



THE PHILIPPINES: ASIA'S STRONG MAN

-Bloomberg



WOODSIDE CITY

UPTOWN BONIFACIO



SOUTHWOODS CITY

12.4 Ha.
ALONG CS ROAD, PASIG CITY
A 12.4-hectare, P35B, mixed-use development located in Pasig City. Woodside City will soon house clusters of residential, commercial and office buildings.

15.4 Ha.
FORT BONIFACIO, TAGUIG CITY
A 15.4-hectare development in Fort Bonifacio that houses residential condominiums, upscale mall and corporate towers.

5 Ha.
FORT BONIFACIO, TAGUIG CITY
A sprawling 5-hectare mega-community in Fort Bonifacio. When completed, this township will have 12 residential towers that will house a total of 3,552 units as well as establishments.

50 Ha.
FORT BONIFACIO, TAGUIG CITY
A 50-hectare integrated development and most important development in Metro Manila thus far.

561 Ha.
BOUNDARIES OF CAVITE AND LAGUNA
Set to be the next business, residential and leisure hub close to Manila and Makati CBD, Southwoods City is a 561-hectare development that is soon to be the most significant township in South Luzon.



MCKINLEY WEST FORT BONIFACIO, TAGUIG CITY

Eastwood City

NEWPORT CITY PASAY CITY



SUNTRUST ECOTOWN TANZA

An exclusive and luxurious community at the quiet side of Fort Bonifacio in Taguig City called McKinley West. A 34.5-hectare township, the McKinley West is Megaworld's first ultra high-end master-planned community for the Philippines' elite society.

18.5 Ha.
LIBIS, QUEZON CITY
The company's very first 18.5-hectare integrated township project launched back in 1999.

25 Ha.
PASAY CITY
A 25-hectare, P7.64-billion township development that houses luxury residences with prime corporate office spaces and a world-class entertainment complex.

62 Ha.
DAANG HARI, LAS PIÑAS CITY
A 62-hectare township development located in Las Pinas City. Global-Estate Resorts, Inc. will spend P10 billion in five years to develop the property. The themed township will highlight Beverly Hills in Hollywood.

350 Ha.
TANZA, CAVITE
Megaworld Corporation is investing P5 billion over the next eight years for its maiden venture into industrial park - the SunTrust Ecotown - a 350-hectare development in Tanza, Cavite.



TWIN LAKES LAUREL, BATANGAS

A 1,200-hectare development that offers a cool mountain breeze and refreshing views of the Tool Lakes and will soon feature a chateau and vineyard thus making it the first and only vineyard resort community in the country.



BORACAY NEWCOAST 150 Ha. BORACAY, AKLAN

A 150-hectare tourism integrated estate that will soon house international boutique hotels, shop houses, ocean villas and the retail centered Newcoast Station.



ILOILO BUSINESS PARK 72 Ha. MANDURRIAO, ILOILO CITY

A 72-hectare development located in Mandurriao, Iloilo City where the old Iloilo airport was.



STA. BARBARA HEIGHTS 173 Ha. STA. BARBARA, ILOILO

A 173-hectare township development that will soon house commercial buildings, retail shops, boutique hotels and a residential village. It will have a direct access to the Iloilo International Airport via the Iloilo International Avenue.

NORTHILL GATEWAY

53 Ha. BACOLOD CITY, NEGROS OCCIDENTAL

A 53-hectare mixed-use development, envisioned to be a refreshing lifestyle district that will soon house residential villages, malls, office and retail center.

THE UPPER EAST

34 Ha. BACOLOD CITY, NEGROS OCCIDENTAL

A 34-hectare township development, envisioned to be Bacolod's upscale lifestyle district that will soon house residential condominiums, malls, office towers and recreational parks.



THE MACTAN NEWTOWN

30 Ha. MACTAN LAPU-LAPU CITY, CEBU

A 30-hectare township development that will house luxury residential condominiums, office towers, a world-class lifestyle mall and soon a sports and leisure facility.



DAVAO PARK DISTRICT 11 Ha. LANANG, DAVAO CITY

An 11-hectare township project envisioned to be the city's next central business district and information - technology hub located in Lanang, Davao City.

19 Township Developments in Metro Manila and Other Key Regional Areas

WHY INVEST IN BORACAY



BORACAY NEWCOAST



LUZON



MINDANAO

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AWARDS AND CITATIONS

- **"Best Beach in Asia 2015"** –
TripAdvisor.com
- **"6th Best Island in Asia for 2014"** -
TripAdvisor.com
- **"World's Best Island Destination 2013"** -
Travel + Leisure
- **"10 Best Proposal Destinations 2013"** -
CNN
- **"Best Beach in Asia 2013"** -
TripAdvisor.com
- **"Top Destination for Relaxation 2013"** -
Agoda.com



FAST FACTS ABOUT BORACAY

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- a small island in the Philippines, approximately 315 km (196 mi) south of Manila.
- is just seven kilometers long, & less than a kilometer wide at its narrowest point - a postcard-sized tropical paradise.
- It is also famous for being one of the world's top destinations for relaxation, tranquility and nightlife.



IMAGES OF BORACAY



Fairways and Bluewater



IMAGES OF BORACAY



Station 1 (day time)



Station 2 (sunset)



HOW TO GET THERE: BORACAY

- Flight time from Manila to Caticlan is approximately 50 minutes.
- There are also many flights to Kalibo, one may also take the Manila-Kalibo flight however, travel time is 1 1/2 hours by bus from Caticlan.
- From Cebu City, flying time is also about 50 minutes and 30 minutes from Tablas, Romblon.
- An adventurous but more leisurely and romantic way to travel to Boracay is by ferry from Manila to Caticlan or Dumaguait, near Kalibo. Travel time is about 17 hours



LOCATION MAP

- Situated northeast of the island, it is a fresh tourism inspired development that will help Boracay attract more tourists and investors over the long-term.

- Boracay Newcoast makes up the 15% of the island (including golf course)

- It has an entire area of 150 hectares



SITE DEVELOPMENT PLAN



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OCEANWAY

RESIDENCES

AT BORACAY NEWCOAST

AT BORACAY NEWCOAST



LUZON

INDANAC



Oceanway Residences Phase 1



BUILDING FACADE



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BUILDING FACADE



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BUILDING FACADE



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PROJECT BRIEF

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PROJECT BRIEF

PROJECT	OCEANWAY RESIDENCES
TURNOVER DATE	Phase 1 Cluster A, C, D (June 30, 2015); B (JUNE 30, 2016) with 12 months Grace Period Phase 2 Cluster A, B, C (April 30, 2018) with 6 months Grace Period
LOCATION THEME	Boracay Newcoast - Boracay, Aklan Modern Spanish-style
NO. OF CLUSTERS	Oceanway Residences 1: 4 Clusters Oceanway Residences 2 : 3 Clusters
NO. OF UNITS PER FLOOR	Typical 2nd- 6th floor= 13
NO. OF FLOORS	Approx : 7 floors per cluster
FLOOR SIZES (SQ.M.)	1BR: 38.30+ bal 3.50, 36.90+ bal 3.50, 2BR: 56.40+ 7
PRICE RANGE	Php. 6.2M - 19.7M
PRICE PER SQ. M.	Php. 154,400 - 155,600 / sq.m.
1-BEDROOM/2-BEDROOM	Fully-furnished with balcony (100% Guaranteed View of the Gold Course)
AMENITIES	<ul style="list-style-type: none"> • Wellness Center • Leisure Center • Church • Keyhole of Sunrise • The Lighthouse • Commercial Center • Transportation • Golf Course



TYPICAL FLOOR PLAN (PHASE 1)

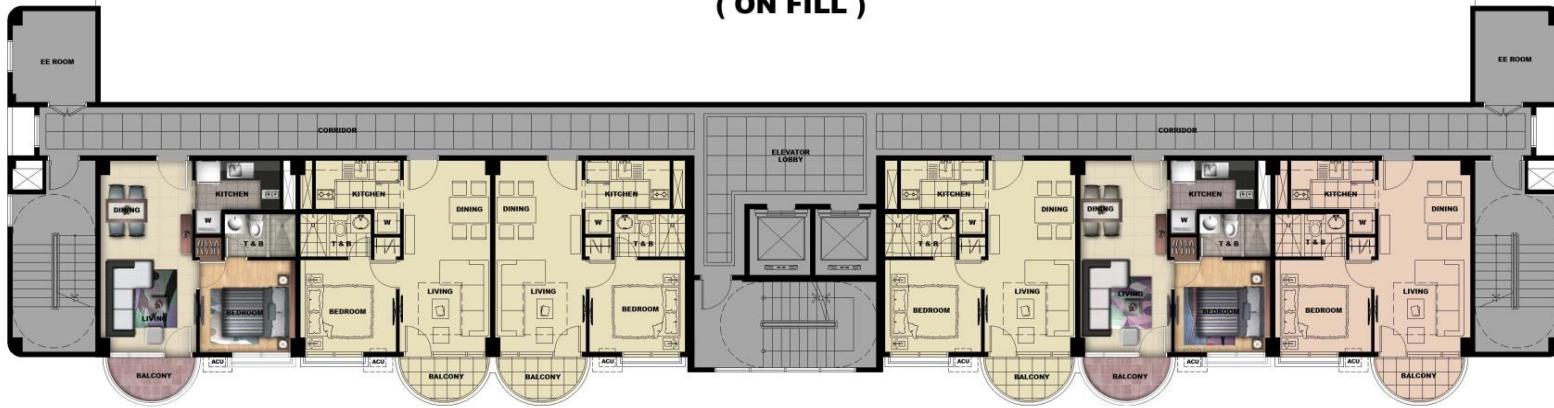
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TYPICAL FLOOR PLAN

(ON FILL)



UNIT A
1- BR
38.30 SQ.M. +
3.50 SQ.M. (BAL.)
=41.80 SQ.M.

