

IPI CENTER
BY ROCKWELL

Rockwell's Vision to Reality



It started with Rockwell Land's vision to create a self-sustaining mixed-used development now known as **Rockwell Center in Makati**.

Here one will find residences with distinct designs in its well-appointed spaces, and completes the community with retail, office, and hotel offerings.

From its pioneering phases in the West and East Blocks, Rockwell Center in Makati then expanded its reach with the Proscenium community.



Rockwell's Provincial Expansion

In its 28 years of creating metropolitan lifestyle havens, Rockwell has expanded its presence beyond Metro Manila. The developer now has properties in Laguna, Batangas, and Pampanga, and has likewise made its mark in the Visayas region.

ROCKWELL CARMELRAY

📍 Calamba, Laguna



TERRENO SOUTH

📍 Lipa, Batangas



ROCKWELL AT NEPO CENTER

📍 Angeles City, Pampanga



ROCKWELL CENTER BACOLOD

📍 Circumferential Road, Bacolod City



NARA RESIDENCES

📍 GM Cordova Avenue, Bacolod City



32 SANSON

📍 Lahug, Cebu City



ARUGA MACTAN

📍 Punta Engaño, Mactan Island



Rockwell Presence in Cebu

32 SANSON Lahug, Cebu City



ARUGA MACTAN Punta Engaño, Mactan Island



Cebu was where Rockwell chose to make its Visayan debut, and it did so with **32 Sanson** and **Aruga Resort and Residences - Mactan**.

Here, the developer introduces distinct living experiences through a **garden community** and a **residential resort project**.

Rockwell and IPI's Partnership

For its third property in Cebu, the developer has partnered with **International Pharmaceuticals, Inc. (IPI)**.

This joint venture envisions to bring another lifestyle concept through a new **mixed-use neighborhood at the heart of Cebu**.



ROCKWELL

Expanding the vision with Proscenium at Rockwell



Designed by renowned Uruguayan architect Carlos Ott, Proscenium at Rockwell features five distinct residential towers— Kirov, Sakura, Lorraine, Lincoln, and The Proscenium Residences.

This enclave comes replete with a sprawling amenity deck, as well as dedicated office spaces and diverse retail offerings.

The developer has then also grown its presence in the country.



Location

IPI Center is conveniently accessible through Pope John Paul II Avenue, one of the main thoroughfares in the city.

It is also situated in between commercial and office districts, as well as places of leisure like the Cebu Country Club. Nearby are exclusive residential villages as well.

32 Sanson.....	1.8 KM
Business Park.....	1.0 KM
IT Park.....	500 M
Country Club.....	724 M
Greenery.....	37.9 M
Crossroads.....	452 M
Landers.....	652 M
Streetscape.....	2.9 KM
María Luisa.....	3.0 KM
Paradise Village.....	1.3 KM
Cebu Doctors Hospital.....	2.5KM
Chong Hua Hospital.....	2.8 KM



IPI Center by Rockwell: Project Overview





subject to change without prior notice

LINCOLN

AT IPI CENTER

IPI Center's residential tower, Lincoln, takes inspiration from its namesake at the Proscenium at Rockwell in Makati City. It is set to stand 50 storeys tall amid 75% of open space, with an exclusive drop-off that ensures privacy and exclusivity.

Lincoln likewise offers a diverse mix of studio to 3-Bedroom units, ranging from 33 to 278 sqm.



THOUGHTFUL AMENITIES

The property is a **centrally-located** 2.8-hectare **mixed-used community** with signature Rockwell offerings like residential, office, and retail components, and will have dedicated open spaces.



