



THE REBIRTH OF A TIMELESS ADDRESS

Project Brief on Susana Heights Village

Overview

Susana Heights estate development plans

Susana Heights Village

A Legacy of Nation-Building

SM Prime Holdings: One of the largest property developers in Southeast Asia

Over 3 decades of serving Filipino families.

88 malls, 22 office towers, 185,000+ residential units launched.

Commitment to accessible, integrated developments.



SM PRIME

SM RESIDENCES

Economic - Mid Market

Premium

Leisure

SIGNATURE
SERIES

SM RESIDENCES

Signature Series by SM Residences, the premium residential line of the SM Prime Group, is setting a new standard in premium living with residences shaped with distinction, purpose and enduring value.

SIGNATURE

SERIES

SMRESIDENCES

Signature Series by SM Residences is SM's premium residential brand housed under Signature Development Corporation, a subsidiary of the SM Prime Holdings group of companies.

The Signature Series curated collection of living environments will embody a new mark of artistry, quality, and purposeful design – creating enduring value for both daily living and investment.

SM Residences is the umbrella brand of SM Prime Holdings that brings together its diverse residential portfolio to a broad range of market segments.

Breathing new life in Susana Heights

Php 25 Billion initial investment for the developments within the 284-hectare landbank in Susana Heights.



Unrivalled address on the lush side of Metro Manila





Rooted in the South, Connected to the City

Offering seclusion and seamless accessibility to key urban and lifestyle districts, Susana Heights is a meticulously positioned sanctuary that sits as a gateway of Metro Manila and to the South.

As one of the last remaining developments embraced in lush greenery, this prime address fulfills its full promise: a confluence of what premium living is all about.



Direct access to SLEX Susana Heights Exit

Close proximity to major thoroughfares

- 2 km Muntinlupa-Cavite Expressway (MCX)
- 5 km Daang Hari
- 23 km Ninoy Aquino International Airport Expressway (NAIAX)

Nearby Business Districts and Key Landmarks

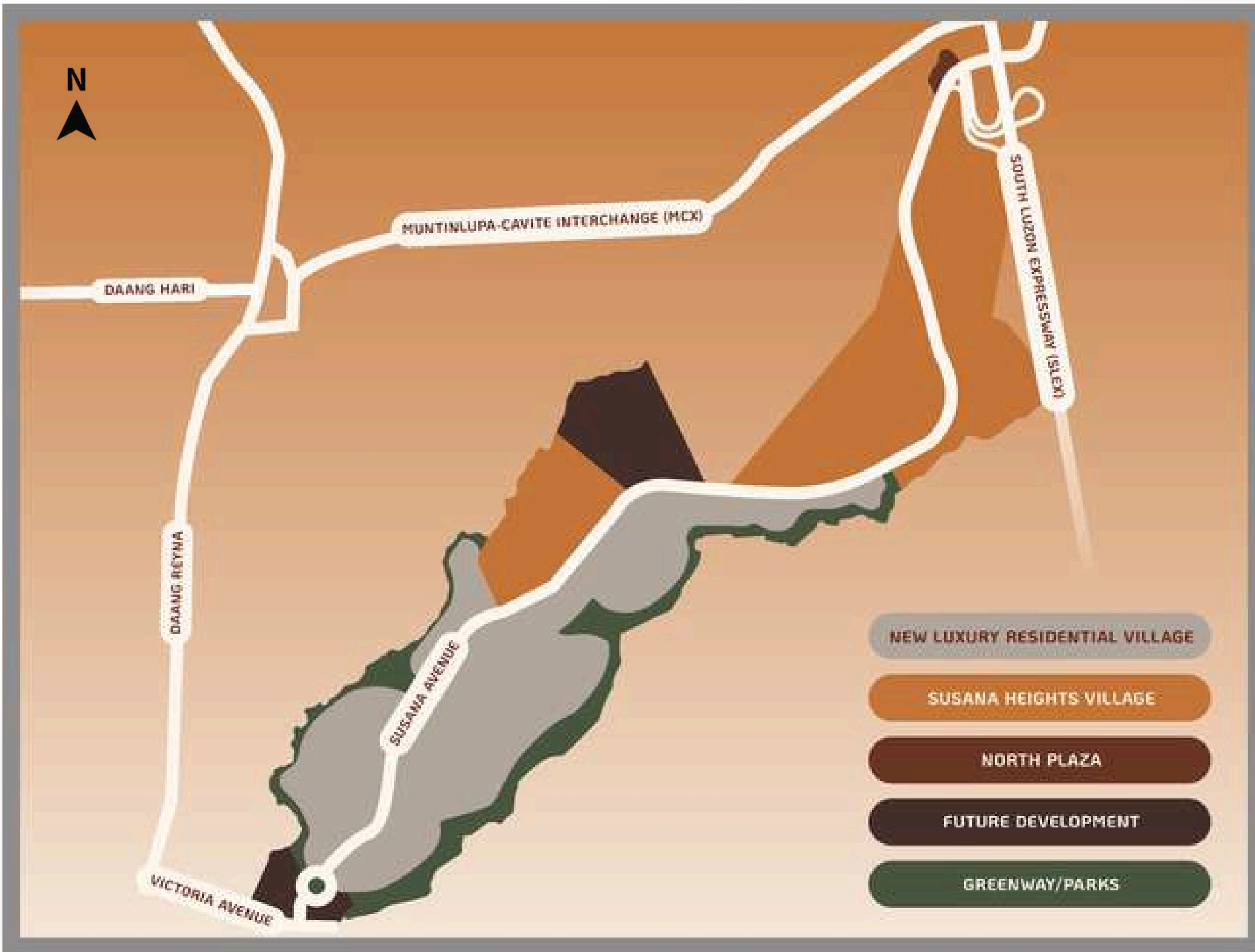
- 25 km Mall of Asia Complex
- 8 km Madrigal Business Park
- 22 km Makati Central Business District
- 22 km Bonifacio Global City

