

Amaia Scapes

Urdaneta



THE PROPERTY



Amaia Scapes Urdaneta sprawls on a 14.80-hectare land situated along Urdaneta-Calasiao Road, Urdaneta, Pangasinan. It is located in Urdaneta City, Home of the biggest fruit, vegetable and livestock market in the North. It is highly accessible through various means of transportation making its residents living close to various educational institutions, retail and business establishments.

LOCATION

Amaia Scapes Urdaneta is accessible from Urdaneta-Calasiao Road. It is a couple of rides away from retail centers, other places of interest and neighboring towns like Villasis, Calasiao and Sta. Barbara.

Key Neighboring Establishments:

- SM City Urdaneta Central
- Magic Mall
- CB Mall
- 168 Mall
- Pangasinan State University – Urdaneta Campus
- Lyceum North Luzon
- Urdaneta Sacred Heart Hospital



THE PROJECT



LEGEND:

- SINGLE HOME
- BUNGALOW POD
- TWIN HOME
- TWIN POD

Land Area: 14.8 hectares

No. of Units: 849

Price Range: Php 1.5 - 4 M

COMFORTABLE LIVING SPACES



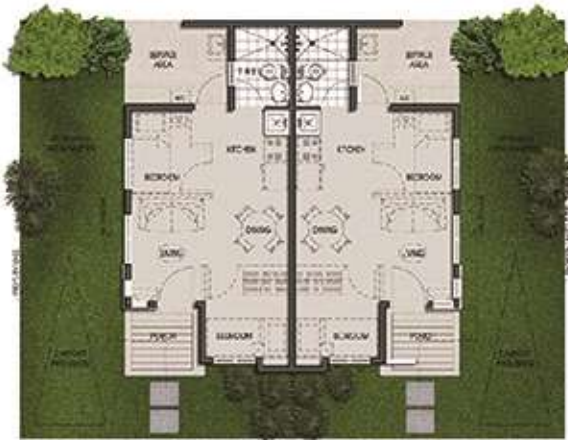
Bungalow Pod

Indoor Floor Area: 30 sqm
Total House Area: 34 sqm
Min. Lot Area: 75 sqm



Spaciously designed house models and residential lots are available to suit your family's preferences and growing needs.

HOUSE MODELS



Twin Pod

Indoor Floor Area: 25 sqm
Total House Area: 28 sqm
Min. Lot Area: 65 sqm



HOUSE MODELS



Single Home

Ground Floor Area: 30 sqm
Second Floor Area: 22 sqm
Total House Area: 56 sqm
Min. Lot Area: 75 sqm



HOUSE MODELS



Starter Home

Floor Area: 50 sqm

Min. Lot Area: 60 sqm

HOUSE MODELS



GROUND LEVEL PLAN



SECOND LEVEL PLAN

Twin Home

Ground Floor Area: 25 sqm
Second Floor Area: 19 sqm
Total House Area: 47 sqm
Min. Lot Area: 65 sqm



HOUSE MODELS



Model 30 (Bungalow Pod New Gen)

Indoor Floor Area: 30 sqm
Min. Lot Area: 65 sqm



HOUSE EXPANDABILITY



Flexible Investment: Expandable house designs for present and future developments. Amaia Scapes property offerings are affordable, relatively bigger, and sufficient for expansions both vertically and horizontally..

COMBINING EXPANDABILITY

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



DELIVERABLE



COMBINED

AMENITIES

Adding value to its prime location are complete amenities and facilities that will surely elevate the experience during your leisure time.

- Pool
- Village Pavilion
- Basketball Court
- Play Area



| 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 SUSTAINABLE 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.
- 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.

SAMPLE COMPUTATION

	Bungalow Pod (10% in 12 mos.)	Single Home (10% in 12 mos.)	Twin Homes (10% in 12 mos.)	Twin Pod (10% in 12 mos.)	Starter Home (10% in 12 mos.)	Model 30 (Bungalow Pod New Gen)
TP	1,894,301.50	2,785,737.50	2,228,590	1,560,013	2,674,308	1,894,301.50
Reservation Fee	15,000	20,000	20,000	15,000	20,000	15,000
10% DP	189,430.15	278,573.75	222,859	156,001.30	267,430.80	189,430.15
DP Amortization	9,690.56	14,365.21	11,269.94	7,833.41	13,746.16	9,690.56
Monthly Bank Amortization						
5 years	35,291.12	51,898.70	41,518.96	29,063.27	49,822.75	35,291.12
10 years	21,486.02	31,597.10	25,277.68	17,694.37	30,333.21	21,486.02
15 years	17,170.45	25,250.66	20,200.53	14,140.37	24,240.63	17,170.45
20 years	15,207.84	22,364.47	17,891.58	12,524.10	21,469.89	15,207.84

WHY INVEST IN AMAIA SCAPES URDANETA?

- 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



Amaia

Kaya ko na!

Amaia Scapes Urdaneta LS # 25427

Urdaneta-Calasiao Road
Brgy. Catablan
Urdaneta City, Pangasinan