

Where life mirrors success

TWIN RESIDENCES LAS PIÑAS CITY



Artist's Perspective Only

DHSUD PLS No. 181
Alabang - Zapote Road, Brgy. Talon Uno, Las Piñas City
Completion Date: December 31, 2027
Developer: SM Prime Holdings, Inc.

SMDC

SMD C

SMDC

TWIN
RESIDENCES
LAS PIÑAS, CITY

TWIN Residences is the shining high-rise development that **mirrors your aspirations and your successes** of being the best that you can be.

This vibrant mixed-use development instantly gratifies you with all the **upgraded modern comforts** that you've worked hard for, encouraging you to keep on going for greater success.

And since health is an important part of being productive, our development has relaxing amenities that **balances your rigorous work schedule**.

LOCATION

Establishments	Distance from Twin
Robinson's Place Las Piñas	0.3km
SM Center Las Piñas	1.9km
University of Perpetual Help	2.1km
Perpetual Help Medical Center	2.3km
NBI Las Piñas Satellite Office	2.7km
Las Pinas City Hall	2.5km
SM Southmall Las Pinas	1.4km
SLEX-Alabang	6.0km
C5 Road Extension	3.4km
Cavite Coastal Road	4.0km



Location: Alabang-Zapote Road, Brgy. Talon Uno, Las Piñas City

PROJECT DETAILS

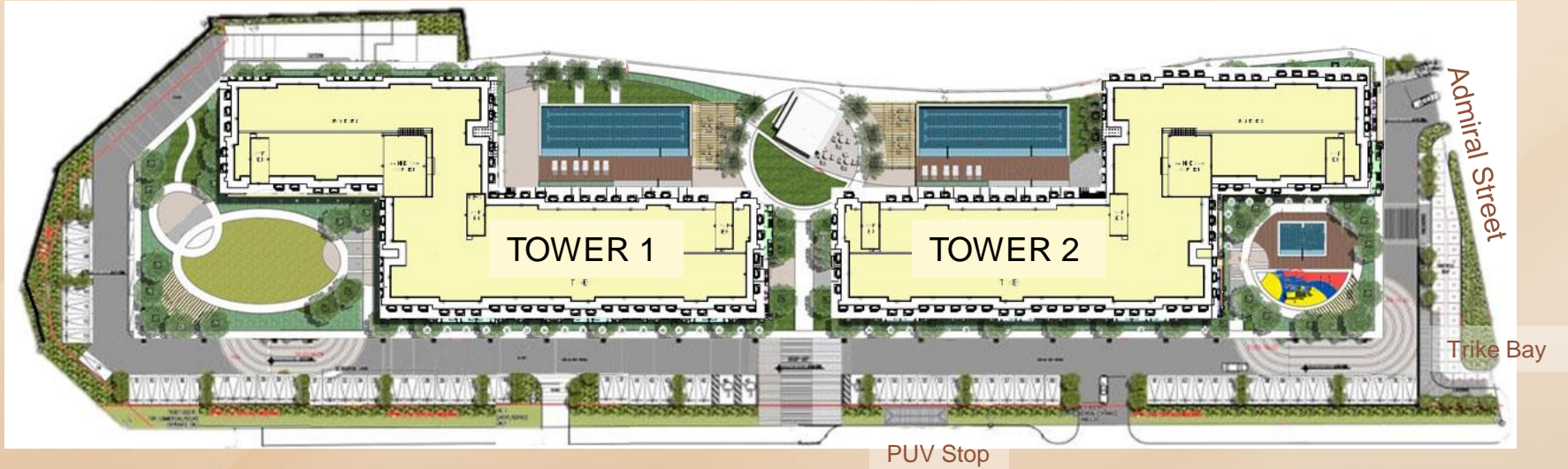
OWNER/ DEVELOPER	SM PRIME HOLDINGS, INC.
LAND AREA	1.3 HAS.
TOWERS	2
	25 FLOORS
NUMBER OF FLOORS	20 RESIDENTIAL FLRS. 1 AMENITY RESIDENTIAL FLR. 3 PODIUM PARKING FLRS. 1 COMMERCIAL AREA / G/FLR.
NO. OF UNITS	2,406 1,203 TOWER 1 1,203 TOWER 2
PARKING SLOTS	670



