

Amaia Scapes

San Pablo

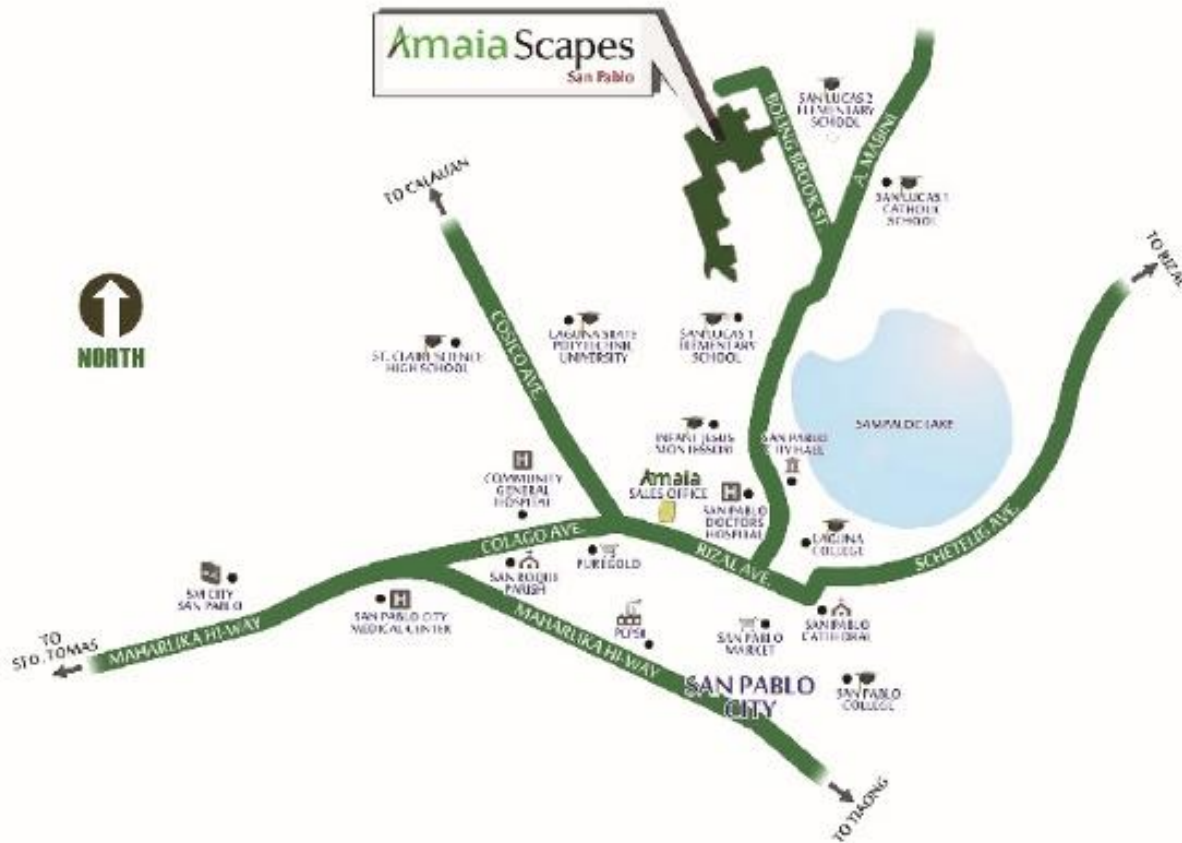


THE PROPERTY



Enjoy your investment as you take a short stay and feel the cool breeze of Laguna. Amaia Scapes San Pablo is an excellent choice that offers different home models for you and your family.

LOCATION



Schools:

- San Pablo College
- Laguna State Polytechnic University
- Instant Jesus Montessori Center
- St. Claire Science High School

Retail:

- Puregold
- SM City San Pablo
- San Pablo Public Market

Other Establishments:

- San Pablo City Hall
- Community General Hospital
- San Pablo City Public Market
- San Pablo Cathedral
- Pepsi

Amaia Scapes San Pablo is located at Barangay San Lucas 2 and is just a few minutes away from schools, hospitals, and business centers.

