

A background image of a modern skyscraper with a grid-like facade of windows and balconies. Some balconies have small plants. The building is set against a hazy, overcast sky. The text is centered over the left side of the image.

A PEEK INTO A MASTERPIECE

An aerial photograph of Central Park in New York City at dusk. The park's dense green trees fill the lower-left portion of the frame. To the right and in the background, a dense urban skyline of skyscrapers is visible, with many windows glowing with light. A wide, tree-lined avenue runs vertically between the park and the city. The text "Imagine a place where Park meets the City" is overlaid in a white serif font, centered horizontally and partially covering the park and city areas.

Imagine a place where
Park meets the City



And where
East and West
are one in a panoramic view

A low-angle photograph looking up at a city street corner. On the left, a tall building with a grid of windows rises into the sky. In the foreground, a black street signpost holds several signs: a vertical sign for 'Park Ave' on the left, a horizontal sign for 'East 41st St' in the center, and a 'ONE WAY' sign with an arrow pointing right at the bottom. A street lamp is also attached to the post. To the right, another tall building with many windows is visible. In the background, a building with a 'MottLife' sign can be seen. The sky is a pale, hazy blue.

Standing **high** in an
avenue, over an
address that never
sleeps



A New York inspired **masterpiece**
in our very own Cebu I.T. Park

EL CAMINO DEVELOPERS
CEBU, INC.
proudly brings you

An aerial photograph of a modern city skyline at dusk. The central focus is a tall, slender skyscraper with a glass facade, illuminated from within. To its left is a large, dark building with a prominent billboard. To the right is another tall building with a grid-like facade. The foreground shows a street with cars and a small park area with trees and a curved walkway. The background features a hilly landscape under a sunset sky.

38 PARK AVENUE

AT THE CEBU I.T.
PARK

38 PARK AVENUE

A WORLD-CLASS MASTERPIECE

A proudly Cebuano-led development
by top Cebuano businessmen.

A Joint Venture under:



EL CAMINO
DEVELOPERS CEBU, INC.

CEBULANDMASTERS
We Build with You in Mind

Acrissor
DEVELOPMENT CORP.



GOTHONG SOUTHERN
PROPERTIES





38 PARK AVENUE

A WORLD-CLASS MASTERPIECE

Developed & Managed by:



The #1 local housing developer in Metro Cebu (CBRE 2016)

WORLD-CLASS Consultants

aida

Philippines' top Architectural Firm

CALLISONRTKL
A DESIGN CONSULTANCY OF ARCADIS

World's top design consultant

3 PARK 8 AVENUE

SKY RISE 1

↑ TO APAS

CENTRAL
BLOC

PARK
CENTRALE

THE WALK

ASIA PREMIERE
RESIDENCES

GOV. M. CUENCO AVE →

← SALINAS DRIVE

WATERFRONT

THE MASTERPLAN

1.18 HECTARES

PHASE 1

- 38 PARK AVENUE
- THE PLAZA at PARK AVENUE

PHASE 2

- FUTURE OFFICE BUILDING

PHASE 2

PHASE 1

A NEW YORK INSPIRED LIVING

Situated within The Plaza at Park Avenue, a green open retail park

THE PLAZA
AT PARK AVENUE

38 PARK AVENUE

DESIGNED to PERFECTION

Units are meticulously
designed and angled for the
best panoramic view of Cebu

- 38 residential floors
- 3 levels of amenity at the 26th to the 28th floor
- 2 main lobbies (East & West)
- 8 elevators
- 3 Levels basement parking
- A grand atrium at the center of the tower
- Ultra-exclusive VIP Units

- 745 units
 - 440 studio
 - 211 one-bedroom
 - 75 two-bedroom
 - 11 three-bedroom
 - 8 penthouse
- 1,280 sqm building floor plate
- Balcony on select units
- 495 parking units

