



Amaia Scapes
Iloilo

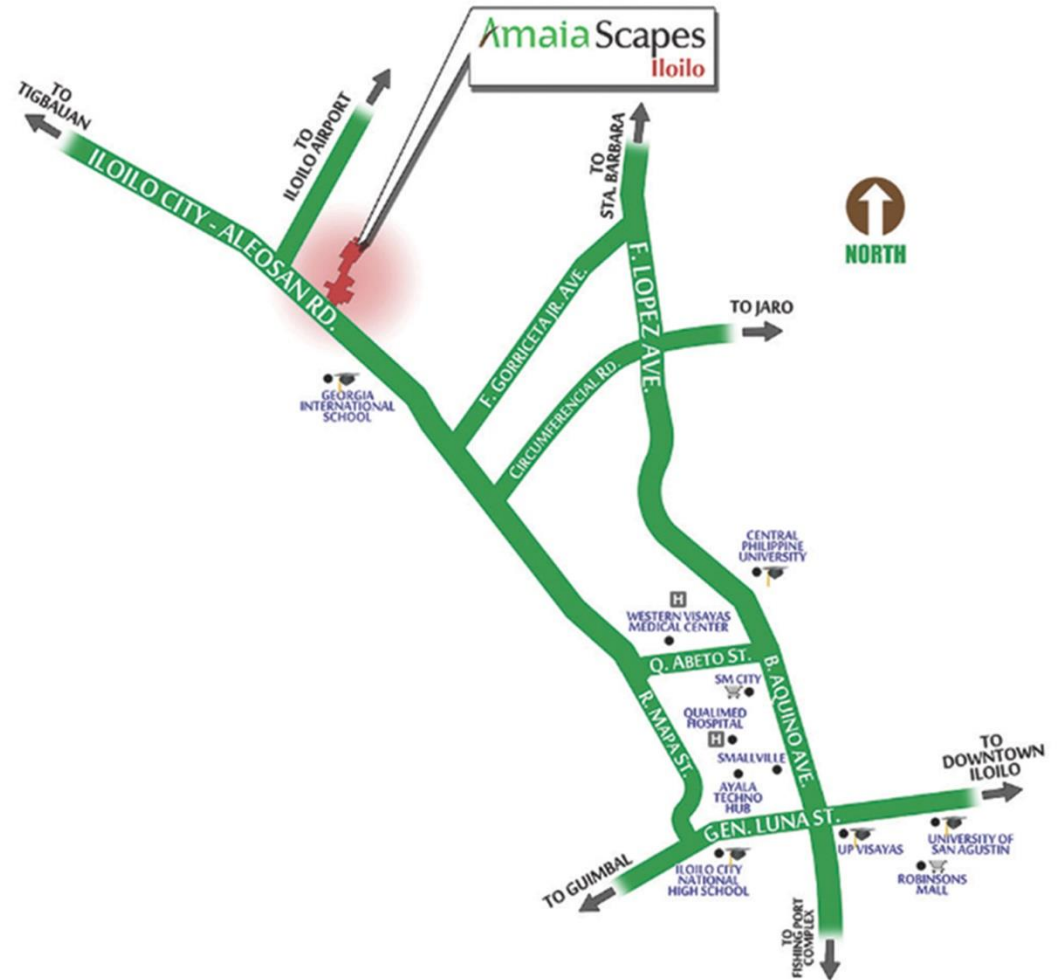


Amaia Scapes Iloilo aims to set a new standard in affordable housing by providing Ilonggo families with homes that are within their means without compromising quality.

LOCATION

KEY NEIGHBORING ESTABLISHMENTS:

-  Iloilo International Airport – 12km
-  Central Philippine University – 8km
University of San Agustin – 11km
UP Visayas – 11km
-  Iloilo Ayala Technohub - 9.2km
Atria Park District – 8.6km
-  Qualimed Hospital – 8.6km
Western Visayas Medical Center – 7.2km



