



Vine

RESIDENCES

SM CITY NOVALICHES



SMDC

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 resident's a truly cosmopolitan lifestyle.

SMDC Developments are strategically situated in key areas across Metro Manila specifically the Central Business Districts of Mall of Asia Complex, Makati, Ortigas, Taguig, Quezon City, Manila, Pasay, Parañaque and Las Piñas.

Vine

RESIDENCES

NOVALICHES, QUEZON CITY

MORE THAN JUST A HOME

Vast open greenery. Secluded sunken gardens. Calm expansive pools. These are just a few of the amenities enclosed within the gated community of SMDC's Vine Residences. Located within the SM City Novaliches complex, it offers a lifestyle unlike any other in the area. Here, homes lie amongst rolling grassy spaces for a quiet and relaxed ambiance. While entertainment, convenience, and a transportation hub are found in the mall next door. At Vine Residences, you get more than just a home, you get a lifestyle.



PROJECT OVERVIEW

Enjoy the outdoors even while inside the safe confines of Vine Residences, at its very own Nature Park. Enjoy the sundown at the Camp Hill Site or share stories while trekking along the Eco Trail. Build lasting memories. Experience the beauty of nature at your very own backyard in the city.

LAND AREA:

- 3.1 hectares

NUMBER OF BUILDINGS:

- 5 buildings

NUMBER OF FLOORS PER BUILDING:

- Tower 1 - 11 Residential Floors, (12 Physical Floors)
- Tower 2 - 11 Residential Floors, (12 Physical Floors)

NUMBER OF UNITS PER BUILDING

- Tower 1 - 418 units
- Tower 2 - 396 units

NUMBER OF PARKING SLOTS

- 579 Total Parking Slots

UNIT TYPES AVAILABLE

- Two-Bedroom Units (± 29 sqm)
- Two-Bedroom Units with Balcony (± 31 sqm)

HLURB TLS No. ENCRFO-16-10-028

Brgy. San Bartolome, Novaliches, Quezon City

Target Completion Date: Towers 1 & 2 - MAY 31, 2020*

*Tentative Schedule. Will depend on actual launch date.



LOCATION & ACCESSIBILITY



Located right inside SM City Novaliches complex, everything is within reach – shop in any of over 200 retail stores, dine in over 40 restaurants or watch a movie in any of its digital cinemas, a lifestyle like no other.



PLACES OF INTEREST

With its great location inside the SM City Novaliches complex, the residents are right in the heart of a progressive hub in Quezon City. Being near major thoroughfares, terminals, and transport hubs makes traveling very easy. Nearby institutions like schools and hospitals will just be few minutes away.

EDUCATIONAL HUBS

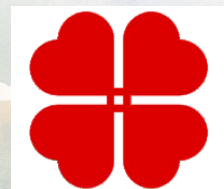
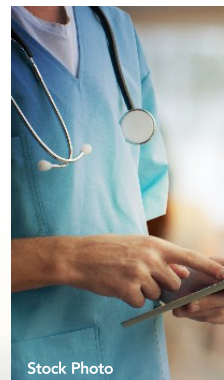
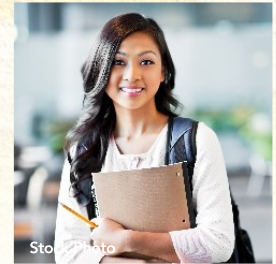


- Our Lady of Lourdes Technological College 1.10 KM
- Sacred Heart Academy 3.00 KM
- FEU – NRMF 3.35 KM
- St. James College 3.50 KM
- AMA University 5.00 KM

HEALTH INSTITUTIONS



- FEU – NRMF Hospital 3.30 KM
- Veterans Memorial Medical Center 5.00 KM
- National Kidney and Transplant Institute 5.00 KM
- Lung Center of the Philippines 5.00 KM
- Philippine Heart Center 5.00 KM



SITE DEVELOPMENT PLAN



LEGEND

CENTRAL PARK with SUNKEN GARDEN

- 01. Adult Lounge Pool
- 02. Children's Splash Pool
- 03. Children's Play Zone
- 04. Sunken Gardens

VINE NATURE PARK

- 05. Eco Trail / Jogging Trail
- 06. Basketball / Volleyball Court
- 07. Gazebo
- 08. Camp Hill Site

AMENITIES

Strewn around its more than one (1) hectare amenity area are spaces of fun and leisure like Parks, Pools, Play Areas, and Lounges. It also has its own Vine Nature Park with a Camp Hill Site where priceless moments with loved ones could be spent.

