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# GOLFHILL GARDENS

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CAPITOL HILLS DR,  
MATANDANG BALARA, QUEZON CITY





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# WHY QUEZON CITY?



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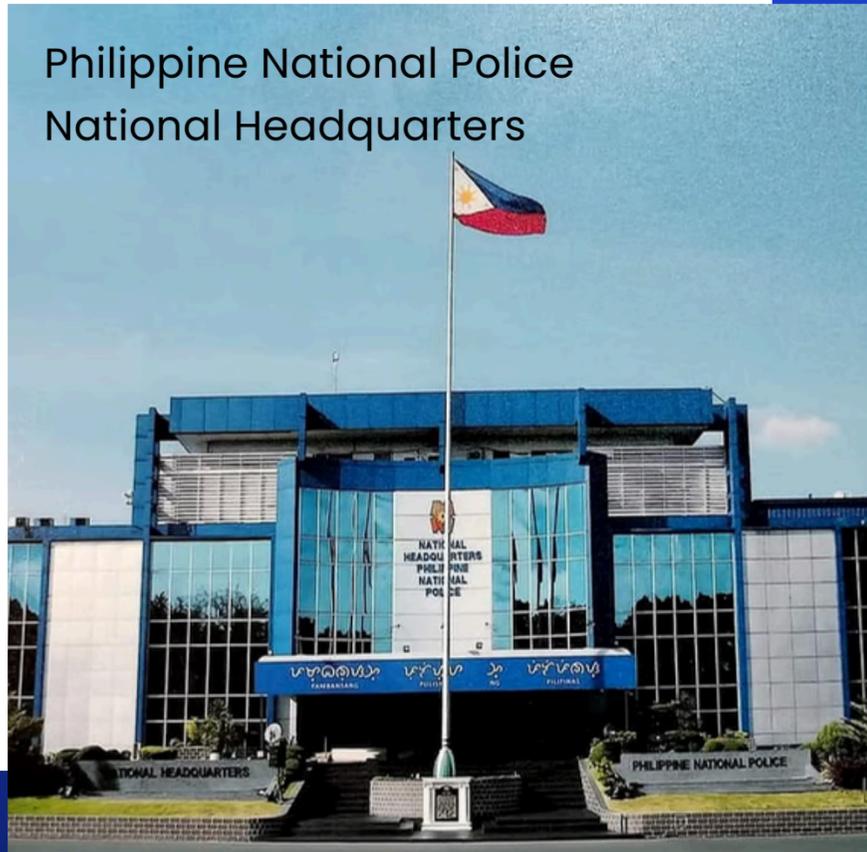


- Formerly the Capital of the country from 1948–1976;
- The largest city in Metro Manila;
- Easily accessible through LRT 1 & 2, MRT-3 and the soon to rise MRT-7



- 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

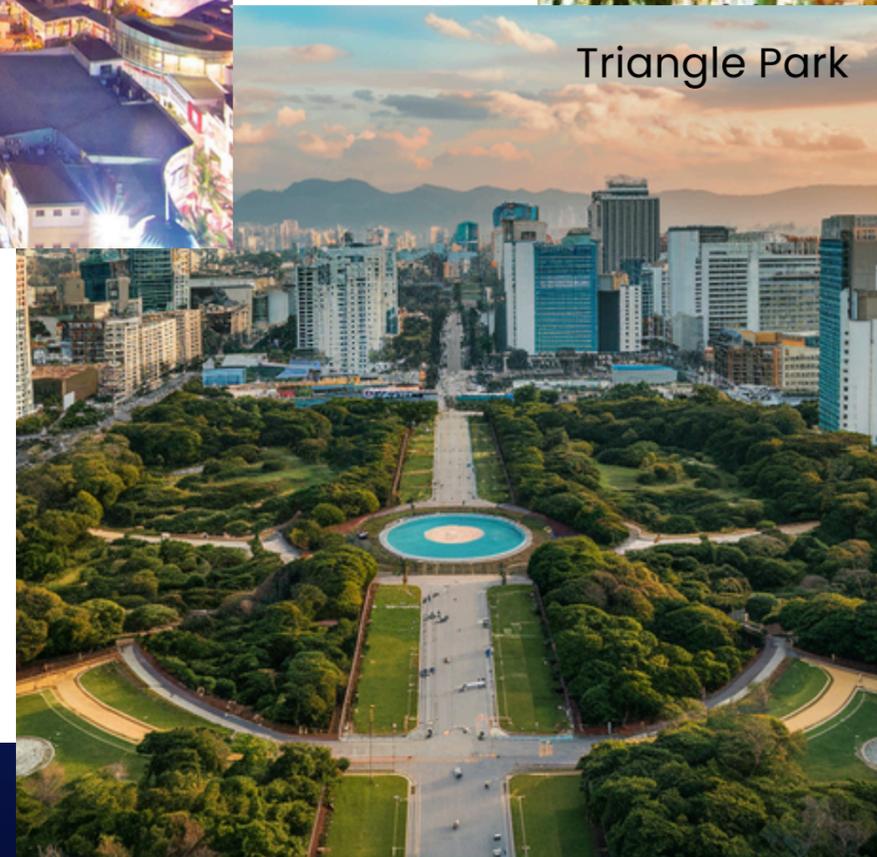
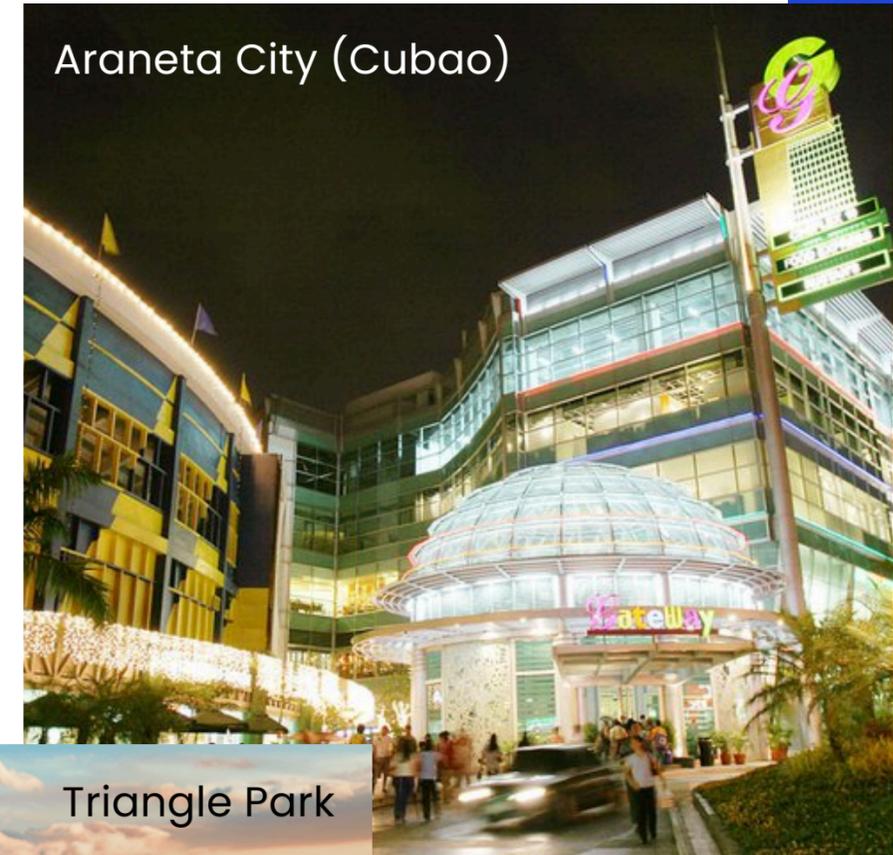


