



Amisa

Private Residences
MACTAN, CEBU

PROJECT BRIEFING

Everyday is a weekend at AmiSa Private Residences!



The sea breeze, the sound of waves, the Mactan sunset – get life’s greatest pleasures in one place – the AmiSa Private Residences, a paradise residential community at Punta Engano, Mactan, Cebu.

Enjoy rejuvenating living experience everyday and refresh in one of AmiSa’s residential condo towers spread throughout a lush six-hectare property.

Luxury living is yours for the taking here at Amisa Private Residences.

The Perfect Setting for Leisure Living

Amisa is located at Punta Engano, where the airport, the sea and the city are mere minutes away. The area is also home to some of the best and high-end resorts in Mactan, Cebu.

NEARBY ESTABLISHMENTS:



TRANSPORTATION HUBS:

Mactan International Airport
Cebu International Port



MALLS/SHOPPING CENTERS:

Marina Mall
Parkmall
Mactan Newtown



HOTELS AND RESORTS:

Movenpick Cebu
Shangrila Mactan
Abaca
Crimson Resort
Be Resorts



Location Map



CULTURAL SITES:

Lapu-Lapu Shrine
Magellan Marker



SCHOOLS:

Bigfoot Studios
International Academy of Film and Television
Saint Augustine International School
Aviatour Flight School

Choose your Haven



- Approximately 6-hectare land area
- Australian Gold Coast inspired architecture
- Three Residential Condominiums

Tower A – 131 units

Tower B – 155 units

Tower C – 189 units



Actual Photo of AmiSa Towers

BUILDING FEATURES:

- Entrance lobby with reception / security counter
- Two (2) passenger elevators for each tower
- CCTV monitoring of selected common areas
- Automatic heat / smoke detection and fire sprinkler system
- Annunciator panel with emergency speaker at all floors
- Water reservoir
- Standby power generator for common areas and selected outlets in the residential unit
- Individual mail boxes
- Central garbage area
- Building Administration Office
- Fire exits



TOWER C:

Number of Units per Floor

Floor	No. of Floor	Zone
19 TH	1	Penthouse
10 TH - 18 TH	8	Zone-2 Residential
3 RD - 9 TH	7	Zone-1 Residential
2 ND	1	Residential
Ground Floor	1	Lobby/Garden Units /Amenities

Number of Unit Types

Unit Type	Total Number of Units
Studio	135
One-Bedroom	-
Two-Bedroom	51
Three-Bedroom	3

Enjoy Breath-taking Views



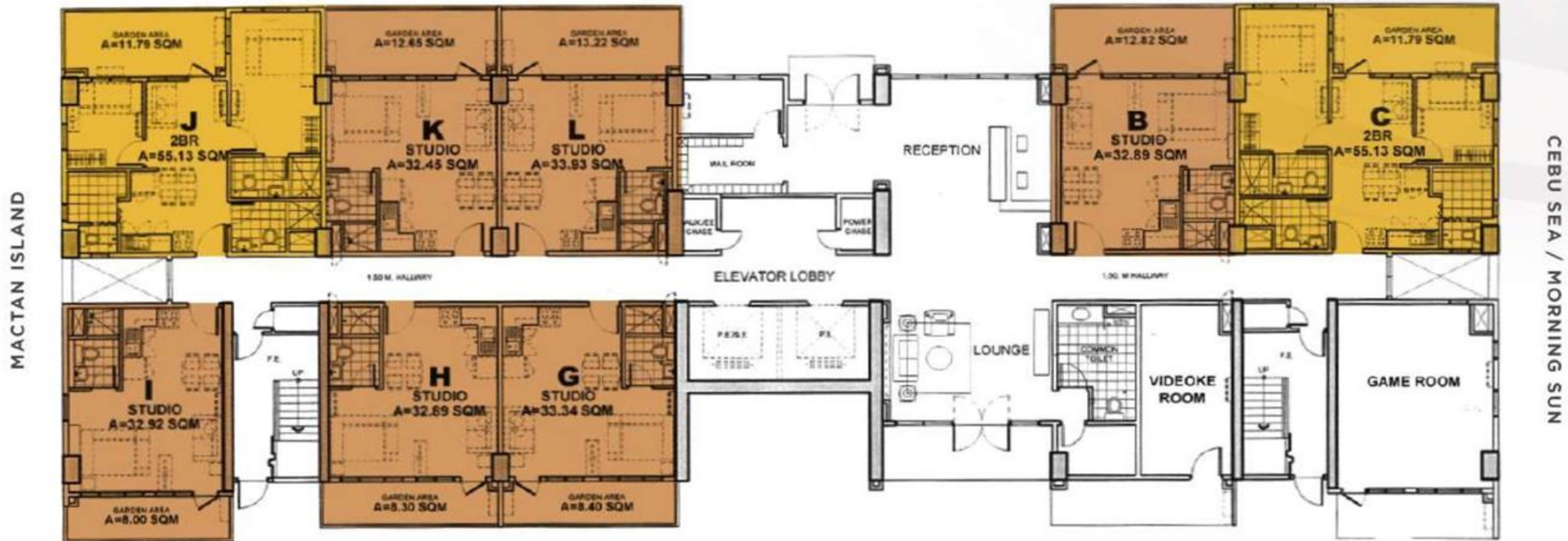
Creating the vacation lifestyle, all Amisa units have spacious balconies opening to stunning seaviews or inspiring views of the amenities. End the day amidst the sweet backdrop of the Mactan sunset, without having to leave your own unit.

