

COMFORT & LEISURE & CONVENIENCE



CITY LIVING

BACK IN BUSINESS

Put yourself where all the action is happening

CLASSY DIGS

How an excellent environment can open your mind

FAMILY SETTINGS

Making room for all you love

VACAY EVERYDAY

Come home to a place everyone else runs away to

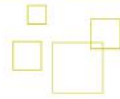
11

SOOTHING STYLES TO WELCOME YOU HOME

VOLUME 2

RELAX. YOU'RE HOME!



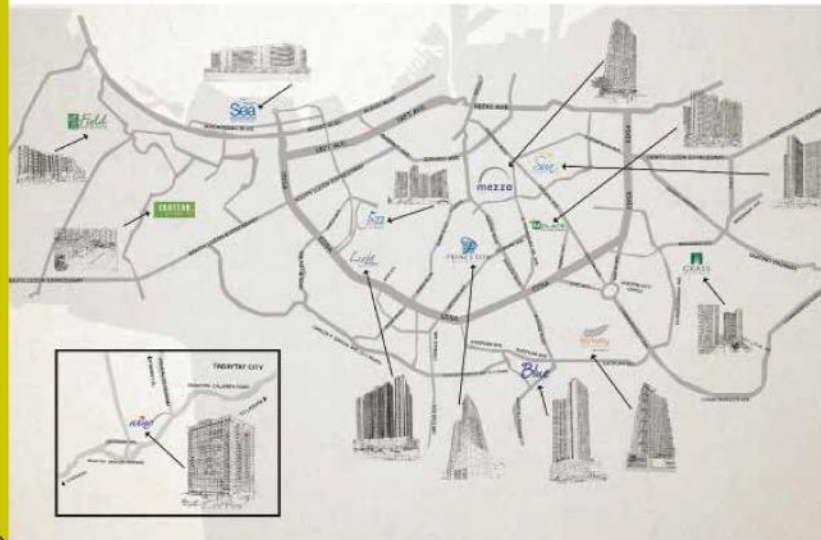


RELAX IN YOUR OWN SPACE

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.

SMDC CITYLIVING

SMDC 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 live there permanently - means creating an environment that is charming to the eye and restful to the soul. Cheerful colors and furnishings made from native or natural materials often help achieve this effect.



ESCAPE IS IN THE AIR

There's an easy getaway that's just a quick drive away: the cool, clean climes of Tagaytay. Green trees and lush farms abound, set against the breathtaking backdrop of Taal Lake. Up here, you can escape the metro's 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 up at three different sports courts. Stroll through the garden lawn or sprint down the jogging paths. And should you prefer your escapes indoors, you can wind down at the Sky Lounge. Make this your Tagaytay address and you'll have a lofty roost from where you can soak in all the enchantments of the highland.

AMENITIES ABOVE AND BEYOND



WELCOME TO PARADISE.
The miles start the moment you arrive at the Club House, and continue long after you leave.



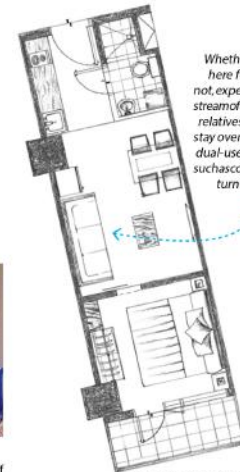
THE GOOD AND THE BADMINTON.
The chill, crisp air adds an extra nip to every stroke.



ALWAYS REFRESHING.
Three pools allow for a degree of privacy, without losing a sense of community.



With breathtaking views of Taal Lake, the Wind Residences provide a lasting pleasure that few other properties can offer. Designed with convenient shops, a lavish clubhouse and pool amenities, it's a resort unto itself.



Whether you live here full-time or not, expect steady streams of friends and relatives asking to stay over. Consider dual-use furniture, such as couches that turn into beds.

Resort residential unit, 34.81 sqm

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 hallmarks of SMDC's prime properties, created for the ultimate urbanite who values time and luxury in equal measure.



■
Your space, your
tastes: strong con-
trasts and dark leather,
combined with a touch
of personal expression,
create a great setting
for unwinding with
friends. Or, a friend.





