



SOUTH

RESIDENCES

at SM SOUTHMALL



A FIVE-STAR LIFESTYLE IN THE SOUTH

South Residences offers the seamless fusion of the life and lifestyle you have always dreamed of.

Situated in the Southmall Complex, the development provides premium living, 5-star features and amenities, as well as all the shopping, dining and entertainment choices found at SM Southmall.

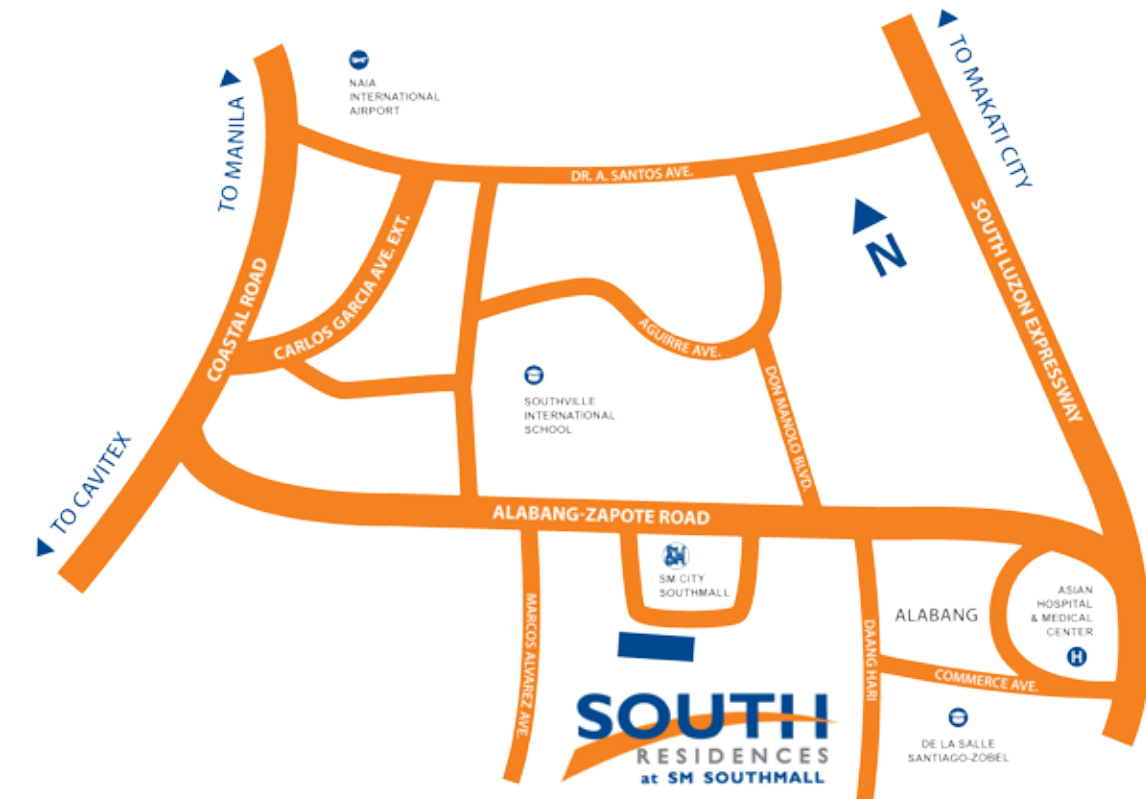


PLACES OF INTEREST

	Leisure	
	SM Southmall	0.1 km
	Molito	2.9 km
	Alabang Town Center	3.8 km
	SBCA Sports Complex	2.5 km
	Hospitals	
	Philhealth	0.28 km
	Las Pinas Medical Center	1.9 km
	Schools	
	San Beda College - Alabang	2.8 km
	De La Salle Santiago-Zobel	4.2 km
	University of Perpetual Help System	3.9 km
	Transportation	
	Tas Transit	0.8 km
	SM Southmall Transportation Bay	0.3 km

THE IDEAL LOCATION

With SM Southmall just a few steps away, enjoy the convenience of being close to everything that you will ever need.



The development's strategic location provides easy access to the metro's major thoroughfares like the South Luzon Expressway, Alabang-Zapote Road and the Manila-Cavite Expressway.

From here, key destinations in the city are just minutes away.

A COMPLETE COMMUNITY

A home that gives you everything that you will ever need and want, and every reason to look forward to coming home.

