



Amisa
Private Residences
MACTAN, CEBU

www.robinsonsluxuria.com



ROBINSONS
LUXURIA
PAMPERED LIVING, YOUR WAY.

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Artist's Image

Everyday is a weekend at AmiSa Private Residences!



Actual Photo of AmiSa Tower A



The sea breeze, the sound of waves, the Mactan sunset – get life's greatest pleasures in one place – the AmiSa Private Residences, a paradise residential community at Punta Engano, Mactan, Cebu.

Enjoy rejuvenating living experience everyday and refresh in one of AmiSa's residential condo towers spread throughout a lush six-hectare property.

Luxury living is yours for the taking here at Amisa Private Residences.

AmiSa
Private Residences
MACTAN, CEBU

The Perfect Setting for Leisure Living

Amisa is located at Punta Engano, where the airport, the sea and the city are mere minutes away. The area is also home to some of the best and high-end resorts in Mactan, Cebu.

NEARBY ESTABLISHMENTS:



TRANSPORTATION HUBS:

Mactan International Airport
Cebu International Port



MALLS/SHOPPING CENTERS:

Marina Mall
Parkmall
Mactan Newtown



HOTELS AND RESORTS:

Movenpick Cebu
Shangri-la Mactan
Abaca
Crimson Resort
Be Resorts



Location Map



CULTURAL SITES:

Lapu-Lapu Shrine
Magellan Marker



SCHOOLS:

Bigfoot Studios
International Academy of Film and Television
Saint Augustine International School
Aviatour Flight School

Choose your Haven

Actual Photo of Tower A, B and C



- Approximately 6-hectare land area
- Australian Gold Coast inspired architecture
- Three Residential Condominiums

Tower A – 131 units

Tower B – 155 units

Tower C – 189 units



Actual Photo of AmiSa Towers

BUILDING FEATURES:

- Entrance lobby with reception / security counter
- Two (2) passenger elevators for each tower
- CCTV monitoring of selected common areas
- Automatic heat / smoke detection and fire sprinkler system
- Annunciator panel with emergency speaker at all floors
- Water reservoir
- Standby power generator for common areas and selected outlets in the residential unit
- Individual mail boxes
- Central garbage area
- Building Administration Office
- Fire exits



Actual Photo of AmiSa Tower A, B and C

TOWER A:

Number of Units per Floor

Floor	No. of Floors	Zone
15 TH	1	Penthouse
2 ND - 14 TH	12	Zone-1 Residential
Ground Floor	1	Lobby/Garden Units

Number of Unit Types

Unit Type	Total Number of Units
Studio	51
One-Bedroom	53
Two-Bedroom	28
Three-Bedroom	2



TOWER B:

Number of Units per Floor

Floor	No. of Floor	Zone
19 TH	1	Penthouse
10 TH - 18 TH	8	Zone-2 Residential
2 ND - 9 TH	8	Zone-1 Residential
Ground Floor	1	Lobby/Garden Units

Number of Unit Types

Unit Type	Total Number of Units
Studio	37
One-Bedroom	-
Two-Bedroom	116
Three-Bedroom	2



TOWER C:

Number of Units per Floor

Floor	No. of Floor	Zone
19 TH	1	Penthouse
10 TH - 18 TH	8	Zone-2 Residential
3 RD - 9 TH	7	Zone-1 Residential
2 ND	1	Residential
Ground Floor	1	Lobby/Garden Units / Amenities

Number of Unit Types

Unit Type	Total Number of Units
Studio	135
One-Bedroom	-
Two-Bedroom	51
Three-Bedroom	3

Artist's Photo of the Balcony

Enjoy Breath-taking Views



Creating the vacation lifestyle, all Amisa units have spacious balconies opening to stunning seaviews or inspiring views of the amenities. End the day amidst the sweet backdrop of the Mactan sunset, without having to leave your own unit.

Amisa
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AMISA TOWER A

Ground Floor Plan

8 UNITS PER FLOOR

AMENITY AREA & CEBU SEA

MAGELLAN BAY & NORTHERN CEBU TOWN

HILUTUNGAN CHANNEL & OLANGO ISLAND



LEGEND:

- STUDIO
- 1 BEDROOM
- 2 BEDROOM

MACTAN ISLAND



SITE DEVELOPMENT PLAN

*Floor Plan not to scale. Furniture, appliances and equipment indicated herein are for illustrative purposes only and are not included in the deliverable.

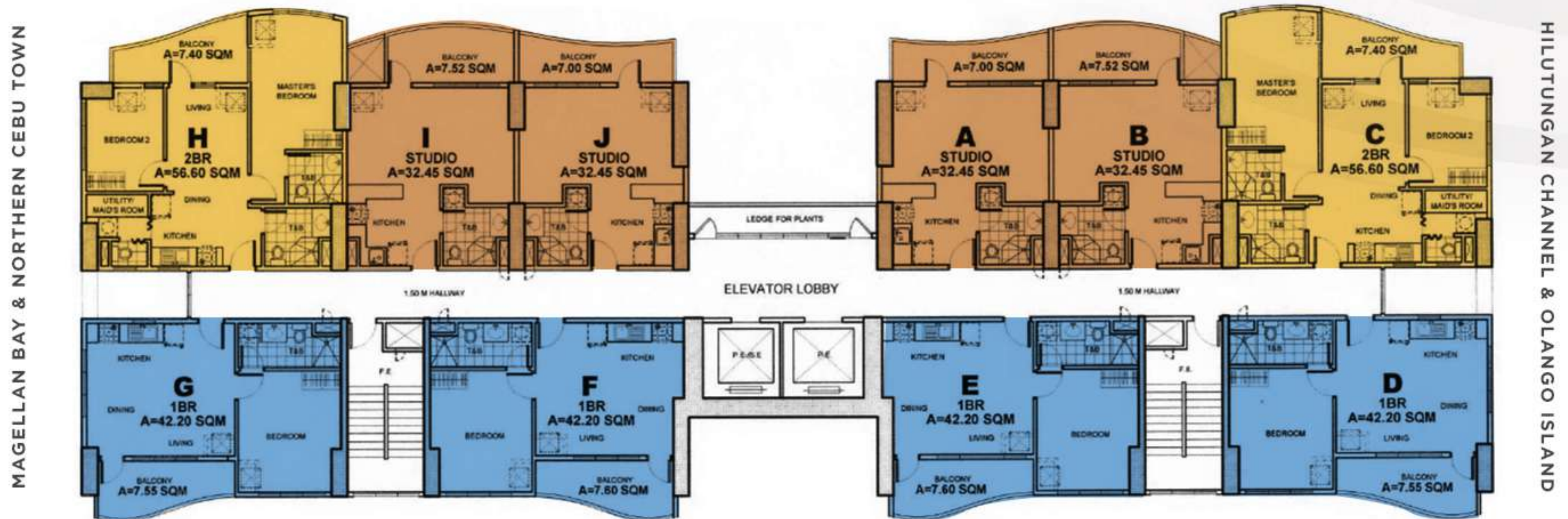
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AMISA TOWER A

