



LARSEN

— T O W E R —

AT EAST BAY
RESIDENCES



ROCKWELL PRIMARIES

Rockwell Primaries offers quality residential condominium units within reach in strategic key locations.

We started with a quaint community in Quezon City, to a vertical home where everything is close at hand in Pasig City. Now, Rockwell Primaries brings you a laidback lifestyle that you can enjoy in Muntinlupa City.

We deliver the Rockwell promise of comfort, convenience, security, and community that can help make a perfect home for you and your family.





Actual Photo of the Amenity Deck

A large, clear blue swimming pool is the central focus, surrounded by a light-colored tiled deck. Several dark brown lounge chairs are arranged around the pool. The landscaping is lush and tropical, featuring numerous palm trees and large green plants with white flowers. In the background, a modern building with large windows and a covered walkway is visible. The overall atmosphere is serene and luxurious.

WHAT'S MORE
TO LOVE IN

EAST BAY
RESIDENCES

Enjoy a laidback atmosphere and grow up in wide open spaces
and lush landscapes.

East Bay Residences is a cradle conveniently located within
minutes from retail areas and service centers, giving you comfort
and exclusivity, sun up to sun down.



1 The Fordham Tower

3 Swimming Pool

● Existing Towers

2 The Larsen Tower

4 Clubhouse

● East Bay Retail Row

LARSEN — T O W E R —

FORDHAM — T O W E R —



Artist's illustration

**HAVE ACCESS TO YOUR
DAILY NEEDS WITH ITS
CONVENIENT LOCATION**



Actual Photo of the Main Gate

With East Bay Residences' strategic location, your home is a gateway to your needs.

KM21 East Service Road, Sucat, Muntinlupa

Accessibility:

- 4 kms away from Alabang
- 7 kms away from Arca South CBD
- 11 kms away from Ninoy Aquino International Airport
- 14 kms away from Makati and BGC
- 16 kms away from Pasay City
- 40 kms away from Rockwell South at Carmelray



East Bay Residences welcomes an addition to its vibrant community,

LARSEN

— T O W E R —

Rockwell in Sucat gives you more reasons to love its vibrant community with the latest and brightest addition, The Larsen Tower. It's a home for you to explore expansive spaces. It's a place for you to thrive and flourish with your family. With its diverse unit options starting from 1 bedroom to 3 bedrooms, it can cater to a variety of lifestyles. Situated in the laidback community of East Bay Residences, you and your family can enjoy a neighborhood of abundant discoveries and convenience. The Larsen Tower lets you live harmoniously with a distinct lifestyle, only with the Rockwell touch.

Turnover: September 2024

BUILDING FEATURES

20 Storeys	Sun Lounge
20 units per floor	Drying Cage
100% Back-up Power	Keycard Access
Concierge	<i>Elevator and Parking</i>



Artist's Illustration



A photograph of a modern living and dining area. In the foreground, a white table leg is visible. In the background, there is a wicker chair, a side table with a lamp, and a dining table with a wooden tray. The text is overlaid on a white rounded rectangle in the center.

**WITH VARIETY OF
UNIT TYPES, YOUR
LIFESTYLE IS
UNCOMPROMISED.**



A DESIRABLE SPACE FOR INDEPENDENT LIVING

1-BEDROOM
39 SQM



AREA

Dining	7 sqm
Living	8 sqm
Kitchen	6 sqm
Master Bedroom	11 sqm
Common T&B	4 sqm
Balcony	3 sqm





Artist's illustration

THE RIGHT CORNER TO START FULFILLING YOUR DREAMS

**2-BEDROOM
57 SQM**



AREA

Dining	6 sqm
Living	8 sqm
Kitchen	8 sqm
Master Bedroom	13 sqm
Master T&B	4 sqm
Bedroom 2	11 sqm
Common T&B	4 sqm
Balcony	3 sqm





Artist's illustration

AN AMPLE HOME TO EXPLORE FOR YOUR LOVED ONES TO GROW

2-BEDROOM PRIME 65 SQM



AREA

Dining	10 sqm
Living	8 sqm
Kitchen	5 sqm
Hallway	4 sqm
Master Bedroom	13 sqm
Master T&B	5 sqm
Bedroom 2	9 sqm
Common T&B	4 sqm
Utility	4 sqm
Balcony	3 sqm



KEYPLAN



EAST BAY
RETAIL ROW

THE
MARKETPLACE

**LIVE A LAIDBACK
LIFE WITH
NEXT LEVEL
CONVENIENCE**

EAST BAY

RETAIL ROW

TAKE DELIGHT IN EAST BAY RETAIL ROW

Experience next level convenience with a wide array of service shops and restaurants such as Starbucks Coffee, The Marketplace, BDO, Suds Go, Pan De Manila, and Royce Tea.



Actual Photo of Starbucks Coffee



Actual Photo of The Marketplace



Actual Photo of BDO

Actual Photo of Swimming Pool

A photograph of a swimming pool with lounge chairs and a building in the background. The pool is filled with clear blue water. In the foreground, there is a white rectangular box with rounded corners containing text. Behind the pool, there is a concrete deck with two dark wicker lounge chairs and a small table. In the background, there is a building with large glass windows and a green lawn.

**BOUNDLESS FUN
AWAITS IN ALMOST
A HECTARE OF
AMENITIES**



Actual Photo of the Clubhouse Drop-off



Actual Photo of the Gym

Enjoy freely within your community with its sprawling amenities

CENTRAL AMENITY

- Lap Pool
- Kiddie Pool
- Great Lawn
- Jogging Path
- Clubhouse
- Function Room
- Fitness Gym



Actual Photo of the Function Room

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

Sy^2 + 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



Actual Photo of the Living Room

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www.rockwellprimaries.com.ph

KM21 East Service Road, Muntinlupa

ROCKWELL
PRIMARIES

HLURB ENCR AA-2019/12-2642

Larsen Tower Completion Date: September 2024

HLURB LS No. 035189

Fordham Tower Completion Date: June 2021

HLURB LS No. 032485