

Bigger and Finer Home in Cavite

Amaia Scapes

General Trias

 AyalaLand



For your future investment, contact :

Rochelle S. Suarez

 **+63 906 778 9955**

 **suarezrochelle@yahoo.com**



Ayala Land PREMIER

ALVEO

Avida

Amaia

BellaVita

Ayala Land, Inc. is the real estate subsidiary of Ayala Corporation and is one of the **largest** property developers in the Philippines, celebrated for its 35 years of excellence in creating **master-planned communities** that promote sustainable development and provide long-term value to its stakeholders.



Amaia

Amaia is the affordable housing arm of Ayala Land, Inc. that caters to the **hardworking Filipinos** that include government employees, small business owners, starting professionals, and overseas Filipino workers.



Cavite City

A province located in the southern part of Luzon Island in the Philippines. It is one of the most industrialized and urbanized provinces in the country and is known for its rich history and cultural heritage.

It is known for its vibrant community with a mix of urban and rural areas. Its economy is driven by manufacturing, agriculture, and tourism, home to several beaches. A dynamic and thriving province with a rich cultural heritage, diverse economy, and vibrant communities.

Map for Nearby Establishments

SCHOOL:

- Lyceum of the Philippines University - 3 mins (4km)
- De Lasalle University Dasmaringas - 3 mins (4km)

RETAIL:

- The District Imus - 3 mins (4km)
- SM Dasmaringas - 3 mins (4km)
- Puregold Anabu - 3 mins (4km)
- Vista Mall General Trias - 3 mins (4km)

HOSPITAL:

- General Trias Medical Center - 3 mins (4km)
- DLSU Medical Center - 3 mins (4km)

OTHER ESTABLISHMENT:

- Pure foods Hormel Cavite Plant - 3 mins (4km)
- General Trias Sports Center - 3 mins (4km)



Major Access Thoroughfares

South Luzon Expressway (SLEX) 7.4 km

Commonly referred to as SLEX, offers efficient connectivity to multiple key regions in the vicinity, including Muntinlupa, Cavite, Laguna, and Batangas, facilitating swift access to these neighboring cities.

Cavite-Laguna Expressway (CALAX) 6.2km

This interchange connects the bustling Cavite-Laguna Expressway (CALAX) and the Santa Rosa-Tagaytay Road (SRTR), providing convenient and efficient transportation promoting smoother and more efficient connectivity within the region

Muntinlupa-Cavite Expressway(MCX) 34km

It covers a distance of approximately 4 kilometers, making it an essential route for accessing and commuting within the nearby provinces like Cavite, Laguna and Metro Manila.

Cavite Expressway (CAVITEX) 55km

Is a 14-kilometer expressway that connects the southern areas of Metro Manila to the province of Cavite, providing efficient and convenient transportation.

Ongoing and Future Infrastructures

Bataan-Cavite Interlink Bridge *Target Completion: December 2029*

The cable-stayed bridge is anticipated to stretch approximately 32 kilometers, spanning Manila Bay. Its completion is projected to significantly reduce the travel duration between Cavite and Bataan from the current 5 hours to around 30 minutes, according to statements from DPWH. For drivers originating from Manila, the travel time to Bataan is expected to decrease to less than 2 hours, down from the current over 3 hours.

LRT-1 Cavite Extension *Construction Progress: 94%*

The expansion of the LRT-1 through the Cavite Extension project will boost the total count of stations from 20 to 28. These stations will span key cities such as Quezon City, Caloocan, Manila, Pasay, and Paranaque, extending all the way to Bacoor, Cavite. The project will introduce an additional 11 kilometers to the current railway network, anticipating a daily capacity to cater to around 800,000 commuters.

