

axis

RESIDENCES

HLURB TLS ENCRFO-12-07-034



Landmark Project of Two of the Most Reputable and Stable Real Estate Developers

- Robinsons Land Corporation is a member of JG Summit Holdings, Inc. while Federal Land is a member of the Metrobank Group.
- Robinsons Land Corporation is the biggest landlord in Pioneer Mandaluyong.



**ROBINSONS LAND
CORPORATION**

“Proudly backed by two of the country’s most stable and reputable developers, The AXIS Residences is a landmark project that will further define the Pioneer area as an emerging mixed-use hub for urban professionals.”

Aside from an accessible, functional and well-planned community, future residents will also benefit from RLC’s already significant presence in the area with its commercial mall, hotel and residential/office developments.”

MR. FREDERICK D. GO

President, Robinsons Land Corporation



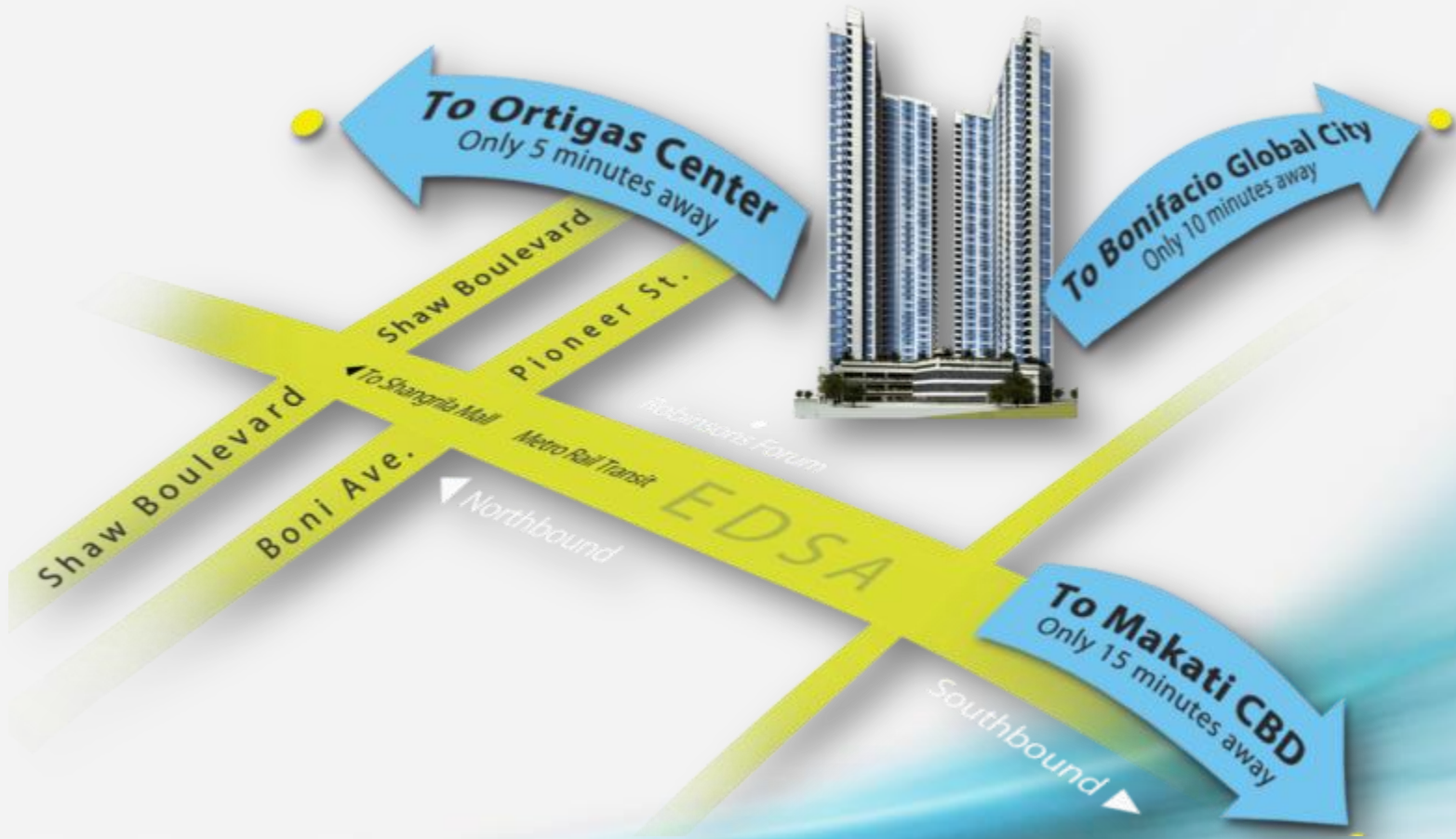
“This formidable partnership of two industry stalwarts promises only the best for future residents of the Axis Residences. Together, the two companies contribute a wealth of experience not only in design and construction, but most importantly, actual delivery to customers.””

