



Every single day, SM touches the lives of millions of people through its stores, malls, banks, hotels, and leisure facilities.

Now, Filipinos can live in style, comfort, and convenience with SM Development Corporation (SMDC).

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

SMDC developments are strategically situated in key areas across Metro Manila, specifically the Central Business Districts of Makati, Ortigas, Quezon City, Pasay, and Parañaque, as well as the nearby provinces of Cavite, Bulacan, and Pampanga.

(02) 858-0300 • 0917-500-5151

[www.smdc.com](http://www.smdc.com)

    TheOfficialSMDC

HLURB TLTS No. ENCRFO-18-06-004

National Highway corner Susana Heights, Brgy. Tunasan, Muntinlupa City

Completion date: December 31, 2021

Developer: Springtown Development Corporation

# Leaaf

## RESIDENCES

SUSANA HEIGHTS, MUNTINLUPA



## INSPIRED BY NATURE

Let nature nurture your family at Leaf Residences. With its unique design reminiscent of a tropical rainforest getaway, it offers the first taste of condominium living surrounded by all the greenery sought after in the South. It's the perfect home for families looking to be one with nature. Now, you can revel in a residence surrounded by natural flora and cool, crystal-clear pools, all while enjoying the unparalleled convenience of having a commercial development built into the property.

Amenity Area, Artist's Perspective



**Leaf**  
RESIDENCES

#### PLACES OF INTEREST

##### Malls/Shopping Centers and Groceries

- SM City Muntinlupa: (± 1.0 km)
- Ultra Mega Supermarket: (± 0.3 km)
- Ayala Malls South Park: (± 2.8 km)
- Star Mall Alabang: (± 3.3 km)
- Festival Mall: (± 3.4 km)
- Victory Shopping Mall: (± 3.6 km)
- Commercial Center Alabang: (± 3.7 km)
- Alabang Town Center: (± 4.3 km)

##### Educational Institutions

- Southside Monessori School: (± 0.5 km)
- Lyceum Alabang: (± 1.76 km)
- De La Salle Santiago - Zobel School: (± 3.7 km)
- PAREF Woodrose School: (± 3.7 km)

##### Health Institutions

- Asian Hospital and Medical Center: (± 2.9 km)
- Medical Center of Muntinlupa: (± 1.7 km)

##### Places of Worship

- St. Peregrine Shrine: (± 1.6 km)
- Our Lady of the Abandoned Church: (± 0.35 km)

## NATURE IN THE CITY

Leaf Residences can be found in Susana Heights, Muntinlupa. It is a tropical rainforest-inspired development. Its location near transportation hubs and major highways makes it convenient and highly accessible.



Amenity Area, Artist's Perspective



SUSANA AVENUE

SUSANA AVENUE

NATIONAL HIGHWAY



SWIMMING  
POOLS



CHILDREN'S  
POOL



LANDSCAPED  
WALKWAY



OUTDOOR  
PLAYSPACE



POCKET  
PARKS



TOWER  
LOBBIES



FUNCTION  
ROOM



24-HOUR  
SECURITY



FRONT DESK/  
DOORMAN  
SERVICES



PROFESSIONAL  
PROPERTY  
MANAGEMENT



WI-FI READY  
LOUNGES



TRANSPORTATION  
HUB



COMMERCIAL  
AREA

## SMART DESIGN

Leaf Residences is designed to create the feeling of a tropical rainforest getaway in the city, a unique feature unlike any in the area. The properties are connected to one another in order to create the ultimate family experience, one where residents can easily visit each other, where there is a common lobby to meet up, and where amenities are all placed in an easily-accessible central location.



## EVERYTHING WITHIN REACH

Leaf Residences contains its own commercial area with a variety of stores, dining options, and services to take care of your every need. Its close proximity to other nearby shopping centers like SM City Muntinlupa and the Alabang Central Business District means you'll never have to travel far to find what you're looking for.



Aerial view of a resort amenity area. Two curved swimming pools with blue mosaic tile bottoms are separated by a tan-colored deck. Two brown lounge chairs are on the deck. The area is surrounded by lush greenery and a grey building is visible in the background.

Amenity Area, Artist's Perspective

## A NATURAL LIFESTYLE

Enjoy the refreshing feeling only nature can provide. Take a relaxing stroll amongst the greenery. Take a soothing dip in the pool. Relax at the outdoor lounge areas. Everything comes together to give you and your family comfort like no other.






## LUXURIOUS LOBBY

Upon entering, you are greeted by a magnificent, green lobby akin to that of a luxury hotel. Admire the scenery as you walk through or lounge about at your own leisure. You are always welcome at the grand lobby.

