



SMDC

Breeze

RESIDENCES

Roxas Boulevard

Capture Manila's easy going vibe at Breeze Residences – where days are marked with leisurely strolls along Roxas Boulevard, where twilights are set with spectacular views of the famed Manila Bay sunset or city skyline, and where evenings bustle with the exhilarating action of the metro's nightlife.

This 38-storey residential condominium offers life's best comforts such as luxurious dips at the swimming pools, thrilling social gatherings at the Sky Lounge and function rooms and exclusive access to your penthouse suites from your penthouse lobby.

At Breeze Residences, lush style and warmth of home meet to give you the countless ways to get the best out of condo living.

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LOCATION

- Along Roxas Boulevard, Pasay City
- Near cultural hubs such as CCP, Folk Arts Theater, Luneta, and Intramuros
- Proximity to schools and hospitals
- Near leisure developments like SM Mall of Asia, Ocean Park, and PAGCOR City
- Near major thoroughfares (SLEX, EDSA)



VICINITY PROFILE

•Schools

- St. Scholastica (2km)
- De La Salle University (2km)
- College of St. Benilde (2km)

•Transport

- NAIA (6km)
- MRT EDSA Taft (3km)
- LRT Gil Puyat (1km)
- Bus Stations to various provinces (3km)
- EDSA (3km)
- Cavitex (4km)
- SLEX (5km)

•Entertainment

- Mall of Asia (3km)
- PAGCOR City (4km)
- Ocean Park (3km)
- Baywalk (2km)
- Luneta (3km)
- Intramuros (4km)



