



**GRASS**  
RESIDENCES  
QUEZON CITY



# SMDC

*The good guys!*

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 residents a truly cosmopolitan lifestyle.

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

# PROJECT OVERVIEW



- Situated on a 3.6-hectare property in Quezon City, behind SM City North EDSA
- 3 residential towers with ground level shared amenities, 2 parking buildings
- A total of 6,003 units comprised of a mix of 1-Bedroom, 2-Bedroom, and 3-Bedroom types

## VICINITY MAP



- Bounded by Misamis St., Nueva Vizcaya St. and Nueva Ecija St.
- Conveniently located in a highly accessible area
  - Three entry points for residents' vehicles
  - Near MRT station and public thoroughfare
  - With private bridgeway connecting to SM City North EDSA



- Approximately 65% of total land area allotted to amenities and open space
- Tower 1: TIFTON - 39 residential floors (1,988 units); 2 basement parking floors (94 slots)
- Tower 2: BAHIA - 38 residential floors (2,025 units); 2 basement parking floors (88 slots)
- Tower 3: BERMUDA - 38 residential floors (1,988 units); 2 basement parking floors (80 slots)
- Parking Building A: 4 parking floors (216 slots); amenity rooftop (basketball courts)
- Parking Building B: 4 parking floors (2248 slots); amenity rooftop (badminton courts)
- On-site parking: 202 slots

# RECREATIONAL FACILITIES & AMENITIES



- Lounge and main lobby
- Main clubhouse with function rooms
- Olympic-sized swimming pool
- Adult swimming pools
- Kiddie swimming pools
- Taraflex badminton courts
- Covered basketball court
- Cabanas and pavilions
- Fitness gyms
- Children's play area
- Jogging paths
- Landscaped gardens
- Exclusive bridgeway directly linked to SM City North EDSA

# SHARED DEVELOPMENT AMENITIES



Amenity Area, Actual Photo

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.

# TOWER FACILITIES



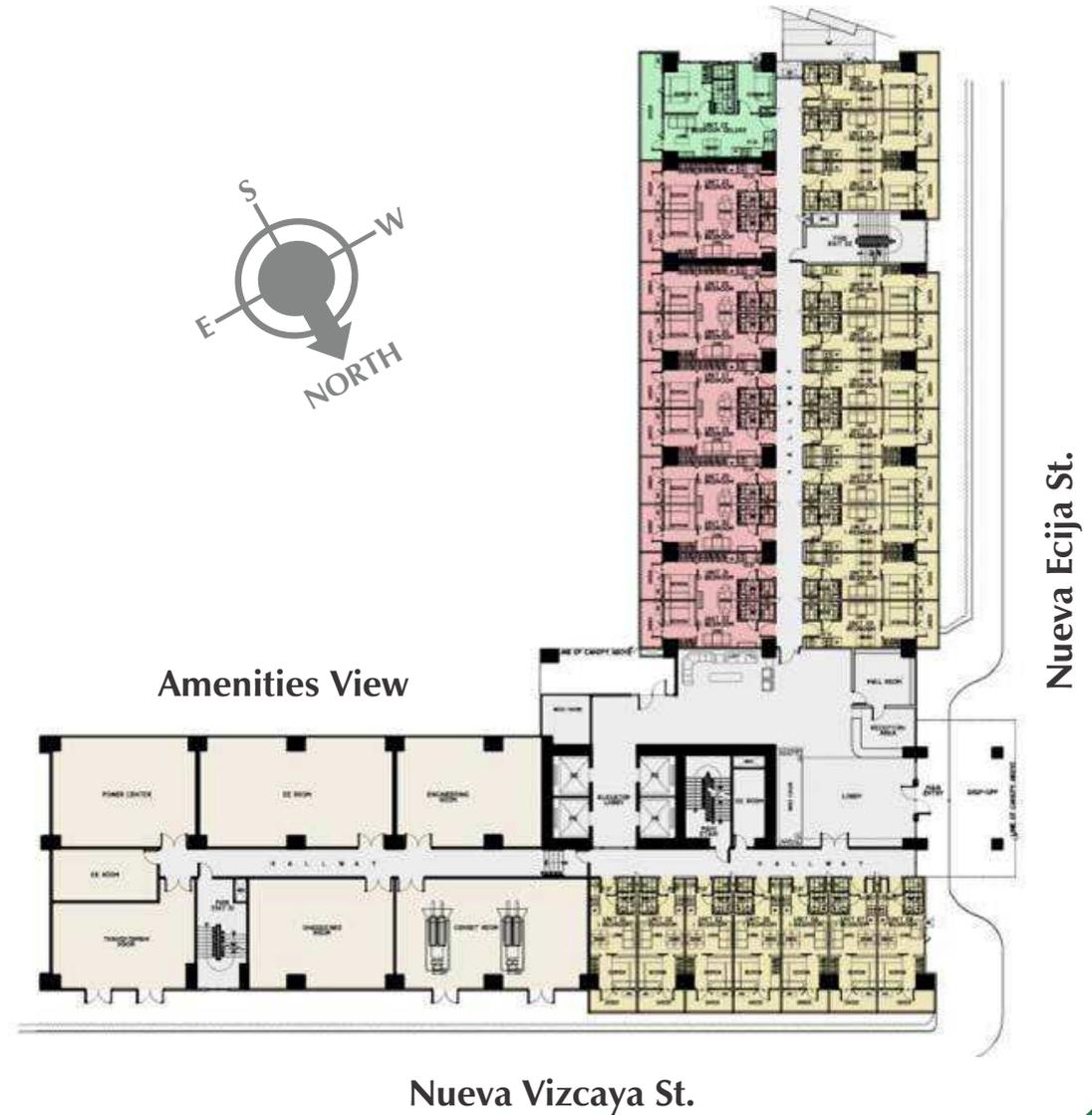
- High-speed elevators (6 in Tower 1, 4 each in Towers 2 and 3)
- 24-hour security
- Back-up power system
- Fire alarm and sprinkler system
- Centralized mailroom system
- Centralized garbage collection and disposal system
- CCTV System

