

SOUTH 2
RESIDENCES
at SM SOUTHMALL
LAS PIÑAS CITY

Sales Briefing Material

January 2023



SOUTH 2 RESIDENCES at SM SOUTHMALL LAS PIÑAS CITY

SOUTH 2 Residences is a premier community in the South that offers 5-star features and amenities, conveniently located within the SM's premiere lifestyle city in Las Pinas, providing a complete live, work, play environment to its residents.

SOUTH 2 Residences is your ideal community in Las Pinas that's designed for convenience and promises a modern lifestyle to a dynamic market.

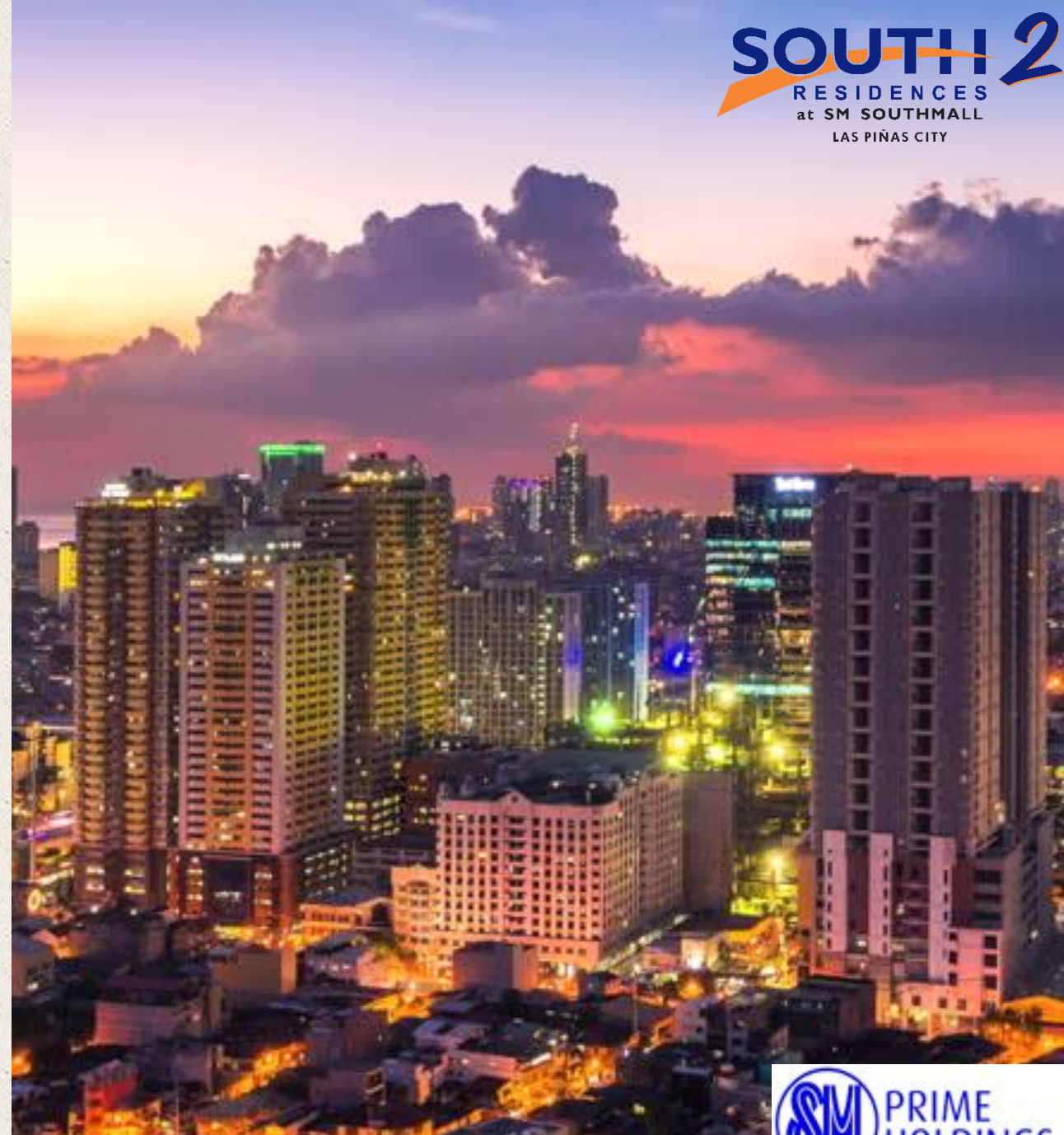
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LAS PINAS CITY

- ✓ Highly urbanized city within the 4th District of NCR.
- ✓ Gateway between Metro Manila and to the Calabarzon industrial growth area connections to:
 - South: MCX, SLEX, E. Aguinaldo Highway
 - North: Metro Manila Skyway, SLEX
- ✓ “Cleanest and Greenest City” in Metro Manila and in the Philippines – HALL OF FAME AWARDEE.
- ✓ Global 500 Roll of Honour for environmental Award by the United Nations Environment Programme (UNEP) 2000
- ✓ “Top Five Most Business Friendly LGU in the National Capital Region 2004”.
- ✓ “2019 Most Competitive Cities in the Country” by the Asian Institute of Management Policy with the United States Agency for International Development and Germany’s Technical Cooperation Unit.

