

**SMDC**

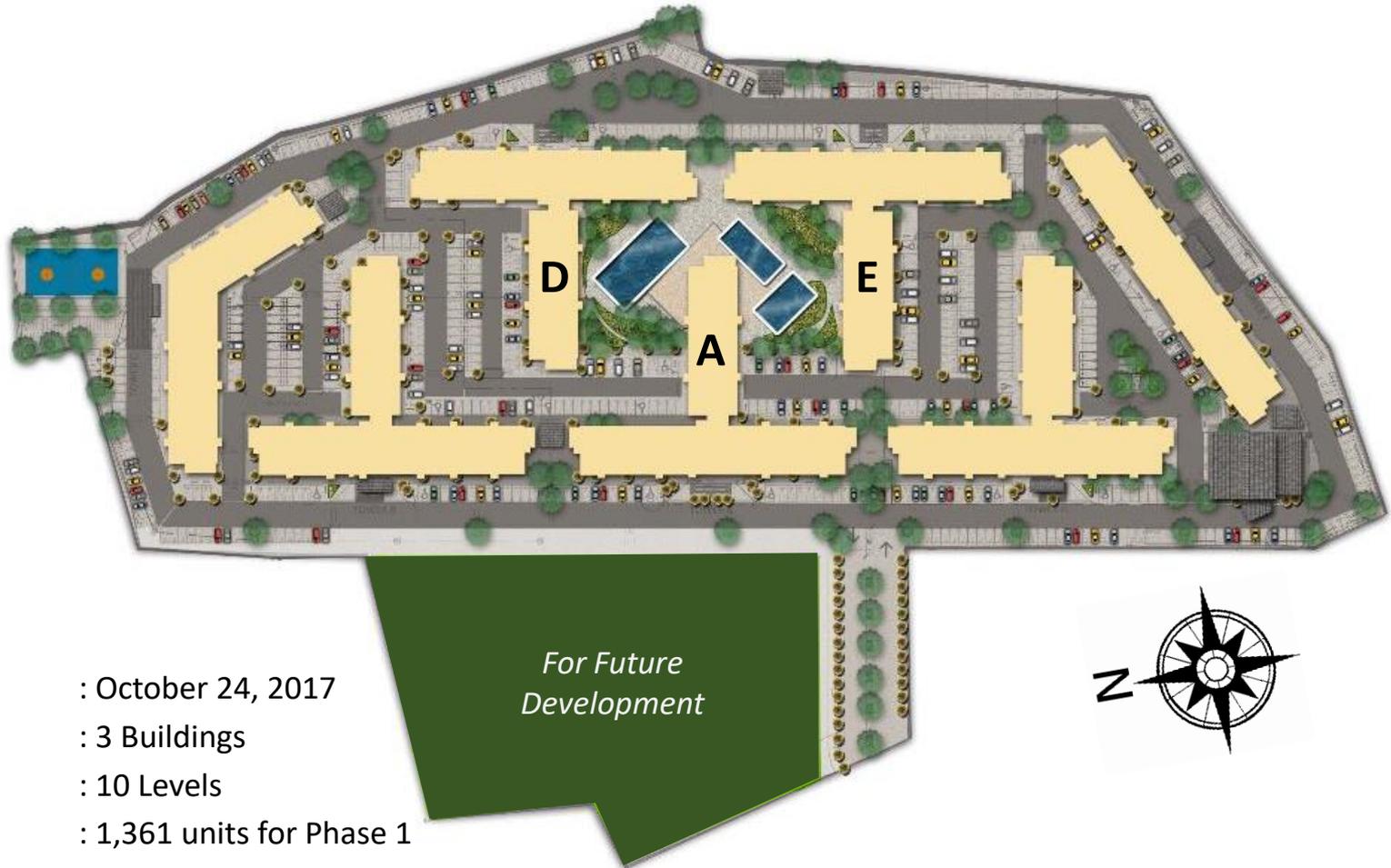
# CHARM

R E S I D E N C E S

FELIX AVENUE, CAINTA

Technical Details

# Master-Planned Environment



Launch Date : October 24, 2017  
Number of Bldgs. : 3 Buildings  
Total # of Floors : 10 Levels  
Number of Units : 1,361 units for Phase 1  
(Building A : 435 Units Building D : 463 units Building E : 463 units)

