



Every single day, SM touches lives of the millions of people through its stores, malls, banks, hotels and leisure facilities. And now Filipinos can live in lifestyle, comfort and convenience at SM Development Corporation (SMDC).

SMDC commits itself to provide access to luxurious urban living through vertical villages perfectly integrated with a commercial retail environment, giving its resident's a truly cosmopolitan lifestyle.

SMDC Developments are strategically situated in key areas across Metro Manila specifically the Central Business Districts of Mall of Asia Complex, Makati, Ortigas, Taguig, Quezon City, Manila, Pasay, Paranaque and Las Pinas.

www.smdc.com
TheOfficialSMDC

HLURB TLTS NTR – 16-10-005 / HLURB-NTRFO

Location: Barangay Ibayo, Marilao, Bulacan | Completion per CTS: August 31, 2020 | Developer: SM Prime Holdings, Inc.





Cheers to a New Life

Built with love, dreams and hope

New beginnings deserve celebrations. Cheer Residences is the home worthy of daily happiness and joy. Take delight in a lifestyle that caters to your immediate needs in a luxurious yet affordable surrounding. There is no joy comparable to living in a home that surrounds you with everything you need in life.



Building Facade, Artist's Perspective

A New Way of Living

Take your life to new heights as Cheer Residences introduces a fresh perspective to residential living in SM City Marilao, Bulacan. It is the first vertical development of its kind in the area that offers the convenience of having its own mall within the complex.

First-rate amenities elevate the quality of life of the residents as they get to enjoy an array of activities daily.



Professional
Property Management



Transportation
Hub



24 hours
security



Mall



SM City Marilao

At Cheer Residences, all you need is now within reach at the SM City Marilao. Spend your days enjoying a variety of entertainment, retail and dining options. Living right next to a mall is definitely something to cheer for.



Mall and Building Facade,
Artist's Perspective



Location

Cheer Residences is strategically located along MacArthur Highway in between Marilao and Meycauayan Exits of NLEX. It is also beside the proposed PNR station that will connect Bulacan to Tutuban. This gives residents the benefit of easy access either by private or public transport. Convenience that is something to cheer for.





Site Development Plan

Creating happy homes is central to the lifestyle we uphold here at Cheer Residences. Each amenity is well-thought-out and the landscapes are skillfully designed to surround residents with daily happiness and comfort.

1. Gate and guardhouse
2. Water Feature
3. Clubhouse with function area
4. Swimming Pools
5. Central Park and playground
6. Lift Lounge
7. Landscaped areas

