



Amaia Skies
Cubao
Tower 1 and 2

A photograph of the Amaia Skies Cubao building facade. The building is white with green accents. The text 'Amaia Skies Cubao' is mounted on the upper part of the facade. 'Amaia' is in green, 'Skies' is in blue, and 'Cubao' is in grey. A large green sign with 'Amaia' is visible in the lower part of the image. A green awning with 'Amaia Kaya kay net' is also visible. A sign that says 'OWN-NOW' is partially visible near the entrance.

Amaia
Skies
Cubao

YOUR OWN CORNER IN THE SKY




Amaia Skies Cubao offers an exciting opportunity to own your piece of the Quezon City skyline.

This integrated mixed-use condominium development has access to the best of everything such as shopping & entertainment centers, transport hubs and offices.

CONNECT TO EVERYTHING

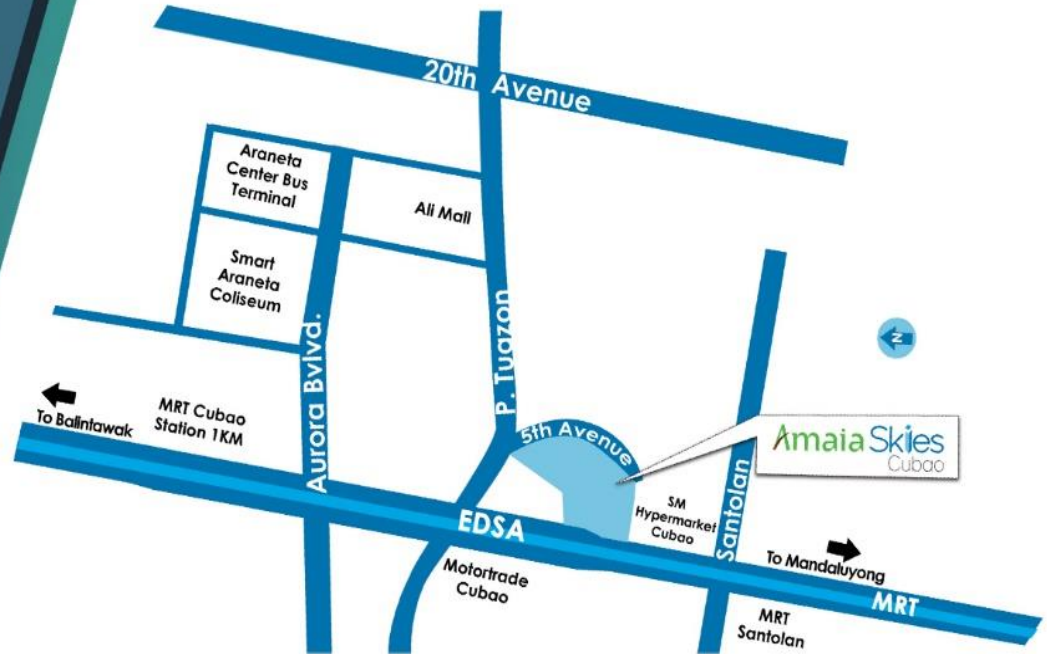
Amaia Skies Cubao is strategically located at EDSA corner P. Tuazon, Cubao, Quezon City.

Main transport hubs:

-  MRT Cubao Station
-  LRT-2 Cubao Station
-  EDSA bus stop

Around the area:

-  Gateway Mall, SM Cubao & Farmers Market
-  Ortigas Business District
-  Stella Maris College & ABE International Business College
-  St. Luke's Medical Center & De Los Santos Medical Center
-  Our Lady of Perpetual Help Parish





SITE DEVELOPMENT PLAN

The entire project sits on a 1-hectare lot, composed of 3 towers

Development Features:

- Main lobby & elevator per building
- Operational arcaded retail at the ground floor
- LED lights in common areas
- Heat reflected roofs & light colored facades
- Complete and fully functional amenities per building
- Own access to EDSA via Tower 3

Tower 1

No. of Floors: 30
No. of Residential Floors: 26
Total No. of Residential Units: 1,178
No. of Parking Floors: 4
No. of Parking Slots: 207

Tower 2

No. of Floors: 30
No. of Residential Floors: 26
No. of Residential Units: 1,004
No. of Parking Floors: 4
No. of Parking Slots: 287

HOME WITHIN YOUR REACH

At Amaia Skies Cubao, units are designed to suit your functional need for functional living spaces. There are sufficient areas for living and dining room, bedroom, bathroom, and kitchen. All units are priced affordably.

