

An architectural rendering of a modern residential complex. The scene features a large swimming pool in the foreground with several lounge chairs. The pool is surrounded by lush greenery, including palm trees and other tropical plants. In the background, a high-rise apartment building is visible on the left, and another high-rise building is on the right. The ocean and a distant city skyline are visible in the distance under a clear blue sky with light clouds.

# Shore 2

R E S I D E N C E S

MALL OF ASIA, PASAY CITY

# Highly Desirable

## FACTORS IN CHOOSING A PROPERTY

	Mean Rank
Location/ Centrality/Proximity/accessibility to roads/establishments (ex. close to the hospital, school, highways, commercial areas, etc.)	1.7
Appearance and/or condition of development	3.3
Real estate developer	4.4
Price	5.2
Amenities within the development (ex. Gym, pool, etc)	5.2
Safety of the neighborhood	5.3
Existing and future infrastructure and commercial developments close to property	5.6
Size/unit configuration of the property (ex. 46sq.m, 1BR)	5.9
Availability of integrated commercial center/retail spaces	8.3

When it comes to purchasing factors, location is the top consideration followed by the appearance of real estate property, and the developer of the property.

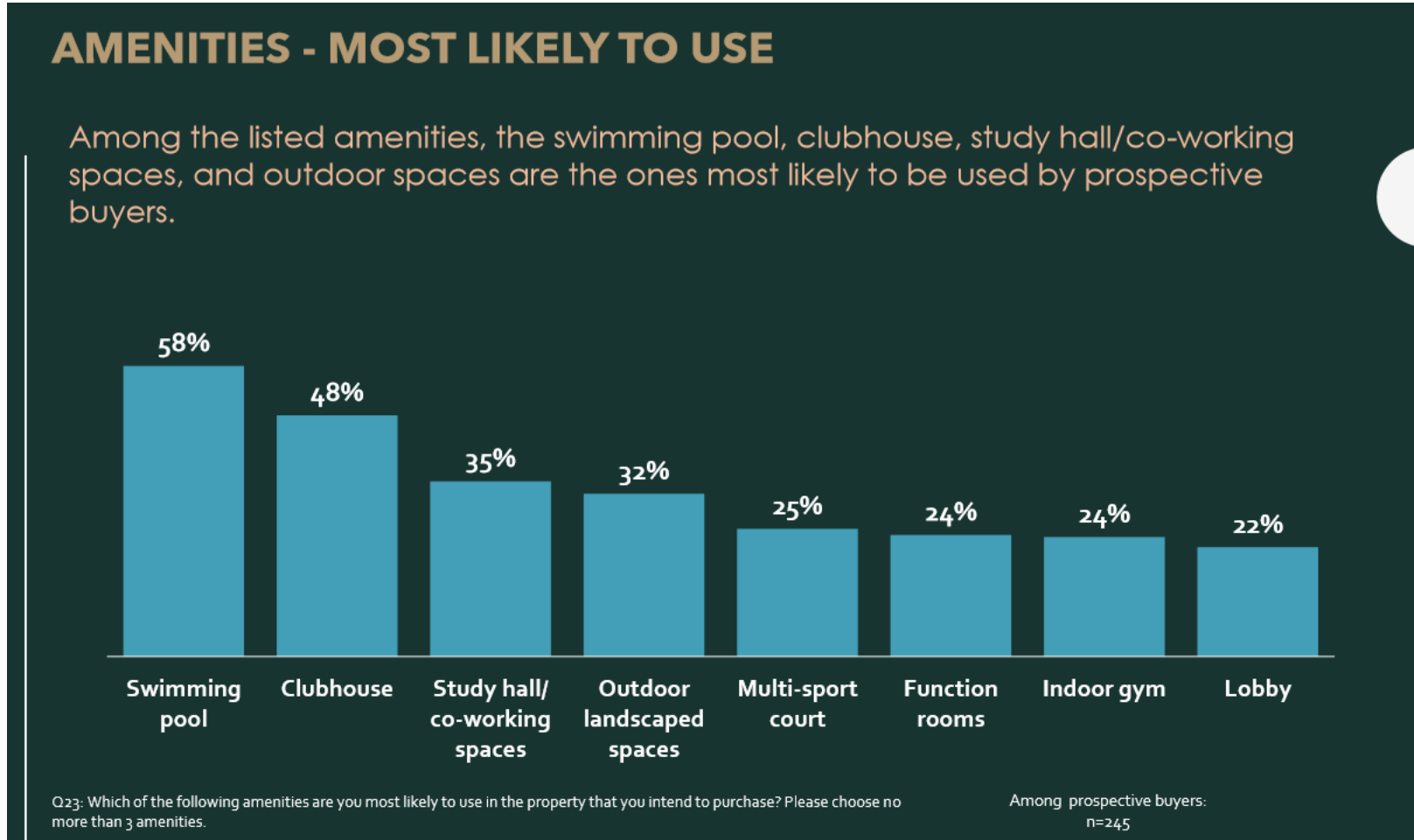
Price and amenities are secondary considerations as well as safety and current/future commercial developments around the property.

Q21: When choosing a property to buy, which among the following factors do you consider first? Rank the following from 1-9 according to their importance to you. (1- most important factor; 2- next important, etc.)

Among prospective buyers:  
n=245

Based on a study among 300 Filipino buyers, AMENITIES in the development ranked 5th.

# Highly Desirable



With regards to what amenities they will most likely use, the TOP 5 are swimming pool, clubhouse, co-work spaces, outdoor spaces and multi-sport court.



