

Amaia Scapes

San Fernando



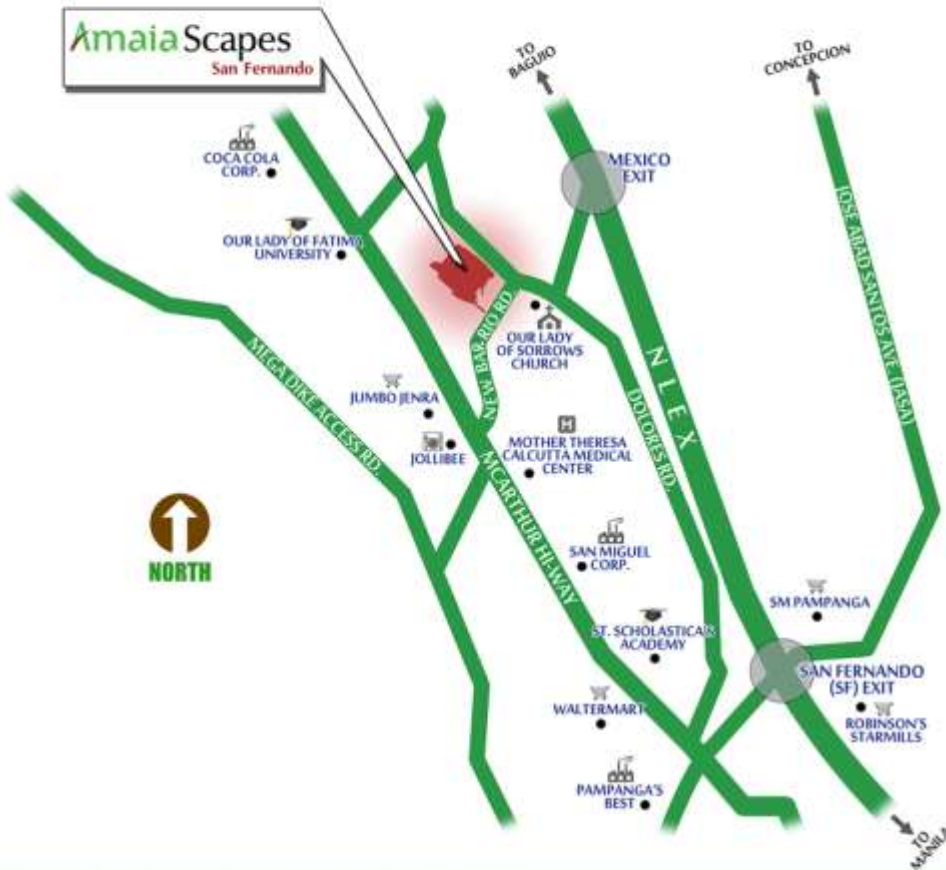
THE PROPERTY



Amaia Land's second house and lot residential development in Pampanga sprawls on a 12 hectare land in Barangay Calulut, San Fernando.

Amaia Scapes San Fernando is an exciting haven with an array of modern day conveniences in a progressive suburban community.

LOCATION



Amaia Scapes San Fernando is accessible either through Mc Arthur Highway and Dolores Road or via Mexico exit. It is just a few kilometres away from the downtown of San Fernando making life's necessities within reach.

Key Neighbouring Establishments:

Jumbo Jendra • Puregold Sindalan • San Miguel Corporation
Coca-Cola Bottling Corporation • Cosmos Bottling Corporation
Our Lady of Fatima University • St Scholastica's Academy

THE PROJECT



LEGEND:

-  CARRIAGE POD
-  SINGLE HOME
-  BUNGALOW POD
-  TWIN HOME
-  MULTI POD - END
-  MULTI POD - INNER
-  TWIN POD

**Can be subject to replan or replacement of models.*

COMFORTABLE LIVING SPACES



BUNGALOW POD

Floor Area: 34 sqm | Lot Area: 75 sqm

Live a life of comfort and security with our modern contemporary houses which are complemented with sensible amenities and green open areas, creating a substantial environment for growth.