Artist's Perspective Only



SITE DEVELOPMENT PLAN



Alabang-Zapote Road



FEATURES & AMENITIES



- 1
- 2
- 3
- 4

MIRROR POOLS
 ACTIVATURF
 KID'S ZONE
 JOGGING PATH

ACTIVE

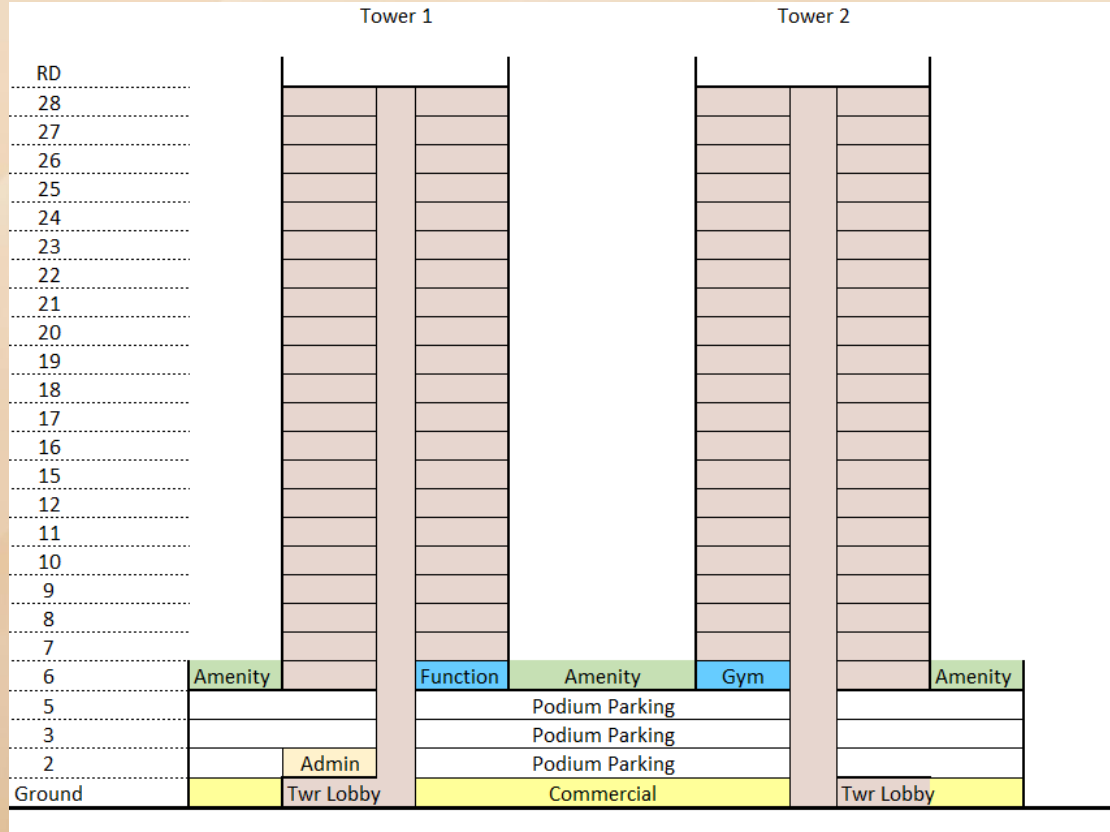
PASSIVE

TRELLIS DECK
 CENTRAL GAZEBO
 CENTRAL TURF
 POOLSIDE DECK

- 5
- 6
- 7
- 8

BUILDING CHART

DIAGRAMMATIC SECTION



FLOOR PLANS - GROUND FLOOR



*For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer. Please check latest announcement by Sales Council.

FLOOR PLANS – TYPICAL PODIUM PARKING FLOOR



670 parking slots

2nd floor – 207 slots

3rd floor – 228 slots

5th floor – 235 slots



FLOOR PLANS – 6TH FLOOR (AMENITY FLOOR)

Admiral St.



