

**SMDC**

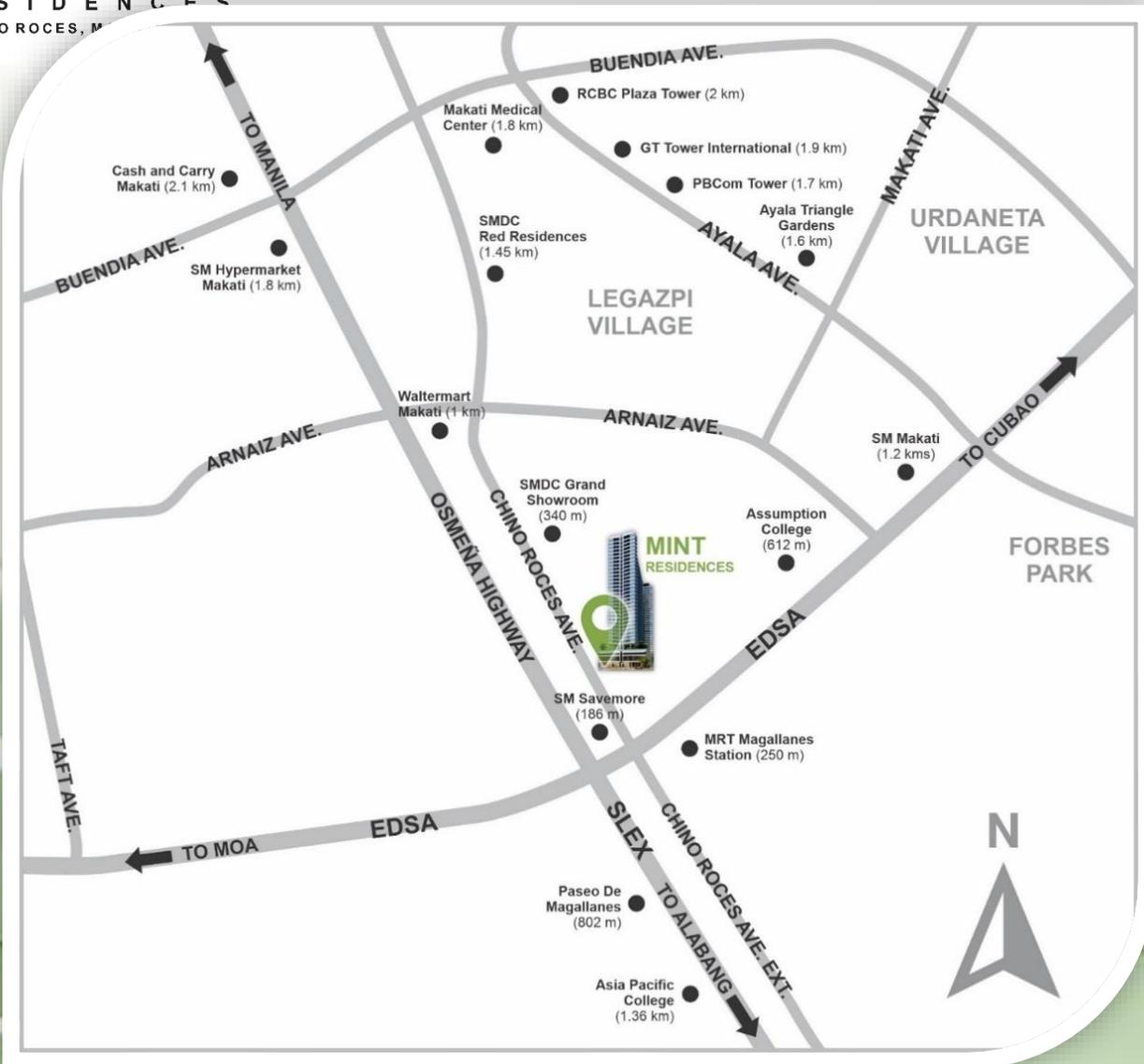
# Mint

**R E S I D E N C E S**

**CHINO ROCES, MAKATI CITY**



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# STRATEGIC LOCATION

## CHINO ROCES AVENUE

- Connects to major roads such as Buendia Ave. and EDSA.
- A vibrant and thriving neighborhood that is close to all key places of interest such as commercial, recreational and dining establishments and even educational institutions.