Grand Lobby, Artist's Perspective

A modern apartment interior featuring a grey sectional sofa in the living area, a dining table with white chairs, and a kitchen area in the background. The room is decorated with framed art, a small side table with a vase, and a coffee table. The lighting is provided by three geometric pendant lights. The floor is covered with light-colored wood-look planks. A glass door leads to a balcony or another room. The overall design is clean and contemporary.

## MAKE YOUR HOME

Live comfortably in a unit designed to make your family feel at home. Leaf Residences offers smart spaces that you can customize to your liking. Combine bedrooms or units to suit your needs and give your family the room it needs to grow. With customization options, modern facilities, and amenities all within reach, you can enjoy unparalleled convenience.

Dressed-up Unit, Artist's Perspective



Dressed-up Unit, Artist's Perspective



Dressed-up Unit, Artist's Perspective

## UNIT LAYOUTS



**1 BEDROOM UNIT**  
(Suggested Furniture Layout)  
± 22.55 sqm



**2 BEDROOM UNIT**  
(Suggested Furniture Layout)  
± 28.52 sqm



**3 BEDROOM UNIT**  
(Suggested Furniture Layout)  
± 38.40 sqm

Grand Lobby, Artist's Perspective

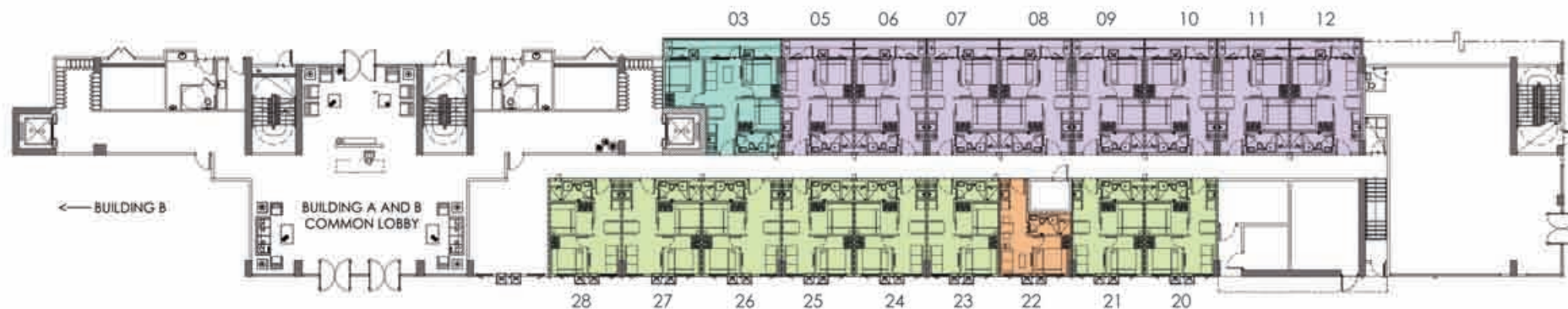
## PROFESSIONAL PROPERTY MANAGEMENT

Our professional property management team is always hard at work, ensuring that the complex is safe, your space is well-maintained, and the amenities are well-kept. This way, the property stays a good investment for you and your family for years to come. The team is also readily available to help you lease out your property if you want to start getting returns on your investment.

