


**SMDC**

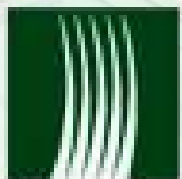
# GRASS RESIDENCES



**NORTH EDSA, QUEZON CITY**



*SMDC Grass Residences is located in Quezon City, connected to SM City North EDSA via bridge way. It's definitely a convenient, exciting and entertaining place to come home to. It is also situated in a highly accessible area. It is right by main roads both for going to the North and South side of the metro. There is an abundance of options for public transportations like jeepney, bus and van terminals. It is also near both MRT and LRT stations for your convenience. Private transport is also a breeze for vehicle owners.*



**GRASS**  
RESIDENCES



# LOCATION & ACCESSIBILITY



*Bounded by Nueva Ecija St., Nueva Vizcaya St. and Misamis Ave.  
And near the NLEX-Mindanao Ave. entry point.*

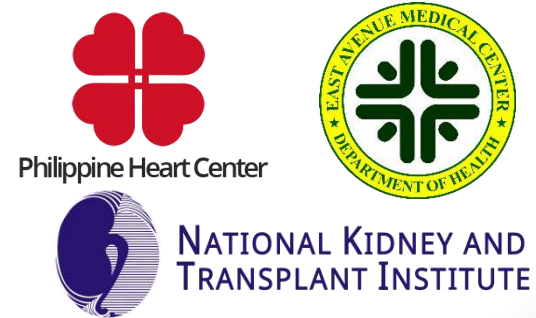
*Conveniently located in a highly accessible area - A mere 4-  
minute walk from SM North EDSA, SM's first and largest mall, via  
exclusive Bridgeway.*

