

SMDC

TWIN

RESIDENCES

LAS PIÑAS, CITY

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TWIIIN
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LAS PIÑAS, CITY

TWIN Residences is the shining high-rise development that **mirrors your aspirations and your successes** of being the best that you can be.

This vibrant mixed-use development instantly gratifies you with all the **upgraded modern comforts** that you've worked hard for, encouraging you to keep on going for greater success.

And since health is an important part of being productive, our development has relaxing amenities that **balances your rigorous work schedule**.

LOCATION



Strategically located along Brgy. Talon Uno, Alabang-Zapote Road, Las Pinas City



LOCATION

LAS PIÑAS CITY



LRT 1 EXTENSION

- First 5 stations to begin operations by 4Q of 2021
- Expected to cut travel time from Manila to Cavite to 25 minutes from over an hour
- Will expand the current LRT1 capacity from 300,000 to 800,000



CAVITEX C5 SOUTHLINK

- Length: 7.7 km
- Connects major business districts in Makati/Taguig area to Cavite/Parañaque/ Las Piñas City/ Pasay City
- Full completion: 2024
- Reduce travel time from 40 minutes to 10 minutes*

SARAH LOCATION

PLACES OF INTEREST



	Distance
Other Commercial Mall	0.3km
SM Center Las Piñas	1.9km
SM Southmall Las Piñas	1.4km
University of Perpetual Help System Dalta	2.1km
Perpetual Help Medical Center	2.3km
NBI Las Piñas Satellite Office	2.7km
Las Pinas City Hall	2.5km
SLEX-Alabang	6.0km
C5 Road Extension	3.4km
Manila-Cavite Coastal Road	4.0km



LOCATION

NEARBY ESTABLISHMENTS



	DISTANCE
NAIA Airport Terminal	7.0 km
<u>BUSINESS DISTRICTS</u>	
Madrigal Business Park	3.1 km
Northgate Cyberzone	4.5 km
Mall of Asia	9.0 km
<u>HOTELS</u>	
Acacia Hotel	4.5 km
Bellevue Hotel	4.6 km
Crimson Hotel	5.9 km
<u>MALLS / SUPERMARKETS</u>	
SM Las Piñas	1.9 km
Evia Lifestyle Center	1.5 km
Alabang Town Center	3.9 km
Molito Lifestyle Center	3.5 km



LOCATION

NEARBY ESTABLISHMENTS

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	DISTANCE
<p><u>EDUCATIONAL INSTITUTIONS</u></p> <p>St Francis of Assisi College – Las Piñas 0.5 km Southville International School & Colleges 1.5 km Centro Escolar Las Piñas 2.2 km San Beda College Alabang 3.0 km San Beda College Alabang 5.0 km</p>	
<p><u>PLACES OF WORSHIP:</u></p> <p>Five Wounds of our Lord Parish 0.7 km Mary Immaculate Parish / Nature's Church 1.6 km Christian Reformed Church 2.5 km Iglesia ni Kristo 2.9 km</p>	
<p><u>HOSPITALS</u></p> <p>Las Pinas Medical Center 0.5 km Asian Hospital & Medical Center 5.6 km</p>	
<p><u>OTHERS</u></p> <p>St Joseph the Worker / Bamboo Organ 4.9 km</p>	



A Complete Development

SUSTAINABLE LIFESTYLE

Pedestrian-friendly



HIGH POTENTIAL INVESTMENT

Secures your future with maximized returns



STRATEGIC LOCATION

Commuter-friendly



DYNAMIC NEIGHBORHOOD

Supports your on-the-go lifestyle



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PROJECT DETAILS

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OWNER/ DEVELOPER SM PRIME HOLDINGS, INC.

LAND AREA 1.3 HAS.

TOWERS 2

NUMBER OF FLOORS
25 FLOORS
20 RESIDENTIAL FLRS.
1 AMENITY RESIDENTIAL FLR.
3 PODIUM PARKING FLR.
1 COMMERCIAL AREA / GF

NO. OF UNITS
2,406
1,203 TOWER 1
1,203 TOWER 2

PARKING SLOTS 670

PROJECT LAUNCH DATE JULY 2021 (BOTH TOWERS INCLUDING PARKING)

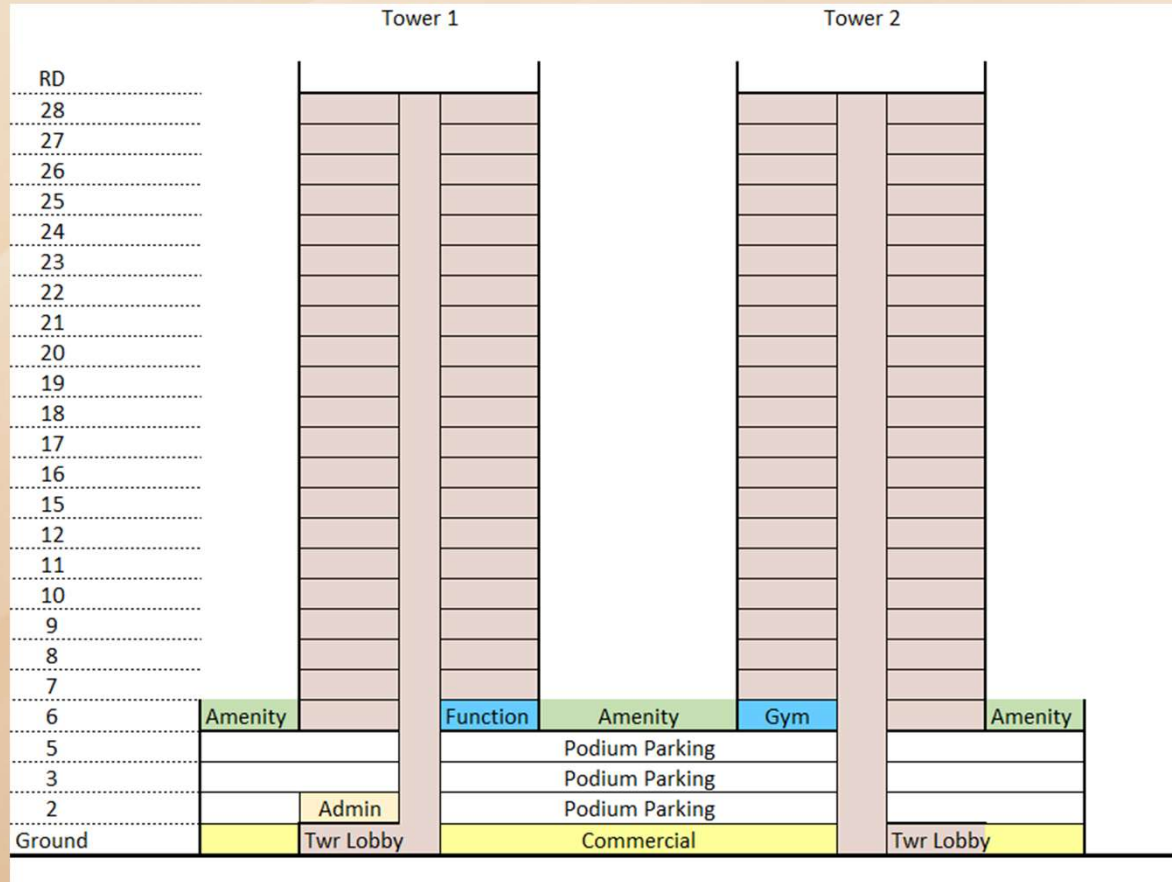
TARGET TURNOVER DATE 4TH QUARTER OF 2027



