

The image features a watercolor-style background with soft, blended colors of light blue, yellow, and green. A solid blue rectangular box is centered horizontally and vertically, containing the text 'SMDC' in a bold, white, sans-serif font.

SMDC

A watercolor illustration of a landscape. The foreground is filled with lush green trees and foliage, rendered with soft, blended colors. The middle ground shows rolling hills in shades of green and yellow. The background features a pale, hazy sky with soft gradients of yellow and white, suggesting a bright, sunny day. The overall style is artistic and serene.

Vine

RESIDENCES

SM CITY NOVALICHES

WHY IS VINE RESIDENCES THE BEST OPTION?

***Strategic and
Premium
Location***

***A safe
community***

***Complete
Development
within a master-
planned
community***

***Sustainable
community***

***Affordable and
Superior Real
Estate
Investment***

Vine

RESIDENCES

NOVALICHES, QUEZON CITY

MORE THAN JUST A HOME

Vast open greenery. Secluded sunken gardens. Calm expansive pools. These are just a few of the amenities enclosed within the gated community of SMDC's Vine Residences. Located within the SM City Novaliches complex, it offers a lifestyle unlike any other in the area. Here, homes lie amongst rolling grassy spaces for a quiet and relaxed ambiance. While entertainment, convenience, and a transportation hub are found in the mall next door. At Vine Residences, you get more than just a home, you get a lifestyle.



LOCATION & ACCESSIBILITY



Located right inside SM City Novaliches complex, everything is within reach – shop in any of over 200 retail stores, dine in over 40 restaurants or watch a movie in any of its digital cinemas, a lifestyle like no other.



PLACES OF INTEREST

With its great location inside the SM City Novaliches complex, the residents are right in the heart of a progressive hub in Quezon City. Being near major thoroughfares, terminals, and transport hubs makes traveling very easy. Nearby institutions like schools and hospitals will just be few minutes away.

EDUCATIONAL HUBS



- Our Lady of Lourdes Technological College 1.10 KM
- Sacred Heart Academy 3.00 KM
- FEU – NRMF 3.35 KM
- St. James College 3.50 KM
- AMA University 5.00 KM

HEALTH INSTITUTIONS



- FEU – NRMF Hospital 3.30 KM
- Veterans Memorial Medical Center 5.00 KM
- National Kidney and Transplant Institute 5.00 KM
- Lung Center of the Philippines 5.00 KM
- Philippine Heart Center 5.00 KM



SITE DEVELOPMENT PLAN



LEGEND

CENTRAL PARK with SUNKEN GARDEN

- 01. Adult Lounge Pool
- 02. Children's Splash Pool
- 03. Children's Play Zone
- 04. Sunken Gardens

VINE NATURE PARK

- 05. Eco Trail / Jogging Trail
- 06. Basketball / Volleyball Court
- 07. Gazebo
- 08. Camp Hill Site

PROJECT OVERVIEW

Enjoy the outdoors even while inside the safe confines of Vine Residences, at its very own Nature Park. Enjoy the sundown at the Camp Hill Site or share stories while trekking along the Eco Trail. Build lasting memories. Experience the beauty of nature at your very own backyard in the city.

Project Launch Date:	Phase 1 - October 2016 Phase 2 & 3 – May 2017
Land Area:	3.1 hectares
No of Buildings/Towers:	5 Towers/ 3 Phases
No of Floors:	12 Floors
No. of Units / tower:	T1 – 418 units T2 – 396 Units T3 – 414 Units T4 – 414 Units T5 – 414 Units
No. of Parking Slots:	584 parking Slots
No. of units / unit type:	1,411 – 2 BR 591 – 2 BR with Balcony 54 – 2BR Loft units

