

AIR
RESIDENCES
MAKATI CITY



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The New Face
of Success



Success is in the Air

Nothing says you've made it quite like a Makati address. Known as the country's premier business and financial district, this City is one place where most successful professionals aspire to build careers and make a home.

Walking Distance to Success

Ayala Avenue

Home to the headquarters of multinationals and the country's top corporations, Air Residences is strategically located right off Ayala Avenue, bringing you to the doorstep of success.





CARPACCIO RISTORANTE ITALIANO



I'M ANGUS STEAKHOUSE



SANTIS DELICATESSEN

YAKAL

AIR
RESIDENCES

FIRE STATION

< TO MANILA

MALUGAY

GIL PUYAT AVENUE

TO EDSA >



MAKATI
MEDICAL
CENTER



SPORTS
COMPLEX



SM HYPERMARKET

OSMEÑA HIGHWAY



RCBC



GT TOWER



PBCOM



INSULAR



CITIBANK TOWER



SALCEDO
SUNDAY
MARKET



AYALA
TRIANGLE



MAKATI STOCK
EXCHANGE



SGV BUILDING

AYALA AVENUE



MANILA
PENINSULA

MAKATI AVENUE



ENTERPRISE

GREENBELT
PARK



Site Development Plan





9th to 59th floors
• Residential units

8th floor
• Amenity area
• Selected residential units

7th floor
• Amenity area
• Office space

6th floor
• Office space

3rd & 5th floors
• Parking area

2nd floor
• Mall
• Parking area

Ground floor
• Mall
• Residential lobby

Basement
• 3 levels of parking

Building Facade

Like a jet plane in flight, Air soars above the sky with Makati City as its runway. The design is inspired by an airplane's contrails or jet stream, elegantly executed by ASYA Design.

The Air of Elegance

*Welcome your guests in spectacular fashion and
be a social success.*

Invite friends and colleagues at any of the
elegantly furnished function rooms and lounges,
beginning with the Grand Lobby.

Residents and guests are treated with chic and
sophisticated ambiance to make that important
first impression.





THE GRAND LOBBY

Artist's Perspective only. The developer reserves the right to modify as it sees fit without prior notice.



The Air of Luxury

*Treat yourself well and find success and
balance in your physical well-being.*

Retreat in luxurious comfort to the two-level
amenity deck that features sophisticated
pavilions and terraces.

Host barbeque or pool parties and enjoy dining
al fresco amidst lush gardens and open
spaces.

Unwind while lounging in the sun deck or
simply take a dip into the pool to invigorate the
senses.

8th FLOOR AMENITY

1. LEISURE & LAP POOL
2. POOL ISLAND
3. POOL PAVILION
4. SUN DECK
5. BARBEQUE TERRACE
6. LUSH LANDSCAPE
7. SPA
8. SEATING AREA
9. STAIRCASE TO L7
10. FUNCTION ROOM
11. FUNCTION TERRACE
12. YOGA & EXERCISE LAWN
13. KIDS PLAY POOL
14. KIDS PLAYGROUND
15. OUTDOOR LOUNGE
16. JOGGING / WALKING TRAIL



The Air of Excellence

*Push your personal limits and
live to the fullest.*

People who work hard also need to play hard, and residents can choose from several fitness amenities to get that much-needed workout.

The safe and secure jogging trail allows residents to go for a stress-free run surrounded by lush landscape.

Air Residences also has a yoga lawn for more focused workouts while the game alley provides an opportunity to bond with friends over a friendly game of table tennis or billiards.



7th FLOOR AMENITY

1. STAIRCASE FROM L8
2. REFLECTIVE POOL
3. FUNCTION TERRACE
4. SEATING ALCOVES
5. POOL TABLE / BILLIARDS
6. TABLE TENNIS
7. GAME ALLEY
8. KIDS PLAYGROUND
9. SPORTS/YOGA TERRACE





8th Floor Perspective

Artist's Perspective only. The developer reserves the right to modify as it sees fit without prior notice.



7th Floor Perspective

Artist's Perspective only. The developer reserves the right to modify as it sees fit without prior notice.



The Air of Convenience

*Personal efficiency and professional success
made attainable.*

Because striking that balance between a demanding work schedule and a vibrant social life is key to a life of success, Air Residences takes it up a notch by providing residents with front desk and handyman services to aid its residents as they go about their daily pursuit of success.

