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# GATEWAY REGENCY STUDIOS

## GROW YOUR FUTURE



Artist's Perspective  
of Building Façade



# GROW YOUR DREAM HOME

Every Robinsons Communities development is designed with a comfortable life in mind. Careful planning is given to every project so that it is always priced reasonably and is built with highest standards of quality, a trademark of the Robinsons Land brand.

Gateway Regency STUDIOS, the newest project under the Robinsons Communities brand, is conceptualized within the same fundamentals. Every hard-working urban professional will find the project a suitable foundation to grow a promising future given the project's core offerings:

- > STRATEGIC LOCATION
- > EFFICIENTLY-DESIGNED LIVING SPACES
- > REASONABLY PRICED UNITS





## GROW YOUR CAREER

Have your eyes set in growing your career in the corporate world or a start-up entrepreneur wishing to make it to the big leagues? The project's ideal location gives you a competitive advantage. Gateway Regency STUDIOS is strategically located along Pioneer Street, a comfortable distance to Makati, Bonifacio Global City (BGC), Ortigas, and Mandaluyong, where most corporate headquarters and big businesses are located.

Some offices are even just a walk away from home. The development is situated within the master-planned, Robinsons Cybergate Complex, home to four big office buildings, also built by Robinsons Land (Cybergate Tower 1, 2 and 3 and Cybergate Plaza).

With less number of hours spent in traffic, Gateway Regency STUDIOS lets you focus on doing your best work, allowing your career or business to blossom.





## NEARBY ESTABLISHMENTS

### OFFICE HUBS

Robinsons Cybergate Towers 1, 2 & 3 - 0.20KM  
Robinsons Cybergate Plaza - 0.35KM  
Ortigas Central Business District - 3.0KM  
Bonifacio Global City - 5.0KM  
Makati City - 5.0KM

### EDUCATIONAL INSTITUTIONS

La Salle Greenhills - 3.8KM  
Lourdes School of Mandaluyong - 1.5KM  
University of Asia and the Pacific - 2.0KM  
Ateneo Graduate School of Business, Makati City - 3.0KM

### TRANSPORTATION HUBS

MRT 3 Boni Station - 0.45KM  
Pioneer Bus Stop - 0.35KM  
PUV Terminal (along Pioneer St.) - 0.35KM

### LIFESTYLE DESTINATIONS

Forum Robinsons Mall - 0.35KM  
Shangri-La Plaza - 1.6KM  
SM Megamall - 2.2KM  
Greenfield District - 1.6KM  
Kapitolyo - 1.9KM  
Rockwell - 2.5KM





# SITE DEVELOPMENT PLAN

**6,046 SQM**

(including Gateway Regency)

