



THE
MAGNOLIA
RESIDENCES
NEW MANILA

www.robinsonsresidences.com



Magnolia Town Center
Architect's Perspective

MEMORIES COME FULL CIRCLE LIFE IN FULL BLOOM

Everyone has that sentimental feeling as they fondly recall each visit to the Old Magnolia Ice Cream House. Now imagine living at the multi-awarded development, the Magnolia Town Center, a township comprised of mixed-use high-rise residential buildings and the popular Robinsons Magnolia in New Manila.

At each Magnolia Residences tower, you and your family can celebrate life in its modern unit spaces and choice amenities. Truly, living at The Magnolia Residences is city living done right.

LIVE YOUR BEST IN A CITY FULL OF LIFE



The Magnolia Residences is located at Aurora Blvd. cor. Doña Hemady St. and N. Domingo St., New Manila, Quezon City

Nestled at the heart of New Manila, Quezon City, The Magnolia Residences is highly accessible via the LRT2 line, neatly tucked between Gilmore and Betty Go Belmonte stations.

Its strategic location allows residences easy access to main roads leading to key urban hubs, such as the Greenhills Shopping Center, the Cubao lifestyle circuit, and the Makati and Ortigas CBDs.

Nearby establishments

The Magnolia Town Center

- Robinsons Magnolia mall
- Summit Hotel Magnolia
- Cyberscape Magnolia

Shopping centers

- Greenhills Shopping Center
- Gateway Mall

Hospitals

- St. Luke's Medical Center
- Cardinal Santos Medical Center
- University of the East Memorial Medical Center

Schools

- St. Paul University
- Xavier School
- Immaculate Conception Academy
- La Salle Greenhills

PROJECT DETAILS



- Situated on a five-hectare mixed-use development
 - Residential development is approximately 1.7 hectares
- Four Residential Towers
 - Tower A – 378 units
 - Tower B – 419 units
 - Tower C – 433 units
 - Tower D – 420 units
- Retail strip tucked in the residential development's Basement A level
- Podium and basement parking

THEME/ARCHITECTURAL DESIGN

- Mixed-use residential condominium development
- Modern flat design concept
- Concrete facade with glass windows





Design Team

Architectural Partner: ASYA Design
Structural Design: SY² + Associates, Inc.
Landscape Design: Efren Aurelio
Landscape Architect

BUILDING FEATURES TOWER D

- 3 elevators (2 passenger elevators and 1 service elevator)
- Main entrance lobby at the lower ground floor
- CCTV monitoring at selected common areas
- Automatic smoke detectors and fire alarm with sprinkler system at all common areas
- Annunciator panel with emergency speaker at all floors
- Standby power generator for common areas
- Transformer and genset room
- Individual mailboxes per building
- Garbage holding area per residential floor and centralized garbage holding room at Basement A
- Building administration office
- Security room
- Driver's lounge and toilet
- 2 fire exits

For training purposes only. All details herein are subject to change without prior notice and do not constitute any part of a contract or offer.