AMISA TOWER C

Ground Floor Plan

8 UNITS PER FLOOR

AMENITY AREA / MAGELLAN BAY / NORTHERN CEBU TOWN



MACTAN ISLAND

CEBU SEA / MORNING SUN



LEGEND:

- STUDIO
- 2 BEDROOM

HILUTUNGAN CHANNEL / OLANGO ISLAND / MORNING SUN



*Floor Plan not to scale. Furniture, appliances and equipment indicated

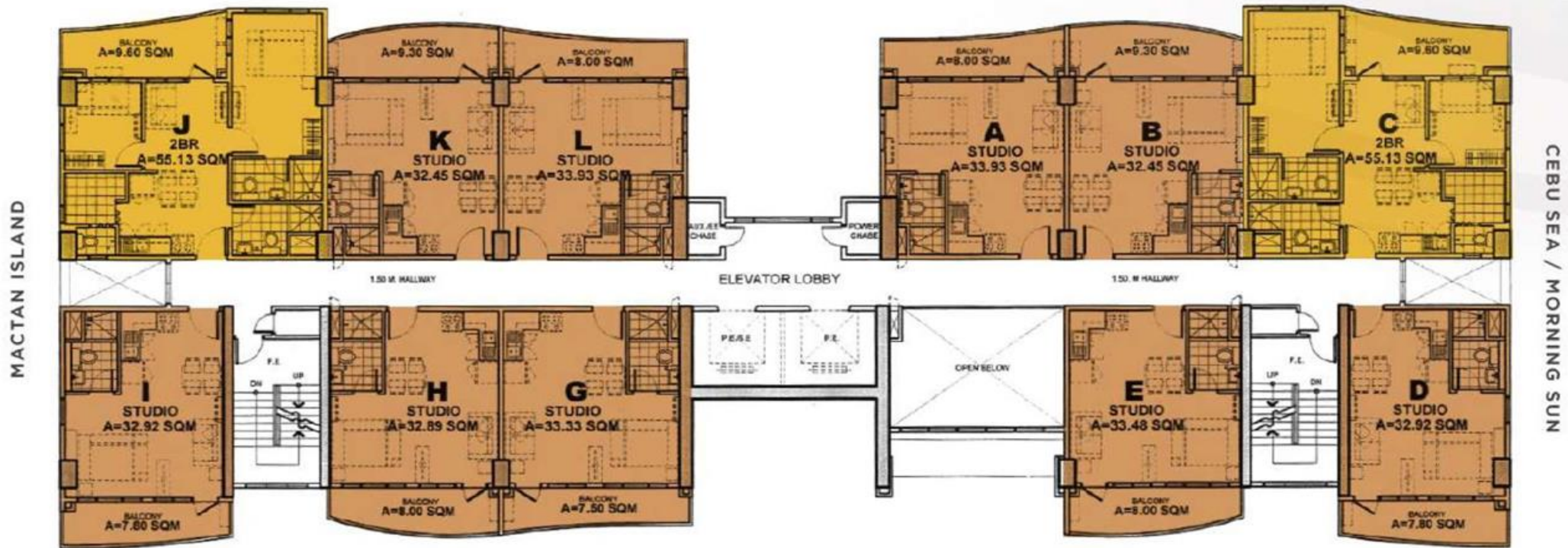
SITE DEVELOPMENT PLAN

AMISA TOWER C

2ND Floor Plan

11 UNITS PER FLOOR

AMENITY AREA / MAGELLAN BAY / NORTHERN CEBU TOWN



MACTAN ISLAND

CEBU SEA / MORNING SUN



LEGEND:

- STUDIO
- 2 BEDROOM

HILUTUNGAN CHANNEL / OLANGO ISLAND / MORNING SUN



*Floor Plan not to scale. Furniture, appliances and equipment indicated

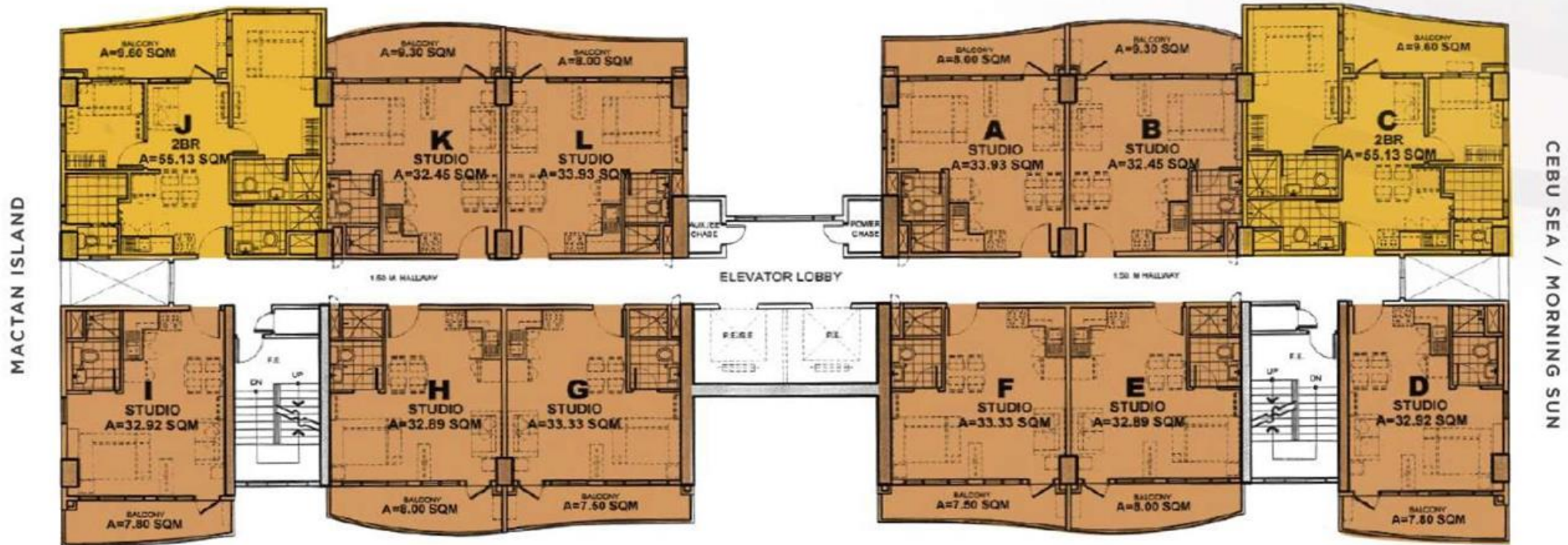
SITE DEVELOPMENT PLAN

AMISA TOWER C

3RD - 9TH Typical Floor Plan - Zone 1

12 UNITS PER FLOOR

AMENITY AREA / MAGELLAN BAY / NORTHERN CEBU TOWN



HILUTUNGAN CHANNEL / OLANGO ISLAND / MORNING SUN



LEGEND:

- STUDIO
- 2 BEDROOM



*Floor Plan not to scale. Furniture, appliances and equipment indicated

SITE DEVELOPMENT PLAN

AMISA TOWER C

10TH - 18TH Typical Floor Plan - Zone 2

10 UNITS PER FLOOR

AMENITY AREA / MAGELLAN BAY / NORTHERN CEBU TOWN



LEGEND:

- STUDIO
- 2 BEDROOM

HILUTUNGAN CHANNEL / OLANGO ISLAND / MORNING SUN



*Floor Plan not to scale. Furniture, appliances and equipment indicated

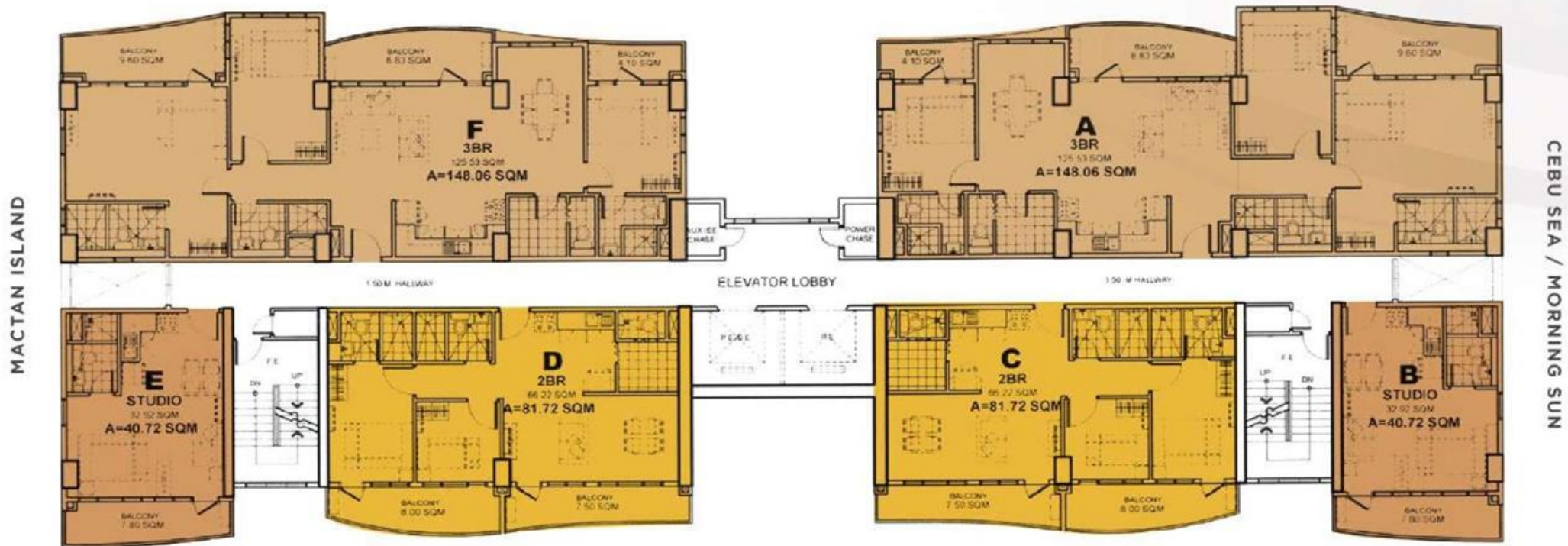
SITE DEVELOPMENT PLAN

AMISA TOWER C

Penthouse Floor Plan

6 UNITS PER FLOOR

AMENITY AREA / MAGELLAN BAY / NORTHERN CEBU TOWN



MACTAN ISLAND

CEBU SEA / MORNING SUN



LEGEND:

- STUDIO
- 2 BEDROOM
- 3 BEDROOM

HILUTUNGAN CHANNEL / OLANGO ISLAND / MORNING SUN



*Floor Plan not to scale. Furniture, appliances and equipment indicated

SITE DEVELOPMENT PLAN

ONE BEDROOM

Unit Area Range: Approx. 39 - 49.8 sqm



UNIT F
(ONE BEDROOM W/ BALCONY)
TYPICAL 2ND - 14TH FLOOR

Unit Area Dimensions:

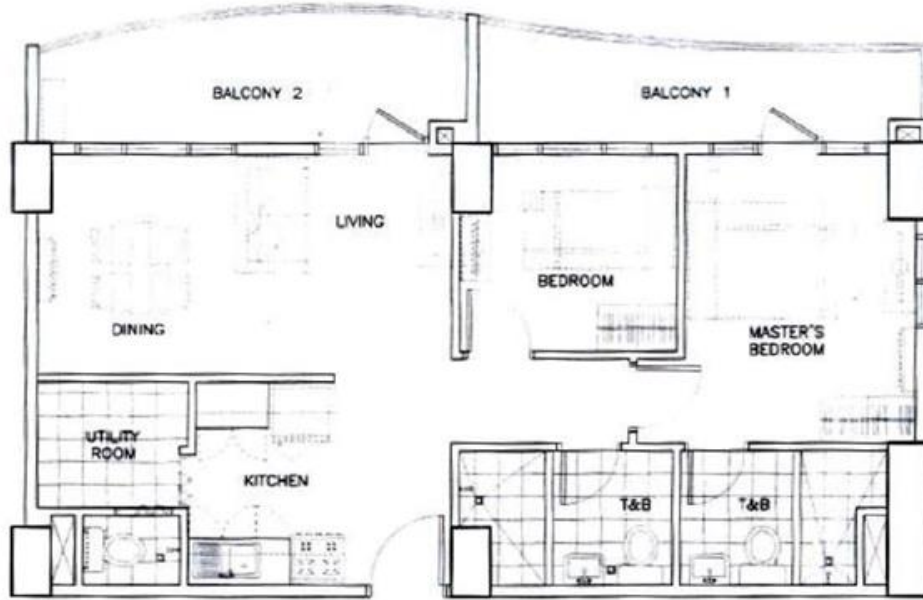
LIVING / DINING / KITCHEN	± 22.18 SQM
DINING	± 14.16 SQM
COMMON T&B	± 5.86 SQM
BALCONY	± 7.60 SQM
TOTAL	± 49.8 SQM



ACTUAL PHOTO OF ONE BEDROOM UNIT

TWO BEDROOM

Unit Area Range: Approx. 61 - 83 sqm (Tower C)



UNIT K + L (COMBINED)
TOWER C
(TWO BEDROOM W/ BALCONIES)
TYPICAL FLOOR ZONE 1

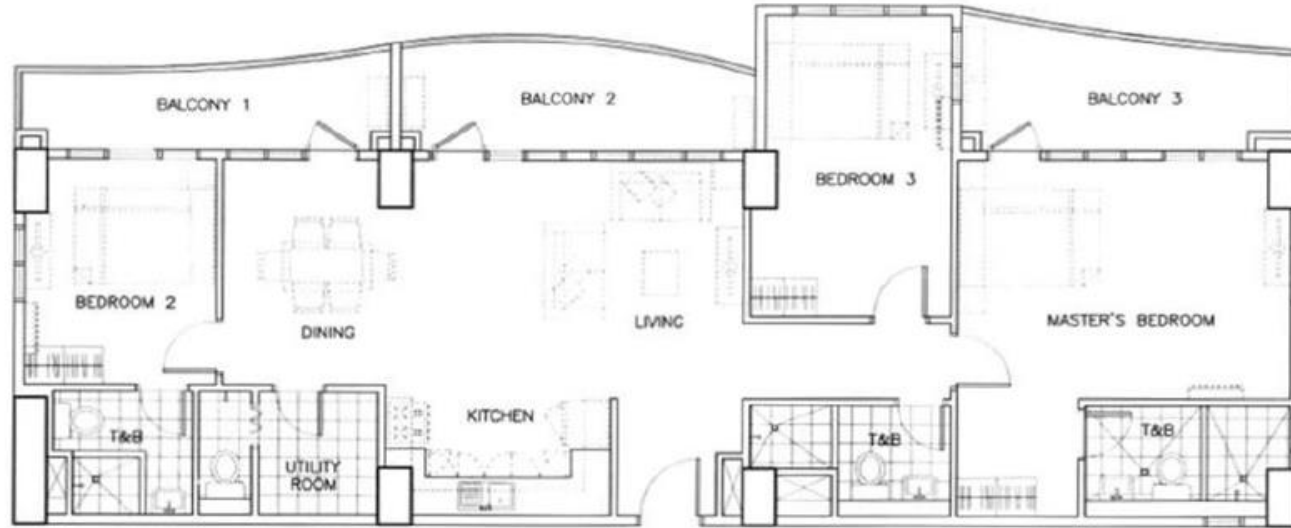
Unit Area Dimensions:

