

# **SOUTH**

RESIDENCES  
at **SM SOUTHMALL**

Sales Briefing Material

As of January 2024



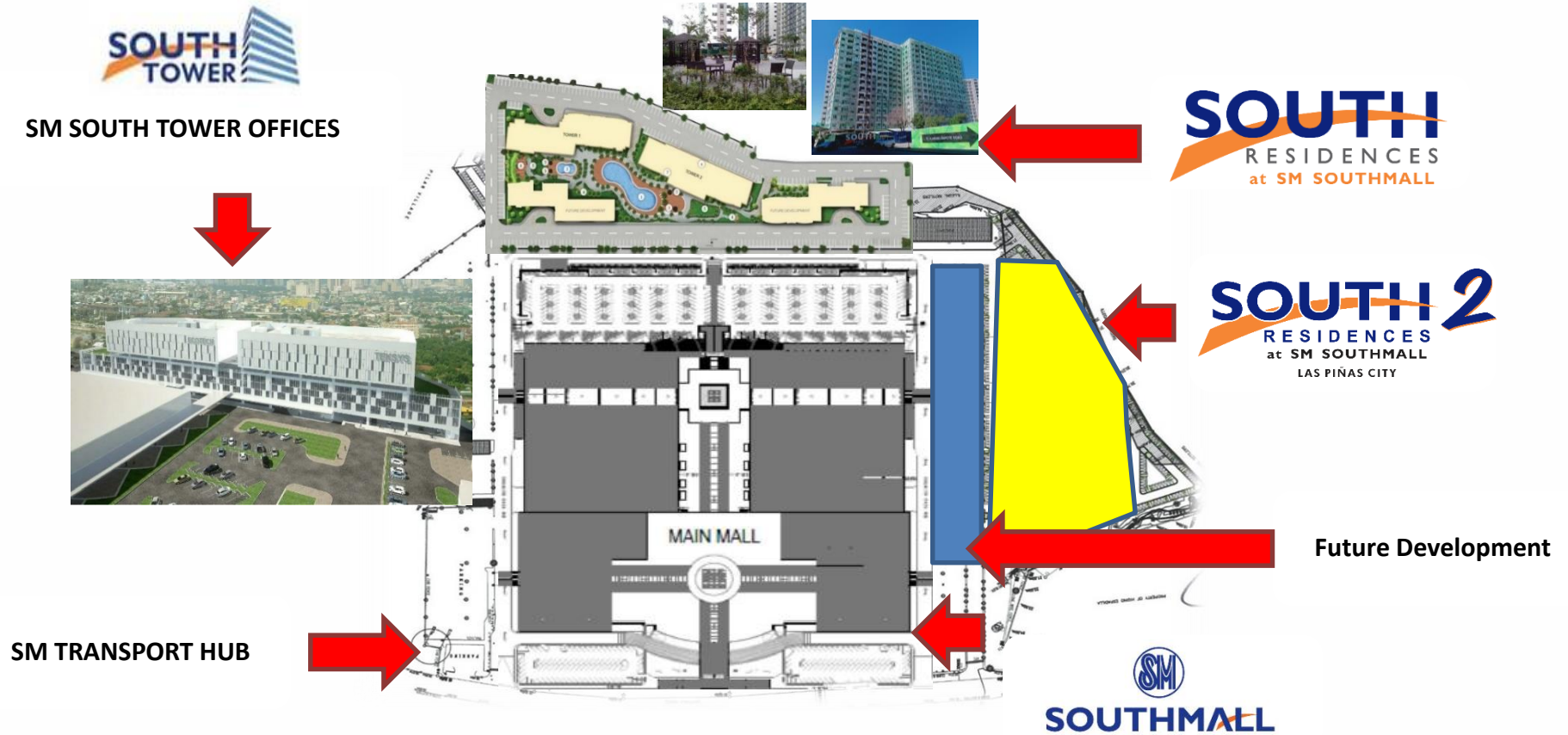
# VALUE PROPOSITION

Your **complete** premier  
community in the south



- South Residences is a complete premier community in the south with an Entertainment Mall, a transport hub, the church, and an upcoming South Tower office all in one compound.
- There are plenty of opportunity at Las Pinas as it is a large and growing community with established businesses.
- Now is the right time for both investors and end users to invest in units at South Residences.

