







The sea breeze, the sound of waves, the Mactan sunset – get life's greatest pleasures in one place – the AmiSa Private Residences, a paradise residential community at Punta Engano, Mactan, Cebu.

Enjoy rejuvenating living experience everyday and refresh in one of AmiSa's residential condo towers spread throughout a lush six-hectare property.

Luxury living is yours for the taking here at Amisa Private Residences.



Artist's Image

Actual Photo of AmiSa Tower A

The Perfect Setting for Leisure Living

Amisa is located at Punta Engano, where the airport, the sea and the city are mere minutes away. The area is also home to some of the best and high-end resorts in Mactan, Cebu.

NEARBY ESTABLISHMENTS:



TRANSPORTATION HUBS:

Mactan International Airport
Cebu International Port



MALLS/SHOPPING CENTERS:

Marina Mall Parkmall Mactan Newtown



HOTELS AND RESORTS:

Movenpick Cebu Shangrila Mactan Abaca Crimson Resort Be Resorts



Location Map



CULTURAL SITES:

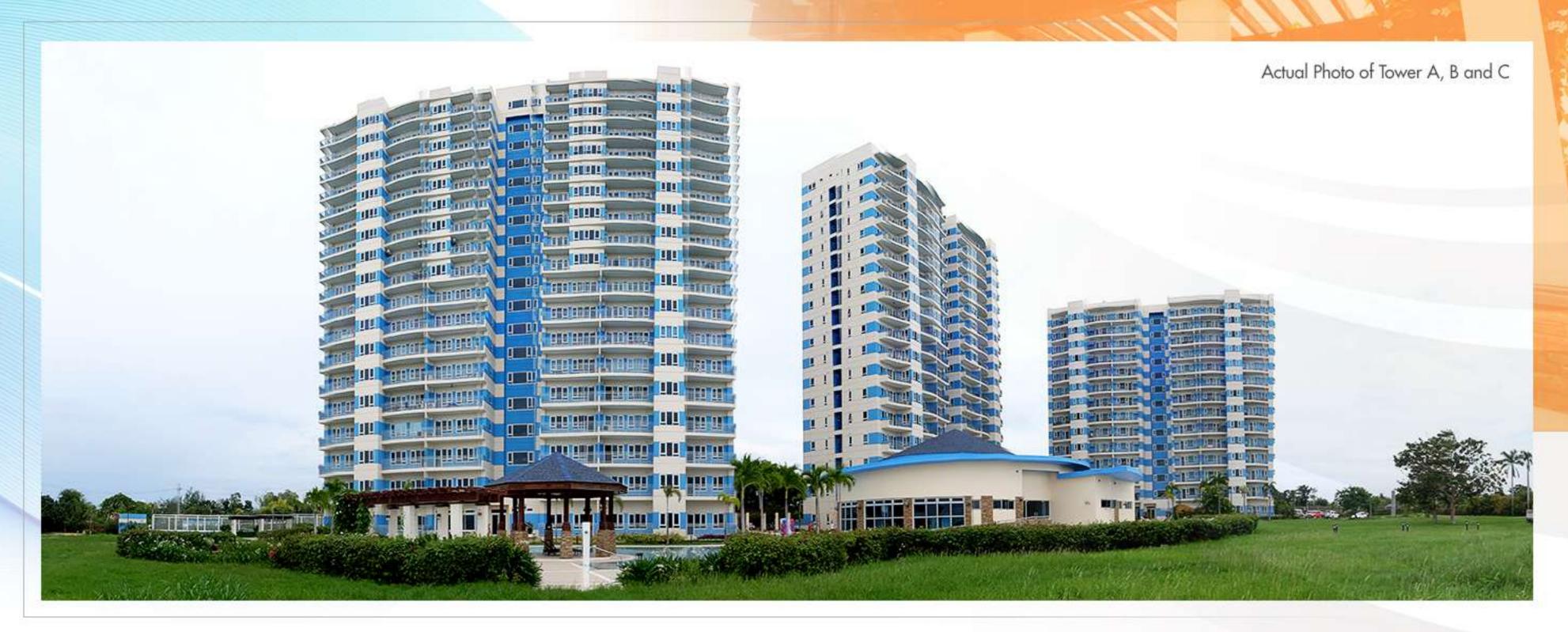
Lapu-Lapu Shrine Magellan Marker



SCHOOLS:

Bigfoot Studios International Academy of Film and Television Saint Augustine International School Aviatour Flight School

Choose your Haven



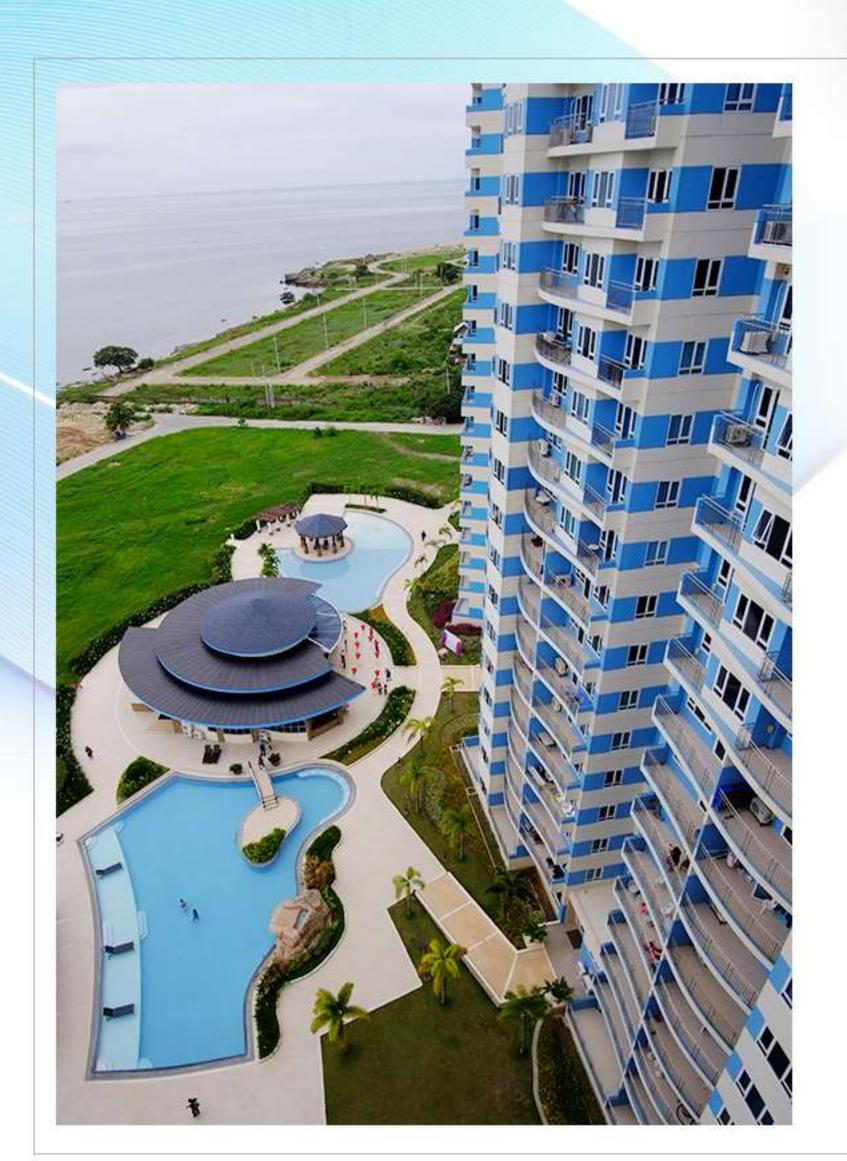
- Approximately 6-hectare land area
- Australian Gold Coast inspired architecture
- Three Residential Condominiums