Nearby hospitals and schools

- 6 km Asian Hospital and Medical Center
- 11 km PAREF Southridge School
- 12 km De La Salle Santiago Zobel
- 16 km Brent International School

Nearby leisure and entertainment

- 6 km The Palms Country Club
- 8 km Alabang Country Club
- 9 km Manila Southwoods Golf and Country Club
- 14 km The Orchard Golf and Country Club



SUSANA HEIGHTS ESTATE

Location: Muntinlupa City

Total Area: 284 Hectares

Land Use: Residential, Commercial, Civic



Susana Avenue Main Spine Road

Thoughtfully designed for seamless harmony among residents, whether on foot, bike, or in vehicles, ensuring enhanced privacy and exclusivity.

South Luzon Expressway

 SUSANA AVENUE

 SUSANA HEIGHTS
ENTRANCE GATE

Muntinlupa-Cavite Expressway



New Guard Houses along Susana Avenue



New Guard Houses along Susana Avenue



New Guard Houses along Susana Avenue



25-meter wide Susana Avenue Main Spine Road



From deserved luxuries to everyday conveniences.

Built at a community scale, the Susana Heights neighborhood is complemented with two lifestyle centers to serve residents and nearby families.

Complementary Features

North Plaza

South Plaza

North Plaza

An expansive 8,000-square-meter town square, offering everyday comforts alongside curated lifestyle luxuries.

Specialty Dining Spots

Artisanal Shops

Grocery

Services (banks, salon, clinics)





South Plaza

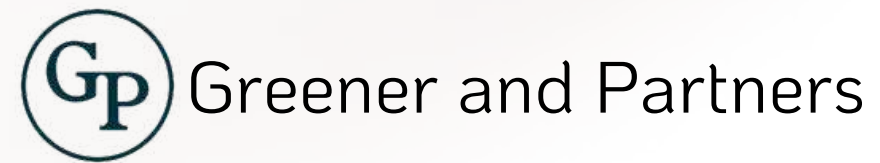
A 6.2-hectare commercial and civic complex curated to serve as an environment for productivity, meaningful connections and reflection.



