



**COAST**  
R E S I D E N C E S  
ROXAS BOULEVARD

# LIFE IN PANORAMIC PERSPECTIVE

New views await you at Coast Residences, the newest SMDC Premier Development. Situated in Roxas Boulevard, Coast Residences gives grand views of the Manila Bay Sunset and the Metro Manila Cityscape. With a stunning exterior design and interiors inspired by Bali's top hotels, Coast Residences gives a new view on premier condo living.



**Building Facade**  
Artist's Perspective



- Manila Yacht Club (1.05km)
- Manila Zoo and Botanical Garden (1.2 km)
- Baywalk Sunset Market (1.26km)
- Manila Ocean Park (3.31 km)
- Luneta (3.67 km)
- Intramuros (4.63km)



- Star City (399 m)
- Cultural Center of the Philippines (837m)
- SM Mall of Asia Arena (2.27 km)
- City of Dreams (2.58 km)
- Solaire Resort and Casino (2.58 km)
- Resorts World (2.58 km)



- Museo Pambata (3.05km)
- National Museum (3.73km)
- San Agustin Museum (4.13 km)



- World Trade Center Bazaar (450 km)
- Mall of Asia (2.27 km)



- MOA Terminal (2.27 km)



- Ninoy Aquino International Airport (4.00 km)

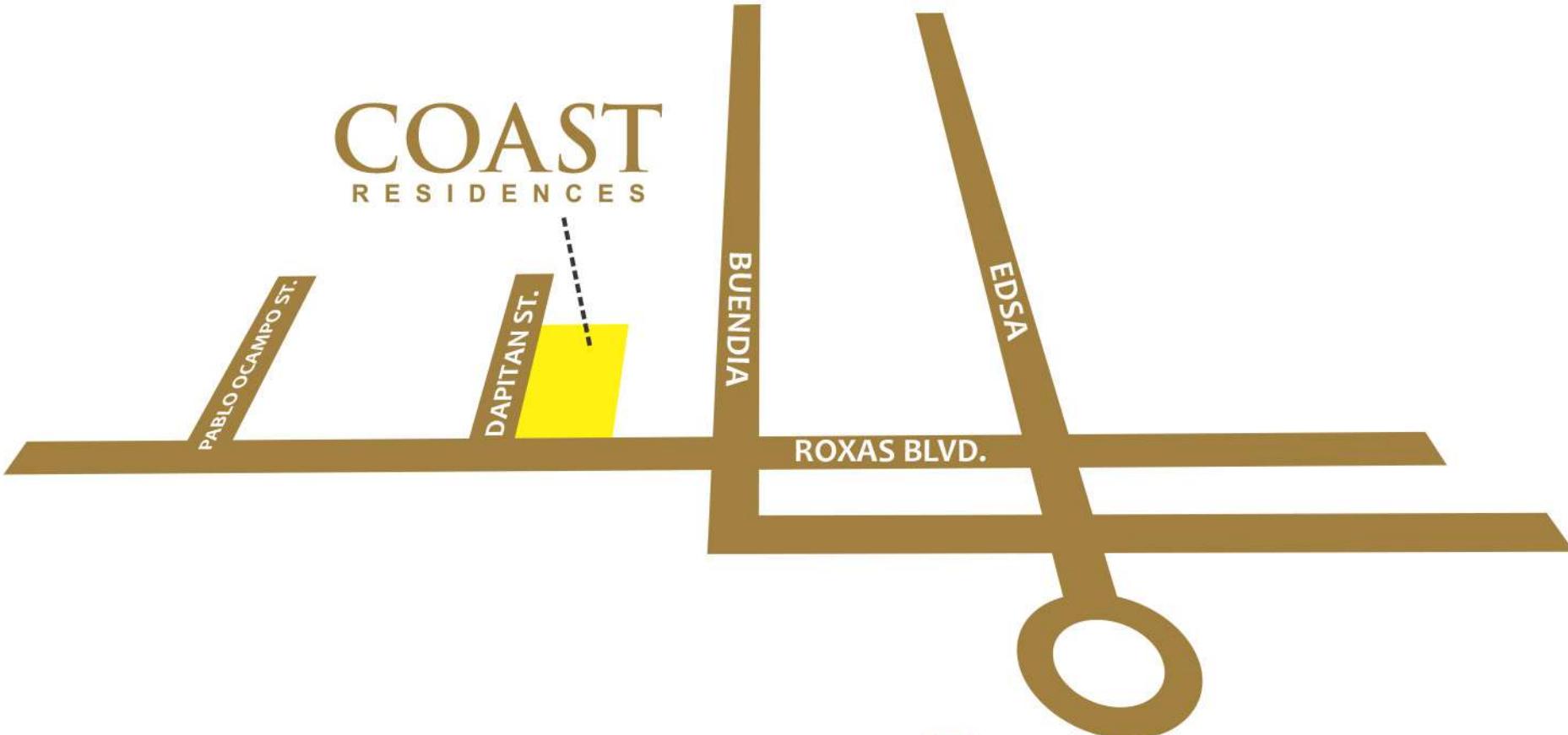


- Harbour Square (744.64 m)
- Aristocrat (1.67 km)
- Robinsons Ermita (2.47 km)
- SMX Convention Center Bazaars (2.58 km)



- Manila Hospital (1.12 km)

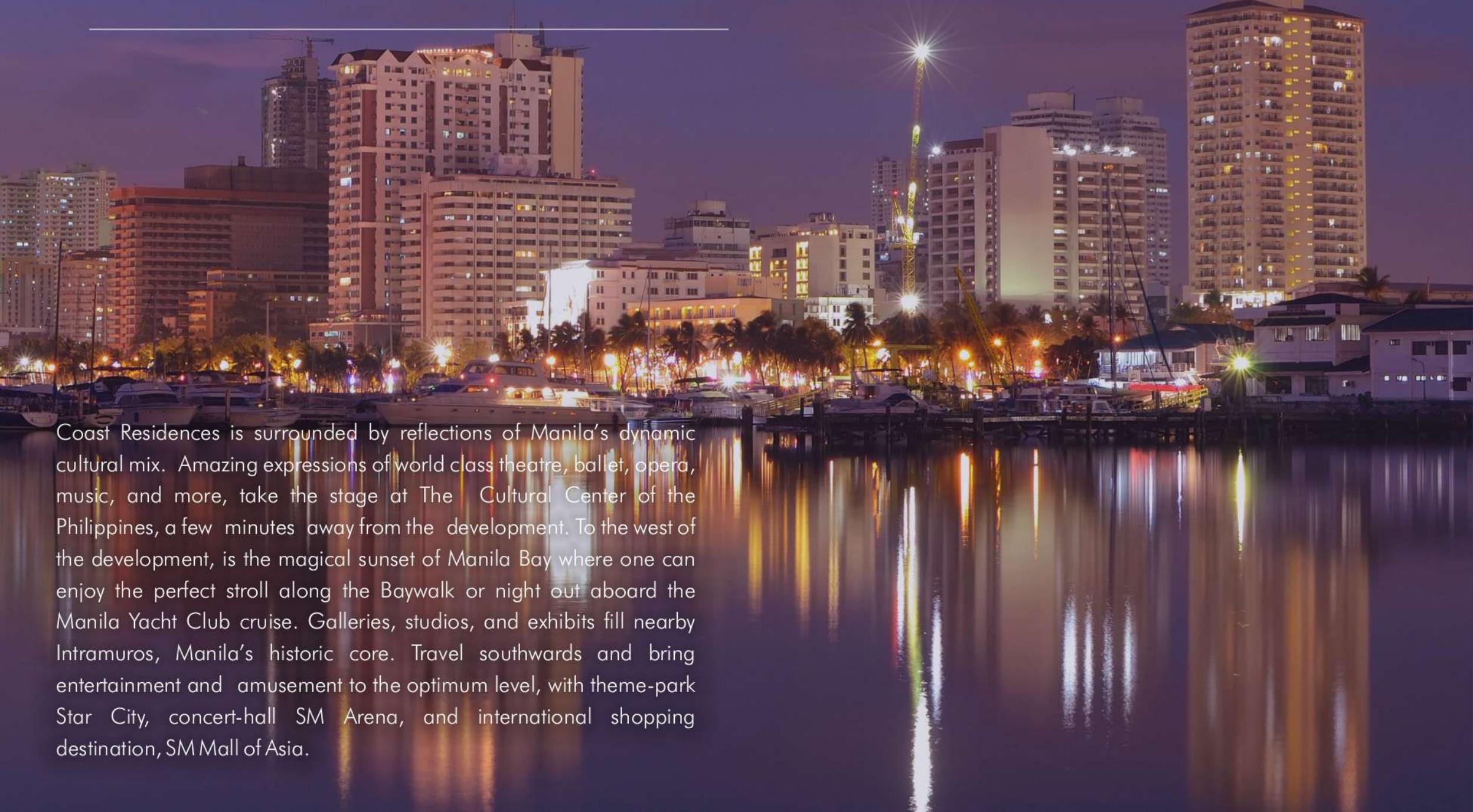
## COAST RESIDENCES



**MALL OF ASIA**  
(2.27KM)

# A LOCATION WITH RICH VIEWS OF THE PAST AND PRESENT

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Coast Residences is surrounded by reflections of Manila's dynamic cultural mix. Amazing expressions of world class theatre, ballet, opera, music, and more, take the stage at The Cultural Center of the Philippines, a few minutes away from the development. To the west of the development, is the magical sunset of Manila Bay where one can enjoy the perfect stroll along the Baywalk or night out aboard the Manila Yacht Club cruise. Galleries, studios, and exhibits fill nearby Intramuros, Manila's historic core. Travel southwards and bring entertainment and amusement to the optimum level, with theme-park Star City, concert-hall SM Arena, and international shopping destination, SM Mall of Asia.



