



PARK MCKINLEY WEST

Tower 1 – North

First Draft – Details are still subject to change



MEGAWORLD

PARK MCKINLEY WEST







PARK MCKINLEY WEST

DESIGN CONSULTANTS

Conceptual Architect
Architectural Design
Interior Design
Landscape
Electrical
Mechanical
Plumbing
Sanitary
Fire Protection

Broadway Malyan
AO+R Design
Design Alliance
Design Alliance
DCCD Engineering Corp.
Eduardo H. Tan & Associates
RRMF
RRMF
RRMF

SITE DEVELOPMENT PLAN



Project Overview:

- 6 towers
- 3 clusters
- 2 towers per cluster
- 1 podium



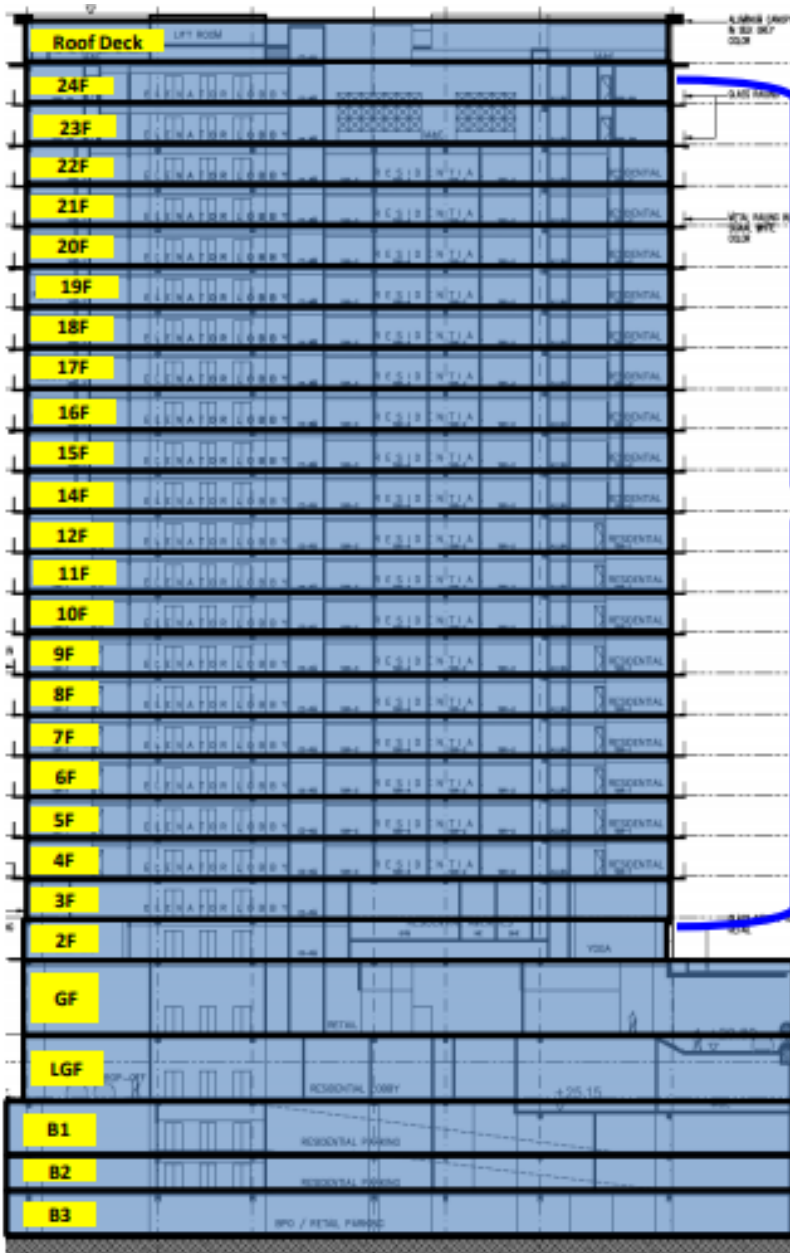
RESIDENTIAL COMPONENT



COMMERCIAL COMPONENT

SCHEMATIC SECTION

Note: the roof deck will be filled with trees. It's one of the GREEN initiatives of this project.



