

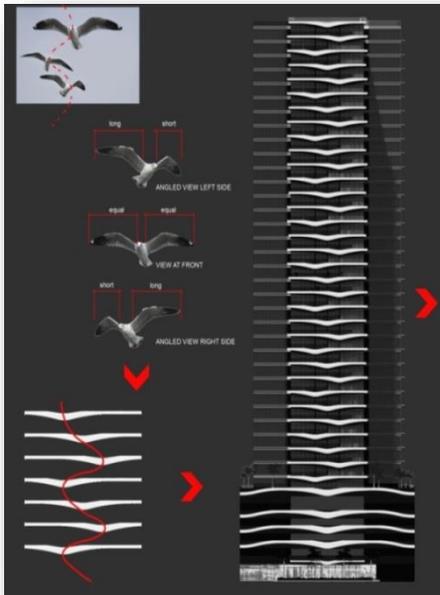


COAST
RESIDENCES
ROXAS BLVD., PASAY CITY

PROJECT CONCEPT

Architecturally Distinct

UNIQUE SEA GULL INSPIRED BUILDING DESIGN |
PROVIDES A SENSE OF GRAND ARRIVAL |
MODERN BALINESE



PROJECT CONCEPT

Beauty & Function

CONFIGURED TO PROVIDE A 360 DEGREE VIEW OF
THE CITY |
PROVIDES A SEAMLESS INDOOR & OUTDOOR
FEELING

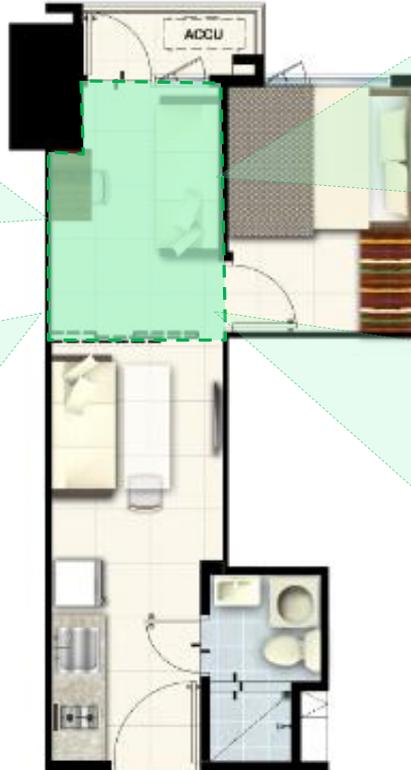


PROJECT CONCEPT

Dynamic & Adaptable Spaces

FLEXIBLE SPACES THAT GROW WITH YOU |
FAMILY SUITES COME WITH FLEXI SPACES THAT MAY BE CONVERTED
INTO A HOME OFFICE, NURSERY, ENTERTAINMENT / STUDY ROOM

Typical Family Suite Layout



Note: Wall partition in **broken** line (---) not included

Brand Story

An architecture that stands out along the famed Roxas Boulevard offering a lifestyle of distinction with city views like no other

Primary Market

YOUNG AND ESTABLISHED PROFESSIONALS, START-UP FAMILIES, EMPTY NESTERS, AND UPGRADING LOCAL MARKET

Secondary Market

INVESTORS WHO WANT TO HAVE A STEADY STREAM OF INFLOWS THROUGH RENTAL INCOME AND/OR CAPITAL APPRECIATION



Hospitals

- Manila Hospital
- Philippine General Hospital

Transport

- NAIA
- MRT (Edsa-Taft)
- Bus stations

Cultural / Government Landmarks

- CCP
- Manila Yacht Club
- Baywalk Sunset Market
- Bangko Sentral ng Pilipinas
- US Embassy

Leisure

- Various Restaurants (Aristocrat, Emerald Garden, Harbour Square)
- Star City
- WTC Bazaars
- Rizal Memorial Stadium
- Manila Zoo
- Manila Ocean Park
- Mall of Asia
- City of Dreams
- PAGCOR Casino

Schools

- De La Salle University
- St. Scholastica's College
- College of St. Benilde
- Little Archers Learning Center, MOA



Single Tower

41 levels (39 PHYSICAL)

- 5 LEVEL PODIUM
- 34 RESIDENTIAL FLOORS

2,197 units

- STUDIO
 - 1 BEDROOM
 - 1 BEDROOM W/ BALCONY
 - 1 BEDROOM W/ DEN
 - FAMILY SUITES A & B W/ BALCONY
 - 2BR FAMILY SUITES W/ BALCONY
 - 2BR END UNITS W/ BALCONY
-
- **Turnover Date: April 2020**



Phys	Mktg		
39	41	Resi - Upper PH	34
38	40	Resi - Lower PH	33
37	39	Residential	32
36	38	Residential	31
35	37	Residential	30
34	36	Residential	29
33	35	Residential	28
32	34	Residential	27
31	33	Residential	26
30	32	Residential	25
29	31	Residential	24
28	30	Residential	23
27	29	Residential	22
26	28	Residential	21
25	27	Residential	20
24	26	Residential	19
23	25	Residential	18
22	24	Residential	17
21	23	Residential	16
20	22	Residential	15
19	21	Residential	14
18	20	Residential	13
17	19	Residential	12
16	18	Residential	11
15	17	Residential	10
14	16	Residential	9
13	15	Residential	8
12	14	Residential	7
11	12	Residential	6
10	11	Residential	5
9	10	Residential	4
8	9	Residential	3
7	8	Residential	2
6	7	Amenities, Resi Units	1
5	6	6F Resi Parking	
4	5	5F Resi Parking	
3	3	3F Resi Parking	
2	2	2F Resi Parking	
1	1	Commercial, Resi Lobby, Comm Parking	
		Substructure	

