

**SMDC**

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# JADE

## RESIDENCES

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Project Briefing



*Artist's perspective only*



# JADE

RESIDENCES

**PRECIOUS INVESTMENT,  
EFFORTLESS LIVING**

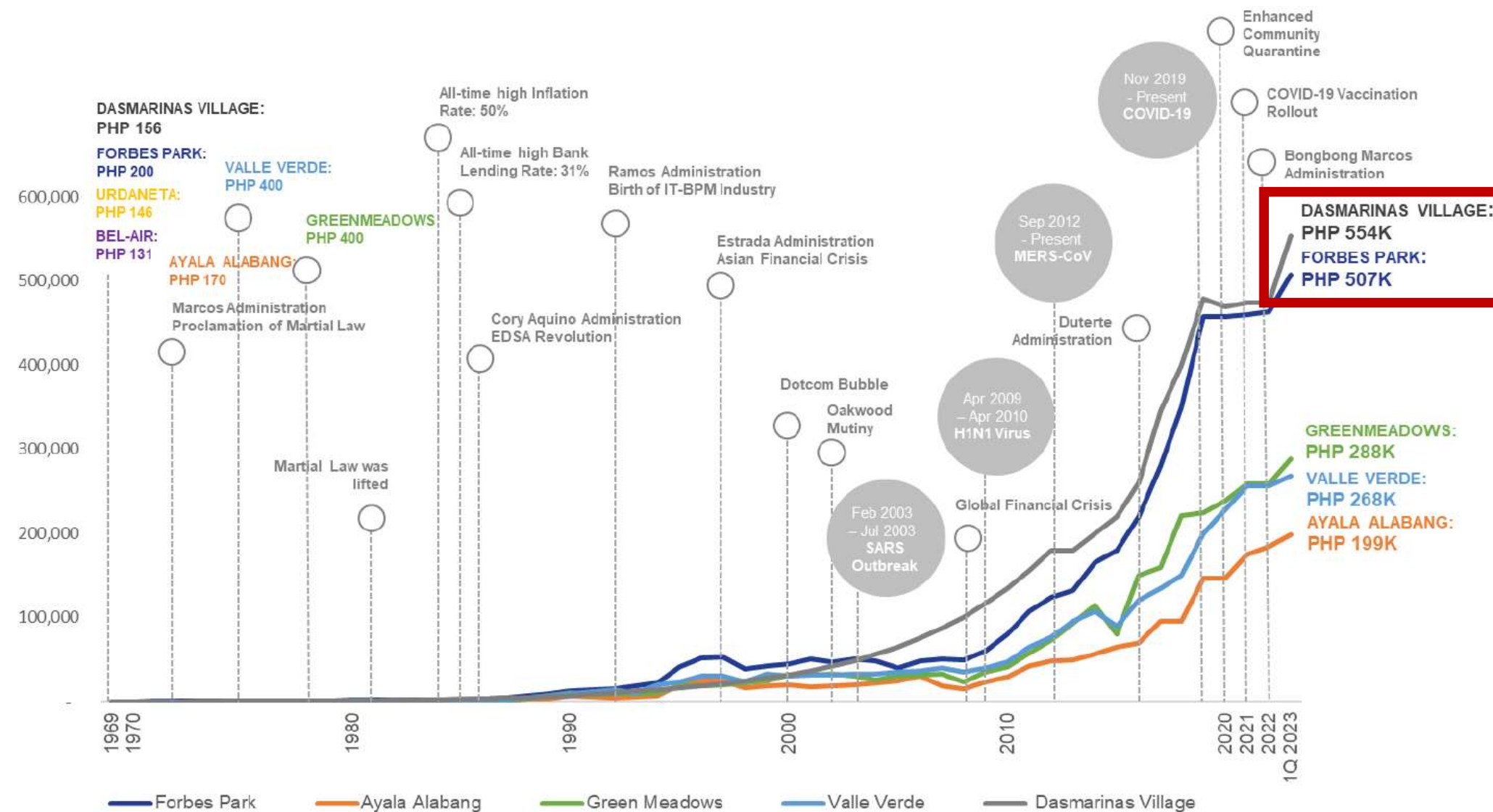
# MAKATI IS THE MOST PREMIER CBD AND ADDRESS IN THE PHILIPPINES



**40% of the top 1,000 multinational and local corporations in the country are located here.**

# MAKATI IS THE MOST PREMIER CBD AND ADDRESS IN THE PHILIPPINES

Metro Manila Villages Average Price Per Sqm. | 1969 to 1Q 2023



Home to the most expensive villages.

Leechiu Property Consultants, Philippine Property Market Update, May 26 2023

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# MAKATI IS THE MOST PREMIER CBD AND ADDRESS IN THE PHILIPPINES

Metro Manila CBD	Unit Absorption
Bay Area	95.67%
Makati City	96.99%
Alabang	94.16%
Ortigas	90.04%
Quezon City	95.42%
Taguig City	96.27%

Source: Santos Knight Frank Research

**Makati's residential unit absorption  
surpasses all major CBDs in Metro Manila.**

# CHINO ROCES AVENUE IS MAKATI'S NEW ADDRESS OF CHOICE



The thriving community and excellent connectivity, lay the strong foundation for it to transform into a more modern, vibrant mixed-use district.

# THE FUTURE OF CHINO ROCES



**The Comprehensive Land Use Plan will develop a more dynamic Mixed-Use District called the Makati Southwest Gateway.**

# THE OPPORTUNITY FOR INVESTORS

SMDC MAKATI PROJECTS	LAUNCH YEAR	LAUNCH PRICE PER SQM	CURRENT PRICE PER SQM
Red Residences	2018	P211K	P253K
Mint Residences	2020	P260K	P265K

**Investors can capitalize on SMDC Jade Residences by investing at its pre-selling stage before prices surge.**



# CHINO ROCES HAS BECOME A HOTSPOT FOR OTHER DEVELOPERS

**Avida**



- ✓ Complete Development
- ✓ No spot DP Term
- ✓ Low MA

**THE BEST TIME TO INVEST  
IN SMDC JADE RESIDENCES IS TODAY.**

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# JADE

## RESIDENCES

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Project Briefing



*Artist's perspective only*

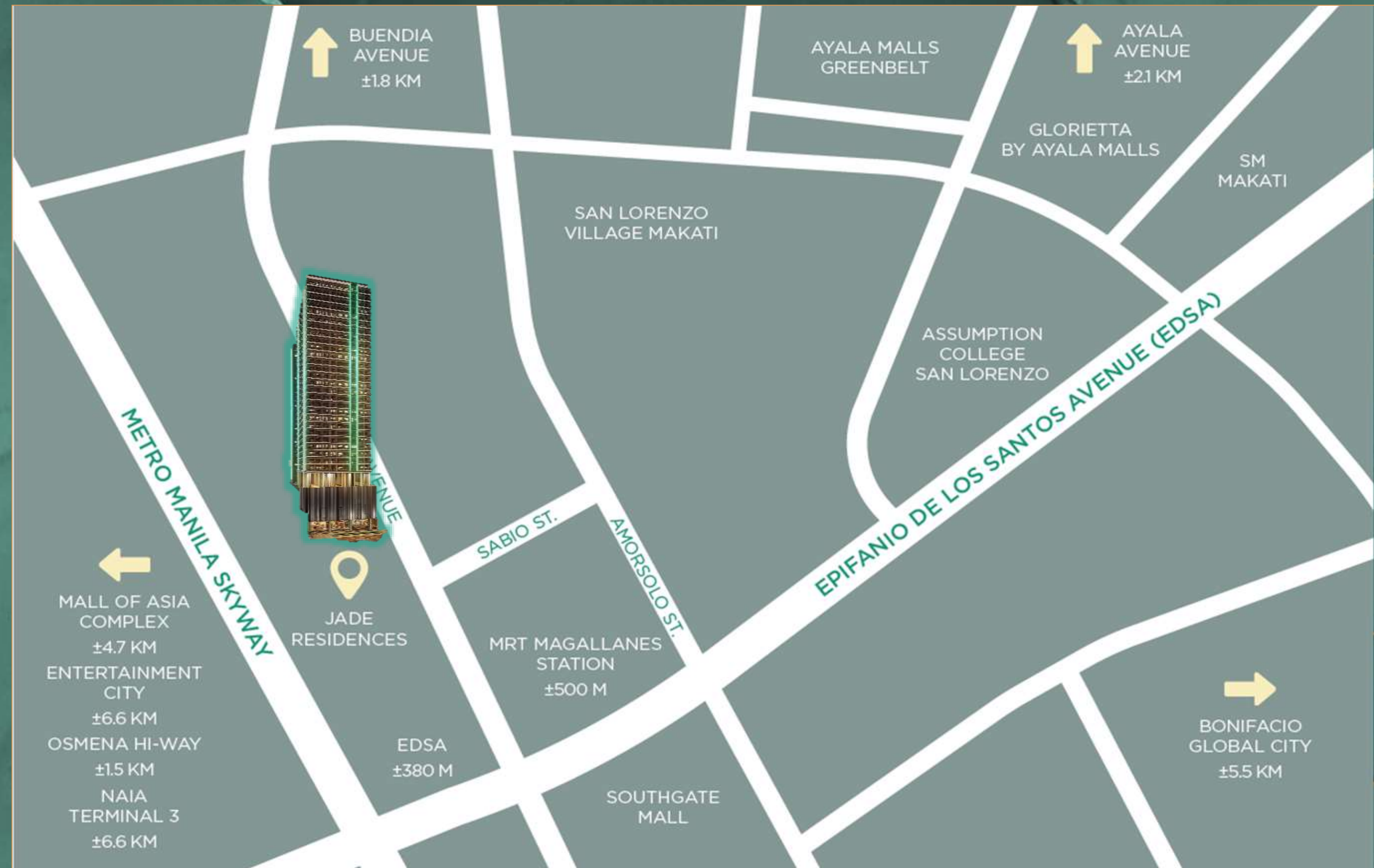
# Vicinity Map

## NEARBY ESTABLISHMENTS

- MRT - Magallanes
- Alphaland
- Waltermart
- Greenbelt
- Glorietta / SM Makati
- Don Bosco - Makati
- Collegio San Agustin
- Assumption College

## MAJOR ROADS / ACCESS

- EDSA
- SLEX / Quirino Avenue
- Chino Roces Avenue



# Project Overview



<b>Location</b>	<b>Chino Roces Avenue, Makati City</b>
<b>Lot Area</b>	<b>5,171 sqm</b>
<b>No. of floors</b>	<b>34 Storeys 2 basement parking 1 roof deck</b>
<b>No. of units</b>	<b>1,998 units</b>
<b>No. of parking slots</b>	<b>364 Slots</b>
<b>Building Features</b>	<b>12 Elevators Mailroom 24-hours security and maintenance CCTV System Fire Sprinkler System FDAS Garbage room</b>