Residential
22 Levels

2nd to 25th floor
No 4th and 13th floor
Top floor is roof deck

Commercial
2 Levels

Parking
4 Levels

Commercial – LGF & B1 Portion
Residential – B1 Portion – B3

An architectural rendering of a modern, multi-story residential or commercial building. The building features a grid-like facade with numerous windows and balconies. The ground floor is a glass-fronted entrance area. The scene includes trees, a street with cars, and a clear sky.

PARK MCKINLEY WEST TOWER 1

PARK MCKINLEY WEST
SITE DEVELOPMENT PLAN

One LeGrand
(BPO Tower)

St. Moritz Private
Estates

Two West
(BPO Tower)

Park McKinley
West Tower 1

LE GRAND AVENUE

LAWTON AVENUE

CHATEAU ROAD

ST. TROPEZ STREET

MCKINLEY WEST BOULEVARD

FOR FUTURE
DEVELOPMENT





PARK MCKINLEY WEST

DEVELOPMENT SUMMARY

Total Lot Area (three clusters):	24,435 sqm
Total Number of Units (Tower 1):	514 units
Number of Levels:	25 floors
Residential Levels:	22 levels
Turnover Date:	TBD

UNIT MIX

UNIT TYPE	QTY	Area Range (sqm)	Mix
1 Bedroom	370	35.0 – 48.5 sqm	71.98%
Exec. 1 Bedroom	2	70.50 sqm	0.39%
2 Bedroom	118	105 – 110.5 sqm	22.96%
3 Bedroom	16	118.50 sqm	3.11%
3 Bedroom PH	4	212.00 sqm	0.78%
4 Bedroom PH	2	229.00 sqm	0.39%
5 Bedroom +1 PH	2	339.50 sqm	0.39%



PARK MCKINLEY WEST

SECOND FLOOR PLAN



x11



x4

1BR

2BR

You can find: the amenity floor, residential units (high ceiling), two elevator shafts for each tower.
(Total: 15 units)



THIRD FLOOR PLAN

You can find: the function rooms have high ceiling covering the area of the third floor.
(Total: 19 units)



x17

1BR



x2

2BR



5TH – 14TH FLOOR PLAN

x31

x3

1BR

2BR

You can find: the 5th to 14th floor are the **investment** floors or the **low zone**. There's no 4th and 13th floor. (Total: 34 units)



15th – 16th (sky garden) FLOOR PLAN

You can find: the sky gardens and the bigger unit cuts.
 This is may be referred to as the **sky garden floor**.
 (Total: 17 units)

● x7
 1BR

● x9
 2BR

● x1
 3BR



17th – 23rd FLOOR PLAN



1BR



2BR



3BR

You can find: the high zone that feature the best views in McKinley West. The high zone has the bigger units.
(Total: 17 units)



24th – 25th Penthouse FLOOR PLAN

You can find: the biggest single-level unit cuts in McKinley West
It has the best view in both McKinley Hill and McKinley West townships.

- x1
1BR
- x2
2BR
- x2
3BR
- x1
4BR
- x1
5BR



UNIT FEATURE: 1 BEDROOM

The One Bedroom: the amenity floor, residential units (high ceiling), two elevator shafts for each tower.



ONE BEDROOM (35.0 – 48.5 sqm)

- Bedroom with modular closet
- Common toilet and bath
- Kitchen and toilet with mechanical ventilation
- 2-burner cooktop with hood
- Split type air conditioning unit

UNIQUE SELLING POINT (USP)

- ACU is not inside the living space
- No big “biga”
- Units have balcony provisions
- Spacious bedroom space



1-bedroom unit render

UNIT FEATURE: 2 BEDROOM

The Two Bedroom: there are four different layouts



TWO BEDROOM (105 – 110.5 sqm)

- Master bedroom with toilet and bath
- Bedroom with modular closet
- Common toilet and bath
- Kitchen and T&B with mechanical / natural ventilation
- Maid's room with T&B
- 4-burner cooktop with built-in oven and hood
- Split type air-conditioning units

UNIQUE SELLING POINT (USP)

