



**AURORA  
ESCALADES**

YOUR  
HOME-VESTMENT



# 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 TechnoHub

### 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 3,300sqm

NO. OF BUILDINGS 1 Tower

NO. OF RESIDENTIAL UNITS 800 Units

NO. OF RESIDENTIAL FLOORS 16 Floors

# MASTERFULLY PLANNED



Artist's Perspective

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**



Artist's Perspective

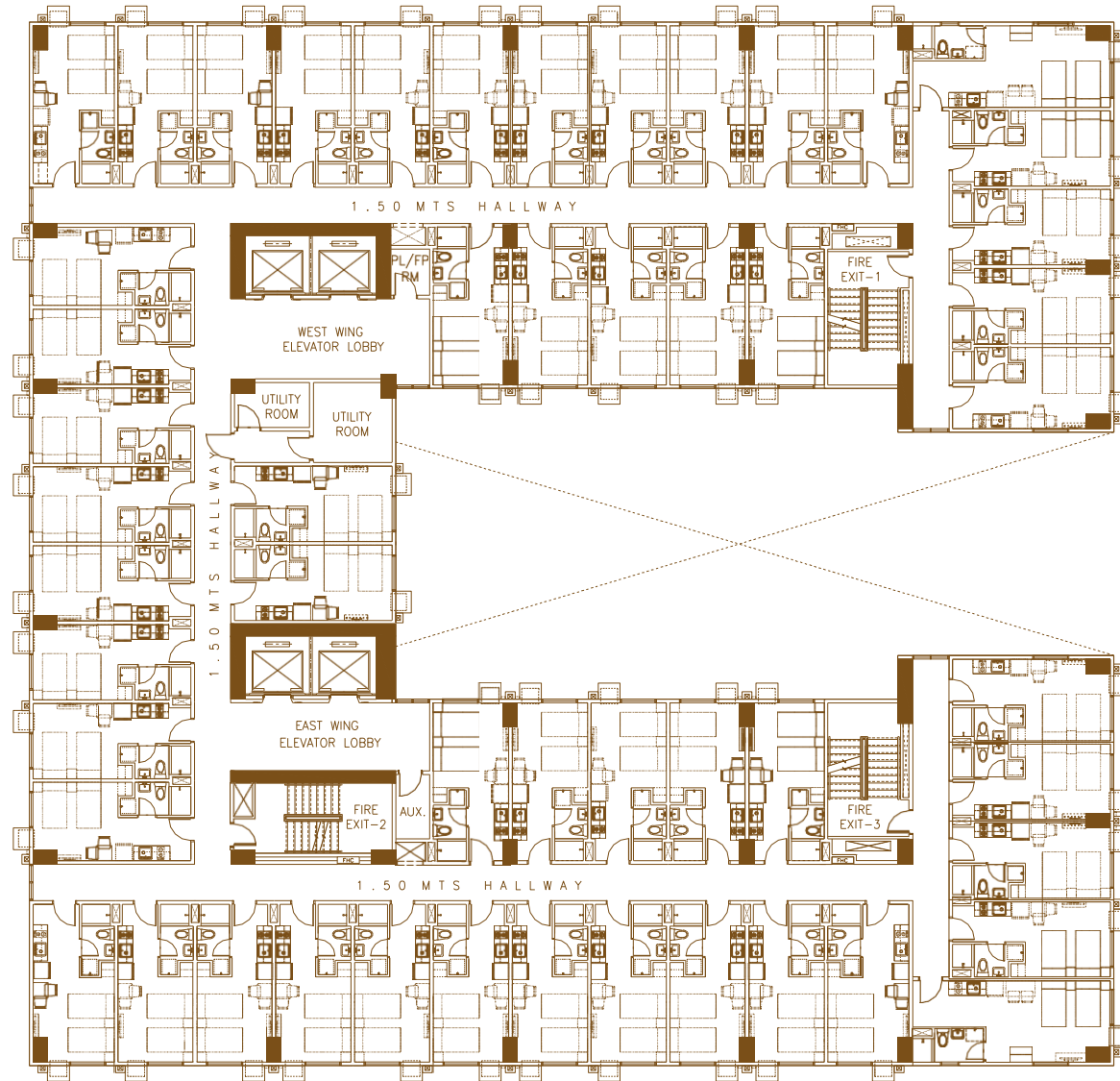
# BUILDING FEATURES

- 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



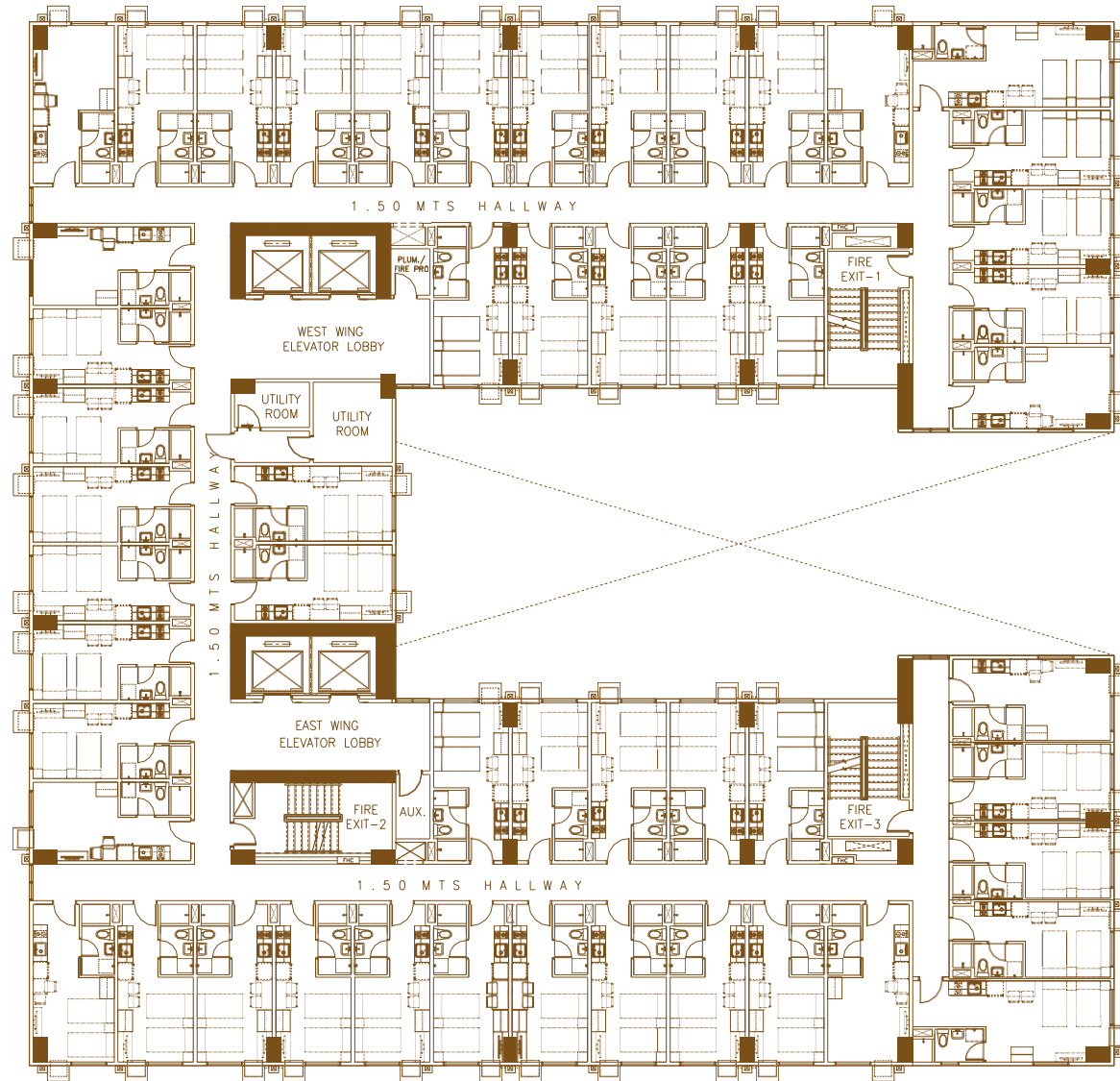
RETAIL FAÇADE  
Artist's Perspective

# TYPICAL FLOOR PLAN - 8<sup>TH</sup> to 10<sup>TH</sup> FLOORS





# TYPICAL FLOOR PLAN - 11<sup>TH</sup> to 22<sup>ND</sup> 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' PlayArea

