



THE FLORENCE
AT MCKINLEY HILL

DEVELOPER:

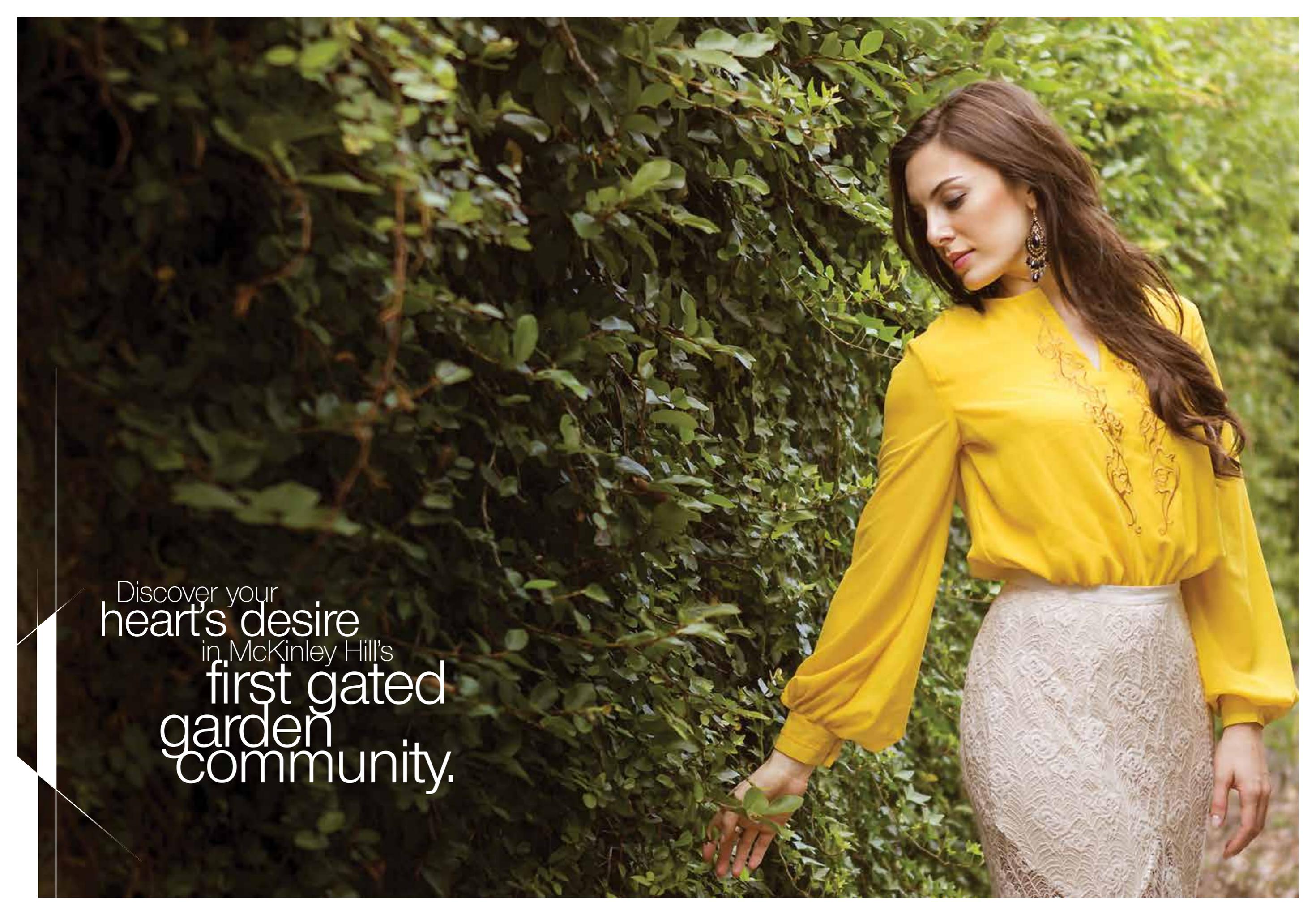


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A woman with long brown hair, wearing a bright yellow long-sleeved top with gold embroidery and a white lace skirt, stands in a lush green garden. She is looking down and touching a leaf. The background is a dense wall of green foliage.

Discover your
heart's desire
in McKinley Hill's
first gated
garden
community.



THE FLORENCE

AT MCKINLEY HILL



An ornate wrought-iron bench with intricate scrollwork and leaf patterns is the central focus. The bench is set in a lush garden with vibrant green foliage and a cluster of pink flowers in the background. The lighting is warm and soft, suggesting a late afternoon or early morning setting. The bench's design is classic and elegant, with a curved backrest and decorative armrests. The overall mood is peaceful and inviting.

Inspired by the very
spirit of Italy,
it puts nature at your feet in a
truly beautiful,
exclusive
setting.



