



Amaia Scapes
San Fernando



San Fernando City

Nestled in the heart of Pampanga, this city has strong community spirit, deep cultural roots, and frequent local festivals provide an enriching and immersive lifestyle. Moreover, its proximity to the bustling metropolis of Manila, lower cost of living, quality of life, job opportunities, and safe environment make it an attractive destination for those seeking a harmonious blend of tradition and modern living.

Why invest in San Fernando?



Economic Growth

Experienced economic growth in recent years, driven by various industries such as manufacturing, agriculture, and services.



Strategic Location

Strategically located in Central Luzon, making it a hub for trade and commerce. Proximity to major cities and transportation hubs can be advantageous for businesses.



Tourism Potential

May have tourism potential, especially if there are cultural attractions, historical sites, or natural landmarks. A thriving tourism industry can boost local businesses and property values.

Major Access Roads

Metro Manila Skyway Stage 3

1 HR AND 21 MINS
83.4 km

Completed



NLEX Harbor Link

1 HR AND 4 MINS
70.9 km

Completed



Subic-Clark-Tarlac Expressway (SCTEx)

50 MINS
59.8 km

Completed



Central Luzon Link Expressway (CLLEx)

1 HR AND 3 MINS
69.4 km

Ongoing Construction
96% Completed



Accessibility



TO AMAIA SCAPES SAN FERNANDO

MEXICO EXIT

11mins - 3.5km

SAN FERNANDO EXIT

24mins - 9.5km

ANGELES EXIT

25mins - 13.9km

TO AMAIA SCAPES PAMPANGA

ANGELES EXIT

10mins - 4km

MEXICO EXIT

24mins - 14.6km

SAN FERNANDO EXIT

32mins - 21.6km

On-going & Future Developments



Active Transport

This project involves a 37.5-kilometer protected bike lane network and is set to be completed by the 4th quarter of 2023, featuring various enhancements such as urban shade trees, pavement markings, solar studs, bollards, rubber delineators, and signages.



North-South Commuter Railway

Target Completion: 2029

It is expected that from the usual four-hour drive from Laguna to Pampanga, it will cut down travel time to two hours. The railway system can cater to 800,000 passengers per day.

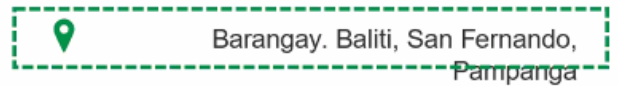
Amaia Scapes San Fernando



A sprawling 21-hectare development that seamlessly blends urban living with a tranquil environment. Amaia's inaugural project in San Fernando was unveiled in 2014. This endeavor delivers a harmonious combination of completeness, convenience, accessibility, serenity, and a secure and safe community.



Map for Nearby Establishments



Schools

- Our Lady of Fatima University Pampanga (3.1 km) – 9 mins away
- St. Scholastica Academy San Fernando (5.9 km) – 17 mins away
- New Era University San Fernando (8.7 km) – 26 mins away

Retails

- Jumbo Jenra Sindalan (2.4 km) – 8 mins away
- Walmart San Fernando (6.2 km) – 18 mins away
- S&R Membership Shopping San Fernando (12.1 km) – 20 mins away

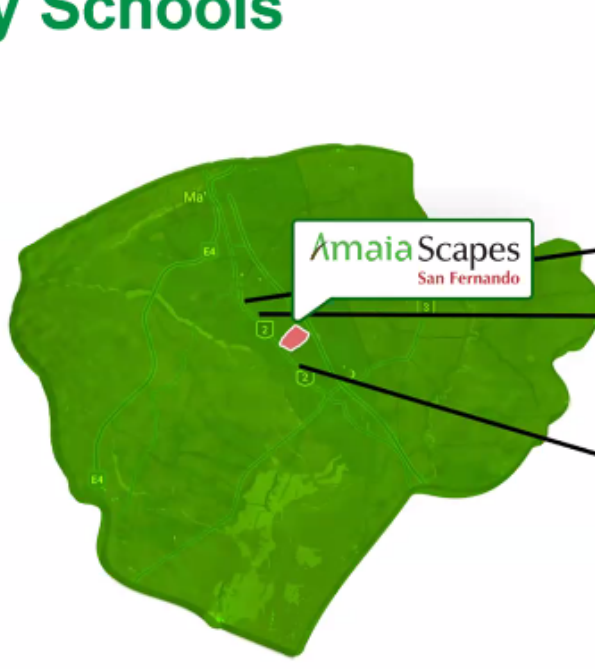
Hospitals

- Mother Teresa of Calcutta Medical Center (4.1 km) – 14 mins away
- San Fernandino Hospital (4.7 km) – 15 mins away
- GreenCity Medical Center (12.8 km) – 22 mins away


