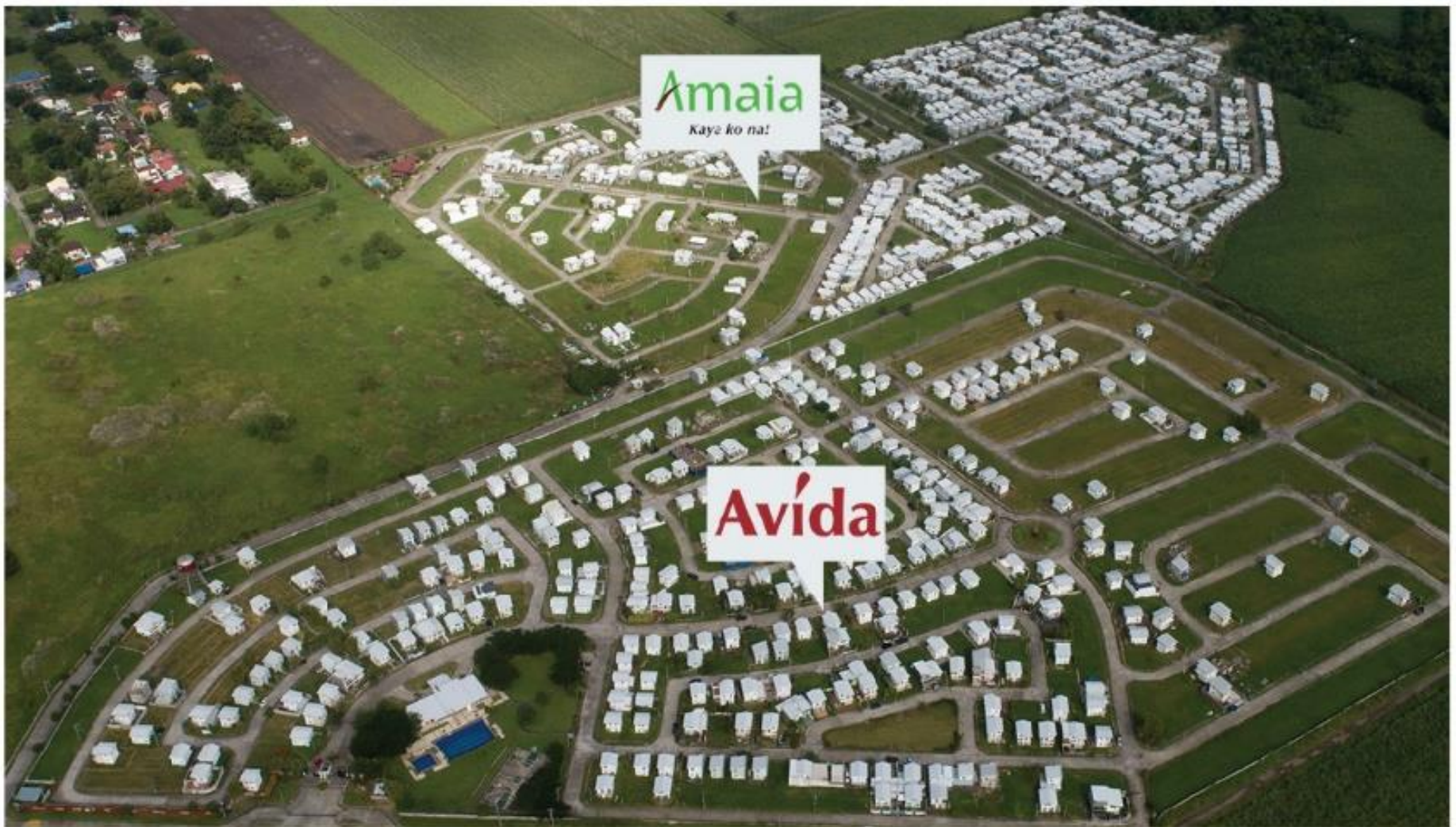




**Amaia** Scapes  
North Point




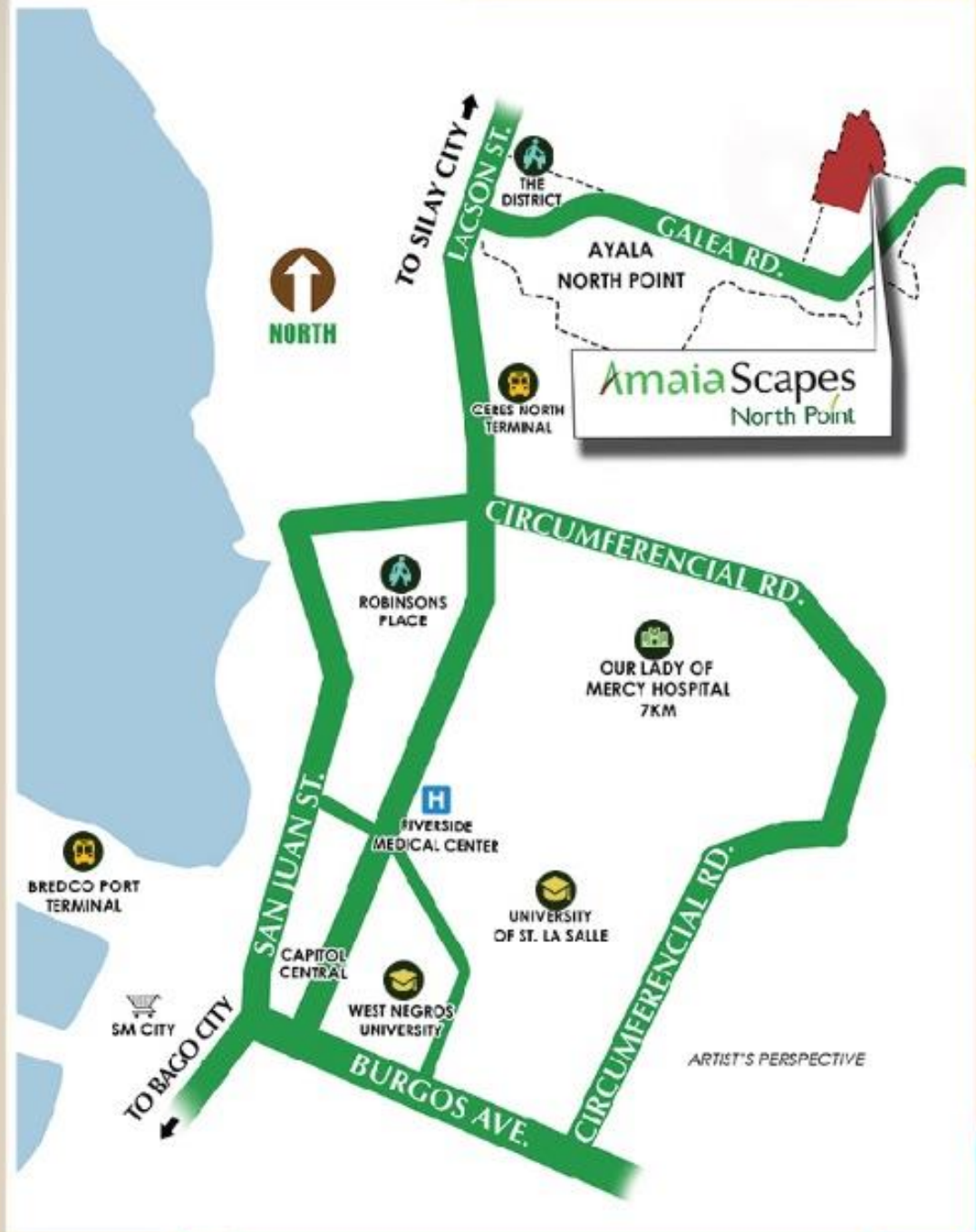
