







NORTHWIN GLOBAL CITY

# BULACAN

WHY IS IT AN IDEAL INVESTMENT DESTINATION?

**STRATEGIC  
LOCATION**

**HIGHLY PRODUCTIVE  
HUMAN RESOURCES**

**ABUNDANT NATURAL  
RESOURCES**

**INFRASTRUCTURE  
SUPPORT**

**REASONABLE COST  
OF DOING BUSINESS**

**EFFECTIVE GOV +  
PRIVATE PARTNERSHIP**

**FAVORABLE  
PEACE AND ORDER**

**INVESTMENT  
INCENTIVES**

**TOURIST  
DESTINATION**

# WHY IS INFRASTRUCTURE IMPORTANT?

Improved highways, air travel (airports), seaports, and railways would help improve the flow of goods and services, making investments and logistics better and more seamless. A study “found that infrastructure -- including transportation, utilities, and telecommunications -- is the most important factor influencing real estate investment and development decisions in cities around the world.

An aerial, isometric-style view of a city grid, rendered in a light teal color. The buildings are represented as simple rectangular blocks of varying heights, arranged in a regular pattern. The perspective is from a high angle, looking down and slightly across the city. The overall image has a soft, semi-transparent teal overlay.

WHAT'S INSIDE  
**NORTHWIN GLOBAL CITY**

# NORTHWIN GLOBAL CITY

in numbers

28

28th Megaworld township

85

85 hectares total land area

98

Php 98 Billion Capital Expenditure

20

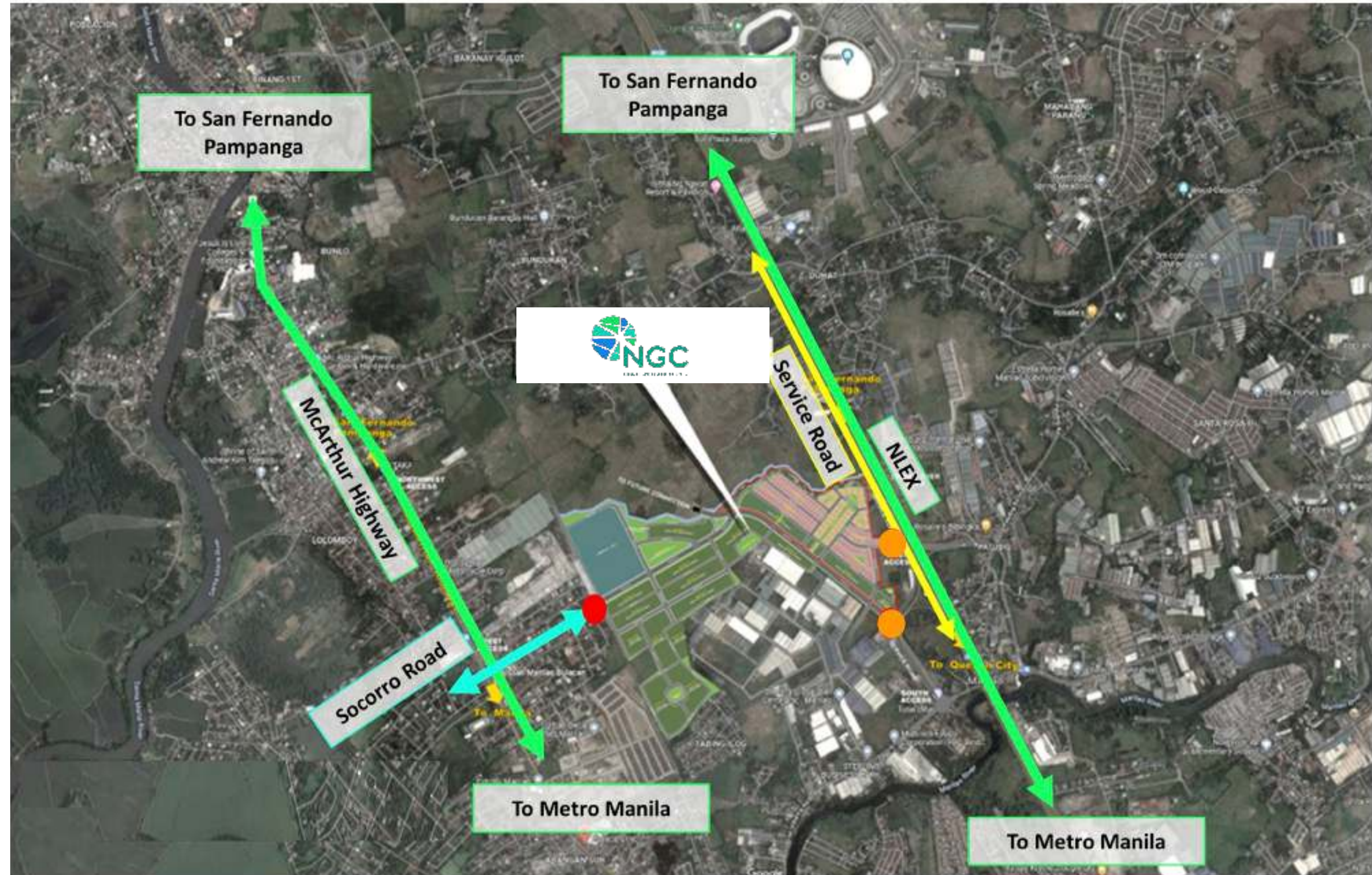
20km away from Metro Manila

20

20mins away from New Manila International Airport

# ACCESS POINTS

- West Access: McArthur Highway through Socorro Road
- East Access: 2 access points along Service Road





# ACTUAL SITE

\*ACTUAL PHOTOS





-  Train Station
-  Central Park
-  Green Sidewalks
-  Themed Commercial District





- SHOPHOUSE LOTS
- COMMERCIAL LOTS

**NGC**  
NORTHWIN GLOBAL CITY

A north arrow is located to the right of the logo, pointing upwards.

# NORTHWIN GLOBAL CITY

## TOWNSHIP COMPONENTS

- ✓ Themed shophouse and commercial district
- ✓ Residential condominiums
- ✓ Hotels and Malls
- ✓ Office towers and educational institutions
- ✓ Mixed-use commercial buildings
- ✓ Parks, open spaces, civic spaces



### **Prime Location**

Connected to major transportation networks such as NLEX and the New Manila International Airport



### **Hybrid City**

Developments that cater to hybrid living with modern and historical designs



### **City of Sustainability**

A modern city with green open spaces and a reduced carbon footprint



### **Innovative Investment Opportunities**

Innovative Investment Opportunities  
