

SMDC

F A M E
R E S I D E N C E S

EDSA, MANDALUYONG CITY

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The SMDC logo is a blue rectangle with the letters "SMDC" in white, bold, sans-serif font.The title "FAME RESIDENCES CENTRAL EDSA" is centered on a gold background with a repeating geometric pattern. "FAME" is in a large, serif font with a gold triangle above the 'A'. "RESIDENCES" is in a smaller, spaced-out, sans-serif font. "CENTRAL EDSA" is in a smaller, spaced-out, sans-serif font below it.

FAME

RESIDENCES
CENTRAL EDSA

Have a glimpse of the life in glitz and glamour, with gold curtain walls that surround this luminescent development. Inspired by the entertainment industry's zest of recognition, Fame Residences stands proud as the crowning glory of Central EDSA, A trophy providing a true sense of prominence to its residents.



VICINITY

FAME
RESIDENCES



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SMDC

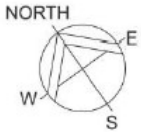
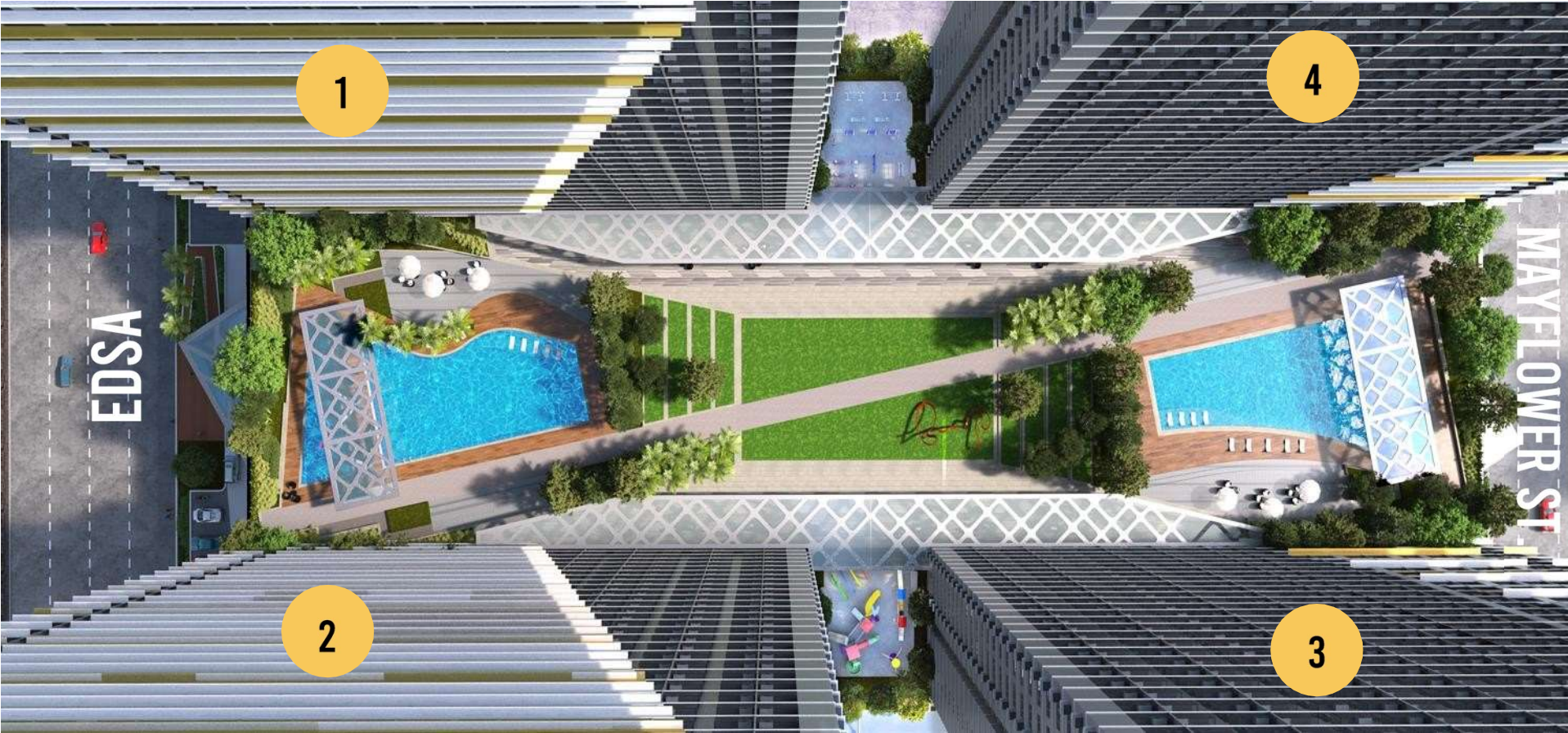
PROJECT OVERVIEW

