



**GRAND HYATT MANILA RESIDENCES  
SOUTH TOWER**

**Sales Briefing**

**By: Lorraine Reynolds**

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MANILA  
RESIDENCES

# PROJECT BRIEF

**Land Area:** 3,209 sqm

**Construction floors:** 44 floors + 3  
Basement floors

**Marketing floors:** 49 floors

**No. of Units:** 188

**Unit Types:** 2 bedroom, 3 bedroom  
and 3 bedroom + Den

**No of Parking:** 413 parking slots

**No. of Retail Units:** 3

**Avg. Size:** 141 sqm (total area  
421.5 sqm)

**Level:** Ground floor



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# FLOOR STACKING

		Marketing	
Residential Units	P	/F	
Residential Units	48	/F	
Residential Units	47	/F	
Residential Units	46	/F	
Residential Units	45	/F	
Residential Units	43	/F	
Residential Units	42	/F	
Residential Units	41	/F	
Residential Units	40	/F	
Residential Units	39	/F	
Residential Units	38	/F	
Residential Units	37	/F	
Residential Units	36	/F	
Residential Units	35	/F	
Residential Units	33	/F	
Residential Units	32	/F	
Residential Units	31	/F	
Residential Units	30	/F	
Residential Units	29	/F	
Residential Units	28	/F	
Residential Units	27	/F	
Residential Units	26	/F	
Residential Units	25	/F	
Residential Units	23	/F	
Residential Units	22	/F	
Residential Units	21	/F	
Residential Units	20	/F	
Residential Units	19	/F	
Residential Units	18	/F	
Residential Units	17	/F	
Residential Units	16	/F	
Residential Units	15	/F	
Residential Units	12	/F	
Residential Units	11	/F	
Residential Units	10	/F	
Residential Units	9	/F	
Residential Units	8	/F	
<b>Amenities</b>			
Podium Parking	7	/F	
Podium Parking	6	/F	
Podium Parking	5	/F	
Podium Parking	3	/F	
Podium Parking/ Retail	2	/F	
Lobby/ Retail	G	/F	
Basement Parking	B1	/F	
Basement Parking	B2	/F	
Basement Parking	B3	/F	

HIGH ZONE

MID ZONE

LOW ZONE



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# UNIT MIX

Type	Area (sqm)	No. of Units	% of Total
2-BR	143	30	16%
	130.5	30	16%
	120.5	30	16%
	134.5	30	16% <i>*units with private terrace</i>
3BR	240.5*	2	1%
	205	22	12%
	207	12	6%
3BR (with Den)	291	12	6% <i>*units with private terrace</i>
	328	18	10%
	394*	2	1%
		<b>188</b>	<b>100%</b>

# PARKING RATIO

Unit Type	No. of Unts	Required Parking Slots	Ratio
2BR	120	180	1.5
3BR	36	90	2.5
3BR Den	32	80	2.5
	Total Required	350	
	PWD	8	
	Retail	33	
	Hotel	28	
	<b>TOTAL ASSIGNED</b>	<b>391</b>	
	<b>Excess</b>	<b>33</b>	

# PROJECT HIGHLIGHTS



## LUXURY SERVICES

Hotel Concierge Services  
Hyatt Gold Passport Benefits  
Elegantly designed lobby entrance (5m neigh ceiling)  
Private drop off area  
Assigned parking slots per unit  
3 Basement level and 5 podium level Parking  
3.5m unit ceiling heights  
5 private elevators and 1 dedicated service elevator  
Upscale retail podium



## SAFETY & PRIVACY

24 security and building maintenance  
Video/Audio Home Entry System  
Fully addressable fire detection system  
100% back up power  
Fully integrated card access system for elevator and residential units  
CCTV system for common areas and elevator cars



## DESIGN EFFICIENCY

High glass ratio façade for expansive views and natural light  
Unobstructed views of BGC skyline\*  
Low Density Building  
Low Zone – 8 units per floor  
Mid Zone – 4 units per floor  
High Zone – 2 units per floor  
Generously spaced units (120 sqm – 328 sqm) and common areas

# FLOOR PLANS



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# LOW ZONE (L8 -25)

