

Amaia

Dare to dream in
Mandaue



CANVA STORIES

0917



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About Mandaue City

Located right at the heart of the province of Cebu, the **CITY OF MANDAUE** is one of the two highly urbanized cities in the region, the other one being the City of Cebu. It is the **industrial hub** in the region and hosts about 10,000 industrial and commercial locators, making it the "**little rich city**" in the country.



WHY MANDAUE CITY?



Accessibility

Airports, Expressways,
Beaches, Hospitals,
Universities, Industrial
Hubs, Malls



Quiet Side of the Metro

Commercialized but not
heavily congested in traffic



A City of Opportunities

Employments, business
ventures, renowned
academic institutions

Jumpstart

Your Dreams

in the many universities and colleges such as Cebu Doctors' University, University of Cebu, St. Louis College - Cebu, University of the Visayas and more.

- (3km) **St. Louis College** - private academic institution founded by CICM Missionaries | 2,000 total no. of enrollees
- (4km) **Cebu Doctors' University** - known for allied sciences programs | 6,000 - 6,999 total no. of enrollees
- (6km) **University of Cebu** - one of top performing law school in the Philippines | 40,000-44,999 total no. of enrollees
- (7.2km) **University of San Carlos** - specializes in Materials Science programs | around 22,000 enrollees



Average Rental Rates in Cebu

Area	Studio	1BR	2BR
Cebu City	15,000-20,000	25,000-65,000	50,000-55,000
Lapu-Lapu	18,000-23,000	20,000-30,000	25,000-35,000
Mandaue	15,000-20,000	30,000-35,000	50,000-55,000

NEARBY PLACES



WATERWORLD CEBU

4.7 km away



CEBU COUNTRY CLUB GOLF COURSE

6.2 km away



MACTAN-CEBU INTERNATIONAL AIRPORT

11.2 km away



CEBU I.T. PARK

7.1 km away



CONTINUOUS INFRASTRUCTURE BOOM



**CEBU-CORDOVA
LINK
EXPRESSWAY
(CCLEX)**

***Inaugurated on
April 27, 2022***

**CEBU-
MACTAN
BRIDGE AND
COASTAL
ROAD**

***Target Completion
date:
January 2028***

**MING-MORI
BUSINESS
PARK**

***Target Completion
date: 2025***

**METRO CEBU
EXPRESSWAY**

***Target Completion
Date: February 2023***

**NEW CEBU
INTER-
NATIONAL
CONTAINER
PORT (NCICP)**

***Target Completion
Date: May 2023***

Dreams within your reach



with the soon-to-rise **Global City Mandaue project**, a premier waterfront development, business district, and lifestyle community spanning 101 hectares along the Mactan Channel.

The city is strategically located away from any of the major growth points within the inner core of the Metro Cebu Area.



Live Your Dreams

in the perfect dream city for new couples, families, professionals, and students who want convenience, comfort, and peace amidst urban living.

AyalaLand

Ayala Land, Inc. (ALI) is the largest and most diversified real estate company in the Philippines known to develop large-scale, mixed-use and fully integrated communities.



Luxury

High-end

Midde-income

Affordable
Housing

Socialized
Housing

Amaia

Amaia is the affordable housing arm of Ayala Land that caters to hardworking Filipinos including government employees, teachers, manufacturing employees, small business owners, starting professionals and families of OFWs.