MANILA  
BAY



## YACHT CLUB



MAKATI

- 1 Adult Pool
- 2 Kiddie Pool
- 3 Children's Playground
- 4 Cabana
- 5 View Lounge
- 6 Seating Areas
- 7 Gazebo
- 8 Jogging Paths
- 9 Meditation Garden

# HOTEL-INSPIRED OPULENCE

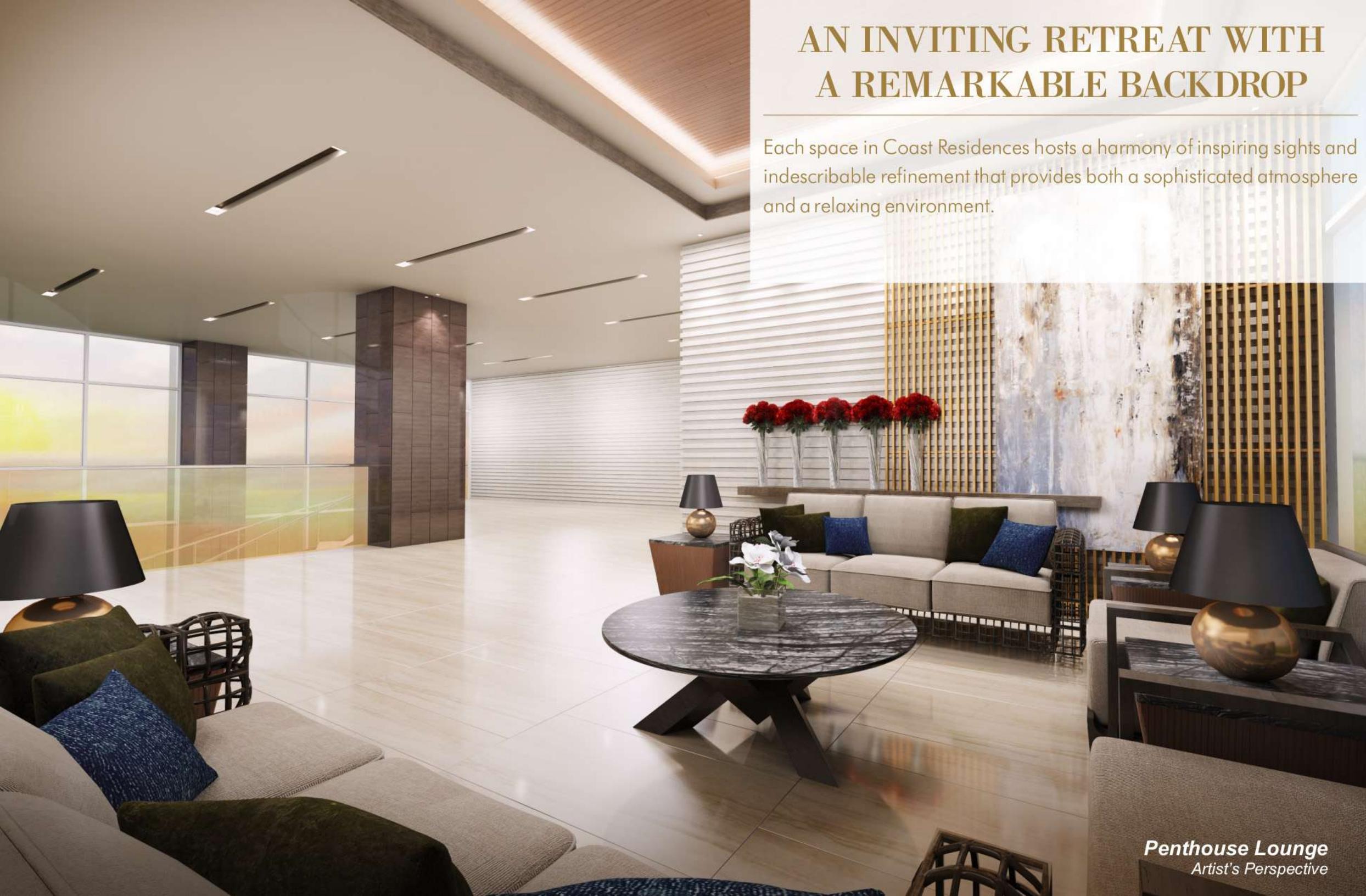
The opulent lobby, with its granite porcelain floors, ambient-mood lighting, inspired design details, and friendly front desk service redefines luxury living while providing a warm welcome to residents and guests.



**Grand Lobby**  
Artist's Perspective

## AN INVITING RETREAT WITH A REMARKABLE BACKDROP

Each space in Coast Residences hosts a harmony of inspiring sights and indescribable refinement that provides both a sophisticated atmosphere and a relaxing environment.



**Penthouse Lounge**  
*Artist's Perspective*

# AS FAR AS THE EYE CAN SEE

Designed to capture your eyes with its seagull-inspired façade design, Coast Residences soars 41 storeys high.

The angles of its wings serve as the balcony of units, where one can enjoy endless views, enhanced by harbor lights and dazzling city sights.



**Sunset View**  
*Artist's Perspective*





## BREATHTAKING SIGHTS

An exclusive Sunset Lounge with a Game Room on the 41st floor are designed with floor-to-ceiling windows allowing natural light to fill the spaces and affording one panoramic views of Makati's dazzling city sights and Mall of Asia's splendid fireworks display.



## THE STUNNING POOL AND VIEW DECK

Coast Residences embraces the full beauty of its waterfront location with a breathtaking pool and view deck facing Manila Bay, for truly distinct leisurely moments everyday.



## REFINED SPACES WITH INSPIRING SIGHTS

Generously appointed spaces with captivating views, perfectly reflecting your own personal flair. Choose from Studio, 1 Bedroom, 2 Bedroom, and Family Suites units. Coast Residences' Family Suites come with flexi areas convertible to a home office for your start-up business, a nursery room for your first born child or an entertainment room for the entire family. Family Suites units can also be combined to ensure there is room for your growing family.



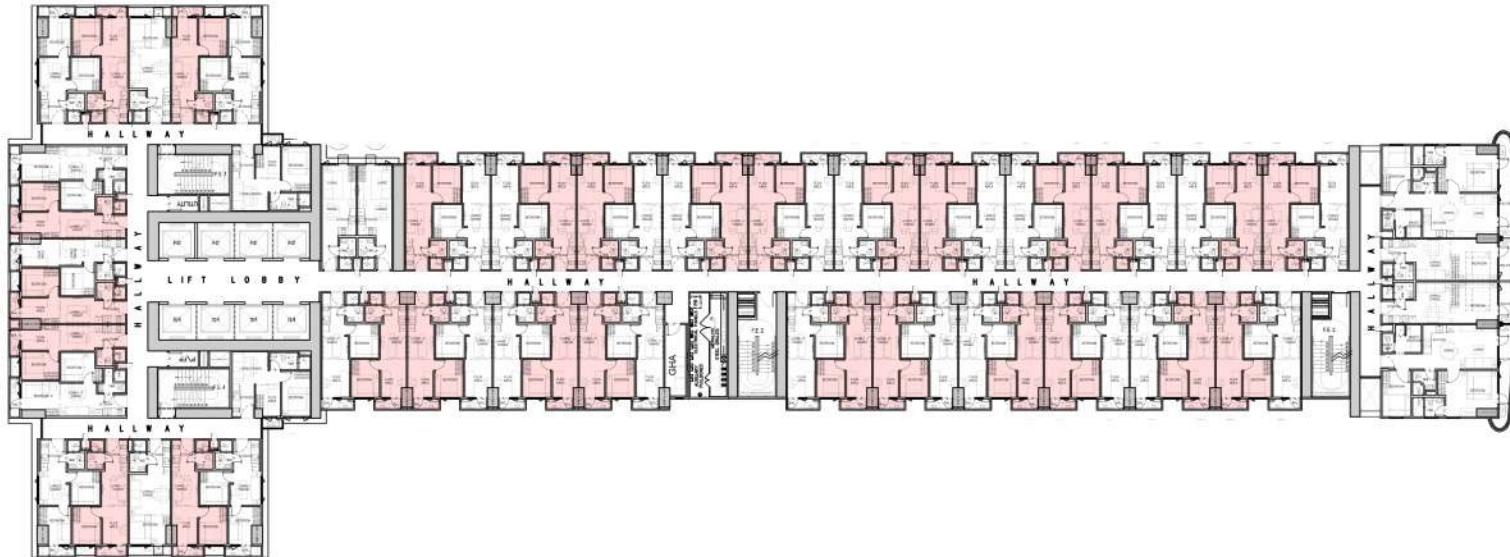
**Model Unit**  
*Artist's Perspective*



## FAMILY SUITE A WITH BALCONY FACING AMENITY & CCP

The comfort of your home combined with Coast Residences' pool waters and skyline views provide a revitalizing atmosphere. Convert your flexi area to an interactive play room where you can bond with the kids after an afternoon weekend swim.

