



Amaia STEPS
NUVALI



Amaia STEPS
Parkway *NUVALI*

LOCATION

Situated at the corner of Evolving Parkway and West Conservation Avenue, Amaia Steps Parkway and Amaia Steps Nuvali share in the benefits of a fully master planned development built to support and sustain itself in the long term. Mixed-use developments like neighboring villages, future retail areas and institutional establishments are within reach at a 500-meter radius.



LOCATION

Amaia Steps Parkway and Amaia Steps Nuvali are five-minutes away from the main entrance of NUVALI, along Sta. Rosa-Tagaytay Road. Its main access road is the future Evolving Parkway, a 26 meter major thoroughfare that opens up along Sta. Rosa-Tagaytay Road.

Both projects are highly accessible to and from surrounding towns and cities like:

Sta. Rosa City proper (15 mins)
Calamba City proper (15 mins)
Tagaytay (20mins)

Alabang (30 mins)
Makati CBD (40 mins)





ABOUT NUVALI ESTATE

NUVALI is the country's first eco-community in the Philippines that promises a renewed way of life away from the city. In NUVALI, greens and wildlife flourish amidst economic progress.

Residential Offerings:

Avida Southfield Settings Nuvali
Avida Parkway Settings Nuvali
Elaro

Recreational Facilities

Republ1c Wakepark
The Monochrome
SEDA Hotel Nuvali

Commercial Establishments

Ayala Malls Solenad
S&R Membership Shopping
South Supermarket

Educational Institutions

Xavier School
Miriam College



Amaia STEPS

Parkway *NUVALI*

THE PROPERTY



Amaia Steps Parkway NUVALI is Amaia's second project in NUVALI, Ayala Land's 2,290-hectare town project in Laguna envisioned to be the Philippines' first ecommunity development.



SITE DEVELOPMENT PLAN

Rising at 5 to 6 storeys per building, Amaia Steps Parkway will have a total of 680 well designed and spacious Studio and Premiere units.

Now, more units are afforded balconies that open to views of thoughtfully planned open spaces.

DELIVERABLE SPECIFICATIONS

Total land area	1.9 ha
No. of buildings	8
No. of floors per building	5 & 6
No. of units	680
No. of unit per floor	15
No. of balconies per building	9-12

DEVELOPMENT FACILITIES

- Compliant provisions for water supply, drainage, and electrical power supply
 - Perimeter fence
 - 24 hour security
 - Elevator provision per building
 - Fire detection and alarm system
 - Back-up power at common area
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AMENITIES

Within the 1.9-hectare development is an invigorating lifestyle amenity hub, which includes swimming pools for adults and kids, basketball court, kid's play zone, clubhouse and scenic landscaped areas.

Target Completion

Function Room - Completed (located at Clara A Building)

Basketball Court - Q4 2021

Play Area - Q4 2021

Swimming Pool - Q4 2021

UNIT OFFERINGS



STUDIO

AREA	SQM
Living/Dining /Bedroom	28-37 sqm
T&B	3.17 sqm
Total Unit w/o Balcony	31-40 sqm
Balcony	5.25 sqm
Total Unit with Balcony	36-45 sqm

*Partition not included
**Suggested floor layout only

UNIT OFFERINGS



PREMIER

AREA	SQM
Living/Dining /Bedroom	40-60 sqm
T&B	3.17 sqm
Total Unit w/o Balcony	43-63 sqm
Balcony	5.25 and 10.50
Total Unit with Balcony	68-73 sqm

*Partition not included
**Suggested floor layout only

PROMO



Steps Parkway

	Cash	2.5% in 2mos (dis. upon take out in 90 days)	Additional Discount	Total
Outright Discount	10%		10%	20%
Back to 2016/ 2017 Price		7.5%	5%	12.5%

SAMPLE COMPUTATION



	Studio	Studio Premier
Selling Price	3,000,000	5,200,000
VAT	n/a	557,143
SP w/o VAT	n/a	4,642,857
Additional Discount	150,000	232,143
Net Selling Price	2,850,000	4,410,714
Other Charges	267,202	427,817
Net SP incl. OC and VAT	3,117,202	5,367,817
10% DP	311,720	536,782
Reservation Fee	10,000	10,000
Net DP	301,720	526,782
2.5% in 2 mos.	32,666	62,098
7.5% upon take out in 90 days	233,790	402,586
For bank loan	2,805,482	4,831,036
Monthly Amortization		
5 years	58,074	100,003
10 years	35,357	60,884
15 years	28,255	48,655
20 years	25,026	43,094

DELIVERABLE SPECIFICATIONS



Flooring	Unit	Painted Concrete
	T&B	Ceramic Tiles
	Balcony	Smooth Concrete Finish
	Common Hallways	Vinyl Tiles
Walls	Unit	Painted Concrete
	T&B	Gypsum Board
	Bedroom	Ceramic Tiles (Wet Area); Painted Walls (Dry Area)
	Exterior	Painted Finish
Windows	Powder Coated; Aluminium-framed windows	
Ceiling	Unit	Painted Concrete
	T&B	Painted Board
Kitchen	Modular Kitchen Counter and Sink; Grease Trap	
Door	Service Entry	Primed painted security steel door
	Bedroom	n/a
	T&B	PVC Door



Amaia STEPS

NUVALI



Amaia Steps NUVALI is the first affordable mid-rise residential development in NUVALI, Ayala Land's 2,29- hectare township project in Laguna, envisioned to be the Philippines' first eco-community development.