DROP-OFF ENTRANCE

38 PARK AVENUE

- Garden Atrium
- High Ceiling Lobby

GRAND LOBBY

38 PARK AVENUE
AT THE CEBU I.T. PARK

16th floor
LOUNGE AREA



5th floor
KIDS ZONE





SKY GARDENS
31st, 33rd, 35th floors

SKY CLUB AMENITY DECK
26th – 28th floor

SKY CLUB AMENITY DECK

26th – 28th floor



- Swimming pool
- Showers
- Fitness gym
- Lounge areas
- Multi-function hall

SKY CLUB AMENITY DECK

26th – 28th floor

- MRF (Material Recovery Facility)
- 100% Back up power
- FDAS (Fire Detection Alarm System)
- Automatic Sprinkler system
- Domestic Water Tank

BUILDING SERVICES

- 24 hour security
- CCTV System
- Property Management Services

GROUND LEVEL RETAIL SPACES

- Food & Beverage outlets
- Alfresco areas
- Landscaped green spaces



A nighttime photograph of a city skyline, featuring the Empire State Building prominently in the center. The building's spire is illuminated with green and red lights. The sky is a mix of blue and orange, suggesting dusk or dawn. A thin crescent moon is visible in the upper right. The text "DO YOU WANT TO BE PART OF IT?" is overlaid in a large, white, serif font.

DO YOU WANT
TO BE PART OF IT?



