

GLAM

RESIDENCES

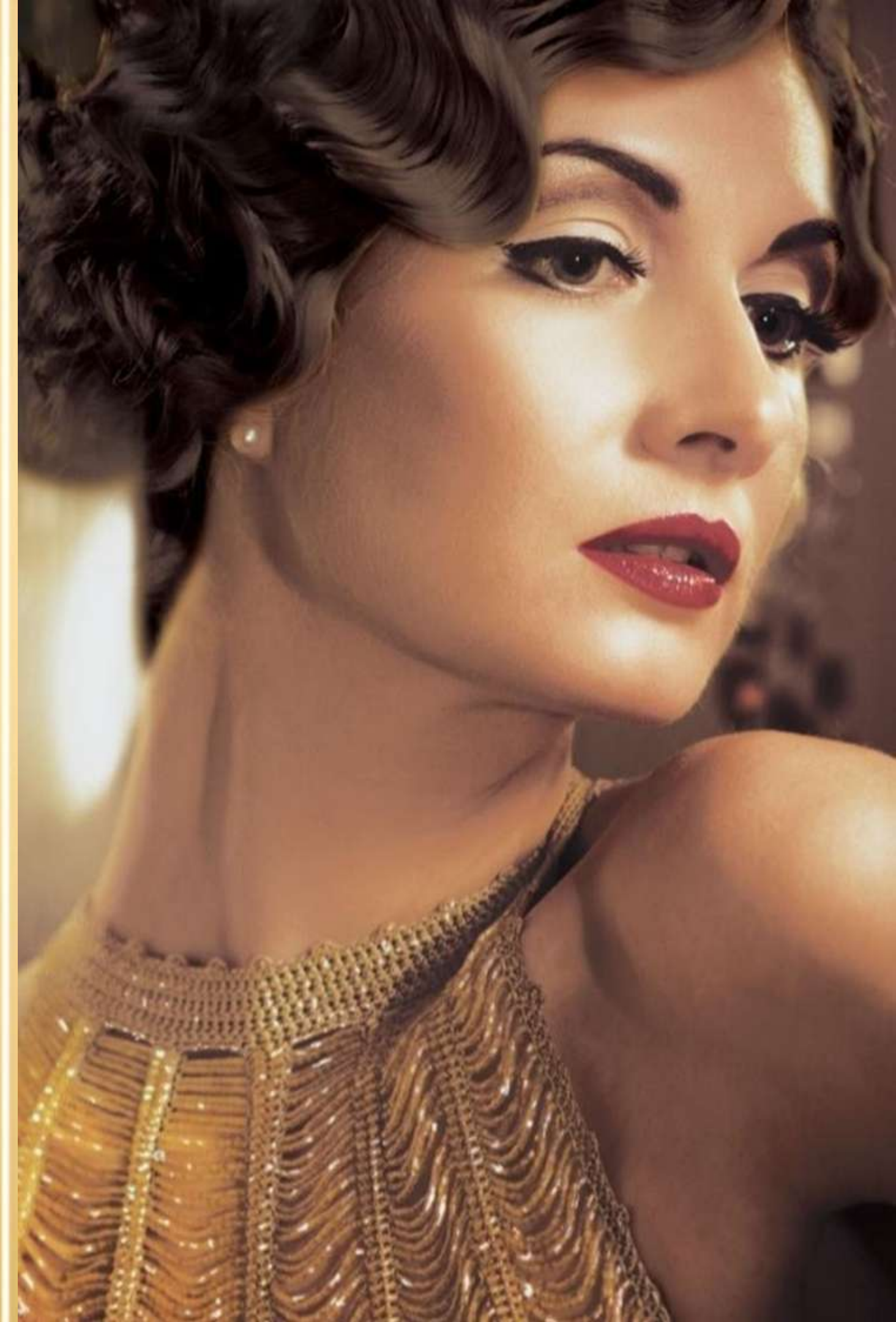
SMDC

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 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.



PRIME LOCATION

Strategically located right off Quezon City's Central Business District The Triangle Park

Located along EDSA and Samar Avenue

Connected in existing and future transportation developments

GOOD INVESTMENT

Provides complete, cosmopolitan home for success-driven singles looking for convenience and indulgence

With a capital appreciation of 14% per year since launch date

GLAMOROUS AMENITIES

Well thought amenities that will let residents experience living in a style

Everything is tastefully designed to give residents a perfect venue to meet, socialize, relax, and reinvigorate after a busy day of work

SAFE & SECURE ENVIRONMENT

With state-of-the-art security measures and well trained security personnel

Professional Property Management and Services that will provide seamless operation and high standard services

EASY PAYMENT TERMS

Offers flexible payment terms, exclusive promos, limited-time discounts to make our market's dream of homeownership come true

PRIME LOCATION

VICINITY MAP

SMDC

LOCATION

Along EDSA and Samar Avenue, Brgy. South Triangle, Quezon City

LANDMARK

MRT GMA-Kamuning Station and GMA Network

BUSINESS HUBS / OFFICES

SM North Lifestyle District	±2.73 km
Eton Centris	±855 m
UP Technohub	±2.87 km
Vertis North	±1.70 km
Araneta Center	±1.78 km

MAJOR ESTABLISHMENTS / CITY

Makati	±9.6 km
Manila	±5.8 km
Ortigas	±8.2 km
St. Luke's Medical	±2.5 km
UP Diliman	±3.4 km



Click the globe icon to open location in Google Earth

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PRIME LOCATION

CONNECTIVITY

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MRT GMA KAMUNING STATION

METRO RAIL TRANSIT 3



GLAM FACADE

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PRIME LOCATION

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UNIFIED GRAND CENTRAL STATION

- Will connect LRT1, MRT3 and MRT7
- 2 stations away from Glam Residences
- Target partial operation this 2023 and full operation in 2025

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PRIME LOCATION

CONNECTIVITY

METRO MANILA SUBWAY

- Will consist of 18 stations from Quirino Highway to Bicutan
- Accessible from Glam Residences via Unified Grand Central Station
- Target partial operation this 2025 and full operation in 2028



STATION MAP

Reference: <https://www.topgear.com.ph/features/feature-articles/metro-manila-subway-2023-a962-20221003>

PRIME LOCATION

CONNECTIVITY

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TRIANGLE PARK

- Quezon City's new and official central business district
- 250 hectare designated property mixed use with retail, commercial, residential, institutional institution.
- 3.7km away from Glam Residences



PROJECT OVERVIEW

GLAM RESIDENCES

ADDRESS Along EDSA and Samar Avenue,
Brgy. South Triangle, Quezon
City

DHSUD LTS NO. 0000085

LAUNCH DATE April 2019

PROJECTED TURNOVER DATE 4Q 2024

LOT AREA 6,954 sq. m.

NO. OF TOWERS 1

NO. OF UNITS 2,966

NO. OF PARKING 917

UNIT TYPE 1 BR - 23.72 sq. m. to 37.97 sq. m.

2 BR - 45.56 sq. m.

AVE. TLP/ SQM Php268,000.00

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MASTERPLAN

GLAM RESIDENCES

3 BASEMENT LEVELS
1 COMMERCIAL FLOOR AND LOBBY
3 PODIUM FLOORS
39 RESIDENTIAL FLOORS
1 ROOFDECK AMENITY FLOOR



ROOFDECK AMENITY FLOOR

39 RESIDENTIAL FLOORS

5TH FLOOR AMENITY

3 PODIUM FLOORS

1 COMMERCIAL/LOBBY

3 BASEMENT PARKING

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SITE DEVELOPMENT PLAN

FLOOR PLANS

UNIT SUMMARY

AMENITIES

CONSTRUCTION UPDATES

VIRTUAL TOUR

OFFERINGS

Click the tab of the desired page.

