



Shell

R E S I D E N C E S

Sub-Urban Sea Side
Residences





PROJECT CONCEPT

- Shell Residences is a community inspired by a modern topical design
- An Exclusive Luxurious Condominium Complex where the whole family can enjoy scintillating views of the famous Manila Bay Sunset
- Superb location, just a stones throw away from SM Mall of Asia
- Suburban sanctuary right at your doorstep

Residential Development Designed for You



- Primary Target Market

(Based on Sea Residences Market Data)

- Age Ranges: 36 – 55 years old
- Seasoned Businessmen and professionals who have the financial capacity to purchase Real Property for personal use or investment
- A mix of Local Employees-Managerial Level & Up, and Businessmen
- Buyers come from South Luzon Area, Quezon City and the U.S.A.



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For Announcement Purposes Only.

Residential Development Designed for You



- Secondary Target Market
 - Investors for rental income
 - There is a big potential for sustainable income riding the wave of development within the MOA Complex

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Property Features

Location

Edsa cor. Sunrise Drive,
CBP Island –A (MOA
Complex),
Pasay City

Land Area

2.2 hectares

Buildings

4 Buildings
16 floors / bldg.
3,093 Units
608 Basement Parking
100 Open Space Parking

Vicinity Map

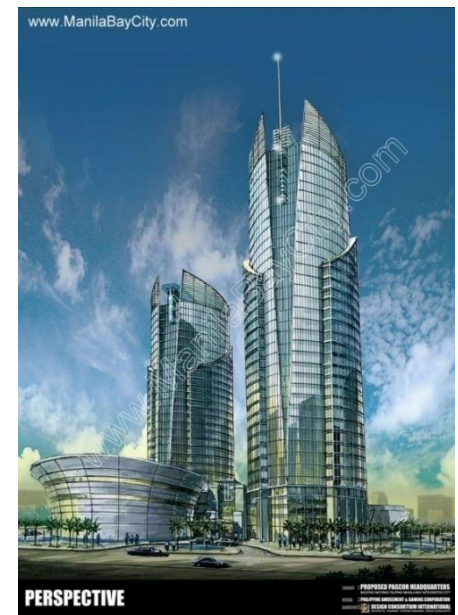
- Distance from SLEX – 2-kilometers
- Distance from NAIA – 3-kilometers
- Distance from Makati – 6 kilometers



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FUTURE DEVELOPMENTS OF THE MANILA BAY AREA

- SM Bay Central
- PAGCOR City
- Asia World



FUTURE DEVELOPMENTS OF THE MANILA BAY AREA

- U\$15B Fully integrated entertainment and leisure complex
- Hi-rise luxury hotels with gaming facilities
- State-of-the-art theaters
- Shopping and commercial centers
- Convention halls
- Museum and cultural complexes
- Amusement parks (Universal Studios)
- Sports stadium
- Racetrack
- Monorail system to airport
- Observation tower
- Manila's Eye (similar to London's eye)



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SITE DEVELOPMENT PLAN



FUTURE DEVELOPMENTS OF THE MANILA BAY AREA

www.ManilaBayCity.com BUSINESS

SMIC goes heavy into hotels, resorts, gaming

INVESTMENTS CORP. ENTERTAINMENT AND CASINO COMPLEX ON MANILA BAY

SMIC enters 4th growth phase, plans to invest P200 million in new projects.

SMIC, the investment arm of the Philippine Amusement and Gaming Corp. (PAGCOR), is planning to invest P200 million in new projects, including a P100-million casino complex and a P100-million hotel and resort complex in Manila Bay.

SMIC is also planning to invest P100 million in a new hotel and resort complex in Manila Bay. SMIC is also planning to invest P100 million in a new casino complex in Manila Bay.

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www.ManilaBayCity.com COVER STORY

Bagong Nayong Pilipino ENTERTAINMENT CITY MANILA

"We need tourism for our country to recover economically. With this project, we aim to make PAGCOR the catalyst for economic progress and national development." —PAGCOR Chairman and CEO Efrain Gempina

The Bagong Nayong Pilipino-Entertainment City Manila is a massive, fully-integrated entertainment and leisure complex offering wholesome fun, thrill and excitement for people of all ages. It is set to rise on a stretch of prime reclaimed land between Roxas Boulevard and the panoramic Manila Bay.

The project is spearheaded by the Philippine Amusement and Gaming Corp. (PAGCOR), the state gaming regulator, and was developed by the PAGCOR chairman and CEO Efrain Gempina.

Key features include:

- A massive and world-class, A-grade stadium.
- A multi-tiered complex for sports and entertainment.
- A state-of-the-art convention center.
- A multi-million square meter shopping mall.
- A world-class hotel and resort complex.
- A massive, fully-integrated entertainment and leisure complex.

The project is expected to be completed by 2015. It will be a landmark development for Manila Bay and the Philippines.

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www.ManilaBayCity.com COVER STORY

ALLIANCE GLOBAL AND GENTING BEHANG HOTEL LOBBY, RESTAURANT AND RETAIL AREAS

Chinese Restaurant

Retail Lobby

Concept Store

Retail

Casino

The project is a multi-phased development in Manila Bay. It includes a Chinese restaurant, retail lobby, concept store, retail, and casino. The project is expected to be completed by 2015.

www.ManilaBayCity.com

www.ManilaBayCity.com COVER STORY

BLUUMBURY INVESTMENTS, INC.

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The project is a multi-phased development in Manila Bay. It includes a casino, hotel, and retail. The project is expected to be completed by 2015.

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PERSPECTIVES



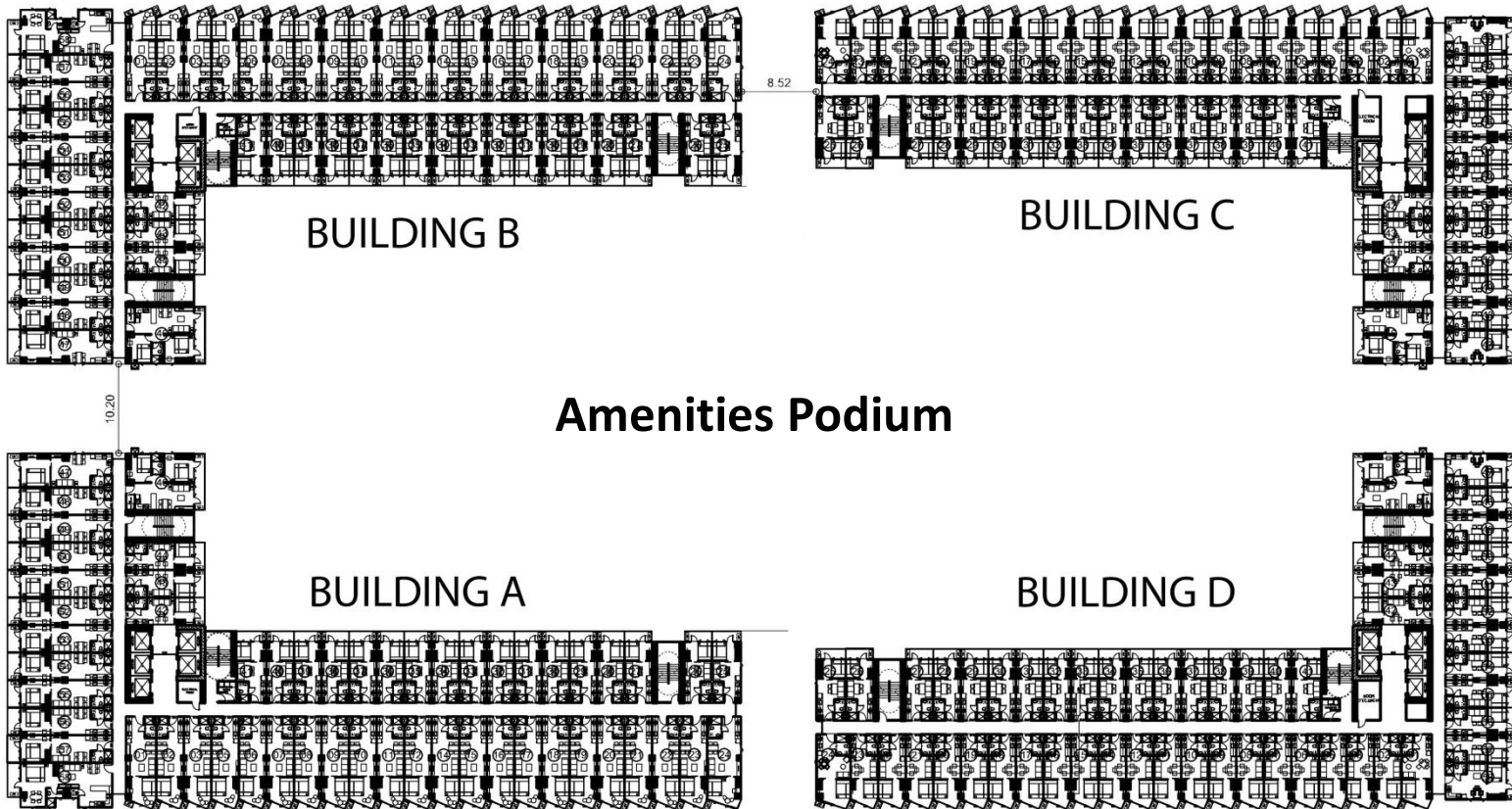
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**SITE
DEVELOPMENT
PLAN**

Manila Bay / Manila View

Manila Bay View

Makati Skyline View



Manila Bay / Cavite View

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Tranquille Lifestyle here in SHELL RESIDENCES



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Amenities Podium

- Multiple Swimming Pools
- Wet Play Area
- Grand Lobbies
- Children's Playground
- Jogging Trail
- Clubhouse
- Viewing Roofdeck



All information is subject to change without notice.



