

SIM RESIDENCES

Five-star homes, now AFFORDABLE.

by **SMDC**



Technical Briefing Presentation

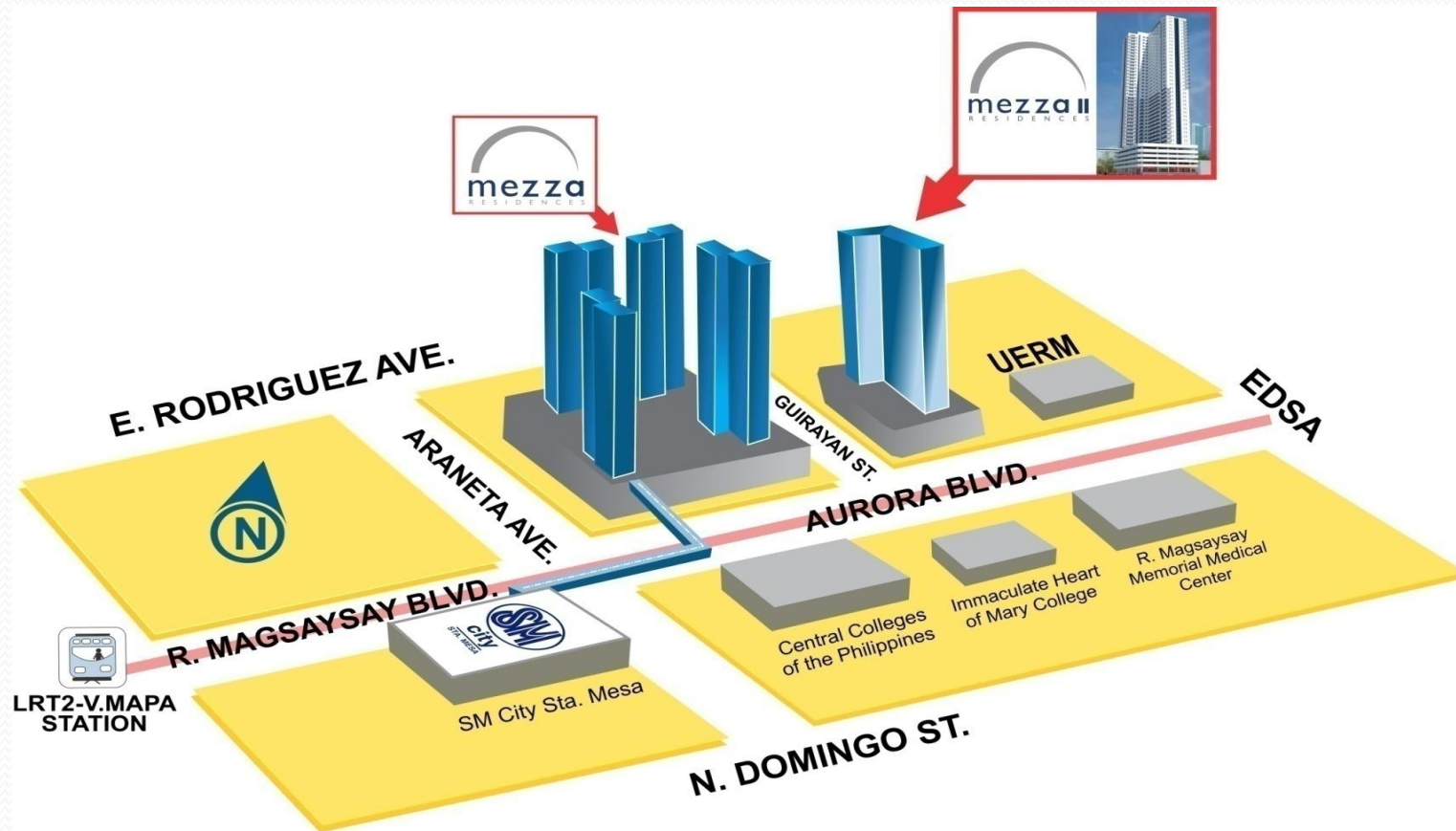


- **LAND AREA :** 2,592 sqm.
- **LOCATION**
Aurora Boulevard cor. Guirayan St. Brgy. Imelda, Quezon City
- **DESCRIPTION**
Single Tower, 40 storey (with 6 level podium)
- **GFA :** 59,482.72 sqm.
- **NSA :**
 - Residential : 34,104.42 sqm.
 - Parking : 2,712.50 sqm.
 - Leasable area : 493.42 sqm.
- **NO. OF UNITS :** 1,324

