

grace
residences
TAGUIG CITY

Suburban Sanctuary in the 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

The good guys!

Every single day, SM touches the lives of millions of people through its stores, malls, banks, hotels and leisure facilities. Now too, 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 resident's access a truly cosmopolitan lifestyle.

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

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Building Perspective



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Location Map

Set in the progressive city of Taguig, the natural expansion area of the country's financial capital, Makati City.



- 5 minutes* away from Bonifacio Global City

- 11 minutes* away from Makati CBD

- 13 minutes* away from Ortigas CBD

*based on driving speed of 60kph.

LEGEND:

 Hospital

 School

 Church

 Government Building

Site Development Plan



LEGEND:

-  Play & Active Zone
-  Play & Entertain Zone A
-  Play & Entertain Zone B
-  Relax & Regenerate Zone



Play & Active Zone

Sweat it out on the court or around the jogging trail while the tots and tykes trounce around the playground.



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.

FOR TRAINING PURPOSES ONLY.

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Play & Entertain Zone A

Have a few laps around the lap pool or just bask in the sun on the pool deck.



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Play & Entertain Zone B

The whole family can take a relaxing dip into the leisure pool or simply lounge around in one of the cabañas.



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Relax & Regenerate Zone

Recharge your mind or just lounge around in the meditation area.



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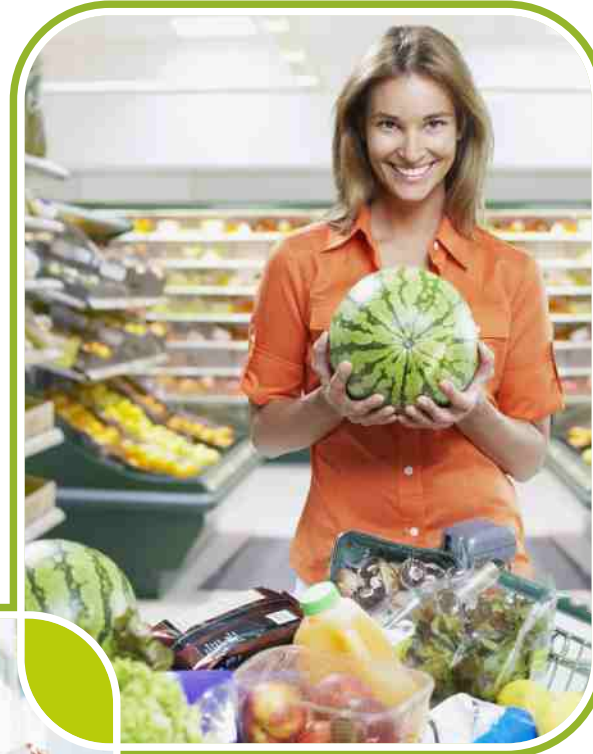
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Facilities & Services

Leave behind the urban sprawl but keep cosmopolitan living conveniences nearby through our:

- **Commercial Area**
(Ground Level of Orchid Tower)
- **Shuttle Service**



Tower Names

LILY
TOWER

TULIP
TOWER

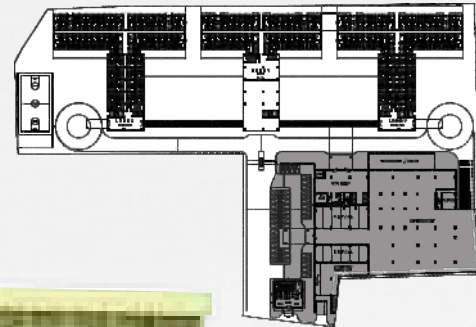
VIOLET
TOWER

ORCHID
TOWER



Building Elevation

ORCHID TOWER



FIVE (5) RESIDENTIAL LEVELS

7th FLOOR AMENITIES & PARKING

FIVE (5) PARKING LEVELS

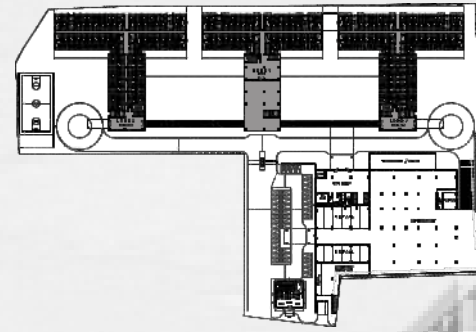
GROUND FLOOR RETAIL/COMMERCIAL

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Building Elevation

LILY, TULIP, & VIOLET TOWERS



**NINETEEN (19)
RESIDENTIAL LEVELS**

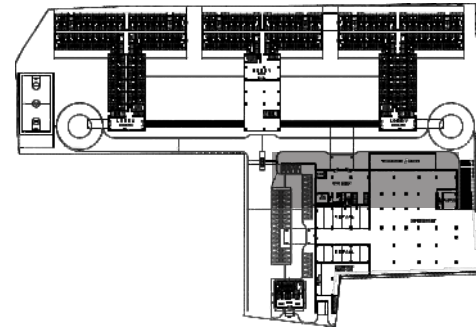
**GROUND FLOOR
GRAND LOBBY
& RESIDENTIAL UNITS**

**OUTDOOR AMENITY AREA &
GARDEN RESIDENTIAL UNITS**

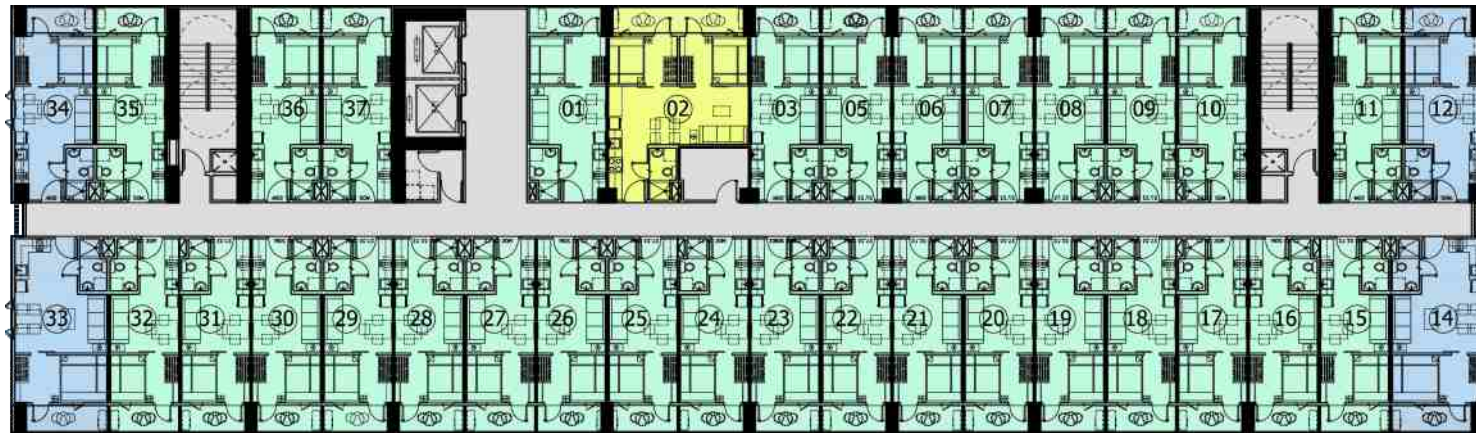
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Building Floor Plan

