

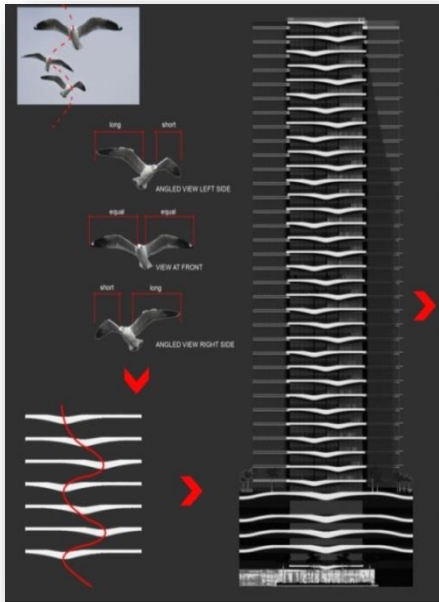


COAST
RESIDENCES
ROXAS BLVD., PASAY CITY

PROJECT CONCEPT

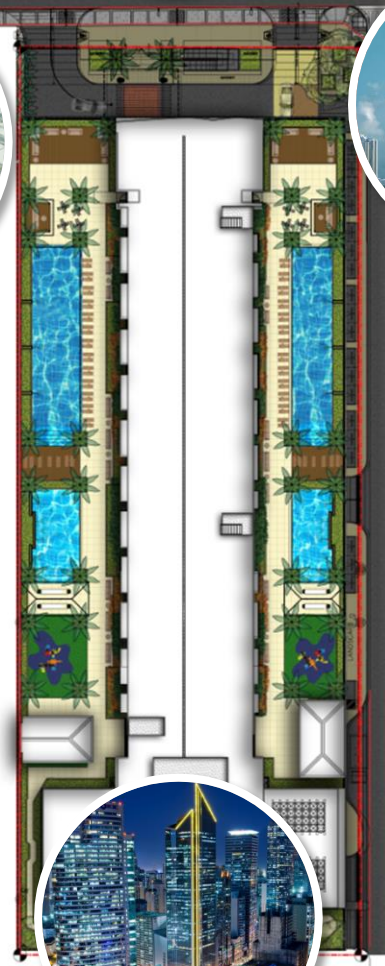
Architecturally Distinct

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



Design Inspiration

Design Inspiration

Design Inspiration

PROJECT CONCEPT

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, EMPTY 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

41 levels (39 PHYSICAL)

- 5 LEVEL PODIUM
- 34 RESIDENTIAL FLOORS

2,197 units

- STUDIO
- 1 BEDROOM
- 1 BEDROOM W/ BALCONY
- 1 BEDROOM W/ DEN
- FAMILY SUITES A & B W/ BALCONY
- 2BR FAMILY SUITES W/ BALCONY
- 2BR END UNITS W/ BALCONY



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

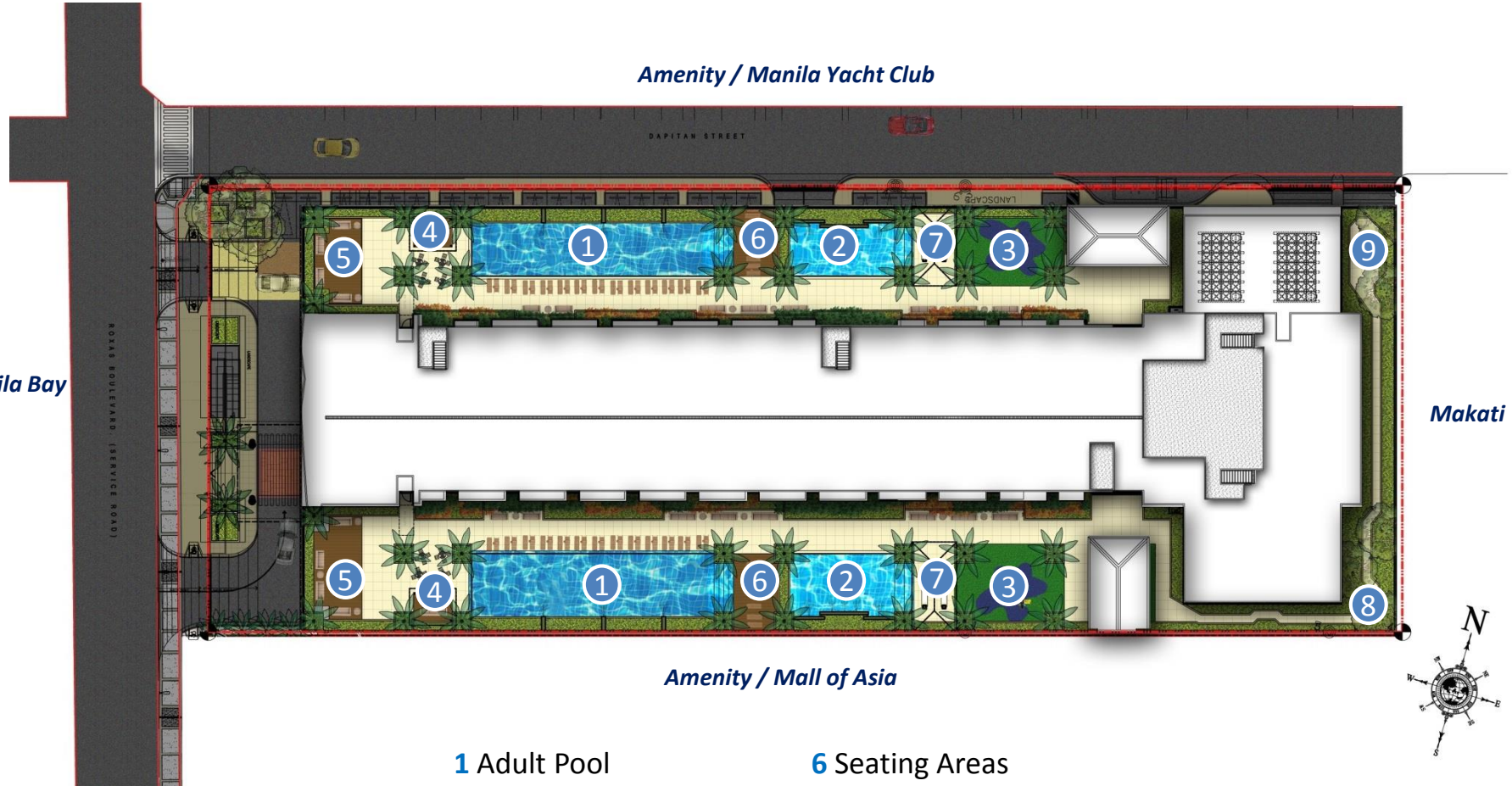
- ON GRADE PARKING
- RESIDENTIAL LOBBY & COMMERCIAL AREA
- FOUR LEVEL PODIUM PARKING (487 RESI PARKING SLOTS)
- AMENITY DECK AT THE 7TH LEVEL
- RESIDENTIAL UNITS FROM THE 7TH TO THE 41ST LEVELS (34 RESIDENTIAL FLOORS)

