



SMDC

Feel the breeze along Aguinaldo Highway in Tagaytay City where SMDC Wind Residences and Cool Residences are situated. It is in its own a convenient complex with everything you can ever need, but it's also a plus that there are dining establishments nearby.

The SMDC logo, consisting of the letters "SMDC" in a bold, white, sans-serif font on a blue rectangular background.

SMDC

LOCATION & ACCESSIBILITY



- Along E. Aguinaldo Highway, Barangay Maharlika West, Tagaytay City
- Near Tagaytay City Hall

AREA OF CONVENIENCE



SITE DEVELOPMENT PLAN



PROJECT OVERVIEW



GENERAL FACTS

<i>Architectural Theme</i>	<i>Modern</i>
<i>Total Land Area</i>	<i>154,509 sqm.</i>
<i>No. of Buildings (Towers)</i>	<i>Phase 1 – 5 Towers</i>
<i>No. of Floors/Building</i>	<i>20</i>
<i>With Podium (Y/N)</i>	<i>No</i>
<i>Total no. of Units</i>	<i>3,524</i>
<i>Number of Units/Tower</i>	<i>T1-650 T2-864 T3-634 T4-726 T5-650</i>
<i>Total No. of Parking Slots</i>	<i>556</i>
<i>Project Launch Date</i>	<i>T1- Aug .2010 T2- Dec .2009 T3- Apr. 2011 T4- Feb. 2012 T5- Mar .2013</i>
<i>With Commercial/Retail (Y/N)</i>	<i>Yes</i>

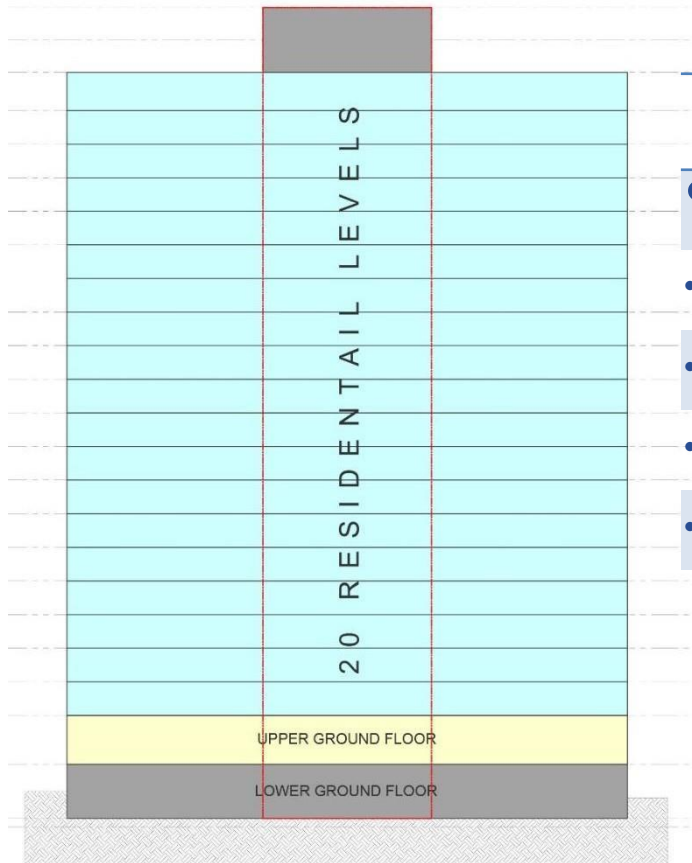
PROJECT OVERVIEW

PRODUCT MIX



Unit Type	Area (sqm)	No. of Units
Variations of Resort Residential 1	+28.19 - +47.11	1,169
Variations of Resort Residential 2	+26.62 - +41.81	1,443
Variations of 2 BR	+41.76 - +63.95	98
Variations of Deluxe Unit	+20.32 - +20.64	156
Variations of 1 Bedroom	+26.62 - +34.26	626
Variations of 3 Bedroom Penthouse Unit	+95.91 - +192.31	26
Variations of 4 Bedroom Penthouse Unit	+147.42 - +216.63	6

BUILDING CHART



UTILITIES & BUILDING FEATURES

- 3 elevators each for Towers 1,2,4&5; 4 elevators for Tower 3
- Automatic Fire Detection and Alarm System
- Standby Genset for Common Areas
- Garbage Disposal Area every floor
- Commercial area at the Ground Floor

GREENMIST
PROPERTY MANAGEMENT CORP.