Artist's impression



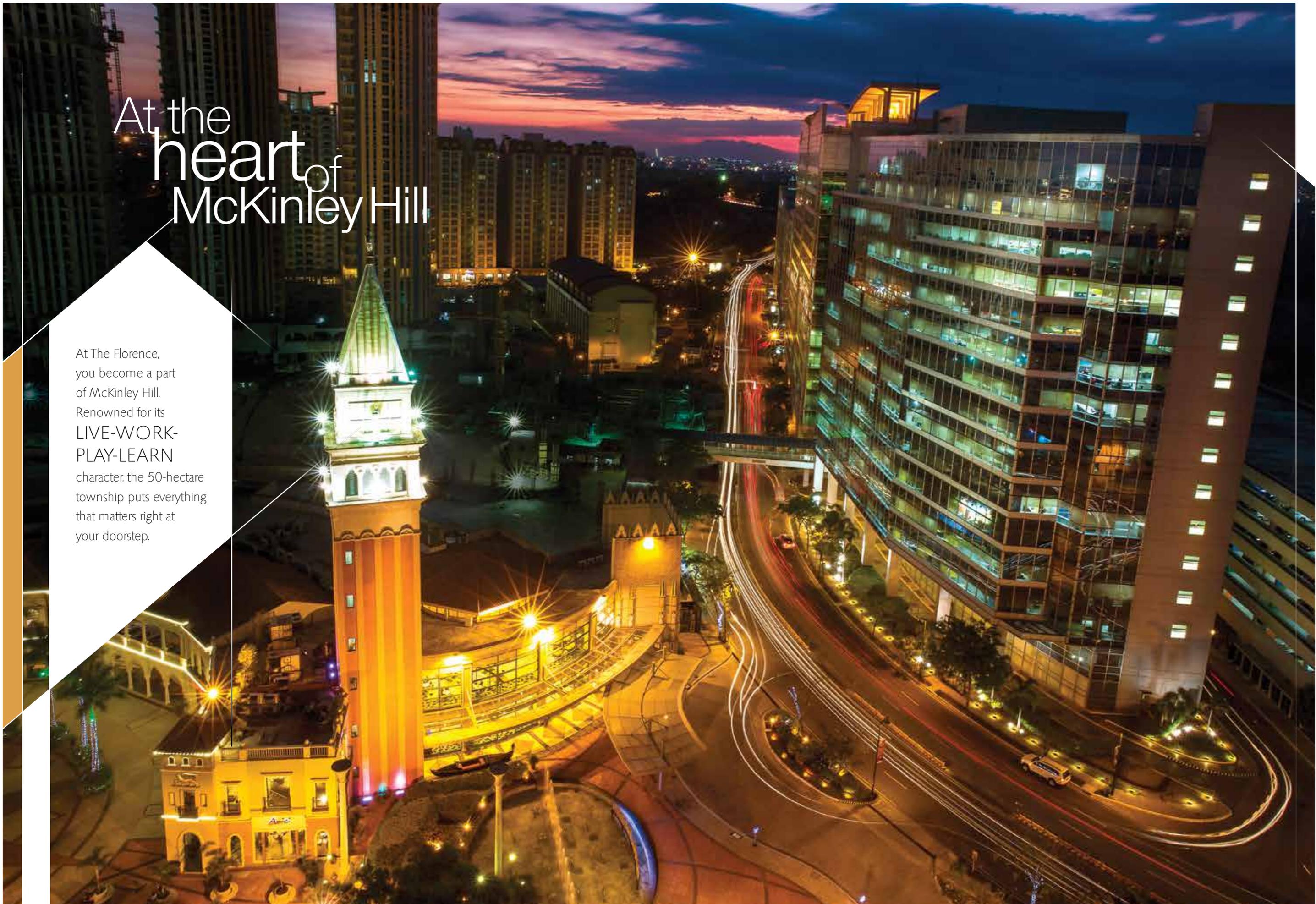
Wellspring of serenity

Where your heart finds a home, life is always beautiful. With lush landscapes, flowering gardens and wide, open spaces that make up 30 percent of the community, The Florence makes a unique statement of luxury. Every day, a tranquil warmth enfolds residents of the three towers rising from the greenery—each one a nod to modern, elegant design.



At the heart of McKinley Hill

At The Florence, you become a part of McKinley Hill. Renowned for its LIVE-WORK-PLAY-LEARN character, the 50-hectare township puts everything that matters right at your doorstep.





McKINLEY HILL

MASTER DEVELOPMENT PLAN



Showcasing a layout that allows you to stroll from place to place, it's a location that infuses ease and convenience into your day to day—in the most surprising ways.



