

GLAM

RESIDENCES
EDSA, QUEZON CITY

SMDC

Every single day, SM touches the lives of millions of people through its stores, malls, banks, hotels and leisure facilities. And now Filipinos can live in style, comfort and convenience at SM Development Corporation (SMDC).

SMDC commits itself to provide access to luxurious urban living through vertical villages perfectly integrated with a commercial retail environment, giving its residents a truly cosmopolitan lifestyle.

SMDC Developments are strategically situated in key areas across Metro Manila specifically the Central Business Districts of Mall of Asia Complex, Makati, Ortigas, Taguig, Quezon City, Manila, Pasay, Parañaque and Las Piñas.

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.

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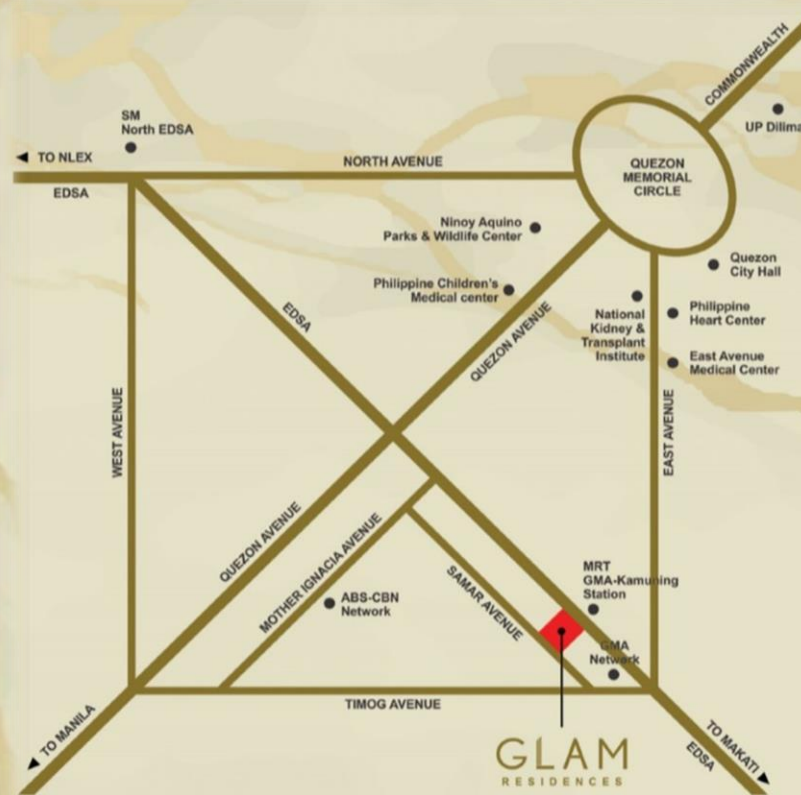




BE WHERE THE ACTION IS

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.



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

Schools

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

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

Malls

SM North EDSA	±2.73 km
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Hospitals/Medical Institutions

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



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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.

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Amenity Area, Artist's Perspective

STYLISH LIVING

AMENITIES



SWIMMING POOLS



CHILDREN'S POOL



BAR & LOUNGE SPACES



OUTDOOR PLAYSPACE



TOWER LOBBIES



FUNCTION ROOM

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 rejuvenate yourself after a busy day of work.



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 cityscape at the 45th floor rooftop.