Composition

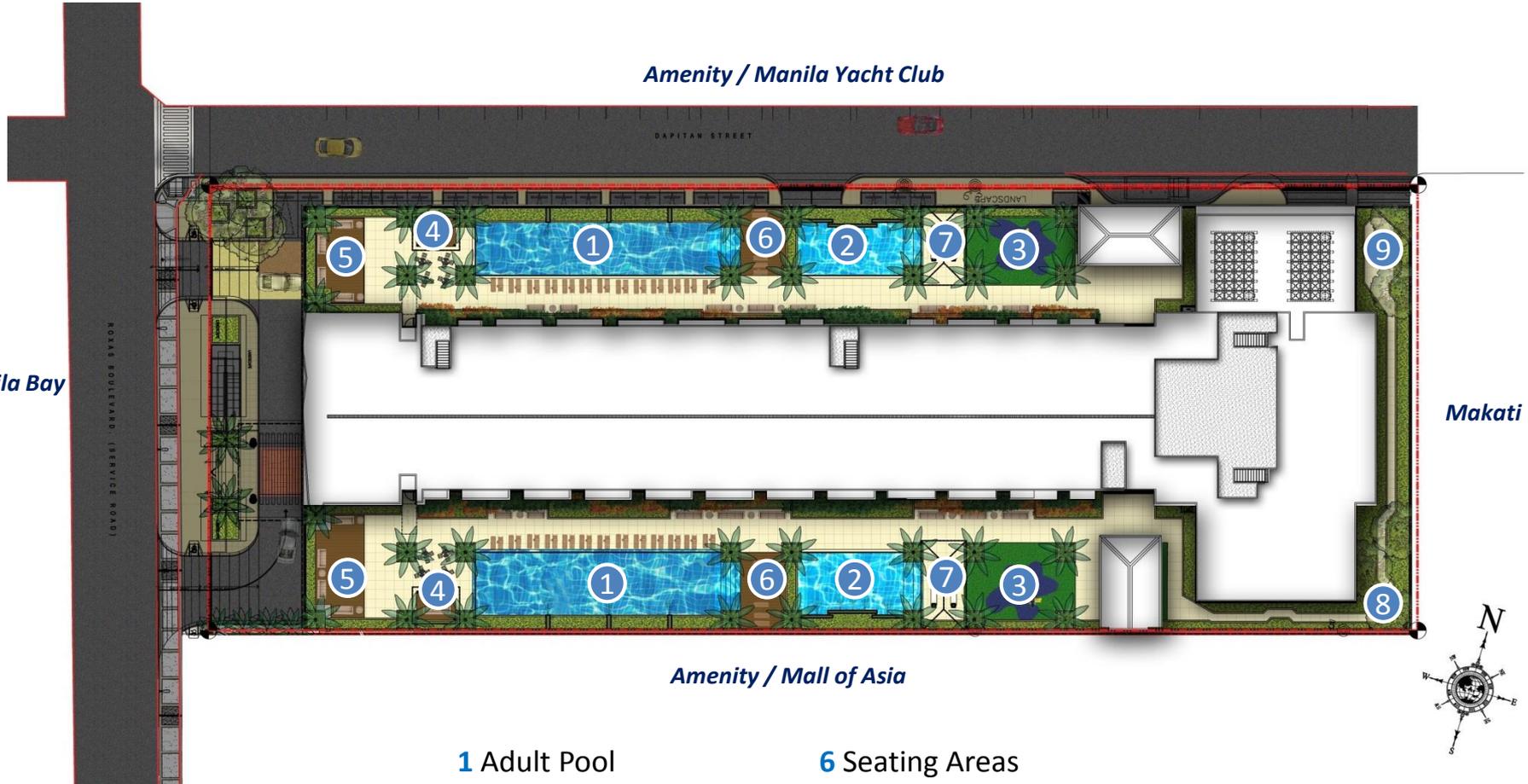
- ON GRADE PARKING
- RESIDENTIAL LOBBY & COMMERCIAL AREA
- FOUR LEVEL PODIUM PARKING (487 RESI PARKING SLOTS)
- AMENITY DECK AT THE 7TH LEVEL
- RESIDENTIAL UNITS FROM THE 7TH TO THE 41ST LEVELS (34 RESIDENTIAL FLOORS)

SITE DEVELOPMENT PLAN

5,650 sqm

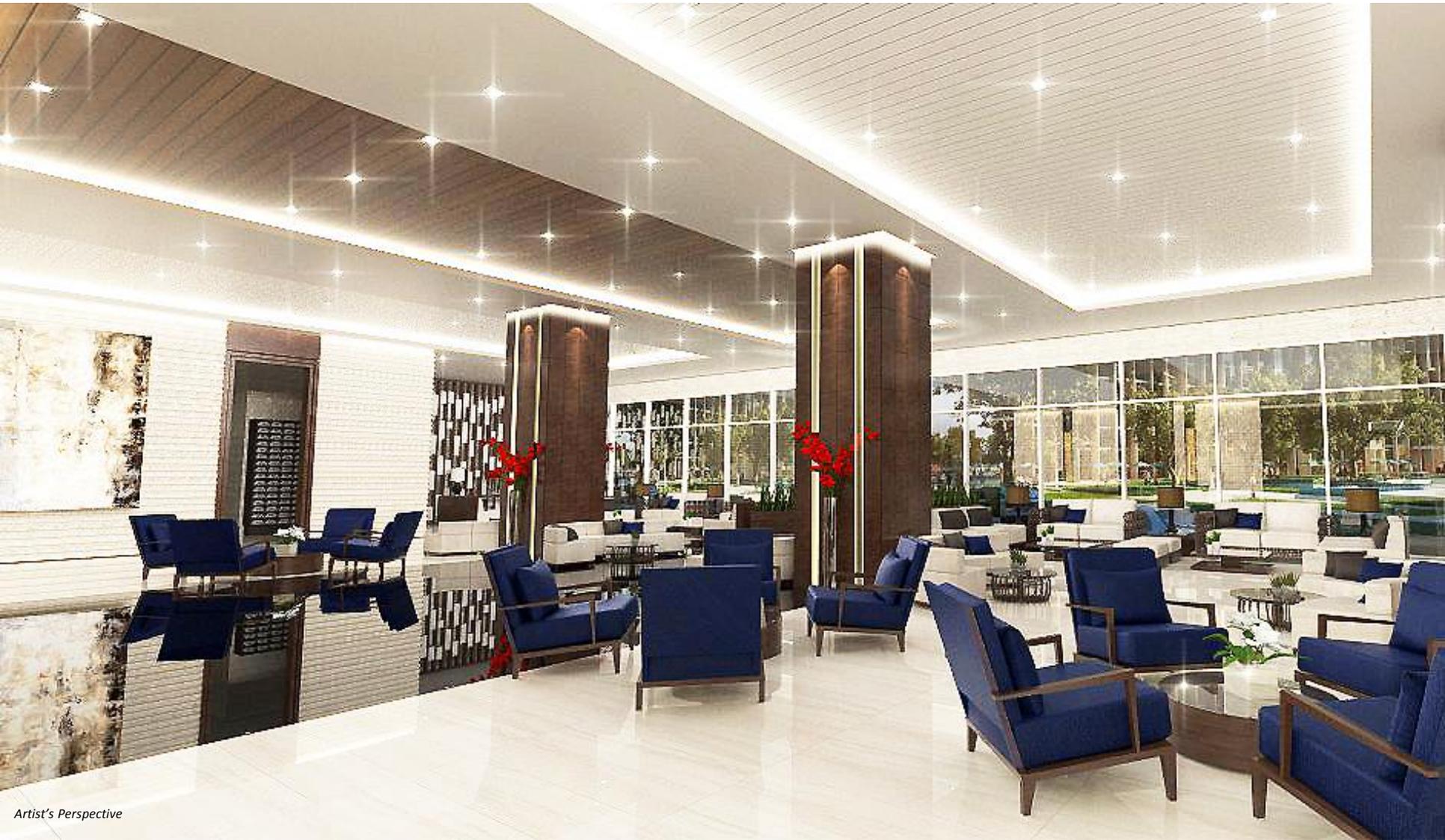
PROPERTY ALONG ROXAS BOULEVARD COR. DAPITAN STS. PASAY

Amenity / Manila Yacht Club



- | | |
|--------------------------------|----------------------------|
| 1 Adult Pool | 6 Seating Areas |
| 2 Kiddie Pool | 7 Gazebo |
| 3 Children's Playground | 8 Jogging Path |
| 4 Cabana | 9 Meditation Garden |
| 5 View Lounge | |