<https://www.expatsforum.com/articles/cities/las-pinas-city-guide.html>



INFRASTRUCTURE DEVELOPMENTS IN THE AREA:

✓ SKYWAY EXPANSION PROJECT

<https://newsinfo.inquirer.net/1218250/traffic-rerouting-scheme-in-alabang-to-start-feb-16-due-to-skyway-extension-project>

✓ MANILA LRT 1 CAVITE EXTENSION PROJECT

<https://www.railway-technology.com/projects/manila-light-rail-transit-line-1-lrt-1-cavite-extension/>

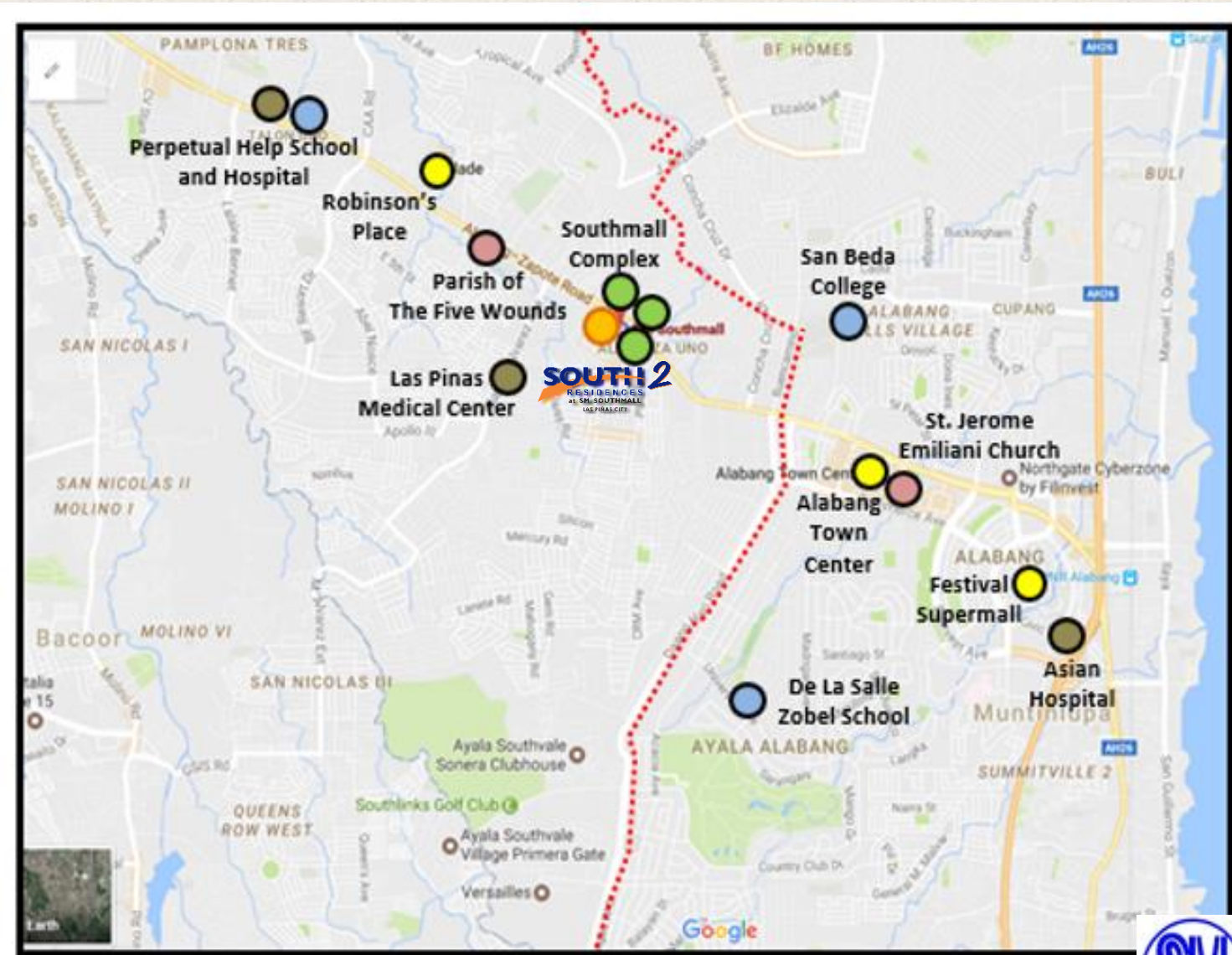
✓ C-5 SOUTHLINK

<http://las-pinas.metronewscentral.net/las-pinas/mmda-news/congestion-in-paranaque-las-pinas-and-cavite-to-ease-on-the-c5-south-link>



