

Live where Life is.

# Amaia Skies

## Sta. Mesa T2





AyalaLand PREMIER

ALVEO

Avida

Amaia

BellaVita

**Ayala Land, Inc.** is the real estate subsidiary of Ayala Corporation and is one of the **largest** property developers in the Philippines, celebrated for its 35 years of excellence in creating **master-planned communities** that promote sustainable development and provide long-term value to its stakeholders.



# Amaia

**Amaia** is the affordable housing arm of Ayala Land, Inc. that caters to the **hardworking Filipinos** that include government employees, small business owners, starting professionals, and overseas Filipino workers.



# Sta. Mesa, Manila

Sta. Mesa is a district in Manila known for its blend of residential, commercial, and educational spaces. Located in the eastern part of the city, it borders the districts of Sampaloc, San Miguel, and Santa Ana, as well as the cities of San Juan and Quezon City. Sta. Mesa is home to several universities, including the Polytechnic University of the Philippines. The district is well-connected through major roads and public transport, making it a bustling and accessible area within Metro Manila.

# Map for Nearby Establishments



## Major Access Thoroughfares

### **Skyway Stage 3 (4.7 km via Quirino ave.)**

Skyway Stage 3 is an elevated expressway in Metro Manila, connecting the North Luzon Expressway (NLEX) to the South Luzon Expressway (SLEX). It significantly reduces travel time across the city by providing a faster alternative to congested ground-level roads. The expressway enhances connectivity between key areas like Quezon City, Manila, and Makati.

### **LRT 2 (1.1 km)**

LRT 2 spans from Recto Avenue in Manila to Santolan in Pasig, covering key areas such as Cubao and Katipunan. Known for its efficiency and speed, LRT-2 helps alleviate traffic congestion by providing a reliable alternative to road transport. The line is integral to the city's public transportation network, connecting various commercial, educational, and residential districts.

## Major Access Thoroughfares

### **NLEX-SLEX connector road** *(1.2 km | 7 mins.)*

The NLEX-SLEX Connector is a major infrastructure project designed to link the North Luzon Expressway (NLEX) with the South Luzon Expressway (SLEX). It helps decongest major thoroughfares, improves logistics and commuter flow, and enhances overall connectivity within the region, supporting economic growth and development.

### **Quirino Ave.** *(3.2 km | 15 mins.)*

Quirino avenue intersects with the LRT-2 line, providing efficient public transport links to key areas like Cubao and Katipunan. This integration makes commuting smoother and significantly reduces traffic congestion in Sta. Mesa.

