



# THE MACTAN NEWTOWN

WHERE HISTORY, CULTURE AND MODERNITY CONVERGE

The boom of the Philippine economy is not merely concentrated in the country's capital, Metro Manila. Recent figures show that the Philippines has seen excellent regional growth from all three of its principal geographic island groups: Luzon, Visayas and Mindanao. Cebu—a prime city of the Visayas—in particular, is a major contributor to this phenomenon.

Recognizing the vast development potential of the Queen City of the South, Megaworld Corporation set its sights on Mactan, Cebu for its newest premier township development.

Megaworld is the country's premier residential condominium developer and BPO office space provider and landlord. With its portfolio of more than 305 completed projects, Megaworld is at the forefront of the Philippine real estate industry. The company is revolutionizing property development with its township projects, transforming the metropolitan landscapes in both Manila and Cebu.

The company's pioneering "LIVE-WORK-PLAY-LEARN" development concept, as showcased in the country's

first township, Eastwood City, has proven to be a successful formula. This has been replicated in Megaworld's townships of Newport City, home to Resorts World Manila in Pasay; at Forbes Town Center and Uptown Bonifacio in Bonifacio Global City; and at McKinley Hill in Fort Bonifacio, Metro Manila's newest central business district.

Cebu will soon experience the world-class community lifestyle offered by Megaworld's winning township concept – but on a grander scale. Megaworld Cebu Properties Inc., a subsidiary of Megaworld, is pioneering the development of township communities in Cebu through its exceptional new lifestyle offering: The Mactan Newtown.

The Mactan Newtown is a complete 25-hectare community with live, work, play, and learn components. Already in the works are three residential condominium clusters spanning 10 towers, more than three office buildings, a reputable academic institution, a commercial center and also a luxury resort. The township is well into the development phase, with the turnover of the first office building slated by yearend.

## DISCOVER THE PERFECT COMBINATION OF ISLAND AND CITY LIVING, WHERE HISTORY, CULTURE AND MODERNITY CONVERGE.

The township is strategically located some 15 minutes away from the Mactan-Cebu International Airport, ensuring utmost convenience for both local and international tourists and investors. It is adjacent to the Mactan Shrine, a monument built over the area where the Battle of Mactan was fought centuries earlier. Offering more than just convenience and cultural and historical significance, The Mactan Newtown is also 45 minutes away from Cebu City, the second most important metropolis in the country. At The Mactan Newtown, people will enjoy both the laid-back resort-style surroundings as well as the allure of

being in the fastest growing and most business-friendly economic center in the Philippines. The site of the foundation of the nation, the biggest festivals of the year, and the home of the best "lechon" in the country, Cebu is, without a doubt, the heart of the Philippines. Megaworld could not have chosen a better location for its latest township development, which is the perfect combination between island and city living, where history, culture and modernity converge.

The developments of Megaworld adhere to international standards and push forward the boundaries of what is locally available. With the inspiration of modern cosmopolitan living, Megaworld has tailored its Mactan township to suit the lifestyles of young professionals, growing families and local and foreign retirees alike.

The Mactan Newtown's superior location and design elements, coupled with its complete and holistic lifestyle concept, make for smart investments with assured value appreciation. It will perfect resort-style living in the heart of the Philippines. Not only will this be the first township community in the Visayas, it will be the first of its kind in the entire country with the incorporation of its tourism offerings.

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# LIVE

## PREMIER RESIDENTIAL DEVELOPMENTS

### 8 NEWTOWN BOULEVARD

A Fusion of East and South East

Inspired by Japanese architecture, 8 Newtown Boulevard captures the essence of East Asia in design, facilities and atmosphere. The development consists of four residential towers, each 18-storeys high, and offers studio and one-bedroom units in cuts that range from 38.7 to 51.1 square meters.

Its modern façade complements its contemporary, minimalist interior. At the podium-level recreation deck, there are well-planned amenities including a horizon-edge swimming pool complex with paved sunbathing deck, indoor and outdoor spas, an origami room, an ikebana room, a koi pond, a bonsai and niwa-japanese landscaped garden, a gym and fitness center, and also an outdoor dining area.

Located in The Mactan Newtown, the development creates perfect fusion between the East and the South East. Bringing to the Philippines qualities of authentic Japanese traditionalism and zen architecture, **the best of Asian culture comes alive at 8 Newtown Boulevard.**



### ONE PACIFIC RESIDENCE

The Hallmark of Modern Luxury

One Pacific Residence, a fine piece of real estate both in the Visayas and the country, is a high-end residential and mixed-use development. It consists of commercial establishments at the ground level, an office building and three 18-storey residential towers offering pre-furnished executive studio and one-bedroom units ranging from 41.4 to 56.6 square meters. By request, units may be combined to make two-bedroom units ranging between 89.2 and 98 square meters.