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BUILDING LAYOUT

DIAGRAMMATIC SECTION



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SITE DEVELOPMENT PLAN

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UNIT VIEWS



Views	
A	Southwest
B	Amenity
C	Cityscape Views



BUILDING FEATURES

- ✓ 3 passenger elevators and 1 service elevator per tower
- ✓ 3 fire exit stairs per tower
- ✓ Automatic fire sprinkler system
- ✓ Centralized mailroom per tower
- ✓ Centralized garbage collection & disposal system, including MRF
- ✓ Standby emergency power for common areas
- ✓ Meralco power supply
- ✓ Maynilad water supply
- ✓ CCTV coverage at site, podium floors, amenity areas and residential floors
- ✓ 24/7 security



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RESIDENTIAL UNITS

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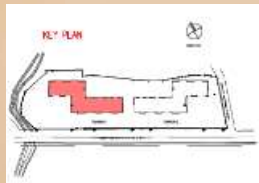
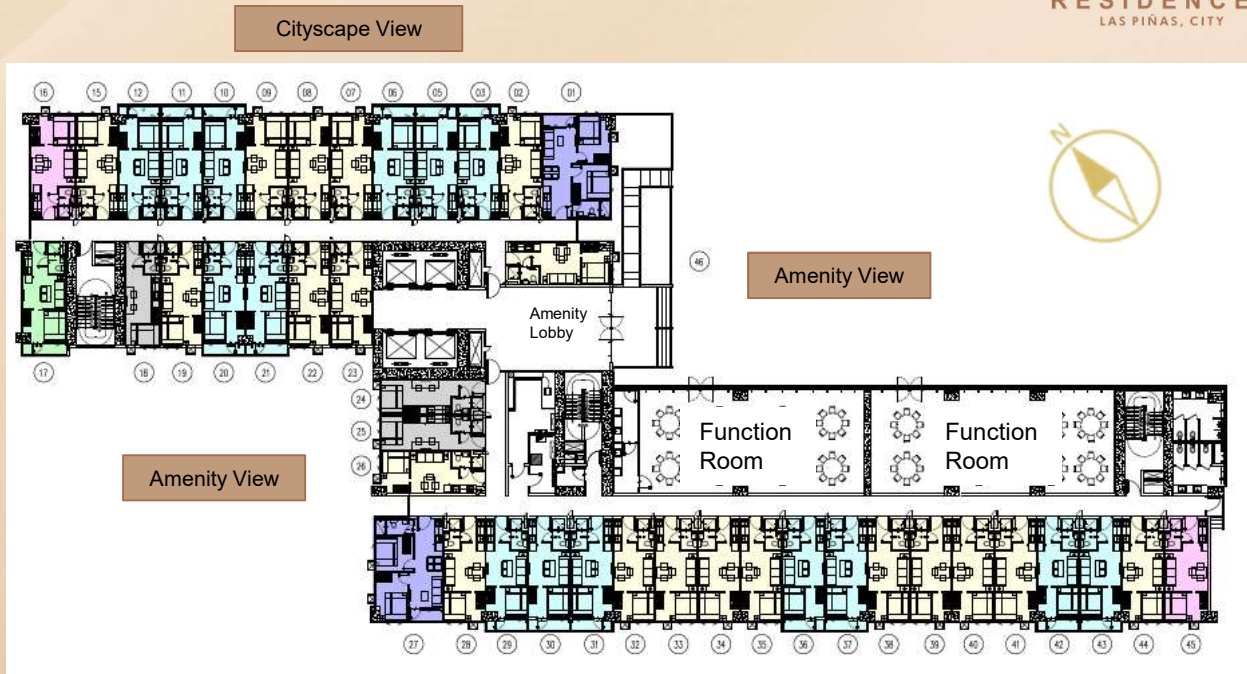
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TOWER 1 – 6F

