



# MEGAWORLD INTERNATIONAL

**WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT EXAMINED THIS OFFERING, INCLUDING, BUT NOT LIMITED TO, THE CONDITION OF TITLE, THE STATUS OF BLANKET LIENS ON THE PROJECT (IF ANY), ARRANGEMENTS TO ENSURE PROJECT COMPLETION, ESCROW PRACTICES, CONTROL OVER PROJECT MANAGEMENT, RACIALLY DISCRIMINATORY PRACTICES (IF ANY), TERMS, CONDITIONS, AND PRICE OF THE OFFER, CONTROL OVER ANNUAL ASSESSMENTS (IF ANY) OR THE AVAILABILITY OF WATER SERVICES, UTILITIES AND IMPROVEMENTS. IT MAY BE ADVISABLE FOR YOU TO CONSULT AN ATTORNEY OR OTHER KNOWLEDGEABLE PROFESSIONAL WHO IS FAMILIAR WITH REAL ESTATE AND DEVELOPMENT LAW IN THE COUNTRY WHERE THIS SUBDIVISION IS SITUATED.**



MEGAWORLD  
INTERNATIONAL

# One Crown Suites

Felix Huertas St., cor Batangas St.,  
Sta. Cruz, Manila

(Kingsquare Residential Suites Tower 2)