Artist's Perspective

GRAND LOBBY

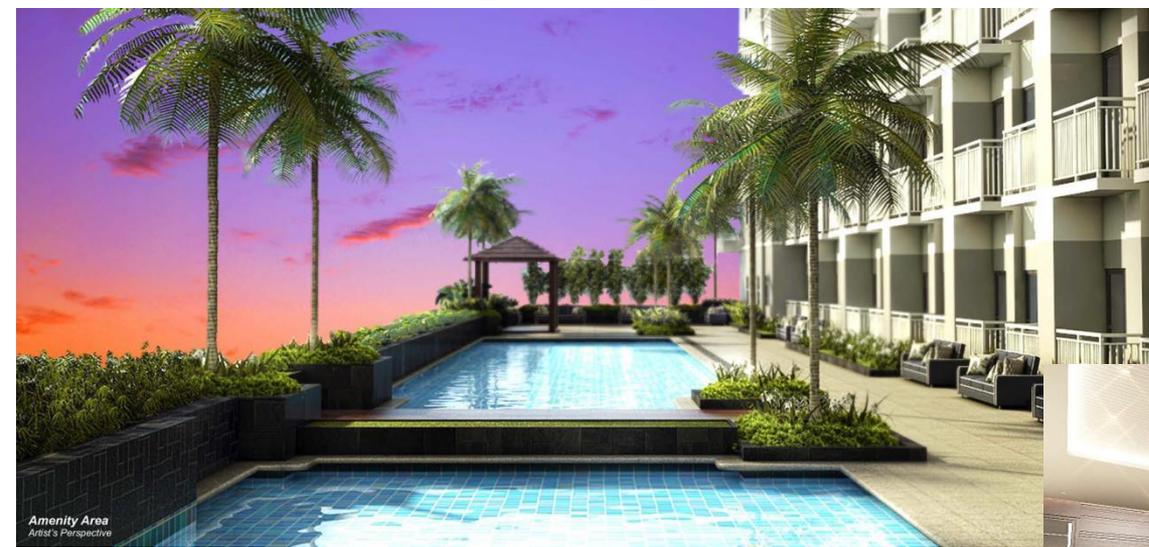
All information stated is intended to give a general overview of the project. The developer reserves the right to modify as it sees fit without prior notice. For Announcement Purposes Only.



Artist's Perspective



PENTHOUSE LOBBY



Artist's Perspective



- GRAND LOBBY
- FUNCTION ROOMS
- SWIMMING POOLS
- PLAY AREAS

- MEDITATION GARDEN
- JOGGING PATH
- VIEW / LOUNGE DECK
- SKY LOUNGE W/ GAME ROOM



Artist's Perspective



- GRAND LOBBY
- FUNCTION ROOMS
- SWIMMING POOLS
- PLAY AREAS

- MEDITATION GARDEN
- JOGGING PATH
- VIEW / LOUNGE DECK
- SKY LOUNGE W/ GAME ROOM

Reliable Support Services

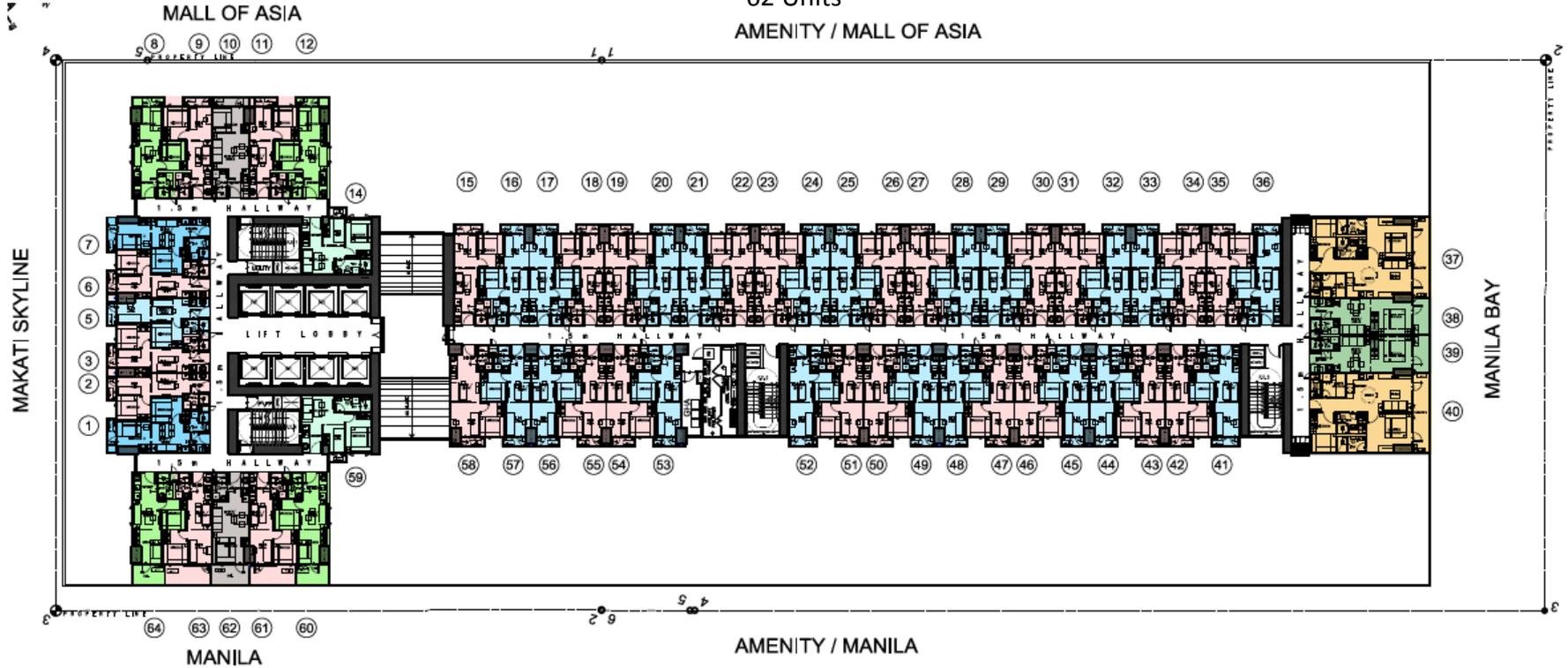
- 8 ELEVATORS (UP TO THE 39TH FLR, 2 ELEVATORS AT THE PENTHOUSE LEVELS)
- OVER 1,000 SQM OF COMMERCIAL SPACE
- 24-HOUR SECURITY
- AUTOMATIC FIRE SPRINKLER SYSTEM
- CENTRALIZED MAILROOM SYSTEM
- CENTRALIZED GARBAGE COLLECTION AND DISPOSAL SYSTEM
- STANDBY GENERATOR FOR COMMON AREAS AND SELECTED RESIDENTIAL OUTLETS
- PROVISION FOR TELECOM AND CABLE LINES
- INTERCOM SYSTEM
- CCTV SYSTEM
- PROPERTY MANAGEMENT SERVICES

7th Floor Plan

(AMENITY LEVEL)

