



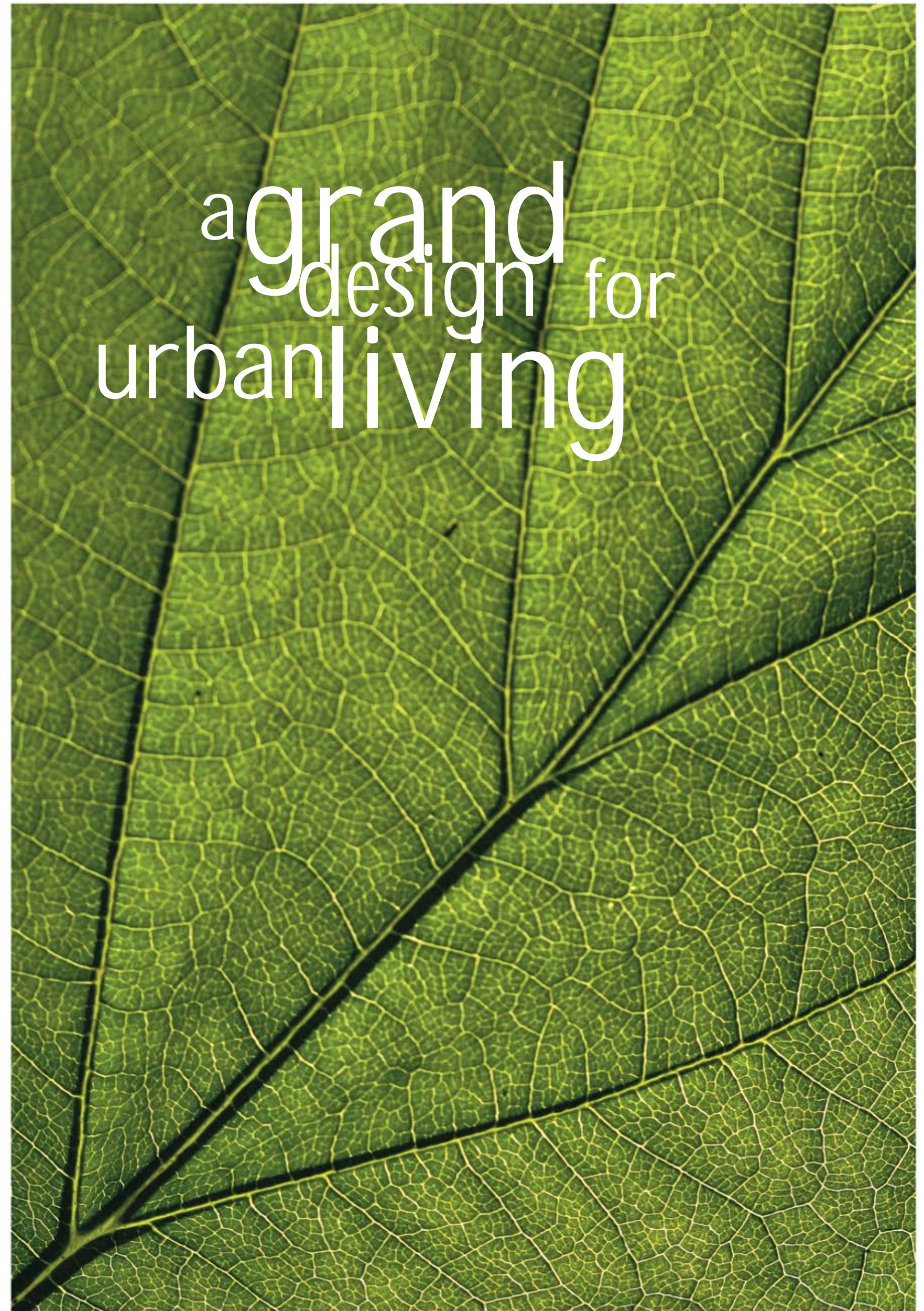


GRANDRESIDENCES  
C E B U

*My City. My Resort. My Home.*



*Urban landscapes do not exist in a void...  
They flow from the things that surround them...  
From their forms we derive patterns...  
Patterns of centrality...  
Patterns of exchange...  
Between life and living...  
Of nature and nurture...  
Of people and proclivities...  
Our lives are built around such patterns...  
Where we all need to maintain a delicate balance...  
Between work and play...  
Space and intimacy...*





# Live Within a Grand Island Destination



From its sunny white sand beaches to its cascading mountains, the island province of Cebu has a lot to offer the wandering travelers, businessmen or balikbayans.