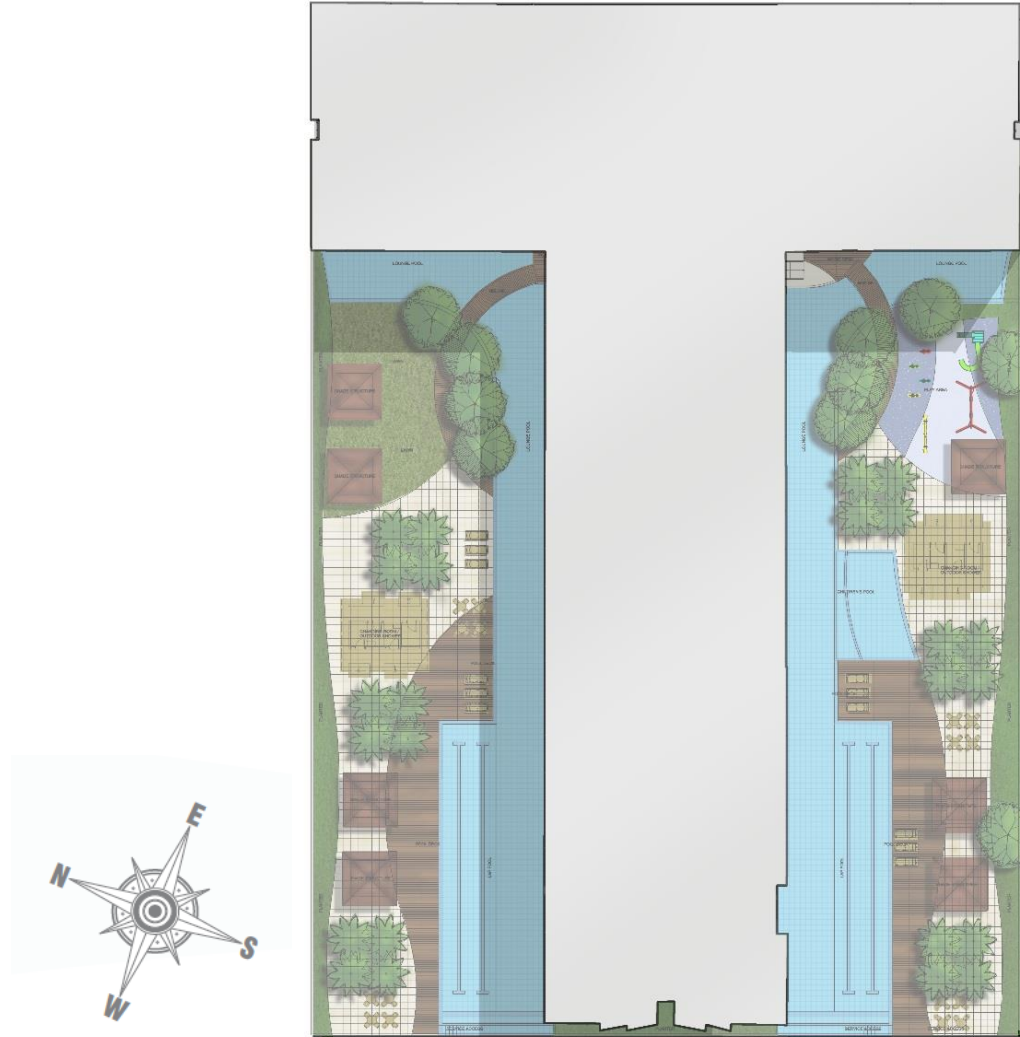
•Hospitals

- Philippine General Hospital (3km)
- Hospital ng Maynila (1km)

•Offices

- Makati (3.5km)
- BGC (8km)
- Japan Embassy (2km)
- US Embassy (1.5km)

SITE DEVELOPMENT PLAN



ROXAS BOULEVARD

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PROJECT OVERVIEW

GENERAL FACTS

Architectural Theme	Modern
Total Land Area	6,030 SQM
No. of Buildings (Towers)	1
No. of Floors/Building	38 storeys
With Podium (Y/N)	Yes
Total no. of Units	2,133 units
Total No. of Parking Slots	683 slots
Launch Date	November 2012
Turnover Date	December 2016
With Commercial/Retail (Y/N)	Yes

