

[www.Preselling.com.ph](http://www.Preselling.com.ph)

# 8 BENITEZ SUITES

---

BY ROCKWELL





Actual photo of Rockwell Center, Makati

# Vision to Reality

The Rockwell story began in 1995 with the company's bid to transform an old thermal power plant into a premium residential area in the heart of the metro.

Now known as the Rockwell Center, this flagship development is the pioneer of several sought-after communities that ultimately serve as the benchmark for living, leisure, and business.



Artist's illustration

SANTOLAN  
TOWN PLAZA



Artist's illustration

THE ALVENDIA  
BY ROCKWELL

## Building the Best

Since introducing the iconic Rockwell Center to the Makati skyline, Rockwell has paved the way in creating notable communities inside and outside Metro Manila. As it continues to deliver its promise of life beyond ordinary with the developments of Santolan Town Plaza and The Alvendia, Rockwell sets its sights yet again on Quezon City. Making its mark as the brightest jewel in the northern neighborhood, Rockwell builds **8 Benitez Suites** — an exclusive community that will foster an elevated lifestyle for the most discerning echelons.

## 8 BENITEZ SUITES

BY ROCKWELL

# A Quintessential Urban Enchantment

To many, the Rockwell name is synonymous with renowned communities characterized by a refined manner of living, high-level security, and groundbreaking innovations. Over the years, it has laid the foundation for these signature qualities through esteemed developments that have changed landscapes across the country.

With 8 Benitez Suites, Rockwell continues to redefine metropolitan living by putting a premium on utmost privacy, carefully curated spaces, and unparalleled security, all while nurturing the growth and welfare of its residents.

Inspired by the camaraderie and comfort found in townhome developments, 8 Benitez Suites offers fine living within an exclusive, secure, and peaceful development.



8 BENITEZ SUITES  
BY ROCKWELL





St. Luke's QC Medical Center

NEW MANILA

**8 BENITEZ SUITES**  
BY ROCKWELL

NORTH GREENHILLS

WHITE PLAINS

WACK WACK GREENHILLS



## Primed for Urban Convenience

Situated along C. Benitez Street in New Manila, the property benefits from an exceptional location. The metro's business and retail districts are within reach, while schools, hospitals, groceries, restaurants, and lifestyle centers can be found in the general vicinity.