Tower A – 131 units

Tower B – 155 units

Tower C – 189 units

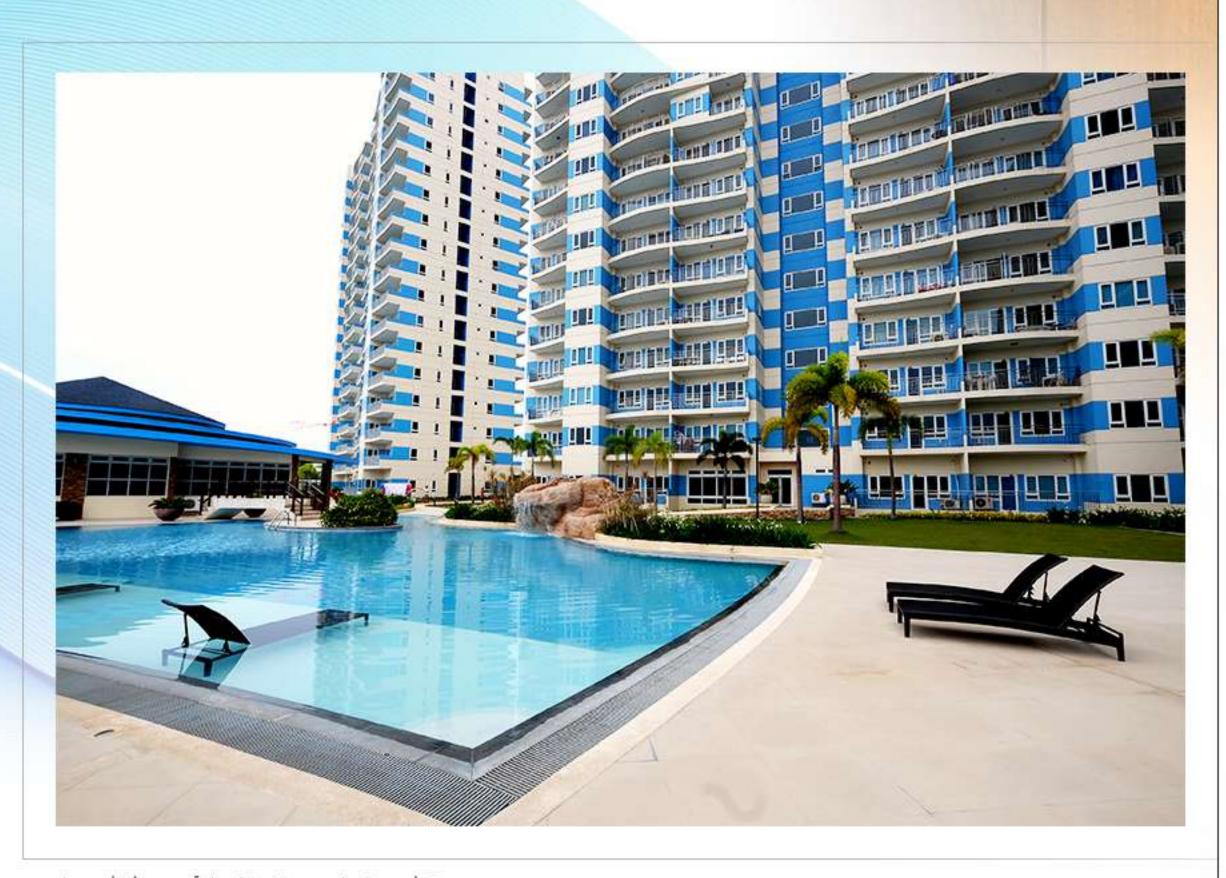




BUILDING FEATURES:

- Entrance lobby with reception / security counter
- Two (2) passenger elevators for each tower
- CCTV monitoring of selected common areas
- Automatic heat / smoke detection and fire sprinkler system
- Annunciator panel with emergency speaker at all floors
- Water reservoir
- Standby power generator for common areas and selected outlets in the residential unit
- Individual mail boxes
- Central garbage area
- Building Administration Office
- Fire exits





Actual Photo of AmiSa Tower A, B and C

TOWER A:

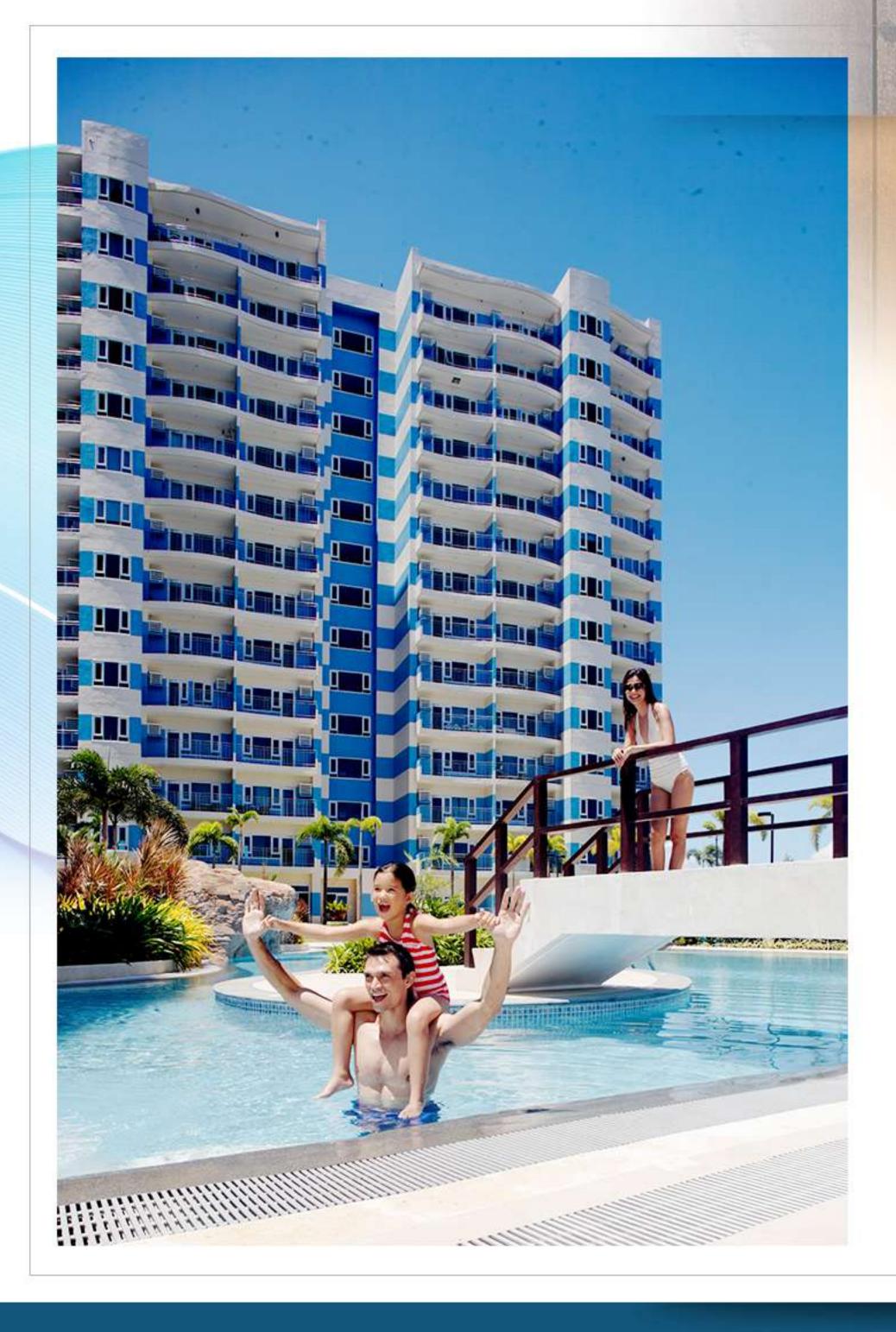
Number of Units per Floor

Floor	No. of Floors	Zone
15 [™]	1	Penthouse
2 ND - 14 TH	12	Zone-1 Residential
Ground Floor	1	Lobby/Garden Units

Number of Unit Types

51
53
28
2





TOWER B:

Number of Units per Floor

Floor	No. of Floor	Zone
19 TH	1	Penthouse
10 TH - 18 TH	8	Zone-2 Residential
2 ND - 9 TH	8	Zone-1 Residential
Ground Floor	1	Lobby/Garden Units

Number of Unit Types

Unit Type	Total Number of Units		
Studio	37		
One-Bedroom			
Two-Bedroom	116		
Three-Bedroom	2		





TOWER C:

Number of Units per Floor

Floor	No. of Floor Zone		
19 TH	1 Penthouse		
10 TH - 18 TH	8 Zone-2 Resider		
3 RD - 9 TH	7	Zone-1 Residential	
2 ND	1	Residential	
Ground Floor	1	Lobby/Garden Units /Amenities	

Number of Unit Types

Unit Type	Total Number of Units
Studio	135
One-Bedroom	
Two-Bedroom	51
Three-Bedroom	3





Creating the vacation lifestyle, all Amisa units have spacious balconies opening to stunning seaviews or inspiring views of the amenities. End the day amidst the sweet backdrop of the Mactan sunset, without having to leave your own unit.

AMSATOWERA

Ground Floor Plan

8 UNITS PER FLOOR

AMENITY AREA & CEBU SEA



MACTAN ISLAND

LEGEND:

STUDIO

1 BEDROOM

2 BEDROOM

.

SITE DEVELOPMENT PLAN

Private Residences

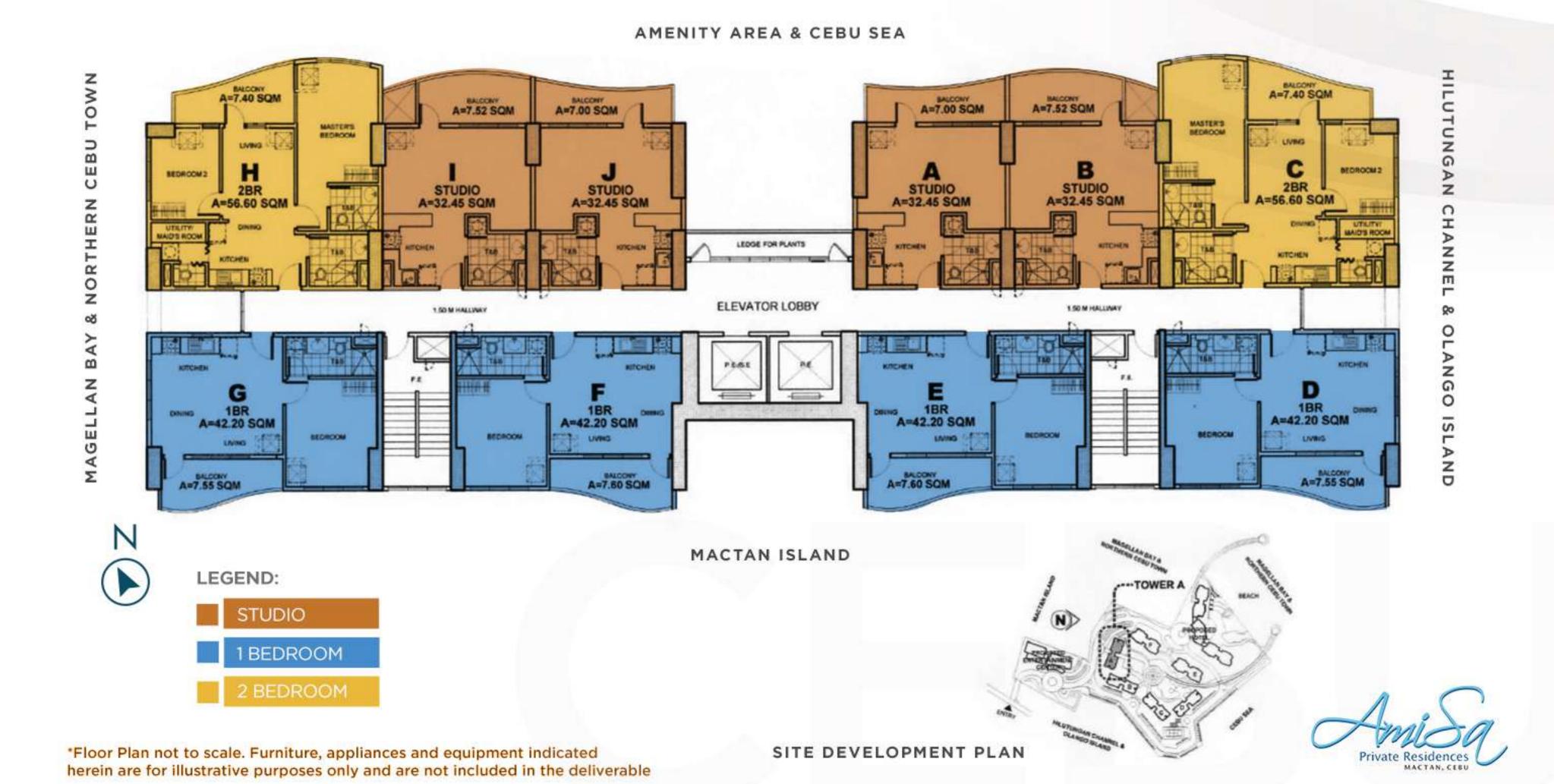
*Floor Plan not to scale. Furniture, appliances and equipment indicated herein are for illustrative purposes only and are not included in the deliverable.

