



Sales and Technical Briefing

grace^{leaf} residences

TAGUIG CITY

Suburban Sanctuary in the City



For training purposes only

grace^{leaf} residences

Suburban Sanctuary in the City.

a **SUBURBAN HAVEN** where one can relax amidst greens away from the urban jungle, where one can unwind at over one and a half hectares of lush open space.

experience an **EVERYDAY WEEKEND GETAWAY** feel as you enjoy resort-like amenities.

with its **PERFECT LOCATION**, Grace Residences is set apart from the hustle and bustle of the urban jungle, and yet is not too far away from the cosmopolitan convenience of city life.

a **PRIME INVESTMENT**, offering affordable condo units with high value appreciation.

another quality development by **SM**, a trusted and leading developer in the Philippines.



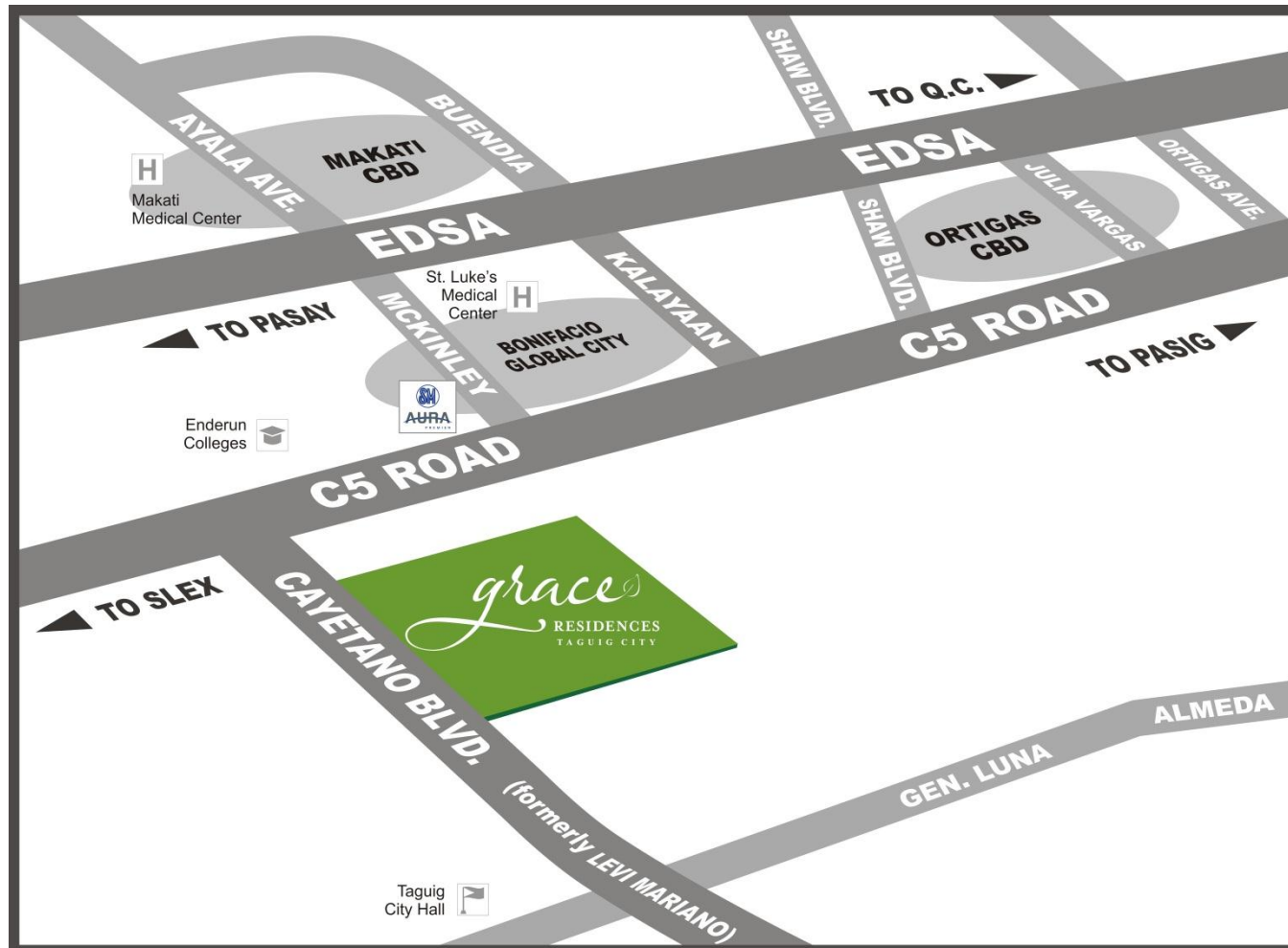
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is envisioned to be a one of a kind community which combines the convenience of metro living with the informality of a modern suburban setting – encouraging residents to experience landscape on a daily basis. One can relax amidst greens away from the urban jungle.



