



LARSEN

— T O W E R —

BY ROCKWELL

PRIMARIES

ROCKWELL PRIMARIES

Rockwell Primaries offers quality residential condominium units within reach in strategic key locations.

What started with a quaint community in Quezon City moved towards a vertical home in Pasig City, where everything is close at hand. Now, Rockwell Primaries brings you a laid-back lifestyle that you can enjoy in Muntinlupa City.

Rockwell Primaries delivers on the promise of comfort, convenience, security, and community that can help make a perfect home for you and your family.







**IT'S THE RIGHT TIME
TO INVEST IN THAT**

Dream Space at

EAST BAY
RESIDENCES



Enjoy a laidback atmosphere and grow up in wide open spaces and lush landscapes.

East Bay Residences is conveniently located within minutes from retail areas and service centers, giving you comfort and exclusivity, sun up to sun down.

Site Development Plan Legends

- | | | |
|---------------------|-----------------|---------------------|
| 1 The Fordham Tower | 3 Swimming Pool | Existing Towers |
| 2 The Larsen Tower | 4 Clubhouse | East Bay Retail Row |



PRIVATE ACCESS ROAD

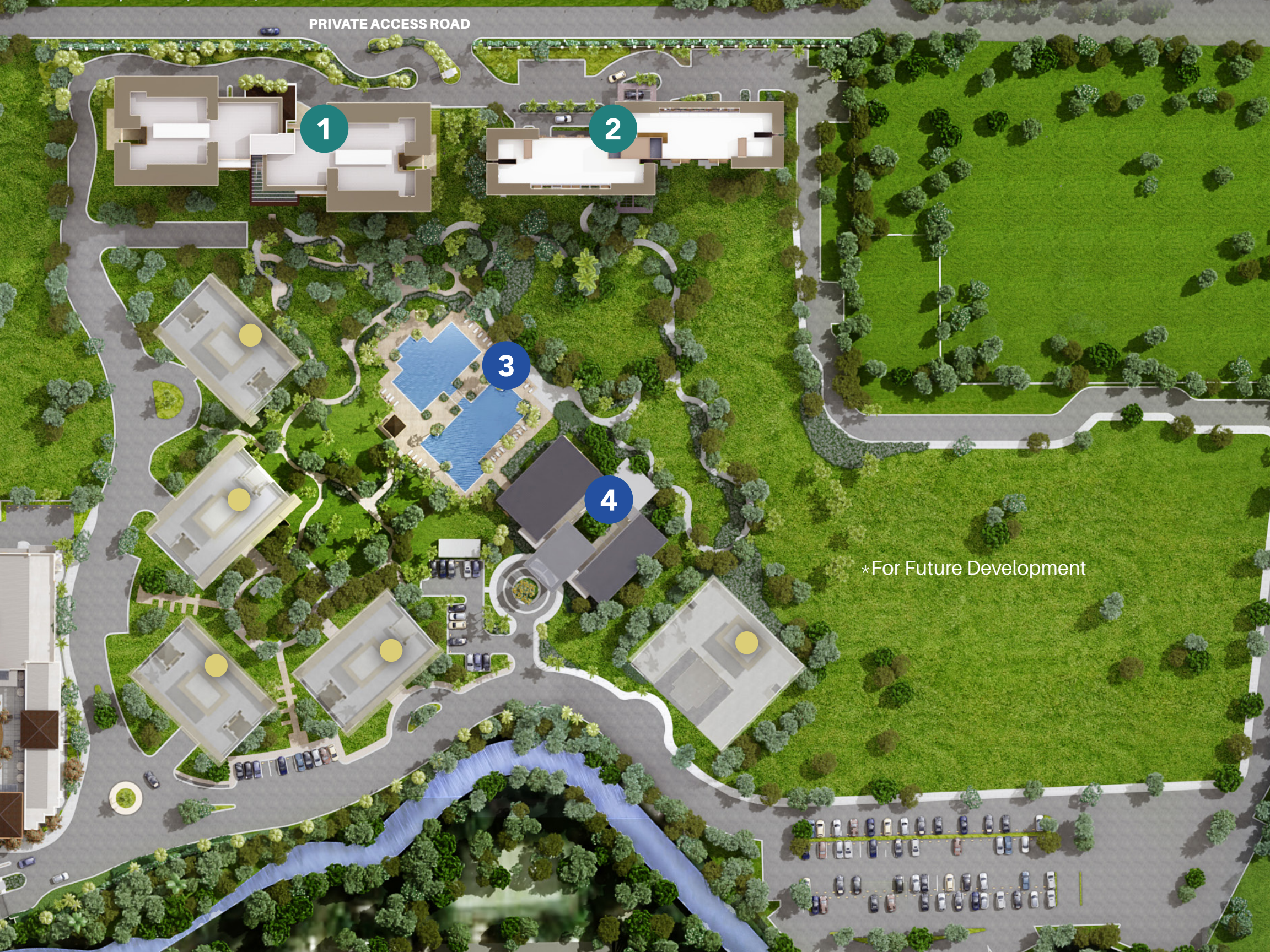
1

2

3

4

*For Future Development



Relish in greens and fresh air in a 7.2-hectare residential community that offers 60% open spaces which means easy access to an abundance of nature.

True to its promise of elevating the Sucat lifestyle, Rockwell Primaries introduced its first tower in East Bay Residences, The Fordham Tower. A 15-storey building that offers special features, passive cooling technology, garden atrium, floating corridors, and private bridgeways.

Now, as we continue to transform the skyline of Sucat, Muntinlupa, Rockwell Primaries welcomes a new addition to East Bay Residences, The Larsen Tower.

