

BUYERS' GUIDE



Amaia



BUYERS' GUIDE

In Owning an Amaia Property

Thank you!

We, at Amaia Land Corp., are delighted that you have purchased an Amaia property. It is our pleasure to welcome you to your new home and guide you in this important milestone of your life. We highly encourage you to read this Buyers' Guide prior to or soon after you make your reservation so that you would be aware of the rules and processes that would govern the purchase.

Amaia Land is a wholly-owned subsidiary of Ayala Land, Inc. (ALI), the leading property developer in the country. It was formed in 2010 to cater to the affordable housing market. As of 2019, Amaia has a total of 40 projects nationwide, consisting of high-rise (Amaia Skies) and mid-rise (Amaia Steps) condominiums as well as House and Lot (Amaia Scapes) and Townhouse (Amaia Series) developments.

OUR SUSTAINABILITY PROMISE

Amaia commits to building sustainable communities that support comfortable lives for its residents.

- Our developments use energy-saving devices and elements such as LED lights in common areas, heat-reflective roofs, and light-colored facades.
- Amaia Scapes projects are equipped with bike racks and waiting sheds to encourage biking and commuting, which are greener alternatives to bringing one's vehicle.
- Open areas/patio greens not only provide a lush and cooler environment but also collect rain water to replenish underground water supply.
- Most Amaia Skies and Amaia Steps have retail at the ground floor, which omits the need to travel further for basic needs.
- Amaia adheres to compliant safety requirements such as fire-rated equipment, fire detection and sprinkler systems, and well-labeled fire exits.
- For all relevant projects, we increase site elevation to minimize effects of heavy rainfall and flooding.
- We are also beginning to use bricks from recycled plastics in some of our common facilities.

Amaia will continue to study various ways to further incorporate sustainability in its developments in the years to come.





Table of Contents

01 Purchasing the Unit 04

- A. Payment Terms
- B. Purchasing Requirements and Procedures
- C. Regulations for Foreign Buyers
- D. Full Payments, Contracts, and Title Transfer

02 Amendments Policies 07

- A. Change/Transfer or Addition/Omission of Ownership
- B. Change of Personal Information
- C. Change of Attorney in Fact
- D. Transfer of Unit
- E. Payment Re-structuring

03 Finance Policies 08

- A. Statements of Accounts
- B. Official Receipts
- C. Holding of Checks
- D. Pullout and Replacement of Checks

04 Turnover Policies 09

- A. Turnover Process
- B. Acceptance via a New or Different Attorney in Fact
- C. Unit Warranty
- D. Utilities

05 Property Management 11

- A. Membership and Dues
- B. Allowed Uses of Residential Units
- C. Common Areas
- D. House Rules
- E. Other Provisions for Condominiums
- F. Other Provisions for Land and Houses

Property Management Office Directory 12



01

**PURCHASING
THE UNIT**

01 Purchasing the Unit

A. Payment Terms

1. **Cash Term** - payment of total net selling price 30 days from reservation. Amaia currently offers cash discounts of 5% and up.
2. **Deferred Financing** - payment of total net selling price in equal installments over a specified payment period.
3. **Bank Financing** - payment of the down payment (usually 10-20% of net selling price) over a certain number of months with the remainder funded via bank loan.

B. Purchasing Requirements and Procedures

1. Reservation

- a. To officially reserve a unit, the Buyer must submit the following to the Seller:
 - Reservation fee (cash or check payable to Amaia Land Corp.)
 - Signed and completely filled up Reservation Agreement (RA) form
 - o If availing Bank Financing, signature of the Spouse on the Reservation Agreement (RA) form
 - Signed Installment Purchase Application (IPA) form
 - At least one (1) valid Government-issued ID² with signature of both Buyer and Spouse
 - Proof of income³, such as Income Tax Return (ITR), pay slips, or contract of employment
 - Signed receipt of this Buyers' Guide by the Buyer
- b. Sample Computation Sheet and Checklist shall be given at this time.
- c. Once the reservation has been approved, the Buyer shall receive a welcome e-mail or SMS, which includes a reminder to submit requirements for commitment of the purchase within 30 days.

