



*Fern*  
at  
 **GRASS**  
RESIDENCES  
SM City North EDSA Complex

2013 – 4Q

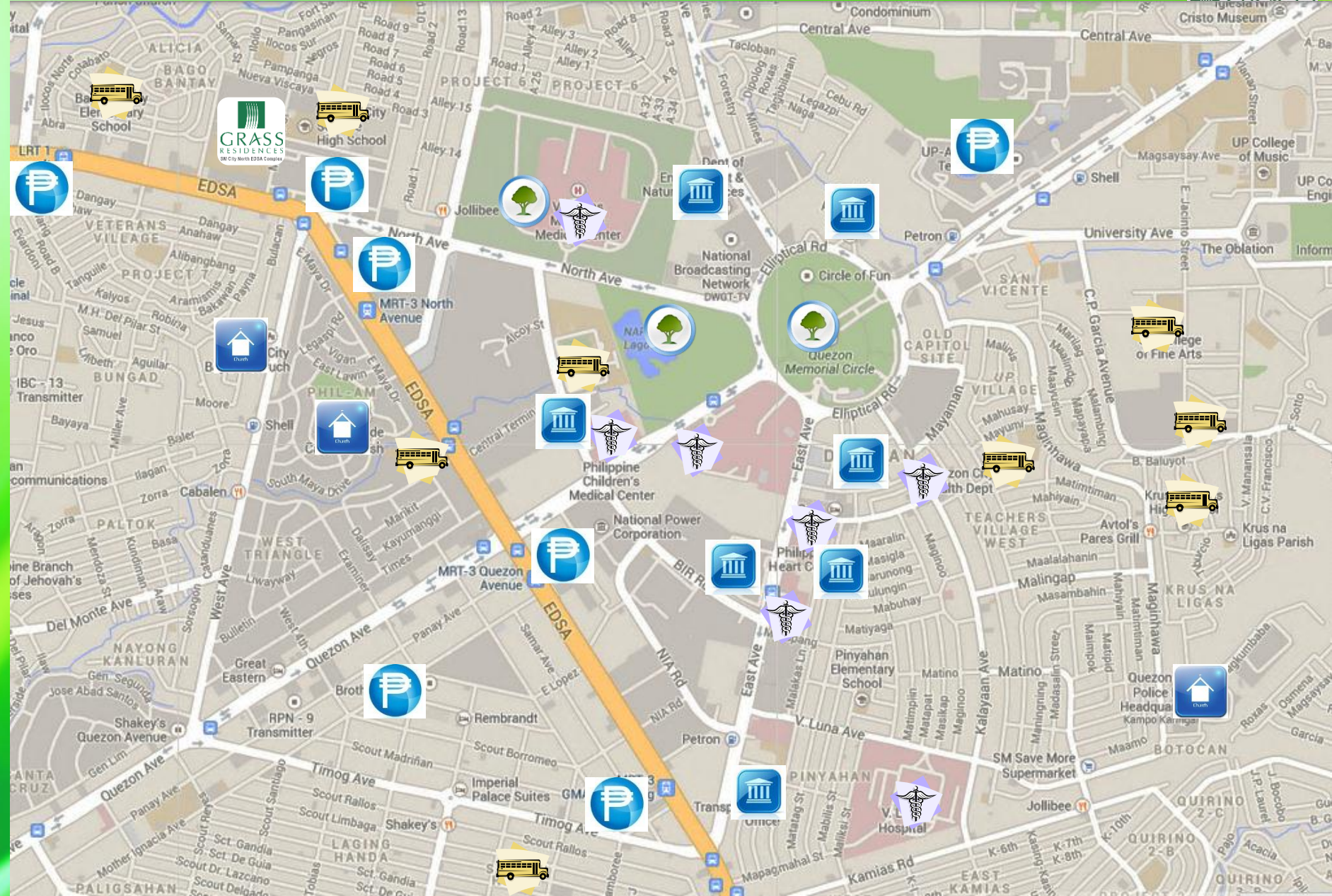
# Be Part of The City



The entire development is bounded by Nueva Ecija, Nueva Vizcaya and Misamis Streets.

