



SMDC

CHEERFUL HOMES

MABALACAT CITY, PAMPANGA





THE SURE AND WISE CHOICE

Come home to SMDC Cheerful Homes, the sure and wise choice. Strategically located in Mabalacat, Pampanga, it has its very own commercial area with transportation hub for your convenience. Plus, get 24-hour security for the safety of your family.



Main Road, Artist's Perspective



LOCATION

SMDC Cheerful Homes has its own transport hub located within the community's commercial area, for the convenience of its residents. Plus, it's just a short ride away from various points of interests in Pampanga.

COMMERCIAL AREA

- SM City Clark - 9.4km
- City Mall DAU - 8.5km
- Marquee Mall - 9.8km

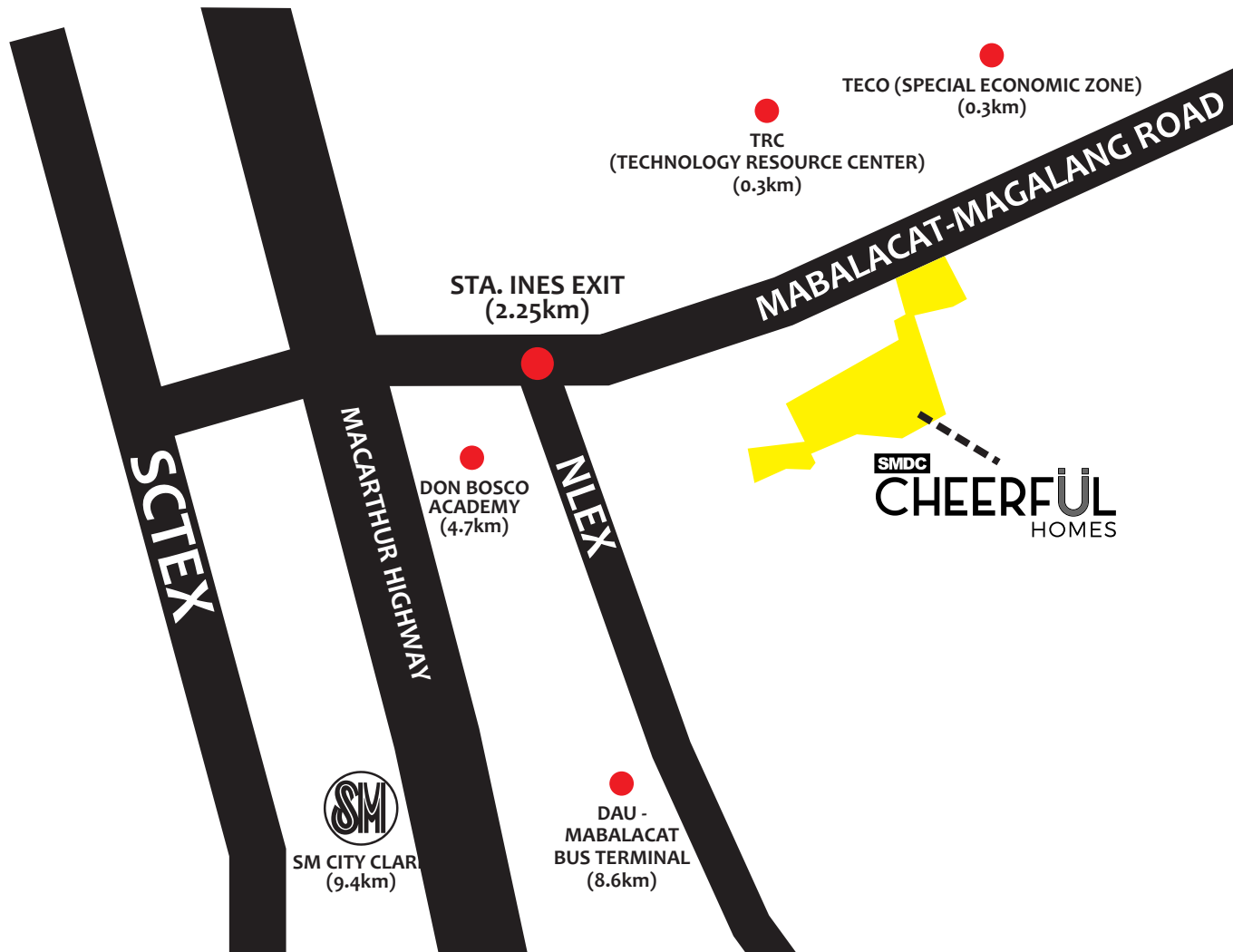
ECONOMIC ZONE

- TECO (Special Economic Zone) - 0.3km
- TRC (Technology Resource Center) - 0.4km
- Clark Freeport Zone - 9.2km

TRANSPORTATION HUB

- DAU-Mabalacat Bus Terminal - 8.6km
 - Bayanihan (ASTRO) Terminal - 10.7km
 - Clark International Airport - 8.9km
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VICINITY MAP



YOUR IDEAL COMMUNITY

SMDC's Cheerful Homes is a master-planned community with well-designed homes perfect for the modern Filipino family. And with over one hectare open space filled with a complete set of amenities, there's reason to be cheerful everyday.