62 Units

AMENITY / MALL OF ASIA

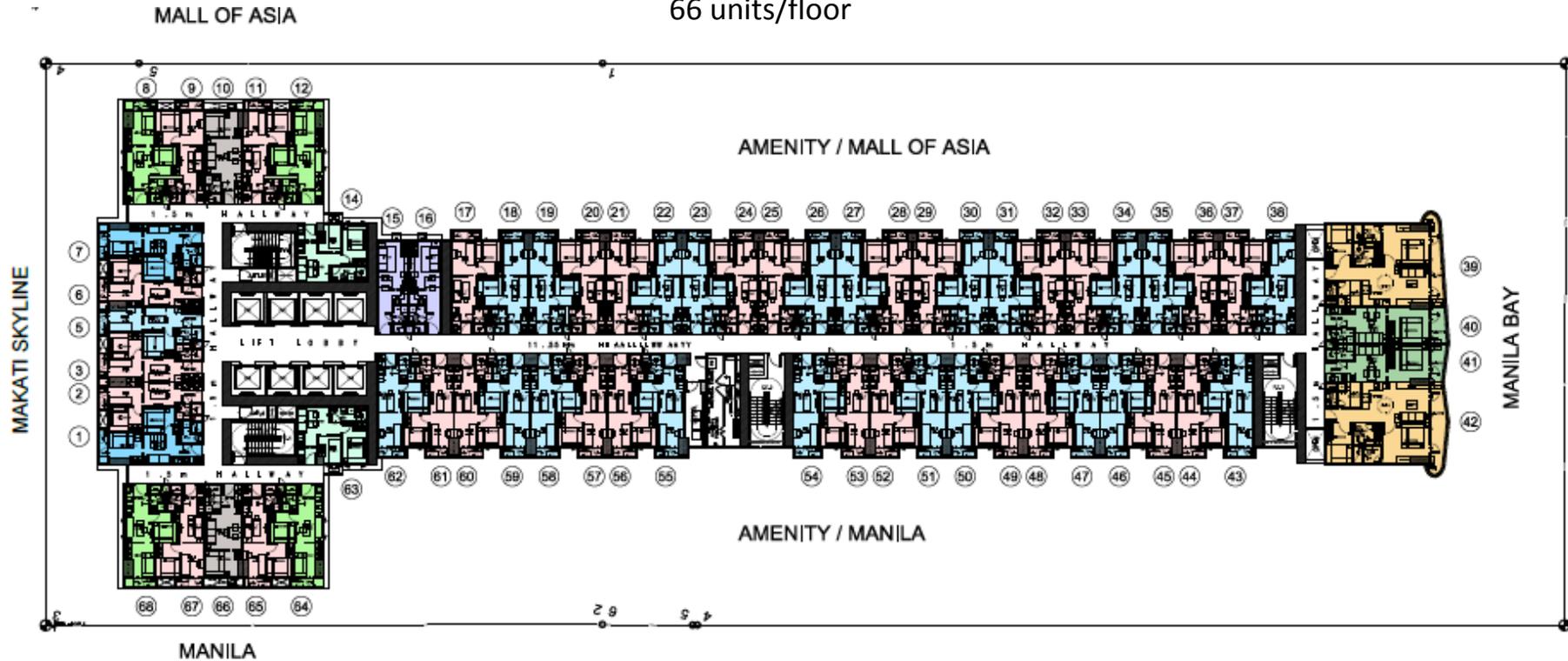


- | | |
|---|---|
| ■ 1. FAMILY SUITE A WITH BALCONY | ■ 6. 1-BEDROOM UNIT WITH DEN |
| ■ 2. FAMILY SUITE B WITH BALCONY | ■ 7. 2-BEDROOM END UNIT WITH BALCONY |
| ■ 3. 2-BEDROOM FAMILY SUITE WITH BALCONY | ■ 8. 1-BEDROOM UNIT WITH BALCONY |
| ■ 4. 1-BEDROOM UNIT WITH BALCONY | |
| ■ 5. 2-BEDROOM FAMILY SUITE WITH BALCONY | |

Typical Floor Plan 1

(8th, 11th, 15th, 18th, 21st, 24th, 27th, 30th, 33rd, 36th levels)

66 units/floor

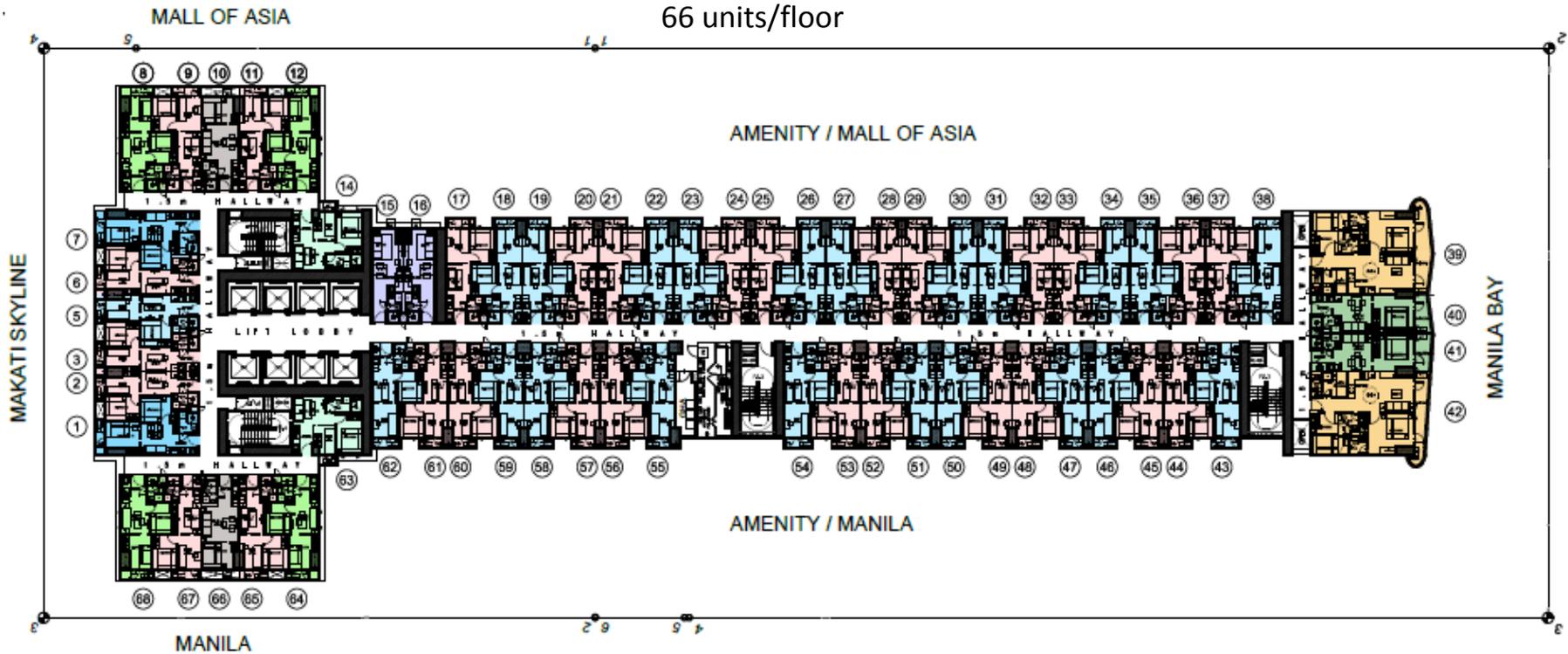


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|--|--|
| 1. FAMILY SUITE A WITH BALCONY | 6. STUDIO UNIT |
| 2. FAMILY SUITE B WITH BALCONY | 7. 1-BEDROOM UNIT WITH DEN : |
| 3. 2-BEDROOM FAMILY SUITE WITH BALCONY | 8. 2-BEDROOM END UNIT WITH BALCONY |
| 4. 1-BEDROOM UNIT | 9. 1-BEDROOM UNIT WITH BALCONY |
| 5. 2-BEDROOM FAMILY SUITE WITH BALCONY | |

Typical Floor Plan 2

(9th, 12th, 16th, 19th, 22nd, 25th, 28th, 31st, 34th, 37th levels)