# YOUR RIVERFRONT HOME

Being a riverfront home, Shore 2 Residences has an expansive open-space designed with a variety of amenities that buyers LOOK for and will USE.

# Highly Connected



# Connected to all Key Essentials



## CONNECTED TO ALL KEY ESSENTIALS

### COMMERCIAL, RECREATIONAL AND LEISURE

- SM Mall of Asia
- SM Arena
- SMX Convention Center
- SM by the Bay
- Conrad Manila
- One Esplanade
- TYRP Hotel
- IKEA

### OFFICE

#### E-Com Complex

One E-Com, Two E-Com, Three E-Com,  
Four E-Com and Five E-Com

### EDUCATION

- National University MOA
- Nord Anglia Int. School
- Manila Tytana Colleges
- Singapore School Manila
- Little Archers Learning Center

**5KM to Ninoy Aquino Int. Airport via NAIAX**

**4KM to Manila City via Diokno Ave.**

**8KM to Makati CBD via EDSA**

**10KM to BGC via EDSA**

The MOA Complex will become more connected with the development of the Pasay Monorail



*For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer. Details as of Jun 29, 2023.*



The Pasay Monorail will provide seamless connectivity to and from the MOA Complex as Diokno Avenue will house the main station, which in turn will be connected to walkways.



# The main station will connect to Taft Avenue



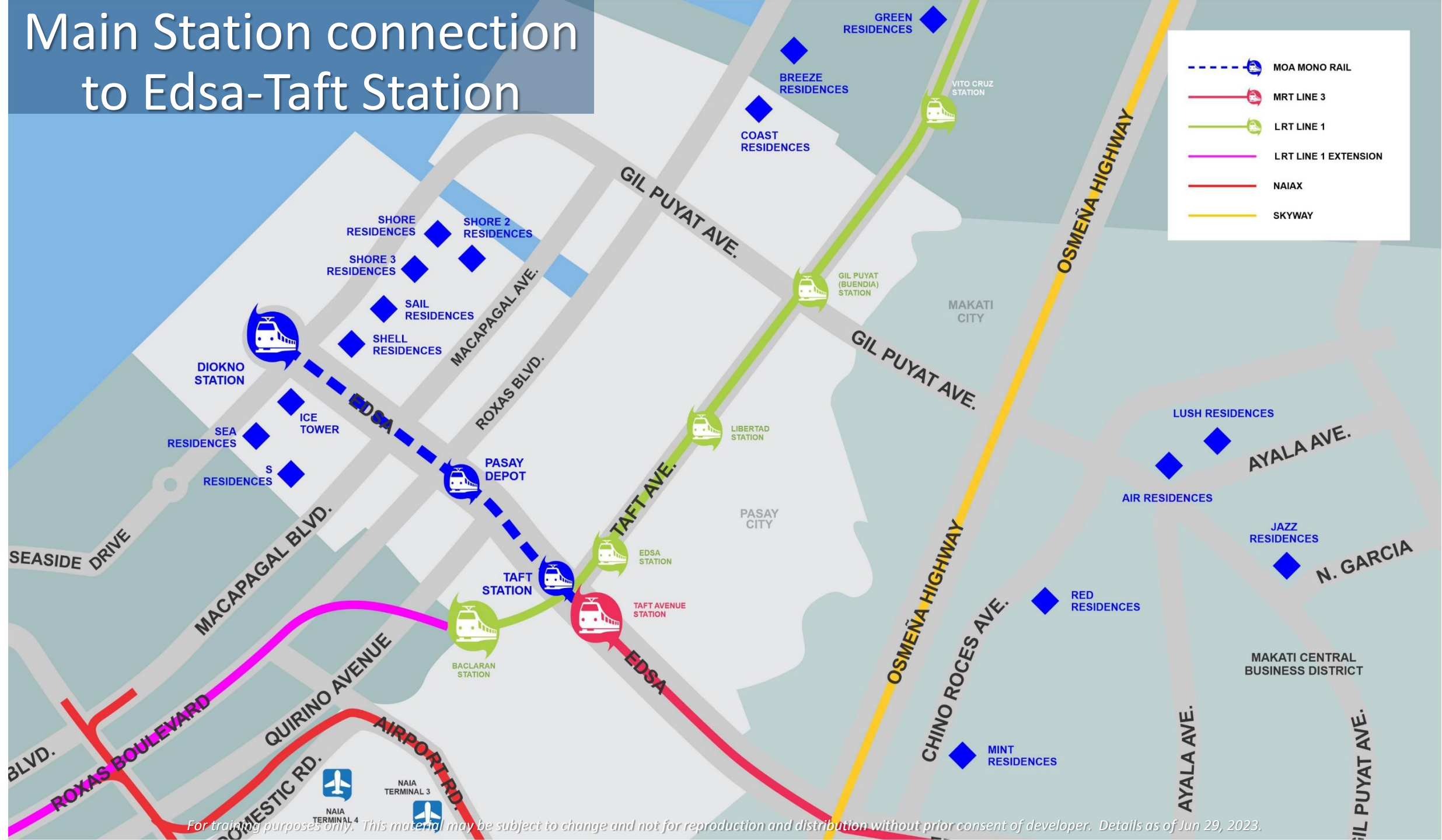
And will also connect to EDSA



# Via the EDSA-Taft Station



# Main Station connection to Edsa-Taft Station



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# Highly Valuable



BAY CITY RENTAL RATES  
1BR (22SQM-40SQM)  
P25K-P45K (Lamudi Phils)

## Very Livable, Very Rentable

- Well-thought out personal space for the lock-and-go lifestyle.
- Various amenities that complete the living experience.
- Greenmist Property Management Corp. maintains the development and provides security.
- Prime Key provides end-to-end hassle-free leasing services for unit owners.