ORCHID Typical Floor Layout



AMENITIES



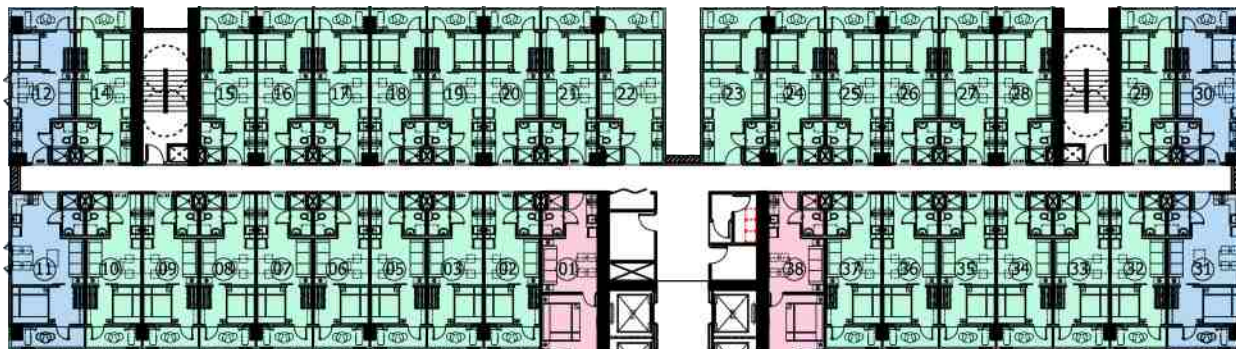
TAGUIG CITYSCAPE

- One-Bedroom Deluxe Unit w/ Balcony
- One-Bedroom Unit w/ Balcony
- Two-Bedroom Unit w/ Balcony

