

# GLAM

RESIDENCES  
EDSA, QUEZON CITY

# A LIFE OF GLAMOUR

Surround yourself with the spectacular at Glam Residences. Envisioned as a complete, cosmopolitan home for success-driven singles, it is built for your utmost convenience and indulgence.

Located right off Quezon City's burgeoning Central Business District—The Triangle Park—Glam Residences is in the thick of all commercial activities in Northern Metro Manila.

It is a vibrant place that is home to high-rise condominiums, office towers, shopping malls, hotels, renowned medical centers, numerous parks, and strategic transport hub that offers easy access to vital points of Metro Manila.

**GLAM**  
RESIDENCES  
EDSA, QUEZON CITY

*For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer.*







# BE WHERE THE ACTION IS

Glam Residences is located within Quezon City's South Triangle, a district famous for its eclectic mix of quirky shops, stylish restaurants, cafes, hip bars and clubs. Food lovers can rejoice in the wide selection of globally inspired cuisine on offer. Self-care buffs can indulge in the many day spas, beauty and wellness salons for much needed pampering. Residents can opt for an exciting night out at any of the neighbourhood's local clubs and music bars.

At Glam Residences, there's always something new to discover around the corner.



**GLAM**  
RESIDENCES  
EDSA, QUEZON CITY

*For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer.*

# THE SENSATIONAL SOUTH TRIANGLE

Bordered by Quezon Avenue, Timog Avenue, and EDSA, you'll find Quezon City's South Triangle. This laid-back, charming, neighborhood is teeming with sights to see, things to do, and treats to taste. Here are but a few of its many points of interest:

**Don Andres Peruvian Kitchen** – a relaxed atmosphere coupled with affordable, mouth-watering food make this one a must-visit

**Livestock** – currently SPOT.ph's Number 1 crispy pata restaurant

**Tweedle Book Café** – a cozy library/coffee shop/wine bar perfect for reading, writing, or meeting up for a good conversation

**Uber Finds** – an underrated thrift apparel store filled with hidden gems simply waiting for the discerning eye to find them

**Mrs. Graham's Macaron Café** – a quirky, little shop specializing in baked goods, tea, coffee, and an assortment of decorative knickknacks



## Places of Interest

### Business Hubs / Offices

Distance	
±2.73 km	SM North Lifestyle District
±855 m	Elon Centris
±2.87 km	UP Techno Hub
±1.70 km	Vertis North
±1.78 km	Araneta Center

### Schools

±3.45 km	UP Diliman
±2.87 km	UP Techno Hub
±3.75 km	Miriam College
±3.82 km	Ateneo De Manila
±1.67 km	Philippine Science High School

### Other commercial establishments

Distance	
±362m	Don Andres
±558 m	Uber Finds
±360 m	Victorinos
±873 m	Kozui Green Tea
±845 m	Tweedle
±965 m	Senor Pollo
±805 m	La Vie Parisienne
±945 m	Uno
±225 m	MSM American Depot

### Malls

±2.73 km	SM North EDSA
----------	---------------

### Hospitals/Medical Institutions

±2.55 km	St. Luke's Medical
±2.15 km	Capital Medical
±1.30 km	Philippine Children's Medical Center
±1.40 km	National Kidney Transplant Institution
±1.10km	Philippine Heart center

**GLAM**  
RESIDENCES  
EDSA, QUEZON CITY

*For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer.*



# SITE DEVELOPMENT PLAN



# PROJECT OVERVIEW

**Lot area:** 6,954 sqm.

**No. of tower(s):** 1

**No. of floors:** 44 floors (physical floors)

**No. of units per tower:** 2,966 units

**No. of parking slots:** 873 parking slots\*

**No. of units per unit type:**

1 Bedroom – 2,171 units

1 Bedroom with Balcony – 758 units

2 Bedroom with Balcony – 37 units

**Project launch date:** April 2019

**Tentative turnover date:** 1Q 2024\*

\*With on-going permit application for adjustments including  
ETD 1Q 2025





# BUILDING CHART

39 Residential Floors

3 Parking Levels

Commercial

3 Basement Parking Levels

# AMENITY LAYOUT



1. Lap / Swimming Pool
2. Kiddie Pool
3. Children's Play Area
4. Lounge Areas
5. Pool Deck
6. Water Feature
7. Tree Court
8. Splash Pad/ Water play area
9. Jogging Path / Walkway / Landscapes