Developments that provide solutions to the modern problems in the post-pandemic era



- Key township advantage is the location of the Train Station
- Will be positioned as a Global Business District
- There will be areas for a commercial business district, pedestrian shopping street, upscale mixed-use developments, civic spaces and community facilities
- Township will be designed with wide road networks incorporating bicycle lanes and pedestrian-friendly streetscapes





## UNIQUE VALUE PROPOSITION

- Landscaped open spaces / Green infrastructures
- Expansive sidewalks
- Underground cabling for utilities
- Stormwater detention facility
- Central material recovery facility
- Township operations center
- Fiber optic cabling
- Sewage treatment plant
- Intermodal transport terminal
- Biking network
- LED/Solar-powered street lights



***i*Townships**

***i*Live. *i*Work. *i*Play. *i*Connect.**













# Road Network and Sizes

-  30 meters wide
-  16 meters wide
-  15 meters wide
-  10 meters wide





# Northwin Main Street





The first development in Northwin Global City is Northwin Main Street.

It is comprised of Shophouse Lots and Commercial Lots.

**Area Summary:**  
15.9 hectares gross land area

**Commercial Lots:**  
31 lots (17,930 sqm)

**Shophouse Lots:**  
113 lots (31,715 sqm)



# Northwin Main Street

## WHY THE NAME?

- Global name
- Name Recall
- Northwin Branding
- Adds value
- Easy to pronounce

Highlight the district as the prime and upscale address within the township



## Northwin Main Street

- Walkable community specific to promenades and custom road networks
- Two lot options:
  - Shophouse Lots
  - Commercial Lots
- A Plaza fronting the commercial lots

# SHOPHOUSE AND COMMERCIAL LOTS

## THEME: MODERN FRENCH ARCHITECTURE

The Northwin Main Street is inspired by Champs Elysees in Paris, France, a pedestrian-friendly green space. As Champs Elysees aims to become an "extraordinary garden", Northwin Main Street will become a district of splendor.



BAKE SHOP

CLOTHING STORE

IMPROVE YOUR BUSINESS

YOUR MOMENT

YOUR MEMORY

WALK DESIGN TEMPA

50

HEA





# DEVELOPMENT HIGHLIGHTS

- 15.9 hectares Gross Land Area
- 144 Saleable lots
- 10 lots/hectare Density
- 44% open spaces  
Parks, roads, alleys





**Masterplanned  
for connectivity  
& walkability**



## SHOPHOUSE LOTS (SIZES)

- 250 to 300 sqm (57 lots)
- 301 to 350 sqm (20 lots)
- 351 to 400 sqm (28 lots)
- 401 to 450 sqm (3 lots)
- 451 to 500 sqm (3 lots)
- 501 to 550 sqm (2 lots)