MR. ALFRED V. TY

President, Federal Land Inc.



Location	EDSA Pioneer, Mandaluyong City
Product Type	High-rise residential development
Number of buildings	2 High-rise buildings
Number of floors per building	42-storey with 3-level podium
Number of residential units	1,832 units
Number of parking slots	378 Covered PS
Unit Mix	Studio (Php 2.0 - 2.6 Mn) Studio Combined (Php 4.3 - 4.7 Mn)
Turnover Date	November 2015



Malls	Major Academic Institution		Hotel
 <p>Forum Robinsons</p>	 <p>Poveda (10 minutes)</p>	 <p>La Salle Greenhills (25 minutes)</p>	 <p>Edsa Shangri-la (10 minutes)</p>
 <p>Robinsons Galleria and Mega Mall (10 minutes)</p>	 <p>Lourdes School (10 minutes)</p>	 <p>University of Asia and Pacific (10 minutes)</p>	 <p>Go-Hotels</p>

- WHAT?** Axis Residences, Revel in life that will lead a dynamic lifestyle in your secure, convenient and comfortable space.
- HOW?** By providing a personal space where you can relax and worry-free independent living
- WHO?** For young, highly driven, urban professionals
- WHERE?** At an urban setting immediately accessible from Makati, Bonifacio Global City and Ortigas Center.

Edge in Accessibility and Mobility

Axis Residences provides its future homeowners the unparalleled edge of being at the center of all the important residential, business, shopping, leisure, educational and entertainment hubs in the metro.

Pioneer, Mandaluyong lies in the middle of the Makati, Manila and Quezon City giving its residents quick access to the Makati, Ortigas, and Bonifacio Global City CBDs.



Within the Emerging Robinsons Cybergate Complex

Robinsons Cybergate Complex in Pioneer is one of the biggest BPO complex in the metro home to some of the biggest names in the BPO industry such as Accenture, Prople, Teletch, Emerson, etc.

Also within the Robinsons Cybergate Complex is a commercial mall (Robinsons Forum), hotel(Go Hotels) and a number of residential and office developments.

An Exceptionally Well-Planned Mixed-Use Residential Complex

Future residents can enjoy the many perks of condo living with the myriad of amenities and building features which makes for an inspired city living.

A True Smart Investment

With thousands of professionals and call-center agents in employment within Robinsons Cybergate Complex and hundreds of thousands more employed within the immediate area, unit owners of Axis Residences can take advantage of the good rental income potential of their unit.

And since it's a Robinsons Land Corporation and Federal Land Inc. joint venture project, unit owners can be assured that their property will be maintained and managed well ensuring value appreciation of the property over time.

Awe-inspiring Views of the City's Skyline

Each unit affords every resident their own private view of the city skyline including the Ortigas, Makati, Bonifacio Global City CBDs.



TARGET MARKET

Primary market

- Young Professional from Quezon City, Pasig City, Mandaluyong City and CAMANAVA area
- age range of 26 - 40 years old
- Gross monthly income of Php 60,000-P180,000.

Secondary market

- Those from the Provinces in the South and North looking for a primary home near business centers in Metro Manila.
- Can be young couples or startup families, OFWs looking for an investment opportunity and/or a upgraded home for their family near business centers.

