

IPI CENTER
DONE ROCKWELL

Experience reimagined spaces.



Where we began

With over 25 years in the industry, Rockwell Land began with a vision to transform a power plant site into a self-sustaining mixed-used development, elevating the brand to new heights. This now stands as what we know today as the Rockwell Center in Makati.

Here, one will find residences with distinct designs in its well-appointed spaces, and completes the community with retail, office, and leisure offerings. The meticulous attention to detail coupled with the uniquely elegant lifestyle that these spaces bring inevitably became the Rockwell signature.

From its pioneering phases in the West and East Blocks, Rockwell Center in Makati then expanded its reach with the Proscenium community, designed by renowned starchitect Carlos Ott.

With a plethora of masterpieces under its belt, Rockwell continues to expand to new horizons to continue its legacy of success.

IPI CENTER

DONE ROCKWELL

Bringing the *Rockwell promise*
to the heart of the city

With a lifestyle Done Rockwell warmly welcomed at 32 Sanson and Aruga Resort and Residences - Mactan, we continue to expand in the Queen City of the South.

Rockwell has partnered with International Pharmaceuticals, Inc. (IPI) for its latest project in Cebu City, envisioning a lifestyle destination and modern neighborhood in the midst of it all.





TO 32 SANSON



TO MARIA LUISA VILLAGE

CEBU I.T. PARK

CEBU COUNTRY CLUB

SALINAS DR.

GOY. M. CUENCO DR.

CROSSROADS

IPI CENTER
DONE ROCKWELL

UP
CEBU

PRES. ROXAS ST.

F. CABA HUG ST.

GREENERY

ARCHBISHOP REYES AVE.

LANDERS

CEBU BUSINESS PARK

GORRDO AVE.

POPE JOHN PAUL II AVE.

M. J. CUENCO AVE.

Immersed in the midst

IPI Center is conveniently accessible through Pope John Paul II Avenue, one of the main thoroughfares in the city.

It is also in between commercial and office districts, as well as exclusive residential villages and places of leisure like the Cebu Country Club.

32 Sanson	1.8 KM
Business Park	1.0 KM
IT Park	500 M
Country Club	724 M
Greenery	37.9 M
Crossroads	452 M
Landers	652 M
Streetscape	2.9 KM
Maria Luisa Village	3.0 KM
Paradise Village	1.3 KM
Cebu Doctors Hospital	2.5 KM
Chong Hua Hospital	2.8 KM



Where *home* has it all



Residing at IPI Center entails living in a community replete not just with the comforts of a home, but also within all one's needs.

Apart from its central location, this 2.8-hectare community offers an exclusive residence, office towers, and retail offerings amidst refreshing, open spaces.





clockwork.
UCC

UCC



Introducing a refreshing experience
Retail Done Rockwell



Artist's Illustration



Mood Image



Mood Image

Experience an elevated shopping experience with curated lifestyle and dining options, fit for discerning tastes. Matched with a seamless blend of indoor and outdoor spaces, this is truly set to be the next neighborhood destination.

