



FAME

R E S I D E N C E S

EDSA, MANDALUYONG CITY



SMDC

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.

PROJECT OVERVIEW

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- 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 – Ongoing (8th – 40th)
- 4 Towers with common podium
- 41 Marketing floors
- 5,106 Residential units
- 1,268 Parking slots



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PROJECT OVERVIEW

- Number of Units: 5,106 units
 - Tower 1 – 1,276 units
 - Tower 2 – 1,276 units
 - Tower 3 – 1,277 units
 - Tower 4 – 1,277 units
 - Parking – 1,268 slots
- Unit Types
 - 2BR End Units w/ Balcony – 66 units
 - 1BR Units w/ Balcony - 3,836 units
 - Family Suite A - 602 units
 - Family Suite B – 602 units
- Launch Date:
 - Phase 1 (T1 & T2) – November 2014
 - Phase 2 (T3) – March 2018
 - Phase 3 (T4) – April 2018



VICINITY

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Schools and Colleges		
	University of Asia and Pacific	1.3 km
	Saint Pedro Poveda College	1.8 km
	La Salle Green Hills	2.4 km
	St. Paul College Pasig	2.7 km
Transportation		
	Shaw MRT Station	500 m
	Boni MRT Station	750 m
	BGC Ortigas Center Link Bridge	2.2 km

Commercial		
	SM Megamall	950 m
	Shangri-La Plaza	650 m
	Robinsons Galleria	1.9 km
	Greenhills Shopping Center	3.2 km
Business Districts		
	Greenfield District	290 m
	Ortigas Center	1.5 km
	Bonifacio Global City	4.2 km
	Arcovia City	3.9 km

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.





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.

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 free confident to face life head on.



AMENITIES

FAME
RESIDENCES



**FUNCTION
ROOMS**

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FEATURES & AMENITIES

FAME
RESIDENCES



FEATURES & AMENITIES

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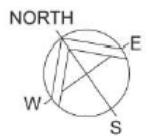


Luxurious Hotel-Like Lobbies



SITE DEVELOPMENT PLAN

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UNIT LAYOUTS



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

Price Range: P6.96M – P8.21M

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

UNIT LAYOUTS



FAMILY SUITE A – 9 UNITS/FLOOR

APPROX. AREA - 24.2 sqm - 24.58 sqm

Price Range: P4.11M - P5.22M

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

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.***

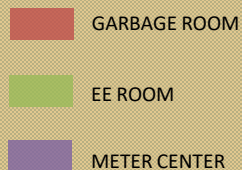
UNIT SPECIFICATIONS

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 FLOOR FINISH	Ceramic tile 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

T1 TYPICAL FLOOR PLAN (8F-41F)



LEGENDS:



1-BEDROOM UNIT

TYPE A - DOUBLE COLUMN - 1 UNIT

1-BEDROOM UNIT W/ BALCONY

TYPE B - WITHOUT COLUMN - 4 UNITS
TYPE C - SINGLE COLUMN - 9 UNITS
TYPE D - DOUBLE COLUMN - 5 UNITS

2-BEDROOM END UNIT W/ BALCONY

TYPE E - WITH CURTAIN WALL - 1 UNIT


















FAMILY SUITE

TYPE F - FAMILY SUITE A (WITHOUT COLUMN) - 2 UNITS
TYPE G - FAMILY SUITE A (SINGLE 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

