



Experience a New York-inspired lifestyle

38 AVENUE

at Cebu's address that never sleeps.

A WORLD-CLASS MASTERPIECE

A Joint Venture under



EL CAMINO
DEVELOPERS CEBU, INC.

A Proudly Cebuano-led Masterpiece,
a collaboration between



Acrissor
REINTEGRATION



Developed & Managed by



BEST DEVELOPER IN VISAYAS & MINDANAO
(PHILIPPINES PROPERTY AWARDS 2022)

Made with the World's
Top Consultants

CALLISON|TKL
A DESIGN CONSULTANCY OF ARCADIS

A TOP GLOBAL DESIGN CONSULTANT

aida

THE NO. 1 ARCHITECTURE FIRM
IN THE PHILIPPINES

THE MASTERPLAN



1.18 Hectares

Phase 1

- ◇ RESIDENTIAL TOWER
- ◇ RETAIL POD
- ◇ LANDSCAPE FEATURES

Phase 2

- ◇ FUTURE DEVELOPMENT





DESIGNED TO PERFECTION

QUICK FACTS

- ◇ 38 storeys high, the Highest in Cebu I.T. Park
- ◇ Ultra Exclusive VIP Units
- ◇ 3 levels of amenity at the 26th to the 28th floor
- ◇ 2 main lobbies (East & West) with 2 elevator cores of 4 elevators each
- ◇ 3 levels basement parking
- ◇ Each unit meticulously designed for a panoramic view of Cebu
- ◇ A Grand Atrium at the center of the tower



BUILDING FEATURES

◇ 764 UNITS

- 459 Studios
 - 230 One Bedrooms
 - 056 two Bedrooms
 - 011 three Bedrooms
 - 008 penthouses
-
- ◇ 1,280 sqm building floor plate
 - ◇ 8 Elevators
 - ◇ Balcony on select units
 - ◇ 360 parking phase 1
 - ◇ Sky Gardens & Patio
 - ◇ Retail spaces on the ground
 - ◇ 24-Hour Security System
 - ◇ CCTV
 - ◇ Property Management Services





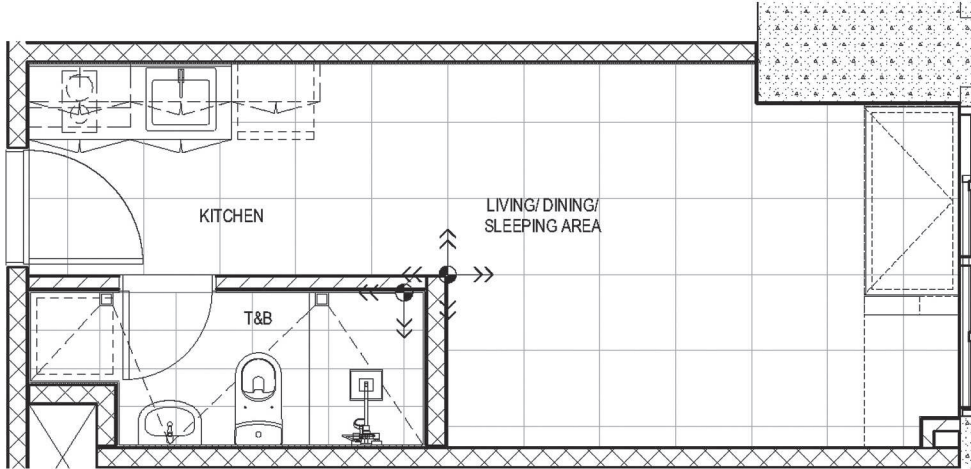
FIRST CLASS LIVING IN EVERY SPACE

FINDING THE RIGHT SPACE IS
MADE EASIER WITH THE SAME
FIRST-CLASS EXPERIENCE AND
LIFESTYLE AVAILABLE TO
ALL UNIT TYPES AND SIZES.

STUDIO TYPE

ARCHITECT'S PERSPECTIVE





TYPICAL STUDIO TYPE (1A)

AREA TABULATION (APPROX.)

SLEEPING AREA
8 SQM

COMMON T&B
5 SQM

KITCHEN
6 SQM

LIVING & DINING
5 SQM

STUDIO TYPE

Unit Area Approx.
24- 29 sqm

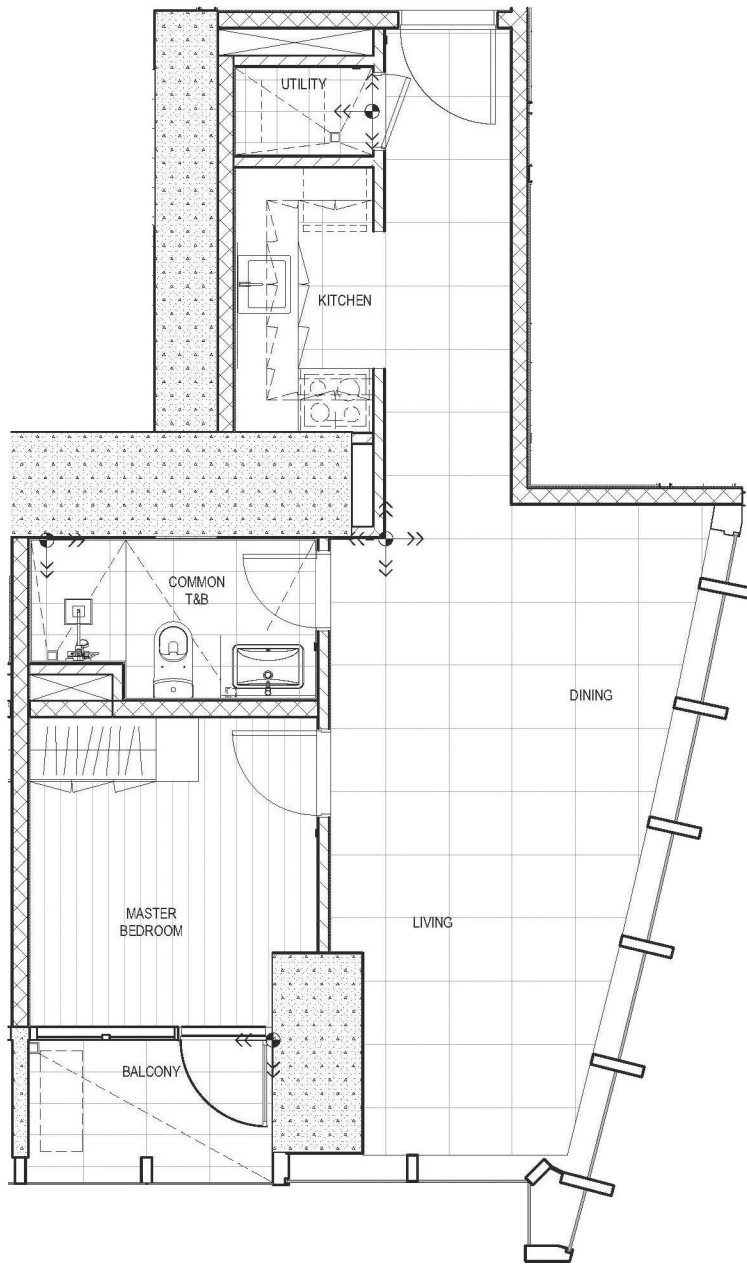
PLEASE SEE FLOOR PLAN LAYOUTS FOR MORE CONFIGURATIONS
(AND CORRESPONDING FLOOR AREAS) OF THIS TYPE