## Major Access Thoroughfares

**Quirino avenue (3.2 km | 15 mins.)**

**Espana Boulevard via Magsaysay blvd. (3.8 km | 20 mins)**

**EDSA via Shaw Boulevard (5 km | 25 mins)**

**Skyway Stage 3 via Quirino Ave. (4.7 km | 23 mins)**

## Ongoing and Future Infrastructures

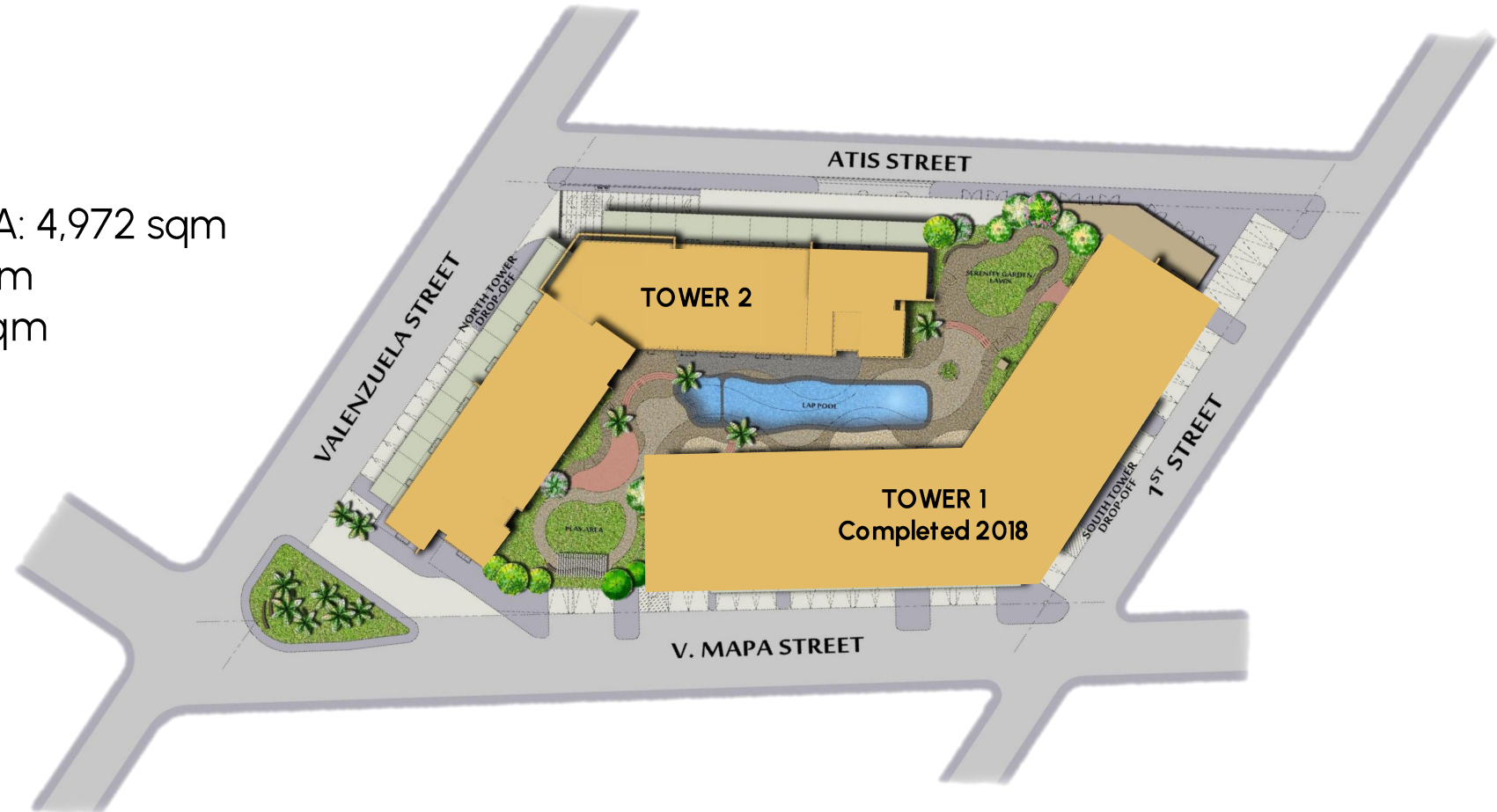
# **España-Sta. Mesa NLEX-SLEX Connector Road (9.7 km)** *Ongoing Construction (66% completed) -as of end of 2023*

An approximately 8 kilometers all elevated 4-lanes toll expressway extending the NLEX southward from the end of Segment 10 in C3 Road, Caloocan City to PUP Sta. Mesa, Manila and connecting to the Skyway Stage 3, and mostly traversing along the PNR rail track.



