

# PARK MCKINLEY WEST

LIFE **BEYOND** LIMITS

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# **McKINLEY WEST**

## Live Exceptionally

Reserved for Manila's discerning elite, McKinley West is Megaworld's newest township in Fort Bonifacio. With 34.5 hectares of land, it is set to host a posh village and private residential estates complemented by a modern business district and leisure center—living up to the lifestyles of the neighboring Forbes Park and the Manila Polo Club.

# **EXPLORE THE TOWNSHIP**

Set in the heart of Fort Bonifacio, Megaworld's upcoming township will cater to the foremost of Manila's elite. To feature the Company's signature live-work-play-learn-shop lifestyle concept, McKinley West will have rows of upscale residential estates with properties having their own state-of-the-art security features and first-of-its-kind luxury amenities.

# LIVE WORK PLAY LEARN



# AN EXCEPTIONAL EXPERIENCE, FOR A PRIVILEGED FEW



PREMIER RESIDENTIAL SUITES

DESIGNED TO SUIT THE

LIFESTYLES OF MANILA'S

CRÈME DE LA CRÈME.

Luxury residential estates will feature unique brand collaborations, state-of-the-art security features and first-of-its-kind amenities.



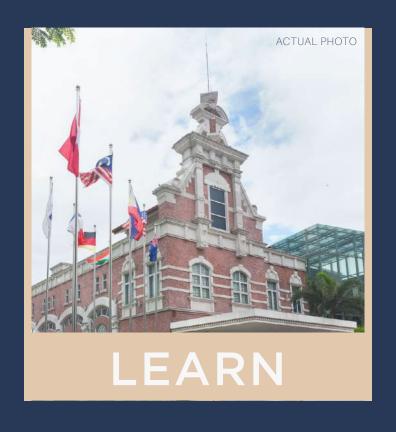
MODERN AND
SUSTAINABLE OFFICE
TOWERS CATERING TO THE
LEADERS OF BUSINESS AND
COMMERCE.

Following the blueprint set by McKinley Hill, McKinley West will feature world-class office environments in select areas conducive to optimum productivity and work-life balance.



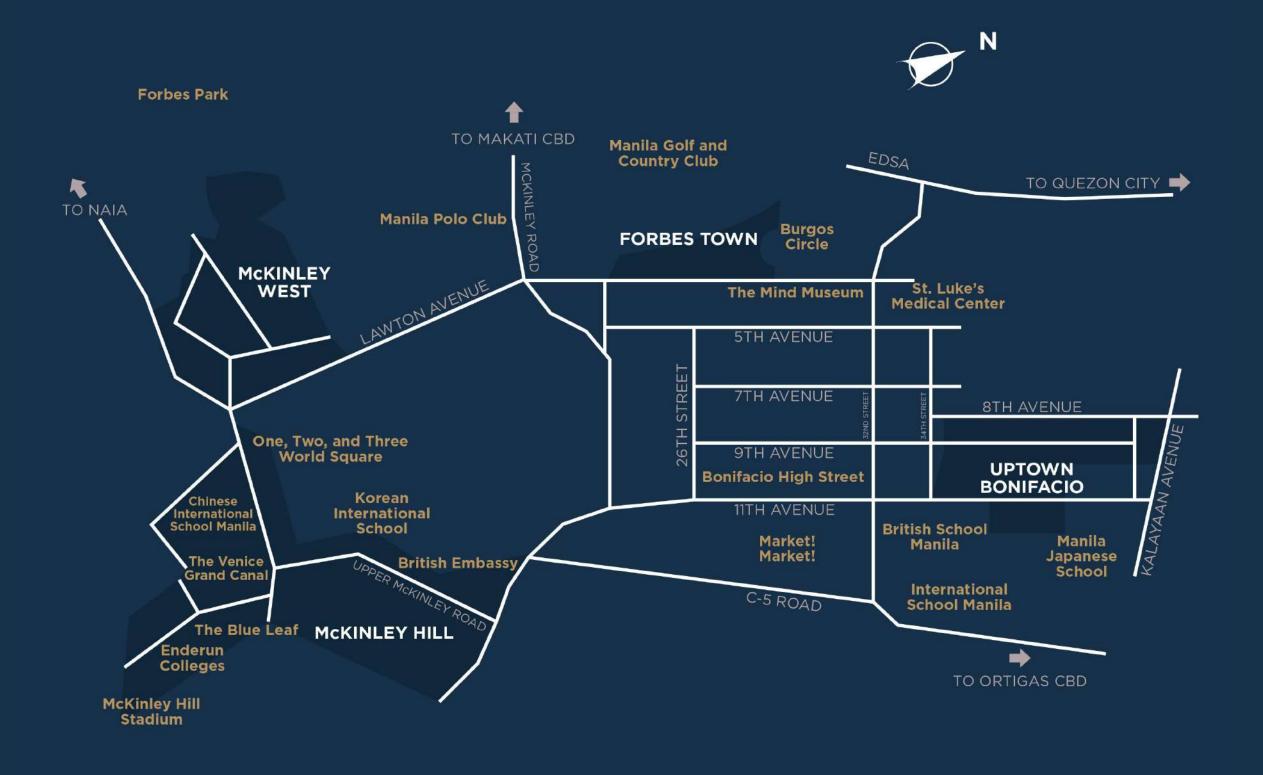
FIRST-CLASS LEISURE
ATTRACTIONS WORTHY OF
PLAUDIT.

Outdoor recreation areas and restaurants that offer a unique dining experience.



REPUTABLE ACADEMIC
INSTITUTIONS JUST MINUTES
AWAY.

Quality education from the country's top international schools, all within reach.



ARCHITECT'S ILLUSTRATION

# **LOCATION HIGHLIGHTS**

McKinley West is Megaworld's 34.5-hectare township community development located in the former JUSMAG property in Fort Bonifacio. The master-planned township hosts the McKinley West Village, St. Moritz Private Estates, The Albany Luxury Residences and the high-rise residential development Park McKinley West. It is supplemented by a business district that provides opportunities for employment and career growth and the recently opened al fresco commercial destination—AsiaTown. The expansion of Lawton Avenue has given McKinley West a premium in accessibility and the value of convenience.



## McKINLEY WEST

## Site Development Plan

Confident in expanding its range of property development, Megaworld has committed over \$1 billion for the next 10 years to build McKinley West. A culmination of the developer's 25 years in the Philippine real estate industry, the township is modeled after the best of modern and traditional Europe. Inspiration for this community ranges from castles in the south of France to the most coveted residences in Kensington, London.

To become Megaworld's second complete community, McKinley West will feature the developer's signature live-work-play-learn-shop lifestyle components. Aside from the residential village where lots have appreciated by as much as 110 percent since its launch in 2010, McKinley West will have rows of luxury residential estates with properties having their state-of-the-art security features and first-of-its-kind luxury amenities.