It is where business and pleasure blend seamlessly, interweaving cosmopolitan vibes and old world allure—the serendipitous by-product of being a global hub for business processing, heavy industries, furniture-making, tourism, and heavy industries with centuries of culture and tradition.

Cebu boasts of the country's most developed business, transportation and communications infrastructure outside of Manila, as well as having more domestic air and sea linkages than Manila with over 80% of inter-island shipping capacity in the Philippines.



Every year, Cebu beckons over 2 million merrymakers to witness the Sinulog Festival, deemed as the most colorful in the country.

Conde Nast Traveler Magazine has named Cebu the 7th best island destination on the Indian-Ocean Asian region in 2007; the 8th best Asian-Pacific island destination in 2005, 7th in 2004 and in 2009 respectively.







my  
city



# A Grand Address at the Heart of Cebu

The Queen City of the South. A cultural and commercial hub bustling with opportunities. Deemed as one of the country's most livable cities, Cebu is where Grand Land's flagship residential project is situated.

Located at the intersection of Cebu City's central district; along Gov. M. Cuenco Avenue, Banilad and Pres. Roxas Street, Ayala Access Road.

Grand Residences is literally a few minutes walk from major business and lifestyle destinations. Right in the center of it all, your Grand Residences home address is nothing less than grand indeed!



## *An Array of Flavours*

From a fine selection of dining establishments, you can find your fill of savoury culinary delights in a variety of styles guaranteed to surprise your taste buds.



## *Shopping Made Easy*

Here, a world-class retail shopping experience is located just 5 minutes from your neighbourhood so you will never have to go far for all your living essentials and luxuries.



## *Best Choices for Leisure*

Be it the latest blockbuster flick or a live musical performance, you will never run out of fun activities for relaxation and entertainment for you, your family and guests.







### *Be at ease*

Grand Residences Cebu is equipped for the modern family. If both parents need to be at work for most of the day, International Accredited Schools are just walking distance from the community so you can be at ease at work, knowing that your precious ones are well taken care of and are productively engaged.



### *Be well*

Whatever ails you take comfort in the fact that you need not go far to seek expert medical advice. Grand Residences Cebu is just 5 minutes away from a major hospital.

### *Rejuvenate*

Nothing soothes the body and mind than a well-deserved pampering at the neighborhood spa.

From relaxing massages to full-service spa treatments, we've got everything to bring you back to calm and tranquility after a tiring day.







- ### Legend
1. Entrance Landscape
  2. Road Access
  3. Retail Drop-off & Plaza
  4. Taxi Waiting Bays
  5. Department Store & Supermarket (Future Development)
  6. Hotel (Future Development)
  7. Road Access to Hotel & Retail Parking Area
  8. Control Point & Residential Development
  9. Signage
  10. Landscape Water Feature
  11. Clubhouse pavilion
  12. Drop-off Area
  13. South Tower
  14. Podium Amenity Area with Lap Pool
  15. Half Sized Open Basketball Court
  16. Utility Area
  17. Utility Area
  18. Access from President Roxas Street
  19. East Tower B
  20. East tower A
  21. Drop-off Area
  22. 10-meter Wide Road
  23. Drop-off Area
  24. North Tower A
  25. North Tower B
  26. Clinic
  27. Chapel
  28. Sky Garden
  29. Delivery Bay
  30. Landscaped Area
  31. Pool Deck Area
  32. Outdoor Bar
  33. Swimming Pool Area
  34. Children's Playground
  35. Open Green Amphitheater
  36. Retention Pond
  37. Gazebos
  38. Pathway/Jogging Trail
  39. Infinity Lap Pool
  40. Perimeter Fence with Green





my  
resort





*Embark on your own  
grand vacation today!*

Grand Residences embraces nature like no other local residential development ever had. Great care was taken to ensure that naturally standing trees were never disturbed.

