





McKINLEY COUNTRY CLUB

SAN PABLO LAGUNA GOLF RESORT

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Splendor

Where nature's grandeur meets exquisite design,
shaping a realm of unparalleled opulence and luxury



Serenity

A sanctuary where the tranquility of lush landscapes and soothing waters creates an oasis of calmness and peace



Symbolic

Every detail reflects a commitment to excellence, where timeless traditions and contemporary luxury, provides an iconic golf resort experience





McKINLEY COUNTRY CLUB

SAN PABLO LAGUNA GOLF RESORT

Splendor | Serenity | Symbolic











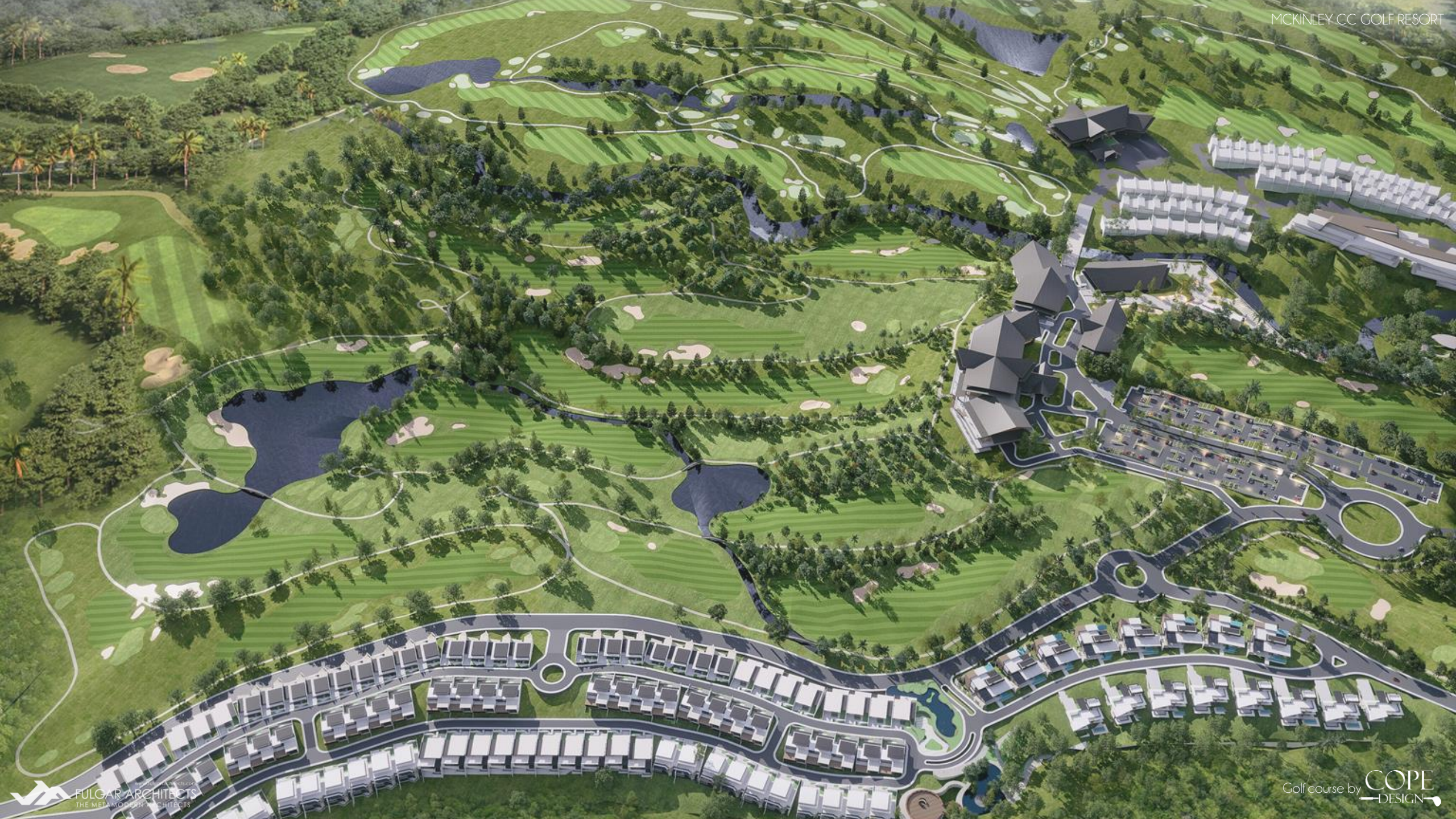




















PROJECT OVERVIEW

McKinley Country Club, an 18-hole golf course development in San Pablo, Laguna, spans 100 hectares of natural grandeur. Our iconic Clubhouse blends timeless traditions with contemporary luxury. Offering Mansion Villas, Townhouses, and Hotel and Residences, McKinley Country Club creates a harmonious living experience. Embrace the splendor of nature, find serenity in lush landscapes, and discover a symbolic commitment to excellence in every detail.



01

DESIGN STORY

HARMONY WITH NATURE

Emphasize the integration of the golf course with the natural beauty of Laguna. Highlight how the design respects and enhances the local environment, preserving native flora and fauna, and using natural land contours.





Panoramic Integration

The breathtaking views and landmarks of Laguna are not just a backdrop but a central feature of the design. The layout of the golf course layout, the orientation of buildings, and the arrangement of outdoor spaces are meticulously planned to highlight these majestic views ensuring that the natural scenery is an integral part of the experience.

Seamless Landscape Integration

The golf course and architecture seamlessly blend with Laguna's landscapes, utilizing natural contours to minimize environmental impact and maintaining the area's inherent beauty. This approach ensures each hole reflects diverse terrain, offering a unique golfing journey through the area's natural wonders and scenic views at various elevations.



Preservation of Flora and Fauna

Incorporation of indigenous plants into the landscaping, which not only enhances the aesthetic appeal but also supports local biodiversity. This can include creating habitats for native bird species, butterflies, and other wildlife, turning the course into a living showcase of Laguna's natural heritage

Eco-Conscious Design and Management

Embrace eco-conscious practices in both design and ongoing golf course management including use of environmentally friendly materials in construction, implementing water conservation, and opting for organic maintenance practices.

LOCAL CULTURE AND HERITAGE

Draw inspiration from the rich cultural heritage of San Pablo. Incorporate local architectural elements, art, and materials into the design. This can create a sense of place and authenticity that resonates with both local and international visitors.



Embracing Traditional Styles

The design of the golf country club integrates local traditional architectural styles, infusing a sense of heritage into the modern luxury setting. Inspired by the classics, from the clubhouse to guest accommodations, feature elements like dynamic roofs and expansive open-air spaces, creating a unique blend of the traditional and the contemporary.

Modern Luxury Fusion

The golf development and fairway villages stand as a testament to the harmonious blend of tradition and modernity. The architectural design embodies this fusion, merging classic motifs with contemporary architectural trends, providing the sleekness and comfort of international modern design.

the FORM

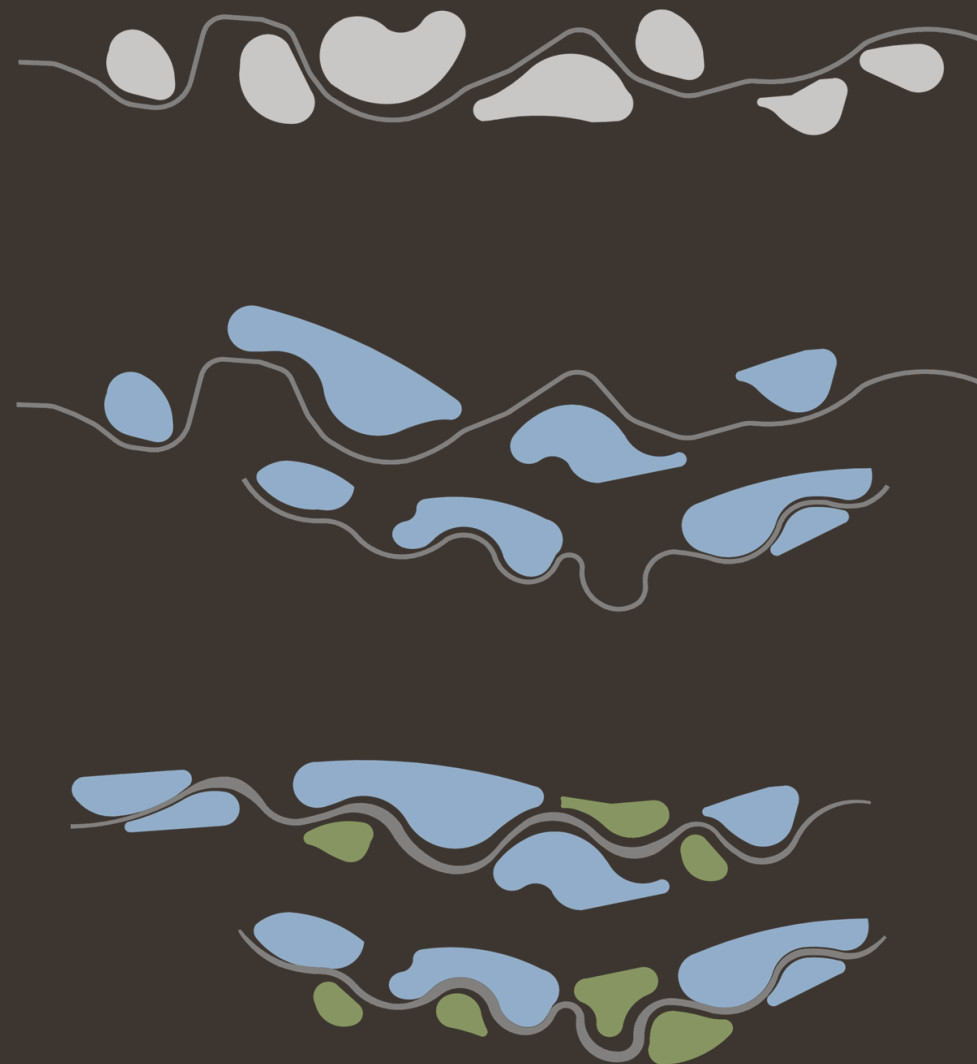
CITY OF SEVEN LAKES

San Pablo City is renowned as the "City of Seven Lakes," owing to the presence of these seven beautiful lakes scattered across the city. The design development aims to integrate these pristine natural water bodies into a distinctive experience. This will be achieved through the creation of multi-tiered amenity pools that seamlessly connect various lifestyle and leisure spaces, paying homage to the city's unique locale.



Nestled at the heart of the Hotel & Residence complex, the multi-tiered organic-shaped pools are strategically dispersed, intricately intertwining with the surroundings.

These pools serve as dynamic focal points, linking diverse outdoor amenity spaces, creating a collective haven for leisure and recreational activities.



CRAFTING ELEGANCE FROM NATURE'S PEAKS

Embark on a visual journey as we draw inspiration from majestic mountain forms surrounding the project site.

The peaks inspire a design narrative that transcends from the untamed beauty of nature to the refined elegance of architectural transformation.



TRADITIONAL ROOF

Elegantly undulating, the soaring roof structure evokes a sense of graceful fluidity and grandeur, mirroring the organic contour of its surroundings.

This architectural masterpiece seamlessly integrates with the landscape, embodying both aesthetic finesse and a functional embrace of nature's forms.

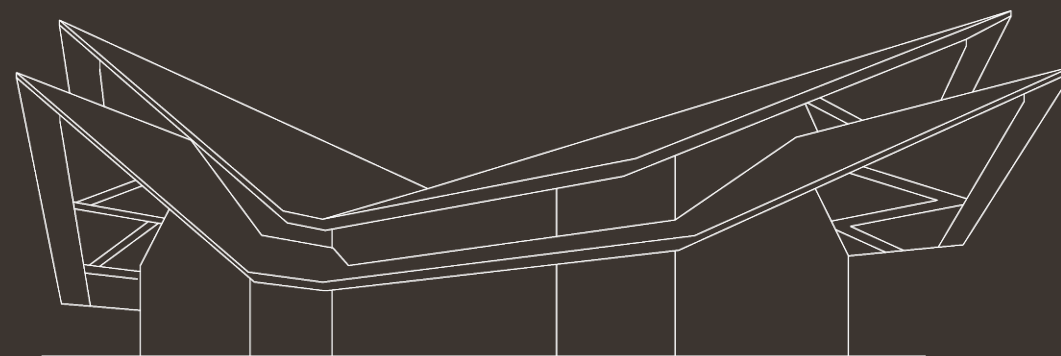


DOUBLE ROOF

The double-volume roof structure enables efficient cross-ventilation from the space above, concurrently establishing an additional opening within the roof gap, offering unobstructed views of the surrounding natural beauty.

PROTRUDING EAVES

Positioned strategically on the hillside, the building's placement takes full advantage of the extended eaves, offering ample shade and protection from the elements.