- ACU is not inside the living space
- No big “biga”
- Compartmentalized layout



2-bedroom unit render



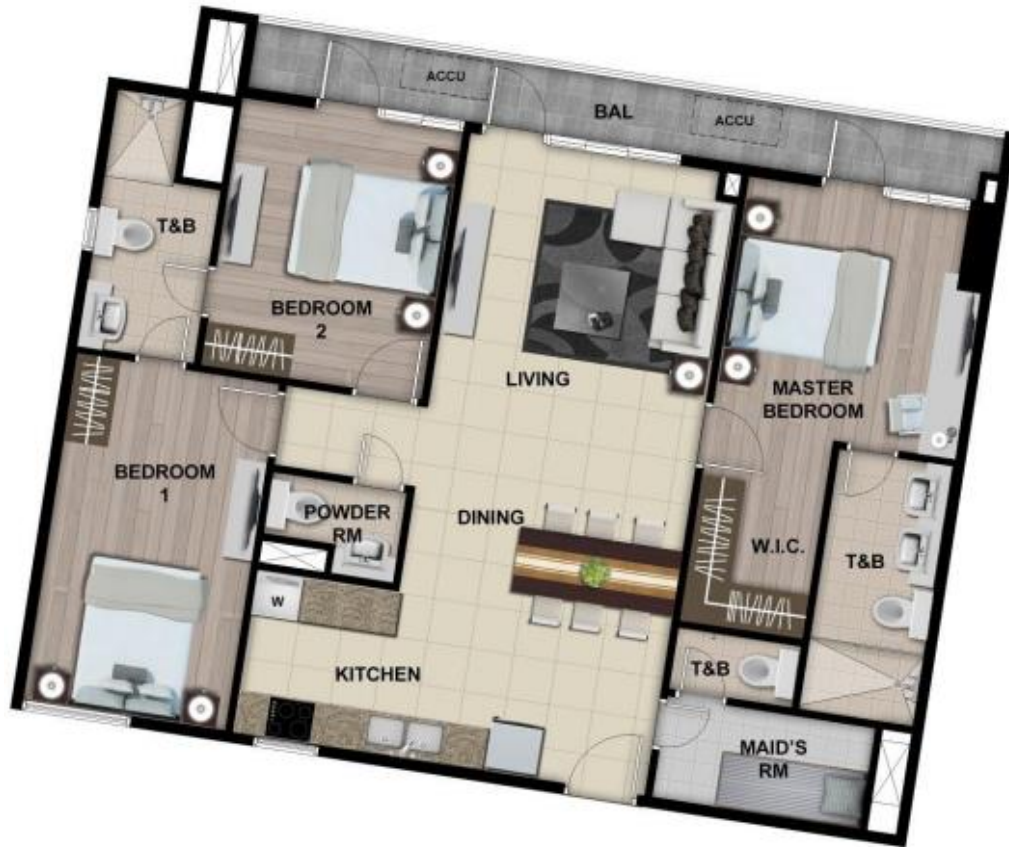
2-bedroom unit render



2-bedroom unit render

UNIT FEATURE: 3 BEDROOM

The Three Bedroom: there are four different layouts



THREE BEDROOM (118.50 sqm)

- Master bedroom with walk-in closet and toilet and bath
- Bedroom with modular closet
- Common toilet and bath
- Kitchen and T&B with mechanical ventilation
- Maid's room with T&B
- 4-burner cooktop with built-in oven and hood
- Split type air-conditioning units

UNIQUE SELLING POINT (USP)

- ACU is not inside the living space
- No big "biga"
- Compartmentalized layout



3-bedroom unit render



3-bedroom unit render

UNIT FEATURE: 1 BEDROOM PH

The One Bedroom: this features the 1BR square cut. It's also located at the penthouse floor



EXEC. ONE BEDROOM (70.50 sqm)

- Bedroom with modular closet
- Common toilet and bath
- Kitchen and T&B with mechanical ventilation
- 2-burner cooktop with built-in oven and hood
- Split type air-conditioning units

UNIQUE SELLING POINT (USP)

- ACU is not inside the living space
- No big “biga”
- Compartmentalized layout
- Biggest one-bedroom unit

UNIT FEATURE: 3 BEDROOM PH

The Three Bedroom: this features the 3 BR penthouse.