EDSA



PAG-IBIG FUND



VICTORIA 2



GMA NETWORK

SAMAR AVENUE




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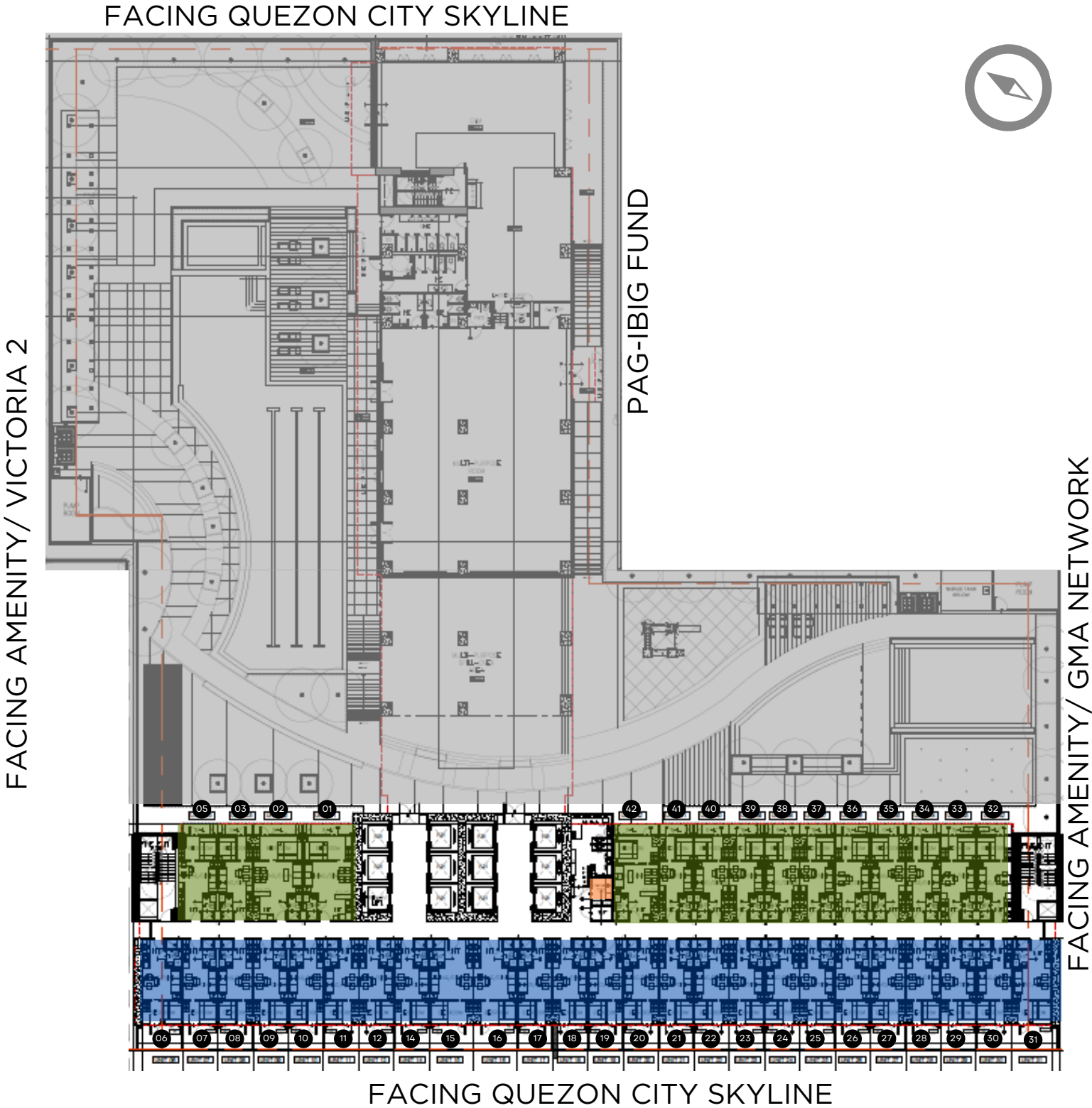


FLOOR PLAN

GLAM RESIDENCES

5TH FLOOR

-  1 BR UNIT WITH BALCONY (REGULAR)
-  1 BR UNIT WITH BALCONY (SEMI-FURNISHED)
-  GARBAGE ROOM



UNIT LAYOUT

5TH FLOOR

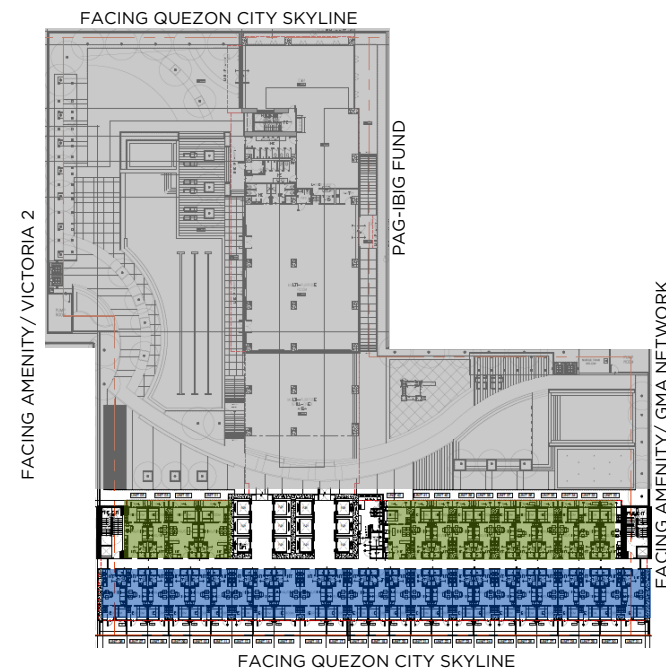
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1 BR WITH BALCONY

26.82 sqm - 37.97 sqm

KEY PLAN






DELIVERABLES	LIVING/ DINING	BEDROOM	KITCHEN	T&B	BALCONY
FLOOR	Tiles	Tiles	Tiles	Tiles	Tiles
WALL	Painted Cement Finish	Painted Cement Finish	Painted Cement Finish	Painted Cement Finish & Tiles	Painted Cement Finish
CEILING	Painted Finish	Painted Finish	Overhead Cabinet	Painted Finish	Painted Finish
DOOR	Laminated Wood Door (Main Door)	Laminated Wood Door	N/A	Laminated Wood Door	Glass Door with Aluminum Frame
FIXTURES	None	Dry Wall Partition	Kitchen Sink, Cooktop, Rangehood & Undercounter Cabinet	Water Closet, Lavatory, Shower Set	Painted Metal Railing
APPLIANCES (For Semi-Furnished Units Only)	None	One Air-conditioning Unit	Refrigerator & Microwave Oven	Shower Heater	None

