



AIR

RESIDENCES

MAKATI CITY

Meaningful relationships. Career opportunities. Personal well-being. Together, they spell out the story of your success, and it all begins at SMDC Premier's Air Residences.

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PRIME LOCATION



Site Development Plan

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INTEGRATED COMMERCIAL DEVELOPMENT

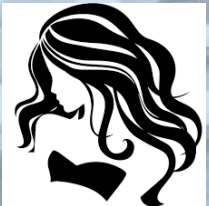
FOOD



SERVICE



WELLNESS



SM AFFILIATES



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AIR MALL

Project Details

- 1203 PH Metro Manila Makati Extension
- Launched in August 2014
- 1-Tower Development
- 3,642 Residential Units
- 616 Parking Slots
- 59 Floors
 - 49 Residential Floors
 - 6 Parking Levels
 - 2 Amenity Levels
- TLP at PHP6,941,751.51

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Building Chart

9th to 59th Floor

49 RESIDENTIAL FLOORS

6th to 8th Floor

AMENITY + OFFICE

2nd to 5th Floor

PARKING FLOORS

Ground Floor

RESIDENTIAL LOBBY + COMMERCIAL

Basement 1 to 3

BASEMENT PARKING

Deck

49 Residential Floors

8th Floor Amenity Deck + Residential Units

7th Floor Amenity Deck + Office Space

6th Floor Office Space

5th Floor Parking Podium

3rd Floor Parking Podium

2nd Floor Parking Podium + Commercial

Ground Floor Residential Lobby + Commercial

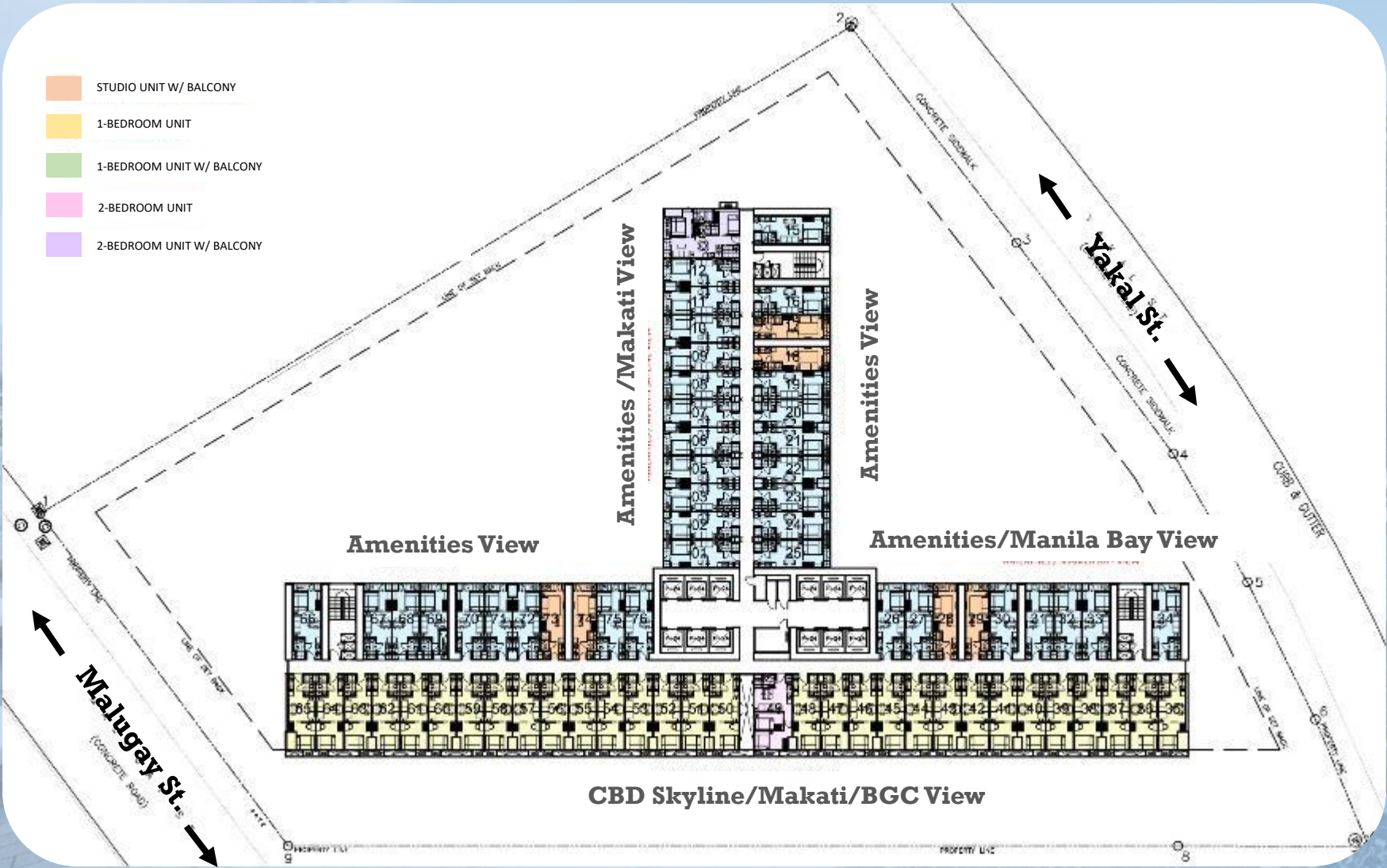
Basement 1 Commercial Parking

Basement 2 Residential Parking

Basement 3 Residential Parking

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Typical Floor Layout



Unit Types



STUDIO UNIT
WITH BALCONY
±22.95 sqm



1 BEDROOM UNIT
±26.35 sqm



1 BEDROOM UNIT
WITH BALCONY
±26.35 sqm



2 BEDROOM UNIT
±36.55 sqm



2 BEDROOM UNIT
WITH BALCONY
±46.38 sqm

Unit Deliverables

- Floor tiles
- Painted plain cement finish on interior walls
- Painted off-form finish on ceiling
- Aluminum windows
- Kitchen countertop with under-the-counter and overhead cabinets
- Unit Furnishing:
 - Range hood
 - Cooktop
 - Refrigerator
 - Microwave
 - Air-conditioning Unit
- Water closet, lavatory, soap holder, shower head and faucet in the toilet and bath
- Provision of tapping point for water heater in the shower area only



Building Features



- 12 Elevators
- 24 – Hour Security
- Semi Addressable Fire and Alarm System
- Generator Sets for Common Areas and Selected Residential Outlets
