



AURORA
ESCALADES

YOUR
HOME-VESTMENT



Artist's Perspective

A REWARDING HOME

At Robinsons Communities, we build quality home concepts in strategic locations and create communities that improve ways of living. With Aurora Escalades, the eighth development of Robinsons Land in the lively locale of Cubao, we provide you a property that is both a **HOME** and a **VENTURE**.

The property is Robinsons Communities' first project that allows income generation through short- or long-term lease, with value that grows over time. Use it as an Airbnb® to monetize your extra space or make it your first solid home and asset purchase. **Aurora Escalades, your Home-Vestment.**



MAIN LOBBY
Artist's Perspective

LOCATION



Aurora Escalades is near the heart of Cubao, a few blocks away from malls, schools, hospitals and all the things one may need to live. With everything just within your reach, Aurora Escalades offers a high return on your investment.

AURORA BLVD. COR. 20TH AVE. CUBAO, QUEZON CITY
Located at the center of Quezon City

NEARBY ESTABLISHMENTS

MALLS

- Gateway Mall
- Alimall
- SM Cubao
- Farmers Plaza

OFFICE HUBS

- Araneta Center
- UP Techno Hub

URBAN CITIES

- Marikina City
- Antipolo City
- San Juan City

SCHOOLS

- Ateneo de Manila University,
- Miriam College
- University of the Philippines
- Technological Institute of the Philippines
- National College of Business and Arts Cubao
- Philippines School of Business Administration
- The Living Epistle Christian Academy
- St. Joseph Catholic School

TRANSPORTATION

- Cubao and Anonas LRT stations (which connect to Santolan and Recto stations)



SITE DEVELOPMENT PLAN



LAND AREA 3,300 sqm

NO. OF BUILDINGS 1 Tower

NO. OF RESIDENTIAL UNITS 800 Units

NO. OF RESIDENTIAL FLOORS 16 Floors


MASTERFULLY PLANNED



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All units are insightfully-designed and come with standard finish, making it adaptable to distinct living requirements.

 **Make the unit as your first home!** Choose from affordably priced and efficiently mapped-out studio units.

 **Lease it out for income-generation like Airbnb®, HoweAway, and the like.** Allow us to show you flexible unit plans for your next business venture.

 **Get easy access to daily conveniences.** Shop by the Robinsons Supermarket and neighborhood stores located at the ground floor of the development.

DESIGN PARTNERS

Architectural Design

ASYA DESIGN

Structural Design

SY2 + Associates

Plumbing, Sanitary & Fire Protection

F.L. Figueroa and Associates, Inc.

