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# MANHATTAN HEIGHTS

GENERAL ROMULO AVENUE,  
MANHATTAN GARDEN CITY,  
CUBAO, QUEZON CITY





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# WHY QUEZON CITY?



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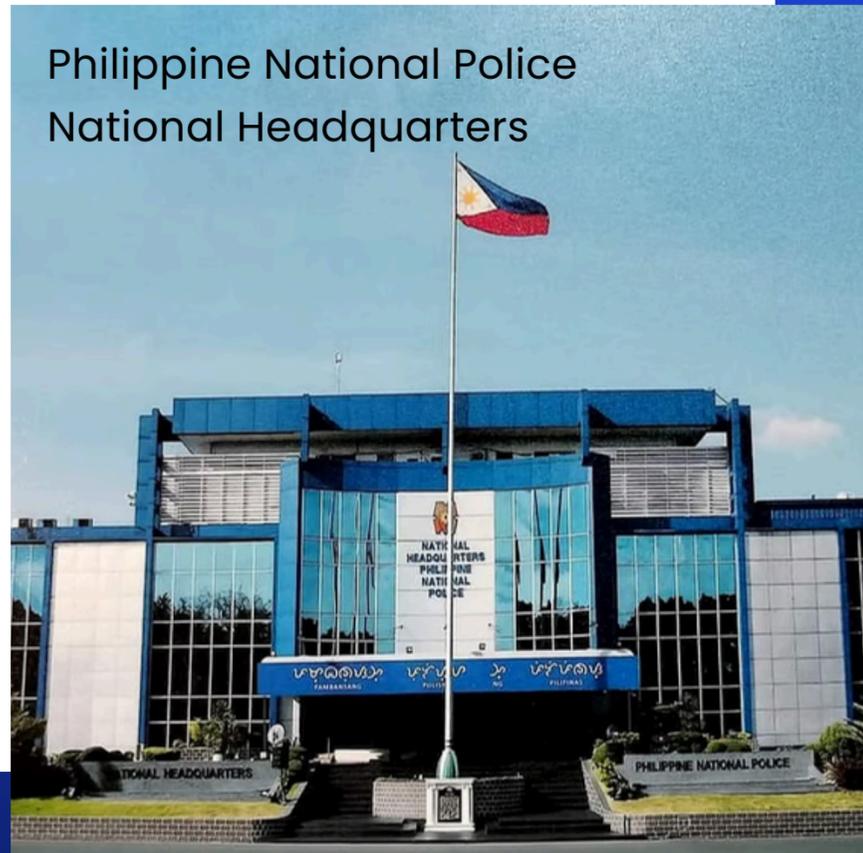


- Formerly the Capital of the country from 1948–1976;
- The largest city in Metro Manila;
- Easily accessible through LRT 1 & 2, MRT-3 and the soon to rise MRT-7