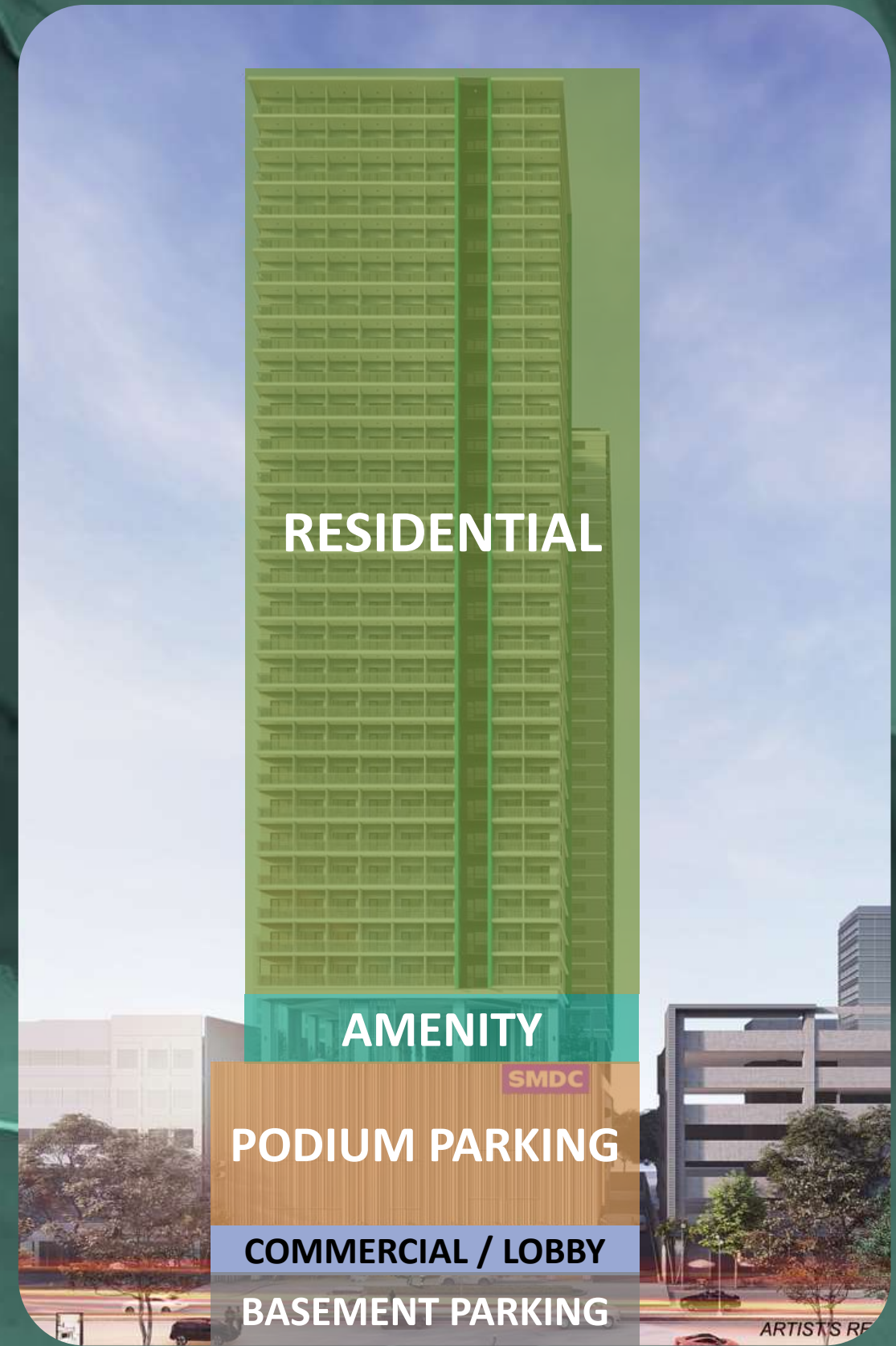
*Artist's perspective only*



# Project Overview



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# Ground Floor – Commercial Area / Frontage



# Ground Floor – Drop Off



*Artist's perspective only*

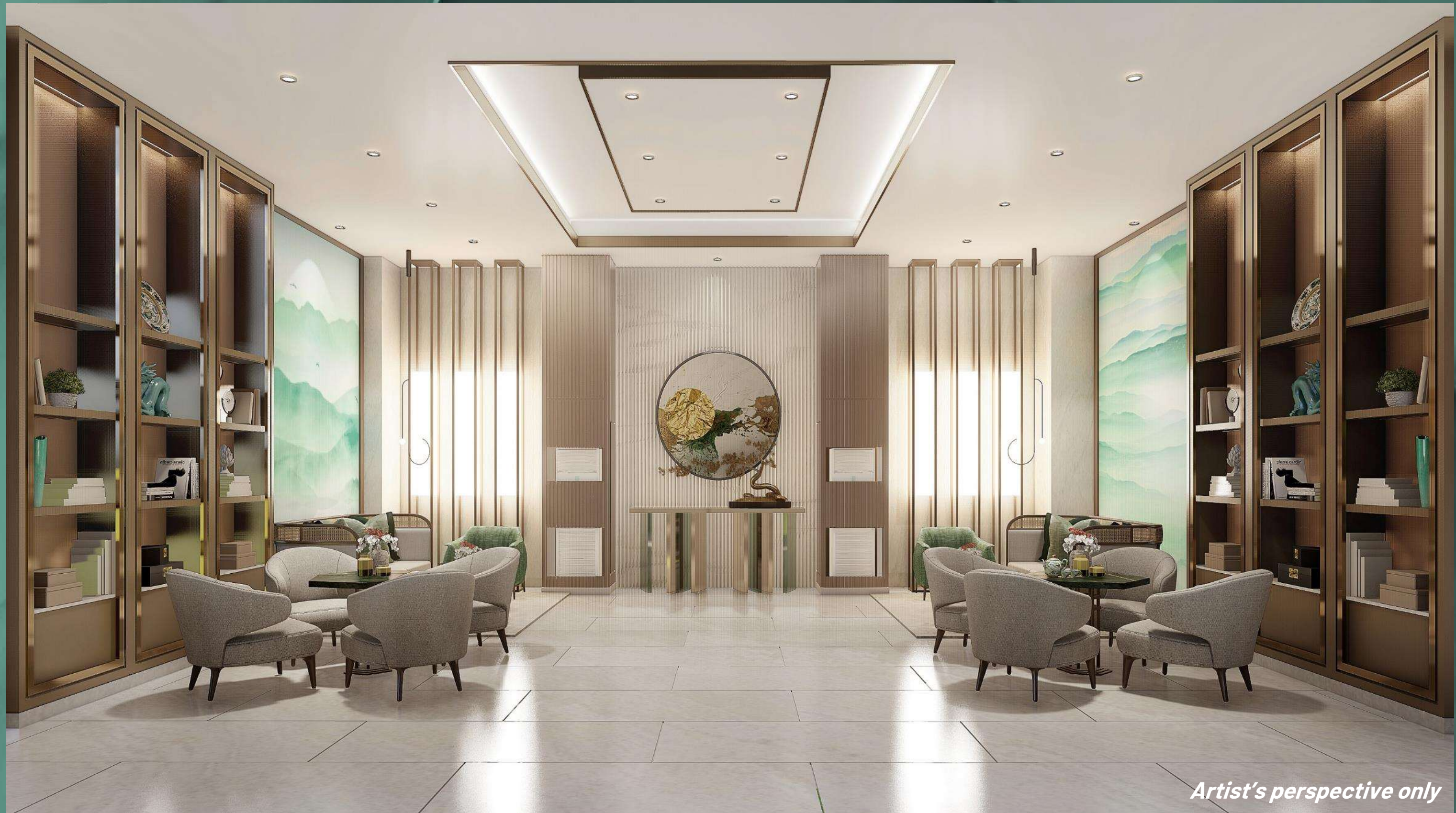


# Ground Floor – Main Lobby



*Artist's perspective only*

# Ground Floor - Tea Lounge



*Artist's perspective only*

# Ground Floor – Media Lounge



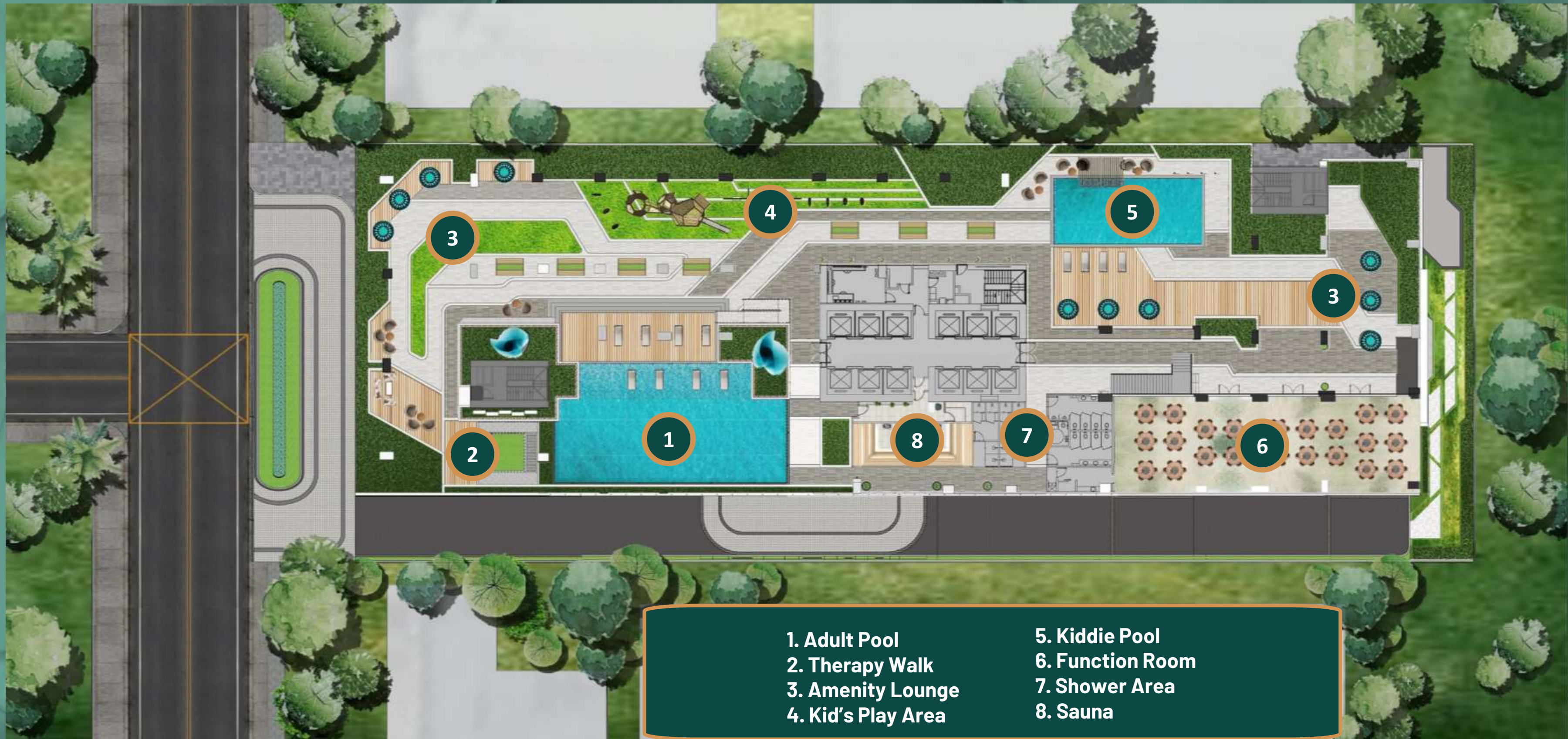
*Artist's perspective only*

# Ground Floor – Elevator Lobby



*Artist's perspective only*

# Amenity Floor – Floor Plan



- 1. Adult Pool
- 2. Therapy Walk
- 3. Amenity Lounge
- 4. Kid's Play Area

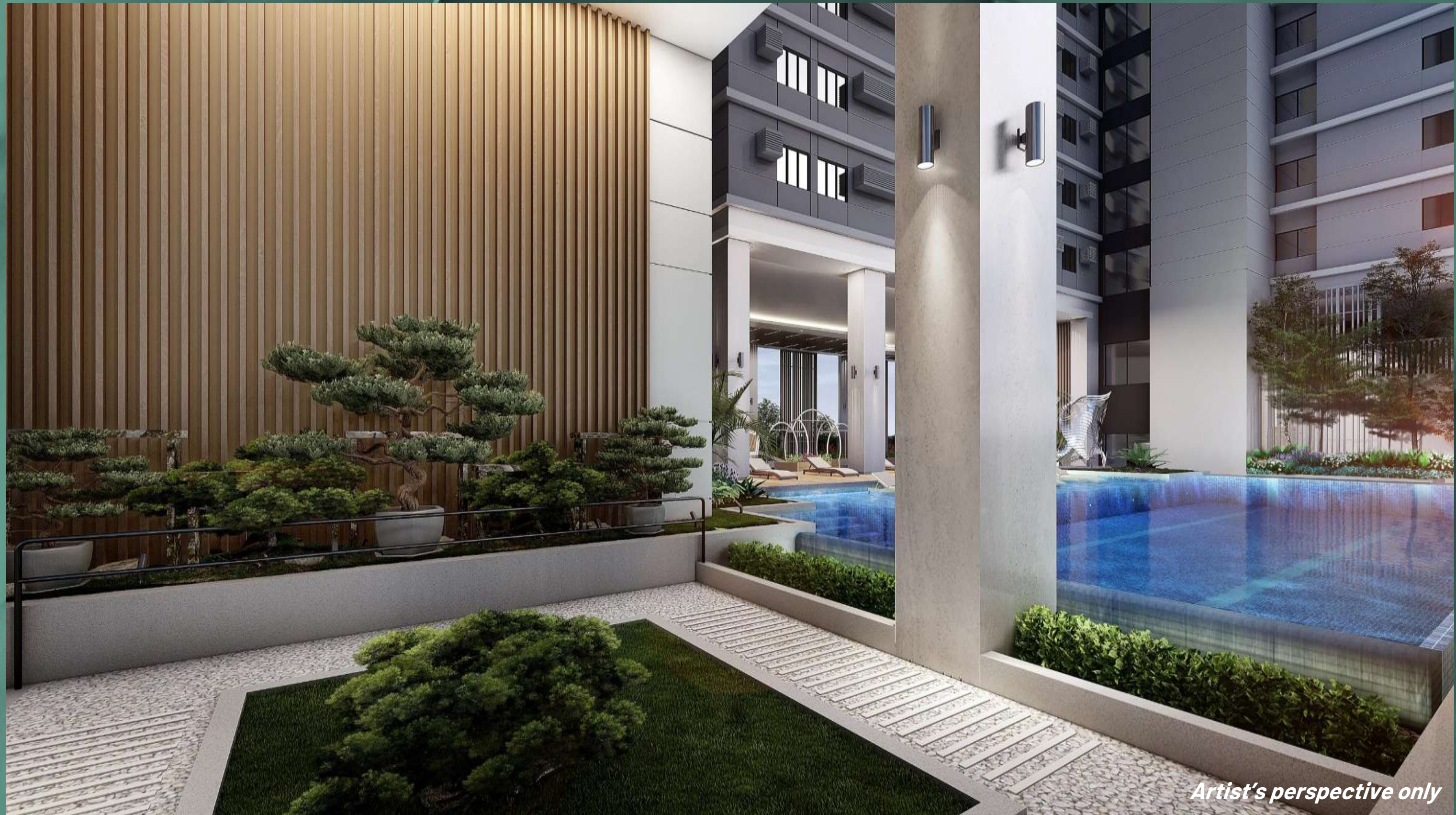
- 5. Kiddie Pool
- 6. Function Room
- 7. Shower Area
- 8. Sauna