Being right along the metro's main thoroughfare, this lends the project unrestricted access to the city's wealth of conveniences.

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## Education

- University of the Philippines
- Ateneo de Manila University
- Miriam College
- Philippine Women's University
- Phil Science High School
- QC Science High School



## Business Hubs

- ABS-CBN Tower
- GM Network
- UP-Ayala Technohub
- Trinoma, Vertis North
- Centris Walk



## Parks & Recreation

- Quezon Memorial Circle
- Ninoy Aquino Parks & Wildlife
- Manila Seedling Bank
- La Mesa Eco Park
- Veterans Memorial Golf Course
- Smart-Araneta Coliseum



## Religious Centers

- La Naval de Manila (Sto. Domingo Church)
- Christ the King Church
- St. Peter Church
- Iglesia ni Kristo



## Medical Centers

- Phil Heart Center
- Veteran's Mem. Medical Center
- Nat'l Kidney & Transplant Institute
- East Ave. Medical Center
- Phil. Children's Medical Center



## Gov't Institutions

- NSO, LTO, SSS, PAG-ASA, GSIS, BSP

# Site Development Plan



MISAMIS ST.

To SM North EDSA

NUEVA ECIIA ST.



FOR INTERNAL TRAINING PURPOSES ONLY NOT A SELLING MATERIAL

# Grass Residences

When completed, the project's 5-hectare land area will be comprised of 5 Residential Towers and 2 parking buildings.



# Grass Residences Phase 2

A two-tower 39-storey podium development situated on a 1.4-hectare property, comprised of a total of 3,914 residential units and 1,641 parking slots.



**Wilmington**  
(Future Dev't)

**Berkshire**  
3Q 2017

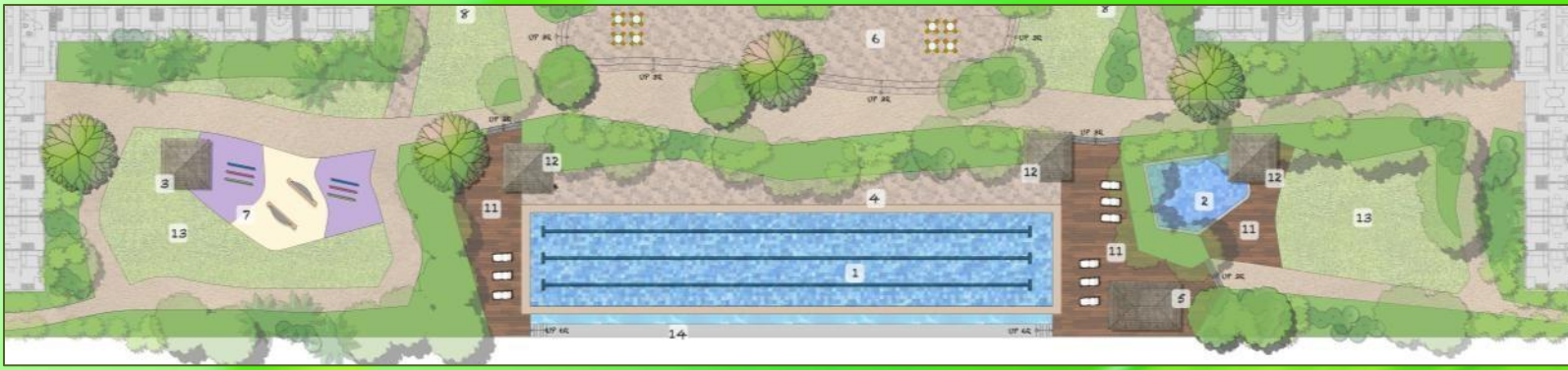
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# Amenity Deck





# Amenity Deck – Main Recreation Area



## Pool Complex

- 1. Olympic-sized pool (50 meters)
- 2. Kiddie Pool
- 3. Outdoor Shower
- 4. Pool deck
- 5. Wood Deck

## Activity Areas

- 1. Playground
- 2. Lawn
- 3. Seating Areas
- 4. Shade Structures
- 5. Cabanas
- 6. Picnic Area



