OWN BAYSIDE HOME

Splash the heat away while hosting a poolside party or dip your feet in the tranquil waters at sunset, with the panoramic view of the city.



Lap Pool, Artist's Perspective

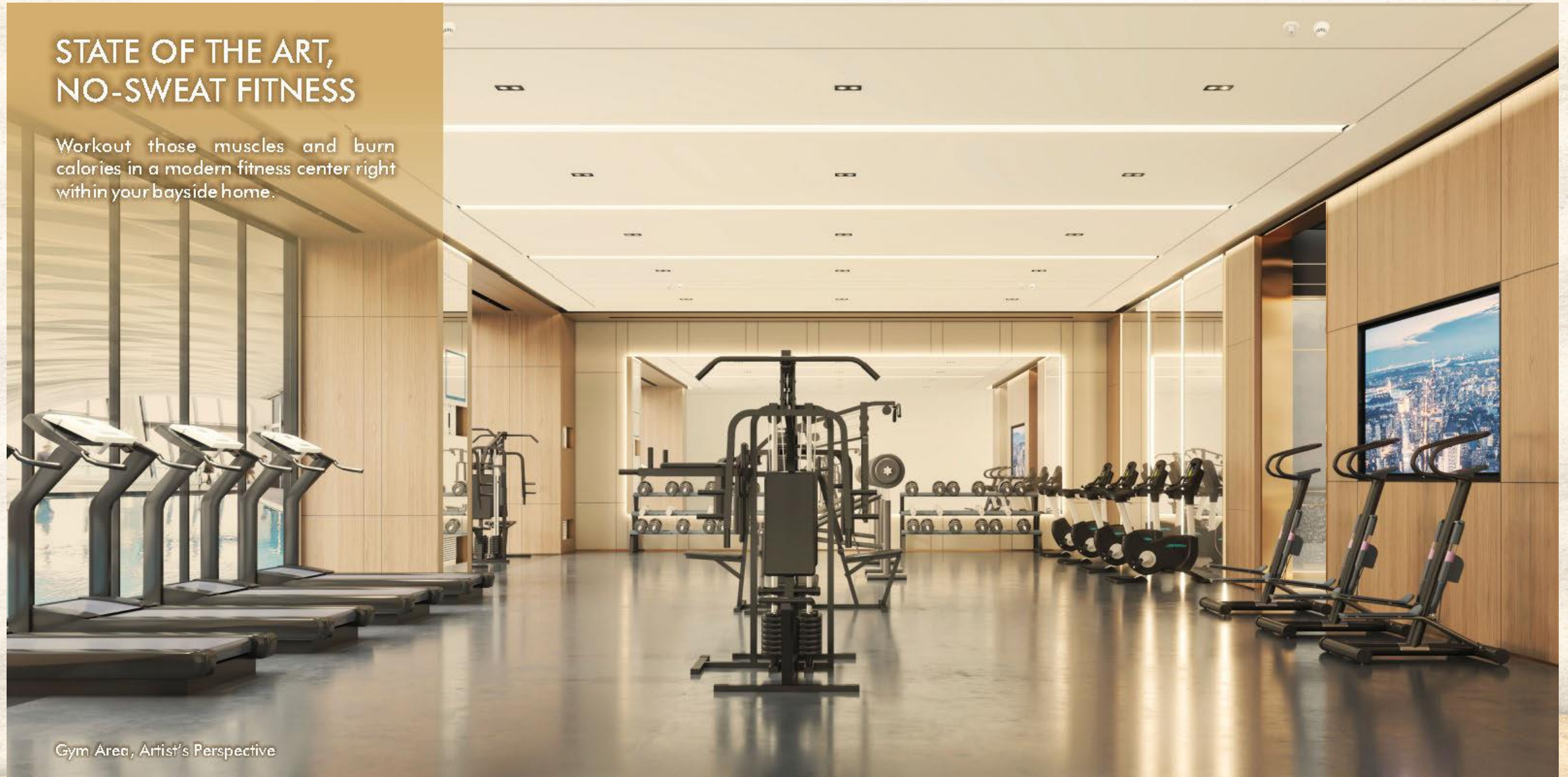