### CENTRAL BUSINESS DISTRICTS (CBD)

- BGC – 4 km
- AYALA Ave. – 2 Km
- Ortigas – 7.2 km

### MAJOR ESTABLISHMENTS/ CITY

- NAIA – 9.5 km
- Manila – 10 km
- MOA – 5 to 6 Km





# Mint

RESIDENCES  
CHINO ROCES, MAKATI CITY

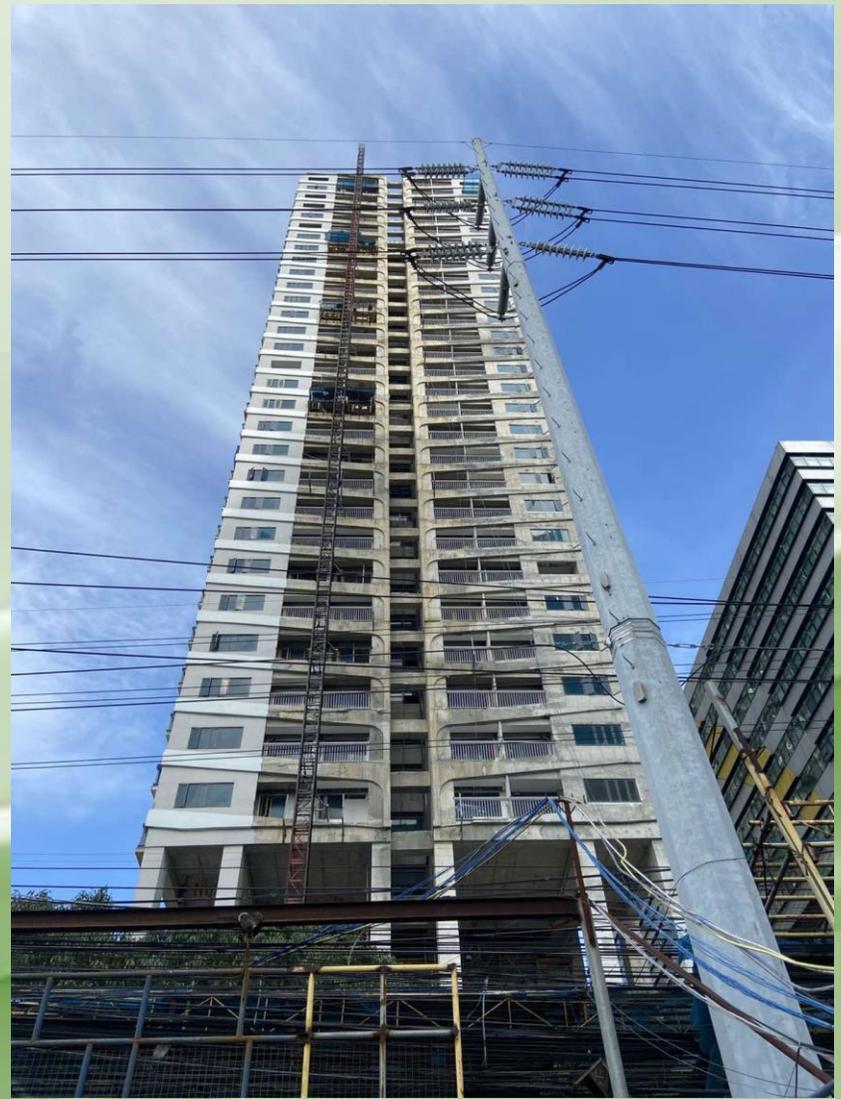
## PROJECT OVERVIEW

<b>Location</b>	<b>Chino Roces Ave., Makati City</b>	
<b>Lot Area</b>	5,000 sq.m.	
<b>No. of floors</b>	34 physical floors 2 basement floors	
<b>No. of units</b>	1,966 units	
<b>No. of parking slots</b>	446 parking slots	
<b>Unit Types</b>		
Studio Unit	62	18.98 SQM
1BR Unit with Balcony	1,724	23.87 – 28.70 SQM
1BR End Unit with Balcony	62	28.70 SQM
1BR Deluxe Unit with Balcony	60	30.75 – 31.68 SQM
2BR End Unit with Balcony	58	59.29 SQM
<b>Launch Date</b>	November 2020	
<b>Turnover Date</b>	Q1 2027	