Electrical

ASYA ENGINEERING

Mechanical

ASYA ENGINEERING



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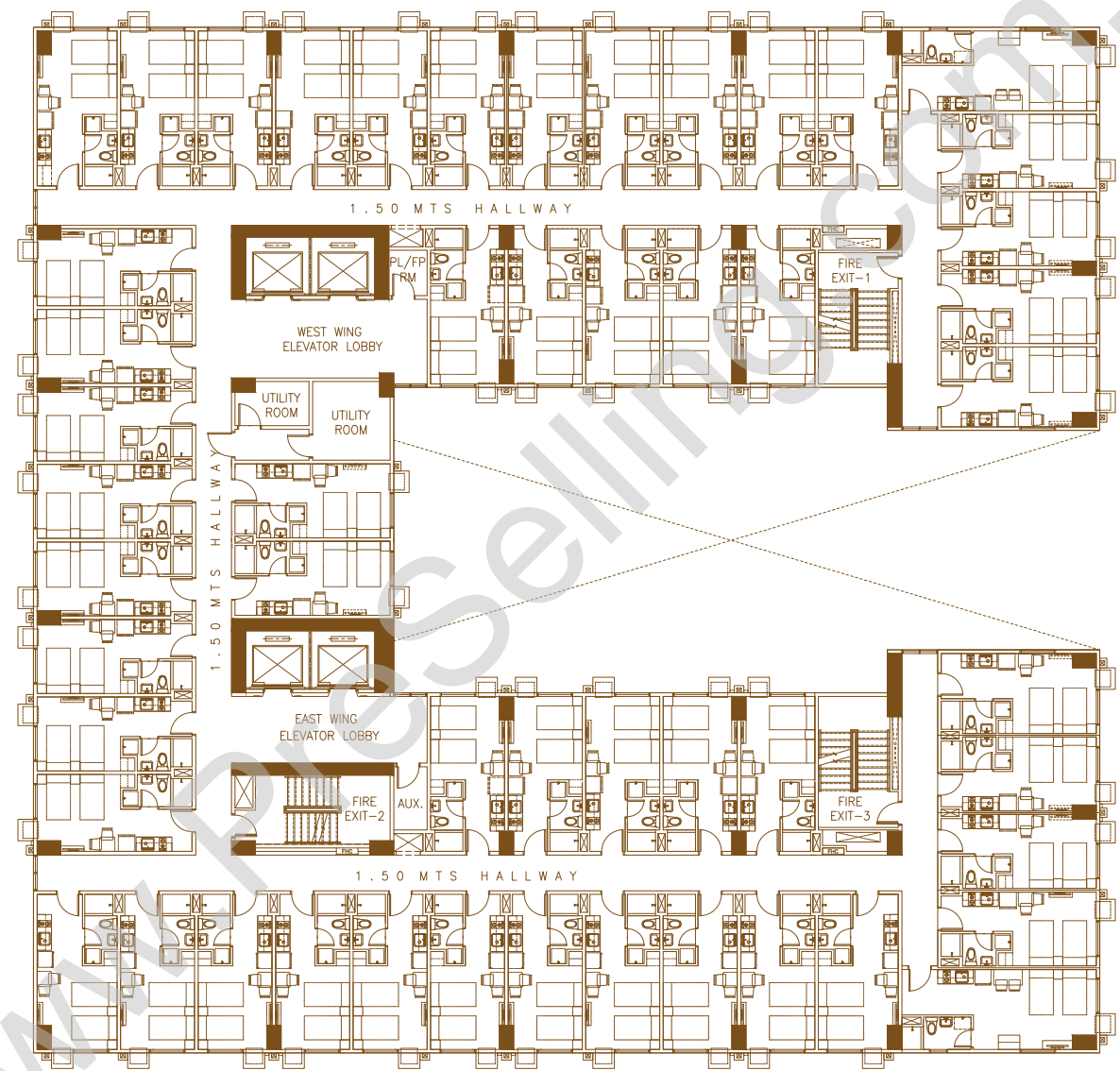
BUILDING FEATURES

- Main Entrance lobby with reception counter.
- CCTV monitoring on selected common areas
- Annunciator panel and emergency speaker
- Water supply from elevated water tank and underground cistern
- Standby power generator for all common areas
- Standby power at selected outlets in residential unit as follows:
 - One (1) ceiling for living/bedroom
 - One (1) convenience outlet for living/bedroom
 - One (1) convenience outlet for refrigerator
- Individual mail boxes
- Luggage Room
- Wi-Fi at selected Amenity Areas
- Centralized garbage holding room located at Ground floor
- Garbage holding area per residential floor
- Building Administration office
- Security Room
- Common laundry
- Drying Area at Roof Deck
- Transformer and Genset Room
- Fire Exit stairs
- Sewage Treatment Plant
- Min. of Two (2) fire exit stairs per building with well-lighted signages conforming to Fire Code of the Philippines