SPARK

FLOOR LAYOUTS

PARK VIEW



RETAIL SPACES

WEST LOBBY

GRAND ATRIUM

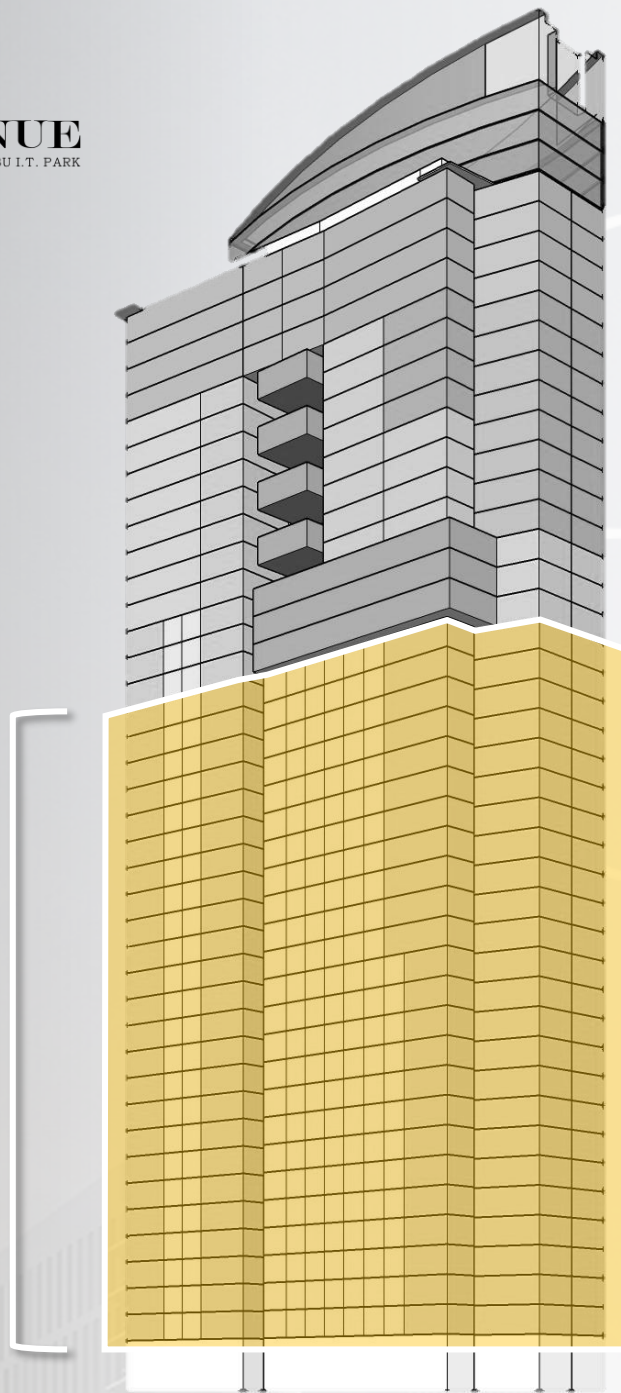
ENTRANCE

EAST LOBBY