2ND - 14TH Floor Plan

10 UNITS PER FLOOR

AMENITY AREA & CEBU SEA



LEGEND:

- STUDIO
- 1 BEDROOM
- 2 BEDROOM

MACTAN ISLAND



SITE DEVELOPMENT PLAN

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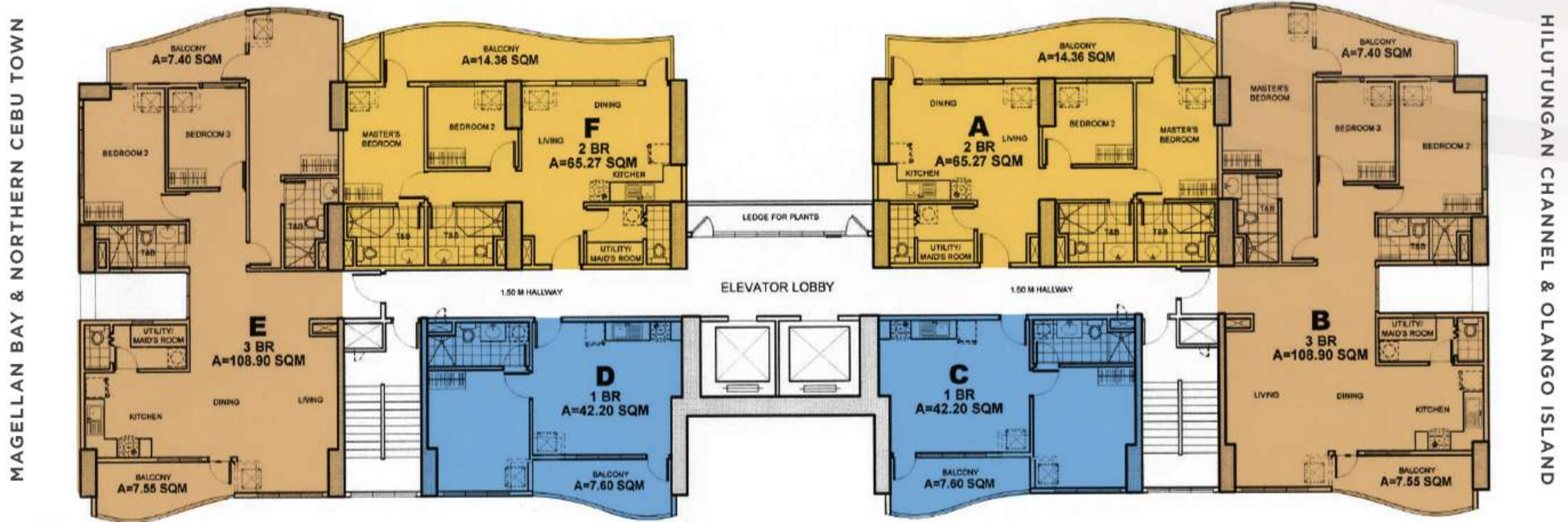
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AMISA TOWER A

Penthouse Floor Plan

6 UNITS PER FLOOR

AMENITY AREA & CEBU SEA



MAGELLAN BAY & NORTHERN CEBU TOWN

HILUTUNGAN CHANNEL & OLANGO ISLAND



LEGEND:

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

MACTAN ISLAND



SITE DEVELOPMENT PLAN

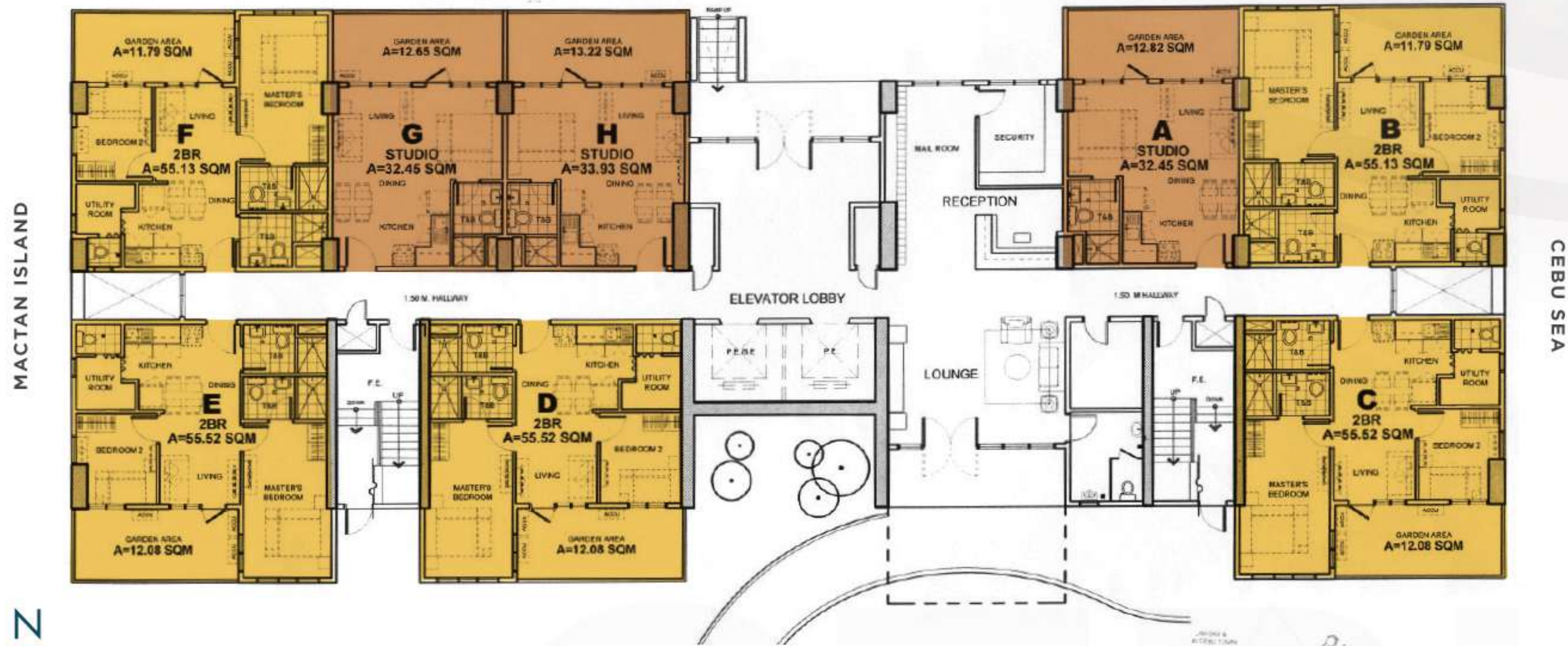
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AMISA TOWER B