CHINESE INTERNATIONAL SCHOOL-MANILA



SCIENCE HUB



EMPERADOR FOOTBALL STADIUM



BRITISH EMBASSY



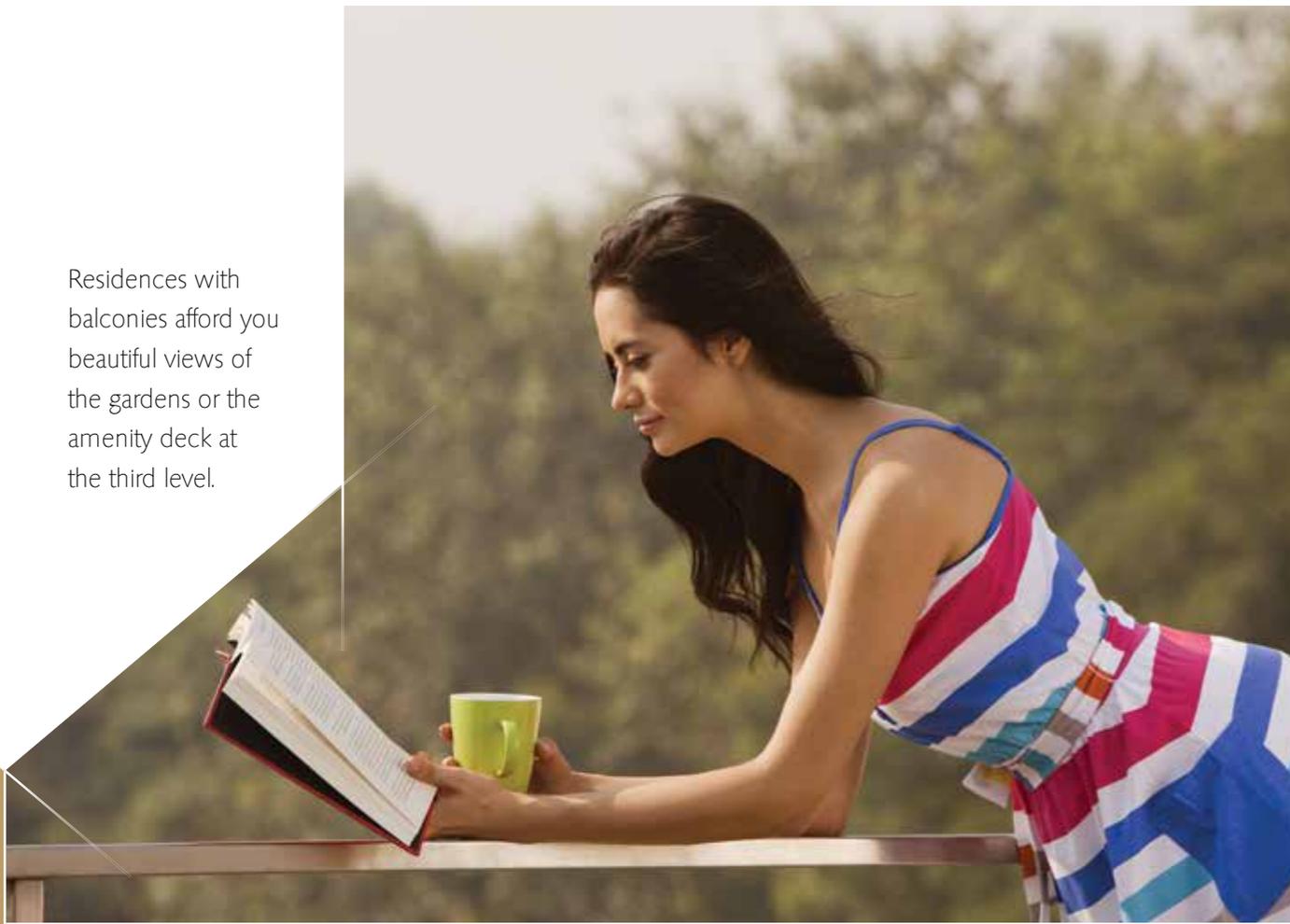
Dedicated to indulgence

The serenity you experience in the gardens of The Florence carries over to its stylish, luxurious homes. Have your choice of one- to two-bedroom condos as well as loft-type units. Here, the spaces flow seamlessly, attuned to your needs, inviting you to really live in the moment.





Residences with balconies afford you beautiful views of the gardens or the amenity deck at the third level.