KIDDIE POOL



Kiddie Pool, Artist's Perspective

STATE OF THE ART, NO-SWEAT FITNESS

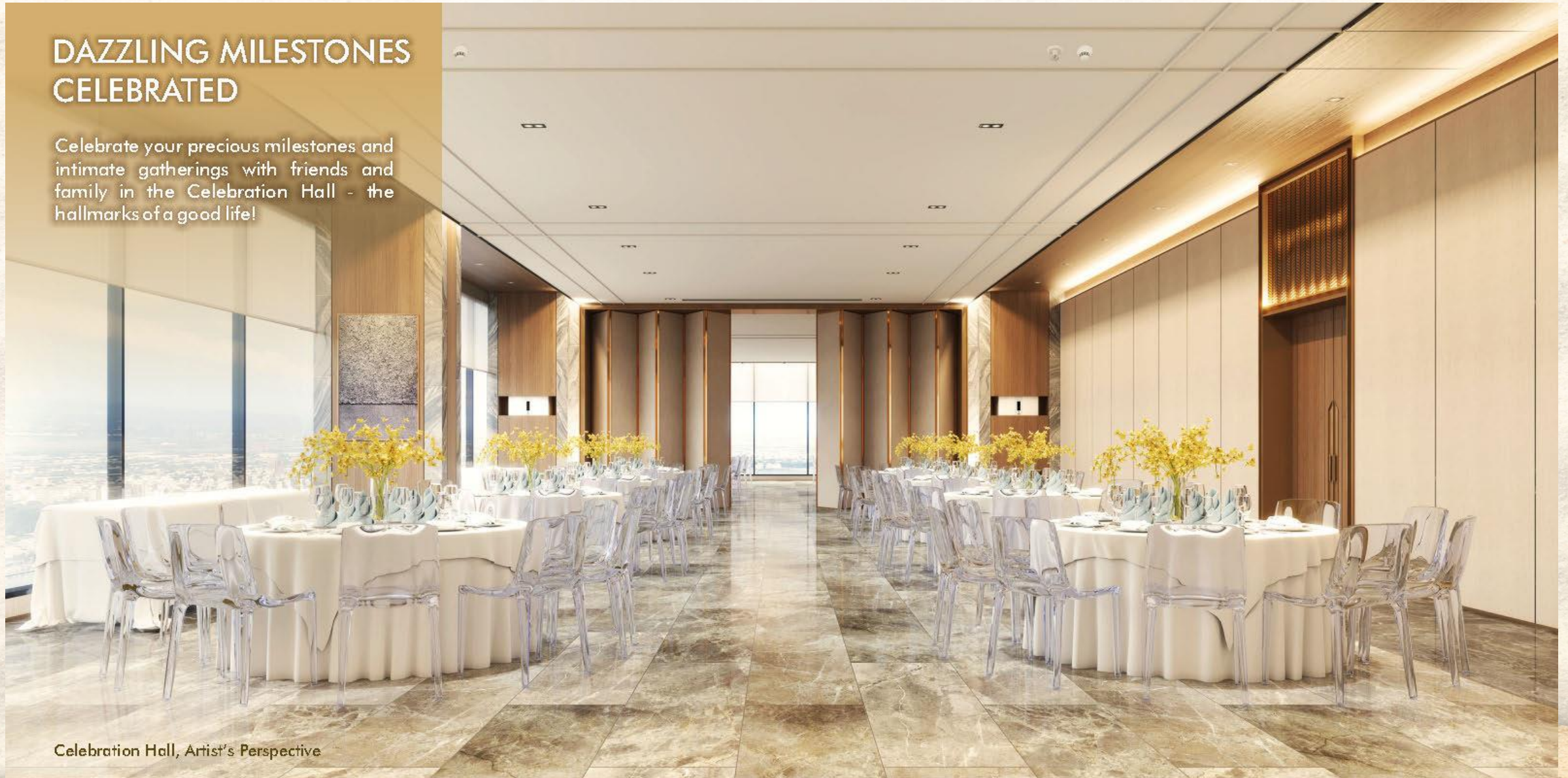
Workout those muscles and burn calories in a modern fitness center right within your bayside home.