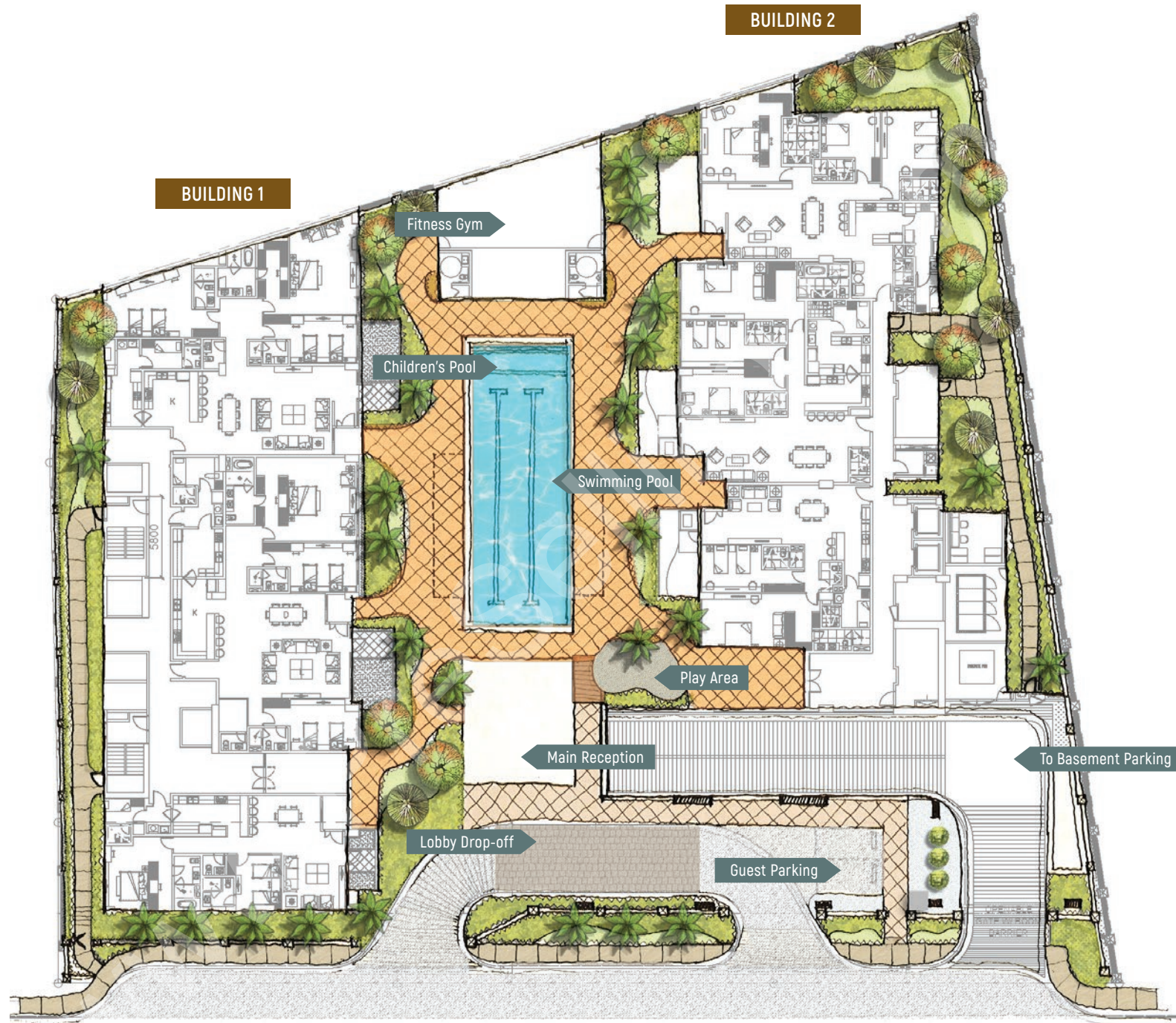
Given its stellar position, 8 Benitez Suites allows for maximum convenience in its residents' day-to-day activities.



# Redefining the Townhome Experience

Embodying the perfect balance between convenient condominium living and spacious townhome dwelling, 8 Benitez Suites raises the bar with its expansive unit cuts and elegant finishes. Set among two six-storey buildings, the property puts an emphasis on privacy and security with just three to five units per floor. Nestled atop a 4,000-square meter piece of land with expansive units comprised of two to three bedrooms, the development offers comfortable and sophisticated living spaces to its residents.

8 Benitez Suites pushes the distinct Rockwell lifestyle to new heights while pursuing the pinnacle of architectural design in the curated residential development.



C. BENITEZ STREET

## Creating Well-Appointed Spaces

Expertly designed and carefully crafted with its residents in mind, 8 Benitez Suites houses two residential buildings with an amenity space in between, allowing individuals and families to unwind and recharge. Surrounded by manicured lawns and fortified by amapola fences, 8 Benitez Suites successfully imparts a sense of ease within its walls.



## Fueling a Thriving Lifestyle

At 8 Benitez Suites, amenities exist to cultivate one's well-being. Residents can go for an invigorating swim at the **20-meter lap pool**, while young ones can safely play at the dedicated **children's pool and play area**. Meanwhile, fitness enthusiasts and novices alike can work up a sweat at the **fitness gym**. After a refreshing dip or an intense workout, head to the **poolside lounge** to soak up the sun or take in the cool breeze.



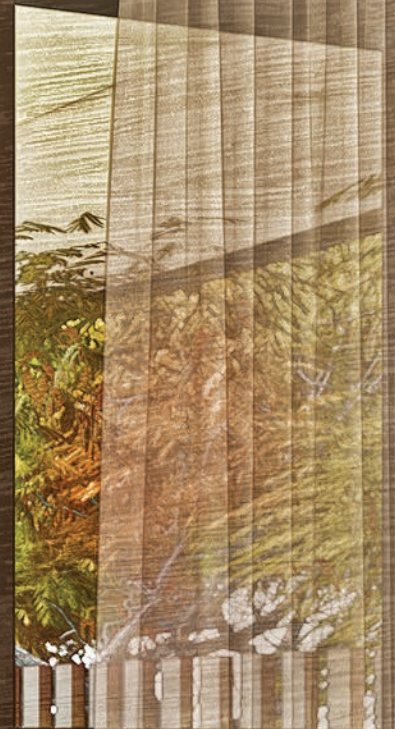


## A New Arrival Experience

Comfort and convenience are at residents' fingertips with the luxurious offering of private elevators in your Building 1 suites.