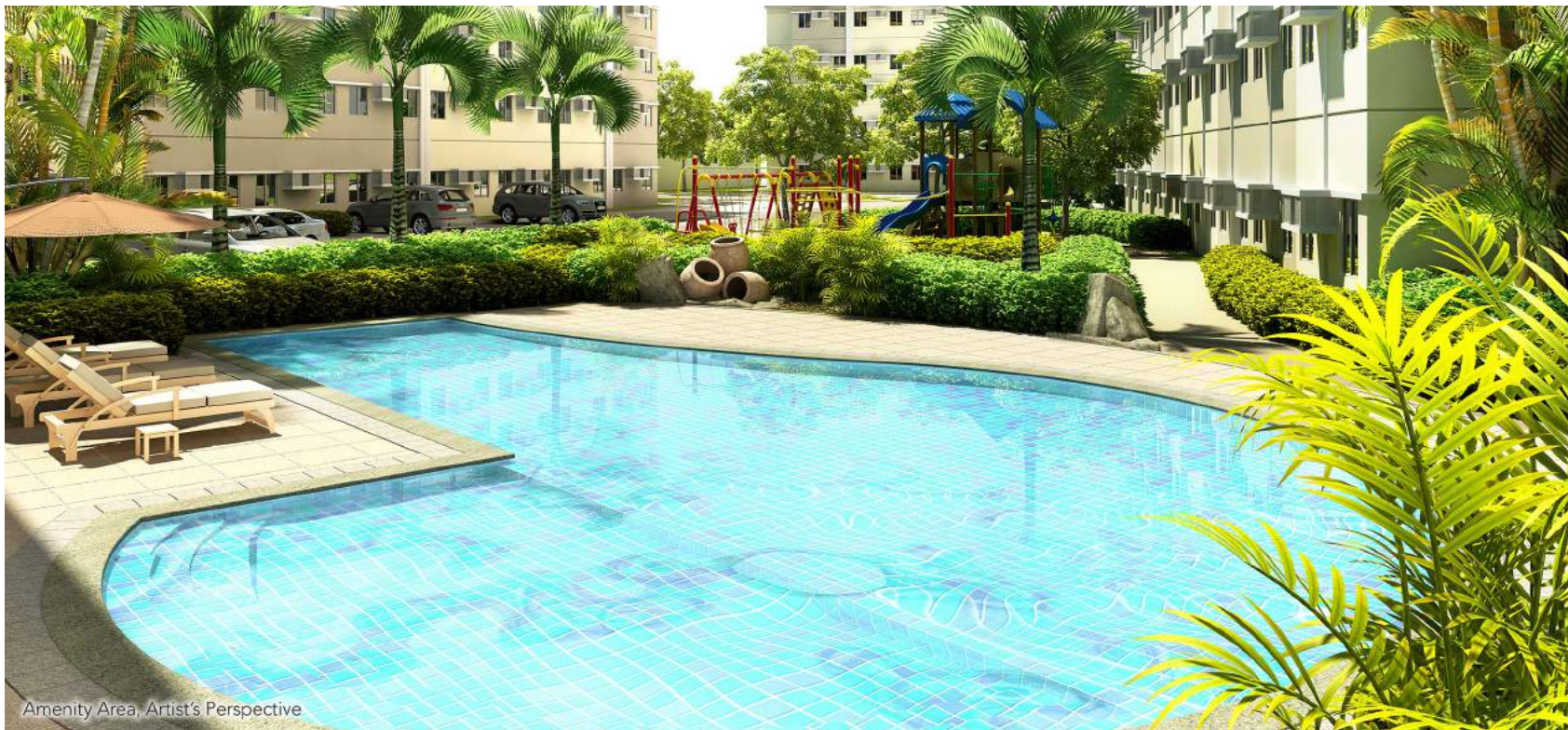




Main Entrance and Club House, Artist's Perspective

A Complete Home

Residents have access to a variety of amenities that will keep them occupied every day. From leisure to relaxation, days are best spent here at Cheer Residences.



Amenity Area, Artist's Perspective

Amenity

The amenity area is designed to provide a functional space for various activities such as jogging, lounging and gathering with family and friends. An interactive play area, uniquely configured swimming pool, a cantilevered water feature and large open spaces add delight and cheer to residents' daily lives. For more privacy, head to the Central Park strategically located between the L-shaped buildings. It is a picturesque area to enjoy the perfect weather and be one with nature.



Lift Lounge, Artist's Perspective

Welcome Lobby

Residents and guests will be welcomed by a luxurious yet inviting Lift lounge per building, highlighted by a combination of clean walls, light wood elements and square cut mirror accents. Giving a fresh and cheerful vibe to the space is a pop of sunny orange accessories.



Property Management

As a homeowner, you need to have that peace of mind that your unit is well taken care of. The professional services of Greenmist Property Management (GPMC) not only keeps your community properly maintained, it is also a way for you to add significant value to your investment. SMDC offers a wide variety of services encompassing the entire breadth of tenant needs including security, unit maintenance, building maintenance, and amenity maintenance.





Dressed Up Unit, Artist's Perspective

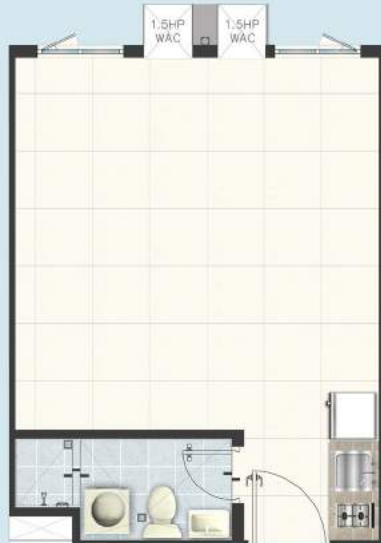
A Home That's Truly Your Own

A home becomes truly your own when you get to decide on what to do with your space. Our Flexi Suite is an open concept floor plan that gives you ultimate freedom in how you utilize every inch of your home.

Design according to your heart's desire and make every corner reflect the kind of lifestyle you have. There are no partitions and doorways – making your home a large room full of opportunities for you and your family. Build the space you want and feel the happiness of having the last say on how your unit should look.



