

# Amaia Scapes

## San Pablo

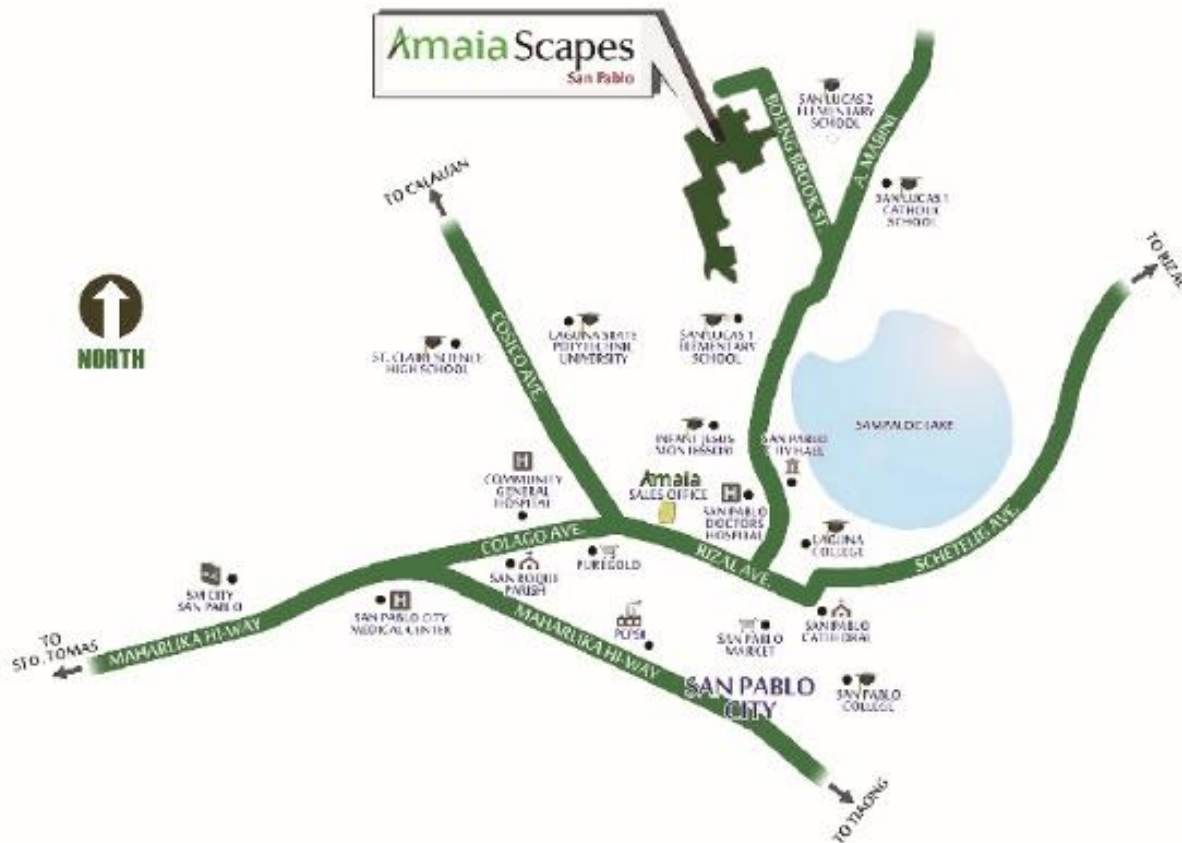


# THE PROPERTY



Enjoy your investment as you take a short stay and feel the cool breeze of Laguna. Amaia Scapes San Pablo is an excellent choice that offers different home models for you and your family.

# LOCATION



## Schools:

- San Pablo College
- Laguna State Polytechnic University
- Instant Jesus Montessori Center
- St. Claire Science High School

## Retail:

- Puregold
- SM City San Pablo
- San Pablo Public Market

## Other Establishments:

- San Pablo City Hall
- Community General Hospital
- San Pablo City Public Market
- San Pablo Cathedral
- Pepsi

Amaia Scapes San Pablo is located at Barangay San Lucas 2 and is just a few minutes away from schools, hospitals, and business centers.

