

# GLAM RESIDENCES



### 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 12% Growth Rate in Value Appreciation

### 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

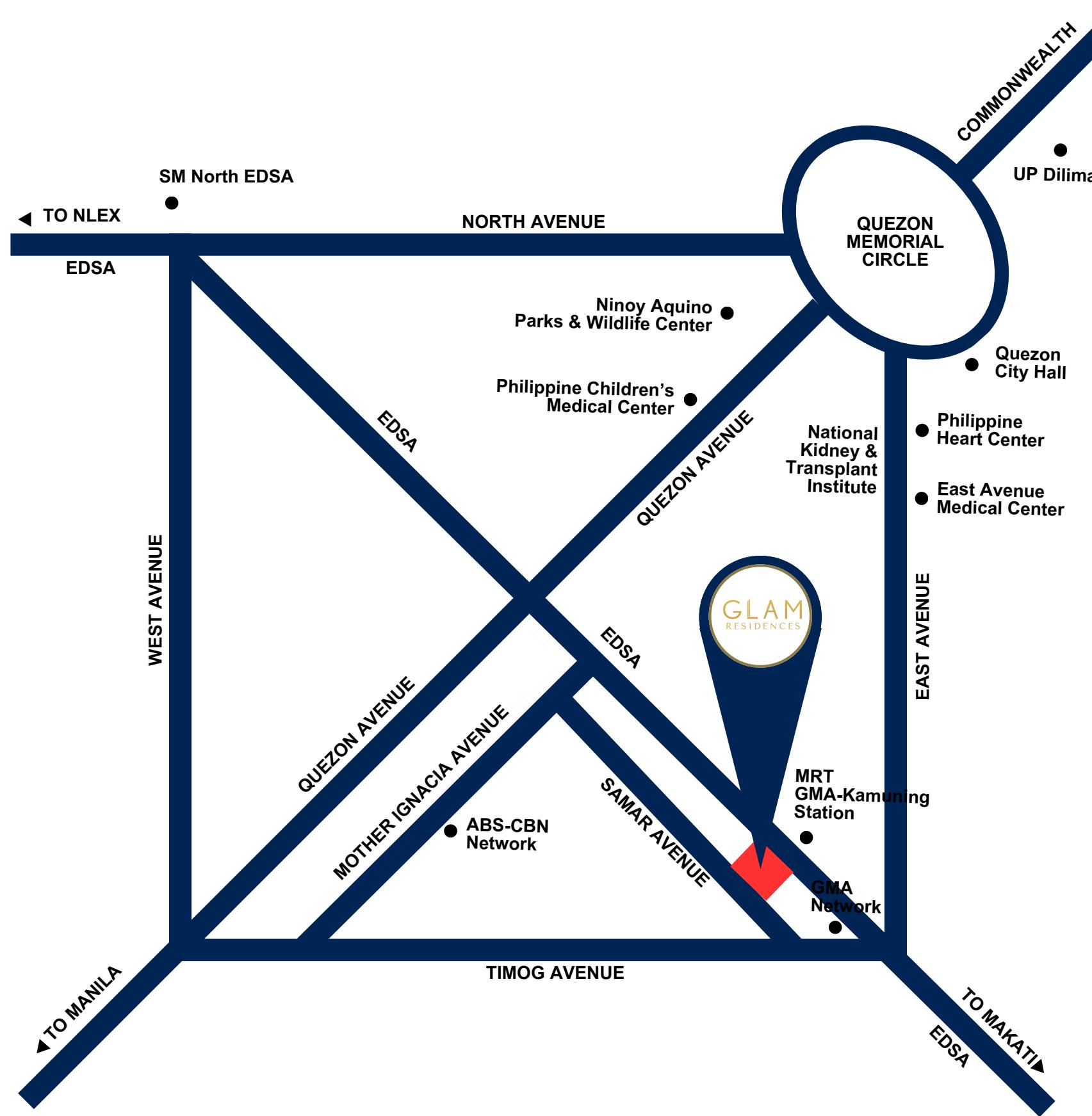
### EASY PAYMENT TERMS

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

# PRIME LOCATION

## VICINITY MAP

GLAM  
RESIDENCES



### LOCATION

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

### LANDMARK

MRT GMA-Kamuning Station and GMA Network

### TRANSPORT INFRASTRUCTURES

Grand Central Station  
-MRT 3, LRT 1, MRT 7 & Metro Manila Subway

### 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

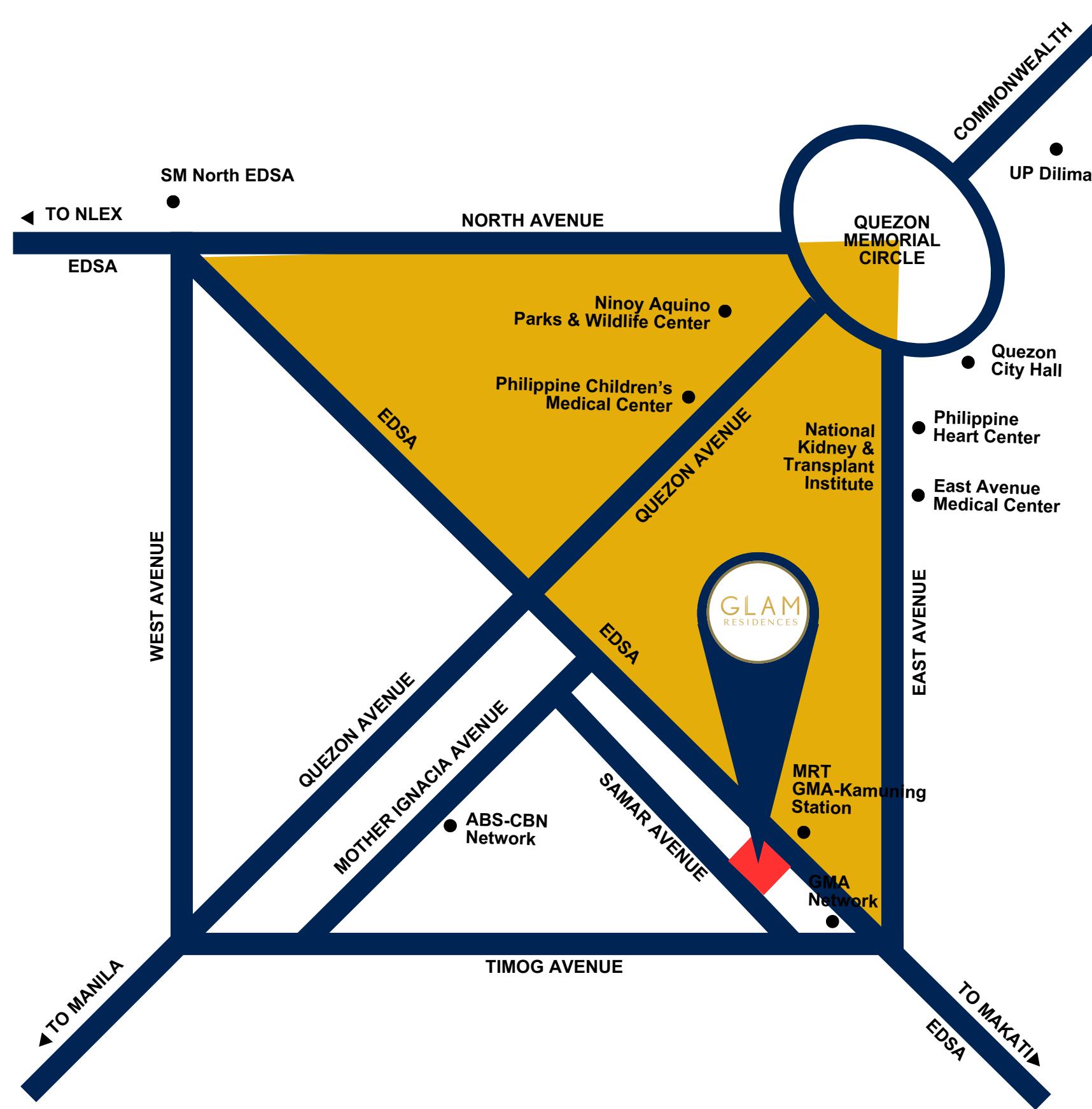