Property management services are also available for a variety of needs like unit leasing, handyman and housekeeping services. Enjoy these privileges for reasonable rates.

# TOWER 2: BAHIA FLOOR PLAN - LOWER GROUND

## LEGEND

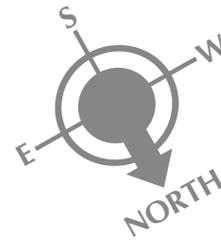
- 1-Bedroom Unit w/ Garden
- Combination 01 w/ Garden
- 2-Bedroom Deluxe w/ Garden



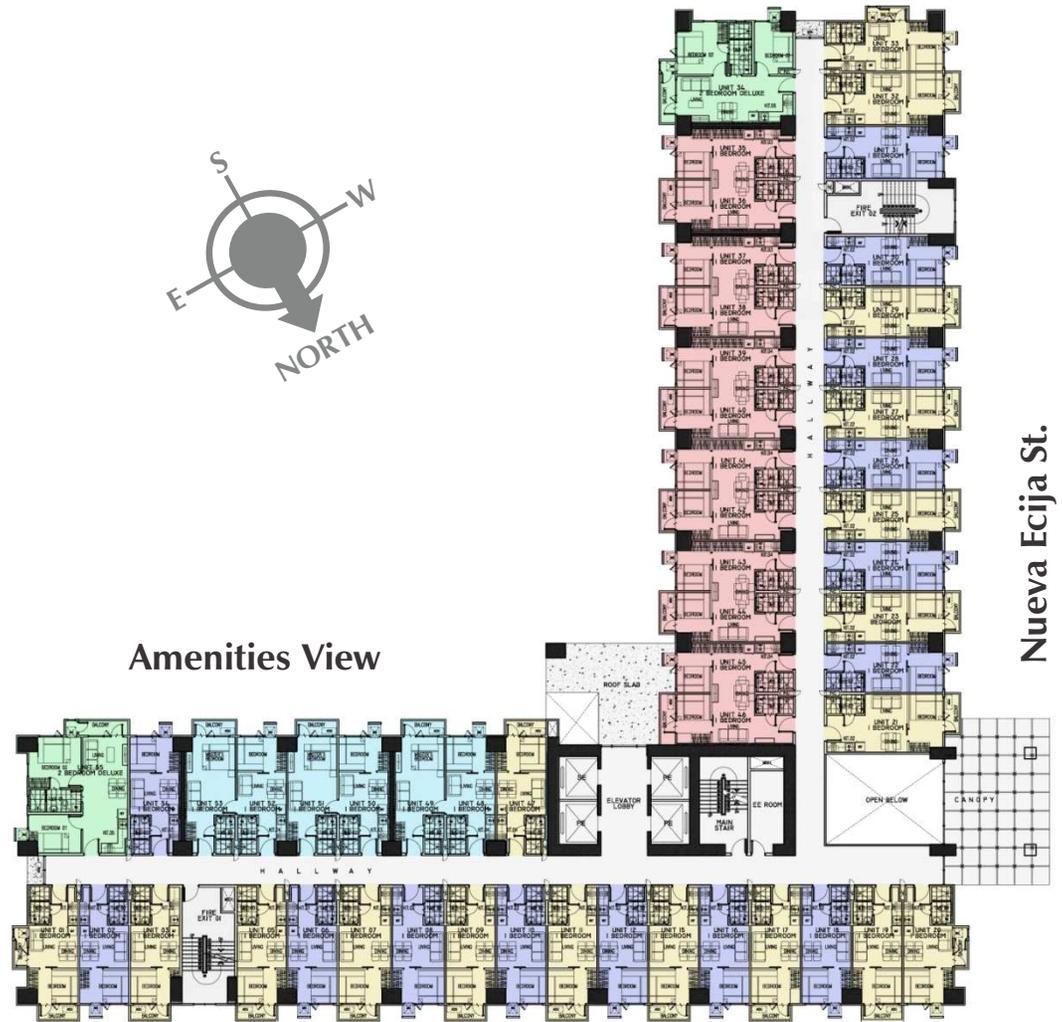
# TOWER 2: BAHIA FLOOR PLAN - UPPER GROUND

## LEGEND

- 1-Bedroom Unit
- 1-Bedroom Unit w/ Balcony
- Combination 01
- Combination 02
- 2-Bedroom Deluxe



## Amenities View



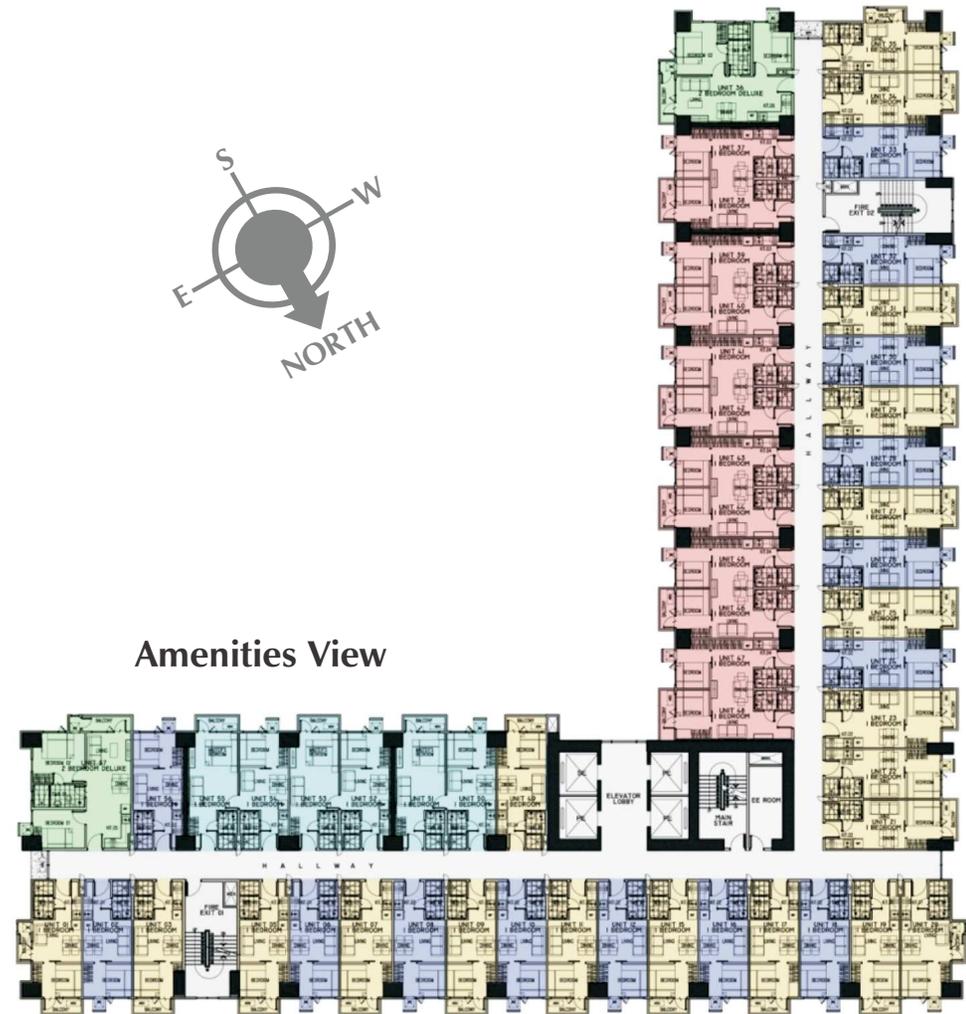
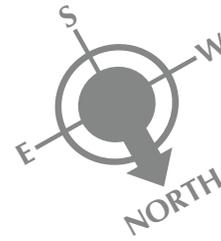
Nueva Ecija St.

