

Discover where it all comes together

# ROCKWELL PRIMARIES

L I F E   L I V E D   B E T T E R

Rockwell Land has continuously set the bar higher in providing high-quality living spaces and communities.

As we continue the heritage of Rockwell Land's vision to create admired communities beyond ordinary, **Rockwell Primaries sets the standard in transforming the lives of modern Filipinos by creating best value quality homes with end-use appeal.**

# THE VANTAGE PROJECT INFORMATION



DEVELOPMENT TYPE  
Two High-Rise  
Residential with Retail  
Component  
7 Parking Levels



LAND AREA  
5,619 SQM

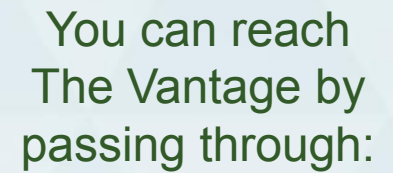


LOCATION  
50 West Capitol Drive corner  
United Street, Barangay  
Kapitolyo, Pasig City



# LOCATION MAP





Reliance St.  
Brixton St.



Fairlane St.  
West Capitol Dr.

# NEARBY ESTABLISHMENTS



## SCHOOLS

University of Asia and the Pacific  
 St. Paul Pasig College  
 Domuschola International School  
 Lourdes School of Mandaluyong  
 Saint Pedro Poveda College

1.3 km  
 1.7 km  
 1.8 km  
 1.1 km  
 3.4 km



## MALLS

Estancia 700 m  
 EDSA Shangri-La 1.8 km  
 SM Megamall 2.7 km  
 Robinsons Galleria 3.3 km  
 The Podium 3.7 km  
 Rockwell Center 3 km



## OFFICES

Unilab 850 m  
 TV5 1.5 km  
 Philippine Stock Exchange 1.6 km  
 Asian Development Bank 1.8 km  
 San Miguel Corporation 2.1 km  
 Rockwell Business Center 2.5 km  
 Meralco 2.5 km



## LEISURE CENTERS

Ace Water Spa 200 m  
 Valle Verde Country Club  
 Kapitolyo Dining Spots

1.2 km  
 less than 700m



## CHURCHES

Holy Family Parish Church 200 m  
 St. Francis of Assisi Church 1.2 km



## HOSPITALS

The Medical City 2.6 km  
 St. Luke's BGC 3 km

# Proposed BGC – Ortigas Link



# SITE DEVELOPMENT PLAN

Ortigas Skyline & Morning sun  
East



Antipolo View  
Southeast



Laguna de Bay /  
BGC Skyline  
South



\*Artist's Illustration only



Mandaluyong  
Northwest



Makati  
West

Existing low rise  
structures  
West

# FREQUENTLY ASKED QUESTIONS

1. What are the access roads to the property?

- West Capitol Drive - Main Entrance / Exit
- United Street - Secondary Entrance / Exit

2. How wide are the roads surrounding The Vantage at Kapitolyo?

- United Street is a 2-way city road, 12m wide going Northwest to Southeast and vice versa direction.
- West Capitol Drive is a 2-way city road, 10m wide going Northeast to Southwest and vice versa direction.

3. What is the building easement to the streets?

- 11 meters setback both from United Street and West Capitol Drive.

4. Should we worry about traffic congestion?

- Moderate vehicular traffic is normal occurrence. High density traffic occurs at certain peak hours of the day along United Street due to the commercial nature of the area.
- Main Entrance and Exit is located at West Capitol Drive which has lesser traffic.
- Secondary Entrance and Exit is located at United Street so that vehicles coming in and out of The Vantage at Kapitolyo wouldn't be concentrated on a single access way.
- There are alternate routes going to the Vantage.

5. What are the buildings or sites close to the property?

- Ace Water Spa (Northwest) is up to the 23<sup>rd</sup> level of The Vantage at Kapitolyo.
- Zagu Warehouse (Southwest) is approximately up to the 3<sup>rd</sup> level of The Vantage at Kapitolyo.