TIMELESS DESIGN, ELEVATED WITH LOCAL ARTISTRY

Perkins&Will

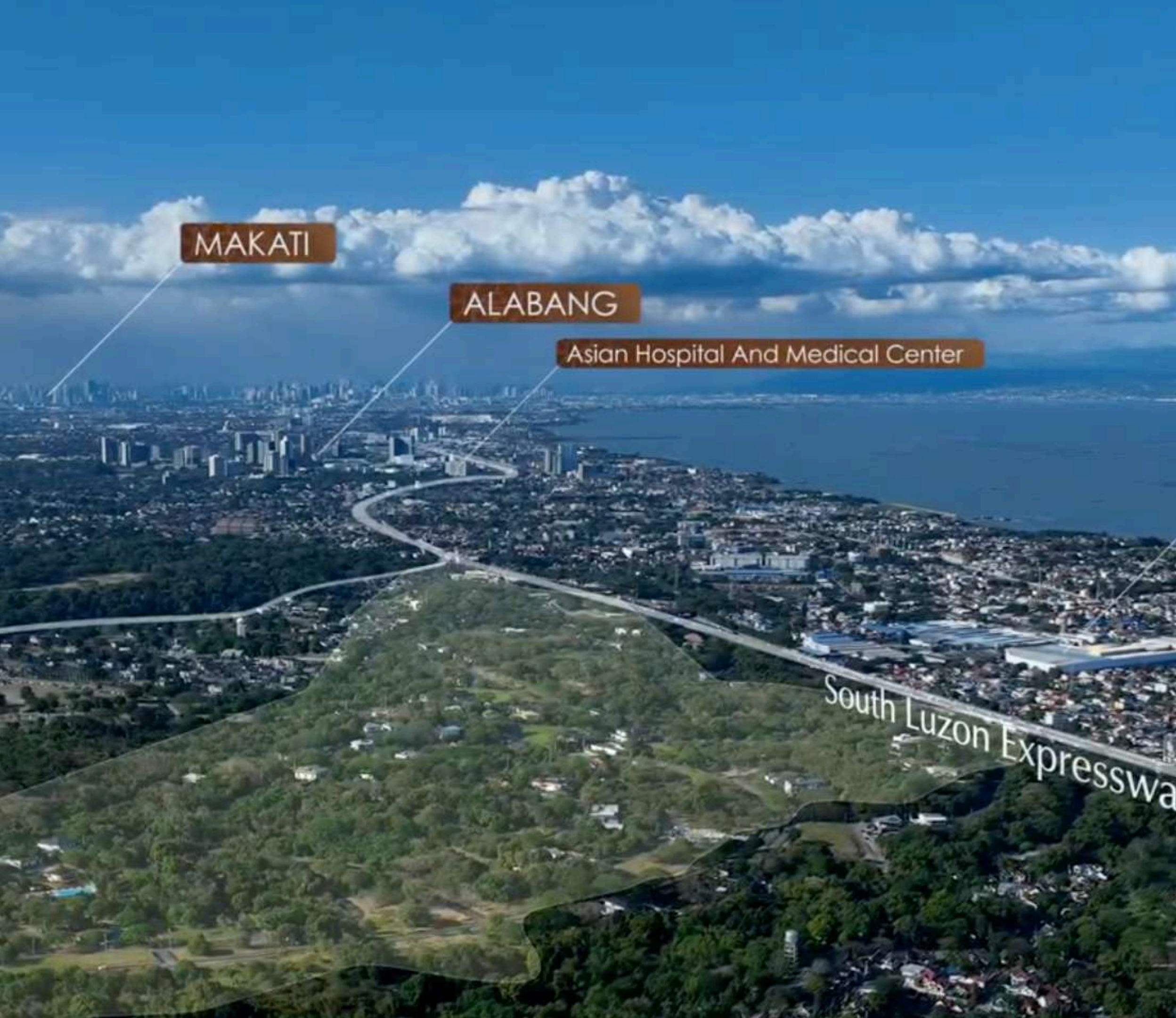
A distinguished global architecture and design firm, sustainability, and social equity, is the firm behind **Susana Heights' South Plaza** master plan and the estate's future developments.



Greener & Partners excels in prioritizing end-user well-being. Their distinctive architectural approach, exemplified by the **Susana Heights' North Plaza**, focuses on enhancing user experience.