Located in Brgy. San Jose, San Miguel, Iloilo

THE PROJECT

15

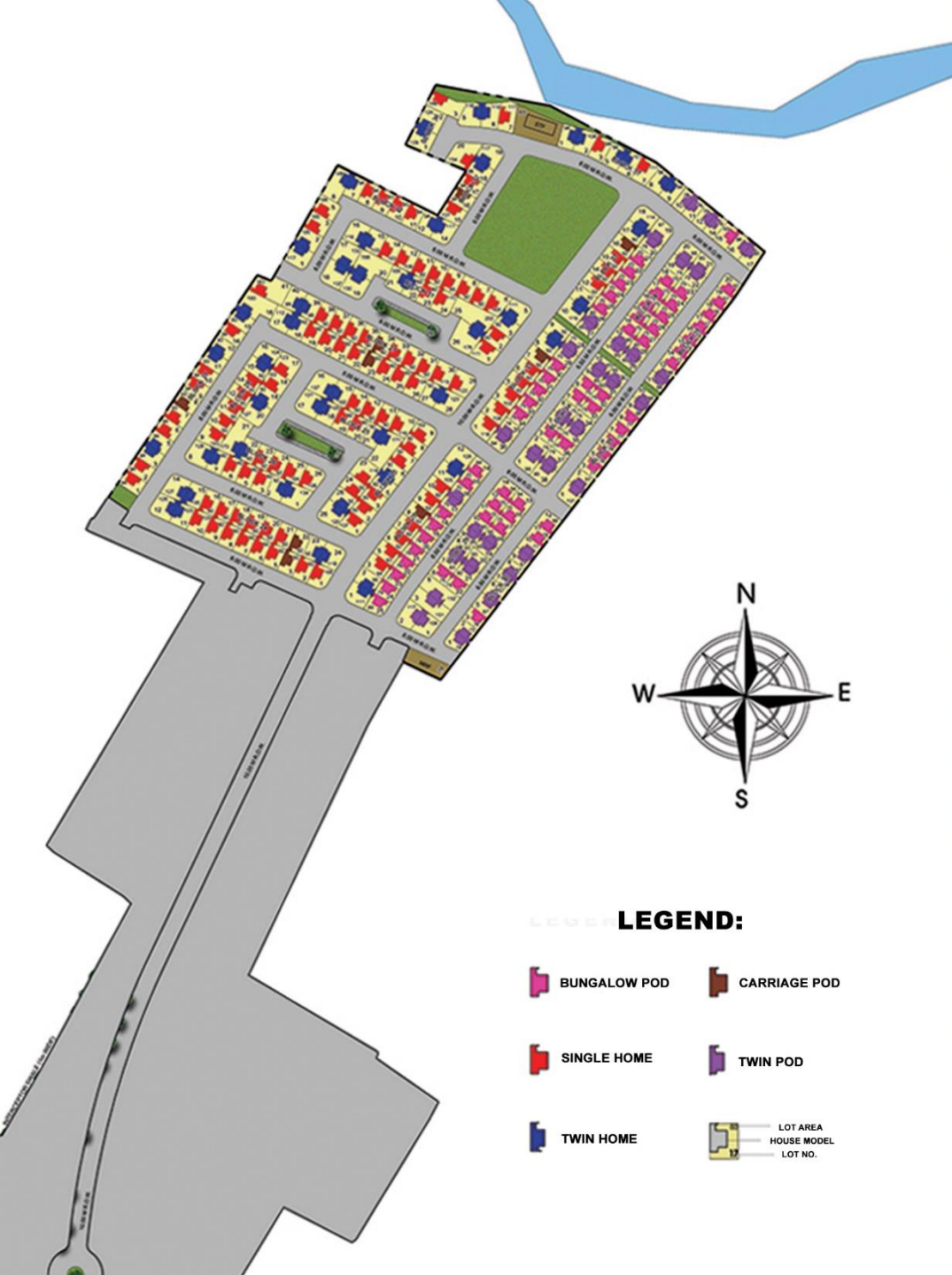
Land Area

980

Saleable Units

P 1.4-2.7M

Approx. Price Range



LEGEND:

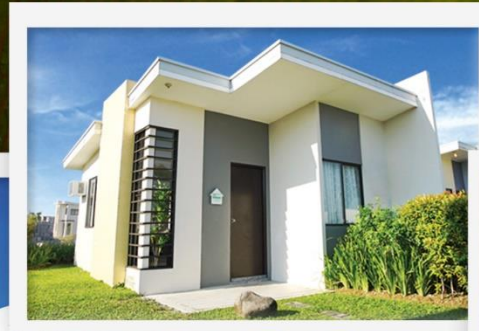
- | | |
|--|--|
|  BUNGALOW POD |  CARRIAGE POD |
|  SINGLE HOME |  TWIN POD |
|  TWIN HOME |  LOT AREA
HOUSE MODEL
LOT NO. |

