

# ACACIA ESCALADES



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RESIDENTIAL DIVISION

We Are Home.

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**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



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**

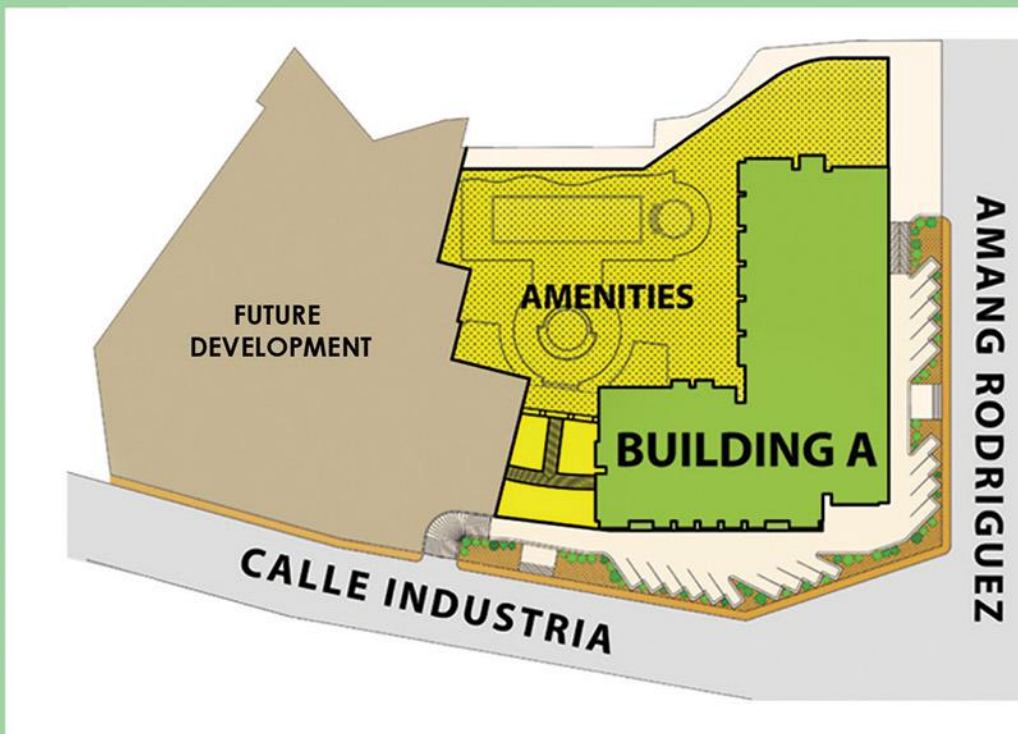
Have zero trouble running your daily errands with Acacia Escalades' practical location.

So near but not so far. **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.





Site Development



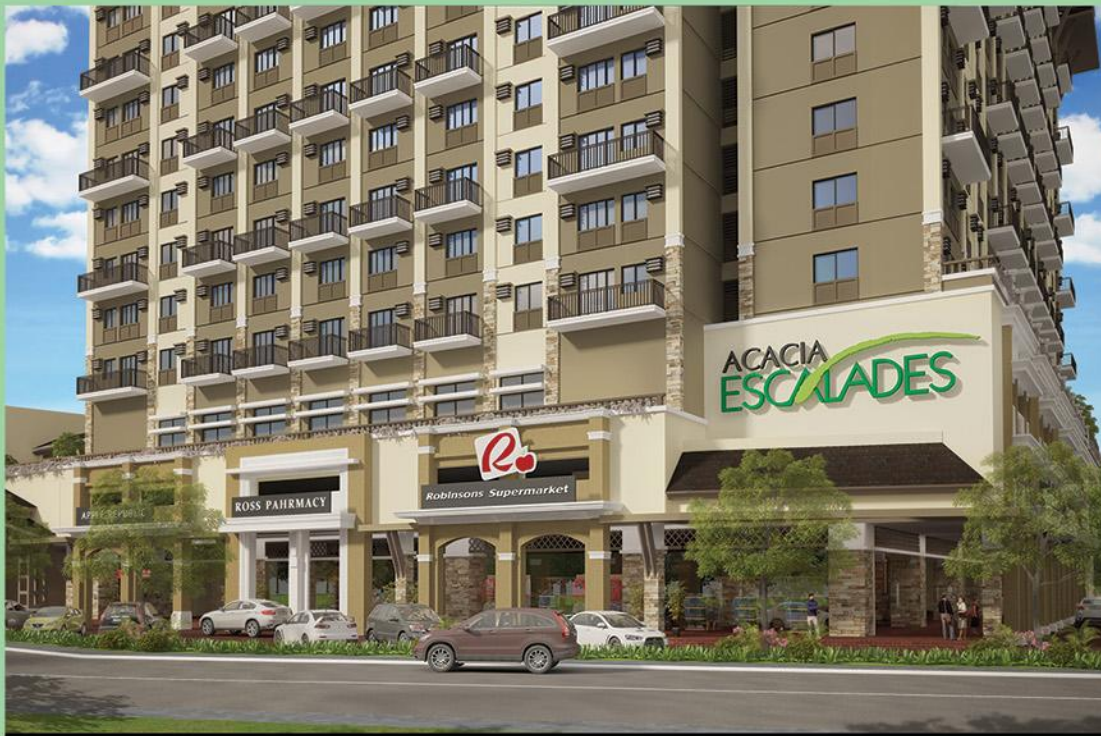


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### Theme / Architectural Design

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.





