RELAX IN YOUR OWN SPACE

No matter who you are or where you live, no place can be more comfortable—or more comforting—than having a place you can call home. A place where you are free to make your own choices, and live according to your own tastes. A home that is accessible to all the places important to you, and equally, accessible to those dearest to you.

SMDG CityLiving

SMDG CityLiving shows just how relaxed you can truly be in a space that is well within your reach.
Holiday Everyday
The fun begins whenever you walk in through your front door – even in the middle of a workweek. Whether you opt to cocoon with company in the cozy privacy of your home, lounge about your residence’s pool deck, sample the pleasures in the neighborhood, or simply take in the sights of nature around you, there’s no luxury like living it up in your own abode.
Creating a vacation home—even if you like the permanent aspects—requires an environment that is charming to the eye and restful to the soul. Cheerful colors and furnishings made from natural materials can help achieve that effect.
ESCAPE IS IN THE AIR

There’s an easy getaway that’s just a quick drive away: the cool, clean airimes of Tagaytay. Green trees and lush farms abound, set against the breathtaking backdrop of Taal Lake. Uphere, you can escape the metro maddening crush, without foregoing its sophistication and delights.

Delights such as you may find at the 15-hectare Wind Residences. Thoughtfully designed, well-appointed, thoroughly civilized, the Wind Residences certainly spoil you with amenities. Soak away your cares in the swimming pools, or sweat it out at the different sports courts. Stroll through the garden lawns or sprint down the jogging paths. And should you prefer your escape indoors, you can wind down at the Sky Lounge. Make the most of your Tagaytay address and you’ll have a lofty room from where you can soak in all the enchantments of the highland.

AMENITIES ABOVE AND BEYOND

WELCOME TO PARADISE

There is an entrance. Never mind the height, and continue long after you have

THE GOOD AND THE BAD MICKY

The full-size indoor swimming pool has a strip to every stroke.

ALWAYS REFRESHING

Three pools allow for a degree of privacy and to facilitate an owner of the community.
Business at hand
For go-getters and achievers who love being where the action is, there's no place like home in the heart of a bustling economy. A dwelling that's accessible to all the city's happenings and hot spots, yet exclusive enough to afford you the comfort and privacy you need. These are the hallmark of SMDC's prime properties, created for the ultimate urbanite who values time and luxury in equal measure.
Your space, your taste: strong contrasts and dark leathers, combined with a touch of personal expression, create a great setting for unwinding with friends. Or a friend.
WORK AND PLAY

Standing at the corner of Jupiter and Reposo streets, in the well-heeled environs of Bel-Air, Makati, are the artfully designed spaces of the Jazz Residences. Surrounded by cool cafes and avant-garde art galleries, the development is within easy walking distance of the workday world of Salcedo Village, and a short hop to the shopping havens of Glorietta and Greenbelt.

Four towers, soaring into the sky, stand as testaments to the Jazz Residences' tasteful luxury. A spacious lobby, elegant function rooms, and landscaped gardens offer respite into the five-star accommodations within. The property has its own Jazz Mall, where time-pressed residents can dine, shop, and pay bills without having to wander far. It's the ideal address for the truly dedicated art lover and the perfect habitat for the total office warrior.

JAZZ, THE EXTRA AMENITIES

ELEVATE YOURSELF
Art fills the spaces you see, and touches you even when you're not looking.

CONVERSATION PIECE
Everywhere you go, places where deep discussion is encouraged.

HIGH WATER MARK
Panoramic cool, breezy view of the city.

- there's a pool for every purpose.
A real home ought to have some room for your hobbies. With a bit of imagination, care, and full liberation to speak to show off your passions.
HOME. ENTERTAINMENT.

There’s a different kind of energy that emanates from South Triangle, Quezon City. You sense it in the buzzing radiating from the large television complexes of ABS-CBN and GMA near by. You taste it in the creative atmosphere infusing every trendy restaurant and hipster café in the neighborhood. You feel it in the youthful excitement generated by the people who live and work here. And you experience it in the style and substance of M Place @ South Triangle.

