

EAST BAY
RESIDENCES

**WELCOME HOME TO YOUR
ROCKWELL PRIMARIES IN
SUCAT, MUNTINLUPA**

Life Lived Better.

Enjoy a laidback atmosphere and grow up in wide open spaces and lush landscapes. East Bay is a cradle conveniently located within minutes from retail areas and service centers, giving you comfort and exclusivity, sun up to sun down.

All this at a price within your reach.

Forming new communities of quality homes, we are now set to transform Tribeca Private Residences into a more vibrant but distinctly laidback neighborhood and teeming with energy that's unique to Sucat, Muntinlupa.

Watch as Rockwell Primaries takes all that is good about the South to create an exciting start for Southern living.

ROCKWELL
PRIMARIES

FORDHAM — TOWER —



Get everything you need done in a few minutes.

Step-out and stroll along the East Bay Retail Row – your one-stop hub for all your everyday needs.

Complete your to-do list at the grocery, shop for awesome goods or run your errands at curated service shops.

You don't have to wait for the weekend to spend some well-deserved quality time with family.

Inside East Bay's Retail Row, you'll find choice restaurants and soothing cafés to satisfy everyone's appetite.

Here, you are neighbors with convenience and comfort.



Conveniently located near key landmarks in Muntinlupa, you can move around the city with ease.

East Bay is easily accessible via the East Service Road. It's located near the main highways to go either North or South.

1 KM
Sucat Interchange
SM Hypermarket
19 East Bar & Grill

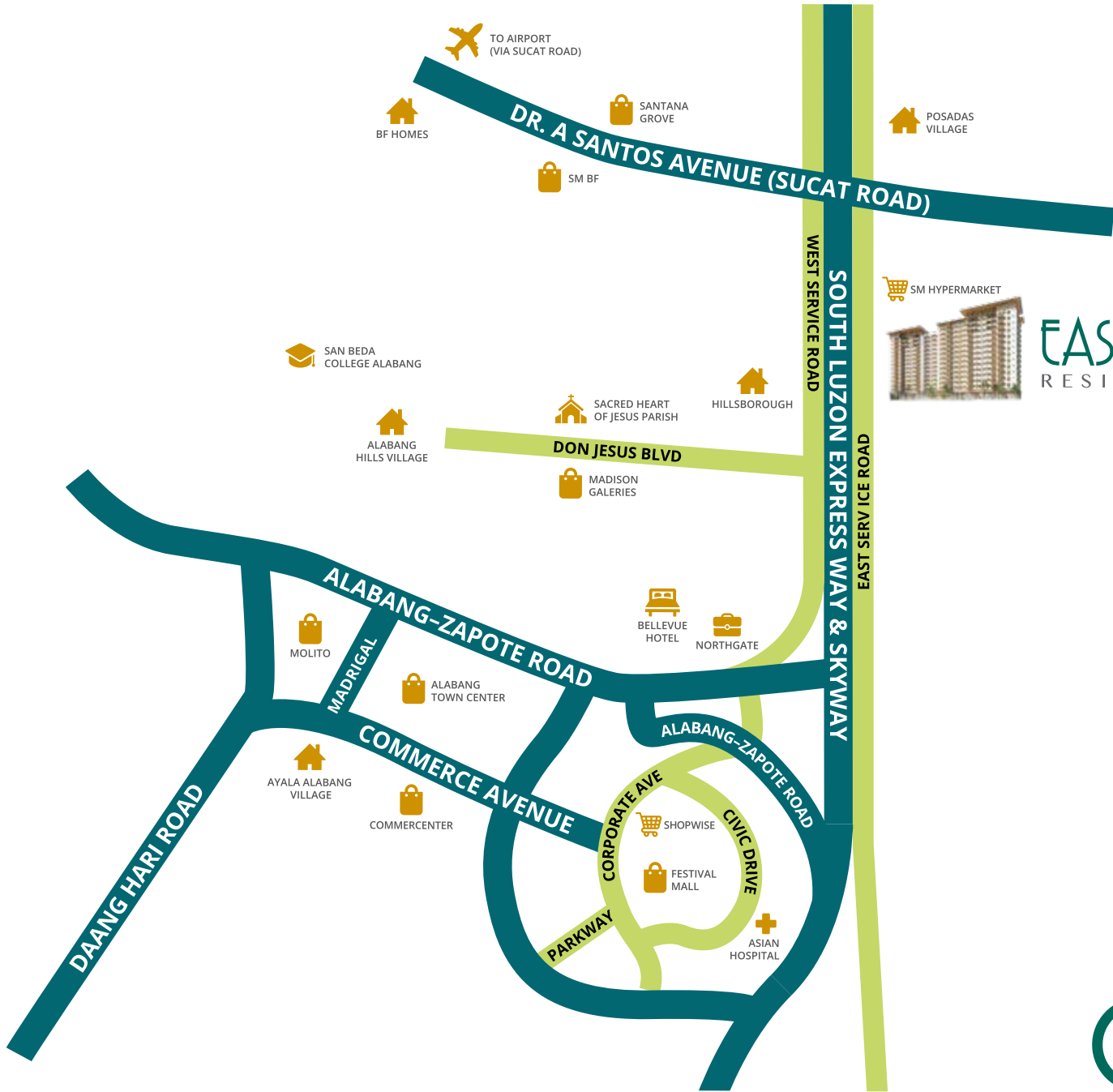
3 KM
Santana Grove
SM BF
Posadas Village

