

# Glade

RESIDENCES

JARO, ILOILO CITY



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JARO, ILOILOCITY

Live your dream.





# Glade RESIDENCES

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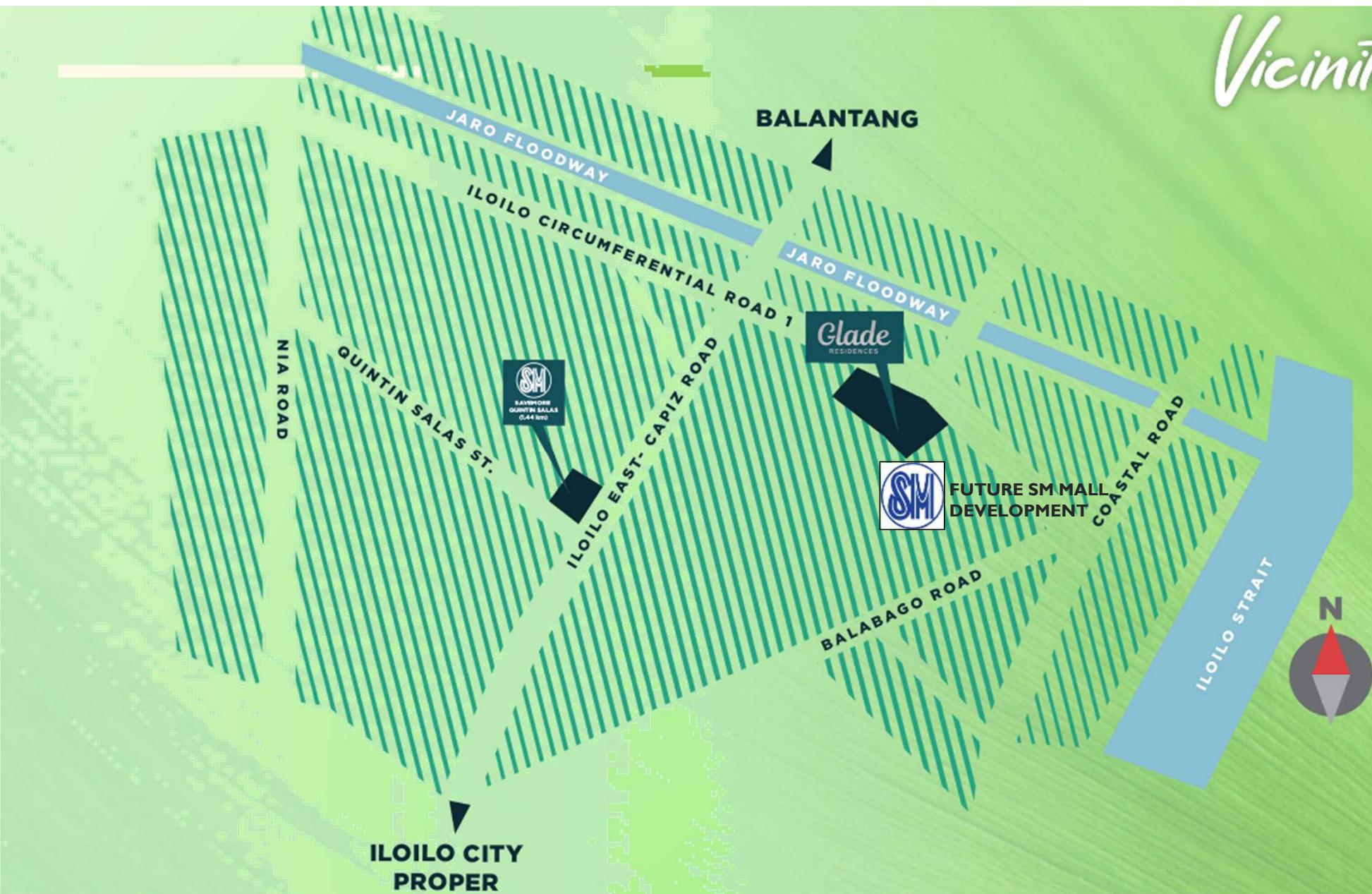
RESIDENCES

JARO, ILOILO CITY



ARTIST'S RENDITION

# Vicinity Map



# ILIOILO CITY – PLACES OF INTEREST

Schools and Universities	Distance
Iloilo Sacred School	2.2km
Huasiong College of Iloilo	2.9km
Filipino - American School Town	3.0km
Angelicum School Iloilo	3.2km
The Great International School	3.2km
Brillian Mind International School	3.8km
Brilliant Montessori School	3.8km
Colegio de San Jose	4.5km
Central Philippine University	4.5km



Shopping Center / Malls	Distance
Future SM Mall - Jaro	Within the complex
SM Savemore Quentin Salas	2.8km
CityMall Jaro	3.2km
SM Savemore Jaro	4.0km
Robinsons Place Jaro	4.4km
CityMall Pavia	5.2km
Robinsons Place Pavia	5.6km
SM City Iloilo	6.1km



## ILOILO CITY – PLACES OF INTEREST

Churches	Distance
Jaro United Methodist Church	3.9km
Jesus Is Lord Church	4.0km
Jaro Metropolitan Cathedral	4.1km
St Joseph The Worker	4.9km
Our Lady of Consolation and St Joseph Church	5.4km

Tourist Spots	Distance
Jaro Plaza	3.8km
National Shrine of Nuestra Senora	3.9km
Nelly's Garden (Heritage House)	4.7km
Iloilo Museum of Contemporary Arts	5.1km
Museo Iloilo	5.3km
Calle Real	6.4km

Hospitals	Distance
Metro Iloilo Hospital and Medical Center	3.6km
Jaro Medical Hospital	4.0km
West Visayas State University Medical Center	5.3km
Iloilo Mission Hospital	6.0km



## PROJECT DETAILS

	DETAILS
Company	SM Development Corporation (SMDC)
Concept	AFFORDABLE Modern Contemporary Design Residential Development <ul style="list-style-type: none"> <li>- Mid-rise Residential Development (MRB3)</li> <li>- Second Residential project to be launched in Iloilo</li> </ul>
Address	Circumferential Road 1, Brgy Balabago, Jaro Iloilo City
Gross Land Area	36,517sqm
FAR	1.5
No. of Buildings	Eleven (11) Mid Rise Buildings <ul style="list-style-type: none"> <li>- 4 Floors</li> </ul>
No. of Residential Units	1,929 units
No. of Parking Slots	314 slots at 1:6 parking ratio
Project Launch	December 2021
Completion Date	May 2026



SMDC GLADE Residences offers flexible unit spaces that caters to young professionals and start-up families

# Site Development Plan

FUTURE



MALL  
DEVELOPMENT



## AMENITY – POOL AND LAWN AREA



## AMENITY – GYM AREA



## AMENITY – JOGGING PATH



## AMENITY – LINEAR PARK



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## AMENITY – MULTI-PURPOSE HALL



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## AMENITY – ENTRANCE GATE



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## AMENITY – PLAYGROUND



## AMENITY – BASKETBALL COURT



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## GRAND LOBBY



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## GRAND LOBBY



## UNIT RENDERS – STUDIO



## UNIT RENDERS – STUDIO



## UNIT RENDERS – 1 BEDROOM



## UNIT RENDERS – 1 BEDROOM



## UNIT RENDERS – 1 BEDROOM



## PHASE 1 – BUILDINGS H, I, J, K

Building	# of Units
H	168
I	200
J	199
K	200
<b>TOTAL</b>	<b>767</b>



# PHASE 2 – BUILDINGS A, E, F & G

<b>Building</b>	<b># of Units</b>
<b>A</b>	<b>140</b>
<b>E</b>	<b>184</b>
<b>F</b>	<b>183</b>
<b>G</b>	<b>184</b>
<b>TOTAL</b>	<b>691</b>