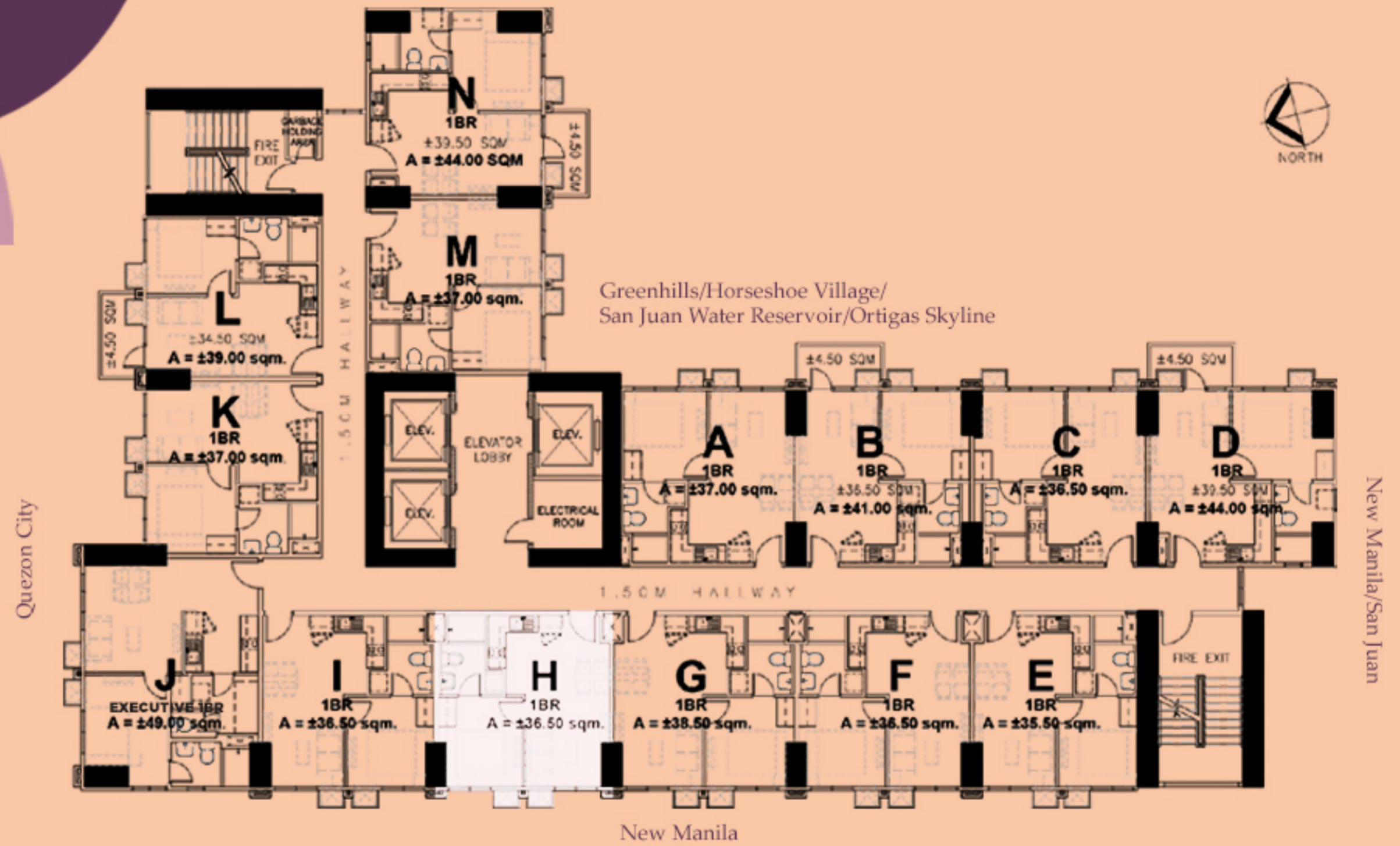
FLOOR STACKING TOWER D

Floor	Number of Floors	Use
21st - 37th	16	Zone 2
8th - 20th	12	Zone 1
7th	1	7th floor zone
Basement A - 6th	6	Indoor and podium amenities
Basement D - Basement B	3	Basement parking



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TYPICAL FLOOR PLAN TOWER D - ZONE 1



Some views may currently be unobstructed. However, the Developer does not guarantee unobstructed views due to possible future developments in the neighboring lots.