AMENITIES



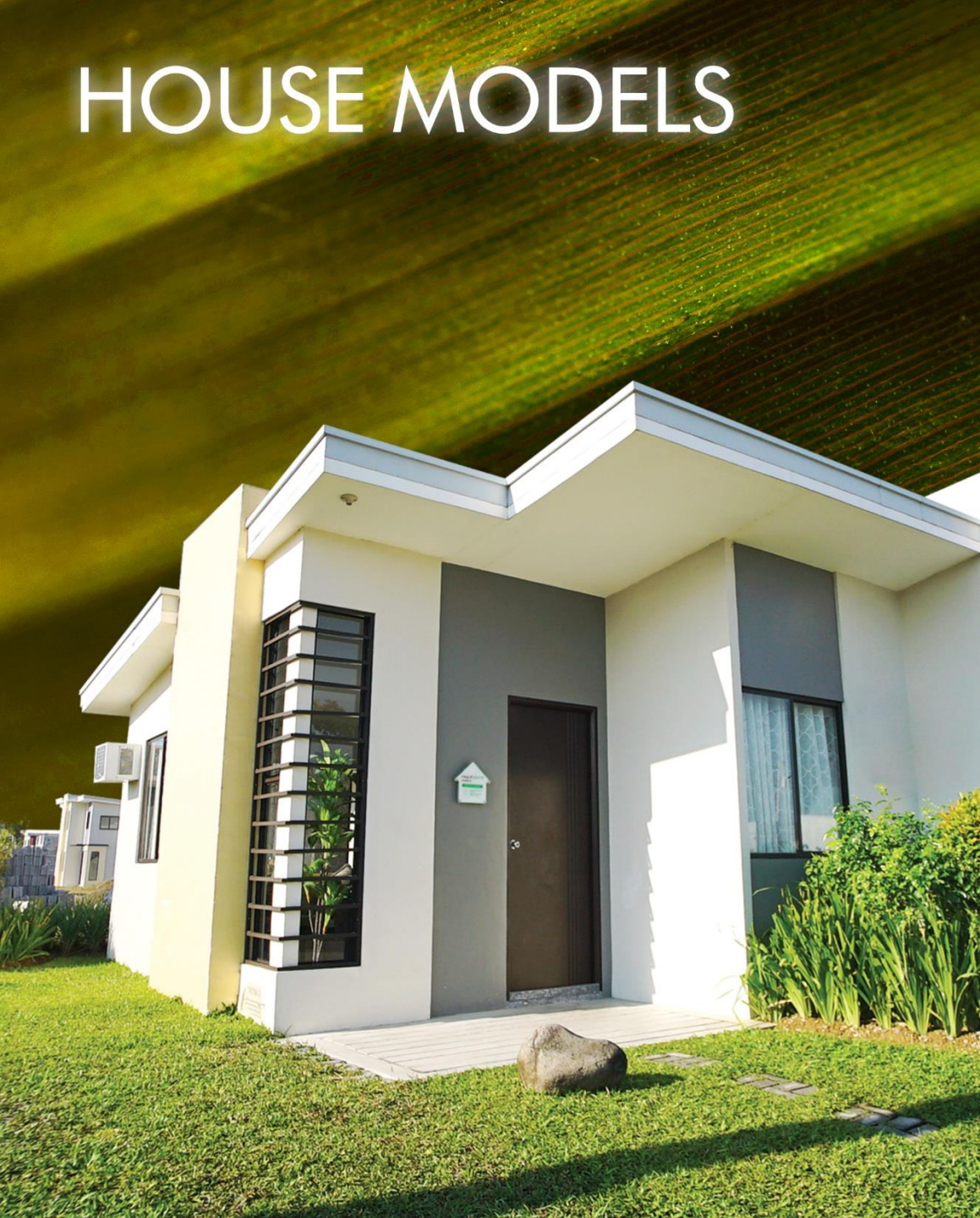
We have top-of-the-line features and amenities, as well as unique neighborhood concepts, assuring our residents of homes that are modern and stylish.

RIGHT-SIZED LIVING SPACES

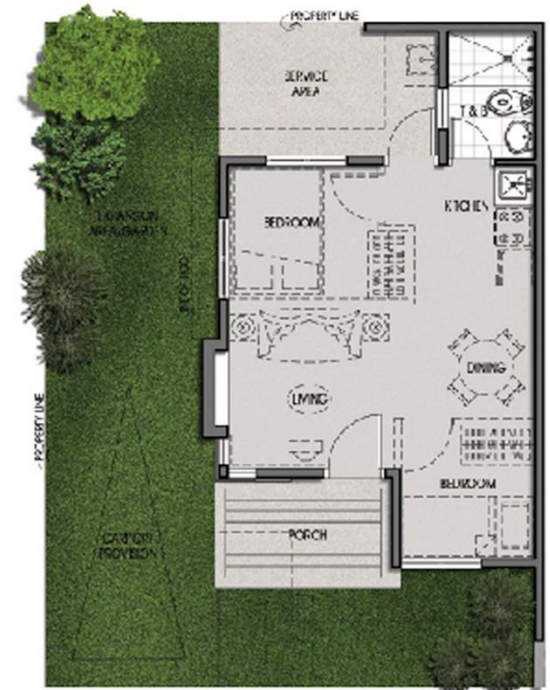


We care for your wellbeing. Our thoughtfully designed units are afforded with breathable and comfortable living spaces for an improved quality of life.

HOUSE MODELS



BUNGALOW POD



Floor Area: 34 sq.m.