# SKYLINE VIEWS – Ortigas



*View from East Tower*

# SKYLINE VIEWS – Mandaluyong & Makati CBD



# SKYLINE VIEWS – Taguig



*View from West Tower*

# SKYLINE VIEWS – Antipolo



# SKYLINE VIEWS

BONIFACIO GLOBAL  
CITY CBD

MAKATI CITY  
CBD

MANDALUYONG CITY  
CBD

**IT'S A  
WHOLE NEW  
POINT OF VIEW**



# AMENITIES

# 7<sup>th</sup> Floor — AMENITY DECK

Ortigas skyline & Morning sun  
East

1. Swimming Pool
2. Function Room
3. Gym
4. Meeting Room
5. Kid's Play Area
6. Boardwalk
7. Skydeck



Antipolo View  
South



Laguna de Bay /  
BGC skyline  
West

# OUTDOOR AMENITIES



Swimming Pool

\*Artist's Illustration only

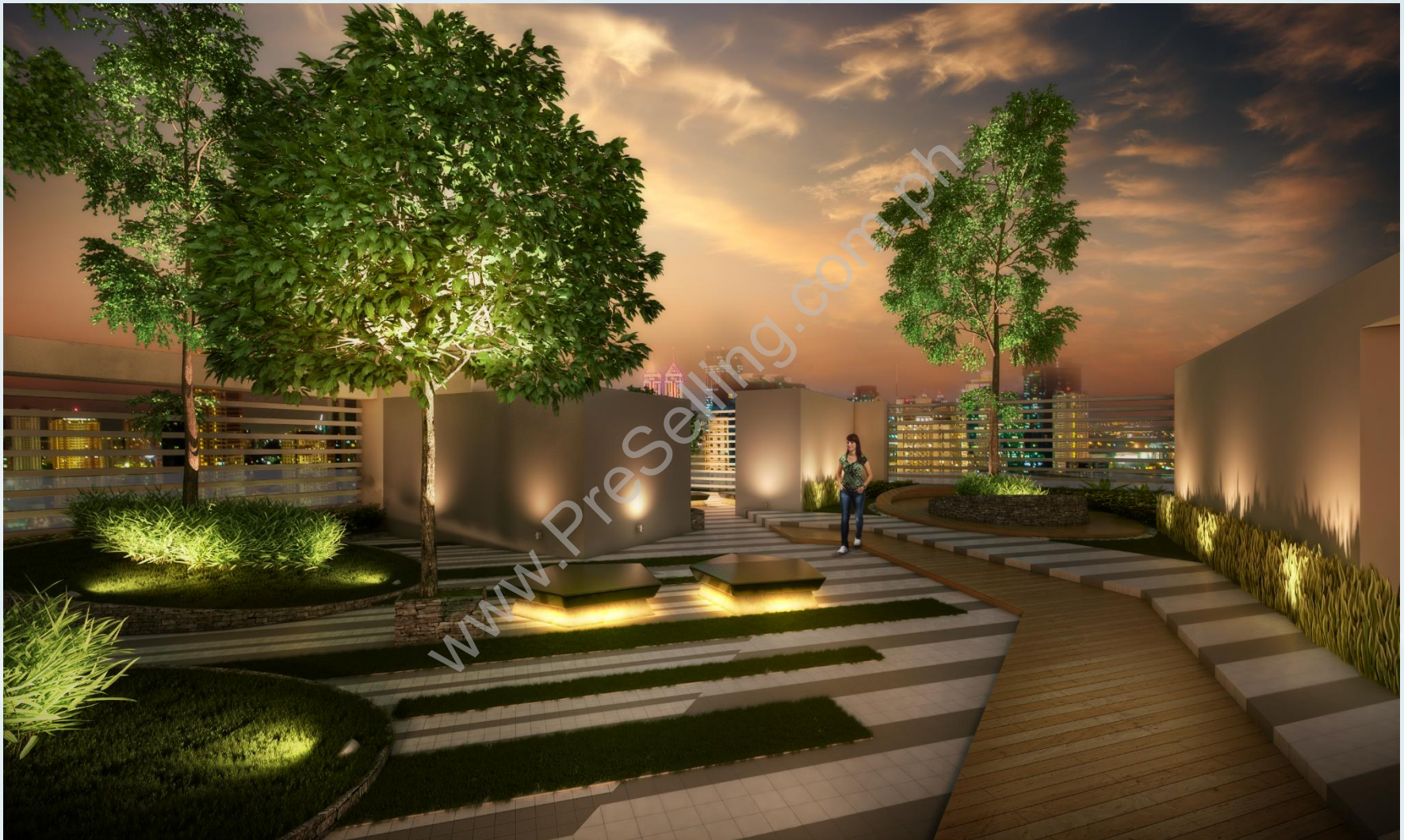
# OUTDOOR AMENITIES



## Sky Deck

\*Artist's illustration only

# OUTDOOR AMENITIES

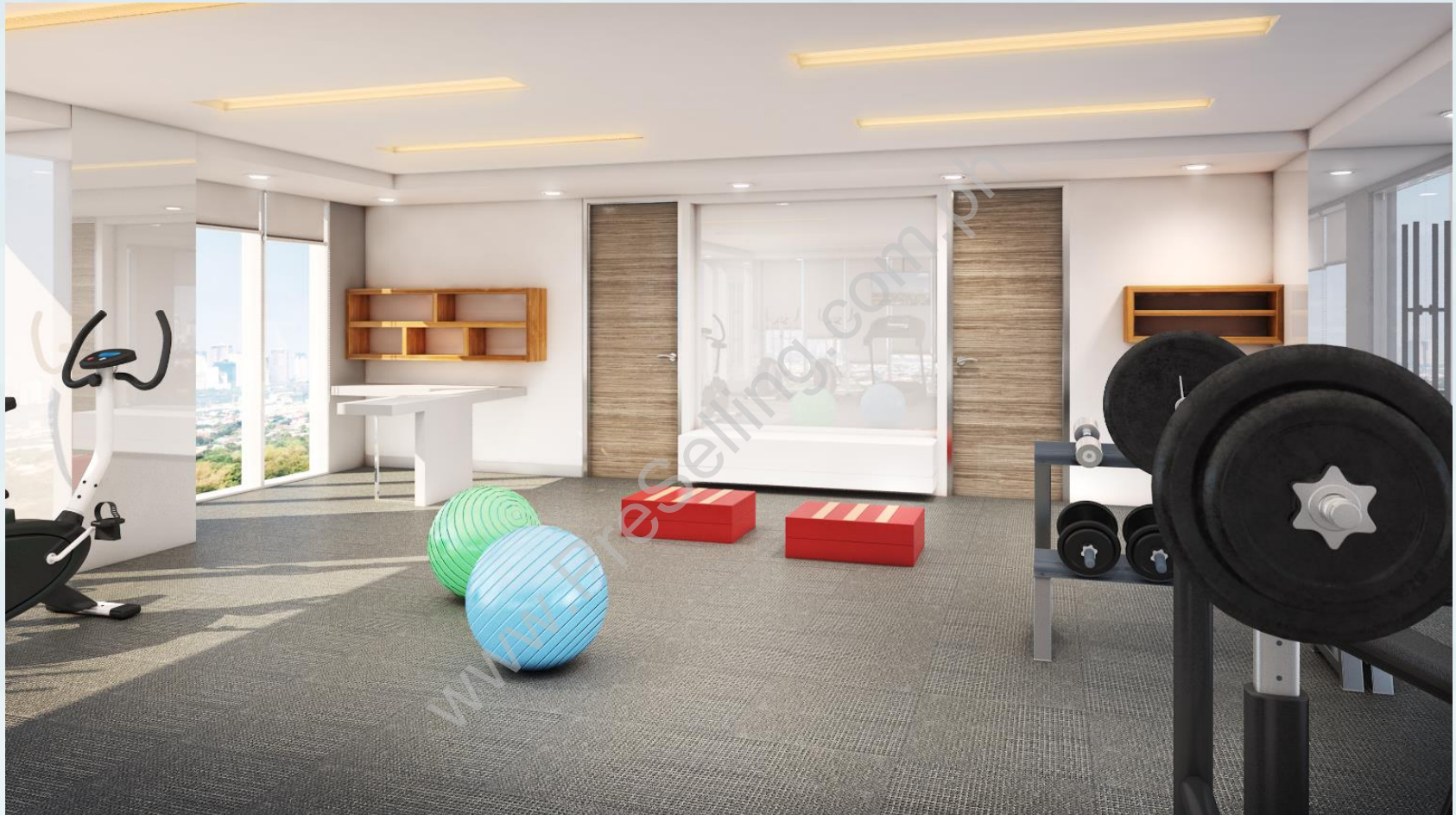


## Sky Deck

Generated as of May 25, 2017.  
Subject to change without prior notice.