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Total units/floor

14

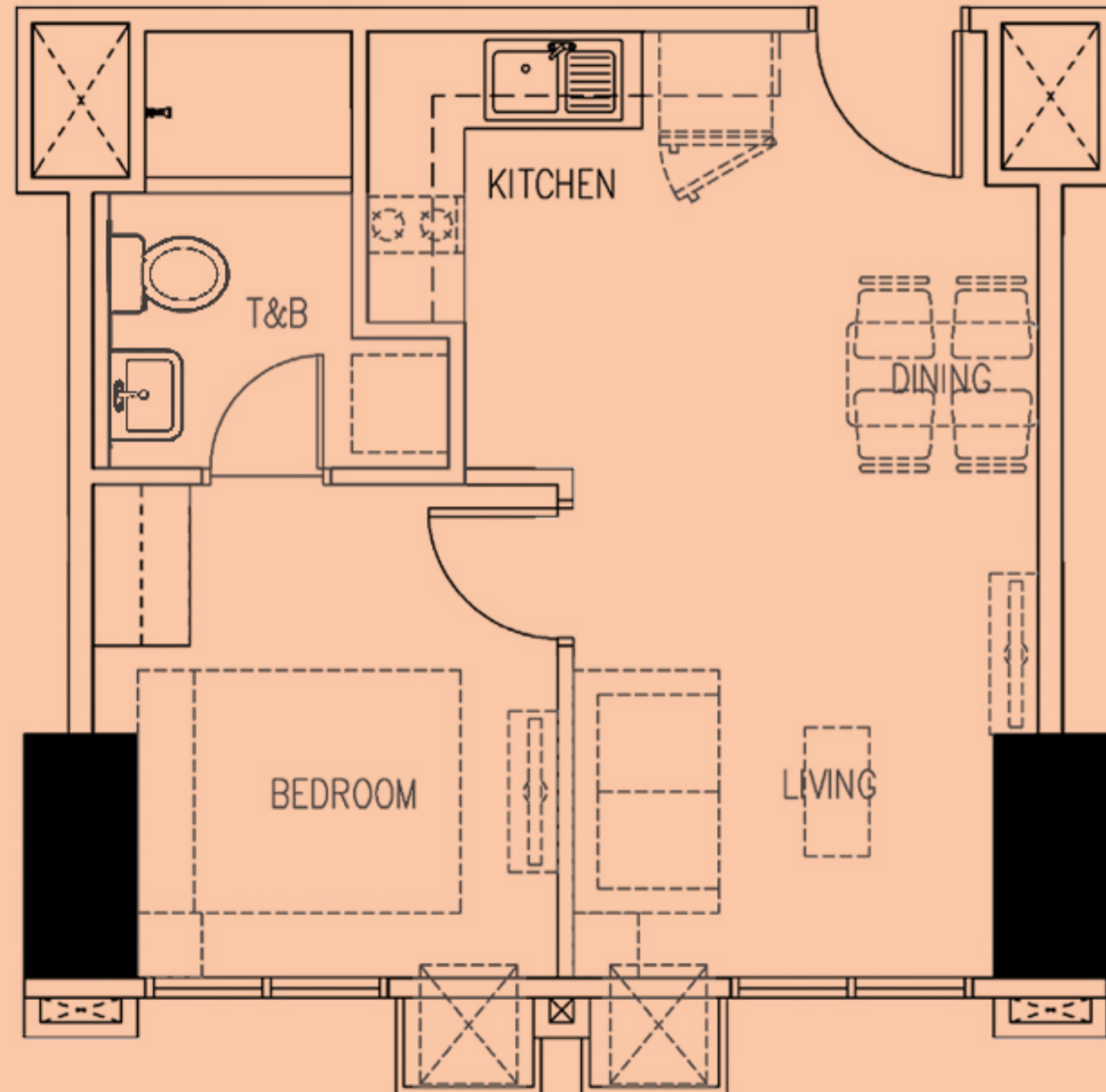
Number of floors

30 residential floors

Tower D

Unit H

Unit Area = ± 36.50 SQM



ONE-BEDROOM UNIT

KITCHEN	± 7.72 sqm
LIVING/DINING	± 14.89 sqm
MASTER'S BEDROOM	± 8.71 sqm
MASTER'S T&B	± 5.18 sqm
TOTAL	± 36.50 sqm

Approximate areas only

UNIT INCLUSIONS

Area	Living/Dining	Bedroom	Kitchen	Toilet and bath
Floor	Homogeneous tiles	Laminated wood	Homogeneous tiles	Homogeneous tiles
Wall	Painted plastered wall	Painted plastered wall	Painted plastered wall	Combination of plastered painted wall and homogeneous tiles
Ceiling	Painted slab soffit (no ceiling)	Painted slab soffit (no ceiling)	Painted gypsum board	Painted gypsum board
Other Deliverables	N/A	Bedroom closet	Single-point water heater provision (water heater excluded) Granite countertop and splashboard Overhead and undercounter cabinets	Multi-point water heater provision (water heater excluded) Lavatory with granite countertop

Appliance gift certificate worth Php 100,000.00
(to be given to unit owner/s upon full payment and turnover)

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UNIT FEATURES

- Entrance panel door with viewer
- Intercom per unit connected to the security/reception counter
- Automatic smoke detectors and fire alarm with sprinkler system in all units
- Provisions for:
 - Individual electric and water meter
 - Cable TV line
 - Telephone line
 - Provision for owner-supplied window-type air-conditioners
 - Space provision for washer/dryer for all units
 - Ventilation for kitchen and toilets
 - Provision for multipoint water heater line (excluding water heater) for kitchen and toilet
- Automatic smoke detectors and fire alarm with sprinkler system in all units
- Utility room with toilet for Executive 1BR units
- Balconies for selected 1BR units
- Standby power at selected outlets in residential units

EASY LIVING AT THE MAGNOLIA TOWN CENTER

Robinsons Magnolia will expand its lifestyle offering to its shoppers and residents with the addition of global brands, casual restaurants, and home specialty stores. The expansion will celebrate a redesigned park with public art and feature al fresco restaurants and intimate outdoor events.