### LIVE

- McKinley West Village
- St. Moritz Private Estates
- The Albany Luxury
  Residences
- Park McKinley West

### WORK

- One Le Grand Tower
- One West Campus
- Two West Campus
- Three West Campus

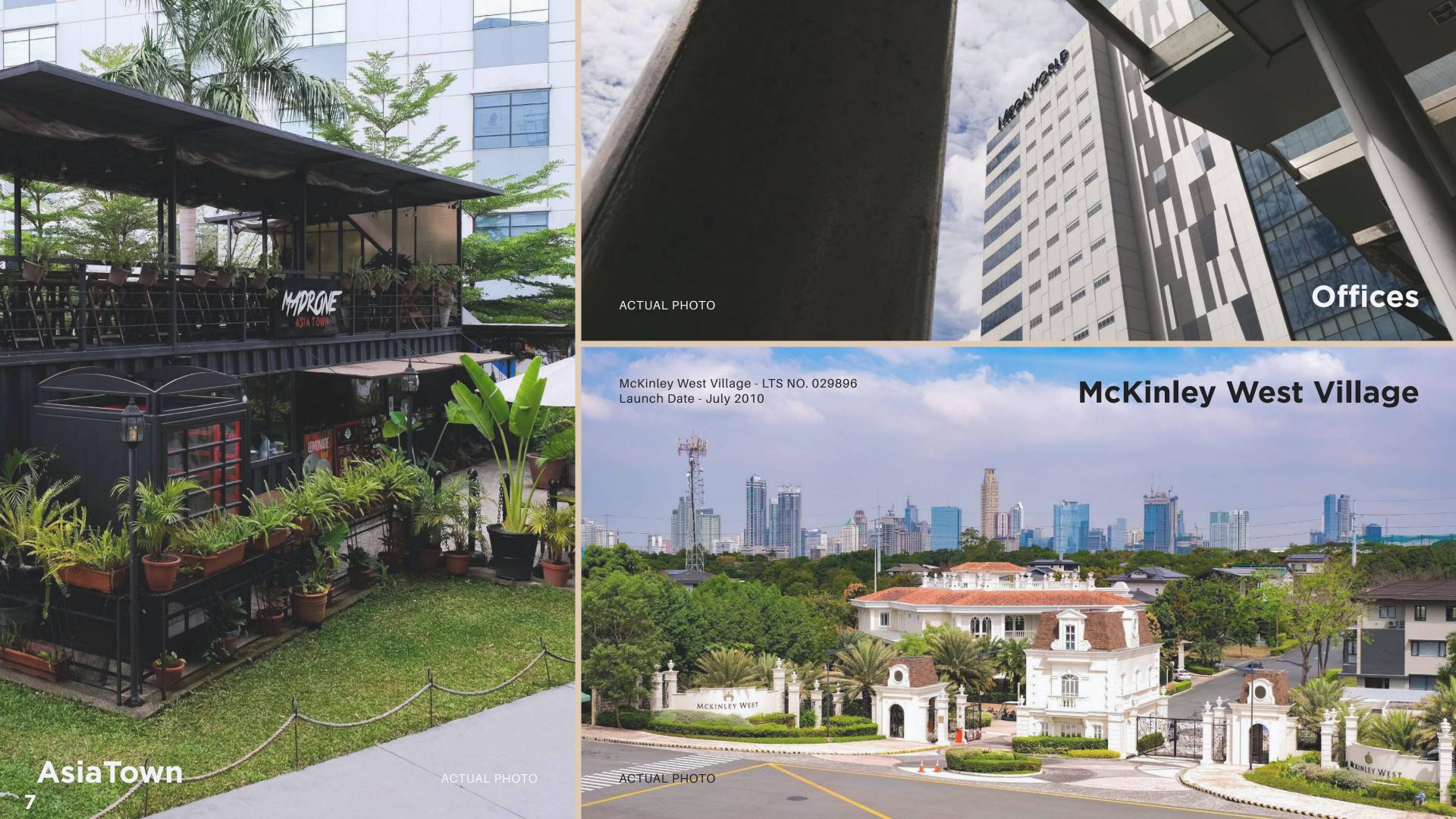
- Ten West Campus
- Five West Campus
- Six West Campus
- Eight West Campus

## **PLAY**

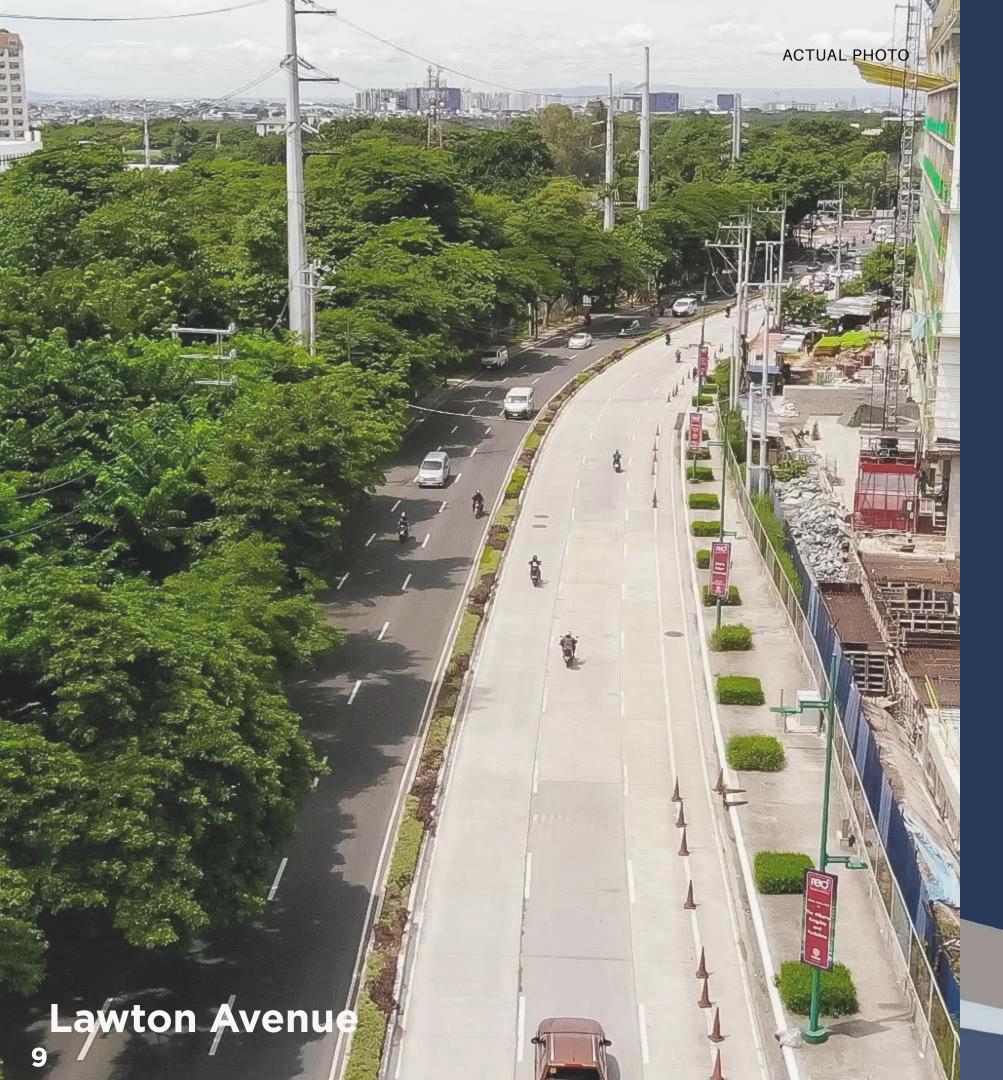
- AsiaTown
- Venice Grand Canal

  Mall and Venice Piazza

  nearby







# UNPARALLELED LOCATION AND ACCESSIBILITY

With the development of the township, the recent completion of the expansion of Lawton Avenue gave McKinley West direct access to Megaworld's largest integrated township in Fort Bonifacio—McKinley Hill; and more convenient access to developments in Fort Bonifacio, including Uptown Bonifacio and Forbes Town. Aside from Lawton Avenue, the South Luzon Expressway and C-5 Road provide alternative routes to the Ninoy Aquino International Airport and other central business districts.

### **PREMIUM ACCESS**

- Lawton Avenue
- C-5 Road
- ▶ Upper McKinley Road
- **EDSA**

### **CLOSE TO**

- ► NAIA
- ► McKinley Hill
- ► Uptown Bonifacio
- Newport City



# **PARK McKINLEY WEST**

A modern European piece that speaks of functionality away from the norm expressed through art's most timeless form: lines. It's dominated by asymmetrical vertical lines that symbolize the transition from one limit to another. The facade shows lines without fixed start-and-end points—similar to how one line can lead to another and unknowingly trace a new path that will only keep you moving forward.