Garden Lounge  
Sky Deck  
Jogging Path



RETAIL FAÇADE  
Artist's Perspective

# AMENITIES

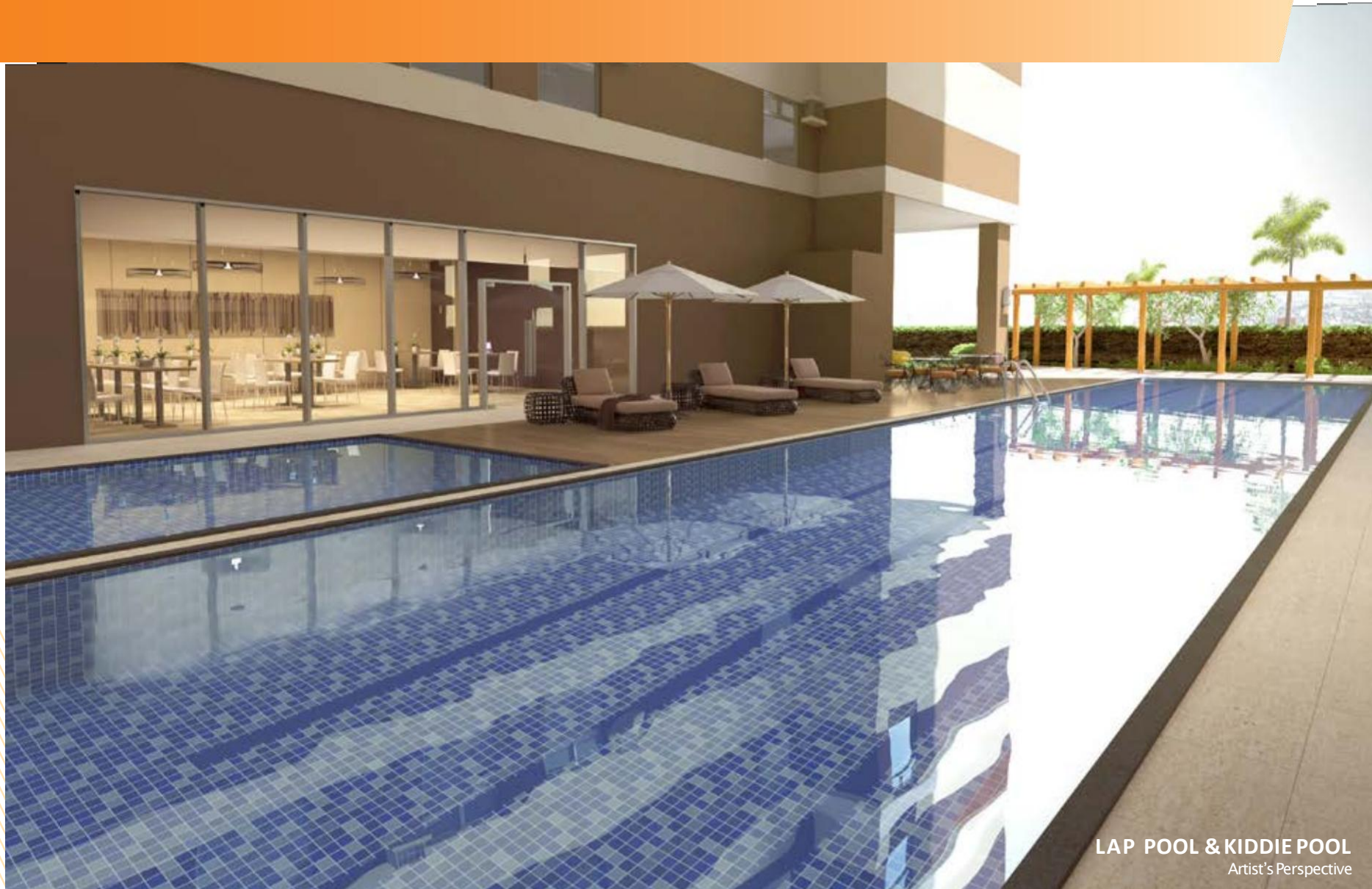