- EDSA and Mayflower St.,
Brgy. Highway Hills, Mandaluyong City
- Total Lot Area: 18,907 sqm
- Launch Date: November 2014
- TO Dates:
 - Towers 1 & 2 – Ongoing
 - Tower 3 – Ongoing
 - Tower 4 – February 2024
- 4 Towers with common podium
- 41 Marketing floors
- 5,106 Residential units
- 1,268 Parking slots
- P190K Ave. P/Sqm



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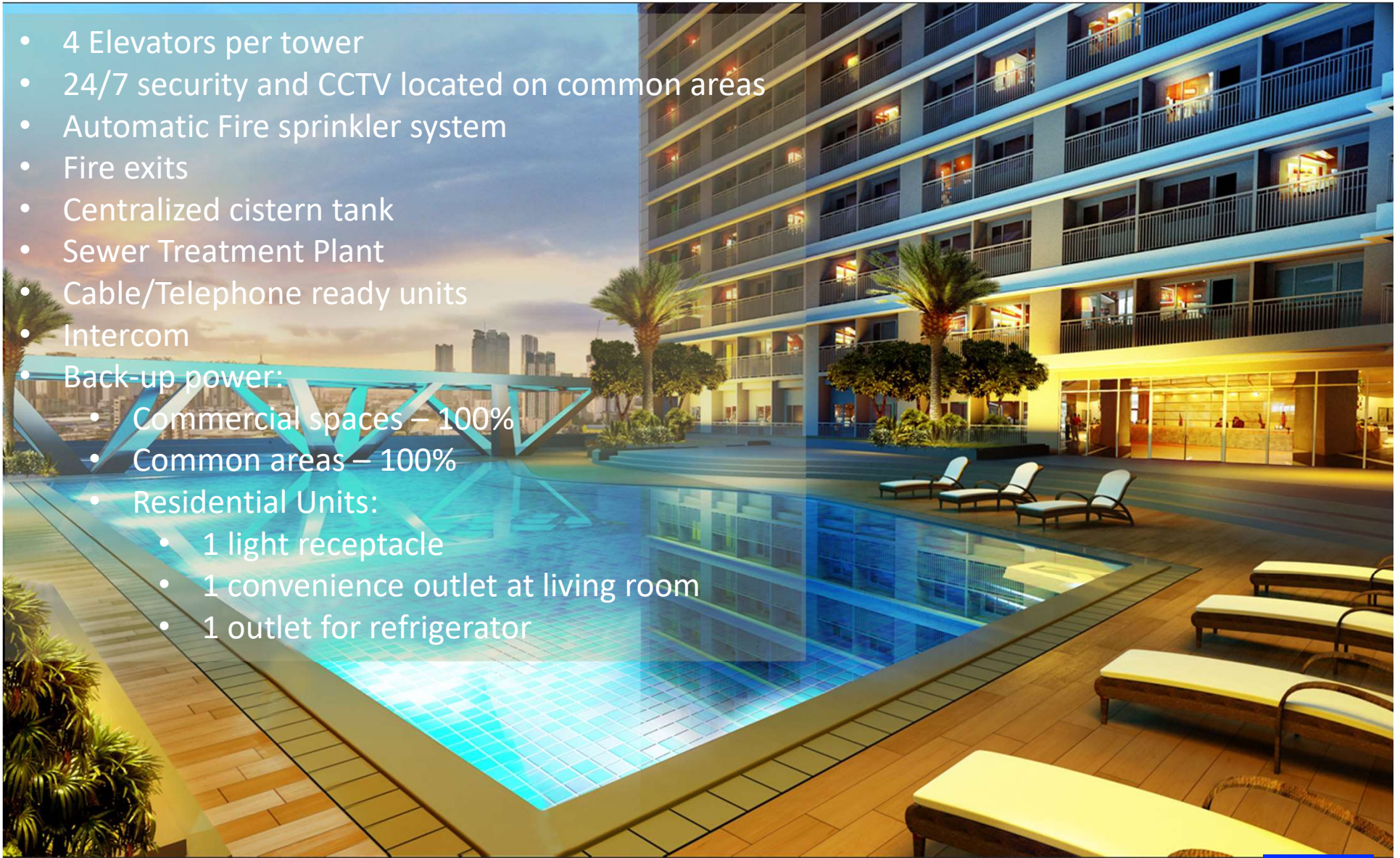
SITE DEVELOPMENT PLAN