### MAJOR ESTABLISHMENTS / CITY

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

# PRIME LOCATION

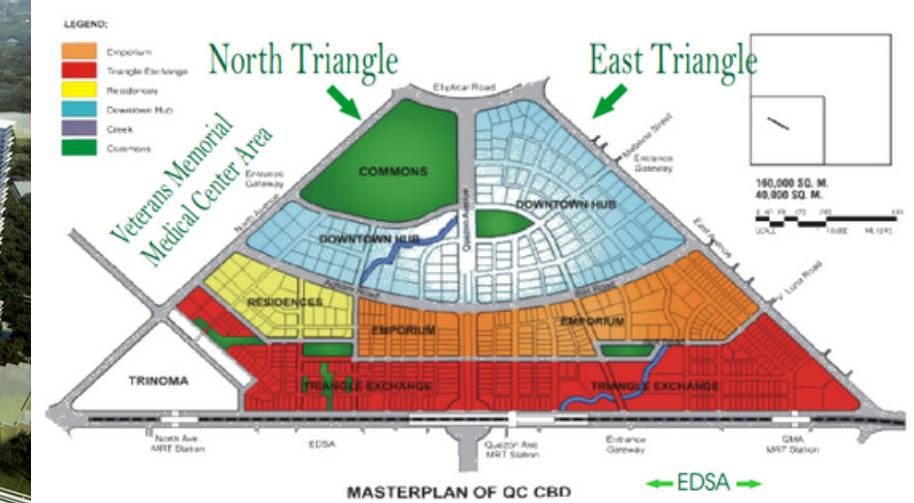
## VICINITY MAP

# GLAM RESIDENCES



# TRIANGLE PARK

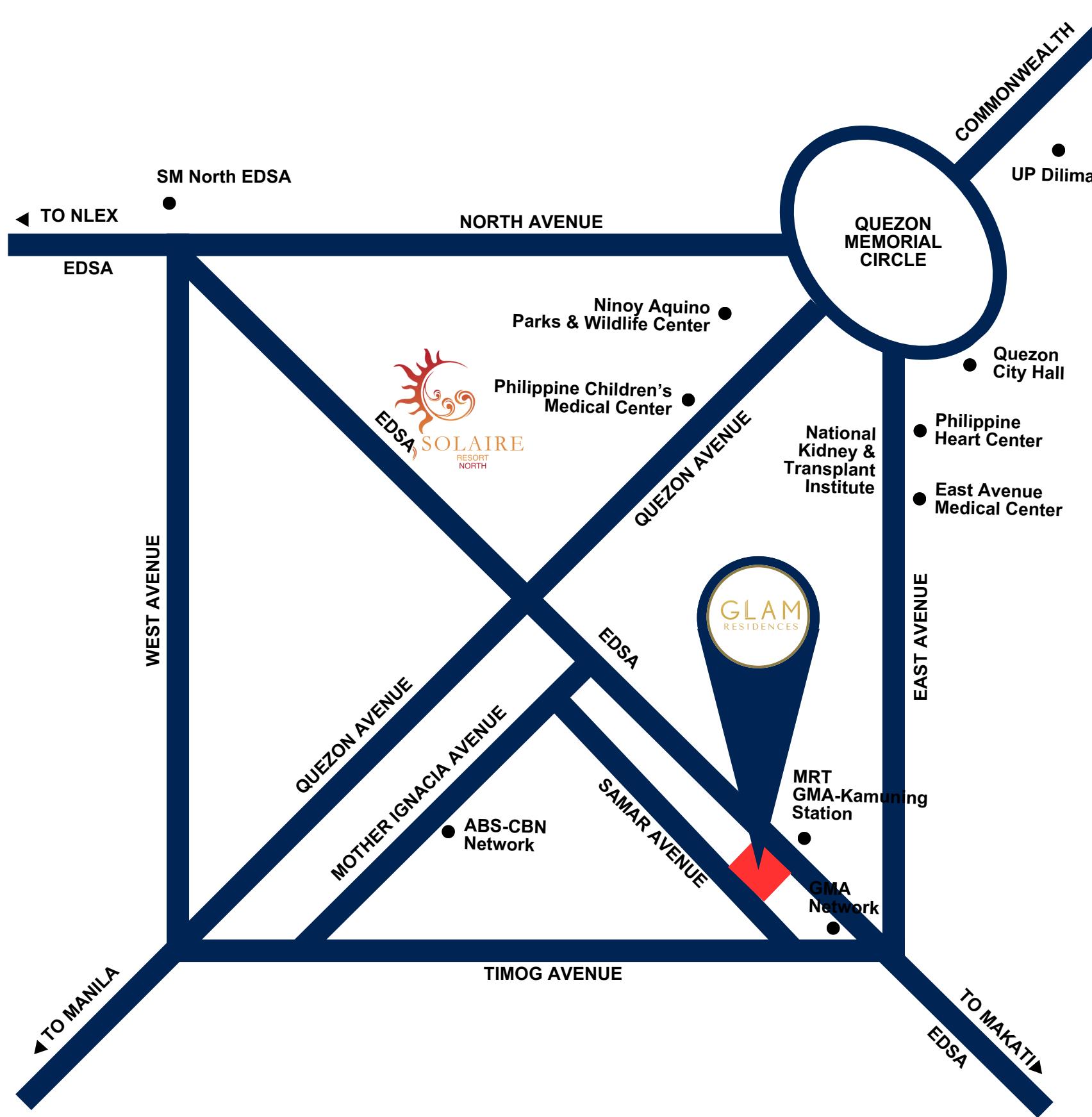
- Quezon City's new and official central business district
- 250 hectare designated property mixed use with retail, commercial, residential, institutional institution.
- 3.7km away from Glam Residences



**FOR TRAINING PURPOSES ONLY.** This material may subject to change and not for reproduction and distribution without prior consent of the developer.