It will have a family amusement center, four (4) additional cinemas including a VIP cinema with a guest lounge, and a food gallery featuring new-to-market food concepts that will offer views to the green park. An air-conditioned chapel with regular mass service will also be located at the fifth floor of the mall.

To complete the mixed-use offering within Robinsons Magnolia complex, a five-storey prime office development, which targets local and multinational companies, will be built on top of the mall expansion.



INSPIRATION REFLECTING EVERY DIMENSION OF HOME



Experience utmost ease and comfort as The Magnolia Residences brings homeowners a multitude of choices for every pursuit.

Amenities

TOWER A

- Private theater
- Aerobics/yoga room
- Multipurpose room
- Gym
- Game room
- Children's playroom
- Shower and locker room
- Zen garden

TOWER B

- Function room
- Sundeck function area
- Library with WiFi lounge
- Swimming pool
- Children's pool
- Gazebos
- Barbecue pit
- Rock garden
- Jogging path
- Open lawn

TOWER C

- Table tennis room
- Badminton court
- Function room
- Multipurpose room
- WiFi lounge
- Children's outdoor playground
- Tree house
- Wading pool/Jacuzzi

TOWER D

- More multipurpose rooms

TOWER C LOBBY



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Actual Photo

CHILDREN'S OUTDOOR PLAYGROUND



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Actual Photo

A photograph of a modern high-rise apartment building with a swimming pool and landscaping. The building is white with green accents and many windows. In the foreground, there is a large swimming pool with a blue tiled deck. A gazebo with a thatched roof is situated near the pool. There are several palm trees and other greenery around the pool area. The sky is blue with some clouds.

SWIMMING POOL

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Actual Photo

BADMINTON COURT



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Actual Photo

TOWER C TABLE TENNIS ROOM

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Actual Photo

ZEN GARDEN

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Actual Photo



TOWER C WIFI ROOM

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Actual Photo

AN RLC LIFESTYLE CARD AND VIRTUAL CONCIERGE AT YOUR BECK AND CALL

Business center

- Packing, photocopying, printing, scanning, and typing
- Computer rental with Internet and fax
- Limited time WiFi subscription
- Messengerial services
- Movers and truckers
- Storage services

Medical house call (non-urgent)

- Doctor's consultation
- Individual laboratory tests
- Package laboratory tests
- Medical procedures

Furniture packages

- Shabby chic
- Modern
- Glam

Professional services

- Fit-out works
- Interior design
- Renovation
- Soft furnishing (window treatments, beddings, and linens)