# Amenity Floor – Adult pool



*Artist's perspective only*

# Amenity Floor – Therapy Walk



*Artist's perspective only*

# Amenity Floor – Amenity Lounge



*Artist's perspective only*



# Amenity Floor – Kid's Play Area



# Amenity Floor – Kiddie Pool



*Artist's perspective only*

# Amenity Floor - Function Room



*Artist's perspective only*

# Amenity Floor - Gym / Yoga Area



*Artist's perspective only*

# Amenity Floor - Gym / Yoga Area



*Artist's perspective only*

# Amenity Floor - Gym / Yoga Area



*Artist's perspective only*

# Roof Deck – Sky Deck



*Artist's perspective only*

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# Typical Floor Plans and Layouts

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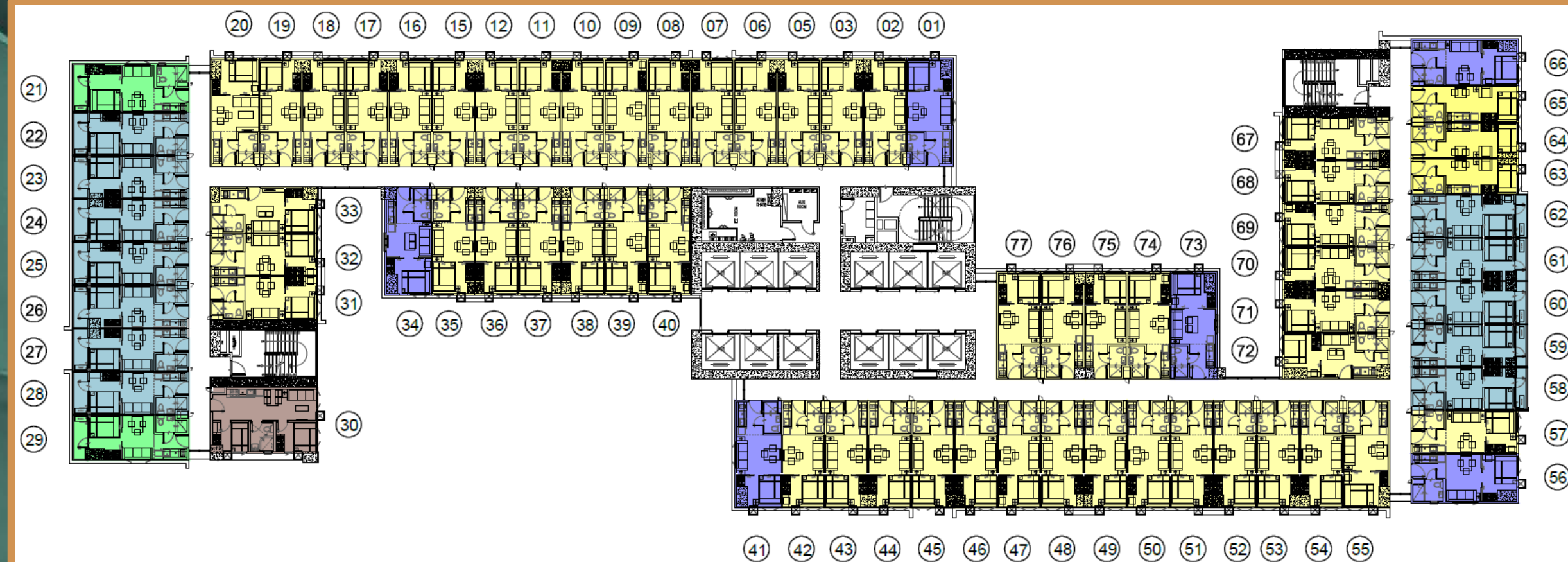
Project Briefing





# Typical Floor Plans and Unit Layouts

Unit Type	Size (sqm)	Distribution
Studio	20.15	81
1 - Bedroom	24.03 - 27.32	1,404
1 - Bedroom End Unit	26.13 - 27.32	162
1 - Bedroom w/ Balcony	26.04	270
1 - Bedroom End Unit w/ Balcony	27.61 - 29.61	54
2 - Bedroom End Unit	36.62	27
<b>TOTAL</b>		<b>1,998</b>

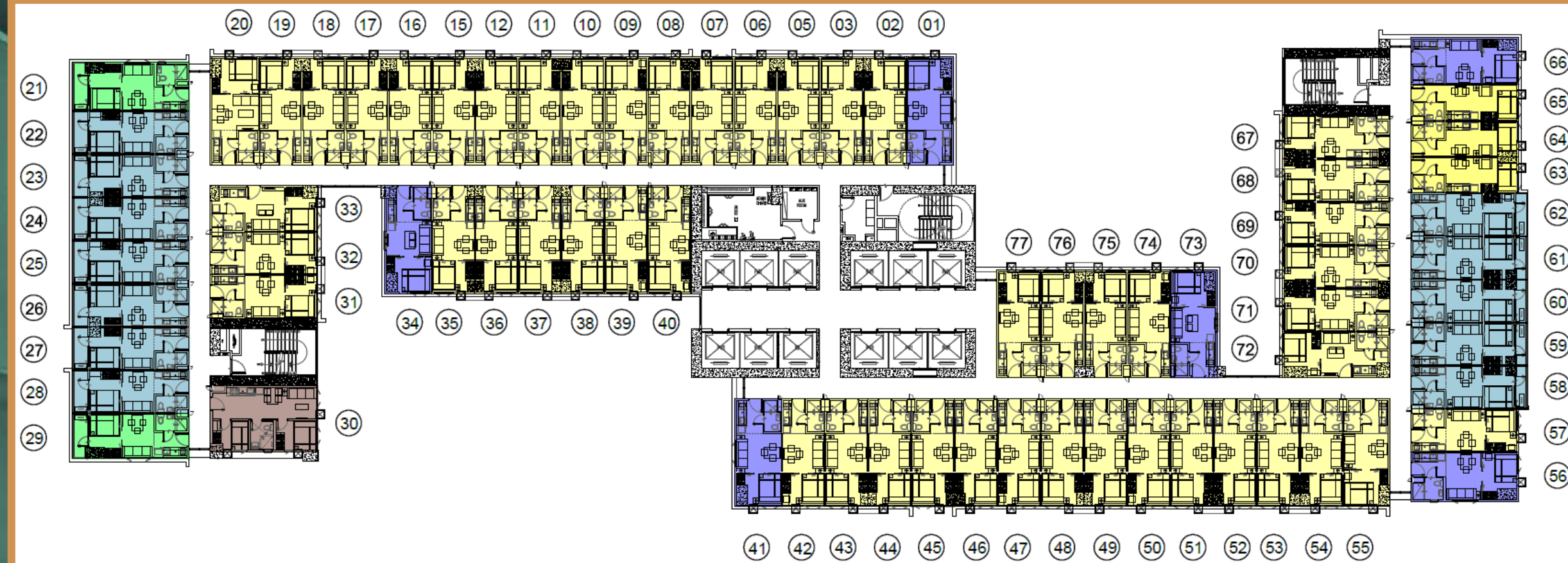


## Legend:

- 1 Bedroom Unit
- 1 Bedroom End Unit
- 1 Bedroom Unit W/ Balcony
- 1 Bedroom End Unit W/ Balcony
- 2 Bedroom End Unit
- Studio Unit

# Typical Floor Plans and Unit Layouts

Unit Type	Size (sqm)	Per floor
Studio	20.15	3
1 - Bedroom	24.03 - 27.32	50
1 - Bedroom End Unit	26.13 - 27.32	6
1 - Bedroom w/ Balcony	26.04	12
1 - Bedroom End Unit w/ Balcony	27.61 - 29.61	2
2 - Bedroom End Unit	36.62	1
<b>TOTAL</b>		<b>74</b>

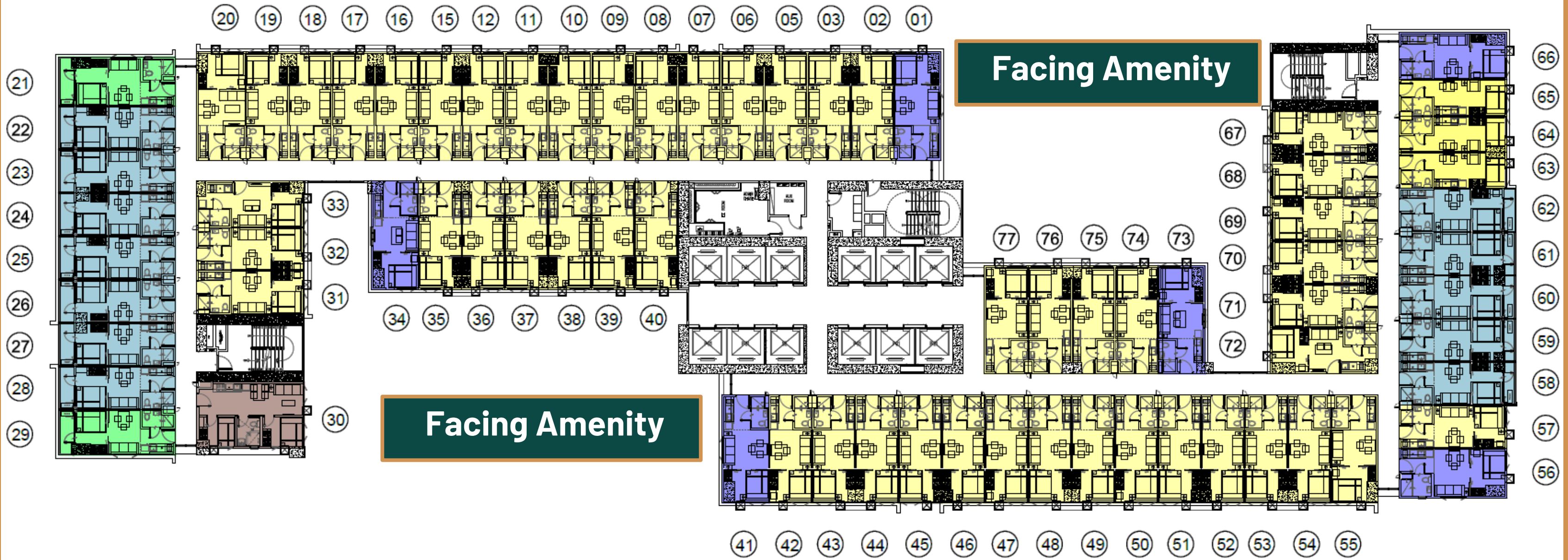


## Legend:

- 1 Bedroom Unit
- 1 Bedroom End Unit
- 1 Bedroom Unit W/ Balcony
- 1 Bedroom End Unit W/ Balcony
- 2 Bedroom End Unit
- Studio Unit