SITE DEVELOPMENT PLAN

5,650 sqm

PROPERTY ALONG ROXAS BOULEVARD COR. DAPITAN STS. PASAY

Amenity / Manila Yacht Club



- | | |
|--------------------------------|----------------------------|
| 1 Adult Pool | 6 Seating Areas |
| 2 Kiddie Pool | 7 Gazebo |
| 3 Children's Playground | 8 Jogging Path |
| 4 Cabana | 9 Meditation Garden |
| 5 View Lounge | |





Artist's Perspective

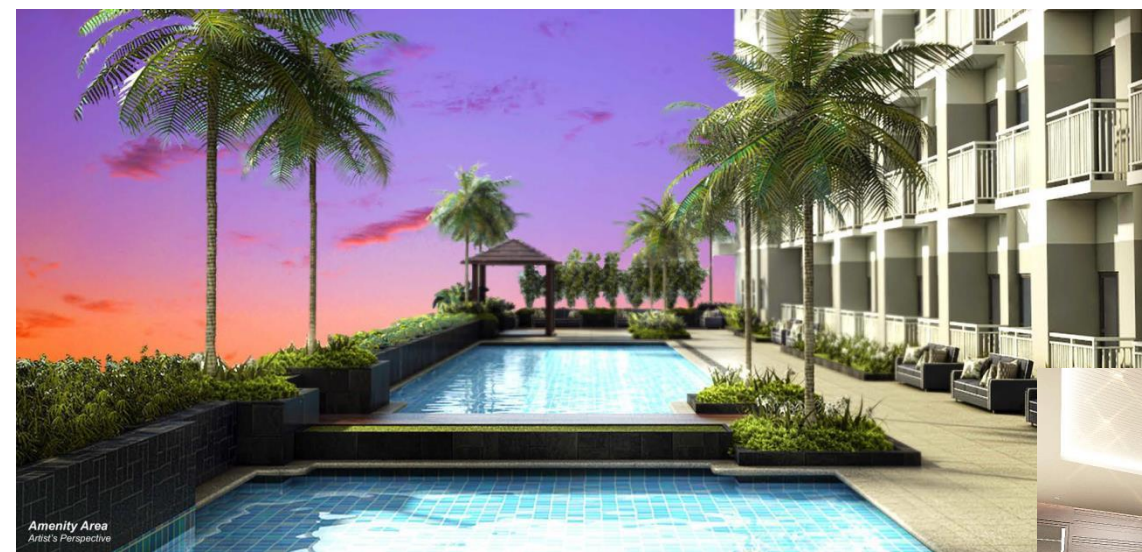
GRAND LOBBY



Artist's Perspective



PENTHOUSE LOBBY



Artist's Perspective



