

# Amaia STEPS

## ALTARAZA

Brgy. Tungkong Mangga, San Jose del Monte, Bulacan



VIRTUAL TOUR

The image features the AyalaLand logo on the left, which consists of a stylized 'YL' symbol followed by the text 'AyalaLand' in a green, sans-serif font. The background is a composite image of a city skyline, with a diagonal green and blue gradient overlaying the scene. The cityscape includes various high-rise buildings, some with glass facades, and a clear blue sky.

**YL** AyalaLand

# AyalaLand



Globe

Telecommunications

Real Estate



Financial Services



Water Utilities



AYALA  
AUTOMOTIVE

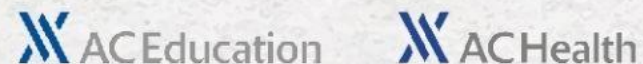
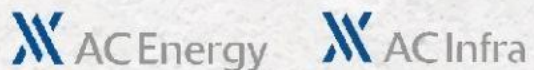
Industrial Technologies

Established in 1835

Power and Infrastructure

CSR

Social Infrastructure





# Amaia

Amaia is the affordable housing arm of Ayala Land. Over 30 Amaia properties can be found in different geographical locations within the country.

For 12 years, Amaia has grown exponentially reaching to many more Filipinos and making their dreams owning an affordable and sustainable home come to life.

# AMAIA 5 PILLARS

## LOCATION



Amaia always has a knack for strategically placing properties near establishments catering to your every needs for your convenience.

## FEATURES & AMENITIES



Amaia prides itself for its unique community concepts, innovative house designs, and sense of spaciousness.

## QUALITY



With a guaranteed 1-year workmanship warranty and a strong and reliable construction team-up, Amaia ensures top notch quality at affordable prices.

## BUYING EXPERIENCE



Amaia promises convenience with a variety of payment options for your financial needs, online reservations, accessible sales, and customer service centers.

## LIVING EXPERIENCE



Enjoy better living conditions in a safe, secure and sustainable home for you and your family.

# REAL ESTATE OVERVIEW IN THE PH

## Macroeconomic Overview

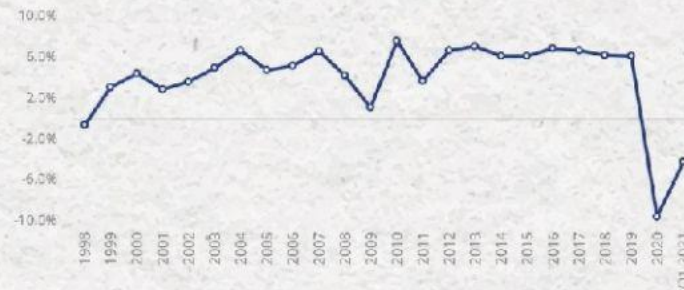
### Jobs to jumpstart recovery

#### 2021 GDP Growth Forecast

**4.5% to 6.0%**

Agency	Previous Forecast	2021 Forecast
World Bank	5.5%	4.7%
Moody's Investors	7.0%	5.8%
Fitch Ratings	6.3%	5.0%
Oxford Economics	6.2%	4.5%
S&P	7.9%	6.0%
ADB	6.5%	4.5%
NEDA	6.5%-7.5%	6.0%-7.0%

#### Real GDP Growth (Constant 2018 prices)



**GDP contraction in Q1 2021  
from a 0.7% decline in Q1 2020**

**-4.2%**

Source: Philippine Statistics Authority

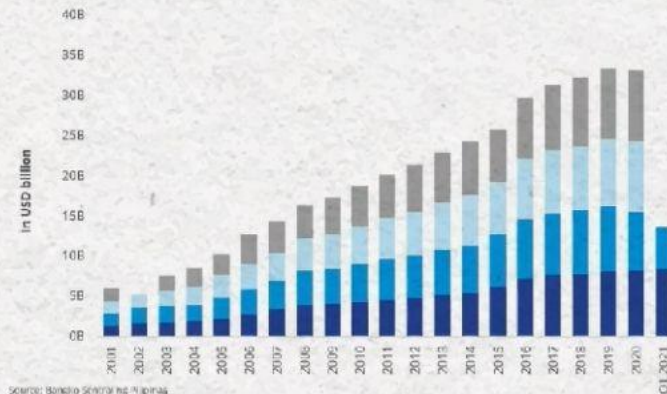
## Economic Rebound

An **11.8%** increase in economic growth after 30 years and will continue to grow between 4-6%.