**UNIT C**  
(2BR TYPE C)  
120.50 SQM

**UNIT B**  
(2BR TYPE B)  
130.50 SQM

**UNIT D**  
(2BR TYPE D)  
134.50 SQM

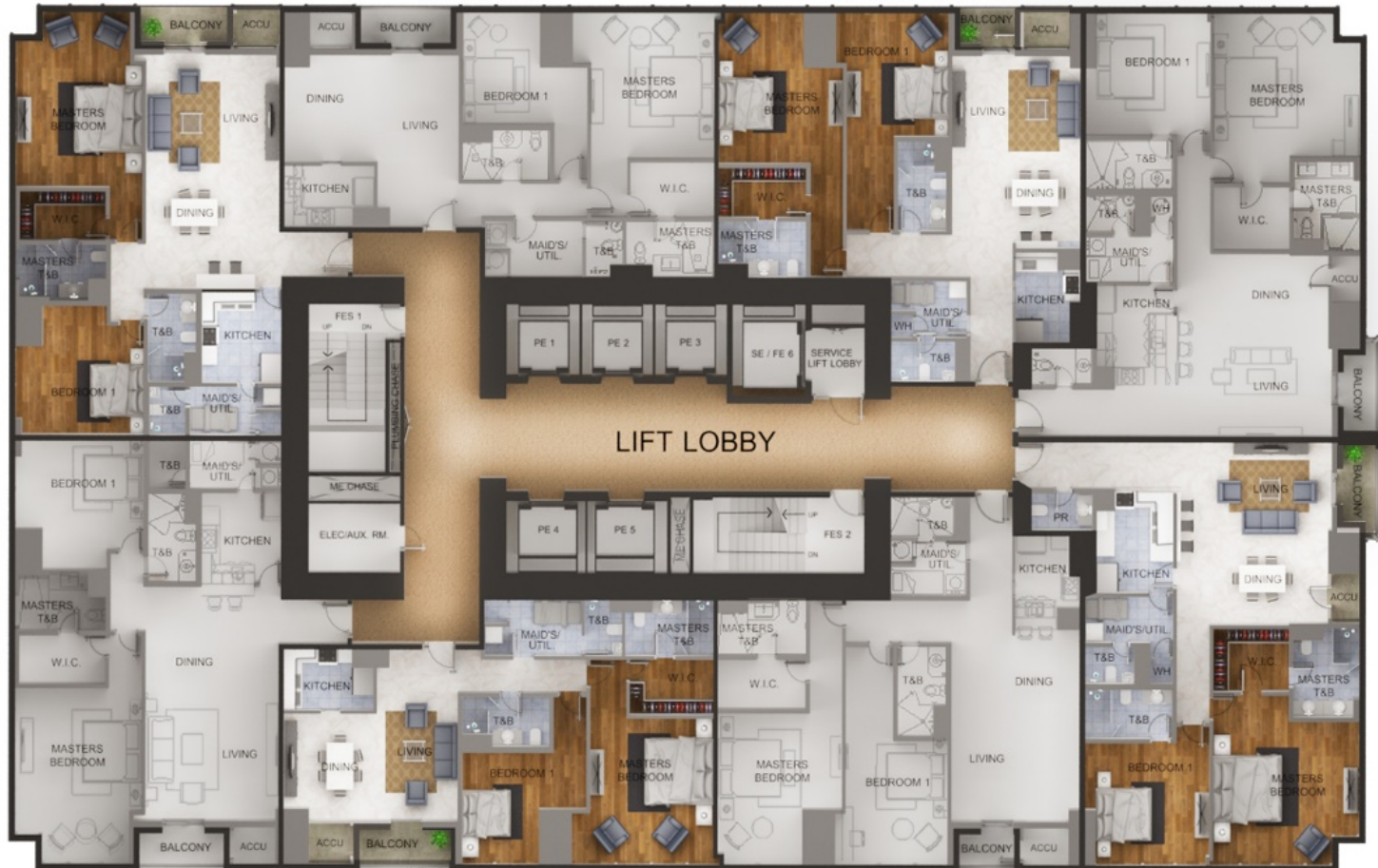
**UNIT A**  
(2BR TYPE A)  
143.00SQM

**UNIT E**  
(2BR TYPE D)  
134.50 SQM

**UNIT H**  
(2BR TYPE A)  
143.00 SQM

**UNIT F**  
(2BR TYPE C)  
120.50 SQM

**UNIT G**  
(2BR TYPE B)  
130.50 SQM



# MID ZONE (L26)

**GRAND HYATT RESIDENCES**  
TOWER 2  
26th Floor

**UNIT B**  
(3BR Type C)  
207 sqm.

**UNIT A**  
(3BR Type B)  
240 sqm.

**UNIT C**  
(3BR Type D)  
290 sqm.

**UNIT D**  
(3BR Type B)  
240 sqm.





# MID ZONE (L27-38)

**GRAND HYATT RESIDENCES**  
TOWER 2  
27th - 38th Floor

**UNIT B**  
(3BR Type C)  
207 sqm.

**UNIT A**  
(3BR Type B1)  
205 sqm.

**UNIT C**  
(3BR Type D)  
209 sqm.

**UNIT D**  
(3BR Type B1)  
205 sqm.