# SITE DEVELOPMENT PLAN

## LEGEND:



## Land Area

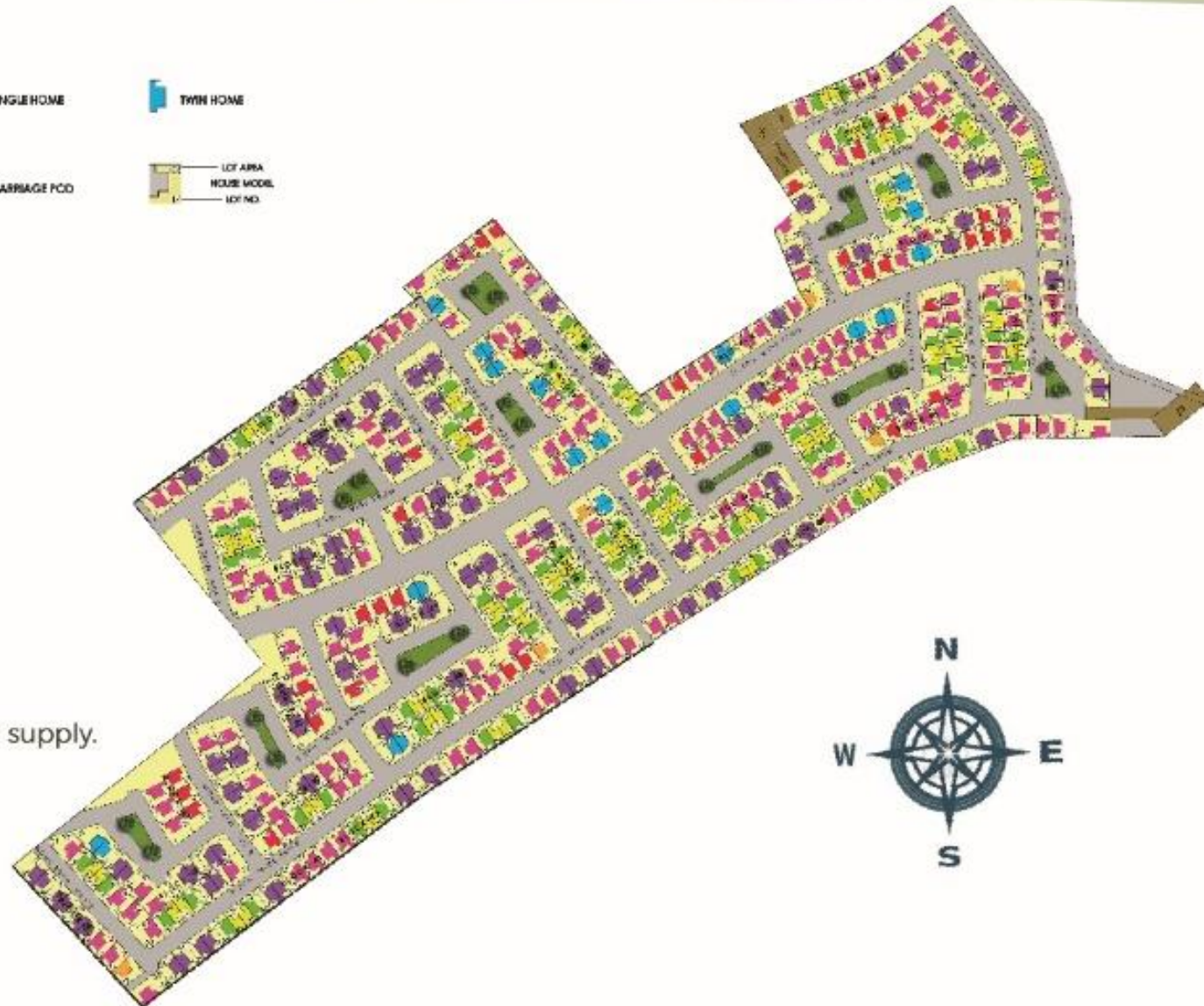
- Sector 1 - 7.3 hectares
- Sector 2 - 3.03 hectares

## No. of Residential Units:

- 581 House & Lots

## Development Facilities:

- 24 Hour Security
- Gated Community
- Parking Provision
- Compliant provision for water supply drainage and electrical supply.