- Home to prestigious academic institutions

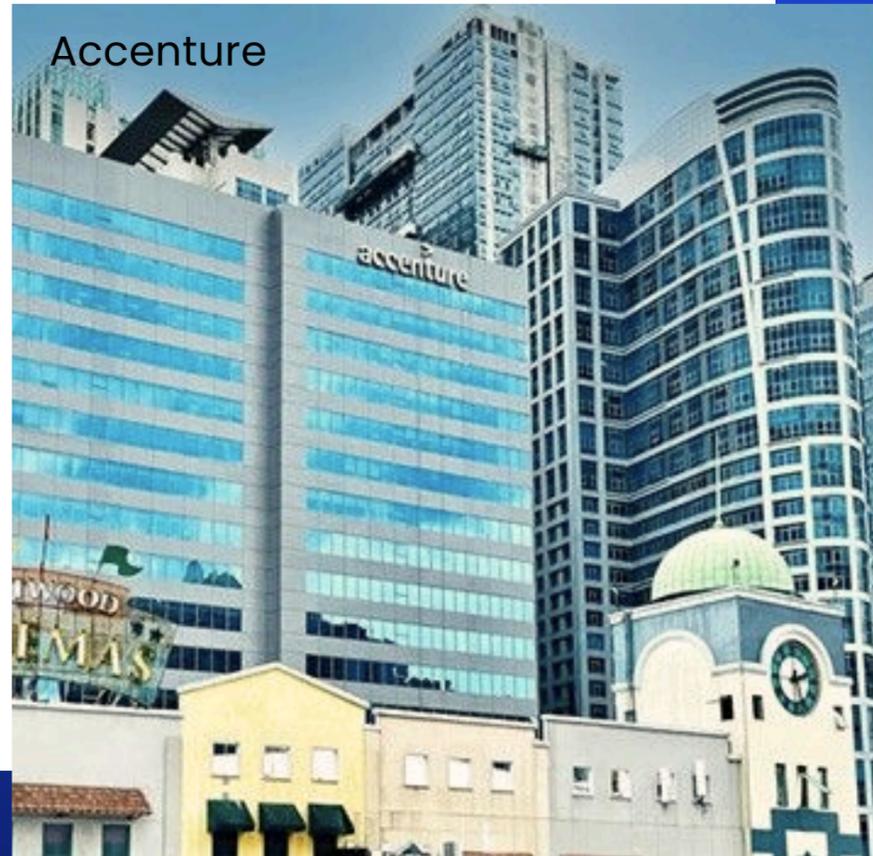


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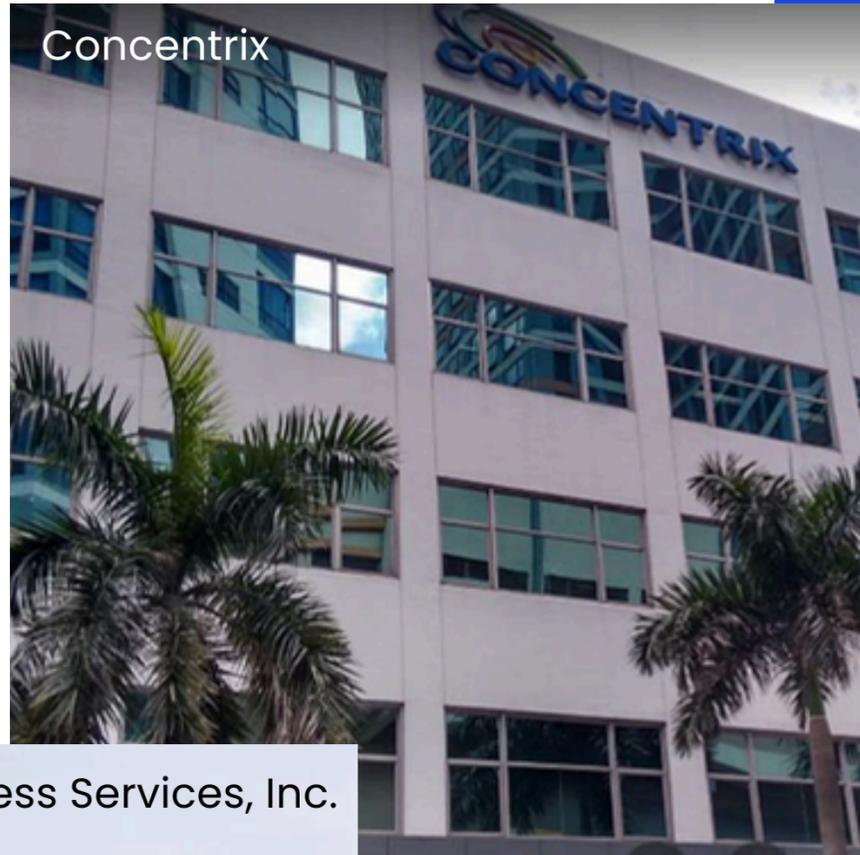
- Home to various Business Districts



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Accenture



Concentrix

IBM Business Services, Inc.