Gym Area, Artist's Perspective

DAZZLING MILESTONES CELEBRATED

Celebrate your precious milestones and intimate gatherings with friends and family in the Celebration Hall - the hallmarks of a good life!



Celebration Hall, Artist's Perspective

SUNSET LOUNGE

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GRANDEUR BY THE BAY

The Sunset Lounge overlooking Manila Bay is meticulously designed with resort-inspired interiors, providing a unique 5-star experience



Sunset Lounge, Artist's Perspective

SUNSET LOUNGE



Sunset Lounge, Artist's Perspective

SUNSET LANAI

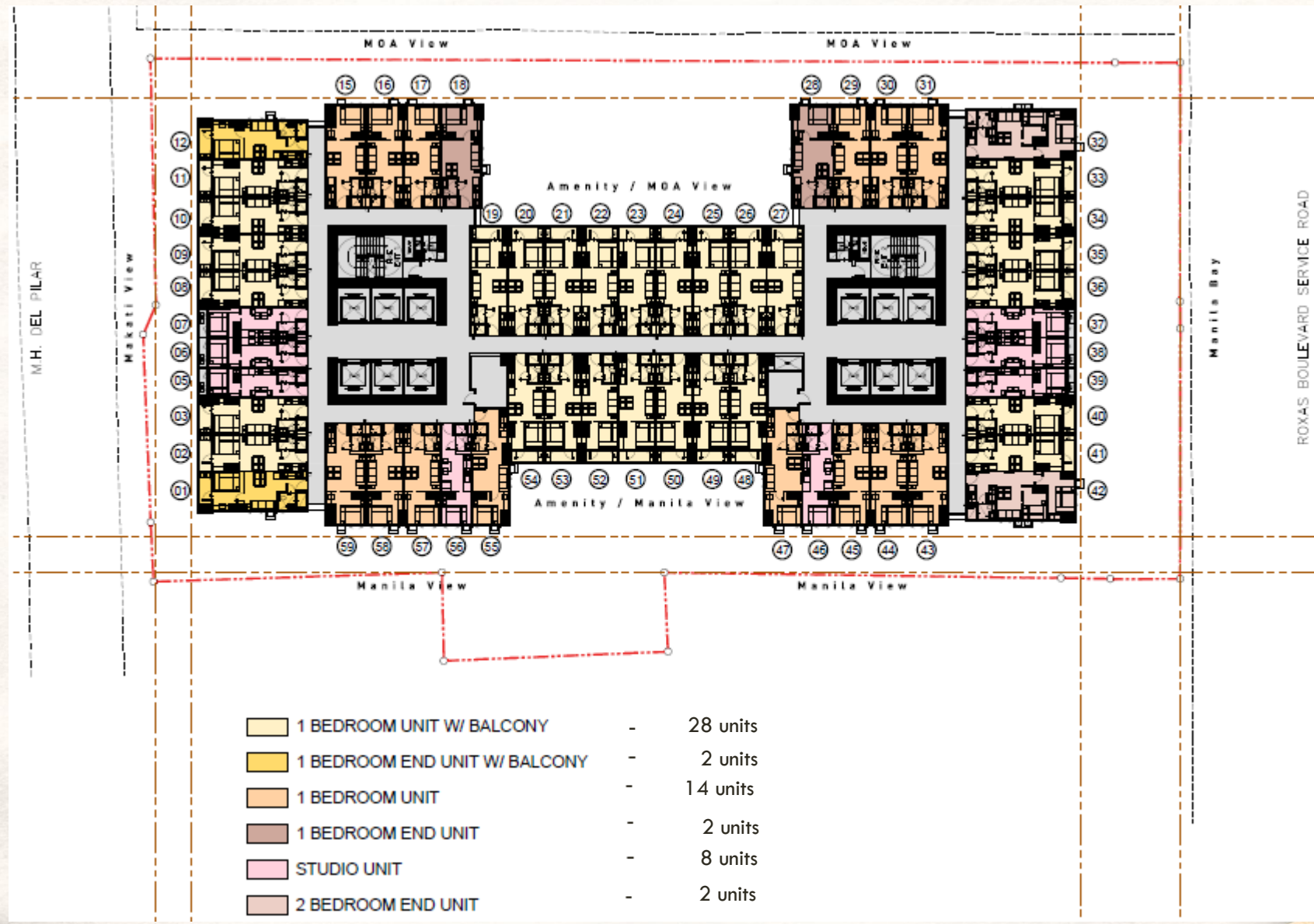
DELUXE OUTDOOR LOUNGING

Feel the warmth of the Manila Bay Sunset, and enjoy a drink with the company of friends at The Sunset Lanai.

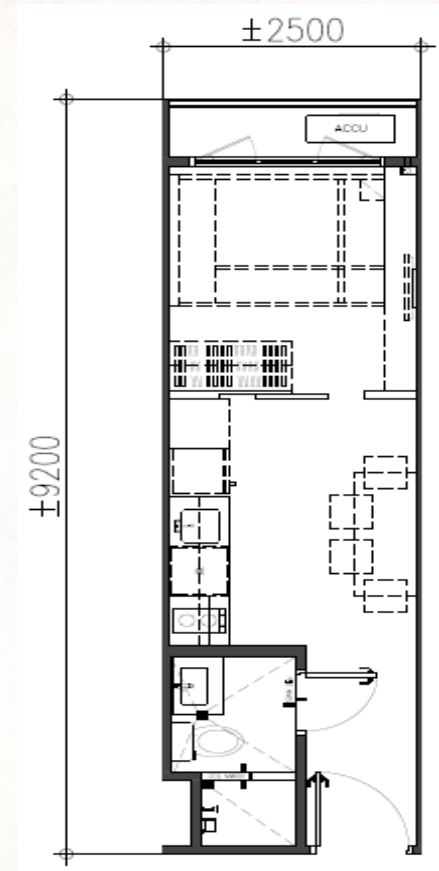
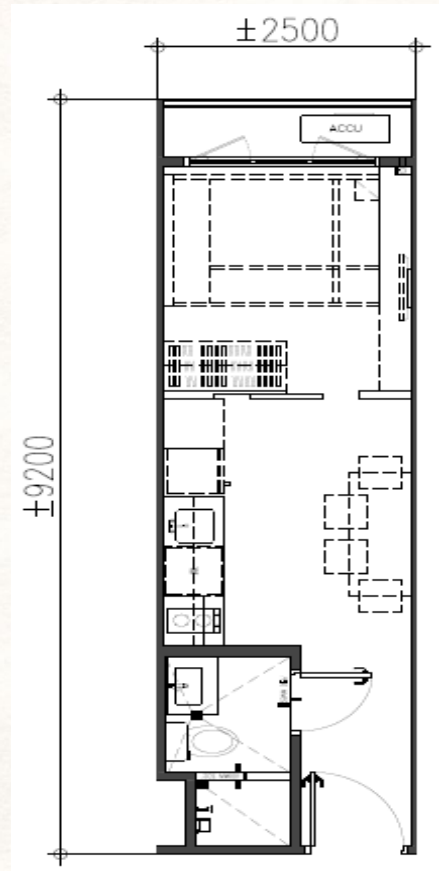


Sunset Lanai Area, Artist's Perspective

TYPICAL FLOOR PLAN



UNIT TYPES



Unit Type

Studio Unit

Unit Area

21.25 – 22.49 sq.m.