**GARDEN LOUNGE**  
Artist's Perspective

# AMENITIES



# AMENITIES



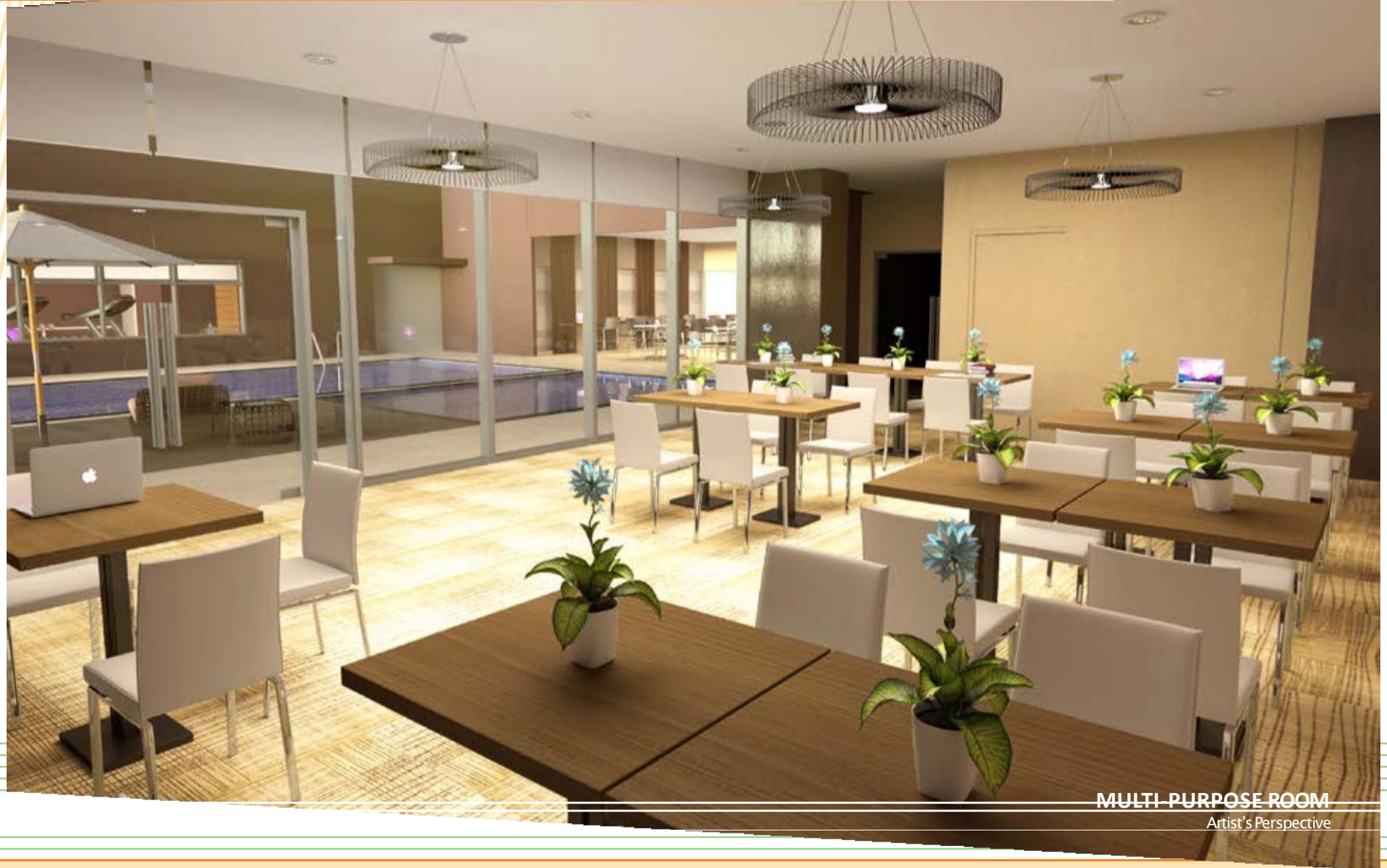
LAP POOL & KIDDIE POOL  
Artist's Perspective