Master's Bedroom
Artist's impression



THREE-BEDROOM UNIT



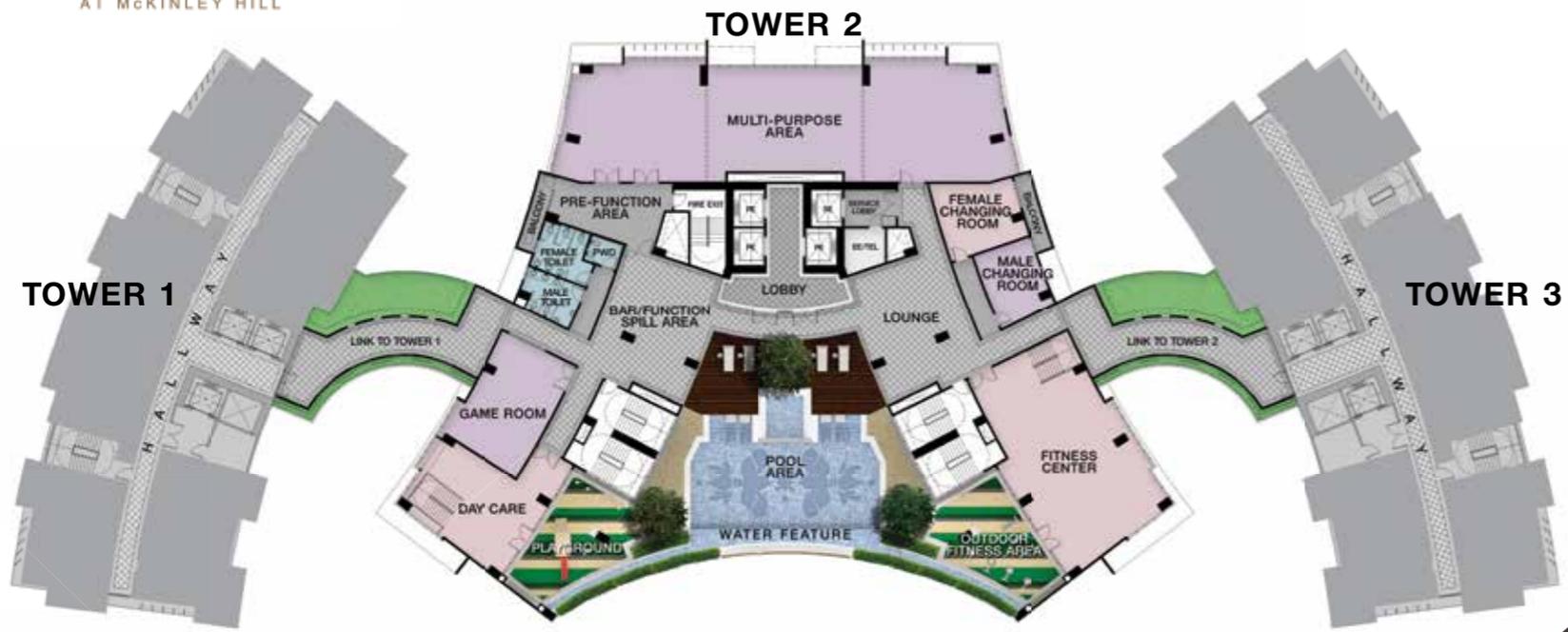
Bedroom Two
Artist's impression

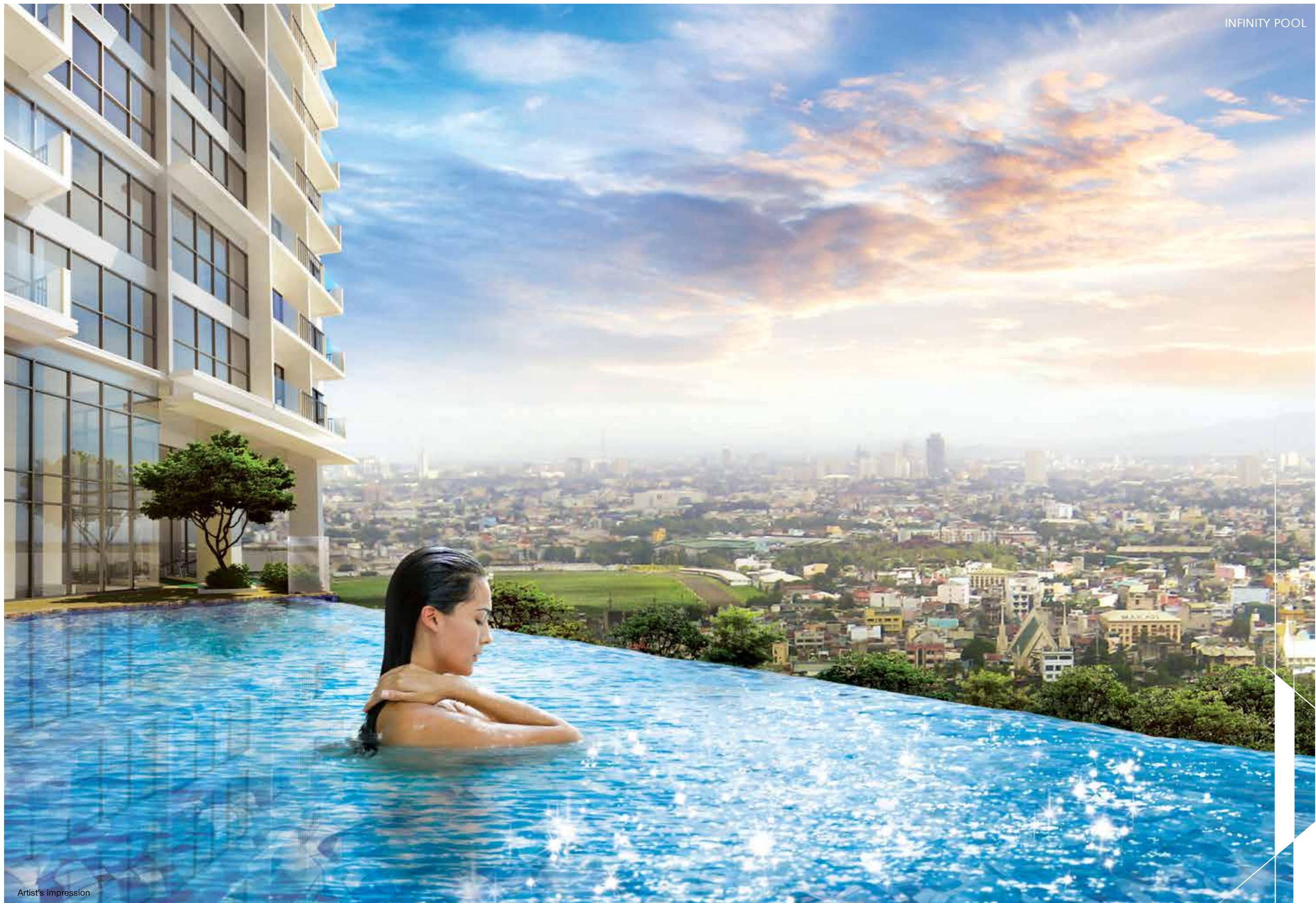




Abundant In leisure

The diversions at The Florence give a different dimension to each day you spend at home. Residents of the three towers share a spacious amenity deck at the third level. In the community's recreational centerpiece, take your pick from relaxing pastimes or more robust activities. And bask in the absolute feeling of belonging.





