



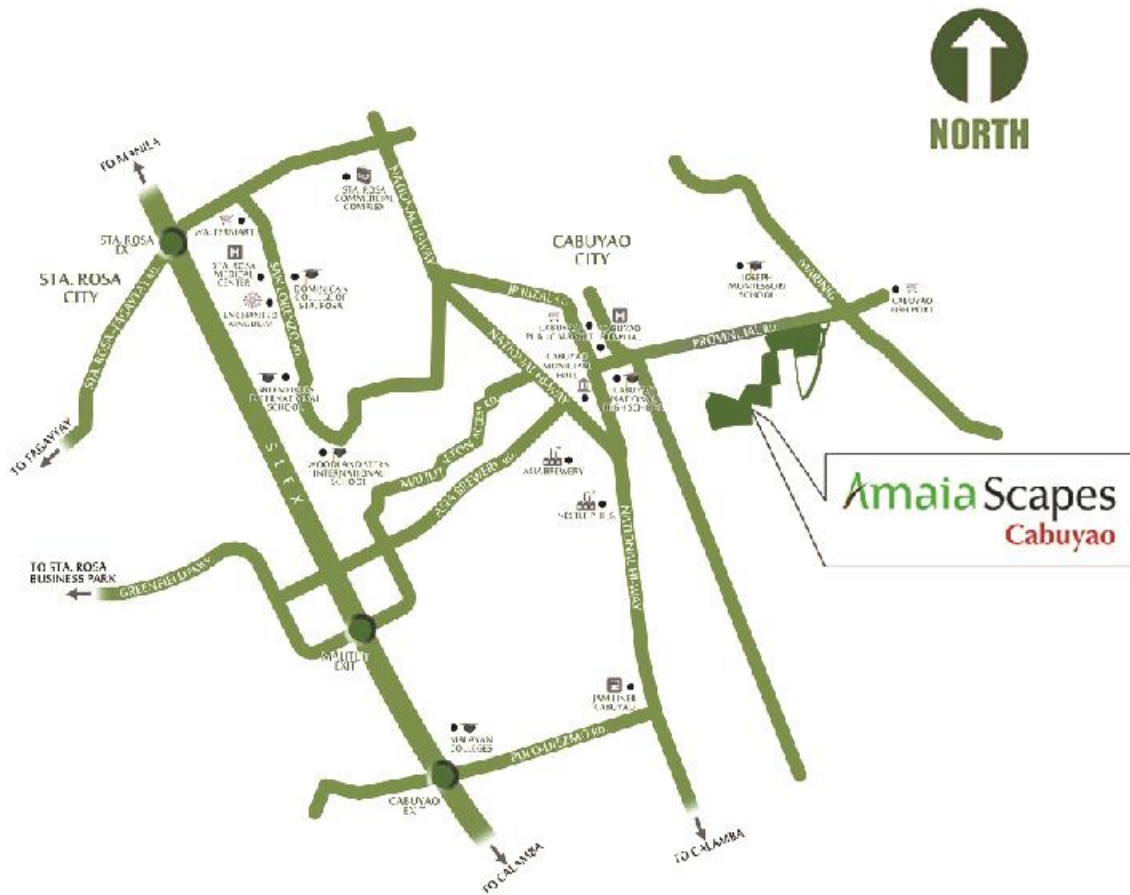
Amaia Scapes
Cabuyao

THE PROPERTY



Amaia Scapes Cabuyao is the third project of Amaia Land. Enjoy living in a relaxed, fully-developed and growing community situated on a sprawling 8.6 hectares land in Cabuyao, Laguna. The project offers modern and quality house designs that suit your family's preferences and lifestyle.

