



JADE

RESIDENCES

CHINO ROCES, MAKATI

PROJECT BRIEFING

SMDC



Artist's perspective only

SMDC

Every single day, SM touches the lives of millions of people through its stores, malls, banks, hotel and leisure facilities. And now, Filipinos can live in style, 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 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, Parañaque, and Las Piñas. They can also be easily accessed from nearby provinces like Cavite, Bulacan, and Pampanga

(02) 8858-0300



TheOfficialSMDC
www.smdc.com



MAKATI CITY

Makati City boasts a lively lifestyle, providing ample job opportunities, top-notch schools, and a wide range of dining options. With its effective infrastructure and rich cultural events, it is an excellent choice for both professionals and families.



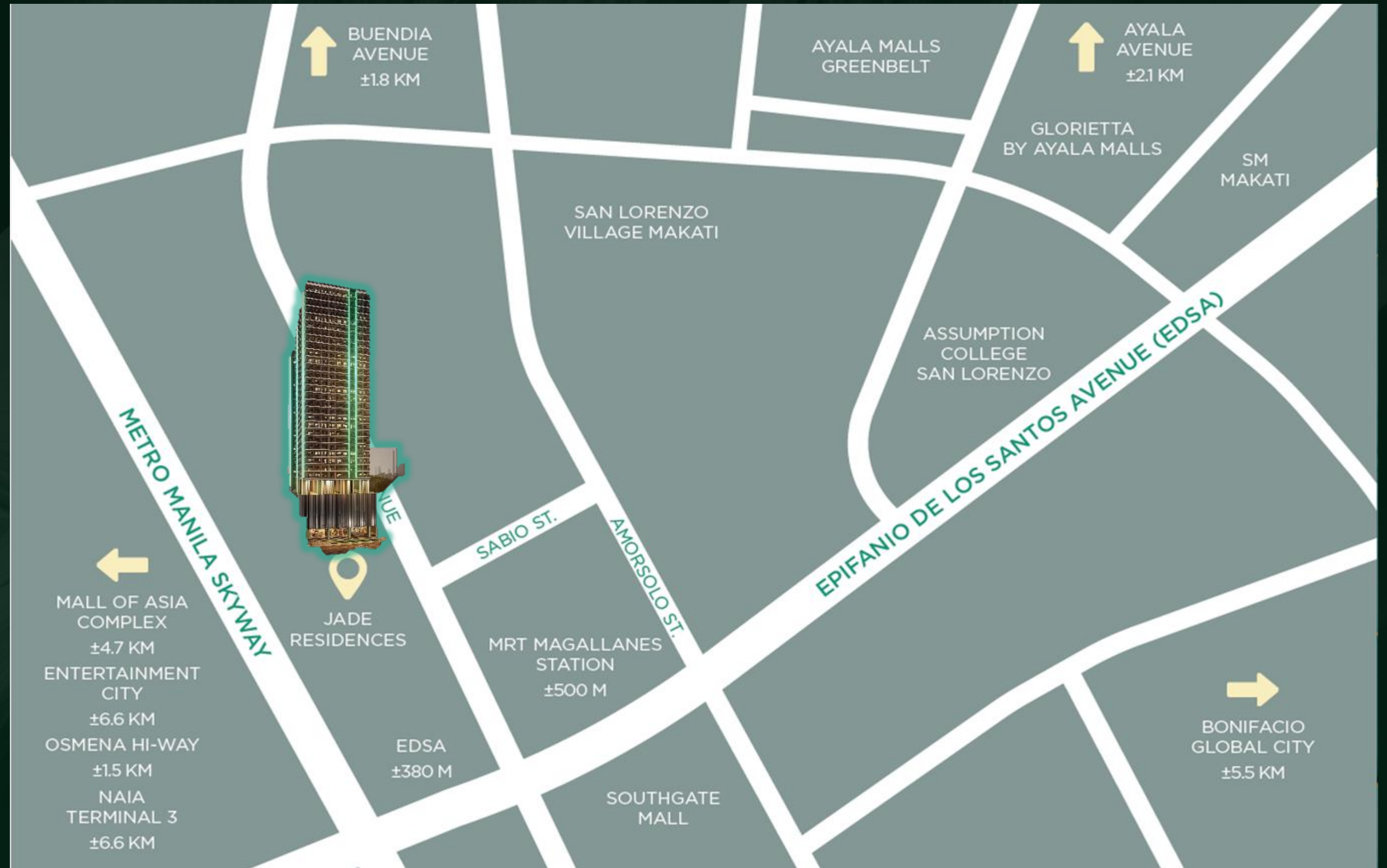
Places of Interest

NEARBY ESTABLISHMENTS

- MRT - Magallanes
- Alphaland
- Waltermart
- Greenbelt
- Glorietta / SM Makati
- Don Bosco - Makati
- Collegio San Agustin
- Assumption College

MAJOR ROADS / ACCESS

- EDSA
- SLEX / Quirino Avenue
- Chino Roces Avenue



Project Overview



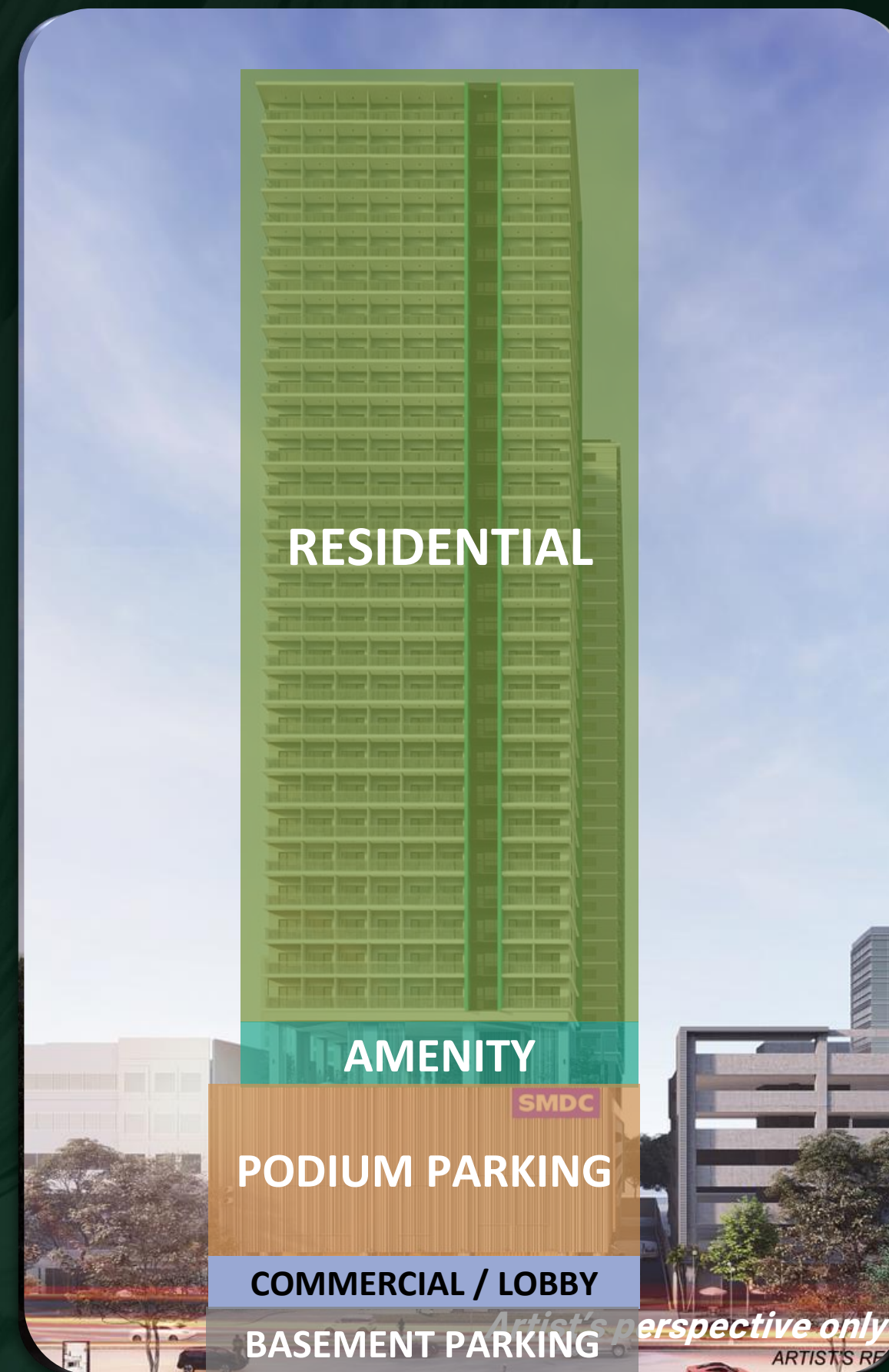
LOCATION:	Chino Roces Avenue, Makati City
LOT AREA:	5,171 SQM
NO. OF FLOORS:	34 Storeys 2 basement parking 1 roof deck
NO. OF UNITS:	1,998
NO. OF PARKING SLOTS:	364 slots
TURNOVER DATE:	March 31, 2029
BUILDING FEATURES:	12 Elevators Mailroom 24-hour Security and Maintenance CCTV System Fire Sprinkler System FDAS Garbage Room