INFINITY POOL



KIDDIE POOL

FOR INTERNAL TRAINING PURPOSES ONLY NOT A SELLING MATERIAL

# Amenity Deck



## Pocket Garden

1. Cabanas
2. Seating Areas
3. Shade Structure
4. Picnic Area



PRIVATE GARDENS

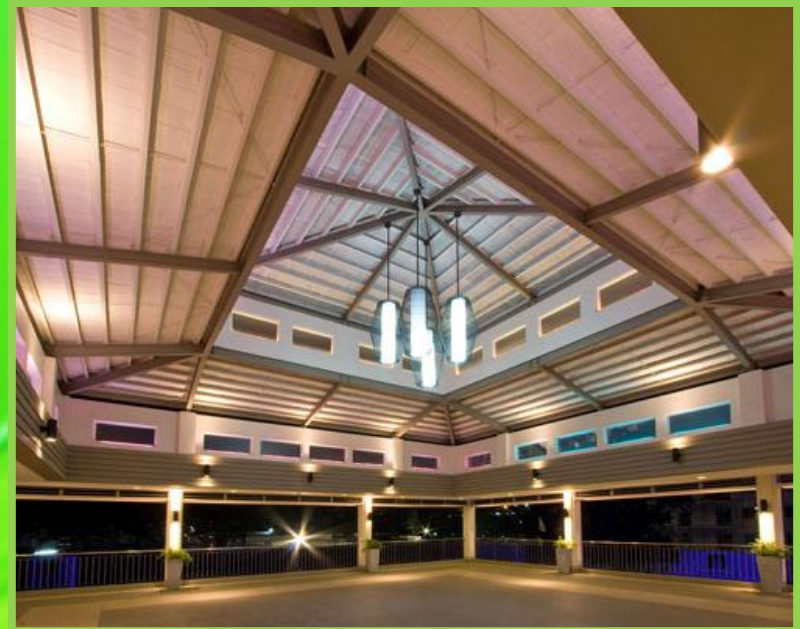
# Amenity Deck

## Clubhouse

1. Combinable 4 function rooms
2. Outdoor spill over area
3. Pantry and Service area
4. Covered walkway access



# Shared Amenities



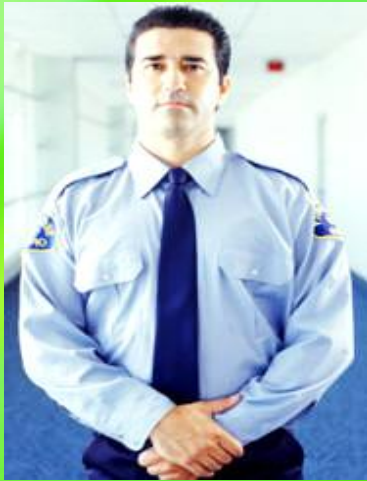
- Main clubhouse with function rooms
- Olympic size swimming pool
- Adult swimming pool
- Kiddie swimming pools

# Shared Amenities



- Badminton courts
- Covered basketball court
- Fitness gym
- Children's play area
- Cabanas and pavilions

# TOWER FACILITIES:



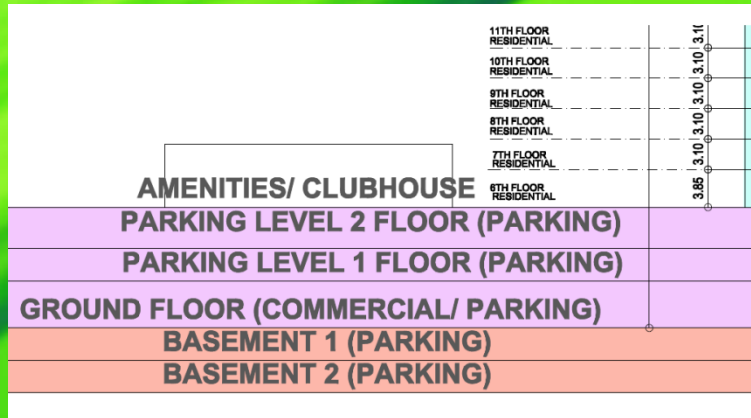
## *Hassle-free and worry-free living*

- Exclusive bridgeway connecting to SM North EDSA for residents' convenience
- High-speed elevators
- 24-hour security
- Concierge services
- Back-up power system
- Elevated water tank
- Fire alarm and sprinkler system
- Centralized mailroom system
- Centralized garbage collection and disposal system
- Lighted perimeter fence