UNIT TYPE	AVE. AREA	NO. OF UNITS
STUDIO	15.65	204
1 BR	26.74	1,081
L TYPE - 1 BR	39.18	34
2 BR	59.33	5

- **Start of LOI :** December, 2010
- **Start of Construction :** June, 2011

Vicinity Map

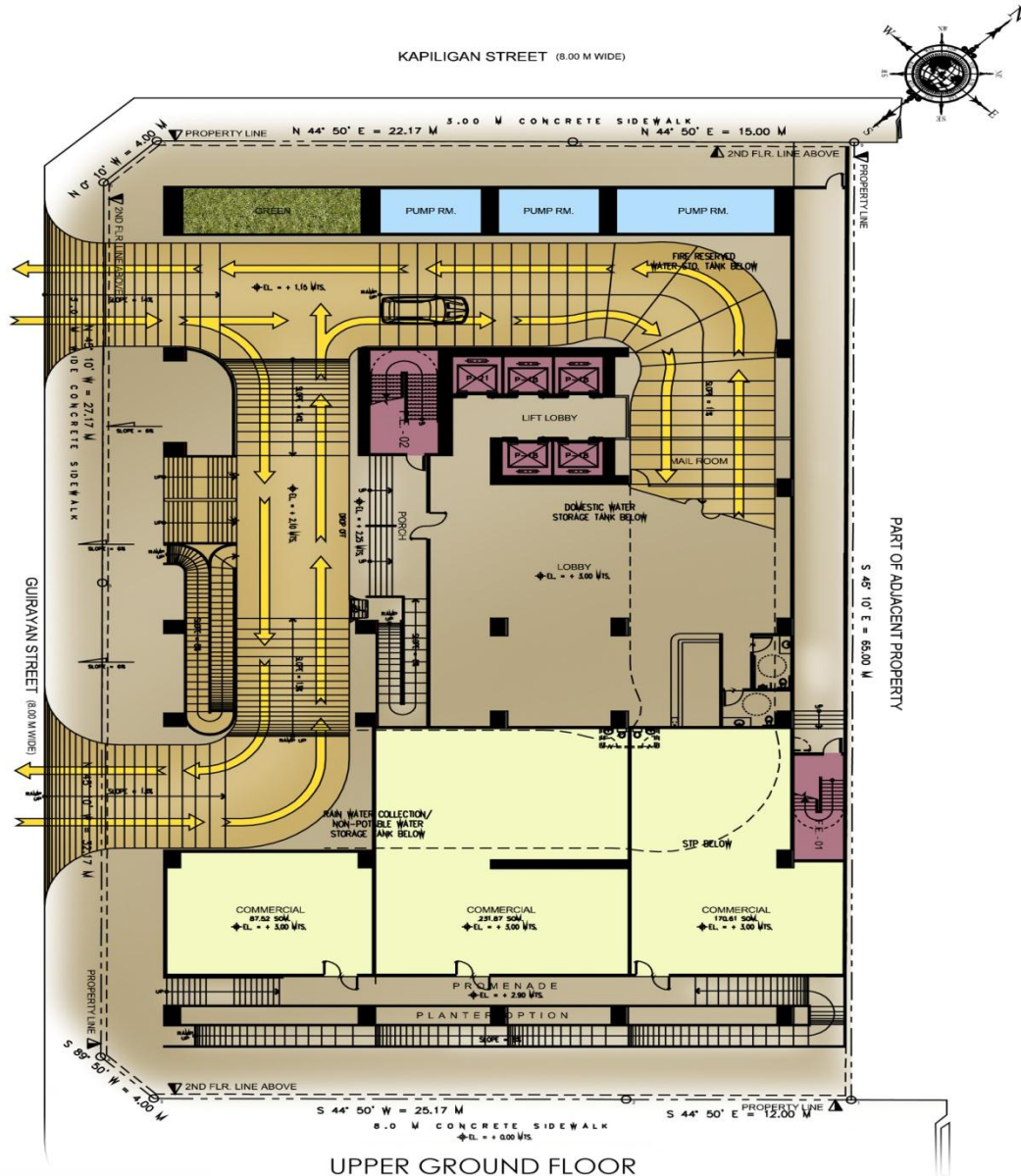


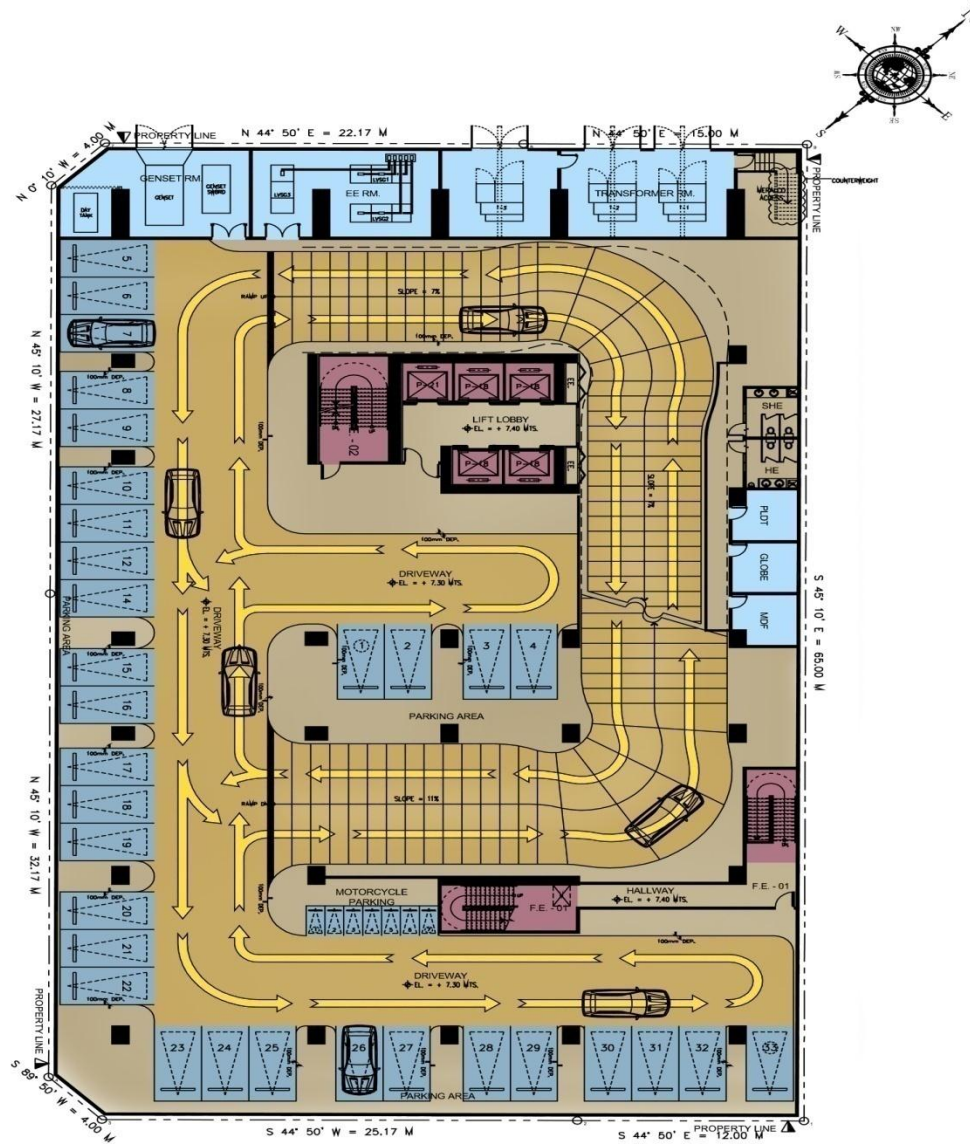
- Situated at the corner of Aurora Boulevard and Guirayan St.
- Conveniently located in highly accessible area
 - Near LRT 2 V. Mapa Station
 - Near SM City Sta. Mesa
 - Beside schools and hospitals

Building Features