LARSEN

— T O W E R —

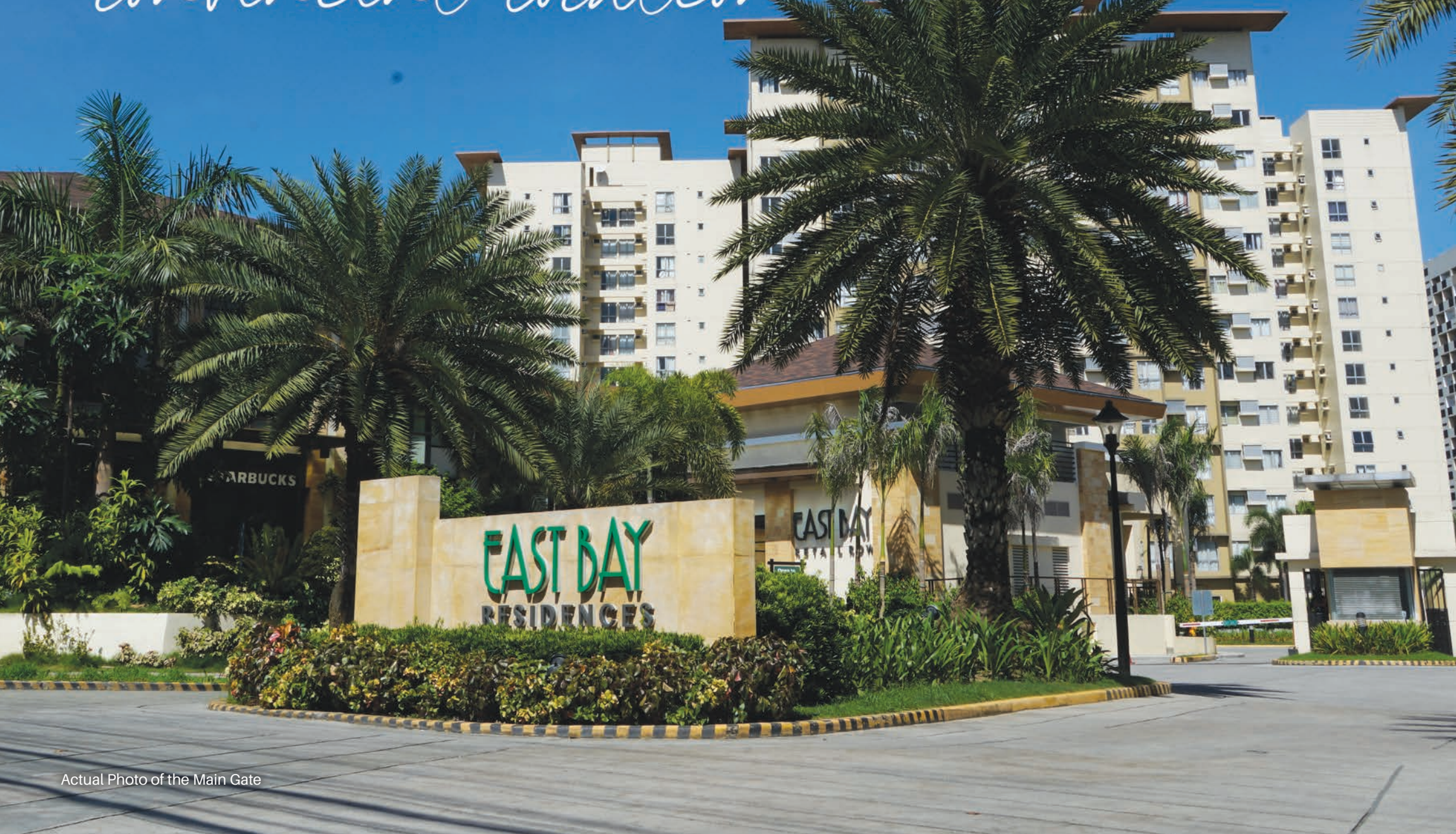
FORDHAM

— T O W E R —



Artist's illustration

Have access to your daily
needs with its
convenient location



Actual Photo of the Main Gate



With East Bay Residences' strategic location, your home is a gateway to your needs.

KM21 East Service Road, Sucat, Muntinlupa

Accessibility:

- 4 kms away from Alabang
- 7 kms away from Arca South CBD
- 11 kms away from Ninoy Aquino International Airport
- 14 kms away from Makati and BGC
- 16 kms away from Pasay City
- 40 kms away from Rockwell South at Carmelray



LARSEN
— TOWER —
AT EAST BAY
RESIDENCES

East Bay Residences introduces the latest and more attainable address to its 7.2-hectare vibrant community,