HILUTUNGAN CHANNEL & OLANGO ISLAND

AMSATOWERA

2ND - 14TH Floor Plan

10 UNITS PER FLOOR



AMSATOWERA

Penthouse Floor Plan

6 UNITS PER FLOOR

AMENITY AREA & CEBU SEA



*Floor Plan not to scale. Furniture, appliances and equipment indicated herein are for illustrative purposes only and are not included in the deliverable

3 BEDROOM

SITE DEVELOPMENT PLAN

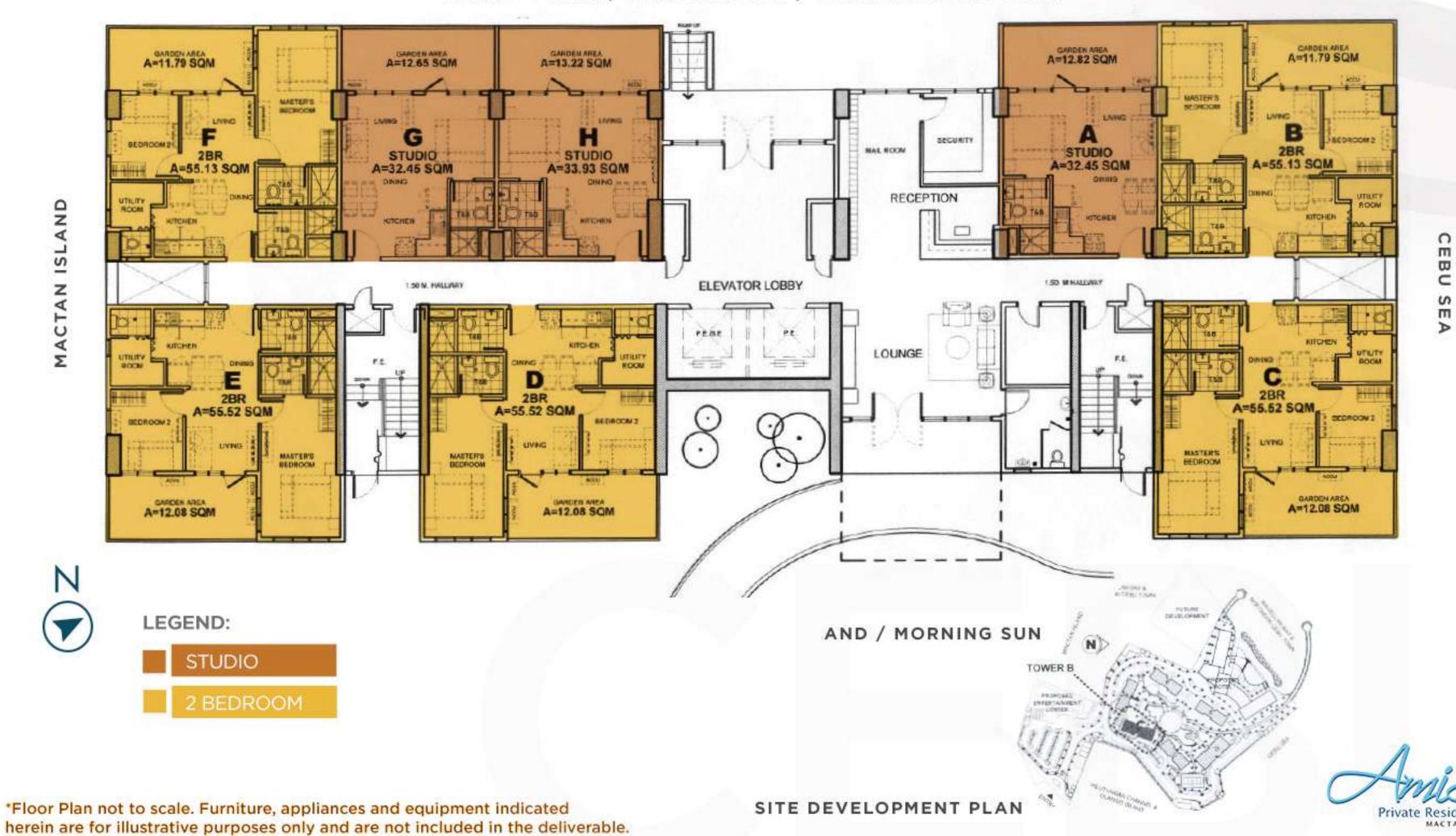
Private Residences

AMISA TOWER B

Ground Floor Plan

8 UNITS PER FLOOR

AMENITY AREA / MAGELLAN BAY / NORTHERN CEBU TOWN

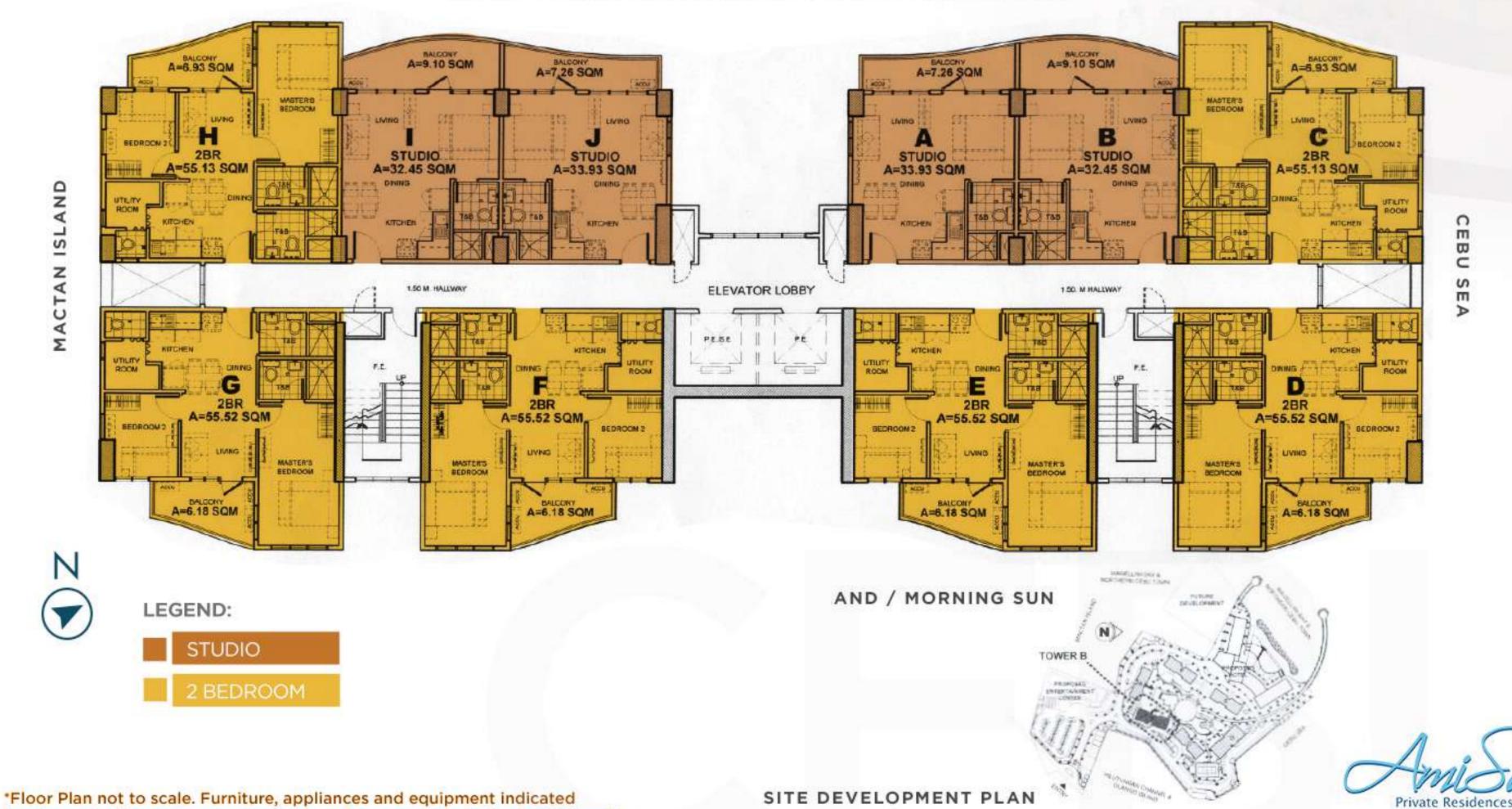


AMISATOWERB

2ND - 9TH Typical Floor Plan - Zone 1

10 UNITS PER FLOOR

AMENITY AREA / MAGELLAN BAY / NORTHERN CEBU TOWN



herein are for illustrative purposes only and are not included in the deliverable.

