GRAND | HYATT™

MANILA
SOUTH TOWER
RESIDENCES

GRAND HYATT MANILA RESIDENCES SOUTH TOWER

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Imagine a home not only defined by elegant style and refinement, but equipped to deliver the impeccable service and facilities synonymous to Grand Hyatt Manila hotel experience.

Grand Hyatt Manila Residences South Tower rises at Grand Central Park, the same esteemed community as the iconic Grand Hyatt Manila/Metrobank Financial Center. With 50 floors of meticulously designed residential units, Grand Hyatt Manila Residences South Tower will offer sweeping view of the BGC skyline, a daily reminder that you are living at a higher level of luxury.

Artist's perspective of Grand Hyatt Manila Residences South Tower, Grand Hyatt Manila and Grand Hyatt Manila Residences

BUILDING FEATURES

LUXURY

- Elegant lobby with 6-meter floor-to-floor height
- Units with generous 3.5-meter floor-to-floor height
- Private drop-off area
- Assigned parking slots per unit
- 3 Basement parking levels
- 5 Podium parking levels
- 5 Passenger elevators
- Service lift lobby per floor
- 2 Retail floors

SAFETY & PRIVACY

- 24-hour security and building maintenance
- Audio-video guest annunciator system
- Fully-addressable fire detection system
- 100% back-up power
- Fully-integrated key card access system for elevator and residential units
- CCTV system for common areas and elevator cars

DESIGN EFFICIENCY

- High glass ratio
- Low density floor-to-unit ratio
- All units come with balcony
- Ceiling-concealed duct air condition system

LOCATION MAP

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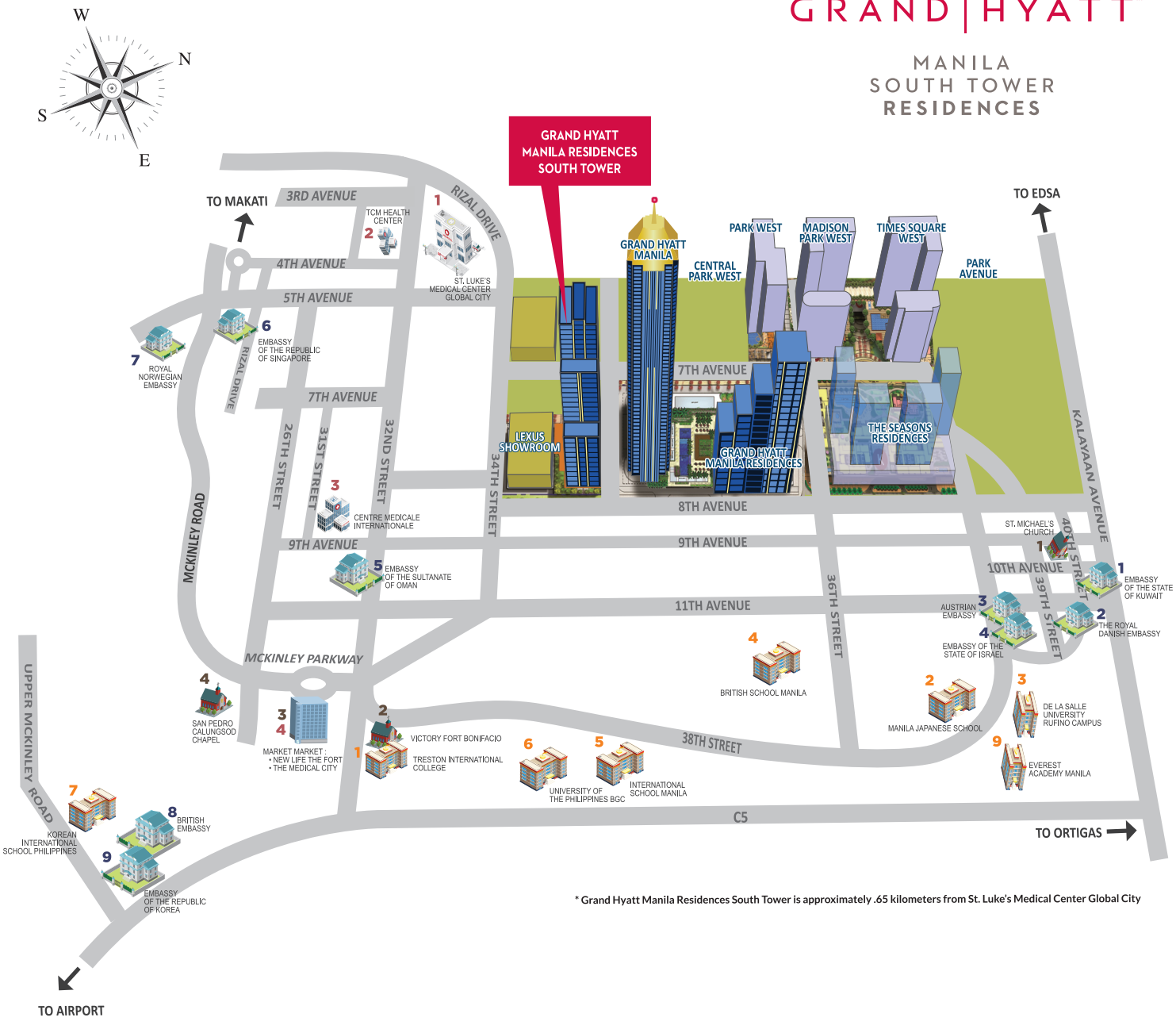