INVENTORY PROFILE

Unit Type	No. of Units
Studio units	252
Variations of 1-Bedroom units	1,881



BUILDING CHART

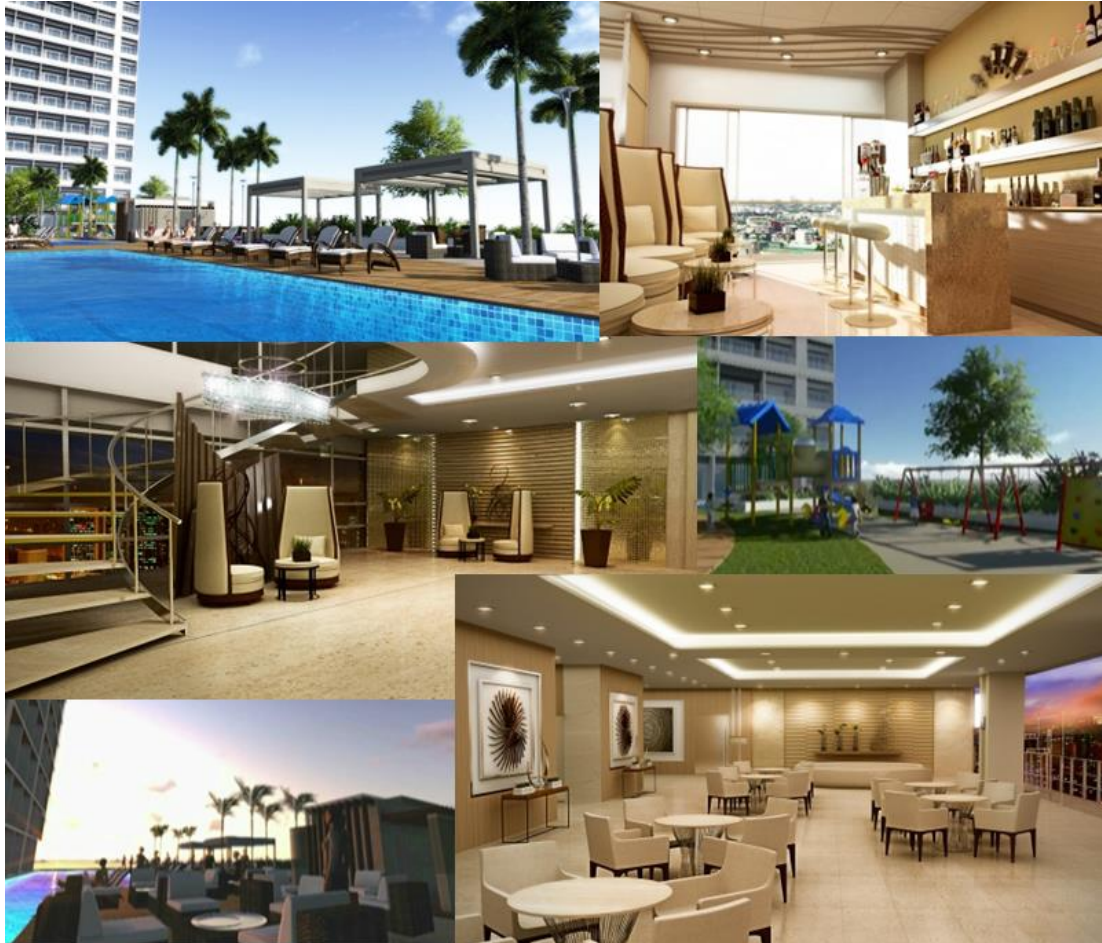


9F – 38F Residential Floors
8F Amenity and residential floor

2F – 7F Parking

GF – Commercial / Lobby

FEATURES & AMENITIES



AMENITIES

Grand lobby

Children's playground

Covered gazebos

Pool deck

Landscaped area

Swimming pools

Sky lounge with function rooms

Penthouse lobby

FEATURES & AMENITIES



BUILDING FEATURES

- Commercial area at the ground floor
- 9 elevators: 6 passenger elevators, 1 service elevator, 2 small passenger elevators (access to 40thFloor)
- Standby gensets
- Centralized garbage collection area
- Automatic fire sprinkler system
- Mailroom
- Overhead water tank
- 24-hour security
- Greenmist Property Management Corp. Services
- SMDC Leasing

GREENMIST
PROPERTY MANAGEMENT CORP.



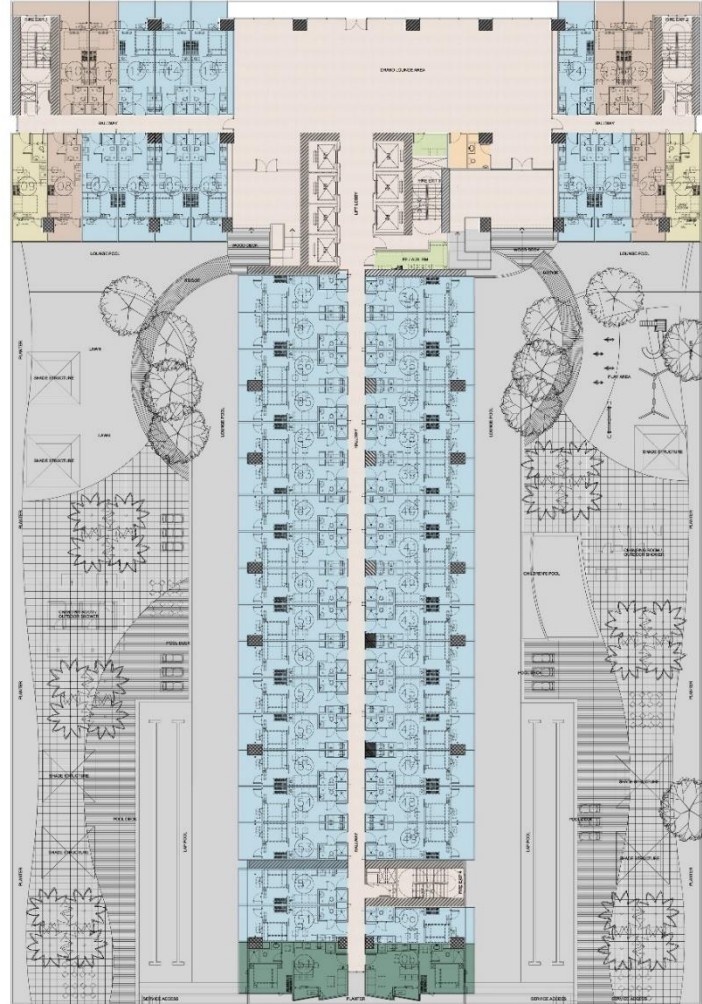
FLOOR PLAN

8th Floor

FACING MAKATI

BAY VIEW

FACING MOA



FACING MANILA BAY



LEGEND	NO. OF UNITS
1 BR WITH BALCONY	45
1BR DELUXE END W/BALCONY	2
STUDIO END W/BALCONY	2
STUDIO WITH BALCONY	6
TOTAL	55