A model of holistic living, the development features perhaps the fullest range of amenities in a single complex. Residents will experience no lack of recreation with a well-planned swimming pool complex complete with an in-pool lounge, paved wooden sundeck, in-pool aqua gym and a jacuzzi covered with tensile structures. Other podium-level leisure facilities include a spa, a gym and fitness area, an outdoor fitness station, a yoga and Tai Chi area, a jogging path, a children's playground, an outdoor lounge, a tennis court, a culinary station, multi-purpose rooms and a rock climbing wall.

As the epitome of modern living—where living, working and playing take place in a single, elegant and sophisticated location—all of life's finest comforts come together seamlessly. **Experience the hallmark of modern luxury at One Pacific Residence.**



Showcasing the best of 21st century living, One Manchester Place features a sophisticated European aura, and incorporates everything expected of a complete residential development. The project consists of three residential towers rising 18-storeys. Studio, one, two and three-bedroom units, ranging from 42.7 to 92.1 square meters in size comprise its condo offerings. Every unit features its own balcony, where residents can soak up views of the complete community.

Its podium level amenity deck hosts a swimming pool complex with an in-pool lounge and paved wooden sundeck, a gym and fitness area, a Tai Chi area, a reflexology path, a children's day-care center, a business center, a state-of-the-art game room, and also a function room.

One Manchester Place promises a refined ambiance that exemplifies Megaworld's modern brand of living within a masterpiece township. **Immerse yourself in the modern European lifestyle brought to the tropics at One Manchester Place.**



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## WORK

PRIME OFFICE SPACE

**M**egaworld is the Philippines' leading BPO office space provider and landlord. The company has secured a leadership position in the industry for several years through the development and turnover of strategically located, intelligently designed office buildings.

Following in the footsteps of successful IT parks in Metro Manila's Eastwood City and McKinley Hill, The Mactan Newtown will host Cebu's next vibrant business hub. The township was recently declared a special economic zone under the Philippine

Economic Zone Authority, a distinction that enables business owners and investors operating in the township to enjoy special privileges such as tax incentives and tax holidays. Foreign investors will also benefit from work and resident visas depending on the nature of their business and investments.

One World Center, the first office building in the township is already complete. Second will be Two World Center, followed by Pacific World Center, which is in the pipeline to be integrated into premier residential development, One Pacific Residence. Pacific World Center is designed to host companies' head offices, branch offices and BPO arms. While these buildings round up the current development plans, a full IT park is next on the agenda.

Already the home of the most advanced call center industry in the world, Cebu is no stranger to the requirements of BPO businesses. Megaworld seeks to provide these requirements on a first-class scale with the most premier office space the Visayas has ever seen.

## PLAY

ENTERTAINING LEISURE FACILITIES

**C**ebu, with its famous festivals and lavish resorts, has infused a unique leisure element to The Mactan Newtown. For its part, the township, with its world-class play offerings, round up the attractions that can be enjoyed in Cebu.

Megaworld is making a profusion of recreational amenities available in each of its residential developments. It has also opened retail and commercial establishments at the ground-level arcades of these projects, allowing both residents and visitors to enjoy shop-and-dine experiences with an assortment of boutiques, handicraft stores and restaurants.

In addition, Megaword has recently signed a contract effectively taking over the rights of the nearby luxury Portofino resort. Development plans are still under way, but the resort will comprise the company's expansion efforts for the beachfront resort facilities to be offered at The Mactan Newtown.



## LEARN

A REPUTABLE ACADEMIC INSTITUTION

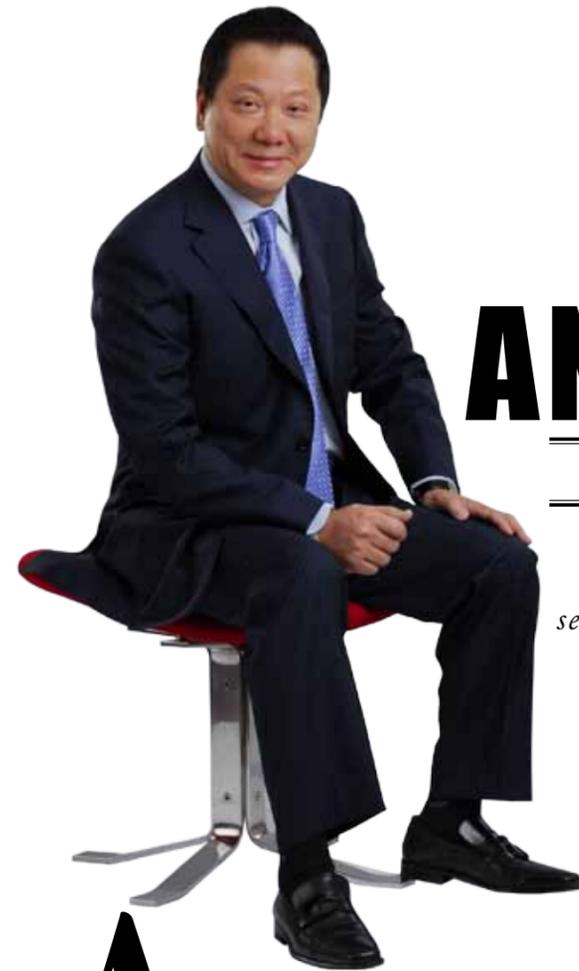
**A** collaboration between Megaworld Corporation and one of the best academic institutions in the country is well in the works to build a school of the best quality the Philippines can offer. Megaworld is enlisting the expertise of academic professionals to take charge of building the curriculum for the joint project, in order for Cebuanos, along with the residents of The Mactan Newtown, to enjoy convenient access to first-rate kindergarten, elementary and high school education.