UNIT B
1- BR
36.90 SQ.M. +
3.50 SQ.M. (BAL.)
=40.40 SQ.M.

UNIT C
1- BR
36.90 SQ.M. +
3.50 SQ.M. (BAL.)
=40.40 SQ.M.

UNIT D
1- BR
36.90 SQ.M. +
3.50 SQ.M. (BAL.)
=40.40 SQ.M.

UNIT E
1- BR
36.90 SQ.M. +
3.50 SQ.M. (BAL.)
=40.40 SQ.M.

UNIT F
1- BR
38.30 SQ.M. +
3.50 SQ.M. (BAL.)
=41.80 SQ.M.

OCEANWAY RESIDENCES AT BORACAY NEWCOAST



TYP. LOWER GROUND FLOOR 1-2 CLUSTER 3

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 dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.

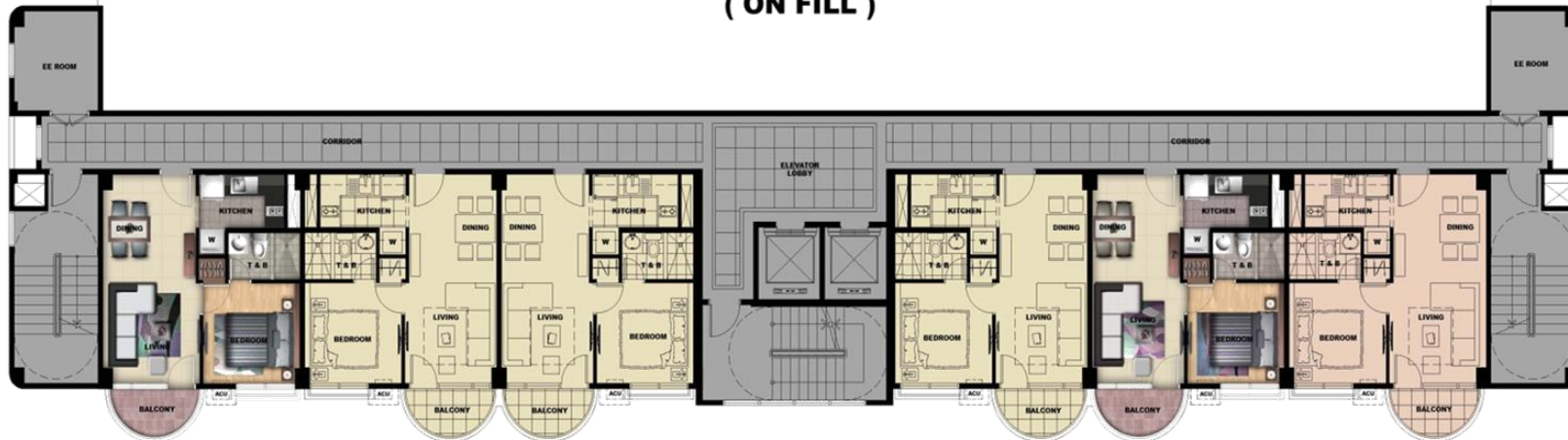
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TYPICAL FLOOR PLAN

(ON FILL)



UNIT A
1- BR
38.30 SQ.M. +
3.50 SQ.M. (BAL.)
=41.80 SQ.M.

UNIT B
1- BR
36.90 SQ.M. +
3.50 SQ.M. (BAL.)
=40.40 SQ.M.

UNIT C
1- BR
36.90 SQ.M. +
3.50 SQ.M. (BAL.)
=40.40 SQ.M.

UNIT D
1- BR
36.90 SQ.M. +
3.50 SQ.M. (BAL.)
=40.40 SQ.M.

UNIT E
1- BR
36.90 SQ.M. +
3.50 SQ.M. (BAL.)
=40.40 SQ.M.

UNIT F
1- BR
38.30 SQ.M. +
3.50 SQ.M. (BAL.)
=41.80 SQ.M.

OCEANWAY

RESIDENCES
AT BORACAY NEWCOAST



TYP. LOWER GROUND FLOOR 1-2 CLUSTER 4

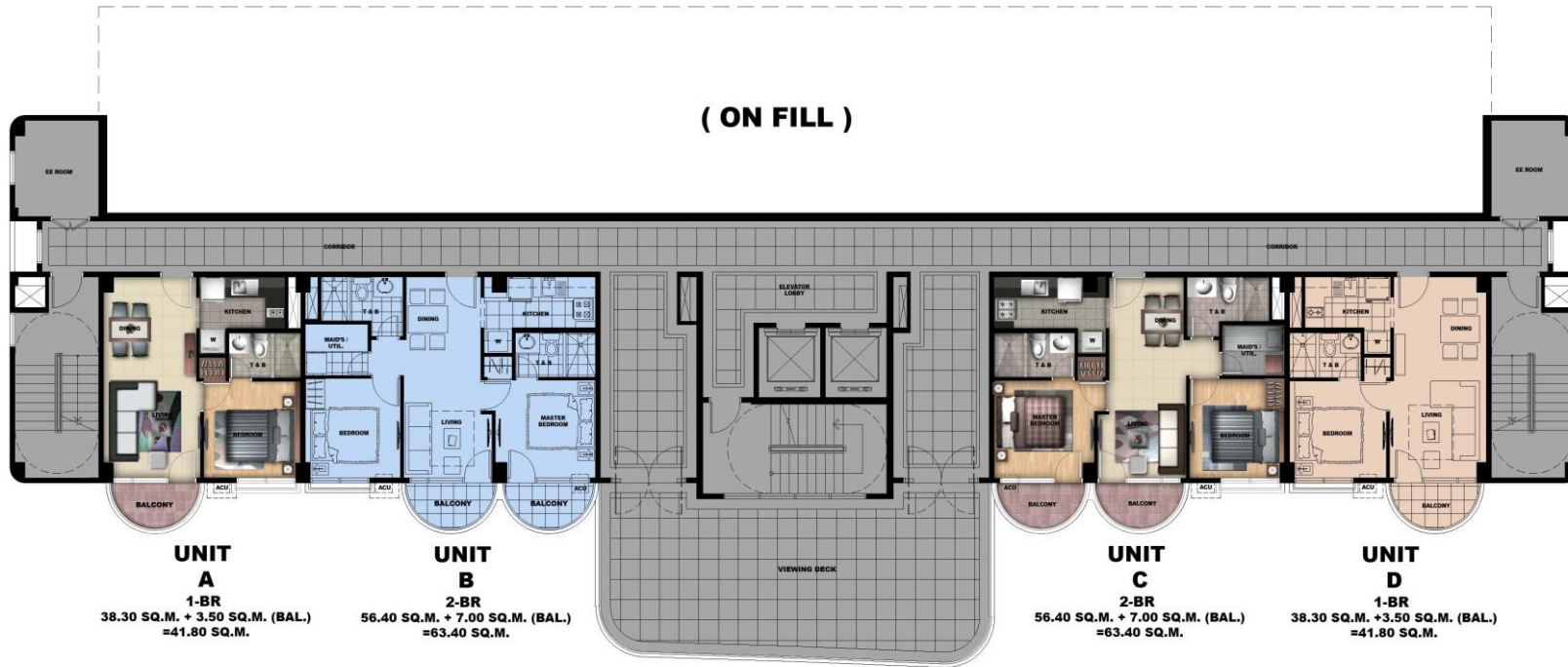
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TYPICAL FLOOR PLAN