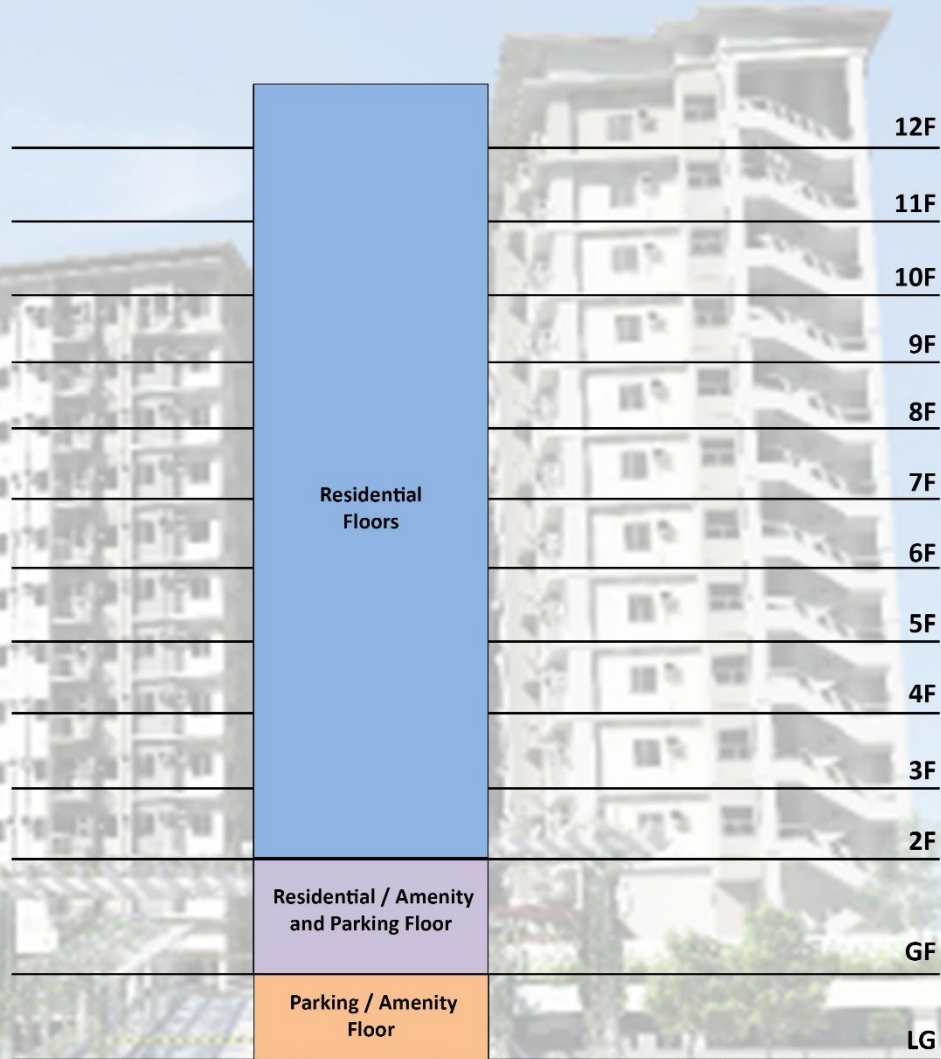


HLURB TLS No. ENCRFO-16-10-028
Brgy. San Bartolome, Novaliches, Quezon City
Target Completion Date: Towers 1 & 2 - MAY 31, 2020*

*Tentative Schedule. Will depend on actual launch date.

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BUILDING CHART



AMENITIES

Strewn around its more than one (1) hectare amenity area are spaces of fun and leisure like Parks, Pools, Play Areas, and Lounges. It also has its own Vine Nature Park with a Camp Hill Site where priceless moments with loved ones could be spent.



CENTRAL PARK with SUNKEN GARDENS

- Adult Lounge Pool
- Children's Splash Pool
- Children's Play Zone
- Sunken Gardens

VINE NATURE PARK

- Eco Trail / Jogging Trail
- Basketball / Volleyball Court
- Gazebo
- Camp Hill Site



AMENITIES

Stroll leisurely along the manicured pathways of the Central Park and admire the Sunken Garden decked with trees and vibrant foliage.

Jumpstart your day with an invigorating swim at the adult pools or take your children to their first dip at the children's splash pool.