# Typical Floor Plans and Unit Layouts

Facing Alabang / Laguna



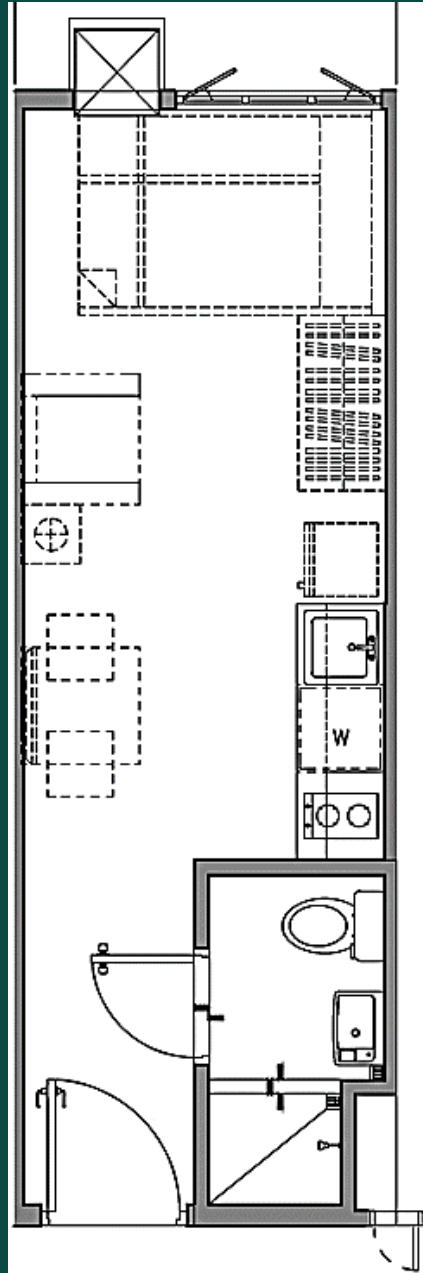
Facing Makati / BGC CBD

Facing M0A Skyline / Entertainment City

Facing Manila / Makati

# Typical Floor Plans and Unit Layouts

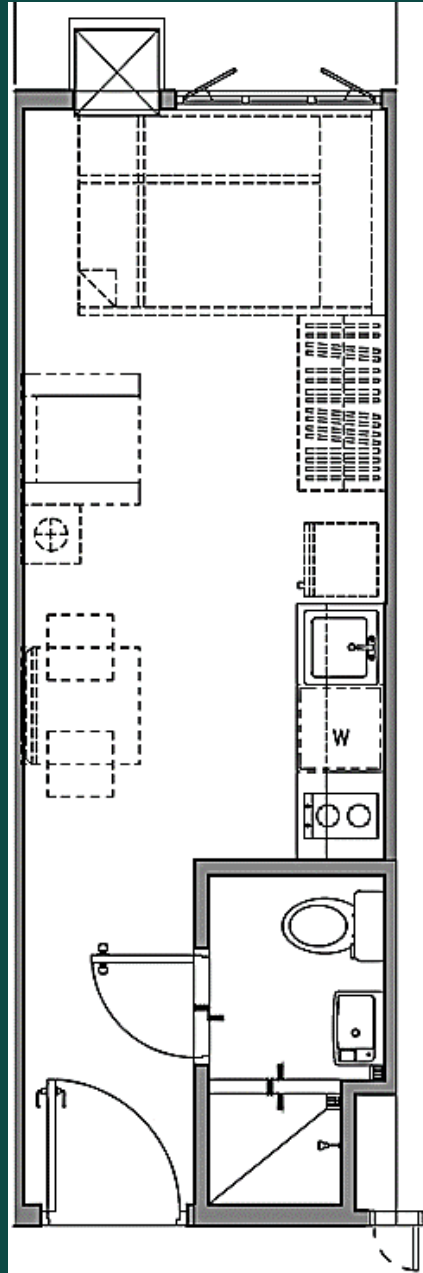
Studio  
20.15sqm



STUDIO DRESSED UP UNIT PERSPECTIVE

# Typical Floor Plans and Unit Layouts

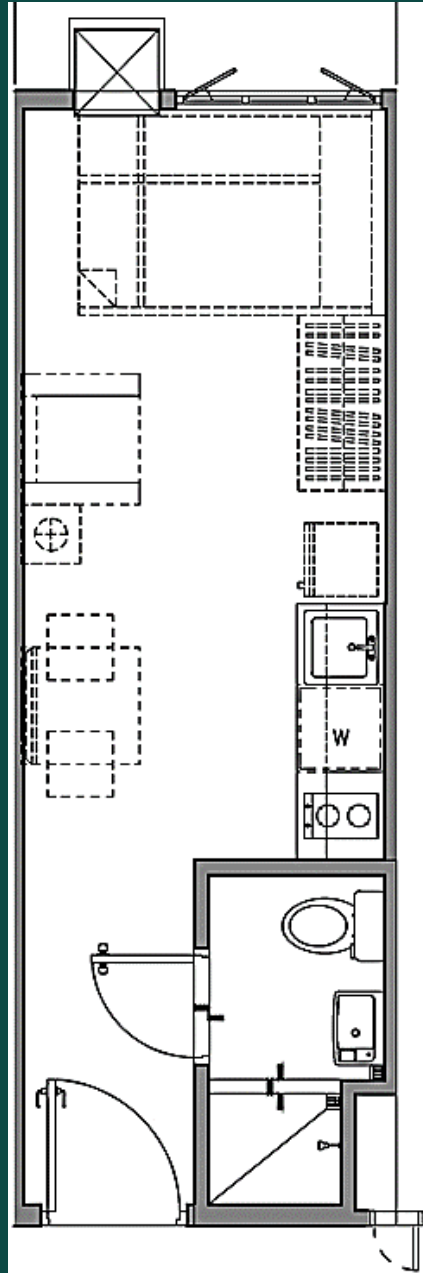
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STUDIO DRESSED UP UNIT PERSPECTIVE

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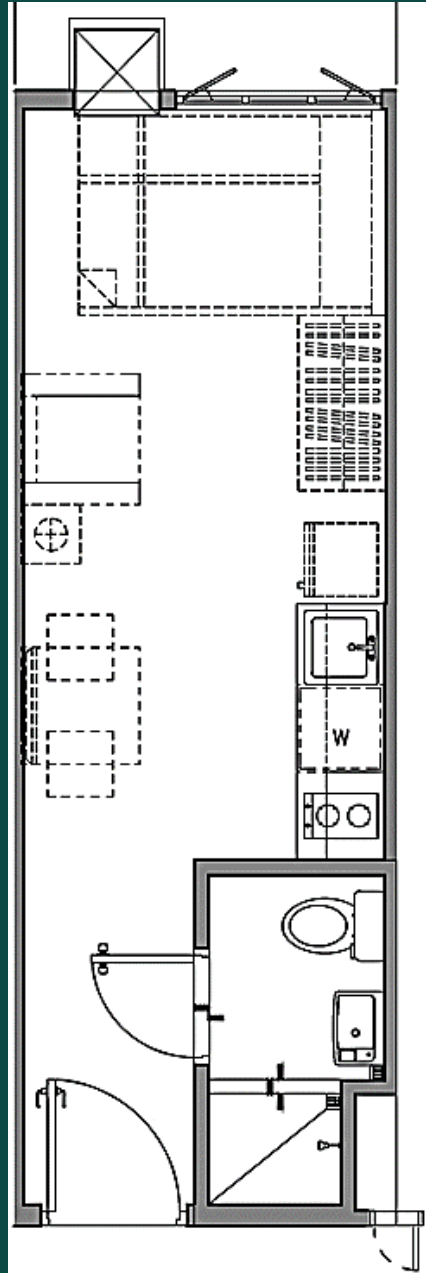
Studio  
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STUDIO DRESSED UP UNIT PERSPECTIVE

