



Am Maia Skies

Avenida



MANILA LIFE

Redefined

Amaia Skies Avenida is a high-rise project of Amaia Land Corp. in a distinguished neighborhood that sets a new standard in high-rise living in Manila.

CONNECT TO EVERYTHING

Amaia Skies Avenida is strategically located at Doroteo Jose Street corner Tomas Mapua Sta. Cruz, Manila.

This development also gives you easy access to Makati & Quezon City.

Main Transport Hubs

 LRT-1 Doroteo Jose & LRT-2 Recto Station

Around the Area

 SM Manila, 168 Mall, Lucy China Town & SM San Lazaro

 Far Eastern University, Centro Escolar University, San Beda College, University of Santo Tomas & University of the East

 Quiapo Church & Basilica of St. Lorenzo Ruiz





SITE DEVELOPMENT PLAN

The entire project sits on a 6,800 sqm lot. With 2 towers that can cater to 2,298 families.

Development Features

- Operational arcaded retail area at the ground floor
- Main lobby & elevator per building
- LED lights in common areas
- Heat reflected roofs & light colored facades
- Complete & Functional Amenities

Tower 1

No. of Residential Floors: 31
No. of Residential Units: 1,167
No. of Parking Floors: 3

Tower 2

No. of Residential Floors: 31
No. of Residential Units: 1,131
No. of Parking Floors: 4



HOME WITHIN YOUR REACH

At Amaia Skies Avenida units are designed to suit your need for functional living spaces.

There are sufficient area for living and dining room, bedroom, bathroom and kitchen. All units are priced affordably.

Tower 1	No. of Units	Mix(%)
Studio	767	66%
1-Bedroom	400	34%

Tower 2	No. of Units	Mix(%)
Studio	705	62%
1-Bedroom	426	38%



TCP (VAT Inc.)	3,000,000.00
With 6.5% OC.	3,276,472.50
Required DP in 54 Months	471,470.88
Monthly DP	8,780.94
Bank Amortization at 8.88%	
10 Years	30,362.77
15 Years	22,903.84
20 Years	19,315.31



Studio Unit	
Size Range	18.60 - 25.85 sqm
Average Size	18.60 sqm



TCP (VAT Inc.)	4,400,000.00
With 6.5% OC.	4,774,068.75
Required DP in 54 Months	696,110.31
Monthly DP	12,890.93
Bank Amortization at 8.88%	
10 Years	44,420.86
15 Years	33,372.64
20 Years	28,143.87

1-Bedroom Unit	
Size Range	27.90 - 38.85 sqm
Average Size	29.40 sqm

OUR PROMISE

All units are built with quality materials that pass our residential standard 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

- Naturally ventilated hallways
- With sufficient space for pedestrian & vehicle
- 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 & Functional Amenities

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



TOP REASONS TO INVEST



Unbeatable Location

It is located in the heart of Sta. Cruz , Manila where it connects to major cities such as Quezon City, Mandaluyong & Makati.



First-Rate Amenities

Amaia Skies Avenida has complete and ready to use amenities such as swimming pool, children's play area & multi-purpose hall.



Arcaded-retail Area

Retail Shops are already open in the ground floor such as Puregold, BPI, What the Tea & CityCycle Laundry



Affordable Ready for Occupancy Units

The project offers ready-for-occupancy units for buyers rushing to move in.



Property Appreciation

Amaia Skies Avenida guarantees increase on property value every year.



High Rental Rates

The area commends high lease rate between P10,000 to P23,000/ month for Studio & P13,000 to P30,000/month for 1BR unit.



Branded Investment

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

LEASING POTENTIAL

Studio Unit	Rental Rates
Unfurnished	10,000-13,000
Semi-furnished	15,000-18,000
Fully furnished	18,000-23,000

1-Bedroom Unit	Rental Rates
Unfurnished	13,000-15,000
Semi-furnished	15,000-23,000
Fully furnished	23,000-30,000





Amaia

Kaya ko na!

Visit our showroom at Amaia Skies Avenida

Doroteo Jose Street corner Tomas Mapua, Sta. Cruz, Manila.

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PROJECT COMPLETION DATE: MARCH 2018