OPEN SPACE

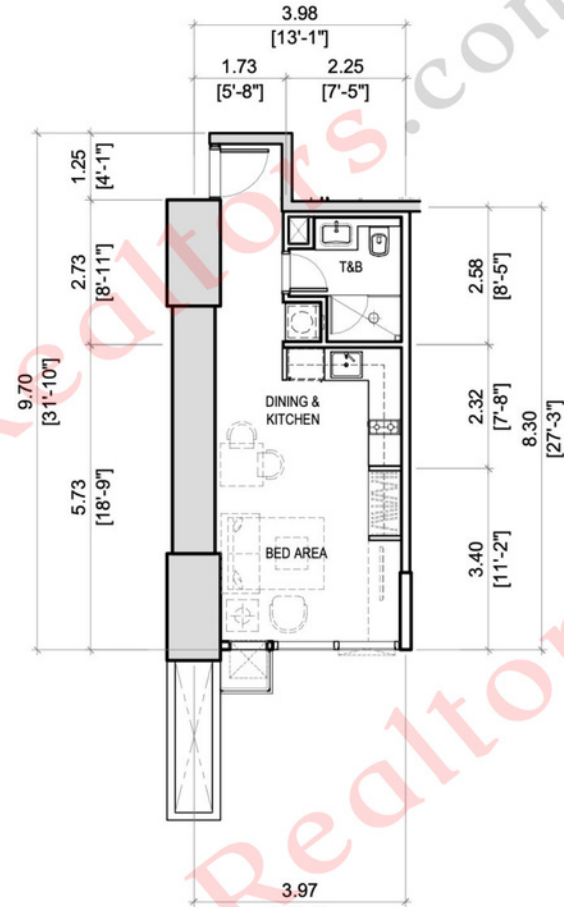


RETAIL

Typical Unit Layout

STUDIO

Living and Dining.....	14 SQM
Kitchen.....	16 SQM
Toilet and Bath.....	5 SQM
TOTAL.....	34 SQM

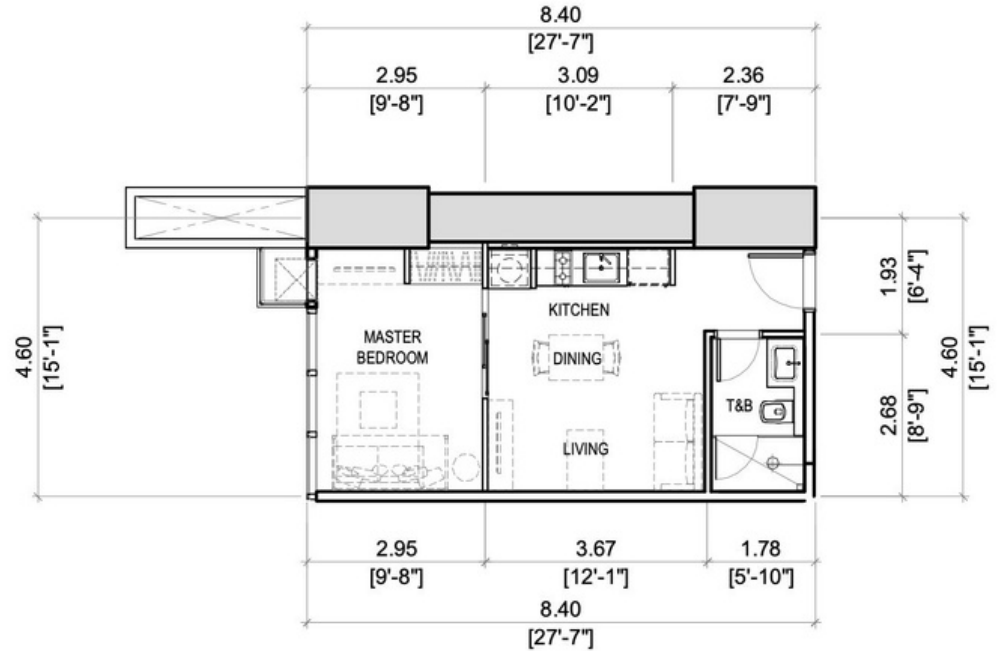
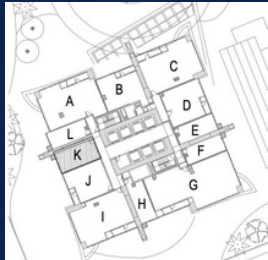


Typical Unit Layout

1 BEDROOM FLEXI

Living and Dining.....15 SQM
Kitchen.....6 SQM
Master Bedroom.....13 SQM
Toilet and Bath.....5 SQM