Lot Area: 75 sq.m.



1 BR



1 T & B



KITCHEN
SINK



CAR
PORT

HOUSE MODELS



SINGLE HOME



Floor Area: 56 sq.m.

Lot Area: 92 sq.m.



3 BR



1 T&B



KITCHEN
SINK



CAR
PORT

HOUSE MODELS



TWIN POD



Floor Area: 28 sq.m.
Lot Area: 65 sq.m.



2 BR



1 T&B



KITCHEN
SINK

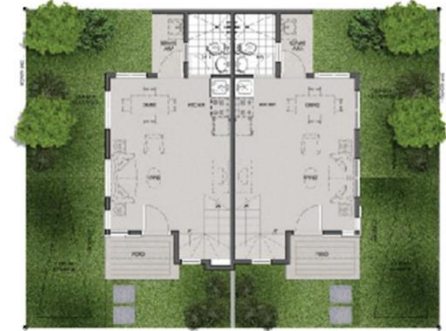


CAR
PORT

HOUSE MODELS



TWIN HOMES



GROUND LEVEL PLAN



SECOND LEVEL PLAN

Floor Area: 47 sq.m.
Lot Area: 94 sq.m.



3 BR



1 T&B



KITCHEN
SINK



CAR
PORT

HOUSE EXPANDIBILITY

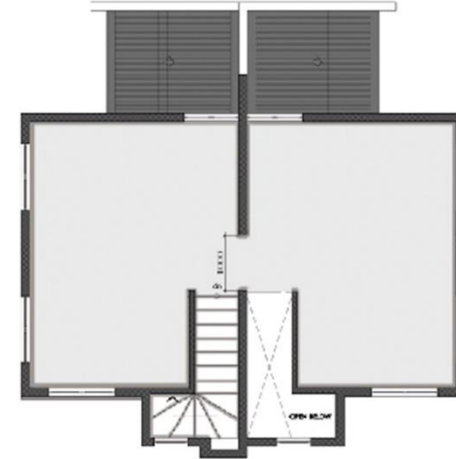


Scapes are relatively bigger, giving sufficient room for future expansion, both vertically and horizontally.

COMBINING UNITS



COMBINED TWIN HOME - SECOND FLOOR



COMBINED TWIN HOME BARE - SECOND FLOOR

Some units have the flexibility of being combined. Thereby, expanding the living space.

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	Skim Coat	
	Second Floor Interior Area	Ceramic Tiles & Painted Finish	
	T&B at the Second Floor		
	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 (Underslab)	
	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 and steel railings		

SIGNATURE AMENITY



Patio Greens are shared open spaces that can be used by the entire family. Not only do they provide a greener environment for the neighborhood, they also serve as rain gardens to replenish the ground water supply

KEY SUSTAINABLE 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.
- Shuttle facilitates the transport of residents to and from their homest.



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

	Twin Pod	Bungalow Pod	Twin Homes	Single Home
TP	1,407,800	1,700,000	1,941,300	2,240,100
Reservation Fee	15,000	15,000	20,000	20,000
10% DP	156,870	189,430	216,318	249,613
DP Amortization	11,822	14,535	16,359	19,134
	Monthly Bank Amortization			
5 years	29,225	35,291	40,300	46,503
10 years	17,792	21,486	24,535	28,312
15 years	14,219	17,170	19,607	22,625
20 years	12,583	15,207	17,366	20,039

Financing Scheme	Units for completion in 6mos and RFO (100% POC)	Units for completion beyond 6mos and Non-RFO Units
	Standard: 6mos	Standard: 24mos
Spot Cash	5% discount	100% discount
Deferred over payterm (equal payments)	RSCS discount in 30 days per table below	
ELTO (10% Spot, 90% Bank Takeout)	5% discount if take-out in 30 days	N/A
Bank Financing with Terms	10% Spot, 10% DP in 5mos 2.5% RSBS in 30 days	10% DP in 12 mos RSCS discount in 30 days per table below
Bank Financing with 10% Spot	10% Spot, 10% DP in 5mos 2.5% RSBS in 30 days	10% Spot, 10% in 11mos 2.5% RSBS in 30 days
Bank Financing with 5% Spot	5% Spot, 5% DP in 5mos RSCB discount in 30 days per table below	N/A

WHY INVEST IN AMAIA SCAPES ILOILO



- Expandable house that grows with you.
- Modern yet Timeless Design.
- Energy-Efficient house designs.
- Compact and Highly Functional.
- Workmanship Warranty.
- Safe and Secure Community.

Amaia

Kaya ko na!

Amaia Scapes Iloilo

HLURB LS # 030116 (Sector 1A) LS # 030117 (Sector 1B)

HLURB WVR AA-2016/01-0120

Barangay San Jose, San Miguel, Iloilo