Inside Winford Community

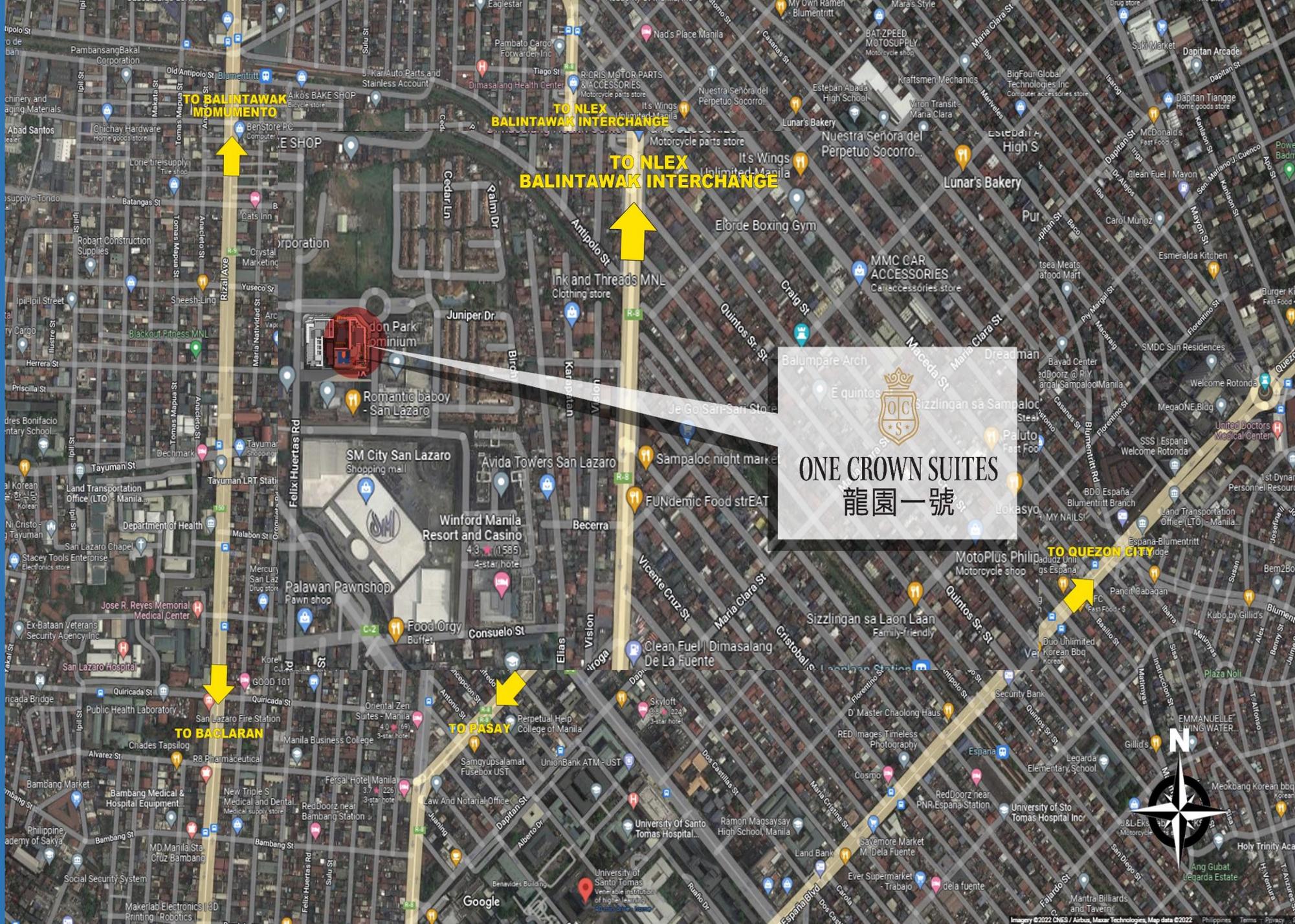




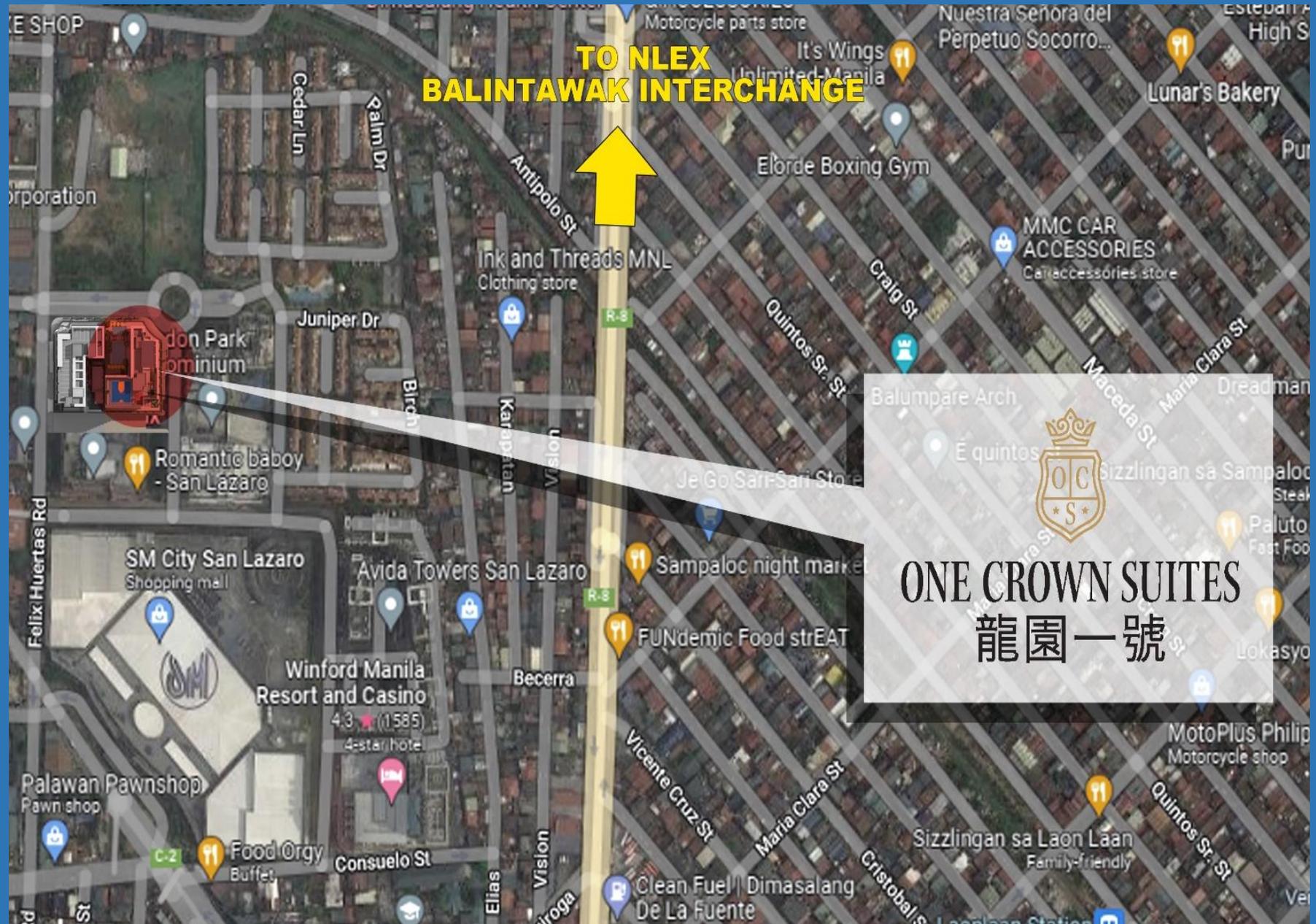
# Why Manila?

- Easily accessible via Governor Forbes Avenue and Rizal Avenue;
- Accessible through public transportation such as the LRT-1, bus, jeepneys, and tricycles;
- Is the centre of the country's political, economic, social and cultural activity;
- Manila is surrounded by famous tourist spots such as the Rizal Monument, Intramuros, and the National Museum among many others.

# VICINITY MAP



MEGAWORLD  
INTERNATIONAL



MEGAWORLD  
INTERNATIONAL

# SITE DEVELOPMENT PLAN



MEGAWORLD INTERNATIONAL

  
  
**ONE CROWN SUITES**  
龍園一號  
SITE DEVELOPMENT PLAN

# ONE CROWN SUITES

## PROJECT PROFILE



MEGAWORLD  
INTERNATIONAL



**LEGEND:** *One STAR - Kingsquare Residential Suites (Tower 1)*  
*Two STAR - One Crown Suites (Tower 2)*



**DISCLAIMER:** *Project render only*

# ONE CROWN SUITES

 Sta. Cruz, Manila

**2,741** Total Land Area  
(sq.m.)

**389** Total No. of Units

**29.00 – 60.50** Unit Size Range  
(sq.m.)

**November 2027**

+12 months grace period

Turnover date

# ONE CROWN SUITES

## FACT SHEET

General Information	
Location	Sta. Cruz, Manila
Total Land Area	Approx. 2,741 sq.m.
No. of Buildings	1
Amenities (Whole Project)	
Location of Recreational Amenity	5th Floor
List of Shared Amenities with Kingsquare Residential Suites	Swimming Pool and Kiddie Pool
	Pool Deck with Outdoor Shower and Seating Area
	Play Area
	Reading Nook
	Study Room
	Fitness Gym
	Function Room with Pantry and Storage
List of Shared Amenities at Kingsquare Residential Suites Tower 2 (One Crown Suites)	Male and Female Toilet with Shower Rooms
	Swimming Pool and Kiddie Pool with Pool Lounge
	Pool Deck with Outdoor Shower and Seating Area
	Playground and Outdoor Lounge
	Sauna / Massage Room
	Co-working Space
	Private Dining Area
	Daycare
	Game Room
	Male and Female Toilet with Shower Rooms
	Covered Badminton Court ( <i>located at Roofdeck</i> )
Basketball Half Court ( <i>located at Roofdeck</i> )	
Outdoor Fitness Area ( <i>located at Roofdeck</i> )	
Roofdeck Garden and Lounge Area	

# ONE CROWN SUITES

## FACT SHEET

Building Details		
Turnover Date	November 30, 2027 + 12 months grace period	
Total No. of Storeys	17 Storeys	
No. of Residential Levels	13 levels	
Total No. of Units	389 units	
West Wing	147 units	
North Wing	242 units	
Unit Types	Area Range**	QTY
Studio + Bal	29.00 - 30.50	264
1BR+ Bal	41.00 - 45.50	62
2BR + Bal	58.50 - 60.50	63
Floor to Ceiling Height	Living, Dining, Bedrooms	Kitchen & T&B
Typical Units	2.8 meters	2.4 meters
No. of Parking Levels	2F, 3F, 4F parking levels	
Average Size per Parking Space	Approximately 12.5 sqm	