Typical Deliverable
Flexi Suite



Total

±28.52sqm

Proposed
1 Bedroom Unit



Total

±28.52sqm

Proposed
2 Bedroom Unit

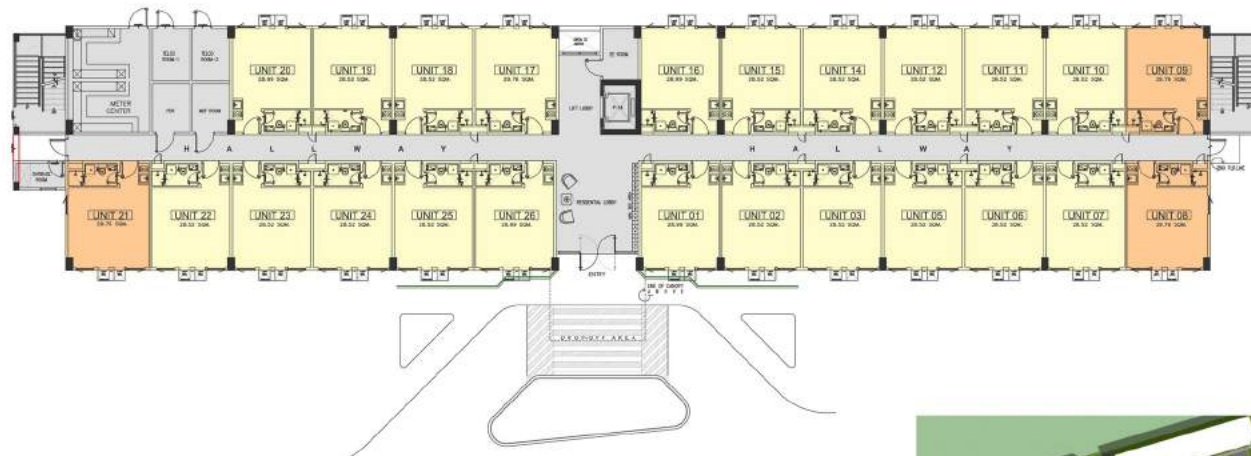


Total



±28.52sqm



BUILDING A - GROUND FLOOR



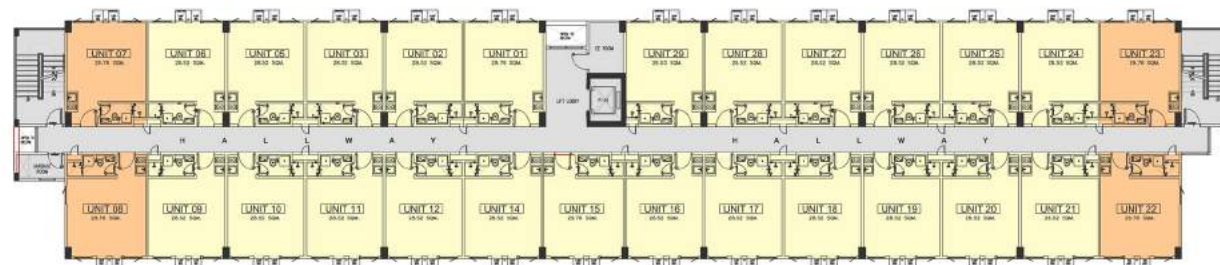
LEGEND:

-  FLEXI-SUITE UNIT
-  FLEXI-SUITE END UNIT







BUILDING A - 2ND TO 5TH FLOOR



LEGEND:

-  FLEXI-SUITE UNIT
-  FLEXI-SUITE END UNIT





BUILDING B - GROUND FLOOR



LEGENDS:

FLEXI-SUITE UNIT

-  FLEXI - SUITE UNIT
-  FLEXI SUITE END UNIT





BUILDING B - 2ND TO 5TH FLOOR



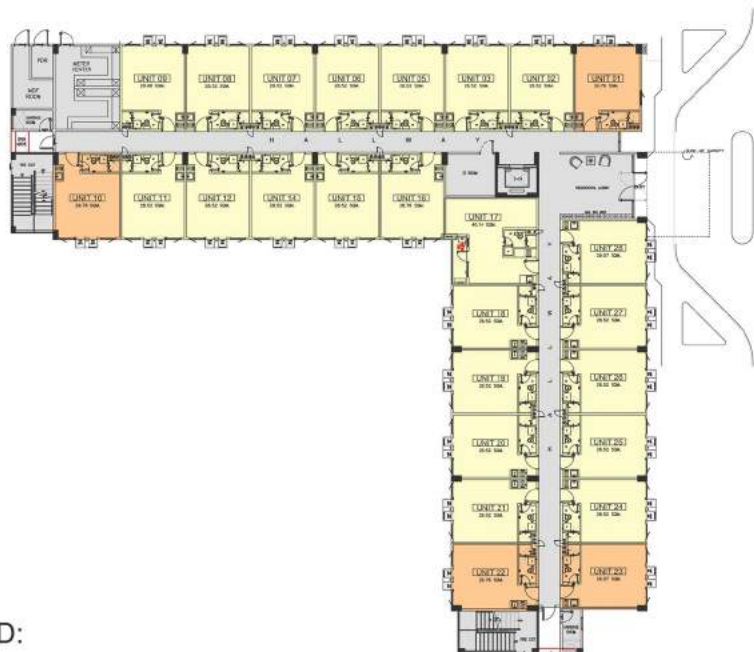
LEGEND:

-  FLEXI-SUITE UNIT
-  FLEXI-SUITE END UNIT






BUILDING C - GROUND FLOOR



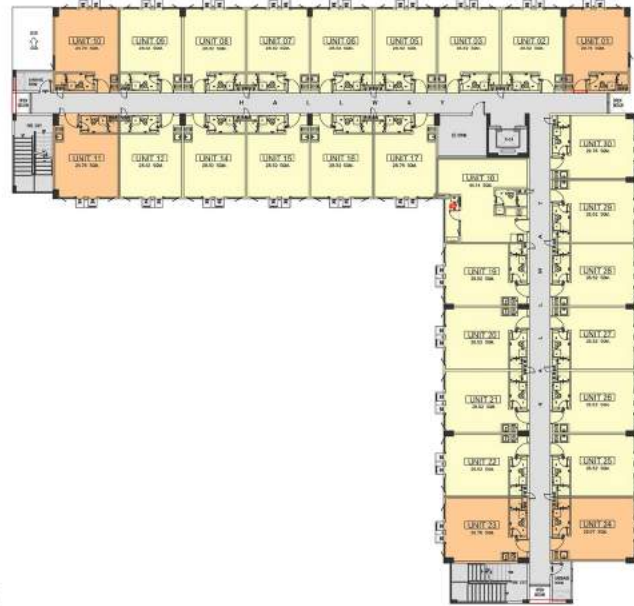
LEGEND:

-  FLEXI-SUITE UNIT
-  FLEXI-SUITE END UNIT



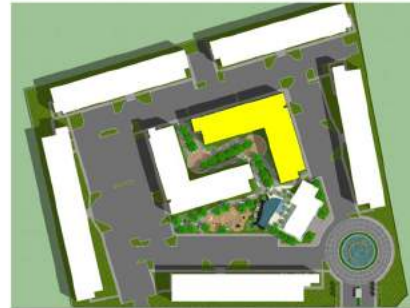


BUILDING C - 2ND FLOOR TO 5TH FLOOR



LEGEND:

-  FLEXI-SUITE UNIT
-  FLEXI-SUITE END UNIT







BUILDING D - GROUND FLOOR



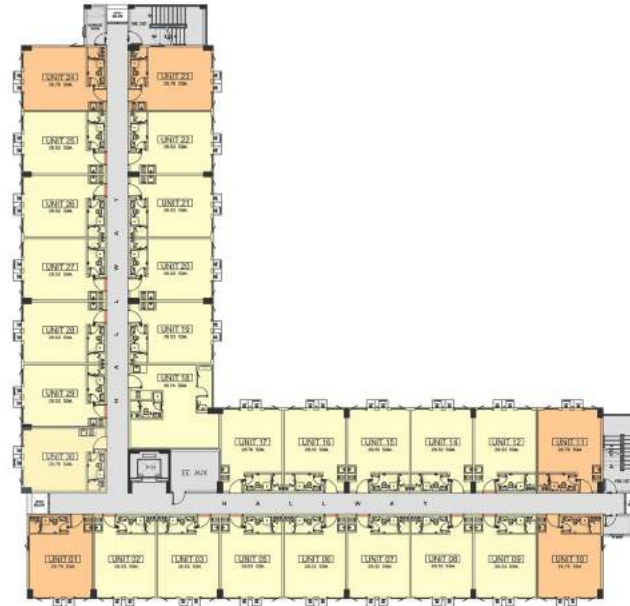
LEGEND:

-  FLEXI-SUITE UNIT
-  FLEXI-SUITE END UNIT






BUILDING D - 2ND TO 5TH FLOOR



LEGEND:

-  FLEXI-SUITE UNIT
-  FLEXI-SUITE END UNIT






BUILDING E - GROUND FLOOR



LEGEND:

-  FLEXI-SUITE UNIT
-  FLEXI-SUITE END UNIT







BUILDING E - 2ND TO 5TH FLOOR



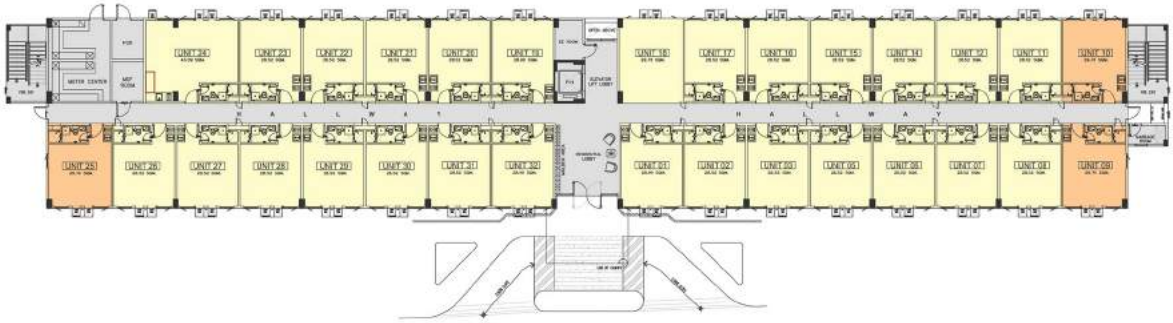
LEGEND:

-  FLEXI-SUITE UNIT
-  FLEXI-SUITE END UNIT





BUILDING F - GROUND FLOOR



LEGEND:

-  FLEXI-SUITE UNIT
-  FLEXI-SUITE END UNIT







BUILDING F - 2ND TO 5TH FLOOR



LEGEND:

-  FLEXI-SUITE UNIT
-  FLEXI-SUITE END UNIT






BUILDING G - GROUND FLOOR



LEGEND:

-  FLEXI-SUITE UNIT
-  FLEXI-SUITE END UNIT





BUILDING G - 2ND TO 5TH FLOOR

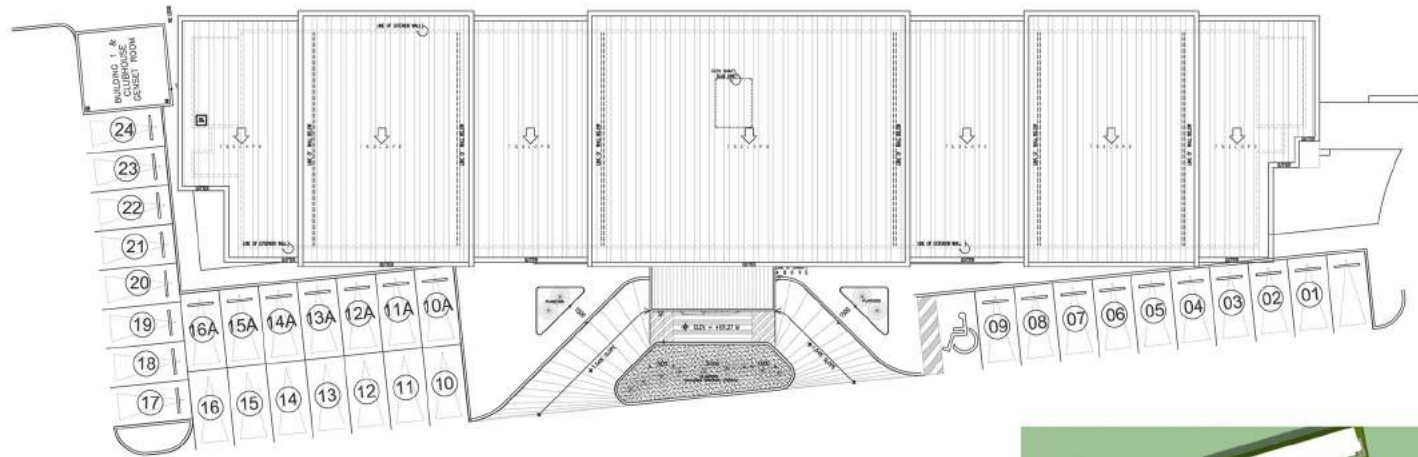
Cheer
RESIDENCES
SM CITY MARILAO, BULACAN



