



NORTHWIN GLOBAL CITY



Northwin Global City

In Numbers

28

28th Megaworld
Township

85

85 hectares total
land area

98

Php 98 Billion
Capital Expenditure

20

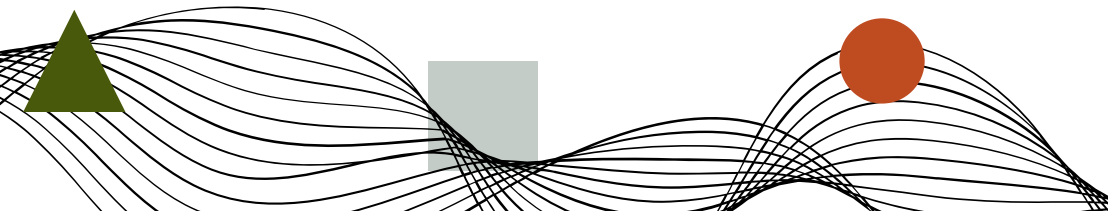
20 km from
Metro Manila

20

20 minutes away from
the New Manila
International Airport

NORTHWIN GLOBAL CITY TOWNSHIP HIGHLIGHTS

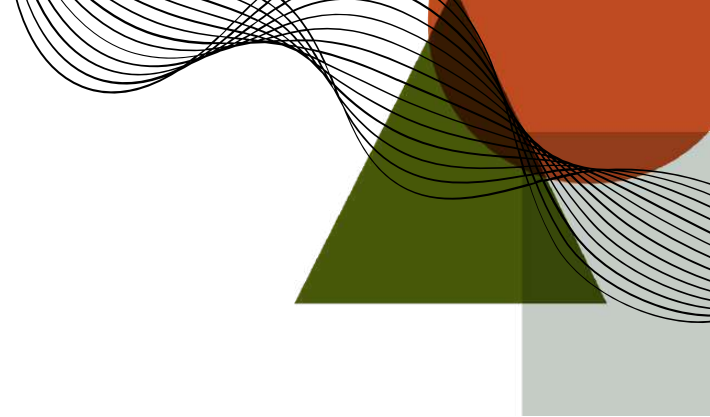
- Themed shophouse and commercial district
- Residential condominiums
- Hotels and Malls
- Office towers and educational institutions
- Mixed-used commercial buildings
- Parks, open spaces, civic spaces



TOWNSHIP UNIQUE FEATURES

- Landscaped open spaces/ Green Infrastructures
- Expansive sidewalks
- Underground cabling for the utilities
- Stormwater detention facility
- Central material recovery facility
- Township operations center
- Fiber optic cabling
- Sewage treatment plant
- Intermodal transport terminal
- Biking network
- LED/ Solar- powered street lights





NORTHWIN GLOBAL CITY BRAND PILLARS

Prime Location

Connected to NLEX and MacArthur Highway and close to the New Manila International Airport and Manila-Clark Railway Project.

Hybrid City

Incorporating a modern and timeless design that caters to the hybrid living in the post-pandemic era.

City of Sustainability

Putting an emphasis on green open spaces and environment-friendly initiatives.

Investment Opportunities

Improving the local economy through helping business grow, thus creating job opportunities.



9 CENTRAL PARK

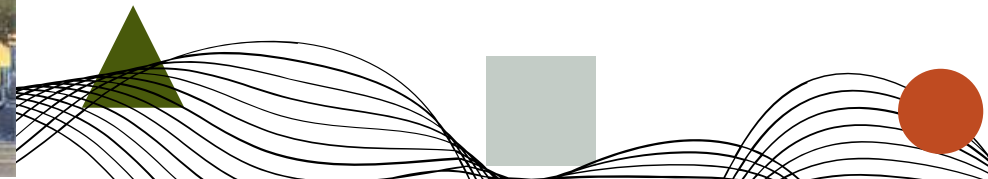




A Taste of New York

9 Central Park takes its inspiration from Greenwich West in Charleston, New York.

- Offers the quiet uptown lifestyle in New York's most exclusive neighborhoods near the Hudson River with windows and amenities that offer the best views of the city.
- Also offers the Downtown Lifestyle by being close to Tribeca, Soho, and West Village: New York's most luxurious commercial districts that are filled with boutique shops and restaurants.





9 CENTRAL PARK

- SHOPHOUSE LOTS
- COMMERCIAL LOTS

NGC
 NORTHWIN GLOBAL CITY
 MASTER DEVELOPMENT PLAN

VILLARICA ROAD

WITHIN YOUR REACH

Distance of 9 Central Park to Different Locations

2.7 km	North Luzon Expressway
5.5 km	Philippine Arena
17.6 km	Quezon City / Metro Manila
18.0 km	New Manila International Airport



Philippine Arena



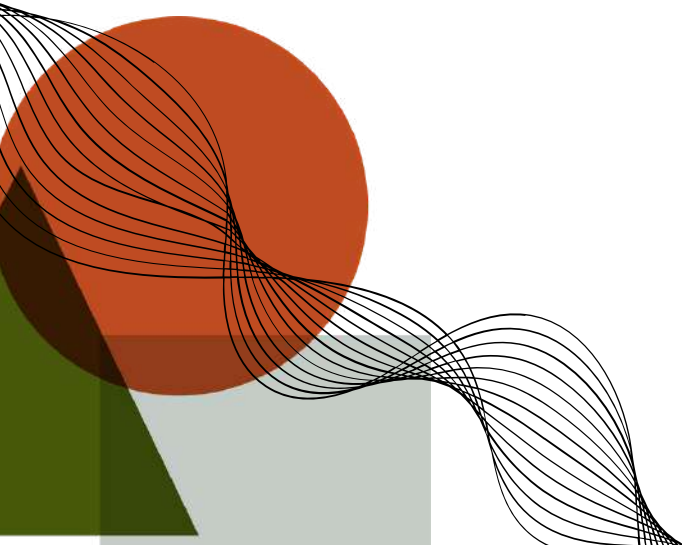
North Luzon Expressway



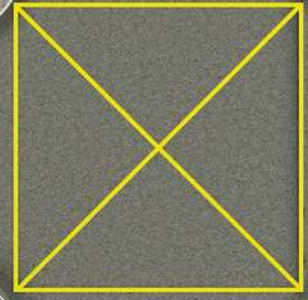
New Manila International Airport



Metro Manila

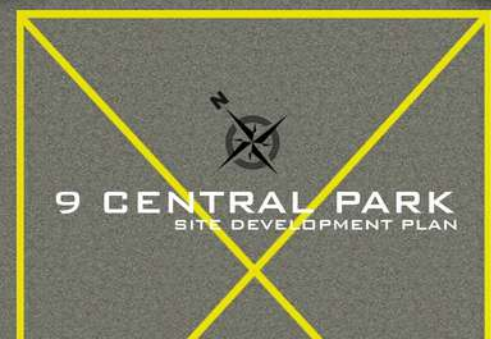


12.00 M R.O.W.



15.00 M R.O.W.

30.00 M R.O.W.



9 Central Park Location Highlights

- Walking Distance from Northwin Main Street
- Right beside Northwin Global City's future parks
- Close to three connecting roads to the township
- Close to the NGC's station of the North-South Commuter Railway



DEVELOPMENT SUMMARY

Total Land Area

3,567 SQ.M.