Nueva Vizcaya St.

# TOWER 2: BAHIA FLOOR PLAN - 2ND TO 39TH LEVEL

## LEGEND

- 1-Bedroom Unit
- 1-Bedroom Unit w/ Balcony
- Combination 01
- Combination 02
- 2-Bedroom Deluxe



Amenities View

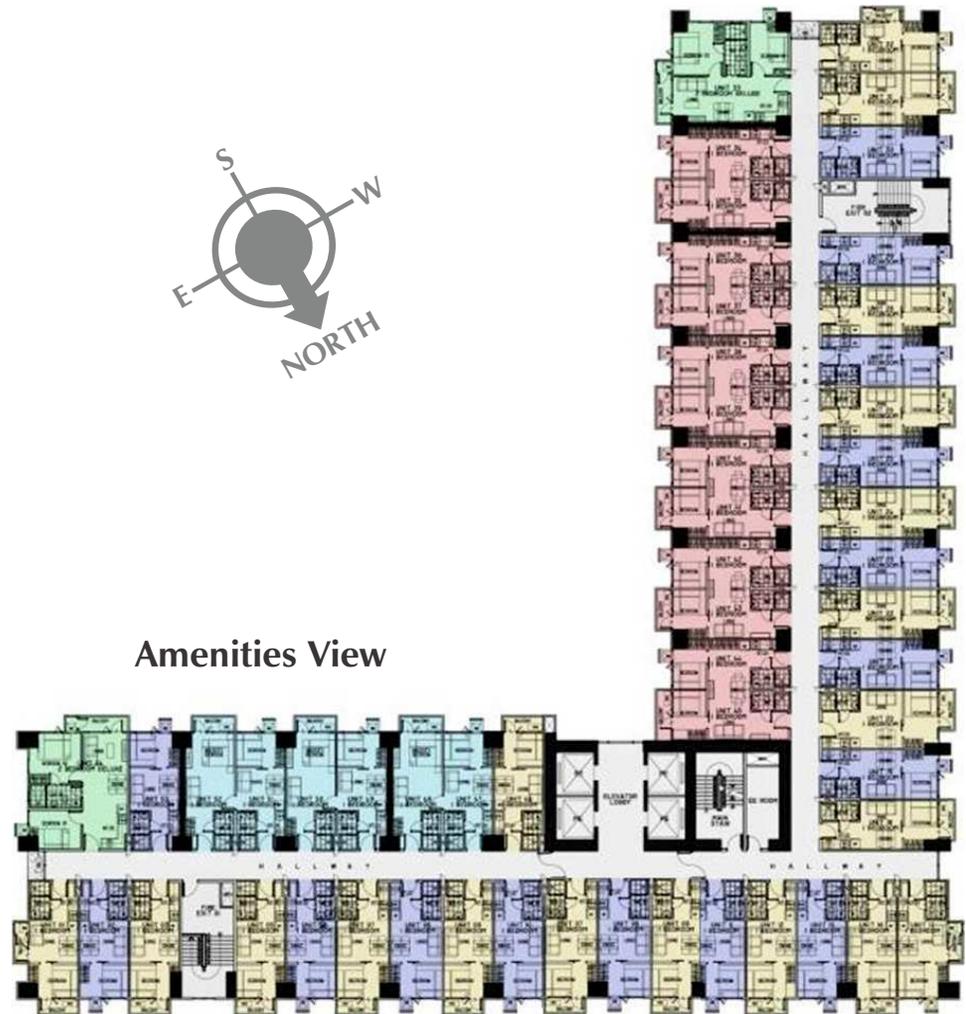
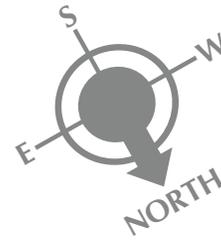
Nueva Ecija St.