Street View, Artist's Perspective

THE CLUBHOUSE COMPLEX



Clubhouse, Artist's Perspective

THE NATURE PARK

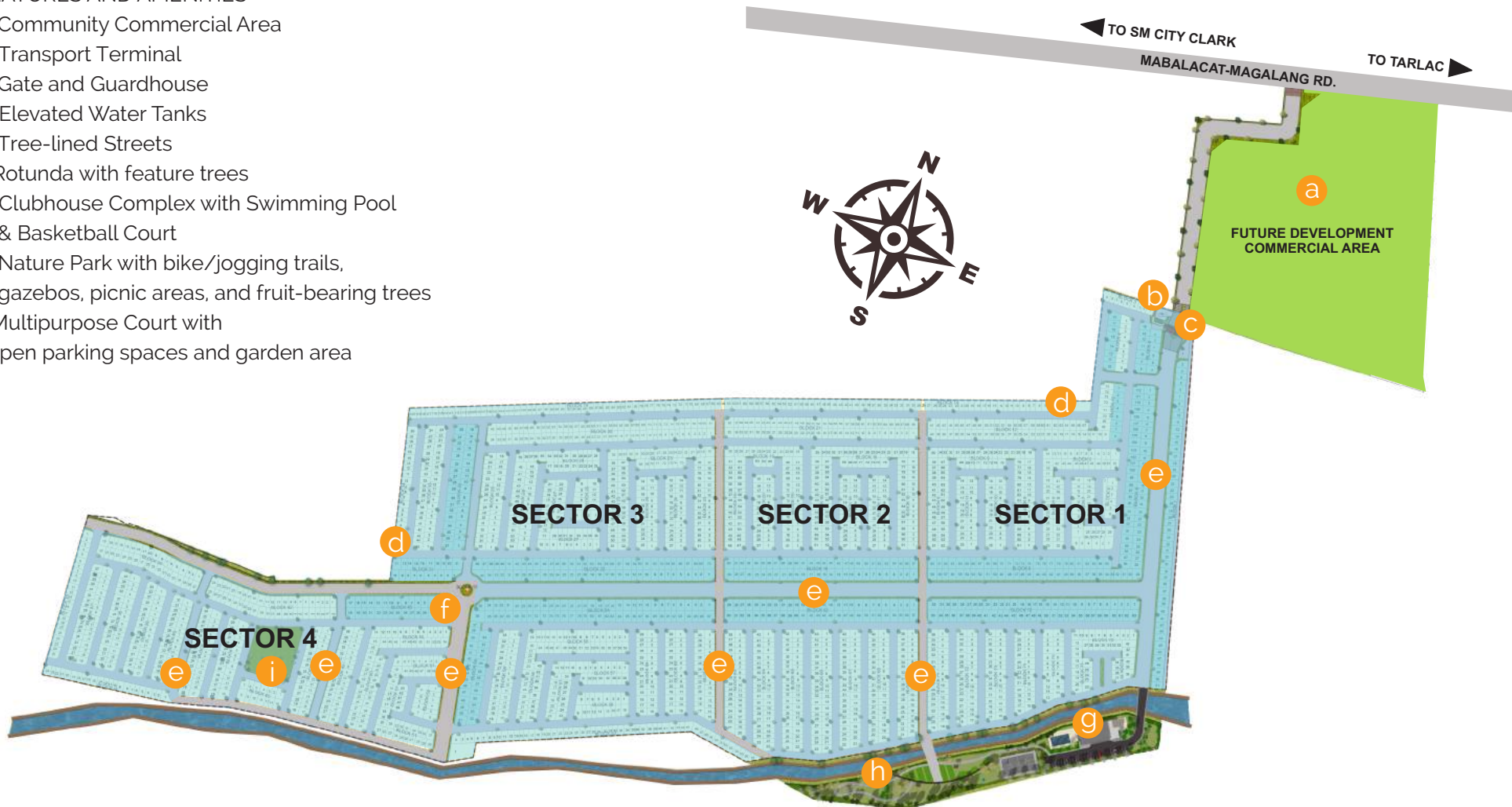


Nature Park, Artist's Perspective

SITE DEVELOPMENT PLAN

FEATURES AND AMENITIES

- a. Community Commercial Area
- b. Transport Terminal
- c. Gate and Guardhouse
- d. Elevated Water Tanks
- e. Tree-lined Streets
- f. Rotunda with feature trees
- g. Clubhouse Complex with Swimming Pool & Basketball Court
- h. Nature Park with bike/jogging trails, gazebos, picnic areas, and fruit-bearing trees
- i. Multipurpose Court with open parking spaces and garden area



YOUR FLEXIBLE HOME

A home that you can design on your own and maximize the use of every space. You can easily design your flexi home from a one bedroom to a three bedroom home.