### KEY PLAN



±26.12 to ±30.98 sqm



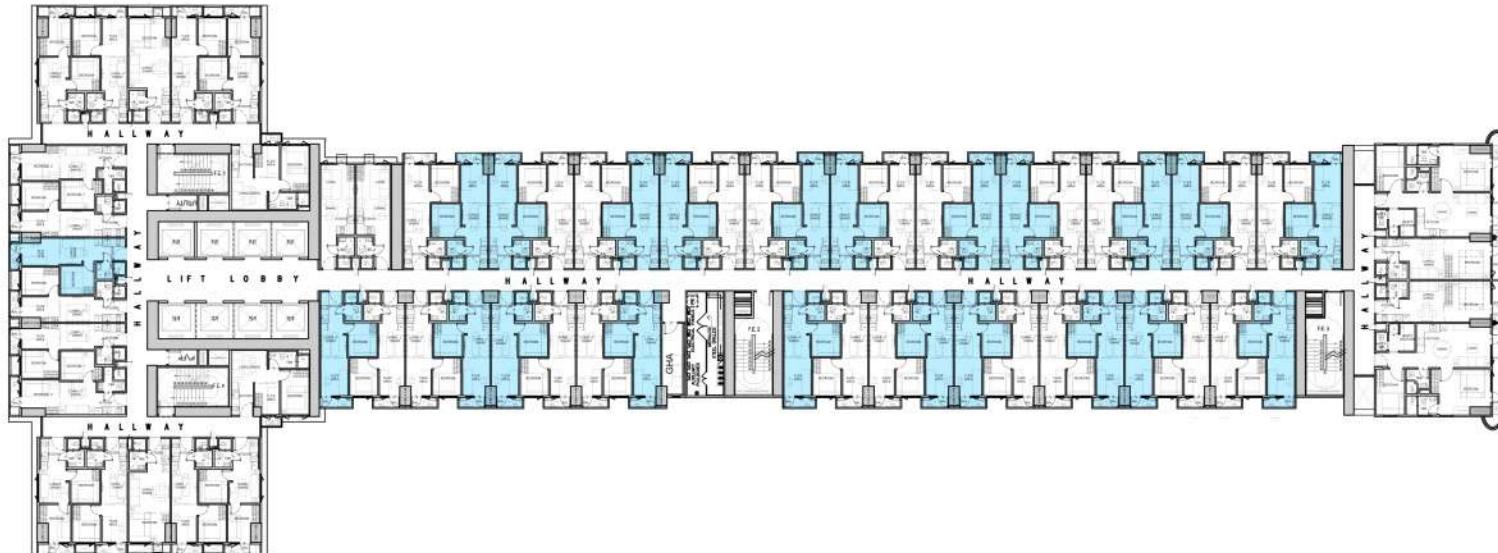
**Model Unit**  
Artist's Perspective



## FAMILY SUITE B WITH BALCONY FACING MAKATI

Enjoy an unbeatable setting with the dazzling city sights of the Makati city skyline right from your balcony. This unit has a flexi area that may be converted to an office or workshop space so you can run the family business or work from home.

### KEY PLAN

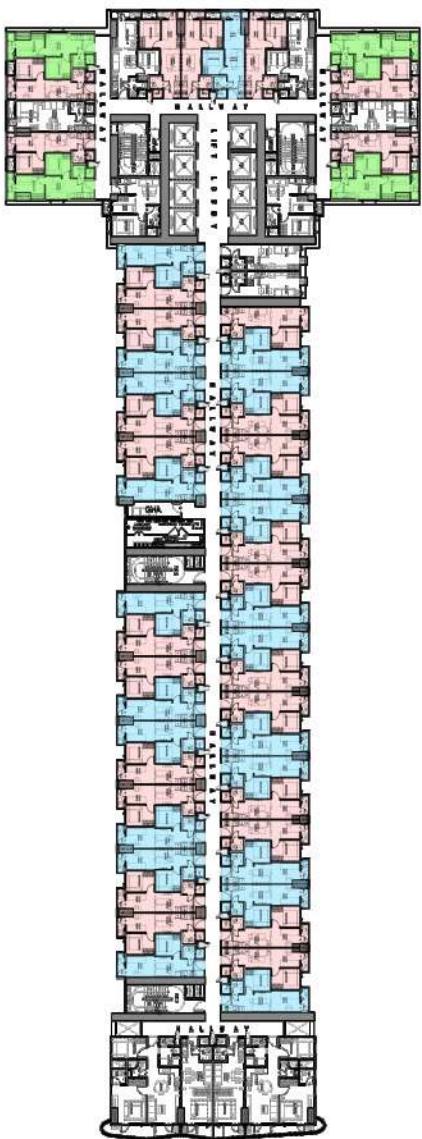


± 26.00 sqm



# FAMILY SUITE UNITS

## KEY PLAN



FAMILY SUITE A  
WITH BALCONY



±26.12 to ±30.98 sqm

FAMILY SUITE B  
WITH BALCONY



±26.00 to ±26.36 sqm

2 BEDROOM FAMILY SUITE  
WITH BALCONY



±29.35 to ±32.12 sqm



**Model Unit**  
*Artist's Perspective*



## STUDIO UNIT FACING AMENITY AND SM MALL OF ASIA

A relaxed elegance, striking a harmonious balance between the contemporary and the comfortable. With sweeping views that inspire creativity, wake up to more exciting mornings and let time stand still as you cozy up in your room.

### KEY PLAN



± 20.40 sqm



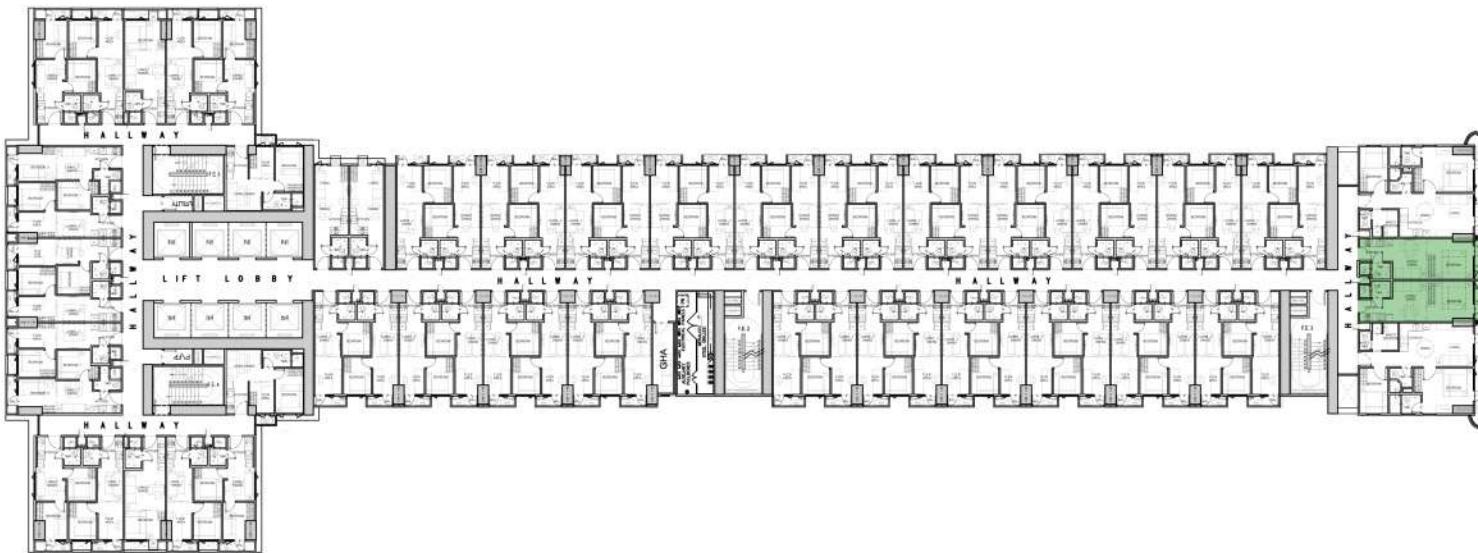
**Model Unit**  
*Artist's Perspective*

# 1 BEDROOM WITH BALCONY FACING MANILA BAY



From your bedroom balcony, enjoy Manila Bay's claim to fame: breathtaking views of the sunset and beyond. Perfect for a relaxed stay-at-home evening after a busy week at work.