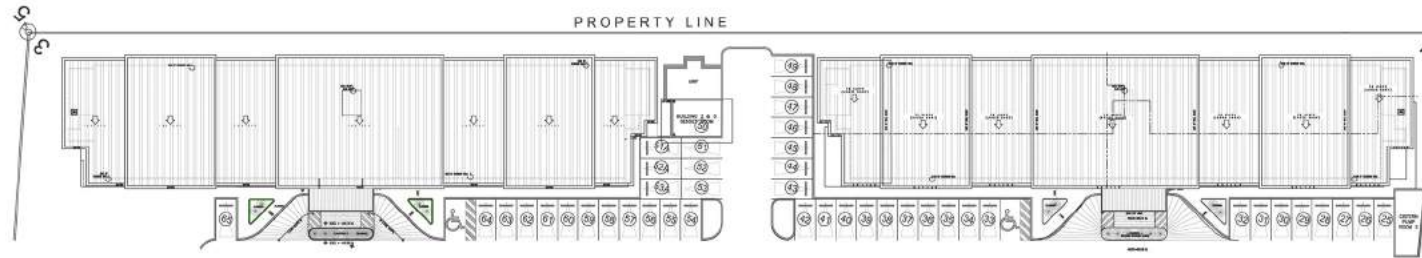
PARKING PLAN BUILDING A BLOCK 1



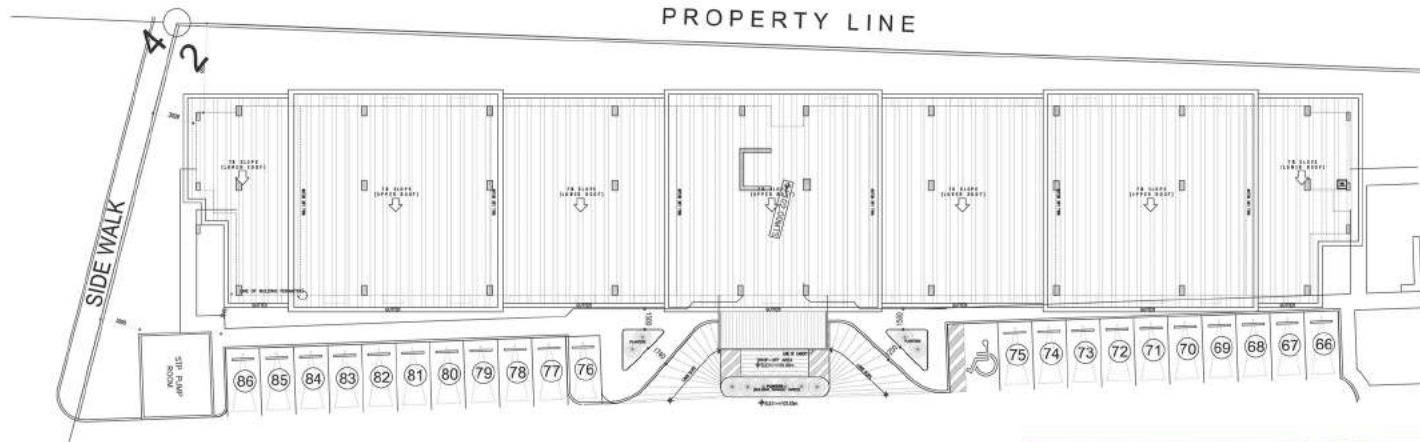
PROPERTY LINE



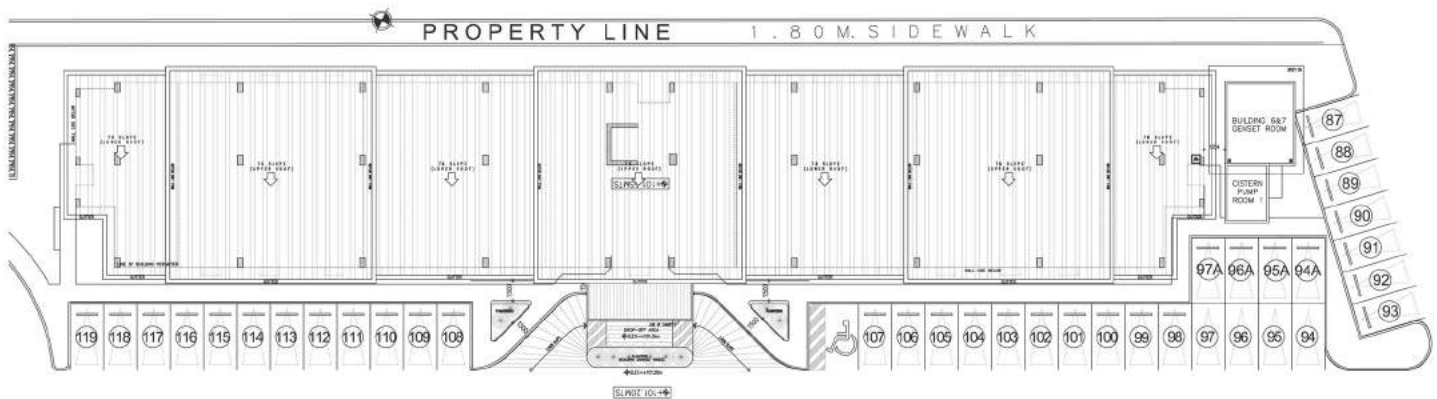
PARKING PLAN BUILDING B & E BLOCK 2



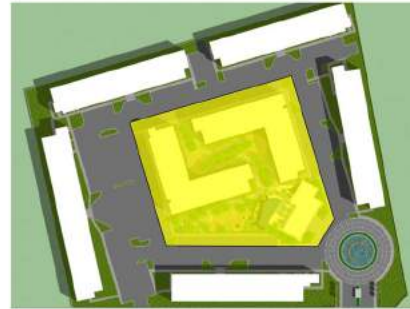
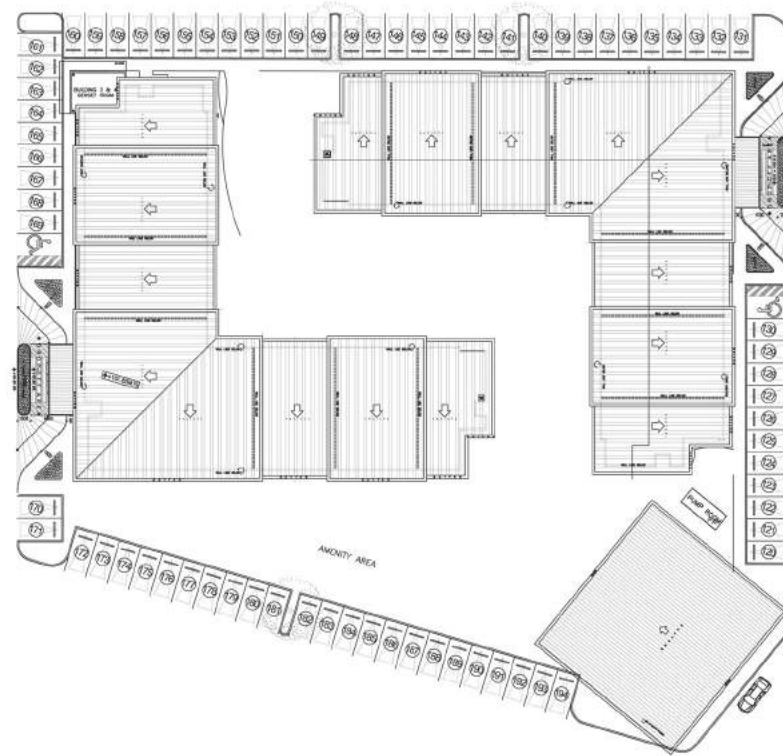
PARKING PLAN BUILDING F BLOCK 3



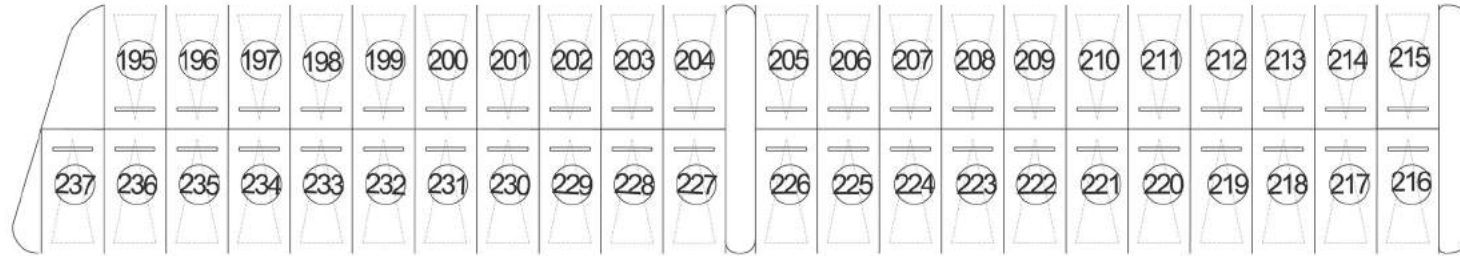
PARKING PLAN BUILDING G BLOCK 4



PARKING PLAN BUILDING C & D BLOCK 5



PARKING PLAN BLOCK 6



FAQs

Location

A. What establishments and landmarks are near Cheer Residences?

• MALLS/SHOPPING CENTERS AND GROCERIES

1. SM City Marilao
2. Puregold Jr. Meycauayan (2.4 km)
3. SM Savemore Malhacan Meycauayan (3.2 km)

• EDUCATIONAL INSTITUTIONS

1. Discovery Child Development of Montessori (450 m)
2. Nazareus College Foundation (450 m)
3. Bulacan College of Business Incorporated (1.5 km)
4. Meycauayan College (3.2 km)
5. Our Lady of Fatima University (14.8 km)

• HEALTH INSTITUTIONS

1. Nazareus Hospital (450 m)
2. St. Michael Family Hospital (2 km)
3. BA Hospital (2.3 km)
4. Holy Angels Hospital (2.5 km)
5. Santa Clara De Montefalco Hospital (3.7 km)

• PLACES OF WORSHIP

1. Jesus Is Lord Church (450 m)
2. Iglesia Ni Cristo (800 m)
3. St. Michael Parish (1.4 km)
4. National Shrine of the Divine Mercy (5.3 km)

• GOVERNMENT OFFICES

1. LTO Meycauayan Office (3.7 km)
2. Marilao Municipal Hall (4.1 km)

B. Accessibility (Ingress/ Egress)

The project is accessible via the following routes:

- a. NLEX Marilao Exit
- b. NLEX Meycauayan Exit
- c. MacArthur Highway
- d. Proposed PNR that will connect Bulacan to Tutuban

There are existing transport terminals to and from Marilao, Bulacan to Metro Manila, other towns of Bulacan and Dau Terminal, Pampanga which will pass thru MacArthur Highway and NLEX.