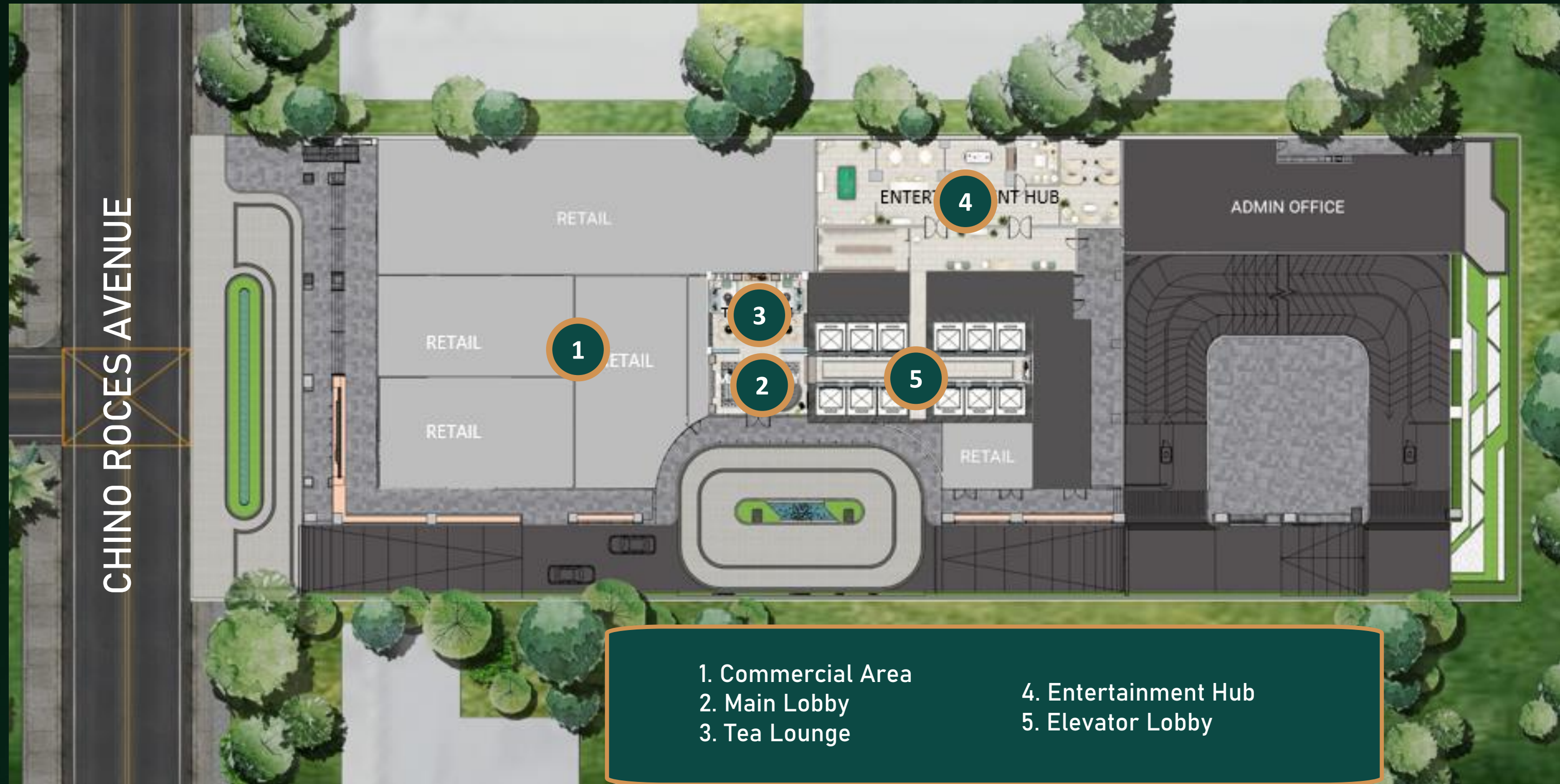
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Ground Floor- Plan



