

The background of the entire image is composed of numerous horizontal, wavy lines in a brownish-gold color. These lines vary in thickness and curvature, creating a textured, water-like effect that frames the central text.

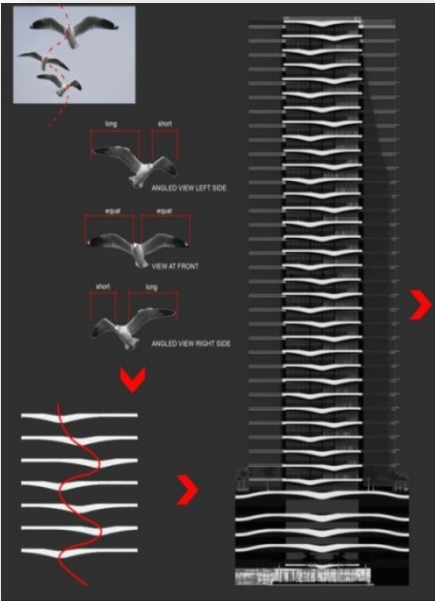
COAST

R E S I D E N C E S

ROXAS BLVD., PASAY CITY

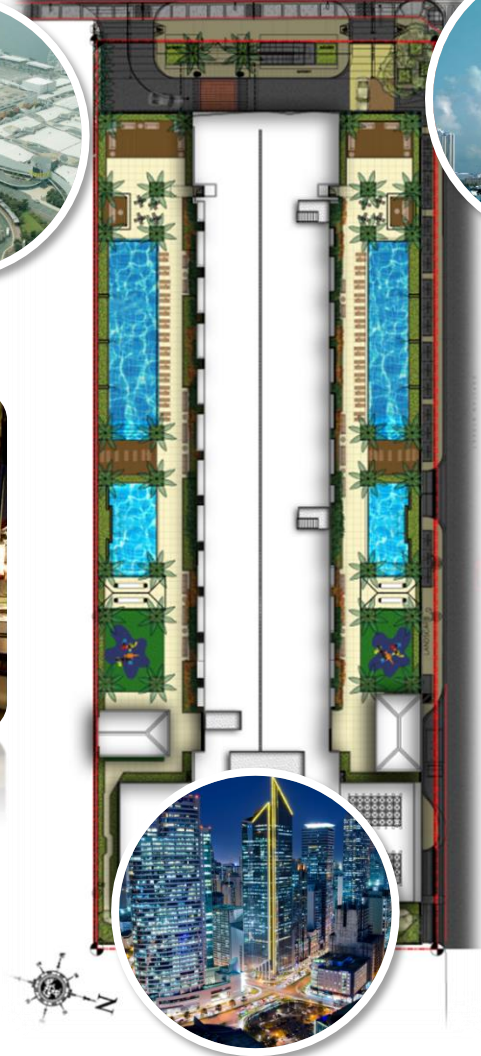
Architecturally Distinct

UNIQUE SEA GULL INSPIRED BUILDING DESIGN |
PROVIDES A SENSE OF GRAND ARRIVAL |
MODERN BALINESE



Beauty & Function

CONFIGURED TO PROVIDE A 360 DEGREE VIEW OF
THE CITY |
PROVIDES A SEAMLESS INDOOR & OUTDOOR
FEELING



Dynamic & Adaptable Spaces

FLEXIBLE SPACES THAT GROW WITH YOU |
FAMILY SUITES COME WITH FLEXI SPACES THAT MAY BE CONVERTED
INTO A HOME OFFICE, NURSERY, ENTERTAINMENT / STUDY ROOM

Typical Family Suite Layout



Note: Wall partition in **broken** line (---) not included

Brand Story

An architecture that stands out along the famed Roxas Boulevard offering a lifestyle of distinction with city views like no other

Primary Market

YOUNG AND ESTABLISHED PROFESSIONALS, START-UP FAMILIES, EARLY NESTERS, AND UPGRADING LOCAL MARKET

Secondary Market

INVESTORS WHO WANT TO HAVE A STEADY STREAM OF INFLOWS THROUGH RENTAL INCOME AND/OR CAPITAL APPRECIATION



Hospitals

- Manila Hospital
- Philippine General Hospital

Transport

- NAIA
- MRT (Edsa-Taft)
- Bus stations

Cultural / Government Landmarks

- CCP
- Manila Yacht Club
- Baywalk Sunset Market
- Bangko Sentral ng Pilipinas
- US Embassy

Leisure

- Various Restaurants (Aristocrat, Emerald Garden, Harbour Square)
- Star City
- WTC Bazaars
- Rizal Memorial Stadium
- Manila Zoo
- Manila Ocean Park
- Mall of Asia
- City of Dreams
- PAGCOR Casino

Schools

- De La Salle University
- St. Scholastica's College
- College of St. Benilde
- Little Archers Learning Center, MOA



Single Tower

5,650 sqm (LOT AREA)

41 levels (39 PHYSICAL)

- 5 LEVEL PODIUM
- 34 RESIDENTIAL FLOORS

2,197 units

- STUDIO (59 units)
 - 1 BEDROOM (64 units)
 - 1 BEDROOM W/ BALCONY (70 units)
 - 1 BEDROOM W/ DEN (66 units)
 - FAMILY SUITES A & B W/ BALCONY (1672 units)
 - 2BR FAMILY SUITES W/ BALCONY (198 units)
 - 2BR END UNITS W/ BALCONY (68 units)
-
- **Launch Date: 2016**
 - **Turnover Date: Q2 2021**



| Phys | Mktg | |
|------|------|--------------------------------------|
| 39 | 41 | Resi - Upper PH |
| 38 | 40 | Resi - Lower PH |
| 37 | 39 | Residential |
| 36 | 38 | Residential |
| 35 | 37 | Residential |
| 34 | 36 | Residential |
| 33 | 35 | Residential |
| 32 | 34 | Residential |
| 31 | 33 | Residential |
| 30 | 32 | Residential |
| 29 | 31 | Residential |
| 28 | 30 | Residential |
| 27 | 29 | Residential |
| 26 | 28 | Residential |
| 25 | 27 | Residential |
| 24 | 26 | Residential |
| 23 | 25 | Residential |
| 22 | 24 | Residential |
| 21 | 23 | Residential |
| 20 | 22 | Residential |
| 19 | 21 | Residential |
| 18 | 20 | Residential |
| 17 | 19 | Residential |
| 16 | 18 | Residential |
| 15 | 17 | Residential |
| 14 | 16 | Residential |
| 13 | 15 | Residential |
| 12 | 14 | Residential |
| 11 | 12 | Residential |
| 10 | 11 | Residential |
| 9 | 10 | Residential |
| 8 | 9 | Residential |
| 7 | 8 | Residential |
| 6 | 7 | Amenities, Resi Units |
| 5 | 6 | 6F Resi Parking |
| 4 | 5 | 5F Resi Parking |
| 3 | 3 | 3F Resi Parking |
| 2 | 2 | 2F Resi Parking |
| 1 | 1 | Commercial, Resi Lobby, Comm Parking |
| | | Substructure |