43 Residential Units

UNIT TYPES

	1 BR UNIT
	1 BR END UNIT
	1 BR W/ BALCONY
	1BR END UNIT W/ BALCONY
	2 BR END UNIT W/ BALCONY
	STUDIO



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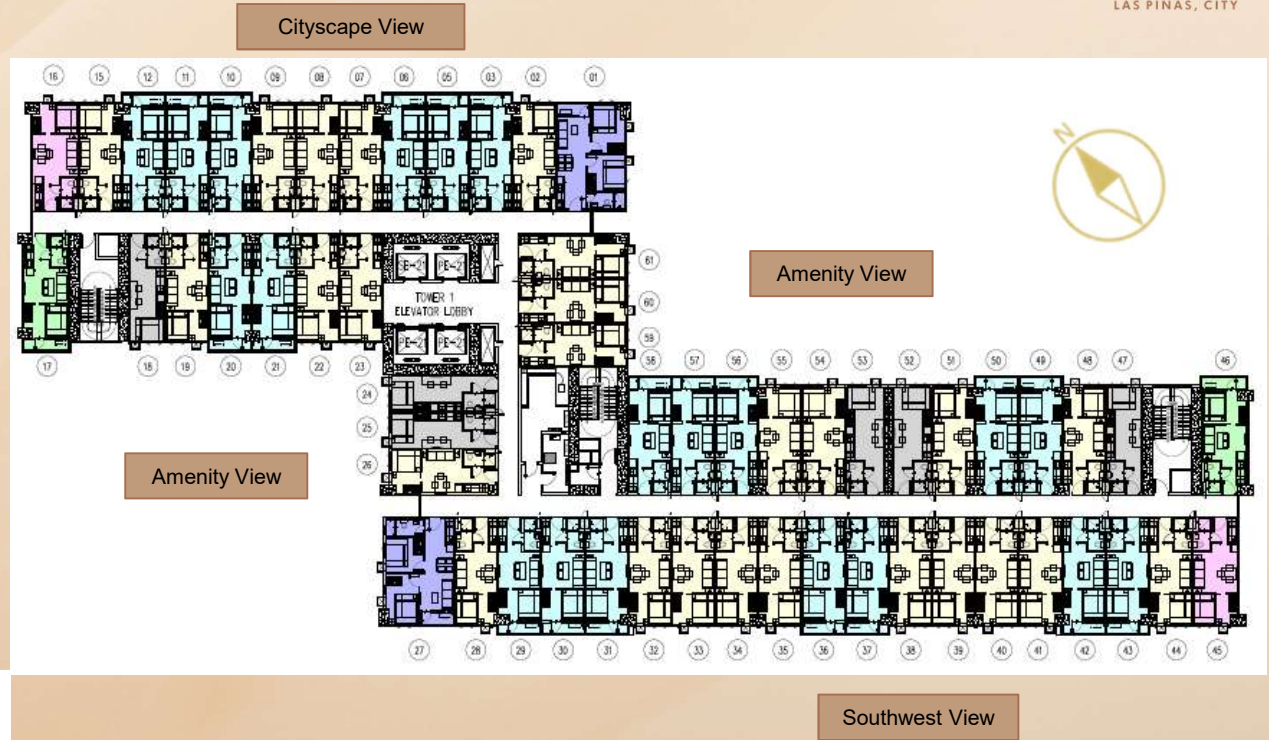
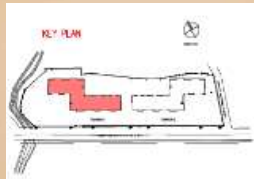
TOWER 1 - TYPICAL

7th to 28th Floor
 (excluding 13th and 14th floors)

58 Residential Units per floor

UNIT TYPES

	1 BR UNIT
	1 BR END UNIT
	1 BR W/ BALCONY
	1BR END UNIT W/ BALCONY
	2 BR END UNIT W/ BALCONY
	STUDIO



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TOWER 2 – 6F

43 Residential Units

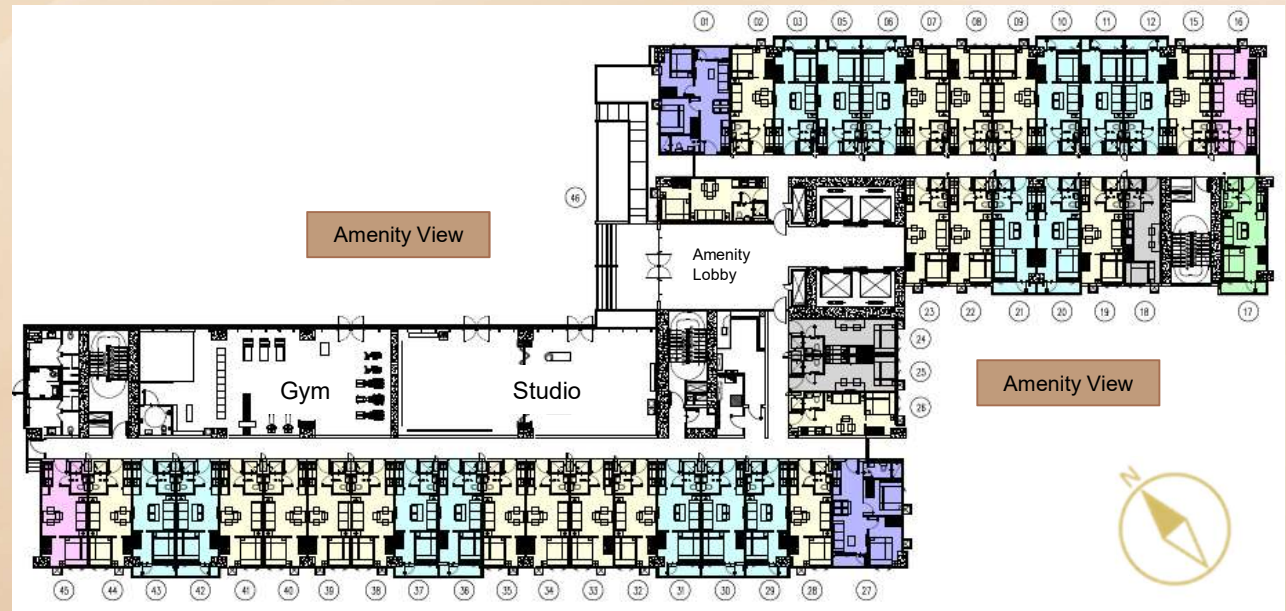
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Cityscape View

UNIT TYPES

	1 BR UNIT
	1 BR END UNIT
	1 BR W/ BALCONY
	1BR END UNIT W/ BALCONY
	2 BR END UNIT W/ BALCONY
	STUDIO



Amenity View

Amenity View

Southwest View



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TOWER 2 TYPICAL

7th to 28th Floor
(excluding 13th and 14th floors)

58 Residential Units per floor

UNIT TYPES

	1 BR UNIT
	1 BR END UNIT
	1 BR W/ BALCONY
	1BR END UNIT W/ BALCONY
	2 BR END UNIT W/ BALCONY
	STUDIO



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Cityscape View



Amenity View

Amenity View

Southwest View

TYPICAL UNIT TYPES

STUDIO

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Unit Numbers	
18, 24, 47	
Approx. Floor Area	
Square Meters	Square Feet
20.15 to 21.30	216.90 to 229.30



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TYPICAL UNIT TYPES

1-BEDROOM

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Unit Numbers

2, 7, 8, 9, 15, 19, 22, 23, 26, 28, 32, 33, 34, 35,
38, 39, 41, 44, 48, 49, 51, 54, 55, 59, 60, 61