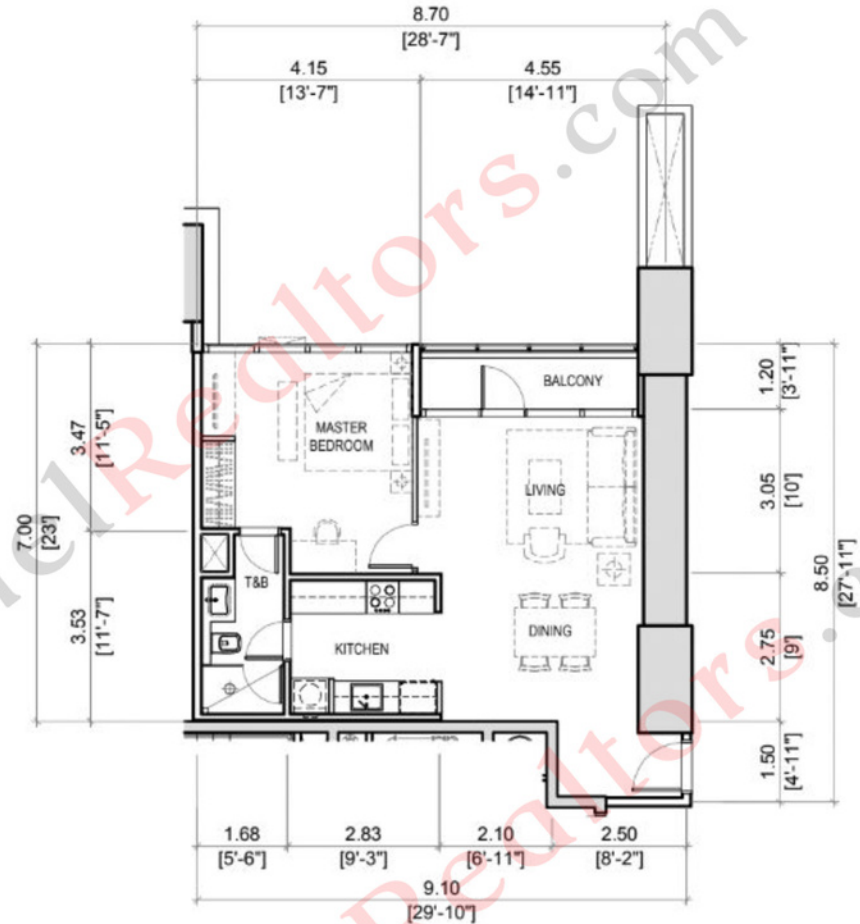
TOTAL.....39 SQM



Typical Unit Layout

1 BEDROOM

Living and Dining.....	29 SQM
Kitchen.....	8 SQM
Master Bedroom.....	16 SQM
Toilet and Bath.....	6 SQM
Balcony.....	6 SQM
TOTAL.....	65 SQM

