

The image features a central blue rectangular box containing the text "SMDC" in white, bold, sans-serif capital letters. The background is composed of three curved, overlapping sections: a light yellow section at the top, an orange section in the middle, and a teal section at the bottom. The text is centered horizontally within the blue box.

SMDC





For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer

SMDC

JOY

RESIDENCES

 CITY BALIWAG, BULACAN

DHSUD PLS No. 2022-04-348
Brgy. Pagala, Baliuag, Bulacan
Completion Date: July 31, 2025
Developer: SM Prime Holdings, Inc.

BALIWAG QUICK FACTS

- ✓ **Buntal Hat Capital of the Philippines**
- ✓ **1st Class Urban Municipality**

2020 National Competitiveness Index Awards:

- ✓ **Top 3 Most Competitive Municipality**
 - ✓ **Top 1 in Infrastructure**
 - ✓ **Top 6 in Economic Dynamism**
 - ✓ **Top 4 in Governance Efficiency**
 - ✓ **Top 6 in Resiliency**
-
- ✓ **A lesser possibility of flood considering its density of 3,300 km² and a highest elevation of 23m.**



PLACES OF INTERESTS / QUICK FACTS

Landmarks	KM
SM City Baliwag	100 m
SM Central Terminal	300 m
Baliwag Water District	1 km
Allied Care Experts Medical Center	1 km
Baliwag University	1.4 km
Baliwag Transit Terminal	1.4 km
Baliwag Municipal Hall	2.5 km
San Agustin Church	2.8 km
Our Lady of Mount Carmel	2.8 km



INFRASTRUCTURE DEVELOPMENTS



SKY WAY STAGE 3

South – Nagtahan – Sta Mesa –
Quezon Ave – A Bonifacio –
Balintawak



BULACAN
INTERNATIONAL AIRPORT

Ground breaking : Q4 2019
2,500 hectares in Bulacan,
Bulacan
4 Runways
100M passengers yearly



METRO MANILA RAIL TRANSIT
SYSTEM LINE 7 (MRT-7)

2021 partial completion
33 hectare property in Bulacan
North Ave QC – San Jose Del
Monte

INFRASTRUCTURE DEVELOPMENTS

SMDC

JOY
RESIDENCES
CITY BALIWAG, BULACAN



For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer

INFRASTRUCTURE DEVELOPMENTS



INFRASTRUCTURE DEVELOPMENTS

SMDC

JOY
RESIDENCES
CITY BALIWAG, BULACAN



For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer

SM PRIME HOLDINGS

SMDC

JOY
RESIDENCES
CITY BALIWAG, BULACAN

INFRASTRUCTURE DEVELOPMENTS



as of April 2021



Plaridel By-Pass, Phase III

Description: Widening of 24.61 km bypass road from 2 lane to 4 lane including 12 bridges, drainage facilities, and slope stabilization works.

Indicative Cost: P5.26 B (\$105.2M)

Schedule: 2018-2021



PROJECT OVERVIEW

SMDC

JOY
RESIDENCES
CITY BALIWAG, BULACAN

Owner/ Developer	SM Prime Holdings, Inc.
Location	Brgy. Pagala, Baliuag, Bulacan
Land Area	5.3 has
Product Type	Medium-Rise Building
Number of Residential Buildings	15 buildings Ph1 - 8 Buildings Ph2 - 7 Buildings
Number of Residential Floors	4 floors (all buildings)
Number of Residential Units	2,823 units Ph1 - 1,458 units Ph2 - 1,365 units
Unit Mix & Type	96% 1 Bedroom 3% Studio End 1% Studio
Parking Slots	476 slots Ph 1 – 246 Ph 2 - 230
Features and Amenities	Gazebo/Pavilion, Covered Basketball Court, Linear Parks, Children's Playground, Swimming Pools, Clubhouse



For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer

PROJECT OVERVIEW

SMDC

JOY
RESIDENCES
CITY BALIWAG, BULACAN



Breakdown of Units (Phase 2)

- Buildings B & N - 199 units
- Buildings C, M & O - 200 units
- Building D - 184 units
- Building E - 183 units

No. of Units per Unit Type (Phase 2)

- 1BR - 1,308 units
- Studio - 49 units
- Studio End - 8 units

Total No. of Parking Slots: 230 (Phase 2)

Project Launch Date: April 2022 (Phase 2)

Project Completion Date: July 2025 (Phase 2)



LOCATION

SMDC

JOY
RESIDENCES
CITY BALIWAG, BULACAN



NLEX Interchanges

- Pulilan Exit
- Sta. Rita Exit
- Balagtas Exit

Major Road Networks

- Plaridel-Balagtas Bypass Road
- North Luzon Expressway
- Pan-Philippine Highway
- Pulilan-Baliwag Bypass Road

*Distance from Joy Residences



SM CITY BALIWAG
NATIONAL UNIVERSITY - BALIWAG
SM BALIWAG CENTRAL TERMINAL
JOY RESIDENCES



SMDC

JOY
RESIDENCES
CITY BALIWAG, BULACAN

SM CITY BALIWAG COMPLEX

SMDC

JOY
RESIDENCES
CITY BALIWAG, BULACAN



SM PRIME HOLDINGS

For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer

NATIONAL UNIVERSITY - BALIWAG

SMDC

JOY
RESIDENCES
CITY BALIWAG, BULACAN



SM PRIME HOLDINGS

For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer

THE JOY OF A NEW LIFE



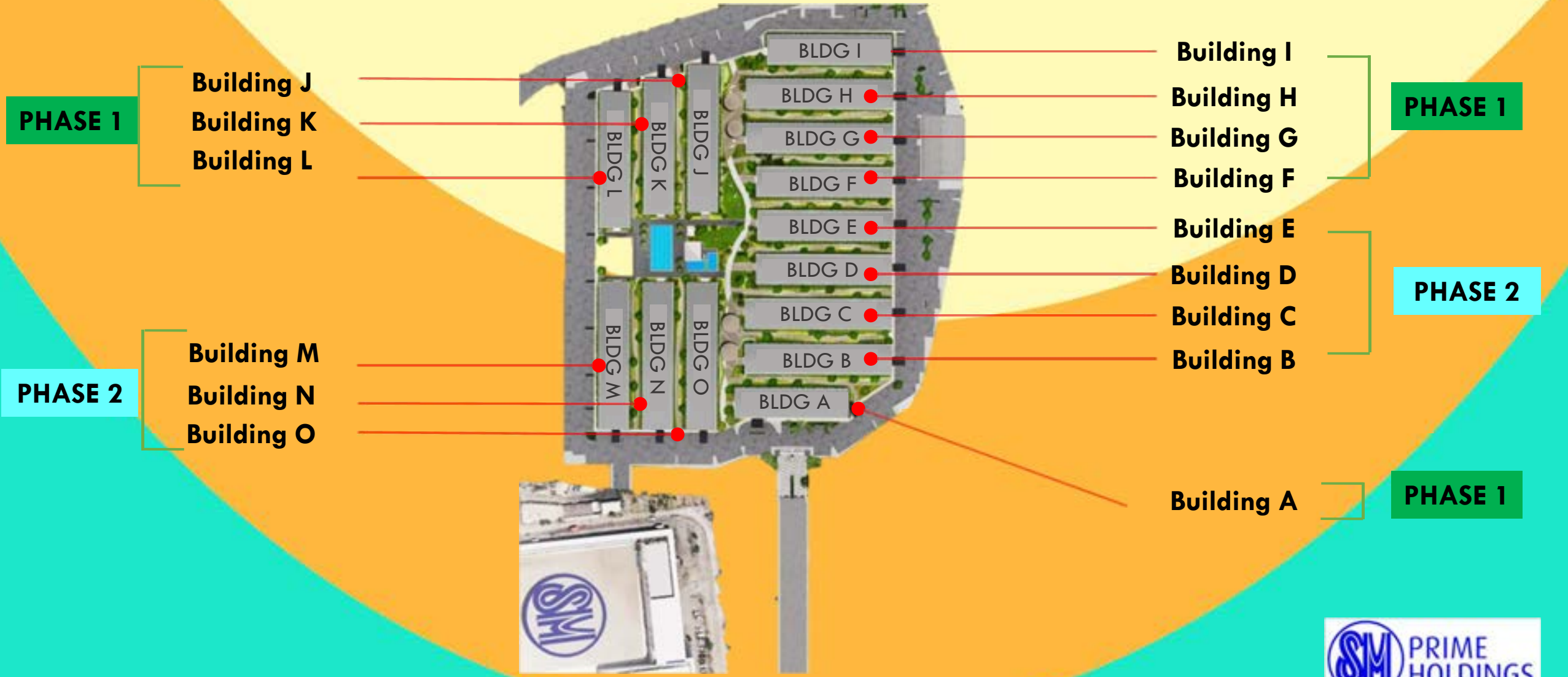
Set in a 5-hectare prime real estate within SM City Baliwag lifestyle district, *Joy Residences* is an investment that will have you jumping for JOY, as it offers a suburban garden community that promises an upgraded lifestyle of comfort and convenience with endless shopping, dining, entertainment and educational options.