AREA TABULATION BASED ON SMALLEST UNIT FOR THIS TYPE

ARCHITECT'S PERSPECTIVE



1-BEDROOM
TYPE

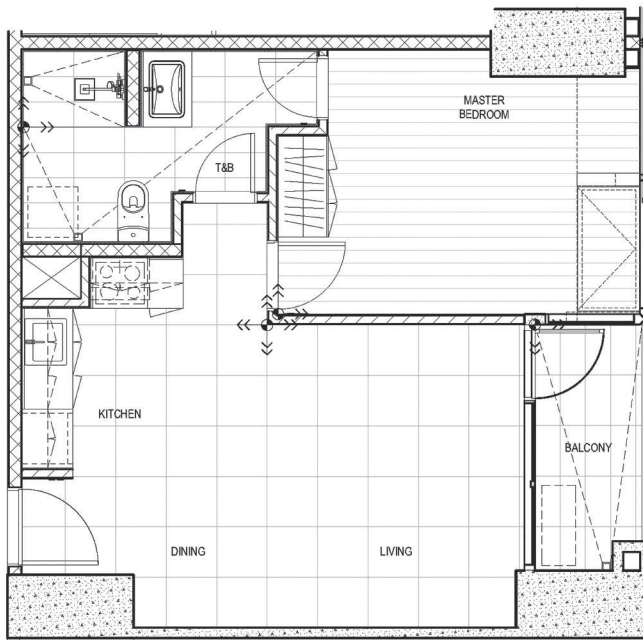


1-BEDROOM TYPE - 1A

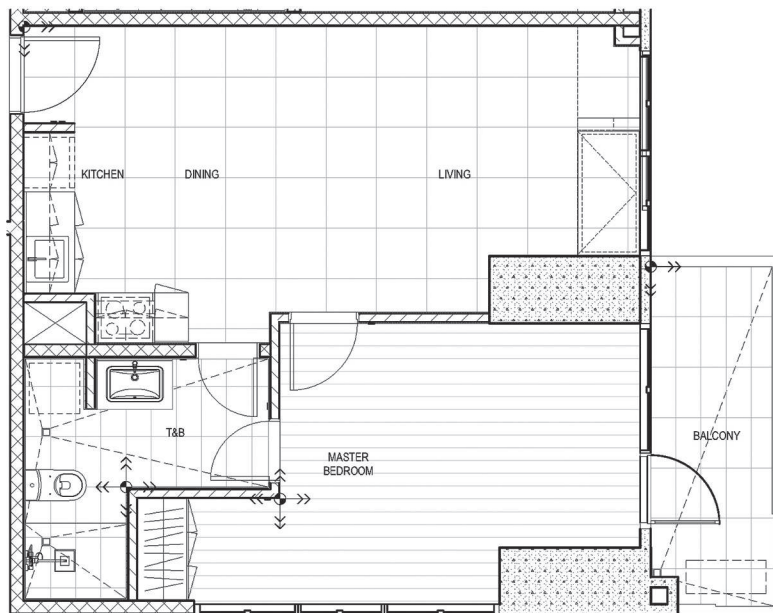
1-BEDROOM TYPE

Unit Area Approx.
54- 60 sqm

PLEASE SEE FLOOR PLAN LAYOUTS FOR MORE CONFIGURATIONS
(AND CORRESPONDING FLOOR AREAS) OF THIS TYPE



1-BEDROOM TYPE - 1B



1-BEDROOM TYPE - 1C

AREA TABULATION (APPROX.)

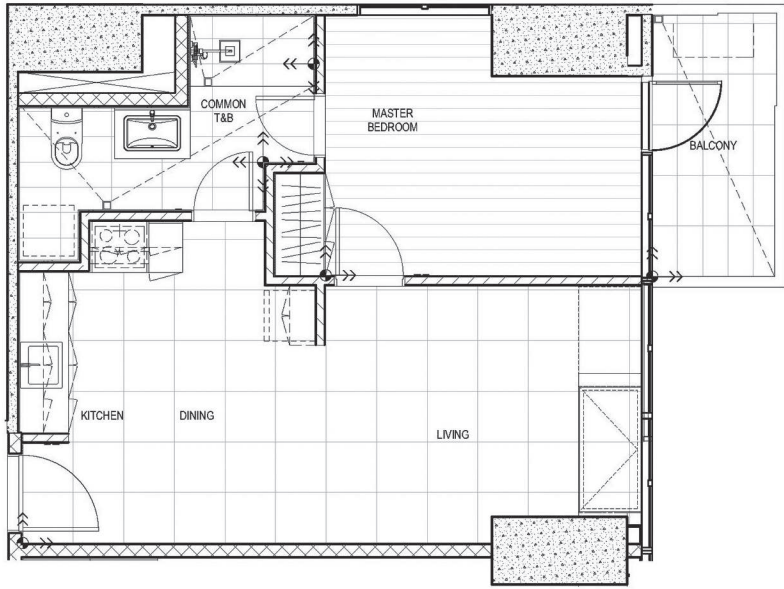
KITCHEN
6.5 SQM

COMMON T&B
6 SQM

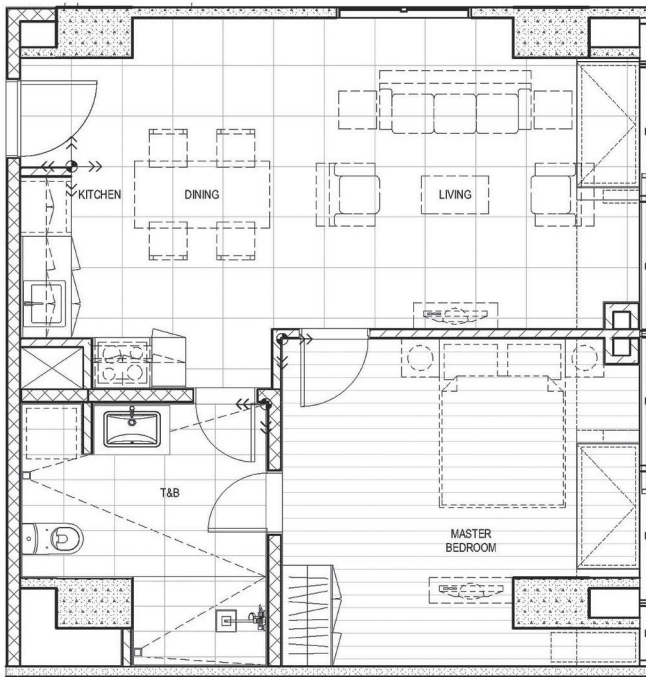
MASTER BEDROOM
12.8 SQM

BALCONY
5 SQM

KITCHEN & DINING
23.6 SQM



1-BEDROOM TYPE - 1D



1-BEDROOM TYPE - 1E

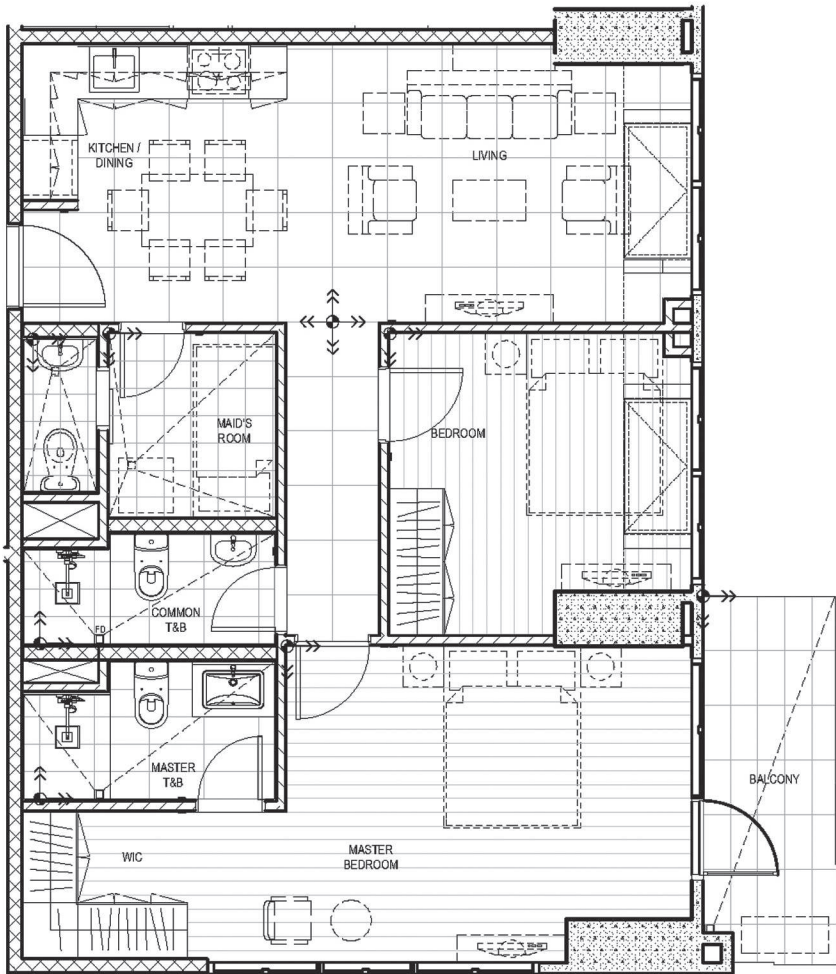
PLEASE SEE FLOOR PLAN LAYOUTS FOR MORE CONFIGURATIONS
 (AND CORRESPONDING FLOOR AREAS) OF THIS TYPE
 AREA TABULATION BASED ON SMALLEST UNIT FOR THIS TYPE (1BR -1B)

ARCHITECT'S PERSPECTIVE



A detailed architectural rendering of a modern living room. The room features a dark wood ceiling with a recessed section and a decorative chandelier. A large flat-screen TV is mounted on the left wall above a dark wood media console. A grey sofa with several pillows is positioned on the right. In the center, a dark wood coffee table sits on a patterned rug. The background shows a dining area with a table and chairs, and a kitchen with dark wood cabinetry and a refrigerator. The overall aesthetic is contemporary and warm.