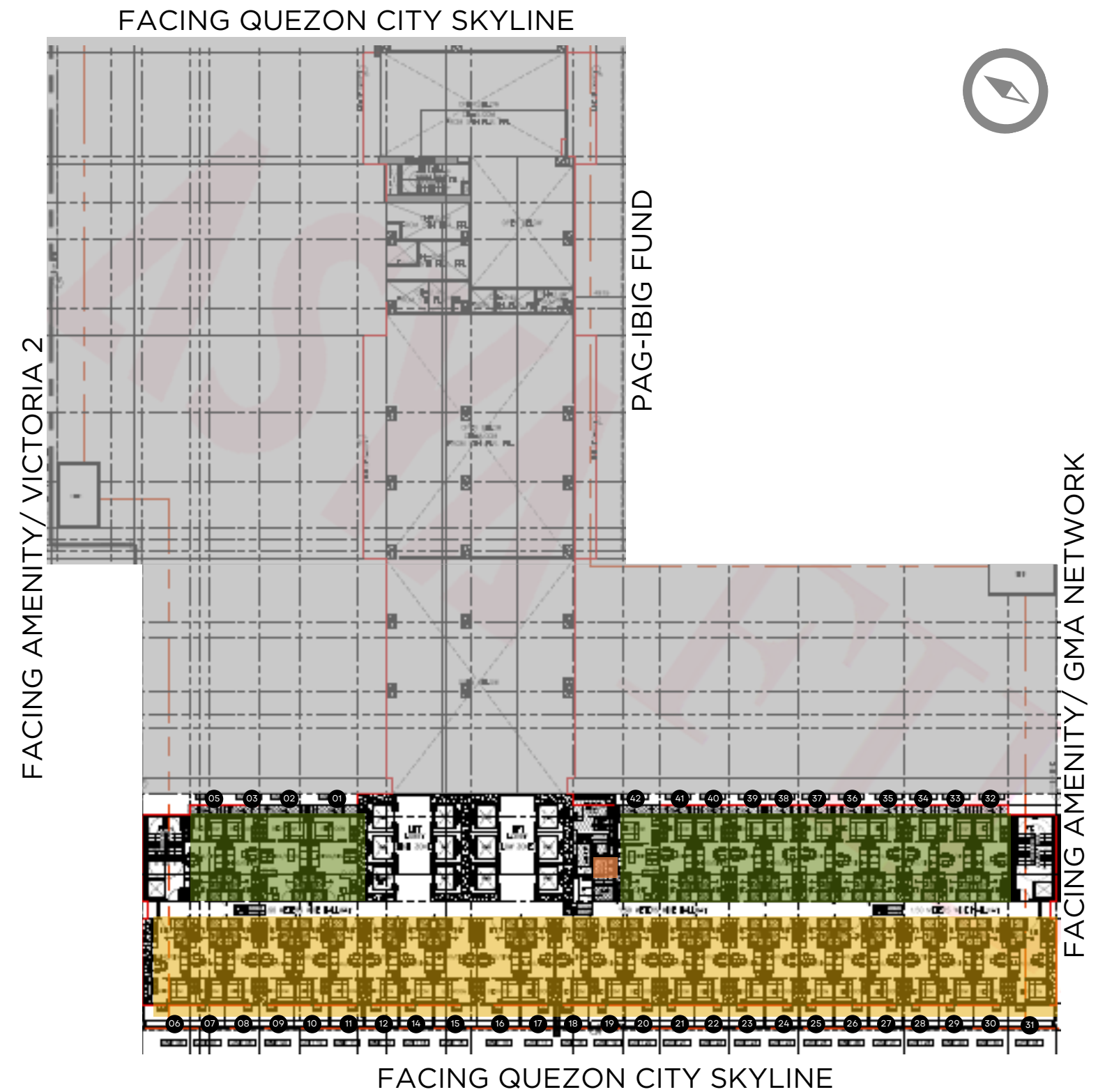


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GLAM
RESIDENCES

6TH FLOOR

-  1 BEDROOM UNIT (REGULAR)
-  1 BR UNIT WITH BALCONY (SEMI-FURNISHED)
-  GARBAGE ROOM



UNIT LAYOUT

6TH FLOOR

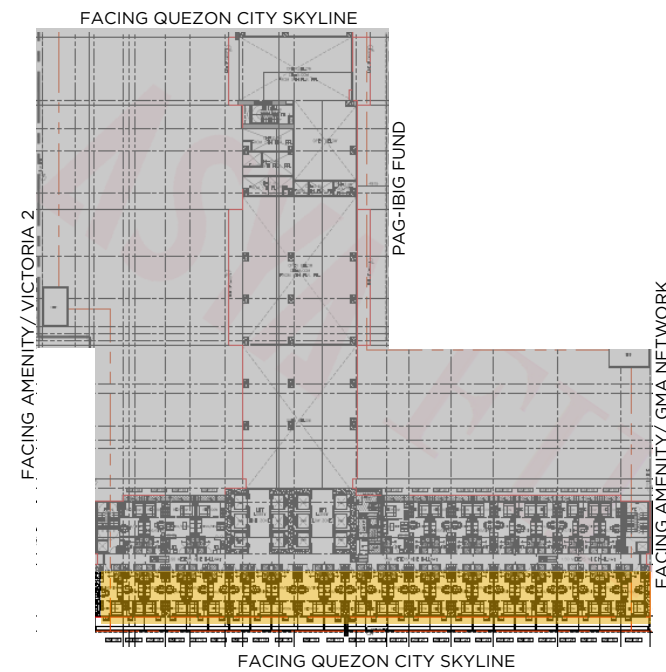
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1 BEDROOM UNIT

23.72 sqm - 29.45 sqm

KEY PLAN



DELIVERABLES	LIVING/ DINING	BEDROOM	KITCHEN	T&B	BALCONY
FLOOR	Tiles	Tiles	Tiles	Tiles	Tiles
WALL	Painted Cement Finish	Painted Cement Finish	Painted Cement Finish	Painted Cement Finish & Tiles	Painted Cement Finish
CEILING	Painted Finish	Painted Finish	Overhead Cabinet	Painted Finish	Painted Finish
DOOR	Laminated Wood Door (Main Door)	Laminated Wood Door	N/A	Laminated Wood Door	Glass Door with Aluminum Frame
FIXTURES	None	Dry Wall Partition	Kitchen Sink, Cooktop, Rangehood & Undercounter Cabinet	Water Closet, Lavatory, Shower Set	Painted Metal Railing



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UNIT LAYOUT

6TH FLOOR

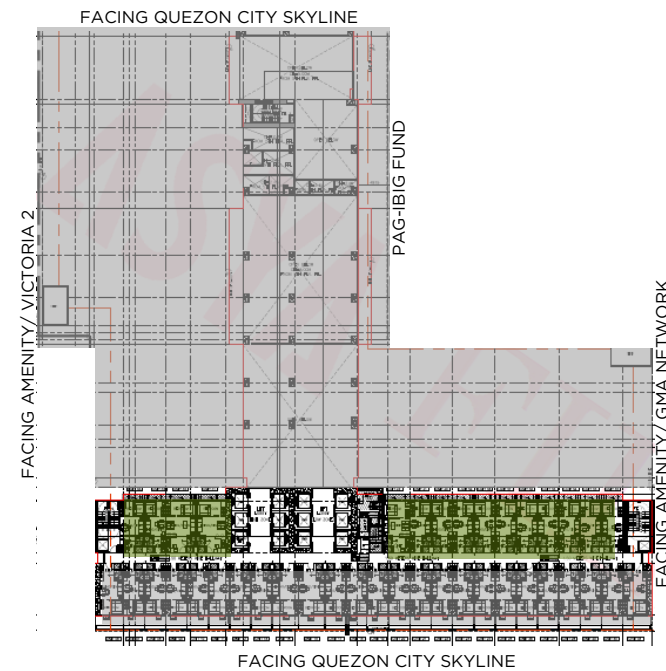
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1 BR WITH BALCONY

26.82 sqm - 37.97 sqm

KEY PLAN



DELIVERABLES	LIVING/ DINING	BEDROOM	KITCHEN	T&B	BALCONY
FLOOR	Tiles	Tiles	Tiles	Tiles	Tiles
WALL	Painted Cement Finish	Painted Cement Finish	Painted Cement Finish	Painted Cement Finish & Tiles	Painted Cement Finish
CEILING	Painted Finish	Painted Finish	Overhead Cabinet	Painted Finish	Painted Finish
DOOR	Laminated Wood Door (Main Door)	Laminated Wood Door	N/A	Laminated Wood Door	Glass Door with Aluminum Frame
FIXTURES	None	Dry Wall Partition	Kitchen Sink, Cooktop, Rangehood & Undercounter Cabinet	Water Closet, Lavatory, Shower Set	Painted Metal Railing
APPLIANCES (For Semi- Furnished Units Only)	None	One Air- conditioning Unit	Refrigerator & Microwave Oven	Shower Heater	None