Joy Residences is the safest and newest trend of modern living in Baliwag, Bulacan.



SITE DEVELOPMENT PLAN

SMDC



For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer



UNIT DELIVERABLES

SMDC

JOY
RESIDENCES
CITY SALIWAG, BULACAN

TYPICAL UNIT FINISHES	
WALL FINISH	Bedroom: Semi-gloss paint finish Living/Dining/Kitchen: Semi-gloss paint finish T&B: Semi-gloss paint finish with 1.2m-high tiles on shower area and tiled baseboard
FLOOR FINISH	Ceramic tiles
DOORS	Bedroom: Laminated Wood Door T&B: PVC Door Main: Laminated Wood Door
WINDOWS	Aluminum Casement Window
TOILET & BATH	Water closet, lavatory, soap holder, tissue holder and shower assembly fixtures
KITCHEN	Polished tiles on concrete kitchen countertop with base cabinets



For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer

SM PRIME HOLDINGS

BUILDING CHART

SMDC

JOY
RESIDENCES
CITY BALIWAG, BULACAN



5th Floor

3rd Floor

2nd Floor

Ground Floor

Residential



BUILDING B

DETAILS



Unit Type	Unit Area (in sqm)	# of Units
1-Bedroom	24.41 to 24.99	192
Studio End	23.51	7
TOTAL		199

- 199 residential units
 - Ground Floor – 49 units
 - 2nd – 5th Floor – 50 units per floor

BUILDING C DETAILS



Unit Type	Unit Area (in sqm)	# of Units
1-Bedroom	24.41 to 24.99	191
Studio End	23.51	7
Studio Unit	17.63 to 18.21	2
TOTAL		200

- 200 residential units
 - GF – 5th Floor – 50 units per floor

BUILDING D DETAILS



Unit Type	Unit Area (in sqm)	# of Units
1-Bedroom	24.41 to 24.99	175
Studio End	23.51	7
Studio Unit	17.63 to 18.21	2
TOTAL		184

- 184 residential units
 - GF – 5th Floor – 46 units per floor

BUILDING E

DETAILS



Unit Type	Unit Area (in sqm)	# of Units
1-Bedroom	24.41 to 24.99	176
Studio End	23.51	7
TOTAL		183

- 183 residential units
 - Ground Floor – 45 units
 - 2nd – 5th Floor – 46 units per floor

BUILDING M

DETAILS



Unit Type	Unit Area (in sqm)	# of Units
1-Bedroom	24.41 to 24.99	191
Studio End	23.51	7
Studio	17.63 to 18.21	2
TOTAL		200

- 200 residential units
 - GF – 5th Floor – 50 units per floor

BUILDING N

DETAILS



Unit Type	Unit Area (in sqm)	# of Units
1-Bedroom	24.41 to 24.99	192
Studio End	23.51	7
TOTAL		199

- 199 residential units
 - Ground Floor – 49 units
 - 2nd – 5th Floor – 50 units per floor

BUILDING O

DETAILS

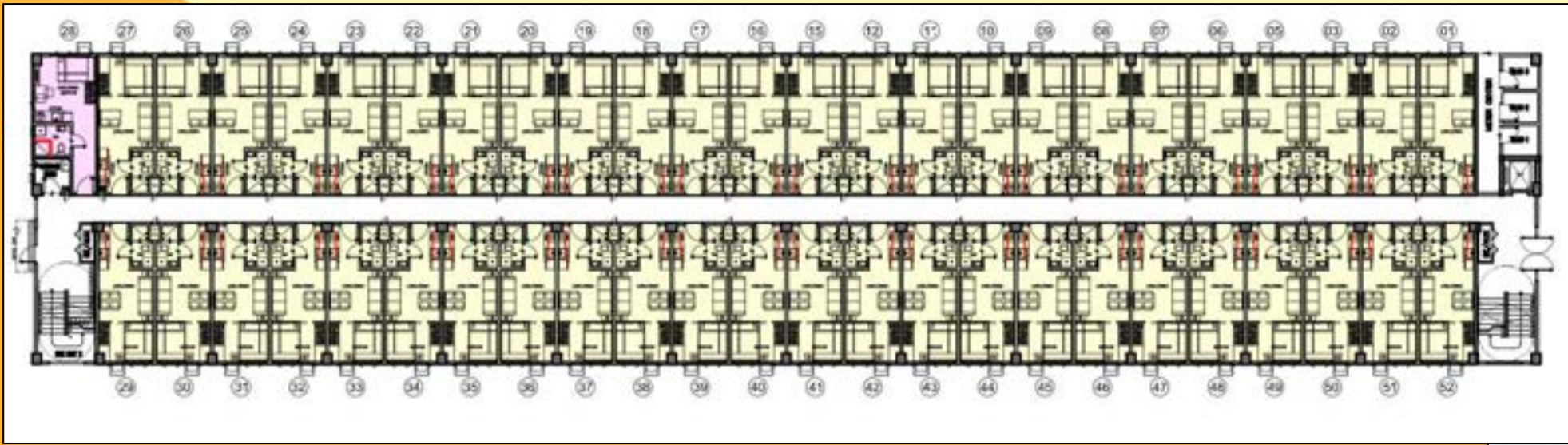


Unit Type	Unit Area (in sqm)	# of Units
1-Bedroom	24.41 to 24.99	191
Studio End	23.51	7
Studio	17.63 to 18.21	2
TOTAL		200

- 200 residential units
 - GF – 5th Floor – 50 units per floor

FLOOR PLANS – BUILDING B



LINEAR PARK VIEW



LINEAR PARK VIEW

Ground Floor

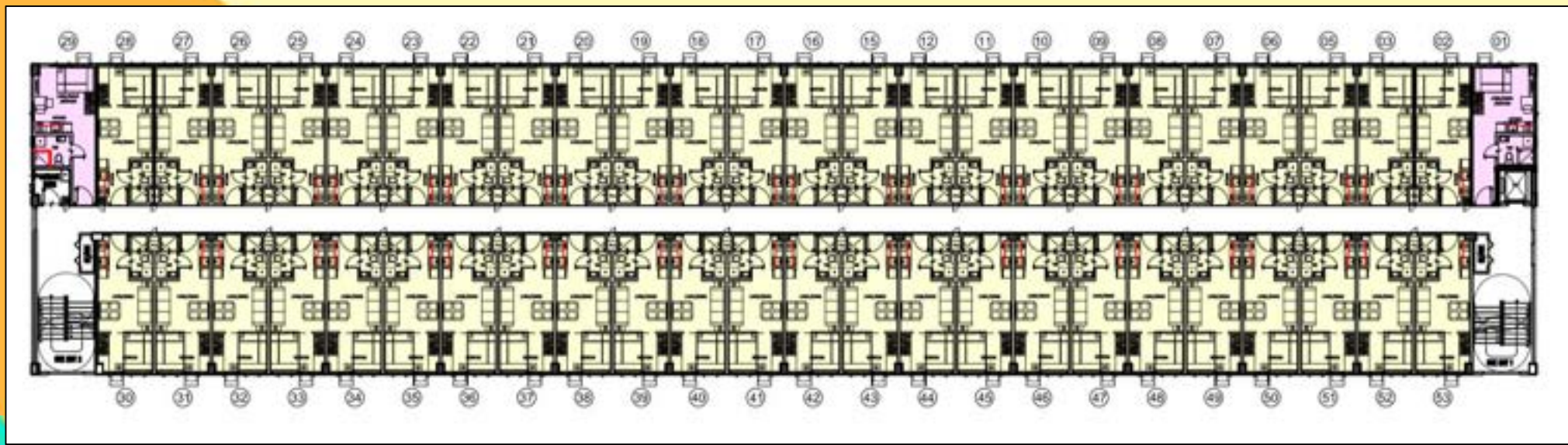
LEGENDS:

-  STUDIO END UNIT
-  1 BEDROOM UNIT



FLOOR PLANS – BUILDING B

LINEAR PARK VIEW



LINEAR PARK

2nd to 5th Floor

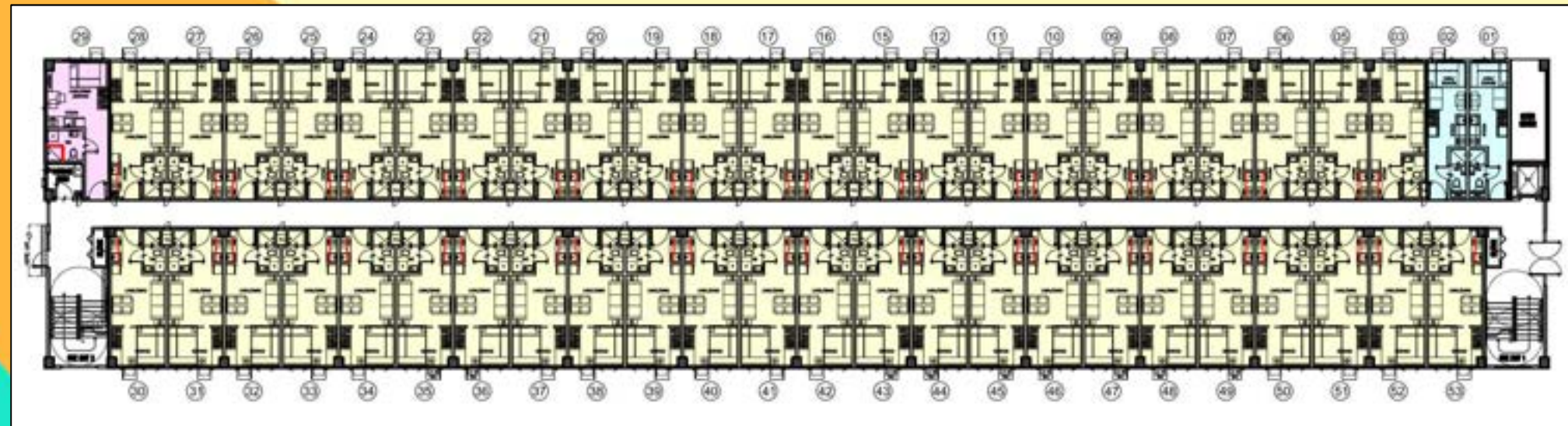
LEGENDS:

- STUDIO END UNIT
- 1 BEDROOM UNIT



FLOOR PLANS – BUILDING C

LINEAR PARK VIEW

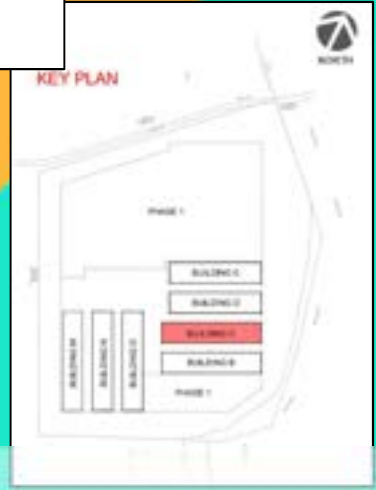


LINEAR PARK VIEW

LEGENDS:

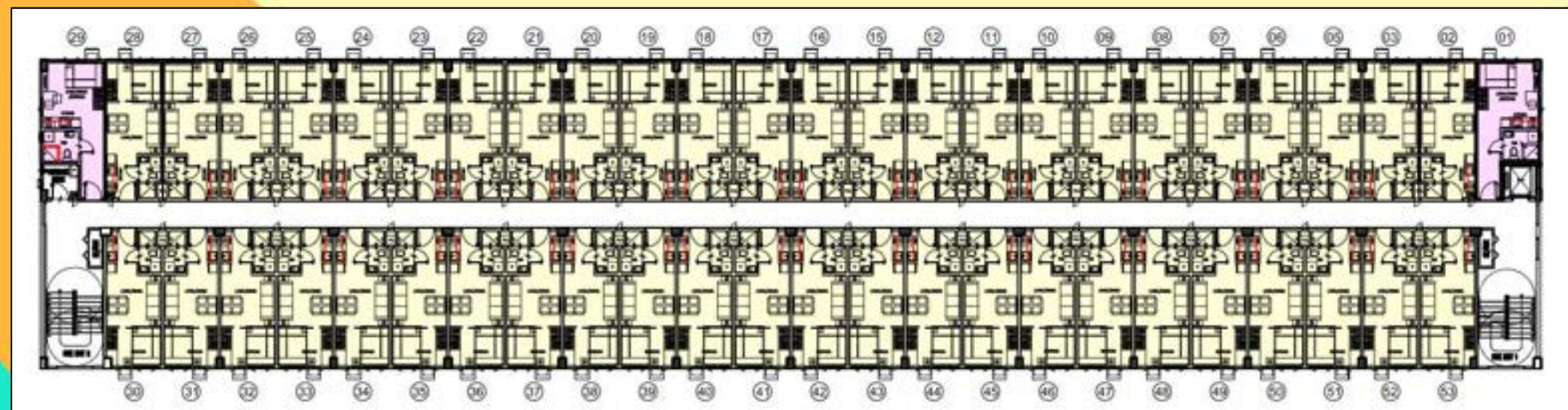
- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT

Ground Floor



FLOOR PLANS – BUILDING C



LINEAR PARK VIEW

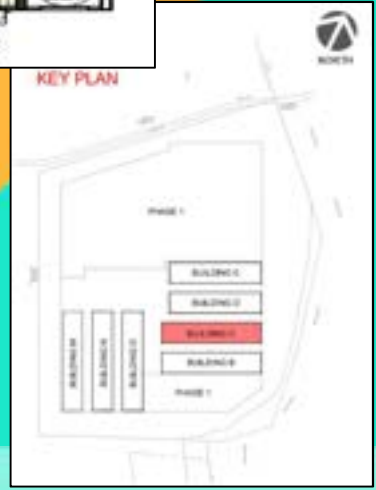


LINEAR PARK

2nd to 5th Floor

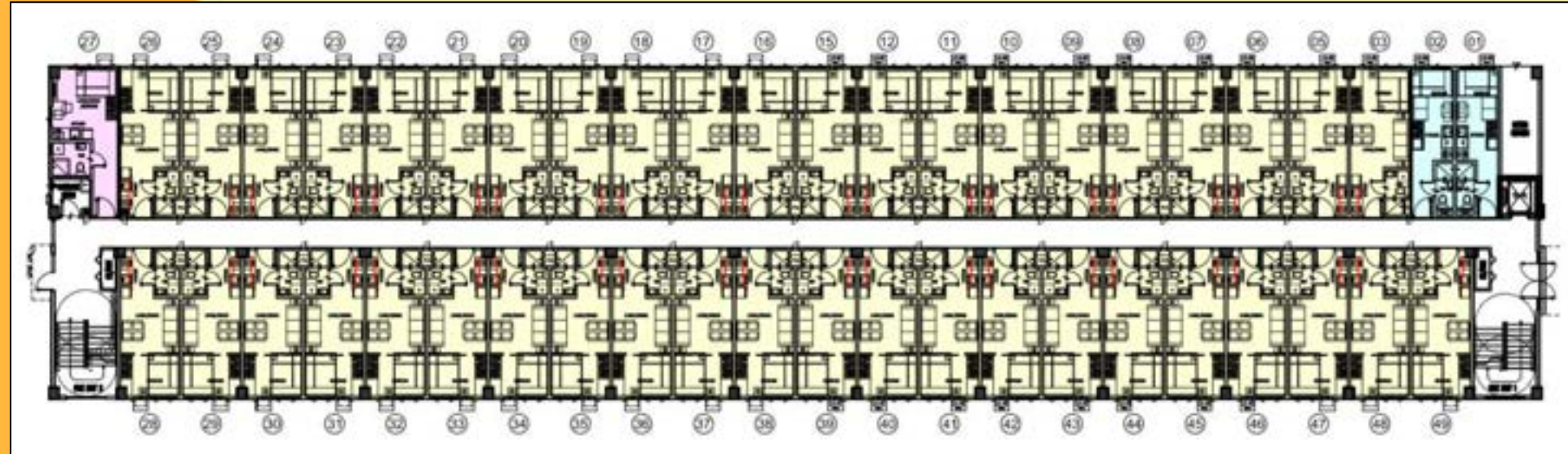
LEGENDS:

-  STUDIO END UNIT
-  1 BEDROOM UNIT



FLOOR PLANS – BUILDING D

LINEAR PARK VIEW

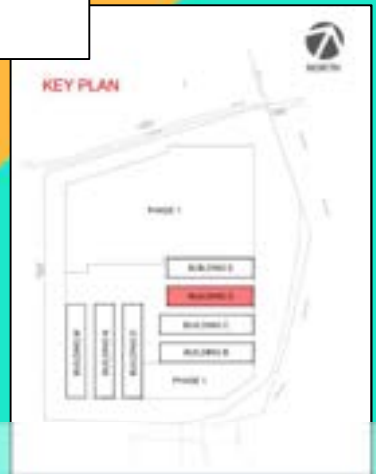


LINEAR PARK VIEW

LEGENDS:

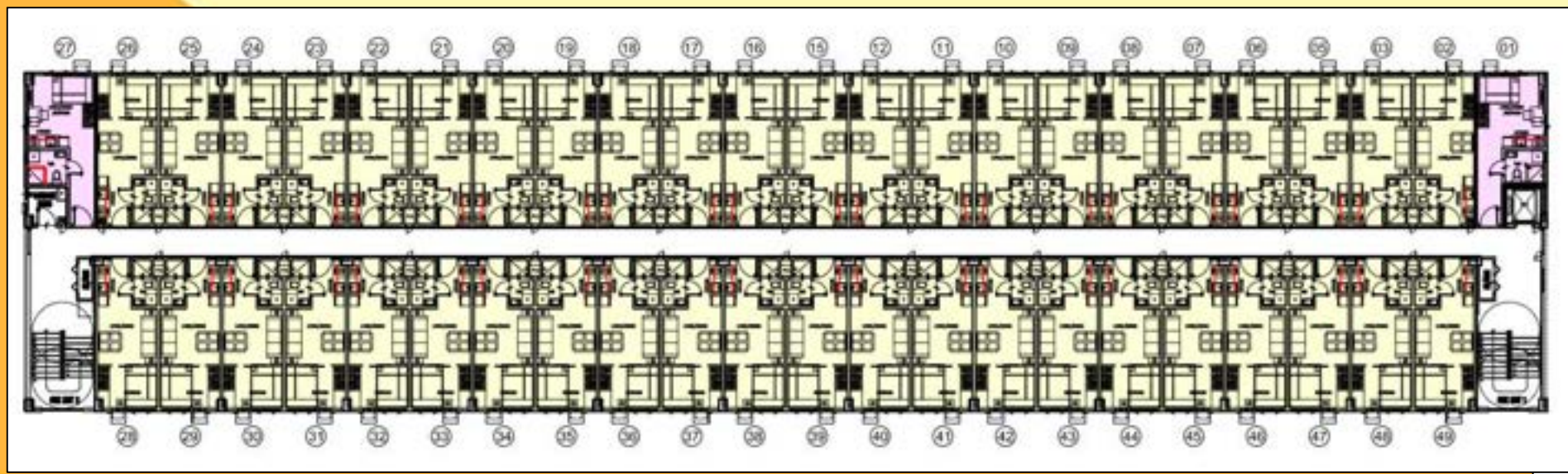
- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT

Ground Floor



FLOOR PLANS – BUILDING D

LINEAR PARK VIEW



LINEAR PARK VIEW

LEGENDS:

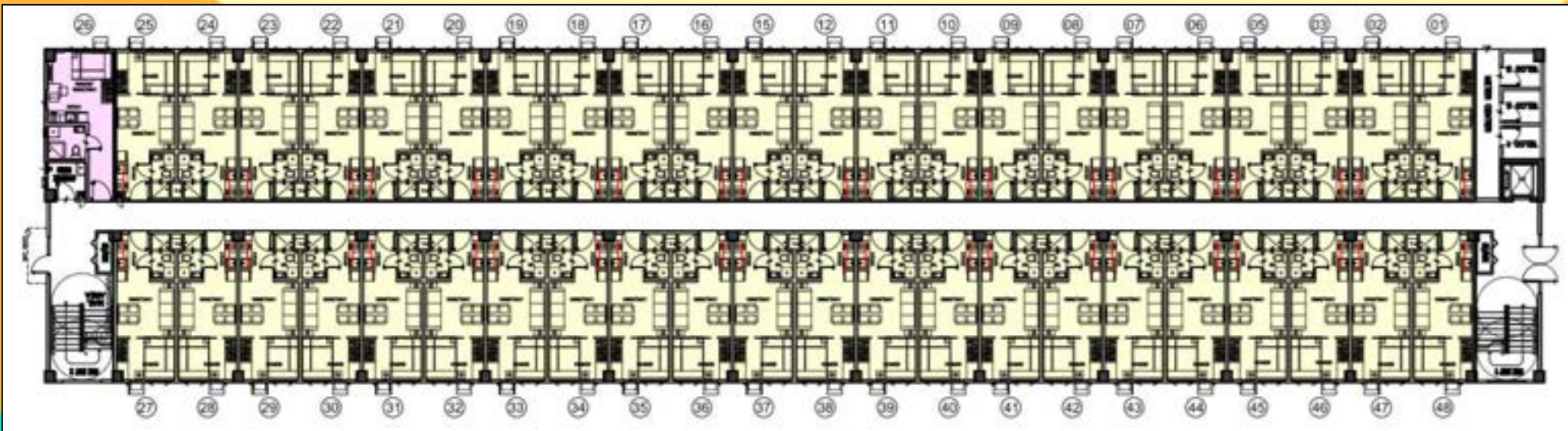
- STUDIO END UNIT
- 1 BEDROOM UNIT

2nd to 5th Floor



FLOOR PLANS – BUILDING E



LINEAR PARK VIEW



LINEAR PARK VIEW

Ground Floor

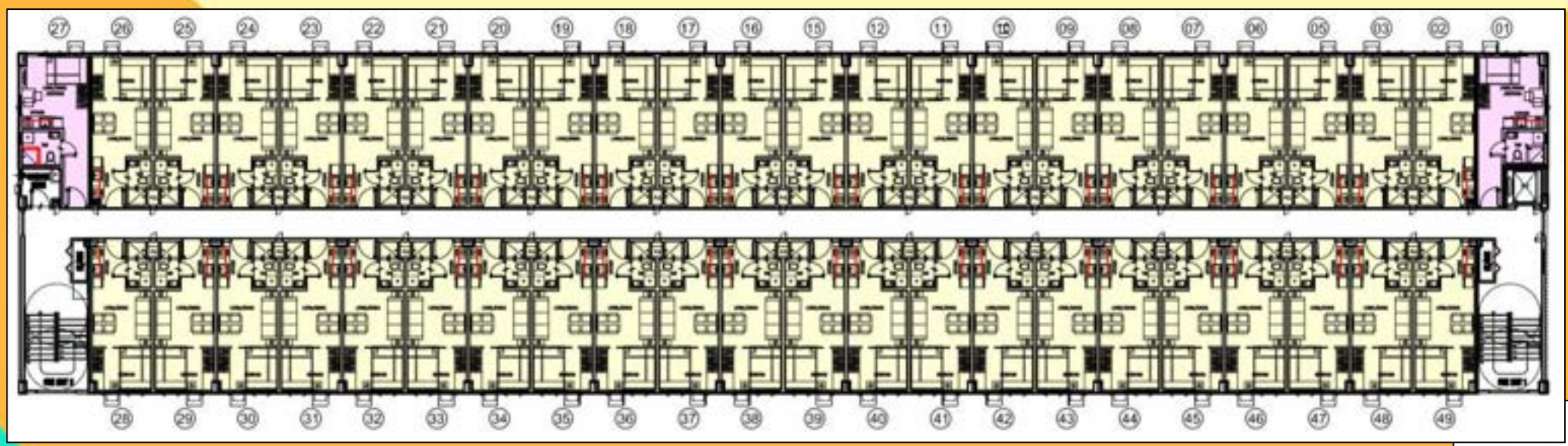
LEGENDS:

-  STUDIO END UNIT
-  1 BEDROOM UNIT



FLOOR PLANS – BUILDING E

LINEAR PARK VIEW



LINEAR PARK VIEW

2nd to 5th Floor

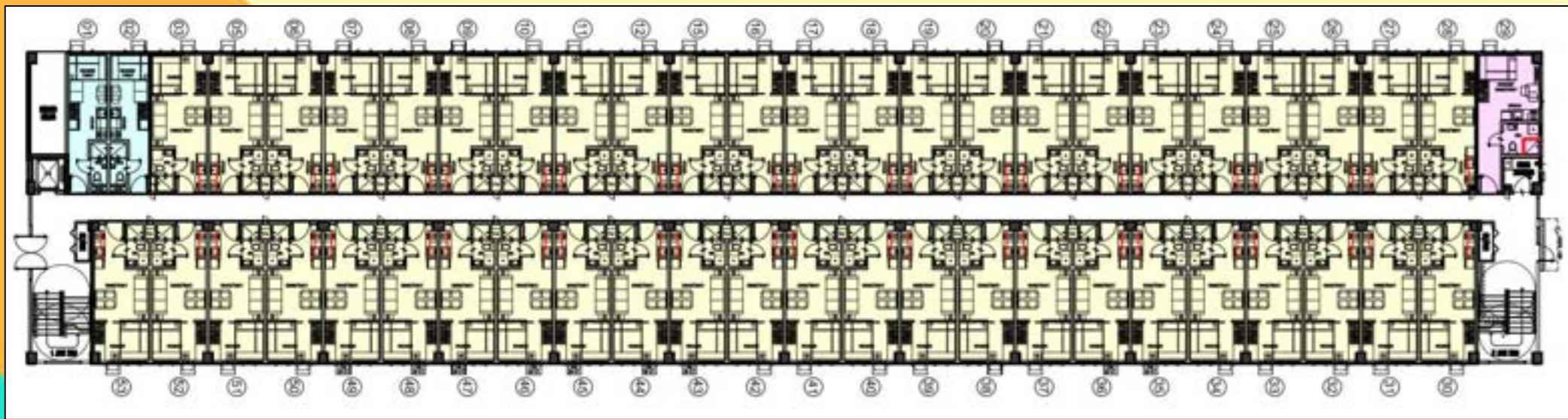
LEGENDS:

-  STUDIO END UNIT
-  1 BEDROOM UNIT



FLOOR PLANS – BUILDING M




SOUTH WEST VIEW

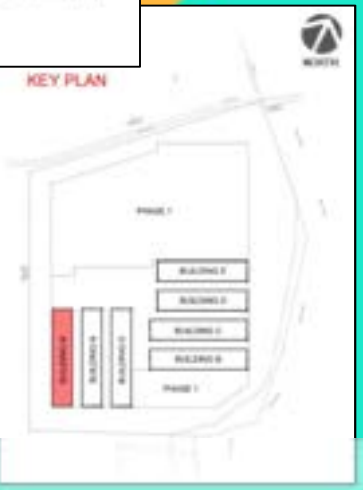


LINEAR PARK VIEW

Ground Floor

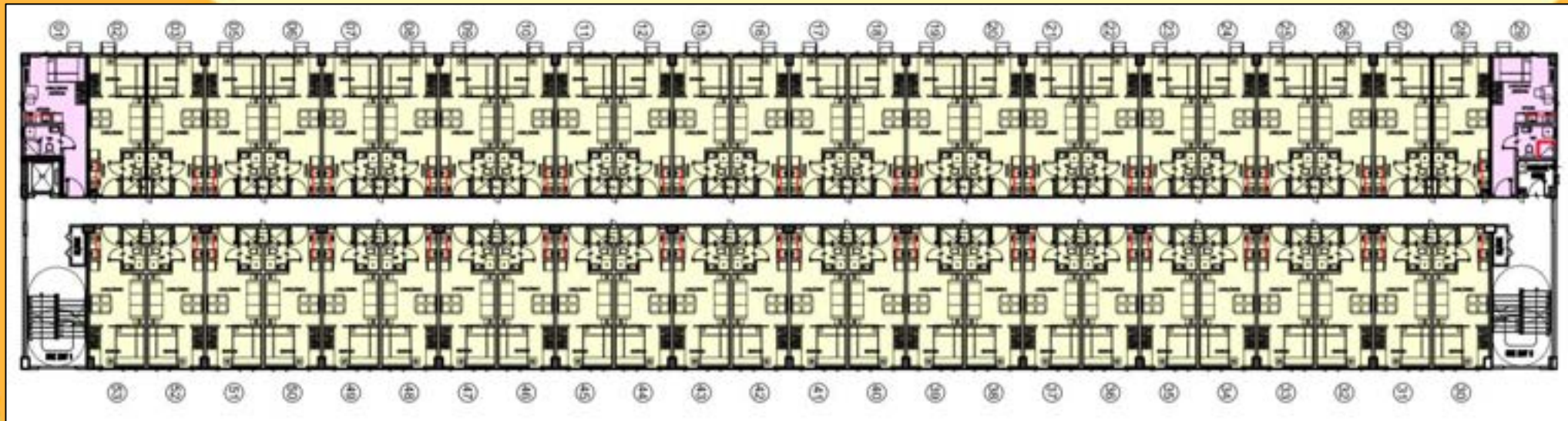
LEGENDS:

-  STUDIO END UNIT
-  STUDIO UNIT
-  1 BEDROOM UNIT



FLOOR PLANS – BUILDING M



SOUTH WEST VIEW

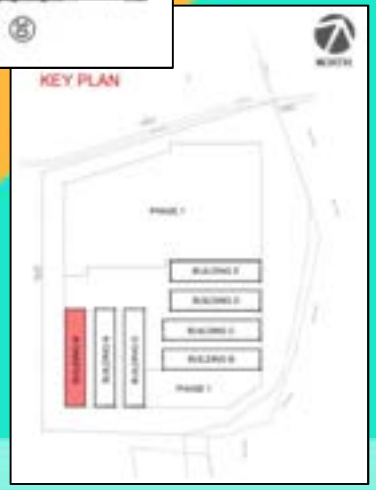


LINEAR PARK VIEW

2nd to 5th Floor

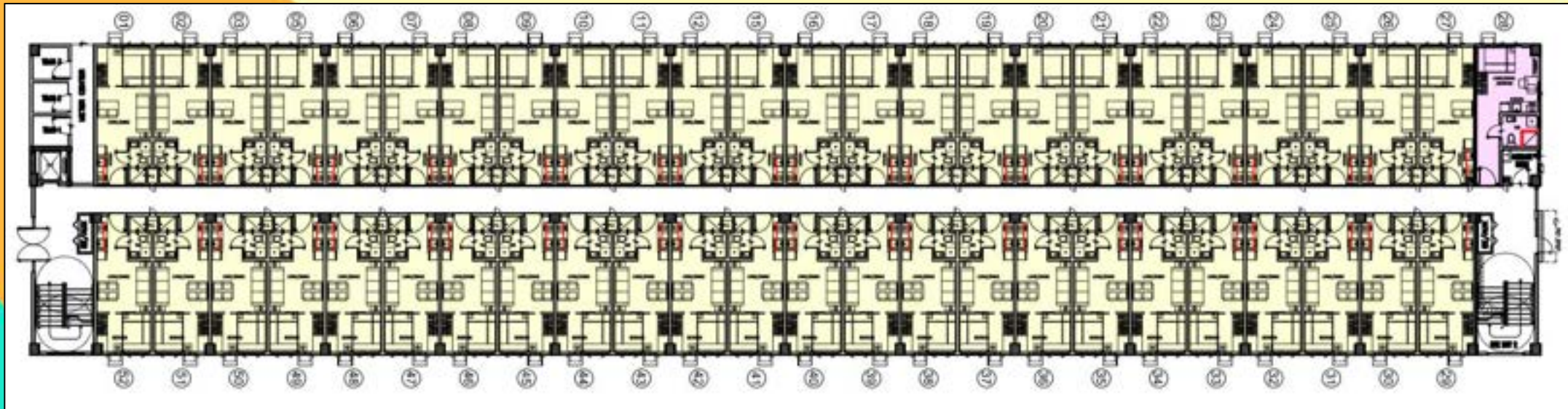
LEGENDS:

-  STUDIO END UNIT
-  1 BEDROOM UNIT



FLOOR PLANS – BUILDING N

LINEAR PARK VIEW

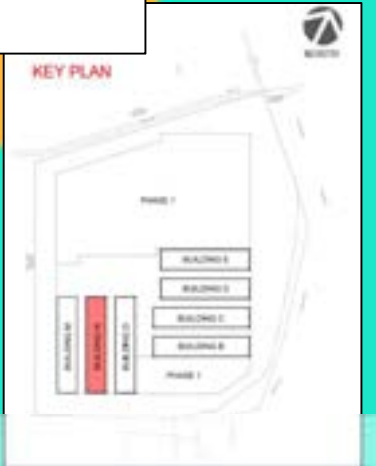


LINEAR PARK VIEW

Ground Floor

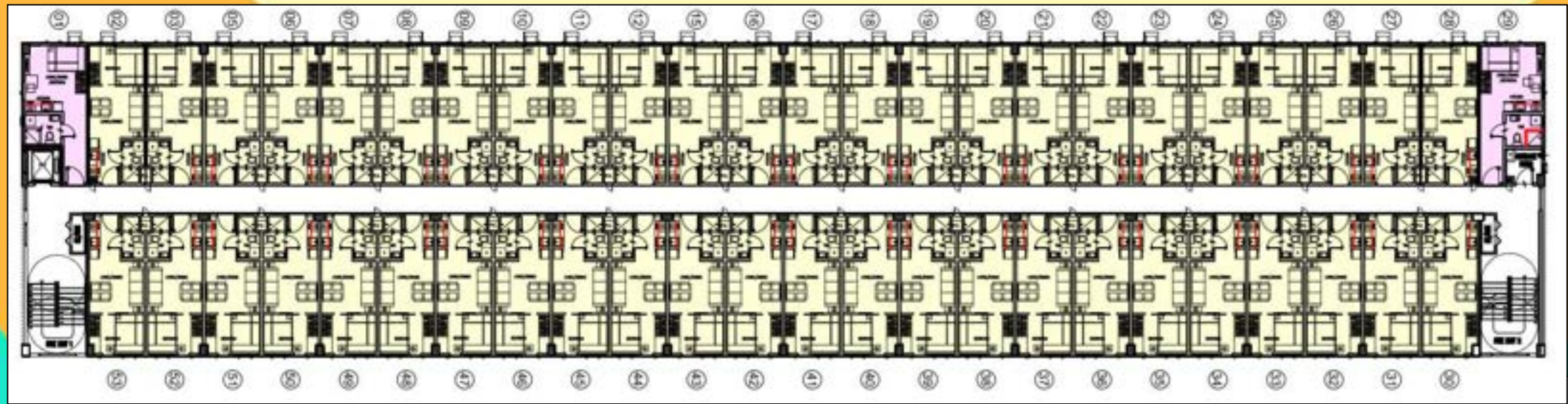
LEGENDS:

-  STUDIO END UNIT
-  1 BEDROOM UNIT



FLOOR PLANS – BUILDING N



LINEAR PARK VIEW



LINEAR PARK VIEW

2nd to 5th Floor

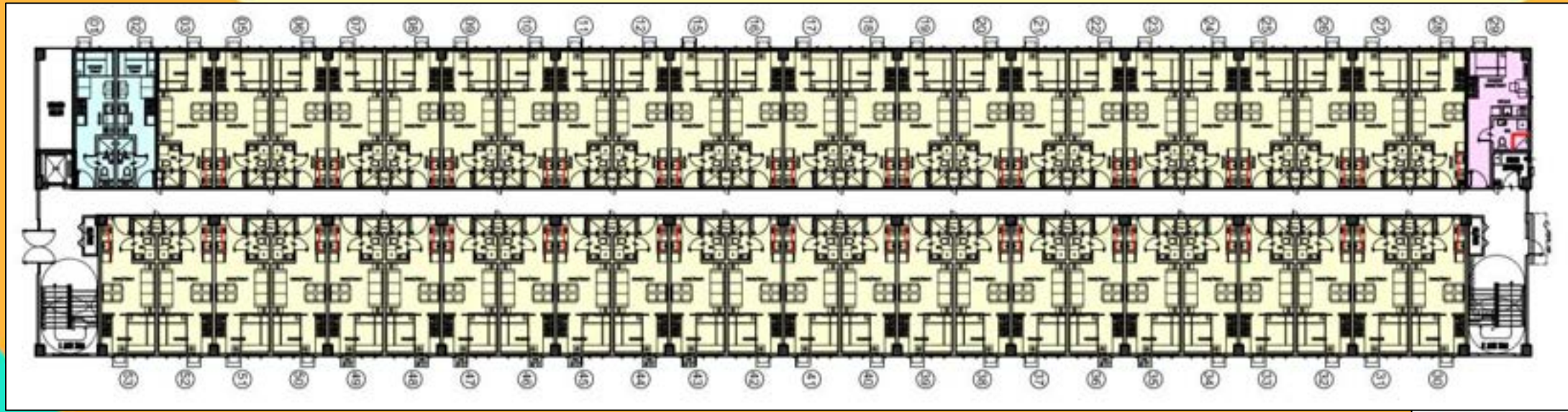
LEGENDS:

-  STUDIO END UNIT
-  1 BEDROOM UNIT



FLOOR PLANS – BUILDING O

LINEAR PARK VIEW

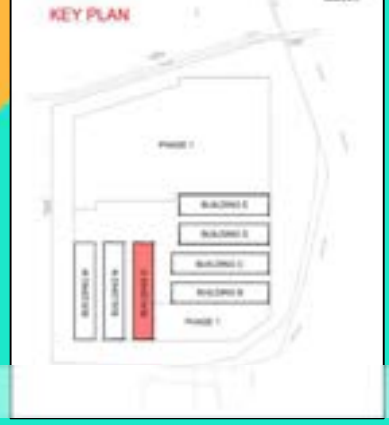


LINEAR PARK VIEW

Ground Floor

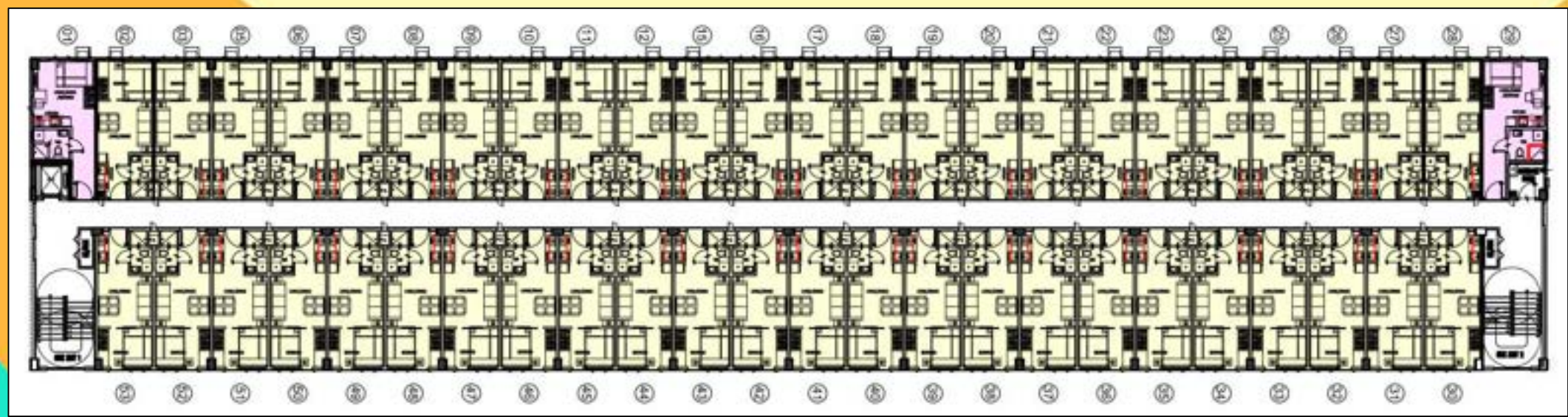
LEGENDS:

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT



FLOOR PLANS – BUILDING O



LINEAR PARK VIEW

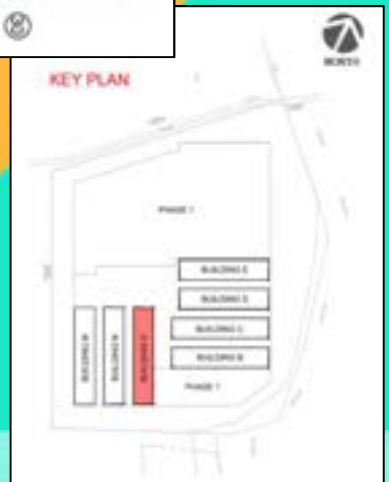


LINEAR PARK VIEW

2nd to 5th Floor

LEGENDS:

-  STUDIO END UNIT
-  1 BEDROOM UNIT



UNIT LAYOUTS - STUDIO



STUDIO UNIT		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m ²)	Square Feet (ft ²)
Living/Dining/Bedroom/Kitchen Area	14.31	154.03
Toilet & Bath	3.32	35.74
TOTAL	±17.63	±189.77


STUDIO UNIT
 SCALE NOT TO SCALE



UNIT LAYOUTS - STUDIO



STUDIO UNIT		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m ²)	Square Feet (ft ²)
Living/Dining/Bedroom/Kitchen Area	14.89	160.27
Toilet & Bath	3.32	35.74
TOTAL	±18.21	±195.95

1 STUDIO UNIT
SCALE: NOT TO SCALE



UNIT LAYOUTS – STUDIO END



STUDIO END UNIT		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m ²)	Square Feet (ft ²)
Living/Dining/Bedroom/Kitchen Area	19.01	204.62
Toilet & Bath	4.50	48.44
TOTAL	±23.51	±253.06


STUDIO END UNIT
 SCALE: NOT TO SCALE



UNIT LAYOUTS – 1- BEDROOM



TYPE A
2 columns



TYPE B
1 column



TYPE C
columnless

1 BEDROOM UNIT		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m ²)	Square Feet (ft ²)
Bedroom	7.40	79.65
Living/Dining Area	8.82	94.94
Toilet & Bath	3.58	38.53
Kitchen	4.61	49.62
TOTAL	±24.41	±262.74

1 BEDROOM UNIT
SCALE: NOT TO SCALE

UNIT LAYOUTS – 1- BEDROOM



TYPE A
columnless



TYPE B
2 columns

1 BEDROOM UNIT		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m ²)	Square Feet (ft ²)
Bedroom	7.54	81.16
Living/Dining Area	9.10	97.95
Toilet & Bath	3.58	38.53
Kitchen	4.77	51.34
TOTAL	±24.99	±268.98

1 1 BEDROOM UNIT
SCALE: NOT TO SCALE

SMDC

JOY
RESIDENCES
CITY BALIWAG, BULACAN

UNIT LAYOUTS – 1- BEDROOM



SM PRIME HOLDINGS

For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer

UNIT VIEWS

SMDC

JOY
RESIDENCES
CITY BALIWAG, BULACAN

- Linear Park View
- North West View
- South West View
- South East View



SM PRIME HOLDINGS

AMENITIES

SMDC

JOY
RESIDENCES
CITY BALIWAG, BULACAN

Phase 2 Amenities

- Children's Playground
- Lap Pool
- Clubhouse
- Pavilion
- Kiddie Pools



Phase 1 Amenities

- Gazebo
- Covered Basketball Court
- Linear Park



AMENITIES

SMDC

JOY
RESIDENCES
CITY BALIWAG, BULACAN



SM PRIME HOLDINGS

For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer

COVERED BASKETBALL COURT

SMDC

JOY
RESIDENCES
CITY BALIWAG, BULACAN



For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer

LINEAR PARKS

SMDC

JOY
RESIDENCES
CITY BALIWAG, BULACAN



For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer



GAZEBO

SMDC

JOY
RESIDENCES
CITY BALIWAG, BULACAN



For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer

CHILDREN'S PLAYGROUND

SMDC

JOY
RESIDENCES
CITY BALIWAG, BULACAN



For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer



LAP POOL

SMDC

JOY
RESIDENCES
CITY BALIWAG, BULACAN



For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer

CENTRAL LOBBY

SMDC

JOY
RESIDENCES
CITY BALIWAG, BULACAN



For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer



SMDC

JOY
RESIDENCES
CITY BALIWAG, BULACAN

PROJECT FEATURES

- ✓ Gated community with 24/7 security
- ✓ Centralized Mailroom at Building A Ground Floor
- ✓ CCTV per floor and elevator car
- ✓ Centralized garbage room in every floor
- ✓ Property management services
- ✓ Power by Meralco



PROPERTY MANAGEMENT

SMDC

JOY
RESIDENCES
CITY BALIWAG, BULACAN

GREENMIST
PROPERTY MANAGEMENT CORP.


primekey

- Quality Customer Service
- Stringent Safety and Security
- First Rate Facility Management
- Spotless Cleanliness
- Transparent Transaction

Our commitment to you does not end when we give you the key to your property. We enable you to realize the maximum return of your property investment through SMDC Leasing.