WORK AND PLAY

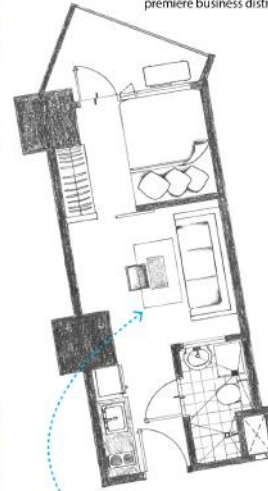
Standing at the corner of Jupiter and Reposo streets, in the well-heeled environs of Bel-Air, Makati, are the artfully designed spaces of the Jazz Residences. Surrounded by cool cafes and avant-garde art galleries, the development is within easy walking distance of the workday world of Salcedo Village,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



Four towers, soaring into the skyline, stand as testaments to the Jazz Residences' tasteful luxury. A spacious lobby, elegant function rooms, and a landscaped garden offer outsiders a hint of the five-star accommodations within. The property has its own Jazz Mall, where time-pressed residents can dine, shop, bank 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.



Hard work and good taste find a home at four towers of well-designed civility, conveniently located near the country's premiere business district.



1-bedroom unit w/ balcony, 26.81 sqm

Get things done is a space you can optimize for productivity and relaxation. Choose dual-use furniture to get the most out of your layout.

JAZZ, THE EXTRA AMENITIES



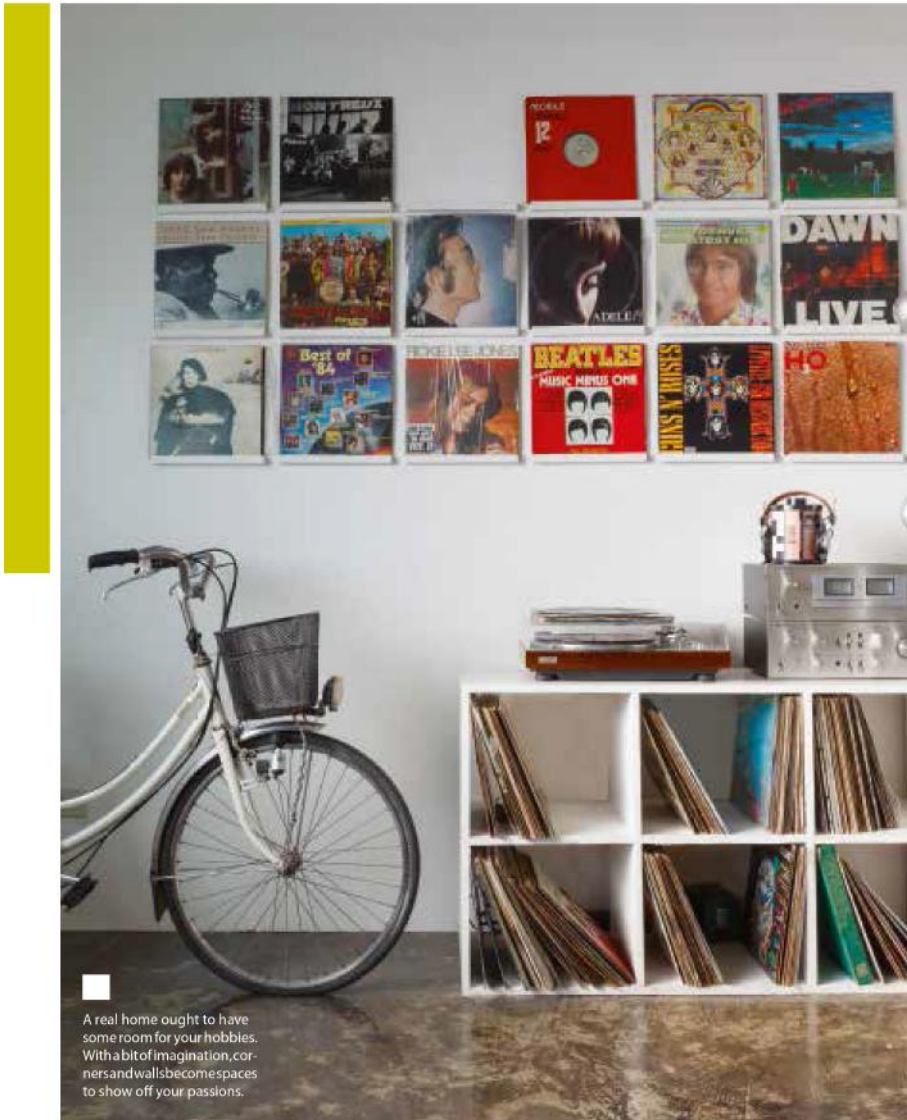
ELEVATE YOURSELF.
Art fills the spaces you see, and touches you even when you're not looking.



CONVERSATION PIECE.
Everywhere, you'll find places where deep discussion is encouraged.



HIGH WATER MARK.
Play, exercise, cool down or unwind - there's a pool for every pursuit.