**OUR TURN-OVER IS ON-GOING, WHICH MEANS THAT INVESTORS CAN HAVE THEIR UNITS LEASED OUT **SOON**.**

# Highly Valuable

**Because the Pasay Monorail will make the MOA Complex the most connected intra-city in Metro Manila, residential land values can increase by as much as **TWO-FOLD****





# Award-Winning Developer



**Provides the assurance that Shore 2 is a high-quality development.**

# Why Invest in Shore 2 Residences?

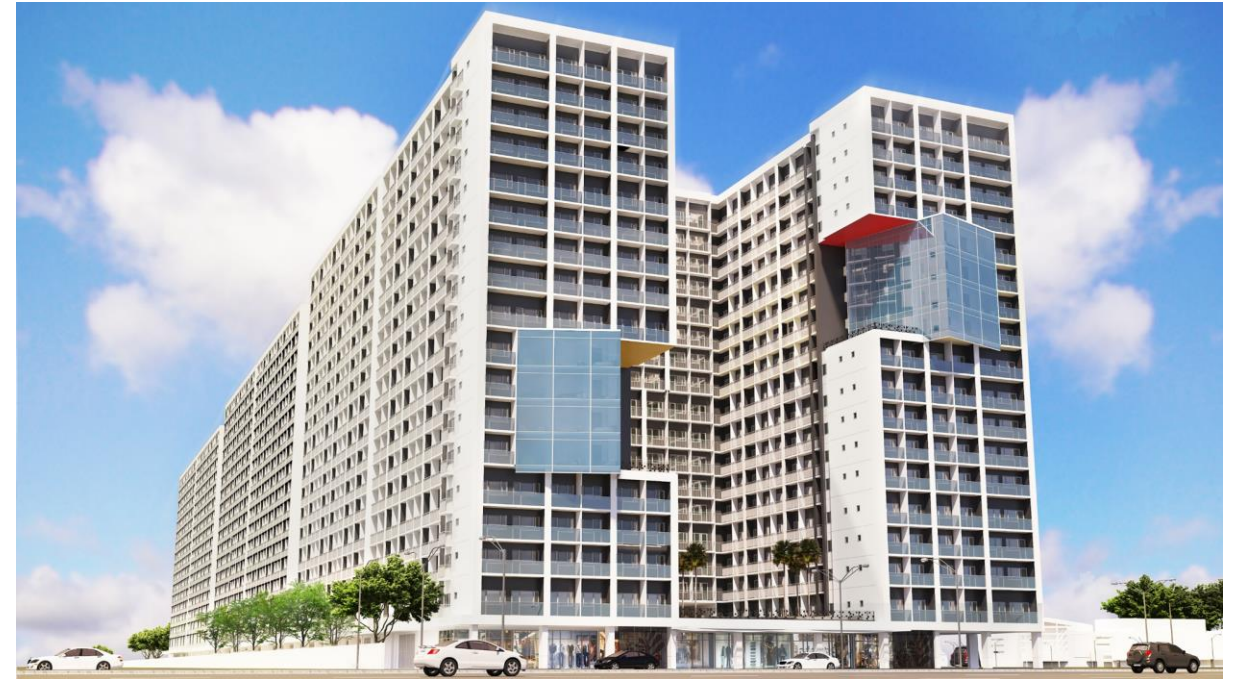


- **First- Highly Desirable**
- **Second- Highly Connected**
- **Third- Highly Valuable**
- **Fourth- Built by SMDC**



