

[S T Y L E]
R E S I D E N C E S

SM CITY ILOILO



[S T Y L E]
RESIDENCES
SM CITY ILOILO



SMDC's very first project in the Visayas will rise at the heart of Iloilo City's premier Lifestyle District – SM City Iloilo.

The development promises utmost convenience, well-appointed amenities, hotel-like lobbies, professional property management, and a *lifeSTYLE* fit for the dynamic market looking to make a sound real estate investment.



PRIME LOCATION

Unmatched Accessibility



Distance from Landmarks	KM
Iloilo City Hall	5km
Iloilo International Airport	14.7km
Western Visayas Medical Center	1.18km
Iloilo Business Park	700m
Iloilo Science and Technology University	2.3km
Western Visayas State University	1.9km
Iloilo Seaport	4km
Molo Mansion / Molo Church	3km



PRIME LOCATION

Unmatched Accessibility

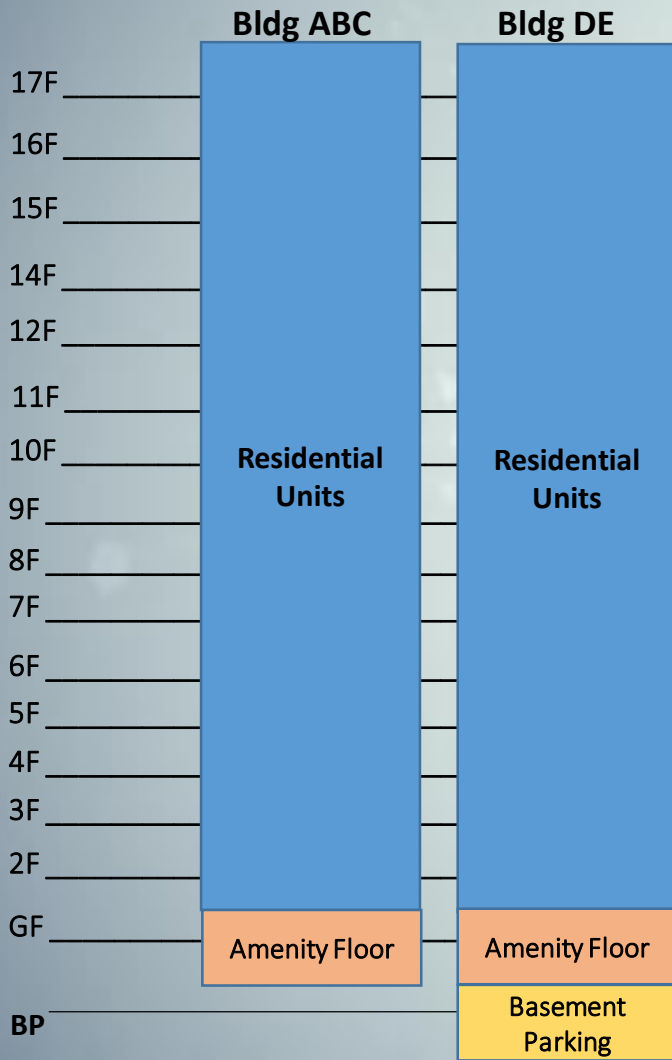


Project Overview



Address:	Benigno Aquino Ave., Brgy Buhang Taft North, Mandurriao, Iloilo City	
Lot Area:	30,137 sqm	
Number of Towers:	5 (Five) Tower Development 16 Floors	
Total No of Units:	2,935 units 37 – 51 Units per floor	
Tower Breakdown:	Tower A 586 Units Tower B 474 Units Tower C 784 Units Tower D 442 Units Tower E 649 Units	
Parking Slots:	496 Total Parking slots 1:6 Ratio	
Breakdown of Parking slots	415 On Grade 81 Basement	
Launch Date:	May 6, 2019	
Projected Turnover Date:	Tower A	Jul 31, 2023
	Tower B	Sep 30, 2023
	Tower C	Nov 30, 2023
	Tower D	Feb 28, 2024
	Tower E	Mar 31, 2024

Building Chart



***Artist's Perspective only**



Site Development Plan



Benigno Aquino Ave Service Rd
(SM City Iloilo View)

LANDSCAPE MASTERPLAN



ADULTS ACTIVE POOL ZONE for more active and outdoor pursuits.