Number of Phases & Floors

2 Phases (East Wing & West Wing)
23 Storeys

Number of Units

247 Units

Floor Breakdown

Basement 1 & 2 - Parking Levels
Ground Floor - Retail Area and Lobby
2nd Floor - Amenity Floor
2F, 20F, & 22F - Sky Decks
3F - 23F - Residential Floors

Saleable Area

21,630 SQ.M.

Turnover Date

November 30, 2027 + 12 months grace period



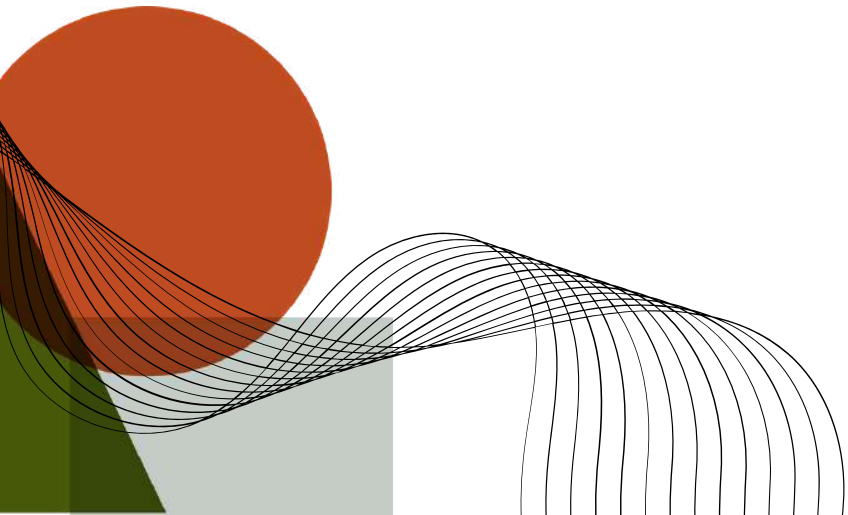
DESIGN CONSULTANTS

DESIGN ALLIANCE

Architectural, Interior Design,
Landscape Design

MEINHARDT PHILIPPINES INC.

Structural, Mechanical, Plumbing,
Electrical, Fire Protection, Sanitary



UNIQUE SELLING POINTS

- First residential tower in Northwin Global City
- Walking distance from Northwin Main Street
- East side facing the parks of NGC
- Bay windows in every unit
- Offers conjoined and deck units called “TwinFlex” units
- Offers brand-new smart home deliverables and building facilities.



VALUE PROPOSITION

Aside from being Northwin Global City's first residential condominium, 9 Central Park's location, modern and sustainable features, and the customizability of every unit is what makes this project a high value investment.

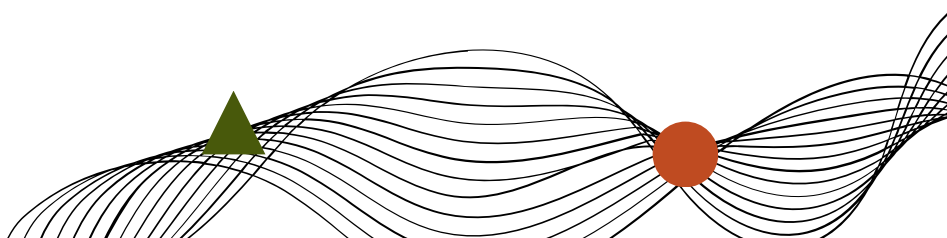
Every detail of this 23-storey project is designed for those who want to live an elevated lifestyle away from the metro while being surrounded by convenience and luxury in every corner, thanks to Megaworld's LIVE-WORK-PLAY-LEARN formula.



GREEN AND SUSTAINABILITY FEATURES

Adhering to the township's commitment of being a City of Sustainability, 9 Central Park will offer the following features.

- Low Flow Rate Fixtures
- Occupancy Sensors
- Maximized Equipment Energy Efficiency
- Rainwater Harvesting Tank
- Material Recovery Facility



FLOOR PLANS



STUDIO

8 units

1-BEDROOM

2 units

2-BEDROOM

2 units

AMENITIES

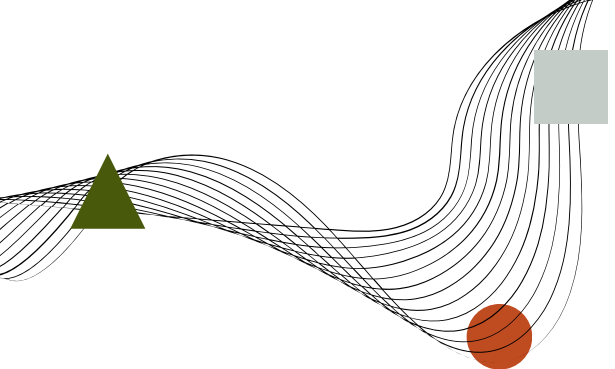
- Pool (2)
- Day Care
- Function Room
- Gym (1st Floor)
- Co-working Space
- Multi-open Space
- Play Area
- Outdoor Work Space
- Outdoor Fitness Area
- Patio
- Private Lounge
- Pantry
- Changing Room
- Pool Deck

2ND FLOOR FLOOR PLAN

9 CENTRAL PARK 2ND 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.



3RD FLOOR FLOOR PLAN

STUDIO

11 units

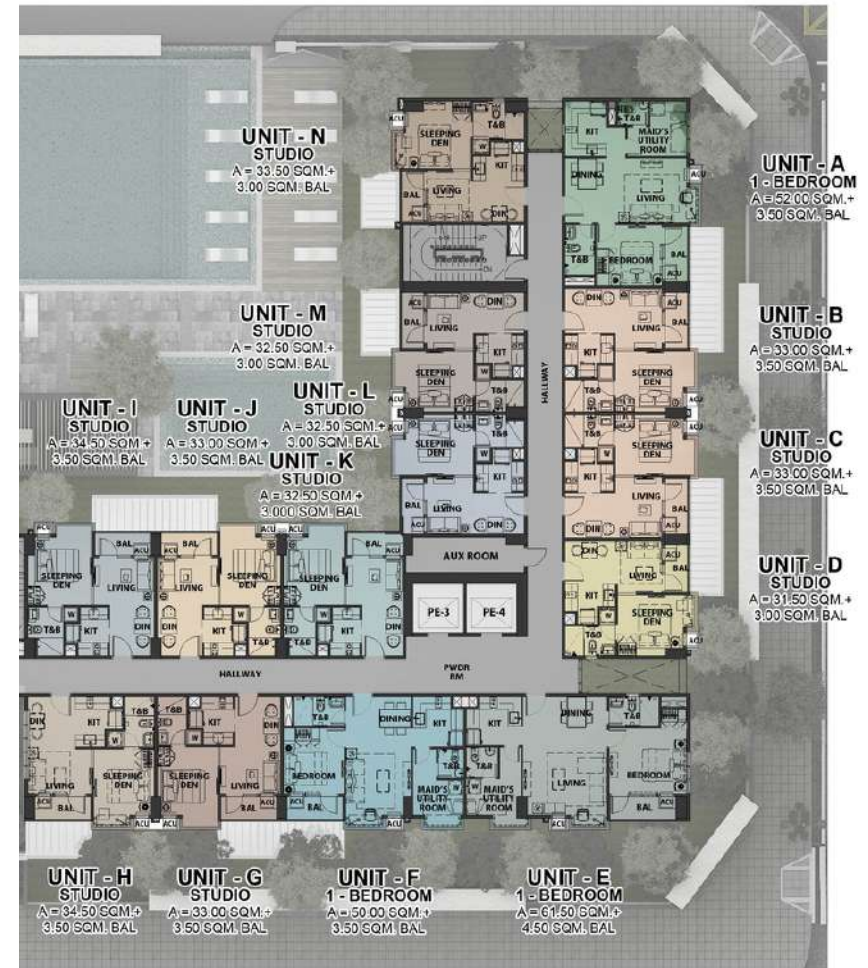
1-BEDROOM

3 units

Unit Size:

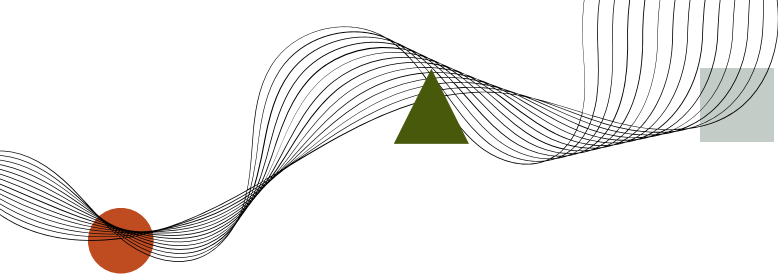
34.50 sqm - 35.50 sqm (Studio)
53.50 sqm - 59 sqm (1 Bedroom)

East Wing



9 CENTRAL PARK 3RD FLOOR PLAN

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5TH-19TH FLOOR FLOOR PLAN

STUDIO

11 units

1-BEDROOM

3 units

Unit Size:

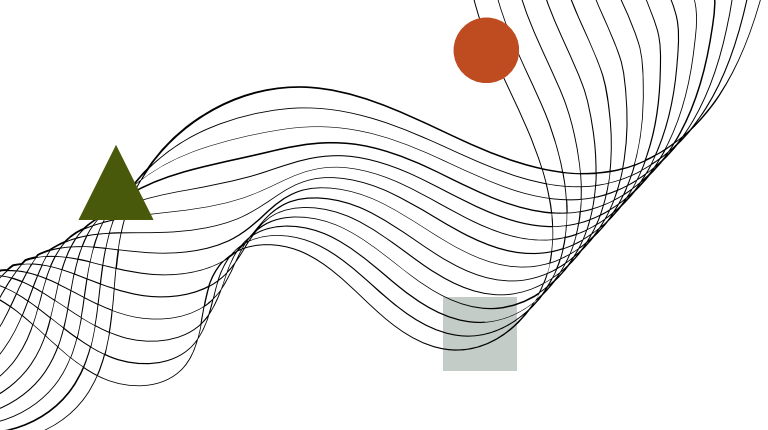
34.50 sqm - 35.50 sqm (Studio)
53.50 sqm - 59 sqm (1 Bedroom)

East Wing



9 CENTRAL PARK 5TH TO 19TH FLOOR PLAN (NO 13TH FLOOR)

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20TH FLOOR FLOOR PLAN

STUDIO

5 units

2-BEDROOM

3 units

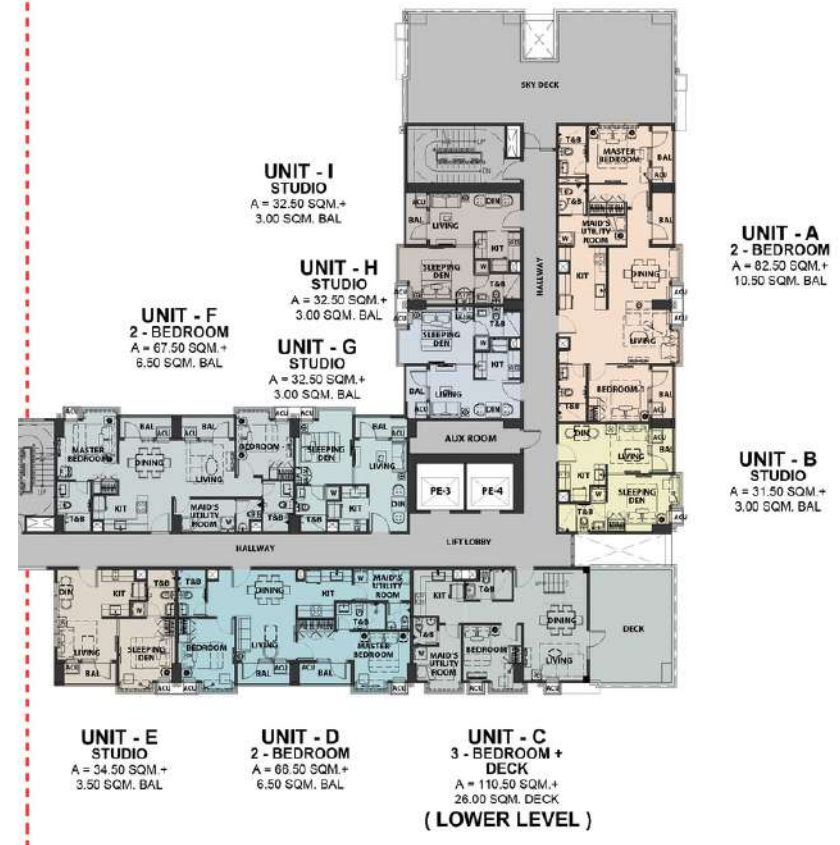
3BR + DECK (TWINFLEX)

1 units

Unit Size:

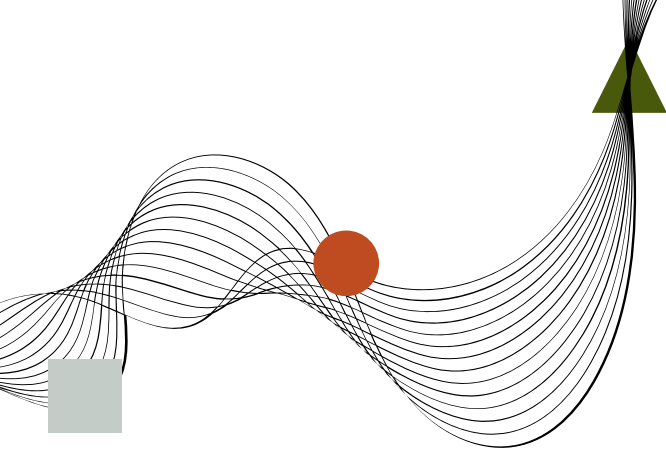
34.50 sqm - 35.50 sqm (Studio)
 70.50 sqm - 100 sqm (2 Bedroom)
 136.50 sqm - 139.50 sqm (Twinflex)