Park McKinley West is made for self-starters and go-getters who want to do it all. It's a space for young people who are successful in their craft but would like to take life further so they can discover bigger, bolder and better opportunities. Park McKinley West offers a life beyond what they know and what they're used to—a life beyond limits.

### LOCATION:

Le Grand Avenue, McKinley West

### NO. OF TOWERS:

Four high-rise residential towers

### **UNITS:**

From one-bedroom to five-bedroom units



# LIFE BEYOND LIMITS

## BEYOND THE USUAL SIGHTS

Go far and go places with an address that nurtures the true essence of living and working in the metro. Park McKinley West is set in the integrated community of McKinley West, where sustainable office towers and sophisticated leisure spots are just a few blocks away from home.

## BEYOND THE SPACE CONSTRAINTS

Each unit at Park McKinley West is designed by innovators with a keen understanding of spacious living. It's where you can think, move and do as you like—always an inviting setting after a hard day's work.







# LIFE BEYOND LIMITS

## BEYOND THE SAME FOUR WALLS

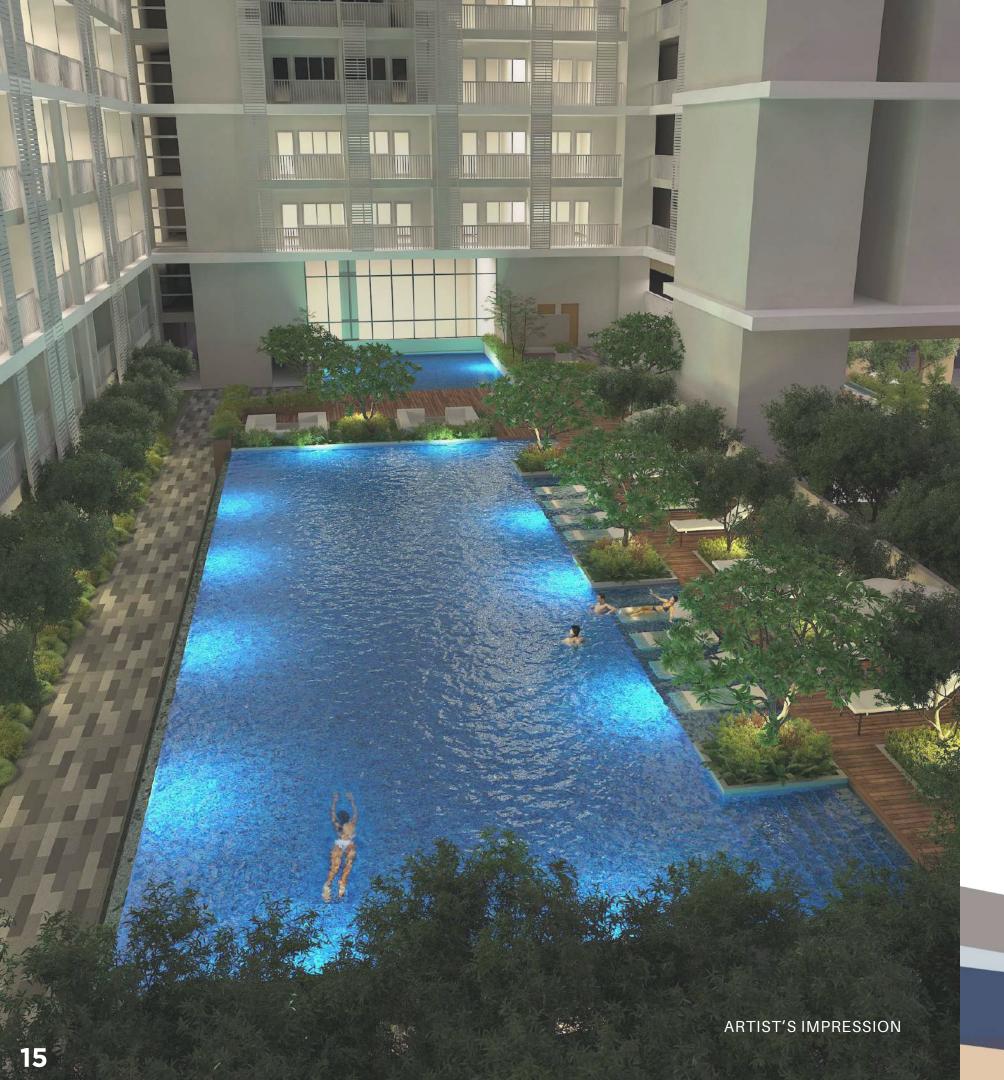
Take a dip in the pool today and admire the sunset by the sky garden. However you'd like to unwind, Park McKinley West's amenities make it a sensory feast.

## AT PARK McKINLEY WEST

There's more to your every day at Park McKinley West with its exclusively shared amenities, shopping center and neighboring communities. Park McKinley West is where modern lifestyles converge, a master-planned address for today's self-starters and go-getters.

You simply don't have to settle for less—especially not here. Experience a life beyond what you know—a life beyond limits.





# **BEYOND THE SAME ROUTINE**

Nature and urban conveniences intertwine on the second floor. Take a dip in the pool today and admire the sunset by the sky garden tomorrow. Invest in mindfulness either in the outdoor yoga deck or in the indoor yoga studio. However you would like to unwind, Park McKinley West's amenities turn it into a sensory feast.

# PREMIUM AMENITIES

- Game room
- Children's playground
- Yoga deck
- Yoga room
- Landscape gardens
- Roof garden

- Male and Female
  Changing rooms
- Lap pool
- Children's pool
- Seating alcove
- Gym
- Function room







# **BEYOND THE COMMON SPACE**

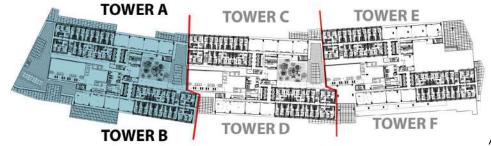
Unit spaces in Park McKinley West are curated by innovators who have a keen understanding of luxury living. A home where you can freely breathe, think and move—always an inviting setting after a day's work.

- Entrance panel door with viewer
- Individual electric and water meter
- Provision for other provider's telephone and CATV lines per unit
- Provision for Fiber-to-the-Home triple play technology per unit
- Provision for hot and cold water lines per unit in all toilet & bath and powder rooms (except maid's room)
- Kitchen with modular undercounter and overhead cabinets
- Ceramic plank for bedrooms
- Ceramic tiles for living and dining areas
- Ceramic tiles for toilet & bath and kitchen areas
- Partial glass shower enclosure in toilet & bath areas
- Video intercom per unit
- Individual mailboxes with keys
- Individual Condominium Certificate of Title