# REAL ESTATE OVERVIEW IN THE PH

- Remittances sent in May grew by 13.1%, the fastest since Nov 2016.
- Nearly 80% of remittances from US, Singapore, KSA, Japan, United Arab Emirates, Canada, United Kingdom, South Korea
- As of May 2021, about 544,624 OFWs have been repatriated<sup>1</sup>

<sup>1</sup>Over 540k displaced OFWs back in PH: DOLE exec



Source: Bangko Sentral ng Pilipinas

5M 2021 remittances, up  
6.6% YOY

USD13.7 Bn

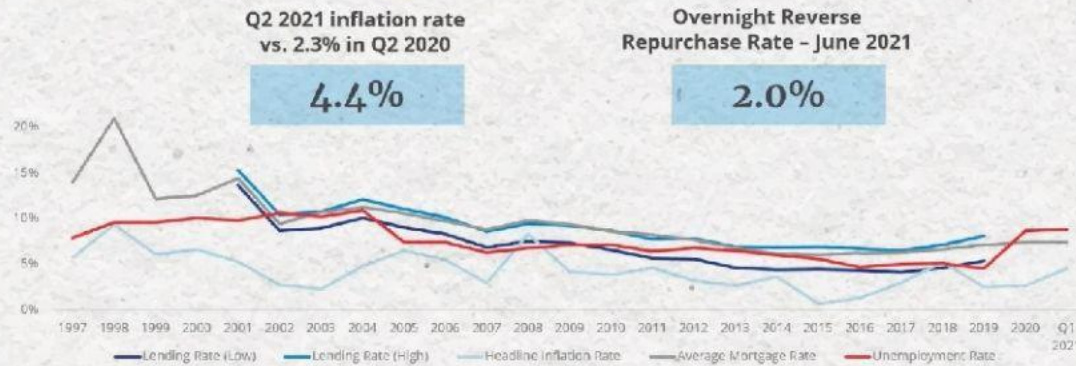
Projected rebound in  
remittances in 2021

4%

**Remittances continue to grow**  
A total of **USD 33B** sent it last 2020.

# REAL ESTATE OVERVIEW IN THE PH

Mortgage rates remain competitive  
Inflation starting to rise



**Unemployment Rate**

- 2Q 2021: 8.7%
- 2Q 2020: 17.7%
- 2Q 2019: 5.1%

**Average Bank Mortgage Rate**

- 2Q 2021: 7.4%
- 2Q 2020: ---
- 2Q 2019: 7.3%

**Average Inflation Rate**

- 2Q 2021: 4.4%
- 2Q 2020: 2.3%
- 2Q 2019: 3.0%

Source: Bangko Sentral ng Pilipinas; Philippine Statistics Authority; Colliers

Mortgage rates remain competitive from 6-8% because of the market's demand in residential property.



# REAL ESTATE OVERVIEW IN THE PH

Government's Build Build Project	Completion Date
Skyway Stage 3	Completed: December 2020
MRT-LRT Common Station	2021
MRT-3 Rehabilitation	2021
NLEX-SLEX Connector Road	2022
MRT Line 7	2022
Metro Manila Subway	2026
Bulacan International Airport	2025
Southeast Metro Manila Expressway	2022*

Property value continues to increase due to Infrastructure Projects.

# REAL ESTATE OVERVIEW IN THE PH

Colliers | 42

## Factors that should help drive residential demand Residential Market Enablers



Investors looking for residential developments near infrastructure projects and transport hubs



Flexible and innovative payment schemes



Success of the government's vaccination program



Continuous growth in cash remittances, reaching USD13.7 billion (PHP658 billion) from January-May 2021



Government-projected GDP growth of 6%-7% in 2021, from a contraction in 2020

Residential and condominium sector as one of the property segments that has greater potential for recovery.