Wouldn't it be nice to live in your own private subtropical paradise 365 days a year?

Where verdant tree-lined avenues and natural landscapes greet your every homecoming. And the refreshing waters of the community pool eagerly await to free you from the day's stresses.

Swimming Pool Area



# Fun Has Never Been This Fun!

Now you don't have to escape from the city to get away from it all! You just need to get home.



## Chill

Need to entertain guests but not keen on leaving home?

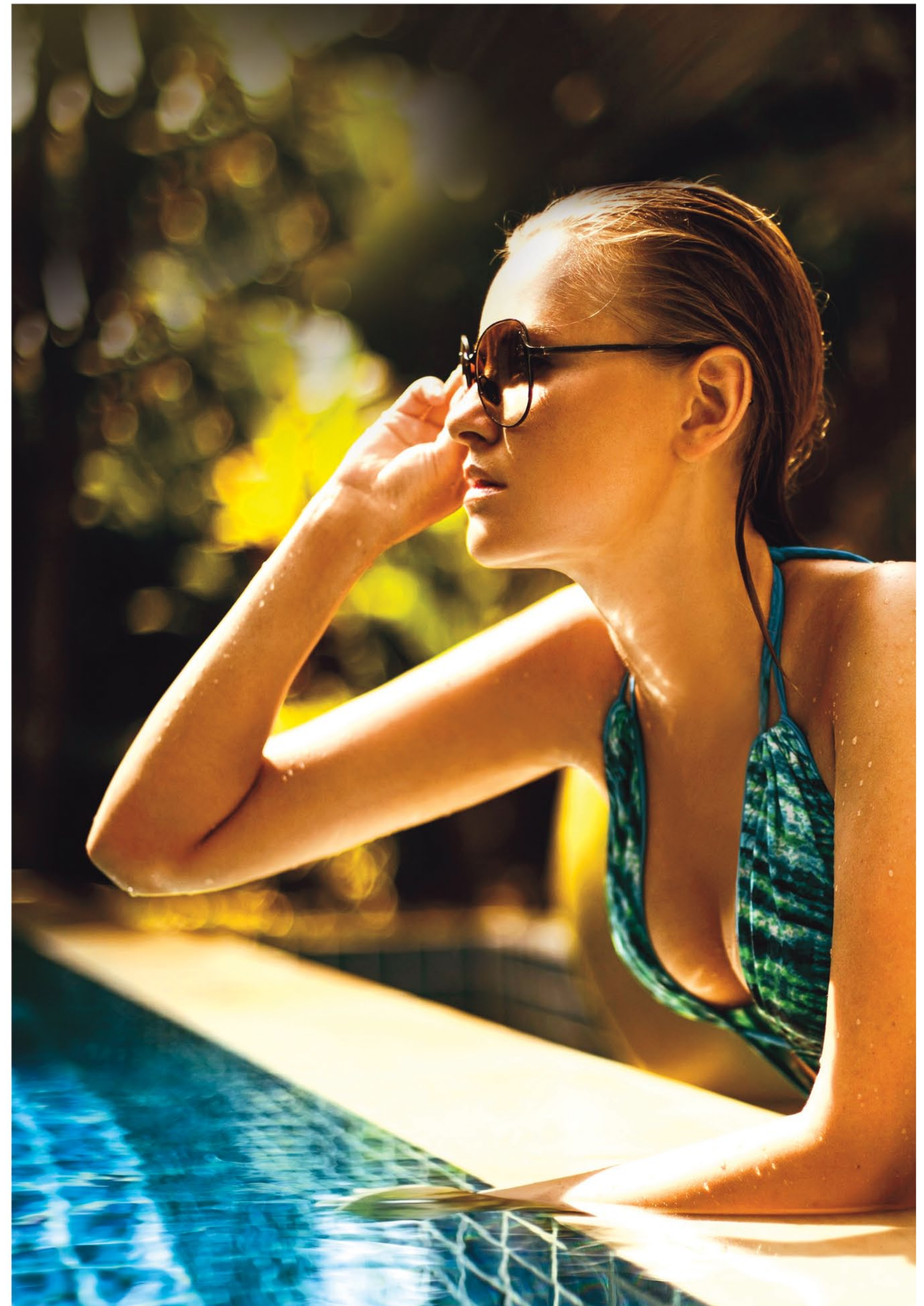
Grand Residences offers a variety of function areas where you can sit back and chill out with visiting friends, colleagues and family--whatever the occasion. Drink in the resort-like atmosphere and enjoy your guests' awed expressions.