* Grand Hyatt Manila Residences South Tower is approximately .65 kilometers from St. Luke's Medical Center Global City

SCHOOLS

1. Treston International College
2. Manila Japanese School
3. De La Salle University Rufino Campus
4. British School Manila
5. International School Manila
6. University of the Philippines BGC
7. Korean International School Philippines
8. Chinese International School Manila
9. Everest Academy Manila

HEALTHCARE FACILITIES

1. St. Luke's Medical Center Global City
2. TCM Health Center
3. Centre Medicale Internationale
4. The Medical City Satellite Clinic

PLACES OF WORSHIP

1. St. Michael the Archangel Parish
2. Victory Fort Bonifacio
3. New Life The Fort
4. San Pedro Calungsod Chapel

FOREIGN EMBASSIES

1. Embassy of the State of Kuwait
2. The Royal Danish Embassy
3. Austrian Embassy
4. Embassy of the State of Israel
5. Embassy of the Sultanate of Oman
6. Embassy of the Republic of Singapore
7. Royal Norwegian Embassy
8. British Embassy
9. Embassy of the Republic of Korea

STANDARD UNIT FINISHES AND DELIVERABLES

LIVING / DINING / FOYER

Flooring:	Natural stone and / or polished marble
Walls:	Cement plastered, painted
Ceiling:	Smooth-rubbed concrete finish, painted

KITCHEN

Flooring:	Homogeneous tiles for service kitchen except for 2BR with enclosed kitchen Stone for show kitchen
Walls:	Cement plastered, painted
Ceiling:	Smooth-rubbed concrete finish, painted

BEDROOM

Flooring:	Engineered wood
Walls:	Gypsum board in painted finish
Ceiling:	Smooth-rubbed concrete finish, painted

BALCONY

Flooring:	Homogeneous tiles for outdoor environment
Railings:	Tempered glass balustrade on aluminum frames and railings

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BATHROOM

Flooring:	Natural stone in master bedroom Homogeneous tiles in all secondary bathrooms Ceramic / porcelain tiles in utility bathroom
Walls:	Natural stone in master bedroom Homogeneous tiles in all secondary bathrooms Ceramic / porcelain tiles in utility bathroom
Ceiling:	Smooth-rubbed concrete finish, painted Gypsum board, painted in utility bathroom
Countertop:	Natural stone, 20mm thick, polished
Bathroom Fixtures:	European / American brand or equivalent (for all T&Bs except utility T&B)
Bathroom Fittings:	European / American brand or equivalent (for all T&Bs except utility T&B)

OTHER UNIT FEATURES

MODULAR KITCHEN

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Modern kitchen with selection of German-branded kitchen appliances such as Gaggenau or equivalent for cooktop, rangehood and built-in oven

	2BR	3BR	3BR with DEN
Oven	✗	✓	✓
Rangehood	✓	✓	✓
Cooktop hob	✓	✓	✓
Refrigerator	✗	✗	✓
Washer and Dryer	✓	✓	✓
Washlet (Master Bedroom only)	✓	✓	✓

Refrigerator: High technology Japanese brand Hitachi or equivalent

Washer and Dryer: Front load automatic washing machine

Bedroom Cabinets: Pre-fabricated modular closets in high-end wood laminate finish

Air-conditioning: Ceiling-concealed duct air conditioner provided in living/dining and bedroom

Water Heater: Water heater provision for bathrooms and kitchen

Doors: Main - Solid-core, veneer in natural finish
Bedroom - Solid-core, veneer in natural finish
Bathroom - Hollow-core in natural finish
Utility Door - Hollow-core in natural finish
Balcony Door - Sliding glass door

Windows: Tempered glass on aluminum frames

Ironmogery: Quality lockset from Europe/US/Japan

Utility Outlet: Provisions for telephone line, CATV and data service

Home Entry System: Audio–video guest annunciator system

LOW ZONE

8th - 25th Floor

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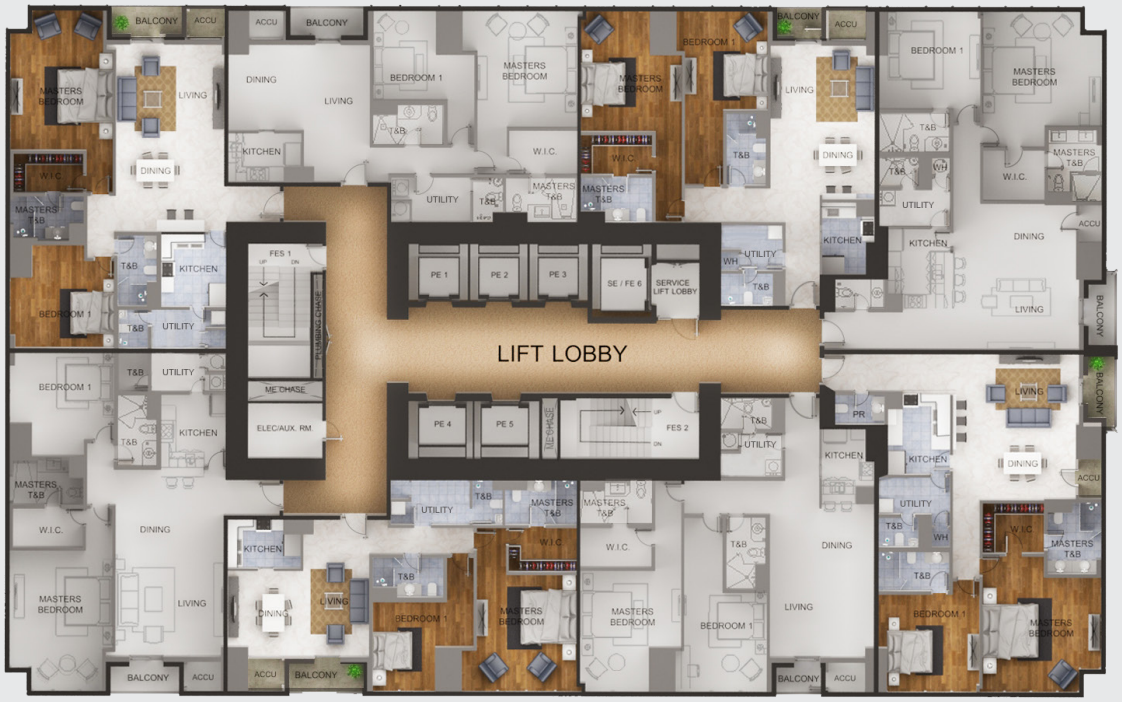
UNIT C
(2BR Type C)
120.50 sqm