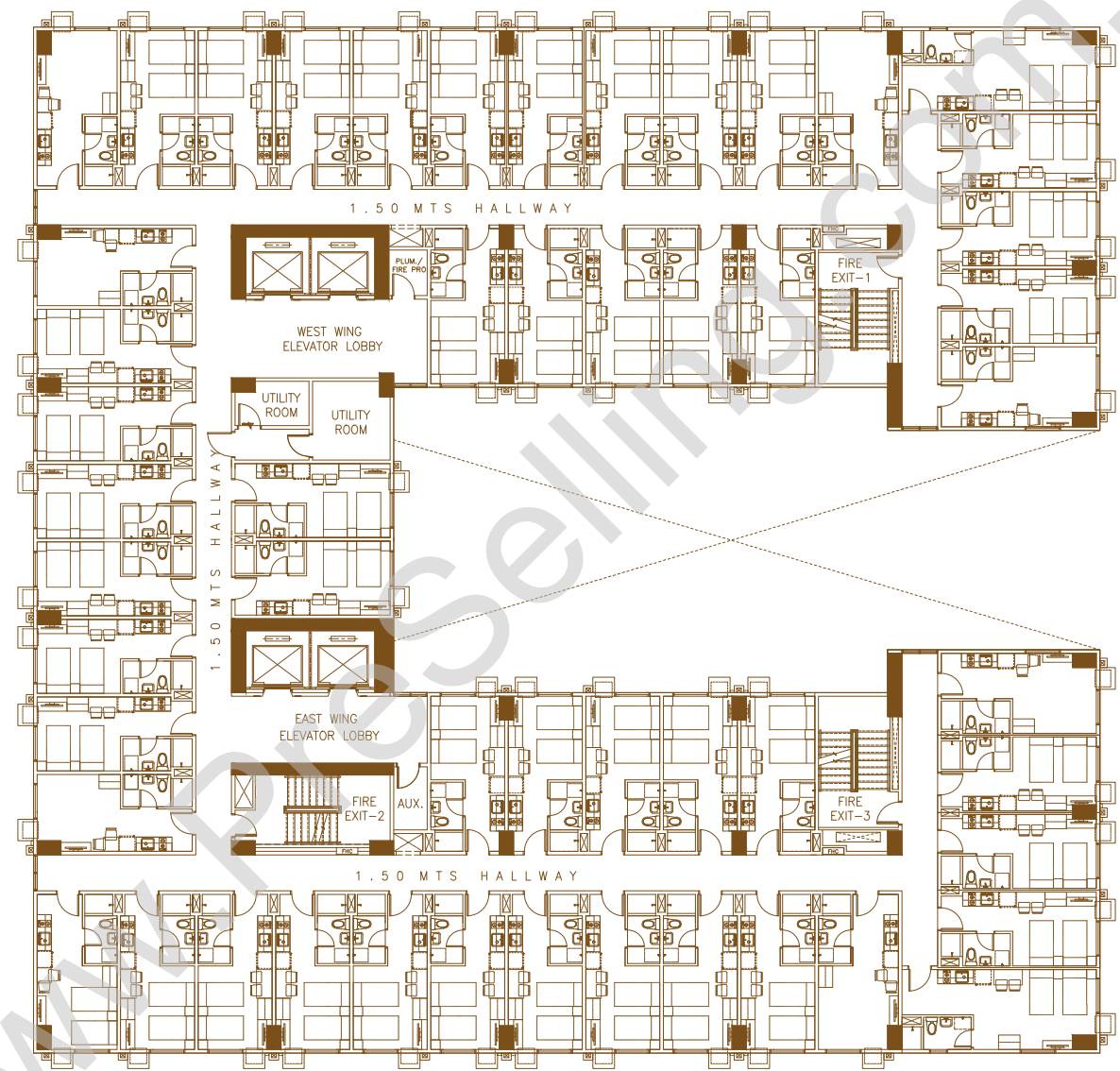


RETAIL FAÇADE
Artist's Perspective

TYPICAL FLOOR PLAN - 8TH TO 10TH FLOORS



TYPICAL FLOOR PLAN - 11TH TO 22ND FLOORS



AMENITIES

Discover a pleasant set of complementing indoor and outdoor facilities that provide opportunities for you to relax or engage in your personal or business endeavors.

