



LIVE THE CHARMED LIFE

CHARM

R E S I D E N C E S

FELIX AVENUE, CAINTA



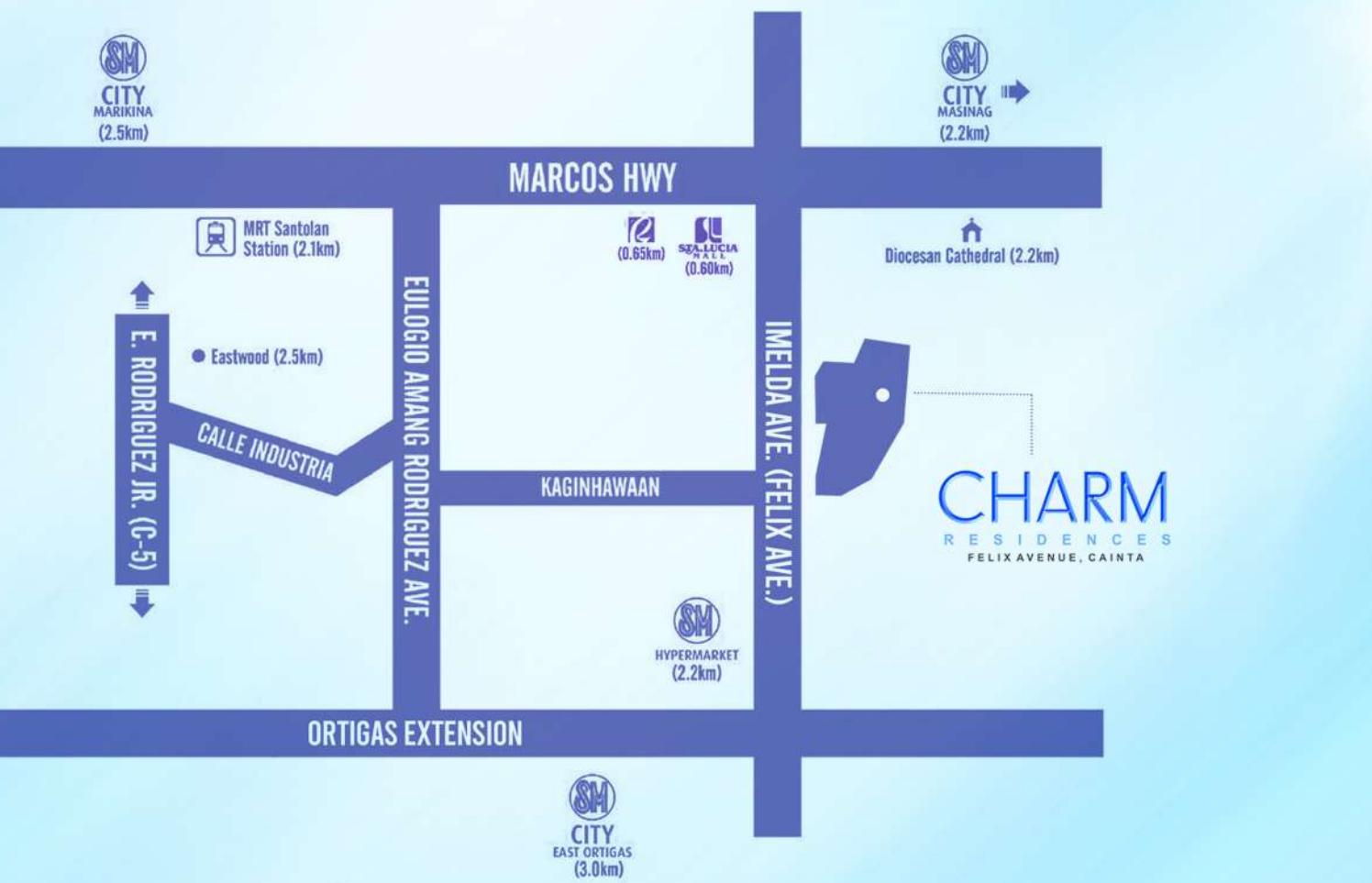
THE CALM COMMUNITY

Welcome to SMDC's modern home in the east metro.

A garden-themed haven that truly captivates with its resort-like amenities and a comfortable atmosphere; creating the perfect combination of cozy lifestyle and stylish convenience that truly works like a charm.