Tower 1

PUV Stop

Tower 2

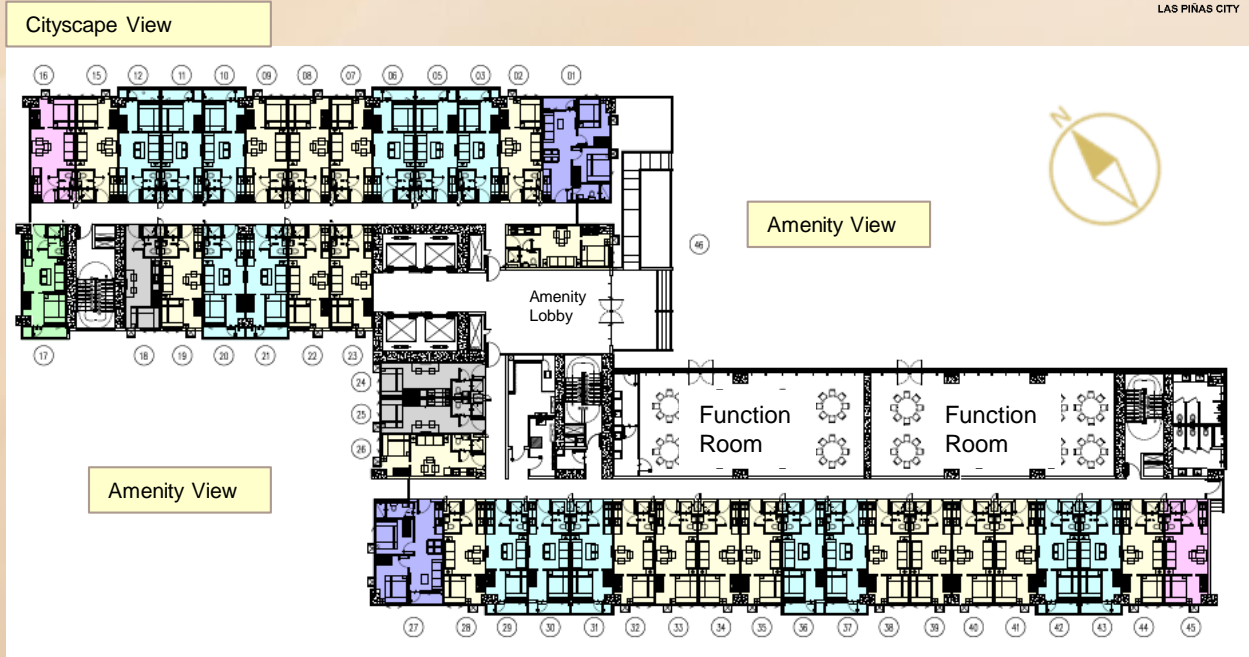
Alabang-Zapote Road



FLOOR PLANS – 6TH FLOOR (AMENITY FLOOR)