Building Floor Plan

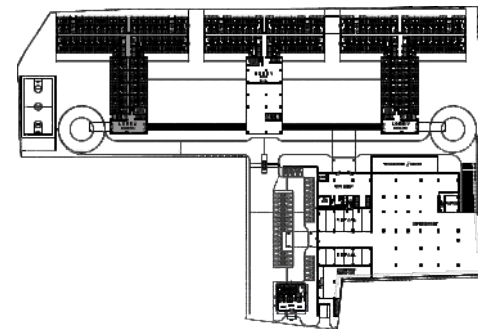
LILY Typical Floor Layout

ANTIPOLO HILLS



AMENITIES and
FORT BONIFACIO
SKYLINE

AMENITIES

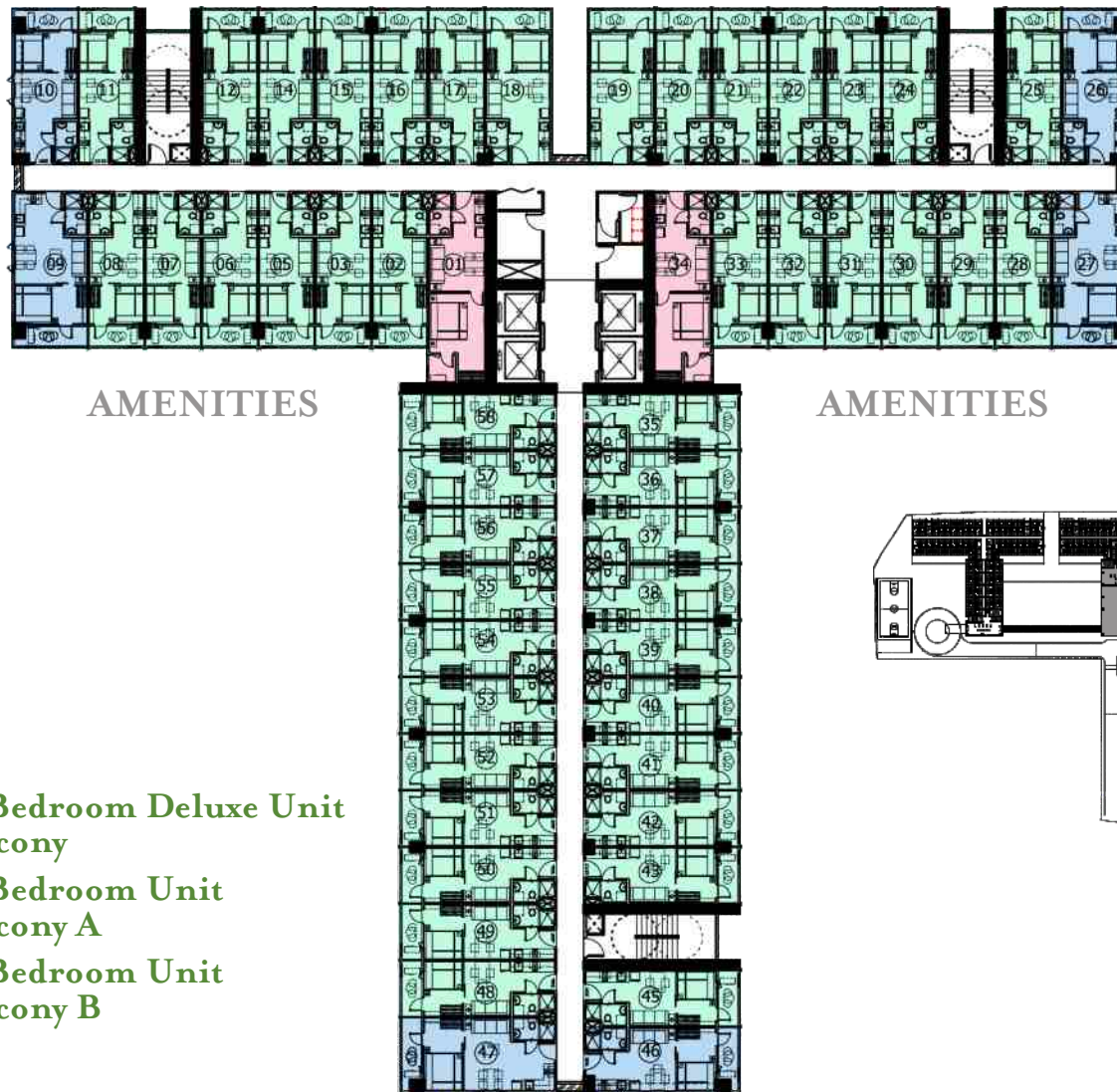


- One-Bedroom Deluxe Unit w/ Balcony
- One-Bedroom Unit w/ Balcony A
- One-Bedroom Unit w/ Balcony B

Building Floor Plan

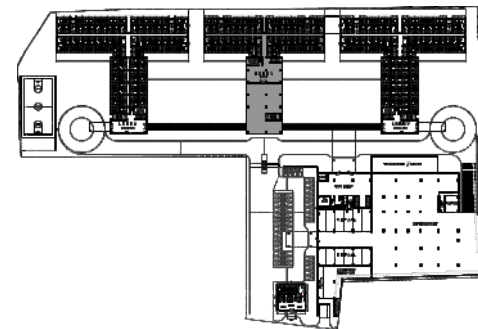
TULIP Typical Floor Layout

ANTIPOLO HILLS



AMENITIES

AMENITIES

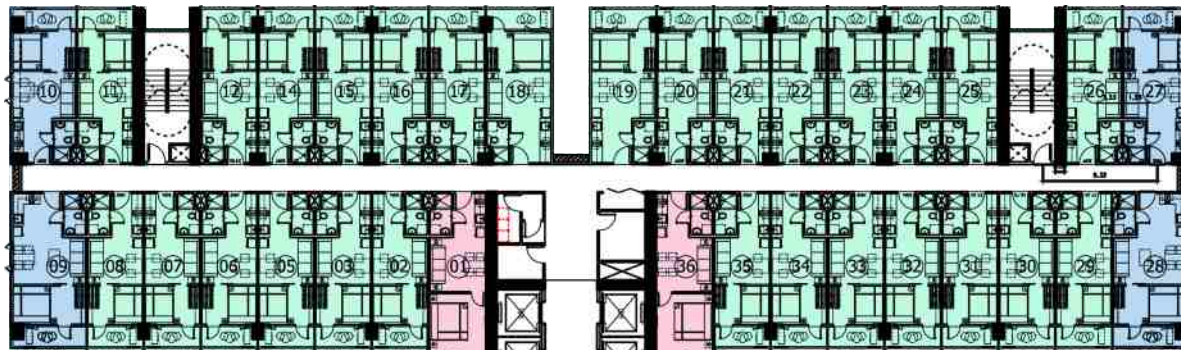


- One-Bedroom Deluxe Unit w/ Balcony
- One-Bedroom Unit w/ Balcony A
- One-Bedroom Unit w/ Balcony B

