



# VERANO

GREENHILLS

*Urban Luxury Begins Here*

A mixed-use residential condominium and serviced residences development, Verano is projected to become an iconic landmark in the Greenhills area, the heart of San Juan City.



GRAND  
TAIPAN

Developed by



Grand Taipan is a fast-rising real estate developer in the Philippines today. Its innovative blueprint transcends the gold standard of building communities across Metro Manila, while providing our clients a better option to have a world-class quality living.

Established in 2015, the company has already come a long way through the guidance of its founder and president, Joeben Tai, whose visionary leadership focuses on setting new trends in property design, architecture and technology that would cater all the needs and wants of the clientele.

# VERANO

LIFE AT ITS MOST CONVENIENT



Situated in the heart of the Barangay Greenhills, a multitude of shopping and dining options that are just a short walk away from your home.

Either you want to relax beside our pool and enjoy the breathtaking view of the metro, go on a shopping spree or wine and dine in the various restaurants nearby, Verano Greenhills offers you the lifestyle you deserve.

Located along Annapolis St., Verano has an easy access to two of the major thoroughfare in Metro Manila, EDSA and Ortigas avenue making your daily commute all the easier in either going to work/school or coming home.

# VERANO

## NEARBY EDUCATIONAL INSTITUTIONS



**LA SALLE GREENHILLS**

1.7 KM away

**IMMACULATE  
CONCEPTION ACADEMY**

1.9 KM away

**XAVIER SCHOOL**

2.0 KM away



**FOUNTAIN INTERNATIONAL  
SCHOOL-ELEMENTARY**

100 M away

# VERANO

## NEARBY MEDICAL INSTITUTIONS

The map displays the Verano area with major roads including Ortigas Avenue, EDSA, and Annapolis. A red watermark 'www.Preselling.com.ph' is overlaid diagonally. A compass rose is located in the center-right of the map area.

**THE MEDICAL CITY**  
Where Patients are Partners  
3.2 KM away

**CARDINAL SANTOS MEDICAL CENTER**  
2.4 KM away

Other landmarks on the map include: Xavier School, Mary the Queen Parish, Immaculate Conception Academy (ICA), Unimart, O.B. Montessori, Fountain International School, Choi Garden, MRT Santolan-Annapolis, Cardinal Santos Medical Center, Santuario de San Jose Parish, Wack Wack Golf & Country Club, Securities and Exchange Commission, Philippine Overseas Employment Administration, Robinsons Galleria, St. Pedro Poveda College, and The Medical City.

# VERANO

## NEARBY LANDMARKS AND CBDs





# VERANO

## GREENHILLS

A 50-storey mixed-use residential condominium and service residence, Verano will mark itself as one of the tallest and most iconic buildings in the Greenhills area. Our clients can relish a life marked by luxury and comfort as Verano lets you establish yourself in a conveniently-located and expertly-designed condominium units.

With 29 residential levels and almost 400 units, residents can design their homes custom-fitted to their taste and personality. Complementing these is the multi-level service residence offering guests with a relaxing and well-deserved staycation. Uniting these two components is the building's bi-level amenity area showcasing hotel-like amenities and facilities that are perfect for relaxation, leisure, fitness, and socialization. Indeed, Verano allows for a complete and holistic lifestyle perfectly fitted to affluent individuals.



GRAND  
TAIPAN

# VERANO

GROUNDBREAKING CEREMONY MARCH 2018



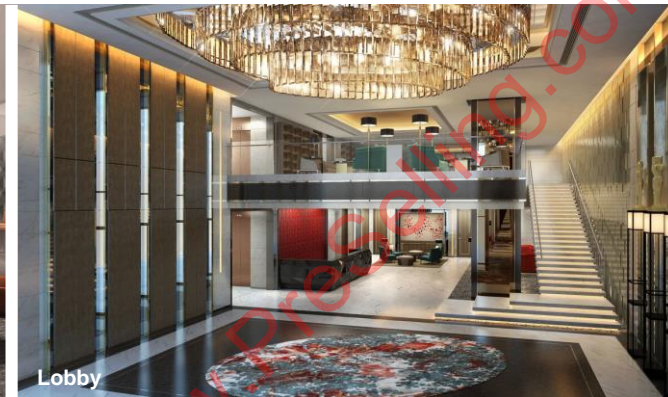


# VERANO

DESIGNED FOR CLASS AND COMFORT


## ASYA

Verano Greenhills tapped the services of *Asya Design*, the country's premier architectural firm for Verano's aesthetic.



*Hirsch Bedner Associates*, the world's top leading hospitality design firm to help Grand Taipan bring its vision for a modern and sophisticated residential community come to life.