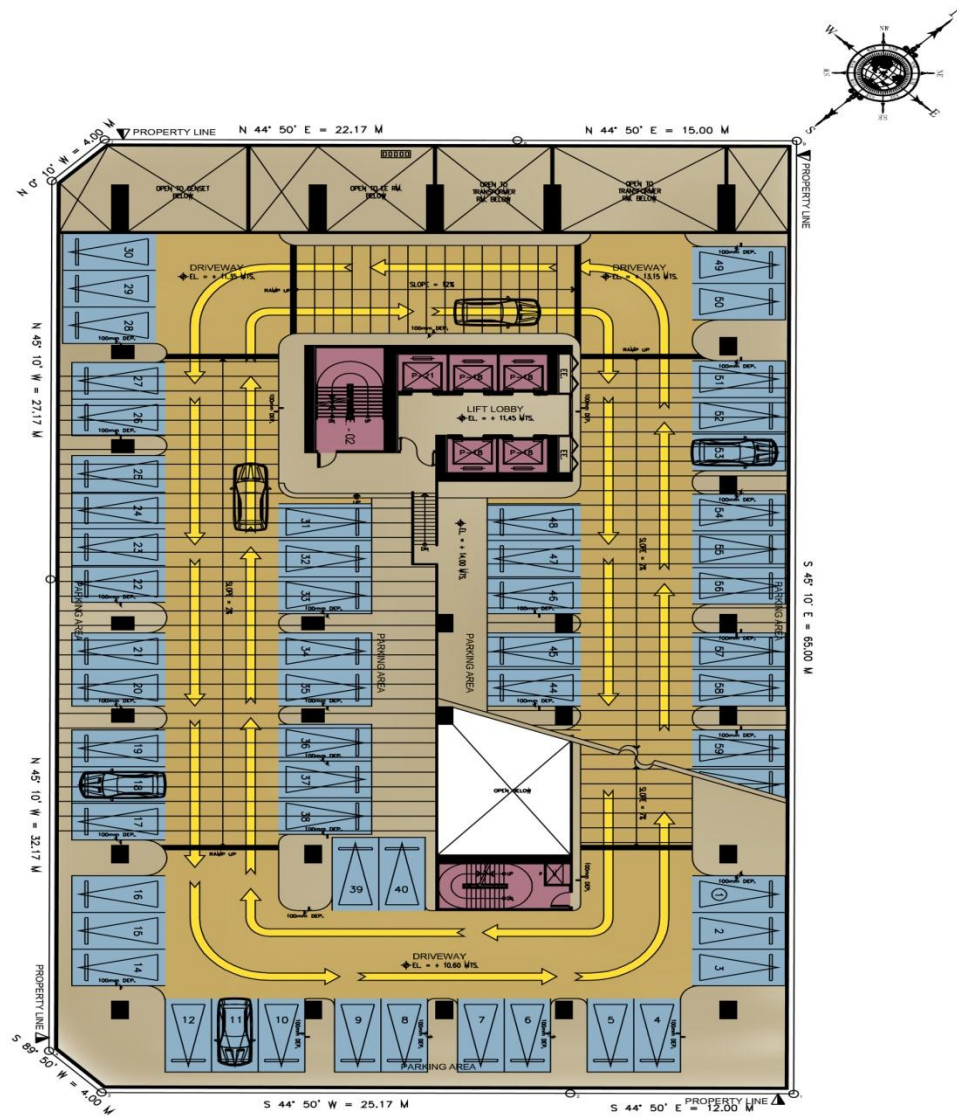
- **Swimming Pool**
- **Sky Lounge**
- **Residential lobby with reception and lounge**
- **Five (5) elevators**
- **Centralized mail room**
- **Automatic fire alarm and sprinkler system**
- **Four (4) levels of parking spaces**
- **Fully-landscaped open spaces**
- **Sufficient fire exit**
- **Overhead water tank and underground cistern for sufficient water supply**
- **Stand-by power generator**
- **Commercial / retail stores**
- **Building Administration and Security office**



