



# FERN

AT GRASS RESIDENCES  
QUEZON CITY

## PROJECT BRIEF



**SMDC**

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.

# Why Fern at Grass Residences?



## CONNECTIVITY

- Light Rail Transit Line (LRT 1)
- Mono Rail Transit Line (MRT)
- North Luzon Expressway (NLEX)
- SM North EDSA-Transit Terminal

### Future Developments

- Integrated Terminal System North Terminal
- Common Rail Station
- SLEX-NLEX Skyway Connection

## SOUND INVESTMENT

- Strategically located at the heart of Quezon City
- Development surge in the area
- High value appreciation
- High rentability due to location and future Central Business District development



# Why Fern at Grass Residences?

## A FIVE-STAR LIFESTYLE IN THE NORTH

Fern at Grass Residences, just beside SM City North EDSA, is an exclusive two-tower development located within the 5-hectare Grass Residences Complex. Fern provides you an immediate access to the development's five-star country club amenities and a direct link to the most dynamic and exciting mall this side of the metro, SM City North EDSA.



## VIP ACCESS TO THE CITY

SM City North EDSA has become one of the largest lifestyle centers not just in the Philippines but in the world, and is recognized as the biggest solar-powered shopping mall in Southeast Asia.

With an exclusive bridgeway to SM City North EDSA, Fern provides its residents access to over 1,100 shops, including 800 food establishments for the ultimate retail and dining experience.