Unit Mix	No. of Units		Mix(%)	
	T1	T2	T1	T2
Studio	711	654	60%	60%
1-Bedroom	415	388	35%	35%
2-Bedroom	52	287	5%	5%





Selling Price	3,000,000
VAT Inc.	3,321,428
Other Charges	259,808
Required DP	305,980
Monthly DP in 54 months	25,298
Bank Amortization at 8.88%	
15 years	29,547
20 years	26,170



STUDIO	
Size Range	18.60 – 30.07 sqm
Average Size	18.96 sqm



1-BEDROOM

Size Range	27.75 – 53.73 sqm
Average Size	22.91 sqm



Selling Price	4,900,000
VAT Inc.	5,425,000
Other Charges	424,353
Required DP	512,435
Monthly DP in 54 months	42,702
Bank Amortization at 8.88%	
15 years	48,261
20 years	42,745



OUR PROMISE

All units are built with quality materials that pass our residential standards of excellence to bring the best living experience

UNIT DELIVERABLES & FINISHES

FLOORING	UNIT	VINYL PLANKS
	TOILET & BATH	CERAMIC TILES
WALLS	UNIT	PAINTED WALLS
	TOILET & BATH	CERAMIC TILES (WET AREA)
		PAINTED WALLS (DRY AREA)
BEDROOM	PAINTED WALLS	
WINDOWS	ALUMINUM-FRAMED POWDER COATED WINDOWS	
CEILING	UNIT	PAINTED CONCRETE
	TOILET & BATH	PAINTED BOARD
KITCHEN	KITCHEN SINK WITH BASE CABINET	
TOILET & BATH	COMPLETE TOILET AND BATH FIXTURES	
LAUNDRY AREA	PROVISION FOR WASHER/DRYER AT TOILET & BATH	
UNITS	EQUIPPED WITH SPRINKLER SYSTEM	

LIMITLESS POSSIBILITIES

Building Features:

- Purposely constructed with no more than 38 units per floor at Tower 1 and 35 units per floor at Tower 2 giving more privacy to unit owners.
- With sufficient space for vehicle and pedestrians
- Equipped with fire detection & sprinkler system on each unit
- Tempered glass windows capable of opposing winds up to 300 kph
- Emergency light
- Individual mailboxes
- Smoke free building

Shared Amenities:

Tower 1

- Children's Play Area
- Swimming Pool
- Multi-purpose Hall

Tower 2

- Children's Play Area
- Swimming Pool
- Multi-purpose Hall
- Basketball Halfcourt





TOP REASONS TO INVEST



PROPERTY APPRECIATION

Guaranteed increase on property value every year.



UNBEATABLE LOCATION

It is located in the center of Quezon City where schools, hospitals, retail establishments and business districts are within reach.



BRANDED INVESTMENT

The project is built by a strong & reputable property developer with a solid track record in real estate.



SPACIOUS LIVING

The project offers thoughtfully designed units ranging from 18 sqm to 55 sqm.



FIRST-RATE AMENITIES

All amenities including swimming pool, children's play area, multi-purpose hall & basketball halfcourt are all complete.



ARCADED RETAIL AREA

Operational retail shops are ready at the ground floor : laundromat, convenience store, food corner and salon and spa.

LEASING POTENTIAL

STUDIO UNIT	RENTAL RATES
Unfurnished	10,000-13,000
Semi-furnished	15,000-18,000
Fully furnished	18,000-23,000

1 BEDROOM UNIT	RENTAL RATES
Unfurnished	13,000-15,000
Semi-furnished	18,000-23,000
Fully furnished	23,000-30,000



Amaia

Visit our showroom at Amaia Skies Cubao
EDSA Corner P. Tuazon Ave., Brgy. Socorro, Cubao, Quezon City

Tower 1 LS: 28627 | Tower 2 LS: 030769

HLURB ENCR AA-2017/10-1945

Projection Completion Date:

Tower 1 - 30 June 2016

Tower 2 - 30 - April 2020