

red

RESIDENCES

CHINO ROCES, MAKATI

TECHNICAL BRIEFING

STRICTLY FOR TRAINING PURPOSES ONLY

PROJECT SNAPSHOT



RED RESIDENCES

- Chino Roces, Makati
- $\pm 3,500$ sqm lot area
- 1 tower development
- 29 (physical) floors
- 1,106 residential units
- 298 parking units
- January 30, 2022
Projected Date of Turnover

LOCATION



BUILDING ELEVATION

8th to 31st floors
23 RESIDENTIAL FLOORS

7th floor
AMENITIES + RESI FLOORS

2nd to 6th floor
PARKING FLOORS

Deck
31st Resi Floor
30th Resi Floor
29th Resi Floor
28th Resi Floor
27th Resi Floor
26th Resi Floor
25th Resi Floor
24th Resi Floor
23rd Resi Floor
22nd Resi Floor
21st Resi Floor
20th Resi Floor
19th Resi Floor
18th Resi Floor
17th Resi Floor
16th Resi Floor
15th Resi Floor
14th Resi Floor
12th Resi Floor
11th Resi Floor
10th Resi Floor
9th Resi Floor
8th Resi Floor

7F: Amenity Deck + Resi Floor
6F: Podium Parking 4
5F: Podium Parking 3
3F: Podium Parking 2
2F: Podium Parking 1
GF: Resi Lobby + Commercial
Substructure