ADULT PASSIVE POOL ZONE for meditative and reflective activities.

The open-lawn area is perfect for your relaxation, may it be activities like Yoga and Meditation, you can truly enjoy the serene surroundings of nature.

1	Wading Pool
2	Swim Gym Pool /Playscape
3	FAB Pool
4	Oasis Pool
5	Covered Basketball Court
6	Style Centrale Lounge
7	Garden Square
8	Lobby Lounge

CHILDREN'S POOL + Play Zone

For kids enjoyment and activities that strengthens family bond.

Hotel Like Lobbies & Resort-Styled Amenities



*Artist's Perspective only



*Artist's Perspective only



*Artist's Perspective only



*Artist's Perspective only

2020 AWARDEE

[S T Y L E]
RESIDENCES
SM CITY ILOILO



PropertyGuru
**PHILIPPINES
PROPERTY
AWARDS**

Highly Commended

**BEST CONDO
DEVELOPMENT
- VISAYAS -**

Congratulations!

SMILE
RESIDENCES
CITY BACOLOD

[S T Y L E]
RESIDENCES
CITY ILOILO

SMDC

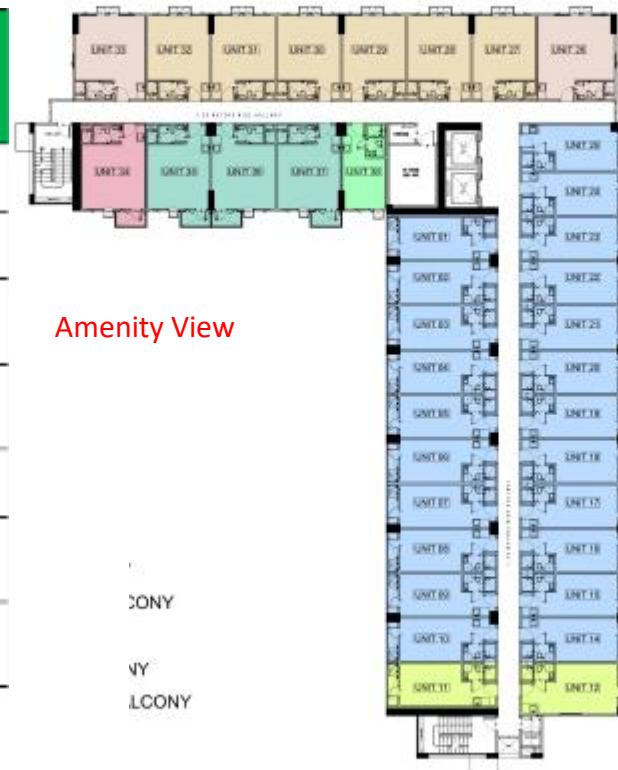
Units Types

Unit Type	No. of Units	% of Total	Unit Size Range
Studio Unit	98	3%	20.00 - 25.99
Studio Unit w/ Balcony	1193	41%	24.81 - 27.01
Studio End Unit w/ Balcony	123	4%	24.81 - 30.32
Flexi Unit	493	17%	28.52 - 31.50
Flexi Unit w/ Balcony	754	26%	31.16 - 35.10
Flexi End Unit	152	5%	29.76 - 35.03
Flexi End Unit w/ Balcony	122	4%	31.62 - 34.94