# PRIME LOCATION

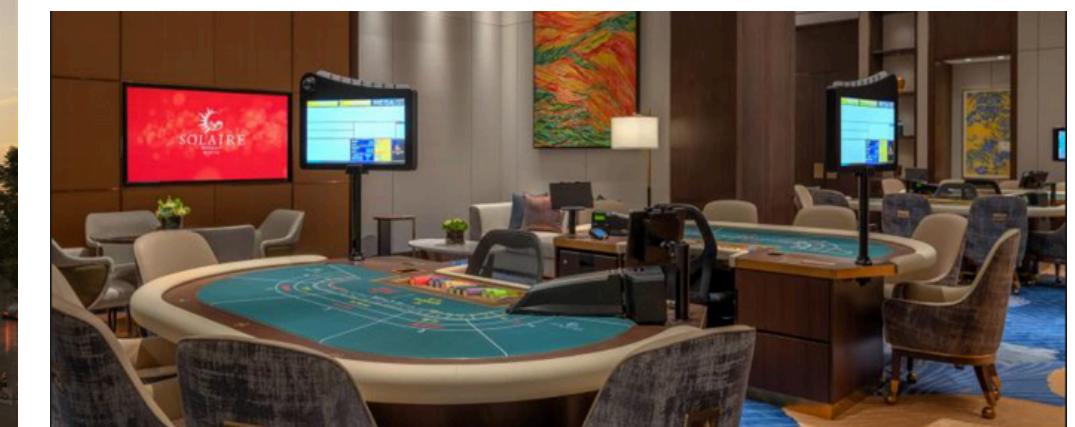
## VICINITY MAP



GLAM  
RESIDENCES



- Newly opened luxury destination resort, casino, hotel, spa, and more on a 1.5-hectare site located in Triangle Park.
- Branded as “a new era of luxury and entertainment in the northern Metro area”.
- 1 km away from Glam Residences



# CONNECTIVITY

VICINITY MAP

GLAM  
RESIDENCES

## METRO RAIL TRANSIT 3



GLAM FAÇADE

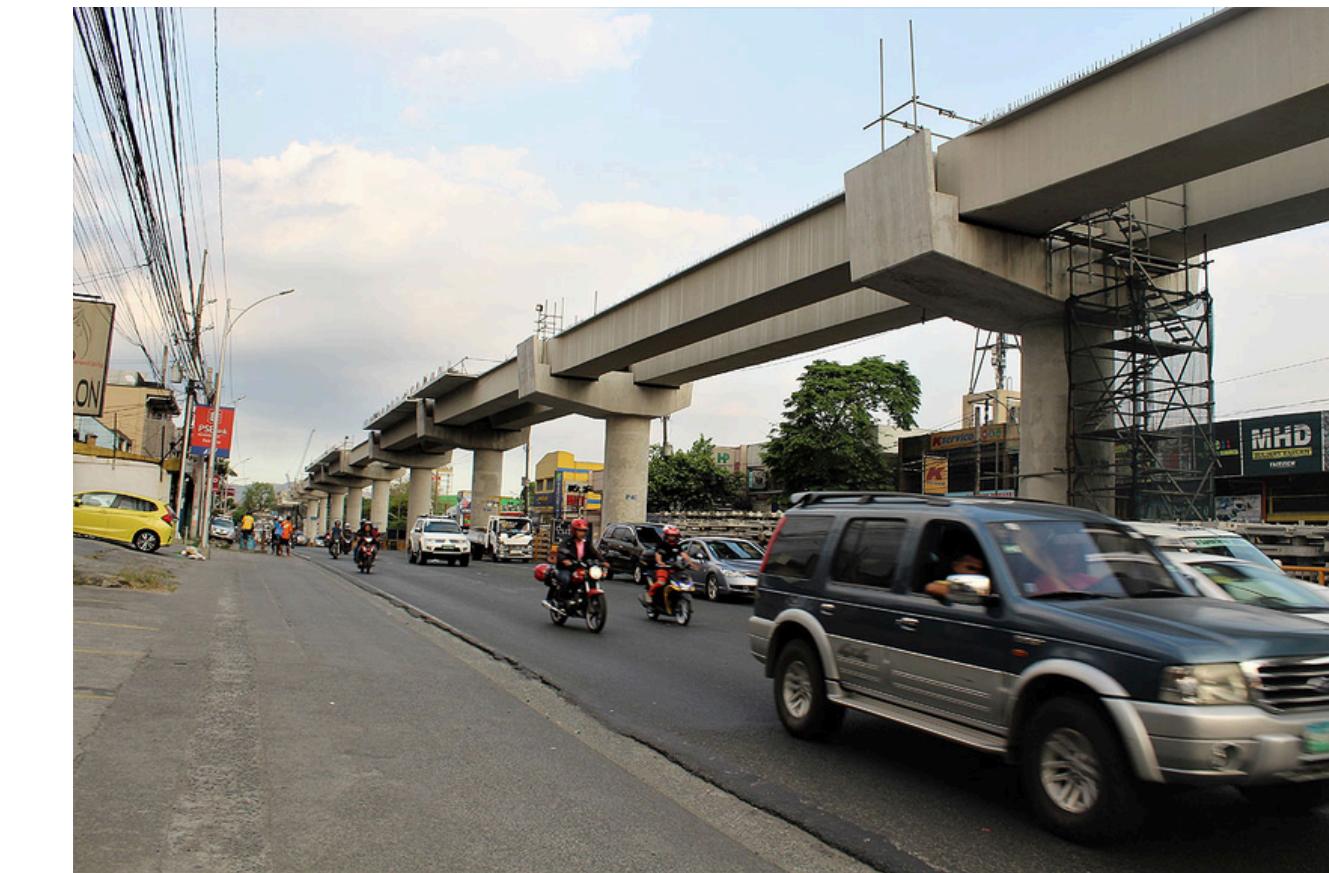
# CONNECTIVITY

VICINITY MAP

GLAM  
RESIDENCES

## METRO RAIL TRANSIT 7

- Will consist of 14 stations from North EDSA to San Jose Del Monte
- Accessible from Glam Residences via Unified Grand Central Station
- Target full operation on November 2025