- 1 Adult Swimming Pool
- 2 Kiddie Pool
- 3 Gazebos
- 4 Garden Seats
- 5 Lush Greens and Landscaping
- 6 Grand Lobby
- 7 Function Rooms



UP TO DATE

You're steps away from all the latest trends in fashion, food and entertainment, making your everyday life exciting.

SM Southmall, the largest shopping mall this side of the metro, houses the biggest brands of fashion, and the most sought-after restaurants and watering holes. This premier lifestyle center also offers a wide array of entertainment choices, like a bowling center, an IMAX Theater, and an ice skating rink.





Amenity Area, Artist's Perspective

REST & RELAXATION

Spoil yourself with elegant retreats all-year-round without having to leave your home.

At the heart of the development are five-star amenities that define the art of leisure, with majestic blue pools, cozy gazebos and luxe lounge areas.





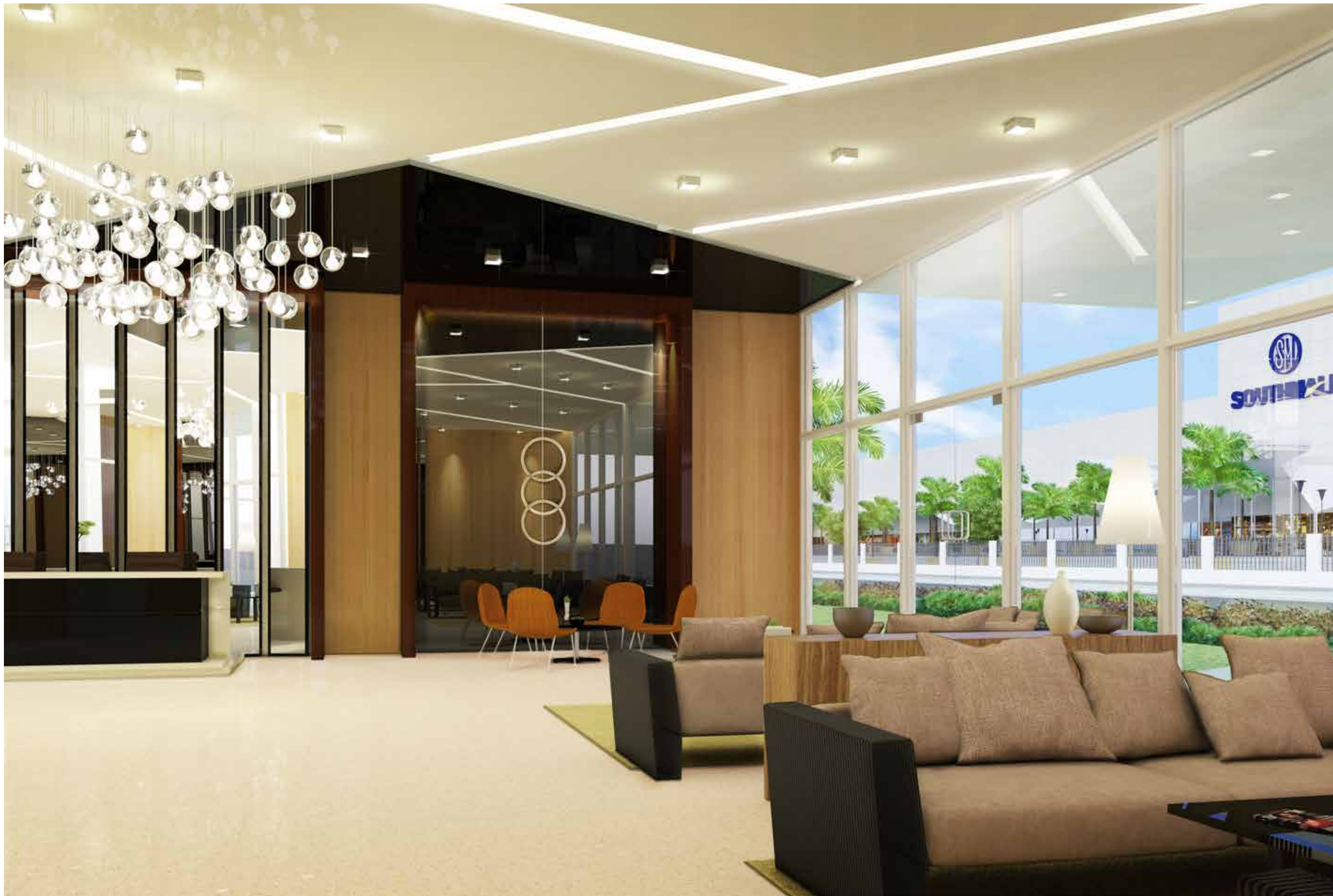
Garden Sitting Area, Artist's Perspective

NATURAL ELEGANCE

You can pass time surrounded by the beautiful flora that deck the grounds of this luxurious development.

