

**Amaia SERIES**  
Novaliches

**Your Series of  
POSSIBILITIES**

# NOVALICHES ESTATE

Novaliches is the largest district in Quezon city that offers booming developments in the heart of the hustle and bustle of city life. Creating new ways of living, innovation and vigor to elevate the living standards of the future dwellers of Amaia Novaliches Estate.

## WHY LIVE IN NOVALICHES, QUEZON CITY

- Ease of transportation
- Near growing business hubs
- Premier hospitals are within reach
- Your gateway to north and east destinations
- Near top educational institutions
- Fully developed district



# THE PROJECT



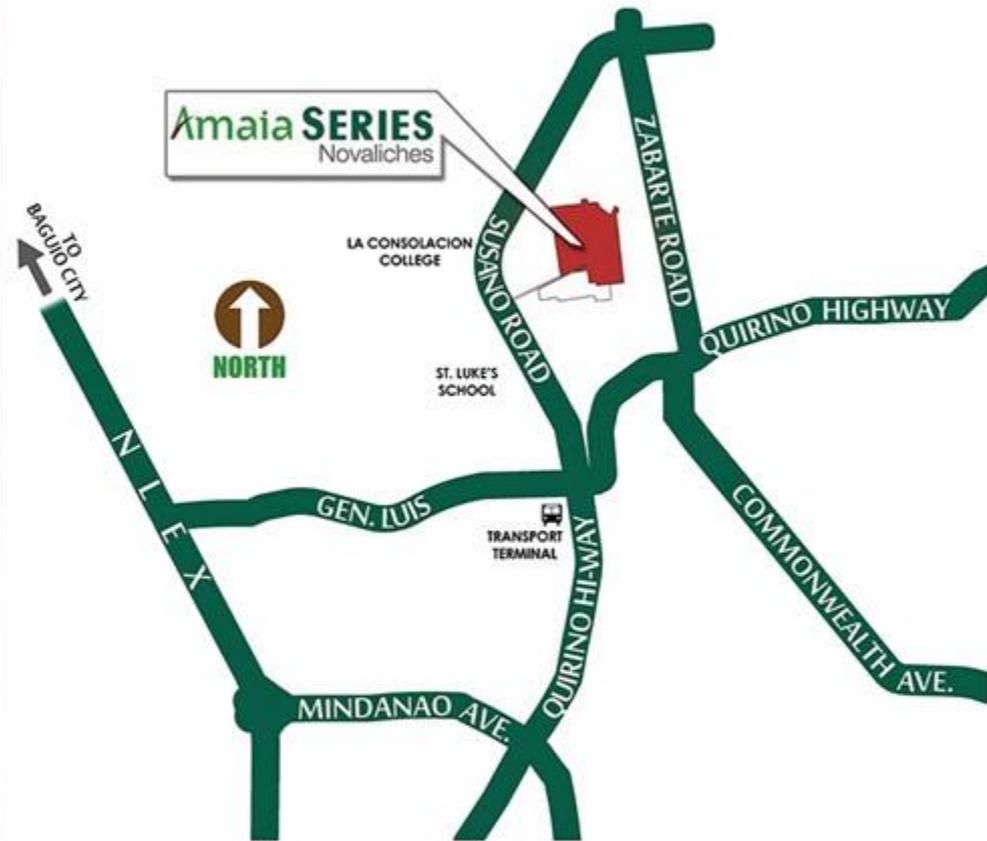
Amaia Series Novaliches is a townhouse project inside the Amaia Novaliches Estate. The project offers spacious and modernly designed 4 and 6-series with its complete amenities and facilities to give you and your family a safe abode.

# VICINITY MAP

The project is strategically located along Susana Road, Barangay San Agustin, Novaliches, Quezon City.