East Wing



9 CENTRAL PARK 20TH FLOOR PLAN

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21ST FLOOR FLOOR PLAN

STUDIO

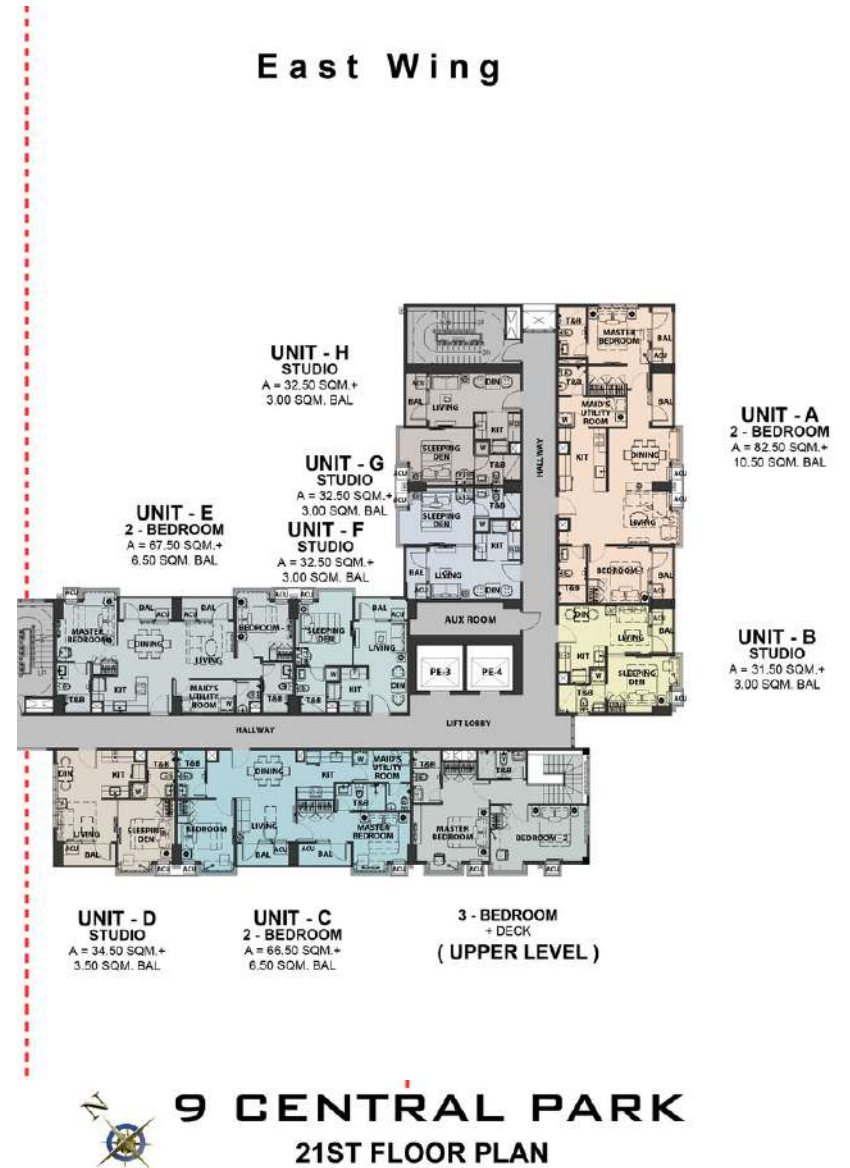
5 units

2-BEDROOM

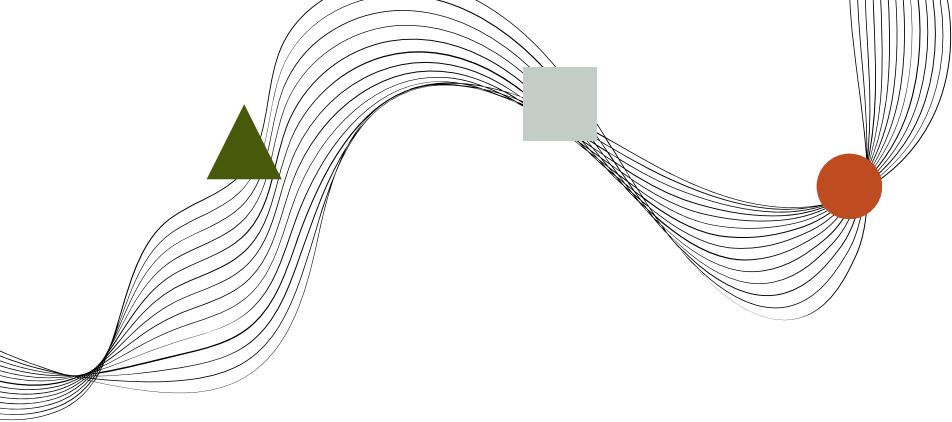
3 units

Unit Size:

34.50 sqm - 35.50 sqm (Studio)
70.50 sqm - 100 sqm (2 Bedroom)



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22ND FLOOR FLOOR PLAN

2 BEDROOM

1 unit

2BR + STUDIO (TWINFLEX)

2 units

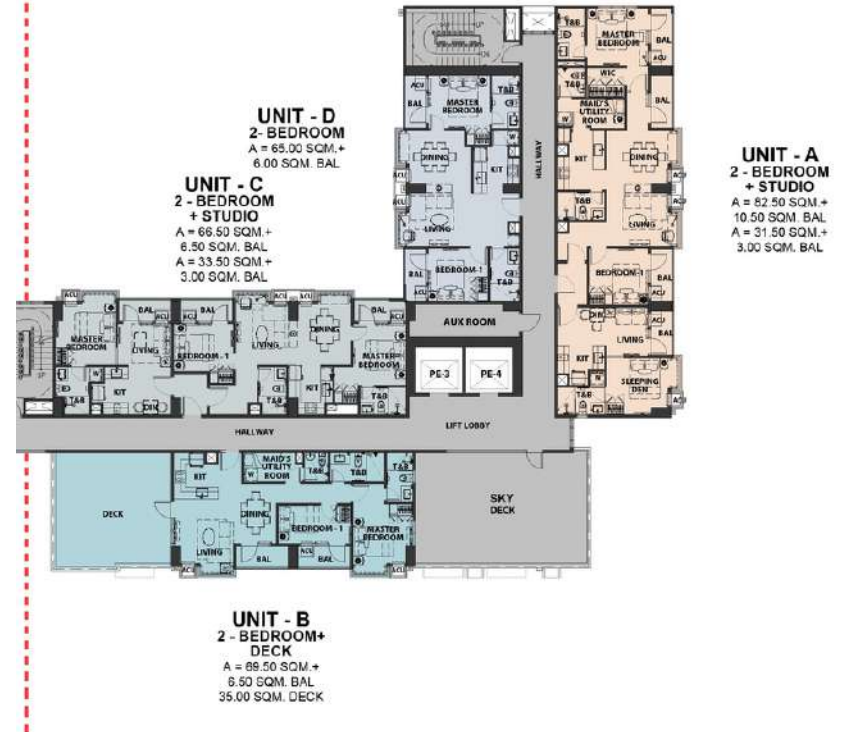
2BR + DECK (TWINFLEX)

1 unit

Unit Size:

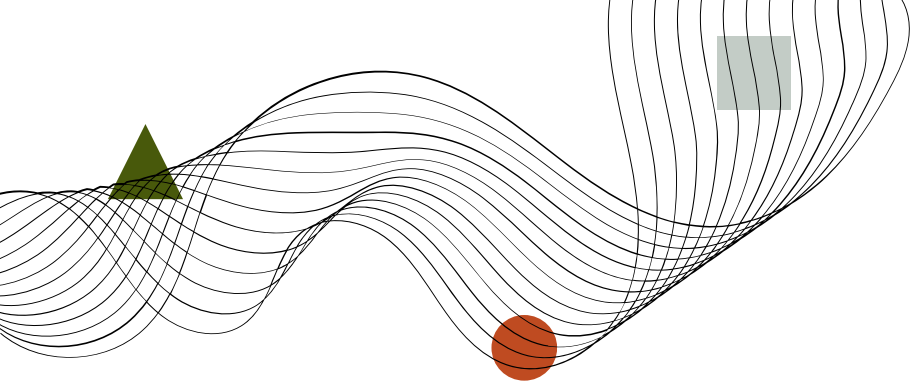
34.50 sqm - 35.50 sqm (Studio)
 109.50 sqm - 127.50 sqm (2 Bedroom + Studio)
 76 sqm - 111.50 sqm (2 Bedroom + Deck)

East Wing



9 CENTRAL PARK 22ND FLOOR PLAN

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23RD FLOOR FLOOR PLAN

2 BEDROOM

2 units

2BR + STUDIO (TWINFLEX)

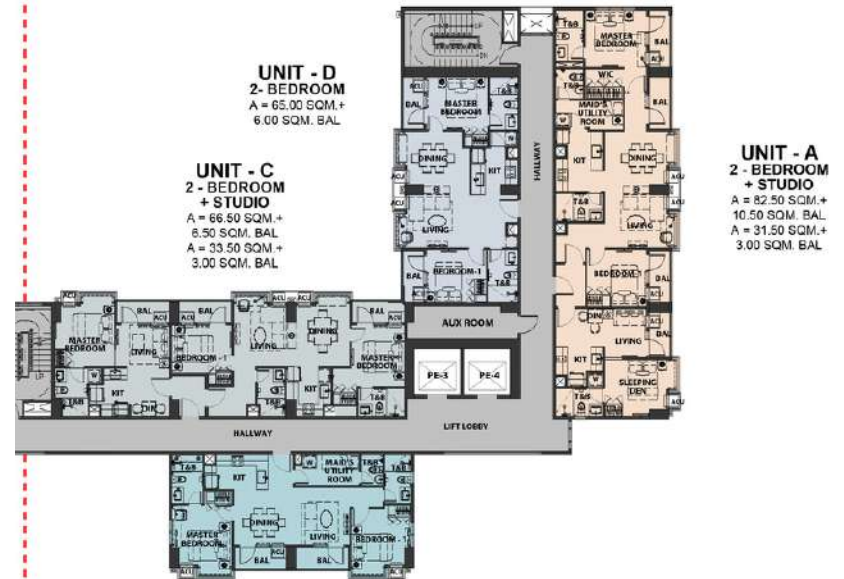
2 units

Unit Size:

70.50 sqm - 100 sqm (2 Bedroom)

109.50 sqm - 127.50 sqm (2 Bedroom + Studio)

East Wing



9 CENTRAL PARK 23RD FLOOR PLAN

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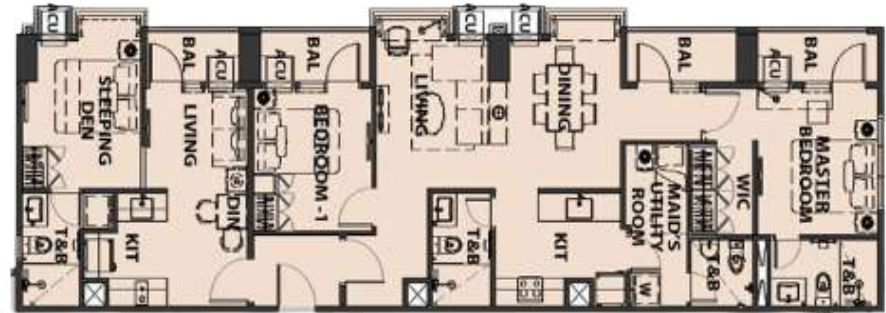
TWINFLEX

9 Central Park will add a unique take to its penthouse floors through the introduction of TwinFlex Units. These units offer a lot of flexibility to your living space with twice the size of 9 Central Park's non-penthouse offerings.



TYPES OF TWINFLEX UNITS

2-BEDROOM + STUDIO



2-BEDROOM + DECK

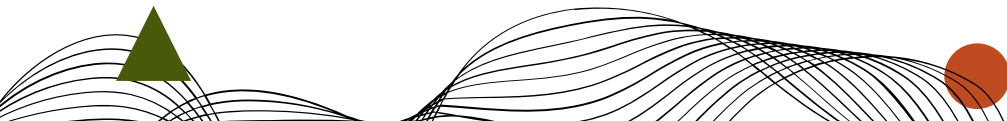


3-BEDROOM + DECK
(BI-LEVEL)



TYPICAL UNIT DELIVERABLES

- Homogenous tile flooring for living, dining, kitchen, & T&B
- Porcelain plank flooring for studio units & bedrooms
- Modular bedroom closets
- Modular undercounter & overhead kitchen cabinets with open shelves and undercabinet lights
- Kitchen with granite countertop, homogenous tile backsplash, single-bowl sink, and faucet
- T&B with granite countertop, lavatory basin with mixer, shower set with mixer, water closet, soap dish, towel rod, tissue paper holder, facial mirror, and partial glass shower enclosure
- Provision for kitchen appliances
- Provision for inverter window type air-conditioning units
- Video Intercom
- Wireless smart home system and devices



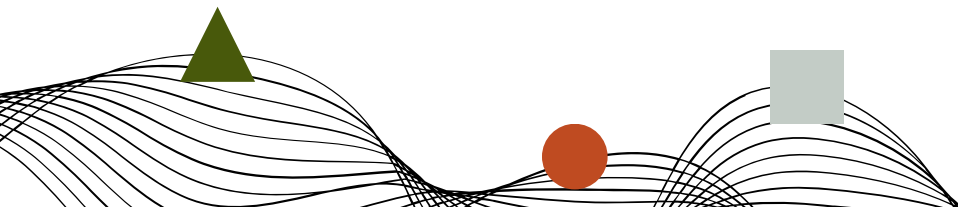
TYPICAL RESIDENTIAL FEATURES

- Entrance panel door with viewer and door casing
- Mortise type with built-in deadbolt entry door lockset
- Individual electric and water meter
- Provision of Fibr-to-the-Home triple play technology
- Provision for CATV lines
- Provision for telephone/internet-ready lines
- Bay Window may function as an extension of living space, a rest area etc
- Automatic heat/smoke detection system
- Automatic fire sprinkler system
- Standby power generator for 1 lighting fixture and 1 power outlet in the living area, 1 lighting fixture and 1 power outlet in the kitchen
- Individual Condominium Certificate of Title (CCT)



GROUND FLOOR FEATURES

- Residential drop-off area
- Residential lobby with reception counter and lounge area
- Provision for WiFi internet access at main lobby
- Centralized mail room
- Holding area for deliveries
- Arcade and retail spaces