Building Floor Plan

VIOLET Typical Floor Layout

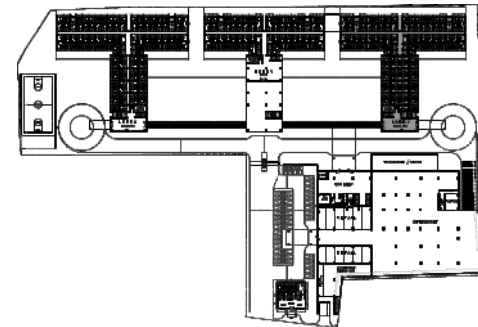
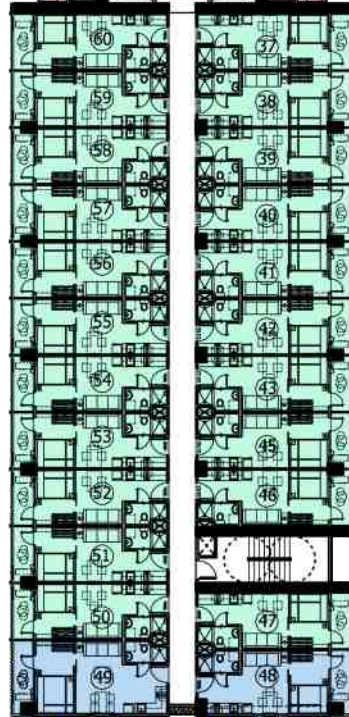
ANTIPOLO HILLS



AMENITIES

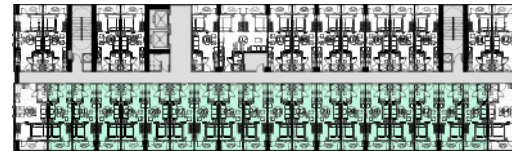
AMENITIES and
LAGUNA de BAY

- One-Bedroom Deluxe Unit w/ Balcony
- One-Bedroom Unit w/ Balcony A
- One-Bedroom Unit w/ Balcony B



Unit Floor Plan

One-Bedroom Unit w/ Balcony



UNIT COMPONENTS

- Bedroom
- Living/Dining Area
- Kitchen
- Toilet & Bath
- Balcony

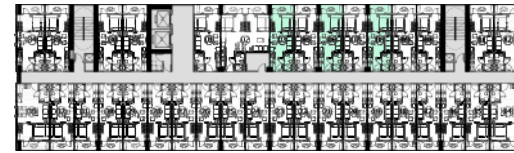
27.33 sqm

Unit Floor Plan

One-Bedroom Unit w/ Balcony



Provision for Cabinet
Provided by Owner



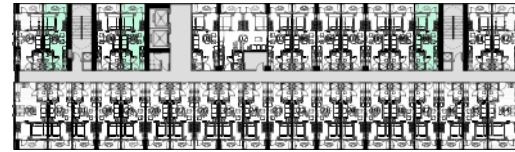
UNIT COMPONENTS

- Bedroom
- Living/Dining Area
- Kitchen
- Toilet & Bath
- Balcony

27.33 sqm

Unit Floor Plan

One-Bedroom Unit w/ Balcony



UNIT COMPONENTS

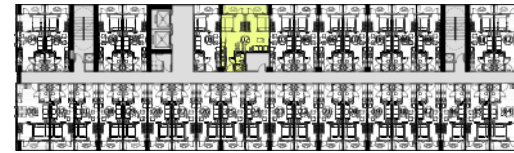
- Bedroom
- Living/Dining Area
- Kitchen
- Toilet & Bath
- Balcony

27.76 sqm

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Unit Floor Plan

Two-Bedroom Unit w/ Balcony



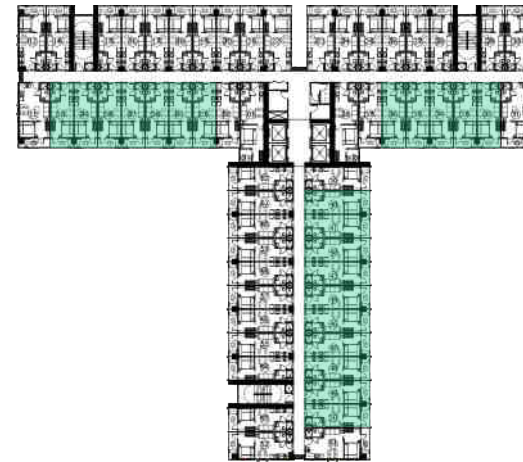
46.86 sqm

UNIT COMPONENTS

- Bedroom 1
- Bedroom 2
- Living Area
- Dining Area
- Kitchen
- Toilet & Bath
- Balcony

