

Amaia Scapes

Lucena

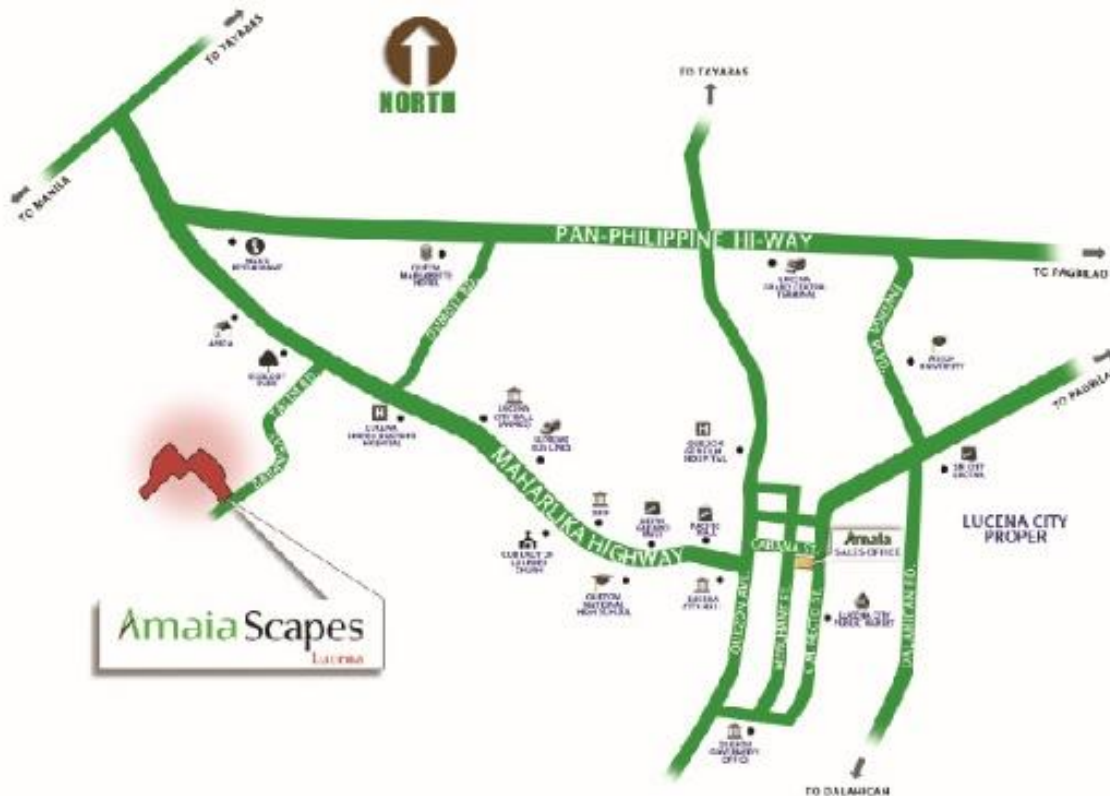


THE PROPERTY



Amaia Scares Lucena is situated at Barangay Isabang & Ilayang Talim Quezon province with good connectivity to nature and a place to raise a family. The project offers different house models that will surely fit your family's growing needs.

LOCATION



The project is advantageously located near key establishment such as schools, hospitals, malls and business centers.

Schools:

- Manuel S. Enverga University Foundation
- St. Anne College Lucena Inc.
- Sacred Heart College
- Miriam College
(formerly Maryknoll Academy)

Retail:

- SM City Lucena
- Pacific Mall Lucena
- Isabang Town Center
- Metro Gaisano

Other Establishments:

- Lucena United Doctors General Hospital
- GSIS Lucena
- Quezon Provincial Capitol
- Saint Ferdinand Cathedral

SITE DEVELOPMENT PLAN

LEGEND



LOT NO.
HOUSE NO.
LOT AREA



CARRAGE POD



SINGLE HOME



SUNCA,LOW POD



TWIN HOME



MULTI POD - END



MULTI POD - INNER



TWIN POD

Land Area

● Sector 1 - 8.9 hectares

No. of Residential Units:

● 607 House & Lots

Development Facilities:

● 24-Hour Security

● Gated Community

● Parking Provision

● Compliant provision for water supply drainage and electrical supply.



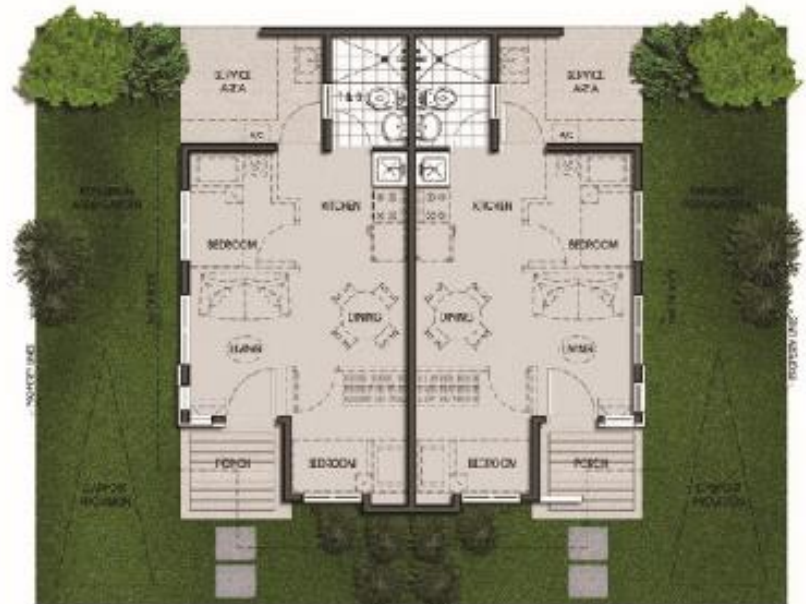
HOUSE MODEL



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



SWIMMING POOL

Amaia Scapes Lucena offers modern conveniences like village pavilion, swimming pool and basketball court within a secured and gated community.

COMFORTABLE LIVING SPACES



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

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.

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

SAMPLE COMPUTATION

	BUNGALOW POD	TWIN POD	MULTI POD	TWIN HOMES
Contract Price	1,763,019	1,461,741	1,060,497	1,951,131
10% DP	176,302	146,174	106,050	195,113
Other Charges	180,836	149,933	108,777	200,131
Reservation fee	15,000	20,000	15,000	20,000
Net DP	161,302	126,174	91,050	175,113
Monthly DP (18mos)	8,961	7,010	5,058	9,729
90% for bank loan	1,586,717	1,315,567	954,447	1,756,017
MONTHLY AMORTIZATION				
5 Years	32,845	27,232	19,757	36,350
10 Years	19,997	16,580	12,029	22,131
15 Years	15,980	13,250	9,613	17,686
20 Years	14,154	11,735	8,514	15,663

Based on 8.88% Interest rate



WHY INVEST IN

AMAIA SCAPES LUCENA

- 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

Amaia

Kaya ko na!

LTS # 26478