- GRAND LOBBY
- FUNCTION ROOMS
- SWIMMING POOLS
- PLAY AREAS

- MEDITATION GARDEN
- JOGGING PATH
- VIEW / LOUNGE DECK
- SKY LOUNGE W/ GAME ROOM



Artist's Perspective



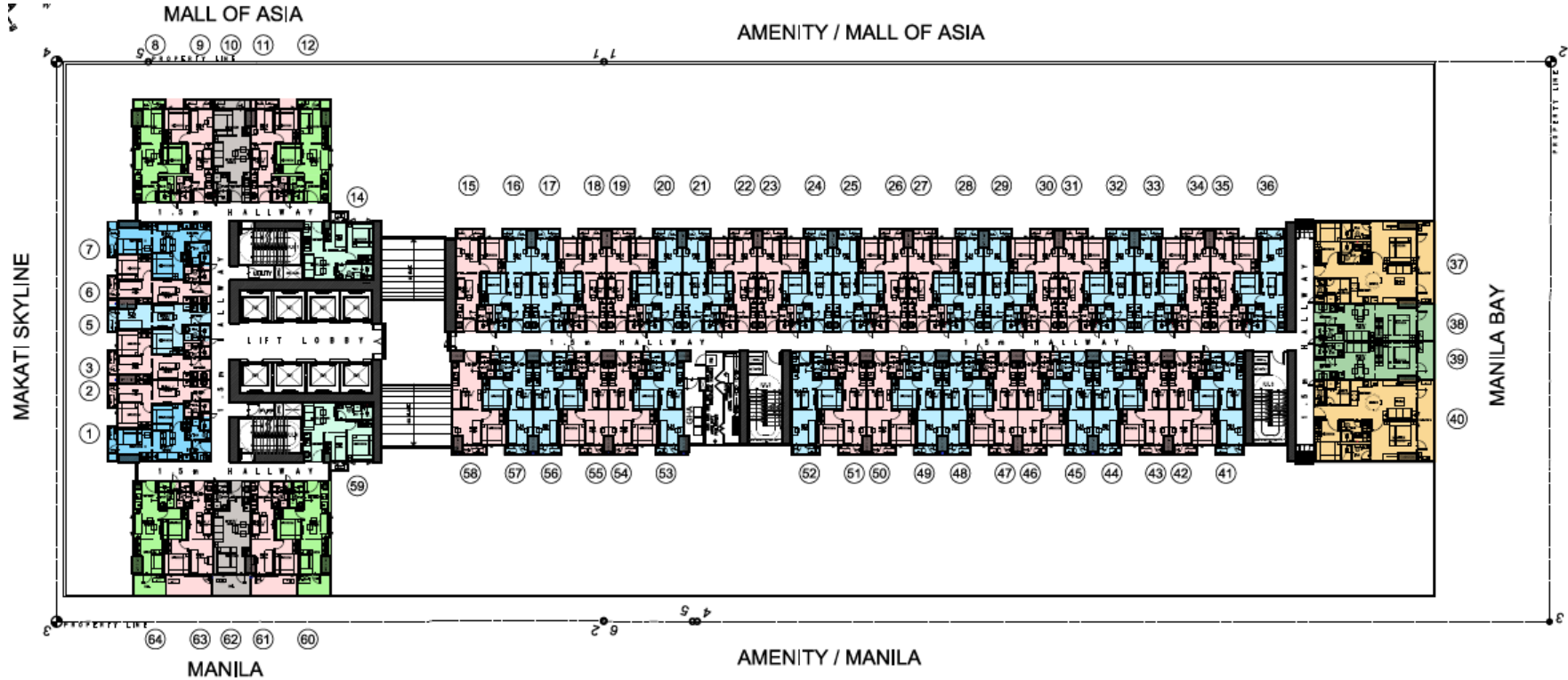
- GRAND LOBBY
- FUNCTION ROOMS
- SWIMMING POOLS
- PLAY AREAS

- MEDITATION GARDEN
- JOGGING PATH
- VIEW / LOUNGE DECK
- SKY LOUNGE W/ GAME ROOM

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

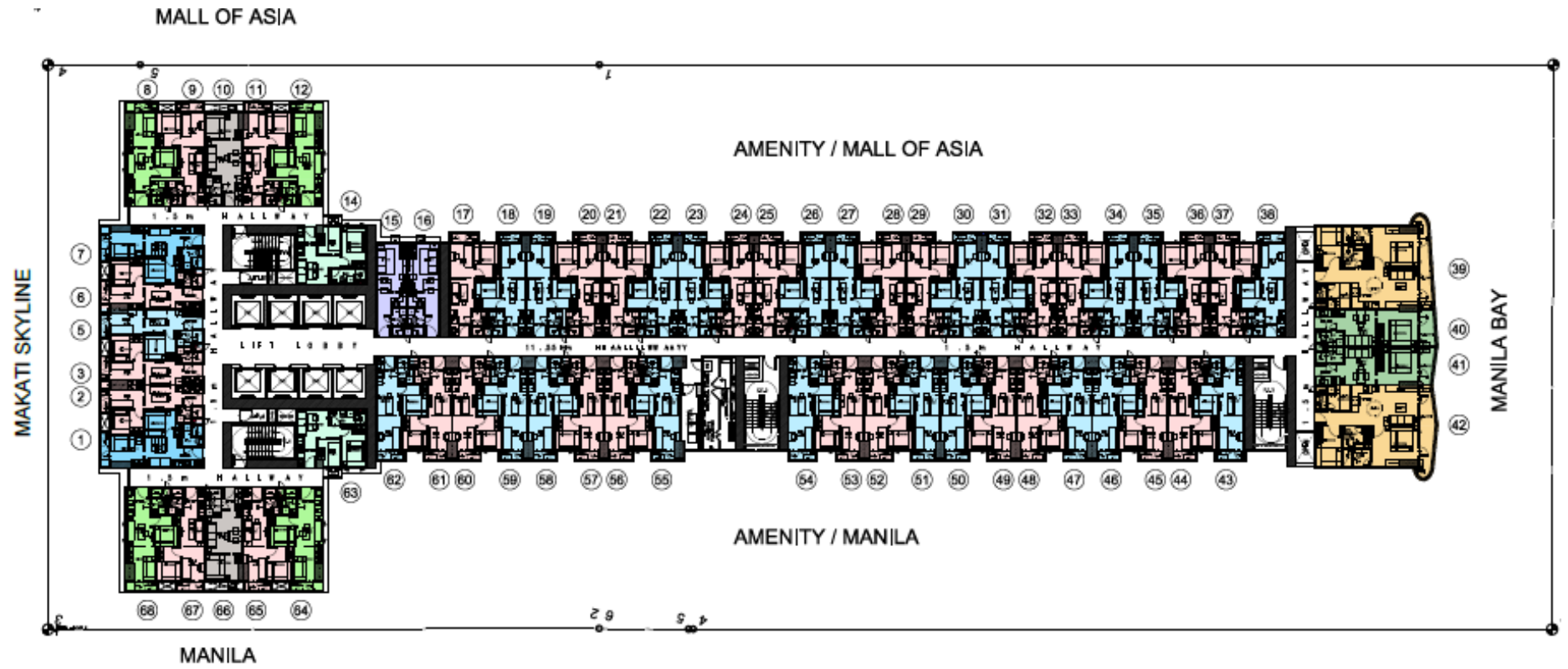
7th Floor Plan (AMENITY LEVEL)