# OUTDOOR AMENITIES RENDERING

---



## ROOFDECK BADMINTON COURT



MEGAWORLD  
INTERNATIONAL



## ROOFDECK BASKETBALL COURT



MEGAWORLD  
INTERNATIONAL



**ROOFDECK  
OUTDOOR  
SEATING  
AREA**



MEGAWORLD  
INTERNATIONAL



**5<sup>TH</sup> FLOOR  
(SHARED  
AMENITY)  
PLAYGROUND  
VIEW 1**



MEGAWORLD  
INTERNATIONAL



**5<sup>TH</sup> FLOOR  
(SHARED  
AMENITY)  
PLAYGROUND  
VIEW 2**



**MEGAWORLD  
INTERNATIONAL**



**5<sup>TH</sup> FLOOR  
(SHARED  
AMENITY)  
POOL VIEW  
1**



MEGAWORLD  
INTERNATIONAL



**5<sup>TH</sup> FLOOR  
(SHARED  
AMENITY)  
POOL VIEW  
2**



MEGAWORLD  
INTERNATIONAL



**5<sup>TH</sup> FLOOR  
(SHARED  
AMENITY)  
POOL VIEW  
3**



MEGAWORLD  
INTERNATIONAL

# INDOOR AMENITIES RENDERING

---



**GROUND  
FLOOR  
LOBBY**



**MEGAWORLD  
INTERNATIONAL**



**GROUND  
FLOOR  
ELEV  
LOBBY**



**MEGAWORLD  
INTERNATIONAL**



**5<sup>TH</sup> FLOOR  
PRIVATE  
DINING  
VIEW 1**



**MEGAWORLD  
INTERNATIONAL**



**5<sup>TH</sup> FLOOR  
PRIVATE  
DINING  
VIEW 2**



**MEGAWORLD  
INTERNATIONAL**



**5<sup>TH</sup> FLOOR  
CO-  
WORKING  
SPACE  
VIEW**



**MEGAWORLD  
INTERNATIONAL**



**5<sup>TH</sup> FLOOR  
CO-  
WORKING  
SPACE  
VIEW 2**



**MEGAWORLD  
INTERNATIONAL**



**5<sup>TH</sup> FLOOR  
CO-  
WORKING  
SPACE  
VIEW 3**



**MEGAWORLD  
INTERNATIONAL**



## 5<sup>TH</sup> FLOOR SAUNA ROOM



MEGAWORLD  
INTERNATIONAL



**5<sup>TH</sup> FLOOR  
SAUNA  
TREATMENT  
ROOM**



MEGAWORLD  
INTERNATIONAL



**5TH  
FLOOR  
GAME  
ROOM  
VIEW 1**



**MEGAWORLD  
INTERNATIONAL**



**5<sup>TH</sup>  
FLOOR  
GAME  
ROOM  
VIEW 2**



**MEGAWORLD  
INTERNATIONAL**



**5<sup>TH</sup>  
FLOOR  
DAYCARE**



**MEGAWORLD  
INTERNATIONAL**

# ONE CROWN SUITES FLOOR PLANS

---

**KINGSQUARE RESIDENTIAL SUITES TOWER 1**



**UNITS A – K (North Wing) is facing the East**

**UNITS A – G (West Wing) is facing the South**



ONE CROWN SUITES  
龍園一號

5TH FLOOR PLAN - AMENITY DECK

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.

- UNIT G  
2 BEDROOM  
AREA: 16.00m<sup>2</sup>  
+4.50m<sup>2</sup> BAL
- UNIT F  
STUDIO  
AREA: 17.00m<sup>2</sup>  
+2.00m<sup>2</sup> BAL
- UNIT E  
STUDIO  
AREA: 17.00m<sup>2</sup>  
+2.00m<sup>2</sup> BAL
- UNIT D  
1 BEDROOM  
AREA: 17.00m<sup>2</sup>  
+4.50m<sup>2</sup> BAL
- UNIT C  
STUDIO  
AREA: 17.00m<sup>2</sup>  
+2.00m<sup>2</sup> BAL
- UNIT B  
STUDIO  
AREA: 17.00m<sup>2</sup>  
+2.00m<sup>2</sup> BAL
- UNIT A  
2 BEDROOM  
AREA: 15.00m<sup>2</sup>  
+4.00m<sup>2</sup> BAL

WEST WING

NORTH WING

**KINGSQUARE RESIDENTIAL SUITES TOWER 1**



**UNIT H**  
3 BEDROOM  
AREA: 54.00m<sup>2</sup>  
+4.50m<sup>2</sup> BAL

**UNIT A**  
2 BEDROOM  
AREA: 54.00m<sup>2</sup>  
+4.50m<sup>2</sup> BAL

**UNIT B**  
1 BEDROOM  
AREA: 41.00m<sup>2</sup>  
+4.50<sup>2</sup> BAL

**UNIT C**  
STUDIO  
AREA: 27.00m<sup>2</sup>  
+2.00m<sup>2</sup> BAL

**UNIT D**  
STUDIO  
AREA: 27.00m<sup>2</sup>  
+2.00m<sup>2</sup> BAL

**UNIT E**  
STUDIO  
AREA: 27.00m<sup>2</sup>  
+2.00m<sup>2</sup> BAL

**UNIT F**  
STUDIO  
AREA: 27.00m<sup>2</sup>  
+2.00m<sup>2</sup> BAL

**UNIT G**  
1 BEDROOM  
AREA: 37.50m<sup>2</sup>  
+4.50m<sup>2</sup> BAL

**UNIT H**  
STUDIO  
AREA: 27.00m<sup>2</sup>  
+2.00m<sup>2</sup> BAL

**UNIT I**  
STUDIO  
AREA: 27.00m<sup>2</sup>  
+2.00m<sup>2</sup> BAL

**UNIT J**  
STUDIO  
AREA: 27.00m<sup>2</sup>  
+2.00m<sup>2</sup> BAL

**UNIT K**  
STUDIO  
AREA: 27.00m<sup>2</sup>  
+2.00m<sup>2</sup> BAL

**UNIT L**  
2 BEDROOM  
AREA: 56.00m<sup>2</sup>  
+4.00m<sup>2</sup> BAL

**UNIT G**  
2 BEDROOM  
AREA: 56.00m<sup>2</sup>  
+4.50m<sup>2</sup> BAL

**UNIT F**  
STUDIO  
AREA: 27.00m<sup>2</sup>  
+2.00m<sup>2</sup> BAL

**UNIT E**  
STUDIO  
AREA: 27.00m<sup>2</sup>  
+2.00m<sup>2</sup> BAL

**UNIT D**  
1 BEDROOM  
AREA: 37.50m<sup>2</sup>  
+4.50m<sup>2</sup> BAL

**UNIT C**  
STUDIO  
AREA: 27.00m<sup>2</sup>  
+2.00m<sup>2</sup> BAL

**UNIT B**  
STUDIO  
AREA: 41.00m<sup>2</sup>  
+2.00m<sup>2</sup> BAL

**UNIT A**  
2 BEDROOM  
AREA: 54.00m<sup>2</sup>  
+4.00m<sup>2</sup> BAL

WEST WING

NORTH WING

VERTEX ROAD



**UNITS A – L (North Wing)  
is facing the East  
UNITS A – G (West Wing)  
is facing the South**



ONE CROWN SUITES  
龍園一號  
6TH FLOOR PLAN

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.

