

GRACE RESIDENCES



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SMDC

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Every single day, SM touches the lives of millions of people through its stores, malls, banks, hotels and leisure facilities. And now 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 a truly cosmopolitan lifestyle.

SMDC Developments are strategically situated in key areas across Metro Manila specifically the Central Business Districts of Mall of Asia Complex, Makati, Ortigas, Taguig, Quezon City, Manila, Pasay, Parañaque and Las Piñas.

vicinity map

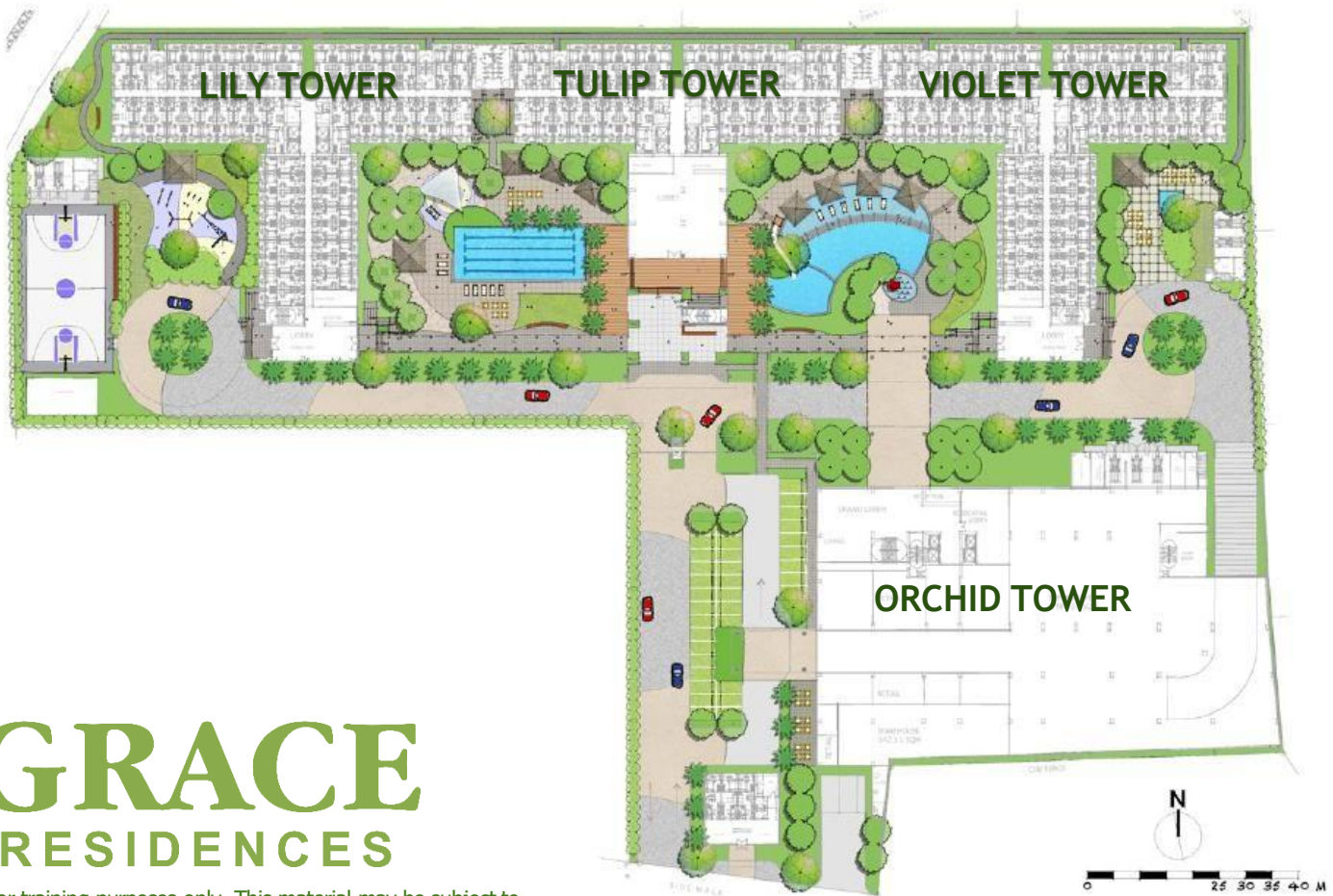


- The Project is along Cayetano Boulevard (formerly Levi Mariano Ave.).
- Near CBDs: BGC, Makati, Ortigas