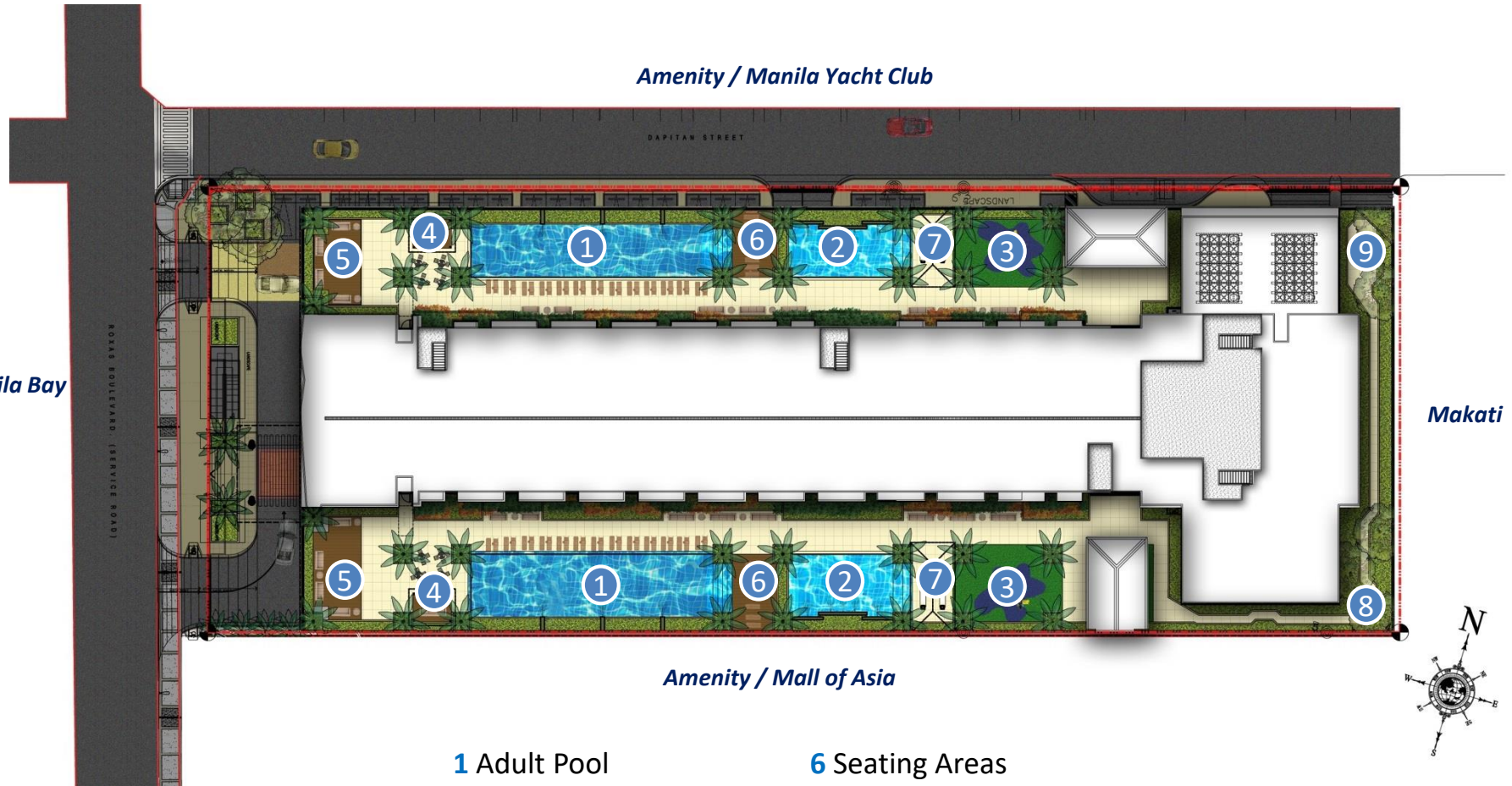
Composition

- ON GRADE PARKING
- RESIDENTIAL LOBBY & COMMERCIAL AREA
- FOUR LEVEL PODIUM PARKING
(487 RESI PARKING SLOTS)
- AMENITY DECK AT THE 7TH LEVEL
- RESIDENTIAL UNITS FROM THE 7TH TO THE 41ST
LEVELS (34 RESIDENTIAL FLOORS)

5,650 sqm

PROPERTY ALONG ROXAS BOULEVARD COR. DAPITAN STS. PASAY

Amenity / Manila Yacht Club



- 1 Adult Pool
- 2 Kiddie Pool
- 3 Children's Playground
- 4 Cabana
- 5 View Lounge