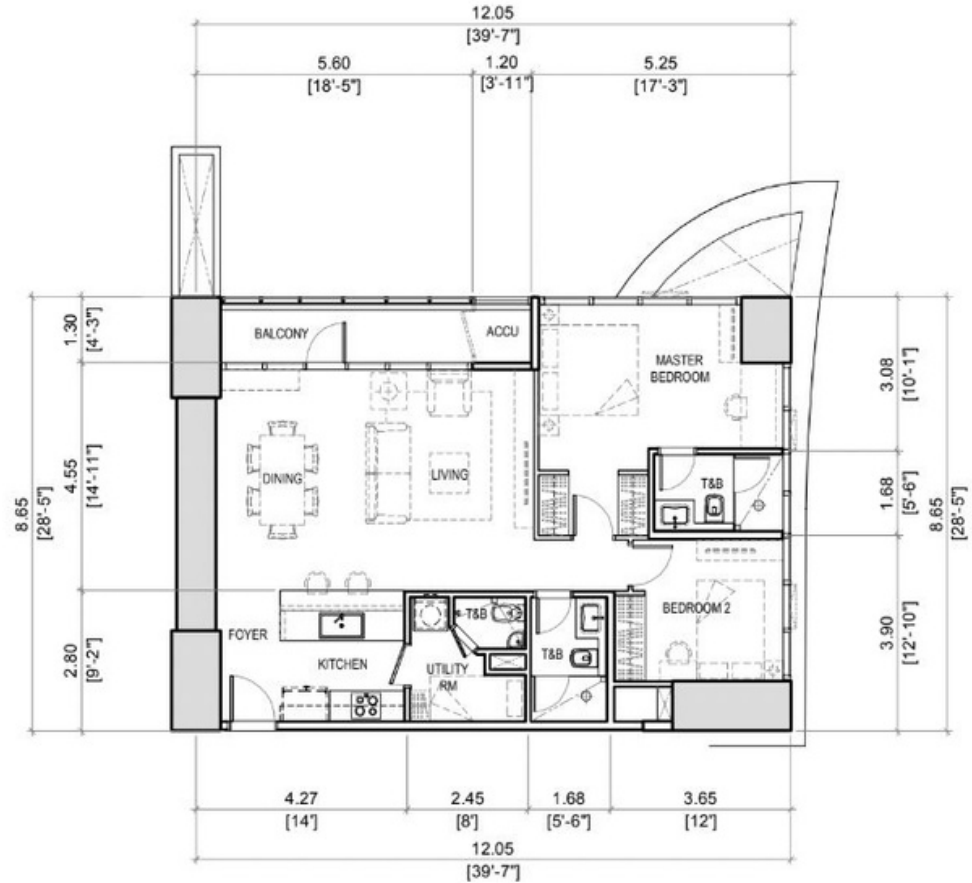


Typical Unit Layout

2 BEDROOM

Foyer.....	5 SQM
Living and Dining.....	34 SQM
Kitchen.....	7 SQM
Master Bedroom.....	20 SQM
MBR Toilet and Bath.....	5 SQM
Bedroom 2.....	14 SQM
Toilet and Bath.....	4 SQM
Utility Room.....	4 SQM
Utility Toilet and Bath.....	2 SQM
Aircon.....	2 SQM
Balcony.....	7 SQM

TOTAL.....104 SQM

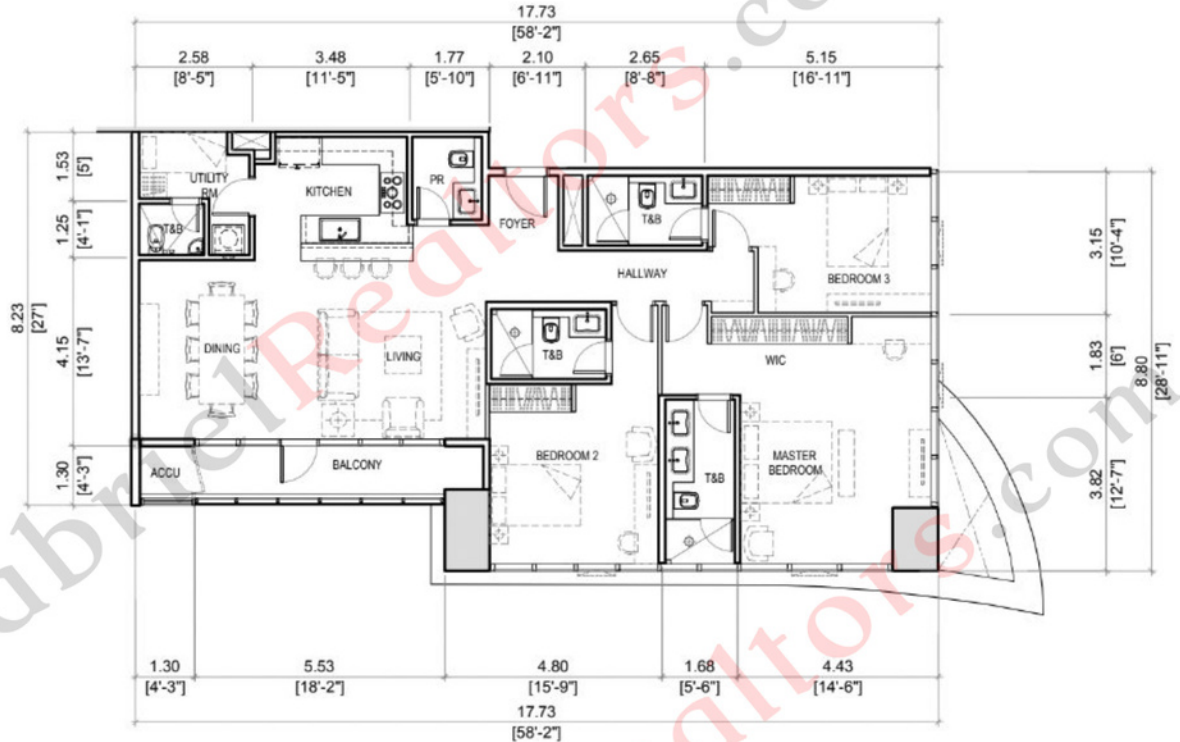


Typical Unit Layout

3 BEDROOM

Foyer	4 SQM
Living and Dining	41 SQM
Kitchen	10 SQM
Powder Room	4 SQM
Master Bedroom	29 SQM
MBR Toilet and Bath	7 SQM
Bedroom 2	19 SQM
BR2 Toilet and Bath	4 SQM
Bedroom 3	15 SQM
BR3 Toilet and Bath	4 SQM
Utility Room	5 SQM
Utility Toilet and Bath	2 SQM
Aircon	2 SQM
Balcony	8 SQM