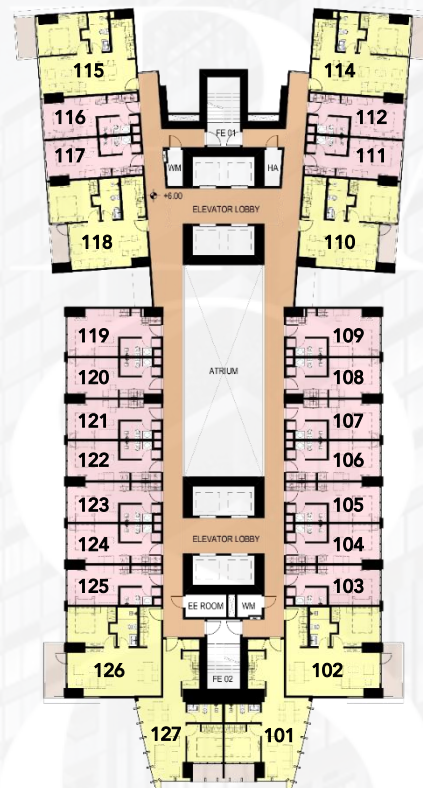
AT THE GROUND LEVEL

SEA VIEW

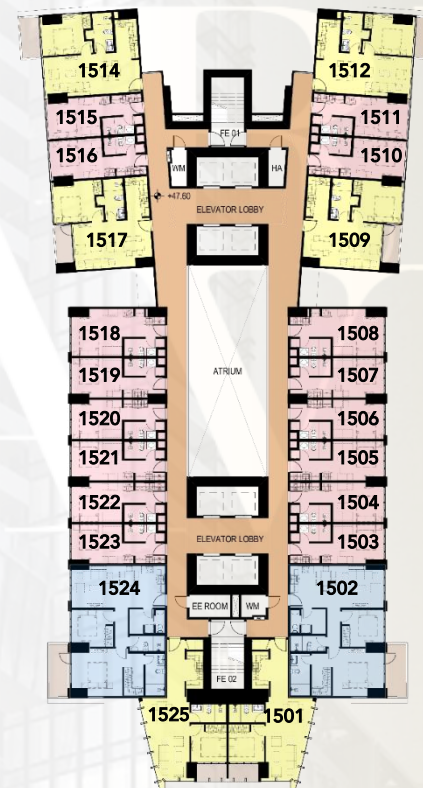




1ST–14TH