Unit Type

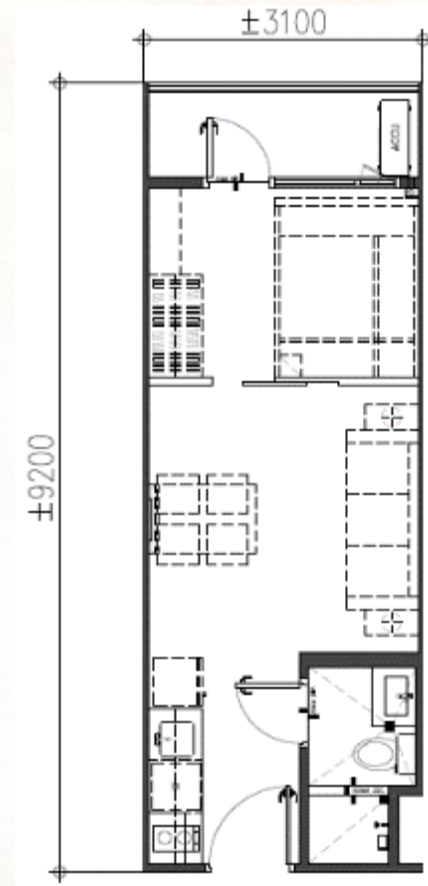
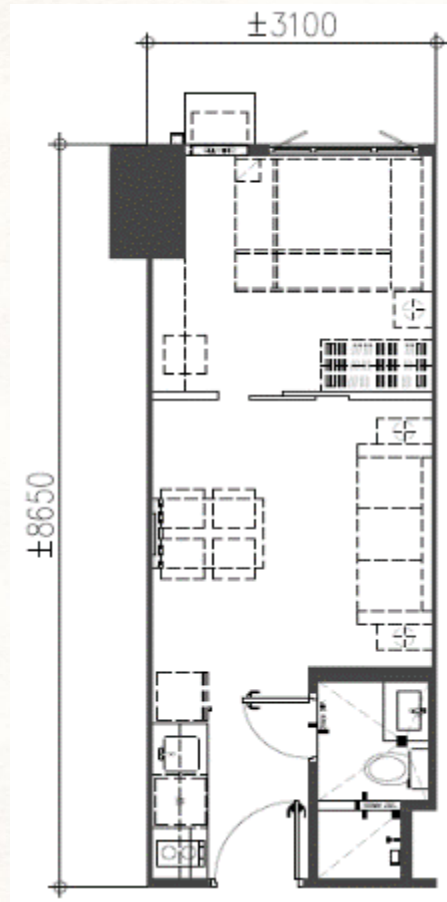
Studio Unit

Unit Area

21.25 – 22.49 sq.m.

**Ranging from 6M to 10.8M*

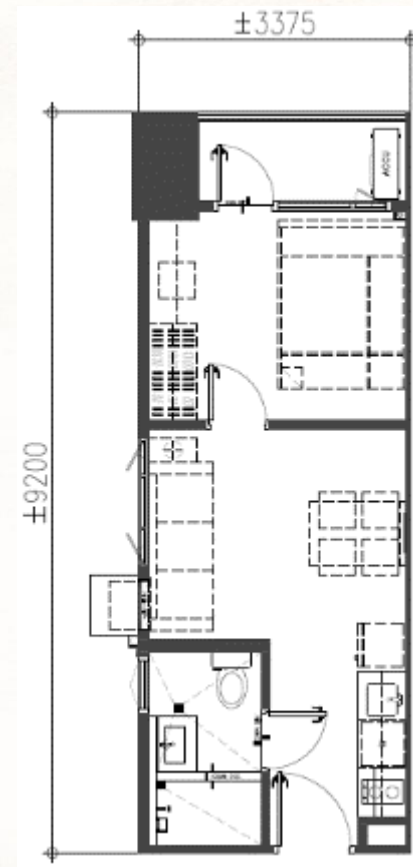
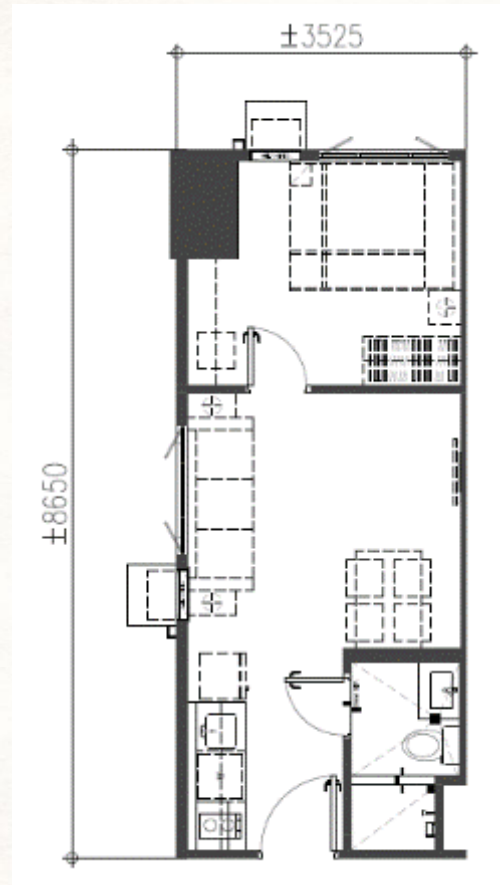
UNIT TYPES