# HIGH ZONE (L39)

GRAND HYATT RESIDENCES  
TOWER 2  
39th Floor

**UNIT A**  
(3BR Type E)  
382sqm + 66sqm.



**UNIT B**  
(3BR Type E)  
382sqm + 66sqm.

# HIGH ZONE (L40-49)

## GRAND HYATT RESIDENCES

TOWER 2

40th - 49th Floor

**UNIT A**  
(3BR Type E1)  
328sqm.



**UNIT B**  
(3BR Type E1)  
328sqm.

# DELIVERABLES



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# 2 BEDROOM

## Kitchen:

800 x 800 Ivory Cream Marble  
St. Laurent Brown Counter Top

## Kitchen Cabinet:

Laminate high gloss finish

## Living Room:

800 x 800 Ivory Cream Marble

## Balcony

300 x 600 Homogenous Tile

## Maid's Room:

300 x 300 Homogenous Tile

## Secondary T&B :

300 x 300 Homogenous Tiles

## Bedrooms:

Engineered Wood

## Master's T&B

600 x 600 Natural Stone



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# 3 BEDROOM

**Bedrooms:**  
Engineered Wood

**Balcony**  
300 x 600 Homogenous Tile

**Living Room:**  
1200 x 1200 Ivory Cream Marble



**Maid's Room:**  
300 x 300 Homogenous Tile

**Service Kitchen**  
400 x 400 Aris G Stone

**Master's T&B**  
600 x 600 Natural Stone

**Secondary T&B :**  
300 x 300 Homogenous Tiles

**Kitchen:**  
1200 x 1200 Ivory Cream Marble  
St. Laurent Brown Counter Top

**Kitchen Cabinet:**  
Laminate high gloss finish

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# 3 BEDROOM + DEN

**Bedrooms:**  
Engineered Wood

**Living Room:**  
1200 x 1200 Ivory Cream Marble

**Kitchen Cabinet:**  
Laminate high gloss finish

**Kitchen:**  
1200 x 1200 Ivory Cream Marble  
St. Laurent Brown Counter Top

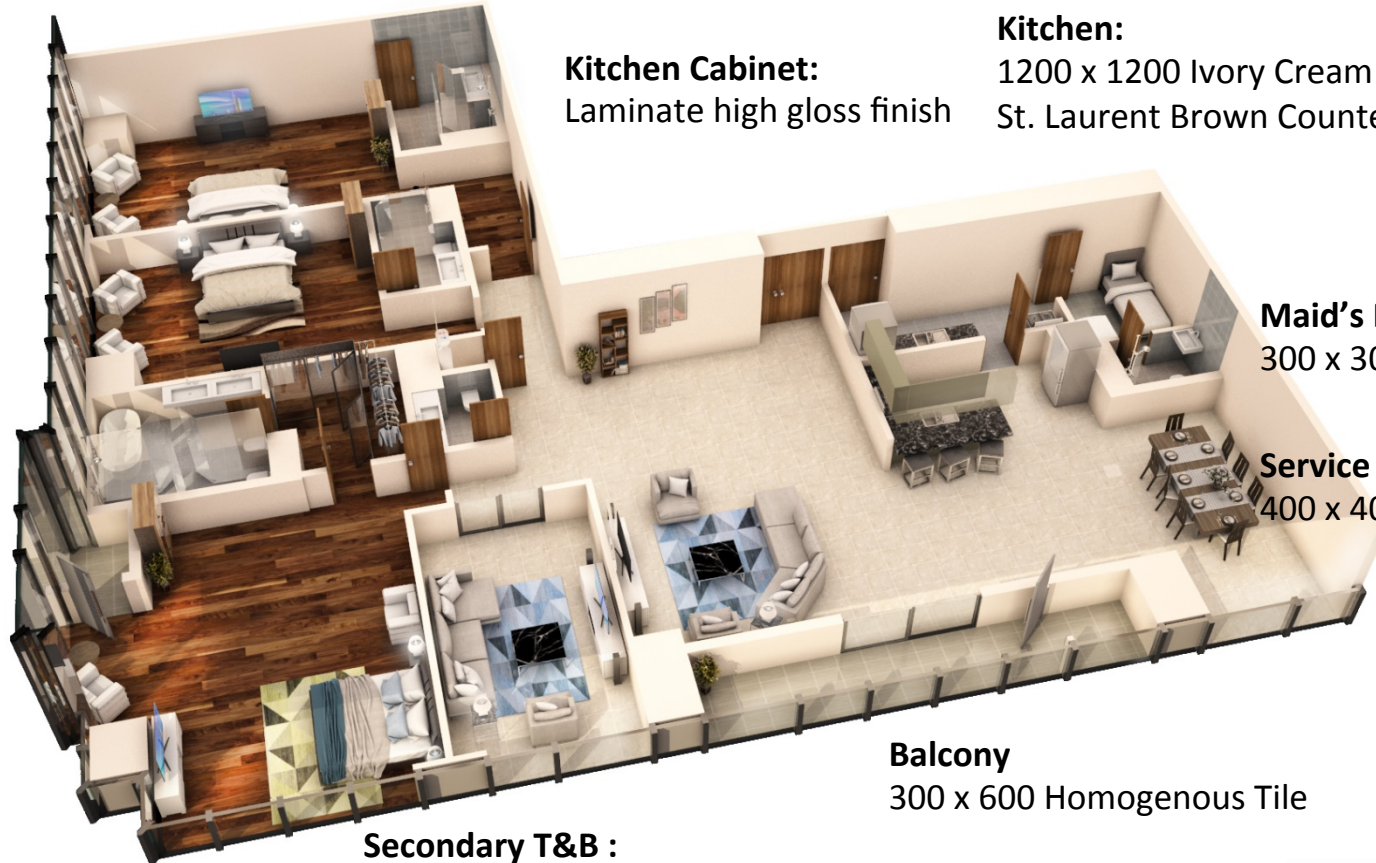
**Maid's Room:**  
300 x 300 Homogenous Tile