SM North EDSA - Actual Photo

Actual Photo

# Why Fern at Grass Residences?



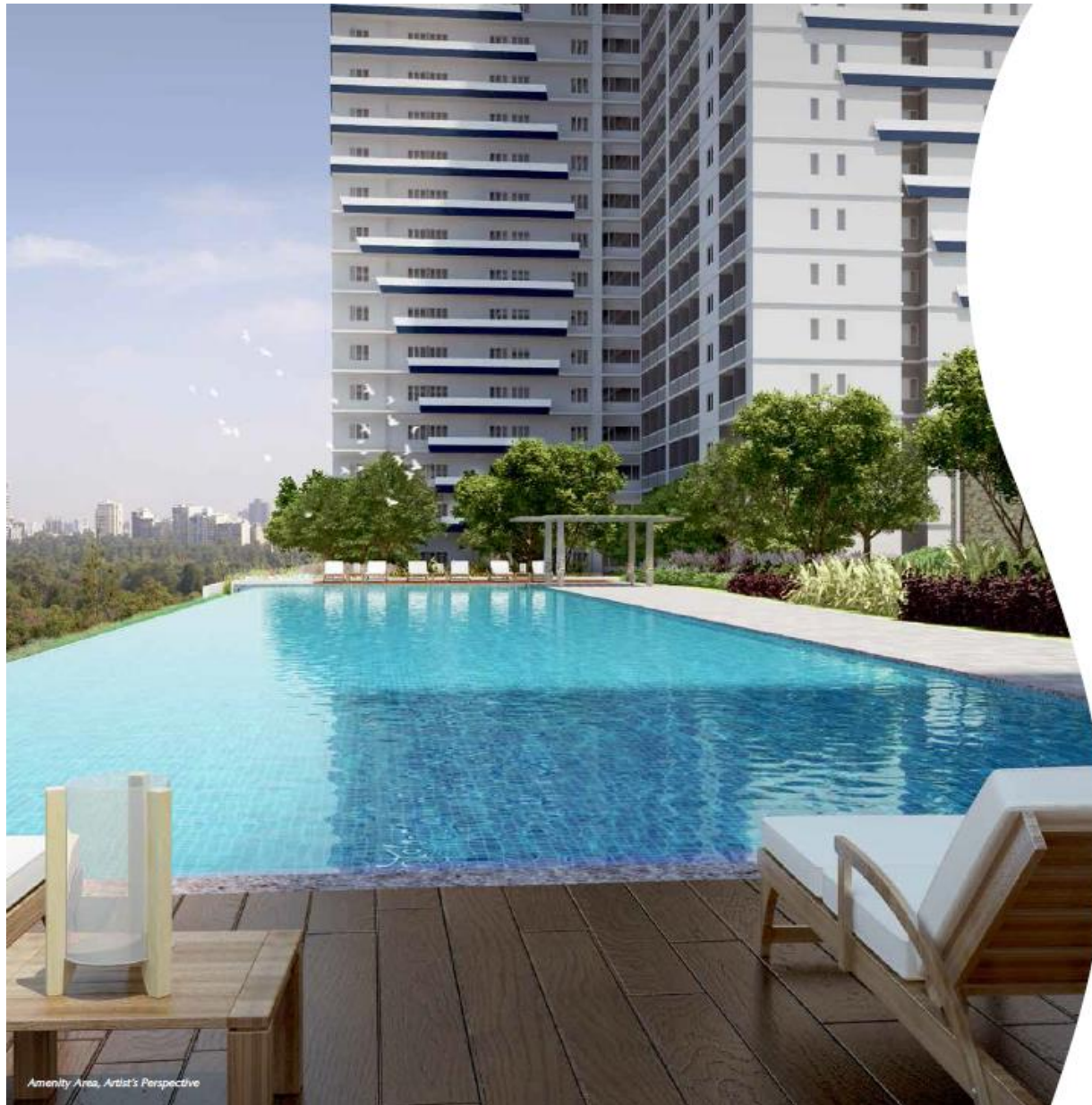
## A LIFE OF LUXURY

A grand welcome awaits you at the Lobby, which gives you access to a luxurious lifestyle, and a list of five-star features and amenities.

A theme of modern contemporary magnificence runs throughout, with furnishings that speak of style and sophistication.



# Why Fern at Grass Residences?



## A SENSE OF EXCLUSIVITY

Rest and recreation have never been more built-in. Enjoy your very own private amenity area, decked with a sprawling playground, picnic areas and swimming pools.

At the heart of the amenity area, Fern showcases the Sky Pavilion - an events venue with four combinable function rooms, and an outdoor spill-over area for alfresco lounging.

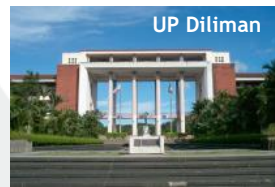
The perfect venue to celebrate and enjoy memorable moments, with the dynamic city skyline as your backdrop.

Amenity Area, Artist's Perspective

# Vicinity

## Good Accessibility

- Integrated as one development, **Fern at Grass Residences** is bounded by Nueva Ecija, Nueva Vizcaya and Misamis Streets.
- Conveniently located in a highly accessible area
  - Near MRT station and public thoroughfare