## BUILDING A – GROUND FLOOR PLAN

FACING AMENITY AREA

FACING AMENITY AREA



FACING LAGUNA DE BAY

FACING LAGUNA

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 2 BEDROOM UNIT W/ BALCONY
- 3 BEDROOM UNIT W/ BALCONY

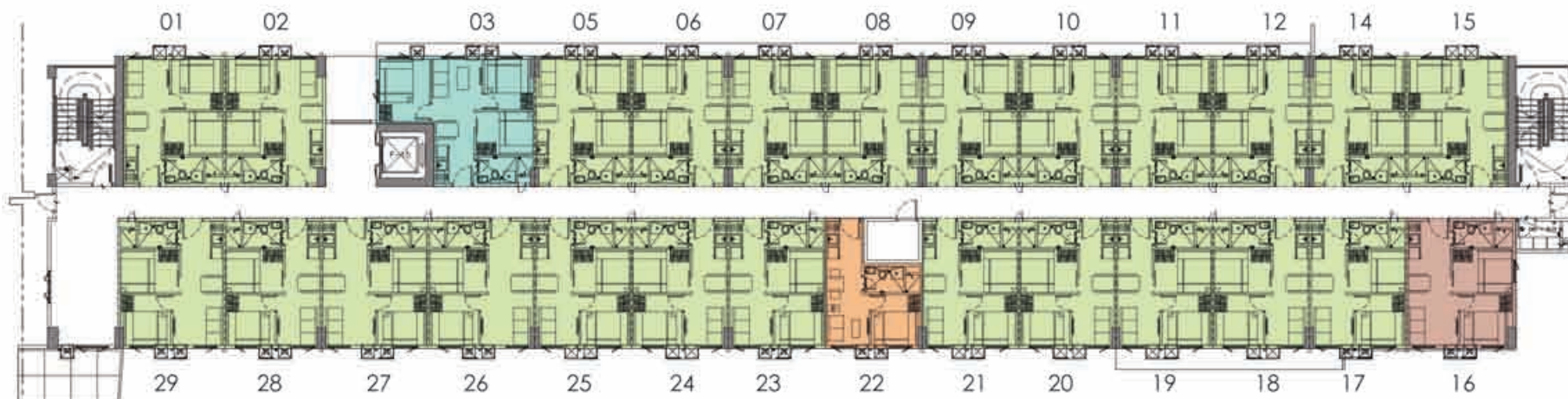


## BUILDING A – 2ND FLOOR PLAN

FACING AMENITY AREA

FACING AMENITY AREA

FACING LAGUNA DE BAY



FACING LAGUNA

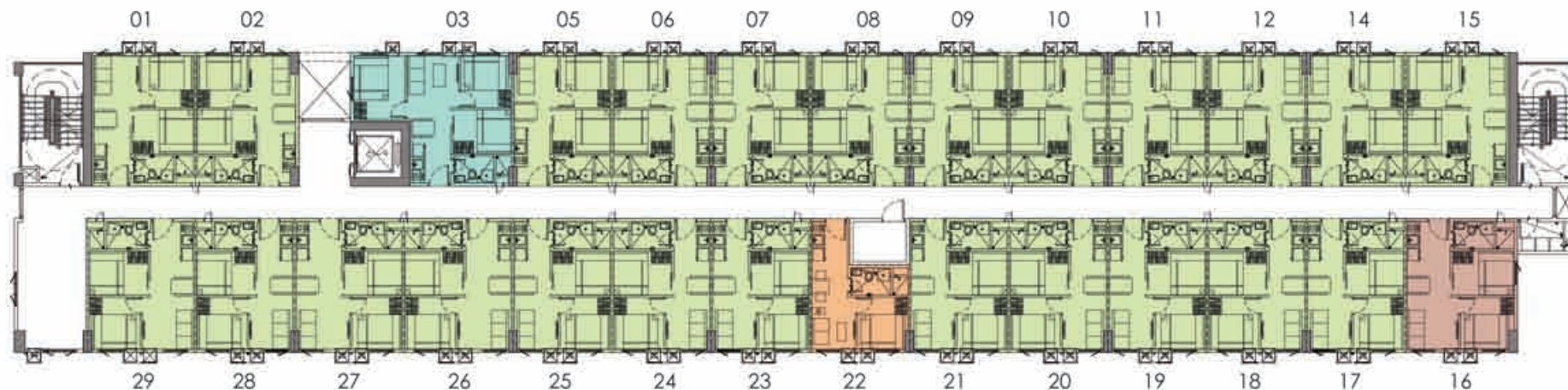
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 2 BEDROOM END UNIT
- 3 BEDROOM UNIT



## BUILDING A – TYPICAL FLOOR PLAN (3RD-8TH)

FACING AMENITY AREA

FACING AMENITY AREA



FACING LAGUNA

FACING LAGUNA DE BAY

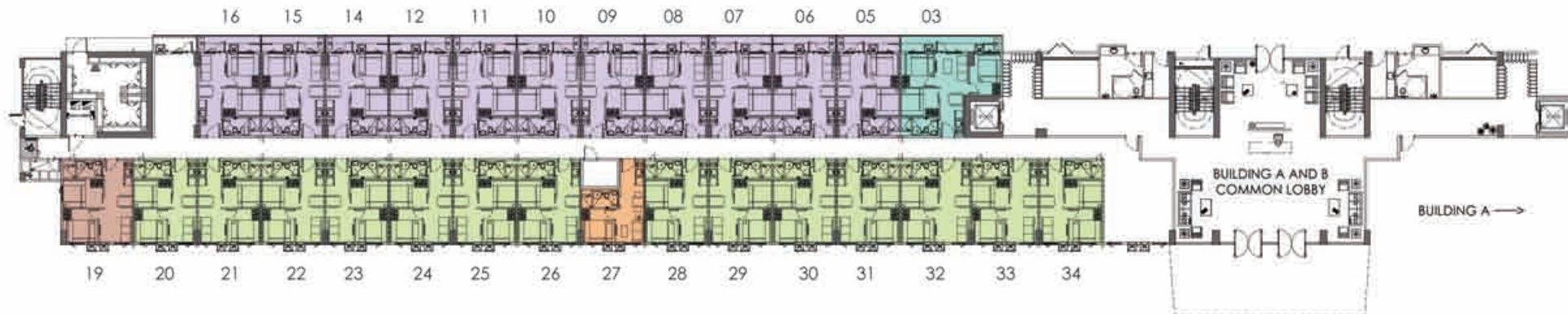
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 2 BEDROOM END UNIT
- 3 BEDROOM UNIT