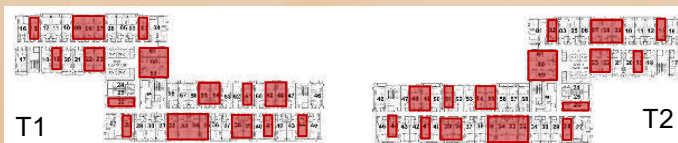
Approx. Floor Area

Square Meters

Square Feet

24.00 to 25.70

258.70 to 277.40



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TYPICAL UNIT TYPES

1-BEDROOM W/ BALCONY

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Unit Numbers

3, 5, 6, 10, 11, 12, 20, 21, 29, 30, 31, 36, 37, 42,
43, 49, 50, 56, 57, 58

Approx. Floor Area

Square Meters

Square Feet

26.00 to 26.40

280.30 to 284.90



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TYPICAL UNIT TYPES

1-BEDROOM END UNIT

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Unit Numbers	
16, 45	
Approx. Floor Area	
Square Meters	Square Feet
26.10	281.60



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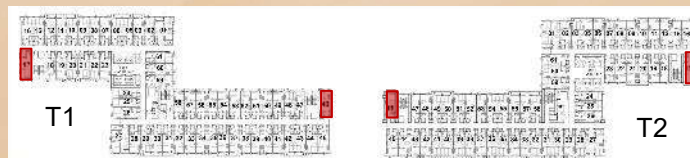
TYPICAL UNIT TYPES

1-BEDROOM END UNIT W/ BALCONY

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Unit Numbers	
17, 46	
Approx. Floor Area	
Square Meters	Square Feet
27.90	300.60



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DRESSED-UP 1BR UNIT

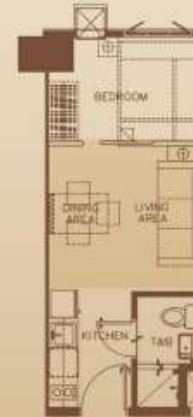
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Dressed-up Unit, Artists Perspective

ONE BEDROOM
LIVING & DINING AREA



24.03 sqm

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DRESSED-UP 1BR UNIT

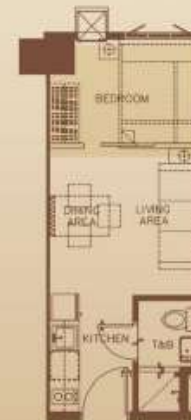
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Dressed-up Unit, Artists Perspective

ONE BEDROOM
BEDROOM



24.03 sqm



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DRESSED-UP 1BR UNIT

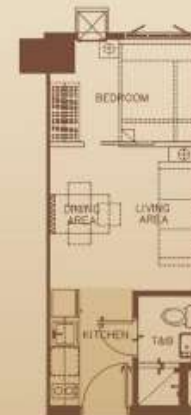
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ONE BEDROOM

KITCHEN



24.03 sqm

Dressed up unit - Artists Perspective

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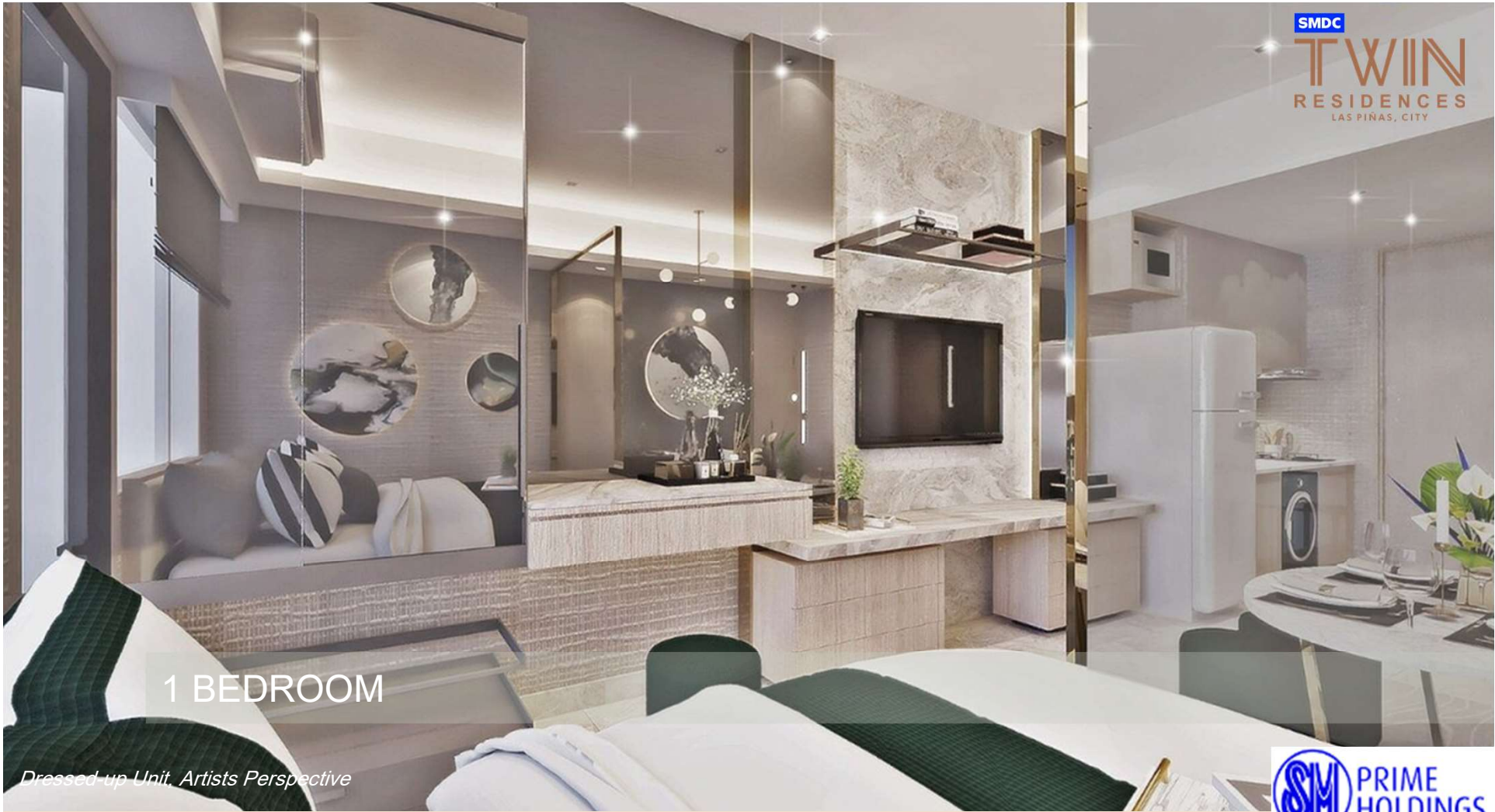
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1 BEDROOM