Unit Type	1 BR Unit	1BR Unit with Balcony
Unit Area	26.82 – 31.02 sq.m.	28.52 – 28.97 sq.m.

**Ranging from 7.5M to 14.5M*

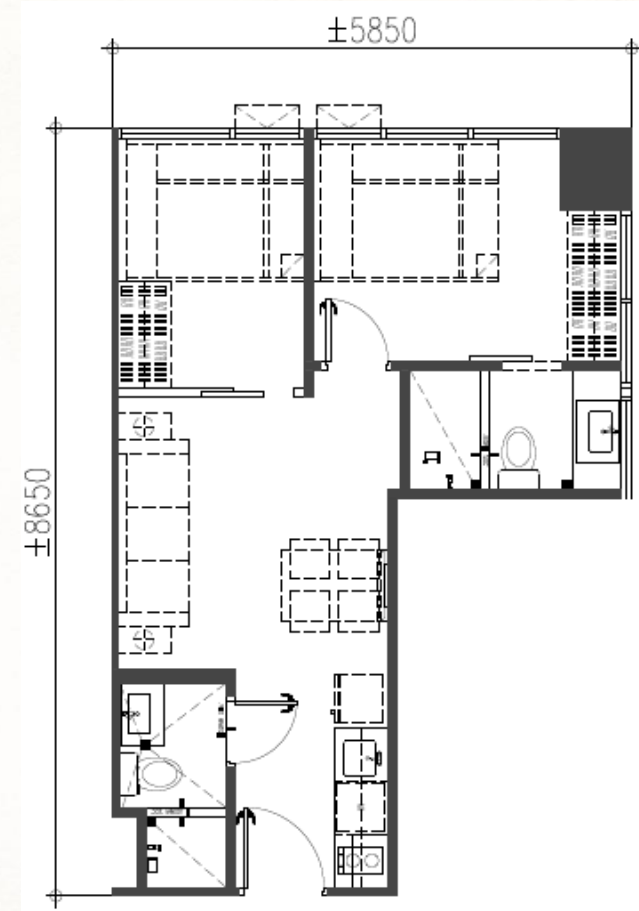
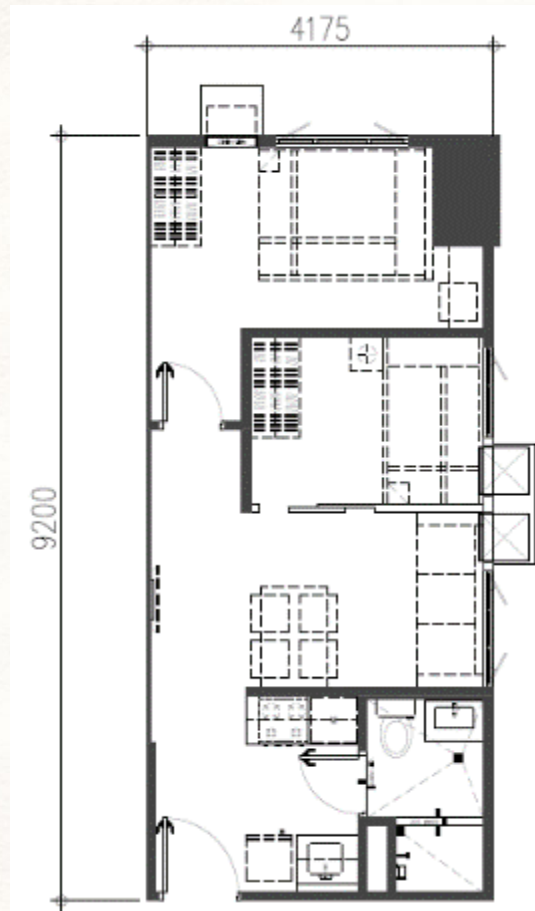
UNIT TYPES



