



Amaia Skies

Sta. Mesa





UNFOLD NEW STANDARDS IN HIGH RISE LIVING

Amaia Skies Sta. Mesa North Tower is the first building of this high rise residential development of Amaia Land that embodies absolute urban living in the heart of Sta. Mesa. Its well designed amenities and arcaded-retail assures convenient and comfortable living for the fast paced-individuals.



CONNECTED TO EVERYTHING

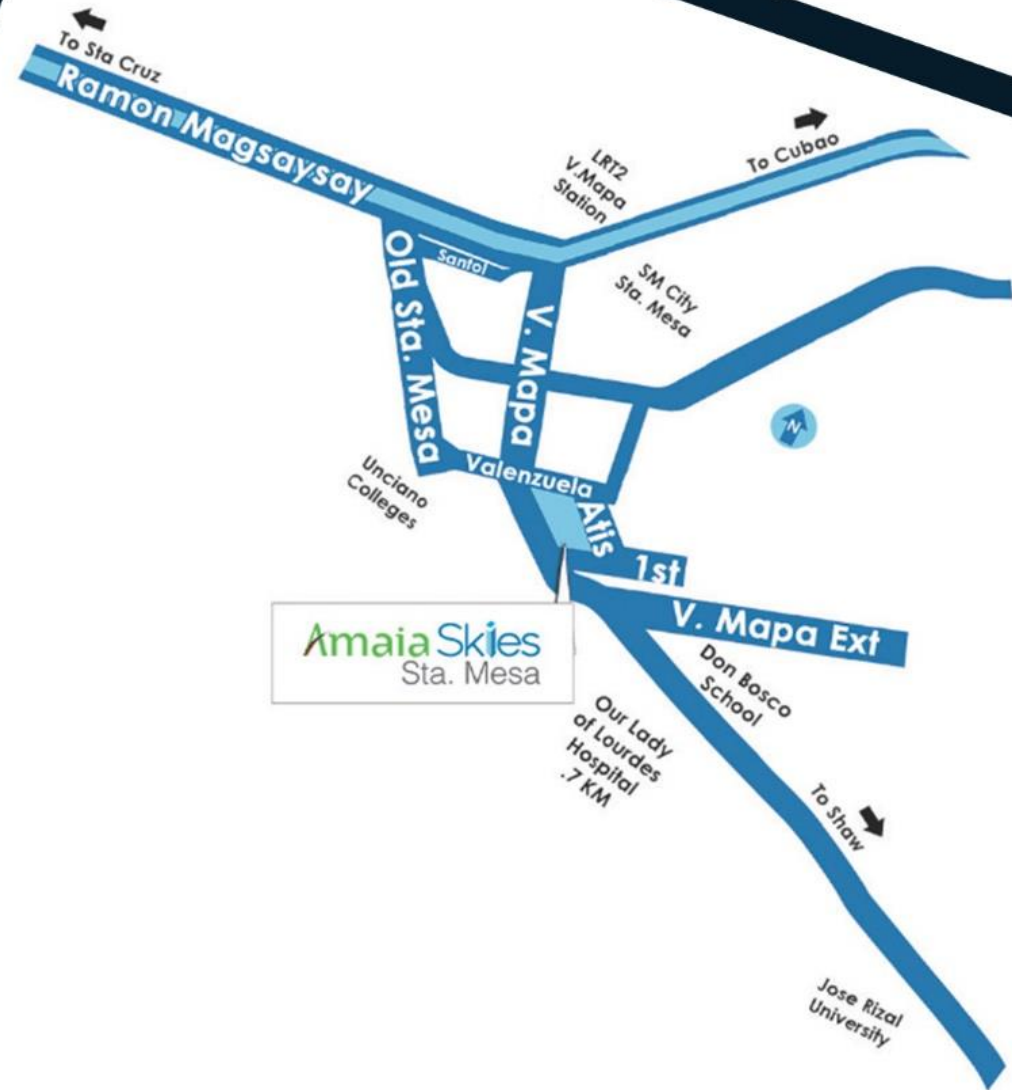
Amaia Skies Sta. Mesa is strategically located at Valenzuela Street corner V. Mapa Boulevard, Sta. Mesa, Manila.

Main Transport Hubs

-  Pureza PUP Ferry Terminal
-  LRT-2 V. Mapa Station

Around the Area

-  SM Sta. Mesa & Robinson Magnolia
-  Ortigas Business District
-  Don Bosco School, Jose Rizal University & AMA Computer College
-  Sacred Heart of Jesus Parish
-  Our Lady of Lourdes Hospital





SITE DEVELOPMENT PLAN

The entire project sits on a 5,000 sqm lot. It will have a future of 2 Towers

Development Features

- Main lobby & elevator per building
- Operational arcaded retail areas
- LED lights in common area
- Heat reflected roofs & light colored facades
- Complete and functional amenities

South Tower

No. of Floors: 30

No. of Residential Floors: 26

Total No. of Residential Units: 902

Total of Parking Floors: 4

HOME WITHIN YOUR REACH

At Amaia Skies Sta. Mesa, 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.