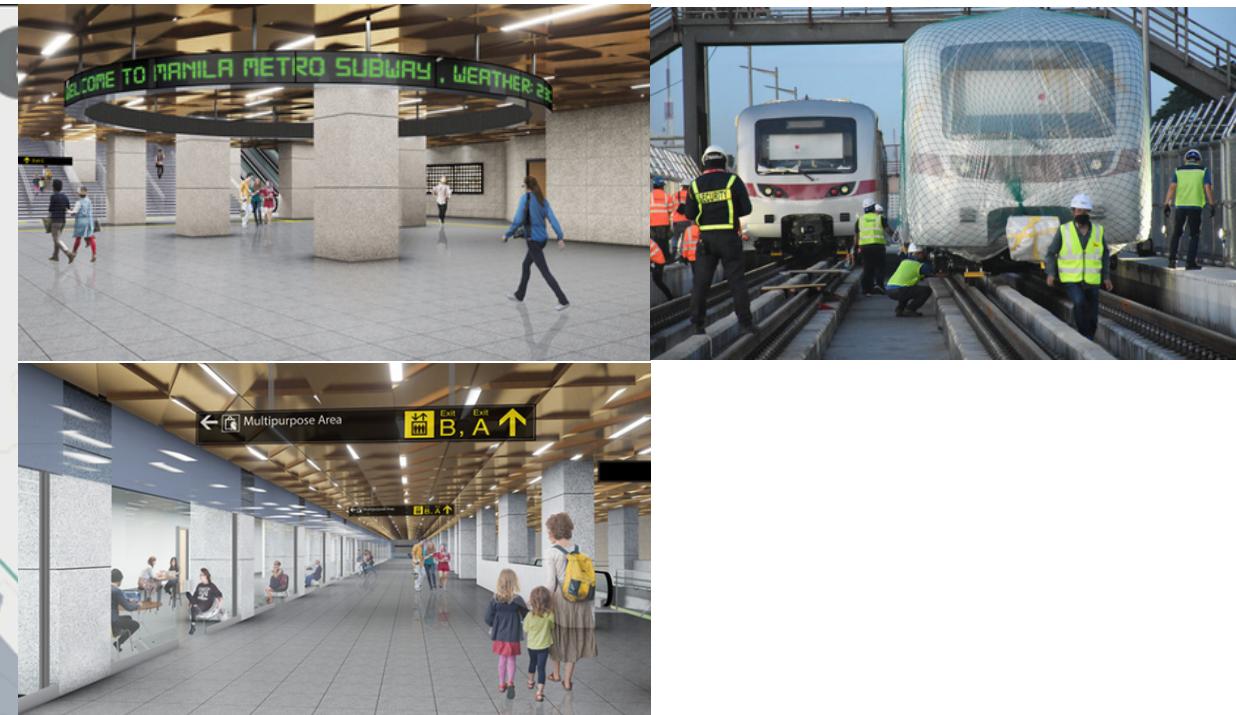
# CONNECTIVITY

## VICINITY MAP

GLAM  
RESIDENCES

### 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

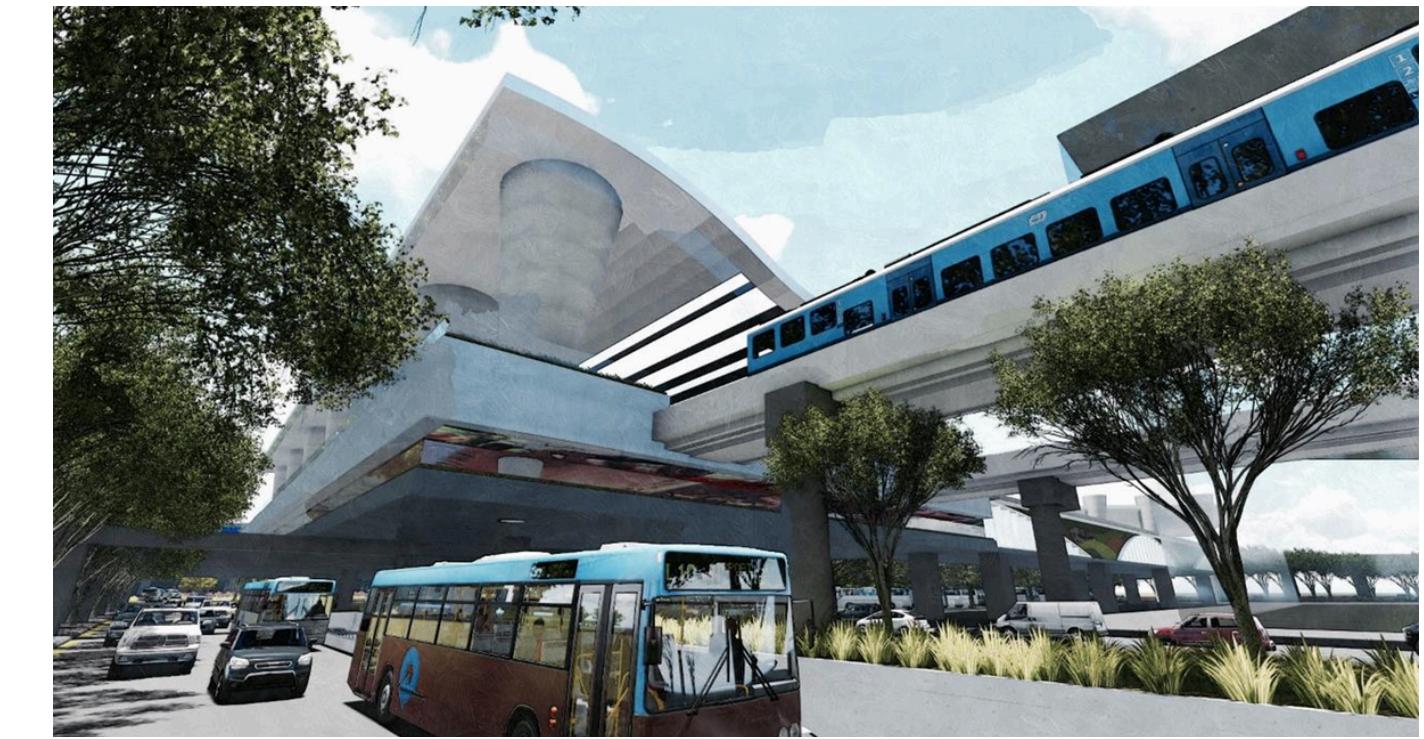


STATION MAP

# CONNECTIVITY

## VICINITY MAP

GLAM  
RESIDENCES



## GRAND CENTRAL STATION

- Also known as North Triangle Common Station
- Will connect LRT1, MRT3, MRT7 & MM Subway
- 1 station away from Glam Residences
- Target partial operation this 2024 and full operation in 2025

# PROJECT OVERVIEW

## GLAM RESIDENCES

<b>ADDRESS</b>	Along EDSA and Samar Avenue, Brgy. South Triangle, Quezon City
<b>DHSUD LTS NO.</b>	0000085
<b>LAUNCH DATE</b>	April 2019
<b>TARGET TURNOVER</b>	2025
<b>LOT AREA</b>	6,954 sq. m.
<b>NO. OF TOWERS</b>	1
<b>NO. OF UNITS</b>	2,966
<b>NO. OF PARKING</b>	917
<b>UNIT TYPE</b>	1 BR - 23.72 sq. m. to 37.97 sq. m. 2 BR - 45.56 sq. m.
<b>AVE. TLP/ SQM</b>	Php268,000.00



**FOR TRAINING PURPOSES ONLY.** This material may subject to change and not for reproduction and distribution without prior consent of the developer.

EDSA



PAG-IBIG FUND



VICTORIA 1



GMA NETWORK



SAMAR AVENUE

FOR TRAINING PURPOSES ONLY. This material may subject to change and not for reproduction and distribution without prior consent of the developer.