# SM SOUTHMALL COMPLEX



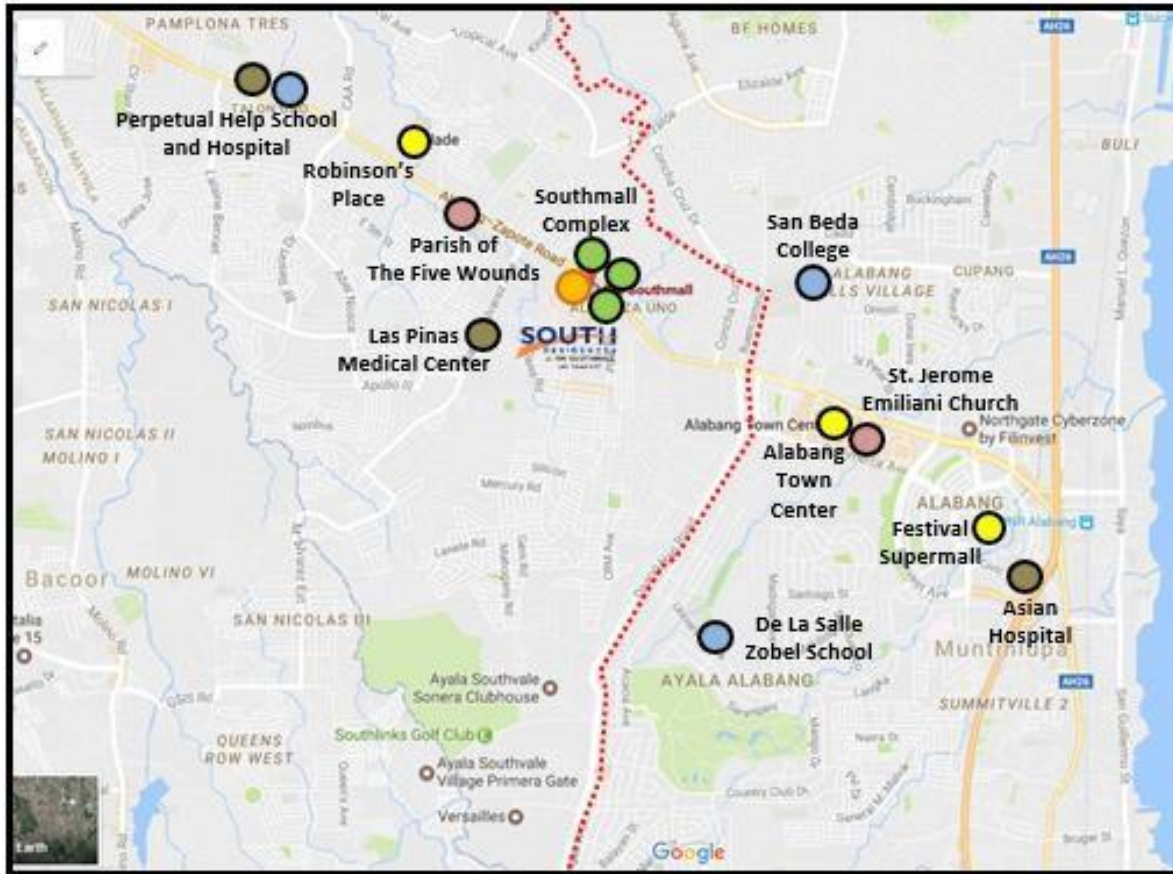
# LOCATION & ACCESSIBILITY



- Right beside SM Southmall which is along Alabang-Zapote Rd., Las Piñas City
- Access to public transportation
- Accessible through major thoroughfares such as SLEX and Coastal Road

# VICINITY MAP & LANDMARKS

## Distance from Landmarks



-  SM Southmall  
 BPO Building  
 San Isidro de Labrador Parish
-  Parish of the Five Wounds  
 St. Jerome Emiliani Church
-  Las Pinas Medical Center  
 Perpetual Help Hospital  
 Asian Hospital
-  San Beda College Alabang  
 Perpetual Help School  
 De La Salle Zobel School
-  Robinson's Place Las Pinas  
 Alabang Town Center  
 Festival Supermall



1.4km  
3.4km  
1.6km  
3.4km  
5.2km  
3.1km  
3.4km  
4.5km  
2.0km  
2.9km  
4.6km