Amaia STEPS

Mandaue

- Quality and sustainable development.
Composed of 9 floors with 576 residential units only.
- With 1-year workmanship warranty
- Get bigger discounts and save as much as 700k (Mandaue Savers)
- Easy and faster payment process



Amaia STEPS

Mandaue



LOCATION

PLARIDEL ST., COR.U.N. AVE., BRGY. ALANG-ALANG, MANDAUE CITY, CEBU

TOTAL PROJECT DEVELOPMENT

.08 HAS / 8009 SQM

NO. OF FLOORS

9

NO. OF BUILDING

2

TOTAL RESIDENTIAL UNITS

576






STUDIO UNIT
24.01 SQM TO 26.04 SQM
 BALCONY 2.0 SQM

Ideal for investors and newly-weds

Promo and Discounts

Non- RFO Studio Unit	Standard Computation	
Contract Price	3,200,000.00	3,200,000.00
Outright Discount	1,000.00	521,000.00
Contract Price after Discount	3,199,000.00	2,680,000.00
Reservation Fee	10,000.00	10,000.00
Down Payment	351,900.00 10% Down Payment	149,950.00 5%Down Payment
Month DP	37,988.00	8,885.00 monthly dp for 9mos.




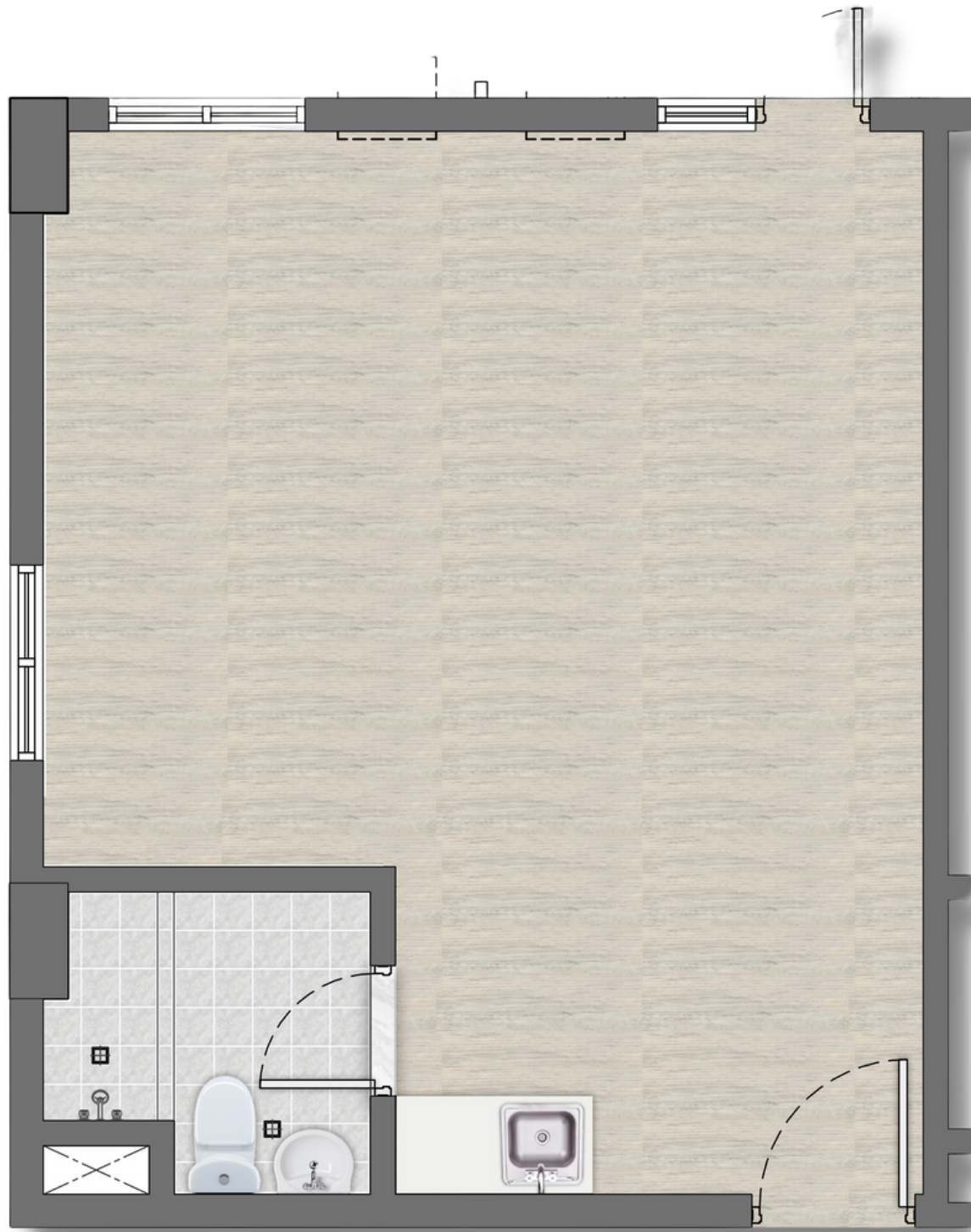
DELUXE UNIT

30.84 SQM TO 32.84 SQM

Ideal for younger families and professional couples


Promo and Discounts

Non-RFO Deluxe Unit	Standard Computation	
Contract Price	4,368,000.00	4,368,000.00
