



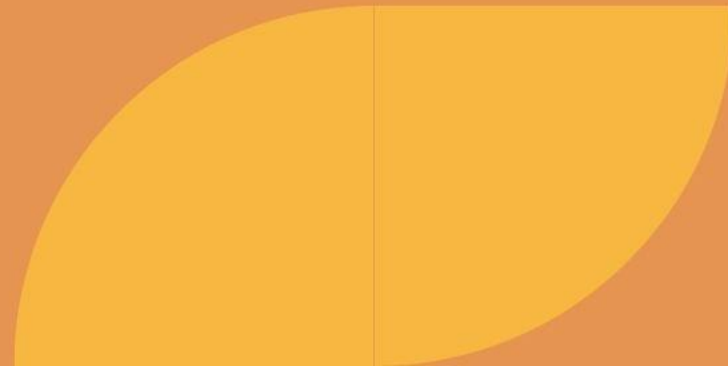
Amaia STEPS
THE JUNCTION PLACE

Project Briefing | February 9, 2021

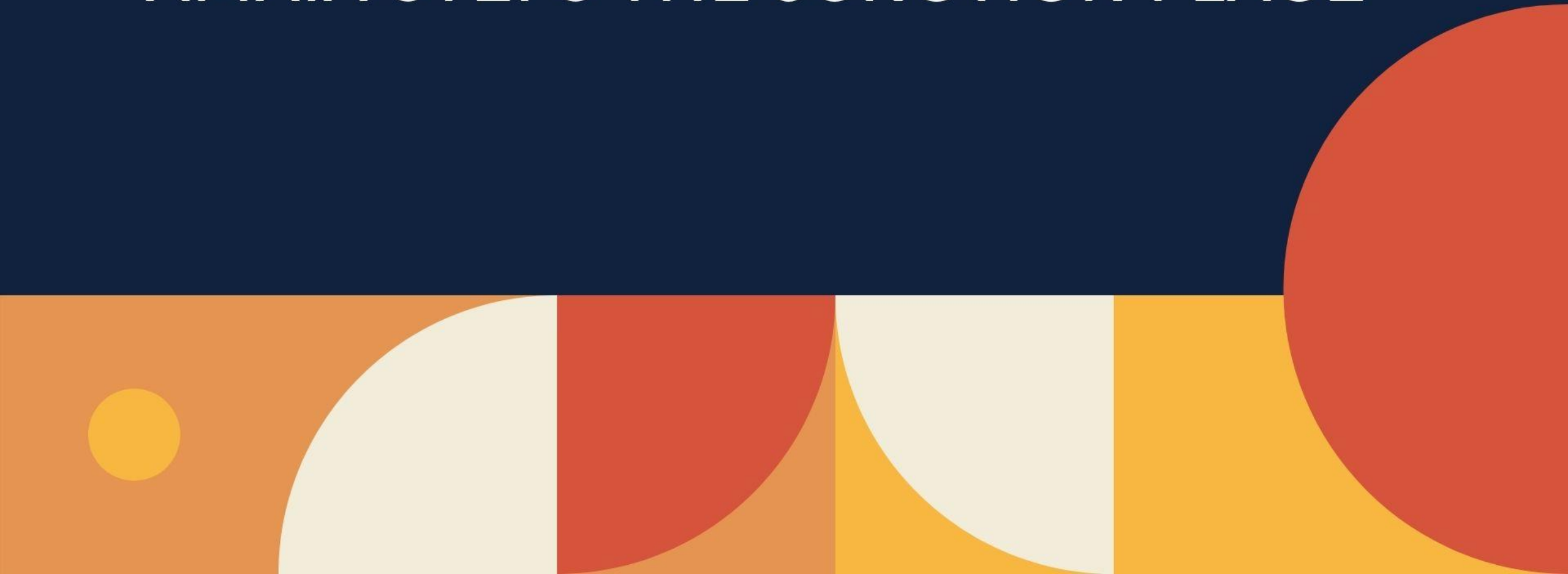


THE ESTATE

The Junction Place is the newest estate development of Ayala Land in Quezon City. It is 10 hectare mixed use development designed for those who seek a break from the routine and aspires a better self. The estate is bounded by Quirino Highway and Tandang Sora Avenue and will feature retail establishments, office buildings, events venue along with other establishments.



