

ACACIA ESCALADES



ROBINSONS LAND
RESIDENTIAL DIVISION

We Are Home.

**ROBINSONS
COMMUNITIES**
Affordable quality condos



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See Your Future Flourish

Watch the fruits of your labor come alive in another smart and affordable investment option from Robinsons Communities: **Acacia Escalades**, a two-tower development in Manggahan, Pasig City.



HLURB LTS # 029250



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Nearby Schools

University of the Philippines Diliman
Ateneo de Manila University
University of Asia and the Pacific
Miriam College
Entrepreneurs School of Asia

Nearby Commercial Areas

Robinsons Metro East
Eastwood City
Robinsons Galleria
SM Marikina
Shopwise Libis
SM Hypermarket Pasig
South Supermarket
Savemore Supermarket Santolan
Sta. Lucia East Grand Mall/Brick Road

Nearby Healthcare Facilities

The Medical City
Amang Rodriguez Medical Hospital

Get Soaked in Convenience

Have zero trouble running your daily errands with Acacia Escalades' practical location.

Acacia Escalades' location in Amang Rodriguez corner Calle Industria in Manggahan is comfortably near business districts for your weekday dash, and peaceful enough for your weekend joys.

Quick city link. Easy access of transportation systems from **Acacia Escalades** takes you from your home to another place in no time at all.

Water proof. While **Acacia Escalades'** ingenious design guards you against the summer heat, its flood-free location spells the assurance for rainy days.





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Site Development





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Theme / Architectural Design

The modern Filipiniana design concept of Robinsons Communities' Escalades development brings you the benefits and aesthetics of:

- Sunlight penetrating freely
- Cross ventilation
- Visible outdoor scenery at both sides of the units
- Earth colors complementing tropical setting

Depending on your space preference, **Acacia Escalades** also offers units with balconies.





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Building Facilities / Services

- Guard House
- CCTV cameras at strategic locations
- Back-up power supply
- Individual mailboxes
- Centralized garbage area
- Automatic fire sprinkler and fire detection systems at hallways
- Fire hoses at the hallways near the stairwells





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Project Designer

Arkiasia
ARCHITECTURE
INTERIOR DESIGN
MASTER PLANNING





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BUILDING A

Unit Type	Area (Approx.)	No. of Units
Studio	26.40 to 32.01 sqm	88 units
1-Bedroom	32.00 to 38.80 sqm	165 units
2-Bedroom	48.00 to 57.69 sqm	130 units

BUILDING B

Unit Type	Area (Approx.)	No. of Units
Studio	26.00 to 32.00 sqm	117 units
1-Bedroom	32.00 to 39.00 sqm	169 units
2-Bedroom	48.00 to 59.00 sqm	128 units





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Typical Floor Plan

Building A

4th Floor



LEGEND:

-  STUDIO
-  ONE BEDROOM
-  TWO BEDROOM



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Typical Floor Plan

Building A

Floors 6, 8, 10, 12, 15



LEGEND:

- STUDIO
- ONE BEDROOM
- TWO BEDROOM



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Typical Floor Plan

Building A

Floors 5, 7, 9, 11, 14



LEGEND:

- STUDIO
- ONE BEDROOM
- TWO BEDROOM



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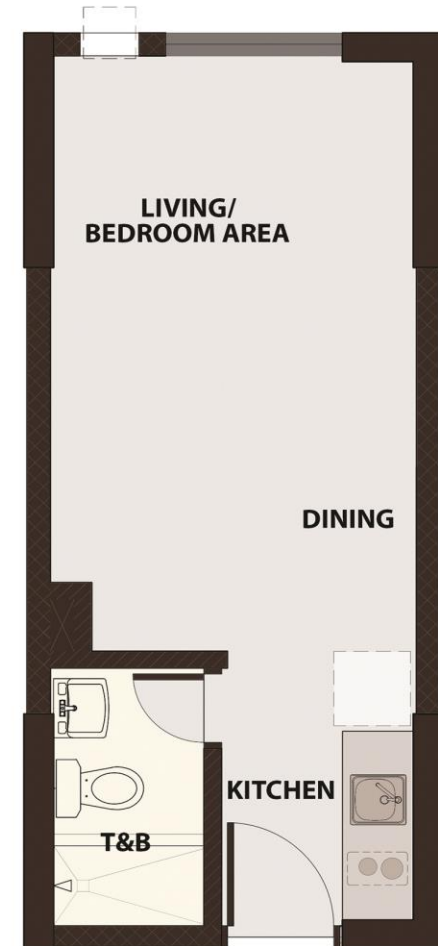


Unitized Floor Plan

Building A

Studio

Approximately 26.40 sqm





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Unitized Floor Plan

Building A

1-Bedroom Unit

Approximately 35.72 sqm





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Unitized Floor Plan

Building A

2-Bedroom Unit
Approximately 48 sqm





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LEGEND:

- STUDIO
- ONE BEDROOM
- TWO BEDROOM



Building B

4th Floor

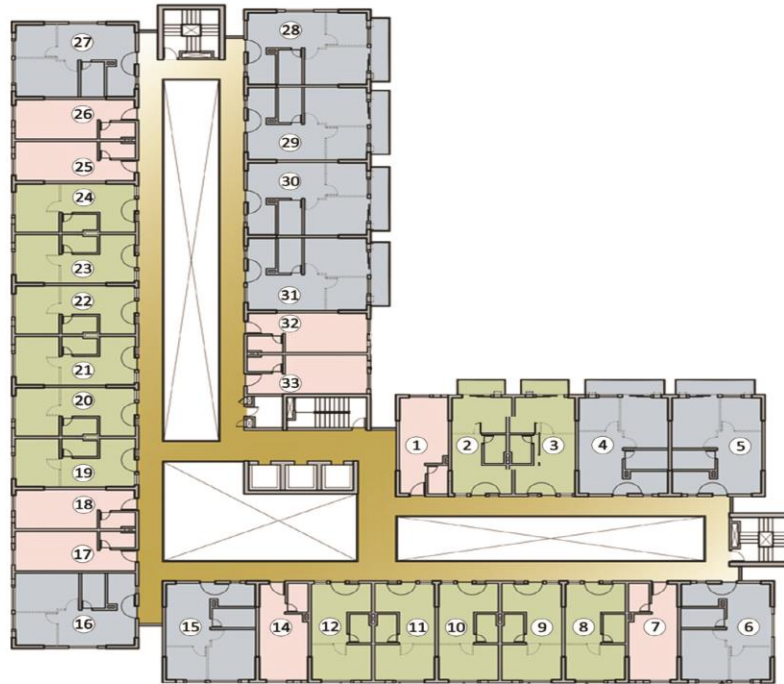


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LEGEND:

-  **STUDIO**
-  **ONE BEDROOM**
-  **TWO BEDROOM**



Building B

Floors 5, 7, 9, 11, 14 & 16

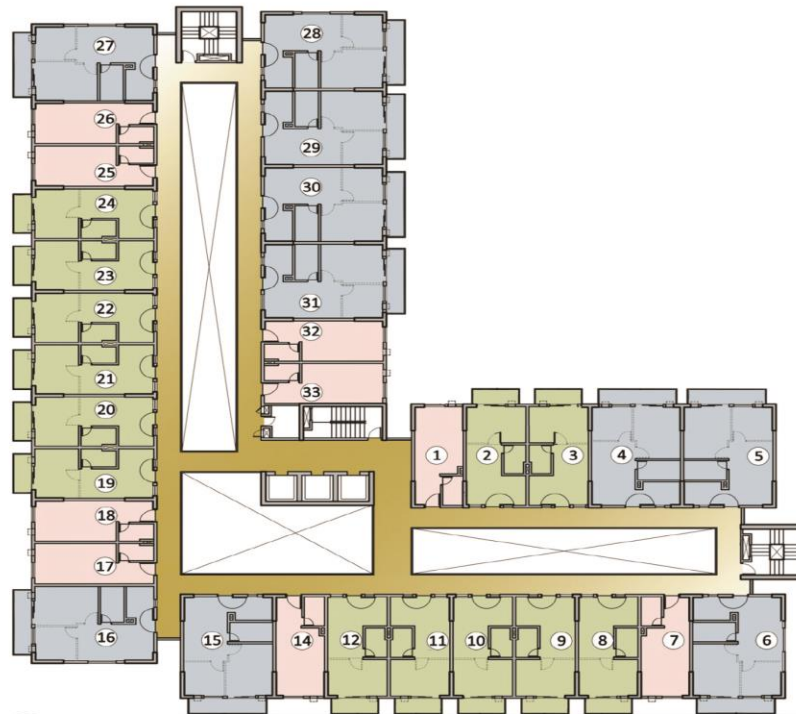


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LEGEND:

- STUDIO
- ONE BEDROOM
- TWO BEDROOM



Building B

Floors 6, 8, 10, 12, 15 & 17



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Unitized Floor Plan

Building B

Studio (w/o balcony)
Approximately 26.42 sqm

Studio (w/ Balcony)
Approximately 32.37sqm





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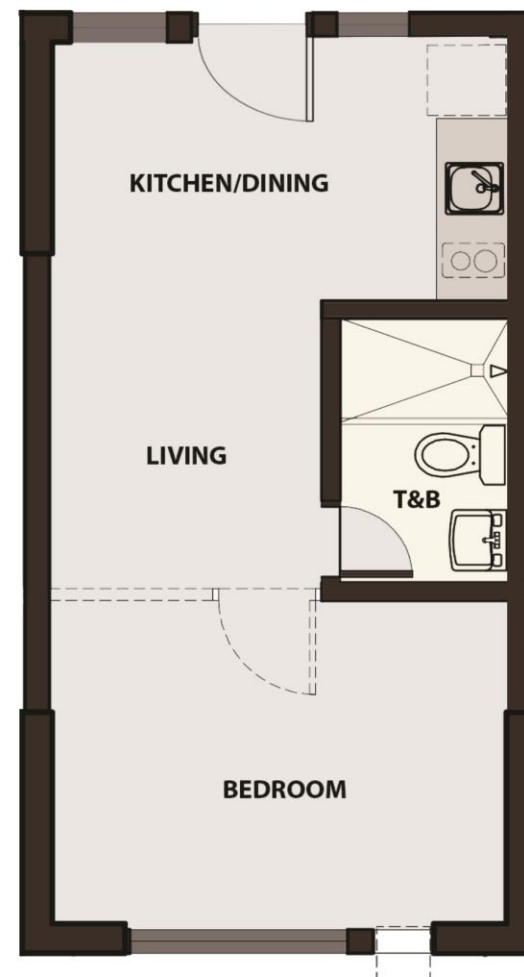


Unitized Floor Plan

Building B

1 Bedroom (w/o balcony)
Approximately 32.02 sqm

1 Bedroom (w/ Balcony)
Approximately 35.68sqm - 39.12sqm





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Unitized Floor Plan

Building B

2 Bedroom (w/o balcony)
Approximately 48.02 sqm

1 Bedroom (w/ Balcony)
Approximately 54.08sqm - 59.05sqm





Unit Features

- Individual meter for water and electricity
- Provision for telephone and cable TV line
- Ventilation for kitchen and toilets
- Provision for water heater at shower area
- Emergency back-up power supply
- Window type aircon opening and electrical outlet
- Automatic smoke detectors and fire alarm with sprinkler in all units
- Entrance panel door with viewer





Particulars	Living/Dining	Bedroom	Kitchen	Toilet and Bath
FLOORS	Cement mortar topping on concrete slab ready to receive floor finishes			300mm x 300mm Ceramic Tiles
CABINETS	N/A	N/A	Granite countertop only; no base cabinets	N/A
WALLS	Cement mortar plaster, one coat finish			300mm x 300mm Ceramic Tiles • Shower area: Floor to Ceiling • Other Area: 0.9 meter height from finish floor • Upper Area: Plastered Painted
INTERNAL PARTITIONS	No partitions			Cement mortar plaster, once coat finish
CEILING	- Painted underside of slab (one coat) with exposed beams - Fire sprinklers. Plumbing pipes and other vent pipes are also exposed			Moisture resistant Gypsum board on metal furring
DOORS	Except for the main door (Panel Door), no bedroom door will be provided			Flush Doors
WINDOWS	Aluminum with glass			
PLUMBING AND SANITARY	N/A		With kitchen sink faucet	- Water closet - Lavatory - Shower Valves
ELECTRICAL	- Electrical conduits and utility boxes with wires, panel board and circuit breaker will be provided. - All other electrical provisions not located in walls have provisions located on designated floor locations - Lighting fixtures are not supplied			With lighting Receptacles, Switches and Power outlet
FIRE PROTECTION	Automatic smoke detectors and fire alarm with sprinkler system			

Unit Deliverables

Building A/B

Bare unit with finished toilet and bath and kitchen counter





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Amenities

Speed up or slow down in **Acacia Escalades'** amenities:

- Lobby
- Kiddie and Adult Pool
- Landscaped Atrium
- Children's Playground
- Function Room
- Gym

Ground Floor:

- Robinsons Supermarket
- Retail Spaces





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Amenities
Lobby





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Amenities

Function Rooms





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Amenities

Landscaped Atrium





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Amenities

Kiddie and Adult Pool





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Amenities

Gym





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Amenities

Robinsons Supermarket and Retail Spaces on the Ground Floor





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ROBINSONS LAND
CORPORATION

YOUR DREAMS, OUR FOUNDATION.

ACACIA ESCALADES

Robinsons Land Corporation

Acacia Escalades is a project of Robinsons Land Corporation under its Robinsons Communities brand.

Robinsons Communities is committed in delivering quality and affordably priced homes in a relaxed community setting. It promises to provide homeowners a happy and relaxed way of life by offering open spaces ideal for community get-togethers, fun and functional amenities, complementing facilities and services for neighborhood and household conveniences all in a easily accessible location.

Robinsons Land Corporation is one of the Philippines' reputable real estate developers. It is a company of JG Summit Holdings, Inc., one of the largest conglomerates in the Philippines with interests in manufacturing, airline, real estate, banking, and petrochemicals. Robinsons Land has been a stable developer with businesses in malls, hotels, office buildings, horizontal housing, and residential condominium developments. The company has been awarded by leading international magazine Euromoney for being the Overall Best Managed Company in the Philippines for 2013 and 2014 consecutively. This citation is given to companies that displayed impressive execution of management accessibility, accounting transparency and corporate governance procedures.

