

# CHATEAU

ELYSÉE



Bicutan, Parañaque City

The logo for SMDC, consisting of the letters "SMDC" in a bold, red, sans-serif font, centered within a bright yellow rectangular background.

# SMDC

Every single day, SM touches lives of millions of people through its stores, malls, banks, hotels and leisure facilities. And now, Filipinos can live in style, comfort and convenience at SM Development Corporation (SMDC).

SMDC commits itself to provide access to luxurious urban living through vertical villages perfectly integrated with a commercial retail environment, giving its residents a truly cosmopolitan lifestyle.

SMDC developments are strategically situated in key areas across Metro Manila specifically the Central Business of Makati, Ortigas, Quezon City, Pasay and Parañaque.

One of which is Chateau Elysée.

The logo for Chateau Elysée, featuring the word "CHATEAU" in a large, bold, white, sans-serif font above the word "ELYSEE" in a smaller, white, sans-serif font. To the right of the text is a small, stylized palm tree icon. The entire logo is set against a dark green rectangular background.

**CHATEAU**  
ELYSEE

# Everything that you're looking for is here at Chateau Elysée



*All pictures presented are actual photos of the site.*



# Site Development Plan

## LOCATION:

Doña Soledad Ave. Extension,  
Bicutan, Parañaque City

## LAND AREA:

4.7 hectares

## NUMBER OF CLUSTERS:

6 clusters

## NUMBER OF FLOORS PER BUILDING:

6 to 7

## NUMBER OF BUILDINGS PER CLUSTER:

4 buildings



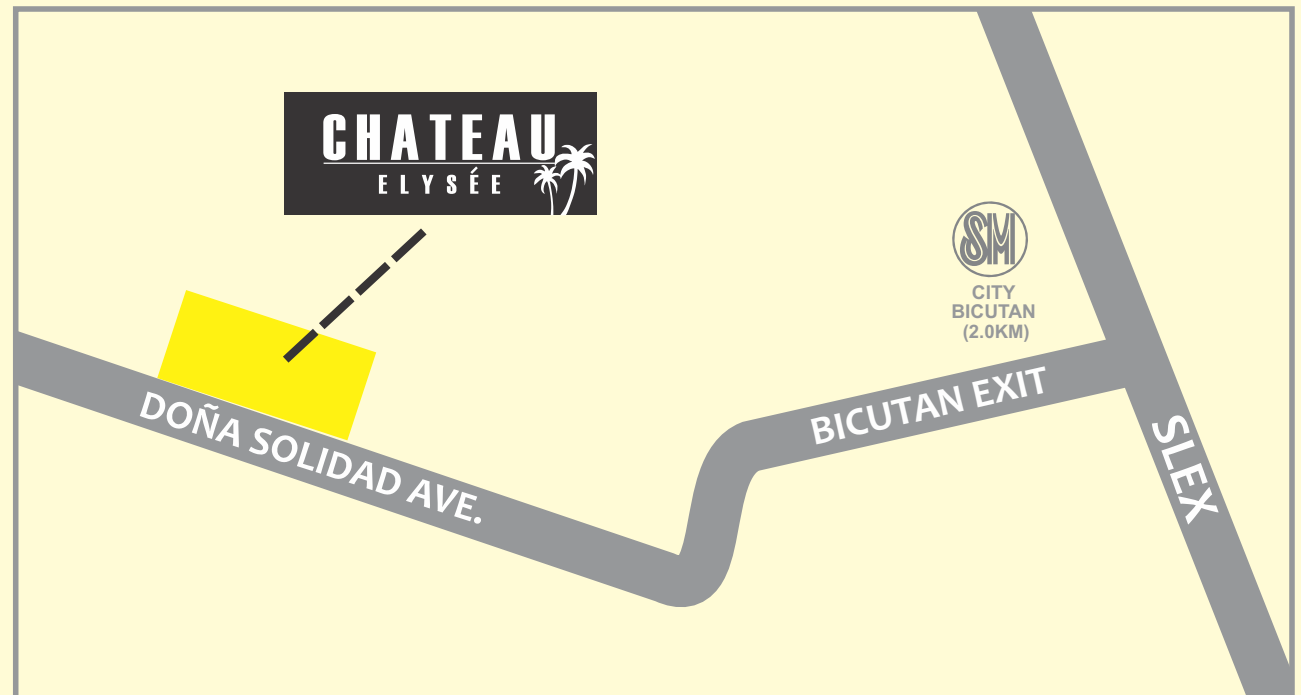
# Vicinity Map



## HOW TO GET THERE

From South Luzon Expressway, take Bicutan Exit.  