INSPIRA DESIGN CORE Landscape Design and Planning, Inc. is a trusted consulting firm in the country and is the creative force behind the **landscape design for the Susana Heights estate.**



Susana Heights Village

Developed by:

SH Properties Joint Venture

An SM Group Company

Exclusive Project Marketing Partner:

**Signatures Development
Corporation (SDC)**



Susana Heights Village

Spanning 104 hectares, this residential community is strategically set near the North Plaza and the SLEX Susana Heights exit.

Here, **build-ready lots** with a broad range of lot size options provide flexibility to create a home that perfectly fits ones needs and lifestyle preference.

Susana Heights embodies a strong and balanced qi, shaping balance, flow and potential

Elevation supports *prosperity*

Susana Heights rises above Laguna de Bay. Elevation signifies stability and foresight, while open water represents wealth and opportunity.

Energy gathers here — it does not disperse.

Designed to welcome *and retain energy*

The estate's narrowed entrance opens into abundant greenery, allowing vitality to enter gently and accumulate.

Growth is *reflected in nature*

Abundant greenery and natural biodiversity signify vibrant qi—representing growth, vitality, and upward momentum.



Susana Heights Village

Total Land Area: 104 hectares

Lot Sizes: 500 sqm to 900 sqm

Elevation: 30 to 50 meters above sea level

Density: 12 lots per hectare

Available Inventory: 167 lots

Access to commercial & civic developments

Lot Classification Types:

- | | | | |
|---|------------------|---|-----------------------|
|  | Park-facing Lots |  | Sold Lots |
|  | Prime Lots |  | Parks and Open Spaces |
|  | Ridge Lots |  | North Plaza |
| | |  | Future Development |



Susana Heights Village Amenities and Infrastructure

Existing and Upcoming Facilities

- | | |
|-----------------------------|----------------------------|
| 1. Clubhouse | 6. Indoor Basketball Court |
| 2. Swimming Pool | 7. Fitness Gym |
| 3. Covered Basketball Court | 8. Function Hall |
| 4. Children's Play Ground | 9. Pocket Park |
| 5. Covered Tennis Courts | 10. Admin Offices |

Infrastructure Upgrades

- Spine road asphaltting
- Guard houses along Susana Ave
- Streetlighting
- Installation of Perimeter Fence

Indoor Basketball Court, Fitness Gym and Function Hall



Artist Rendition only and subject to change

Indoor Basketball Court, Fitness Gym and Function Hall



Artist Rendition only and subject to change

Covered Tennis Court with a dedicated lounge and changing rooms



Artist Rendition only and subject to change

Estate Offices



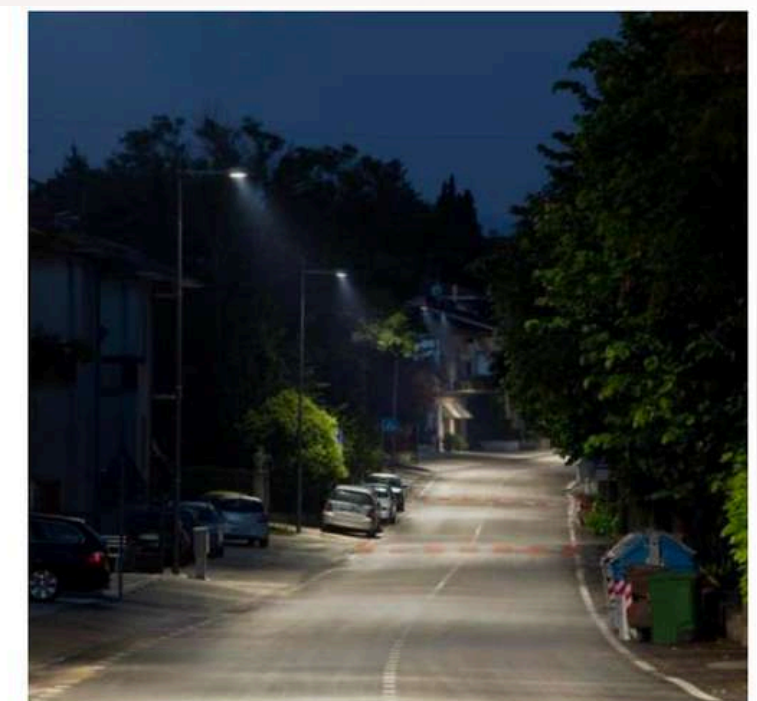
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Infrastructure Works to Enhance the Arrival Experience



