



The Tower 1 & 2



PROJECT ORIENTATION GUIDE

PARTNERS

Architect	ARCHIGLOBAL, Inc.
Project Management	A.S. Enriquez Engineering Consultancy
Landscaped Architect	Woods & Greens Landscape Dev't, Inc.
Quantity Surveyor	Quantity Solutions
Interior Designer	Hannah Marie Lim
Gaisano Grand Group of Companies	

The Grand Living

Grand Residences Cebu is a stylish and modern urban condominium village offering a secure and serene resort - feel residential community where city living convenience is at its best. Residents will enjoy the comforts of inner city living amidst a natural tropical environment. Grand Residences promises a better way of city living. This city-within-a-city concept offers studio, 1-bedroom and 2-bedroom units surrounded by natural raised lawns, abundant sub-tropical landscaping, vine-draped terraces, and generous open gardens with ample space for entertaining and family gatherings. The gardens can be used as a meeting place to mingle with friends and neighbors, or as a space to relax and reconnect with nature while its clubhouse and pool can be a venue for family fun and entertainment. This is an opportunity not to be missed.



Grand Land Inc. is the residential property development arm of the Gaisano Grand Group. It aims to create residential communities around the Visayas and Mindanao area. Grand Land wants to change the way people see residential communities with its projects that don't only offer a roof, but a lifestyle home that nurtures and gives lasting memories to every Filipino family.



Project Orientation Guide



GRAND RESIDENCES

Gov. M. Cuenco Ave., Brgy.
Kasambagan, Cebu City

Destination	Minutes
Airport	20
Seaport	10
Cebu Country Club	2
Asia Town IT Park	2
MEPZ	20
Ayala Center Cebu	5
SM City Cebu	10

Imagine your home that places you at the heart of bustling Cebu City, but feels like a luxury weekend retreat in a 5-star resort. Your home that sits on a 3.2 hectare property that crosses all the way from Gov.M. Cuenco St. in Banilad to Pres.Roxas St. in Mabolo, making it conveniently close to major shopping malls, schools, universities, hospitals, restaurants, clubs, Cebu's IT Park, Central Business District and Cebu's most prominent golf course.



A better place to live. With an address just off Ayala Access Road and on a block of Cebu's central residential area, Grand Residences will feature condominiums surrounded by lush private gardens and amenities that is unique to any condominium development in the city.

Grand Residences is a prime location that will offer a sanctuary to people with a cosmopolitan lifestyle, yet having the urban convenience in city living.

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For announcement purposes only



AMENITIES

Clubhouse (2 -3 phases)

- 3 - Air-conditioned multi-purpose hall (combinable with bars)
- 2 - Multipurpose function hall /business center
- Poolside lounge w/bar
- Entertainment room
 - 2 family rooms
 - 3 Family KTV, chairs, sofa, video room w/ acoustic treatment on each room
- Game room/Sports bar
 - 2 game rooms
 - 3 rooms for billiards w/ acoustic treatment on each room
- Kid's play area—matted flooring with play equipment
- Fitness gym w/ equipment & water station
- 100% back-up power (light)

Outdoor

- (Area to be identified by Master Planner, details& enhancement by Landscape Designer)
- Kiddy playground
 - Swimming Pool
 - Infinity/ lap pool and kiddy pool
 - Shower area
 - Themed garden
 - Interactive sculptural design
 - Park w/ benches, tables; BBQ stations centralized in an area where smoke will not be a disturbance
 - Jogging path w/ fitness stations
 - Amphitheater

BUILDING FEATURE

- Reception/Lobby area
- 2 Elevators per building (big enough to be service elevator/ 15 pax capacity)
- Service area at roof deck
- Centralized provisions for individually metered water, electricity per floor
- Balcony in 1 & 2BR and selected studio units (with provision of window-type or split-type ACUs)
- Telephone & cable tv outlets
- Fire alarm and fire hose cabinets along corridors on each levels and fire exits
- Heat and smoke detectors w/sprinkler system
- CCTV (lobby, elevator and elevator lobby, hallways and exit/entrance doors, entrance ramps)
- 100% Standby power
- Centralized garbage room per floor per building
- Building landscaping
- 2- Level Parking Area