- | | |
|--|--|
| 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

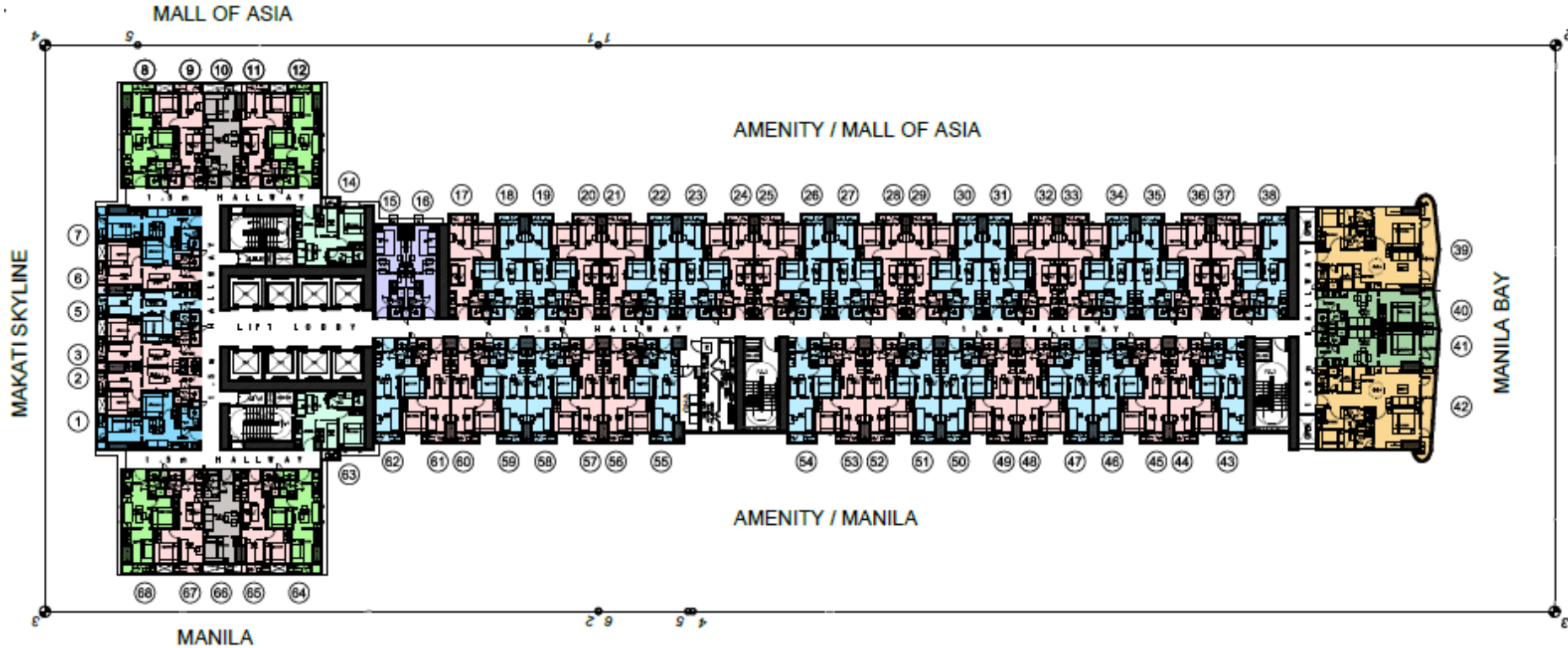
(8th, 11th, 15th, 18th, 21st, 24th, 27th, 30th, 33rd, 36th levels)



- | | |
|---|--|
| <ul style="list-style-type: none"> 1. FAMILY SUITE A WITH BALCONY 2. FAMILY SUITE B WITH BALCONY 3. 2-BEDROOM FAMILY SUITE WITH BALCONY 4. 1-BEDROOM UNIT 5. 2-BEDROOM FAMILY SUITE WITH BALCONY | <ul style="list-style-type: none"> 6. STUDIO UNIT 7. 1-BEDROOM UNIT WITH DEN 8. 2-BEDROOM END UNIT WITH BALCONY 9. 1-BEDROOM UNIT WITH BALCONY |
|---|--|