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site development plan



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project overview

Land Area	2.62 ha			
No. of Buildings/Towers:	4 Towers			
No of Floors:	20 physical floors			
	T1	T2	T3	T4
1 Bedroom			40	40
1 BR w/ Balcony	149	1052	951	970
1 BR Deluxe with Balcony	20	116	118	
1 BR End Unit w/ Balcony				118
2 BR w/ Balcony	5			
	174	1168	1109	1128
Total No. of Units	3579			
No. of Parking Slots:	Residential		Commercial	
	648 slots		45 slots	
Launch Date	July 2012			
Turnover Date	All Towers Completed (RFO)			
Tower 1	April 19, 2016			
Tower 2	December 19, 2016			
Tower 3	July 17, 2017			
Tower 4	June 30, 2018			



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tower names



Lily Tower

Tulip Tower

Violet Tower

Orchid Tower



building chart

Tower 1
Orchid Tower

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building perspective

Tower 1 Orchid Tower

No. of Units	174
No. of Storeys	12 storeys

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19 Residential Floors

Residential Floor
with Lobby and Residential Units

building chart

Tower 2 (Lily Tower)

Tower 3 (Tulip Tower)

Tower 4 (Violet Tower)

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building perspective



Tower 2 Lily Tower

No. of Units	1,168
No. of Storeys	20 storeys

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building perspective

Tower 3 Tulip Tower

No. of Units	1,109
No. of Storeys	20 storeys

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building perspective

Tower 4 Violet Tower

No. of Units	1,128
No. of Storeys	20 storeys

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amenities



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

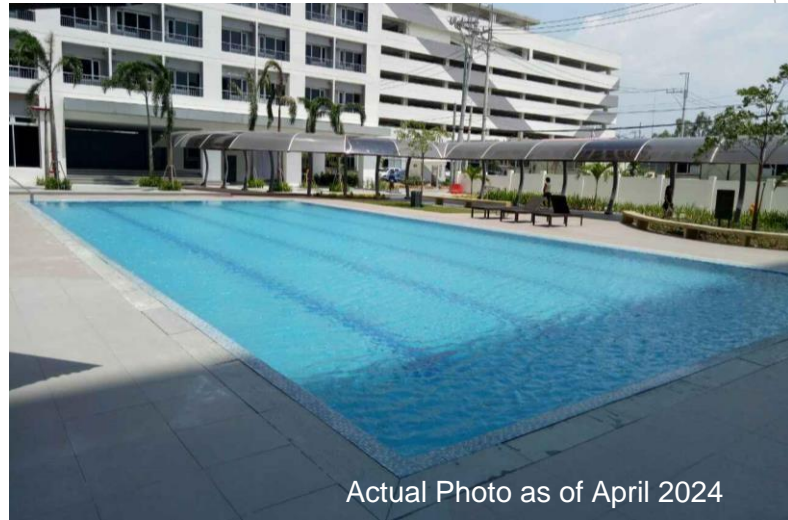
amenities

Play & Active Zone



amenities

Play & Entertain Zone A



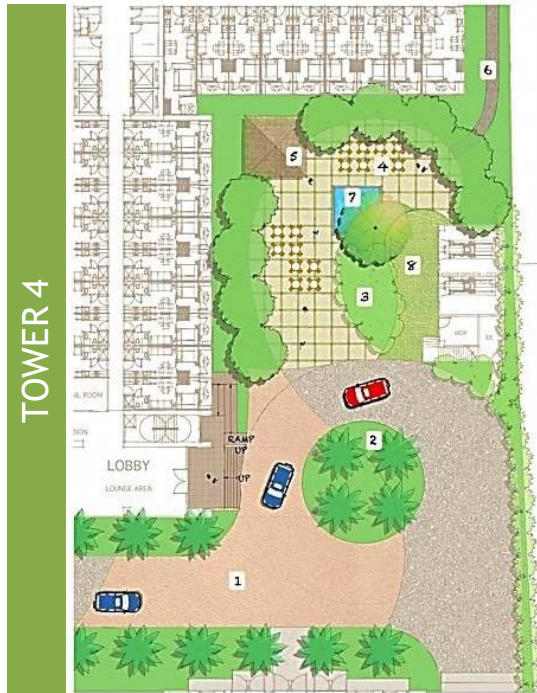
amenities

Play & Entertain Zone B



amenities

Relax and Regenerate Zone



amenities

Tower Lobbies



Property Management

GREENMIST
PROPERTY MANAGEMENT CORP.