Failure to submit these will lead to the forfeiture of the Reservation Fee.
- d. Official Computation Sheet shall also be sent to the Buyer by e-mail along with the Welcome Letter. (This shall be part of the Contract to Sell to be signed prior to commitment of the purchase.)
- e. For married Buyers, specific titling instructions ("spouses" or "solely under my name") should be indicated in the Reservation Agreement (RA) form.
- f. If the Buyer has indicated "solely under my name" but is married, the property does not become his/her exclusive/paraphernal property, but remains conjugal property, unless the following are submitted:
 - PSA-certified true copy of Marriage Certificate
 - Prenuptial agreement (if applicable)
 - Affidavit issued by the Buyer's spouse stating that the funds used to buy the property is solely and exclusively the funds of the Buyer (if Marriage Certificate shows that the marriage happened before July 6, 1987)
 - Court order approving a Petition for Legal Separation or Petition for Legal Separation of Properties, and the corresponding Certificate of Finality

2. Commitment of the purchase

- a. To commit or finalize the purchase, all Buyers must submit the following within 30 days from reservation date:
 - Signed BIR Form 1904 (Application for Registration of One Time Taxpayer and Persons Registering under EO 98: securing a TIN to be able to transact with any government office) of Buyer and Spouse or any co-owners (to be validated with BIR)
 - Proof of Mailing (at most three months prior to commitment date)
 - Contract to Sell (CTS) signed by Buyer
 - For the balance payments or down payment, complete post-dated checks (PDC)

o For overseas clients only: accomplished BPI Automatic Debit Arrangement (ADA) form may be allowed (i.e. instead of PDC)

- b. Aside from the above, the below requirements are also required **for Married, Immigrant, Corporate Buyer, or those with SPA:**

If Married:

- Marriage Certificate

If with SPA:

- Four (4) copies of notarized Special Power of Attorney (SPA), or four (4) consularized⁴ SPA if executed abroad
- Valid Government-issued ID of Attorney in Fact
- For properties purchased by co-owners: they should provide a notarized SPA executed by the other co-owner/s in favor of just one of the co-owners, naming him as the one who will (1) sign the sales documents, (2) receive notices from Amaia, (3) accept the turnover of the property, among others.

If Corporate Buyer:

- Secretary's Certificate authorizing the purchase and designating the authorized signatories
- Latest General Information Sheet, Articles of Incorporation and By-laws

If Immigrant:

- Oath of Allegiance

- c. Below are additional requirements **for Deferred term of 25 months or more:**

- Photocopy bank statements (at most three months prior)

If Employed:

- Latest Income Tax Return (ITR)/W2
- Certificate of Employment
- Latest payslip

If Self-Employed:

- Certificate of Registration from SEC or DTI
- Corp Income Tax Return (ITR) for the past two years
- Business license for current year

If Overseas Filipino Worker:

- Remittance record/payslips for the past three months
- Certificate of Employment (in English)

1 - Property Specialist or Broker.

2 - Includes: Passport, Driver's License, SSS ID, GSIS E-Card, PRC ID, Voter's ID, Postal ID, OWWA ID, IBP ID, Senior Citizen's ID, etc.

3 - household income must be at least 3x the estimated bank amortization.

4 - for member countries accepting Philippine Apostille, eg. USA, UK, Australia, France, HK, Italy, Japan, S. Korea, New Zealand, Oman, etc, apostille may be accepted instead of consularization.



Amaia Series Novaliches Model Unit

d. Below are additional requirements **for Bank Financing term:**

- Signed Bank Application⁵ including spouse and/or any co-owners

If Locally Employed:

- Latest Income Tax Return (ITR), if not yet submitted
- Certificate of Employment with Compensation (at most six months prior)
- Latest pay slips for three (3) consecutive months

If Self-Employed:

- Certificate of Registration from DTI or SEC
- Articles of Incorporation and By-laws
- Audited Financial Statements or latest Income Tax Return (ITR) (at most two years prior)
- Photocopy of current Business/Mayor's Permit

If Overseas Filipino Worker:

- Remittance record/payslips for the past three months
- Certificate of Employment (in English)
 - For Seamen: Employment Contract authenticated by POEA
 - For Direct Hires: Certificate of Employment authenticated by the Philippine Consulate

C. Regulations for Foreign Buyers

1. If the Buyer is a non-Filipino, he or she may purchase an Amaia condominium, provided that it does not exceed the maximum cap for foreign ownership of such project and the cap for a single nationality. However, he or she may not purchase an Amaia Scapes or Amaia Series unit given the restriction on foreign ownership of land.
2. If the Buyer is a Filipino with a non-Filipino spouse, who wants to buy a Amaia Scapes or Amaia Series unit, the non-Filipino spouse must provide an affidavit disclaiming ownership over the property. The property must be titled under the name of the Filipino Buyer only.