Typical Floor Plan 2

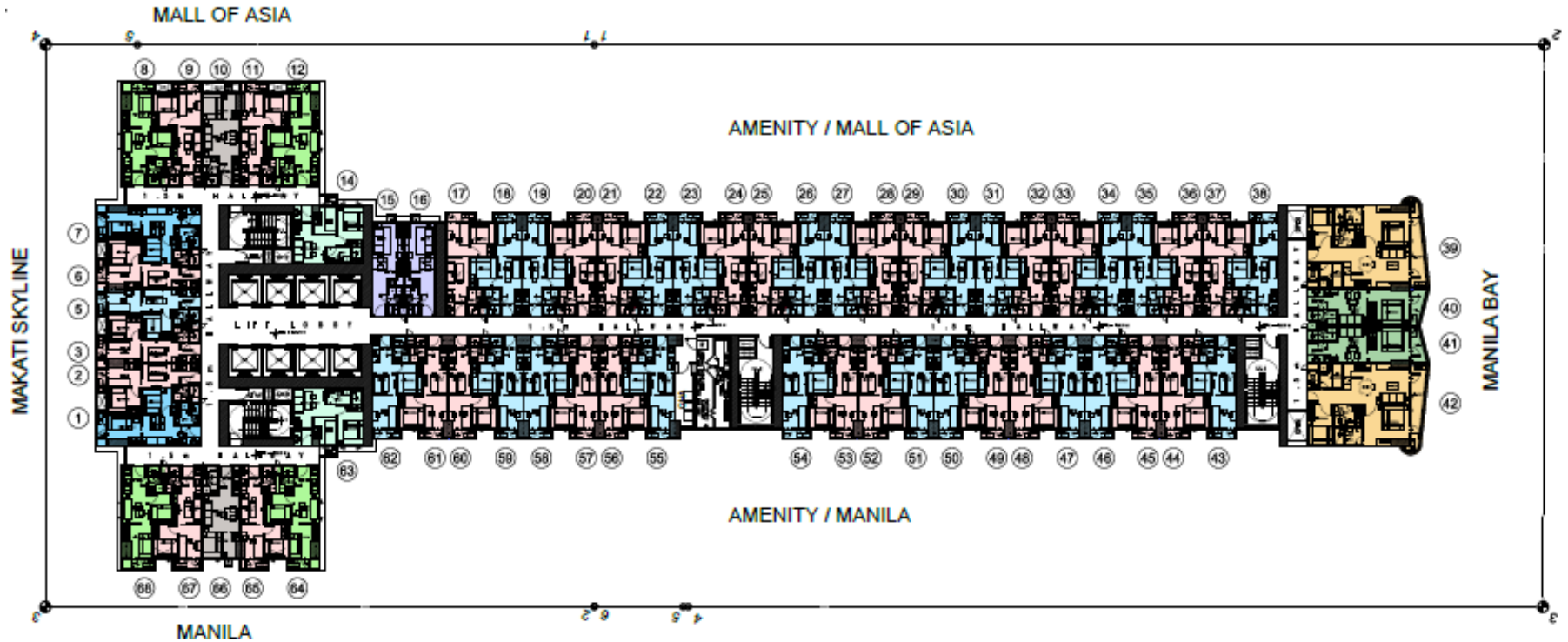
(9th, 12th, 16th, 19th, 22nd, 25th, 28th, 31st, 34th, 37th levels)