AMSATOWERB

10TH -18TH Typical Floor Plan - Zone 2

8 UNITS PER FLOOR

AMENITY AREA / MAGELLAN BAY / NORTHERN CEBU TOWN

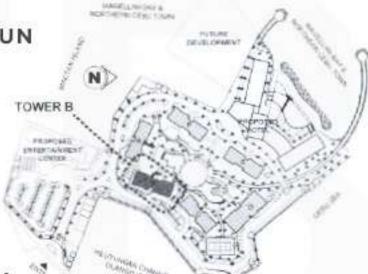


(V)

LEGEND:

2 BEDROOM

HILUTUNGAN CHANNEL / OLANGO ISLAND / MORNING SUN



Private Residences

*Floor Plan not to scale. Furniture, appliances and equipment indicated herein are for illustrative purposes only and are not included in the deliverable.

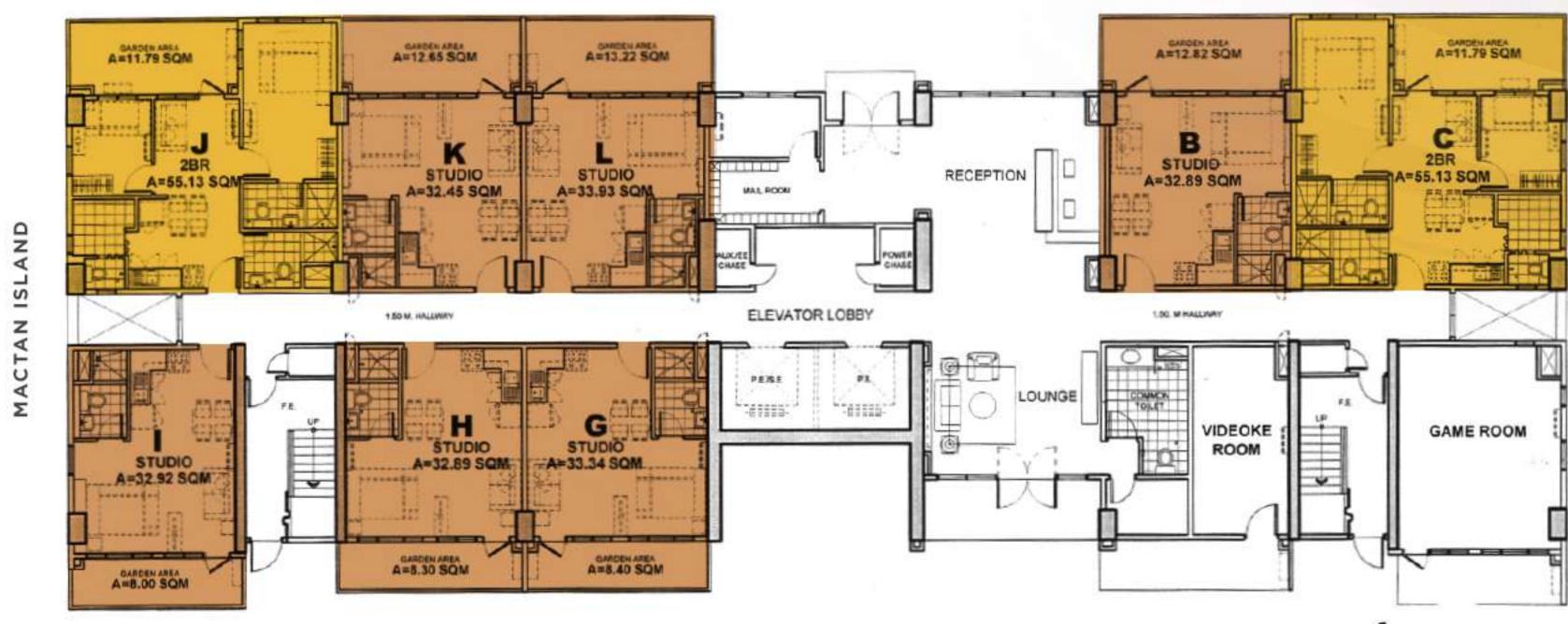
SITE DEVELOPMENT PLAN

AMISA TOWER C

Ground Floor Plan

8 UNITS PER FLOOR

AMENITY AREA / MAGELLAN BAY / NORTHERN CEBU TOWN



N

HILUTUNGAN CHANNEL / OLANGO ISLAND / MORNING SUN



Private Residences

BU

Ш

MORNING

*Floor Plan not to scale. Furniture, appliances and equipment indicated herein are for illustrative purposes only and are not included in the deliverable.

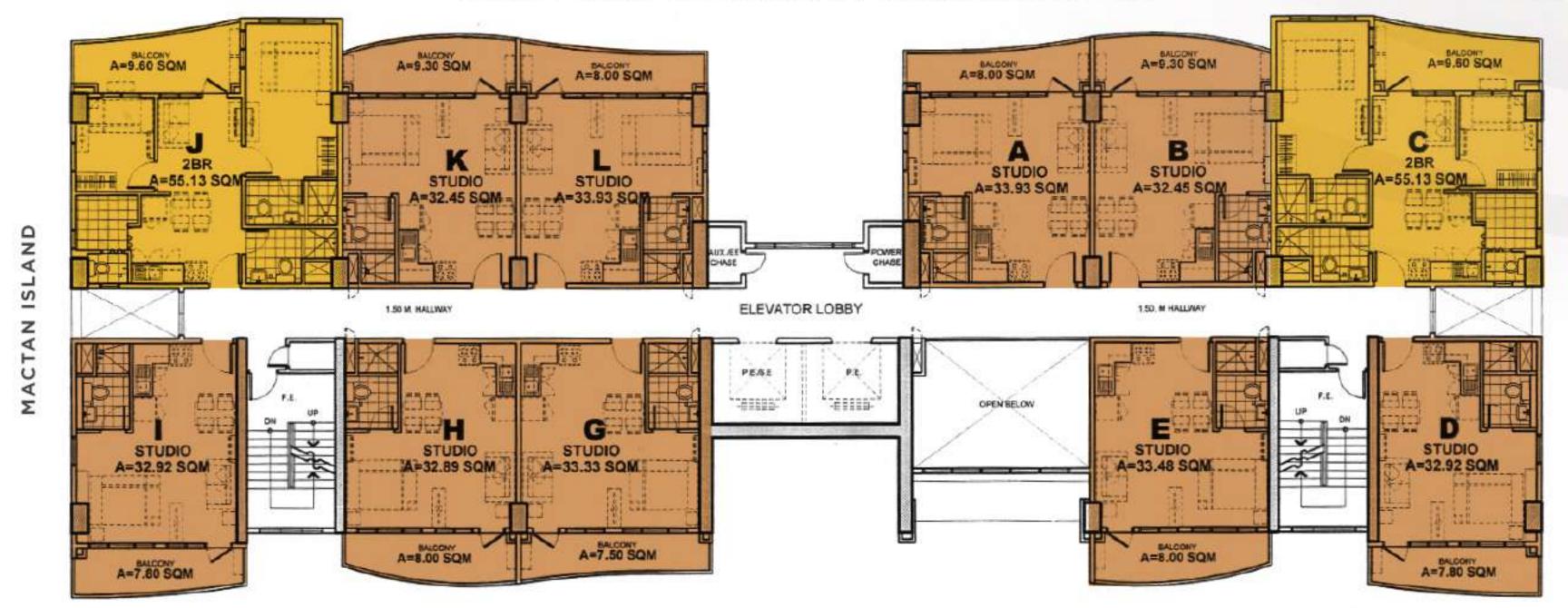
SITE DEVELOPMENT PLAN

AMISATOWERC

2ND Floor Plan

11 UNITS PER FLOOR

AMENITY AREA / MAGELLAN BAY / NORTHERN CEBU TOWN



N

HILUTUNGAN CHANNEL / OLANGO ISLAND / MORNING SUN



MAGELLAN BAY S
NORTHERN CEBUTOMS

TOWER C

PROPOSED B
SENTER ARABIT

PROPOSED B
SENTER ARABIT

THE SENTER ARABIT

THE SENTER B
SENTER ARABIT

THE SENTER B
S

Private Residences

BU

Ш

MORNING

*Floor Plan not to scale. Furniture, appliances and equipment indicated herein are for illustrative purposes only and are not included in the deliverable.

