



MEGAWORLD
INTERNATIONAL

Suntrust
AMADEA

Scout Reyes St. cor. Quezon Ave,
Paligsahan, Quezon City

Suntrust
Amadea

Why Quezon City?

- Home to many government offices, (e.g. Batasang Pambansa Complex (House of Representatives))
- Home to Eastwood City – Megaworld's 1st township development
- Has several major educational institutions - University of the Philippines Diliman, Ateneo de Manila University Miriam College;
- There are 2 Rail systems that run through the city: MRT (EDSA) and LRT-2 (Aurora Boulevard).



Why AMADEA?

Urban Lifestyle &
Gateway to the
best of Quezon
City

Neighboring
schools, hospitals
and commercial
establishments

**Modern &
Innovative**
Development

Developed by
**Suntrust
Properties,
Inc.**



TYPICAL FLOOR PLAN



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All units are unfurnished. The appliances and other details indicated in the plans are for illustration purposes only and not included in the sale. Selling price is established principally on a per unit basis and not on the unit measurement or dimension. Sizes and location of structural elements and utility pipe chases are subject to change and may differ from actual deliverable condition.

6th FLOOR/AMENITY DECK PLAN

SAMPLE UNIT LAYOUT

Studio Typical Unit Lay-out



2 Bedroom Typical Unit Lay-out



3 Bedroom Typical Unit Lay-out [🔗](#)



BUILDING FEATURES

- Property Management Office
- Centralized Mail Area
- Overhead Water Tank and
- Underground Cistern for ample water supply
- 4 High Speed Elevators for Tower 1 and 3 High Speed Elevators for Tower 2
- Future-ready Units



SAFETY & SECURITY FEATURES

- Fire alarm and smoke detection system
- Automatic fire sprinkler system
- Fire exits per floor
- Emergency back-up power (for selected common areas)
- CCTV cameras in critical areas
- 24-hour building security
- Automatic Fire Sprinkler System for all units



OUTDOOR FACILITIES

- Lap Pool
- Kiddie Pool
- Pool Deck & Pool Lounge
- Outdoor Lounge
- Landscaped Garden
- Gazebo / Multipurpose Hall
- Shower Totem and Changing Rooms
- Children's Playground
- Commercial Area



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INDOOR FACILITIES

- Reception Lobby
- Sky Garden
- Fitness Gym
- Function Hall
- Children's Playroom/ Daycare



GENERAL SPECIFICATIONS



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As of May 2020

STUDIO, 2-BEDROOM, AND 3-BEDROOM UNITS

FLOOR FINISHES

- Living/Dining/Kitchen/Sleeping Area (Studio Units): [Ceramic Tiles](#)
- Bedrooms: [Ceramic Tiles](#)
- Toilet & Bath: [Unglazed Ceramic Tiles](#)

WALL FINISHES

- Interior Walls: [Plastered, Painted Finish \(with 100mm high basepaint\)](#)
- Bedroom Partitions (except Studio Units): [Painted Drywall Partition with 100mm high basepaint\)](#)
- Toilet & Bath: [Painted Cement Finish above Wall Tiles](#)

CEILING FINISHES

- Living/Dining/Sleeping Area (Studio Units): [Rubbed Concrete with Smooth, Flat Painted Finish](#)
- Bedrooms: [Rubbed Concrete with Smooth, Flat Painted Finish](#)
- Kitchen and Toilet & Bath: [Painted Gypsum Board Ceiling](#)

DOORS

- Main Door: [Solid Core Wood Door on TKD Wood Door Jamb, Painted Finish](#)
- Bedroom Door: [Hollow Core Flush Door on TKD Wood Door Jamb, Painted Finish](#)
- T&B Door: [Hollow Core Flush Door \(with Bottom Louver\) on TKD Wood Door Jamb, Painted Finish](#)

WINDOWS

- [Aluminum Framed Glass Panel \(Fixed/Operable Windows\)](#)

FINISHING HARDWARE

- Main Door: [Mortise Type Keyed Lockset \(Lever Type Handle\)](#)
- Bedroom Door: [Cylindrical Type Keyed Knobset](#)
- Toilet & Bath: [Cylindrical Type Keyed Knobset](#)

