

# Amaia SERIES

NUVALI



Amaia Series Nuvali is the first and only townhouse development in NUVALI, Ayala Land's 2,290-hectare mixed-use project in Laguna envisioned to be the Philippines' first eco-community development.

Amaia Series blooms through the success of the first two mid-rise condominiums of Amaia in Nuvali. The soon-to-rise development aims to provide more affordable living spaces for growing families who wish to have a relaxed living outside the Metro while staying connected to everything essential.

Within the 12.2-hectare land lies a total of 253 units in Sector 1 and 366 units in Sector 2 that boast of right-sized living spaces complemented by vibrant landscapes and diverse amenities.





**FACTSHEET**

# SITE DEVELOPMENT PLAN



## SECTOR 2

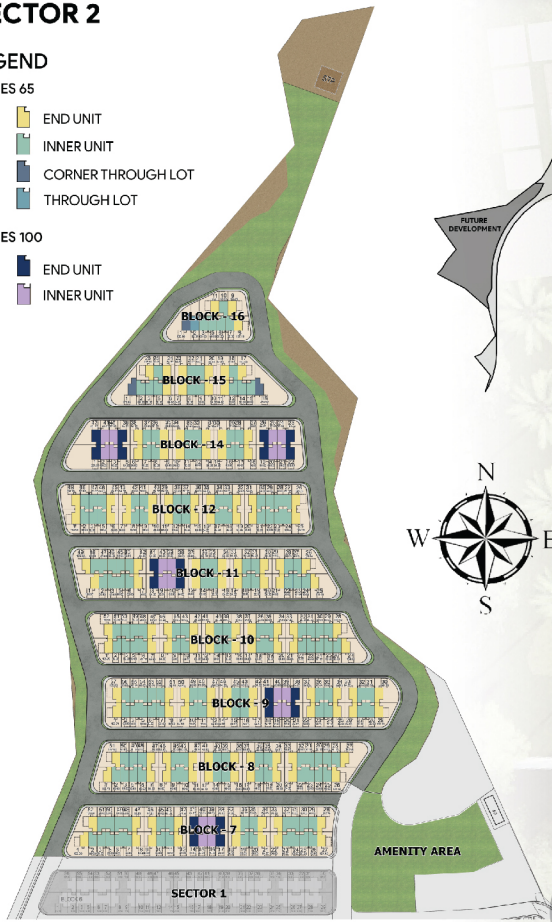
### LEGEND

#### SERIES 65

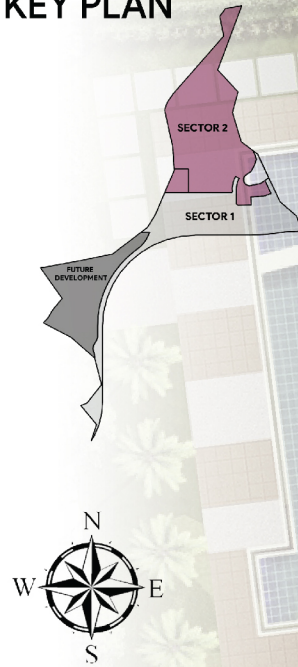
-  END UNIT
-  INNER UNIT
-  CORNER THROUGH LOT
-  THROUGH LOT

#### SERIES 100

-  END UNIT
-  INNER UNIT



## KEY PLAN



Total Land Area	122,421 sqm
Sector 2	
Land Area	53,768.37
Residential Area	27,638.32
Amenity Area	1,604 sqm
No. of Residential Units S2	366
2-storey Inner	186
2-storey End	140
3-storey Inner	20
3-storey End	20
Turnover Date	Q4 2024



Village Pavilion



\*For Future Development

Swimming Pool



\*For Future Development

Basketball Court

# UNIT OFFERINGS

## TWO-STORY TOWNHOMES

### INNER UNIT

\*suggested floor plan only



TYPICAL GROUND FLOOR PLAN



TYPICAL SECOND FLOOR PLAN

#### Ground Floor

Porch	1.16 sqm
Living Area	14.00 sqm
Dining Area	6.00 sqm
Kitchen	5.80 sqm
T&B	3.62 sqm
Hallway / Stairs	2.30 sqm
Service Area	
<b>Total</b>	<b>32.88 sqm</b>

#### Second Floor

Master's Bedroom	9.00 sqm
Bedroom 1	6.00 sqm
Bedroom 2	7.00 sqm
Hallway / Stairs	6.50 sqm
T&B	3.62 sqm
<b>Total</b>	<b>31.12 sqm</b>
<b>Total</b>	<b>65.00 sqm</b>

### END UNIT

\*suggested floor plan only



TYPICAL GROUND FLOOR PLAN



TYPICAL SECOND FLOOR PLAN

#### Ground Floor

Porch	1.15 sqm
Living Area	12.70 sqm
Dining Area	8.14 sqm
Kitchen	5.20 sqm
T&B	3.37 sqm
Hallway / Stairs	2.40 sqm
Service Area	
<b>Total</b>	<b>32.96 sqm</b>

#### Second Floor

Master's Bedroom	8.20 sqm
Bedroom 1	6.00 sqm
Bedroom 2	7.68 sqm
Hallway / Stairs	6.80 sqm
T&B	3.37 sqm
<b>Total</b>	<b>32.05 sqm</b>
<b>Total</b>	<b>65.00 sqm</b>