Dressed-up Unit, Artists Perspective



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1 BEDROOM

Dressed up Unit, Artists Perspective



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1 BEDROOM

Dressed-up Unit, Artists Perspective

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TYPICAL UNIT TYPES

2-BEDROOM W/ BALCONY

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Unit Numbers	
1, 27	
Approx. Floor Area	
Square Meters	Square Feet
39.10	421.30



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DRESSED-UP 2BR UNIT

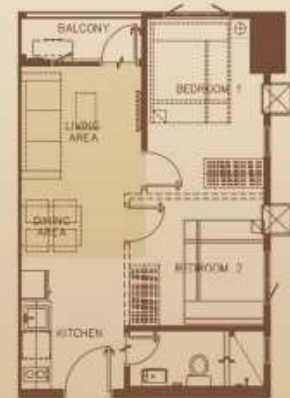
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Dressed-up Unit, Artists Perspective

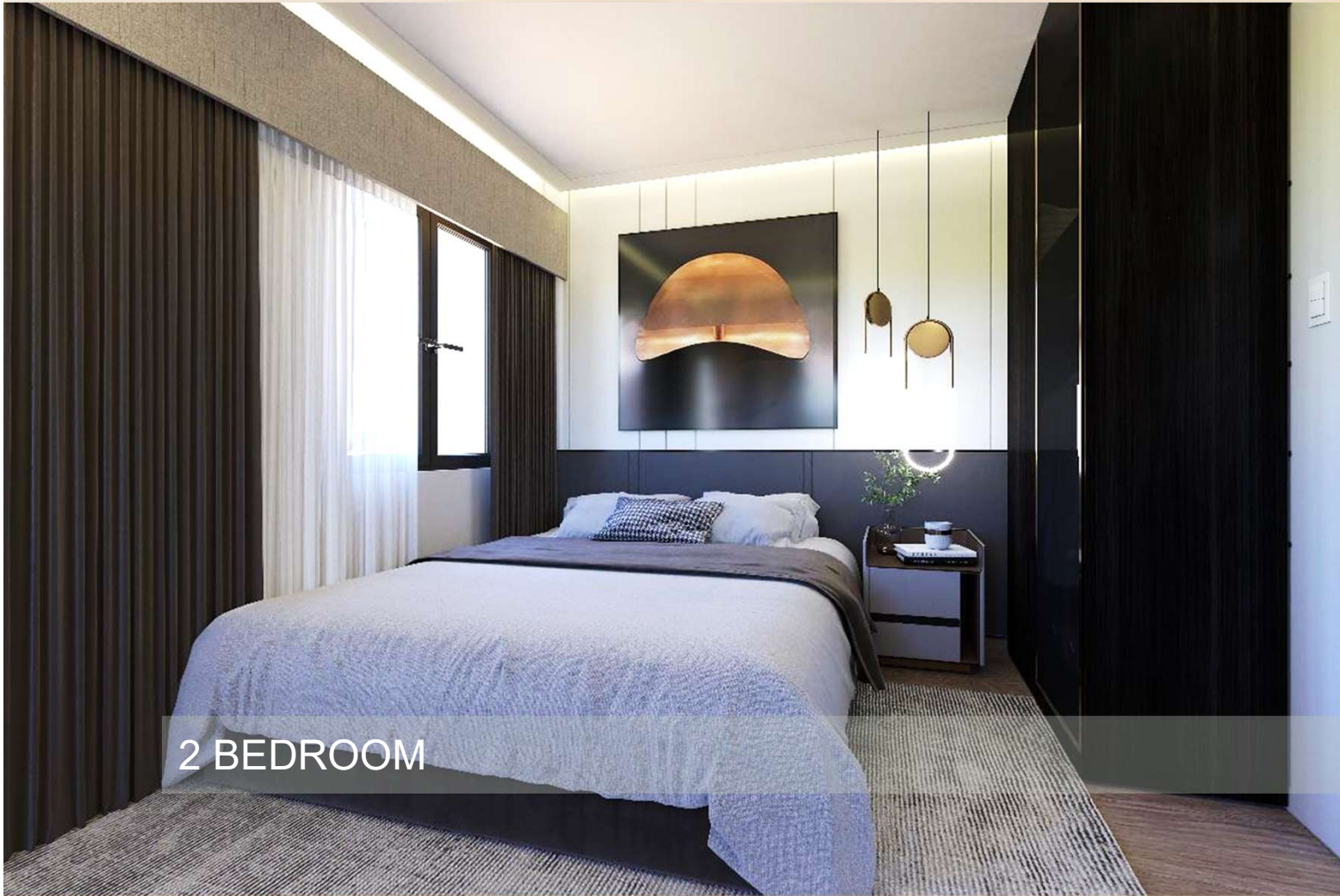
TWO BEDROOM WITH BALCONY
LIVING & DINING AREA



39.14 sqm



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2 BEDROOM

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UNIT DELIVERABLES

Typical Unit Finishes

Floors	Homogeneous Tiles
Walls	Interior Walls: Painted Finish T&B: 1.8m high tiles at Shower Area
Doors	Main: Fire Rated Laminated Wood Door Bedroom/s, T&B, Laminated Wood Door
Windows	Aluminium casement windows
Toilet and Bath	Water closet, lavatory, soap holder, tissue holder and shower fixtures
Kitchen	Granite countertop and splashboard, and sink with faucet Overhead and base cabinets
Balcony (if applicable)	Aluminum glass door Homogeneous Tiles Painted metal railing



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PRICING



Unit Type	Min. Unit Area	Max. Unit Area	Ave. Unit Area	Ave. Unit Price	Ave. Price per sqm
<i>1 Bedroom (BR)</i>	24.03	25.77	24.16	4,421,514.81	183,019.26
<i>1 BR w/ Balcony</i>	26.04	26.47	26.10	4,790,992.77	183,574.81
<i>1 BR End Unit</i>	26.16	26.16	26.16	4,647,666.67	177,663.10
<i>1 BR End Unit w/ Balcony</i>	27.93	27.93	27.93	5,373,195.12	192,380.78
<i>2 BR End Unit w/ Balcony</i>	39.14	39.14	39.14	6,953,190.48	177,649.22
<i>Studio</i>	20.15	21.31	20.72	3,949,170.73	190,561.90