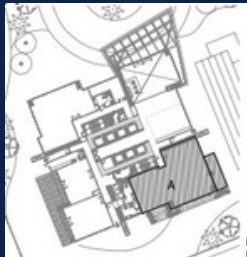
TOTAL..... 154 SQM



Typical Unit Layout

3 BEDROOM | GARDEN UNIT

Foyer.....	9	SQM
Living and Dining.....	53	SQM
Kitchen.....	16	SQM
Powder Room.....	3	SQM
Master Bedroom.....	24	SQM
SQM Walk-In Closet.....	7	SQM
MBR Toilet and Bath.....	10	SQM
Bedroom 2.....	20	SQM
BR2 Toilet and Bath.....	4	SQM
Bedroom 3.....	19	SQM
BR3 Toilet and Bath.....	4	SQM
Utility Room.....	9	SQM
Utility Toilet and Bath.....	2	SQM
Storage.....	3	SQM
Aircon.....	5	SQM
Covered Balcony.....	14	SQM
TOTAL.....	202	SQM

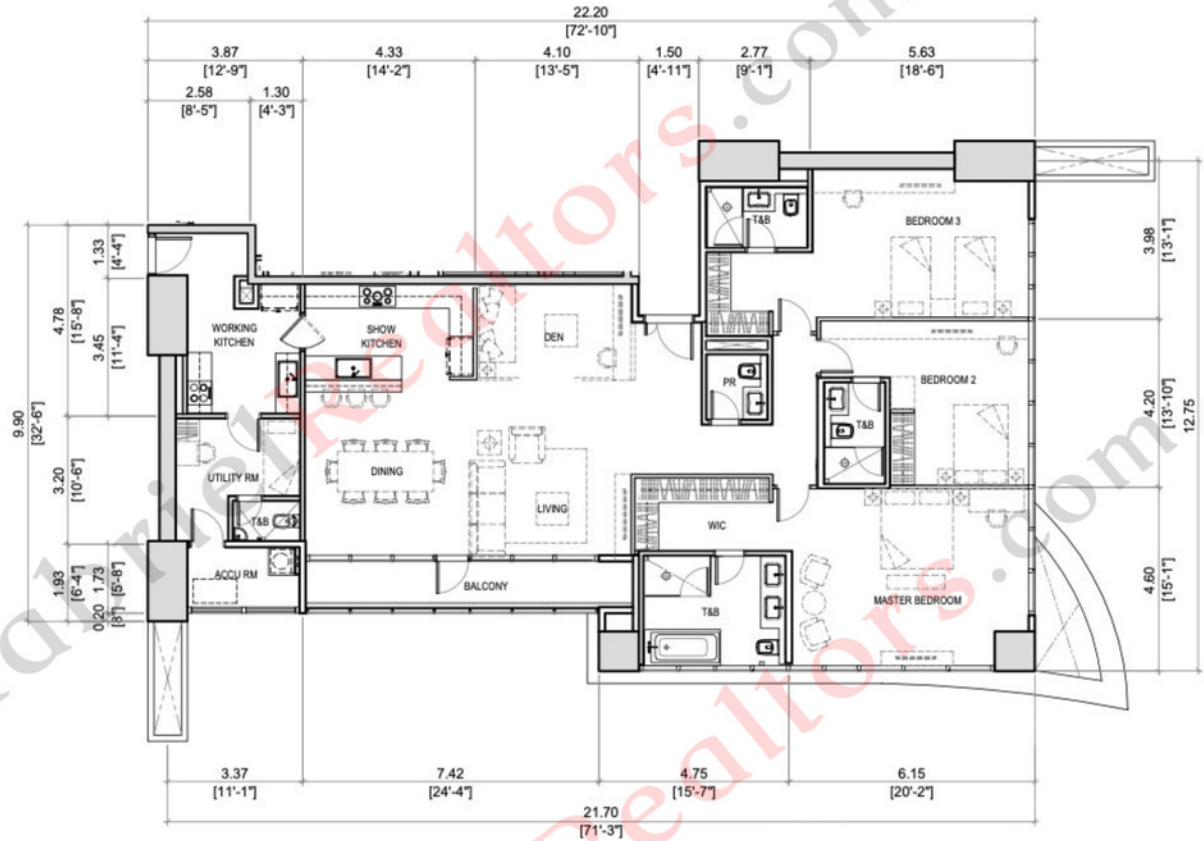
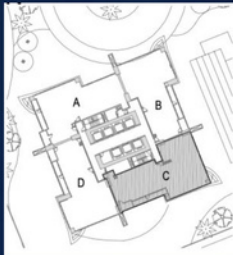