**Amaia STEPS**  
ALTARAZA

Cebu City

SM City  
San Jose del Monte

Croto of Our  
Lady of Lourdes

Quirina Highway

Qualimed Hospital

City of San Jose  
del Monte

# ALTARAZA TOWN CENTER

This masterplanned community in San Jose del Monte, Bulacan offers commercial and residential lots for sale, bringing in urban energy set against scenic mountain backdrops, expanding potential for growth beyond the city capital

Altaraza follows Ayala Land's core principles by highlighting sustainable landscape features such as generous open spaces and a rain garden that complement pedestrian-friendly roads and organized streetscapes. With an abundance of retail options, residential neighborhoods, and institutional facilities, families and aspiring individuals enjoy upscale and convenient lifestyle elements combined with the natural ease of suburban energy. Its direct connection to NLEX via Quirino Highway makes it well-connected to the prime areas of Metro Manila.

Anchoring on Ayala Land's heritage in building community-centric locales that nurture people, place, and progress, Altaraza transforms San Jose del Monte in Bulacan into the next growth center in northeastern Manila.



## UNIQUE FEATURES

- Majestic views of the Sierra Madre mountain range
- 9,700 sqm Central Plaza
- Organized pedestrian-friendly streetscape

## ACCESSIBILITY

- Direct connection to NLEX via Quirino Highway
- 20 minutes from Quezon Memorial Circle
- 4 km from the upcoming MRT-7 Station





# Amaia STEPS

## ALTARAZA

Amaia's first venture into mid-rise condo development situated in Altaraza Town Center in Quirino Highway, San Jose del Monte, Bulacan. This project is a 55-hectare township specifically designed with the hardworking Filipinos in mind. Now, its possible to own a home amidst a vibrant city.