## Have fun

For those who can't help but exercise their vocal prowess, there's always the community entertainment area with fully-equipped Karaoke lounges to let them rock the night away!

You can arrange your own family or work functions that will surely be worth talking about. Here you can create memorable moments both quiet and loud.





## Garden & Gazebo



### *Take a Stroll in Your Own Private Paradise*

The gardens of Grand Residences offer a lush and serene environment for taking leisurely walks along landscaped paths. Here, taking your daily walk is nothing less than sheer pleasure.



Aerial View

green  
and  
grand







### *Play*

Because kids need their own space too, Grand Residences have allocated safe, child-friendly areas for running-around and wholesome play. You never have to worry about speeding traffic or wandering strangers. It's an atmosphere of fun 365 days of the year!



### *Relax*

Stressed from work? Head out to the Cabanas! We have allotted a tropical-themed canopied areas ideal for weekend relaxation for you and your family. Here, we're taking recreation time out to wide open spaces, with fresh breeze and a whole lot of greens with you and your loved ones.





*Because green is  
always in*

Everywhere you look, there's bound to be a lot of green. Because Grand Residences understands your need for living space that will help both your mind and body thrive and grow.







### *Splash*

Because kids and water go naturally together, we have prepared a safe and guarded place for them to splash around.



### *Attune*

Inner peace and wellness is but a lotus-pose away at our well-appointed meditation area.



### *Run*

Nothing beats the feeling of a rejuvenating run along tree-lined jogging paths sheltered from the noise and pollution of the city streets. Here, you can relish the sheer joy of runners' high without the downsides.



### *Swim*

Get low-impact full body workout you've always wanted in relaxing comfort. With our lap pool, you can swim away to your heart's delight.





### *Open Green Amphitheater*

Wouldn't it be great to watch spectacles & mini-concerts in a very cozy and intimate al fresco setting? Grand Residences gives you a spectacular way to enjoy unparalleled performances with your family and friends. The perfect backdrop for special events that will certainly change the way you look at outdoor events.

## Open Green Amphitheater





my  
home



*Built Around You  
and How You're  
Meant to Live*



The North Towers

*Artist's Perspective*



With today's fast-paced and stressful urban environment, your Grand Residences home seeks to bring balance and harmony back into your life.