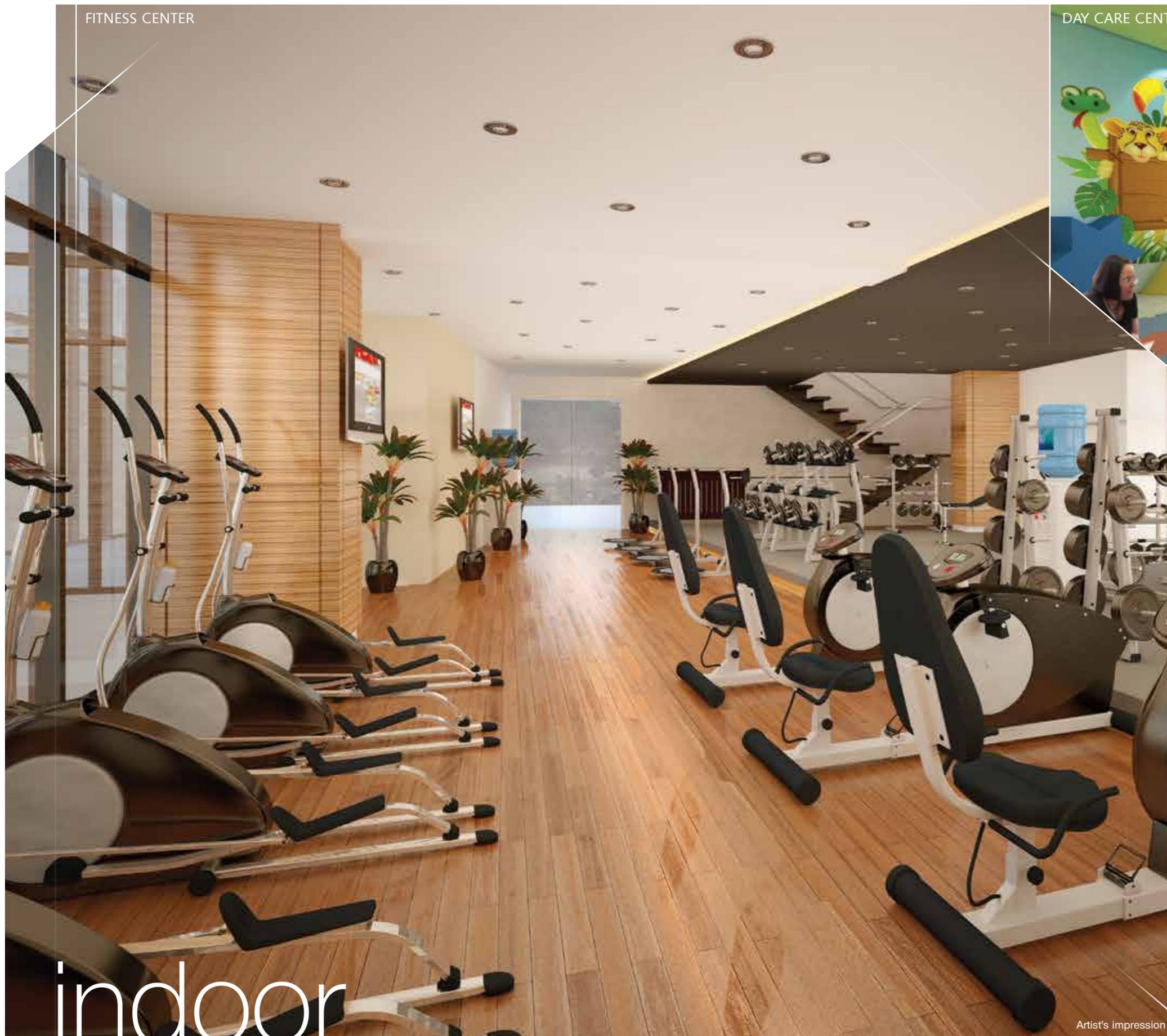


SWIMMING POOL WITH IN-POOL LOUNGE AND WOODEN SUN DECK •
OUTDOOR FITNESS AREA • CHILDREN'S PLAYGROUND

outdoor

Artist's impression

FITNESS CENTER



DAY CARE CENTER



Artist's impression



Artist's impression

indoor

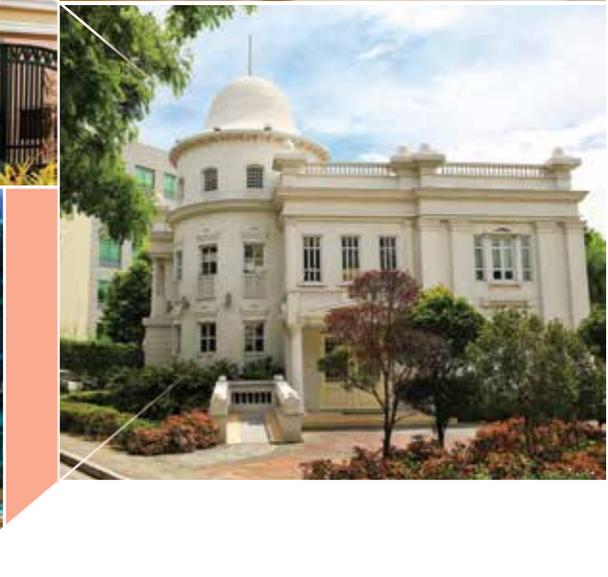
FITNESS CENTER • GAME ROOM • DAY CARE CENTER •