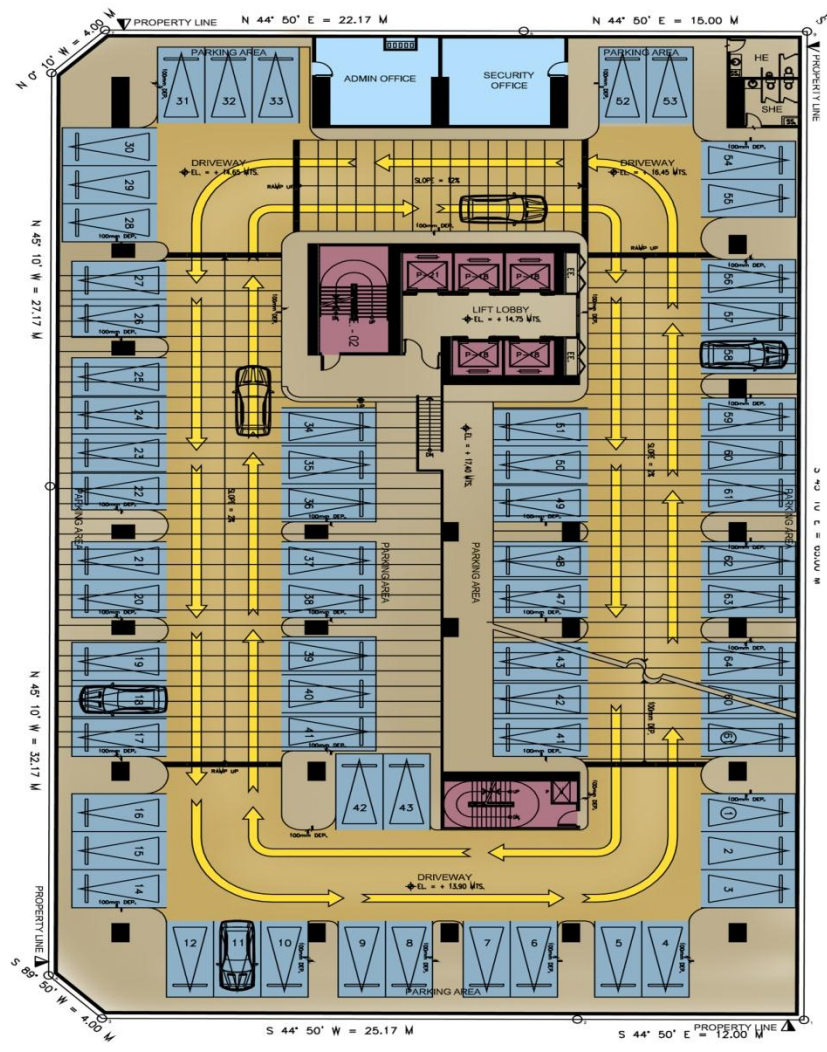




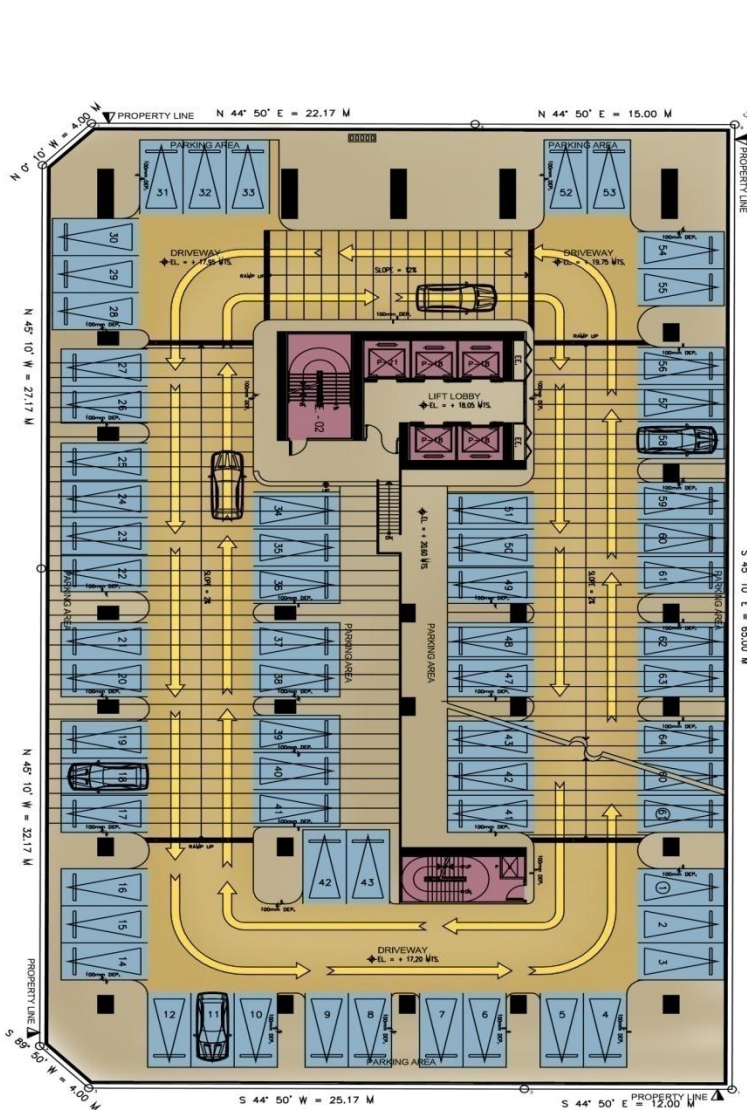
2ND FLOOR



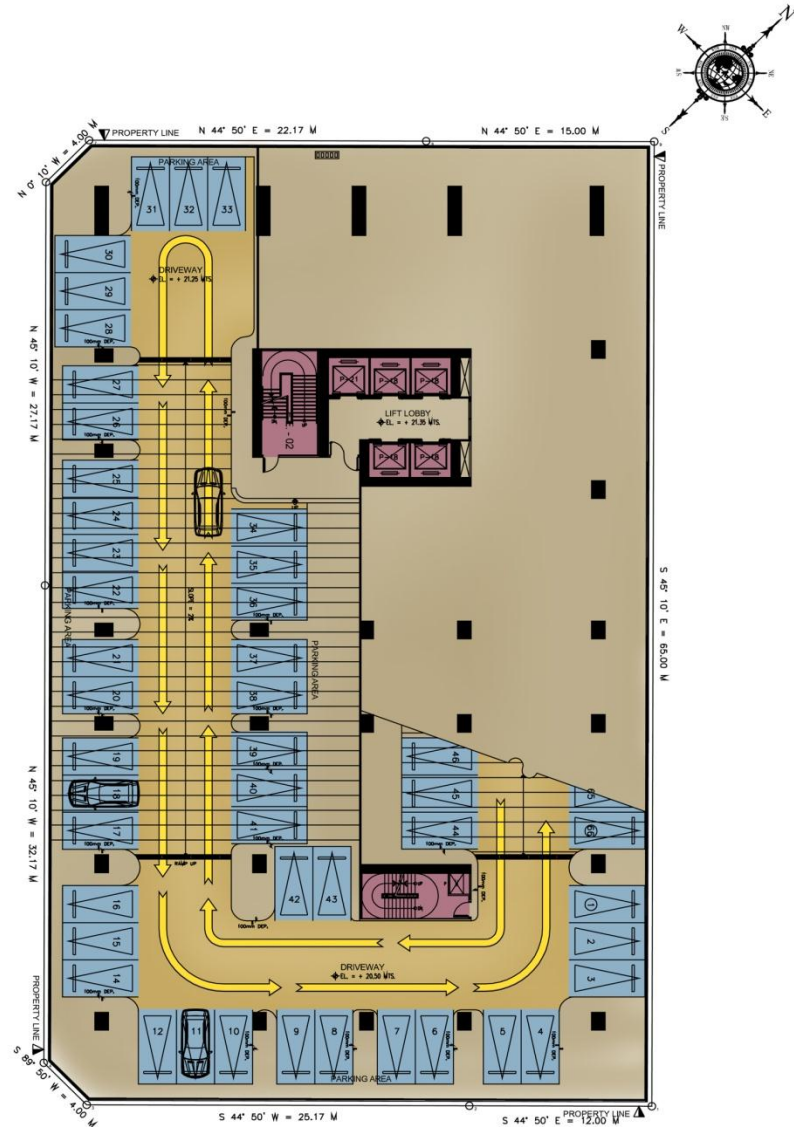
3RD FLOOR



5TH FLOOR