## BUILDING B – GROUND FLOOR PLAN

FACING AMENITY AREA

FACING ALABANG



FACING AMENITY AREA

FACING LAGUNA

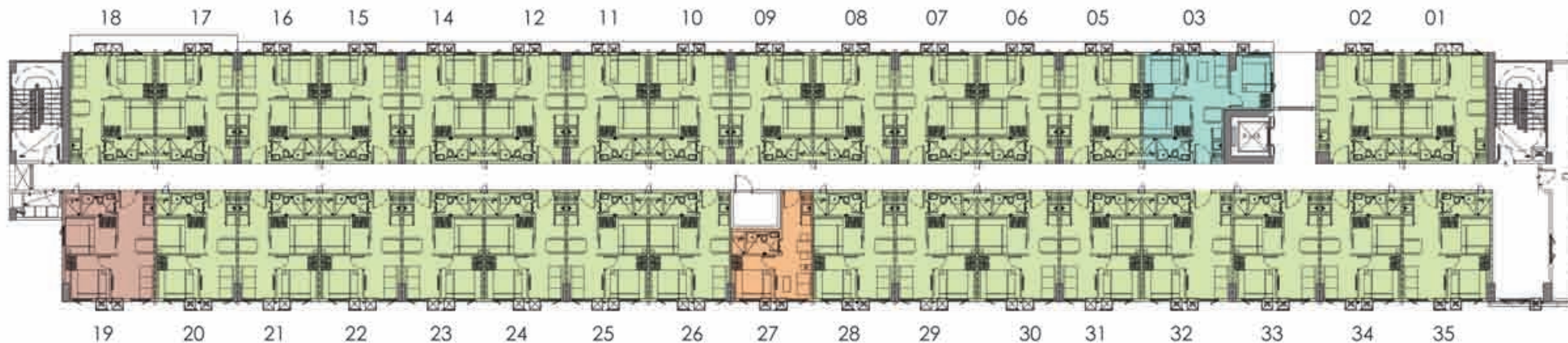
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 2 BEDROOM UNIT W/ BALCONY
- 3 BEDROOM UNIT W/ BALCONY



## BUILDING B – 2ND FLOOR PLAN

FACING AMENITY AREA

FACING ALABANG



FACING AMENITY AREA

FACING LAGUNA

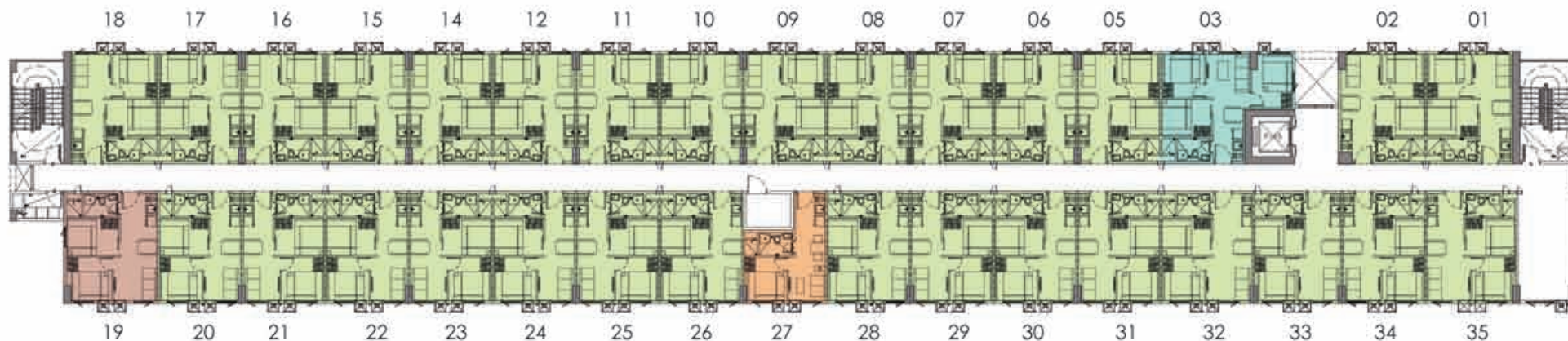
- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 2 BEDROOM END UNIT
- 3 BEDROOM UNIT



## BUILDING B – TYPICAL FLOOR PLAN (3RD-8TH)

FACING AMENITY AREA

FACING ALABANG



FACING AMENITY AREA

FACING LAGUNA

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 2 BEDROOM END UNIT
- 3 BEDROOM UNIT