# Typical Floor Plans and Unit Layouts

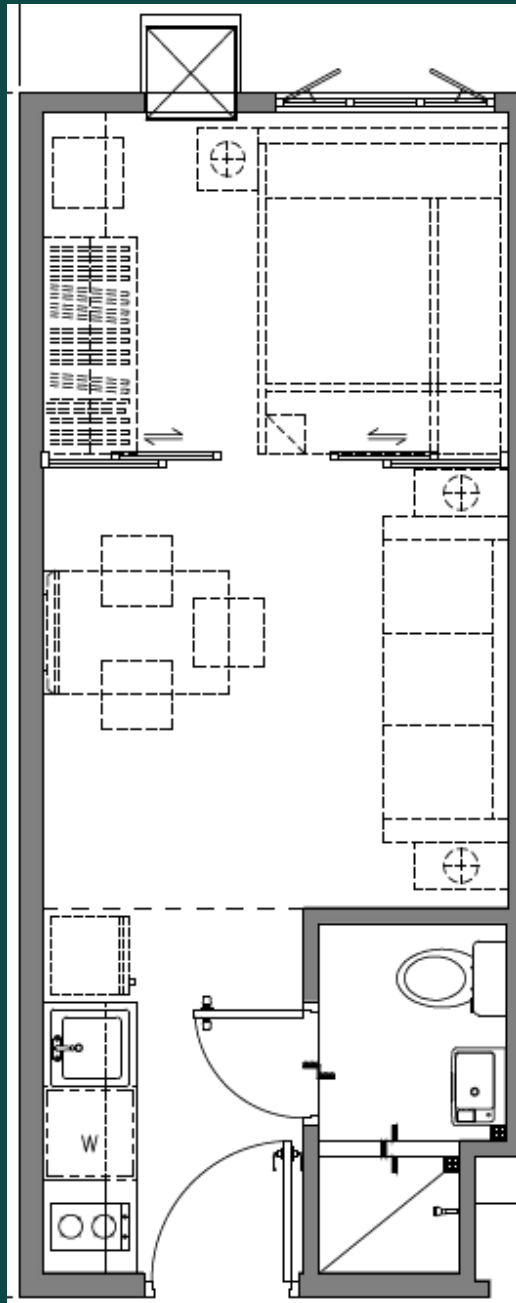
Studio  
20.15sqm



STUDIO DRESSED UP UNIT PERSPECTIVE

# Typical Floor Plans and Unit Layouts

1 - Bedroom  
24.03 - 27.32 sqm

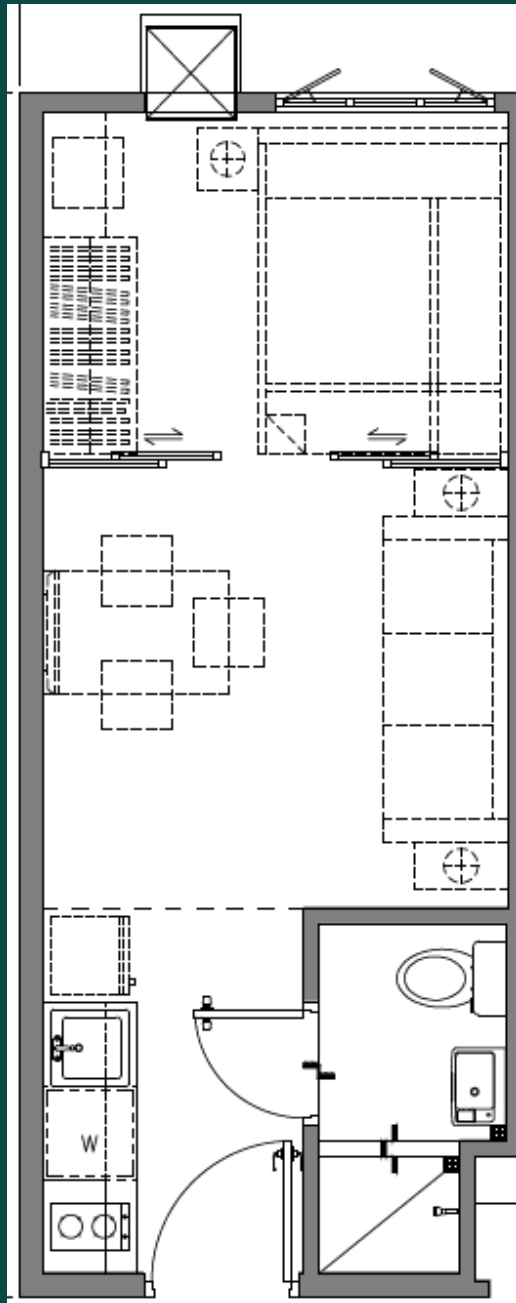


1 - BEDROOM DRESSED UP UNIT PERSPECTIVE



# Typical Floor Plans and Unit Layouts

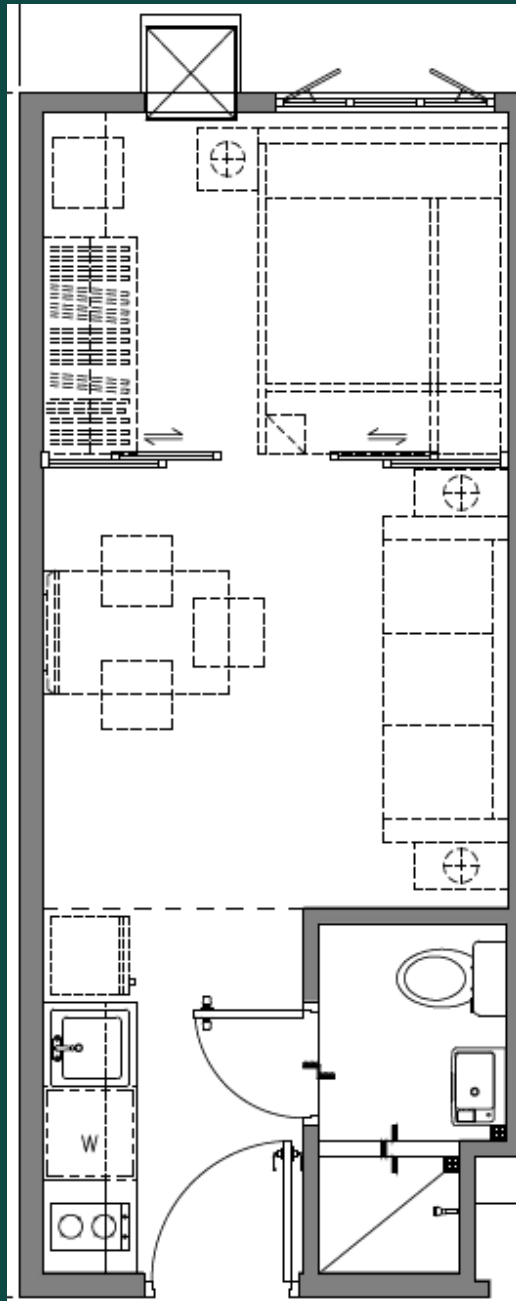
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1 - BEDROOM DRESSED UP UNIT PERSPECTIVE

# Typical Floor Plans and Unit Layouts

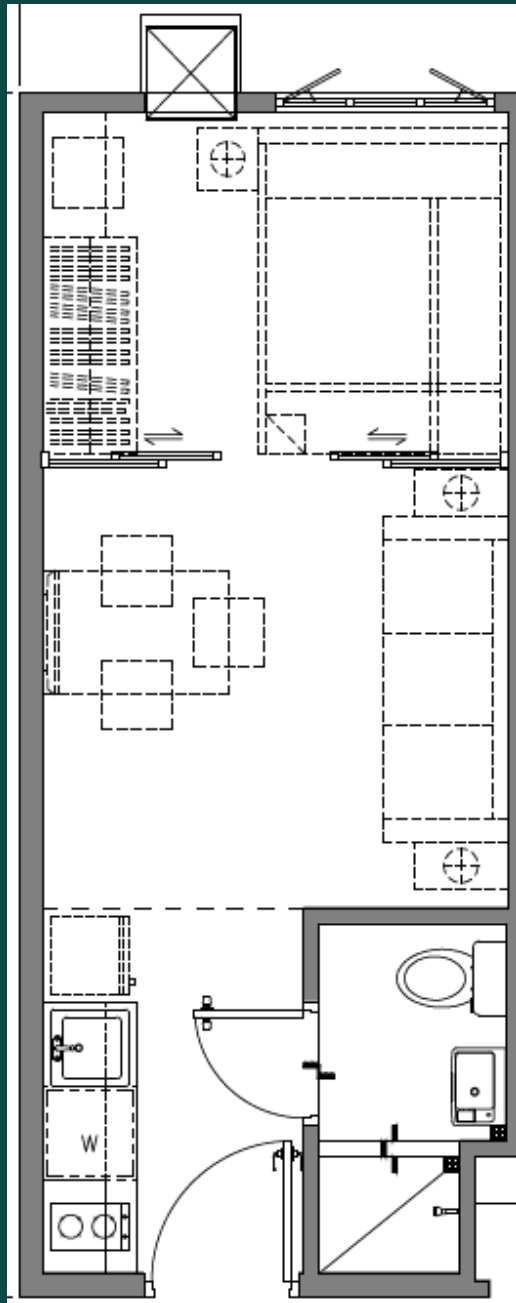
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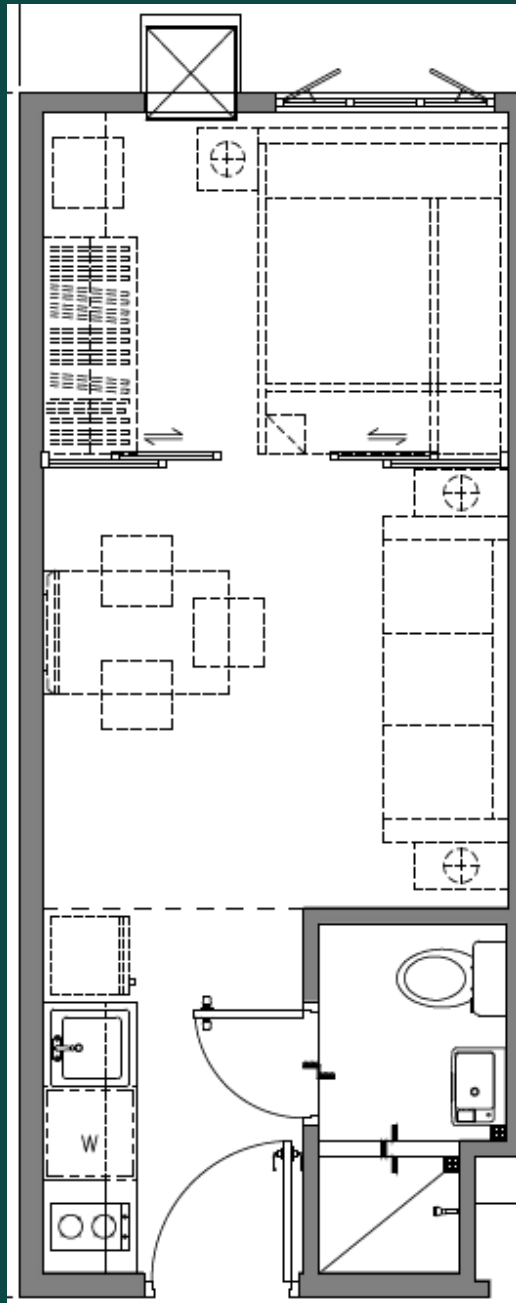
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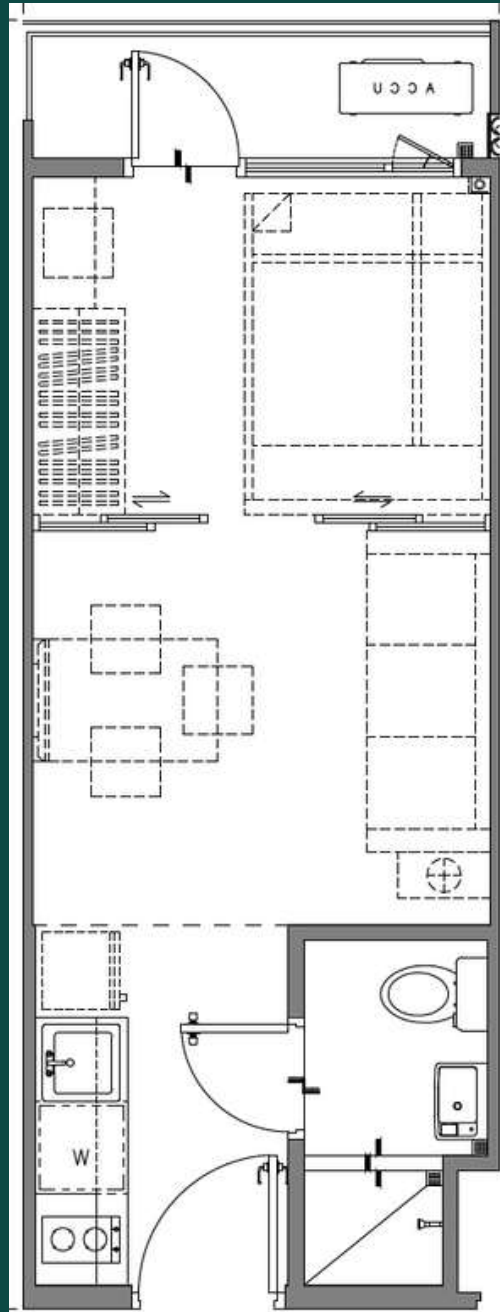
1 - Bedroom  
24.03 – 27.32 sqm