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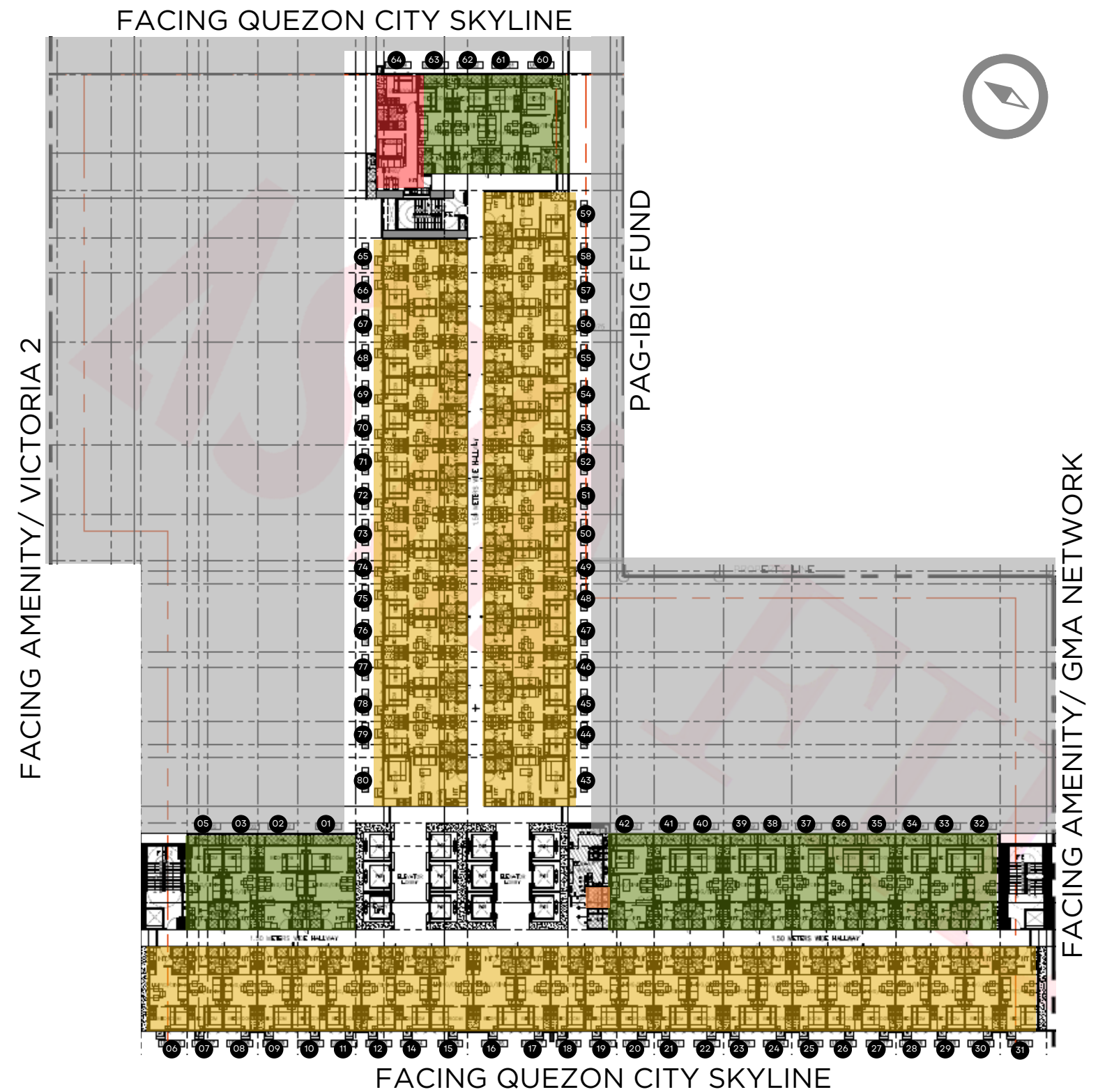
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FLOOR PLAN

GLAM RESIDENCES

7TH TO 44TH FLOOR

-  1 BEDROOM UNIT
-  1 BR UNIT WITH BALCONY
-  2 BR UNIT WITH BALCONY
-  GARBAGE ROOM



UNIT LAYOUT

7TH TO 44TH FLOOR

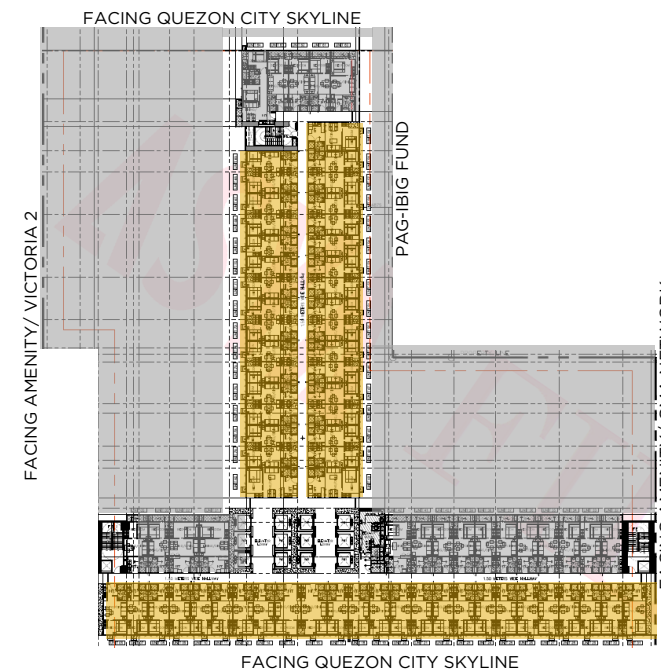
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1 BEDROOM UNIT

23.72 sqm - 34.81 sqm

KEY PLAN



DELIVERABLES	LIVING/ DINING	BEDROOM	KITCHEN	T&B	BALCONY
FLOOR	Tiles	Tiles	Tiles	Tiles	Tiles
WALL	Painted Cement Finish	Painted Cement Finish	Painted Cement Finish	Painted Cement Finish & Tiles	Painted Cement Finish
CEILING	Painted Finish	Painted Finish	Overhead Cabinet	Painted Finish	Painted Finish
DOOR	Laminated Wood Door (Main Door)	Laminated Wood Door	N/A	Laminated Wood Door	Glass Door with Aluminum Frame
FIXTURES	None	Dry Wall Partition	Kitchen Sink, Cooktop, Rangehood & Undercounter Cabinet	Water Closet, Lavatory, Shower Set	Painted Metal Railing
APPLIANCES (For Semi-Furnished Units Only)	None	One Air-conditioning Unit	Refrigerator & Microwave Oven	Shower Heater	None



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UNIT LAYOUT

7TH TO 44TH FLOOR

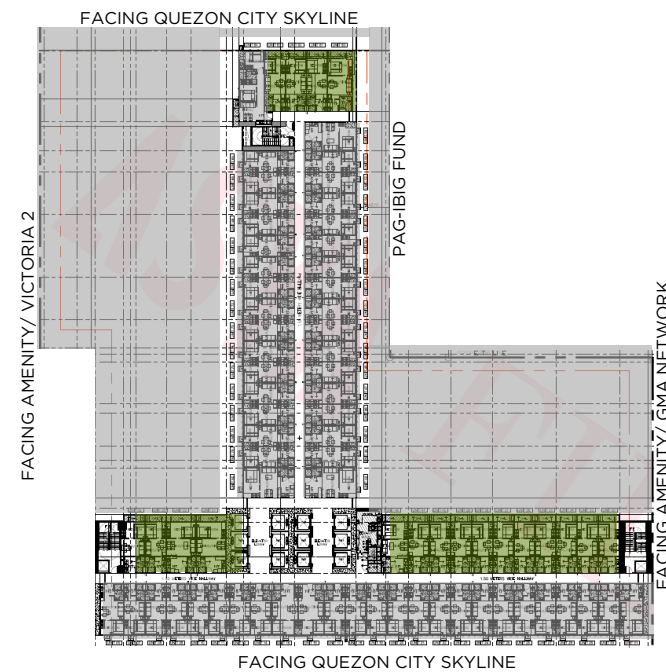
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1 BR WITH BALCONY