# Project Overview

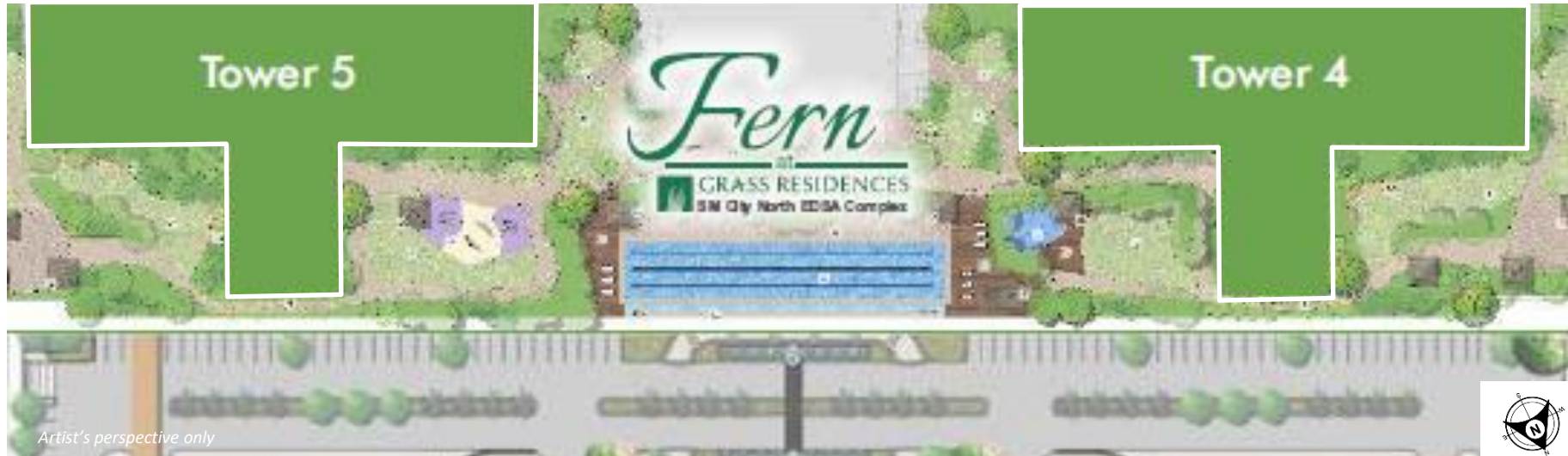


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# Project Overview

*Meticulously Masterplanned*



- A **2-tower** podium development situated on a **1.4-hectare** property
- A 5-star country club lifestyle
- Comprised of a total of **3,914 residential** units and **1,653 parking** slots
- No. of units / unit type (per tower)
  - Studio- 140
  - 1 BR – 1,817
- Launch date
  - Tower 4- Mar 1, 2013
  - Tower 5- Feb 1, 2015
- Turnover date
  - Tower 4- Apr 2018
  - Tower 5- Jun 2019

# Unit Choices

## Balanced Unit Mix

UNIT TYPE	TOWER 4	TOWER 5
1 Bedroom	454	454
1 BR WITH BALCONY	1,225	1,225
1BR End Unit with Balcony	70	70
STUDIO END UNIT	70	70
STUDIO WITH BALCONY	2	2
STUDIO	68	68
1BR End Unit	68	68
<b>TOTAL</b>	<b>1,957</b>	<b>1,957</b>

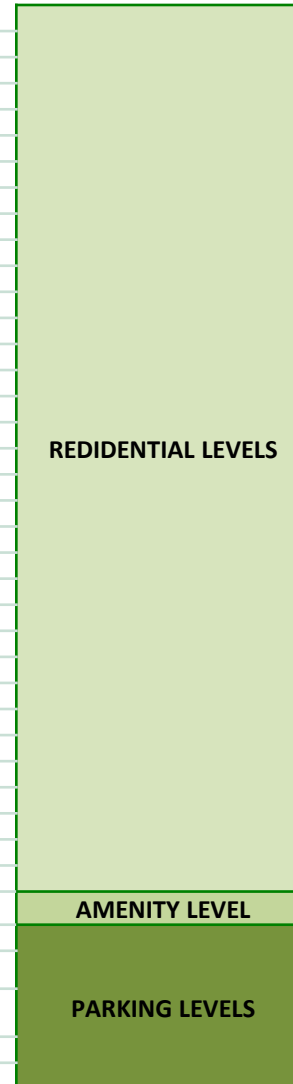
Mostly 1 Bedroom units are offered in response to the market needs.  
Studio units are only 7% of the total inventory



# Building Chart



Artist's perspective only



## RESIDENTIAL LEVELS

## AMENITY LEVEL

## PARKING LEVELS

42nd FLOOR  
41st FLOOR  
40th FLOOR  
39th FLOOR  
38th FLOOR  
37th FLOOR  
36th FLOOR  
35th FLOOR  
34th FLOOR  
33rd FLOOR  
32nd FLOOR  
31st FLOOR  
30th FLOOR  
29th FLOOR  
28th FLOOR  
27th FLOOR  
26th FLOOR  
25th FLOOR  
24th FLOOR  
23rd FLOOR  
22nd FLOOR  
21st FLOOR  
20th FLOOR  
19th FLOOR  
18th FLOOR  
17th FLOOR  
16th FLOOR  
15th FLOOR  
12th FLOOR  
11th FLOOR  
10th FLOOR  
9th FLOOR  
8th FLOOR  
7th FLOOR  
6th FLOOR  
Podium Level 2  
Podium Level 1  
Ground Floor  
Basement 1  
Basement 2

