

# GRAND MESA RESIDENCES

Pearl St., Brgy. East Fairview, Quezon City

Concept: Green buiding with landscaped corridors

Total lot area: 3,000 sqm

Number of towers: 2 Towers

Turn over date: 1st qtr of 2023 (Tower 1)

<b>Number of floors</b>	17 floors
<b>Units per floor</b>	28 units
<b>Total residential units</b>	719 units
<b>Total commercial units</b>	15 units
<b>Parking</b>	2 basement parkings
<b>Unit types</b>	1 Br (25.00sqm - 29.15sqm) 2 Br (39.54sqm - 43.07sqm)
<b>Unit finish</b>	Fully fitted
<b>Hallway</b>	1.85 meters wide PWD Friendly
<b>Amenities</b>	2nd floor - Swimming pool (adult & kiddie) Fitness center, Playground, Daycare center, Business center & Open lounges  Roof deck - Jogging Path, & Garden area
<b>Project Highlights</b>	Smart home condo
<b>Unit Specifications</b>	<p><b>Flooring</b> - Homogenous tiles, 600mm x 600mm  <b>Vinyl planks</b> - 150mm x 900mm x 2mm (Bedrooms)            Non-skid ceramic tiles, 300mm x 600mm</p> <p><b>Kitchen</b> - Synthetic granite countertop            Below counter laminated modular cabinets</p> <p><b>Doors</b> - Main door 900mm x 2400mm Steel door            Bedroom door 800mm x 2100mm OVC Venner door            T&amp;B Door 700mm x 2100mm Flush door            Balcony door 700mm x 2100mm Powder coated aluminum</p> <p><b>Others</b> - Provision for window type ACU            Provision for water heater            Provision for washing machine area            Fiber optic &amp; Catv ready            Basic Smart home package</p>