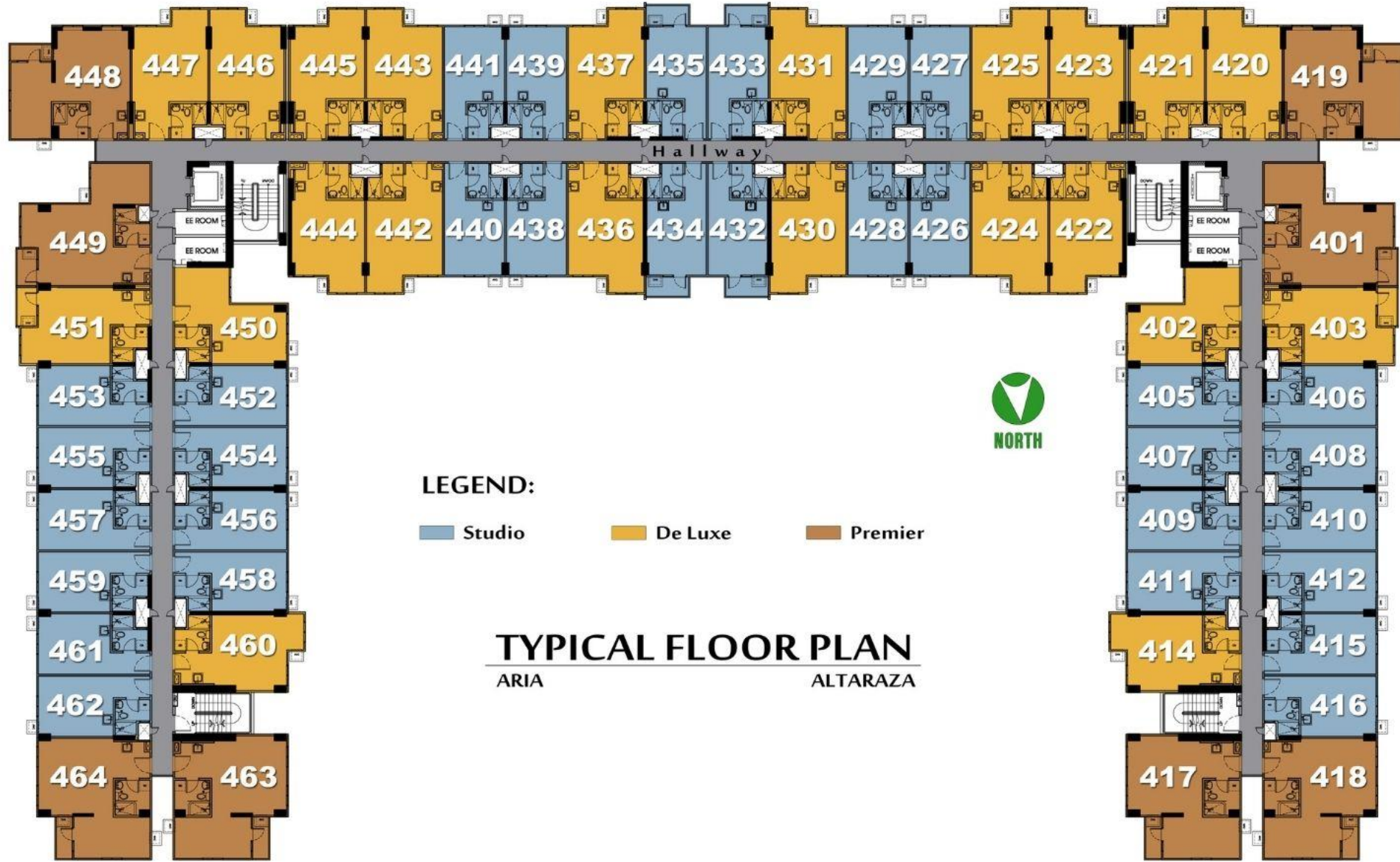
## KEY SUSTAINABILITY FEATURES

- With sufficient space for vehicle & pedestrian.
- Provides arcaded retail for convenient living.
- Purposely constructed with no more 35 units per floor.
- Sport LED lights in common areas, heat-reflected roofs, sufficient windows & light colored facades to save on energy and lessen ultraviolet emission.
- Geared with fire-rated equipment, fire detection & sprinkler system & well-labeled fire exits.

## FEATURES & AMENITIES

- Swimming Pool
- Clubhouse
- Main Lobby
- Gate & guardhouse
- Elevator
- Centralized garbage collection area
- Individual mailboxes
- Naturally-ventilated hallways
- Emergency light





**LEGEND:**

- Studio
- De Luxe
- Premier



**TYPICAL FLOOR PLAN**

ARIA

ALTARAZA

\*Balconies may vary per floor.





# UNIT PLANS

# WHY AMAIA?

## DWELLER

- Offers convenience and easy access to key hubs in the Metro.
- Offers right-sized living spaces from 23 – 45 sqm.
- Provides eco-efficient homes and facilities to promote sustainability.
- Equipped and built with quality materials for long lasting and safe living.

## INVESTOR

- Provides higher return in property value due to its strategic location.
- Welcomes leasing opportunities from P10,000 – P25,000 rental rates.
- Managed by Ayala Property Management Corp. which results to low maintenance of the unit.
- Shows a solid track record under Ayala Land in developing residential, mixed-used, and sustainable property.

## DELIVERABLE SPECIFICATIONS

FLOORING	Unit	Vinyl planks
	Toilet & Bath	Ceramic tiles
WALLS	Unit	Painted concrete
	Toilet & Bath	Ceramic tiles (wet area)
	Toilet & Bath	Painted walls (dry area)
WINDOWS	Aluminum-framed powder coated windows	
CEILING	Unit	Painted concrete
	Toilet & Bath	Gypsum board
KITCHEN	Kitchen sink with base cabinet	
TOILET & BATH	Complete toilet & bath fixtures	
LAUNDRY AREA	Provision for washer/dryer at the toilet & bath	
UNITS	Telephone & cable ready	
	Equipped with sprinkler system	

# VALUE APPRECIATION

Amaia Steps Altaraza's property value appreciation increased from 1.7M in the year 2015 to P2.2M this year.

Investing in Amaia homes is worth your hard-earned money as the value appreciation of Amaia increases.