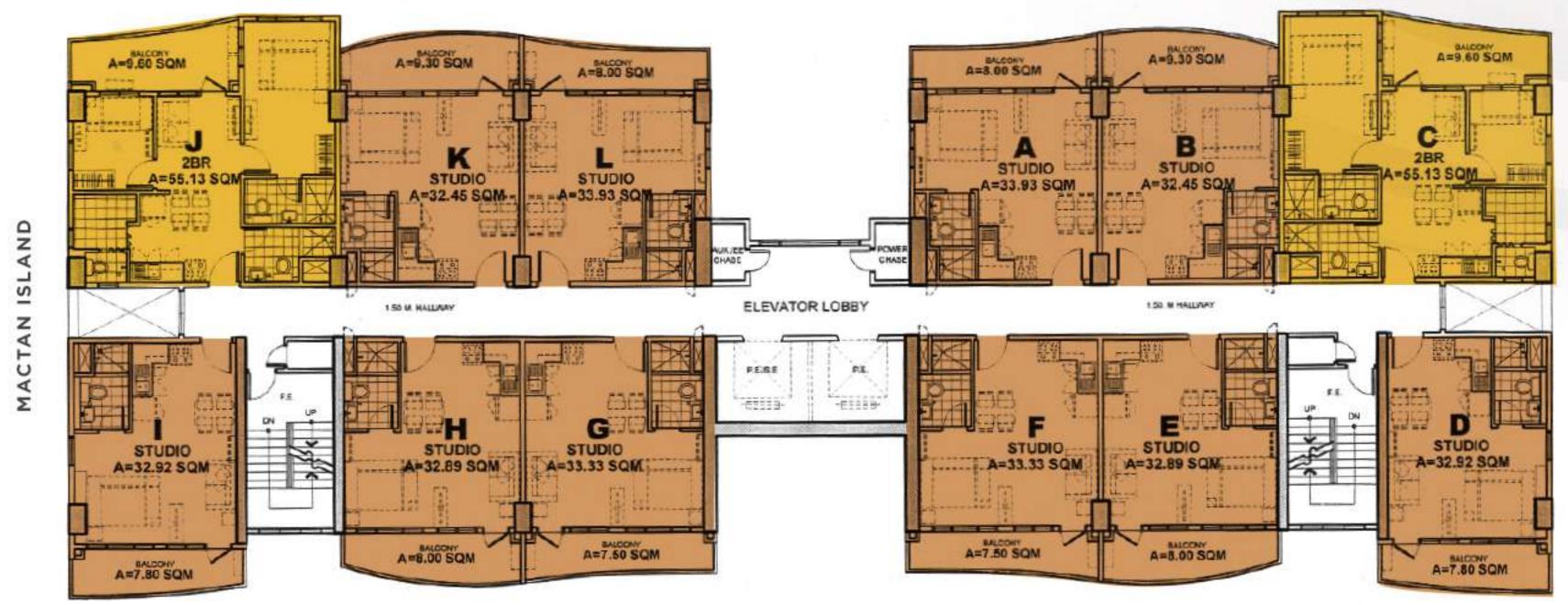
SITE DEVELOPMENT PLAN

AMISATOWERC

3RD - 9TH Typical Floor Plan - Zone 1

12 UNITS PER FLOOR

AMENITY AREA / MAGELLAN BAY / NORTHERN CEBU TOWN



LEGEND:

STUDIO

2 BEDROOM



*Floor Plan not to scale. Furniture, appliances and equipment indicated herein are for illustrative purposes only and are not included in the deliverable. SITE DEVELOPMENT PLAN

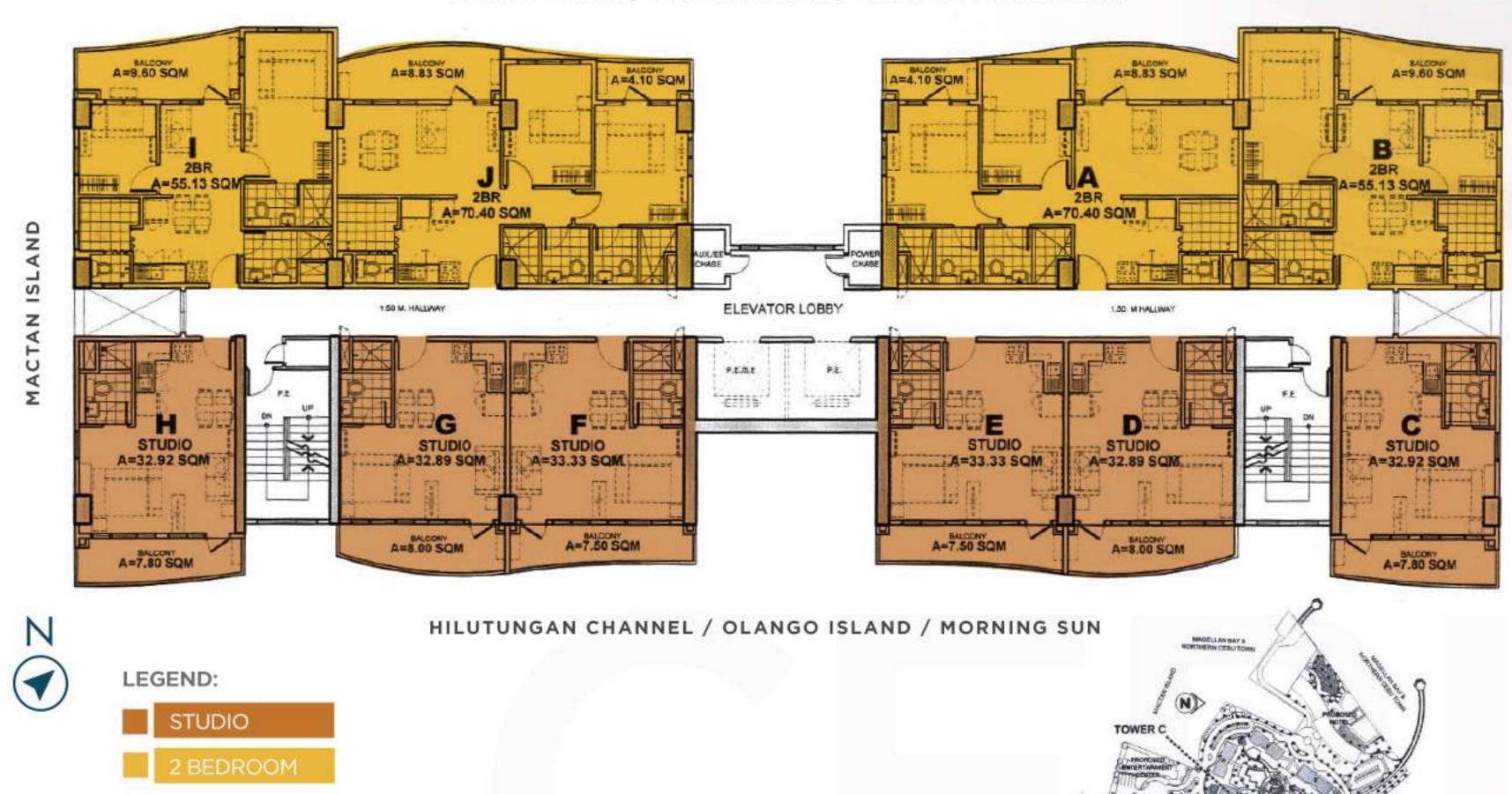
B C MORNING

AMISATOWERC

10TH - 18TH Typical Floor Plan - Zone 2

10 UNITS PER FLOOR

AMENITY AREA / MAGELLAN BAY / NORTHERN CEBU TOWN



*Floor Plan not to scale. Furniture, appliances and equipment indicated herein are for illustrative purposes only and are not included in the deliverable.

