



M R E S I D E N C E S

Katipunan

# THE DEVELOPMENT

Located at **Katipunan Extension, Brgy. Tumana, Marikina City**, M Residences Katipunan promises a harmonious balance of serene suburban living and dynamic academic community, offering a lifestyle of modern elegance and convenience.

The project is an **8-hectare** suburban residential property developing around **400 units**, with standard lots ranging from **80 to 120 square meters**, and larger cuts available for those seeking more space.

Its standout feature is its **Brutalist** aesthetic, integrating modern contemporary design and sustainability.

*Live here, live differently.*







# THE MASTERPLAN

Building connections. Embracing modern living. Every moment is crafted for your enjoyment, from exceptional amenities and vibrant shops to customizable spaces. Ideal for visionaries, creatives, entrepreneurs, and growing families, this thoughtfully designed masterplan offers a perfect blend of convenience and refinement, with everything you need right at your doorstep.





**PB**

Positioned for Balance

### Accessible Locale

Situated close to malls and a wide range of retail shops, offering easy access to everything you need.

**CH**

Cultural Hub

### Community and Recreation

Enjoy vibrant country clubs with top-notch sports facilities and social events that foster connection and excitement.

**AC**

Academic Community

### Nurturing Future Success


Surrounded by top schools and universities, children can grow in a community that supports their education and success.

**FS**

Feel Safe

### Sense of Urgency

With nearby hospitals, your safety is prioritized, ensuring quick access to medical care when needed.



## Artist Illustration



## POINTS OF INTEREST

### Universities

1 Multiple Intelligence International School	5.4km
2 Ateneo De Manila University	5.8km
3 UP Diliman	6.2km
4 Miriam College	6.2km
5 Far Eastern University Diliman	6.5km

### Healthcare

6 Marikina Valley Medical Center	5.7km
7 New Era General Hospital	6.0km
8 Diliman Doctors Hospital	6.3km
9 St. Anthony Hospital	6.7km
10 Quirino Memorial Medical Center	7.8km

### Retail and Entertainment

11 Ever Gotesco	2.4km
12 Ever Gotesco Supermarket	2.4km
13 Ayala Malls Marikina Heights	4.7km
14 UP Town Center	4.8km
15 Landers Katipunan (UPTC)	4.8km
16 The Marketplace Katipunan	5.5km
17 S&R Marikina	5.8km

### Culture

18 Tivoli Royale Country Club	1.9km
19 Marikina Sports Center	5.5km
20 Celebrity Sports Club	5.8km
21 Capitol Hills Golf & Country Club	6.0km
22 Ateneo Arete	6.3km
23 UP Vargan Museum	6.6km
24 UP-Ayala Technohub	7.5km



# ACCESS TO SITE

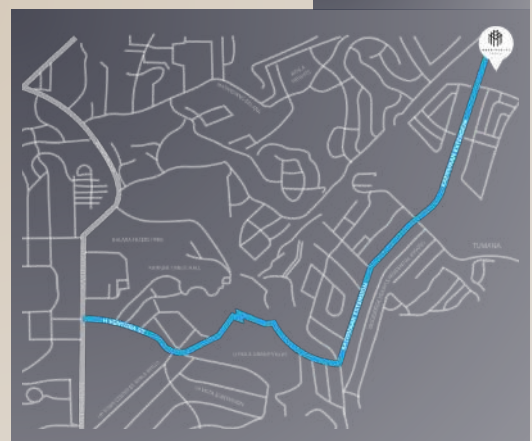
Main public entrance to site is through **Katipunan Extension**, accessed via H Ventura Street after UP Town Center and through Loyola Grand Villas.

If with car sticker, clients and sellers can also pass through Commonwealth via **Don Antonio Drive** (beside Ever Gotesco) and exit through Vista Real or Tivoli Royale.

Private Entrance



Public Entrance



# THE CLUBHOUSE

Set on a sprawling 4,755 sqm lot,  
the clubhouse is an urban haven designed  
for a vibrant lifestyle.

Residents can indulge in relaxation at the chic lounge, stay  
active in the state-of-the-art gym, rejuvenate in the opulent  
onsen spa, or enjoy a refreshing swim in the sparkling pool.

With its stylish poolside and inviting lounge, the clubhouse  
becomes the ultimate retreat for relaxation and social  
gatherings, elevating leisure and comfort to new heights.







