

PROJECT FEATURES

PSMG

PROJECT LOCATION



Amaia Skies Avenida is strategically located at Doroteo Jose cor. Tomas Mapua, Sta. Cruz, Manila

This development also gives you easy access to Makati & Quezon City.

PROJECT DETAILS

Amaia Skies Avenida is a high-rise project of Amaia Land Corp. in a distinguished neighborhood in Manila City that sets a new standard in high-rise living.

The entire project sits on a 6,800sqm lot.

Development Features:

- ❖ operational arcaded retail area at the ground floor
- ❖ Main lobby & elevator per building
- ❖ LED lights in common areas
- ❖ Heat reflected roofs & light colored facades
- ❖ Complete & functional amenities



AMENITY AREA



ARE YOU READY TO EXPLORE AVENIDA
SOUTH TOWER?

SOUTH TOWER

Amaia Skies Avenida South Tower is a 36-floor high rise condominium project of Amaia Land Corp. in a distinguished neighborhood in Doroteo Jose St. cor. Tomas Mapua, Sta. Cruz, Manila.

It rises in the most prominent area in Manila where public transportation, schools and commercial centers are all within reach

No. of floors: 36

No. residential floors: 32

Total no. of residential units: 1,131

No. of parking floors: 4

Total no. of parking units: 170



FEATURES OF AVENIDA SOUTH TOWER

1. Accessibility to life's essential
2. Offer's right sized living spaces
3. Complete and functional first rate amenities
4. Operational arcaded retail area
5. Leasing opportunities

ACCESSIBLE TO LIFE ESSENTIAL'S

COMMERCIAL AND RETAIL ESTABLISHMENT

- Avenida Shopping Center
- Ever Gotesco Mall
- 11/88 shopping Mall
- Ever Malls Manila Plaza
- SM City San Lazaro
- Sta. Cruz Gold Center
- JT Centrale
- Good Earth Plaza
- Tutuban center

EDUCATIONAL INSTITUTIONS

- Manila Business College
- FEATI University
- PMI Colleges
- National University
- Centro Escolar University
- The University of Metro Manila
- San Sebastian College - Recoletos
-

MEDICAL ESTABLISHMENTS

- Dr. Jose Fabella Memorial Hospital
- Metropolitan Medical center
- Jose R. Reyes Memorial Medical Center
- San Lazaro Hospital
- Justice Jose Abad Santos General Hospital

RIGHT SIZED LIVING SPACES



Units at Amaia Skies Avenida South tower are designed to suit your need for functional living spaces. There are sufficient area for living and dining room, bedroom, bathroom and kitchen.

UNIT	SIZE RANGE
Studio Unit	18.60 – 25.85 sqm
1-Bedroom Unit	27.90 – 38.25 sqm

FIRST RATE AMENITIES



Amaia Skies Avenida has complete and functional amenities such as Children's Play Area, Multi-Purpose Hall & Swimming Pool.

LEASING OPPORTUNITIES

RENTAL DEMAND:

	Rental	TO	Percentage
Number of Units	249	1,089	23%

RENTAL RATES

STUDIO UNIT	RENTAL RATES IN 2019	RENTAL RATES IN 2024	1-BEDROOM	RENTAL RATES IN 2019	RENTAL RATES IN 2024
UNFURNISHED	10,000 – 13,000	13,500 – 17,550	UNFURNISHED	13,000 – 15,000	17,550 – 20,250
SEMI-FURNISHES	15,000 – 18,000	20,250 – 24,300	SEMI-FURNISHES	15,000 – 23,000	20,250 - 31,050
FULLY FURNISHED	18,000 – 23,000	24,300 – 31,050	FULLY FURNISHED	23,000 – 30,000	31,050 – 40,500