## PHASE 3 – BUILDINGS B, C & D

Building	# of Units
B	152
C	151
D	168
<b>TOTAL</b>	<b>471</b>



## BUILDING DETAILS - A

Unit Type	Unit Area (in sqm)	# of Units
1-Bedroom	24.41; 24.99	132
Studio End	23.51	6
Studio	17.63; 18.21	2
<b>TOTAL</b>		<b>140</b>

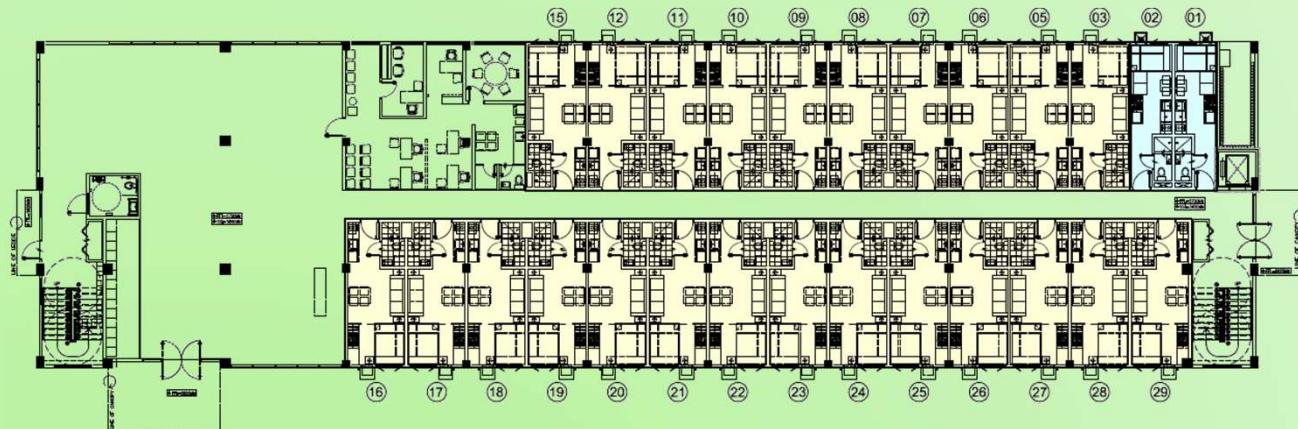
- 140 residential units
  - GF – 26 units per floor
  - 2– 4th Floor – 38 units per floor



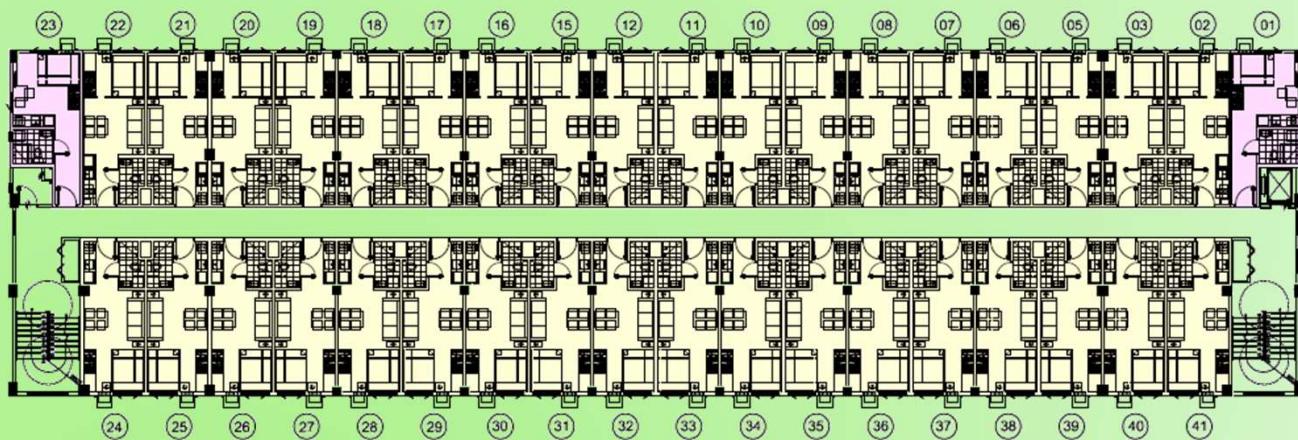
### LEGENDS:

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT

### Ground Floor



### 2nd - 4th Floor



## BUILDING DETAILS - E

Unit Type	Unit Area (in sqm)	# of Units
1-Bedroom	24.41; 24.99	175
Studio End	23.51	7
Studio	17.63; 18.21	2
<b>TOTAL</b>		<b>184</b>

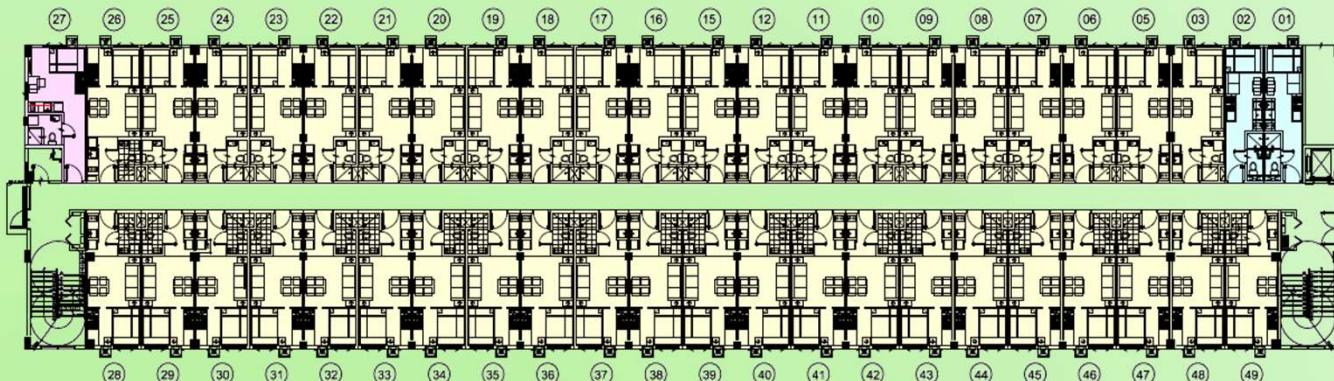
- 184 residential units
  - GF – 46 units per floor
  - 2– 4th Floor – 46 units per floor



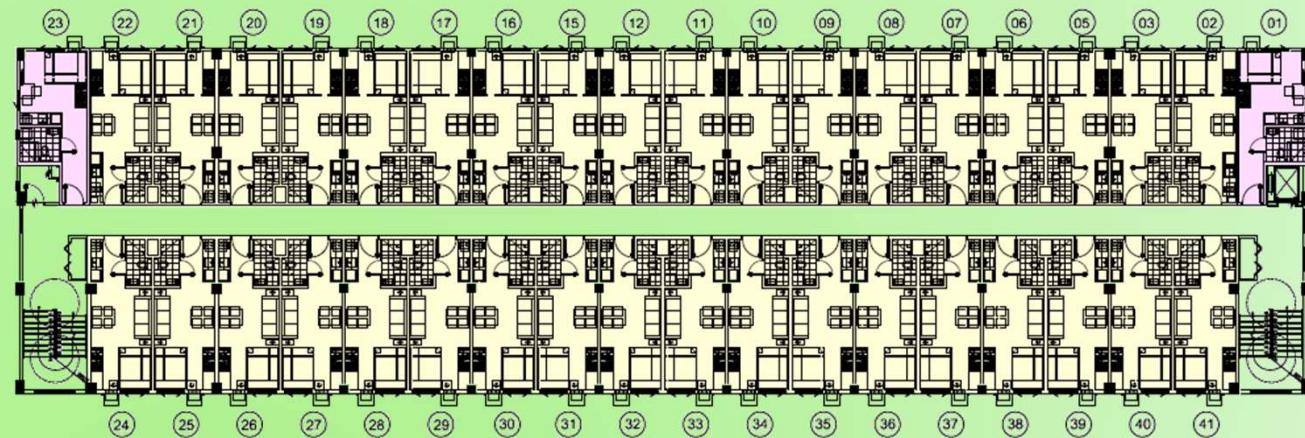
### LEGENDS:

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT

### Ground Floor



### 2nd - 4th Floor

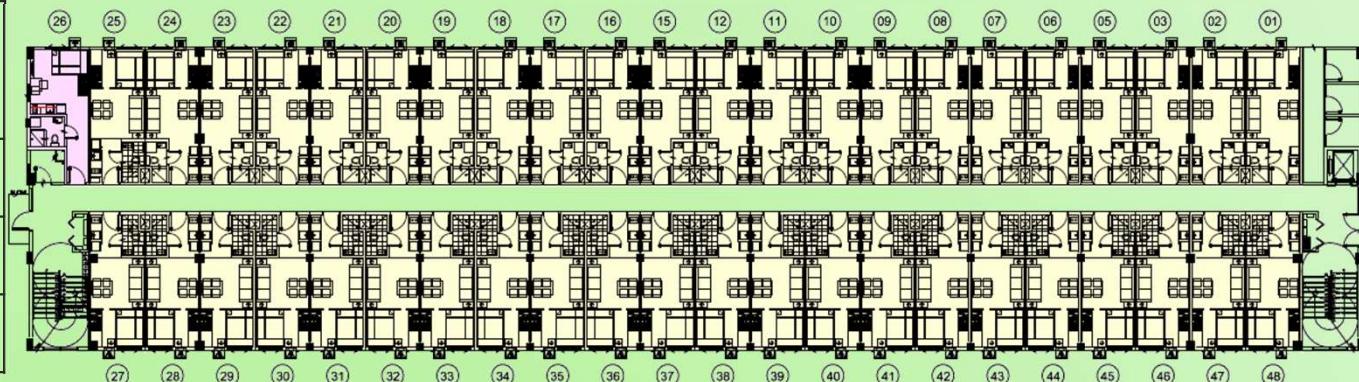


## BUILDING DETAILS - F

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Unit Type	Unit Area (in sqm)	# of Units
1-Bedroom	24.41; 24.99	176
Studio End	23.51	7
<b>TOTAL</b>		<b>183</b>

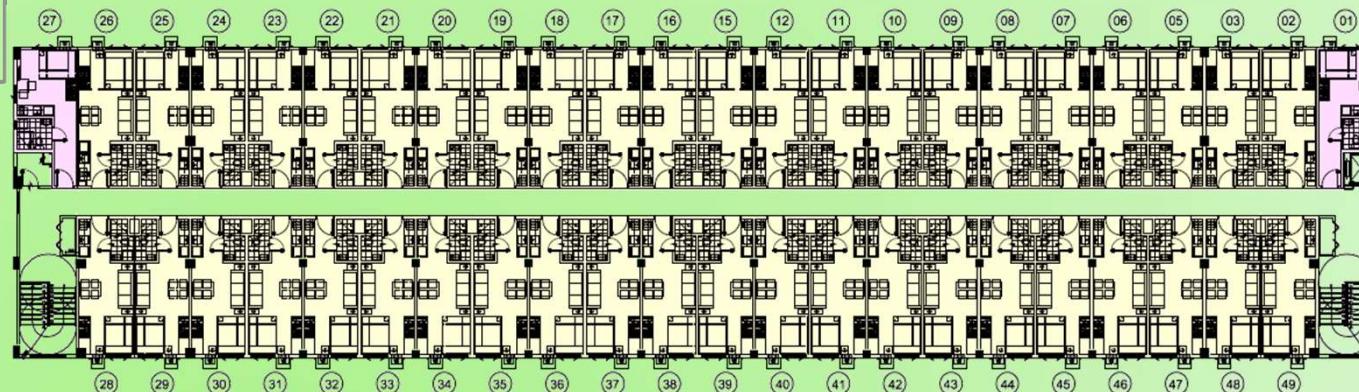
## Ground Floor



- 183 residential units
    - GF – 45 units per floor
    - 2– 4th Floor – 46 units per floor



2nd - 4th Floor



## LEGENDS

- STUDIO END UNIT
  - STUDIO UNIT
  - 1 BEDROOM UNIT

## BUILDING DETAILS - G

Unit Type	Unit Area (in sqm)	# of Units
1-Bedroom	24.41; 24.99	175
Studio End	23.51	7
Studio	17.63; 18.21	2
<b>TOTAL</b>		<b>184</b>

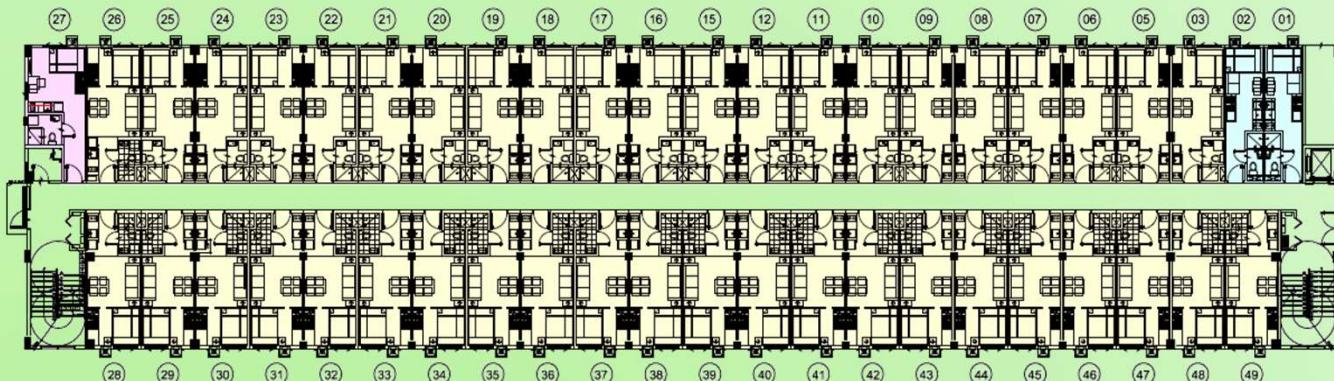
- 184 residential units
  - GF – 46 units per floor
  - 2– 4th Floor – 46 units per floor