Reflecting the chic spirit of the environment are the property’s four towers, each with 28 floors, offering a selection of studio-type units and units with gardens, suitable for one-to-two-bedroom layouts. Whether you’re starting out solo or growing a family, you’re off to a good start when you choose to live here.

AMENITIES IN PLACE

A PLACE TO BE SEEN. Style and comfort can be found even in the most common spaces of the lobby.

PLAY EVERYDAY. A place designed for young families includes outlets for endless energy.

UNWIND. REWIND. Take a brisk walk to boost your mind or a leisurely stroll to soothe your tired body.

Colors can set the mood and tone of any space. Choose to make it what you need; the way you want, with options to add accents or replace elements as you please.

M PLACE
@ South Triangle
A combination of good lighting and space-efficient furnishings can turn an ordinary room into an inviting home office. A custom countertop serves as a work table by day, and can become an entertainment bar at night.
EASY REACH

Living at the Light Residences in Mandaluyong City puts much of Metro Manila at your feet. Located at the corner of EDSA and Madison Street, it's at the doorstep of Ortigas Center and the midpoint between Makati, Cubao and Greenhills. Accessibility and convenience take center stage, with easy access to the MRT. Located at the podium level is the Light Mall, a plethora of restaurants, a state-of-the-art cinema, and a SaveMore supermarket make living here a breeze.

With three towers offering ready-for-occupancy units, ranging from cozy 20-square-meter studio-type apartments to homey 44-square-meter spaces, this address is the perfect starting point for any young professional.

AMENITIES TO DELIGHT

AMY LOBBY
A perfect spot to meet up with family and friends, before ping-pong or bowling out.

FIT TO LIVE
Burn off the excess of good living at the Fitness Gym.

A DIP HERE, A SPLASH THERE.
Swim away your stresses at the end of a long day or the start of a new one.
Soft, soothing grays and somber wood tones are brightened up with splashes of color, both natural and hand-crafted.
UNWIND AND RECHARGE

Ample space. Lush greenery. Restful amenities. These are balms to the stresses of frenetic urban living, sought by many, yet rarely attainable in the city. These luxuries, however, are part of the living experience at GRASS Residences, right beside SM North Edsa, the third largest mall in the world. A laid-back, country-club atmosphere permeates the five-tower development, where amenities such as tennis courts, basketball courts, a fitness gym, and jogging paths, and pools for children and adults strengthen the body while easing the mind.

The completion of the property’s second phase, Fern, promises even more facilities: an Olympic-sized pool, spacious lounge areas, and picnicking areas, an outdoor pavilion, and cabanas open to residents of both phases. Meanwhile, the Sky Lounge features a gaming room, library, fitness center, and function room to provide residents with less intense pursuits.

AMENITIES, INDOORS AND OUT

WELCOME HOME!
The first sight to greet you as you enter Grass Residences is the garden, quiet lobby.

SPASH WITH THE FAMILY!
An Olympic-sized swimming pool gives everyone a place to swim where you feel like it.

PLACES TO PLAY.
Children and the young-at-heart will love the open lawn and playgrounds.

5 TOWERS RESIDENCES

With access to the MRT stations, property shops, and transport hubs.

On the ground floor:
- Clubhouse
- Barbeque grills
- Amenity rooms
- Property management office

On the upper floor:
- Tennis courts
- Basketball courts
- Fitness gym
- Jogging paths

On the roof:
- Sky Lounge
- Outdoor lounging areas
- Outdoor pool
A GENTLE REBOOT

A spirit of transformation is taking place in Sta. Mesa, where the old, gated neighborhoods are being re-energized with the rich colors and textures of the Mezza Residences. Pained at the corner of Aurora Boulevard and Araeta Avenue, the development ushers in the lifestyle of the new millennium, while preserving the well-mannered essence of the district.

The four towers of the Mezza Residences are designed with space in mind. Choose from one-, two-, three-, and four-bedroom units, ranging from 21 square meters to 134 square meters. Whether you're starting your own or starting a new family, you'll appreciate the many amenities placed to expand the pleasures of living here. Aside from a pool, gym, and children's playground, there are gardens with gazebos, sprawling lawns and barbecue areas, an M-bar, and landscaped open spaces, along with WiFi-enabled common areas. The Mezza Strip, replete with restaurants, shops, a supermarket, and banks, completes the total experience.