AMENITIES





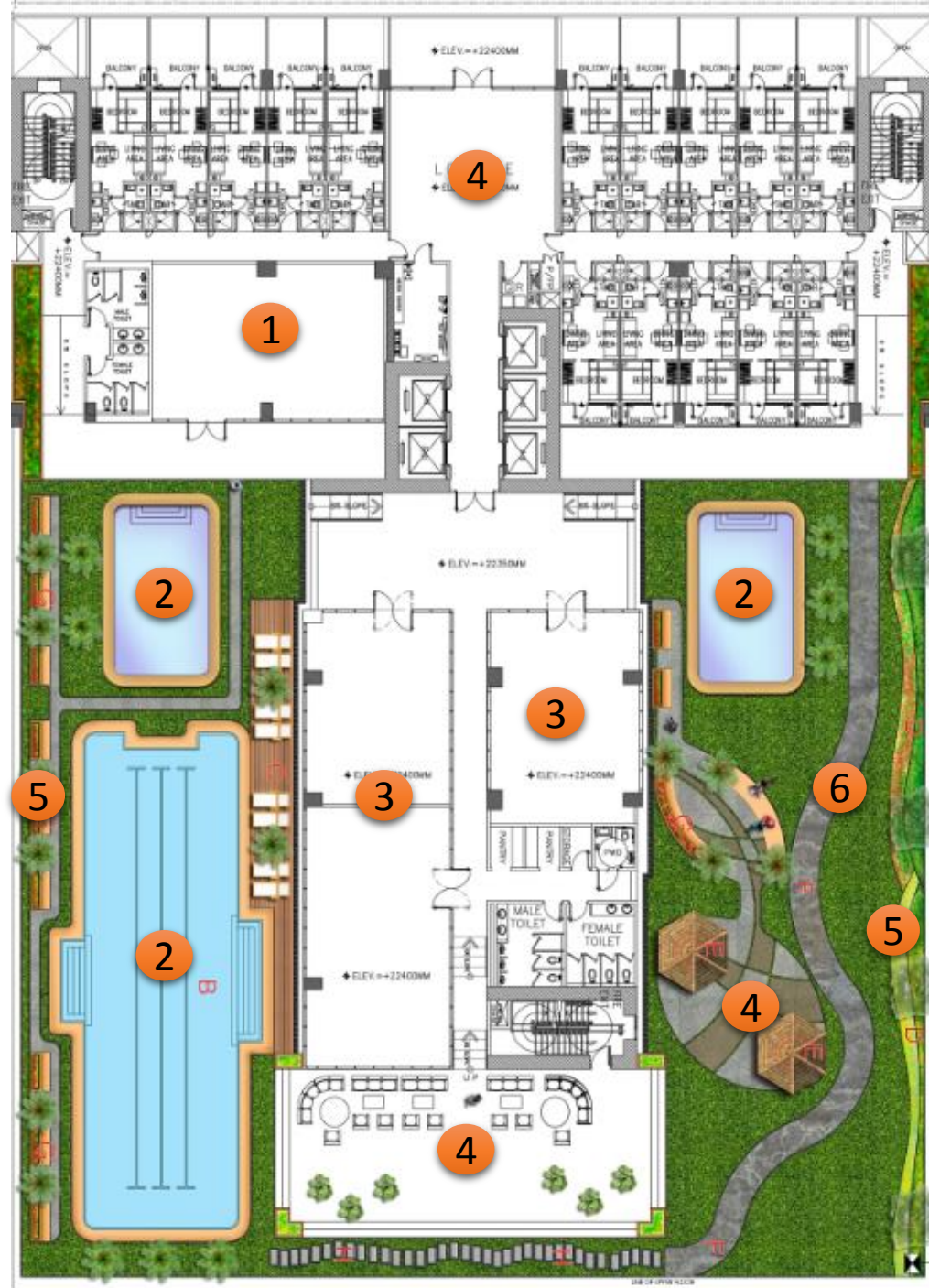
FOR ILLUSTRATION PURPOSES ONLY



FOR ILLUSTRATION PURPOSES ONLY

7th Floor Amenities

- 1 Gym Area
- 2 Swimming Pool
- 3 Function Rooms
- 4 Lounge Areas
- 5 Landscape areas