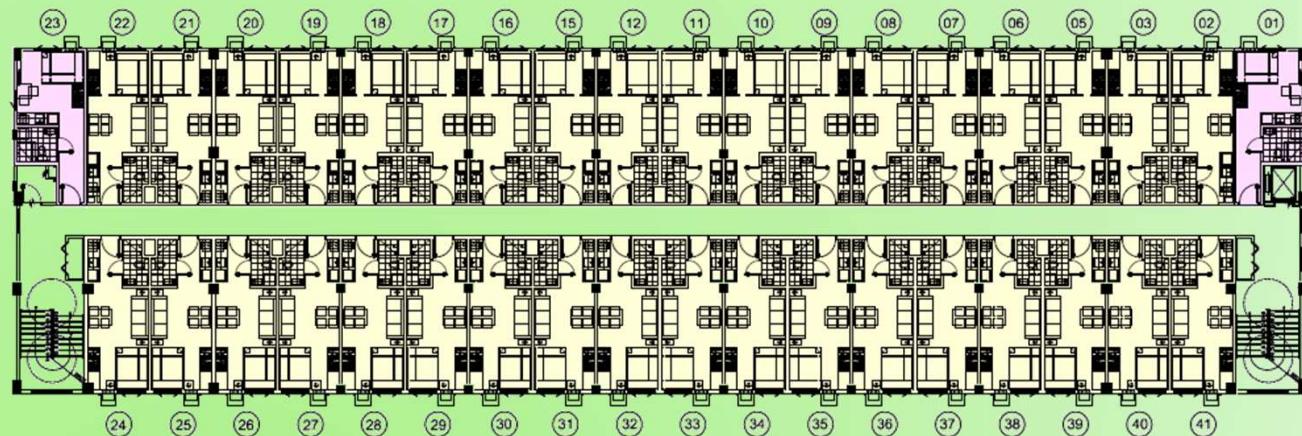
### LEGENDS:

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT

### Ground Floor



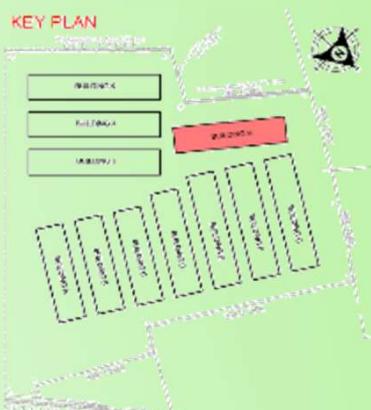
### 2nd - 4th Floor



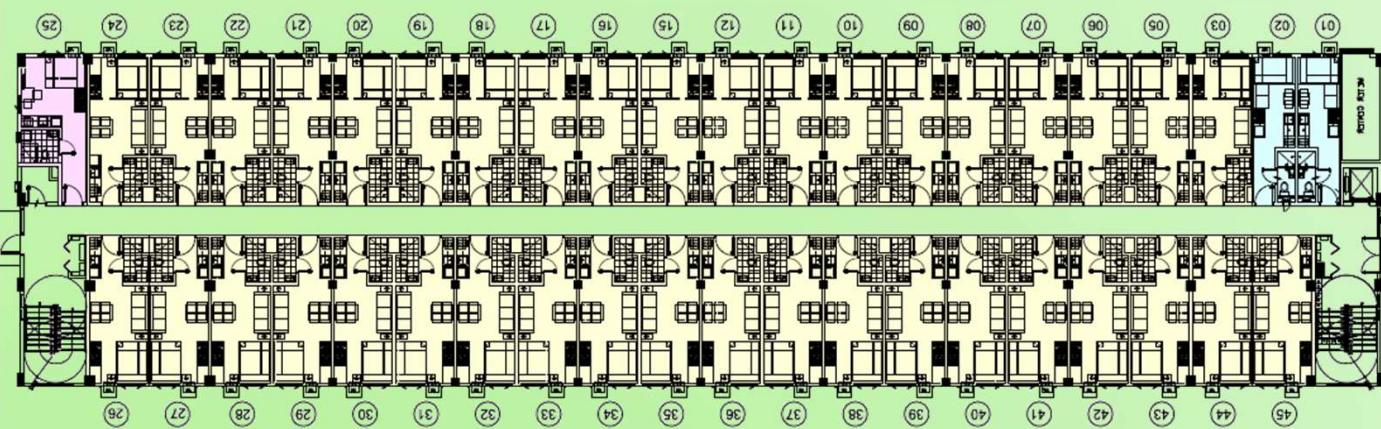
## BUILDING DETAILS - H

Unit Type	Unit Area (in sqm)	# of Units
1-Bedroom	24.41; 24.99	159
Studio End	23.51	7
Studio	17.63 to 18.21	2
<b>TOTAL</b>		<b>168</b>

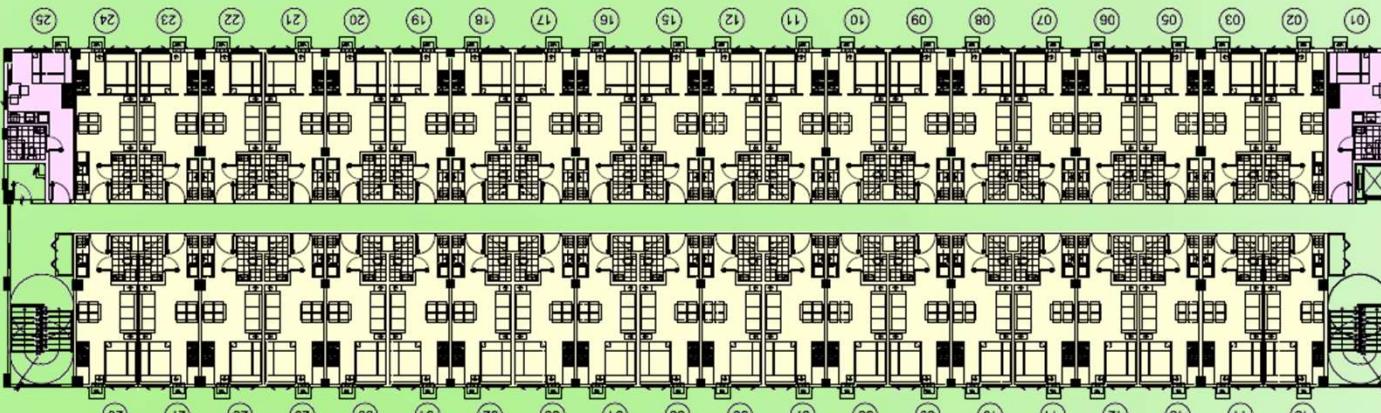
- 200 residential units
    - GF – 42 units per floor
    - 2– 4th Floor – 42 units per floor



## Ground Floor



**2nd - 4th Floor**



## LEGENDS:

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT

# BUILDING DETAILS - I

Unit Type	Unit Area (in sqm)	# of Units
1-Bedroom	24.41; 24.99	191
Studio End	23.51	7
Studio	17.63 to 18.21	2
<b>TOTAL</b>		<b>200</b>

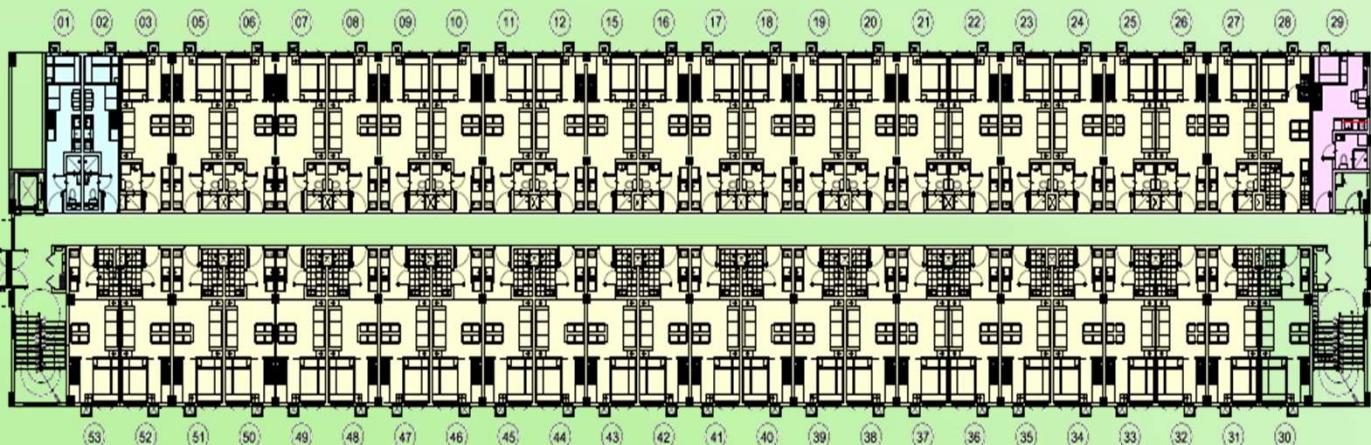
- 200 residential units
- GF – 50 units per floor
- 2– 4th Floor – 50 units per floor