Axis residences sales from August 2011 to February 2013 SHOW THAT:

82% of units sold are studio type.

Highlights of Buyers' Profile:

17% of buyers are between 26-30 years old.

28% are from Mandaluyong City.

60% are female; 64% are single; and 18 % are Chinese.

Who lives at Axis Residences?



Young Professional

Janice 29 years of age, single and works as a Manager in one of the top BPO's in Mandaluyong. Janice is current leaving with her parent in Las Piñas and planning to fulfil her dream to have a personal space in a location that is near in her job.

Where she can free to live the way she want to every single day, invite friends to an intimate dinner, or just lounge around in her cozy studio unit.

And with workplaces, malls and other prime destinations just paces away, and sets the benchmark for worry-free independent living

CONVENIENCE OF LOCATION

“Going home just close to my workplace”

“Located at one of the highest point in Metro Manila”

SPACE-EFFECTIVITY

“Spacing is well thought out. Gives you privacy. This only means that it is possible to have more with so much less”.

PROJECT IN FOCUS



LAND AREA	=	9,742 sqm.
OPEN SPACE	=	5,574.76 sqm.
NO. OF BLDGS	=	2 HIGH-RISE STRUCTURES
NO. OF UNITS	=	1,832 UNITS
PARKING	=	378 SLOTS



Modern Contemporary theme is accentuated by the play of colors, form and texture providing residents with a warm setting and tranquil ambiance.

Lush verdant landscaping, residents are sure to find a soothing and relaxing refuge after a long day at the office.





Entrance Gate



Basketball Court



Lobby



Swimming Pool



ROBINSONS LAND
CORPORATION



FEDERAL LAND
Development Group
KEEPING YOU
IN MIND



Pavillion



Gym Facility

- *Adult Lap pool (25 meters lap) with pool deck*
- *Kid's pool*
- *Function Rooms*
- *Fitness Center/Gym Facility*
- *Children's Playground*
- *Basketball/Multipurpose court*
- *Pavilion*
- *Multi-purpose/Game Room*
- *Landscaped Garden*



Lobby Lounge
Four (4) Elevators per Building
CCTV system at strategic locations
Individual Mailboxes
Podium Parking
Central garbage area
Emergency Back-up Power Supply (at the common areas)
Drying Cages located at the Roof deck