- 6 Jogging Path



UNCTION ROOMS



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SWIMMING POOL



SWIMMING POOL



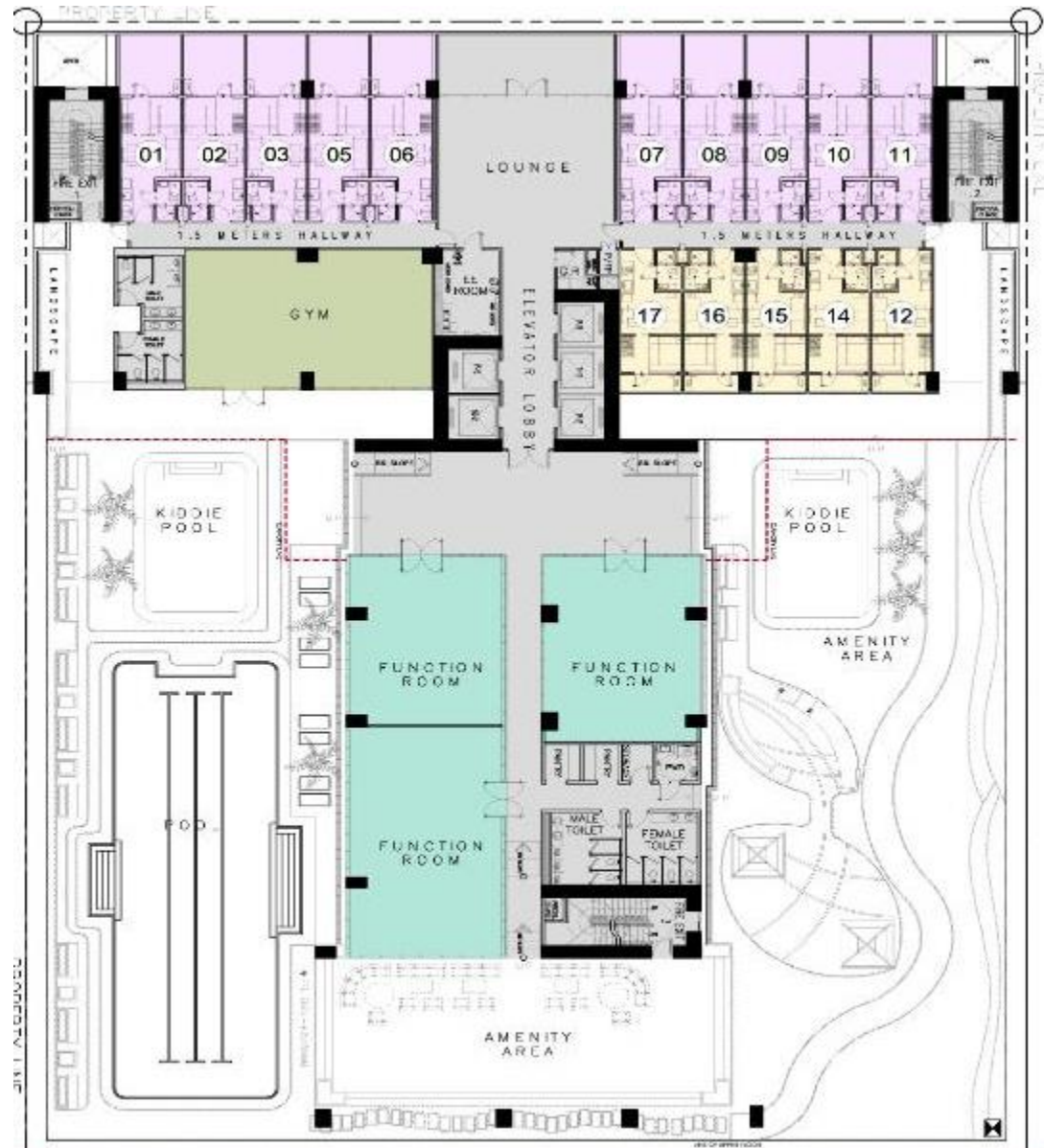
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FLOOR PLANS

