

HILL

RESIDENCES

NOVALICHES, QUEZON CITY



## Be on top at Hill.

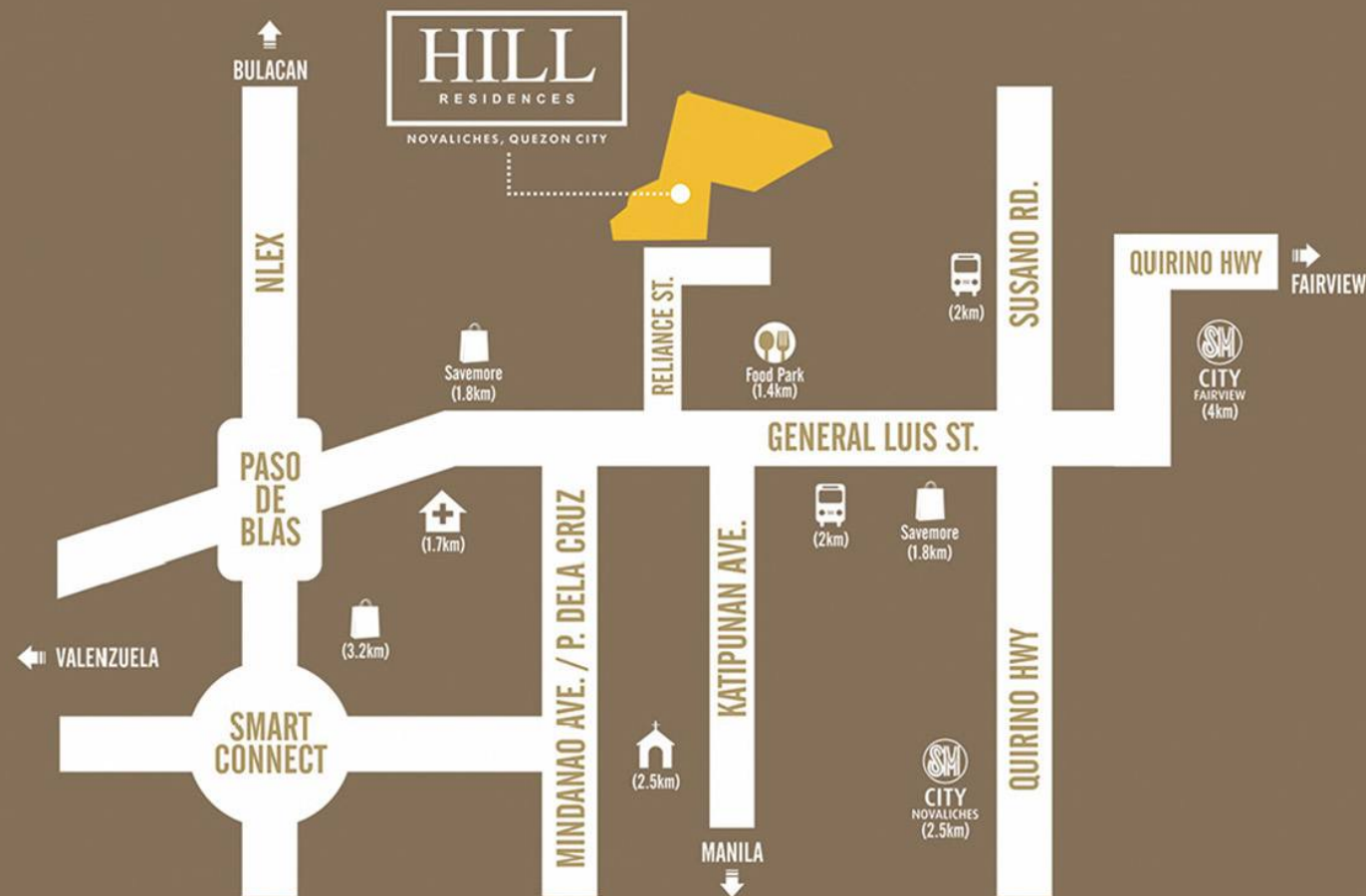
Hill Residences is an exclusive vertical village that provides you with the whole package so you don't have to go anywhere else but home. With a variety of amenities and easy access to lifestyle hubs, this secure and serene community is the top place for you and your family to live in!



Amenity Area: Artist's Perspective

## Nearby Destinations

Hill Residences is the right balance of convenience and comfort. Everything you and your family need is within reach. Located near transportation hubs, restaurants, malls, and specialty stores, all you have to think about is where to go next.



### Shopping

SM City Novaliches ( $\pm 2.19\text{km}$ )  
SM Fairview ( $\pm 4\text{km}$ )  
Novaliches Market ( $\pm 2\text{km}$ )



### Places of Worship

Ina ng Buhay Parish ( $\pm 0.5\text{km}$ )  
St. Peter's Chapel ( $\pm 2\text{km}$ )  
Santa Krus Parish ( $\pm 3\text{km}$ )  
Iglesia ni Cristo ( $\pm 4\text{km}$ )



### Transportation

Dela Rosa Transit Novaliches ( $\pm 1.5\text{km}$ )  
Lingkod Bayan Fx Terminal, Susano Rd ( $\pm 1.9\text{km}$ )  
Novaliches Terminal, Quirino Highway ( $\pm 2.4\text{km}$ )



### Health Institutions

Novaliches General Hospital ( $\pm 2.22\text{km}$ )  
Pacific Global Medical Center ( $\pm 3.79\text{km}$ )  
Commonwealth Hospital ( $\pm 4.28\text{km}$ )



Jogging Paths



Swimming Pools



Wi-fi ready zones



Gate and Guardhouse



Basketball Court



Park



Function Area



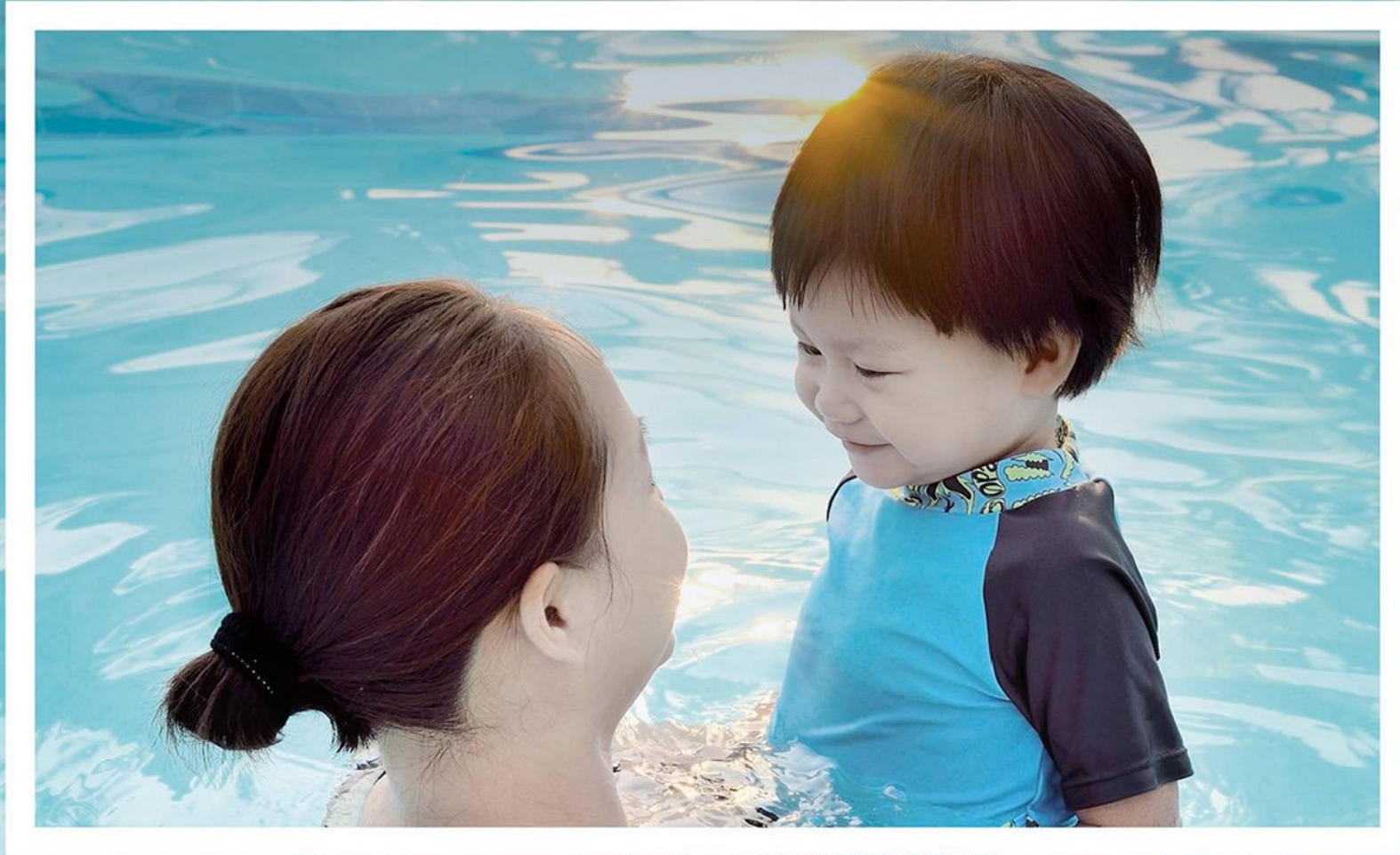


### Well-planned Development

This secure community located in Novaliches is designed to make you feel safe and let you experience different amenities that cater to your needs. With wi-fi ready zones, jogging paths, a park and a basketball court, you'll never run out of things to do at Hill Residences.