LIVING / DINING	± 15.75 SQM
KITCHEN / FOYER	± 9.58 SQM
UTILITY ROOM	± 5.65 SQM
BEDROOM	± 8.26 SQM
T&B	± 5.60 SQM
MASTER'S BEDROOM	± 12.66 SQM
MASTER'S T&B	± 6.40 SQM
BALCONY 1	± 8.00SQM
BALCONY 2	± 9.30 SQM
HALLWAY	± 2.48 SQM
TOTAL	± 83.68 SQM



THREE BEDROOM

Unit Area Range: Approx. 148 sqm (Tower C)



UNIT A, B & C
TOWER C
(THREE BEDROOM W/ BALCONIES)

Unit Area Dimensions:

LIVING / DINING AREA	± 30.10 SQM
KITCHEN	± 7.00 SQM
FOYER	± 3.80 SQM
HALLWAY	± 3.80 SQM
BEDROOM 2	± 11.70 SQM
BEDROOM 2 T&B	± 6.20 SQM
UTILITY ROOM	± 6.20 SQM
BEDROOM 3	± 15.20 SQM
BEDROOM 3 T&B	± 6.30 SQM
MASTER'S BEDROOM	± 24.51 SQM
MASTER'S T&B	± 6.70 SQM
BALCONY 1	± 8.00SQM
BALCONY 2	± 9.30 SQM
BALCONY 3	± 9.60 SQM
TOTAL	± 148.41 SQM