AMAIA STEPS THE JUNCTION PLACE

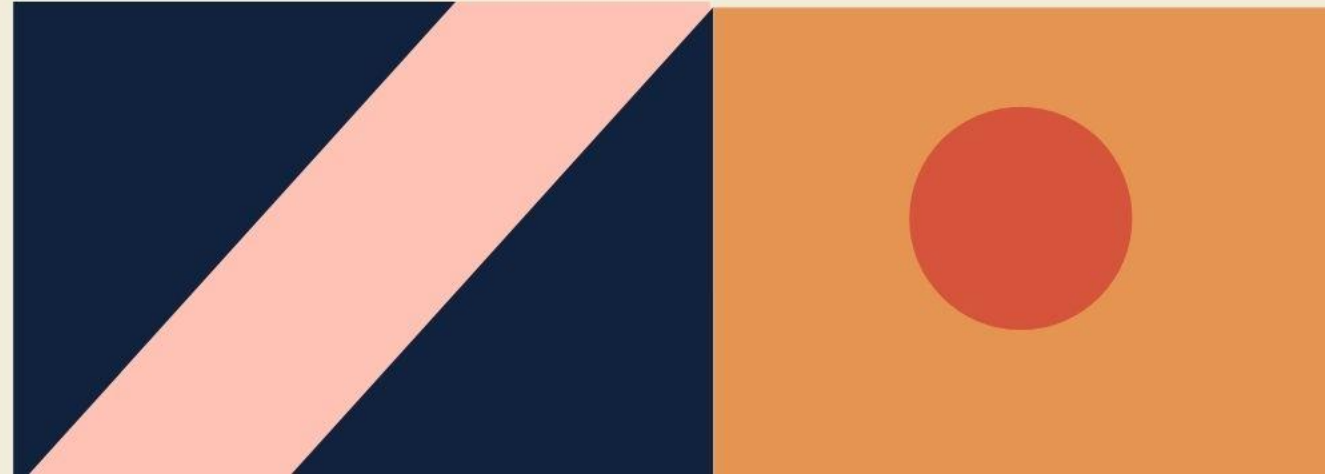




PROJECT DETAILS

Amaia Steps The Junction is a mid-rise condominium project of Amaia land launched last January 2020. This 1.7 hectare residential is part of the 10 hectare master planned community.

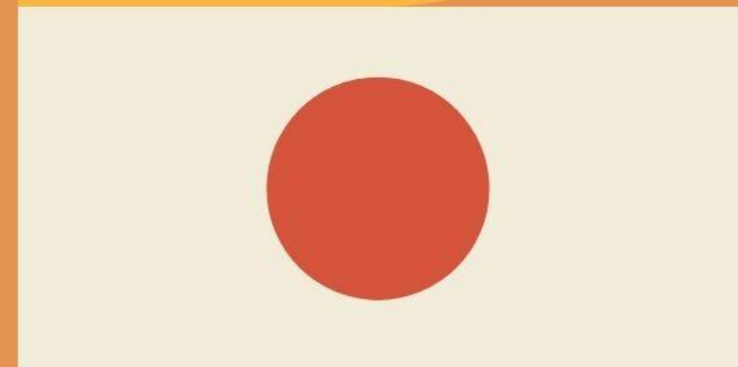
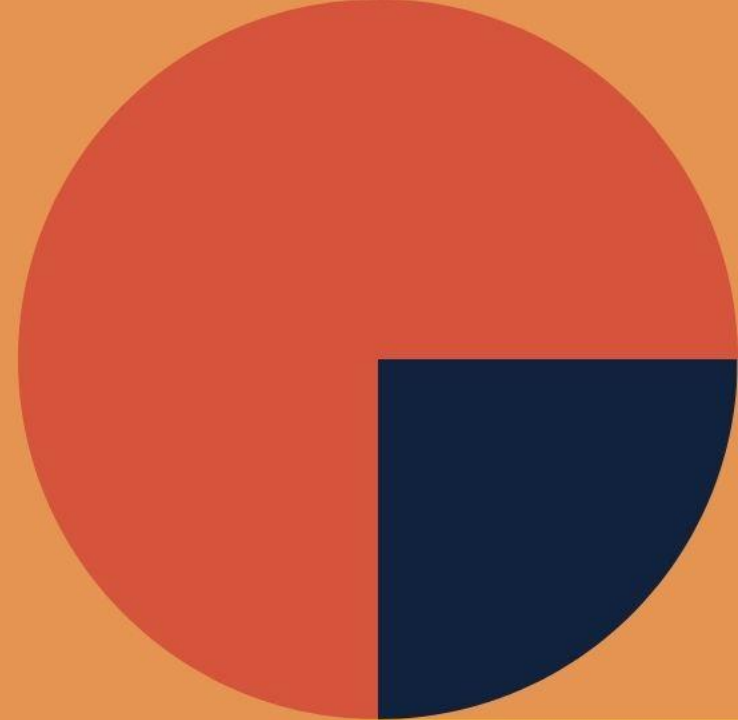
- Total Land Area: 1.7 has
- No. of Building: 5