Ground Floor- Commercial Area/ Frontage



Artist's perspective only

Ground Floor- Drop Off



Artist's perspective only

Ground Floor- Main Lobby



Artist's perspective only

Ground Floor- Tea Lounge



Artist's perspective only

Ground Floor- Game Lounge



Artist's perspective only

Ground Floor- Music Lounge



Artist's perspective only

Ground Floor- Media Lounge



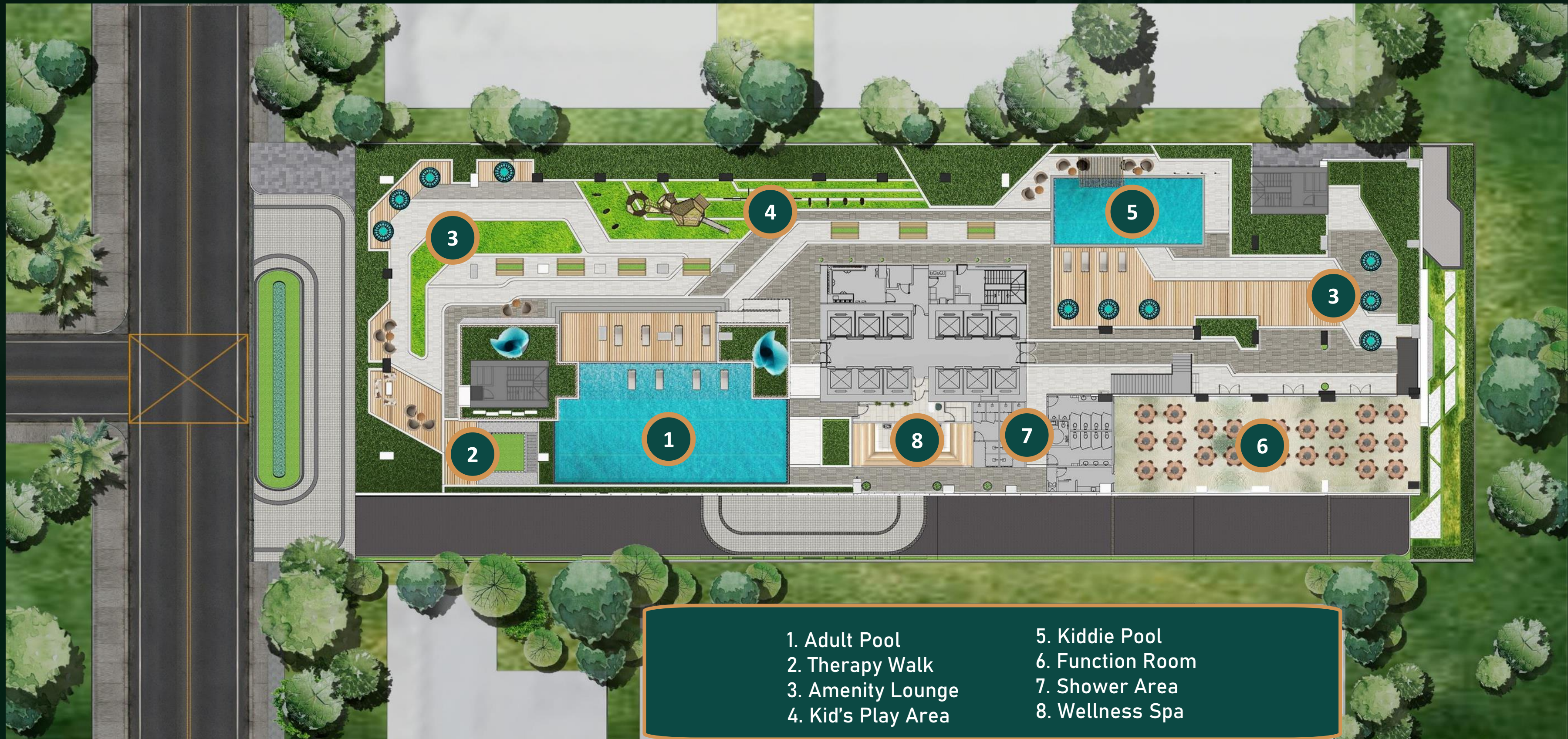
Artist's perspective only

Ground Floor- Elevator Lobby



Artist's perspective only

Amenity Floor Plan



Amenity Floor- Adult Pool



Artist's perspective only

Amenity Floor- Therapy Walk



Artist's perspective only

Amenity Floor- Amenity Lounge



Artist's perspective only

Amenity Floor- Kid's Play Area



Artist's perspective only

Amenity Floor- Kiddie Pool



Artist's perspective only

Amenity Floor- Function Room



Artist's perspective only

Amenity Floor- Wellness Spa



Artist's perspective only

Amenity Floor- Wellness Spa



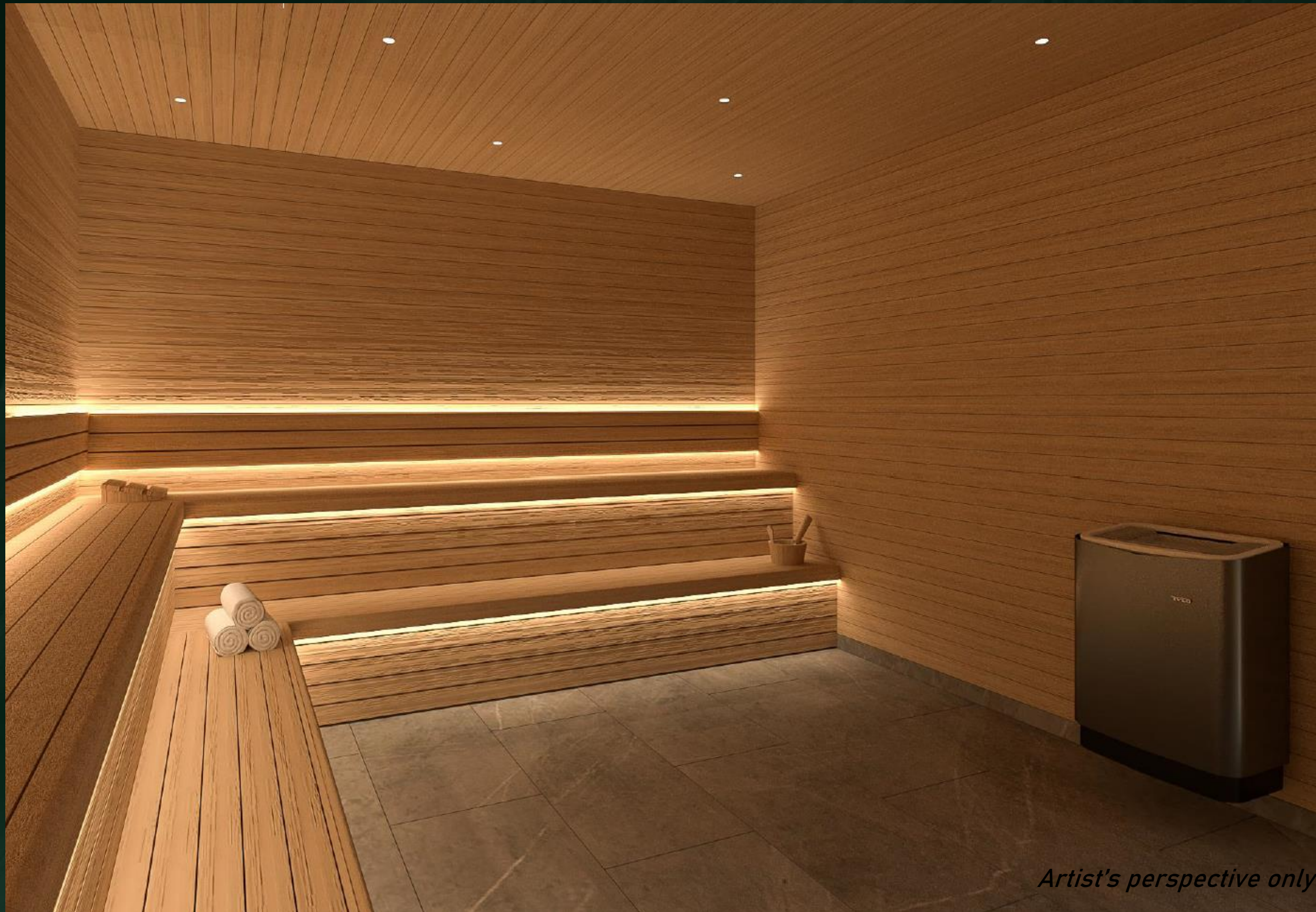
Artist's perspective only

Amenity Floor- Wellness Spa



Artist's perspective only

Amenity Floor- Wellness Spa



Artist's perspective only

Amenity Floor- Gym/ Yoga Area



Artist's perspective only

Amenity Floor- Gym/ Yoga Area



Artist's perspective only

Amenity Floor- Gym/ Yoga Area



Artist's perspective only

Roof Deck- Sky Deck



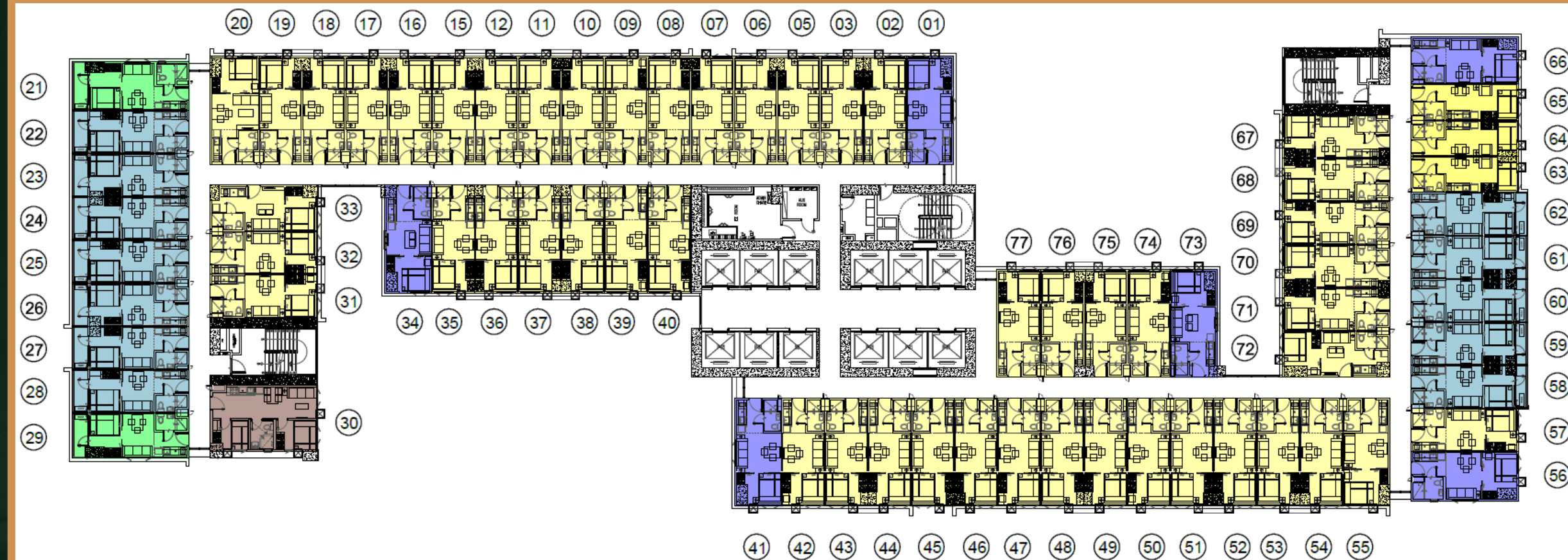
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TYPICAL FLOOR PLANS AND UNIT LAYOUTS



Typical Floor Plans and Unit Layouts

Unit Type	Size (sqm)	Distribution
Studio	20.15	81
1 - Bedroom	24.03 - 27.32	1,404
1 - Bedroom End Unit	26.13 - 27.32	162
1 - Bedroom w/ Balcony	26.04	270
1 - Bedroom End Unit w/ Balcony	27.61 - 29.61	54
TOTAL		1,998

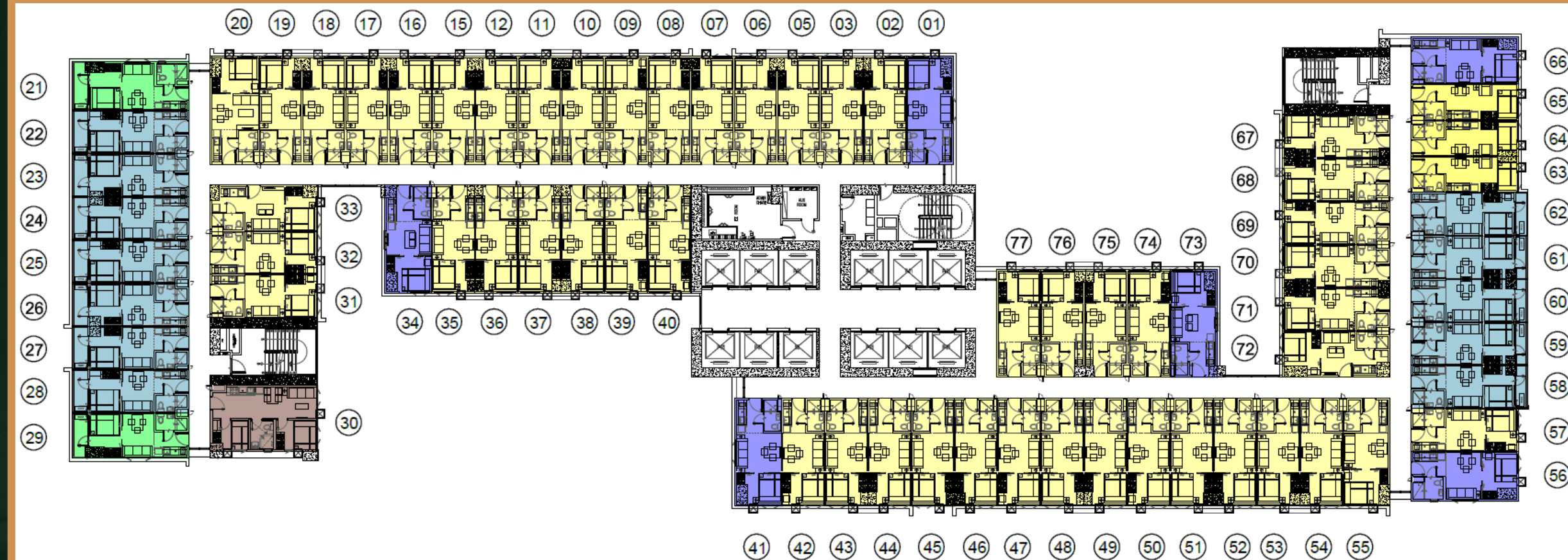


Legend:

- 1 Bedroom Unit
- 1 Bedroom End Unit
- 1 Bedroom Unit W/ Balcony
- 1 Bedroom End Unit W/ Balcony
- 2 Bedroom End Unit
- Studio Unit

Typical Floor Plans and Unit Layouts

Unit Type	Size (sqm)	Per floor
Studio	20.15	3
1 - Bedroom	24.03 - 27.32	50
1 - Bedroom End Unit	26.13 - 27.32	6
1 - Bedroom w/ Balcony	26.04	12
1 - Bedroom End Unit w/ Balcony	27.61 - 29.61	2
2 - Bedroom End Unit	36.62	1
TOTAL		74

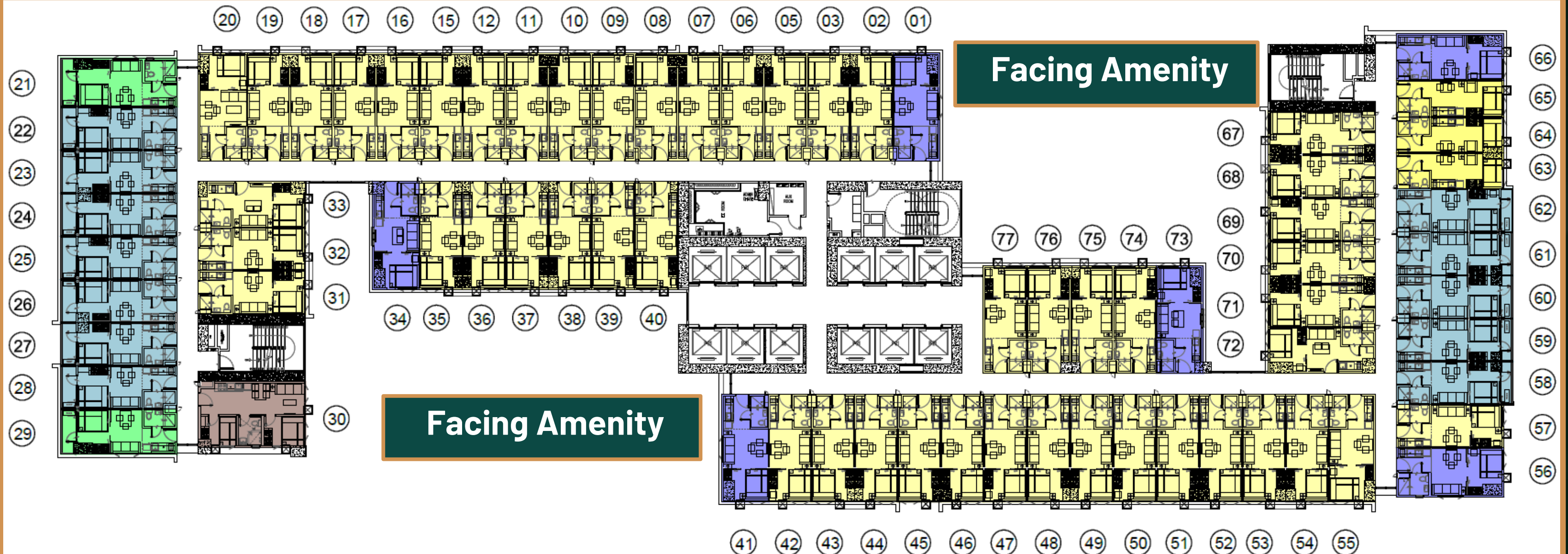


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Typical Floor Plans and Unit Layouts