# Building Features

*Professional Property Management and  
SMDC Leasing Services*

This property is managed by:  
**GREENMIST**  
PROPERTY MANAGEMENT CORP.



35 Residential Floors

5-level Parking (2 Basement, GF and 2 Podium Level)

Exclusive Bridgeway connecting to SM North EDSA for residents' convenience

High-speed elevators (6 each in Tower 4 and 5)

24-hour security

Concierge services

Back-up power system

Fire alarm and sprinkler system

Centralized mailroom system

Centralized garbage collection and disposal system

10-ft.-high lighted perimeter fence

## Tower 5

42nd FLOOR
41st FLOOR
40th FLOOR
39th FLOOR
38th FLOOR
37th FLOOR
36th FLOOR
35th FLOOR
34th FLOOR
33rd FLOOR
32nd FLOOR
31st FLOOR
30th FLOOR
29th FLOOR
28th FLOOR
27th FLOOR
26th FLOOR
25th FLOOR
24th FLOOR
23rd FLOOR
22nd FLOOR
21st FLOOR
20th FLOOR
19th FLOOR
18th FLOOR
17th FLOOR
16th FLOOR
15th FLOOR
12th FLOOR
11th FLOOR
10th FLOOR
9th FLOOR
8th FLOOR
7th FLOOR

## Tower 4

42nd FLOOR
41st FLOOR
40th FLOOR
39th FLOOR
38th FLOOR
37th FLOOR
36th FLOOR
35th FLOOR
34th FLOOR
33rd FLOOR
32nd FLOOR
31st FLOOR
30th FLOOR
29th FLOOR
28th FLOOR
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8th FLOOR
7th FLOOR

6TH FLOOR

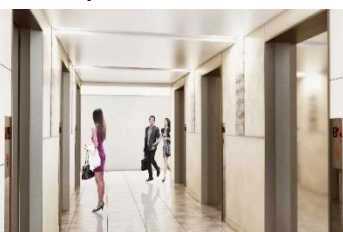
PODIUM LEVEL 2

PODIUM LEVEL 1

GROUND FLOOR

BASEMENT 1

BASEMENT 2



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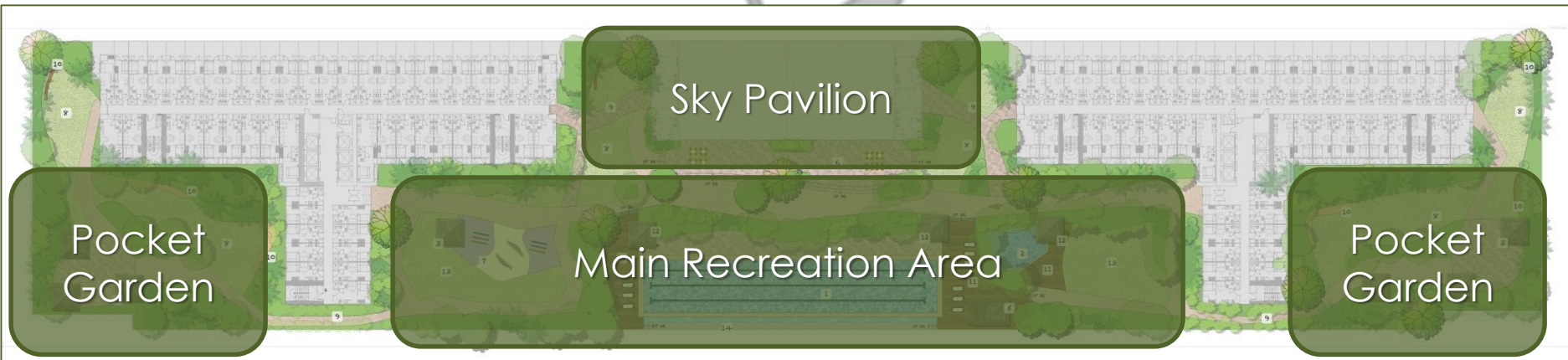
# Amenities