SITE DEVELOPMENT PLAN

B

C

Ш

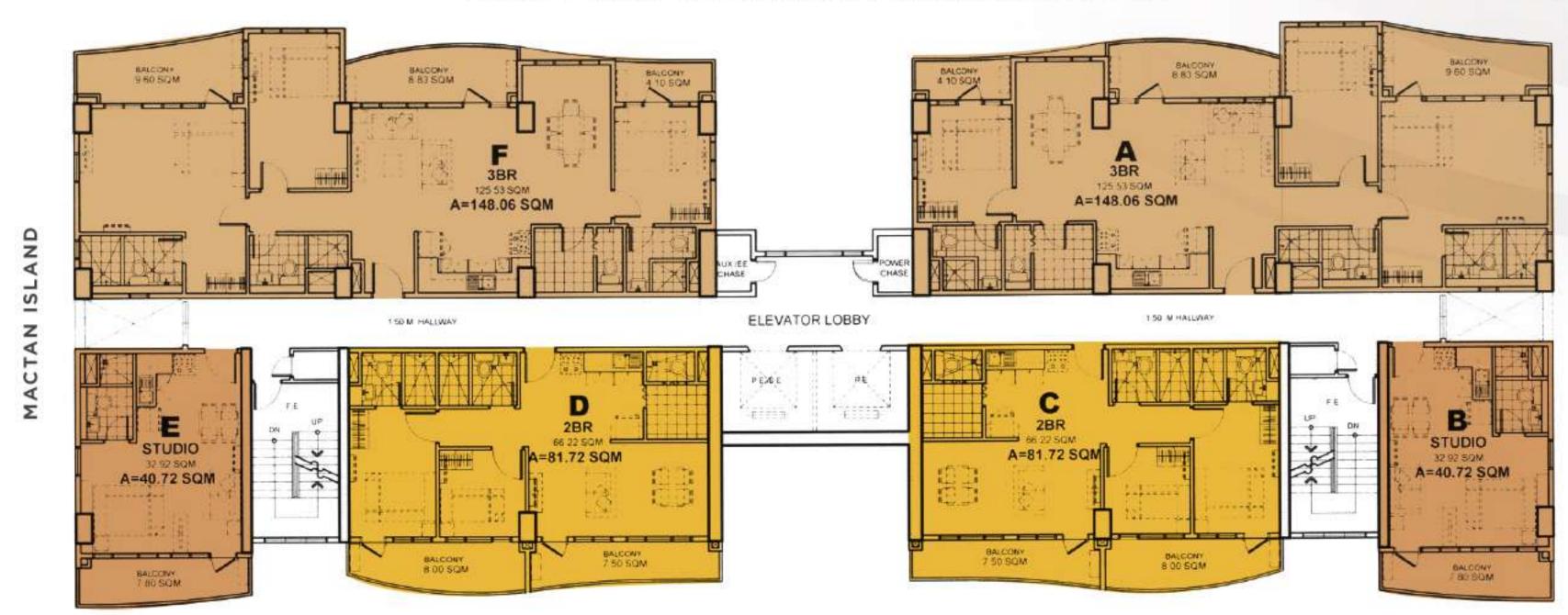
MORNING

AMISA TOWER C

Penthouse Floor Plan

6 UNITS PER FLOOR

AMENITY AREA / MAGELLAN BAY / NORTHERN CEBU TOWN



N

HILUTUNGAN CHANNEL / OLANGO ISLAND / MORNING SUN



STUDIO

2 BEDROOM

3 BEDROOM



Private Residences

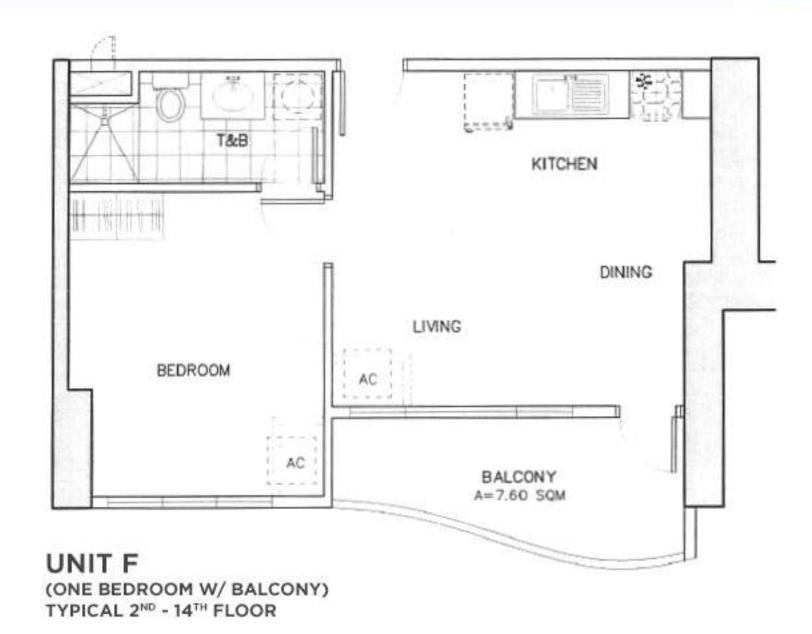
*Floor Plan not to scale. Furniture, appliances and equipment indicated herein are for illustrative purposes only and are not included in the deliverable.

SITE DEVELOPMENT PLAN

EBU SEA / MORNING SUN

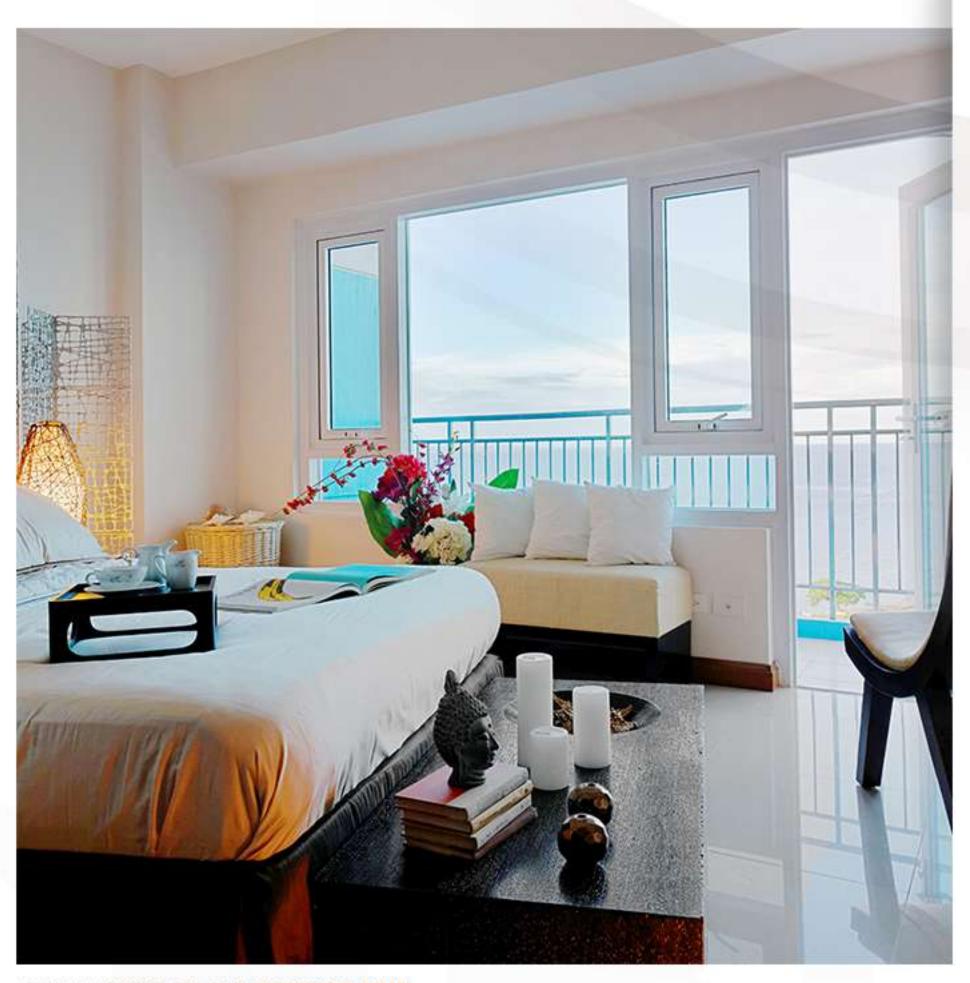
ONE BEDROOM

Unit Area Range: Approx. 39 - 49.8 sqm



Unit Area Dimensions:

LIVING / DINING / KITCHEN	± 22.18 SQM		
DINING	± 14.16 SQM		
COMMON T&B	± 5.86 SQM		
BALCONY	± 7.60 SQM		
TOTAL	± 49.8 SQM		

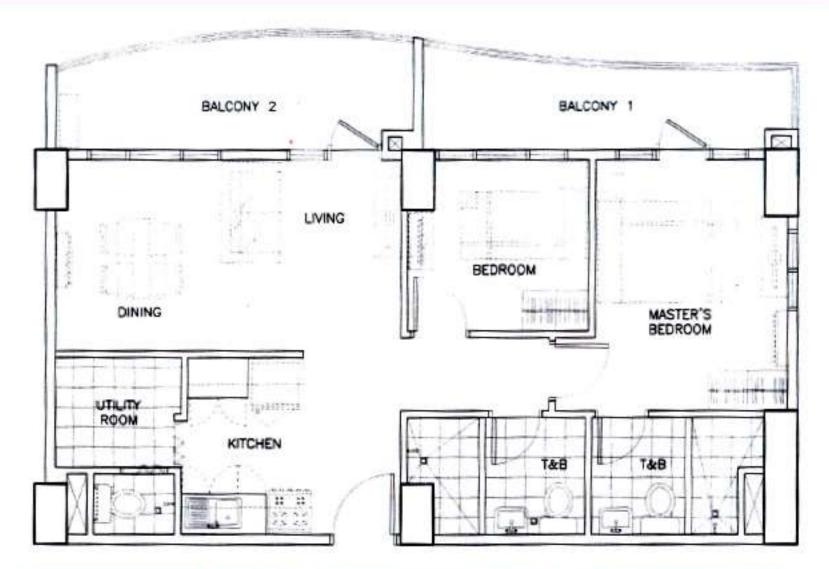


ACTUAL PHOTO OF ONE BEDROOM UNIT



TWO BEDROOM

Unit Area Range: Approx. 61 - 83 sqm (Tower C)





UNIT K + L (COMBINED) TOWER C

(TWO BEDROOM W/ BALCONIES)
TYPICAL FLOOR ZONE 1

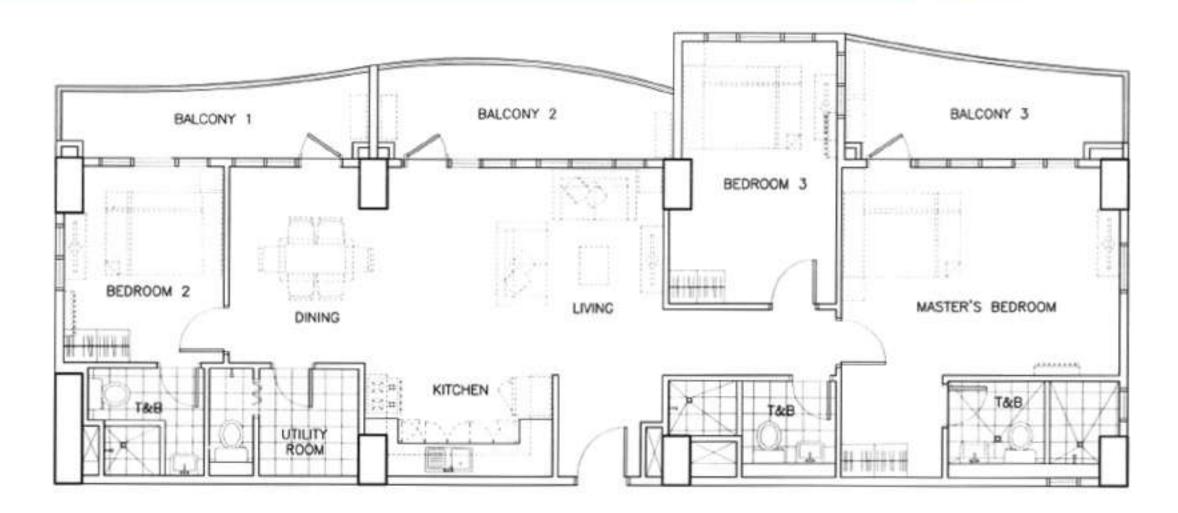
Unit Area Dimensions:

LIVING / DINING	± 15.75 SQM
KITCHEN / FOYER	± 9.58 SQM
UTILITY ROOM	± 5.65 SQM
BEDROOM	± 8.26 SQM
T&B	± 5.60 SQM
MASTER'S BEDROOM	± 12.66 SQM
MASTER'S T&B	± 6.40 SQM
BALCONY 1	± 8.00SQM
BALCONY 2	± 9.30 SQM
HALLWAY	± 2.48 SQM
TOTAL	± 83.68 SQM



THREE BEDROOM

Unit Area Range: Approx. 148 sqm (Tower C)





UNIT A, B & C
TOWER C
(THREE BEDROOM W/ BALCONIES)

Unit Area Dimensions:

LIVING / DINING AREA	± 30.10 SQM
KITCHEN	± 7.00 SQM
FOYER	± 3.80 SQM
HALLWAY	± 3.80 SQM
BEDROOM 2	± 11.70 SQM
BEDROOM 2 T&B	± 6.20 SQM
UTILITY ROOM	± 6.20 SQM
BEDROOM 3	± 15.20 SQM
BEDROOM 3 T&B	± 6.30 SQM
MASTER'S BEDROOM	± 24.51 SQM
MASTER'S T&B	± 6.70 SQM
BALCONY 1	± 8.00SQM
BALCONY 2	± 9.30 SQM
BALCONY 3	± 9.60 SQM
TOTAL	± 148.41 SQM



Unit Deliverables - Tower A

	Living/Dining	Kitchen	Bedroom	Toilet	Balcony/ Maid's Room
Flooring		Homogeneous Tiles			c Tiles
Wall	Р	Plastered Painted Finish		Ceramic Tiles & Painted Plastered Cement	1.2 meters high with metal railings
Ceiling	Painted Plain Cement Finish		Painted Gypsum Board	N/A	
Others		Granite Finish Countertop Overhead, Under-counter Cabinets			

- Entrance panel with door viewer
- Intercom per unit connected to the security/reception counter
- Automatic smoke detectors, fire alarm and sprinkler system in all units
- Provisions for: Individual electric and water meter
 - Cable TV line
 - Telephone line per unit
 - Ventilation for kitchen and toilets
 - Window-type air-con openings and electrical outlet for all units except for Units B and O which will be provided with additional pipe sleeves and electrical provisions for split-type aircon
 - Hot water supply line (excluding water heater) for shower area at Toilet and Bath
 - Electrical load provision of 20 amp for 2-burner
 - Balconies at all units

Unit Deliverables - Tower B

	Living/Dining	Kitchen	Bedroom	Toilet	Balcony/ Maid's Room
Flooring		Homogeneous Tiles			ic Tiles
Wall	Plastered Painted Finish			Ceramic Tiles & Painted Plastered Cement	1.2 meters high with metal railings
Ceiling	Pai	Painted Plain Cement Finish		Painted Gypsum Board	N/A
Others		Granite Finish Countertop Overhead, Under-counter Cabinets			Utility Room w/ Toilet for 2 BR Units only; Aluminum frame glass windows

- Entrance panel with door viewer
- Intercom per unit connected to the security/reception counter
- Automatic smoke detectors, fire alarm and sprinkler system in all units
- Provisions for: Individual electric and water meter
 - Cable TV line
 - Telephone line per unit
 - Electrical power for owner-supplied split-type air-conditioners
- Ventilation for kitchen and toilets
- Provision for hot water supply-line (excluding water heater) for toilet and kitchen
- Automatic smoke detectors and fire alarm with sprinkler system in all units
- Balconies at all units



Unit Deliverables - Tower C

	Living/Dining	Kitchen	Bedroom	Toilet	Balcony/ Maid's Room
Flooring		Homogeneous Tiles		Ceram	
Wall	Plastered Painted Finish			Ceramic Tiles & Painted Plastered Cement	1.2 meters high with metal railings
Ceiling	Painted Plain Cement Finish		Painted Gypsum Board	N/A	
Others		Granite Finish Countertop Overhead, Under-counter Cabinets			Utility Room w/ Toilet fo 2 BR Units only; Aluminu frame glass windows

- Entrance panel with door viewer
- Intercom per unit connected to the security/reception counter
- Provisions for: Individual electric and water meter
 - Cable TV line
 - Telephone line per unit
 - Electrical power for owner-supplied split-type air-conditioners
- Ventilation for kitchen and toilets
- Provision for hot water supply-line (excluding water heater) for toilet and kitchen
- Automatic smoke detectors and fire alarm with sprinkler system in all units
- Balconies at all units





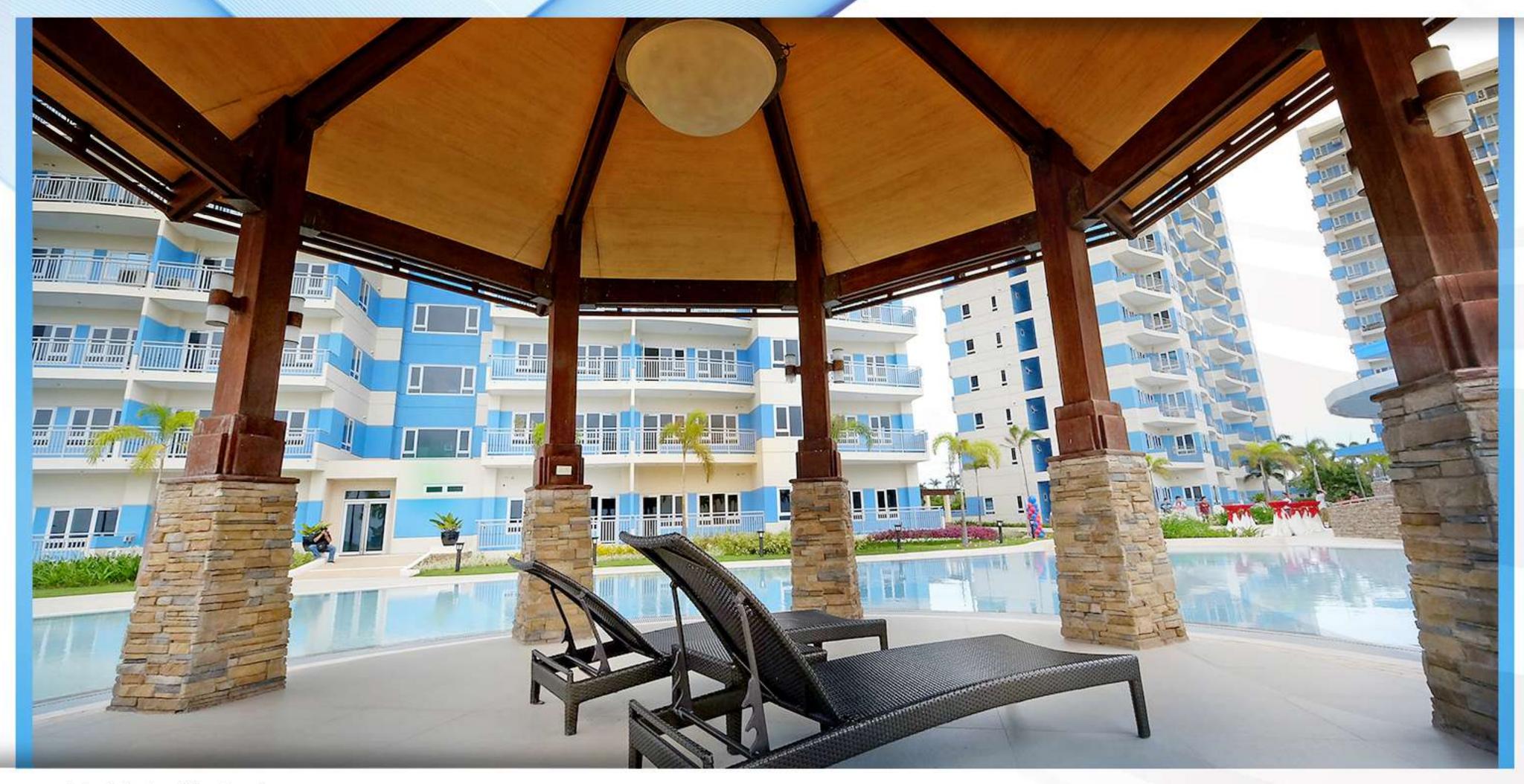
A Paradise that Nurtures Recreation and Relaxation

Verdant landscaping and amenities make up a significant portion of the AmiSa development and encourage unit owners to enjoy a live-work-heal-play lifestyle.