INDOOR AMENITIES

Multi-Purpose Room
Network Lounge
Movie Den
Study Lounge

Game Room
Wellness Center
Fitness Center
Business Center

OUTDOOR AMENITIES

Lap Pool
Kiddie Pool
Kids' Play Area

Garden Lounge
Sky Deck
Jogging Path



RETAIL FAÇADE

Artist's Perspective

AMENITIES



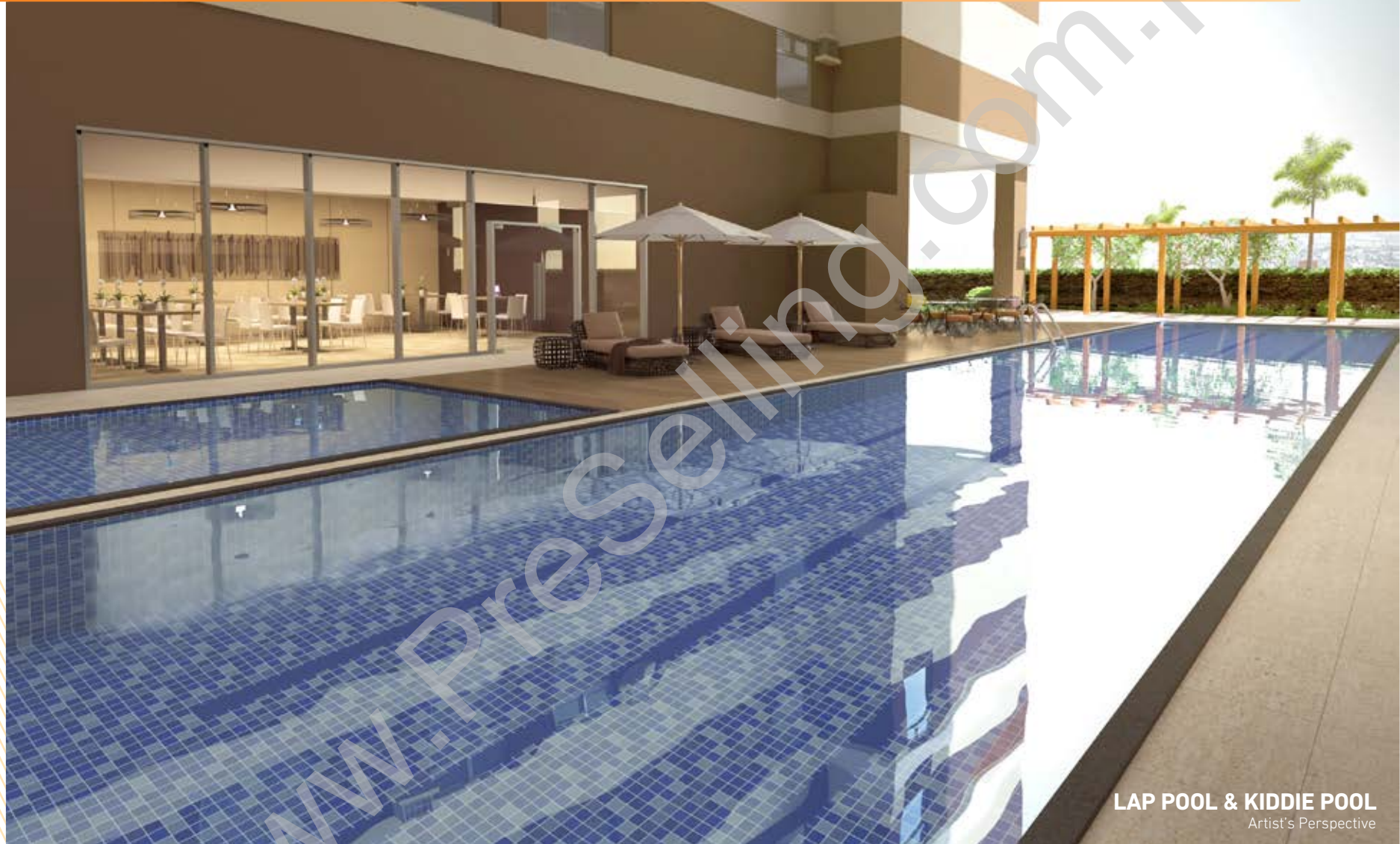
GARDEN LOUNGE
Artist's Perspective

AMENITIES



LAP POOL
Artist's Perspective

AMENITIES



LAP POOL & KIDDIE POOL
Artist's Perspective

AMENITIES



KIDS' PLAY AREA
Artist's Perspective

AMENITIES



MULTI-PURPOSE ROOM
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AMENITIES



NETWORK LOUNGE
Artist's Perspective

AMENITIES



FITNESS CENTER
Artist's Perspective

AMENITIES



MOVIE DEN
Artist's Perspective

AMENITIES



GAME ROOM
Artist's Perspective

AMENITIES



BUSINESS CENTER

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DISCLAIMER: For training purposes only. All details herein are subject to change without prior notice and do not constitute any part of a contract or offer.