* 7% INCREASE ON RENTAL RATES EVERY YEAR

OPERATIONAL ARCADED RETAIL AREA

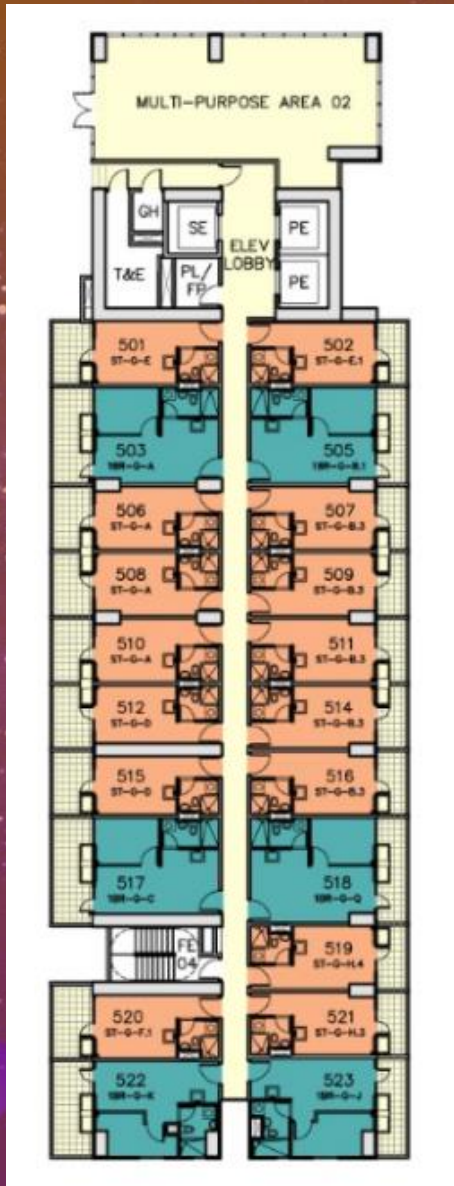


At Amaia Skies Avenida retail shops at the ground floor is already open such as Puregold, BPI, What the Tea & CityCycle Laundry to provide more convenient life for the current and future residents.

TECHNICAL DETAILS

IDG

TOWER 2 – 5TH RESIDENTIAL FLOOR LAYOUT



LEGEND

- STUDIO
- 1 BEDROOM

Unit Type	No. of Unit
Studio	15
1-Bedroom	6
Total	21

*Garden unit balconies are fully covered with canopy.

TOWER 2 – 6TH TO 36TH RESIDENTIAL FLOOR LAYOUT

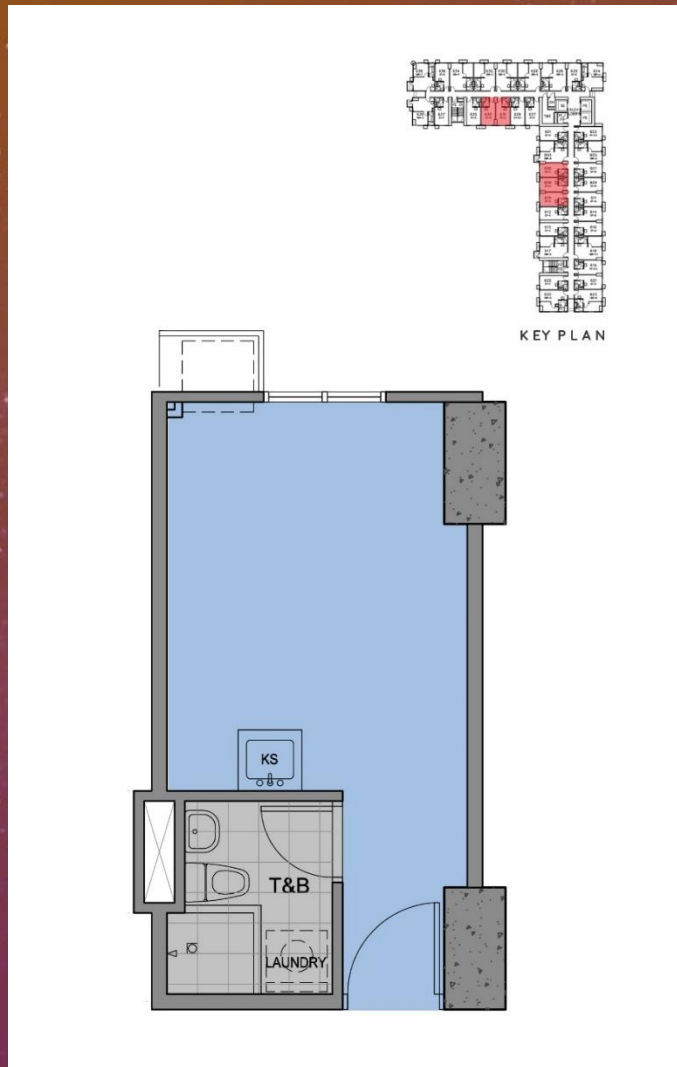


LEGEND

- STUDIO
- 1 BEDROOM

Unit Type	No. of Unit
Studio	23
1-Bedroom	14
Total	37

STUDIO UNIT



5TH RESIDENTIAL FLOOR

UNIT RANGE

23.25 – 25.85 sqm.

AVERAGE UNIT
SIZE

24.04 sqm.