\*Artist's illustration only

# INDOOR AMENITIES



Gym & Fitness Studio

\*Artist's Illustrations only

# INDOOR AMENITIES



Gym & Fitness Studio

\*Artist's Illustrations only

# BUILDING FEATURES



Main Lobby

\*Artist's illustration only



Key Card Access

- Main Lobby
- 100% Back-Up Power
- 2 floors for Basement Parking
- 5 floors for Podium Parking
- Garbage room per floor
- Automatic Fire Alarm and Protection System
- 24/7 CCTV security
- Key Card Access in elevators
- Guest parking

# BUILDING FEATURES



Main Lobby

\*Artist's illustration only

# 2-LEVEL RETAIL STRIP



View from United Street

\*Artist's Illustrations only

## 2-LEVEL RETAIL STRIP



View from United Street

\*Artist's Illustrations only

# 2-LEVEL RETAIL STRIP



View from West Capitol Drive

\*Artist's Illustrations only

## 2-LEVEL RETAIL STRIP



View from West Capitol Drive

\*Artist's Illustrations only



# EAST TOWER

# EAST TOWER

\*Artist's Illustration only

Ortigas Skyline & Morning sun

East



Antipolo View  
Southeast



Laguna de Bay /  
BGC Skyline  
Southwest



Mandaluyong  
Northwest



Makati  
West



Existing low rise  
structures  
West

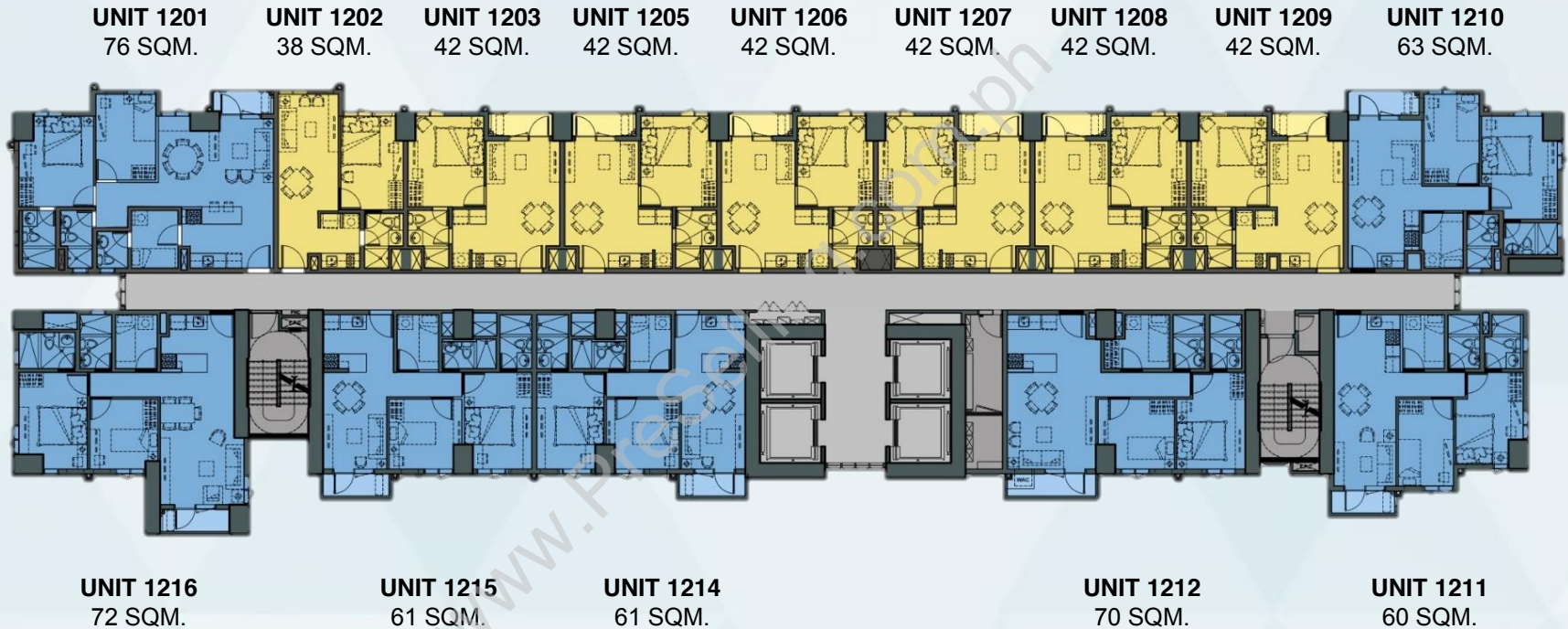
# EAST TOWER

- Serviced Apartments  
7<sup>th</sup> – 10<sup>th</sup> floor
- Density of Typical Floors  
**14 units to a floor** from 12<sup>th</sup> – 24<sup>th</sup> floors
- Density of High Floors  
**10 units to a floor** from 25<sup>th</sup> – 34<sup>th</sup> floors
- Has its own lobby separate from West Tower and Serviced Apartments