DRYING CAGES

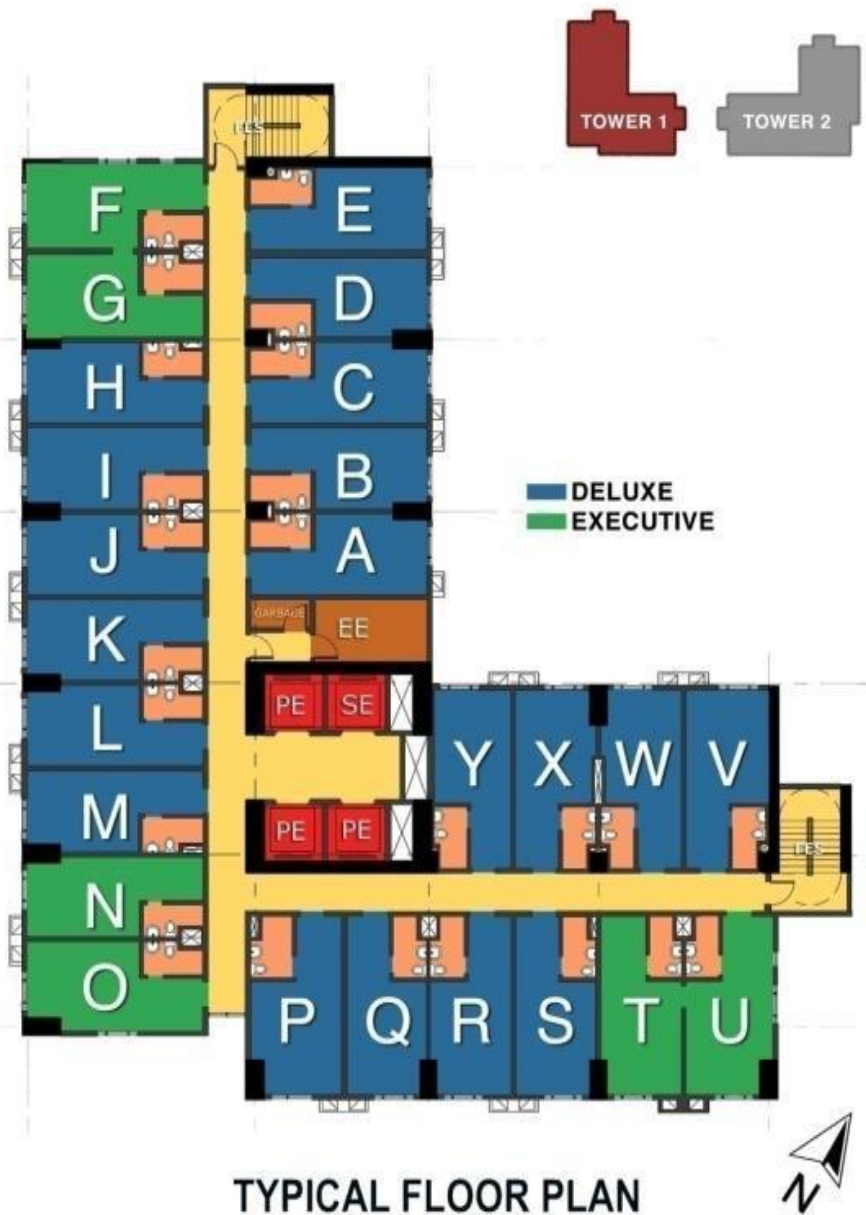
- *located at the Roof Deck Level*
- *may be used on a first come, first served basis*



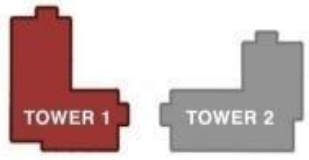
- Tall windows in bedroom area (2.1 meters x 1.65)
- Entrance panel door with viewer
- Individual meter for water and electricity
- Emergency back-up power supply
- Granite kitchen counter top with kitchen sink including faucet and accessories, overhead and base cabinet
- Provision for range hood
- Telephone and Cable-ready
- Exhaust System
- Provision for water heater at the shower area
- Complete T&B fixture



FLOOR PLANS



TYPICAL FLOOR PLAN



Number of floors per building	42-storey with 3-level podium
Number of residential units	1,832 units (916 units per bldg.)
Residential Floors	6 th to 42 nd Floor
Number of units/floor	25 units
Number of parking slots	378 Covered PS slots
Unit Mix	Studio Studio Combined

Studio Unit



Area Allocation	
Living/Dining	5.60 sqm
Bed area	9.40 sqm
Kitchen	4.70 sqm
T&B	<u>4.00 sqm</u>
Gross Floor Area	23.70 sqm

Studio Force Combined



Area Allocation	
Dining	6.57 sqm
Bedroom 2	10.22 sqm
Bedroom 2	19.93 sqm
Kitchen	5.66 sqm
T&B 1	3.83 sqm
T&B 2	<u>3.83 sqm</u>
Gross Floor Area	50.04 sqm

Prescribed unit combination for Axis Residences Tower A

Floor	Unit
6 th to 42 th Floor	Unit F and G
	Unit N and O
	Unit T and U

Tower A

Unit Type	Unit Area	No. of Units	%
Studio	23.76	736	80%
	24.21	23	3%
	24.66	23	3%
	26.28	111	12%
	27.8	23	3%
Grand Total		916	