OCEANWAY RESIDENCES AT BORACAY NEWCOAST



LOWER GROUND FLOOR 3 CLUSTER 3

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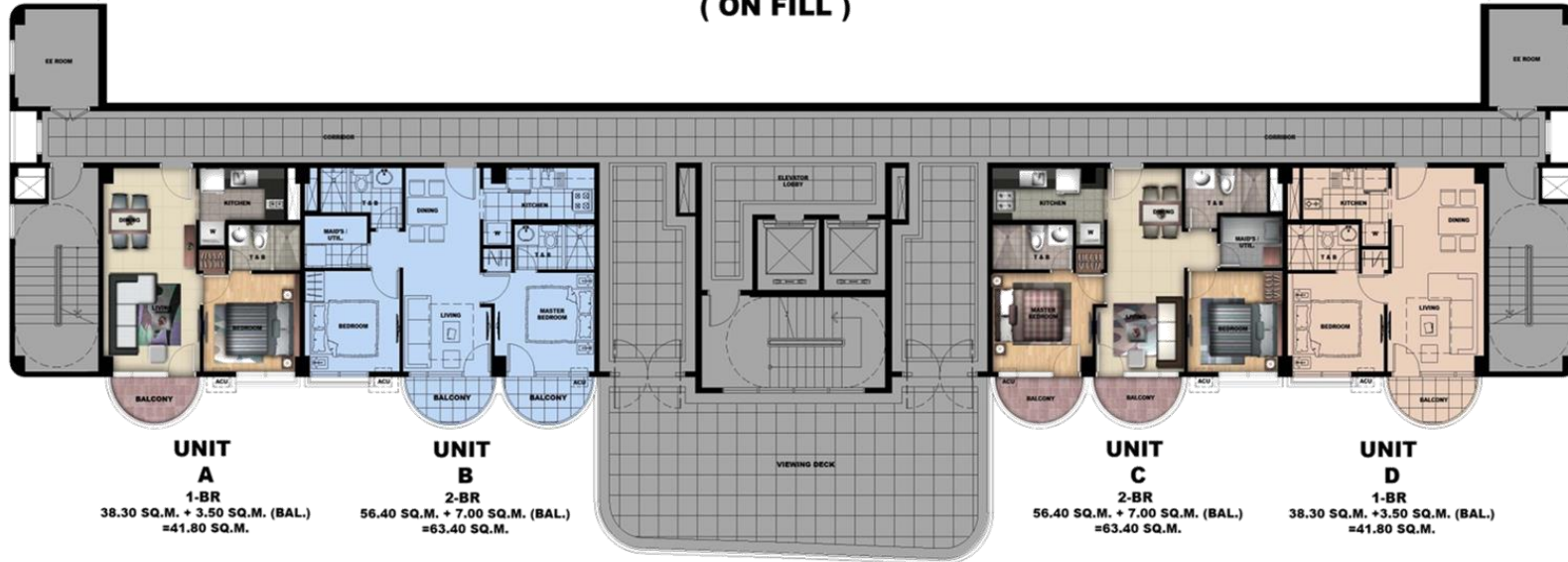
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TYPICAL FLOOR PLAN

(ON FILL)



OCEANWAY RESIDENCES AT BORACAY NEWCOAST



LOWER GROUND FLOOR 3 CLUSTER 4

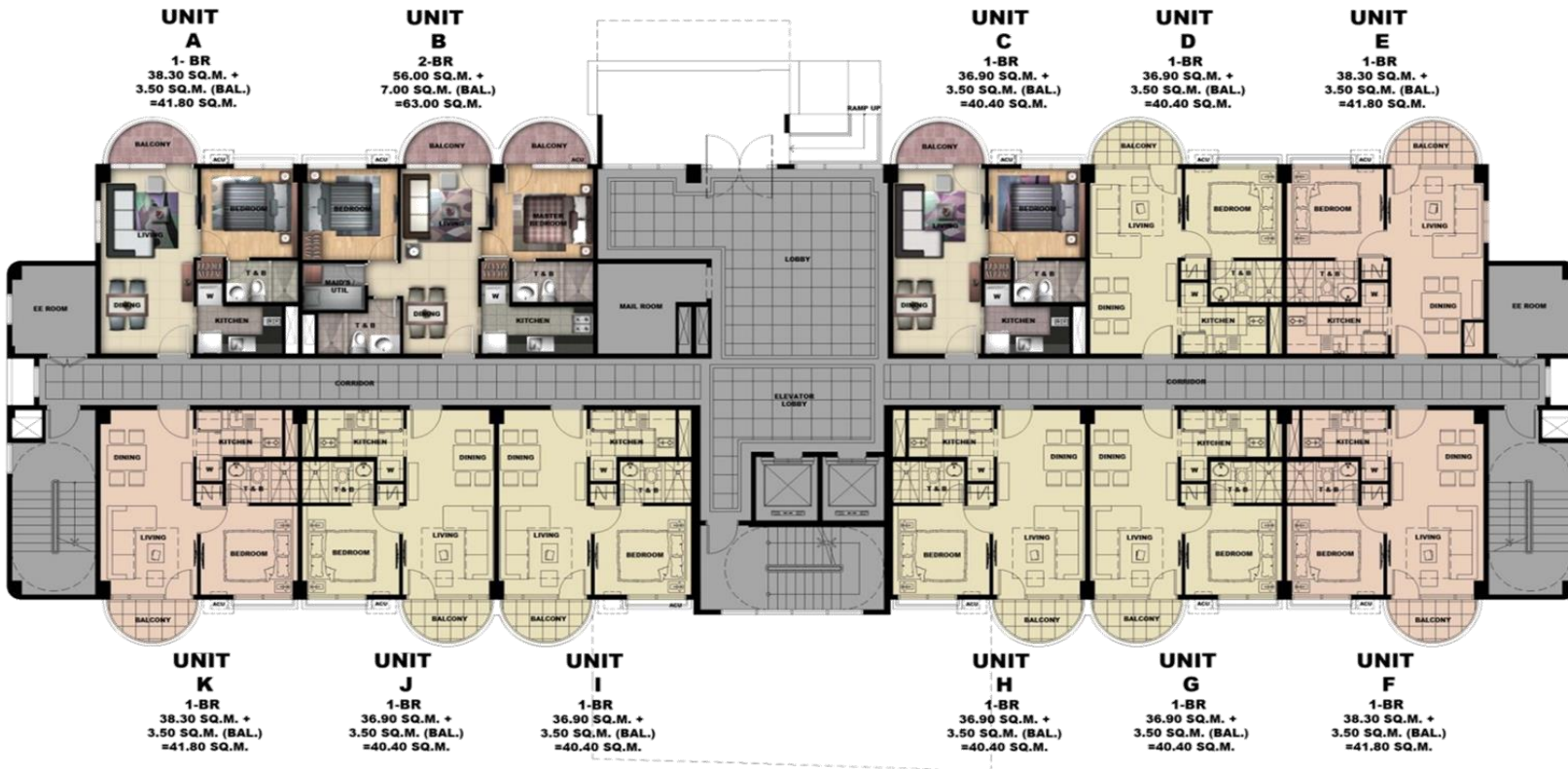
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TYPICAL FLOOR PLAN