- 6 Seating Areas
- 7 Gazebo
- 8 Jogging Path
- 9 Meditation Garden

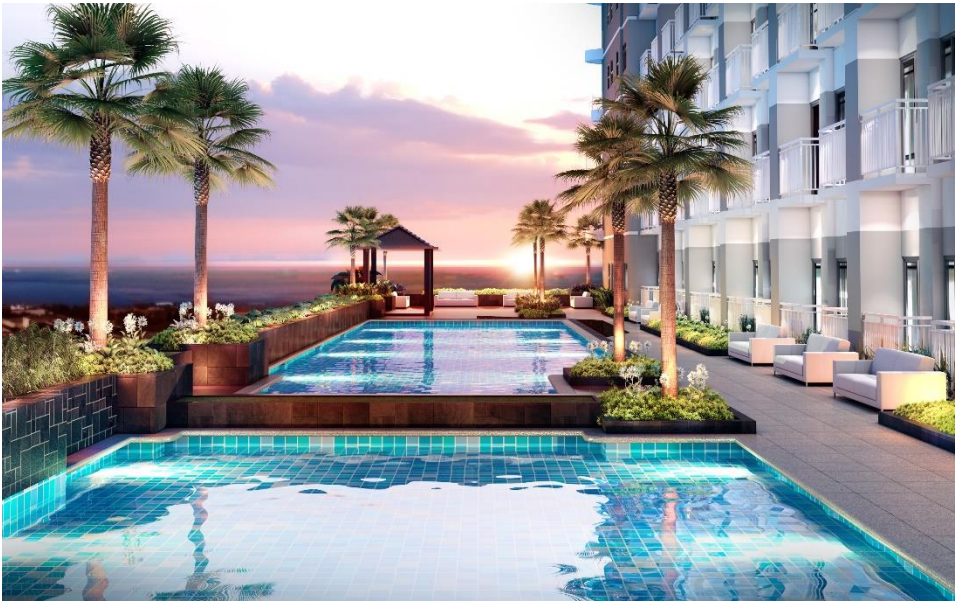




GRAND LOBBY



PENTHOUSE LOBBY



SWIMMING POOL

PLAY AREA



Reliable Support Services

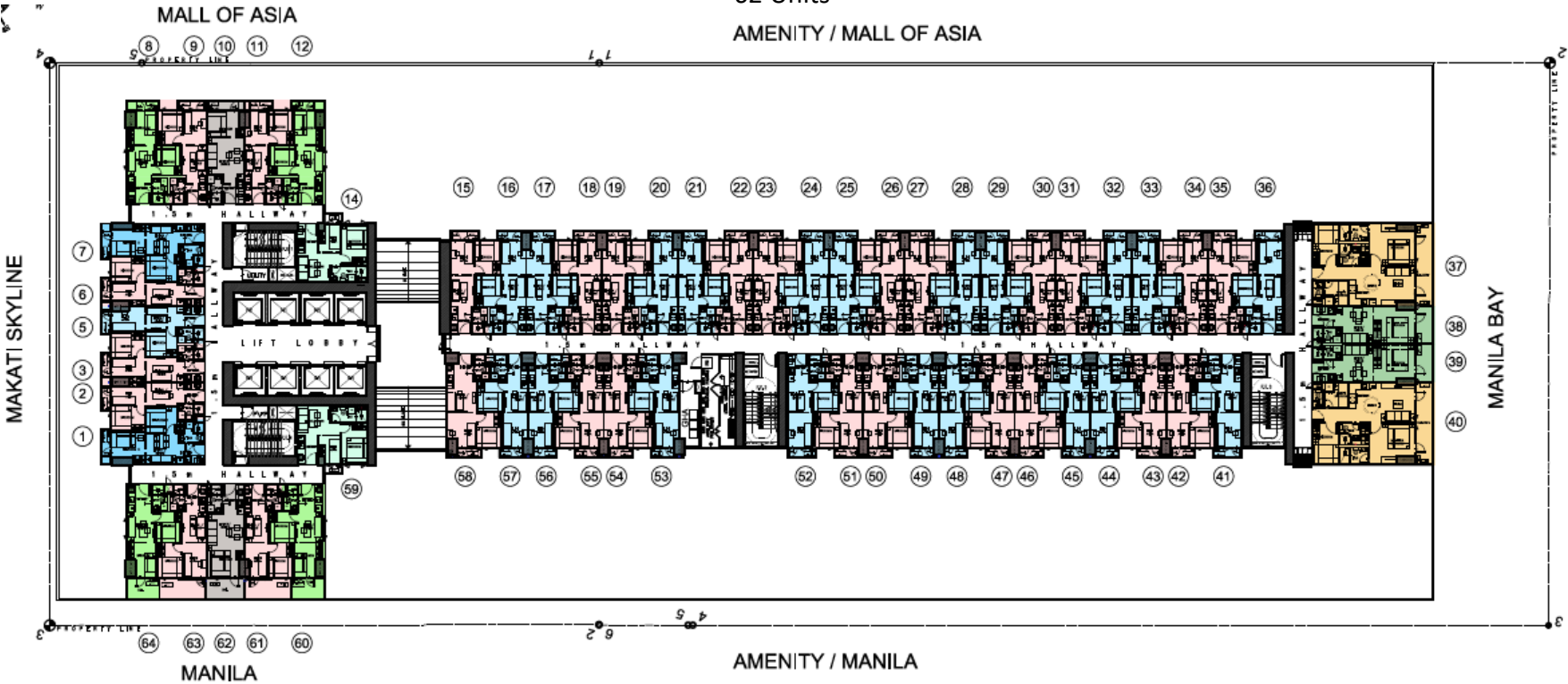
- 8 ELEVATORS (UP TO THE 39TH FLR, 2 ELEVATORS AT THE PENTHOUSE LEVELS)
- OVER 1,000 SQM OF COMMERCIAL SPACE
- 24-HOUR SECURITY
- AUTOMATIC FIRE SPRINKLER SYSTEM
- CENTRALIZED MAILROOM SYSTEM
- CENTRALIZED GARBAGE COLLECTION AND DISPOSAL SYSTEM
- STANDBY GENERATOR FOR COMMON AREAS AND SELECTED RESIDENTIAL OUTLETS
- PROVISION FOR TELECOM AND CABLE LINES
- INTERCOM SYSTEM
- CCTV SYSTEM
- PROPERTY MANAGEMENT SERVICES
- SMDC LEASING SERVICES

7th Floor Plan

(AMENITY LEVEL)

62 Units

AMENITY / MALL OF ASIA

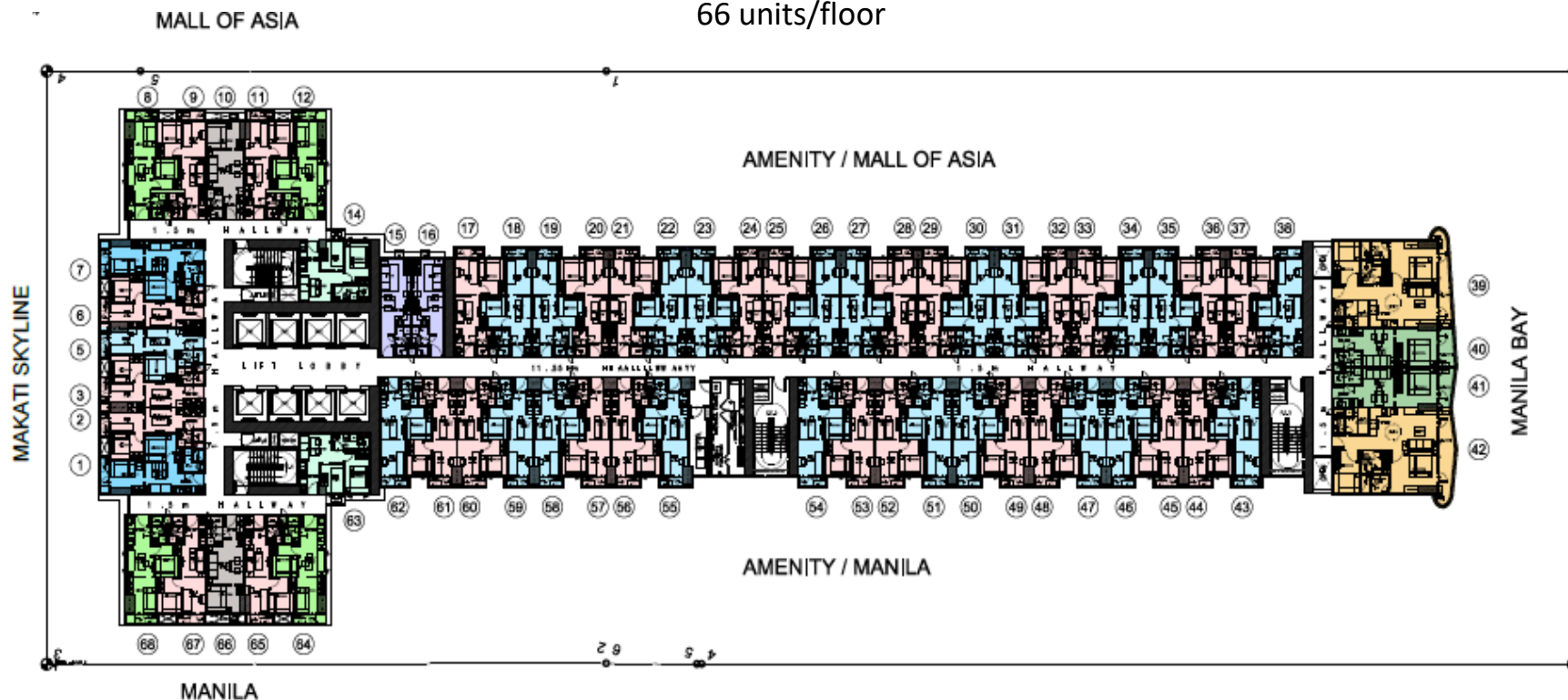


- | | |
|--|------------------------------------|
| 1. FAMILY SUITE A WITH BALCONY | 6. 1-BEDROOM UNIT WITH DEN |
| 2. FAMILY SUITE B WITH BALCONY | 7. 2-BEDROOM END UNIT WITH BALCONY |
| 3. 2-BEDROOM FAMILY SUITE WITH BALCONY | 8. 1-BEDROOM UNIT WITH BALCONY |
| 4. 1-BEDROOM UNIT WITH BALCONY | |
| 5. 2-BEDROOM FAMILY SUITE WITH BALCONY | |

Typical Floor Plan 1

(8th, 11th, 15th, 18th, 21st, 24th, 27th, 30th, 33rd, 36th levels)