FLEXI HOME A 32.50 SQM

This interior design for a 3 bedroom home allows new homeowners to utilize the flexible space (three bedrooms, living and dining area), enough room for families with children to grow.

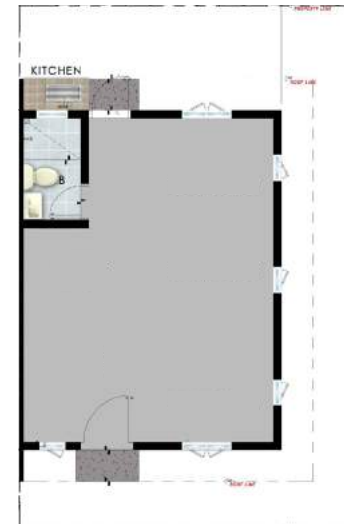


FLEXI HOME A 32.50 SQM

This interior design for a 3 bedroom home allows new homeowners to utilize the flexible space (three bedrooms, living and dining area), enough room for families with children to grow.



Model Unit, Artist's Perspective



DELIVERABLE



SUGGESTED
LAYOUT

FLEXI HOME B UNIT 22 SQM

For young couples starting out their new adventures, this interior design inspiration makes full use of the available space, providing a bedroom, living and dining area, plus a den.

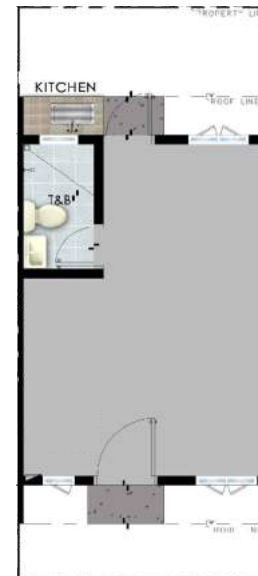


FLEXI HOME B UNIT 22 SQM

For young couples starting out their new adventures, this interior design inspiration makes full use of the available space, providing a bedroom, living and dining area, plus a den.



Model Unit, Artist's Perspective



DELIVERABLE



SUGGESTED
LAYOUT



FAQs

A. What establishments and landmarks are near SMDC Cheerful Homes?

MALLS/SHOPPING CENTERS

1. SM City Clark (10km)
2. MarQueue Mall (8km)
3. Robinson's Angeles (11km)
4. Saver's Mall (10km)
5. Future Commercial Establishment (beside SMDC Cheerful Homes)

SUPERMARKET

1. SM Hypermarket (6km)
2. Puregold (10km)
3. Robinson's Supermarket (5km)
4. Future Commercial Establishment (beside SMDC Cheerful Homes)

EDUCATIONAL INSTITUTIONS

1. Mabalacat Elementary School (2km)
2. Mabalacat National Highschool (6km)
3. Airforce City Highschool (9km)
4. Mabalacat City College – Main Campus (4km)
5. Saint Anthony College of Technology (3km)
6. Asian College of Aeronautics (8km)

HOTELS

1. Maharajah Hotel (10km away)
2. Prism Hotel (10km away)

HEALTH INSTITUTIONS

1. Tiglao Medical Center Foundation (3.5km)
2. Mabalacat District Hospital (7km)
3. Airforce City Hospital (8km)
4. St. Raphael Foundation Medical Center (7.2km)

PLACES OF WORSHIP

1. Mabalacat Baptist Church (4km)
2. Our Lady of Grace Parish Church (3.5km)
3. Iglesia ni Cristo (12km)
4. Aldersgate United Methodist Church (9km)

GOVERNMENT OFFICES

1. Clark Airport (8.5km)
2. Mabalacat Water District (5km)
3. Mabalacat City Post Office (3.5km)
4. Mabalacat Extension Office LTO Region 3 (8km)

BANKS

1. BDO Unibank (6km)
 2. Philippine National Bank – Dau (3km)
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FAQs

B. Who will be the water provider for SMDC Cheerful Homes?

Manila Water Philippine Ventures (MWPV)

C. What are the unit deliverables/finishes?

Area	Flexi Home A (Inner or End) (22 sqm)	Flexi Home B (Inner or End) (32.5 sqm)
UNIT		
Floor	Plain Cement Finish	
Wall	Semi-gloss / Sheen Paint Finish	
Ceiling	Flat Paint Finish	
Main Door	Metal Door & Jamb w/ Lever Type Lockset	
Window	Anodized Aluminum Casement (facade) Steel Casement (other areas)	
KITCHEN		
Kitchen Counter	Ceramic Counter Top w/ single stainless kitchen sink	
T&B		
Floor	Ceramic Tiles	
Wall (Lav & WC Area)	Semi-gloss / Sheen Paint Finish; tiled baseboard	
Wall (Shower Area)	Semi-gloss / Sheen Paint Finish and Ceramic tiles (1.2m high)	
Ceiling	Flat Paint Finish	
Door	PVC door w/ non-keyed cylindrical lockset	
Water Closet (WC)	Tank-type	
Lavatory (Lav)	Wall-hung type	
Shower Set	Telephone type	

D. Will we be allowed to extend our house horizontally?

Yes. But within the allowable areas, as stipulated in the Deed of Restrictions.