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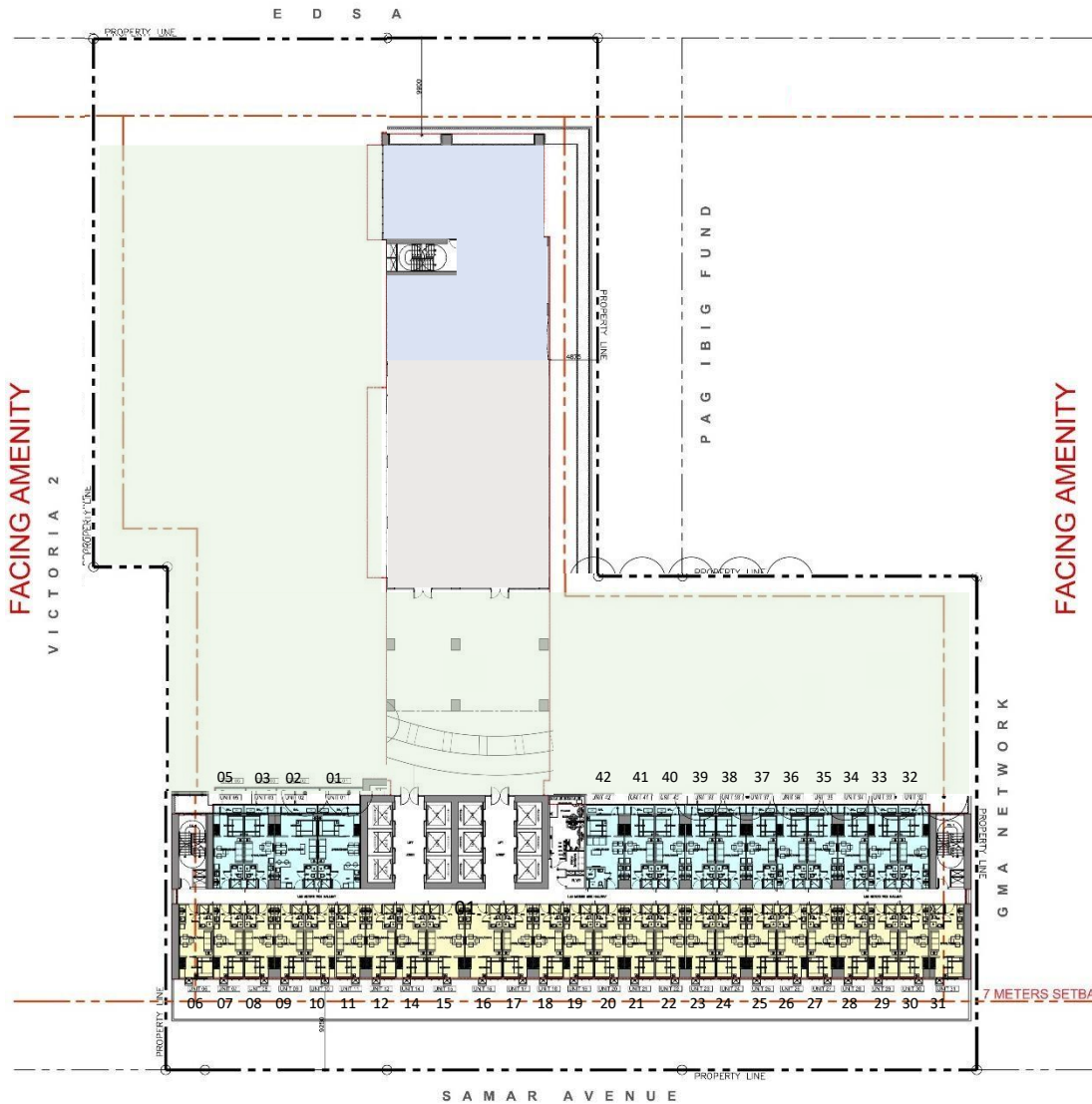
SUPERIOR CONVENIENCE

Here, an array of cafes and restaurants, 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.



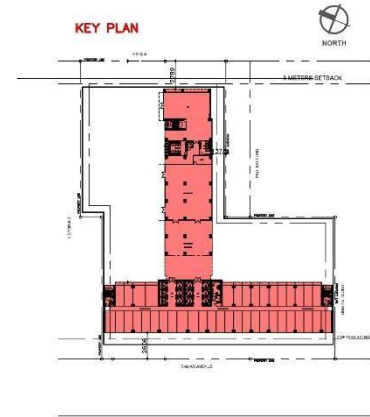
FLOOR PLAN

FACING QUEZON CITY SKYLINE



FACING QUEZON CITY SKYLINE

KEY PLAN



LEGENDS:

1-BEDROOM UNIT

25 units 1 BEDROOM UNIT

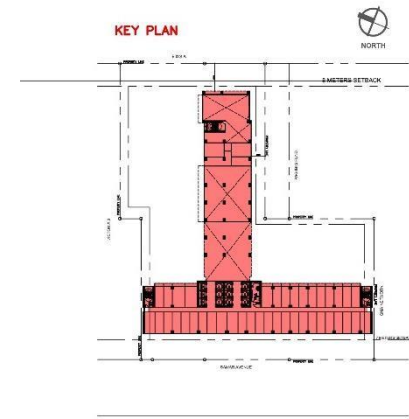
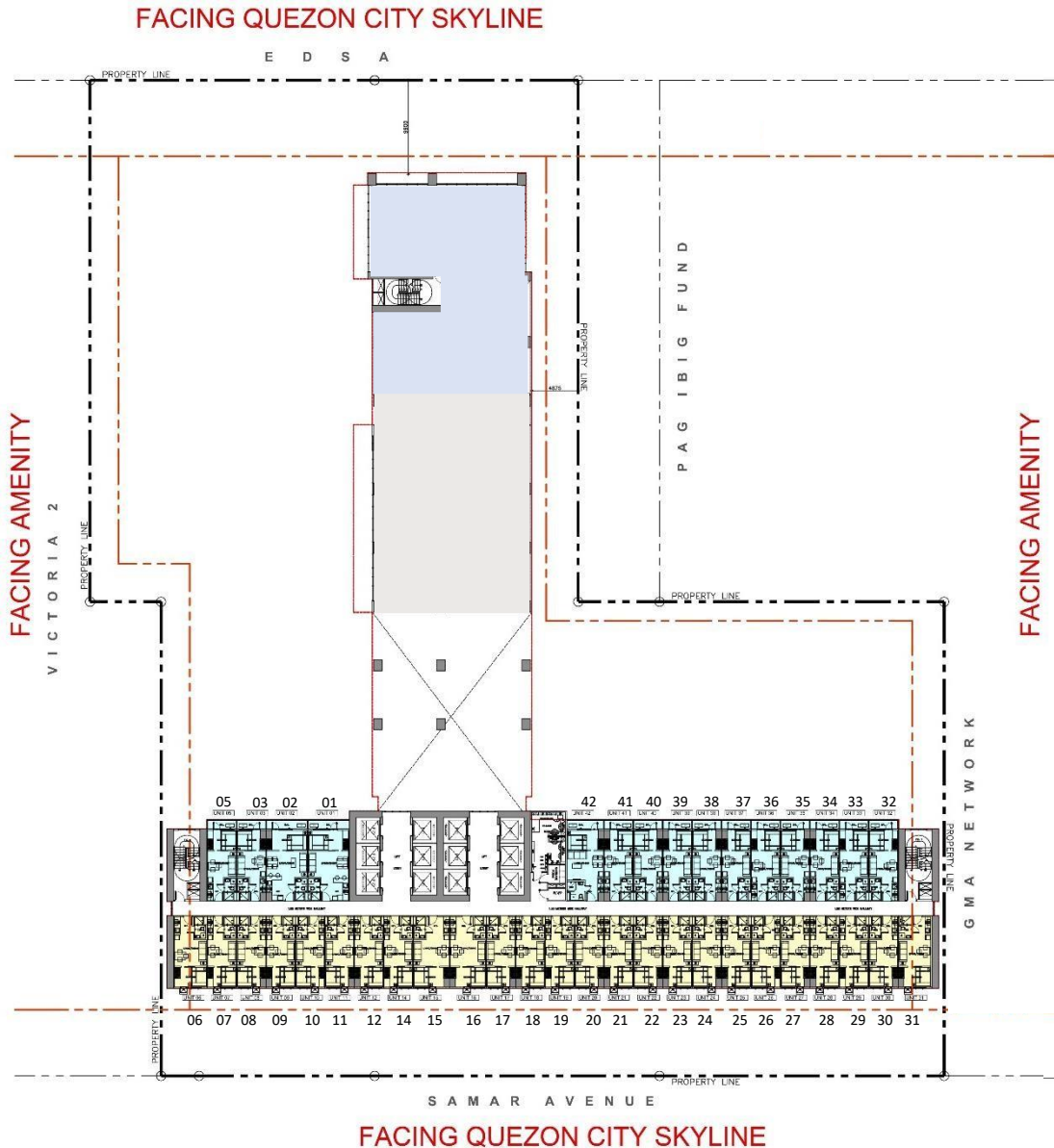
15 units 1 BEDROOM UNIT W/ BALCONY

5TH FLOOR PLAN (AMENITY FLOOR)

