

SMDC

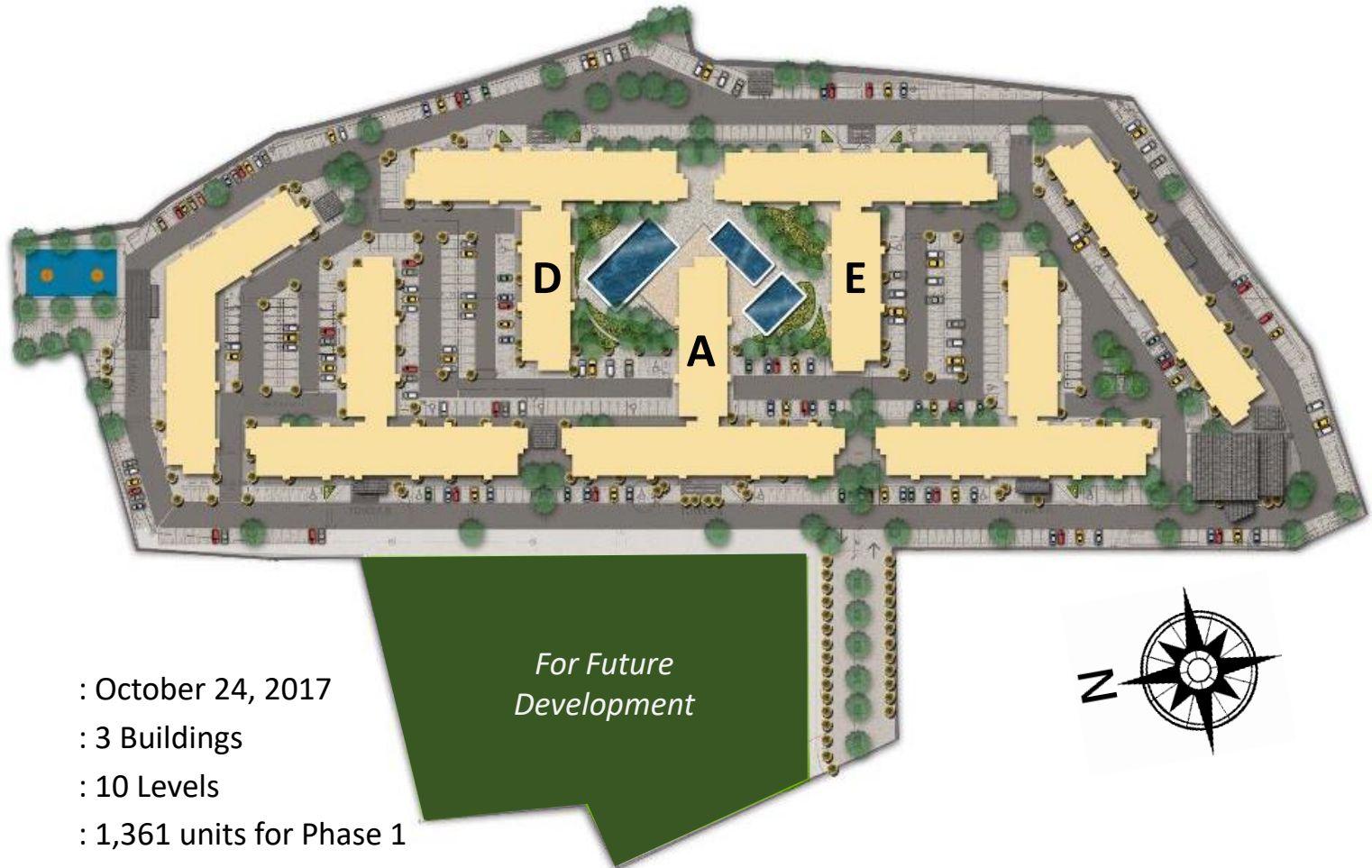
CHARM

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



Wind Pocket Park



Main Function Room



Earth Pocket Park



Main Amenity Area: Water



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)

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 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



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



**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*



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



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



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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
Grand Total	1361	20.00	62.22

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:

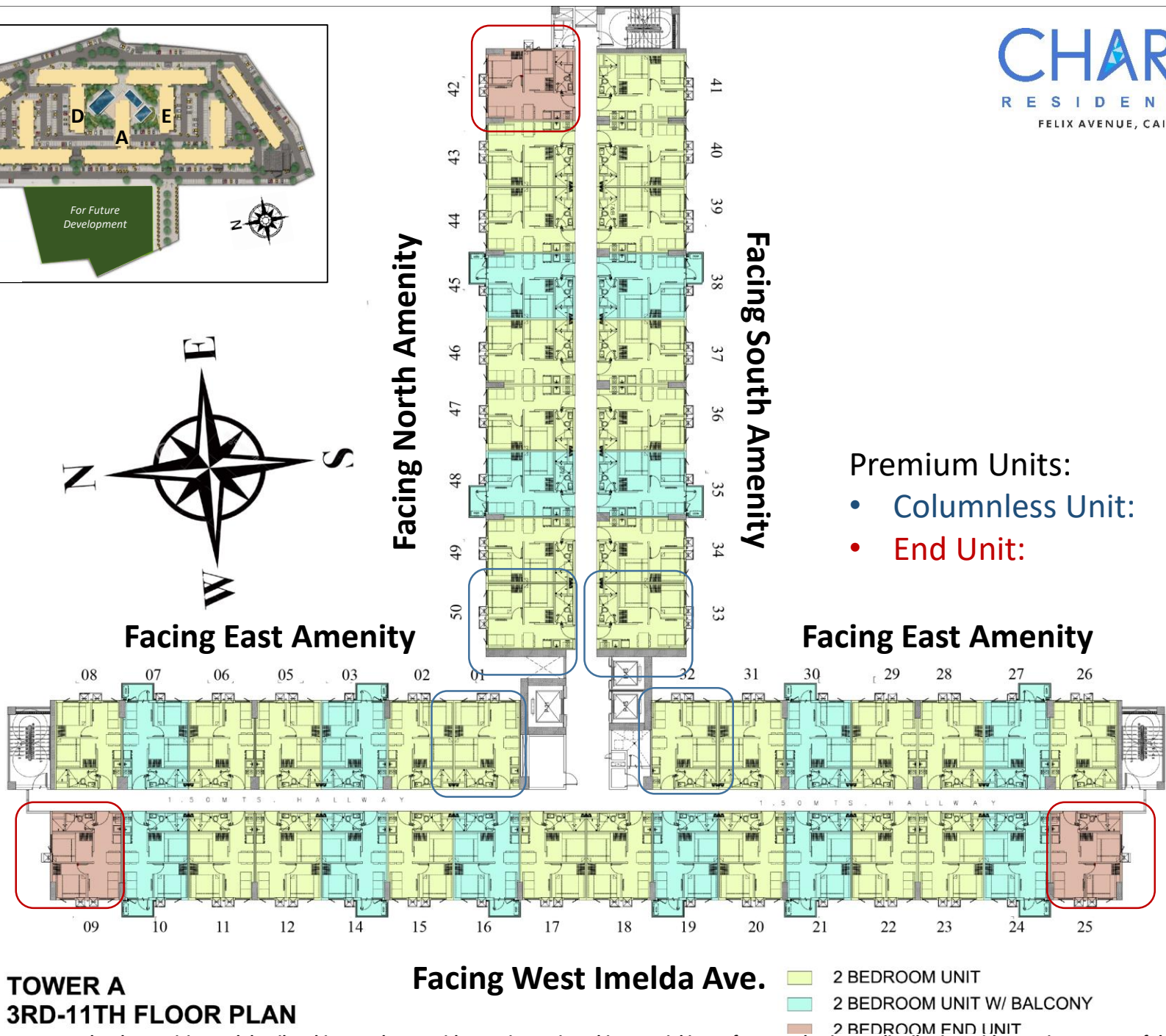
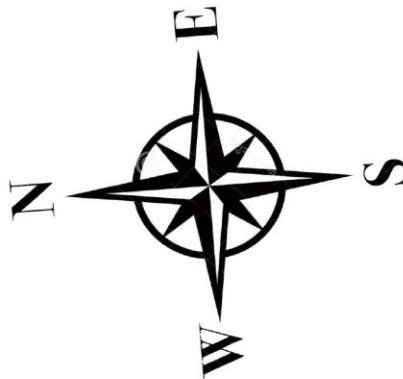
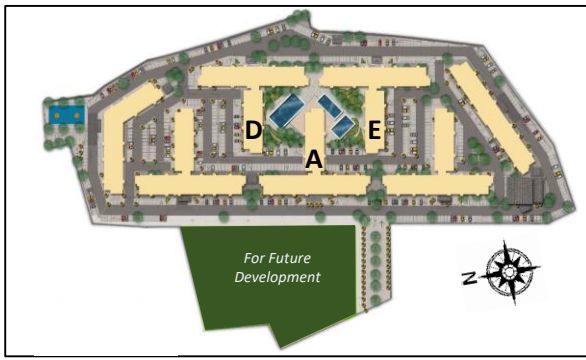
- Painted Finish for Living, Dining, T&B and Bedroom with provision for split type Aircon (On units with balcony)
- Painted Finish w/ Basepaint for Living ,Dining and Bedroom
- Ceramic Tiles at 1.5m for Shower Area & single tile height for Toilet area