Grand Lobby, Artist's Perspective

# ARRIVE INTO LUXURY

Come home to a lobby adorned to impress residents and guests alike. Inspired by Hollywood, it is an elegant space featuring sublime decor, lighting, furnishing, and fixtures. It is the place to be and be seen.

*For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer.*

**GLAM**  
RESIDENCES  
EDSA, QUEZON CITY





Amenity Area, Artist's Perspective

# STYLISH LIVING

## AMENITIES



SWIMMING  
POOLS



CHILDREN'S  
POOL



BAR &  
LOUNGE SPACES



OUTDOOR  
PLAYSPACE



TOWER  
LOBBIES



FUNCTION  
ROOM

**GLAM**  
RESIDENCES  
EDSA, QUEZON CITY

Experience living in style as you take advantage of Glam Residences' classy amenities that are specially designed to support the needs of busy go-getters and achievers. Everything—from the gym to the lap pool to the Jacuzzi to the bars and lounge spaces—is tastefully designed to give you the perfect venue to meet, socialize, relax, and reinvigorate yourself after a busy day of work.

*For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer.*





Sky Lounge, Artist's Perspective

# GLAMOROUS DESIGN

Glam Residences' amenities and common areas serve as social spaces to celebrate milestones with loved ones and close friends, as well as meet new people. Spend time in the presence of good company by the poolside or perhaps enjoy a good after-party whilst taking in the gorgeous views of the city.

**GLAM**  
RESIDENCES  
EDSA, QUEZON CITY

For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer.

# SUPERIOR CONVENIENCE

Here, an array of cafes and restarants, wellness centers and beauty salons attend to your pampering needs. Picking up daily necessities, bringing home ready to eat meals or meeting up with friends for coffee become delightfully easy thanks to Glam Residences built-in commercial center, Glam Mall.