2-BEDROOM TYPE

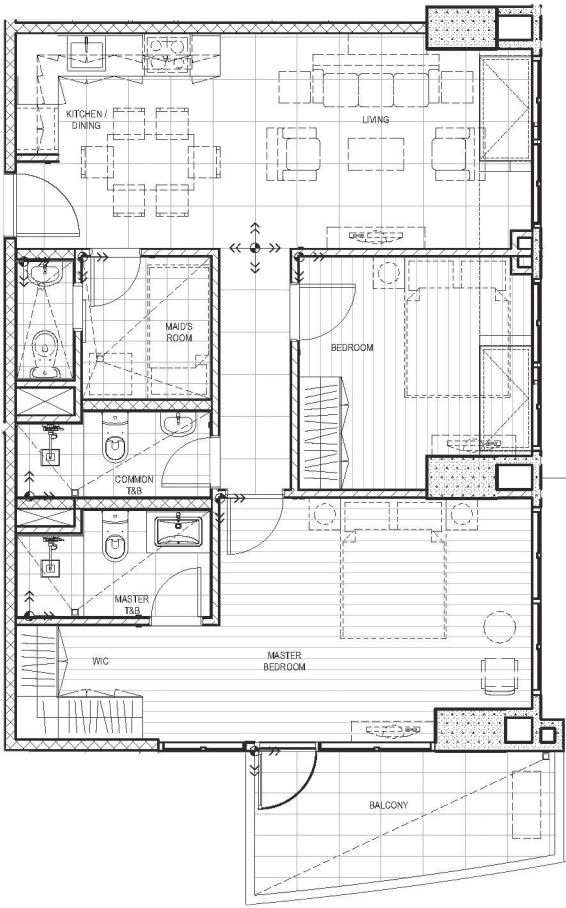


2-BEDROOM TYPE - 1A

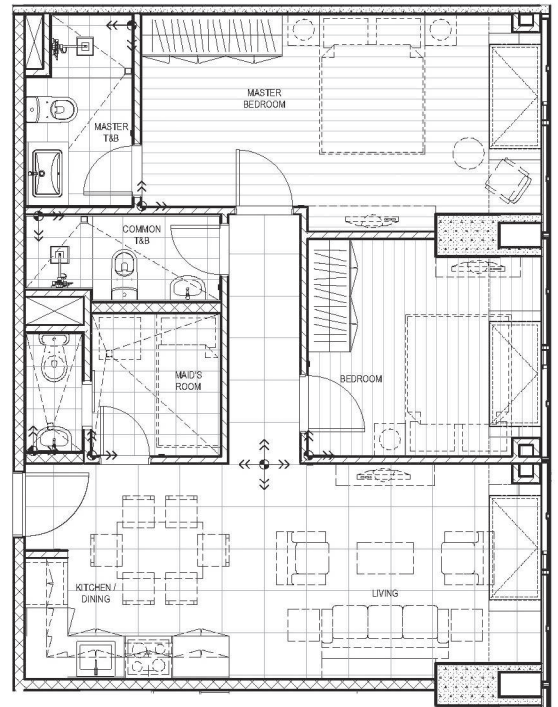
2-BEDROOM TYPE

Unit Area Approx.
74 - 103 sqm

PLEASE SEE FLOOR PLAN LAYOUTS FOR MORE CONFIGURATIONS
(AND CORRESPONDING FLOOR AREAS) OF THIS TYPE



2-BEDROOM TYPE - 1B



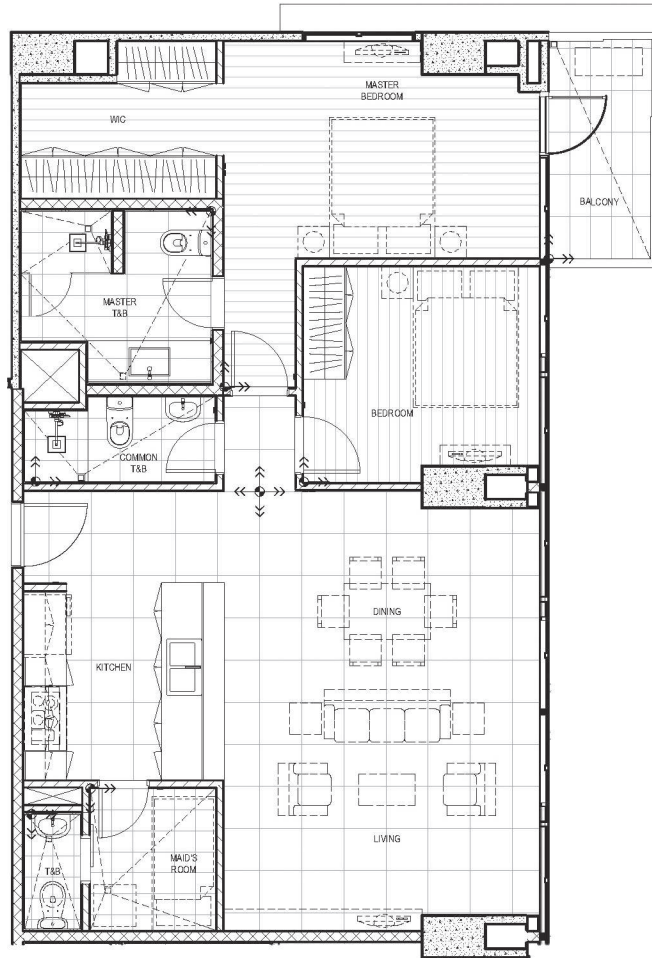
2-BEDROOM TYPE - 1C

AREA TABULATION (APPROX.)

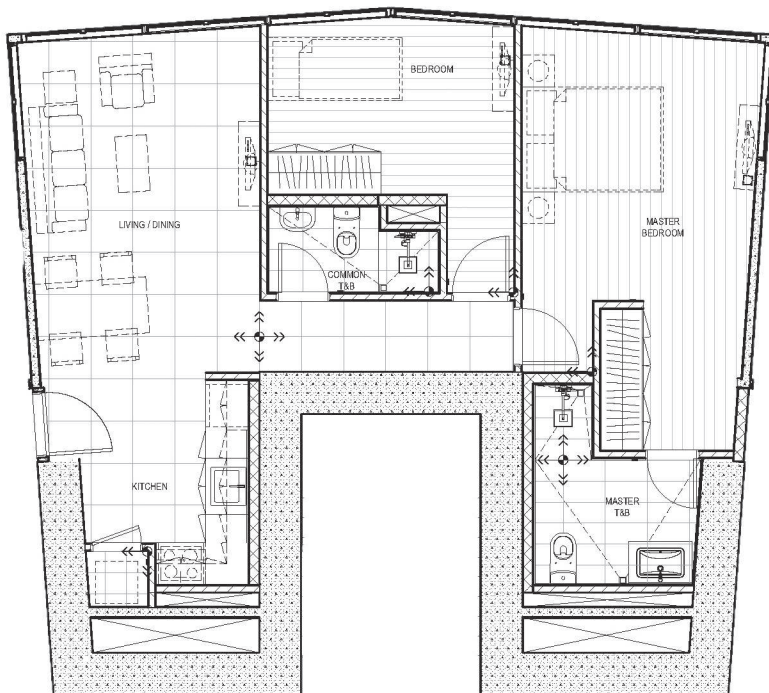
KITCHEN 6.6 SQM	COMMON T&B 4 SQM	LIVING & DINING 22.3 SQM
BEDROOM 1 11 SQM	MASTER'S T&B 5 SQM	MASTER'S BEDROOM 18.6 SQM
MAID'S ROOM 4 SQM	MAID'S T&B 2 SQM	BALCONY 5 - 8 SQM

PLEASE SEE FLOOR PLAN LAYOUTS FOR MORE CONFIGURATIONS
(AND CORRESPONDING FLOOR AREAS) OF THIS TYPE

AREA TABULATION BASED ON SMALLEST UNIT FOR THIS TYPE (2BR - 1C)