## KEY PLAN



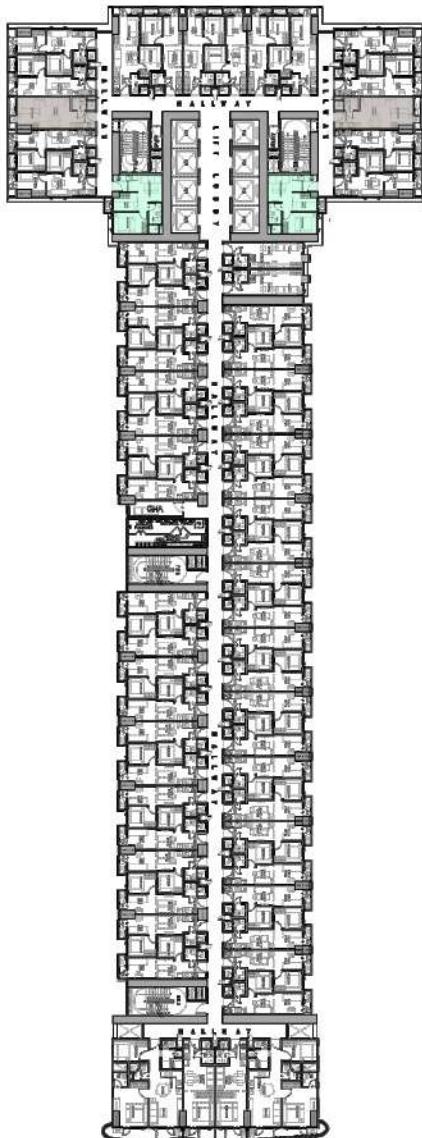
±26.55 to ±30.91 sqm



**Model Unit**  
*Artist's Perspective*

# 1 BEDROOM UNITS

## KEY PLAN



1 BEDROOM UNIT



± 24.09 sqm

1 BEDROOM WITH DEN



±28.35 to ±28.36 sqm



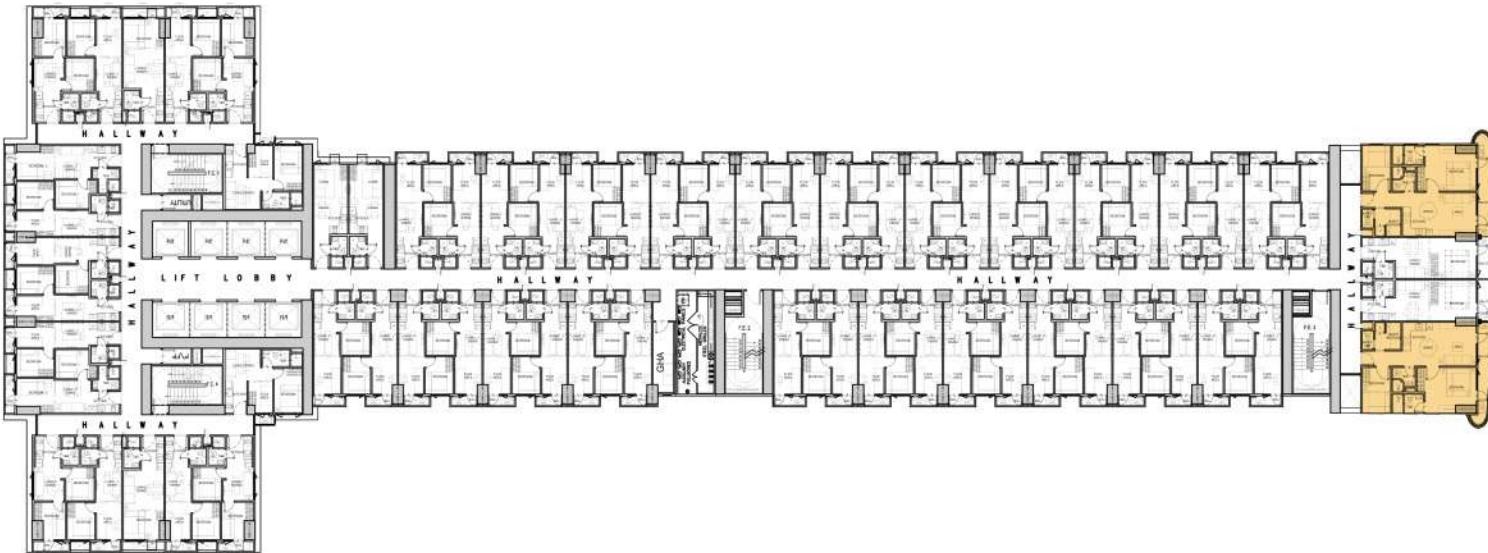
**Model Unit**  
*Artist's Perspective*



## 2 BEDROOM END UNIT (PENTHOUSE) FACING MANILA BAY

High above the buzzing city, the lower and upper penthouse units are situated on the 40th and 41st floors of the development to offer romantic views of the city's iconic Manila bay and Yacht Club. Stay-at-home weekends become more special as you indulge in magical sunsets with your loved ones.