**2 TOWERS, 3 PARKING FLOORS**

Tower 1 - Gateway Regency

Tower 2 - Gateway Regency STUDIOS

**836 RESIDENTIAL UNITS**

Gateway Regency Studios

**29 RESIDENTIAL FLOORS**

Gateway Regency Studios



FOR TRAINING PURPOSES ONLY



## DESIGN PARTNERS

### CASAS + ARCHITECTS

Architectural Design

### SY2 + ASSOCIATES

Structural Design

### NBF CONSULTING

Plumbing, Sanitary & Fire Protection

### MARIO A. ALIX PHILIPPINES, INC.

Electrical

### L.R. PUNSALAN & ASSOCIATES

Mechanical





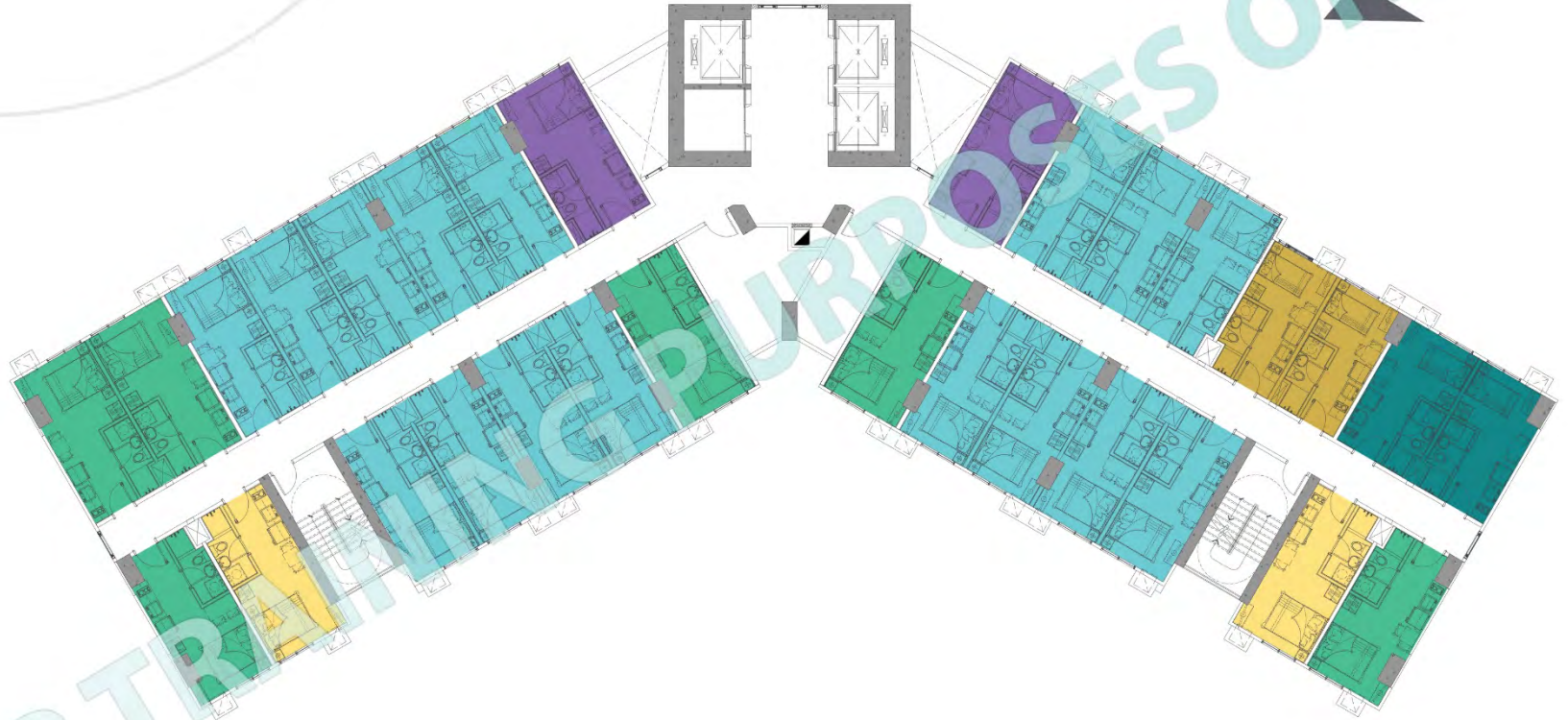
## BUILDING FEATURES

- Main entrance lobby with reception counter
- CCTV monitoring on selected common areas
- Fire Alarm System
- Annunciator panel and emergency speaker
- 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 light for living/bedroom
  - One (1) convenience outlet for living/bedroom
  - One (1) convenience outlet for refrigerator
- Individual mail boxes
- Centralized garbage holding room
- Garbage holding area per residential floor
- Building administration office
- Security room
- Common drying area at Roof Deck
- Transformer and genset room
- Sewage Treatment Plant
- Two (2) fire exit stairs with well-lighted signages conforming to Fire Code of the Philippines



# TYPICAL FLOOR PLAN 2ND - 29TH FLOOR

- STUDIO - 20.00 SQM
- STUDIO - 21.00 SQM
- STUDIO - 23.00 SQM
- STUDIO - 19.50 SQM
- STUDIO - 22.50 SQM
- STUDIO - 17.00 SQM





## GROW YOUR LIFESTYLE

Gateway Regency STUDIOS' unique location also gets you close to dozens of commercial hubs that offer something for every lifestyle. From the dynamic dining culture of Kapitolyo to the bustling nightlife at Bonifacio Global City, and even the indie theaters located throughout Mandaluyong, you're only a short drive away from the lifestyle you want.

But what makes your home stand-out is its wide range of recreational amenities tucked into the development. Staycations, dinner dates, family events big or small, swimming parties, business meet-ups, or even as simple as lounging around on a lazy weekend gets an upgrade at Gateway Regency STUDIOS.

Residents of Gateway Regency STUDIOS also gets complete access to all the amenities within the Gateway Residences Complex.





