



Amaia STEPS

ALTARAZA





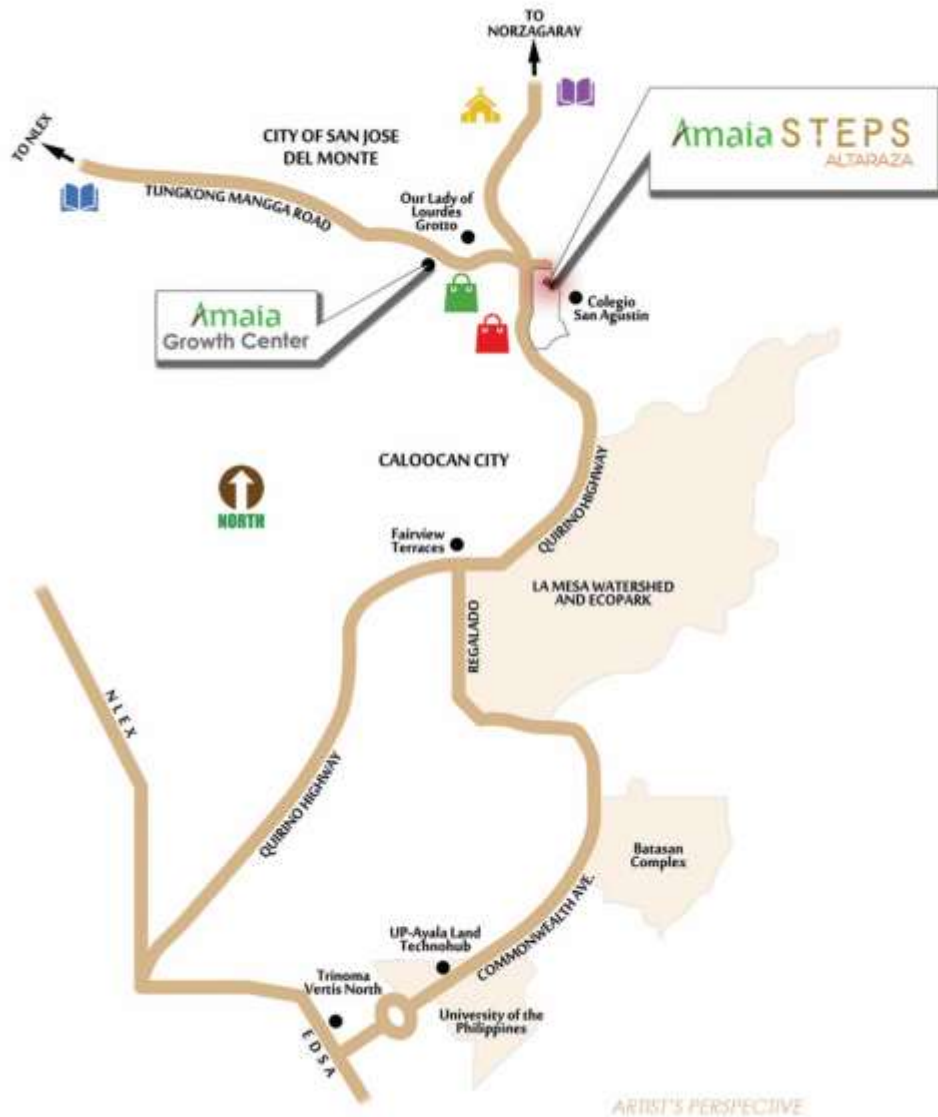
ARTIST'S PERSPECTIVE



Amaia Steps Altaraza is the first affordable mid-rise development in Altaraza Town Center.

This 1.9 hectare residential development is part of the 109 hectare masterplanned urban community in Bulacan. Amaia Steps is composed of 8-storey buildings which are offering spacious and well designed Studio, De Luxe and Premier units. Some units are afforded with balconies opening up to a majestic view of the Sierra Madre mountain range.

At the center of this development are amenities made for leisure such as: swimming pools for kids and adults, clubhouse with a multi-purpose hall, a children's play area and a refreshing garden.