## A Quick Escape

Hill Residences welcomes you with amenities that turn your home into your personal resort; including an outdoor swimming pool that homeowners and guests can dive into.



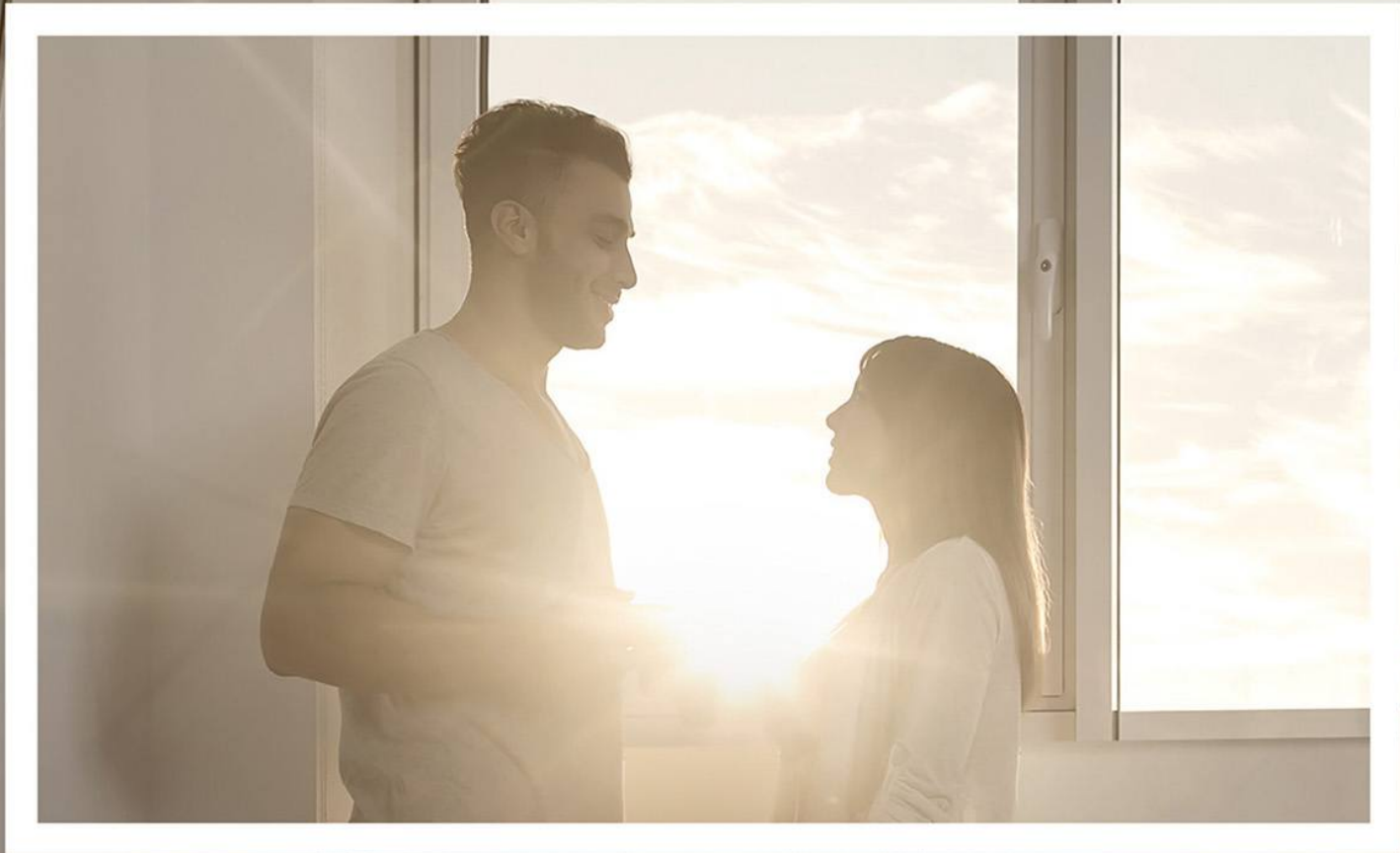


## A Delightful Greeting

At Hill Residences, success speaks for itself with the hotel-like ambience that will impress your guests with its elegant, luxurious design. The natural colors that envelop the interior and the warm welcome of the staff will make you feel at home from the lobby up to the suites.





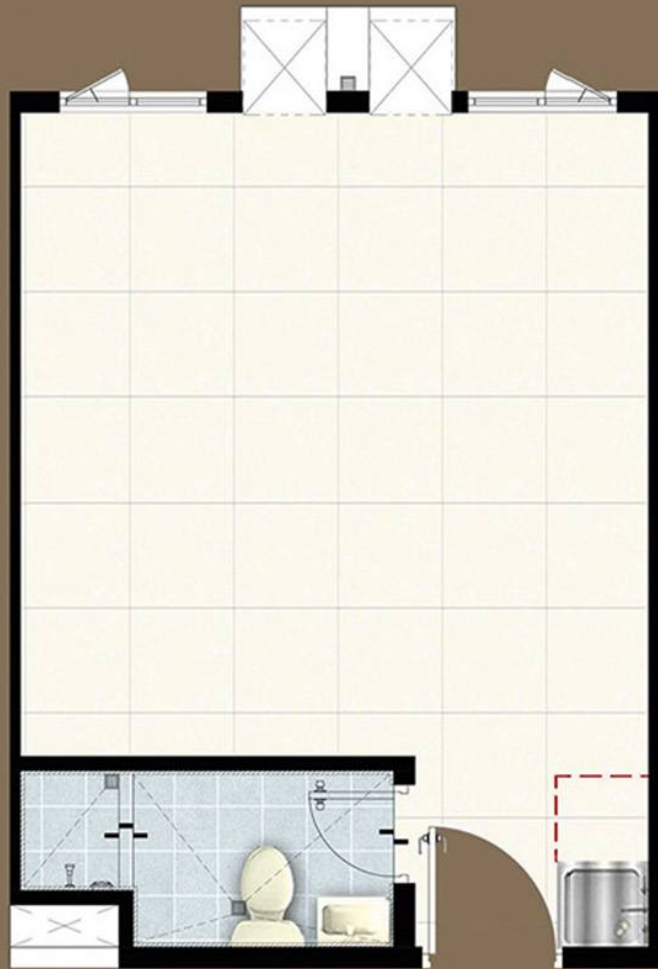


## A Flexible Home

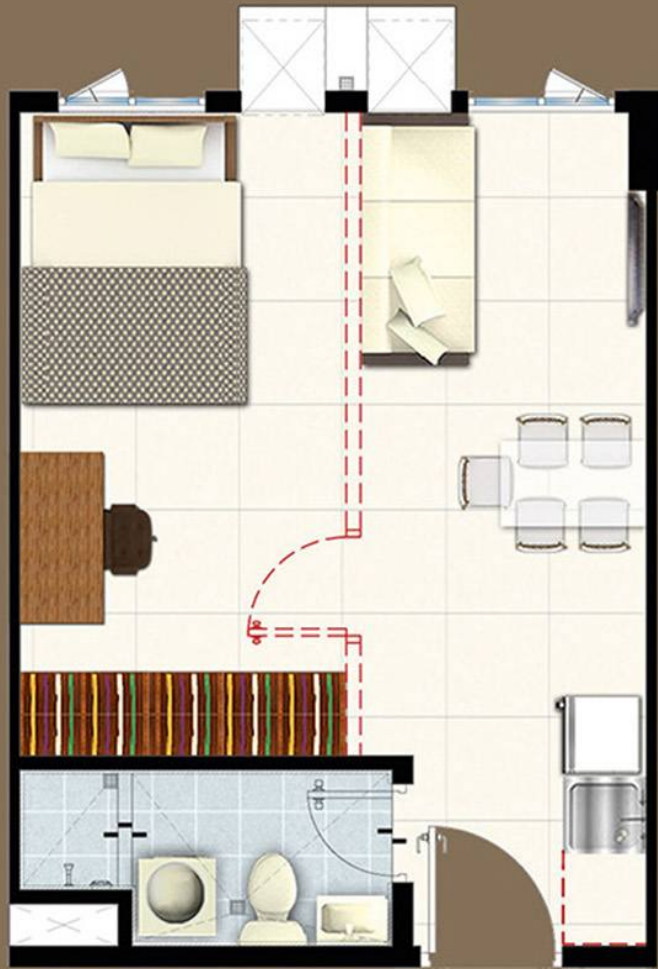
Introducing, the Flexi Suite: an open-plan concept that gives you the freedom to design the unit the way you want it. It can be laid out as a studio unit or a two-bedroom floor plan depending on how you want to utilize your space. It is truly a home that grows with you.