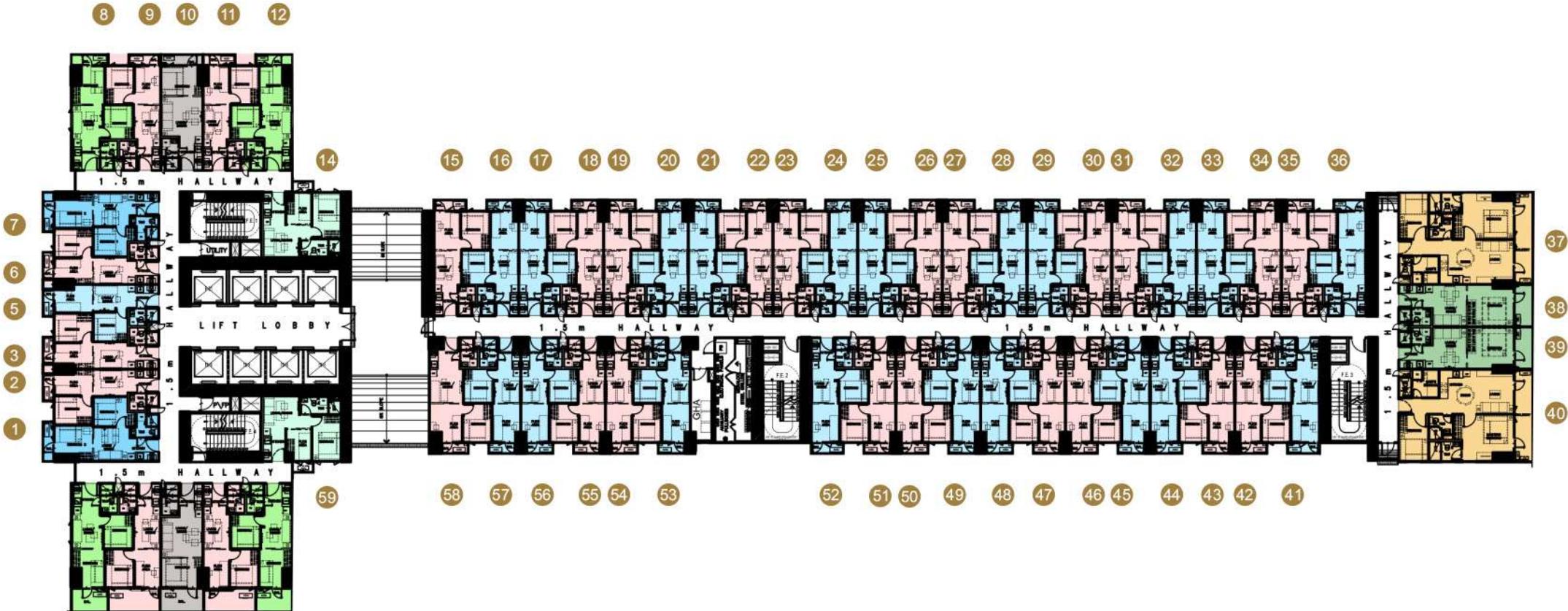
### KEY PLAN



±66.96 to ±68.55 sqm

# TYPICAL BUILDING FLOOR LAYOUT

7th Floor



## LEGEND:

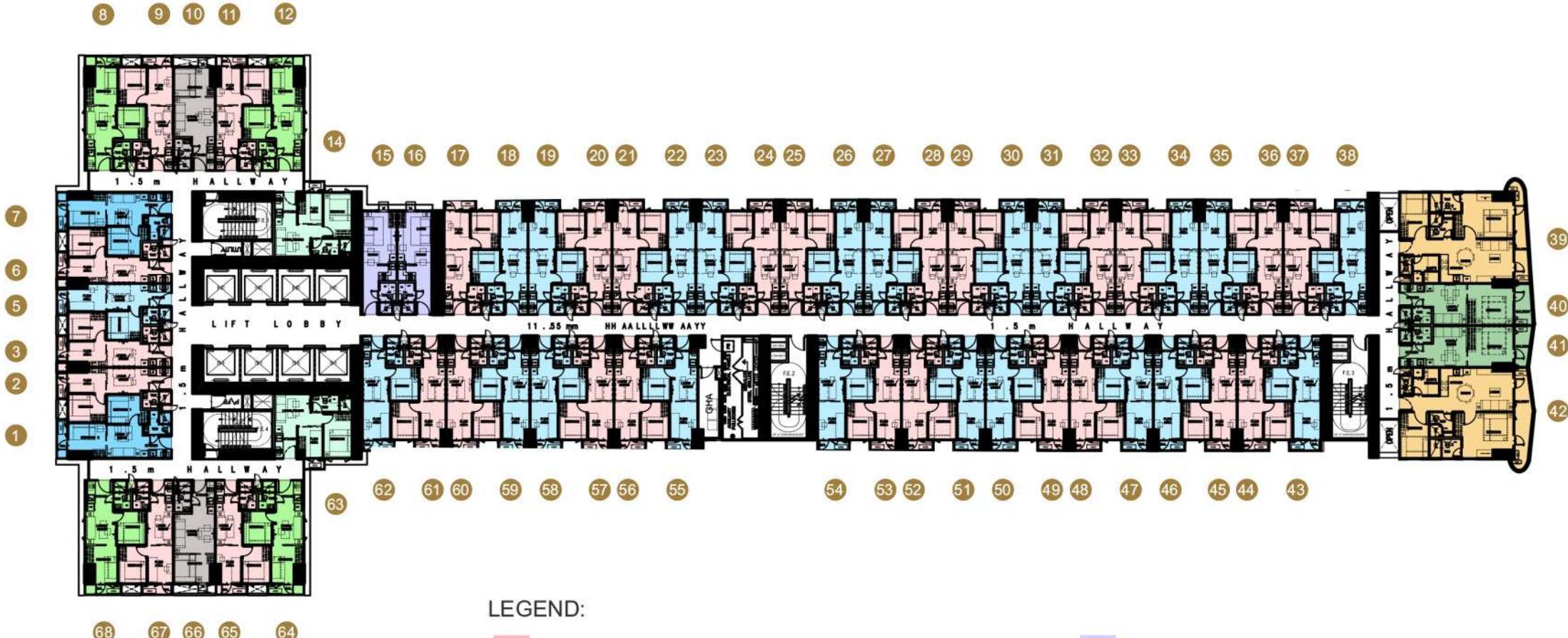
64 63 62 61 60

- 1. FAMILY SUITE A WITH BALCONY
- 2. FAMILY SUITE B WITH BALCONY
- 3. 2-BEDROOM FAMILY SUITE B WITH BALCONY
- 4. 1-BEDROOM UNIT WITH BALCONY
- 5. 2-BEDROOM FAMILY SUITE B WITH BALCONY

- 6. 1-BEDROOM UNIT WITH DEN
- 7. 2-BEDROOM END UNIT WITH BALCONY
- 8. 1-BEDROOM UNIT WITH BALCONY

# TYPICAL BUILDING FLOOR LAYOUT

8th, 11th, 15th, 18th, 21st, 24th, 27th, 30th, 33rd and 36th



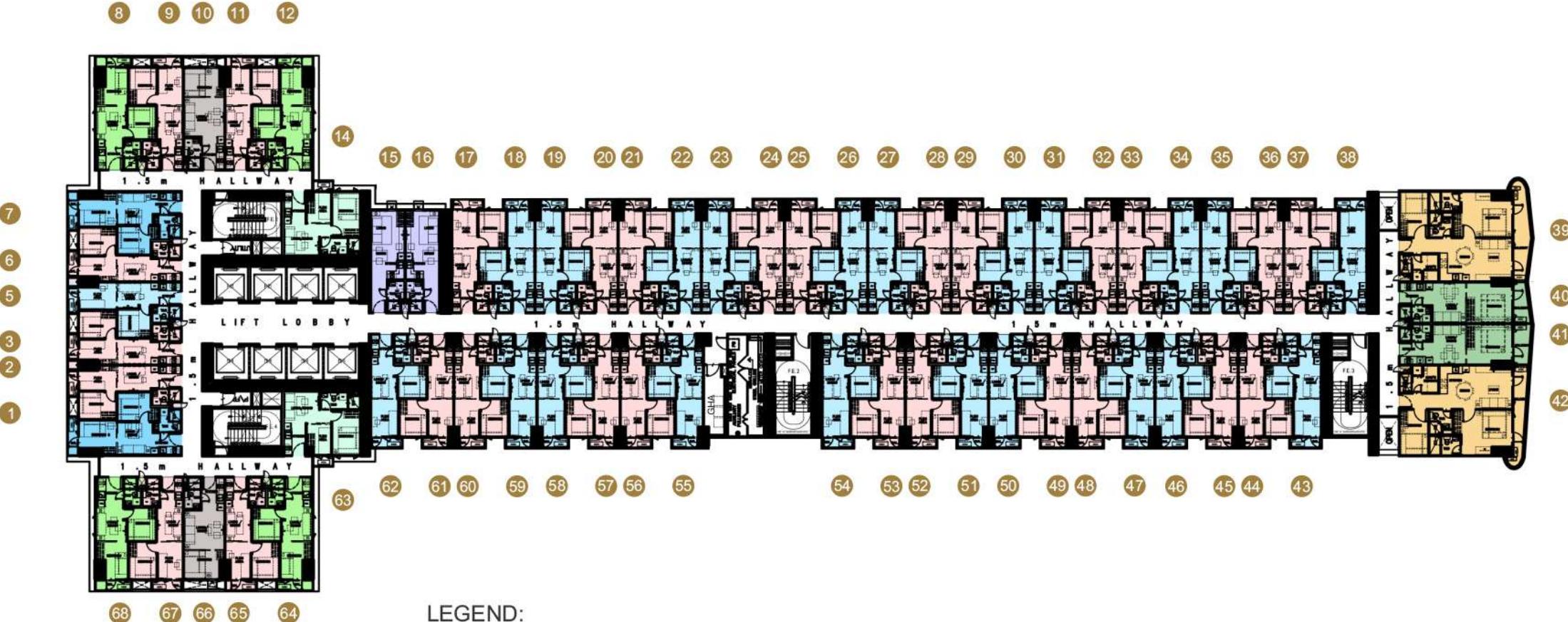
## LEGEND:

68 67 66 65 64

- |  |                                    |
|--|------------------------------------|
| 1. FAMILY SUITE A WITH BALCONY           | 6. STUDIO UNIT                     |
| 2. FAMILY SUITE B WITH BALCONY           | 7. 1-BEDROOM UNIT WITH DEN         |
| 3. 2-BEDROOM FAMILY SUITE B WITH BALCONY | 8. 2-BEDROOM END UNIT WITH BALCONY |
| 4. 1-BEDROOM UNIT                        | 9. 1-BEDROOM UNIT WITH BALCONY     |
| 5. 2-BEDROOM FAMILY SUITE B WITH BALCONY |                                    |