Ongoing and Future Infrastructures

Cavite-Laguna Expressway (CALAX) *Construction*

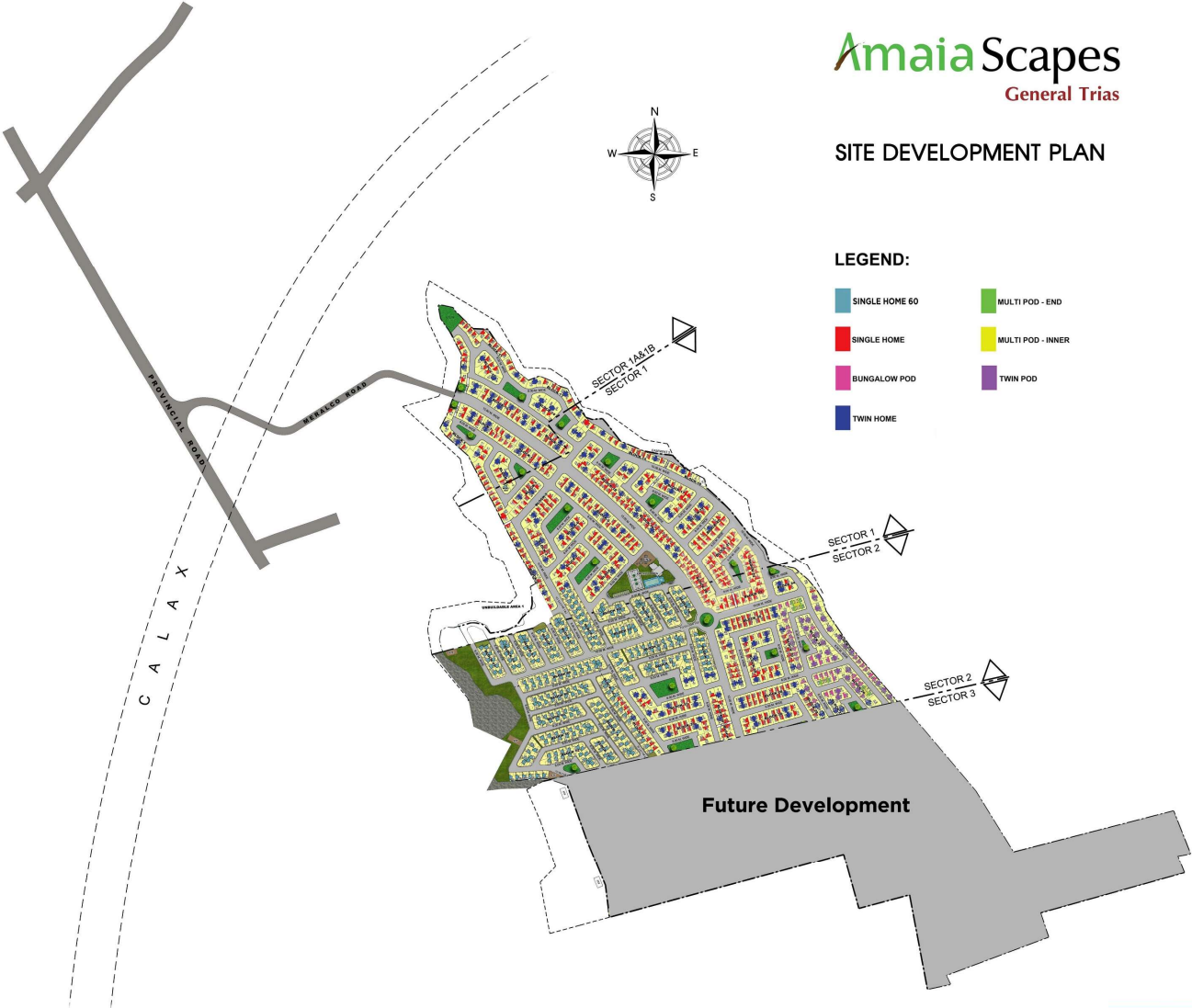
Progress: 95.74%

This tolled expressway designed to improve transportation and connectivity in the Cavite and Laguna provinces. In total, CALAX has eight interchanges: Technopark, Laguna Boulevard, Santa Rosa-Tagaytay Road, Silang East, Silang (Aguinaldo), Governor's Drive, Open Canal, and Kawit Interchange and a toll barrier before South Luzon Expressway (SLEX). As of May 25, 2023, the whole alignment of CALAX is 58.37% complete. Laguna Segment is 95.74% complete.