OCEANWAY

RESIDENCES
AT BORACAY NEWCOAST

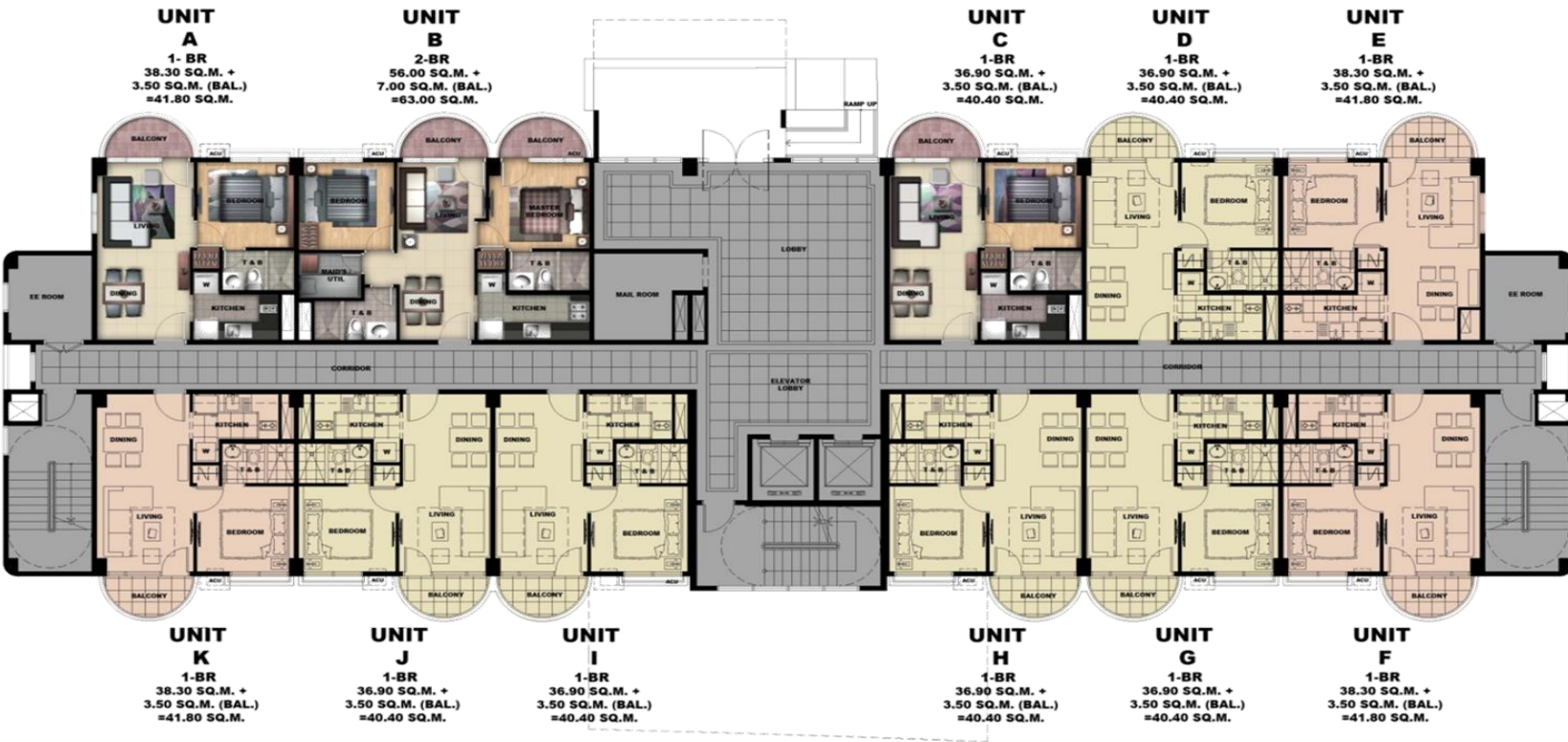
GROUND FLOOR CLUSTER 3



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TYPICAL FLOOR PLAN



OCEANWAY RESIDENCES AT BORACAY NEWCOAST

GROUND FLOOR CLUSTER 4



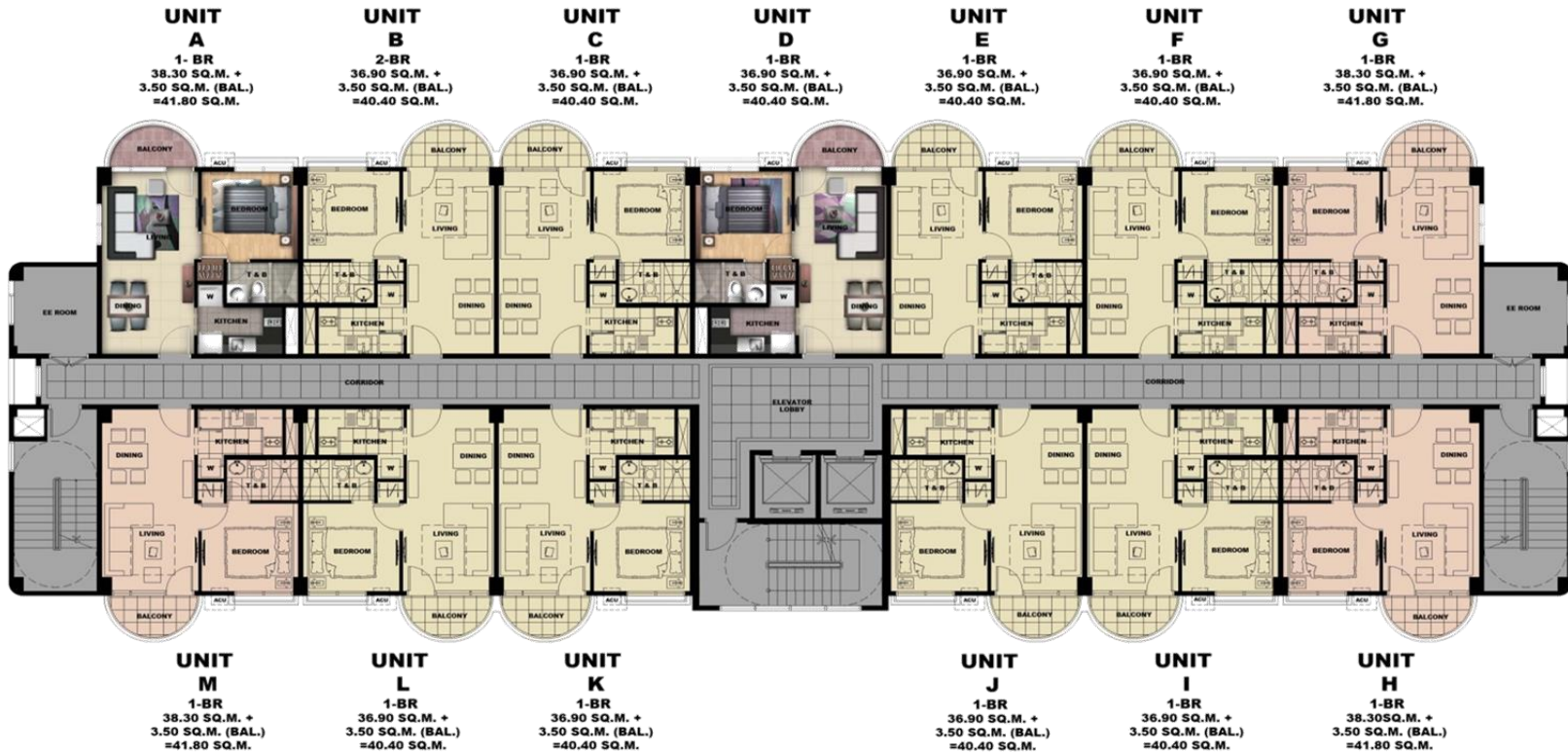
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TYPICAL FLOOR PLAN



OCEANWAY RESIDENCES AT BORACAY NEWCOAST



TYPICAL 2nd,3rd,4th,5th,6th FLOOR CLUSTER 3

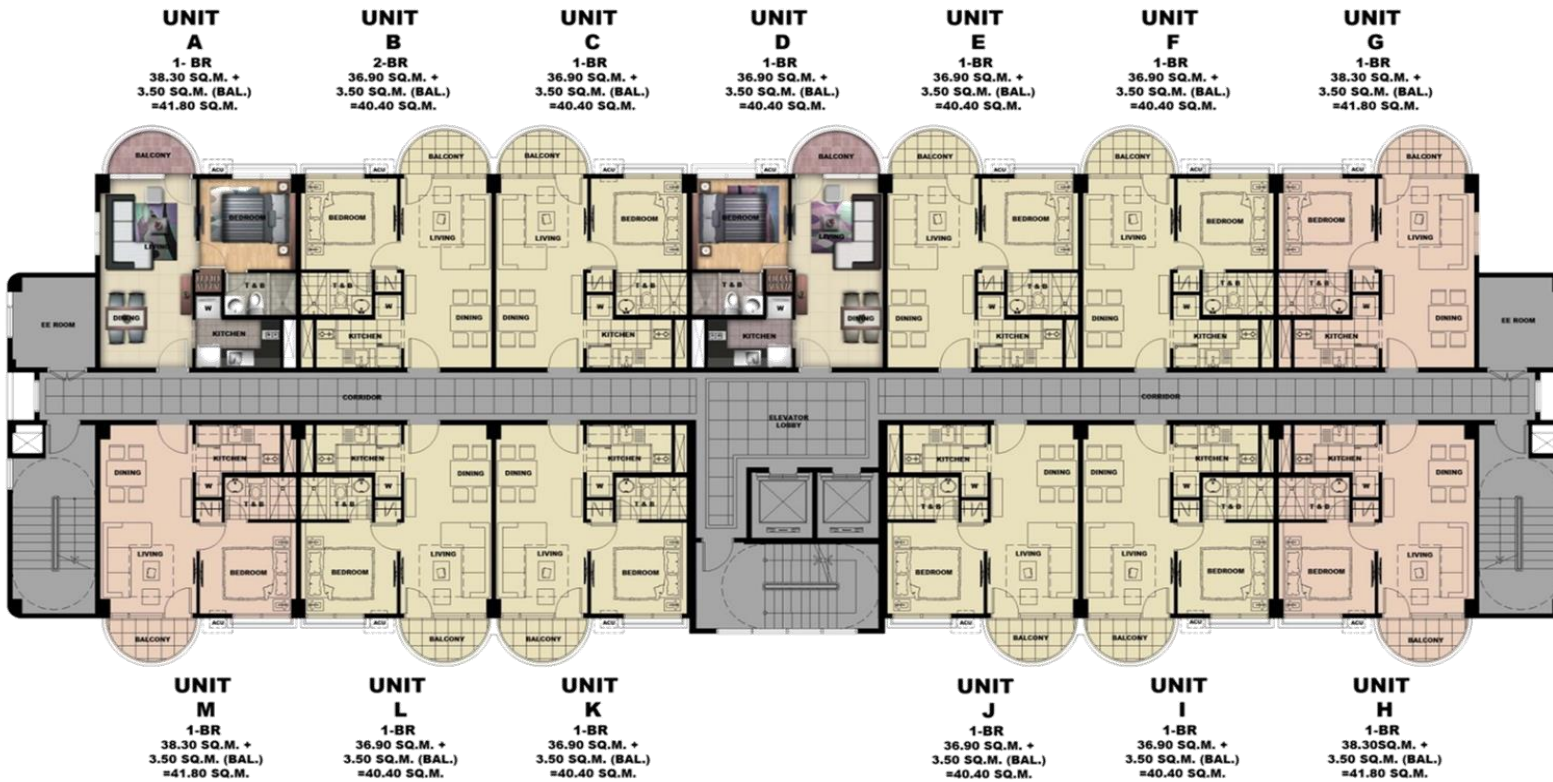
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TYPICAL FLOOR PLAN



OCEANWAY

RESIDENCES
AT BORACAY NEWCOAST



TYPICAL 2nd,3rd,4th,5th,6th FLOOR CLUSTER 4

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UNIT LAYOUT



STUDIO

36.90 SQ.M. +
3.50 SQ.M. (BAL.)
= 40.40 SQ.M.

Unit B, C, D, E
TYPICAL 2nd, 3rd & 4th FLOOR

Unit C, D
GROUND FLOOR

Unit B, C
LOWER GROUND FLOOR 3
CLUSTER 1

- Ceramic tiles in living, dining and sleeping area
- Sleeping area with modular closet
- Ceramic tiles in kitchen and toilet & bath
- Partial glass shower enclosure for toilet & bath
- Kitchen with modular under counter and overhead cabinet
- Kitchen and toilets with mechanical ventilation
- Window-type ACU Units in sleeping area