- Home to various Government Offices

Philippine National Police  
National Headquarters



Bureau of Internal Revenue



Philippine Statistics Authority



University of the Philippines Diliman



Ateneo De Manila University



Trinity University of Asia

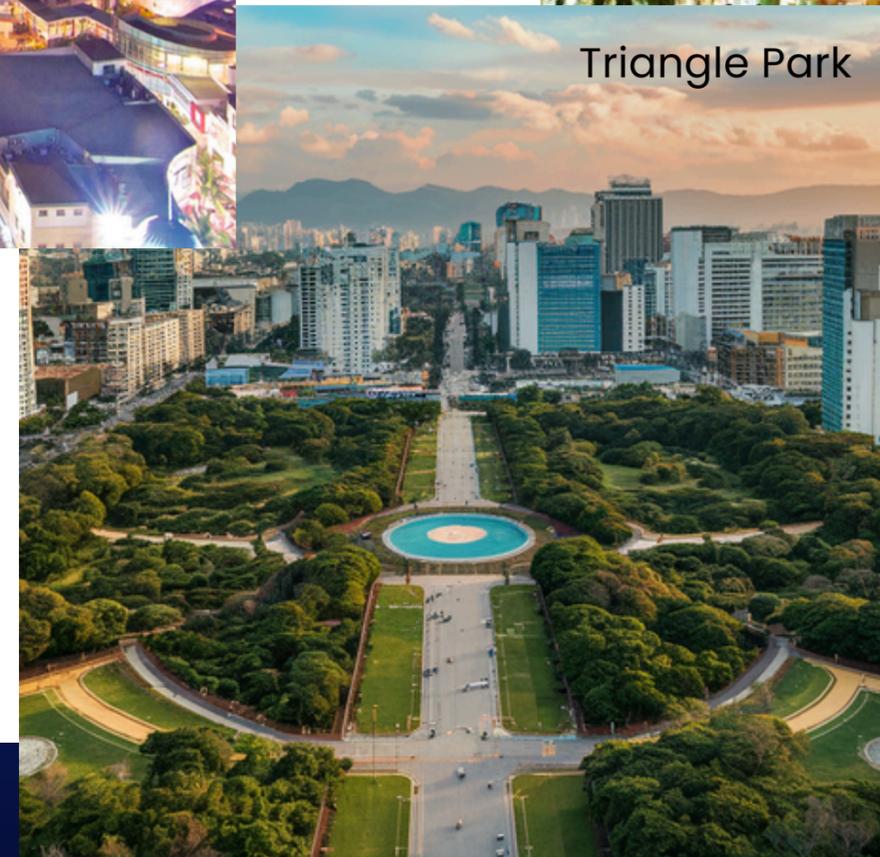


- Home to prestigious academic institutions

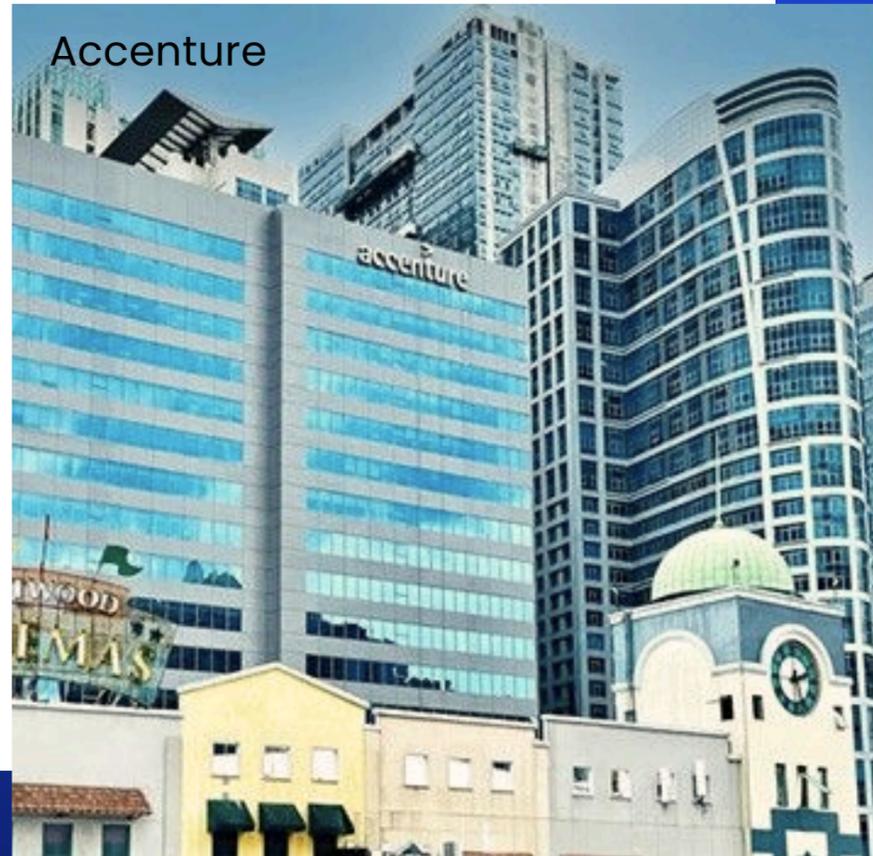