1 - BEDROOM DRESSED UP UNIT PERSPECTIVE

# Typical Floor Plans and Unit Layouts

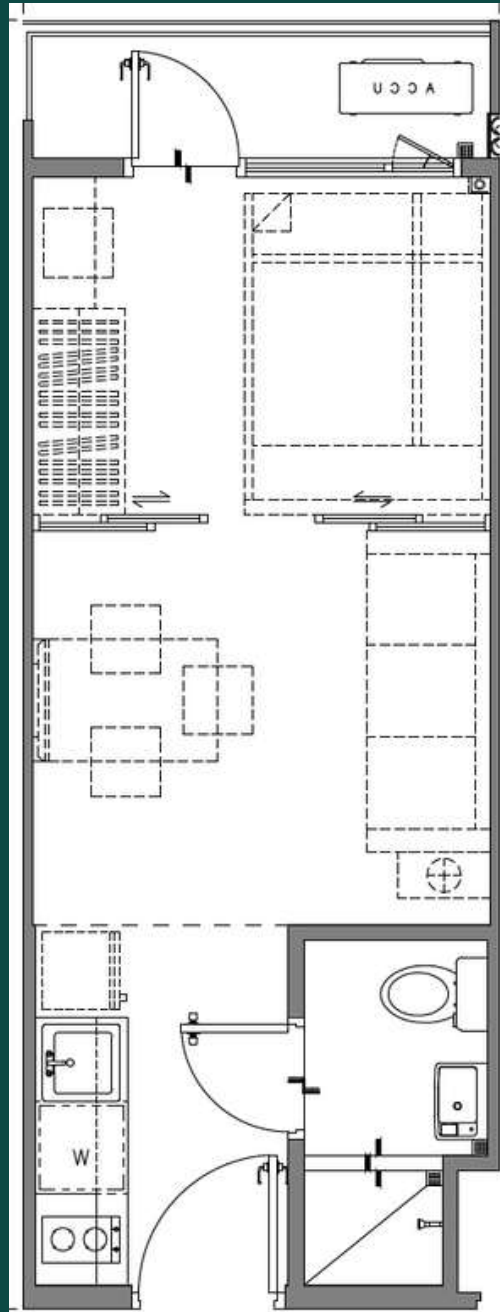
1 – Bedroom w/ Balcony  
26.04 sqm



1 - BEDROOM WITH BALCONY DRESSED UP UNIT PERSPECTIVE

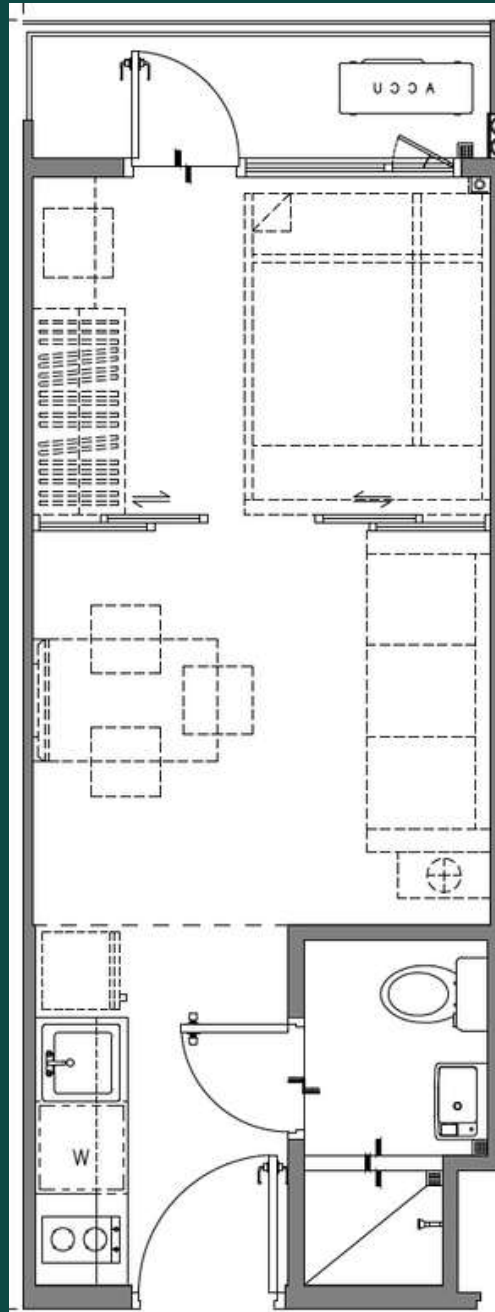
# Typical Floor Plans and Unit Layouts

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26.04 sqm



# Typical Floor Plans and Unit Layouts

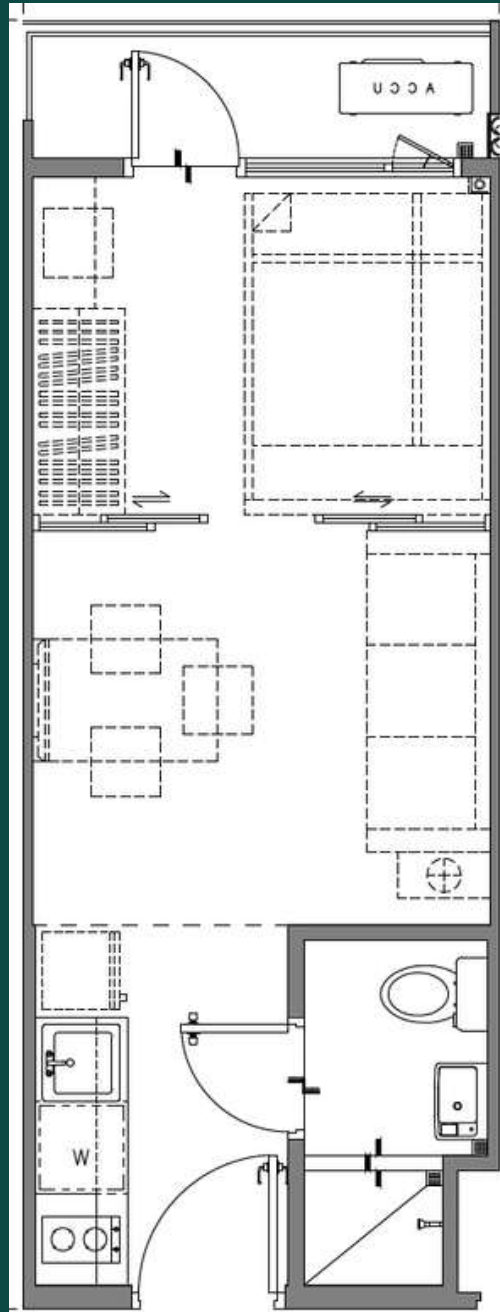
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1 - BEDROOM WITH BALCONY DRESSED UP UNIT PERSPECTIVE

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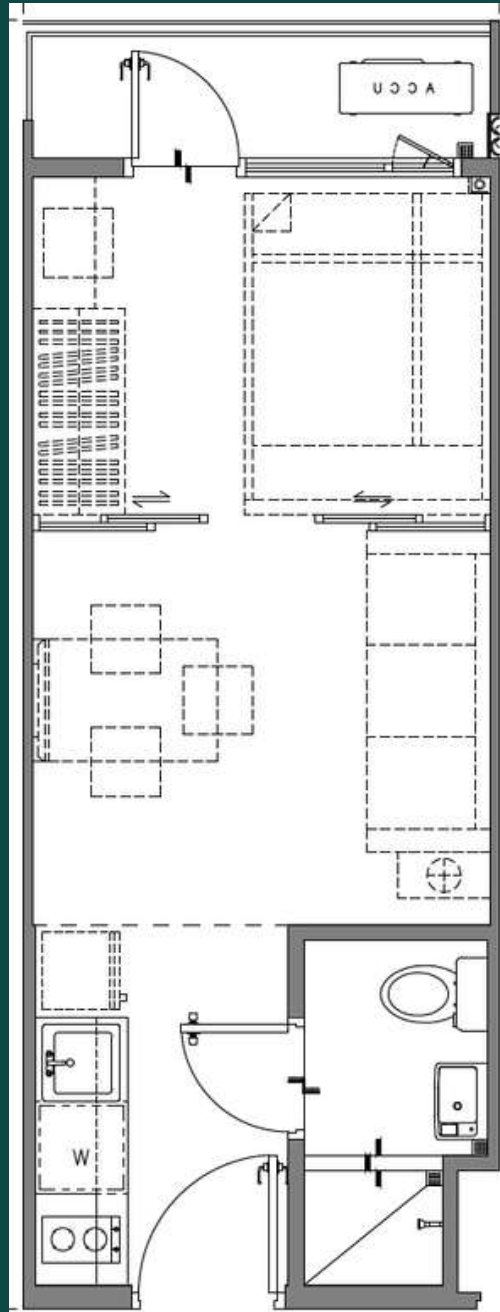