UNIT B
(2BR Type B)
130.50 sqm

UNIT D
(2BR Type D)
134.50 sqm

UNIT A
(2BR Type A)
143.00 sqm

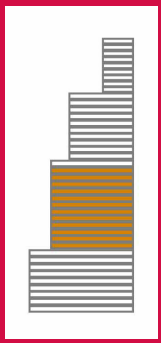


UNIT E
(2BR Type D)
134.50 sqm

UNIT H
(2BR Type A)
143.00 sqm

UNIT F
(2BR Type C)
120.50 sqm

UNIT G
(2BR Type B)
130.50 sqm



AREA	NO. OF UNITS
2BR Type A	2 Units
2BR Type B	2 Units
2BR Type C	2 Units
2BR Type D	2 Units

MID ZONE

26th Floor

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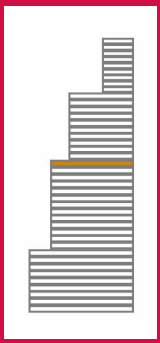
UNIT B
(3BR Type C)
207 sqm

UNIT A
(3BR Type B with Private Garden)
240 sqm

UNIT C
(3BR Type D with Den)
291 sqm

UNIT D
(3BR Type B with Private Garden)
240 sqm



AREA	NO. OF UNITS
3BR Type B with Private Garden	2 Units
3BR Type C	1 Unit
3BR Type D with Den	1 Unit

MID ZONE

27th - 38th Floor

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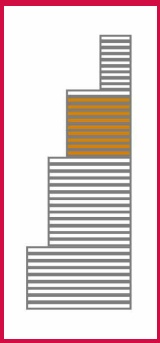
RESIDENCES

UNIT B
(3BR Type C)
207 sqm

UNIT A
(3BR Type B1)
205 sqm

UNIT C
(3BR Type D
with Den)
291 sqm

UNIT D
(3BR Type B1)
205 sqm



AREA	NO. OF UNITS
3BR Type B1	2 Units
3BR Type C	1 Unit
3BR Type D with Den	1 Unit

HIGH ZONE

39th Floor

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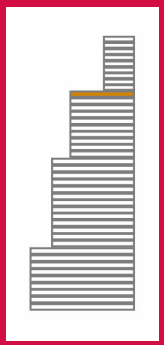
UNIT A
(3BR Type E
with Den and
Private Garden)
394 sqm

UNIT B
(3BR Type E
with Den and
Private Garden)
394 sqm



AREA

3BR Type E
with Den and
Private Garden

NO. OF UNITS

2 Units

HIGH ZONE

40th - 49th Floor

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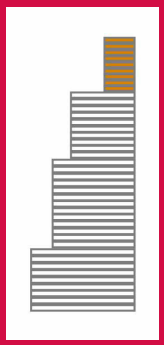
UNIT A
(3BR Type E1
with Den)
328 sqm

UNIT B
(3BR Type E1
with Den)
328 sqm



AREA

3BR Type E1
with Den

NO. OF UNITS

2 Units

(632) 551 1212

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NORTH BONIFACIO LANDMARK REALTY AND DEVELOPMENT INC.

FEDERAL LAND
GT Capital Holdings

AND

ORIX

HLURB LS NO. 033452 | HLURB ENCR AA-2018/10-2261

PROJECT LOCATION: 8TH AVE. COR. 35TH ST., GRAND CENTRAL PARK, NORTH BONIFACIO GLOBAL CITY, TAGUIG CITY
PROJECT COMPLETION: DECEMBER 31, 2023 | OWNER/DEVELOPER: NORTH BONIFACIO LANDMARK REALTY AND DEVELOPMENT INC.