..... Las Piñas – Alabang Border



# SITE DEVELOPMENT PLAN / UNIT VIEWS

*PILAR-SOUTH VIEW*



*MALL VIEW*



# PROJECT OVERVIEW



TOWER 1

TOWER 2



TOWER 3

TOWER 4

## GENERAL FACTS

|                            |  |
|----------------------------|--|
| Owner/ Developer           | SM Prime Holdings Inc.   |
| Total Land Area            | 21,396 square meters   |
| No. of Buildings (Towers)  | 4 residential towers   |
| No. of Floors/Building     | 15 floors  |
| Total no. of Units         | 2,010 units  |
| Number of Units/Tower      | 554 units Tower 1<br>462 units Tower 2<br>497 units Tower 3<br>497 units Tower 4 |
| Total No. of Parking Slots | 338 (263 open; 75 basement)  |
| Project Launch Date        | September 2015   |
| Turnover Date              | RFO  |

# TOWER 1



*Actual Photo as of January 2023*

## INVENTORY PROFILE (Tower 1)

| Unit Type                       | No. of Units | Unit Size Range |
|---------------------------------|--------------|-----------------|
| 1-bedroom unit                  | 63           | 20.71-22.73     |
| 1-bedroom unit with balcony     | 290          | 23.02-23.68     |
| 2-bedroom end unit with balcony | 85           | 36.76-37.29     |
| 2-bedroom unit with balcony     | 116          | 36.53           |



# TOWER 2



*Actual Photo as of January 2023*

| INVENTORY PROFILE (Tower 2)     |              |                 |
|---------------------------------|--------------|-----------------|
| Unit Type                       | No. of Units | Unit Size Range |
| 1-bedroom unit                  | 56           | 22.73           |
| 1-bedroom unit with balcony     | 238          | 23.13-23.68     |
| 2-bedroom end unit with balcony | 56           | 36.76-37.29     |
| 2-bedroom unit with balcony     | 112          | 36.53           |



# TOWER 3



## INVENTORY PROFILE (Tower 3)

| Unit Type                       | No. of Units | Unit Size Range |
|---------------------------------|--------------|-----------------|
| 1-bedroom unit                  | 62           | 20.71-22.73     |
| 1-bedroom unit with balcony     | 232          | 23.02-23.68     |
| 2-bedroom end unit with balcony | 87           | 36.76-37.29     |
| 2-bedroom unit with balcony     | 116          | 36.53           |

*Actual Photo as of January 2023*

# TOWER 4

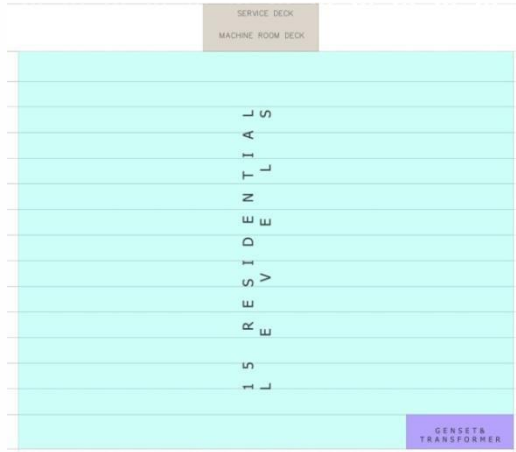


*Actual Photo as of January 2023*

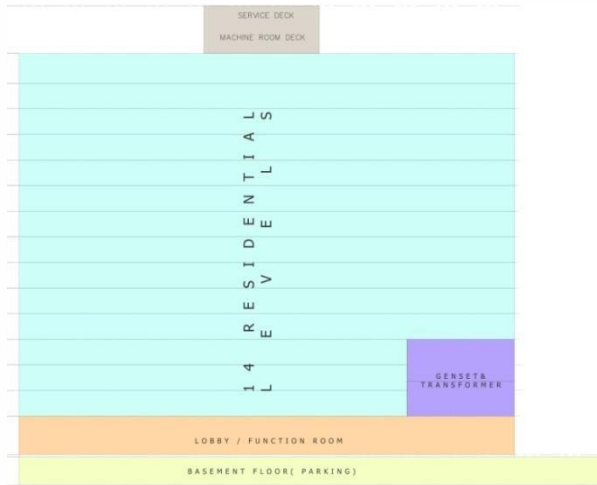
## INVENTORY PROFILE (Tower 4)

| Unit Type                       | No. of Units | Unit Size Range |
|---------------------------------|--------------|-----------------|
| 1-bedroom unit                  | 62           | 20.71-22.73     |
| 1-bedroom unit with balcony     | 232          | 23.02-23.68     |
| 2-bedroom end unit with balcony | 87           | 36.76-37.29     |
| 2-bedroom unit with balcony     | 116          | 36.53           |