LOCATION AND ACCESSIBILITY

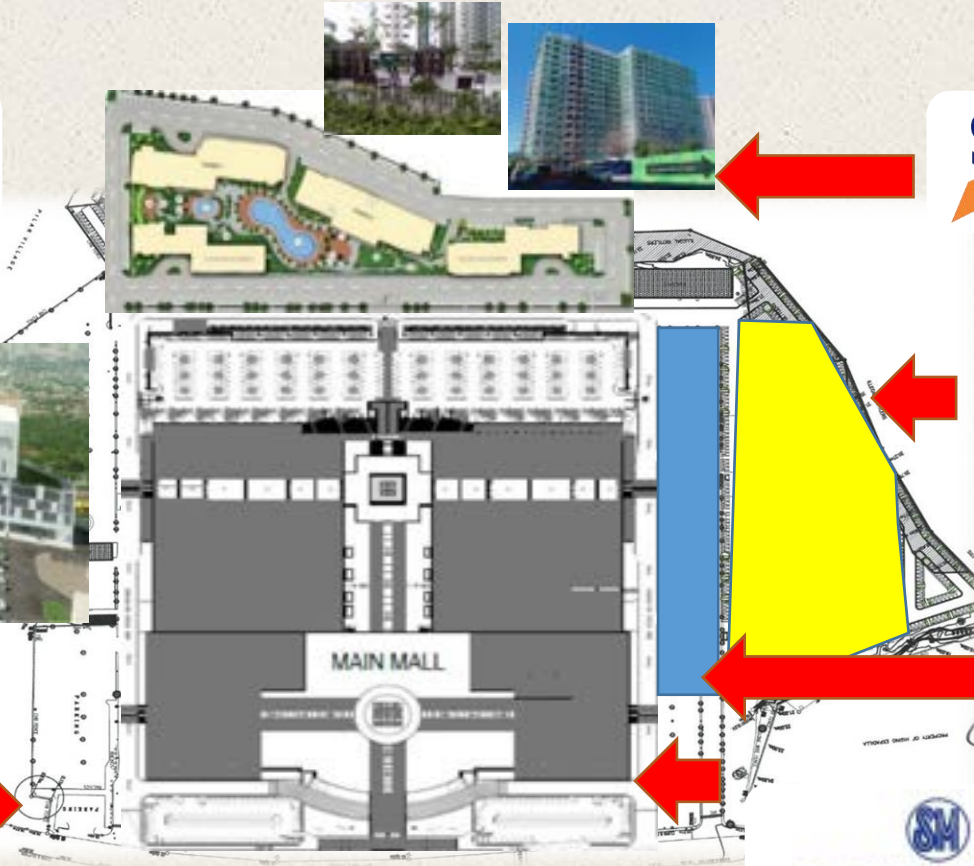
Landmarks	KM
SM Southmall SM South Tower 1&2 South Residences SM Transport Terminal	100 m Within SM complex
PLACES OF WORSHIP San Isidro Labrador Parish Parish of the Five Wounds St Jerome Emiliani Church	250 m 1.4 KM 3.4 KM
HOSPITALS Las Pinas Medical Center Perpetual Help Hospital Asian Hospital Alabang Medical Center	1.6 KM 3.4 KM 5.2 KM 5 KM
SCHOOLS San Beda College – Alabang University of Perpetual Help College Southville International School De La Salle Zobel Alabang FEU Alabang	3.1 KM 3.4 KM 3.8 KM 4.5 KM 4.0 KM
COMMERCIAL CENTERS Robinsons Place Las Pinas Alabang Town Center / CBD Festival Supermall VistaMall LasPinas Evia Mall Alabang	2 KM 3.0 KM 4.6 KM 3.9 KM 6.0 KM