Leisure


- Lakeshore Pampanga (6.2 km) – 17 mins away
- Skyranch Pampanga (14.9 km) – 29 mins away
- Sandbox Pampanga (34.3km) – 37 mins away


Nearby Schools



A green topographic map of the Amaia Scapes San Fernando area. A pink diamond marker indicates the project location. A white callout box with the text "Amaia Scapes San Fernando" is connected to the map by a black line. Three other black lines connect the map to circular images of nearby schools.

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New Era University
- 

Our Lady of Fatima University
- 

St. Scholastica Academy

Nearby Hospitals



A green topographic map of the Amaia Scapes San Fernando area. A pink diamond marker indicates the project location. A white callout box with the text "Amaia Scapes San Fernando" is connected to the map by a black line. Three other black lines connect the map to circular images of nearby hospitals.

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Mother Teresa of Calcutta Medical Center
- 

San Bernardino Hospital
- 

GreenCity Medical Center

Nearby Retails



Master Development Plan

Sector	GLA (ha.)	Total Units	% Sold	Constructed Units	On-Going Units	Turned-Over Units
1	12	660	94%	646	14	449
2	5	315	For Launch	-	-	-
3	3	230	Future	-	-	-
TOTAL	21	1,205				



VILLAGE PAVILION

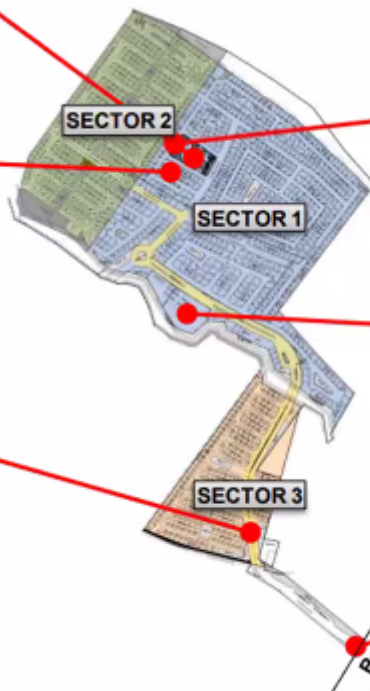


SINGLE HOME 60 MODEL



GUARD HOUSE

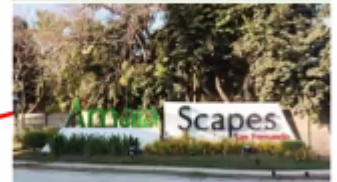
- Launched (660 units)
- For Launch (315 units)
- Future Launch (230 units)



PLAY AREA



SWIMMING POOL



VILLAGE SIGNAGE

About the Project



Project Sequel: Sector 2

The new sector of Amaia Scapes San Fernando is a residential development located on a 5.4-hectare total land area. It primarily offers house and lot properties, providing residents with the opportunity to own their homes within this thriving community.

It will offer a total of 315 units with modern house designs and enhanced living spaces for increased ventilation.