LARSEN

— T O W E R —

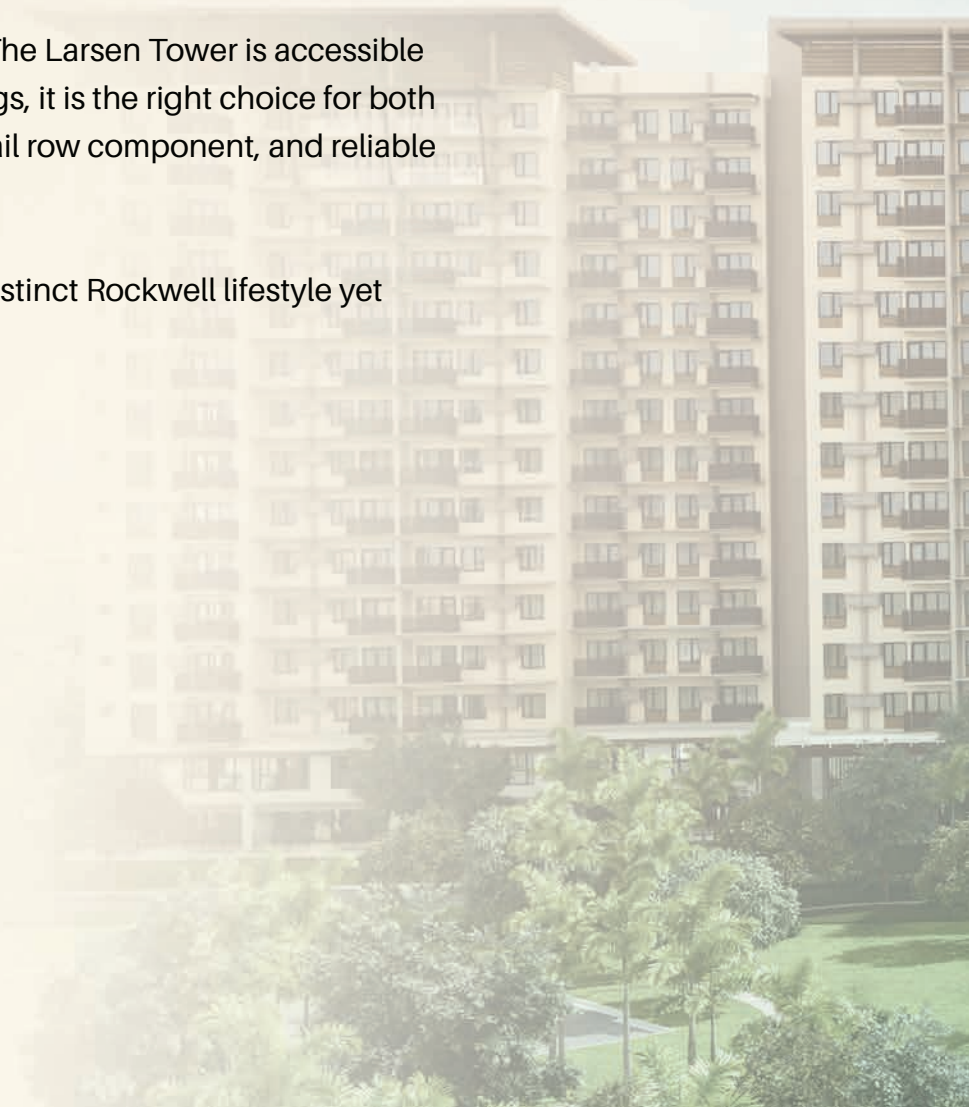
Strategically located near main roads and key landmarks in Muntinlupa, The Larsen Tower is accessible to business centers and city essentials. With its variety of unit type offerings, it is the right choice for both end-users and investors. Featuring sprawling amenities, a convenient retail row component, and reliable community management, truly it is a place to thrive and flourish.

The Larsen Tower lets you live in an array of choices harmonized with a distinct Rockwell lifestyle yet within reach.

BUILDING FEATURES

20 Storeys
20 units per floor
100% Back-up Power
Concierge

Sun Lounge
Drying Cage
Keycard Access
Elevator and Parking





Artist's Illustration



Actual Photo of the Living and Dining Area



With a variety of *unit types*
your lifestyle is uncompromised.



Artist's illustration

A desirable place for independent living