Building Features

- Front desk
- 12 elevators
- 24 hour security
- Fire protection and alarm system
- Generator set for common areas and select residential outlets
- Centralized cistern tank
- Provision for telecom and cable lines
- Intercom System



The Air of Sophistication

Choose from a studio, one or two bedroom unit with your own private balcony. Air Residences is perfect for those who want to enjoy the best of the city and all the conveniences of modern living.

Unit Deliverables:

- Overhead and undercounter kitchen cabinets
- Rangehood
- Electric cooktop
- Refrigerator
- Intercom
- Air conditioning unit
- Microwave oven





Upgraded perspective only and not the actual deliverable.



2-Bedroom Unit

Room Description	sqm (±)	sqft (±)
Living/Dining Area	8.71	93.75
Kitchen Area	6.60	71.04
Bedroom 1	6.65	71.58
Bedroom 2	10.83	116.58
Toilet and Bath	3.76	40.47
Total	36.55	393.42



2-Bedroom Unit with Balcony

Room Description	sqm (±)	sqft (±)
Living	6.01	64.69
Kitchen/Dining Area	8.02	86.33
Foyer Area	2.00	21.53
Utility/Storage Area	3.10	33.37
Toilet and Bath	3.28	35.31
Bedroom 1	8.78	94.51
Bedroom 1 T&B	3.64	39.17
Bedroom 2	7.91	85.14
Balcony	3.64	39.18
Total	46.38	499.23

1-Bedroom Unit with Balcony



Room Description	sqm (±)	sqft (±)
Living/Dining Area	8.75	94.19
Kitchen Area	4.40	47.36
Bedroom	7.21	77.61
Toilet and Bath	3.51	37.78
Balcony	2.48	26.69
Total	26.35	283.63



Room Description	sqm (±)	sqft (±)
Living/Dining Area	8.40	90.42
Kitchen Area	4.75	51.13
Bedroom	7.21	77.61
Toilet and Bath	3.51	37.78
Balcony	2.48	26.69
Total	26.35	283.63



1-Bedroom Unit with Balcony



Upgraded perspective only and not the actual deliverable.



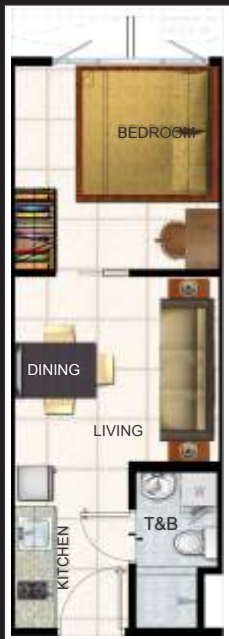
Room Description	sqm (±)	sqft (±)
Living/Dining Area	8.75	94.19
Kitchen Area	4.40	47.36
Bedroom	7.21	77.61
Toilet and Bath	3.51	37.78
Balcony	2.48	26.69
Total	26.35	283.63



Room Description	sqm (±)	sqft (±)
Living/Dining Area	8.45	90.96
Kitchen Area	4.40	47.36
Bedroom	10.00	107.64
Toilet and Bath	3.51	37.78
Balcony	3.64	39.18
Total	30.00	322.92

1-Bedroom Unit

Room Description	sqm (±)	sqft (±)
Living/Dining Area	8.44	90.85
Kitchen Area	4.40	47.36
Bedroom	10.00	107.64
Toilet and Bath	3.51	37.78
Total	26.35	283.63



Upgraded perspective only and not the actual deliverable.