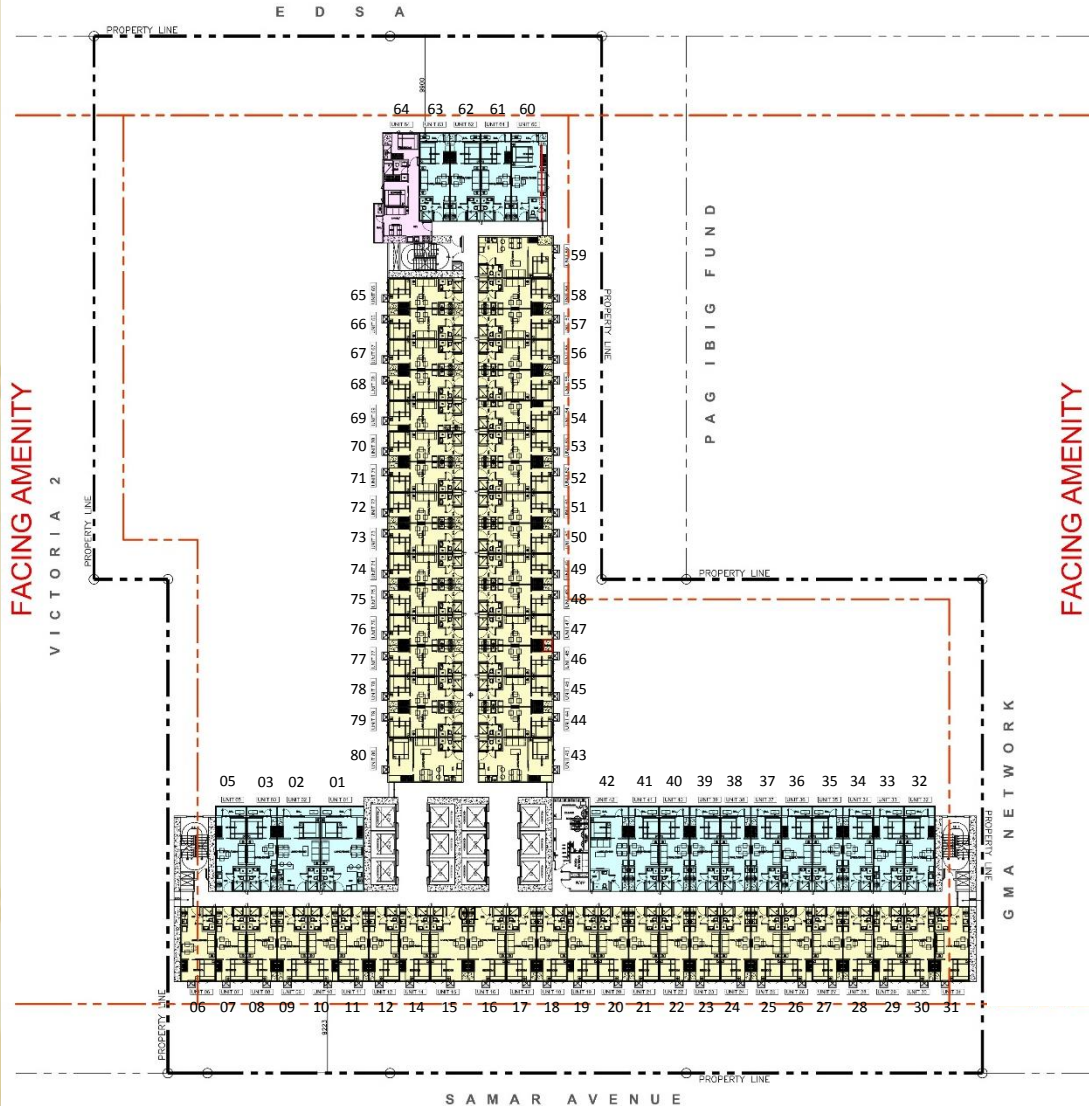


## VIP TREATMENT

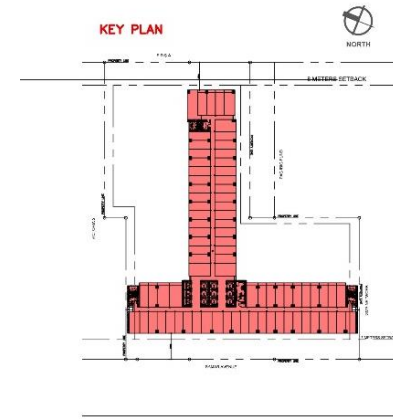
Our property management team is constantly at work to ensure that the development and the amenities are well kept and properly maintained. This way the property remains a valuable asset and a viable investment. Should you wish to cash in on your investment, a team is on-hand to assist you with your leasing requirements. The property is also equipped with comprehensive CCTV coverage and manned by 24 hour security for your safety and convenience.

# FLOOR PLAN

FACING QUEZON CITY SKYLINE



KEY PLAN



LEGENDS:

1-BEDROOM UNIT

58 units  1 BEDROOM UNIT

19 units  1 BEDROOM UNIT W/ BALCONY

2-BEDROOM UNIT

1 unit  2 BEDROOM UNIT W/ BALCONY

7TH - 44TH (TYPICAL FLOOR PLAN)

SCALE

NOT TO SCALE





Dressed Up Unit, Artist's Perspective

## ALL GLAMMED UP

Each unit is designed to be a comfortable space for singles or a cozy haven for a newly married couple. Here, personalization is key. Turn your home into the ultimate bachelor's pad, an artist's studio or, entrepreneur's home office.