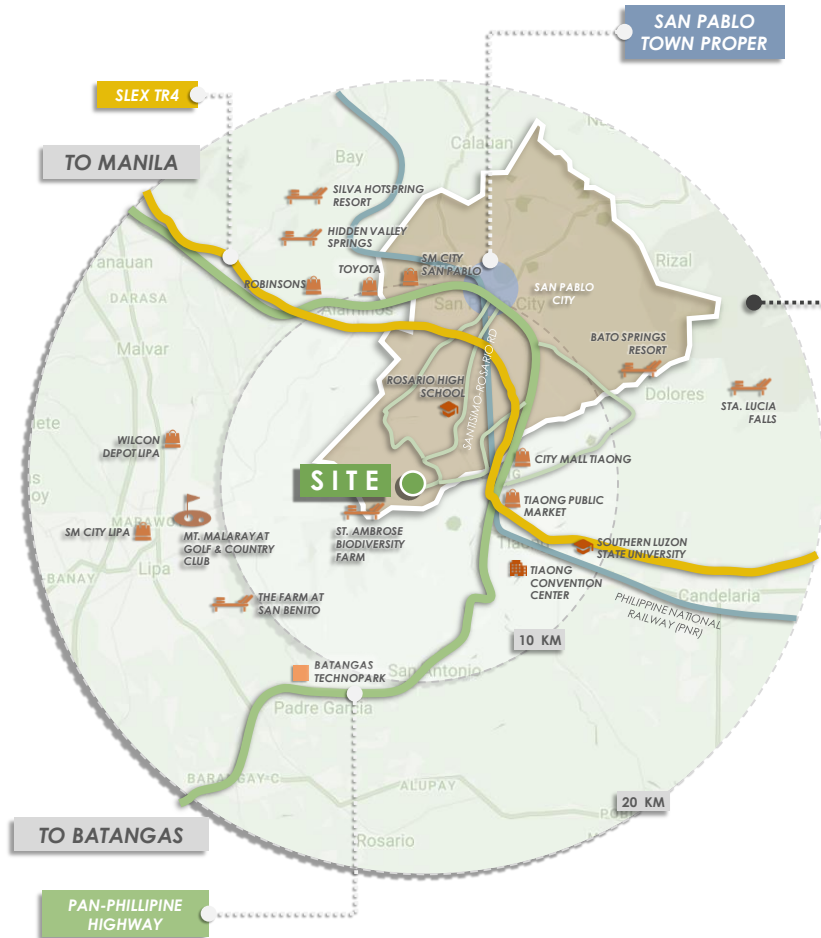
02

SITE ANALYSIS

SITE ANALYSIS

LAGUNA

- Prime land for golf resort development and pristine natural environment with mountain views on three sides
- 1 hour and 10 minutes by highway from Manila to the project site
- Opening of the SLEX 4 Expressway to the development site in Manila (San Pablo Toll) in 2025
- 30-40 minutes from Metro Manila suburbs and southern provincial cities such as Tagaytay, Laguna, Batangas, Calamba, and Quezon Provinces to the development site
- The largest industrial park in the Philippines in Calamba (671 companies) and many major overseas factories such as Toyota in Laguna and Batangas can create sufficient demand for corporate members
- Within 40 minutes of the development site are some of the country's most iconic tourist destinations such as Batangas Beach, Laguna Hot Springs and Lake Tagaytay, enabling the development of one of the best golf and tourism programs in the country



03

PROJECT SUMMARY



PHASE 01

PROJECT SUMMARY

PHASE 01

18-hole golf course development
1,032,047 SQ (100 has)

PHASE 02

18-hole golf course development
1,020,490 SQM (100 has)

The McKinley Country Club Development Plan is comprised of 18-hole Golf Course, 31 Mansion Villa units, 152 units Townhouse units, 398 Hotel & Residence units, Clubhouse, and various amenities and facilities on a 1,032,047 sqm (100 has) lot located in San Pablo Laguna.

Adjacent to the site is an additional 18-hole golf course, villas, townhouses, condotel, and clubhouse on a 1,020,490 sqm (100 has) lot

PHASE 02

Golf Course by **COPE**
DESIGN

PROJECT SUMMARY

GOLF COURSE
609,157 SQM
59.02%

CLUBHOUSE
112,876 SQM
10.94%

RESIDENTIAL
310,014 SQM
30.04%

Golf Course by **COPE**
—DESIGN—

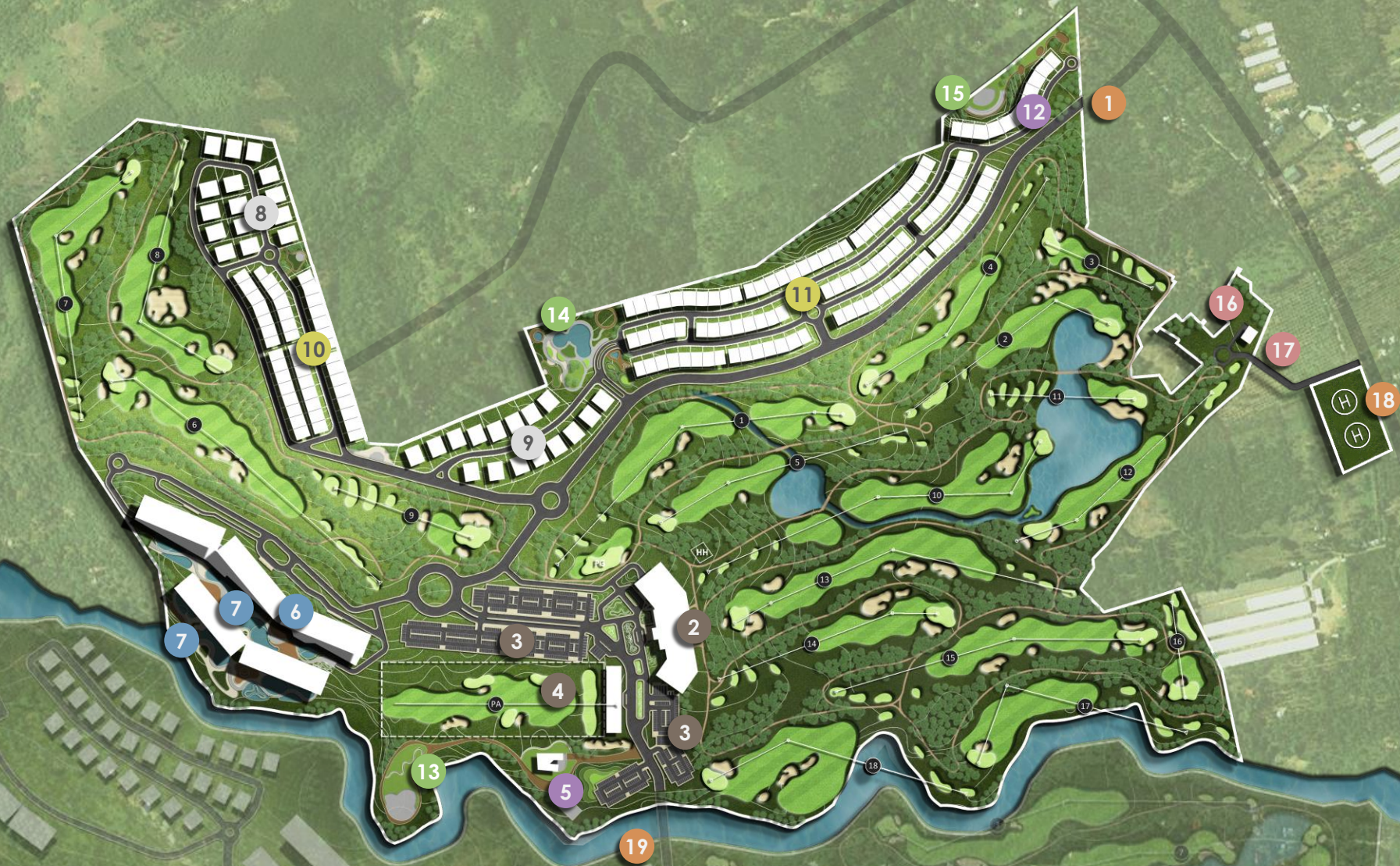


PROJECT SUMMARY

- 1 Main Entrance
- 2 Clubhouse
- 3 Clubhouse Parking
- 4 Driving Range
- 5 VIP Lounge
- 6 Hotel & Residences
- 7 Hotel Amenities
- 8 Mansion Villa (Premium)
- 9 Mansion Villa (Executive)
- 10 Townhouse (Premium)
- 11 Townhouse (Executive)
- 12 Mixed-use Commercial
- 13 Amphitheater, Fitness area, Garden
- 14 Pool, View deck, Outdoor Lounge
- 15 Amphitheater, Nature walk
- 16 Maintenance
- 17 Service Entrance
- 18 Helipad
- 19 Access to Phase 2

TOTAL LOT AREA
1,032,047 SQM

Golf Course by **COPE**
DESIGN



04

DESIGN
DEVELOPMENT

1

LEISURE
Golf Course

2

DINE
Restaurant, Bar, Cafe

3

RELAX
Spa, Bath house, Pool

4

ACCOMODATION
Hotel & Residences,
Mansion, Townhouse

5

RECREATION
VIP, Outdoor lounge, Fitness,
Play area, Nature walk

DESIGN DEVELOPMENT

the CLUB HOUSE & GOLF COURSE

KEY MAP



The heart of the McKinley experience, the Clubhouse stands as a testament to excellence, blending timeless traditions with contemporary luxury. It serves as the central hub for the esteemed community, embodying the essence of the iconic golf resort experience.















THE 18-HOLE GOLF COURSE: WHERE NATURE MEETS PRECISION

Discover golfing excellence at McKinley Country Club's 18-hole course in San Pablo, Laguna. Nestled within breathtaking landscapes, meticulously designed course offers a harmonious blend of challenging play and natural beauty. Each hole reflects commitment to precision and provides enthusiasts with an iconic golfing experience in the heart of nature.











DESIGN DEVELOPMENT

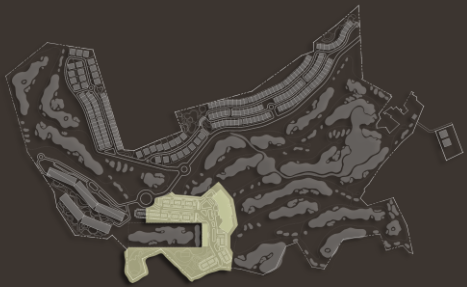
CLUBHOUSE

SITE PLAN

NO. OF FLOORS
3 FLOORS

GROSS FLOOR AREA
15,710 SQM

KEY MAP



DESIGN DEVELOPMENT

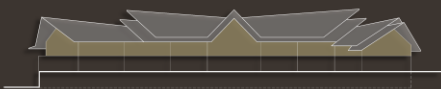
CLUBHOUSE

SECOND FLOOR LEVEL

FLOOR AREA
5,150 SQM

GROSS FLOOR AREA
15,710 SQM

KEY SECTION



DESIGN DEVELOPMENT

CLUBHOUSE

GROUND FLOOR LEVEL

FLOOR AREA
5,360 SQM

GROSS FLOOR AREA
15,710 SQM

KEY SECTION



DRIVING RANGE
DROP-OFF

DESIGN DEVELOPMENT

CLUBHOUSE

BASEMENT FLOOR LEVEL

FLOOR AREA
5,200 SQM

GROSS FLOOR AREA
15,710 SQM

KEY SECTION



CLUBHOUSE MAIN HALL



CLUBHOUSE MAIN HALL



DESIGN DEVELOPMENT

RECEPTION & MAIN HALL LOUNGE



DESIGN DEVELOPMENT

RESTAURANT & BAR

Elevate your dining experience at McKinley Country Club Restaurant, where earth-tone interiors seamlessly merge with modern design, providing a warm and inviting atmosphere with stunning views of the adjacent golf course.



DESIGN DEVELOPMENT

PRO SHOP

An exquisite fusion of rustic charm and modern elegance. Immerse yourself in a curated selection of premium golf gear, all within a sophisticated atmosphere that marries timeless style with contemporary design.



DESIGN DEVELOPMENT

BATH HOUSE

Indulge in the epitome of relaxation at our Bath House, an oasis within the golf clubhouse. Immerse yourself in luxury with spa-like amenities, rejuvenating showers, and finely appointed changing areas.



DESIGN DEVELOPMENT

AMENITY DECK

An outdoor haven designed for gatherings, meetings, and celebrations with a panoramic view of the golf course. Elevate your events in this scenic space, where modern amenities meet the natural beauty of the course, creating the perfect backdrop for memorable moments.





GOLF COURSE

HOLE DESCRIPTIONS

HOLE BY HOLE DISTANCE CHART

Hole	Meters	Yards	PAR
1	466	510	5
2	327	358	4
3	154	168	3
4	375	410	4
5	354	387	4
6	462	505	5
7	383	419	4
8	380	416	4
9	195	213	3
OUT	3,096	3,386	36
10	508	556	5
11	192	210	3
12	335	366	4
13	514	562	5
14	310	339	4
15	421	460	4
16	130	142	3
17	359	393	4
18	366	400	4
IN	3,135	3,498	36
TOTALS	6,230	6,814	72

GOLF COURSE OVERVIEW

Golf Course Designer
Cope Design

Location
San Pablo, Laguna

Total Area
609,157 sqm (60 has)

Business Scale
18-hole Membership Golf Course
with 31 Mansion Villas, 152 Townhouse,
398 Hotel & Residences Units

Course Overview
PAR 72 | 6,230 m | 6,814 yards





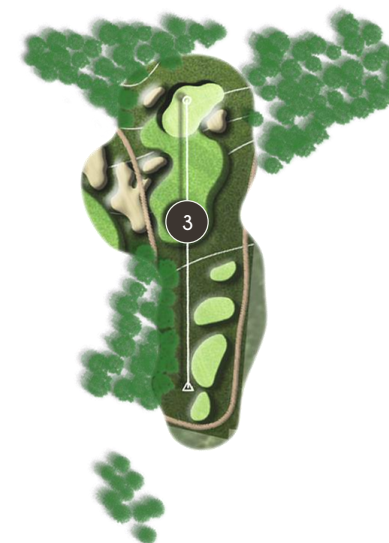
Hole 1

This short par 5 allows the golfer to get ahead of the golf course with a relatively wide-open tee shot. Those hitting down the right side next to the fairway bunkers will be rewarded with a shorter shot to the second landing area which is guarded by a bunker that will need to be carried to reach the green in two shots.