They lead directly to each unit's anteroom, bringing homeowners straight to their own spaces.

With this unique feature, there's less time wasted on waiting and more time spent on the things that truly matter.



Artist's illustration

## Your Private Sanctuary

Working and living in a bustling city means expansive green spaces are far and few in between. Now deemed a modern day luxury, secluded and private pockets of greenery offer urban dwellers the respite they need from the stresses of everyday life.

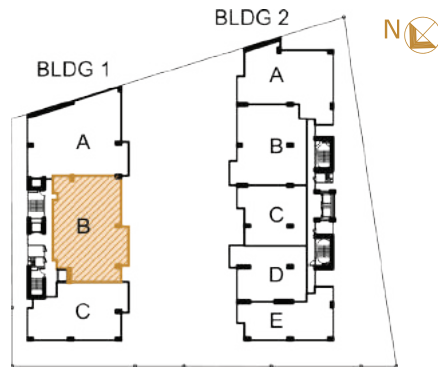
At the ground level suites, residents can find peace and solitude in their home's own garden, and feel refreshed with the wonders that nature can do.



## BUILDING 1

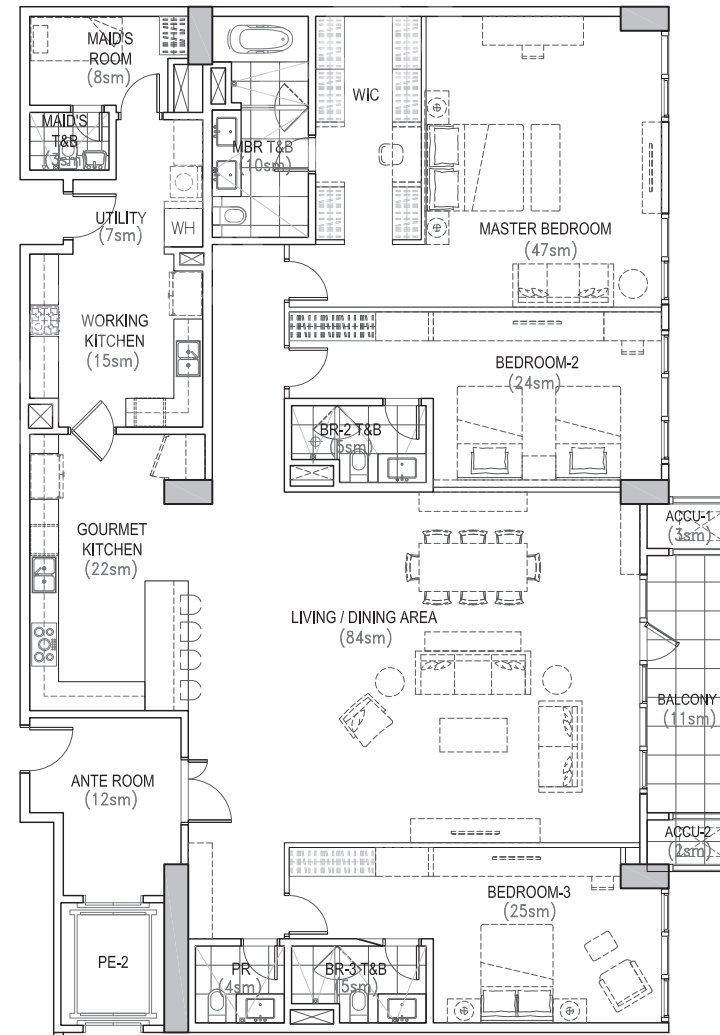
# 3-Bedroom Prime

287 SQM



### AREA

Anteroom	12 sqm
Living & Dining	84 sqm
Balcony	11 sqm
Powder Room	4 sqm
Gourmet Kitchen	22 sqm
Working Kitchen	15 sqm
Master Bedroom & Walk-in Closet	47 sqm
Master T&B	10 sqm
Bedroom 2	25 sqm
Bedroom 2 T&B	5 sqm
Bedroom 3	24 sqm
Bedroom 3 T&B	5 sqm
Maid's Room	8 sqm
Maid's T&B	3 sqm
Utility	7 sqm
ACCU-1	3 sqm
ACCU-2	2 sqm
<b>TOTAL</b>	<b>287 sqm</b>