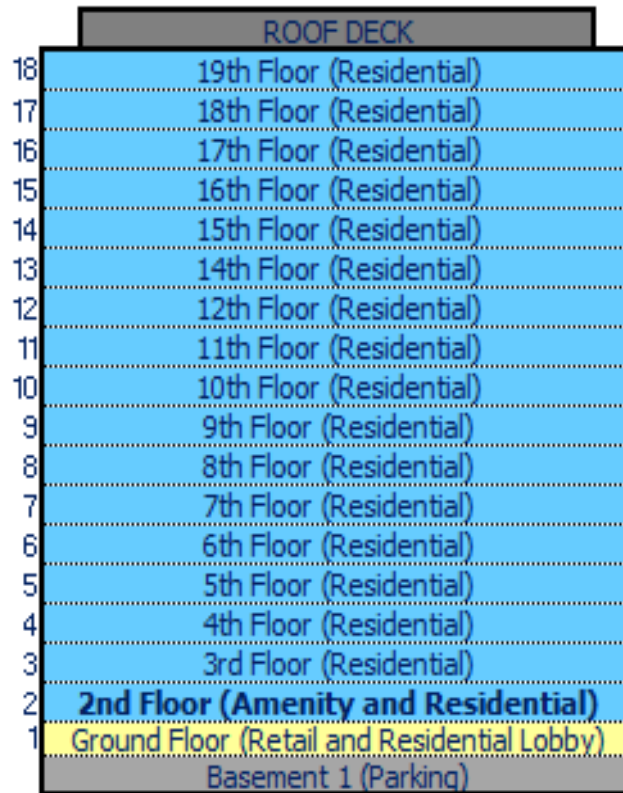
# Project Overview

Lot Area	2.5 hectares
No. Towers	3
No. of floors	<p>For Tower 1 and 2: 18 physical floors with the following assignments: Basement level: Parking Ground floor: Retail and Residential lobbies, Parking 2<sup>nd</sup> to 19<sup>th</sup> levels: Residential floors</p> <p>For Tower 3: 17 physical floors with the following assignments: Basement level: Parking Ground floor: Retail and Residential lobbies, Parking 2<sup>nd</sup> to 18<sup>th</sup> levels: Residential floors</p>
No. of units per tower	<p>T1: 1,800 units T2: 1,884 units T3: 1,804 units</p>
No. parking slots per tower	<p>T1: 296 parking slots (226 regular + 70 tandem parking) T2: 300 parking slots (228 regular + 72 tandem parking) T3: 293 parking slots (247 regular + 46 tandem parking)</p>
Unit Offering	<p>Mostly 1-Bedroom with Balcony units (24-27sqm) With bigger cut 1BR and 2BR End and Deluxe Units 28-59sqm) and Special Units – 1BR and 2BR Suites and Deluxe Units (32-91sqm)</p>
Launch Date	June 2015
Turnover date	On-going

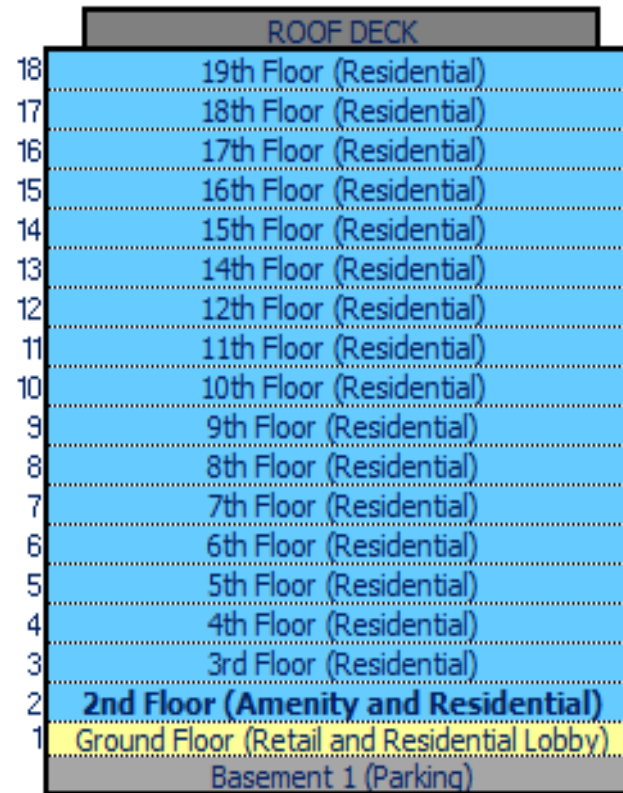


- High-speed elevators (10 cars per tower)
- 24-hour security
- Concierge services
- Back-up power system
- Fire alarm and sprinkler system
- Centralized mailroom system
- Centralized garbage collection and disposal system
- Retail Stores at the ground floor