# AMENITY FLOORS

GLAM RESIDENCES

GROUND FLOOR

5TH FLOOR

ROOF DECK



ROOFDECK AMENITY  
FLOOR

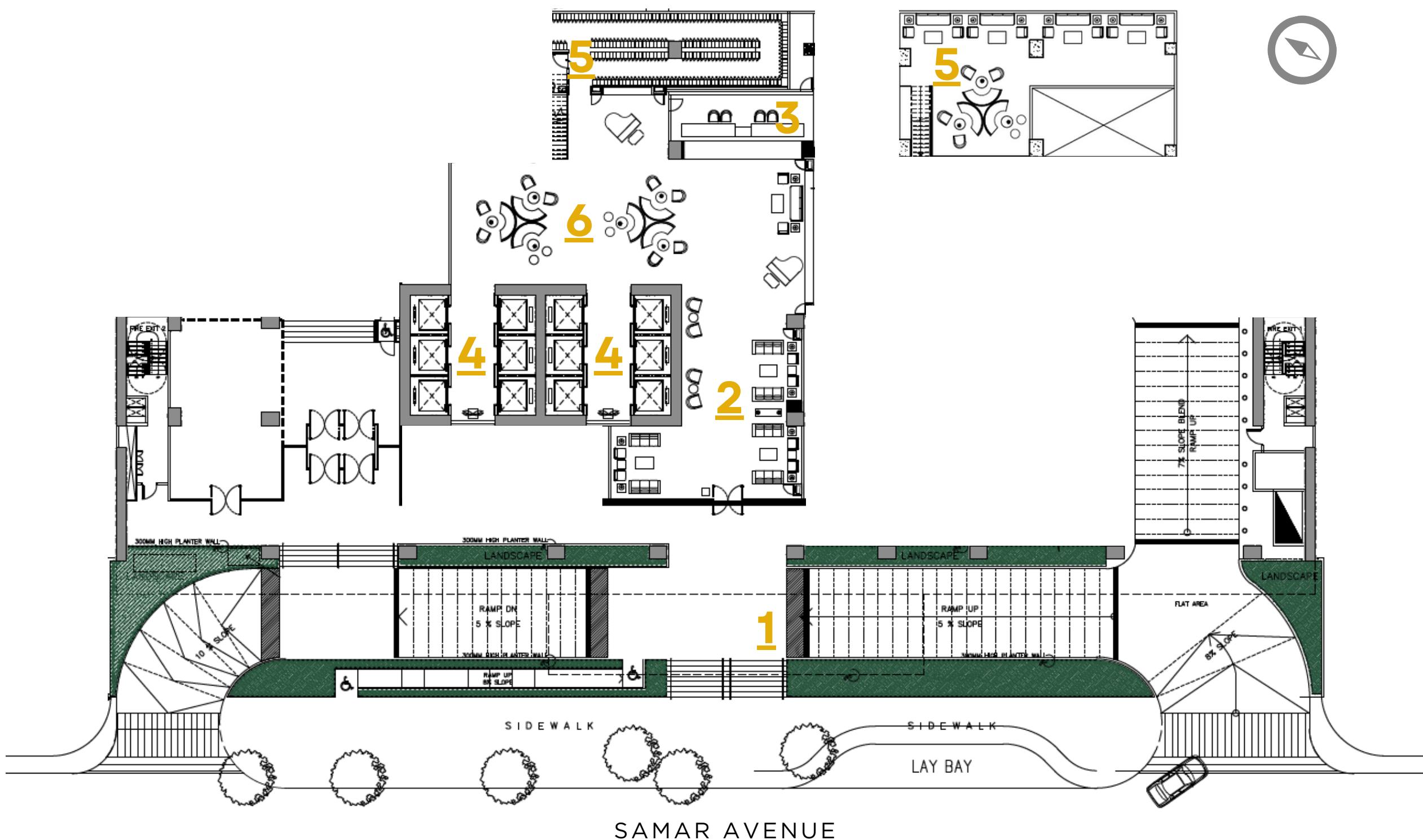
5TH FLOOR AMENITY

1 COMMERCIAL/LOBBY

# RESIDENTIAL GRAND LOBBY

GROUND FLOOR

GLAM  
RESIDENCES



## AMENITIES

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



DROP OFF

GRAND LOBBY



RECEPTION



LIFT LOBBY



MEZZANINE





LOUNGE AREA

# GLAM MALL

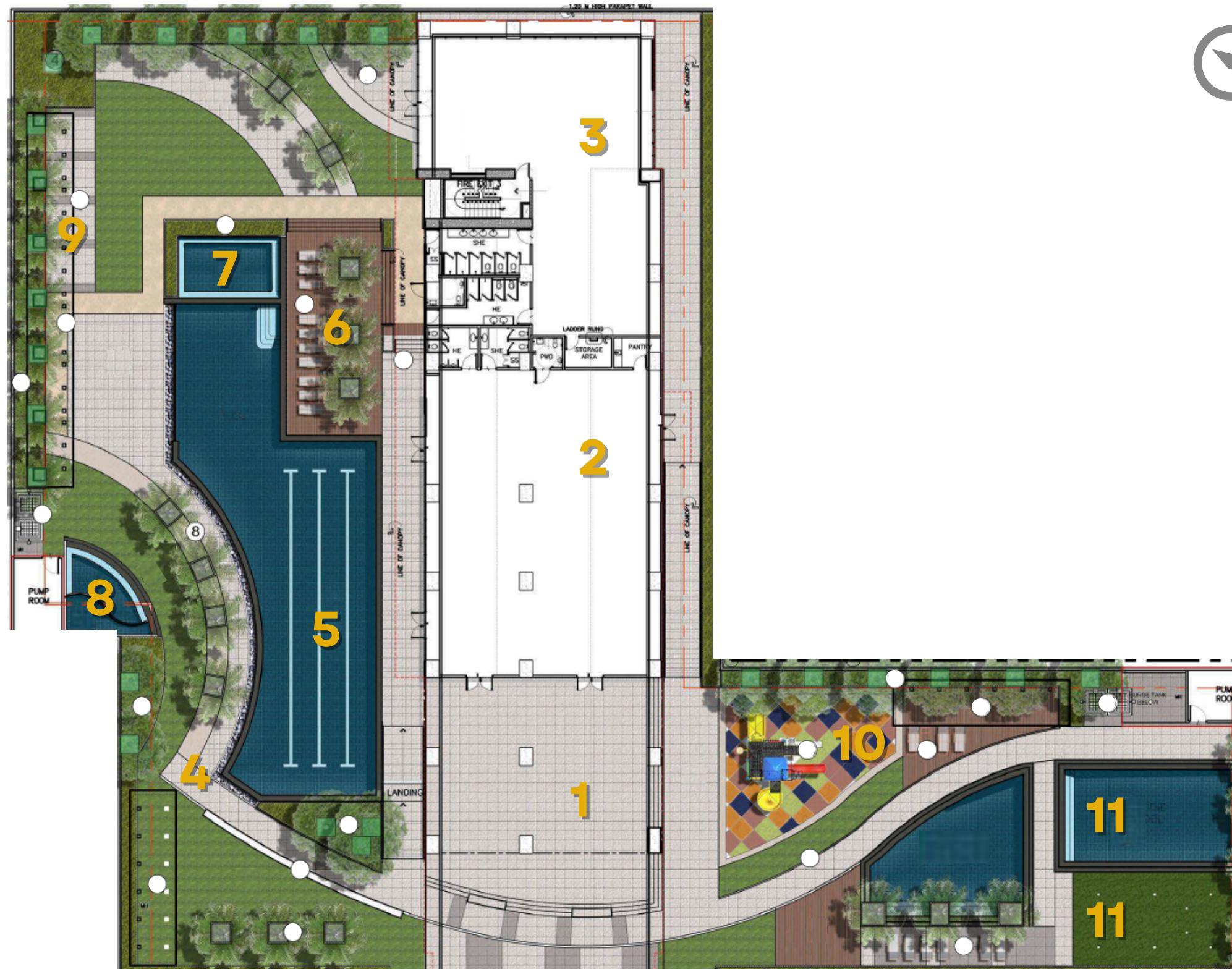
GLAM  
RESIDENCES



FOR TRAINING PURPOSES ONLY. This material may subject to change and not for reproduction and distribution without prior consent of the developer.