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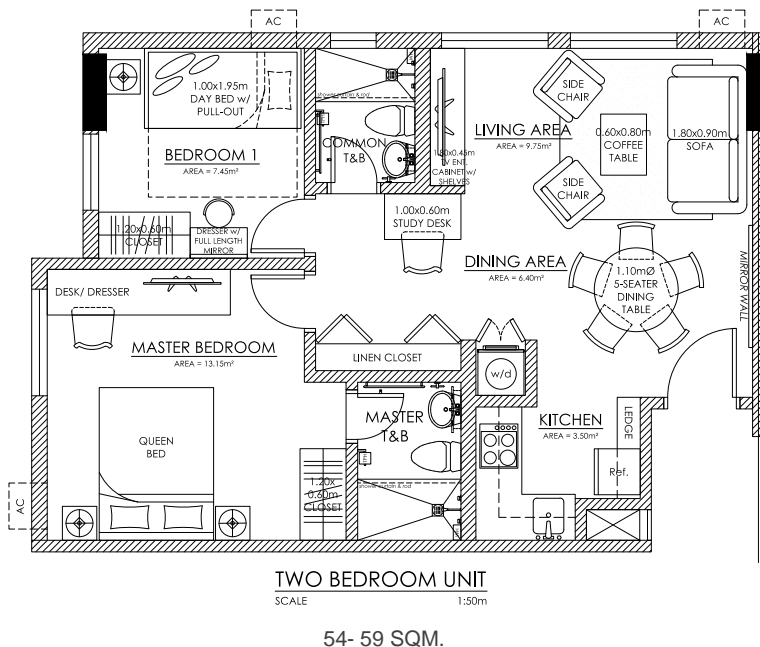
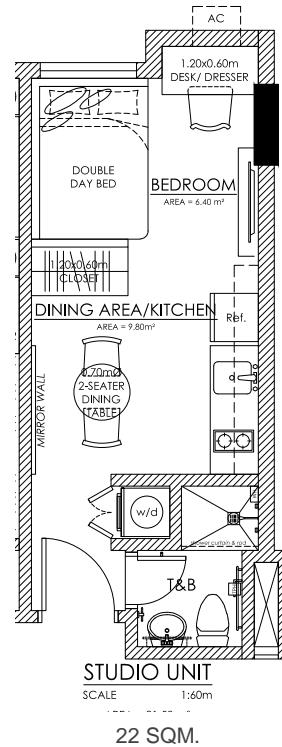
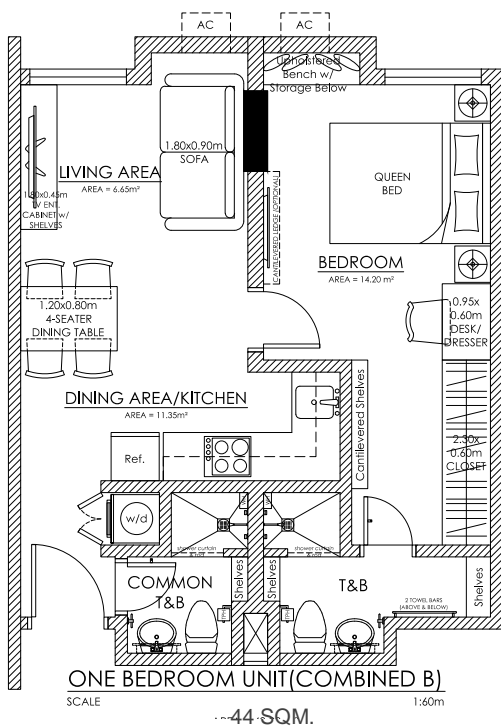
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Unit Features

Unit Features/Specs

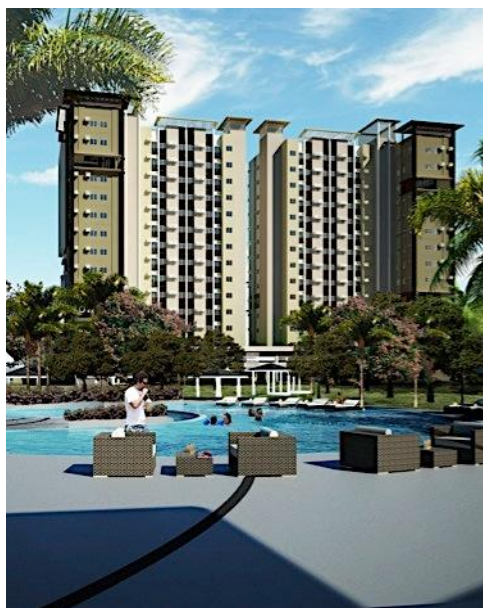
Flooring	Living	Ceramic/ Homogeneous tiles
	Bedroom	Engineered wood planks
	Hallways	Ceramic/ Homogeneous tiles
Walls	Wall finish	Painted plain cement
		Painted rubbed concrete
Ceiling		Solid w/ peephole
		Hollow core wood (panel door)
Doors	Bedroom	PVC flush
	T&B	Locksets
	Balcony (GF & 3 rd F Units)	Cylindrical/lever type
Window		Glass door
		Sliding window
Kitchen	Countertop	Granite
	Overhead & Under counter cabinet	Modular cabinets
	Appliance	Range hood
Toilet & Bath	Floors & Wall	ceramic tiles
	Lavatory and fixtures	Ceramic lavatory
Service Area		Space for wash basin, washer & dryer
Lighting		Provision for main and accent lighting
		Electrical panel ready to accept special lighting
Electrical	Electrical System	Hybrid
	Smoke Detector	With (inside the unit)
Fire protection	Sprinklers	With (inside the unit)
Communication	CATV	Roughing-in only
	Telephone	Roughing-in only