*For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer.*

**GLAM**  
RESIDENCES  
EDSA, QUEZON CITY

# UNIT LAYOUT



**1 BEDROOM UNIT**  
+/- 23.72 - 34.81 SQM.



**1 BEDROOM UNIT**  
+/- 26.82 - 37.97 SQM.

Total List Price (current - all units)	as of June 2021	Total List Price (current - all units)	as of June 2021
Minimum	Php 5,681,000	Minimum	Php 7,592,000
Maximum	Php 9,874,000	Maximum	Php 12,128,000





Dressed Up Unit, Artist's Perspective

# TRES CHIC LIVING

There's nothing more rewarding than having your own space to live the life you've always wanted. In need for more space? Enjoy the privilege of combining two units or more for a dream home, designed just the way you like it.

*For training purposes only. This material may be subject to change and not for reproduction and distribution without prior consent of developer.*

**GLAM**  
RESIDENCES  
EDSA, QUEZON CITY

# UNIT LAYOUT

Total List Price (current - all units)	as of June 2021
Minimum	Php 13,183,000
Maximum	Php 14,632,000



**2 BEDROOM UNIT**  
**+/- 45.56 SQM.**



# UNIT FINISHES

## WALL FINISH

Painted Cement Finish

## FLOOR FINISH

Homogeneous Tiles

## DOORS

Main Door Laminated Wood Door

Bedroom Door Laminated Wood Door

Toilet & Bath Laminated Wood Door

## BEDROOM PARTITION

Dry Wall Partitions

## TOILET AND BATH

Wall Combination of Ceramic Tiles & Painted Wall Finish

Floor Ceramic Tiles

Ceiling Painted Finish

Fixtures Water Closet, Lavatory, Shower Set

## KITCHEN

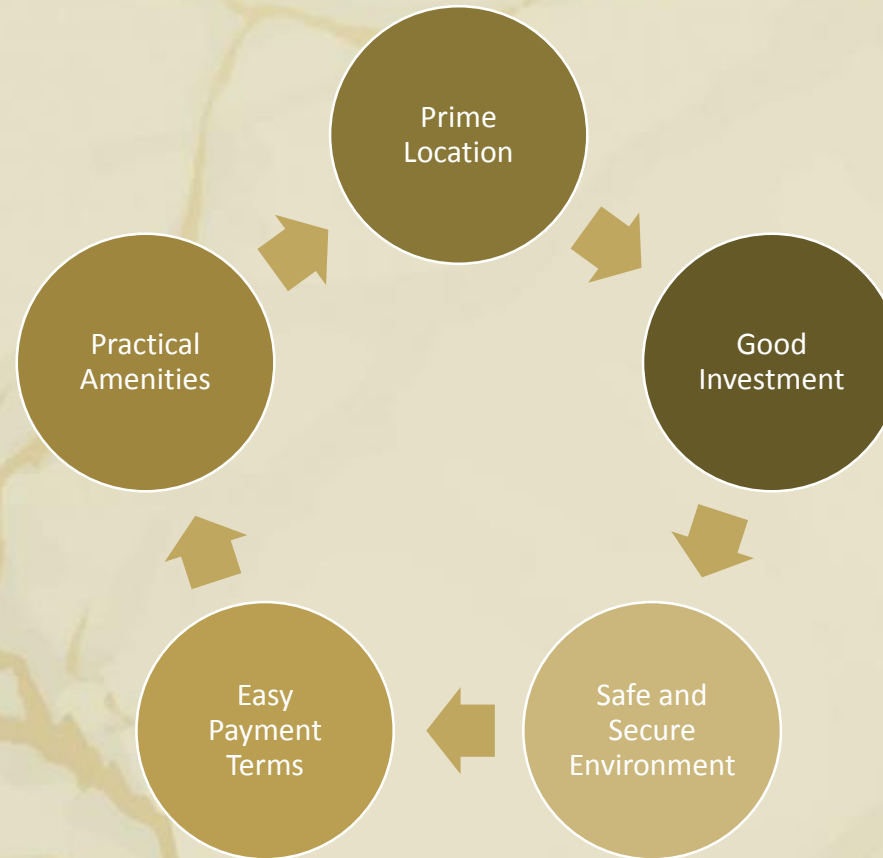
Overhead and Under-counter Cabinets with Kitchen Sink