26.82 sqm - 37.97 sqm

KEY PLAN



DELIVERABLES	LIVING/ DINING	BEDROOM	KITCHEN	T&B	BALCONY
FLOOR	Tiles	Tiles	Tiles	Tiles	Tiles
WALL	Painted Cement Finish	Painted Cement Finish	Painted Cement Finish	Painted Cement Finish & Tiles	Painted Cement Finish
CEILING	Painted Finish	Painted Finish	Overhead Cabinet	Painted Finish	Painted Finish
DOOR	Laminated Wood Door (Main Door)	Laminated Wood Door	N/A	Laminated Wood Door	Glass Door with Aluminum Frame
FIXTURES	None	Dry Wall Partition	Kitchen Sink, Cooktop, Rangehood & Undercounter Cabinet	Water Closet, Lavatory, Shower Set	Painted Metal Railing
APPLIANCES (For Semi-Furnished Units Only)	None	One Air-conditioning Unit	Refrigerator & Microwave Oven	Shower Heater	None



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UNIT LAYOUT

7TH TO 44TH FLOOR

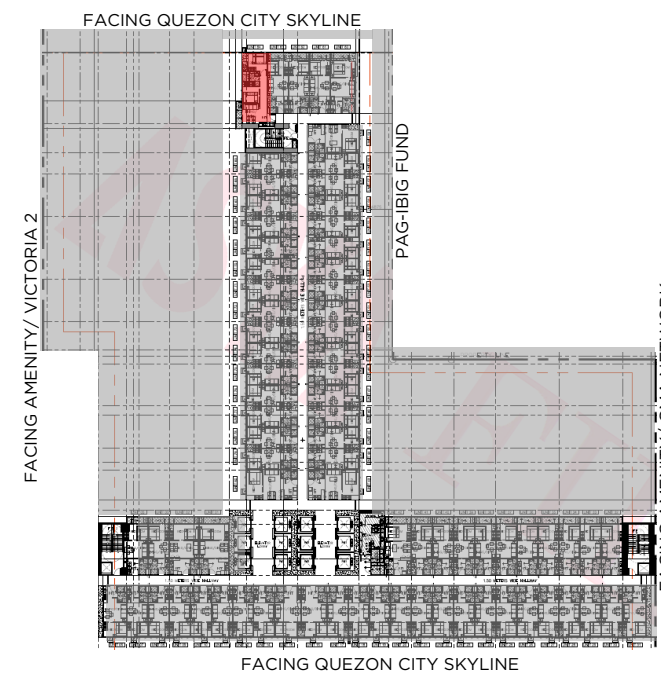
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2 BR WITH BALCONY

45.56 sqm

KEY PLAN



DELIVERABLES	LIVING/ DINING	BEDROOM	KITCHEN	T&B	BALCONY
FLOOR	Tiles	Tiles	Tiles	Tiles	Tiles
WALL	Painted Cement Finish	Painted Cement Finish	Painted Cement Finish	Painted Cement Finish & Tiles	Painted Cement Finish
CEILING	Painted Finish	Painted Finish	Overhead Cabinet	Painted Finish	Painted Finish
DOOR	Laminated Wood Door (Main Door)	Laminated Wood Door	N/A	Laminated Wood Door	Glass Door with Aluminum Frame
FIXTURES	None	Dry Wall Partition	Kitchen Sink, Cooktop, Rangehood & Undercounter Cabinet	Water Closet, Lavatory, Shower Set	Painted Metal Railing
APPLIANCES (For Semi- Furnished Units Only)	None	One Air- conditioning Unit	Refrigerator & Microwave Oven	Shower Heater	None

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UNIT SUMMARY

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UNIT TYPE	BASIC	SEMI-FURNISHED
1 BEDROOM	1,863	308
1 BEDROOM WITH BALCONY	25	733
2 BEDROOM WITH BALCONY	-	37

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AMENITIES

GLAM RESIDENCES

GROUND FLOOR

5TH FLOOR

ROOF DECK



ROOFDECK AMENITY
FLOOR

5TH FLOOR AMENITY

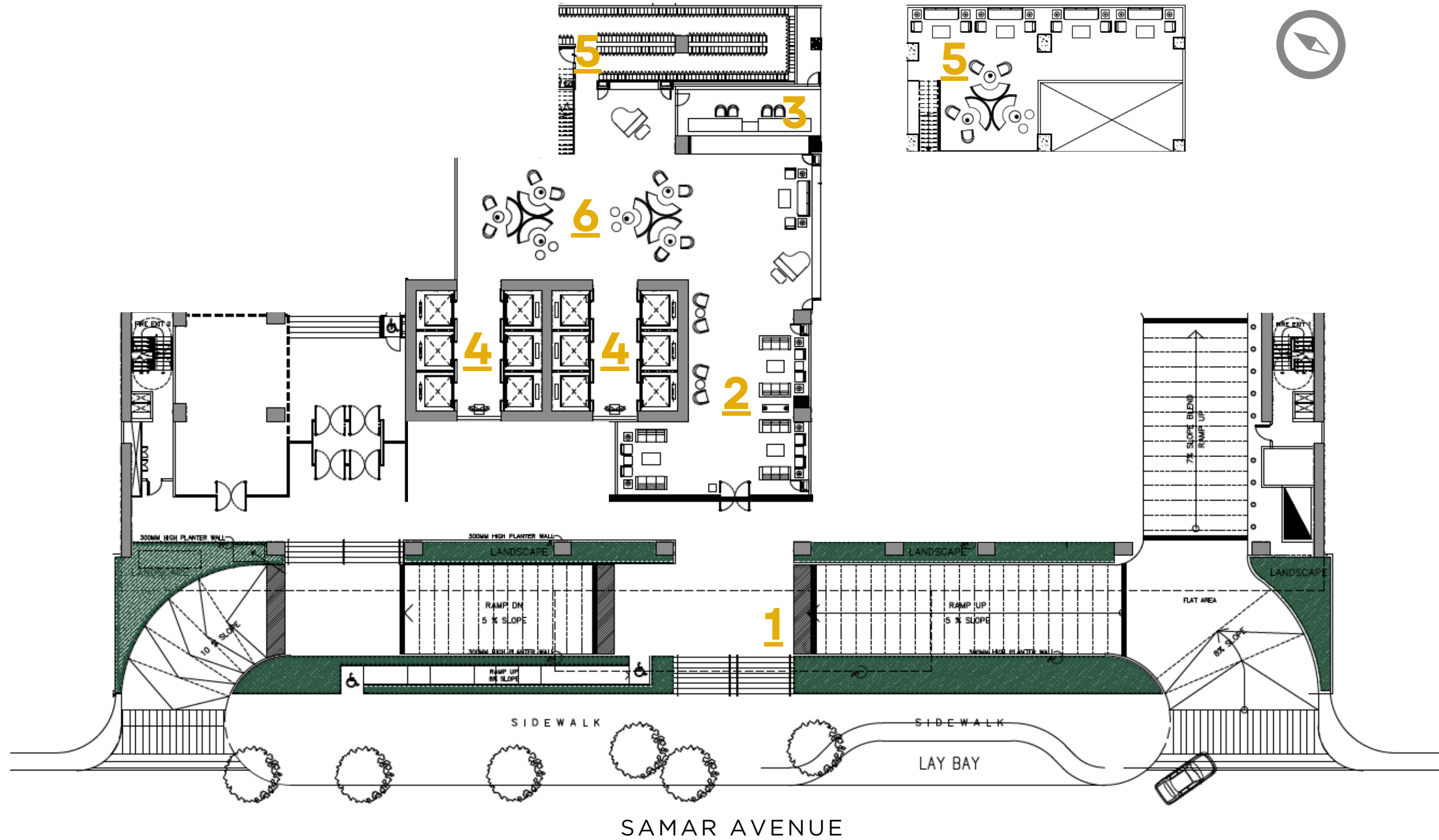
GF AMENITY



FLOOR PLAN

GROUND FLOOR

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AMENITIES

- 1 RESIDENTIAL DROP-OFF
- 2 MAIN LOBBY
- 3 RECEPTION AREA
- 4 LIFT LOBBY
- 5 MAILROOM & MEZZANINE
- 6 LOUNGE AREA

Click the number to view the artist's perspectives.