Typical Unit Layout

3 BEDROOM | SEMI PENTHOUSE

Living and Dining.....5 SQM
 Show Kitchen.....12 SQM
 Working Kitchen.....15 SQM
 Powder Room.....4 SQM
 Den.....10 SQM
 Master Bedroom.....36 SQM
 MBR Toilet and Bath.....13 SQM
 Bedroom 2.....18 SQM
 BR2 Toilet and Bath.....5 SQM
 Bedroom 3.....28 SQM
 BR3 Toilet and Bath.....6 SQM
 Utility Room.....9 SQM
 Utility Toilet and Bath.....2 SQM
 Aircon.....5 SQM
 Covered Balcony.....11 SQM

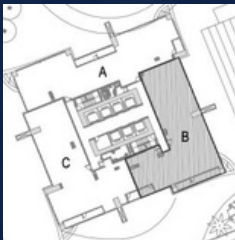
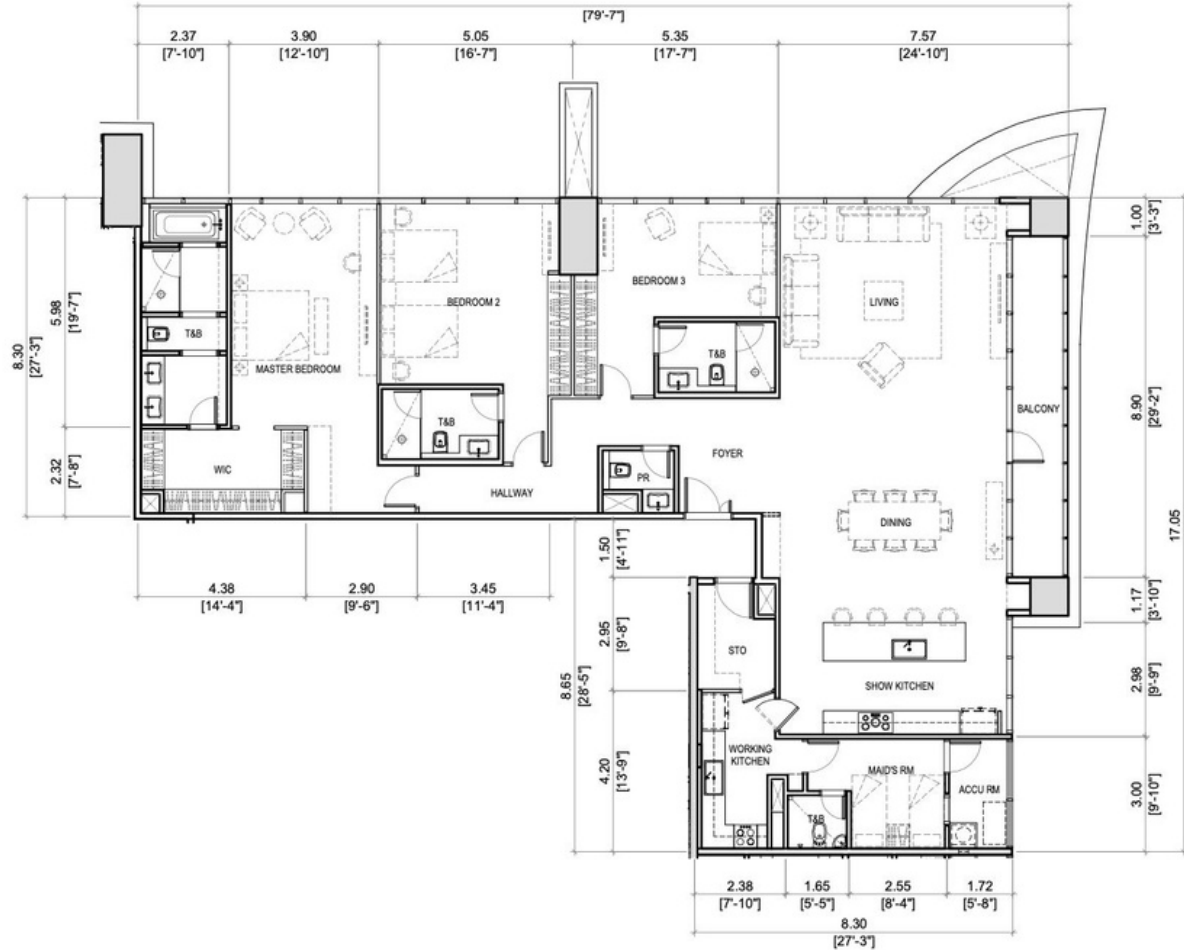
TOTAL..... 224 SQM