66 units/floor

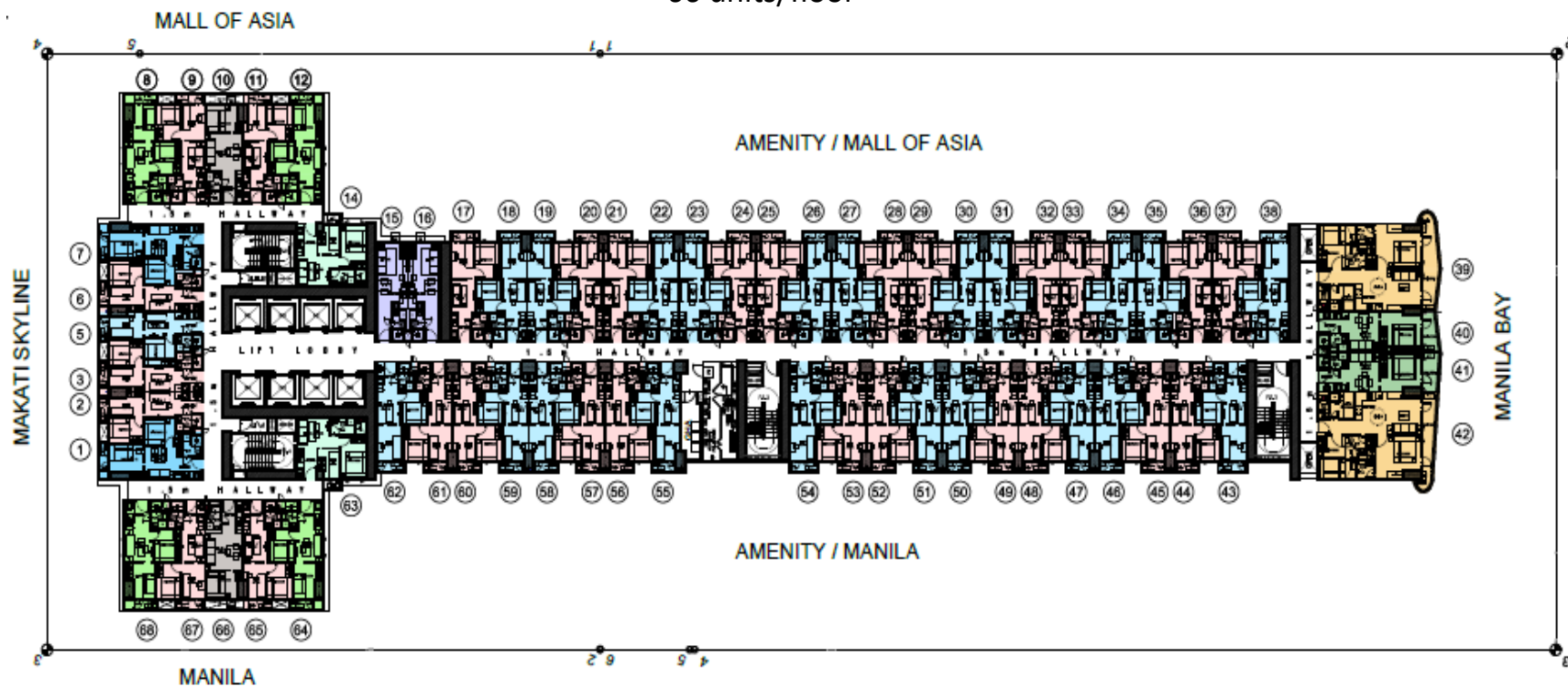


- | | |
|--|------------------------------------|
| 1. FAMILY SUITE A WITH BALCONY | 6. STUDIO UNIT |
| 2. FAMILY SUITE B WITH BALCONY | 7. 1-BEDROOM UNIT WITH DEN |
| 3. 2-BEDROOM FAMILY SUITE WITH BALCONY | 8. 2-BEDROOM END UNIT WITH BALCONY |
| 4. 1-BEDROOM UNIT | 9. 1-BEDROOM UNIT WITH BALCONY |
| 5. 2-BEDROOM FAMILY SUITE WITH BALCONY | |

Typical Floor Plan 2

(9th, 12th, 16th, 19th, 22nd, 25th, 28th, 31st, 34th, 37th levels)

66 units/floor

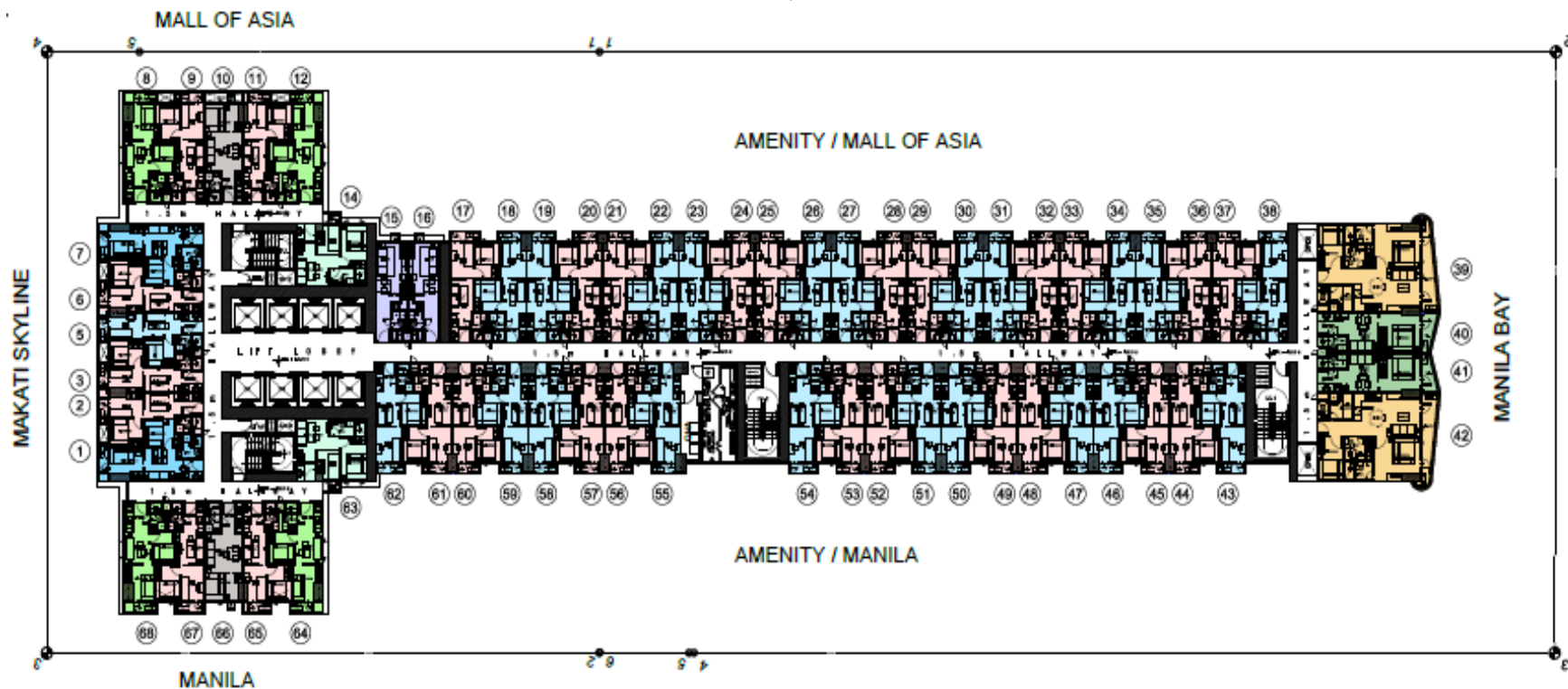


- | | |
|--|------------------------------------|
| 1. FAMILY SUITE A WITH BALCONY | 6. STUDIO UNIT |
| 2. FAMILY SUITE B WITH BALCONY | 7. 1-BEDROOM UNIT WITH DEN |
| 3. 2-BEDROOM FAMILY SUITE WITH BALCONY | 8. 2-BEDROOM END UNIT WITH BALCONY |
| 4. 1-BEDROOM UNIT | 9. 1-BEDROOM UNIT WITH BALCONY |
| 5. 2-BEDROOM FAMILY SUITE WITH BALCONY | |

Typical Floor Plan 3

(10th, 14th, 17th, 20th, 23rd, 26th, 29th, 32nd, 35th levels)