SM SOUTH TOWER OFFICES



SM TRANSPORT HUB



SOUTH
RESIDENCES
at SM SOUTHMALL

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LAS PIÑAS CITY

Future Development

SM
SOUTHMALL

Alabang-Zapote Road



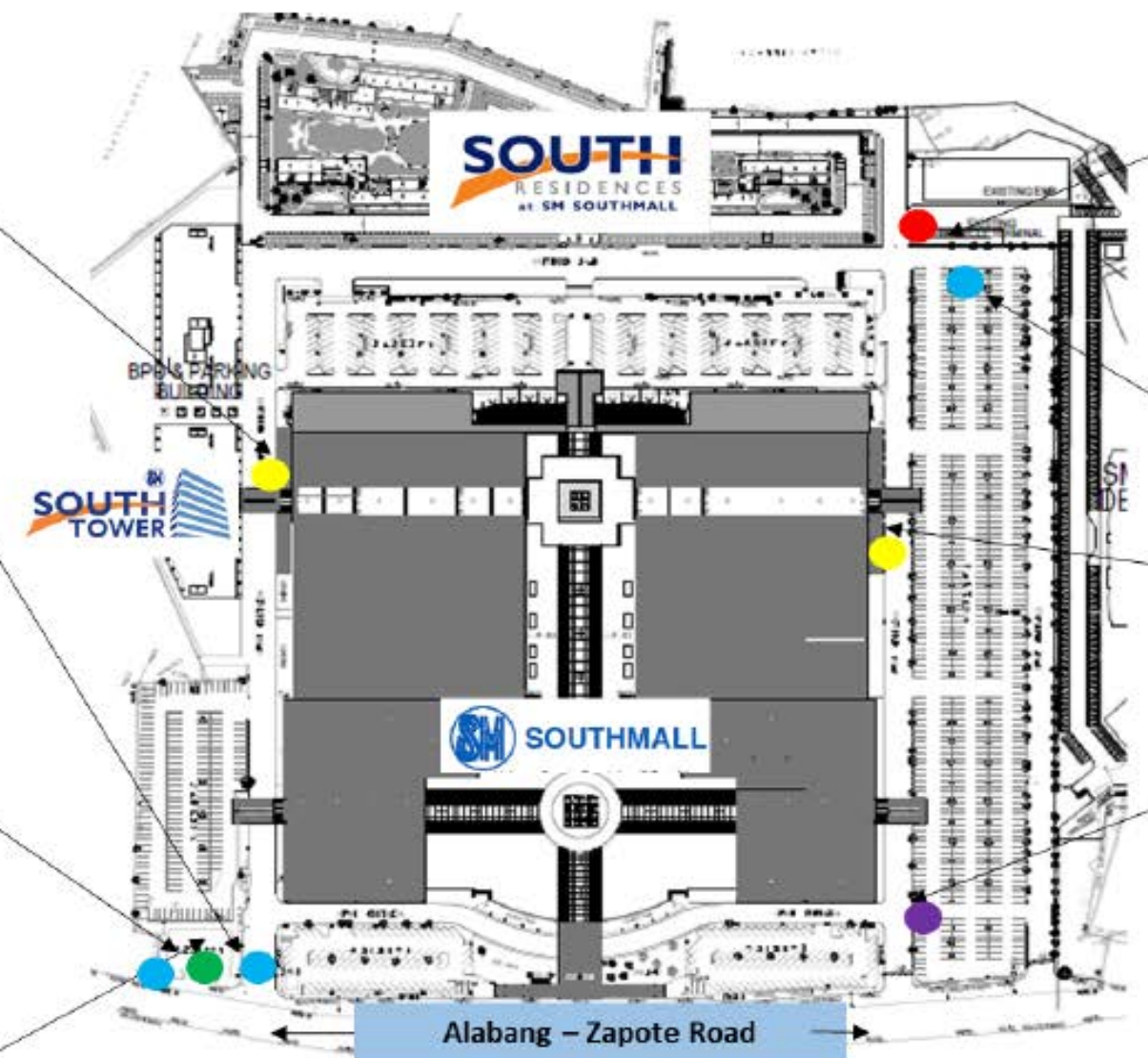
SM SOUTHMALL TRANSPORT TERMINAL

TAXI ●
Operating Hours: 10:00AM– 9:00PM

PUJ ●
Route: SM Molino via Marcos Alvarez
Fare: Php16.00 (max)
Operating Hours:
7AM-12PM : non-peak
12PM – 9:00PM : peak

PUJ ●
Route: Soldier Hills / Moonwalk
Fare: Php8.00
Operating Hours:
7AM-12PM : non-peak
12PM – 9:00PM : peak

PUV (UV Express) ●
Route: Ayala Makati
Fare: Php70.00
Operating Hours:
5:30AM-10:00AM (Mon-Sat)



Tricycle ●
Route: Pilar Village, Mahogany
Fare: Php7.00 (single)
Php21.00-Php30.00 (special
-depending on distance)
Operating Hours: 6:00AM– 9:00PM

PUJ ●
Route: Pilar Village, Mahogany
Fare: Php8.00
Operating Hours: 6:00AM– 9:00PM

TAXI ●
Operating Hours: 10:00AM– 9:00PM

BUS ●
Route: Lawton via Baclaran-Buendia Taft
Fare: Php12.00 (min) Php49.00 (max)
Operating Hours:
10:00AM– 9:00PM

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SM SOUTHMALL Lifestyle Complex

**YOUR COMPLETE
PREMIER COMMUNITY**

**SM SOUTHMALL
SM SOUTH TOWER OFFICES
SOUTH RESIDENCES
CONDOMINIUM
SM SOUTHMALL TRANSPORT HUB
FUTURE UNIVERSITY**

YOUR HOME BESIDE THE MALL

SM SOUTHMALL features:

- ✓ THE SM STORE
- ✓ SM SUPERMARKET
- ✓ OUR HOME
- ✓ SM APPLIANCE CENTER
- ✓ TOY KINGDOM
- ✓ ACE HARDWARE
- ✓ WATSONS
- ✓ GLOBAL BRANDS such as Uniqlo / H&M / MINISO
- ✓ BDO / CHINABANK
- ✓ OVER 350 RETAIL AND DINING CHOICES
- ✓ 6 AUDITORIUM CINEMAS
- ✓ 1 IMAX THEATER / 2 DIRECTORS CLUB
- ✓ ICE SKATING RINK / BOWLING CENTERS
- ✓ CYBERZONE
- ✓ OVER 1,870 PARKING SLOTS

200,000 sqm*

*Total floor area of Shopping, Dining, Fun and Entertainment

SOUTH 2
RESIDENCES
at SM SOUTHMALL
LAS PIÑAS CITY



SM PRIME
HOLDINGS

SM South Tower Offices

8 Level Carpark and Office Building

Tower 1 – Office (4 Floors)

Tower 2 – Office (4 Floors)

Retail Tenants at GF:

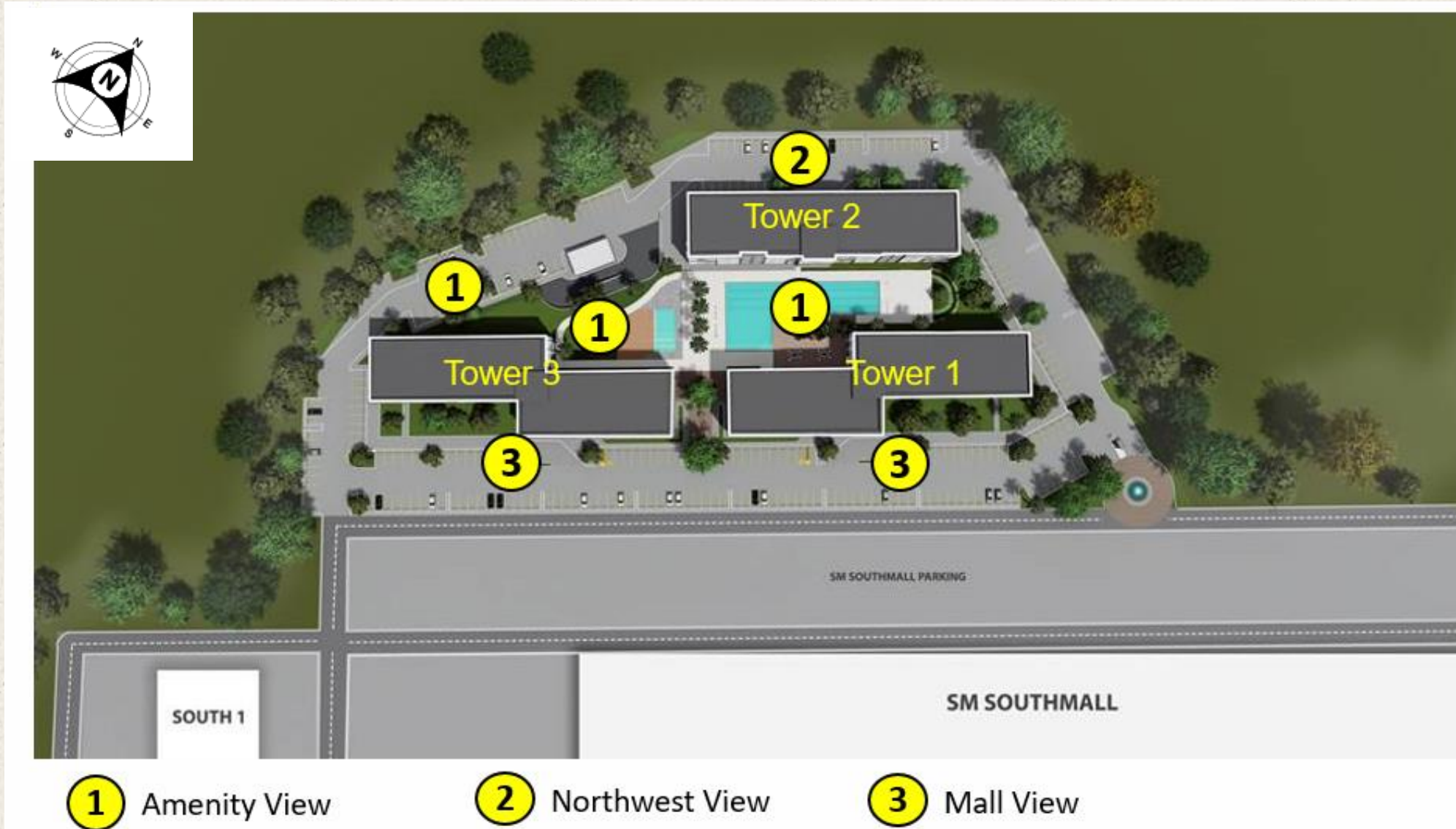
The Medical City

AlfaMart Convenience Store

Authentic Chinese Restaurants /

Allied Manpower Services

SITE DEVELOPMENT PLAN



PROJECT OVERVIEW



GENERAL FACTS

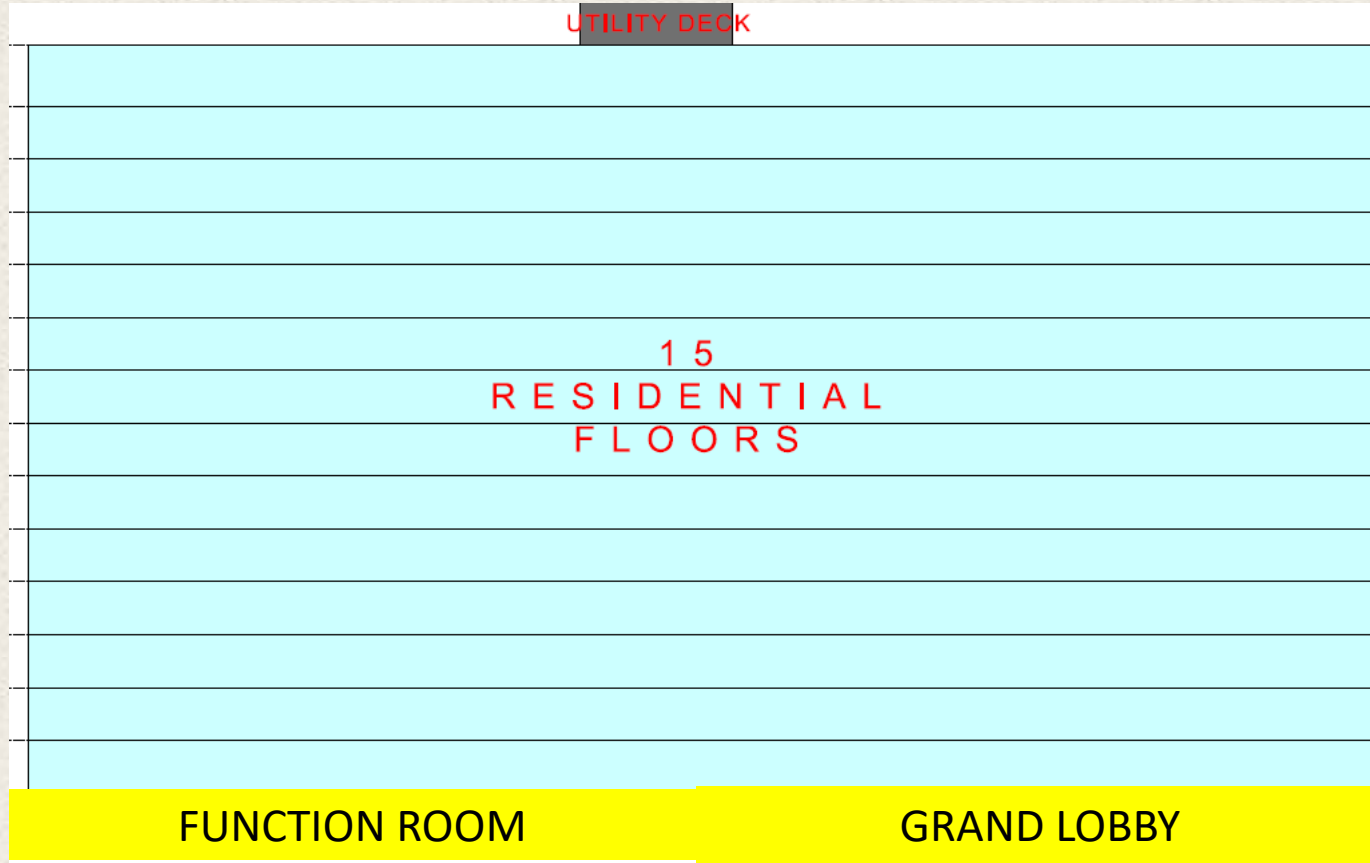
Owner/ Developer	SM Prime Holdings Inc.
Total Land Area	2 has (20,828 sqm)
No. of Buildings (Towers)	3 residential towers
No. of Floors/Building	15 floors (physical floors)
Total no. of Units	1,938
Number of Units/Tower	664 units Tower 1 603 units Tower 2 671 units Tower 3
Unit Mix and Type	88% - 1 BR With Balcony 9% - 1 BR End with Balcony 3% - 2 BR With Balcony 1% - 1 BR
Total No. of Parking Slots	345 (264 open, 81 basement)
Project Launch Date	November 2020
Turnover Date	Q3 2025