Nueva Vizcaya St.

# TOWER 2: BAHIA FLOOR PLAN - PENTHOUSE

## LEGEND

- 1-Bedroom Unit
- 1-Bedroom Unit w/ Balcony
- Combination 01
- Combination 02
- 2-Bedroom Deluxe



Amenities View

Nueva Ecija St.

Nueva Vizcaya St.

# MODEL UNIT



Dressed-up Model Unit, Artist's Perspective

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## UNIT MIX

UNIT TYPE	TOWER 1	TOWER 2	TOWER 3	TOTAL
1-Bedroom	1,698	1,950	1,916	5,564
2-Bedroom	248	75	74	397
3-Bedroom	42	-	-	42
<b>TOTAL</b>	<b>1,988</b>	<b>2,025</b>	<b>1,990</b>	<b>6,003</b>

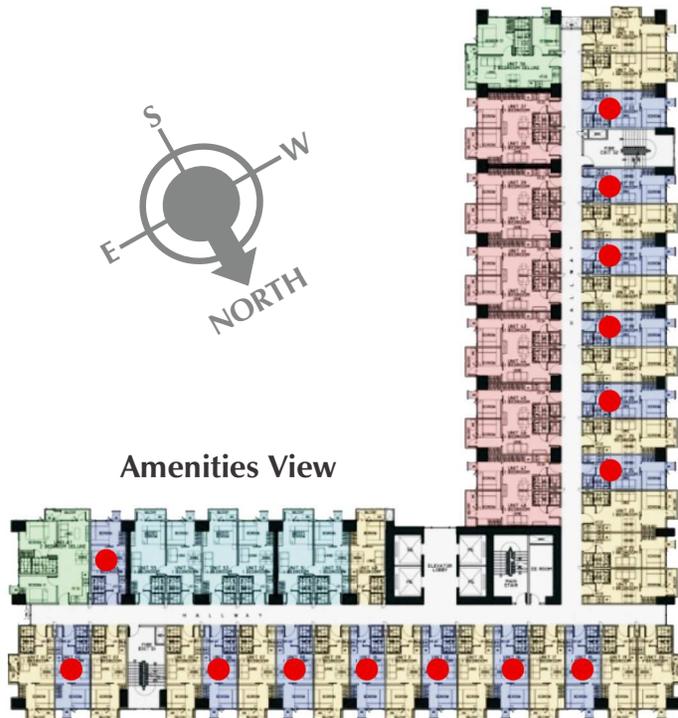
## TOWER 2: UNIT CHOICES

UNIT TYPE	AREA RANGE	NUMBER OF UNITS
1-Bedroom	23 - 26 sqm	887
1-Bedroom Garden Unit	28 - 31 sqm	28
1-Bedroom with Balcony	26 - 31 sqm	1,035
2-Bedroom	51 - 52 sqm	74
2-Bedroom Garden Unit	59 sqm	1
<b>TOTAL</b>		<b>2,025</b>

# TOWER 2: BAHIA TYPICAL 1-BEDROOM LAYOUT

## LEGEND

● 1-Bedroom Units



Amenities View

Nueva Vizcaya St.