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DROP OFF - SAMAR AVENUE

ARTIST'S PERSPECTIVE





GRAND LOBBY

ARTIST'S PERSPECTIVE





RECEPTION AREA

ARTIST'S PERSPECTIVE





LIFT LOBBY
ARTIST'S PERSPECTIVE



MAIL ROOM & MEZZANINE

ARTIST'S PERSPECTIVE





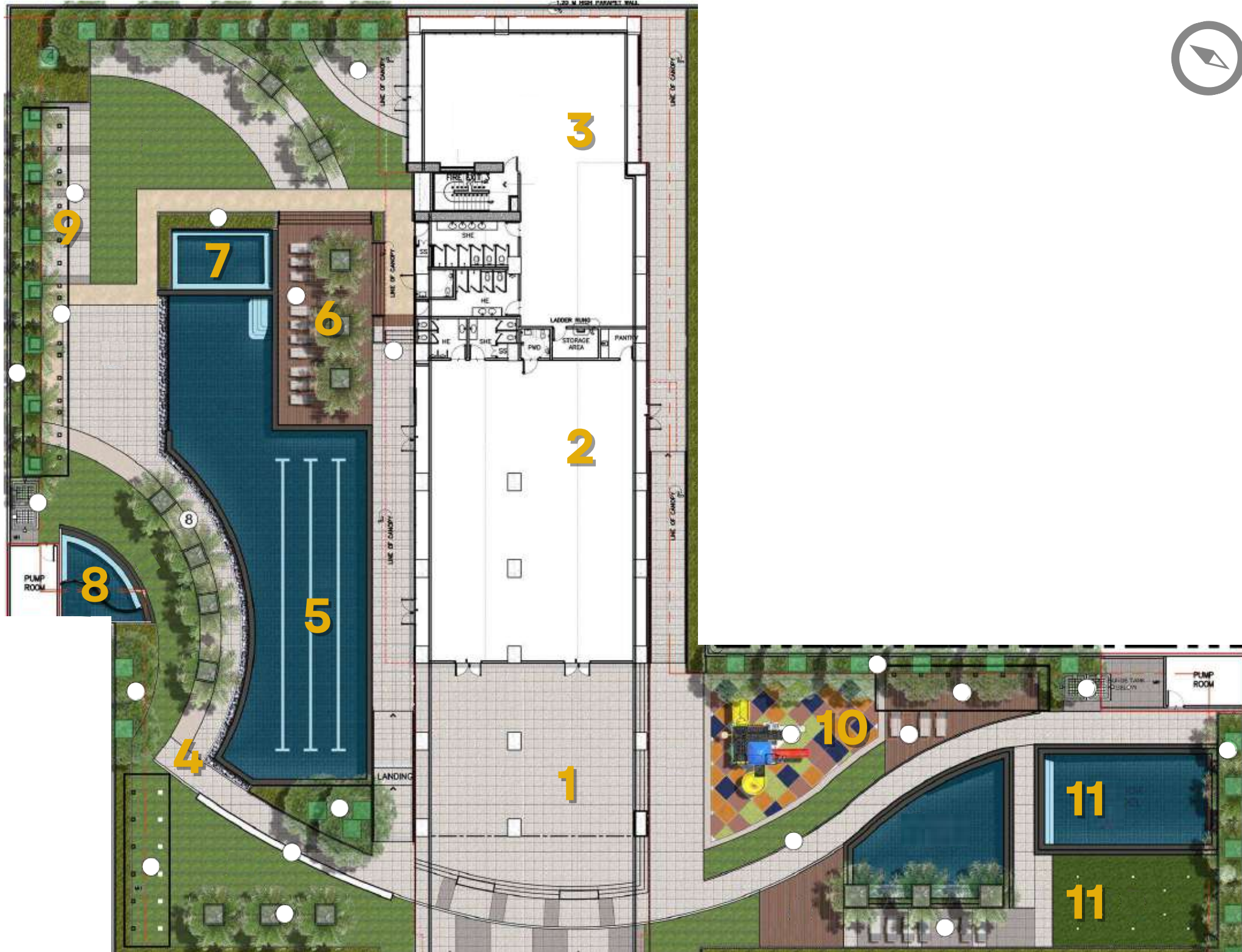
LOUNGE AREA

ARTIST'S PERSPECTIVE



FLOOR PLAN

5TH FLOOR AMENITY



AMENITIES

- 1 AMENITY LOUNGE
- 2 FUNCTION ROOM
- 3 GYM
- 4 JOGGING PATH
- 5 LAP POOL
- 6 POOL DECK
- 7 JACUZZI
- 8 WATER FEATURE
- 9 OUTDOOR LOUNGE AREA
- 10 PLAY AREA
- 11 KIDDIE POOL AND SPLASH PAD

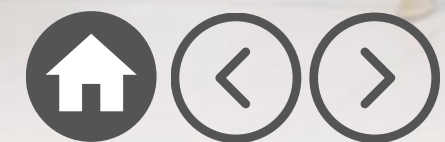
Click the number to view the artist's perspectives.





AMENITY LOUNGE

ARTIST'S PERSPECTIVE





FUNCTION ROOM
ARTIST'S PERSPECTIVE





Next

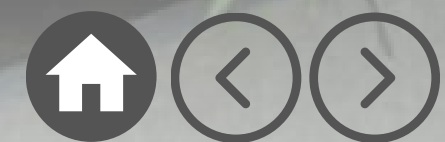


GYM
ARTIST'S PERSPECTIVE



JOGGING PATH

ARTIST'S PERSPECTIVE





LAP POOL

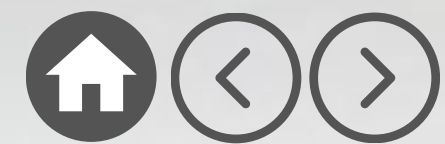
ARTIST'S PERSPECTIVE





POOL DECK
ARTIST'S PERSPECTIVE





JACUZZI
ARTIST'S PERSPECTIVE



WATER FEATURE

ARTIST'S PERSPECTIVE





LOUNGE AREA

ARTIST'S PERSPECTIVE





PLAY AREA
ARTIST'S PERSPECTIVE





KIDDIE POOL & SPLASH PAD

ARTIST'S PERSPECTIVE



FLOOR PLAN

ROOFDECK AMENITY

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AMENITIES

- 1 LAWN AREA
- 2 WALKWAY
- 3 PLANTERS
- 4 WOOD DECKS
- 5 LOUNGE AREAS
- 6 FUNCTION ROOM

Click the number to view the artist's perspectives.