E. Will we be allowed to extend our house vertically?

No.

F. Will we be allowed to combine units?

Yes, as long as the façade of the housing units remain unaltered. Unit combination will be for the account of the buyer after turnover, subject to approval of the property management.

G. Will SMDC Cheerful Homes be placed under the care of a property management group?

Yes. SMDC Cheerful homes will be managed by Greenmist Property Management Corporation (GPMC).

H. When is the project completion (land development)?

November 2020

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

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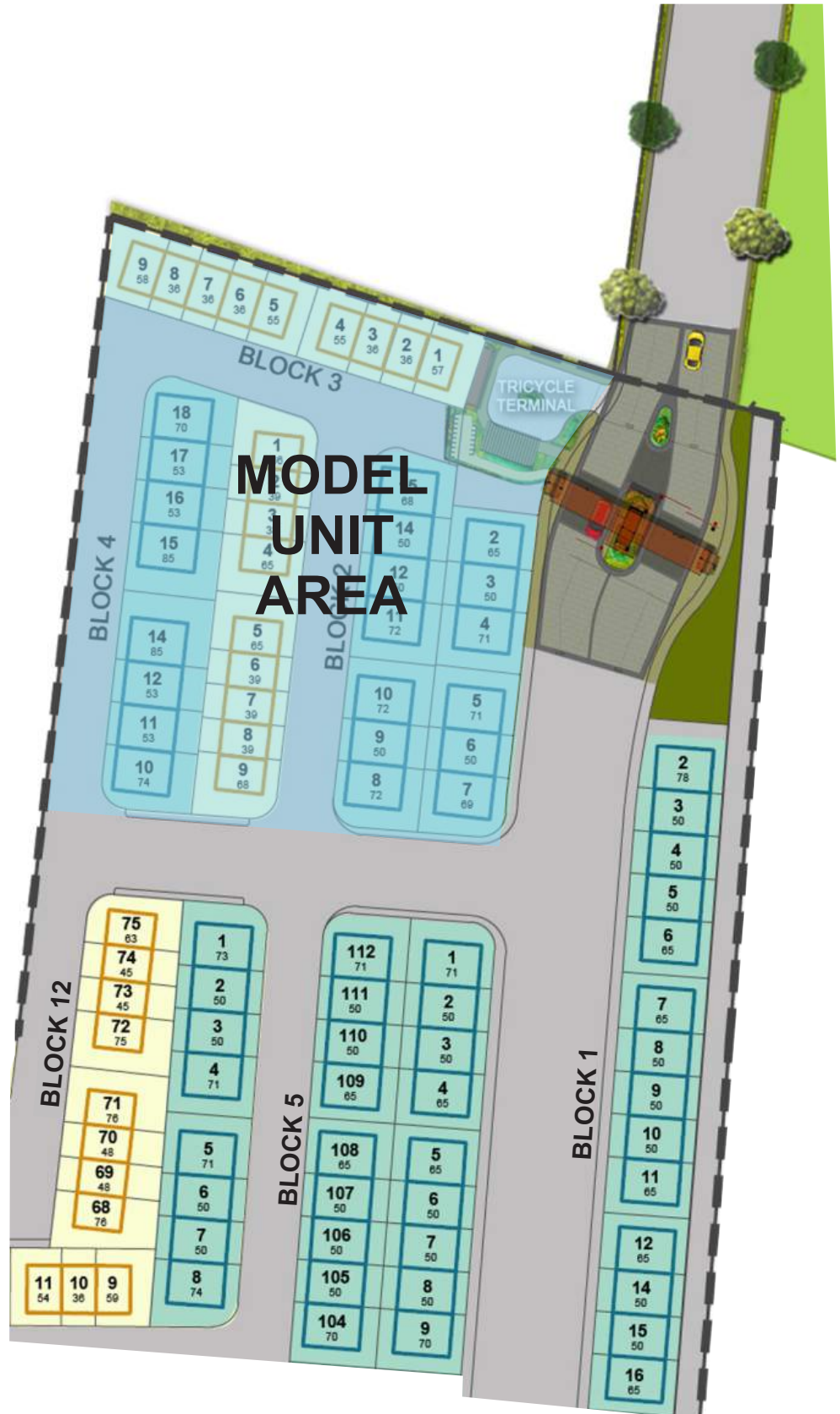
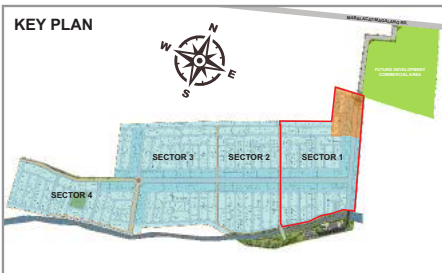
MABALACAT CITY, PAMPANGA