Having already worked with foreign embassies on the establishment of Chinese International School Manila and Korean International School Philippines in McKinley Hill, Megaworld is confident that the following school in The Mactan Newtown will prove a success.

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# ANDREW L. TAN

CHAIR AND CEO, ALLIANCE GLOBAL GROUP, INC.

*"...I learned that whether it's working or studying, doing the best I could brought me a sense of satisfaction and fulfillment. What's more, it helped me become a better person," said Tan.*

**A**ndrew L. Tan is the Chair and CEO of Alliance Global Group Inc., a conglomerate with interests in the real estate, food and beverage, quick service restaurants and integrated tourism industries through Megaworld, Emperador Distillers Inc., Golden Arches Development Corporation (McDonald's Philippines), Travellers International Hotel Group Inc. and Global-Estate Resorts Inc. From humble beginnings, Tan has risen through the ranks to become Forbes Magazine's third richest man in the country with an estimated net worth of US\$4.6 billion.

Born in Fujian, China, Tan and his family moved to the Philippines when he was 16 years old. They lived in a small apartment in Sta. Cruz, Manila. His father worked in a transistor radio factory to support him and his brother.

To pay for college and help his family, Tan sold watches, tutored kids in math and worked as an import assistant in a Chinese-owned company. To save money, the Business Administration student walked from the family's Sta. Cruz home to his school at the University of the East along Claro M. Recto and back. All his hard work paid off as he finished his degree with flying colors and graduated magna cum laude.

"It was hard juggling a part-time job and going to college, but I never complained. I kept at it until I learned how to manage. I learned that whether it's working or studying,

doing the best I could brought me a sense of satisfaction and fulfillment. What's more, it helped me become a better person," said Tan.

The values of discipline, perseverance and hard work were instilled in the young Tan by his father. "I have taken all of my father's advice to heart," says Tan, who passes on important life lessons to his four children Kevin, Kendrick, Kester and Kara.

The journey to the top was certainly not a walk in the park for Tan, who has had his share of challenges. After graduating from college, he continued to strive and fulfill his dream to have a business of his own. From the money he earned selling appliances, Tan went on to establish Consolidated Distillers of the Far East, Inc., and produced liquor. It took several years before Emperador Brandy became a household name.

From liquor, Tan set up his property firm, Megaworld. Later, he bought 41 percent of Golden Arches Development Corporation, giving it a stake at the fast-growing quick service restaurant business.

He has also expanded his interests, focusing on integrated tourism to help build the nation and put the Philippines on the global map.

Today, Tan and his family work hand in hand to continue to offer Filipinos a wide range of lifestyle products and services. His wife Katherine and sons Kevin and Kendrick have been helping him manage his successful businesses.

## CEBU THE QUEEN CITY OF THE SOUTH MEGAWORLD CEBU PROPERTIES INC.



Region VII  
Visayas



866,171



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PEZA Special  
Economic Zone



Cebu Lechon



Sinulog



MEGAWORLD

### BOOMING METROPOLIS

2nd largest city in the Philippines  
Fastest growing and most business-friendly economy  
Accounts for over 60% of Philippine exports  
One of the most advanced call center industries

Source: kmcmaggroup.com/research

### VAST DEVELOPMENT POTENTIAL

Residential supply to increase by 11,700 units from 2013 to 2015  
35% year-on-year residential growth  
150,000 square meters new office space supply in 2014  
2.8% office vacancy rate  
More than 60,000 employees engaged in the IT-BPO industry

Source: colliers.com

### A SMART INVESTMENT CHOICE

Well developed infrastructure  
High quality labor pool  
Low cost of living



## Heart of the Philippines



Modern Townships by Megaworld Corporation  
**LIVE • WORK • PLAY • LEARN • SHOP**



THE MACTAN NEWTOWN

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