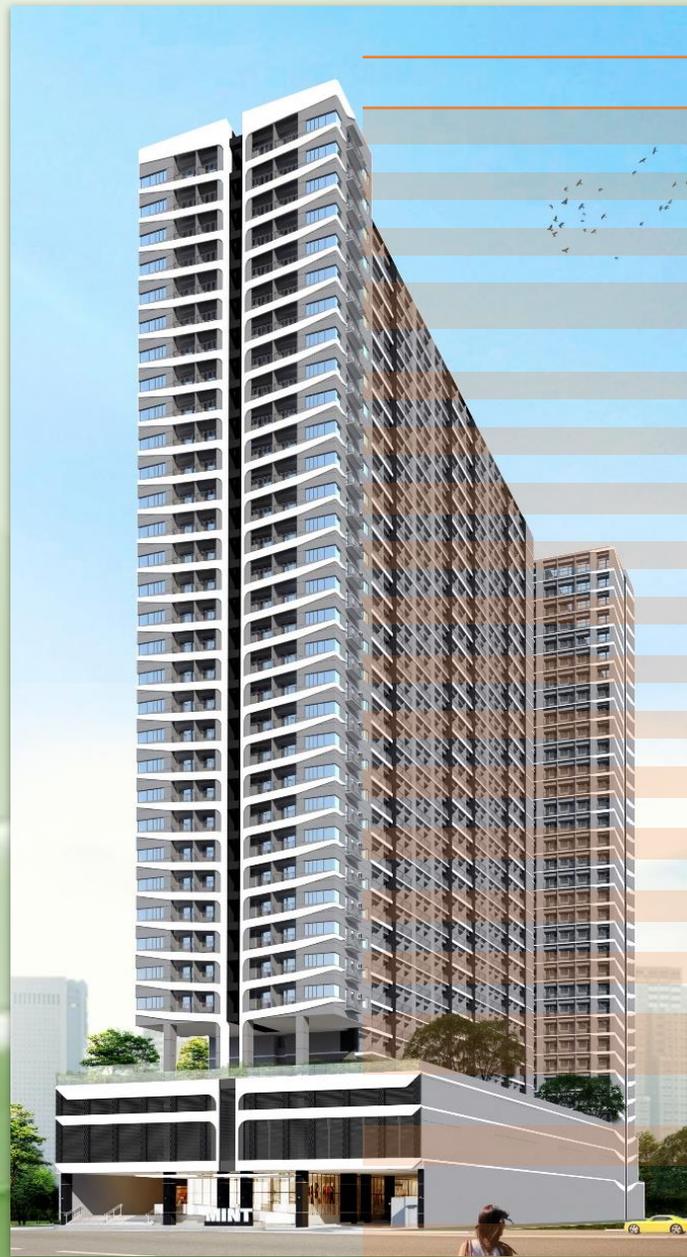


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# CONSTRUCTION PHOTOS



**BUILDING CHART**



	RD	ROOF DECK
	37F	RESIDENTIAL (30 floors)
	30F	
	25F	
	20F	
	15F	
	12F	
	11F	
	10F	
	9F	
	8F	
	7F	
	6F	
	5F	AMENITY / RESIDENTIAL
	3F	PARKING
	2F	
	GF	COMMERCIAL / LOBBY
	B1	BASEMENT PARKING
	B2	