BUILDING FACILITIES

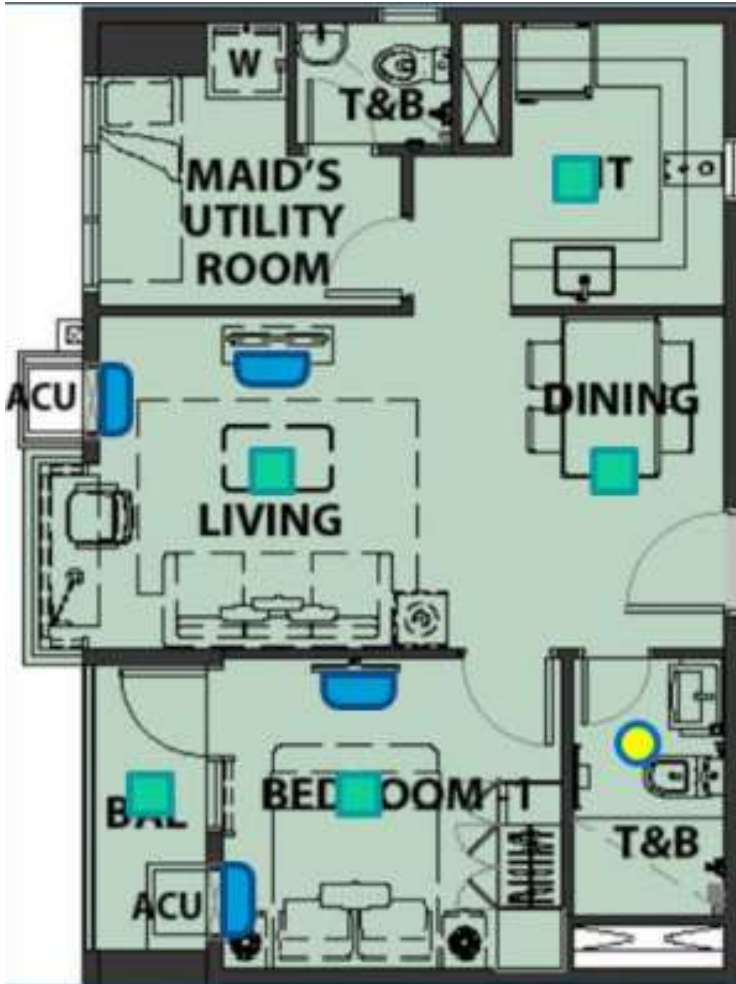
- 3 Passenger elevators
- 1 service/passenger elevator
- Security command center for 24-hour monitoring of all building facilities
- Video-phone communication system connecting reception/security counter to all units
- Overhead tank and underground cistern for ample water supply
- Fire detection and alarm system for common areas
- Fire sprinkler system for common areas
- Standby power generator for 100% back-up power for common areas
- Closed-circuit (CCTV) monitoring for selected common areas
- Panic alarm system at selected common areas
- Voice evacuation and public announcement system
- Building administration/security office
- Annunciator panel at elevator lobbies
- Drying cages at roofdeck

PARKING LEVELS

- Parking levels located at Basement 1 & 2
- Driver's lounge with toilet at Basement 1
- Bike storage at Basement 1 & 2
- Parking floors finished with epoxy paint or polished concrete



SMART HOME FEATURES



LEGEND



1. Lighting Control

- Radio Frequency (RF) switches are installed to be able to control the lighting fixtures through the use of a phone app.
- Applicable areas: Living and Dining Area, Bedrooms, Kitchen and, Balcony



2. Motion-censored control lights

- Installed in the Toilet and Baths that turns on the lights upon entry and off upon exit.

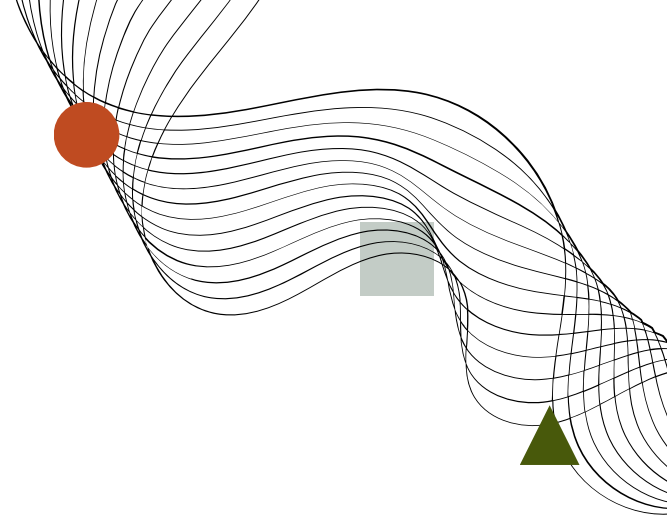


3. Appliance Control

- Infrared (IR) transmitters are provided to link and control remote-operated appliances (Television, AC Unit, etc.) using the unit's smart home system
 - Applicable areas: Living and Dining Area, and Bedrooms

4. Smart Home Deliverables

- Smart home gateway (RF/IR transmitter)
- RF light switches
- IR emitters
- Wi-Fi router

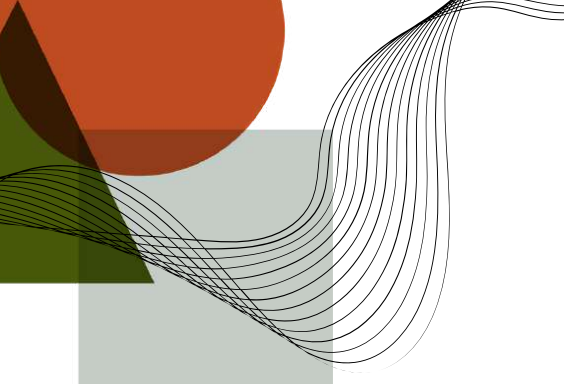


RESIDENTIAL AMENITIES

Located in 2nd Floor

- Lap pool
- Kiddie pool
- Pool lounge
- Pool deck
- Outdoor work space
- Outdoor fitness area
- Multi-use open space
- Children's play area
- Patio/outdoor lounge
- Sky lounge at 2F, 20F, 22F
- Function room
- Private lounge
- Co-working space
- Gym
- Daycare