**KINGSQUARE RESIDENTIAL SUITES TOWER 1**



**UNITS J – T (North Wing)  
is facing the East**

**UNITS A – G (West Wing)  
is facing the South**

**VERTICE ROAD**  
NORTH WING



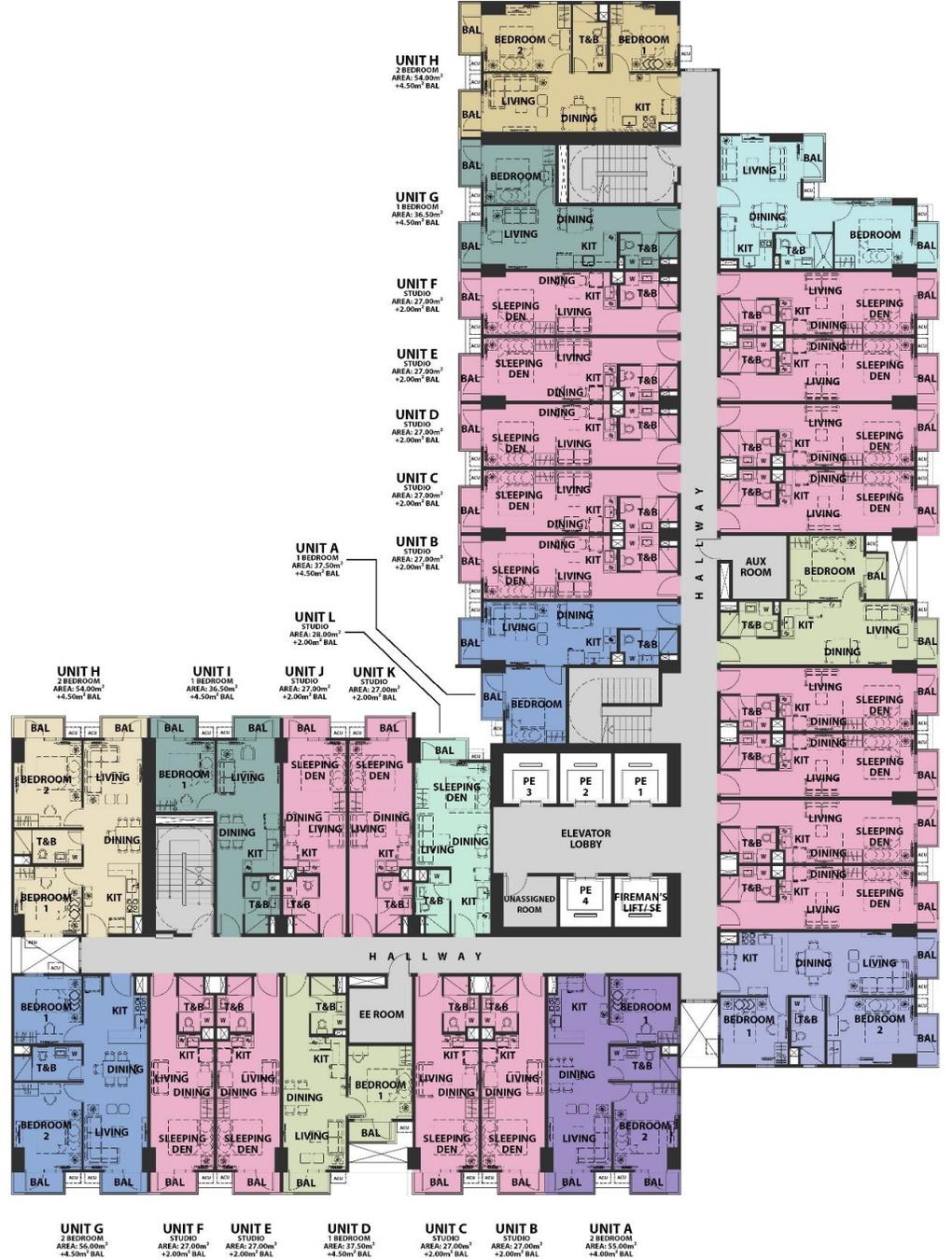
**ONE CROWN SUITES**  
龍園一號

**7TH-17TH FLOOR PLAN ( NO 13TH FLOOR )**

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.

**WEST WING**

**KINGSQUARE RESIDENTIAL SUITES TOWER 1**



**UNITS I – S (North Wing)  
is facing the East**

**UNITS A – G (West Wing)  
is facing the South**

**NORTH WING**

**VERTEX ROAD**

- UNIT G 2 BEDROOM AREA: 56.00m<sup>2</sup> +4.50m<sup>2</sup> BAL
- UNIT F STUDIO AREA: 27.00m<sup>2</sup> +2.00m<sup>2</sup> BAL
- UNIT E STUDIO AREA: 27.00m<sup>2</sup> +2.00m<sup>2</sup> BAL
- UNIT D 2 BEDROOM AREA: 37.50m<sup>2</sup> +4.50m<sup>2</sup> BAL
- UNIT C STUDIO AREA: 27.00m<sup>2</sup> +2.00m<sup>2</sup> BAL
- UNIT B STUDIO AREA: 27.00m<sup>2</sup> +2.00m<sup>2</sup> BAL
- UNIT A 2 BEDROOM AREA: 55.00m<sup>2</sup> +4.00m<sup>2</sup> BAL

**WEST WING**



ONE CROWN SUITES  
龍園一號  
18TH FLOOR PLAN

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.

5TH FLOOR AMENITY VIEW



WEST WING

NORTH WING

VERTEX ROAD

ROOFDECK AMENITY FLOOR PLAN

North Wing is facing the East  
West Wing is facing the South



ONE CROWN SUITES  
龍園一號  
ROOF DECK PLAN

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.