Vicinity Map



- The Project is along **Cayetano Boulevard (formerly Levi Mariano Avenue)**.
- Minutes away from CBDs: 5 KM from BGC, 11 KM from Makati, 13 KM from Ortigas

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Building Perspective

VIEW ALONG CAYETANO BOULEVARD (COMING FROM C5)



Building Perspective

VIEW ALONG CAYETANO BOULEVARD



Tower Names

Lily Tower

Tulip Tower

Violet Tower

Orchid Tower



Project Overview



Land Area : 26,247 sqm

| | Tower 1 | Tower 2 | Tower 4 | Tower 3 |
|-----------------|---|--|---------|------------|
| Tower Names | Orchid | Lily | Violet | Tulip |
| No. of Units | 174 | 1,000+ | 1,000+ | 1,000+ |
| No. of Storeys | 12 | 20 | 20 | 20 |
| Unit Types | <div><div>- 1 BR w/ Balcony</div><div>- 2 BR w/ Balcony</div></div> | <div><div>- 1 BR w/ Garden</div><div>- 1 BR w/ Balcony</div></div> | | |
| TOTAL LAND AREA | | | | 26,247 sqm |

Primary Target Market:

Empowered Singles, Early to Full Nesters

- Those who value a more relaxed setting compared to the urban jungle, who wish to live in an area with **greenery without being too far from city centers**
- Early to Full Nesters, Young Urban Professionals, Budget-conscious individuals



Secondary Target Market:

Investors

- Investors for rental income
- Investors seeking for healthy ROI and capital appreciation
 - seeking high upside, banking on natural expansion of development from Fort Area

