

IPI CENTER  
BY ROCKWELL

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# Rockwell's Vision to Reality



It started with Rockwell Land's vision to create a self-sustaining mixed-used development now known as **Rockwell Center in Makati**.

Here one will find residences with distinct designs in its well-appointed spaces, and completes the community with retail, office, and hotel offerings.

From its pioneering phases in the West and East Blocks, Rockwell Center in Makati then expanded its reach with the Proscenium community.



# Expanding the vision with Proscenium at Rockwell



Designed by renowned Uruguayan architect Carlos Ott, Proscenium at Rockwell features five distinct residential towers— Kirov, Sakura, Lorraine, Lincoln, and The Proscenium Residences.

This enclave comes replete with a sprawling amenity deck, as well as dedicated office spaces and diverse retail offerings.

The developer has then also grown its presence in the country.



# Rockwell's Provincial Expansion

In its 28 years of creating metropolitan lifestyle havens, Rockwell has expanded its presence beyond Metro Manila. The developer now has properties in Laguna, Batangas, and Pampanga, and has likewise made its mark in the Visayas region.

## ROCKWELL CARMELRAY

Calamba, Laguna



## TERRENO SOUTH

Lipa, Batangas



## ROCKWELL AT NEPO CENTER

Angeles City, Pampanga



## ROCKWELL CENTER BACOLOD

Circumferential Road, Bacolod City



## NARA RESIDENCES

GM Cordova Avenue, Bacolod City



## 32 SANSON

Lahug, Cebu City



## ARUGA MACTAN

Punta Engaño, Mactan Island



# Rockwell Presence in Cebu

**32 SANSON**  
Lahug, Cebu City



**ARUGA MACTAN**  
Punta Engaño, Mactan Island



Cebu was where Rockwell chose to make its Visayan debut, and it did so with **32 Sanson** and **Aruga Resort and Residences - Mactan**.

Here, the developer introduces distinct living experiences through a **garden community** and a **residential resort project**.

# Rockwell and IPI's Partnership

For its third property in Cebu, the developer has partnered with **International Pharmaceuticals, Inc. (IPI)**.

This joint venture envisions to bring another lifestyle concept through a new **mixed-use neighborhood at the heart of Cebu**.



R O C K W E L L

# IPI Center by Rockwell: Project Overview



*subject to change without prior notice*





**THOUGHTFUL AMENITIES**

The property is a **centrally-located** 2.8-hectare **mixed-used community** with signature Rockwell offerings like residential, office, and retail components, and will have dedicated open spaces.



**OPEN SPACE**



**RETAIL**

# Location

IPI Center is conveniently accessible through Pope John Paul II Avenue, one of the main thoroughfares in the city.

It is also situated in between commercial and office districts, as well as places of leisure like the Cebu Country Club. Nearby are exclusive residential villages as well.

<b>32 Sanson</b> .....	1.8 KM
<b>Business Park</b> .....	1.0 KM
<b>IT Park</b> .....	500 M
<b>Country Club</b> .....	724 M
<b>Greenery</b> .....	37.9 M
<b>Crossroads</b> .....	452 M
<b>Landers</b> .....	.652 M
<b>Streetscape</b> .....	2.9 KM
<b>María Luisa</b> .....	3.0 KM
<b>Paradise Village</b> .....	1.3 KM
<b>Cebu Doctors Hospital</b> ...	2.5KM
<b>Chong Hua Hospital</b> .....	2.8 KM





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# LINCOLN

AT IPI CENTER

IPI Center's residential tower, Lincoln, takes inspiration from its namesake at the Proscenium at Rockwell in Makati City. It is set to stand 50 storeys tall amid 75% of open space, with an exclusive drop-off that ensures privacy and exclusivity.

Lincoln likewise offers a diverse mix of studio to 3-Bedroom units, ranging from 33 to 278 sqm.