# EAST TOWER

## Typical Floor Plan

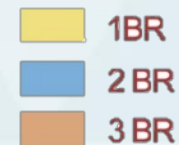
United St.



Amenity View

## 12<sup>th</sup> – 24<sup>th</sup> floor

### 14 units to a floor



# EAST TOWER

## High Floor Plan

United St.

UNIT 2501  
114 SQM.

UNIT 2502  
84 SQM.

UNIT 2503  
42 SQM.

UNIT 2505  
84 SQM.

UNIT 2506  
105 SQM.



UNIT 2511  
72 SQM.

UNIT 2510  
61 SQM.

UNIT 2509  
61 SQM.

UNIT 2508  
70 SQM.

UNIT 2507  
60 SQM.

Amenity View



## 25<sup>th</sup> – 34<sup>th</sup> floor

### 10 units to a floor

# EAST TOWER

## Unit Inventory Details

### 1 - BR

UNIT RANGE:  
**42 SQM**

PRICE RANGE:  
**P4.9 – 6.5M**

### 2 - BR

Facing United St.

UNIT RANGE:  
**63 – 84 SQM**

PRICE RANGE:  
**P8.4 – 11.8M**

### 2 - BR

Facing Amenity

UNIT RANGE:  
**60 – 70 SQM**

PRICE RANGE:  
**P8.5 – 10.3M**  
*\*Inclusive of 1 parking slot*

### 3 - BR

UNIT RANGE:  
**105 – 114 SQM**

PRICE RANGE:  
**P14.3 – 15.9M**  
*\*Inclusive of 1 parking slot*

# One Bedroom



\*One bedroom Model Unit

\*Actual unit may vary

# ONE BEDROOM

East Tower

Unit area range:

**42 sqm**

Price range:

**P4.9 – 6.5M**

- ✓ A unit that is large enough for a couple or single dweller
- ✓ An effortlessly welcoming and organized layout that allows you to do more with the space (design-wise and functionally) and live comfortably
- ✓ Configuration of living and dining areas are spacious and efficient, allowing you to enjoy specific activities and interests
- ✓ The dual access to the comfort room keeps the privacy of your personal space from guests

# ONE BEDROOM

East Tower



\*Layout plan is not to scale

\*Artist's Illustration only

Unit area range:

**42 sqm**

Price range:

**P4.9 – 6.5M**

AREA*	sqm	sqft
Living & Dining	16	172
Bedroom	13	140
Kitchen	5	54
T&B	5	54
Balcony	3	32
Total	42	452

\*Approximate sizes only

# Two Bedroom



\*Two Bedroom Pop-Up Model Unit  
\*Actual unit may vary

# TWO BEDROOM

Unit area range:

**60 - 84 sqm**

Price range with 1 parking slot:

**P8.4 – 11.8M**

- ✓ A well-thought of design ideal for starter families that gives them space to grow and enjoy city living
- ✓ It addresses a young family's usual requirement for additional space for a maid or storage for utilities
- ✓ Features two toilet and baths, one of which is for the private use of the Master's Bedroom, also to address a growing family's needs

# TWO BEDROOM

Facing Amenity, East Tower



\*Layout plan is not to scale

\*Artist's Illustration only

AREA*	sqm	sqft
Living & Dining	14	151
Kitchen	5	54
Master's Bedroom	12	129
Master's T&B	4	43
Bedroom 2	10	108
Common T&B	3	32
Maid's/Utility Room	5	54
Hallway	3	32
Pipe Chase	2	22
Balcony	3	32
<b>Total</b>	<b>61</b>	<b>657</b>

\* Approximate sizes only

Unit area range:

**60- 70 sqm**

Price range with 1 parking slot:

**P8.5 – 10.3M\***

# TWO BEDROOM

Facing United St., East Tower



\*Layout plan is not to scale

\*Artist's Illustration only

AREA*	sqm	sqft
Living & Dining	16	172
Kitchen	4	43
Master's Bedroom	14	151
Master's T&B	5	54
Bedroom 2	10	108
Common T&B	4	43
Hallway	3	32
Balcony	3	32
Maid's/Utility Room	4	43
<b>Total</b>	<b>63</b>	<b>678</b>

\* Approximate sizes only

Unit area range:  
**63 - 84 sqm**

Price range with 1 parking slot:  
**P8.4 – 11.8M\***

# Three Bedroom



\*Artist's illustration only

# THREE BEDROOM

East Tower

Unit area range:

**105 - 114 sqm**

Price range with 1 parking slot :

**P14.5 – 15.9M**

- ✓ Enough space and floor area for a grown family, that gives the impression of living in an actual house
- ✓ Every part of your condo home is generously proportioned, wherein the common areas are spacious enough for having guests over, and the bedrooms are highly livable
- ✓ There are 3 T&B's to accommodate all members of the family, and their guests
- ✓ Addresses a typical family's usual requirement for additional space for a maid or storage for utilities

# THREE BEDROOM

East Tower



\*Layout plan is not to scale

\*Artist's Illustration only

Unit area range:  
**105 sqm**

Price range with 1 parking slot :  
**P14.5 – 14.8M\***

AREA*	sqm	sqft
Living & Dining	25	269
Kitchen	7	75
Foyer	4	43
Balcony	3	32
Hallway	5	54
Master's Bedroom	19	205
Master's T&B	5	54
Bedroom 2	11	118
Common T&B	5	54
Bedroom 3	12	129
Maid's/Utility Room	6	65
Maids T&B	3	32
<b>Total</b>	<b>105</b>	<b>1130</b>

\* Approximate sizes only

# THREE BEDROOM

East Tower



\*Layout plan is not to scale

\*Artist's Illustration only

Unit area range:

**114 sqm**

Price range with 1 parking slot :

**P15.4 – 15.9M\***

AREA*	sqm	sqft
Living & Dining	26	280
Foyer	5	54
Kitchen	9	97
Balcony	3	32
Hallway	4	43
Master's Bedroom	21	226
Master's T&B	6	64
Bedroom 2	10	108
Common T&B	4	43
Bedroom 3	13	140
Bedroom 3 T&B	5	54
Maid's/Utility Room	5	54
Maid's T&B	3	32
<b>Total</b>	<b>114</b>	<b>1227</b>

\* Approximate sizes only

# Unit Finishes – East Tower

Area	Floor	Wall	Ceiling
<b>Living/Dining/ Kitchen</b>	Ceramic Tiles (600 x 600)	Painted Finish	Painted finish
<b>Master's Bedroom</b>	Laminated Wood-like Flooring	Painted Finish	Painted finish
<b>Master's T&amp;B</b>	Ceramic Tiles (300 x 300)	Painted Cement Plaster / 1.8m High Ceramic Tiles in shower area (300 x 300)	12mm thick moisture resistant gypsum board painted finish
<b>Bedroom 2&amp;3</b>	Laminated Wood-like Flooring	Painted Finish	Painted Finish
<b>Common T&amp;B</b>	Ceramic Tiles (300 x 300)	Painted Cement Plaster / 1.8m High Ceramic Tiles in shower area (300 x 300)	12mm thick moisture resistance gypsum board painted finish
<b>Maid's / Utility Room</b>	Vitrified Ceramic Tiles (300 x 300)	Painted Finish	Painted Finish
<b>Maid's T&amp;B</b>	Vitrified Ceramic Tiles (300 x 300)	Painted Cement Plaster / 1.8m High Ceramic Tiles in shower area (300 x 300)	12mm thick moisture resistant gypsum board painted finish
<b>Balcony</b>	Vitrified Ceramic Tiles (300 x 300)	Galvanized Steel Railing, epoxy painted finish	Painted finish



