Amaia STEPS

Sucat

**TAKE THE** RIGHT **STEP**

Amaia Steps Sucat is modern and contemporary inspired midrise residential project with support retail shops set against the tranquil surroundings of Parañaque City. It stands in the heart of Parañaque where commercial and institutional establishments are just within the vicinity.

41

THE CHAKS

**VICINITY** MAP

TONIA

PALANQUE

TOMAKATI

NORTH

SOUTH LUZON EXPRESSWAY SKYWAY

SAN ANTONIO AVE.

LAMON

TASCUAL

MELITON ESPIRITUR

Amaia STEPS

Sucat

DRA SANTOS AVENUE EUCATED.

SAMPAGUITA AVE

MOVA

PARK

PRESIDENTS AVE

H

PALAKAA

SOREENA AVE

SANTANA

LOYOLA MALACIAL

Amaia Steps Sucat is strategically located along Dr. A. Santos Ave., Brgy. San Antonio, Sucat, Parañaque. It is highly accessible from Makati, Manila, and Taguig via variety of road connections - Skyway, SLEX, and C5 road.

10 ALABANG

NEARBY ESTABLISHMENTS:

SM BF Parañaque

Shopwise Sucat

Unihealth Parañaque Hospital

& Medical Center

LH Montessori High Inc. School

**SITE DEVELOPMENT PLAN**

DR. A. SANTOS AVENUE (SUCAT ROAD)

**CLARA** LS#: 28524

FIDELA LS#: 28524

**ARIA** LS#: 28520

**ESPERANZA**

LS**#**: 28524

INIC

**BLANCA** LS**#**: 28520

**ISABELA LS#: 33459**

Amaia Steps Sucat is a 2.3 hectare planned development consist of 9 towers 8 resudential floors and 1 floor allotted for parking. A peaceful amenity area includes swimming pool, play area, function room, and courtyard.

*HOTEBUYING BOOK*

Amaia Steps offers spaciously designed units that suit your needs. Experience cosmopolitan and cozy living with sufficiently designed areas for living, dining, bedroom, bathroom, and kitchen.

STUDIO **UNIT**

AC

Standard Payment Term

Contract price

15% DP

Other Charges

15% in 30mos, 85% BF

3,400,000.00

533,357.97

289,053.13

20,000.00

**T&B**

Reservation Fee

Net DP

Monthly DP

Bank Loan

5 Years

10 Years

15 Years

20 Years

Monthly Amortization (8.8 interest rate)

533,357.97

17,1778.60

3,135,695.16

61,909.40

39,518.30

31,580.85

27,971.12

\*Based on Isabela 412 unit

**LAUNDRY** AREA

**STUDIO** 23-26 sqm.

DELUXE **UNIT**

Standard Payment Term

Contract price

15% DP

Other Charges

15% in 30mos, 85% BF

4,510,000.00

714,013.07

383,420.47

20,000.00

734,013.07

**T&B**

Reservation Fee

Net DP

Monthly DP

23,800.44

Bank Loan

4,159,407.40

Monthly Amortization (8.8 interest rate)

5 Years

10 Years

15 Years

20 Years

86,100.41

52,419.87

41,891.07

37,102.86

\*Based on Isabela 329 unit

LAUNDRY AREA

**DELUXE** 31-33 sqm.

AC

**PREMIER UNIT**

Standard Payment Term

Contract price

15% DP

Other Charges

15% in 30mos, 85% BF

5,400,000.00

853,862.66

459,084.38

Reservation Fee

25,000.00

Net DP

878,862.66

Monthly DP

28,462.09

Bank Loan

1,980,221.72

Monthly Amortization (8.8 interest rate)

103,091.41

5 Years

10 Years

15 Years

20 Years

T&B

LAUNDRY

AREA

62,764.37

50,157.83

44,424.71

\*Based on Isabela 301 unit

**PREMIER** 39-42 sqm.

**AC**

AMENITIES

Amaia Steps Sucat in cludes structures and amenities that gracefully blend form and function. These consists of a swimming pool, basketball court, and kids play zone surrounded by lush greens and

open spaces.

**1.** MODERN AMENITIES

• Linear Garden

• Clubhouse

Play Area

Swimming Pool

• Basketball Court

2. BUILDING **FEATURES**

• Main Lobby

Emergency light

2 elevators per building

Garbage cellection area

• 24/7 security

• CCTV is installed in common areas

.

Nuturally ventilated hallways

Fire detection and alarm system

**3.** KEY **SUSTAINABILITY** FEATURES

Structural Stability

• With tempered windows thanwithstand winds up to

300 kph

• With fire detection system per unit

• With sufficient drainage system and access to outfall points

Eco-efficiency

• With light colored facade and roof to minimize heat

• With naturally ventilated units and hallways

With LED bulbs in common areas

Right-**sized** Livng **Spaces**

With fewer units compared to other developments

TOP REASONS TO INVEST IN AMAIA STEPS SUCAT

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A BRANDED INVESTMENT

We make it possible to afford a quality piece of property from a company under a reputable and well-trusted real estate developer.

UNBEATABLE LOCATION

The site is superiorly located along Dr. A. Santos Avenue In Sucat, Paranaque providing paramount accessibility to the business districts, commercial establishments, schools, and transport hubs.

FIRST-RATE AMENITIES

Southern suburban lifestyle is more dynamic with swimming pool, basketball court and landscaped gardens.

ARCADED RETAIL

A two-floor commercial strip where modern conveniences meet, make dining, shopping, a convenient experience.

SPACIOUSLY DESIGNED UNITS

Amaia Steps Sucat offers a variety of unit options ranging from 23 sqm to 42 sqm. Each unit has the flexibility to be converted into a 1 BR or 2 BR home.

HIGH POTENTIAL FOR RENTAL INCOME Amaia Steps Sucat offers an attractive rental yield given its prime location. Its strategic location in Paranaque makes Amaia Steps Sucal a good rental option for working professionals and home dwellers alike. Units can be rented at P15.000/month.

**READY** FOR OCCUPANCY

With 5 buildings already, Amaia Steps Sucat units can be occupied immediately.

PAYMENT OPTIONS

P

Owning an Amaia home is fast and easy with different available financing options: Cash, Deferred, and Bank Financing.

**GENERATE RENTAL** INCOME

STUDIO

**PHP** 25,000-30,000

**DELUXE**

**PHP 31,000 - 35,000**

**PREMIER**

**PHP** 40,000 60,000

Amaia

***Kaya*** *ko na!*

www.amaialand.com

Aria and Retail Building

and Blanca Building

HLURB LS# 28520

Date Issued: Dec. 17, 2013

**(RFO**)

Isabela Building

HLURB LS# 033459

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Date Issued: Oct. 25, 2018 Completion Date: Dec. 31 2023

Clara, Dalicia, Esperanza and Fidela Buildings

HLURB LS# 28524

Date Issued: Dec. 17, 2013 **(RFO**)

Advertising Approval

HLURB ENCR AA-2017-07-832 Amaia Land Corp.