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



Facing East (Antipolo)



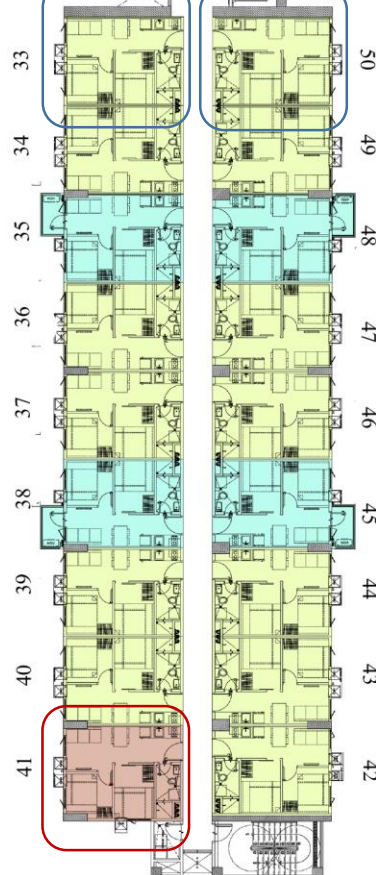
Facing Imelda Ave

Premium Units:

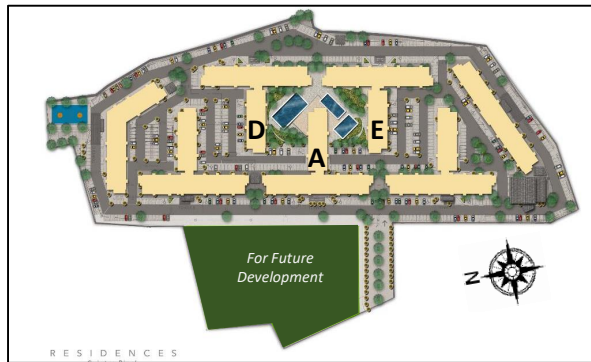
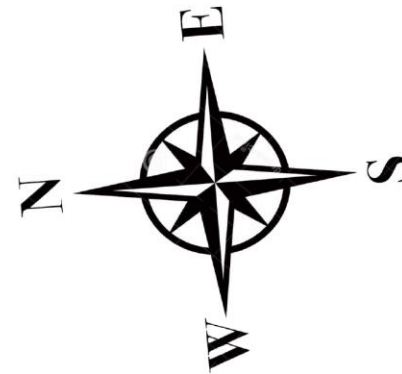
- Columnless Unit:
- End Unit:

Facing West Amenity

Facing North (QC)