UPDATED AMENITIES PLAN

UPDATED AMENITIES PLAN
SHELL RESIDENCES
 21 March 2012



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Facilities and Utilities



- 5 – Elevators per Tower
- 24-hour Security
- Automatic Fire Detection and Alarm System
- Stand-by Generator Set for Common Areas & selected Residential Outlets
- Sufficient Fire Exits
- Centralized Cistern Tank
- Sewerage Treatment Plan
- Meralco Power
- Maynilad Water
- Provision for 2 Telecoms Provider
- Cable Ready

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Unit Finishes and Guidelines

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Unit Finishes

- **Wall Finishes**

- Interior Walls: Painted Finish
- T&B: combination of Tiles and Painted finish
- Living & Dining: Painted Finish

- **Floor Finishes**

- Living, Dining & Kitchen: 600x600 Homogeneous Tiles
- T&B: 300x300 Vitrified Floor Tiles
- Bedroom: 600x600 Homogeneous Tiles
- Balcony: Vitrified Floor Tiles

- **Doors**

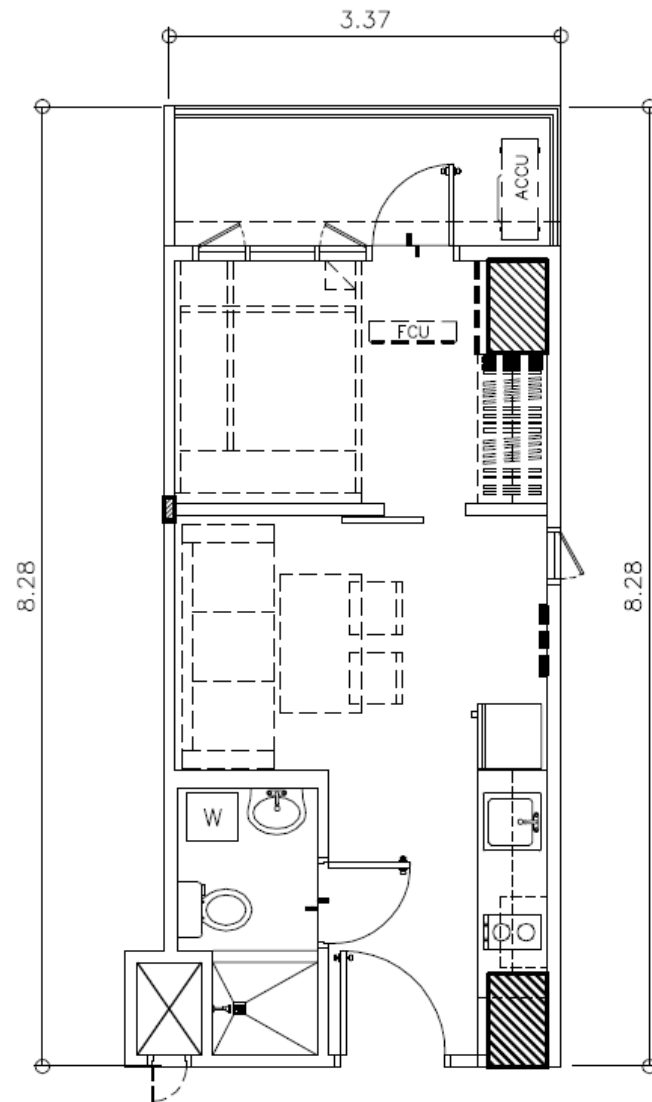
- Main Door: steel molded or Laminated wood door
- T&B: PVC Door/Laminated door
- Bedroom (1br): Sliding glass door on laminated wood frame
- Bedroom (2br): laminated wood door

- **Others**

- Windows: tempered glass on powder coated aluminum frame
- Balcony Railing: powder coated aluminum
- Kitchen Cabinets: laminated wood overhead and under counter cabinets
- Granite kitchen countertop

Typical Unit Dimensions

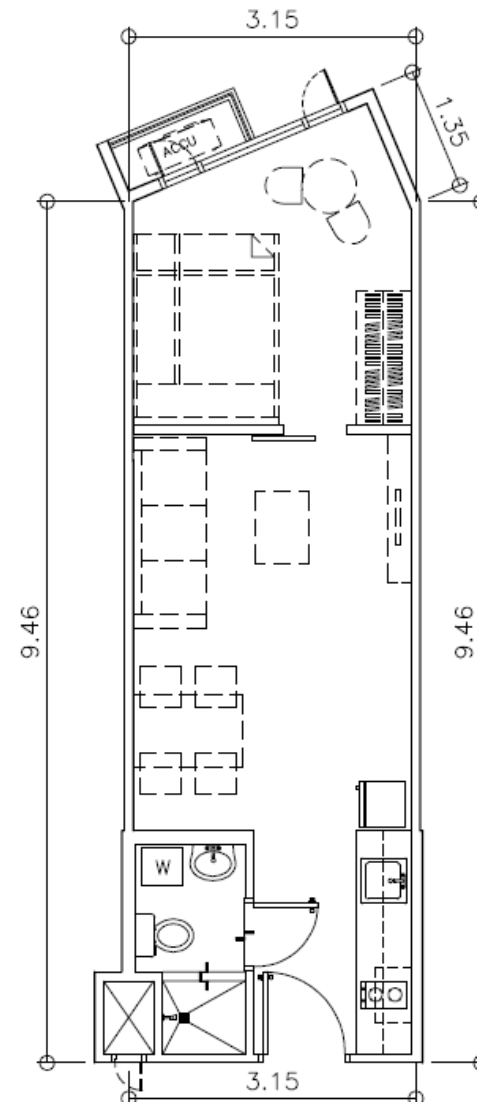
Building A - D
1-Br Unit w/ Balcony
Facing Amenities / Makati
+- 26.1 sqm



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Typical Unit Dimensions

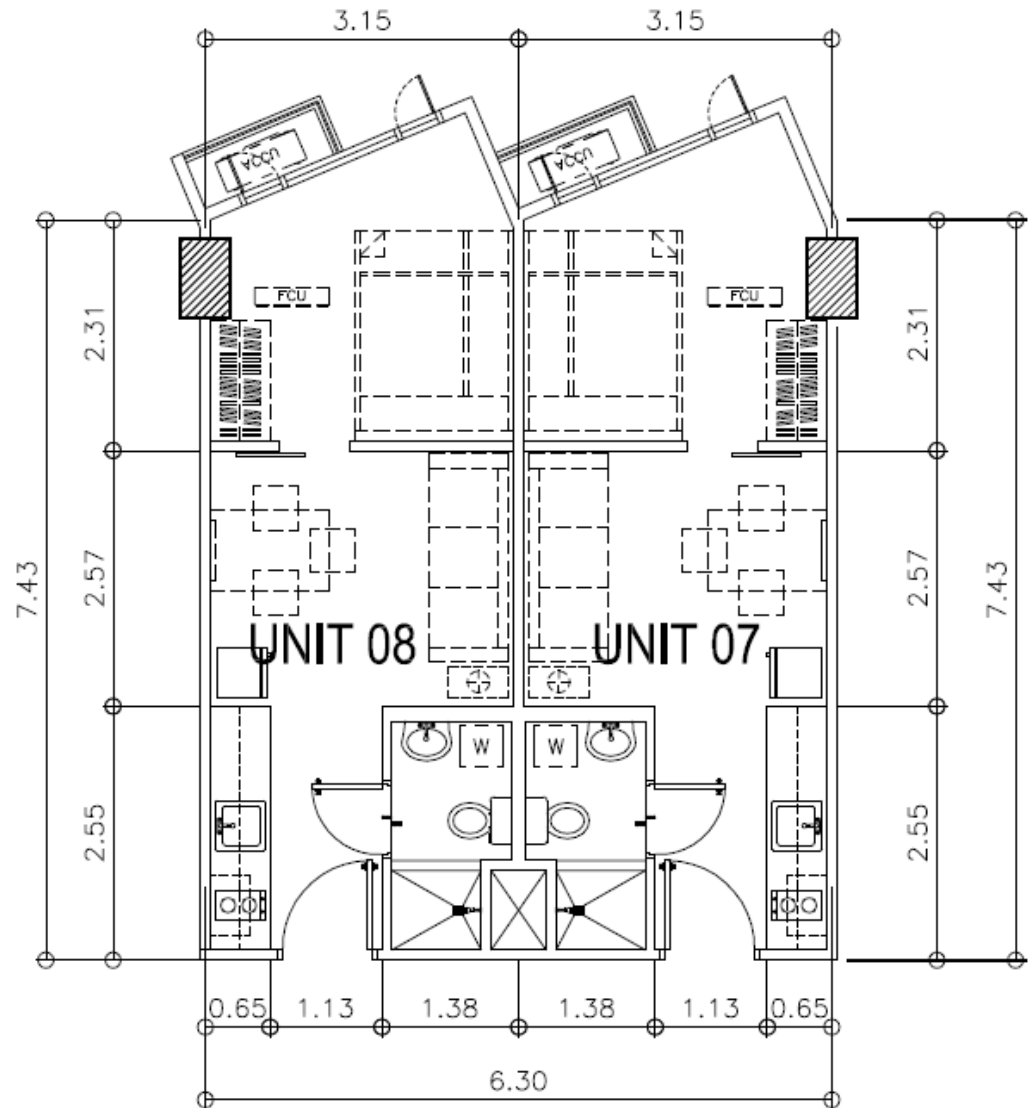
Building A and B
1-Br Unit (Chamfered)
+- 32 sqm



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Typical Unit Dimensions

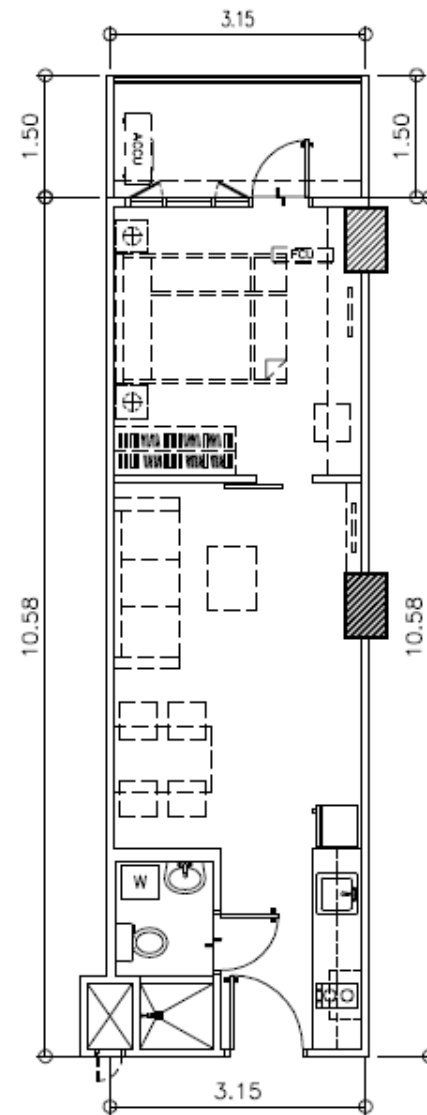
Building C and D
1-Br Unit (Chamfered)
+- 25.6 sqm