# Unit Layout



Typical Deliverable Unit  
(±28.52 sqm)



Suggested 1BR Unit Layout  
(±28.52 sqm)



Suggested 2BR Unit Layout  
(±28.52 sqm)



Dressed Up Unit: Artist's Perspective



Dressed Up Unit: Artist's Perspective



Grand Lobby, Artist's Perspective

## Property Management

Be the kings and queens of the hill, and enjoy the convenience of having a complete family home. As a long-term investment, we make sure your home is well maintained for it to last for generations.





NOVALICHES,, QUEZON CITY

## Frequently Asked Questions:

### LOCATION

#### A. What establishments and landmarks are near Hill Residences?

##### MALLS/SHOPPING CENTERS AND GROCERIES

1. SM City Novaliches (±2.19km)
2. SM Fairview (±4.0km)
3. Novaliches Market (±2.0km)

##### EDUCATIONAL INSTITUTIONS

1. St. Andrew School (±0.7km)
2. Nagkaisang Nayon Elementary (±0.8km)
3. Bestlink College (±1.96km)
4. Deparo High School (±2.21km)
5. St. Joseph School of Lawang Bato (±2.7km)
6. La Consolacion College Novaliches (±2.8km)
7. San Joseph College (±3.0km)
8. Our Lady of Fatima Novaliches (±1.96km)

##### HEALTH INSTITUTIONS

1. Novaliches General Hospital (±2.22km)
2. Pacific Global Medical Center (±3.79km)
3. Commonwealth Hospital (±4.28km)

##### PLACES OF WORSHIP

1. Ina ng Buhay Parish (±0.5km)
2. St. Peter's Chapel (±2.0km)
3. Santa Krus Parish (±3.0km)
4. Iglesia ni Kristo (±4.0km)

##### GOVERNMENT OFFICES

1. N/A

#### B. Accessibility (Ingress/Egress)

##### THE PROJECT IS AVAILABLE VIA THE FOLLOWING ROUTES:

1. Quirino Highway (±2.0km)
2. Katipunan Avenue (±0.2km)
3. North Luzon Expressway (NLEX)
  - Paseo De Blas (±3.0km)
  - Smart Connect (±3.5km)

##### EXISTING TRANSPORT TERMINALS:

1. Dela Rosa Transit Novaliches (±1.5km)
2. Lingkod Bayan FX Terminal, Susano Road (±1.9km)
3. Novaliches Terminal, Quirino Highway (±2.4km)

### BUILDING DETAILS

#### A. What is the back-up power provision?

- 100% power for the STP, fire pump, jockey pump, cistern
- 100% power for clubhouse and amenity area

#### B. What will be the type of ventilation on the typical residential hallways?

Naturally Ventilated

#### C. What are the hallway measurements?

Hallway Width	± 1.5 meters
Hallway Floor to Ceiling Height	± 2.5 meters (ground floor) ± 2.4 meters (typical floor)

#### D. How many elevators are there?

One (1) elevator per building

#### E. When is the estimated project completion?

- Phase 1: December 31, 2021    Phase 2: June 30, 2022

#### F. What is the project's safety measure from flooding?

The project is elevated at ±3 meters from the General Luis Highway

### UNIT DETAILS

#### A. What is the floor to ceiling height?

Residential Floor to Ceiling Height	±2.4 to ±2.95 meters
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#### B. What are the internal partition?

Except for toilet and bath area, flexi suite units will be delivered without partition.

#### C. What is allowable AC Capacity

Max of 1.5 HP    Window type AC

### HOUSE RULES

#### RESIDENTIAL UNITS

#### A. Can a residential unit be used for commercial purposes?

No, all residential units shall be used for residential purposes only.

#### B. Are pets allowed in the residential building?

Only household pets contained in an aquarium that do not cause unreasonable noise, smell, harm or damage to the community and the general public and they do not interfere with the normal enjoyment of a peaceful, sanitary and safe environment. Dogs, cats and the like are not allowed.

#### C. When can a unit owner move-in to their unit

Buyers will be allowed to move-in after all of the following conditions are achieved:

- a. Construction of project has been completed.
- b. Buyer has met the payment & documentary requirements for move-in
- c. Signed Certificate of Acceptance by the unit owner.
- d. Payment of Working Capital (equivalent to 3 months Condo Due).
- e. Submission of filled out Move-in Forms
- f. Attendance in orientation on House Rules conducted by the property by the Property Administrator.
- g. Submission of all other documents as may be required by the Property Admin.

#### D. What is the purpose of collecting condominium dues from the unit owners?

Condominium dues are used to pay the following expenses:

- a. Operating and maintenance expenses of the condominium.
- b. Insurance expenses and real estate & property taxes to cover the amenities and common areas in the community.
- c. Permits and licenses fees paid to the government.

#### E. How much are the monthly condominium dues?

Condominium dues are subject to change upon final computation of expenses and approval of Condominium Corporation

Sample Computation:

**RESIDENTIAL UNIT**  
 Condominium Dues / sqm: 28.7sqm. x 85.00\* (Php)  
 Monthly Condominium Dues: Php 2, 439.50

**PARKING SLOT**  
 Owners or lessee of parking slot will likewise be charged monthly condominium dues:  
 Condominium Dues / sqm: 12.5sqm. x 85.00\* (Php)  
 Monthly Condominium Dues: Php 1,062.50

\*For illustration purposes only.

#### F. When will a unit owner start paying for the condominium dues?

Payment of condo units will start once the unit has been accepted by the unit owner or deemed accepted based on turnover policy.

### PARKING SLOTS

#### A. Who can purchase a parking slot?

Only unit owners can purchase a parking slot.

#### B. If a residential unit purchased was cancelled by the buyer, what happens to the parking slot purchased?

With this scenario, the parking slot purchased will also be cancelled.

#### C. Are there any free parking slots allotted for the unit owners?

No parking slot will be available to unit owners for free. There will be no free parking for unit owners.

#### D. What happens if a unit owner does not get a parking slot?

Unit owners who did not purchase parking slots may opt to rent parking slots from the Property Management or from other unit owners who are leasing/renting out their parking slots.

### FACILITIES AND AMENITIES

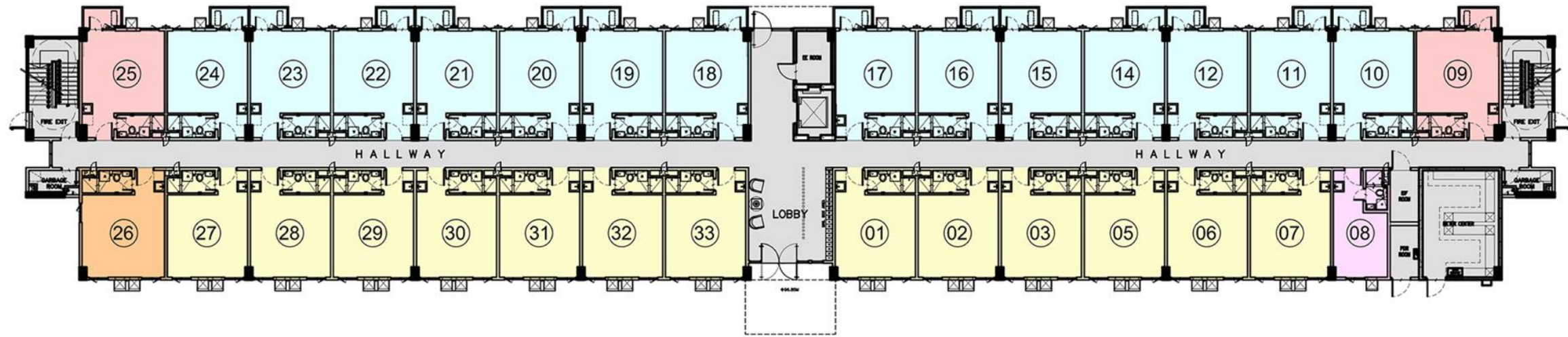
#### A. Are there any fees to be collected for using the facilities in the community?

The use of facilities and amenities are generally covered by the condominium dues, except for areas identified by the condominium corporation. (e.g. function rooms/ clubhouse/ pools). Such fees will be used to cover maintenance and utility cost.