AMENITIES



STUDY LOUNGE
Artist's Perspective

AMENITIES



WELLNESS CENTER
Artist's Perspective

AMENITIES



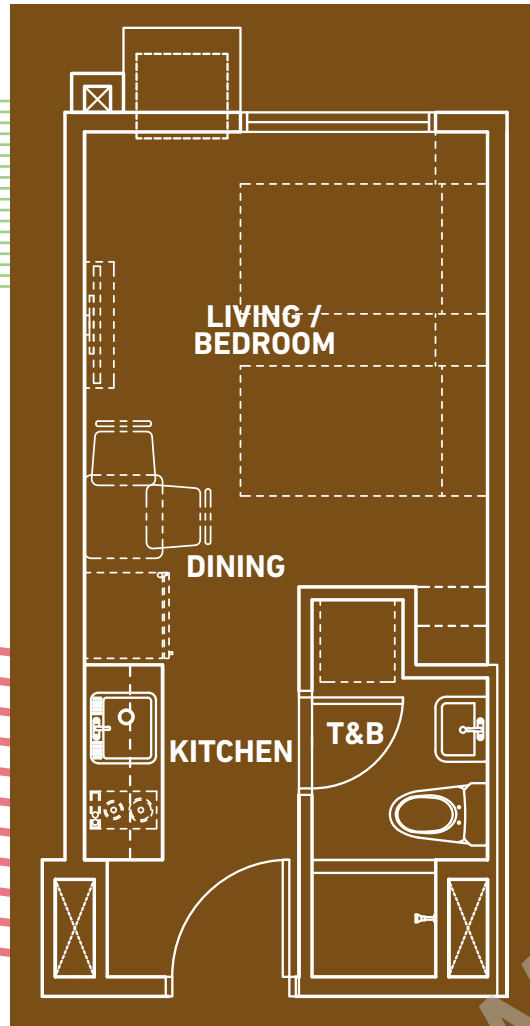
SKY DECK
Artist's Perspective

AMENITIES



SKY DECK
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SPATIAL PLANNING = OPTIMUM LIVING



STUDIO UNIT

UNIT AREA RANGE
22.00 sqm to 30.00 sqm

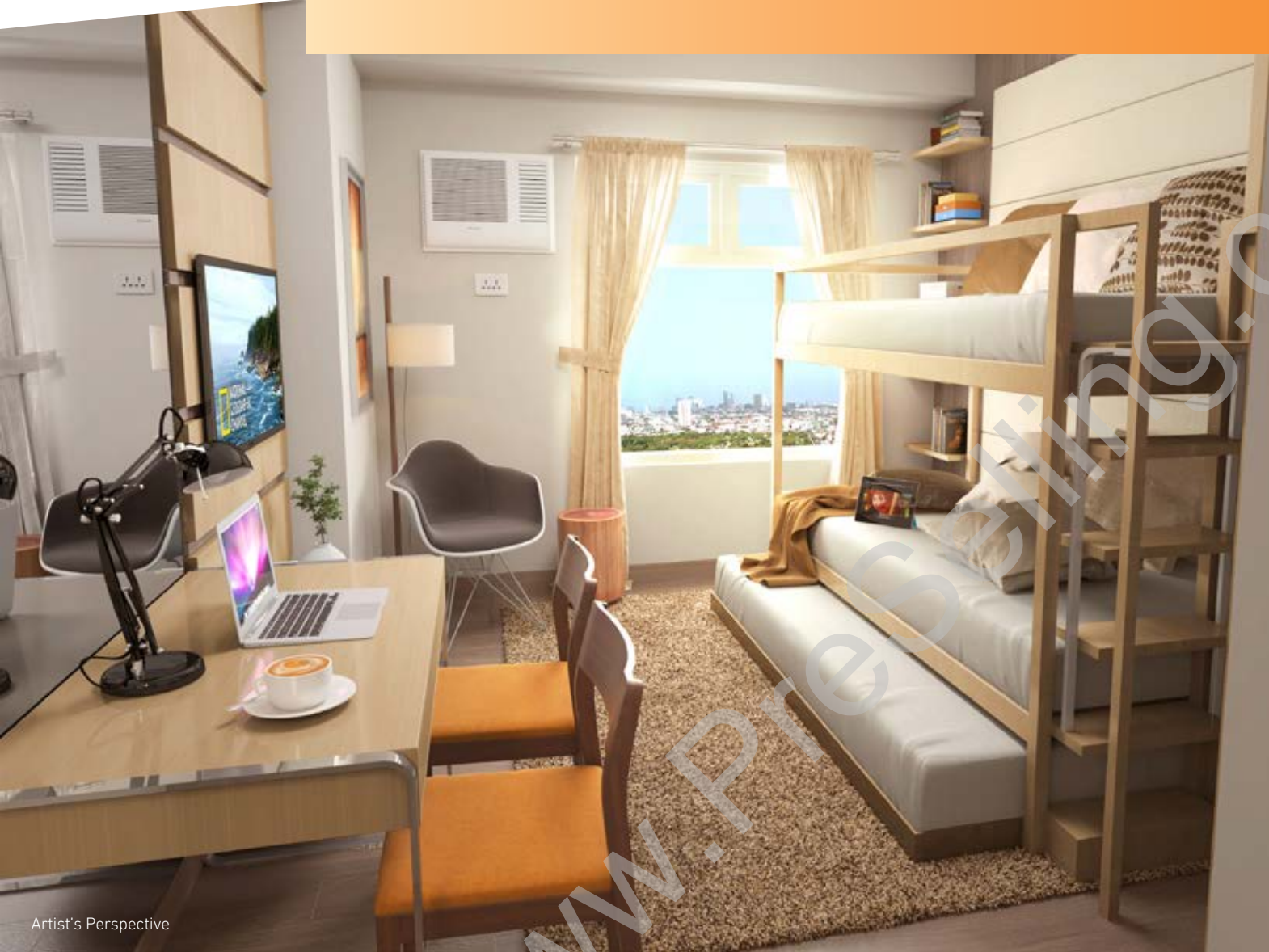
LIVING / BEDROOM / DINING:
±12.00 sqm to ± 13.00 sqm

