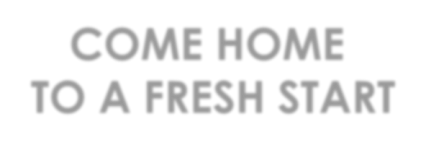
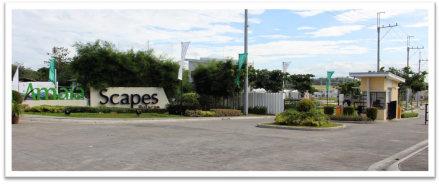
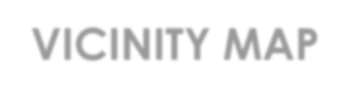


**COME HOME** 

**TO A FRESH START **

**Amaia Scapes Bulacan** is a 25 hectares housing development that caters to Filipinos who want to upgrade their status in life, it is Amaia Land’s first project in Bulacan launched in 2013. The project offers enhanced sense of affordable living with its different house and lot units.

*For training purposes only*

****VICINITY MAP**

**Nearby establishments**

• Puregold (1.1KM)

• Waltermart (2.2KM)

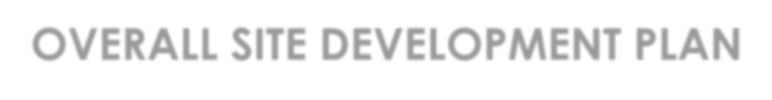
• Sta. Maria Municipal Hall (2.2KM) • Grace of Shekinah School (1.6KM) • Sacred Heart Academy (2.2KM) • Mateo’s Diagnostic & General Hospital (2.4KM) 

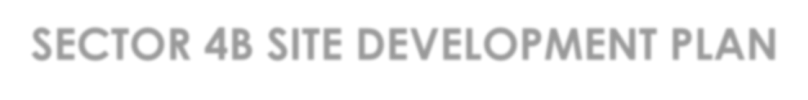
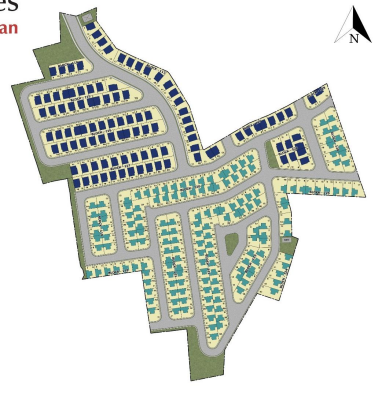
• Ragaciano M. Mercado Memorial Hospital (2.4KM)

• NLEx Bocaue Exit (5.4KM)

• NLEx Skyway Stage 3 (22.5KM)

*For training purposes only*

**OVERALL SITE DEVELOPMENT PLAN ***For training purposes only*

****SECTOR 4B SITE DEVELOPMENT PLAN Sector 4B** 

Land Area: 4.6 hectares

Total units: 271



**ENTRANCE**

*For training purposes only*

**Sector 4B** 

**SINGLE HOME 60**

Duplex

*Single Attached Duplex (select units only)* 

**LOT AREA: 60 SQM | MIN. LOT AREA: 80 SQM**

*For training purposes only*

**Sector 4B**

**SINGLE HOME 60**

****

**3 BEDROOM 2 TOILET & BATH**

****

**1 KITCHEN SINK PARKING SPACE (1-2)**

*\*Suggested floor plans only. Actual deliverables may vary depending on the unit & sector. \*Parking space shall differ on the actual lot configuration*

*For training purposes only*

**Sector 4B** 

**SINGLE HOME 80**

*****Single Attached Duplex (select units only)*

**LOT AREA: 80 SQM | MIN. LOT AREA: 100 SQM**

*For training purposes only*

**Sector 4B**

**SINGLE HOME 80**

****

**3 BEDROOM 3 TOILET & BATH**

****

**1 KITCHEN SINK PARKING SPACE (1-2)**

*\*Suggested floor plans only. Actual deliverables may vary depending on the unit & sector. \*Parking space shall differ on the actual lot configuration*