### **KEY PLAN**



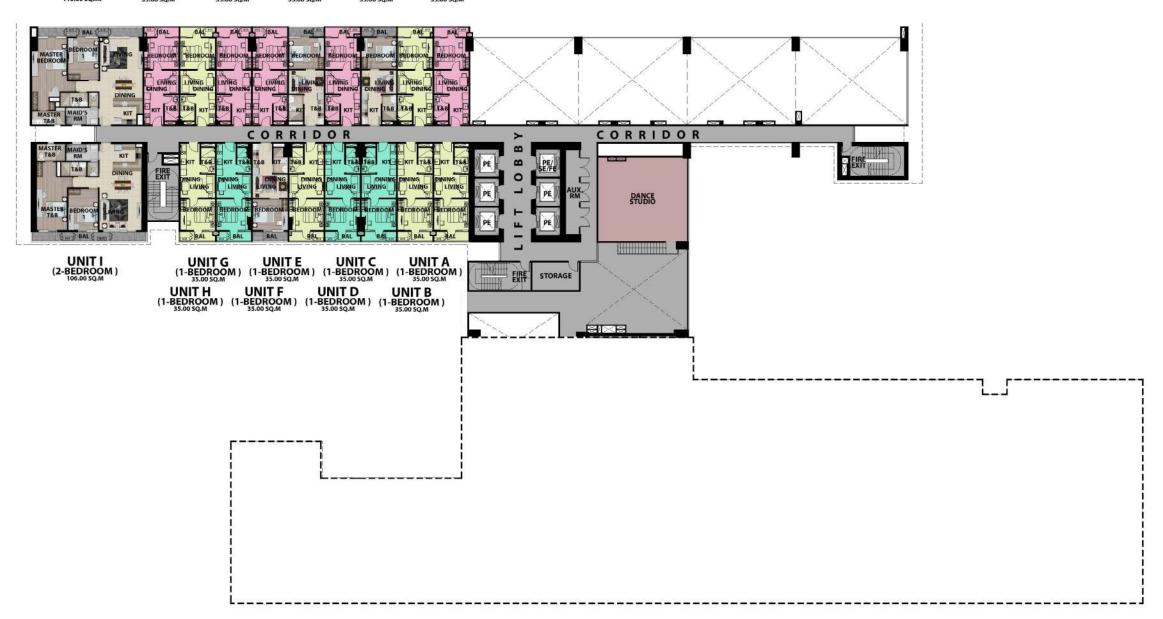




All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.

UNIT L UNIT N UNIT P UNIT R (1-BEDROOM) (1-BEDROOM) (1-BEDROOM) (1-BEDROOM) (1-BEDROOM) (1-BEDROOM)

UNIT J UNIT K UNIT M UNIT O UNIT Q UNIT S (2-BEDROOM) (1-BEDROOM) (1-BEDROOM) (1-BEDROOM) (1-BEDROOM) (1-BEDROOM) (1-BEDROOM) (1-BEDROOM) (1-BEDROOM) (1-BEDROOM)





## TYPICAL FLOOR PLAN 3RD FLOOR PLAN

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UNIT L UNIT N UNIT P UNIT R UNIT T UNIT V UNIT X UNIT Z UNIT BB
(1-BEDROOM) (1





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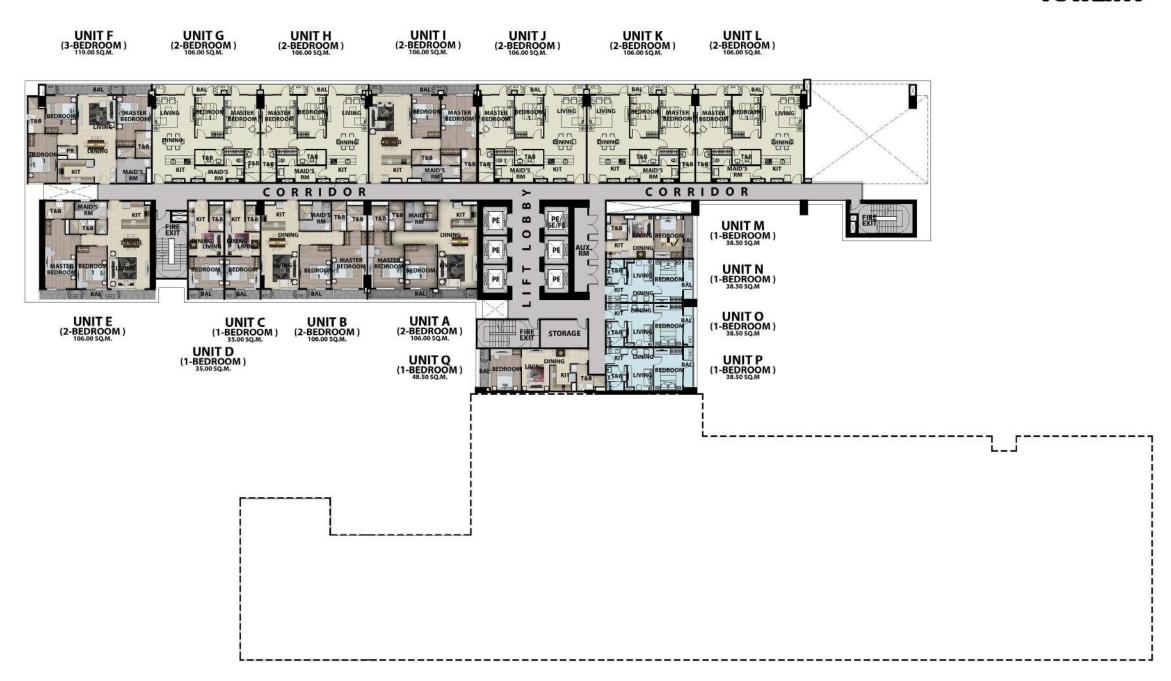




### 15TH FLOOR PLAN

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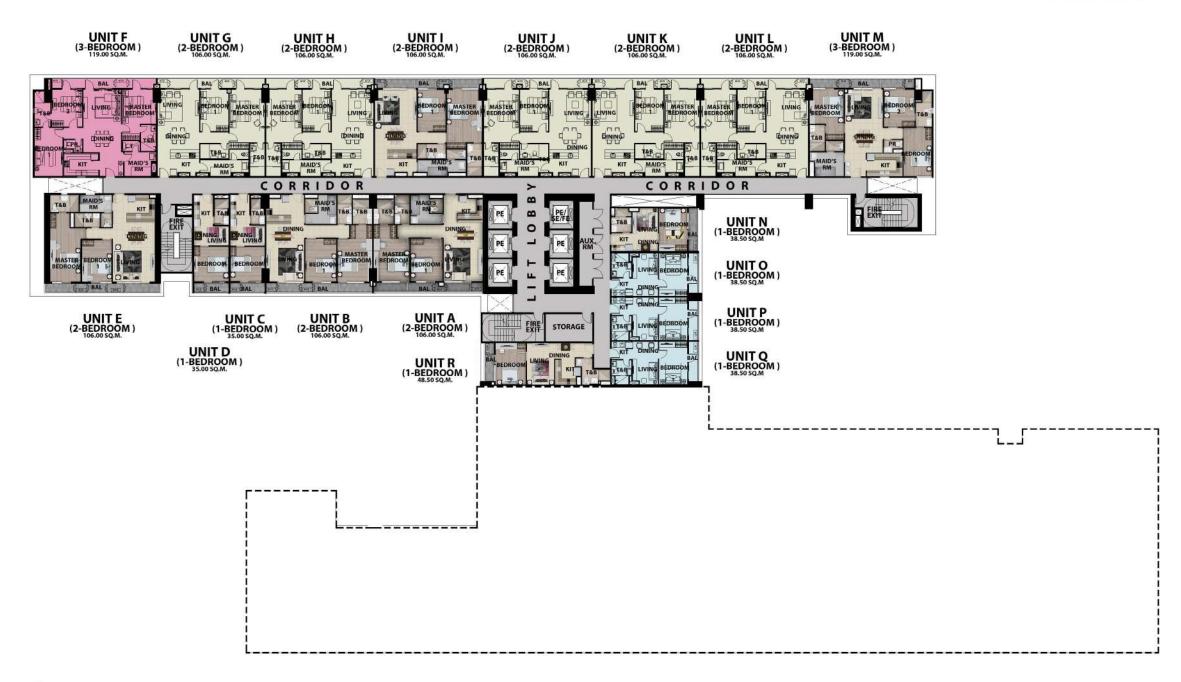