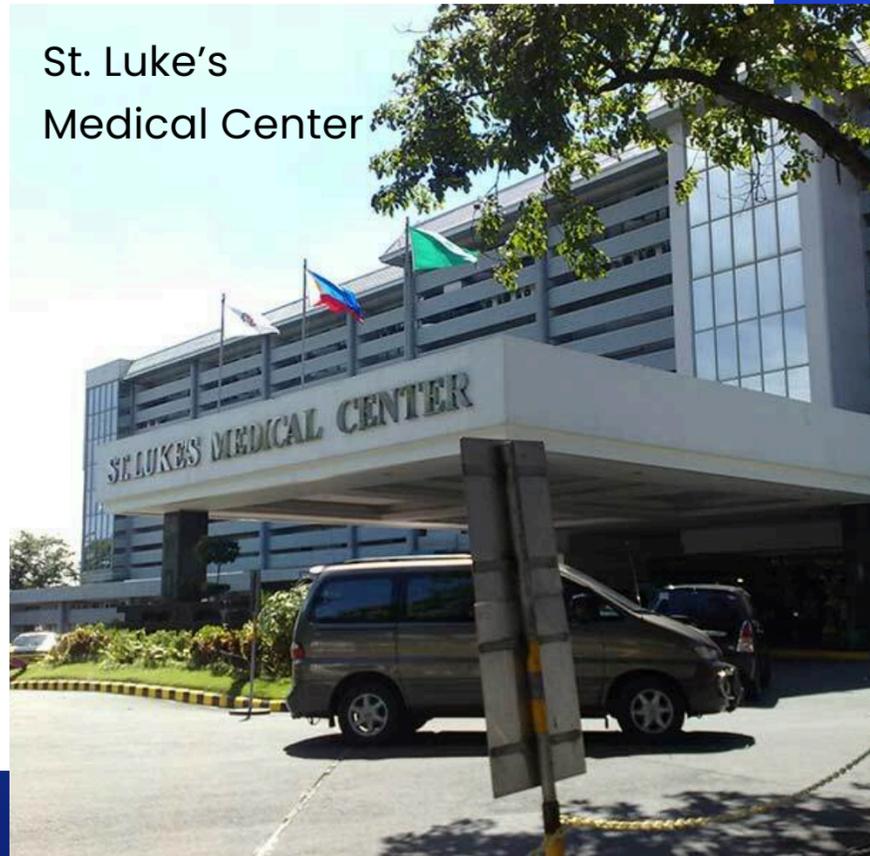


- **ICT Capital of the Philippines**
- Data from the Philippine Economic Zone Authority (PEZA) shows that Quezon City **currently houses thirty-three (33) ICT Parks/Buildings**



- 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 portion of a news article on the ABS-CBN website. At the top, there is a navigation bar with a hamburger menu icon on the left, the 'ABS-CBN' logo in the center, and a search icon on the right. Below the navigation bar, the word 'Business' is written in blue. The main headline is 'LIST: The richest cities, provinces in the Philippines' in bold black text. Underneath the headline, it says 'ABS-CBN News', followed by the publication date 'Published Oct 10, 2023 03:24 PM PHT' and the update date 'Updated Oct 10, 2023 05:14 PM PHT'. A photograph of Quezon Memorial Circle in Manila is shown, with people taking photos. Below the photo, there 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 first sentence of the article is visible: '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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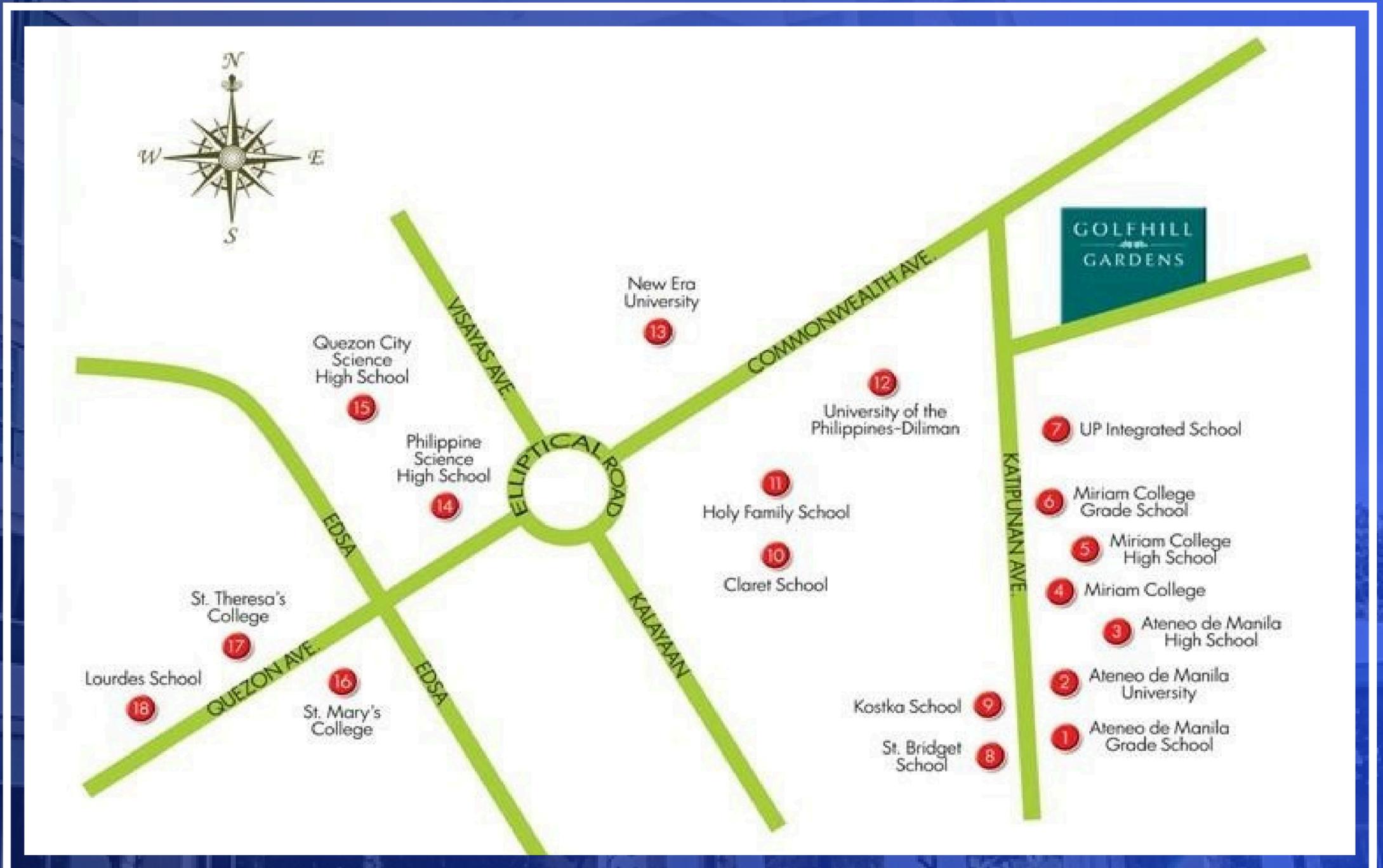