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PRICING

JANUARY 2024



UNIT TYPE	AREA (sqm)	TLP
1 BEDROOM (BR)	24.03 to 25.77	4,176,000 to 5,100,000
1 BR WITH BALCONY	26.04 to 26.47	4,534,000 to 5,307,000
1BR END UNIT	26.16	4,547,000 to 4,804,000
1BR END UNIT WITH BALCONY	27.93	5,189,000 to 5,599,000
2 BR END UNIT WITH BALCONY	39.14	6,802,000 to 7,187,000
STUDIO	20.15 to 21.31	3,631,000 to 4,272,000

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FEATURES AND AMENITIES

OUTDOOR

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- 1 MIRROR POOLS
- 2 ACTIVATURF
- 3 KID'S ZONE
- 4 JOGGING PATH

ACTIVE

- 5 TRELIS DECK
- 6 CENTRAL GAZEBO
- 7 CENTRAL TURF
- 8 POOLSIDE DECK

PASSIVE



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ACTIVE PASSIVE

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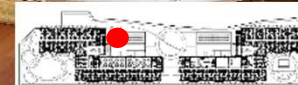
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MIRROR POOLS



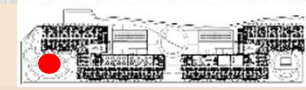
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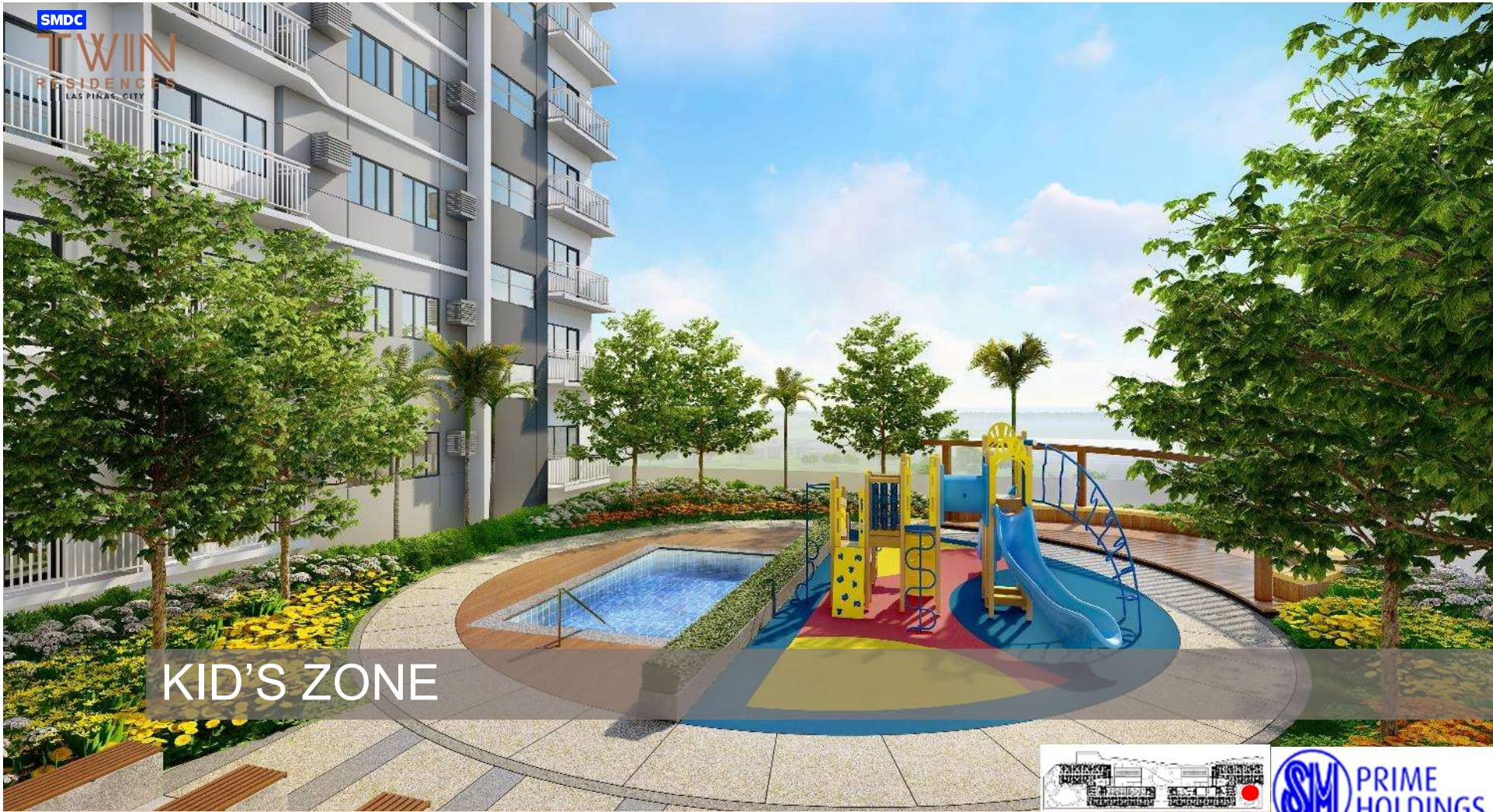
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ACTIVATURF



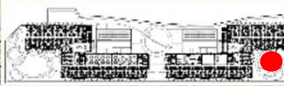
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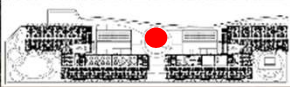
KID'S ZONE



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CENTRAL GAZEBO



PAYTERMS & PROMOS

JANUARY 2024



RESERVATION FEE	25,000	<i>for units</i>
	10,000	<i>for parking slots</i>
OTHER CHARGES	6.5%	<i>for units (Regular Financing)</i>
	6.5%	<i>for parking slots</i>
	8%	<i>for SERP (Employees Only)</i>

Standard Payterms

Building	Payment Scheme	Particular	Discount on TLP	
			Unit	Parking
All Towers	Spot Cash	100% Cash in 30 days	10%	4%
	Spot DP	5% spot / 15% in 67 months / 80% thru Cash or Bank	5%	2%
	Spread DP	15% over 68 months / 85% thru Cash or Bank	-	-