NORTH BONIFACIO LANDMARK REALTY AND DEVELOPMENT INC. IS RESPONSIBLE FOR THE DEVELOPMENT AND SALE OF GRAND HYATT MANILA RESIDENCES SOUTH TOWER. THE RESIDENCES ARE NOT DEVELOPED, SOLD, OR MANAGED BY HYATT INTERNATIONAL CORPORATION OR ITS AFFILIATES, INCLUDING HYATT OF PHILIPPINES LIMITED (COLLECTIVELY, "HYATT"). HYATT HAS MERELY GRANTED THE DEVELOPER THE RIGHT TO OFFER AND SELL THE RESIDENCES UNDER THE "GRAND HYATT" TRADE NAME AND MARK. THE HYATT BRAND NAME AND TRADEMARKS ARE NOT PART OF THE SALE OF THE RESIDENCES. HYATT HAS NO RESPONSIBILITY FOR THE OFFERING, MARKETING, SALE, OR SOLICITATION OF ANY OF THE RESIDENCES.

TWO BEDROOM TYPE A

± 143 sqm

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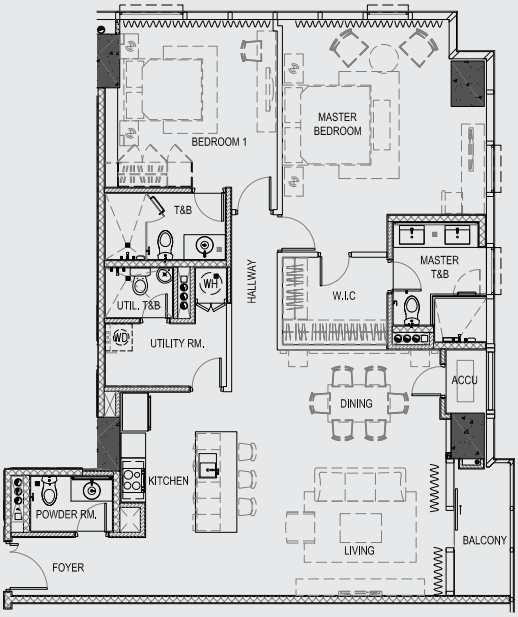

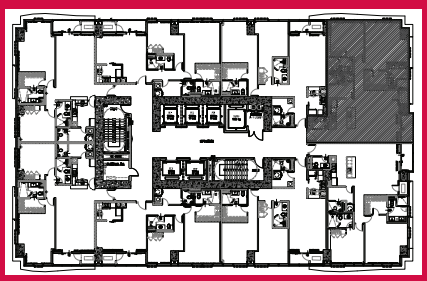

ROOM	APPROX. AREA (sqm)
Foyer	5.57
Kitchen	10.33
Living & dining	36.10
Powder room	3.84
Master's bedroom	27.52
Master's bedroom walk-in closet	6.26
Master's bedroom T&B	7.89
Bedroom 1	19.32
Bedroom 1 T&B	5.55
Hallway	3.59
Balcony	4.93
Maid's / Utility	6.49
Maid's T&B	3.04
Accu	2.34

TWO BEDROOM TYPE B

± 131 sqm

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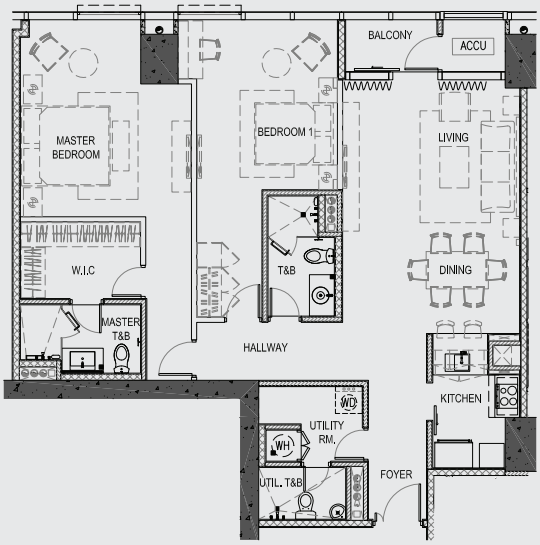
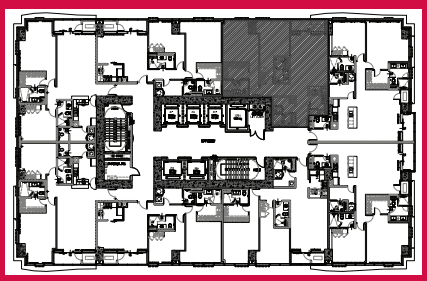
RESIDENCES





ROOM	APPROX. AREA (sqm)
Foyer	5.09
Kitchen	7.87
Living & dining	29.96
Master's bedroom	25.02
Master's bedroom walk-in closet	6.09
Master's bedroom T&B	6.31
Bedroom 1	22.60
Common T&B	5.86
Hallway	5.15
Balcony	3.36
Maid's / Utility	5.67
Maid's T&B	4.27
Accu	2.85

TWO BEDROOM TYPE C

± 120 sqm

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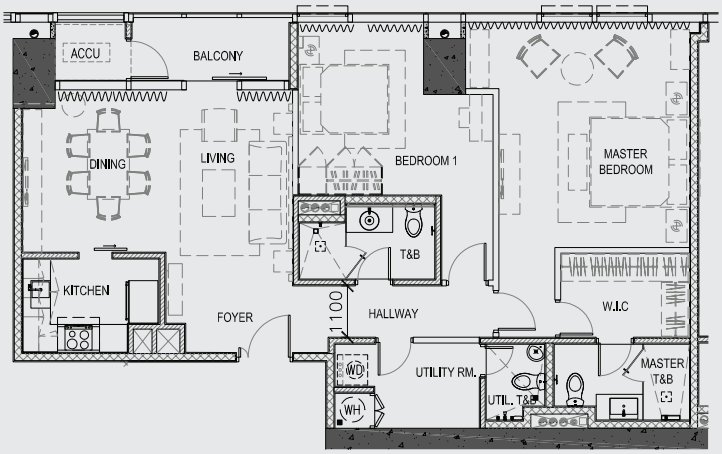