Nueva Ecija St.

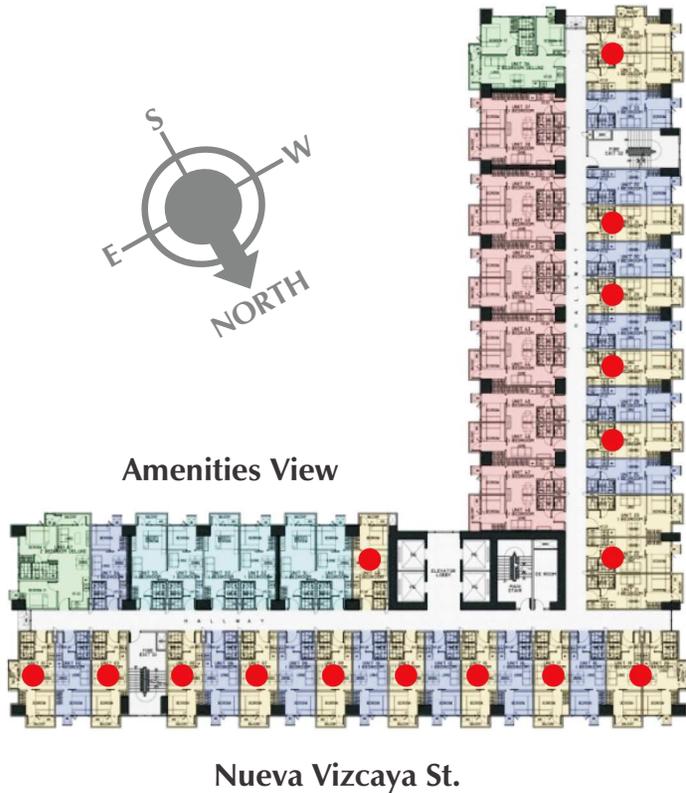


APPROX. 23.47 SQM

# TOWER 2: BAHIA TYPICAL 1-BEDROOM WITH BALCONY LAYOUT

## LEGEND

- 2-Bedroom Units with Balcony

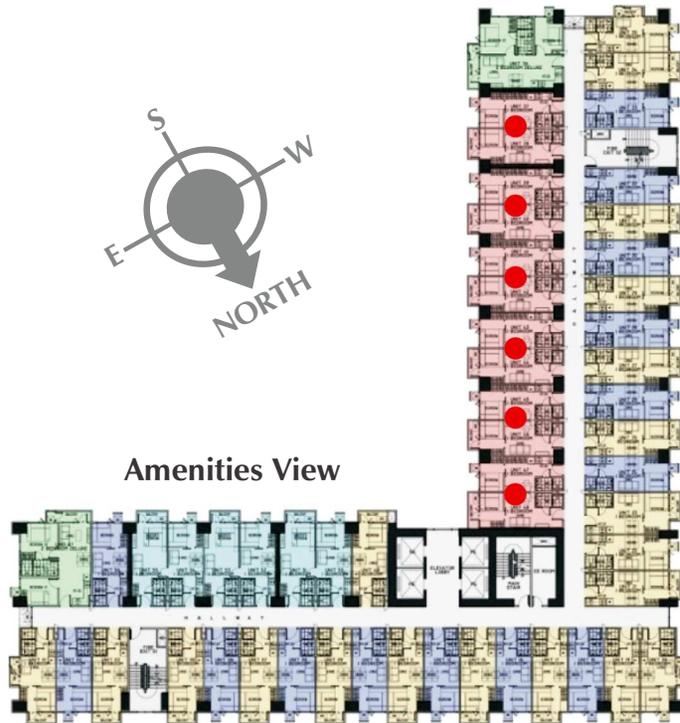


APPROX. 26.09 SQM

# TOWER 2: BAHIA TYPICAL COMBINATION 01 LAYOUT

## LEGEND

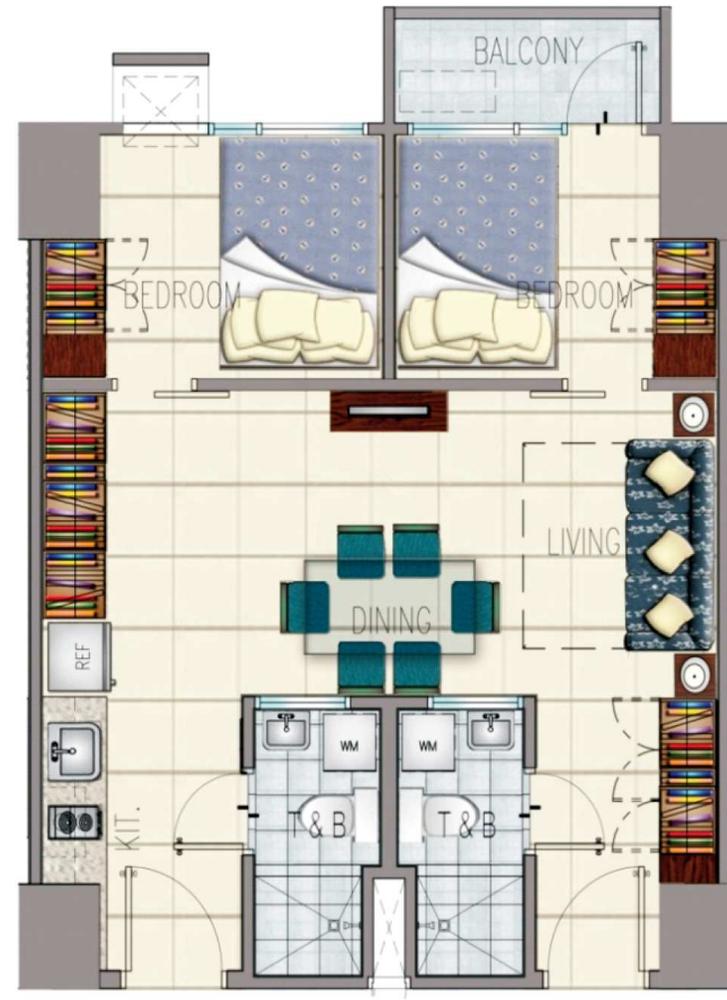