# PROJECT FEATURES



Towers 1, 3 and 4



Tower 2

## UTILITIES & BUILDING FEATURES

3 passenger elevators per tower with 14 person capacity

2 access stairs per tower

Automatic fire sprinkler system

Centralized Mailroom System

Centralized Garbage Collection & Disposal System

Standby generator set for the common areas

Power provided by Meralco

Water supplied by Maynilad

CCTV on perimeter area, amenity area, central lobby

24/7 security

# PROJECT AMENITIES

## AMENITIES

Swimming Pools

Grand Lobby

Function Rooms

Lush Gardens and Gazebos

Garden Seats



*Actual Photo as of January 2023*

# TOWER 1 - GROUND FLOOR PLAN

## AMENITY VIEW



## SOUTH VIEW

LEGENDS:

1-BEDROOM UNIT W/ BALCONY

- TYPE A - WITHOUT COLUMN
- TYPE B - SINGLE COLUMN
- TYPE C - DOUBLE COLUMN

1-BEDROOM UNIT

- TYPE D - WITHOUT COLUMN
- TYPE E - SINGLE COLUMN
- TYPE F - DOUBLE COLUMN

2-BEDROOM UNIT W/ BALCONY

- TYPE G - SINGLE COLUMN
- TYPE H - DOUBLE COLUMN

TOWER 1 GROUND FLOOR

| Unit Type                       | No. of Units | Unit Size Range |
|---------------------------------|--------------|-----------------|
| 1-bedroom unit                  | 7            | 20.71-22.73     |
| 1-bedroom unit with balcony     | 10           | 23.02-23.68     |
| 2-bedroom end unit with balcony | 1            | 36.76           |
| 2-bedroom unit with balcony     | 4            | 36.53           |
| <b>Total</b>                    | <b>22</b>    |                 |