Embrace estate living in *Talisay*



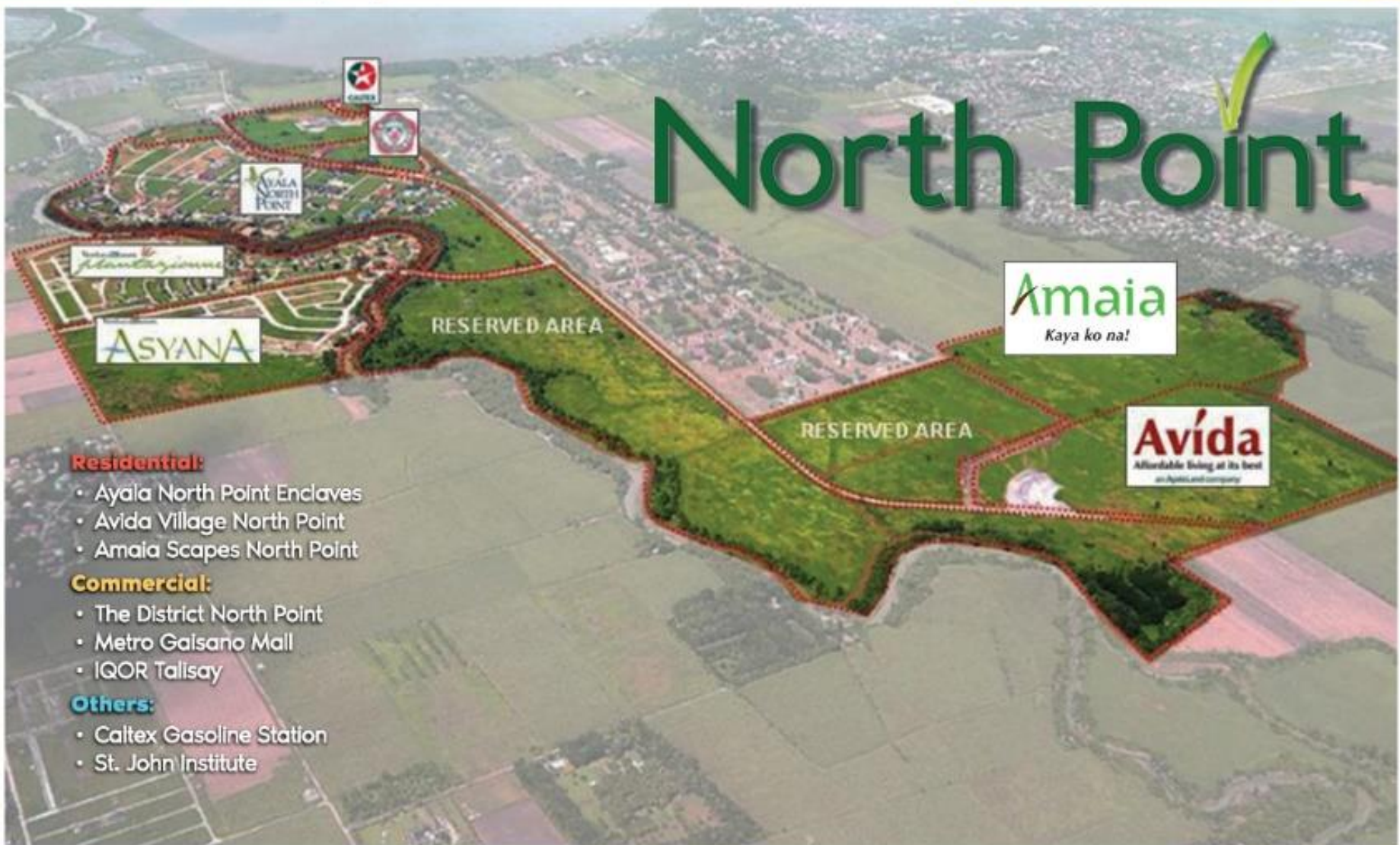
# VICINITY MAP

**Amaia Scapes North Point** is located in Brgy. Zone 15, Talisay City, Negros Occidental. It is close to major commercial establishments, schools, and other places of interest.