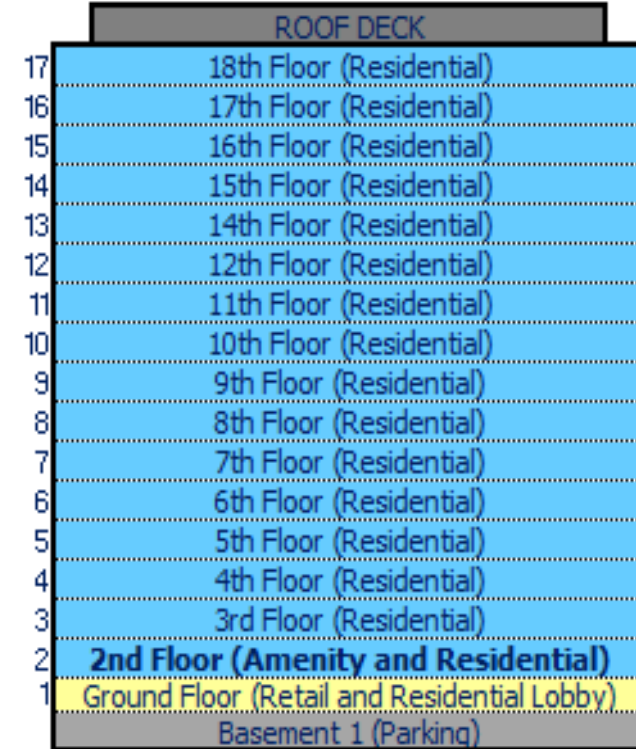
# Section Elevation



TOWER 1



TOWER 2



TOWER 3

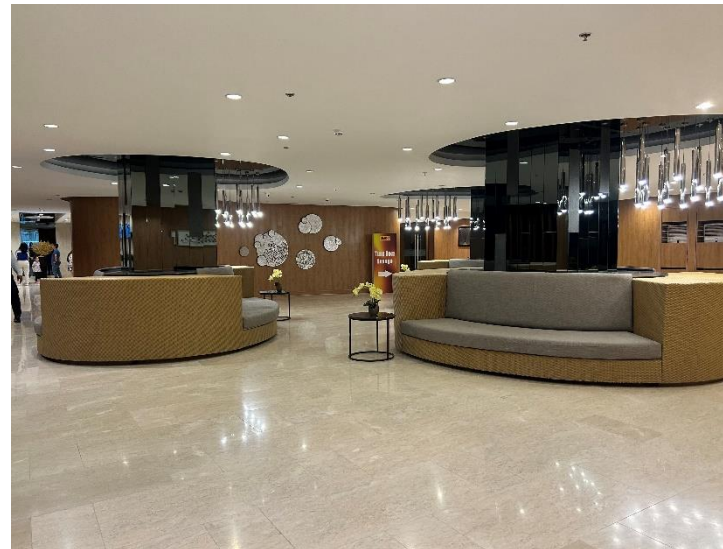
# Amenities



# Amenities



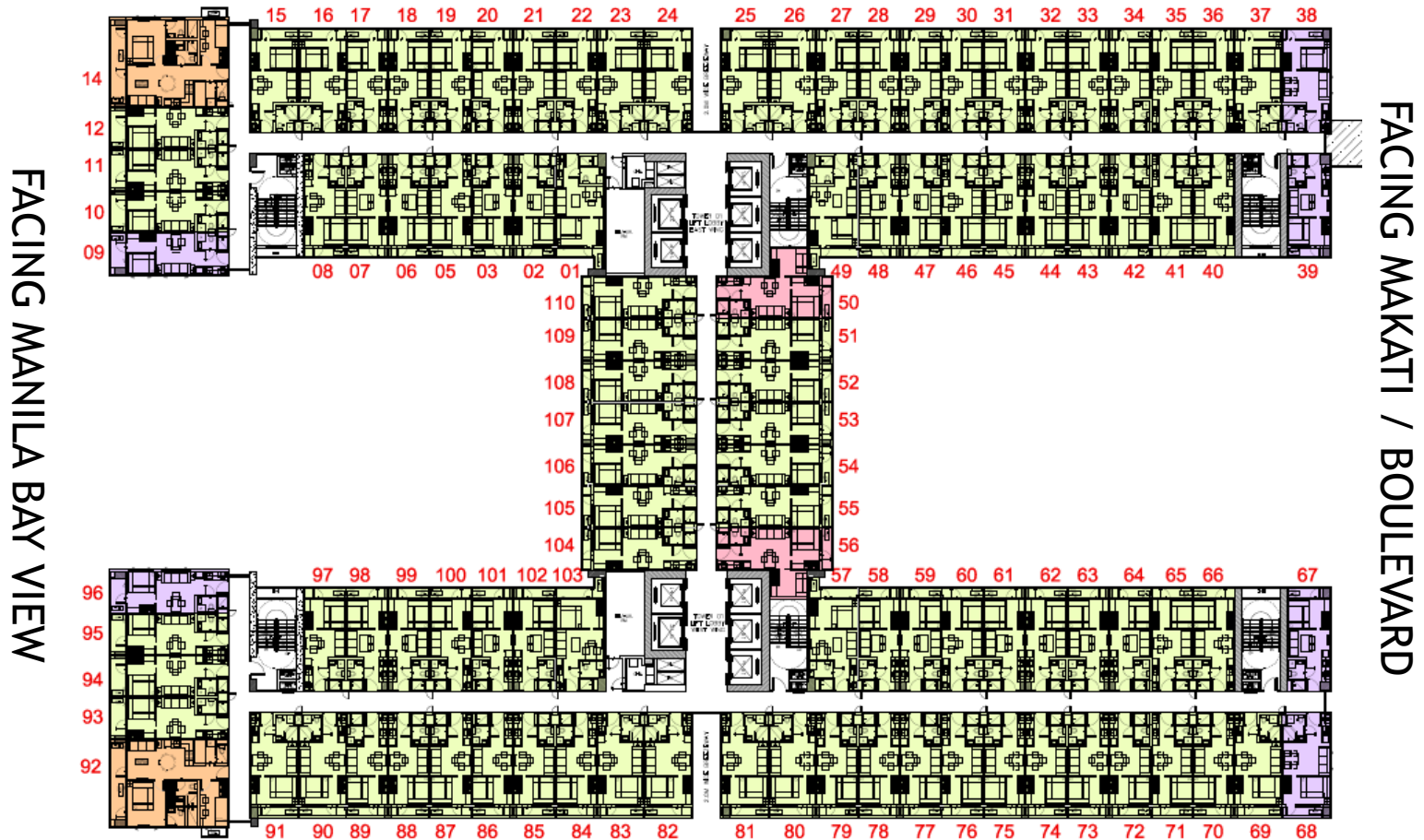
- Swimming Pools
- Grand Lobbies
- Lush Gardens
- Jogging Path
- Function Rooms
- Fitness Gym



