









## A ROCKWELL-LIT CITYSCAPE FOR THE AGES

The Rockwell legacy is one of breaking boundaries and defying expectations. At the start of our two and half decade journey, we turned an abandoned thermal powerplant and manufacturing facility space into the esteemed Rockwell Center - the metro's prime location for retail, lifestyle, and workspaces in Makati City.

Since its inception, the now 19.1 hectare Rockwell Center has become one of the most sought after addresses in Makati and home to countless iconic developments such as the Power Plant Mall, Edades Suites and the Proscenium at Rockwell.



Actual Photo





## MARKING A BEAUTIFUL BEGINNING

But before becoming a redefining example of the premier urban lifestyle, life at the Rockwell Center started at the West Block and its residential towers – Hidalgo, Amorsolo, Luna, and Rizal. With these four developments, we elevated the standard of city living and captured the imagination of Manila's most discerning instantly.

From there, we unveiled East Block which was comprised of remarkable developments such as The Manansala, Joya Lofts and Towers, and the stunning One Rockwell.

Then carrying on the legacy of the first residential towers to rise, Edades Tower and Garden Villas and Proscenium continued to set the Rockwell standard with more exclusive communities in today's day and age.



## UNRAVELING THE CROWNING JEWEL IN THE HEART OF ROCKWELL CENTER THE BALMORI SUITES

Welcome to the crowning jewel and latest residential property of the Rockwell Center.

The Balmori Suites is a culmination of more than 25 years of Rockwell excellence, bringing together the finest of furnishings and an obsessive attention to detail for a timelessly beautiful space.

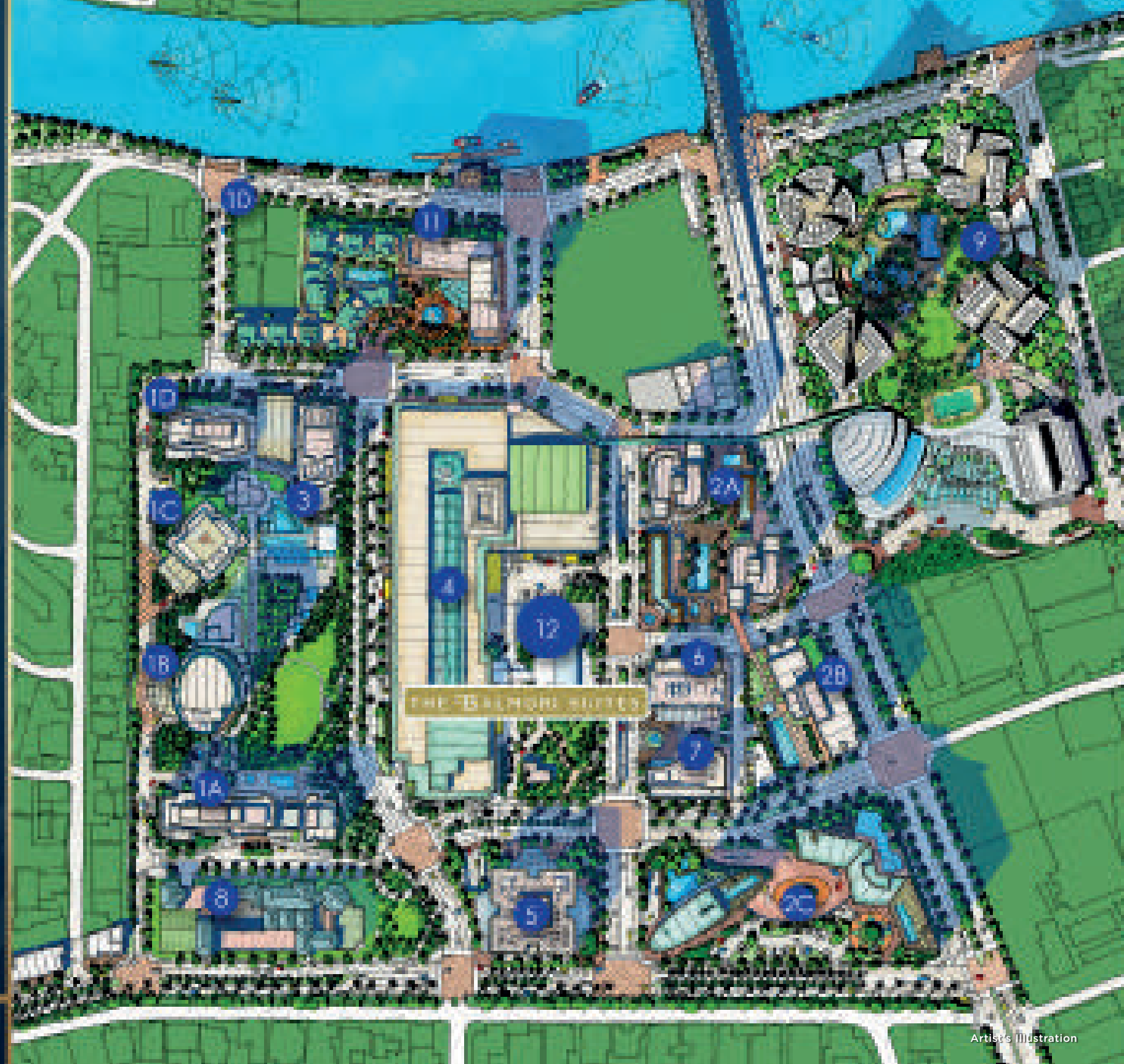
With a mere 57 premium units available with hotel-like amenities and services, life at The Balmori Suites promises to truly be an occasion for the ages.



Actual Photo



- 1 West Block
  - 1A Hidalgo Place
  - 1B Rizal Tower
  - 1C Luna Gardens
  - 1D Amorsolo Square
- 2 East Block
  - 2A Joya Lofts and Towers
  - 2B The Manansala
  - 2C One Rockwell
- 3 The Rockwell Club
- 4 Power Plant Mall
- 5 8 Rockwell
- 6 Nestle Center
- 7 Phinma Plaza
- 8 Ateneo Professional Schools
- 9 Proscenium at Rockwell
- 10 Edades Suites
- 11 Edades Tower and Garden Villas
- 12 THE BALMORI SUITES



## A MASTER-PLANNED MASTERPIECE

Every element of The Rockwell Center was designed to create a self-sustaining, holistic space for a community that would be truly ahead of its time. That sense of forward thinking has always been at the forefront of Rockwell, creating remarkably luxurious locations for every shopper, professional, and resident.

At the center of our crowning space is none other than The Balmori Suites. Situated across the sophisticated 8 Rockwell building, residents get direct access to the iconic Power Plant Mall and are just a few steps away from other core institutions of our center.