Studio Unit with Balcony

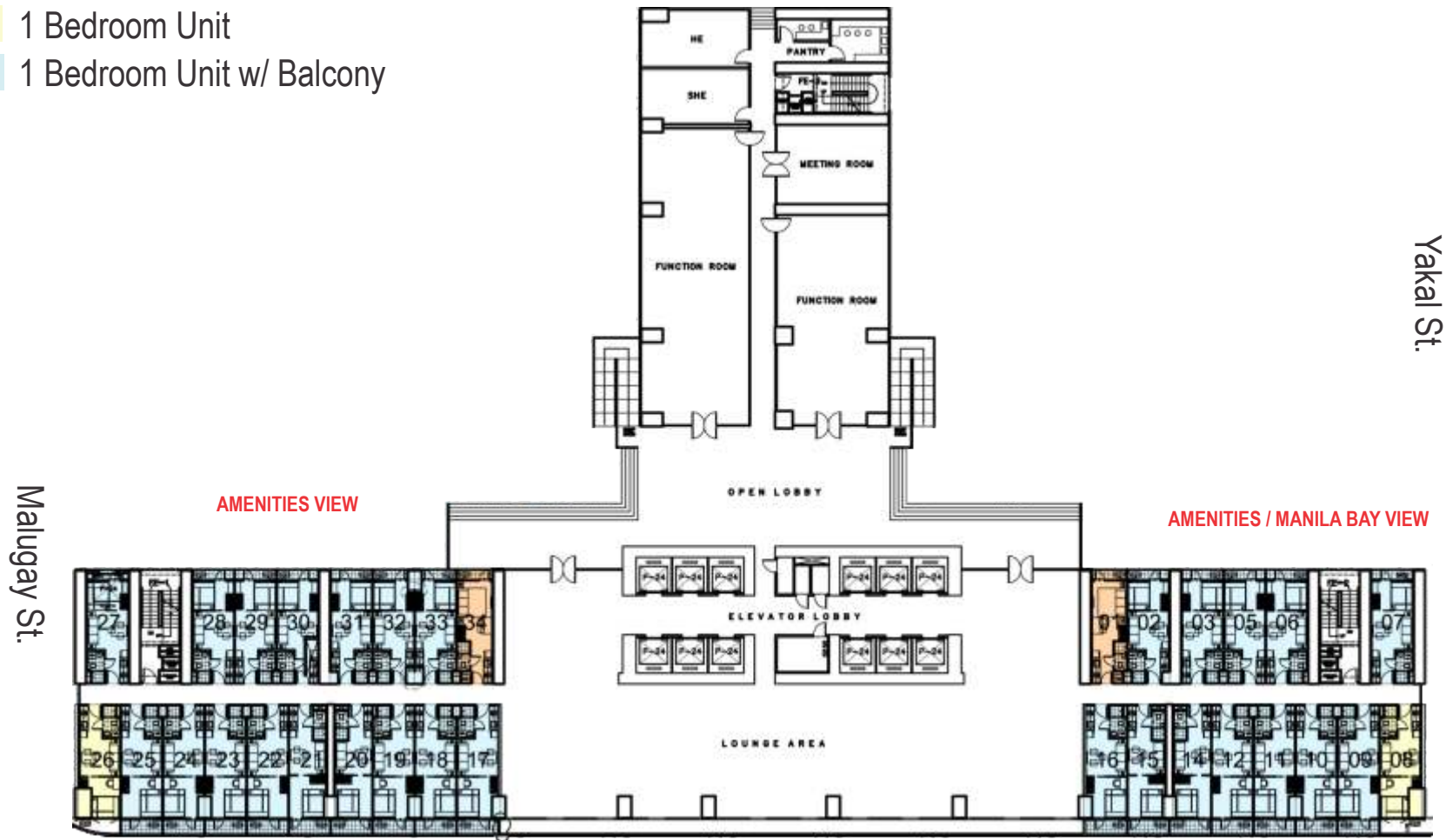
Room Description	sqm(±)	sqft(±)
Living/Sleeping Area	9.22	99.24
Dining Area	2.92	31.43
Kitchen Area	5.28	56.83
Toilet and Bath	2.42	26.05
Balcony	2.16	23.25
Utility Area	0.95	10.23
Total	22.95	247.03



Upgraded perspective only and not the actual deliverable

8th Floor

- Studio Unit w/ Balcony
- 1 Bedroom Unit
- 1 Bedroom Unit w/ Balcony



Malugay St.

Yakal St.

