



—
EDADES
WEST

ANOTHER BEAUTIFUL BEGINNING
GRACES ROCKWELL CENTER

SALES KIT

CREATING THE ROCKWELL LEGACY

It's quite unimaginable to think that the Rockwell Center we know now — a bustling enclave thriving in the dynamic pace of today's metropolitan lifestyle — was once the site of a decommissioned powerplant and a manufacturing facility in 1995. Five years later, Rockwell first opened its doors as the pioneer of premium and retail establishments: the Power Plant Mall, which offered a stylish selection of homegrown and international options.

Bearing one of the most coveted addresses today, this 19.1 hectare community outside the Makati central business district is now home to an array of developments: exclusive residential spaces; the Power Plant Mall; curated lifestyle hubs; Aruga Serviced Apartments; and premium office spaces such as 8 Rockwell. Just a look at the towering landmarks and one cannot help but be awed by how Rockwell Center has since changed the Makati skyline.



OUR STORY OF BEGINNINGS

Rockwell Center continued to grow as a community, and the West Block was where it all began. Its four residential buildings—Hidalgo, Rizal, Luna, and Amorsolo—set the bar of an elevated lifestyle in a highly exclusive community, each with their own unique offerings coupled with expansive spaces.

On the heels of the West Block's success, the residential towers of the East Block emerged. The first of the three, The Manansala, was followed by Joya Lofts and Towers — the pioneer bi-level loft living in the country, then One Rockwell, giving residents breathtaking views of both the sunrise and sunset from their units.

The rise of West and East Blocks together showcased Rockwell's signature brand of living, and paved the way for more safe and secure communities to come.





REDEFINING **GRACEFUL EXCLUSIVITY**

Following its West Block predecessors, Edades Tower and Garden Villa was named after the Father of Modern Philippine Painting, Victorio Edades. With handpicked materials, premium finishes, and a well-appointed lobby, the 50-story tower delivers on prestige and exclusivity, making fine living its standard.

With its overwhelming reception, Rockwell wanted to provide the well-heeled market with that same grandeur and elevated experience with the making of Edades Suites. With a total of 52 units, only three units to a floor, an an elevator that opens up to your very own anteroom, you'll always look forward to coming home.





The last of the highly acclaimed Edades cluster, Edades West introduces the first of many with its features that highlight balance, functionality, safety, and well-being.

Edades West takes pride in its unit design strategies sensitive to post pandemic norms.

Poised to be future-proof and is considered a legacy development by Rockwell, Edades West is truly one of a kind and a perfect heritage that can be passed on to generations.

LOCATION AND VICINITY MAP



- 1 The Balmori Suites
- 2 West Block
 - 2A Hidalgo Place
 - 2B Rizal Tower
 - 2C Luna Gardens
 - 2D Amorsolo Square
- 3 East Block
 - 3A Joya Lofts and Towers
 - 3B The Manansala
 - 3C One Rockwell
- 4 8 Rockwell
- 5 The Rockwell Club
- 6 Power Plant Mall
- 7 Nestlé Center
- 8 Phinma Plaza
- 9 Ateneo Professional Schools
- 10 Proscenium at Rockwell
- 11 Edades Suites
- 12 Edades Tower and Garden Villas



**AN EXCLUSIVE
WELL-SOUGHT AFTER COMMUNITY, AND
MANILA'S MOST
FASHIONABLE ADDRESS**

With The Rockwell Club right in the corner and Power Plant Mall just a few blocks away, experience the epitome of the Rockwell lifestyle at the finest dining destinations and curated retail spaces.



CREATING THE THE FIRST OF MANY

Coupled with the Rockwell Promise and the signature lifestyle it provides, are new innovations and features that are exclusive to Edades West.

