



Amaia Scapes

Cabanatuan

Amaia
10
YEARS

THE PROPERTY

A photograph of a modern, single-story house with a white facade and a dark door. The house features large windows and a prominent vertical pillar. The landscaping includes a large, rounded bush in the foreground and a small tree to the left. The sky is blue with light clouds.

Amaia Scapes Cabantuan sprawls on a 17.7hectare land development. It is situated along N.E. Aurora Road, Barangay Bangad, Cabanatuan City, a thriving city in the heart of Cabanatuan City. It is highly accessible through various means of transportation making its residents close to various educational institutions, retail and business establishments.

LOCATION

The development is efficiently accessible via public access roads:

Cabanatuan City Proper (West)
Palayan City (East)

Key Neighboring Establishments:

- Wesleyan University - Philippines
- Nueva Ecija University of Science and Technology
- SM City Cabanatuan
- Robinsons Townville Cabanatuan
- Nueva Ecija Doctors Hospital
- Doctor PJG Medical Center
- Microtel by Wyndham



THE PROJECT

LEGEND:

- BUNGALOW POD
- TWIN POD
- SINGLE HOME
- TWIN HOME
- CARRIAGE POD
- MULTIPOD - END
- MULTIPOD - INNER
- SERIES 40
- STARTER HOME



COMFORTABLE LIVING SPACES



BUNGALOW POD

INDOOR FLOOR AREA: 30 sqm
TOTAL HOUSE AREA: 34 sqm
MINIMUM LOT AREA: 75 sqm



COMFORTABLE LIVING SPACES



TWIN POD

INDOOR FLOOR AREA: 25 sqm
TOTAL HOUSE AREA: 28 sqm
MINIMUM LOT AREA: 65 sqm



COMFORTABLE LIVING SPACES



MULTI POD

END UNIT:

TOTAL HOUSE AREA: 28 sqm

MIN. LOT AREA: 65 sqm

INNER UNIT:

TOTAL HOUSE AREA: 25 sqm

MIN. LOT AREA: 45 sqm



COMFORTABLE LIVING SPACES



SINGLE HOME

INDOOR FLOOR AREA: 52 sqm
TOTAL HOUSE AREA: 56 sqm
MINIMUM LOT AREA: 75 sqm



COMFORTABLE LIVING SPACES



GROUND LEVEL PLAN SECOND LEVEL PLAN

CARRIAGE POD

INDOOR FLOOR AREA: 51 sqm
TOTAL HOUSE AREA: 55 sqm
MINIMUM LOT AREA: 75 sqm



COMFORTABLE LIVING SPACES



GROUND LEVEL PLAN



SECOND LEVEL PLAN

TWIN HOME

INDOOR FLOOR AREA: 44 sqm
TOTAL HOUSE AREA: 47 sqm
MINIMUM LOT AREA: 65 sqm



NEW
MODEL

COMFORTABLE LIVING SPACES



STARTER HOME

INDOOR FLOOR AREA: 50 sqm
MINIMUM LOT AREA: 60 sqm



NEW
MODEL

COMFORTABLE LIVING SPACES



2-STOREY MULTIPOD GROUND FLOOR PLAN



2-STOREY MULTIPOD SECOND FLOOR PLAN

SERIES 40

FLOOR AREA:
END: 40 sqm
INNER: 40 sqm

LOT AREA:
END: 65 sqm
INNER: 45 sqm



HOUSE EXPANDABILITY

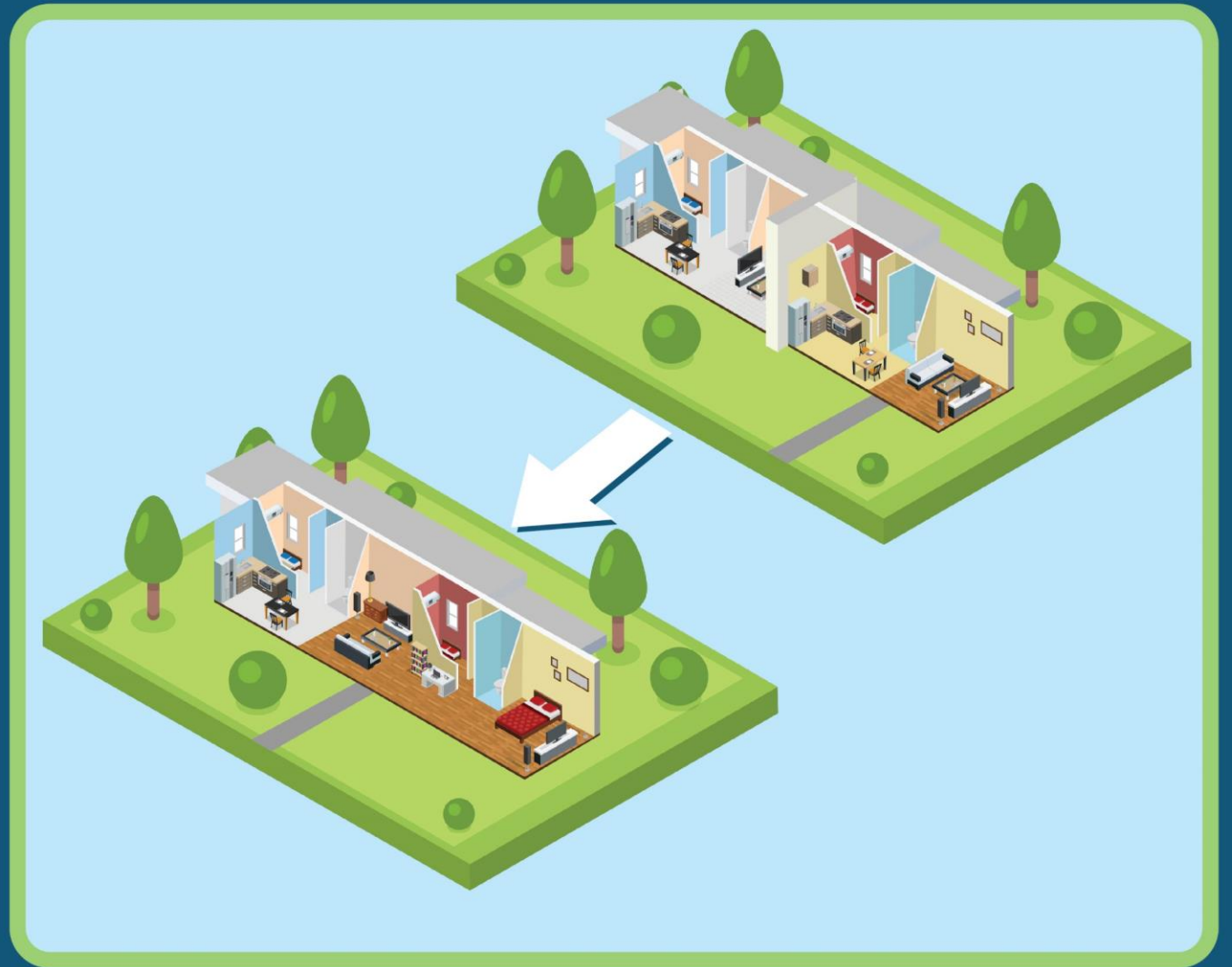


Flexible investment: Expandable house designs for present and future developments.

Amaia Scapes property offerings are affordable, relatively bigger, and sufficient for expansions both horizontally and vertically.

COMBINING UNITS

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



AMENITIES



Adding value to its prime location are complete amenities and facilities that will surely elevate the experience on your leisure time.

✓ **Swimming Pool**

✓ **Village Pavilion**

✓ **Basketball Court**

✓ **Play Area**

SIGNATURE AMENITY



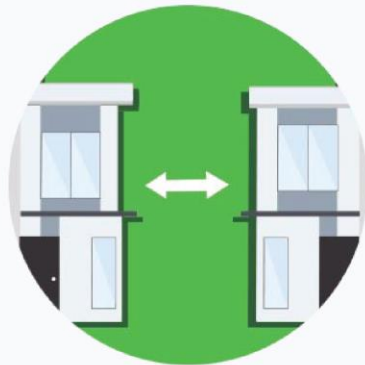
Patio Greens are shared open spaces that can be used by the entire family. Not only do they provide a greener environment for the neighborhood, they also serve as rain gardens to replenish the ground water supply.

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 homes.



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 300kph.
- Sufficient drainage system and access to outfall points.

WHY INVEST IN AMAIA SCAPES CABANATUAN?

- Expandable houses 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





Amaia Scapes Cabanatuan LS # 24288

N. E. Aurora Road, Barangay Bangad, Cabanatuan City