Unit Type	1 BR End Unit	1 BR End Unit with Balcony
Unit Area	30.49 sq.m.	31.05 sq.m.

**Ranging from 8.7M to 10.2M*

UNIT TYPES



Unit Type	2 BR End Unit	2BR Unit
Unit Area	38.41 sq.m.	38.71 sq.m.

**Ranging from 11.2M to 19.3M*

LIST OF UNIT DELIVERABLES

BASIC UNIT SHALL BE DELIVERED WITH:

- Floor tiles in all areas of the unit
- Living room, dining room and bedroom/s with painted plain cement finish on interior walls and painted finish on ceiling
- Aluminum-framed windows
- Wiring devices (breaker, switch, outlets);
- Kitchen with painted plain cement finish on interior walls and painted drop ceiling
- Kitchen countertop with base and overhead cabinets;
- Toilet and bath with painted plain cement finish and tiles on walls, tiles on floor and painted drop ceiling
- Water closet, lavatory, soap holder, tissue holder, shower head and faucet in the toilet and bath
- Provision of tapping point for water heater in the shower area only
- Range hood and Cooktop

ADDITIONAL DELIVERABLES FOR PENTHOUSE UNITS

- Air-condition Unit
- Toilet & Bath upgrades including lavatory with cabinet

PAYMENT TERMS

Sands Residences Payment Terms

As of January 2024

PAYMENT SCHEME	PARTICULAR	DISCOUNT ON TLP	
		RESIDENTIAL	PARKING
Spot Cash	100% Spot Cash in 30 days	10%	4%
Spot DP	5% spot / 15% in 59 months / 80% through cash or bank	5%	2%
Spread DP	15% over 60 months	-	-

For training purposes only.

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Please check latest announcement by Sales Council

**Prime
Location**



**Integration of
Retail
Development**



**Hotel-like
Lobbies**



**Resort-styled
Amenities**



**Professional
Property
Management**





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



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

You may contact us at:



e-mail address

smdc.leasing@smdevelopment.com



mobile number

+63-917-552-5943 (Globe)



landline number

+863-8857-0300 local 0328

1. WHAT ESTABLISHMENTS AND LANDMARKS ARE NEAR SANDS RESIDENCES?

MALLS/SHOPPING CENTERS AND GROCERIES

- SM MANILA (± 2.1 km)
- SM MALL OF ASIA (± 3.9 km)
- ROBINSONS MANILA (± 0.7 km)
- AYALA MALLS MANILA BAY (± 5.1 km)

EDUCATIONAL INSTITUTIONS

- UP MANILA (± 0.8 km)
- MAPUA UNIVERSITY MANILA (± 2.3 km)
- ST. PAUL UNIVERSITY (± 0.5 km)
- DE LASALLE UNIVERSITY (± 1.2 km)
- COLLEGE OF ST. BENILDE (± 1.7 km)
- NATIONAL UNIVERSITY (± 4.3 km)