A real home ought to have some room for your hobbies. With a bit of imagination, corners and walls become spaces 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 buzz radiating from the large television complexes of ABS-CBN and GMA nearby. 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 welcoming spaces of the lobby.



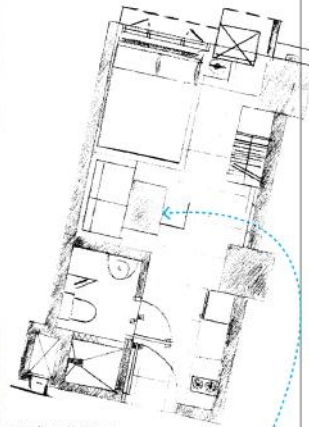
PLAY EVERYDAY.
A place designed for young family includes outlets for endless energy.



UNWIND. REWIND.
Take a brisk swim to boost your cardio, or a lengthy soak to soothe your tired body.



Reflecting the colorful atmosphere of the South Triangle district, M Place @ South Triangle offers stylish living, set atop its own vibrant mall.



Studio unit, 20 sqm

Color can set the mood and tone of any room. Choose the hues that make you feel the way you want, with options to add accents or replace elements as you please.



A combination of good lighting and space-efficient furnishings can turn any room into a pleasant 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 the 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, where 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.



Right at the beating pulse of Metro Manila, the Light Residences bring modern urban living to new heights, with comfortable units above and a full mall at the ground floor.

AMENITIES TO DELIGHT



AIRY LOBBY.
A great space to meet up with family and friends, before going up, or heading out.

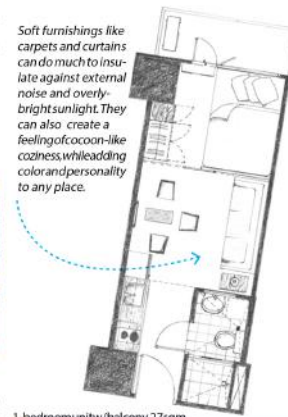


FIT TO LIVE.
Burn off the excesses of good living at the Fitness Gym.



A DIP HERE, A SPLASH THERE.
A brisk swim can do wonders at the end of a long day - or the start of a new one.

Soft furnishings like carpets and curtains can do much to insulate against external noise and overly-bright sunlight. They can also create a feeling of cocoon-like coziness, while leading color and personality to any place.



1-bedroom unit w/ balcony, 27 sqm



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 the 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 Taraflex badminton courts, covered basketball courts, a fitness gym, wide 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 lawns and picnic 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 spacious, quiet lobby.



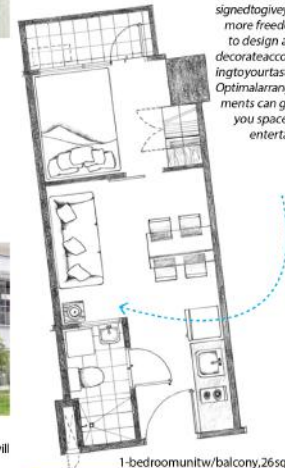
SPLASH WITH THE FAMILY!
An Olympic-sized swimming pool gives everyone a place to chill, whenever they feel like it.



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



Five towers rise up next to SM North EDSA, with access to the MRT, bus stations, jeepney stops and taxi stands.



Units are designed to give you more freedom to design and decorate according to your tastes. Optimal arrangements can give you space to entertain.

1-bedroom unit w/ balcony, 26 sqm

A GENTLE REBOOT

A spirit of transformation is taking place in Sta. Mesa, where the old, genteel neighborhoods are being re-energized with the rich colors and textures of the Mezza Residences. Poised at the corner of Aurora Boulevard and Araneta 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 on 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 a Wi-Fi-enabled common area. 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.
A bright, cheerful lobby always puts a smile on all who pass through.



AWASH IN PLEASURES.
Even just looking at the pool can be relaxing.

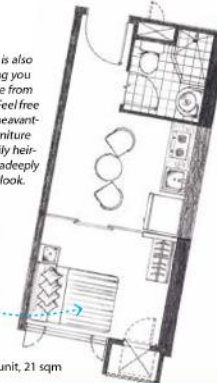


WIRED WITH TRADITION.
Comfy common areas are alive with Wi-Fi connections.



Contemporary meets classic in a place where 21st century Filipino touches are seen in the Mezza Residences design, and felt in the ambience.

Tradition is also something you can create from scratch. Feel free to combine avant-garde furniture with family heirlooms, for a deeply personal look.



1-bedroom unit, 21 sqm

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 urbane denizens. It's also the charming setting for the Princeton Residences, an enchanting development ensconced by new 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 pre-eminent St. Luke's Medical Center.