SECTOR 1.A

LEGEND



-  Flexi Home B
-  Flexi Home A



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

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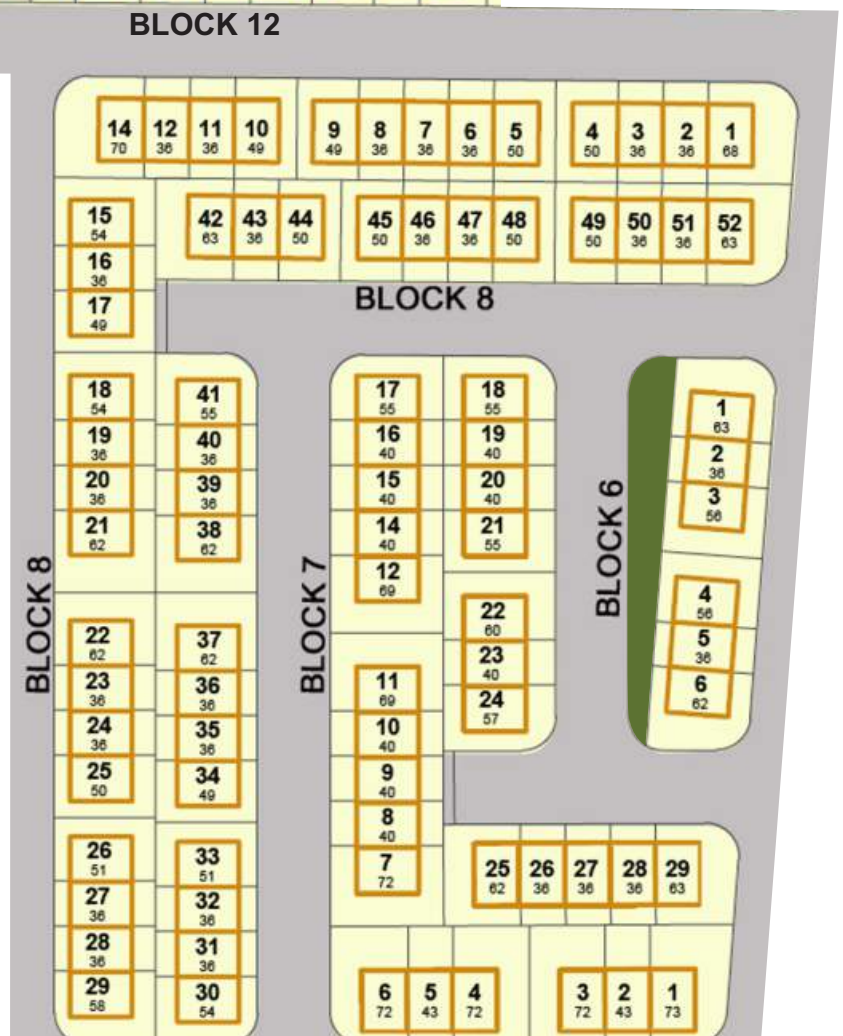
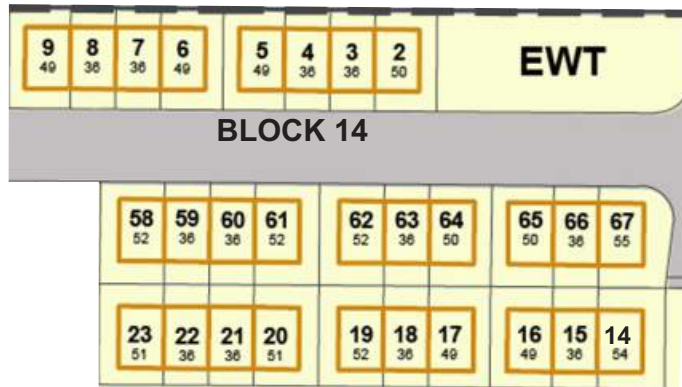
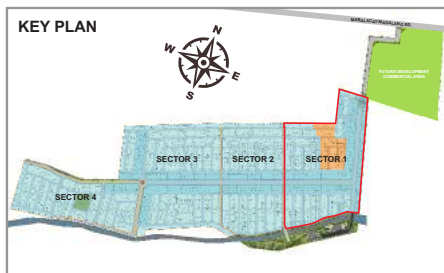
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SECTOR 1.B