# THE CLUBHOUSE

AERIAL VIEW

Architect's Perspective







# LIST OF Planned Amenities

Grand Entrance Hall  
Social Lounge  
Retail Complex  
Executive Hub

Inspiration Suites  
Event Hall  
Dynamic Living Suites  
Serenity Pool

Serenity Lounge  
Modern Onsen Spa  
Adventure Zone

Skyline Gardens  
Scenic Trail  
Fitness Arena  
All-Weather Court

## GRAND ENTRANCE HALL



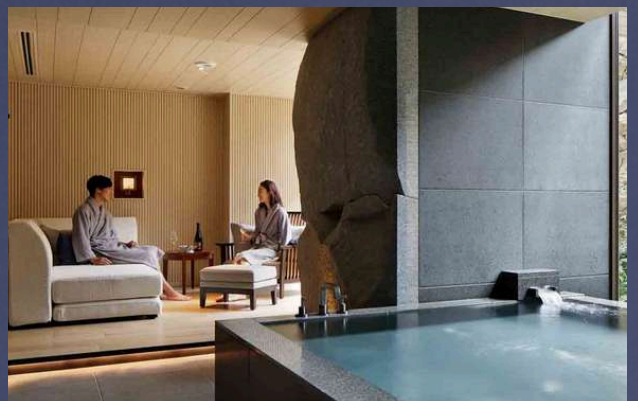
## MODERN ONSEN SPA



## EXECUTIVE HUB



## SERENITY POOL



Architect's Perspective



## SCENIC TRAIL



## SERENITY LOUNGE



## SOCIAL LOUNGE



## ALL-WEATHER COURT



Architect's Perspective



# Our Homes

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Experience a community where top-notch amenities meet modern living. Discover our thoughtfully designed homes, crafted for comfort and style, making every day feel like a retreat.



# Unbeatable Features

**Personalized.  
Sustainable.  
Balance-focused living.**

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Modular, roof deck-ready units that can be customized to fit your lifestyle

Everything for your productivity, wellness, and fitness is effortlessly within reach

Designed with your physical, mental, and emotional well-being in mind

Future-proof homes built with materials of lasting quality, for your peace of mind

Sustainable living solutions that evolve with your needs and aspirations

**Bold.  
Breathable.  
Built for connectivity.**

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Brutalist-inspired architecture with clean, seamless elegance

Integrated green spaces for a refreshing ambiance

Tall ceilings, air wells, and large windows for enhanced air quality and brighter atmosphere

Open sightlines, open spaces and lots of room to grow

Balconies and decks for outdoor living and dining spaces



# THE CONCEPT

M Residences Katipunan offers a unique and niche aesthetic with its new modern contemporary exterior, hailing from a Brutalist concept.

A Brutalist home stands out with its unapologetically bold and austere design. The exterior typically features raw concrete facades, geometric shapes, and an overall monolithic presence. This minimalist yet imposing aesthetic can be incredibly striking, making the home a conversation piece in any neighborhood.





Artist Illustration

# AERIN TOWNHOUSE

Lot Area: Min. 80 sqm  
Floors: 2-4  
Floor Area: 99-197 sqm  
Bedrooms: 2-7  
Toilet & Bath: 2-5  
Carports: 2

## New Beginnings

Crafted for emerging trailblazers and growing families, The Aerin provides an inspiring environment where ambitious individuals can thrive and pursue their dreams. This home features thoughtfully designed spaces that accommodate every stage of family life and fosters togetherness while providing ample room to grow.





Artist Illustration

# ELISE TOWNHOUSE

Lot Area: Min. 105 sqm  
Floors: 2-4  
Floor Area: 149-317 sqm  
Bedrooms: 2-8  
Toilet & Bath: 2-7  
Carports: 2

## Balanced Lifestyle

Tailored for aspiring creatives and entrepreneurs, The Elise offers an ideal canvas for exploring and celebrating artistic vision. This home offers smart technologies and caters to ambitious individuals enhancing both their professional performance and personal fulfillment. Every detail is meticulously crafted to inspire in bringing creative dreams to life.





# KIARA HOUSE

Lot Area: Min. 120 sqm  
Floors: 2-4  
Floor Area: 180-337 sqm  
Bedrooms: 2-8  
Toilet & Bath: 3-7  
Carports: 3

## Spacious Luxury

Ideal for families seeking to build lasting memories, The Kiara offers a nurturing environment where every member thrives and forges deep connections. Its spacious design sets the stage for shared experiences, joyful moments, and a forward-thinking lifestyle, ensuring that every family milestone is celebrated in style and comfort.



# The M Residents

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Where visionary innovators,  
dream-driven creatives, achiever entrepreneurs, and  
aspirational families come together.

Discover a community crafted for those who live boldly,  
value family, and pursue a life of fulfillment.



Lifestyle Image





# AE

Achiever Entrepreneurs

## Achiever Entrepreneurs

Driven achievers and entrepreneurs seek premium homes that enhance productivity, well-being, and success. They value luxury amenities, smart technologies, and wellness features that support their ambitious lifestyles.





Lifestyle Image

**DC**  
Dream Driven Creative

## Dream Driven Creative

Creative individuals view their homes as canvases for self-expression, valuing artistic spaces with customizable options for studios, galleries, and unique design elements that inspire creativity and reflect their passion for art and culture.





Lifestyle Image

**AF**  
Aspirational Families

## Aspirational Families

Families aiming to build lasting legacies seek homes with family-friendly amenities, spacious living areas, outdoor recreation, and community-focused environments that support connection, growth, and well-being.





Lifestyle Image

**VI**  
Visionary Innovator

## Visionary Innovator

Visionaries seeking homes that reflect their innovative mindset prioritize cutting-edge technology, futuristic design, and sustainability features, aligning with their forward-thinking approach to life and work.



Let's reimagine the perfect home  
*for you.*





**Scan the QR below for Waze directions.**






Live Differently.

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