New signages and environmental panels



Road asphalt overlay; Installation of new street lights

Infrastructure Works to Enhance Security

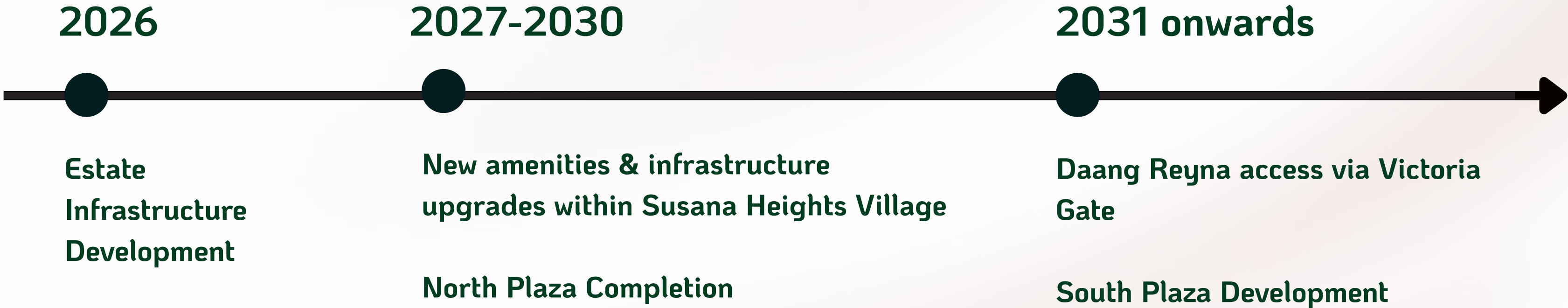


Estate Guard House Construction Ongoing



Installation of Perimeter Fence

Susana Heights Village Development Timelines



SUSANA HEIGHTS VILLAGE INVESTMENT PAYMENT TERMS

Price per sqm range: PHP 65,000-100,000

Reservation Fee Php 250,000

Standard Payment Terms

Payment Terms		Discounts
Spot 10%	10/20(36)/70	No Discount
Spot 10%	10/20(24)/70	2%
Spot 50%	50/50(12)	3%
Cash Payment	100	5%

 22km Makati Central Business District

 8km

 5km

 6km Asian Hospital And Medical Center

 12km De La Salle Santiago

Explore Susana Heights Village in Every Corner

[Click here to explore the Susana Heights Virtual Tour](#)



The background is a solid orange color with a subtle gradient. On the left side, there are several concentric, curved white lines that sweep across the frame from the top left towards the bottom right, creating a sense of motion and depth.

Thank you.



Susana Heights Village



Block	Lot	Lot Area (sqm)	Lot Type	TCP Vat Inc
1	6	600	Ridge Lot	56,963,200
1	7	600	Ridge Lot	56,963,200
2	4	541	Prime Lot	46,692,800
2	5	649	Prime Lot	56,013,500
5	23	819	Prime Lot	77,754,900
7	11	500	Prime Lot	43,154,800
7	13	500	Prime Lot	43,154,800
7	18	500	Prime Lot	43,154,800
7	20	500	Prime Lot	43,154,800
8	1	650	Prime Lot	61,709,800
8	2	500	Prime Lot	47,470,100
8	3	500	Prime Lot	43,154,800
8	4	500	Prime Lot	43,154,800

Legend:

- Park-facing Lots
- Prime Lots
- Ridge Lots
- Sold Lots
- Parks and Open Spaces
- North Plaza
- Future Development