-  UNIVERSITY OF ST. LA SALLE (8.4 KM)  
WEST NEGROS UNIVERSITY (9.1 KM)
-  OUR LADY OF MERCY HOSPITAL (7.0 KM)
-  THE DISTRICT NORTH POINT (3.3 KM)  
ROBINSON'S PLACE (7.0 KM)
-  CERES NORTH TERMINAL (4.9 KM)  
BREDCO PORT TERMINAL (9.8 KM)



# North Point



## Residential:

- Ayala North Point Enclaves
- Avida Village North Point
- Amaia Scapes North Point

## Commercial:

- The District North Point
- Metro Galsano Mall
- IQOR Talisay

## Others:

- Caltex Gasoline Station
- St. John Institute

Ayala North Point is the first fully integrated, master-planned community in Negros Occidental. It is nestled in the City of Talisay where your family can make memories, build new dreams and fulfill them. As a mixed used development, it consists of residential, business, recreational, office and retail components.



**LEGEND:**

2-BED ROOM	3-BED ROOM
3-BED ROOM	4-BED ROOM
4-BED ROOM	5-BED ROOM
5-BED ROOM	6-BED ROOM
6-BED ROOM	7-BED ROOM
7-BED ROOM	8-BED ROOM

# SITE DEVELOPMENT PLAN

Amaia Scapes North Point is the first horizontal development of Amaia Land in the Visayas region. There are 7 house types to choose from, each uniquely designed to cater different needs & lifestyles.





Amaia Scapes North Point is an affordable house and lot development in Ayala North Point Estate. This 19-hectare residential development has 1,394 units offering spacious, well-designed Bungalow Pods, Multi Pods, Twin Pods, Twin Homes, and Series 40. The community thrives in a relaxing environment courtesy of our signature Patio Greens.



# AMENITIES

Adding value to its prime location are complete amenities and facilities that will surely make you enjoy your leisure time.

- SWIMMING POOL
- BASKETBALL COURT
- VILLAGE PAVILION
- CHILDREN'S PLAY AREA



# CHOOSE FROM A SELECTION THAT MEETS YOUR FAMILY'S NEEDS.

## BUNGALOW POD



Floor Area: 34 sqm | Min. Lot Area: 75 sqm



1-BR



1-T&B



KITCHEN SINK



CAR PORT





# CHOOSE FROM A SELECTION THAT MEETS YOUR FAMILY'S NEEDS.

## TWIN POD



Floor Area: 28 sqm | Min. Lot Area: 65 sqm



2-BR



1-T&B



KITCHEN SINK



CAR PORT



# CHOOSE FROM A SELECTION THAT MEETS YOUR FAMILY'S NEEDS.



## MULTI POD



Inner Floor Area: 25 sqm | Min. Lot Area: 45 sqm  
End Floor Area: 28 sqm | Min. Lot Area: 65 sqm