FACILITIES

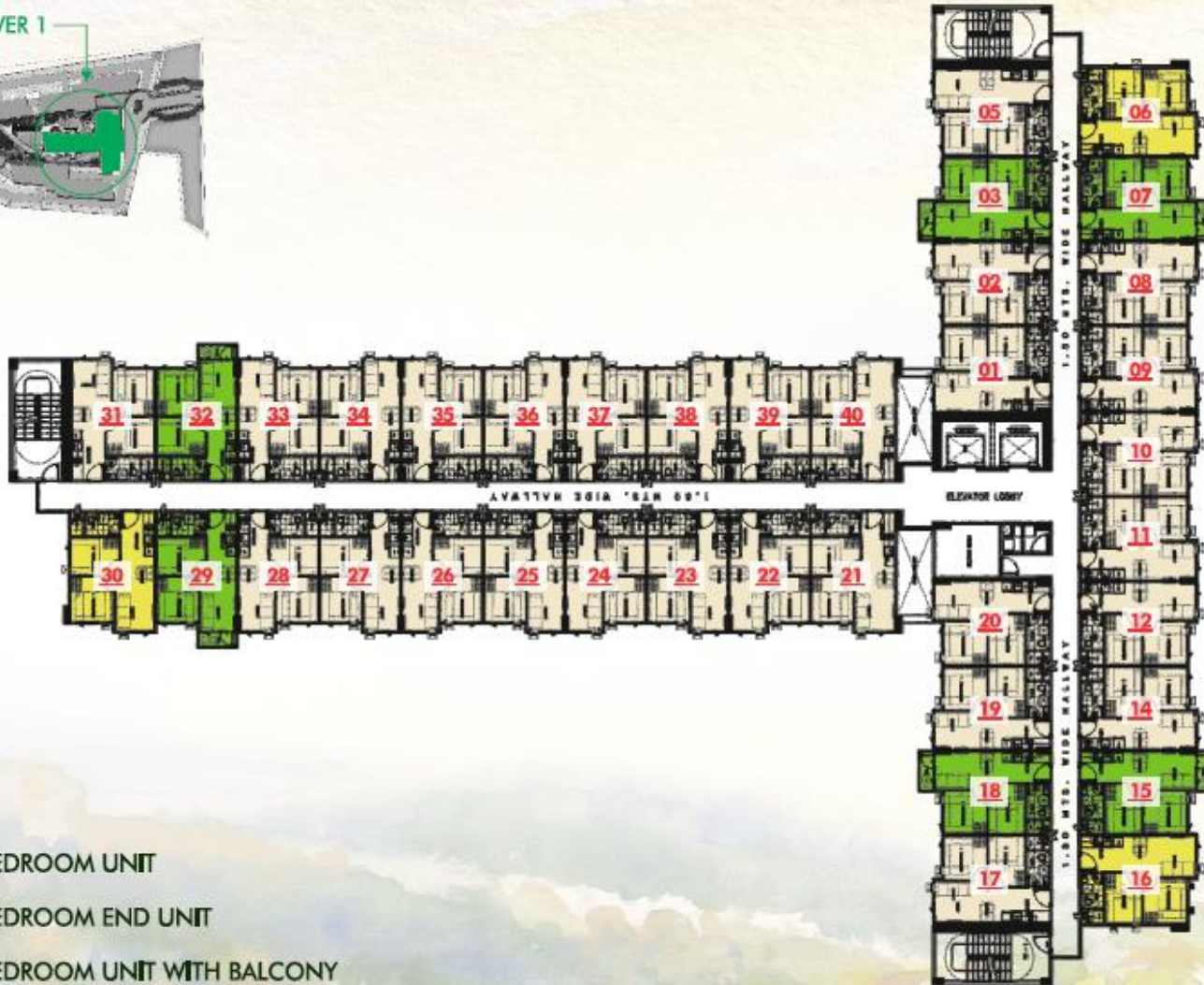
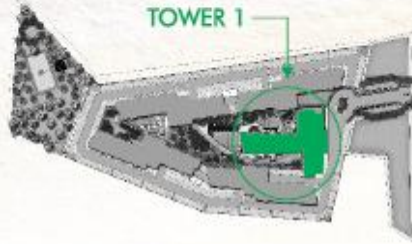
- INDIVIDUAL MAIL BOXES
- UPPER AND LOWER
GROUND FLOOR PARKING
- OVERHEAD WATER TANK
- SUFFICIENT FIRE EXITS
- STAND-BY GENERATOR SET FOR
COMMON AREAS
- CENTRALIZED CISTERN TANK
- AUTOMATIC FIRE ALARM
AND SPRINKLER SYSTEM
- NATURAL AIR VENTILATION
FOR COMMON AREAS
- CCTV IN SELECTED COMMON
AREAS
- TWO (2) ELEVATORS PER TOWER