Typical Residential Floor Plan Building A: 4th – 17th Flr



Iloilo City View

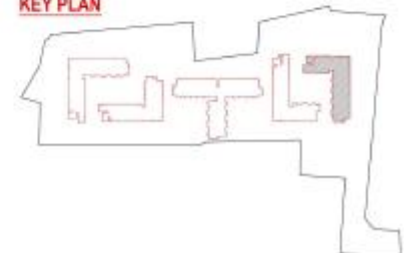


Amenity View

Iloilo City View



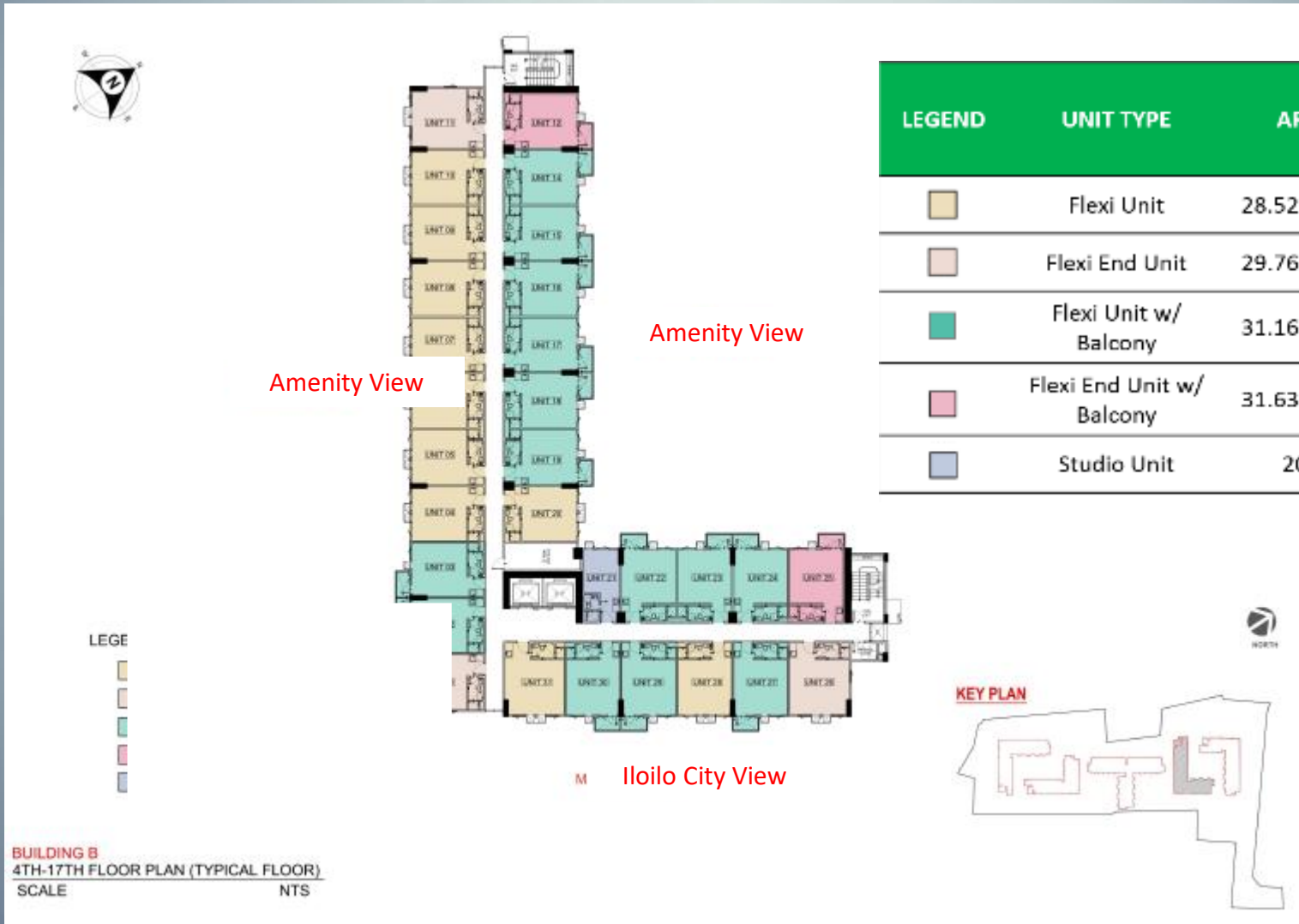
KEY PLAN



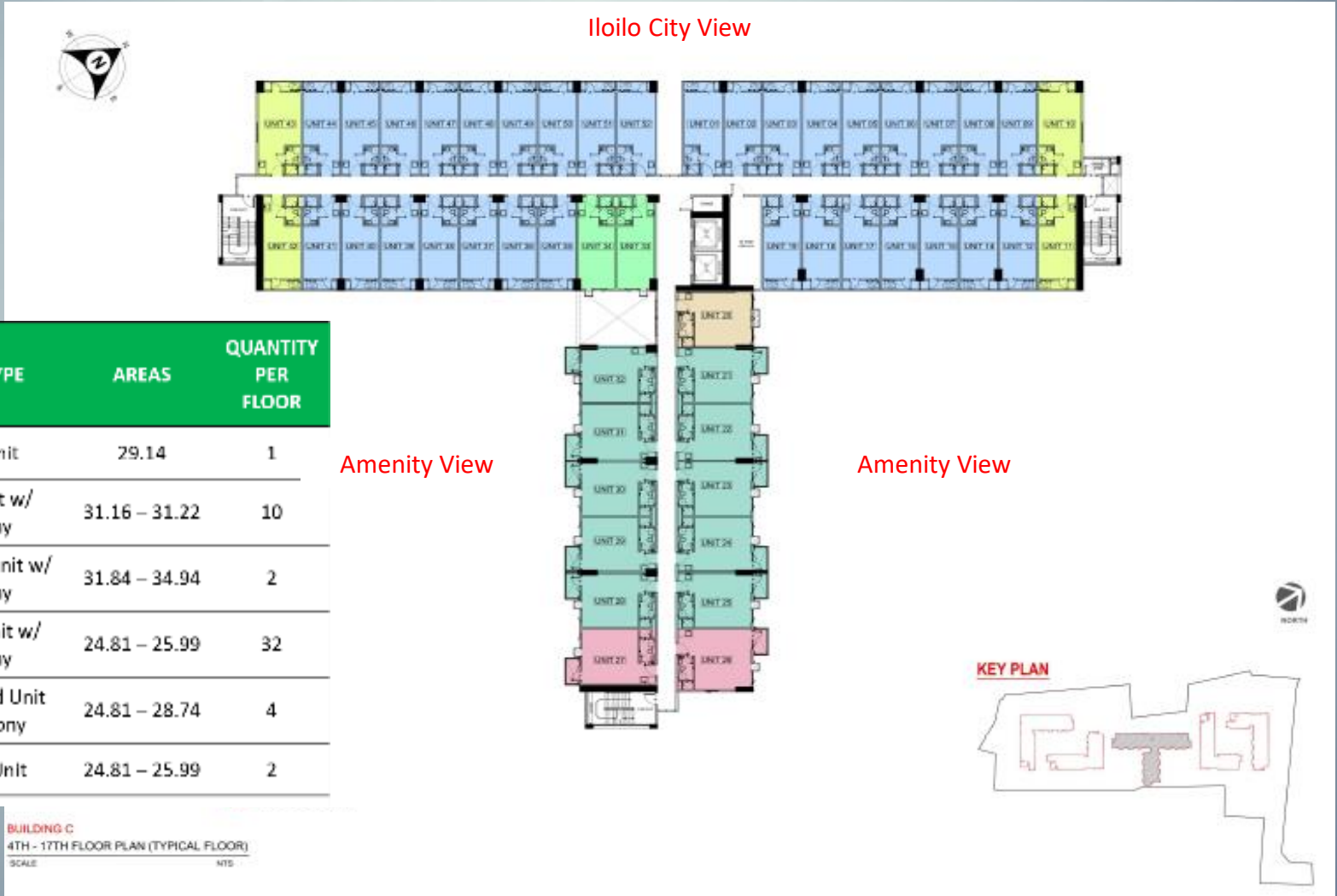
BUILDING A
4TH-17TH FLOOR PLAN (TYPICAL FLOOR)
SCALE: NTS

Typical Residential Floor Plan

Building B: 4th – 17th Flr

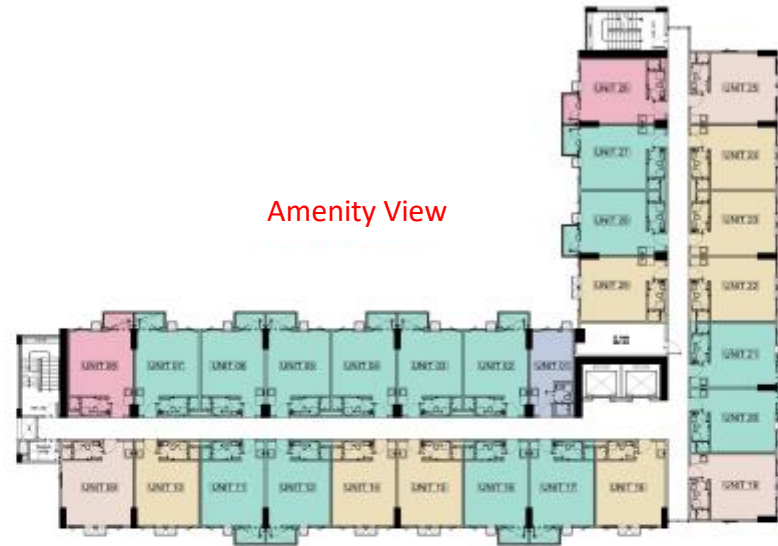


Typical Residential Floor Plan Building C: 4th – 17th Flr



Typical Residential Floor Plan

Building D: 4th – 17th Flr



Amenity View

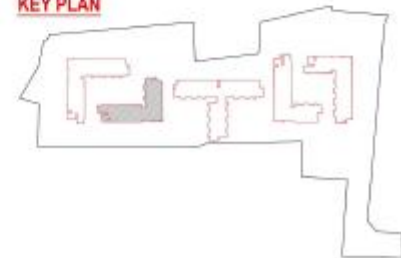
Amenity View

Iloilo City View

LEGEND	UNIT TYPE	AREAS	QUANTITY PER FLOOR
	Flexi Unit	28.52 – 31.50	8
	Flexi End Unit	29.76 – 32.09	3
	Flexi Unit w/ Balcony	31.16 – 31.22	14
	Flexi End Unit w/ Balcony	31.63 – 31.64	2
	Studio Unit	20	1



KEY PLAN



BUILDING D
4TH-17TH FLOOR PLAN (TYPICAL FLOOR)