## BALCONY

Floor Ceramic Tiles

Railing Painted Metal Railing

# 5 KEYS TO SUCCESS





# CONSTRUCTION UPDATES

as of June 2021



Elevation - EDSA



Elevation – Samar Ave



Elevation – from Amenity (GMA and Victoria Side)



Elevation – EDSA Zone 3



20th floor



Hallway – 14th floor



Fire Exit 3 – 18th floor

# PRICING INFORMATION

*as of July 2021*

## Payment Terms

*Effective from  
June 2021  
sales cut-off*

### STANDARD PAYMENT TERMS:

<b>SPOTCASH:</b>	100% Spot Cash in 30 Days
<b>DEFERRED CASH:</b>	100% Payable in 47 months
<b>SPOT DP:</b>	10% Spot / Bal. in 47 months
	20% Spot / Bal. in 47 months
	50% Spot / Bal. in 47 months
<b>DEFERRED DP:</b>	15% in 47 months / Bal. through cash or bank
	20% in 47 months / Bal. through cash or bank
<b>SPOT / DEFERRED DP:</b>	10% Spot / 10% in 46 months / Bal. through cash or bank
	20% Spot / 10% in 46 months / Bal. through cash or bank



# PRICING INFORMATION

as of June 2021

## SAMPLE COMPUTATION

(based on unsold inventory)

Payment Term Comparison (Standard vs. Special Payment Terms)				
Min	Standard Payment Term		Standard Payment Term	
	15% in 47 Months; 85% Balance		20% in 47 Months; 85% Balance	
Unit Type	1BR	23.72 sqm	1BR	23.72 sqm
TLP		<b>5,701,000</b>		<b>5,701,000</b>
Promo Discount	<b>5%</b>	285,050	<b>5%</b>	285,050
NLP		<b>5,415,950</b>		<b>5,415,950</b>
VAT/OC	18.50%	1,001,951	18.50%	1,001,951
TAP		6,417,901		6,417,901
DP	<b>15%</b>	962,685	<b>20%</b>	1,283,580
RF		25,000		25,000
DP/Month	47	<b>19,951</b>	47	<b>26,778</b>
Spot DP		-		-
Balance	85%	5,455,216	80%	5,134,321

# FREQUENTLY ASKED QUESTIONS

- **What are the amenities at the Fifth Floor of the building?**  
Swimming Pools, Multipurpose Room, Play Areas, Gym, Jogging Path.
- **What is the back-up power provision?**  
100% back-up generator power for common areas  
1 convenience outlet and 1 lighting fixture for residential units
- **What will be the type of ventilation on the typical residential hallways?**  
Naturally Ventilated
- **What are the corridor measurements?**  
Hallway Width +1.5 meters  
Hallway Floor to Ceiling Height +2.4 meters
- **How many elevators are there?**  
There are twelve (12) elevators
- **When is the estimated project completion?**  
Feb 2024\*

*\*with current ETD Application for adjustment*



# FREQUENTLY ASKED QUESTIONS

- **What is the floor to floor height?**

3.1m for Residential floors

- **AC Provision Capacity**

1.5 HP Split type AC for units with balcony

1.5 HP Window Type for units without balcony

- **HOUSE RULES**

**RESIDENTIAL UNITS:**

**A. CAN A RESIDENTIAL UNIT BE USED FOR COMMERCIAL PURPOSES?**

No, all residential units shall be used for residential purposes only.