# LOCATION MAP



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# VICINITY MAP





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# SITE DEVELOPMENT PLAN

# GOLFHILL GARDENS PROFILE



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No. of Units: **16 Units/Floor**

No. of Clusters: **6 Clusters:**  
**Ground floor,**  
**2nd - 6th**

No. of floors: **6**

**READY FOR OCCUPANCY**



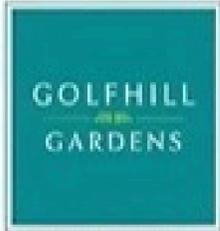


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# **GOLFHILL GARDENS FLOOR PLANS**



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**GROUND FLOOR PLAN - AMENITY**

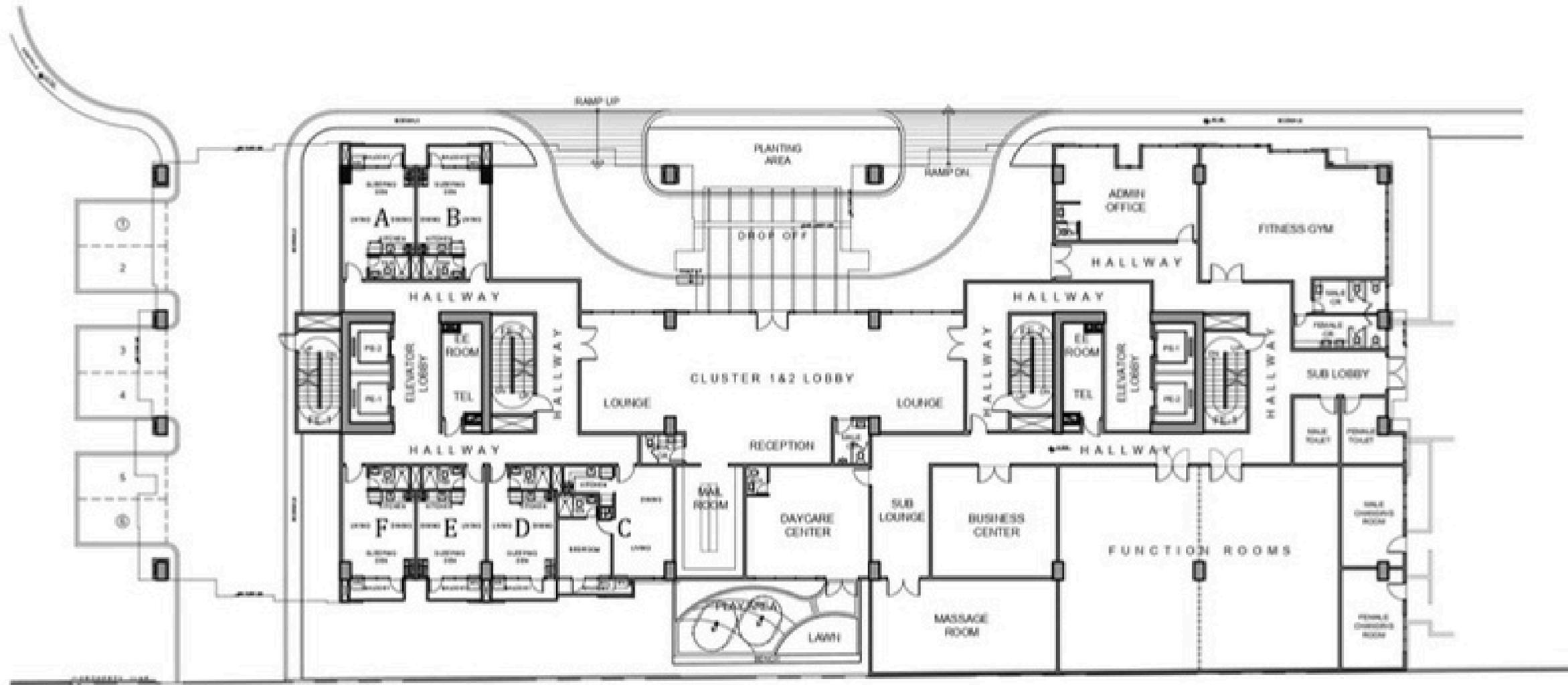
All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimensions. Sizes and location of structural elements and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





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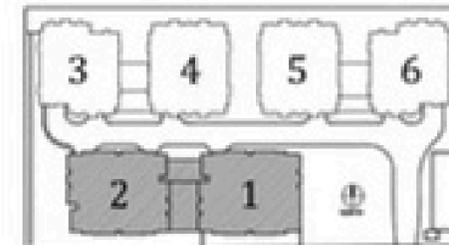




