

# Amaia STEPS

Sucat



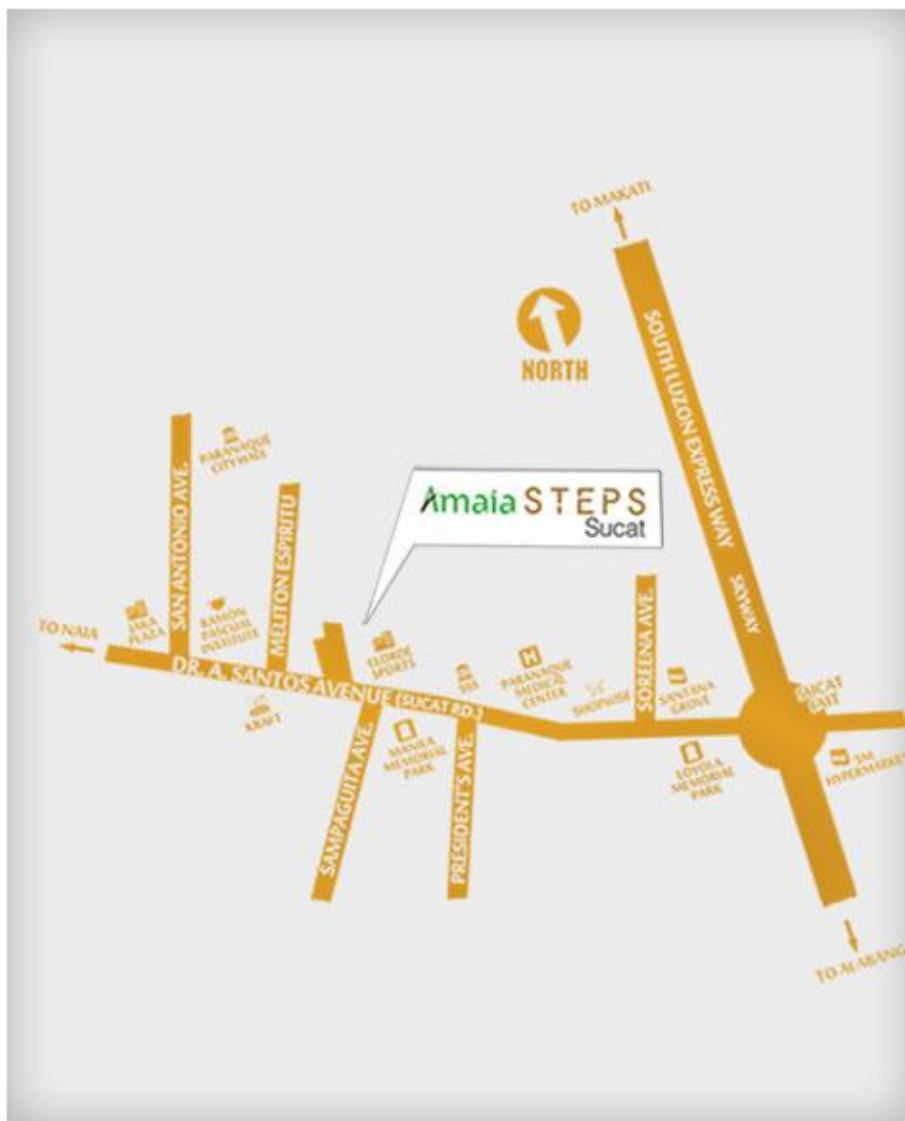


# TAKE THE RIGHT STEP

Amaia Steps Sucat is modern and contemporary inspired midrise residential project with support retail shops set against the tranquil surroundings of Parañaque City. It stands in the heart of Parañaque where commercial and institutional establishments are just within the vicinity.