2-BEDROOM TYPE - 1D

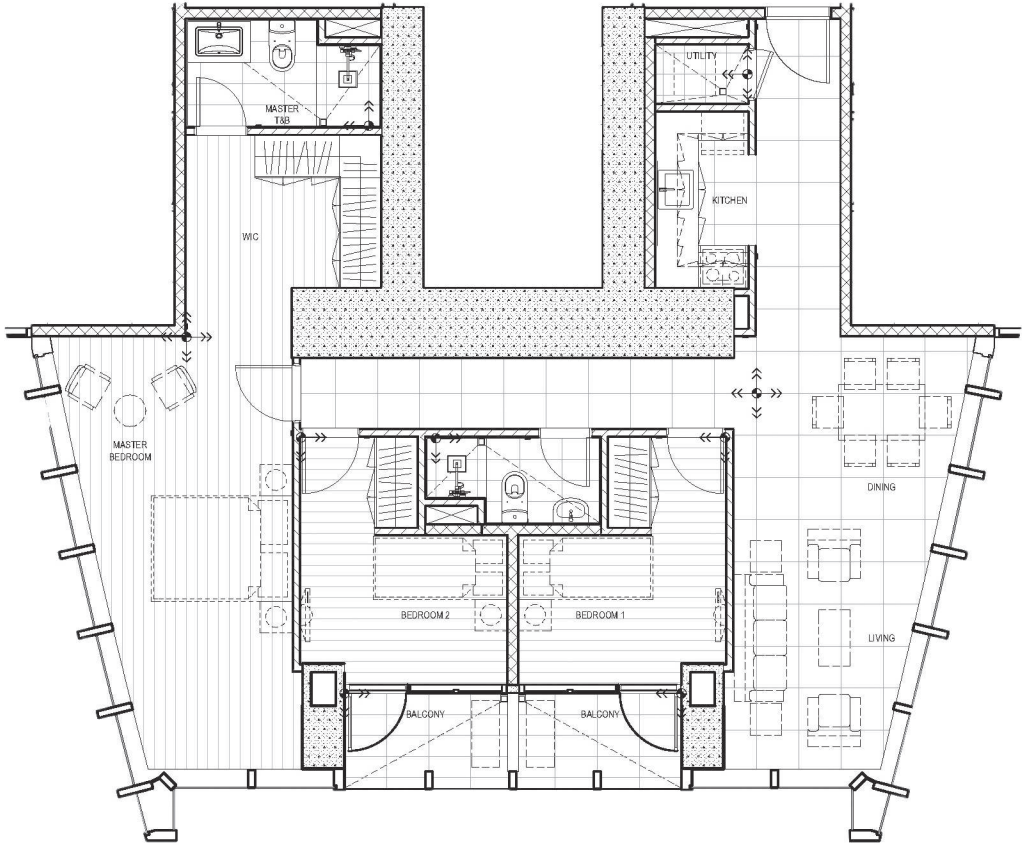


2-BEDROOM TYPE - 1E

ARCHITECT'S PERSPECTIVE



3-BEDROOM
TYPE

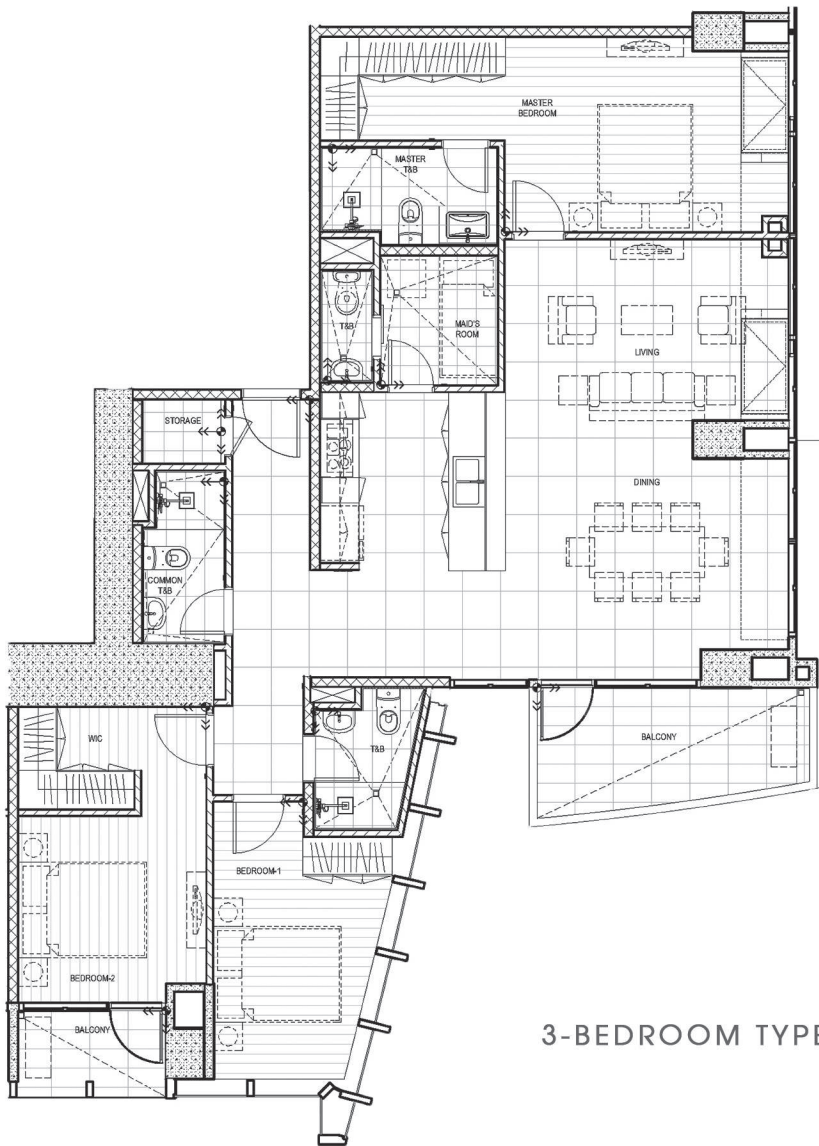


3-BEDROOM TYPE - 1A

3-BEDROOM TYPE

Unit Area Approx.
110- 141 sqm

PLEASE SEE FLOOR PLAN LAYOUTS FOR MORE CONFIGURATIONS
(AND CORRESPONDING FLOOR AREAS) OF THIS TYPE



3-BEDROOM TYPE - 1B

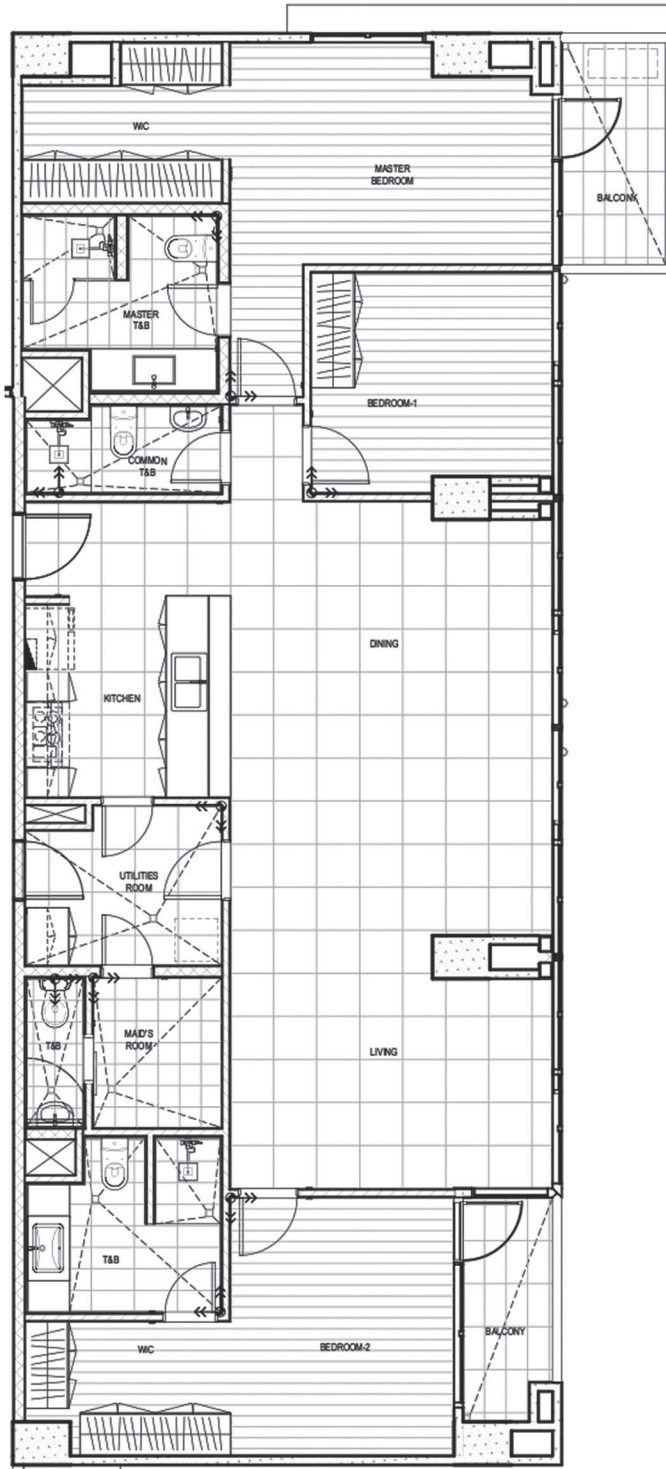
AREA TABULATION (APPROX.)