**Service Kitchen**  
400 x 400 Aris G Stone

**Balcony**  
300 x 600 Homogenous Tile

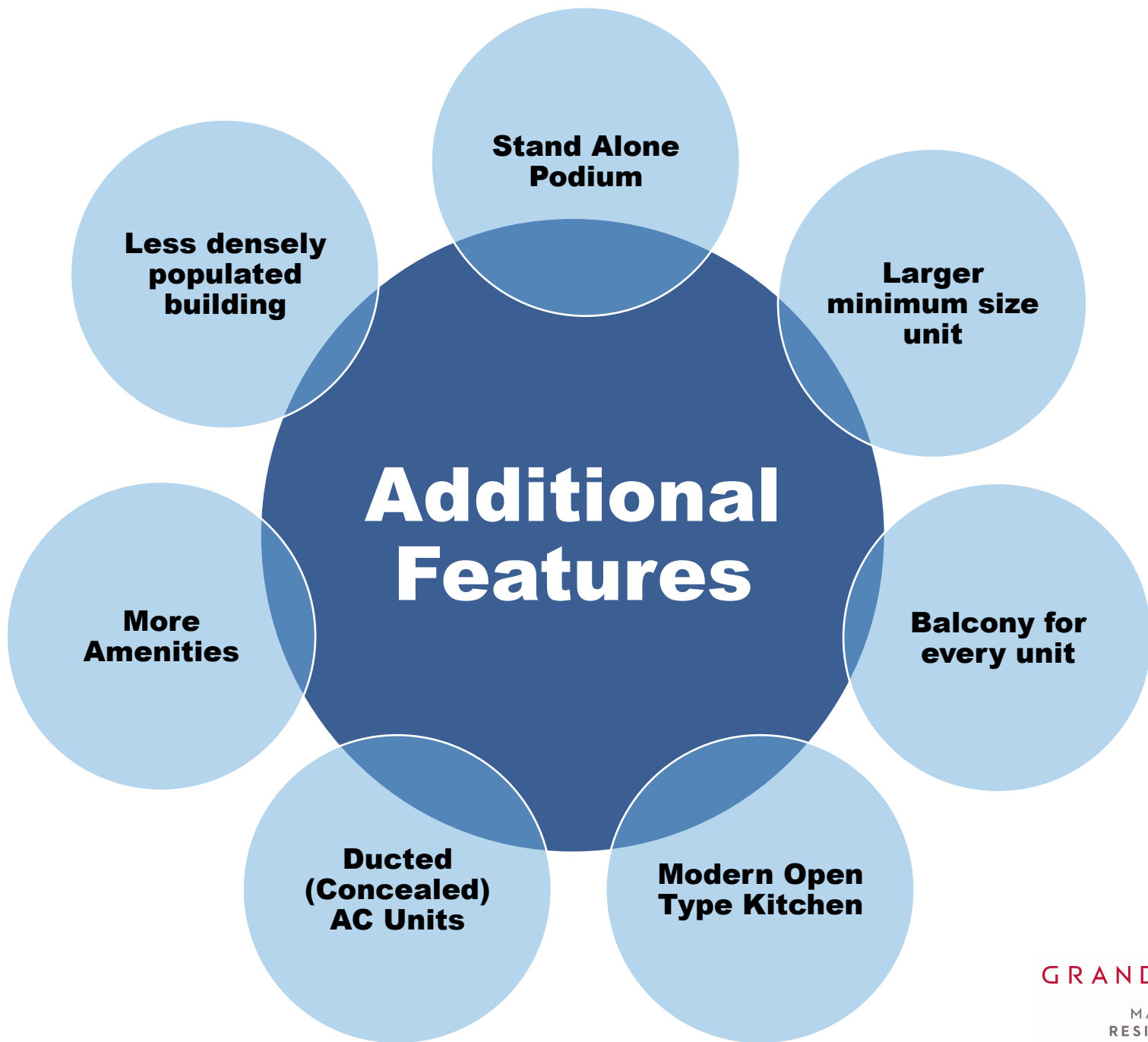
**Secondary T&B :**  
300 x 300 Homogenous Tiles