TOILET & KITCHEN FIXTURES

- Water Closet: [Tank Type, Lever Type Single Flush](#)
- Lavatory: [Wall-Hung Wash Basin](#)
- Shower Head & Fittings: [Concealed Shower Set \(Hand Shower & Faucet with diverter\)](#)
- Soap & Toilet Paper Holder: [Wall-Mounted, Wire Basket Type Soap Holder, Wall-Mounted Tissue Paper Holder](#)
- T&B Exhaust: [Ceiling Cassette Exhaust Fan with Built-In Light](#)
- Kitchen Sink: [Single Bowl, Top-Mounted Kitchen Sink](#)
- Kitchen Faucet & Fittings: [Gooseneck Type](#)
- Kitchen Exhaust: [Provision for Rangehood](#)

SPECIALTIES

- Kitchen Area: [Modular Base Kitchen Cabinet with Granite Countertop and 60cm x 60cm Glazed Ceramic Wall Tiles for Splashboard \(overhead cabinets not included\)](#)

OTHERS

- [Provision of ACU opening \(for window-type ACU\) in sleeping area/bedrooms](#)
- [Provision for single-point water heater at all toilet & baths](#)
- [Provision for telephone lines/ cable TV lines](#)
- [Individual electric and water sub-meters](#)
- [Individual Condominium Certificate of Title \(CCT\)](#)



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SAMPLE PAYMENT TERMS

SAMPLE COMPUTATION



CLUSTER/TOWER
UNIT
TYPE
AREA (SQM)
CLIENT

1
15W
STUDIO
24.0

SELLING PRICE
6% MISC. FEE
12% VAT
TOTAL CONTRACT PRICE
RESERVATION FEE

P 2,796,000.00
PHP 167,760.00
0.00
PHP 2,963,760.00
P 20,000.00

NOTE: All units with selling price exceeding **PHP 3,199,200.00** are subject to 12% VAT.

OPTION 1 : 40% DEFERRED IN 54 MOS. – 60% UPON TO		
TOTAL CONTRACT PRICE		PHP 2,963,760.00
40% Downpayment Payable in 54 Months		PHP 1,185,504.00
Less: Reservation Fee		PHP 20,000.00
		PHP 1,165,504.00
Payable in 54 Months	PHP 21,583.41 PER MONTH	
To Start After 30 Days from Date of Reservation		
60% Balance		PHP1,778,256.00
In-House Financing		
15 years @ 15% int.	0.013995871	PHP24,888.24

TO BE FILLED-OUT BY CLIENT (RETAIL AND RE-SELL)	
NAME	
PAYMENT OPTION	OPTION 1 : 40% DEFERRED IN 54 MONTHS – 60% UPON TO
SIGNATURE/DATE	
TO BE FILLED-OUT BY MWI	
FOR RE-SELL ONLY	
BULK INVESTOR	
BULK SALE RES. DATE	
END OF GRACE PERIOD	
RE-SELL DATE	
1ST MA DUE DATE	
MWI-SIG	
MWI-SDG	

//amad1_all-unit-types_June2021

OPTION 2 : EASY STEP-UP		
TOTAL CONTRACT PRICE		PHP2,963,760.00
7% of TCP		PHP207,463.20
Less: Reservation Fee		PHP20,000.00
		PHP187,463.20
1 st - 12 th Months	PHP15,621.93 PER MONTH	
To Start After 30 Days from Date of Reservation		
7.5% of TCP		PHP222,282.00
13 th - 24 th Months	PHP18,523.50 PER MONTH	
9.0% of TCP		PHP266,738.40
25 th - 36 th Months	PHP22,228.20 PER MONTH	
10% of TCP		PHP296,376.00
37 th - 48 th Months	PHP24,698.00 PER MONTH	
6.5% of TCP		PHP192,644.40
49 th - 54 th Months	PHP32,107.40 PER MONTH	
60% Balance		PHP1,778,256.00
In-House Financing		
15 years @ 15% int.	0.013995871	PHP24,888.24

TO BE FILLED-OUT BY INTERNATIONAL PROPERTY AMBASSADOR	
IPA NAME	
DATE PREPARED	
SIGNATURE	