GREENMIST
PROPERTY MANAGEMENT CORP.

BUILDING FLOOR PLAN

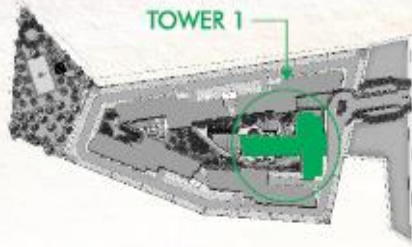
TOWER 1 - 2nd to 11th FLOOR PLAN



- 29 units  TWO-BEDROOM UNIT
- 3 units  TWO-BEDROOM END UNIT
- 6 units  TWO-BEDROOM UNIT WITH BALCONY

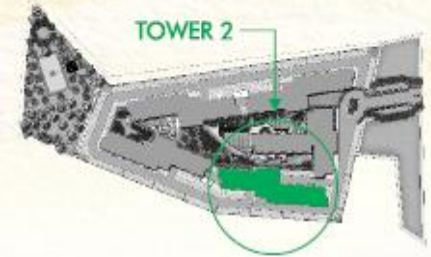
BUILDING FLOOR PLAN




TOWER 1 - 12th FLOOR PLAN



BUILDING FLOOR PLAN

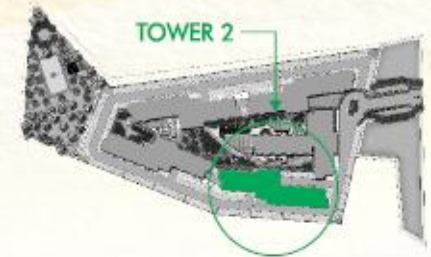
TOWER 2 - 2nd to 11th FLOOR PLAN






- 26 units  TWO-BEDROOM UNIT
- 4 units  TWO-BEDROOM END UNIT
- 6 units  TWO-BEDROOM UNIT WITH BALCONY

BUILDING FLOOR PLAN

TOWER 2 - 12th FLOOR PLAN



- 24 units  TWO-BEDROOM UNIT
- 8 units  TWO-BEDROOM UNIT WITH BALCONY
- 4 units  TWO-BEDROOM END UNIT WITH BALCONY

BUILDING FLOOR PLAN



TOWER 3 GROUND FLOOR PLAN

AMENITY VIEW



LEGENDS:

2-BEDROOM UNIT W/ MEZZANINE

-  2 BEDROOM UNIT W/ MEZZANINE
-  2 BEDROOM END UNIT W/ MEZZANINE




BUILDING FLOOR PLAN

TOWER 3 – 2nd to 11th FLOOR PLAN

AMENITY



DRIVEWAY

- 19 units  TWO-BEDROOM UNIT
- 13 units  TWO-BEDROOM UNIT WITH BALCONY
- 4 units  TWO-BEDROOM END UNIT WITH BALCONY




BUILDING FLOOR PLAN

TOWER 3 – 12th FLOOR PLAN

AMENITY

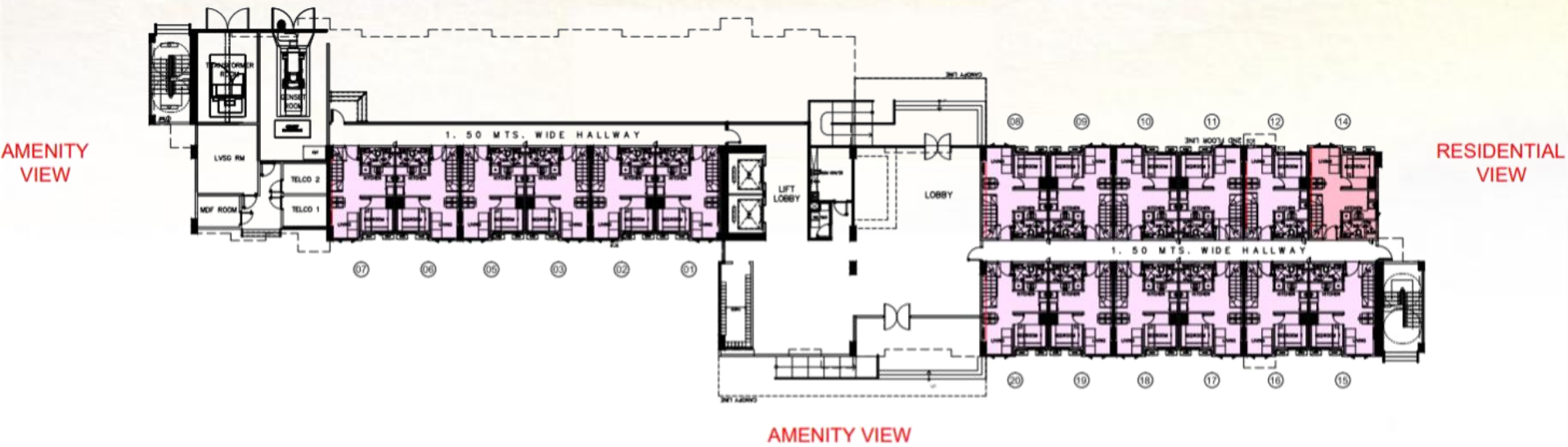


DRIVEWAY

- 17 units  TWO-BEDROOM UNIT
- 15 units  TWO-BEDROOM UNIT WITH BALCONY
- 4 units  TWO-BEDROOM END UNIT WITH BALCONY

BUILDING FLOOR PLAN

TOWER 4 GROUND FLOOR PLAN



LEGENDS:

2-BEDROOM UNIT W/ MEZZANINE

- 2 BEDROOM UNIT W/ MEZZANINE
- 2 BEDROOM END UNIT W/ MEZZANINE




BUILDING FLOOR PLAN

TOWER 4 – 2nd to 11th FLOOR PLAN

AMENITY



DRIVEWAY

- 19 units  TWO-BEDROOM UNIT
- 13 units  TWO-BEDROOM UNIT WITH BALCONY
- 4 units  TWO-BEDROOM END UNIT WITH BALCONY




BUILDING FLOOR PLAN

TOWER 4 – 12th FLOOR PLAN

AMENITY

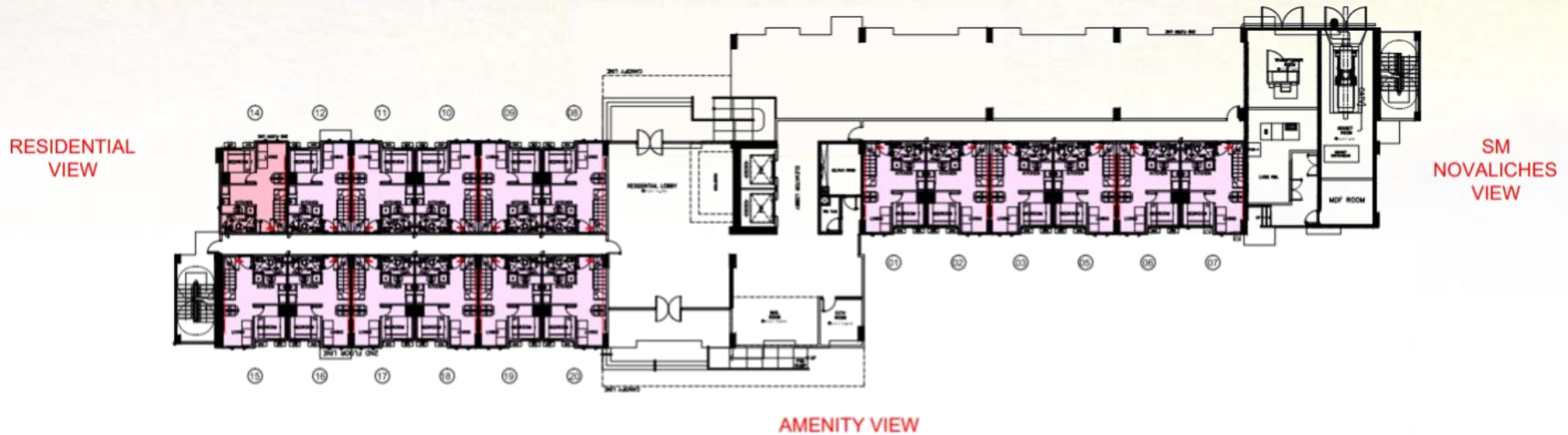


DRIVEWAY

- 17 units  TWO-BEDROOM UNIT
- 15 units  TWO-BEDROOM UNIT WITH BALCONY
- 4 units  TWO-BEDROOM END UNIT WITH BALCONY



BUILDING FLOOR PLAN

TOWER 5 GROUND FLOOR PLAN



LEGENDS:

2-BEDROOM UNIT W/ MEZZANINE

-  2 BEDROOM UNIT W/ MEZZANINE
-  2 BEDROOM END UNIT W/ MEZZANINE




BUILDING FLOOR PLAN

TOWER 5 – 2nd to 11th FLOOR PLAN

AMENITY



DRIVEWAY

- 19 units  TWO-BEDROOM UNIT
- 13 units  TWO-BEDROOM UNIT WITH BALCONY
- 4 units  TWO-BEDROOM END UNIT WITH BALCONY




BUILDING FLOOR PLAN

TOWER 5 – 12th FLOOR PLAN

AMENITY



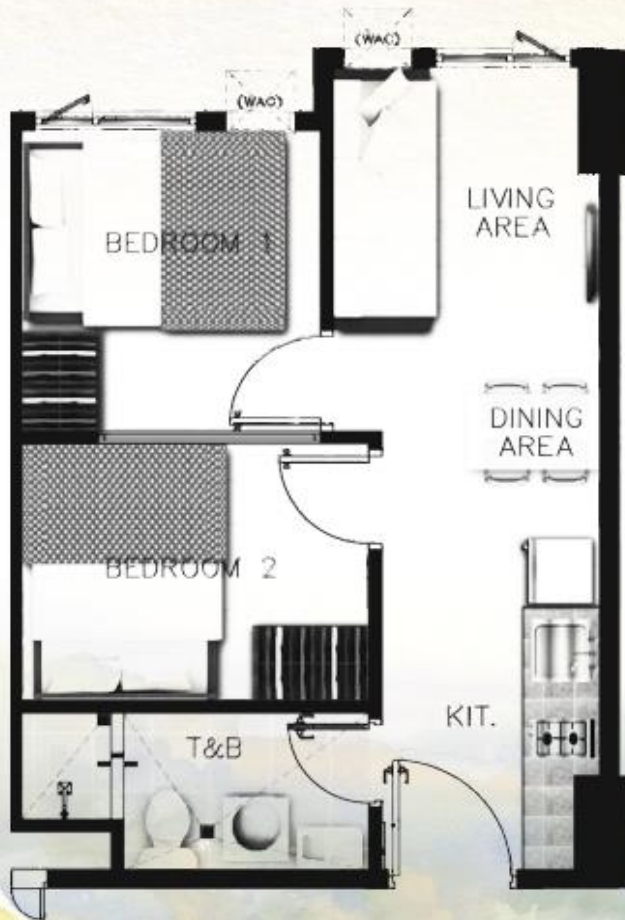
DRIVEWAY

- 17 units  TWO-BEDROOM UNIT
- 15 units  TWO-BEDROOM UNIT WITH BALCONY
- 4 units  TWO-BEDROOM END UNIT WITH BALCONY

UNIT FLOOR PLAN

TWO-BEDROOM UNIT

+/- 29.65 – 31.66 SQM.