6TH - 36TH RESIDENTIAL FLOORS

UNIT RANGE

18.60 sqm.

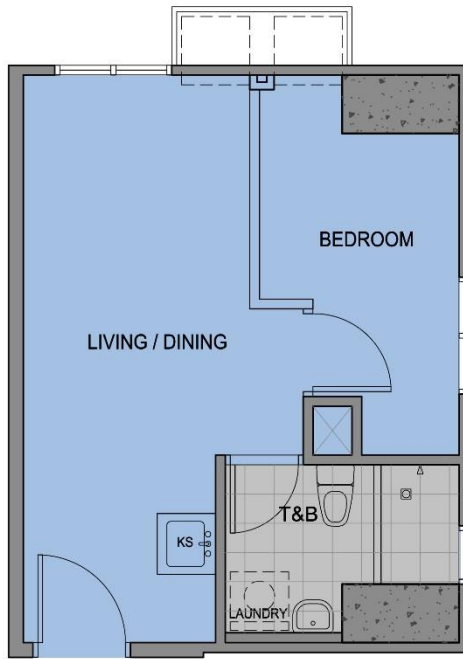
AVERAGE UNIT
SIZE

18.60 sqm.

1-BEDROOM UNIT



KEY PLAN



5TH RESIDENTIAL FLOOR

UNIT RANGE

34.88-38.25 sqm.

AVERAGE UNIT
SIZE

36.50 sqm.

6TH - 36TH RESIDENTIAL FLOORS

UNIT RANGE

27.90-32.69 sqm.

AVERAGE UNIT
SIZE

29.40 sqm.

SOUTH TOWER – UNIT DELIVERABLES

TOWER 2 - UNIT DELIVERABLES		
FLOORING	UNIT	VINYL PLANKS
	TOILET & BATH	CERAMIC TILES
WALLS	UNIT	PAINTED WALLS
	TOILER & BATH	CERAMIC TILES (WET AREA)
		PAINTED WALLS (DRY AREA)
BEDROOM	PAINTED WALLS	
WINDOWS	ALUMINUM-FRAMED POWDER COATED WINDOWS	
CEILING	UNIT	PAINTED CONCRETE
	TOILET & BATH	PAINTED BOARD
KITCHEN	KITCHEN SINK WITH BASE CABINET; WIDER KITCHEN COUNTER W/ SOLID SURFACE KITCHEN COUNTERTOP	
TOILET & BATH	COMPLETE TOILET AND BATH FIXTURES	
LAUNDRY AREA	PROVISION WASHER/DRYER AT TOILET & BATH	
UNITS	EQUPPED WITH SPRINKLER SYSTEM	

PRICING DETAILS

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STANDARD PAYMENT TERMS

Cash	15% discount in 30 days		
		Selling Price	Monthly Payment
Deferred (in 48 months)	Studio	₱ 3M	₱ 62,500
	1BR	4.4M	91,667
Bank Financing (15% in 48 months)	Studio	3M	9,375
	1BR	4.4M	13,750

*without other charges

*selling price is vat inclusive

PROMO PAYMENT TERMS

For 1st 100 LOI:

		Selling Price	Monthly Payment
Deferred (in 55 months)	Studio	₱ 3M	₱ 54,546
	1BR	4.4M	80,000
Bank Financing (15% in 55 months)	Studio	3M	8,182
	1BR	4.4M	12,000

STANDARD VS. PROMO PAYMENT TERMS

For 1st 100 LOI:

		Selling Price	STANDARD Monthly Payment (in 48 months)	PROMO Monthly Payment (in 55 months)
Deferred	Studio	₱ 3M	₱ 62,500	₱ 54,546
	1BR	4.4M	91,667	80,000
Bank Financing	Studio	3M	9,375	8,182
	1BR	4.4M	13,750	12,000

PROJECT TIMELINE

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PROJECT TIMELINE

LOI	Starts on Nov. 1, 2019
LAUNCH	4Q 2019
TURNOVER	Starts 2Q 2024

Amaia Skies
Avenida

SPACE WAR
BATTLE BEYOND THE GALAXY

MECHANICS

- The friendly competition is open to all Amaia Project Sales Director & Broker Head Realty
- Complete documents must be submitted to SAT team
- Minimum of 15 LOI's (AS Avenida Tower 2 only) per team to qualify.
- Most number of qualified LOI's will get the chance to win the 20,000 cash prize.
- Sales Challenge is until December 15, 2019
- Winner will be announce through Sales Dev. Facebook page.