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Typical Unit Dimensions

Building A and B
1-Br Unit w/ Balcony
Facing Manila Bay
+- 38.1 sqm



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Ceiling Height

Kitchen and Toilet & Bath



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Ceiling Height

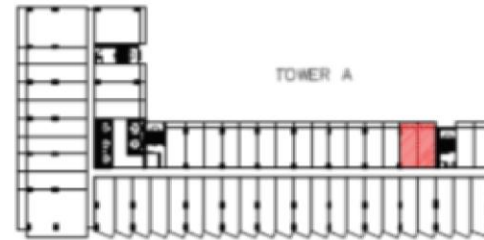
Living Room, Dining and Bedroom



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Unit Combination Guidelines



KEYPLAN

UNIT NO. 27 AND 28

TOWER : A

FLOOR DESIGNATION: 11TH FLOOR

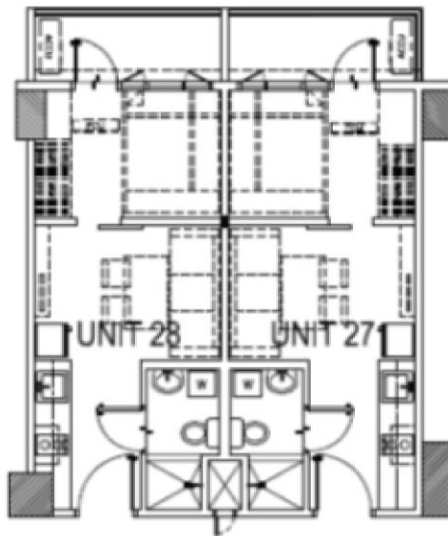
TOTAL UNIT AREA : ± 52.55 SQM.

UNIT OWNER'S NAME: _____

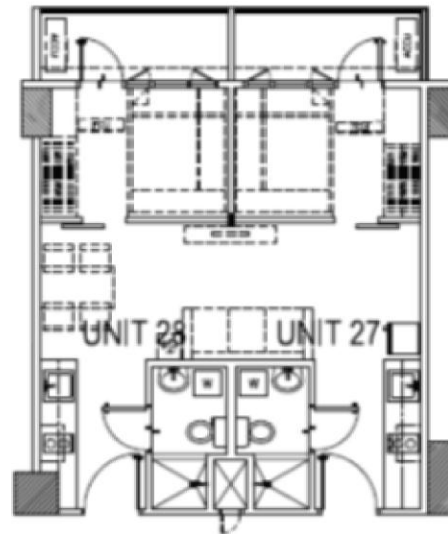
BUYER'S REQUEST:

ASYA REMARKS:

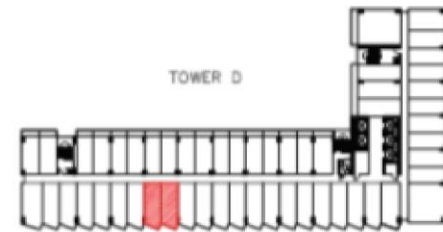
- REQUIRES RE-LAYOUT OF THE LIVING AND DINING AREA
- REQUIRES RELOCATION OF TV



ORIGINAL LAYOUT



PROPOSED LAYOUT



KEYPLAN

UNIT NO. 16 AND 17

TOWER : D

FLOOR DESIGNATION: 12TH FLOOR

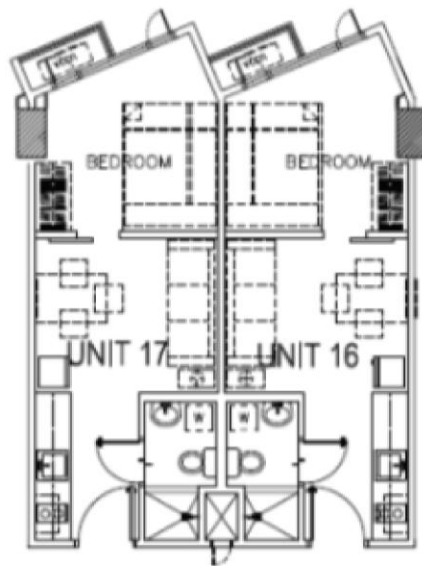
TOTAL UNIT AREA : ± 52.55 SQM.

UNIT OWNER'S NAME: _____

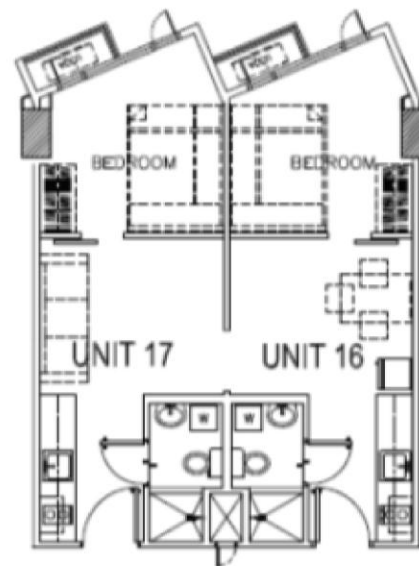
BUYER'S REQUEST:

ASYA REMARKS:

- REQUIRES RE-LAYOUT OF THE LIVING AND DINING AREA
- REQUIRES DELETION OF 1 REFRIGERATOR UNIT



ORIGINAL LAYOUT



PROPOSED LAYOUT



Financing Options

Term	Spot Cash	Deferred Cash	Spot DP/Deferred Balance	Deferred Down Payment	Spot DP / Def. Balance DP (10/10/80)
Discount (on TLP)	10%	0%	3%	0%	1%
DP Rate	-		10% Spot	20%	10% Spot ; 10% deferred
Months to Pay	-	40 mo.	0%	36 mo.	24 mo.
Balance			90%	80%	80%
Months to Pay			36 mo.	Cash or Bank	Cash or Bank



Individual Unit Floor Plans

Individual Unit Floor Plan

1 BEDROOM UNIT 25.6 sqm. / 32.0 sqm

BUILDING	FLOOR AREA	FLOOR	VIEW
A	32.0	2 nd – 16 th	Cavite/Manila Bay
B	32.0	2 nd – 16 th	Manila/Manila Bay
C	25.6	2 nd – 16 th	Manila/Manila Bay
D	25.6	2 nd – 16 th	Cavite/Manila Bay



Individual Unit Floor Plan

1 BEDROOM UNIT w/ BALCONY 26.10 sqm.

BUILDING	FLOOR AREA	FLOOR	VIEW
A	26.1	3 rd – 16 th	Amenity
B	26.1	3 rd – 16 th	Amenity
C	26.1	2 nd – 16 th	Makati Skyline
D	26.1	2 nd – 16 th	Makati Skyline



Individual Unit Floor Plan

1 BEDROOM END UNIT w/ BALCONY 32.5 sqm. (Unit No. 47)

BUILDING	FLOOR AREA	FLOOR	VIEW
A	-	-	-
B	-	-	-
C	32.5	2 nd – 14 th	Makati Skyline
D	32.5	2 nd – 14 th	Makati Skyline

* 31.9 on the 15th and 16th floor of Buildings C & D



Individual Unit Floor Plan

1 BEDROOM END UNIT w/ BALCONY 35.2 sqm. (Unit No. 58)

BUILDING	FLOOR AREA	FLOOR	VIEW
A	-	-	-
B	-	-	-
C	35.2	2 nd – 7 th	Makati Skyline
D	35.2	2 nd – 7 th	Makati Skyline



Individual Unit Floor Plan

2 BEDROOM END w/ BALCONY 59.70 sqm.

BUILDING	FLOOR AREA	FLOOR	VIEW
A	59.7	3 rd – 14 th	Amenity
B	59.7	3 rd – 14 th	Amenity
C	61.3	8 th -16 th	Makati Skyline
D	61.3	8 th -16 th	Makati Skyline

* No. 46 of Buildings A & B

* No. 58 of Buildings C & D



Individual Unit Floor Plan

1 BEDROOM UNIT w/ BALCONY 38.10 sqm.

BUILDING	FLOOR AREA	FLOOR	VIEW
A	38.1	2 nd – 16 th	Manila Bay
B	38.1	2 nd – 16 th	Manila Bay
C	-	-	-
D	-	-	-



Individual Unit Floor Plan

2 BEDROOM UNIT w/ BALCONY
85.50 sqm. (Unit No. 48)

BUILDING	FLOOR AREA	FLOOR	VIEW
A	85.5	6 th – 14 th	Manila Bay
B	85.5	6 th – 14 th	Manila Bay
C	-	-	-
D	-	-	-



Individual Unit Floor Plan

1 BEDROOM END UNIT w/ BALCONY 60.40 sqm. (Unit No. 58)

BUILDING	FLOOR AREA	FLOOR	VIEW
A	57.9	3 rd – 5 th	Manila Bay
B	57.9	3 rd – 5 th	Manila Bay
C	-	-	-
D	-	-	-



Individual Unit Floor Plan

2 BEDROOM CORNER UNIT 98.5 sqm. (Unit No. 58)

BUILDING	FLOOR AREA	FLOOR	VIEW
A	96	6 TH – 16 TH	Manila Bay
B	96	6 TH – 16 TH	Manila Bay
C	-	-	-
D	-	-	-