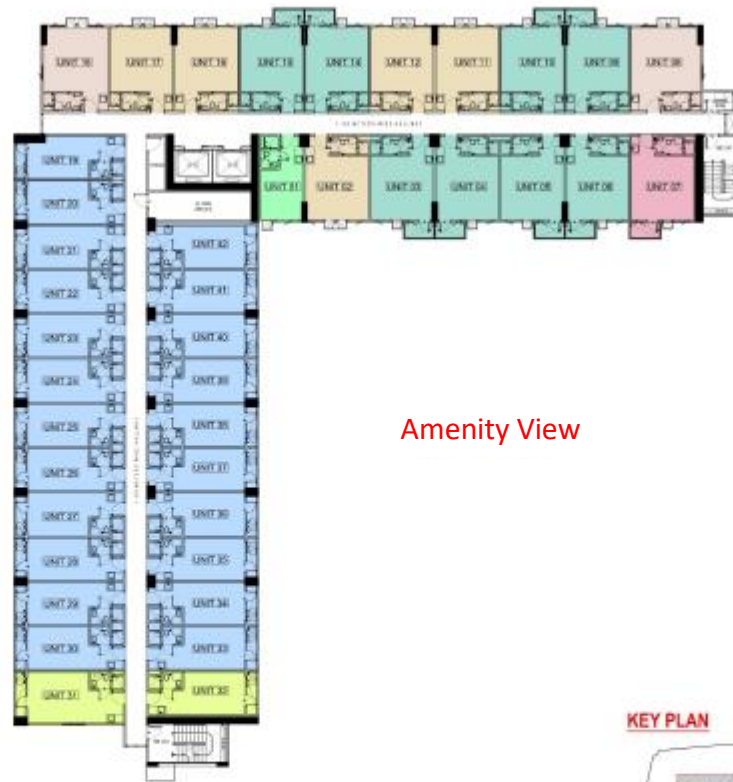
SCALE: 1/100

*DISCLAIMER: FURNITURE AND APPLIANCES ARE NOT SHOWN

Typical Residential Floor Plan Building E: 4th – 17th Flr



Iloilo City View



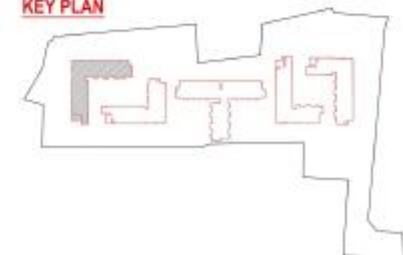
Amenity View

Iloilo City View

LEGEND	UNIT TYPE	AREAS	QUANTITY PER FLOOR
	Flexi Unit	28.52	5
	Flexi End Unit	29.76 – 32.09	2
	Flexi Unit w/ Balcony	31.16 – 34.10	8
	Flexi End Unit w/ Balcony	31.63	1
	Studio Unit w/ Balcony	24.81 – 25.40	22
	Studio End Unit w/ Balcony	25.59 – 30.32	2
	Studio Unit	70	1