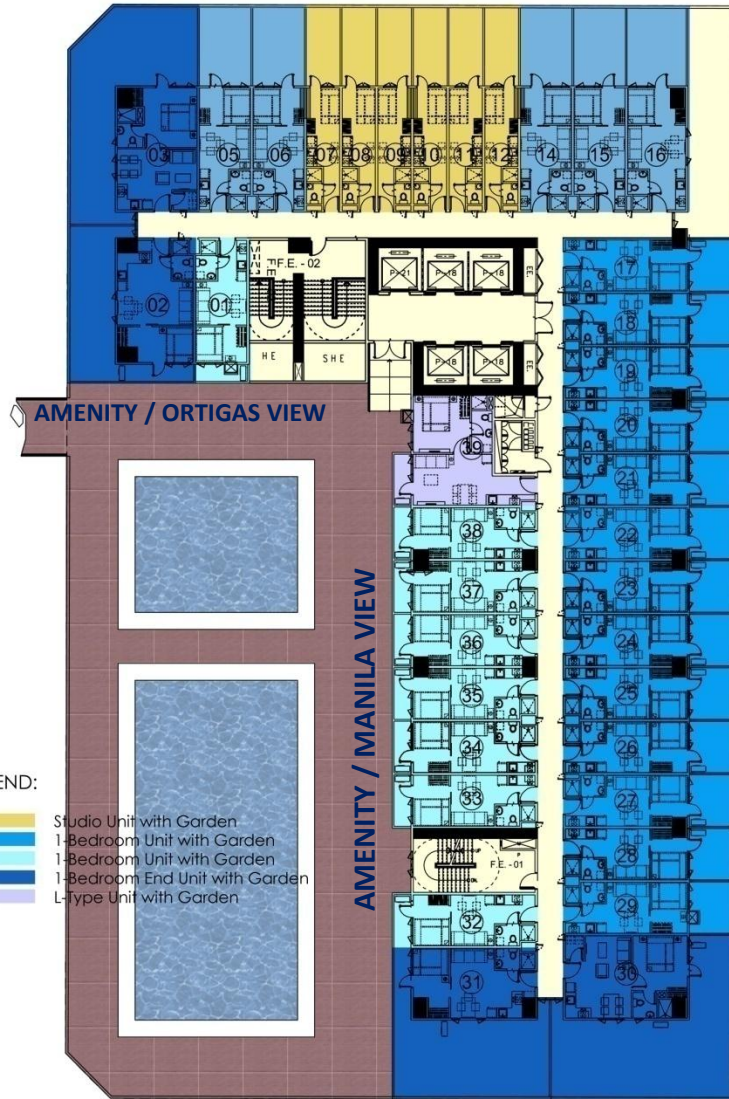


LOWER 6TH FLOOR



UPPER 6TH FLOOR

MANILA VIEW



LEGEND:

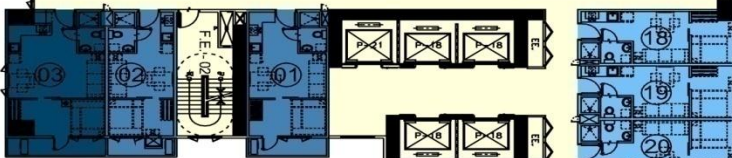
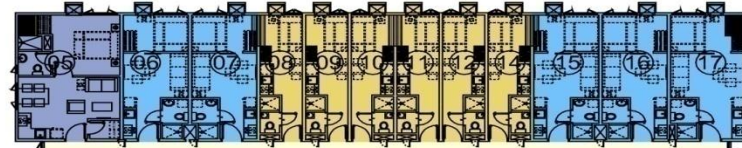
- Studio Unit with Garden
- 1-Bedroom Unit with Garden
- 1-Bedroom Unit with Garden
- 1-Bedroom End Unit with Garden
- L-Type Unit with Garden