From SM City Bicutan, follow Doña Soledad Avenue until you reach Chateau Elysée.

- 1 km from Parañaque Doctors Hospital
- 2.4 kms away from SM Bicutan
- 3.3 kms away from International Airport
- 6.7 kms away from Makati Central Business District



# Recreational Facilities and Amenities

- Clubhouse with Function Halls
- Fitness Gym
- Playground Area
- 25-meter Lap Swimming Pool
- Kiddie Pool
- Wading Pool
- Children's Play Area
- Basketball / Volleyball and Tennis Courts
- Shuttle Service to and from SM Bicutan

## UTILITIES PROVIDER

- Electrical Supply - Manila Electric Company (MERALCO)
- Water Supply - Maynilad
- Cable TV - Cable Link
- Communication - PLDT & Globe



All pictures presented are actual photos of the site.



# RESIDENTIAL UNITS



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# SEINE CLUSTER



## FACTS ABOUT SEINE...

Seine, which means "sacred river," is the river flowing through Paris. At the 1900 Summer Olympics, this magnificent French landmark hosted the rowing, swimming and water polo events of the competition.

Seine completed in the last quarter of 2011, and offers ready for occupancy (RFO) units features the stunning Makati skyline. It is composed of four buildings that house a total of 588 units.





# BUILDING FACILITIES AND SERVICES









- Two (2) Scenic Passenger Elevators
- Service Stairs
- 24-hour Security
- Automatic Fire Sprinkler System
- Centralized Overhead Water Tank for Sufficient Water Supply
- Provision for Garbage Disposal Area
- Stand-by Generator Set for Common Areas
- Sufficient Fire Exits
- Spacious Lobby and Corridors
- Individual Mail Boxes
- Individual Electric and Water Meter