- | | |
|--|--|
| 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 | |

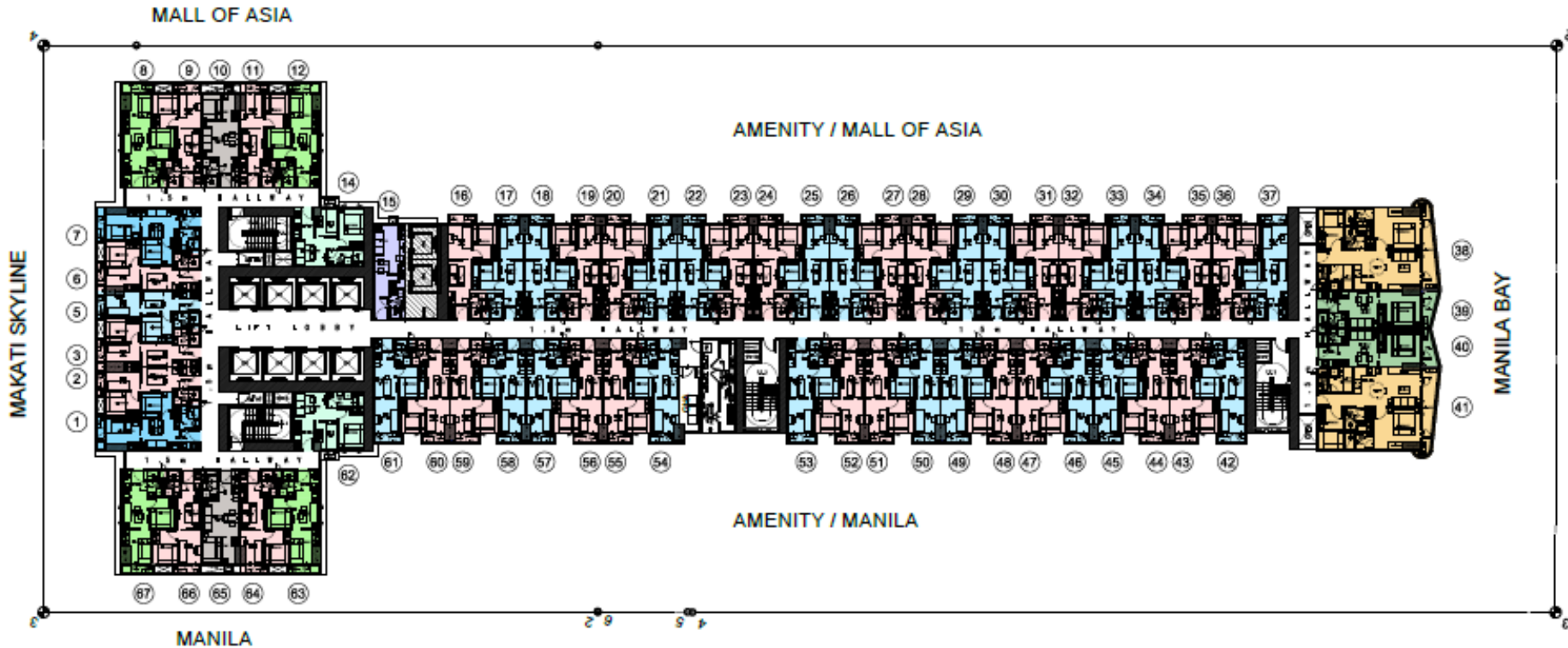
Typical Floor Plan 3

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



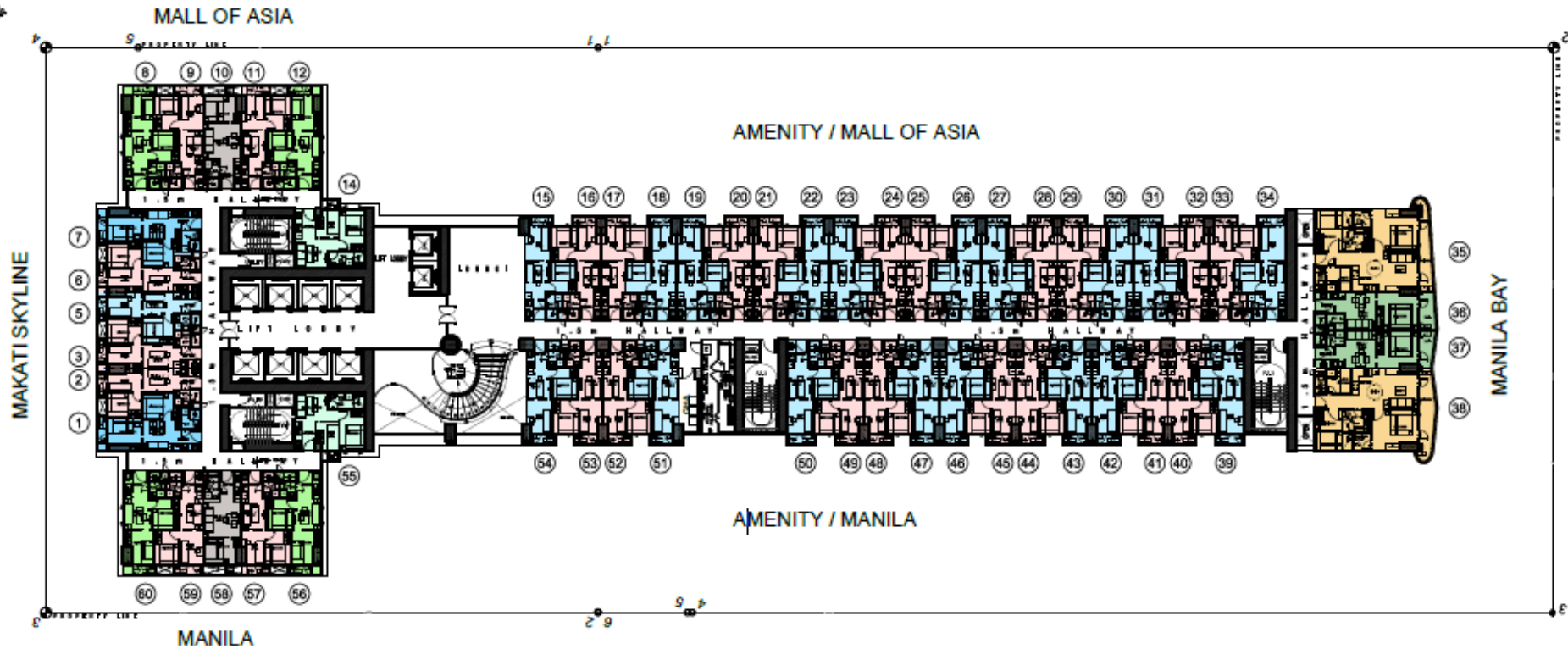
- | | |
|---|---|
| 1. FAMILY SUITE A WITH BALCONY | 6. STUDIO UNIT |
| 2. FAMILY SUITE B WITH BALCONY | 7. 1-BEDROOM UNIT WITH DEN : |
| 3. 2-BEDROOM FAMILY SUITE WITH BALCONY | 8. 2-BEDROOM END UNIT WITH BALCONY |
| 4. 1-BEDROOM UNIT | 9. 1-BEDROOM UNIT WITH BALCONY |
| 5. 2-BEDROOM FAMILY SUITE WITH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