UNIT LAYOUT



2-BEDROOM

56.40 SQ.M. +
7.00 SQ.M. (BAL.)
= 63.40 SQ.M.

Unit G, H
TYP. 2nd, 3rd & 4th FLOOR

Unit F, G
GROUND FLOOR

Unit B, C
Typ. LOWER GROUND FLOOR 1-2

Unit A, D
LOWER GROUND FLOOR 3
CLUSTER 1

- Master bedroom with own toilet & bath
- Modular closets for all bedrooms
- Ceramic tiles in living and dining areas
- Ceramic plank flooring for bedrooms
- Ceramic tiles in kitchen and toilet & baths
- Partial glass shower enclosure for toilet & baths
- Ceramic tiles in maid's/utility room
- Maid's room with own toilet (in bigger 2-BR units only)
- Kitchen with modular under counter and overhead cabinet
- Kitchen and toilets with mechanical ventilation
- Window-type ACU Units in sleeping area



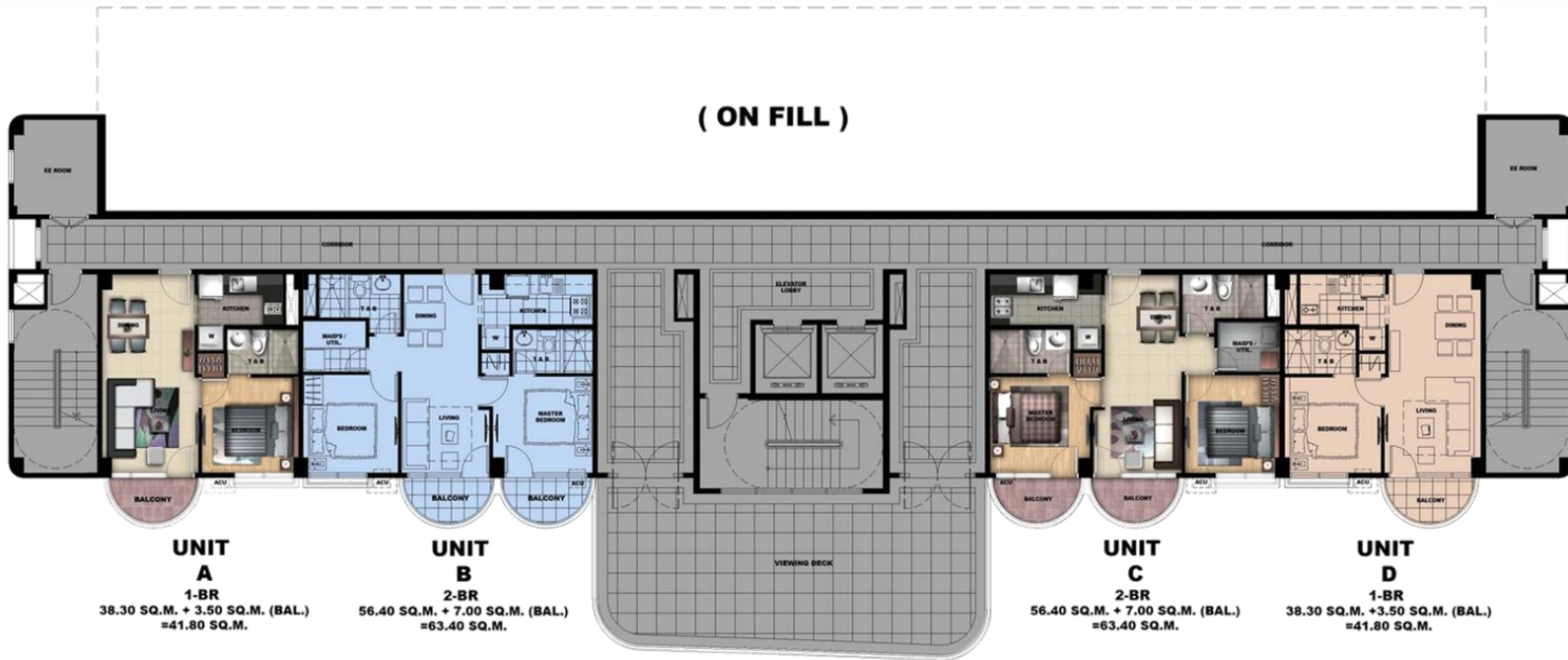
TYPICAL FLOOR PLAN (PHASE 2)

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TYPICAL FLOOR PLAN



OCEANWAY RESIDENCES 2 AT BORACAY NEWCOAST



LOWER GROUND FLOOR CLUSTER A

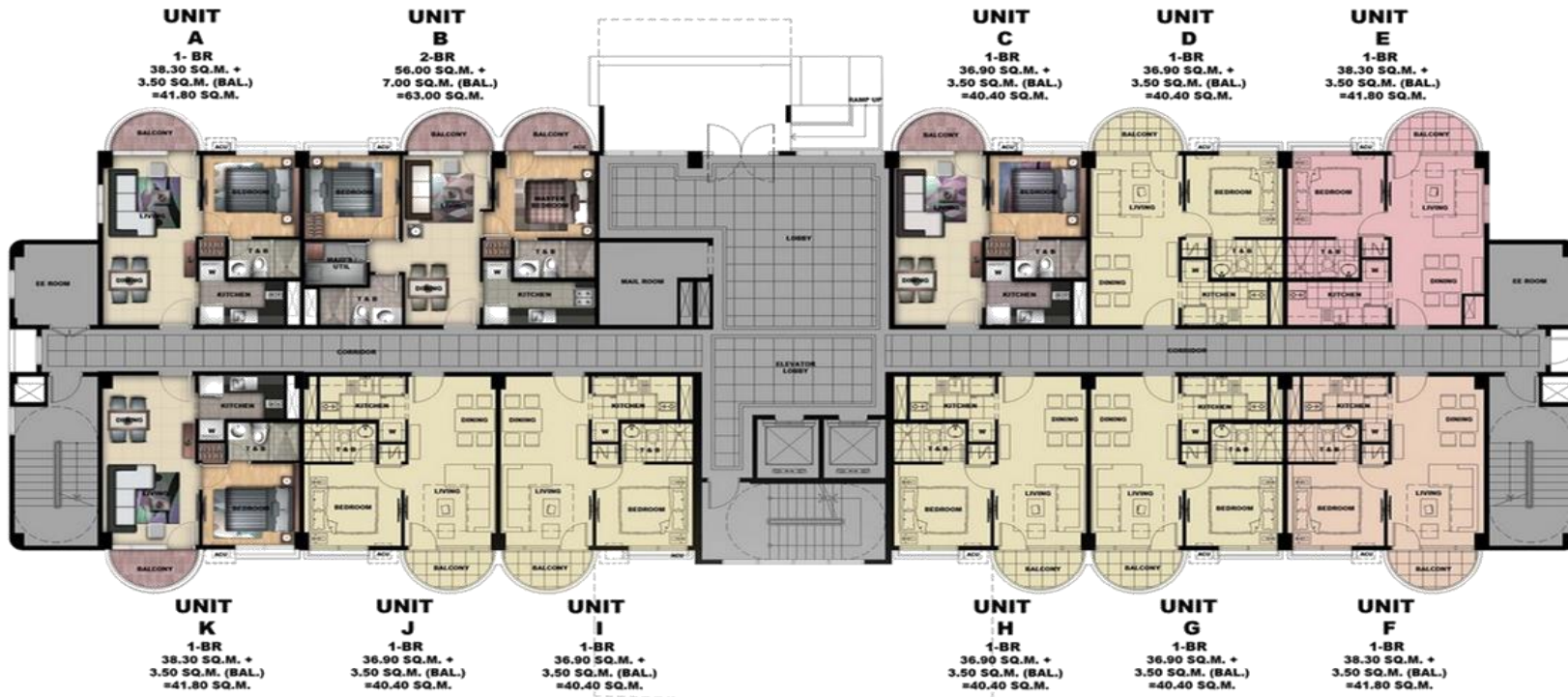
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TYPICAL FLOOR PLAN