SMDC
primekey

AMENITIES



AMENITIES

Swimming Pool

Clubhouse

Function Rooms

Playground area

Recreational Area

Garden/Lawn

Basketball Court

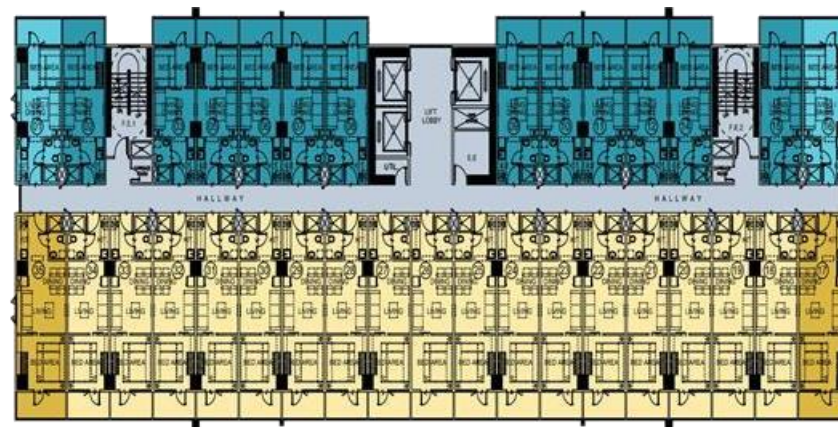
Tennis Court

Badminton Court

Jogging Path

TYPICAL FLOOR PLAN

TOWER 1 TYPICAL FLOOR PLAN



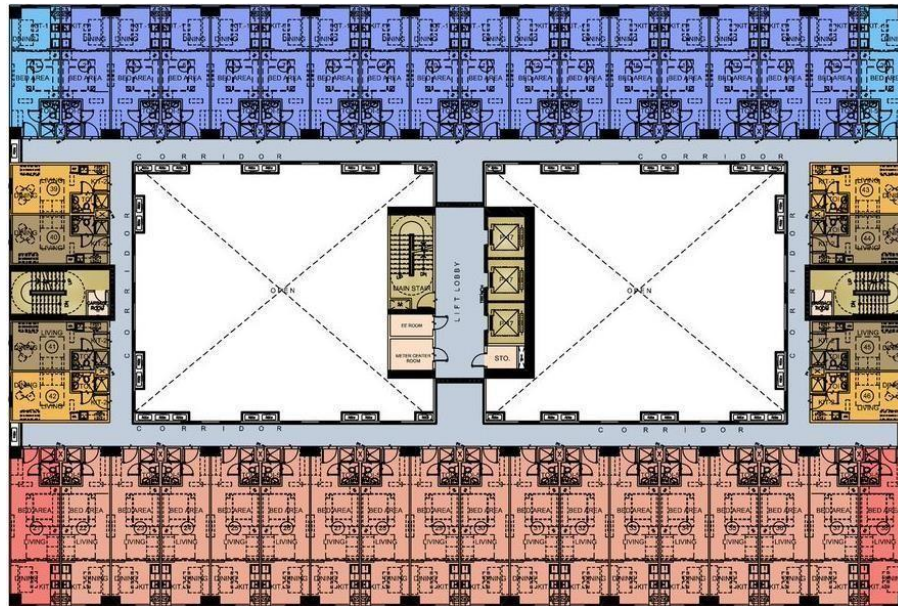
INVENTORY PROFILE

Tower 1

Unit Type	No. of Units	Unit Size Range (sqm.)
1-Bedroom units	641	±28.20 – ±47.71
Penthouse	9	±63.36 – ±148.04