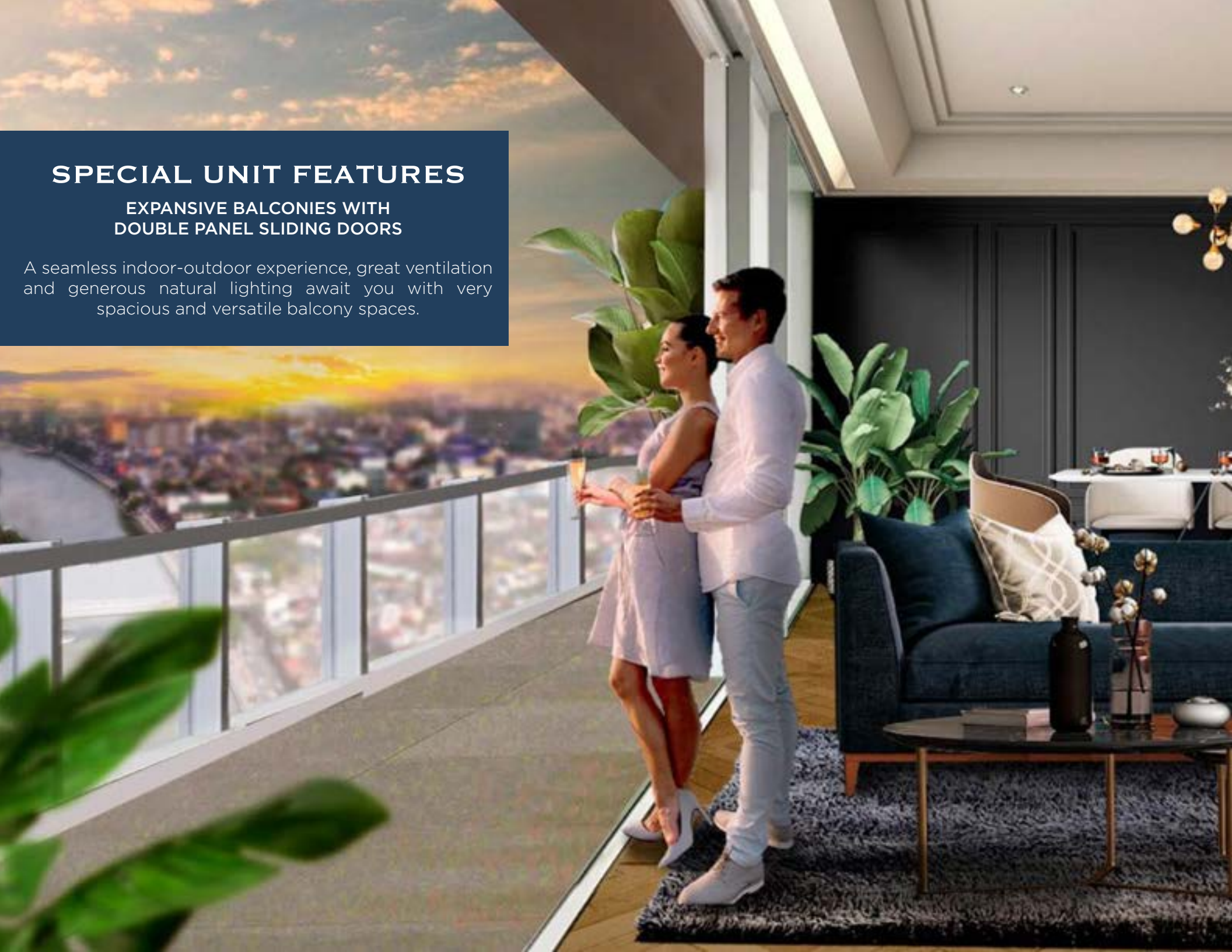
With the new learnings and considerations from the past 2 years, we are giving you the first of many with our newest addition to the Rockwell Center skyline.



SPECIAL UNIT FEATURES

EXPANSIVE BALCONIES WITH DOUBLE PANEL SLIDING DOORS

A seamless indoor-outdoor experience, great ventilation and generous natural lighting await you with very spacious and versatile balcony spaces.





