

Amaia Scapes Pampanga

Amaia
10
YEARS



THE PROPERTY



The development of Amaia Land sprawls on a 19.3-hectare land in Mexico, Pampanga.

Amaia Scapes Pampanga, a taste of home your family truly deserve! It is a sprawling development strategically located in the province of Pampanga, which is known as the culinary capital of the Philippines.

Celebrate life's convenience with its array of features and amenities. Run a quick errand at the retail block or family bonding moments at the patio greens, swimming pool, and club house. Take your friends to a leisurely walk along the tree-lined spine road.

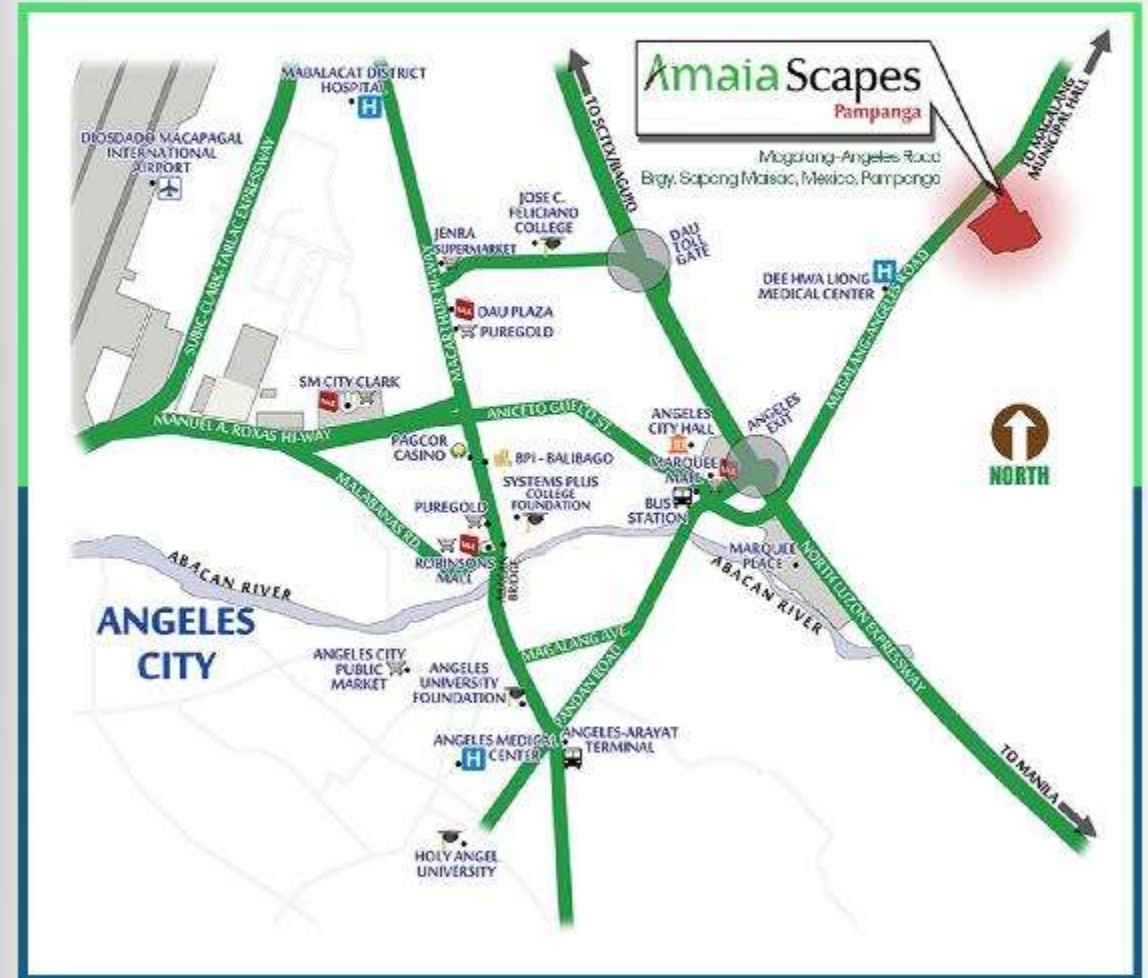
Feel safe and secure knowing that your community is managed by the Ayala Property Management Corporation. At Amaia, easy and flexible payment terms are offered, so you can finally have the chance to have your own home. Dahil sa Amaia, kaya ko na!