UNIT FLOOR PLAN

TWO-BEDROOM UNIT with BALCONY

+/- 31.45 – 33.70 SQM.



UNIT FINISHES

WALL FINISH

Painted Cement Finish

FLOOR FINISH

Homogeneous Tiles

DOORS

Main Door	Laminated Wood Door
Bedroom	Laminated Wood Door
Toilet & Bath	Laminated Wood Door

BEDROOM PARTITION

Dry Wall Partitions

TOILET AND BATH

Wall	Combination of Ceramic Tiles & Painted Wall Finish
Floor	Ceramic Tiles
Ceiling	Painted Finish
Fixtures	Water Closet, Lavatory, Shower Set

KITCHEN

Base Cabinets with Kitchen Sink

BALCONY (If Applicable)

Floor	Ceramic Tiles
Railing	Painted Metal Railing

ACTUAL PHOTO – AMENITY



ACTUAL PHOTO – AMENITY



ACTUAL PHOTO

Vine
RESIDENCES
NOVALICHES, QUEZON CITY



FREQUENTLY ASKED QUESTIONS

LOCATION

A. WHAT ESTABLISHMENTS AND LANDMARKS ARE NEAR VINE RESIDENCES?

- **MALLS/SHOPPING CENTERS AND GROCERIES**

1. SM City Novaliches
2. SM City Fairview (3.75 KM)
3. SM North EDSA (5.85 KM)

- **EDUCATIONAL INSTITUTIONS**

1. Our Lady of Lourdes Technological College (1.10 KM)
2. Sacred Heart Academy (3.00 KM)
3. FEU - NRMF (3.35 KM)
4. St. James College (3.50 KM)
5. AMA University (5.00 KM)

- **HEALTH INSTITUTIONS**

1. FEU - NRMF Hospital (3.30 KM)
2. Veterans Memorial Medical Center (5.00 KM)
3. National Kidney and Transplant Institute (5.00 KM)
4. Lung Center of the Philippines (5.00 KM)
5. Philippine Heart Center (5.00 KM)

- **PLACES OF WORSHIP**

1. San Bartolome Parish (0.90 KM)
2. Iglesia ni Kristo (0.90 KM)
3. Good Shepherd Cathedral (3.20 KM)

- **GOVERNMENT OFFICES**

1. Novaliches Post Office (1.00 KM)
2. Land Transportation Office (2.79 KM)

FREQUENTLY ASKED QUESTIONS

B. ACCESSIBILITY (Ingress/ Egress)

The project is accessible via Quirino Highway through SM City Novaliches. There are existing transport terminals to and from SM City North EDSA, Alabang, etc. located along Quirino Highway and within SM City Novaliches vicinity.

BUILDING DETAILS

A. WHAT ARE THE AMENITIES OR OFFICES WILL BE LOCATED AT THE GROUND FLOOR OF THE BUILDINGS?

- Tower 1 – Main Lobby (Air Conditioned), Function Room, Utilities
- Tower 2 – Lobby (Naturally Ventilated), Administration Office, Utilities

B. WHAT IS THE BACK-UP POWER PROVISION?

- 100% back-up generator power for common areas
- 1 convenience outlet and 1 lighting fixture for residential units

C. WHAT WILL BE THE TYPE OF VENTILATION ON THE TYPICAL RESIDENTIAL HALLWAYS?

- Naturally Ventilated

D. WHAT ARE THE CORRIDOR MEASUREMENTS?

Hallway Width	+1.5 meters
Hallway Floor to Ceiling Height	+2.4 meters

E. HOW MANY ELEVATORS ARE THERE?

- There are two (2) elevators per tower



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