# VICINITY MAP



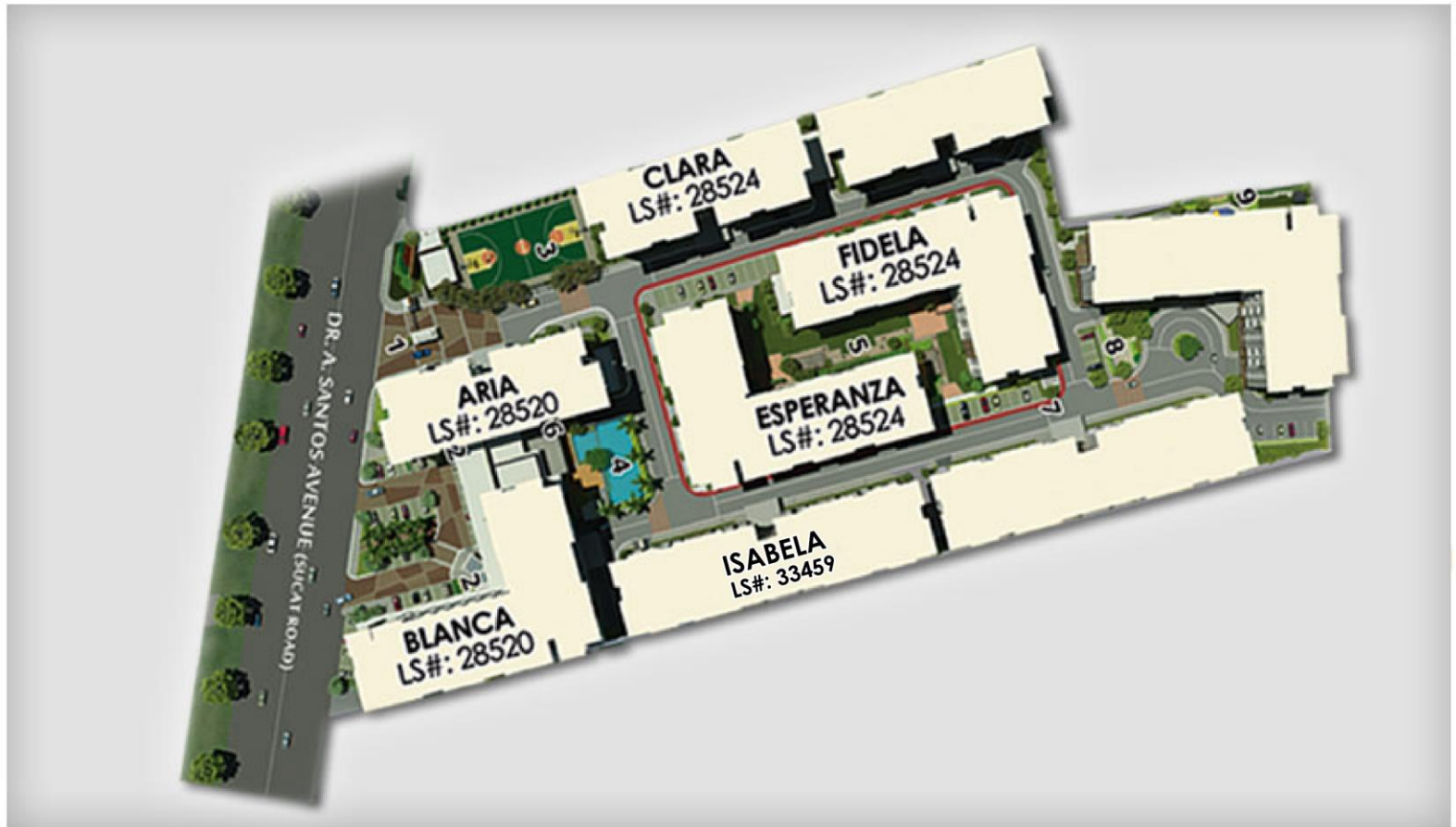
Amaia Steps Sucat is strategically located along Dr. A. Santos Ave., Brgy. San Antonio, Sucat, Parañaque. It is highly accessible from Makati, Manila, and Taguig via variety of road connections – Skyway, SLEX, and C5 road.