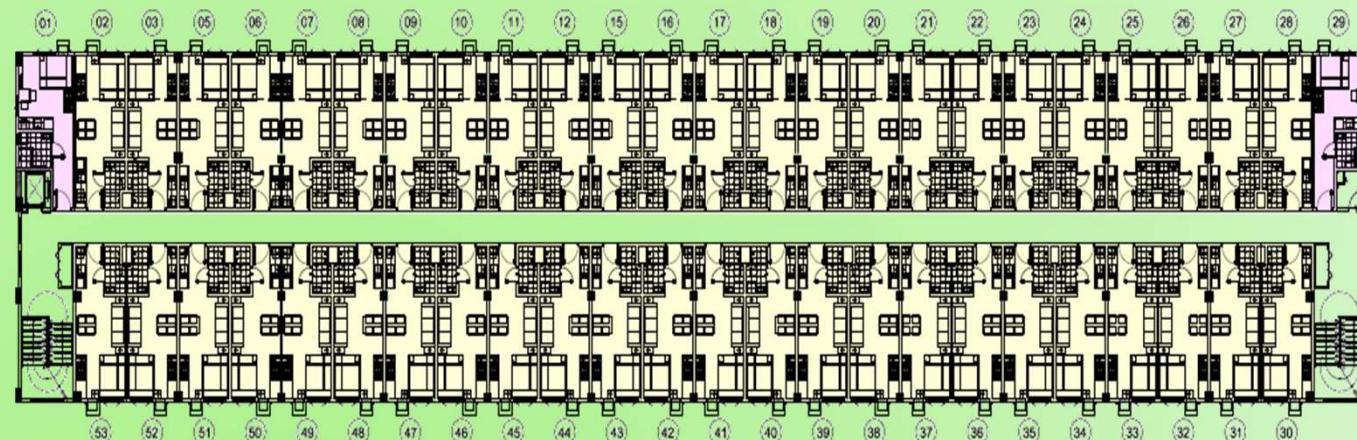
## LEGENDS:

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT

## Ground Floor



## 2nd - 4th Floor



# BUILDING DETAILS - J

Unit Type	Unit Area (in sqm)	# of Units
1-Bedroom	24.41; 24.99	192
Studio End	23.51	7
<b>TOTAL</b>		<b>199</b>

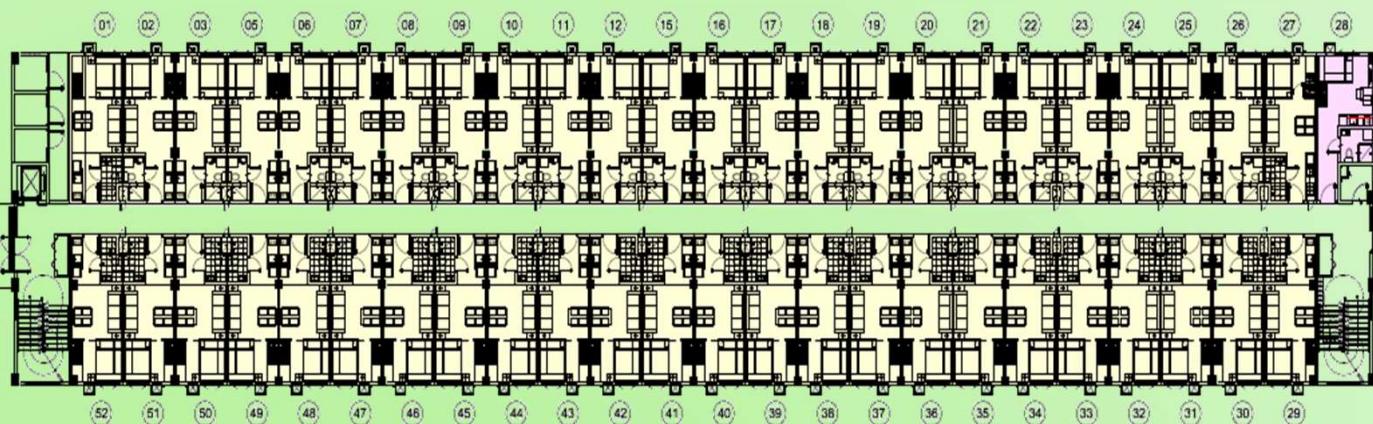
- 200 residential units
  - GF – 49 units per floor
  - 2– 4th Floor – 50 units per floor



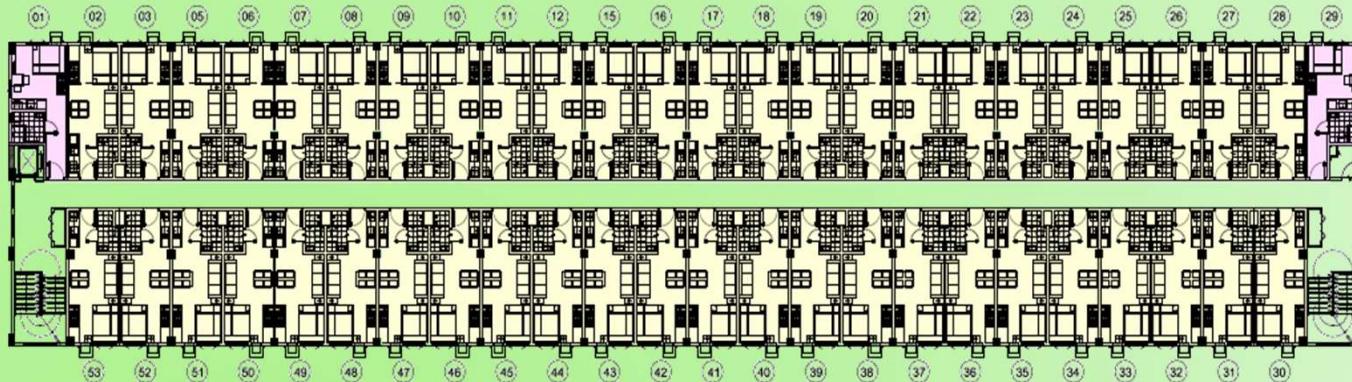
**LEGENDS:**

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT

**Ground Floor**



**2nd - 4th Floor**



# BUILDING DETAILS - K

Unit Type	Unit Area (in sqm)	# of Units
1-Bedroom	24.41; 24.99	191
Studio End	23.51	7
Studio	17.63 to 18.21	2
<b>TOTAL</b>		<b>200</b>