THREE BEDROOM (212.00 sqm)

- Master's Bedroom with walk-in closet
- Master's T&B with bathtub
- Bedrooms with modular closet
- Bedrooms with own T&B
- Powder room
- Kitchen, T&B, Powder Room, with mechanical / natural ventilation
- Maid's room with T&B
- 4-burner cooktop with built in oven and hood
- Split type airconditioning unit

UNIQUE SELLING POINT (USP)

- ACU is not inside the living space
- No big "biga"
- Compartmentalized layout
- Double door opening
- Hallway to Kitchen to Balcony
- Nook and Dining Area
- Shared toilet and bath for Bedroom 1 and 2
- En-suite double vanity for master's bedroom
- Bath tub addition

UNIT FEATURE: 4 BEDROOM PH

The Four Bedroom: this features the 4BR cut.



FOUR BEDROOM (229.00 sqm)

- Master's bedroom with walk-in closet
- Master's T&B with bathtub
- Bedrooms with modular closet
- Bedrooms with own T&B
- Powder room
- Kitchen, T&B, Powder Room with mechanical / natural ventilation
- Maid's room with T&B
- 4-bruner cooktop with built-in oven and hood
- Split type airconditioning unit.

UNIQUE SELLING POINT (USP)

- ACU is not inside the living space
- No big "biga"
- Compartmentalized layout
- All bedrooms have their own toilet and bath
- Double door opening



4-bedroom unit render



4-bedroom unit render

UNIT FEATURE: 5 BEDROOM + 1 PH

The Five Bedroom: this features the 5BR cut. The +1 is for the space convertible into office



- Master's bedroom with walk-in closet
- Master's T&B with bathtub
- Bedrooms with modular closet
- Office
- Common Toilet and Bath
- Powder Room
- Kitchen, T&B, Powder Room with mechanical / natural ventilation
- Maid's room with T&B
- 4-bruner cooktop with built-in oven and hood
- Split type airconditiong unit.



5-bedroom unit render



5-bedroom unit render



5-bedroom unit render



5-bedroom unit render

TYPICAL RESIDENTIAL FEATURES

Development and Residential Unit Features and Highlights

- Entrance panel door with viewer
- Individual electric and water meter
- Provision for other provider's telephone and CATV lines per unit
- Provision of Fibr-to-the-home triple play technology per unit
- Provision for hot and cold water lines per unit at all T&B and powder rooms except maid's room
- Kitchen with modular undercounter and overhead cabinets
- Ceramic plank for bedrooms
- Ceramic tiles for living, dining, and balcony areas
- Ceramic tiles for toilet and bath and kitchen areas
- Partial glass shower enclosure in toilet and baths
- Videocom intercom per unit
- Individual mail boxes with keys
- Individual Condominium Certificate of Title (CCT)

BUILDING AMENITIES

Located at the 2F of the Podium (shared by one cluster)



- Game Room
- Children's Playground
- Landscape Garden
- Yoga Deck
- Yoga Room

- Lap Pool
- Children's Pool
- Male and Female Shower and Changing Rooms
- Seating Alcove