BUILDING 1A  
GROUND FLOOR PLAN



AMENITY VIEW



WEST VIEW



KEY PLAN

LEGEND:

- FLEXI-SUITE UNIT
- FLEXI-SUITE END UNIT
- STUDIO UNIT
- FLEXI-SUITE UNIT W/ BALCONY
- FLEXI-SUITE END UNIT W/ BALCONY

BUILDING 1A  
SECOND FLOOR PLAN



AMENITY VIEW



WEST VIEW



KEY PLAN

LEGEND:

- FLEXI-SUITE UNIT
- FLEXI-SUITE END UNIT
- FLEXI-SUITE UNIT W/ BALCONY
- FLEXI-SUITE END UNIT W/ BALCONY



BUILDING 1A  
TYPICAL FLOOR PLAN (3RD-7TH FLOOR)  
*Note: 4th Floor not included*



AMENITY VIEW



WEST VIEW



KEY PLAN

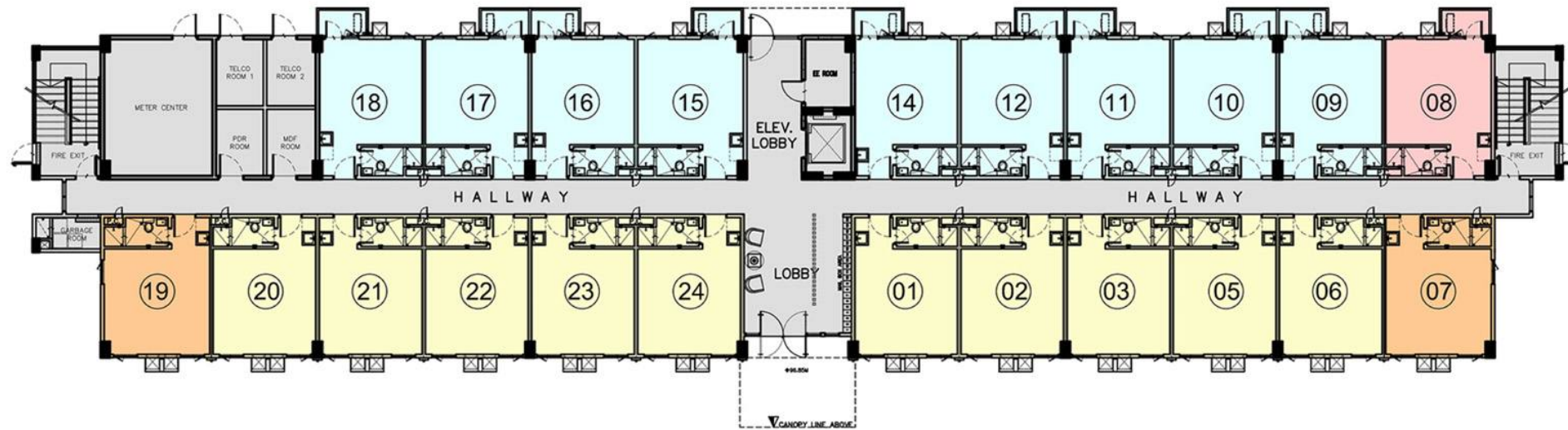
LEGEND:

- FLEXI-SUITE UNIT
- FLEXI-SUITE END UNIT
- FLEXI-SUITE UNIT W/ BALCONY
- FLEXI-SUITE END UNIT W/ BALCONY

BUILDING 1B  
GROUND FLOOR PLAN



AMENITY VIEW



NORTH VIEW



KEY PLAN

LEGEND:

- FLEXI-SUITE UNIT
- FLEXI-SUITE END UNIT
- FLEXI-SUITE UNIT W/ BALCONY
- FLEXI-SUITE END UNIT W/ BALCONY

BUILDING 1B  
SECOND FLOOR PLAN



AMENITY VIEW



NORTH VIEW



KEY PLAN

LEGEND:

- FLEXI-SUITE UNIT
- FLEXI-SUITE END UNIT
- FLEXI-SUITE UNIT W/ BALCONY
- FLEXI-SUITE END UNIT W/ BALCONY

BUILDING 1B  
TYPICAL FLOOR PLAN (3RD-7TH FLOOR)  
*Note: 4th Floor not included*



AMENITY VIEW



NORTH VIEW



KEY PLAN

LEGEND:

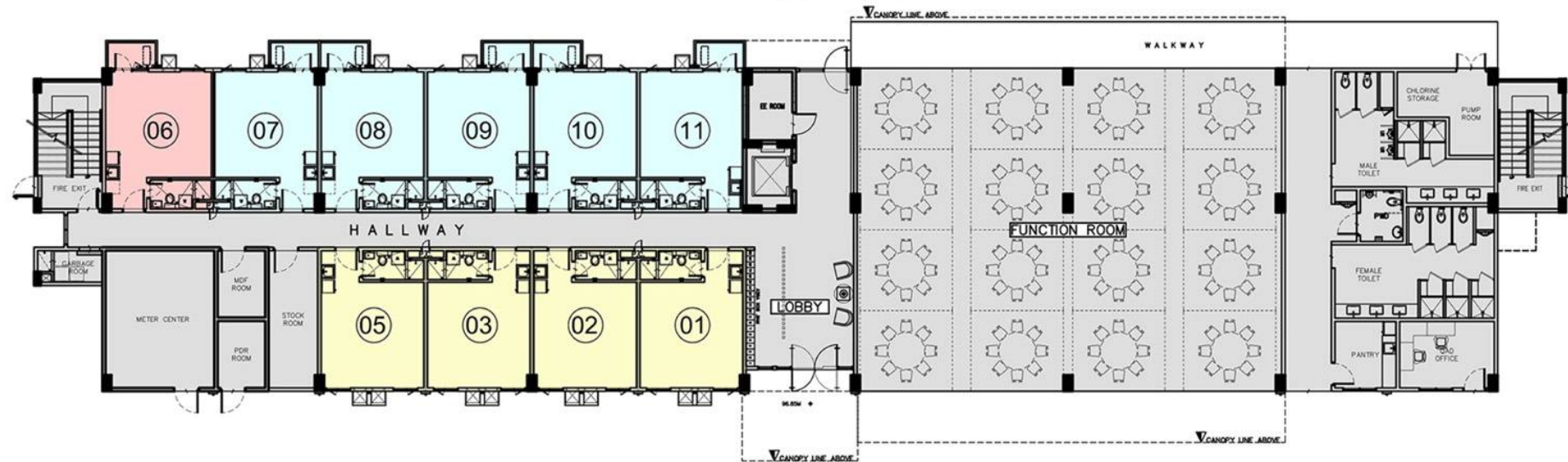
- FLEXI-SUITE UNIT
- FLEXI-SUITE END UNIT
- FLEXI-SUITE UNIT W/ BALCONY
- FLEXI-SUITE END UNIT W/ BALCONY

BUILDING 1C  
GROUND FLOOR PLAN



NOVALICHES, QUEZON CITY

AMENITY VIEW



OPEN AREA VIEW



KEY PLAN

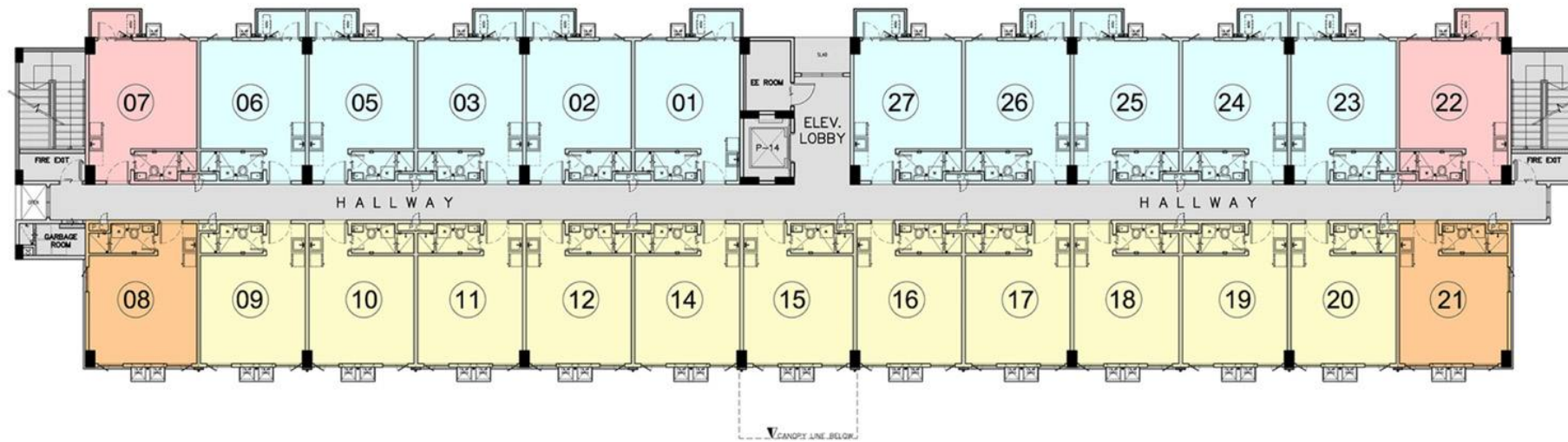
LEGEND:

- FLEXI-SUITE UNIT
- FLEXI-SUITE UNIT W/ BALCONY
- FLEXI-SUITE END UNIT W/ BALCONY

BUILDING 1C  
SECOND FLOOR PLAN



AMENITY VIEW



OPEN AREA VIEW



KEY PLAN

LEGEND:

- FLEXI-SUITE UNIT
- FLEXI-SUITE END UNIT
- FLEXI-SUITE UNIT W/ BALCONY
- FLEXI-SUITE END UNIT W/ BALCONY

BUILDING 1C  
TYPICAL FLOOR PLAN (3RD-7TH FLOOR)  
*Note: 4th Floor not included*



AMENITY VIEW



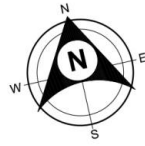
OPEN AREA VIEW



KEY PLAN

LEGEND:

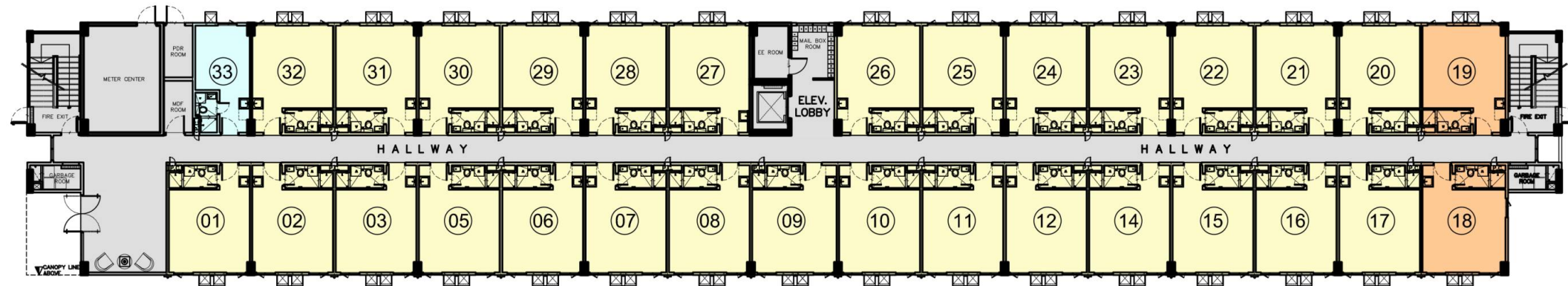
- FLEXI-SUITE UNIT
- FLEXI-SUITE END UNIT
- FLEXI-SUITE UNIT W/ BALCONY
- FLEXI-SUITE END UNIT W/ BALCONY



# HILL RESIDENCES

NOVALICHES, QUEZON CITY

NORTH VIEW

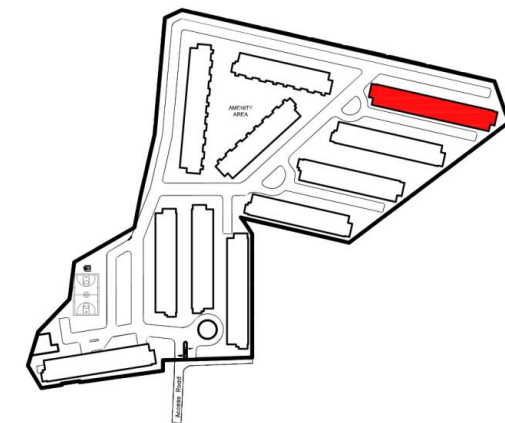


TOWER VIEW

LEGENDS:

FLEXI-SUITE UNIT

- FLEXI - SUITE UNIT
- FLEXI SUITE END UNIT
- STUDIO UNIT



KEY PLAN

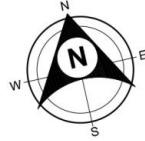
BUILDING 2A

GROUND FLOOR PLAN

SCALE NOT TO SCALE

\*DISCLAIMER: FURNITURE AND APPLIANCES ARE NOT INCLUDED

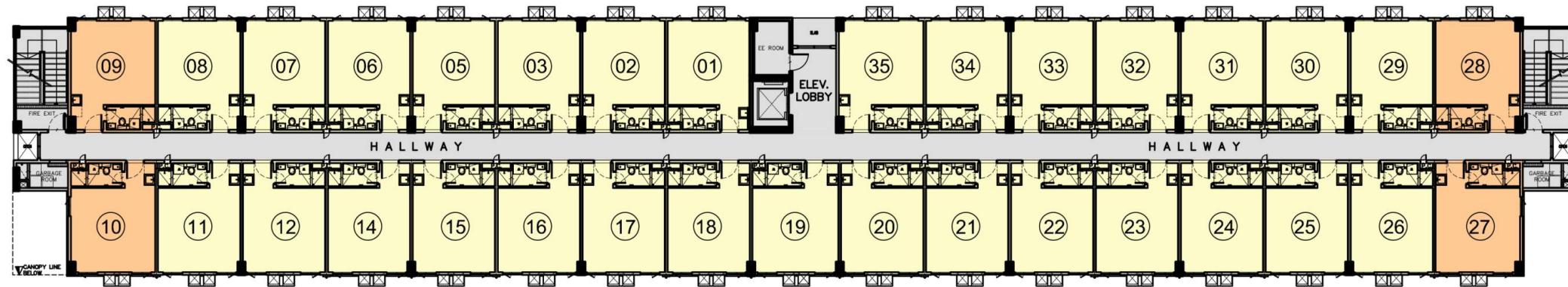




# HILL RESIDENCES

NOVALICHES, QUEZON CITY

NORTH VIEW

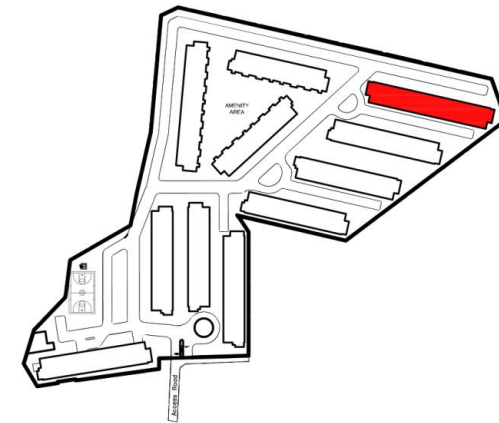


TOWER VIEW

LEGENDS:

FLEXI-SUITE UNIT

- FLEXI - SUITE UNIT
- FLEXI SUITE END UNIT



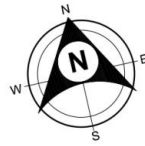
KEY PLAN

**BUILDING 2A**

**SECOND FLOOR PLAN**

SCALE NOT TO SCALE

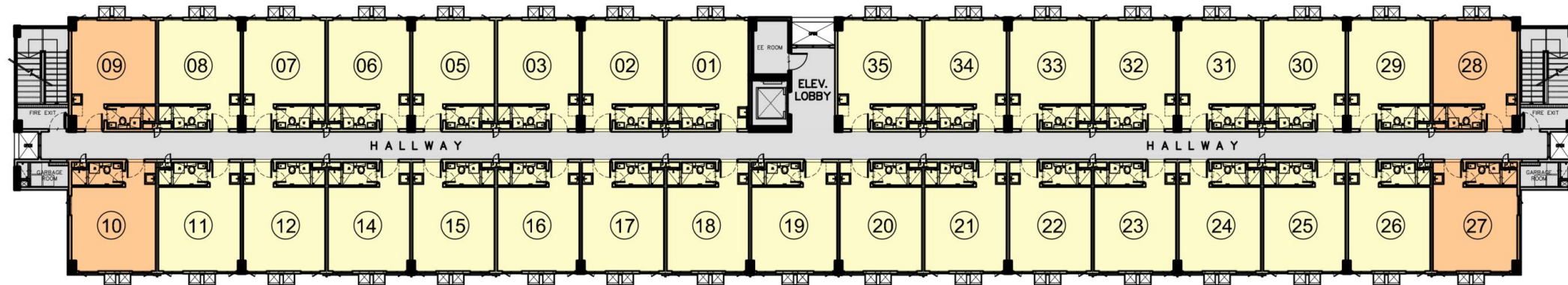
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# HILL RESIDENCES

NOVALICHES, QUEZON CITY

NORTH VIEW

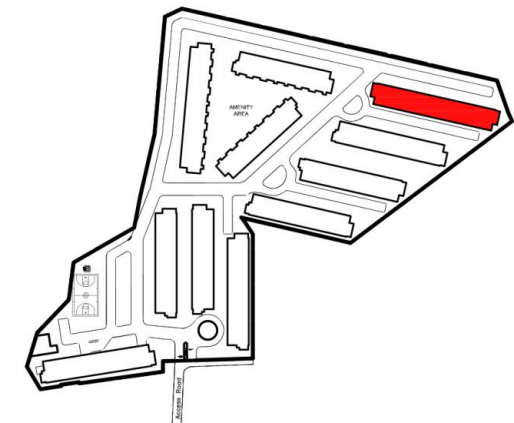


TOWER VIEW

LEGENDS:

FLEXI-SUITE UNIT

- FLEXI - SUITE UNIT
- FLEXI SUITE END UNIT



KEY PLAN

**BUILDING 2A**

**TYPICAL FLOOR PLAN (3RD-7TH FLOOR)**

SCALE

NOT TO SCALE

*NOTE: 4TH FLOOR NOT INCLUDED*

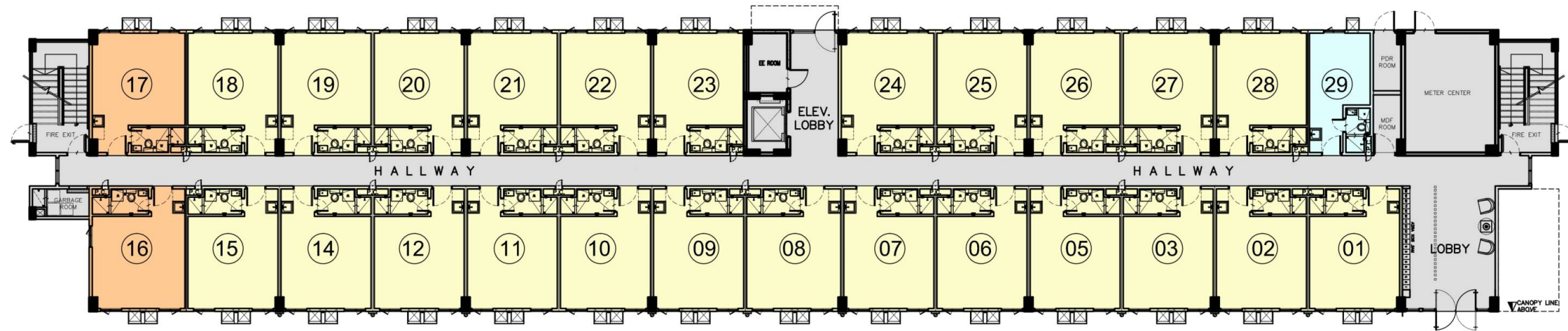
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# HILL RESIDENCES

NOVALICHES, QUEZON CITY




OPEN AREA VIEW

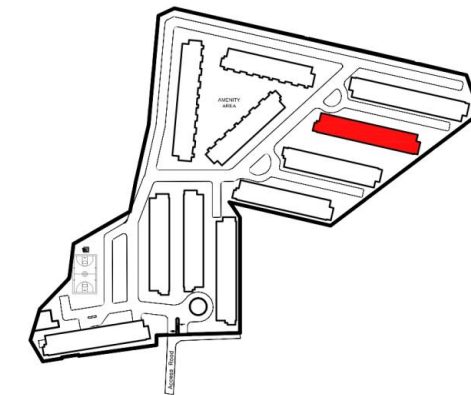


TOWER VIEW

LEGENDS:

FLEXI-SUITE UNIT

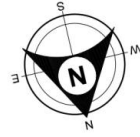
-  FLEXI - SUITE UNIT
-  FLEXI SUITE END UNIT
-  STUDIO UNIT



KEY PLAN

**BUILDING 2B**  
**GROUND FLOOR PLAN**  
SCALE NOT TO SCALE

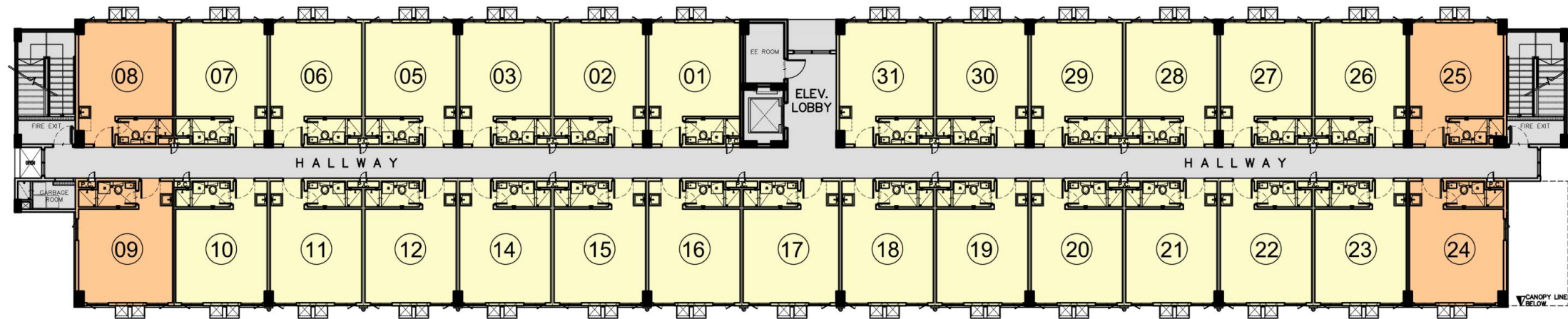
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# HILL RESIDENCES

NOVALICHES, QUEZON CITY


## OPEN AREA VIEW

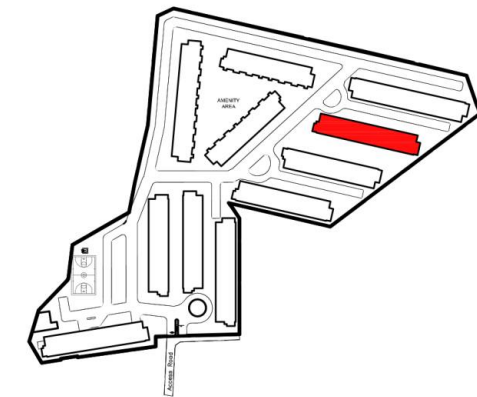


## TOWER VIEW

### LEGENDS:

#### FLEXI-SUITE UNIT

-  FLEXI - SUITE UNIT
-  FLEXI SUITE END UNIT



## KEY PLAN

### BUILDING 2B

### SECOND FLOOR PLAN

SCALE NOT TO SCALE

\*DISCLAIMER: FURNITURE AND APPLIANCES ARE NOT INCLUDED

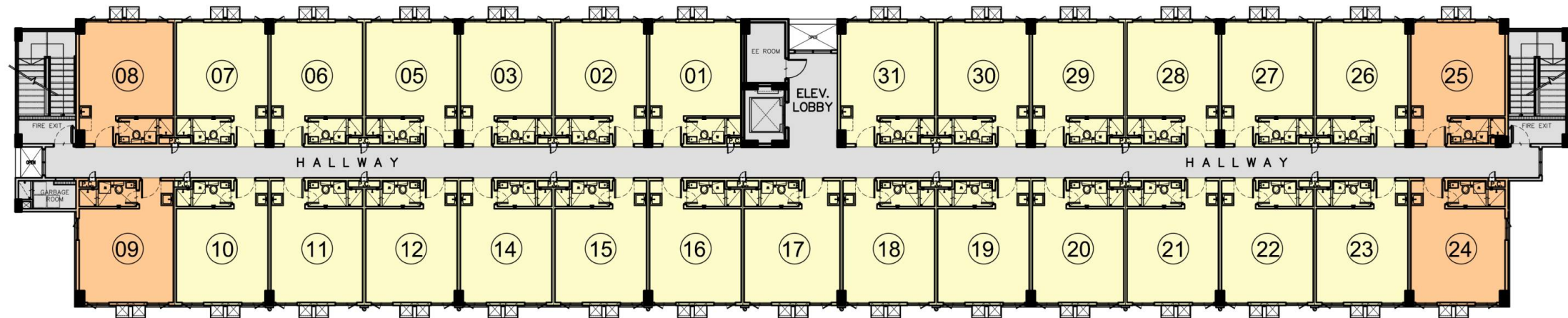


# HILL

RESIDENCES

NOVALICHES, QUEZON CITY

## OPEN AREA VIEW

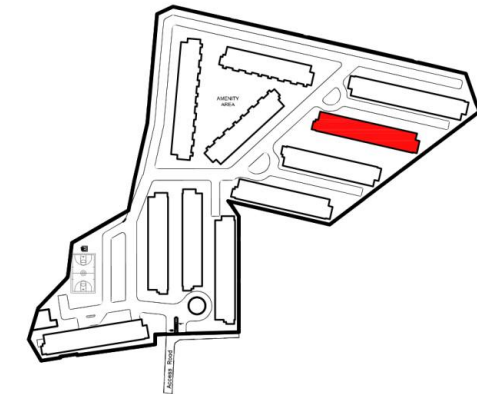


## TOWER VIEW

### LEGENDS:

#### FLEXI-SUITE UNIT

- FLEXI - SUITE UNIT
- FLEXI SUITE END UNIT



## KEY PLAN

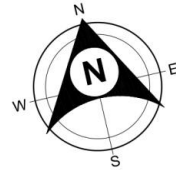
### BUILDING 2B

TYPICAL FLOOR PLAN (3TH - 7TH FLOOR)