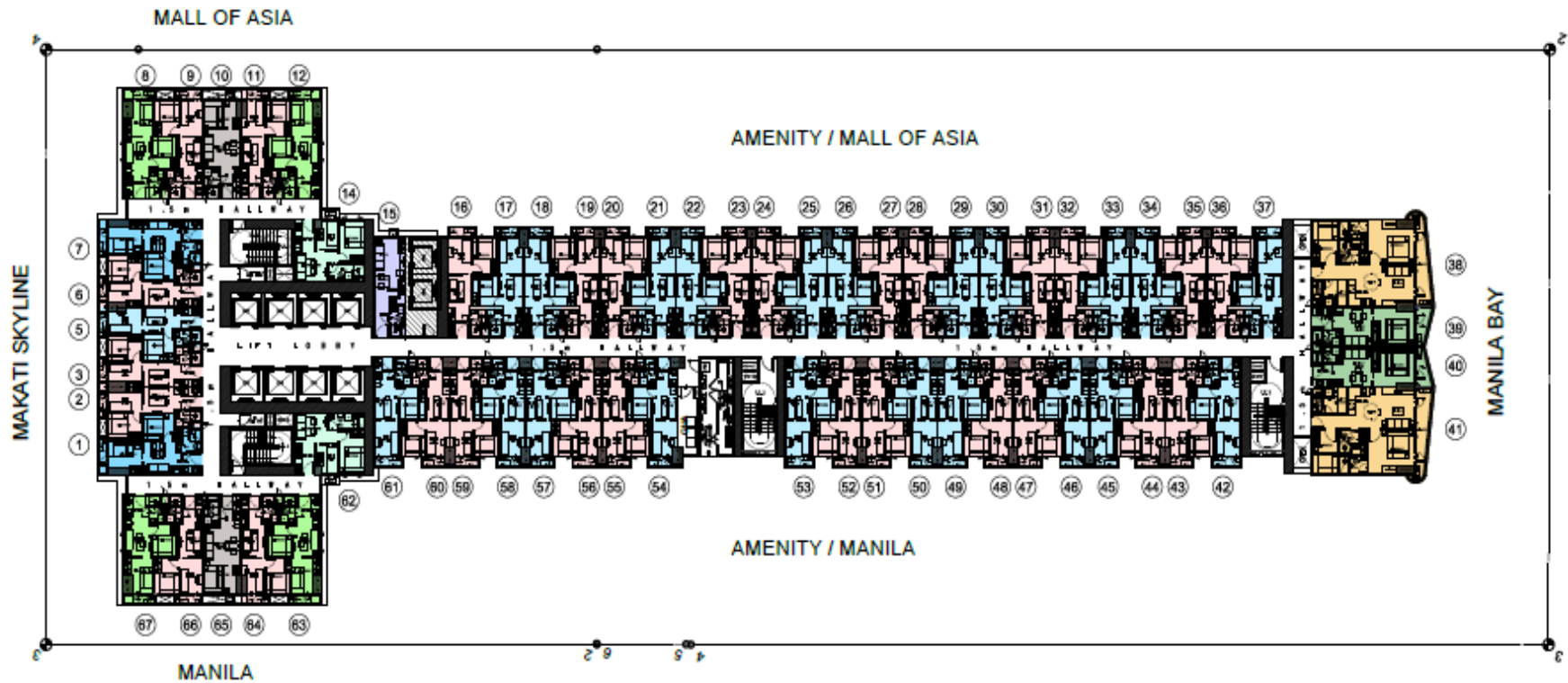
66 units/floor



- | | |
|--|------------------------------------|
| 1. FAMILY SUITE A WITH BALCONY | 6. STUDIO UNIT |
| 2. FAMILY SUITE B WITH BALCONY | 7. 1-BEDROOM UNIT WITH DEN |
| 3. 2-BEDROOM FAMILY SUITE WITH BALCONY | 8. 2-BEDROOM END UNIT WITH BALCONY |
| 4. 1-BEDROOM UNIT | 9. 1-BEDROOM UNIT WITH BALCONY |
| 5. 2-BEDROOM FAMILY SUITE WITH BALCONY | |

38th Floor Plan

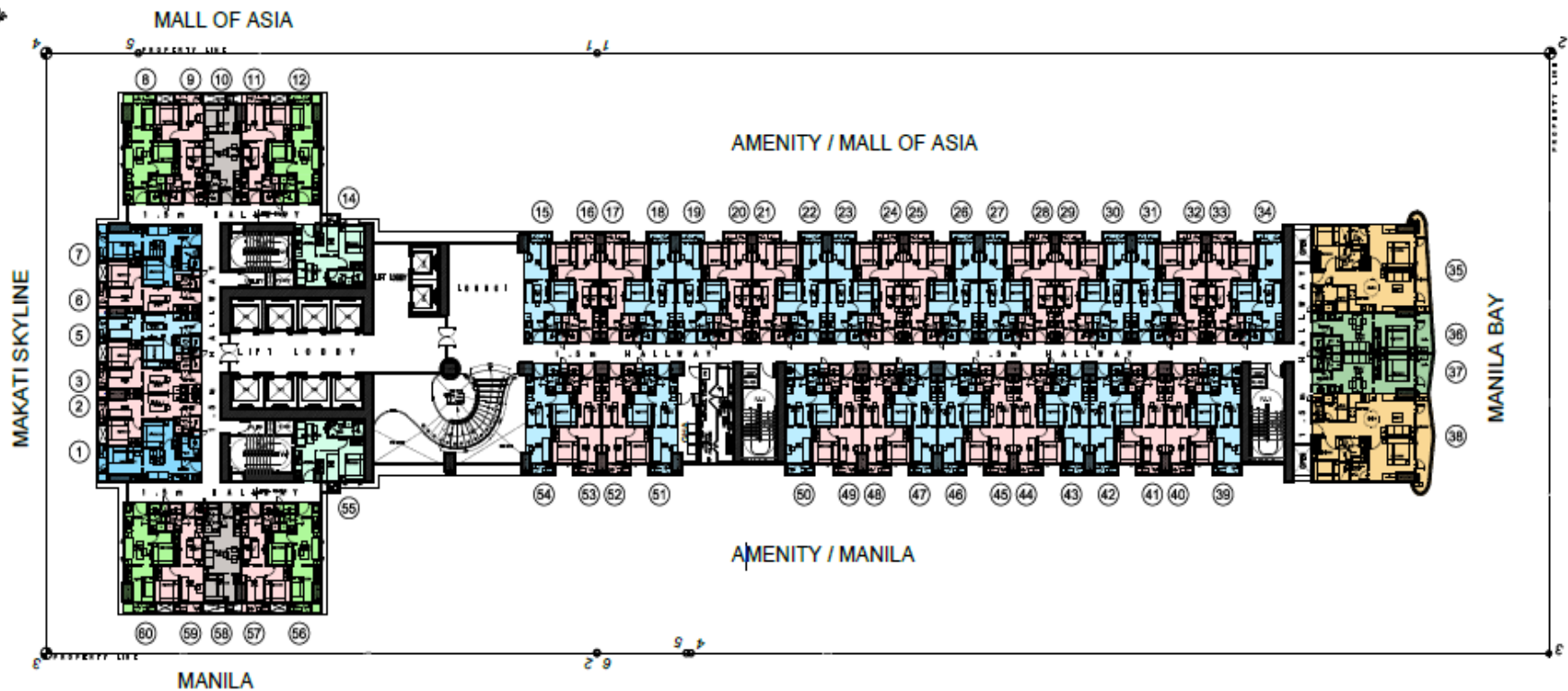
65 Units



- | | |
|--|------------------------------------|
| 1. FAMILY SUITE A WITH BALCONY | 6. STUDIO UNIT |
| 2. FAMILY SUITE B WITH BALCONY | 7. 1-BEDROOM UNIT WITH DEN |
| 3. 2-BEDROOM FAMILY SUITE WITH BALCONY | 8. 2-BEDROOM END UNIT WITH BALCONY |
| 4. 1-BEDROOM UNIT | 9. 1-BEDROOM UNIT WITH BALCONY |
| 5. 2-BEDROOM FAMILY SUITE WITH BALCONY | |