- Roof Garden
- Gym



Amenity Render



Amenity Render



Amenity Render



Amenity Render



Amenity Render



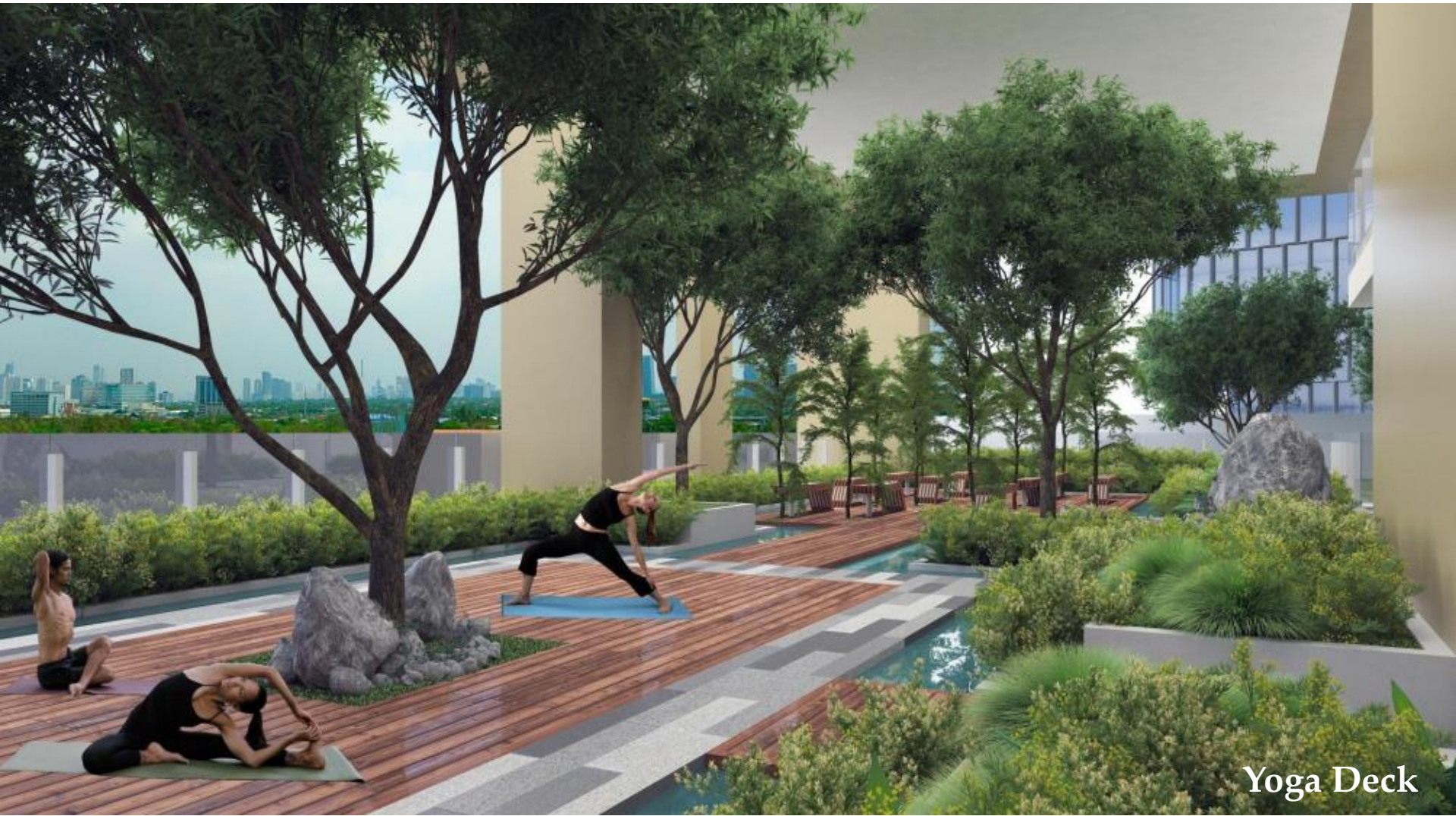
Amenity Render



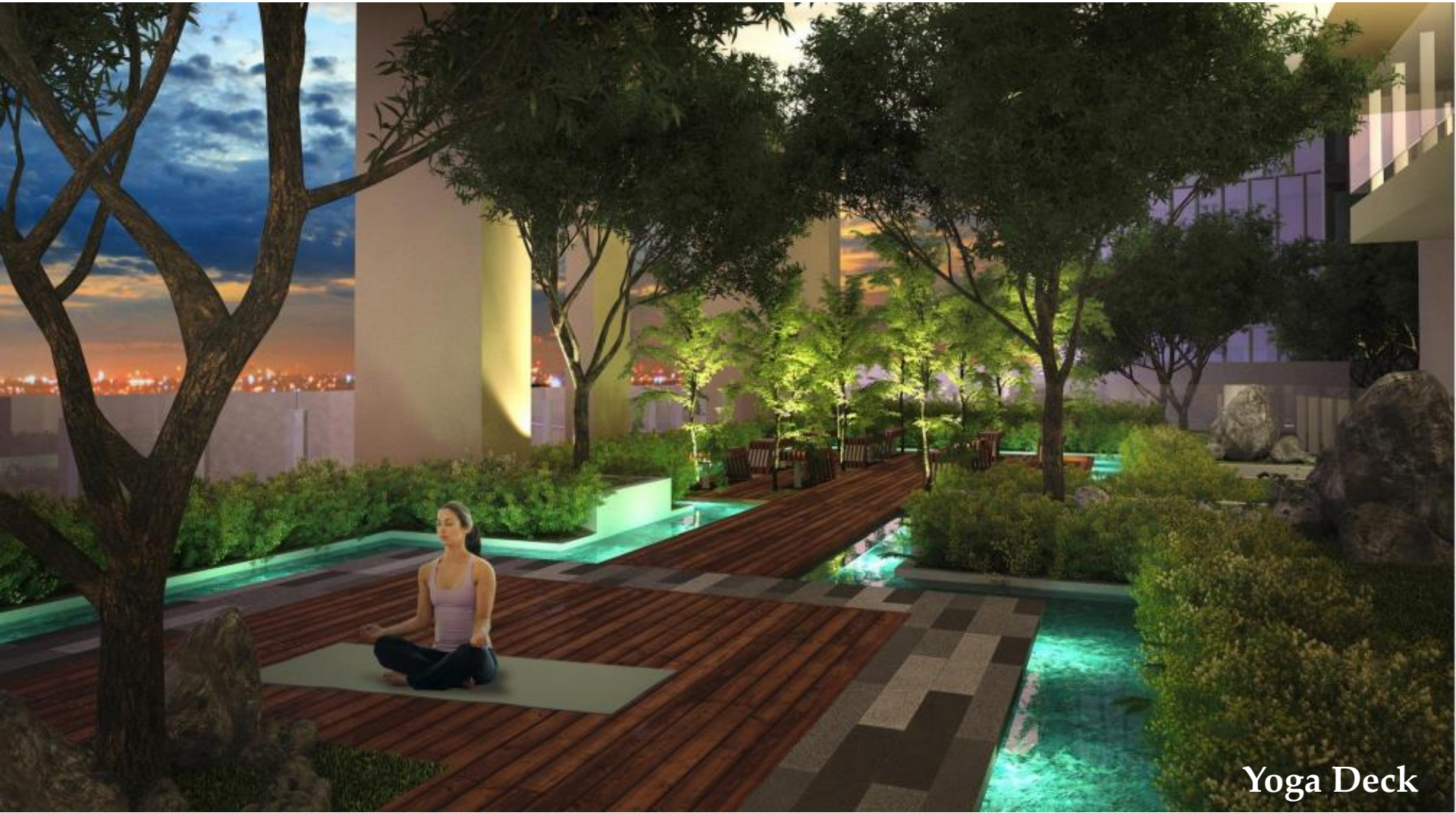
Amenity Render



Seating Alcove



Yoga Deck



Yoga Deck



Function Rooms



Gym



Game Room



Game Room



Yoga Room



Yoga Room

BUILDING HIGHLIGHTS

Development and Residential Unit Features and Highlights

GROUND FLOOR FEATURES

- Entrance lobby with reception counter and lounge areas
- 5 Passenger Elevators
- 1 Service elevator
- Security Command Center for 24-hour monitoring of all building facilities
- Video-phone security system connecting reception/security to all units
- Mail room
- Closed circuit TV (CCTV) monitoring for selected areas
- Mall / Retail areas

BUILDING HIGHLIGHTS

Development and Residential Unit Features and Highlights

BUILDING FACILITIES

- Automatic heat / smoke detection and fire sprinkler system for all units
- Overhead tank and underground cistern for ample water supply
- Standby power generator for selected common areas
- Building administrator/security office
- Driver's lounge

PARKING

- Multi-level basement parking









PARK MCKINLEY WEST

Tower 1



MCKINLEY WEST



MEGAWORLD
AT THE FORT



MEGAWORLD