Susana Heights Village

Block	Lot	Lot Area (sqm)	Lot Type	TCP Vat Inc
8	8	500	Prime Lot	43,154,800
10	27	671	Prime Lot	63,703,400
11	6	600	Ridge Lot	56,963,200
16	6	500	Park Facing	47,470,100
17	6	630	Park Facing	65,249,000
17	8	630	Park Facing	65,249,000
17	9	600	Park Facing	62,142,100
20	6	525	Prime Lot	38,515,700
20	9	525	Prime Lot	45,311,900
20	10	525	Prime Lot	45,311,900
20	14	525	Prime Lot	45,311,900
20	16	525	Prime Lot	45,311,900
20	18	550	Prime Lot	47,470,100

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Susana Heights Village



Block	Lot	Lot Area (sqm)	Lot Type	TCP Vat Inc
21	16	538	Prime Lot	46,434,100
21	18	683	Prime Lot	64,843,600
23	7	593	Prime Lot	51,180,700
23	8	500	Prime Lot	43,154,800
25	3	625	Ridge Lot	59,336,500
25	11	694	Park Facing	77,866,900
27	11	830	Prime Lot	71,635,200
27	13	778	Prime Lot	67,147,400
29	5	747	Prime Lot	54,801,600
29	6	613	Prime Lot	44,971,400
29	7	579	Prime Lot	42,477,200
29	8	538	Prime Lot	39,468,800
29	9	658	Prime Lot	48,272,000

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Susana Heights Village



Block	Lot	Lot Area (sqm)	Lot Type	TCP Vat Inc
29	10	805	Prime Lot	66,003,900
30	3	559	Prime Lot	48,246,300
30	5	570	Prime Lot	49,196,000
30	7	550	Prime Lot	47,470,100
30	9	550	Prime Lot	47,470,100
30	14	607	Park Facing	55,008,800
32	4	871	Prime Lot	75,174,400
33	11	626	Prime Lot	54,028,800
34	12	600	Ridge Lot	56,963,200
5	10	500	Prime Lot	36,681,200
6	12	1,064	Prime Lot	101,015,100
7	12	514	Prime Lot	48,798,400
8	3	597	Prime Lot	51,525,600

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Susana Heights Village



Block	Lot	Lot Area (sqm)	Lot Type	TCP Vat Inc
8	4	643	Prime Lot	55,496,000
8	5	648	Prime Lot	55,927,200
10	5	500	Prime Lot	43,154,800
10	9	588	Prime Lot	55,824,200
11	13	500	Prime Lot	36,681,200
12	5	537	Prime Lot	39,396,000
12	11	500	Prime Lot	43,154,800
13	5	850	Prime Lot	73,362,300
13	15	720	Ridge Lot	68,355,900
13	16	887	Ridge Lot	84,210,600
14	8	630	Prime Lot	54,373,800
14	10	729	Prime Lot	62,918,300
15	4	846	Prime Lot	73,016,200

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Block	Lot	Lot Area (sqm)	Lot Type	TCP Vat Inc
15	5	610	Prime Lot	52,647,900
15	6	947	Ridge Lot	98,080,700
15	7	1,025	Ridge Lot	97,312,400
15	12	707	Ridge Lot	67,121,600
15	13	1,012	Ridge Lot	96,078,100
16	7	771	Prime Lot	56,562,300
17	6	588	Prime Lot	50,749,500
18	2	617	Prime Lot	58,577,200
18	3	550	Prime Lot	47,470,100
18	4	550	Prime Lot	47,470,100
18	6	550	Prime Lot	40,349,200
18	8	550	Prime Lot	40,349,200
18	10	550	Prime Lot	47,470,100

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Block	Lot	Lot Area (sqm)	Lot Type	TCP Vat Inc
19	2	617	Prime Lot	58,577,200
19	4	616	Prime Lot	53,165,300
19	6	639	Prime Lot	55,151,100
19	8	600	Prime Lot	51,785,500
19	9	600	Prime Lot	51,785,500
19	10	600	Prime Lot	51,785,500
19	11	700	Prime Lot	60,416,200
19	12	682	Prime Lot	58,861,600
19	13	957	Prime Lot	82,596,700
19	14	857	Prime Lot	73,966,000
19	16	885	Prime Lot	76,382,900
19	18	1,115	Prime Lot	105,856,800
20	1	809	Prime Lot	76,805,200