# AREA OF CONVENIENCE

## Premier Educational Institutions:



## Medical Establishments:



## Local Itinerary:

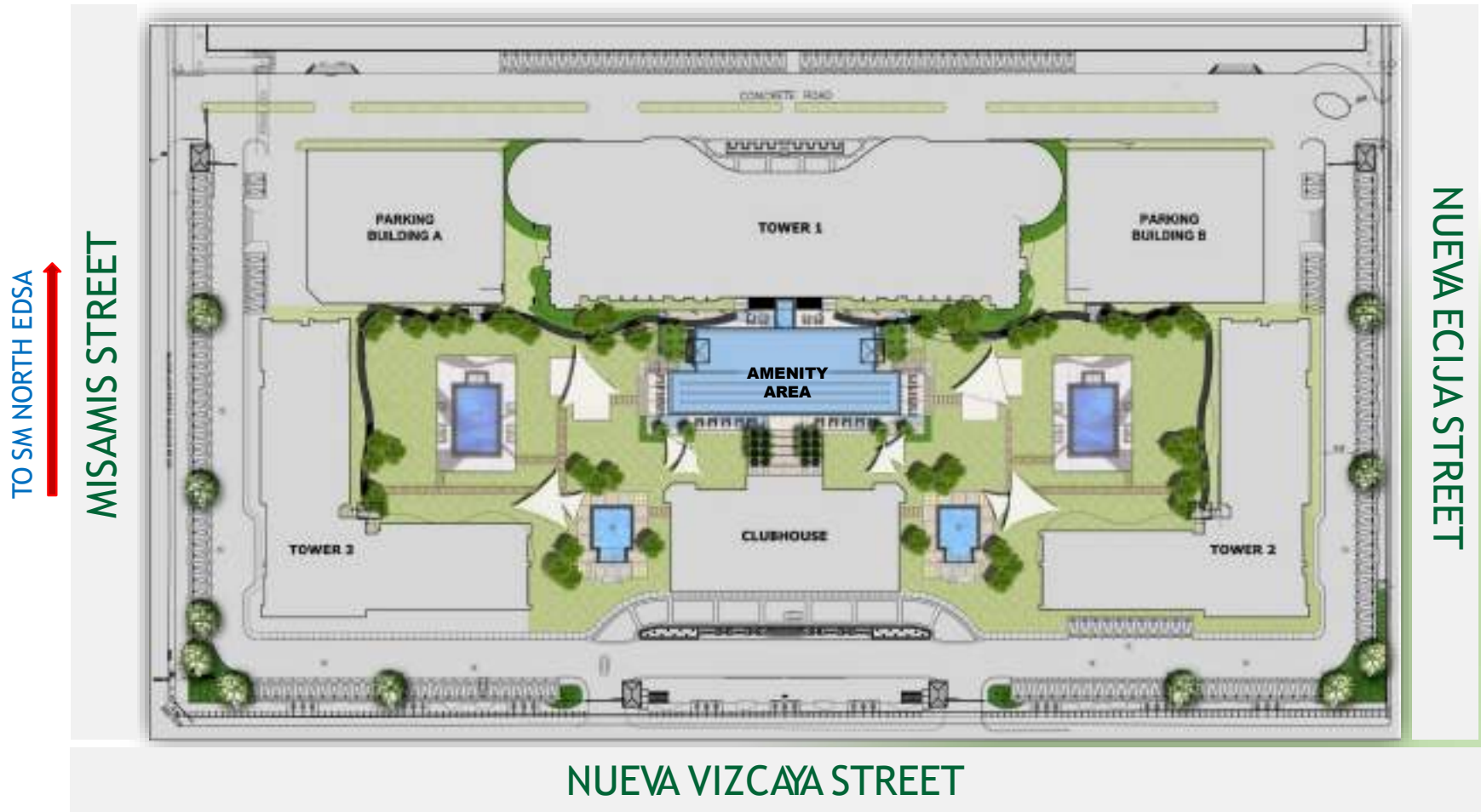


## Commercial & Entertainment:



*Institutions and ease of expediency for residents who favors practical habitat.*

# SITE DEVELOPMENT PLAN





# PROJECT OVERVIEW

<b>Architectural Theme</b>	<i>Modern Contemporary Design</i>
<b>Total Land Area</b>	<i>3.6 hectares</i>
<b>No. of Buildings (Towers)</b>	<i>3 Towers</i>
<b>No. of Floors/Building</b>	<i>T1 - 39 floors T2 - 38 floors T3 - 38 floors</i>
<b>Number of Units/Tower</b>	<i>T1 - 1,988 units T2 - 2,025 units T3 - 1,990 units</i>
<b>No. of Parking Slots</b>	<i>702 slots</i>
<b>Project Launch Date</b>	<i>November 2007</i>
<b>Turn-over Date/s</b>	<i>T1 - Q3 2011 (RFO) T2 - Q2 2014 T3 - Q3 2013 (RFO)</i>
<b>With Commercial/Retail (Y/N)</b>	<i>Y</i>