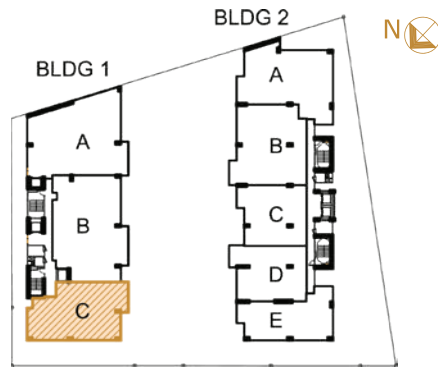




BUILDING 1

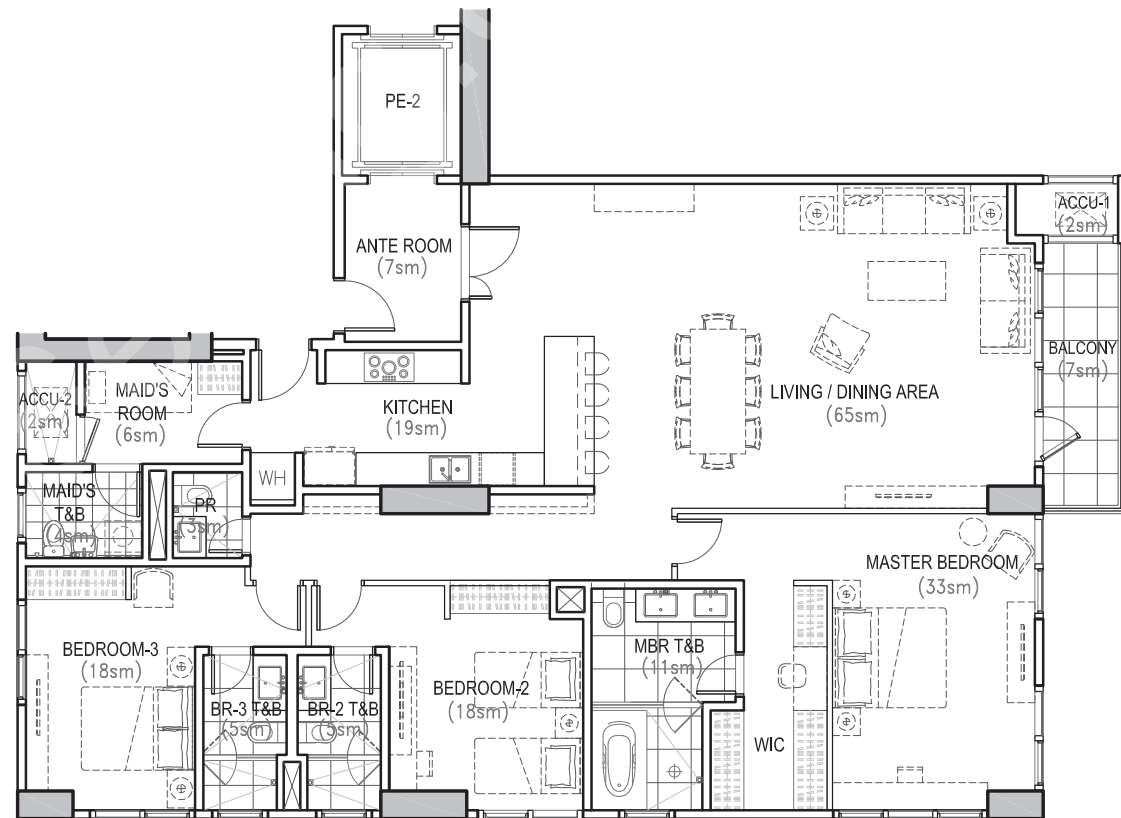
# 3-Bedroom Jr. Prime

205 SQM



## AREA

Anteroom	7 sqm
Living & Dining	65 sqm
Balcony	7 sqm
Powder Room	3 sqm
Kitchen	19 sqm
Master Bedroom & Walk-in Closet	33 sqm
Master T&B	11 sqm
Bedroom 2	18 sqm
Bedroom 2 T&B	5 sqm
Bedroom 3	18 sqm
Bedroom 3 T&B	5 sqm
Maid's Room	6 sqm
Maid's T&B	4 sqm
ACCU-1	2 sqm
ACCU-2	2 sqm
<b>TOTAL</b>	<b>205 sqm</b>



