



Amaia STEPS
CAPITOL CENTRAL



Experience Life at the
CAPITAL





WHAT IS CAPITOL CENTRAL?

Capitol Central is Ayala Land's flagship development in Metro Visayas. It is located in the center of Negros Occidental, envisioned to fuse history with modern living.

As a mixed-used development, it consists of residential, hospitality, office and retails components.

- Ayala Malls Capitol Central
- Seda Hotel
- Ayala Offices



Amaia Steps Capitol Central is the first mid-rise residential development of Amaia Land in the City of Smiles, Bacolod.

It enjoys the privilege of having its own support retails shops for the convenience of its residents.

At the core of the development is an invigorating lifestyle amenity courtyard, which includes swimming pool, children's play area, landscaped garden and a multi-purpose hall.

North Building - 288 Units
South Building - 276 Units



VICINITY MAP

The project will have the view of Talisay and Bacolod City, and the beautiful scenery of Guimaras Strait.

- 13 KM from Bacolod-Silay International Airport
- Accessible to public transportation such as jeepney, tricycles and Ferry boats.
- Close to various commercial establishments, including Ayala Malls Capitol Central, The District North Point and other commercial development within Capitol Central.



San Juan Street, Brgy. 8 Bacolod City, Negros Occidental

Nearby Establishments:

-  Ayala Mall Capitol Central
-  Gaisano City Mall
-  Bacolod-Silay International Airport
-  University of St. La Salle
-  Our Lady of Mercy Hospital

AMENITIES

We have top of the line features and amenities, as well as unique neighborhood concepts.



SWIMMING POOL

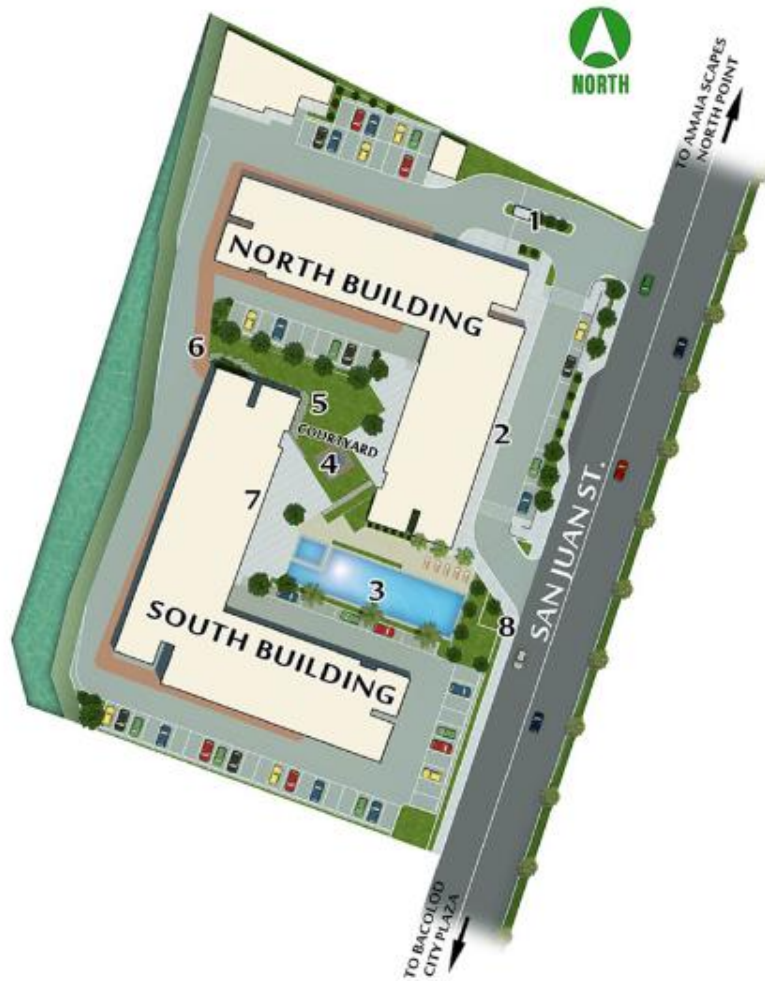


CHILDREN'S PLAY AREA

COMING SOON:

Multi-purpose Hall & Jogging path

SITE DEVELOPMENT PLAN



The buildings are designed in an L-shape configuration with landscaped courtyard at the center of the development

North Building

- Ground Floor - Parking units, Elevator lobby, Retail Shops & Admin Offices
- 2F to 9F - Residential units
Balconies available on selected units

South Building

- Ground Floor - Parking units, Elevator lobby, Multi-purpose Hall
- 2F to 9F - Residential units
Balconies available on selected units



STUDIO UNIT

24.01 sqm. to 26 sqm
Balcony 2.0 sqm

DELIVERABLE UNIT

SAMPLE COMPUTATION

Contract Price	3,100,000.00
10% Down Payment	336,846.83
Other Charges	268,468.30
Reservation Fee	20,000.00
Net Down Payment	316,846.83
Monthly DP (12 Months)	26,403.90
Loanable Amount	3,031,621.47

BANK AMORTIZATION

5 Years	62,755.06
10 Years	38,206.69
15 Years	30,532.69
20 Years	27,042.76



DELUXE UNIT

30.83 sqm. to 32.84 sqm
Balcony 2.0 sqm

DELIVERABLE UNIT

SAMPLE COMPUTATION

Contract Price	3,400,000.00
10% Down Payment	369,444.91
Other Charges	294,444.11
Reservation Fee	20,000.00
Net Down Payment	349,444.91
Monthly DP (12 Months)	29,120.41
Loanable Amount	3,325,004.20

BANK AMORTIZATION

5 Years	68,828.13
10 Years	41,904.11
15 Years	33,487.46
20 Years	29,659.80



PREMIER UNIT

38.69 sqm. to 49.18 sqm
Balcony 2.0 sqm

DELIVERABLE UNIT

SAMPLE COMPUTATION

Contract Price	5,200,000.00
10% Down Payment	520,000.00
Other Charges	450,333.92
Reservation Fee	25,000.00
Net Down Payment	540,033.78
Monthly DP (12 Months)	45,002.78
Loanable Amount	5,085,300.53

BANK AMORTIZATION

5 Years	105,266.55
10 Years	64,088.64
15 Years	51,216.12
20 Years	45,362.04

DELIVERABLE SPECIFICATION

All units will be delivered with the following materials & fixtures:

Units	Telephone & cable ready Equipped with sprinkler system	
Flooring	Unit	Vinyl Planks
	Toilet & Bath	Ceramic Tiles
Walls	Unit	Painted concrete
	Toilet & Bath	Ceramic Tiles (wet area) Painted walls (dry area)
Windows	Aluminum-frame powder coated windows	
Ceiling	Unit	Painted finish
	Toilet & Bath	Gypsum board
Kitchen	Kitchen sink with base cabinet	
Toilet & Bath	Complete toilet & bath fixtures	
In-unit laundry area	Provision for washer/dryer at toilet & bath	

KEY SUSTAINABILITY FEATURES



STRUCTURAL STABILITY

- Strong windows can withstand typhoon winds.
- with fire detection system per unit.
- Sufficient drainage system & access to outfall points.



ECO-EFFICIENCY

- Light colored facades & roofs minimized the absorption of the heat from the sun.
- Naturally ventilated units and hallways.
- with LED bulbs in common areas.



RIGHT-SIZED LIVING SPACES

- With fewer units compared to other developments.

Amaia STEPS

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San Juan Street, Brgy. 8 Bacolod City, Negros Occidental

HLURB LS# 26713 North Building
Advertising Approval: HLURB
WVR AA-2017/05-011
Date Issued: February 20, 2015
Completion Date: June 30, 2018
Amaia Southern Properties, Inc.

HLURB LS# 031932 South Building
Advertising Approval: HLURB
WVR AA-2017/05-011
Date Issued: April 11, 2017
Completion Date: June 30, 2021
Amaia Southern Properties, Inc.