Ground Floor Plan

8 UNITS PER FLOOR

AMENITY AREA / MAGELLAN BAY / NORTHERN CEBU TOWN



LEGEND:

- STUDIO
- 2 BEDROOM

AND / MORNING SUN



SITE DEVELOPMENT PLAN

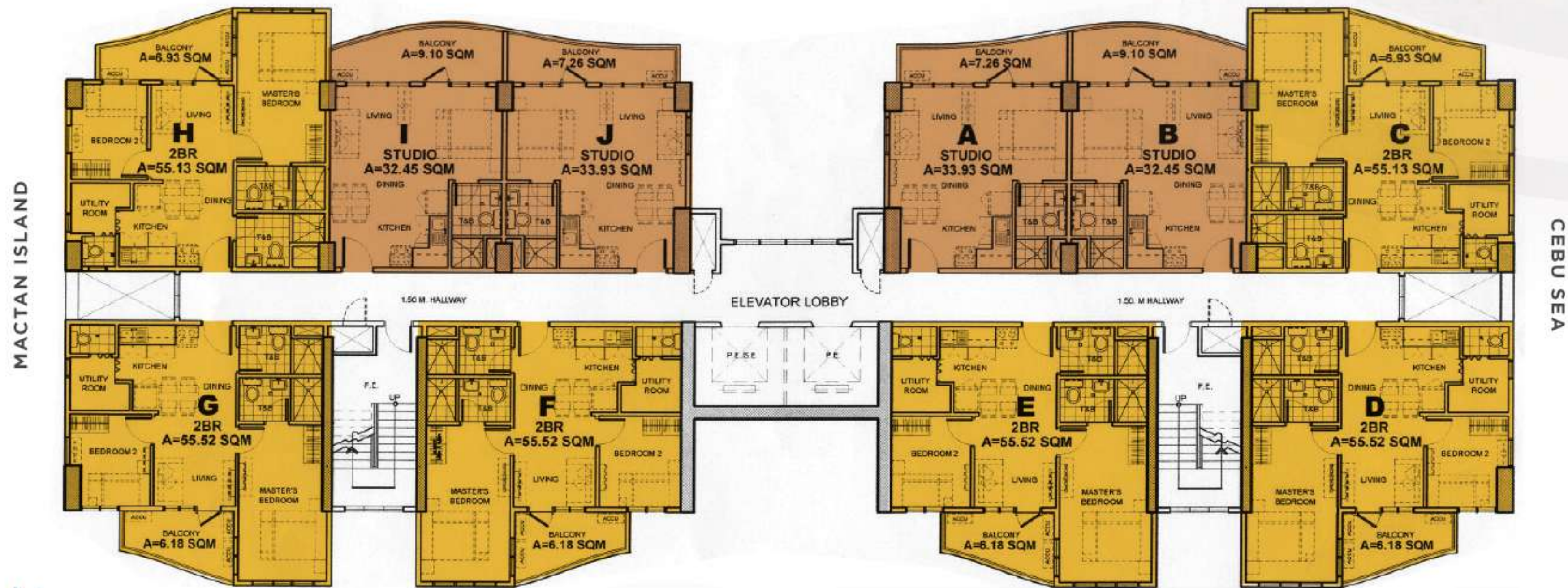
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AMISA TOWER B

2ND - 9TH Typical Floor Plan - Zone 1

10 UNITS PER FLOOR

AMENITY AREA / MAGELLAN BAY / NORTHERN CEBU TOWN



LEGEND:

- STUDIO
- 2 BEDROOM

AND / MORNING SUN



SITE DEVELOPMENT PLAN

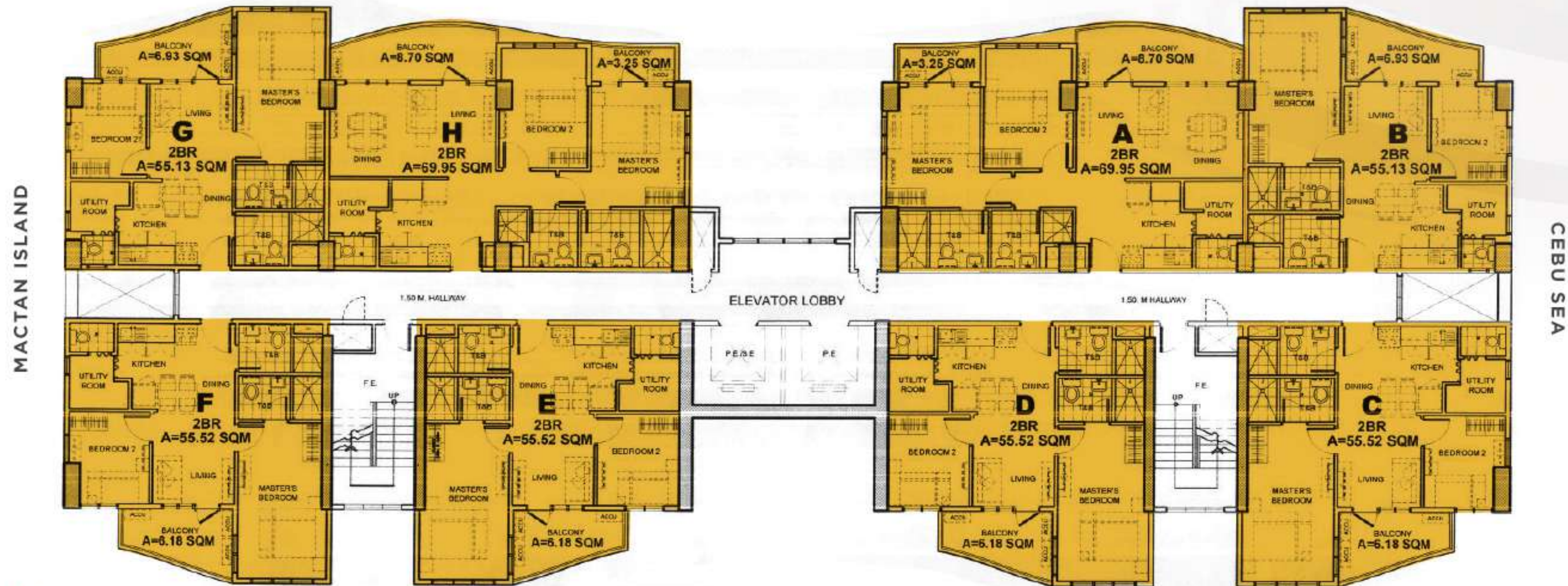
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AMISA TOWER B