66 units/floor

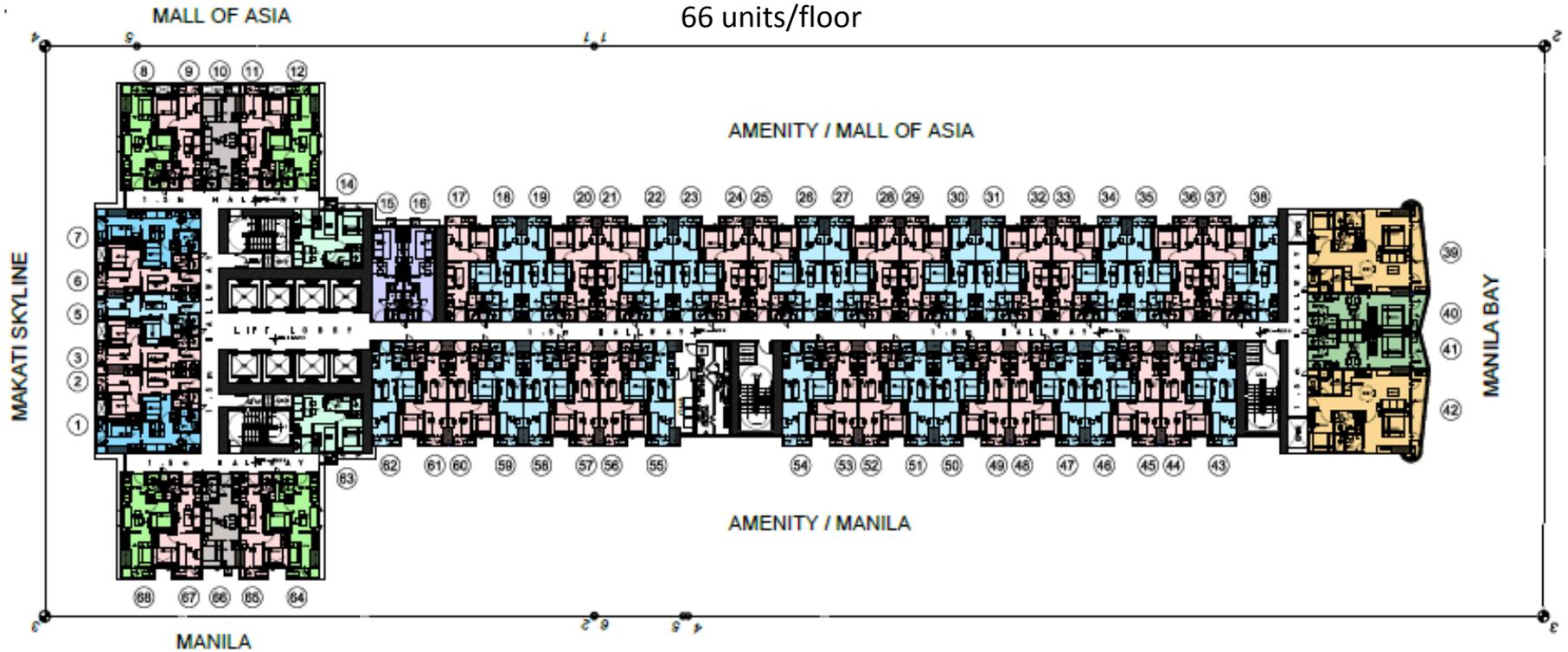


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|---|---|
| 1. FAMILY SUITE A WITH BALCONY | 6. STUDIO UNIT |
| 2. FAMILY SUITE B WITH BALCONY | 7. 1-BEDROOM UNIT WITH DEN : |
| 3. 2-BEDROOM FAMILY SUITE WITH BALCONY | 8. 2-BEDROOM END UNIT WITH BALCONY |
| 4. 1-BEDROOM UNIT | 9. 1-BEDROOM UNIT WITH BALCONY |
| 5. 2-BEDROOM FAMILY SUITE WITH BALCONY | |

Typical Floor Plan 3

(10th, 14th, 17th, 20th, 23rd, 26th, 29th, 32nd, 35th levels)

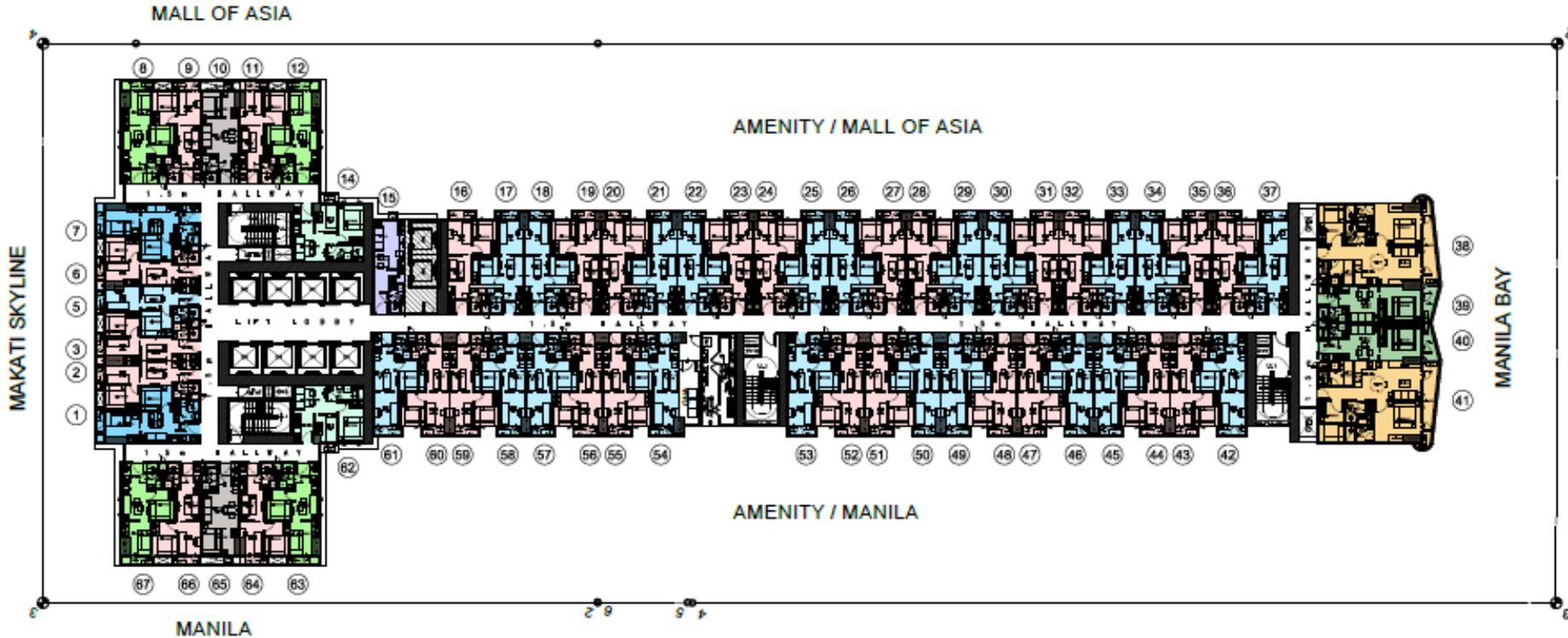
66 units/floor



- | | |
|--|--|
| 1. FAMILY SUITE A WITH BALCONY | 6. STUDIO UNIT |
| 2. FAMILY SUITE B WITH BALCONY | 7. 1-BEDROOM UNIT WITH DEN : |
| 3. 2-BEDROOM FAMILY SUITE WITH BALCONY | 8. 2-BEDROOM END UNIT WITH BALCONY |
| 4. 1-BEDROOM UNIT | 9. 1-BEDROOM UNIT WITH BALCONY |
| 5. 2-BEDROOM FAMILY SUITE WITH BALCONY | |