# WEST TOWER

# WEST TOWER

\*Artist's Illustration only

Ortigas Skyline & Morning sun  
East



Antipolo View  
Southeast



Laguna de Bay /  
BGC Skyline  
Southwest



WEST CAPITOL DRIVE

UNITED STREET



WEST TOWER

Mandaluyong  
Northwest



Makati  
West



Existing low rise  
structures  
West

# WEST TOWER

## Typical Floor Plan

Mandaluyong  
View

Antipolo View

Amenity View



**8<sup>th</sup> – 33<sup>rd</sup> floor**  
**16 units to a floor**

Laguna De Bay /  
BGC skyline

# WEST TOWER

## Pent House Floor Plan

**Mandaluyong View**

**UNIT 10**  
70 SQM.

**UNIT 01**  
61 SQM.

**Antipolo View**

**UNIT 02**  
40 SQM.

**UNIT 03**  
91 SQM.

**Amenity View**

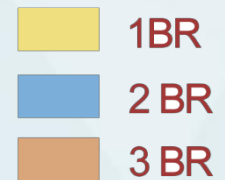
**UNIT 05**  
91 SQM.

**UNIT 09**  
118 SQM.

**UNIT 08**  
43 SQM.

**UNIT 07**  
129 SQM.

**UNIT 06**  
118 SQM.



**34<sup>th</sup> – 36<sup>th</sup> floor**  
**9 units to a floor**

Laguna De Bay /  
BGC skyline

# WEST TOWER

## Unit Inventory Details

### STUDIO

UNIT RANGE:  
**29 – 30 SQM**

PRICE RANGE:  
**P3.8 – 4M**

### 1 - BR

UNIT RANGE:  
**40 – 43 SQM**

PRICE RANGE:  
**P4.7 – 6.2M**

### 2 - BR

UNIT RANGE:  
**51 – 81 SQM**

PRICE RANGE:  
**P7.7 – 10.6M\***  
*\*Inclusive of 1 parking slot*

### 3 - BR

UNIT RANGE:  
**89 – 129 SQM**

PRICE RANGE:  
**P11.4 – 18.2M\***  
*\*Inclusive of 1 parking slot*

# STUDIO



\*Actual Studio Pop-Up Model Unit

# STUDIO

## West Tower

Unit area range:

**29 – 30 sqm**

Price range:

**P3.8 – 4M**

- ✓ An open lay-out unit spacious enough for young professionals starting to make a name for themselves
- ✓ For investors, this could be their best option given the open-layout space it offers that is flexible and attractive to potential renters

# STUDIO

West Tower



Unit area range:

**29 – 30 sqm**

Price range:

**P3.8 – 4M**

AREA*	sqm	sqft
Living	12	129
Dining & Kitchen	13	140
T&B	4	43
<b>Total</b>	<b>29</b>	<b>312</b>

\*Approximate sizes only

\*Layout plan is not to scale

\*Artist's Illustration only

# STUDIO

With Balcony, West Tower



Unit area range:  
**29 - 30 sqm**

Price range:  
**P3.8 – 4M**

AREA*	sqm	sqft
Living	9	97
Dining & Kitchen	13	140
T&B	4	43
Balcony	3	32
<b>Total</b>	<b>29</b>	<b>312</b>

\*Approximate sizes only

\* Layout plan is not to scale

\*Artist's Illustration only

# One Bedroom



\*Actual unit may vary

# ONE BEDROOM

With balcony, West Tower

Unit area range:

**40 - 43 sqm**

Price range:

**P4.7 – 6.2M**

- ✓ A unit that is large enough for a couple or single dweller
- ✓ An effortlessly welcoming and organized layout that allows you to do more with the space (design-wise and functionally) and live comfortably
- ✓ Configuration of living and dining areas are spacious and efficient, allowing you to enjoy specific activities and interests
- ✓ The dual access to the comfort room keeps the privacy of your personal space from guests

# ONE BEDROOM

With balcony, West Tower

Unit area range:

**40 - 43 sqm**

Price range:

**P4.7 – 6.2M**

AREA*	sqm	sqft
Living & Dining	18	194
Bedroom	13	140
Kitchen	4	43
T&B	4	43
Balcony	3	32
Total	42	452

\*Approximate sizes only



\*Layout plan is not to scale

\*Artist's Illustration only

# FLEXI ONE BEDROOM

West Tower

Unit area:

**30 sqm**

Price range:

**P3.8 – 4M**

- ✓ A compact yet highly-functional space designed to fit everything you need in your personal space
- ✓ Gives you added privacy having your bedroom separate to from the rest of the unit's common areas
- ✓ This is attractive to renters given the compact space layout.