PROJECT DETAILS



PROJECT DETAILS

Tower 1 Details



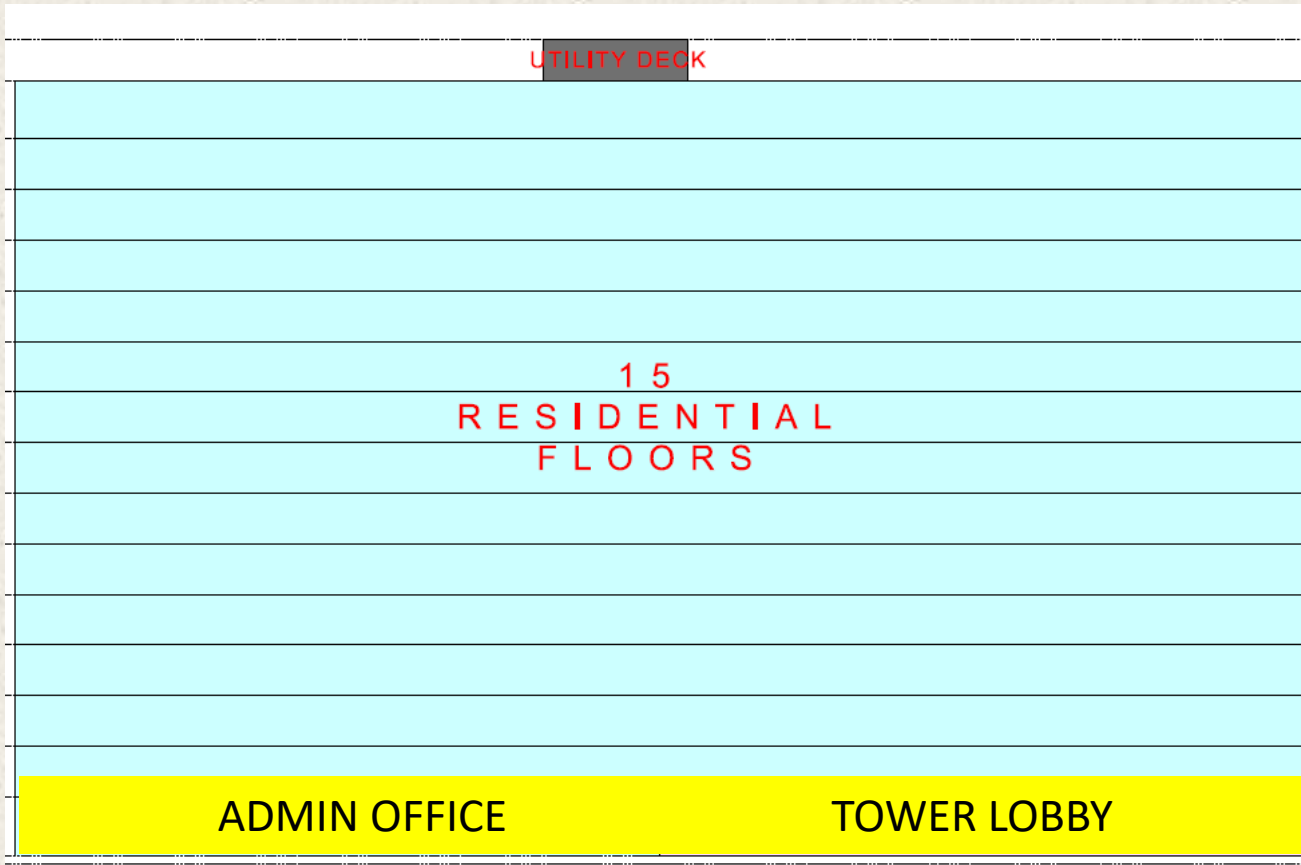
PROJECT DETAILS

Tower 2 Details



PROJECT DETAILS

Tower 3 Details



PROJECT FEATURES & AMENITIES



Artist's Perspective: Tower 2 Elevator Lobby

AMENITIES:

- ✓ Grand Lobby
- ✓ Function Room
- ✓ Swimming Pool
- ✓ Gazebo
- ✓ Children's Playground

FEATURES:

- ✓ 2 passenger elevators and 1 service elevator per tower
- ✓ 2 fire exit area/ stairs per tower
- ✓ Automatic fire sprinkler system
- ✓ Centralized Mailroom per tower
- ✓ Centralized Garbage Collection & Disposal System
- ✓ Standby generator set for the common areas
- ✓ Power will be provided by Meralco
- ✓ Water will be supplied by Maynilad
- ✓ CCTV on perimeter area, amenity area, lobby and all floors
- ✓ 24/7 security
- ✓ Greenmist Property Management Corporation (GPMC)

PROJECT AMENITIES



Gazebo and
Swimming Pool

Grand Lobby and
Function Room

Gate and Guardhouse

PROJECT AMENITIES



Artist's Perspective: Gate and Guardhouse

PROJECT AMENITIES



Artist's Perspective: Grand Lobby

PROJECT AMENITIES



Artist's Perspective: Function Room

PROJECT AMENITIES



Artist's Perspective: Function Room

PROJECT AMENITIES



Artist's Perspective: Gazebo and Swimming Pools

PROJECT AMENITIES



Artist's Perspective: Swimming Pool

PROJECT AMENITIES



Artist's Perspective: Swimming Pool

PROJECT DETAILS

Tower 1 Details

- 664 residential units
- Ground floor – 22 residential slots
- Second floor – 44 residential slots
- Typical floors (3rd to 18th floors) – 46 residential units



Unit Type	Unit Area (sqm)	Number of Units
1 BR With Balcony	25.13 to 25.72	579
1 BR End with Balcony	25.72 to 28.32	57
2 BR End With Balcony	39.88	28
TOTAL		664

Artist's Perspective: Tower 1 Grand Lobby

FLOOR PLANS



Amenity view



- With Grand Lobby and Receptionist
- Function Room

Mall view

LEGEND	NO. OF UNITS
1BR W/ BALCONY	17
1BR W/ BALCONY (NO COLUMN)	3
1BR END W/ BALCONY	2
TOTAL	22

 Garbage room

Ground Floor Plan – Tower 1



FLOOR PLANS



Amenity view



Mall view

LEGEND	NO. OF UNITS
1BR W/ BALCONY	33
1BR W/ BALCONY (NO COLUMN)	6
1BR END W/ BALCONY	3
2BR END W/ BALCONY	2
TOTAL	44

 Garbage room

Second Floor Plan – Tower 1



FLOOR PLANS



Amenity view



Mall view

LEGEND	NO. OF UNITS
1BR W/ BALCONY	34
1BR W/ BALCONY (NO COLUMN)	6
1BR END W/ BALCONY	4
2BR END W/ BALCONY	2
TOTAL	46

Garbage room

Typical Floor Plans – Tower 1



PROJECT DETAILS

Tower 2 Details

- 603 residential units
- Ground floor – 31 residential slots
- Second floor – 39 residential slots
- Typical floors (3rd to 18th floors) – 41 residential units



Unit Type	Unit Area (sqm)	Number of Units
1 BR With Balcony	25.13 to 25.72	541
1 BR End with Balcony	25.72 to 28.32	57
1 Bedroom	22.29 to 22.82	5
TOTAL		603

Artist's Perspective: Tower 2 Lounge Area

FLOOR PLANS



North West view

- With Tower lobby



Amenity view

LEGEND	NO. OF UNITS
1BR	5
1BR W/ BALCONY	23
1BR W/ BALCONY (NO COLUMN)	1
1BR END W/ BALCONY	2
TOTAL	31

Garbage room

Ground Floor Plans – Tower 2



FLOOR PLANS



North West view



Amenity view

LEGEND	NO. OF UNITS
1BR W/ BALCONY	33
1BR W/ BALCONY (NO COLUMN)	3
1BR END W/ BALCONY	3
TOTAL	39

 Garbage room

Second Floor Plans – Tower 2



FLOOR PLANS




North West view



Amenity view

LEGEND	NO. OF UNITS
1BR W/ BALCONY	34
1BR W/ BALCONY (NO COLUMN)	3
1BR END W/ BALCONY	4
TOTAL	41

 Garbage room

Typical Floor Plans – Tower 2



PROJECT DETAILS

Tower 3 Details

- 671 residential units
- Ground floor – 29 residential slots
- Second floor – 44 residential slots
- Typical floors (3rd to 18th floors) – 46 residential units



Unit Type	Unit Area (sqm)	Number of Units
1 Bedroom	22.29 to 22.82	4
2 Bedroom	33.08	1
1 BR with Balcony	25.13 to 25.72	581
1 BR End with Balcony	25.72 to 28.32	57
2 BR End with Balcony	39.88	28
TOTAL		671

Artist's Perspective: Tower 3 Lounge Area

FLOOR PLANS



Amenity view



- With tower lobby
- PMO Office

Mall view

LEGEND	NO. OF UNITS
1BR	3
1BR (NO COLUMN)	1
1BR W/ BALCONY	21
1BR W/ BALCONY (NO COLUMN)	1
1BR END W/ BALCONY	2
2BR	1
TOTAL	29

Garbage room

Ground Floor Plans – Tower 3



FLOOR PLANS



Amenity view



Mall view

LEGEND	NO. OF UNITS
1BR W/ BALCONY	37
1BR W/ BALCONY (NO COLUMN)	2
1BR END W/ BALCONY	3
2BR END W/ BALCONY	2
TOTAL	44

 Garbage room

Second Floor Plans – Tower 3



FLOOR PLANS



Amenity view



Mall view

LEGEND	NO. OF UNITS
1BR W/ BALCONY	38
1BR W/ BALCONY (NO COLUMN)	2
1BR END W/ BALCONY	4
2BR END W/ BALCONY	2
TOTAL	46

X Garbage room

Typical Floor Plans – Tower 3



UNIT LAY-OUT



1-BEDROOM UNIT W/ BALCONY		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters(m ²)	Square Feet (ft ²)
BEDROOM AREA	7.56	81.38
LIVING AREA	6.54	70.40
KITCHEN AREA	4.61	49.62
TOILET & BATH	3.58	38.54
BALCONY	2.84	30.57
TOTAL	25.13	270.51