# TOWER 1 - TYPICAL FLOOR PLAN

## AMENITY VIEW



### LEGENDS:

#### 1-BEDROOM UNIT W/ BALCONY

- TYPE A - WITHOUT COLUMN
- TYPE B - SINGLE COLUMN
- TYPE C - DOUBLE COLUMN

#### 1-BEDROOM UNIT

- TYPE D - WITHOUT COLUMN
- TYPE E - SINGLE COLUMN
- TYPE F - DOUBLE COLUMN

#### 2-BEDROOM UNIT W/ BALCONY

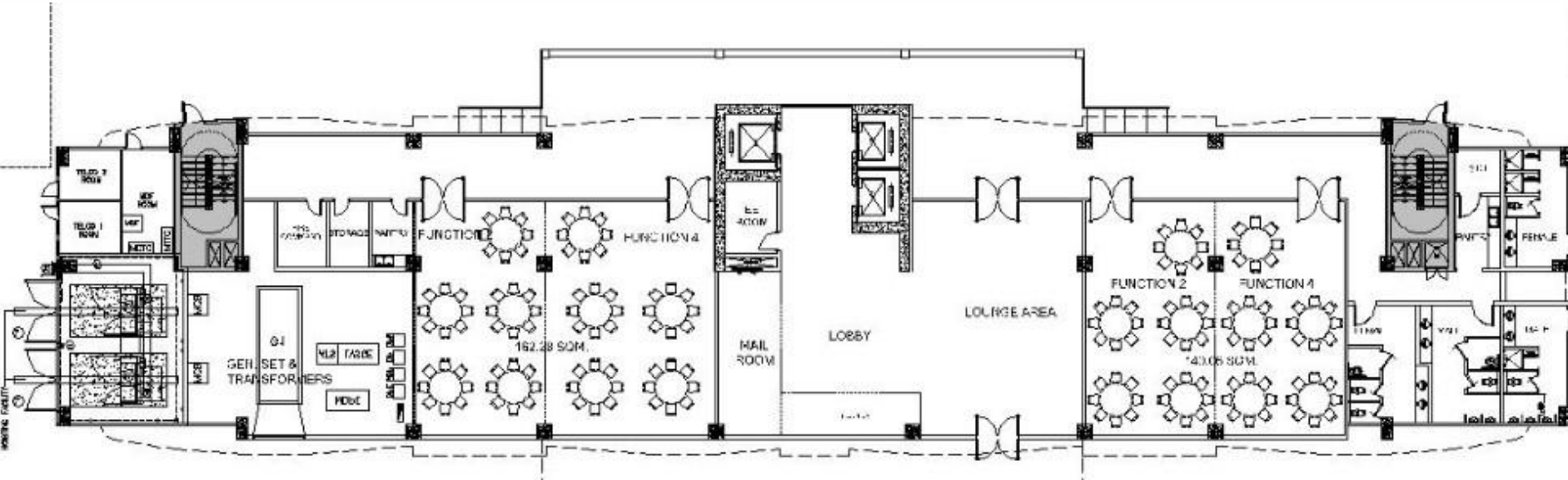
- TYPE G - SINGLE COLUMN
- TYPE H - DOUBLE COLUMN
- TYPE I - THREE COLUMN

## SOUTH VIEW

| TOWER 1 TYPICAL FLOORS          |              |                           |
|---------------------------------|--------------|---------------------------|
| Unit Type                       | No. of Units | Unit Size Range           |
| 1-bedroom unit                  | 56           | 20.71-22.73               |
| 1-bedroom unit with balcony     | 280          | 23.02-23.68               |
| 2-bedroom end unit with balcony | 84           | 36.76 - 37.29             |
| 2-bedroom unit with balcony     | 112          | 36.53                     |
| <b>Total</b>                    | <b>532</b>   | <b>38 units per floor</b> |

# TOWER 2 – GROUND FLOOR PLAN

## AMENITY VIEW



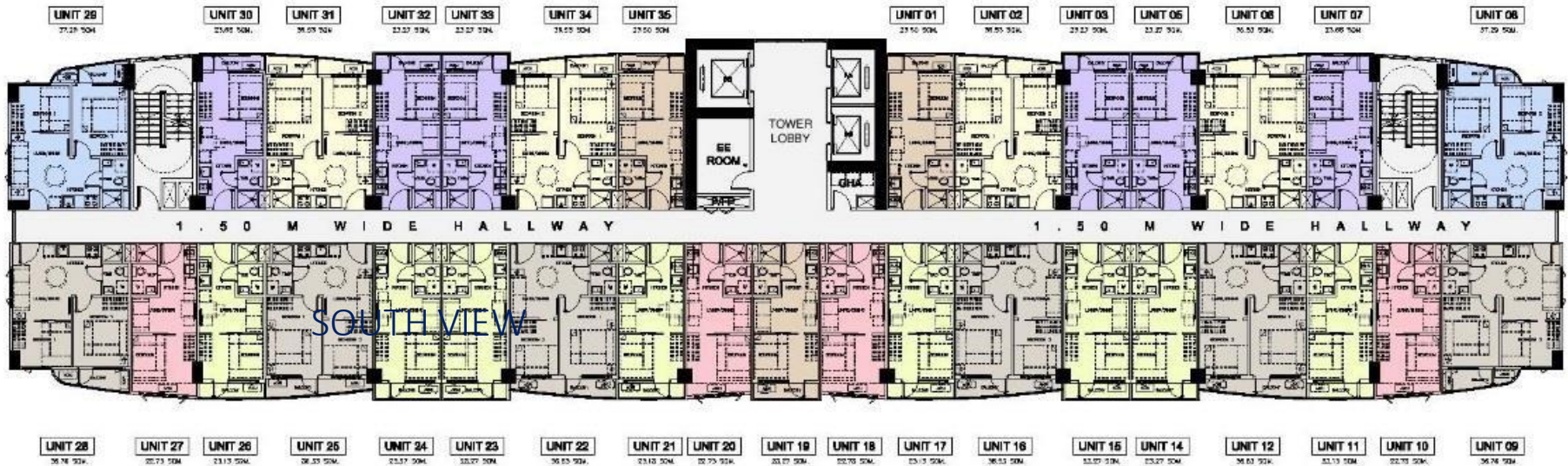
## SOUTH VIEW





# TOWER 2 – TYPICAL FLOOR PLAN

## AMENITY VIEW



SOUTH VIEW

### 1-BEDROOM UNIT W/ BALCONY

- TYPE A - WITHOUT COLUMN
- TYPE B - SINGLE COLUMN
- TYPE C - DOUBLE COLUMN

### 1-BEDROOM UNIT

- TYPE D - WITHOUT COLUMN
- TYPE E - SINGLE COLUMN
- TYPE F - DOUBLE COLUMN

### 2-BEDROOM UNIT W/ BALCONY

- TYPE G - SINGLE COLUMN
- TYPE H - DOUBLE COLUMN
- TYPE I - THREE COLUMN

### TOWER 2 TYPICAL FLOORS

| Unit Type                       | No. of Units | Unit Size Range           |
|---------------------------------|--------------|---------------------------|
| 1-bedroom unit                  | 56           | 20.71-22.73               |
| 1-bedroom unit with balcony     | 238          | 23.02-23.68               |
| 2-bedroom end unit with balcony | 56           | 36.76 – 37.29             |
| 2-bedroom unit with balcony     | 112          | 36.53                     |
| <b>Total</b>                    | <b>462</b>   | <b>33 units per floor</b> |