# BUILDING C – GROUND FLOOR PLAN

FACING ALABANG

- 2 BEDROOM UNIT
- 2 BEDROOM UNIT W/ BALCONY
- 3 BEDROOM UNIT W/ BALCONY

FACING ALABANG



FACING AMENITY AREA

FACING AMENITY AREA

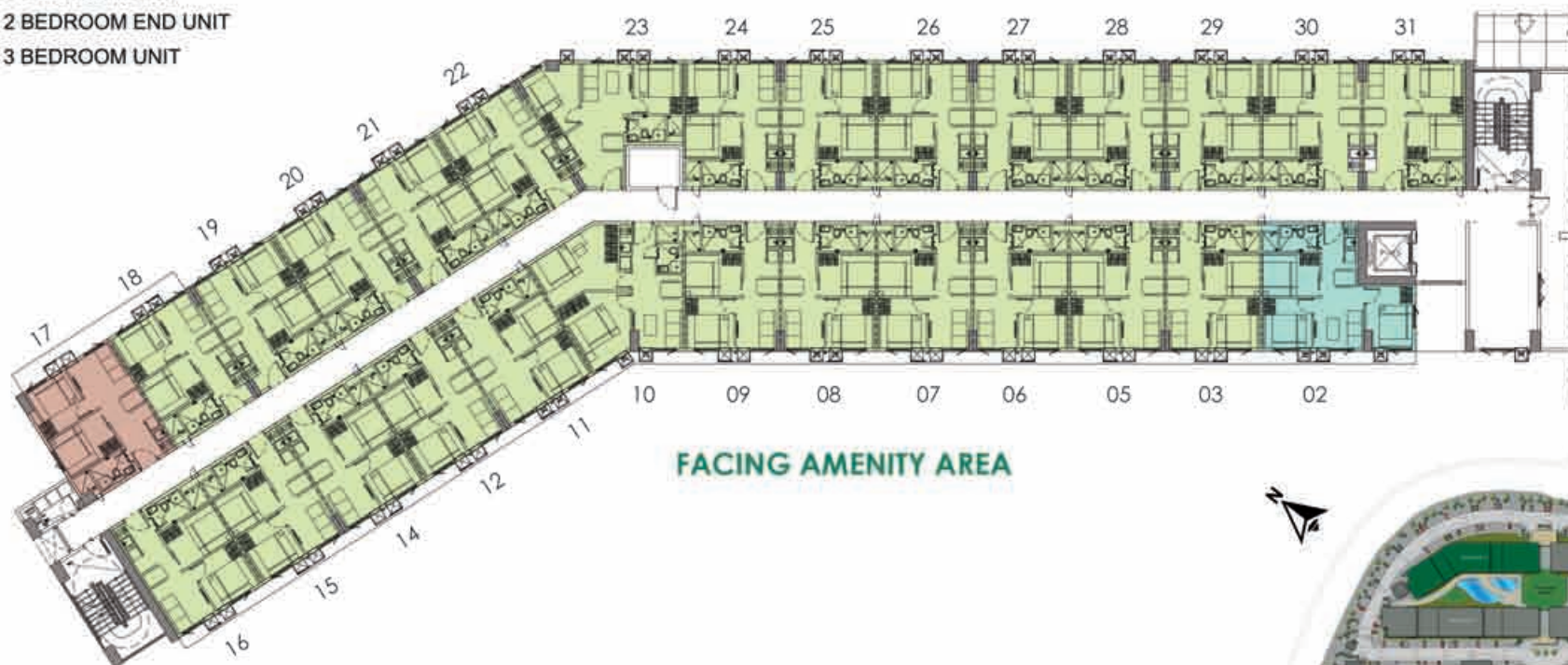


## BUILDING C – 2ND FLOOR PLAN

FACING ALABANG

- 2 BEDROOM UNIT
- 2 BEDROOM END UNIT
- 3 BEDROOM UNIT

FACING ALABANG



FACING AMENITY AREA

FACING AMENITY AREA

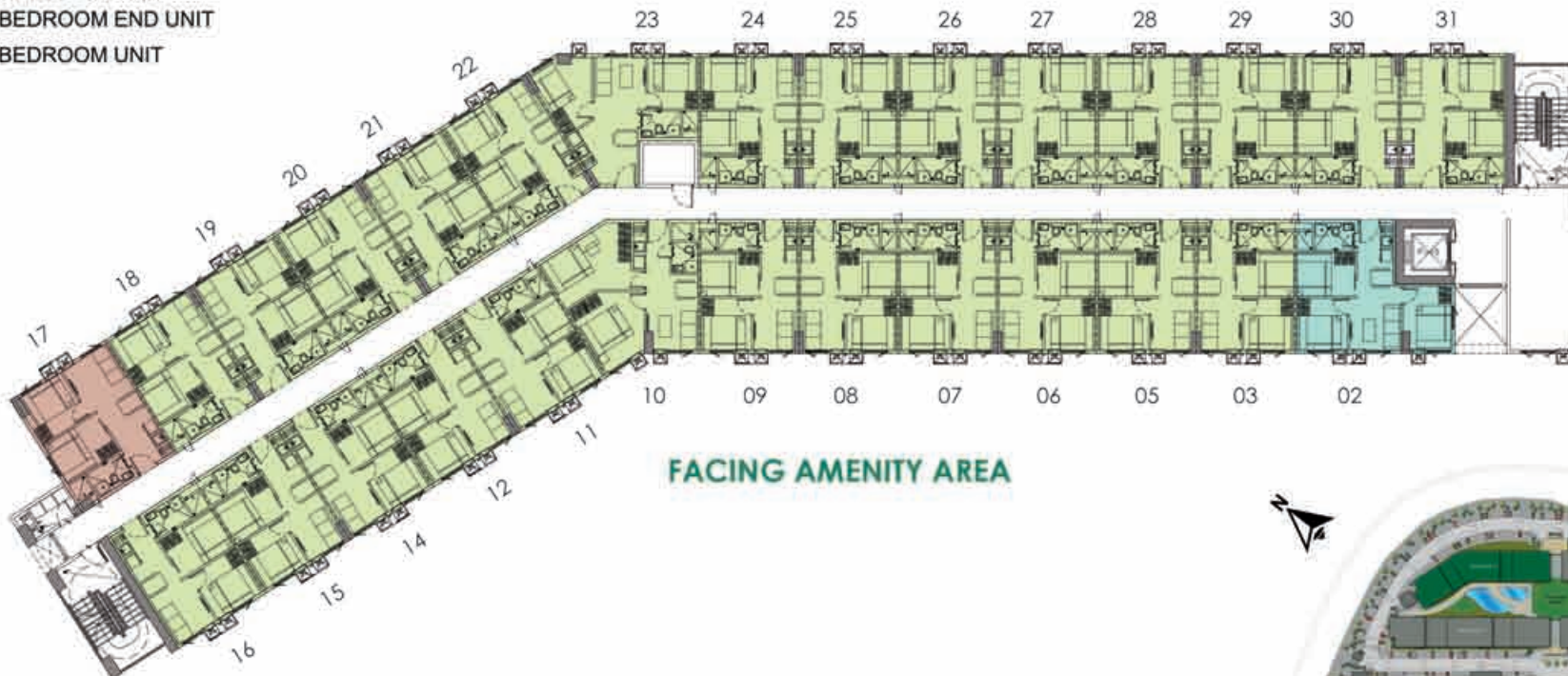


## BUILDING C – TYPICAL FLOOR PLAN (3RD-8TH)

FACING ALABANG

- 2 BEDROOM UNIT
- 2 BEDROOM END UNIT
- 3 BEDROOM UNIT

FACING ALABANG



FACING AMENITY AREA

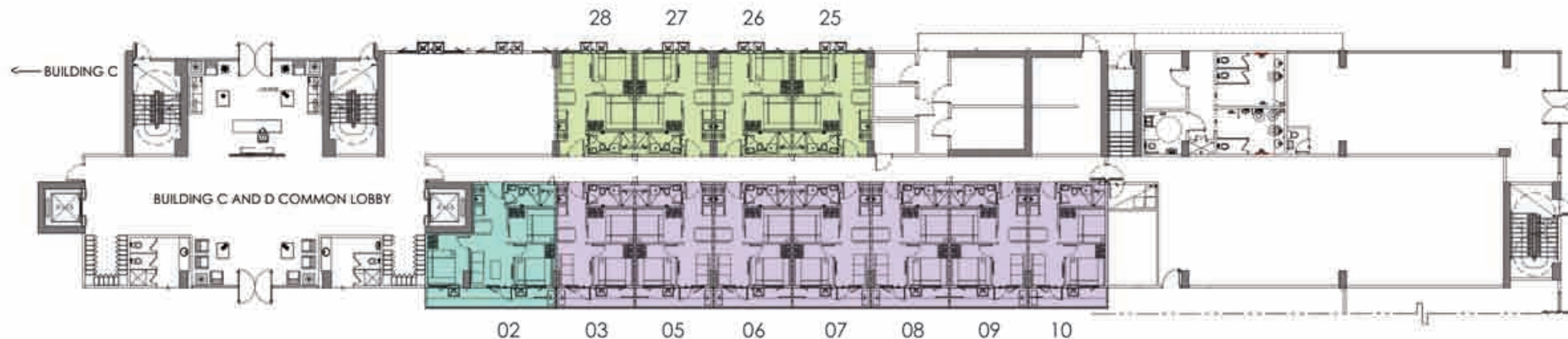
FACING AMENITY AREA