## Active Lifestyle Amenities



At the 6<sup>th</sup> Floor **Amenity Deck**,  
**Fern** offers fresh new features for residents:

- Lap pool with Pool deck
- Kiddie Pool
- Playgrounds and Picnic areas
- Outdoor lounge areas
- Cabanas
- Sky Pavilion



# Amenities

## *Distinctive Amenities*

- Main clubhouse with function rooms
- Adult swimming pools
- Kiddie swimming pools
- Fitness gym
- Landscaped gardens
- Badminton courts
- Basketball court
- Jogging paths

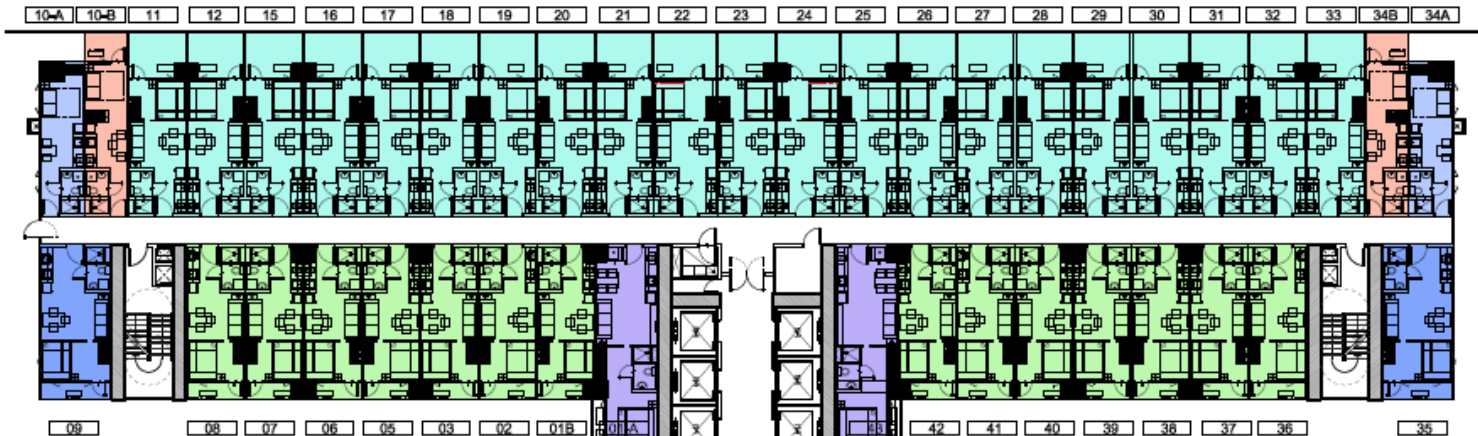




# Tower 4 Layout

## 6<sup>th</sup> Floor Amenity Level

CITY VIEW



AMENITY VIEW

POCKET AMENITY VIEW

AMENITY VIEW

POCKET AMENITY VIEW

- 1 BEDROOM UNIT WITH BALCONY - 14 units
- 1 BEDROOM END UNIT WITH BALCONY - 2 units
- STUDIO UNIT WITH BALCONY - 2 units
- STUDIO END UNIT - 2 units
- 1 BEDROOM UNIT - 2 units
- 1 BEDROOM UNIT - 10 units
- 1 BEDROOM UNIT WITH BALCONY - 21 units