MEGAWORLD INTERNATIONAL

---

# **UNIT LAYOUT NORTH WING**

---

**5<sup>TH</sup> FLOOR  
1  
BEDROOM**



**ONE CROWN SUITES**

**龍園一號**

**5TH FLOOR NORTH WING  
UNIT A**

**1 BEDROOM**

**AREA = 41.00 SQ.M.+**

**4.50 SQ.M. BAL**

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.



**MEGAWORLD  
INTERNATIONAL**

5<sup>TH</sup>  
FLOOR  
STUDIO  
UNITS



ONE CROWN SUITES

龍園一號

5TH FLOOR NORTH WING  
UNIT B, C, D, E G, H, I, J  
STUDIO

AREA = 27.00 SQ.M.+  
2.00 SQ.M. BAL

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.



MEGAWORLD  
INTERNATIONAL

**5<sup>TH</sup> FLOOR  
1 BEDROOM  
UNIT**



**ONE CROWN SUITES**

**龍園一號**

**5TH FLOOR NORTH WING  
UNIT F**

**1 BEDROOM**

**AREA = 37.50 SQ.M.+**

**4.50 SQ.M. BAL**

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.



**MEGAWORLD  
INTERNATIONAL**

**5<sup>TH</sup> FLOOR  
2 BEDROOM  
UNIT**



**ONE CROWN SUITES**

**龍園一號**

**5TH FLOOR NORTH WING  
UNIT K**

**2 BEDROOM**

AREA = 56.00 SQ.M.+

4.00 SQ.M. BAL

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.



**6<sup>TH</sup> FLOOR  
2 BEDROOM  
UNIT**



**ONE CROWN SUITES**

**龍園一號**

**6TH FLOOR NORTH WING  
UNIT A**

**2 BEDROOM**

**AREA = 54.00 SQ.M.+**

**4.50 SQ.M. BAL**

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.



**MEGAWORLD  
INTERNATIONAL**

**6<sup>TH</sup> FLOOR  
1 BEDROOM  
UNIT**



**ONE CROWN SUITES**

**龍園一號**

**6TH FLOOR NORTH WING  
UNIT B**

**1 BEDROOM**

**AREA = 41.00 SQ.M.+**

**4.50 SQ.M. BAL**

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.



**MEGAWORLD  
INTERNATIONAL**

**6<sup>TH</sup> FLOOR  
STUDIO  
UNITS**



**ONE CROWN SUITES**

**龍園一號**

**6<sup>TH</sup> FLOOR NORTH WING  
UNIT C, D, E, F, H, I, J, K  
STUDIO**

**AREA = 27.00 SQ.M.+  
2.00 SQ.M. BAL**

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.



**MEGAWORLD  
INTERNATIONAL**

**6<sup>TH</sup> FLOOR  
1 BEDROOM  
UNIT**



**ONE CROWN SUITES**

**龍園一號**

**6TH FLOOR NORTH WING  
UNIT G**

**1 BEDROOM**

**AREA = 37.50 SQ.M.+**

**4.50 SQ.M. BAL**

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.



**MEGAWORLD  
INTERNATIONAL**

**6<sup>TH</sup> FLOOR  
2 BEDROOM  
UNIT**



**ONE CROWN SUITES**

**龍園一號**

**6TH FLOOR NORTH WING  
UNIT L**

**2 BEDROOM**

**AREA = 56.00 SQ.M.+**

**4.00 SQ.M. BAL**

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.



**MEGAWORLD  
INTERNATIONAL**

7<sup>TH</sup> - 17<sup>TH</sup>  
FLOOR  
STUDIO  
UNIT



## ONE CROWN SUITES

龍園一號

7TH-17TH FLOOR NORTH WING  
UNIT A

STUDIO

AREA = 28.50 SQ.M.+

2.00 SQ.M. BAL

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.



MEGAWORLD  
INTERNATIONAL

7<sup>TH</sup> - 17<sup>TH</sup>  
FLOOR  
STUDIO  
UNITS



ONE CROWN SUITES

龍園一號

7TH-17TH FLOOR NORTH WING  
UNIT B, C, D, E, F, G, K, L, M, N, P, Q, R, S  
STUDIO

AREA = 27.00 SQ.M.+  
2.00 SQ.M. BAL

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.



MEGAWORLD  
INTERNATIONAL

**7<sup>TH</sup> - 17<sup>TH</sup> 1  
BEDROOM  
UNIT**



**ONE CROWN SUITES**

**龍園一號**

**7TH-17TH FLOOR NORTH WING  
UNIT H**

**1 BEDROOM**

**AREA = 36.50 SQ.M.+**

**4.50 SQ.M. BAL**

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.



7<sup>TH</sup> - 17<sup>TH</sup>  
FLOOR  
2 BEDROOM  
UNIT



ONE CROWN SUITES

龍園一號

7TH-17TH FLOOR NORTH WING  
UNIT I

2 BEDROOM

AREA = 54.00 SQ.M.+

4.50 SQ.M. BAL

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.



MEGAWORLD  
INTERNATIONAL



7<sup>TH</sup> - 17<sup>TH</sup>  
FLOOR  
1 BEDROOM  
UNIT



# ONE CROWN SUITES

## 龍園一號

7TH-17TH FLOOR NORTH WING  
UNIT J

1 BEDROOM

AREA = 41.00 SQ.M.+

4.50 SQ.M. BAL

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.



MEGAWORLD  
INTERNATIONAL

7<sup>TH</sup> - 17<sup>TH</sup>  
FLOOR  
1 BEDROOM  
UNIT



ONE CROWN SUITES

龍園一號

7TH-17TH FLOOR NORTH WING  
UNIT O

1 BEDROOM

AREA = 37.50 SQ.M.+

4.50 SQ.M. BAL

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.



MEGAWORLD  
INTERNATIONAL

**7<sup>TH</sup> - 17<sup>TH</sup>  
FLOOR  
2 BEDROOM  
UNIT**



**ONE CROWN SUITES**

**龍園一號**

**7TH-17TH FLOOR NORTH WING  
UNIT T**

**2 BEDROOM**

**AREA = 56.00 SQ.M.+**

**4.00 SQ.M. BAL**

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.



**MEGAWORLD  
INTERNATIONAL**

**18<sup>TH</sup> FLOOR  
1 BEDROOM  
UNIT**



**ONE CROWN SUITES**

**龍園一號**

**18TH FLOOR NORTH WING  
UNIT A**

**1 BEDROOM**

**AREA = 37.50 SQ.M.+**

**4.50 SQ.M. BAL**

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.



