



## Frequently Asked Questions

1. What type of development is Azalea Place?

Azalea Place is a Robinsons Residences project located at Gorordo Avenue, Cebu City. It is the second residential project of Robinsons Land Corporation in Cebu.

A modern asian-inspired 25-storey residential development, Azalea Place offers convenience to its future residents as it is strategically located in proximity to schools and other commercial establishments.

2. What does Azalea Place offer?

Azalea Place offers Studio, 1BR and 2BR units with the following specifications:

Unit Type	Unit Size Range (sqm.)*	Balcony Size (sqm.)*
Studio	24.90 – 25.70	4.50
One Bedroom	30.00 – 38.50	4.50
Two Bedroom	43.50 – 56.75	4.50

\*Approximate areas only. Please refer to specific unit plans for unit areas.

3. What are the Recreational Facilities and Amenities available to Azalea Place residents?

The following are the recreational facilities and amenities offered:

- Retail units at Ground Floor
- Library/Wifi-Lounge
- Indoor Game Room
- Audio-Visual Room
- Function Room
- Conference Room
- Business Center
- Fitness Center/Gym
- Swimming Pool
- Spa Pool
- Japanese-inspired Gazebo
- Reading Nooks

4. How big is the area allotted for the project's recreational facilities?

Area allotted for indoor facilities is approximately 500 sqm. while outdoor facilities are allotted approximately 1,075 sqm.

5. What are the Building Facilities and Services offered?

- Entrance lobby with reception counter
- Two (2) passenger elevators, one of which will serve also as a service elevator
- CCTV monitoring of selected common areas
- Automatic smoke detectors and fire alarm with sprinkler system at all common areas
- Annunciator panel with emergency speaker at all floors
- Elevated water tank and underground cistern
- Standby power generator for common areas and selected outlets in the residential unit
- Individual mail boxes
- Central garbage area
- Building Administration office
- Fire exits
- Laundry cages at roof deck level

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6. What are the Typical Residential Unit Features?

- Entrance panel with door viewer
- Intercom per unit connected to the reception counter
- Automatic smoke detectors and fire alarm with sprinkler system in all units
- Provisions for:
  - Individual electric and water meter
  - Cable TV line
  - Telephone line per unit
  - Ventilation for kitchen and toilets
  - Window type air con openings and electrical outlet for all units except for Units B and O which will be provided with additional pipe sleeves and electrical provisions for split type air con
  - Hot water supply line (excluding water heater) for shower area at Toilet and Bath
  - Electrical load provision of 20 amp for 2-burner electric cooktop

7. How will my unit be delivered?

AREA	BEDROOM	LIVING/ DINING/ KITCHEN	TOILET AND BATH
FLOOR	Laminated Wood	Homogeneous Tiles	Ceramic Tiles
WALL	Plastered Painted Finish	Plastered Painted Finish	Combination of Plastered Painted Cement and Ceramic Tiles
CEILING	Painted Slab Soffit	Painted Slab Soffit	Painted Gypsum Board
OTHER DELIVERABLES	Bedroom Closet	Granite Kitchen Countertop Kitchen Sink Faucet Kitchen Sink Kitchen Base and Overhead Cabinet	Water Closet Tissue Paper Holder Shower Head Towel Bar Lavatory with Granite Countertop for T&B

8. How big is each room in a unit?

Room	Studio	1 BR	2 BR
Living/Sleeping Area/Dining	± 15.70 sqm.	± 11.30 sqm.	± 13.00 sqm.
Kitchen	± 5.30sqm.	± 3.70 sqm.	± 3.45 sqm.
Master's Bedroom	-	± 10.00 sqm.	± 9.75 sqm.
Master's T&B	-	± 5.00 sqm.	± 4.00 sqm.
Second Bedroom	-	-	± 8.50 sqm.
Common T&B	± 4.70 sqm.	-	± 4.80 sqm.
Balcony	± 4.50 sqm.	± 4.50 sqm.	± 4.50 sqm.

\*Approximate areas only

9. What are the appliances and electrical outlets covered by the emergency power generator?

- One ceiling light per bedroom (Studio counts as 1 Room)
- One convenience outlet for living/dining area
- One convenience outlet for refrigerator
- 100% back-up for the Life Safety System of the building

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10. What is the floor-to-floor height?  
Floor-to-floor height is approximately 3.10 meters.
11. What is the floor-to-slab soffit clearance?  
Floor-to-slab soffit clearance is approximately 2.90 meters.
12. Is there a common laundry or drying area and where is it located?  
Common laundry and drying cages will be provided at the roof deck level on a first-come-first-served basis.
13. Is there a garbage room?  
A garbage holding area will be provided per floor for temporary storage of garbage. Garbage will be collected regularly by the janitorial services hired by the Building Administration.
14. When is the target turn-over of the units to the buyers?  
Target turn-over of units will start on the second quarter of 2015 and will be done in tranches.
15. Who are the Consultants for Azalea Place?  
Principal Architect: ALBERT S. YU ASSOCIATES (ASYA) DESIGN PARTNERS  
Structural Designer: Sy2  
Plumbing, Sanitary & Fire Pro: F.L. Figueroa and Associates  
Electrical Designer: PCS Philippines, Inc.  
Mechanical Designer: L.R. Punzalan and Associates

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