Hole 2

The shortest par 4 on the front nine, this hole gets narrower the farther the golfer hits their tee shot down the fairway. Those choosing to lay back to the wider part of the fairway have a longer second shot to the green guarded by a lake.



Hole 3

This uphill par 3 plays longer than the scorecard yardage to an elevated green guarded on both sides by greenside bunkers. The best approach shot is a left to right trajectory.



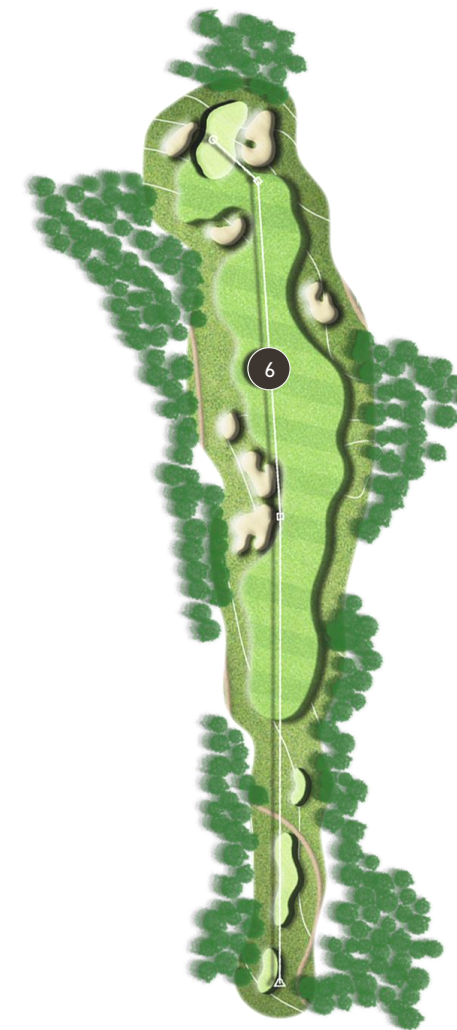
Hole 4

This long par 4 requires the player to hit as close to the right fairway bunkers as possible for the shortest and best angle of approach into the green. The approach feeds golf balls into the green if hit just over the right approach bunker to this radan style green complex.



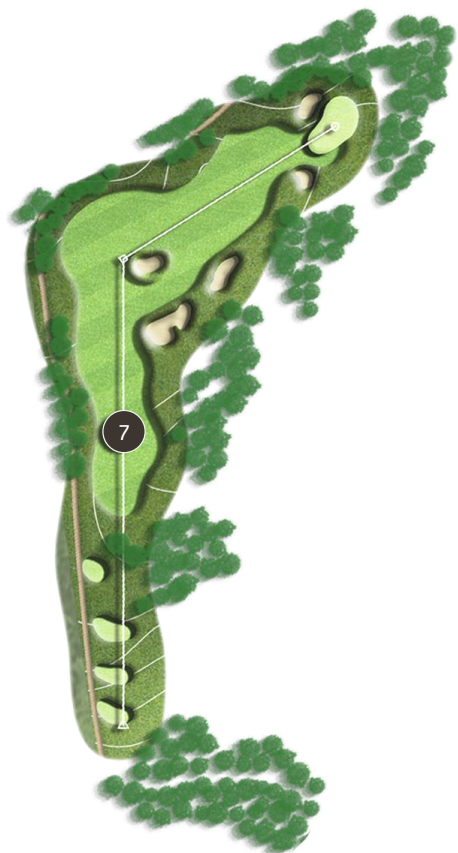
Hole 5

This medium length par 4 requires a big drive from the elevated teeing area in order to clear the creek and find the fairway beyond. The green is guarded on the right by a greenside bunker so those players hitting near or over the left fairway bunker will have the best angle for their approach shots.



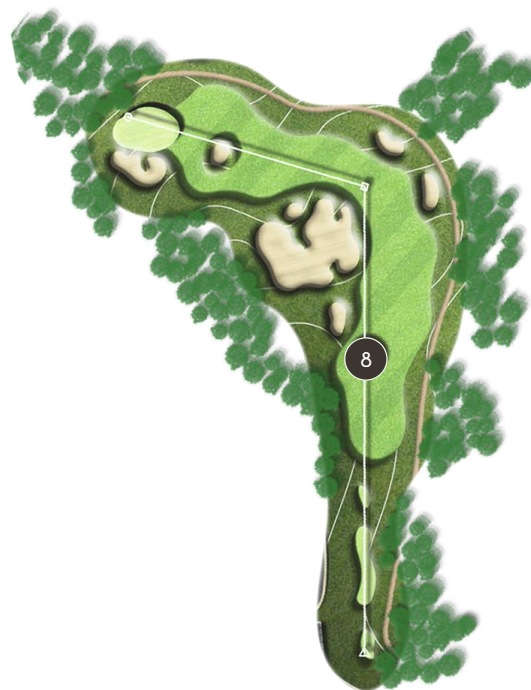
Hole 6

This par 5 is reachable in two shots if the player chooses to carry the left fairway bunker complex and then hit their second shot over the approach bunkers. Those choosing a more conservative path can play out to the right and leave longer shots into the green.



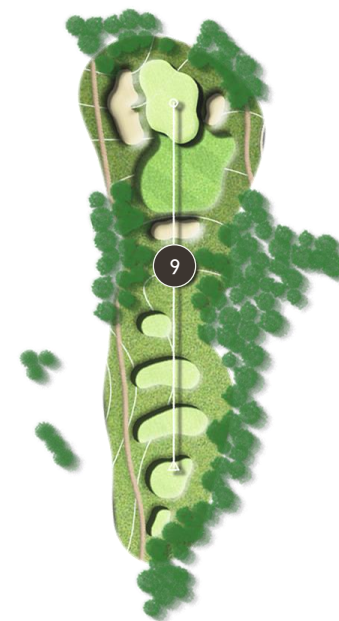
Hole 7

The longest par 4 on the front nine, the player can cut off some distance by taking on the two bunkers along the right side of the fairway. The more of the angle they cut off, the shorter the second shot into the green will be.



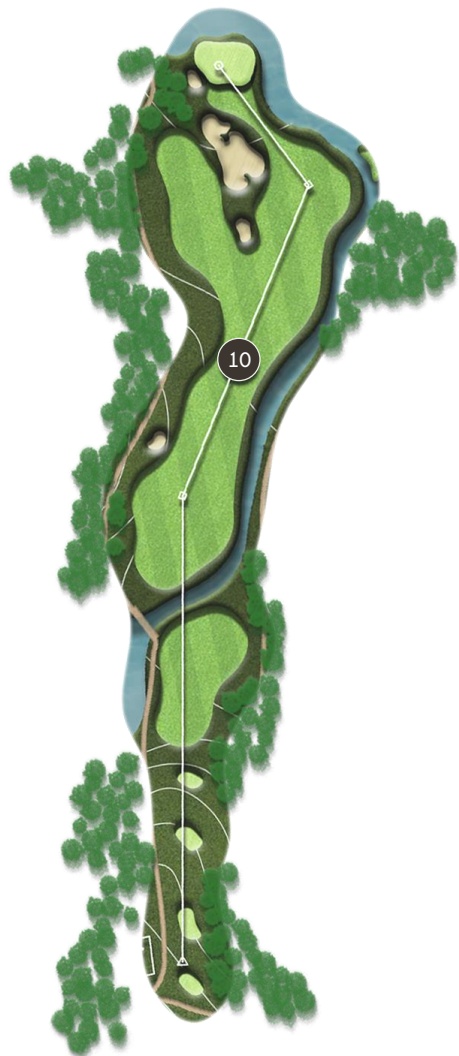
Hole 8

This hard dog-leg left par 4 has a large bunker complex guarding the left side of the golf hole. Those players choosing to carry this complex are rewarded with shorter second shots into the green. Measure the second shot yardage carefully as there is an approach bunker that will give the illusion of a shorter shot into the green complex.



Hole 9

The longest par 3 on the golf course, this hole has a wide fairway in front of the green to accept and collect any short tee shots. The green is guarded on the left and right with bunkers but the green is the largest on the course to give players a better chance on this long par 3 of avoiding the hazards.



Hole 10

The back nine starts off with a double dog-leg par 5. The tee shot requires the player to either play short of the creek or try to hit the driver over the creek to decrease the length of the second shot. The second landing area is split into two fairways by a bunker complex. Those choosing the left side will have a tougher third shot over the bunkers while those taking on the lake will have an open third shot into the green.



Hole 11

This long par 3 starts from an elevated tee down to a green complex guarded by a beach bunker along the right side and a lake in front. A bail-out area is provided to the left and short of the green for those wishing a more conservative approach.



Hole 12

This short par 4 rewards players that take on the lake by hitting their tee shots down the right side. From this side of the fairway, the angle into the green is the easiest. The left side of the golf hole is protected by bunkers at the landing area and the green complex.



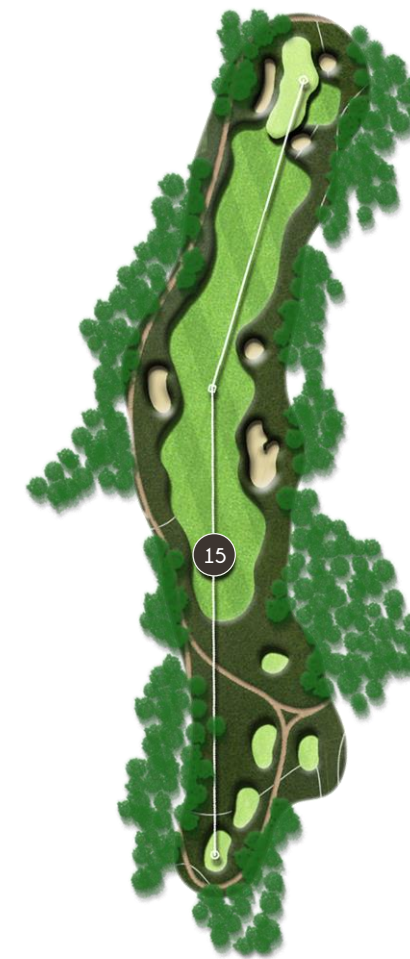
Hole 13

The longest par 5 on the golf course, this hole requires the player to hit as close to the left fairway bunkers as possible to reduce the yardage of the subsequent shots to the green. The second landing area is protected along the right side so players will need to play close to that bunker or even beyond to have an easy approach shot into the green. Those playing more conservatively to the left will then need to come over the greenside bunker from the left.



Hole 14

This short par 4 may be drivable for some players depending upon the wind but those players playing down the left side close to the fairway bunkers will leave themselves with the best angle of approach into the green bunker and avoid having to hit it over the right greenside bunker.



Hole 15

This is the longest par 4 on the golf course and requires the player to play right down the middle of the golf hole since the fairway is guarded on both sides as well as the green complex. The green is long and narrow so players will need to pay attention to where the pin is to calculate the correct yardage.



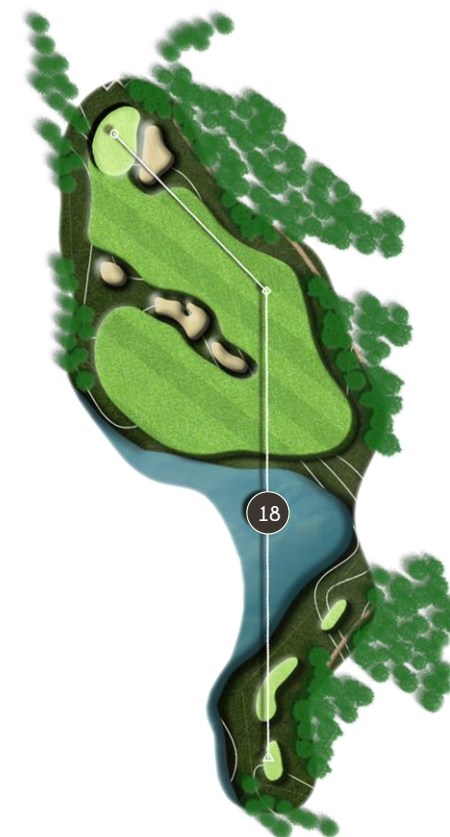
Hole 16

This short par 3 has a wide but shallow green complex guarded by a front bunker and a right greenside bunker. There is a bail-out area to the left for those choosing a more conservative approach or trying to avoid the deep bunkers.



Hole 17

The first of two finishing holes along the river, the player will need to choose an angle over the river to give them the shortest second shot into the green. The farther left the player aims, the farther they need to hit it to clear the river and leave a shorter shot to the green. There are no bunkers on this tee shot and just a single front greenside bunker guarding the green.



Hole 18

This medium length par 4 finishing hole allows the player to take different shots into the green depending upon which fairway area they want to hit into. The right side is the safest but gives the player a longer second shot over the right greenside bunker. The short and left fairway gives the player a good angle into the green but leaves a longer shot than those choosing to hit over the carry bunkers thus leaving the shortest second shot with the best angle.