SITE DEVELOPMENT PLAN

Land Area

- Sector 1 - 7.3 hectares
- Sector 2 - 3.03 hectares

No. of Residential Units:

- 581 House & Lots

Development Facilities:

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



LEGEND:

- - CARRIAGE POD
- - SINGLE HOME
- - BUNGALOW POD
- - TWIN HOME
- - MULTI POD - END
- - MULTI POD - INNER
- - TWIN POD

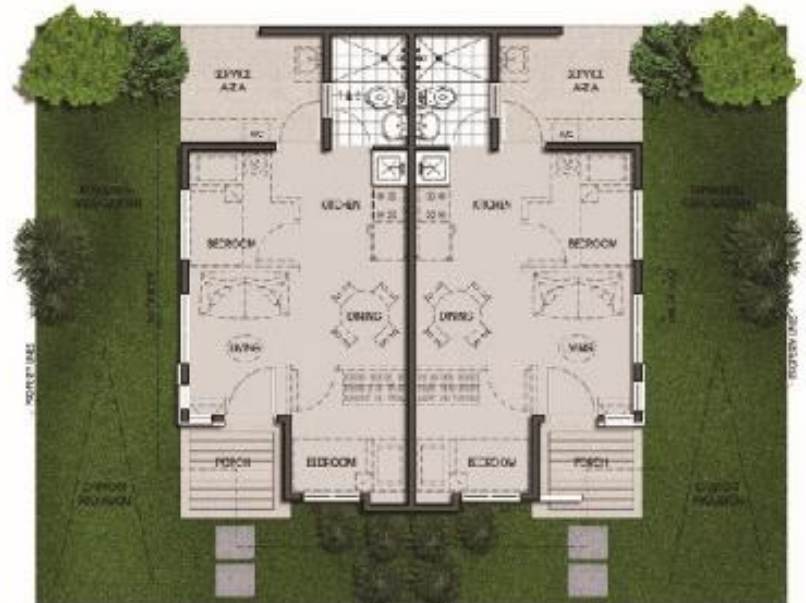
HOUSE MODEL



BUNGALOW POD

FLOOR AREA: 34 SQM | LOT AREA: 75 SQM

HOUSE MODEL



TWIN POD

FLOOR AREA: 28 SQM | LOT AREA: 65 SQM

HOUSE MODEL



MULTI POD

FLOOR AREA: 25 SQM | LOT AREA: 45 SQM

HOUSE MODEL



GROUND LEVEL PLAN



SECOND LEVEL PLAN

TWIN HOMES

FLOOR AREA: 47 SQM | LOT AREA: 92 SQM

AMENITIES



BASKETBALL COURT



VILLAGE PAVILION



PATIO GREEN

Amaia Scapes San Pablo offers amenities right outside your doorstep. Take your morning exercise around the patio greens or play along with your family in the basketball court. Create memories to keep for a lifetime when you celebrate milestones with your family at the village pavilion.