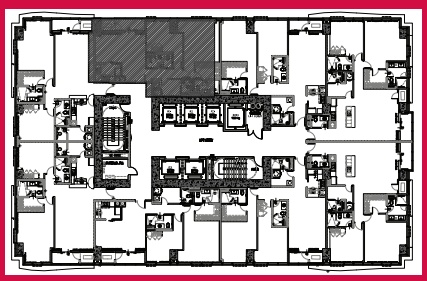

ROOM	APPROX. AREA (sqm)
Foyer	7.60
Kitchen	7.22
Living & dining	21.65
Master's bedroom	26.24
Master's bedroom walk-in closet	5.66
Master's bedroom T&B	6.28
Bedroom 1	17.99
Common T&B	5.82
Hallway	3.89
Balcony	4.86
Maid's / Utility	7.06
Maid's T&B	2.91
Accu	3.03

TWO BEDROOM TYPE D

± 135 sqm

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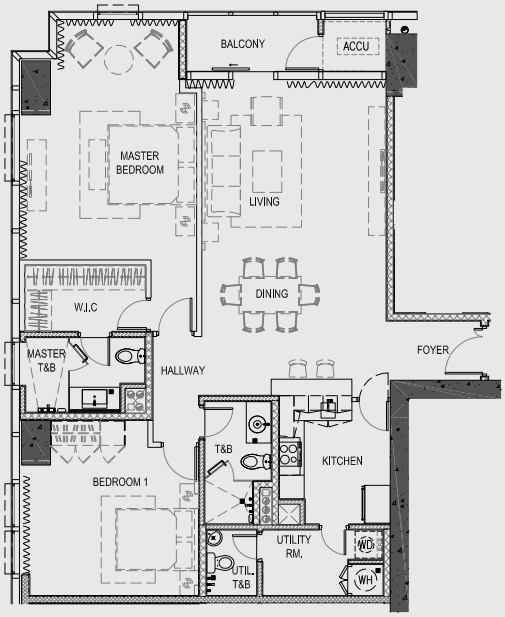

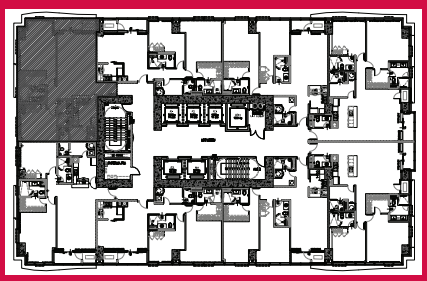

ROOM	APPROX. AREA (sqm)
Foyer	3.98
Kitchen	10.00
Living & dining	35.20
Master's bedroom	28.33
Master's bedroom walk-in closet	6.07
Master's bedroom T&B	6.76
Bedroom 1	19.67
Common T&B	5.72
Hallway	2.81
Balcony	4.59
Maid's / Utility	5.79
Maid's T&B	2.41
Accu	3.04

THREE BEDROOM
TYPE B WITH PRIVATE GARDEN

± 240 sqm

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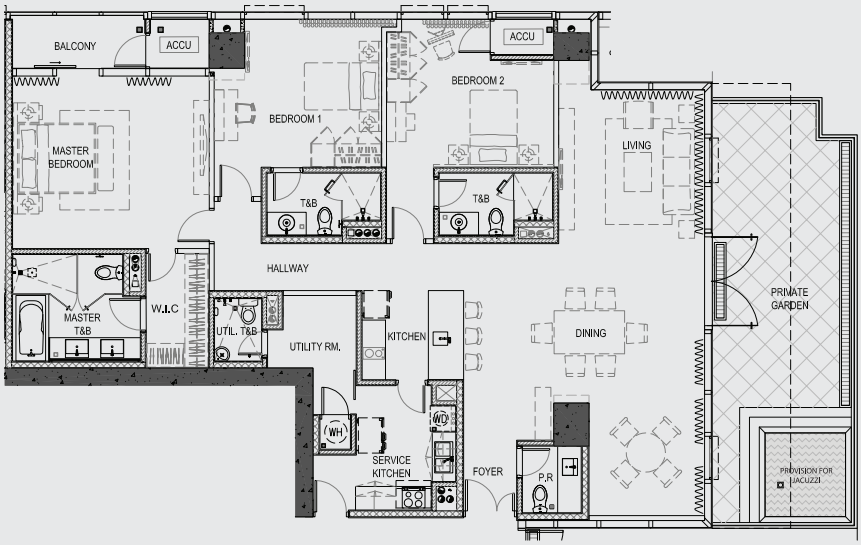

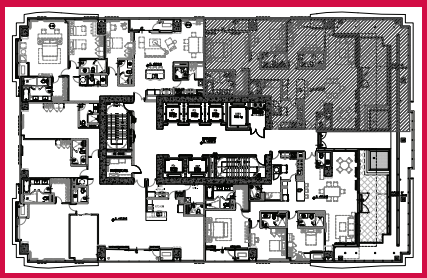

ROOM	APPROX. AREA (sqm)
Foyer	2.68
Gourmet kitchen	6.27
Living & dining	57.04
Private garden	39.85
Powder room	4.16
Master's bedroom	24.43
Master's bedroom walk-in closet	5.54
Master's bedroom T&B	10.74
Balcony	5.06
Bedroom 1	18.42
Bedroom 1 T&B	5.80
Bedroom 2	18.47
Bedroom 2 T&B	5.84
Bedroom 2 Accu	2.00
Hallway	8.94
Service kitchen	11.63
Maid's / Utility	7.43
Maid's T&B	3.03
Accu	3.03

