Suburban Sanctuary in the City
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.
Building Perspective
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.
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.
Play & Entertain Zone A

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

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

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.
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
Building Elevation

LILY, TULIP, & VIOLET TOWERS

NINETEEN (19) RESIDENTIAL LEVELS

GROUND FLOOR GRAND LOBBY & RESIDENTIAL UNITS

OUTDOOR AMENITY AREA & GARDEN RESIDENTIAL UNITS
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

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

FOR TRAINING PURPOSES ONLY.
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
Unit Floor Plan

One-Bedroom Unit w/ Balcony

27.76 sqm

UNIT COMPONENTS

• Bedroom
• Living/Dining Area
• Kitchen
• Toilet & Bath
• Balcony
Two-Bedroom Unit w/ Balcony

46.86 sqm

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

*based on driving speed of 60kph
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.
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
4. GOOD INVESTMENT

- Good Capital Appreciation
- Healthy Return on Investment (ROI)
Top 5 Reasons to invest in Grace Residences

5. **THE SM BRAND**

- **DOMINANT IN RETAIL**
  - Largest retail chain with 177 stores by April 2012.

- **DOMINANT IN BANKING AND FINANCIAL SERVICES**
  - Largest banking network with significant interests in BDO and China Bank.

- **DOMINANT IN PROPERTY DEVELOPMENT**
  - No. 1 in terms of Sales Revenues among Property Developers in Metro Manila in 2011.

- **DOMINANT IN MALL OPERATIONS**
  - 42 Malls in the Philippines with a GFA of 5.1 million sqm.

- **HOTELS AND CONVENTIONS**
  - One of the fast emerging players in commercial, resorts, hotels and conventions development.
# Unit Finishes

## FLOOR FINISHES

<table>
<thead>
<tr>
<th>Area</th>
<th>Finish</th>
</tr>
</thead>
<tbody>
<tr>
<td>Living / Dining / Bedroom</td>
<td>Vinyl Tiles</td>
</tr>
<tr>
<td>Toilet</td>
<td>Semi-Glazed Floor Tiles</td>
</tr>
</tbody>
</table>

## WALL FINISHES

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

## CEILING FINISHES

<table>
<thead>
<tr>
<th>Area</th>
<th>Finish</th>
</tr>
</thead>
<tbody>
<tr>
<td>Living / Dining / Bedroom</td>
<td>Poured Concrete Skim Coated Paint Finish 2 coats; (final coat by owner)</td>
</tr>
<tr>
<td>Toilet</td>
<td>Gypsum Board on Metal Furring Painted Finish (final coat by owner)</td>
</tr>
</tbody>
</table>

## 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

<table>
<thead>
<tr>
<th>Area</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main</td>
<td>MDF Panel Door</td>
</tr>
<tr>
<td>Bedroom</td>
<td>MDF Hollow Core Flush Door</td>
</tr>
<tr>
<td>Bathroom</td>
<td>PVC Door</td>
</tr>
</tbody>
</table>