PROJECT LOCATION

Amaia Steps The Junction is located in Quirino Highway, Novaliches, Quezon City



FIRST-RATE AMENITIES



Swimming Pool



Basketball Court



Childrens Play Area



LIVING BENEFITS

SENSE OF COMFORT

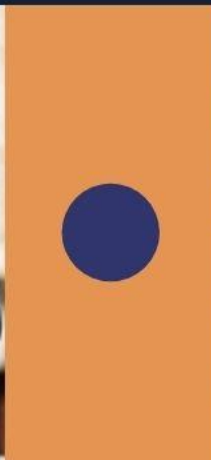
- Provide a healthier lifestyle
- Provides a bigger space for growing family
- Gives full access to destination points through various modes of transportation

SENSE OF SATISFACTION

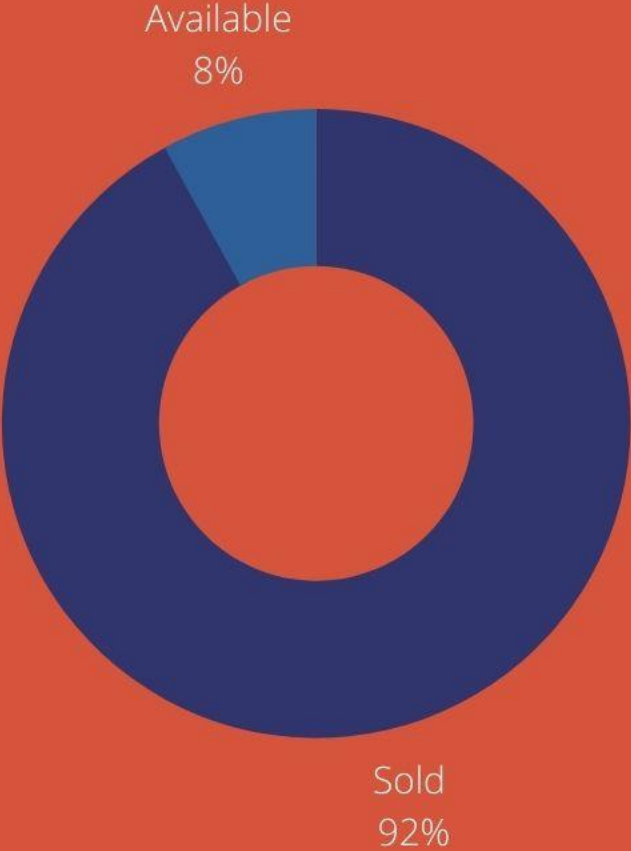
- Complete living experience
- More time to spend for social activities,
- personal recreational & self discovery
- Reduce carbon footprint through sustainability living