- Combination Units



Amenities View

Nueva Vizcaya St.

Nueva Ecija St.

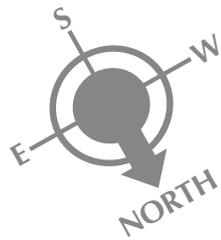


APPROX. 49.64 SQM

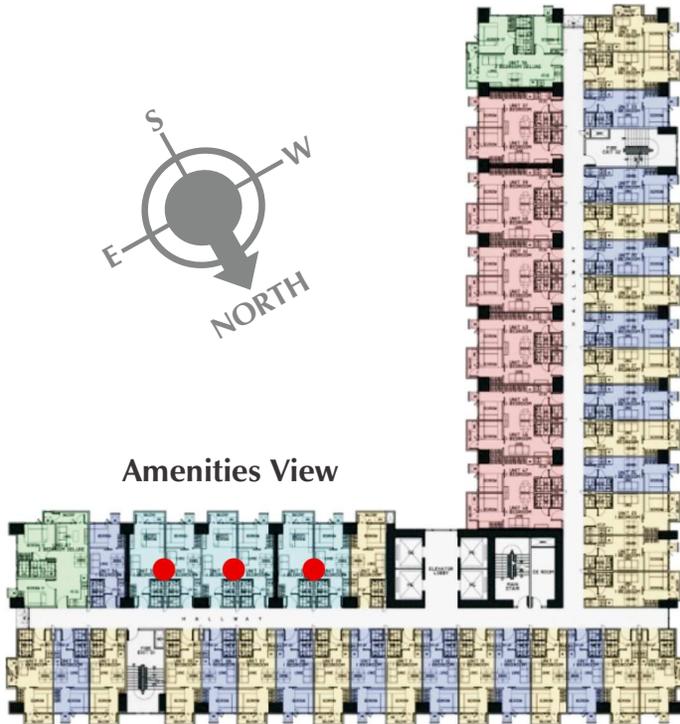
# TOWER 2: BAHIA TYPICAL COMBINATION 02 LAYOUT

## LEGEND

- Combination Units



Amenities View



Nueva Vizcaya St.