*For Announcement Purposes Only*

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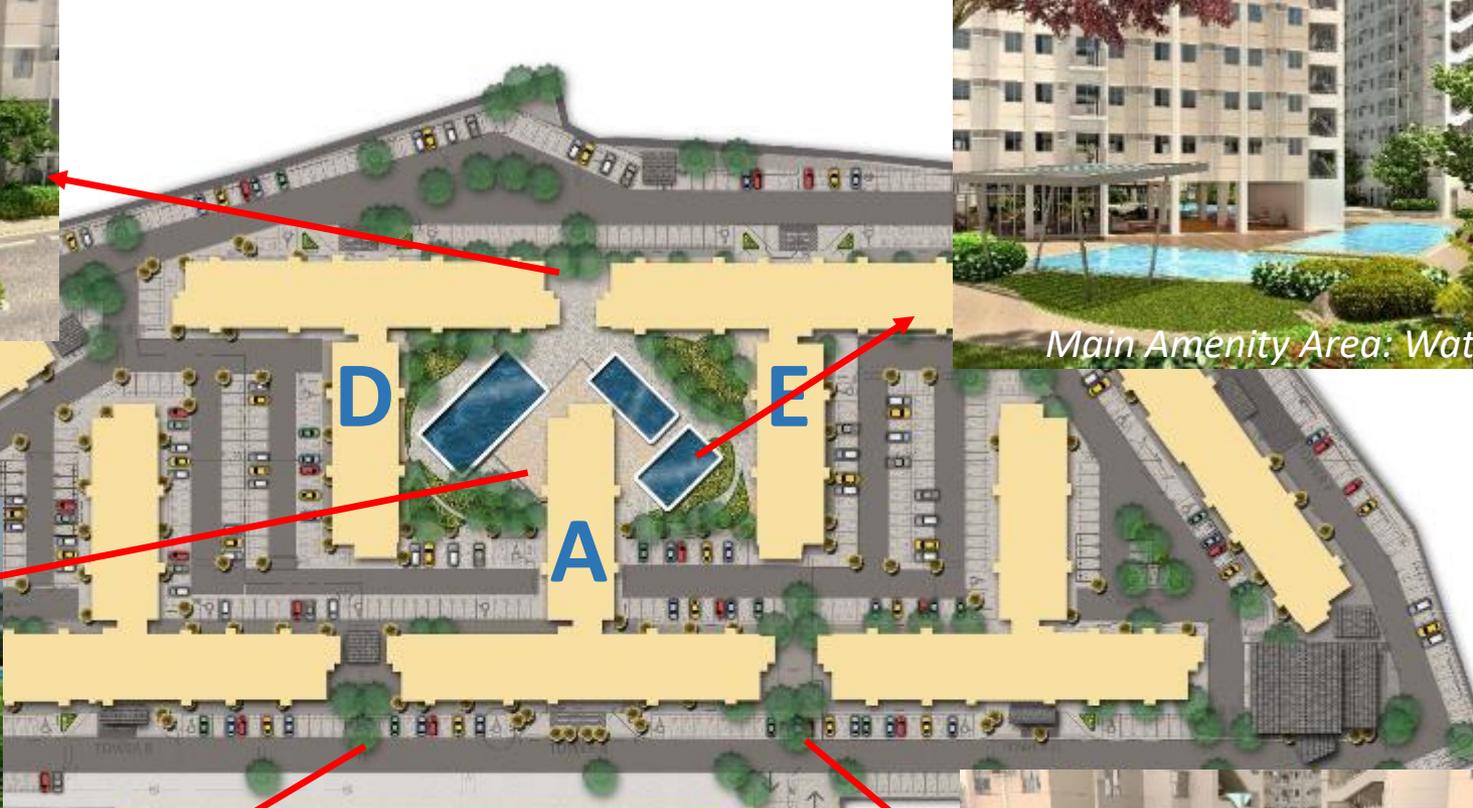
Wind Pocket Park



Main Amenity Area: Water



Main Function Room



Earth Pocket Park



Fire Pocket Park



**Phase 1:** Tower A, D, E  
**No. of Units:** (1,361) Residential Units and (254) open surface residential parking \*\*  
**Product offering:** 28- 32 SQM (2 BR)

**CHARM**  
RESIDENCE  
FELIX AVENUE, CAINTA

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# Amenities Features

- Lap Pool
- Adult Pool
- Children's Pool
- Pool Lounge Area
- Main Garden Amenity Area
- Pocket Gardens
- Function Rooms
- Basketball Court
- Children's Play Area



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# Charm Residences: 2 BR Units



**There are countless options  
For Charm's 2 BR Configuration**  
*Area maybe transformed to  
A work area, study or  
entertainment room to be  
Converted to Bedroom in the future*



