



**ONE MANCHESTER PLACE**  
AT THE MACTAN NEWTOWN

# TOWNSHIP UPDATES



- ❑ **Main road:** Newtown Boulevard (12m carriageway minimum width)
- ❑ **Side Walk:** 4 – 6 meters with tree hole

- ❑ **New Development for the past years:** Enhance Security System
- ❑ **Electricity Location:** MECO Sub-station within Mactan Newtown Development
- ❑ **Sewage System Location:** Underground Sewage Holding Tank Tapped to Centralized Sewerage treatment plant
- ❑ **Percentage of Ownership of Megaworld:** 100%
- ❑ **Main Entry and Exit Forms:** Along Newtown Boulevard
- ❑ **Mode of Transportation:** Public (Jeepneys) and Private Transportation
- ❑ **Flood Control System:** Drainage System



MACTAN SHRINE

PROPOSED MALL

BLOCK 1

RESIDENTIAL

BLOCK 2

BLOCK 3

NEWTOWN BOULEVARD

PROPOSED BUS OFFICE

ONE WORLD CENTER

ONE PACIFIC RESIDENCE

ONE PACIFIC WORLD TOWER

SHANGRI-LA RESORT & HOTEL

SHANGRI-LA RESORT & SPA

For Future Development

FUTURE MIXED USE DEVELOPMENT

PORTOFINO BEACH RESORT

For Future Development



ONE MANCHESTER PLACE  
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THE MACTAN NEWTOWN  
MASTER DEVELOPMENT PLAN

HILUTUNGAN  
CHANNEL



ONE MANCHESTER PLACE  
AT THE MACTAN NEWTOWN

# BASIC DETAILS



**Conceptual/Principal/Interior Consultant:**  
Design Alliance

**Note:** Project is handicap friendly.

- **Exact Location:** Newtown Boulevard, Lapu Lapu City, Cebu
  - ▣ Access: through Mactan Circumferential Road or Punta Engaño
  
- **Area Specifications:**
  - ▣ **Total Lot Area:** 6,880.20 sqm
  - ▣ **Height:** 65.23 meters
  - ▣ **Construction Floor Area:** 54,070.40 sqm
  - ▣ **Total Saleable Area:**
    - **Residential:** 26,379.60 sqm
    - **Retail:** 1,548.60 sqm
  
- **Color Scheme:** Off-white and Dark Brown
  
- **Topography / Terrain:** Sloping

# UNIT FEATURES AND OTHER DETAILS

## UNIT TYPES AND SIZES AVAILABLE

- Executive Studio:
  - ▣ 39 sqm + 3.7 sqm balcony
- 1-Bedroom
  - ▣ 56.4 sqm + 1.7 sqm balcony
- 2-Bedroom
  - ▣ 68.7 sqm + 2.1 sqm balcony
- 3-Bedroom
  - ▣ 90 sqm + 2.1 sqm balcony

## OTHER DETAILS

- Total Number of units per typical floor:
  - ▣ 12 units for Tower 1
  - ▣ 10 units for Tower 2 and 3
- Floor-to-Floor Height:
  - ▣ Parking: 3.25m at GF
  - ▣ Mezanine: 4.65m
  - ▣ Typical Unit: 3.2m
- Floor-to-Ceiling Height:
  - ▣ Parking: 2.3m
  - ▣ Lobby: 5.6m
  - ▣ Typical Unit: 3.05m

# UNIT FEATURES AND OTHER DETAILS

- Other Details:
  - ▣ Total Saleable Area based on Unit Size: **26,379.60 sqm**
  - ▣ **Size of the Hallway:** 51.25m length at tower 1, 27.5m for tower 2, width 1.65 meters
  - ▣ Pre-furnished same with 8Newtown Blvd and One Pacific Residence
  - ▣ Aircon unit will be provided
  - ▣ Type of Aircon will be multi-split
  - ▣ Ventilation is natural and mechanical
  - ▣ Exhaust Location will be at the Kitchen and Toilet Chase
  - ▣ Window Type Opening: Awning type
  - ▣ Location of Windows: All living areas and bedrooms with some in the dining, kitchen, and maid's room



# FOUNDATION, FACILITIES, SECURITY, AND SANITARY PROVISIONS

- **Water Provider:** Metropolitan Cebu Water District
- **Water System:** Standard down feed and back-up down feed
- **Electricity Provider:** Mactan Electric Company Inc. (MECO) – with back-up generator at GF
- **Garbage Disposal System:** refuse at the ground floor



# FOUNDATION, FACILITIES, SECURITY, AND SANITARY PROVISIONS

- **Safety Provisions:** Smoke and Heat Detector, Annunciator Panel, Fire Evacuation System and Carbon Monoxide Detector at Parking Level
- **Number of Elevators:**
  - ▣ 2 Passenger Elevators each for Towers 1,2,3
  - ▣ 2 Transfer Elevators in Tower 2
- **Capacity of Elevators:** 12 persons each
- **Location of Elevators:** Elevator Lobby
- **Security System:** CCTV and Video Phone in Selected Common Areas

# PARKING DETAILS

- Parking Levels: Ground and Mezzanine Floors
- Specifications:
  - ▣ Vertical Clearance: 2.3 meters
  - ▣ Size of Parking Slot: 2.5 x 5 meters
  - ▣ Inner road size: 5.4 meters
  - ▣ Access is at the Ground Floor Entrance Ramp
  - ▣ There are tandem slots
- Materials used for the parking
  - ▣ Concrete flooring with hardener and sealer
- Others: Parking is Centralized with a driver's lounge at the ground floor and separate parking slots for the commercial / retail areas

