



Amaia Scapes

Bauan

*Architect's Perspective

THE PROPERTY

Amaia Scapes Bauan is a residential house and lot development of Amaia Land. It is an expansive 11-hectare land situated along Bauan - Batangas Provincial road, Barangay As-is, Bauan, Batangas.



LOCATION

Located at the southern part of Luzon, Amaia Scapes Bauan offers convenient living with its close proximity to various commercial, institutional, and industrial establishments around the vicinity.

Schools:

- Bauan Technical High School
- Bauan Colleges Inc.
- As-Is Elementary School

Retail:

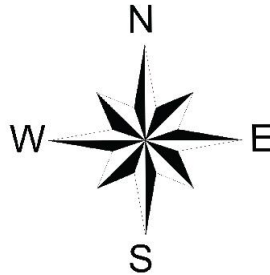
- Citimart Bauan
- Bauan Plaza Hotel

Other Establishments:







- Bauan Doctors General Hospital
- Dr. Mario D. Bejasa General Hospital
- Balayong Chapel



SITE DEVELOPMENT PLAN



LEGEND:

- | | | |
|--|---|---|
|  - CARRIAGE POD |  - MULTI POD - END |  - BUNGLOW POD 30 |
|  - SINGLE HOME |  - MULTI POD - INNER |  - SINGLE HOME 60 |
|  - BUNGLOW POD |  - TWIN POD |  - SERIES 40 - END |
|  - TWIN HOME | |  - SERIES 40 - INNER |

COMFORTABLE LIVING SPACES

Each house is designed with breathable and comfortable living spaces with enough room for growth and expansion.



BUNGALOW POD 30



Suggested Floor Plan

FLOOR AREA: 30 SQM | LOT AREA: 64 SQM

DELIVERABLES

Model 30 (Bare)		
Item	Area	Specifications
FLOORING	Interior Area	Smooth Concrete Finish
	Porch	Smooth Concrete Finish
	Service Area	Smooth Concrete Finish
	Toilet & Bath	Ceramic Tiles
INTERIOR WALLS	Interior Area	Painted Finish
	Toilet & Bath	Ceramic Tiles & Painted Finish
KITCHEN		Built-up Kitchen Sink
TOILET & BATH		Complete Toilet & Bath Fixtures
WINDOWS		Aluminum Framed Windows
DOORS	Main Entry	Steel Door
	Service Entry	Steel Door
	Toilet & Bath	PVC Door
CEILING	Interior Area	No Ceiling
	Toilet & Bath	Painted Board
ROOF		Pre-painted GI sheet

SERIES 40



1st Floor Suggested Floor Plan



2nd Floor Suggested Floor Plan

FLOOR AREA: 40 SQM | LOT AREA: 45-65 SQM

DELIVERABLES

Model 40 (Bare)		
Item	Area	Specifications
FLOORING	Ground Floor Interior Area	Smooth Concrete Finish
	Second Floor Interior Area	Smooth Concrete Finish
	Porch	Smooth Concrete Finish
	Service Area	Smooth Concrete Finish
	Toilet & Bath	Ceramic Tiles
INTERIOR WALLS	Ground Floor Interior Area	Painted Finish
	Second Floor Interior Area	Painted Finish
	Toilet & Bath	Ceramic Tiles & Painted Finish
KITCHEN		Built-up Kitchen Sink
TOILET & BATH		Complete Toilet & Bath Fixtures
WINDOWS		Aluminum Framed Windows
DOORS	Main Entry	Steel Door
	Service Entry	Steel Door
	Toilet & Bath	PVC Door
CEILING	Ground Floor Interior Area	Smooth Concrete Finish (Underslab)
	Second Floor Interior Area	No Ceiling
	Toilet & Bath	Painted Board
STAIRS		Smooth concrete steps with metal framing
		No steel railing
		No stair cladding
ROOF		Pre-painted GI sheet

AMENITIES

Amaia Scapes Bauan offers first-rate amenities and features that will suit to different families' needs and lifestyle



BASKETBALL COURT

VILLAGE PAVILION

SWIMMING POOL

KIDS' PLAY AREA

PATIO GREENS

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.

WHY INVEST IN **AMAIA SCAPES BAUAN**

- Expandable houses that grows with you
- Energy-efficient house designs
- Compact and highly functional amenities
- With workmanship warranty
- Modern yet timeless design
- Envisioned and panned as a functioning community

COMBINING UNITS

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



DELIVERABLE



COMBINED

COMFORTABLE LIVING SPACES

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



Amaia

Kaya ko na!

LS# S1 BP220: 034328/PD957: 034327

S2 BP220: 28869 / PD957: 28868

S3 BP 220: 27519 | S4 PLS #623

Amaia Land Corp.

www.amaialand.com