KITCHEN 5.8 SQM	BALCONY 11.4 SQM	LIVING & DINING 52.8 SQM
BEDROOM 1 16.3 SQM	MASTER'S T&B 5.7 SQM	MASTER'S BEDROOM 19 SQM
BEDROOM 2 14.8 SQM	COMMON T&B 1 5.7 SQM	COMMON T&B 2 4.2 SQM
MAID'S ROOM 4 SQM	MAID'S T&B 2 SQM	

PLEASE SEE FLOOR PLAN LAYOUTS FOR MORE CONFIGURATIONS
(AND CORRESPONDING FLOOR AREAS) OF THIS TYPE

AREA TABULATION BASED ON BIGGER UNIT OF THIS TYPE (3BR - 1B)

3-BEDROOM TYPE - 1C



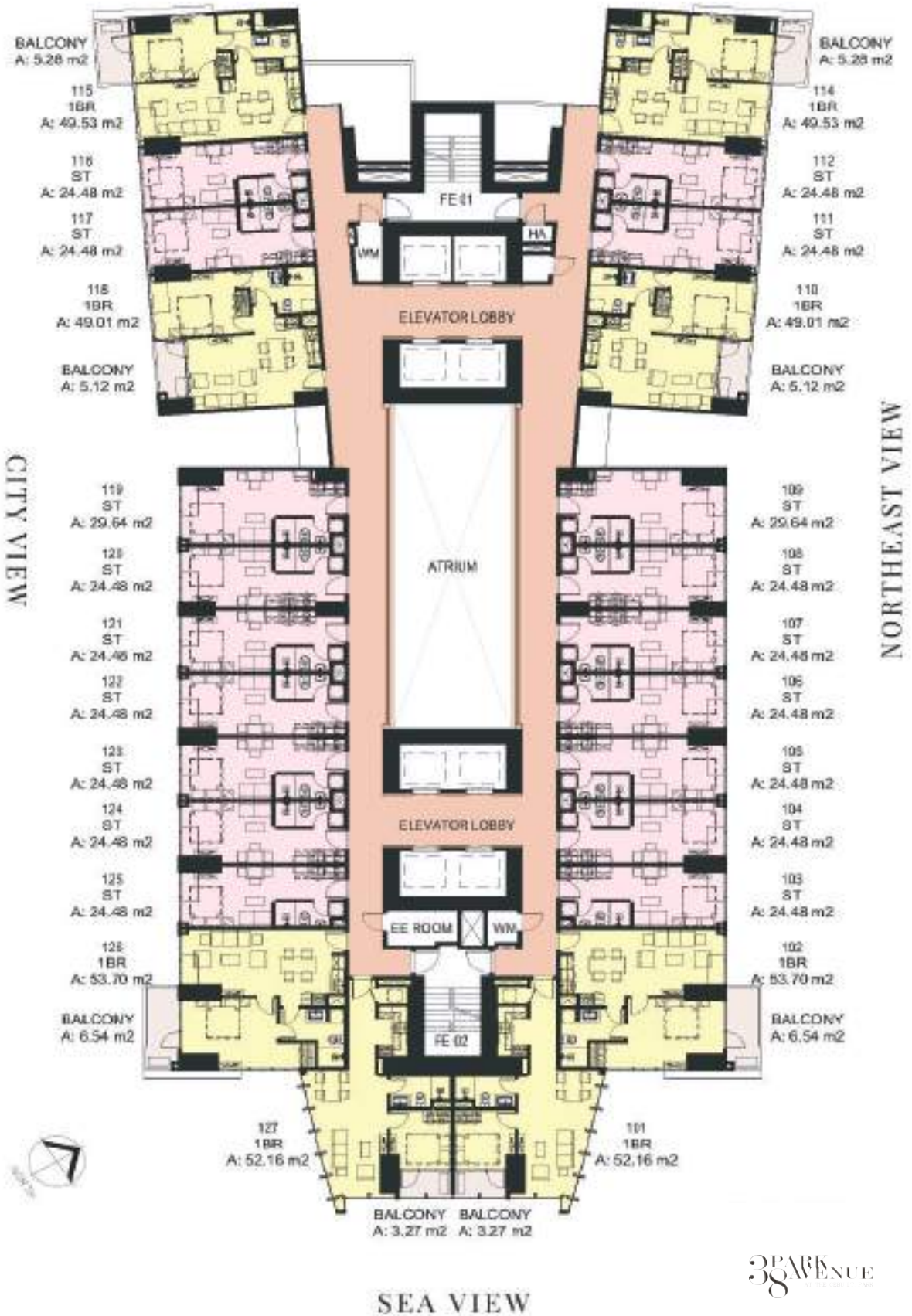
ARCHITECT'S PERSPECTIVE

A perspective view of a modern hallway. The walls are finished with light-colored wood paneling in a grid pattern. The ceiling is white with recessed lighting fixtures. The floor is made of large, light-colored tiles. The hallway leads to a bright, open area at the end.