# Tower 1 Layout

## Typical Floor Plan

FACING MAKATI VIEW



FACING MANILA BAY VIEW

FACING MAKATI / BOULEVARD

- 1 BR W/ BALCONY
- 1 BR END UNIT W/ BALCONY
- 1 BR W/ BALCONY W/ DEN
- 2 BR W/ BALCONY

FACING BOULEVARD / SHORE 1

# Tower 2 Layout

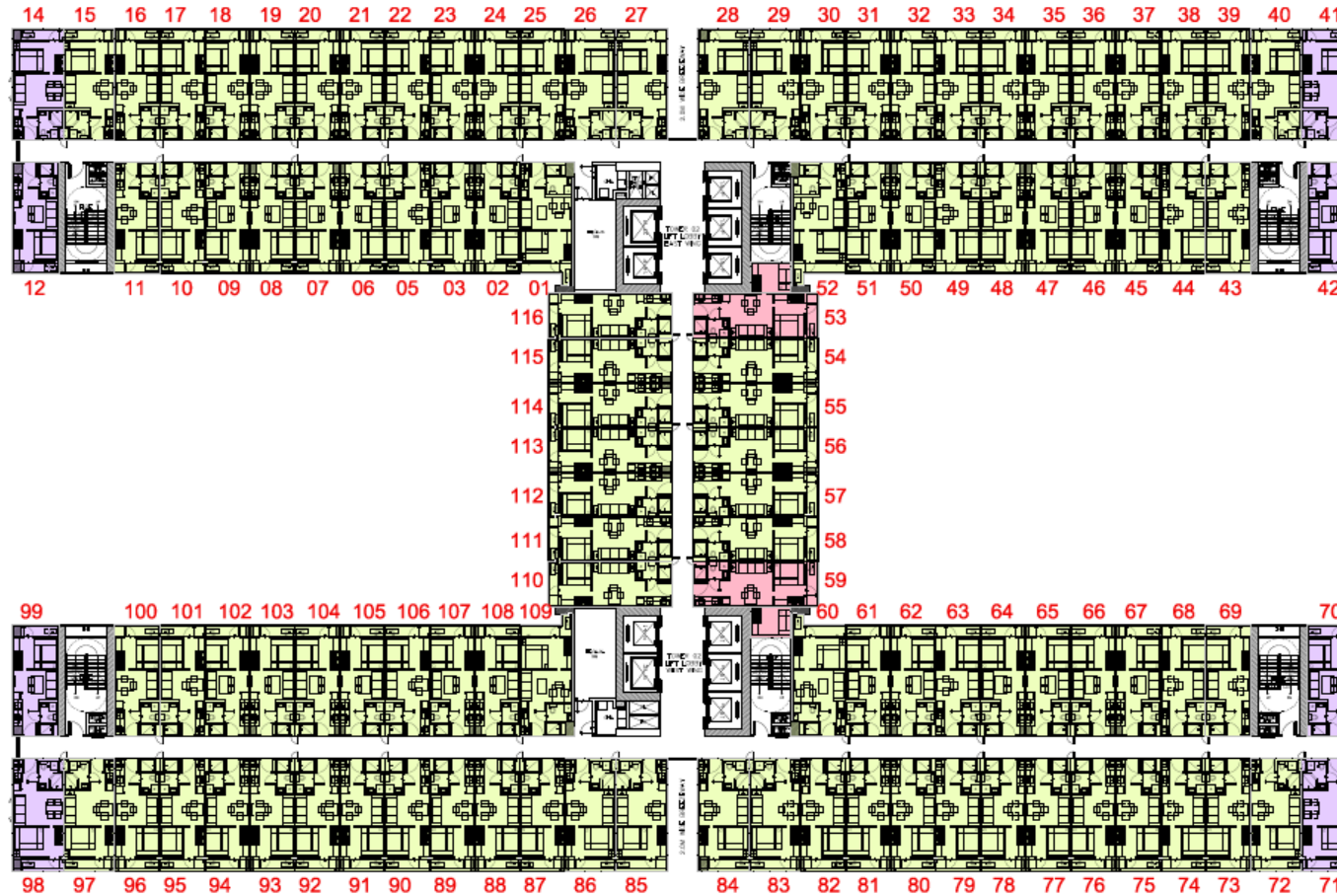
## Typical Floor Plan

FACING MAKATI VIEW



FACING MAKATI VIEW / BOULEVARD

FACING MAKATI / BOULEVARD



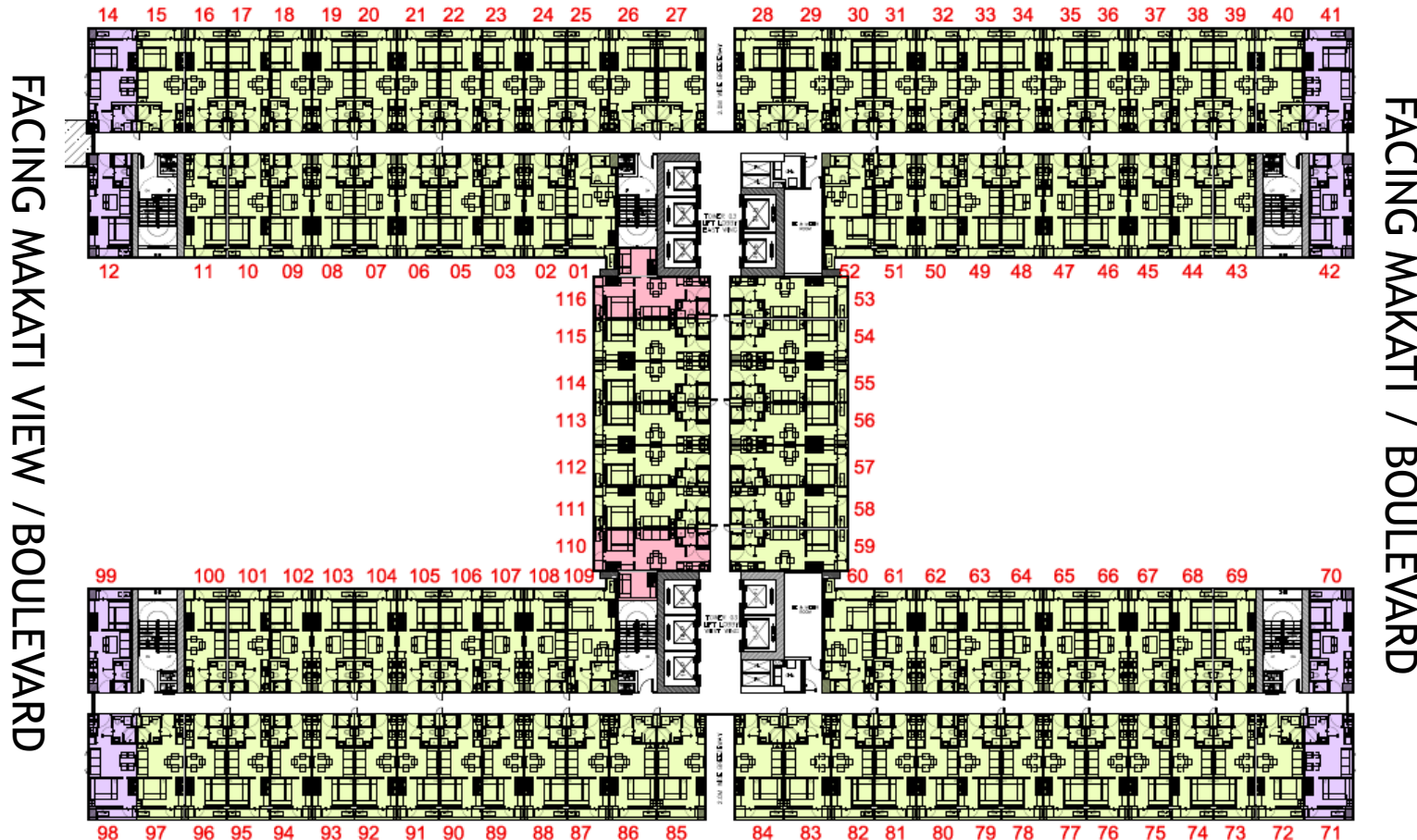
- 1 BR W/ BALCONY
- 1 BR END UNIT W/ BALCONY
- 1 BR W/ BALCONY W/ DEN

FACING BOULEVARD / SHORE 1

# Tower 3 Layout

## Typical Floor Plan

FACING MAKATI VIEW



FACING MAKATI VIEW / BOULEVARD

FACING MAKATI / BOULEVARD

- 1 BR W/ BALCONY
- 1 BR END UNIT W/ BALCONY
- 1 BR W/ BALCONY W/ DEN

FACING BOULEVARD / SHORE 1

# Unit Choices

TOTAL UNITS BY VIEW	TOWER 1				TOWER 2			TOWER 3			VOLUME
	MANILA BAY VIEW	AMENITY	MAKATI VIEW	SHORE 1/BOULEV A RD	AMENITY	MAKATI VIEW	SHORE 1/BOULEV A RD	AMENITY	MAKATI VIEW	SHORE 1/BOULEV A RD	
1 BR WITH BALCONY	78	764	391	391	842	440	442	814	416	416	<b>4,994</b>