# TYPICAL BUILDING FLOOR LAYOUT

9th, 12th, 16th, 19th, 22nd, 25th, 28th, 31st, 34th and 37th

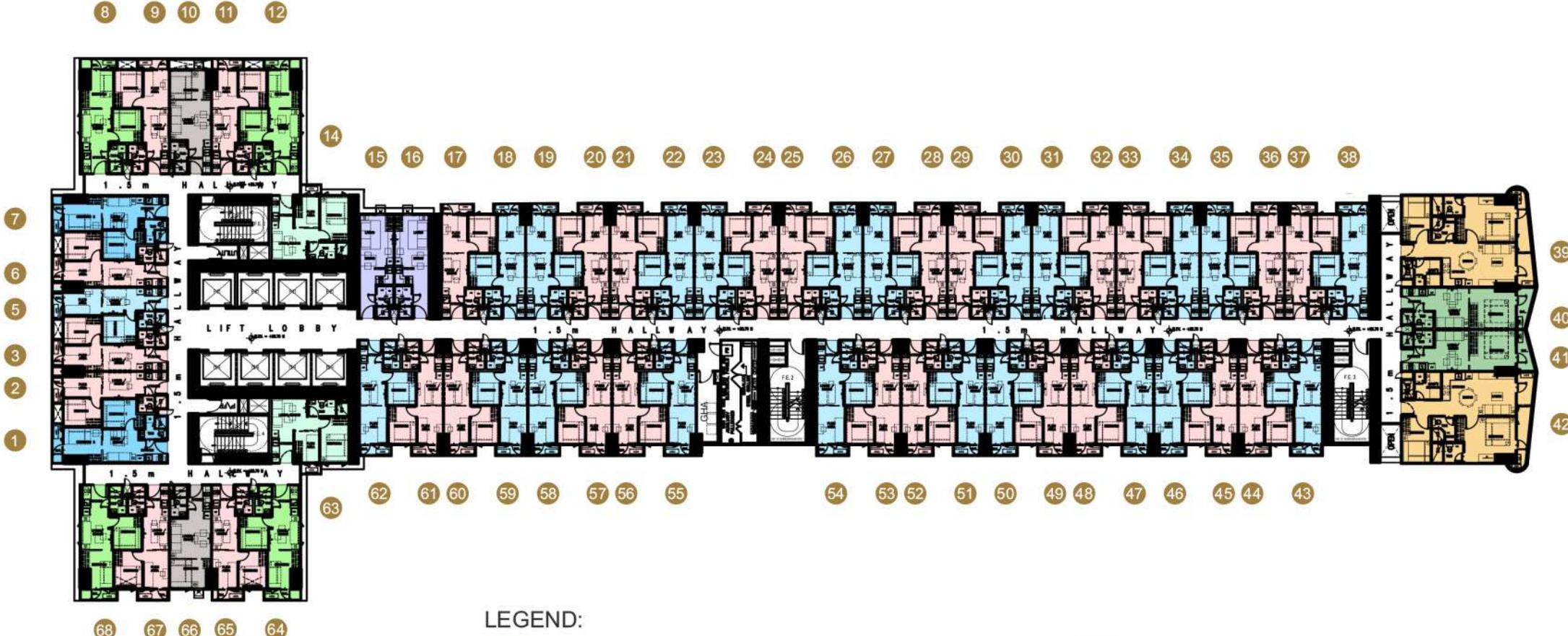


## LEGEND:

- |  |                                    |
|--|------------------------------------|
| 1. FAMILY SUITE A WITH BALCONY           | 6. STUDIO UNIT                     |
| 2. FAMILY SUITE B WITH BALCONY           | 7. 1-BEDROOM UNIT WITH DEN         |
| 3. 2-BEDROOM FAMILY SUITE B WITH BALCONY | 8. 2-BEDROOM END UNIT WITH BALCONY |
| 4. 1-BEDROOM UNIT                        | 8. 1-BEDROOM UNIT WITH BALCONY     |
| 5. 2-BEDROOM FAMILY SUITE B WITH BALCONY |                                    |

# TYPICAL BUILDING FLOOR LAYOUT

10th, 14th, 17th, 20th, 23rd, 26th, 29th, 32nd, and 35th

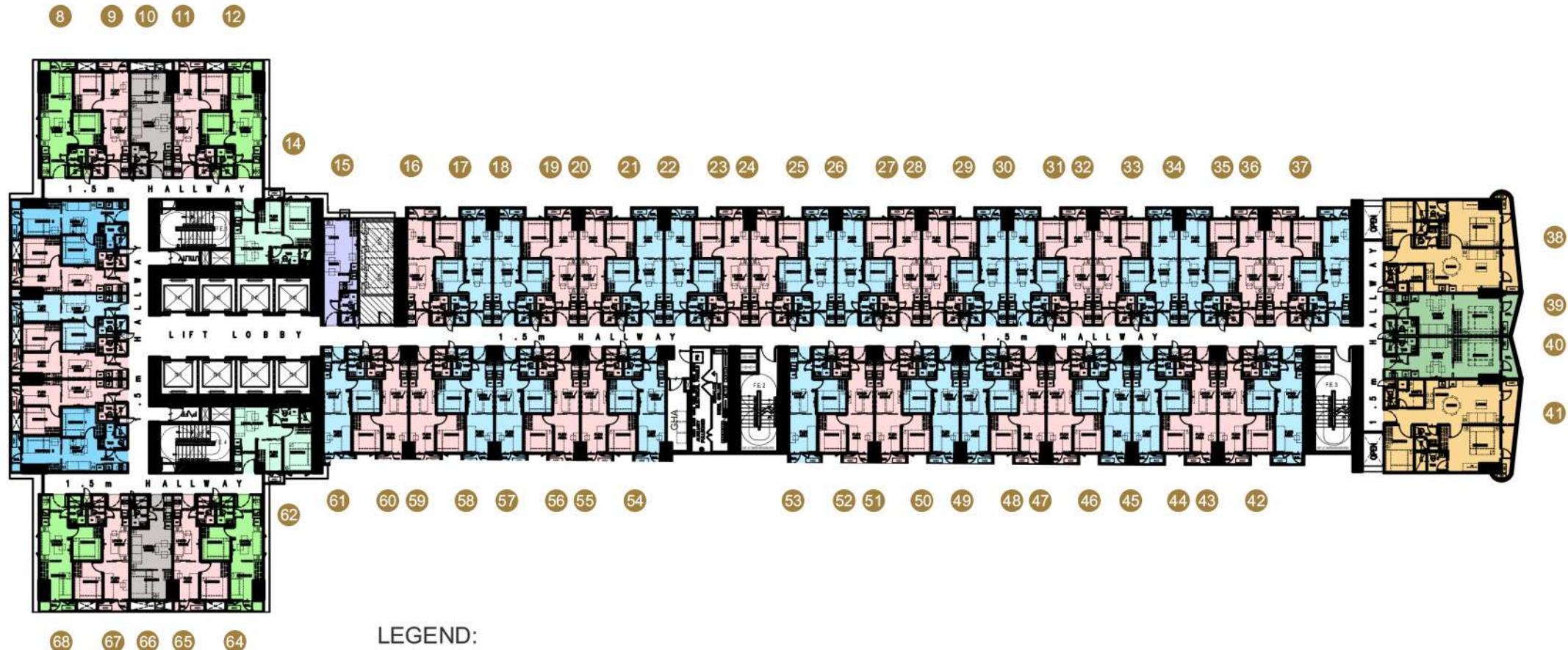


## LEGEND:

- |   |  |  |                                    |
|---|--|--|------------------------------------|
| <span style="background-color: red; border: 1px solid black; width: 15px; height: 15px; display: inline-block;"></span>       | 1. FAMILY SUITE A WITH BALCONY           | <span style="background-color: purple; border: 1px solid black; width: 15px; height: 15px; display: inline-block;"></span>     | 6. STUDIO UNIT                     |
| <span style="background-color: lightblue; border: 1px solid black; width: 15px; height: 15px; display: inline-block;"></span> | 2. FAMILY SUITE B WITH BALCONY           | <span style="background-color: lightgreen; border: 1px solid black; width: 15px; height: 15px; display: inline-block;"></span> | 7. 1-BEDROOM UNIT WITH DEN         |
| <span style="background-color: green; border: 1px solid black; width: 15px; height: 15px; display: inline-block;"></span>     | 3. 2-BEDROOM FAMILY SUITE B WITH BALCONY | <span style="background-color: orange; border: 1px solid black; width: 15px; height: 15px; display: inline-block;"></span>     | 8. 2-BEDROOM END UNIT WITH BALCONY |
| <span style="background-color: grey; border: 1px solid black; width: 15px; height: 15px; display: inline-block;"></span>      | 4. 1-BEDROOM UNIT                        | <span style="background-color: darkgreen; border: 1px solid black; width: 15px; height: 15px; display: inline-block;"></span>  | 8. 1-BEDROOM UNIT WITH BALCONY     |
| <span style="background-color: darkblue; border: 1px solid black; width: 15px; height: 15px; display: inline-block;"></span>  | 5. 2-BEDROOM FAMILY SUITE B WITH BALCONY |  |                                    |