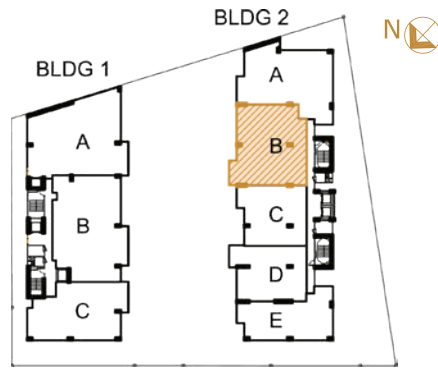




## BUILDING 2

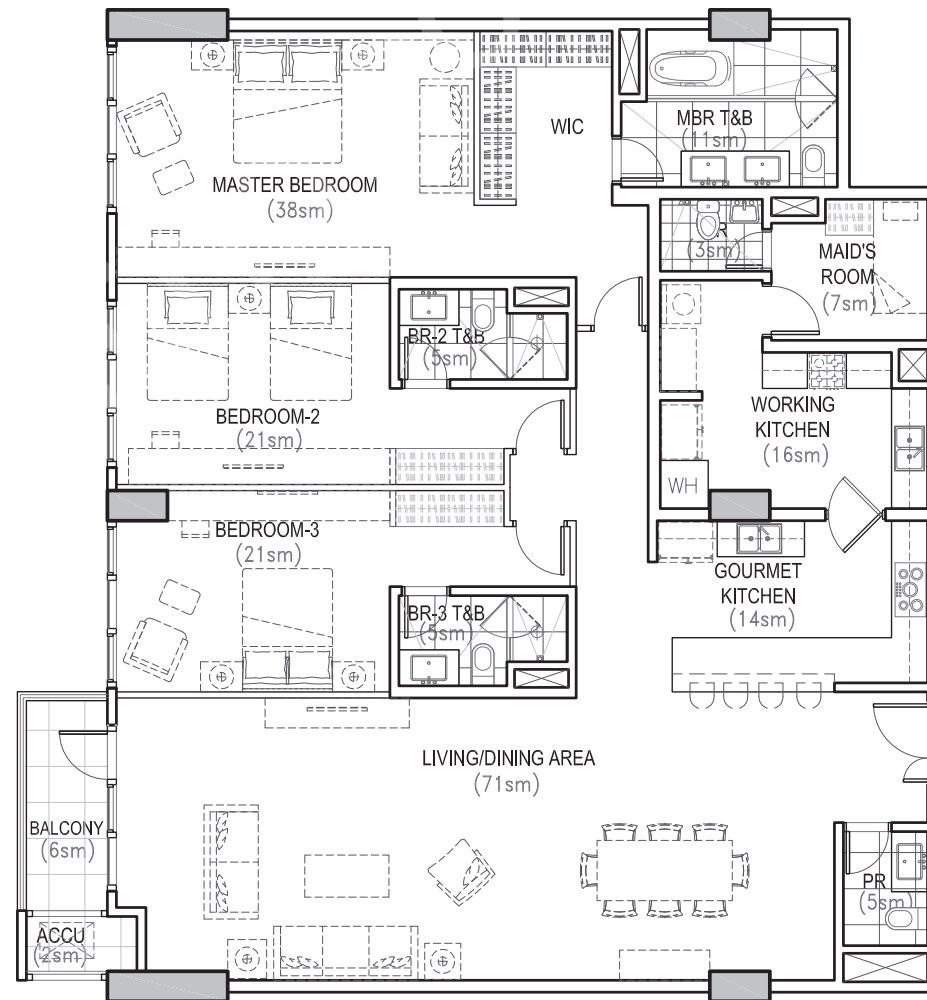
# 3-Bedroom Suite

225 SQM



### AREA

Living & Dining	71 sqm
Balcony	5 sqm
Powder Room	6 sqm
Gourmet Kitchen	14 sqm
Working Kitchen	16 sqm
Master Bedroom & Walk-in Closet	38 sqm
Master T&B	11 sqm
Bedroom 2	21 sqm
Bedroom 2 T&B	5 sqm
Bedroom 3	21 sqm
Bedroom 3 T&B	5 sqm
Maid's Room	7 sqm
Maid's T&B	3 sqm
ACCU-1	2 sqm