HOUSE MODELS



TWIN POD

Floor Area: 28 sqm | Ave. Lot Area: 65 sqm

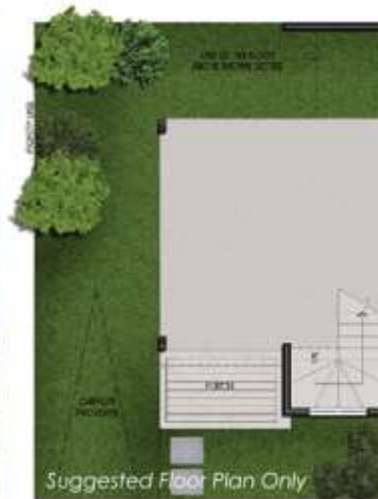
HOUSE MODELS



MULTI POD

Floor Area: 25 sqm | Ave. Lot Area: 45 sqm

HOUSE MODELS



GROUND LEVEL PLAN SECOND LEVEL PLAN

CARRIAGE POD

Floor Area: 55 sqm | Ave. Lot Area: 75 sqm

HOUSE MODELS



Suggested Floor Plan Only

SINGLE HOME

Floor Area: 56 sqm | Ave. Lot Area: 86 sqm

HOUSE MODELS



GROUND LEVEL PLAN



SECOND LEVEL PLAN

Suggested Floor Plan Only

TWIN HOME

Floor Area: 47 sqm | Ave. Lot Area: 65 sqm

DELIVERABLES



Model Unit

	AREA	SPECIFICATION
Flooring	Ground Floor Interior Area	Smooth Concrete Finish
	Second Floor Interior Area	
	Porch	
	Service Area	
	T&B at the Second Floor	Ceramic Tiles
	Provision for T&B at the Ground Floor	Smooth Concrete Finish
Interior Walls	Ground Floor Interior Area	Skim Coat
	Second Floor Interior Area	Ceramic Tiles & Painted Finish
	T&B at the Second Floor	
	Provision for T&B at the Ground Floor	Plastered Concrete
Kitchen	Built-up Kitchen Sink	
T&B	T&B at the Second Floor	Complete T&B Fixtures
	Provision for T&B at the Ground Floor	No T&B Fixtures
Windows	Aluminum Framed Windows	
Doors	Main Entry	Steel Door
	Service Entry	
	T&B at the Second Floor	PVC Door
	Provision for T&B at the Ground Floor	
Ceiling	Ground Floor Interior Area	Smooth Concrete Finish(Underslab)
	Second Floor Interior Area	Painted Fiber Cement Board with insulation
	T&B at the Second Floor	Painted Fiber Cement Board
Provision for T&B at the Ground Floor		
Stairs	Smooth concrete steps with metal framing and steel railings	

HOUSE EXPANDABILITY

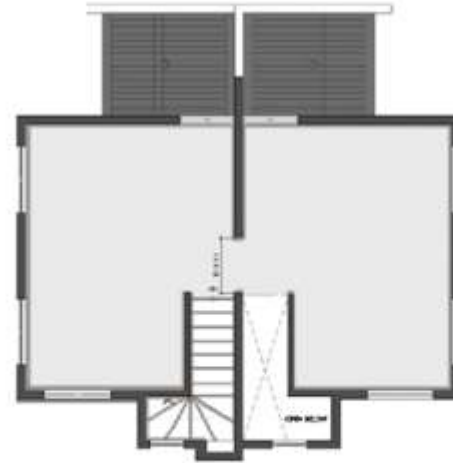


Scapes lots are relatively bigger, giving sufficient room for future expansion, both vertically and horizontally.

COMBINING UNITS



COMBINED TWIN HOME - SECOND FLOOR



COMBINED TWIN HOME BARE - SECOND FLOOR

* Units can be combined at buyer's expense, unless otherwise offered by Amazon as promo.

Some units have the flexibility of being combined. Thereby, expanding the living space.

AMENITIES



Nurture family bonding moments with its array of features and amenities to suit each family's growing needs.

SIGNATURE AMENITY



Patio Greens are shared open spaces that can be used by the entire family. Not only do they provide a greener environment for the neighborhood, they also serve as rain gardens to replenish the ground water supply.

KEY SUSTAINABILITY FEATURES



Complete Accessibility & Connectivity

- Bike racks will be situated near the village entrance to encourage residents to bike, which is more sustainable than driving a car.
- Shuttle facilitates the transport of residents to and from their homes.



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 SAN FERNANDO



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

SAMPLE COMPUTATION

	Bungalow Pod (10% in 12 mos)	Multipod-Inner (10% in 12 mos)	Twin Pod (10% in 12 mos)	Single Home (10% in 12 mos)	Twin Homes (10% in 12 mos)
TP	1,548,193	986,005	2,250,962	2,714,771	2,250,962
Reservation Fee	15,000	15,000	20,000	20,000	20,000
10% DP	172,514	109,870	250,823	302,205	250,823
DP Amortization	13,126	7,905	19,235	23,542	19,235
Monthly Bank Amortization					
5 years	32,139	20,468	31,109	56,357	46,728
10 years	19,567	12,461	18,940	34,311	28,449
15 years	15,367	9,958	15,136	27,419	22,449
20 years	13,849	8,820	13,406	24,285	20,136

Amaia

Kaya ko na!

Amaia Scapes San Fernando
LS # 32586 (Sector 1-A); LS # 28683 (Sector 1-B)
Barangay Calulut, San Fernando, Pampanga