Facing Alabang / Laguna



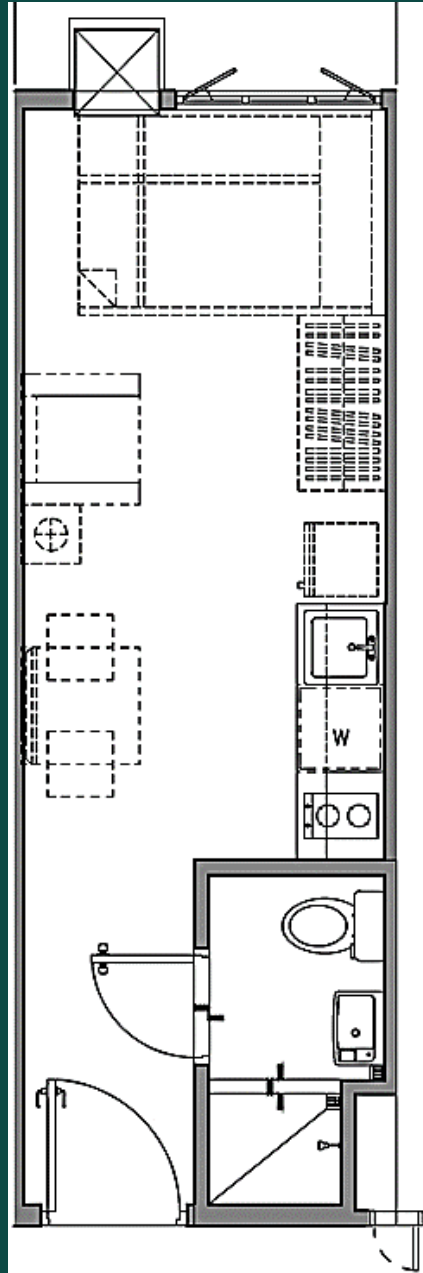
Facing Makati / BGC CBD

Facing MOA Skyline / Entertainment City

Facing Manila / Makati

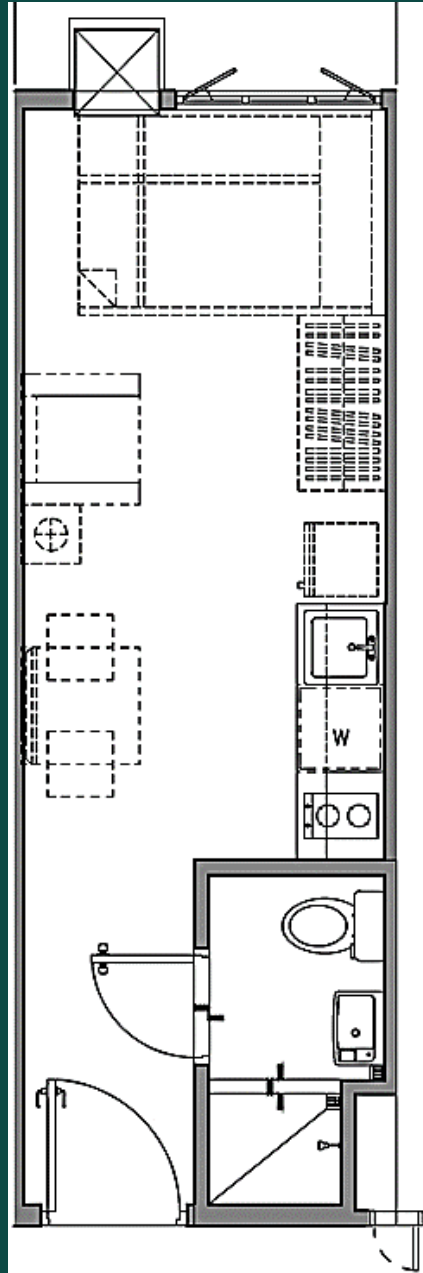
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Studio
20.15sqm



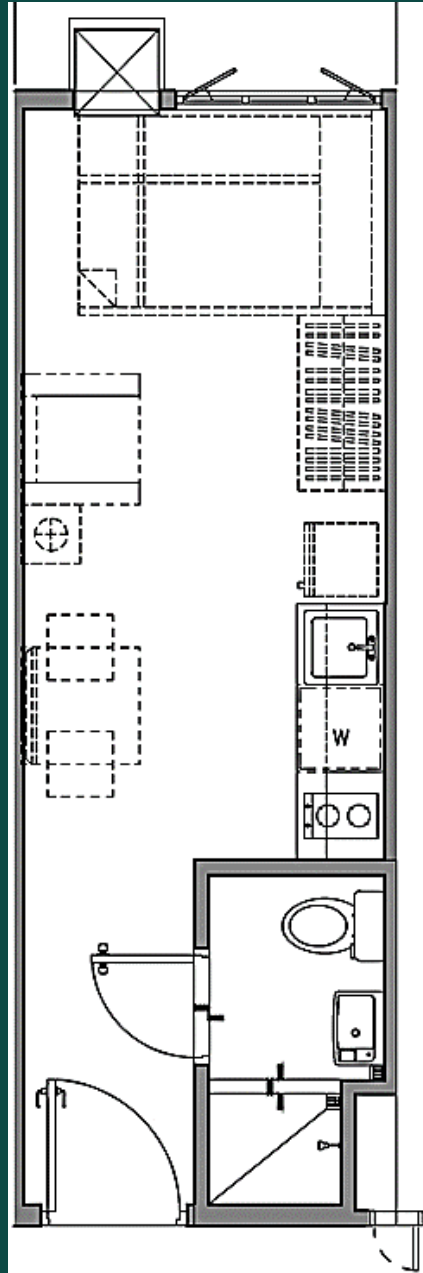
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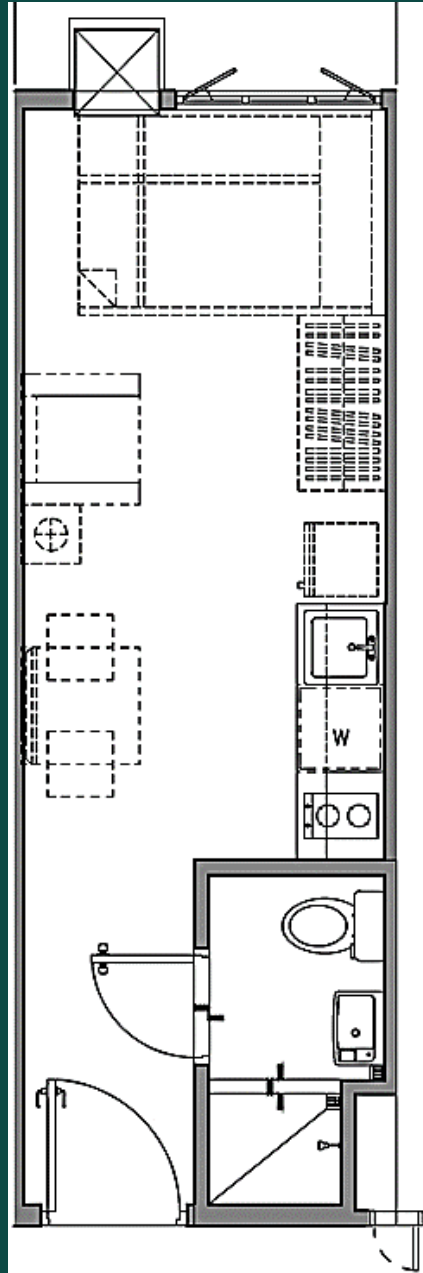
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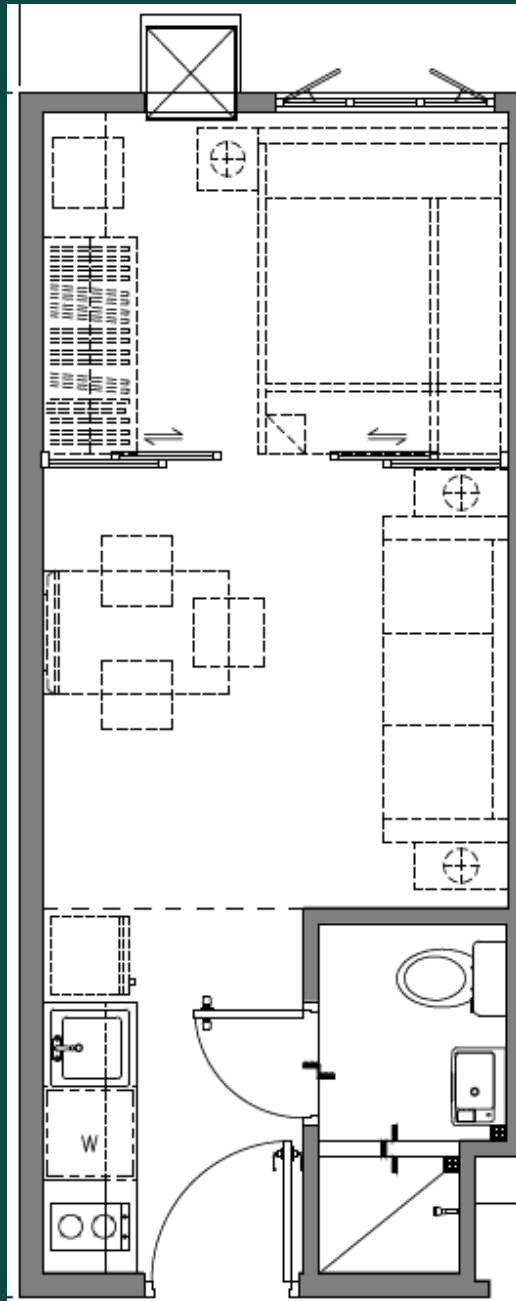
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Studio
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Typical Floor Plans and Unit Layouts

