



Amaia Scapes
Bauan

THE PROPERTY

Amaia Scapes Bauan is a residential house and lot development of Amaia Land. It is an expansive 11-hectare land situated along Bauan - Batangas Provincial road, Barangay As-is, Bauan, Batangas.

A photograph of a large, modern sign for 'Amaia Scapes Bauan'. The sign is a long, low wall with 'Amaia' in large green letters and 'Scapes' in large black letters. Below 'Scapes', the word 'Bauan' is written in smaller red letters. The sign is set in a landscaped area with green grass and some plants. In the background, there is a guardhouse or entrance structure with a blue and white facade, and a road leading into the development. The sky is overcast with grey clouds.

Amaia Scapes
Bauan

LOCATION

Located at the southern part of Luzon, Amaia Scapes Bauan offers convenient living with its close proximity to various commercial, institutional, and industrial establishments around the vicinity.

Schools:

- Bauan Technical High School
- Bauan Colleges Inc.
- As-Is Elementary School

Retail:

- Citimart Bauan
- Bauan Plaza Hotel

Other Establishments:

- Bauan Doctors General Hospital
- Dr. Mario D. Bejasa General Hospital
- Balayong Chapel



SITE DEVELOPMENT PLAN



LEGEND:



COMFORTABLE **LIVING SPACES**

Each house is designed with breathable and comfortable living spaces with enough room for growth and expansion.



BUNGALOW POD



FLOOR AREA: 34 SQM | LOT AREA: 75 SQM

TWIN POD



FLOOR AREA: 28 SQM | LOT AREA: 65 SQM

MULTI POD



FLOOR AREA: 25 SQM | MIN. LOT AREA: 45/ 65 SQM

TWIN HOMES



GROUND LEVEL PLAN



SECOND LEVEL PLAN

FLOOR AREA: 47 SQM | LOT AREA: 86 SQM

SINGLE HOME



GROUND LEVEL PLAN



SECOND LEVEL PLAN

FLOOR AREA: 56 SQM | LOT AREA: 92 SQM

CARRIAGE **POD**



FLOOR AREA: 55 SQM | **LOT AREA:** 75 SQM

DELIVERABLES

	AREA	SPECIFICATION
Flooring	Ground Floor Interior Area	Smooth concrete finish
	Second Floor Interior Area	
	Porch	
Interior Walls	T&B at the Ground Floor	Ceramic tiles
	Ground Floor Interior Area	Skim coat (White)
	Second Floor Interior Area	Ceramic tiles and painted finish
T&B at the Ground Floor		
Kitchen	Built-up kitchen sink	
T&B	Complete T&B fixtures	
Windows	Aluminum framed sliding windows	
Doors	Main Entry	Steel pressed door
	Service Entry	
	T&B at the Ground Floor	
Ceiling	Ground Floor Interior Area	Smooth Concrete Finish(Under slab)
	T&B at the Ground Floor	Painted moisture-resistant board
Stairs	Smooth concrete steps with metal framing	

AMENITIES

Amaia Scapes Bauan offers first-rate amenities and features that will suit to different families' needs and lifestyle



BASKETBALL COURT



VILLAGE PAVILION



SWIMMING POOL



KIDS' PLAY AREA



PATIO GREENS

KEY SUSTAINABILITY FEATURES

COMPLETE ACCESSIBILITY & CONNECTIVITY

- Bike racks are situated near the village entrance to encourage residents to bike, which is more sustainable than driving a car.

RIGHT-SIZED LIVING SPACES

- Lots are relatively bigger, giving sufficient room for future expansion, both vertically and horizontally.
- Some units have the flexibility of being combined, thereby expanding the space.

ECO-EFFICIENCY

- Light colored façades and roofs minimize the absorption of the heat from the sun.
- Patio greens serve as rain gardens to replenish the ground water supply.

STRUCTURAL STABILITY

- Roofs can withstand winds up to 30kph.
- Sufficient drainage system and access to outfall points.

WHY INVEST IN AMAIA SCAPES BAUAN

- Expandable houses that grow with you
- Energy-efficient house designs
- Compact and highly functional
- With workmanship warranty
- Modern yet timeless design
- Envisioned and planned as a functioning community

COMBINING UNITS

Some units have the flexibility to be combined. Thereby, expanding the living space.



DELIVERABLE



COMBINED

COMFORTABLE **LIVING SPACES**

Scapes lots are relatively bigger, giving sufficient room for future expansion, both vertically and horizontally.



Amaia

Kaya ko na!

LS# S1 BP220: 034328/PD957: 034327

S2 BP220: 28869 / PD957: 28868

S3 BP 220: 27519

Amaia Land Corp.

www.amaialand.com