Serenity

RESIDENCES

Villa | Townhouse | Hotel & Residences

Step into a world of elevated living at McKinley Country Club. Offering a diverse tapestry of luxury and innovation, providing exceptional choices for a lifestyle that seamlessly blends elegance with comfort. Serenity Residences redefine the standard of sophisticated living within the vibrant McKinley community

DESIGN DEVELOPMENT

Serenity VILLAS

Serenity VILLAS

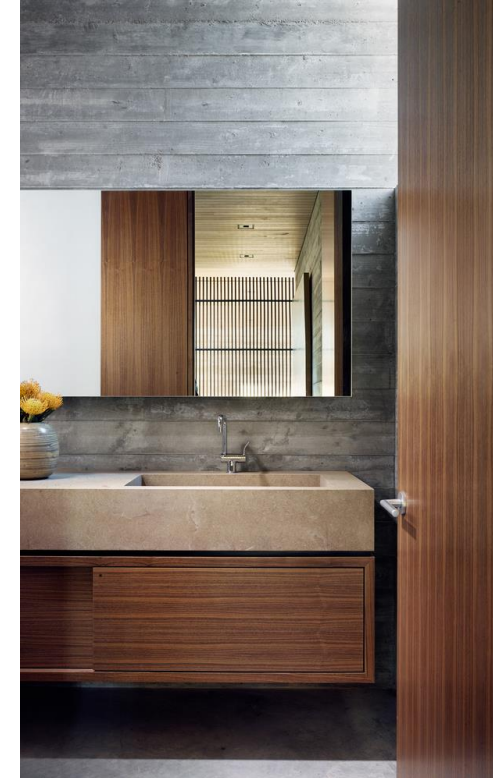
Elegance personified in Mansion Villas, where residents find themselves surrounded by sophistication and comfort.





Indulge in the epitome of luxury, where earth tones weave elegance throughout. Opulent details, plush furnishings, and curated art fill the spaces.

Each room exudes sophistication through earthy hues and timeless design.



Scraphina



DESIGN DEVELOPMENT

SERAPHINA

MANSION VILLA

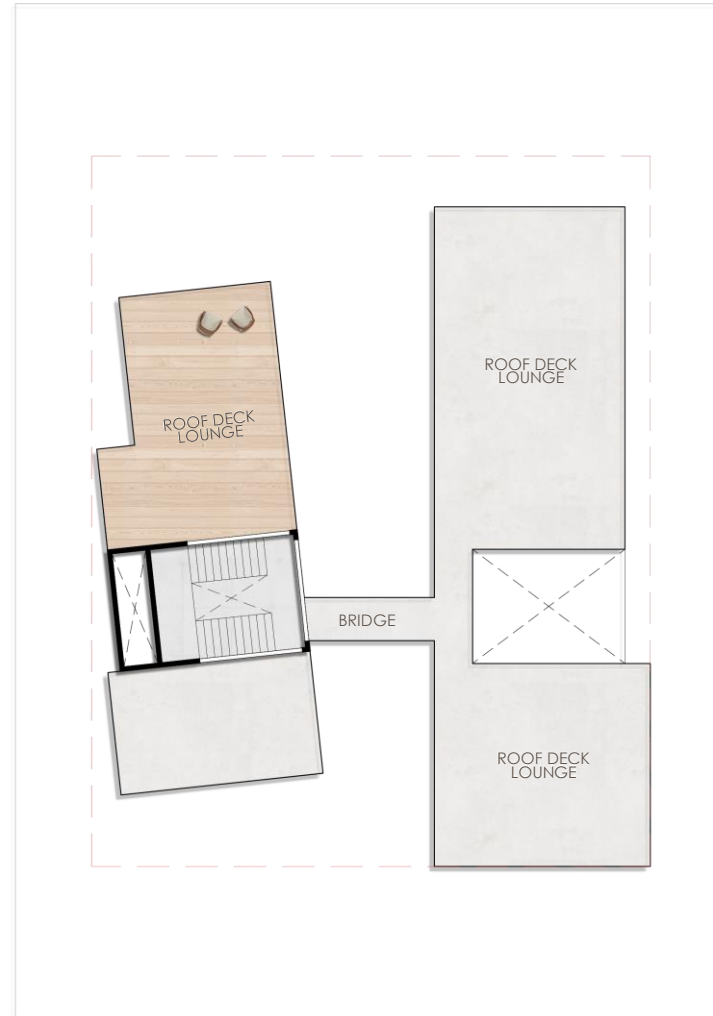
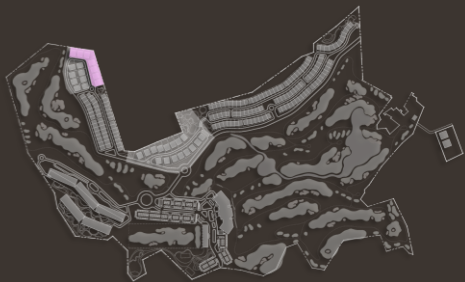
NO. OF UNITS
7 UNITS

LOT AREA
1,120 SQM

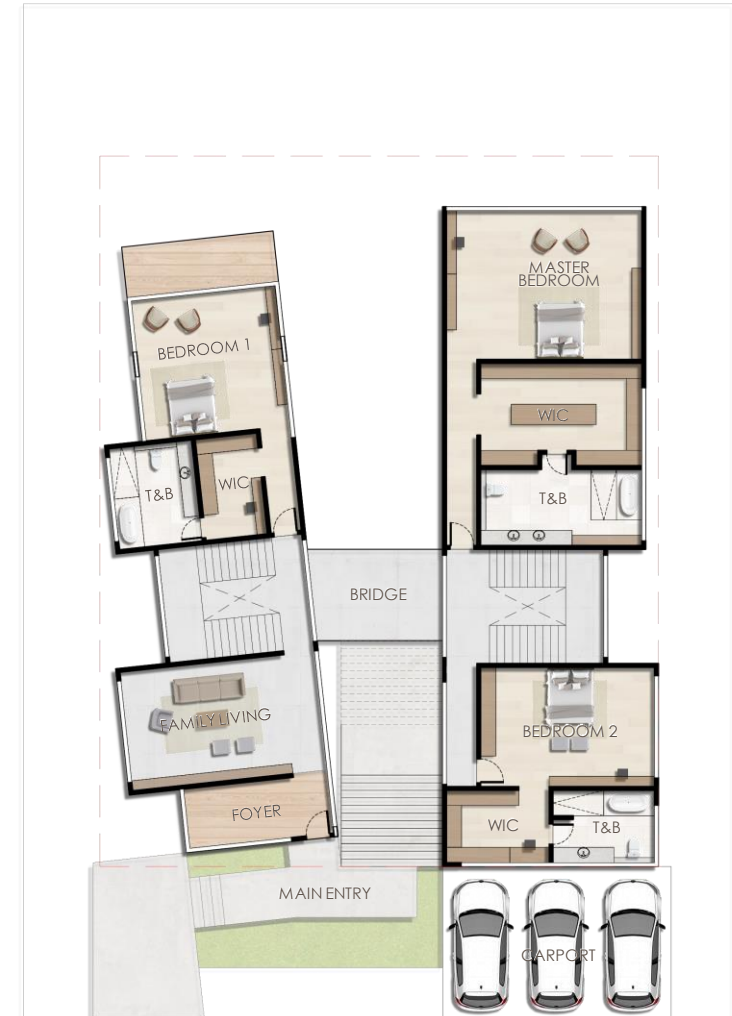
BUILDING FOOTPRINT
610 SQM

GROSS FLOOR AREA
1,470 SQM

KEY MAP



ROOF DECK



GROUND FLOOR

DESIGN DEVELOPMENT

SERAPHINA

MANSION VILLA

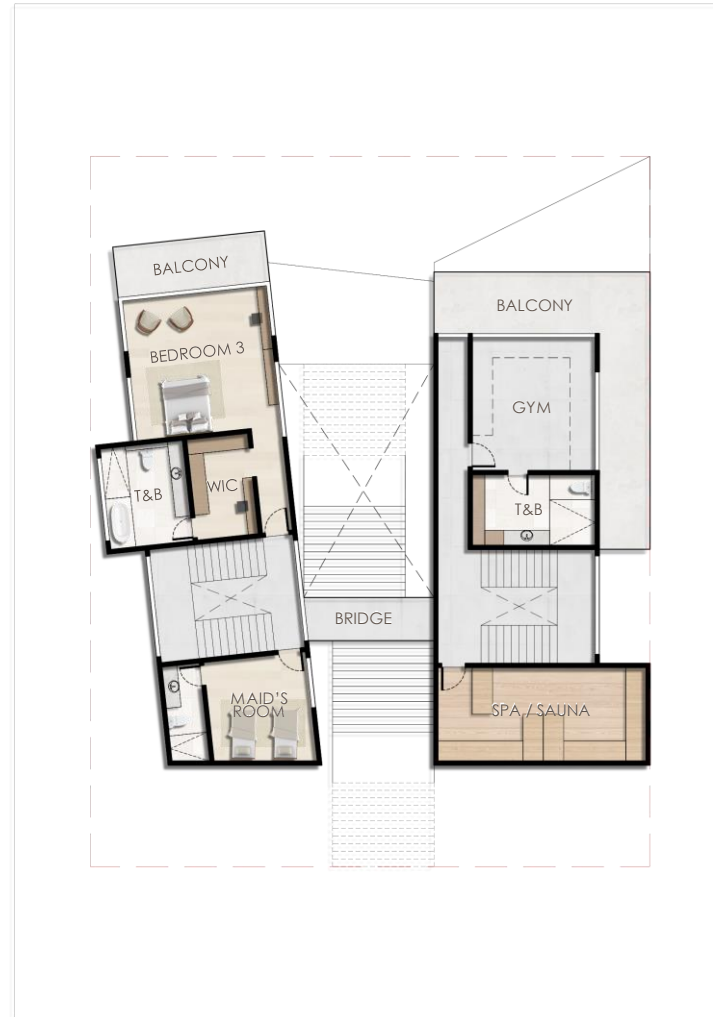
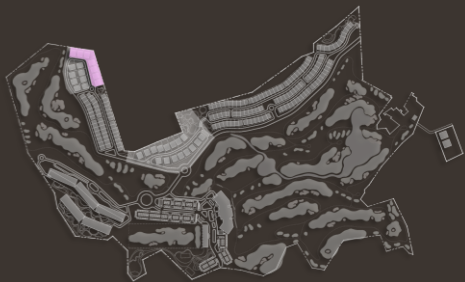
NO. OF UNITS
7 UNITS

LOT AREA
1,120 SQM

BUILDING FOOTPRINT
610 SQM

GROSS FLOOR AREA
1,470 SQM

KEY MAP



LOWER GROUND 1



LOWER GROUND 2



DESIGN DEVELOPMENT

SILAS

MANSSION VILLA

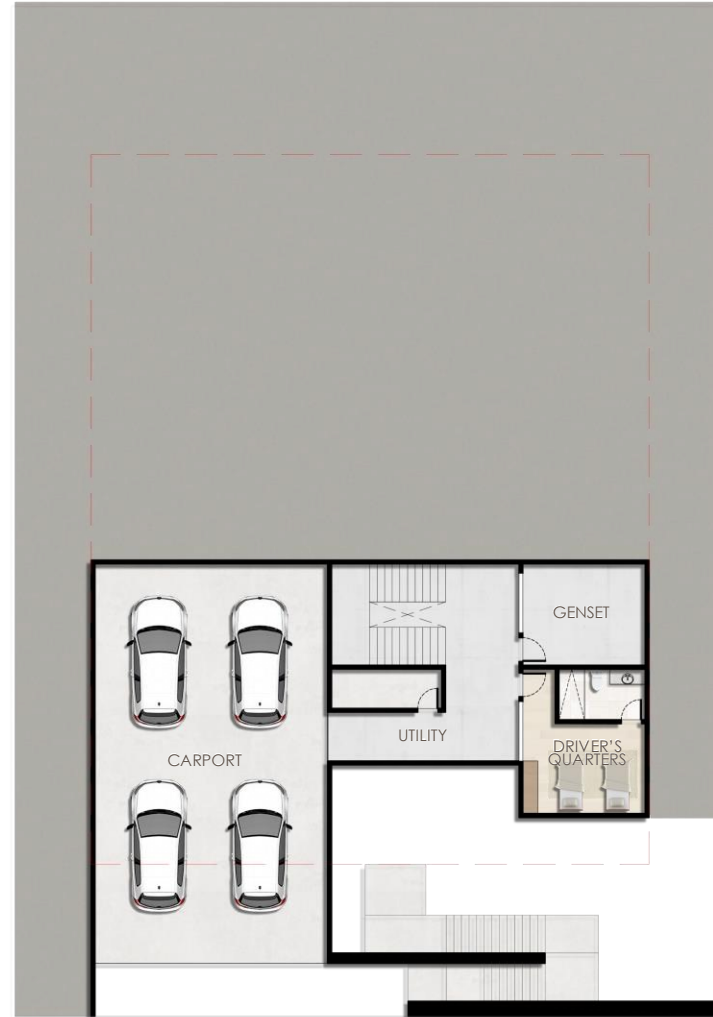
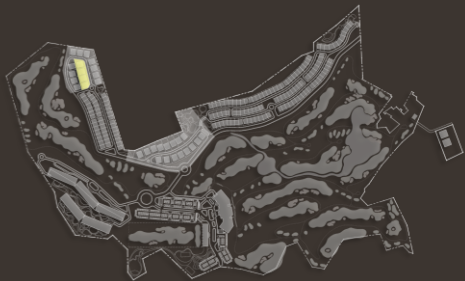
NO. OF UNITS
4 UNITS