## AN ARRIVAL EXPERIENCE AS SAFE AS IT IS STYLISH

Apart from its prime location, The Balmori Suites boasts an exclusive ambiance reserved for the most discerning of residents. The experience begins with the suites' private drop-off area, complete with the same sense of style and security seen in our most coveted addresses.



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Actual Photo

## CLOSER TO THE HEART

Being at the heart of the Rockwell Center means exclusive direct access to the finest dining destinations and luxurious retail selections just a few floors down at the highly acclaimed Power Plant Mall.



## THE WARMEST WELCOME FOR ROCKWELL'S FINEST

From the moment you enter our doors and walk through the warm lobby with its exquisite hotel-like finishes, you come home to what can only be known as the peak of city living. But the experience only begins there, for our concierge will cater to any and all concerns, promising you nothing less than extraordinary treatment every single day.



Artist's Illustration





## BESPOKE INTERIORS AND IMPECCABLE DESIGN

Walls adorned with slabs of the finest Viola marble, expansive wooden veneers, both of which paralleled by cool stone flooring, relish in the curated and sophisticated design of the grand lobby. Elegant styling and serene welcoming experiences are all here at The Balmori Suites.



## THE NICETIES OF FINE LIVING, ALL WITHIN REACH

Completing The Balmori Suites experience is its distinct  
selection of amenities and signature Rockwell service  
that promise nothing but the grandest in comfort  
and sophisticated recreation.



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Come and take a dip in our  
modern pool, letting the water  
wash over you as you watch the  
city teem with life below.



SWIMMING POOL DECK

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Or if you're up for a quick workout, our sleek gym lies just a few steps away from our pool area featuring a full spread of gear and equipment for even the most active resident.



FITNESS GYM

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Lush greens, grand open spaces, and fresh air await at the 7th floor, surrounding an outdoor garden tent perfect for invigorating events and recreational gatherings.



THE BALMORI SUITES TENT

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## LIVING SPACES BY THE HEART

What happens when the finest details, incredible rooms,  
and absolute comfort come together? You get exquisite  
residential spaces that exceed all expectations.  
You get a prime living experience at The Balmori Suites.



TYPICAL KEY PLAN  
LEVELS 8 - 18

Experience peak Rockwell luxury with room for unforgettable moments.

Our 8th to 18th floors all house a total of only five units  
comprised of two 2BR units sized 144 sqm and three 3BR units  
ranging from 232-248 sqm.

UNIT TYPE	UNIT SIZE (SQM)	NO. OF UNITS PER FLOOR
2 BR UNIT	144	2
3 BR UNIT	232-248	3

EAST BLOCK



8 ROCKWELL

WEST BLOCK

EDADES TOWER & VILLAS



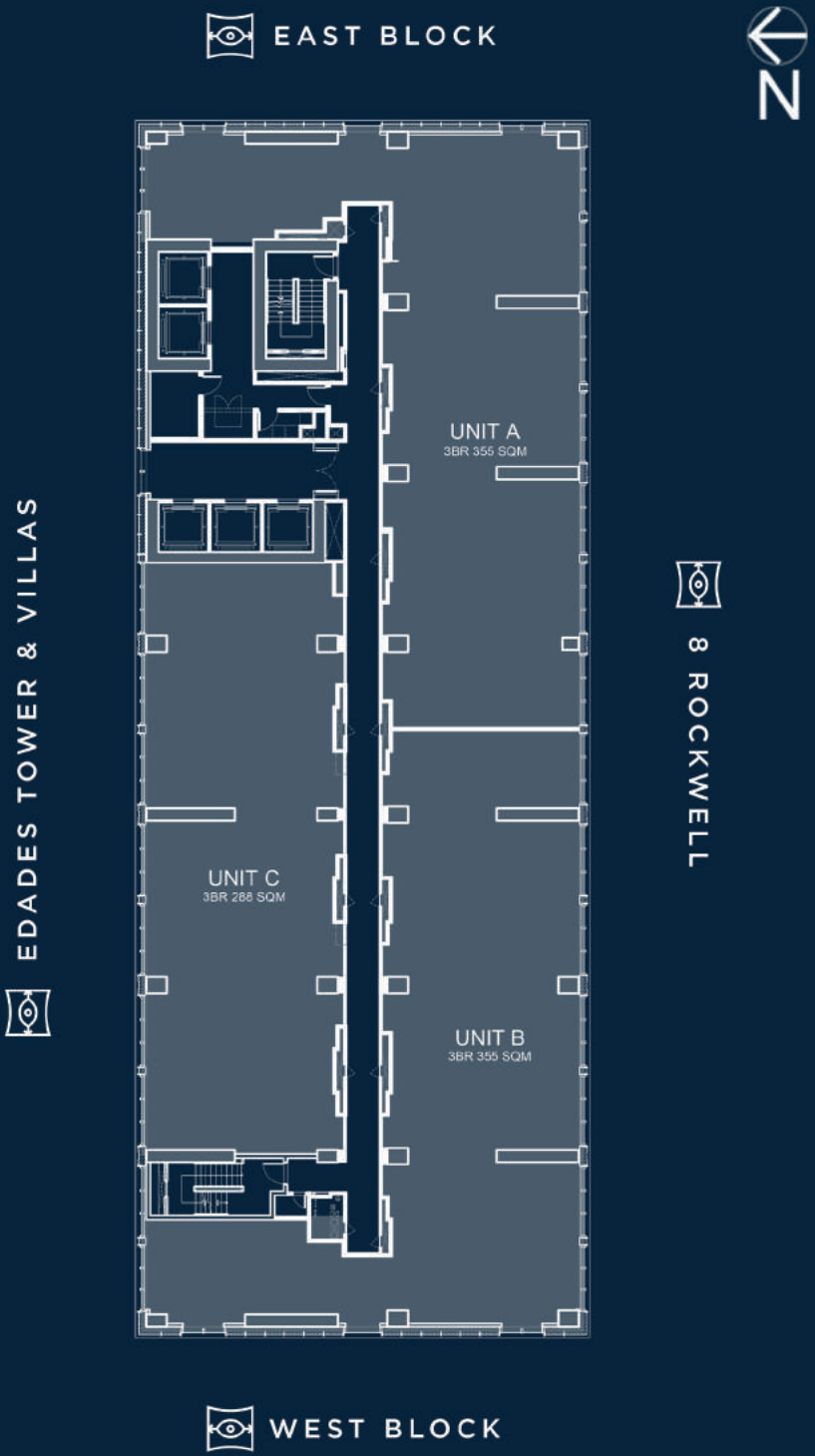
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TYPICAL KEY PLAN  
LEVELS 19 - 20