SENSE OF BELONGINGNESS

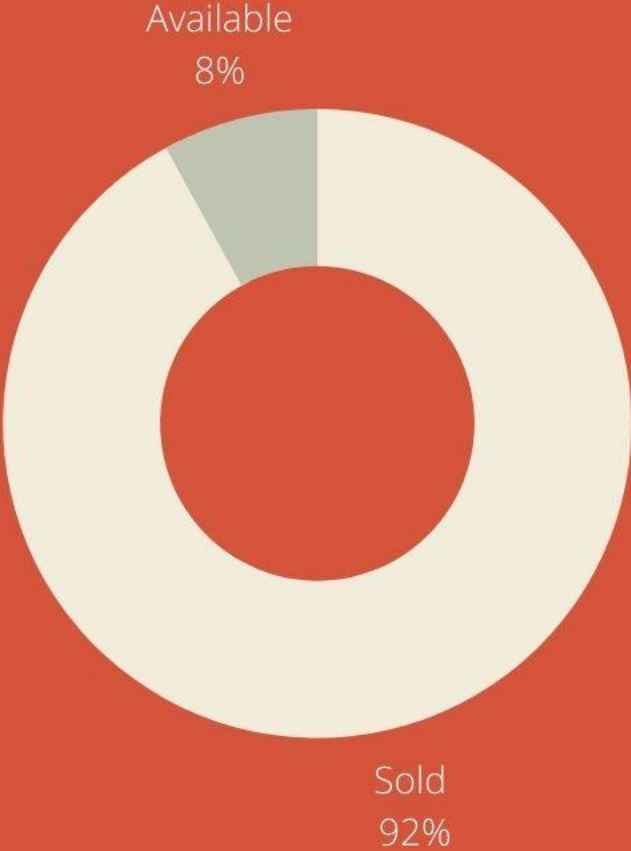
- Provides place where individuals can connect to create opportunities for learning, networking and sharing