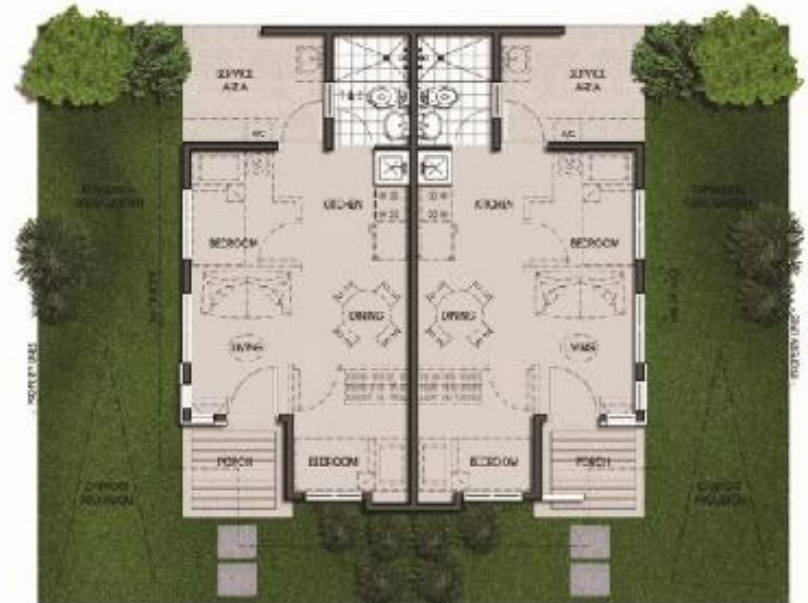
# HOUSE MODEL



## BUNGALOW POD

FLOOR AREA: 34 SQM | LOT AREA: 75 SQM

# HOUSE MODEL



## TWIN POD

FLOOR AREA: 28 SQM | LOT AREA: 65 SQM

# HOUSE MODEL



## MULTI POD

FLOOR AREA: 25 SQM | LOT AREA: 45 SQM

# AMENITIES



**BASKETBALL COURT**



**VILLAGE PAVILION**



**PATIO GREEN**

Amaia Scapes San Pablo offers amenities right outside your doorstep. Take your morning exercise around the patio greens or play along with your family in the basketball court. Create memories to keep for a lifetime when you celebrate milestones with your family at the village pavilion.

*Coming soon: Swimming pool*



# SIGNATURE AMENITY



Spend more quality time with your loved ones and enjoy family bonding moments and community gatherings in free open spaces of the Patio Greens.

# COMFORTABLE LIVING SPACES



Scapes lots are relatively bigger, giving sufficient room for future expansion, both vertically and horizontally.

# COMBINING UNITS



Some units have the flexibility to be combined. Thereby, expanding the living space.

# DELIVERABLES

	AREA	SPECIFICATION
<b>Flooring</b>	Ground Floor Interior Area Second Floor Interior Area Porch Service Area	Smooth Concrete Finish
	T&B at the Second Floor Provision for T&B at the Ground Floor	Ceramic Tiles Smooth Concrete Finish
<b>Interior Walls</b>	Ground Floor Interior Area Second Floor Interior Area	Skim Coat
	T&B at the Second Floor Provision for T&B at the Ground Floor	Ceramic Tiles & Painted Finish Plastered Concrete
<b>Kitchen</b>		Built-up Kitchen Sink
<b>T&amp;B</b>	T&B at the Second Floor	Complete T&B Fixtures
	Provision for T&B at the Ground Floor	No T&B Fixtures
<b>Windows</b>		Aluminum Framed Windows
<b>Doors</b>	Main Entry Service Entry	Steel Door
	T&B at the Second Floor Provision for T&B at the Ground Floor	PVC Door
<b>Ceiling</b>	Ground Floor Interior Area Second Floor Interior Area	Smooth Concrete Finish(Underslab) Painted Fiber Cement Board with insulation
	T&B at the Second Floor Provision for T&B at the Ground Floor	Painted Fiber Cement Board
<b>Stairs</b>		Smooth concrete steps with metal framing and steel railings



WHY INVEST IN

# **AMAIA SCAPES SAN PABLO**

- Expandable house/s that grows with you
- Energy-efficient house designs
- Compact and highly functional
- With workmanship warranty
- Modern yet timeless design
- Envisioned and planned as a functioning community

# KEY SUSTAINABILITY FEATURES

## COMPLETE ACCESSIBILITY & CONNECTIVITY

- Our road networks are designed with sufficient space for vehicles, bikers and pedestrians. We are also equipped with bike racks, and waiting sheds to help residents get around.

## RIGHT-SIZED LIVING SPACES

- Lots are relatively bigger, giving sufficient room for future expansion, both vertically and horizontally.
- Some units have the flexibility of being combined, thereby expanding the space.

## ECO-EFFICIENCY

- Light colored façades and roofs minimize the absorption of the heat from the sun.
- Patio greens serve as rain gardens to replenish the ground water supply.

## STRUCTURAL STABILITY

- Roofs can withstand winds up to 30kph.
- Sufficient drainage system and access to outfall points.

# Amaia

*Kaya ko na!*

Sector 1 LS # 029015 | Sector 2 LS # 029722