Typical Unit Layout

3 BEDROOM | PENTHOUSE

Foyer.....	9	SQM
Living and Dining.....	72	SQM
Show Kitchen.....	18	SQM
Working Kitchen.....	11	SQM
Storage.....	6	SQM
Powder Room.....	4	SQM
Hallway.....	12	SQM
Master Bedroom.....	30	SQM
MBR Toilet and Bath.....	11	SQM
SQM Bedroom 2.....	28	SQM
SQM BR2 Toilet and Bath.....	6	SQM
SQM Bedroom 3.....	21	SQM
SQM BR3 Toilet and Bath.....	6	SQM
SQM Utility Room.....	9	SQM
SQM Toilet and Bath.....	2	SQM
Aircon.....	5	SQM
Balcony.....	13	SQM
TOTAL.....	277	SQM



Unit Finishes

subject to change without prior notice

LIVING AND DINING AREA

Floor
Wood-like Tiles

Wall
Paint with Wood Baseboard

ALL BEDROOMS

Floor
Wood-like Tiles

Wall
Paint with Wood Baseboard

Closets
Veneer Laminated Closet with
Clothes Rack

TOILET & BATH

Frameless Glass Enclosure

Floor
600X600 Homogeneous Tiles

Wall
600X600 Homogeneous Tiles
(Shower Area)
Paint on other areas with Tile
Baseboard

Countertop
Natural Stone

Others:
Mirror

KITCHEN

Floor
Wood-like Tiles

Wall
Paint

Cabinetry
Upper Cab - Laminated Wood-like
Lower Cab - High Gloss Laminate

Countertop
Natural Stone

Others:
Built-in Cooktop Induction Cookers
Single Bowl Sink
Rangehood

PLUMBING FIXTURES & FITTINGS

- Kohler or approved equal under counter Lavatory
- Kohler or approved equal mixer
- Kohler or approved equal water closet

Building Features and Consultants

BUILDING FEATURES

Seven high-speed elevators; 6 Passenger and 1 Service

Automatic fire alarm, fire detection and sprinkler system

100% back-up power on all common areas and residential units

Security system with electronic access control

Closed-circuit TV (CCTV) monitoring

Basement parking equipped with ventilation system Fiber-to-the-home (FTTH) provision

Exclusive drop-off

Pre-assigned parking spaces

CONSULTANTS

Architect: Pimentel, Rodriguez, Simbulan and Partners (PRSP)

Landscape Architect: In-house

Interior Design: Erfe Associates & Partners

Structural Design: Sy^2 & Associates, Inc.

Building Services Design: Meinhardt Philippines, Inc.

Quantity Surveyor: Arcadis Philippines, Inc.

Traffic Study: SMDI Consultants, Inc.

Feng Shui: Dr. Andy Tan





LIBRARY LOUNGE


Gabriel
REALTY & BROKERAGE



FITNESS GYM



FUNCTION ROOMS



LIVING AND DINING AREA





POOL AND VILLAS

**A REFRESHING EXPERIENCE
TO REDEFINE CEBU RETAIL**





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REALTY & BROKERAGE

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LINCOLN
AT IPI CENTER