LOT AREA
1,120 SQM

BUILDING FOOTPRINT
630 SQM

GROSS FLOOR AREA
1,330 SQM

KEY MAP



DESIGN DEVELOPMENT

SILAS

MANSION VILLA

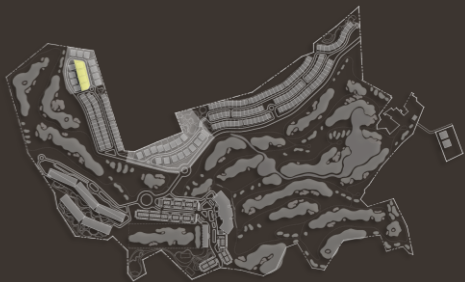
NO. OF UNITS
4 UNITS

LOT AREA
1,120 SQM

BUILDING FOOTPRINT
630 SQM

GROSS FLOOR AREA
1,330 SQM

KEY MAP



SECOND FLOOR

Sorrel



DESIGN DEVELOPMENT

SORREL

MANSSION VILLA

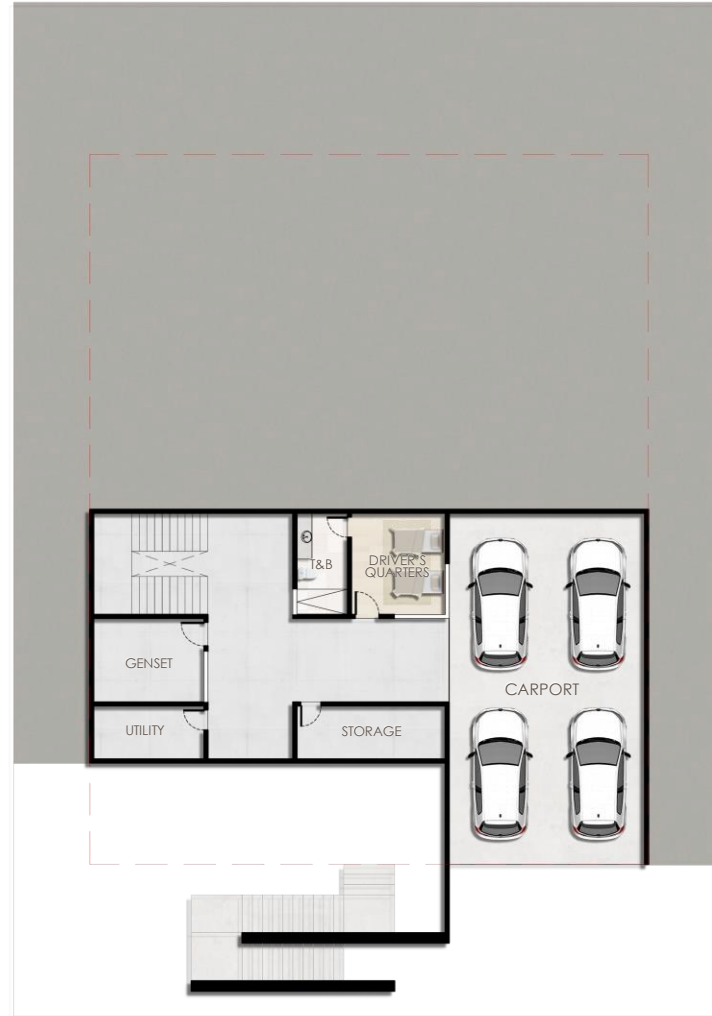
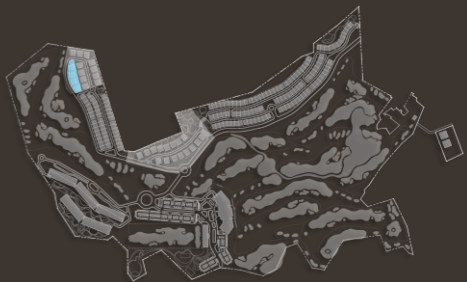
NO. OF UNITS
4 UNITS

LOT AREA
1,120 SQM

BUILDING FOOTPRINT
620 SQM

GROSS FLOOR AREA
1,230 SQM

KEY MAP



DESIGN DEVELOPMENT

SORREL

MANSION VILLA

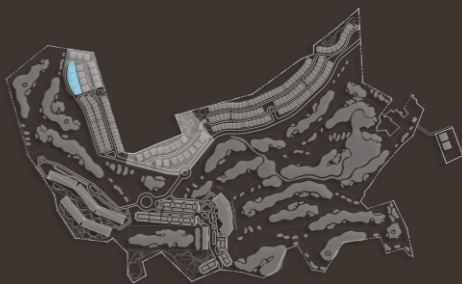
NO. OF UNITS
4 UNITS

LOT AREA
1,120 SQM

BUILDING FOOTPRINT
620 SQM

GROSS FLOOR AREA
1,230 SQM

KEY MAP



SECOND FLOOR

Selene



DESIGN DEVELOPMENT

SELENE

MANSION VILLA

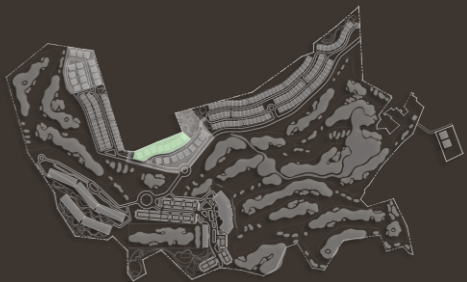
NO. OF UNITS
8 UNITS

LOT AREA
1,120 SQM

BUILDING FOOTPRINT
620 SQM

GROSS FLOOR AREA
1,230 SQM

KEY MAP



ROOF DECK



GROUND FLOOR

DESIGN DEVELOPMENT

SELENE

MANSION VILLA

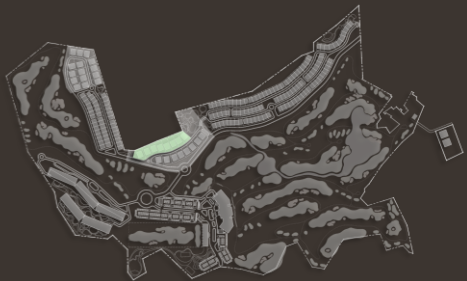
NO. OF UNITS
8 UNITS

LOT AREA
1,120 SQM

BUILDING FOOTPRINT
620 SQM

GROSS FLOOR AREA
1,230 SQM

KEY MAP



LOWER GROUND 1



LOWER GROUND 2

Samara



DESIGN DEVELOPMENT

SAMARA

MANSION VILLA

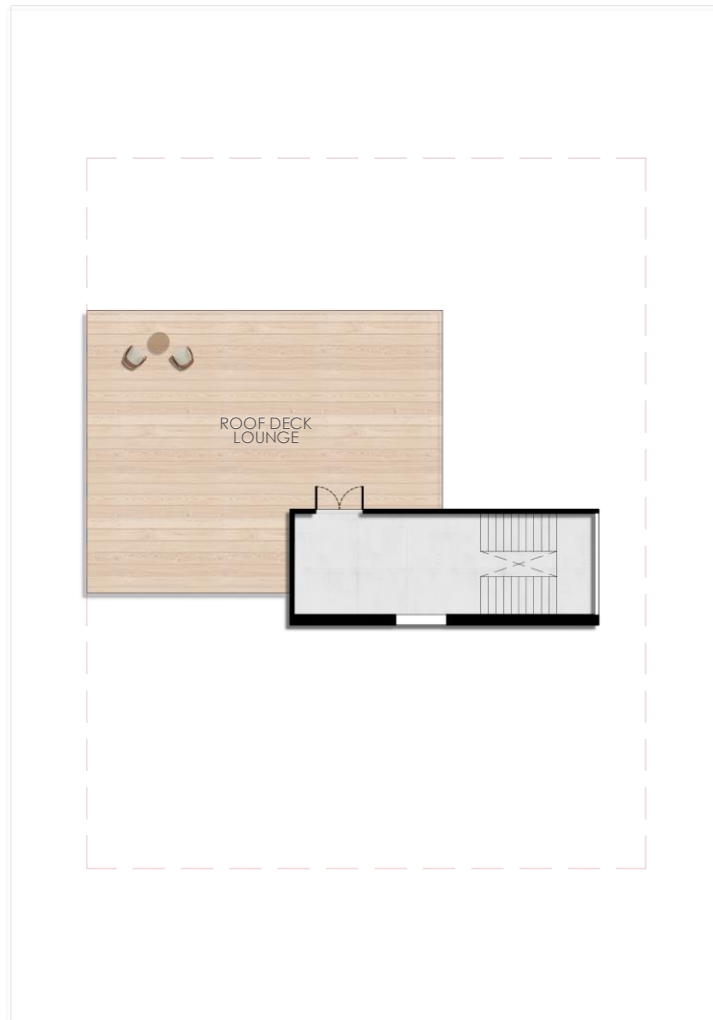
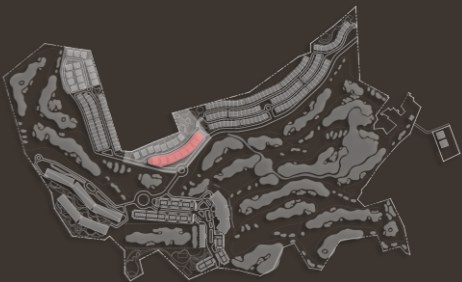
NO. OF UNITS
8 UNITS

LOT AREA
1,120 SQM

BUILDING FOOTPRINT
615 SQM

GROSS FLOOR AREA
1,280 SQM

KEY MAP



ROOF DECK



GROUND FLOOR

DESIGN DEVELOPMENT

SAMARA

MANSION VILLA

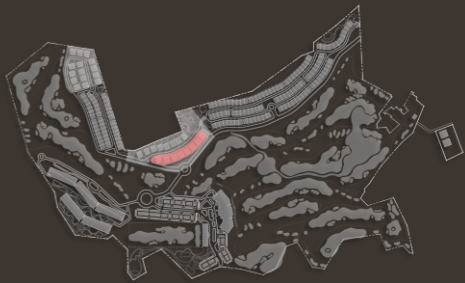
NO. OF UNITS
8 UNITS

LOT AREA
1,120 SQM

BUILDING FOOTPRINT
615 SQM

GROSS FLOOR AREA
1,280 SQM

KEY MAP



LOWER GROUND 1



LOWER GROUND 2

DESIGN DEVELOPMENT

Serenity TOWNHOUSE

Serenity TOWNHOUSE

Balancing style with practicality, the Townhouse offers a harmonious living space within the vibrant McKinley community





Embrace modern sophistication, where sleek design and neutral tones merge effortlessly. Open and inviting, each room blends chic aesthetics with practical urban living.



Expansive windows bathe the space in natural light, creating a tranquil haven. Welcome to a townhouse lifestyle that effortlessly combines style and comfort.

Nina



DESIGN DEVELOPMENT

NINA
TOWNHOUSE

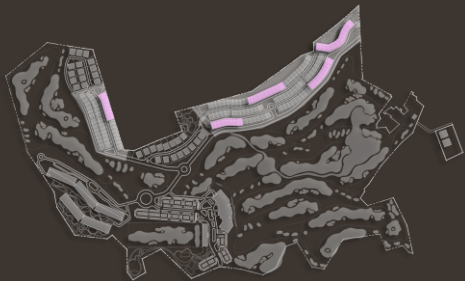
NO. OF UNITS
45 UNITS

LOT AREA
480 SQM

BUILDING FOOTPRINT
290 SQM

GROSS FLOOR AREA
700 SQM

KEY MAP



GROUND FLOOR



LOWER GROUND 1



LOWER GROUND 2

Nessa



DESIGN DEVELOPMENT

NESSA

TOWNHOUSE

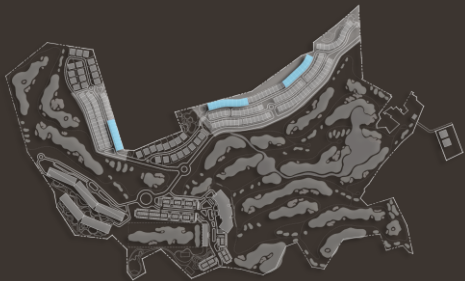
NO. OF UNITS
28 UNITS

LOT AREA
480 SQM

BUILDING FOOTPRINT
320 SQM

GROSS FLOOR AREA
610 SQM

KEY MAP



GROUND FLOOR



LOWER GROUND 1



LOWER GROUND 2

Nila



DESIGN DEVELOPMENT

NILA
TOWNHOUSE

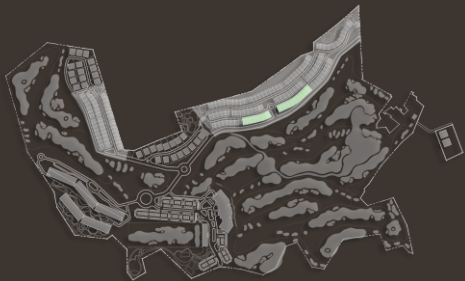
NO. OF UNITS
17 UNITS

LOT AREA
480 SQM

BUILDING FOOTPRINT
345 SQM

GROSS FLOOR AREA
690 SQM

KEY MAP



GROUND FLOOR



LOWER GROUND 1



LOWER GROUND 2

Naveen



DESIGN DEVELOPMENT

NAVEEN TOWNHOUSE

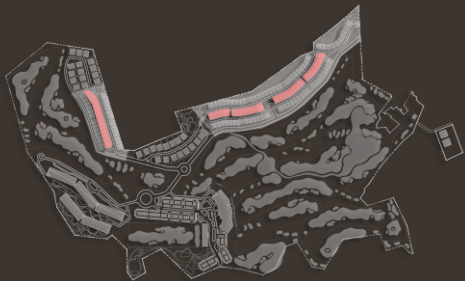
NO. OF UNITS
44 UNITS

LOT AREA
480 SQM

BUILDING FOOTPRINT
320 SQM

GROSS FLOOR AREA
890 SQM

KEY MAP



GROUND FLOOR



LOWER GROUND 1



LOWER GROUND 2



DESIGN DEVELOPMENT

NOVA

TOWNHOUSE

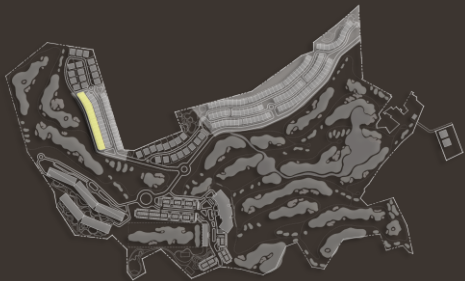
NO. OF UNITS
15 UNITS

LOT AREA
480 SQM

BUILDING FOOTPRINT
320 SQM

GROSS FLOOR AREA
540 SQM

KEY MAP



LOWER GROUND



GROUND FLOOR



SECOND FLOOR

DESIGN DEVELOPMENT

Serenity HOTEL & RESIDENCES

Serenity HOTEL & RESIDENCES

Experience luxury and convenience in our
Condotel units, a unique blend of residential
and hotel living.