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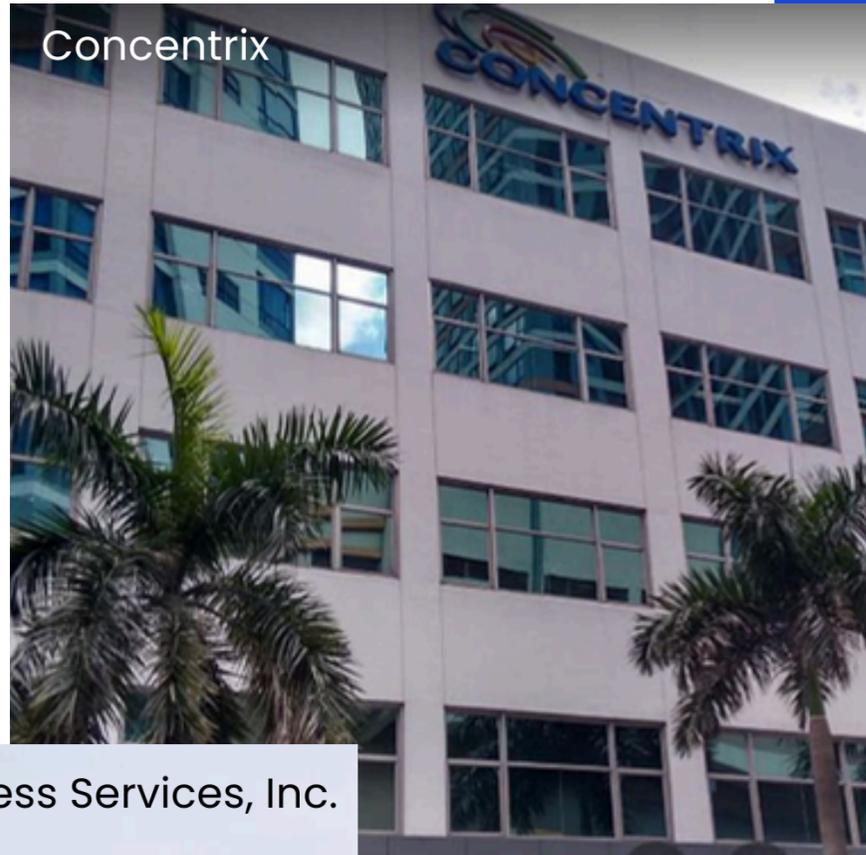
- Home to various Business Districts



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Accenture



Concentrix

IBM Business Services, Inc.

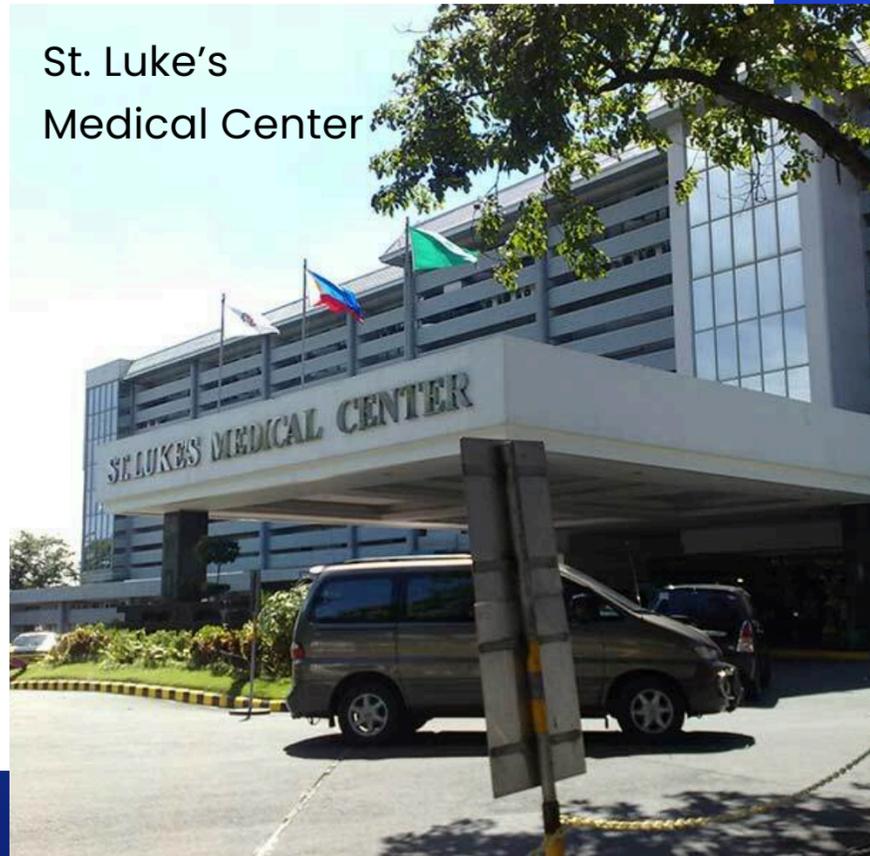


- **ICT Capital of the Philippines**
- Data from the Philippine Economic Zone Authority (PEZA) shows that Quezon City **currently houses thirty-three (33) ICT Parks/Buildings**