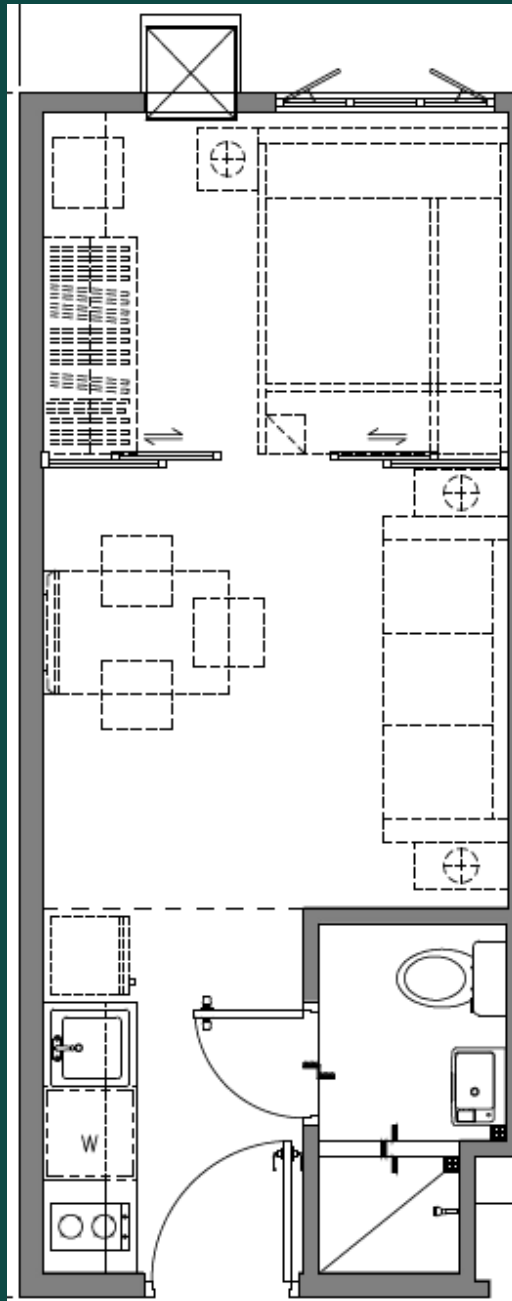
1 – Bedroom
24.03 – 27.32 sqm



1 - BEDROOM DRESSED UP UNIT PERSPECTIVE

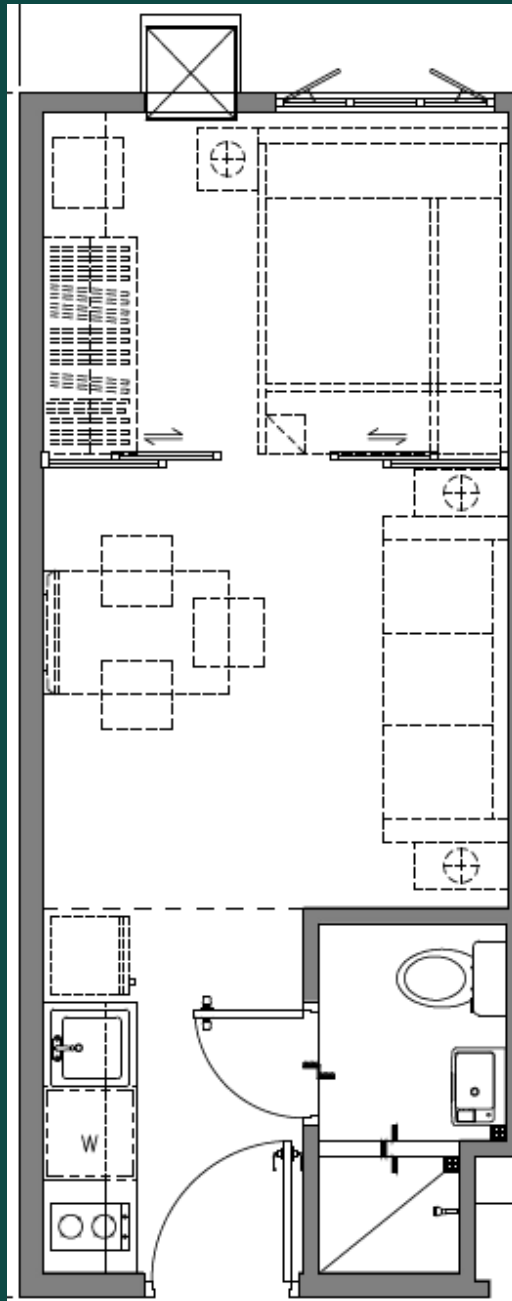
Typical Floor Plans and Unit Layouts

1 – Bedroom
24.03 – 27.32 sqm



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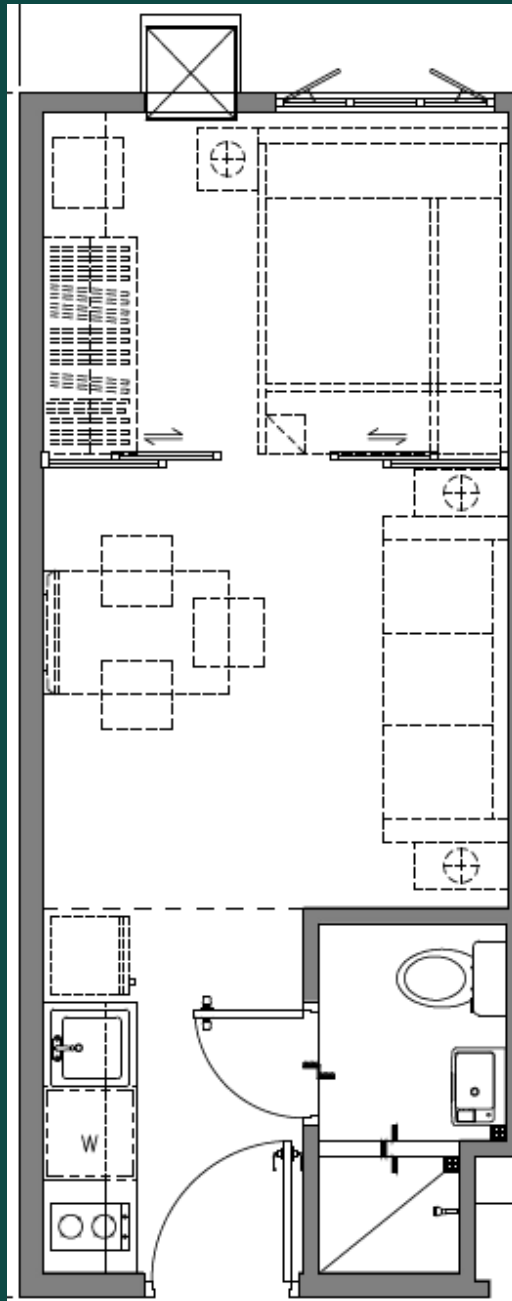
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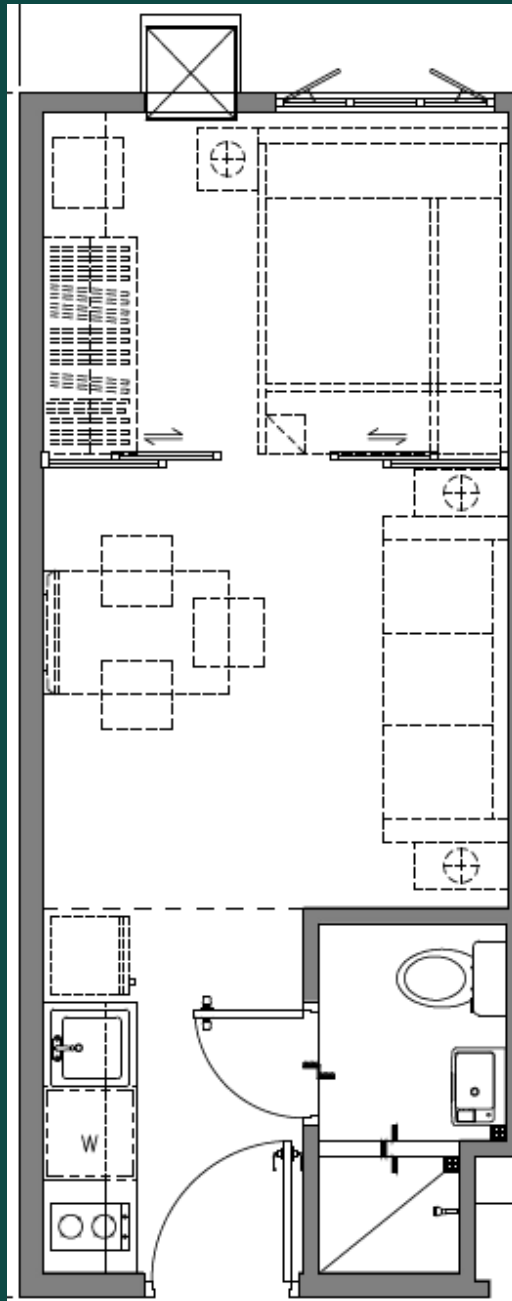
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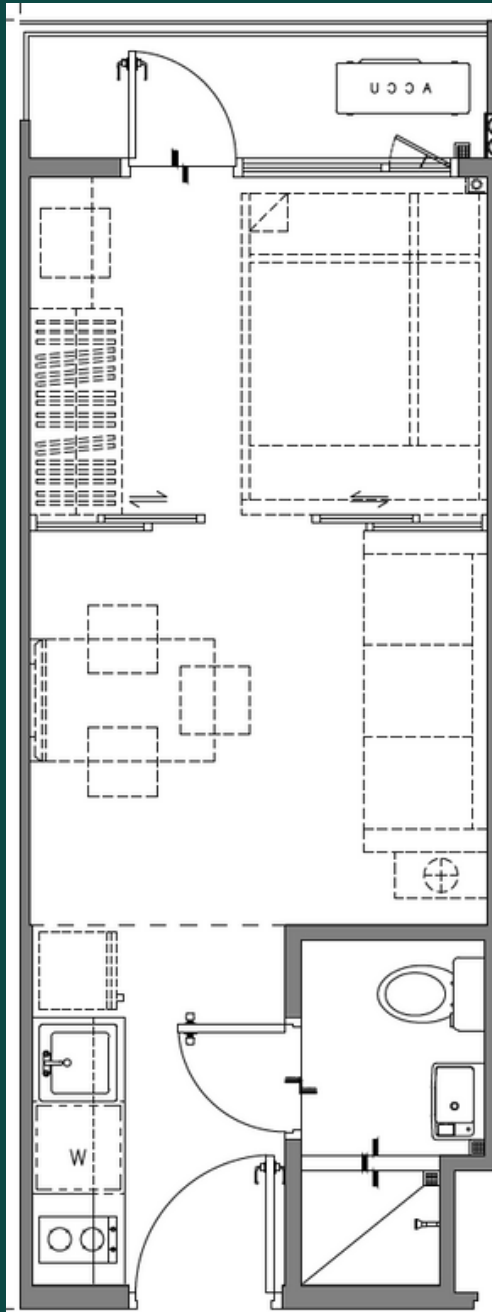
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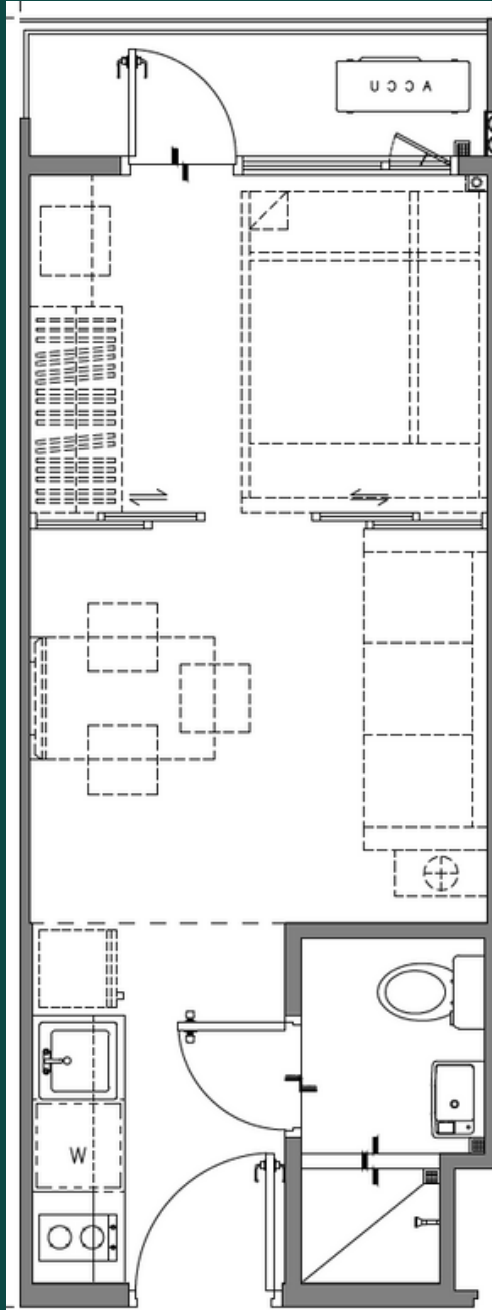
1 – Bedroom w/ Balcony
26.04 sqm