**KOHLER.**  
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PROPERTY  
AWARDS™**

**HIGHLY  
COMMENDED**

**BEST CONDO  
INTERIOR DESIGN**

**Verano Greenhills**  
by Grand Taipan

2018



**KOHLER.**  
presents

PropertyGuru  
**PHILIPPINES  
PROPERTY  
AWARDS™**

**WINNER**

**BEST CONDO  
ARCHITECTURAL DESIGN**

**Verano Greenhills**  
by Grand Taipan

2018

- **High-speed elevators (5 Passenger Cars + 1 Passenger/Service)**
  - Residential Floors - 3 Passenger cars and 1 passenger/service elevators
  - Serviced Residence – 2 passenger cars
- **Key card access for elevator use**
- **Grand entrance lobby and landscaped drop-off area**
- **100% standby emergency back-up power**
- **CCTV in common areas (Main Lobby, Elevator Cars, Parking Area, etc.)**
- **24-hour administrative office and security command center**



- Fully-automatic fire alarm system with sprinklers & smoke detectors
- Pressurized fire escape stairs
- Fire hose cabinet and fire extinguishers in all floors
- Individual water and electric meters
- Centralized mailroom
- Garbage holding area located at each floor
- Individual unit intercom







Complementing Verano Greenhills' modern architectural design is the building's bi-level amenity area. "Maaliwalas" a Filipino term that connotes openness, refreshing and breathable – is what we are creating on the amenity floor. It takes pride in its high ceiling and elegant architectural statements that is finished with both light and earth tones.

- **Fitness Center**
- **Study Room**
- **Private Mini Theater**
- **KTV Music Room**
- **Kids Play Room**
- **Game Room**
- **Pool Area**
- **Lap Pool**
- **Kiddie Pool**
- **Jacuzzi**
- **Sun Deck Lounge**
- **Pool Lounge**



# VERANO

AMENITIES: FITNESS GYM





# VERANO

AMENITIES: MINI THEATRE



# VERANO

AMENITIES: KARAOKE ROOM



# VERANO

AMENITIES: KIDS PLAY ROOM



# VERANO

AMENITIES: GAME ROOM



# VERANO

## AMENITIES: STUDY ROOM



# VERANO

AMENITIES: POOL DECK





# BUSINESS OPPORTUNITY PROGRAM

COMMISSIONS, CONTESTS & INCENTIVES

### RESERVATION REQUIREMENTS

#### **Reservation Agreement (RA) – Must contain the following:**

- a) Original Signature of Buyer
- b) Tax Identification Number (TIN) of Principal/Company
- c) Complete Buyer's details & Employment Information
- d) Sellers' names according to structure (for release commission)

#### **Reservation Fee (RF) – May be in the form of the following:**

- a) Bank Deposit Slip
- b) Dated Check
- c) Credit Card (?)

#### **Photocopy of ONE valid ID:**

- a) Primary ID's: Passport, Philippine-Issued Driver's license, PRC ID
- b) Secondary ID's: SSS ID, GSIS e-card, Unified Multi-purpose ID, TIN ID card (with picture and signature), Senior Citizen ID, Voter's ID, Postal ID, Integrated Bar of the Philippines ID
- c) ID's Supported with a Valid Passport: Alien Certificate of registration/Immigrant certificate of Registration, POEA/OFW/OWWA ID, Philippine Retirement Authority, Special Resident Retiree's Visa, Foreign government issued ID
- d) Signed Payment Term Computation



### COMPLETE REQUIREMENTS

1. **Complete Post-Dated Checks --- payable to Grand Taipan Land Development Inc.**
2. **Valid ID Compliance of Buyer/s and Co-owner/s**
  - a) Cash/Deferred Pay Term: Any one primary ID or two secondary ID's
  - b) Bank Financing: Any 2 ID's
3. **Proof of Billing: must match the mailing address identified in RA form**
4. **TIN of Spouse/s and Co-owner/s**
5. **Marriage Certificate of Buyer/s and Co-owner/s**
6. **Marriage Certificate of Buyer/s and Co-owner/s**
  - (a) Photocopy of valid ID's of Authorized signatory/ies
  - (b) TIN of authorized Signatory/ies
  - (c) Company's Community Tax Certificate/Cedula
  - (d) SEC Registration/Business Permit
  - (e) Articles of Incorporation/Partnership
  - (f) By laws
  - (g) Certificate of Registration (BIR Form 1903/2303)
  - (h) Original & Notarized Secretary Certificate/Board Resolution (should indicate Authorized Signatory/ies and Purchase of the Specific Project & Unit/s)

### OTHER REQUIREMENTS

- (a) With Special Power of Attorney (SPA): Notarized SPA, Photocopy of Attorney-in-fact(AIF) ID's, AIF Proof of Billing
- (b) With Separation of Property or Prenup: Ate-Nuptial Agreement
- (c) If Legally Separated: Court Order granting Legal Separation or annulment
- (d) If Widowed: Marriage Certificate, Death Certificate of deceased spouse
- (e) If Minor: Notarized Deed of Undertaking for Minor

### FINAL REQUIREMENTS

1. Contract to Sell/Deed of Absolute Sale
2. Letter of Guarantee/ Deed of Undertaking with Bank Take-out
3. Loan Documents

A nighttime cityscape featuring a prominent, illuminated skyscraper on the left. A train is visible on a track in the foreground, and the city lights extend into the distance under a dark blue sky. A large orange banner is at the top, and a green banner is at the bottom right.

# THANK YOU!

NAME OF BSM  
CONTACT NUMBER  
EMAIL  
ADDRESS

[www.Preserving.com.ph](http://www.Preserving.com.ph)