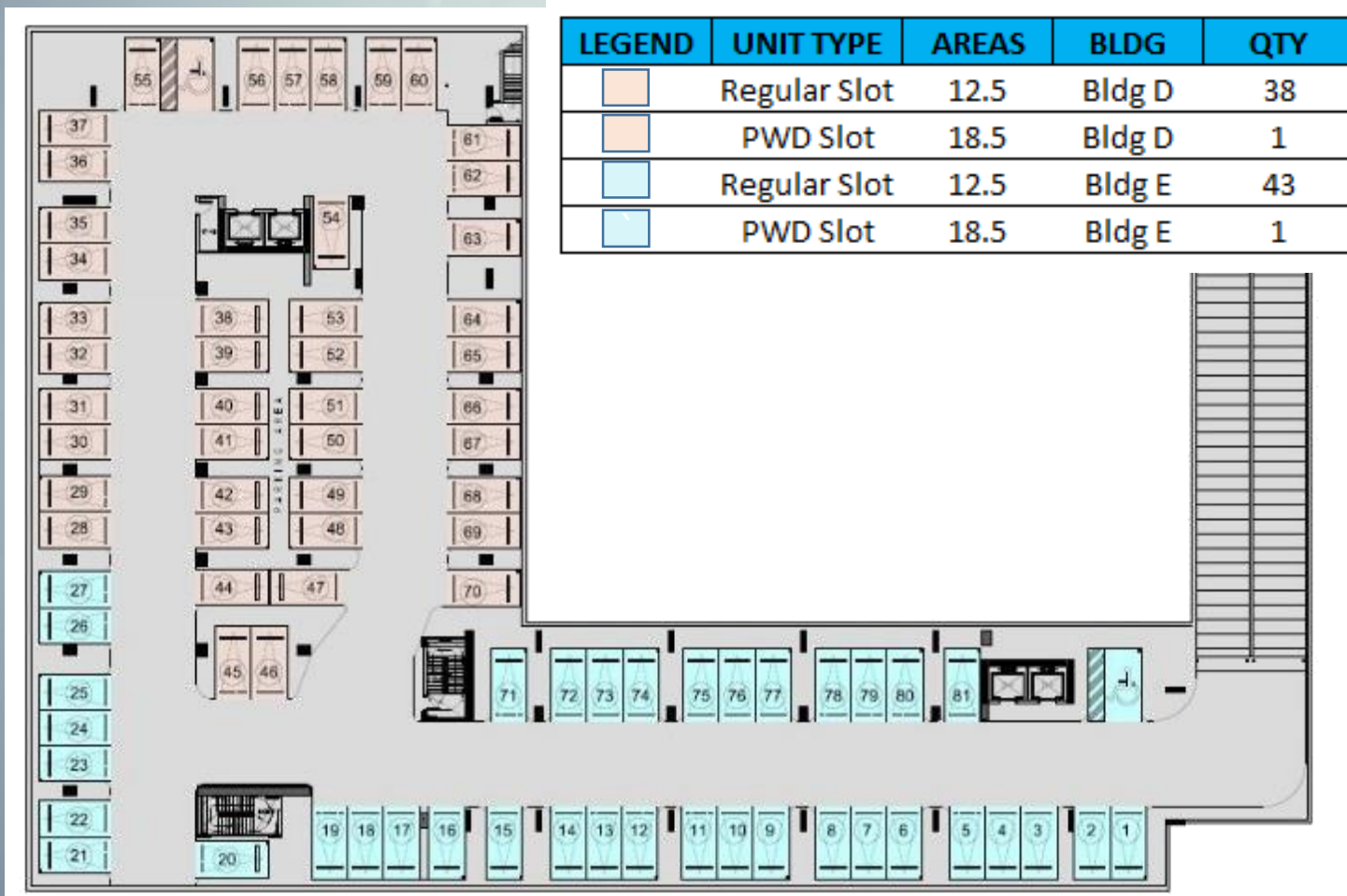


KEY PLAN



BUILDING E
4TH - 17TH FLOOR PLAN (TYPICAL FLOOR)
SCALE: NTS

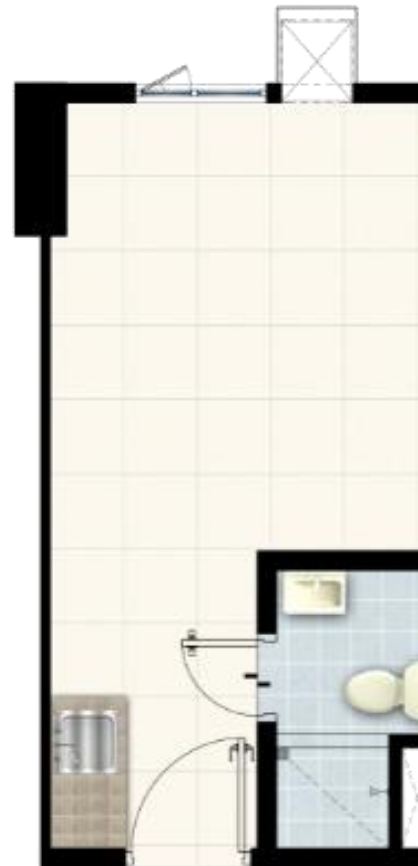
Basement Parking Building D & E



Types of Unit -Studio

UNIT AREA

ROOM DESCRIPTION	FLOOR AREA	
	Square Meters(m ²)	Square Feet (ft ²)
LIVING, DINING AREA, BEDROOM	12.88	124.76
KITCHEN AREA	3.36	50.16