UNIT FLOORPLANS

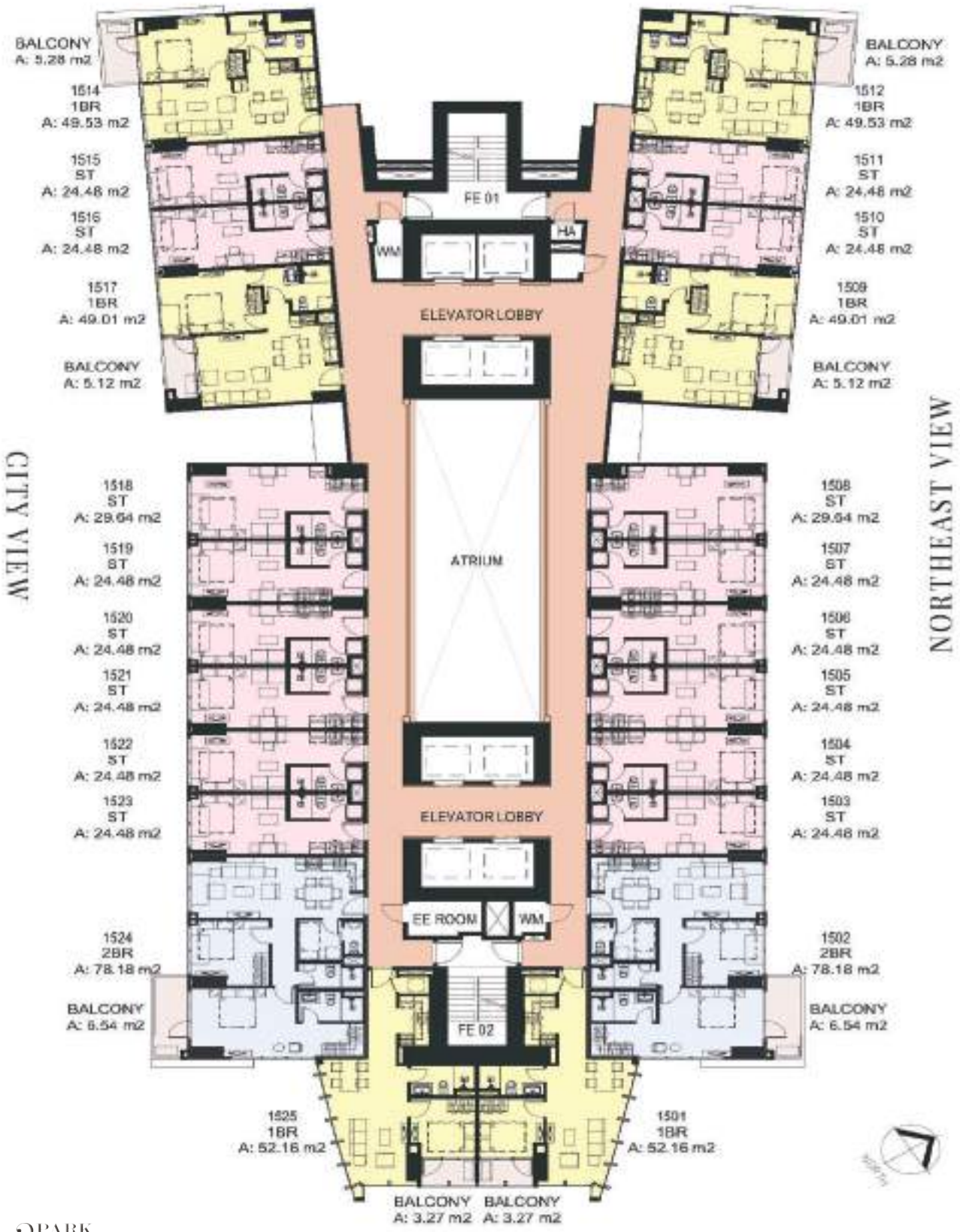
1ST-14TH FLOOR PLAN

MOUNTAIN VIEW



15TH FLOOR PLAN

MOUNTAIN VIEW



CITY VIEW

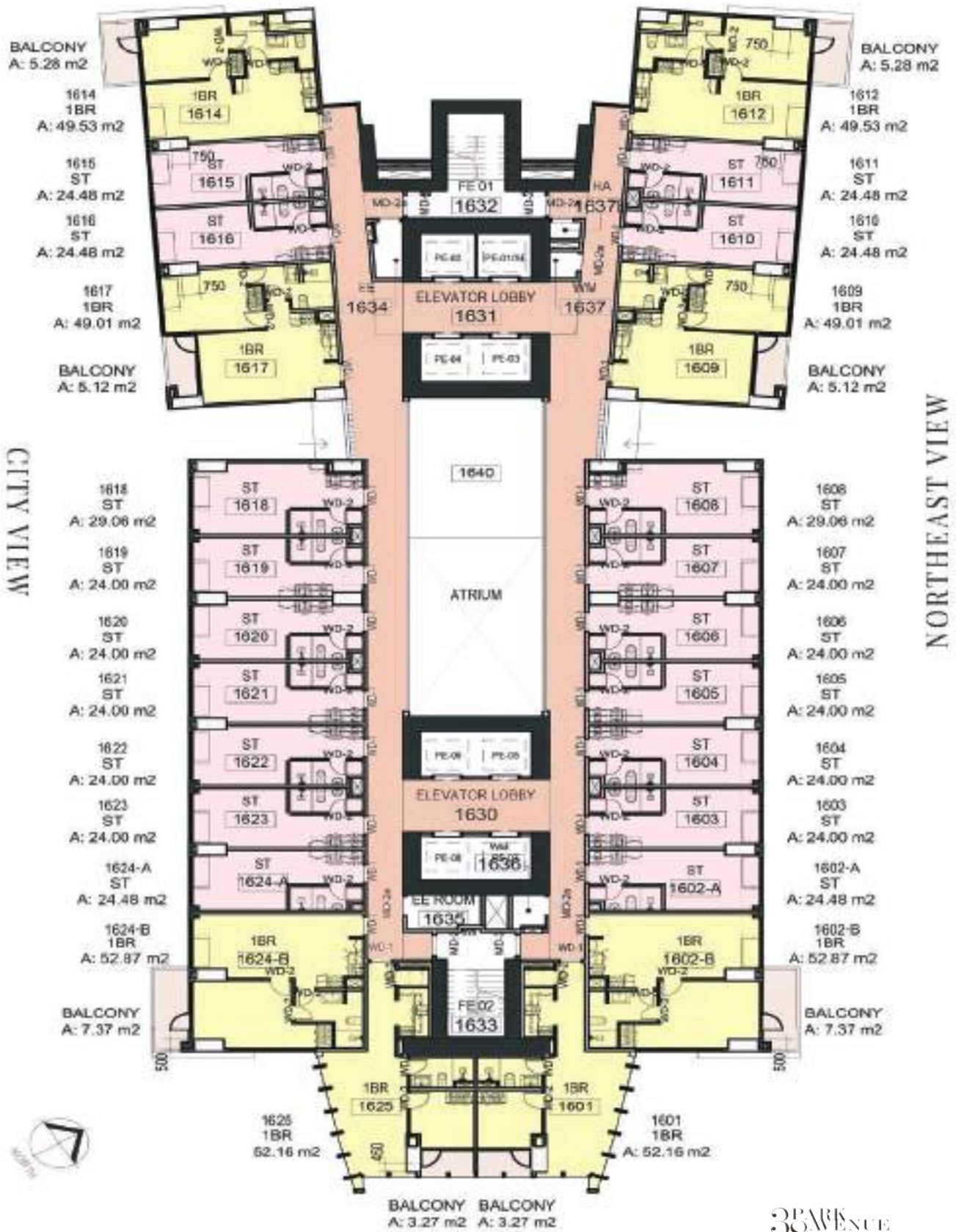
NORTHEAST VIEW

SEA VIEW



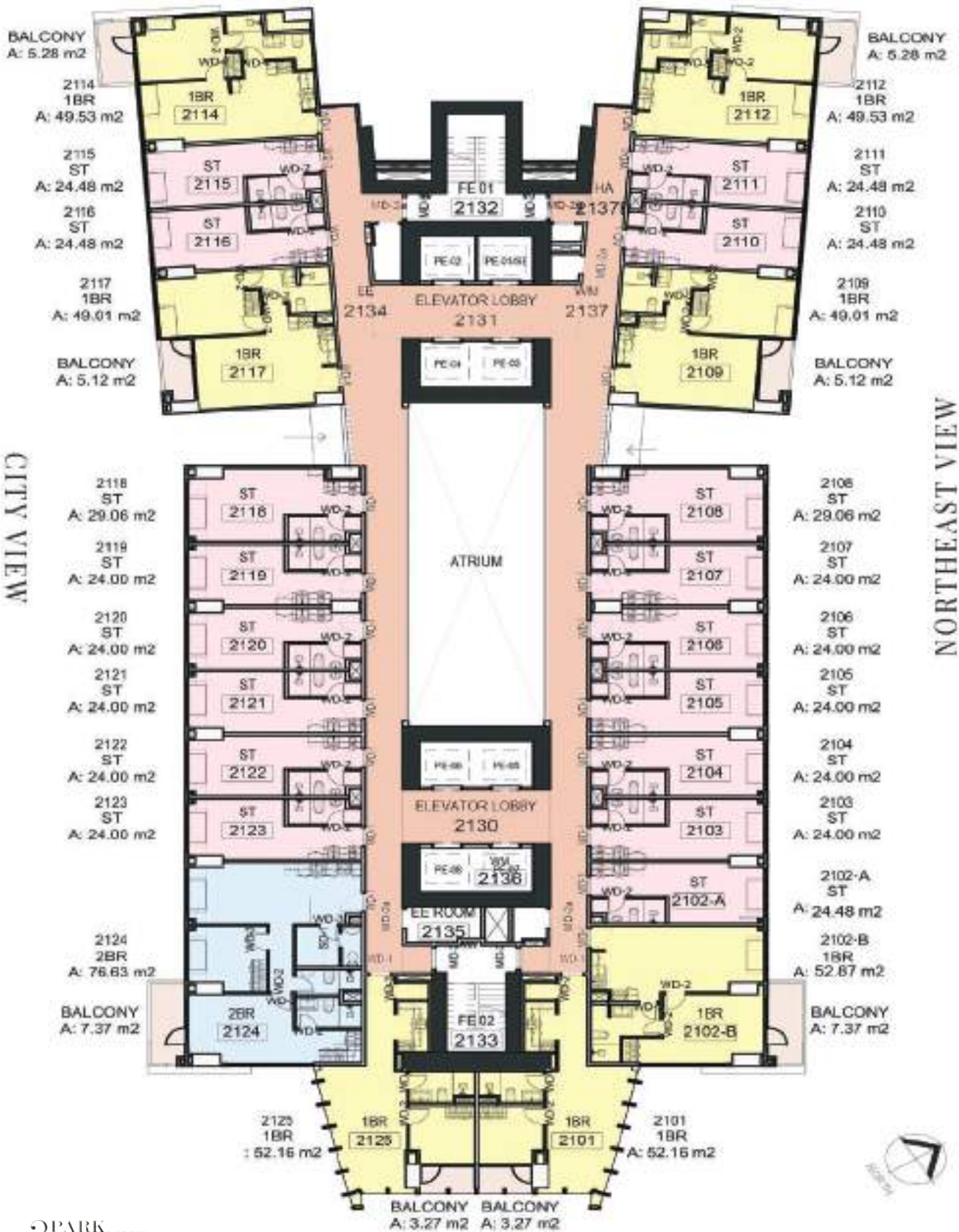