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Block	Lot	Lot Area (sqm)	Lot Type	TCP Vat Inc
20	3	713	Prime Lot	61,537,300
20	4	769	Prime Lot	66,371,200
20	5	589	Prime Lot	50,835,700
20	6	600	Prime Lot	44,017,200
20	7	550	Prime Lot	47,470,100
20	8	550	Prime Lot	47,470,100
20	9	625	Prime Lot	53,942,600
20	10	550	Prime Lot	40,349,200
20	11	756	Prime Lot	65,249,000
20	12	567	Prime Lot	48,937,300
20	13	729	Prime Lot	62,918,300
20	14	677	Prime Lot	58,430,400
20	15	661	Prime Lot	62,754,800

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Block	Lot	Lot Area (sqm)	Lot Type	TCP Vat Inc
20	16	604	Prime Lot	57,342,900
21	2	633	Ridge Lot	60,095,900
21	3	636	Ridge Lot	52,147,200
21	4	600	Ridge Lot	56,963,200
21	5	600	Ridge Lot	49,196,000
21	6	766	Ridge Lot	72,722,800
21	7	836	Prime Lot	72,153,800
21	8	1,389	Ridge Lot	143,857,300
21	9	625	Prime Lot	53,942,600
21	10	786	Prime Lot	67,838,400
21	12	580	Prime Lot	50,058,400
21	13	606	Prime Lot	52,302,900
21	14	540	Prime Lot	46,606,600

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Block	Lot	Lot Area (sqm)	Lot Type	TCP Vat Inc
21	15	638	Prime Lot	55,064,800
21	16	722	Prime Lot	68,546,300
22	1	721	Prime Lot	68,451,100
22	3	564	Prime Lot	48,677,500
22	4	557	Prime Lot	48,073,800
22	5	605	Prime Lot	52,216,700
22	6	550	Prime Lot	47,470,100
22	7	600	Prime Lot	51,785,500
22	9	600	Prime Lot	51,785,500
22	10	635	Prime Lot	54,806,100
22	11	600	Prime Lot	51,785,500
22	13	817	Prime Lot	77,564,500
23	1	1,216	Prime Lot	125,939,600

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Block	Lot	Lot Area (sqm)	Lot Type	TCP Vat Inc
23	2	691	Prime Lot	59,638,900
23	5	1,056	Park Facing	100,254,600
23	9	549	Park Facing	52,121,500
23	11	549	Park Facing	52,121,500
23	12	550	Prime Lot	47,470,100
23	13	549	Park Facing	52,121,500
23	15	574	Park Facing	54,494,800
23	17	715	Park Facing	74,052,200
25	16	500	Prime Lot	43,154,800
27	7	600	Prime Lot	51,785,500
27	8	600	Prime Lot	51,785,500
27	9	600	Park Facing	56,963,200
27	10	600	Prime Lot	51,785,500

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27	12	639	Prime Lot	55,151,100
27	14	745	Prime Lot	64,299,200
27	15	606	Park Facing	57,533,300
27	16	692	Prime Lot	65,698,100
27	17	719	Park Facing	74,466,600
28	1	692	Prime Lot	65,698,100
28	2	692	Prime Lot	65,698,100
28	3	712	Prime Lot	61,451,100
28	4	796	Prime Lot	68,700,800
28	5	943	Prime Lot	81,388,200
28	8	1,123	Prime Lot	96,923,700
28	9	1,083	Ridge Lot	102,818,300
28	10	722	Ridge Lot	68,546,300

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28	11	600	Ridge Lot	62,142,100
28	12	600	Park Facing	54,373,800
28	13	600	Park Facing	62,142,100
28	14	724	Park Facing	81,232,500
30	6	780	Ridge Lot	74,052,200
30	7	937	Ridge Lot	88,957,200
30	8	1,137	Ridge Lot	107,944,500
30	9	1,387	Ridge Lot	131,679,600
30	10	1,136	Prime Lot	117,654,900
30	11	1,230	Prime Lot	106,158,100
30	12	1,453	Ridge Lot	150,485,500

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