**Typical; 2 BR with Balcony Layout**  
Unit Area: 31.22 sqm



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## Building Features

- Lobby and reception area
- 24/7 CCTV cameras for each elevator, hallway, lift lobbies and main lobby
- Mailroom
- High-speed elevators
- 100% Back up power common areas
- 3.30m (GF) hallway Height, 2.40m (typical) hallway ceiling height



Artist's Perspective

## Unit Features

- 2BR unit partition configuration
- Power Back Up per Unit (2 Convenience Outlets + 2 Lights)
- Multi-Split Aircon Provision (On units with Balcony)
- CATV and Telephone Provision



Artist's Perspective

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# Unit Mix & Specifications

Unit Type	Number of Unit	Min SQM	Max SQM
2 Bedroom Unit	877	28.52	29.14
2 Bedroom Unit with Balcony	350	31.22	31.22
2 Bedroom End Unit	84	31.00	31.00
3 Bedroom Unit with Balcony	26	59.74	60.36
3 Bedroom Unit	17	57.04	57.66
3 Bedroom End Unit	3	59.52	59.52
Studio Unit	2	20.00	20.00
3 Bedroom End Unit with Balcony	2	62.22	62.22
<b>Grand Total</b>	<b>1361</b>	<b>20.00</b>	<b>62.22</b>

## ROOM PARTITION:

- CHB Wall and Dry Wall in Plain Cement Finish
- Laminated low wall partition

## TOILET PARTITION:

- CHB Wall Plastered Plain Cement Finish

## FLOOR FINISHES:

- 60x60cm Homogenous tiles for Living, Dining, Bedroom, & Hallway
- 30x30cm Ceramic Tiles for Toilet and Shower Area and Balcony

## BALCONY: Powder Coated Railings

## KITCHEN:

- Homogenous Tile Finish Kitchen Countertop over Modular Base Cabinet

## WALL FINISHES:

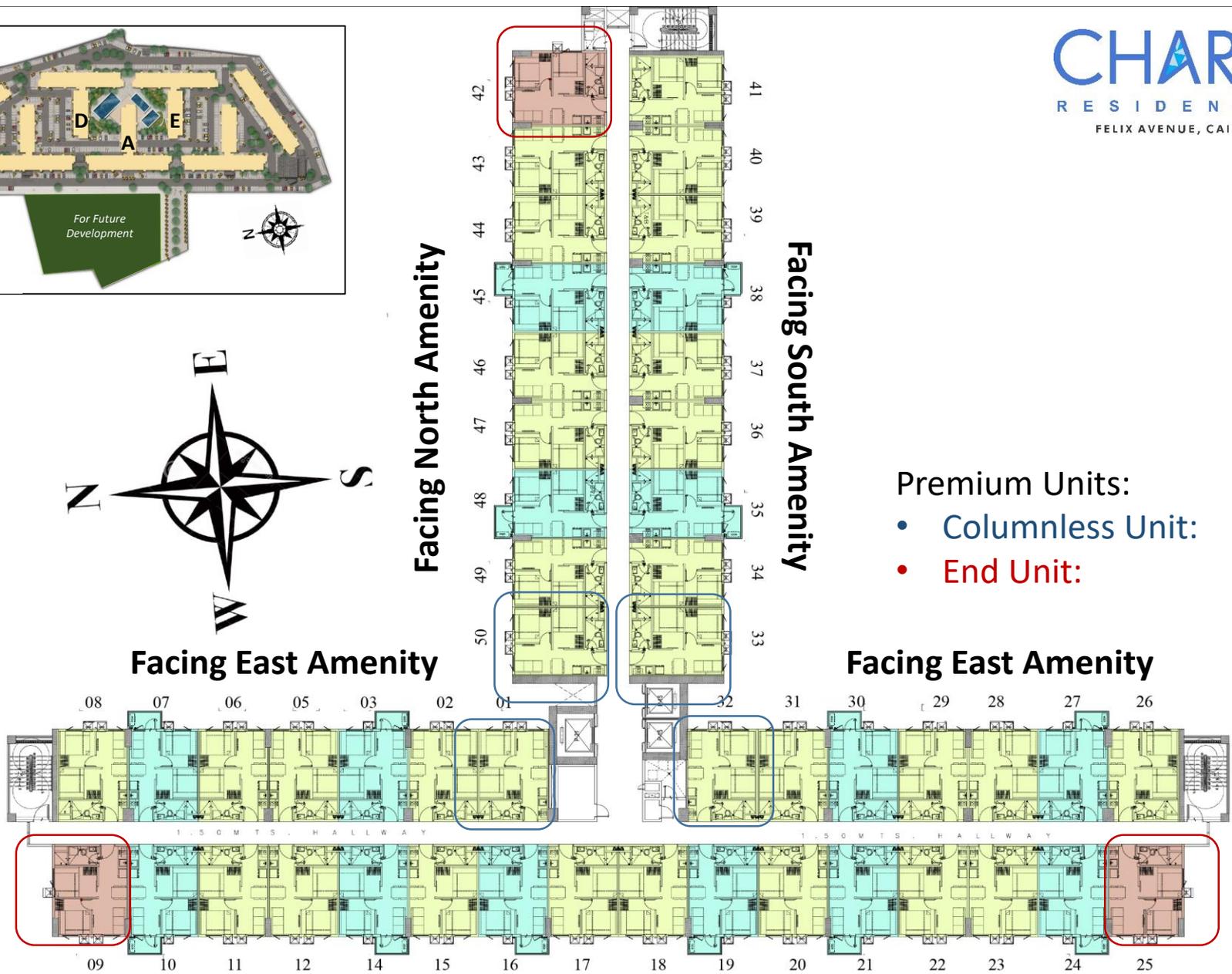
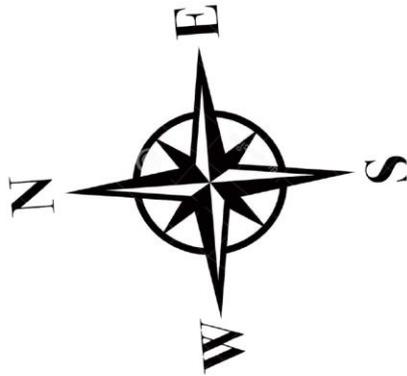
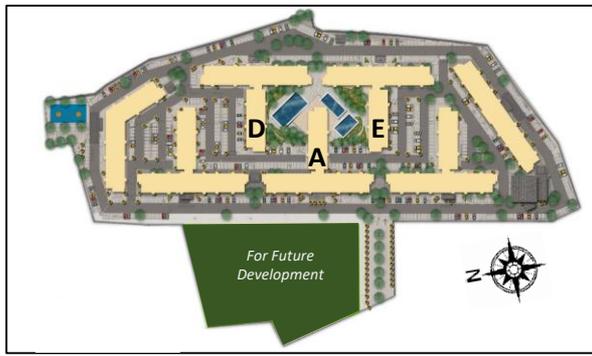
- Painted Finish for Living, Dining, T&B and Bedroom with provision for split type Aircon (On units with balcony)
- Painted Finish w/ Basepaint for Living, Dining and Bedroom
- Ceramic Tiles at 1.5m for Shower Area & single tile height for Toilet area