1 - BEDROOM WITH BALCONY DRESSED UP UNIT PERSPECTIVE

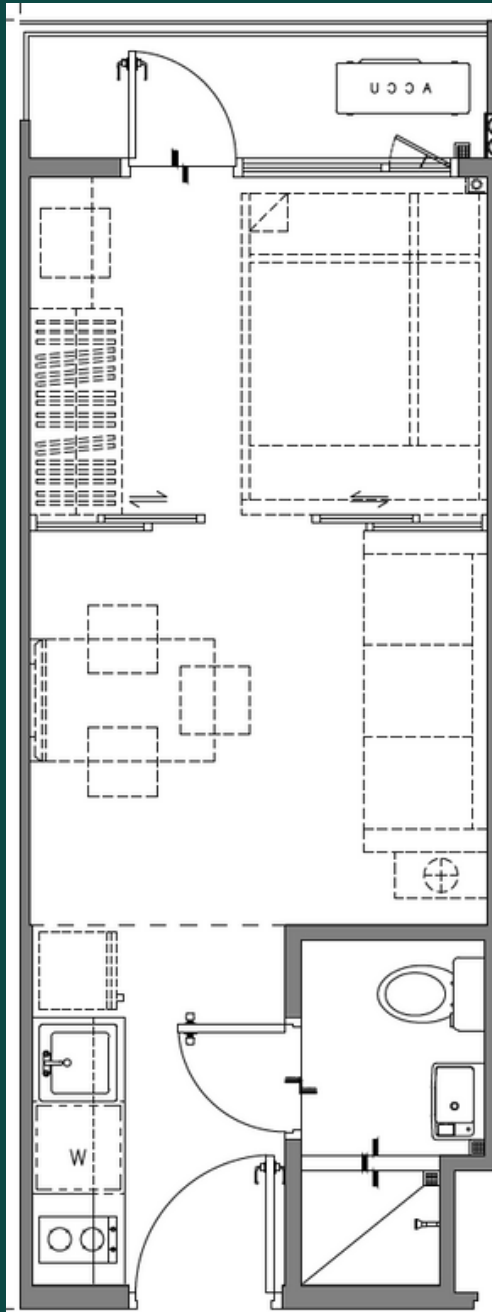
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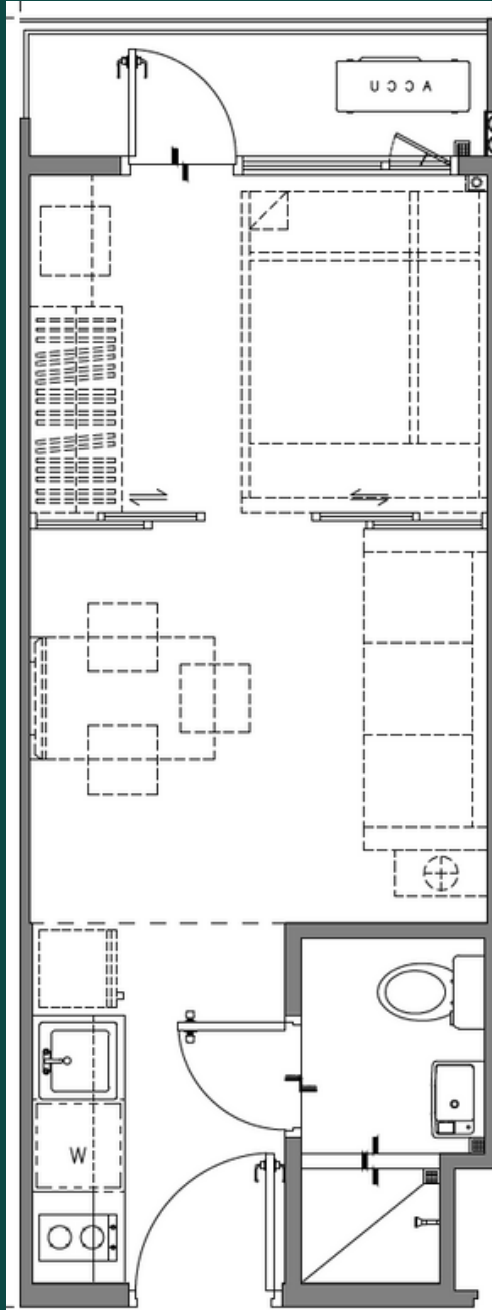
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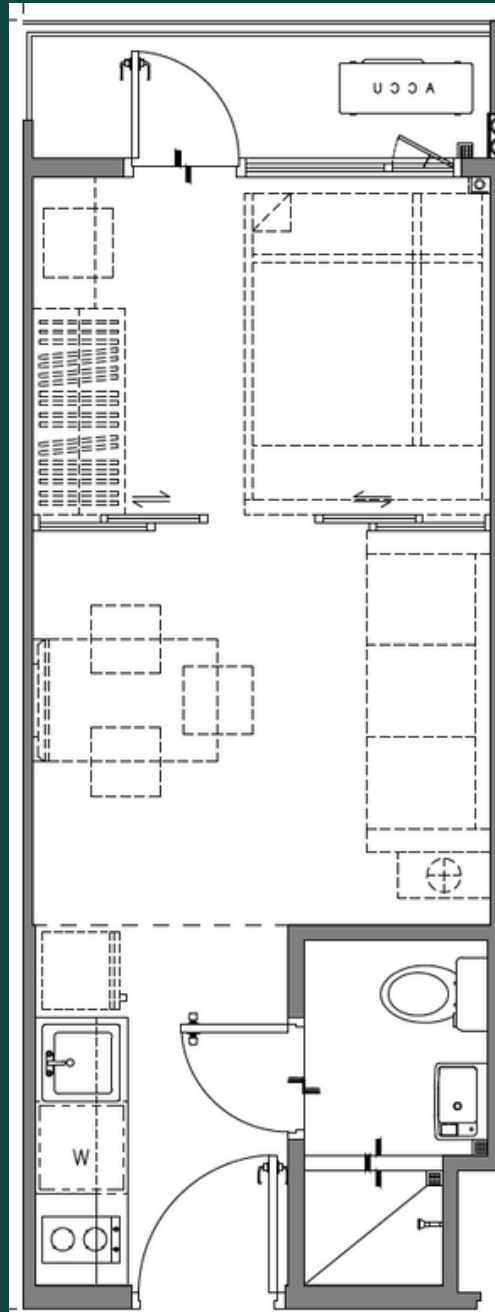
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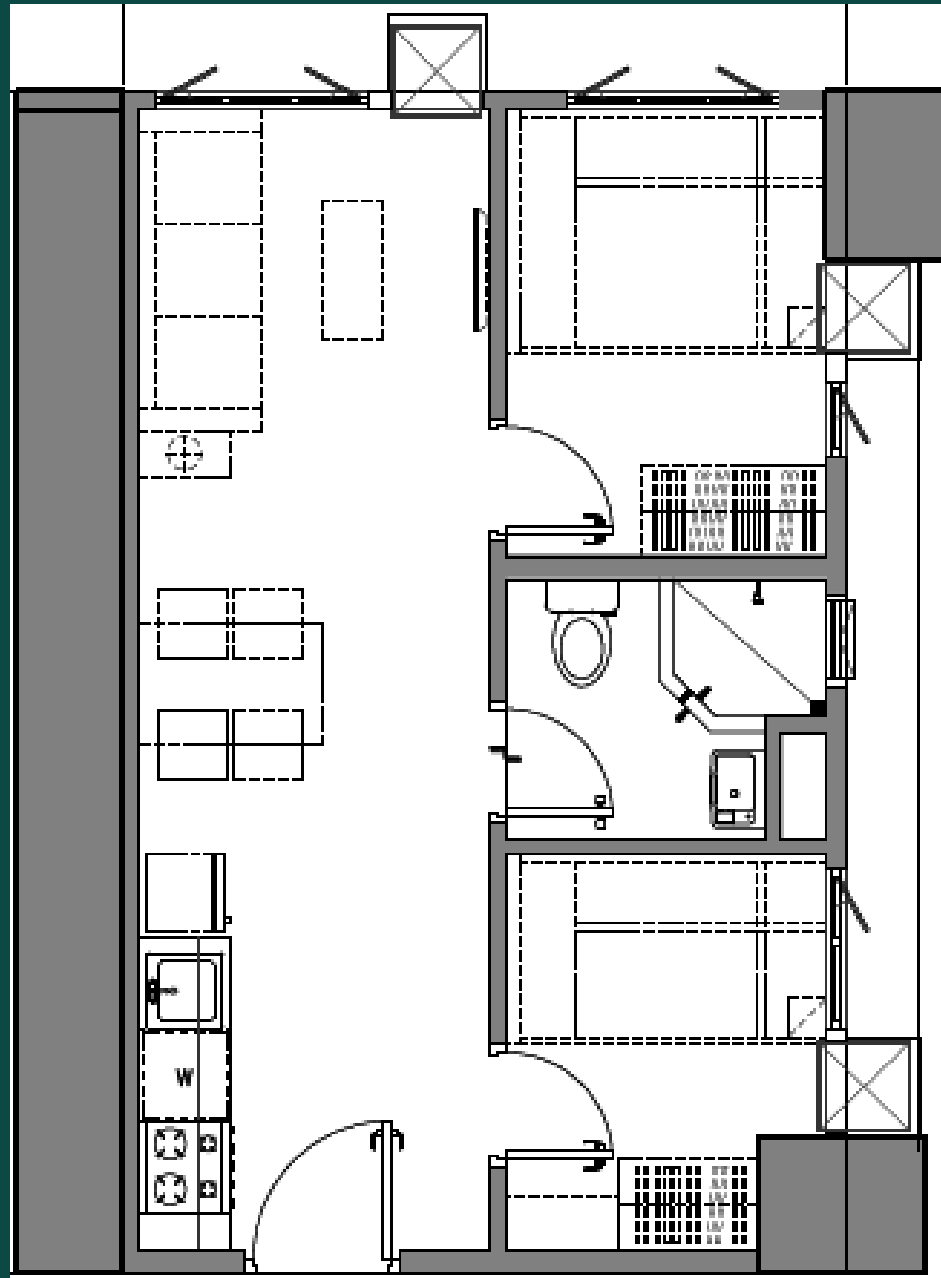
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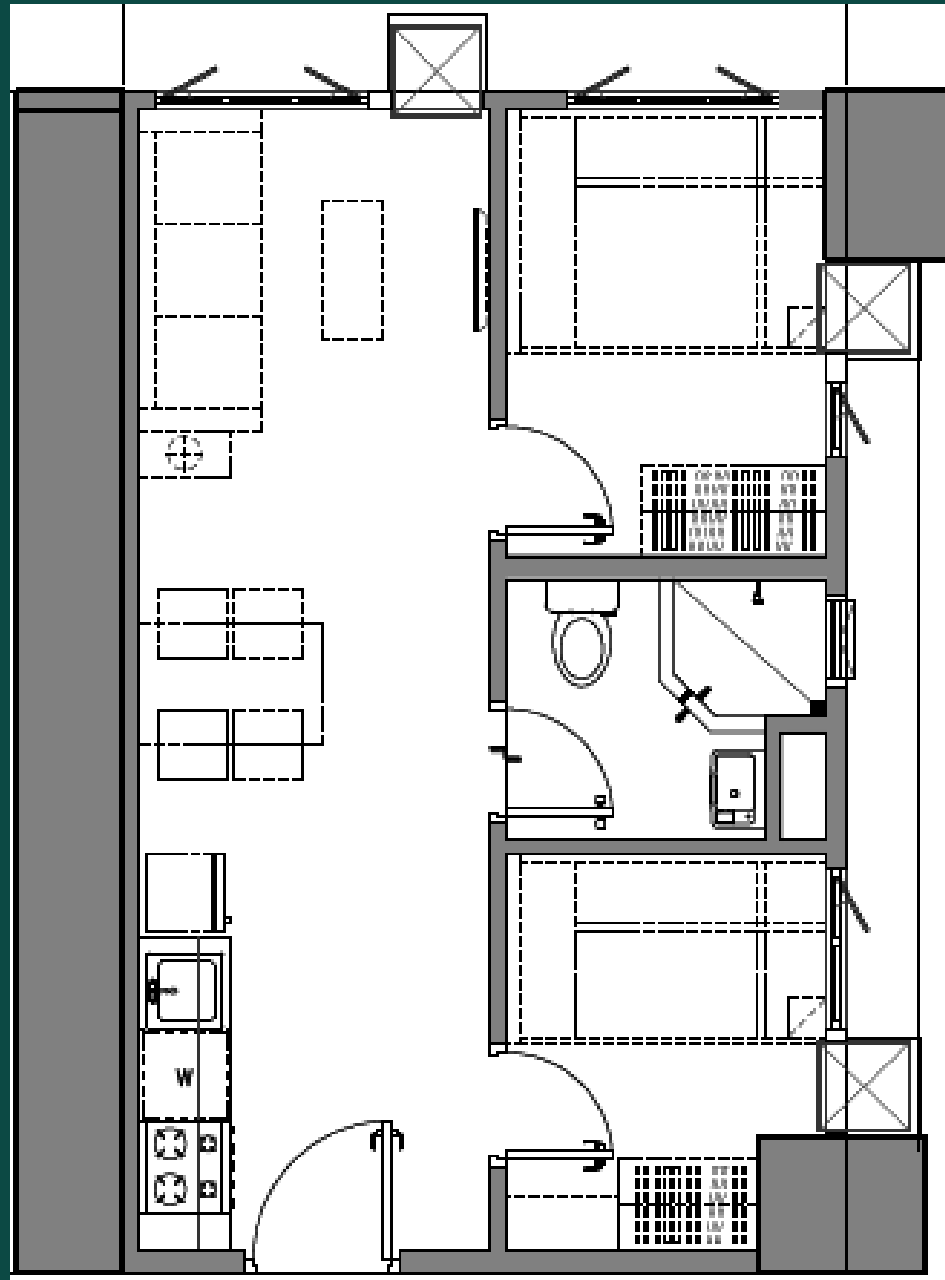
2 – Bedroom End Unit
36.62 sqm