**B. IS THE BALCONY PART OF THE RESIDENTIAL AREA?**

Yes, the balcony forms part of the residential area.

However, it is not allowed to put any unsightly fixtures (e.g. clothesline, cleaning materials, etc.) in the balcony that is visible from the exterior of the building.

**C. ARE PETS ALLOWED IN THE RESIDENTIAL BUILDING?**

Only household pets contained in an aquarium that do not cause unreasonable noise, smell, harm or damage to the community and the general public and they do not interfere with the normal enjoyment of a peaceful, sanitary and safe environment. Dogs, cats and the like are not allowed.

# FREQUENTLY ASKED QUESTIONS

**E. WHEN CAN A UNIT OWNER MOVE-IN TO THEIR UNIT?**

Buyers will be allowed to move-in after all of the following conditions are achieved:

- a. Construction of project has been completed.
- b. Buyer has met the payment & documentary requirements for move-in
- c. Signed Certificate of Acceptance by the unit owner.
- d. Payment of Working Capital (equivalent to 3 months Condo Dues).
- e. Submission of filled out Move-in Forms
- f. Attendance in orientation on the House Rules conducted by the Property Administrator.
- g. Submission of all other documents as may be required by the Property Admin.

**F. WHAT IS THE PURPOSE OF COLLECTING CONDOMINIUM DUES FROM THE UNIT OWNERS?**

Condominium dues are used to pay the following expenses:

- a. Operating and maintenance expenses of the condominium.
- b. Insurance expenses and real estate & property taxes to cover the amenities and common areas in the community.
- c. Permits and licenses fees paid to the government.

**G. WHEN WILL A UNIT OWNER START PAYING FOR THE CONDOMINIUM DUES?**

Payment of condo dues will start once the unit has been accepted by the unit owner or deemed accepted based on turnover policy.



# FREQUENTLY ASKED QUESTIONS

## **PARKING SLOTS:**

**A. WHO CAN PURCHASE A PARKING SLOT?**

Only unit owners can purchase a parking slot.

**B. IF A RESIDENTIAL UNIT PURCHASED WAS CANCELLED BY THE BUYER, WHAT HAPPENS TO THE PARKING SLOT PURCHASED?**

With this scenario, the parking slot purchased will also be cancelled.

**C. ARE THERE ANY FREE PARKING SLOTS ALLOTTED FOR THE UNIT OWNERS?**

No parking slot will be available to unit owners for free.

**D. WHAT HAPPENS IF A UNIT OWNER DOES NOT GET A PARKING SLOT?**

Unit owners who did not purchase parking slots may opt to rent parking slots from the Property Management or from other unit owners who are leasing/renting out their parking slots.

## **FACILITIES AND AMENITIES**

**A. ARE THERE ANY FEES TO BE COLLECTED FOR USING THE FACILITIES IN THE COMMUNITY?**

The use of facilities and amenities are generally covered by the condominium dues, except for areas identified by the condominium corporation. (e.g. function rooms/ clubhouse/ pools). Such fees will be used to cover maintenance and utility cost.

# FREQUENTLY ASKED QUESTIONS

## **OTHER DETAILS:**

- **Elevator Capacity**  
21 Persons / 1600 kgs..
- **Garbage Collection & MRF Area**  
Utility Room per floor and MRF at Ground Floor
- **Residential back-up power**  
Manual switch – Panel board
- **Parking Measurement & Ratio**  
2.5m x 5.0m ; 1:4 parking ratio
- **Phone/Internet provision**  
Fiber connection
- **Fire Exits**  
Naturally Ventilated
- **Foundation Type**  
Combination of Mat and Isolated footing



**THANK YOU!**

# OTHERS

Project Website	<a href="http://www.smdc.com">www.smdc.com</a>
Contact Person	Charisse Nicolas <a href="mailto:charisse.nicolas@smdevelopment.com">charisse.nicolas@smdevelopment.com</a>