- Presence of premier medical institutions

St. Luke's  
Medical Center



UERM Memorial Hospital



De Los Santos Medical Center





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# QUEZON CITY RECOGNITIONS

## **Quezon City Has the Largest Share to Philippine Economy; Three Economies Record Trillion Pesos GDP in 2023**

Release Date : Thursday, December 19, 2024

Reference Number : 2024-SSO-202

The Philippine Statistics Authority (PSA) has successfully released the Provincial Product Accounts (PPA) for all 82 provinces and 33 Highly Urbanized Cities (HUCs) in the Philippines. Among the provinces and HUCs, Quezon City's economy accounted for the largest share to the Philippine economy in 2023 at 6.0 percent. This was followed by the City of Makati and Laguna, with shares of 5.6 percent and 4.9 percent, respectively. These three economies recorded trillion-peso Gross Domestic Product (GDP) amounting to PhP 1.27 trillion, PhP 1.18 trillion, and PhP 1.03 trillion, respectively.

- **Quezon City's economy** has the **largest share to the Philippine economy in 2023** according to Philippine Statistics Authority

- Quezon City is still the **wealthiest city in the Philippines** based on a report from 2022 by the Commission on Audit
- The city has assets totaling to P443.406 billion in 2022



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The screenshot shows the top of a mobile news article. At the top left is a hamburger menu icon, followed by the 'ABS-CBN' logo, and a search icon at the top right. Below the header, the word 'Business' is written in blue. The main title is 'LIST: The richest cities, provinces in the Philippines' in bold black text. Underneath the title, it says 'ABS-CBN News', 'Published Oct 10, 2023 03:24 PM PHT', and 'Updated Oct 10, 2023 05:14 PM PHT'. A photograph of Quezon Memorial Circle follows, showing a tall monument in the center, trees on the sides, and people in the foreground. Below the photo is a caption: 'People take photos of themselves inside the Quezon Memorial Circle on January 20, 2022. George Calvelo, ABS-CBN News'. At the bottom of the screenshot, the text reads: 'MANILA -- Quezon City is still the Philippines' wealthiest city in terms of assets, a 2022 report from the Commission on Audit (COA) showed.'



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# ARANETA CENTER PROFILE

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## Megaworld, Araneta Group to put up P15-B residential condo project in Cubao, QC

By Zinnia B. Dela Peña (Philstar.com) -  
August 5, 2005 - 12:00am

Upscale property developer Megaworld Corp. has signed an agreement with the Araneta Group of Companies to put up a P15-billion residential development project to be integrated with the two existing mass transit systems at the Araneta Center in Cubao, Quezon City.

The project, touted as "the first of its kind in Philippine real estate," will likewise be the first in the country to be connected to the MRT-3 and LRT-2 mass transit systems linking up the 35-hectare Araneta Center. The two lines transport an average 1.2 million passengers daily.

"This is the first time that a residential project will offer fast and safe access to more places in Metro Manila than ever before through its strategic location and orientation to two mass transit systems," said Megaworld spokesperson Francis Canuto.



- Joint venture by Megaworld and Araneta Group of companies
- 35-hectare development
- First transit-oriented development in the country with bridgeways connecting it to LRT-2, MRT-3, and Gateway Mall
- Inspired by Transit-Oriented cities such as New York, Singapore, Hong Kong, and Bangkok