Building Elevation – Orchid Tower



5 Residential Floors

7th Floor Amenities & Parking

5 Parking Levels

Ground Floor Retail

Building Elevation - Violet, Tulip, Lily Towers



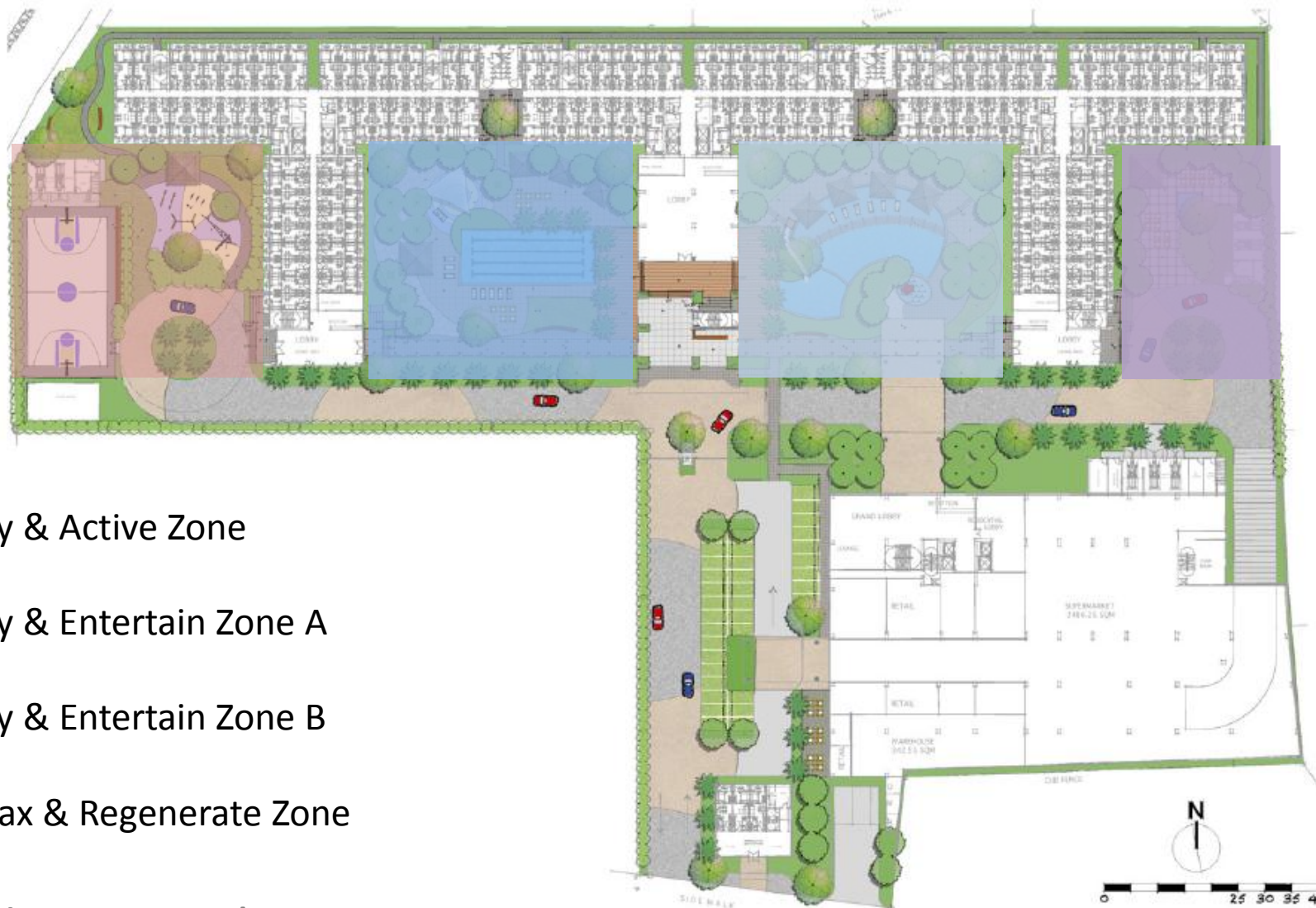
19 Residential Levels

Lobby + Garden Residential Units

Site Development Plan



Site Development Plan



Play & Active Zone

Play & Entertain Zone A