Commercial Area



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Drop off area



**SMD C**

Grand Lobby



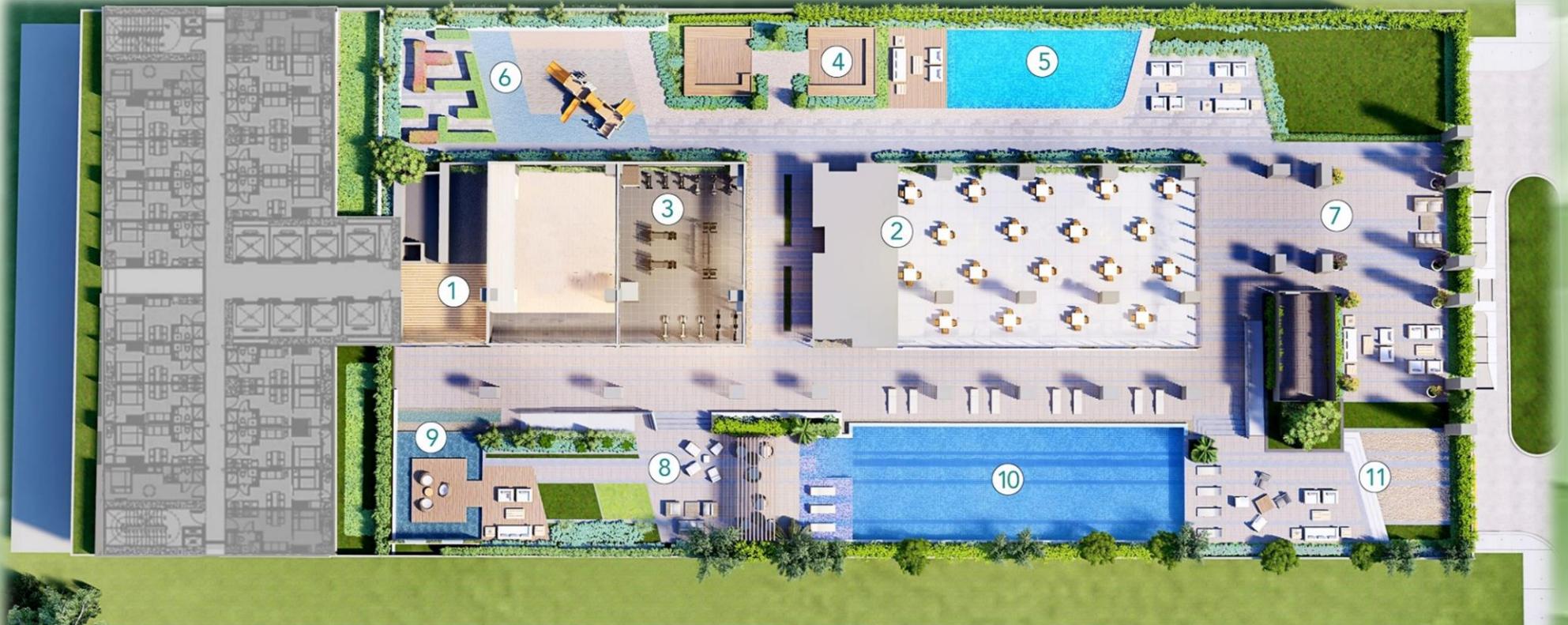
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Reception Lobby



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## SDP / AMENITY FLOOR



### AMENITIES THAT CALM & REFRESH

- |                        |                      |
|------------------------|----------------------|
| 1 AMENITY LOBBY LOUNGE | 7 WALKWAY LOUNGE     |
| 2 FUNCTION ROOMS       | 8 TRELLIS LOUNGE     |
| 3 GYM                  | 9 ISLAND LOUNGE DECK |
| 4 GARDEN LOUNGE        | 10 ADULT POOL        |
| 5 KIDDIE POOL          | 11 PEBBLED WALKWAY   |
| 6 KID'S PLAY AREA      |                      |