Lifestvle



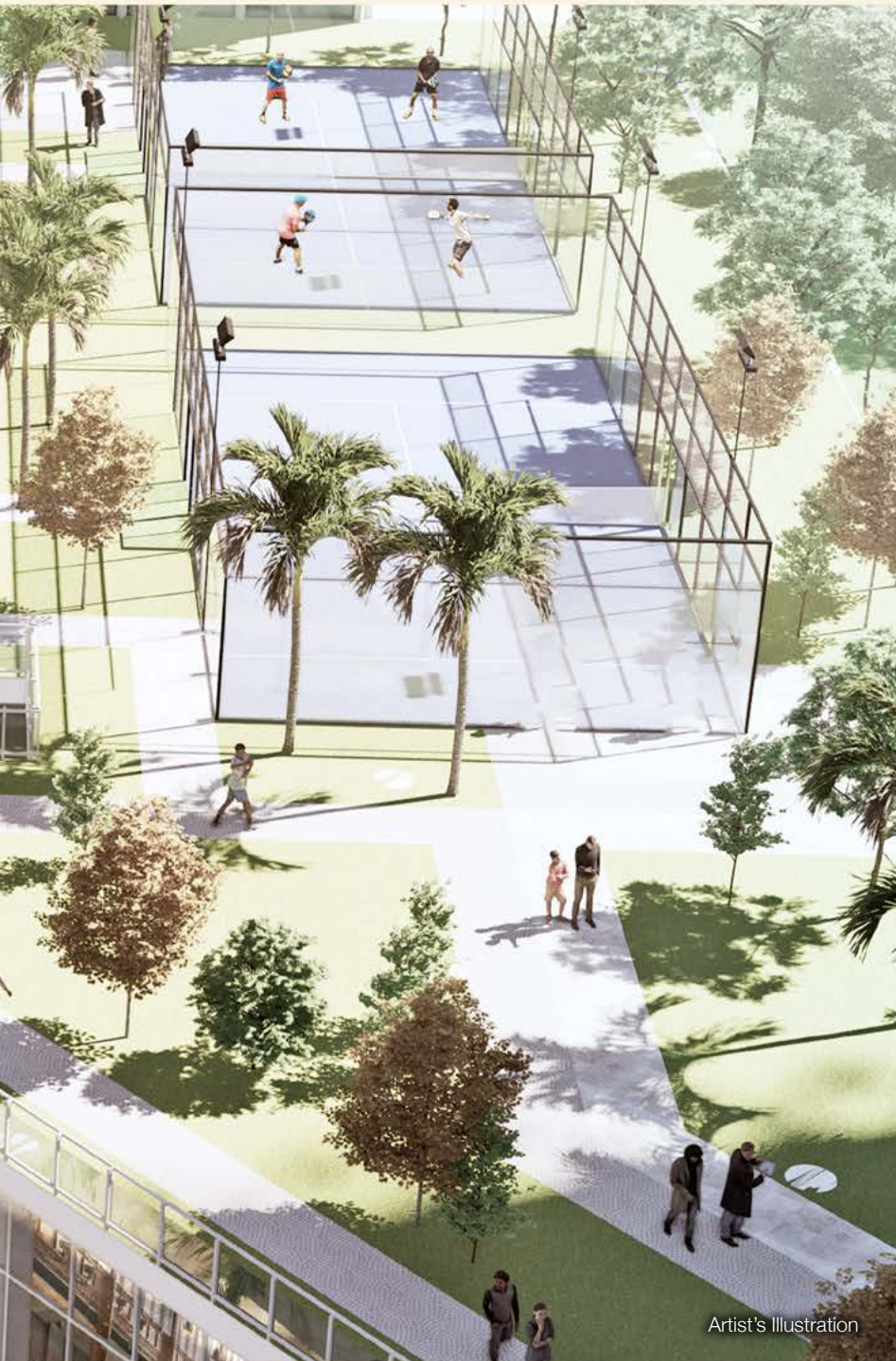
Mood Photo

3 Levels of carefully curated retail options

- Manila and Cebu Dining Concepts
- Several Pockets of Al-fresco Dining
- Specialty Retail Shops
- Health and Wellness Centers







Artist's Illustration

*A harmonious blend
of indoor and
outdoor spaces*

Seamless connections
between each point
of destination





Artist's Illustration

*IPI Center Done Rockwell allows one to
experience how seamlessly life flows each day.*

An architectural rendering of a modern high-rise building complex. The scene is set against a clear blue sky. In the foreground, there is a row of green trees. The main focus is a tall, white skyscraper with a distinctive, angular top and a facade of windows and balconies. To its left, several other buildings are visible, rendered in a semi-transparent blue color, suggesting they are part of the same development or are in the background. The overall aesthetic is clean and professional.

LINCOLN
AT IPI CENTER

The ideal
urban address
to call home

A grand welcome with
a ceiling 7 meters high





Artist's Illustration

Celebrate special moments at the spacious function hall









Mood Photo

Nurture your
well-being at
the state of the
art fitness center

An exclusive space of solace

A selection of private villas lets one come home to a three-storey abode beside the Lincoln tower, with direct access to the outdoor amenity area.