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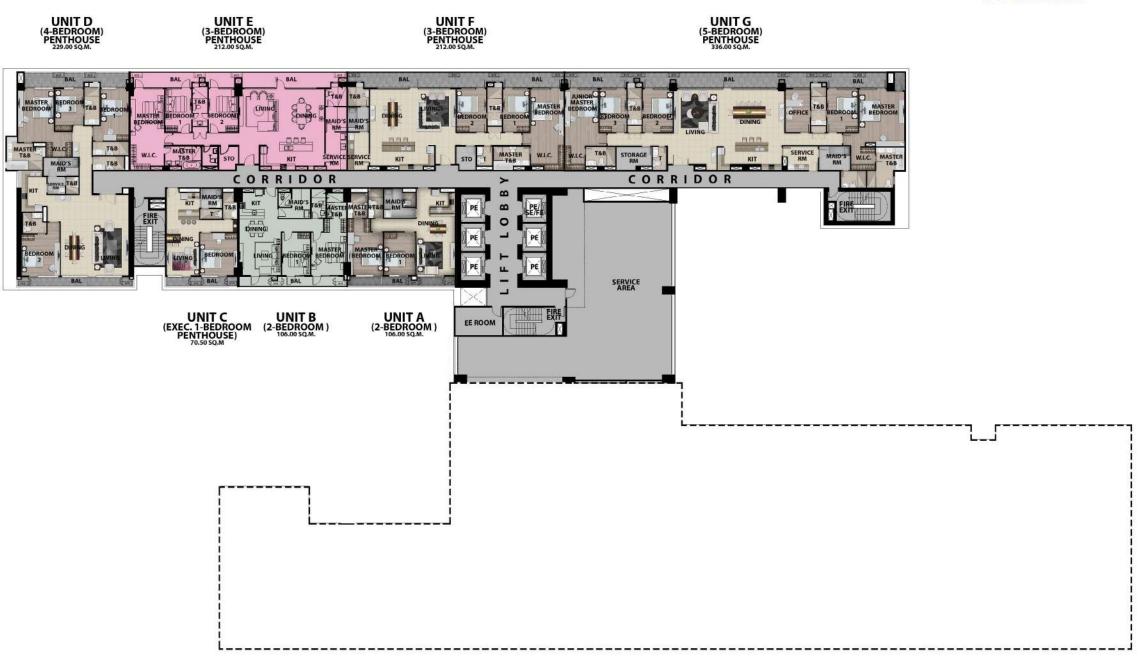


17TH - 23RD FLOOR PLAN

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### **PENTHOUSE LEVELS**

### 24TH -25TH FLOOR PLAN

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# TOWER A UNIT LAYOUT

# 1-BEDROOM





#### **1-BEDROOM UNIT**

A = 31.50 SQ.M. + 3.50 SQ.M. BAL.

UNIT G, I, J, L, M, O 2nd FLOOR PLAN

UNIT K, M, N, P, Q, S 3rd FLOOR PLAN

UNIT K, M, N, P, Q, S, T, V, W, Y, Z, BB TYPICAL 5th - 14th FLOOR PLAN



#### 1-BEDROOM UNIT

A = 31.50 SQ.M. + 3.50 SQ.M. BAL.

UNIT D, H, K, N 2nd FLOOR PLAN

UNIT A, B, E, H, L, O, R 3rd FLOOR PLAN

UNIT A, B, E, H, L, O, R, U, X, AA TYPICAL 5th - 14th FLOOR PLAN

#### LINIT D

SKY GARDEN 15th - 16th FLOOR PLAN TYPICAL 17th - 23rd FLOOR PLAN



#### 1-BEDROOM UNIT

A = 31.50 SQ.M. + 3.50 SQ.M. BAL.

#### **UNIT C**

2nd FLOOR PLAN SKY GARDEN 15th - 16th FLOOR PLAN TYPICAL 17th - 23rd FLOOR PLAN

UNIT C, D, F, G 3rd FLOOR PLAN TYPICAL 5th - 14th FLOOR PLAN BEDROOM

LIVING

KITCHEN

DINING

T&B

BAL

#### 1-BEDROOM UNIT

A = 44.50 SQ.M. + 4 SQ.M. BAL.

#### UNIT HH

TYPICAL 5th - 14th FLOOR PLAN

### UNIT Q

SKY GARDEN 15th - 16th FLOOR PLAN

#### UNIT R

TYPICAL 17th - 23rd FLOOR PLAN

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### 1-BEDROOM UNIT

A = 34 SQ.M. + 4.50 SQ.M. BAL.

**UNIT FF, GG**TYPICAL 5th - 14th FLOOR PLAN

**UNIT O, P**SKY GARDEN 15th - 16th FLOOR PLAN

**UNIT P, Q**TYPICAL 17th - 23rd FLOOR PLAN



### 1-BEDROOM UNIT

A = 34 SQ.M. + 4.50 SQ.M. BAL.

UNIT DD, EE
TYPICAL 5th - 14th FLOOR PLAN

**UNIT M, N**SKY GARDEN 15th - 16th FLOOR PLAN

**UNIT N, O**TYPICAL 17th - 23rd FLOOR PLAN



### **EXECUTIVE 1-BEDROOM PENTHOUSE**

A = 63.50 SQ.M. + 7 SQ.M. BAL.

**UNIT C**TYPICAL 24th - 25th FLOOR PLAN

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# TOWER A UNIT LAYOUT

# 2-BEDROOM









### **2-BEDROOM UNIT**

A = 99.50 SQ.M. + 10.50 SQ.M. BAL.

**UNIT F** 

2nd FLOOR PLAN

**UNIT J** 

3rd FLOOR PLAN

UNIT J, CC TYPICAL 5th - 14th FLOOR PLAN

### **2-BEDROOM UNIT**

A = 94.50 SQ.M. + 11.50 SQ.M. BAL.

**UNIT E**2nd FLOOR PLAN
SKY GARDEN 15th - 16th FLOOR PLAN
TYPICAL 17th - 23rd FLOOR PLAN

UNIT I

3rd FLOOR PLAN TYPICAL 5th - 14th FLOOR PLAN

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### **2-BEDROOM UNIT**

A = 95.50 SQ.M. + 10.50 SQ.M. BAL.

UNIT B

2nd FLOOR PLAN

SKY GARDEN 15th - 16th FLOOR PLAN

TYPICAL 17th - 23rd FLOOR PLAN

TYPICAL 24th - 25th FLOOR PLAN







### **2-BEDROOM UNIT**

A = 95.50 SQ.M. + 10.50 SQ.M. BAL.

### **UNIT A**

2nd FLOOR PLAN SKY GARDEN 15th - 16th FLOOR PLAN TYPICAL 17th - 23rd FLOOR PLAN TYPICAL 24th - 25th FLOOR PLAN

### **2-BEDROOM UNIT**

A = 95.50 SQ.M. + 10.50 SQ.M. BAL.

UNIT G, H, I, J, K, L SKY GARDEN 15th - 16th FLOOR PLAN TYPICAL 17th - 23rd FLOOR PLAN

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# TOWER A UNIT LAYOUT

# 3-BEDROOM







### **3-BEDROOM UNIT**

A = 108.50 SQ.M. + 10.50 SQ.M. BAL.

UNIT F
SKY GARDEN 15th - 16th FLOOR PLAN
TYPICAL 17th - 23rd FLOOR PLAN

**UNIT M**TYPICAL 17th - 23rd FLOOR PLAN

### **3-BEDROOM PENTHOUSE**

A = 179.50 SQ.M. + 32.50 SQ.M. BAL.

**UNIT E, F**TYPICAL 24th - 25th FLOOR PLAN

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# TOWER A UNIT LAYOUT

# 4-BEDROOM





## **4-BEDROOM PENTHOUSE**

A = 201.50 SQ.M. + 27.50 SQ.M. BAL.