**MEGAWORLD  
INTERNATIONAL**

**18<sup>TH</sup> FLOOR  
STUDIO  
UNITS**



**ONE CROWN SUITES**

**龍園一號**

**18TH FLOOR NORTH WING  
UNIT B, C, D, E, F, J, K, L, M, O, P, Q, R  
STUDIO**

**AREA = 27.00 SQ.M.+**

**2.00 SQ.M. BAL**

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.



**MEGAWORLD  
INTERNATIONAL**

**18<sup>TH</sup> FLOOR  
1 BEDROOM  
UNIT**



**ONE CROWN SUITES**

**龍園一號**

**18TH FLOOR NORTH WING  
UNIT G**

**1 BEDROOM**

**AREA = 36.50 SQ.M.+**

**4.50 SQ.M. BAL**

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.



**MEGAWORLD  
INTERNATIONAL**

**18<sup>TH</sup> FLOOR  
2 BEDROOM  
UNIT**



**ONE CROWN SUITES**

**龍園一號**

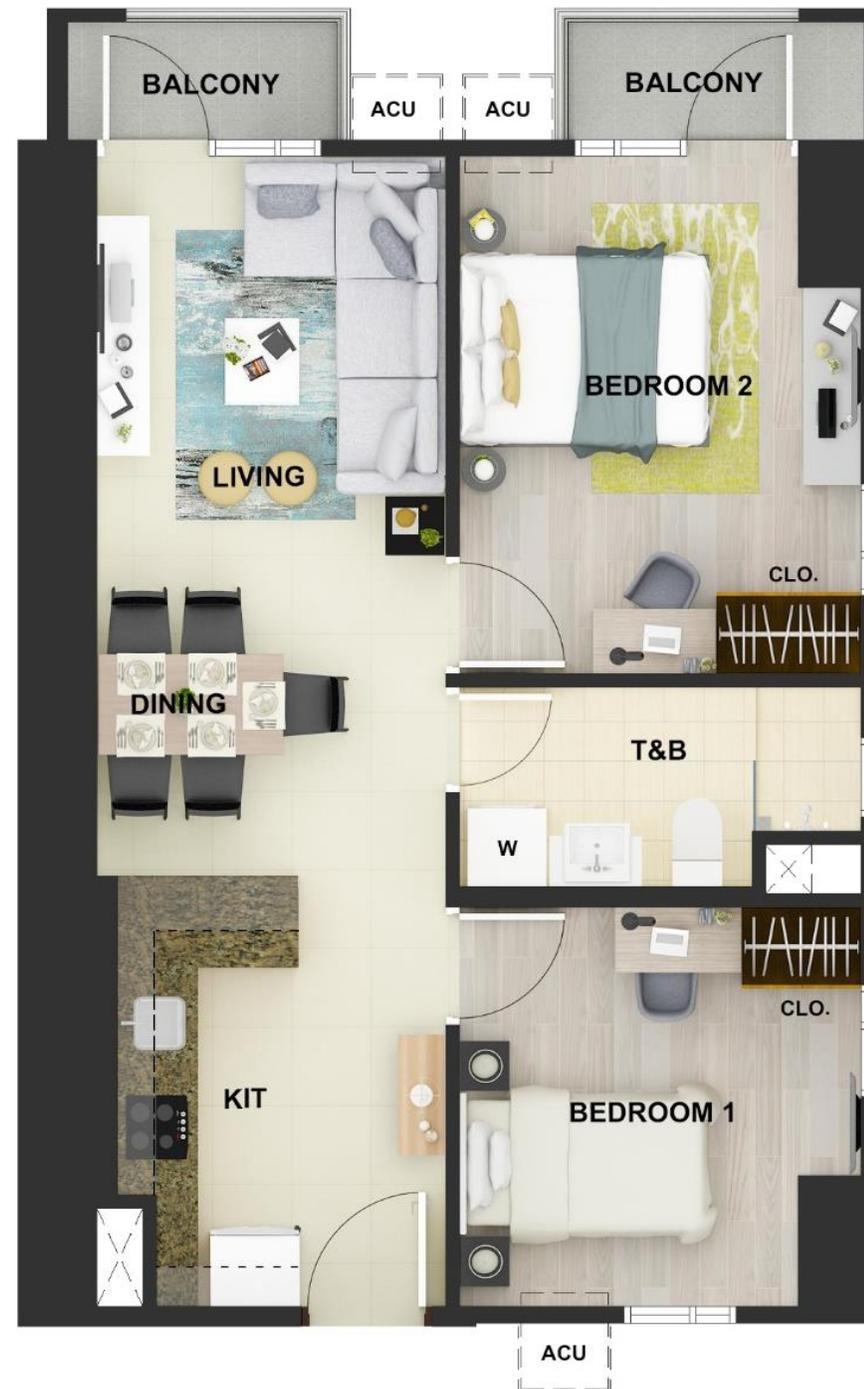
**18TH FLOOR NORTH WING  
UNIT H**

**2 BEDROOM**

**AREA = 54.00 SQ.M.+**

**4.50 SQ.M. BAL**

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.



**18<sup>TH</sup> FLOOR  
1 BEDROOM  
UNIT**



**ONE CROWN SUITES**

**龍園一號**

**18TH FLOOR NORTH WING  
UNIT I**

**1 BEDROOM**

**AREA = 41.00 SQ.M.+**

**4.50 SQ.M. BAL**

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.



**MEGAWORLD  
INTERNATIONAL**

**18<sup>TH</sup> FLOOR  
1 BEDROOM  
UNIT**



**ONE CROWN SUITES**

**龍園一號**

**18TH FLOOR NORTH WING  
UNIT N**

**1 BEDROOM**

**AREA = 37.50 SQ.M.+**

**4.50 SQ.M. BAL**

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.



**MEGAWORLD  
INTERNATIONAL**

**18<sup>TH</sup> FLOOR  
2 BEDROOM  
UNIT**



**ONE CROWN SUITES**

**龍園一號**

**18TH FLOOR NORTH WING  
UNIT S**

**2 BEDROOM**

**AREA = 56.00 SQ.M.+**

**4.00 SQ.M. BAL**

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.





MEGAWORLD INTERNATIONAL

---

# **UNIT LAYOUT WEST WING**

---

**5<sup>TH</sup> FLOOR  
2 BEDROOM  
UNIT**



**ONE CROWN SUITES**

**龍園一號**

**5TH FLOOR WEST WING  
UNIT A**

**2 BEDROOM**

AREA = 55.00 SQ.M.+

4.00 SQ.M. BAL

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.