CLUSTER 2

CLUSTER 1

CLUSTER 1 & 2 BLOW-UP  
**GROUND FLOOR PLAN**  
SCALE: 1:125 MTS A1 / 1:250 MTS A3



KEYPLAN

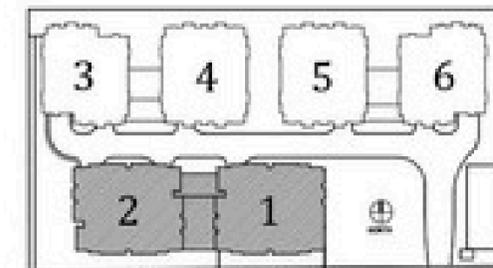


CLUSTER 2

CLUSTER 1



CLUSTER 1 & 2 BLOW-UP  
**SECOND FLOOR PLAN**  
SCALE 1:125 MTS A1 / 1:250 MTS A3



KEYPLAN



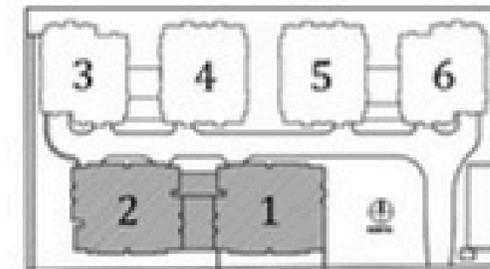
CLUSTER 2



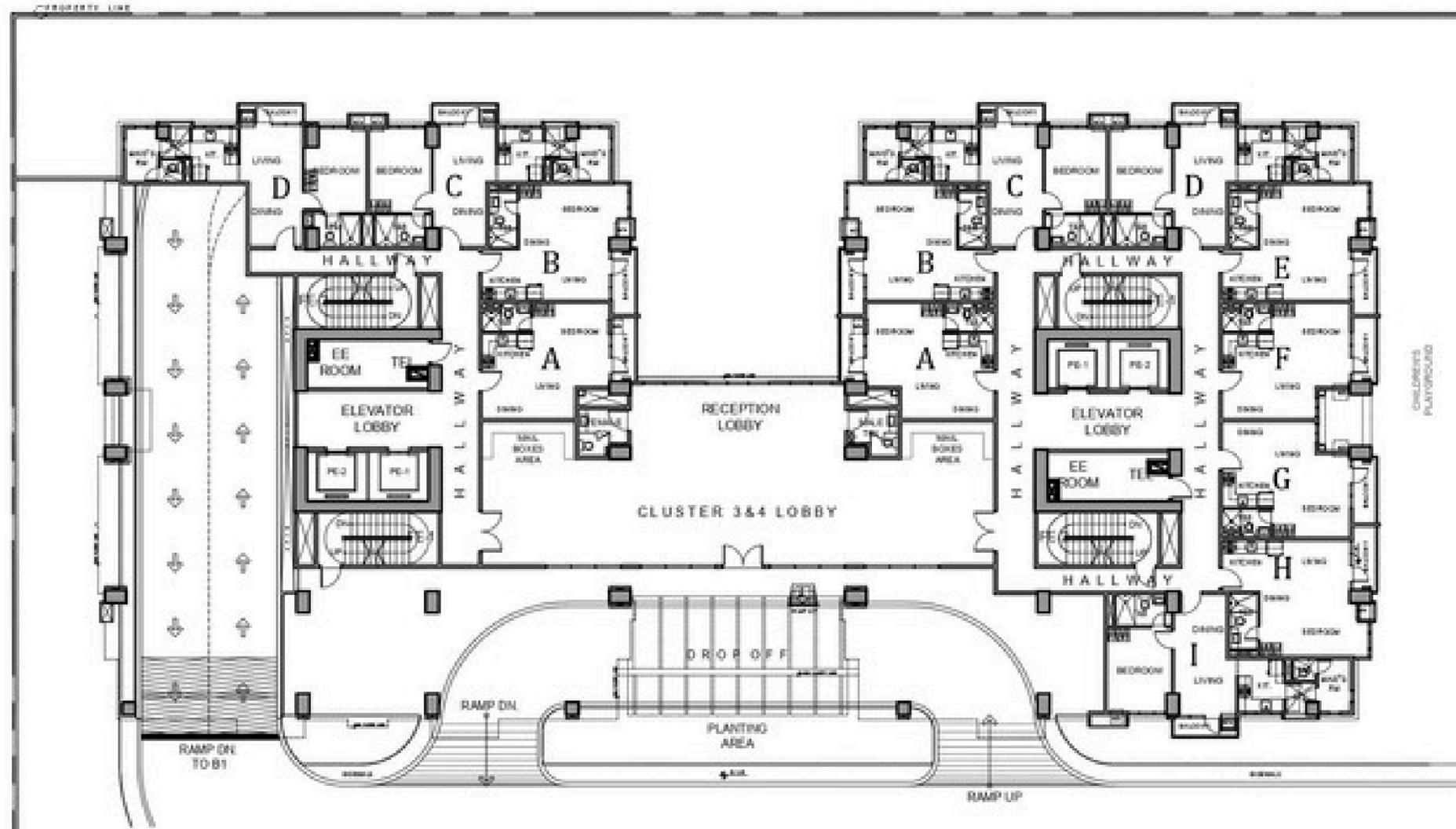
CLUSTER 1



CLUSTER 1 & 2 BLOW-UP  
**THIRD - SIXTH TYP. FLOOR PLAN**  
SCALE 1:125 MTS A1 / 1:250 MTS A3



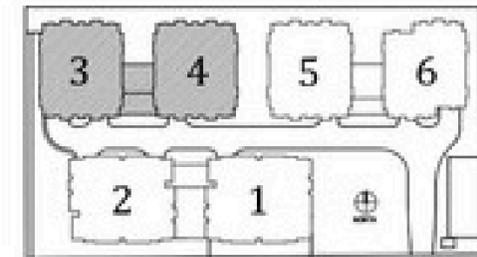
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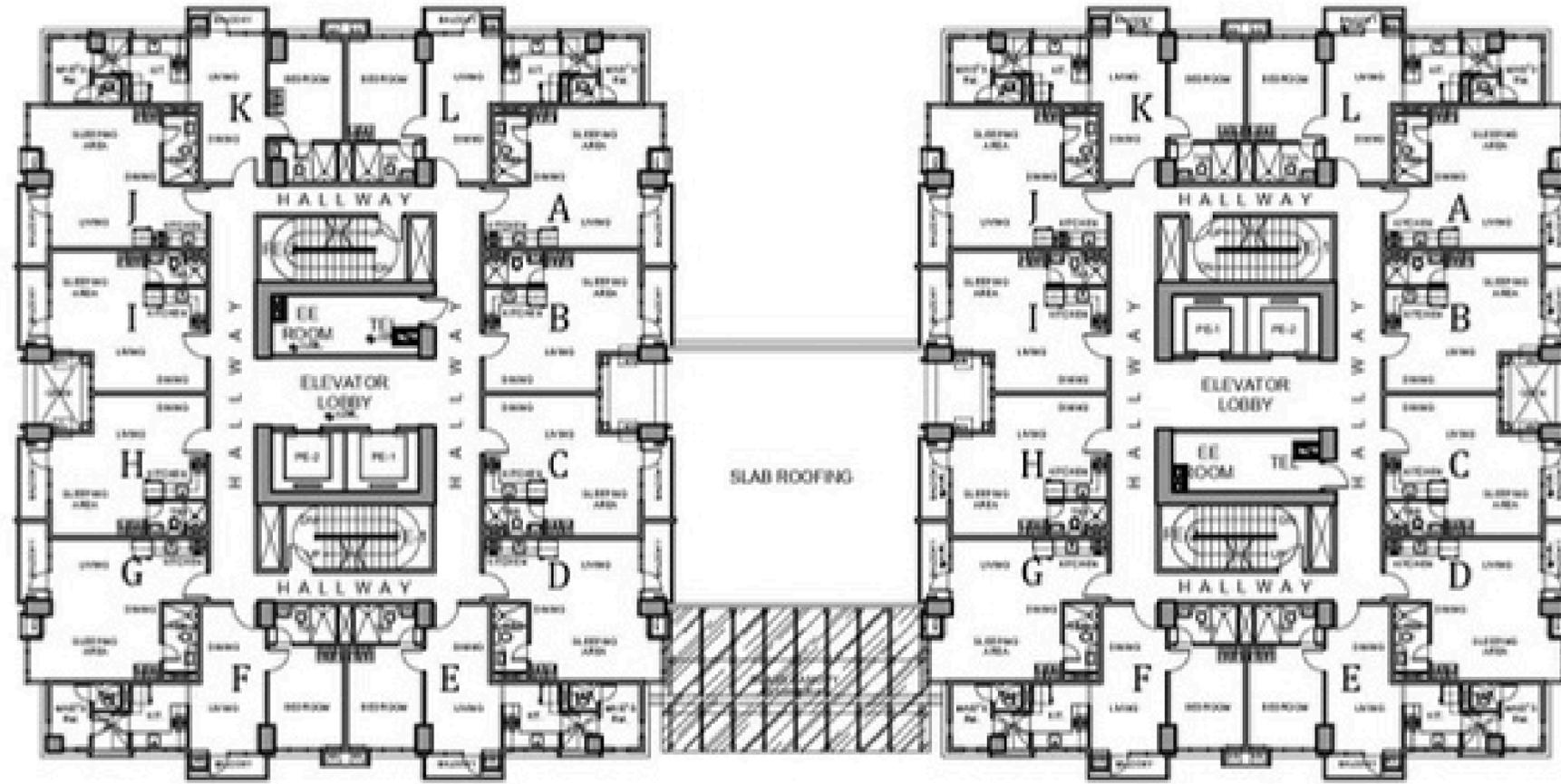
CLUSTER 3