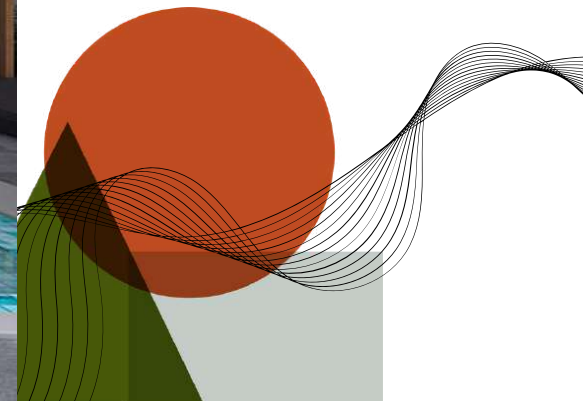


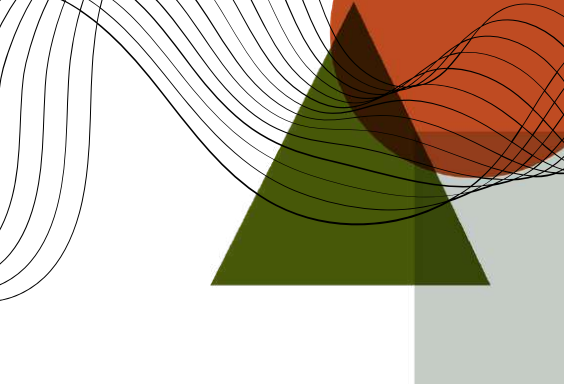


Lap Pool



Kiddie Pool

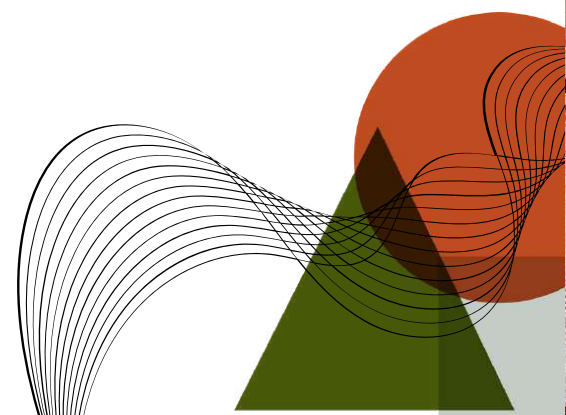


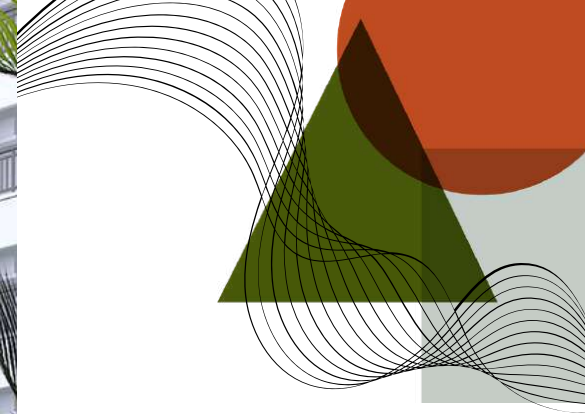


Outdoor Lounge

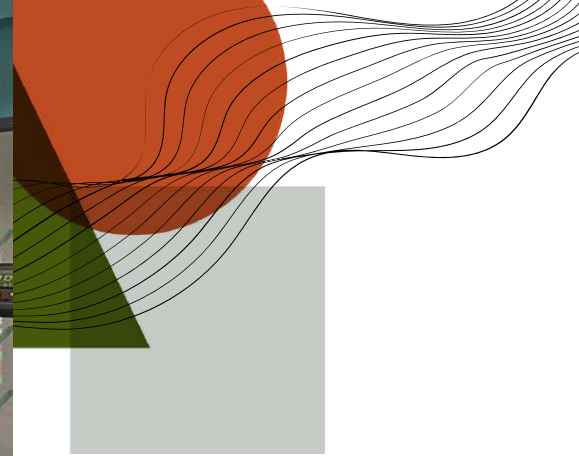


Co-working Space

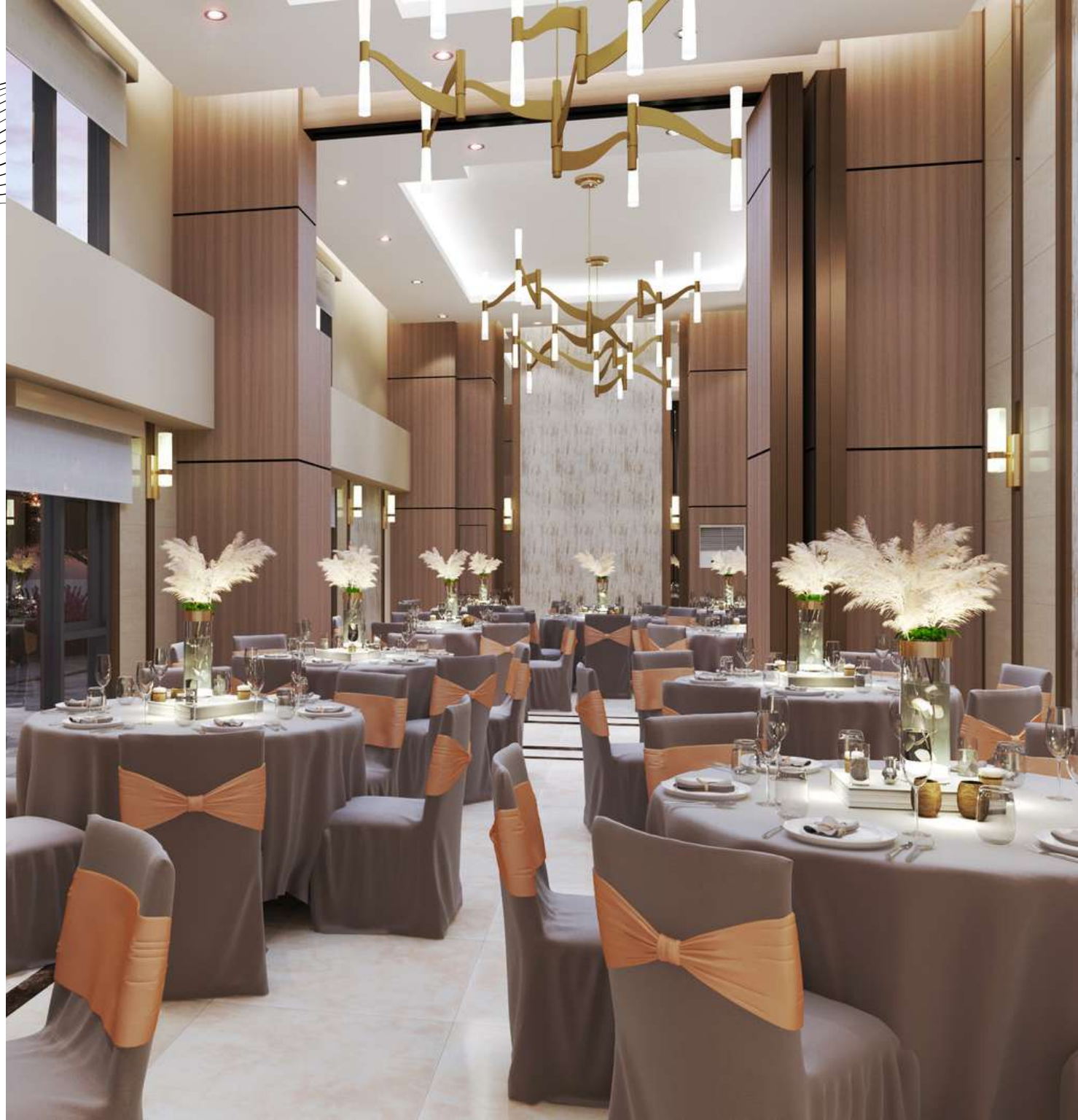
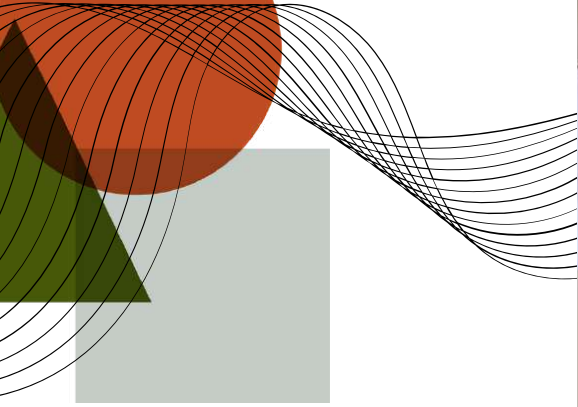