**STUDIO 23-26 SQM - 29% INCREASE**

# RISE OF THE NORTH

*"We expect condominium prices rising at an average of 5 percent a year in the next five years, and about 3 percent for house-and-lot projects. We project prices of vertical projects to grow at a faster pace than horizontal developments due to limited supply."*



Developers and investors on the look-out for new and viable residential investments.

Residential developers and investors are starting to notice Bulacan's potential as the next major property investment destination, just 20 km north of Metro Manila. Major infrastructure projects, including MRT Line 7, which will run from the intersection of EDSA and North Avenue on Quezon City to San Jose Del Monte in Bulacan, and the New Manila International Airport, which is located in the municipality of Bulakan, are likely to redefine the province's residential landscape.

# WHY AMAIA?

## DWELLER

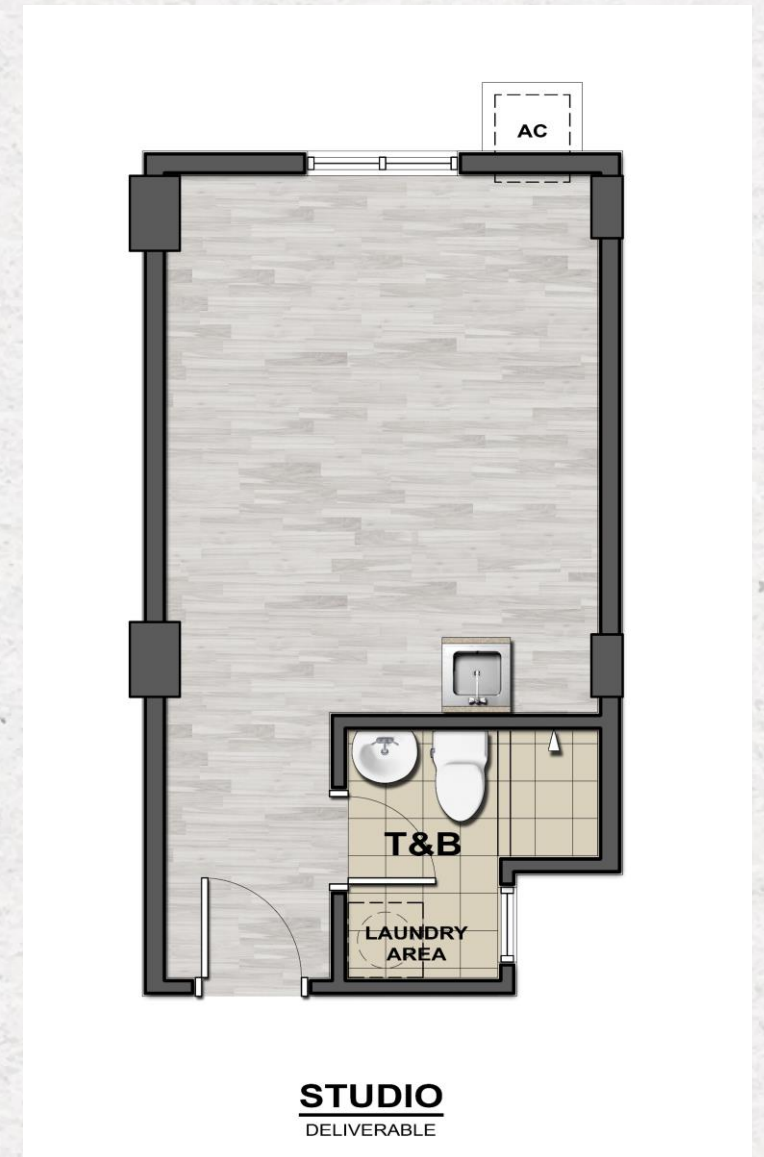
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## Sample Computation

PAYTERM	PESO	AED	USD
Total Selling Price			
% Down payment			
Reservation Fee			
Monthly Down payment			
<b>Bank Amortization</b>			
20 years			
15 years			
10 years			
5 years			



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# Amaia

DHSUD LT LS # PHASE 1 029666

COMPLETION DATE: AUG 2018

DHSUD AD APPROVAL: HLURB-NTRFO-AA-2018/03-130

BRGY. TUNGKONG MANGGA, SAN JOSE DEL MONTE, BULACAN