SPECIAL UNIT FEATURES

FLOOR-TO-CEILING GLASS WINDOWS

Relish in natural sunlight in your living and dining areas, with floor to ceiling glass double glazed windows for all units, that help reduce heat from the sun. An exciting feature that is only exclusive to Edades West, and a first for Rockwell.



SPECIAL UNIT FEATURES

FOYER SPACES FOR ALL UNITS

SPECIAL UNIT FEATURES

FLEXIBILITY OF SPACES

Own your home space and customize each section as you wish. Whether it is a home office or an indoor garden, your productivity and leisure is just an arm's reach.



EDADES

WEST
AMENITIES



AMENITY DECK

Heated Swimming Pool and Kiddie Pool

Another exciting first for Rockwell, exclusively for Edades West

Barbeque Area

Outdoor Gazebo and Lounge

Children's Play Area



ROOFTOP VIEW DECK



PRIVATE FUNCTION ROOM



LIBRARY AND LOUNGE



EXCLUSIVE GYM

YOGA/DANCE STUDIO



SPECIAL AMENITY FEATURES

ELECTRONIC VEHICLE CHARGING STATIONS





BUILDING FEATURES

- High speed elevators with access key cards
- Automatic fire alarm, fire detection and sprinkler systems
- 100% standby emergency power
- Security system complete with electronic access control and closed-circuit TV monitoring
- Basement parking equipped with ventilation system
- Electronic vehicle charging stations



OTHER FEATURES

- Flexible unit layouts allowing for conversion of some spaces to be used for other function such as for work or study
- Opportunity for movable wall systems and customizable spaces by tenant
- Introduction of entry foyer spaces as transition space prior to entering the unit, which serves as a dedicated area for disinfection and storage

With Corner Balcony

TYPICAL FLOOR PLAN

(16TH, 18TH, 20TH, 22ND, 24TH,
26TH AND 28TH FLOOR)



UNIT TYPE	UNIT SIZE (SQM)	NO. OF UNITS
		PER FLOOR
2 BR FLAT	123-137	3
3 BR FLAT	244-248	2

With Corner Balcony
TYPICAL FLOOR PLAN
 (30TH, 32ND, 34TH, 36TH, 38TH,
 40TH, 42ND, 45TH FLOOR)