Outdoor Fitness Area

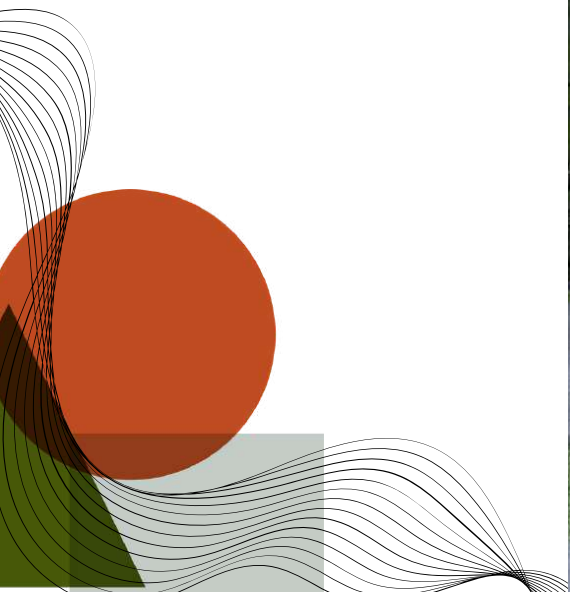


Bi-Level Gym

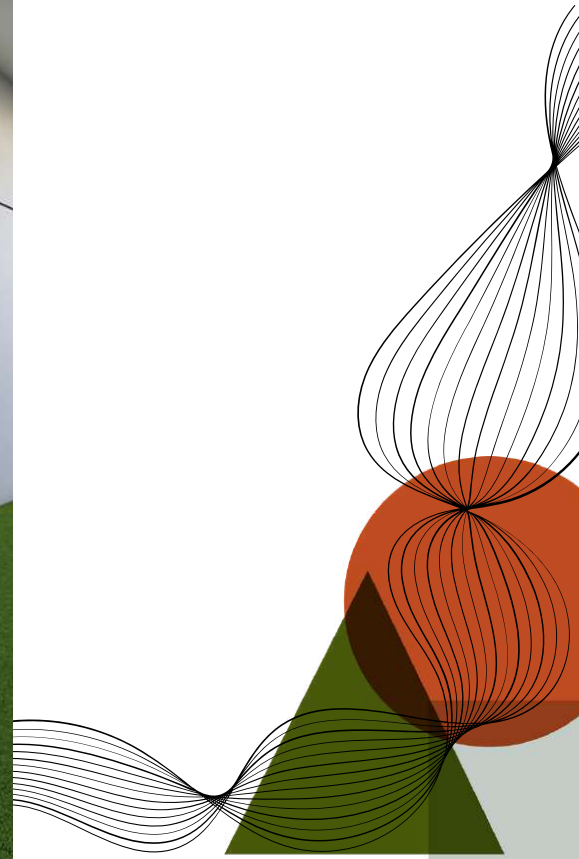


Function Room

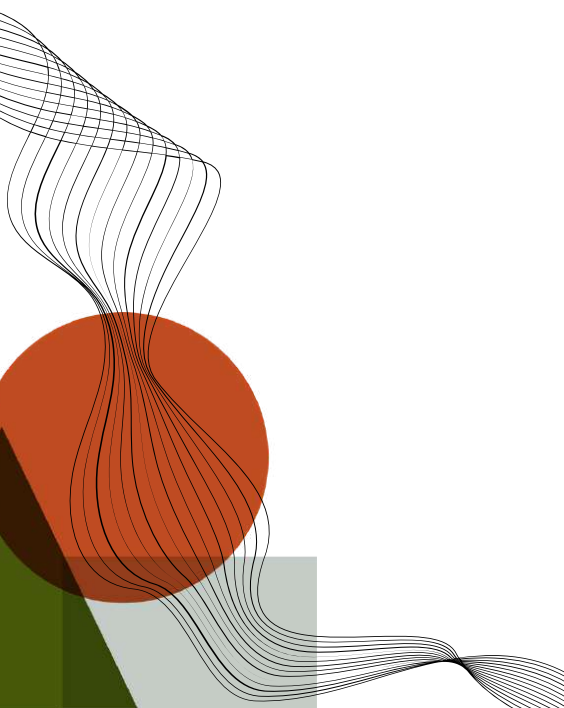
Multi-use Open Space

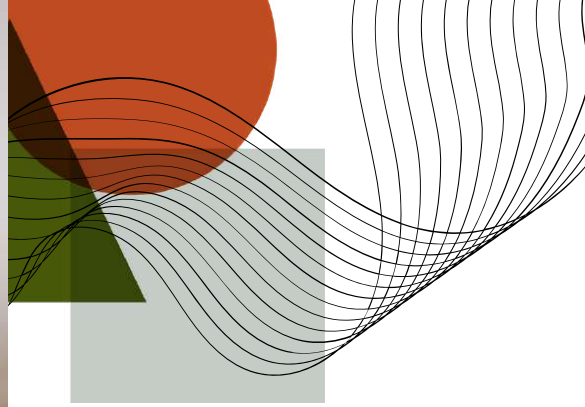


Children's Play Area



Daycare





**Private
Lounge**

9 CENTRAL PARK

9 REASONS TO CHOOSE 9 CENTRAL PARK

1 Location

Located in Northwin Global City, the next central business hub of the Philippines and the closest outside of Metro Manila. And in real estate, it's all about location, location, location.

2 New York-Inspired Lifestyle

Residents will get to experience the uptown and downtown lifestyles that are reminiscent of Manhattan from quiet living spaces to convenient access to the luxurious commercial districts.

3 Empire State of Design

Modern and innovative living spaces that are inspired by the luxurious apartments of New York City from the Studio Units to the unique TwinFlex Units.

4 Smart Home Features

Access control of your home at the palm of your hand. Every unit at 9 Central Park is smart-home equipped for safety and convenience.

5 Latest Features

9 Central Park will be one of the first to include new features such as bicycle storage, drying cages, as well as sustainability features like occupancy sensors and rain harvesting tanks.

6 Revitalizing Amenities

Be away from distractions by the co-working spaces, be at peace by the outdoor garden, or be focused on your body by the gym. At 9 Central Park, every aspect of its amenities is intended for relaxation and rejuvenation.

7 Admirable Views

The windows and balconies of every unit at 9 Central Park offers an invitation to view the grandeur of Northwin Global City and the beauty of Bulacan.

8 Built by the Best

Developed by the leading and premier urban developer in the country, Megaworld Corporation.

9 Setting the Standard

Being the first of residential tower of Northwin Global City, 9 Central Park shall be the benchmark of luxurious living in the township and in Bulacan.



9 CENTRAL PARK





NORTHWIN GLOBAL CITY



MEGAWORLD