10TH - 18TH Typical Floor Plan - Zone 2

8 UNITS PER FLOOR

AMENITY AREA / MAGELLAN BAY / NORTHERN CEBU TOWN



LEGEND:

2 BEDROOM

HILUTUNGAN CHANNEL / OLANGO ISLAND / MORNING SUN



*Floor Plan not to scale. Furniture, appliances and equipment indicated herein are for illustrative purposes only and are not included in the deliverable.

SITE DEVELOPMENT PLAN

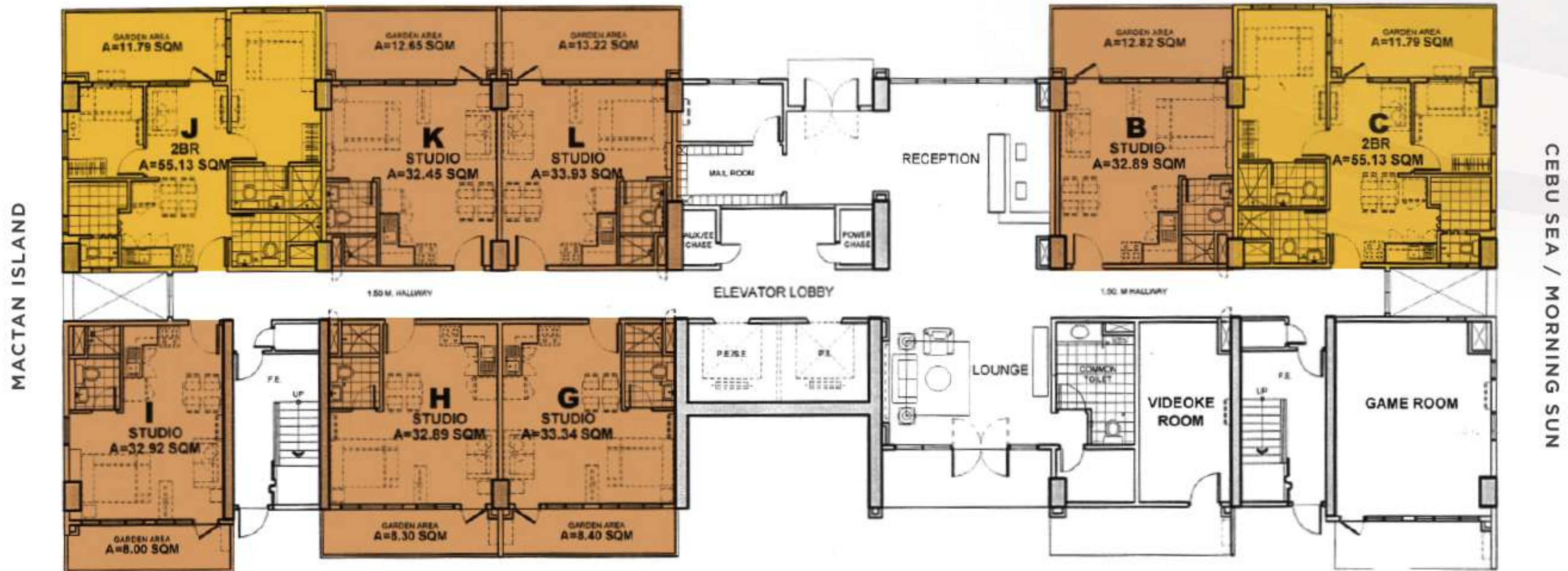
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AMISA TOWER C

Ground Floor Plan

8 UNITS PER FLOOR

AMENITY AREA / MAGELLAN BAY / NORTHERN CEBU TOWN



LEGEND:

- STUDIO
- 2 BEDROOM

HILUTUNGAN CHANNEL / OLANGO ISLAND / MORNING SUN



SITE DEVELOPMENT PLAN

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AMISA TOWER C

2ND Floor Plan

11 UNITS PER FLOOR

AMENITY AREA / MAGELLAN BAY / NORTHERN CEBU TOWN



LEGEND:

- STUDIO
- 2 BEDROOM

HILUTUNGAN CHANNEL / OLANGO ISLAND / MORNING SUN



SITE DEVELOPMENT PLAN

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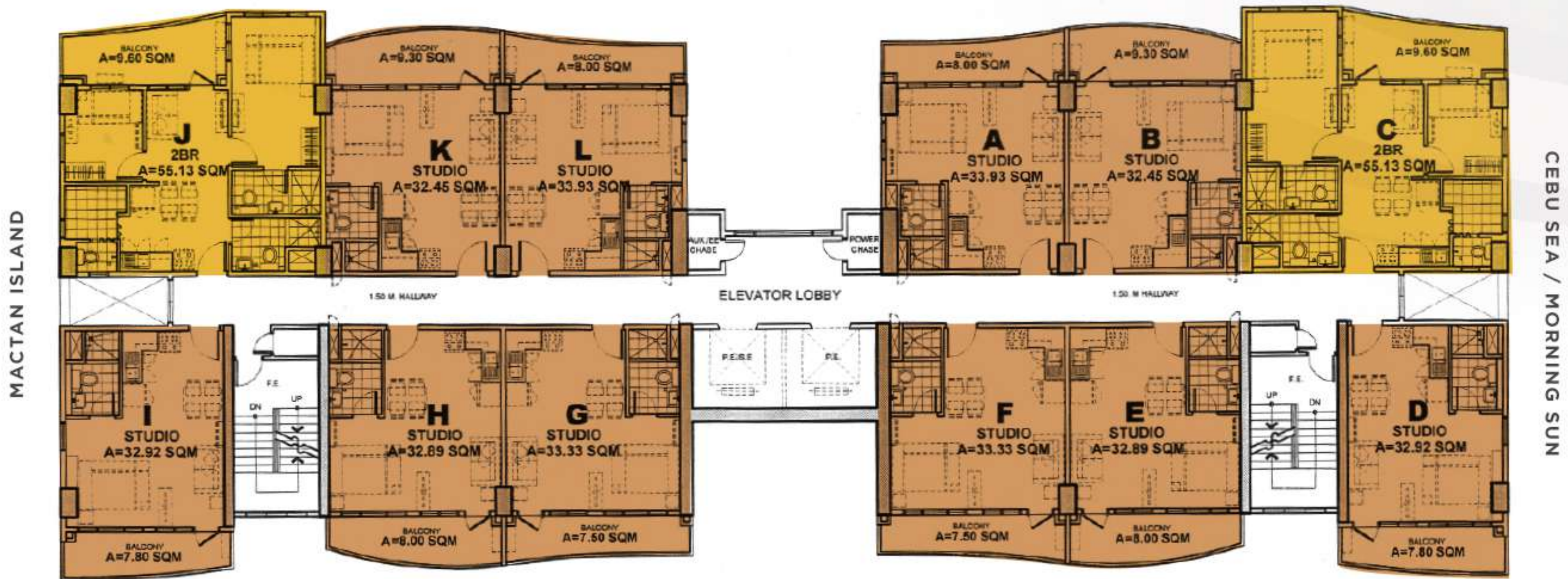
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AMISA TOWER C

3RD - 9TH Typical Floor Plan - Zone 1

12 UNITS PER FLOOR

AMENITY AREA / MAGELLAN BAY / NORTHERN CEBU TOWN



CEBU SEA / MORNING SUN

MACTAN ISLAND

HILUTUNGAN CHANNEL / OLANGO ISLAND / MORNING SUN



LEGEND:

- STUDIO
- 2 BEDROOM



SITE DEVELOPMENT PLAN

*Floor Plan not to scale. Furniture, appliances and equipment indicated herein are for illustrative purposes only and are not included in the deliverable.

AMISA TOWER C

10TH - 18TH Typical Floor Plan - Zone 2

10 UNITS PER FLOOR

AMENITY AREA / MAGELLAN BAY / NORTHERN CEBU TOWN



LEGEND:

- STUDIO
- 2 BEDROOM

HILUTUNGAN CHANNEL / OLANGO ISLAND / MORNING SUN



SITE DEVELOPMENT PLAN

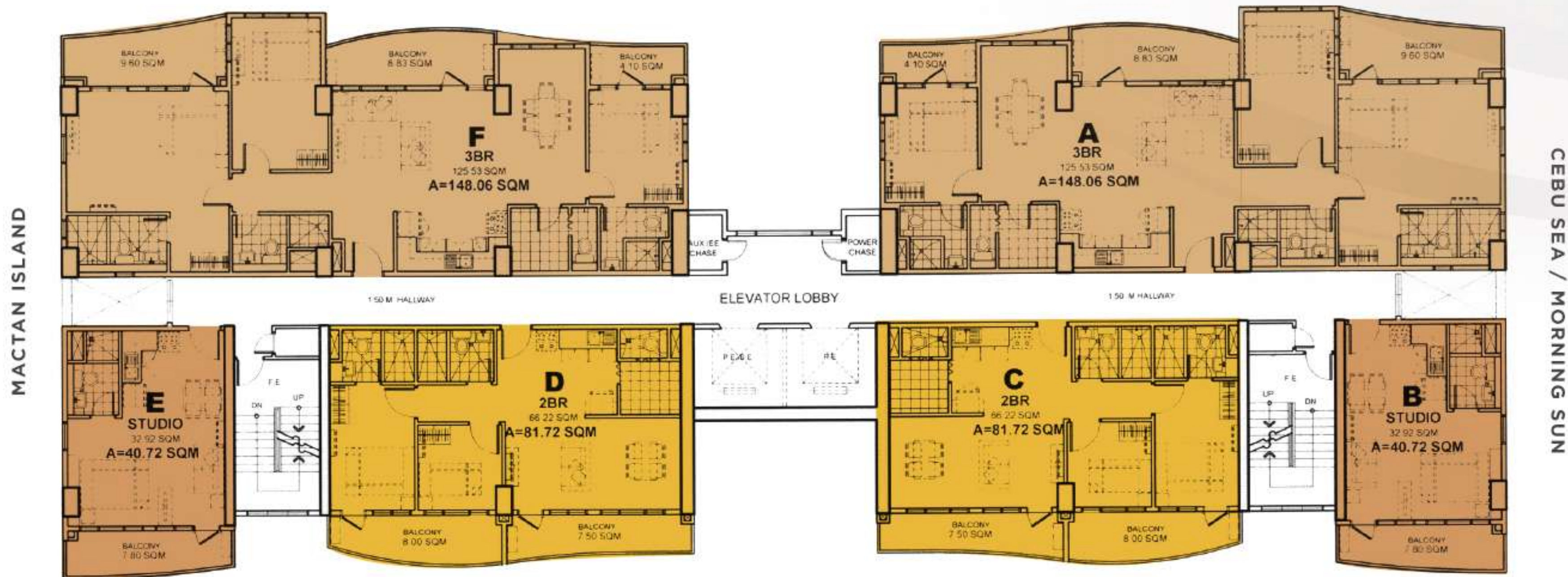
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AMISA TOWER C

Penthouse Floor Plan

6 UNITS PER FLOOR

AMENITY AREA / MAGELLAN BAY / NORTHERN CEBU TOWN



HILUTUNGAN CHANNEL / OLANGO ISLAND / MORNING SUN



LEGEND:

- STUDIO
- 2 BEDROOM
- 3 BEDROOM



SITE DEVELOPMENT PLAN

*Floor Plan not to scale. Furniture, appliances and equipment indicated herein are for illustrative purposes only and are not included in the deliverable.