Tower 1

43 Residential
Units



	1 BR UNIT
	1 BR END UNIT
	1 BR W/ BALCONY
	1BR END UNIT W/ BALCONY
	2 BR END UNIT W/ BALCONY
	STUDIO

Southwest View



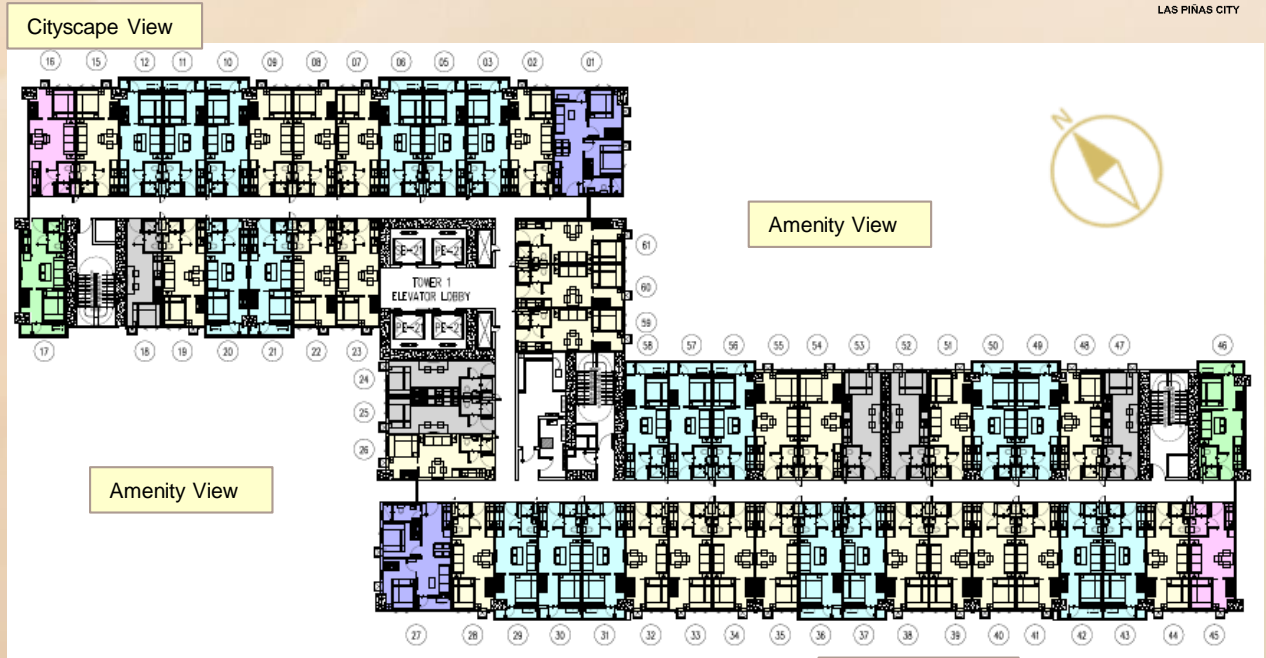
FLOOR PLANS – TYPICAL FLOOR

Tower 1

7th to 28th
 Floor

(excluded 13th and 14th
 floors)

58 Residential
 Units per floor



	1 BR UNIT
	1 BR END UNIT
	1 BR W/ BALCONY
	1BR END UNIT W/ BALCONY
	2 BR END UNIT W/ BALCONY
	STUDIO



FLOOR PLANS – 6TH FLOOR (AMENITY FLOOR)

SMDC

TWIN
RESIDENCES
LAS PIÑAS CITY

Tower 2

43 Residential
Units



	1 BR UNIT
	1 BR END UNIT
	1 BR W/ BALCONY
	1BR END UNIT W/ BALCONY
	2 BR END UNIT W/ BALCONY
	STUDIO

Southwest View



FLOOR PLANS – TYPICAL FLOOR

SMDC

TWIN
RESIDENCES
LAS PIÑAS CITY

Tower 2

7th to 28th
Floor

(excluded 13th and 14th
floors)

58 Residential
Units per floor

Cityscape View

Amenity View

Amenity View

Southwest View



	1 BR UNIT
	1 BR END UNIT
	1 BR W/ BALCONY
	1BR END UNIT W/ BALCONY
	2 BR END UNIT W/ BALCONY
	STUDIO



TYPICAL RESIDENTIAL FLOOR



Tower 1

PUV Stop

Tower 2

Alabang-Zapote Road



UNIT VIEWS



Views	
A	Southwest
B	Amenity
C	Cityscape Views

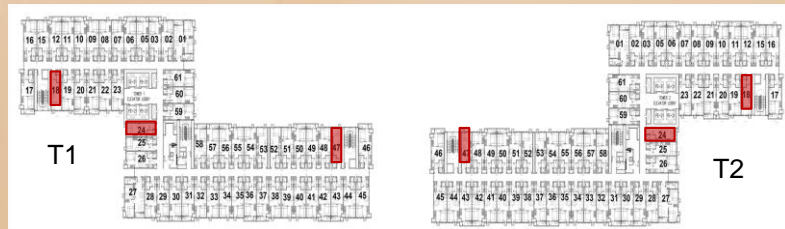


*For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer. Please check latest announcement by Sales Council.

TYPICAL UNIT LAYOUTS

Studios

Unit Numbers	
18, 24, 47	
Approx. Floor Area	
Square Meters	Square Feet
20.15 to 21.30	216.90 to 229.30



TYPICAL UNIT LAYOUTS

1BR

Unit Numbers

2, 7, 8, 9, 15, 19, 22, 23, 26, 28, 32, 33,
34, 35, 38, 39, 41, 44, 48, 49, 51, 54,
55, 59, 60, 61

Approx. Floor Area

Square Meters

Square Feet

24.00 to 25.70

258.70 to 277.40



TYPICAL UNIT LAYOUTS

1BR with Balcony

Unit Numbers

3, 5, 6, 10, 11, 12, 20, 21, 29, 30, 31,
36, 37, 42, 43, 49, 50, 56, 57, 58

Approx. Floor Area

Square Meters

Square Feet

26.00 to 26.40

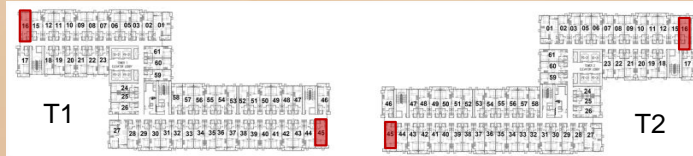
280.30 to 284.90



TYPICAL UNIT LAYOUTS

1BR End Unit

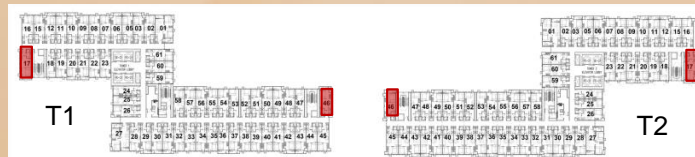
Unit Numbers	
16, 45	
Approx. Floor Area	
Square Meters	Square Feet
26.10	281.60