5 KM
BF Homes
PAREF Southridge
Alabang Exit
Alabang Hills
Hillsborough
Madison Galleries Lifestyle Mall
Bellevue Hotel
Acacia Hotel
Crimson Hotel

7 KM
Ayala Alabang Village
Palms Country Club
San Beda Colleges
Alabang Town Center
Commercenter
Festival Mall
Asian Hospital
S&R Alabang

10 KM+
Ninoy Aquino International Airport
Manila Southwoods Golf and Country Club
Makati and BGC CBD's
Nuvali

With new infrastructure developments like Muntinlupa-Cavite (MCX) and Cavite Laguna Expressway (CALAX), ICT-Arca South, Laguna Lakeshore Expressway Dike (LLED), and an access road to C-6, going to and from East Bay is made even more convenient.



EAST BAY
RESIDENCES



With 60% open space,
you'll enjoy a fresh start
for a colorful family and
community life.

Discover a fresh view of the Metro with East Bay's wide open spaces and lush green landscapes that await you and your family.

Living in East Bay lets your family take refuge from the city's daily grind.

With only 40% building footprint, your home is cradled in a serene pocket of nature in the Metro.

Site Development Plan

MAKATI CBD



LAGUNA DE BAY

ALABANG CBD



With more nature than structure, the community greets everyday with the eagerness of doing something new.

Your family will never run out of things to do!

Feel free to use our thoughtfully selected amenities sprawling at the heart of

East Bay Residences.

- Clubhouse
- Function Hall
- Fitness Gym
- 25-meter Lap Pool
- Adult Swimming Pool
- Kiddie Pool
- Pool Deck
- Gazebo
- Great Lawn
- Barbecue Area
- Playground
- Multi-purpose Court
- Jogging Path



Artist's illustration

Growing up in the South reminds you of how everyone in the neighborhood was part of a bigger family.

Not only will you feel the Southern vibe through the open spaces and the comfortable units, you'll also live comfortable and confident in East Bay Residences.

Our Rockwell Property Management and Estate Management teams are always ready to help you with a warm smile.

Experts in building and estate management, 24/7 security, roving guards and CCTV in common areas help keep the East Bay gated community as safe as possible.

Live comfortable and secured in East Bay Residences.



FORDHAM

— T O W E R —

AT EAST BAY RESIDENCES

Be at ease within the confines of your home at the Fordham tower – the first residential tower developed by Rockwell Primaries in East Bay.

Enjoy more exclusivity with less dense levels and a path of green in the 7th and 12th floors. Benefit from the natural lighting and cross ventilation made possible by the floating corridors and private bridgeway trademark design of Rockwell Primaries.

- 15 storeys, 23 units per floor
- Floating corridors
- Private bridgeways
- Keycard access to building elevators and parking
- Garden atriums
- Centralized mail room
- 100% Back-up Power in common areas
- Automatic sprinklers in each unit
- Mechanical ventilation for kitchen and toilets

THE FORDHAM TOWER



Artist's illustration

FLOATING CORRIDORS & PRIVATE BRIDGEWAYS



FORDHAM TOWER LOBBY



Artist's illustration

Artist's illustration

Build the home you've always wanted, a space that's unique in every way.