LARGE MULTI-PURPOSE AREA • BAR AND LOUNGE



Work, play, learn

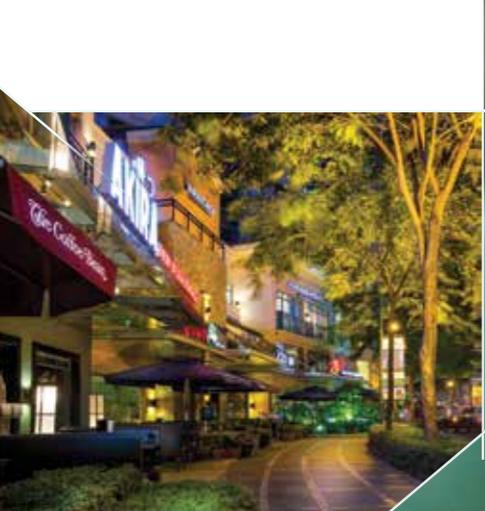
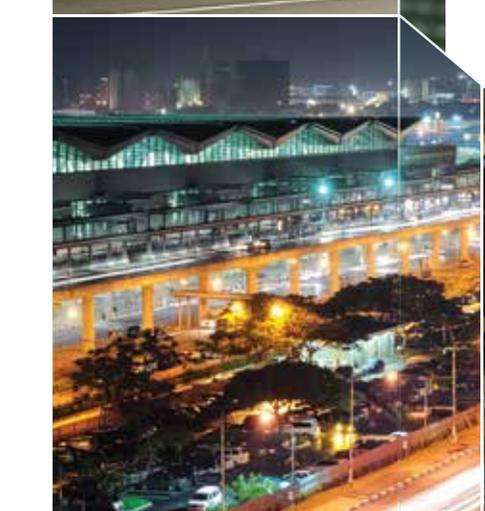
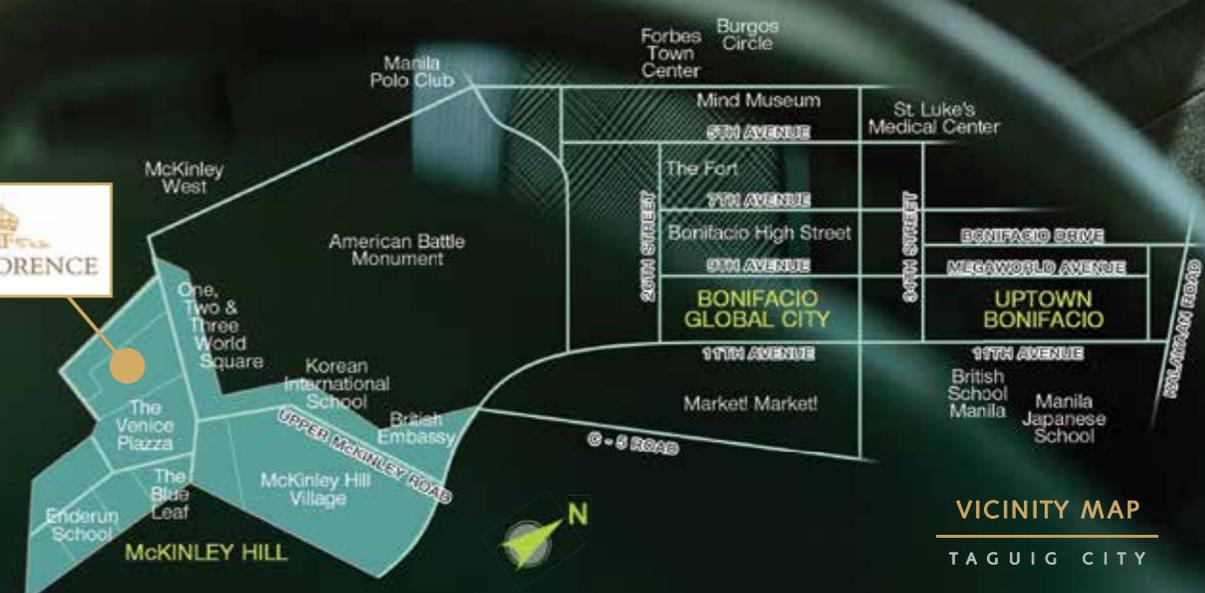
Because you belong to the McKinley Hill township, life offers you the chance to do business, have fun and be near topnotch learning institutions— all in one place.