Thank You

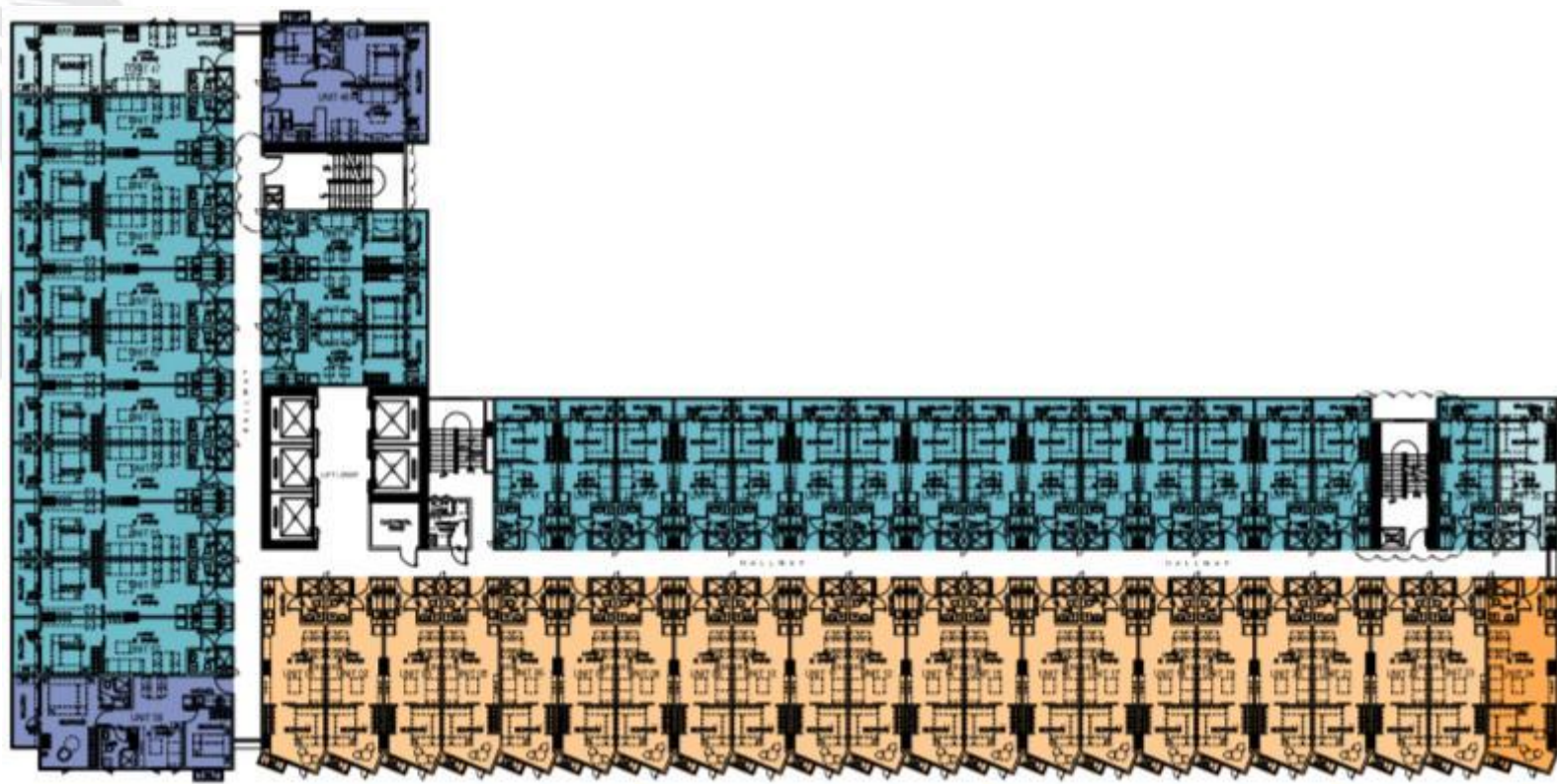




Building Floor Plans

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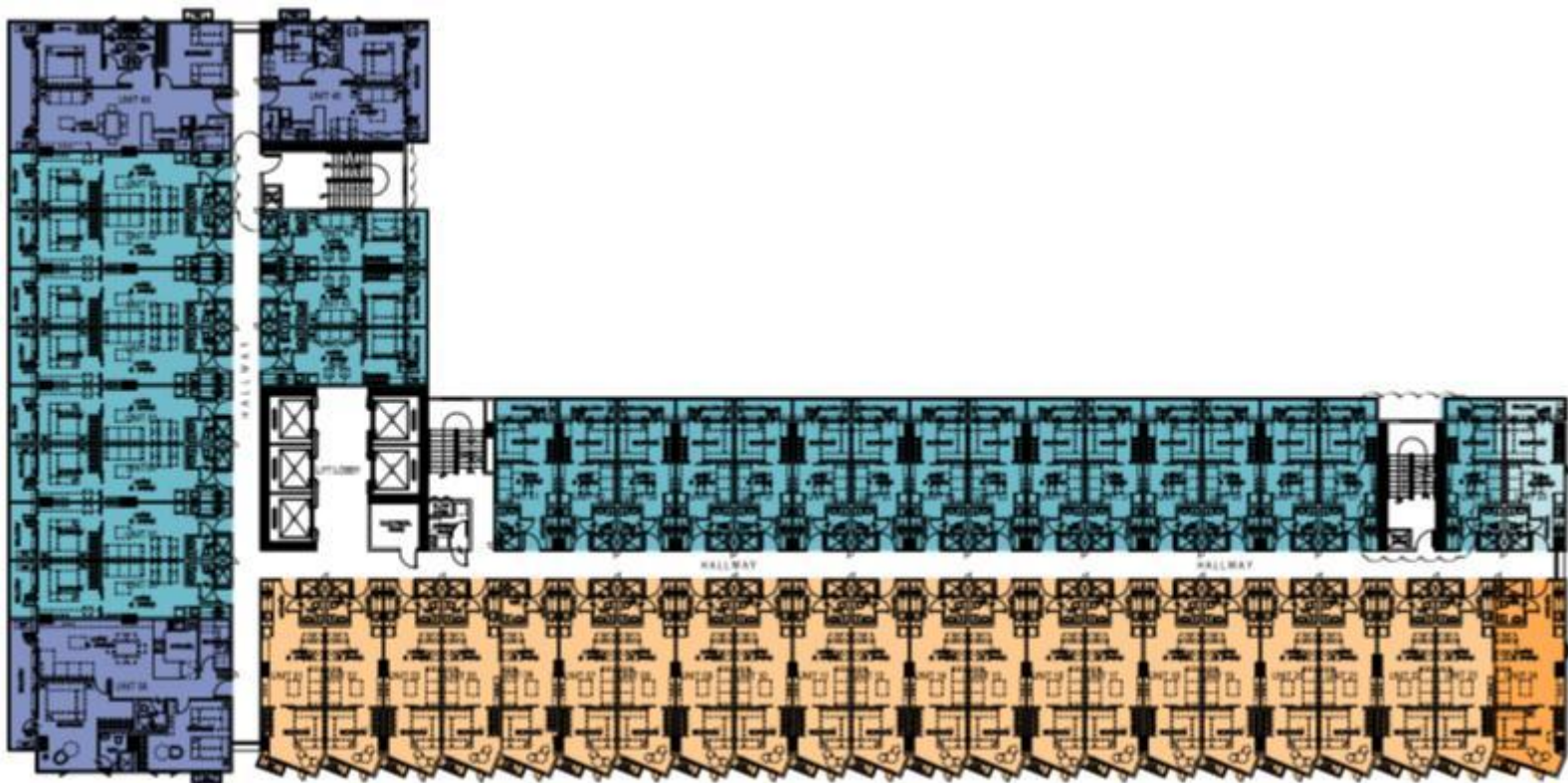
Building A



Orange	1 Bedroom Unit
Blue	1 Bedroom Unit w/Balcony
Purple	1 Bedroom Unit w/Balcony
Green	2 Bedroom Unit w/Balcony