Nueva Ecija St.

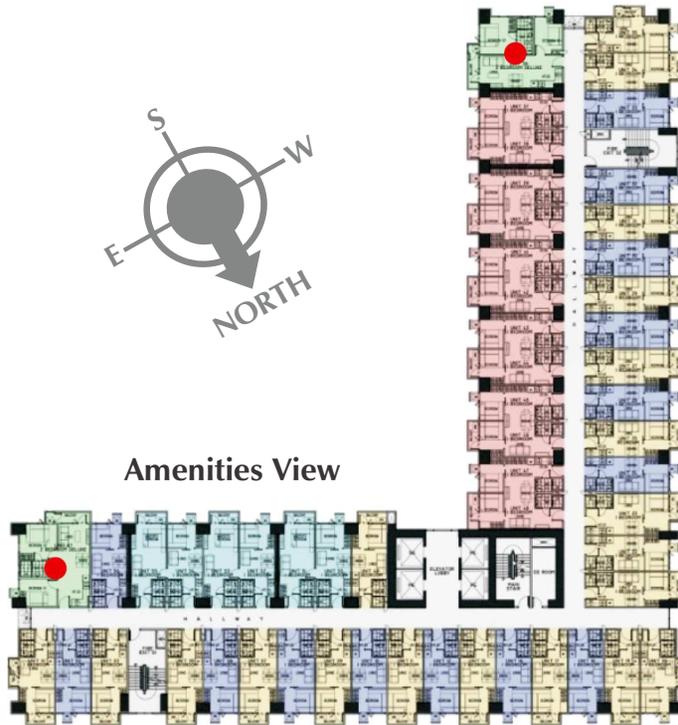


APPROX. 50.11 SQM

# TOWER 2: BAHIA TYPICAL 2-BEDROOM UNITS

## LEGEND

- 2-Bedroom Units



Amenities View

Nueva Vizcaya St.

Nueva Ecija St.



APPROX. 51.03 SQM

## FLOORING

- |                          |         |                        |
|--------------------------|---------|------------------------|
| • Bedroom:               | 600x600 | Polished tiles         |
| • Living/Dining/Kitchen: | 600x600 | Polished tiles         |
| • T&B:                   | 300x300 | Unglazed ceramic tiles |

## WALL

- |                          |         |                                 |
|--------------------------|---------|---------------------------------|
| • Bedroom:               |         | Painted smooth plastered finish |
| • Living/Dining/Kitchen: |         | Painted smooth plastered finish |
| • T&B:                   | 300x300 | Glazed ceramic tiles            |

## KITCHEN COUNTERTOP

China granite with sink and faucet

## CEILING

Painted finish

# TOWER 2: UNIT FURNISHINGS

## LIVING ROOM

- Sofa
- Side table
- LCD TV
- DVD player

## DINING ROOM

- Dining Table
- Dining Chairs

## BATHROOM

- Water closet
- Lavatory
- Soap holder
- Tissue holder
- Tower bar
- Shower glass enclosure
- Facial mirror
- Laundry clothesline

## MASTER'S BEDROOM

- Double Bed with Frame, Mattress & Bedsheet
- Wardrobe Closet
- 2 pcs. Pillows with Pillowcase
- 1.5 HP Aircon

## OTHER BEDROOM

- Single Bed with Frame, Mattress & Bedsheet
- Wardrobe Closet
- 2 pcs. Pillows with Pillowcase
- 1.5 HP Aircon

## KITCHEN

- Electric Cooktop
- Rangehood
- Refrigerator
- Overhead & Under Counter Cabinets