THREE BEDROOM TYPE B1

± 205 sqm

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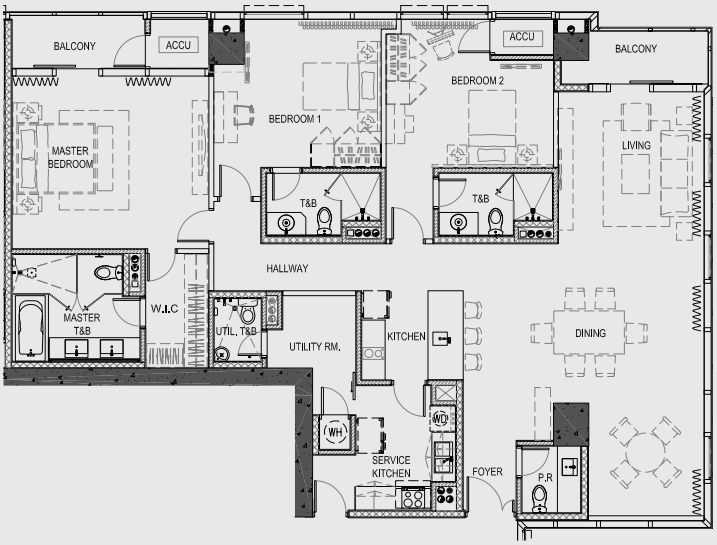

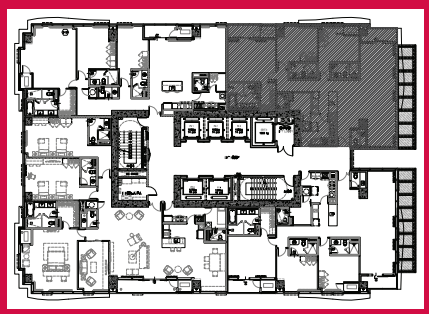

ROOM	APPROX. AREA (sqm)
Foyer	2.68
Gourmet kitchen	6.27
Living & dining	55.00
Private garden	4.16
Master's bedroom	24.43
Master's bedroom walk-in closet	5.54
Master's bedroom T&B	10.74
Master's bedroom Accu	3.03
Balcony	5.06
Bedroom 1	18.42
Bedroom 1 T&B	5.80
Bedroom 2	18.47
Bedroom 2 T&B	5.84
Bedroom 2 Accu	2.00
Hallway	8.94
Balcony at living room	6.10
Service kitchen	11.63
Maid's / Utility	7.43
Maid's T&B	3.03

THREE BEDROOM TYPE C

± 207 sqm

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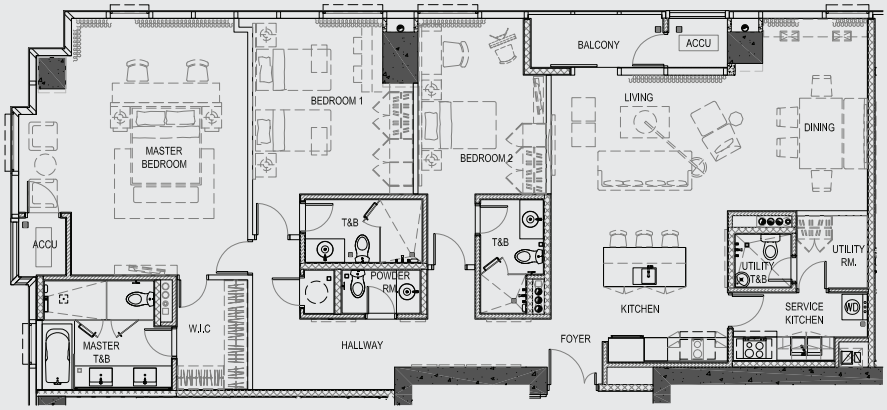

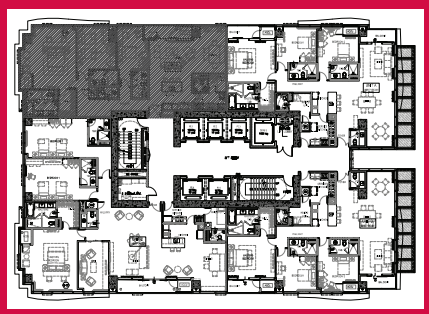

ROOM	APPROX. AREA (sqm)
Foyer	5.24
Gourmet kitchen	11.20
Living & dining	38.92
Powder room	3.09
Master's bedroom	37.28
Master's bedroom walk-in closet	5.92
Master's bedroom T&B	10.98
Master's bedroom Accu	2.44
Bedroom 1	21.73
Bedroom 1 T&B	5.59
Bedroom 2	18.24
Bedroom 2 T&B	5.95
Hallway	16.06
Balcony	4.88
Service kitchen	7.60
Maid's / utility	4.03
Maid's T&B	3.24
Accu	3.04
Water heater	1.32