# TOWER 3 - GROUND FLOOR PLAN

SOUTH VIEW



MALL VIEW

LEGENDS:

1-BEDROOM UNIT W/ BALCONY

1-BEDROOM UNIT

2-BEDROOM UNIT W/ BALCONY

- TYPE A - WITHOUT COLUMN
- TYPE B - SINGLE COLUMN
- TYPE C - DOUBLE COLUMN

- TYPE D - WITHOUT COLUMN
- TYPE E - SINGLE COLUMN
- TYPE F - DOUBLE COLUMN

- TYPE G - SINGLE COLUMN
- TYPE H - DOUBLE COLUMN
- TYPE I - THREE COLUMN

TOWER 3 GROUND FLOOR

| Unit Type                       | No. of Units | Unit Size Range |
|---------------------------------|--------------|-----------------|
| 1-bedroom unit                  | 6            | 20.71-22.73     |
| 1-bedroom unit with balcony     | 8            | 23.02-23.68     |
| 2-bedroom end unit with balcony | 3            | 36.76           |
| 2-bedroom unit with balcony     | 4            | 36.53           |
| <b>Total</b>                    | <b>21</b>    |                 |

# TOWER 3 - TYPICAL FLOOR PLAN

## SOUTH VIEW



## MALL VIEW

| TOWER 3 TYPICAL FLOORS          |              |                           |
|---------------------------------|--------------|---------------------------|
| Unit Type                       | No. of Units | Unit Size Range           |
| 1-bedroom unit                  | 56           | 20.71-22.73               |
| 1-bedroom unit with balcony     | 224          | 23.02-23.68               |
| 2-bedroom end unit with balcony | 84           | 36.76 – 37.29             |
| 2-bedroom unit with balcony     | 112          | 36.53                     |
| <b>Total</b>                    | <b>476</b>   | <b>34 units per floor</b> |

# TOWER 4 - GROUND FLOOR PLAN

## AMENITY VIEW



## MALL VIEW

LEGENDS:

1-BEDROOM UNIT W/ BALCONY

1-BEDROOM UNIT

2-BEDROOM UNIT W/ BALCONY

- TYPE A - WITHOUT COLUMN
- TYPE B - SINGLE COLUMN
- TYPE C - DOUBLE COLUMN

- TYPE D - WITHOUT COLUMN
- TYPE E - SINGLE COLUMN
- TYPE F - DOUBLE COLUMN

- TYPE G - SINGLE COLUMN
- TYPE H - DOUBLE COLUMN
- TYPE I - THREE COLUMN

| TOWER 4 GROUND FLOOR            |              |                           |
|---------------------------------|--------------|---------------------------|
| Unit Type                       | No. of Units | Unit Size Range           |
| 1-bedroom unit                  | 6            | 20.71-22.73               |
| 1-bedroom unit with balcony     | 8            | 23.02-23.68               |
| 2-bedroom end unit with balcony | 3            | 36.76                     |
| 2-bedroom unit with balcony     | 4            | 36.53                     |
| <b>Total</b>                    | <b>21</b>    | <b>34 units per floor</b> |