**SMD C**

Function hall



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Gym



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Island Lounge Deck



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Adult Pool



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Pebbled Walkway



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Trellis Lounge



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Kid's Play Area

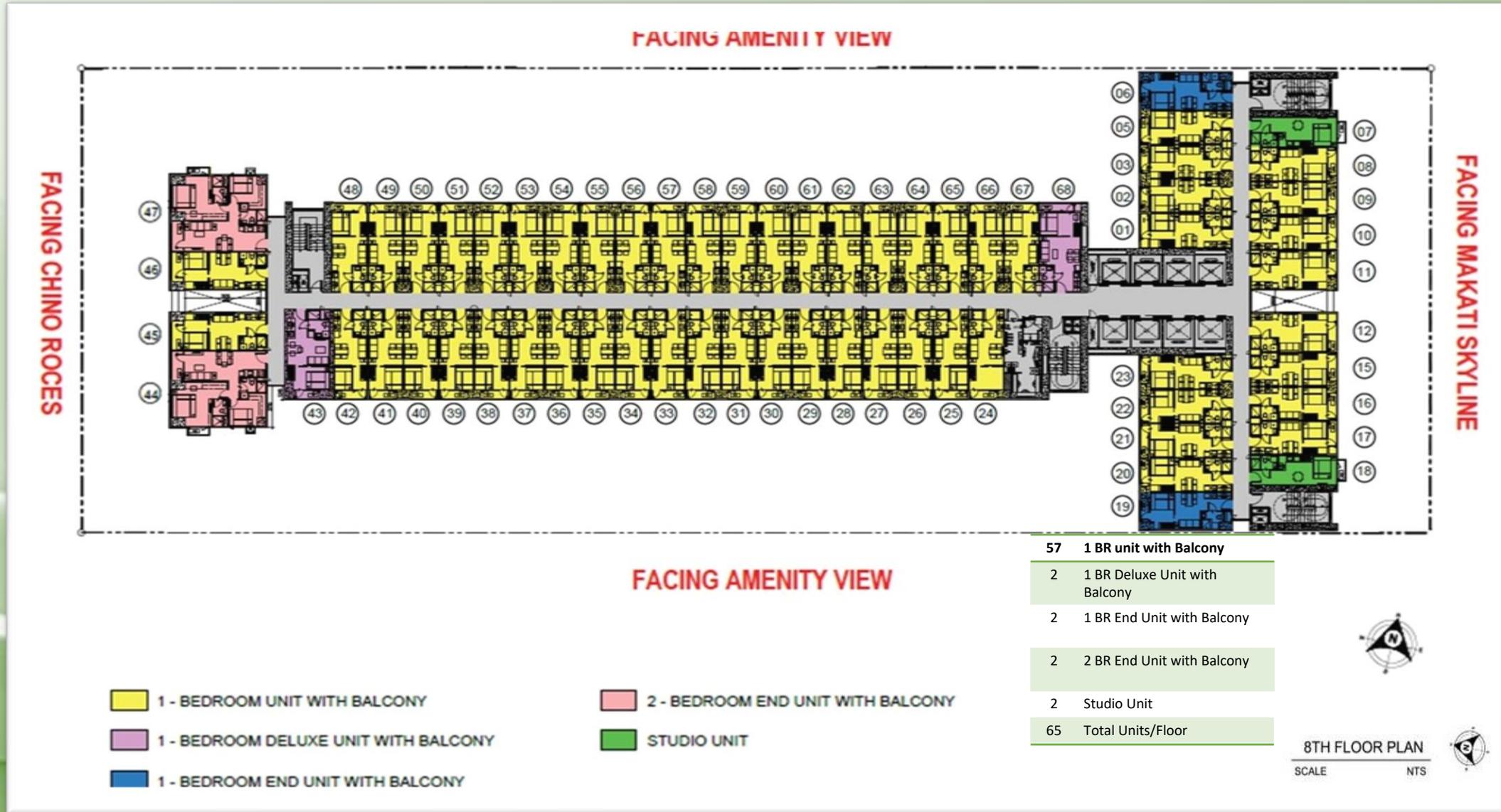


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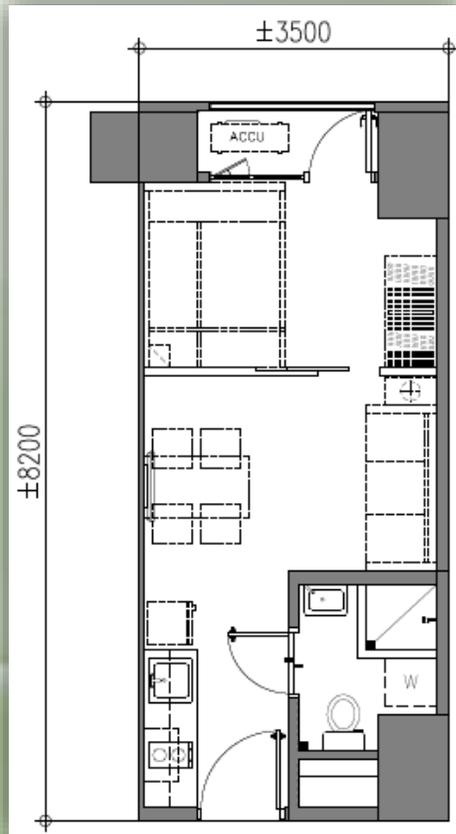
64% Open  
Green Space