AMENITIES VIEW

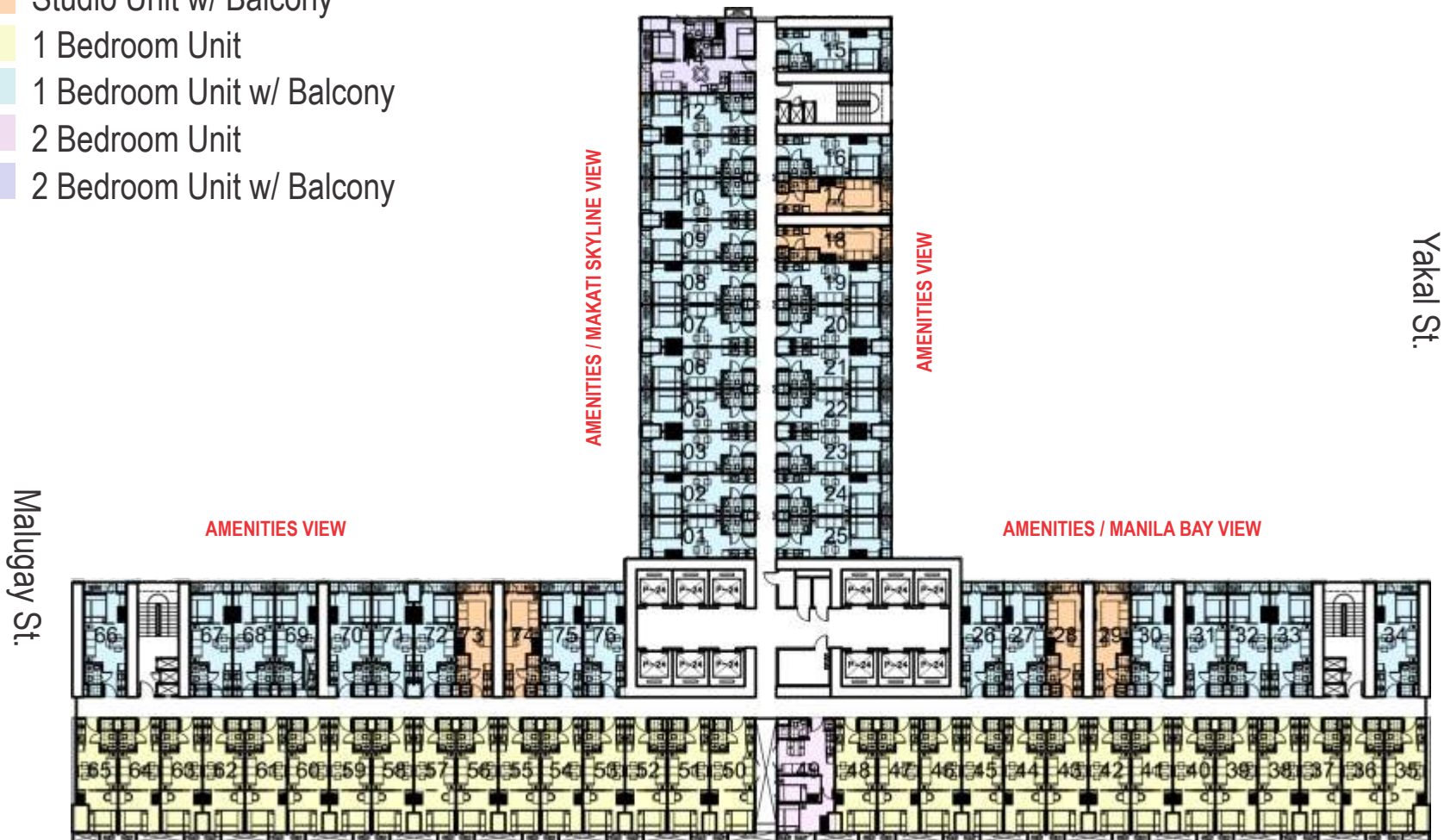
AMENITIES / MANILA BAY VIEW

CBD SKYLINE VIEW (MAKATI / BGC SKYLINE)

Ayala Avenue



- Studio Unit w/ Balcony
- 1 Bedroom Unit
- 1 Bedroom Unit w/ Balcony
- 2 Bedroom Unit
- 2 Bedroom Unit w/ Balcony



Yakal St.

Malugay St.