#### NEARBY ESTABLISHMENTS:

-  SM BF Parañaque
-  Shopwise Sucat
-  Unihealth Parañaque Hospital & Medical Center
-  LH Montessori High Inc. School



# SITE DEVELOPMENT PLAN



Amaia Steps Sucat is a 2.3 hectare planned development consist of 9 towers 8 residential floors and 1 floor allotted for parking. A peaceful amenity area includes swimming pool, play area, function room, and courtyard.



Amaia Steps offers spaciouly designed units that suit your needs. Experience cosmopolitan and cozy living with sufficiently designed areas for living, dining, bedroom, bathroom, and kitchen.



# STUDIO UNIT



Standard Payment Term	15% in 30mos, 85% BF
Contract price	3,400,000.00
15% DP	533,357.97
Other Charges	289,053.13
Reservation Fee	20,000.00
Net DP	533,357.97
Monthly DP	17,1778.60
Bank Loan	3,135,695.16
Monthly Amortization (8.8 interest rate)	
5 Years	61,909.40
10 Years	39,518.30
15 Years	31,580.85
20 Years	27,971.12



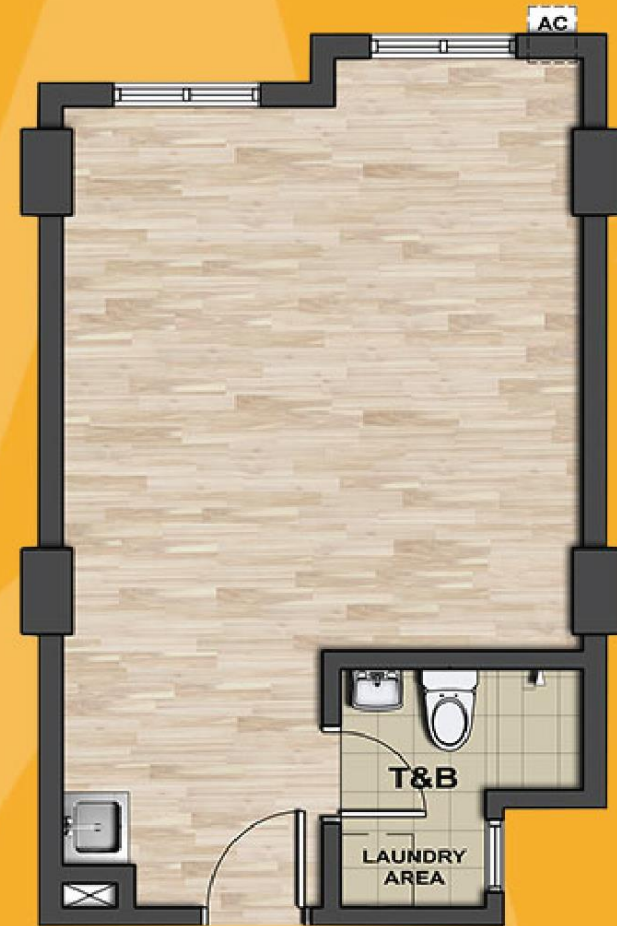
**STUDIO**  
23 - 26 sqm.