39th Floor Plan

58 units

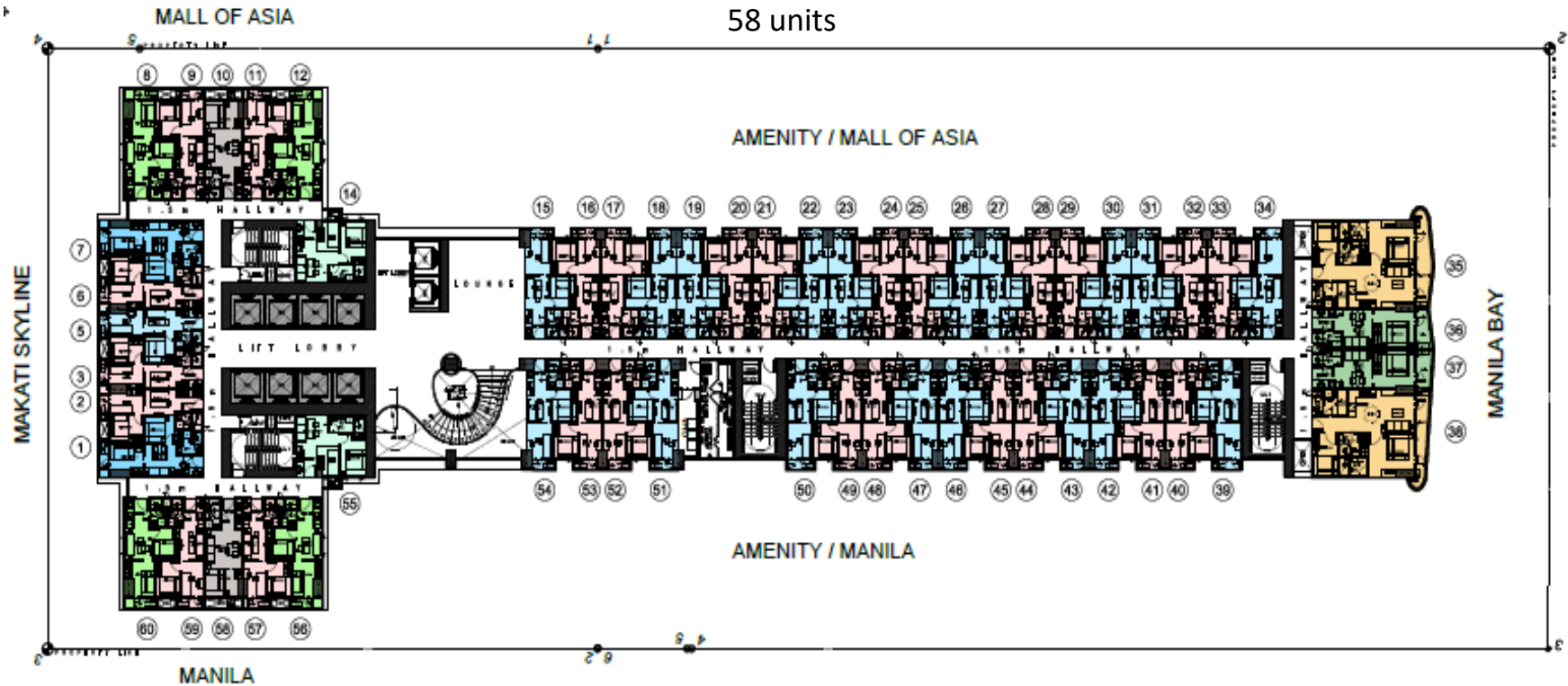


- | | |
|--|------------------------------------|
| 1. FAMILY SUITE A WITH BALCONY | 6. 1-BEDROOM UNIT WITH DEN |
| 2. FAMILY SUITE B WITH BALCONY | 7. 2-BEDROOM END UNIT WITH BALCONY |
| 3. 2-BEDROOM FAMILY SUITE WITH BALCONY | 8. 1-BEDROOM UNIT WITH BALCONY |
| 4. 1-BEDROOM UNIT WITH BALCONY | |
| 5. 2-BEDROOM FAMILY SUITE WITH BALCONY | |

Lower Penthouse Floor Plan

(40TH LEVEL)

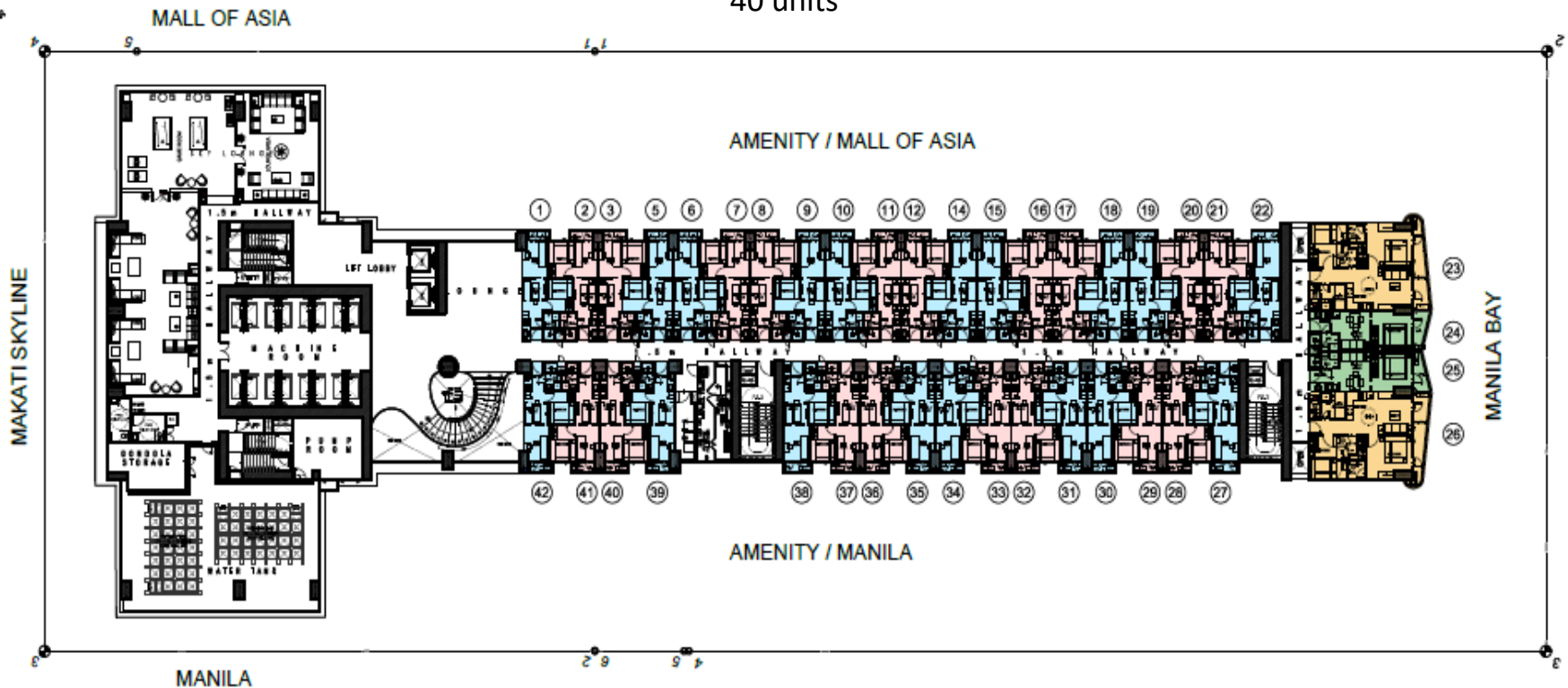
58 units



- | | |
|--|--|
| 1. FAMILY SUITE A WITH BALCONY | 6. 1-BEDROOM UNIT WITH DEN |
| 2. FAMILY SUITE B WITH BALCONY | 7. 2-BEDROOM END UNIT WITH BALCONY |
| 3. 2-BEDROOM FAMILY SUITE WITH BALCONY | 8. 1-BEDROOM UNIT WITH BALCONY |
| 4. 1-BEDROOM UNIT WITH BALCONY | |
| 5. 2-BEDROOM FAMILY SUITE WITH BALCONY | |