Play & Entertain Zone B

Relax & Regenerate Zone

Play & Active Zone



Play & Entertain Zone A



Play & Entertain Zone B



Relax & Rejuvenate Zone



Cosmopolitan Conveniences

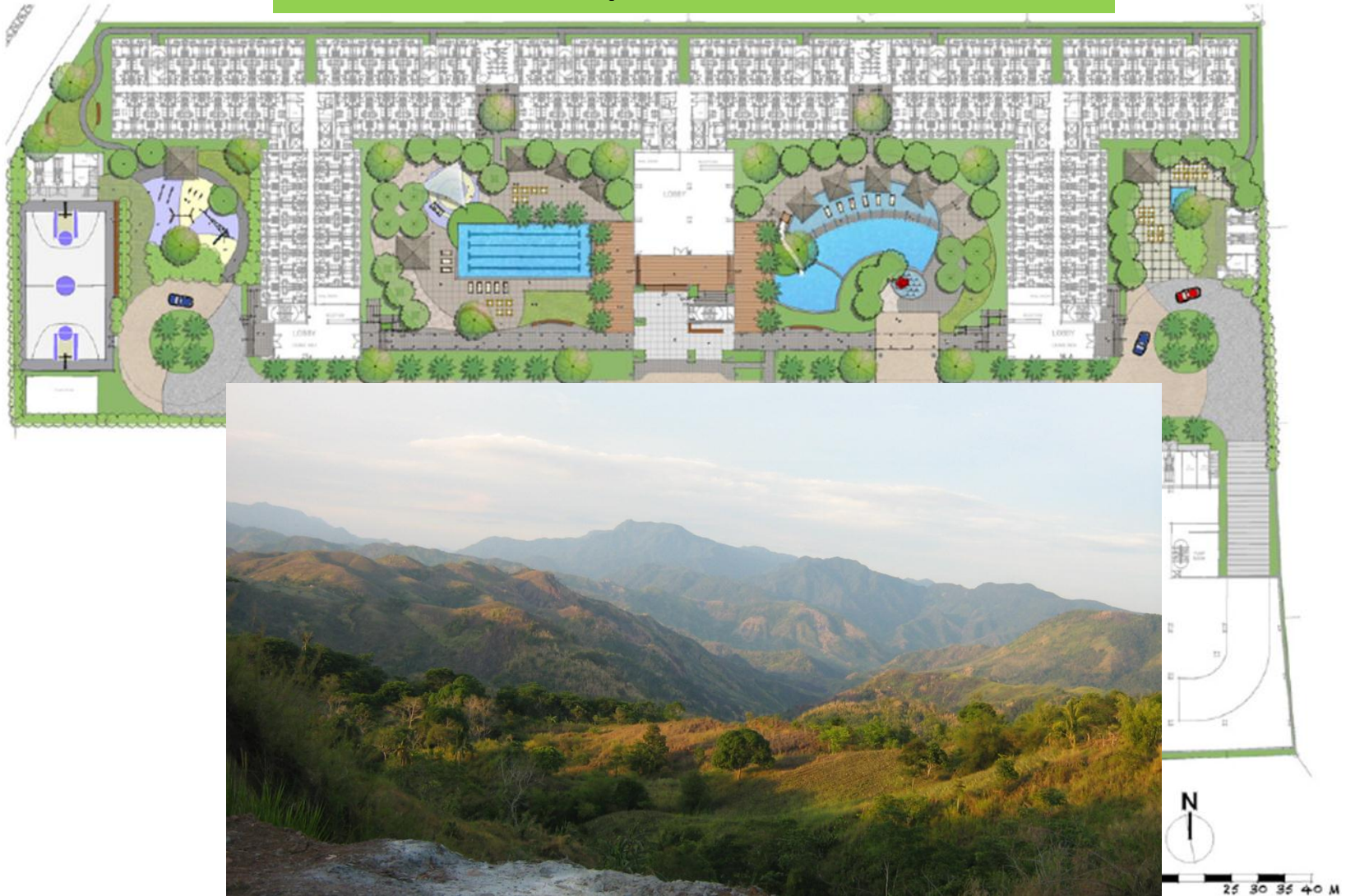
One need not go far with:

- **Commercial Area**
(at ground floor, Orchid Tower)
- **Shuttle Service** (pay per use)
to and from Grace Residences