KITCHEN:
± 6.00 sqm to ± 7.00 sqm

COMMON T&B:
±14.00 sqm

Take advantage of your unit by customizing the layout of your furniture according to your preferences or to maximize the space.

UNIT FEATURES



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Entrance panel door with viewer

Intercom per unit connected to the reception counter

Automatic Smoke detectors, fire alarms and sprinkler system in all units

Provisions for:

- Individual electric and water meter
- Telephone line at Living/Bedroom
- Cable TV line at Living/Bedrooms
- Ventilation for kitchen and toilets
- Window type air conditioner provision in all units.
- Provision for water heater in toilet
- Washer/Dryer provision for each units.

UNIT FINISHES AND DELIVERABLES

FLOOR FINISH

**Living/Dining/Kitchen/Bedroom
Toilet and Bath**

Homogeneous Tiles
Homogeneous Tiles

WALL FINISH

**Living/Dining/Kitchen/Bedroom
Toilet and Bath**

Painted Plastered Walls
Combination of Homogeneous Tiles
and Painted Plastered Wall

CEILING FINISH

**Living/Dining/Bedroom
Kitchen
Toilet and Bath**

Painted Slab Soffit (no ceiling)
Painted Moisture Resistant Gypsum Board
Painted Moisture Resistant Gypsum Board

RESIDENTIAL UNIT DELIVERABLES

**Bedroom Closet
Kitchen Countertop & Splashboard
Overhead and Undercounter
Kitchen Cabinets
Hot Water Line Provisions**

Modular with Mirror
Granite
Modular in Laminated
Wood Finish
Single Point at T&B



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RING ROB AND PROPERTY MANAGEMENT



With the Ring Rob Concierge, easily tackle every task on hand, and live a hassle-free and convenient lifestyle. Just go online and sign up to encounter a comprehensive list of services tailor-made to make life easier.

SERVICES

- Business Center Services
- Cleaning Services
- Delivery
- Laundry Services
- Medical House Call
- Professional Services
- Repairs and Maintenance



Enroll your unit with Robinsons Residential Leasing Group and turn your property into an income-generating asset. Robinsons Leasing offers hassle-free property management so you can relax and enjoy life with your family.

SERVICES

- Advertise your unit through different marketing channels
- Source and screen prospective lessees
- Host ocular inspections or viewing of your unit with prospective lessees
- Negotiate and administer Contract of Lease with complete documentary lease requirements
- Assist lessee in moving in and/or out of your unit
- Document and report condition of your unit
- Provide housekeeping services for a minimal fee (through Ring Rob Concierge)

ROBINSONS LAND CORPORATION

Aurora 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 petro chemicals. Robinsons Land has been a stable developer with businesses in malls, hotels, office buildings, horizontal housing, and residential condominium developments. This citation is given to companies that displayed impressive execution of management accessibility, accounting transparency and corporate governance procedures.