TYPICAL UNIT LAYOUTS

1BR End Unit with Balcony

Unit Numbers	
17,46	
Approx. Floor Area	
Square Meters	Square Feet
27.90	300.60



TYPICAL UNIT LAYOUTS

2BR with Balcony

Unit Numbers	
1, 27	
Approx. Floor Area	
Square Meters	Square Feet
39.10	421.30



Dressed-up 1 BR Unit Layout



Dressed-up Unit, Artists Perspective

ONE BEDROOM LIVING & DINING AREA



24.03 sqm

Dressed-up 1 BR Unit Layout



Dressed-up Unit, Artists Perspective

ONE BEDROOM BEDROOM



24.03 sqm

Dressed-up 1 BR Unit Layout



Dressed-up Unit, Artists Perspective

ONE BEDROOM

KITCHEN



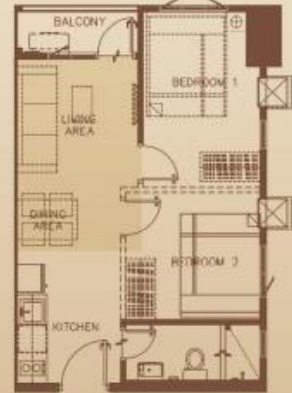
24.03 sqm

Dressed-up 2 BR Unit Layout



Dressed-up Unit, Artists Perspective

TWO BEDROOM WITH BALCONY
LIVING & DINING AREA



39.14 sqm

BUILDING FEATURES

- ✓ 3 passenger elevators and 1 service elevator per tower
- ✓ 3 fire exit stairs per tower
- ✓ Automatic fire sprinkler system
- ✓ Centralized mailroom per tower
- ✓ Centralized garbage collection & disposal system, including MRF
- ✓ Standby emergency power for common areas
- ✓ Meralco power supply
- ✓ Maynilad water supply
- ✓ CCTV coverage at site, podium floors, amenity areas and residential floors
- ✓ 24/7 security



SMDC

TWIN
RESIDENCES
LAS PINAS CITY

Artist's Perspective Only



FEATURES & AMENITIES

GRAND LOBBIES

GROUND FLOOR LOUNGE

MAIL ROOMS

ELEVATOR LOBBIES

GROUND FLOOR RETAIL

GRAND ARCADE

DROP OFF ROTUNDAS

DEDICATED ENTRANCE & EXIT
GATES

SMDC

TWIN
RESIDENCES
CITY



RETAIL AND GRAND ARCADE

Artist's Perspective Only



*For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer. Please check latest announcement by Sales Council.



RETAIL AND GRAND ARCADE

Artist's Perspective Only



RETAIL AND GRAND ARCADE

Artist's Perspective Only

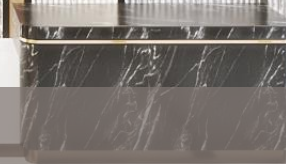
TOWER 2

SMDC

TWIN
RESIDENCES
LAS PIÑAS CITY



RECEPTION



Artist's Perspective Only

*For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer. Please check latest announcement by Sales Council.



TOWER 2

SMDC

TWIN
RESIDENCES
LAS PINAS CITY

GROUND FLOOR TOWER LOUNGE AREA

Artist's Perspective Only



*For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer. Please check latest announcement by Sales Council.

TOWER 2

SMDC

TWIN
RESIDENCES
LAS PIÑAS CITY

MAIL ROOM

GROUND FLOOR ELEVATOR LOBBY

Artist's Perspective Only



*For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer. Please check latest announcement by Sales Council.

TOWER 2



MAIL ROOM

Artist's Perspective Only

TOWER 2

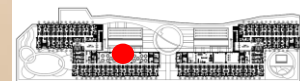
AMENITY FLOOR LOUNGE

Artist's Perspective Only



FUNCTION ROOM

Artist's Perspective Only



FITNESS GYM

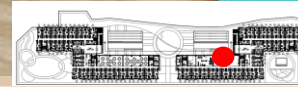
Artist's Perspective Only





STUDIO

Artist's Perspective Only

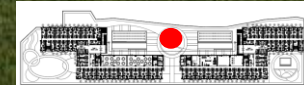


*For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer. Please check latest announcement by Sales Council.