FLOOR PLAN

9th – 38th Floor

FACING MAKATI



BAY VIEW



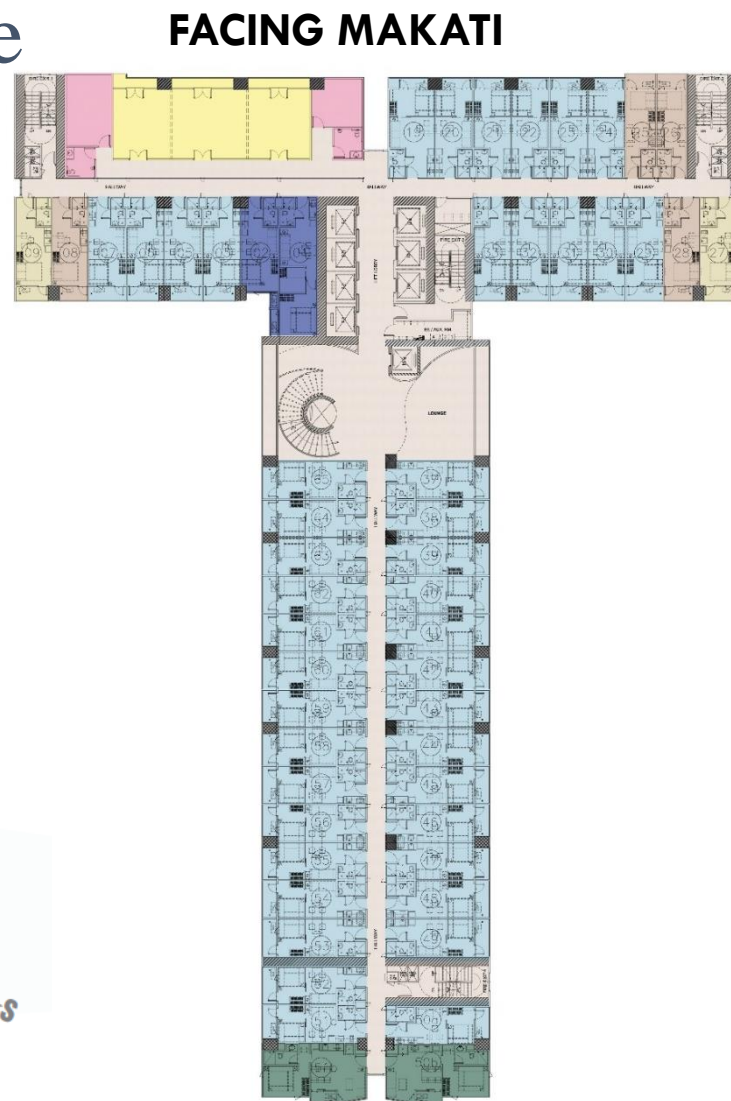
FACING MOA

FACING MANILA BAY

LEGEND	NO. OF UNITS
1 BEDROOM	2
1 BR WITH BALCONY	56
1BR DELUXE END W/BALCONY	2
STUDIO END W/BALCONY	2
STUDIO WITH BALCONY	6
TOTAL	68