SCALE NOT TO SCALE

**NOTE: 4TH FLOOR NOT INCLUDED**

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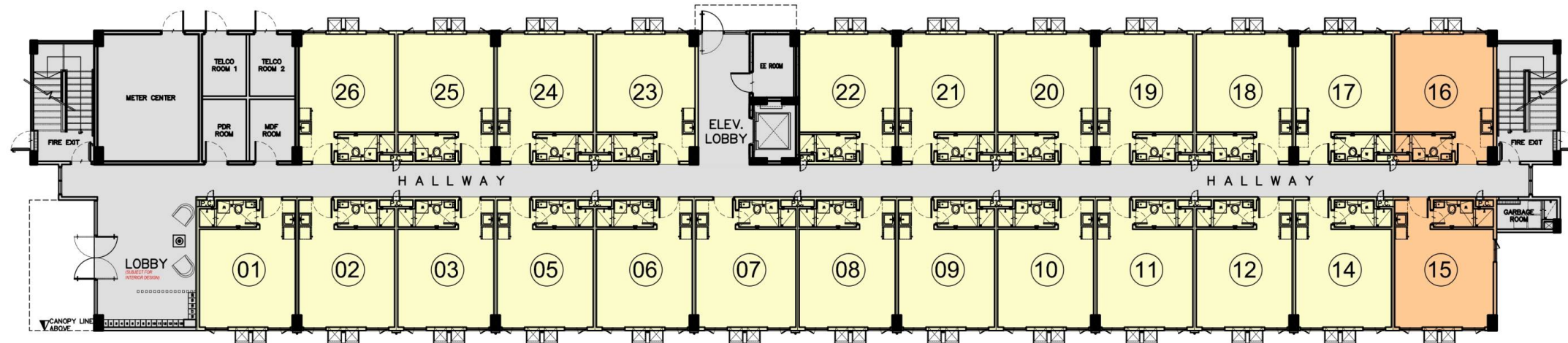


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OPEN AREA VIEW




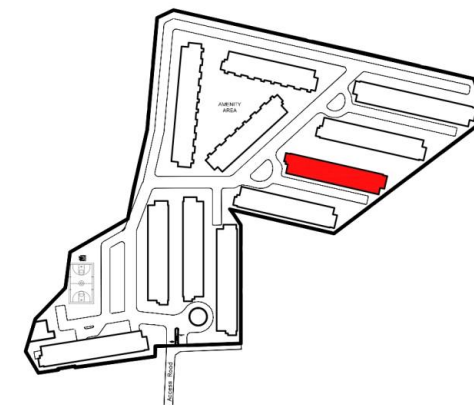
TOWER VIEW

LEGENDS:

FLEXI-SUITE UNIT

 FLEXI - SUITE UNIT

 FLEXI SUITE END UNIT



KEY PLAN

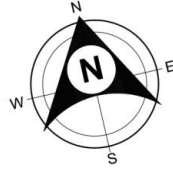
**BUILDING 2C**

**GROUND FLOOR PLAN**

SCALE

NOT TO SCALE

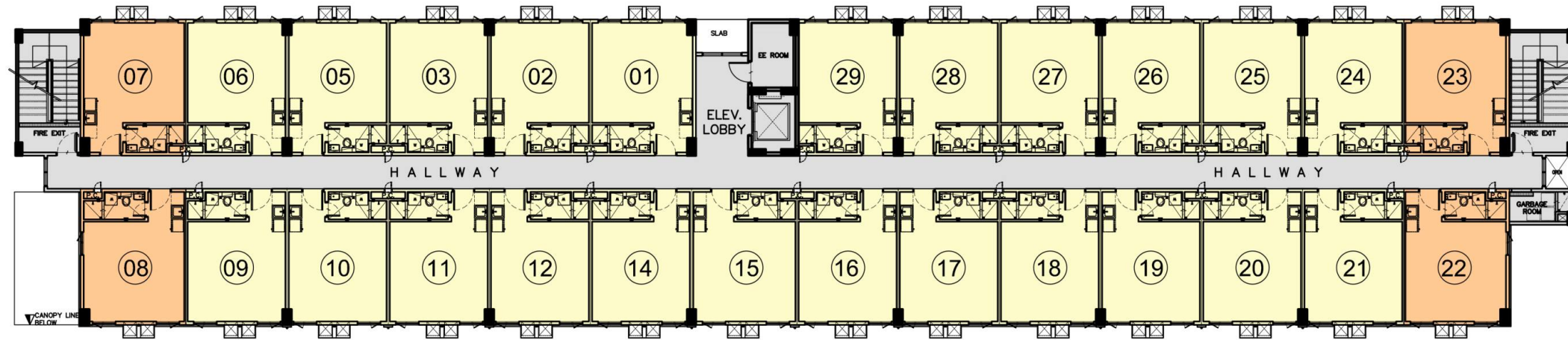
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NOVALICHES, QUEZON CITY



## OPEN AREA VIEW

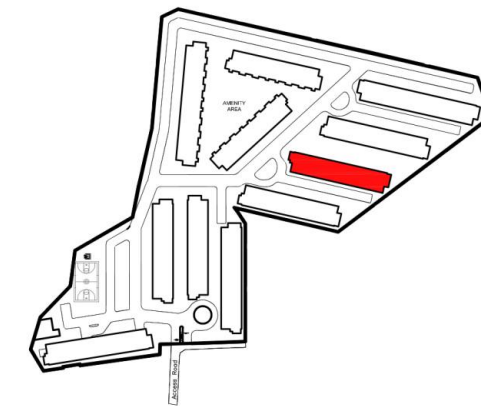


## TOWER VIEW

### LEGENDS:

#### FLEXI-SUITE UNIT

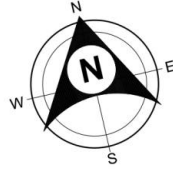
-  FLEXI - SUITE UNIT
-  FLEXI SUITE END UNIT