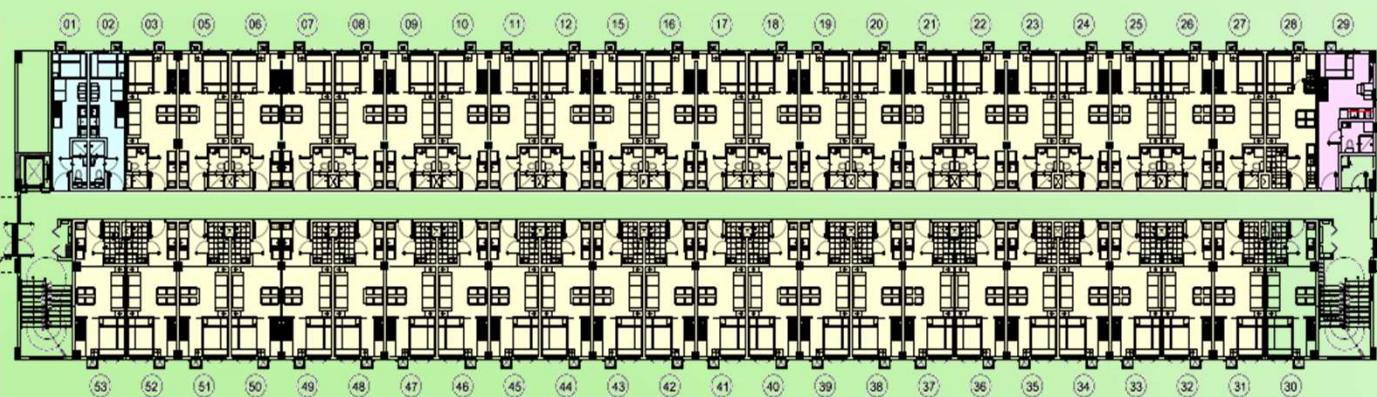
- 200 residential units
- GF – 50 units per floor
- 2– 4th Floor – 50 units per floor



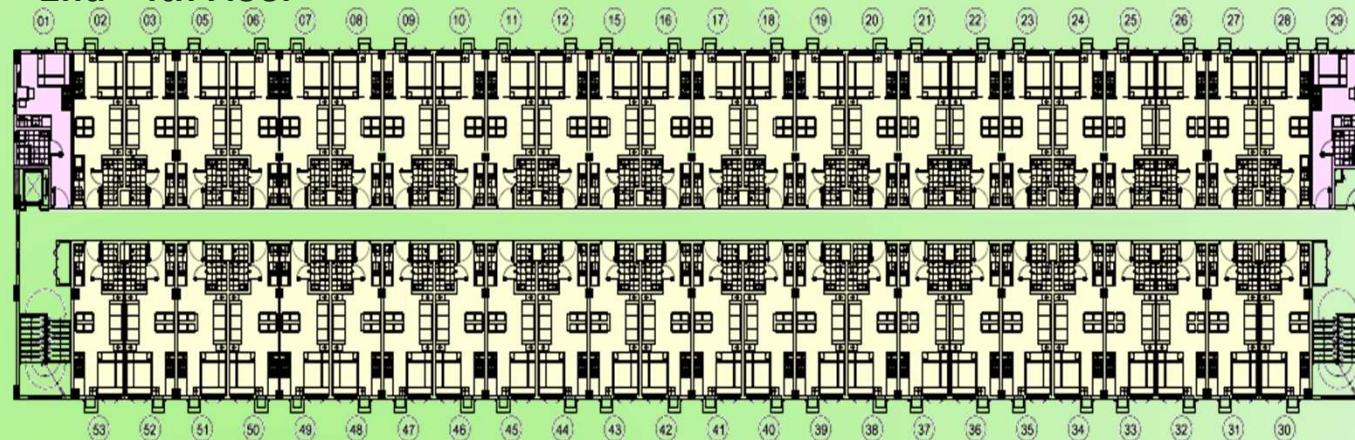
## LEGENDS:

- STUDIO END UNIT
- STUDIO UNIT
- 1 BEDROOM UNIT

## Ground Floor



## 2nd - 4th Floor



## PROJECT FEATURES

- ✓ More than 8,800 sqm allocated for amenities and landscaped areas
- ✓ 24-hour security services
- ✓ Cistern water tanks
- ✓ 1 High speed elevator per Tower
- ✓ 1 Grand lobby at Tower A
- ✓ Back-up power system
- ✓ Fire alarm and sprinkler system
- ✓ Mailroom for each building
- ✓ Centralized garbage collection and disposal system
- ✓ Rain Catchment System for Landscaping
- ✓ LED Lights in common areas
- ✓ Property Management Office
- ✓ Leasing Services



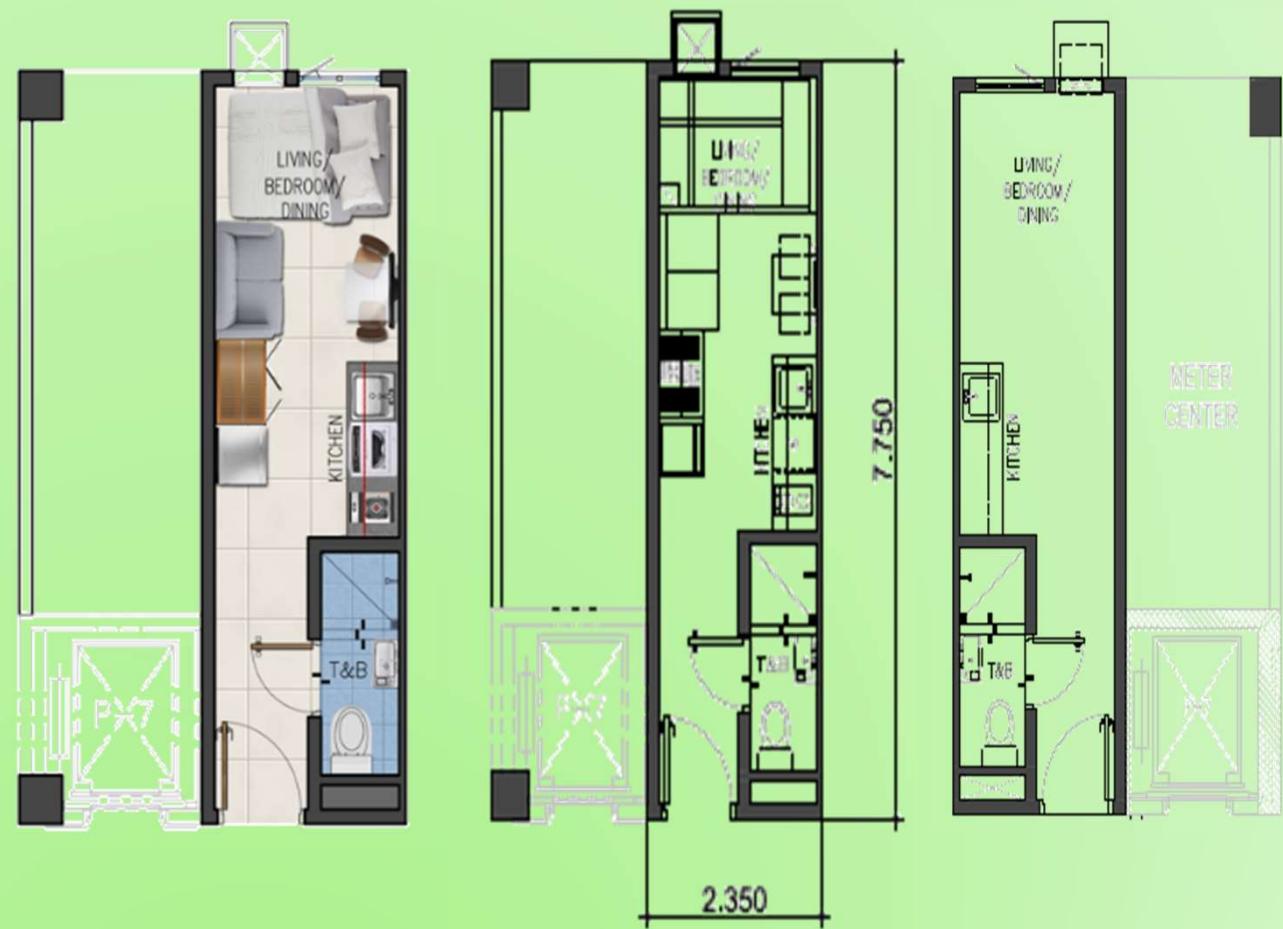
# Studio Unit– 17.63sqm

STUDIO UNIT		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m <sup>2</sup> )	Square Feet (ft <sup>2</sup> )
Living/Dining/ Bedroom/Kithen Area	14.31	154.03
Toilet & Bath	3.32	35.74
<b>TOTAL</b>	<b>±17.63</b>	<b>±189.77</b>