# RFO IN ARANETA CENTER



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**Manhattan Parkview**



**Manhattan Parkway**

# RFO IN ARANETA CENTER



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**Manhattan Heights**



**Manhattan Plaza Tower 1 & 2**

# ENTERTAINMENT IN ARANETA CENTER



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**SMART Araneta Coliseum**



**New Frontier Theatre also  
known as Kia Theatre**

# ENTERTAINMENT IN ARANETA CENTER



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**Gateway Mall Cubao**



**Ali Mall**

# MANHATTAN HEIGHTS PROFILE



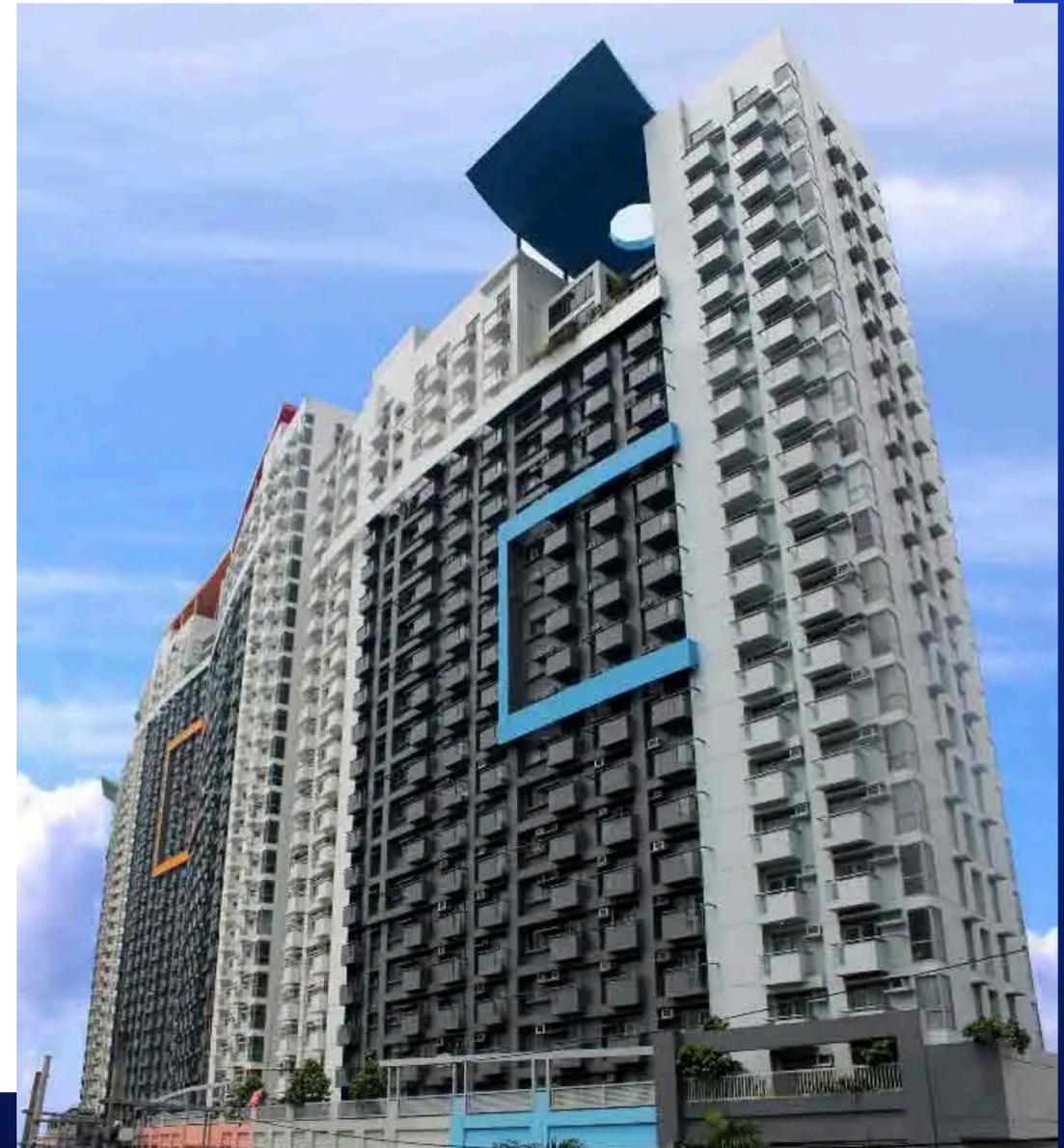
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No. of Residential units  
per floor: **17/ floor**

Total No. of Units:  
**Tower A: 450, Tower B: 540,  
Tower C: 368, Tower D: 360**

Floor Size:  
**Studio: 26.20 – 29.90 sqm**  
**1 BR + Bal: 40.50 – 55.80 sqm**  
**2 BR + Bal: 68.00 – 75.00 sqm**

**READY FOR OCCUPANCY**





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# LOCATION MAP





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# SITE DEVELOPMENT PLAN





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# MANHATTAN HEIGHTS FLOOR PLANS



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## TOWER A: TYPICAL FLOOR PLAN (4/F to 26/F)

All units are unfurnished. The details indicated in the plans are for illustration purposes only and not included in the sale. Selling Price is established principally on a per unit basis and not on the unit measurement or dimensions. Details and information are subject to change without prior notice.

