



# Amaia Skies Shaw

SOUTH TOWER





**Amaia Skies Shaw South Tower** sets a new standard in high-rise living in one of the most prominent location in Metro Manila. It assures comfortable life close to business districts, leisure, retail & educational establishments for young passionate individuals.

With sustainability at the core of its design, Amaia Skies Shaw continues to raise the bar for affordable & sustainable living.



# CONNECTED TO EVERYTHING

Amaia Skies Shaw is strategically located in Shaw Boulevard, cor. Samat Street, Brgy. Highway Hills, Mandaluyong City

## Main transport hubs:

- MRT Shaw
- SM Megamall Transport Terminal
- EDSA Bus Stop

## Around the area :

- S&R, SM Megamall, Shangri-La Plaza & Sarmall EDSA
- Ortigas Business District, Makati CBD, BGC & Eastwood City
- La Salle Greenhills, Saint Poveda College & Lourdes School of Mandaluyong
- Our Lady of Lourdes Hospital & Cardinal Santos





# SITE DEVELOPMENT

The entire project sits on a 7,796 sqm lot, composed of 2 Towers

## Development Features

- Soon to open arcaded retail at the ground floor
- Motion LED lights in common areas
- Heat reflected roofs & lighted colored facades
- Complete and functional amenities
- Use of less toxic emission for exterior paint