# Site Development Plan

TOTAL LAND AREA: 4,972 sqm  
TOWER 1: 2,265 sqm  
TOWER 2: 2,707 sqm



## Project Details



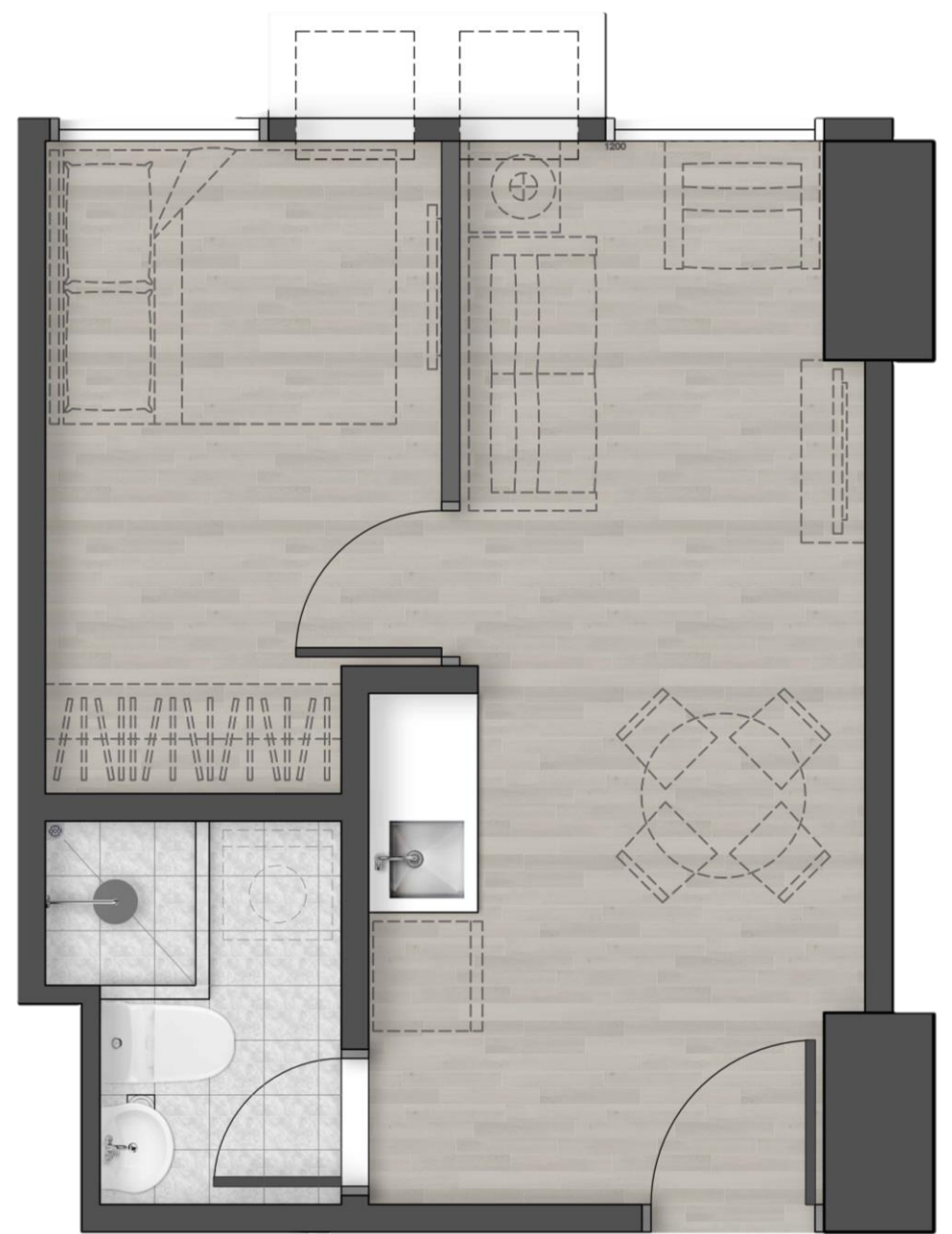
**STUDIO UNIT**  
18.68 sqm



## Project Details



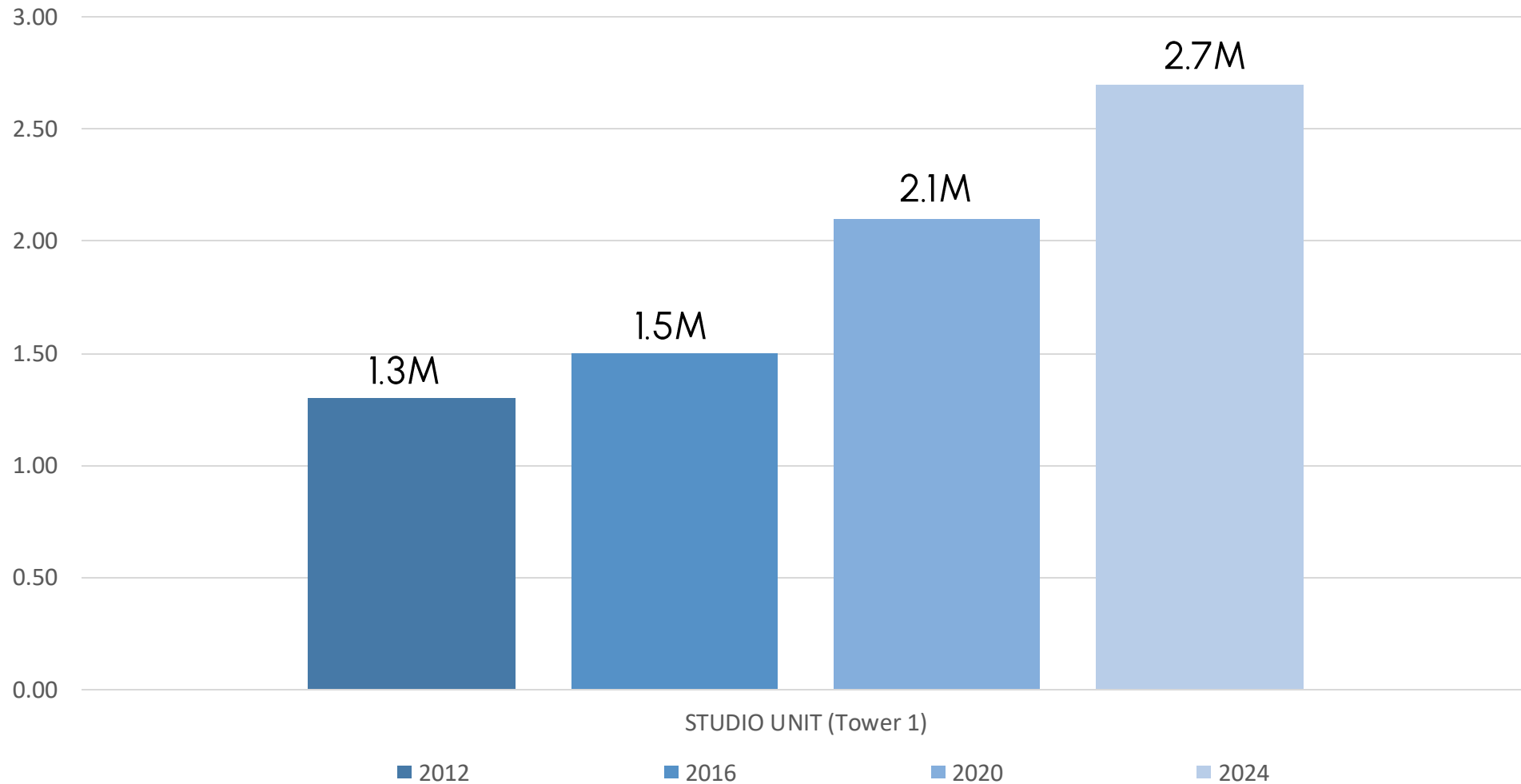
**1-BEDROOM**  
28.02 sqm



# Deliverable Specifications

ITEMS	DELIVERABLES	
<b>Flooring</b>	Unit	Vinyl Planks
	T&B	Ceramic Tiles
<b>Walls</b>	Unit	Painted Concrete (Dry Area)
	T&B	Ceramic Tiles (Wet Area)
		Painted Concrete (Dry Area)
<b>Ceiling</b>	Unit	Painted Concrete (Typ. Floor Units)
	T&B	Painted Boards
<b>Kitchen</b>	Kitchen Sink with Base Cabinet , with ductless range hood provision	
<b>Toilet &amp; Bath</b>	Complete Toilet & Bath Fixtures, with water heater provision	
<b>Laundry Area</b>	Provision for washer/dryer at T&B	
<b>Units</b>	Equipped with sprinkler system & fire alarm detectors	

# Value Appreciation



271% value appreciation from 2012 to 2024  
(23% average annual appreciation)

# Amenities



Children's Play Area



Swimming Pool



Function Hall

## Key Sustainability Features



Light colored facades and roofs minimizes the absorption of the heat from the sun



Condo projects have arcaded retail areas, so residents don't need to travel further for basic necessities



Resist typhoons: windows w/ tempered glass



Fire detection & sprinkler system

# Why choose Amaia Skies Sta. Mesa?

**Your life within reach.** Amaia Skies Sta. Mesa is strategically located in a bustling and well-established area of Metro Manila. It offers easy access to major business districts of Makati and Ortigas, making it a prime location for both residential and investment purposes.

**Quality in Mind.** Amaia is a subsidiary of Ayala Land, a respected and well-established real estate developer in the Philippines. This provides confidence in the quality and reliability of the investment.

**Comfort and more everyday.** Units are designed with quality in mind and delivered to suit the need for functional living spaces, with sufficient areas for day-to-day living.

**Safe, Secure, & Profitable.** Ayala Property Management Corporation (APMC) maintains the property facilities, enforces security measures, and promptly addresses resident concerns. The tower is fully compliant with national building codes and local regulations.

**Affordable and easy.** Amaia is known for providing quality developments at competitive prices. This makes it an attractive option for those looking to invest in real estate without breaking the bank.



# Amaia Skies

## Sta. Mesa T2

Valenzuela St., corner V.Mapa Blvd., Sta. Mesa, Manila  
DHSUD ENCRFO AA 2017/11-1972  
DHSUD LS NO. 26408 (Tower 1) | 0001074 (Tower 2)