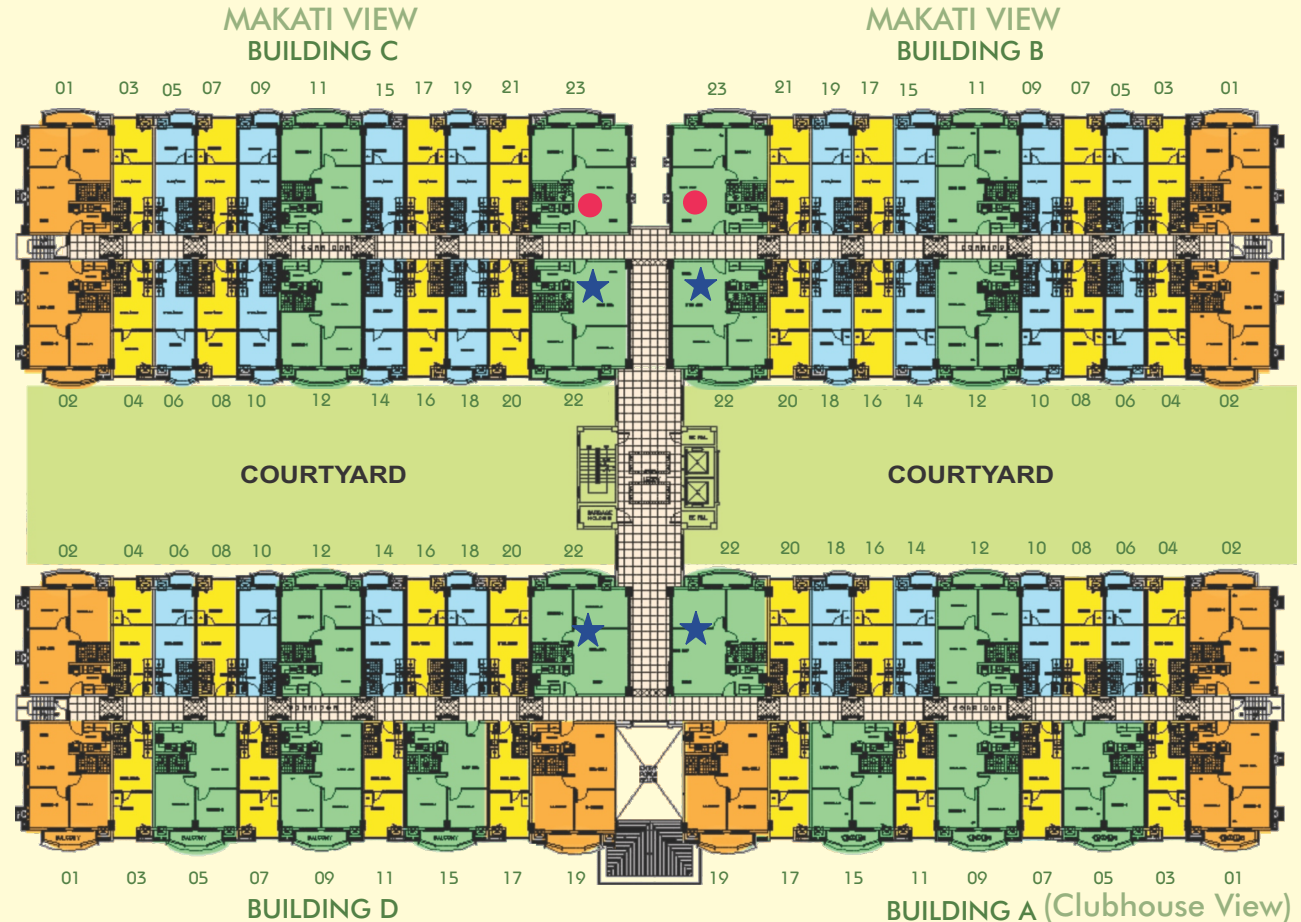


# SEINE TYPICAL BUILDING FLOOR PLAN

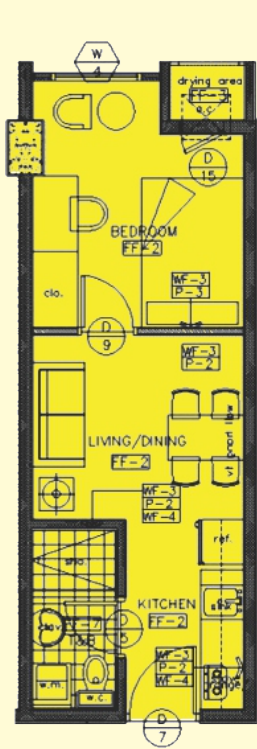


This is an actual photo of the Makati Skyline.