OCEANWAY RESIDENCES 2 AT BORACAY NEWCOAST

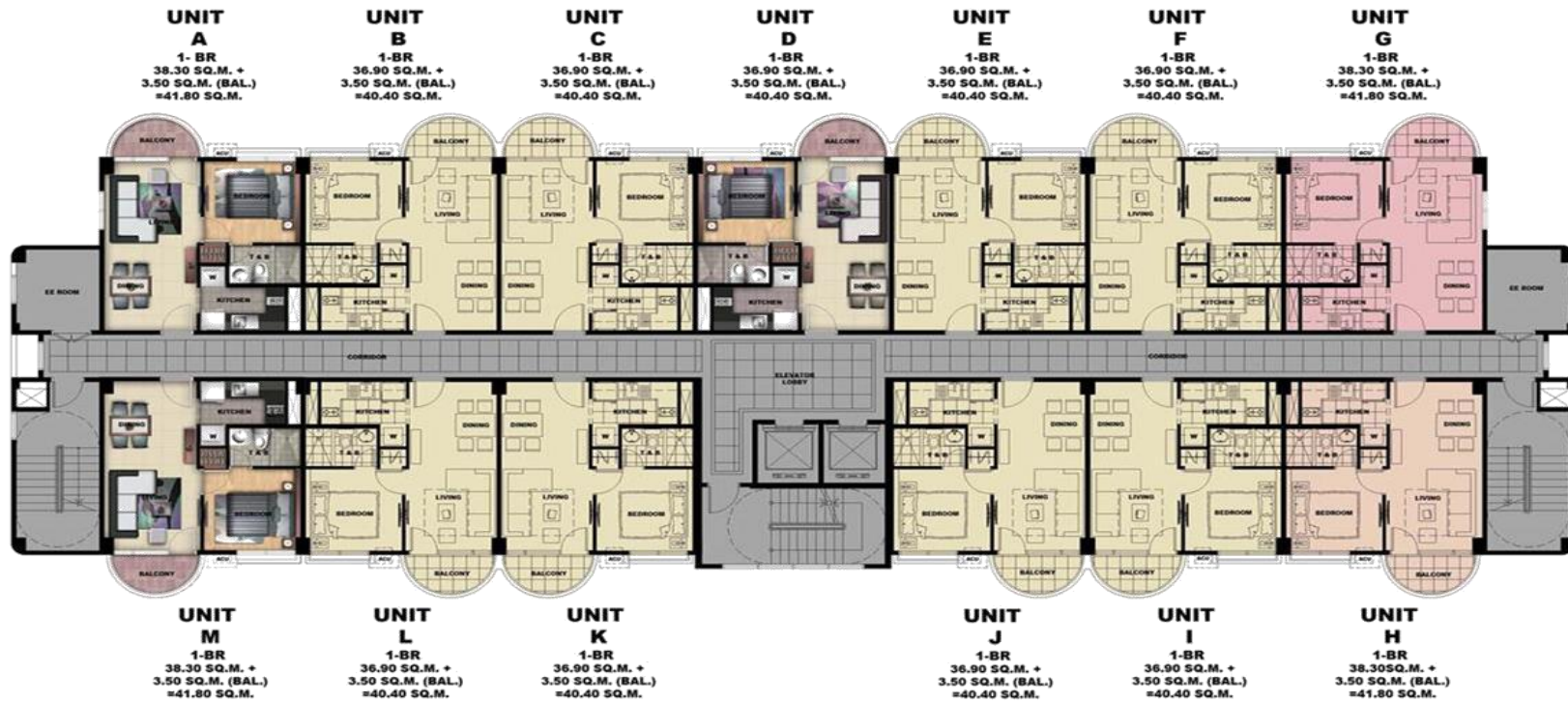


GROUND FLOOR CLUSTER A

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TYPICAL FLOOR PLAN



OCEANWAY RESIDENCES 2 AT BORACAY NEWCOAST

TYPICAL 2nd-6th FLOOR CLUSTER A



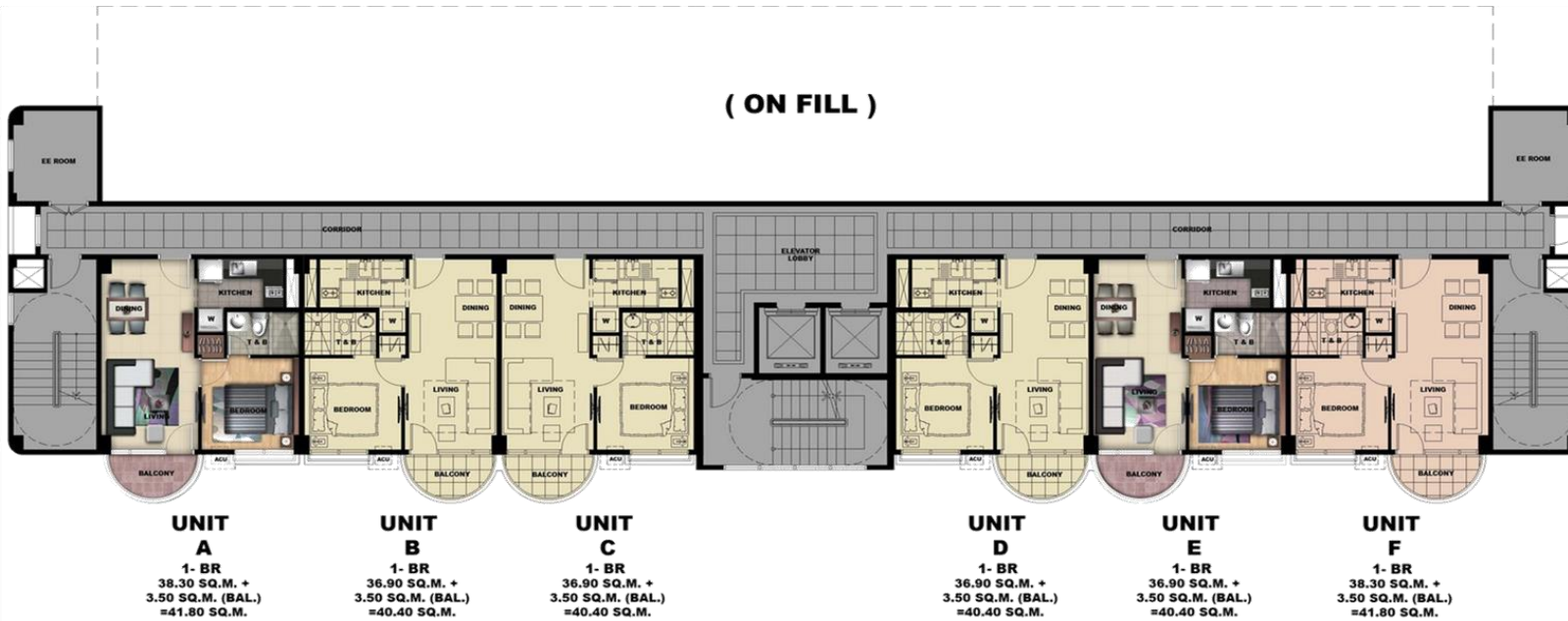
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TYPICAL FLOOR PLAN