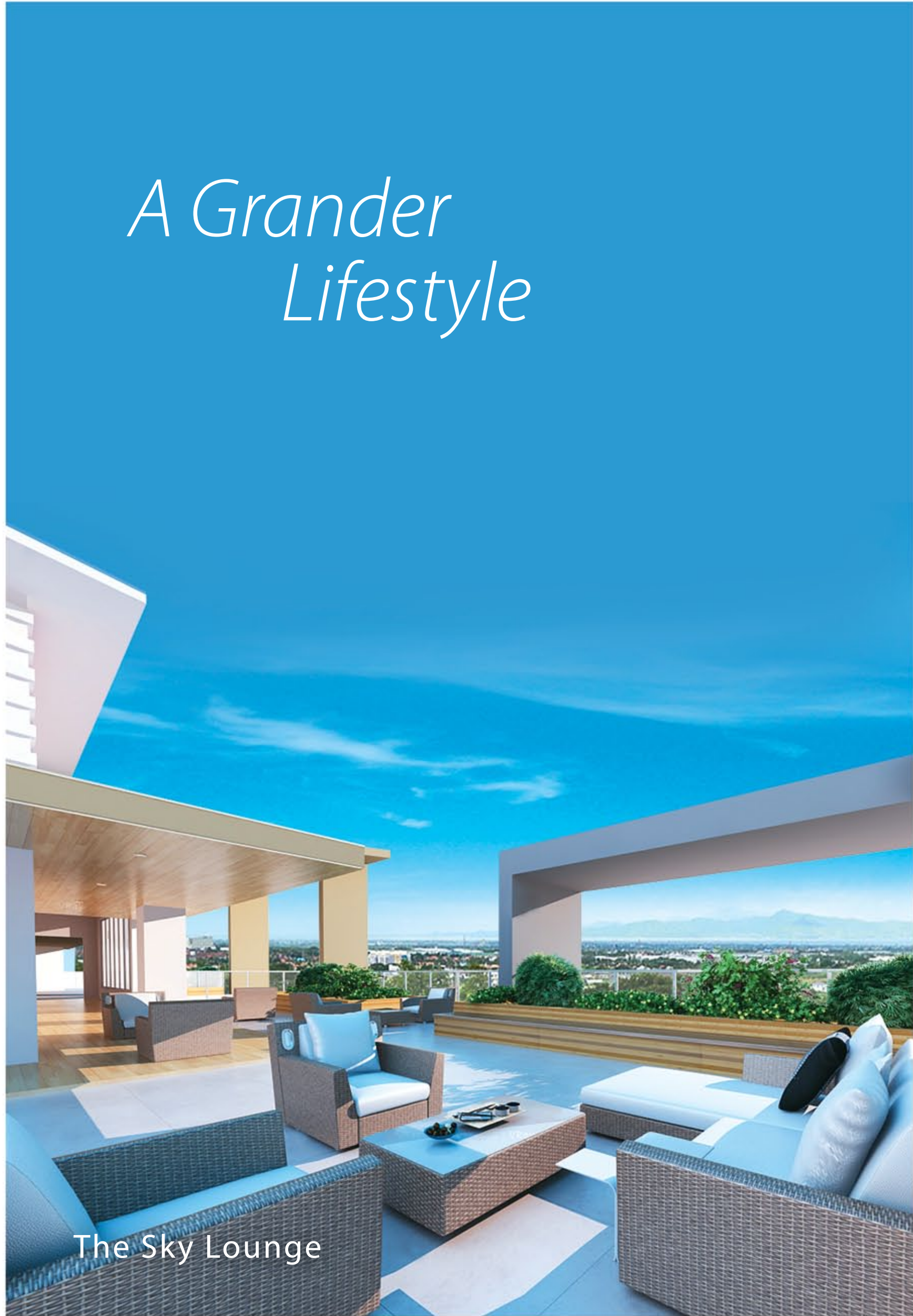
# A Grand Perspective

Exclusive amenities.  
Breathtaking skyline and golf-course  
views. Welcome to the peaks  
of grand life.