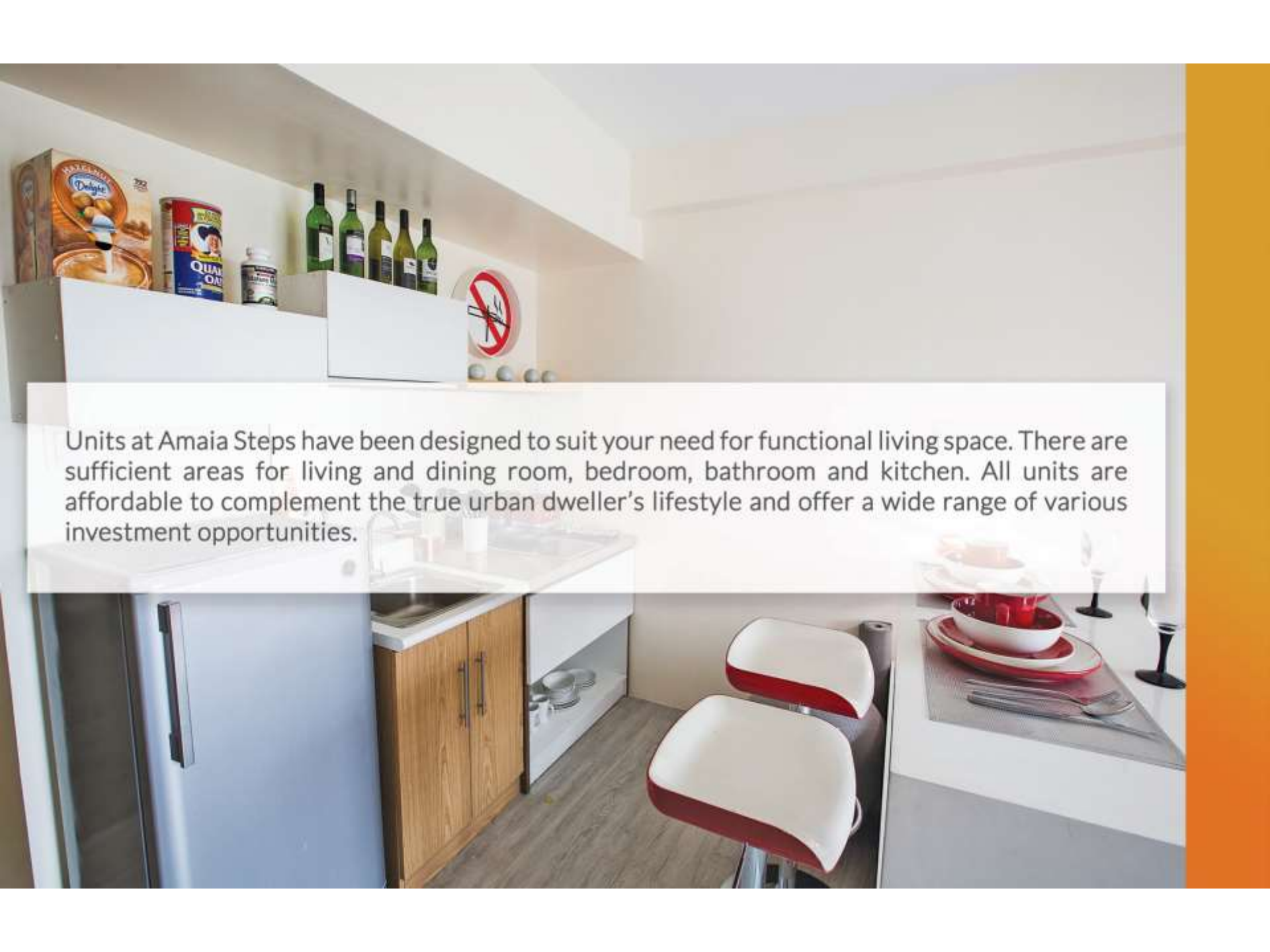


Amaia Steps is strategically located at the heart of Altaraza Town Center. It is along Quirino Highway corner Governor F. Halili Road, City of San Jose del Monte making it accessible through various means of transportation such as buses, jeeps and tricycles.

- 1.7 km to SM San Jose del Monte and Puregold Tungkong Mangga
- 400 meter walk to Qualimed Altaraza and a two-minute ride from Skyline Hospital and Medical Center
- 2km drive to Grotto Church
- A ride away to Bulacan State University and La Concepcion College

LEGEND

- SM San Jose del Monte
- St. Joseph Parish
- Puregold Tungkong Mangga
- Bulacan State University
- La Concepcion College



Units at Amaia Steps have been designed to suit your need for functional living space. There are sufficient areas for living and dining room, bedroom, bathroom and kitchen. All units are affordable to complement the true urban dweller's lifestyle and offer a wide range of various investment opportunities.