## Key Neighboring Locators:

- Fairview Terraces by Ayala Malls
- SM Fairview
- SM Zabarte
- Puregold Susano
- Nova Plaza Mall
- La Consolacion College Novaliches
- Our Lady of Lourdes College
- San Lazaro Hospital
- Novaliches General Hospital

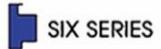


# THE PROJECT

Land Area: 8 Hectares  
No. of Residential Units : 656



## LEGEND:



# HOUSE MODEL

## 4-SERIES



## 6-SERIES



### UNIT FEATURES

- ✓ Dining and living area
- ✓ Service area
- ✓ 3-Bedroom unit
- ✓ 1 Toilet & Bath
- ✓ 1 Car port
- ✓ Porch
- ✓ Provision for T&B at GF

# FLOOR PLANS



## END UNIT

Average Lot Area: 105 sqm  
Average Floor Area: 61 sqm



## INNER UNIT

Average Lot Area: 51 sqm  
Average Floor Area: 56 sqm

# UNIT DELIVERABLES

<b>Flooring Material</b>	Living/Dining/Kitchen	Vinyl Planks
	Bedrooms	Vinyl Planks
	Porch	Smooth Concrete Finish w/ Floor Grooves
<b>Interior Wall Finish</b>		Skim Coat (White)
<b>Ceiling</b>	Ground Floor	Rubbed Concrete in paint finish (White)
	Second Floor	Ficem Board w/ Flat Latex Paint
<b>Kitchen</b>	Countertop	High Pressure Laminate (White)
	Under Counter Cabinets	Melamine Faced Marine Plywood (backing painted Gray)
	Sink	Stainless Steel Single Basin w/o drainboard
<b>Built-up T&amp;B</b>	Flooring	Unglazed Ceramic Tiles
	Wet Area (Shower Area)	1.2M Height Unglazed Ceramic Tile
	Semi-wet & Dry Areas	1 Layer unglazed ceramic tile, Skim coat (White)
<b>Bathroom Fixtues</b>	Lavatory	Wall-hung
	Water Closet	One-Piece Water Closet
<b>Windows</b>		Powder coated Aluminum Sliding Window
<b>Doors</b>	Main Entry	Door: Painted Medium Density Fiberboard Hollow-core Door & Steel Jamb
	Service Entry	Door Lockset: Cylindrical Lockset
	T&B	PVC Door
<b>Door Locksets</b>	Main Entry	Mortise Lockset
	Service Entry	Mortise Lockset
	T&B	Cylindrical Lockset
<b>Bedroom Partitions</b>		Dry wall, Paint Finish (White)
<b>Exterior Wall Finish</b>		Acrylic, Latex Paint, Flat/Matte Finish
<b>Roof</b>	Main House Including Porch	Pre-painted GI Roof Sheets w/ Box-type Gutter
	Lower Roof (T&B)	Pre-painted GI Roof Sheets w/ Box-type Gutter
<b>Carport</b>		Uncovered

# FIRST-RATE AMENITIES

Embrace the suburban lifestyle inside an Amaia home allowing you to enjoy the first-rate amenities, truly a worthy investment for a lifetime.

Spend more quality time and create more memories inside a safe and secured community. Enjoy your weekend with your family and friends as you take a splash in the swimming pool, have your kids play in the basketball court or take a quick stroll or exercise in the landscaped garden.



# SAMPLE COMPUTATION

	END UNIT
CONTRACT PRICE	P6,900,000
10% DP	P762,409
OTHER CHARGES	P724,099
RESERVATION FEE	P25,000
NET DP	P737,409
MONTHLY DP (30 Months)	P24,580
BANK LOAN	
<b>BANK AMORTIZATION</b>	
5 YEARS	P142,038
10 YEARS	P86,475
15 YEARS	P69,109
20 YEARS	P61,207

The above monthly amortization is computed based on 8.88% interest rate.

# SUSTAINABILITY FEATURES

Amaia  
CARES

## COMPLETE ACCESSIBILITY & CONNECTIVITY



- ✓ A ride away from commercial establishments, schools, hospital and transport hubs.

## RIGHT-SIZED LIVING SPACES



- ✓ Lots are relatively bigger, giving sufficient room for future expansion.
- ✓ Some units have the flexibility of being combined, thereby expanding the space.

## ECO-EFFICIENCY



- ✓ Sufficient drainage system and access to outfall points.
- ✓ Roofs are durable from heavy rains and can withstand winds up to 300kph.

## STRUCTURAL STABILITY



- ✓ Light colored facades and roofs minimize the absorption of the heat from the sun.
- ✓ Eco-bricks are used in common areas for more efficient thermal insulation.

# Amaia

*Kaya ko na!*

Barangay San Agustin, Novaliches, Quezon City

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



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