# Podium Floor & Numbering



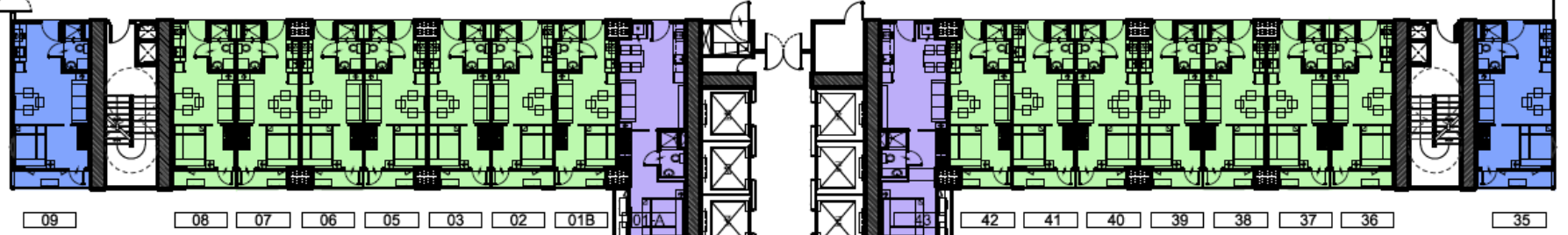
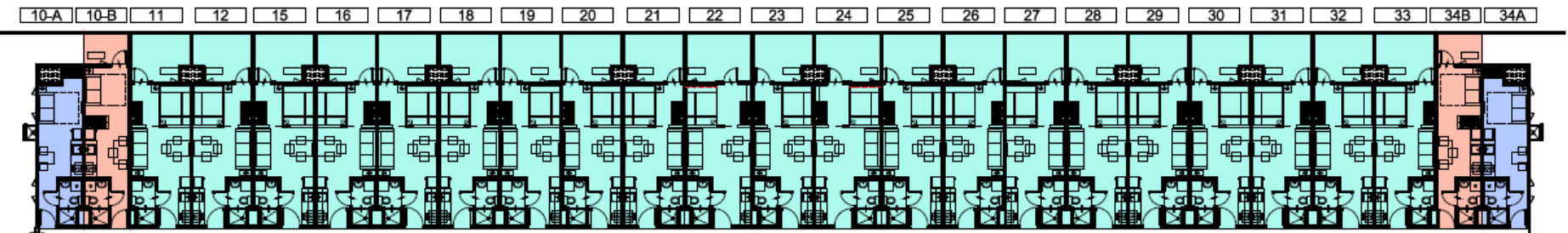
Physical Floor	Marketing Floor
5 <sup>th</sup> Floor – Res'l	7 <sup>th</sup> Floor
4 <sup>th</sup> Flr – Amenity & Res'l	6 <sup>th</sup> Floor
3 <sup>rd</sup> Flr - Parking	Podium level 3
2 <sup>nd</sup> Flr – Parking	Podium level 2
Ground Flr – Parking/Comm'l & Lobbies	Ground Flr
Basement 1 – Parking	Basement 1
Basement 2 – Parking	Basement 2