# TYPICAL BUILDING FLOOR LAYOUT

38th floor

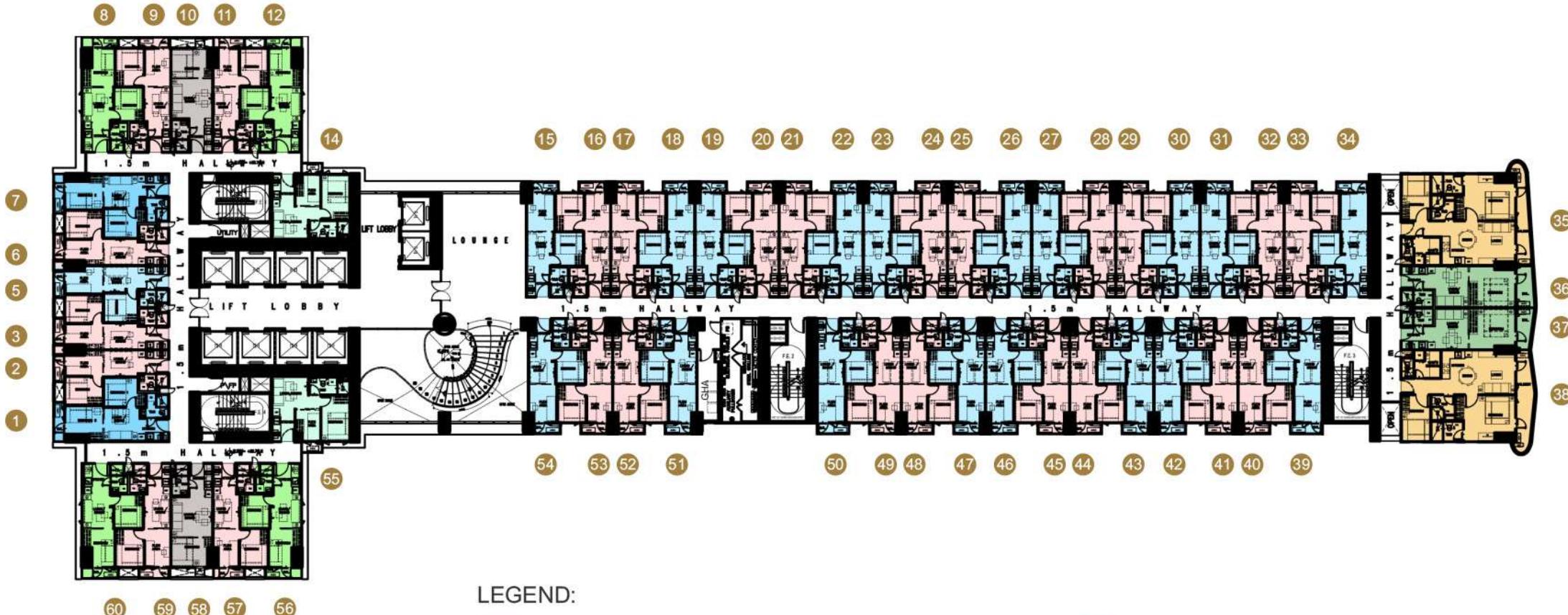


## LEGEND:

- |   |   |
|---|---|
| <span style="color: #f08080;">■</span> 1. FAMILY SUITE A WITH BALCONY           | <span style="color: #a0a0ff;">■</span> 6. STUDIO UNIT                     |
| <span style="color: #80c0ff;">■</span> 2. FAMILY SUITE B WITH BALCONY           | <span style="color: #a0ffd0;">■</span> 7. 1-BEDROOM UNIT WITH DEN         |
| <span style="color: #80ff80;">■</span> 3. 2-BEDROOM FAMILY SUITE B WITH BALCONY | <span style="color: #ffd060;">■</span> 8. 2-BEDROOM END UNIT WITH BALCONY |
| <span style="color: #a0a0a0;">■</span> 4. 1-BEDROOM UNIT                        | <span style="color: #60a060;">■</span> 8. 1-BEDROOM UNIT WITH BALCONY     |
| <span style="color: #80c0ff;">■</span> 5. 2-BEDROOM FAMILY SUITE B WITH BALCONY |   |

# TYPICAL BUILDING FLOOR LAYOUT

39th floor

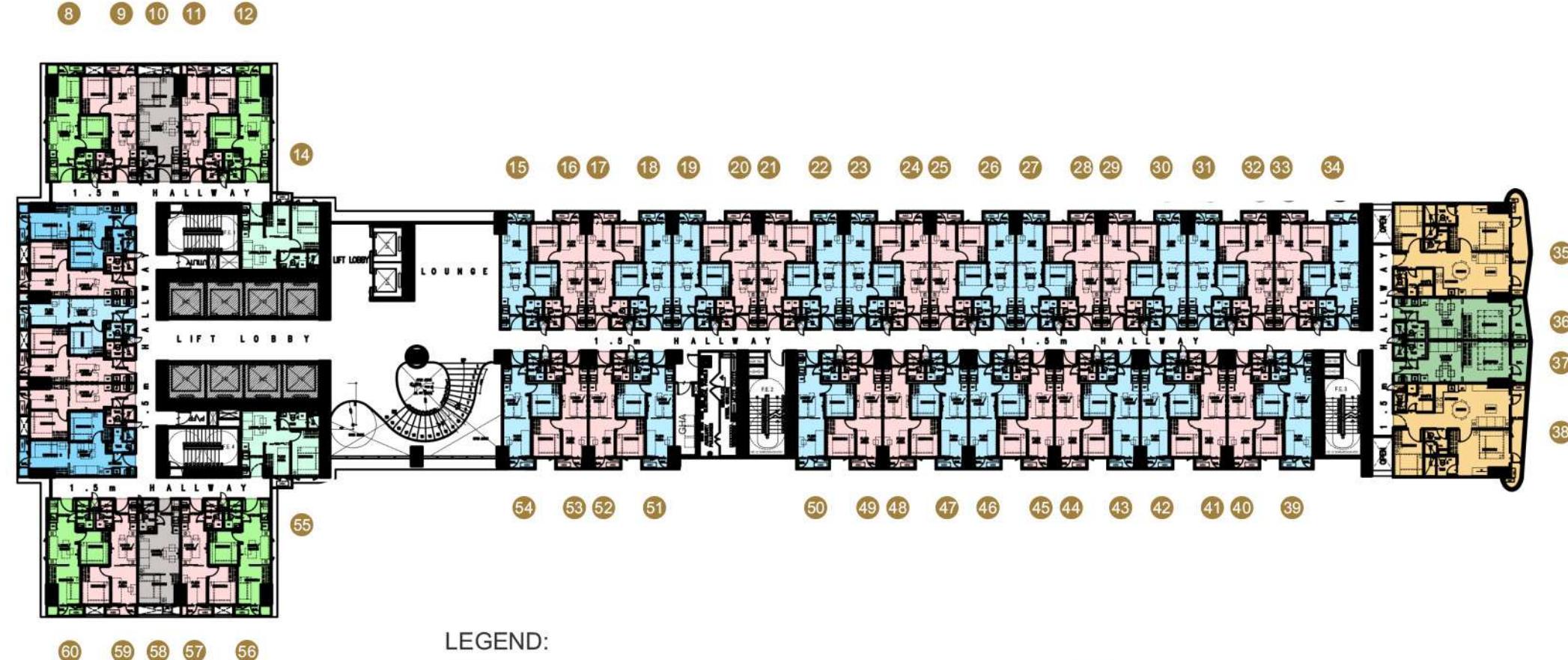


## LEGEND:

- |  |  |  |                                    |
|--|--|--|------------------------------------|
| <span style="background-color: pink; border: 1px solid black; width: 15px; height: 15px; display: inline-block;"></span>       | 1. FAMILY SUITE A WITH BALCONY           | <span style="background-color: lightgreen; border: 1px solid black; width: 15px; height: 15px; display: inline-block;"></span> | 6. 1-BEDROOM UNIT WITH DEN         |
| <span style="background-color: lightblue; border: 1px solid black; width: 15px; height: 15px; display: inline-block;"></span>  | 2. FAMILY SUITE B WITH BALCONY           | <span style="background-color: orange; border: 1px solid black; width: 15px; height: 15px; display: inline-block;"></span>     | 7. 2-BEDROOM END UNIT WITH BALCONY |
| <span style="background-color: lightgreen; border: 1px solid black; width: 15px; height: 15px; display: inline-block;"></span> | 3. 2-BEDROOM FAMILY SUITE B WITH BALCONY | <span style="background-color: darkgreen; border: 1px solid black; width: 15px; height: 15px; display: inline-block;"></span>  | 8. 1-BEDROOM UNIT WITH BALCONY     |
| <span style="background-color: grey; border: 1px solid black; width: 15px; height: 15px; display: inline-block;"></span>       | 4. 1-BEDROOM UNIT                        |  |                                    |
| <span style="background-color: darkblue; border: 1px solid black; width: 15px; height: 15px; display: inline-block;"></span>   | 5. 2-BEDROOM FAMILY SUITE B WITH BALCONY |  |                                    |