16TH-20TH, 22ND-25TH FLOOR PLAN

MOUNTAIN VIEW



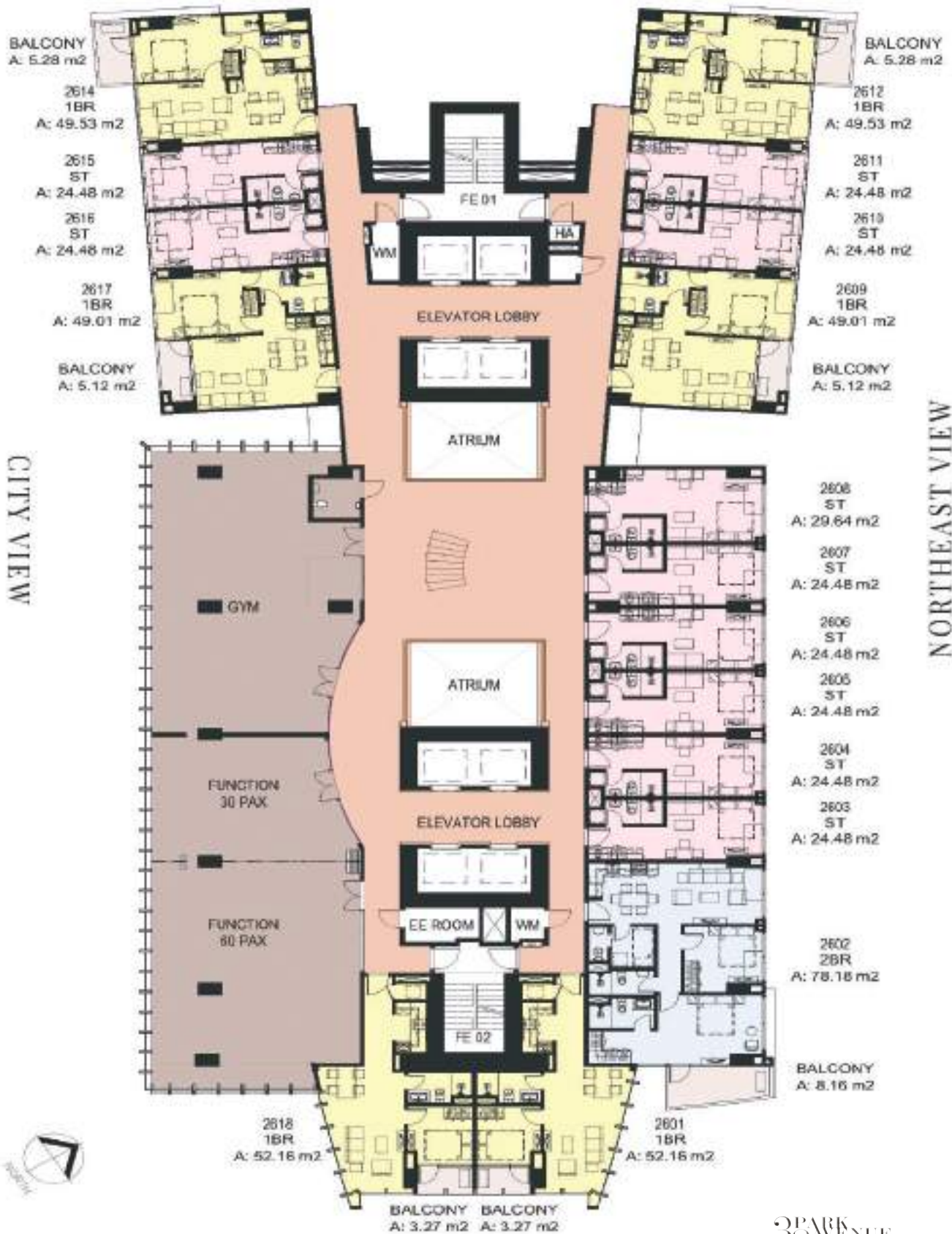
21ST FLOOR PLAN

MOUNTAIN VIEW



26TH FLOOR PLAN (AMENITY)

MOUNTAIN VIEW



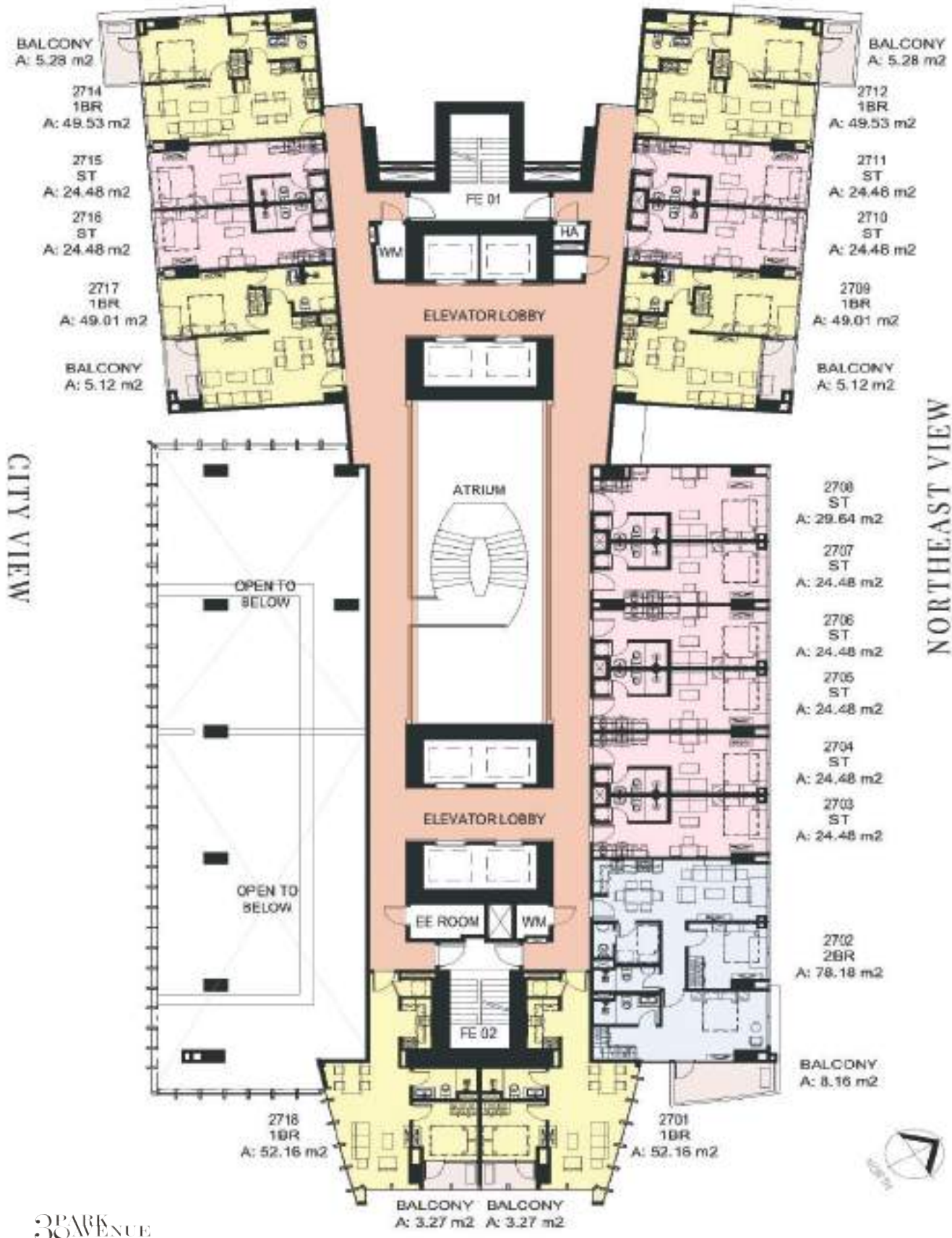
CITY VIEW

NORTHEAST VIEW

SEA VIEW

27TH FLOOR PLAN (AMENITY)