UNIT TYPE	UNIT SIZE (SQM)	NO. OF UNITS PER FLOOR
2 BR FLAT	-	-
3 BR FLAT	161-260	4

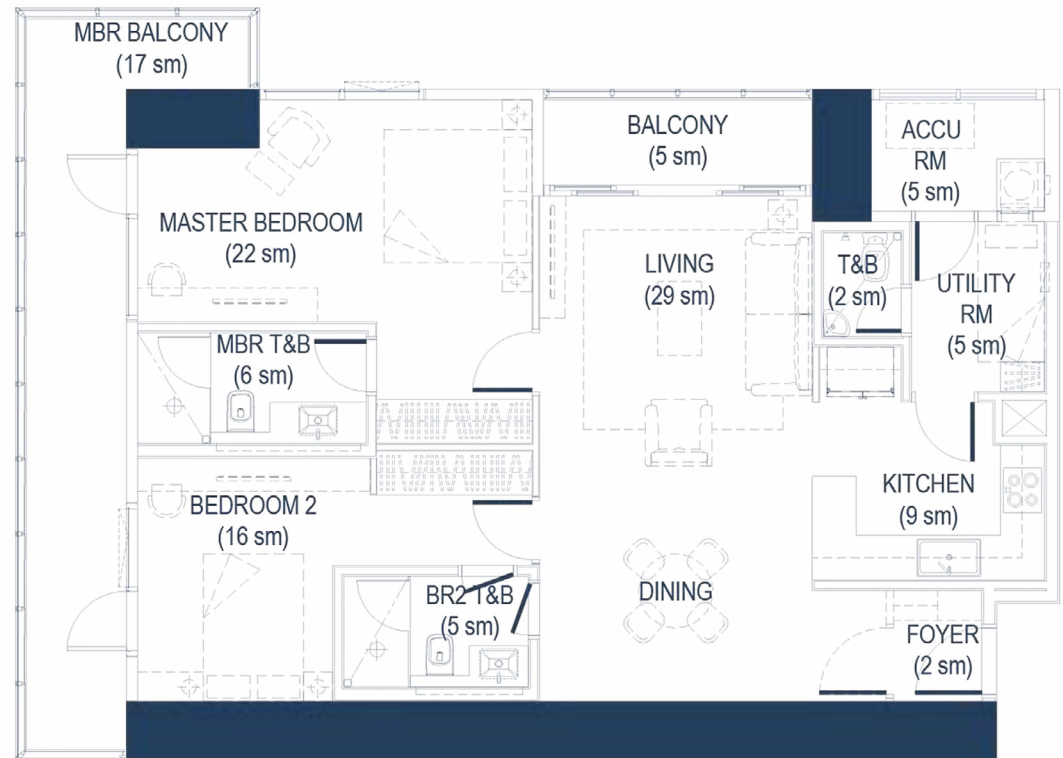
2 BEDROOM UNIT

Unit D

Foyer	2 SQM
Living/Dining	29 SQM
Kitchen	9 SQM
Bedroom 2	16 SQM
Bedroom 2 T&B	5 SQM
Master Bedroom	22 SQM
Master Bedroom T&B	6 SQM
Master Bedroom Balcony	17 SQM
Utility Room	5 SQM
Utility T&B	2 SQM
Accu Room	5 SQM
Balcony	5 SQM

TOTAL

123 SQM



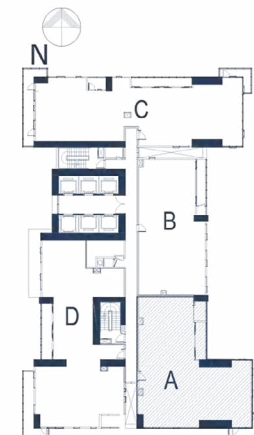
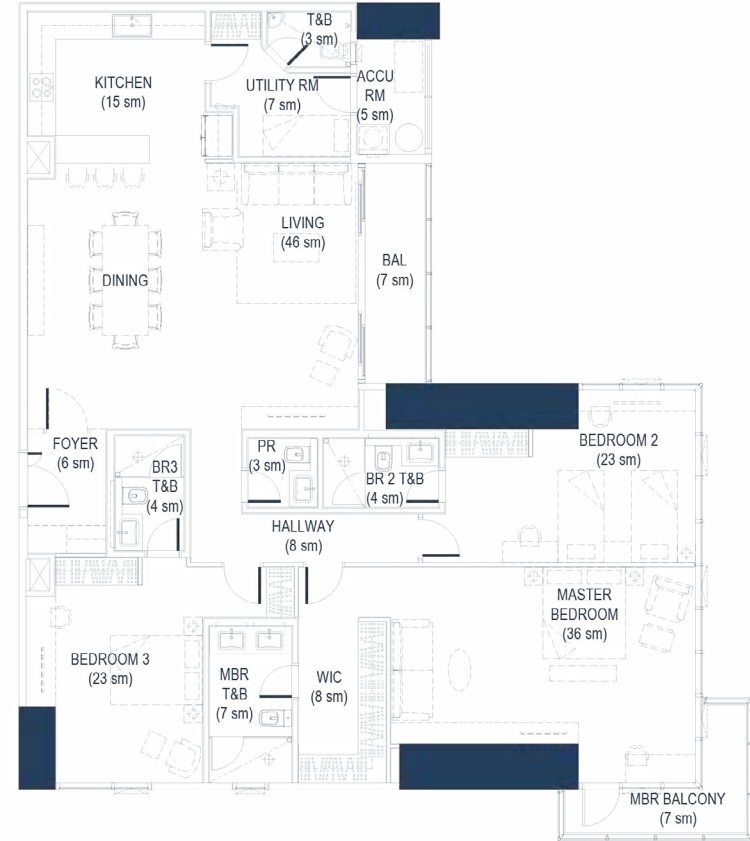
3 BEDROOM UNIT