## CEILING FINISH:

- Concrete slab in painted finish for Living, Dining and Sleeping area
- Painted Finish Gypsum Board Ceiling for Toilet and Bath & Foyer

## TOILET & BATH FIXTURES:

- Wood Laminated Door for Toilet and Bath
- Ceramic Water closet with soap and tissue holder
- Ceramic Lavatory
- Rain Shower Set



- Premium Units:
- Columnless Unit:
  - End Unit:

**TOWER A  
3RD-11TH FLOOR PLAN**

**Facing West Imelda Ave.**

- 2 BEDROOM UNIT
- 2 BEDROOM UNIT W/ BALCONY
- 2 BEDROOM END UNIT

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# Facing East (Antipolo)



# Facing Imelda Ave

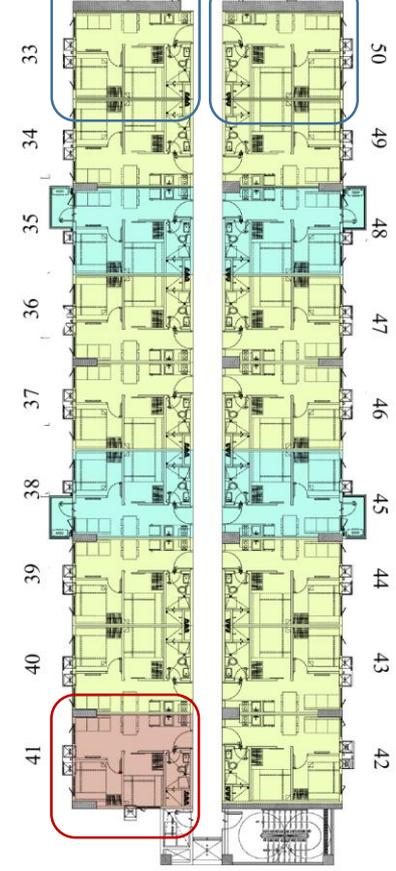
- Premium Units:
- Columnless Unit:
  - End Unit:



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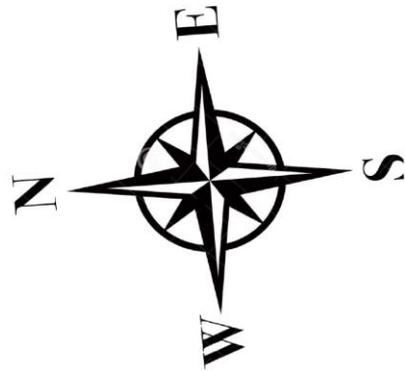
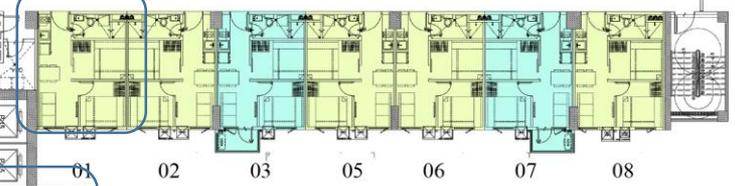
## TOWER D 3RD-11TH FLOOR PLAN

# Facing North (QC)



# Facing West Amenity

# Facing South Amenity



- 2 BEDROOM UNIT
- 2 BEDROOM UNIT W/ BALCONY
- 2 BEDROOM END UNIT

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# Facing East (Antipolo)



## Facing West Amenity

Premium Units:

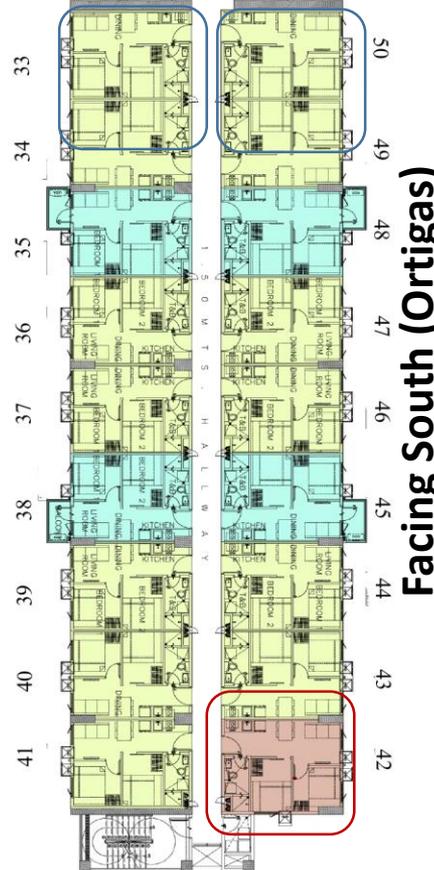
- Columnless Unit:
- End Unit:



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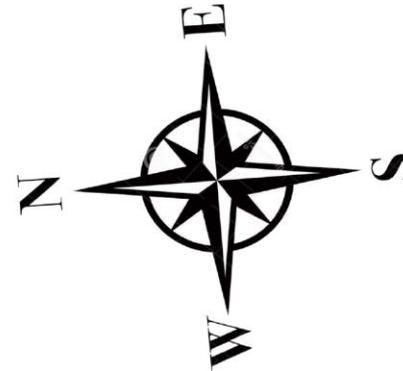
## TOWER E 3RD-11TH FLOOR PLAN

## Facing North Amenity



## Facing Imelda Ave

## Facing South (Ortigas)



- 2 BEDROOM UNIT
- 2 BEDROOM UNIT W/ BALCONY
- 2 BEDROOM END UNIT

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# Payment Terms

## Non-Vatable Units

Scheme	Particulars	TLP Discount
Deferred Cash	100% payable in 43 mos.	2%
Spot DP	10% Spot Payment, 90% Payable in 42 mos.	2%
Spread DP	15% payable in 42 mos., 85% Lumpsum or Bank Financing	n/a
Easy Payment	10% Spot Payment, 10% Payable in 41 mos, 80% Lumpsum / Bank	0.5%

## Vatable Units

Scheme	Particulars	TLP Discount
Deferred Cash	100% payable in 49 mos.	2%
Spot DP	10% Spot Payment, 90% Payable in 48 mos.	2%
Spread DP	15% payable in 48 mos., 85% Lumpsum or Bank Financing	n/a
Easy Payment	10% Spot Payment, 10% Payable in 47 mos, 80% Lumpsum / Bank	0.5%