Unit Floor Plan

One-Bedroom Unit w/ Balcony



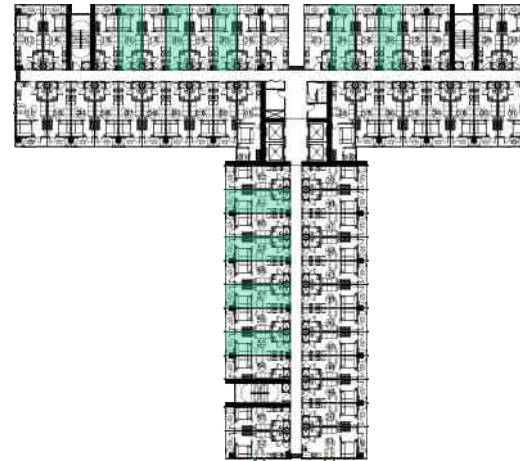
UNIT COMPONENTS

- Bedroom
- Living/Dining Area
- Kitchen
- Toilet & Bath
- Balcony

27.33 sqm

Unit Floor Plan

One-Bedroom Unit w/ Balcony



UNIT COMPONENTS

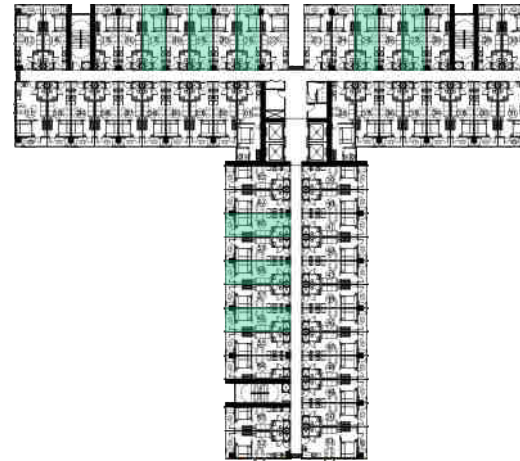
- Bedroom
- Living/Dining Area
- Kitchen
- Toilet & Bath
- Balcony

27.33 sqm

Provision for Cabinet
Provided by Owner

Unit Floor Plan

One-Bedroom Unit w/ Balcony



UNIT COMPONENTS

- Bedroom
- Living/Dining Area
- Kitchen
- Toilet & Bath
- Balcony

Provision for Cabinet
Provided by Owner

27.33 sqm

Top 5 Reasons to invest in Grace Residences

1. LOCATION

Minutes away from Central Business Districts.



Travel Time to CBDs:

- Bonifacio Global City - 5 minutes*
- Makati - 11 minutes*
- Ortigas - 13 minutes*

Top 5 Reasons to invest in Grace Residences

2. A SUBURBAN RESPITE

“Relax amidst Greens away from the urban jungle.”



- Live in a place set apart from the hustle and bustle of city life without having to travel too far.
- Unwind against a backdrop of greens. Over a hectare of open space with generous areas devoted to landscaping.

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Top 5 Reasons to invest in Grace Residences

3. RESORT-LIKE AMENITIES

“Everyday weekend getaway for everyone.”

Over a hectare of open space.

ACTIVE AREA AMENITIES

- 3 Swimming Pools
- Gym and Fitness Center
- Jogging Path
- Function Rooms
- Outdoor Basketball Court