3rd to 5th Floor

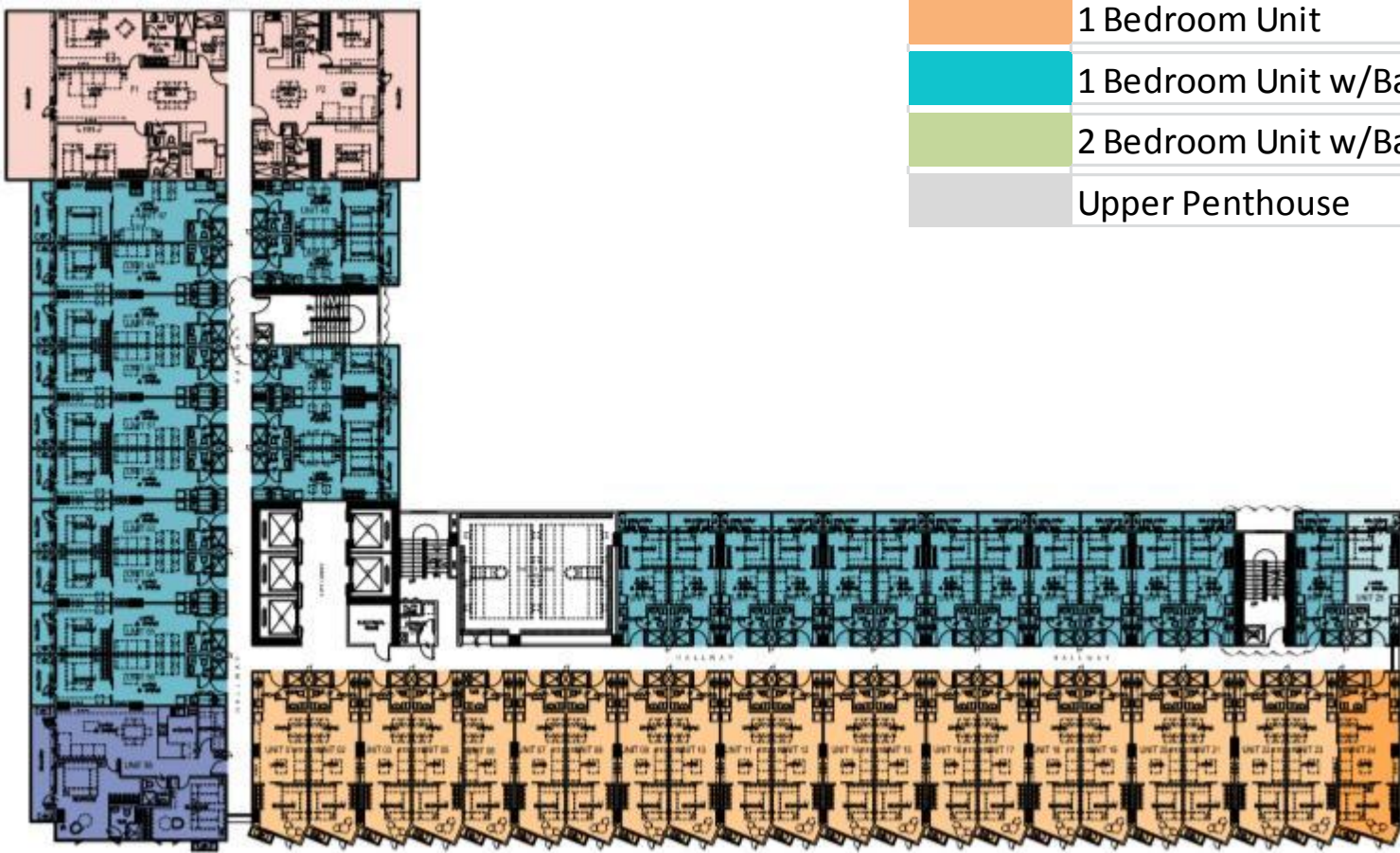
Building A







	1 Bedroom Unit
	1 Bedroom Unit w/Balcony
	2 Bedroom Unit w/Balcony

6th to 14th Floor

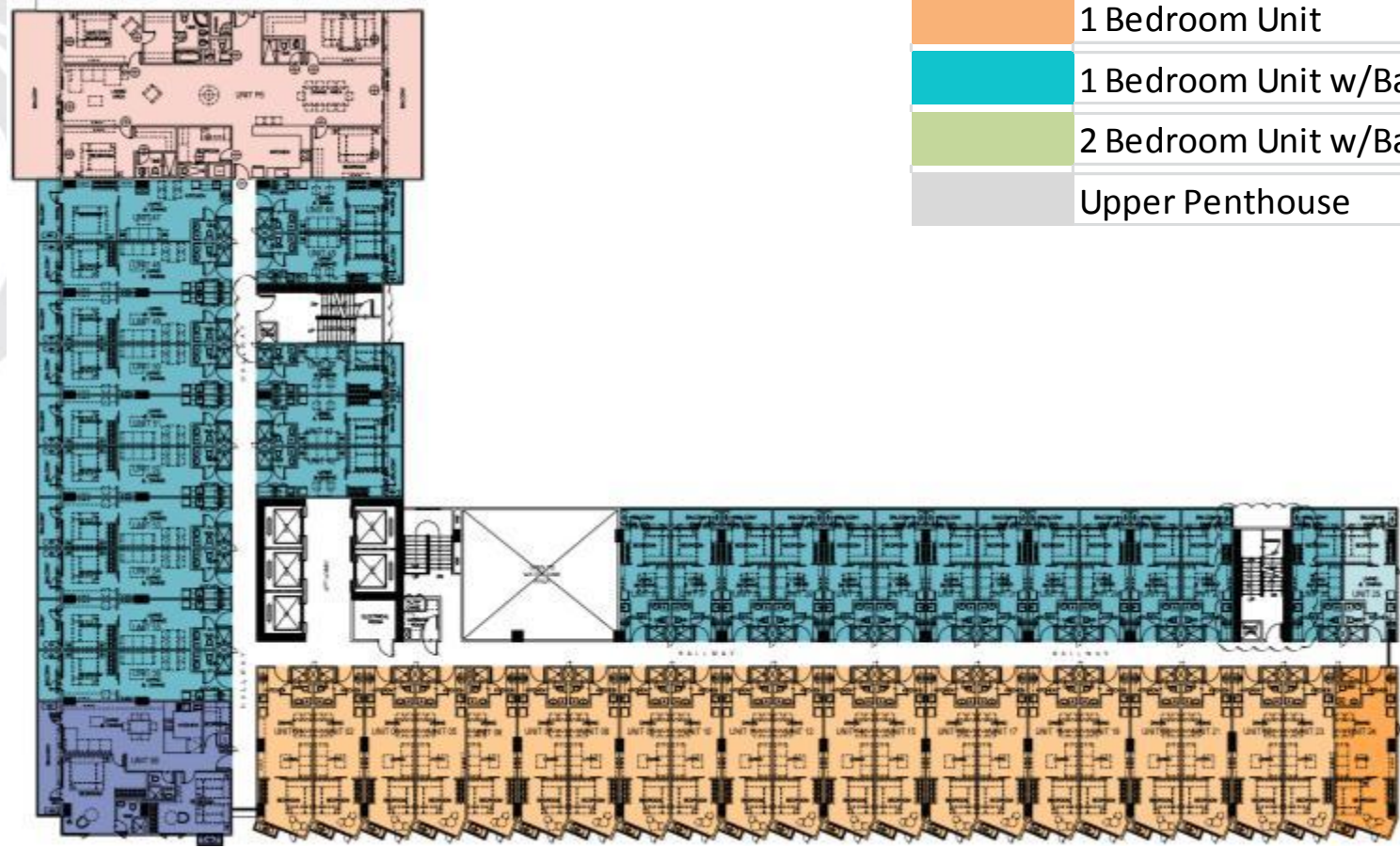
Building A



	1 Bedroom Unit
	1 Bedroom Unit w/Balcony
	2 Bedroom Unit w/Balcony
	Upper Penthouse

15th Floor

Building A



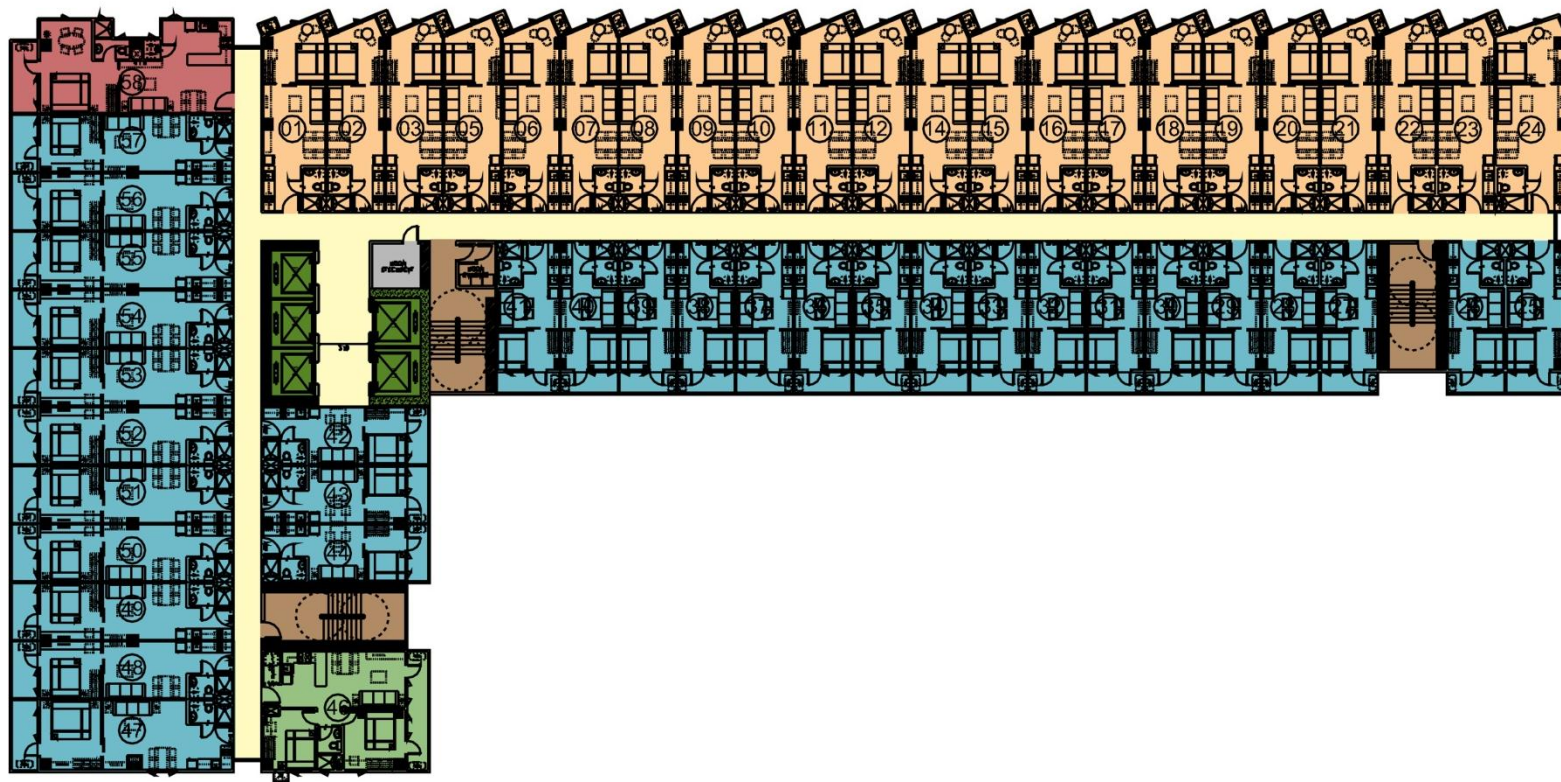
Light Blue	1 Bedroom Unit
Light Green	1 Bedroom Unit w/Balcony
Light Orange	2 Bedroom Unit w/Balcony
Light Grey	Upper Penthouse