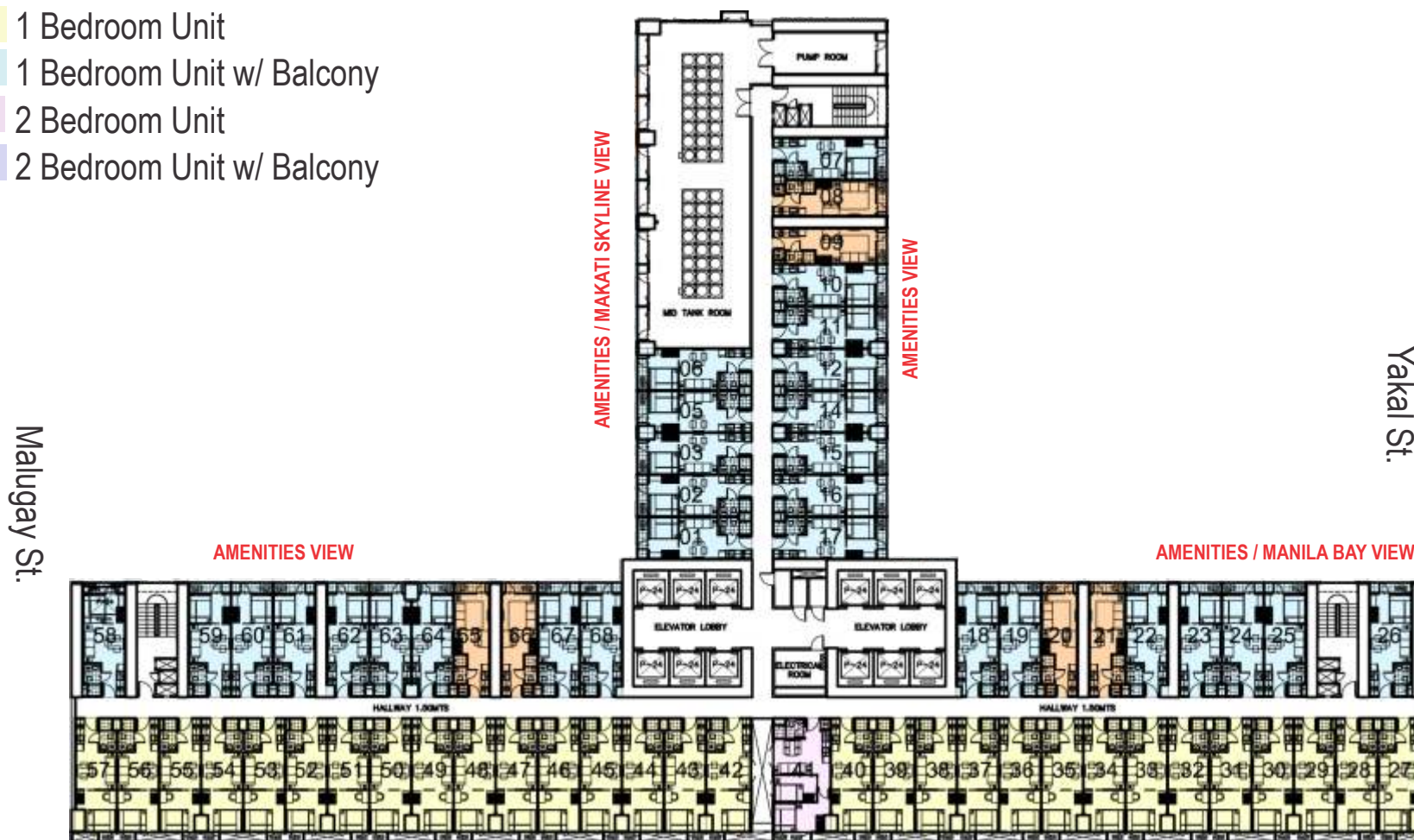
Ayala Avenue



9th
Floor
to
32nd
Floor

33rd Floor

- Studio Unit w/ Balcony
- 1 Bedroom Unit
- 1 Bedroom Unit w/ Balcony
- 2 Bedroom Unit
- 2 Bedroom Unit w/ Balcony



Malugay St.

Yakal St.