MEGAWORLD  
INTERNATIONAL



**5<sup>TH</sup> FLOOR  
STUDIO  
UNITS**



**ONE CROWN SUITES**

**龍園一號**

**5TH FLOOR WEST WING  
UNIT B, C, E, F**

**STUDIO**

**AREA = 27.00 SQ.M.+  
2.00 SQ.M. BAL**

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.



**MEGAWORLD  
INTERNATIONAL**

**5<sup>TH</sup> FLOOR  
1 BEDROOM  
UNIT**



**ONE CROWN SUITES**

**龍園一號**

**5TH FLOOR WEST WING  
UNIT D**

**1 BEDROOM**

**AREA = 37.50 SQ.M.+**

**4.50 SQ.M. BAL**

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.



**MEGAWORLD  
INTERNATIONAL**

**5<sup>TH</sup> FLOOR  
2 BEDROOM  
UNIT**



**ONE CROWN SUITES**

**龍園一號**

**5TH FLOOR WEST WING  
UNIT G**

**2 BEDROOM**

**AREA = 56.00 SQ.M.+**

**4.50 SQ.M. BAL**

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.



**MEGAWORLD  
INTERNATIONAL**

**6<sup>TH</sup> FLOOR  
2 BEDROOM  
UNIT**



**ONE CROWN SUITES**

**龍園一號**

**6TH FLOOR WEST WING  
UNIT A**

**2 BEDROOM**

**AREA = 55.00 SQ.M.+**

**4.00 SQ.M. BAL**

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.



**MEGAWORLD  
INTERNATIONAL**

**6<sup>TH</sup> FLOOR  
STUDIO  
UNITS**



**ONE CROWN SUITES**

**龍園一號**

**6<sup>TH</sup> FLOOR WEST WING  
UNIT B, C, E, F  
STUDIO**

**AREA = 27.00 SQ.M.+  
2.00 SQ.M. BAL**

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.



**MEGAWORLD  
INTERNATIONAL**

**6<sup>TH</sup> FLOOR  
1 BEDROOM  
UNIT**



**ONE CROWN SUITES**

**龍園一號**

**6TH FLOOR WEST WING  
UNIT D**

**1 BEDROOM**

**AREA = 37.50 SQ.M.+**

**4.50 SQ.M. BAL**

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.



**MEGAWORLD  
INTERNATIONAL**

**6<sup>TH</sup> FLOOR  
2 BEDROOM  
UNIT**



**ONE CROWN SUITES**

**龍園一號**

**6TH FLOOR WEST WING  
UNIT G**

**2 BEDROOM**

**AREA = 56.00 SQ.M.+**

**4.50 SQ.M. BAL**

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.



**MEGAWORLD  
INTERNATIONAL**

**6<sup>TH</sup> FLOOR  
2 BEDROOM  
UNIT**



**ONE CROWN SUITES**

**龍園一號**

**6TH FLOOR WEST WING  
UNIT H**

**2 BEDROOM**

AREA = 54.00 SQ.M.+

4.50 SQ.M. BAL

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.



MEGAWORLD  
INTERNATIONAL



**7<sup>TH</sup> - 17<sup>TH</sup>  
FLOOR  
2 BEDROOM  
UNIT**



**ONE CROWN SUITES**

**龍園一號**

**7TH-17TH FLOOR WEST WING  
UNIT A**

**2 BEDROOM**

**AREA = 55.00 SQ.M.+**

**4.00 SQ.M. BAL**

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.



**MEGAWORLD  
INTERNATIONAL**

7<sup>TH</sup> – 17<sup>TH</sup>  
FLOOR  
STUDIO  
UNITS



## ONE CROWN SUITES

龍園一號

7TH-17TH FLOOR WEST WING  
UNIT B, C, E, F, J, K  
STUDIO

AREA = 27.00 SQ.M.+  
2.00 SQ.M. BAL

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.



MEGAWORLD  
INTERNATIONAL

7<sup>TH</sup> - 17<sup>TH</sup>  
FLOOR  
1 BEDROOM  
UNIT



## ONE CROWN SUITES

龍園一號

7TH-17TH FLOOR WEST WING  
UNIT D

1 BEDROOM

AREA = 37.50 SQ.M.+

4.50 SQ.M. BAL

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.



MEGAWORLD  
INTERNATIONAL

**7<sup>TH</sup> - 17<sup>TH</sup>  
FLOOR  
2 BEDROOM  
UNIT**



**ONE CROWN SUITES**

**龍園一號**

**7TH-17TH FLOOR WEST WING  
UNIT G**

**2 BEDROOM**

**AREA = 56.00 SQ.M.+**

**4.50 SQ.M. BAL**

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.



**MEGAWORLD  
INTERNATIONAL**

7<sup>TH</sup> - 17<sup>TH</sup>  
FLOOR  
2 BEDROOM  
UNIT



# ONE CROWN SUITES 龍園一號

7TH-17TH FLOOR WEST WING  
UNIT H

2 BEDROOM

AREA = 54.00 SQ.M.+

4.50 SQ.M. BAL

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.



MEGAWORLD  
INTERNATIONAL

**7<sup>TH</sup> – 17<sup>TH</sup>  
FLOOR  
1 BEDROOM  
UNIT**



**ONE CROWN SUITES**

**龍園一號**

**7TH-17TH FLOOR WEST WING  
UNIT I**

**1 BEDROOM**

**AREA = 36.50 SQ.M.+**

**4.50 SQ.M. BAL**

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.



**MEGAWORLD  
INTERNATIONAL**

7<sup>TH</sup> - 17<sup>TH</sup>  
FLOOR  
STUDIO  
UNIT



## ONE CROWN SUITES

龍園一號

7TH-17TH FLOOR WEST WING  
UNIT L

STUDIO

AREA = 28.00 SQ.M.+

2.00 SQ.M. BAL

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.



MEGAWORLD  
INTERNATIONAL

**18<sup>TH</sup> FLOOR  
2 BEDROOM  
UNIT**



**ONE CROWN SUITES**

**龍園一號**

**18TH FLOOR WEST WING  
UNIT A**

**2 BEDROOM**

**AREA = 55.00 SQ.M.+**

**4.00 SQ.M. BAL**

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.