CLUSTER 4

CLUSTER 3 & 4 BLOW-UP  
**GROUND FLOOR PLAN**  
SCALE 1:125 MTS A1 / 1:250 MTS A3



KEYPLAN



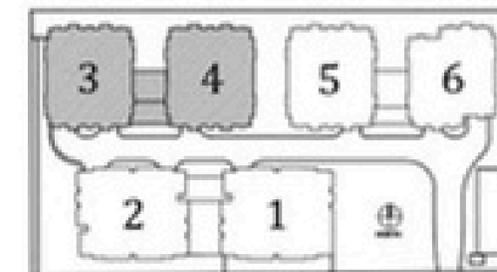
CLUSTER 3

CLUSTER 4

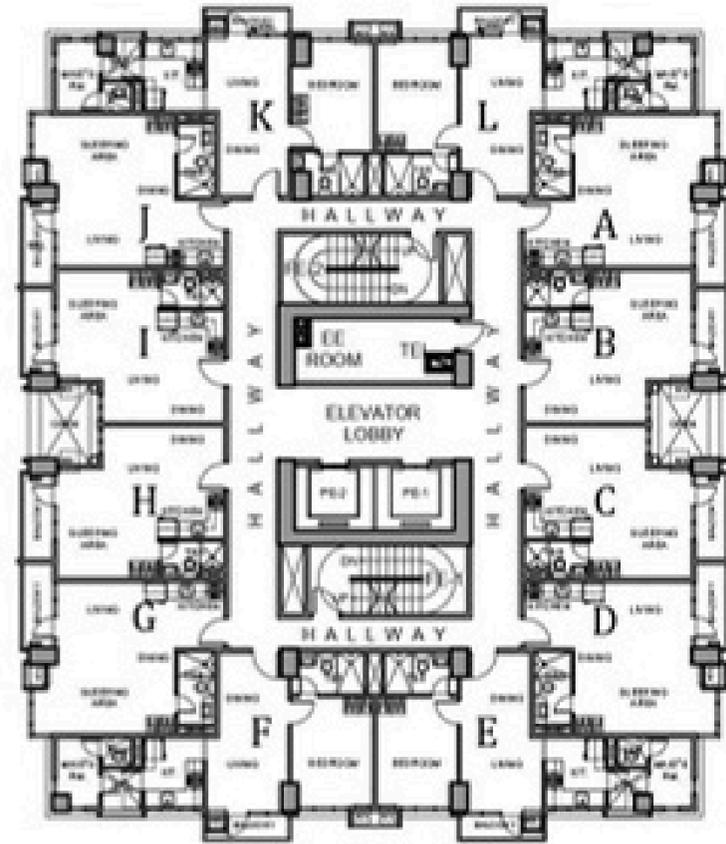


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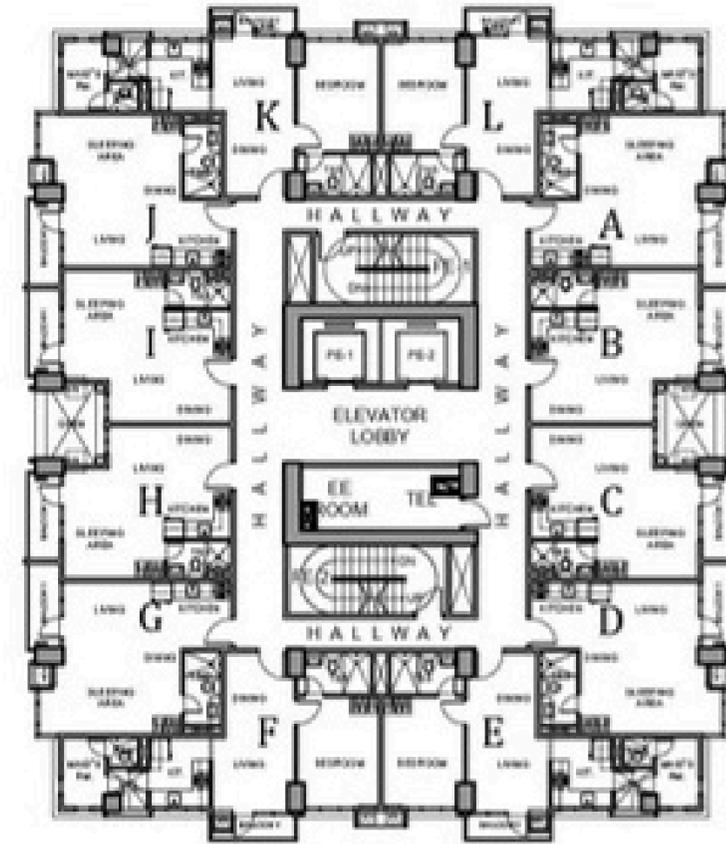
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A 2.72  
SCALE 1:125 MTS A1 / 1:250 MTS A3  
CLUSTER 3 & 4 BLOW-UP  
SECOND FLOOR PLAN



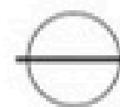
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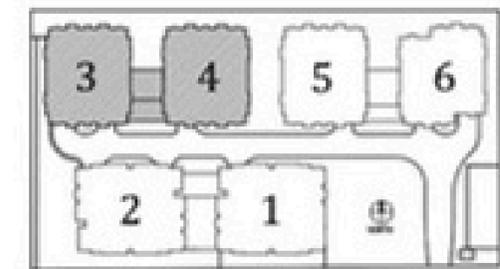
CLUSTER 3