2-BR



1-T&B



KITCHEN SINK

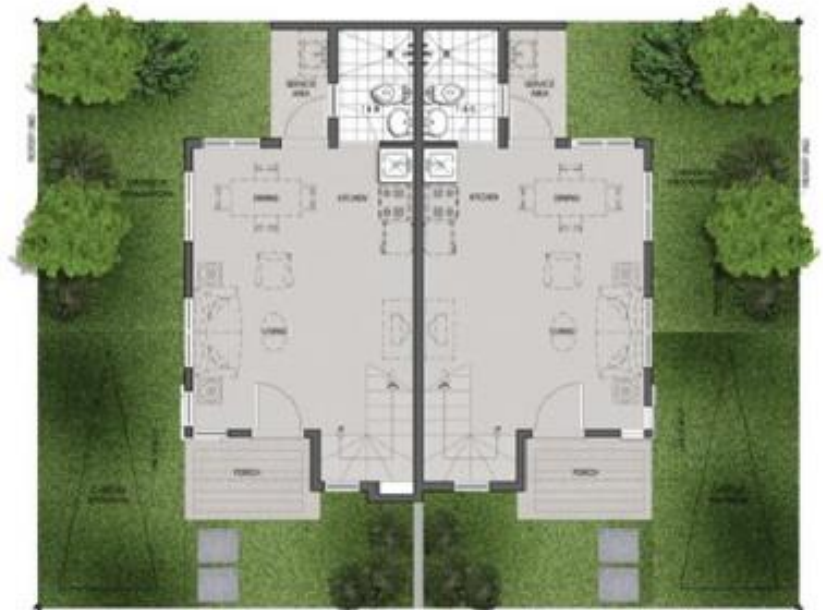


CAR PORT

# CHOOSE FROM A SELECTION THAT MEETS YOUR FAMILY'S NEEDS.



## TWIN HOME



Floor Area: 47 sqm | Min. Lot Area: 65 sqm



3-BR



1-T&B



KITCHEN SINK



CAR PORT

# CHOOSE FROM A SELECTION THAT MEETS YOUR FAMILY'S NEEDS.



## SERIES 40



Inner Floor Area: 40 sqm | Min. Lot Area: 45 sqm  
End Floor Area: 40 sqm | Min. Lot Area: 65 sqm



2-BR



1-T&B



KITCHEN SINK



CAR PORT

# KEY SUSTAINABILITY FEATURE



## 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.



## Structural Stability

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



## 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.

# EXPANDABILITY

In Amaia Scapes North Point, we offer clients the flexibility of the expanding and extending their homes both horizontally and vertically. Our homes can accommodate a total of additional 18.50 sqm floor area after ground and second floor expansion.

**DELIVERABLE**

**EXPANDED**



# COMBINABILITY

Amaia Scapes North Point offers punch through on select units. Owners who want to combine adjacent units may do so with ease.

**DELIVERABLE**



**COMBINED**



# PATIO GREENS

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.





# SAMPLE COMPUTATION



## SERIES40-INNER

TOTAL CONTRACT PRICE	1,600,000
RESERVATION FEE	20,000
OTHER CHARGES	182,187
10% DP	178,287.20
NET DP	158,287.20
MONTHLY DP IN 18	8,793.73
LOANABLE AMOUNT	1,604,584.80
<b>MONTHLY BANK AMORTIZATION</b>	
5 YEARS	33,215.17
10 YEARS	20,222.14
15 YEARS	16,160.42
20 YEARS	33,215.17

# SAMPLE COMPUTATION



<b>SERIES40-END</b>	
<b>TOTAL CONTRACT PRICE</b>	1,700,000
<b>RESERVATION FEE</b>	20,000
<b>OTHER CHARGES</b>	194,301.50
<b>10% DP</b>	189,430.15
<b>NET DP</b>	169,430.15
<b>MONTHLY DP IN 18</b>	9,412.79
<b>LOANABLE AMOUNT</b>	1,704,871.35
<b>MONTHLY BANK AMORTIZATION</b>	
<b>5 YEARS</b>	35,291.12
<b>10 YEARS</b>	21,486.02
<b>15 YEARS</b>	17,170.45
<b>20 YEARS</b>	15,207.84

# REASONS TO INVEST



## UNBEATABLE LOCATION

- Strategically located at Brgy. Zona 15, Talisay City, Negros Occidental.
- Accessible to a commuters/bus terminals within 3-5 km away.

## SPACIOUS LIVING DESIGN

- Innovative & spacious house designs. Choose from our unique home concepts ranging from 34 sqm to 74 sqm per house.

## MODERN AMENITIES

- Spend quality time within the comforts of your own community with Amaia Scapes North Point's amenities such as swimming pool, village pavilion, and children's play area.

## BRANDED INVESTMENT

- Be part of an Ayala Land community and experience estate living.

## EASY ON THE POCKET

- Convenient payment options: Bank Financing and Deferred Cash.



**HLURB LS# 26529 Sector 1**

(BP 220-Max Selling Price of 1.7M)

Date Issued: December 2013

Completion Date: December 2014

HLURB LS# 032029 (PD 957)

**HLURB LS# 28869 Sector 2**

(BP 220-Max Selling Price of 1.7M)

Date Issued: March 2014

HLURB LS# 28868 (PD 957)

**HLURB LS# 27519 Sector 3**

(BP 220-Max Selling Price of 1.7M)

**Brgy. Zone 15, Talisay City, Negros Occidental**

   [www.amaialand.com](http://www.amaialand.com)