# TOWER 4 - TYPICAL FLOOR PLAN

## AMENITY VIEW



### LEGENDS:

#### 1-BEDROOM UNIT W/ BALCONY

- TYPE A - WITHOUT COLUMN
- TYPE B - SINGLE COLUMN
- TYPE C - DOUBLE COLUMN

#### 1-BEDROOM UNIT

- TYPE D - WITHOUT COLUMN
- TYPE E - SINGLE COLUMN
- TYPE F - DOUBLE COLUMN

#### 2-BEDROOM UNIT W/ BALCONY

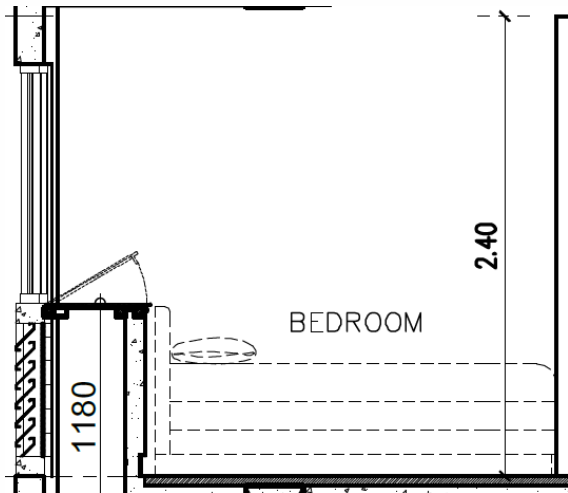
- TYPE G - SINGLE COLUMN
- TYPE H - DOUBLE COLUMN
- TYPE I - THREE COLUMN

### TOWER 4 TYPICAL FLOORS

| Unit Type                       | No. of Units | Unit Size Range |
|---------------------------------|--------------|-----------------|
| 1-bedroom unit                  | 56           | 20.71-22.73     |
| 1-bedroom unit with balcony     | 224          | 23.02-23.68     |
| 2-bedroom end unit with balcony | 84           | 36.76 - 37.29   |
| 2-bedroom unit with balcony     | 112          | 36.53           |
| <b>Total</b>                    | <b>476</b>   |                 |

# UNIT LAYOUT

Bay window  
elevation



## 1-BEDROOM UNIT

| ROOM DESCRIPTION     | FLOOR AREA                     |                                |
|----------------------|--------------------------------|--------------------------------|
|                      | Square Meters(m <sup>2</sup> ) | Square Feet (ft <sup>2</sup> ) |
| LIVING & DINING AREA | 5.59                           | 60.17                          |
| KITCHEN AREA         | 4.53                           | 48.76                          |
| TOILET & BATH        | 3.50                           | 37.67                          |
| BEDROOM              | 9.11                           | 98.06                          |
| <b>TOTAL</b>         | <b>22.73</b>                   | <b>244.66</b>                  |



Note: Variations in layout and area are due to balcony area configuration and location and construction of columns

# UNIT LAYOUT



| 1-BEDROOM UNIT WITH BALCONY |                                |                                |
|-----------------------------|--------------------------------|--------------------------------|
| ROOM DESCRIPTION            | FLOOR AREA                     |                                |
|                             | Square Meters(m <sup>2</sup> ) | Square Feet (ft <sup>2</sup> ) |
| LIVING & DINING AREA        | 5.64                           | 60.71                          |
| KITCHEN AREA                | 4.72                           | 50.81                          |
| TOILET & BATH               | 3.50                           | 37.67                          |
| BEDROOM                     | 7.26                           | 78.15                          |
| BALCONY                     | 2.56                           | 27.56                          |
| <b>TOTAL</b>                | <b>23.68</b>                   | <b>254.89</b>                  |

Note: Variations in layout and area are due to balcony area configuration and location and construction of columns

# UNIT LAYOUT



| 2-BEDROOM UNIT WITH BALCONY |                                |                                |
|-----------------------------|--------------------------------|--------------------------------|
| ROOM DESCRIPTION            | FLOOR AREA                     |                                |
|                             | Square Meters(m <sup>2</sup> ) | Square Feet (ft <sup>2</sup> ) |
| LIVING AREA                 | 6.02                           | 64.80                          |
| KITCHEN/ DINING AREA        | 6.12                           | 65.88                          |
| TOILET & BATH               | 3.50                           | 37.67                          |
| BEDROOM 1                   | 10.17                          | 109.47                         |
| BEDROOM 2                   | 6.57                           | 70.72                          |
| BALCONY                     | 4.15                           | 44.67                          |
| <b>TOTAL</b>                | <b>36.53</b>                   | <b>393.21</b>                  |

Note: Variations in layout and area are due to balcony area configuration and location and construction of columns



# UNIT LAYOUT



| 2-BEDROOM UNIT WITH BALCONY |                                |                                |
|-----------------------------|--------------------------------|--------------------------------|
| ROOM DESCRIPTION            | FLOOR AREA                     |                                |
|                             | Square Meters(m <sup>2</sup> ) | Square Feet (ft <sup>2</sup> ) |
| LIVING AREA                 | 6.02                           | 64.80                          |
| KITCHEN/ DINING AREA        | 6.12                           | 65.88                          |
| TOILET & BATH               | 3.50                           | 37.67                          |
| BEDROOM 1                   | 10.17                          | 109.47                         |
| BEDROOM 2                   | 6.57                           | 70.72                          |
| BALCONY                     | 4.15                           | 44.67                          |
| <b>TOTAL</b>                | <b>36.53</b>                   | <b>393.21</b>                  |