D. Full Payments, Contracts, and Title Transfer

1. Cash

- a. For Ready-for-Occupancy (RFO) units: After the full payment is made and complete requirements are submitted, the Deed of Sale (DOAS) shall be prepared and signed by the Buyer.
- b. For non-RFO units with a Retention Amount due upon completion date: the Contract to Sell (CTS) shall be prepared and signed by the Buyer prior to commitment of the purchase. The Deed of Sale (DOAS) shall be sent to the Buyer after payment of the Retention Amount. Transfer of title to the name of the Buyer will then commence. The Buyer will be contacted once his/her title is ready for pick-up.

2. Deferred

The Contract to Sell (CTS) shall be signed prior to commitment of the purchase. After full payment is made and complete requirements are submitted, the Deed of Sale (DOAS) shall be sent to the Buyer. Transfer of title to the name of the Buyer will then commence. The Buyer will be contacted once his/her title is ready for pick-up.

3. Bank Financing

The Contract to Sell (CTS) shall be signed prior to commitment of the purchase. The Buyer must apply for a housing loan at least six (6) months prior to the due date of the full payment. Once the loan application is approved, the bank shall forward a Letter of Guaranty (LOG) to Amaia, to certify that loan take-out is approved to cover remaining balance of the purchase. After bank proceeds are released, the Deed of Sale (DOAS) shall be sent to the Buyer. Transfer of title to the name of the Buyer will then commence. When obtained, it will be transmitted to the bank.

When full payment and documentary requirements have been met, the Buyer will be issued a Clearance for Turnover. Amaia's Customer Relations Unit will contact the Buyer and schedule the turnover of the unit for inspection and acceptance.

⁵ - Bank approval will not be given if one has a cancelled Credit Card or pending court case (unless with clearance).



Amaia Series Novaliches End Unit



02

AMENDMENT POLICIES

02 Amendment Policies

For requests on change of ownership, addition/omission of ownership, change of personal information, change of Attorney in Fact, and transfer of unit, the Buyer must contact Amaia's Customer Care Center at:

residential.customers@ayalaland.com or (+632) 864-1900 loc. 2024

A. Change/Transfer or Addition/Omission of Ownership

1. The Buyer can request this if full payment has not yet been made. The requirements are:

- Original signed Request Letter by existing and new Buyer
- All requirements for reservation and finalization of purchase under Part I.B No. 1 & 2, pertaining to the new Buyer.
- Capital Gains Tax (CGT) and Documentary Stamp Tax (DST) payment

- o CGT = 6% of the net selling price, zonal value, or fair market value of the property, whichever is higher
- o DST = 1.5% of the net selling price, zonal value, or fair market value of the property, whichever is higher

- Administration fee of P10,000.00
- Notarized/consularized Deed of Assignment⁶ signed by existing buyer
- Post-dated checks from the new Buyer for the remaining balance

2. If the Contract to Sell (CTS) has not yet been signed and the ownership is changed, a new contract will be created to supersede the original contract. If the CTS has been signed, a Deed of Assignment will suffice.

B. Change of Personal Information

The Buyer must immediately inform Amaia if there are any changes in his/her contact information, billing address or civil status. The requirements are:

1. Updating of Contact Information

- Original signed Request Letter⁷ or Record Update Form (RUF) signed by Buyer

2. Updating of Billing Address

- Original signed Request Letter or Record Update Form (RUF) signed by Buyer
- Proof of Mailing address (at most one month prior)

3. Updating of Civil Status

- Original signed Request Letter or Record Update Form (RUF) signed by Buyer
- New Reservation Agreement (RA) form reflecting the change in civil status

- o Specific titling instructions ("solely under my name" or "spouses") should be indicated in the Reservation Agreement (RA) form.