COME HOME TO CLASSY AMENITIES

GREETED BY GLASS AND LIGHT
Furnished with high-quality materials for a soothing environment.

AWASH IN PLEASURES
Every bedroom is awash in soft, soothing colors, giving a relaxing ambience.

WIRED WITH TRADITION
Conveys an essence of timeless elegance, complete with WiFi-connected amenities.

 Tradition is also something you can use with your laptop. Feel free to connect to our Wi-Fi service with your laptop to enjoy the ample space.

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RENEWED IN NEW MANILA

An oasis of calm between bustling San Juan and lively Quezon City, the tree-lined district of New Manila has long been the address of choice for many of the metro's urban dwellers. It is also the charming setting for the Princeton Residences, an enchanting development conceived by malls, restaurants, and the LRT 2 line running along Aurora Boulevard.

To the north is Tomas Morato, lined with trendy dining establishments. South is the colorful and eclectic Greenhills Shopping Center. Nearby is a rich selection of exclusive schools, including St. Paul University Xavier School, Immaculate Conception Academy, and La Salle Greenhills, as is the preeminent St. Luke’s Medical Center.

The residences themselves have much to offer: young couples starting out, families, and the property offers plenty of space and generous amenities. There’s a lap pool, a kiddie pool, and the Sky Lounge, a special gathering place where residents can unwind while enjoying views of the city beneath their feet.

AMENITIES TO ESCAPE TO

- ELEGANCE ABOVE
  The high ceiling living room feels like the foyer of an elegant hotel.

- LIFT UP
  Get whisked up whenever you need the ushered elevators.

- THE HIGH LIFE
  Unwind and gaze out from the Sky Lounge.
Campus Cozy
Getting to the top of the class requires discipline, hard work, and intense focus. It helps for the student to have a handy haven, where the distance between school and relaxation is measured in minutes, and the distractions of home are few and far between. A degree of personal space, offering the student both study time and respite, is always welcome.
A minimalist approach can sometimes produce maximum impact. A desk with back-to-back offers more storage space while leaving working areas uncluttered. Small accent pieces add a touch of personality.
SUN SPOT

Rising above the landmark Welcome Rotunda, Sun Residences set their sight across the sprawling views of universities, medical institutions and secondary schools. From here, you’re midway between the historical cities of Manila and Quezon City, with convenient access to the University of Santo Tomas to the west, and Saint Theresa’s College to the north.

The residences feature two 40-storey towers, with studios, one-bedroom and two-bedroom units, ideal for students, young couples or working nearby. If you need a break from school or the office, you can unwind in the pool, play tennis, go jogging, or catch some rays in the garden and gazebo. If you’re ready for more, you can bank, shop, pay bills or grab a meal at the Sun Mall on the ground floor.

AMENITIES TO ENJOY
Good lighting does more than lighten up a space. It also brightens up the mood. Soft furnishings and elements of daily life can also help to make a room more inviting.
SCHOOL COLORS

Those who see a good education as a most vital legacy will appreciate the advantages that the Blue Residences confer. Located on the corner of Kalayaan Avenue and Aurora Boulevard and adjacent to the LRT2 line, the property is an outstanding address for students attending the Ateneo de Manila, Miriam College, or the University of the Philippines. It’s a secure vantage point, where the pursuit of knowledge continue in comfort and security.

BlueResidences provides residents with amenities that graduates, undergraduates, and post-graduates will enjoy: lounges at the seventh floor and the roof deck, a student lounge, and a pool.

AMENITIES WITH HIGH MARKS

LOUNGE ABOUT. Comfortable, relaxing, and most relaxing: student lounge area with a partial sea view.

HI-TO-WAY. A huge, outdoor swimming pool, complete with a huge, Hannah pool facility.

OPEN UP. Stretching up to the third floor, overlooking the street.