Upper Penthouse Floor Plan

(41ST LEVEL)
40 units



- 1. FAMILY SUITE A WITH BALCONY
- 2. FAMILY SUITE B WITH BALCONY
- 3. 2-BEDROOM END UNIT WITH BALCONY
- 4. 1-BEDROOM UNIT WITH BALCONY

| Unit Type | No. of Units | Unit Size Range |
|-------------------------------------|--------------|-----------------|
| Studio Unit | 59 | 20.4 |
| 1-Bedroom Unit | 64 | 24.09 |
| Family Suite A w/ Balcony | 935 | 26.12 - 30.98 |
| Family Suite B w/ Balcony | 737 | 26 - 26.36 |
| 1-Bedroom Unit w/ Balcony | 70 | 26.55 - 30.91 |
| 1-Bedroom Unit w/ Den | 66 | 28.35 - 28.36 |
| 2-Bedroom Family Suite B w/ Balcony | 198 | 29.35 - 32.12 |
| 2 Bedroom End Unit w/ Balcony | 68 | 66.96 - 68.55 |
| Total | 2,197 | |

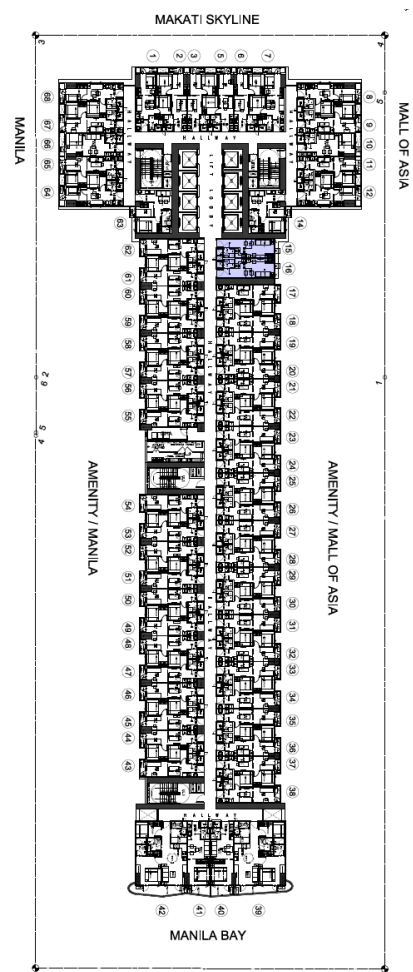
Studio Unit



TYPICAL AREA: ± 20.40 SQM

Average price: 5.1M

KEY PLAN



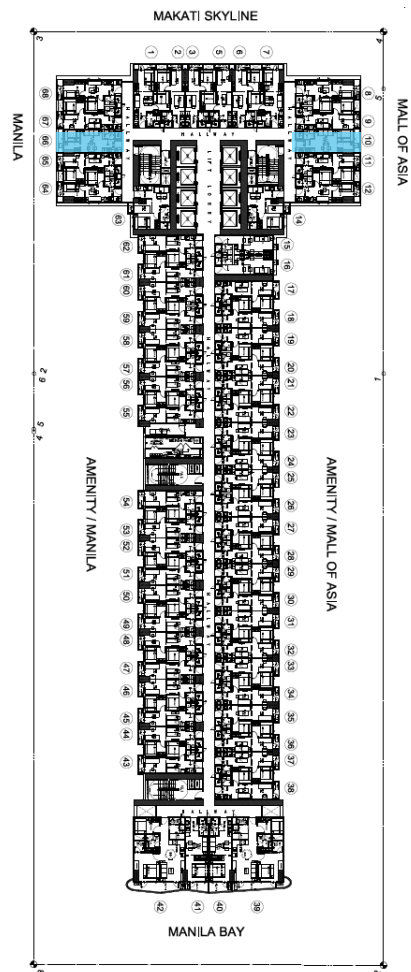
1-Bedroom Unit



TYPICAL AREA: ± 24.09 SQM

Average price: 5.5M

KEY PLAN



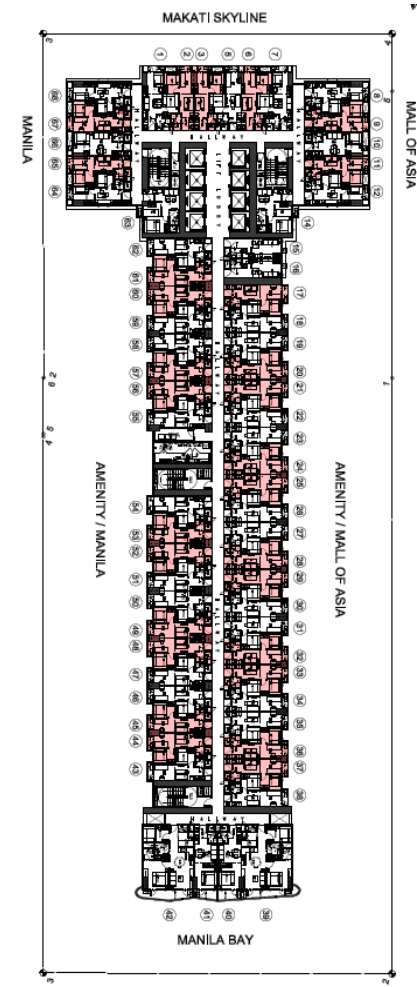
Family Suite A w/ Balcony



TYPICAL AREA: $\pm 26.12 - \pm 30.98$ SQM

Average price: 5.8M

KEY PLAN



Note: Wall partition in broken line (---) not included

All information stated is intended to give a general overview of the project. The developer reserves the right to modify as it sees fit without prior notice. For Announcement Purposes Only.

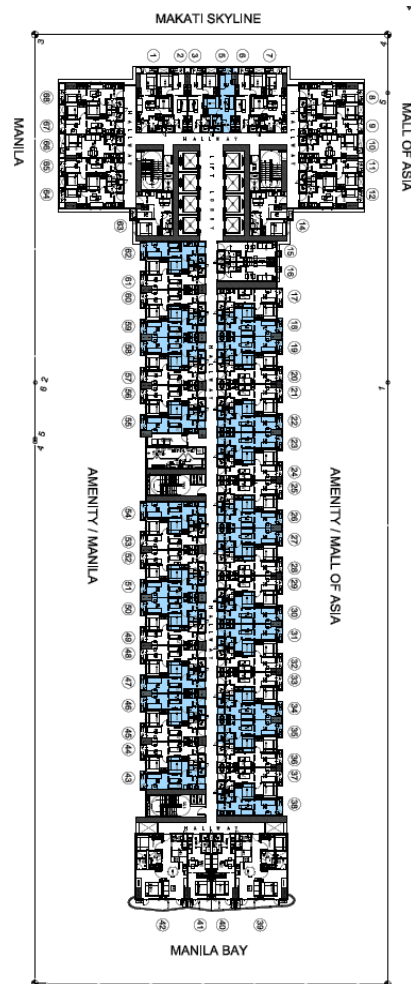
Family Suite B w/ Balcony



TYPICAL AREA: $\pm 26 - \pm 26.38$ SQM

Average price: 5.8M

KEY PLAN



Note: Wall partition in broken line (---) not included

All information stated is intended to give a general overview of the project. The developer reserves the right to modify as it sees fit without prior notice. For Announcement Purposes Only.