LEGEND



-  Flexi Home B
-  Flexi Home A



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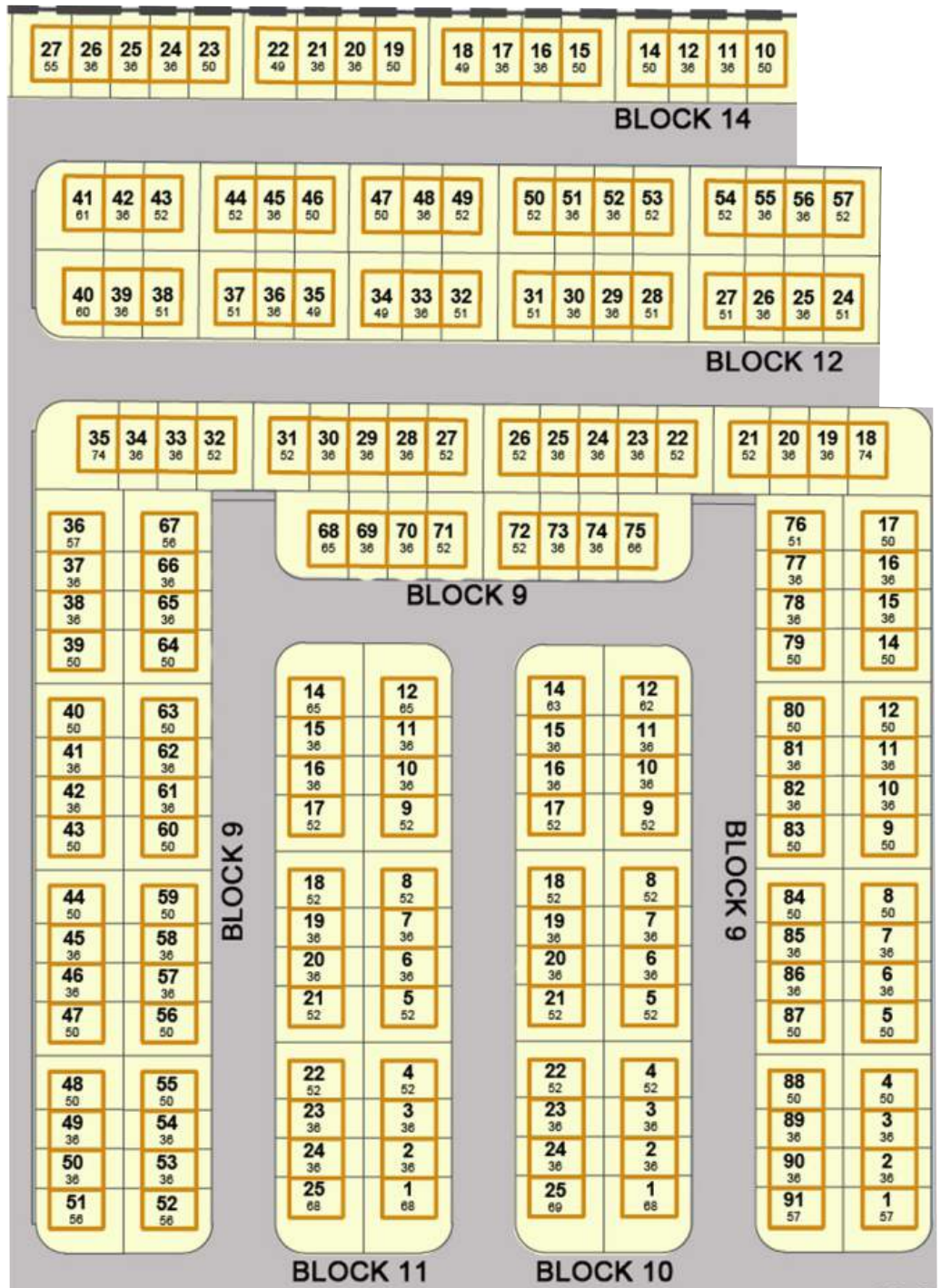
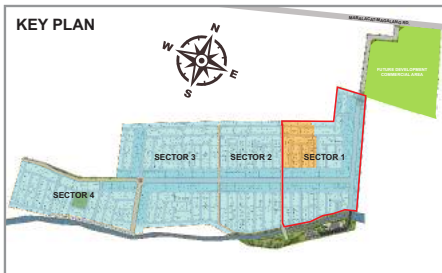
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SECTOR 1.C

LEGEND



- Flexi Home B
- Flexi Home A



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

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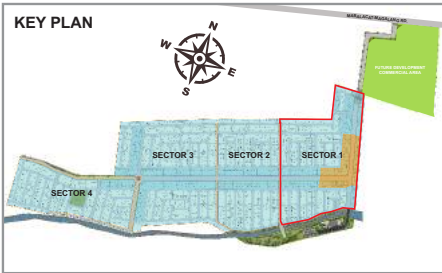
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SECTOR 1.D