Leasing Services



SMDC GOOD STAYS



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Grace Mall



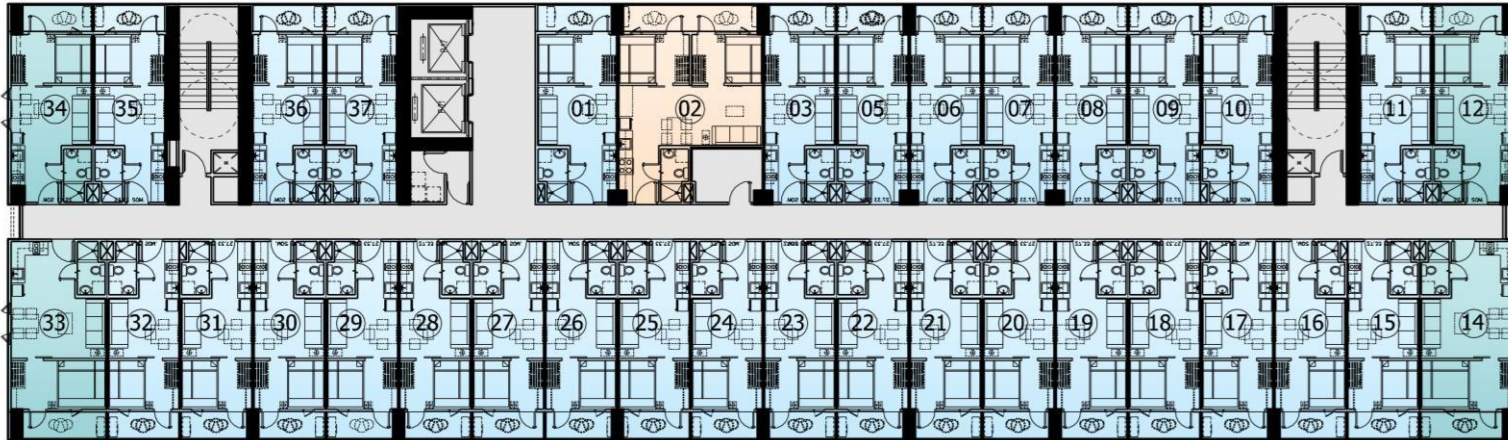
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typical floor plan

Tower 1 – Orchid Tower

AMENITY VIEW



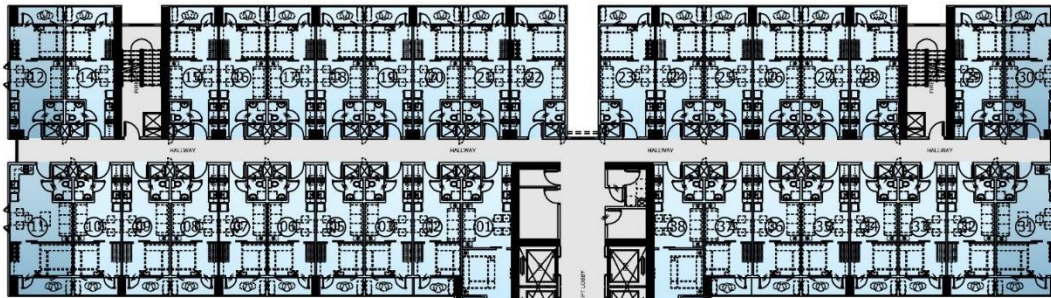
TAGUIG CITYSCAPE VIEW

	No. of units per floor	Area
 1 BR with Balcony	30	27.33 - 30.80
 1 BR Deluxe with Balcony	4	31.88 - 37.09
 2 BR with Balcony	1	46.86
	35	

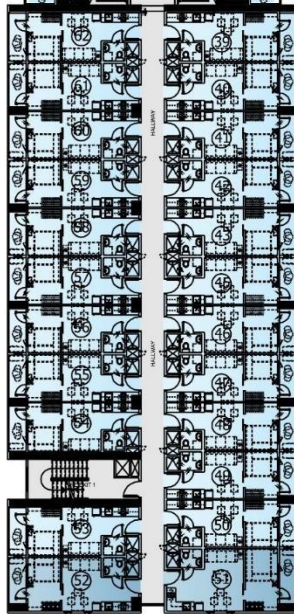
Typical Floor Plan

Tower 2 – Lily Tower



ANTIPOLO HILLS VIEW



FORT-BONI SKYLINE +
AMENITIES VIEW



AMENITY VIEW

-  1 BR with Balcony
-  1 BR Deluxe with Balcony

	No. of units per floor	Area
1 BR with Balcony	53	27.33 – 36.66
1 BR Deluxe with Balcony	6	31.88 – 36.65
	59	

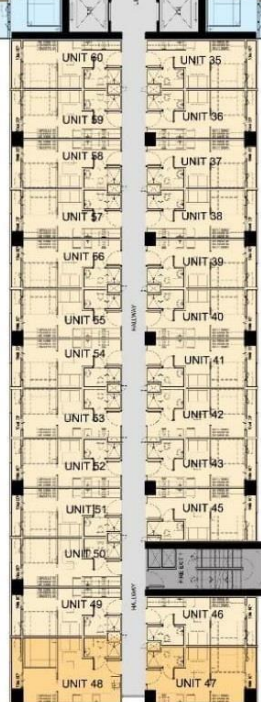
Typical Floor Plan

Tower 3 – Tulip Tower

ANTIPOLO HILLS VIEW



AMENITY VIEW
(Lap Pool)