The residences themselves have much to offer young couples starting out on a new life. 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 stylish, tasteful lobby evokes the feeling of an elegant hotel.



LAP IT UP
Get in a few laps whenever you feel the need to stretch those muscles.



THE HIGH LIFE
Soak up the cityscape from the Sky Lounge.


PRINCETON
RESIDENCES



The new kid on the block destined to become a defining landmark, the Princeton Residences capture the modern elegance evoked by the graceful environs of New Manila.



Finding furniture is one of the pleasures of moving into a new place. Be adventurous, but always be conscious of the spaces you have to fill.

Studio Luxe, 23 sqm

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 built-in nooks 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 cast their light across a district famous for its hallowed universities, medical institutions and secondary schools. From here, you're midway between the historic 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 anyone working nearby. If you need a break from school or the office, you can unwind in the pool, amp up your cardio on the jogging path, or catch some zen at the garden and gazebo. If ever you're pressed for time, you can bank, shop, pay bills or grab a meal at the Sun Mall on the ground floor.

AMENITIES TO ENJOY



CLASS IS IN SESSION.
A tasteful lobby lavishes residents and visitors with plenty of comfort.



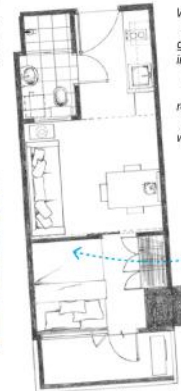
THE PATH YOU CHOOSE.
A garden and jogging path offer opportunities for ample exercise.



BACK TO POOL.
At the end of everyday, there's always the pool to turn to.



Living at the Sun Residences is almost like being in two places at once. A home away from home. It's also a home to a mall, sandwiched between Manila and Quezon City.



1-bedroom w/ balcony, 27.37 sqm

When starting out on your own, consider getting lightweight, inexpensive furniture at first. This makes it easier for you to relocate, when it's time to move, or replace when you can afford to upgrade.



Good lighting does more than brighten up a space; it also brightens up the mood. Soft furnishings and elements of playful whimsy 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 Katipunan 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 can continue in comfort and security.



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

AMENITIES WITH HIGH MARKS



LOUNGE ABOUT.
Comfy furnishing and great views make this place a popular hang-out.



H TO WHOA!
After hours buried in books, run up to the pool deck to refresh the mind (and body).



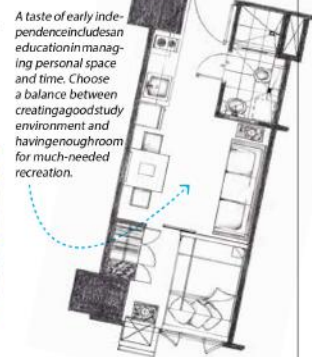
OPEN UP.
Stretch those legs without hitting the street.

Blue

R E S I D E N C E S



Created as a snug home-away-from-home, where both student and parent can feel secure knowing that the star pupil is always in a good place.



A taste of early independence includes an education in managing personal space and time. Choose a balance between creating a good study environment and having enough room for much-needed recreation.

1-bedroom unit, 23.47 sqm

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 room that entrances and invites.





GARDEN OF DELIGHTS

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



Greens and gardens are just some of the Field Residences many charms, created to give residents spaces to feel truly alive.

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, a picnic area, recreation hall, gazebo, and entertainment and conference rooms.



1-bedroom deluxe unit, 53.95 sqm

There's plenty you can do with the space available here. Choose the most modern kitchen and entertainment appliances, to minimize footprint while maximizing enjoyment and convenience.

A FIELD OF AMENITIES



ENTERTAIN OR ESCAPE.
A quiet lounge, for meeting friends or seeking solitude - whatever the case may be.



AN ISLAND OF WELCOME.
The spacious lobby greets residents and visitors with open charm.



RUN. WALK. RELAX.
Themed parks offer residents different ways to unwind.



CHATEAU ELYSÉE

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 Paranaque 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 designed to reward each resident with relaxation and respite each and every day.



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 Bicutan nearby, you and your family will always have easy access to shops, restaurants, a supermarket and a cinema.



SUPERB SUBURBAN AMENITIES



PARK IT HERE.
Green, open parks offer families plenty of room to romp and relax.



A FLOAT IN LUXURY.
A large swimming pool is just what the doctor ordered to soak away the stress of the city.



LA VIE DAN LE SUD.
You can feel the warmth of the lobby's earthy tones envelope you whenever you stroll through.



2-bedroom middle unit w/ balcony, 56sqm

The key to achieving a sans souci lifestyle is in keeping your living spaces airy and uncluttered. Choose light, trim furnishings and avoid excessive decor.