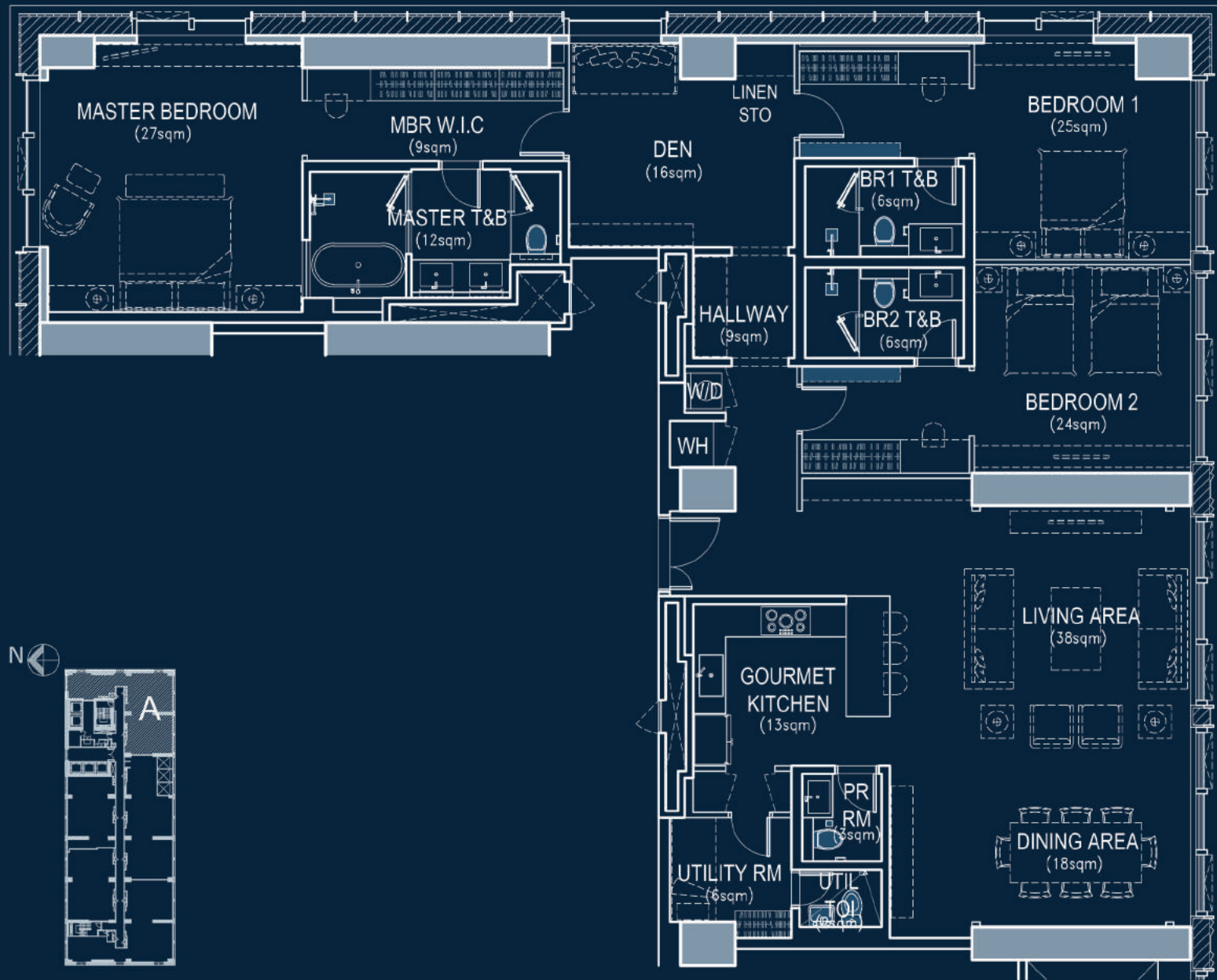
The top of modern excellence with timeless flair. As the highest and most exclusive floors of the development, the 19F and 20F hold just three vast 3BR units ranging from 288-355 sqm. These incredible spaces promise true comfort and luxury with time-tested Rockwell service.

UNIT TYPE	UNIT SIZE (SQM)	NO. OF UNITS PER FLOOR
2 BR UNIT	-	-
3 BR UNIT	288-355	3



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TYPICAL UNIT FLOOR PLAN  
**3 BEDROOM UNIT**  
**UNIT A | 232 SQM**  
**LEVELS 8-18**

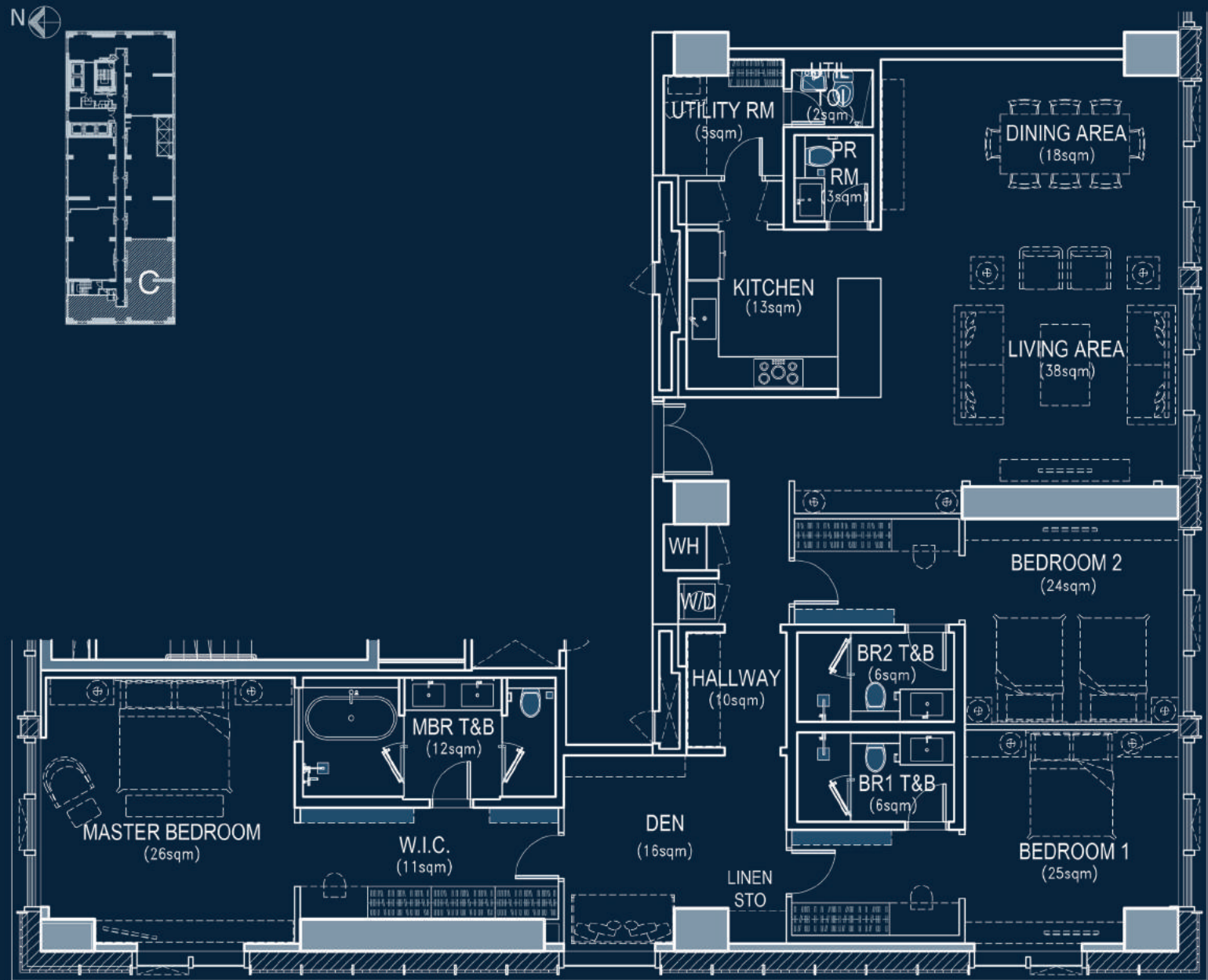
Areas:

Master Bedroom	27 SQM
MBR Walk-In Closet	9 SQM
Master T&B	12 SQM
Hallway	9 SQM
Bedroom 1	25 SQM
Bedroom 1 T&B	6 SQM
Bedroom 2	24 SQM
Bedroom 2 T&B	6 SQM
Den	16 SQM
Dining Area	18 SQM
Living Area	38 SQM
Gourmet Kitchen	13 SQM
Utility Room	6 SQM
Utility T&B	2 SQM
Powder Room	3 SQM
Unit Common Areas	18 SQM



Mood Photo



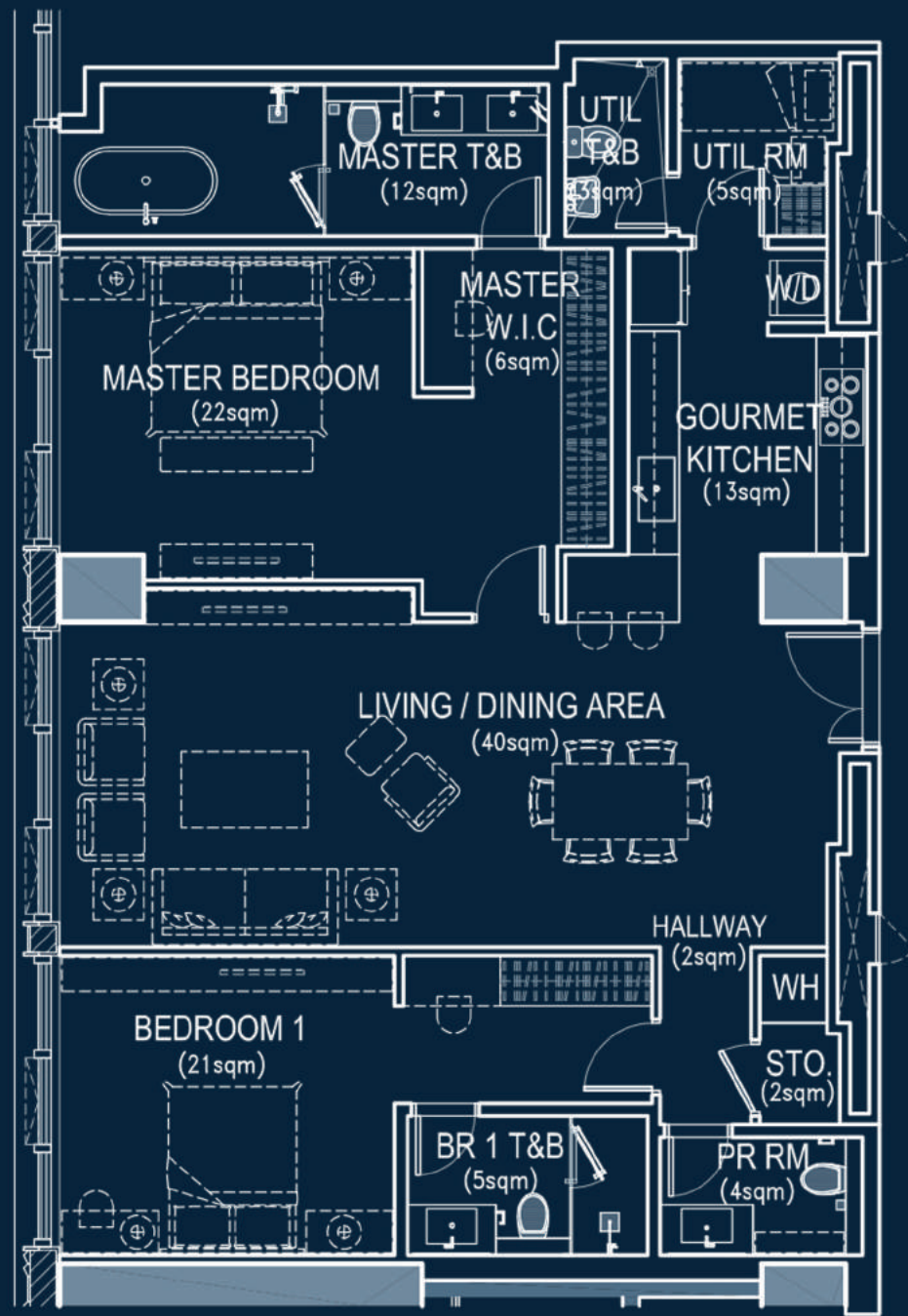


TYPICAL UNIT FLOOR PLAN  
**3 BEDROOM UNIT**  
**UNIT C | 232 SQM**  
**LEVELS 8-18**

Areas:

Master Bedroom	26 SQM
MBR Walk-In Closet	11 SQM
Master T&B	12 SQM
Hallway	10 SQM
Bedroom 1	25 SQM
Bedroom 1 T&B	6 SQM
Bedroom 2	24 SQM
Bedroom 2 T&B	6 SQM
Den	16 SQM
Dining Area	18 SQM
Living Area	38 SQM
Gourmet Kitchen	13 SQM
Utility Room	5 SQM
Utility T&B	2 SQM
Powder Room	3 SQM
Unit Common Areas	17 SQM



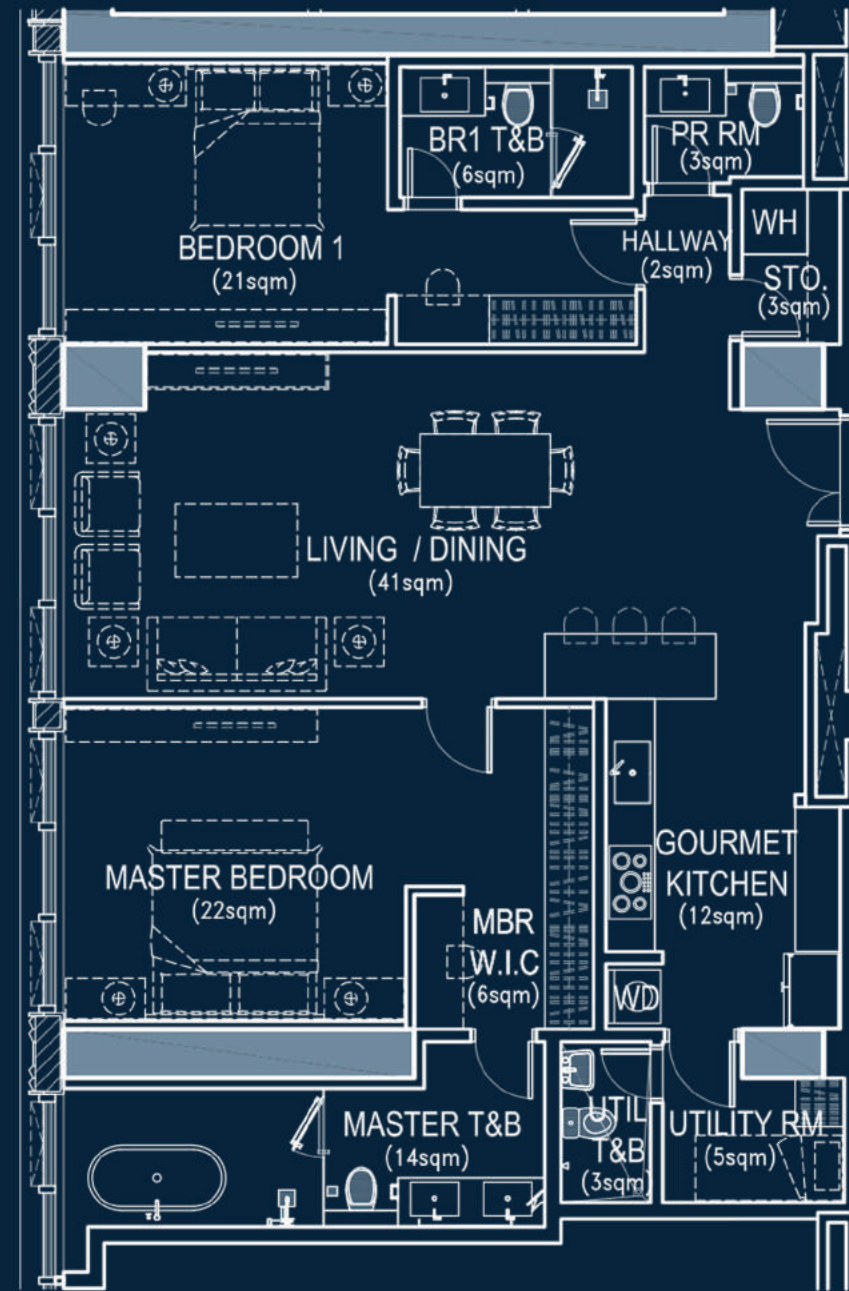


TYPICAL UNIT FLOOR PLAN  
**2 BEDROOM UNIT**  
**UNIT D | 144 SQM**  
**LEVELS 8-18**

Areas:

Master Bedroom	22 SQM
MBR Walk-In Closet	6 SQM
MBR T&B	12 SQM
Utility T&B	3 SQM
Utility Room	5 SQM
Gourmet Kitchen	13 SQM
Living / Dining Area	40 SQM
Hallway	2 SQM
Storage	2 SQM
Bedroom 1	21 SQM
Bedroom 1 T&B	5 SQM
Powder Room	4 SQM
Unit Common Areas	9 SQM





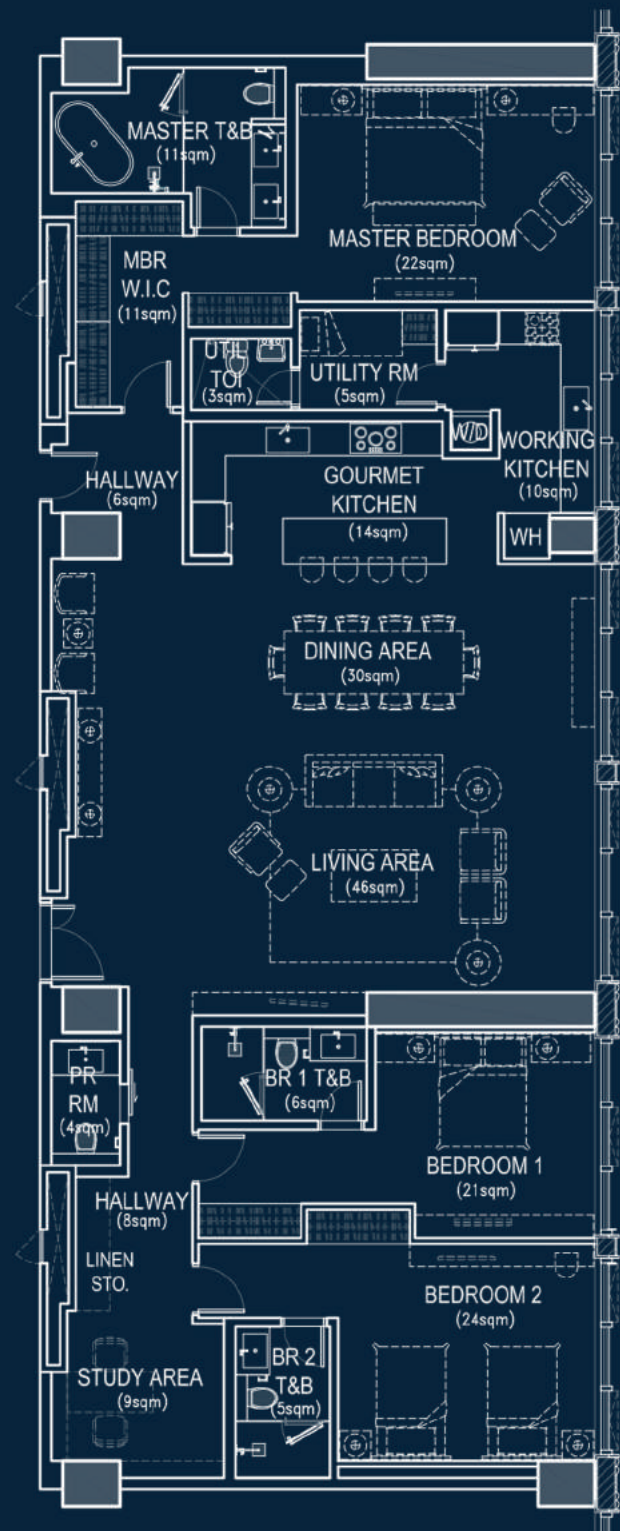
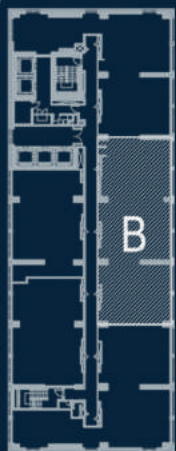
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TYPICAL UNIT FLOOR PLAN  
**2 BEDROOM UNIT**  
**UNIT E | 144 SQM**  
**LEVELS 8-18**