PASSIVE AREA AMENITIES

- Meditation Area
- Stone Foot Massage
- Yoga areas



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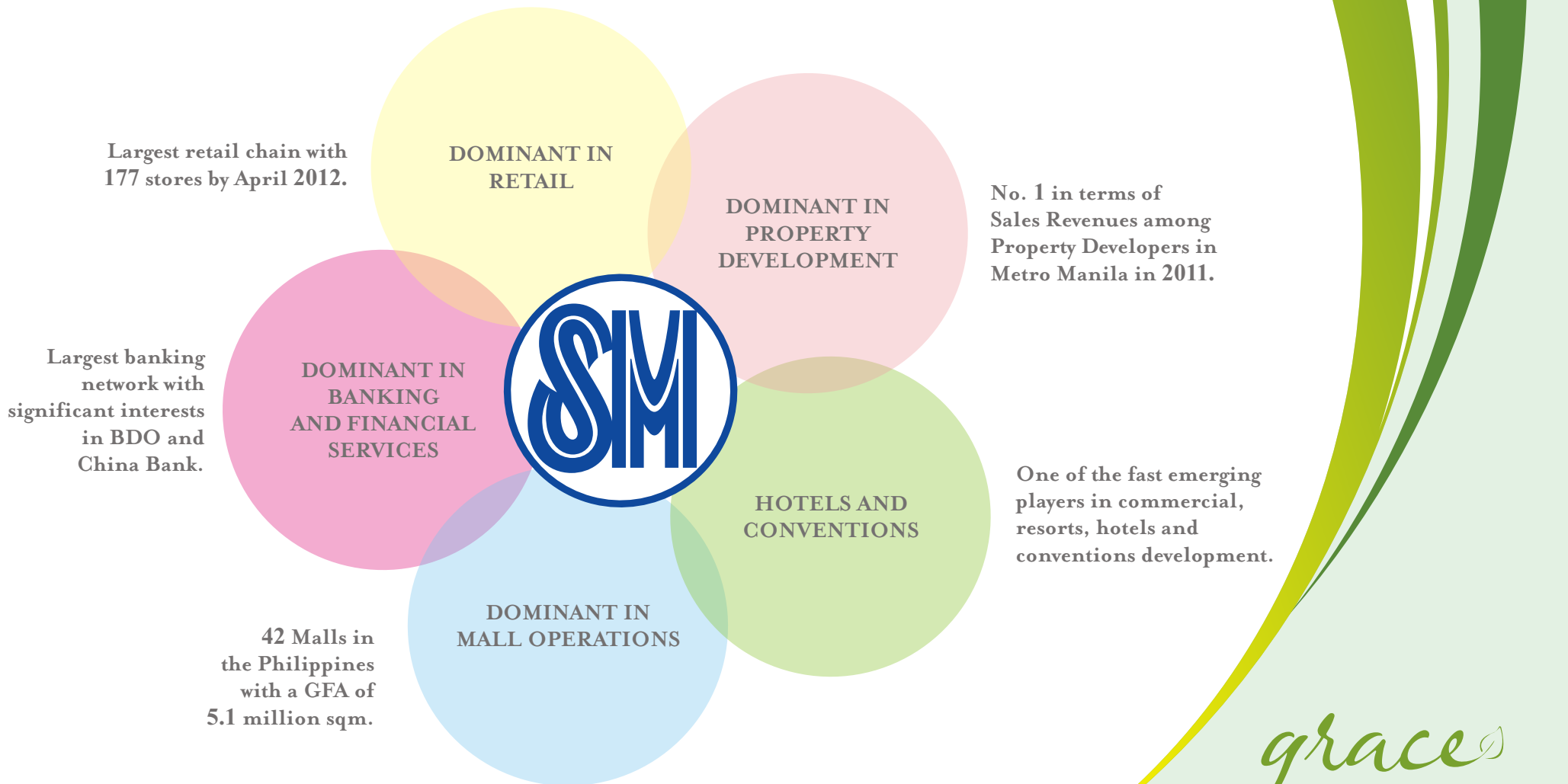
Top 5 Reasons to invest in Grace Residences

4. GOOD INVESTMENT

- Good Capital Appreciation
- Healthy Return on Investment (ROI)

Top 5 Reasons to invest in Grace Residences

5. THE BRAND



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Unit Finishes

FLOOR FINISHES

Living / Dining / Bedroom	Vinyl Tiles
Toilet	Semi-Glazed Floor Tiles

WALL FINISHES

Living / Dining / Bedroom	Plain Cement Skim Coat Finish 2 coats (final coat by owner)
Toilet	5 Layer Semi-Glazed Wall Tiles at Shower Area; 1 Layer Tile at Water Closet / Lavatory Areas

CEILING FINISHES

Living / Dining / Bedroom	Poured Concrete Skim Coated Paint Finish 2 coats; (final coat by owner)
Toilet	Gypsum Board on Metal Furring Painted Finish (final coat by owner)

KITCHEN

Countertops (provision of concrete slab only)
Cabinets, Sink & Faucet, and Rangehood by Unit Owner.

LIGHTING

by Unit Owner

TOILET & BATH

Water Closet, Lavatory, Shower Faucet and Exhaust Fan Provided

WINDOWS

Tampered Glass on Powder Coated Aluminum Frame

DOORS

Main	MDF Panel Door
Bedroom	MDF Hollow Core Flush Door
Bathroom	PVC Door