2 - BEDROOM END DRESSED UP UNIT PERSPECTIVE

Typical Floor Plans and Unit Layouts

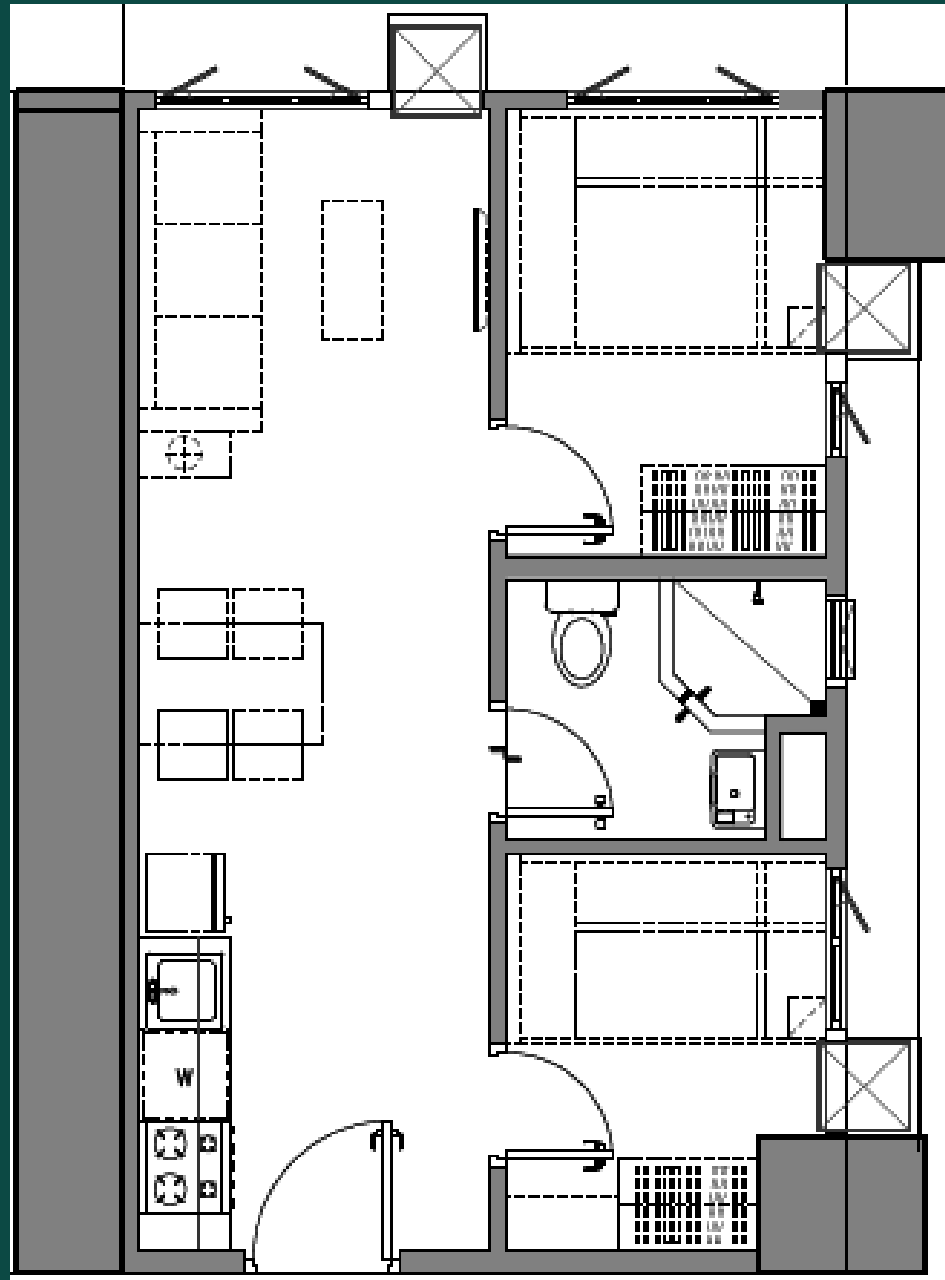
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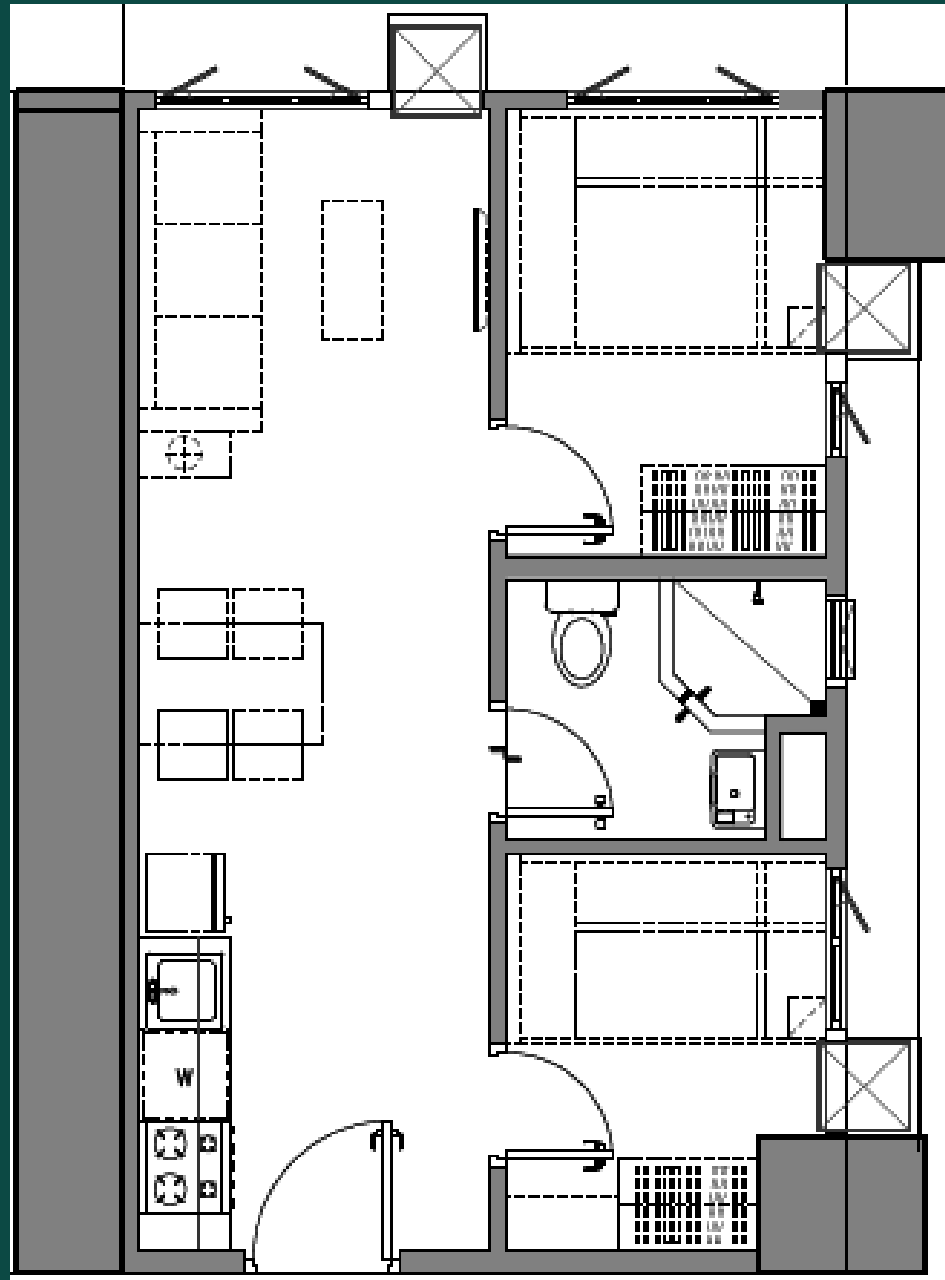
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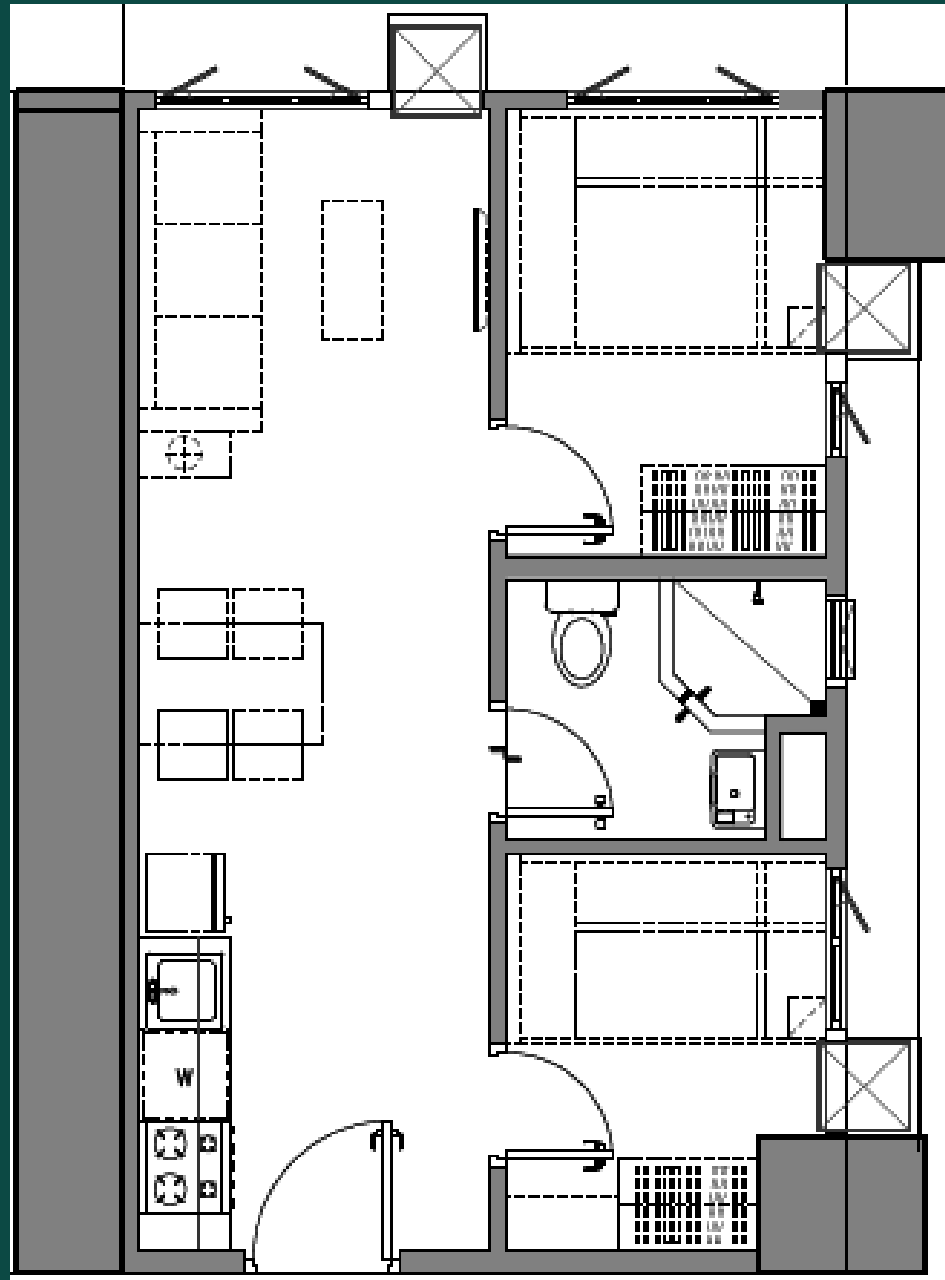
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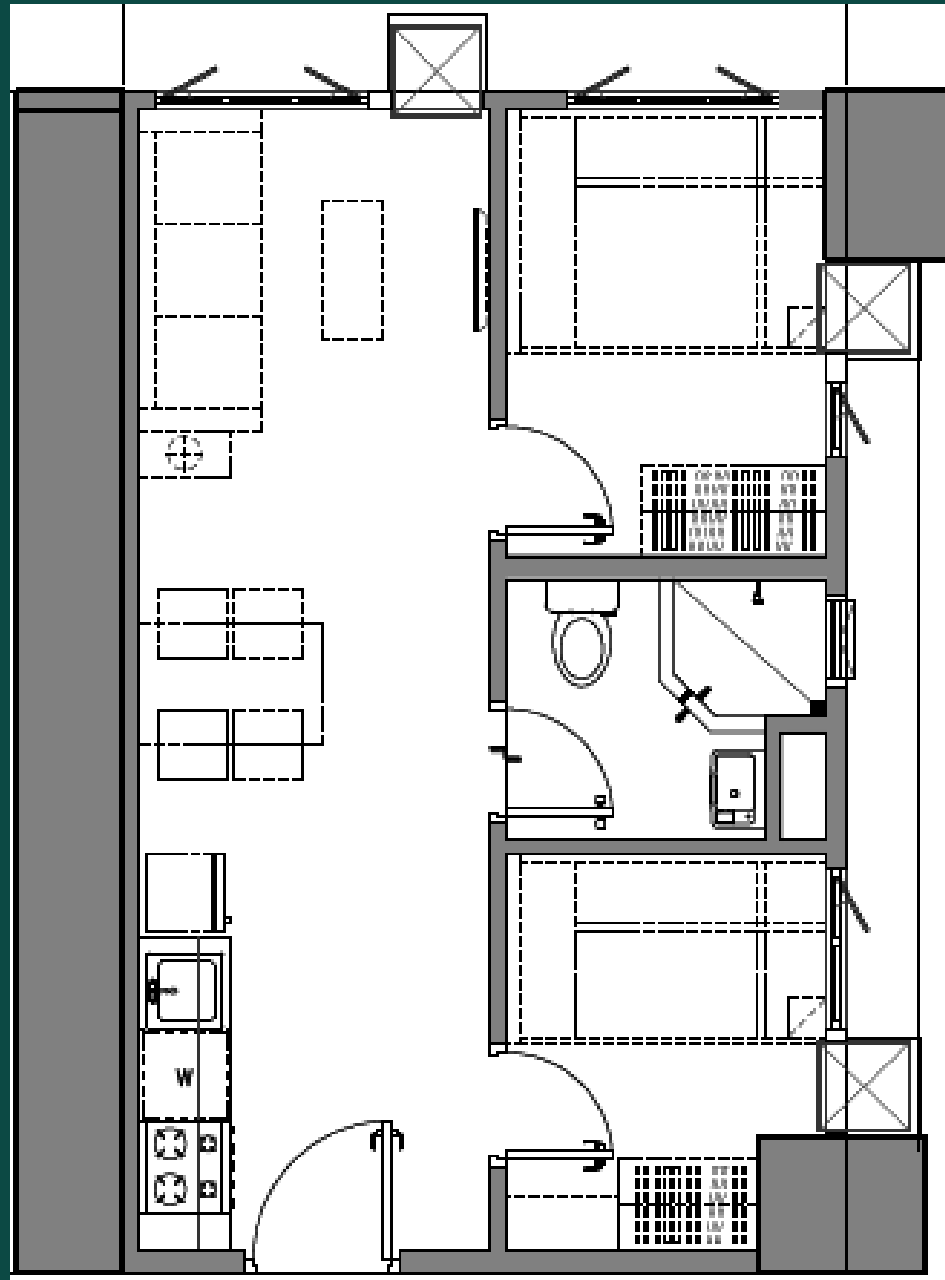
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Typical Floor Plans and Unit Layouts