LEGEND



-  Flexi Home B
-  Flexi Home A



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

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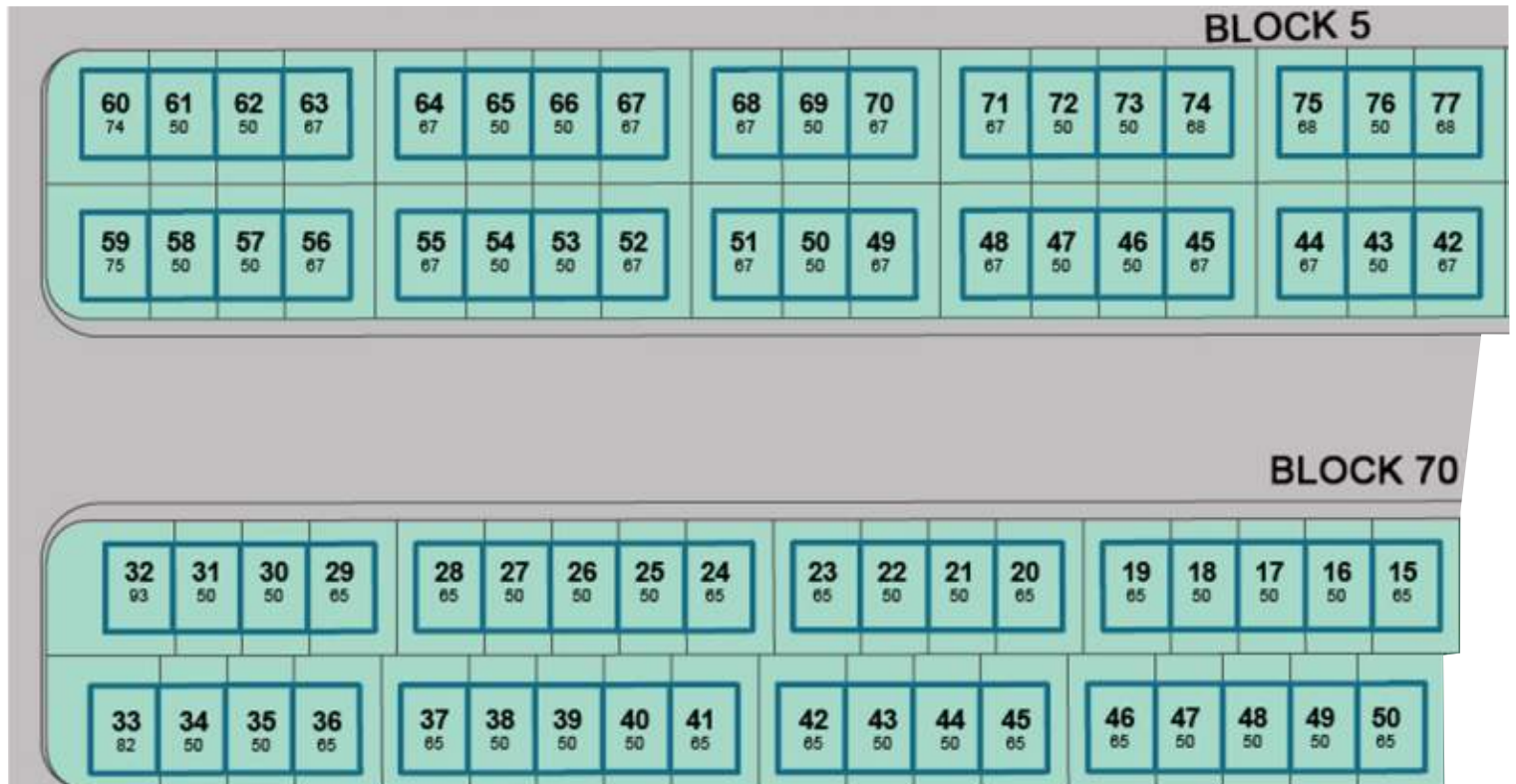
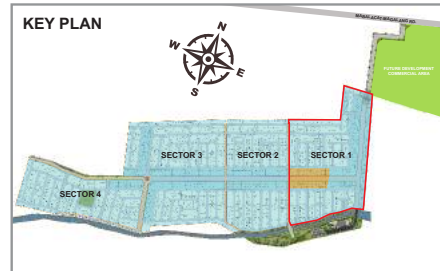
MABALACAT CITY, PAMPANGA