Mood Photo







Typical Unit Layout

STUDIO

Bed Area	14 sqm
Dining and Kitchen	16 sqm
Toilet and Bath	5 sqm
TOTAL	35 sqm





Typical Unit Layout

1 BEDROOM

Living and Dining	29 sqm
Kitchen	8 sqm
Master Bedroom	16 sqm
Toilet and Bath	6 sqm
Balcony	6 sqm
TOTAL	65 sqm





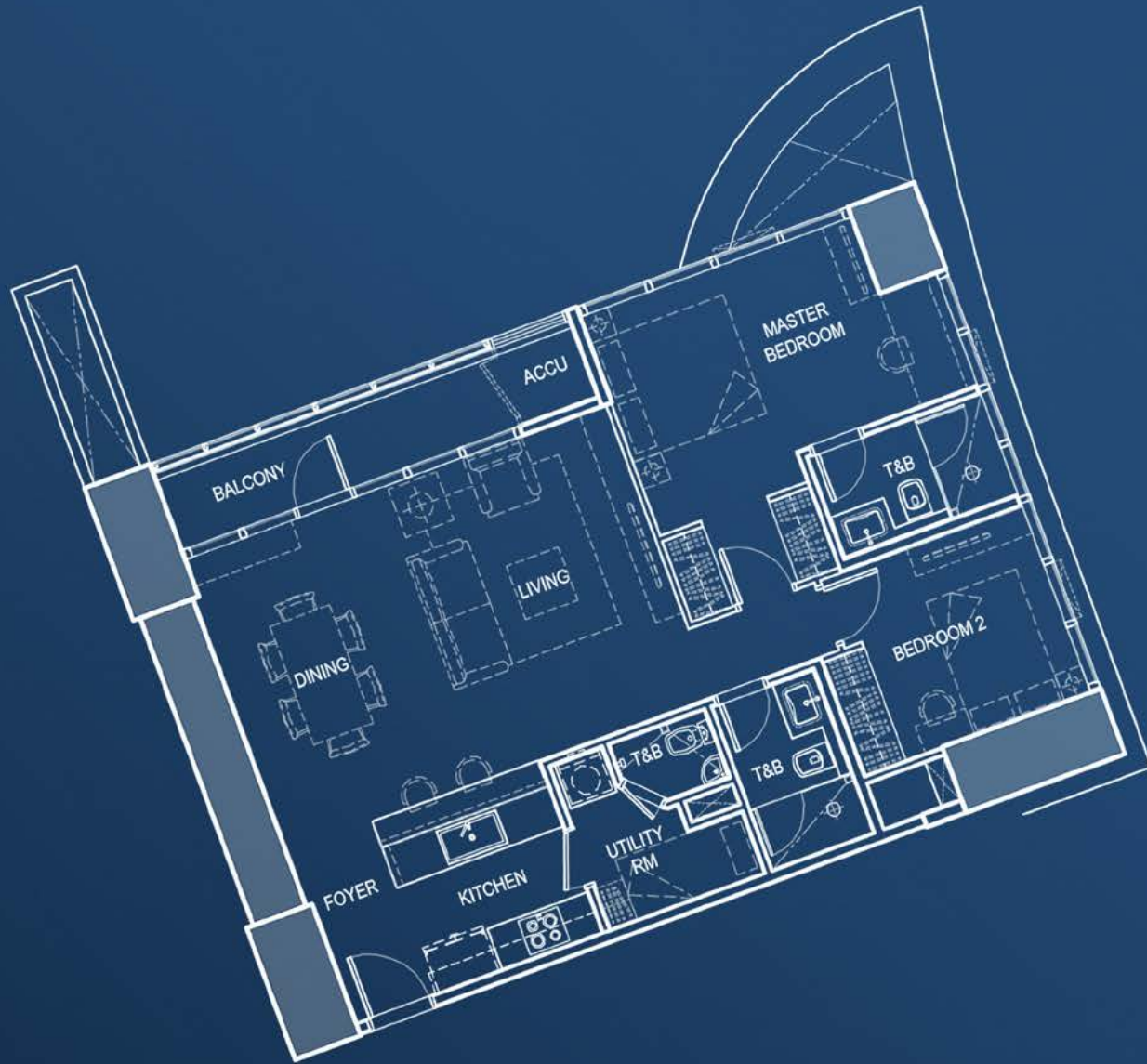


Mood Photo

Typical Unit Layout

2 BEDROOM

Foyer	5 sqm
Living/Dining/Hallway	34 sqm
Kitchen	7 sqm
Master Bedroom	20 sqm
MBR Toilet and Bath	5 sqm
Bedroom 2	14 sqm
Toilet and Bath	4 sqm
Utility Room	4 sqm
Utility Toilet and Bath	2 sqm
ACCU	2 sqm
Balcony	7 sqm
TOTAL	104 sqm



Typical Unit Layout

3 BEDROOM

Foyer	4 sqm
Living/Dining/Hallway	41 sqm
Kitchen	10 sqm
Powder Room	4 sqm
Master Bedroom	29 sqm
MBR Toilet and Bath	7 sqm
Bedroom 2	19 sqm
Bedroom 2 Toilet and Bath	4 sqm
Bedroom 3	15 sqm
Bedroom 3 Toilet and Bath	4 sqm
Utility Room	5 sqm
Utility Toilet and Bath	2 sqm
ACCU	2 sqm
Balcony	8 sqm
TOTAL	154 sqm



Mood Photo









Unit Finishes

subject to change without prior notice

LIVING AND DINING AREA

Floor

Wood-like Tiles

Wall

Paint with Wood Baseboard

ALL BEDROOMS

Floor

Wood-like Tiles

Wall

Paint with Wood Baseboard

Closets

Veneer Laminated Closet with Clothes Rack

TOILET & BATH

Frameless Glass Enclosure

Floor

Homogeneous Tiles

Wall

Homogeneous Tiles (Shower Area)

Paint on other areas with Tile Baseboard

Countertop

Natural Stone

Others

Mirror

KITCHEN

Floor

Wood-like Tiles

Wall

Paint

Cabinetry

Upper Cab - Laminated Wood-like

Lower Cab - High Gloss Laminate

Countertop

Natural Stone

Others