1 - BEDROOM WITH BALCONY DRESSED UP UNIT PERSPECTIVE



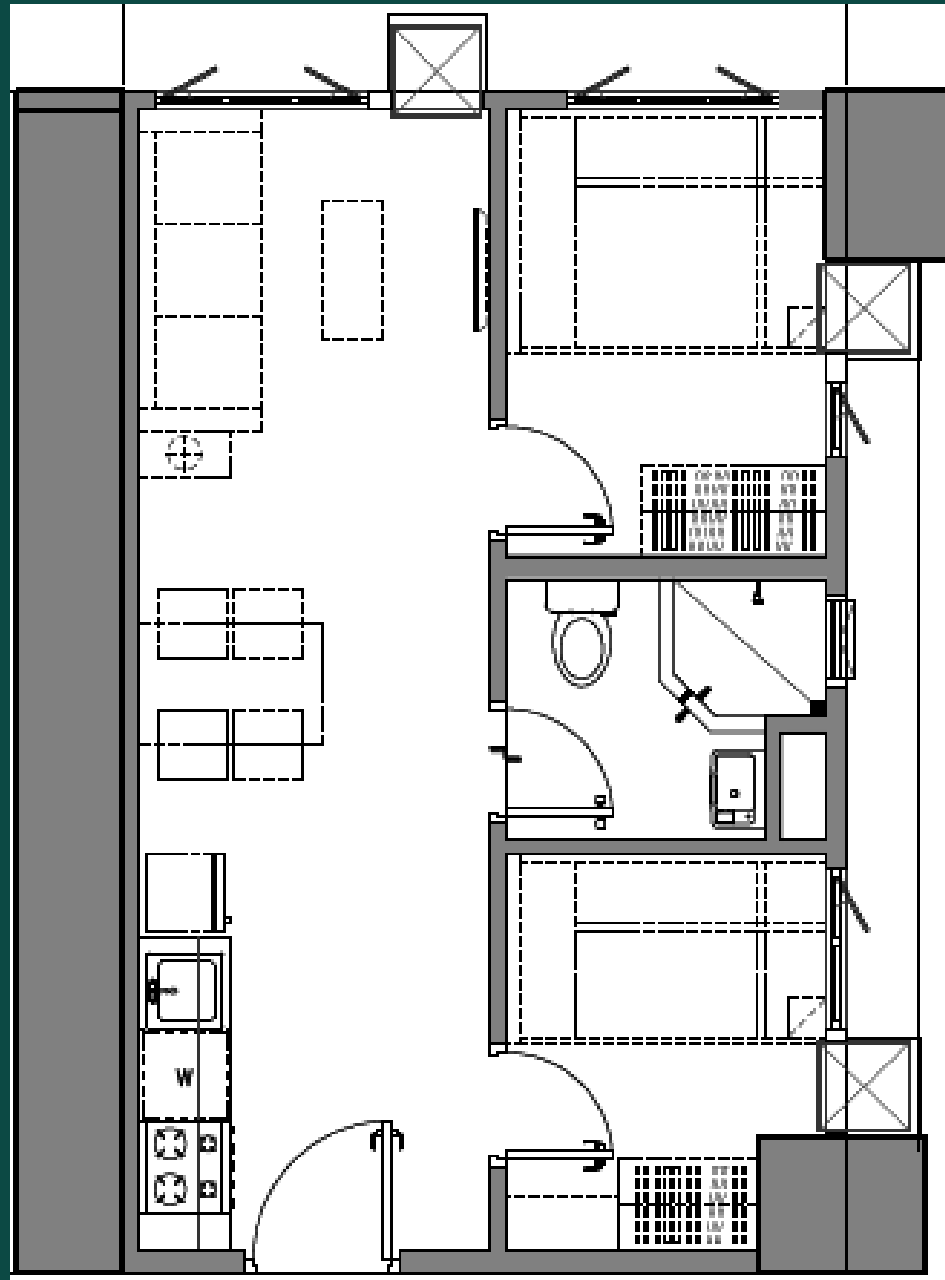
# Typical Floor Plans and Unit Layouts

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26.04 sqm



# Typical Floor Plans and Unit Layouts

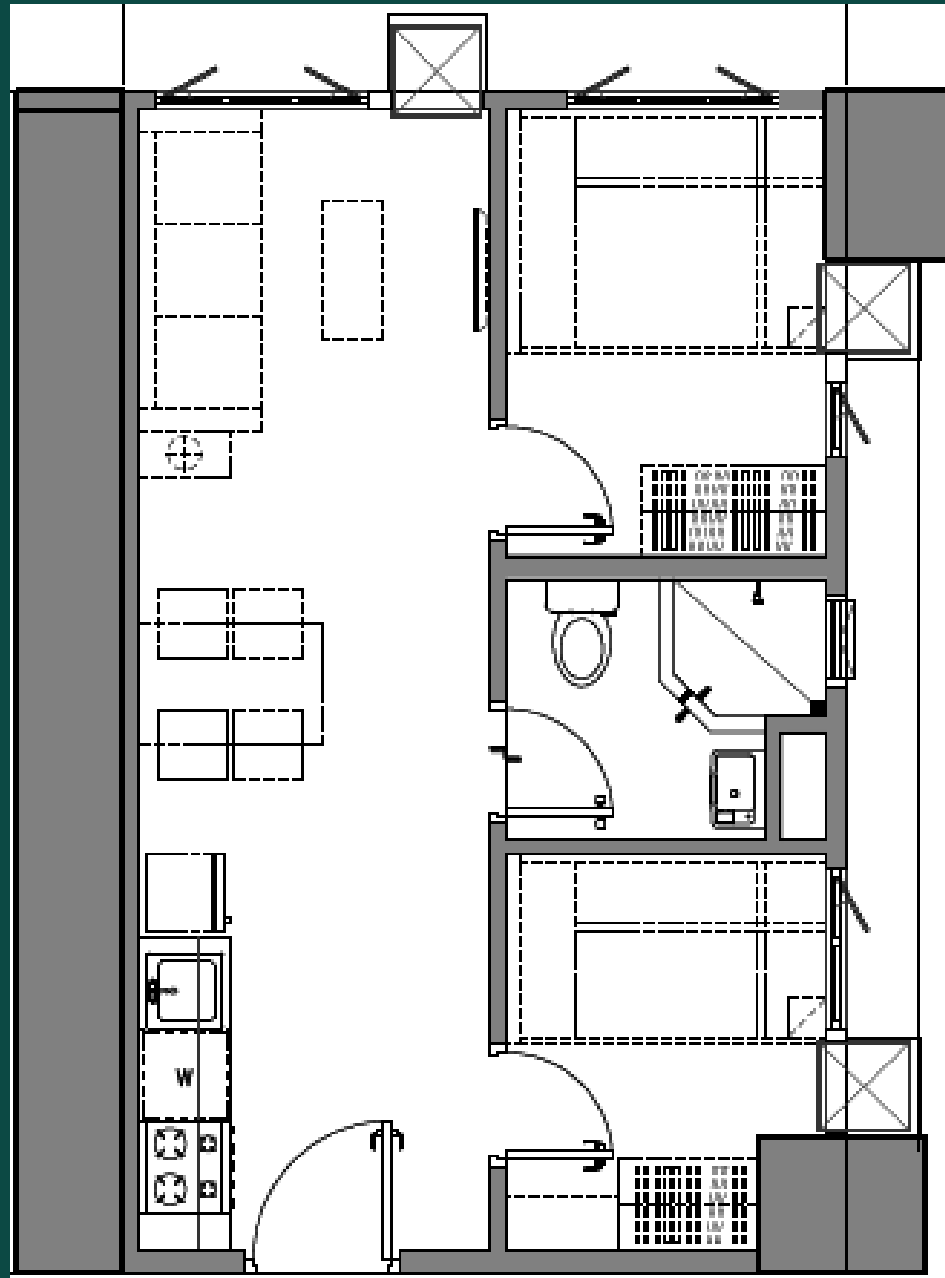
2 - Bedroom End Unit  
36.62 sqm



2 - BEDROOM END DRESSED UP UNIT PERSPECTIVE

# Typical Floor Plans and Unit Layouts

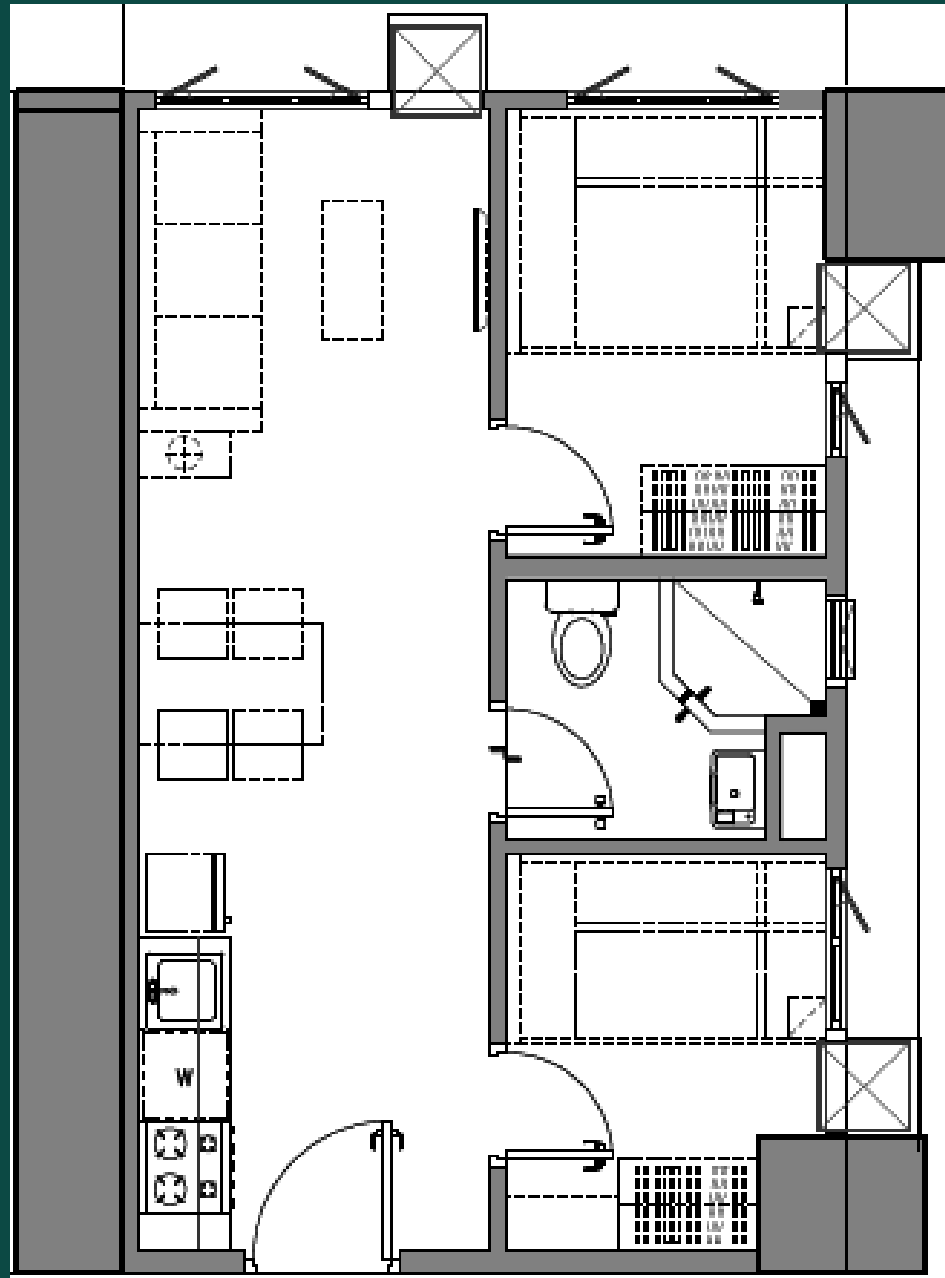
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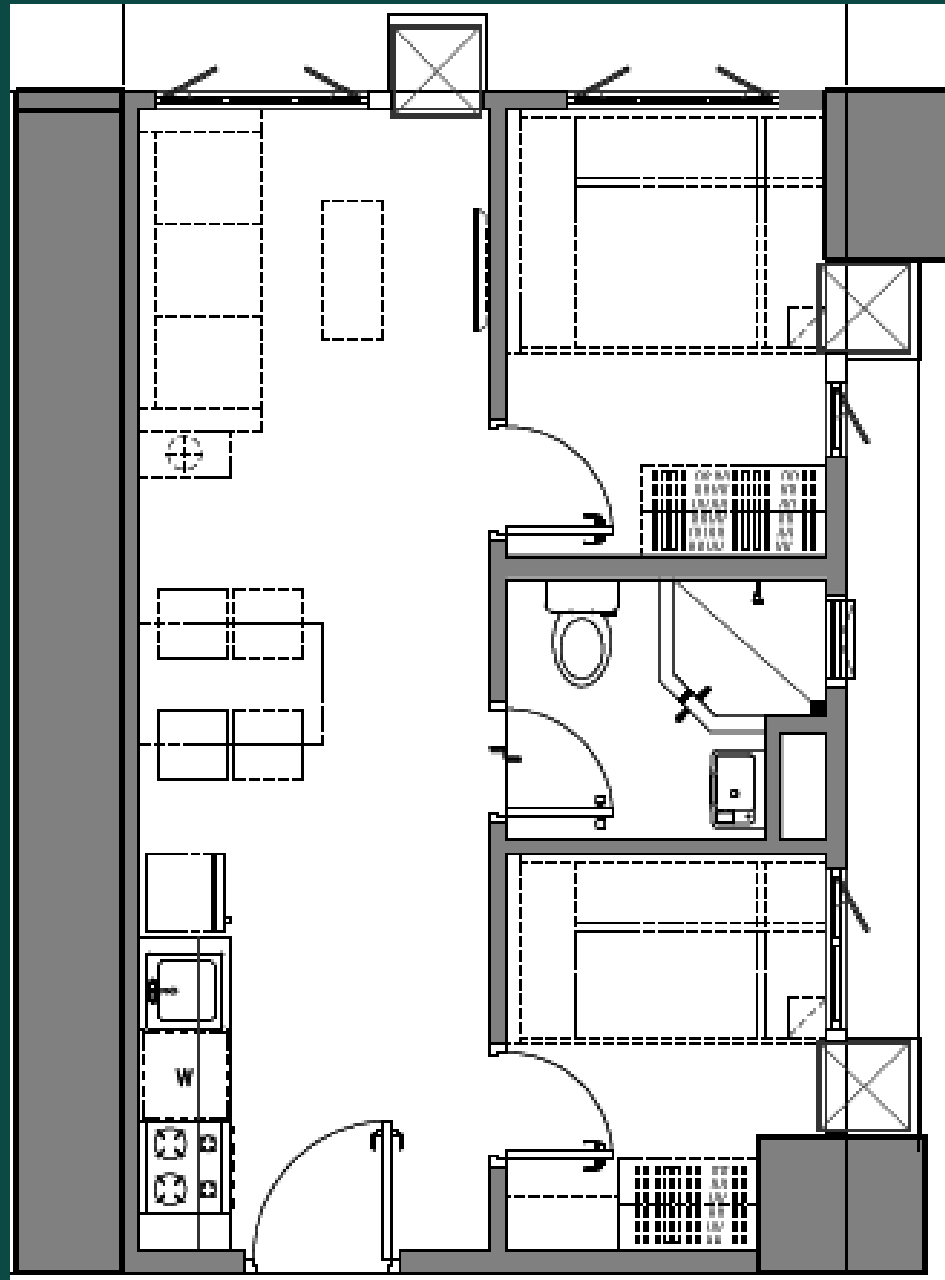
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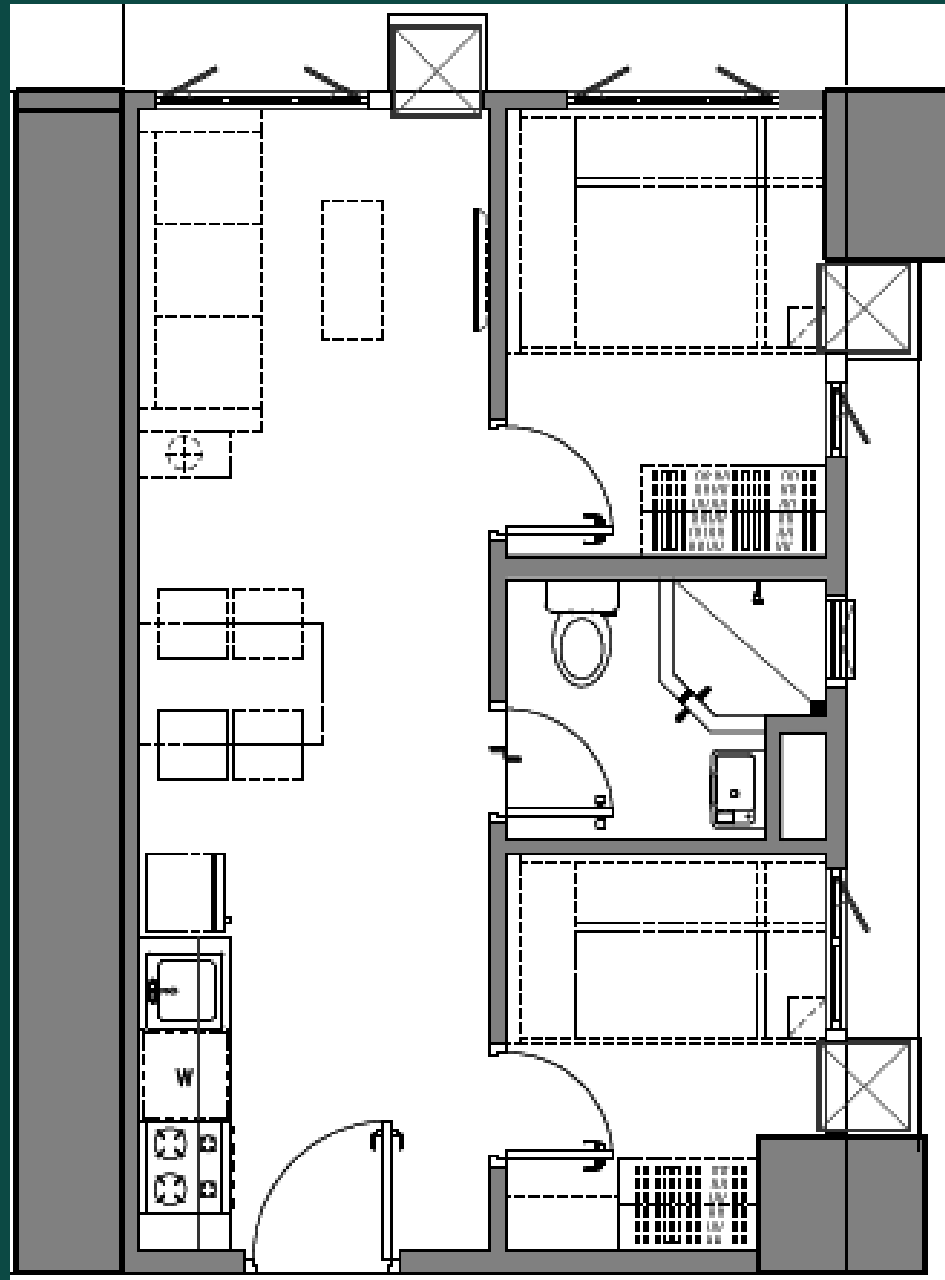
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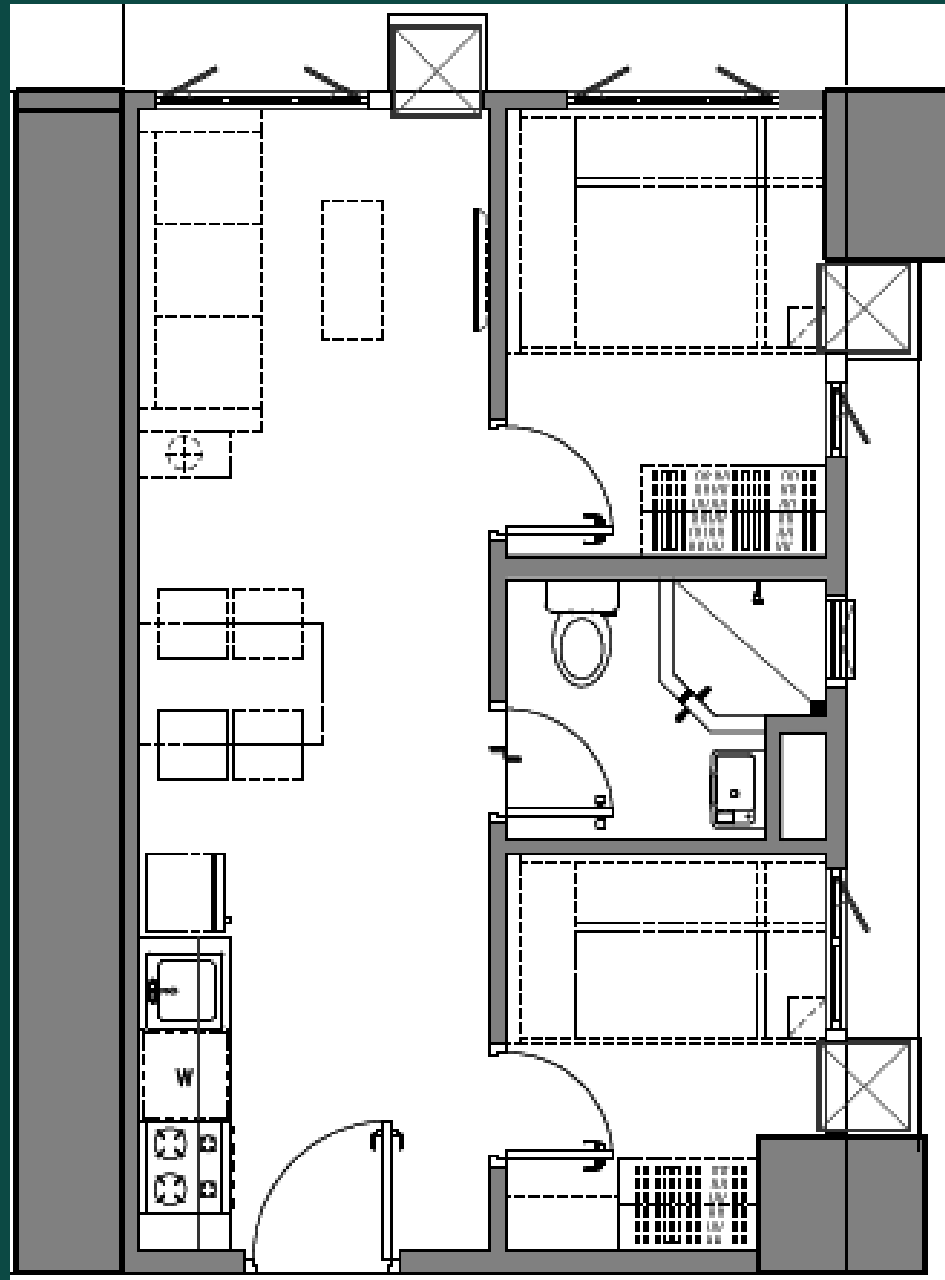
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2 - BEDROOM END DRESSED UP UNIT PERSPECTIVE