Stroll to the offices of the McKinley Hill CyberPark, the shops and dining places of the Venice Piazza and the Tuscany retail area, as well as to the Chinese and Korean international schools and Enderun Colleges.



Everything at your convenience

From McKinley Hill, the rest of the metro is easily accessible. With your home's strategic location, the destinations of Bonifacio Global City are yours to explore in minutes. Take EDSA Kalayaan Flyover and C-5 Road to arrive in Makati and Ortigas. And reach the Ninoy Aquino International Airport via Lawton Avenue.



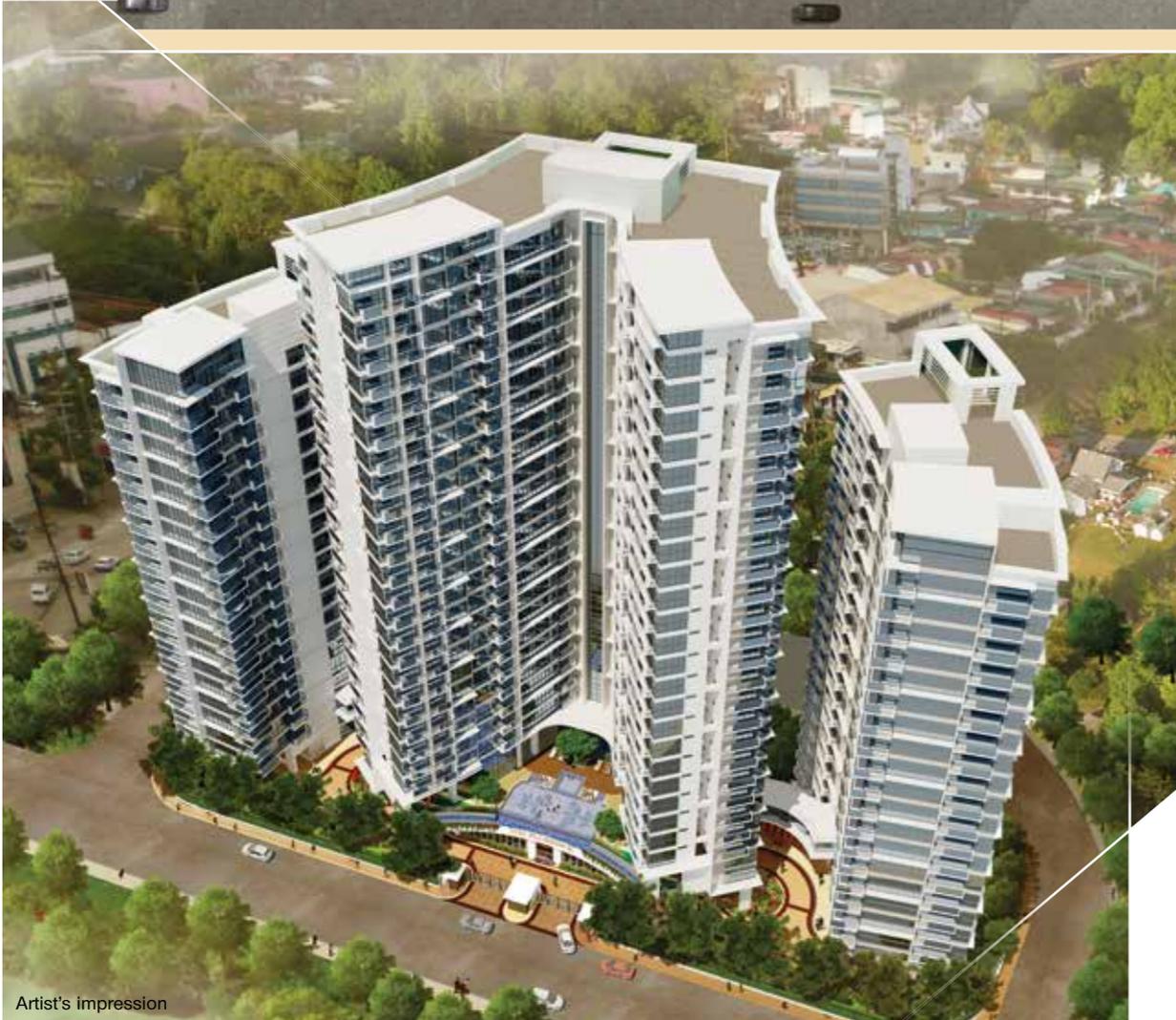


GENOA STREET

NAPLES DRIVE



FLORENCE WAY STREET



Artist's impression

Development Features & Highlights

ONE-BEDROOM RESIDENCE

- Ceramic tile flooring in living, dining and kitchen areas
- Ceramic planks in bedroom area
- Bedroom with modular closet
- Ceramic tiles in toilet and bath
- Partial glass shower enclosure in toilet and bath
- Kitchen with modular under counter and overhead cabinet
- Kitchen and toilet with mechanical ventilation
- Split-type air-conditioning unit

TWO-BEDROOM RESIDENCE

- Ceramic tile flooring in living, dining and kitchen areas
- Ceramic planks in bedroom areas
- Bedrooms with modular closet
- Ceramic tiles in toilet and bath
- Partial glass shower enclosure in toilet and bath
- Kitchen with modular under counter and overhead cabinet
- Kitchen and toilet with mechanical ventilation
- Split-type air-conditioning unit

LOFT-TYPE RESIDENCE

- Ceramic tile flooring in living, dining and kitchen areas
- Ceramic planks in bedroom area
- Bedroom with modular closet
- Ceramic tiles in powder room, toilet and bath
- Partial glass shower enclosure in toilet and bath
- Kitchen with modular under counter and overhead cabinet
- Kitchen and toilet with mechanical ventilation
- Split-type air-conditioning unit for bedroom

TYPICAL RESIDENTIAL FEATURES

- Entrance panel door with viewer
- Individual electric and water sub-meters
- Individual mail boxes with keys