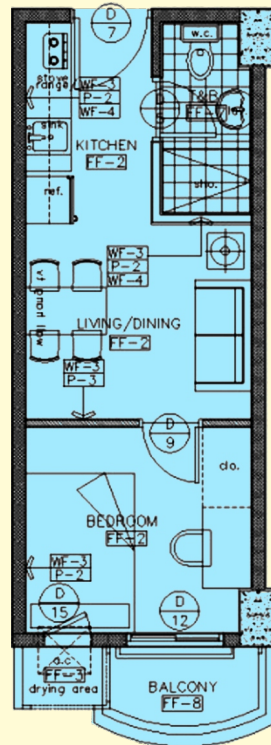
-  **1-Bedroom Unit w/o Balcony**  
(25.17 sq. m. excluding drying area )
-  **1-Bedroom Unit with balcony**  
(24 sq. m. excluding balcony and drying area)
-  **2-Bedroom Middle Unit w/ Balcony**  
(48 sq. m. excluding balcony and drying area)
-  **2-Bedroom Corner Unit w/ Balcony**  
(48 sq. m. excluding balcony and drying area)
-  **2-Bedroom Middle Unit w/ Balcony**  
(56 sq. m. excluding balcony and drying area)
-  **2-Bedroom Corner Unit w/ Balcony**  
(56 sq. m. excluding balcony and drying area)



# SEINE Typical 1-Bedroom Unit



1-Bedroom Unit  
(25 sqm. without balcony)



1-Bedroom Unit with balcony  
(24 sqm. excluding balcony and drying area)

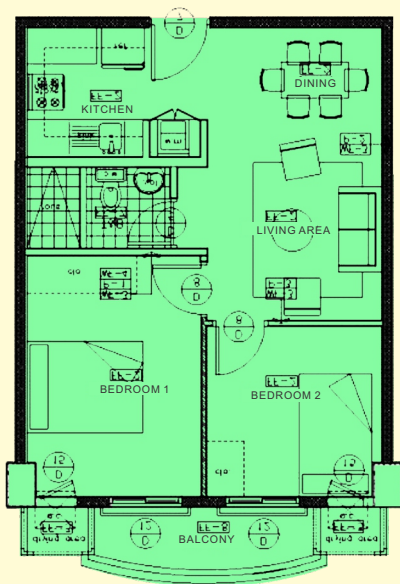


All pictures presented are the upgraded model unit.

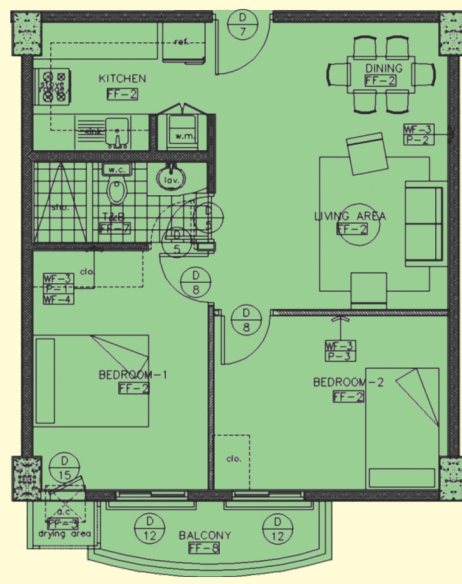


All information stated is intended to give a general overview of the project. The developer reserves the right to modify as it sees fit without prior notice.

# SEINE Typical 2-Bedroom Unit



2-Bedroom Middle Unit w/ Balcony  
(48 sqm. excluding balcony and drying area)



2-Bedroom Middle Unit w/ Balcony  
(56 sqm. excluding balcony and drying area)



All pictures presented are actual photos of the upgraded model unit..



# VENDOME CLUSTER



## FACTS ABOUT VENDOME...

“Vendome” refers to be a feudal castle, around which a modern town arose.






Vendome, which features the stunning Makati skyline, is the fifth cluster to be constructed in Chateau Elysée. It is composed of four buildings that house a total of 560 units.