16th Floor



Building B

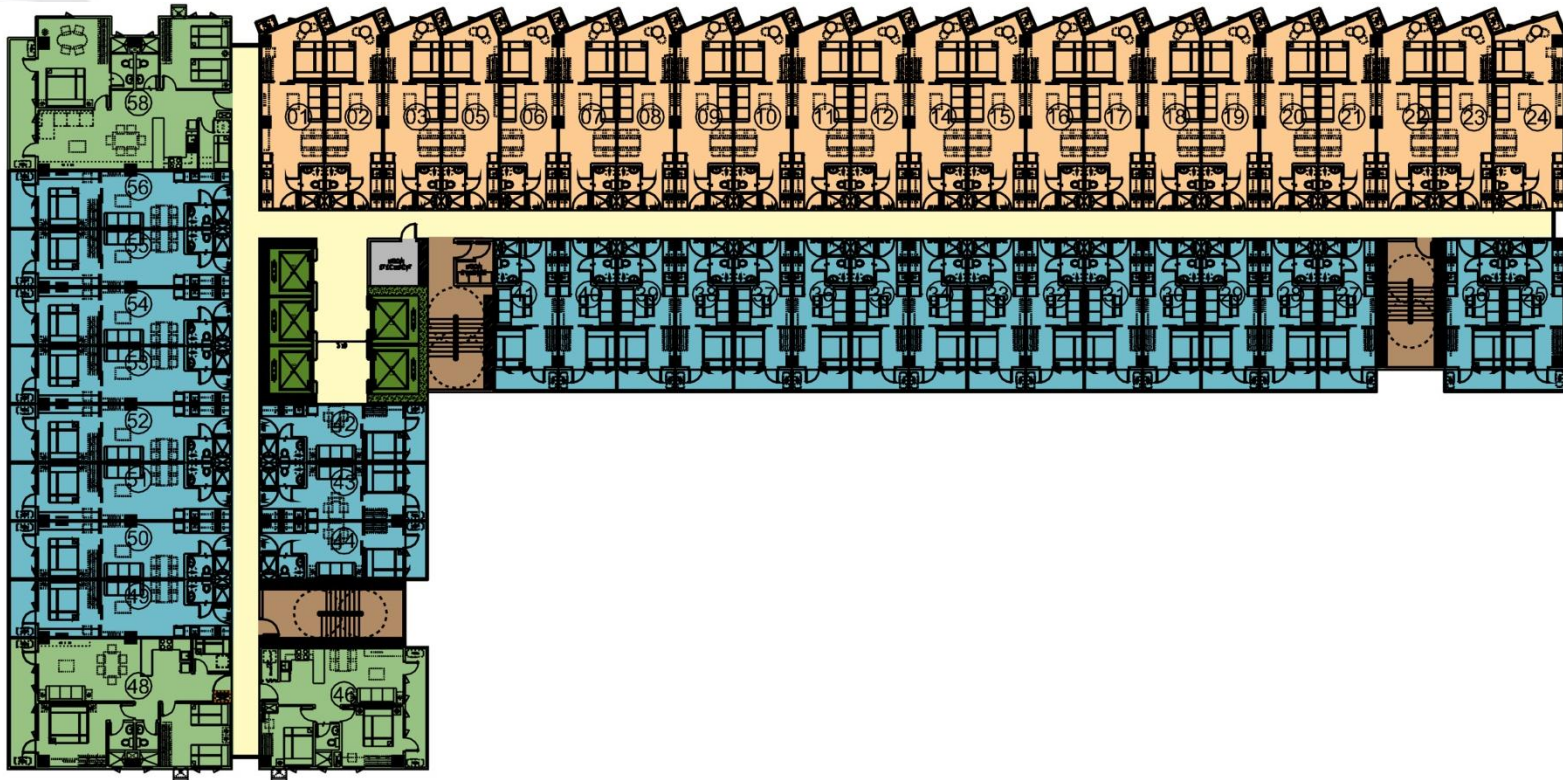
Building B



Orange	1 Bedroom Unit
Cyan	1 Bedroom Unit w/Balcony
Red	1 Bedroom Unit w/Balcony
Green	2 Bedroom Unit w/Balcony

3rd to 5th Floor

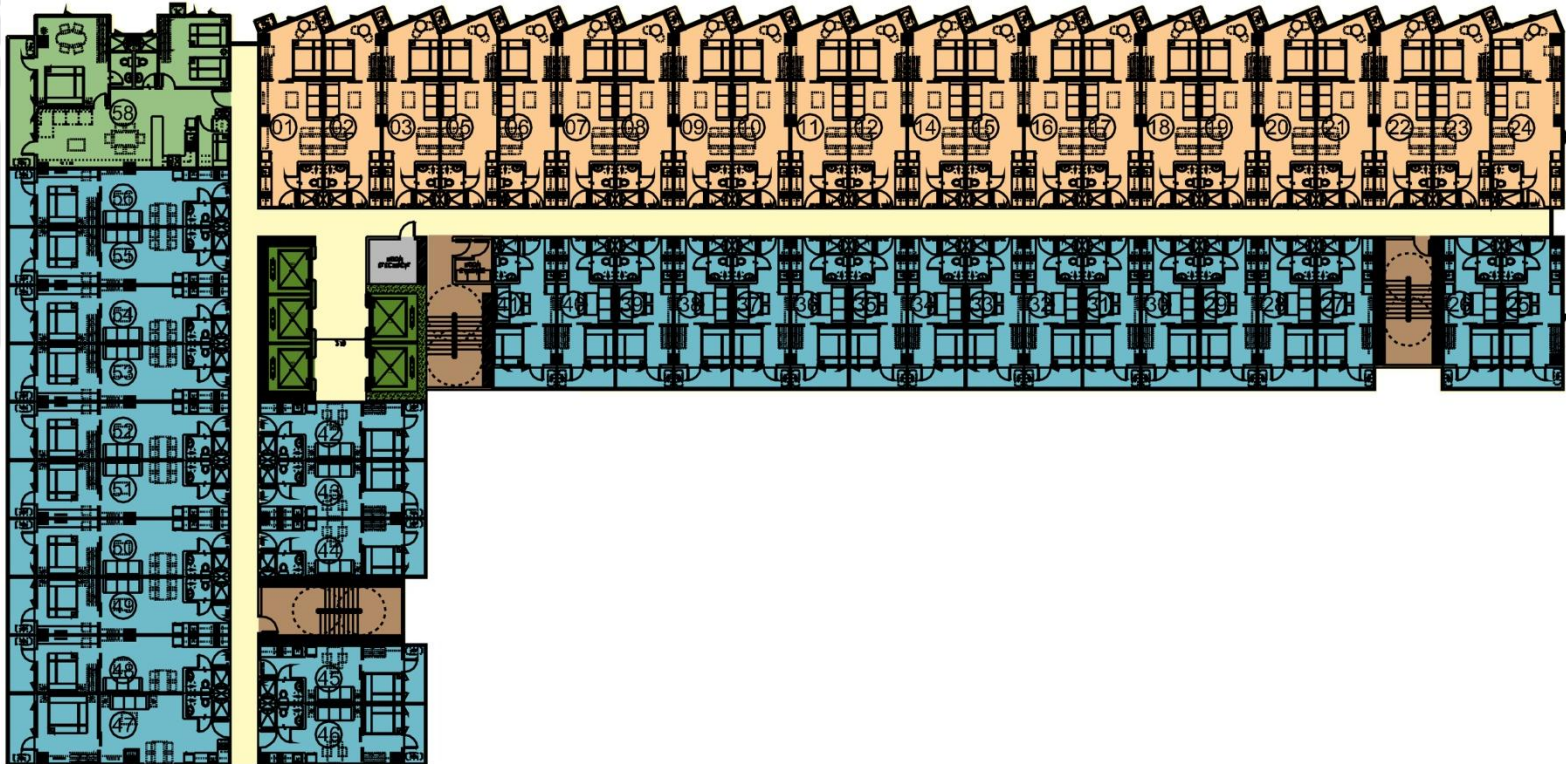
Building B



Orange	1 Bedroom Unit
Blue	1 Bedroom Unit w/Balcony
Green	2 Bedroom Unit w/Balcony

6th to 14th Floor

Building B



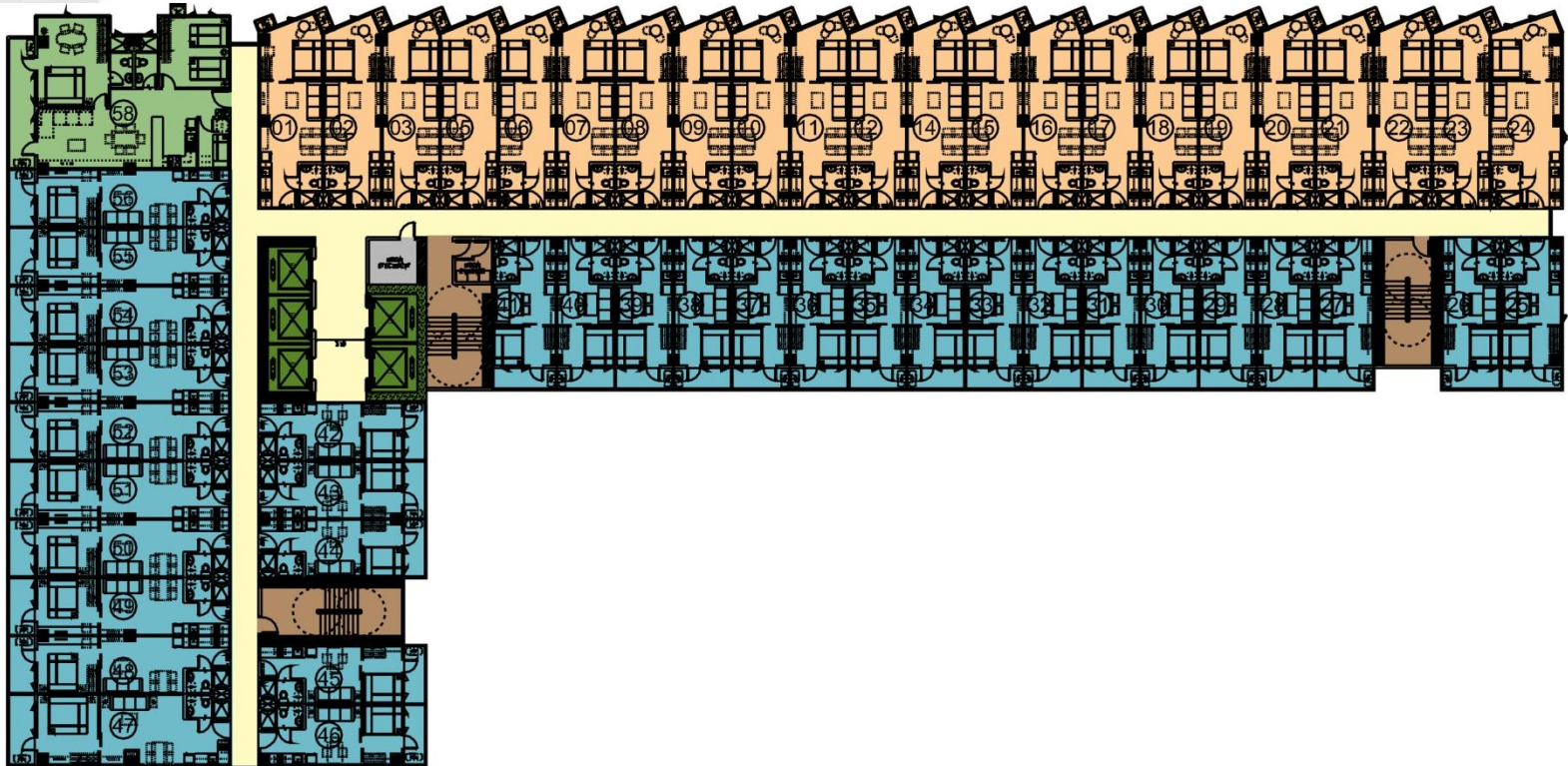
Orange	1 Bedroom Unit
Blue	1 Bedroom Unit w/Balcony
Green	2 Bedroom Unit w/Balcony