Site Development Plan

Antipolo Hills View

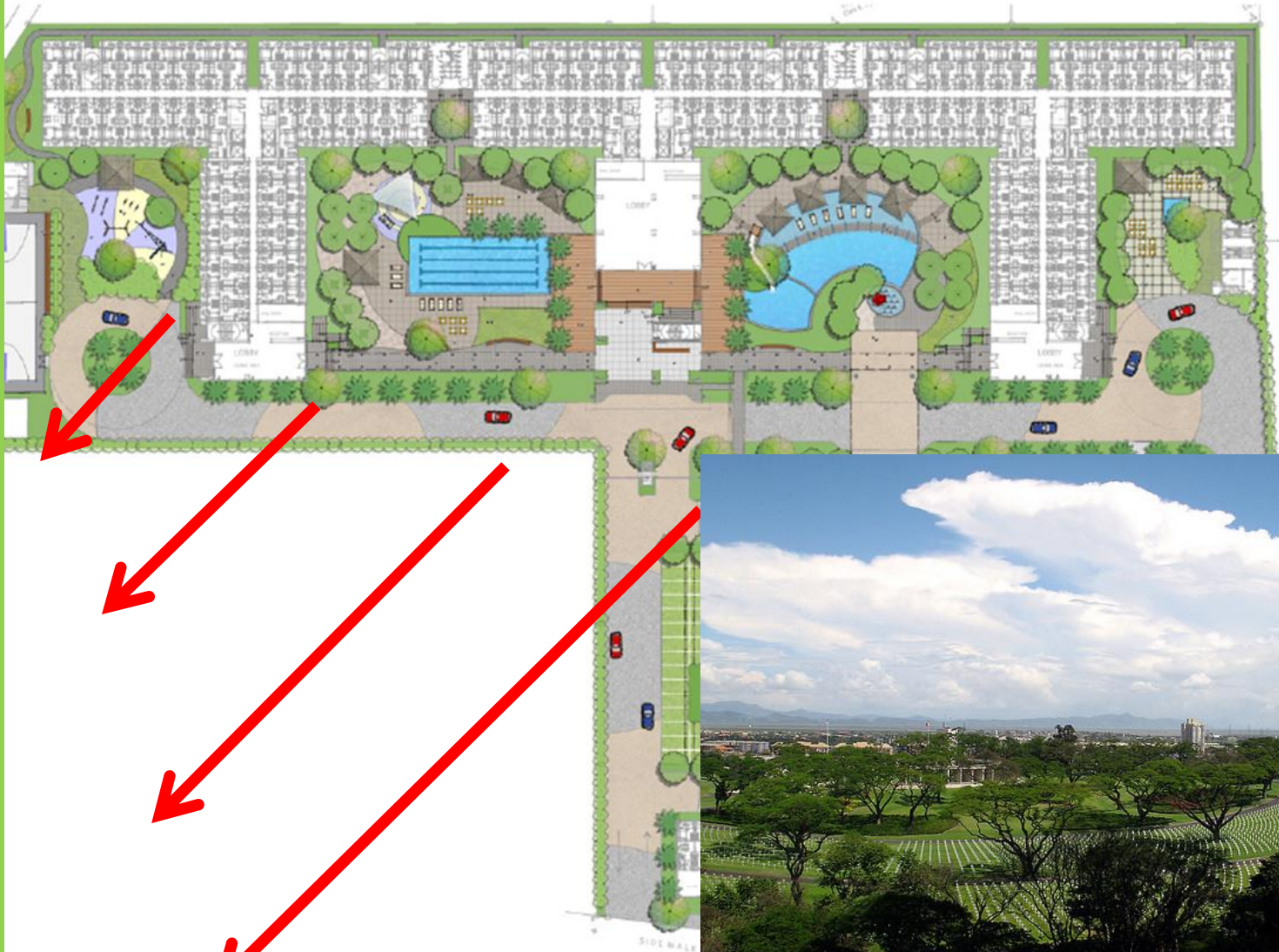


Site Development Plan

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Site Development Plan



Site Development Plan



TOP 5 REASONS TO INVEST

Top 5 Reasons – 1. Location

Minutes away from Central Business Districts.

- **Bonifacio Global City – 5 KM**
- **Makati – 11 KM**
- **Ortigas – 13 KM**



Top 5 Reasons – 2. A Suburban Respite *grace* residences

“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 – 3. Resort-Like Amenities

“Over a hectare of open space (facilities, utilities and other amenities) for an everyday weekend for everyone.”



Top 5 Reasons – 4. Good Investment

- **Good capital appreciation**
 - Other BGC condos now at 100k/sqm
 - Grace Residences Preselling prices will start at about Php 80k/sqm (Tower C)
- **Healthy Return on Investment (ROI)**