LOCATION


Located along Angeles-Magalang Road,
Brgy. Sapang Maisac, Mexico, Pampanga.
It is a ride away from Angeles City and
Magalang Town Proper.

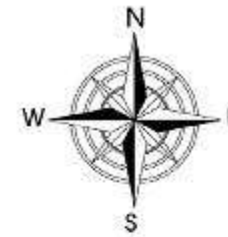
Key Neighboring Locators:

- Marquee Mall
- Robinsons Angeles
- Clark
- Angeles University Foundation
- Magalang Public Market



LEGEND:

- | | |
|---|---|
|  BUNGALOW POD |  MULTIPOD - END |
|  SINGLE HOME |  MULTIPOD - INNER UNIT |
|  CARRIAGE POD |  STARTER HOME |
|  TWIN POD |  TWIN HOME |
|  83 — LOT AREA | |
|  HOUSE MODEL | |
|  17 — LOT NO. | |



COMFORTABLE LIVING SPACES



BUNGALOW POD

Indoor Floor Area: 30 sqm
Total House Area: 34 sqm
Minimum Lot Area: 75 sqm



COMFORTABLE LIVING SPACES

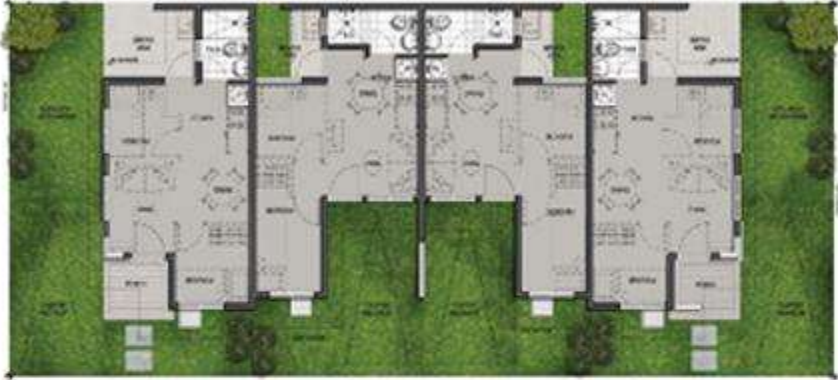


TWIN POD

Indoor Floor Area: 25 sqm
Total House Area: 28 sqm
Minimum Lot Area: 65 sqm



COMFORTABLE LIVING SPACES



MULTI POD

Indoor Floor Area: 25sqm
Total House Area: 28sqm
Minimum Lot Area: 65sqm



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



STARTER HOME

Indoor Floor Area: 50 sqm
Total House Area: 50 sqm
Minimum Lot Area: 65 sqm



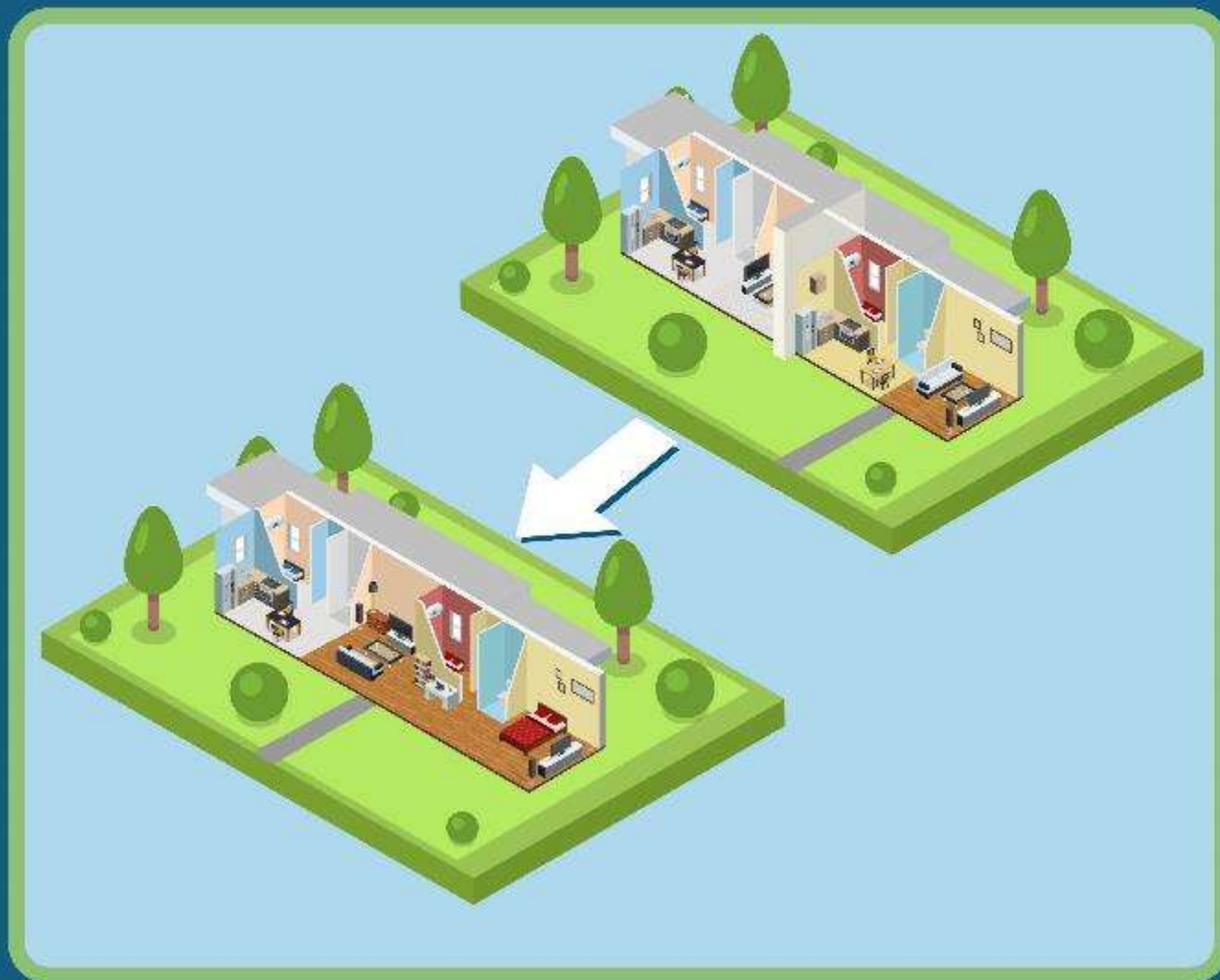
HOUSE EXPANDABILITY