Unit A

Foyer	6 SQM
Living/Dining	46 SQM
Hallway	8 SQM
Powder Room	3 SQM
Kitchen	15 SQM
Master Bedroom	36 SQM
Master Bedroom T&B	7 SQM
WIC	8 SQM
Master Bedroom Balcony	7 SQM
Bedroom 2	23 SQM
Bedroom 2 T&B	4 SQM
Bedroom 3	23 SQM
Bedroom 3 T&B	4 SQM
Utility Room	7 SQM
Utility T&B	3 SQM
Accu Room	5 SQM
Balcony	7 SQM

TOTAL

212 SQM



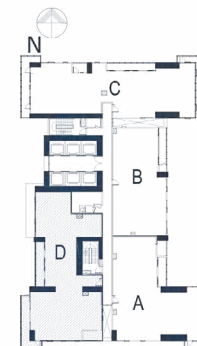
**KEY
LEV**

3 BEDROOM UNIT

Unit D

Foyer	7 SQM
Living/Dining	53 SQM
Hallway	6 SQM
Hallway	3 SQM
Powder Room	3 SQM
Den	13 SQM
Show Kitchen	12 SQM
Wet Kitchen	10 SQM
Bedroom 2	16 SQM
Bedroom 2 T&B	4 SQM
Bedroom 3	18 SQM
Bedroom 3 T&B	5 SQM
Master Bedroom	38 SQM
Master Bedroom T&B	7 SQM
WIC	7 SQM
Master Bedroom Balcony	15 SQM
Utility Room	11 SQM
Utility T&B	2 SQM
Accu Room	6 SQM
Balcony	12 SQM

TOTAL 248 SQM



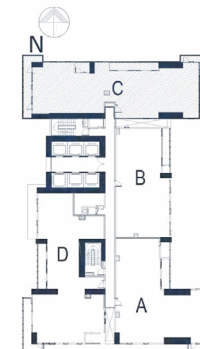
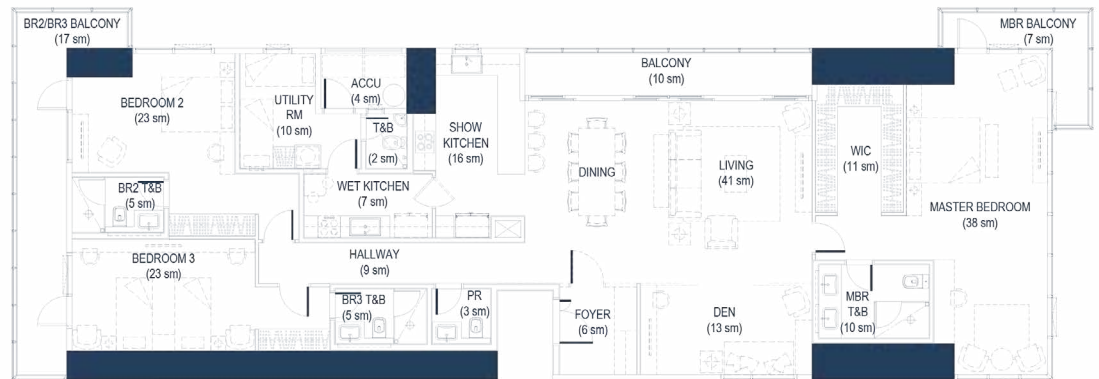
3 BEDROOM UNIT