FLOOR PLAN

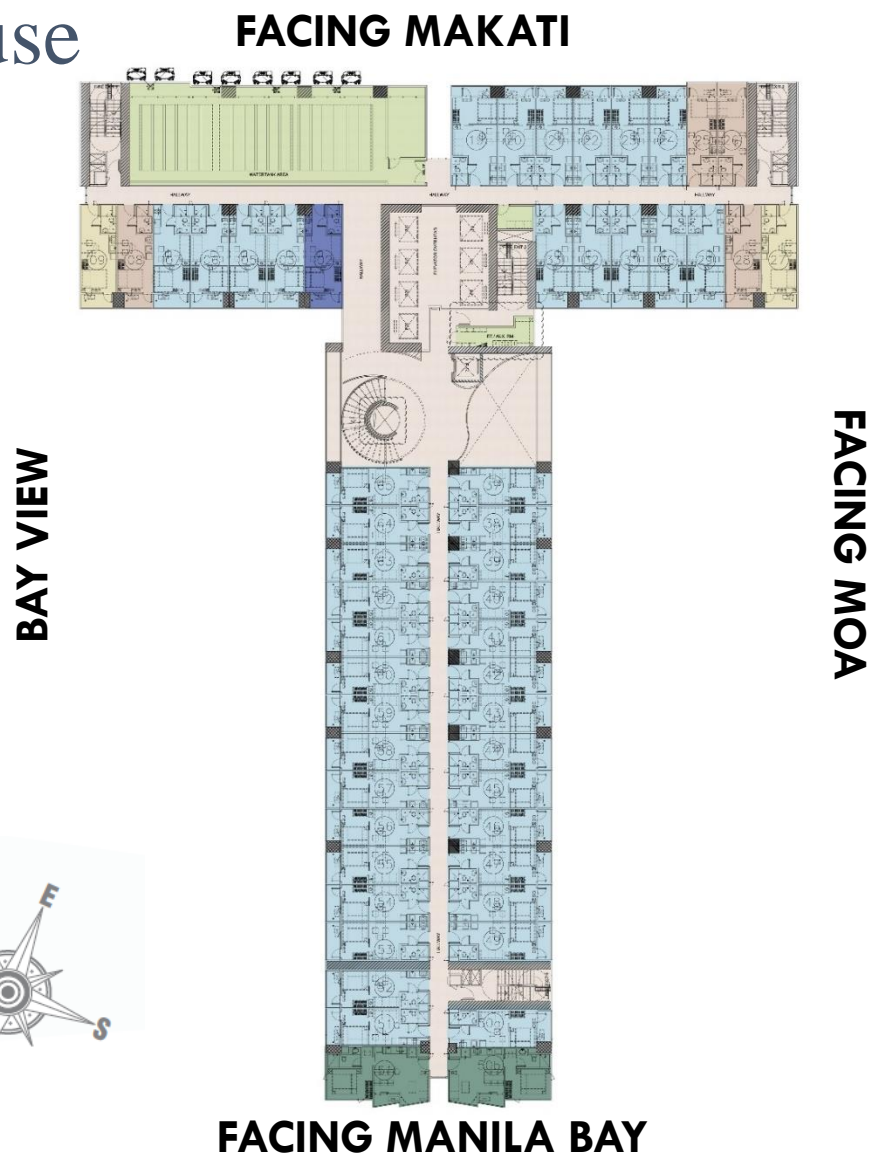
Lower Penthouse



LEGEND	NO. OF UNITS
1 BEDROOM	2
1 BR WITH BALCONY	44
1BR DELUXE END W/BALCONY	2
STUDIO END W/BALCONY	2
STUDIO WITH BALCONY	4
TOTAL	54

FLOOR PLAN

Upper Penthouse



LEGEND	NO. OF UNITS
1 BEDROOM	1
1 BR WITH BALCONY	44
1BR DELUXE END W/BALCONY	2
STUDIO END W/BALCONY	2
STUDIO WITH BALCONY	4
TOTAL	53