CENTRAL GAZEBO, TURF, TRELIS DECK

Artist's Perspective Only



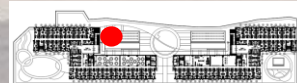
SMDC

TWIN
RESIDENCES

LAS PIÑAS CITY

MIRROR POOLS

Artist's Perspective Only

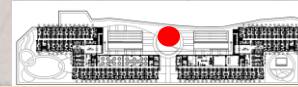


*For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer. Please check latest announcement by Sales Council.



CENTRAL GAZEBO

Artist's Perspective Only

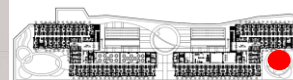


*For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer. Please check latest announcement by Sales Council.



KID'S ZONE

Artist's Perspective Only



SMDC

TWIN
RESIDENCES

LAS PIÑAS CITY



ACTIVATURF

Artist's Perspective Only



*For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer. Please check latest announcement by Sales Council.

UNIT DELIVERABLES

Typical Unit Finishes

Floors	Homogeneous Tiles
Walls	Interior Walls: Painted Finish T&B: 1.8m high tiles at Shower Area
Doors	Main: Fire Rated Laminated Wood Door Bedroom/s, T&B, Laminated Wood Door
Windows	Aluminium casement windows
Toilet and Bath	Water closet, lavatory, soap holder, tissue holder and shower fixtures
Kitchen	Granite countertop and splashboard, and sink with faucet Overhead and base cabinets
Balcony (if applicable)	Aluminum glass door Homogeneous Tiles Painted metal railing



GREENMIST
PROPERTY MANAGEMENT CORP.

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



Artist's Perspective Only

SMDC
TWIN
RESIDENCES
LAS PIÑAS CITY


primekey

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**

FAQs

Who is the owner and developer of Twin 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 Holdings, Inc., 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.

FAQs

What are the corridor measurements?

CORRIDOR	
Hallway Width	1.50 meters
Hallway Floor to Ceiling Height	2.40 meters

What are the partition measurements?

UNIT PARTITIONS	
Balcony Railing Height	1.20 meters
Partition Wall height	Sliding partition 2.4 meters

How many elevators are there?

ELEVATORS	
	4 Elevators
Per Building	1 Service Elevator – 14 Cap 3 Passenger Elevator – 14 Cap

What is the back up power provision?

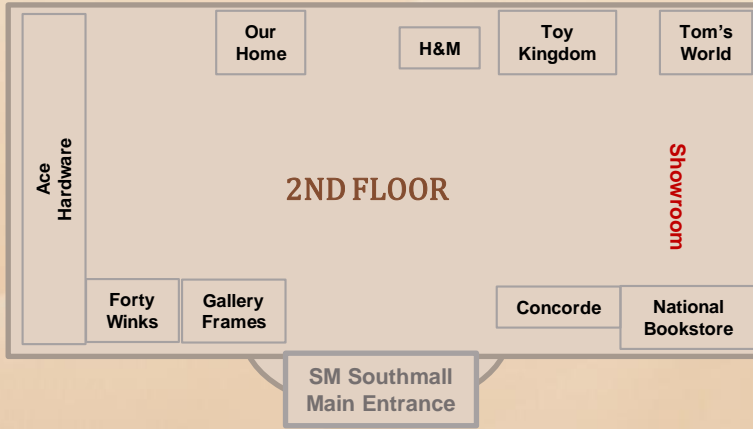
COMMON AREAS	100%
Residential Unit	
Studio	1 Light and 1 Convenience Outlet
1 Bedroom with Balcony	
2 Bedroom with Balcony	1 Light and 2 Convenience Outlets

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

UNIT HEIGHT	
Residential Floor to Ceiling Height	2.40 meters – Kitchen / T&B 2.70 meters – Living / Bedroom
Residential Floor to Floor Height	3.10 meters

FAQs

Showroom Location



*Visit our Showroom shared with South 2 at the
2nd Floor of SM Southmall, Las Piñas City*

SMDC

TWIN RESIDENCES

LAS PIÑAS CITY



**SUPERIOR
LOCATION**



**SUPERIOR
PRODUCT**



**COMPLETE
DEVELOPMENT**



**SUPERIOR
INVESTMENT**

SMDC

TWIN

RESIDENCES

LAS PIÑAS CITY

THANK YOU
AND HAPPY SELLING!

For inquiries:

joseph.cruz@smdevelopment.com

joyce.bonagua@smdevelopment.com