OCEANWAY RESIDENCES 2 AT BORACAY NEWCOAST

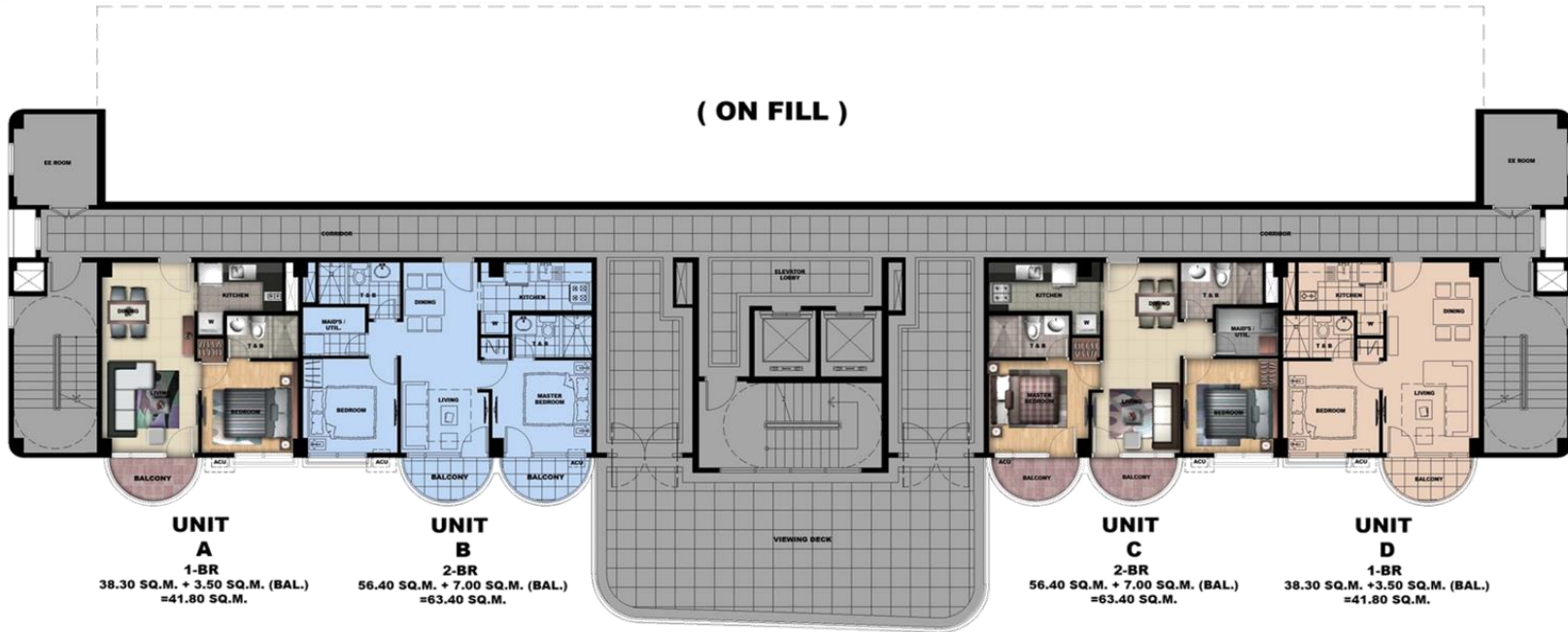


TYP. LOWER GROUND FLOOR 1-2 CLUSTER B

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TYPICAL FLOOR PLAN



OCEANWAY RESIDENCES 2 AT BORACAY NEWCOAST



LOWER GROUND FLOOR 3 CLUSTER B

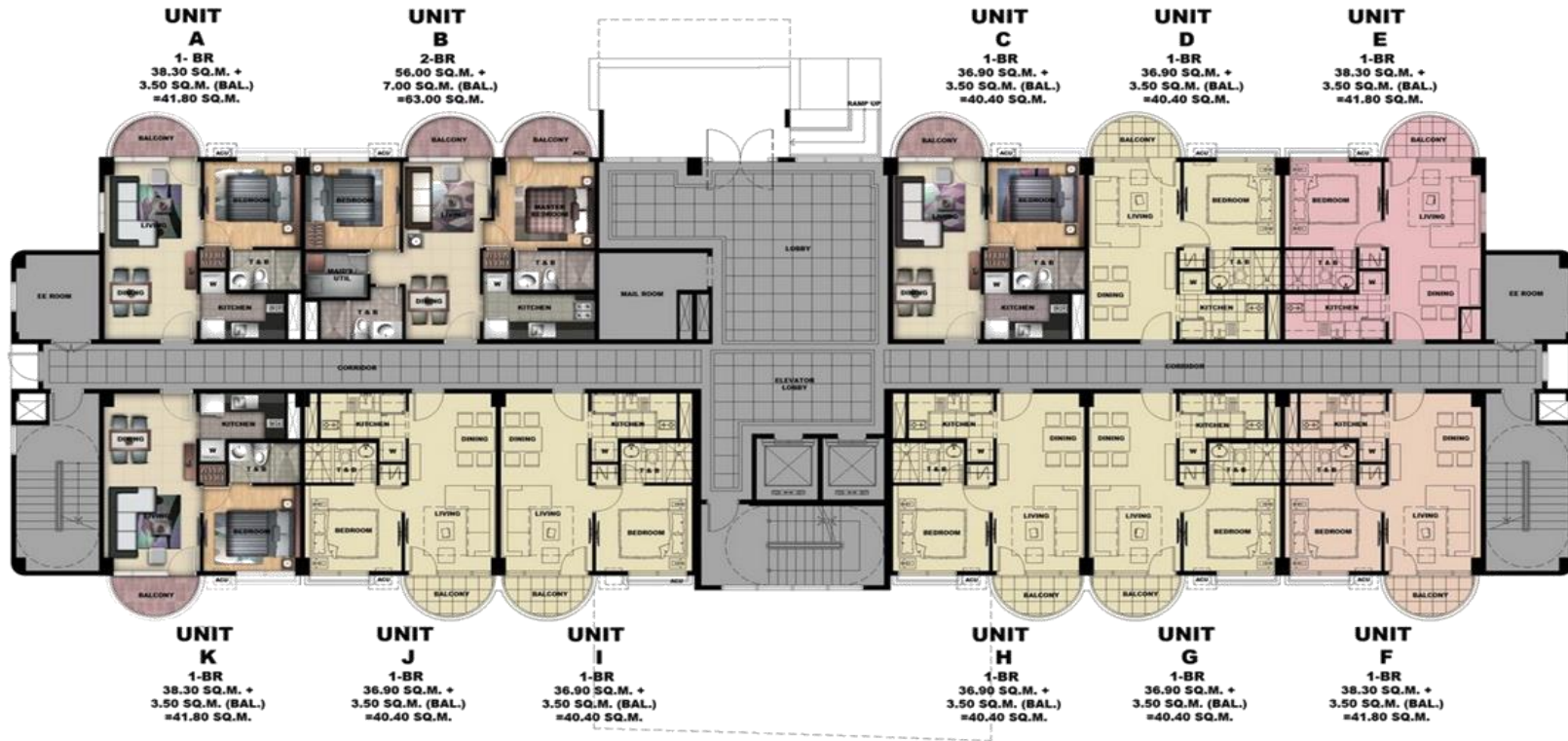
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TYPICAL FLOOR PLAN



