

The First Complete Community In The North



ALMIYA

A stylized green plant icon with two leaves and a central stem, positioned above the letter 'Y' in the word 'ALMIYA'.

Made for Life

Complete Community Living

A home for every family

- Well-designed homes
- Fully detailed house and lot options

More value for your investment

- Safe and secure with 24/7 security
- Unparalleled property management
- Well-planned community

Amenities perfect for any family activity

- Clubhouse
- Multi-purpose court
- Swimming pool
- Landscaped park



Almiya is ideal for...



- Full nesters with 2-3 kids, looking for a safe and secure community for the family.



- Parents buying a home for their children studying in the city.

Site Development

Product Type: House & Lot

Size: 5.2 Hectares

3 Phases:

- Phase 1 = 1.09 Hectares

Model Units:

- Duplex (Amani) = 44 units
- Single Detached (Vera) = 20 units

Road Width:

- Spine Road = 10 meters
- Interior Road = 8 meters



VERA

SINGLE ATTACHED

Floor Area: 76 sqm Lot Area: 90 sqm



VERA Floor Plan



GROUND FLOOR

Common Area	32.0 sqm.
Powder Room	2.0 sqm.
Lanai	5.0 sqm.
Service Area	6.0 sqm.
TOTAL	45.0 SQM.



SECOND FLOOR

Bedroom 1	8.0 sqm.
Bedroom 2	9.0 sqm.
Bedroom 3	6.0 sqm.
Toilet & Bath	4.0 sqm.
Hall	4.0 sqm.
TOTAL	31.0 SQM.