TYPICAL FLOOR PLAN

TOWER 2 TYPICAL FLOOR PLAN

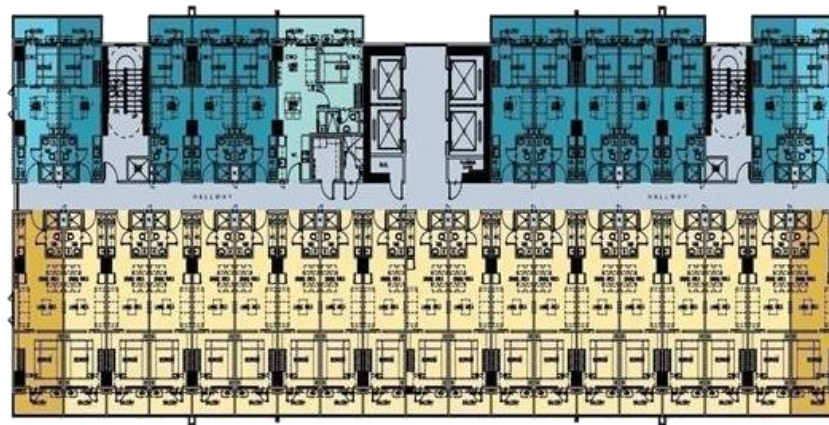


Tower 2

Unit Type	No. of Units	Unit Size Range (sqm.)
Studio units	156	+20.32 – +20.64
1-Bedroom units	702	+26.62 – +31.97
Penthouse	6	+95.91 – +147.42

TYPICAL FLOOR PLAN

TOWER 3 TYPICAL FLOOR PLAN



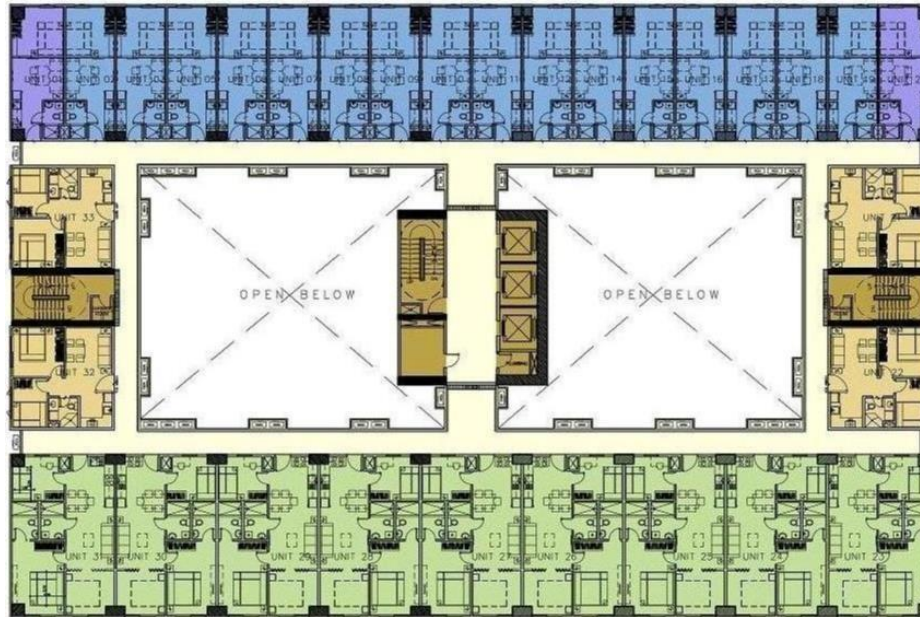
INVENTORY PROFILE

Tower 3

Unit Type	No. of Units	Unit Size Range (sqms.)
1-Bedroom units	628	+28.27 – +47.11
Penthouse	6	+63.36 – +216.63

TYPICAL FLOOR PLAN

TOWER 4 TYPICAL FLOOR PLANS



Tower 4

Unit Type	No. of Units	Unit Size Range (sqm.)
1-Bedroom units	626	+26.62 – +34.26
2-Bedroom units	90	+41.76 – +66.23
Penthouse	10	+51.96 – +149.73

TYPICAL FLOOR PLAN

TOWER 5 TYPICAL FLOOR PLAN



INVENTORY PROFILE
Tower 5

Unit Type	No. of Units	Unit Size Range (sqms.)
1-Bedroom units	641	<u>+28.19</u> – <u>+41.81</u>
Penthouse	9	<u>+63.36</u> – <u>+148.04</u>

UNIT FLOOR PLAN



UNIT FEATURES

With intercom

Cable TV ready

Telephone line provision

Back up power:

✓ For Common Area: 100% back-up power

✓ For Residential Units: 1 convenience outlet + 1 ref outlet + 1 light

Floor to ceiling height – 2.1 meters

UNIT FLOOR PLAN

Tower 1, 3 and 5



Resort Residential Unit 1

Approx. 28.19 – 36.66 sqm



Resort Residential Unit 2

Approx. 34.81 – 41.81 sqm

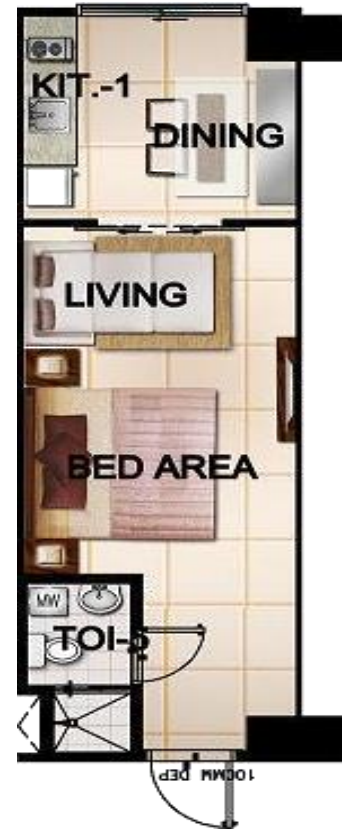
UNIT FLOOR PLAN

Tower 2 and 4



1-Bedroom Unit

Approx. 26.62 – 31.97 sqm



Resort Residential Unit 1

Approx. 31.97 sqm

UNIT FLOOR PLAN

Tower 2 and 4



1-Bedroom Unit

Approx. 28.27 sqm



1-Bedroom Unit

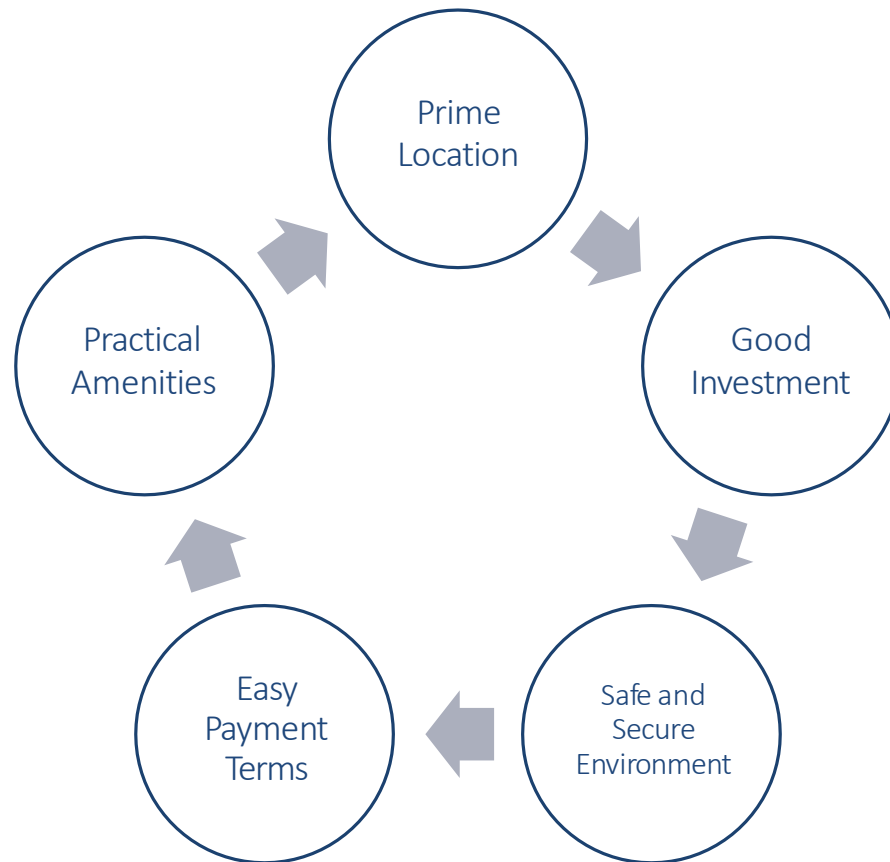
Approx. 34.89 sqm

UNIT FINISHES

TYPICAL UNIT FINISHES

<i>Wall Finishes</i>	- <i>painted plain cement finish on interior walls</i>
<i>Floor Finishes</i>	- <i>floor tiles in all areas of unit</i>
<i>Doors</i>	- <i>steel moulded door</i>
<i>Toilet & Bath</i>	- <i>with floor and wall tiles and painted drop ceiling</i>
<i>Kitchen</i>	- <i>with kitchen counter top with under the counter cabinets.</i>
<i>Others (windows & others)</i>	- <i>aluminum windows</i>

KEYS TO SUCCESS





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