**UNIT D**TYPICAL 24th - 25th FLOOR PLAN

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**37** 

## TOWER A UNIT LAYOUT





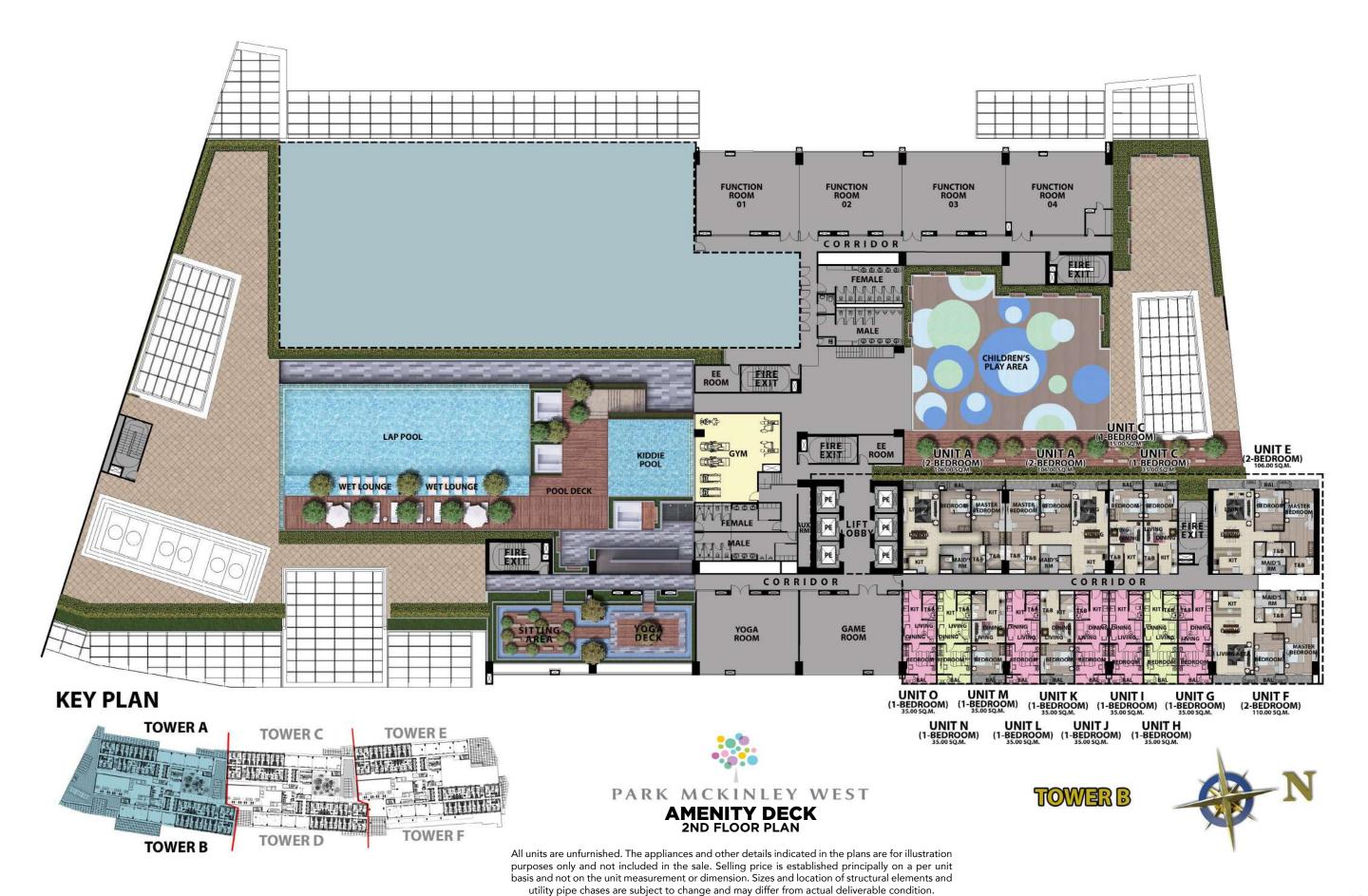
## **5-BEDROOM PENTHOUSE**

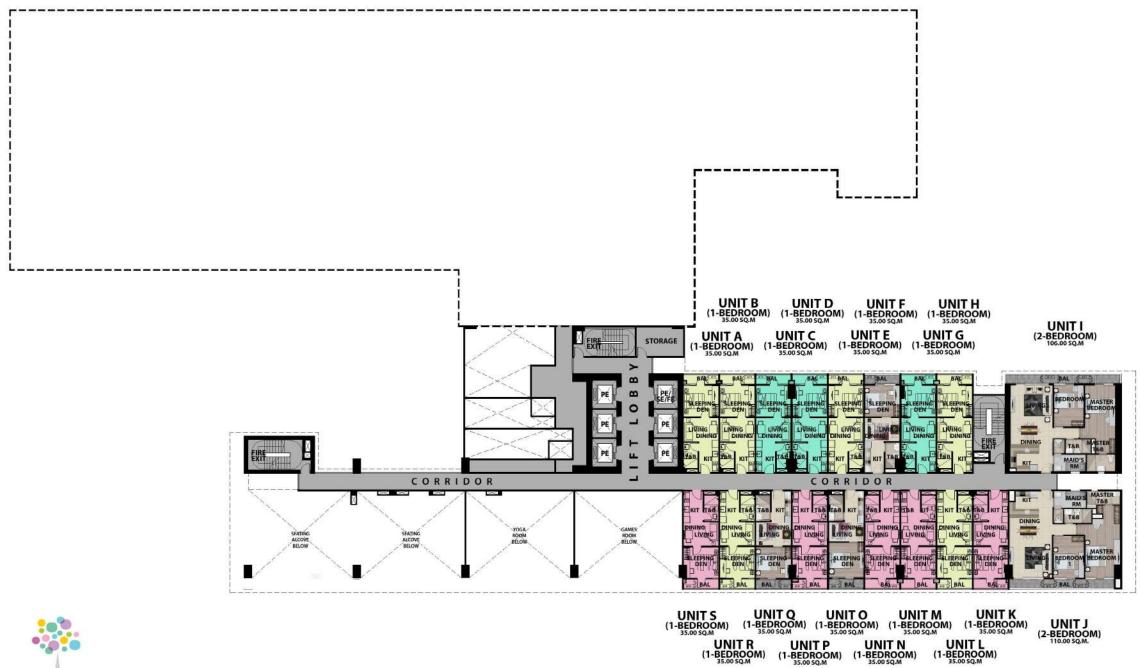
A = 286.50 SQ.M. + 49.50 SQ.M. BAL.