THREE BEDROOM
TYPE E WITH DEN & PRIVATE GARDEN

± 394 sqm

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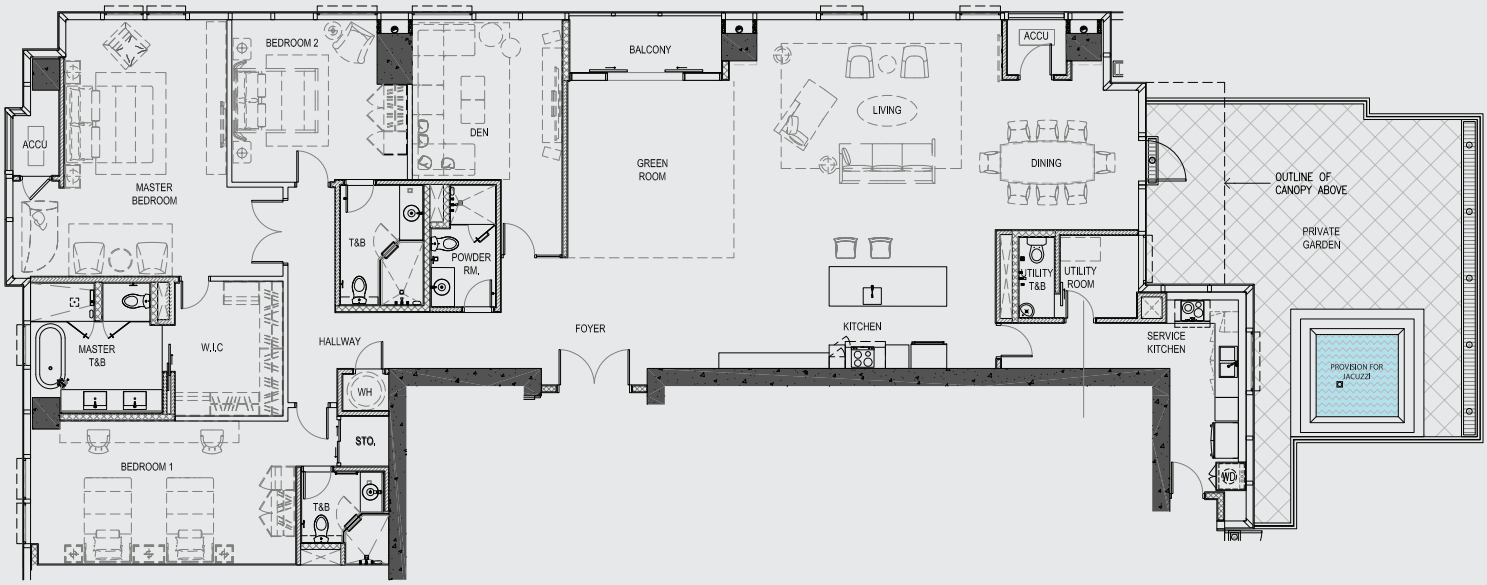

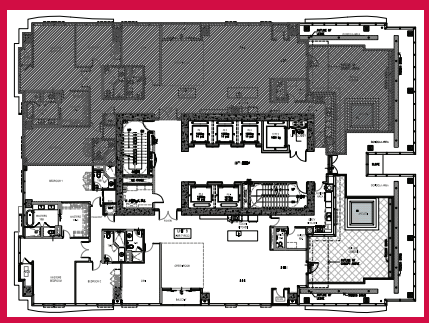

ROOM	APPROX. AREA (sqm)
Foyer	17.93
Den	21.09
Gourmet kitchen	19.40
Living, dining, green room	80.76
Private garden	65.78
Powder room	6.16
Master's bedroom	36.75
Master's bedroom walk-in closet	10.45
Master's bedroom T&B	13.48
Accu	4.11
Bedroom 2	28.94
Bedroom 2 T&B	6.19
Bedroom 2 storage	2.00
Bedroom 3	20.31
Bedroom 3 T&B	7.83
Hallway	13.11
Balcony	6.00
Service kitchen / utility	19.86
Maid's room	5.11
Maid's room T&B	3.67
Accu	3.15
Water heater	1.67

THREE BEDROOM TYPE D WITH DEN

± 291 sqm

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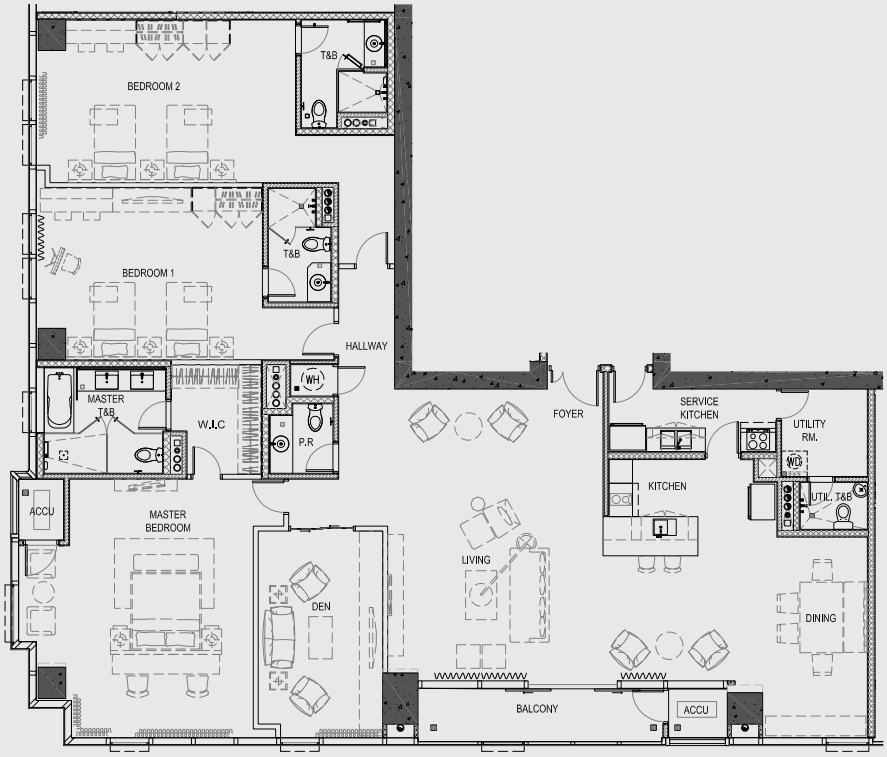