- Clubhouse
- Swimming Pools
- Fitness Center/Gym
- Game Room
- Biking/Jogging Paths
- Multi-Purpose Court
- Picnic Area
- Playground
- Videoke Room





Actual photo of the Gazebo



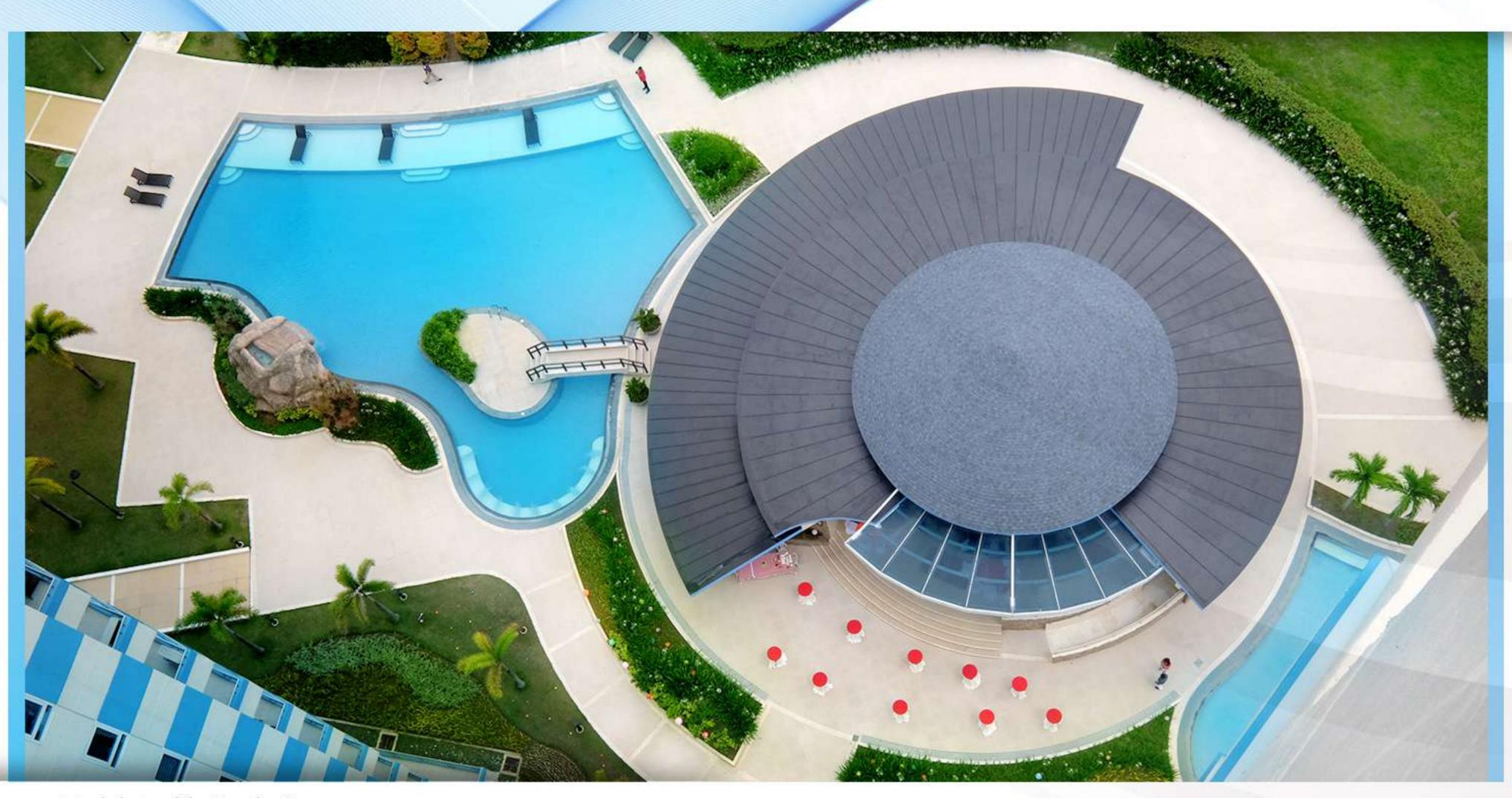


Actual photo of the Clubhouse and Pool Gazebo





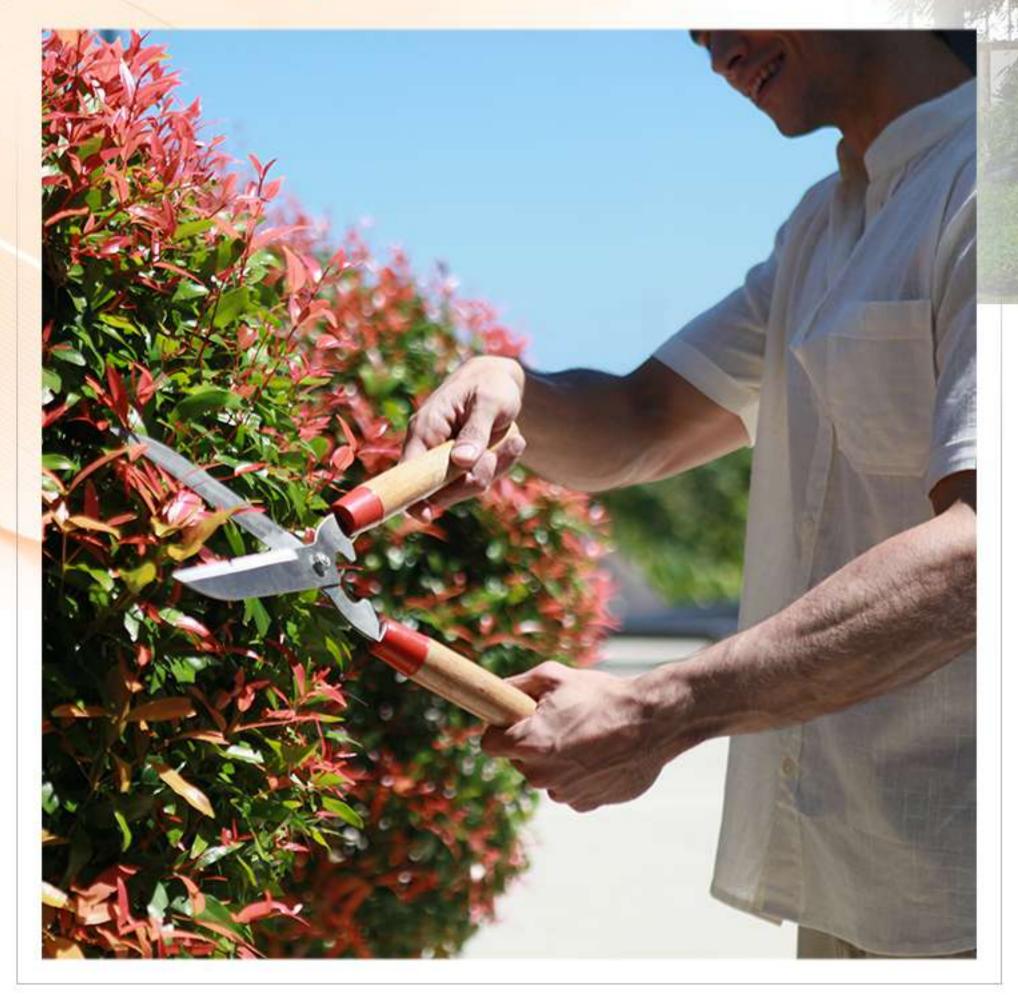


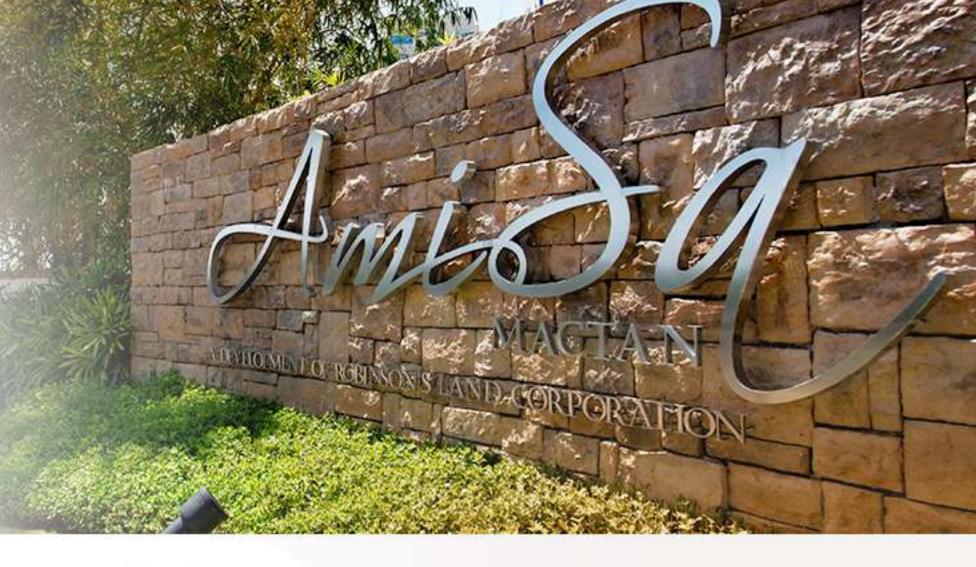


Actual photo of the Function Room



Property Management





With the safety provided by AmiSa's gated complex, unit owners can afford to lock-up and go. Personalized building management services provide the assurance that the general upkeep of the facilities, as well as the needs of Amisa unit owners are attended to in a professional manner.



Rent. Own. Indulge.

Get a piece of this paradise with the first and real Lease-to-Own program:

	12 Months Straight	10:90	40:60
Payment Term	120 months (10 years)	12 months (1 year)	60 months (5 years)
Payment Structure Plan	a) Total Contract Price/120 months	a) 10% Equity Downpayment payable over 12 months	a) 40% Equity Down Payment – payable over 60 months
	b) 6% Conversion Fees (TTFE) payable on 120th month Months	b) 6% Conversion Fees (TTFE) payable on the 12th month	b) 6% Conversion Fees – payable on the 60th month

c) 90% Retention

Letter of

Guaranty

- via Bank's

(Fully Paid via

Loan Release on

the 13th Month)

c) 60% Retention

- via Bank's

Letter of

Guaranty

(Fully paid via

Loan Release on

the 61st month

REQUIREMENTS FOR MOVE-IN:

- Signed Contract of Lease
- Payment of atleast (3) three months Lease Deposit
- Atleast 24 PDCs for monthly rental payable to Robinsonsland Corp.
- Payment of atleast (3) month Condo Dues
- Atleast 24 PDCs for Advance Condo Dues payable to the Condo Corp.
- Pre-signed Contract to Sell (CTS)
- Deed of Absolute of Sale (DAS)
- Signed Unit Acceptance Form
- Declaration of Occupants (If Corporation)
- Undertaking on As-is Where-is Basis





(0933)500-0000 | (032)255-6480

HLURB LS NO. 20656 | PUNTA ENGANO, LAPU-LAPU CITY, CEBU www.robinsonsluxuria.com