CENTRAL PARK with SUNKEN GARDENS

- Adult Lounge Pool
- Children's Splash Pool
- Children's Play Zone
- Sunken Gardens



AMENITY AREA / Artist's Perspective

VINE NATURE PARK

- Eco Trail / Jogging Trail
- Basketball / Volleyball Court
- Gazebo
- Camp Hill Site



BUILDING FACADE / VINE NATURE PARK, Artist's Perspective

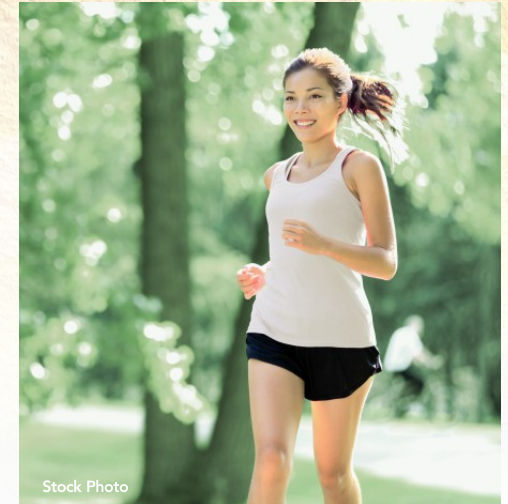


Stock Photo

AMENITIES

Stroll leisurely along the manicured pathways of the Central Park and admire the Sunken Garden decked with trees and vibrant foliage.

Jumpstart your day with an invigorating swim at the adult pools or take your children to their first dip at the children's splash pool.



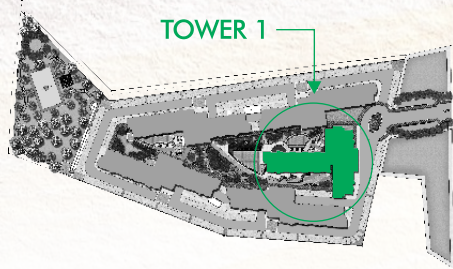
FACILITIES




- INDIVIDUAL MAIL BOXES
- UPPER AND LOWER GROUND FLOOR PARKING
- OVERHEAD WATER TANK
- SUFFICIENT FIRE EXITS
- STAND-BY GENERATOR SET FOR COMMON AREAS
- CENTRALIZED CISTERN TANK
- AUTOMATIC FIRE ALARM AND SPRINKLER SYSTEM
- NATURAL AIR VENTILATION FOR COMMON AREAS
- CCTV IN SELECTED COMMON AREAS
- TWO (2) ELEVATORS PER TOWER