VICINITY MAP

Charm Residences sits strategically alongside the infamous Sumulong highway, placing itself at the heart of everything you need from shopping malls, convenient access to main roads and the city's railway station.



Amenity Area, Artist's Perspective

WITHIN CHARM'S REACH

While your home is everything you want, around it is everything you need. Find yourself within close proximity with some of your most basic needs — water refilling stations, laundry shops, convenient stores, and essential services.

At Charm Residences, you'll never ask for anything more.



Future Community Mall, Artist's Perspective

THE CHARMED LIFE

Living in the city has never been this refreshing. Immerse in relaxation with a wide array of swimming pools that include a fitness lap pool, a lifestyle pool, an in-pool lounge area, and a dedicated children's pool. You and your family can also unwind in various activity and recreational spots like the outdoor gym, an open nature area for a healthy breath of fresh air, and a children's playground for the kids. Surely, Charm Residences is a true charmer.



NATURE AREA

Garden Pool
Open Nature Area
Pocket Gardens



SOCIAL AREA

Lifestyle Pool
In-Pool Lounge Area



WELLNESS AREA

Fitness Lap Pool
Outdoor Gym
Basketball Court
Jogging Trail



PLAY AREA

Children's Pool
Children's Playground



GATED COMMUNITY



COMMERCIAL STRIP



A PLEASANT PLUNGE

Escape the city at the comfort of your own home and make your living experience as refreshing as it can be. Breathe out and plunge in with your choice between lifestyle, and garden pools. Take a stroll along healthy pocket gardens or just relax and enjoy the resort-like view. Whatever you want to do, there's a perfect spot for you here at Charm Residences.

- **Lifestyle Pool**
- **In-Pool Lounge Area**
- **Garden Pool**
- **Pocket Gardens**



Pocket Garden, Artist's Perspective

Amenity Area, Artist's Perspective

FITNESS MADE SCENIC

Living a healthy life is truly a pleasure at Charm residences. Start fresh with a dedicated outdoor gym that is both engaging and relaxing, combining the functionalities of a workout gym with the openness of a plush garden. If you're feeling a little sporty, shoot a few hoops at the basketball court, or maybe just pad up your daily steps count along our dedicated jogging trails. If you have an active lifestyle then Charm residences is a perfect fit for you.

- **Fitness Lap Pool**
- **Covered Basketball Court**
- **Jogging Trail**



Outdoor Fitness Gym, Artist's Perspective

A CHILD'S PARADISE

A family home is not complete without the littles ones, thanks to Charm Residences' dedicated children's pool, and playground; complete with your kids' favorite rides and toys, their new home is as much a paradise as it is for you. There is nothing like putting a smile on our child's faces, let's continue to brighten up their days here at Charm Residences.

- **Children's Pool**
- **Children's Playground**



Children's Area, Artist's Perspective

A CHARMING GREETING

Allow yourself to be fascinated inside the stylish and luxurious lobby of Charm Residences. Adorned with sapphire accented furniture pieces, elegant marbled walls and floor, and a relaxed ambiance to welcome you and your family.



COMFORT THAT CAPTURES

Charm Residence's living space is what makes it such a smart choice. With generous spaces, attention to detail and quality crafted materials, your new home in the east metro captures perfect city living without the fiasco.



Dressed-up Unit, Artist's Perspective



UNIT LAYOUT



Two-Bedroom Unit with Balcony
± 31.22 sqm



Two-Bedroom Unit
± 28.52 sqm

PROPERTY MANAGEMENT

Our property management team is readily available to assist you and address any concerns you may have. They are constantly hard at work, ensuring that the development and all its unique amenities for fitness, socializing, and recreation are secure and well-kept. This way, Charm Residences stays a good investment for you and your family for years to come. The team is also on-hand to help you lease out your unit, should you desire immediate return of investment. In addition, our 24-hour security team is always on-duty for your safety and convenience.



Grand Lobby, Artist's Perspective

SMDC

www.smdc.com



HLURB LS 0333467 (Ph1) • LS 033488 (Ph2) • LS 033489 (Ph3)

HLURB-ENCR AA-2019/07-2432

Imelda Avenue, Brgy. San Isidro, Cainta Rizal

Completion Date: January 30, 2022 (Ph1) • January 31, 2023 (Ph2 & Ph3)

Developer: SM Development Corporation