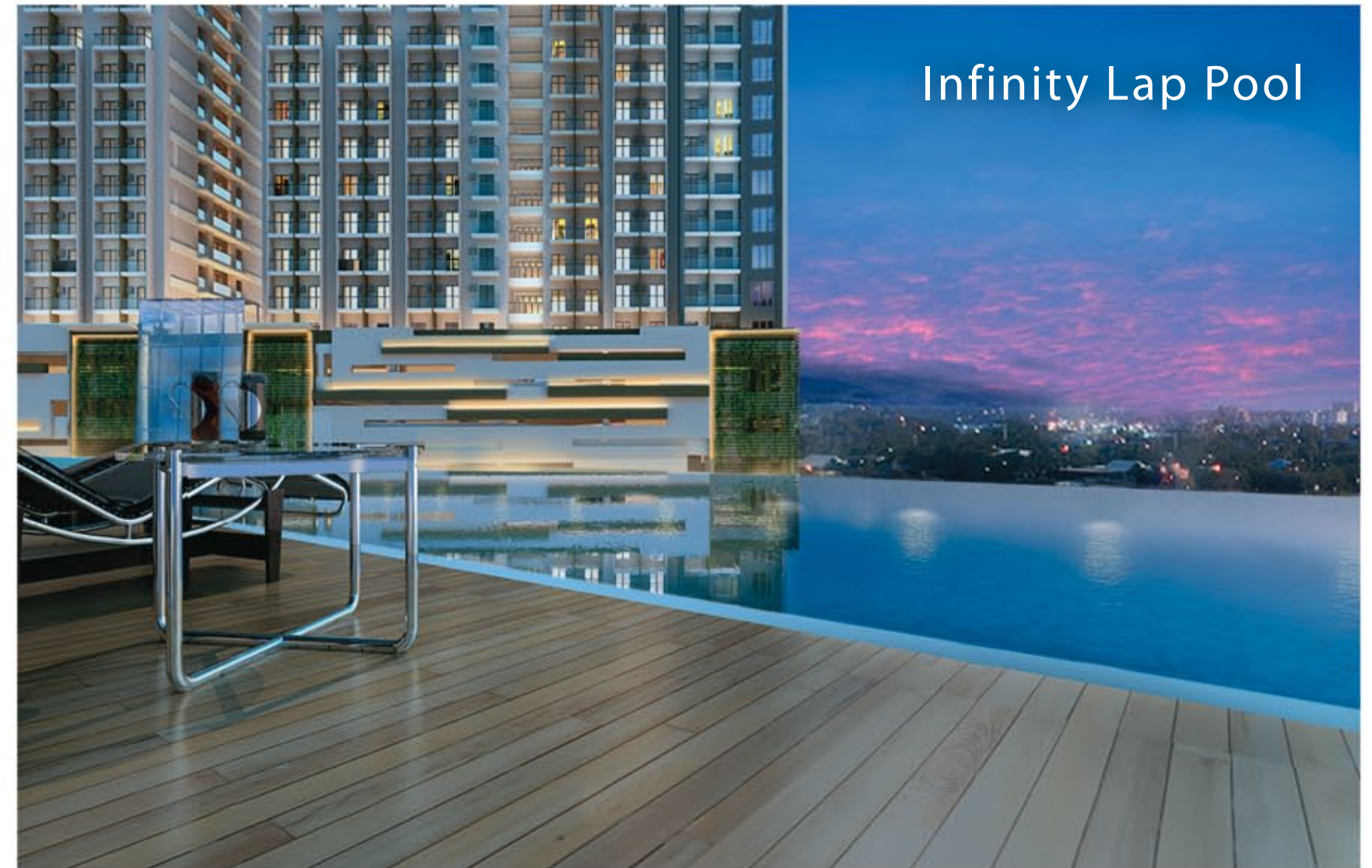


# A Grander Lifestyle



The Sky Lounge

Artist's Perspective



Infinity Lap Pool

Artist's Perspective

Drink in the sweeping views along with your breakfast. Dive into a sensory feast in time for dinner. When it comes to aesthetic pleasures, the sky is the limit.



Choose from a Studio, One or a Two-Bedroom sanctuary you can proudly call home—all exuding the elegant simplicity and functionality that is the hallmark of the Grand Residences lifestyle.



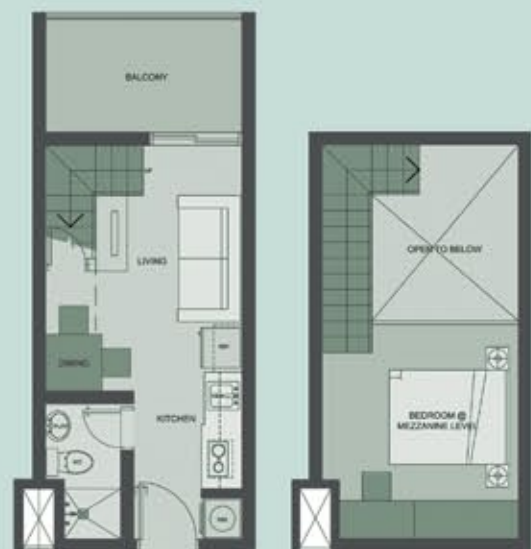
Studio Unit  
25.00 & 27.00 sqm.



1-Bedroom Unit  
44.00 - 61.00 sqm.



2-Bedroom Garden Deck  
56.00 sqm. + 22.00 sqm.



Studio Loft Penthouse  
50.00 sqm.



2-Bedroom Penthouse  
99.00 sqm. + 86.00 sqm.