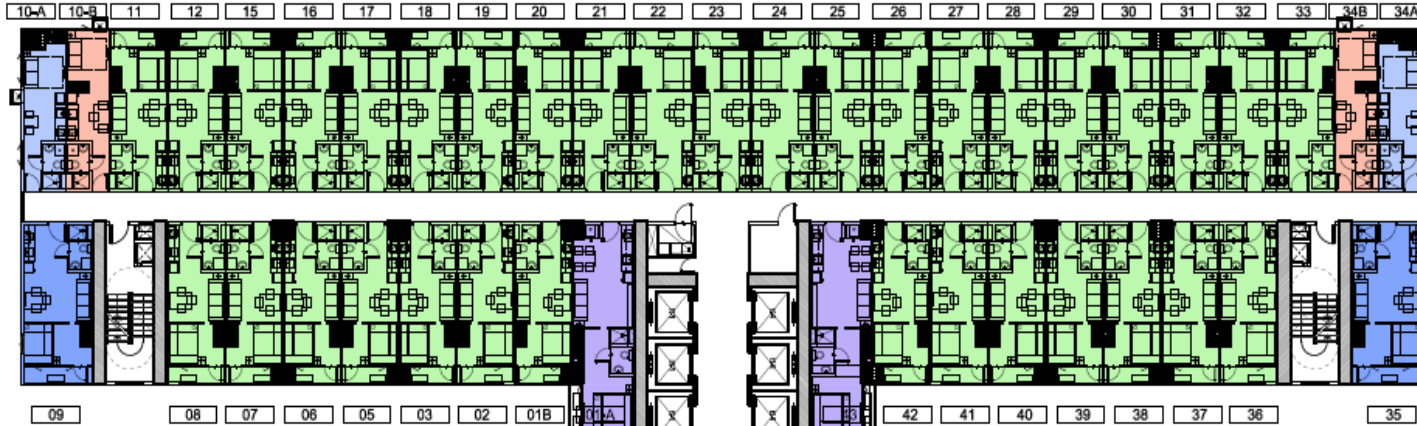


\*53-55 units per floor

# Tower 4 Layout

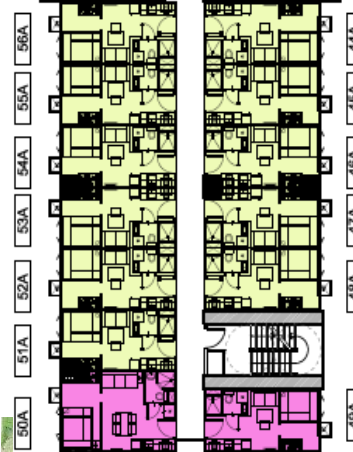
Typical 7<sup>th</sup> to 42<sup>nd</sup> Floor

CITY VIEW










AMENITY VIEW

AMENITY VIEW



POCKET AMENITY VIEW

POCKET AMENITY VIEW

- |   |                                 |            |
|---|---------------------------------|------------|
|    | 1 BEDROOM UNIT WITH BALCONY     | - 35 units |
|    | 1 BEDROOM END UNIT WITH BALCONY | - 2 units  |
|   | STUDIO UNIT                     | - 2 units  |
|  | STUDIO END UNIT                 | - 2 units  |
|  | 1 BEDROOM UNIT                  | - 2 units  |
|  | 1 BEDROOM UNIT                  | - 11 units |
|  | 1 BEDROOM END UNIT              | - 2 units  |