\*Additional omitted floor numbers: 13<sup>th</sup> & 14<sup>th</sup>

# Floor Plan – 6F Amenity Level

## CITY VIEW

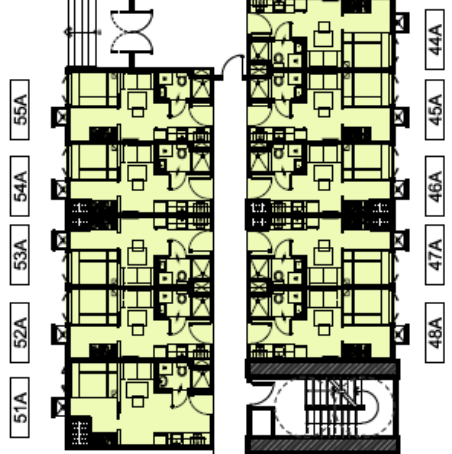


AMENITY VIEW

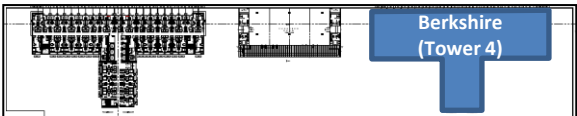
AMENITY VIEW

AMENITY VIEW

POCKET AMENITY VIEW



- 1 BEDROOM UNIT WITH BALCONY
- 1 BEDROOM END UNIT WITH BALCONY
- STUDIO MIDDLE UNIT
- STUDIO END UNIT
- 1 BEDROOM DELUXE
- 1 BEDROOM UNIT
- 1 BEDROOM UNIT WITH GARDEN

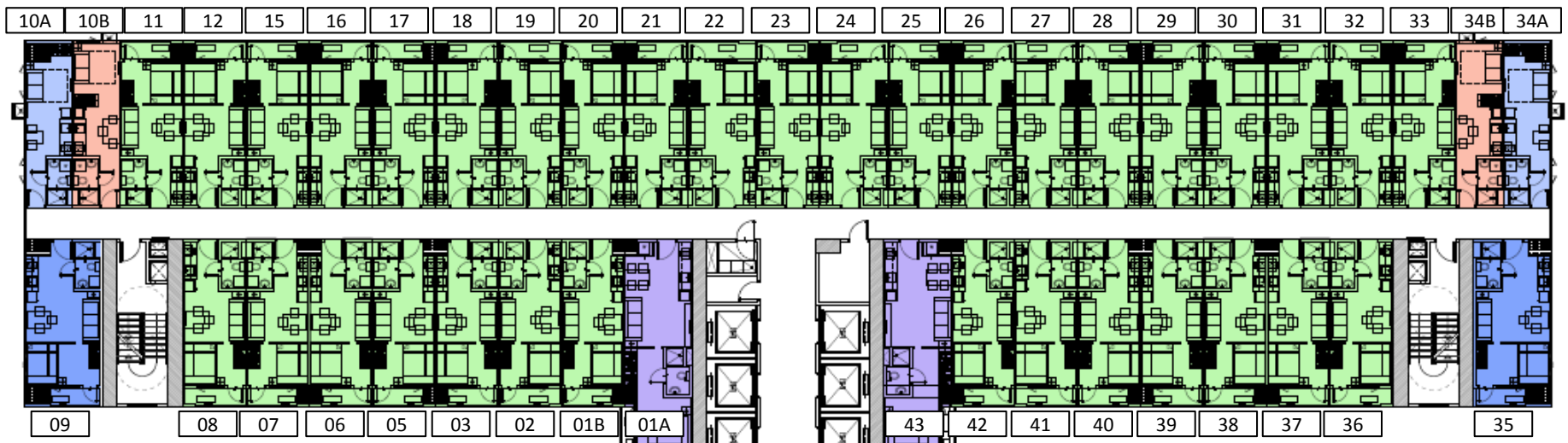


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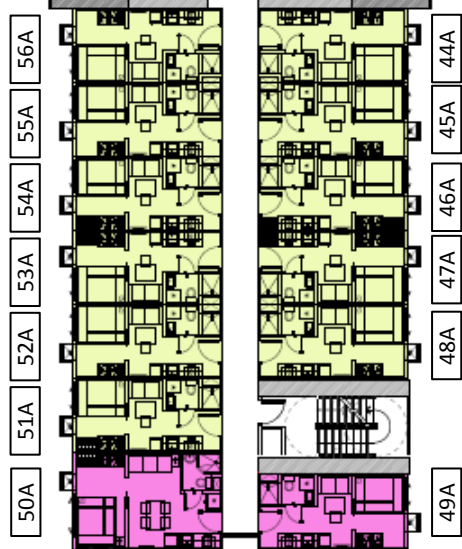
# Floor Plan – Typical 7F to 42F