OCEANWAY RESIDENCES 2 AT BORACAY NEWCOAST

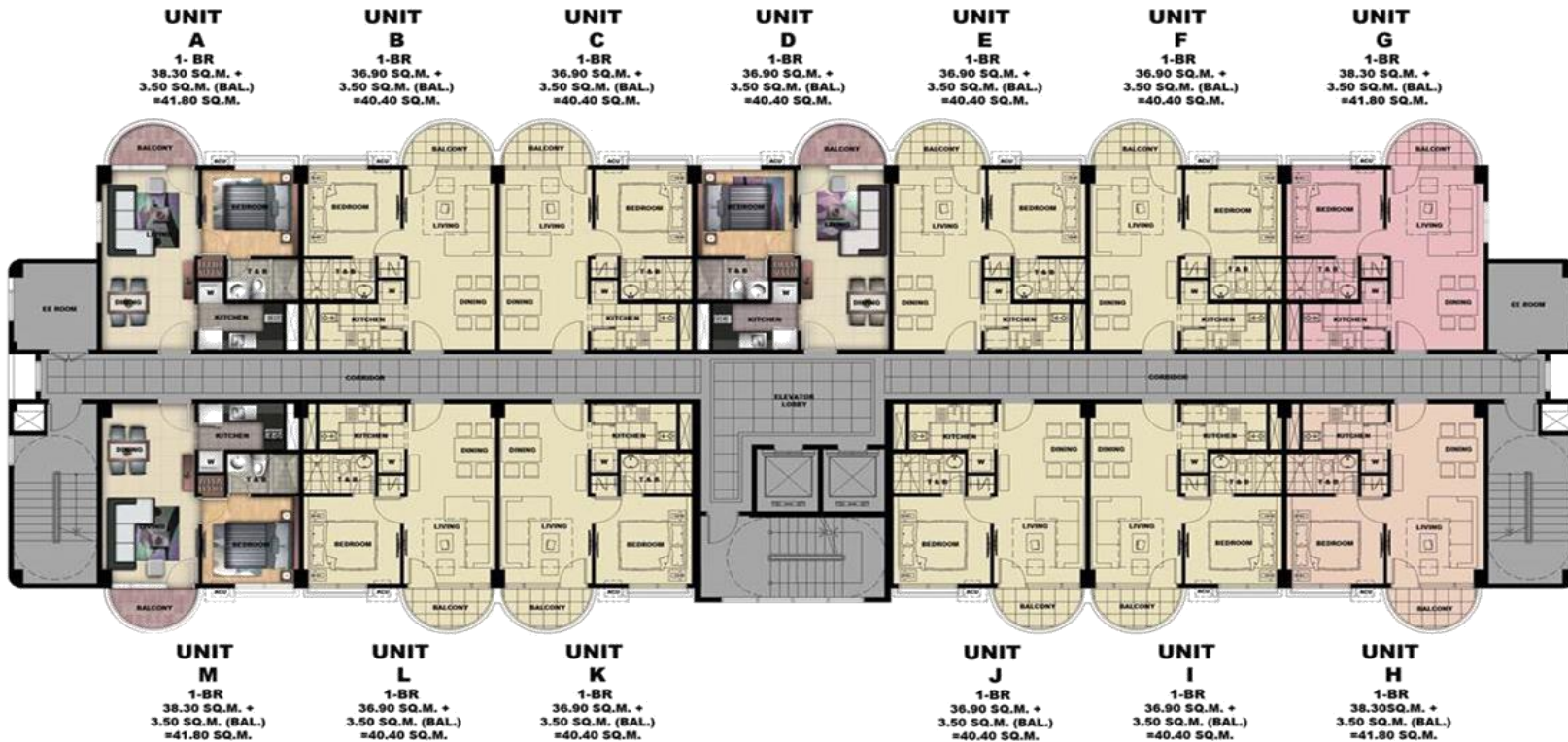


GROUND FLOOR CLUSTER B

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TYPICAL FLOOR PLAN



OCEANWAY RESIDENCES 2 AT BORACAY NEWCOAST

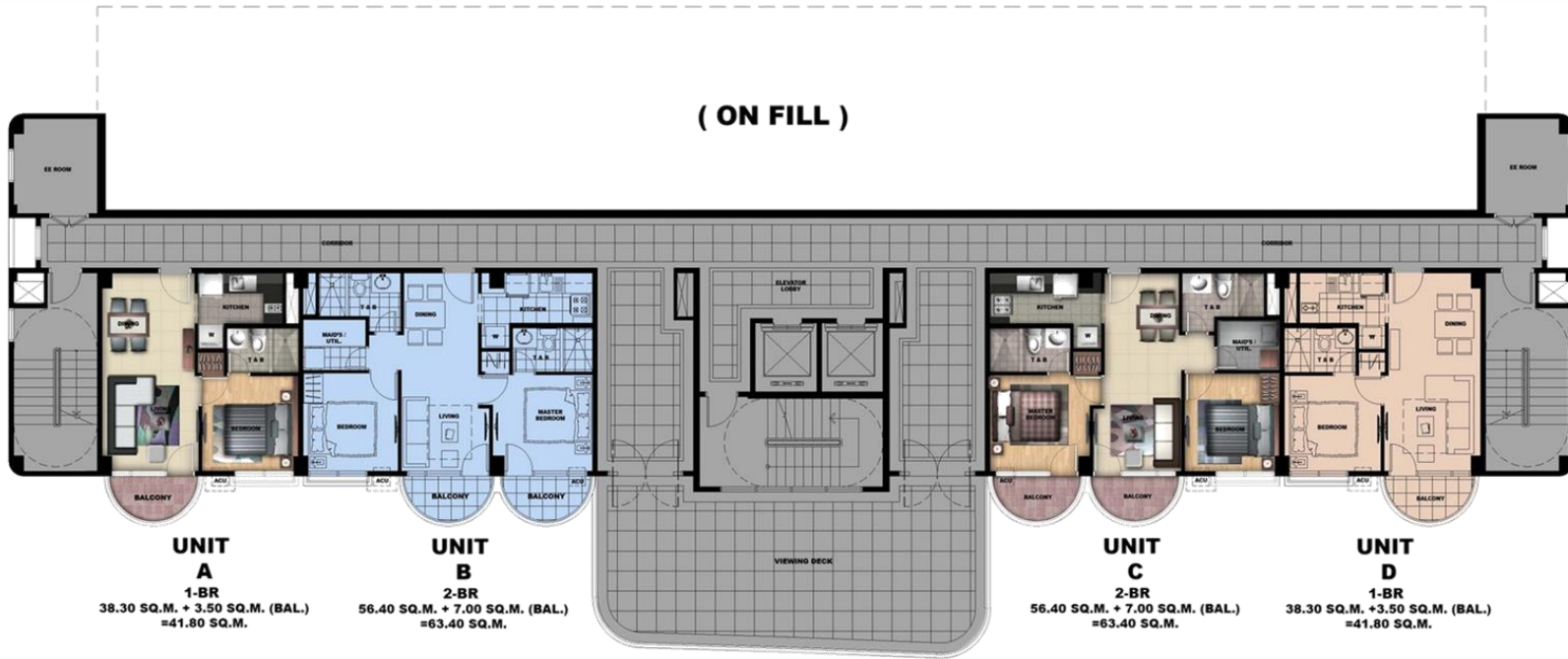
TYPICAL 2nd-6th FLOOR CLUSTER B

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TYPICAL FLOOR PLAN

(ON FILL)



UNIT A

1-BR

38.30 SQ.M. + 3.50 SQ.M. (BAL.)
=41.80 SQ.M.

UNIT B

2-BR

56.40 SQ.M. + 7.00 SQ.M. (BAL.)
=63.40 SQ.M.

UNIT C

2-BR

56.40 SQ.M. + 7.00 SQ.M. (BAL.)
=63.40 SQ.M.

UNIT D

1-BR

38.30 SQ.M. + 3.50 SQ.M. (BAL.)
=41.80 SQ.M.

OCEANWAY

RESIDENCES 2
AT BORACAY NEWCOAST



LOWER GROUND FLOOR CLUSTER C

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TYPICAL FLOOR PLAN



OCEANWAY RESIDENCES 2 AT BORACAY NEWCOAST



GROUND FLOOR CLUSTER C

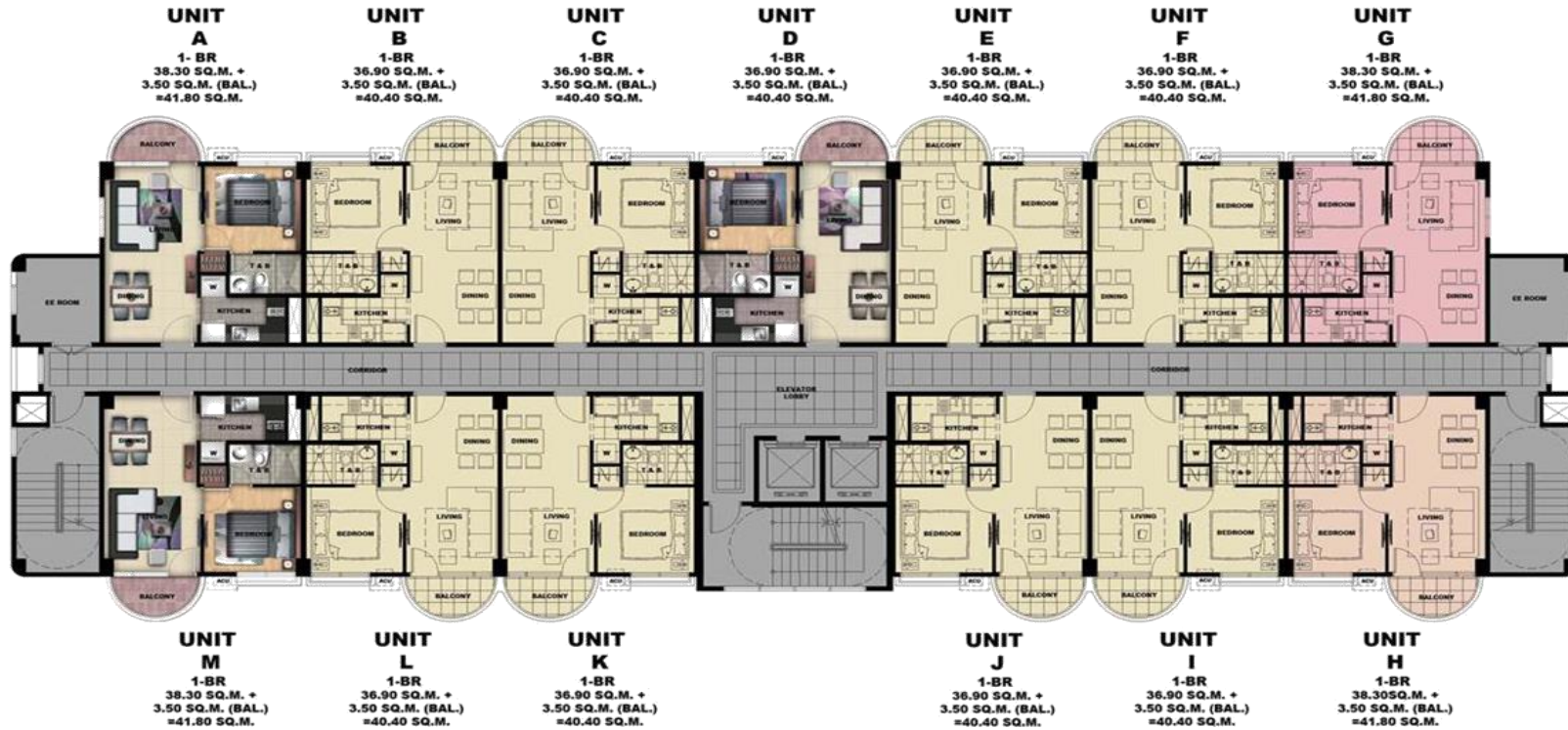
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TYPICAL FLOOR PLAN



OCEANWAY RESIDENCES 2 AT BORACAY NEWCOAST



TYPICAL 2nd-6th FLOOR CLUSTER C

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FEATURES

- Fully-furnished units
- All units have balcony
- 100% Guaranteed view of the Golf Course

AMENITIES

- Wellness Center
- Leisure Center
- Church
- Keyhole of Sunrise
- The Lighthouse
- Commercial Center
- Transportation
- Golf Club



TYPICAL RESIDENTIAL FEATURES

- Entrance panel door with viewer
- Individual electric and water sub-meters
- Individual mail boxes with keys
- Provision for cable TV lines
- Provision for telephone/ internet-ready lines per unit
- Provision for hot and cold water supply lines
- Multi-point water heater for each residential unit
- Individual Condominium Certificate of Title (CCT)



LUZON

INDANAC

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 at Cluster 2
- Service vehicle
- Lounge area per cluster
- 2 High-speed, interior-finished passenger elevators per cluster
- Centralized mail room per cluster



FURNISHINGS

- LCD TV with TV Cabinet
- Cooktop or Gas Range
- Range Hood
- Washing Machine with Dryer (stack type)
- Refrigerator
- Center Table and Sofa Set
- Dining Table Set (4-Seater for Studio, IBR and Small-2BR Residences; 6-Seater for big-2BR and 3BR Residences)
- Bed frame with Mattress set (1 set for Studio and IBR; 2 sets for 2BR; and 3 sets for 3BR Residences)
- Nite tables (1 unit for Studio and IBR; 2 units for 2BR; and 3 units for 3BR Residences)
- Bedroom Closets
- Kitchen Cabinetry
- Air-conditioning Units (window-type)

(Note: Brands of appliances may vary depending on availability.)



PROJECT UPDATES

as of October 2015

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PHASE 1



ADDITIONAL RENDERINGS