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OPTIONAL

STUDIO
UNITS

*FULLY-FURNISHED

KITCHEN/ APPLIANCES

Electric Cooktop
Range Hood
Refrigerator
Washing Machine
Dryer

FURNITURES

Dining Table & Chairs
Sofa
Center Table

*Also available for 1BR and 2BR Units

CABINETS & CLOSETS

Kitchen cabinets
Kitchen Countertop
Bedroom Closet
W/D Cabinet

LIGHTING FIXTURES

Lighting Fixtures

AIRCONDITIONING UNIT

Dining / Bedroom 1HP

BATHROOM FIXTURES

Water Heater
Mirror
Bath Accessories
Bidet Spray

FLOOR UNIT AREA & NO. OF UNITS PER FLOOR

Tower 1	STUDIO	1 BEDROOM	2 BEDROOM
AREA	22sq.m	33 - 37sq.m	54 - 59sq.m
Balcony Area	8.32sq.m TO 11.97sq.m	14.78sq.m TO 25.94sq.m	52.60sq.m TO 71.33sq.m
1st Floor (w/ garden)	0	2	1
2nd Floor	(parking area)		
3rd Floor (w/ garden)	11	5	2
5th Floor	11	5	2
6th Floor	11	5	2
7th Floor	12	5	2
8th Floor	12	5	2
9th Floor	12	5	2
10th Floor	12	5	2
11th Floor	12	5	2
12th Floor	12	5	2
14th Floor	12	5	2
15th Floor	12	5	2
16th Floor	12	5	2
17th Floor	12	5	2
Total Saleable Units	153	67	27

UNIT VIEWS	
Unit CODE	View Orientation
A	North/ Corner/ Golf View
B, C, D	North East/ Golf View
E	East/Corner/ Golf view/ sea View
F, G, H, I, J, K	South East/ Sea View
L	South/ Corner/Sea View
M	West/ Corner/Amenity view
N, O, P, Q, R, S	North West/ Amenity View

TOTAL CAR PARKING SLOTS : 58 slots
TOTAL SALEABLE UNITS : 247 units
TOTAL PROJECT AREA : 3.2 Hectares

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Built Around You.

Tower 1	STUDIO	1 BEDROOM	2 BEDROOM
PRICE RANGE	1.7 – 2.1M	2.6 – 3.2M	4.2 – 6.2M
Balcony (GF & 3 rd Floor Units)	8.32sq.m TO 11.97sq.m	14.78sq.m TO 25.94sq.m	52.60sq.m TO 71.33sq.m
Option for Fully Furnished Units	285k	430k	575k
PAYMENT SCHEMES			
1. Spot 95% with 7% Discount , 5% Balance			
2. 100% Deferred Cash in Equal 24 Months			
3. 30% Spot Down payment with 2.5% Discount, 70% Balance			
4. 20% Stretched in 24 Months at 0% & 80% Balance			
5. 10% Deferred in 18 Months & 10% Lump Sum on the 6 th , 12 th & 24 th month			
6. 10% DP in 24 Months & 10% Lump Sum on the 25 th Month			
Notes:			
12% VAT if applicable (Php 3,199,200 TCP and above)			
Furnishing Fees and Transfer Fees not included on the TCP			
Transfer Charges (3%) are not included.			
Make all checks payable to Grand Land Inc.			



Project Orientation Guide



My City | My Resort | My Home

CONTACT NUMBERS:

Please Call: +63917.327.6415 | +63929.283.2345 | +63932.865.2976

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