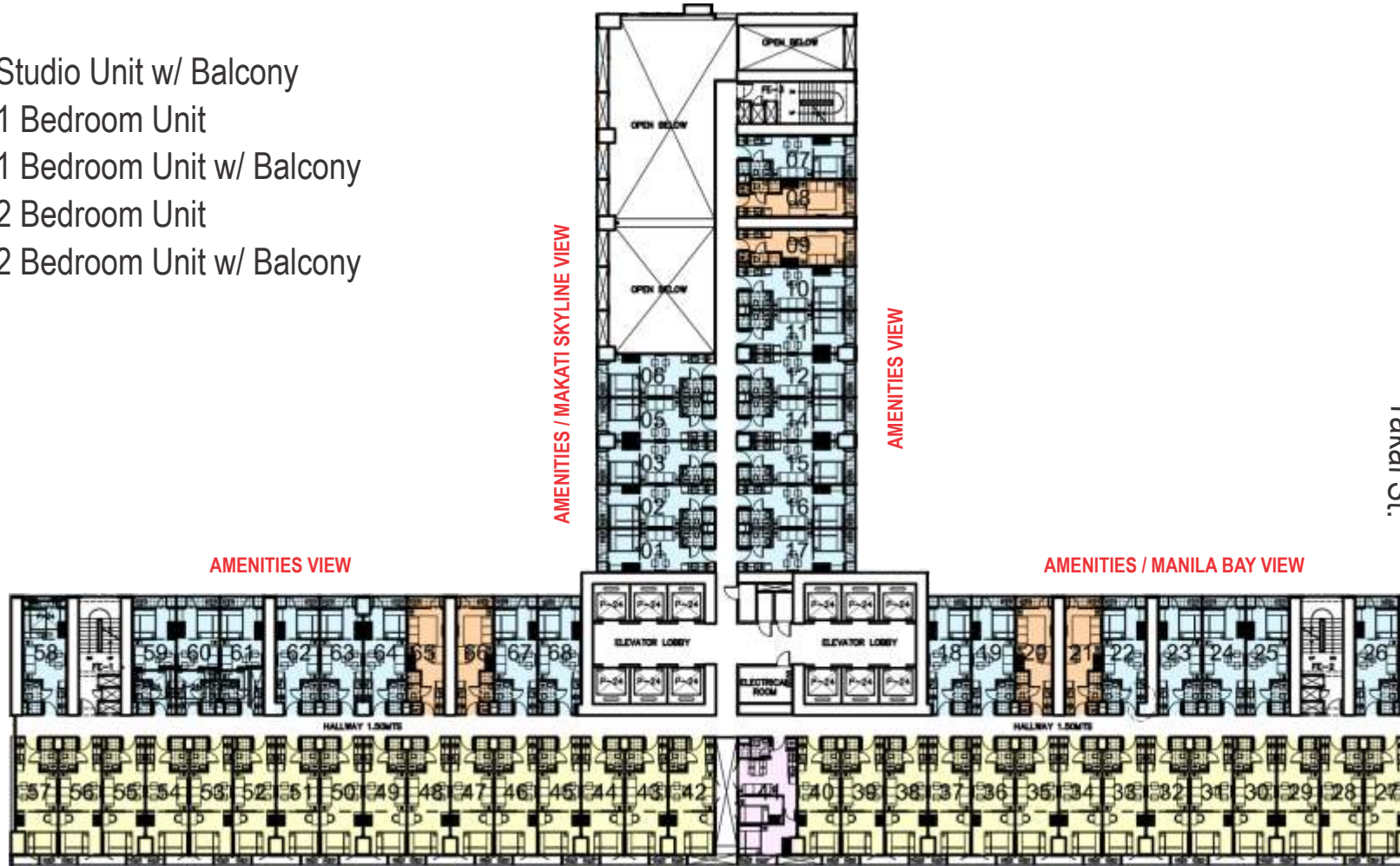
CBD SKYLINE VIEW (MAKATI / BGC SKYLINE)

Ayala Avenue



- Studio Unit w/ Balcony
- 1 Bedroom Unit
- 1 Bedroom Unit w/ Balcony
- 2 Bedroom Unit
- 2 Bedroom Unit w/ Balcony

Malugay St.