TOILET & BATH	3.75	40.37
TOTAL	19.99	215.29



Deliverable



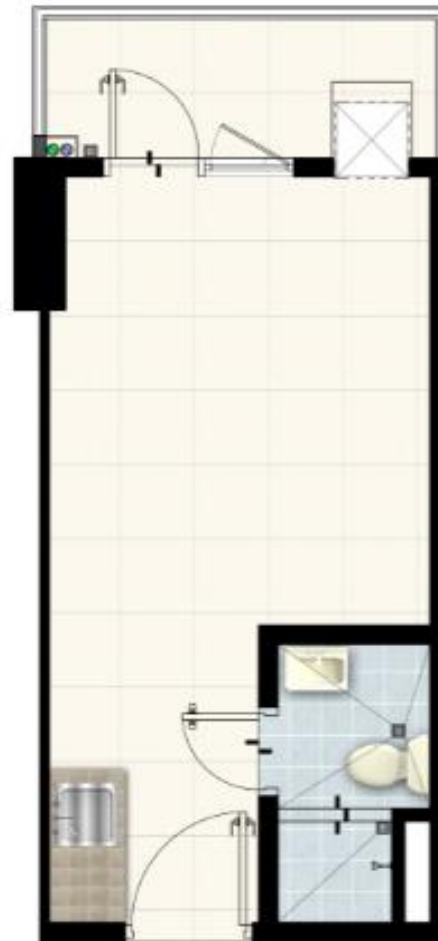
Suggested Layout

Type of Units

Studio Unit with Balcony

UNIT AREA

ROOM DESCRIPTION	FLOOR AREA	
	Square Meters(m ²)	Square Feet (ft ²)
LIVING, DINING AREA, BEDROOM	12.88	138.64
KITCHEN AREA	3.36	36.17
TOILET & BATH	3.75	40.37
BALCONY	3.93	42.30
TOTAL	23.92	257.48