# TYPICAL FLOOR PLAN (2nd-47th)

ST	5 units
1BR	3 units
2BR	3 units
3BR	1 unit
<b>TOTAL</b>	<b>12 units</b>



*Cebu Country Club, Cebu IT Park,  
Lincoln Residential Amenity*



*Mandaue City Skyline, Magellan Bay, Cebu  
Country Club*



*Cebu Business Park, The Greenery, IPI Retail*



*Mactan Channel and  
Mactan Island*

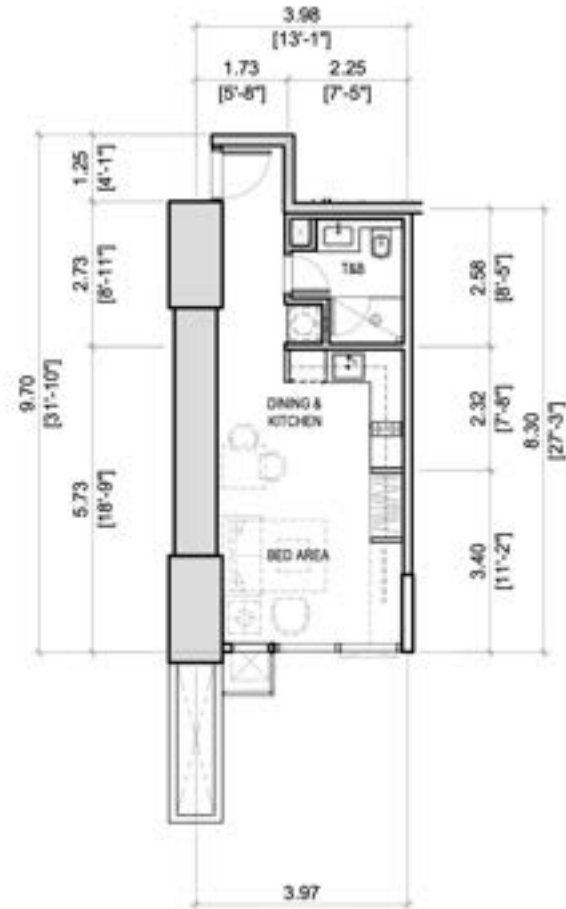


**LINCOLN**  
AT IPI CENTER

# Typical Unit Layout

## STUDIO

Living and Dining.....14 SQM  
Kitchen.....16 SQM  
Toilet and Bath.....5 SQM  
**TOTAL.....34 SQM**



# Typical Unit Layout

## 1 BEDROOM FLEXI

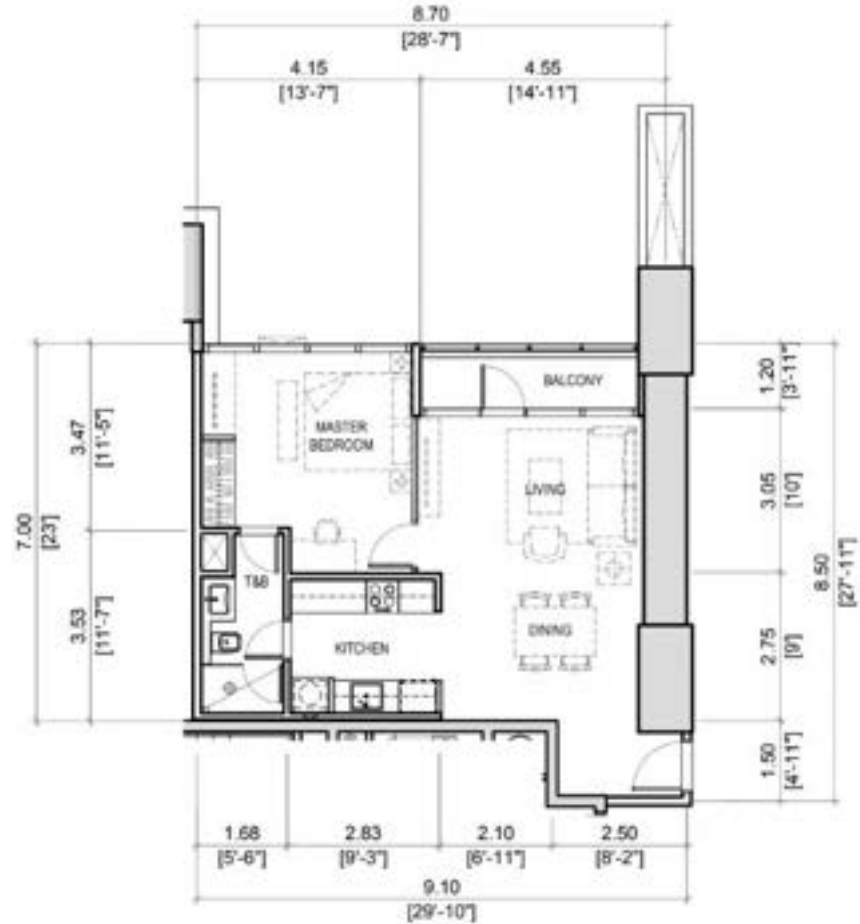
Living and Dining.....	15 SQM
Kitchen.....	6 SQM
Master Bedroom.....	13 SQM
Toilet and Bath.....	5 SQM
<b>TOTAL.....</b>	<b>39 SQM</b>



# Typical Unit Layout

## 1 BEDROOM

Living and Dining.....	29 SQM
Kitchen.....	8 SQM
Master Bedroom.....	16 SQM
Toilet and Bath.....	6 SQM
Balcony.....	6 SQM
<b>TOTAL.....</b>	<b>65 SQM</b>



# Typical Unit Layout

## 2 BEDROOM

Foyer.....	5 SQM
Living and Dining.....	34 SQM
Kitchen.....	7 SQM
Master Bedroom.....	20 SQM
MBR Toilet and Bath.....	5 SQM
Bedroom 2.....	14 SQM
Toilet and Bath.....	4 SQM
Utility Room.....	4 SQM
Utility Toilet and Bath.....	2 SQM
Aircon.....	2 SQM
Balcony.....	7 SQM
<b>TOTAL.....</b>	<b>104 SQM</b>