7th Floor

Makati Skyline

Amenities



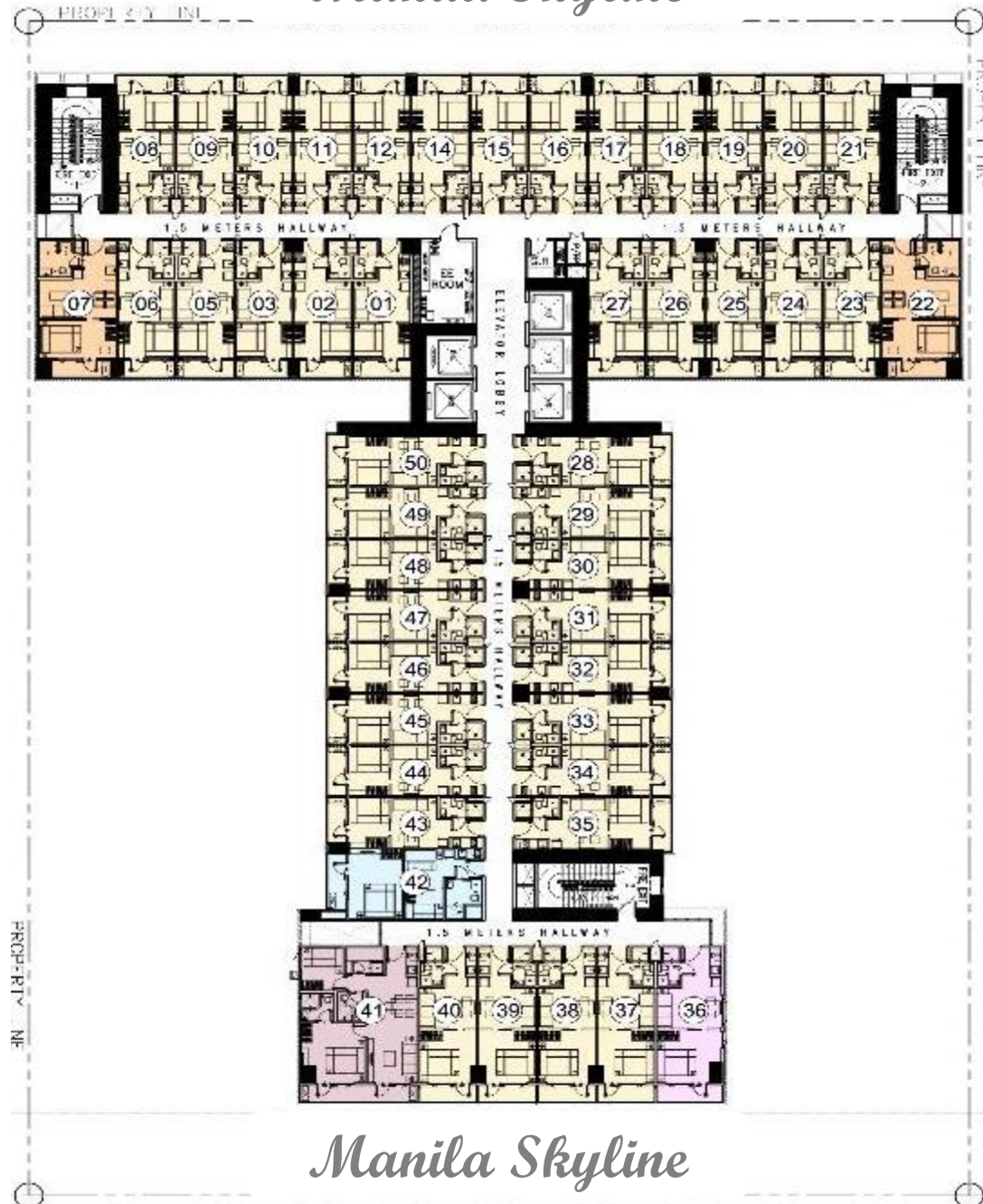
Amenities

Manila Skyline

*15 residential units on the 7th floor

Typical Floors

Makati Skyline



Amenities

Amenities

Manila Skyline

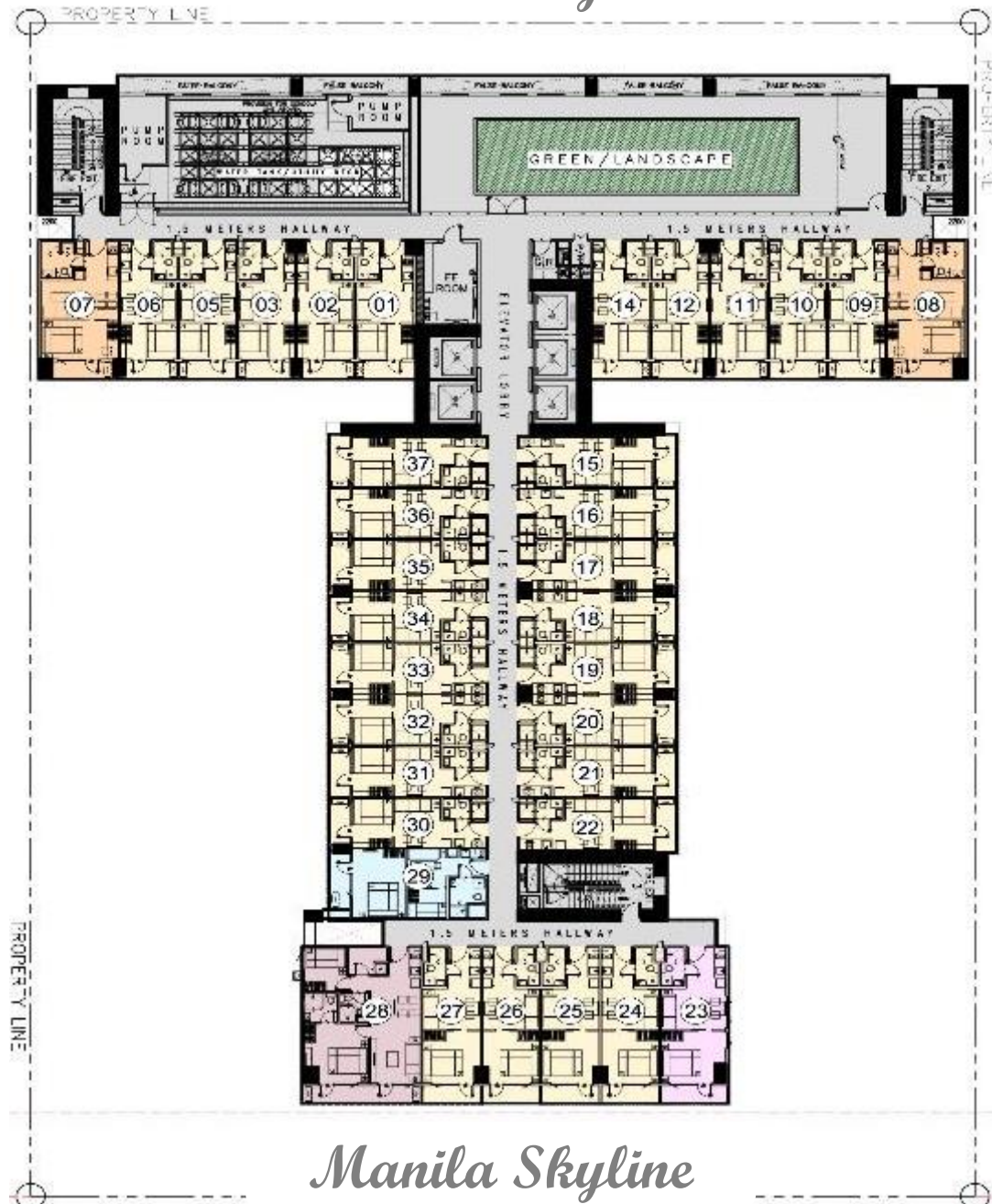
*48 units per floor

31st Floor

Makati Skyline

Amenities

Amenities



Manila Skyline

*35 residential units on the 31st floor

CONDOMINIUM
DEVELOPMENT
±29 physical floors



MARVIN PLAZA
9 physical floors



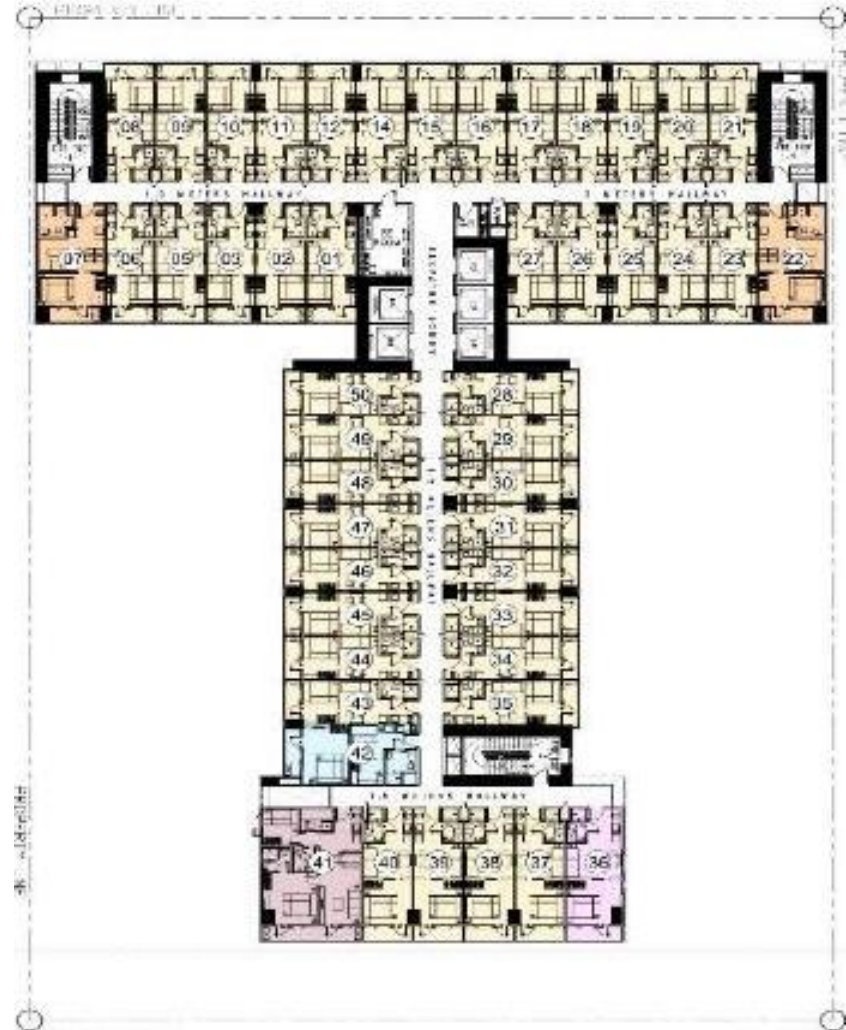
Makati Skyline



Manila Skyline



Makati Skyline



Manila Skyline

UNIT LAYOUT

Unit Distribution

UNIT TYPE	COUNT	AREAS
1 BEDROOM WITH BALCONY	1,060	<u>+</u> 26.04 – 37.34 sqm
1 BEDROOM WITH DEN WITH BALCONY	23	<u>+</u> 35.94 sqm
2 BEDROOM WITH BALCONY	23	<u>+</u> 59.93 sqm
PROJECT TOTAL	1,106	



1 BR WITH BALCONY
 ±26.04 sqm



**1 BR WITH DEN
 WITH BALCONY**
 ±35.94 sqm



2 BR UNIT
 ±59.93 sqm

BUILDING & UNIT FEATURES

BUILDING FEATURES

- Green wall
- 5 Elevators
- 24 Hour Security
- Semi-addressable Fire Protection and Alarm System
- Generator Sets for Common Areas and Selected Residential Outlets
- Centralized Cistern Tanks
- Provision for telecom and cable lines
- Intercom System

- Overhead and under the counter kitchen cabinets
- Cooktop and Range Hood
- Provision for CATV and Telephone
- Power back per unit
(1 convenience outlet, 1 lighting fixture)

Please visit SMDC FMC Showroom to view
standard unit deliverables

uNIT
DELIVERABLES

HAPPY SELLING!