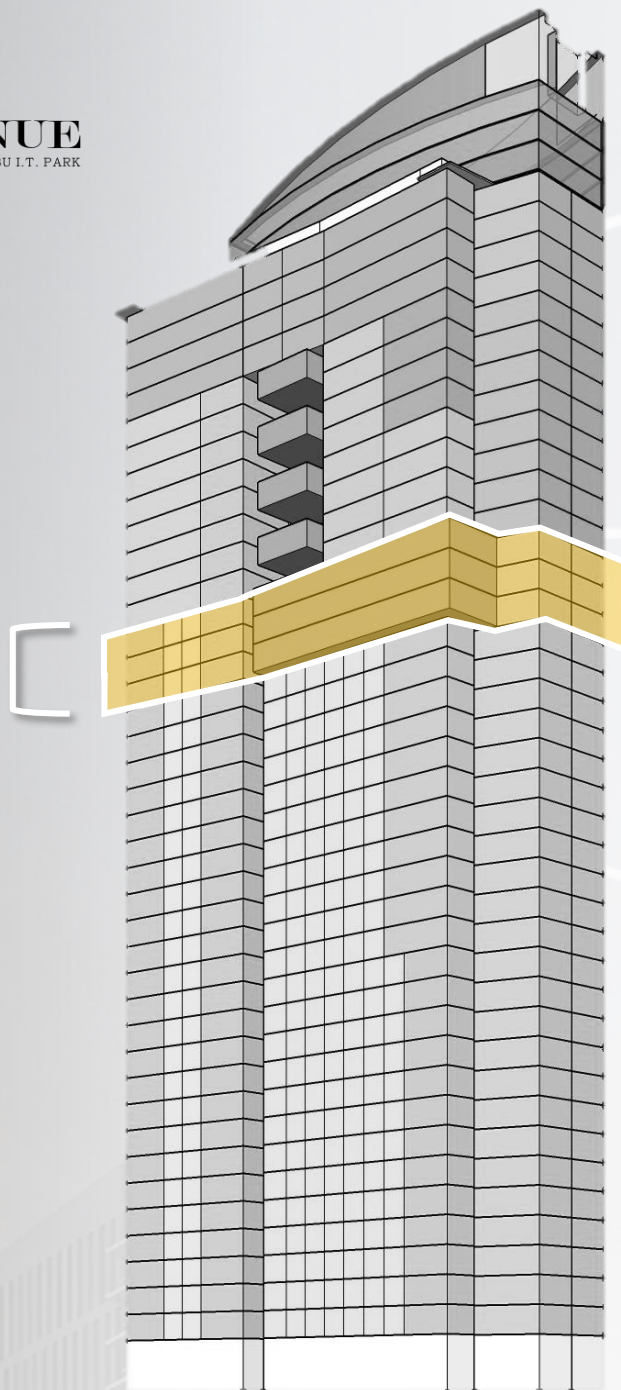
15TH–25TH



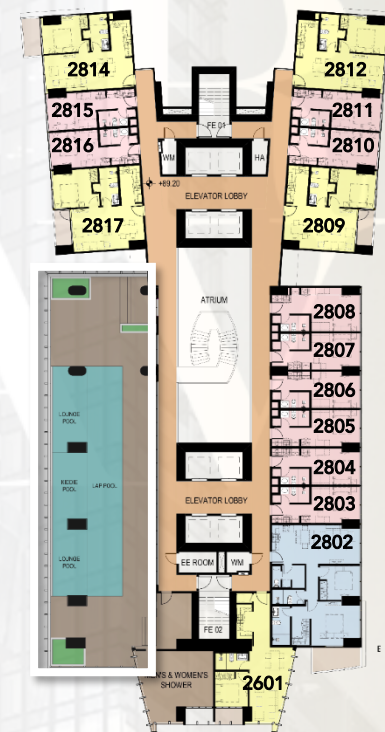
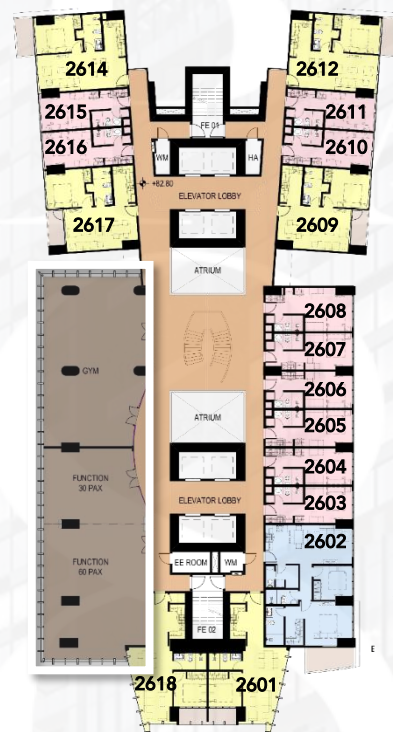
LEGEND