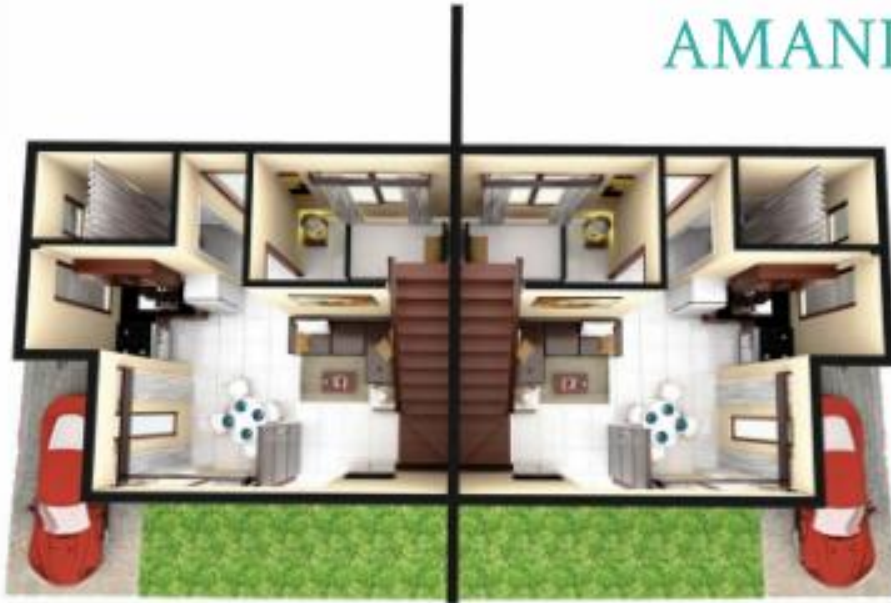
AMANI

DUPLEX

Floor Area: 60 sqm Lot Area: 80 sqm

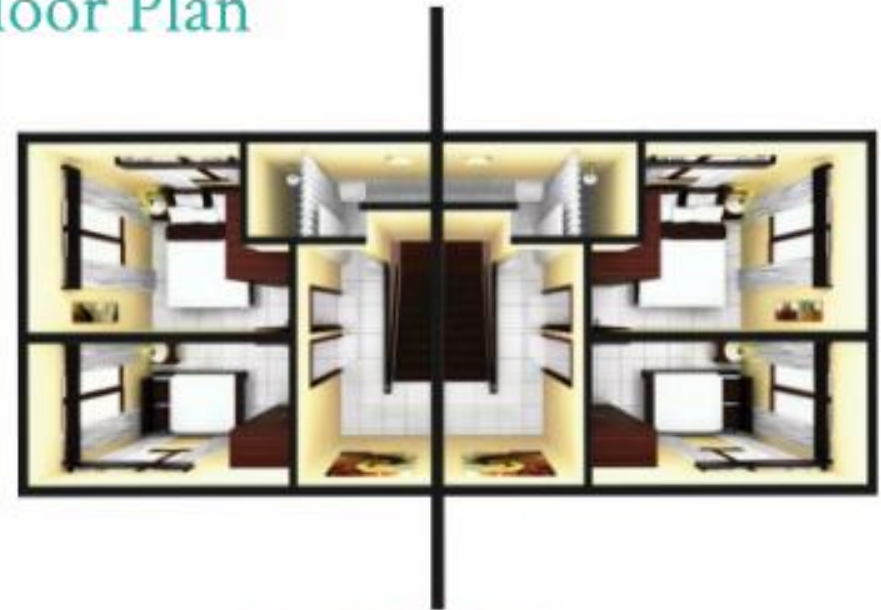


AMANI Floor Plan



GROUND FLOOR

Common Area	19.0 sqm.
Bedroom 1	6.0 sqm.
Toilet & Bath	3.0 sqm.
Service Area	6.0 sqm.
TOTAL	34.0 SQM.



SECOND FLOOR

Bedroom 2	11.0 sqm.
Bedroom 3	9.0 sqm.
Toilet & Bath	4.0 sqm.
Hall	2.0 sqm.
TOTAL	26.0 SQM.

House Specifications

HOUSE SPECIFICATION CHART

Floor	Living, Dining, Kitchen	Homogeneous ceramic tiles (60x60)
	Second Floor and Bedrooms	Homogeneous ceramic tiles (60x60)
Wall	Stairs	Solid Wood
	Toilet and Bath	Homogeneous ceramic tiles (30x30)
Kitchen	Exterior	Semi-gloss paint finish
	Interior	Semi-gloss paint finish Semi-gloss paint finish above ceramic tiles
Window		Granite countertop
		Under counter & Overhead Cabinets
Door	Bedrooms	Single sink with Side Drain, Faucet & Grease trap
	Living/Dining	Fixed-Slide Glass in Analok Frame
Toilet and Bath	Toilet and Bath	Fixed-Slide Glass in Analok Frame
	Bedrooms	Awning Glass in Analok Frame
Ceiling	Main Door	Fixed Glass in Analok Frame for the decorative glass panel in front
	Toilet and Bath	Solid Core Wood
Roof	Bedrooms	Hollow Core/Flush
		Hollow Core/Flush
Structural		Wall mounted Lavatory with single lever faucet
		Push button elongated tank & bowl (water closet)
Others		Shower Head, soap and tissue holders
		Painted Finished direct on soffit
Telephone & cable provisions	Ground Floor	Painted Finished on Gypsum Board
	Second Floor	Painted Finished on Ficem Board
Telephone & cable provisions	Toilet and Bath	Pre-painted Galvanized Iron Sheet (G.I.) long span roofing with insulation
		Shear wall
Telephone & cable provisions		Rainwater Catchment
		Water proofing on 2nd floor toilet & bath flooring;
Telephone & cable provisions		Telephone & cable provisions

U/E NO. 24502 (E&E), CH/EG/NO. 24590, THE DEVELOPER RESERVES THE RIGHT TO ALTER OR DELETE ANY SPECIFICATION MENTIONED HEREIN WITHOUT PRIOR LEGAL NOTICE.

Available Lots

* As of June 27, 2011. Lot availability is subject to change with prior notice. Call 415-1421 to verify.



Features & Amenities



- Clubhouse
- Pool with deck
- Multi-purpose court
- Play area
- Landscape Parks
- Landscaping throughout the community
- 24/7 security
- Property Management
- Overhead water tank
- Waste water treatment facility
- Cistern tank

Financing

WITH DOWNPAYMENT					
20% EQUITY		EQUITY WITH SPOT DP		SPOT DP	
20% DP Total Amount	20% DP spread over 24 months with no interest	10% spot DP with 10% discount on DP	10% over 15 months with no interest	20% spot DP with 10% disc on DP, if Paid 30 days after reservation	
SPOT CASH (95%/5 with 10% discount on spot 95%)		80% Balance	Unionbank Amortizations	Abetitland In-House Financing	
95%	5%	Through Bank or In-House Financing	80% Balance @ 9% interest p.a fixed for 1 year Note: Amortization based on 10yrs.	80% Balance @ 8.63% effective interest rate p.a fixed for 10 years Note: Amortization based on 10yrs.	

Milestones





Philippine National Bank