Areas:

Bedroom 1	21 SQM
Bedroom 1 T&B	6 SQM
Storage	3 SQM
Powder Room	3 SQM
Living / Dining Area	41 SQM
Master Bedroom	22 SQM
MBR Walk-In Closet	6 SQM
MBR T&B	14 SQM
Hallway	2 SQM
Gourmet Kitchen	12 SQM
Utility Room	5 SQM
Utility T&B	3 SQM
Unit Common Area	6 SQM





TYPICAL UNIT FLOOR PLAN  
**3 BEDROOM UNIT**  
**UNIT B | 248 SQM**  
**LEVELS 8-18**

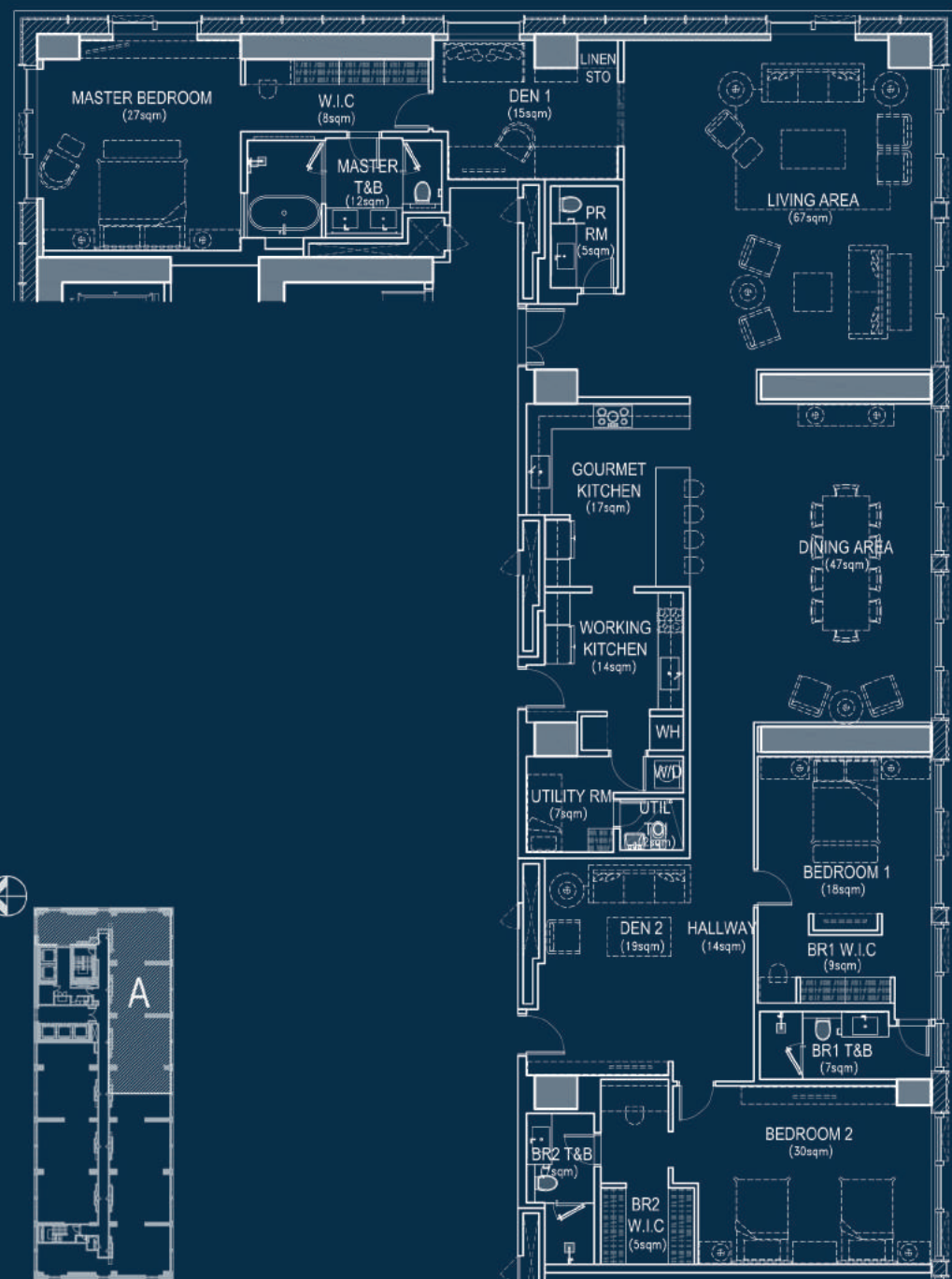
Areas:

Master Bedroom	22 SQM
MBR Walk-In Closet	11 SQM
MBR T&B	11 SQM
Utility Room	5 SQM
Utility T&B	3 SQM
Gourmet Kitchen	14 SQM
Working Kitchen	10 SQM
Dining Area	30 SQM
Living Area	46 SQM
Hallways	14 SQM
Bedroom 1	21 SQM
Bedroom 1 T&B	6 SQM
Bedroom 2	24 SQM
Bedroom 2 T&B	5 SQM
Powder Room	4 SQM
Study Area	9 SQM
Unit Common Areas	13 SQM