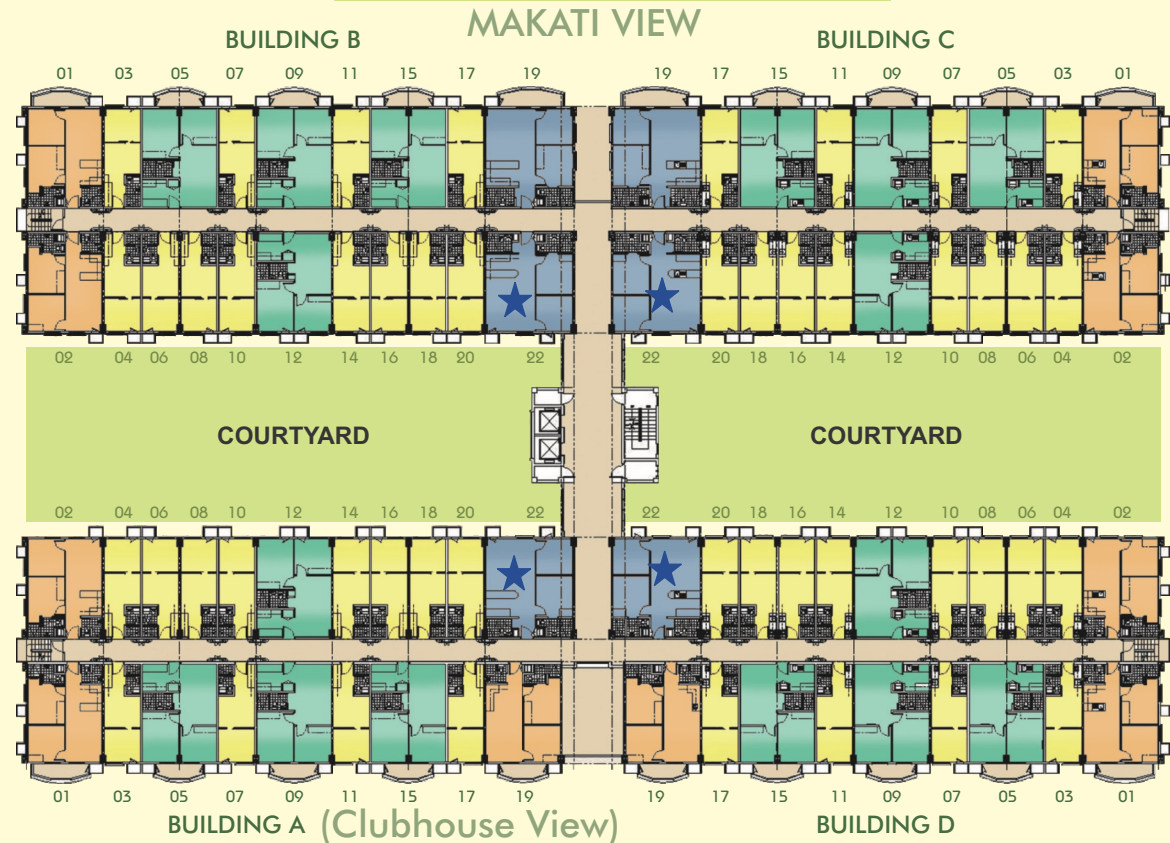


# VENDOME TYPICAL BUILDING FLOOR PLAN

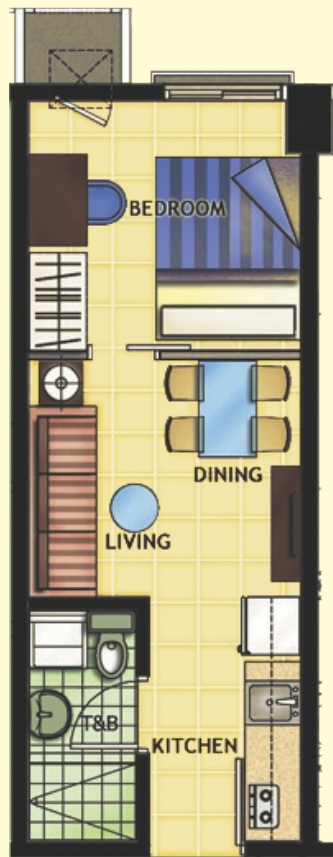


This is an actual photo of the Makati Skyline.