## INDOOR AMENITIES

### GATEWAY REGENCY STUDIOS

- 1 Entertainment Room
- 2 Game Room
- 3 Wi-Fi Lounge
- 4 Function Room
- 5 Sky Lounge

### GATEWAY REGENCY

- 6 Fitness Center

### GATEWAY GARDEN HEIGHTS

- 7 Fitness Gym
- 8 Function Room

### ONE GATEWAY PLACE

- 9 Fitness Gym
- 10 Function Room

## OUTDOOR AMENITIES

### GATEWAY REGENCY STUDIOS & GATEWAY REGENCY OUTDOOR AMENITY FLOOR

- 11 Lap Pool
- 12 Kiddie Pool
- 13 Gazebo
- 14 Barbeque Pit
- 15 Children's Playground
- 16 Jogging Paths
- 17 Landscaped Gardens

### GATEWAY GARDEN HEIGHTS & ONE GATEWAY PLACE OUTDOOR AMENITY FLOOR

- 18 Basketball Half-Court
- 19 Adult Pool
- 20 Kiddie Pool
- 21 Gazebo
- 22 Jogging Paths
- 23 Playground





GATEWAY REGENCY  
**STUDIOS**

**AMENITIES**  
ENTERTAINMENT ROOM



FOR TRAINING PURPOSES ONLY

Artist's Rendering



●●●  
GATEWAY REGENCY  
STUDIOS

AMENITIES  
GAME ROOM



Artist's Rendering



●●●  
GATEWAY REGENCY  
STUDIOS

AMENITIES  
WI-FI LOUNGE



Artist's Rendering



GATEWAY REGENCY  
**STUDIOS**

**AMENITIES**  
FUNCTION ROOM



Artist's Rendering



●●●  
GATEWAY REGENCY  
STUDIOS

AMENITIES  
SKY LOUNGE



Artist's Rendering



AMENITIES  
WITHIN GATEWAY  
RESIDENCES COMPLEX  
FITNESS CENTER



Actual Photos



**AMENITIES  
WITHIN GATEWAY  
RESIDENCES COMPLEX**  
LAP POOL & KIDDIE POOL



Actual Photos



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AMENITIES  
WITHIN GATEWAY  
RESIDENCES COMPLEX  
CHILDREN'S PLAYGROUND