# TYPICAL BUILDING FLOOR LAYOUT

## Lower Penthouse

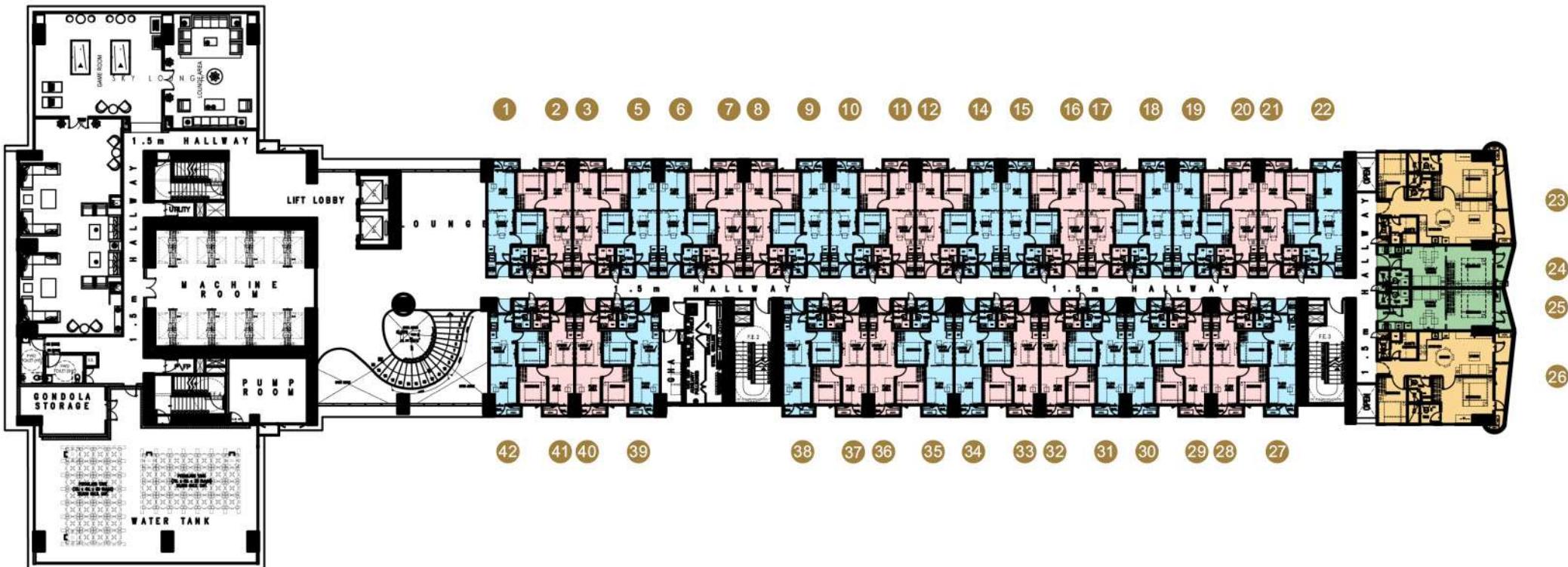


### LEGEND:

- |  |  |  |                                    |
|--|--|--|------------------------------------|
| <span style="background-color: #f08080; border: 1px solid black; width: 15px; height: 15px;"></span> | 1. FAMILY SUITE A WITH BALCONY           | <span style="background-color: #90ee90; border: 1px solid black; width: 15px; height: 15px;"></span> | 6. 1-BEDROOM UNIT WITH DEN         |
| <span style="background-color: #80c0ff; border: 1px solid black; width: 15px; height: 15px;"></span> | 2. FAMILY SUITE B WITH BALCONY           | <span style="background-color: #ffd700; border: 1px solid black; width: 15px; height: 15px;"></span> | 7. 2-BEDROOM END UNIT WITH BALCONY |
| <span style="background-color: #90ee90; border: 1px solid black; width: 15px; height: 15px;"></span> | 3. 2-BEDROOM FAMILY SUITE B WITH BALCONY | <span style="background-color: #668d4c; border: 1px solid black; width: 15px; height: 15px;"></span> | 8. 1-BEDROOM UNIT WITH BALCONY     |
| <span style="background-color: #a0a0a0; border: 1px solid black; width: 15px; height: 15px;"></span> | 4. 1-BEDROOM UNIT                        |  |                                    |
| <span style="background-color: #80c0ff; border: 1px solid black; width: 15px; height: 15px;"></span> | 5. 2-BEDROOM FAMILY SUITE B WITH BALCONY |  |                                    |

# TYPICAL BUILDING FLOOR LAYOUT

## Upper Penthouse



### LEGEND:

- 1. FAMILY SUITE A WITH BALCONY
- 2. FAMILY SUITE B WITH BALCONY
- 3. 2-BEDROOM END UNIT WITH BALCONY
- 4. 1-BEDROOM UNIT WITH BALCONY

# UNIT DELIVERABLES

## KITCHEN

- Painted walls & ceiling
- Floor Tiles
- Kitchen Sink
- Kitchen countertop with under counter & overhead cabinet
- Cooktop & rangehood

## TOILET & BATH

- Combination of wall tiles and painted walls
- Painted ceiling
- Floor tiles
- Water closet, lavatory, shower set

## LIVING/DINING/BEDROOM

- Painted walls & ceiling
- Floor Tiles

## BALCONY

- Floor tiles
- Powder coated railings

# FREQUENTLY ASKED QUESTIONS

## HOW MANY UNITS ARE THERE TO A FLOOR?

- 7th to 38th levels: 62-66 units
- 39th, Penthouse levels: 40-58 units

## WHAT ARE THE CORRIDOR MEASUREMENTS?

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

## HOW MANY ELEVATORS WILL THE PROJECT HAVE?

- There will be eight (8) passenger elevators with a capacity of 21 passengers to serve up to the 39th floor, and two (2) elevators to serve the Lower & Upper Penthouse

## WHAT IS THE BACKUP POWER?

- For Common Areas: 100% back-up power
- For Residential Units:
  - 1BR: 1 convenience outlet, 1 refrigerator, 1 light receptacle
  - 2BR: 1 convenience outlet, 1 refrigerator, 2 light receptacles

## WHAT WILL BE THE VENTILATION ON THE TYPICAL RESIDENTIAL FLOORS?

- Common Areas/Hallways: Natural Ventilation
- Residential Units: Natural ventilation w/ provision for A/C unit(s); mechanical ventilation (exhaust) for T&B

## WHAT IS THE ALLOWABLE AC CAPACITY?

- 1.5 – 2 HP

## WHAT ARE THE TYPE OF AIRCONDITIONING UNITS AT COAST RESIDENCES?

- For all units without balconies, aircon is window type. For units with balconies, aircon is split-type.

## WHAT ARE THE UNITS' FLOOR TO FLOOR AND FLOOR TO CEILING HEIGHT?

COVERAGE	HEIGHT
Floor to Floor	3.05 meters
Floor to Ceiling	2.4-2.7 meters

## WHAT ARE THE UNIT MEASUREMENTS?

PARTICULAR	HEIGHT
Balcony Railing Height	1.20 meters
Partition Wall Height	2.4-2.7 meters

## WILL THE VIEWS OF THE MANILA-SIDE UNITS OF COAST BE BLOCKED BY BREEZE RESIDENCES?

- Coast Residences was built with 132 m or 432 ft horizontal clearance from Breeze Residences to avoid total obstruction of views. Breeze stands 38-storeys high while Coast stands at 41.

## WHO IS THE LANDSCAPE ARCHITECT OF COAST RESIDENCES?

- Coast Residences Landscape Architect is PGAA Creative Design, the same Landscape Architect handling the Roxas Redevelopment. Among the many other Urban Development Projects of PGAA Creative design are Ayala Avenue and Iloilo Esplanade.

## WHAT IS THE EXACT MEASURE OF THE FLOOR-TO-CEILING HEIGHT WINDOWS IN THE LOUNGE AREAS OF COAST RESIDENCES?

- Coast Residences' floor-to-ceiling windows is 2.15 m or 7 ft in height. These full-height windows may be found in some of the residences' common areas namely, the Penthouse Lounge, Game Room, & Sunset Lounge.



Under SMDC Premier, urban living is taken to a new level of elegance built on the success and reliability of the SMDC brand.

SM Development Corporation (SMDC) is a leading developer of world-class residences in the Philippines.

It commits itself to provide access to luxurious urban living through vertical villages perfectly integrated with a commercial retail environment, giving residents access to a truly cosmopolitan lifestyle. SMDC properties are strategically situated in key areas across Metro Manila.



HLURB LS. NO. 031572

HLURB ENCR AA-2016/02-1142

Roxas Blvd corner Dapitan St., Pasay City

Completion Date: September 2019

Owner/Developer: SM Development Corporation