Outright Discount	0.00	701,000.00
Contract Price after Discount	4,368,000.00	3,199,000.00
Reservation Fee	10,000.00	10,000.00
Down Payment	480,480.00 10% Down Payment	363,580.00 10% Down Payment
Month DP	52,275.56	32,318.22



PREMIER UNIT
39.0 SQM TO 41.0 SQM
*Ideal for retirees
 and older families*

Promo and Discounts

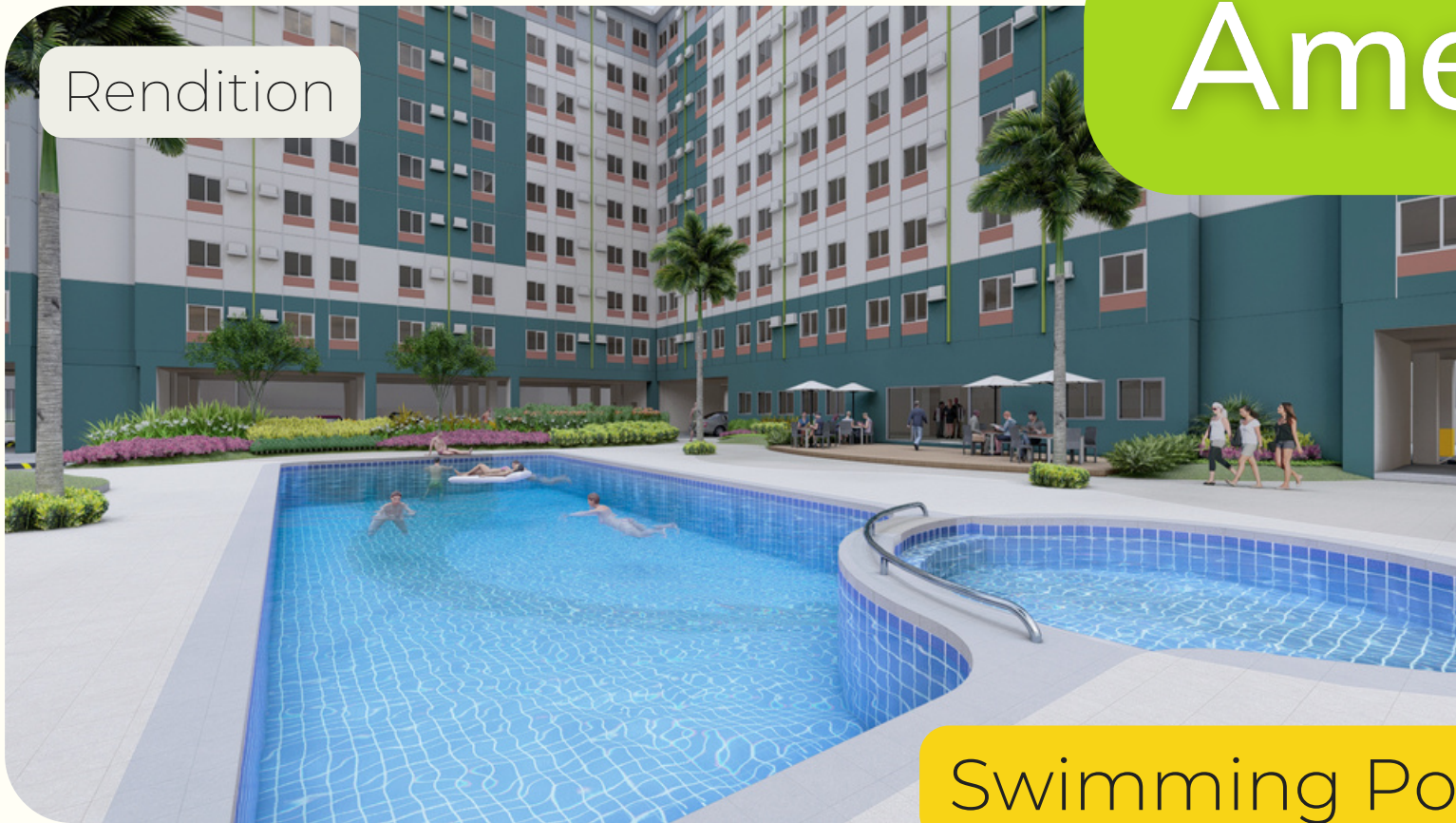
Non-RFO Premiere Unit	Standard Computation	 SAVERS
Contract Price	5,824,000.00	5,824,000.00
Reservation Fee	10,000	10,000.00
Down Payment	640,640.00	640,640.00
Month DP	70,071.11	70,071.11