SECTOR 1.E

LEGEND



-  Flexi Home B
-  Flexi Home A



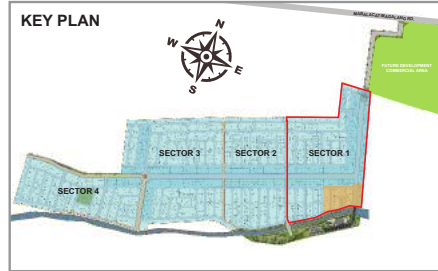
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

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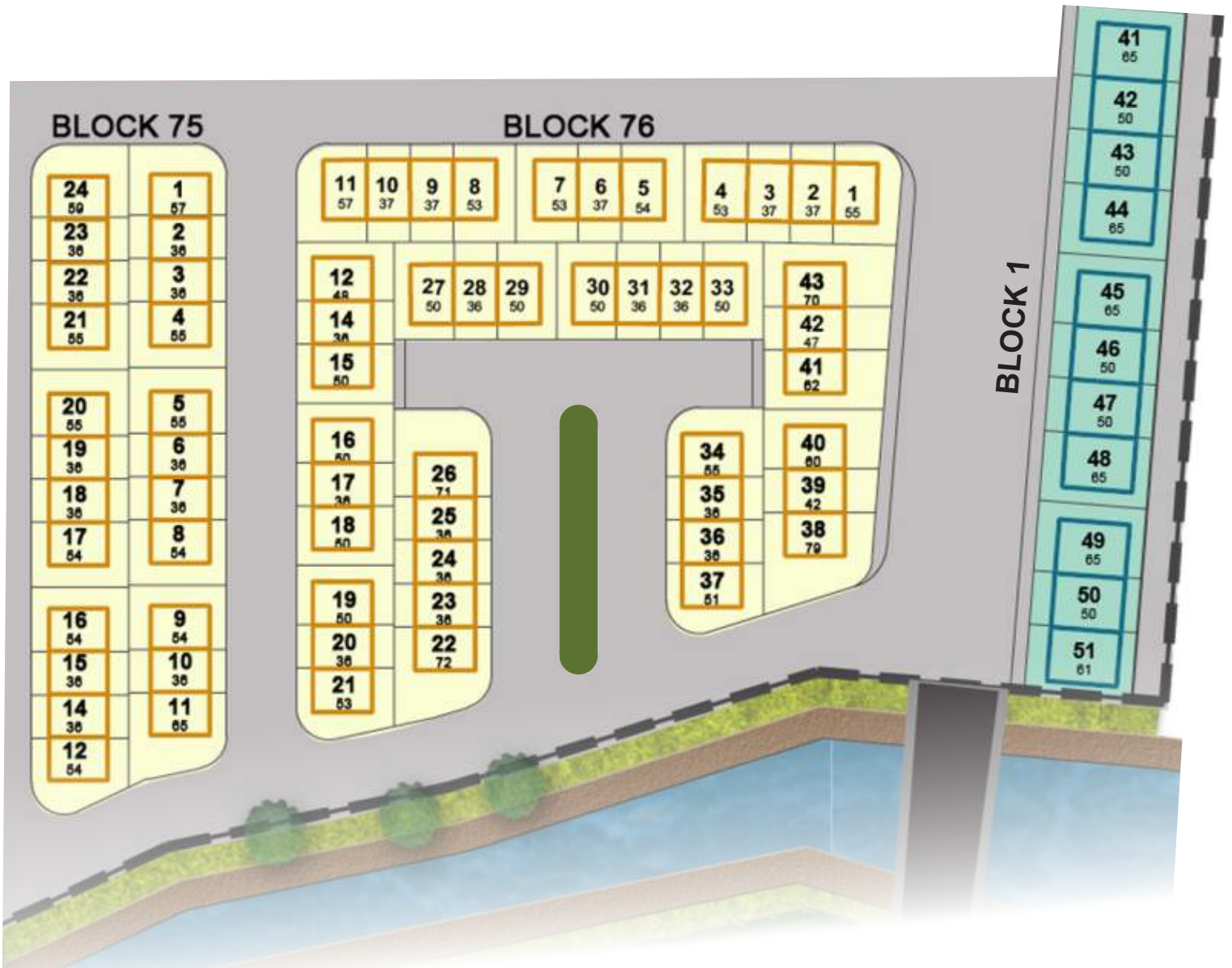
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SECTOR 1.F

LEGEND



-  Flexi Home B
-  Flexi Home A



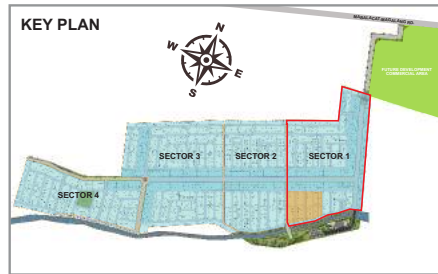
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

CHEERFUL HOMES

MABALACAT CITY, PAMPANGA

SECTOR 1.G

LEGEND



-  Flexi Home B
-  Flexi Home A