# Typical Unit Layout

## 3 BEDROOM

Foyer.....	4 SQM
Living and Dining.....	41 SQM
Kitchen.....	10 SQM
Powder Room.....	4 SQM
Master Bedroom.....	29 SQM
MBR Toilet and Bath.....	7 SQM
Bedroom 2.....	19 SQM
BR2 Toilet and Bath.....	4 SQM
Bedroom 3.....	15 SQM
BR3 Toilet and Bath.....	4 SQM
Utility Room.....	5 SQM
Utility Toilet and Bath.....	2 SQM
Aircon.....	2 SQM
Balcony.....	8 SQM

**TOTAL..... 154 SQM**



# Typical Unit Layout

## 3 BEDROOM | GARDEN UNIT

Foyer.....	9 SQM
Living and Dining.....	53 SQM
Kitchen.....	16 SQM
Powder Room.....	3 SQM
Master Bedroom.....	24 SQM
Walk-In Closet.....	7 SQM
MBR Toilet and Bath.....	10 SQM
Bedroom 2.....	20 SQM
BR2 Toilet and Bath.....	4 SQM
Bedroom 3.....	19 SQM
BR3 Toilet and Bath.....	4 SQM
Utility Room.....	9 SQM
Utility Toilet and Bath.....	2 SQM
Storage.....	3 SQM
Aircon.....	5 SQM
Covered Balcony.....	14 SQM
<b>TOTAL.....</b>	<b>202 SQM</b>



# Typical Unit Layout

## 3 BEDROOM | SEMI PENTHOUSE

Living and Dining.....5 SQM  
 Show Kitchen.....12 SQM  
 Working Kitchen.....15 SQM  
 Powder Room.....4 SQM  
 Den.....10 SQM  
 Master Bedroom.....36 SQM  
 MBR Toilet and Bath.....13 SQM  
 Bedroom 2.....18 SQM  
 BR2 Toilet and Bath.....5 SQM  
 Bedroom 3.....28 SQM  
 BR3 Toilet and Bath.....6 SQM  
 Utility Room.....9 SQM  
 Utility Toilet and Bath.....2 SQM  
 Aircon.....5 SQM  
 Covered Balcony.....11 SQM

**TOTAL..... 224 SQM**



# Typical Unit Layout

## 3 BEDROOM | PENTHOUSE

Foyer.....	9 SQM
Living and Dining.....	72 SQM
Show Kitchen.....	18 SQM
Working Kitchen.....	11 SQM
Storage.....	6 SQM
Powder Room.....	4 SQM
Hallway.....	12 SQM
Master Bedroom.....	30 SQM
MBR Toilet and Bath.....	11 SQM
Bedroom 2.....	28 SQM
BR2 Toilet and Bath.....	6 SQM
Bedroom 3.....	21 SQM
BR3 Toilet and Bath.....	6 SQM
Utility Room.....	9 SQM
Utility Toilet and Bath.....	2 SQM
Aircon.....	5 SQM
Balcony.....	13 SQM

**TOTAL..... 277 SQM**



# Unit Finishes

*subject to change without prior notice*

## LIVING AND DINING AREA

Floor

Wood-like Tiles

Wall

Paint with Wood Baseboard

## ALL BEDROOMS

Floor

Wood-like Tiles

Wall

Paint with Wood Baseboard

Closets

Veneer Laminated Closet with  
Clothes Rack

## TOILET & BATH

Frameless Glass Enclosure

Floor

600X600 Homogeneous Tiles

Wall

600X600 Homogeneous Tiles  
(Shower Area)

Paint on other areas with Tile  
Baseboard

Countertop

Natural Stone

Others:

Mirror

## KITCHEN

Floor

Wood-like Tiles

Wall

Paint

Cabinetry

Upper Cab - Laminated Wood-like

Lower Cab - High Gloss Laminate

Countertop

Natural Stone

Others:

Built-in Cooktop Induction Cookers

Single Bowl Sink

Rangehood

## PLUMBING FIXTURES & FITTINGS

- Kohler or approved equal under counter Lavatory
- Kohler or approved equal mixer
- Kohler or approved equal water closet

**LINCOLN**

AT IPI CENTER

# Building Features and Consultants

## BUILDING FEATURES

- Seven high-speed elevators; 6 Passenger and 1 Service
- Automatic fire alarm, fire detection and sprinkler system
- 100% back-up power on all common areas and residential units
- Security system with electronic access control
- Closed-circuit TV (CCTV) monitoring
- Basement parking equipped with ventilation system
- Fiber-to-the-home (FTTH) provision
- Exclusive drop-off
- Pre-assigned parking spaces

## CONSULTANTS

- |                           |   |
|---------------------------|---|
| Architect:                | Pimentel, Rodriguez, Simbulan and Partners (PRSP) |
| Landscape Architect:      | In-house  |
| Interior Design:          | Erfe Associates & Partners                        |
| Structural Design:        | Sy^2 & Associates, Inc.                           |
| Building Services Design: | Meinhardt Philippines, Inc.                       |
| Quantity Surveyor:        | Arcadis Philippines, Inc.                         |
| Traffic Study:            | SMDI Consultants, Inc.                            |
| Feng Shui:                | Dr. Andy Tan                                      |