**UNIT G**TYPICAL 24th - 25th FLOOR PLAN

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# TOWER B







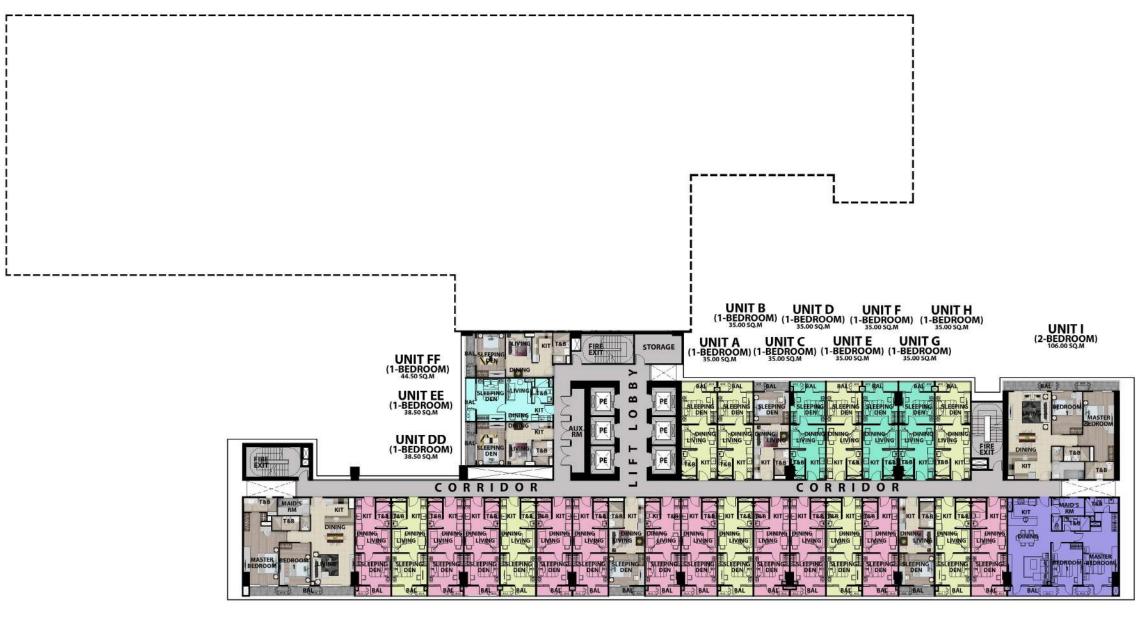
TYPICAL FLOOR PLAN

3RD FLOOR PLAN

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TOWER B





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UNIT CC (2-BEDROOM) 110.00 SQ.M. (1-BEDROOM) (1-BEDROO