HEALTH INSTITUTIONS

- UP PHILIPPINE GENERAL HOSPITAL (± 0.8 km)
- MANILA DOCTORS HOSPITAL (± 1.2 km)
- SAN JUAN DE DIOS (± 3.6 km)
- OSPITAL NG MAYNILA (± 0.8 km)
- METROPOLITAN MEDICAL CENTER (± 4.3 km)

HEALTH INSTITUTIONS

- QUIAPO CHURCH (± 3.1 km)
- SANTISIMO ROSARIO PARISH – UST (± 4.2 km)

GOVERNMENT OFFICES

- SENATE OF THE PHILIPPINES (± 2.6 km)
- DEPARTMENT OF FINANCE (± 0.3 km)
- MANILA CITY HALL (± 2.1 km)
- INTRAMUROS FIRE STATION (± 2.6 km)

CULTURAL INSTITUTIONS

- CULTURAL CENTER OF THE PHILIPPINES (± 2.0 km)
- NATIONAL MUSEUM (± 1.8 km)
- RIZAL PARK (± 1.4 km)

OFFICE BUILDINGS

- MALL OF ASIA COMPLEX (± 3.9 km)
- REGUS – MANILA TIMES PLAZA (± 1.3 km)
- DOUBLE DRAGON PLAZA (± 3.8 km)

LEISURE AND GAMING FACILITIES

- SOLAIRE CASINO & RESORT (± 5.2 km)
- OKADA MANILA (± 6.0 km)

2. ACCESSIBILITY (INGRESS/EGRESS)

THE PROJECT CAN BE ACCESSED VIA MAJOR TRANSPORT INFRASTRUCTURE / THOROUGHFARE

- ROXAS BOULEVARD
- EDSA
- NAIA EXPRESSWAY

1. WHAT ARE THE AMENITIES IN THE PROJECT?

- Swimming Pool, Function Rooms, Fitness Gym, Children's Playing Area, Grand Lounge Area, Sunset Viewing Platform

2. WHAT IS THE BACK-UP POWER?

- For Common Areas: 100% back-up power
- For Residential Units:
 - a. 1 BR Unit
 - One (1) Lighting outlet at Living area
 - One (1) Refrigerator outlet
 - One (1) Receptacle outlet at Living area
 - b. 2 BR Unit
 - Two (2) Lighting outlet at Living area / Bedroom
 - One (1) Refrigerator outlet
 - One (1) Receptacle outlet at Living area

3. WHAT IS THE TYPE OF VENTILATION ON THE TYPICAL RESIDENTIAL HALLWAYS?

- Naturally ventilated

4. HOW MANY ELEVATORS ARE THERE?

- Twelve (12) elevators

5. WHAT ARE CORRIDOR MEASUREMENTS?

- Hallway width: ± 1.5 meters
- Hallway Floor to Ceiling Height: 2.4 meters

6. WHEN IS THE ESTIMATED PROJECT COMPLETION?

- Starting Q4 2026

1. WHAT IS THE FLOOR TO FLOOR AND FLOOR TO CEILING HEIGHT?

- Residential Floor to Ceiling Height: ± 2.4
- Residential Floor to Floor Height: ± 3.1 meters

2. WHAT ARE THE INTERNAL PARTITIONS?

- There will be a partition for the bedroom (s) and for the toilet and bath

3. What is the allowable AC Capacity

- 2BR
 - 1.5 hp (2-split type indoor units)
 - 1.5 hp (1-window type ac unit)
- 1BR
 - 1.5 hp (1 indoor unit)

THANK YOU!!!

**DEPARTMENT OF HUMAN SETTLEMENTS AND URBAN
DEVELOPMENT
PROVISIONAL CERTIFICATE OF REGISTRATION NO. 092 AND
PROVISIONAL LICENSE TO SELL NO. 147**



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ROXAS BOULEVARD, MANILA

Contact Details

NICO D. HULIGANGA

nico.huliganga@smdevelopment.com

Assistant Project Director

SHARON MAY D. MARCIAL

sharonmay.marcial@smdevelopment.com

Project Director