15th Floor

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Building B



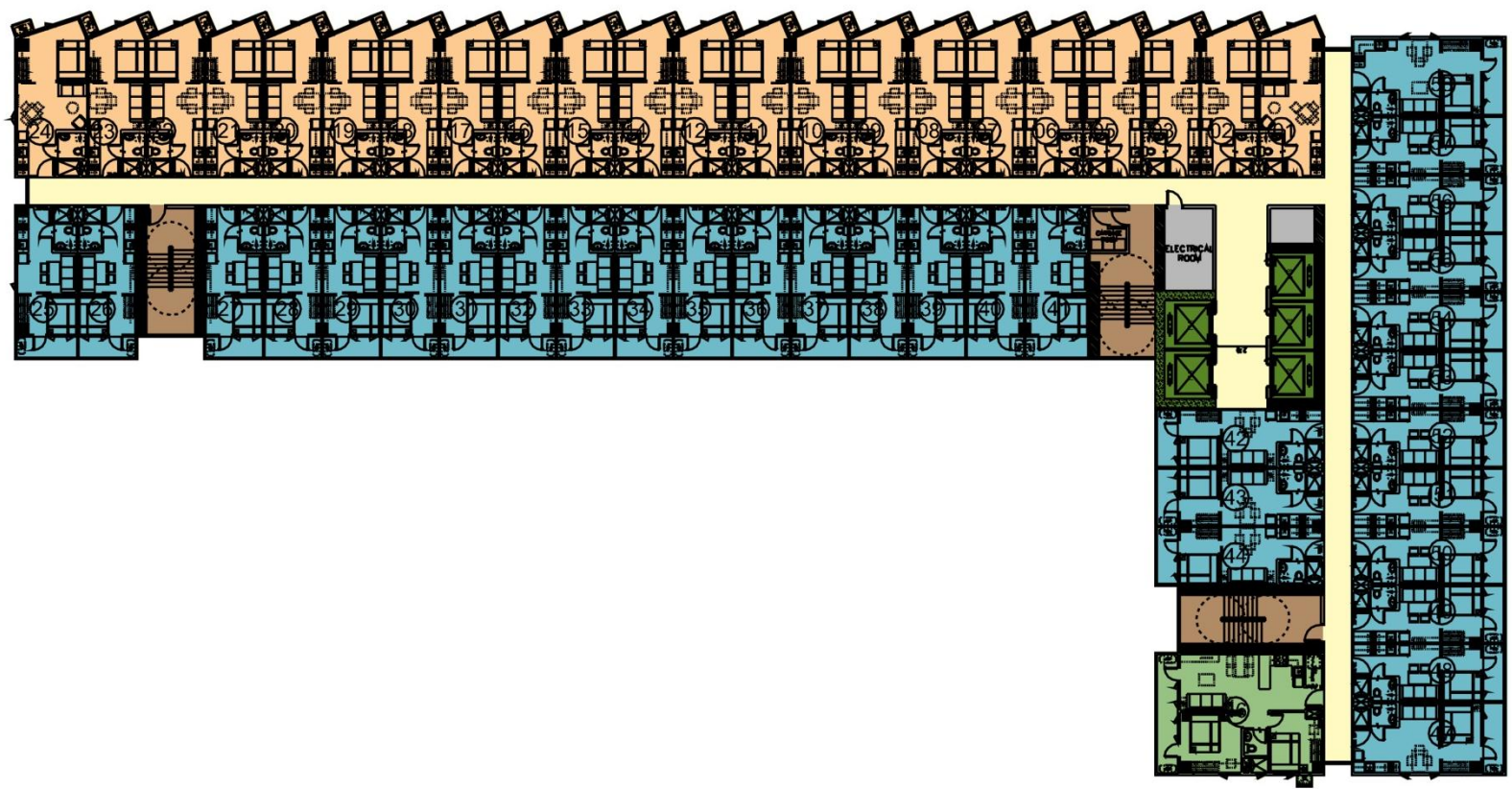
Orange	1 Bedroom Unit
Blue	1 Bedroom Unit w/Balcony
Green	2 Bedroom Unit w/Balcony

16th Floor



Building C

Building C



	1 Bedroom Unit
	1 Bedroom Unit w/Balcony
	2 Bedroom Unit w/Balcony

3rd to 7th Floor

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Building C



Orange	1 Bedroom Unit
Blue	1 Bedroom Unit w/Balcony
Green	2 Bedroom Unit w/Balcony

8th to 14th Floor

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Building C



	1 Bedroom Unit
	1 Bedroom Unit w/Balcony
	2 Bedroom Unit w/Balcony

15th Floor

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Building C



	1 Bedroom Unit
	1 Bedroom Unit w/Balcony
	2 Bedroom Unit w/Balcony

16th Floor

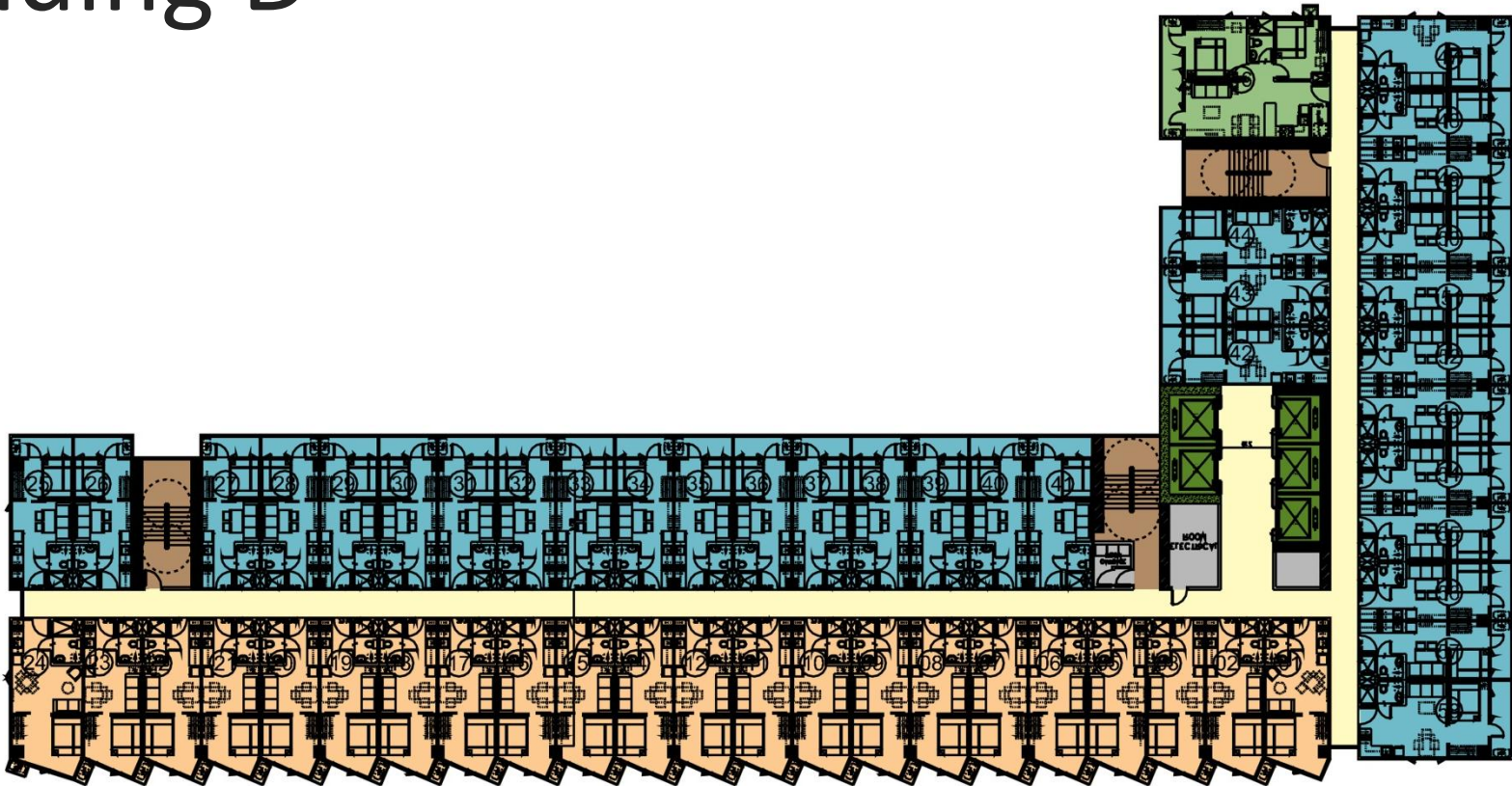
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Building D