38th Floor Plan

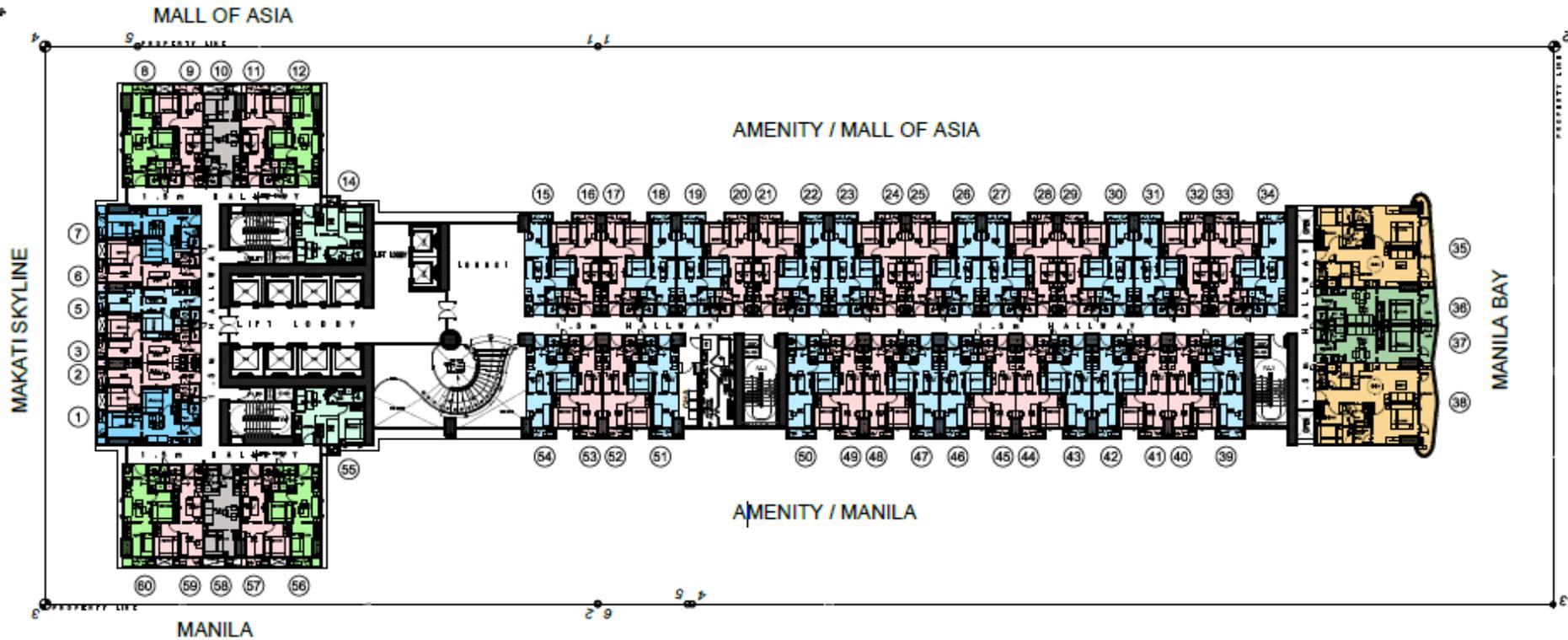
65 Units



- | | |
|---|---|
| ■ 1. FAMILY SUITE A WITH BALCONY | ■ 6. STUDIO UNIT |
| ■ 2. FAMILY SUITE B WITH BALCONY | ■ 7. 1-BEDROOM UNIT WITH DEN |
| ■ 3. 2-BEDROOM FAMILY SUITE WITH BALCONY | ■ 8. 2-BEDROOM END UNIT WITH BALCONY |
| ■ 4. 1-BEDROOM UNIT | ■ 9. 1-BEDROOM UNIT WITH BALCONY |
| ■ 5. 2-BEDROOM FAMILY SUITE WITH BALCONY | |

39th Floor Plan

58 units

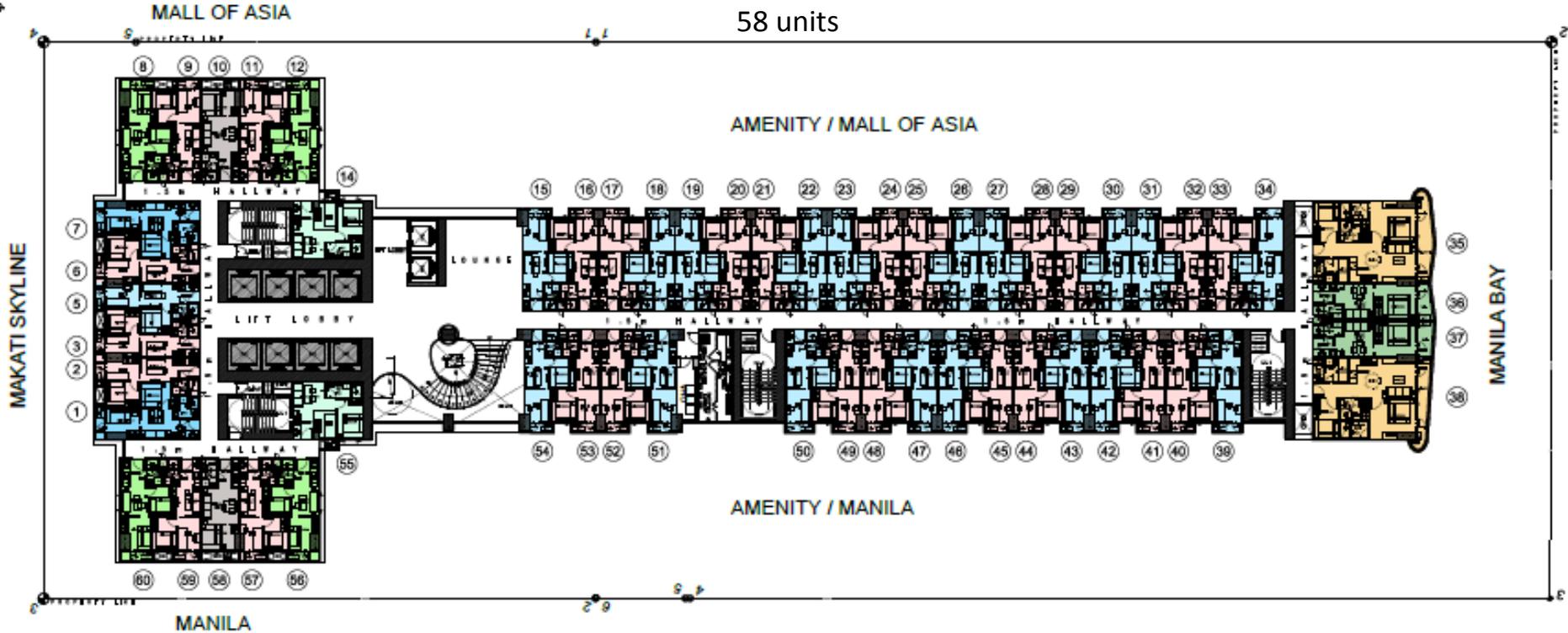


- | | |
|---|--|
| ■ 1. FAMILY SUITE A WITH BALCONY | ■ 6. 1-BEDROOM UNIT WITH DEN |
| ■ 2. FAMILY SUITE B WITH BALCONY | ■ 7. 2-BEDROOM END UNIT WITH BALCONY |
| ■ 3. 2-BEDROOM FAMILY SUITE WITH BALCONY | ■ 8. 1-BEDROOM UNIT WITH BALCONY |
| ■ 4. 1-BEDROOM UNIT | |
| ■ 5. 2-BEDROOM FAMILY SUITE WITH BALCONY | |