*For training purposes only*

**UNIT DELIVERABLES SPECIFICATION** 

|  |  | **SECTOR 4B** | |
| --- | --- | --- | --- |
| **DELIVERABLE** | **AREA** | **M60** | **M80** |
| **FLOORING** | Ground Floor Interior Area | Ceramic Tiles | Ceramic Tiles |
| Second Floor Interior Area | Vinyl Planks | Vinyl Planks |
| Porch | Smooth Concrete Finish | Vitrified Floor Tiles |
| Service Area | Smooth Concrete Finish | Smooth Concrete Finish |
| Toilet & Bath at 2F | Ceramic Tiles | Ceramic Tiles |
| Toilet & Bath at GF | Ceramic Tiles | Ceramic Tiles |
| **INTERIOR WALLS** | Ground Floor Interior Area | Painted Finish | Painted Finish |
| Second Floor Interior Area | Painted Finish | Painted Finish |
| Toilet & Bath at 2F | Ceramic Tiles & Painted Finish | Ceramic Tiles & Painted Finish |
| Toilet & Bath at GF | Ceramic Tiles & Painted Finish | Ceramic Tiles & Painted Finish |
| **KITCHEN** |  | Modular Kitchen Counter and Sink | Modular Kitchen Counter and Sink |
| **TOILET AND BATH** | Toilet & Bath at 2F | Complete Toilet & Batch Fixtures | Complete Toilet & Batch Fixtures |
| Toilet & Bath at GF | Complete Toilet & Batch Fixtures | Complete Toilet & Batch Fixtures |
| **WINDOWS** |  | Aluminum Framed Windows | Aluminum Framed Windows |
| **DOORS** | Main Entry | Steel Door | Steel Door |
| Service Entry | Steel Door | Steel Door |
| Toilet & Bath at 2F | PVC Door | PVC Door |
| Toilet & Bath at GF | PVC Door | PVC Door |
| Bedrooms | MDF Door | MDF Door |
| **PARTITIONS** | Bedrooms | Drywall Painted Finish | Drywall Painted Finish |
| **CEILING** | Ground Floor Interior Area | Painted Concrete Finish (Underslab) | Painted Board |
| Second Floor Interior Area | Painted Board with insulation | Painted Board with insulation |
| Toilet & Bath at 2F | Painted Board with insulation | Painted Board with insulation |
| Toilet & Bath at GF | Painted Board | Painted Board |
| **STAIRS** |  | Concrete steps with vinyl planks, metal framed with cladding and steel railing, tubular steel railing | Painted composite board in metal frame staircase with steel railing |
| **ROOF** |  | Pre-painted GI sheet | Pre-painted GI sheet |

*For training purposes only*

****COMING SOON**

❖Swimming Pool (S4A) ❖Multi-Purpose Hall (S4B)

*For training purposes only*

**

**COMPLETE ACCESSIBILITY & CONNECTIVITY**

**RIGHT-SIZED LIVING SPACES**

**ECO-EFFICIENCY STRUCTURAL STABILITY**

****

• Bike racks are situated near the village 

entrance to encourage residents to bike and live a healthier lifestyle

• Lots are relatively bigger, giving sufficient room for future expansion both vertically and horizontally.

• Some units have the flexibility of being

combined for a more

spacious living space.

• Light colored facades and roofs minimize the absorption of heat from the sun.

• Patio greens serve as rain gardens to

replenish the ground

water supply.

• Roofs can withstand winds up to 300 kph. • Sufficient drainage system and access to outfall points.

*For training purposes only*

**SAMPLE COMPUTATION**

| **PAYTERM** | **SINGLE HOME 60** | **SINGLE HOME 80** |
| --- | --- | --- |
| Selling Price (VAT Inclusive) | P3,700,000 | P4,700,000 |
| 10% Down payment | P370,000 | P470,000 |
| Reservation Fee | P20,000 | P20,000 |
| Monthly DP | P11,667 for 30 months | P12,500 for 36 months |
| **BANK FINANCING** | | |
| 5 years | P69,346 | P87,976 |
| 10 years | P42,219 | P53,562 |
| 15 years | P33,739 | P42,803 |
| 20 years | P31,484 | P39,942 |

*For training purposes only*

**

Amaia Scapes Bulacan Sector 4B

DHSUD LTS No. 2021-12-321 

Completion Date: April 2023

Barangay Manggahan & Sta. Cruz, Sta. Maria, Bulacan

*For training purposes only*