Coming soon: Swimming pool

SIGNATURE AMENITY



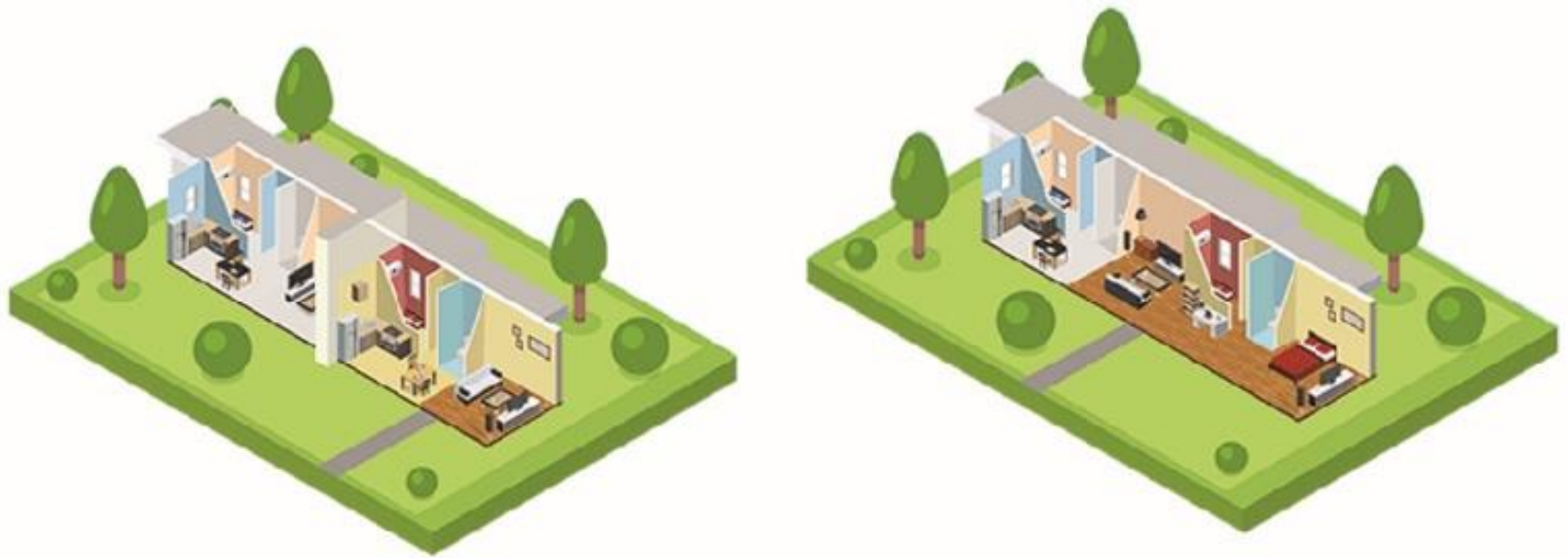
Spend more quality time with your loved ones and enjoy family bonding moments and community gatherings in free open spaces of the Patio Greens.

COMFORTABLE LIVING SPACES



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

COMBINING UNITS



Some units have the flexibility to be combined. Thereby, expanding the living space.

DELIVERABLES

	AREA	SPECIFICATION
Flooring	Ground Floor Interior Area Second Floor Interior Area Porch Service Area	Smooth Concrete Finish
	T&B at the Second Floor Provision for T&B at the Ground Floor	Ceramic Tiles Smooth Concrete Finish
Interior Walls	Ground Floor Interior Area Second Floor Interior Area	Skim Coat
	T&B at the Second Floor Provision for T&B at the Ground Floor	Ceramic Tiles & Painted Finish 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 Service Entry	Steel Door
	T&B at the Second Floor Provision for T&B at the Ground Floor	PVC Door
Ceiling	Ground Floor Interior Area Second Floor Interior Area	Smooth Concrete Finish(Underslab) Painted Fiber Cement Board with insulation
	T&B at the Second Floor Provision for T&B at the Ground Floor	Painted Fiber Cement Board
Stairs		Smooth concrete steps with metal framing and steel railings



WHY INVEST IN

AMAIA SCAPES SAN PABLO

- 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

KEY SUSTAINABILITY FEATURES

COMPLETE ACCESSIBILITY & CONNECTIVITY

- Our road networks are designed with sufficient space for vehicles, bikers and pedestrians. We are also equipped with bike racks, and waiting sheds to help residents get around.

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

	Bungalow Pod	Twin Pod	Multi Pod – Inner	Twin Homes
TCP	1,700,000	1,680,000	1,260,000	1,700,000
10% DP	189,430	187,201	140,401	189,430
Other charges	194,301	192,015	144,011	194,301
Reservation fee	15,000	15,000	15,000	20,000
Net DP	174,430	172,201	125,401	169,430
Monthly DP	9,690 (18 mos)	9,566 (18 mos)	6,966 (18 mos)	9,412 (18 mos)
For bank loan	1,704,871	1,684,814	1,263,610	1,704,871

Monthly Amortization				
5 years	35,291	34,875	26,156	35,207
10 years	21,486	21,233	15,924	21,486
15 years	17,170	16,968	12,726	17,170
20 years	15,207	15,028	11,271	15,207

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 (RBC) 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?
Current provider is PLDT.
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!

Sector 1 LS # 029015 | Sector 2 LS # 029722