1-BEDROOM 39 SQM

	AREA
Dining	7 sqm
Living	8 sqm
Kitchen	6 sqm
Master Bedroom	11 sqm
Common T&B	4 sqm
Balcony	3 sqm



KEYPLAN





Artist's illustration

The right corner to fulfill your dreams

2-BEDROOM 57 SQM



AREA

Dining	6 sqm
Living	8 sqm
Kitchen	8 sqm
Master Bedroom	13 sqm
Master T&B	4 sqm
Bedroom 2	11 sqm
Common T&B	4 sqm
Balcony	3 sqm



KEYPLAN





Artist's illustration

A spacious home to explore *for your loved ones to grow*

2-BEDROOM PRIME 65 SQM



	AREA
Dining	10 sqm
Living	8 sqm
Kitchen	5 sqm
Hallway	4 sqm
Master Bedroom	13 sqm
Master T&B	5 sqm
Bedroom 2	9 sqm
Common T&B	4 sqm
Utility	4 sqm
Balcony	3 sqm





A flourishing abode to continuously nurture

3-BEDROOM 93 SQM



	AREA
Dining	10 sqm
Living	11 sqm
Kitchen	12 sqm
Hallway	5 sqm
Master Bedroom	14 sqm
Master T&B	5 sqm
Bedroom 2	10 sqm
Bedroom 3	10 sqm
Common T&B	6 sqm
Utility	5 sqm
Maid's T&B	2 sqm
Balcony	3 sqm