Flexible investment: Expandable house designs for present and future developments. Amaia Scapes property offerings are affordable, relatively bigger, and sufficient for expansion both horizontally and vertically.

COMBINING UNITS

Some units have the flexibility to combine, thereby, expanding the living space.



AMENITIES



Amaia Scapes has masterfully crafted amenities, green open spaces, and a village pavilion that enables you to relish simple bonding moments as some of the many priceless experiences for your family.

- ✓ Swimming Pool
- ✓ Village Pavilion
- ✓ Basketball Court
- ✓ Play Area

SIGNATURE AMENITY



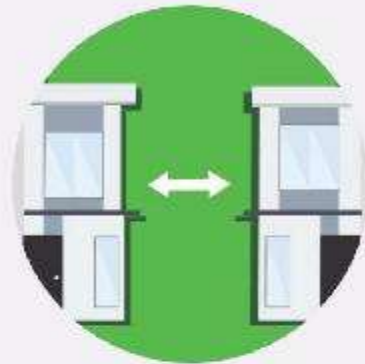
Patio Greens are shared open spaces that can be used by the entire family. Not only do they provide greener environment for the neighborhood, they also serve as rain gardens to replenish the groundwater supply.

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 30kph.
- Sufficient drainage system and access to outfall points.

WHY INVEST IN AMAIA SCAPES PAMPANGA

- 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 Pampanga LS # 26015

Magalang-Angeles Road, Brgy. Sapang Maisac, Mexico, Pampanga