ONE BEDROOM

Unit Area Range: Approx. 39 - 49.8 sqm



UNIT F
(ONE BEDROOM W/ BALCONY)
TYPICAL 2ND - 14TH FLOOR

Unit Area Dimensions:

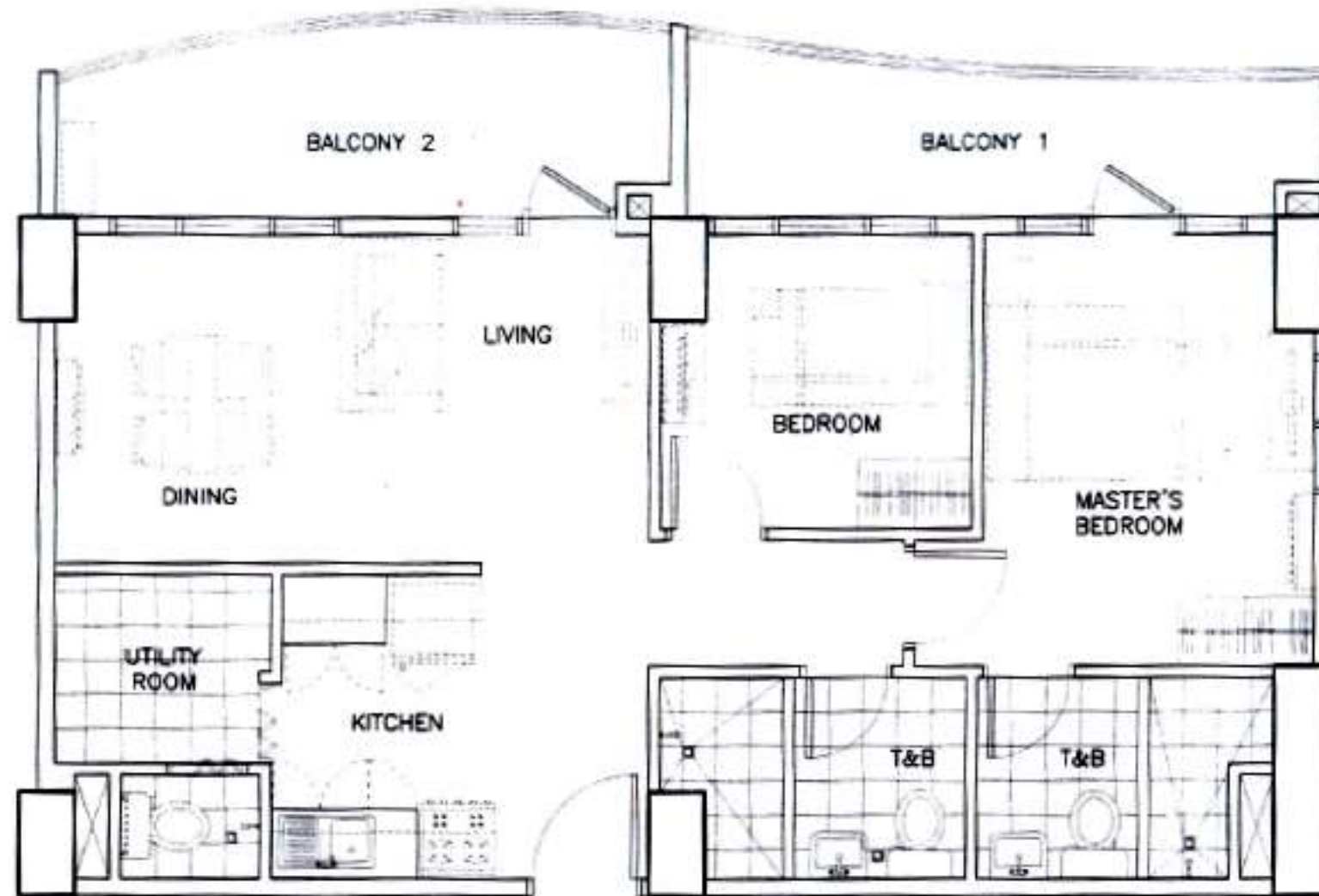
LIVING / DINING / KITCHEN	± 22.18 SQM
DINING	± 14.16 SQM
COMMON T&B	± 5.86 SQM
BALCONY	± 7.60 SQM
TOTAL	± 49.8 SQM



ACTUAL PHOTO OF ONE BEDROOM UNIT

TWO BEDROOM

Unit Area Range: Approx. 61 - 83 sqm (Tower C)