Lower Penthouse Floor Plan

(40TH LEVEL)

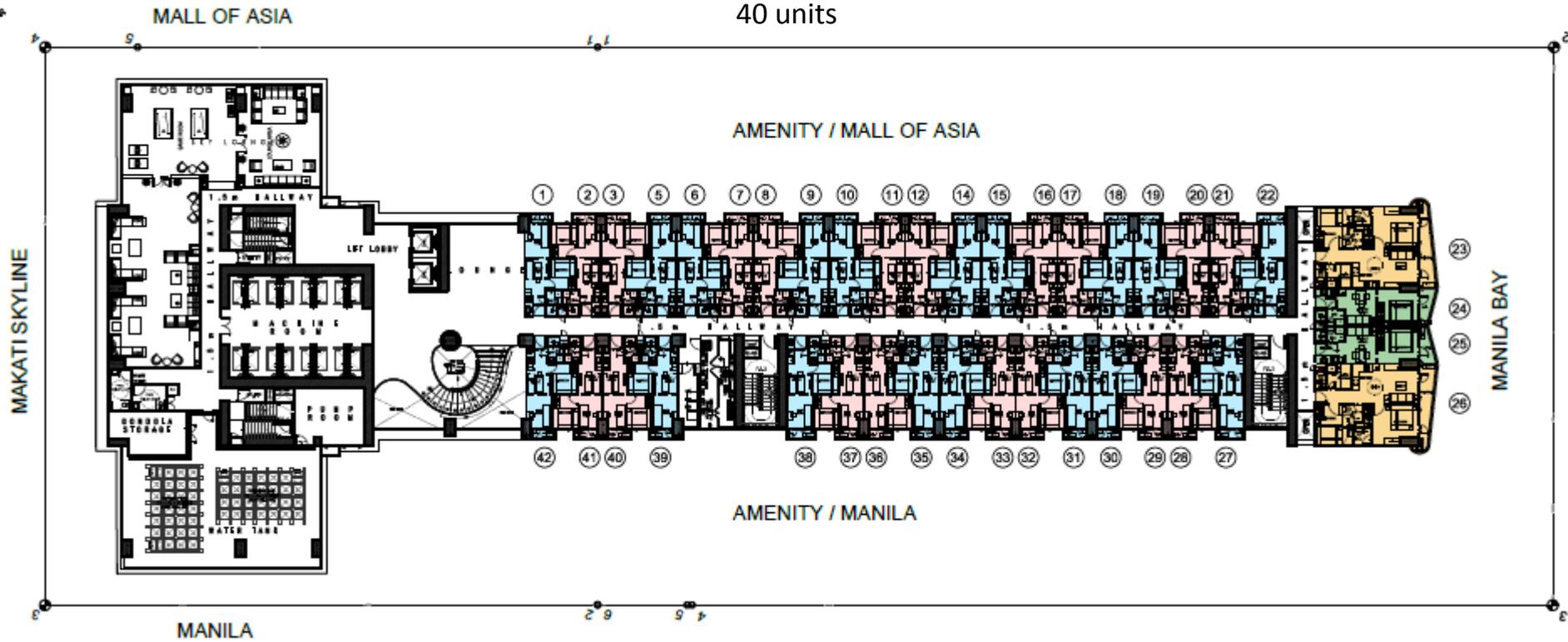
58 units



- | | |
|---|---|
| ■ 1. FAMILY SUITE A WITH BALCONY | ■ 6. 1-BEDROOM UNIT WITH DEN |
| ■ 2. FAMILY SUITE B WITH BALCONY | ■ 7. 2-BEDROOM END UNIT WITH BALCONY |
| ■ 3. 2-BEDROOM FAMILY SUITE WITH BALCONY | ■ 8. 1-BEDROOM UNIT WITH BALCONY |
| ■ 4. 1-BEDROOM UNIT | |
| ■ 5. 2-BEDROOM FAMILY SUITE WITH BALCONY | |

Upper Penthouse Floor Plan

(41ST LEVEL)
40 units



- 1. FAMILY SUITE A WITH BALCONY
- 2. FAMILY SUITE B WITH BALCONY
- 3. 2-BEDROOM END UNIT WITH BALCONY
- 4. 1-BEDROOM UNIT WITH BALCONY

Unit Type	No. of Units	Unit Size Range
Studio Unit	59	20.4
1-Bedroom Unit	64	24.09
Family Suite A w/ Balcony	935	26.12 - 30.98
Family Suite B w/ Balcony	737	26 - 26.36
1-Bedroom Unit w/ Balcony	70	26.55 - 30.91
1-Bedroom Unit w/ Den	66	28.35 - 28.36
2-Bedroom Family Suite B w/ Balcony	198	29.35 - 32.12
2 Bedroom End Unit w/ Balcony	68	66.96 - 68.55
Total	2,197	

ZONE	FLOORS	DEADLINE SUBMISSION OF APPROVED BRF
1	7th to 11th Floor	January 30, 2017
2	12th to 17th Floor	April 30, 2017
3	18th to 22nd Floor	July 30, 2017
4	23rd to 27th Floor	October 30, 2017
5	28th to 32nd Floor	January 30, 2017
6	33rd to 37th Floor	April 30, 2017
7	38th to Upper Penthouse	July 30, 2017

Kitchen

- PAINTED WALLS & CEILING
- FLOOR TILES
- KITCHEN SINK
- KITCHEN COUNTERTOP WITH UNDER COUNTER AND OVERHEAD CABINET
- COOKTOP & RANGEHOOD

Toilet & Bath

- COMBINATION OF WALL TILES AND PAINTED WALLS
- PAINTED CEILING
- FLOOR TILES
- WATER CLOSET, LAVATORY, SHOWER SET

Living/Dining/Bedroom

- PAINTED WALLS & CEILING
- FLOOR TILES

Balcony

- FLOOR TILES
- POWDER COATED RAILINGS

Project Architect

ASYA Design

Interior Design

M Contemporary Concept

Structural

R.B. Sanchez Consulting Engineers

Mechanical

Domingo L. Lagman Engineering

Electrical

ASYA Engineering

Sanitary & Fire Protection

F.L. Figueroa & Associates Inc.