DESIGN DEVELOPMENT



Serenity
HOTEL & RESIDENCES
SITE PLAN

GROSS FLOOR AREA
171,300 SQM

KEY MAP

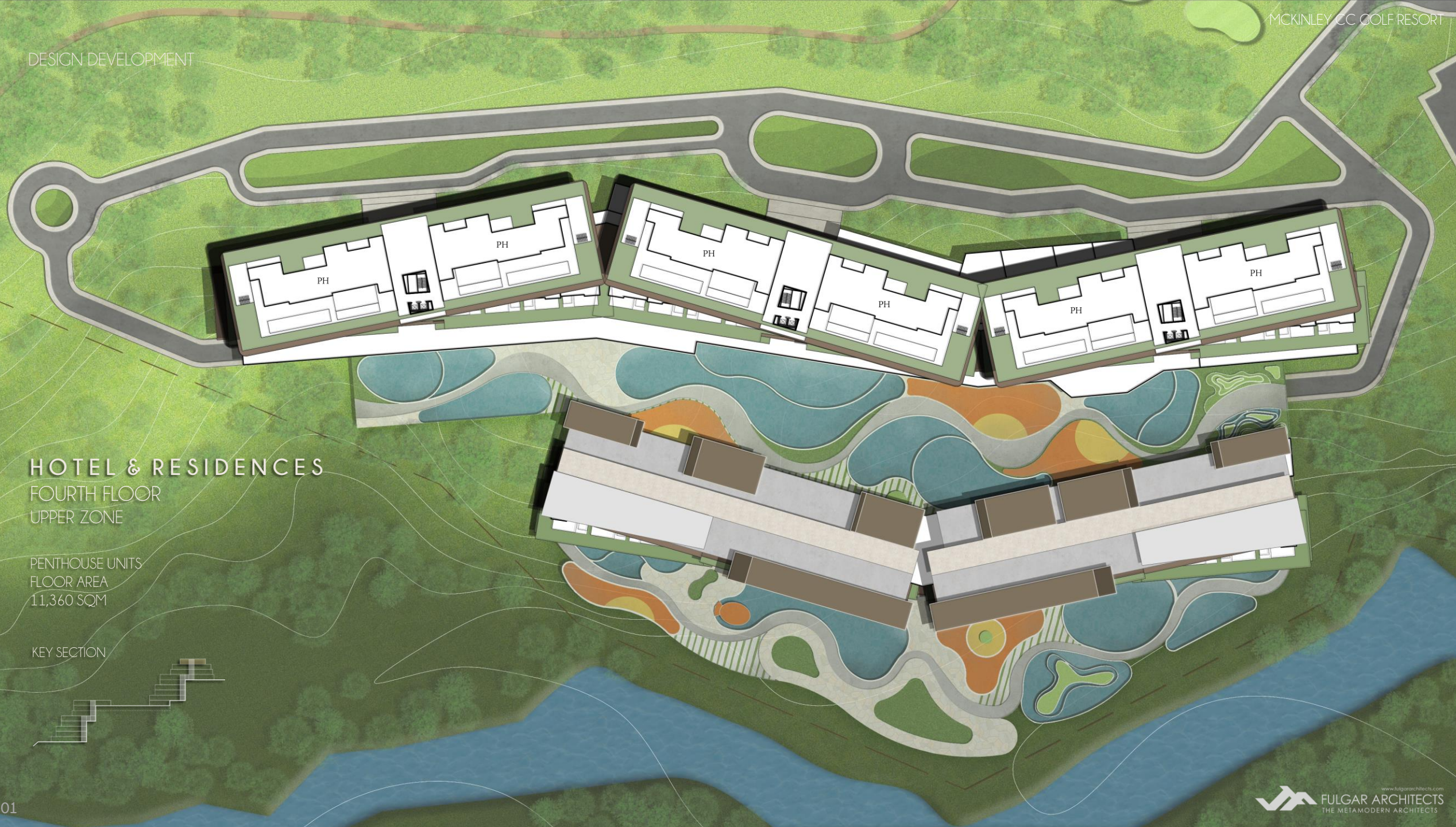


DESIGN DEVELOPMENT

HOTEL & RESIDENCES
FOURTH FLOOR
UPPER ZONE

PENTHOUSE UNITS
FLOOR AREA
11,360 SQM

KEY SECTION

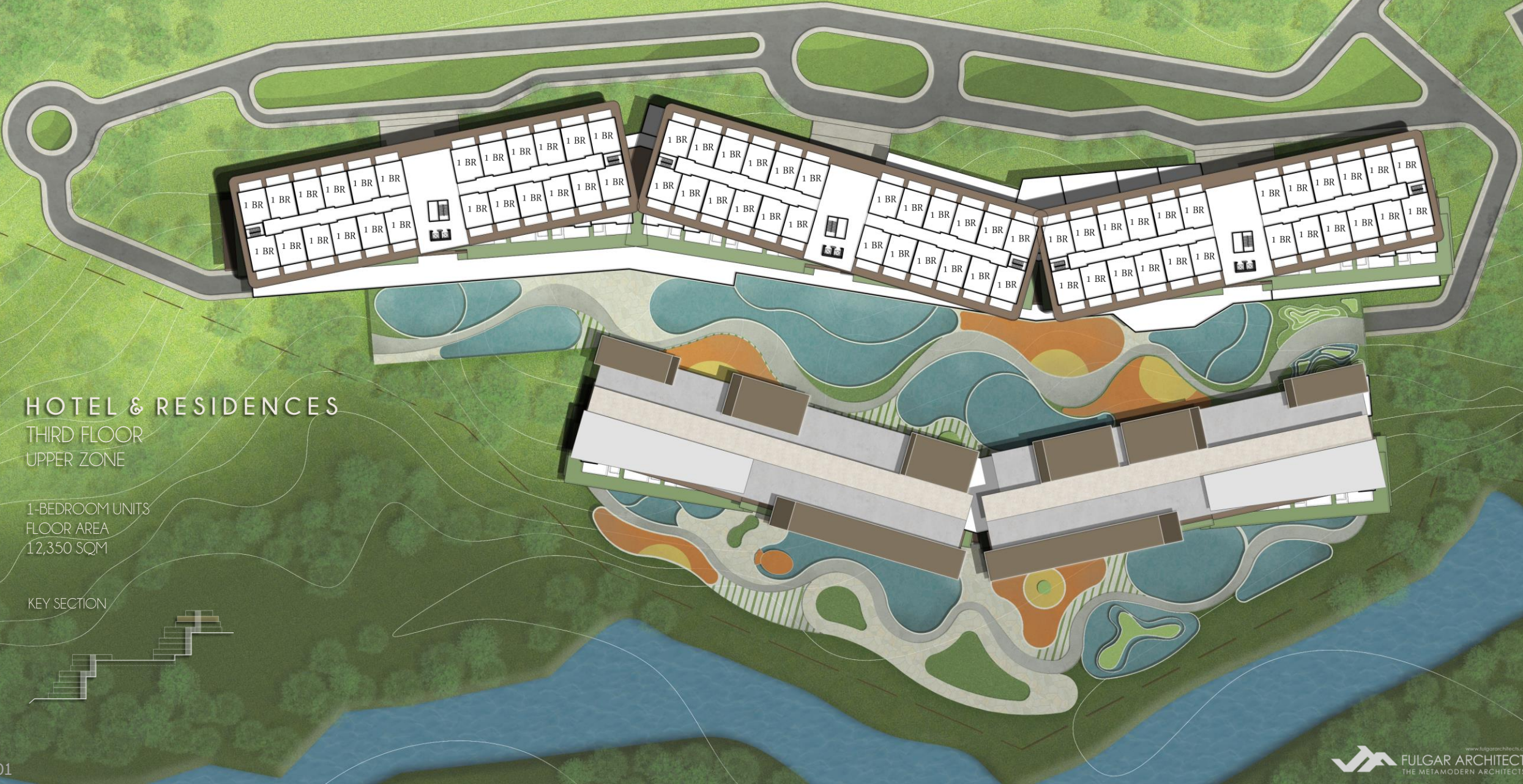


DESIGN DEVELOPMENT

HOTEL & RESIDENCES
THIRD FLOOR
UPPER ZONE

1-BEDROOM UNITS
FLOOR AREA
12,350 SQM

KEY SECTION

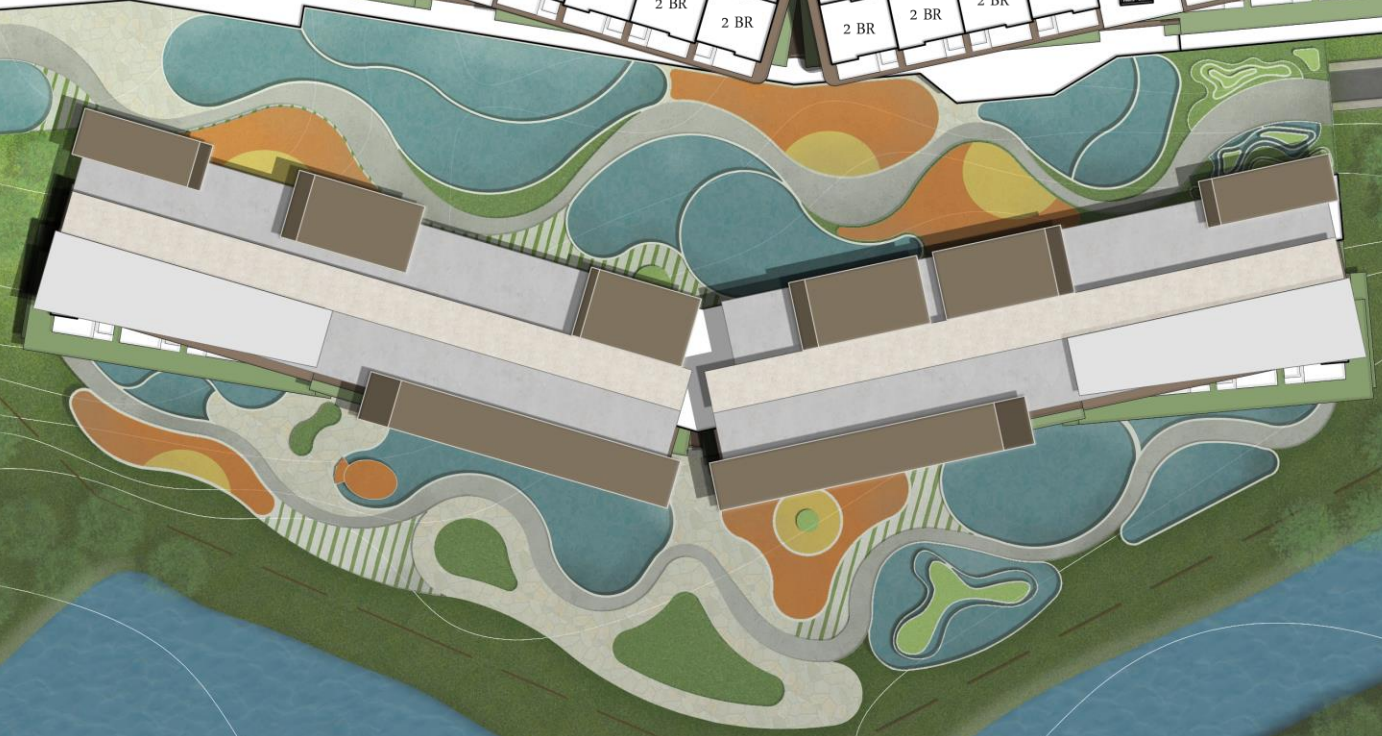


DESIGN DEVELOPMENT

HOTEL & RESIDENCES
SECOND FLOOR
UPPER ZONE

2-BEDROOM UNITS
FLOOR AREA
12,350 SQM

KEY SECTION



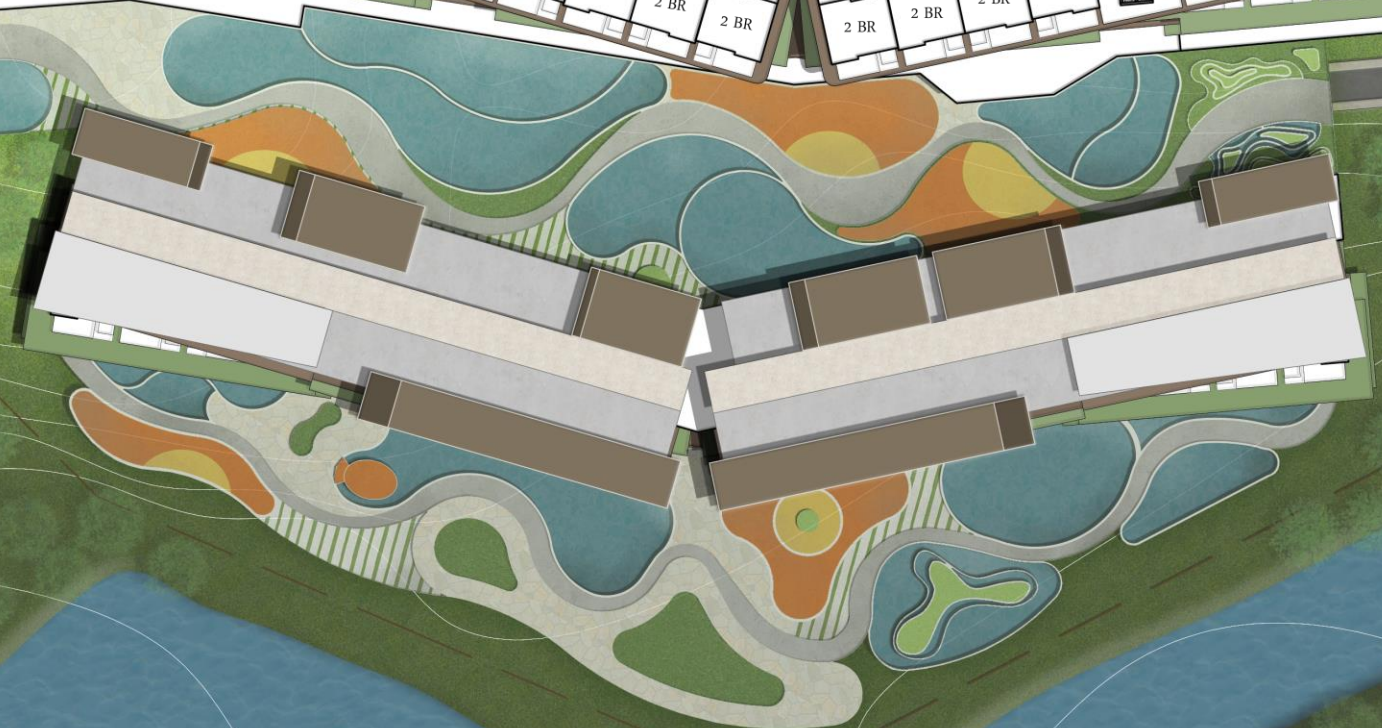
DESIGN DEVELOPMENT

HOTEL & RESIDENCES

GROUND FLOOR
UPPER ZONE

2-BEDROOM UNITS
FLOOR AREA
12,600 SQM

KEY SECTION



HOTEL & RESIDENCES
LOWER GROUND 1
UPPER ZONE

2-BEDROOM UNITS
FLOOR AREA
9,460 SQM

KEY SECTION



DESIGN DEVELOPMENT

HOTEL & RESIDENCES

LOWER GROUND 2-3
UPPER ZONE

2-BEDROOM SUPREME UNITS
FLOOR AREA
7,900 SQM

KEY SECTION



HOTEL & RESIDENCES
LOWER GROUND 4
UPPER ZONE

3-BEDROOM UNITS
FLOOR AREA
8,200 SQM

KEY SECTION



DESIGN DEVELOPMENT

HOTEL & RESIDENCES
AMENITY DECK

FLOOR AREA
26,910 SQM

KEY SECTION



DESIGN DEVELOPMENT

HOTEL & RESIDENCES

LOWER GROUND 1
LOWER ZONE1-BEDROOM UNITS
FLOOR AREA
5,440 SQM

KEY SECTION



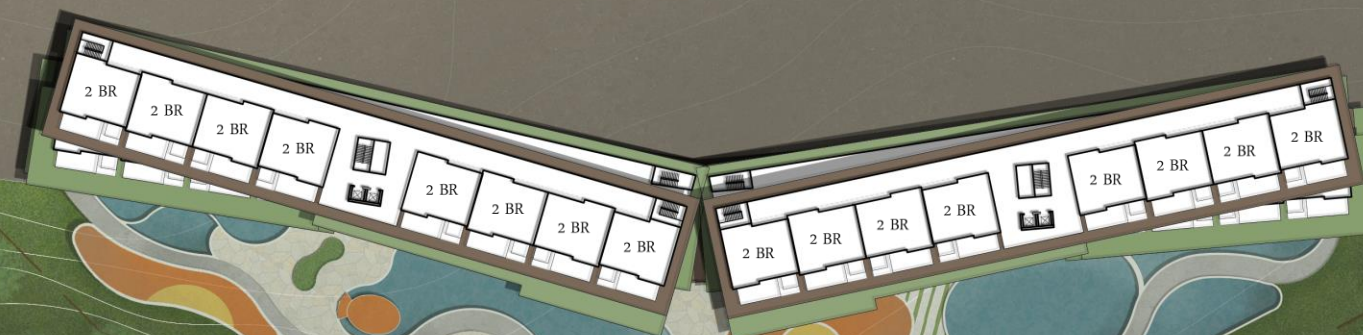
DESIGN DEVELOPMENT

HOTEL & RESIDENCES

LOWER GROUND 2
LOWER ZONE

2-BEDROOM UNITS
FLOOR AREA
5,550 SQM

KEY SECTION



DESIGN DEVELOPMENT

HOTEL & RESIDENCES

LOWER GROUND 3
LOWER ZONE

2-BEDROOM UNITS
FLOOR AREA
5,220 SQM

KEY SECTION



DESIGN DEVELOPMENT

HOTEL & RESIDENCES

LOWER GROUND 4
LOWER ZONE

2-BEDROOM UNITS
FLOOR AREA
6,390 SQM

KEY SECTION



DESIGN DEVELOPMENT

HOTEL & RESIDENCES

LOWER GROUND 6-5
LOWER ZONE

2-BEDROOM SUPREME UNITS
FLOOR AREA
6,470 SQM

KEY SECTION

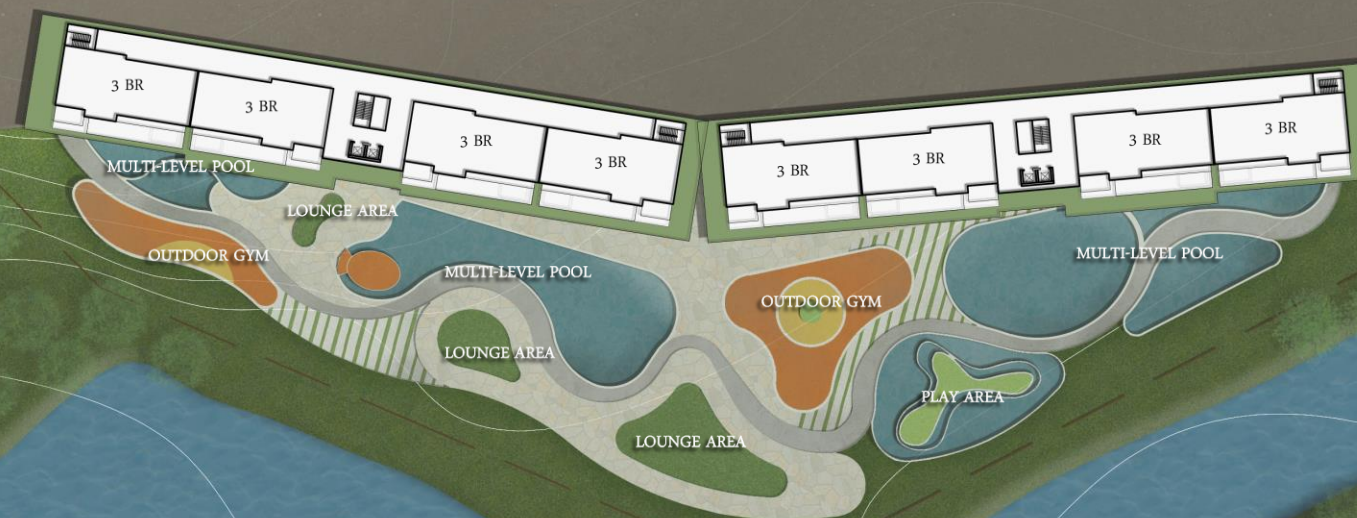


DESIGN DEVELOPMENT

HOTEL & RESIDENCES

LOWER GROUND 7
LOWER ZONE3-BEDROOM UNITS
FLOOR AREA
5,380 SQM

KEY SECTION





Experience stylish, functional, and versatile modern living, where each space caters to short-term guests and long-term residents alike.