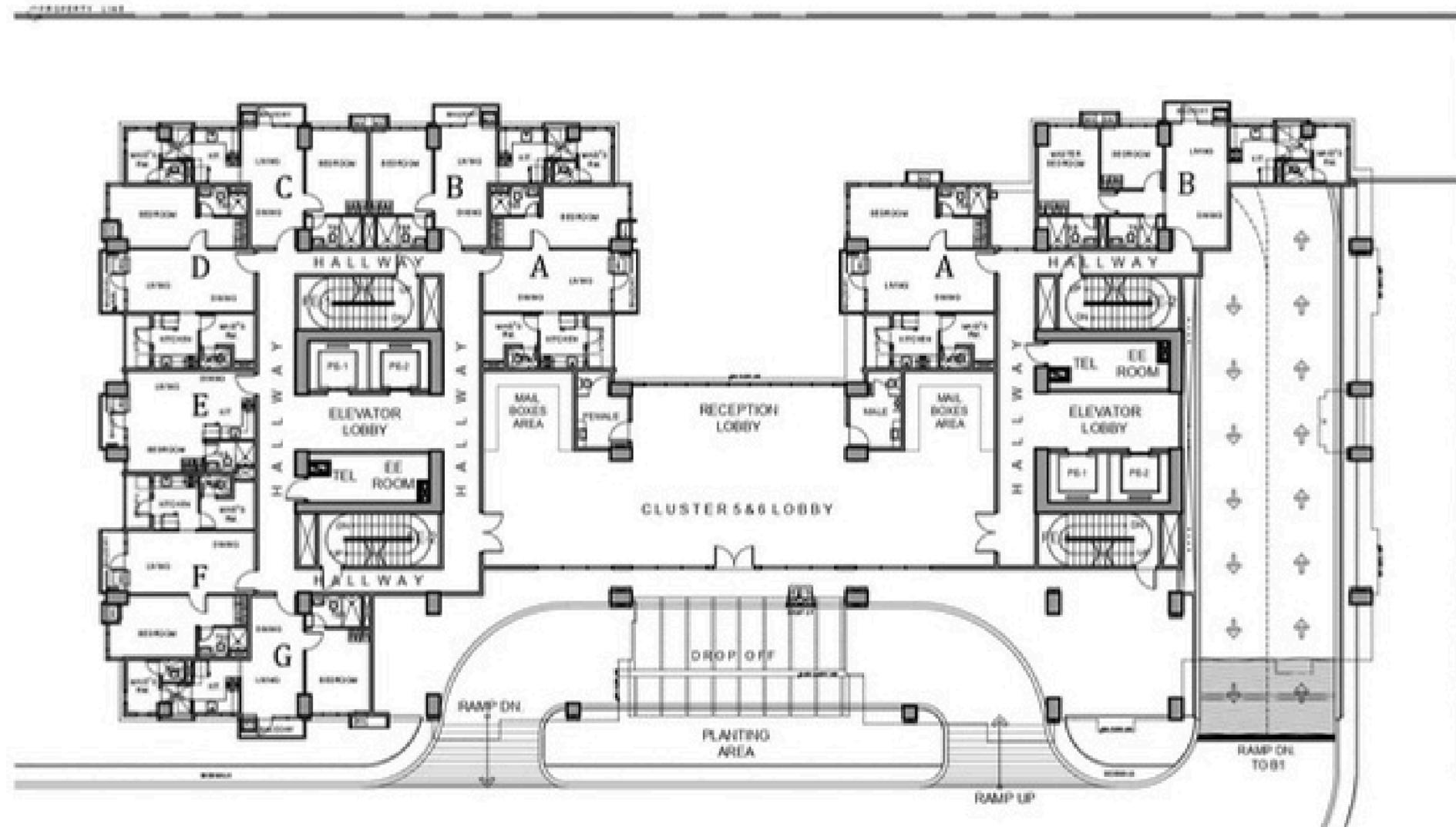
CLUSTER 4



CLUSTER 3 & 4 BLOW-UP  
**THIRD - SIXTH TYP. FLOOR PLAN**  
SCALE 1:125 MTS AT / 1:250 MTS A3



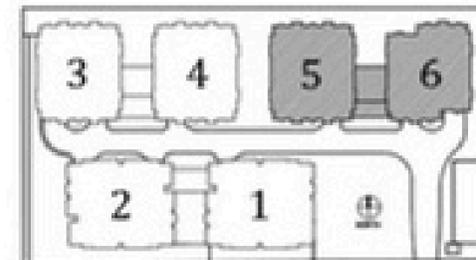
KEYPLAN



CLUSTER 5

CLUSTER 6

CLUSTER 5 & 6 BLOW-UP  
**GROUND FLOOR PLAN**  
SCALE 1:125 MTS A1 / 1:250 MTS A3



KEYPLAN

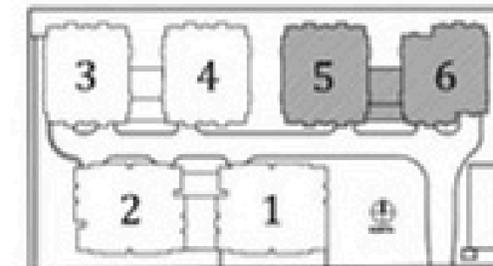


NORTH

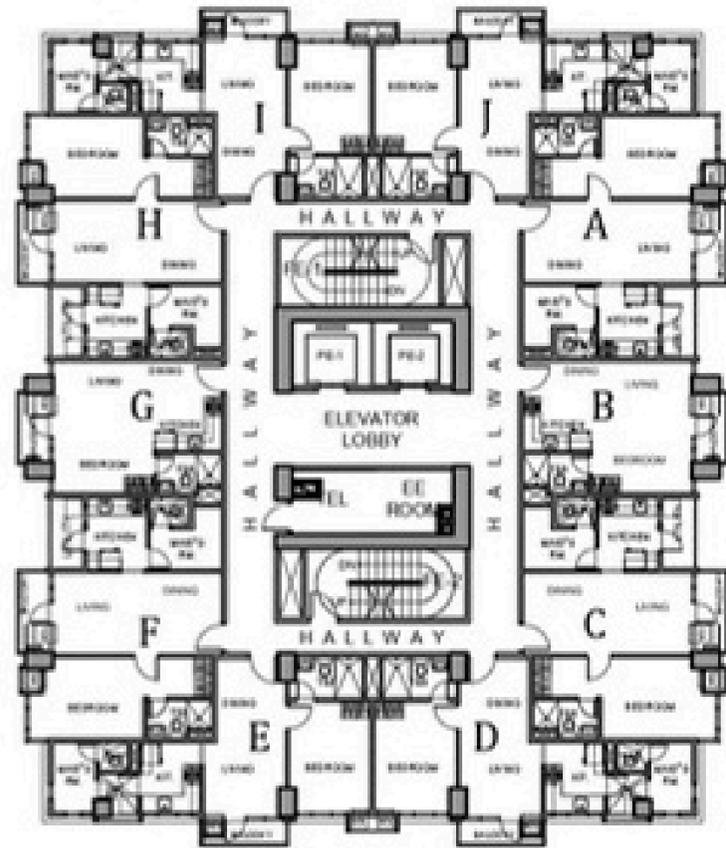
CLUSTER 5

CLUSTER 6

CLUSTER 5 & 6 BLOWUP  
**SECOND FLOOR PLAN**  
SCALE: 1:125 MFS A1 / 1:250 MFS A3



KEYPLAN



CLUSTER 5

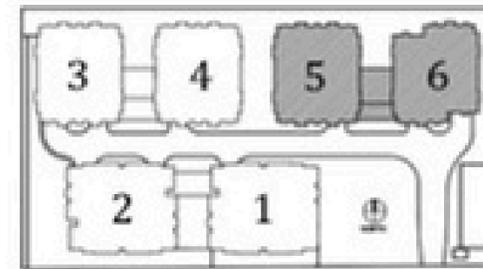


CLUSTER 6



CLUSTER 5 & 6 BLOW UP  
**THIRD - SIXTH TYP. FLOOR PLAN**  
SCALE

1:125 MTS A1 / 1:250 MTS A3



KEYPLAN



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# GOLFHILL GARDENS UNIT LAYOUT



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**CLUSTER 1 & 2**  
**Ground Floor**  
Unit D  
**2nd - 6th Floor**  
Unit B, E, J, M

**STUDIO**  
Area = 26.00 Sq. Meters  
+ 4.60 Sq. Meters Balcony



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**CLUSTER 1 & 2**  
**Ground Floor**  
Unit A, B, E, F  
**2nd - 6th Floor**  
Unit C, D, K, L

**STUDIO**  
Area = 26.00 Sq. Meters  
+ 3.90 Sq. Meters Balcony



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**CLUSTER 1 & 2**  
**2nd - 6th Floor**  
**Unit G, O**

**EXECUTIVE STUDIO**  
**Area = 30.80 Sq. Meters**  
**+ 3.80 Sq. Meters Balcony**



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**CLUSTER 1 & 2**  
**Ground Floor**  
Unit C  
**2nd - 6th Floor**  
Unit A, I

**1 - BEDROOM**  
**Area = 43.90 Sq. Meters**  
**+ 3.00 Sq. Meters Balcony**



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**CLUSTER 1 & 2**  
**2nd - 6th Floor**  
**Unit F, N**

**1 - BEDROOM**  
**Area = 40.80 Sq. Meters**  
**+ 7.90 Sq. Meters Balcony**



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**CLUSTER 1 & 2**  
**2nd - 6th Floor**  
**Unit H, P**

**STUDIO**  
**Area = 26.20 Sq. Meters**  
**+ 4.20 Sq. Meters Balcony**

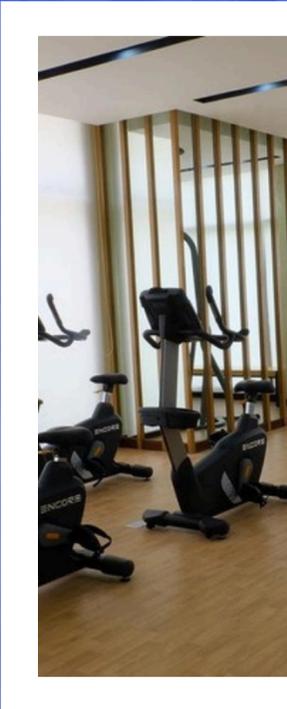


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# **GOLFHILL GARDENS AMENITIES**



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Lobby



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Gym



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Daycare



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Swimming Pool



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



# DEVELOPMENT FEATURES AND HIGHLIGHTS

## TYPICAL RESIDENTIAL FEATURES

- Entrance panel door with viewer
- Individual electric and water sub-meters
- Individual mail boxes with keys
- Provision for cable TV