SITE DEVELOPMENT PLAN



A combination of 4- and 6-storey development, Amaia Steps NUVALI will have a total of 1,140 units composed of well designed and spacious Studio and Premier units. Some units are afforded balconies that give access to views of thoughtfully planned greens and open spaces.

DELIVERABLE SPECIFICATIONS

Total land area	3.2 ha
Amenity area	1,300 sqm
No. of buildings	14
No. of floors per building	4 & 6
No. of units	1,140
No. of unit per floor	15
No. of balconies per building	9-12

DEVELOPMENT FACILITIES

- Support retail at the clubhouse
 - Compliant provisions for water supply, drainage, and electrical power supply.
 - Perimeter fence
 - 24 hour security
 - Elevator provision per building
 - Fire detection and alarm system
 - Back-up power at common area
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AMENITIES

At the core of the 3.2-hectare development is an invigorating lifestyle amenity hub, which includes swimming pools for adults and kids, basketball court, kid's play zone, grand lawn and a central clubhouse

Target Completion

Clubhouse - Completed
Swimming Pool - Completed
Basketball Court - Completed
Play Area - Completed

UNIT OFFERINGS



STUDIO

AREA	SQM
Living/Dining /Bedroom	27-41 sqm
T&B	4 sqm
Total Unit w/o Balcony	31 sqm
Balcony	5 sqm
Total Unit with Balcony	36 sqm

*Partition not included
**Suggested floor layout only

UNIT OFFERINGS



PREMIER

AREA	SQM
Living/Dining/Bedroom	58 sqm
T&B	4 sqm
Total Unit w/o Balcony	62 sqm
Balcony	5
Total Unit with Balcony	67

*Partition not included
**Suggested floor layout only

PROMO



Steps Nuvali				
	Cash	2.5% in 2mos (dis. upon take out in 90 days)	Additional Discount	Total
Outright Discount	10%		10%	20%
Back to 2016/ 2017 Price		7.5%	5%	12.5%

SAMPLE COMPUTATION



	Studio	Studio Premier
Selling Price	2,900,000	4,400,000
VAT	n/a	471,429
SP w/o VAT	n/a	3,928,571
Additional Discount	145,000	196,429
Net Selling Price	2,755,000	3,732,143
Other Charges	258,295	361,999
Net SP incl. OC and VAT	3,013,295	4,541,999
10% DP	301,330	454,200
Reservation Fee	10,000	10,000
Net DP	291,330	444,200
2.5% in 2 mos.	32,666	51,775
7.5% upon take out in 90 days	225,997	340,650
For bank loan	2,711,966	4,087,799
Monthly Amortization		
5 years	58,074	84,618
10 years	35,357	51,517
15 years	28,255	41,170
20 years	25,026	36,464

*SOLD OUT

DELIVERABLE SPECIFICATIONS



Flooring	Unit	Painted Concrete
	T&B	Ceramic Tiles
	Balcony	Smooth Concrete Finish
	Common Hallways	Vinyl Tiles
Walls	Unit	Painted Concrete
	T&B	Gypsum Board
	Bedroom	Ceramic Tiles (Wet Area); Painted Walls (Dry Area)
	Exterior	Painted Finish
Windows	Powder Coated; Aluminium-framed windows	
Ceiling	Unit	Painted Concrete
	T&B	Painted Board
Kitchen	Modular Kitchen Counter and Sink; Grease Trap	
Door	Service Entry	Primed painted security steel door
	Bedroom	n/a
	T&B	PVC Door



Structural Stability

- With sufficient drainage system and access to outfall points
- Smoke detection system per unit
- Roofs are durable enough heavy rains and can withstand winds up to 300kph



Right-sized Living Spaces

- Bigger units compared to other Steps and Skies projects
- Opened layout floor plan for client's layout flexibility



Eco-efficiency

- Earth colored facades and roofs minimize the absorption of the heat from the sun
- With naturally ventilated units and hallways
- With LED bulbs in common areas*
- Lush landscape provides cooler temperature

KEY SUSTAINABILITY FEATURES



The logo for Amaia features the word "Amaia" in a green, sans-serif font. The letter "A" is stylized with a brown, curved stroke that extends from the top left and curves under the letter.

Kaya ko na!

Evolving Parkway corner West Conservation Avenue,
NUVALI, Canlubang, Calamba City, Laguna