**Master's T&B**  
600 x 600 Natural Stone



	<b>GHR – Tower 1</b>	<b>GHR2 – Gold Tower</b>
No. of Elevators	Three (3) Passenger Elevators Two (2) Private Elevators for 4BR suite One (1) dedicated Service Elevator	Five (5) Private Elevators One (1) Dedicated Service Elevator
Parking Assignment	3 Basement level, LG - Retail Parking 3 Podium Level	3 Basement Level B3 – Retail Parking 5 Podium Level
No of Units per floor / per zone	(50 Floors) Low Zone- 7-9 units Mid Zone- 4-5 units High Zone- 2-3 units	(49 Floors) Low Zone - 8 units Mid Zone - 4 units High Zone -2 Units
Unit Size Range	<b>104 sqm</b> [ 2 bedroom ] – 407 sqm [ 5 bedroom]	<b>120 sqm</b> [ 2 bedroom ] – 328 sqm [ 3 bedroom + den]
Deliverable Appliances <b>(Gaggenau)</b>	2BR [104 sqm] - rangehood and cooktop hob 3BR [130 – 145 sqm] - rangehood and cooktop hob 3BR [214 – 219 sqm] - rangehood, cooktop, built-in oven 4BR [300 sqm] - rangehood, cooktop hob, built-in oven, minibar 5BR [ 407 sqm] - rangehood, cooktop hob, built in oven, minibar	2BR - rangehood, cooktop 3BR (205 -240 sqm) - rangehood, cooktop, oven 3BR (291 sqm - 328 sqm) - rangehood, cooktop, oven and branded <b>refrigerator</b>  <b>Washer and Dryer in all units</b>
Unit Finishes	Living Room – Polished Marble Bedrooms - Engineered Wood Kitchen – Homogenous Tiles Master’s T&B – Natural Stone Secondary T&B – Homogenous Tile	Living Room – Polished Marble Bedrooms - Engineered Wood Kitchen – Polished Marble Master’s T&B – Natural Stone Secondary T&B – Homogenous Tile
Plumbing Fixtures	Bathroom Fixtures: Kohler or equivalent Bathroom Fittings: Grohe or equivalent	Master’s Bathroom: Toto Secondary Bathroom: Kohler or equivalent Bathroom Fittings: Grohe or equivalent