Site Development Plan

Amaia Scapes
General Trias

SITE DEVELOPMENT PLAN



Project Details



Single Home 60

FA: 60sqm LA: 80sqm

Disclaimer: This is based on the typical layout and may vary for the specific units. The details and visuals shown are intended to give a general idea of the project. Some specifications of this may change the actual implementation without prior notice. For more information, please ask our accredited Real Estate Salesperson.



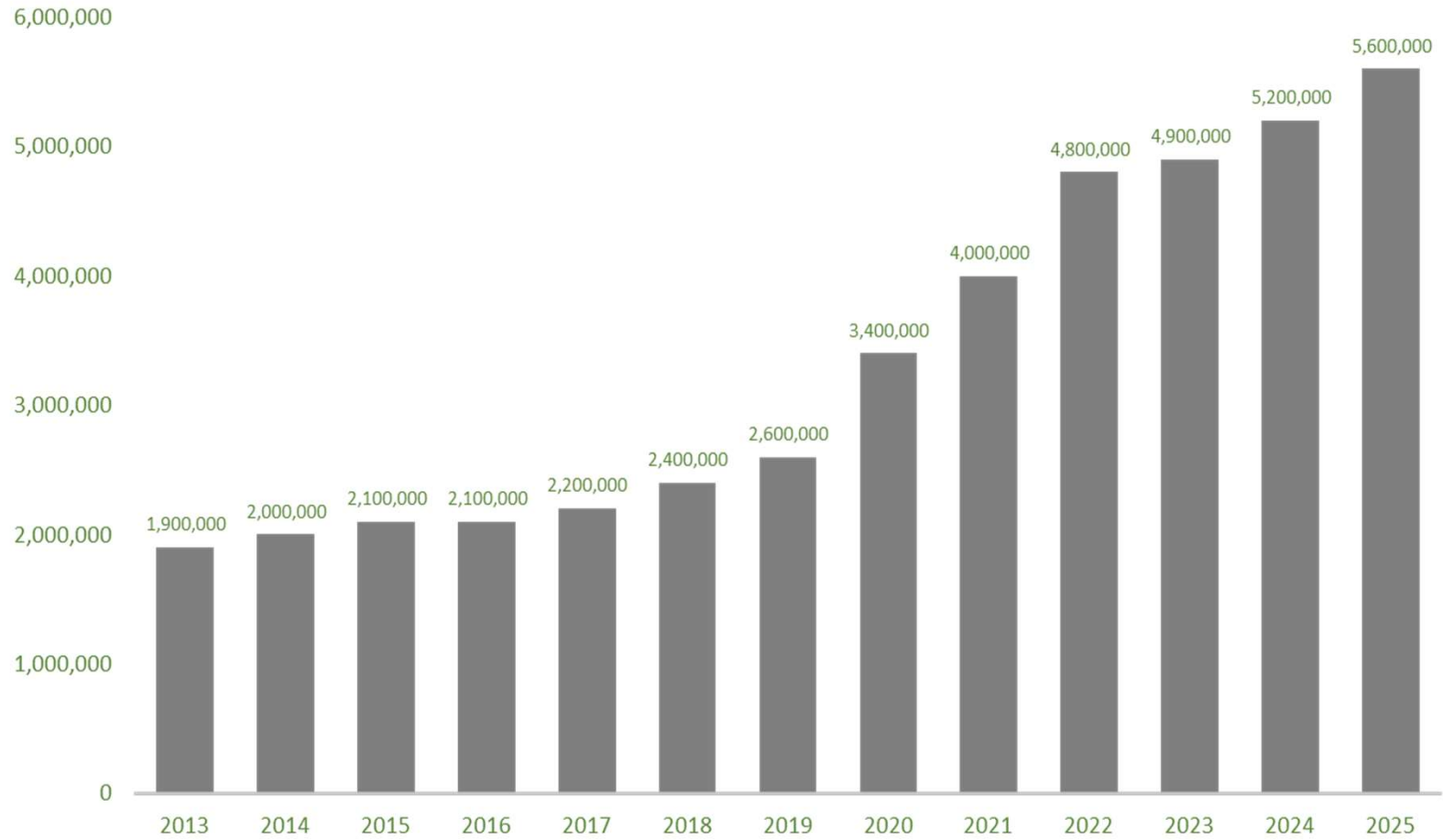
Deliverable Specifications

Item	Area	Specifications
Flooring	Porch	Smooth Concrete Finish
	Service Area Ground	
	Floor Interior Area	
	Provision for Toilet & Bath at the Ground Floor	
	Second Floor Interior Area	
	Toilet & Bath at the Second Floor	Ceramic Tiles
Walls	Exterior	Painted Finish
	Ground Floor Interior Area	
	Provision for Toilet & Bath at the Ground Floor	
	Second Floor Interior Area	
	Toilet & Bath at the Second Floor	Ceramic Tiles & Painted Finish
Kitchen	Modular Kitchen Counter and Sink	
Toilet & Bath	Provision for Toilet & Bath at the Ground Floor	No Toilet & Bath Fixtures
	Toilet & Bath at the Second Floor	Complete Toilet & Bath Fixtures
Windows	Aluminum Framed Windows	

Deliverable Specifications

Item	Area	Specifications
Doors	Main Entry	Steel Door
	Service Entry	
	Provision for Toilet & Bath at the Ground Floor	PVC Door
	Toilet & Bath at the Second Floor	
Partitions	Bedrooms	
Ceiling	Ground Floor Interior Area	Smooth Concrete Finish (Underslab)
	Provision for Toilet & Bath at the Ground Floor	Painted board
	Second Floor Interior Area	Painted board with insulation
	Toilet & Bath at the Second Floor	
Stairs		Smooth concrete steps with metal framing
		No steel railing
		No stair cladding
Roof		Pre-painted GI sheet

Value Appreciation



***Project 66.07% Value Appreciation from 2013-2025**

Amenities



Swimming Pool



Village Pavilion



Play Area



Basketball Court



Jogging Path

Key Sustainability Features



Complete Accessibility & Connectivity

- A ride away from commercial establishments, schools, hospitals, and transport hubs.