- Copy of valid and updated Government-issued ID of the spouses (reflecting the wife's married name; if unavailable, the Buyer may apply for TIN ID)
- Marriage Certificate (if married)
- Validated BIR Form 1904 (Application for Registration of One Time Taxpayer and Persons Registering under EO 98: securing a TIN to be able to transact with any government office) or BIR Form 2305 (Certificate of Update of Exemption and of Employer's and Employee's Information) if employed
- Validated BIR Form 1905 (Application for Registration Information Update/Correction/Cancellation) reflecting the application for change in civil status
- Court order approving a Petition for Legal Separation/Petition for Legal Separation of Properties/Petition for Annulment of Marriage/Petition for Declaration of Nullity of Marriage, and the corresponding Certificate of Finality (if separated, and action filed in Philippine courts)

- Divorce decree obtained abroad which is duly authenticated or apostilled, if applicable (if separated, and action filed in foreign courts)

C. Change of Attorney in Fact

The requirements for addition, transfer, or deletion of Attorney in Fact (AIF) are:

- Original signed Request Letter or Fully signed Record Update Form (RUF)
- Three (3) sets of notarized (consularized/apostille if executed abroad) Special Power of Attorney (SPA)
- Two (2) Government-issued IDs of the AIF
- Administration fee of P5,000.00

D. Transfer of Unit

Transfer of unit is only allowed if the account has no documentary deficiencies and payment arrears. The requirements for transfer of unit are:

- Original signed Request Letter
- New Reservation Agreement (RA) form signed by the Buyer
- Deed of Cancellation (for original unit) signed by the Buyer
- Administration fee of P10,000.00 for downgrade; P5,000.00 for upgrade
- If the new unit is lower in price, Buyer shall pay 20% of the price difference (i.e. liquidated damages)
- If the new unit is higher in price, credit approval should be based on new price.

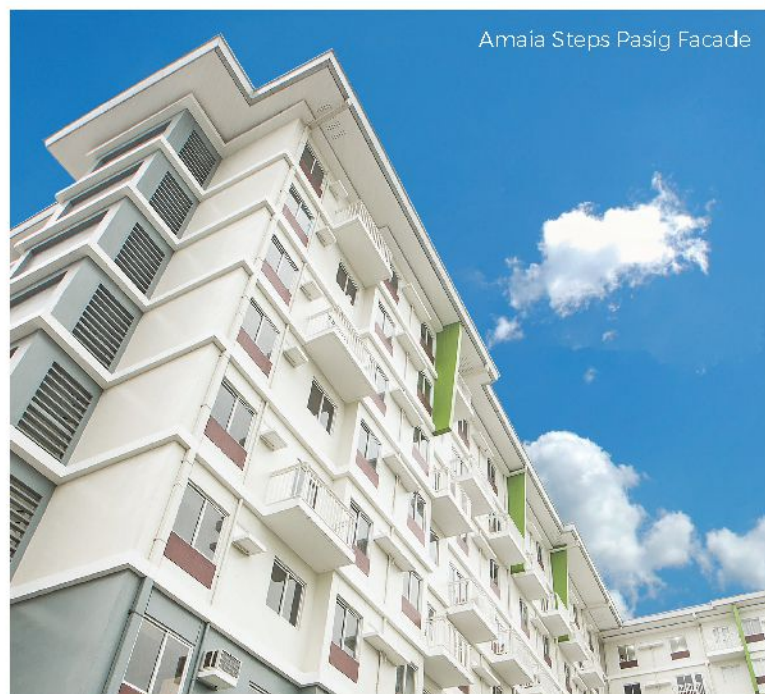
E. Payment Re-structuring

Payment re-structuring due to delinquency of account:

- Administration fee of P5,000.00
- Unit transfer takes up to 30 days from the time the Buyer submits all requirements. Payment should be settled as originally scheduled to avoid any late payment charges. The new Official Computation Sheet shall be issued and new post-dated checks (PDCs) for the new unit shall be submitted to replace the old PDCs.

6 - The Deed of Assignment must contain an indemnity clause (Each of the ASSIGNOR and the ASSIGNEE hereby holds Amaia free and harmless from, and agrees to indemnify the Seller against, any and all liabilities, taxes, costs and expenses arising from this Assignment.)