# LOBBY, COMMERCIAL, RETAIL, AND AMENITIES

- **Location of Lobby:** Ground floor
  - ▣ Gross Area: 272.2 sqm
  
- **Location of Retail Area:** Ground Floor
  - ▣ There will be laundry services

# LOBBY, COMMERCIAL, RETAIL, AND AMENITIES

## □ Location of Amenities: 2<sup>nd</sup> Floor

## □ Amenities and Specifications

### ▣ Main Pool Specifications

- Length: 25 meters (L shaped)
- Width: 8.6 meters
- Total Area: 313 sqm
- Depth: 1.5 meters

### ▣ Kiddie Pool Specifications

- Length: 4.9 meters
- Width: 4.9 meters
- Total Area: 24 sqm
- Depth: 0.45 meters



### Other Amenities:

Reflexology Path, Joggin Path, Dry Zen Garden, Flower Garden, Pavilion, Playground, Reflecting Pond, Fitness Area, Taichi Deck, Reading Nook, SPA, Gym, Daycare, Function Rooms, Business Center

UNIT A  
1 BEDROOM  
56.70 SQ.M.  
BAL. 1.90 SQ.M.

UNIT B  
1 BEDROOM  
54.60 SQ.M.  
BAL. 1.90 SQ.M.

UNIT C  
1 BEDROOM  
58.70 SQ.M.  
BAL. 2.60 SQ.M.

UNIT D  
1 BEDROOM  
58.70 SQ.M.  
BAL. 2.60 SQ.M.

UNIT E  
1 BEDROOM  
54.60 SQ.M.  
BAL. 1.90 SQ.M.

UNIT F  
1 BEDROOM  
56.70 SQ.M.  
BAL. 1.90 SQ.M.



UNIT L  
EXECUTIVE STUDIO  
38.90 SQ.M.  
BAL. 2.00 SQ.M.

UNIT K  
1 BEDROOM  
54.60 SQ.M.  
BAL. 1.90 SQ.M.

UNIT J  
1 BEDROOM  
52.10 SQ.M.  
BAL. 2.20 SQ.M.

UNIT I  
1 BEDROOM  
52.10 SQ.M.  
BAL. 2.20 SQ.M.

UNIT H  
1 BEDROOM  
54.60 SQ.M.  
BAL. 1.90 SQ.M.

UNIT G  
EXECUTIVE STUDIO  
38.90 SQ.M.  
BAL. 2.00 SQ.M.



## ONE MANCHESTER PLACE AT THE MACTAN NEWTOWN

### TOWER 1 TYPICAL 3RD, 6TH, 9TH, 12TH, 16TH FLOOR PLAN

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.

UNIT A  
1 BEDROOM  
56.70 SQ.M.  
BAL. 1.90 SQ.M.

UNIT B  
1 BEDROOM  
54.60 SQ.M.  
BAL. 1.90 SQ.M.

UNIT C  
1 BEDROOM  
58.70 SQ.M.  
BAL. 2.60 SQ.M.

UNIT D  
1 BEDROOM  
58.70 SQ.M.  
BAL. 2.60 SQ.M.

UNIT E  
1 BEDROOM  
54.60 SQ.M.  
BAL. 1.90 SQ.M.

UNIT F  
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UNIT G  
EXECUTIVE STUDIO  
38.90 SQ.M.  
BAL. 2.00 SQ.M.



## ONE MANCHESTER PLACE

AT THE MACTAN NEWTOWN

### TOWER 1 TYPICAL 4TH, 7TH, 10TH, 14TH, 17TH FLOOR PLAN

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1 BEDROOM  
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BAL. 1.90 SQ.M.

UNIT B  
1 BEDROOM  
54.60 SQ.M.  
BAL. 1.90 SQ.M.

UNIT C  
1 BEDROOM  
58.70 SQ.M.  
BAL. 2.60 SQ.M.

UNIT D  
1 BEDROOM  
58.70 SQ.M.  
BAL. 2.60 SQ.M.

UNIT E  
1 BEDROOM  
54.60 SQ.M.  
BAL. 1.90 SQ.M.

UNIT F  
1 BEDROOM  
56.70 SQ.M.  
BAL. 1.90 SQ.M.



UNIT L  
EXECUTIVE STUDIO  
38.90 SQ.M.  
BAL. 2.00 SQ.M.

UNIT K  
1 BEDROOM  
54.60 SQ.M.  
BAL. 1.90 SQ.M.

UNIT J  
1 BEDROOM  
52.10 SQ.M.  
BAL. 2.20 SQ.M.

UNIT I  
1 BEDROOM  
52.10 SQ.M.  
BAL. 2.20 SQ.M.

UNIT H  
1 BEDROOM  
54.60 SQ.M.  
BAL. 1.90 SQ.M.

UNIT G  
EXECUTIVE STUDIO  
38.90 SQ.M.  
BAL. 2.00 SQ.M.



## ONE MANCHESTER PLACE

AT THE MACTAN NEWTOWN

### TOWER 1 TYPICAL 5TH, 8TH, 11TH, 15TH, 18TH FLOOR PLAN

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## ONE MANCHESTER PLACE

AT THE MACTAN NEWTOWN

### TOWER 2 & 3 TYPICAL 3RD, 6TH, 9TH, 12TH, 16TH FLOOR PLAN

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## ONE MANCHESTER PLACE

AT THE MACTAN NEWTOWN

### TOWER 2 & 3 TYPICAL 4TH, 7TH, 10TH, 14TH, 17TH FLOOR PLAN

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## ONE MANCHESTER PLACE

AT THE MACTAN NEWTOWN

### TOWER 2 & 3 TYPICAL 5TH, 8TH, 11TH, 15TH, 18TH FLOOR PLAN

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