

# Presidio Lakefront

The only quiet suburban city development by the lake.



## Fully-furnished units available!

A cluster of mid-rise, high-quality structures that are exquisitely built and captivatingly themed located at Sucat, Muntinlupa. Experience worry-free move in at Presidio's ready-for-occupancy units that include professional interior design services and complete set of furniture.



# MASTER PLAN

Lakefront is an exclusive community that's built right beside Laguna de Bay in Sucat. Within this 60-hectare masterplanned development will rise 14 mixed-use enclaves, six of which have already been built - The Marfori Tower, La Posada, Marina Heights, Victorianna, The Wharf and of course, Presidio. Presidio has residential and mixed-use structures comprising of studio, one-bedroom and two-bedroom units designed for singles and young families, which can be purchased as multiple units to create more spacious custom residences. It also has an expansive clubhouse, living and leisure facilities, home concierge and condotel services.



### DISCLAIMER

THE DEVELOPER RESERVES THE RIGHT TO CHANGE / ALTER PLANS AND SPECIFICATIONS WITHOUT PRIOR NOTICE AS MAY BE DEEMED NECESSARY IN THE BEST INTEREST OF BOTH THE PRODUCT AND THE CLIENT.

# COMMERCIAL



Boardwalk

Presidio gives you convenience right at your doorstep with various commercial spaces that will cater to every taste and lifestyle need. Carefully selected to provide only the best for its residents, shops, dining and entertainment outlets at Presidio are sure to excite residents and their family.



Da Vinci Commercial Area



The Wharf



Jollibee



Food Kiosks



Puregold



## AMENITIES



Living in Presidio means a city-resort lifestyle that combines home accessibility and exclusivity set on a quiet and secure community at Lakefront.

Walk from your residential unit into the roomy pavilion-style two level Clubhouse that features a free-form pool with tropical palm trees and lush landscaping, a fitness center, a game room, function halls, lobby lounge, exclusive courtyards – it feels more like home away from home ...

- Adult and kiddie pools
- Basketball court
- Playground
- Clubhouse
- Fitness gym
- Function room
- Game room
- BBQ pit
- Meandering jog paths
- Clubroom
- Shuttle service