UNIT K + L (COMBINED) TOWER C (TWO BEDROOM W/ BALCONIES) TYPICAL FLOOR ZONE 1

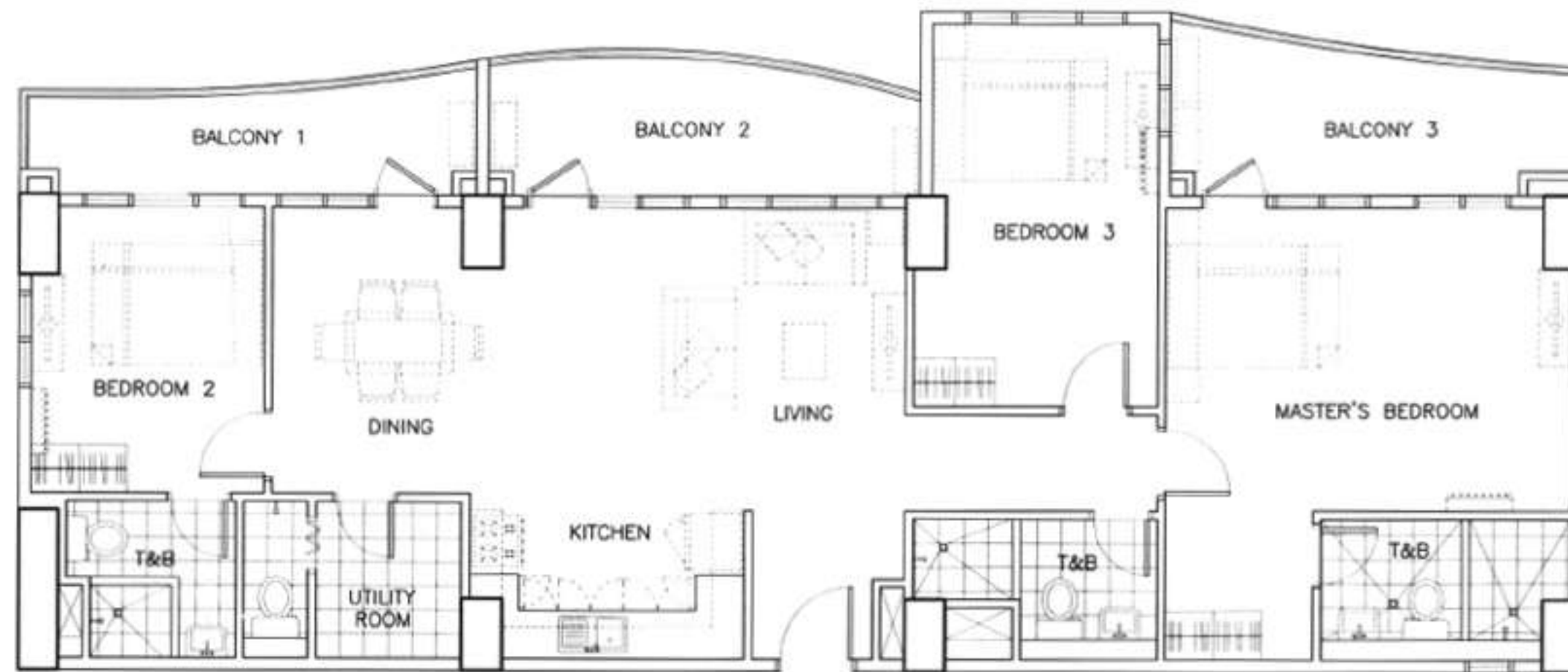
Unit Area Dimensions:

LIVING / DINING	± 15.75 SQM
KITCHEN / FOYER	± 9.58 SQM
UTILITY ROOM	± 5.65 SQM
BEDROOM	± 8.26 SQM
T&B	± 5.60 SQM
MASTER'S BEDROOM	± 12.66 SQM
MASTER'S T&B	± 6.40 SQM
BALCONY 1	± 8.00SQM
BALCONY 2	± 9.30 SQM
HALLWAY	± 2.48 SQM
TOTAL	± 83.68 SQM



THREE BEDROOM

Unit Area Range: Approx. 148 sqm (Tower C)



UNIT A, B & C
TOWER C
 (THREE BEDROOM W/ BALCONIES)

Unit Area Dimensions:

LIVING / DINING AREA	± 30.10 SQM
KITCHEN	± 7.00 SQM
FOYER	± 3.80 SQM
HALLWAY	± 3.80 SQM
BEDROOM 2	± 11.70 SQM
BEDROOM 2 T&B	± 6.20 SQM
UTILITY ROOM	± 6.20 SQM
BEDROOM 3	± 15.20 SQM
BEDROOM 3 T&B	± 6.30 SQM
MASTER'S BEDROOM	± 24.51 SQM
MASTER'S T&B	± 6.70 SQM
BALCONY 1	± 8.00SQM
BALCONY 2	± 9.30 SQM
BALCONY 3	± 9.60 SQM
TOTAL	± 148.41 SQM



ACTUAL PHOTO OF THREE BEDROOM UNIT

Unit Deliverables - Tower A

	Living/Dining	Kitchen	Bedroom	Toilet	Balcony/ Maid's Room
Flooring	Homogeneous Tiles			Ceramic Tiles	
Wall	Plastered Painted Finish			Ceramic Tiles & Painted Plastered Cement	1.2 meters high with metal railings
Ceiling	Painted Plain Cement Finish			Painted Gypsum Board	N/A
Others		Granite Finish Countertop Overhead, Under-counter Cabinets			

- Entrance panel with door viewer
- Intercom per unit connected to the security/reception counter
- Automatic smoke detectors, fire alarm and 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 aircon
 - Hot water supply line (excluding water heater) for shower area at Toilet and Bath
 - Electrical load provision of 20 amp for 2-burner
 - Balconies at all units

Unit Deliverables - Tower B

	Living/Dining	Kitchen	Bedroom	Toilet	Balcony/ Maid's Room
Flooring	Homogeneous Tiles			Ceramic Tiles	
Wall	Plastered Painted Finish			Ceramic Tiles & Painted Plastered Cement	1.2 meters high with metal railings
Ceiling	Painted Plain Cement Finish			Painted Gypsum Board	N/A
Others		Granite Finish Countertop Overhead, Under-counter Cabinets			Utility Room w/ Toilet for 2 BR Units only; Aluminum frame glass windows