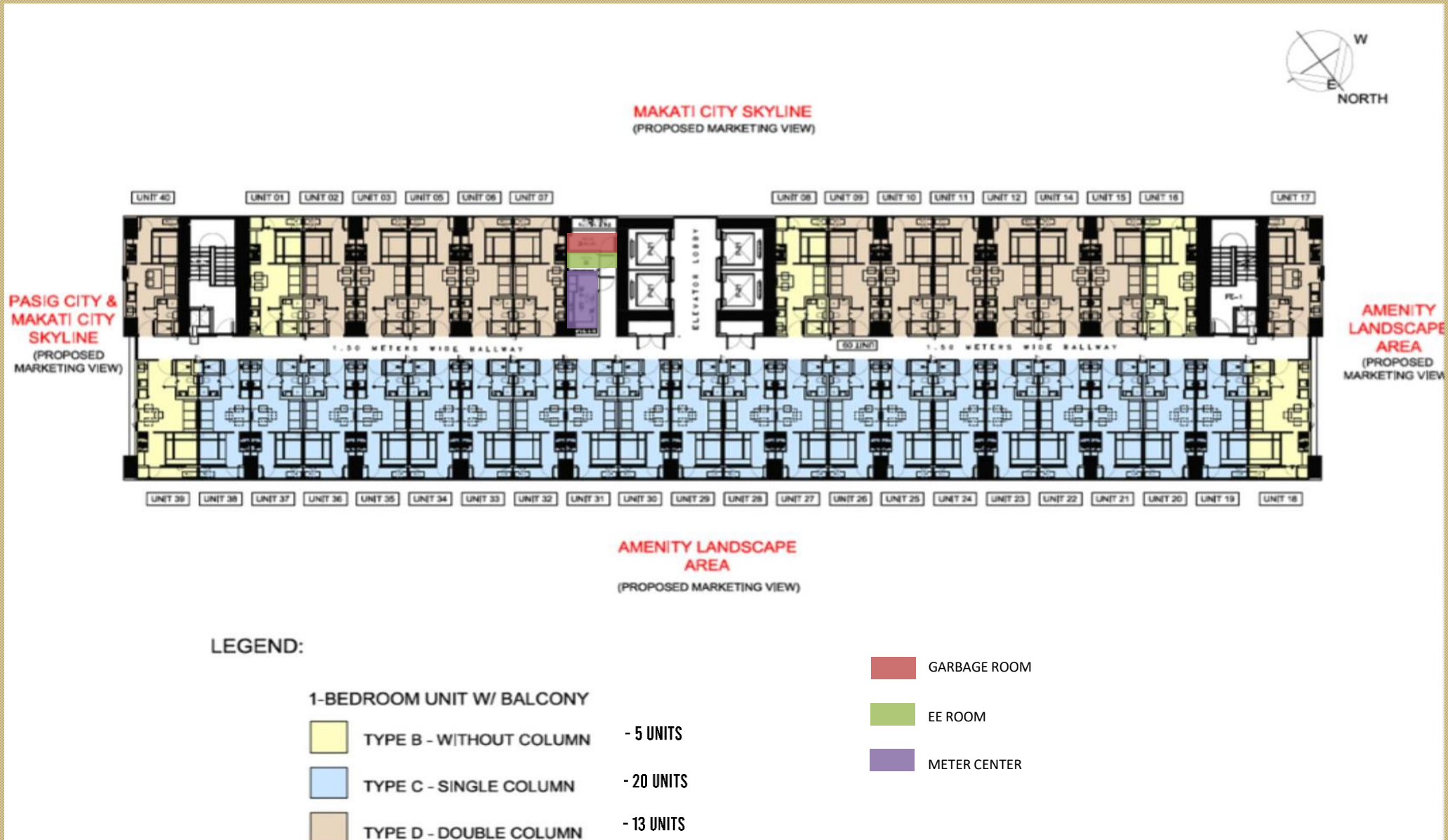
T2 TYPICAL FLOOR PLAN (8F-41F)



LEGENDS:

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

T3 TYPICAL FLOOR PLAN (8F-41F)



T4 TYPICAL FLOOR PLAN (8F-41F)



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



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

UNIT INVENTORY

As of January 06, 2024

Unit Type	Qty.	Average of Unit Area (sqm)	Average of Unit Price*
1 BR WITH BALCONY	269	24.14	₱5,064,650.56
1BR End Unit	1	24.49	₱5,197,000.00
1BR End Unit with Balcony	14	27.94	₱5,403,857.14
FAMILY SUITE A	6	24.20	₱4,714,500.00
FAMILY SUITE B	15	25.64	₱5,119,533.33
Total	305		₱208k/sqm
TANDEM PARKING	26	12.50	₱950,000.00

** Exclusive of VAT and Other Charges*

Q1 2025

STANDARD PAYMENT TERMS & PROMOS

Tower	PAYMENT SCHEME	PARTICULAR	DISCOUNT ON TLP	
			RESI	PS
All Towers	Spot Cash	100% Spot Cash in 30 days	10.00%	4.00%
B01 & B02	Spot DP	5% spot, 15% in 11 months, 80% thru Cash or Bank	5.00%	2.00%
	Spread DP	15% over 12 months, 85% thru Cash or Bank	-	-
B03 & B04	Spot DP	5% spot, 15% in 23 months, 80% thru Cash or Bank	5.00%	2.00%
	Spread DP	15% over 24 months, 85% thru Cash or Bank	-	-

Tower	Promo	Details
All Towers	10% Promo Discount	Applicable to all available residential units



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

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SMDC GOOD STAYS

Your trusted leasing and
tenancy management group

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