

Amaia STEPS

Alabang

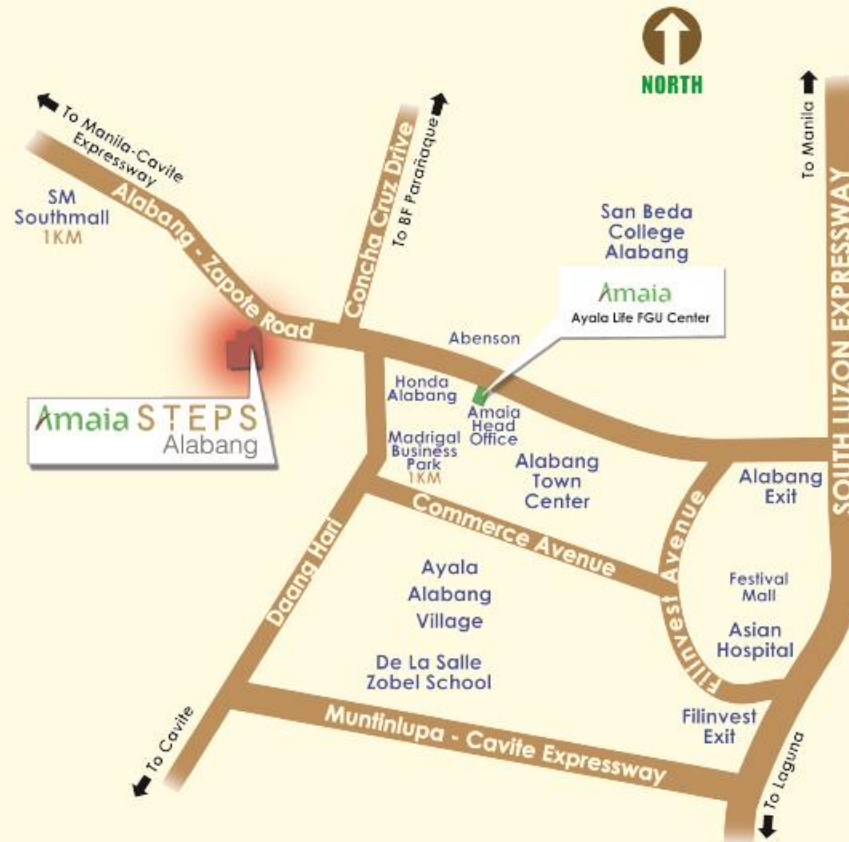




BEST OF BOTH WORLDS

Embrace a world that's safely tucked away from the busy city life giving you bigger spaces to breathe more, move more and live more. Amaia Steps Alabang offers the safety and security of a prime development, while giving you ample breathing spaces. Convenience and comfort now come in perfect harmony. Enter a community that captures the best of two cities. Experience cosmopolitan lifestyle and cozy living, that life can be lived with no trade-offs. No compromises. So enter, experience and embrace the best of both worlds only in Amaia Steps Alabang.

LOCATION



Amaia Steps Alabang is located along Alabang-Zapote road, Las Piñas City. It is just a few minutes away from the business district of Alabang (Madrigal Business Park, Alabang Town Center, and Filinvest Corporate City) and an easy ride away from major cities (Pasay, Makati, Taguig, Parañaque, and Tagaytay) through South Luzon Expressway (SLEX) via Makati-Cavite Expressway.



1km from Madrigal Business Park



2km from San Beda College Alabang

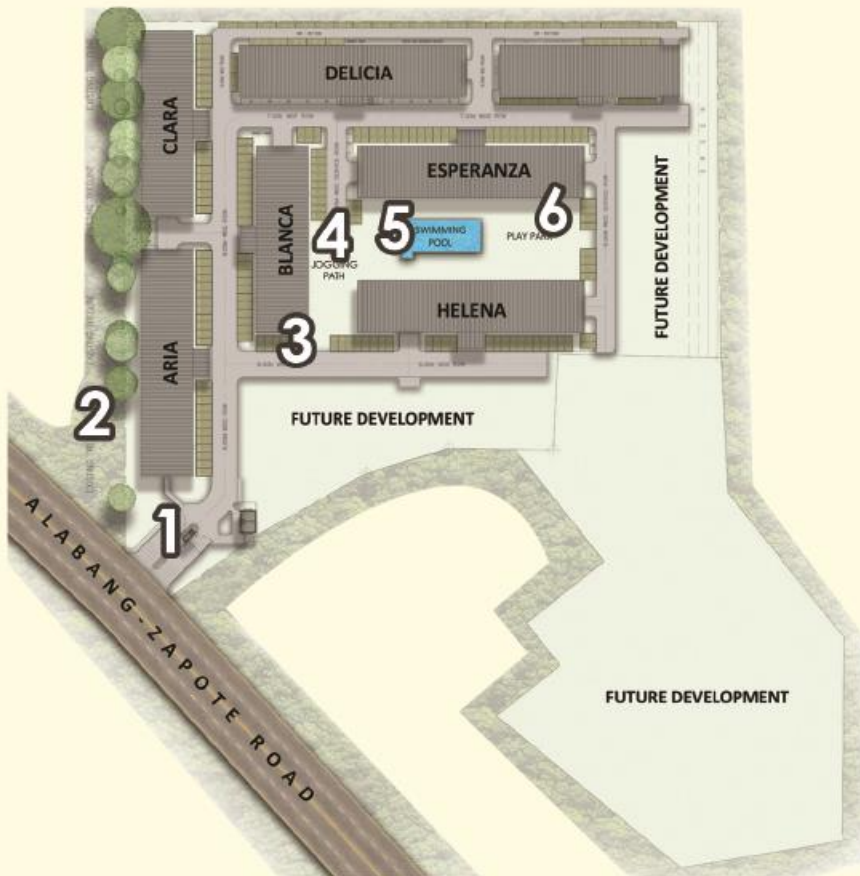


1km from SM Southmall



4km from Asian Hospital and Medical Center

THE DEVELOPMENT



Amaia Steps Alabang is a 2.6 hectare planned development consisting of 9 towers with 8 residential floors and 1 floor allotted for parking. A peaceful amenity area includes swimming pool, play area, and clubhouse encircled by trees and linear gardens.