Nestled within the property is a garden sitting area, landscaped with tropical foliage to complement the resort-like atmosphere of South Residences.





AN OPULENT WELCOME

Experience a wonderful arrival each time you walk through the doors of the elegant grand lobby.

A theme of tasteful modern contemporary opulence runs throughout, with custom-built marble, wood and glass details, and furnishings that speak of style and sophistication.



LUXURIOUS SPACES

South Residences provides luxurious living spaces that are perfect for you and your family.

Available are two bedroom units, and the option to combine to address the need for a more spacious home.

Live large, and enjoy exciting and more memorable weekends with your family.





SOPHISTICATED QUARTERS

Wake up to more exciting mornings, and take pleasure in seeing an expanse of resort-like amenities right from your balcony.

With a premier mall right across from your home, seek pleasure in knowing that you have a list of leisure and entertainment choices that will make life more exhilarating each day.





1-BEDROOM UNIT WITH BALCONY A

Room Description	Floor Area	
	Square Meters (m ²)	Square Feet (ft ²)
Living/ Dining Area	5.60	60.28
Kitchen Area	4.65	50.05
Toilet & Bath	3.50	37.67
Bedroom	7.20	77.50
Balcony	2.55	27.45
Total	23.50	252.95



1-BEDROOM UNIT WITH BALCONY AB

Room Description	Floor Area	
	Square Meters (m ²)	Square Feet (ft ²)
Living/ Dining Area	5.51	59.31
Kitchen Area	4.63	48.76
Toilet & Bath	3.50	37.67
Bedroom	7.17	77.18
Balcony	2.55	27.45
Total	23.26	250.37



1-BEDROOM UNIT WITH BALCONY B

Floor Area

Room Description	Square Meters (m ²)	Square Feet (ft ²)
Living/ Dining Area	5.51	59.31
Kitchen Area	4.53	48.76
Toilet & Bath	3.50	37.67
Bedroom	7.09	76.32
Balcony	2.50	26.91
Total	23.13	248.97



1-BEDROOM UNIT WITH BALCONY BB

Floor Area

Room Description	Square Meters (m ²)	Square Feet (ft ²)
Living/ Dining Area	5.51	59.31
Kitchen Area	4.63	48.76
Toilet & Bath	3.50	37.67
Bedroom	7.17	77.18
Balcony	2.31	27.86
Total	23.02	247.79



1-BEDROOM UNIT WITH BALCONY C

Room Description	Floor Area	
	Square Meters (m ²)	Square Feet (ft ²)
Living/ Dining Area	5.60	60.28
Kitchen Area	4.53	48.76
Toilet & Bath	3.50	37.67
Bedroom	7.09	76.32
Balcony	2.30	24.76
Total	23.02	247.79



2-BEDROOM UNIT WITH BALCONY

Room Description	Floor Area	
	Square Meters (m ²)	Square Feet (ft ²)
Living Area	6.02	64.80
Kitchen/Dining Area	6.12	65.88
Toilet & Bath	3.50	37.67
Bedroom 1	10.17	109.47
Bedroom 2	6.57	70.72
Balcony	4.15	44.67
Total	36.53	393.21

TYPICAL FLOOR PLAN

TOWER 1 | 2ND FLOOR - 17TH FLOOR



1-BEDROOM UNIT W/ BALCONY

- Type A - Without Column
- Type B - Single Column
- Type C - Double Column

1-BEDROOM UNIT

- Type D - Without Column
- Type E - Single Column
- Type F - Double Column

2-BEDROOM UNIT W/ BALCONY

- Type G - Single Column
- Type H - Double Column
- Type I - Triple Column

GROUND FLOOR PLAN

TOWER 1

1-BEDROOM UNIT W/ BALCONY

- Type A - Without Column
- Type B - Single Column
- Type C - Double Column

1-BEDROOM UNIT

- Type D - Without Column
- Type E - Single Column
- Type F - Double Column

2-BEDROOM UNIT W/ BALCONY

- Type G - Single Column
- Type H - Double Column
- Type I - Triple Column



FAQS

ABOUT THE BUILDING

What establishments and landmarks are near South Residences?