Tower 1	No. of Units	Mix(%)
Studio	21	75%
1-Bedroom	141	25%





Studio Unit	
Size Range	18.06 - 30.5 sqm
Average Size	18.96 sqm



Selling Price	2,300,000
VAT Inc.	2,546,428
Other Charges	199,186
Required DP	229,918
Monthly DP in 54 months	19,159
Bank Amortization at 8.88%	
15 Years	22,653
20 Years	20,063

Selling Price	3,400,000
VAT Inc.	3,746,285
Other Charges	294,449
Required DP	349,944
Monthly DP in 12 months	29,120
Bank Amortization at 8.88%	
15 Years	33,487
20 Years	29,659



1-Bedroom Unit	
Size Range	25.4 - 52 sqm
Average Size	26.3 sqm

LIMITLESS POSSIBILITIES

Building Features

- Purposely constructed with no more than 37 units per floor giving more privacy to unit owners
- With sufficient space for pedestrians and vehicles
- Equipped with fire detection & sprinkler system on each unit
- With tempered glass windows capable of opposing winds up to 300 kph
- Emergency light
- Individual mailboxes
- Smoke free building

Complete and Functional Amenities

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



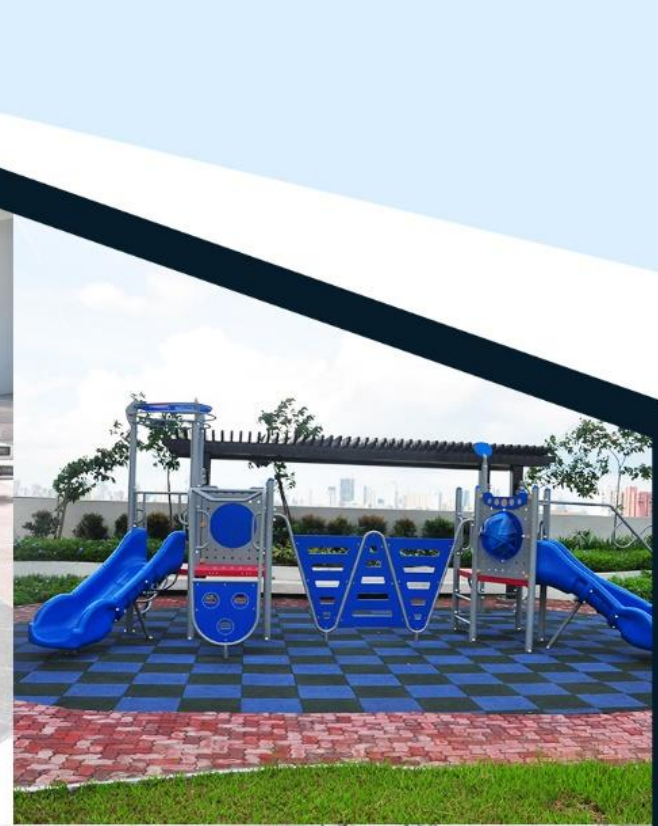
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TOP REASONS TO INVEST

Unbeatable Location

It is located in the heart of Sta. Mesa where it connects to major cities such as Quezon City, Mandaluyong & Makati.

First-rate Amenities

Amaia Skies Sta. Mesa has complete and ready to use amenities such as swimming pool, children's play area & multi-purpose hall.

Arcaded Retail Area

Retail Shops are already open in the ground floor such as Puregold, 7 Eleven & Fastbreak Laundry

Affordable Ready-for-Occupancy Units

The project offers ready for occupancy units for buyers rushing to move in.

Property Appreciation

Amaia Skies Sta. Mesa guarantees increase on property value every year.

High Rental Rates

The area commends high lease rate between P10,000 to P21,000/ month for Studio & P21,000 to P30,000/month for 1-Bedroom unit.

Branded Investment

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

ACCESSIBILITY TO YOUR NEEDS

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	15,000-23,000
Fully furnished	23,000-30,000



Amaia

Visit our showroom at Amaia Skies Sta. Mesa

Valenzuela St. corner V. Mapa Blvd., Sta. Mesa, Manila.

HLURB ENCRFO AA-2017/11-1972

HLURB LS No. 26408

Project Completion Date: February 2018