1BR End Unit with Balcony	26	34	17	17	66	32	34	64	32	32	<b>354</b>
2 BR WITH BALCONY	26										<b>26</b>
1 Bedroom w/ Balcony w/ Den		32			28			30			<b>90</b>
2BR SUITE	6										<b>6</b>
2BR SUITE W/BAL	2										<b>2</b>
1 BR Deluxe	8										<b>8</b>
2 BR DELUXE WITH BALCONY	8										<b>8</b>
<b>TOTAL</b>	<b>154</b>	<b>830</b>	<b>408</b>	<b>408</b>	<b>936</b>	<b>472</b>	<b>476</b>	<b>908</b>	<b>448</b>	<b>448</b>	<b>5,488</b>



# Unit Finishes

## Basic

TYPICAL UNIT FINISHES	
Living/Dining/Bedroom:	<ul style="list-style-type: none"> <li>• Painted walls and ceiling</li> <li>• Floor tiles</li> <li>• Painted balcony railings</li> </ul>
Toilet & Bath	<ul style="list-style-type: none"> <li>• Wall and floor tiles</li> <li>• Painted ceiling</li> <li>• Water closet</li> <li>• Lavatory with faucet</li> <li>• Shower set</li> <li>• Exhaust fan</li> </ul>
Kitchen	<ul style="list-style-type: none"> <li>• Painted walls and ceiling</li> <li>• Floor tiles</li> <li>• Kitchen sink</li> <li>• Base and overhead cabinets</li> <li>• Cooktop &amp; Range hood</li> </ul>