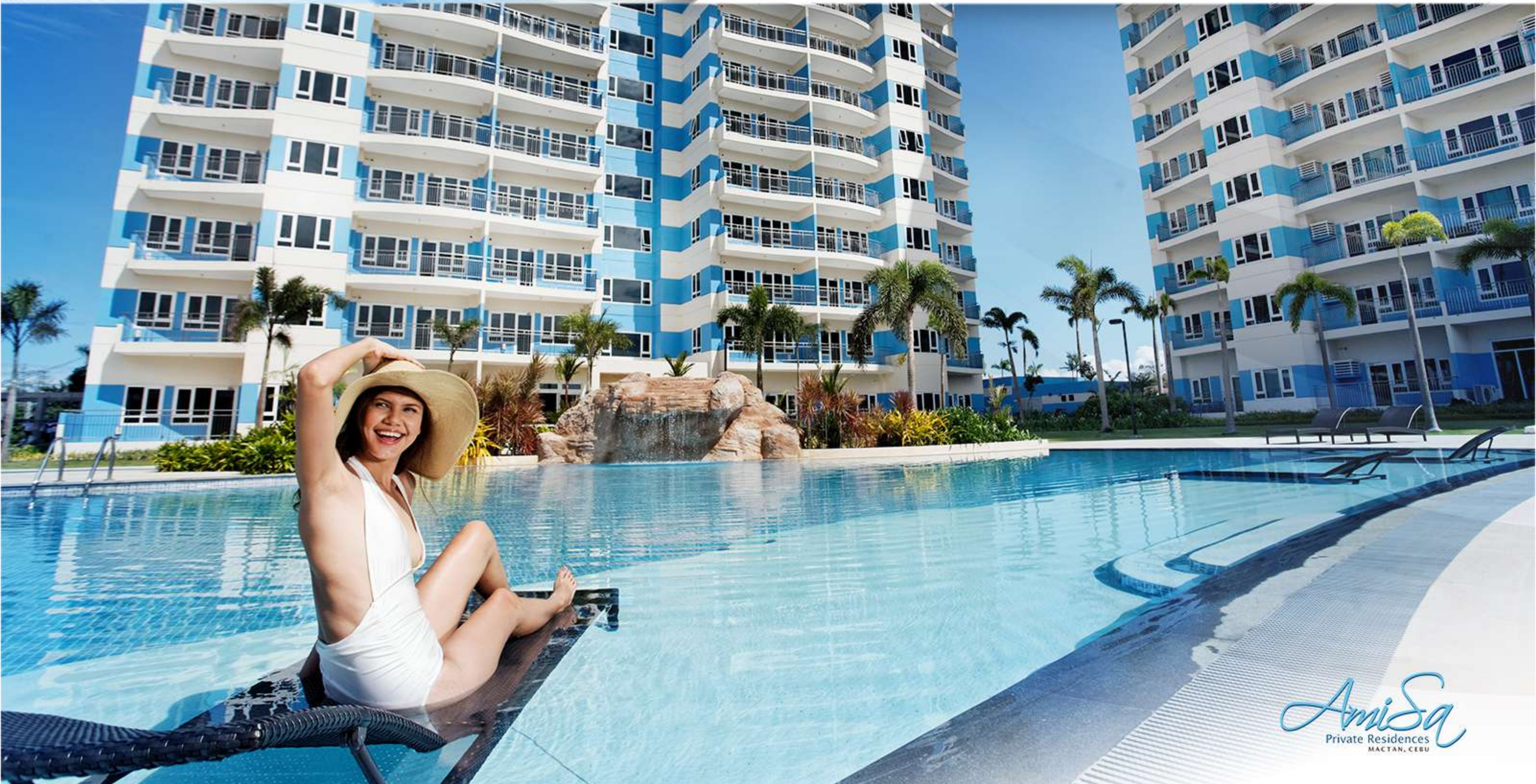
- Entrance panel with door viewer
- Intercom per unit connected to the security/reception counter
- Automatic smoke detectors, fire alarm and sprinkler system in all units
- Provisions for:
 - Individual electric and water meter
 - Cable TV line
 - Telephone line per unit
 - Electrical power for owner-supplied split-type air-conditioners
- Ventilation for kitchen and toilets
- Provision for hot water supply-line (excluding water heater) for toilet and kitchen
- Automatic smoke detectors and fire alarm with sprinkler system in all units
- Balconies at all units

Unit Deliverables - Tower C

	Living/Dining	Kitchen	Bedroom	Toilet	Balcony/ Maid's Room
Flooring	Homogeneous Tiles			Ceramic Tiles	
Wall	Plastered Painted Finish			Ceramic Tiles & Painted Plastered Cement	1.2 meters high with metal railings
Ceiling	Painted Plain Cement Finish			Painted Gypsum Board	N/A
Others		Granite Finish Countertop Overhead, Under-counter Cabinets			Utility Room w/ Toilet for 2 BR Units only; Aluminum frame glass windows

- Entrance panel with door viewer
- Intercom per unit connected to the security/reception counter
- Provisions for:
 - Individual electric and water meter
 - Cable TV line
 - Telephone line per unit
 - Electrical power for owner-supplied split-type air-conditioners
- Ventilation for kitchen and toilets
- Provision for hot water supply-line (excluding water heater) for toilet and kitchen
- Automatic smoke detectors and fire alarm with sprinkler system in all units
- Balconies at all units

Distinctive Lifestyle



AmiSa
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MACTAN, CEBU

A Paradise that Nurtures Recreation and Relaxation

Verdant landscaping and amenities make up a significant portion of the AmiSa development and encourage unit owners to enjoy a live-work-heal-play lifestyle.



- Clubhouse
- Swimming Pools
- Fitness Center/Gym
- Game Room
- Biking/Jogging Paths
- Multi-Purpose Court
- Picnic Area
- Playground
- Videoke Room



Actual photo of the Gazebo



Actual photo of the Clubhouse and Pool Gazebo





Actual photo of the Function Room

Property Management



With the safety provided by Amisa's gated complex, unit owners can afford to lock-up and go. Personalized building management services provide the assurance that the general upkeep of the facilities, as well as the needs of Amisa unit owners are attended to in a professional manner.

Rent. Own. Indulge.

Get a piece of this paradise with the first and real Lease-to-Own program:

	12 Months Straight	10:90	40:60
Payment Term	120 months (10 years)	12 months (1 year)	60 months (5 years)
Payment Structure Plan	<p>a) Total Contract Price/120 months</p> <p>b) 6% Conversion Fees (TTFE) payable on 120th month Months</p>	<p>a) 10% Equity Downpayment payable over 12 months</p> <p>b) 6% Conversion Fees (TTFE) payable on the 12th month</p> <p>c) 90% Retention – via Bank's Letter of Guaranty (Fully Paid via Loan Release on the 13th Month)</p>	<p>a) 40% Equity Down Payment – payable over 60 months</p> <p>b) 6% Conversion Fees – payable on the 60th month</p> <p>c) 60% Retention – via Bank's Letter of Guaranty (Fully paid via Loan Release on the 61st month)</p>



REQUIREMENTS FOR MOVE-IN:

- Signed Contract of Lease
- Payment of at least (3) three months Lease Deposit
- At least 24 PDCs for monthly rental payable to Robinsonsland Corp.
- Payment of at least (3) month Condo Dues
- At least 24 PDCs for Advance Condo Dues payable to the Condo Corp.
- Pre-signed Contract to Sell (CTS)
- Deed of Absolute of Sale (DAS)
- Signed Unit Acceptance Form
- Declaration of Occupants (If Corporation)
- Undertaking on As-is Where-is Basis



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