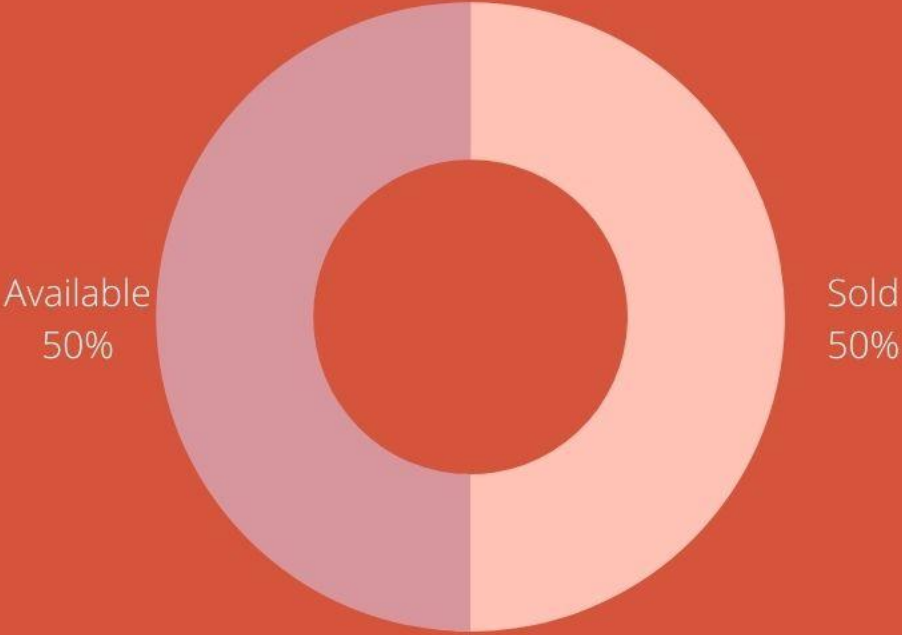
PROJECT UPDATE - ARIA BUILDING



Studiio Unit



Deluxe Unit



Premier Unit

THE CLARA BUILDING

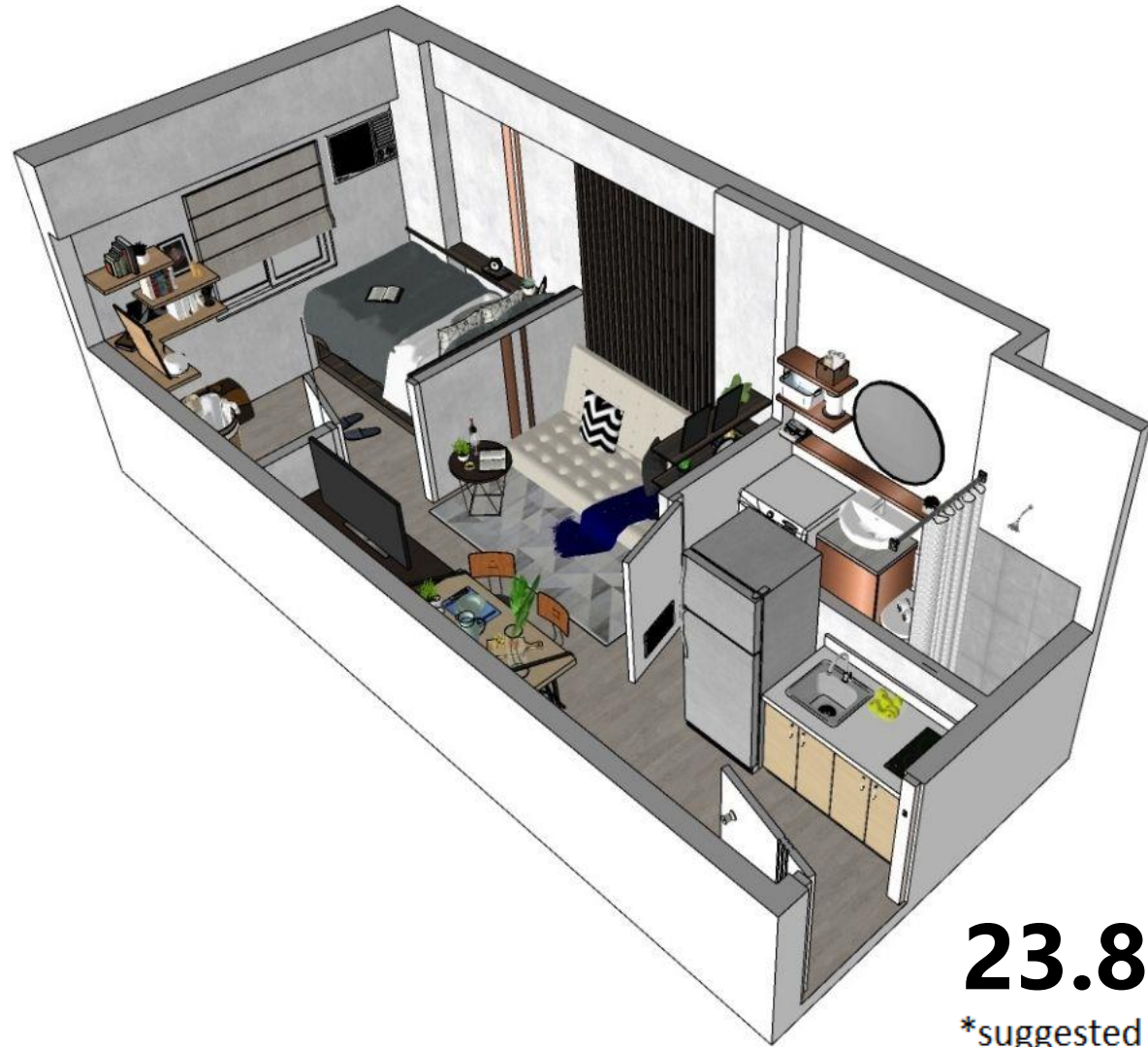


FLOOR PLAN - CLARA BUILDING

UNIT TYPE	NUMBER OF UNITS
STUDIO	16 Units
DELUXE	12 Units
PREMIER	4 Units
TOTAL	32 Units