	STUDIO	24 – 29 sqm
	1 BEDROOM	54 – 60 sqm
	2 BEDROOM	84 sqm





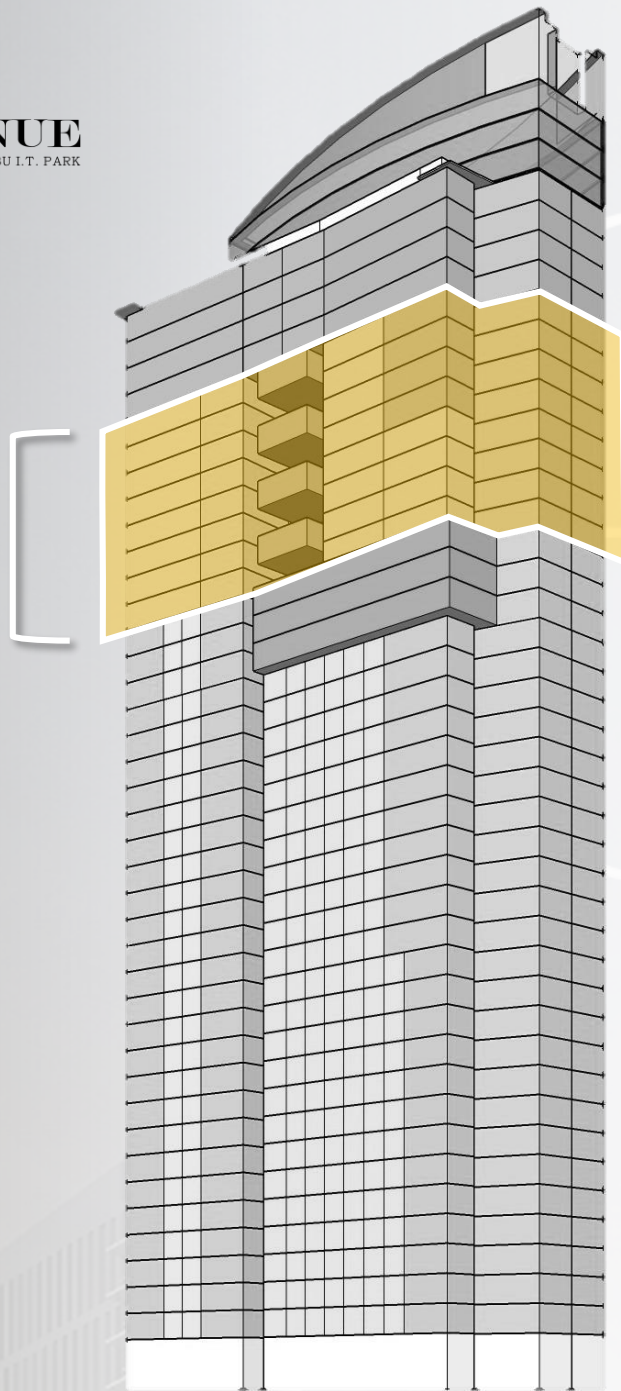
26th – 28th SKY CLUB AMENITY DECK



LEGEND

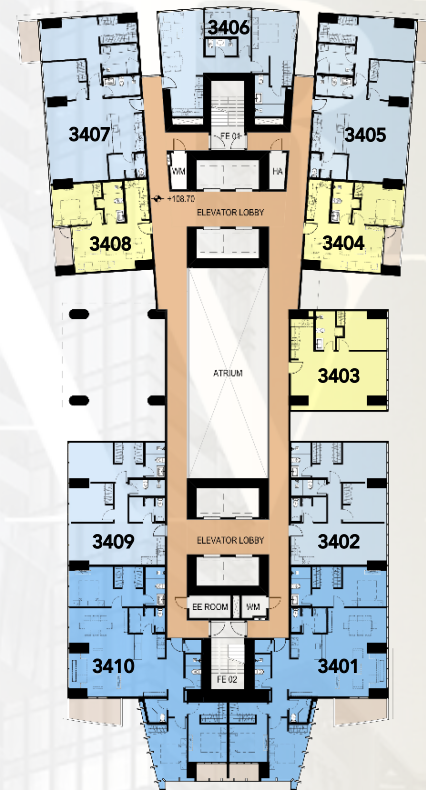
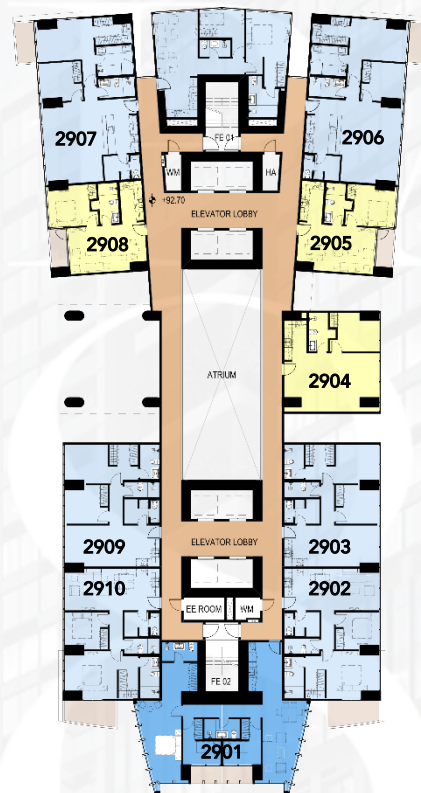
	STUDIO	24 – 29 sqm
	1 BEDROOM	54 – 60 sqm
	2 BEDROOM	84 sqm
	CLUB AMENITIES	