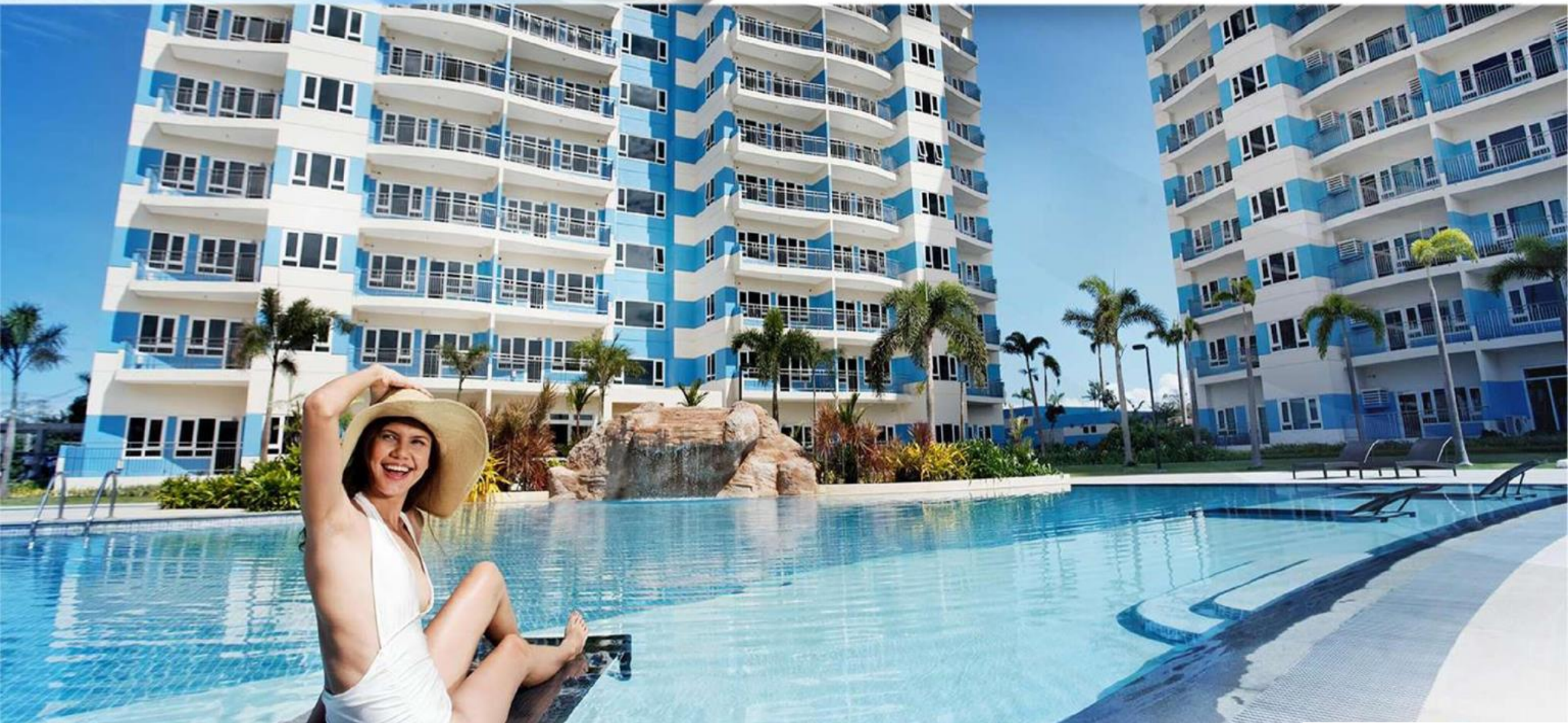


Unit Deliverables - Tower C

	Living/Dining	Kitchen	Bedroom	Toilet	Balcony/ Maid's Room
Flooring	Homogeneous Tiles			Ceramic Tiles	
Wall	Plastered Painted Finish			Ceramic Tiles & Painted Plastered Cement	1.2 meters high with metal railings
Ceiling	Painted Plain Cement Finish			Painted Gypsum Board	N/A
Others		Granite Finish Countertop Overhead, Under-counter Cabinets			Utility Room w/ Toilet for 2 BR Units only; Aluminum frame glass windows

- Entrance panel with door viewer
- Intercom per unit connected to the security/reception counter
- Provisions for:
 - Individual electric and water meter
 - Cable TV line
 - Telephone line per unit
 - Electrical power for owner-supplied split-type air-conditioners
- Ventilation for kitchen and toilets
- Provision for hot water supply-line (excluding water heater) for toilet and kitchen
- Automatic smoke detectors and fire alarm with sprinkler system in all units
- Balconies at all units