## CITY VIEW



## AMENITY VIEW

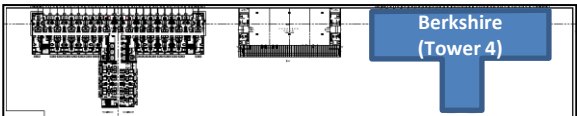
## AMENITY VIEW



## POCKET AMENITY VIEW

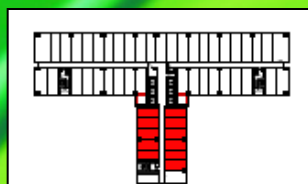
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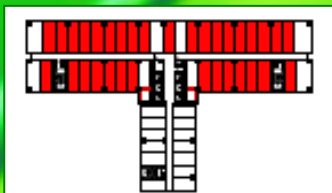
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# Typical 1-Bedroom Unit



Room Description	Square meters (Approx SQM)	Square Feet (Approx SQFt)
Living & Dining Area	4.9	53.6
Kitchen Area	4.6	54.4
Toilet & Bath	3.4	36.4
Bedroom	7.2	78.4
<b>TOTAL</b>	<b>20.1</b>	<b>219.8</b>

# Typical 1-Bedroom with Balcony



Room Description	Square meters (Approx SQM)	Square Feet (Approx SQFt)
Living & Dining Area	8.2	88.1
Kitchen Area	4.7	51.1
Toilet & Bath	3.4	37.0
Bedroom	7.2	77.2
Balcony	2.8	30.5
<b>TOTAL</b>	<b>26.4</b>	<b>284.0</b>

# Unit Mix & Pricing



Unit Type	Unit Count	Unit Size (Approx SQM)			Pricing Average	
		Min	Max	Ave	Php / Unit	Php / NSA
1 BR UNIT	453	20.1	37.5	22.9	2,089,000	91,000
1 BR END UNIT	69	20.9	26.6	23.8	2,171,000	91,000
1 BR END UNIT WITH BALCONY	68	32.9	32.9	32.9	3,011,000	92,000
1 BR WITH BALCONY	1,190	26.4	28.9	26.6	2,430,000	91,000
1 BR WITH GARDEN	37	26.4	34.6	29.9	2,664,000	89,000
STUDIO END UNIT	70	20.5	20.5	20.5	1,873,000	91,000
STUDIO UNIT	68	19.9	19.9	19.9	1,820,000	91,000
STUDIO UNIT WITH GARDEN	2	23.9	23.9	23.9	2,118,000	89,000
<b>Grand Total</b>	<b>1,957</b>	<b>19.9</b>	<b>37.5</b>	<b>25.4</b>	<b>2,325,000</b>	<b>91,000</b>

# Payment Terms

Scheme	Particulars	Discount on DP	Discount on TLP
<b>Deferred</b>	100% in 36 mos	-	-
<b>Spot DP</b>	20% DP, 80% in 36 mos	5% of the 20% Spot DP	-
	10% DP, 90% in 36 mos	5% of the 10% Spot DP	-
<b>Spread DP</b>	10% in 24 mos, 90% cash or bank	-	-
	15% in 24 mos, 85% cash or bank	-	-
	20% in 36 mos, 80% cash or bank	-	-
<b>Easy Payment Schemes</b>	10% spot, 10% in 36 mos, 80% cash or bank	3% of the 10% spot DP	-
	20% spot, 10% in 36 mos, 70% cash or bank	3% of the 20% spot DP	-
	10% in 24 mos, 10% spot, 80% cash or bank	-	-

\*Terms are valid until December 31, 2013 and may be changed by the Project Team without prior notice.