## BUILDING D – GROUND FLOOR PLAN

FACING ALABANG

FACING AMENITY AREA



FACING LAGUNA DE BAY

FACING LAGUNA

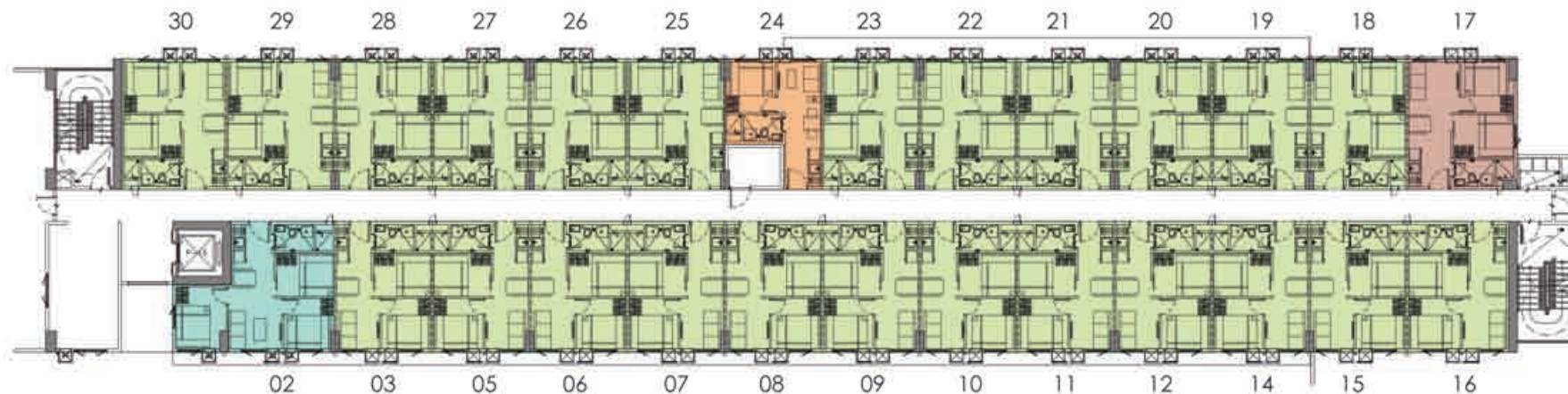
- 2 BEDROOM UNIT
- 2 BEDROOM UNIT W/ BALCONY
- 3 BEDROOM UNIT W/ BALCONY



## BUILDING D – 2ND FLOOR PLAN

FACING ALABANG

FACING AMENITY AREA



FACING LAGUNA

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 2 BEDROOM END UNIT
- 3 BEDROOM UNIT

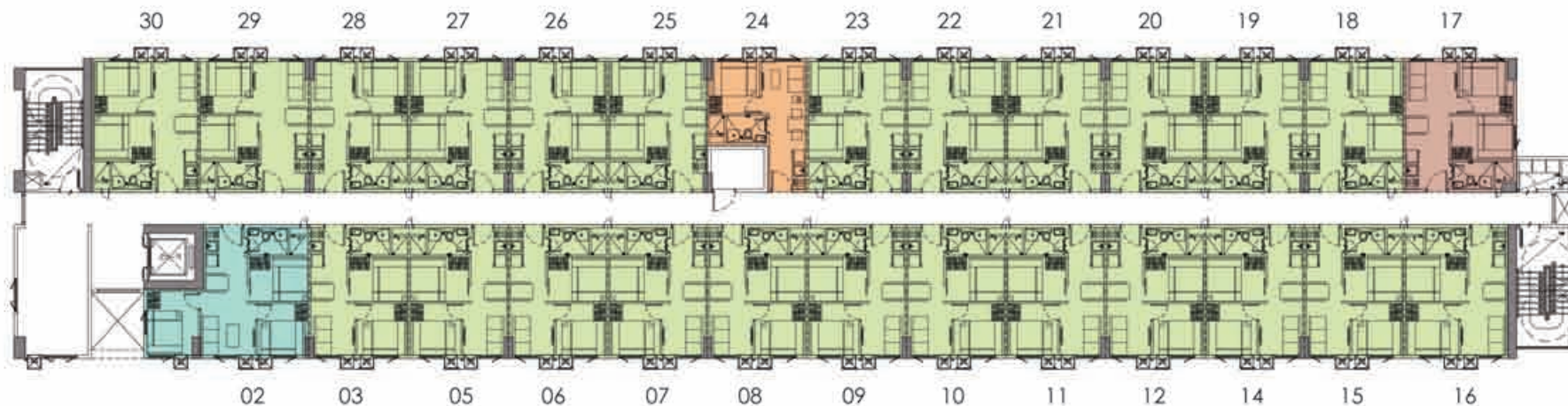


FACING LAGUNA DE BAY

## BUILDING D – TYPICAL FLOOR PLAN (3RD-8TH)

FACING ALABANG

FACING AMENITY AREA



FACING LAGUNA DE BAY

FACING LAGUNA

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 2 BEDROOM END UNIT
- 3 BEDROOM UNIT



# Frequently Asked Questions

## What is Leaf Residences?

Leaf Residences is the first residential condominium in Susana Heights, Muntinlupa City by Springtown Development Corporation, a wholly-owned subsidiary of SM Development Corporation. It offers:

- an accessible location (near South Luzon Expressway)
- convenience (adjacent commercial units)
- unique development (a modern, tropical rainforest-themed development)
- property management (overall maintenance)

## Where is Leaf Residences located?

Leaf Residences is located along Susana Avenue corner National Highway, Brgy. Tunasan, Muntinlupa City.