*Plans and details are subject to change without prior notice from the developer.*





## Unit Features and Amenities

<b>Flooring</b>	Living	Homogeneous Tiles
	Bedroom	Engineered Wood Planks
	Hallways	Homogeneous Tiles
<b>Walls</b>	Wall Finish	Painted Plain White
<b>Ceiling</b>		Painted Plain White
<b>Doors</b>	Main Door	Solid with Peephole
	Bedroom	Hollow Core Wood
	T & B	Flush Door
	Balcony	Sliding Glass Door
<b>Lockset</b>	Main Door	Lever Type
	Bedroom / Toilet and Bath	Cylindrical Type
<b>Window</b>		Sliding Window
<b>Kitchen</b>	Countertop	Granite
	Overhead & Under Counter Cabinet	Modular Cabinets
<b>Toilet &amp; Bath</b>	Floors & Wall	Ceramic Tiles
	Lavatory & Fixtures	Lever Type Fixtures Ceramic Lavatory
<b>Service Area</b>		Provision Washer & Dryer
<b>Lighting</b>		Provision for Main and Accent Lighting
<b>Electrical</b>	Electrical System	Hybrid
<b>Fire Protection</b>	Smoke Detector	
	Sprinklers	
<b>Communication</b>	CATV	Provision
	Telephone	Provision

## Building Features for North Towers

- Reception / Lobby Area
- 4 Elevators per Building (15 pax capacity)
- Roof / Sky Garden
- Centralized Provisions for individually metered water, electricity per floor
- Balcony in all Units
- Fire alarm System – Smoke and Heat Detectors
- Sprinkler System and fire hose cabinets along corridors on each levels and fire exits
- CCTV (lobby, elevator and elevator lobby, hallways and exit/entrance doors, entrance ramps)
- 100 % Standby power
- Centralized garbage room per floor building
- Building Landscape
- 6- Level parking area
- Clinic
- Chapel
- Kids' Play Room

## Amenities

- Lobby
- Visitors Parking
- Infinity Lap Pool
- Swimming Pool
- With Toddler's Pool
- Children's Play Area
- Table-tennis, Billiards and other Indoor Games
- Basketball Court
- Jogging and Walk Paths
- Cobbled Stones Pathways
- Amphitheater
- Hard and Soft Landscape Gardens
- Lotus Pond
- Private Gardens at Ground Level and Terrace
- Picnic Area
- Club House with Open Deck Area
- Barbecue Pits
- Poolside Lounge
- Cabanas
- Function Rooms
- Gym, Spa, Jacuzzi, and Sauna
- Outdoor Playground
- Sewage Treatment Plant
- Clinic Services
- Meditation and Prayer Room
- Sky Lounge

## In the Adjacent Commercial Block

- Supermarket / Department Store
- ATM Centre
- Restaurants and Shops
- Business Centre
- Laundry Services
- Out Patient Health Care Services
- Unisex Salon
- Travel Desk / Concierge Services





# advancing a grand vision for life

Grand Residences is the flagship real estate development project of Grand Land, a member of the Gaisano Grand Group of Companies.

Taking its cue from nature and placing natural landscapes right at the core of its development philosophy, Grand Land's pioneer landmark aims to raise the bar of urban master planned communities within Cebu City.

Property Managed by:

**Colliers**  
INTERNATIONAL





GRAND RESIDENCES  
CEBU

*My City. My Resort. My Home.*

[www.grandresidencescebu.com](http://www.grandresidencescebu.com)

Developed by:



Member of Gaisano Grand  
Group of Companies

**Call, (63 32) 412.7999; (63 32) 260.7777; (63 32) 260.3230  
(0906) 473.5888; (0918) 302.9999; (0932) 772.5577**

Site Location: Gov. M. Cuenco St. (Banilad Road), Kasambagan, Cebu City  
Main Office: Gov. M. Cuenco Avenue, Corner Holy Name St., Cebu City, Philippines 6000  
Fax: (63 32) 231. 9188

*All information and visuals shown in this sales material are intended to give a general idea of the project. Plans and details are subject to change without aforementioned notice from developer. For Announcemant purposes only.*