AMENITY FLOOR PLAN



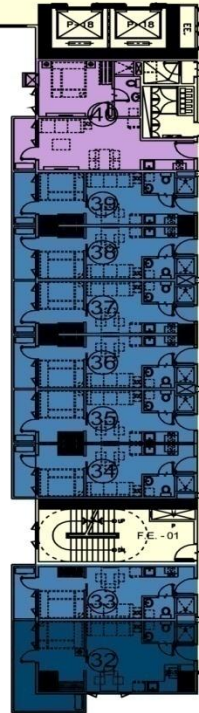
CUBAO / MARIKINA VIEW

MANILA VIEW

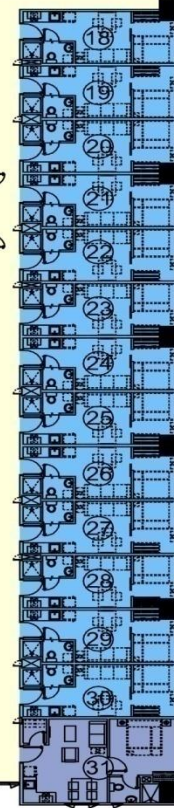


AMENITY / ORTIGAS VIEW

AMENITY / MANILA VIEW



CUBAO / MARIKINA VIEW

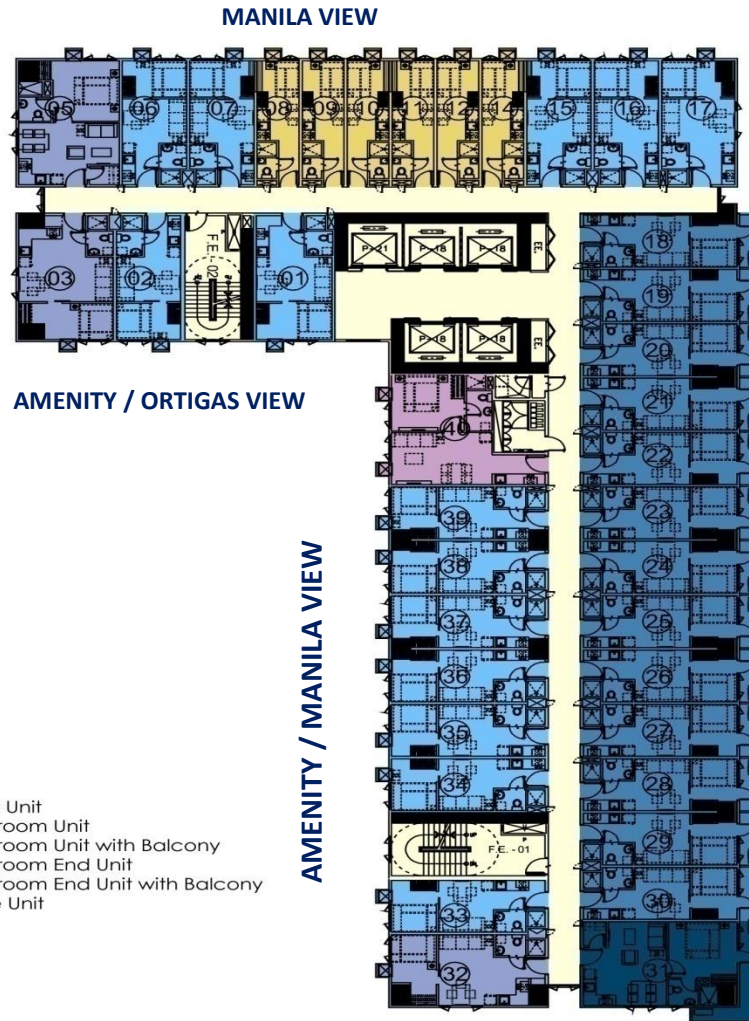


ORTIGAS SKYLINE

LEGEND:

- Studio Unit
- 1-Bedroom Unit
- 1-Bedroom with Balcony
- 1-Bedroom End Unit
- 1-Bedroom End Unit with Balcony
- L-Type Unit with Balcony

TYPICAL 8TH - 23RD FLOOR



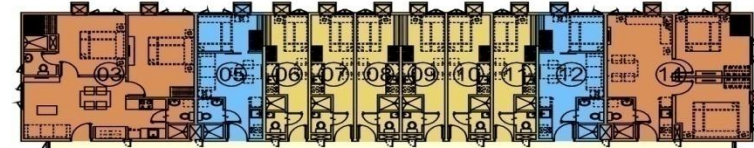
LEGEND:

- Studio Unit
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- L-Type Unit

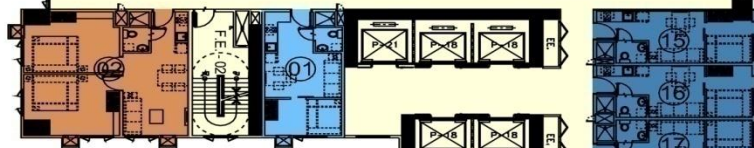
ORTIGAS SKYLINE

TYPICAL 24TH-42ND FLOOR

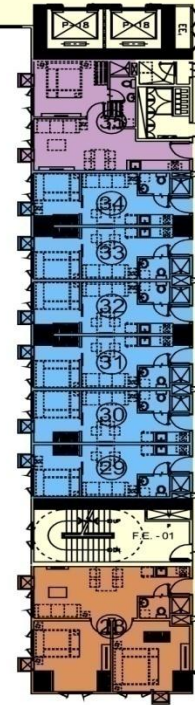
MANILA VIEW



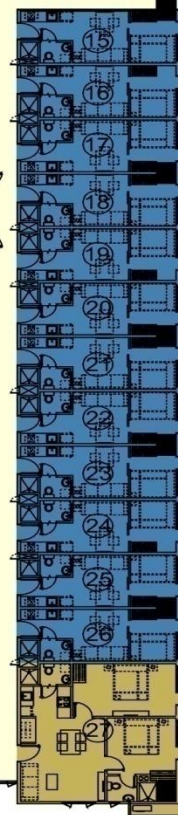
AMENITY / ORTIGAS VIEW



AMENITY / MANILA VIEW



CUBAO / MARIKINA VIEW



LEGEND:

- Studio Unit
- 1-Bedroom Unit
- 1-Bedroom with Balcony
- 2-Bedroom End Unit
- 2-Bedroom End Unit with Balcony
- L-Type Unit

ORTIGAS SKYLINE

PENTHOUSE FLOOR PLAN

Unit Layout



Studio Unit -15.65 sqm.