7 - Unless Amaia has received these documents, Amaia has the right to rely on the contact information declared in CCTS



Amaia Steps Pasig Facade



Amaia Series Novaliches Model Unit

03

FINANCE POLICIES

03 Finance Policies

For requests related to statements of accounts, official receipts, holding of checks, and pullout and replacement of checks, the Buyer must submit a Request Letter addressed to Amaia's Customer Care Center at:

residential.customers@ayalaland.com

A. Statements of Account

Statement of Account is available upon request.

B. Official Receipts

1. Upon submission of post-dated checks (PDCs), provisional receipts shall be issued.
2. Once the checks have been cleared with the bank, Official Receipts (ORs) shall be issued. These ORs are sent quarterly to the registered address of the Buyer.
3. The Buyer may request for the release of ORs for pick-up at Amaia offices. This will take five (5) working days from the date of request and may be claimed on Fridays.

C. Holding of Checks

1. Requests to hold checks must be made at least seven (7) banking days prior to their due date, and indicate the redeposit date, which must not exceed 15 calendar days.
2. Further holding beyond the above period shall not be allowed as the check will be automatically re-deposited on stated redeposit date.
3. Holding of checks will not be allowed for those who avail of early take-out promos. Checks will continue to be deposited until the time actual take-out is made.

D. Pullout and Replacement of Checks

1. Requests for pullout and replacement of checks must be filed seven (7) banking days prior to their due date.
2. This will only be allowed upon submission of a new check/s. Releasing of old check/s may take up to 21 days from receipt of request for cancelled checks and 30 days for bounced checks.



04

TURNOVER POLICIES

Amaia Scapes Laguna Twin Homes

A. Turnover Process

1. Once full payment and complete documentary requirements are met, turnover or physical delivery of the unit can be scheduled.
2. Within five (5) working days after release of the Clearance for Turnover, Customer Relations Unit (CRU) will advise the Buyer of the specific date of turnover, amount of Association Dues needed to be prepared, and any other fees, if applicable.
3. The following will be conducted during turnover:
 - Inspection of unit
 - Signing of acceptance documents
 - Payment of Association Dues in advance and submission of post-dated checks (PDCs) for balance of dues
 - Acceptance of the Turnover Kit
 - Acceptance of complete set of keys
4. If upon inspection, some parts of the unit need to be rectified, the Buyer may accomplish a Punch List Form and submit it to his/he Turnover Officer. Proper action shall be made thereafter, with completion depending on extent of rectification.
5. Prior to moving in, the Buyer must undergo an orientation with the Property Management Office about the village/condo policies and house rules and regulations.
6. If the Buyer does not inspect/accept the unit within 15 days from the date indicated on the Notice of Turnover, the unit will be deemed legally accepted. The Association Dues and warranty period shall commence on the Deemed Turnover Date.
7. The Buyer is responsible for payment of Real Property Tax (RPT) starting from the date of acceptance or deemed acceptance. Amaia may advance this, at its option, until the Title is transferred to the Buyer, after which the Buyer will handle payment of RPT directly to the local government.

B. Acceptance via a New or Different Attorney in Fact

If a new or different Attorney in Fact (AIF) will accept the unit on the Buyer's behalf (i.e. different from the original AIF who signed the CTS), he/she should submit/present the following prior to turnover:

- Notarized/consularized/apostille Special Power of Attorney (SPA), authorizing the acceptance of the unit
- Photocopy and original two (2) valid Government-issued IDs of the Attorney in Fact
- Photocopy of the latest two (2) valid Government-issued IDs of the Buyer

C. Unit Warranty

1. Amaia's units come with one (1) year warranty on workmanship from the date of acceptance or deemed acceptance.
2. Excluded from the warranty are repair of items affected by wear and tear, misuse, or termite infestation. Some warranties may be voided if unit improvements are made after acceptance.

D. Utilities

The application of utility connections such as power, water, phone, and cable shall be handled directly by the Buyer.



05

**PROPERTY
MANAGEMENT**

05 Property Management

To maintain long-term quality and ensure that property values and your investment will continue to be attractive, there are rules contained in the Deed of Restrictions (DOR) and House Rules which need to be followed by all Buyers/residents. These rules are meant to effect an organized community and the harmonious well-being of all residents.

Below are some of the provisions found in the DOR and House Rules:

A. Membership and Dues

1. All Buyers shall be members of the Homeowners Association (HOA) or Condominium Corporation (CC).
2. Dues shall be collected (for both residential and parking unit) by the HOA/CC for the administration/operations, maintenance and security of the village/development.
3. Penalties/interest shall be charged for late payments.