Building D



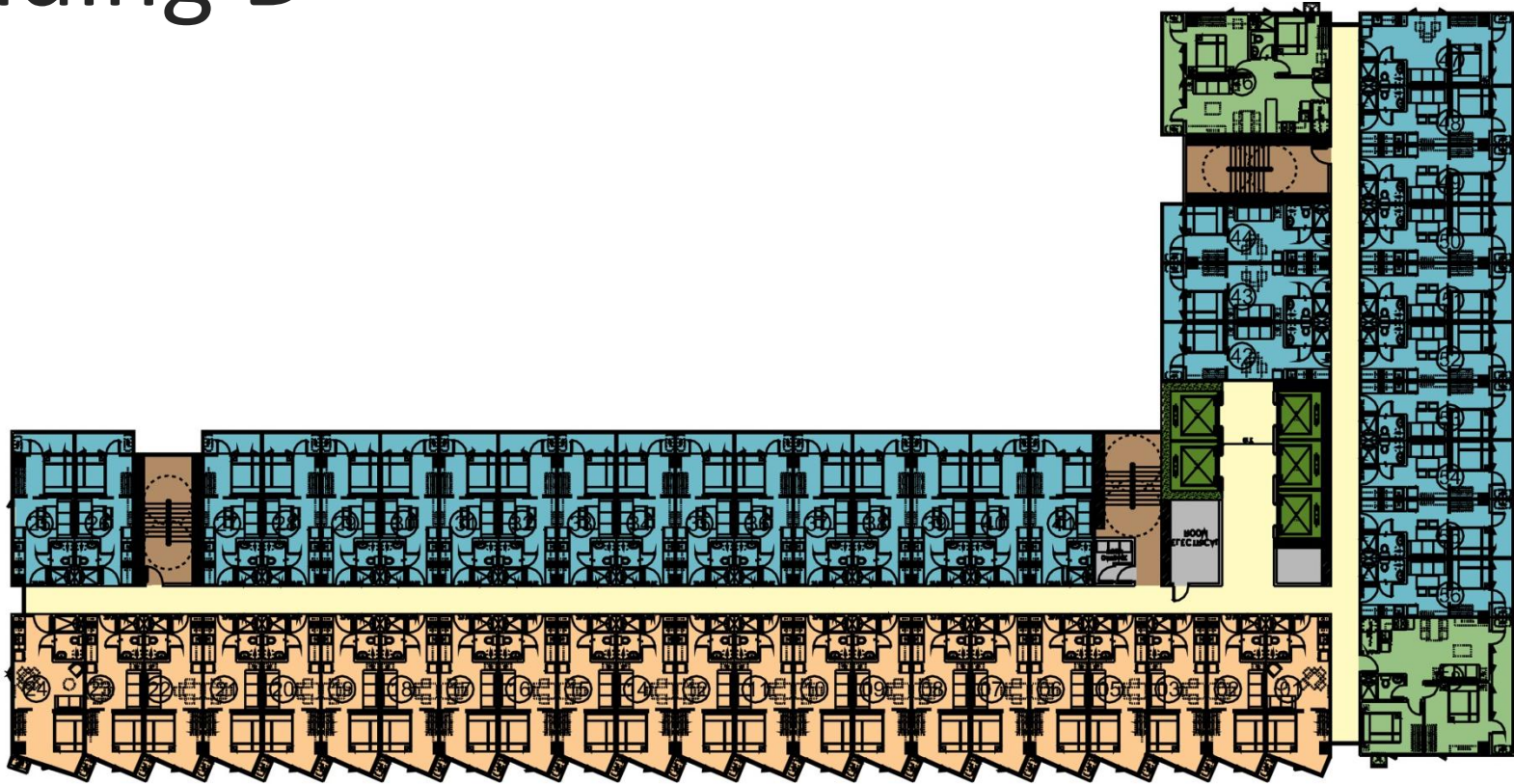
Orange	1 Bedroom Unit
Teal	1 Bedroom Unit w/Balcony
Green	2 Bedroom Unit w/Balcony

3rd to 7th Floor

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Building D



Orange	1 Bedroom Unit
Cyan	1 Bedroom Unit w/Balcony
Green	2 Bedroom Unit w/Balcony

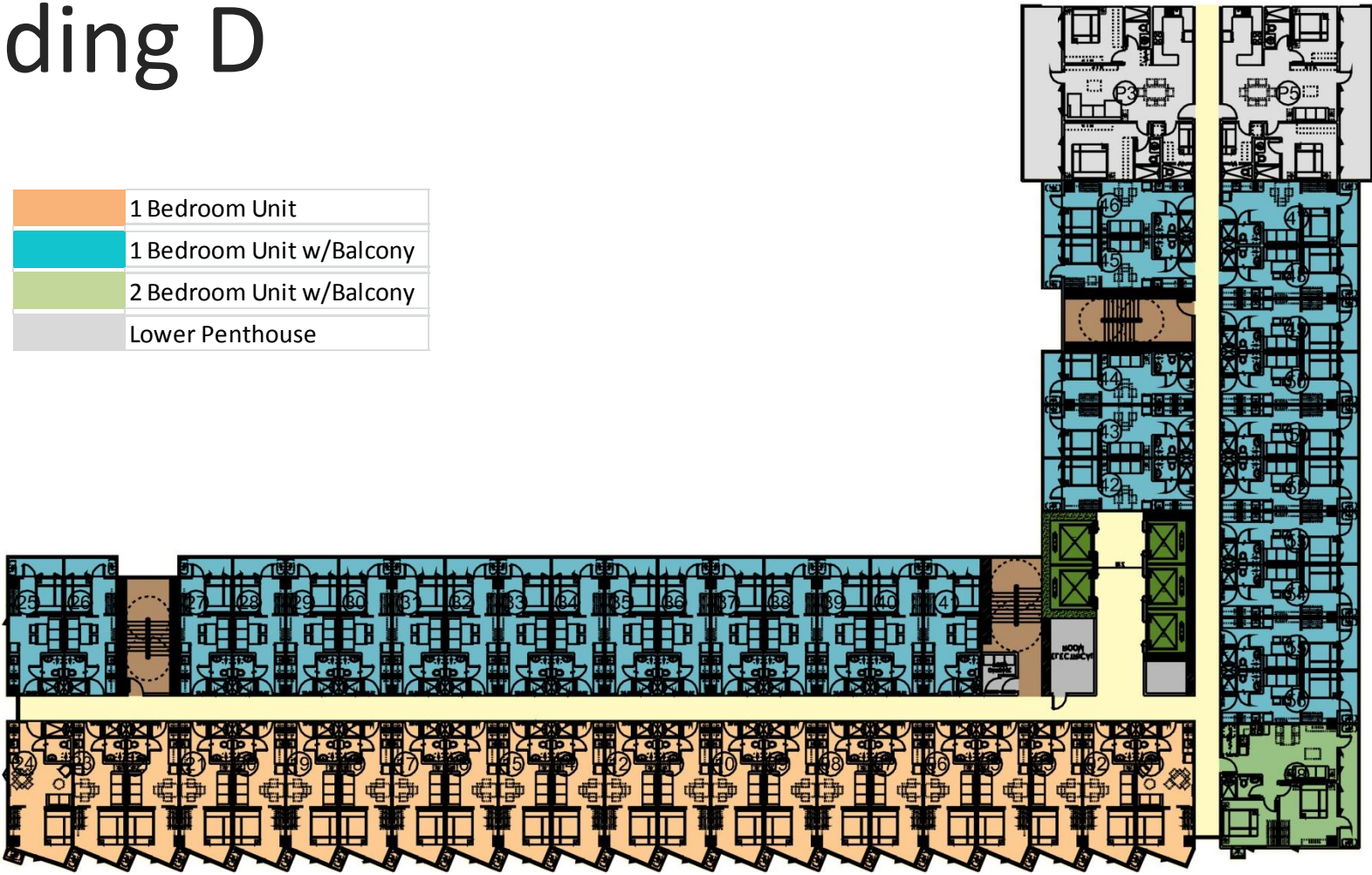
8th to 14th Floor

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Building D

Orange	1 Bedroom Unit
Light Blue	1 Bedroom Unit w/Balcony
Light Green	2 Bedroom Unit w/Balcony
Grey	Lower Penthouse



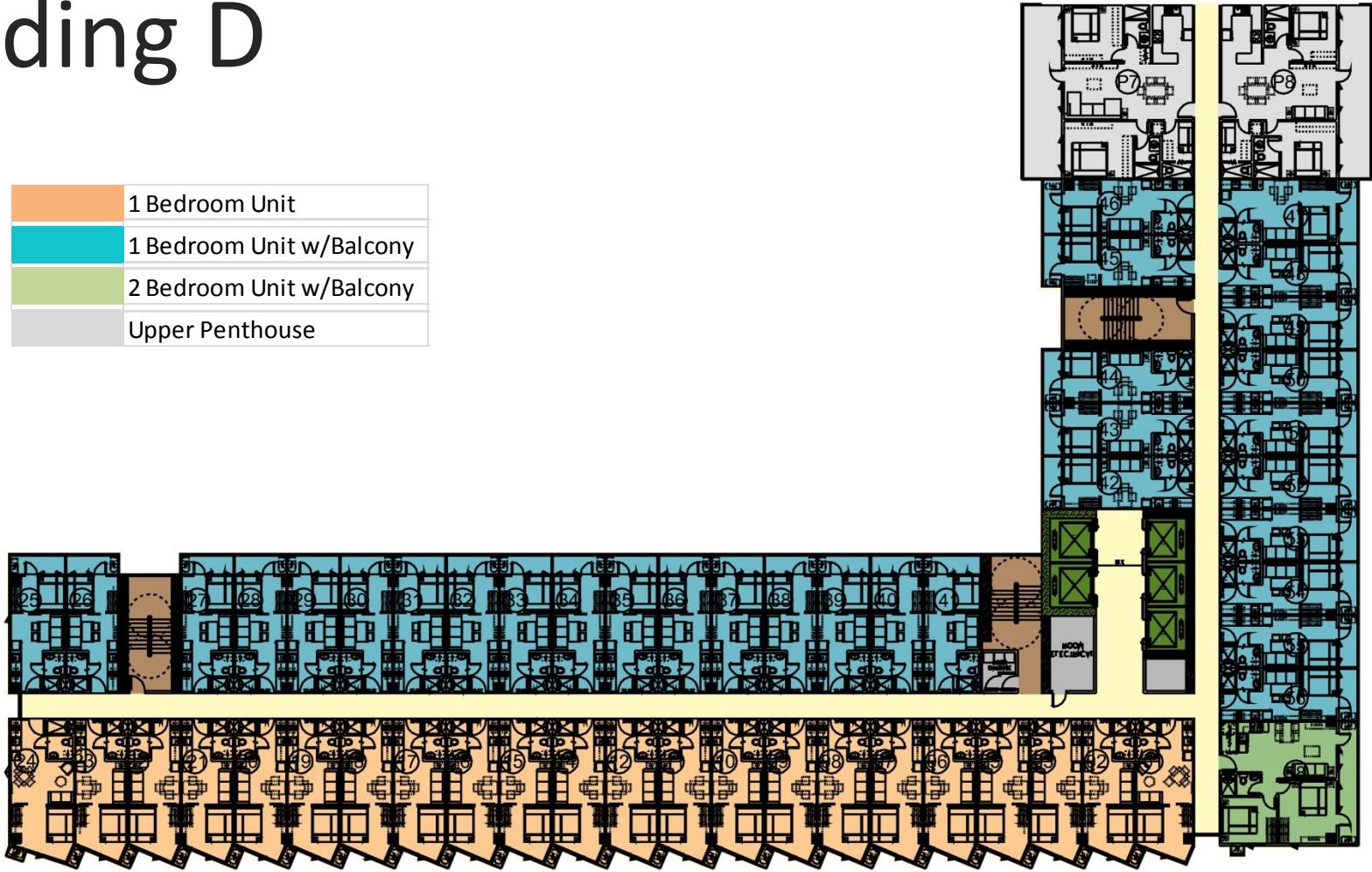
15th Floor

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Building D

Orange	1 Bedroom Unit
Light Blue	1 Bedroom Unit w/Balcony
Light Green	2 Bedroom Unit w/Balcony
Grey	Upper Penthouse



16th Floor

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Sales Announcements