Deliverable



Suggested
Layout

Types of Unit – Flexi Suite Unit

UNIT AREA		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters(m ²)	Square Feet (ft ²)
LIVING & DINING AREA	8.31	89.45
KITCHEN AREA	3.36	36.17
TOILET & BATH	4.31	46.39
BEDROOM 1	6.50	69.96
BEDROOM 2	6.04	65.01
TOTAL	28.52	306.99



Types of Unit – Flexi Suite Unit

UNIT AREA		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters(m ²)	Square Feet (ft ²)
LIVING & DINING AREA	8.31	89.45
KITCHEN AREA	3.36	36.17
TOILET & BATH	4.31	46.39
BEDROOM 1	6.50	69.96
BEDROOM 2	6.04	65.01
TOTAL	28.52	306.99



Suggested 2Bedroom Layout

Types of Unit – Flexi Suite Unit w/ Balcony

UNIT AREA		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters(m ²)	Square Feet (ft ²)
LIVING, DINING AREA, BEDROOM	19.63	211.30
KITCHEN AREA	4.79	51.56
TOILET & BATH	4.10	44.13
BALCONY	2.64	28.42
TOTAL	31.16	335.41



Suggested Studio Layout

Unit Finishes

Wall Finishes	Painted Cement Finish
Floor Finishes	Tiles
Door	Solid Panel Door
Toilet & Bath	<p>Wall – Tiles and painted cement finish</p> <p>Floor- Tiles with waterproofing</p> <p>Ceiling – Painted</p> <p>Fixtures – Water Closet, Lavatory, Soap Holder, Tissue Holder, Shower Head and Faucet</p>
Kitchen	Kitchen countertop with base cabinets and grease trap
Balcony <i>*if applicable</i>	<p>Wall – Painted Finish</p> <p>Floor – Tiles with waterproofing</p> <p>Door – Glass door with Aluminum frame</p>

Construction Update

As of January 2024

*Actual Photos



FAQs

- Who is the owner and developer of Style Residences?
 - SM Prime Holdings, Inc.

- Do we allow unit alteration and/or combination?
 - Yes, we will allow such request based on the approved SMDC policy
 - a. Non installation of toilet and bath fixtures
 - b. Non installation of kitchen cabinet and counter top
 - c. Non installation of finishes (i.e. ceramic tiles)

- Do we allow unit alteration and/or combination?
 - Buyer's requests will only be entertained upon compliance and submission of the Unit Alteration/Combination (Form) and other requirements
 - a. Payment of UACF Fee (see below)
 - b. Buyer must have paid at least 20% of the TAP
 - c. Buyer must not have any past due payable or unpaid penalties

Unit Alteration		Unit Combination	
Per Set / Per Item: • Bedroom Partition / Walls • Toilet and Bath Fixtures (1pc or entire set) • Finishes (i.e. Floor tiles, Wall tiles, etc.) • Kitchen Cabinets and Countertop	PHP 10,000	Door Opening	PHP 15,000
		Wall Opening	PHP 25,000

FAQs

- What are the utility providers:

Power: MORE Power
Water Aqua Centro

Telephone:
CATV:

To be determined
To be determined

- What are the additional reservation / leasehold requirements?

- Construction Waiver

- Where can we accept reservation?

- Iloilo City
- Manila
- Bacolod City

- How much is the reservation?

- P25,000 – Residential
- P10,000 – Parking

- What is the unit to parking ratio?

- 1:6

- Location of the Showroom and Sales Admin Office:

- LGF Floor SM City Iloilo

FAQs

- What is the elevator capacity?
 - 21 Person (2 elevators per building)
- Where is the Garbage Room located?
 - Located at the end/corner of the building
- What is the Balcony railing Height?
 - 1.20 Meters
- What is the Function Room Capacity?
 - 144 Person

Project Website: www.smdc.com

Contact Person: Carl P. Navarro

Carl.Navarro@smdevelopment.com

THANK YOU!!!