Facing South Amenity



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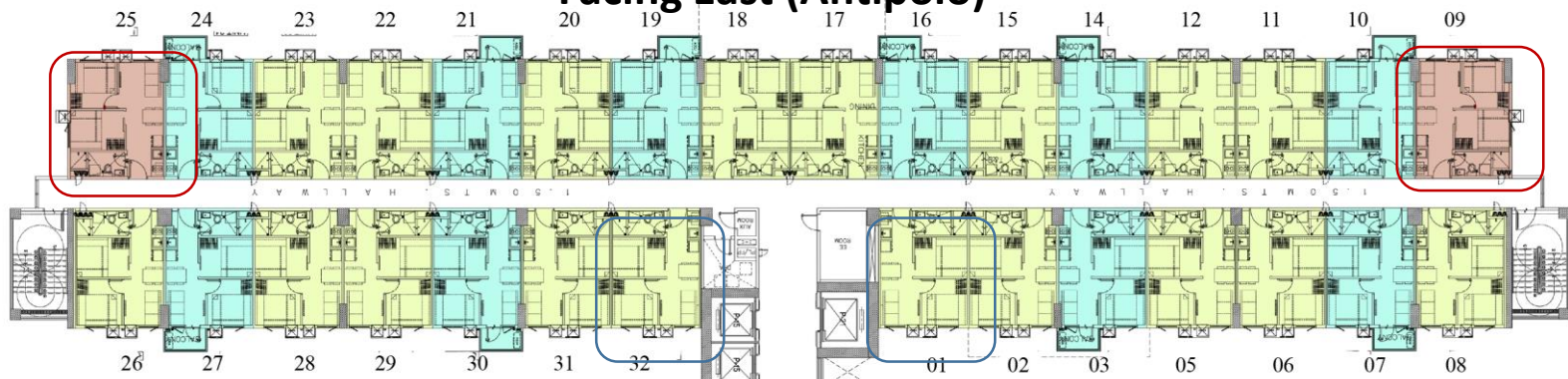
FELIX AVENUE, CAINTA

TOWER D 3RD-11TH FLOOR PLAN

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

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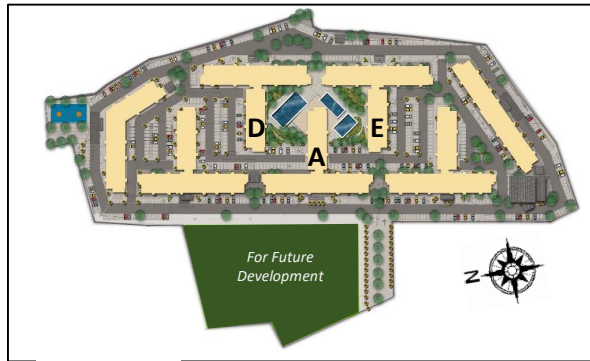
Facing East (Antipolo)



Facing West Amenity

Premium Units:

- Columnless Unit:
- End Unit:



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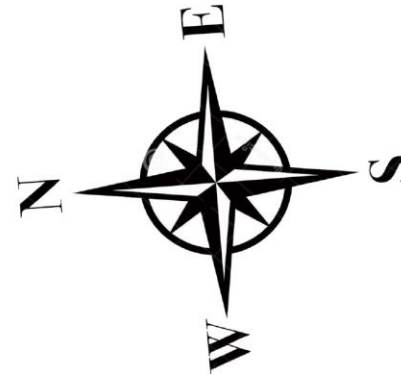
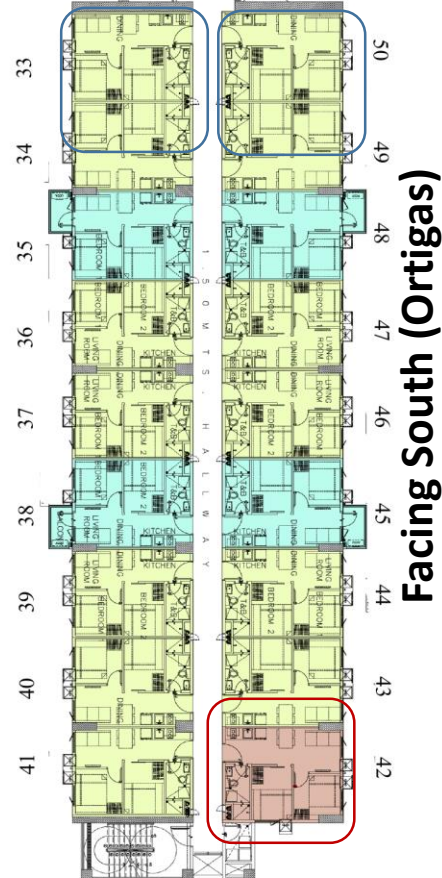
FELIX AVENUE, CAINTA

TOWER E 3RD-11TH FLOOR PLAN

Facing Imelda Ave

Facing North Amenity

Facing South (Ortigas)



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

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%