# 5TH FLOOR AMENITY

GLAM  
RESIDENCES



## AMENITIES

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



AMENITY LOUNGE





GYM

Next



JOGGING TRAIL



LAP POOL



POOL DECK



JACUZZI



WATER FEATURE



OUTDOOR LOUNGE



PLAY AREA



POOL & SPLASH PAD

# ROOFDECK AMENITY

GLAM  
RESIDENCES



## AMENITIES

- 1 LAWN AREA
- 2 WALKWAY
- 3 PLANTERS
- 4 WOOD DECKS
- 5 OUTDOOR LOUNGE AREAS
- 6 SKY LOUNGE



SKY LOUNGE



OUTDOOR LOUNGE



VIEWING DECK

# ROOFDECK VIEW

SAMAR SIDE



# ROOFDECK VIEW

EDSA SIDE



# RESIDENTIAL FLOORS

GLAM RESIDENCES

5TH FLOOR

6TH FLOOR

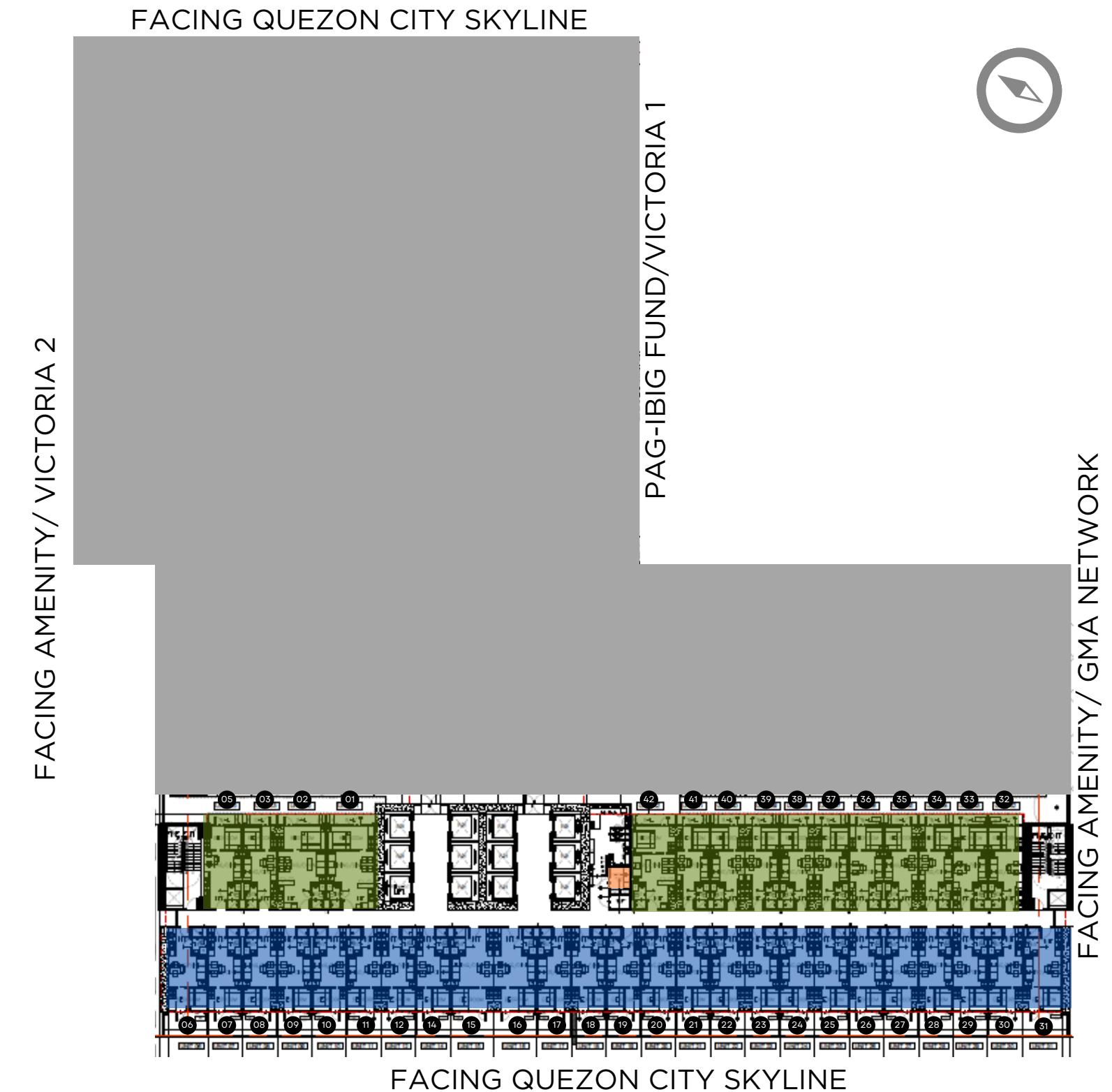
7TH TO 44TH FLOOR



39 RESIDENTIAL  
FLOORS

## 5TH FLOOR

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



# FLOOR PLAN

GLAM RESIDENCES

GLAM  
RESIDENCES

## 6TH FLOOR



1 BEDROOM UNIT (REGULAR)

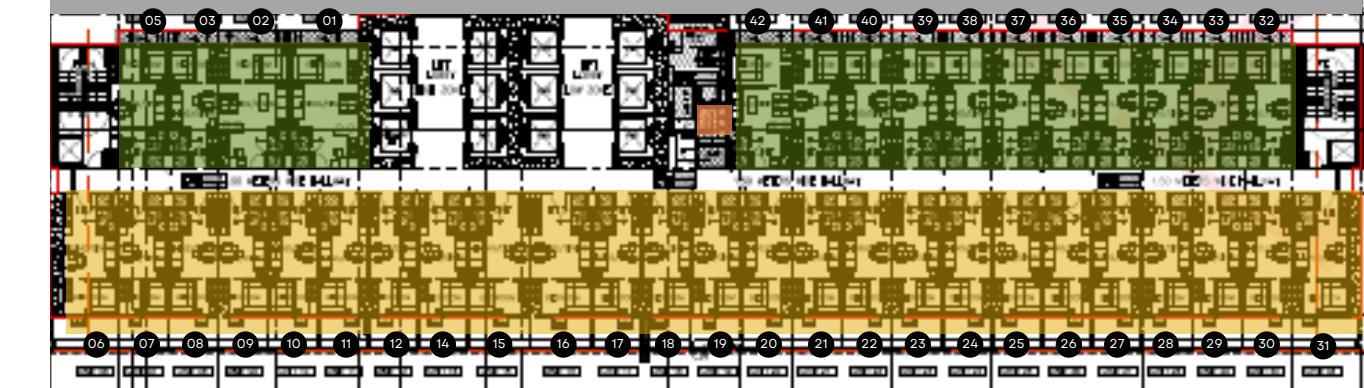
1 BR UNIT WITH BALCONY (SEMI-FURNISHED)