Built-in Cooktop Induction Cookers

Single Bowl Sink

Rangehood

PLUMBING FIXTURES & FITTINGS

Kohler or Approved Equal Under Counter Lavatory

Kohler or Approved Equal Mixer

Kohler or Approved Equal Water Closet

Building Features

Seven high-speed elevators;
6 Passenger and 1 Service

Automatic fire alarm,
fire detection and sprinkler system

100% back-up power on
all common areas and residential units

Security system with
electronic access control

Closed-circuit TV (CCTV) monitoring

Basement parking
equipped with ventilation system

Fiber-to-the-home (FTTH) provision

Exclusive drop-off

Pre-assigned parking spaces



PROJECT TEAM

Architect	Pimentel, Rodriguez, Simbulan and Partners (PRSP)
Interior Design	Erfe Associates & Partners
Structural Design	Sy ² & Associates, Inc.
Building Services Design	Meinhardt Philippines, Inc.
Acoustic	Acoustic Analysis Inc.
Lighting	Christine Sicangco Lighting Design Inc.
Facade	ALT Cladding Inc.
Quantity Surveyor	Arcadis Philippines, Inc.
Traffic Study	SMDI Consultants, Inc.
Feng Shui	Dr. Andy Tan

DHSUD L.S. No. 0000798
DHSUD-R7-AA-2023/10-077 | Date of Completion: June 20, 2029
Pope John Paul II Avenue, Cebu City | A property developed by Rockwell Land

DHSUD L.S. No. 202
Date of Completion: Sep 30, 2023 | A property developed by Rockwell Land
Rockwell Center, Makati City

DHSUD L.S. No. RO7-21-032
Date of Completion: Aug 31, 2024 | A property developed by Rockwell Land
Sanson Road Lahug, Cebu City

DHSUD L.S. No. RO7-22-092
Date of Completion: July 31, 2024 | A property developed by Rockwell Land
Brgy. Punta Engaño, Lapu-Lapu City