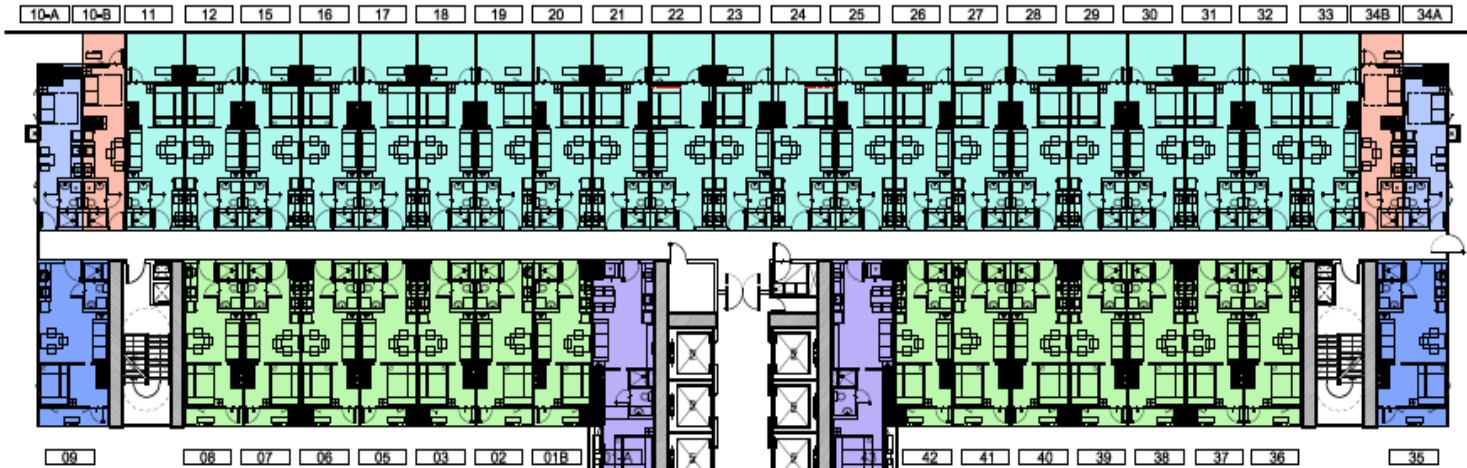


\*53-55 units per floor

# Tower 5 Layout

## 6<sup>th</sup> Floor Amenity Level

CITY VIEW










POCKET AMENITY VIEW

AMENITY VIEW

POCKET AMENITY VIEW

AMENITY VIEW

- |   |                                 |            |
|---|---------------------------------|------------|
|    | 1 BEDROOM UNIT WITH BALCONY     | - 14 units |
|    | 1 BEDROOM END UNIT WITH BALCONY | - 2 units  |
|  | STUDIO UNIT WITH BALCONY        | - 2 units  |
|  | STUDIO END UNIT                 | - 2 units  |
|  | 1 BEDROOM UNIT                  | - 2 units  |
|  | 1 BEDROOM UNIT                  | - 10 units |
|  | 1 BEDROOM UNIT WITH BALCONY     | - 21 units |