STUDIO | 22-26 sqm

	Studio
TCP	2,200,000.00
VAT Inc.	2,200,000.00
With 9.5% OC	206,261.00
Required DP 10%	240,626.00
In 6 Mos	36,771.00
Bank Amortization at 6%	
5	Php44,829.00
10	Php27,292.00
15	Php21,810.00
20	Php19,317.00





DE LUXE | 31-33 sqm

	Deluxe
TCP	2,900,000.00
VAT Inc.	2,900,000.00
With 9.5% OC	271,889.50
Required DP 10%	317,188.95
In 6 Mos	49,531.40
Bank Amortization at 6%	
10	35,977.01
15	28,750.84
20	25,464.58





Unit Deliverable Specifications

DELIVERABLE SPECIFICATIONS		
Flooring	Unit	Vinyl planks
	Toilet & Bath	Ceramic tiles
Walls	Unit	Painted concrete
	Toilet & Bath	Ceramic tiles (wet area) Painted walls (dry area)
Windows	Aluminum-framed powder coated windows	
Ceiling	Unit	Painted concrete
	Toilet & Bath	Gypsum board
Kitchen	Kitchen sink with base cabinet	
Toilet and Bath	Complete toilet and bath fixtures	
Laundry area	Provision for washer/ dryer at the Toilet & Bath	
Units	Telephone & cable ready	
	Equipped with sprinkler system	

Modern Amenities

- Clubhouse
- Adult & kids swimming pool
- Guarded entrance and exit
- Retail area

Building Features

- Main lobby
- Fire detection and alarm system
- Elevator
- Emergency light
- Individual mailboxes
- Garbage collection area
- Naturally-ventilated hallways

Key Sustainability Features

- Sufficient space for vehicles & pedestrians for complete accessibility & connectivity
- Built with an arcaded retail for convenient living
- Purposely constructed with no more than 35 units per floor
- Sports LED lights in common areas, heat-reflected roofs, sufficient windows and light colored facade to save on energy and lessen ultraviolet emission
- Geared with fire-rated equipment, fire detection and sprinkler system and well-labeled fire exits
- With tempered glass window capable of opposing winds up to 300 kph
- Situated away from fault lines and also under went geotechnical studies prior to land acquisition





Top Reasons to Invest



■ BE PART OF A GROWING COMMUNITY

A community that creates engagement & socialization.

■ PROPERTY APPRECIATION

Enjoy an estimated 5% increase on property value every year.

■ UNBEATABLE LOCATION

Strategically located in the center of Quirino Highway in San Jose del Monte, Bulacan, a city primed for progress in business & commerce

■ BRANDED INVESTMENT

Own a first class property from a company under a reputable and well-trusted name — Ayala Land, Inc.

■ SPACIOUS LIVING SPACES

Choose from thoughtfully designed units ranging from 23 sqm to 40 sqm.

■ MOVE IN WITH EASE

Amaia Steps Altaraza buildings offer ready for occupancy units for people rushing to move in.

■ FIRST RATE AMENITIES

Spend quality time within the comforts of your own community with Amaia Steps Altaraza's first rate amenities such as clubhouse, function rooms, swimming pool & play area.

■ LEASING OPPORTUNITIES

A potential rental income of P10,000 - 18,000 per month

Investment Potential

Yearly Increase	5% Yearly Increase
Rent (Unfurnished)	10,000.00
Average sq.m.	28.34
Average Price	2,069,000.00
Increase 5% in 15 years	1,551,750.00
Value	2,069,000.00
After 15 years	3,620,750.00



It is the perfect time to invest with a yearly increase of 5% on property value.



About Altaraza Town Center



A 109 hectare masterplanned urban community nestles within a wide range of residential and commercial space set against a captivating backdrop of the Sierra Madre mountains.

Upscale lifestyle elements abound within an integrated community-centric locale that nurtures people place and progress.

COMMERCIAL ESTABLISHMENTS

SM CITY SAN JOSE DEL MONTE
WALTMART
PUREGOLD TUNGKO

RESIDENTIAL OFFERINGS:

ALVEO HILLSIDE GROVE ALTARAZA
AVIDA SETTINGS ALTARAZA
AMAIA STEPS ALTARAZA

EDUCATION ESTABLISHMENT

STI COLLEGE
COLEGIO DE SAN AGUSTIN
APEC SHOOOLS

OTHER DEVELOPMENT IN SAN JOSE DEL MONTE

MRT 7
ABS CBN
COLINAS VERDE RESIDENTIAL ESTATE AND COUNTRY CLUB
QUALIMED



ALTARAZA
TOWN CENTER

Amaia

Kaya ko na!

Visit our showroom at Amaia Steps Altaraza

2/F Dalisay Bldg., Gov. F. Halili Ave., Brgy. Tungkong Mangga
San Jose del Monte City, Bulacan

For inquiries and tripping, please contact



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