Landscape

PGAA Creative Design

PRICING AS OF FEBRUARY 28, 2017

REMAINING- INVENTORY	MAKATI VIEW	MALL OF ASIA	AMENITY/ MANILA	Manila	MANILA BAY VIEW	AMENITY/ MALL OF ASIA	Vol	Average Size	Price/sqm	Ave. TLP	MA 15(41)
STUDIO	-	-	-	-	-	7	7	20.40	147,059	3,000,000	11,079.27
1 Bedroom	-	1	-	5	-	-	6	24.09	124,533	3,000,000	11,079.27
1 BR WITH BALCONY	-	-	-	-	4	-	4	30.16	170,494	5,141,250	21,679.44
1-BEDROOM UNIT W/ DEN	-	-	28	-	-	28	56	28.36	138,307	3,922,304	16,394.86
2 BR END UNIT WITH BALCONY	-	-	-	-	25	-	25	67.58	171,222	11,571,040	49,554.94
2 BR FAMILY SUITE B w/ BALCONY	29	2	-	7	-	-	38	30.66	127,347	3,904,789	16,318.93
FAMILY SUITE A w/ BALCONY	6	-	6	1	-	3	16	26.17	124,182	3,250,000	13,480.18
FAMILY SUITE B w/ BALCONY	3	-	12	-	-	7	22	26.10	125,610	3,278,182	13,602.36
Total	38	3	46	13	29	45	174	33.58	143,916	4,833,287	20,344.31

Standard Payment Terms

From February– March 2017

PAYMENT SCHEME	PARTICULAR	DISCOUNT ON TLP	
		RESIDENTIAL	PARKING
Deferred Cash	100% Payable in 42 months	1.0%	-
Spread DP	15% in 41 months / 85% through cash or bank*	-	-
	20% in 41 months / 80% through cash or bank*	-	-
Easy Payment Scheme	10% Spot / 10% in 40 months / 80% through cash or bank	0.25%	-

Standard Payment Terms

From February – March 2017

COAST RESIDENCES PAYMENT SCHEMES

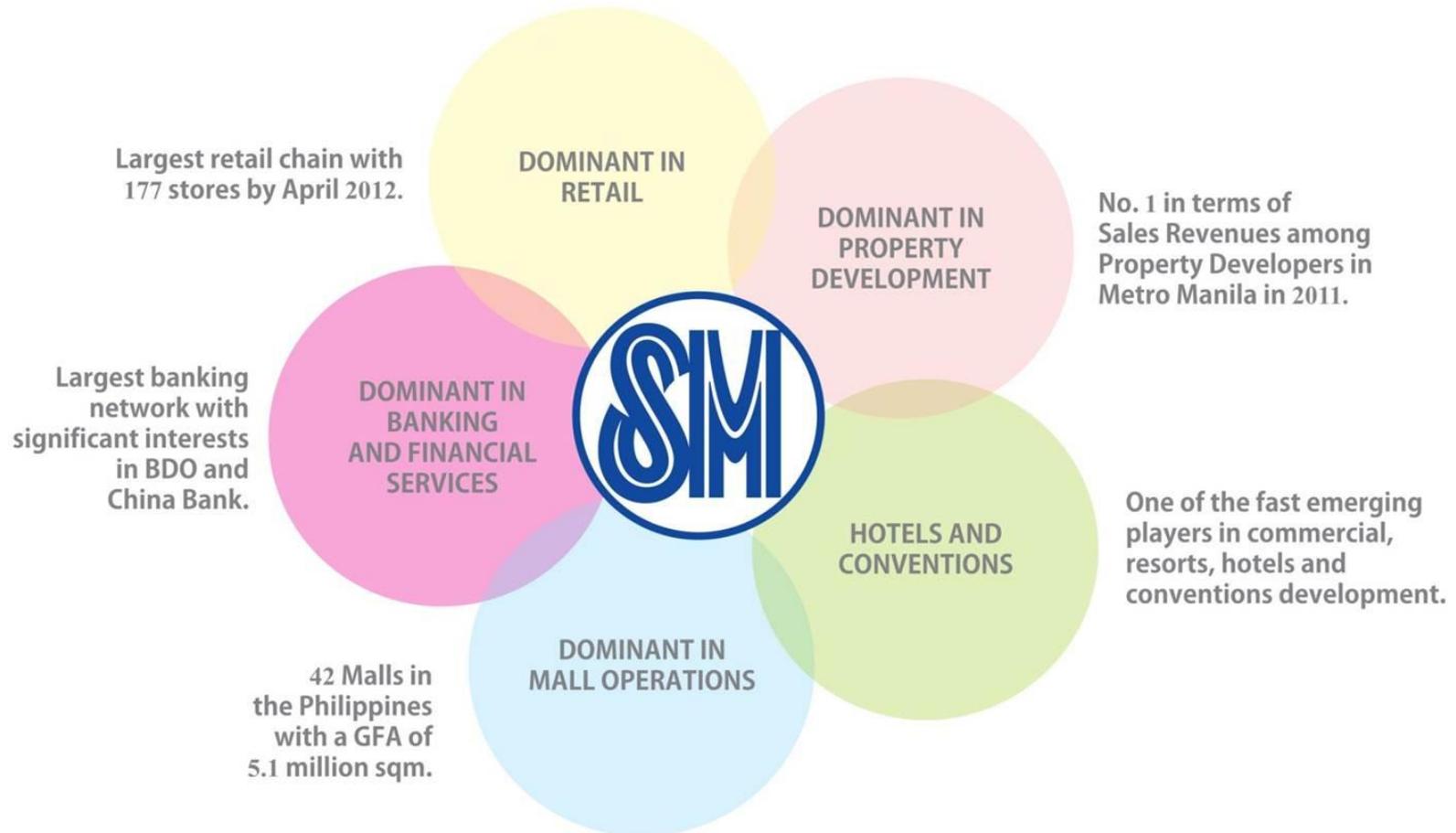
as of May 2017

FOR EVALUATION PURPOSES ONLY

Average TLP - unsold FSB	3,922,304
TAP	4,647,930
RF	25,000

Scheme	Term	Discount on TLP
Spread DP	15% in 41 months/ 85% through cash or bank *	-
	20% in 41 months/80% through cash or bank	
Deferred Cash	100% payable in 42 months	1.0%
Spot DP	10% spot/10% in 40 months/80% through cash or bank	0.250%

Spot Payment	MA 1	MA 2	MA 3	Balance
	16,394.86			3,950,740.27
	22,063.07			3,718,343.79
	110,069.76			
439,792.97	11,619.82			3,718,343.79



- Building façade and hotel-like interiors provide a sense of distinction and “grand arrival”
- First rate amenities combined with sweeping views of the city
- Strategic location – proximity to CBDs and cultural and recreational centers provides the option of leasing out units to professionals / students within the immediate area
- Efficient property management with facilities designed to ensure security and convenience
- Living spaces with a dynamic and adaptive design



- **How many units are there to a floor?**
 - 7th to 38th levels: 62-66 units
 - 39th, Penthouse levels: 40-58 units

- **How many elevators will the project have?**
 - There will be eight (8) passenger elevators with a capacity of 21 passengers to serve up to the 39th floor, and two (2) elevators to serve the Lower & Upper Penthouse

- **What is the back up power?**
 - For Common Areas: 100% back-up power
 - For Residential Units:
 - 1BR: 1 convenience outlet, 1 refrigerator, 1 light receptacle
 - 2BR: 1 convenience outlet, 1 refrigerator, 2 light receptacles

- **What are the units' floor to floor and floor to ceiling height?**

Coverage	Height
Floor to Floor	3.05 meters
Floor to Ceiling	2.40 – 2.70 meters

- **What are the unit measurements?**

Particular	Height
Balcony Railing Height	1.20 meters
Partition Wall Height <i>(For full wall partition)</i>	2.40 – 2.70 meters

- **What are the corridor measurements?**

Coverage	Width/Height
Hallway Width	1.50 meters
Hallway Floor to Ceiling Height	2.40 meters

- **What will be the ventilation on the typical residential floors?**
 - Common Areas/Hallways: Natural Ventilation
 - Residential Units: Natural ventilation w/ provision for A/C unit(s); mechanical ventilation (exhaust) for T&B
- **What is the allowable AC capacity?**
 - 1.5 – 2 HP



Questions?

You may email me at: patty.morales@smdevelopment.com
or local 1823



Thank you!

Please wait for further announcements.....