KEYPLAN

Live a *laidback life*
with next level convenience

EAST BAY
RETAIL ROW

THE
MARKETPLACE

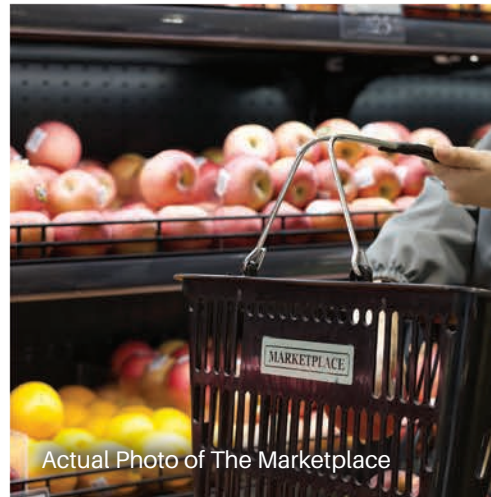
EAST BAY RETAIL ROW

TAKE DELIGHT IN EAST BAY RETAIL ROW

Experience next level convenience with a wide array of service shops and restaurants such as Starbucks Coffee, The Marketplace, BDO, Suds Go, Pan De Manila, and Royce Tea.



Actual Photo of Royce Tea



Actual Photo of The Marketplace



Actual Photo of Pan de Manila



Actual Photo of BDO



Actual Photo of Starbucks Coffee



Actual Photo of Suds Go

Actual Photo of Swimming Pool



Boundless fun
awaits in almost a hectare
of amenities



Actual Photo of the Clubhouse Drop-off



Actual Photo of the Gym

Enjoy freely within your community with its sprawling amenities

CENTRAL AMENITY

- Lap Pool
- Kiddie Pool
- Great Lawn
- Jogging Path
- Clubhouse
- Function Room
- Fitness Gym



Actual Photo of the Function Room

Standard Unit Finishes

LIVING/DINING/KITCHEN

- Ceramic Tiles (600 x 600)
- Painted Cement Plaster Walls
- Painted Cement Finish for Ceiling

MASTER BEDROOM

- Laminated Wood-like Flooring
- Painted Cement Plaster Walls
- Painted Cement Finish for Ceiling

MASTER TOILET AND BATH

- Ceramic Tiles (300 x 300)
- Painted Cement Plaster Walls, 1.8m high
- Painted Gypsum Board Ceiling

BEDROOMS 2 & 3

- Laminated Wood-like Flooring
- Painted Cement Plaster Walls
- Painted Cement Finish for Ceiling

COMMON TOILET AND BATH

- Ceramic Tiles (300 x 300)
- Painted Cement Plaster Walls, 1.8m high
- Painted Gypsum Board Ceiling

MAID'S QUARTERS/UTILITY ROOM

- Vitrified Ceramic Tiles (300 x 300)
- Painted Cement Plaster Walls
- Painted Cement Finish for Ceiling

MAID'S TOILET AND BATH

- Vitrified Ceramic Tiles (300 x 300)
- Painted Cement Plaster Walls, 1.8m high
- Ceramic Tiles in Shower Area (300 x 300)
- Painted Gypsum Board Ceiling

BALCONY

- Vitrified Ceramic Tiles (300 x 300)
- Galvanized Steel Railing

Consultants

ARCHITECTURE

Pimentel Rodriguez Simbulan & Partners

STRUCTURAL ENGINEERS

Sy^2 + Associates, Inc.

MECHANICAL ENGINEERS

L.R. Punsalan & Associates

ELECTRICAL ENGINEERS

ALECS Contractors, Inc.

PLUMBING AND SANITATION

NBF Consulting Engrs., Inc.

FIRE PROTECTION

NBF Consulting Engrs., Inc.

INTERIOR DESIGN

ERFE & Associates

FENG SHUI

Dr. Andy Tan



Actual Photo of the Living Room

 +63 917 EAST 010

 www.rockwellprimaries.com.ph

 KM21 East Service Road, Muntinlupa

ROCKWELL
PRIMARIES

HLURB ENCR AA-2019/12-2642

LARSEN TOWER

HLURB LS No. 035189

FORDHAM TOWER

HLURB LS No. 032485