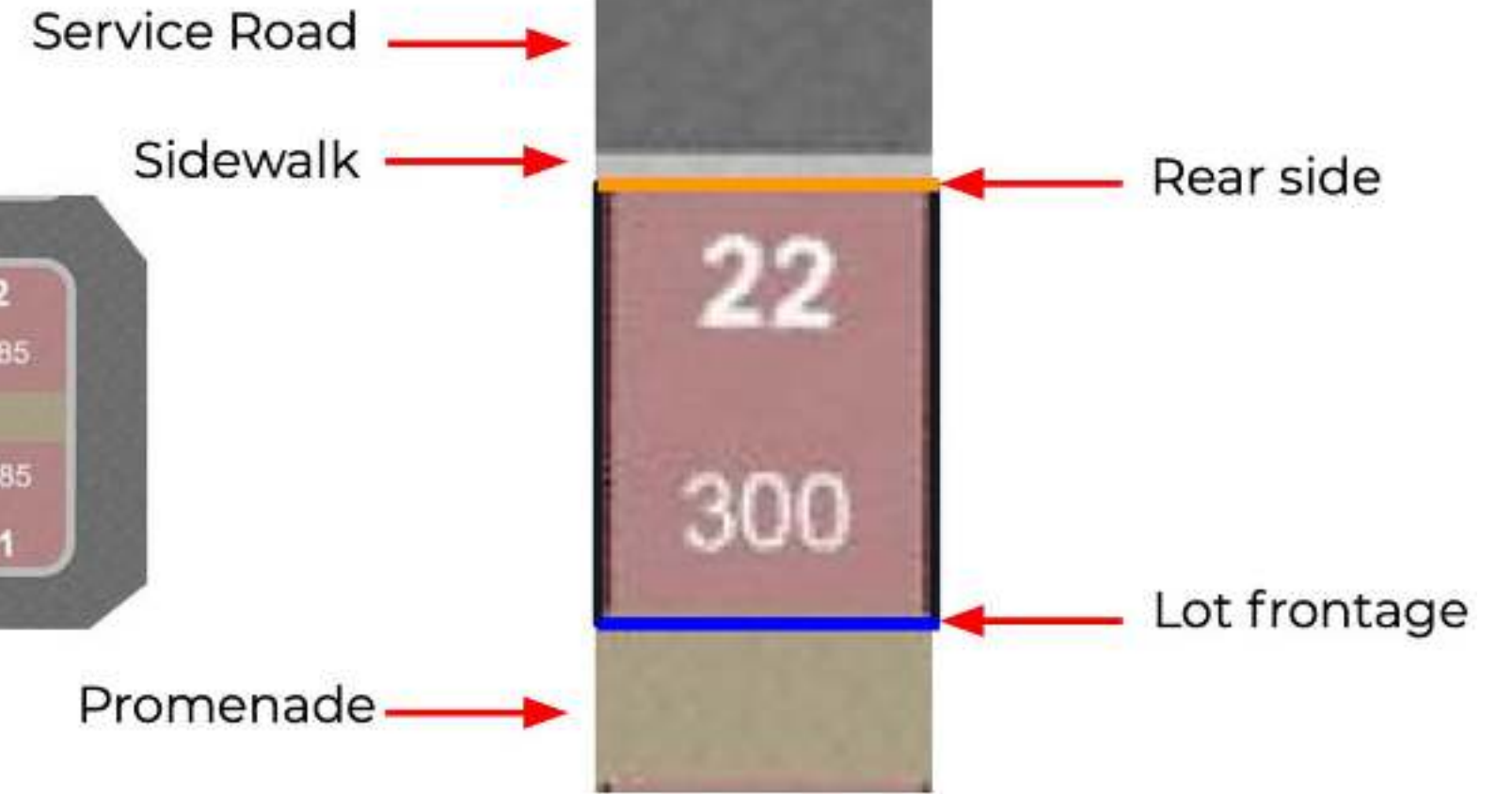
## COMMERCIAL LOTS (SIZES)

- 450 to 500 sqm (1 lot)
- 501 to 550 sqm (19 lots)
- 551 to 600 sqm (2 lots)
- 601 to 650 sqm (4 lots)
- 651 to 700 sqm (3 lots)
- 701 to 750 sqm (2 lots)