TYPICAL UNIT LAYOUT



UNIT FEATURES

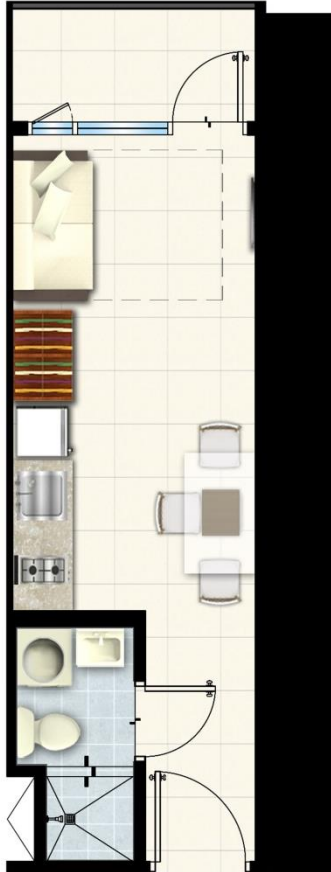
Provision for CATV

Provision for telephone line

Back up power

Floor to ceiling height: \pm 2.7 meters

UNIT LAYOUT



STUDIO UNIT W/ BALCONY A



STUDIO UNIT W/ BALCONY B

Unit Area

22 – 31 sqm

UNIT LAYOUT



1-BEDROOM UNIT W/ BALCONY

Unit Area	26 – 39 sqm
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1-BEDROOM DELUXE UNIT

Unit Area	40 – 45 sqm
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UNIT SPECIFICATIONS



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- Floor tiles in all areas of UNIT;
 - Living room, dining room, kitchen and bedroom/s with painted plain cement finish on interior walls;
 - Toilet and bath with painted plain cement finish and tiles on walls, tiles on floor;
 - Painted finish on ceilings of living room, dining room, bedroom/s and painted drop ceiling in kitchen;
 - Wiring devices (breaker, switch, outlets);
 - Aluminum windows;
 - Kitchen countertop with under-the-counter and overhead cabinets;
 - Water closet, lavatory, soap holder, tissue holder and plumbing fixtures in the toilet and bath; and
 - Electric outlet for Water heater in the Toilet and bath
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PAYMENT TERMS

1st Quarter 2025



Reservation Fee: 50,000 for units
10,000 for parking slots

Other Charges 6.5% for units (Regular Financing)
6.5% for parking slots

Standard Payterms (Non-EOP Account / Regular Account)

Building	Payment Scheme	Particular	Discount on TLP	
			Unit	Parking
B01	Spot Cash	100% Cash in 30 days	10.0%	4.0%
	Spot DP	5% spot / 15% in 11 months / 80% thru Cash or Bank	5.0%	2.0%
	Spread DP	15% over 12 months / 85% thru Cash or Bank	-	-

Special Payterms (Non-EOP Account / Regular Account)

Building	Payment Scheme	Particular	Sellers Incentive	Discount	
				Unit	Parking
B01	Deferred Cash	100% in 120 months (Parking slots only)	-	n/a	-

Note: Spot Cash Discounts / Flexible Spot DP Discounts / Spot DP Discounts are not applicable to Special Payment Terms or any deviation on Special Payment Terms

Standard Payterms (EOP Accounts)

Building	Payment Scheme	Particular	Discount on TLP	
			Unit	Parking
B01	EOP - Spot DP	5% Spot, 15% in 22 Months, 80% Cash or Bank	-	n/a
	EOP - Spread DP	5% in 3 Months, 15% in 20 Months, 80% Cash or Bank	-	n/a
	EOP - Deferred	100% in 60 Months	-	n/a
	EOP - Spot DP	10% Spot, 90% over 12 months (for Foreigners only)	-	n/a

Note: Spot Cash Discounts / Flexible Spot DP Discounts / Spot DP Discounts are not applicable to Special Payment Terms or any deviation on Special Payment Terms