## KEY PLAN

**BUILDING 2C**  
**SECOND FLOOR PLAN**  
SCALE NOT TO SCALE

\*DISCLAIMER: FURNITURE AND APPLIANCES ARE NOT INCLUDED

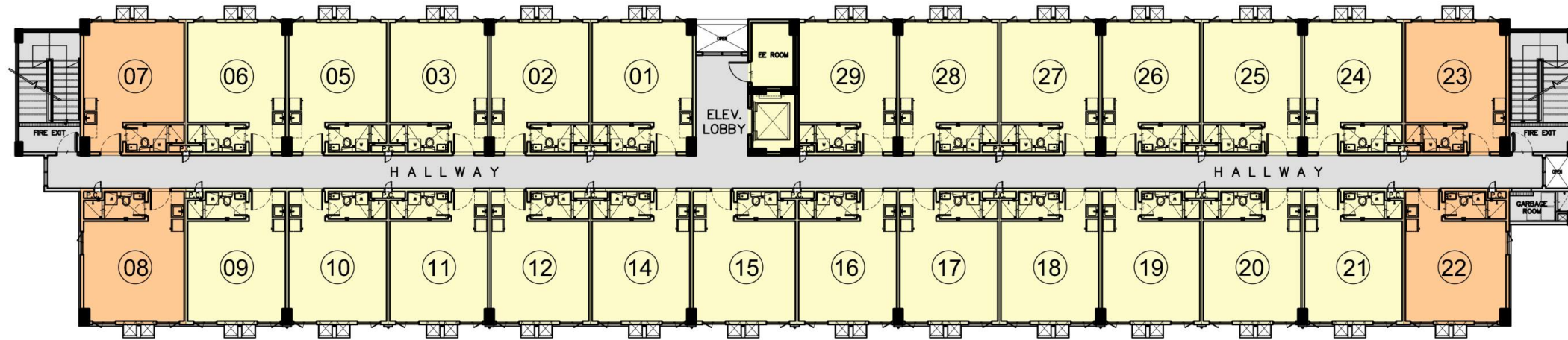


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## OPEN AREA VIEW

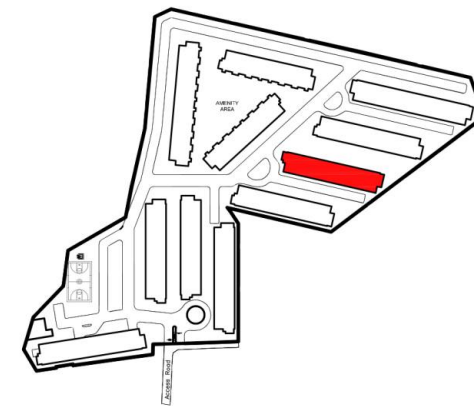


## TOWER VIEW

### LEGENDS:

#### FLEXI-SUITE UNIT

-  FLEXI - SUITE UNIT
-  FLEXI SUITE END UNIT



### BUILDING 2C

#### TYPICAL FLOOR PLAN (3RD - 7TH FLOOR)

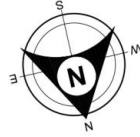
SCALE

NOT TO SCALE

### KEY PLAN

\*DISCLAIMER: FURNITURE AND APPLIANCES ARE NOT INCLUDED  
FOURTH FLOOR NOT INCLUDED



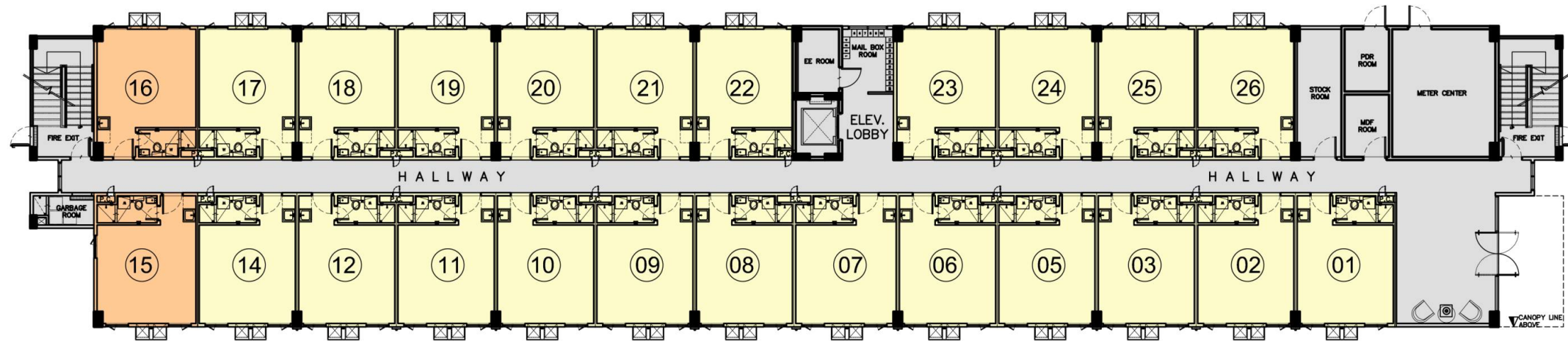


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RESIDENCES

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## SOUTH VIEW

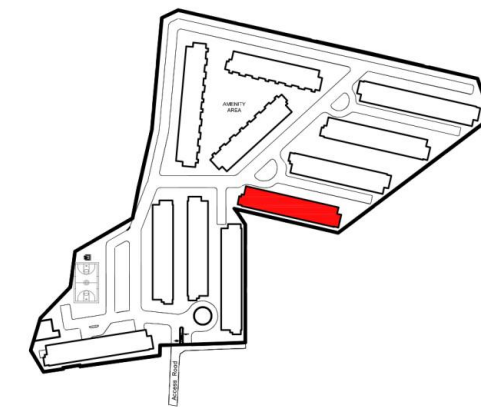


## TOWER VIEW

### LEGENDS:

#### FLEXI-SUITE UNIT

- FLEXI - SUITE UNIT
- FLEXI SUITE END UNIT



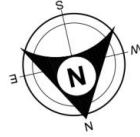
## KEY PLAN

### BUILDING 2D

#### GROUND FLOOR PLAN

SCALE NOT TO SCALE

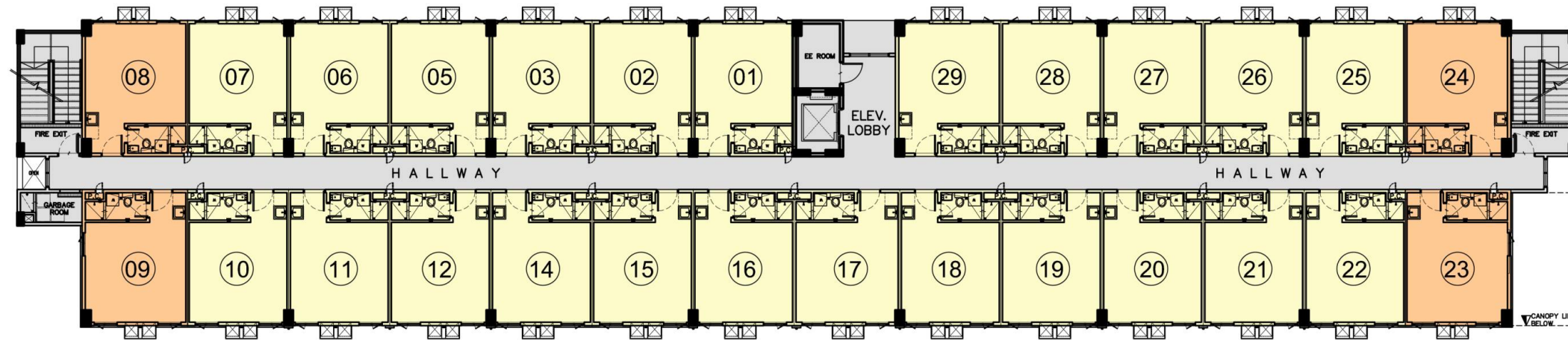
\*DISCLAIMER: FURNITURE AND APPLIANCES ARE NOT INCLUDED



# HILL RESIDENCES

NOVALICHES, QUEZON CITY


## SOUTH VIEW



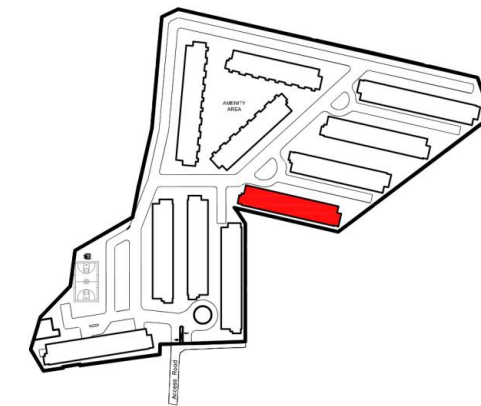
## TOWER VIEW

### LEGENDS:

#### FLEXI-SUITE UNIT

 FLEXI - SUITE UNIT

 FLEXI SUITE END UNIT



## KEY PLAN

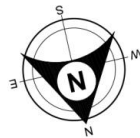
### BUILDING 2D

### SECOND FLOOR PLAN

SCALE

NOT TO SCALE

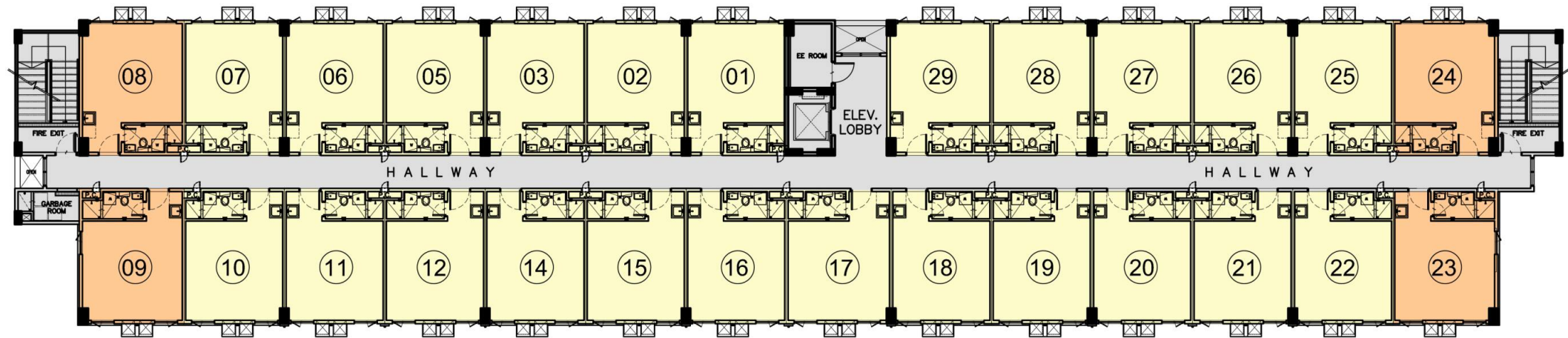
\*DISCLAIMER: FURNITURE AND APPLIANCES ARE NOT INCLUDED



# HILL RESIDENCES

NOVALICHES, QUEZON CITY

### SOUTH VIEW

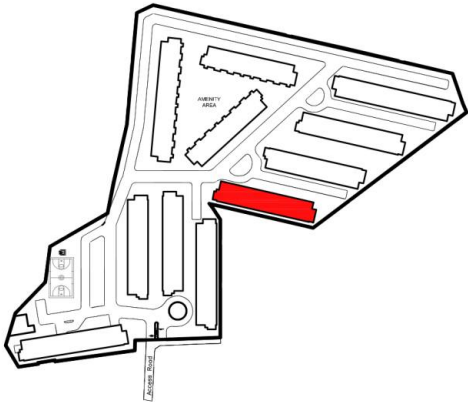


### TOWER VIEW

LEGENDS:

FLEXI-SUITE UNIT

- FLEXI - SUITE UNIT
- FLEXI SUITE END UNIT



**BUILDING 2D**  
TYPICAL FLOOR PLAN (3RD - 7TH FLOOR PLAN)  
SCALE NOT TO SCALE  
**NOTE: 4TH FLOOR NOT INCLUDED**

### KEY PLAN

\*DISCLAIMER: FURNITURE AND APPLIANCES ARE NOT INCLUDED



# HILL

RESIDENCES

NOVALICHES, QUEZON CITY

HLURB LS No. 034577 (Ph1) | LS No. 035118 (Ph2)  
Reliance St., Brgy. Nagkaisang Nayon, Novaliches, Quezon City  
Completion Date: December 31, 2021 (Ph1) | June 30, 2022 (Ph2)  
Maximum Selling Price: Php 4,000,000  
Developer: SM Development Corporation

**SMDC**