DESIGN DEVELOPMENT

1-BEDROOM
HOTEL & RESIDENCES

NO. OF UNITS
192 UNITS

FLOOR AREA
82 SQM



DESIGN DEVELOPMENT

2-BEDROOM

HOTEL & RESIDENCES

NO. OF UNITS
120 UNITS

FLOOR AREA
130 SQM



DESIGN DEVELOPMENT

2-BEDROOM

Supreme

HOTEL & RESIDENCES

NO. OF UNITS
60 UNITSFLOOR AREA
187 SQM

With thoughtful design and panoramic views, these units redefine the residential experience, seamlessly blending comfort and contemporary living.



DESIGN DEVELOPMENT

3-BEDROOM

HOTEL & RESIDENCES

NO. OF UNITS
20 UNITS

FLOOR AREA
260 SQM



DESIGN DEVELOPMENT

PENTHOUSE

HOTEL & RESIDENCES

NO. OF UNITS
6 UNITS

FLOOR AREA
380 SQM

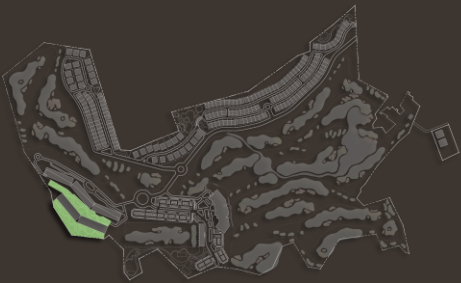


DESIGN DEVELOPMENT

Dive into luxury in the multi-tiered pool, where cascading waters and panoramic views create a serene oasis of relaxation and indulgence.



KEY MAP

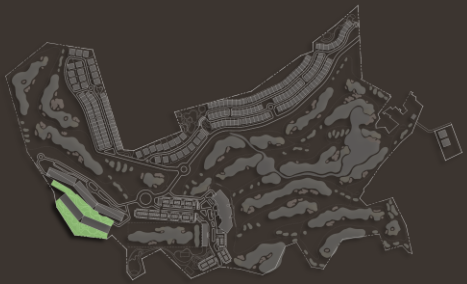


DESIGN DEVELOPMENT

Residential Oasis: Pool, Fitness, Lounge

Immerse yourself in the opulence of your own space while enjoying the services and amenities reminiscent of a luxurious hotel.

KEY MAP

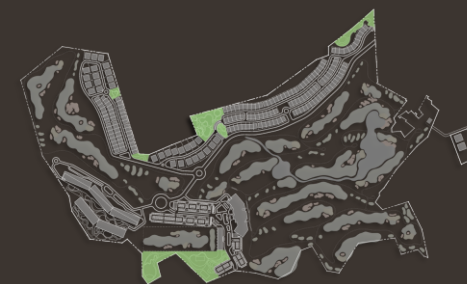




DESIGN DEVELOPMENT

the AMENITIES

KEY MAP



Beyond the greens, McKinley Country Club offers a plethora of amenities, ensuring a holistic experience for residents and visitors alike. From world-class recreational facilities to carefully curated green spaces, every detail is designed to enhance the quality of life.



DESIGN DEVELOPMENT

SCENIC OUTLOOK

Ascend to the elevated View Deck, where breathtaking panoramas of the golf course and mountain views unfold, inviting you to immerse yourself in a world of awe-inspiring beauty and serenity.

KEY MAP



the Stellar

VIP Lounge



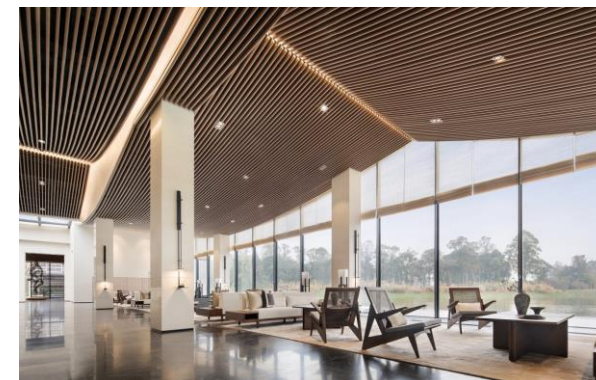
Indulge in the epitome of exclusivity at The Stellar VIP Club. This modern haven, with its sleek and poetic slanting architectural form, offers a private retreat for those seeking sophistication. Nestled amidst the verdant greens, it's a contemporary sanctuary that beckons to the youthful spirit, providing an elegant escape in a setting of serene privacy.