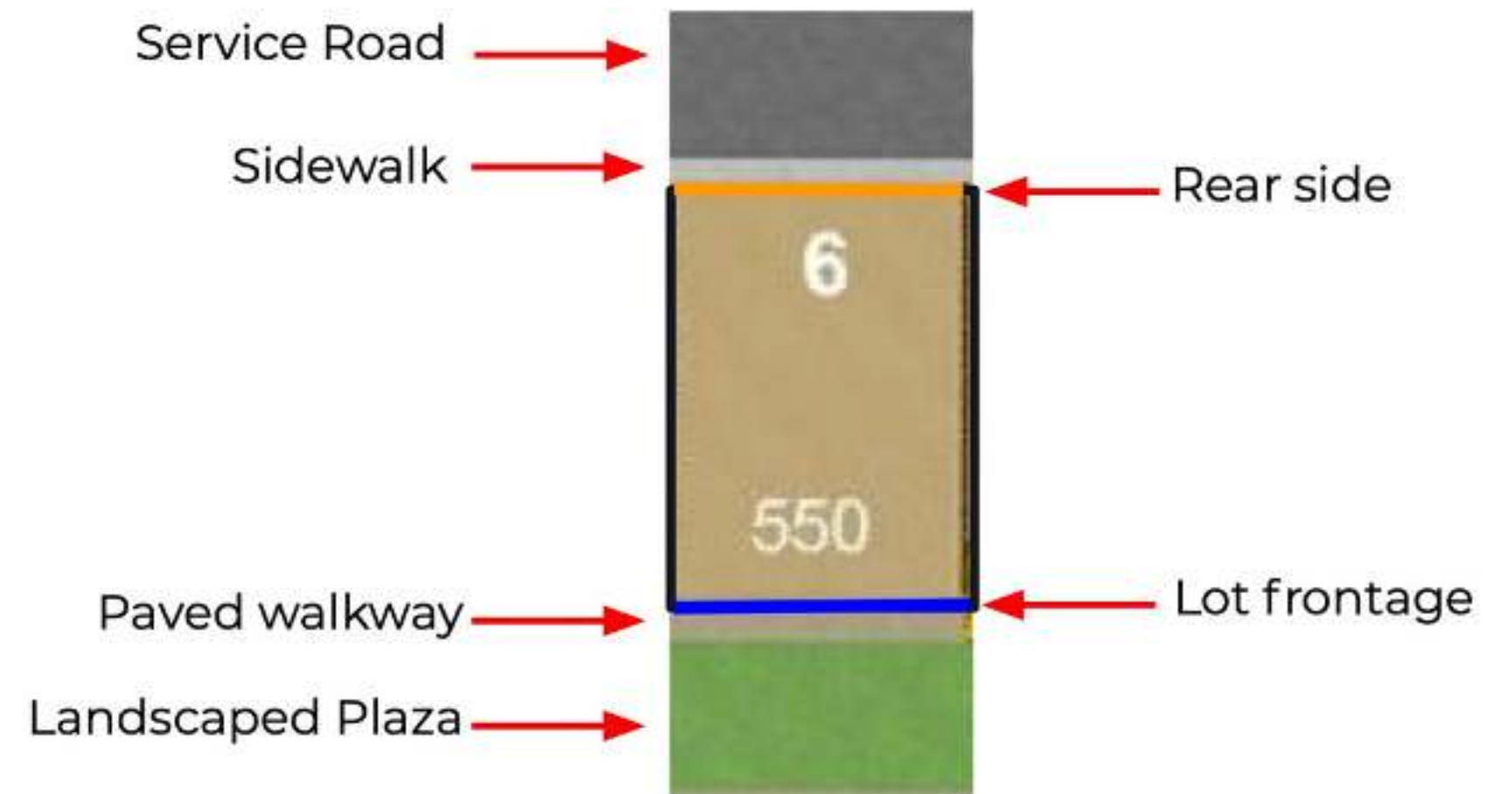


# SHOPHOUSE LOT



- For a typical 300 sqm lot
- Frontage - 15 meters
  - Depth - 20 meters

# COMMERCIAL LOT









For a typical 550 sqm lot

- Frontage - 20 meters
- Depth - 27.5 meters



# ROAD, NETWORK, & STREETS

-  30 meters wide
-  16 meters wide
-  15 meters wide
-  12 meters wide
-  10 meters wide
-  8 meters wide



An architectural rendering of a vibrant street scene. The scene is overlaid with a semi-transparent blue filter. In the foreground, a paved sidewalk curves along a street. Several people are walking: a man in a light shirt and shorts, a woman in a white top and pants pushing a stroller, and a group of three people further down. To the left, a building with large windows has signs for 'BAKE SHOP' and 'BAKE SHOP'. To the right, another building features a covered outdoor seating area with tables and chairs. The background shows more multi-story buildings and trees. The overall atmosphere is that of a modern, walkable urban neighborhood.

# SHOPHOUSE AND COMMERCIAL LOTS

Is it worth the investment?

# SHOPHOUSE AND COMMERCIAL LOTS

- ✓ 10 Infrastructure Projects
- ✓ Live-Work-Play-Learn township
- ✓ Multi-functional lots (hybrid: shop + home)
- ✓ Business Lots (commercial lots)
- ✓ Great potential for Bulacan