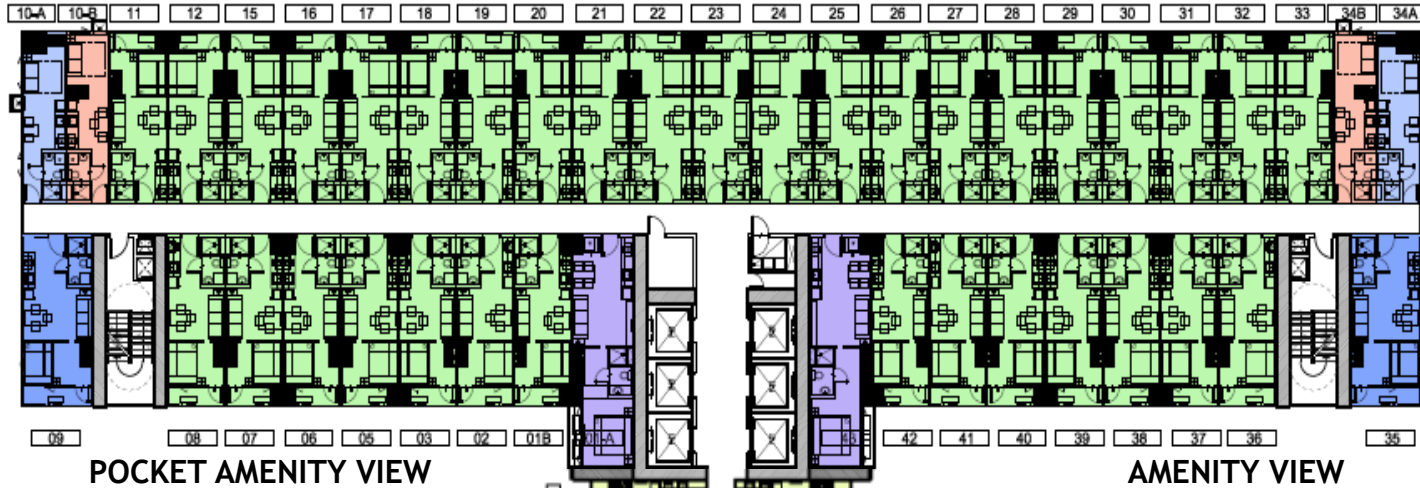
\*53-55 units per floor



# Tower 5 Layout








Typical 7<sup>th</sup> to 42<sup>nd</sup> Floor

CITY VIEW



POCKET AMENITY VIEW

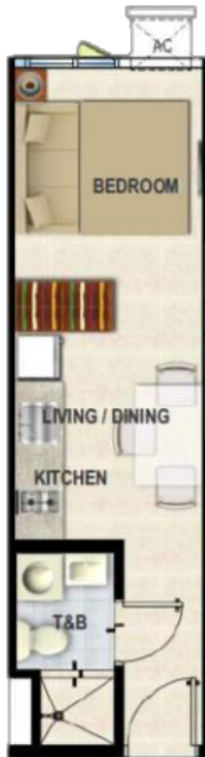
AMENITY VIEW

- |   |                                 |            |
|---|---------------------------------|------------|
|    | 1 BEDROOM UNIT WITH BALCONY     | - 35 units |
|    | 1 BEDROOM END UNIT WITH BALCONY | - 2 units  |
|  | STUDIO UNIT                     | - 2 units  |
|  | STUDIO END UNIT                 | - 2 units  |
|  | 1 BEDROOM UNIT                  | - 2 units  |
|  | 1 BEDROOM UNIT                  | - 11 units |
|  | 1 BEDROOM END UNIT              | - 2 units  |



\*53-55 units per floor

# Unit Layouts



Studio Middle Unit



Studio End Unit



1 Bedroom Unit



1 Bedroom Unit w/ balcony

Unit Type	Min. Unit Area (sqm)	Max. Unit Area (sqm)
Studio Middle Unit	19.9	23.9
Studio End Unit	20.5	20.5
1 Bedroom Unit	20.1	37.5
1 Bedroom Unit w/ balcony	26.4	34.6

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# Unit Finishes

## TYPICAL UNIT FINISHES

Wall Finishes:	<ul style="list-style-type: none"><li>• Painted plain cement finish</li></ul>
Floor Finishes	<ul style="list-style-type: none"><li>• Tiles</li></ul>
Toilet & Bath	<ul style="list-style-type: none"><li>• T&amp;B Flooring: Tiles</li><li>• T&amp;B Wall: Painted plain cement finish and tiles</li><li>• Ceiling: Painted drop finish</li></ul>
Kitchen	<ul style="list-style-type: none"><li>• Kitchen Flooring: Tiles</li><li>• Kitchen Wall: Painted plain cement finish</li><li>• Ceiling: Painted off form finish</li></ul>
Others (windows & others)	<ul style="list-style-type: none"><li>• Living/Dining/Bedroom Ceiling: Painted off form finish</li><li>• Kitchen Countertop: With under-the-counter cabinet</li><li>• Windows: Aluminum windows</li></ul>





# Why SMDC?

## 5 Pillars

- Prime Location
- Grand Lobbies
- Resort-type amenities
- Commercially Integrated
- Professional Property Management