MOUNTAIN VIEW



CITY VIEW

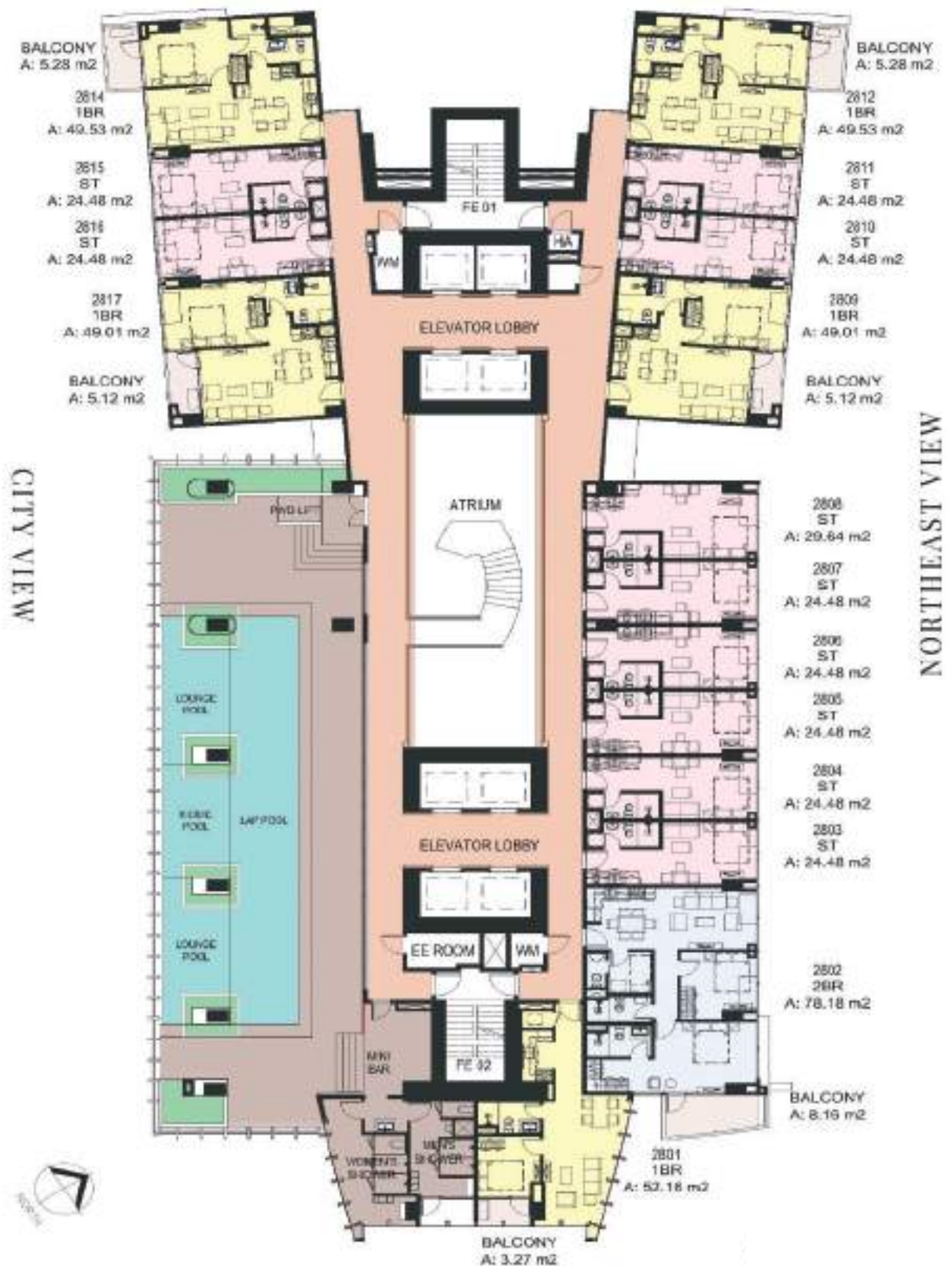
NORTHEAST VIEW

SEA VIEW



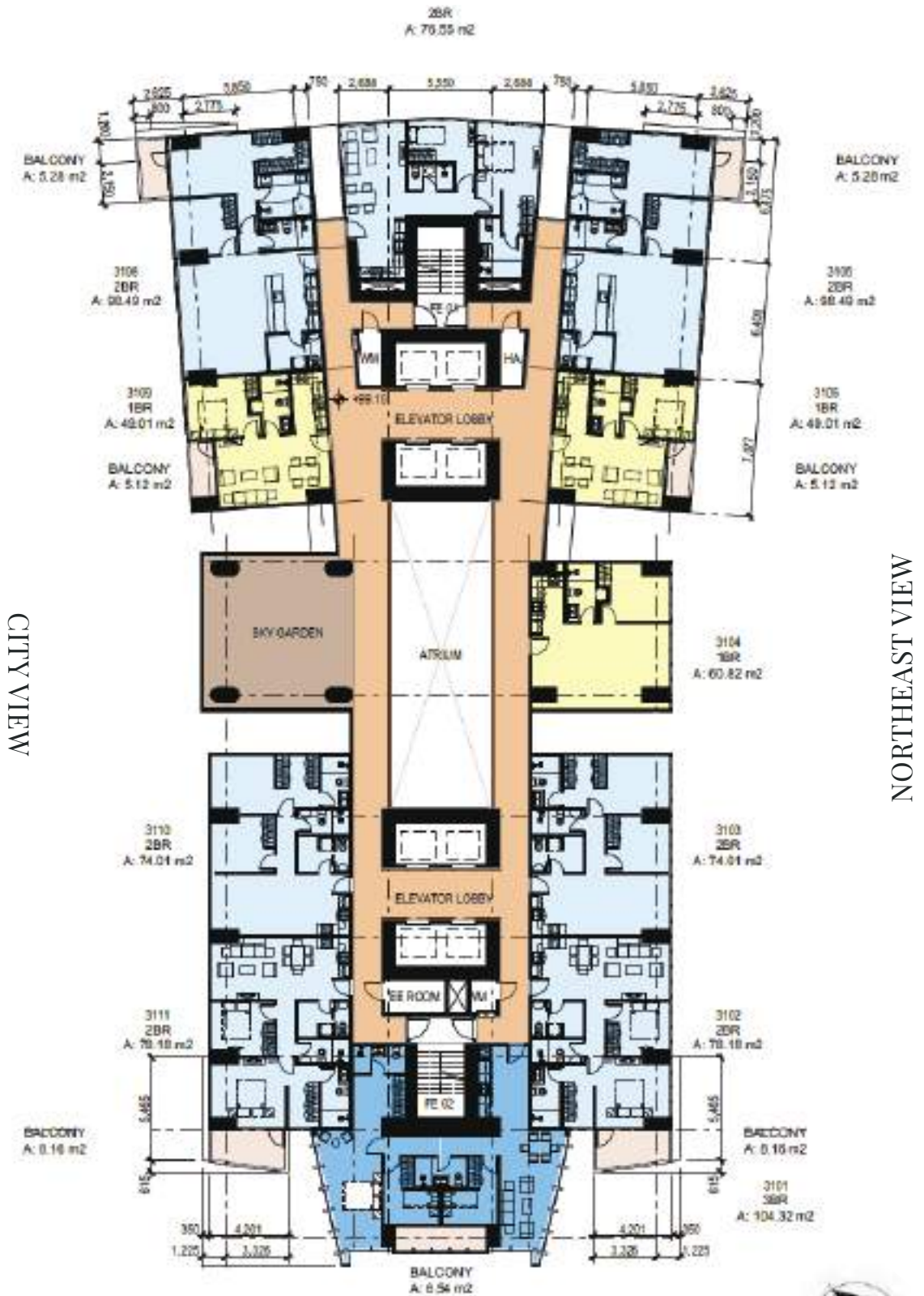
28TH FLOOR PLAN (AMENITY)

MOUNTAIN VIEW



29TH-33RD FLOOR PLAN

MOUNTAIN VIEW





UNIT SPECIFICATIONS & FINISHES

FLOORING	
Living/Dining	Homogeneous floor tiles
Kitchen	Homogeneous floor tiles
Bedrooms	Laminated Flooring
Toilet & Bath	Slip-resistant Homogeneous floor tiles
Utility / Maid's Room	Ceramic Tiles
Balcony	Non-slip floor tiles
WALL	Painted finish
CEILING	Painted Slab
TOILET & BATH	Premium fixtures & fittings Provision for multi-point water heater Shower enclosure (1BR/2BR/3BR/PH) Kitchen exhaust provision Grease trap
BEDROOMS	Laminated closets (1BR/2BR/3BR/PH)
A/C	Provision for Split type A/C
INTERNET, TELEPHONE AND CABLE	With provision
FIRE SPRINKLER AND SMOKE DETECTOR	Included



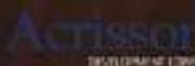
38 PARK AVENUE

AT THE CEBU LT. PARK
Live Life in a Masterpiece

A Joint Venture under



A Proudly Cebuano-led Masterpiece,
a collaboration between



Developed & Managed by



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Developed & Managed by:



in partnership with