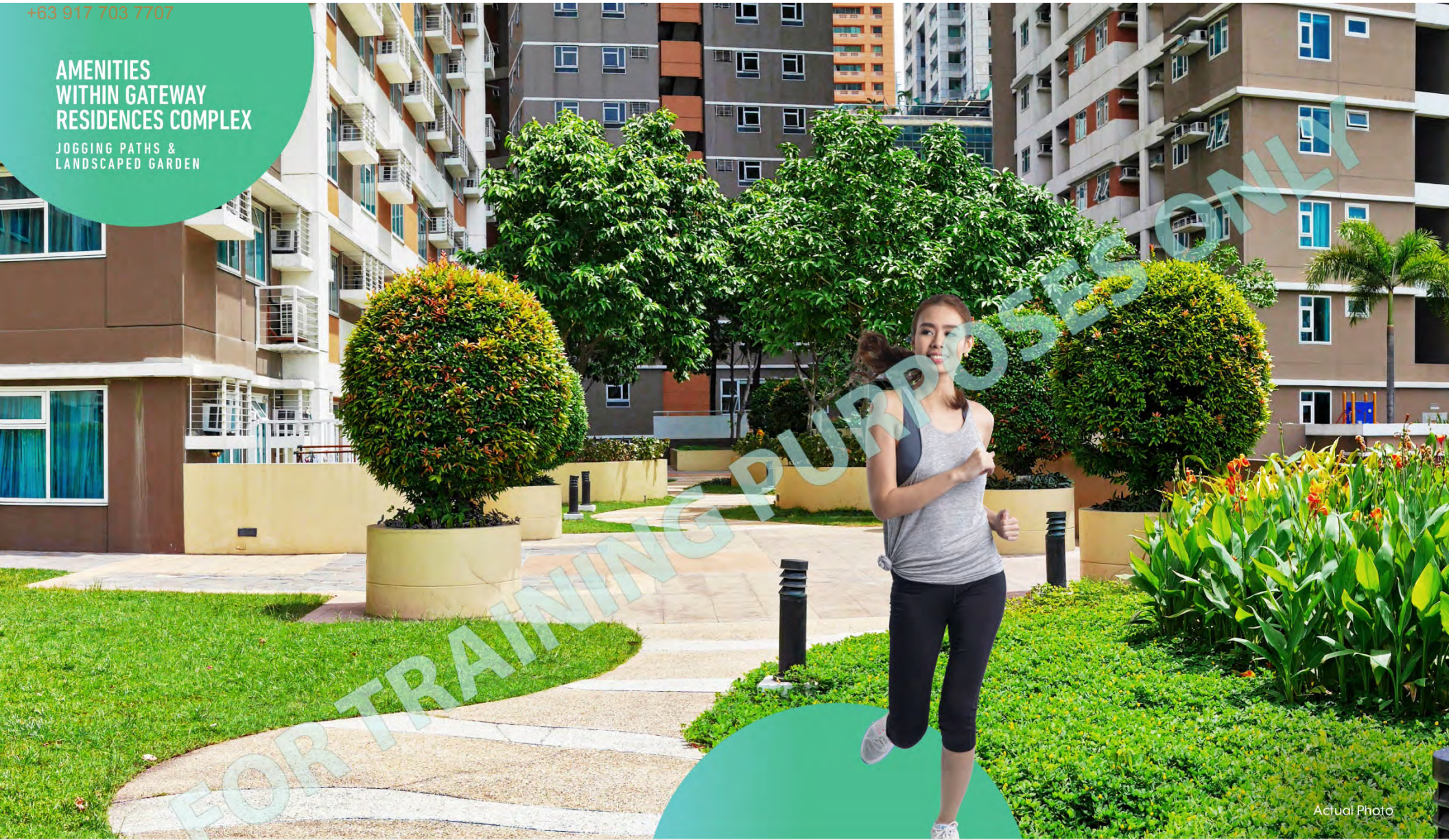


Actual Photos



## AMENITIES WITHIN GATEWAY RESIDENCES COMPLEX

JOGGING PATHS &  
LANDSCAPED GARDEN



Actual Photo



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AMENITIES  
WITHIN GATEWAY  
RESIDENCES COMPLEX  
BASKETBALL HALF-COURT



Actual Photo



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.





# GROW YOUR INVESTMENT

While primarily geared as a start-up home, Gateway Regency STUDIOS is also ideal as a smart investment option. Renting it out for long term arrangements may prove to be a worthwhile venture due to the project's proximity to various offices.

Corporations located in the nearby CBDs, looking at providing affordable and quality housing options for their employees, or families based in nearby provinces with business plans to expand or send their children to notable schools within Metro Manila may also find Gateway Regency STUDIOS as a smart pick.





# UNIT FEATURES

## UNIT FEATURES

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/Bedroom

Kitchen Exhaust

Mechanical Ventilation for toilets

Washer/Dryer provision for each units (Washer/Dryer excluded)

Hot water line at toilet shower (water heater excluded)

Window type airconditioner at all units (Aircondition Unit excluded)

## UNIT FINISHES AND DELIVERABLES

### FLOOR FINISHES

LIVING/DINING/KITCHEN/BEDROOM

Homogeneous Tiles

TOILET AND BATH

Homogeneous Tiles

### WALL FINISHES

LIVING/DINING/KITCHEN/BEDROOM

Painted Plastered Walls

TOILET AND BATH

Combination of Homogeneous Tiles and Painted Plastered Wall

### CEILING FINISHES

LIVING/DINING/BEDROOM

Painted Slab Soffit (no ceiling)

KITCHEN

Painted Slab Soffit (no ceiling)

TOILET AND BATH

Painted Gypsum Board

### RESIDENTIAL UNIT DELIVERABLES

BEDROOM CLOSET

Modular

KITCHEN COUNTERTOP & SPLASHBOARD

Granite Stone

OVERHEAD KITCHEN CABINETS

Modular

UNDERCOUNTER KITCHEN CABINETS

Modular

LAVATORY / WATER CLOSET

Wall-mounted / Bach Flush

OUTLET FOR REFRIGERATOR

350 Watts

OUTLET FOR 2 BURNER COOKTOP

20 Amps

HOT WATER LINE PROVISION

3.5kW single point at T&B / Shower





# 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
- Furniture Collection
- Robinsons Appliances



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

Gateway Regency Studios 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.