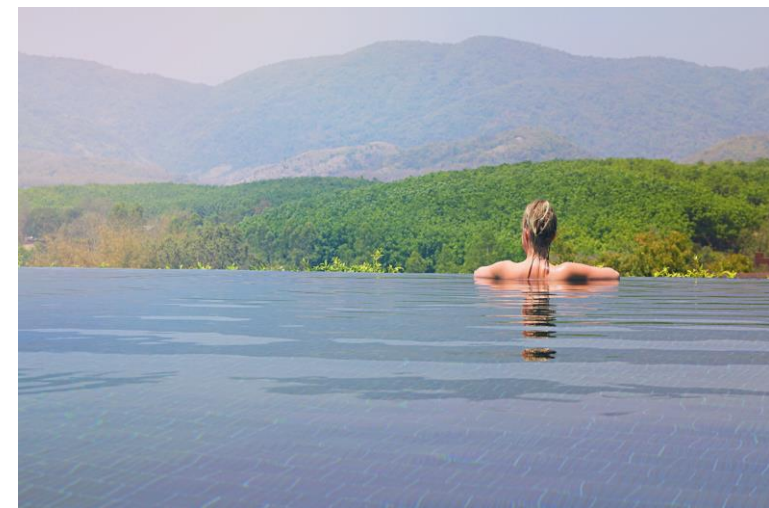
Helipad

Arrive in style at our helipad, where luxury meets convenience. Located at the edge of the site to preserve the serenity of the neighboring golf course, the helipad boasts an exclusive arrival lounge.



TRANQUIL OASIS AMIDST LUXURY

Immerse yourself in luxury at McKinley Country Club's amenity pool—a tranquil oasis within this golf course haven. Surrounded by lush greenery and designed with elegance in mind, our pool offers a retreat for relaxation and recreation. Dive into a world of serenity as you enjoy the picturesque views, combining the best of nature and sophisticated leisure.



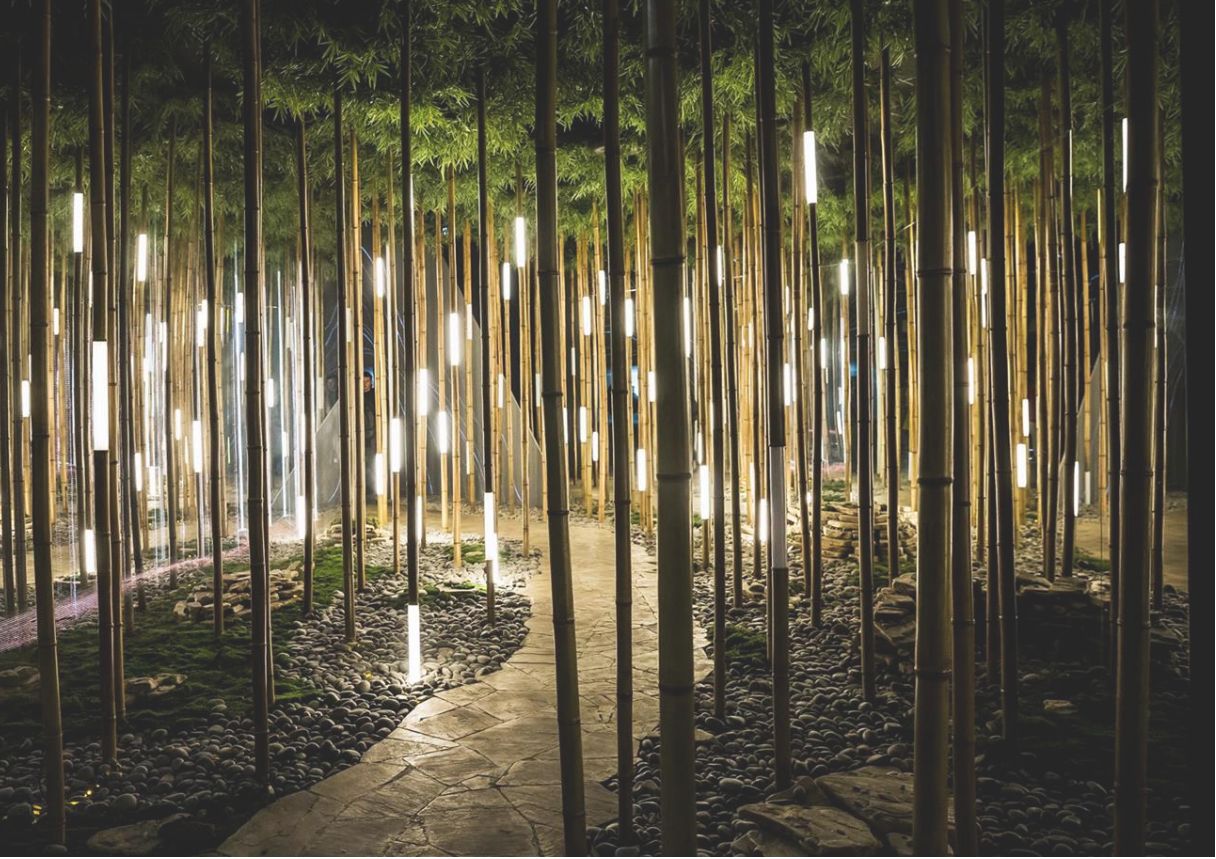
Experience a harmonious blend of art and nature. Each tier presents a unique cascade, creating a rhythmic dance that transforms water into a living masterpiece, elevating your sensory experience to new heights.

DESIGN DEVELOPMENT

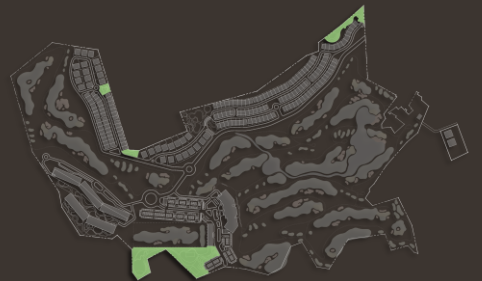
OUTDOOR AMENITIES

(Bamboo Grove, Flower Garden, Water Play, Play Area)

Discover an enchanting retreat where the gentle rustle of bamboo in the Grove sets the tone for vibrant water play and a tapestry of blossoms in the Flower Garden. This harmonious blend invites exploration, offering tranquility, joy, and the beauty of nature.



KEY MAP





OUTDOOR AMPHITHEATER AND FITNESS AREA

Experience nature's stage at the Outdoor Amphitheater and embrace wellness in our Fitness Area. It's the perfect blend of entertainment and well-being, inviting you to revel in the beauty of the outdoors.



05

APPENDIX

PROGRAMMING

PROGRAM SUMMARY

SITE ALLOCATION

	Area (sqm)	Percentage
Golf Course	609,157.00	59.02%
Clubhouse	112,876.00	10.94%
Residential	310,014.00	30.04%
TOTAL LOT AREA	1,032,047.00	100%

PROGRAM SUMMARY

Number of Units	Mansion Villa	31 units
	Townhouse	152 units
	Hotel & Residences	398 units
Parking Spaces	Mansion Villa	3-4 car:1 unit
	Townhouse	2-3 car : 1 unit
	Hotel & Residences	626 parking slots
	Clubhouse	658 parking slots

HOTEL & RESIDENCES UNIT INVENTORY

Unit Type	Quantity	Floor Area (sqm)
1-Bedroom	192 units	82
2-Bedroom	120 units	130
2-Bedroom Supreme	60 units	187
3-Bedroom	20 units	260
Penthouse	6 units	380
GRAND TOTAL	398 units	

PROGRAMMING
CLUBHOUSE INVENTORY

CLUBHOUSE FLOOR AREA BREAKDOWN

	Floor Area (sqm)	Percentage
Basement Floor	5,200.00	100.00%
Cart Storage (170 Slots)	1,980.00	38.08%
Staff and Caddie Areas	700.00	13.46%
Start House	410.00	7.88%
Office	150.00	2.88%
Hallway and Circulation	540.00	10.38%
Service Areas (Toilets, ACU, Loading Dock, Equip. Sto., Bag Sto., Linen, Laundry)	1,420.00	27.31%
Ground Floor	5,360.00	100.00%
Main Hall	810.00	15.11%
Dining Spaces	930.00	17.35%
Kitchen	315.00	5.88%
Banquet Hall	215.00	4.01%
VIP Lobby	115.00	2.15%
Wine Bar	180.00	3.36%
Pro Shop	230.00	4.29%
Bath House	1,520.00	28.36%
Hallway and Circulation	465.00	8.68%
Service Areas (Toilets, Staff Lockers, Bag Sto)	580.00	10.82%
2nd Floor	5,150.00	100.00%
Lounge Areas	1,650.00	32.04%
Café/Restaurant	350.00	6.80%
Fitness Gym	500.00	9.71%
Retail Spaces (Tea House, Snooker Rm., Shop, Nail Bar / Salon)	900.00	17.48%
Office	350.00	6.80%
Hallway and Circulation	1,110.00	21.55%
Service Areas (Toilets, Mech. Rm.)	290.00	5.63%
GROSS FLOOR AREA	15,710.00	

PROGRAMMING

CLUBHOUSE INVENTORY

VIP LOUNGE

	Floor Area (sqm)	Percentage
Ground Floor	642.00	100.00%
Reception	32.00	4.98%
Sitting Area	98.00	15.26%
Dance Floor	112.00	17.45%
Private Lounge	118.00	18.38%
Bar	26.00	4.05%
Private Bar	34.00	5.30%
Kitchen	46.00	7.17%
Office	32.00	4.98%
Toilets	64.00	9.97%
Service Areas (Back Stage, Storage, Utilities)	80.00	12.46%
2 nd Floor	236.00	100.00%
Sitting Area	142.00	60.17%
Private Lounge	56.00	23.73%
Storage	16.00	6.78%
Utilities	22.00	9.32%
GROSS FLOOR AREA	878.00	

PROGRAMMING

CLUBHOUSE INVENTORY

DRIVING RANGE

	Floor Area (sqm)	Percentage
Ground Floor	1,800.00	100.00%
Reception	54.00	3.00%
Shops	720.00	40.00%
Caddie Bay	64.00	3.56%
Practice Bay	496.00	27.56%
Proshop	120.00	6.67%
Lounge	72.00	4.00%
Bar	36.00	2.00%
Kitchen	38.00	2.11%
Office	40.00	2.22%
Female Toilet	32.00	1.78%
Male Toilet	32.00	1.78%
Storage	54.00	3.00%
Utilities	42.00	2.33%
2nd Floor	1,674.00	100.00%
Shops	720.00	43.01%
Caddie Bay	64.00	3.82%
Practice Bay	496.00	29.63%
Lounge	234.00	13.98%
Female Toilet	32.00	1.91%
Male Toilet	32.00	1.91%
Storage	54.00	3.23%
Utilities	42.00	2.51%
GROSS FLOOR AREA	3,474.00	

PROGRAMMING

RESIDENTIAL INVENTORY

MANSION VILLA

Unit Type	Quantity	Lot Area (sqm)	Building Footprint (sqm)	Gross Floor Area (sqm)
Premium	15 units			
Scheme 1	7 units	1,120	610	1470
Scheme 2	4 units	1,120	630	1330
Scheme 3	4 units	1,120	620	1230
Executive	16 units			
Scheme 4	8 units	1,120	620	1,230
Scheme 5	8 units	1,120	615	1,280
GRAND TOTAL	31 units			

TOWNHOUSE

Unit Type	Quantity	Lot Area (sqm)	Building Footprint (sqm)	Gross Floor Area (sqm)
Premium	45 units			
Scheme 1	7 units	480	290	700
Scheme 2	8 units	480	320	610
Scheme 4	15 units	480	320	890
Scheme 5	15 units	480	320	540
Executive	107 units			
Scheme 1	38 units	480	290	700
Scheme 2	20 units	480	320	610
Scheme 3	17 units	480	345	690
Scheme 4	29 units	480	320	890
GRAND TOTAL	152 units			

PROGRAMMING
RESIDENTIAL INVENTORY

HOTEL & RESIDENCES FLOOR AREA BREAKDOWN

		Floor Area (sqm)
Upper Building		82,120.00
Fourth Floor	Penthouse	11,360.00
Third Floor	1-Bedroom	12,350.00
Second Floor	2-Bedroom	12,350.00
Ground Floor	2-Bedroom	12,600.00
	Shop	
	Restaurant	
	Cafe	
Lower Ground Floor 1	2-Bedroom	9,460.00
Lower Ground Floor 2	2-Bedroom Supreme	7,900.00
Lower Ground Floor 3	2-Bedroom Supreme	7,900.00
Lower Ground Floor 4	3-Bedroom	8,200.00
Lower Building		89,180.00
Amenity Deck	1-Bedroom	26,910.00
	Indoor Amenities (Shops, Restaurants, Cafés, Bars, Lounge Areas, Banquet, Multi-Purpose Hall)	
	Outdoor Amenities (Swimming Pools, Lounge Areas, Outdoor Bar, Outdoor Gym, Waterplay)	
Lower Ground Floor 1	1-Bedroom	5,440.00
	Parking Spaces	21,350.00
Lower Ground Floor 2	2-Bedroom	5,550.00
Lower Ground Floor 3	2-Bedroom	5,220.00
Lower Ground Floor 4	2-Bedroom	6,390.00
Lower Ground Floor 5	2-Bedroom Supreme	6,470.00
Lower Ground Floor 6	2-Bedroom Supreme	6,470.00
Lower Ground Floor 7	3-Bedroom	5,380.00
GROSS FLOOR AREA		171,300.00







McKINLEY
COUNTRY CLUB

THANK YOU

END OF DOCUMENTS

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THE METAMODERN ARCHITECTS