1 BR Unit -23.47 sqm.



1 BR Unit with Balcony -26.94sqm.

THE MEZZA II BUYERS

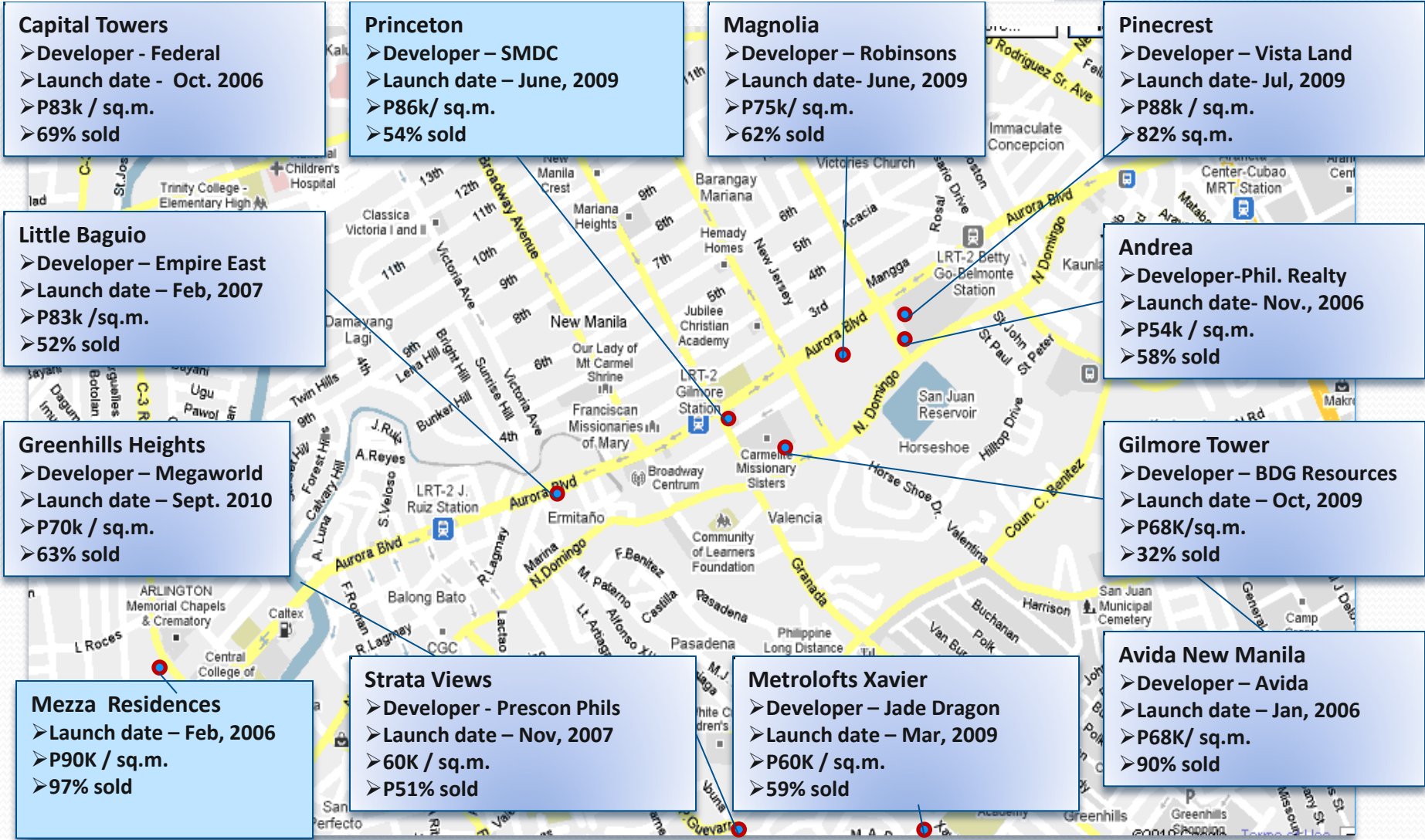
Primary Target Market:

- Age Range: 36 – 55 years old
- Life Stage: Cautious Parents, Early and Full Nesters
- Working or doing business in the Metro area with intention to:
 - Have a place of their own in Quezon City

Secondary Target Market:

- OFW wanting to have a place of their own when they visit the Philippine *(but would not want to stay with relatives)*
- Investors for rental income

COMPETITIVE LANDSCAPE-NEW MANILA SAN JUAN AREA



STANDARD PAYMENT SCHEMES

➤A. Spot Cash Payment

- Reservation Fee - Php 25,000.00
- Other Charges – 5.50%
- Maximum Discount – 12% on TLP

➤B. 10% Spot DP, balance over 30 months

- Reservation Fee - Php 25,000.00
- Other Charges– 5.50%
- Maximum Discount - 2% on TLP

➤ C. 20% Spot DP, 80% balance over 36 months.

- Reservation Fee - Php 25,000.00
- Other Charges – 5.50%
- Maximum Discount – 4% on TLP

➤D. Deferred Cash Payment over 36 months

- Reservation Fee - Php 25,000.00
- Other Charges – 5.50%
- Maximum Discount – 2% on TLP

➤E. 20% DP over 36 months, 80% balance for financing or lumps um payment

- Reservation Fee - Php 25,000.00
- Other Charges – 5.50%
- No Discount



Thank You