LOCATION



SITE IS APPROXIMATELY:

- 1 km away from public market
- 1 km away from Cabuyao National High School
- 2 km away from Cabuyao Hospital

OTHER LANDMARKS:

- Balibago Complex
- Colegio De San Juan De Letran
- Malayan Colleges Laguna
- Nestlé Philippines
- Jam Liner Cabuyao

Accessible to and from Metro Manila and other city centers via SLEX through:

- Cabuyao Exit
- Eton City Exit
- Santa Rosa Exit

It is located in Barrio Marinig Sala, Cabuyao Laguna. The project is 25 minutes away from South Luzon Expressway, retail areas and business centers.



WHY INVEST IN

AMAIA SCAPES CABUYAO

- Expandable house/s that grows with you.
- Energy-efficient house designs
- Compact and highly functional
- With workmanship warranty
- Modern yet timeless design
- Envisioned and planned as a functioning community

SITE DEVELOPMENT PLAN

AmaiaScapes
Cabuyao

LEGEND:

-  - SINGLE HOME 60
-  - CARRIAGE POD



KEY PLAN

DEVELOPMENTAL FACILITIES:

-  24-Hour Security
-  Gated Community
-  Parking Provision
-  Compliant provision for water supply drainage and electrical supply.



HOUSE MODEL



SUGGESTED FLOOR PLAN ONLY



SINGLE HOME 60

FLOOR AREA: 60 SQM | LOT AREA: 80 SQM

AMENITIES



BASKETBALL COURT



VILLAGE PAVILION



SWIMMING POOL



DELIVERABLES

	AREA	SPECIFICATION
Flooring	Ground Floor Interior Area	Smooth Concrete Finish
	Second Floor Interior Area	
	Porch	
	Service Area	
	T&B at the Second Floor	Ceramic Tiles
	Provision for T&B at the Ground Floor	Smooth Concrete Finish
Interior Walls	Ground Floor Interior Area	Painted Finish
	Second Floor Interior Area	
	T&B at the Second Floor	Ceramic Tiles & Painted Finish
	Provision for T&B at the Ground Floor	Plastered Concrete
Kitchen	Built-up Kitchen Sink	
T&B	T&B at the Second Floor	Complete T&B Fixtures
	Provision for T&B at the Ground Floor	No T&B Fixtures
Windows	Aluminum Framed Windows	
Doors	Main Entry	Steel Door
	Service Entry	
	T&B at the Second Floor	PVC Door
	Provision for T&B at the Ground Floor	
Ceiling	Ground Floor Interior Area	Smooth Concrete Finish (Under slab)
	Second Floor Interior Area	Painted Fiber Cement Board with Insulation
	T&B at the Second Floor	Painted Fiber Cement Board
	Provision for T&B at the Ground Floor	
Stairs	Smooth concrete steps with metal framing	

KEY SUSTAINABILITY 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.

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

TCP	3,570,000
10% DP	394,464
Other charges	374,642
Reservation Fee	20,000
Net DP	374,464
Monthly DP (For 18 months)	31,205
90% bank loan	3,550,178

MONTHLY AMORTIZATION

5 years	73,489
10 years	44,741
15 years	35,755
20 years	31,668

Based on 8.88% interest rate

FAQs

1. Who is the property management?
Ayala Property Management Corporate (APMC).
It is the property management arm of Ayala Land, which is one of the Philippines' largest companies and most trusted in the industry. With Ayala Land's commitment to develop sustainable communities that will enrich the lives of many people across the country, APMC Residential Business Group's (RBG) duty and responsibility is to manage and protect the value, condition and safety, and customers of every Ayala Land, Inc. residential property.
2. How much is the Association Dues?
Association Dues may vary depending on the lot sizes and project location.
**Subject to change without prior notice*
3. What internet connection is available in the area?
Details will be provided as soon as available.
4. Who is the official water provider?
Laguna Water.
5. What are the requirements for house expansion/alteration?
 - Technical Plans and other documents set by the property management
 - Approval of plans by the property management (Terms & Conditions apply)
 - Construction Bond (Terms & Conditions apply)**Subject to change without prior notice*
6. How much is the rental rate?
May vary on market and development value at the time of completion.

Amaia

Kaya ko na!

LTS # 034326