Mood Photo





TYPICAL UNIT FLOOR PLAN  
**3 BEDROOM UNIT**  
**UNIT A | 355 SQM**  
**LEVELS 19-20**

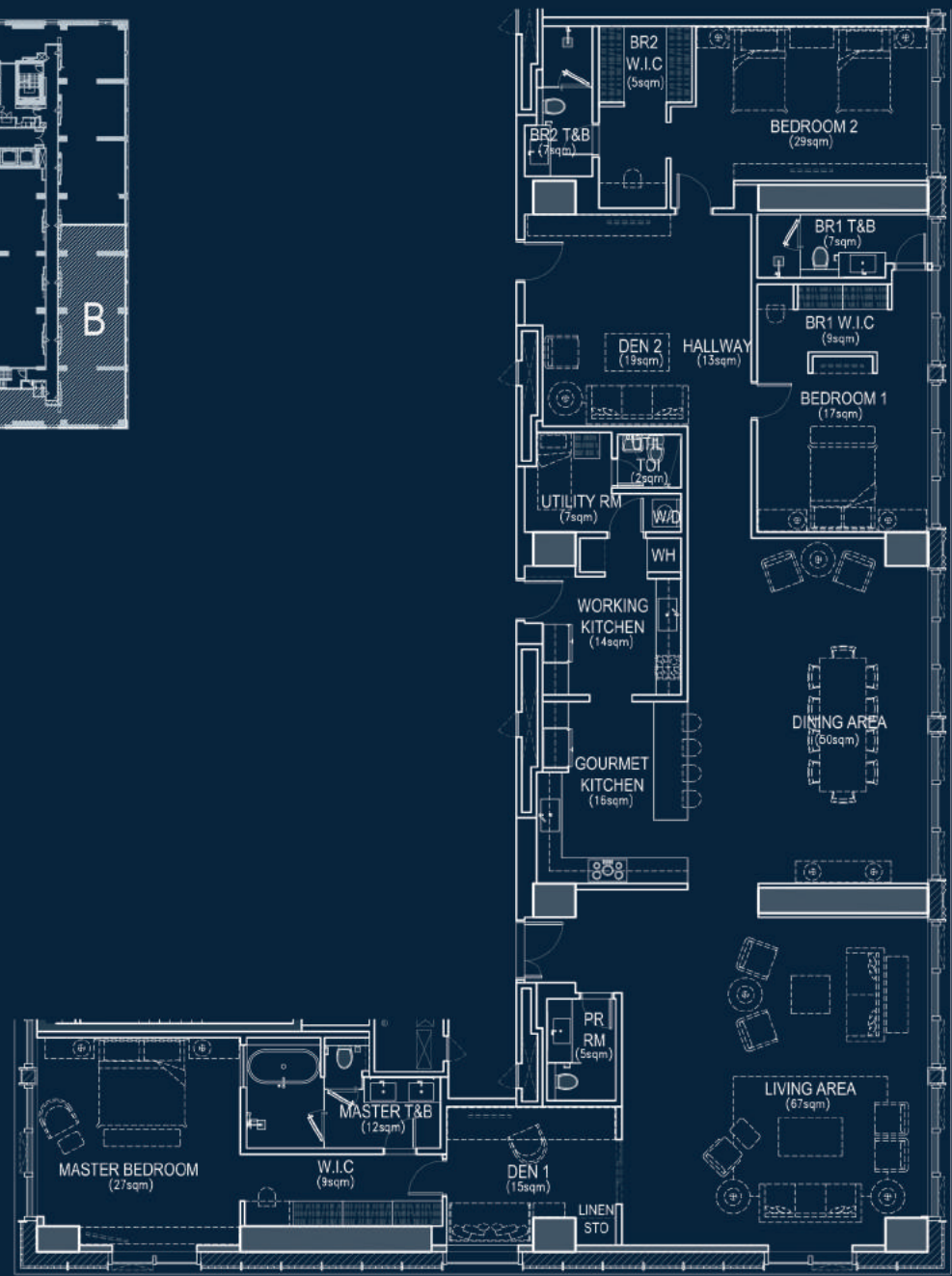
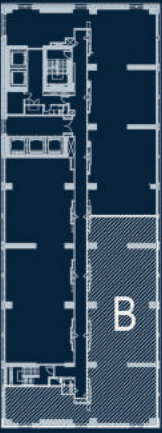
Areas:

Master Bedroom	27 SQM
MBR Walk-In Closet	8 SQM
MBR T&B	12 SQM
Den 1	15 SQM
Powder Room	5 SQM
Living Area	67 SQM
Dining Area	47 SQM
Gourmet Kitchen	17 SQM
Working Kitchen	14 SQM
Utility Room	7 SQM
Utility T&B	2 SQM
Den 2	19 SQM
Bedroom 1	18 SQM
BR1 Walk-In Closet	9 SQM
BR1 T&B	7 SQM
Bedroom 2	30 SQM
BR2 Walk-In Closet	5 SQM
BR2 T&B	7 SQM
Hallway	14 SQM
Unit Common Areas	25 SQM



Mood Photo



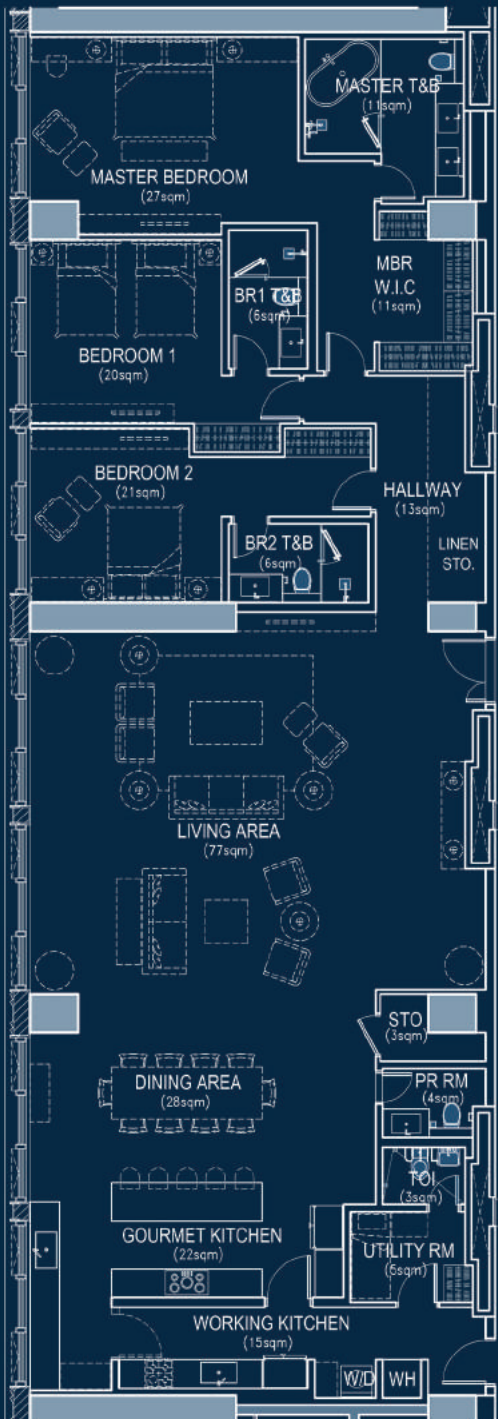
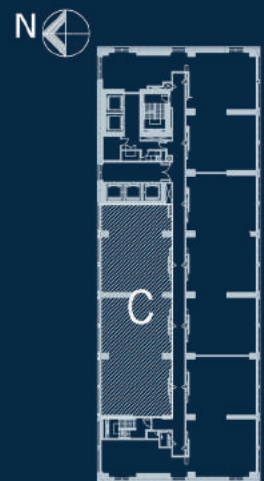