SMDC
LEASING
SERVICES

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.

SMDC
LEASING
SERVICES



Units that are fully-furnished or include extras like cable TV and internet connectivity can command higher rent fees.



Depending on its size and location, an SMDC condominium can command, at 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 smdc.leasing@smdevelopment.com. It's a decision you'll be glad to profit from.

MALL,
YOURS.

EVERYTHING'S AT HAND



Trendy dining establishments at the Jazz Mall include Vikings, the country's largest buffet restaurant, and Brasas, renowned for its Latin American Street Food.

An SM Hypermarket and an ACE Express add to the convenience of SMDC living.



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 spas to make living easier, and life, more pleasant.



MALL,
YOURS.



The Coffee Bean and Tea Leaf perks up life at the Jazz Mall, while there's something for every taste and appetite at SMDC malls in Mezza and M Place @ South Triangle.

M Place favorites includes breads and pastries from Formosa bakeshop, and casual Chinese dining at Ersao.



Strip malls at Blue and Sea Residences give unit owners and tenants fast access to shops and services, without ever having to step outside.



DIRECTORY



COVER

- Framed print, Prizmic & Brill
- Sofa, carpet, cushion, coffee table, all from BoConcept available at MOs Design
- Wooden bird sculpture, A11
- Bowl, Crate & Barrel
- Organizer, Calligaris



P.4

- Framed print, Prizmic & Brill
- Sofa, carpet, cushion, table, all from BoConcept available at MOs Design
- Wooden bird sculpture, A11
- Bowl, Crate & Barrel



P.8

- Lamp, side table, cushion, center table, all from Calligaris
- Fabric, Crate & Barrel
- Cushion, Touch of Craft
- Tumbler, ice bucket and tray, Crate & Barrel
- Photo prints by Jason Quibilan



P.12

- Lamp, bar stool, both from Calligaris
- Bowl, copper mugs, both from Crate & Barrel



P.14

- Cushion with graphic weave, BoConcept
- Plain cushion, side table, both from Calligaris
- Crochet throw, BoConcept available at MOs Design



P.16

- Modular office desk with shelves, Open House
- Wooden ear sculpture, A11
- Photo print by Jason Quibilan
- Chair and organizer, both from Calligaris



P.17

- Painting by Mel LaO
- Chair from Boogi
- Table with adjustable height, Calligaris
- Tray by Crate & Barrel
- Pendant lamp, S.C. Vizcarra

SUPPLIER ADDRESSES

Crate & Barrel - 4th level, SM Mega Mall Fashion Hall, Mandaluyong City
 MOs Design - 3/F MOs Design Bldg., 82, Bonifacio High Street, 9th Ave., Taguig, Metro Manila
 Touch of Craft - Maguyam road, Silang Cavite; 0919-0436459
 Open House - 3/F, LRI Design Plaza, Nicanor Garcia Ave., Bel-Air II, Makati City; 02-8316929
 Calligaris - Mezzanine floor, Clipp Center, 11th Ave. corner 39th St., Fort Bonifacio; 02-8691059
 A11 - 2680 F.B. Harrison Street, Pasay City; 02-9329972
 Prizmic & Brill - 3/F, Greenbelt 5, Makati City; 3/F, LRI Design Plaza, 210 Nicanor Garcia Ave., Bel-Air II, Makati City; prizmicbrill.com
 S.C. Vizcarra - vizcarra1925.com
 Boogi - 3/F LRI Design Plaza, 210 Nicanor Garcia Ave., Bel-Air II, Makati City; 0932-9483550; produx.com.ph
 Zacarias by S.C. Vizcarra
 856 G Gallery Fortuna Street, Barilad, Mandaua City 6014, A. S. Fortuna Street, Mandaua City, Cebu; 6332-3443039; zacarias1925.com



P.20

- Throw, sculptural letter, wooden bird, carpet, all from BoConcept available at MOs Design
- Bowl from Crate & Barrel
- Work desk, chair both from Calligaris



P.22

- Framed prints from Open House
- Union Jack bean bag, from Boogi
- Dog doorstopper, Touch of Craft



P.26

- Sofa, coffee table both from Open House
- Carpet, cushion both from BoConcept available at MOs Design
- Wooden bowl, glass vase from Crate & Barrel
- Framed digital print by Jun Jun Sta. Ana, available at A11
- Charles Lahti print, from 856 G Gallery



P.28

- Curtain, ceramic plates, wooden cheese tray, bowls, cutlery, wine glasses, table linens, all from Crate & Barrel
- Yellow vase and chairs, Calligaris

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