**MEGAWORLD  
INTERNATIONAL**

**18<sup>TH</sup> FLOOR  
STUDIO  
UNITS**



**ONE CROWN SUITES**

**龍園一號**

**18TH FLOOR WEST WING  
UNIT B, C, E, F, J, K  
STUDIO**

**AREA = 27.00 SQ.M.+  
2.00 SQ.M. BAL**

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.



**MEGAWORLD  
INTERNATIONAL**

**18<sup>TH</sup> FLOOR  
1 BEDROOM  
UNIT**



**ONE CROWN SUITES**

**龍園一號**

**18TH FLOOR WEST WING  
UNIT D**

**1 BEDROOM**

**AREA = 37.50 SQ.M.+**

**4.50 SQ.M. BAL**

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.



**MEGAWORLD  
INTERNATIONAL**

**18<sup>TH</sup> FLOOR  
1 BEDROOM  
UNIT**



**ONE CROWN SUITES**

**龍園一號**

**18TH FLOOR WEST WING  
UNIT G**

**2 BEDROOM**

**AREA = 56.00 SQ.M.+**

**4.50 SQ.M. BAL**

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.



**MEGAWORLD  
INTERNATIONAL**

**18<sup>TH</sup> FLOOR  
2 BEDROOM  
UNIT**



**ONE CROWN SUITES**

**龍園一號**

**18TH FLOOR WEST WING  
UNIT H**

**2 BEDROOM**

**AREA = 54.00 SQ.M.+**

**4.50 SQ.M. BAL**

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.



**MEGAWORLD  
INTERNATIONAL**

**18<sup>TH</sup> FLOOR  
1 BEDROOM  
UNIT**



**ONE CROWN SUITES**

**龍園一號**

**18TH FLOOR WEST WING  
UNIT I**

**1 BEDROOM**

**AREA = 36.50 SQ.M.+**

**4.50 SQ.M. BAL**

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.



**MEGAWORLD  
INTERNATIONAL**

**18<sup>TH</sup> FLOOR  
STUDIO  
UNIT**



**ONE CROWN SUITES**

**龍園一號**

**18TH FLOOR WEST WING  
UNIT L**

**STUDIO**

**AREA = 28.00 SQ.M.+**

**2.00 SQ.M. BAL**

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.





MEGAWORLD INTERNATIONAL

---

# UNIT RENDERINGS

---



## STUDIO



MEGAWORLD  
INTERNATIONAL



**1  
BEDROOM  
DINING &  
LIVING  
AREA**



MEGAWORLD  
INTERNATIONAL



**1  
BEDROOM  
- MASTER  
BEDROOM**



MEGAWORLD  
INTERNATIONAL



**2  
BEDROOM  
LIVING &  
DINING  
AREA**



**MEGAWORLD  
INTERNATIONAL**



**2  
BEDROOM  
- MASTER  
BEDROOM**



**MEGAWORLD  
INTERNATIONAL**

# **UNIT FINISHES, DELIVERABLES & BUILDING FACILITIES**

---

# ONE CROWN SUITES

## ***BUILDING FACILITIES***

### **Building Facilities/Services**

Residential lobby with reception area

4 passenger elevators

1 service/passenger elevator

Security command center for 24-hour monitoring of all building facilities

Video-phone communication system connecting reception/security counter to all units

Overhead tank and underground cistern for ample water supply

Fully addressable fire detection and alarm system for common areas

Fire sprinkler system for common areas

Standby power generator for 100% back-up power for common areas

Closed-circuit (CCTV) monitoring at selected common areas

Building administration/security office

Annunciator panel at elevator lobbies

Provision for Wi-Fi internet access at main lobby

Centralized mail room

Retail spaces



# ONE CROWN SUITES

## *UNIT FINISHES*

Unit Finishes	Studio Unit	1 Bedroom	2 Bedroom
<b>Floor Finish</b>			
Living and Dining	Porcelain Plank	Ceramic Tile	
Kitchen	Porcelain Plank	Ceramic Tile	
Bedroom	Porcelain Plank		
Toilet and Bathroom	Ceramic Tile		



# ONE CROWN SUITES

## UNIT DELIVERABLES

Unit Deliverables	
Living Area	Provision for inverter window-type airconditioning units
Kitchen	Power outlet for cooktop
	Ducting and electrical provisions for rangehood
	Modular under-counter and overhead cabinets with open shelves and undercabinet lights
Bedroom	Modular Closet
	Provision for inverter window-type airconditioning units
Toilet and Bathroom	Mechanical and/or natural ventilation
	Partial glass enclosure at shower area
	Hot and cold water lines for multi-point water heater (water heater to be provided by owner)
Other deliverables	Entrance panel door with viewer
	Individual electric and water meter
	Provision for Fibr-to-the-Home triple play technology
	Provision for CATV lines per unit
	Provision for telephone/internet-ready lines for 2 service providers
	Automatic heat/smoke detection and fire sprinkler system
	Standby power generator for 1 lighting fixture & 1 power outlet in the living area, and 1 lighting fixture & 1 power outlet in the kitchen
	Wireless smart home system and devices
	Video intercom per unit
	Individual Condominium Certificate of Title (CCT)
Individual mail boxes with keys	

**\*\* Areas indicated are inclusive of balcony areas.**



MEGAWORLD  
INTERNATIONAL

# Thank you!

---

[mwi.training@megaworld-marketing.com](mailto:mwi.training@megaworld-marketing.com)



# MEGAWORLD INTERNATIONAL

**WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT EXAMINED THIS OFFERING, INCLUDING, BUT NOT LIMITED TO, THE CONDITION OF TITLE, THE STATUS OF BLANKET LIENS ON THE PROJECT (IF ANY), ARRANGEMENTS TO ENSURE PROJECT COMPLETION, ESCROW PRACTICES, CONTROL OVER PROJECT MANAGEMENT, RACIALLY DISCRIMINATORY PRACTICES (IF ANY), TERMS, CONDITIONS, AND PRICE OF THE OFFER, CONTROL OVER ANNUAL ASSESSMENTS (IF ANY) OR THE AVAILABILITY OF WATER SERVICES, UTILITIES AND IMPROVEMENTS. IT MAY BE ADVISABLE FOR YOU TO CONSULT AN ATTORNEY OR OTHER KNOWLEDGEABLE PROFESSIONAL WHO IS FAMILIAR WITH REAL ESTATE AND DEVELOPMENT LAW IN THE COUNTRY WHERE THIS SUBDIVISION IS SITUATED.**