



Amaia Skies Shaw South Tower sets a new standard in high-rise living in one of the most prominent location in Metro Manila. It assures comfortable life close to business districts, leisure, retail & educational establishments for young passionate individuals.

With sustainability at the core of its design, Amaia Skies Shaw continues to raise the bar for affordable & sustainable living.

### CONNECTED TO EVERYTHING

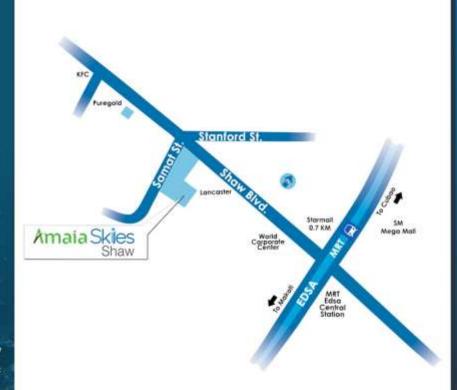
Amaia Skies Shaw is strategically located in Shaw Boulevard, cor. Samat Street, Brgy. Highway Hills, Mandaluyong City

### Main transport hubs:

- MRT Shaw
- SM Megamall Transport Terminal
- EDSA Bus Stop

### Around the area:

- S&R, SM Megamall, Shangri-La Plaza & Starmall EDSA
- Ortigas Business District, Makati CBD, BGC & Eastwood City
- La Salle Greenhills, Saint Poveda College & Lourdes School of Mandaluyong
- Our Lady of Lourdes Hospital & Cardinal Santos



### SITE **DEVELOPMENT**

The entire project site on a 7,796 sqm lot, composed of 2 Towers

### **Development Features**

- · Soon to open arcaded retail at the ground floor
- Motion LED lights in common areas
- · Heat reflected roofs & lighted colored facades
- Complete and functional amenities
- Use of less toxic emission for exterior paint

North Tower

South Tower

No. of Floors: 38

No. of Floors: 38

No. of Residential Units: 1,348 No. of Residential Units: 1,254

No. of Parking Floors: 4

No. of Parking Floors: 4

No. of Parking Slots: 350

No. of Parking Slots: 320





# HOME WITHIN YOUR REACH

At Amaia Skies Shaw units are designed to suit your needs for functional living spaces. There are sufficient areas for living and dining room, bedroom, bathroom, and kitchen. All units are priced affordably.

The table	No. of Units		Mix (%)	
Unit Mix	North	South	North	South
Studio	675	611	50%	48.7%
1-Bedroom	639	609	47%	48.6%
2-Bedroom	34	34	3%	2.7%



### **STUDIO UNIT**

5th Residential Floors		
Unit Range	18.06 sqm - 33.71 sqm	
Average Unit Size	26.02 sqm	

Typical Residential Floors		
Unit Range	18.06 sqm - 20.75 sqm	
Average Unit Size	18.96 sqm	





### 1-BEDROOM UNIT

5th Residential Floors		
Unit Range	26.09 sqm - 50.55 sqm	
Average Unit Size	41.37 sqm	

Typical Residential Floors		
Unit Range	26.09 sqm - 31.35 sqm	
Average Unit Size	22.91 sqm	





### 2-BEDROOM UNIT

5th Residential Floors		
Unit Range	93.10 sqm	

Typical Residential Floors		
Unit Range	36.18 sqm	





# **OUR PROMISE**

All units are built quality materials that pass our residential standards of excellence to bring the best living experience

DELIVERABLE SPECIFICATION		
FLOORING	UNIT	VINYL PLANKS
FLOORING	TOILET & BATH	CERAMICTILES
WALLS	UNIT	PAINTED WALLS
	TOILET & BATH	CERAMIC TILES (WET AREA)
		PAINTED WALLS (DRY AREA)
	BEDROOM	PAINTED WALLS
WINDOWS	ALUMINUM-FRAMED POWDER COATED WINDOWS W/ HEAT RESISTANT FEATURE	
CEILING	UNIT	PAINTED CONCRETE
	TOILET & BATH	PAINTED BOARD
KITCHEN	KITCHEN SINK WITH BASE CABINET	
TOILET & BATH	COMPLETE TOILET AND BATH FIXTURES	
LAUNDRY AREA	PROVISION FOR WASHER/DRYER AT TOILET & BATH	
UNITS	EQUIPPED WITH SPRINKLER SYSTEM	

### **LIMITLESS POSSIBILITES**

### **Building Features:**

- Purposely constructed with no more than 38 units per floor
- With sufficient space for vehicles and pedestrian
- · Equipped with fire detection & sprinkler system on each unit
- Tempered glass windows capable of opposing winds up to 300 kph
- Emergency lights
- Individual mailboxes
- Smoke-free building

### Complete & Modern Amenities:

- · Children's Play Area
- Swimming Pool
- Multi-purpose Hall



### TOP REASONS TO INVEST



#### LOW MONTHLY PAYMENT

 At pre-selling stage longer pay term & lower monthly payments are offered.



### PROPERTY APPRECIATION

 Property value are estimated to appreciate by 9% every year.



#### UNBEATABLE LOCATION

 It is located in the center of Metro Manila where schools, business districts, & commercial establishments are within reach.



#### BRANDED INVESMENT

 The project is built by a strong & reputable property developer with solid track record in real estate.



#### SPACIOUS LIVING

 The project offer thoughtfully designed units ranging to 18-50 sqm with only 39 units per floor.



### **FIRST-RATE AMENITIES**

 Amaia Skies Shaws completed and functional amenities such as swimming pool, children's play area, & multi-purpose hall.



### ARCADED RETAIL AREA

· Retail shops are soon to open at the ground floor.



#### **HIGH RENTAL RATES**

 The area commends high lease rates between P15,000 to P18,000/month for studio units & P18,000 to P23,000/month for 1 BR unit.



#### A SUSTAINABLE DEVELOPMENT

 Amaia Skies Shaw is compliant with the green bulding standards ensuring the safety & security of the residence and the community today & the years to come.

## INVESTMENT POTENTIAL

STUDIO UNIT	RENTAL RATES
UNFURNISHED	10,000-13,000
SEMI-FURNISHED	15,000-18,000
FULLY-FURNISHED	18,000-23,000

1 BEDROOM UNIT	RENTAL RATES
UNFURNISHED	13,000-15,000
SEMI-FURNISHED	18,000-23,000
FULLY-FURNISHED	23,000-30,000





Kaya ko na!

Visit our showroom at Amaia Skies Shaw Tower 2
Shaw Boulevard corner Samat Street, Barangay Highway Hills, Mandaluyong City

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