Distinctive Lifestyle

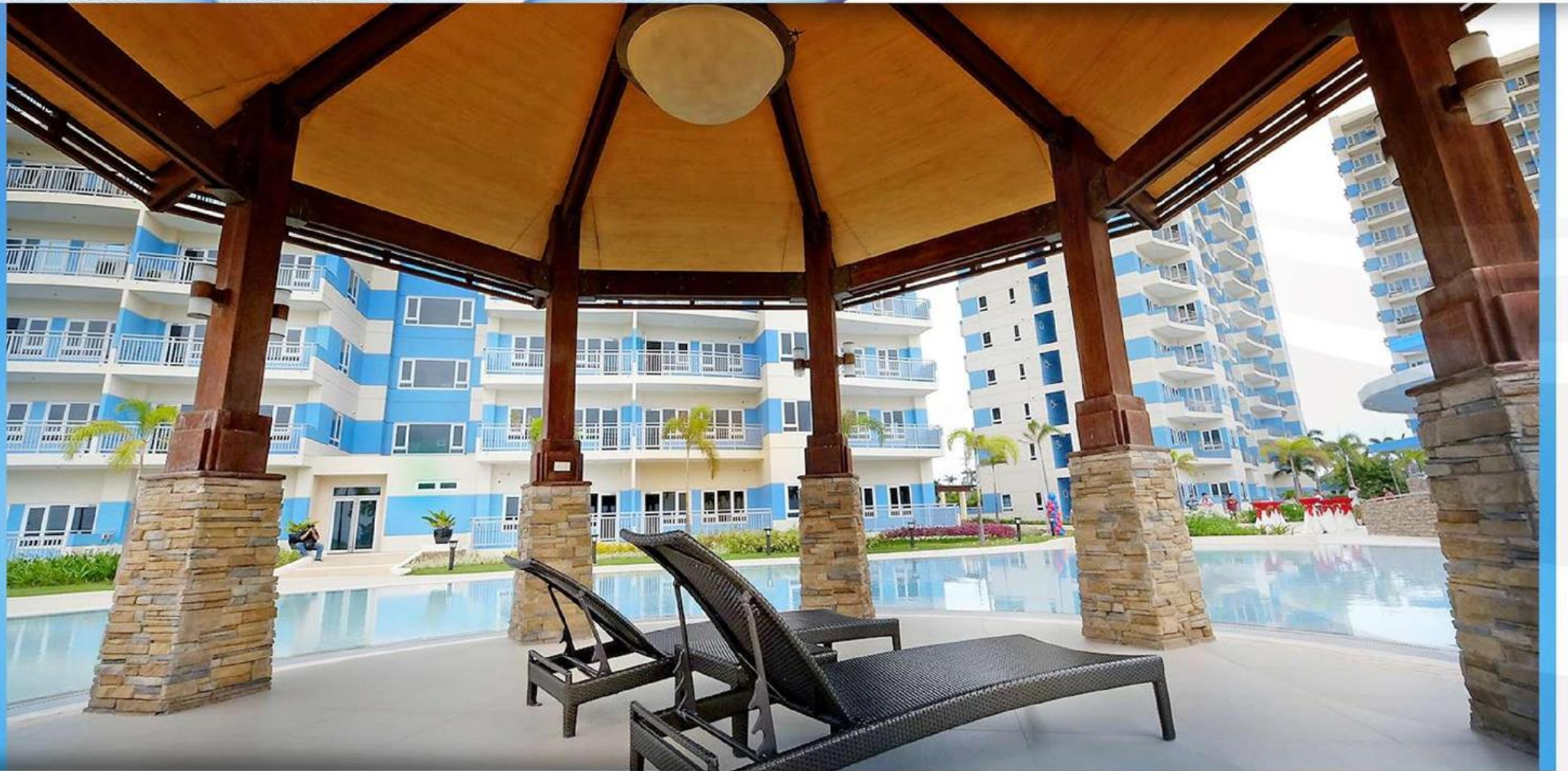


A Paradise that Nurtures Recreation and Relaxation

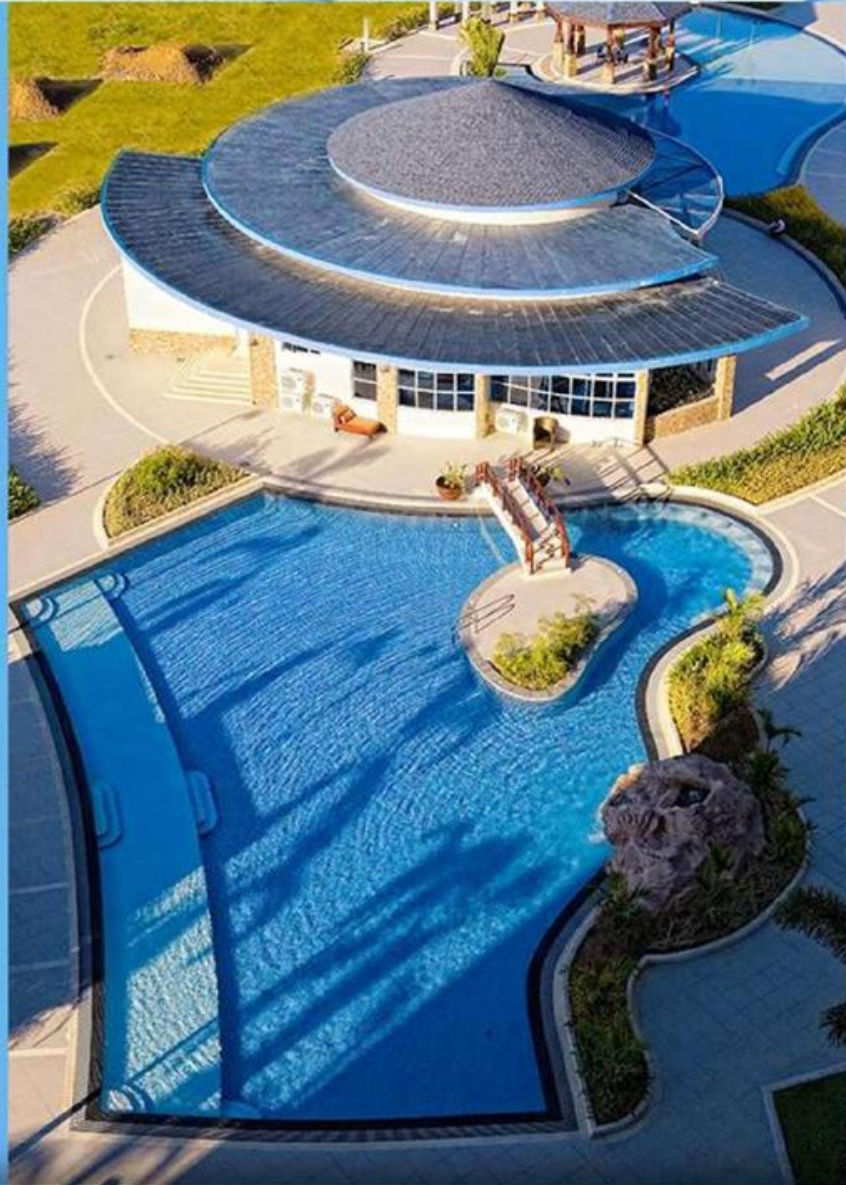
Verdant landscaping and amenities make up a significant portion of the AmiSa development and encourage unit owners to enjoy a live-work-heal-play lifestyle.



- Clubhouse
- Swimming Pools
- Fitness Center/Gym
- Game Room
- Biking/Jogging Paths
- Multi-Purpose Court
- Picnic Area
- Playground
- Videoke Room



Actual photo of the Gazebo



Actual photo of the Clubhouse and Pool Gazebo





Actual photo of the Function Room

TARGET MARKET

AmiSa Private Residences

**“Filipino and Foreign Retirees and
Cebuano Upgraders”**



**PAYMENT SCHEMES
FOR AMISA PRIVATE RESIDENCES**

Applicable Discounts

Special Discount for RFO Projects	AMISA TOWER A AMISA TOWER B AMISA TOWER C	20%
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1. Special Discount shall only be applicable to **new unit sales**
2. Standard and Promotional payment schemes with a maximum of **36 monthly amortizations** shall apply without any further discounts
3. The Special Discount is considered a **final/all-in discount**
4. Purchase of **more than one (1) unit** is allowed but buyer shall not be entitled for a bulk discount