AMENITIES / MAKATI SKYLINE VIEW

AMENITIES VIEW

AMENITIES VIEW

AMENITIES / MANILA BAY VIEW

CBD SKYLINE VIEW (MAKATI / BGC SKYLINE)

Ayala Avenue

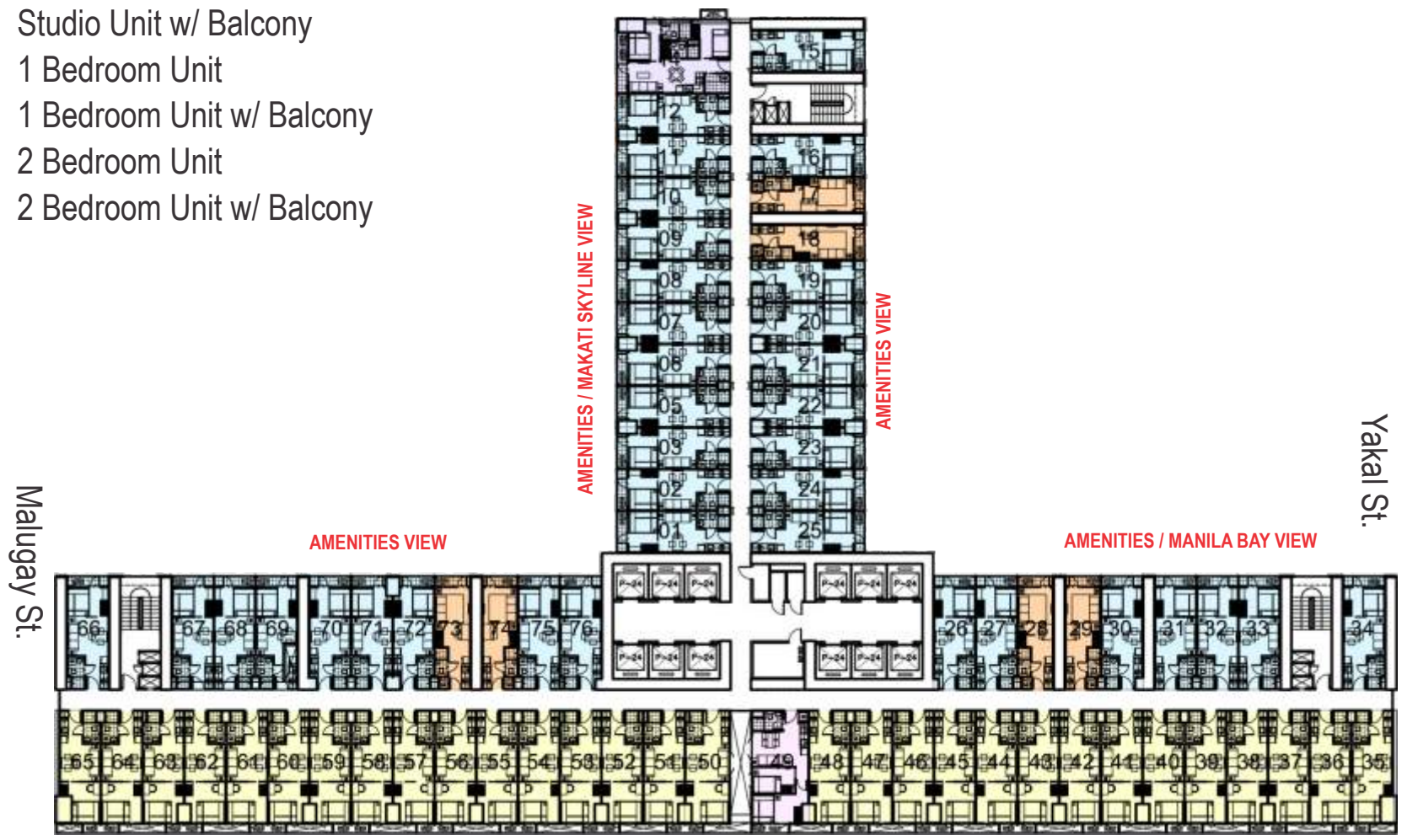


Yakal St.

34th Floor

35th Floor to 59th Floor

- Studio Unit w/ Balcony
- 1 Bedroom Unit
- 1 Bedroom Unit w/ Balcony
- 2 Bedroom Unit
- 2 Bedroom Unit w/ Balcony



CBD SKYLINE VIEW (MAKATI / BGC SKYLINE)

Ayala





SM Development Corporation (SMDC) is a leading developer of world-class residences in the Philippines.

It commits itself to provide access to luxurious urban living through vertical villages perfectly integrated with a commercial retail environment, giving residents access to a truly cosmopolitan lifestyle. SMDC properties are strategically situated in key areas across Metro Manila.

Under SMDC Premier, urban living is taken to a new level of elegance built on the success and reliability of the SMDC brand.