GARBAGE ROOM

FACING QUEZON CITY SKYLINE

FACING AMENITY/ VICTORIA 2

PAG-IBIG FUND/VICTORIA 1



FACING QUEZON CITY SKYLINE

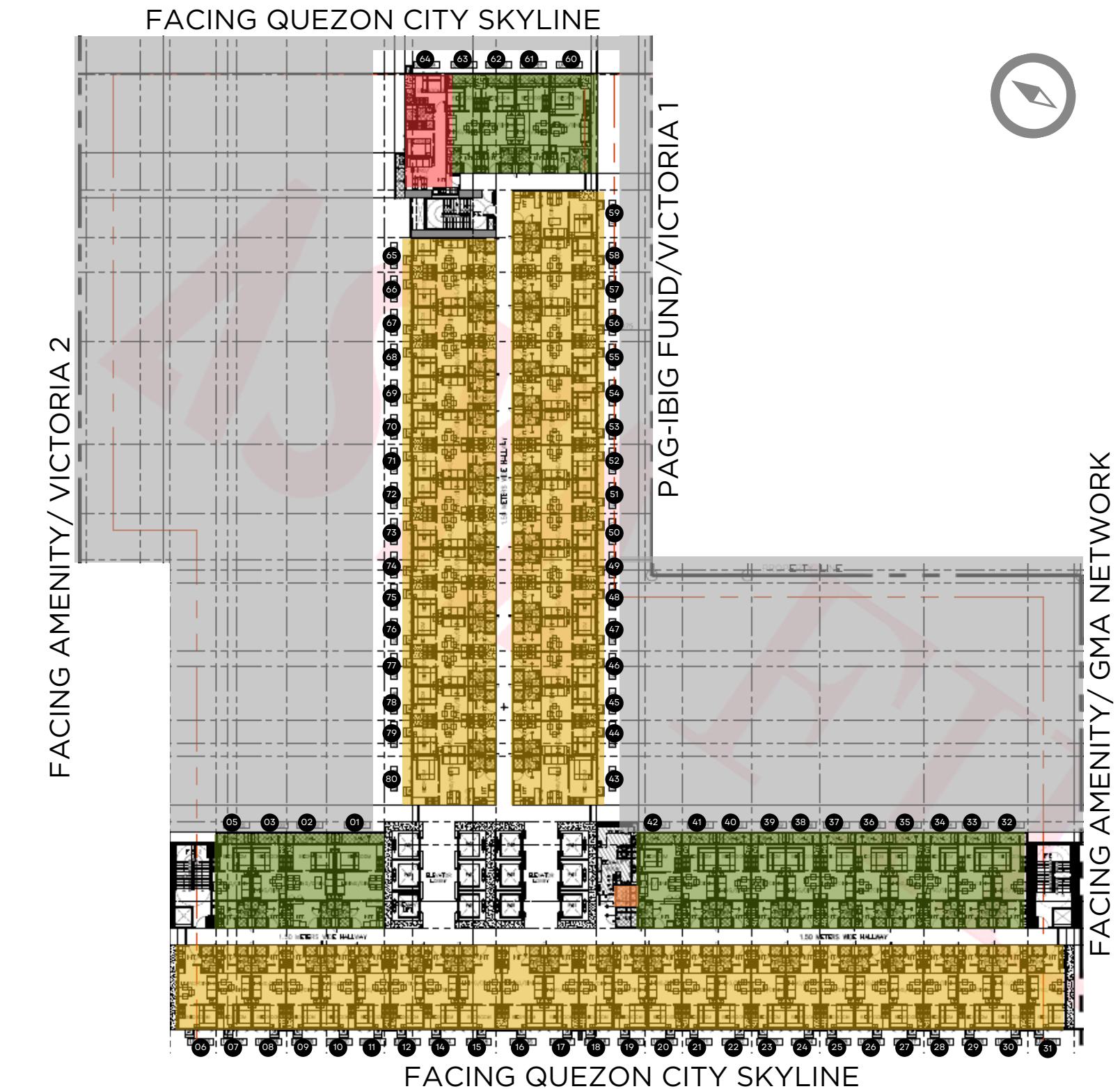
# FLOOR PLAN

GLAM RESIDENCES

GLAM  
RESIDENCES

## 7TH TO 44TH FLOOR

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



# TYPICAL UNIT LAYOUTS

GLAM  
RESIDENCES



**1 BEDROOM UNIT**

23.72 sqm - 34.81 sqm



**1 BR WITH BALCONY**

26.82 sqm - 37.97 sqm



**2 BR WITH BALCONY**

45.56 sqm

# UNIT DELIVERABLES

GLAM  
RESIDENCES