*\*utility room size: 2.88 sqm*

*\*Applicable to Towers 3 and 4 only*

TYPE H  
**2-BEDROOM UNIT W/ BALCONY**  
SCALE: \_\_\_\_\_ NOT TO SCALE

Note: Variations in layout and area are due to balcony area configuration and location and construction of columns

# UNIT SPECIFICATIONS

## TYPICAL UNIT FINISHES

|                          |   |
|--------------------------|---|
| <i>Wall Finishes</i>     | Bedroom: Painted finish<br>Living/Dining/Kitchen: Painted finish<br>T&B: semi-glazed ceramic wall tiles<br>- 1.8m shower area<br>- 1.2m non-shower area |
| <i>Floor Finishes</i>    | Bedroom: homogenous tiles<br>Living/Dining/Kitchen: homogenous tiles<br>T&B: textured ceramic tiles   |
| <i>Doors</i>             | Bedroom/T&B: Laminated Wood Door<br>Main/Kitchen: Laminated Wood Door Fire Rated  |
| <i>Toilet &amp; Bath</i> | Water closet, lavatory, soap holder, tissue holder and shower assembly fixtures   |
| <i>Kitchen</i>           | Salt & Pepper Granite countertop with sink and faucet<br>Kitchen countertop with under the counter cabinet<br>Overhead shelves                          |



# 5 PILLARS/ KEYS TO SUCCESS



**Prime Location**



**Integration of Retail Development**



**Hotel-like Lobbies**



**Resort-styled Amenities**



**Professional Property Management**

**GREENMIST**  
PROPERTY MANAGEMENT CORP.



**SMDC GOOD STAYS**





**Quality Customer Service**  
**Stringent Safety and Security**  
**First Rate Facility Management**  
**Spotless Cleanliness**  
**Transparent Transaction**

**GREENMIST**  
PROPERTY MANAGEMENT CORP.



**SMDC**

*The good guys!*



## SMDC GOOD STAYS

### SERVICES OFFERED

**Long-Term Lease  
Enrollment  
Package**  
Basic & Premium

**Daily Lease  
Enrollment  
Package**  
Key Areas

**Tenancy  
Management**  
Cleaning, Repair,  
Maintenance, &  
Messengerial Services

**Unit Furnishing  
Package**  
Partnership with Our  
Home, SM Home, SM  
Appliance, & Ace  
Hardware

**SMDC**

**SMDC**

*The good guys!*

# FAQs



Who is the owner and developer of South Residences?

- SM PRIME HOLDINGS INC.



## What will be the effect on documentation if owner and developer is SMPHI?

- Standard documents shall be used only the docs will reflect SM Prime instead of SMDC
- All buyers' checks & payments should be made payable to SM Prime Holdings Inc
- All Official Receipts will be issued by SM Prime Holdings Inc.





- What is the floor to floor and floor to ceiling height?

| UNIT HEIGHT                         |   |
|-------------------------------------|---|
| Residential Floor to Ceiling Height | 2.40 meters – kitchen / T&B<br>2.80 meters – Living / Bedroom |
| Residential Floor to Floor Height   | 3.10 meters   |

- What are the partition measurements?

| UNIT PARTITIONS        |   |
|------------------------|---|
| Balcony Railing Height | 1.20 meters   |
| Partition Wall height  | Full partition – 2.8 meters<br>Sliding partition 2.4 meters |



- What are the corridor measurements?

| CORRIDOR                        |             |
|---------------------------------|-------------|
| Hallway Width                   | 1.50 meters |
| Hallway Floor to Ceiling Height | 2.40 meters |

- How many elevators are there?

|              |                                |
|--------------|--------------------------------|
| Per Building | <b>3 elevators</b>             |
|              | (1 service elev.)      21 cap. |
|              | (2 passenger elev.)   14 cap.  |



- **What will be the ventilation on the typical residential floors?**
  - Common Area / Hallway: Natural Ventilation
  - Residential Units: Natural ventilation w/ provision for A/C unit; mechanical ventilation (exhaust ductless) for T&B
- **What is the allowable AC capacity?**
  - split type air-conditioning for residential units ACCU: 1HP / 1.5HP



# THANK YOU VERY MUCH HAPPY SELLING!

For further inquiries, please contact:

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