STANDARD PAYMENT SCHEME

1

**SPOT
CASH**

TERM

SPECIAL RFO DISCOUNT

**100% of TCP in 30 DAYS
P 50,000 on the 4th month**

**100% of TCP in 60 DAYS
P 50,000 on the 5th month**

**100% of TCP in 90 DAYS
P 50,000 on the 6th month**

20% Discount TCP



STANDARD PAYMENT SCHEME

2

DEFERRED	TERM	SPECIAL RFO DISCOUNT
	100% of TCP spread over 13 months	20% Discount TCP



STANDARD PAYMENT SCHEME

3

SPOT DOWN	TERM	SPECIAL RFO DISCOUNT
	10% of TCP in 1 month 10% of TCP spread over 11 months 80% of TCP on the 13 th month	20% Discount TCP

STANDARD PAYMENT SCHEME

4

STANDARD NO DP SCHEME	TERM	SPECIAL RFO DISCOUNT
	20% of TCP in 12 months 80% of TCP on the 13 th month	20% Discount TCP



PROMOTIONAL PAYMENT SCHEME

5

PROMOTIONAL NO DP SCHEME	TERM	SPECIAL RFO DISCOUNT
	15% of TCP in 36 months 85% of TCP on the 37 th month	20% Discount TCP



NO DOWN PAYMENT TERM

PROMOTIONAL NO DOWN PAYMENT TERM



AMISA – TOWER 3	STUDIO - UNIT 17D	
TOTAL CONTRACT PRICE	P 5,605,335.00	
APPLICABLE DISCOUNTS	SPECIAL PROMO	20%
RESERVATION FEE	P 25,000	

NO DOWN PAYMENT SCHEME
20(12); 80(on the 13th)

LOWEST MONTHLY
P 72,654.47

For 12 months

PROMOTIONAL NO DOWNPAYMENT SCHEME
15(36); 85(on the 37th)

LOWEST MONTHLY
P 18,684.45

For 36 months





AMISA PRIVATE RESIDENCES UPDATED EARLY MOVE-IN SCHEME

Updated EMI T&Cs

1. Special Discount shall only be applicable to **new unit sales**
2. Units under EMI Program is sold on **an as-is, where-is basis**
3. Move-in after completion **5% downpayment**

BUYERS CATEGORY	EQUITY		RETENTION
	DOWNPAYMENT	MONTHLY AMORTIZATION	
FILIPINO RESIDING IN THE PHILIPPINES	5% of the NTCP in 3 months	15% of the NTCP in 19 months	80% of the NTCP on the 23 rd months
FILIPINO RESIDING ABORAD	10% of the NTCP in 3 months	10% of the NTCP in 19 months	
FOREIGNERS	10% of the NTCP in 3 months	20% of the NTCP in 19 months	70% of the NTCP on the 23 rd months

Updated EMI Program

Previous EMI Program
5%(1)-15%(18)-80%RET

Month 0	RF	25,000.00
Month 1	DP	179,000.00
Month 2	MA1	34,000.00
Month 3	MA2	34,000.00
Month 4	MA3	34,000.00
Month 5	MA4	34,000.00
Month 6	MA5	34,000.00
Month 7	MA6	34,000.00
Month 8	MA7	34,000.00
Month 9	MA8	34,000.00
Month 10	MA9	34,000.00
Month 11	MA10	34,000.00
Month 12	MA11	34,000.00
Month 13	MA12	34,000.00
Month 14	MA13	34,000.00
Month 15	MA14	34,000.00
Month 16	MA15	34,000.00
Month 17	MA16	34,000.00
Month 18	MA17	34,000.00
Month 19	MA18	34,000.00
Month 20	Retention Fee	3,264,000.00
TOTAL		4,080,000.00

vs.

Updated EMI Program
5%(3)-15%(16)-80%RET

Month 0	RF	25,000.00
Month 1	DP1	59,666.67
Month 2	DP2	59,666.67
Month 3	DP3	59,666.67
Month 4	MA1	38,250.00
Month 5	MA2	38,250.00
Month 6	MA3	38,250.00
Month 7	MA4	38,250.00
Month 8	MA5	38,250.00
Month 9	MA6	38,250.00
Month 10	MA7	38,250.00
Month 11	MA8	38,250.00
Month 12	MA9	38,250.00
Month 13	MA10	38,250.00
Month 14	MA11	38,250.00
Month 15	MA12	38,250.00
Month 16	MA13	38,250.00
Month 17	MA14	38,250.00
Month 18	MA15	38,250.00
Month 19	MA16	38,250.00
Month 20	Retention Fee	3,264,000.00
TOTAL		4,080,000.00

5% Downpayment

15%
Monthly
Amortization

80% RET

AMISA – TOWER 3	STUDIO - UNIT 17D	
TOTAL CONTRACT PRICE	P 5,605,335.00	
APPLICABLE DISCOUNTS	SPECIAL PROMO	20%
RESERVATION FEE	P 25,000	

**EARLY MOVE-IN SCHEME
5(3); 15(19) 80(on the 23rd)**

5%	1ST MONTH	P 66,404.47
	2ND MONTH	P 66,404.47
	3RD MONTH	P 66,404.47
15%	PHP 35,402.11 over 19 months	
80%	3,587,414.40 on the 23rd month	



P 199,213.40

PROJECT MILESTONES

RFO

**AMISA PRIVATE RESIDENCES
TOWERS A, B, and C**