38th Floor Plan



- | | |
|---|---|
| ■ 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 | |

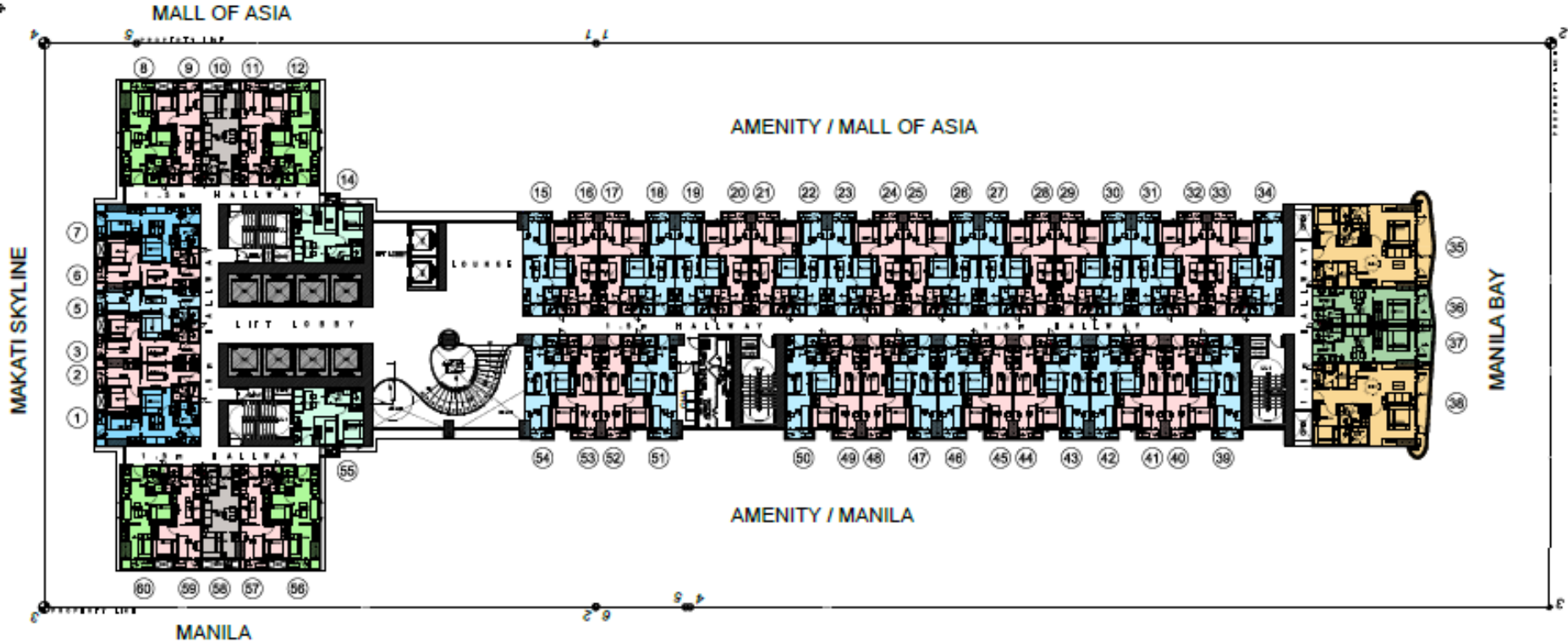
39th Floor Plan



- | | |
|---|--|
| <ul style="list-style-type: none"> 1. FAMILY SUITE A WITH BALCONY 2. FAMILY SUITE B WITH BALCONY 3. 2-BEDROOM FAMILY SUITE WITH BALCONY 4. 1-BEDROOM UNIT 5. 2-BEDROOM FAMILY SUITE WITH BALCONY | <ul style="list-style-type: none"> 6. 1-BEDROOM UNIT WITH DEN 7. 2-BEDROOM END UNIT WITH BALCONY 8. 1-BEDROOM UNIT WITH BALCONY |
|---|--|

Lower Penthouse Floor Plan

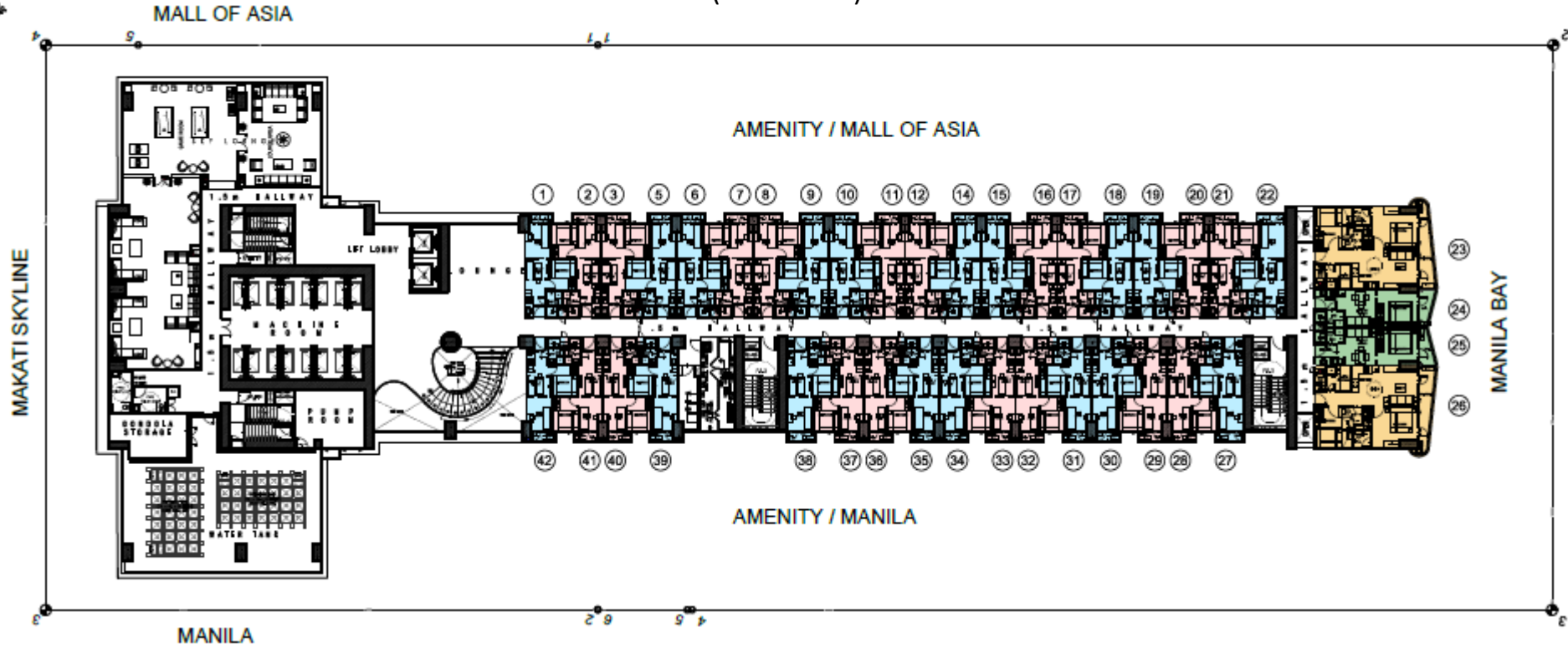
(40TH LEVEL)



- | | |
|--|--|
| 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 | |
| 5. 2-BEDROOM FAMILY SUITE WITH BALCONY | |

Upper Penthouse Floor Plan

(41ST LEVEL)



- 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	

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

Project Architect

ASYA Design

Interior Design

M Contemporary Concept

Structural

R.B. Sanchez Consulting Engineers

Mechanical

Domingo L. Lagman Engineering

Electrical

ASYA Engineering

Sanitary & Fire Protection

F.L. Figueroa & Associates Inc.