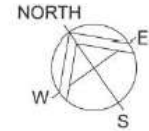
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FEATURES & AMENITIES

- 4 Elevators per tower
- 24/7 security and CCTV located on common areas
- Automatic Fire sprinkler system
- Fire exits
- Centralized cistern tank
- Sewer Treatment Plant
- Cable/Telephone ready units
- Intercom
- Back-up power:
 - Commercial spaces – 100%
 - Common areas – 100%
 - Residential Units:
 - 1 light receptacle
 - 1 convenience outlet at living room
 - 1 outlet for refrigerator



T1 AMENITY FLOOR PLAN (7F)



ORTIGAS SKYLINE
(PROPOSED MARKETING VIEW)



AMENITY LANDSCAPE AREA
(PROPOSED MARKETING VIEW)

LEGENDS:

 GARBAGE ROOM	 TYPE B - WITHOUT COLUMN - 3 UNITS	 TYPE F - FAMILY SUITE A (WITHOUT COLUMN) - 2 UNITS
 EE ROOM	 TYPE C - SINGLE COLUMN - 7 UNITS	 TYPE G - FAMILY SUITE A (SINGLE COLUMN) - 2 UNITS
 METER CENTER	 TYPE D - DOUBLE COLUMN - 4 UNITS	 TYPE K - FAMILY SUITE B (DOUBLE COLUMN) - 4 UNITS

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T1 TYPICAL FLOOR PLAN (8F-41F)



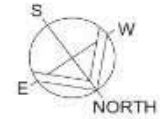
LEGENDS:

<p> GARBAGE ROOM</p> <p> EE ROOM</p> <p> METER CENTER</p>	<p>1-BEDROOM UNIT</p> <p> TYPE A - DOUBLE COLUMN - 1 UNIT</p> <p>1-BEDROOM UNIT W/ BALCONY</p> <p> TYPE B - WITHOUT COLUMN - 4 UNITS</p> <p> TYPE C - SINGLE COLUMN - 9 UNITS</p> <p> TYPE D - DOUBLE COLUMN - 5 UNITS</p>	<p>2-BEDROOM END UNIT W/ BALCONY</p> <p> TYPE E - WITH CURTAIN WALL - 1 UNIT</p> <p>FAMILY SUITE</p> <p> TYPE F - FAMILY SUITE A (WITHOUT COLUMN) - 2 UNITS</p> <p> TYPE G - FAMILY SUITE A (SINGLE COLUMN) - 5 UNITS</p> <p> TYPE H - FAMILY SUITE A (DOUBLE COLUMN) - 2 UNITS</p> <p> TYPE J - FAMILY SUITE B (SINGLE COLUMN) - 5 UNITS</p> <p> TYPE K - FAMILY SUITE B (DOUBLE COLUMN) - 4 UNITS</p>
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T2 AMENITY FLOOR PLAN (7F)



MAKATI CITY SKYLINE
(PROPOSED MARKETING VIEW)



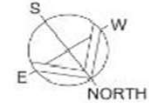
AMENITY LANDSCAPE AREA
(PROPOSED MARKETING VIEW)

LEGENDS:

- | | | |
|--|--|--|
|  GARBAGE ROOM |  1-BEDROOM UNIT W/ BALCONY
TYPE B - WITHOUT COLUMN - 3 UNITS |  FAMILY SUITE
TYPE F - FAMILY SUITE A (WITHOUT COLUMN) - 2 UNITS |
|  EE ROOM |  TYPE C - SINGLE COLUMN - 7 UNITS |  TYPE H - FAMILY SUITE A (DOUBLE COLUMN) - 2 UNITS |
|  METER CENTER |  TYPE D - DOUBLE COLUMN - 4 UNITS |  TYPE K - FAMILY SUITE B (DOUBLE COLUMN) - 4 UNITS |

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T2 TYPICAL FLOOR PLAN (8F-41F)
















MAKATI CITY SKYLINE
(PROPOSED MARKETING VIEW)



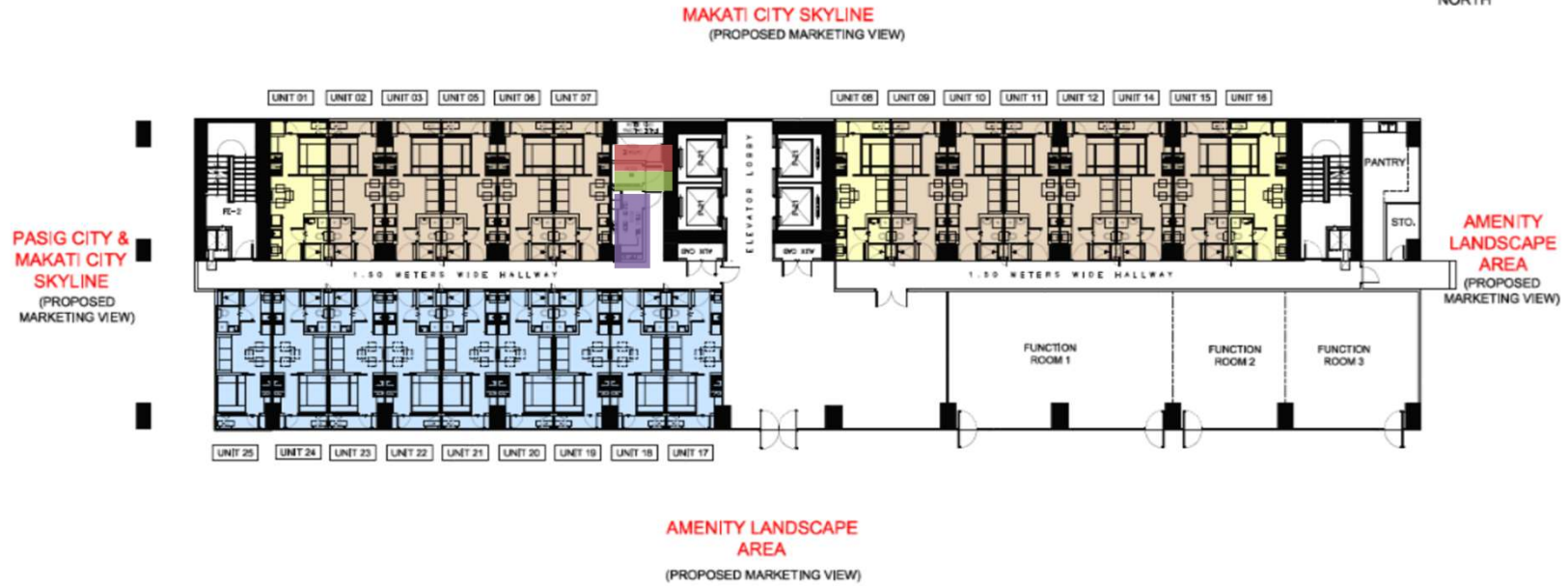
AMENITY LANDSCAPE
AREA
(PROPOSED MARKETING VIEW)

LEGENDS:

	GARBAGE ROOM		1-BEDROOM UNIT TYPE A - DOUBLE COLUMN	- 1 UNIT		2-BEDROOM END UNIT W/ BALCONY TYPE E - WITH CURTAIN WALL	- 1 UNIT
	EE ROOM		1-BEDROOM UNIT W/ BALCONY TYPE B - WITHOUT COLUMN	- 4 UNITS		FAMILY SUITE TYPE F - FAMILY SUITE A (WITHOUT COLUMN)	- 2 UNITS
	METER CENTER		TYPE C - SINGLE COLUMN	- 9 UNITS		TYPE G - FAMILY SUITE A (SINGLE COLUMN)	- 5 UNITS
			TYPE D - DOUBLE COLUMN	- 5 UNITS		TYPE H - FAMILY SUITE A (DOUBLE COLUMN)	- 2 UNITS
						TYPE J - FAMILY SUITE B (SINGLE COLUMN)	- 5 UNITS
						TYPE K - FAMILY SUITE B (DOUBLE COLUMN)	- 4 UNITS

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T3 AMENITY FLOOR PLAN (7F)



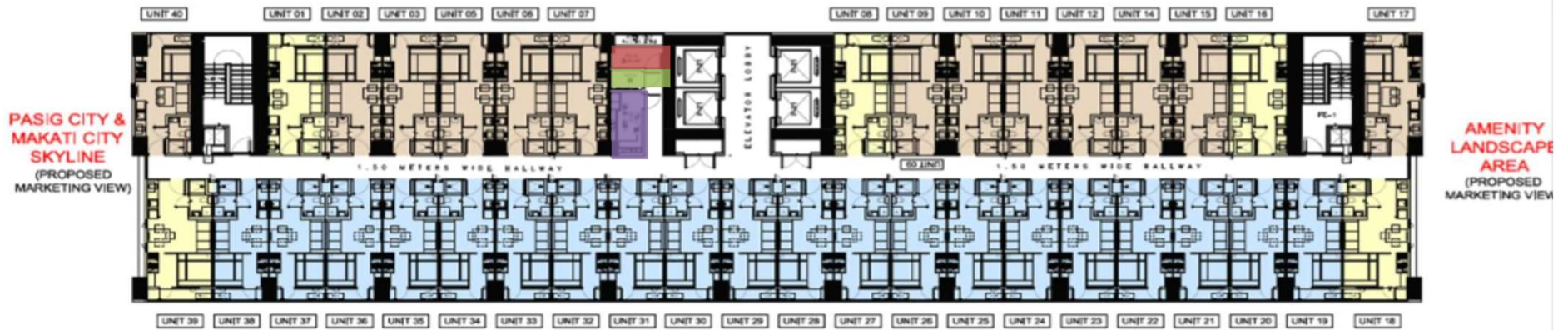
LEGEND:

1-BEDROOM UNIT W/ BALCONY			
	TYPE B - WITHOUT COLUMN	- 3 UNITS	 GARBAGE ROOM
	TYPE C - SINGLE COLUMN	- 9 UNITS	 EE ROOM
	TYPE D - DOUBLE COLUMN	- 11 UNITS	 METER CENTER

T3 TYPICAL FLOOR PLAN (8F-41F)



MAKATI CITY SKYLINE
(PROPOSED MARKETING VIEW)



AMENITY LANDSCAPE
AREA
(PROPOSED MARKETING VIEW)

LEGEND:

1-BEDROOM UNIT W/ BALCONY

- TYPE B - WITHOUT COLUMN - 5 UNITS
- TYPE C - SINGLE COLUMN - 20 UNITS
- TYPE D - DOUBLE COLUMN - 13 UNITS

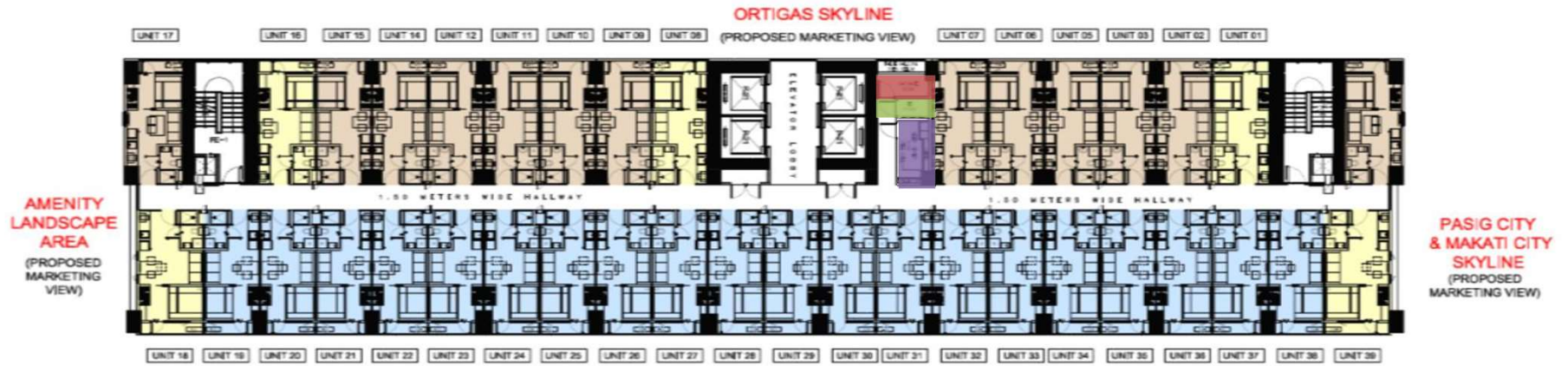
- GARBAGE ROOM
- EE ROOM
- METER CENTER

T4 AMENITY FLOOR PLAN (7F)



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T4 TYPICAL FLOOR PLAN (8F-41F)



LEGEND:

- | | | |
|---|------------|--|
| 1-BEDROOM UNIT W/ BALCONY | | |
| TYPE B - WITHOUT COLUMN | - 5 UNITS | GARBAGE ROOM |
| TYPE C - SINGLE COLUMN | - 20 UNITS | EE ROOM |
| TYPE D - DOUBLE COLUMN | - 13 UNITS | METER CENTER |



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UNIT LAYOUTS



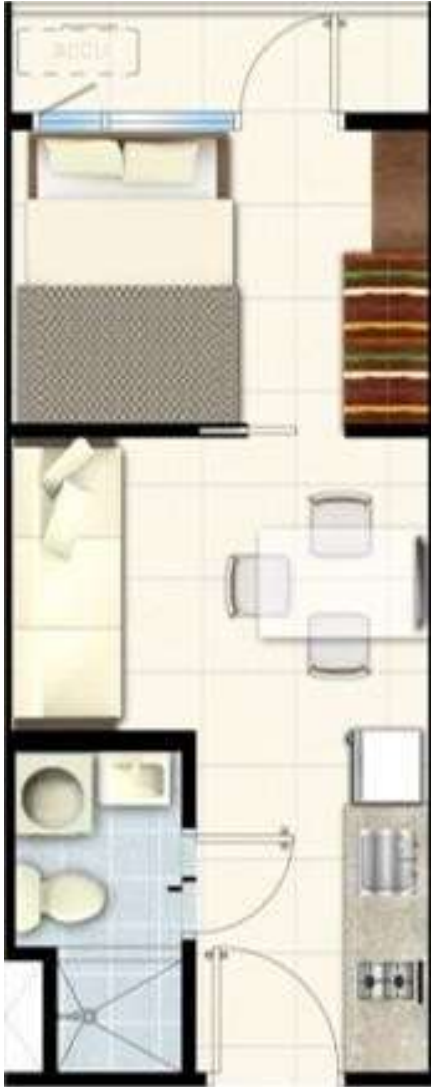
**2BR END UNIT – 1 UNIT / FLOOR,
APPROX. AREA - 38.68 SQM**