# Unit Layout

## Regular Units



**1 Bedroom with Balcony**  
Ave. ± 24.10 sqm



**1 Bedroom with Balcony**  
Ave. ± 26.58 sqm



**1 Bedroom with Balcony**  
Ave. ± 27.67 sqm

# Unit Layout

## Regular Units



**1 Bedroom End Unit with  
Balcony**  
Ave. ± 25.46 sqm



**1 Bedroom End Unit with  
Balcony**  
Ave. ± 28.19 sqm



**1 Bedroom End Unit with  
Balcony**  
Ave. ± 28.78 sqm

# Unit Layout

## Regular Units



**2 Bedroom with Balcony**  
Ave. ± 59.13 sqm

# Unit Layout

## Special Units



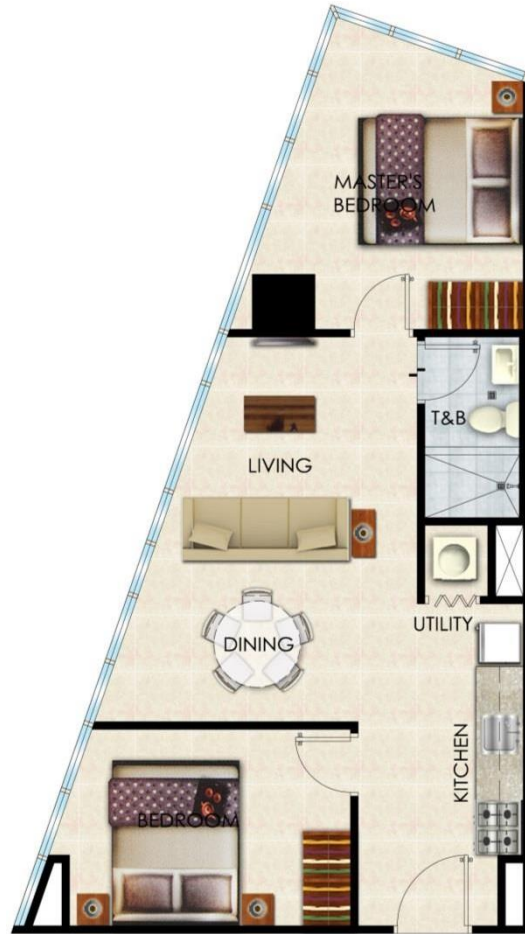
**1 Bedroom Deluxe**  
Ave. ± 32.26 sqm



**2 Bedroom Deluxe with Balcony**  
Ave. ± 60.53 sqm

# Unit Layout

## Special Units



**2 Bedroom Suite**  
Ave. ± 52.57 sqm



**2 Bedroom Suite with Balcony**  
Ave. ± 91.76 sqm

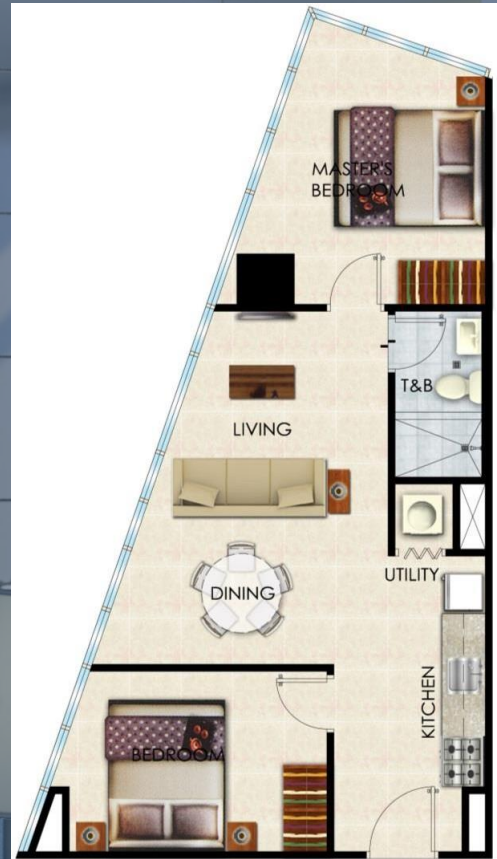
# Unit Layout



1-Bedroom Unit with Balcony



# Unit Layout



2-Bedroom Suite





# Construction Updates



# Construction Updates



## Grand Lobbies

# Construction Updates



Short Lap Pool



Play Area

# Construction Updates

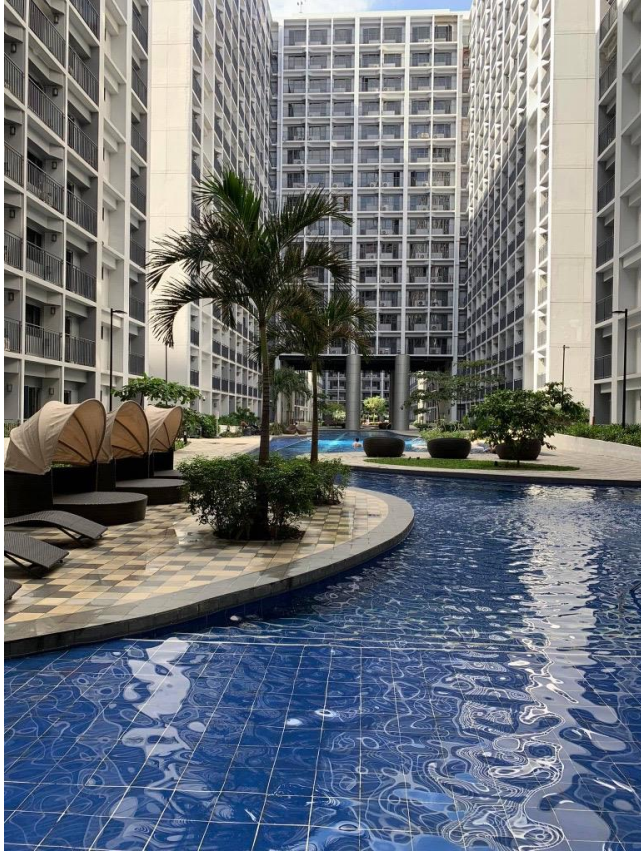


Kiddie Pool



Fitness Gym

# Construction Updates



Lounge Pool



Long Lap Pool

**SMDC**