Cleaning services

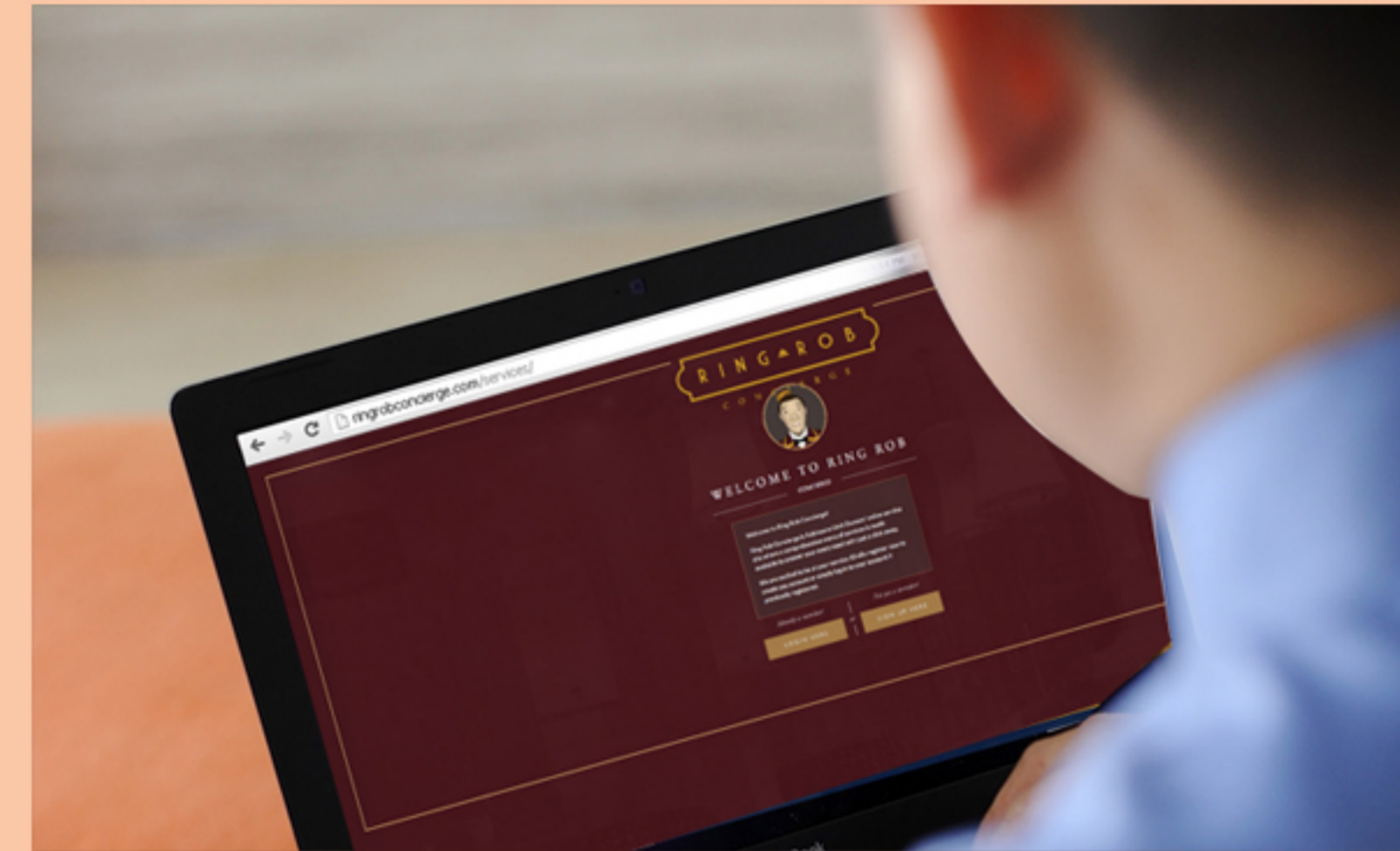
- Car wash
- Housekeeping

Laundry services

- Regular
- Rush
- Special

Water delivery repairs and maintenance

- Cleaning
- Installations
- Repairs
- Replacements



A woman with long brown hair, wearing a beige sleeveless dress with a black belt, stands in a doorway. She is smiling and looking to her right. She is holding several shopping bags: a green and white patterned bag, a blue and white patterned bag, and a large yellow bag with red and white floral patterns. The doorway is framed by a stone wall.

PROFESSIONAL PROPERTY MANAGEMENT AT YOUR SERVICE

- Housekeeping and cleaning management of common areas
- Contract management for third-party service providers
- Financial management of condominium corporation's operations
- Engineering and preventive maintenance of common areas
- Security management of common areas
- Value enhancement and energy management of common areas

TOP REASONS WHY YOU SHOULD INVEST AT THE MAGNOLIA RESIDENCES TOWER D

SHOPPING AND ENTERTAINMENT AT YOUR DOORSTEP

- Chic cafés, popular restaurants and bars, 4 state-of-the-art cinemas with stadium-style seating, and an alfresco area at the nearby Robinsons Magnolia mall
- Established local and international shops

MODERN LIVING SPACES

- 1BR and Executive 1BR units suited to one's needs and aspirations
- Wide array of amenities

EVERYTHING WITHIN REACH

- Strategically located and is accessible via major thoroughfares
- Near hospitals (St. Luke's Medical Center, Cardinal Santos Medical Center, and University of the East Memorial Medical Center) and schools (St. Paul University Manila, Xavier School, Immaculate Conception Academy, and La Salle Green Hills)
- Prime location also facilitates access to main roads leading to key urban hubs like Greenhills, Makati, Cubao, and Ortigas





ROBINSONS LAND
RESIDENTIAL DIVISION
We Are Home.

A DEVELOPMENT OF ROBINSONS LAND CORPORATION

- With a diverse business portfolio in shopping malls, office buildings, residential condominiums, housing developments and hotels
- The largest landlord in office space
- One of the largest shopping mall operators in the country
- One of the fastest growing condominium developers

Under JG Summit Holdings, Inc., a leading business conglomerate in the Philippines with business interests in air transportation, banking, food manufacturing, hotels, petrochemicals, power generation, publishing, telecommunications, and textiles



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