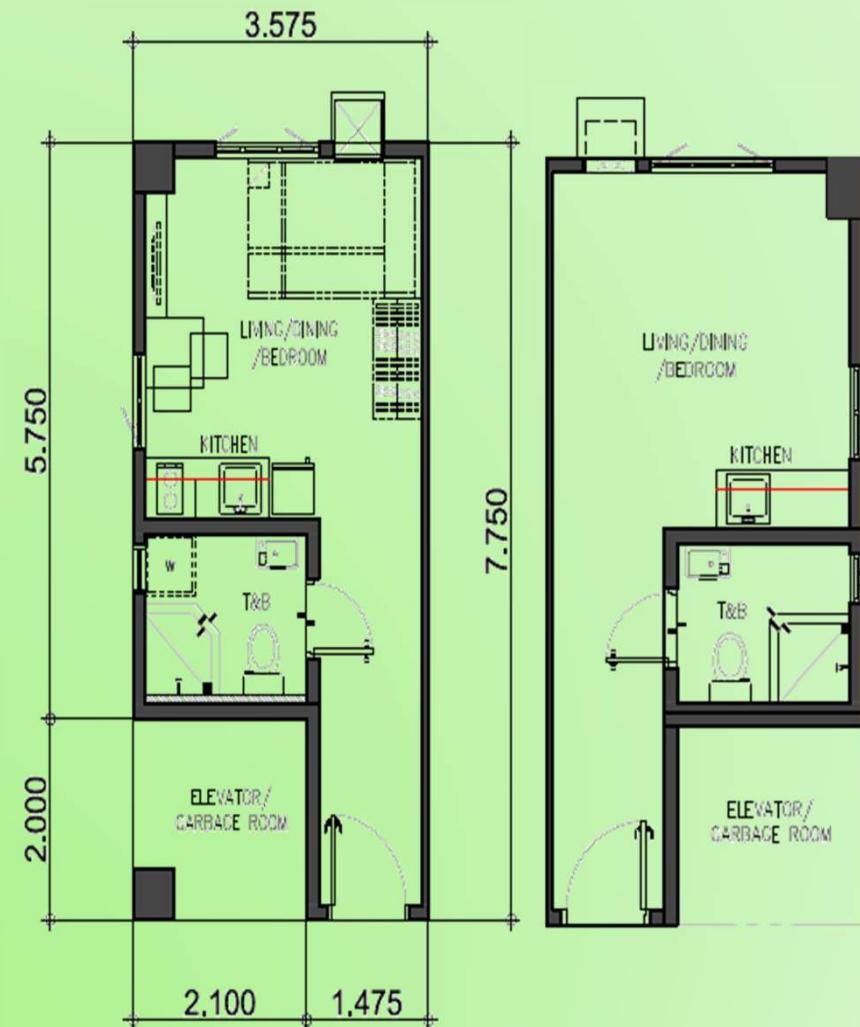
# Studio Unit– 18.21sqm

STUDIO UNIT		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m <sup>2</sup> )	Square Feet (ft <sup>2</sup> )
Living/Dining/ Bedroom/Kithen Area	14.89	160.27
Toilet & Bath	3.32	35.74
<b>TOTAL</b>	<b>±18.21</b>	<b>±195.95</b>



# Studio End Unit– 23.51sqm

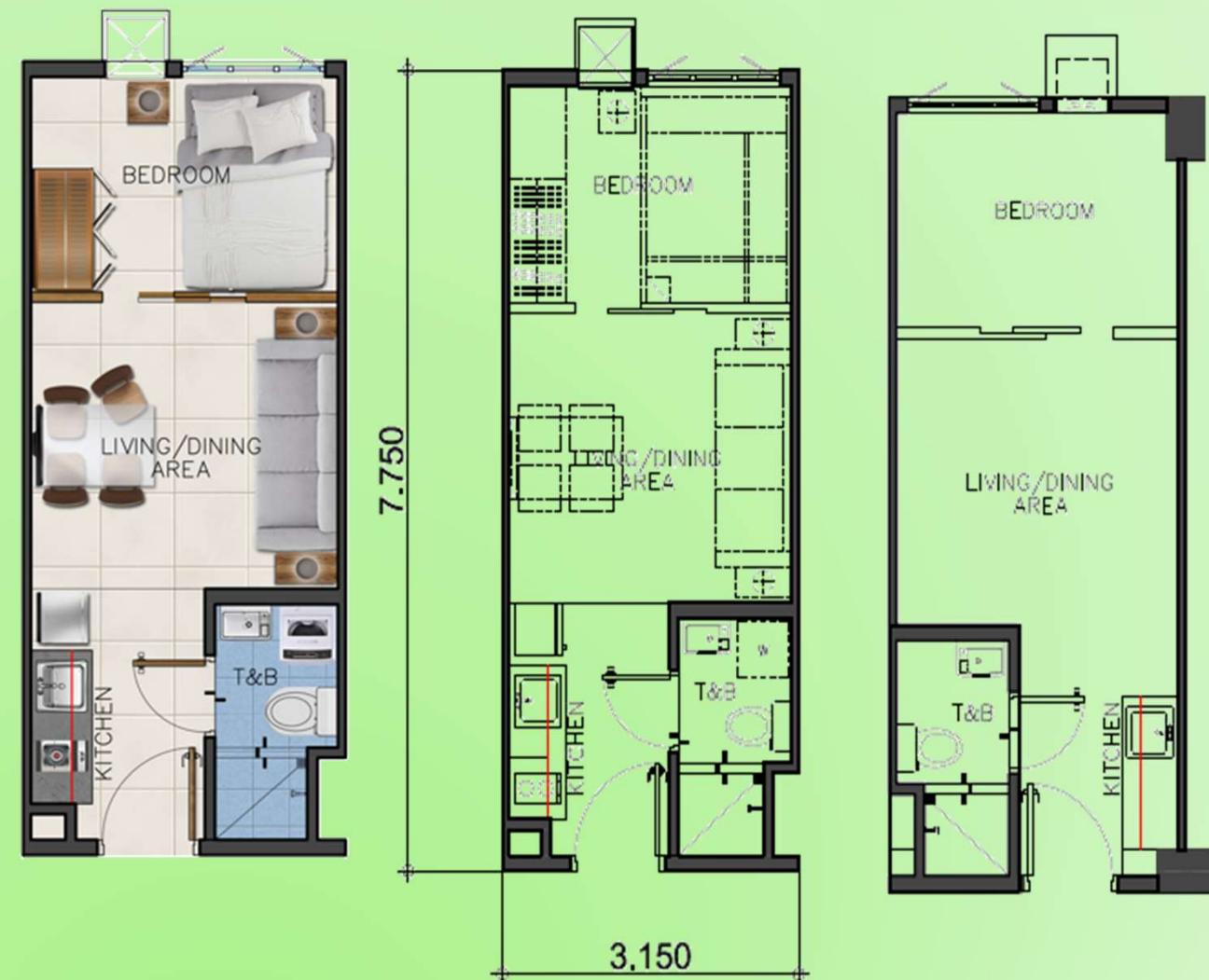
STUDIO END UNIT		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m <sup>2</sup> )	Square Feet (ft <sup>2</sup> )
Living/Dining/ Bedroom/Kitchen Area	19.01	204.62
Toilet & Bath	4.50	48.44
<b>TOTAL</b>	<b>±23.51</b>	<b>±253.06</b>