# BUILDING CHART

B03		B01		B02	
	Roof Deck		Roof Deck		Roof Deck
37	40th Floor	38	41st Floor	37	40th Floor
36	39th Floor	37	40th Floor	36	39th Floor
35	38th Floor	36	39th Floor	35	38th Floor
34	37th Floor	35	38th Floor	34	37th Floor
33	36th Floor	34	37th Floor	33	36th Floor
32	35th Floor	33	36th Floor	32	35th Floor
31	34th Floor	32	35th Floor	31	34th Floor
30	33rd Floor	31	34th Floor	30	33rd Floor
29	32nd Floor	30	33rd Floor	29	32nd Floor
28	31st Floor	29	32nd Floor	28	31st Floor
27	30th Floor	28	31st Floor	27	30th Floor
26	29th Floor	27	30th Floor	26	29th Floor
25	28th Floor	26	29th Floor	25	28th Floor
24	27th Floor	25	28th Floor	24	27th Floor
23	26th Floor	24	27th Floor	23	26th Floor
22	25th Floor	23	26th Floor	22	25th Floor
21	24th Floor	22	25th Floor	21	24th Floor
20	23rd Floor	21	24th Floor	20	23rd Floor
19	22nd Floor	20	23rd Floor	19	22nd Floor
18	21st Floor	19	22nd Floor	18	21st Floor
17	20th Floor	18	21st Floor	17	20th Floor
16	19th Floor	17	20th Floor	16	19th Floor
15	18th Floor	16	19th Floor	15	18th Floor
14	17th Floor	15	18th Floor	14	17th Floor
13	16th Floor	14	17th Floor	13	16th Floor
12	15th Floor	13	16th Floor	12	15th Floor
11	12th Floor	12	15th Floor	11	12th Floor
10	11th Floor	11	12th Floor	10	11th Floor
9	10th Floor	10	11th Floor	9	10th Floor
8	9th Floor	9	10th Floor	8	9th Floor
7	8th Floor	8	9th Floor	7	8th Floor
6	7th Floor	7	8th Floor	6	7th Floor
5	6th Floor	6	7th Floor	5	6th Floor
4	5th Floor	5	6th Floor	4	5th Floor
3	3rd Floor	4	5th Floor	3	3rd Floor
2	2nd Floor	3	3rd Floor	2	2nd Floor
1	1st Floor	2	2nd Floor	1	2nd Floor
	Basement 1	1	1st Floor		Upper Ground Floor
	Basement 2		Basement 1		Lower Ground Floor
			Basement 2		Basement 1
					Basement 2

## UTILITIES & BUILDING FEATURES

*Corridor* Floor to Ceiling Height - 2.40m

*Exclusive Bridgeway connecting to SM North EDSA*

*High-Speed Elevators* T1 - 6  
T2 - 4  
T3 - 4

*24-Hour Security*

*Concierge Services*

*Back-up Power System*

*Fire Alarm and Sprinkler System*

*Centralized Mailroom System*

*Centralized Garbage Collection and Disposal System*

*10-ft. High Lighted Perimeter Fence*

# AMENITIES



*Lounge and Main Lobby*

*Main Clubhouse with Function Rooms*

*Adult Swimming Pools (3)*

*Kiddie Swimming Pools (2)*

*Olympic-Size Swimming Pool (1)*

*Fitness Gym*

*Children's Play Area*

*Cabanas and Pavilions*

*Landscaped Gardens*

*Badminton Courts*

*Covered Basketball Court*

*Jogging Paths*

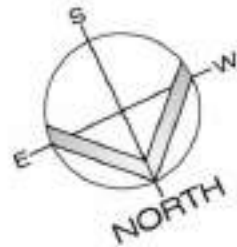
*Water Cascade Features*



# TYPICAL FLOOR PLAN

## LEGEND:

- 1 BEDROOM UNIT
- 1 BEDROOM UNIT W/ BALCONY
- COMBINATION 01
- COMBINATION 02
- 2 BEDROOM DELUXE



# UNIT FLOOR PLAN



TYPICAL 1-BEDROOM UNIT		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meter (m <sup>2</sup> )	Square Feet (ft <sup>2</sup> )
Living Area	3.627	39.041
Dining Area	3.736	40.214
Kitchen Area	5.754	61.936
Toilet & Bath	3.264	35.133
Bedroom	7.087	76.294
<b>Total</b>	<b>23.468</b>	<b>252.604</b>

① TYPICAL 1-BEDROOM UNIT  
SCALE NOT TO SCALE



1-BEDROOM UNIT W/ BALCONY		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meter (m <sup>2</sup> )	Square Feet (ft <sup>2</sup> )
Living Area	3.626	39.041
Dining Area	3.736	40.214
Kitchen Area	5.754	61.936
Toilet & Bath	3.264	35.133
Bedroom	7.087	76.294
Balcony	2.027	21.877
<b>Total</b>	<b>26.094</b>	<b>280.873</b>