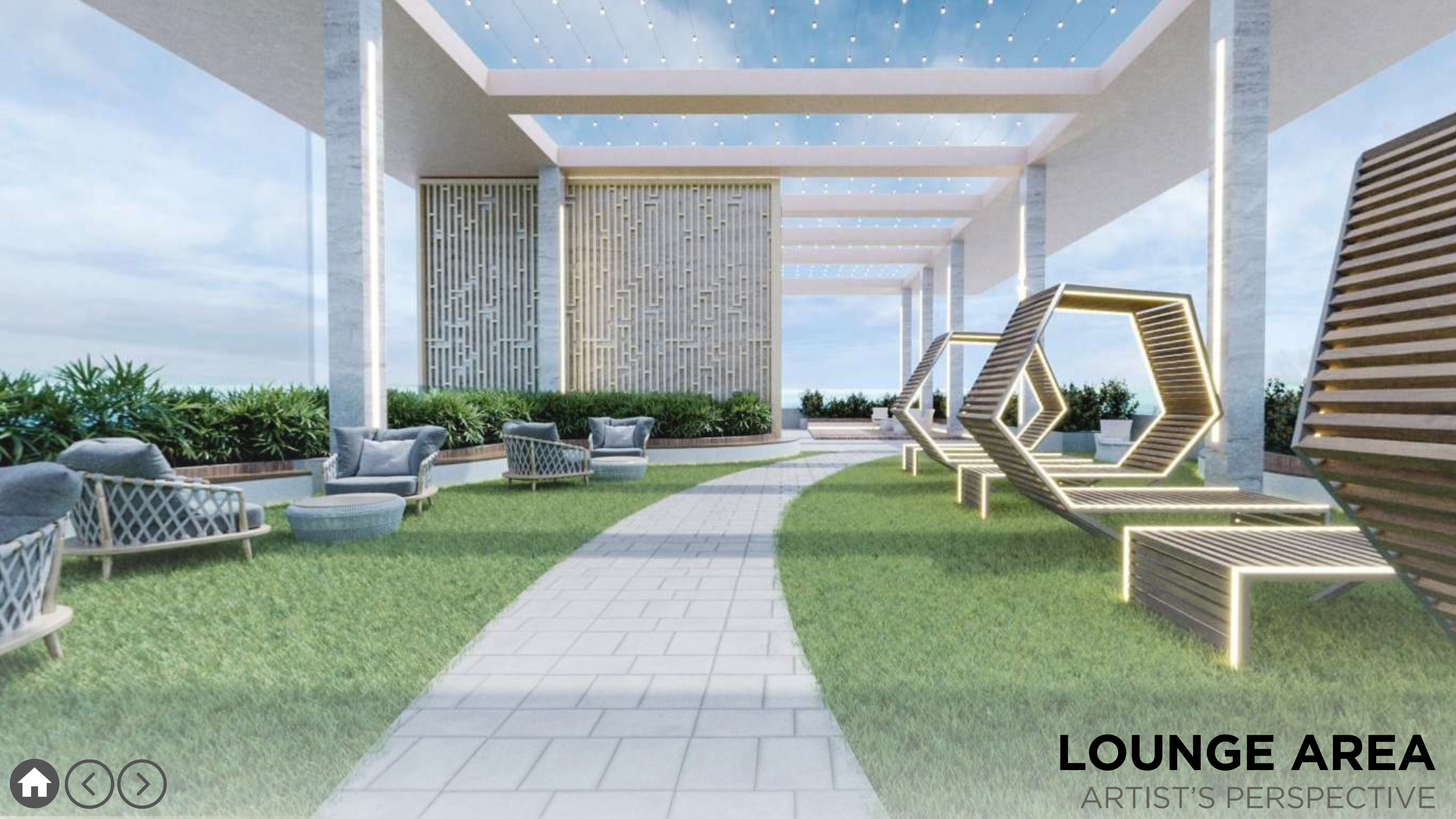


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FUNCTION ROOM
ARTIST'S PERSPECTIVE



LOUNGE AREA
ARTIST'S PERSPECTIVE





WOOD DECK
ARTIST'S PERSPECTIVE



CONSTRUCTION UPDATES

AS OF DECEMBER 2023

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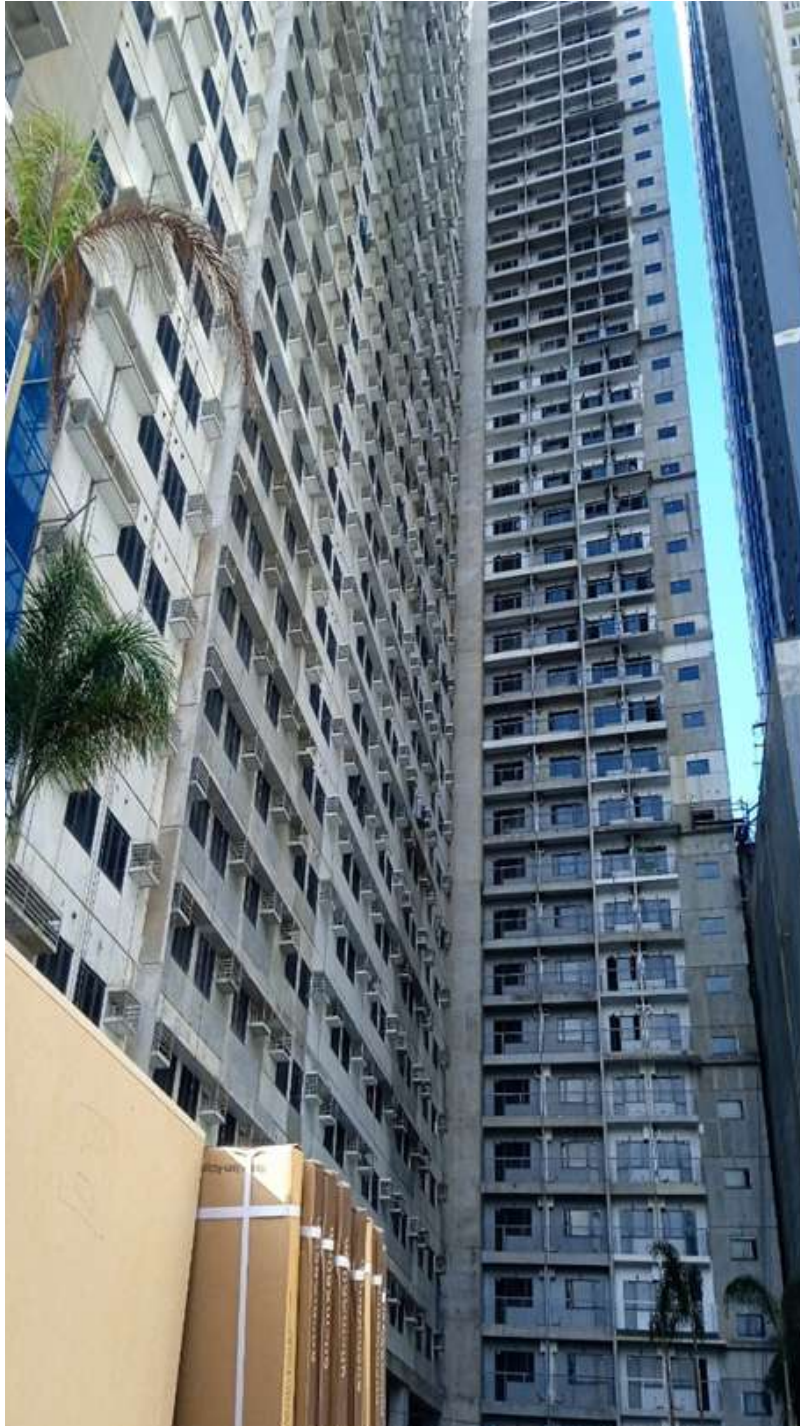
FACADE