BUILDING FLOOR PLAN

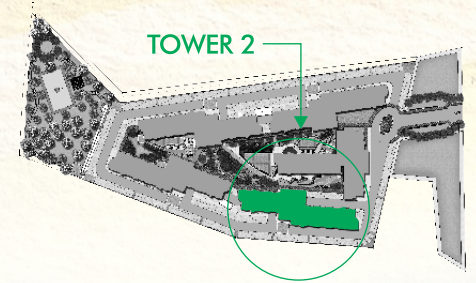
TOWER 1 - 12th FLOOR PLAN






-  TWO-BEDROOM UNIT
-  TWO-BEDROOM UNIT WITH BALCONY
-  TWO-BEDROOM END UNIT WITH BALCONY

BUILDING FLOOR PLAN

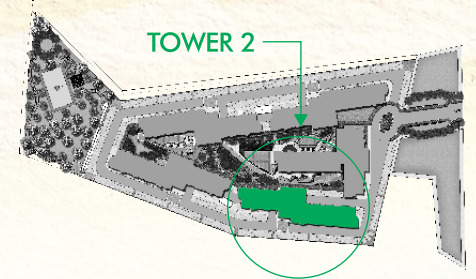
TOWER 2 - 2nd to 11th FLOOR PLAN






-  TWO-BEDROOM UNIT
-  TWO-BEDROOM UNIT WITH BALCONY
-  TWO-BEDROOM END UNIT

BUILDING FLOOR PLAN

TOWER 2 - 12th FLOOR PLAN

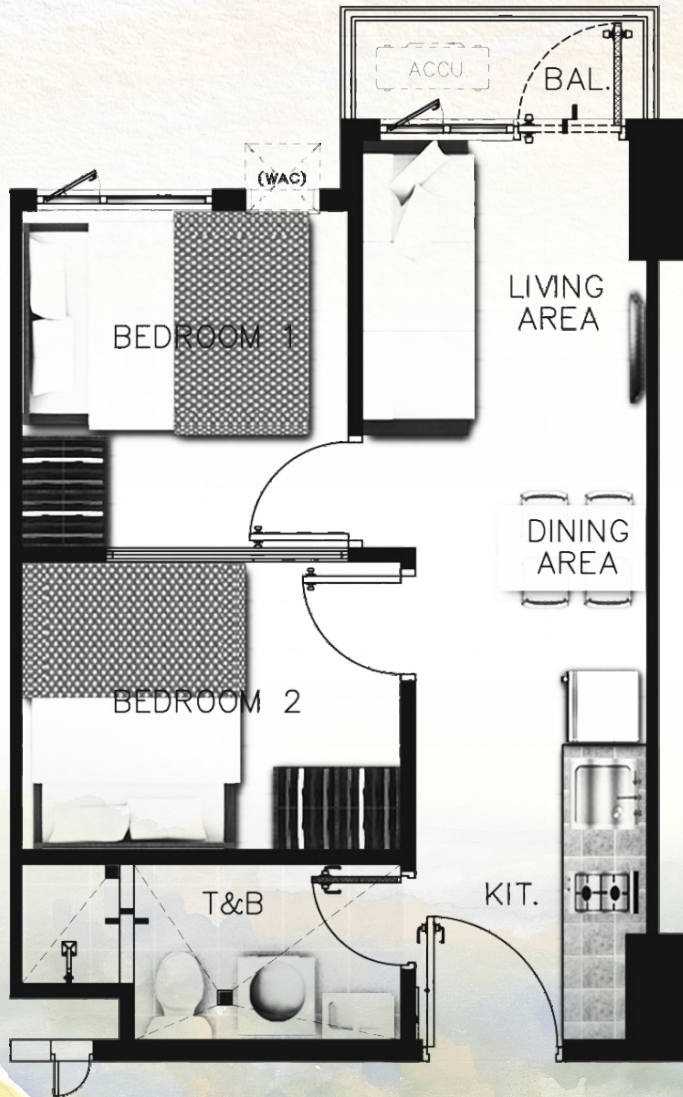


-  TWO-BEDROOM UNIT
-  TWO-BEDROOM UNIT WITH BALCONY
-  TWO-BEDROOM END UNIT WITH BALCONY

UNIT FLOOR PLAN

TWO-BEDROOM UNIT with BALCONY

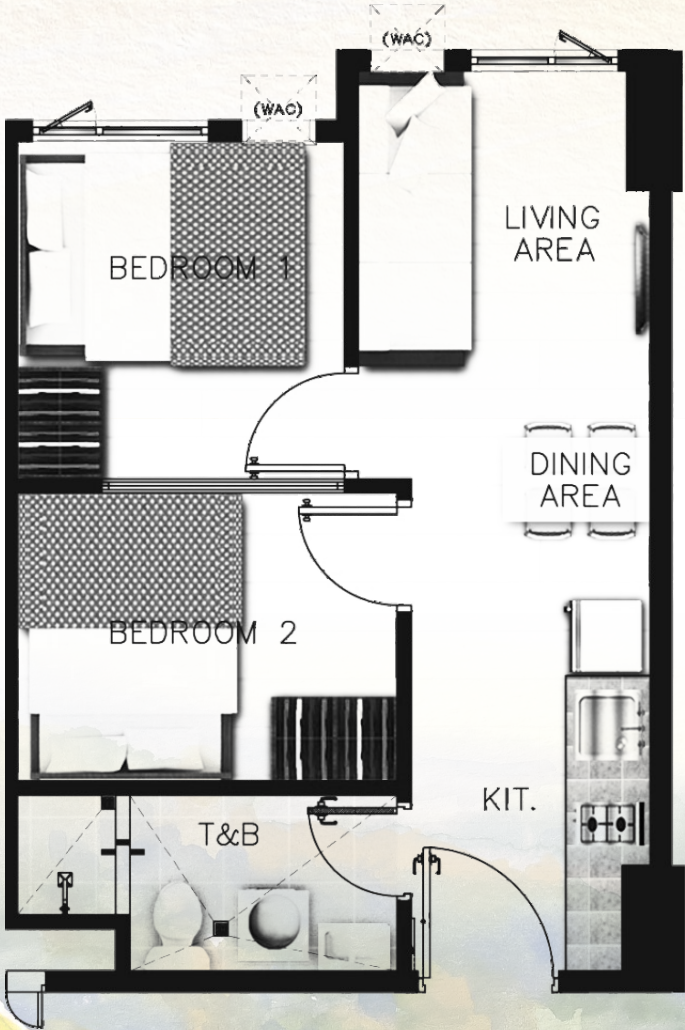
±31 sqm.



UNIT FLOOR PLAN

TWO-BEDROOM UNIT

± 29 sqm.



UNIT FINISHES

WALL FINISH

Painted Cement Finish

FLOOR FINISH

Ceramic Flooring

DOORS

Main Door	Laminated Wood Door
Bedroom	Laminated Wood Door
Toilet & Bath	PVC Door

BEDROOM PARTITION

Dry Wall Partitions

TOILET AND BATH

Wall	Combination of Ceramic Tiles & Painted Wall Finish
Floor	Ceramic Tiles
Ceiling	Painted Finish
Fixtures	Water Closet, Lavatory, Shower Set

KITCHEN

Base Cabinets with Kitchen Sink

BALCONY (If Applicable)

Floor	Ceramic Tiles
Railing	Painted Metal Railing

RESIDENTIAL UNIT FEATURES

- PROVISION FOR TELEPHONE AND INTERNET FACILITIES
- PROVISION FOR CABLE TV FACILITIES
- INDIVIDUAL ELECTRIC AND WATER METER
- PROVISION FOR ELECTRIC WATER HEATER AT THE SHOWER AREA
- PROVISION FOR BACK-UP POWER FOR ONE (1) CONVENIENCE OUTLET AND ONE (1) LIGHTING FIXTURE
- PROVISION FOR TWO (2) AIRCONDITIONING UNITS