# FLEXI ONE BEDROOM

West Tower

Unit area:  
**30 sqm**

Price range:  
**P3.8 – 4M**



\*Layout plan is not to scale

\*Artist's Illustration only

AREA*	sqm	sqft
Living	9	97
Dining & Kitchen	7	75
Bedroom	10	108
T&B	4	43
<b>Total</b>	<b>30</b>	<b>323</b>

\*Approximate sizes only

# Flexi Two Bedroom



\*Artist's Illustration of Living and Dining Room

# FLEXI TWO BEDROOM

With balcony, West Tower

Unit area size:

**58 sqm**

Price range with 1 parking slot :

**P7.5 – 8.1M\***

- ✓ A future-ready space that is flexible enough to match your needs depending on your milestones. You can use the “den” as a workspace, and eventually turn it into an extra bedroom, when the need for it arises.
- ✓ For starter families, they can eventually convert the extra space into a nursery in the future.
- ✓ For an individual dweller, it anticipates space for hobbies and interests where one’s progressing set of skills will thrive

# FLEXI TWO BEDROOM

With balcony, West Tower

Unit area size:

**58 sqm**

Price range with 1 parking slot :

**P7.5 – 8.1M\***

AREA*	sqm	sqft
Living & Dining	18	194
Master's Bedroom	12	129
Kitchen	7	75
Common T&B	4	43
Master's T&B	4	43
Den	10	108
Balcony	3	32
<b>Total</b>	<b>58</b>	<b>624</b>

\* Approximate sizes only



\*Layout plan is not to scale

\*Artist's Illustration only

# Three Bedroom



\*Artist's Illustration of Living and Dining Room

# THREE BEDROOM

With balcony, West Tower

Unit area range:

**89 - 129 sqm**

Price range with 1 parking slot :

**P11.4 – 18.2M\***

- ✓ Enough space and floor area for a grown family, that gives the impression of living in an actual house
- ✓ Every part of your condo home is generously proportioned, wherein the common areas are spacious enough for having guests over, and the bedrooms are highly livable
- ✓ There are 3 T&B's to accommodate all members of the family, and their guests
- ✓ Addresses a typical family's usual requirement for additional space for a maid or storage for utilities

# THREE BEDROOM

With balcony, West Tower



\*Layout plan is not to scale

\*Artist's Illustration only

Unit area range:

**89 - 129 sqm**

Price range with 1 parking slot :

**P11.4 – 18.2M\***

AREA*	sqm	sqft
Living & Dining	17	183
Master's Bedroom	16	172
Bedroom 2	13	140
Bedroom 3	10	108
Kitchen	9	97
Common T&B	4	43
Master's T&B	4	43
Maid's/Utility Room	6	65
Maid's T&B	3	32
Hallway	4	43
Balcony	3	32
<b>Total</b>	<b>89</b>	<b>958</b>

\*Approximate sizes only

# Unit Finishes – West Tower

Area	Floor	Wall	Ceiling
<b>Living/Dining/ Kitchen</b>	Ceramic Tiles (600 x 600)	Painted Finish	Painted finish
<b>Master's Bedroom</b>	Laminated Wood-like Flooring	Painted Finish	Painted finish
<b>Master's T&amp;B</b>	Ceramic Tiles (300 x 300)	Painted Cement Plaster / 1.8m High Ceramic Tiles in shower area (300 x 300)	12mm thick moisture resistant gypsum board painted finish
<b>Bedroom 2&amp;3</b>	Laminated Wood-like Flooring	Painted Finish	Painted Finish
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<b>Maid's T&amp;B</b>	Vitrified Ceramic Tiles (300 x 300)	Painted Cement Plaster / 1.8m High Ceramic Tiles in shower area (300 x 300)	12mm thick moisture resistant gypsum board painted finish
<b>Balcony</b>	Vitrified Ceramic Tiles (300 x 300)	Galvanized Steel Railing, epoxy painted finish	Painted finish

# PROJECT CONSULTANTS

ARCHITECTURE

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STRUCTURAL DESIGN

**Sy^2 + Associates Inc.**

MECHANICAL ENGINEERING DESIGN

**L.R. Punsalan & Associates**

ELECTRICAL ENGINEERING DESIGN

**A. Licerio Engineering Consultancy Services**

PLUMBING & SANITARY ENGINEERING

**NBF Consulting Inc.**

LANDSCAPE DESIGN

**Land Style Design Studio**

FIRE PROTECTION DESIGN

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