Site Development Plan

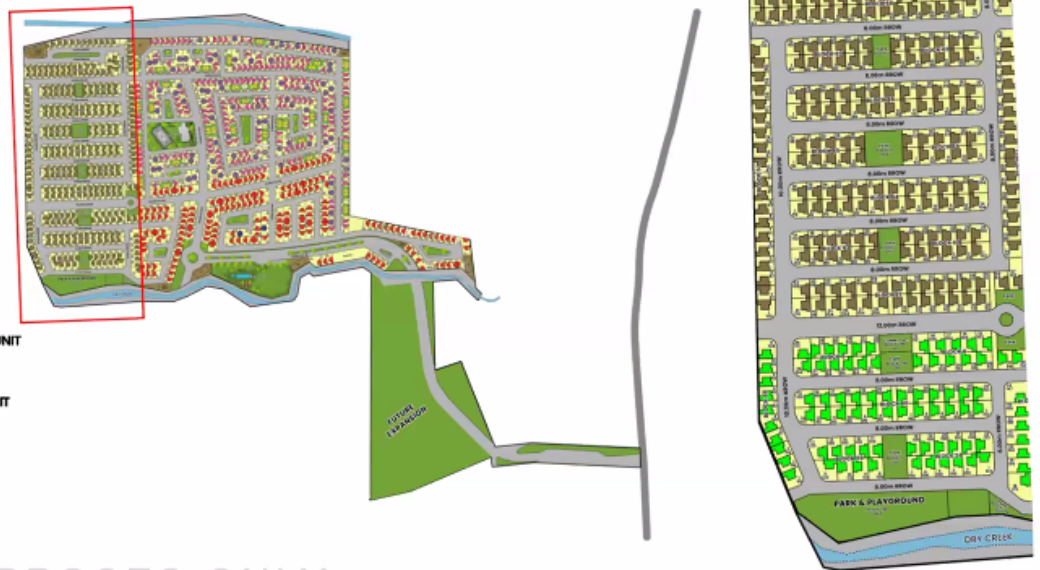
SECTOR 2

Land Area: 5.4 hectares

Total Units: 315

LEGEND:

-  BUNGALOW POD
-  SINGLE HOME
-  TWIN HOMES
-  TWIN POD
-  MULTIPOD - INNER UNIT
-  MULTIPOD - END UNIT
-  SINGLE HOME 60



FOR TRAINING PURPOSES ONLY

Amenities

Swimming Pool

Under Construction



Play Area

Completed



Village Pavilion

Completed



Basketball Court

Completed



Unit Plan



3 BEDROOM



2 TOILET & BATH



1 KITCHEN SINK



1 PARKING SPACE

FLOOR AREA: 60 sqm
MINIMUM LOT AREA: 80 sqm

SINGLE HOME 60



Ground Floor

Living Area	±9 sq.m
Dining Area	±6 sq.m
Kitchen	±5 sq.m
Work Area / Stairs	±6 sq.m
Ground Toilet & Bath	±3 sq.m

Second Floor

Master's Bedroom	±9 sq.m
Bedroom 1	±6 sq.m
Bedroom 2	±6 sq.m
Hallway / Stairs	±6 sq.m
2nd Floor Toilet & Bath	±3 sq.m
	±60 sq.m

Deliverable Specification

Item	Area	Specification
Flooring	Ground Floor Interior Area	Ceramic Tiles
	Second Floor Interior Area	Vinyl Planks
	Porch	Smooth Concrete Finish
	Service Area	Smooth Concrete Finish
	Toilet and Bath at the Second Floor	Ceramic Tiles
Interior Walls	Toilet and Bath at the Ground Floor	Ceramic Tiles
	Ground Floor Interior Area	Painted Finish
	Second Floor Interior Area	Painted Finish
Kitchen	Toilet and Bath at the Second Floor	Ceramic Tiles & Painted Finish
	Toilet and Bath at the Ground Floor	Ceramic Tiles & Painted Finish
		Modular Kitchen Counter and Sink
Toilet and Bath	Toilet and Bath at the Second Floor	Complete Toilet & Bath Fixtures
	Toilet and Bath at the Ground Floor	Complete Toilet & Bath Fixtures
Windows		Aluminum Framed Windows
Doors	Main Entry	Steel Door
	Service Entry	Steel Door
	Toilet and Bath at the Second Floor	PVC Door
	Toilet and Bath at the Ground Floor	PVC Door
Partitions	Bedrooms	MDF Door
		Drywall Painted Finish
Ceiling	Ground Floor Interior Area	Painted Concrete Finish (Underslab)
	Second Floor Interior Area	Painted Board with insulation
	Toilet and Bath at the Second Floor	Painted Board with insulation
	Toilet and Bath at the Ground Floor	Painted Board
Stairs		Concrete steps with Vinyl planks, metal framed with cladding and steel railing
	Second Floor Interior Area	Tubular steel railing
Roof		Pre-painted GI Sheet