## South Tower

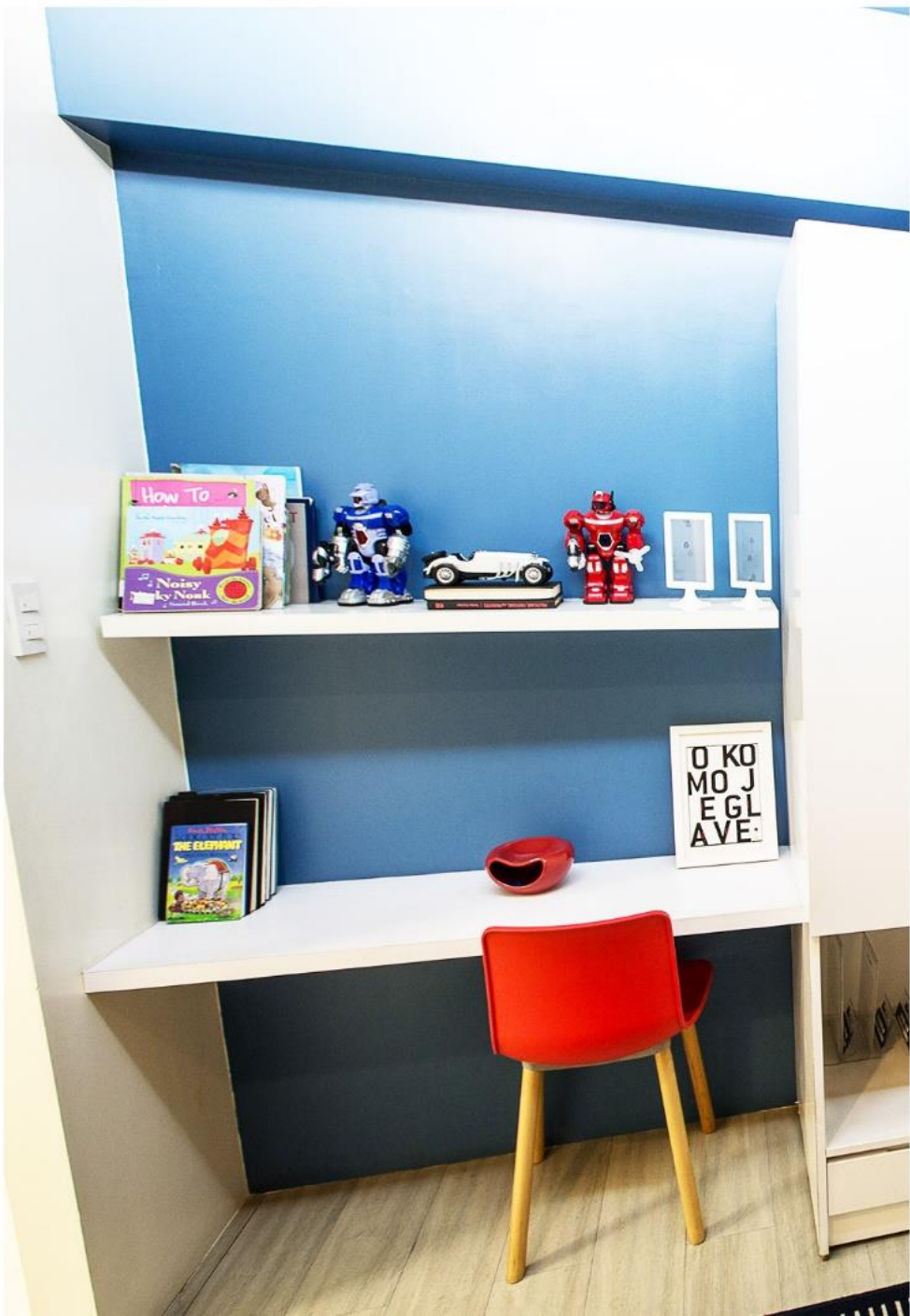
No. of Residential Floors: 34

No. of Residential Units: 1,348

No. of Parking Floors: 4







# HOME WITHIN YOUR REACH

At Amaia Skies Shaw South Tower units are designed to suit your needs for functional living spaces. There are sufficient areas for living and dining room, bedroom, bathroom, and kitchen. All units are priced affordably.



Studio Unit	
Unit Range	18.68 sqm-33.76 sqm
Average Unit Size	18.96 sqm

Selling Price	3,100,000
VAT Inc.	3,432,142
Other Charges	263,548
Required DP	484,532
Monthly DP in 51 months	9,500
Bank Amortization at 8.88%	
15 Years	28,794
20 Years	25,503





1 Bedroom Unit	
<b>Unit Range</b>	28.22 sqm - 51.60 sqm
<b>Average Unit Size</b>	30.06 sqm

Selling Price	4,800,000
VAT Inc.	5,312,248
Other Charges	408,075
Required DP	761,211
Monthly DP in 51 months	14,925
Bank Amortization at 8.88%	
15 Years	44,584
20 Years	39,488



# OUR PROMISE

All units are built quality materials that pass our residential standards of excellence to bring the best living experience

DELIVERABLE SPECIFICATION		
FLOORING	UNIT	VINYL PLANKS
	TOILET & BATH	CERAMIC TILES
WALLS	UNIT	PAINTED WALLS
	TOILET & BATH	CERAMIC TILES (WET AREA)
		PAINTED WALLS (DRY AREA)
BEDROOM	PAINTED WALLS	
WINDOWS	ALUMINUM-FRAMED POWDER COATED WINDOWS W/ HEAT RESISTANT FEATURE	
CEILING	UNIT	PAINTED CONCRETE
	TOILET & BATH	PAINTED BOARD
KITCHEN	KITCHEN SINK WITH BASE CABINET	
TOILET & BATH	COMPLETE TOILET AND BATH FIXTURES	
LAUNDRY AREA	PROVISION FOR WASHER/DRYER AT TOILET & BATH	
UNITS	EQUIPPED WITH SPRINKLER SYSTEM	



# LIMITLESS POSSIBILITIES

## Building Features:

- Purposely constructed with no more than 38 units per floor
- With sufficient space for vehicles and pedestrian
- Equipped with fire detection & sprinkler system on each unit
- Tempered glass windows capable of opposing winds up to 300 kph
- Emergency lights
- Individual mailboxes
- Smoke-free building

## Complete & Modern Amenities:

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





# TOP REASONS TO INVEST



## LOW MONTHLY PAYMENT

- At pre-selling stage longer pay term & lower monthly payments are offered.



## PROPERTY APPRECIATION

- Guaranteed property appreciation every year.



## UNBEATABLE LOCATION

- It is located in the center of Metro Manila where schools, business districts, & commercial establishments are within reach.



## BRANDED INVESTMENT

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



## SPACIOUS LIVING

- The project offer thoughtfully designed units ranging to 18-50 sqm with only 39 units per floor.



## FIRST-RATE AMENITIES

- Amaia Skies Shaws completed and functional amenities such as swimming pool, children's play area, & multi-purpose hall.



## ARCADED RETAIL AREA

- Retail shops are soon to open at the ground floor.



## HIGH RENTAL RATES

- The area commends high lease rates between P15,000 to P18,000/month for studio units & P18,000 to P23,000/month for 1 BR unit.



## A SUSTAINABLE DEVELOPMENT

- Amaia Skies Shaw is compliant with the green building standards ensuring the safety & security of the residence and the community today & the years to come.



# Amaia

**Visit our showroom at Amaia Skies Shaw Tower  
Shaw Boulevard corner Samat Street, Barangay Highway Hills, Mandaluyong City**

SHAW SOUTH TOWER LS#: 035149  
HLURB ENCR AA-2019/10-2595  
PROJECT COMPLETION: June 30, 2024