<b>TOTAL</b>	<b>225 sqm</b>



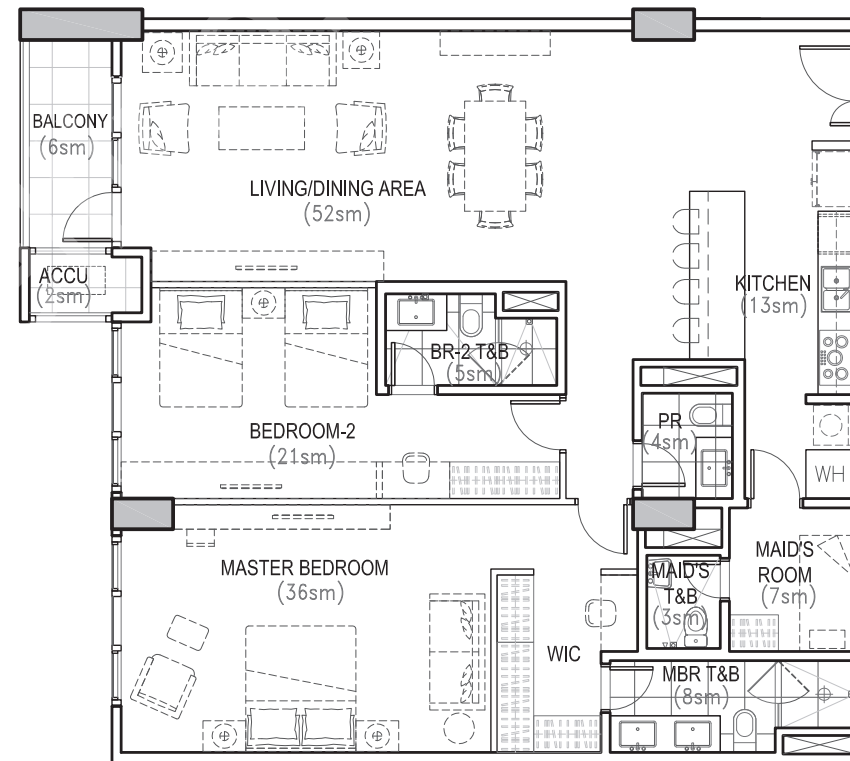
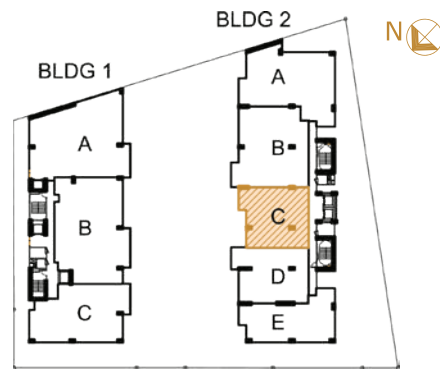


Artist's illustration

## BUILDING 2

# 2-Bedroom Suite

157 SQM



### AREA

Living & Dining	52 sqm
Balcony	6 sqm
Powder Room	4 sqm
Kitchen	13 sqm
Master Bedroom & Walk-in Closet	36 sqm
Master T&B	8 sqm
Bedroom 2	21 sqm
Bedroom 2 T&B	5 sqm
Maid's Room	7 sqm
Maid's T&B	3 sqm
ACCU	2 sqm
<b>TOTAL</b>	<b>157 sqm</b>