# AMENITIES

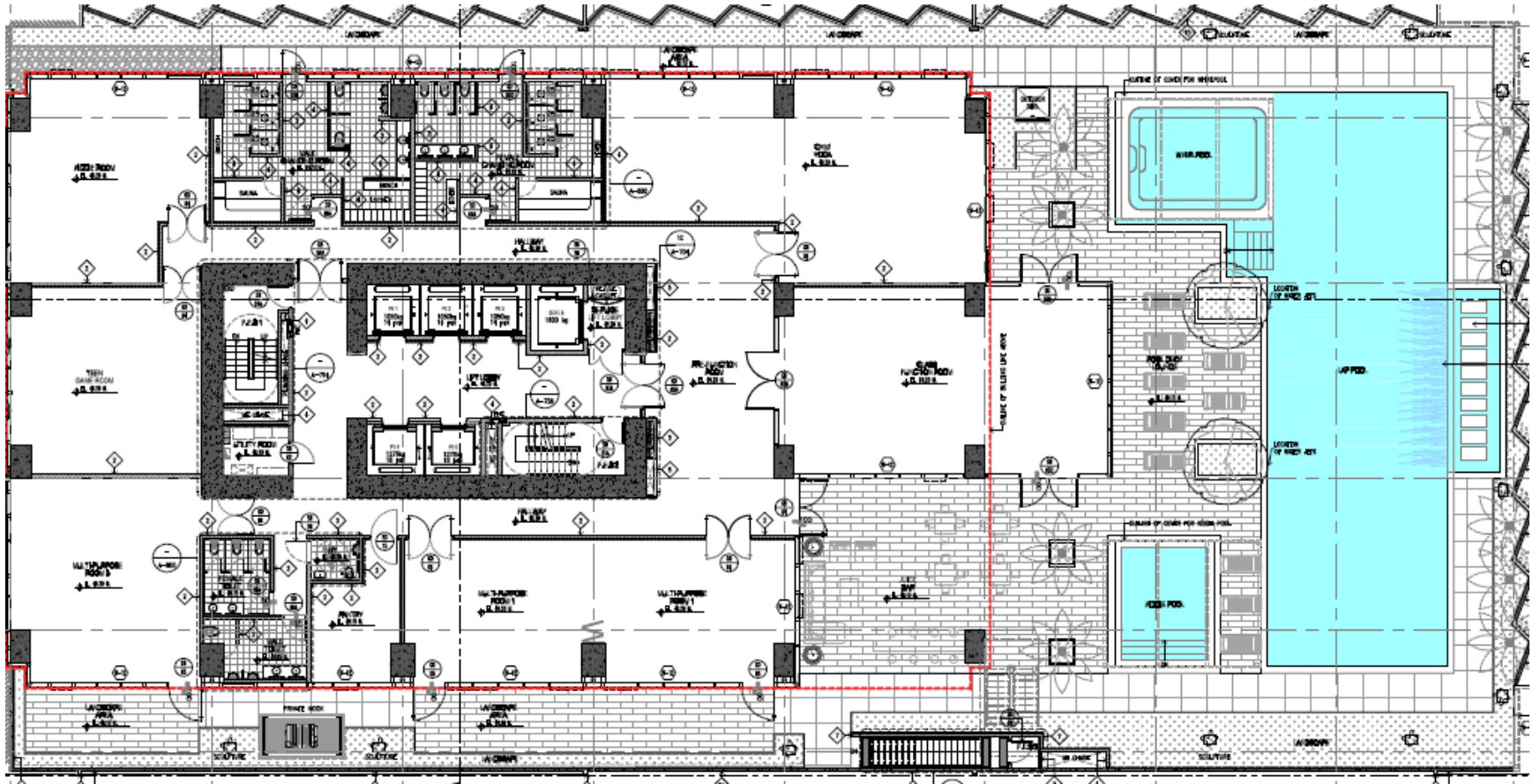


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# AMENITIES

	GHR – Tower 1	GHR – Tower 2
Indoor Amenities	<ul style="list-style-type: none"> <li>3 Multi-Purpose Room</li> <li>Pre- Function Room</li> <li>Business Centre</li> <li>Children Play Room</li> <li>Fitness Centre</li> <li>Yoga/Pilates Room</li> <li>Changing Rooms Sauna</li> <li>Game Room</li> </ul>	<ul style="list-style-type: none"> <li>2 Multi-Purpose Rooms</li> <li>Glass Function Room</li> <li>Teen Entertainment Zone</li> <li>Children Play Room</li> <li>Fitness Centre</li> <li>Yoga/Pilates Room</li> <li>Changing Rooms with Sauna</li> <li>Pantry</li> </ul>
Outdoor Amenities	<ul style="list-style-type: none"> <li>25 Meter Lap Pool</li> <li>Jacuzzi</li> <li>Kiddie Pool</li> <li>Trellis Chase Lounge Chairs</li> <li>Outdoor Landscaped Area</li> <li>Wet Lounge</li> </ul>	<ul style="list-style-type: none"> <li>25 Meter Lap Pool</li> <li>Jacuzzi</li> <li>Kiddie Pool</li> <li>Trellis Chase Lounge Chairs</li> <li>Outdoor Landscaped Area</li> <li>Private Nook Outdoor Lounge Area</li> <li>Juice Bar/Resident’s Lounge</li> <li>Outdoor Shower</li> </ul>

# AMENITY FLOOR PLAN



# FITNESS CENTRE



# CHILDREN'S PLAY ROOM



# TEEN E-ZONE



# POOL AREA





# GLASS FUNCTION ROOM



# POOL AREA



# MODEL UNITS



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# 2 BEDROOM



Living Room



# 3 BEDROOM



Bedroom 2



Bedroom 3

# 3 BEDROOM



Master's Bedroom

# 3 BEDROOM



Living Room

# 3 BEDROOM



Dining Area



Powder Room



# 3 BEDROOM + DEN



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# 3 BEDROOM + DEN



Garden Room

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# 3 BEDROOM + DEN



Garden Room

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# 3 BEDROOM + DEN



Master's Bedroom

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# 3 BEDROOM + DEN



Master's Bathroom

# 3 BEDROOM + DEN



Bedroom 1

# 3 BEDROOM + DEN



Bedroom 2

# 3 BEDROOM + DEN



Den



# PROJECT CONSULTANTS

PROJECT TEAM	NAME
Architectural	CASAS + Architects Inc.
Structural	Ove Arup & Partners
Mechanical	Isagani M. Martinez-Consulting Engineer
Electrical	Isagani M. Martinez-Consulting Engineer
Plumbing/Sanitary	Isagani M. Martinez-Consulting Engineer
Fire Protection	Isagani M. Martinez-Consulting Engineer
ID Consultant – Main Lobby and Typical Lift	Exclusive Design Inc.
Landscape Consultant	Crearis Corporation

**THANK YOU.**



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