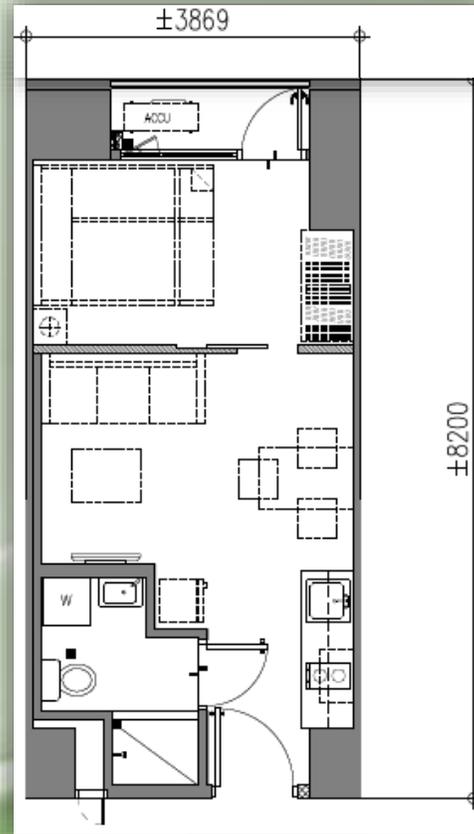
# Typical Floor Plan



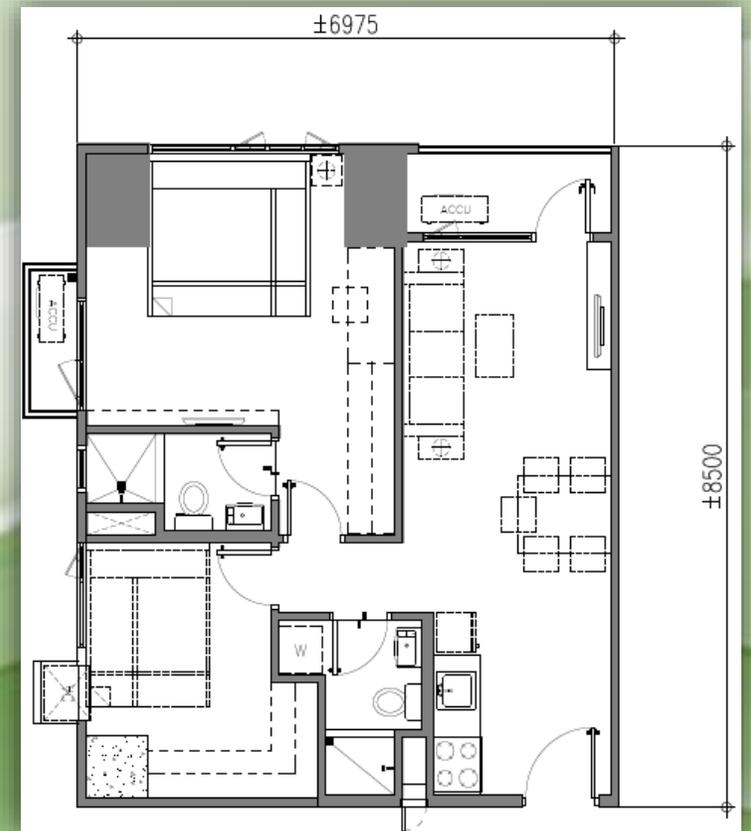
# UNIT LAYOUTS



**1 BR WITH BALCONY**  
±28.70 sq.m



**1 BR DELUXE WITH  
BALCONY**  
30.75 – 31.68 sq.m



**2 BR END UNIT WITH BALCONY**  
±59.29 sq.m.

## UNIT DELIVERABLES

### FLOOR FINISHES

Homogenous tiles

### WALL FINISHES

Cement smooth semi-gloss paint finish with painted wood baseboard

### CEILING FINISHES

Off-form skim coat, painted finish ceiling

### KITCHEN

- Granite counter top with base and overhead cabinets
- Cooktop and Rangehood
- Grease Trap

### DINING AND LIVING AREA

- Painted Plain Cement Finish on Interior Walls
- Painted Off-Form Finish on Ceiling

### TOILET AND BATH

- Floor to ceiling tiles
- Laminated flush door with non-key lever type
- Tank type water closet with accessories
- Vanity counter and facial mirror
- Shower Set

### BEDROOM

- Painted Plain Cement Finish on Interior Walls
- Painted Off-Form Finish on Ceiling
- Aluminum Framed Window

# Unsold Pricing Profile

UNSOLD UNITS PRICE/ SQM: 268 K /SQM

Unit Type	Unit Count	Unit Area	TLP	TAP (inclusive of VAT and OC)
1BR with Balcony	435	23.87 – 28.7 SQM	6.1 – 8.7 M	7.2 – 10.3 M
1BR End Unit with Balcony	18	28.7 SQM	7.5 – 7.8 M	8.8 – 9.2 M
2BR End Unit with Balcony	42	59.29 SQM	14.8 – 16.9 M	17.5 – 20.0 M
1BR Deluxe with Balcony	8	30.75 – 31.68 SQM	8.3 – 8.5 M	9.8 – 10.07 M
Studio	3	18.98 SQM	5.6 M	6.6 M
<b>Total</b>	<b>506</b>			

# Viber Sales Channel



# Mint

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CHINO ROCES, MAKATI CITY

## PROJECT DEVELOPMENT TEAM:

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