Special Payterms

Building	Payment Scheme	Particular	Discount on TLP	
			Unit	Parking
All Towers	Give Me 5	5% spot / 15% in 67 mos / 80% thru Cash or Bank	-	-
	Give Me 5	5% in 8 mos; 15% in 60 mos / 80% thru Cash or Bank	-	-

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PAYTERMS & PROMOS

JANUARY 2024



Promos

Building	Promo	Details	Allowed Term	Allowed Discount	Allowed Sellers Incentive
All Towers	200K TLP Discount	Applicable to all unsold Residential Units of Towers 1 & 2	All Payment Terms	Standard Term Discount Flexible Spot DP Discount Employee Discount Loyalty Discount Bulk Discount Commission Rebate Event / Open House	No Seller Incentive if Give Me 5 Term is used
	Event Discount / Open House Discount	Php 50,000 discount per unit sold during open house and event dates	All Payment Terms	Standard Term Discount Employee Discount Loyalty Discount Bulk Discount Commission Rebate Promo Discount	No Additional Seller Incentive Allowed

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FEATURES AND AMENITIES



GRAND LOBBIES

GROUND FLOOR LOUNGE

MAIL ROOMS

ELEVATOR LOBBIES

GROUND FLOOR RETAIL

GRAND ARCADE

DROP OFF ROTUNDAS

DEDICATED ENTRANCE & EXIT
GATES



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RETAIL AND GRAND ARCADE



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RETAIL AND GRAND ARCADE



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LIVING

RETAIL AND GRAND ARCADE



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TOWER 1 DROP OFF

TOWER 1



GROUND FLOOR ELEVATOR LOBBY

TOWER 2

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AMENITY FLOOR LOUNGE



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RECEPTION

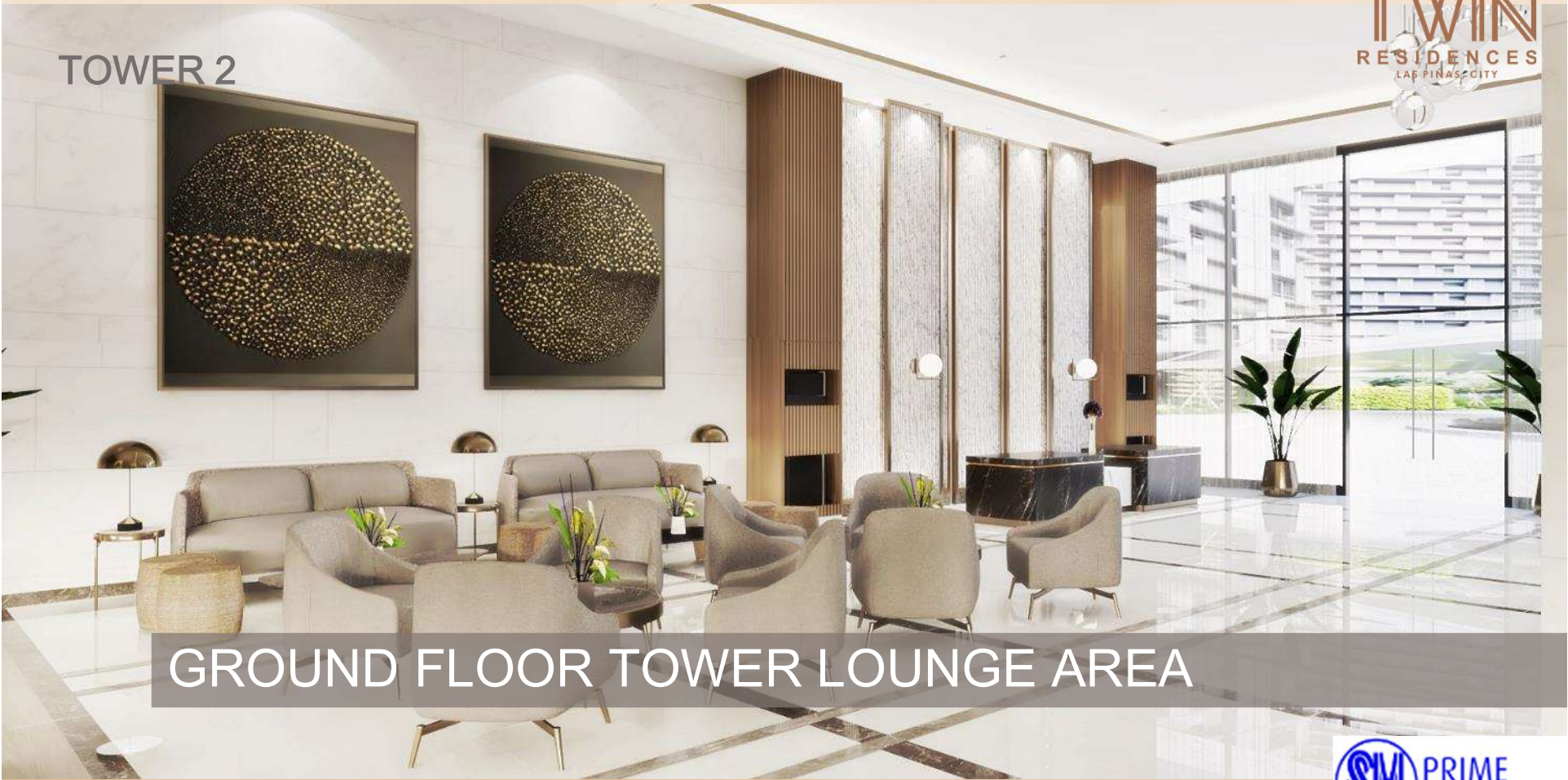


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TOWER 2



GROUND FLOOR TOWER LOUNGE AREA



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TOWER 1

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LACORON CITY

MAIL ROOM



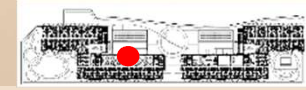
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SMDC

TWIN
RESIDENCES



FUNCTION ROOM



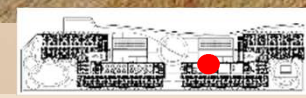
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TRIVIN
RESIDENCES



FITNESS GYM



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TWIN
RESIDENCES
LAS PIÑAS CITY



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DESIGN PARTNERS



ALBERT YU
ASYA DESIGN

ASYA Design Partner is consistently awarded as one of the Top Ten Architectural Firms in the Philippines since 2005. With a thick portfolio that includes projects all over the region, ASYA ranks 32 among the Top 100 Architects in the 2020 World Architecture Survey.