TOWER B

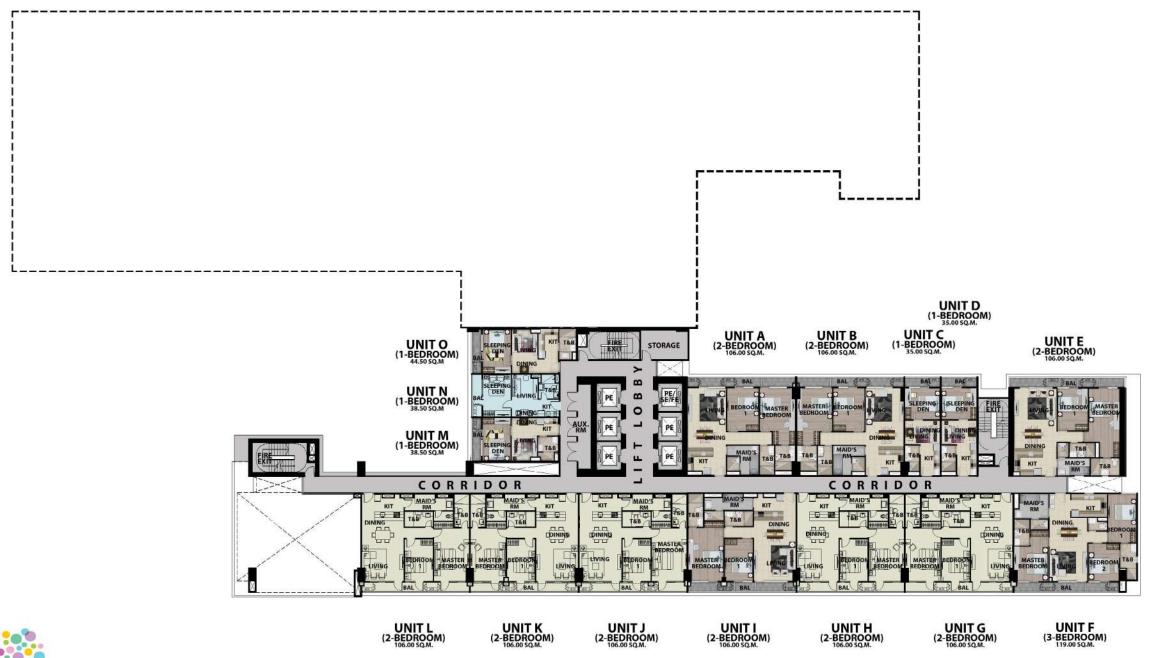




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TOWER B

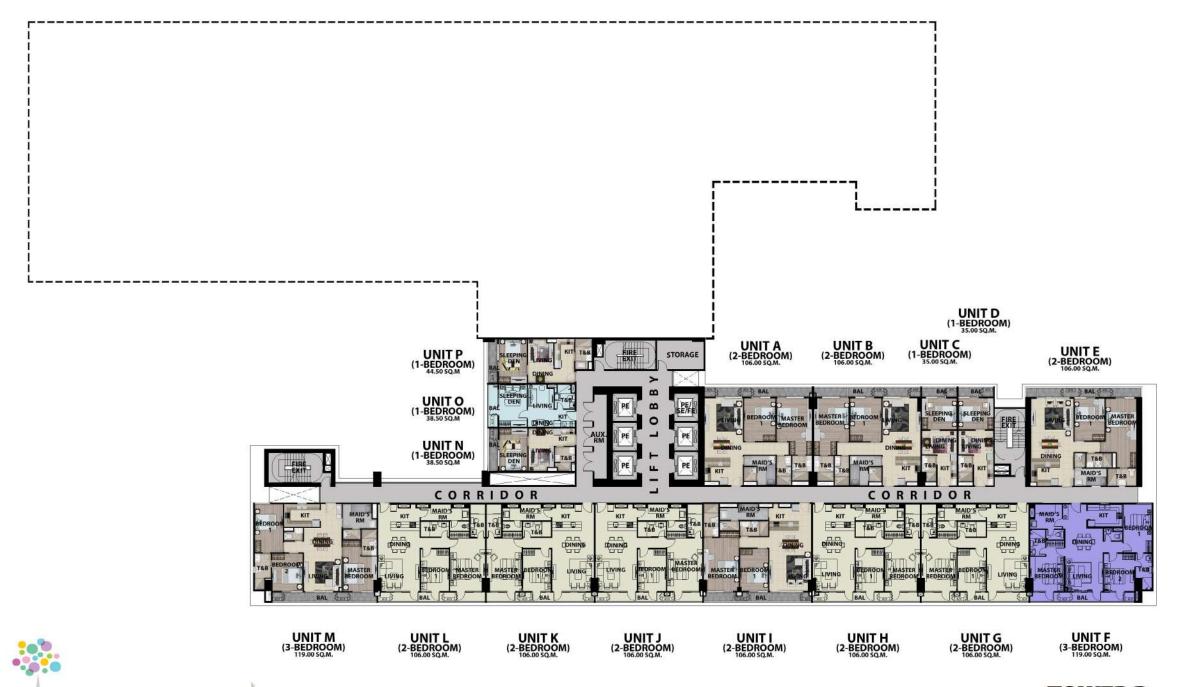




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TOWER B



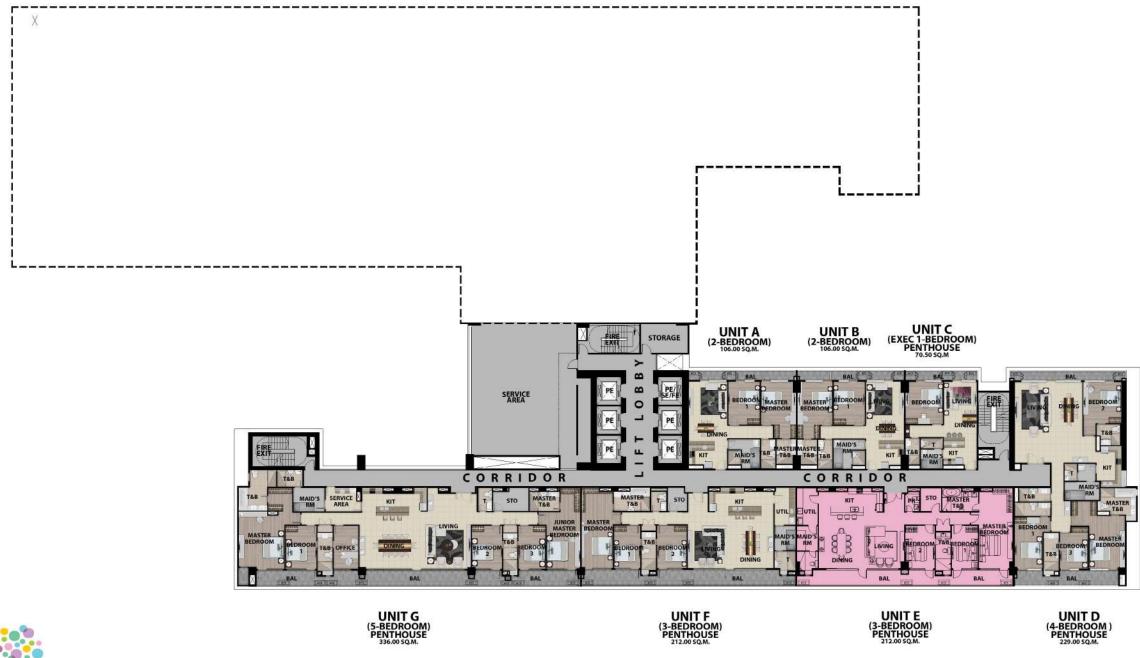
## **TYPICAL FLOOR PLAN**

PARK MCKINLEY WEST

17TH - 23RD FLOOR PLAN

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## 24TH - 25TH FLOOR PLAN

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## TOWER B UNIT LAYOUT





## **1-BEDROOM UNIT**

A = 31.50 SQ.M. + 3.50 SQ.M. BAL.

UNIT G, I, J, L, M, O 2nd FLOOR PLAN

UNIT K, M, N, P, Q, S 3rd FLOOR PLAN

UNIT K, M, N, P, Q, S, T, V, W, Y, Z, BB TYPICAL 5th - 14th FLOOR PLAN



## **1-BEDROOM UNIT**

A = 31.50 SQ.M. + 3.50 SQ.M. BAL.

UNIT D, H, K, N 2nd FLOOR PLAN

**UNIT A, B, E, H, L, O, R** 3rd FLOOR PLAN

UNIT A, B, E, H, L, O, R, U, X, AA TYPICAL 5th - 14th FLOOR PLAN

### **UNIT D**

SKY GARDEN 15th - 16th FLOOR PLAN TYPICAL 17th - 23rd FLOOR PLAN

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## **1-BEDROOM UNIT**

A = 31.50 SQ.M. + 3.50 SQ.M. BAL.

UNIT C 2nd FLOOR PLAN SKY GARDEN 15th - 16th FLOOR PLAN TYPICAL 17th - 23rd FLOOR PLAN

UNIT C, D, F, G

3rd FLOOR PLAN TYPICAL 5th - 14th FLOOR PLAN





## 1-BEDROOM UNIT

A = 34 SQ.M. + 4.50 SQ.M. BAL.

**UNIT DD, EE**TYPICAL 5th - 14th FLOOR PLAN

**UNIT M, N** SKY GARDEN 15th - 16th FLOOR PLAN

**UNIT N, O**TYPICAL 17th - 23rd FLOOR PLAN



### 1-BEDROOM UNIT

A = 40.50 SQ.M. + 4 SQ.M. BAL.

**UNIT FF**TYPICAL 5th - 14th FLOOR PLAN

**UNIT O**SKY GARDEN 15th - 16th FLOOR PLAN

**UNIT P**TYPICAL 17th - 23rd FLOOR PLAN



## **EXECUTIVE 1-BEDROOM PENTHOUSE**

A = 63.50 SQ.M. + 7 SQ.M. BAL.

**UNIT C**TYPICAL 24th - 25th FLOOR PLAN

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## TOWER B UNIT LAYOUT





### **2-BEDROOM UNIT**

A = 99.50 SQ.M. + 10.50 SQ.M. BAL.

**UNIT F** 

2nd FLOOR PLAN

**UNIT J** 

3rd FLOOR PLAN

**UNIT J, CC**TYPICAL 5th - 14th FLOOR PLAN



### **2-BEDROOM UNIT**

A = 94.50 SQ.M. + 11.50 SQ.M. BAL.

**UNIT E** 

2nd FLOOR PLAN

SKY GARDEN 15th - 16th FLOOR PLAN TYPICAL 17th - 23rd FLOOR PLAN

**UNIT I** 3rd FLOOR PLAN TYPICAL 5th - 14th FLOOR PLAN



## **2-BEDROOM UNIT**

A = 95.50 SQ.M. + 10.50 SQ.M. BAL.

**UNIT B** 2nd FLOOR PLAN



## **2-BEDROOM UNIT**

A = 95.50 SQ.M. + 10.50 SQ.M. BAL.

**UNIT A** 2nd FLOOR PLAN

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**2-BEDROOM UNIT** 

A = 95.50 SQ.M. + 10.50 SQ.M. BAL.

UNIT G, H, I, J, K, L SKY GARDEN 15th - 16th FLOOR PLAN TYPICAL 17th - 23rd FLOOR PLAN



2-BEDROOM UNIT A = 95.50 SQ.M. + 10.50 SQ.M. BAL.

SKY GARDEN 15th - 16th FLOOR PLAN TYPICAL 17th - 23rd FLOOR PLAN TYPICAL 24th - 25th 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.



### **2-BEDROOM UNIT**

A = 95.50 SQ.M. + 10.50 SQ.M. BAL.

UNIT A

SKY GARDEN 15th - 16th FLOOR PLAN
TYPICAL 17th - 23rd FLOOR PLAN
TYPICAL 24th - 25th FLOOR PLAN

## TOWER B UNIT LAYOUT







## **3-BEDROOM UNIT**

A = 108.50 SQ.M. + 10.50 SQ.M. BAL.

**UNIT F**SKY GARDEN 15th - 16th FLOOR PLAN
TYPICAL 17th - 23rd FLOOR PLAN

**UNIT M**TYPICAL 17th - 23rd FLOOR PLAN

## **3-BEDROOM PENTHOUSE**

A = 179.50 SQ.M. + 32.50 SQ.M. BAL.

**UNIT E, F**TYPICAL 24th - 25th 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.

## TOWER B UNIT LAYOUT





## **4-BEDROOM PENTHOUSE**

A = 201.50 SQ.M. + 27.50 SQ.M. BAL.

**UNIT D**TYPICAL 24th - 25th 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.

## TOWER B UNIT LAYOUT





## **5-BEDROOM PENTHOUSE**

A = 286.50 SQ.M. + 49.50 SQ.M. BAL.

**UNIT G**TYPICAL 24th - 25th 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.



Since 1989, Megaworld has established itself as a leader in the Philippines' real estate industry through its residential buildings, office towers, commercial centers and world-class hotels located in complete and integrated townships. Today, the corporation has received multiple awards and recognitions as it continues to follow its mission to uplift lives, impact society, and help shape the nation.

DHSUD NCR AA 2022/11-4151

DHSUD LS No.: 34635 (Tower A & B); 142 (Tower C); 442 (Tower D) Address: LeGrand Ave., McKinley West, Fort Bonifacio, Taguig City

Owner: Bases Conversion and Development Authority

Developer: Megaworld Corporation

Completion Date: July 31, 2024 (Tower A & B); February 28, 2027 (Tower C); March 31, 2027 (Tower D)

## **AWARDS HIGHLIGHTS**

2015



DEVELOPERS AWARDEE 2016



BEST DEVELOPER OF THE YEAR

2017



BEST DEVELOPER OF THE YEAR

## **AWARDS HIGHLIGHTS**

2018 2019







BEST DEVELOPER OF THE YEAR

BEST REAL ESTATE
DEVELOPMENT
COMPANY

BEST REAL ESTATE
DEVELOPMENT
COMPANY