29TH – 33RD

34TH – 36TH

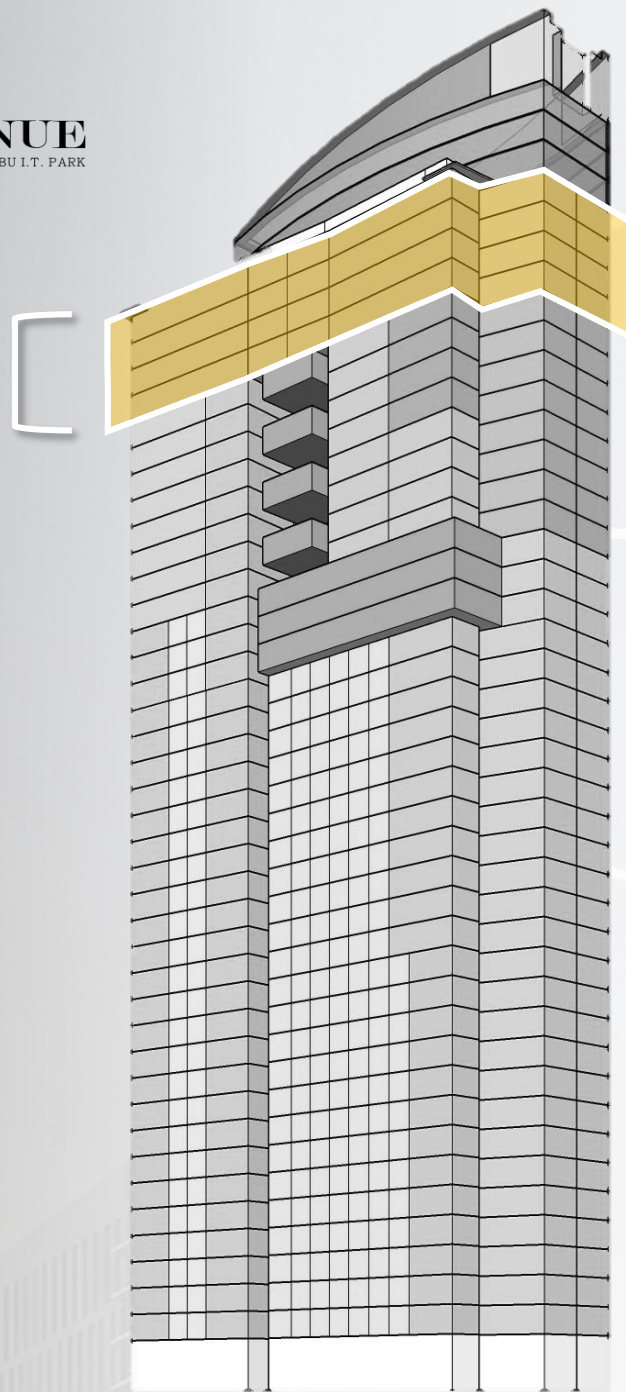


LEGEND

	1 BEDROOM	54 – 60 sqm
	2 + 1 BEDROOM	74 – 103 sqm
	3 + 1 BEDROOM	110 sqm



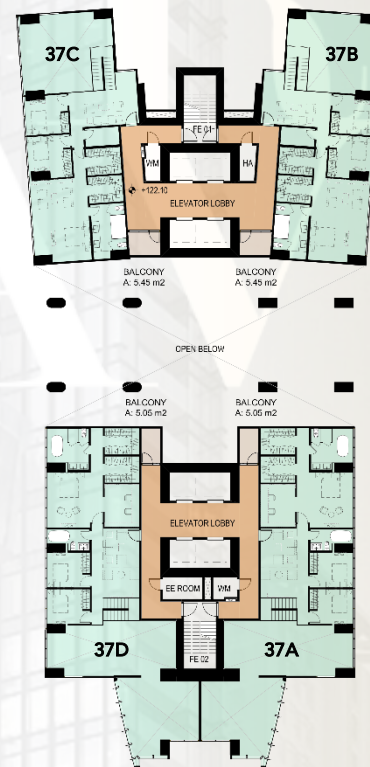
37TH – 38TH PENTHOUSE UNITS



Lower



Upper



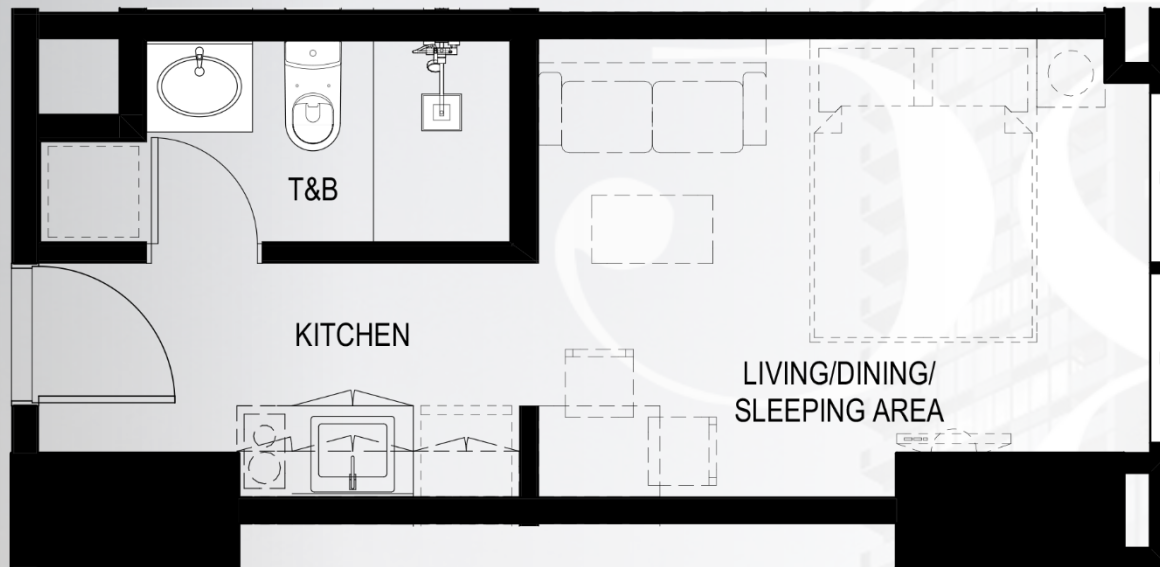
LEGEND



4 + 1 BEDROOM 412 – 487 sqm



STUDIO UNIT



AREA	SQM
LIVING/DINING	5.38
SLEEPING AREA	8.08
KITCHEN	5.91
TOILET & BATH	5.11
TOTAL	24.48

1 BEDROOM UNIT



AREA	SQM
LIVING & DINING	23.64
KITCHEN	6.52
MASTER BEDROOM	12.78
TOILET & BATH	6.07
BALCONY	5.12
TOTAL	54.13



2 BEDROOM UNIT

AREA	SQM
LIVING & DINING	22.57
KITCHEN	6.68
MASTER BEDROOM	22.38
MASTER T&B	5.75
BEDROOM 1	10.78
TOILET & BATH	3.99
MAID'S ROOM	4.06
MAID'S T&B	1.97
BALCONY	6.54
TOTAL	84.72



3 BEDROOM UNIT

AREA	SQM
LIVING & DINING	52.78
KITCHEN	5.79
TOILET & BATH 1	5.71
MASTER BEDROOM w/WIC	19.00
MASTER T&B	5.67
BEDROOM 1 w/WIC	16.27
BEDROOM 2	14.80
TOILET & BATH 2	4.24
MAID'S ROOM	4.08
MAID'S T&B	2.00
BALCONY	11.43
TOTAL	141.77

PENTHOUSE (lower level)



AREA	SQM
LIVING & DINING	119.34
KITCHEN	16.33
TOILET & BATH 1	6.68
BALCONY	66.87
UTILITY ROOM	4.54

AREA	SQM
BEDROOM 1 w/WIC	38.72
BEDROOM 1 T&B	12.66
MAID'S ROOM	4.06
MAID'S T&B	2.02

PENTHOUSE (upper level)



AREA	SQM
MASTER BEDROOM	48.77
MASTER T&B	12.66
BEDROOM 2	10.72