I 1-BEDROOM UNIT W/ BALCONY
SCALE: NOT TO SCALE

UNIT LAY-OUT



1-BEDROOM END UNIT W/ BALCONY

ROOM DESCRIPTION	FLOOR AREA	
	Square Meters(m ²)	Square Feet (ft ²)
BEDROOM AREA	7.74	83.32
LIVING AREA & DINING AREA	6.69	72.01
KITCHEN AREA	4.81	51.78
TOILET & BATH	3.58	38.54
BALCONY	2.90	31.22
TOTAL	25.72	276.86



1-BEDROOM END UNIT W/ BALCONY

SCALE:

NOT TO SCALE

UNIT LAY-OUT



ROOM DESCRIPTION	FLOOR AREA	
	Square Meters(m ²)	Square Feet (ft ²)
BEDROOM AREA	7.55	81.27
LIVING AREA	6.52	70.18
KITCHEN AREA	4.58	49.30
TOILET & BATH	3.64	39.18
TOTAL	22.29	239.93

I 1-BEDROOM UNIT
SCALE: NOT TO SCALE

UNIT LAY-OUT



PREMIUM ON COLUMNLESS UNITS



Column less



Single column



Double column



Three column

UNIT DELIVERABLES

TYPICAL UNIT FINISHES	
<i>Wall Finishes</i>	Bedroom: Painted finish Living/Dining/Kitchen: Painted finish T&B: ceramic wall tiles - 1.8m shower and non-shower area
<i>Floor Finishes</i>	Ceramic tiles
<i>Doors</i>	Bedroom/T&B: Laminated Wood Door Main: Laminated Wood Door Fire Rated
<i>Windows</i>	Aluminum windows
<i>Toilet & Bath</i>	Water closet, lavatory, soap holder, facial mirror, tissue holder and shower assembly fixtures
<i>Kitchen</i>	Salt & Pepper Granite countertop with sink and faucet Overhead and base cabinets



KEYS TO SUCCESS



Prime Location



Integration of Retail Development



Hotel-like Lobbies



Resort-styled Amenities



Professional Property Management

GREENMIST
PROPERTY MANAGEMENT CORP.

primekey
LEASING



CONSTRUCTION UPDATE

Tower 1



As of December 2022

CONSTRUCTION UPDATE

Tower 2



As of December 2022

CONSTRUCTION UPDATE

Tower 3 and Amenity Area



As of December 2022

FAQs



Who is the owner and developer of South 2 Residences?

- **SM PRIME HOLDINGS INC.**

What will be the effect on documentation if owner and developer is SMPHI?

- Standard documents shall be used, only the docs will reflect SM Prime instead of SMDC
- **All buyers' checks & payments should be made payable to SM Prime Holdings Inc**
- All Official Receipts will be issued by SM Prime Holdings Inc.

- What is the floor to floor and floor to ceiling height?

UNIT HEIGHT	
Residential Floor to Ceiling Height	2.40 meters – kitchen / T&B 2.80 meters – Living / Bedroom
Residential Floor to Floor Height	3.10 meters

- What are the partition measurements?

UNIT PARTITIONS	
Balcony Railing Height	1.20 meters
Partition Wall height	Full partition – 2.8 meters (For 2 BR only) Sliding partition 2.4 meters

- What are the corridor measurements?

CORRIDOR	
Hallway Width	1.50 meters
Hallway Floor to Ceiling Height	2.30 meters

- How many elevators are there?

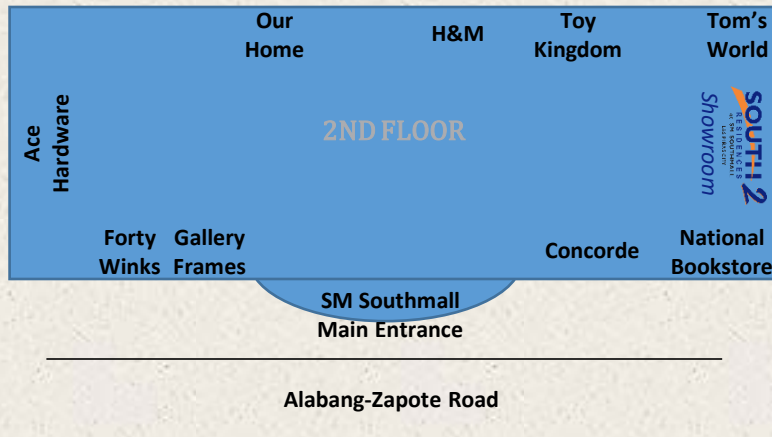
Per Building	3 elevators (1 service elev.) 21 cap. (2 passenger elev.) 14 cap.
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- **What is the back up power provision?**

Common Area	100%
Residential Unit	
> 1 Bedroom with Balcony	1 Light and 1 Convenience Outlet
> 2 Bedroom with Balcony	1 Light and 2 Convenience Outlet

FAQ

Showroom Location



Artist's Perspective:

Visit our Showroom at the 2nd Floor of SM Southmall, Las Piñas City

THANK YOU VERY MUCH!

HAPPY SELLING
SOUTH2 RESIDENCES! 😊

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