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

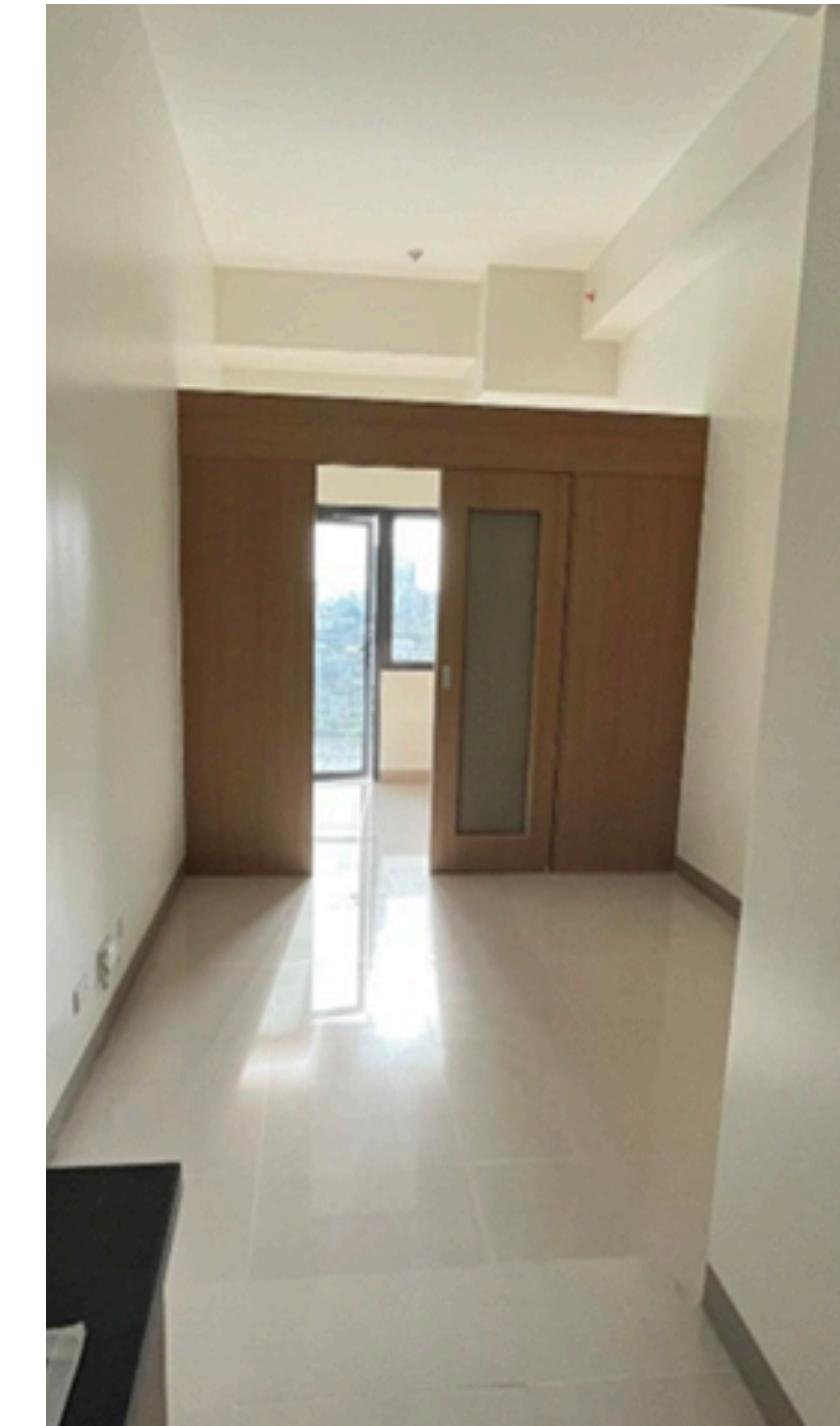
# CONSTRUCTION UPDATES

AS OF JANUARY 2025

GLAM  
RESIDENCES



SAMAR SIDE



LIVING & DINING

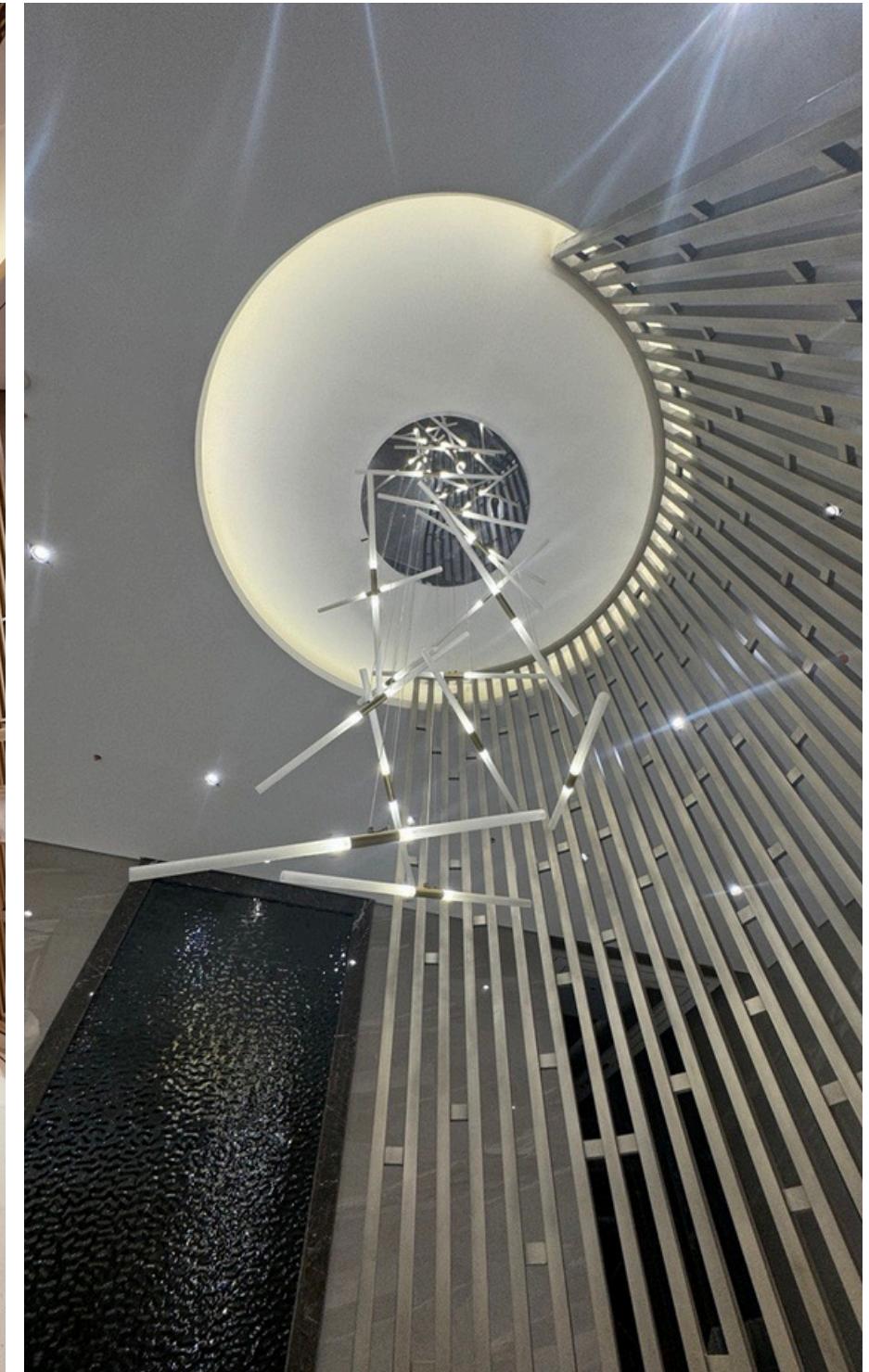
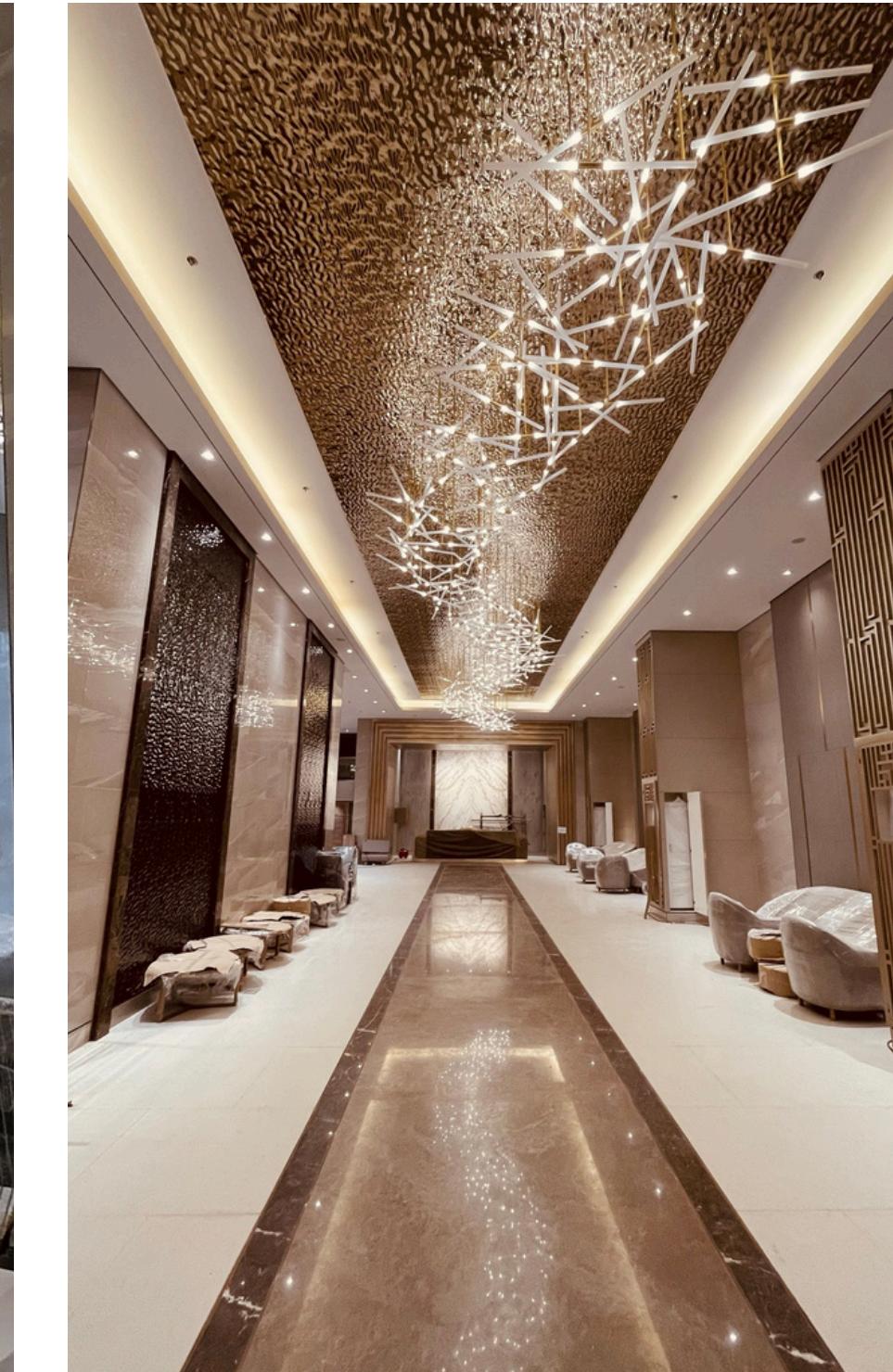


BEDROOM

# CONSTRUCTION UPDATES

AS OF JANUARY 2025

GLAM  
RESIDENCES



GRAND LOBBY

# PROPERTY MANAGEMENT



## 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

# AWARDS

carousell  
Property  Awards  
2023

**SMDC**  
BEST DEVELOPER 2023  
PHILIPPINES