BEDROOM 3	10.57
TOILET & BATH 2	6.68
DEN	30.57
OPEN	84.38

TOTAL AREA 475.57 sqm

UNIT SPECIFICATIONS & FINISHES

WALL	Painted finish
CEILING	Painted slab
TOILET & BATH	Premium fixtures & fittings Provision for multi-point water heater Shower enclosure (1BR/2BR/3BR/PH) Provision for laundry washer/dryer
KITCHEN	Granite countertop Stainless steel kitchen sink Overhead and base cabinets (laminates) 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

FLOORING	
Living/Dining	Homogeneous floor tiles
Kitchen	Homogeneous floor tiles
Bedrooms	Laminated flooring
Toilet & Bath	Slip resistant homogeneous tiles
Utility / Maid's Room	Ceramic tiles
Balcony	Non-slip floor tiles

PRICE

SAMPLE INVESTMENT (Option 6)		STUDIO
AREA		24.48 sqm
Total Selling Price		3,206,316.96
RESERVATION		30,000.00
20% Downpayment at 48 months spread		₱ 11,745.05/mo
80% Balance for Bank Financing		2,375,049.60

* Transfer charges to be paid upon turnover of the unit

Parking space is sold separately at **P892,857 vat exclusive (same payment option as the unit)

***ALL checks should be made payable to **El Camino Developers Cebu, Inc.**

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DO YOU WANT
TO BE PART OF IT?

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38 PARK AVENUE

AT THE CEBU I.T.
PARK