- Shares in the benefits of a fully master planned estate



Right-sized Living Spaces

- Lots are relatively bigger, giving sufficient room for future expansion.
- Some units have the flexibility of being combined, thereby expanding the space.
- Shorter clusters will be delivered for more efficient airflow



Eco-efficiency

- Light colored facades and roofs minimize the absorption of the heat from the sun.
- Eco-bricks are used in common areas for more efficient thermal insulation.
- One tree per unit will be delivered for a thriving balance of people and nature
- Solar power is used in some of the common areas to help combat greenhouse gas emissions



Structural Stability

- Sufficient drainage system and access to outfall points.
- Roofs are durable enough from ashfall and heavy rains and can withstand winds up to 300kph.

Why choose Amaia Scapes General Trias?

Brand

Ayala Land is a company that has established a strong foundation of corporate values. Striving to put customers first with Integrity, Reliability, and Commitment principles

Right-size living space

It offers the largest lot areas that provide ample space for expansion, allowing you the freedom to customize and grow your home according to your needs and preferences

Strategic Location

Enjoy the advantage of a strategic location that grants you access to all essential amenities and services. Our property is conveniently situated, allowing residents to easily reach everything they need for a convenient and well-rounded lifestyle

Investment Potential

Situated in an area of high demand for properties and boasting a high-appraisal rate, our location presents an excellent investment opportunity. Amaia Scapes General Trias offers the potential for significant returns and long-term value appreciation

Amaia Scapes

General Trias

Arnaldo Highway, Brgy. Santiago, General Trias, Cavite

LTS No. (Sector 3&4): 172

LTS No. (Sector 5): 758

AA-STR-111720-0132

For your future investment, contact :

Rochelle S. Suarez

 +63 906 778 9955

 suarezrochelle@yahoo.com