\*Based on Isabela 412 unit

# DELUXE UNIT



Standard Payment Term	15% in 30mos, 85% BF
Contract price	4,510,000.00
15% DP	714,013.07
Other Charges	383,420.47
Reservation Fee	20,000.00
Net DP	734,013.07
Monthly DP	23,800.44
Bank Loan	4,159,407.40
Monthly Amortization (8.8 interest rate)	
5 Years	86,100.41
10 Years	52,419.87
15 Years	41,891.07
20 Years	37,102.86



**DELUXE**  
31 - 33 sqm.

\*Based on Isabela 329 unit



# PREMIER UNIT



Standard Payment Term	15% in 30mos, 85% BF
Contract price	5,400,000.00
15% DP	853,862.66
Other Charges	459,084.38
Reservation Fee	25,000.00
Net DP	878,862.66
Monthly DP	28,462.09
Bank Loan	1,980,221.72
Monthly Amortization (8.8 interest rate)	
5 Years	103,091.41
10 Years	62,764.37
15 Years	50,157.83
20 Years	44,424.71



**PREMIER**  
39 - 42 sqm.

\*Based on Isabela 301 unit



# AMENITIES



Amaia Steps Sucat includes structures and amenities that gracefully blend form and function. These consist of a swimming pool, basketball court, and kids play zone surrounded by lush greens and open spaces.

## 1. MODERN AMENITIES

- Linear Garden
- Clubhouse
- Play Area
- Swimming Pool
- Basketball Court

## 2. BUILDING FEATURES

- Main Lobby
- Emergency light
- 2 elevators per building
- Garbage collection area
- 24/7 security
- CCTV is installed in common areas
- Naturally ventilated hallways
- Fire detection and alarm system

## 3. KEY SUSTAINABILITY FEATURES



### Structural Stability

- With tempered windows that withstand winds up to 300 kph
- With fire detection system per unit
- With sufficient drainage system and access to outfall points



### Eco-efficiency

- With light colored facade and roof to minimize heat
- With naturally ventilated units and hallways
- With LED bulbs in common areas



### Right-sized Living Spaces

- With fewer units compared to other developments





## TOP REASONS TO INVEST IN AMAIA STEPS SUCAT



### A BRANDED INVESTMENT

We make it possible to afford a quality piece of property from a company under a reputable and well-trusted real estate developer.



### UNBEATABLE LOCATION

The site is superiorly located along Dr. A. Santos Avenue in Sucat, Paranaque providing paramount accessibility to the business districts, commercial establishments, schools, and transport hubs.



### FIRST-RATE AMENITIES

Southern suburban lifestyle is more dynamic with swimming pool, basketball court and landscaped gardens.



### ARCADED RETAIL

A two-floor commercial strip where modern conveniences meet, make dining, shopping, a convenient experience.



### SPACIOUSLY DESIGNED UNITS

Amia Steps Sucat offers a variety of unit options ranging from 23 sqm to 42 sqm. Each unit has the flexibility to be converted into a 1 BR or 2 BR home.



### HIGH POTENTIAL FOR RENTAL INCOME

Amia Steps Sucat offers an attractive rental yield given its prime location. Its strategic location in Paranaque makes Amia Steps Sucat a good rental option for working professionals and home dwellers alike. Units can be rented at P15,000/month.



### READY FOR OCCUPANCY

With 5 buildings already, Amia Steps Sucat units can be occupied immediately.



### PAYMENT OPTIONS

Owning an Amia home is fast and easy with different available financing options: Cash, Deferred, and Bank Financing.





## **GENERATE RENTAL INCOME**

### **STUDIO**

**PHP 25,000 - 30,000**

### **DELUXE**

**PHP 31,000 - 35,000**

### **PREMIER**

**PHP 40,000 - 60,000**

# Amaia

*Kaya ko na!*

[www.amaialand.com](http://www.amaialand.com)



Aria and Retail Building  
and Blanca Building  
HLURB LS# 28520  
Date Issued: Dec. 17, 2013  
**(RFO)**

Isabela Building  
HLURB LS# 033459  
Date Issued: Oct. 25, 2018  
Completion Date: Dec. 31 2023

Clara, Dalicia, Esperanza  
and Fidela Buildings  
HLURB LS# 28524  
Date Issued: Dec. 17, 2013  
**(RFO)**

Advertising Approval  
HLURB ENCR AA-2017-07-832  
Amaia Land Corp.