Single Home 60

STANDARD PAYTERM



**10% DOWNPAYMENT
IN 30 MONTHS**

Single Home 60

STANDARD PAYTERM

FINANCING	PAYTERM
CASH	18% Discount
DEFERRED	100% in 30 months (equal payments)
BANK	10% DP in 30 months – 90% Bank Loan

SAMPLE COMPUTATION

UNIT TYPE	TCP (VAT INC.)	RESERVA TION FEE	10% IN 30 MONTHS		BANK FINANCING		
			TOTAL DP	MONTHLY DP	10 YEARS	15 YEARS	20 YEARS
Single Home 60	3,800,000	25,000	367,678	12,256	42,878	33,774	29,561

Single Home 60

PROMO PAYTERM



**10% DOWNPAYMENT
IN 36 MONTHS**

**VALID ONLY FOR 1ST 36 GENCON ACCOUNTS*

PROMO PAYTERM

*VALID ONLY FOR 1ST 36 GENCON ACCOUNTS

Single Home



FINANCING	PAYTERM
STRETCHED PAYTERM	10% downpayment in 36 months

SAMPLE COMPUTATION

UNIT TYPE	TCP (VAT INC.)	RESERVATION FEE	10% IN 36 MONTHS		BANK FINANCING		
			TOTAL DP	MONTHLY DP	10 YEARS	15 YEARS	20 YEARS
Single Home 60	3,800,000	25,000	367,678	10,213	42,878	33,774	29,561

Frequently Asked Questions:

1. What are the key features or advantages of this latest sector?

Sector 2 will showcase larger units, providing increased space both indoors and outdoors — ideal for growing families.

2. What are the unit offerings, sizes, deliverables of Sector 2?

The latest sector will present Single Home 60 - finished (315 units) featuring a floor area of 60sqm and a minimum lot area of 80sqm.

3. How many dedicated parking slots are available per unit?

Single Home 60 has dedicated 1 parking slot.

4. What are the featured amenities in this property?

The premises will include a Village Pavilion, Play Area, Basketball Court, and Swimming Pool, all shared with Sector 1.

Frequently Asked Questions:

5. How many units available to sell?

There are 86 units open for selling.

6. What are the available collaterals that will be presented to sales team?

Project related materials such as Factsheet, SDP, E-brochure, OPM will be furnished to sales team after the sales kick-off.

7. What is the standard payterm for San Fernando Sector 2?

Standard payterm in this unit is 10% downpayment in 30 months.

8. Is there any promo offered?

Yes. Stretched payterm up to 36 months, but only eligible for 1st 36 GENCON Accounts.

Frequently Asked Questions:

9. How much is the average monthly dues?

Average monthly due is priced at 8.07php per sqm.

10. How much is the construction bond?

For interior renovation, cost is P10,500 (P10,000 is refundable)

For interior & exterior renovation, cost is P21,000 (P20,000 is refundable)

11. Is there already a HOA in San Fernando?

Yes. There is a HOA established in AS San Fernando since 2017.

12. Is there any rental fee for the use of amenities?

For Pavilion: P3,500.00 good for 5 hrs, P300.00 extension fee per succeeding hr.

P100.00 lighting facility (from 6PM onwards)

P2,000.00 security bond (refundable after the event)

For Basketball Court: Daytime – free, Nighttime (from 6PM onwards): Php250.00

Kiddie Play Area: free; *Swimming Pool:* not yet operational

Frequently Asked Questions:



13. When will the swimming pool become operational?

The swimming pool aims to be operational in 2024.

14. What's the schedule of garbage collection?

Garbage collection is scheduled every Wednesday and Saturday, starting from 7AM onwards. It is required that the garbage is taken out before 7AM, properly segregated into wet and dry waste, and securely sealed.

15. Are there utilities provider for AS San Fernando?

Yes. The Electric provider is SFELAPCO and the water provider is City of San Fernando Water District or Prime Water.

16. Is there an internet provider for AS San Fernando?

Yes. Globe Telecom is the internet provider in AS San Fernando.