# AMENITIES



**KIDS' PLAY AREA**  
Artist's Perspective

# AMENITIES



**MULTI-PURPOSE ROOM**

Artist's Perspective

# 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**  
Artist's Perspective

# AMENITIES



STUDY LOUNGE  
Artist's Perspective

# AMENITIES



**WELLNESS CENTER**  
Artist's Perspective

# AMENITIES



SKY DECK  
Artist's Perspective

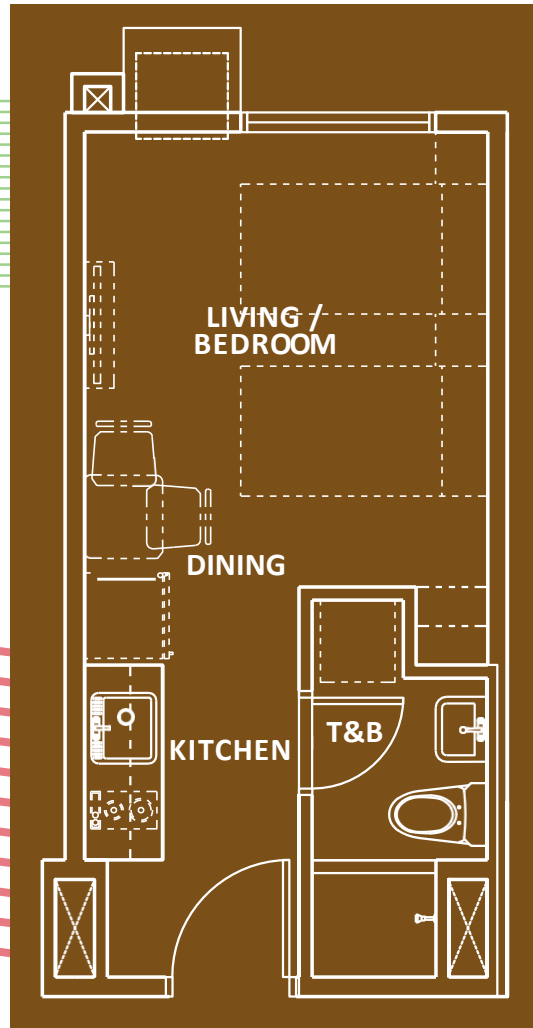
# AMENITIES



SKY DECK  
Artist's Perspective



# 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



Artist's Perspective

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



Artist's Perspective

# 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)

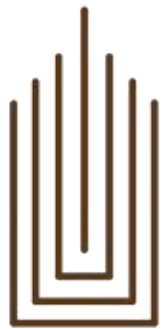
# ROBINSONS LAND CORPORATION

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.



## **AURORA** ESCALADES

HLURB TLS# ENCRFO-18-01-001  
Completion Date: August 2022

AURORA BLVD. COR. 20TH AVE. CUBAO, QUEZON CITY  
Owner/Developer: Robinsons Land Corporation