Landscape

PGAA Creative Design

Standard Payment Terms

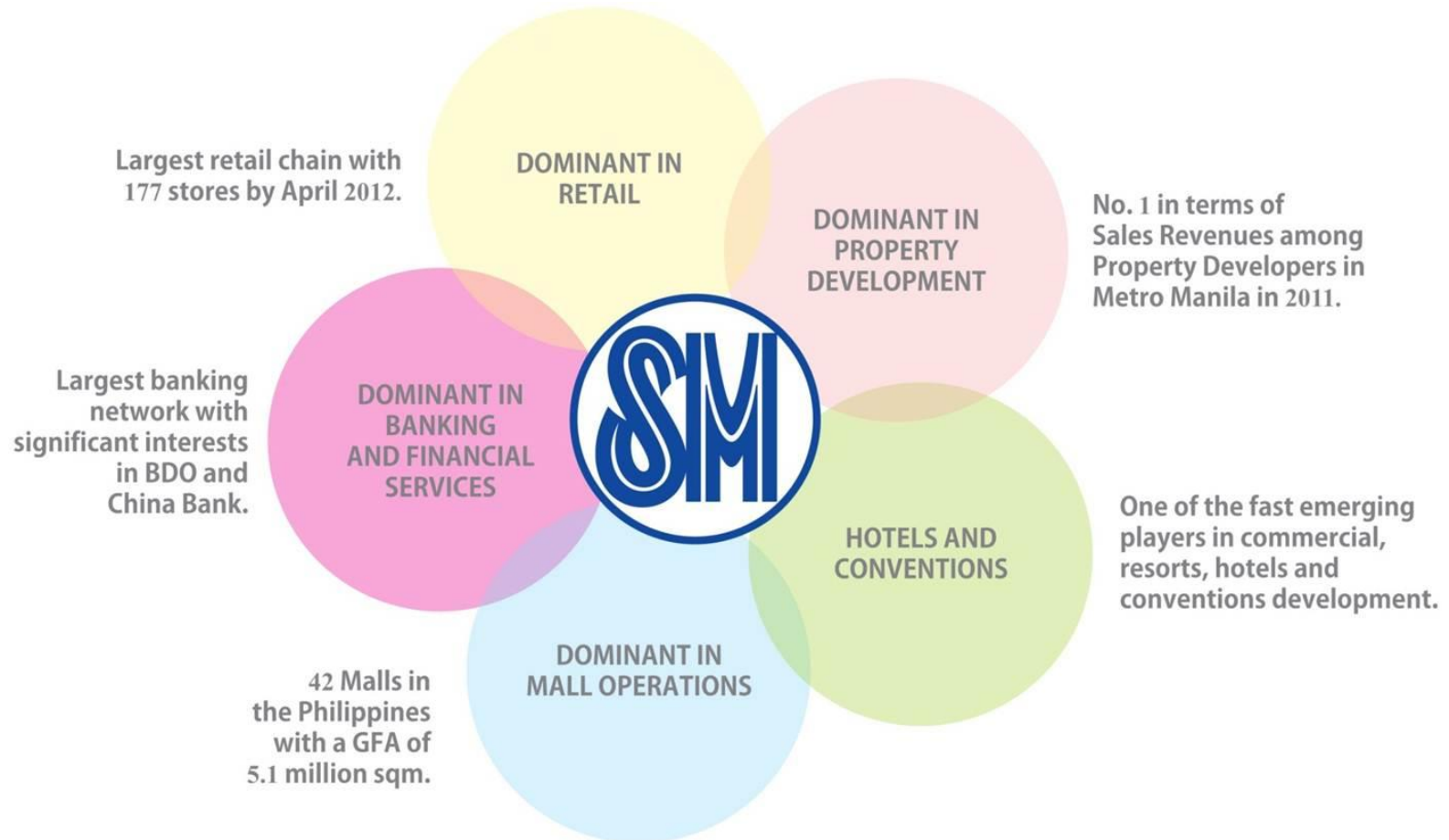
From April – June of 2016

SCHEME	TERM	DISCOUNT ON TLP
Residential Units		
Deferred Cash	100% in 48 mos	2.0%
Spread DP	20% in 48 mos / 80% cash or bank	-
Easy Payment Scheme	15% in 42 mos / 5% in 6 mos / 80% cash or bank	-
	10% DP / 10% in 47 mos / 80% cash or bank	0.5%

As low as 10k per month!!!

Payment Term	100% over 48 months	20% over 48 mos, 80% balance	15% over 42 mos, 5% over 6 mos, 80% balance	10% Spot, 10% over 47 mos, 80% balance
TLP	2,966,000	2,966,000	2,966,000	2,966,000
Less: Disc	2.00%	0.00%	0.00%	0.50%
Net TLP	2,906,680	2,966,000	2,966,000	2,951,170
VAT	-	-	-	-
OC	188,934	192,790	192,790	191,826
TAP	3,095,614	3,158,790	3,158,790	3,142,996
Reservation	20,000	20,000	20,000	20,000
DP				294,300
Monthly Amort	64,075 /mo	12,745 /mo	10,805 /mo	6,687 /mo
Monthly Amort			26,323 /mo	
Balance		2,527,032	2,527,032	2,514,397

**Computation is based on a typical Family Suite B w/ Balcony unit*



- Building façade and hotel-like interiors provide a sense of distinction and “grand arrival”
- First rate amenities combined with sweeping views of the city
- Strategic location – proximity to CBDs and cultural and recreational centers provides the option of leasing out units to professionals / students within the immediate area
- Efficient property management with facilities designed to ensure security and convenience
- Living spaces with a dynamic and adaptive design





Questions?

You may email me at: patty.morales@smdevelopment.com



Thank you!

Please wait for further announcements.....