# Unit Finishes

## Anteroom

Flooring	Homogenous tiles
Wall	Painted wall finish

## LIVING & DINING AREAS

Floor	7" engineered oak wood flooring
Wall	Painted wall finish Wooden baseboards

## GOURMET KITCHEN

Floor	600mm x 600mm light grey floor tiles
Wall	Painted wall finish Wooden baseboards
Cabinetry	Top: high-gloss cabinets Lower: wood laminated cabinets
Countertop	White quartz stone
Others	Teka Linea 720mm x 400mm single-bowl sink Hansgrohe single-hole gooseneck faucet

## BEDROOMS

Floor	7" engineered oak wood flooring
Wall	Painted wall finish Wooden baseboards
Closets	Off white laminated closet doors Wooden laminate interiors Cabinet interior lighting

## MASTER TOILET & BATH

Floor	300mm x 600mm homogenous tiles
Wall	300mm x 600mm full-height homogenous tiles
Countertop	Natural stone
Cabinetry	Modular cabinet, white high-gloss laminate
Mirror	Mirror with accent lighting
Plumbing Fixtures	Under-counter lavatory Kohler basin mixer Theorema slim overhead shower 300mm with square plate Axor Citterio mixing valve with square plate Hansgrohe Croma 100 Multi/Porter5/1.25 shower hose 10mm frameless tempered glass shower enclosure

## COMMON TOILET & BATH

Floor & Wall	300mm x 600mm homogenous tiles
Cabinetry	Modular cabinet, white high-gloss laminate
Mirror	Wall-to-wall inset mirror
Plumbing Fixtures	Kohler Persuade Gessi Rettangolo 1 Hole basic mixer with 1/4" pop-up waste set Kohler ceiling mount showerhead Kohler Persuade external mixer 10mm frameless tempered glass shower enclosure

## POWDER ROOM

Floor	300mm x 600mm homogenous tiles
Wall	300mm x 600mm full-height homogenous tiles
Countertop	Natural stone
Cabinetry	Modular cabinet, wood laminate
Mirror	Mirror with accent lighting
Plumbing Fixtures	Duravit Philippe Stark 3 under-counter lavatory Gessi Rettangolo 1-hole basic mixer with 1/4" pop-up waste set Duravit Philippe Stark 3 one-piece US type with siphon jet action water closet

## MAID'S ROOM

Floor	300mm x 300mm ceramic tiles
Wall	Painted wall finish

## MAID'S TOILET & BATH

Floor & Wall	300mm x 300mm ceramic tiles
Mirror	Included

## SERVICE AREA & UTILITY

Floor	600mm x 600mm homogenous tiles
Wall	Painted wall finish



# Building Features

## YOUR RESIDENCE

- Private gardens for ground level suites
- Separate main entrance and foyer for Building 1 suites
- Full-height windows in the living and dining areas
- Variable refrigerant flow (VRF) air conditioning system

## YOUR BUILDING

- Private elevators for Building 1 suites
- Automatic fire alarm, fire detection, and sprinkler systems
- 100% standby emergency power
- Security system complete with electronic access control and closed-circuit TV (CCTV) monitoring
- Basement parking equipped with ventilation system controlled through carbon monoxide monitoring



# Consultants

<b>Architect</b>	PRSP Architects
<b>Interior Design</b>	Erfe Associates & Partners
<b>Structural Design</b>	Sy^2 + Associates, Inc.
<b>Engineering Design</b>	Mellor Engineering Partners (MEP Philippines)
<b>Hydrological Study</b>	AMH Philippines
<b>Acoustic Design</b>	Acoustic Analysis, Inc.
<b>Façade</b>	ALT Cladding, Inc.
<b>Feng Shui</b>	Dr. Andy Tan



A property developed by



ROCKWELL LAND

© December 2020

DHSUD LS No. 043

Completion Date: December 31, 2024

C. Benitez Street, Brgy. Bagong Lipunan ng Crame, Quezon City