## THREE-STORY TOWNHOMES

### INNER UNIT

\*suggested floor plan only



TYPICAL GROUND FLOOR PLAN



TYPICAL SECOND FLOOR PLAN



TYPICAL THIRD FLOOR PLAN

#### Ground Floor

Porch	1.15 sqm
Living Area	14.50 sqm
Dining Area	5.80 sqm
Kitchen	3.62 sqm
T&B	2.30 sqm
Hallway / Stairs	6.50 sqm
Service Area	
<b>Total</b>	<b>33.32 sqm</b>

#### Second Floor

Bedroom 1	6.50 sqm
Bedroom 2	7.60 sqm
Bedroom 3	6.60 sqm
Hallway / Stairs	9.20 sqm
T&B	3.62 sqm
<b>Total</b>	<b>33.32 sqm</b>

#### Third Floor

Master's Bedroom	12.00 sqm
Hallway / Stairs	5.00 sqm
T&B	3.62 sqm
Balcony	12.20 sqm
<b>Total</b>	<b>32.82 sqm</b>
<b>Total</b>	<b>100.01 sqm</b>

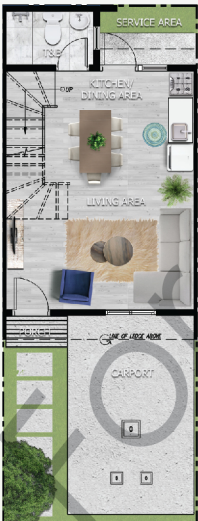
## DELIVERABLE SPECIFICATIONS

	AREA	TWO-STORY	THREE-STORY
Flooring	Ground Floor Interior Area	Vinyl Planks	Vinyl Planks
	Porch	Concrete	Concrete
	Toilet and Bath Ground Floor	Ceramic Tiles	Ceramic Tiles
	Toilet and Bath Second Floor		
	Toilet and Bath Third Floor		
	Service Area	Concrete	Concrete
	Second Floor Interior Area	Vinyl Planks	Vinyl Planks
Third Floor Interior Area			
	Balcony		Ceramic Tiles
Walls	Ground Floor Interior Area	Painted	Painted
	Toilet and Bath Ground Floor	Ceramic Tiles and Painted Finish	Ceramic Tiles and Painted Finish
	Toilet and Bath Second Floor		
	Toilet and Bath Third Floor		
	Second Floor Interior Area	Painted	Painted
	Bedroom Partition	Drywall, Painted	Drywall, Painted
	Third Floor Interior Area		
Balcony			Steel Railing and Painted Finish
Windows	Aluminum Framed Windows		
Doors	Main Entry	Steel, Painted	Steel, Painted
	Service Entry		
	Toilet and Bath Ground Floor	PVC	PVC
	Toilet and Bath Second Floor		
	Toilet and Bath Third Floor		
Bedroom	MDF	MDF	
Balcony Entry		Steel, Painted	
Ceiling	Ground Floor Interior Area	Painted Underslab	Painted Underslab
	Toilet and Bath Ground Floor	Painted Board	Painted Board
	Toilet and Bath Second Floor		
	Toilet and Bath Third Floor		Painted Board with Insulation
	Second Floor Interior Area	Painted Board with Insulation	Painted Underslab
Third Floor Interior Area		Painted Board with Insulation	
Balcony			
Stairs	Concrete steps on vinyl finish with metal framing and steel railing		
Kitchen	Built-up Cabinet	Built-up Cabinet	Built-up Cabinet
	Sink	Stainless Steel Kitchen Sink	Stainless Steel Kitchen Sink

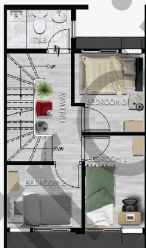
**Disclaimer:** The specifications herein are intended to give a general idea of the project and as such are not to be relied upon as statements of fact. These specifications are based on current plans. Buyers can verify their factual correctness and subsequent changes, if any. The contents herein are subject to change without prior notice and do not constitute an offer or contract.

### END UNIT

\*suggested floor plan only



TYPICAL GROUND FLOOR PLAN



TYPICAL SECOND FLOOR PLAN



TYPICAL THIRD FLOOR PLAN

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<b>Total</b>	<b>100.01 sqm</b>

## ECOLOGY AVENUE, NUVALI, CANLUBANG, CALAMBA CITY, LAGUNA

Surrounded by high-end and exclusive residential developments at the most secluded portion of Nuvali, Amaia Series assures its residents utmost serenity. The development shares in the benefits of a fully master planned estate built to support and sustain itself in the long term.

Accessible via CALAX and South Luzon Expressway through Mamplasan, Sta. Rosa and Eton Exits, residents will benefit greatly from quick access to schools, recreational facilities, business, and commercial centers of NUVALI.



### Legend

- Churches
- Recreation
- Institutional/ School
- Industrial, Business Parks/ Retail
- Residential
- Hospital
- Road Development



### Eco-efficiency

- Light colored facades and roofs minimize the absorption of the heat from the sun.
- Eco-bricks are used in common areas for more efficient thermal insulation.
- One tree per unit will be delivered for a thriving balance of people and nature
- Solar power is used in some of the common areas to help combat greenhouse gas emissions



### Complete Accessibility & Connectivity

- A ride away from commercial establishments, schools, hospitals, and transport hubs.
- Shares in the benefits of a fully master planned estate



## SUSTAINABILITY FEATURES

### Structural Stability

- Sufficient drainage system and access to outfall points.
- Roofs are durable enough from ashfall and heavy rains and can withstand winds up to 300kph.



### Right-sized Living Spaces

- Lots are relatively bigger, giving sufficient room for future expansion.
- Some units have the flexibility of being combined, thereby expanding the space.
- Shorter clusters will be delivered for more efficient airflow