***FREE PARKING
 INCLUDED**

Deliverable Specifications

Flooring	Unit	Vinyl Planks
	Toilet & Bath	Ceramic Tiles
Walls	Unit	Painted Finish
	Toilet & Bath	Ceramic Tiles (wet area)
		Painted Finish
Windows	Aluminum-framed powder coated windows	
Ceiling	Unit	Painted Finish
	Toilet & Bath	Moisture-resistant materials
Kitchen	Kitchen sink with base cabinet & counter top	
Toilet & Bath	Complete toilet & bath fixtures	
Laundry area	Provision for washer/dryer at Toilet & Bath	
Units	Telephone & cable ready Equipped with sprinkler system	

Amenities



Swimming Pool



Multipurpose Hall



Jogging Path



Children's Play Area



Ammaia STEPS

Mandaue

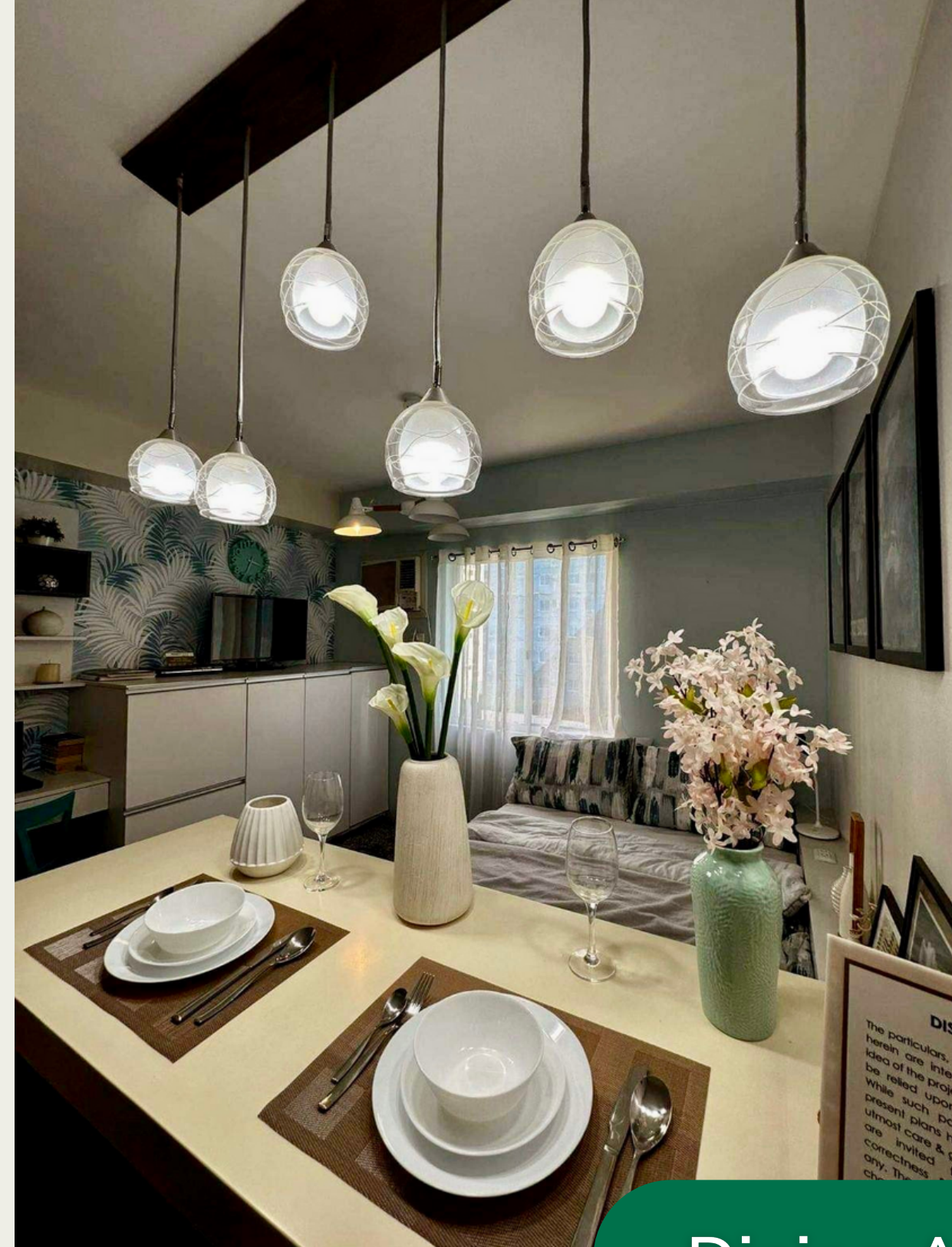
Model Units



Studio

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Kitchen Area



Dining Area

Studio

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Bedroom

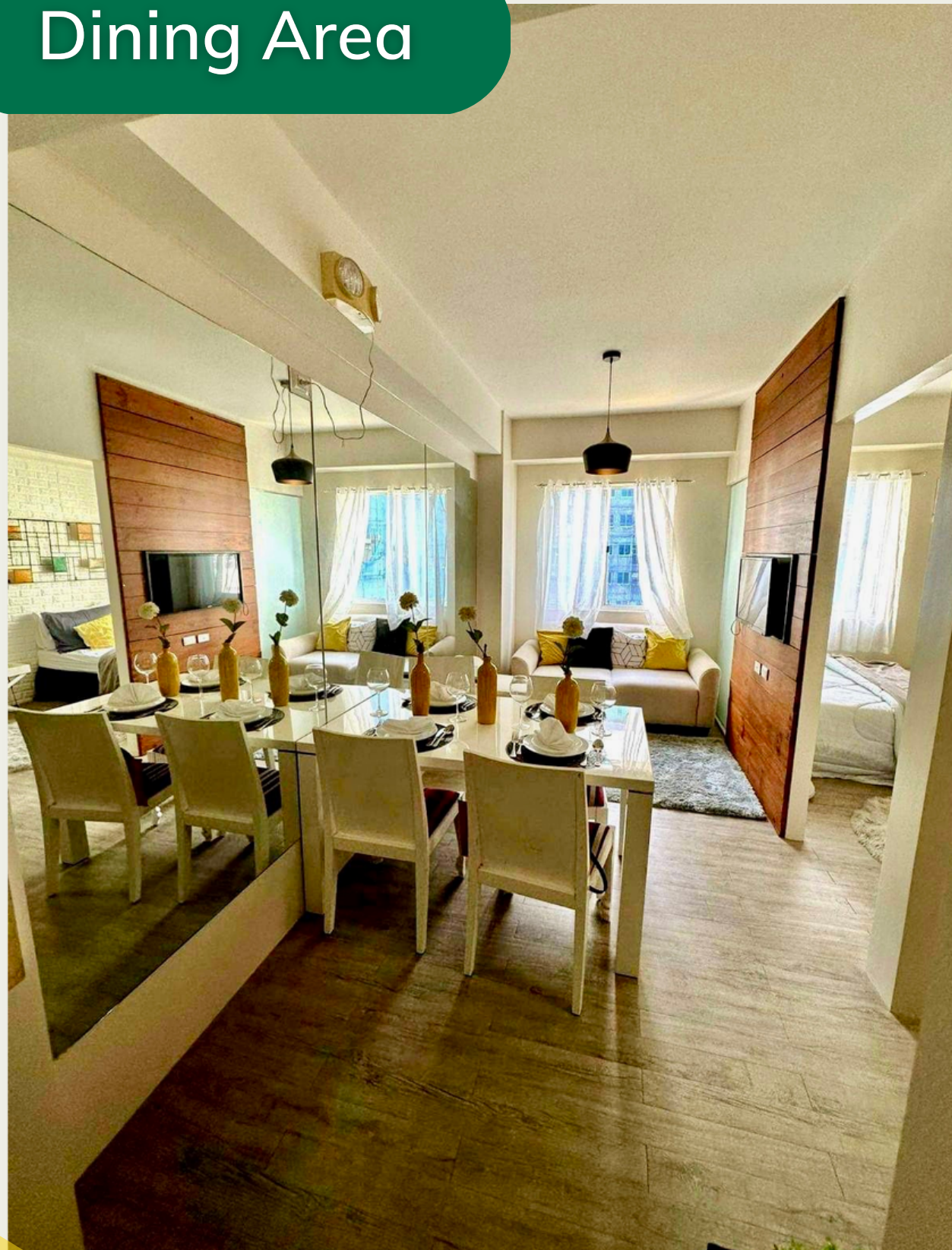


Toilet & Bath

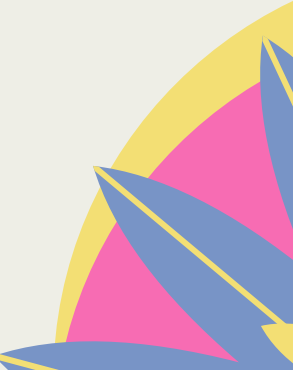
Deluxe

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Dining Area



Bedroom



Deluxe

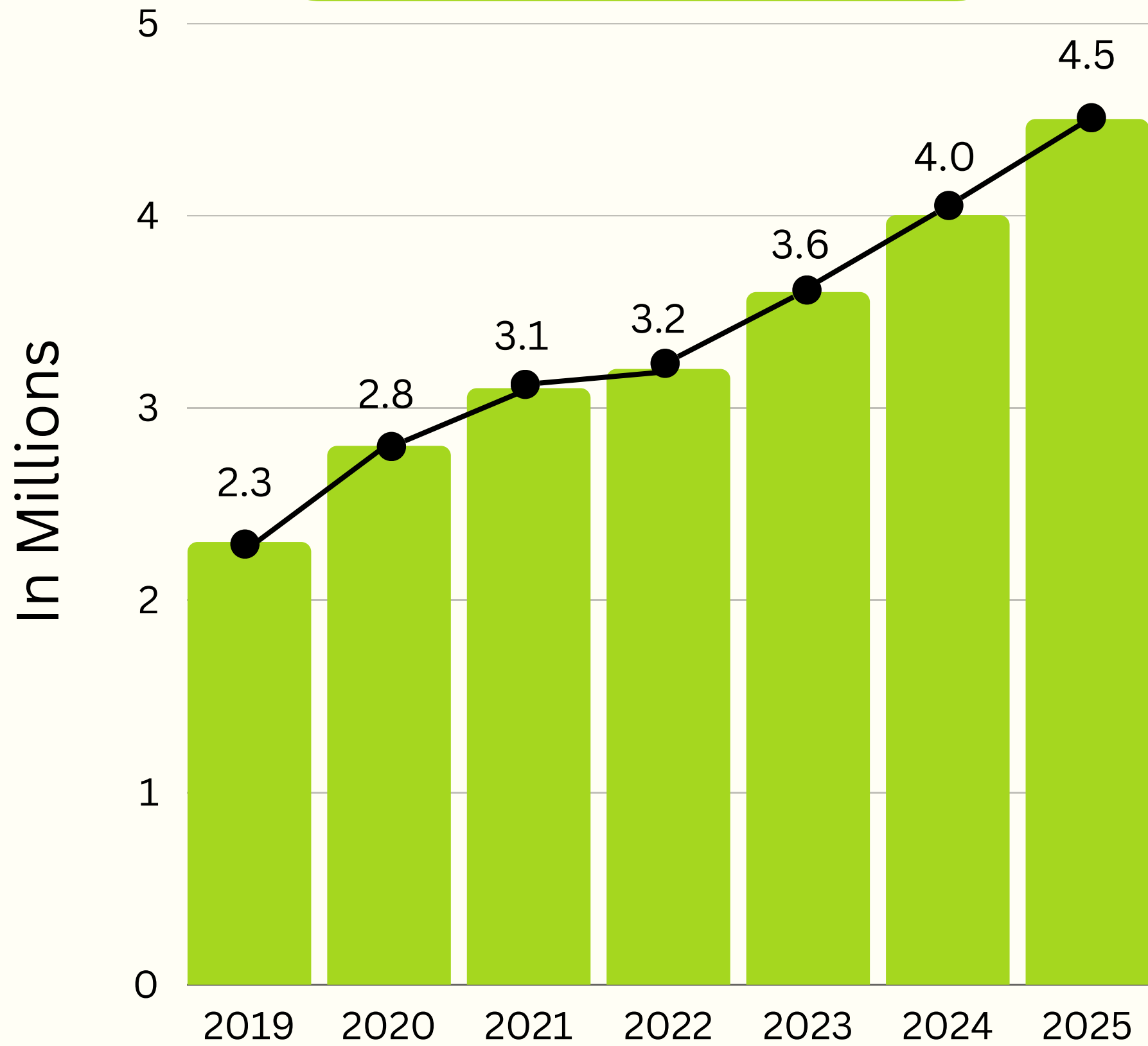
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Toilet & Bath



Kitchen Area

Value Appreciation



*projected 12% Value Appreciation from 2024-2025

Amaia **STEPS**
Mandaue





Jumpstart
Your Dreams

Dreams
within your reach

Live
Your Dreams

Amalia

Dare to dream in
Mandaue



Amaia STEPS

Mandaue

Plaridel St. Cor. U.N. Avenue Brgy. Alang-Alang Mandaue City, Cebu

Tower 2 HLURB LS#: 0033659

Date Issued: October 16, 2018

Completion Date: Feb 28, 2023

AD Approval#: CVR-AA-2018/10-529

Amaia Southern Properties, Inc.

Growth Center:

Carlos Perez Bldg. AC Cortez Avenue, Mandaue City,
Cebu