PAYMENT TERMS

1st Quarter 2025



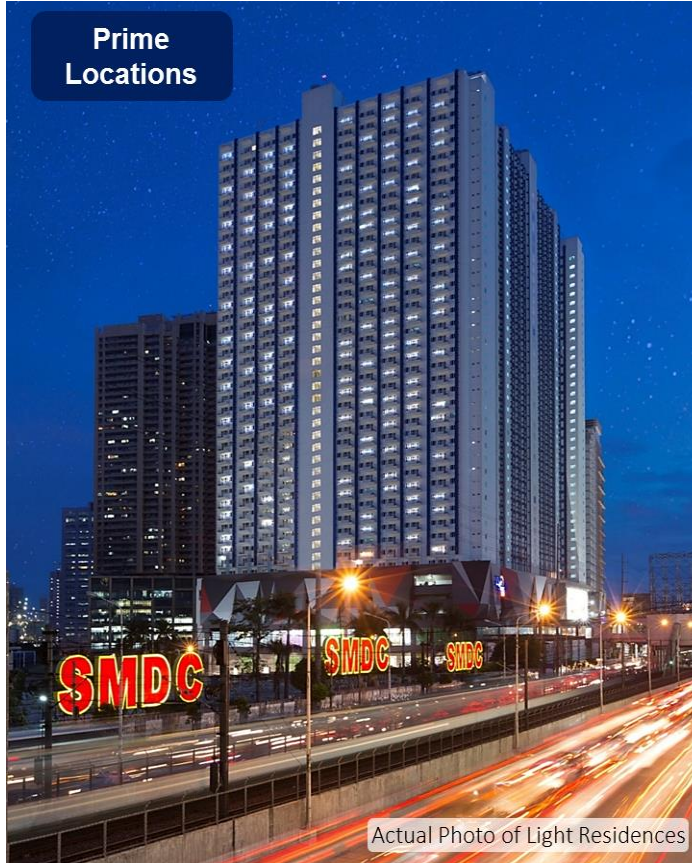
Promos

Building	Promo	Details	Allowed Term	Allowed Discount	Allowed Sellers Incentive
B01	As-Is-Where-Is (AIWI)	25% TLP Discount Available for specific Units only	All Payment Terms	Employee Discount Loyalty Discount Bulk Discount Commission Rebate	None
	Parking Discount	20% Discount for all unsold parking slots only	All Payment Terms	Commission Rebate Corporate Discount Loyalty Discount Employee Discount	None

Note: Spot Cash Discounts / Flexible Spot DP Discounts / Spot DP Discounts are not applicable to Special Payment Terms or any deviation on Special Payment Terms

KEYS TO SUCCESS

Prime Locations



Integration of Residential Condos to SM Malls



Hotel-Like Lobbies



Resort-Styled Amenities



Professional Property Management



FREQUENTLY ASKED QUESTIONS



- 1. What will be the type of ventilation on the typical residential hallways?**
 - Hallway: Natural Ventilation
 - Residential Units: Mechanical Ventilation (AC units)
- 2. What air-conditioning unit is allowed?**
 - Split type ACU
- 3. What is the allowed aircon capacity?**
 - 27 sqm unit: 1.5 HP
 - 40 sqm unit: 2.5 HP
- 4. What is the back-up power?**
 - Generator set, 2 outlet, 1 light in the residential unit, 100% in the common area

FREQUENTLY ASKED QUESTIONS



5. How many persons are recommended to stay in a particular unit?

- Only 4 persons per unit

6. No. of elevators per building ?

- 9 units (7 serving GF- 39th Flr, 2 serving 39th Flr – 40th Flr)

7. Elevator Capacity

- 7 elevators– 20 pax
- 2 elevators– 14pax

8. Where is the garbage collection area?

- Every floor (near elevator) except for 8F (amenity floor) with schedule pick up (7-8am, 1-2pm and 7-8pm)

9. Material recovery facility placement- it is per building?

- 1 MRF placement at Ground Floor (Single Tower)

FREQUENTLY ASKED QUESTIONS



10. How deep are the swimming pools?

- Kiddie pool: 2ft
- Adult pool: 4ft

11. Who are the utility providers?

- Power: MERALCO
- Water: Maynilad
- Telephone: PLDT & Globe
- CATV: Cable Link, Signal, and Sky Cable

12. What is the floor to floor and floor to ceiling heights of residential units?

- Floor to floor: 3.1 meters
- Floor to ceiling: 2.7 meters; areas with beam and T&B - 2.4 meters

13. What is the hallway width?

- 1.5 meters

FREQUENTLY ASKED QUESTIONS



14. Function room capacity?

- 80 pax

15 . For emergency backup power, does it activate automatically or is there an on switch for it ?

- Not automatic for units, need to switch it on
- for common area – automatic

16. For phone/internet provision- fiber optic ready?

- No

17. What is our protection against flooding?

- The building is elevated from the road by 1.00 m

THANK YOU



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