B. Allowed Uses of Residential Units

1. The unit/s purchased is/are for residential use only.
2. The following are prohibited:
 - Illegal/immoral, noxious, unpleasant, offensive activity (gambling, contraband distribution, etc.);
 - Distribution point for commercial goods;
 - Any use which will disturb peace and order of the village.
3. The Buyer must advise the Homeowners Association (HOA)/Condo Corp (CC) within the period indicated in the DOR after he/she sells/leases his/her unit.
4. For leases, the Buyer is solidarily liable with the leasee for any liabilities, and should ensure the leasee follows the DOR and House Rules.

C. Common Areas

1. The resident must be in good standing to use amenities, which may be subject to fees.
2. Guests should be accompanied by the resident at all times.
3. Common areas such as roads/driveways, sidewalks, amenities shall be kept clear/unobstructed.
4. Parking, washing, and repair of vehicles along roads are not allowed.

D. House Rules

1. Vehicle stickers are required for identification during ingress and egress.
2. Domestic staff are required to secure village/condo ID.
3. Burning of garbage/waste is strictly prohibited.
4. Hazardous, toxic, and explosive items (e.g. firecrackers, gas, chemicals) are strictly prohibited. For Condos, LPG (Liquefied Petroleum Gas) tanks are prohibited.
5. Clotheslines, piles of woods, and the like must be concealed from public view.

E. Other Provisions for Condominiums:

1. Parking
 - a. Buyers with vehicles must purchase their own parking slot, ideally at early on, to avoid running out of slots later on.
 - b. Guest parking slots, if any, are for the common use of transient guests of all residents.
 - c. No parking along internal roads, driveways and external public roads.
 - d. Parking slots at the retail area (if any) are for retail customers only.
 - e. For each residential unit purchased, maximum of one (1) parking slot may be purchased (except for tandem slots, if applicable).

2. Improvement of Units

- a. To preserve structural integrity and architectural design, the Buyer shall not construct/ remove/ modify any wall, floor, door or any structure, unless allowed under the Deed of Restrictions (DOR), subject to approval of the Condo Corp (CC).
- b. Construction Bond shall be charged.
- c. The Buyer should repair defective utility lines in his/her unit (i.e. water, electrical) and is liable for any damage to other units caused by his/her negligence.
- d. Re-tiling of bathroom tiles may be allowed, provided that waterproofing and flood test inspection is done and proper approvals are obtained.
- e. Buyer must apply sealant around air-conditioning units to prevent leaks.
- f. If full-length partitions are added, sprinkler and fire-detection/alarm system must be present in each enclosed space.
- g. Any additional electrical load must be cleared with the Condo Corp (CC).

3. Pets

Currently in most projects, no pets are allowed, except aquatic pets (with tanks of certain size), if such is indicated in the Masterdeed of Restrictions (as amended by the CC, if applicable).

F. Other Provisions for Land and Houses:

1. Improvement of Units

- a. Any improvements must adhere to theme (design, color, etc.) of the development to maintain visual harmony.
- b. Plans should comply with laws and are subject to approval of the Homeowners Association (HOA)/Condo Corp (CC) (or Amaia, if HOA/CC is not yet formed).
- c. Construction Bond shall be charged.

2. Pets

- a. Only domestic pets like dogs/cats are allowed.
- b. Pets must wear IDs and be vaccinated against rabies/ distemper.
- c. Buyer is responsible for any injuries/damages caused by his pet, and for cleaning any wastes of pets in common areas.

The complete Deed of Restrictions (DOR) shall be available as part of the Contract to Sell (CTS). The Turn-over Kit shall also contain more details on rules, regulations and guidelines.