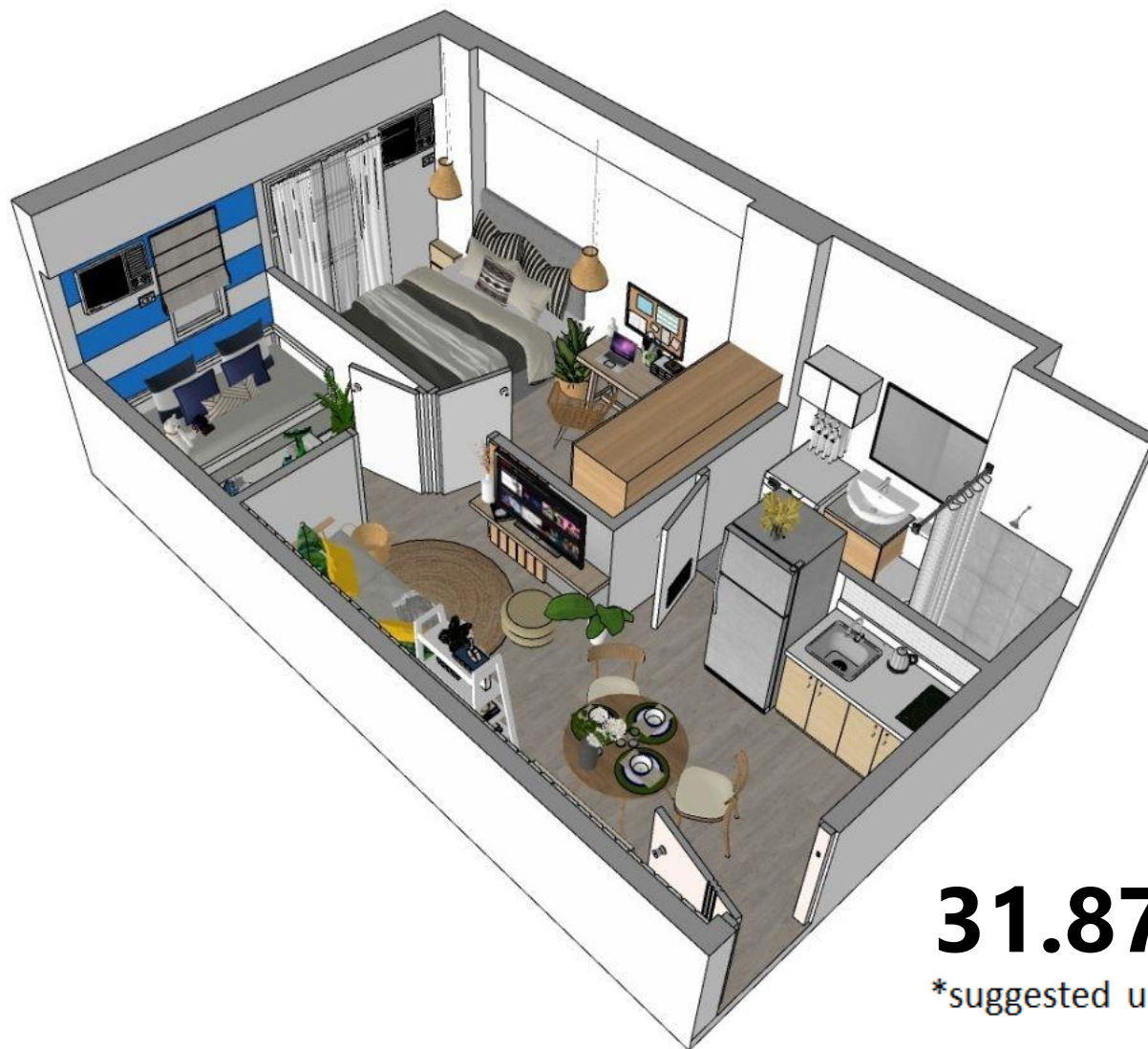


STUDIO UNIT



23.83SQM
*suggested unit layout

DELUXE UNIT



31.87SQM

*suggested unit layout

PREMIER UNIT



31.87SQM

*suggested unit layout

DELIVERABLE SPECIFICATION

** All Deluxe and Premier Units have partitions for master bedrooms*

AMAIA STEPS THE JUNCTION PLACE DELIVERABLES		
Flooring	Unit	Vinyl Planks
	Toilet & Bath	Ceramic Tiles
Walls	Unit	Painted Concrete
	Toilet & Bath	Ceramic Tiles (Wet Area)
		Painted Walls (Dry Area)
Windows	Aluminum-framed powder coated windows	
Ceiling	Unit	Painted Concrete <small>(Typical floors)</small>
	Toilet & Bath	Painted Board <small>(Top floors)</small>
Kitchen	Upgraded kitchen sink and base cabinet w/ Range Hood provision	
Toilet & Bath	Complete toilet and bath fixtures w/ provision for Water Heater	
Laundry Area	Provision for washer/dryer at Toilet & Bath	
Units	Delivered with bedroom partitions* equipped with sprinkler system**	

STANDARD PAYTERM

- Cash: 10% Discount
- Spot 10% DP : 2.5% RSBS Discount
- Bank Fin: 20% DP in 36 months

LOI PROMO/PAYTERM

- Cash: 15% Discount
- Spot 10% DP : 5% RSBS Discount
- Bank Fin: 10% DP in 36 months



SAMPLE COMPUTATION

Unit Type	TCP (VAT Inc)	10% Dp in 36 Months		Bank Financing		
		Total DP	Monthly DP	5 Years	10 years	15 years
Studio	3,400,000	369,445	10,263	68,828	41,904	33,487
Deluxe	4,100,000	445,507	12,375	82,999	50,531	40,382
Premier	5,800,000	630,230	17,506	117,413	71,483	57,126





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