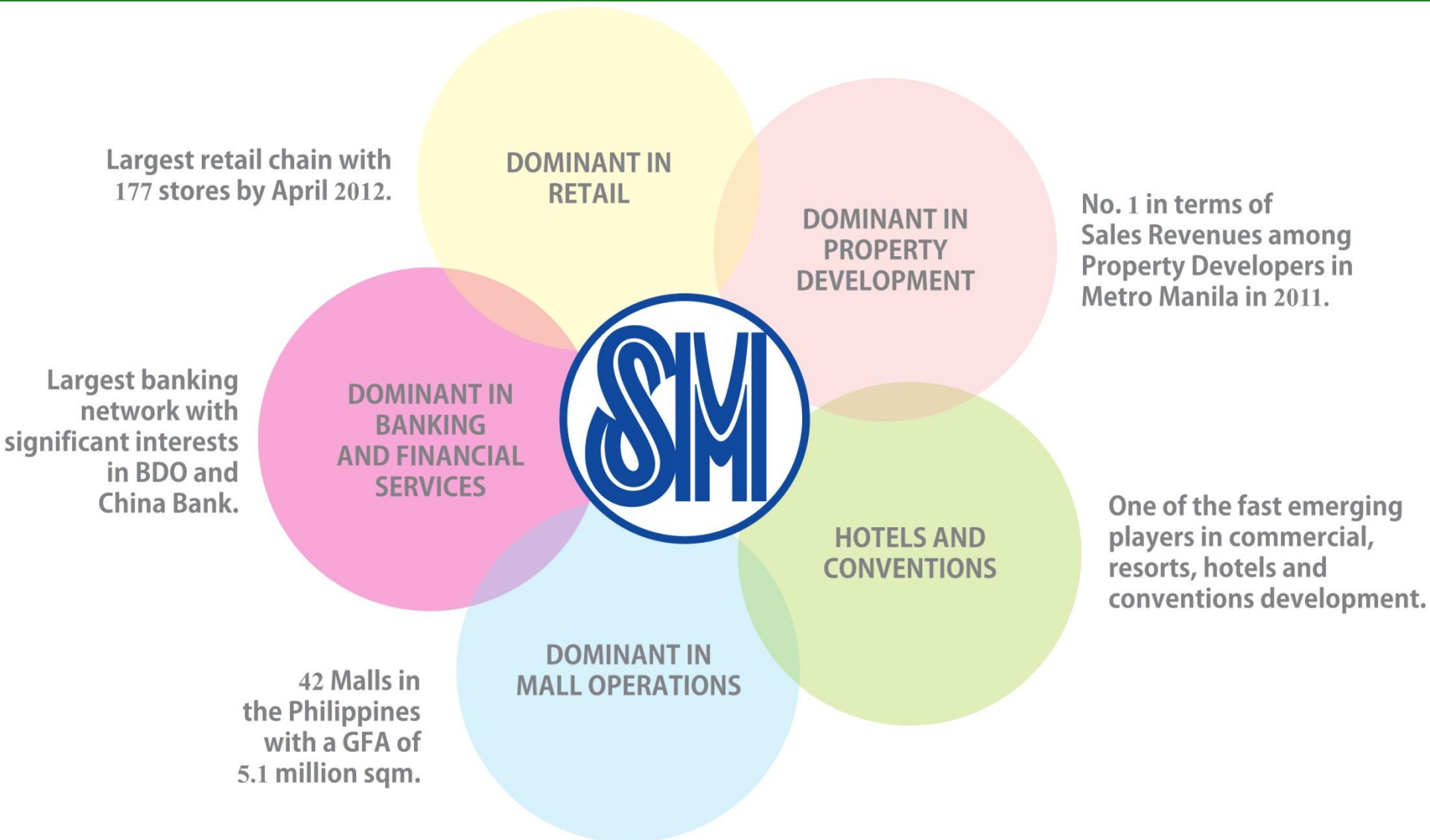
| | Estimated Monthly Rental Rate in Taguig* | Cost of Condo Unit at Grace Residences | Estimated Annual Return |
|-------------------|--|--|-------------------------|
| Below 30 sqm unit | P13,200- P 15,000 | P1.9M- P2.1M | 8%- 9% |

***for unfurnished units, based on a 5% annual escalation from current prices until 2016 (Tower A turnover date)**



Rate of return for Time Deposits are at 2% - 4%

Top 5 Reasons – 5. The SM Brand



THANK YOU!

Lobby Lounge



Lobby Entrance



Reception Area