A taste of modern education with education management personal space and times. Choose a balance between creating a positive environment and being encouraged for much-needed renovations.
Family Intimacy
A place of your very own, close to where you work, close to schools, shops and transportation, and most importantly, close to the people you love. It’s a desire held by many, realized by those with wisdom, foresight, good taste, and the discernment to set down roots where the family can flourish in comfort, security and love.
Clean lines and graphic patterns, accented with a strong color element, produce an eye-catching arrangement, while touches of nature help soften the composition. The result is a space that entrains and invites.
GARDEN OF DELIGHTS

Life at the Field Residences is a contrast of urban modernity and laid-back country comfort. Positioned in Sucat, Paranaque, the residences are conveniently located near SM City Sucat, and just minutes away from the airport.

The location alone makes Field Residences a great place to raise a family, but it’s the amenities that truly define the place. Relaxation rules here, with generous open spaces and themed gardens to uplift residents when they awake, and greet the work-weary when they come home. For more active family activities, the property offers sports courts, an picnic area, recreation hall, gazebo, and entertainment and conference rooms.

A FIELD OF AMENITIES

ENTERTAIN OR ESCAPE. Aquaria by the pool, meeting friends or working on a side hustle - whatever the case may be.

ANY ISLAND OF WELCOME. The playground for residents and isolos with open charm.

RUN, WALK, RELAX. Themed parks for residents and their pets to unwind.
SOUTHERN EASE

Sometimes, a little distance can be a good thing. Certainly, Chateau Elysée is by no means distant; just 20 minutes away from the Makati Central Business District, and 15 minutes from the Ninoy Aquino International Airport. Yet this mid-rise condominium located in Parañaque is removed enough to have its own distinctive charms.

Quiet, laid back and elegant, the property offers residents some very real delights.

Chateau Elysée is set on a 4.7-hectare property, half of which is dedicated to open spaces that serve as the backdrop for the development’s French Mediterranean influences. With SM Bacolod nearby, you and your family will always have easy access to shops, restaurants, supermarkets and a cinema.

SUPERB SUBURBAN AMENITIES

PAINT IT HERE
Green parks offer families plenty of outdoor space and relax.

AFLOR IN LUXURY
Allegro is a meeting point with nature and takes away the stress of the city.

L'A VIE EN ROUGE
You can feel the warmth of the hotel on the cockroaches when you stroll through.
PROFIT FROM YOUR WISDOM

It may be that you chose to purchase an SMDC unit as a solid investment, rather than as a home. Or perhaps you’re simply not ready to make the move for sometime yet. Whatever the case, you can rest assured that your property will not stand idle.
Depending on its size and location, an SMDC condominium command a minimum P10,000 a month for a studio-type unit, to as much as P25,000 a month for a 3-bedroom unit.

SMDC Leasing can act as your broker in finding screening and processing potential tenants. We have a wide professional network that can boost your unit's visibility in the marketplace, along with our own website, www.smdc.com/leasing, where units for rent are advertised.

We ensure that the people who live in your space have the wherewithal to afford your unit and adhere to the building's house rules. We facilitate the negotiations between you and a potential tenant, helping you both arrive at a win-win arrangement. We also handle documentation like lease contracts, making the process hassle-free.

Turn your investment into a revenue stream, call us at +6328580300, or send us an email at smdc.leasing@smdcdevelopment.com. It's a decision you'll be glad to profit from.
EVERYTHING’S AT HAND

The hassles of going to a mall simply don’t exist when you live in an SMDC property. Restaurants, recreation and retail therapy are accessible in minutes; often, just an elevator ride away. Having a mall at your doorstep is the ultimate convenience. There are plenty of dining options, for the adventurous or those simply too busy to cook. There are supermarkets and convenience stores that obviate the need to stock up the fridge or cupboard. There are banks and payment centers where you can quickly settle bills, plus laundries, salons and pastomakeliving easier, and life more pleasant.

Trendy dining establishments at the mall include Vikings. Resident inns and full-service restaurants, poolside, ice cream parlors, and even more dining spots.

An SM Hypermarket and an AEON Express add to the convenience of SMDC living.
The Coffee Bean and Tea Leaf perks up life at the Jazz Mall, while there's something for every taste and appetite at SuDC malls in Mezza and M Place @ South Triangle.

M Place favorites include bread and pastries from Formosa bake shop, and casual Chinese dining at Eriao.
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