Our Junior 2-Bedroom unit has ample room for your comfort, both for newlyweds and single residents.

Use the secondary bedroom or convert it into a workspace, or even a den for your hobbies.

It has dual access to the bathroom: one through the kitchen and one through the bedroom, for more privacy.



Artist's illustration



Junior 2-Bedroom (44-48 sqm)



Artist's illustration

JUNIOR 2BR LIVING & DINING

Let your kids grow in more space both indoors and out.

The 2-Bedroom Prime unit is ideal for families whose children are developing new interests and are learning to be more independent. You can entertain more guests as the living and dining areas are laid out for better accommodation.

There's also enough room for the house help to stay in, and two bathrooms for the growing family's convenience.

Artist's illustration



2-Bedroom Prime (70-73 sqm)



Artist's illustration

2BR PRIME MASTER'S BEDROOM

There's more love to give with all this space to share. Home is the sweetest place to be.

The 3-Bedroom unit provides enough livable space beyond usual condo living standards.

Every room has more than enough space for the growing needs of every family member and their guests. Apart from the three bathrooms to accommodate a bigger family size, a storage room or maid's quarters is also available.

Artist's illustration



3-Bedroom Unit (98 sqm)



Artist's illustration

3BR LIVING & DINING

Ground Floor



Second Floor



Garden Bi-Level (172–230 sqm)

Make your backyard your sanctuary – a garden where you can bask in lush green views and enjoy peace and privacy.

Enjoy as much greens and space indoors as you have outdoors with the most premier units Rockwell Primaries has offered to date.

With the Garden Bi-Level units, you have exclusive access to the sprawling amenities area and your own intimate garden.

The Garden Bi-Level unit is very much akin to an actual house – a master’s bedroom with a walk-in closet, two additional bedrooms plus a maid’s room, three toilet and baths, a powder room, spacious living and dining rooms, a welcoming foyer, a two-car garage, a porch, and a balcony.

Here, it’s a home unlike any other.

Artist’s illustration



Standard Unit Finishes

LIVING/DINING/KITCHEN

- Ceramic Tiles (600 x 600)
- Painted Cement Plaster Walls
- Painted Cement Finish for Ceiling

MASTER BEDROOM

- Laminated Wood-like Flooring
- Painted Cement Plaster Walls
- Painted Cement Finish for Ceiling

MASTER TOILET AND BATH

- Ceramic Tiles (300 x 300)
- Painted Cement Plaster Walls, 1.8m high
- Painted Gypsum Board Ceiling

BEDROOMS 2 & 3

- Laminated Wood-like Flooring
- Painted Cement Plaster Walls
- Painted Cement Finish for Ceiling

COMMON TOILET AND BATH

- Ceramic Tiles (300 x 300)
- Painted Cement Plaster Walls, 1.8m high
- Painted Gypsum Board Ceiling

MAID'S QUARTERS/UTILITY ROOM

- Vitrified Ceramic Tiles (300 x 300)
- Painted Cement Plaster Walls
- Painted Cement Finish for Ceiling

MAID'S TOILET AND BATH

- Vitrified Ceramic Tiles (300 x 300)
- Painted Cement Plaster Walls, 1.8m high
- Ceramic Tiles in Shower Area (300 x 300)
- Painted Gypsum Board Ceiling

BALCONY

- Vitrified Ceramic Tiles (300 x 300)
- Galvanized Steel Railing

Consultants

ARCHITECTURE

Pimentel Rodriguez Simbulan & Partners

STRUCTURAL ENGINEERS

Sy² + Associates, Inc.

MECHANICAL ENGINEERS

L.R. Punsalan & Associates

ELECTRICAL ENGINEERS

ALECS Contractors, Inc.

PLUMBING AND SANITATION

NBF Consulting Engrs., Inc.

FIRE PROTECTION

NBF Consulting Engrs., Inc.

INTERIOR DESIGN

ERFE & Associates

FENG SHUI

Dr. Andy Tan

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ROCKWELL
PRIMARIES

HLURB LS No. 032485

HLURB ENCR AA-2018/02-2033

Fordham Tower Completion Date: 30 June 2021