Price Range: P6.69M – P8.21M

****Note: May be subject to changes due to actual site conditions.***

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UNIT LAYOUTS



1BR UNITS W/ BALCONY – 19 UNITS/FLOOR

Approx. Area: 24.1 sqm - 32.82 sqm

Price Range: P6.69M - P8.21M

****Note: May be subject to changes due to actual site conditions.***

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UNIT LAYOUTS



FAMILY SUITE A – 9 UNITS/FLOOR

Approx. Area: 24.2 sqm - 24.58 sqm

Price Range: P4.11M - P5.26M

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UNIT LAYOUTS



FAMILY SUITE B – 9 UNITS/FLOOR

Approx. Area: 24.05 sqm - 31.98 sqm

Price Range: P4.10M - P6.79M

****Note: May be subject to changes due to actual site conditions.***

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UNIT SPECIFICATIONS

ITEM	AREA	LOCATION	SPECIFICATIONS
1	LIVING AREA	WALL FINISHES	Painted finish
		DOORS & HARDWARES	Main Door - Solid Panel Door
		FLOOR FINISH	Homogeneous tiles
		CEILING FINISH	Painted Cement Finish
2	KITCHEN AND DINING AREA	WALL FINISHES	Painted finish
		FLOOR FINISH	Homogeneous tiles
		CEILING FINISH	Painted Cement Finish
		FIXTURES	Overhead and base cabinet, Cooktop, Rangehood
3	BEDROOM	WALL FINISHES	Painted finish
		FLOOR FINISH	Homogeneous tiles
		CEILING FINISH	Painted Cement Finish
4	TOILET AND BATH	WALL FINISHES	Ceramic tile
		FLOOR FINISH	Ceramic tiles with waterproofing
		CEILING FINISH	Dry ceiling
		FIXTURES	Glass Shower Enclosure Water Closet and Lavatory
5	BALCONY AREA	WALL FINISHES	Painted finish
		DOORS & HARDWARES	Aluminum Door
		FLOOR FINISH	Ceramic tiles with waterproofing

AMENITIES

FAME
RESIDENCES

WALK OF FAME

Walk right at the center of everything. Feel and see the beauty of living in Fame Residences as you strut in style along the 'Walk of Fame' catwalk from end to end.

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AMENITIES

FAME
RESIDENCES



LAP POOLS

Take laps for a healthy morning start, or just lounge by the pool and enjoy the exceptional views the metro has to offer. Your need for a refreshing reprieve from the busy city life is sure to be addressed. At Fame Residences, life's luxuries are at your doorstep.

AMENITIES

F A M E
RESIDENCES

INDOOR AND OUTDOOR GYMS

Stretch, lift and jump into a healthier you at the Outdoor Fitness Zone. Break a sweat using the cardio, strengthening or free weights equipment, and feel confident to face life head on.



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AMENITIES



**FUNCTION
ROOMS**

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Q1 2024

STANDARD PAYMENT TERMS

PAYMENT SCHEME	PARTICULAR	DISCOUNT ON TLP	
		RESIDENTIAL	PARKING
Spot Cash	100% Spot Cash in 30 days	10.00%	4.00%
Spot DP	5% spot, 15% in 23 months, 80% thru Cash or Bank	5.00%	2.00%
Spread DP	20% over 24 months, 80% thru Cash or Bank	-	-

Q1 2024

STANDARD PAYMENT TERMS SAMPLE COMPUTATION

FAME RESIDENCES		
Total List Price		5,114,000.00
SPOT DP		
5% spot, 15% in 23 months, 80% thru Cash or Bank		
Total List Price		5,114,000.00
Less: Discount	5%	255,700.00
Net List Price		4,858,300.00
Add:		
VAT	12.00%	582,996.00
Misc.	6.50%	315,789.50
Total Contract Price		5,757,085.50
Reservation Fee		40,000.00
Spot Downpayment	5%	247,854.28
MA in 23 mos	15%	37,546.21
Balance	80%	4,605,668.40

GREENMIST

PROPERTY MANAGEMENT CORP.

Secure, convenient, hotel- like services

- Property Doorman
- Reception Services
- 24 hour security
- Comprehensive CCTV coverage in lounges & hallways
- Onsite Concierge
- On demand professional Cleaning and house repair





SMDC GOOD STAYS



SERVICES OFFERED

Long-Term Lease Enrollment Package

Basic & Premium

Daily Lease Enrollment Package

Key Areas

Tenancy Management

Cleaning, Repair,
Maintenance, &
Messengerial Services

Unit Furnishing Package

Partnership with Our
Home, SM Home, SM
Appliance, & Ace
Hardware

SMDC



SMDC GOOD STAYS

Your trusted leasing and
tenancy management group

FOR INQUIRIES

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FAME

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