SCALE

NOT TO SCALE

FLOOR PLAN



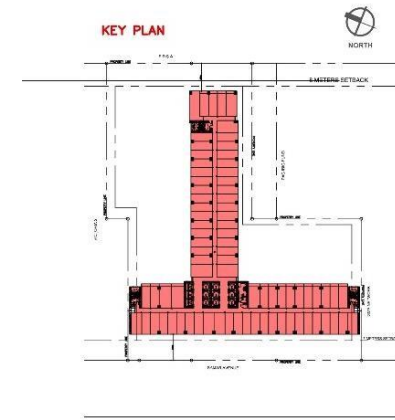
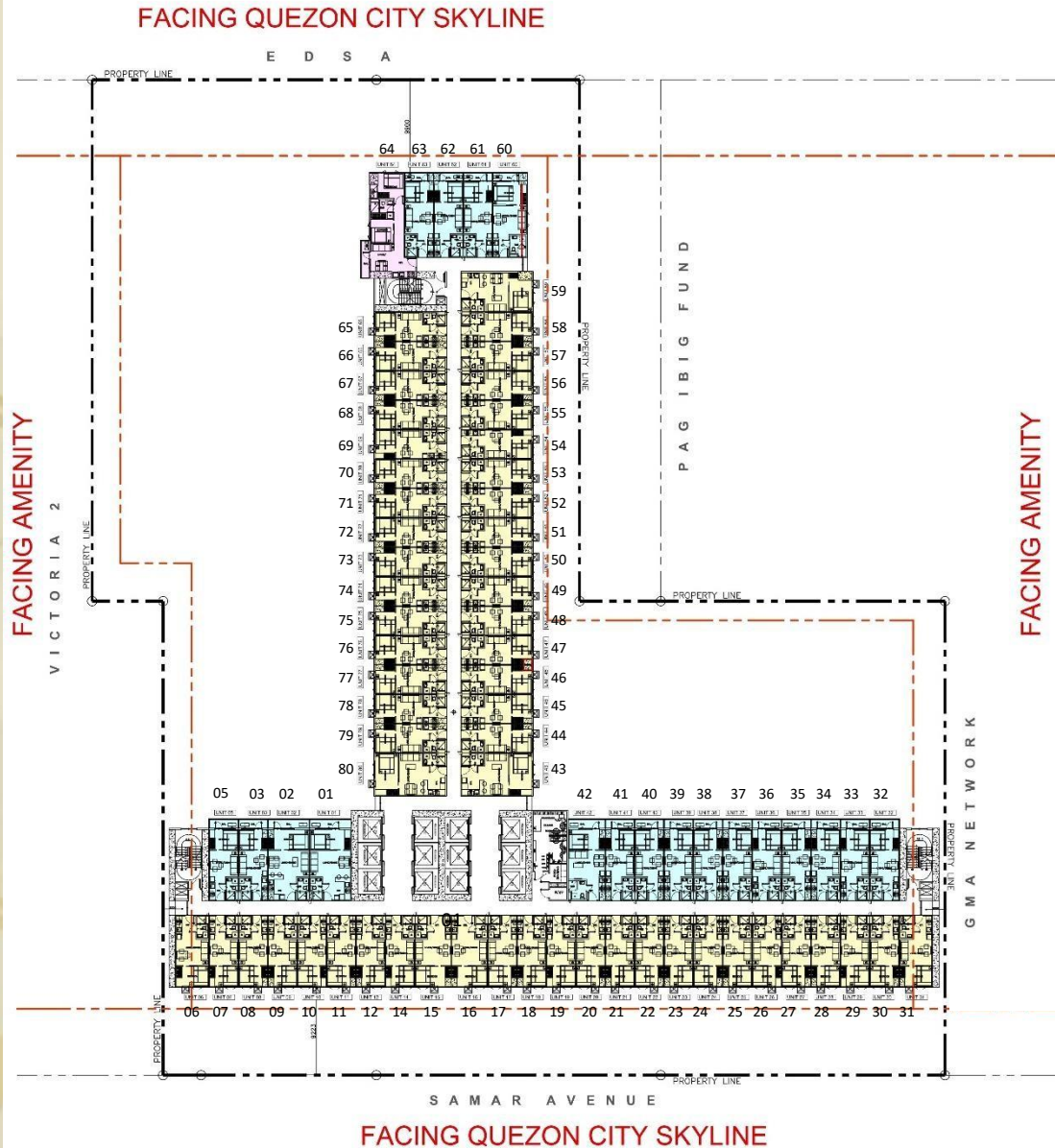
LEGENDS:

- 1-BEDROOM UNIT
- 25 units** 1 BEDROOM UNIT
- 15 units** 1 BEDROOM UNIT W/ BALCONY

6TH FLOOR PLAN

SCALE NOT TO SCALE

FLOOR 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.

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UNIT LAYOUT



1 BEDROOM UNIT
+/- 23.72 - 34.81 SQM.



1 BEDROOM UNIT
+/- 26.82 - 37.97 SQM.



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.

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UNIT LAYOUT



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 May 31, 2023



Pool Area



Mock Up Unit



Mock Up Unit

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	www.smdc.com
Contact Person	Emanuel Nave Emanuel.nave@smdevelopment.com