AMENITY VIEW
(Leisure Pool)

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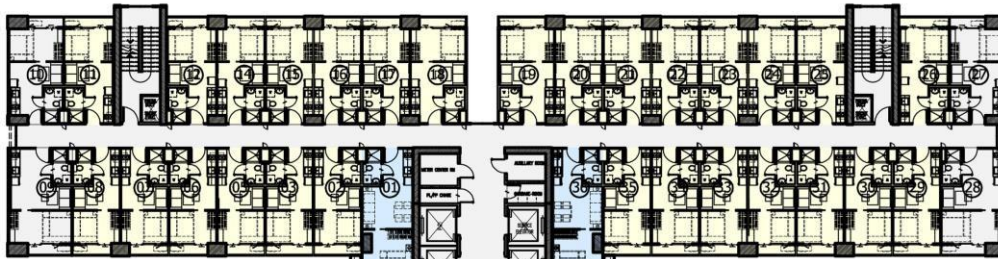
	No. of units per floor	Area
1 Bedroom	2	31.00
1 BR with Balcony	49	22.31 – 26.38
1 BR Deluxe with Balcony	6	26.02 – 30.62
	57	

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Typical Floor Plan




Tower 4 – Violet Tower

ANTIPOLO HILLS VIEW



AMENITY VIEW
(Leisure Pool)

LAGUNA DE BAY +
AMENITIES VIEW
(Meditation Garden)

	No. of units per floor	Area
 1 Bedroom	2	31.00
 1 BR with Balcony	49	22.30 - 26.38
 1 BR End Unit with Balcony	6	26.02 - 30.62
	57	

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unit floor plan



2 Bedroom Unit
46.86 sqm

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unit floor plan



1 Bedroom Unit
31.00 sqm

unit floor plan



1 Bedroom End Unit with Balcony
26.02-37.09 sqm

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unit floor plan



22.3 sqm



27.33 sqm

1 Bedroom with Balcony
22.31-36.66 sqm

Unit Specification

- Vinyl tiles in all areas (excluding T&B)
- Living room, dining room, kitchen and bedroom with painted plain cement finish on interior walls and painted off-form finish on ceiling
- Toilet and bath with painted plain cement finish and tiles (1 layer) on walls, tiles on floor and painted drop ceiling
- Painted off-form finish on ceiling of living room, dining room, kitchen and bedroom
- Wiring devices (breaker, switch, outlets)
- Aluminum windows
- Kitchen countertop with under-the-counter cabinets and sink with faucet
- Water closet, lavatory, soap holder and tissue holder in T&B
- Provision of tapping point for instantaneous water heater in the T&B

Keys to Success



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Frequently Asked Questions

A. How many elevators per tower and what are the elevator capacities?

Tower	No of Elevator/s	Elevator Type	Capacity per Elevators
Tower 1	2	Passenger	Up to 14 and 20 persons
	1	Service	
Tower 2	4	Passenger	Up to 18 persons
Tower 3	4	Passenger	Up to 18 persons
Tower 4	4	Passenger	Up to 18 persons

B. Where is the garbage collection area?

There is one (1) Garbage Room per floor located near the elevator lobby.

C. For emergency back up power, is automatic or manual transfer switch?

Automatic transfer switch.

D. What is the typical parking slot dimension and parking ratio?

Dimension – 2.5m by 5.0m (12.5sqm)

Ratio – 1 parking slot per 5 units (1:5)

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Frequently Asked Questions

- ▶ **E. Where is the Material Recovery Facility?**
 - ▶ There is a centralized Material Recovery Facility for the project which is located at Ground Floor of Tower 1.

- ▶ **F. Where are the entry and exit point/s of the project?**
 - ▶ The entrance and exit of the development are along Cayetano Avenue.

- ▶ **G. What is/are the area of function hall/s?**
 - ▶ 327 square meters

- ▶ **H. What is the allowable AC capacity?**
 - ▶ 1.5 Hp Air Conditioning Unit

Thank you!

The background features a series of overlapping, semi-transparent green geometric shapes, primarily triangles and quadrilaterals, that create a sense of depth and movement. The colors range from a light, pale green to a vibrant, saturated lime green. The shapes are layered, with some appearing in front of others, creating a complex, layered effect. The overall composition is clean and modern, with a focus on geometric forms and color gradients.