# 1 Bedroom Unit – 24.41sqm

## 1 BEDROOM UNIT

ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m <sup>2</sup> )	Square Feet (ft <sup>2</sup> )
Bedroom	7.40	79.65
Living/Dining Area	8.82	94.94
Toilet & Bath	3.58	38.53
Kitchen	4.61	49.62
<b>TOTAL</b>	<b>±24.41</b>	<b>±262.74</b>



# 1 Bedroom Unit – 24.99sqm

1 BEDROOM UNIT		
ROOM DESCRIPTION	FLOOR AREA	
	Square Meters (m <sup>2</sup> )	Square Feet (ft <sup>2</sup> )
Bedroom	7.54	81.16
Living/Dining Area	9.10	97.95
Toilet & Bath	3.58	38.53
Kitchen	4.77	51.34
<b>TOTAL</b>	<b>±24.99</b>	<b>±268.98</b>



## UNIT DELIVERABLES

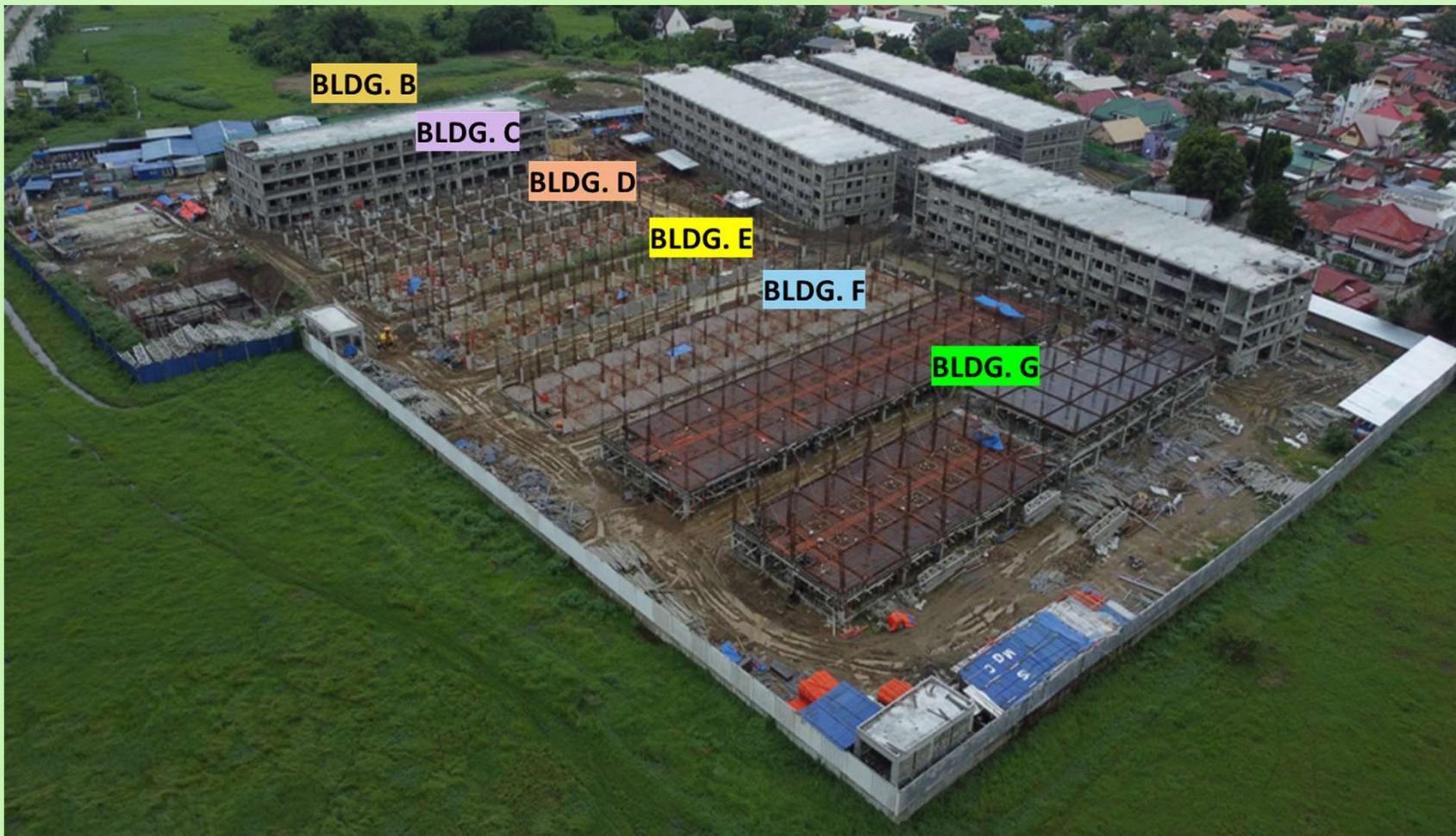
TYPICAL UNIT FINISHES	
<b>WALL FINISH</b>	Bedroom: Semi-gloss paint finish Living/Dining/Kitchen: Semi-gloss paint finish T&B: Semi-gloss paint finish with 1.2m-high tiles on shower area and tiled baseboard
<b>FLOOR FINISH</b>	Ceramic tiles
<b>DOORS</b>	Bedroom: Laminated Wood Door T&B: PVC Door Main: Laminated Wood Door
<b>WINDOWS</b>	Aluminum Casement Window
<b>TOILET &amp; BATH</b>	Water closet, lavatory, soap holder, tissue holder and shower assembly fixtures
<b>KITCHEN</b>	Polished tiles on concrete kitchen countertop



## Construction Update:



## Construction Update:





## FREQUENTLY ASKED QUESTIONS:

**Who is the owner and developer of GLADE Residences?**

SM Development Corporation (SMDC)

**What is the ceiling height of the unit?**

2.40m - Kitchen and T&B

2.80m - Other Areas

**What is the hallway or corridor width?**

1.50m

**How many elevators are there?**

1 per building (8 people capacity)

**How many garbage rooms are there?**

1 located at the end of each floor of all buildings

**What are the utility providers:**

Power: MORE Power

Telephone: To be determined

Water: South Balibago Waters, Inc

CATV: To be determined

**Where can we accept reservation?**

Iloilo City, Bacolod City and Manila

**How much is the reservation?**

P30,000 – Residential / P10,000 – Parking

**What is the unit to parking ratio? -1:6**

Garden communities that fulfill the aspirations of every Filipino family to live safely, conveniently and comfortably in different progressive areas across the country. This will be the new standard of an upgraded lifestyle by providing sustainable master-planned communities that feature complete facilities and will be professionally managed by a property management company.



## WHY INVEST IN GLADE RESIDENCES?

**Strategic and Premium Location**

**Lush Greeneries and Outdoor Spaces**

**Ultimate Convenience**

**Community Amenities and Lounges with Strong WiFi Connectivity**

**Attainable and Superior Real Estate Investment**