- Centralized Cistern Tanks
- Provision for Telecoms and Cable Lines
- Intercom System
- Property Management Services by Greenmist Property Management Corporation
- Leasing Services

Standard Payment Terms

Standard Payterms (Non-EOP Account / Regular Account)

Building	Payment Scheme	Particular	Discount on TLP	
			Unit	Parking
B01	Spot Cash	100% Cash in 30 days	10%	4%
	Spot DP	5% spot / 15% in 23 months / 80% thru Cash or Bank	5%	2%
	Spread DP	15% over 24 months / 85% thru Cash or Bank	-	-

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***Standard RFO Term*

HOTEL-LIKE LOBBY

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Amenity Layout

Left Podium

- 1 Leisure & Lap Pool
- 2 Pool Island
- 3 Pool Pavilion
- 4 Sun Deck
- 5 BBQ Terrace
- 6 Landscape Area
- 7 Pool Area
- 8 Seating Area
- 9 Staircase to Level 7
- 10 Function Room

Right Podium

- 1 Function Terrace
- 2 Yoga and Exercise Lawn
- 3 Kids Play Pool
- 4 Kids Playground
- 5 Outdoor Lounge
- 6 Jogging Area

Podium Lounge



7th Floor Amenity



- 1 Staircase to Level 8
- 2 Reflective Pool
- 3 Function Terrace
- 4 Seating Alcoves
- 5 Pool Table/Billiards
- 6 Table Tennis
- 7 Gaming Alley
- 8 Kids Playground
- 9 Sports/Yoga Terrace



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Aerial Shots – 8th Floor Amenity Area



Left Podium



Right Podium

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Podium Lounge

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Adult Pool

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Staircase to 7th Floor

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Reflective Pool



Function Terrace



GREENMIST

PROPERTY MANAGEMENT CORP.

Secure, convenient, hotel- like services

- Property Doorman
- Reception Services
- 24 hour security
- Comprehensive CCTV coverage in lounges & hallways
- Onsite Concierge
- On demand professional Cleaning and house repair

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SMDC GOOD STAYS



SERVICES OFFERED

Long-Term Lease
Enrollment Package

Basic & Premium

Daily Lease Enrollment
Package

Key Areas

Tenancy Management

Cleaning, Repair, Maintenance

Unit Furnishing Package

Partnership with SM HOME



SMDC GOOD STAYS

Your trusted leasing and
tenancy management group

FOR INQUIRIES

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