SMDC Leasing Range of Services

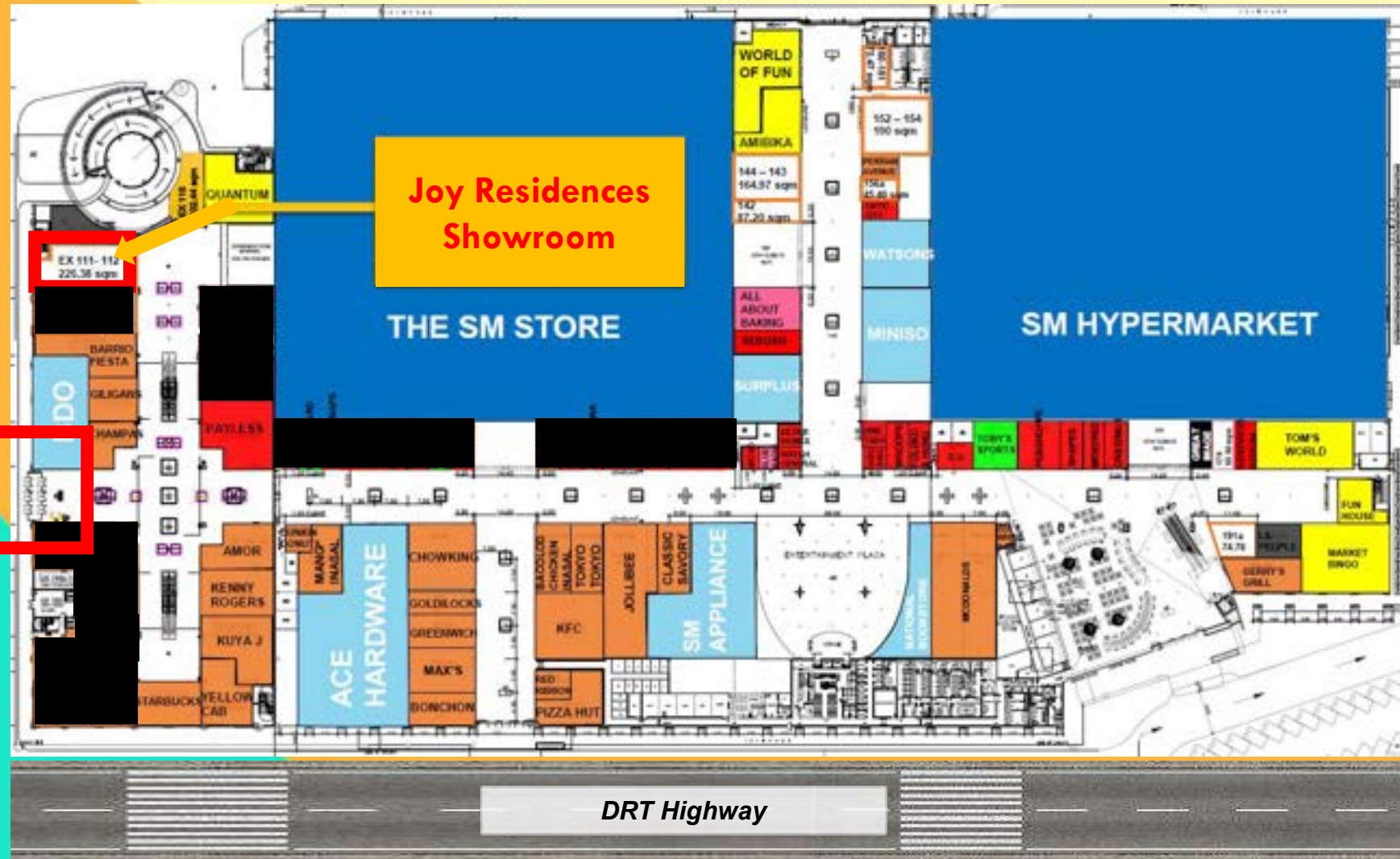
- Property Listing Management
- Unit viewing arrangements
- Negotiation of lease terms
- Preparation of lease contract
- Tenant move-in assistance

 **PRIME HOLDINGS**

SHOWROOM LOCATION

SMDC

JOY
RESIDENCES
CITY BALIWAG, BULACAN



**Ground Floor
In front of
THE SM STORE**

SM PRIME HOLDINGS

For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer

UNIT PRICE

For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer. Data is as of Feb 22, 2022. Please check latest announcement by Sales Council



PRICING

SMDC

JOY
RESIDENCES
CITY BALIWAG, BULACAN

Residential Unit	Average Selling Price (TLP)
1-Bedroom Unit	₱ 2,936,000
Studio End Unit	₱ 2,809,000
Studio Unit	₱ 2,258,000

Parking Slot	Average Selling Price (TLP)
Open Parking*	₱ 750,000

*₱ 700,000 for parallel parking

For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer. Data is as of April 8, 2022. Please check latest announcement by Sales Council



PAYMENT TERMS

Buildings B, C, D, E, M, N and O
NON-RFO
STANDARD PAYMENT SCHEME (Residential & Parking)

PAYMENT SCHEME	PARTICULAR	DISCOUNT ON TLP	
		RESIDENTIAL	PARKING
Spot Cash	100% Spot Cash in 30 Days	10.0%	4.0%
Deferred Cash	100% Payable in 39 months	2.0%	N/A
Spread DP	10% in 38 months / 90% through cash, bank or HDMF	N/A	N/A

- Reservation Fee*

 - Residential Units – P15,000.00
 - Parking Slots – P10,000.00
- Spot cash payment shall be subject to a retention amount of Php 50,000 and will be due when the individual CCTs become available. Upon availability of the individual CCT's under SMPHI, no retention is required.

= (100% TAP – Retention Amount) / x months
- Turnover of the units shall be upon eligibility and building completion.

SAMPLE COMPUTATION

STUDIO

Payterm	100% Spot Cash in 30 days	100% payable in 39 months	10% in 38 months / 90% cash, bank or HDMF
Unit Type	STUDIO	STUDIO	STUDIO
Unit Area	17.63	17.63	17.63
TLP	2,185,000.00	2,185,000.00	2,185,000.00
Discount	218,500.00	-	-
NLP	1,966,500.00	2,185,000.00	2,185,000.00
VAT	-	-	-
TCP	1,966,500.00	2,185,000.00	2,185,000.00
OC *	167,152.50	185,725.00	185,725.00
TAP	2,133,652.50	2,370,725.00	2,370,725.00

Reservation	15,000.00	15,000.00	15,000.00
MA 1	2,118,652.50	60,403.21	5,844.01
MA 2 to 38	-	60,403.21	5,844.01
MA 39	-	60,403.21	-
Balance	-	-	2,133,652.50

Avail a
Studio unit
for as low
as P5.8k
per month!

*"Other Charges" for all MRB3 projects is now 8.5% beginning April 11, 2022.

SAMPLE COMPUTATION

1-BEDROOM

Payterm	100% Spot Cash in 30 days	100% payable in 39 months	10% in 38 months / 90% cash, bank or HDMF
Unit Type	1 BEDROOM	1 BEDROOM	1 BEDROOM
Unit Area	24.41	24.41	24.41
TLP	2,830,000.00	2,830,000.00	2,830,000.00
Discount	283,000.00	-	-
NLP	2,547,000.00	2,830,000.00	2,830,000.00
VAT	-	-	-
TCP	2,547,000.00	2,830,000.00	2,830,000.00
OC *	216,495.00	240,550.00	240,550.00
TAP	2,763,495.00	3,070,550.00	3,070,550.00

Reservation	15,000.00	15,000.00	15,000.00
MA 1	2,748,495.00	78,347.44	7,685.66
MA 2 to 48		78,347.44	7,685.66
MA 49		78,347.44	-
Balance	-	-	2,763,495.00

Avail a 1-Bedroom unit for as low as P7.7k per month!

*"Other Charges" for all MRB3 projects is now 8.5% beginning April 11, 2022.

SAMPLE COMPUTATION

PARKING

Payterm	100% Spot Cash in 30 days	100% payable in 39 months	10% in 38 months / 90% cash, bank or HDMF
Unit Type	OPEN PARKING	OPEN PARKING	OPEN PARKING
Unit Area	12.50	12.50	12.50
TLP	750,000.00	750,000.00	750,000.00
Discount	30,000.00		-
NLP	720,000.00	750,000.00	750,000.00
VAT	86,400.00	90,000.00	90,000.00
TCP	806,400.00	840,000.00	840,000.00
OC	61,200.00	63,750.00	63,750.00
TAP	867,600.00	903,750.00	903,750.00
Reservation	10,000.00	10,000.00	10,000.00
MA 1	843,200.00	22,916.67	2,115.13
MA 2 to 38	-	22,916.67	2,115.13
MA 39	-	22,916.67	-
Balance	14,400.00	-	792,223.68

Avail a parking unit for P2k per month!

*"Other Charges" for all MRB3 projects is now 8.5% beginning April 11, 2022.

SMDC

JOY
RESIDENCES
CITY BALIWAG, BULACAN

*A real estate investment that will have you
jumping for JOY!*

**RELAXING SUBURBAN
GARDEN COMMUNITY**

**SUSTAINABLE MASTER-
PLANNED DEVELOPMENT**

**IDEAL HOMES FOR
WORKING FAMILIES**

**LUCRATIVE
INVESTMENT**



For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer

SMDC

JOY
RESIDENCES
CITY BALIWAG, BULACAN

THANK YOU!

Email: alphamae.genesis@smdevelopment.com

Local: 02-8857-0100 loc. 1768