# Unit Finishes

**ALL UNITS ARE BASIC UNFURNISHED WITH THE FOLLOWING FINISHES:**

## **Flooring**

Bedroom:	Polished tiles
Living/Dining/Kitchen:	Polished tiles
T&B:	Ceramic tiles

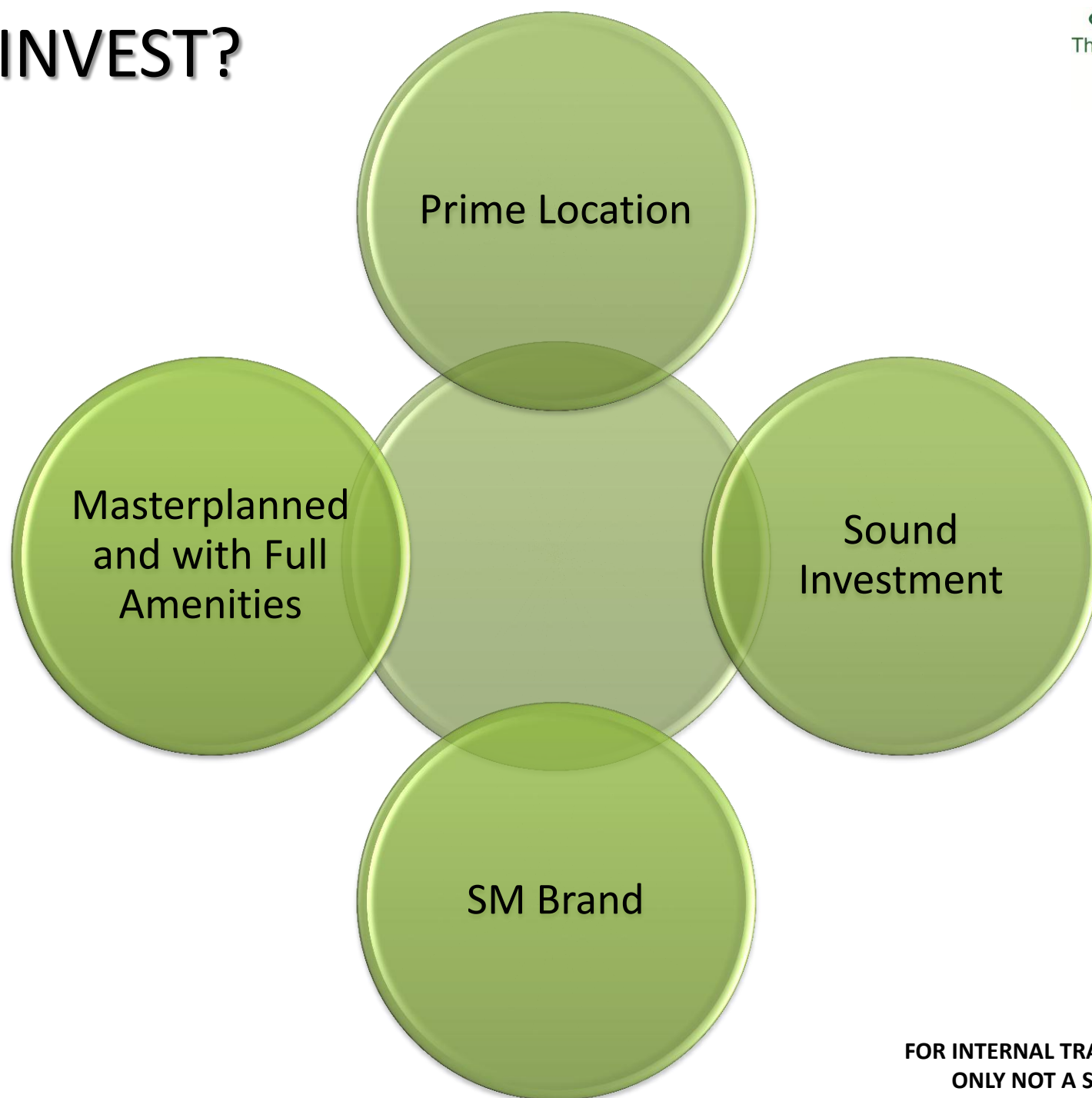
## **Wall**

Bedroom:	Painted finish
Living/Dining/Kitchen:	Painted finish
T&B:	Ceramic tiles

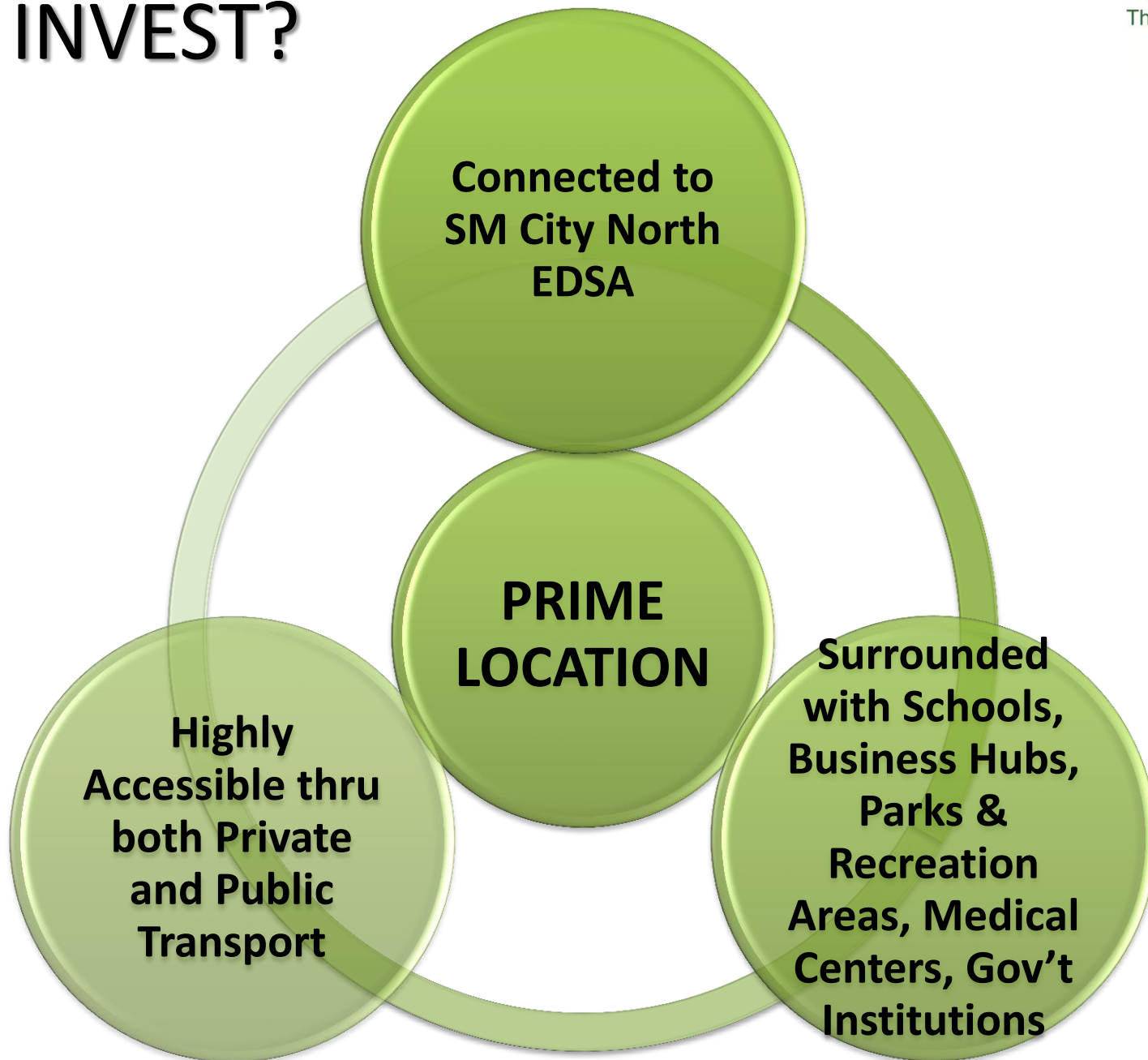
<b>Kitchen Countertop:</b>	Granite with sink and faucet Under-the-counter cabinets
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<b>Ceiling:</b>	Painted finish
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# WHY INVEST?



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Affordable units  
that are backed  
by the SMDC  
Brand



Superior  
Rentability due  
to Prime  
Location and  
proximity to  
various  
institutions



Sound  
Investment

Buyer friendly  
payment terms



Value  
Appreciation  
Potential due to  
cont'd dev't in  
North Triangle  
Business district

# WHY INVEST?



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**SM DEVELOPMENT CORPORATION** is the leading residential property developer in the Philippines focusing on the premium middle market, expertly balancing key housing factors of quality, style, durability, and affordability. We are part of the SM Group of companies with interests in retail and mall operations, real estates development, hotels and convention centers, banking and finance.





*THANK YOU*