TYPICAL UNIT FLOOR PLAN  
3 BEDROOM UNIT  
UNIT B | 355 SQM  
LEVELS 19-20

Areas:

Master Bedroom	27 SQM
MBR Walk-In Closet	9 SQM
MBR T&B	12 SQM
Den 1	15 SQM
Powder Room	5 SQM
Living Area	67 SQM
Dining Area	50 SQM
Gourmet Kitchen	16 SQM
Working Kitchen	14 SQM
Utility Room	7 SQM
Utility T&B	2 SQM
Den 2	19 SQM
Bedroom 1	17 SQM
BR1 Walk-In Closet	9 SQM
BR1 T&B	7 SQM
Bedroom 2	29 SQM
BR2 Walk-In Closet	5 SQM
BR2 T&B	7 SQM
Hallway	13 SQM
Unit Common Areas	25 SQM





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## TYPICAL UNIT FLOOR PLAN 3 BEDROOM UNIT UNIT C | 288 SQM LEVELS 19-20

### Areas:

Master Bedroom	27 SQM
MBR Walk-In Closet	11 SQM
MBR T&B	11 SQM
Bedroom 1	20 SQM
Bedroom 1 T&B	6 SQM
Bedroom 2	21 SQM
Bedroom 2 T&B	6 SQM
Hallway	13 SQM
Living Area	77 SQM
Dining Area	28 SQM
Gourmet Kitchen	22 SQM
Working Kitchen	15 SQM
Utility Room	5 SQM
Utility T&B	3 SQM
Powder Room	4 SQM
Storage	3 SQM
Unit Common Areas	16 SQM



UNIT FINISHES

LIVING AND DINING AREAS

FLOOR	Engineered Wood
WALL	Paint with Wood Baseboard

GOURMET KITCHEN

FLOOR	600mm x 600mm Homogeneous Tiles
WALL	Paint
COUNTERTOP	Quartz Countertop with Mirror and Quartz Splashboard
CABINETRY	High Gloss Wood Veneer Panels
OTHERS	Rangehood  Single Bowl Sink  Built-in Oven, Cooktop, Refrigerator

WORKING KITCHEN

FLOOR	600mm x 600mm Homogeneous Tiles
WALL	Paint
COUNTERTOP	Quartz with 150mm High Splashboard
CABINETRY	High Gloss Wood Veneer Panels
OTHERS	Rangehood  Single Bowl Sink

POWDER ROOM

FLOOR	Natural Stone
WALL	Paint with Natural Stone Wainscoting
COUNTER TOP	Natural Stone
CABINETRY	Painted Wood Cabinets
MIRROR	Included
PLUMBING FIXTURES AND FITTINGS	Kohler Undercounter Lavatory Kohler Wall Hung Water Closet  Kohler Mixer

BEDROOM TOILET AND BATH

FLOOR	Porcelain Tile Slab
WALL	Full Height Porcelain Tile Slab
COUNTER TOP	Natural Stone
CABINETRY	Painted Wood Cabinets
MIRROR	Included
PLUMBING FIXTURES AND FITTINGS	Kohler Undercounter Lavatory Kohler Wall Hung Water Closet  Kohler Rain Shower  Kohler Mixer  Glass Shower Enclosure

MASTER TOILET AND BATH

FLOOR	Porcelain Tile Slab
WALL	Full Height Porcelain Tile Slab
COUNTER TOP	Natural Stone
CABINETRY	Stained Wood Veneer Panels
MIRROR	Included
PLUMBING FIXTURES AND FITTINGS	Kohler Undercounter Lavatory Kohler Wall Hung Water Closet  Kohler Rain Shower  Kohler Mixer  Glass Shower Enclosure  Kohler Bathtub

ALL BEDROOMS

FLOOR	Engineered Wood
WALL	Paint with wood Baseboard
CLOSET	Stained Wood Veneer Panels

The above information and drawings are conceptual and subject to change without prior notice. The Developer reserves the right to make additions, deletions and modifications to the drawings as the Developer may deem appropriate or desirable.



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- High speed elevators with access key card
- Automatic fire alarm, fire detection and sprinkler systems
- 100% standby emergency power
- Security system complete with electronic access control and closed-circuit TV monitoring
- Basement parking equipped with ventilation system controlled through carbon monoxide monitoring
- Centralized hot water system
- CCTV cameras, battery backup and car operation panels for all elevators

UNIT'S SPECIAL FEATURES

- Full height windows in the living, dining, and bedroom areas
- Inverter type ceiling mounted, cassette type air conditioning system

CONSULTANTS AND ARCHITECTS

Architects	Hirsch Bedner Associates, Shanghai Pimentel, Rodriguez, Simbulan & Partners
Structural Engineers	Sy <sup>2</sup> + Associates, Inc.
Mepf Engineers	MEP Philippines Building Services
Quantity Surveyor	Arcadis Philippines
Interior Designers	Guillermo J. Valdez Erfe Associates & Partners
Acoustic Consultant	IHD Philippines Ltd Inc
Cladding Consultant	ALT Cladding Inc.
Lighting Consultant	Christine Sicangco Lighting Design, Inc.
Feng Shui	Dr. Andy Tan



TO LIVE AT THE CENTER OF  
AN ADMIRED AND HOLISTIC COMMUNITY