Office Directory

Amaia Customer Relations Unit

Telephone: 814-7085

Office Hours: 8AM – 5PM

E-mail: residential.customers@ayalaland.com.ph

PROJECT NAME	ADDRESS	PROPERTY MANAGER	ADMIN OFFICE
Amaia Scapes Bauan	Bauan-Batangas Provincial Road, Barangay As-Is, Bauan, Batangas	0917 841 4026	N/A
Amaia Scapes Bulacan	Brgy. Manggahan and Sta. Cruz, Sta. Maria, Bulacan	0917 829 7516	N/A
Amaia Scapes Cabanatuan	Aurora Road Purok Casiong Brgy. Bangad, Cabanatuan City, Nueva Ecija	0917 112 3676	N/A
Amaia Scapes Cabuyao	Brgy. Marinig, Cabuyao, Laguna	0917 829 7685	N/A
Amaia Scapes Capas	Mc. Arthur Highway, Barangay Estrada, Capas, Tarlac	0917 832 4218	N/A
Amaia Scapes Cavite	Arnaldo Highway Bgy. Santiago, General Trias, Cavite	0916 317 6923	N/A
Amaia Scapes General Trias	Amaia Scapes General Trias, Arnaldo Highway, Brgy. Santiago, General Trias City, Cavite	0916 665 9822	N/A
Amaia Scapes Iloilo	Brgy. San Jose, San Miguel, Iloilo	0917 814 3470	N/A
Amaia Scapes Lucena	Brgy. Isabang Lucena City, Quezon	0917 811 9347	N/A
Amaia Scapes North Point	Brgy. Zone 15, Talisay City, Negros Occidental	0917 896 7431	(034) 460-1246
Amaia Scapes Pampanga	Magalang- Angeles Road, Brgy. Sapang Maisac, Mexico, Pampanga	0917 837 4679	(04) 528 6299
Amaia Scapes San Fernando	New Barrio Road, Brgy. Calulut, San Fernando City, Pampanga	0917 808 2386	(04) 528 6630
Amaia Scapes San Pablo	Barangay San Lucas 2, San Pablo City, Laguna	0917 829 7685	N/A
Amaia Scapes Trece Martires	Conchu Road, Brgy. Conchu, Trece Martires City, Cavite	0917 653 9191	N/A
Amaia Series Novaliches	Brgy. San Agustin, Susano Road, Novaliches, Quezon City	0917 801 0742	(02) 955 9917
Amaia Skies Avenida	1556, Doroteo Jose St. Cor. Tomas Mapua St., Brgy. 313, Sta. Cruz, Manila	0917 658 5245	(02) 751 9082
Amaia Skies Cubao	5th Ave. Cor. P. Tuazon Ave., Brgy. Socorro, Cubao, Quezon City	0917 328 6787	(02) 728 7476
Amaia Skies Shaw	Shaw Blvd. corner Samat St., Brgy. Highway Hills, Manadaluyong City	0917 841 4041	(02) 219 2960
Amaia Skies Sta. Mesa	Valenzuela St. Corner V. Mapa Boulevard, Sta. Mesa, Manila	0917 328 6787	(02) 750 3771
Amaia Square Novaliches	Susano Road, Brgy 170, Caloocan City, Brgy. San Agustin, Novaliches, Quezon City	0917 809 0742	(02) 955 9917
Amaia Steps Alabang	Alabang - Zapote Road, Almanza Uno, Las Pinas	0917 803 3953	(02) 323 3317
Amaia Steps Altaraza	Quirino Highway corner Governor F. Halili Road, San Jose Del Monte City, Bulacan	0917 873 3828	N/A
Amaia Steps Bicutan	West Service Road corner Sun Valley Drive, Barangay Sun Valley, Paranaque City	0917 830 0353	(02) 719 3768
Amaia Steps Capitol Central	San Juan St., Barangay 8, Bacolod City, Negross Occidental	0917 820 1241	N/A
Amaia Steps Mandaue	Plaridel Street, corner U. N. Avenue, Brgy. Alang-Alang, Mandaue City, Cebu	0917 621 3449	(032) 2398378
Amaia Steps Novaliches	Brgy 170, Caloocan City & Brgy. San Agustin, Novaliches, Quezon City	0917 629 9674	(02) 955 9917
Amaia Steps Nuvali	West Conservation Rd., Nuvali, Brgy. Canlubang, Calamba City, Laguna	0977 807 4680	(02) 965 496
Amaia Steps Parkway Nuvali	Evolving Parkway corner West Conservation Avenue, NUVALI, Canlubang, Calamba City, Laguna	0917 808 4054	(02) 5061769
Amaia Steps Sucat	Dr. A. Santos Avenue, San Antonio, Paranaque City	0917 873 3845	(02) 625 6476

Amaia