ROOM	APPROX. AREA (sqm)
Foyer, living, dining	74.78
Den	18.54
Gourmet kitchen	10.52
Powder room	4.42
Master's bedroom	40.04
Master's bedroom walk-in closet	6.71
Master's bedroom T&B	10.68
Accu	2.52
Bedroom 1	30.47
Bedroom 1 T&B	5.55
Bedroom 2	36.62
Bedroom 2 T&B	7.69
Hallway	10.75
Balcony	9.06
Service kitchen	8.98
Maid's / utility	5.81
Maid's T&B	3.47
Accu	3.05
Water heater	1.17

THREE BEDROOM TYPE E1 WITH DEN

± 328 sqm

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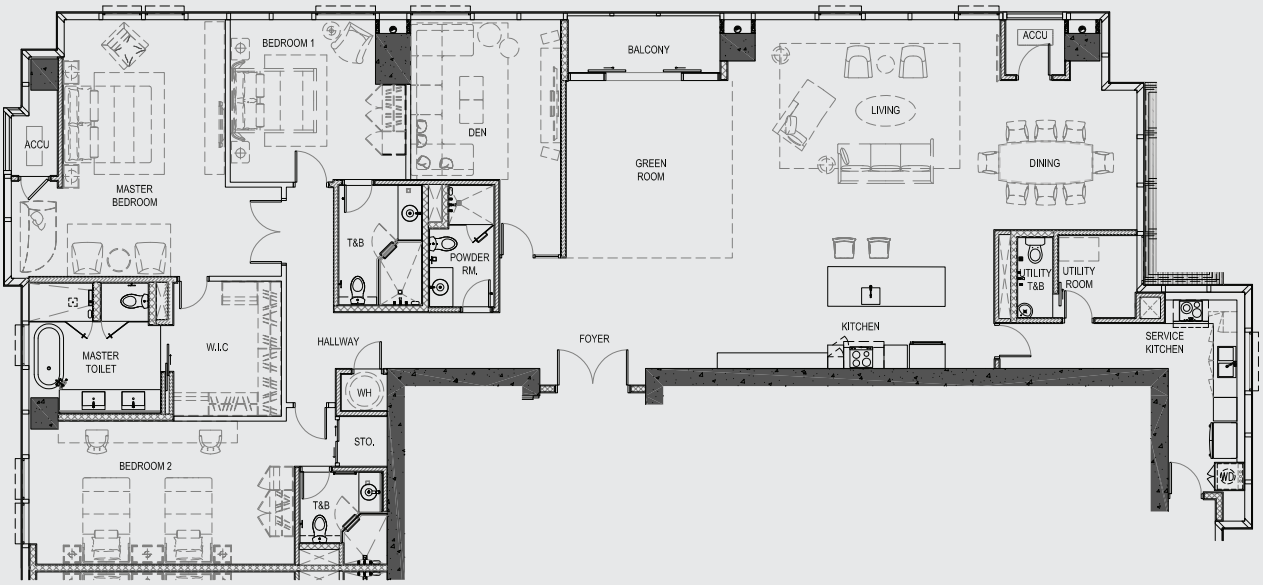
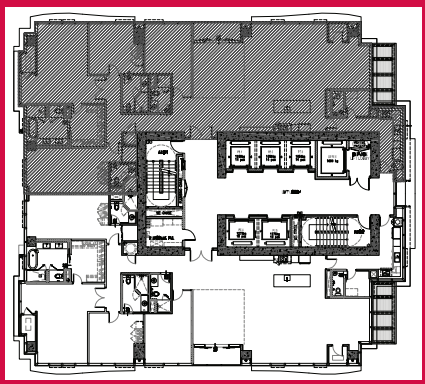
SOUTH TOWER
RESIDENCES





ROOM	APPROX. AREA (sqm)
Foyer	17.93
Gourmet kitchen	19.40
Living & dining	80.76
Powder room	6.16
Master's bedroom	36.75
Master's bedroom walk-in closet	10.45
Master's bedroom T&B	13.48
Master's bedroom Accu	4.11
Bedroom 2	28.94
Bedroom 2 T&B	6.19
Bedroom 2 storage	2.00
Bedroom 3	20.31
Bedroom 3 T&B	7.83
Hallway	13.11
Balcony	6.00
Service kitchen / utility	19.86
Maid's room	5.11
Maid's room T&B	3.67
Accu	3.15
Water heater	1.67