① 1-BEDROOM UNIT W/ BALCONY  
SCALE NOT TO SCALE

# UNIT FLOOR PLAN



2-BEDROOM UNIT		
ROOM DESCRIPTION	FLOOR AREA	
	Square Metres(m <sup>2</sup> )	Square Feet (ft <sup>2</sup> )
Living Area	7.630	84.281
Dining Area	5.483	59.800
Kitchen Area	8.424	90.675
Toilet & Bath	5.185	55.811
Bedroom 01	8.925	96.098
Bedroom 02	11.220	120.771
Drying Area	0.650	8.148
Balcony	3.225	34.714
<b>Total</b>	<b>51.122</b>	<b>550.273</b>



**2-BEDROOM UNIT**  
 SCALE NOT TO SCALE



# UNIT FLOOR PLAN



COMBINED UNIT OPTION 1		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m <sup>2</sup> )	Square Feet (ft <sup>2</sup> )
Living Area	15.922	171.363
Dining Area	4.555	49.030
Kitchen Area	5.754	61.836
Toilet & Bath 01	3.204	35.133
Toilet & Bath 02	3.204	35.133
Bedroom 01	7.088	76.295
Bedroom 02	7.088	76.295
Balcony	2.700	29.003
<b>Total</b>	<b>49.635</b>	<b>534.267</b>


**COMBINED UNIT OPTION 1**  
 SCALE: NOT TO SCALE

# UNIT FLOOR PLAN



ROOM DESCRIPTION	FLOOR AREA	
	Square Meters(M <sup>2</sup> )	Square Feet (F <sup>2</sup> )
Living Area	15.922	171.383
Dining Area	4.555	49.030
Kitchen Area	5.754	61.936
Toilet & Bath 01	3.264	35.133
Toilet & Bath 02	3.264	35.133
Bedroom 01	7.088	76.285
Bedroom 02	7.088	76.285
Balcony	2.700	29.003
<b>Total</b>	<b>49.635</b>	<b>534.267</b>

COMBINED UNIT OPTION 1  
SCALE NOT TO SCALE



ROOM DESCRIPTION	FLOOR AREA	
	Square Meters(M <sup>2</sup> )	Square Feet (F <sup>2</sup> )
Living Area	3.927	39.041
Dining Area	4.093	44.079
Kitchen Area	6.306	67.876
Toilet & Bath	3.254	35.133
Bedroom 01	7.481	80.525
Toilet & Bath 02	3.264	35.133
Master's Bedroom	20.204	217.474
Balcony	2.769	30.129
<b>Total</b>	<b>51.040</b>	<b>549.390</b>

COMBINED UNIT OPTION 2  
SCALE NOT TO SCALE

# UNIT FINISHES

## TYPICAL UNIT FINISHES

WALL FINISHES	Painted off- form finish
FLOOR FINISHES	Polished tiles
DOORS	Main door: Metal fire-rated door Connecting door: Wooden door T&B door: PVC door
TOILET & BATH	T&B Flooring: Unglazed ceramic tiles T&B Wall: Glazed ceramic tiles Ceiling: Painted drop finish
KITCHEN	Kitchen Flooring: Polished tiles Kitchen Wall: Painted smooth plastered finish Ceiling: Painted off form finish
OTHERS (WINDOWS & OTHERS)	Living/Dining/Bedroom Ceiling: Painted off form finish Kitchen Countertop: Granite with sink and faucet Windows: Aluminum windows

## UNIT FEATURES

- ✓ Cable Provision
- ✓ Telephone Provision
- ✓ Back Up Power
- ✓ Floor to Ceiling Height - 2.4m to 2.9m
- ✓ Height Balcony Railing - 1.2m
- ✓ Balcony Area - 2.6m



# KEYS TO SUCCESS



# FAQS

## Back-up power

- Commercial spaces: 100%
- Common Areas: 100%
- Residential  
units: 1 light  
receptacle  
1 convenience outlet at living room  
1 outlet for refrigerator

Hallway Width – 1.5 meters



## Contact Persons

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# THANK YOU