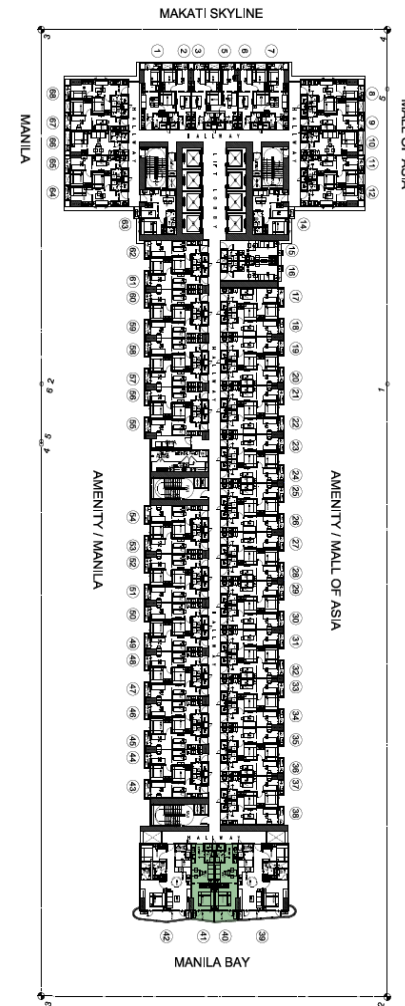
1-Bedroom Unit w/ Balcony



TYPICAL AREA: $\pm 26.55 - \pm 30.91$ SQM

Average price: 7.9M

KEY PLAN



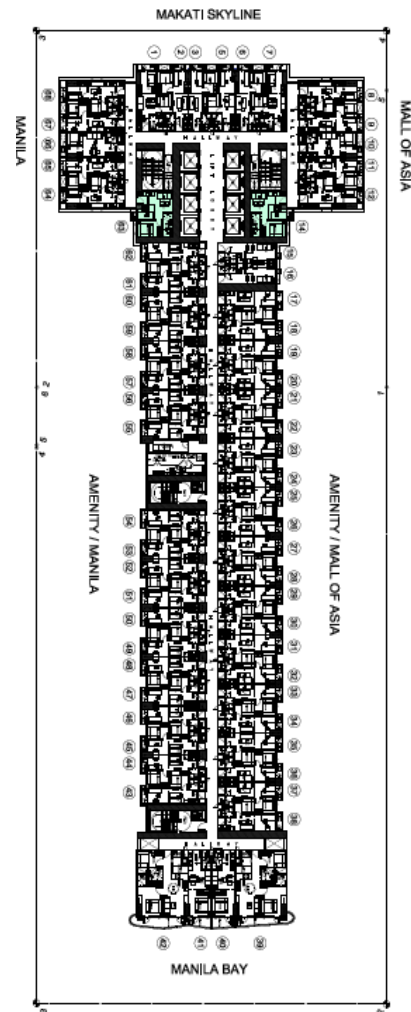
1-Bedroom Unit w/ Den



TYPICAL AREA: $\pm 28.35 - \pm 28.36$ SQM

Average price: 6.7M

KEY PLAN



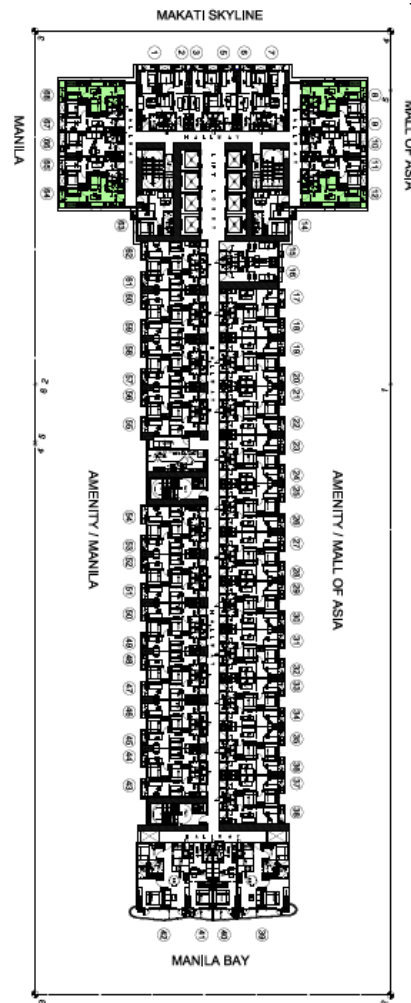
2-Bedroom Family Suite B w/ Balcony



TYPICAL AREA: $\pm 29.35 - \pm 32.12$ SQM

Average price: 6.8M

KEY PLAN



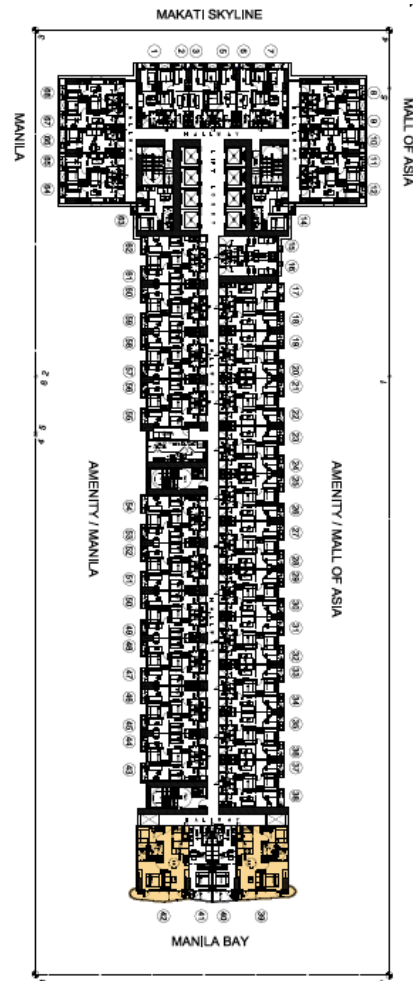
2-Bedroom End Unit w/ Balcony



TYPICAL AREA: $\pm 66.96 - \pm 68.55$ SQM

Average price: 20.1M

KEY PLAN



Kitchen

- PAINTED WALLS & CEILING
- FLOOR TILES
- KITCHEN SINK
- KITCHEN COUNTERTOP WITH UNDER COUNTER AND OVERHEAD CABINET
- COOKTOP & RANGEHOOD

Living/Dining/Bedroom

- PAINTED WALLS & CEILING
- FLOOR TILES

Toilet & Bath

- COMBINATION OF WALL TILES AND PAINTED WALLS
- PAINTED CEILING
- FLOOR TILES
- WATER CLOSET, LAVATORY, SHOWER SET

Balcony

- FLOOR TILES
- POWDER COATED RAILINGS



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

Payment Terms & Promos (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% | 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 | - | - |

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

Promos

| Building | Promo | Details | Allowed Term | Allowed Discount | Allowed Sellers Incentive |
|----------|------------------|--|-------------------|--|---------------------------|
| B01 | Parking Discount | 50% TLP 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

- **How many units are there to a floor?**
 - 7th to 38th levels: 62-66 units
 - 39th, Penthouse levels: 40-58 units

- **How many elevators will the project have?**
 - There will be eight (8) passenger elevators with a capacity of 21 passengers to serve up to the 39th floor, and two (2) elevators to serve the Lower & Upper Penthouse

- **What is the back up power?**
 - For Common Areas: 100% back-up power
 - For Residential Units:
 - 1BR: 1 convenience outlet, 1 refrigerator, 1 light receptacle
 - 2BR: 1 convenience outlet, 1 refrigerator, 2 light receptacles

- **What are the units' floor to floor and floor to ceiling height?**

| Coverage | Height |
|------------------|--------------------|
| Floor to Floor | 3.05 meters |
| Floor to Ceiling | 2.40 – 2.70 meters |

- **What are the unit measurements?**

| Particular | Height |
|--|--------------------|
| Balcony Railing Height | 1.20 meters |
| Partition Wall Height (For full wall partition) | 2.40 – 2.70 meters |

- **What are the corridor measurements?**

| Coverage | Width/Height |
|---------------------------------|--------------|
| Hallway Width | 1.50 meters |
| Hallway Floor to Ceiling Height | 2.40 meters |

- **What will be the ventilation on the typical residential floors?**
 - Common Areas/Hallways: Natural Ventilation
 - Residential Units: Natural ventilation w/ provision for A/C unit(s); mechanical ventilation (exhaust) for T&B
- **What is the allowable AC capacity?**
 - 1.5 – 2 HP
- **How much is the condo dues/sqm?**
 - Residential unit: Php 100 / sqm
 - Parking slot: Php 89 / sqm
 - Commercial Space: Php 75 / sqm



SMDC

COAST

RESIDENCES
ROXAS BOULEVARD

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