-  1-Bedroom Unit  
(24 sq. m.)
-  2-Bedroom Middle Unit  
(48 sq. m. excluding balcony and drying area)
-  2-Bedroom Corner Unit w/ Balcony  
(48 sq. m. excluding balcony and drying area)
-  2-Bedroom Corner Unit w/ Balcony  
(56 sq. m. excluding balcony and drying area)
-  2-Bedroom Middle Unit w/ Balcony  
(56 sq. m. excluding balcony and drying area)



# VENDOME Typical 1-Bedroom Unit

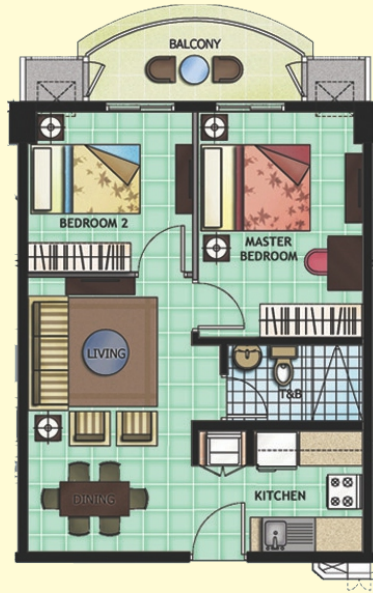


1-Bedroom Unit  
(24 sq. m.)

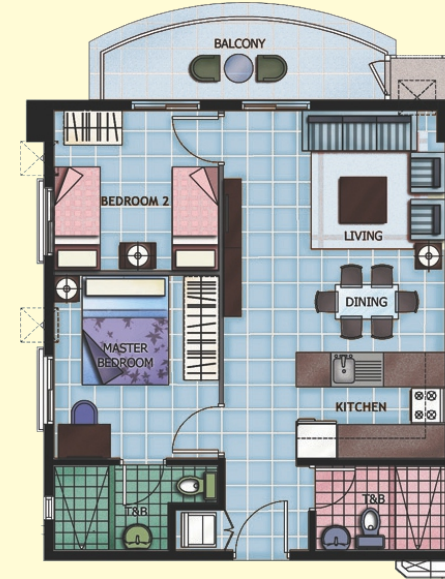


All pictures presented are actual photos of the upgraded model unit..

# VENDOME Typical 2-Bedroom Unit



**2-Bedroom Middle Unit**  
(48 sq. m. excluding balcony and drying area)



**2-Bedroom Corner Unit w/ Balcony**  
(56 sq. m. excluding balcony and drying area)



*All pictures presented are actual photos of the upgraded model unit..*



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# Typical Unit Finish



*All pictures presented are actual photos of the upgraded model unit..*

- Ceramic Floor Tiles
- Painted Wall and Ceiling
- Modular Kitchen Cabinet and Granite Kitchen Counter Top
- Provision for Telephone and Internet Facilities
- Toilet and Bath with Ceramic Tiles
- Provision for Cable TV Facilities
- Provision for Water Heater at Master's Bedroom T & B
- High Ceiling Units

# Frequently Asked Questions



## RESIDENTIAL UNITS:

### 1. Can a residential unit be used for commercial purposes?

All residential units shall be used for residential purposes only. Commercial activities are not allowed in any part of the building except in areas that are designated for such purposes, if any.

### 2. Can a signage be put on any part of a residential unit?

Commercial and advertising signages shall not be placed, constructed nor erected on any part of the building that is visible from the lobby, corridors, hallways and exterior of the building, except in areas that are designated for such purposes, if any.

### 3. Are the drying/storage area and balcony, part of the residential area?

The balcony and drying/storage area are part of the residential area of the building. The unit owner wherein the balcony and storage/drying area are located is not allowed to put any structure that is visible from the exterior of the building.