Unit C

Foyer	6 SQM
Den	13 SQM
Living/Dining	41 SQM
Hallway	9 SQM
Show Kitchen	16 SQM
Wet Kitchen	7 SQM
Powder Room	3 SQM
Bedroom 2	23 SQM
Bedroom 2 T&B	5 SQM
BR2/BR3 Balcony	17 SQM
Bedroom 3	23 SQM
Bedroom 3 T&B	5 SQM
Master Bedroom	38 SQM
Master Bedroom T&B	10 SQM
Master Bedroom Balcony	7 SQM
WIC	11 SQM
Utility Room	10 SQM
Utility T&B	2 SQM
Accu Room	4 SQM
Balcony	10 SQM

TOTAL

260 SQM



UNIT FINISHES AND DELIVERABLES

LIVING AND DINING AREAS

Floor

Engineered wood

Wall

Paint with wood baseboard

ALL BEDROOMS

Floor

Engineered wood

Wall

Paint with wood baseboard

Closet

Matte lacquered finish

MASTER TOILET AND BATH

Floor

Natural stone

Wall

Full-height Italian ceramic tiles for all areas

Countertop

Natural stone

Vanity cabinet: High-gloss lacquer

Mirror

Included

Plumbing Fixtures and Fittings

- Duravit undercounter lavatory or approved equal
- Rain shower (for Master T&B)
- Glass enclosure 2.2m high from FFL
- Duravit water closet or approved equal
- Bathtub (for units 366sqm and up)

GOURMET KITCHEN

Floor

Porcelain tiles

Wall

Painted finish

Cabinetry

High-gloss veneer

Countertop

Quartz

Others

Built-in Oven

Cooktop

Range Hood

Refrigerator

Single-bowl sink with single-hole gooseneck faucet

Bedroom 1 & 2 Toilet and Bath

Floor: Italian porcelain tiles

Wall: Full height Italian ceramic tiles for all areas

Countertop: Natural stone

Mirror: Included

Vanity cabinet: High-gloss lacquer

Powder Room

Floor: Porcelain tiles

Wall: Paint with 100mm base tile

Countertop: Natural stone

Mirror: Included

Vanity cabinet: High-gloss

GENERAL INFORMATION

Lot Area	4,577 sqm
Tower Footprint	1,067 sqm 77% Open Space
No. of Floors	47 44 Residential Floors 3 Podium Floors (1 Amenity, 2 Podium Parking)
Floors deleted	4th, 13th, 14th, 44th
Last Residential Floor	51st (PH 2)
Typical Floors	23 Low Zone 19 High Zone 2 Penthouse Levels
Basement Floors	3
NSA NSA (Typical Floor)	38,338.00 860
Unit types	2BR, 3BR, PH and Garden Units
Unit Mix Summary	2BR: 108 (50%) 3BR: 107 (49%) 3BR PH: 2 (1%) TOTAL: 217 Units
Floor-to-floor height	Typical floors: 3.10m Slab soffit: 2.80m Beam soffit: 2.30m PH 1 level: 4.40m PH 2 level: 4.58m 49th floor: 4.40m GF/Lobby: 4.80m Amenity level (3F): 4.00m
Ceiling heights (Lowest)	T&Bs: 2.30 - 2.40m Hallways: 2.30 - 2.40m Other areas: 2.50m
(Highest)	Living-Dining and Bedrooms: 2.80m
Windows	Double-glazed (all floors)

CONSULTANTS

Architecture

Pimentel Rodriguez Simbulan & Partners

Structural Engineers

Sy2+ Associates

MEPF Engineers

Meinhardt Philippines, Inc.

Quantity Surveyor

Arcadis Philippines Inc.

Interior Designers

Guillermo J. Valdez
Erfe Associates & Partners

Facade Consultant

ALT Cladding, Inc.

Traffic Study

SMDI Consultants, Inc.

Feng Shui

Dr. Andy Tan

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