As of October 2008  
Megaworld Central Properties, Inc  
For announcement purposes only



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## TOWER B TYPICAL FLOORPLAN (5/F to 31/F)



All units are unfurnished. The details indicated in the plans are for illustration purposes only and not included in the sale. Selling Price is established principally on a per unit basis and not on the unit measurement or dimensions. Details and information are subject to change without prior notice.

As of January 2014  
Megaworld Central Properties, Inc.  
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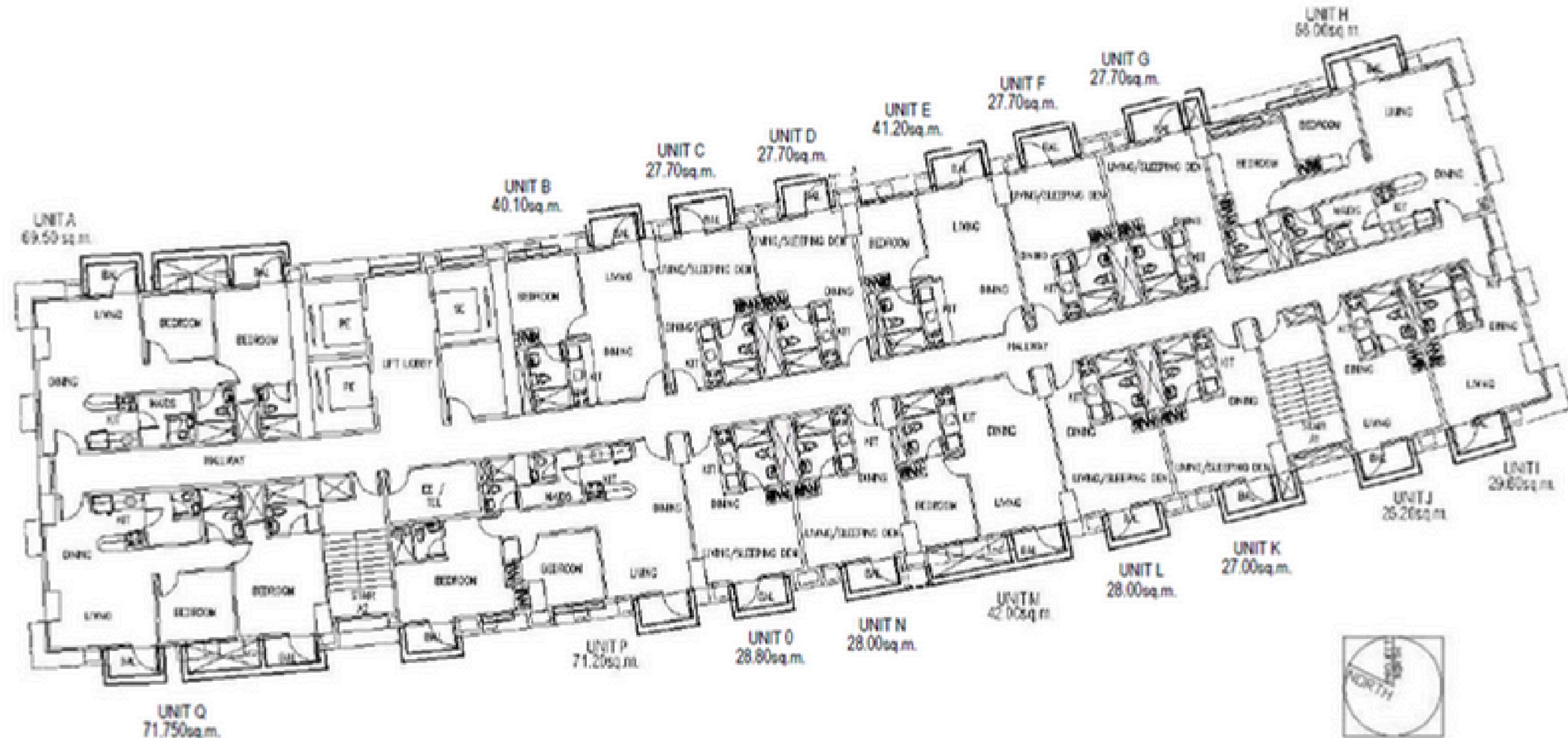
**TOWER C**  
**TYPICAL FLOOR PLAN**  
**5<sup>th</sup> floor to 26<sup>th</sup> floor**



All units are unfurnished. Appliances and other details indicated in the plans are for illustration purposes only and do not form part of an offer or contract. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition. These renderings are based on the architect's perspective. Megaworld reserves the right to modify these illustrations without prior notice. Clients are invited to verify subsequent changes. AS OF JANUARY 2014.