### 4. Are pets allowed in the residential building?

Only household pets contained in an aquarium and do not need to be taken out from the residential units may be allowed as long as they are properly taken cared of, their presence do not cause unreasonable noise, smell, harm or damage to the community and the general public and they do not interfere with the normal enjoyment of a peaceful, sanitary and safe environment. Dogs, cats and the like are not allowed. This is part of the House Rules of the Condominium Corporation.

### 5. How many persons are recommended to stay in a particular unit?

In order for a unit owner and their family to fully enjoy the comfort and convenience in staying in a particular unit, the recommended maximum number of occupants are as follows:

- a. 1-bedroom - 3 pax
- b. 2-bedroom - 5 pax
- c. 3-bedroom - 8 pax



# Frequently Asked Questions



## 6. When can a unit owner move-in to their unit?

Buyers will be allowed to move-in after all the following conditions are achieved:

- a. Buyer has met payment requirements for move-in:
  - i. Spot Cash Buyers - Full payment of Total Contract Price (TCP)
  - ii. Deferred Cash Buyers - Payment of at least 50% of TCP and submission of complete post-dated checks (PDCs) for balance; Payment of other Charges.
  - iii. Bank & Other External Financing Buyers - Full payment of downpayment and actual loan release covering full lump sum balance.
- b. Attendance in orientation on the House Rules conducted by the Property Administrator.
- c. Payment of 6 months advance Condominium Dues.
- d. Submission of filled out Move-in Forms
  - i. List of Registered Occupants
  - ii. Owner Resident Information Form
  - iii. Move-in Agreement.
- e. Signed Certificate of Acceptance by the unit owner.
- f. Submission of the following:
  - i. 2 copies of 1x1 and 2x2 ID pictures
  - ii. Photocopy of Contract to Sell (CTS) and government issued ID.

# Frequently Asked Questions



## CONDOMINIUM DUES:

### 1. What is the purpose of collecting association dues from the unit owners?

Association dues are used to pay the following expenses:

- Operating and maintenance expenses of the condo corporation.
- Insurance expenses to cover the amenities and buildings in the community.
- Real estate taxes on the common areas and facilities.
- Permits and licenses fees paid to the government.

### 2. How much are the monthly association dues?

Residential Unit

The monthly association dues to be charged to the unit owners is Php 56.00 per square meter, based on the actual size of the residential unit.

Sample Computation:

|                                   |   |                      |
|-----------------------------------|---|----------------------|
| Floor Area of a Residential Unit  | : | 48.00 sqm.           |
| Association Due per sqm.(w/ VAT): | : | <u>x 56.00 (Php)</u> |
| Monthly Association Due           | : | <u>Php 2,688.00</u>  |
|                                   |   | =====                |

Parking Slots

Owners or lessee of a parking slot will likewise be charged monthly association dues, as follows:

|                            |   |  |
|----------------------------|---|--|
| Lower Ground floor parking | : | - P700.00 per slot<br>(P56.00 x 12.5 sqm – size of parking slot) |
|----------------------------|---|--|

Association dues are subject to change upon approval of Condominium Corporation.

### 3. When will a unit owner start paying for the association dues?

A unit owner will start paying for association dues if one of the following conditions occurs:

- Once the unit has been turned-over, even if the unit owner is not yet using the unit.
- If the residential unit is deemed accepted by the unit owner.



# Frequently Asked Questions



## PARKING SLOTS:

### 1. Who can purchase a parking slot?

Only unit owners can purchase a parking slot. Purchase of parking slots shall be on a first come - first served basis.

### 2. If a residential unit purchased was cancelled by the buyer, what happens to the parking slot purchased?

With this scenario, the parking slot purchased will also be cancelled.

### 3. Are there any free parking slots allotted for the unit owners?

No parking slot will be available to unit owners for free. All parking slots available will be for sale on a first come -first serve basis.

### 4. What happens if a unit owner does not get a parking slot?

Unit owners who did not purchase parking slots may opt to rent parking slots from the Property Management or from other unit owners who are not using their parking slots.