# Typical Floor Plans and Unit Layouts

2 - Bedroom End Unit  
36.62 sqm



2 - BEDROOM END DRESSED UP UNIT PERSPECTIVE

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# JADE

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# Unit Specifications

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Project Briefing





# Unit Specifications

## GENERAL FINISHES

### Living and Dining Area

#### Floor Finishes

- Floor tiles in all areas of the unit
- Porcelain tiles

#### Wall finishes

- Painted plain cement finish

#### Ceiling Finish

- Painted Finish

#### Deliverables

- Digital lock-set

## KITCHEN

- Painted plain cement finish on walls
- Painted drop ceiling
- 1" Stone-look Countertop
- 4" Splashboard
- Base and overhead kitchen cabinets
- Kitchen sink with faucet
- Range hood
- Cooktop
- Grease trap

## BEDROOM

### 1 - Bedroom Units

- Wood laminated sliding door

### 2 - Bedroom Units

- Laminated flush door, wood laminated sliding door

### Balcony

- Concrete wall
- Steel railing with powder coating

## TOILET AND BATH

- Full height tiles on walls
- Tiles on floor
- Finished drop ceiling
- Water closet
- Lavatory
- Soap holder
- Tissue holder
- Shower set
- Hand-held bidet
- Provision of tapping point for water heater (shower area only)

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# JADE

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# Pricing and Payment Terms

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Project Briefing



# Pricing Profile



## Pricing Profile

Overall Units			
Ave. P/sqm	275,000 / sqm		
TLP	Php 5.3Mn - Php 10.3Mn		
Unit Type	Unit Area (sqm)	TLP (Mn)	TAP (inclusive of VAT and OC)
Studio Unit	20.15	5.3Mn - 5.8Mn	6.3Mn - 6.8 Mn
1 BR	24.03 - 27.32	6.2Mn - 7.6Mn	7.4Mn - 9.0Mn
1BR End Unit	26.16 - 27.32	6.7Mn - 7.6Mn	7.9Mn - 9.0Mn
1BR w Balcony	26.04	6.8Mn - 7.8Mn	8.1Mn - 9.2Mn
1BR End Unit w Balcony	27.61 - 29.61	7.5Mn - 8.6Mn	8.8Mn - 10.2Mn
2BR End Unit	36.62	10.0Mn - 10.3Mn	11.8Mn - 12.3Mn

# Payment Terms



**STANDARD PAYMENT TERMS**

**RESERVATION FEE: P 30,000**

<b>Payment Scheme</b>	<b>PARTICULAR</b>	<b>DISCOUNT</b>
<b>SPOT CASH</b>	<b>100% Cash in 30 days</b>	<b>15%</b>
<b>SPOT DP</b>	<b>5% Spot / 15% Over 71 months / 80% Balance</b>	<b>10%</b>
<b>SPREAD DP</b>	<b>5% over 12 months / 15% over 60 months / 80% Balance</b>	<b>5%</b>
<b>SPREAD DP</b>	<b>20% over 72 months / 80% Balance</b>	<b>-</b>

# Sample Computation



## SAMPLE PAYMENT TERM COMPUTATION

(based from minimum and maximum TLP)

Payment Term	CASH		SPOT DP		SPREAD DP		DEFERRED	
	Minimum 100% over 1 month	Maximum 100% over 1 month	Minimum 5% over 1 month	Maximum 5% over 1 month	Minimum 5% over 12 months	Maximum 5% over 12 months	Minimum 20% over 72 months	Maximum 20% over 72 months
			15% over 71 months	15% over 71 months	15% over 60 months	15% over 60 months		
	-	-	80% BF/LP	80% BF/LP	80% BF/LP	80% BF/LP	80% BF/LP	80% BF/LP
TLP*	5,326,000	10,349,000	5,326,000	10,349,000	5,326,000	10,349,000	5,326,000	10,349,000
Discount rate	<b>15.0%</b>	<b>15.0%</b>	<b>10.0%</b>	<b>10.0%</b>	<b>5.0%</b>	<b>5.0%</b>	<b>0.0%</b>	<b>0.0%</b>
Discount	798,900	1,552,350	532,600	1,034,900	266,300	517,450	-	-
Net TLP	4,527,100	8,796,650	4,793,400	9,314,100	5,059,700	9,831,550	5,326,000	10,349,000
VAT	543,252	1,055,598	575,208	1,117,692	607,164	1,179,786	639,120	1,241,880
OC	294,262	571,782	311,571	605,417	328,881	639,051	346,190	672,685
TAP	5,364,614	10,424,030	5,680,179	11,037,209	5,995,745	11,650,387	6,311,310	12,263,565
RF	<b>30,000</b>	<b>30,000</b>	<b>30,000</b>	<b>30,000</b>	<b>30,000</b>	<b>30,000</b>	<b>30,000</b>	<b>30,000</b>
DP	<b>5,284,614</b>	<b>10,344,030</b>	<b>254,009</b>	<b>521,860</b>	<b>22,482</b>	<b>46,043</b>	-	-
MA	<b>5,284,614</b>	<b>10,344,030</b>	<b>12,000</b>	<b>23,318</b>	<b>14,989</b>	<b>29,126</b>	<b>17,115</b>	<b>33,649</b>
Bullet Payment	-	-	-	-	-	-	-	-
Balance	<b>50,000</b>	<b>50,000</b>	<b>4,544,143</b>	<b>8,829,767</b>	<b>4,796,596</b>	<b>9,320,309</b>	<b>5,049,048</b>	<b>9,810,852</b>

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# JADE

## RESIDENCES

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Project Briefing



*Artist's perspective only*

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RESIDENCES

# Frequently Asked Questions (FAQ)

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Project Briefing



*Artist's perspective only*

# Frequently Asked Questions



## Location

- What establishments and landmarks are near SMDC Jade Residences?

### MALLS/SHOPPING CENTERS AND GROCERIES

- Waltermart Makati ( ± 1.0km)
- Makati Cinema Square ( ±1.2 km)
- SM Makati / Landmark / Glorietta (±1.3km)
- Alphaland (± 500m)

### EDUCATIONAL INSTITUTIONS

- Don Bosco Technical Institute (±1.0 km)
- Assumption College (±0.6 km)
- Makati Hope Christian School (±1.3 km)
- Asian Institute of Management (±1.0 km)

### HEALTH INSTITUTIONS

- Makati Medical Center (±1.8 km)
- Pasay City General Hospital (±1.9 km)

### PLACES OF WORSHIP

- Sto Niño de Paz Chapel (±1.2 km)
- San Ildefonso Parish Church (±1.2 km)
- National Shrine of the Sacred Heart (±2.4 km)
- St. John Bosco Parish (± 1.0km)

### GOVERNMENT OFFICES

- Makati Central Police Headquarters (±2.2 km)
- Makati Fire Station (±2.1 km)
- Makati City Hall (±3.3 km)

### CULTURAL INSTITUTIONS

- Finale Art File (±0.3 km)
- Ayala Museum (±1.3 km)
- Yuchengco Museum (±1.9 km)

### OFFICE BUILDINGS

- PBCom Tower (±1.7 km)

## 2. How to go to SMDC Jade Residences (Ingress/Egress)

Main access to and from the project is via Chino Roces Avenue connected to:

- EDSA
- Don Bosco (coming from Skyway or Osmena highway)
- Arnaiz Ave.



# Frequently Asked Questions



# JADE

## RESIDENCES

### FREQUENTLY ASKED QUESTIONS

#### Building Details

#### What are the amenities in the project?

- Swimming Pool, Multi-purpose Lawns, Function Rooms, Fitness Gym, Kid's Play Area, Water Feature, Entertainment Lounge (Game Lounge, Music Lounge and Media Lounge), Wellness Spa, Meditation Deck

#### What is the back up power?

- Common Areas: 100% Back up power
- Residential Units:
  - 1 - Bedroom Units
    - One (1) Refrigerator Outlet
    - One (1) receptacle outlet at Living area
    - One (1) Lighting outlet at Living / Dining area
  - 2 - Bedroom Units
    - One (1) Refrigerator outlet
    - One (1) receptacle outlet at Living area
    - Two (2) Lighting outlet at Living / Dining area & Master Bedroom

# Frequently Asked Questions



# JADE

## RESIDENCES

### FREQUENTLY ASKED QUESTIONS

#### Building Details

**What will be the type of ventilation on the typical residential hallways?**

- Operable windows are provided at the end of each hallway.

**What are the corridor measurements?**

- Hallway width: +1.5 meters
- Hallway Floor to Ceiling Height: +2.3 meters

**How many elevators are there?**

- Twelve (12) elevators

**When is the estimated project completion?**

- Starting Q3 2029

**What is the project's safety measure from flooding?**

- 0.8m elevation from Chino Roces Avenue to Ground Floor, as per Flood Study

# Frequently Asked Questions



**JADE**  
RESIDENCES  
FREQUENTLY ASKED QUESTIONS

## Unit Details

### What is the floor to floor and floor to ceiling height?

- Residential Floor to Ceiling Height: +2.4 to +2.9 meters
- Residential Floor to Floor Height: +3.1 meters

### What are the internal partitions?

- There will be a partition for the bedroom(s) and for toilet and bath.

### What is the allowable AC Capacity?

- 2 Br with full partition
  - 1.5 hp (2-split type indoor units)
  - 1.5 hp (1-window type ac unit)
- 1 Br with 2.4m height partition
  - 1.5 hp (1 indoor unit)