- Provision for telephone/internet-ready lines per unit
- Provision for multi-point water supply (excluding water heater) for hot and cold water supply in showers and faucets (master toilet and bath only)
- Individual Condominium Certificate of Title

## GROUND FLOOR

- Residential lobby with lounge area each shared by two clusters
- Two high-speed, interior-finished passenger elevators per cluster
- Security command center for 24-hour monitoring of all building facilities
- Mail room/area each shared by two clusters



# DEVELOPMENT FEATURES AND HIGHLIGHTS

## RECREATIONAL AMENITIES/FACILITIES

- Lap pool with paved sunbathing deck
- Pool deck
- Children's pool
- Koi pond with sitting area
- Jogging path/Tai Chi station
- Male and female changing station/shower rooms
- Fitness gym
- Function rooms
- Day care center with outdoor play area
- Business center
- Children's playground
- Picnic area with barbecue pits



## DEVELOPMENT FEATURES AND HIGHLIGHTS

### BUILDING FACILITIES/SERVICES

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

### PARKING

- Basement Parking

# UNIT FINISHES



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## **STUDIO/EXECUTIVE STUDIO**

- Ceramic tiles in living, dining, kitchen and sleeping areas
- Sleeping area with modular closet
- Ceramic tiles in toilet and bathroom
- Kitchen with modular undercounter and overhead cabinet
- Kitchen and toilet with mechanical or natural ventilation
- Provision for window-typed or conditioning unit in bedrooms only

## **ONE-BEDROOM**

- Bedroom with modular closet and its own toilet and bath
- Ceramic tiles in living and dining areas
- Ceramic planks in bedroom
- Ceramic tiles in kitchen and toilet and bath
- Ceramic tiles in maid's room and utility area (Cluster 4 and 5 only)
- Maid's room with its own toilet (Cluster 4 and 5 only)
- Kitchen with modular undercounter and overhead cabinet
- Kitchen and toilets with mechanical or natural ventilation
- Provision for window-typed or conditioning unit in bedrooms only



# UNIT FINISHES

## **TWO-BEDROOM**

- Master Bedroom with its own toilet and bath
- Modular closets for all bedrooms
- Ceramic tiles in living and dining areas
- Ceramic planks in bedroom
- Ceramic tiles in kitchen and toilet and bath
- Ceramic tiles in maid's room and utility area
- Maid's room with its own toilet and bath
- Shower enclosure in all toilets and bath
- Kitchen with modular undercounter and overhead cabinet
- Kitchen and toilets with mechanical or natural ventilation
- Provision for window-typed or conditioning unit in bedrooms only



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