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## TOWER D: Typical Floor plan (5th to 21st)



All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.

As of January 2014  
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# MANHATTAN HEIGHTS UNIT LAYOUTS



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# Unit Q

## studio

Area = 26.00 sqm  
+ 3.80 sqm balcony

All units are unfurnished. The appliances and other details in the plans are for illustration purposes only and not included in the sale. Selling prices established primarily on a per unit basis and not on the measurement or dimension. Size and location of structural elements and utility pipe lines are subject to change and may differ from actual deliverable condition.



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# Unit D

## 1-Bedroom

Area = 37.40 sqm

± 3.80 sqm balcony

All units are unfurnished. The appliances and other details in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the measurement or dimension. Size and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.



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# Unit 1

2-Bedroom

Area = 68.00 sqm  
± 7.00 sqm balcony

All units are unfurnished. The appliances and other details in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per-unit basis and not on the measurement or dimensions, size and location of structural elements and utility pipe lines. Plans are subject to change and may differ from actual deliverable condition.



# GROUND FLOOR FEATURE

- Centralized Residential lobby with reception and individual lounge area for each tower
- 2 high-speed, interior-finished passenger elevators and 1 service elevator each for Towers A and C
- 3 high-speed, interior-finished passenger elevators and 1 service elevator for Tower B
- Security command center for 24-hour monitoring of all building facilities
- Centralized Mail room
- Centralized Laundromat
- Business Center



# RECREATIONAL AMENITIES

- Hong Kong-Singaporean inspired and the 1st ever transit-oriented residential condominium at the HEART of Metropolis.
- Swimming pools for children and adults
- Basketball and tennis court with bleachers
- Fitness Gym
- Function Rooms
- Sky Light
- Jogging Trails
- Meditation and reflexology zones
- Sky Garden ; Garden Walkway
- Daycare and Children's playground



# UNIT FINISHES

## STUDIO

- Entrance Panel door with viewer
- Individual electric and water meter
- Individual mail boxes with keys
- Provision for telephone and CATV lines per unit
- Provision for hot and cold water supply lines excluding heater in toilets
- Wood grain vinyl planks in living, dining and bedroom areas
- Provision for window-type air conditioner opening and power outlet in bedroom living area
- Individual Condominium Certificate of Title



# UNIT FINISHES

## 1 BEDROOM

- Entrance Panel door with viewer
- Individual electric and water meter
- Individual mail boxes with keys
- Provision for telephone and CATV lines per unit
- Provision for hot and cold water supply lines excluding heater in toilets
- Common toilet and bath
- Wood grain vinyl planks in living, dining and bedroom areas
- Ceramic tiles in kitchen and toilet and bath
- Kitchen with modular counter cabinet
- Selected kitchen and toilet and baths with mechanical ventilation
- Provision for window-type air conditioner opening and power outlet in bedroom living area
- Individual Condominium Certificate of Title



# UNIT FINISHES

## 2 BEDROOM

- Entrance Panel door with viewer
- Individual electric and water meter
- Individual mail boxes with keys
- Provision for telephone and CATV lines per unit
- Provision for hot and cold water supply lines excluding heater in toilets
- Bedrooms with its own toilet and bath
- Wood grain vinyl planks in living, dining and bedroom areas
- Ceramic tiles in kitchen and toilet and bath
- Kitchen with modular counter cabinet
- Selected kitchen and toilet and baths with mechanical ventilation
- Provision for window-type air conditioner opening and power outlet in bedroom living area
- Individual Condominium Certificate of Title



## **BUILDING FACILITIES AND SERVICES/ PARKING**

- Automatic fire sprinkler system for all units
- Overhead water tank and underground cistern for ample water supply
- Standby power generator for selected common area
- Building administration/security office
- 4-level basement parking



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