## What establishments and landmarks are near Leaf Residences?

The project is in close proximity to several activity centers, namely:

### Mall/Shopping Centers and Groceries

- SM City Muntinlupa ( $\pm 1.0$  km)
- Ultra Mega Supermarket ( $\pm 0.3$  km)
- Ayala Malls South Park ( $\pm 2.8$  km)
- Sarmall Alabang ( $\pm 3.3$  km)
- Festival Mall ( $\pm 3.4$  km)
- Victory Shopping Mall ( $\pm 3.6$  km)
- Commerce Center Alabang ( $\pm 3.7$  km)
- Alabang Town Center ( $\pm 4.3$  km)

### Educational Institutions

- Southernside Montessori School ( $\pm 0.5$  km)
- Lyceum Alabang ( $\pm 1.76$  km)
- De La Salle - Zobel School ( $\pm 3.7$  km)
- PAREF Woodrose School ( $\pm 3.7$  km)

### Health Institutions

- Asian Hospital and Medical Center ( $\pm 2.9$  km)
- Medical Center of Muntinlupa ( $\pm 1.7$  km)

## Places of Worship

- St. Peregrine Shrine ( $\pm 1.6$  km)
- Our Lady of the Abandoned Church ( $\pm 0.35$  km)

## Who is the developer of Leaf Residences?

Leaf Residences is developed by Springtown Development Corporation. It is a wholly-owned subsidiary of SM Development Corporation, the leading developer of condominiums in the Central Business Districts of Metro Manila.

## Accessibility (Ingress/Egress)

The project is accessible via the South Luzon Expressway (SLEX) or National Highway. There are existing transport terminals within SM Muntinlupa for passengers travelling to and from the South to MOA area. Furthermore, public utility vehicles such as jeepneys, buses, and fx vans ply the National Highway.



## TECHNICAL DETAILS

### How many buildings will Leaf Residences have?

Leaf Residences has four residential buildings, one commercial area, and on-grade parking slots.

### How many floor levels does Leaf Residences have?

The project will have seven floor levels with the following assignments:

- Ground Floor; Tower Lobbies, Amenity Area, Function Rooms, Commercial Area, and On-grade Parking
- Second – Eighth Floors: Residential Floor Levels

### What are Leaf Residences's amenities?

With the overall intent to bring nature to its residents and merge nature's elements in the given space, the amenities and facilities offered by Leaf Residences include:

- Swimming Pools
- A Landscaped Walkway

- An Outdoor Playspace
- Outdoor Lounges
- Pocket Parks
- Grand Residential Lobbies
- Pilates and Yoga Areas
- Function Rooms
- A Commercial Development on the Ground Floor

### How would you describe the overall theme of Leaf Residences' Grand Lobby?

Leaf Residences' interior is inspired by nature's vibrancy. It translates the rustic components of a leaf's veins into its wooden planks. It also uses contrasting materials that cascade down the walls and into the floors. Natural hues and tones, touched with vibrant shades of green, evoke the beauty of nature while staying modern and dynamic.

Tower A: 180 units	Tower C: 192 units
Tower B: 226 units	Tower D: 174 units

### What are the available tower facilities at Leaf Residences?

Our reliable support services include:

- 1 Passenger Elevator for Each Tower
- 24-hour Security
- Automatic Fire Sprinkler System
- Mail Room for Each Tower
- Centralized Garbage Collection and Disposal System
- Standby Generator for Common Areas and Selected Residential Outlets
- Provision for Telecom and Cable Lines
- Wi-Fi Ready (selected areas)
- CCTV System (selected areas)
- Property Management Services

### What is the back-up power?

- For common areas: 100% back-up power
- For Residential Units: 1 convenience outlet, 1 refrigerator outlet, 1 lighting outlet in the Living Area



What is a unit's ceiling height?

Coverage	Height
Floor to Ceiling	± 2.40-2.90 meters

What is the hallway's width?

Coverage	Width
Hallway Width	± 1.50 meters

How does the ventilation function on typical residential floors?

Common Areas/Hallways: Natural Ventilation  
Residential Units: Natural ventilation w/ provision for A/C unit(s); mechanical ventilation (exhaust) at T&B

What is the maximum A/C capacity (provision only)?

The allowable A/C capacity is 1.5HP.