EDSA SIDE



LEFT SIDE AMENITY VIEW



RIGHT SIDE AMENITY VIEW



SAMAR SIDE



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CONSTRUCTION UPDATES

AS OF DECEMBER 2023

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MOCK-UP UNIT



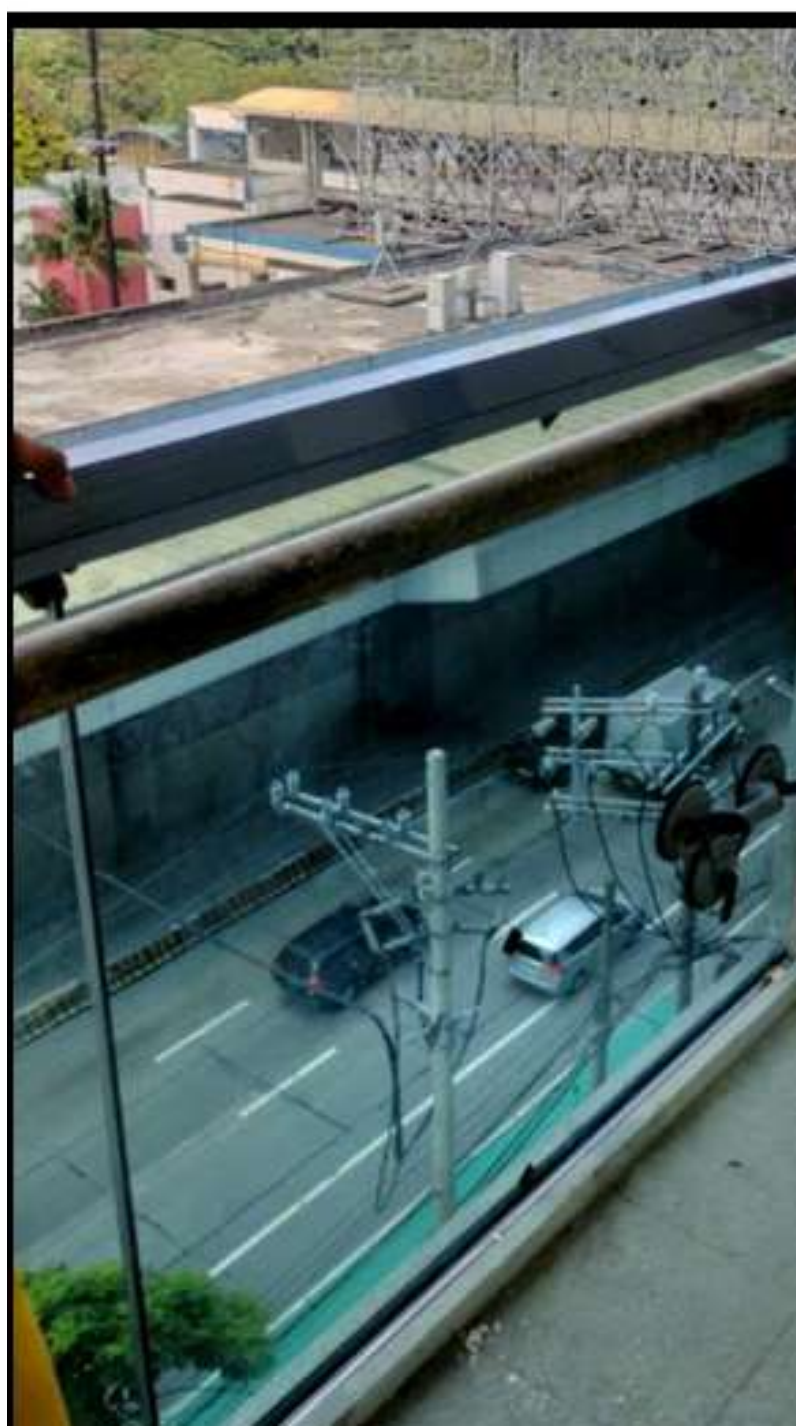
BEDROOM



KITCHEN



LIVING AND DINING



BALCONY



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EDSA, QUEZON CITY

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.

[Explore Glam Residences >](#)



OFFERINGS

GLAM RESIDENCES

PAYMENT TERMS

PROMO DISCOUNTS

SAMPLE COMPUTATION

PROPERTY MANAGEMENT



STANDARD PAYMENT TERM

AS OF JANUARY 2024



Reservation Fee 35,000 for units
 10,000 for parking

Other Charges 6.5% for units and parking

PAYMENT SCHEME	PAYMENT TERM	UNIT DISCOUNT	PARKING DISCOUNT
SPOT CASH	100% Cash in 30 days	10%	4%
SPOT DP	5% spot / 15% in 35 months / 80% thru Cash or Bank	5%	2%
SPREAD DP	15% over 36 months / 85% thru Cash or Bank	-	-



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SPECIAL PAYMENT TERM

AS OF JANUARY 2024



Reservation Fee 35,000 for units
10,000 for parking

Other Charges 6.5% for units and parking

PAYMENT SCHEME	PAYMENT TERM	UNIT DISCOUNT	PARKING DISCOUNT
GIVE ME 5 (SPOT DP)	5% spot / 15% in 41 months / 80% thru Cash or Bank	-	n/a
GIVE ME 5 (SPREAD)	5% in 8 months / 15% in 34 months / 80% thru Cash or Bank	-	n/a
SPREAD DP	15% over 42months / 85% thru Cash or Bank	-	-



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PROMO DISCOUNTS

AS OF JANUARY 2024

SMDC

LIMITED
OFFER

15% TLP Discount REGULAR UNITS

UNIT TYPE	LOWEST TAP	LOWEST MA
1 BEDROOM	5.72Mn	P19,603
1 BR WITH BALCONY	7.65Mn	P26,478

20% TLP Discount SEMI-FURNISHED UNITS

UNIT TYPE	LOWEST TAP	LOWEST MA
1 BEDROOM	6.17Mn	P21,221
1 BR WITH BALCONY	7.42Mn	P25,684
1 BR END UNIT WITH BALCONY	9.13Mn	P31,795
2 BR END UNIT WITH BALCONY	12.49Mn	P43,801

*Lowest MA are based on the lowest TAP per unit type and Special Spread DP Payterm of 15% in 42 months

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SAMPLE COMPUTATION

AS OF JANUARY 2024

SMDC

	STANDARD PAYTERMS			SPECIAL PAYTERMS		
	SPOT CASH	SPOT DP	SPREAD DP	GIVE ME 5 (SPOT)	GIVE ME 5 (SPREAD)	SPREAD DP
Total List Price (TLP)	5,681,000.00	5,681,000.00	5,681,000.00	5,681,000.00	5,681,000.00	5,681,000.00
Less: Term Discount	568,100.00	284,050.00	-	-	-	-
15% Promo Discount	852,150.00	852,150.00	852,150.00	-	-	852,150.00
Net List Price	4,260,750.00	4,544,800.00	4,828,850.00	5,681,000.00	5,681,000.00	4,828,850.00
Add: 12% VAT	511,290.00	545,376.00	579,462.00	681,720.00	681,720.00	579,462.00
6.50% OC	276,948.75	295,412.00	313,875.25	369,265.00	369,265.00	313,875.25
Total Amount Payble (TAP)	5,048,988.75	5,385,588.00	5,722,187.25	6,731,985.00	6,731,985.00	5,722,187.25
Reservation Fee	35,000.00	35,000.00	35,000.00	35,000.00	35,000.00	35,000.00
Spot Cash / DP %	100%	5%	0%	5%	5%	0%
Spot Cash / DP Term (Months)	1 month	1 month	0 month	1 month	8 months	0 month
Spot Cash Amount / DP MA	5,013,988.75	234,279.40	-	301,599.25	37,699.91	-
Spread DP %		15%	15%	15%	15%	15%
Spread DP Term (Months)		35 months	36 months	41 months	34 months	42 months
Spread DP MA		23,081.09	22,870.22	24,629.21	29,699.93	19,603.05
Balance %		80%	85%	80%	80%	85%
Balance Amount		4,308,470.40	4,863,859.16	5,385,588.00	5,385,588.00	4,863,859.16

*Computation is based on the Lowest TLP

*Please refer to IOM No. SMDC-PDEV-PDGH-IOM-354 for the overall January 2024 payterms and promo guidelines



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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

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 GOOD STAYS

AS OF JANUARY 2024

SMDC



SMDC GOOD STAYS

Your trusted leasing and tenancy management group

FOR INQUIRIES

You may contact us at:



e-mail address

smdc.leasing@smdevelopment.com



mobile number

+63-917-552-5943 (Globe)



landline number

+863-8857-0300 local 0328



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AWARDS

carousell
Property Awards
2023

SMDC
BEST DEVELOPER 2023
PHILIPPINES





GLAM RESIDENCES

FOR MORE INFORMATION:

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