- Provision for cable TV
- Provision for telephone/internet-ready lines per unit
- Provision for hot and cold water supply lines (excluding water heater) for toilets
- Individual Condominium Certificate of Title (CCT)

GROUND FLOOR

- Centralized residential lobby with reception and individual lounge area for each tower
- Two high-speed, interior-finished passenger elevators and one service elevator each for Towers 1 and 3
- Three high-speed, interior-finished passenger elevators and one service elevator for Tower 2
- Security command center for 24-hour monitoring of all building facilities
- Centralized mail room
- Business center

RECREATIONAL AMENITIES/FACILITIES

- Swimming pool with in-pool lounge and wooden sun deck
- Male and female changing/shower rooms
- Fitness center
- Day care center
- Function room
- Outdoor fitness area
- Children's playground
- Bar and lounge
- Game room

BUILDING FACILITIES/SERVICES

- Automatic fire sprinkler system for all units
- Overhead water tank and underground cistern for ample water supply
- Standby power generator for common and selected areas
- Building administration/security office
- Centralized laundromat

PARKING

- Four-level basement parking



Megaworld is the Philippines' largest residential condominium developer and business process outsourcing office developer and landlord. It has an unprecedented track record of completing more than 300 residential buildings, office towers, commercial centers and world-class hotels since 1994.

Through large-scale township developments in the most preferred locations in the country, Megaworld continues to make a complete lifestyle more accessible to people. Its projects also serve as major employment hubs, providing jobs for a workforce that is more than 165,000 strong.

With its reputation as a professionally managed corporation as well as an innovator and first mover in the real estate industry, Megaworld has received numerous awards from prestigious organizations.