Legend:

1 - Entrance Gate
2 - Linear Garden
3 - Clubhouse

4 - Jogging Path
5 - Swimming Pool
6 - Play Area



STUDIO UNIT
24.3 SQM

SAMPLE COMPUTATION

Standard Payment Term	15% DP in 24mons, 85% BF
Contract Price	3,400,000
10% Dp	533,357.97
Other Charges	289,053.13
Reservation Fee	20,000.00
Net Dp	533,367.97
Monthly Dp	17,778.60
Bank Loan	3,135,695.16

MONTHLY AMORTIZATION (8.8 Interest Rate)

5 Years	64,909.40
10 Years	39,518.30
15 Years	31,580.85
20 Years	27,971.12

*Based on Helens 805 unit



DELUXE UNIT

32.50 SQM

SAMPLE COMPUTATION

Standard Payment Term	15% DP in 24mons, 85% BF
Contract Price	4,500,000
10% Dp	712,385.55
Other Charges	382,570.31
Reservation Fee	20,000.00
Net Dp	732,385.55
Monthly Dp	29,682.73
Bank Loan	4,150,184.76

MONTHLY AMORTIZATION (8.8 Interest Rate)

5 Years	85,909.50
10 Years	52,303.64
15 Years	41,798.19
20 Years	37,020.60

*Based on Helena 727 unit



PREMIER UNIT
42 SQM

SAMPLE COMPUTATION

Standard Payment Term	15% DP in 24mons, 85% BF
Contract Price	5,800,000
10% Dp	918,963.59
Other Charges	493,090.62
Reservation Fee	25,000.00
Net Dp	943,963.59
Monthly Dp	38,290.15
Bank Loan	5,349,127.03

MONTHLY AMORTIZATION (8.8 Interest Rate)

5 Years	110,727.81
10 Years	67,413.58
15 Years	53,873.22
20 Years	47,715.43

*Based on Helena 901 unit

UNIT DELIVERABLES

Flooring	Unit	Vinyl planks
	T&B	Ceramic tiles
Walls	Unit	Painted concrete
	T&B	Ceramic tiles (wet area) Painted walls (dry area)
Windows	Aluminum-framed powder coated windows	
Ceiling	Unit	Painted concrete
	T&B	Gypsum board
Kitchen	Kitchen sink with base cabinet	
T&B	Complete toilet and bath fixtures	
Laundry Area	Provision for washer and dryer at the toilet and bath	
Units	Telephone & cable ready Equipped with sprinkler system and smoke detectors	



Amaia Steps offers a spaciouly designed condominium that suits to your needs and to experience a cosmopolitan lifestyle and cozy living. There are sufficient areas for living and dining room, bedroom, bathroom, and kitchen.

MODERN AMENITIES

- Garden
- Clubhouse
- Swimming Pool
- Play Area
- Linear Garden
- Basketball Court

BUILDING FEATURES

- Main Lobby
- 2 Elevators Per Building
- Fire Detection And Alarm System
- Emergency light
- 24/7 Security
- Naturally Ventilated Hallways
- CCTV is Installed in Common Areas
- Garbage Collection Area

KEY SUSTAINABILITY FEATURES

- With tempered windows that withstand winds up to 300 kph
- With fire detection system per unit
- With sufficient drainage system and access to outfall points
- With fewer units compared to other developments
- With light colored facade and roof to minimize heat
- With naturally ventilated units and hallways
- With LED bulbs in common areas





TOP REASONS TO INVEST

A BRANDED INVESTMENT. We make it possible to afford a quality piece of property from a company under a reputable and well-trusted real estate developer.

UNBEATABLE LOCATION. The site is located along Alabang-Zapote Road, Las Piñas providing paramount accessibility to business districts, commercial establishments, schools, transport hubs and major road networks - South Luzon Expressway and MCX.

FIRST-RATE AMENITIES. Southern suburban lifestyle is more dynamic with our swimming pool, basketball court, gazebo and landscaped gardens.

SPACIOUSLY DESIGNED UNITS. There's plenty of room for you to move and live. Amaia Steps Alabang offers a variety of unit options ranging from 24 sqm to 48 sqm.

HIGH POTENTIAL FOR RENTAL INCOME. Amaia Steps Alabang offers an attractive rental yield given its prime location. Its strategic location makes Amaia Steps Alabang a good rental option for working professionals and home dwellers alike.

PAYMENT OPTIONS. Owning an Amaia home is fast and easy with different available financing options: Cash, Deferred, and Bank Financing.



RENTAL INCOME

STUDIO

P25,000-P30,000

DELUXE

P31,000-P35,000

PREMIER

P40,000-P60,000



Amaia

Kaya ko na!

www.amaialand.com

HLURB | LTS #: 035103

Almanza Uno, Alabang-Zapote road, Las Piñas City

Date issued: May 15, 2019

Completion Date: December 31, 2024

Amaia Land Corp.