## Fully-furnished Units



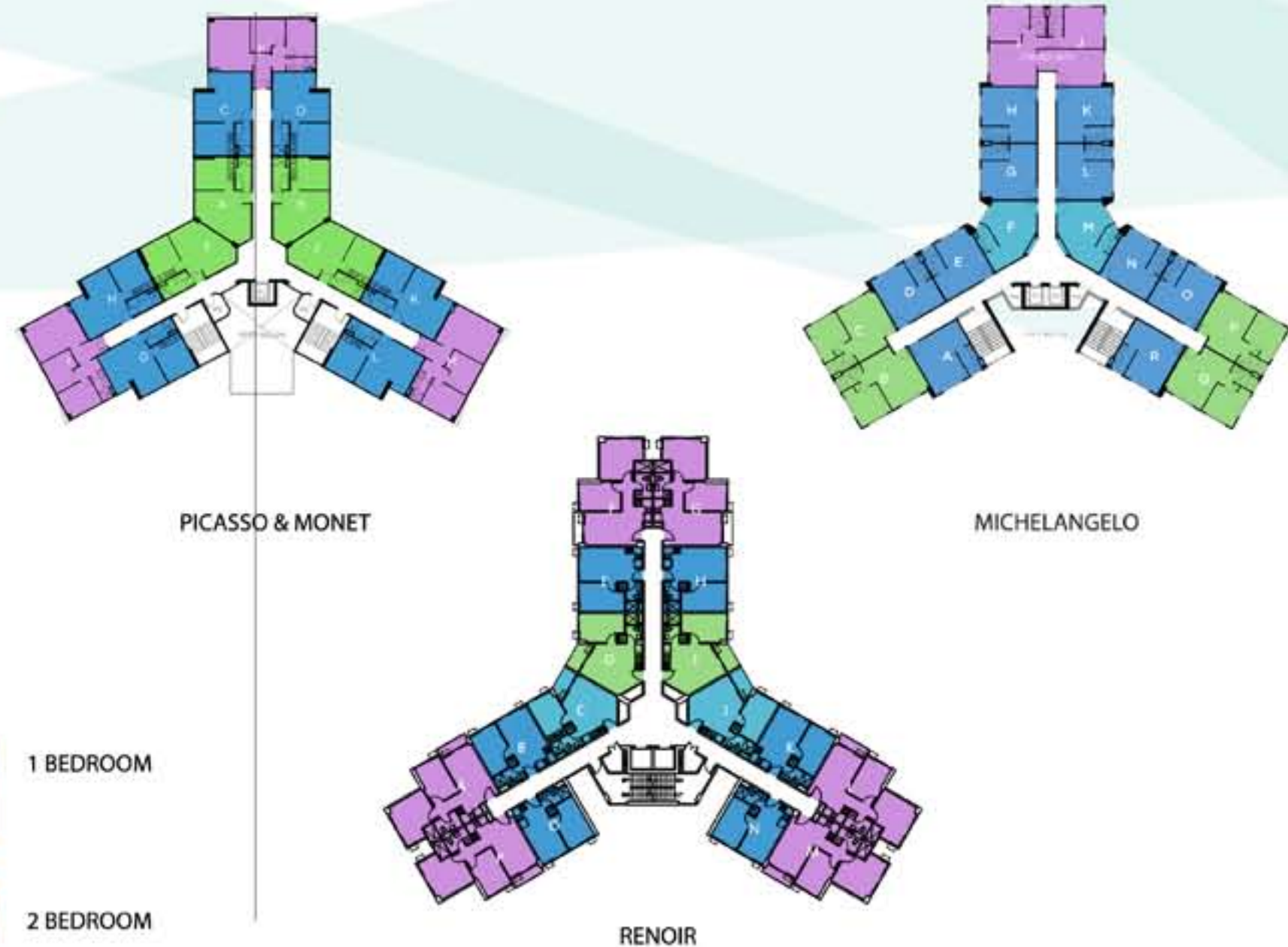
Fully-furnished studio unit.

Interior-designed condo units combining convenience, functionality, comfort and tasteful artistry that comes with modern and stylish furniture and most up-to-date appliances. It's like living in your own hotel suite.





## SPACE AND CONVENIENCE MEET



## UNIT LAYOUTS & FEATURES



1 BEDROOM  
37 SQM



2 BEDROOM  
51 SQM



2 BEDROOM PREMIERE  
74 SQM

### Building Features:

- 24-hour security
- Fire detection and alarm system
- Automatic Fire Suppression System
- Underground Drainage System
- Maynilad Water
- Meralco Power
- Individual electric and water meter

### Unit Specifications

#### Living and Dining Area

- Ceramic Tiles
- Painted wall and ceilings
- Provision for window-type air conditioning hole and outlet
- Phone and cable TV system ready

#### Bedroom

- Dry wall partition, painted finish

#### Kitchen

- Granite countertop with stainless steel sink and modular base cabinets

#### Toilet and Bath

- Water closet
- Pedestal-type lavatory
- Telephone-type shower
- Ceramic floor tiles
- 5-layer ceramic tiles on walls with soap & tissue holder

# Accessibility

With views of Laguna Lake and Sierra Mountains, Presidio at Lakefront is a quick 10 minutes from Makati business hub and 15 minutes from Ortigas' financial district via C-5. It is 5 minutes away from Alabang and 15 minutes from the airports through SLEX via the Nichols exit.

With 4 major entry points from the South Luzon Expressway (SLEX) via Sucat exit, the future C-6 exit, Bicutan access and the Taguig National Road, Presidio at Lakefront is a natural growth and business extension to Makati. There is also a Lakefront Shuttle Service that takes you to and from nearby transport hubs.



The developer shall exert all reasonable efforts to conform to the specifications indicated herein. However, the developer also reserves the right to alter plans if deemed necessary, in the best interest of the product and the client.

For inquiries, call:

# CROWN ASIA

A Vista Land Company

[www.lakefront.com.ph](http://www.lakefront.com.ph)