2020 Property Guru Philippines Property Awards:
Sail Residences – Best Condo Architectural Design



MONICA BELEN
M CONTEMPORARY INTERIOR
CONCEPT

Mconcept is an award winning interior Space consultancy. Planning and Project Development firm located in Bonifacio Global City, Taguig. Established in 2005, Mconcept's interior design has won recognition and awards to include:

Air Residences – Best High-End Condo Interior Design

Coast and Shore Residences – Highly Commended – Best High-End Condo Interior

2019 Asia Property Awards
Air Residences – Best High Rise Condo Interior Design (Philippines)



EFREN AURELIO
EA AURELIO LANDSCAPE
ARCHITECTS

E.A. Aurelio Landscape Architects (EAALA) is one of the Philippines leading design practice that combines expertise in landscape architecture, master planning, and environmental and developmental problems to a broad range of clients in both private and public sectors.

Multi awarded designer for SMDC, winning awards:

2019 Property Guru Philippines Property Awards: Vine and Shore Residences – Best Condo Landscape Architectural Design

2016 Asia Pacific Development Awards: Jazz Residences – Highly Commended Residential Landscape Architectural

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TWIN
RESIDENCES
LAS PIÑAS, CITY

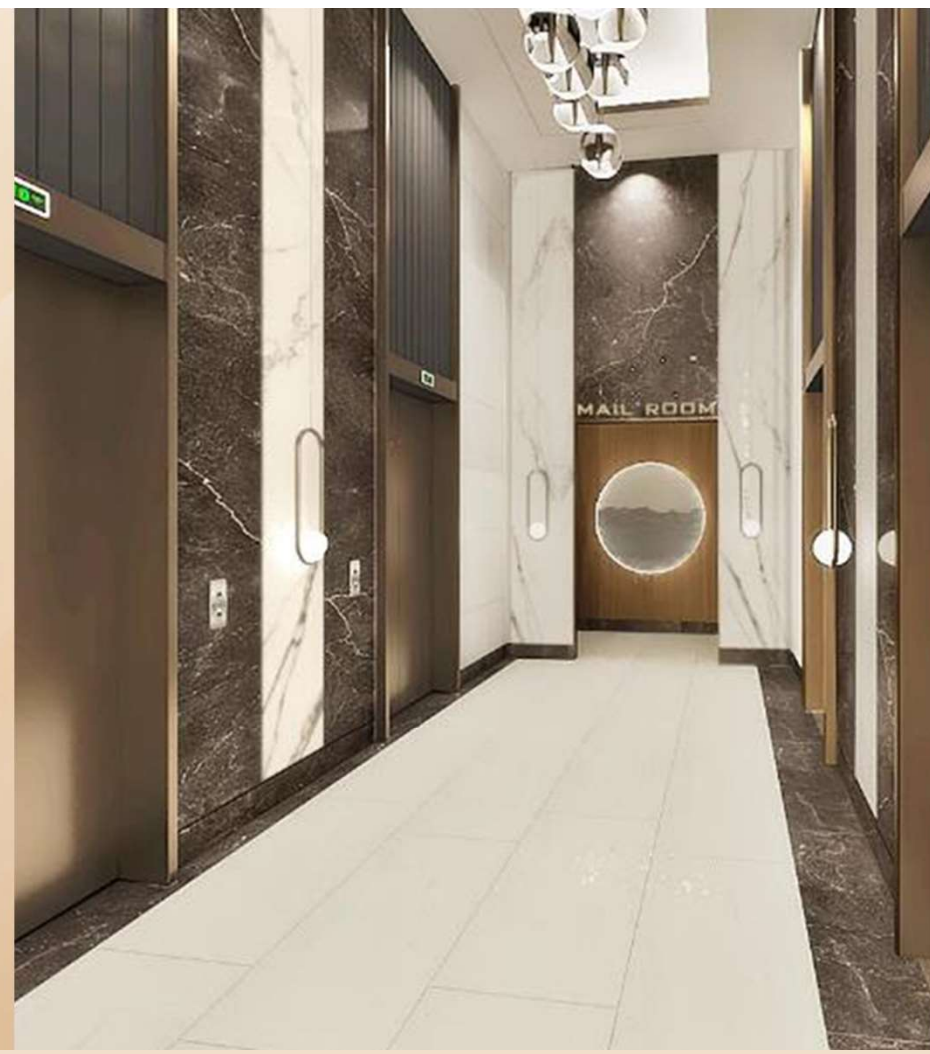


SMDC GOOD STAYS

Our commitment to you does not end when we give you the key to your property. We enable you to realize the maximum return of your property investment through SMDC Leasing.

SMDC Leasing Range of Services

- Property Listing Management
- Unit viewing arrangements
- Negotiation of lease terms
- Preparation of lease contract
- Tenant move-in assistance



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

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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 GOOD STAYS

Your trusted leasing and
tenancy management group

FOR INQUIRIES

You may contact us at:



e-mail address

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mobile number

+63-917-552-5943 (Globe)



landline number

+863-8857-0300 local 0328

WHY INVEST IN THE PHILIPPINES?

- The Philippine Economy's strong fundamentals will assure sustained economic growth past the health crisis
- Continuous inflow of remittances expected to grow by 7% in 2021
- In a demographic sweet spot – increasing young competent and reliable human resources. This translates to strong local consumption
- Booming infrastructure development for inclusive growth. Several operating economic zones and IT parks today, offering attractive tax incentives, and equipped with support capabilities
- Critical entry point to over 600 million people in the ASEAN Market and a natural gateway to the East-Asian economies.

WHY INVEST IN PHILIPPINE REAL ESTATE?

- ✓ Infrastructure projects expected to boost property values
- ✓ Steady increase in property and rental values
- ✓ Significant real estate demand from Overseas Filipinos, local buyers, and foreign investors
- ✓ Strong long-term and short-term rental demand from local workforce, expats, and local & foreign tourists (demand is expected to return post covid)
- ✓ Local Housing backlog of more than 6M

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TWIN RESIDENCES LAS PIÑAS, CITY



**SUPERIOR
LOCATION**



**SUPERIOR
PRODUCT**



**COMPLETE
DEVELOPMENT**



**SUPERIOR
INVESTMENT**

SMDC

TWIN
RESIDENCES
LAS PIÑAS, CITY

THANK YOU!

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