#### 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**

Architect Edgardo "Butch" Daza





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### Unit Options

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







**Typical Floor Plan**

Building A

4th Floor



**LEGEND:**

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



**Typical Floor Plan**

Building A

Floors 6, 8, 10, 12, 15



**LEGEND:**

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



**Typical Floor Plan**

Building A

Floors 5, 7, 9, 11, 14



**LEGEND:**

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

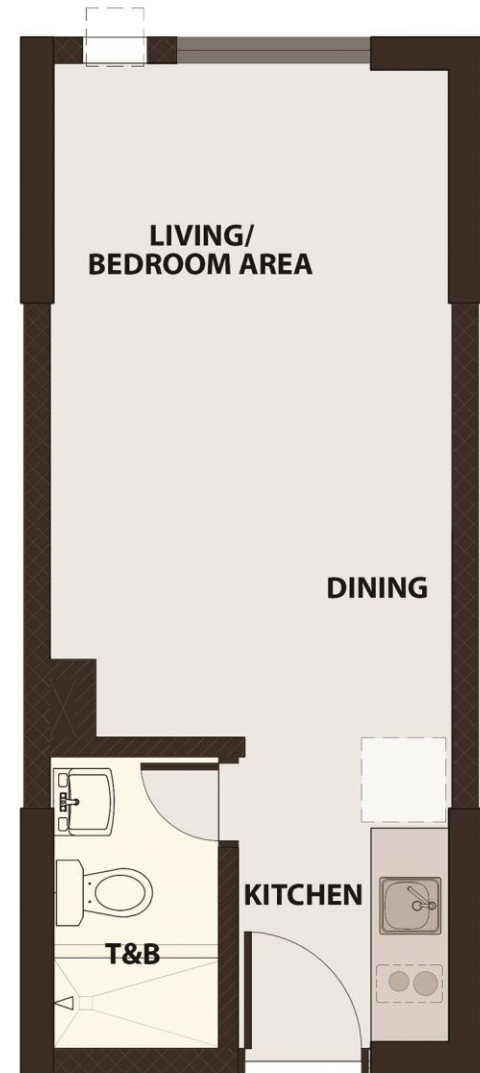


**Unitized Floor Plan**

Building A

Studio

Approximately 26.40 sqm





### Unitized Floor Plan

Building A

1-Bedroom Unit  
Approximately 35.72 sqm





**Unitized Floor Plan**

Building A

2-Bedroom Unit  
Approximately 48 sqm





### 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
<b>FLOORS</b>	Cement mortar topping on concrete slab ready to receive floor finishes			300mm x 300mm Ceramic Tiles
<b>CABINETS</b>	N/A	N/A	Granite countertop only; no base cabinets	N/A
<b>WALLS</b>	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
<b>INTERNAL PARTITIONS</b>	No partitions			Cement mortar plaster, once coat finish
<b>CEILING</b>	<ul style="list-style-type: none"> <li>• Painted underside of slab (one coat) with exposed beams</li> <li>• Fire sprinklers. Plumbing pipes and other vent pipes are also exposed</li> </ul>			Moisture resistant Gypsum board on metal furring
<b>DOORS</b>	Except for the main door (Panel Door), no bedroom door will be provided			Flush Doors
<b>WINDOWS</b>	Aluminum with glass			
<b>PLUMBING AND SANITARY</b>	N/A		With kitchen sink faucet	<ul style="list-style-type: none"> <li>• Water closet</li> <li>• Lavatory</li> <li>• Shower Valves</li> </ul>
<b>ELECTRICAL</b>	<ul style="list-style-type: none"> <li>• Electrical conduits and utility boxes with wires, panel board and circuit breaker will be provided.</li> <li>• All other electrical provisions not located in walls have provisions located on designated floor locations</li> <li>• Lighting fixtures are not supplied</li> </ul>			With lighting Receptacles, Switches and Power outlet
<b>FIRE PROTECTION</b>	Automatic smoke detectors and fire alarm with sprinkler system			



**Unit Deliverables**

Building A

Bare unit with finished toilet and bath and kitchen counter





### 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

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

