

**Amaia** Scapes  
General Trias

**SINGLE HOME**<sup>60</sup>



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# The Property




Amaia Scapes General Trias is a horizontal development situated on a sprawling 25.1-hectares land that assures a life of ease and convenience in a fully-developed community in the first class municipality of Cavite. Its newest sectors feature 291 units of the newly-developed house design of Amaia - the Single Home 60.





# Site Development Plan

 - Single Home 60



Village Entrance



# SINGLE HOME<sup>60</sup>



Compared to neighboring communities, Amaia Scapes General Trias provides more breathable and comfortable living spaces with enough room for growth and expansion.

Floor Area 60sqm | Min. Lot Area: 100sqm



# Deliverables

Item	Area	Specifications
Flooring	Porch	Smooth Concrete Finish
	Service Area Ground	
	Floor Interior Area	
	Provision for Toilet & Bath at the Ground Floor	
	Second Floor Interior Area	
	Toilet & Bath at the Second Floor	Ceramic Tiles
Walls	Exterior	Painted Finish
	Ground Floor Interior Area	
	Provision for Toilet & Bath at the Ground Floor	
	Second Floor Interior Area	
	Toilet & Bath at the Second Floor	Ceramic Tiles & Painted Finish
Kitchen	Modular Kitchen Counter and Sink	
Toilet & Bath	Provision for Toilet & Bath at the Ground Floor	No Toilet & Bath Fixtures
	Toilet & Bath at the Second Floor	Complete Toilet & Bath Fixtures
Windows	Aluminum Framed Windows	



# Deliverables

Item	Area	Specifications
Doors	Main Entry	Steel Door
	Service Entry	
	Provision for Toilet & Bath at the Ground Floor	PVC Door
	Toilet & Bath at the Second Floor	
Partitions	Bedrooms	
Ceiling	Ground Floor Interior Area	Smooth Concrete Finish (Underslab)
	Provision for Toilet & Bath at the Ground Floor	Painted board
	Second Floor Interior Area	Painted board with insulation
	Toilet & Bath at the Second Floor	
Stairs		Smooth concrete steps with metal framing
		No steel railing
		No stair cladding
Roof	Pre-painted GI sheet	

## Sample Computation

### 10% in 24mos, 90% BF

Selling Price	3,198,000
10% DP	356,352
Other Charges	365,151
Reservation Fee	20,000
Net DP	336,352
Monthly DP	14,015
90% Bank Loan	3,207,164



## Sample Computation

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### Monthly Amortization

20 Years

28,608

15 Years

32,301

10 Years

40,419

5 Years

66,389

### Applicable Financing Schemes

Bank Financing | Spot Cash

# New Normal-Ready House Design

## 1 SHOES OFF, PLEASE!

- Shoe racks or cabinets to be located upon entry of house



## 2 HOME AS THE NEW OFFICE

- Space underneath the stairs to cope-up with a work-from-home lifestyle



## 3 GREAT OUTDOORS

- Our open plans are intended for a well-lit and ventilated space in order to get a connection to the life outdoors

## 4 WASH YOUR FEET!

- Foot wash station provided as a precautionary measure by thoroughly cleansing our feet



## 5 MUDROOM

- An expansion of the service area. This area is suitable as a great laundry or sub storage area



## 7 KEEP THE GERMS AWAY

- Disinfectant mats could be the new norm in replacement of the regular door mats. To be located upon entry of house.



## 6 THINK GREEN

- Have your very own urban garden as a source of food and hobby.



## Amenities

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



**BASKETBALL COURT**



**VILLAGE PAVILION**



**SWIMMING POOL**



**JOGGING PATH**



**PATIO GREENS**

# Key Sustainability Features

## COMPLETE ACCESSIBILITY & CONNECTIVITY

- Each Scapes project ensures every resident the perks of being near institutions, commercial centers, and business areas to promote biking and walking instead of using a car.

## RIGHT-SIZED LIVING SPACES

- Lots are relatively bigger, giving sufficient room for future expansion.

## 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 General Trias

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- Larger lot areas that allow future expansions
- Quality and energy-efficient house designs
- Modern yet timeless design
- With workmanship warranty
- Complemented with first-rate amenities and vibrant greeneries
- Strategic location with access to everything essential
- Located in an area with large demand for property and high-appraisal rate

# Amaia

LTS No. (Sector 3&4): 172  
AA-STR-042518-0131

 Amaia Scapes General Trias Official  
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