2 – Bedroom End Unit
36.62 sqm



UNIT SPECIFICATIONS



Unit Specifications

GENERAL FINISHES

Living and Dining Area

Floor Finishes

- Floor tiles in all areas of the unit
- Porcelain tiles

Wall finishes

- Painted plain cement finish

Ceiling Finish

- Painted Finish

Deliverables

- Digital lock-set

KITCHEN

- Painted plain cement finish on walls
- Painted drop ceiling
- 1" Stone-look Countertop
- 4" Splashboard
- Base and overhead kitchen cabinets
- Kitchen sink with faucet
- Range hood
- Cooktop
- Grease trap

BEDROOM

1 - Bedroom Units

- Wood laminated sliding door

2 - Bedroom Units

- Laminated flush door, wood laminated sliding door

Balcony

- Concrete wall
- Steel railing with powder coating

TOILET AND BATH

- Full height tiles on walls
- Tiles on floor
- Finished drop ceiling
- Water closet
- Lavatory
- Soap holder
- Tissue holder
- Shower set
- Hand-held bidet
- Provision of tapping point for water heater (shower area only)

PRICING

SMDC



Artist's perspective only

Pricing Profile



Pricing Profile

Overall Units			
Ave. P/sqm		275,000 / sqm	
TLP		Php 5.3Mn - Php 10.3Mn	
Unit Type	Unit Area (sqm)	TLP (Mn)	TAP (inclusive of VAT and OC)
Studio Unit	20.15	5.3Mn - 5.8Mn	6.3Mn - 6.8 Mn
1 BR	24.03 - 27.32	6.2Mn - 7.6Mn	7.4Mn - 9.0Mn
1BR End Unit	26.16 - 27.32	6.7Mn - 7.6Mn	7.9Mn - 9.0Mn
1BR w Balcony	26.04	6.8Mn - 7.8Mn	8.1Mn - 9.2Mn
1BR End Unit w Balcony	27.61 - 29.61	7.5Mn - 8.6Mn	8.8Mn - 10.2Mn
2BR End Unit	36.62	10.0Mn - 10.3Mn	11.8Mn - 12.3Mn

Pricing Profile



Pricing Profile

Inventory Update as of January 02, 2025				
Sold		346 (17%)		
Unsold		1652 (83%)		
Unit Type	Unit Count	Unit Area	TLP	TAP
Studio Unit	2	20.15	5.6 Mn – 5.7 Mn	6.5 Mn – 6.9 Mn
1 BR	1171	24.03 – 27.32	6.2 Mn – 7.6 Mn	7.4 Mn – 9.0 Mn
1BR End Unit	132	26.16 – 27.32	6.7 Mn – 7.6 Mn	8.0 Mn – 9.0 Mn
1BR w Balcony	197	26.04 – 26.09	6.9 Mn – 7.8 Mn	8.2 Mn – 9.2 Mn
1BR End Unit w Balcony	1	27.51	7.5 Mn	8.8 Mn
Total	1503			

Payment Terms



JADE
RESIDENCES
CHINO ROCES, MAKATI

Reservation Fee P50,000

Promo:

10% TLP to all unsold units

Standard Payment Terms

Payment Scheme	PARTICULAR	DISCOUNT
SPOT CASH	100% Cash in 30 days	10%
SPOT DP	5% Spot / 15% Over 59 months / 80% Balance	5%
SPREAD DP	20% over 60 months / 80% Balance	-



JADIE

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For further inquiries, please contact

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