LEISURE DESTINATION

- SM Southmall (0.1km)
- SM Southmall Skating Rink (0.1km)
- SM Southmall IMAX Theatre (0.1km)
- Bowling Center Southmall (0.1km)
- Alabang Town Center (3.8km)
- SBCA Sports Complex (2.5km)

HOTELS

- Eurotel Hotel (0.3km)v
- Victoria Court Hotel (1.0km)

EDUCATIONAL INSTITUTIONS

- San Beda College Alabang (2.8km)
- De La Salle Santiago – Zobel (4.2km)
- University of Perpetual Help System (3.9km)

HOSPITALS

- Philhealth (0.28km)
- Las Pinas Medical Center (1.9km)
- University of Perpetual Help System (3.9km)

ADDITIONAL FAQS

What will be located at the Ground Floor?

- Tower 1 : Lobby, Mailroom, Lift lobby
- Tower 2 : Grand Lobby, Function Rooms, Mailroom, Lift lobby

What is the back-up power?

- Standby Gensets
- For Common Area: 100% back-up power
 - 1 Genset per tower (Residential)
- For Residential Units: 2 Convenience Outlets + 1 Light (1BR)
: 2 Convenience Outlets + 1 Light (2BR)

What will be the ventilation on the typical residential floors?

- Common Area/Hallway: Natural ventilation
- Residential Units: Natural ventilation with provision for A/C unit; mechanical ventilation (exhaust ductless) for T&B

What are the corridor measurements?

Hallway Width	1.5 meters
Hallway Floor to Ceiling Height	2.4 meters

How many elevators are there?

Per Building	3 elevator cars
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ABOUT THE UNIT

What is the floor to floor and floor to ceiling height?

Residential Floor to Ceiling Height	2.40 meters
Residential Floor to Floor Height	3.10 meters

What are the unit measurements?

Balcony Railing Height	1.2 meters
Partition Wall Height	2.4 meters

OTHER QUESTIONS

1. When is the project completion?
 - 4Q 2017 (Tentative Turnover Date)
2. Who is the owner / developer of South Residences
 - SM Prime Holdings
3. If SM Prime is the owner / developer, what will be the effect on documentation?
 - Standard documents will reflect SM Prime instead of SMDC
 - All buyer's checks & payments should be made payable to SM Prime Holdings Inc.
 - All official receipts will be issued by SM Prime Holdings Inc.

UNIT SPECIFICATIONS

- Floor tiles in all areas of the unit
- Living room, dining room, kitchen & bedroom/s with painted cement finish on interior walls
- Toilet & bath with painted cement finish and tiles on walls and painted drop ceiling
- Painted off-form finish on ceiling of living room, dining room and bedroom/s
- Wiring devices (breakers, switch, outlets)
- Aluminium windows
- Kitchen countertop with under-the-counter cabinet and overhead shelves
- Water closet, lavatory, soap holder, tissue holder and shower assembly fixtures in the toilet & bath



Every single day, SM touches the lives of millions of people through its stores, malls, banks, hotels and leisure facilities. And now, Filipinos can live in style, comfort and convenience at SM Development Corporation (SMDC).

SMDC commits itself to provide access to luxurious urban living through vertical villages perfectly integrated with a commercial retail environment, giving its residents a truly cosmopolitan lifestyle.

SMDC developments are strategically situated in key areas across Metro Manila specifically the Central Business Districts of Makati, Ortigas, Quezon City, Pasay and Parañaque.

(02) 858-0300 0917-500-5151
HLURB LTS No. XXX | AA-2015/07-XXX
Location: Brgy. Almanza Uno, Las Pinas City
Completion Date: October 2018
Owner & Developer: SM Prime

(US) The California Bureau of Real Estate has not examined this offering, including, but not limited to, the condition of title, the status of blanket liens on the project (if any), arrangements to assure project completion, escrow practices, control over project management, racially discriminatory practices (if any), terms, conditions, and price of the offer, control over annual assessments (if any), or the availability of water, services, utilities, or improvements. It may be advisable for you to consult an attorney or other knowledgeable professional who is familiar with real estate and development law in the country where this subdivision is situated.

(NON-US) No representation is being made herein. The particulars, details and visuals shown herein are intended to give a general idea of the project and as such are not to be relied upon as statements of fact. While such particulars and details are based on present plans which have been prepared with utmost care and are given in good faith, interested parties are invited to verify their factual correctness and subsequently changes, if any. The contents herein are subject to change without prior notice and do not constitute part of an offer or contract. It may be advisable for you to consult an attorney or other knowledgeable professional who is familiar with real estate and development law in the country where this project is situated.