Building Details

A. What are the amenities of the project

The amenities of the project are as follows:

- a. Gate and guardhouse
- b. Water Feature
- c. Clubhouse with function area
- d. Swimming Pools
- e. Central Park and playground
- f. Lift Lounge
- g. Lanscaped areas

Property Administration office is located at the clubhouse.

B. What is the back-up power provision?

80% power for the STP, fire pump, jockey pump, cistern

50% power for clubhouse

30% power for landscape areas

Standby gensets for ground floor lobby.

Typical floors with battery back up lighting

Residential unit: 1 ref outlet,

1 convenience outlet, 1 light

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

Naturally Ventilated

D. What are the corridor measurements?

Hallway Width	+1.5 meters
Hallway Floor to Ceiling Height	+2.3 meters

E. How many elevators are there?

One (1) elevator per building

F. When is the estimated project completion?

All buildings will be completed by August 31, 2020

G. What is the project's safety measure from flooding?

The project is elevated at +/- 1.50 meters from the MacArthur Highway.

Unit Details

A. What is the floor to floor and floor to ceiling height?

Residential Floor to Ceiling Height	+2.4 to + 2.7m
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B. What are the internal partition?

There will be no partitions on the unit that will be delivered (Flexi Suite unit) except for Toilet and Bath area.

C. What is the allowable AC Capacity

Max of 1.5 HP	Window type AC
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House Rules

RESIDENTIAL UNITS:

A. Can a residential unit be used for commercial purposes?

No, all residential units shall be used for residential purposes only.

B. Are pets allowed in the residential building?

Only household pets contained in an aquarium that do not cause unreasonable noise, smell, harm or damage to the community and the general public and they do not interfere with the normal enjoyment of a peaceful, sanitary and safe environment. Dogs, cats and the like are not allowed.

C. How many persons are recommended to stay in a particular unit?

In order for a unit owner and their family to fully enjoy the comfort and convenience in staying in a particular unit, the recommended maximum number of occupants are as follows:

Unit Area

28.52 sqm - 29.85 sqm: Max of 5 pax

D. When can a unit owner move-in to their unit?

Buyers will be allowed to move-in after all of the following conditions are achieved:

- Construction of project has been completed.
- Buyer has met the payment & documentary requirements for move-in
- Signed Certificate of Acceptance by the unit owner.
- Payment of Working Capital (equivalent to 3 months Condo Dues).
- Submission of filled out Move-in Forms
- Attendance in orientation on the House Rules conducted by the Property Administrator.
- Submission of all other documents as may be required by the Property Admin.

E. What is the purpose of collecting condominium dues from the unit owners?

Condominium dues are used to pay the following expenses:

- a. Operating and maintenance expenses of the condominium.
- b. Insurance expenses and real estate & property taxes to cover the amenities and common areas in the community.
- c. Permits and licenses fees paid to the government.

F. How much are the monthly condominium dues?

Condominium dues are subject to change upon final computation of expenses and approval of Condominium CorporationSample Computation:

RESIDENTIAL UNIT

Condominium Dues / sqm (incl. VAT): 28.52 sqm. x 85.00* (Php)
Monthly Condominium Dues: Php 2,424.20

PARKING SLOT

Owners or lessee of parking slot will likewise be charged monthly condominium dues:
Condominium Dues / sqm (incl. VAT): 12.5 sqm. x 85.00*
(Php) Monthly Condominium Dues: Php 1,062.50

*For illustration purposes only.

G. When will a unit owner start paying for the condominium dues?

Payment of condo dues will start once the unit has been accepted by the unit owner or deemed accepted based on turnover policy.

Parking Slots

A. Who can purchase a parking slot?

Only unit owners can purchase a parking slot.

B. If a residential unit purchased was cancelled by the buyer, what happens to the parking slot purchased?

With this scenario, the parking slot purchased will also be cancelled.

C. Are there any free parking slots allotted for the unit owners?

No parking slot will be available to unit owners for free.
There will be no free parking for unit owners.

D. What happens if a unit owner does not get a parking slot?

Unit owners who did not purchase parking slots may opt to rent parking slots from the Property Management or from other unit owners who are leasing/renting out their parking slots.

Facilities and Amenities

A. Are there any fees to be collected for using the facilities in the community?

The use of facilities and amenities are generally covered by the condominium dues, except for areas identified by the condominium corporation. (e.g. function rooms/ clubhouse/ pools).
Such fees will be used to cover maintenance and utility cost.