Standard Unit Deliverables

PARTICULARS	BEDROOMS	LIVING/DINING	KITCHEN	T&B
FLOOR	Laminated Flooring	Homogeneous Tiles	Homogeneous Tiles	Ceramic Tiles
CABINETS	Closets (to be provided for both Studios and Combined Units)		Granite Countertop with Overhead and Base Cabinets and Sink	
WALL	Plastered Painted Finish for Interior and Exterior Walls			Ceramic Tiles
PARTITIONS	With Partitions; Plastered Painted Finish; Bedroom Doors w/ Locksets			
CEILING	Painted Soffit			Moisture Resistant Gypsum Board w/ Paint Finish
PLUMBING & SANITARY	Complete Plumbing and Toilet Fixtures			
ELECTRICAL	With Lighting receptacles, switches and power outlets			
OTHERS	Aluminum framed glass windows			
	Provisions for window-type airconditioning units			

Standard Payment Scheme and Rebates

Effectivity Date January 1 - March 31, 2013

Rebates	Php 100,000 / unit (UNITS F - M) Php 40,000 on other units
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RESERVATION FEE	Php 25,000
DOWNPAYMENT (DP)	20% of TSP
DP PERIOD	36 months
BALANCE/RETENTION	80% of TSP (payable thru Bank Financing or Buyer's Equity)

PROJECT DESIGNER

HISTORY

The birth of Casas+Architects all started with the partnership of two young architects, Jose Pedro C. Recio and Carmelo T. Casas. Both of them had their diversified practice in Hong Kong's top architectural firms.

The two architects had their international stint from 1976 to 1988 with the major Hong Kong-based international firms before they decided to form their partnership known as RECIO+CASAS in October 1988 which was based in Hong Kong.

In 1990, a Philippine office was opened which spearheaded the firm's involvement as design consultant for the high-rise luxury residential development, The Pacific Plaza at Ayala Avenue, with Arch. Casas as the Principal Designer. Since then, the firm led by Jose Pedro Recio and Carmelo Casas had become the design consultant for many projects such as **One and Two Lafayette Square, Kingswood Gardens, Salcedo Park, the Richmond Hotel, and the ABS/CBN Broadcasting Studio Complex.**

In 1996, another high-rise luxury residential development known as Pacific Plaza Towers in Fort Bonifacio gained prestige for the company. This brought Arch. Casas back to the Philippines to spearhead this landmark project which was completed in 2000. In 1997, the firm Recio+Casas was awarded the first prestigious title of the Firm of the Year Award by the Philippine Institute of Architects.

Arch. Casas earned his Bachelors degree in Architecture in the University of Santo Tomas in 1976 and passed the National Board Examination in 1978, placing 7th in the Top 10



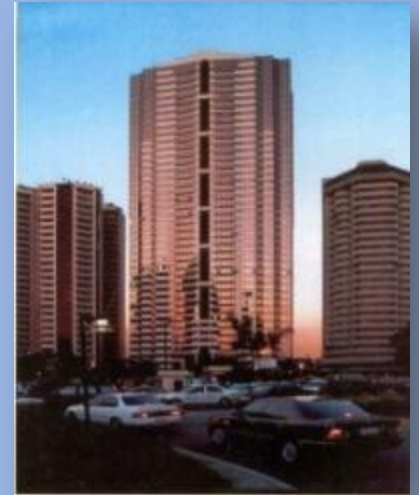
CASAS+ ARCHITECTS DESIGN



Pacific Plaza Towers
Fort Bonifacio Global City



The Icon
Fort Bonifacio Global



Pacific Plaza
Condominium
Ayala Avenue



The Bellagio 2
Fort Bonifacio Global City



Gateway Regency
Mandaluyong City

Unique Selling Proposition

An Exceptionally Well-Planned Mixed-Use Residential Complex

Everything is optimally planned to ensure future residents can enjoy the many perks of condo living with the myriad of amenities and building features which makes for an inspired city living.

Live at the Center of the Metro

Strategically located at Robinsons Cybergate Complex along Pioneer Street, immediately accessible from Makati, Bonifacio Global City and Ortigas Center

Privacy and Exclusivity Guaranteed at Every Unit

By providing a personal space where you can relax and worry-free independent living.

Property Management Inspires Worry-Free Urban Living

With a Property Management Office already in place when you move in, living here becomes a breeze. Our PMO is equipped to respond to resident needs and to maintain all properties, facilities, and amenities in this sprawling community.

View from Axis Residences



Thank you 😊