



ROBINSONS LAND CORPORATION

Property Developer of Choice

The Location

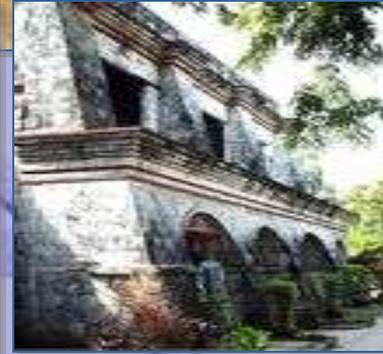




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Cebu Potential

- Booming tourism industry
- Proximity to International Airport
- Peace and order
- Available modern medical facilities





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AmiSa

*a Sanskrit word which means
object of enjoyment, beautiful and pleasing*



Amisa



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Master Plan

- Architect Albert S. Yu
(ASYA Design Partners)



Landscaping Design

- Architect Paulo Alcazaren
(PGAA Creative Design)



Beach Development

- Engineer Uldarico Trawon
(Petra Konsult & Associate, Inc.)

Project Description

AmiSa

- 6-hectare property
- First master-planned condominium residential resort community in Cebu
- **Australian Gold Coast** architecture
- 230 meters beach frontage
- 3 Branded hotel towers
- 6 Residential condominiums



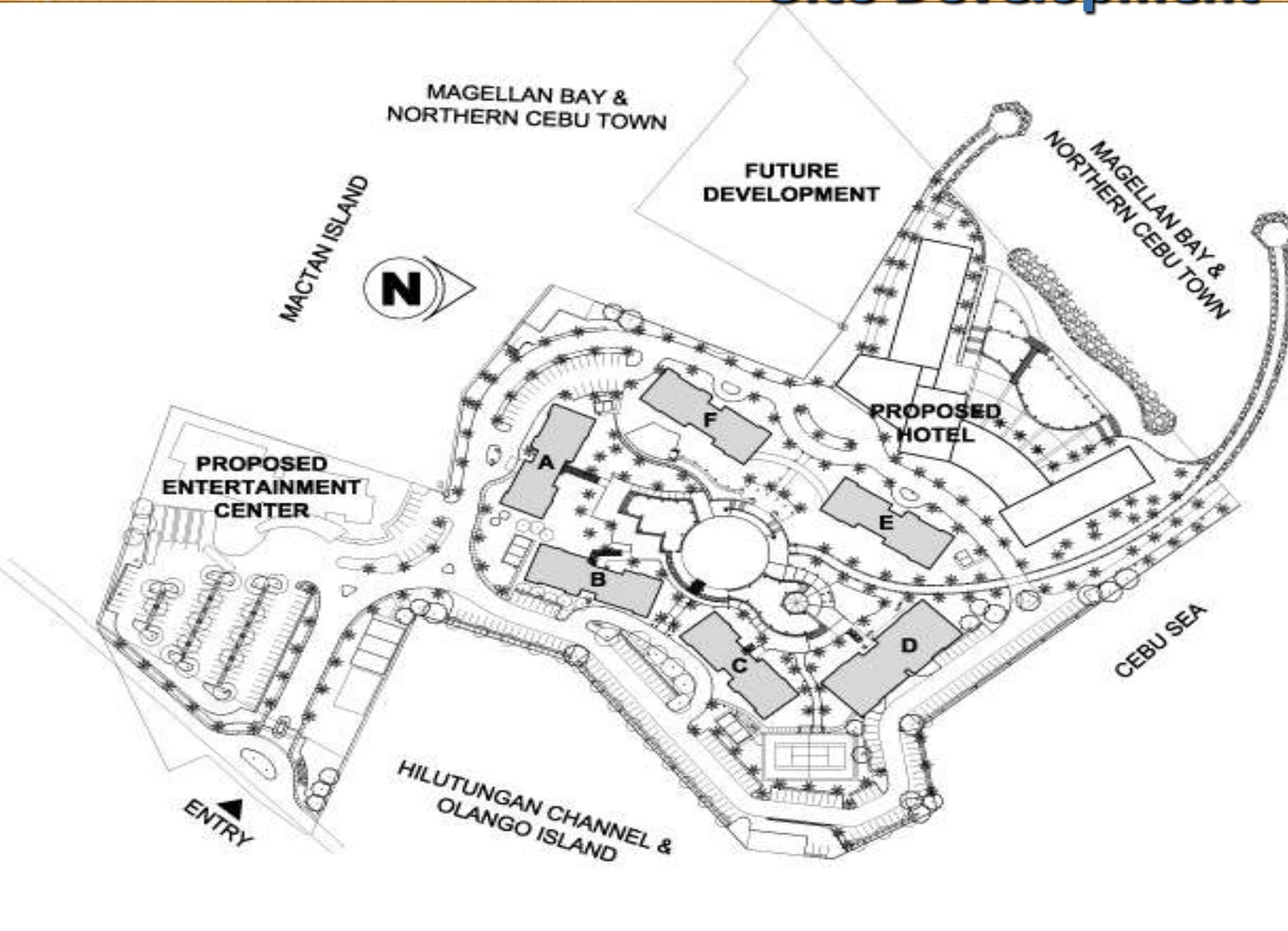
Gold Coast City, Australia

Inspired by Gold Coast, a city with 57 kilometers of coastline in Queensland, Australia.

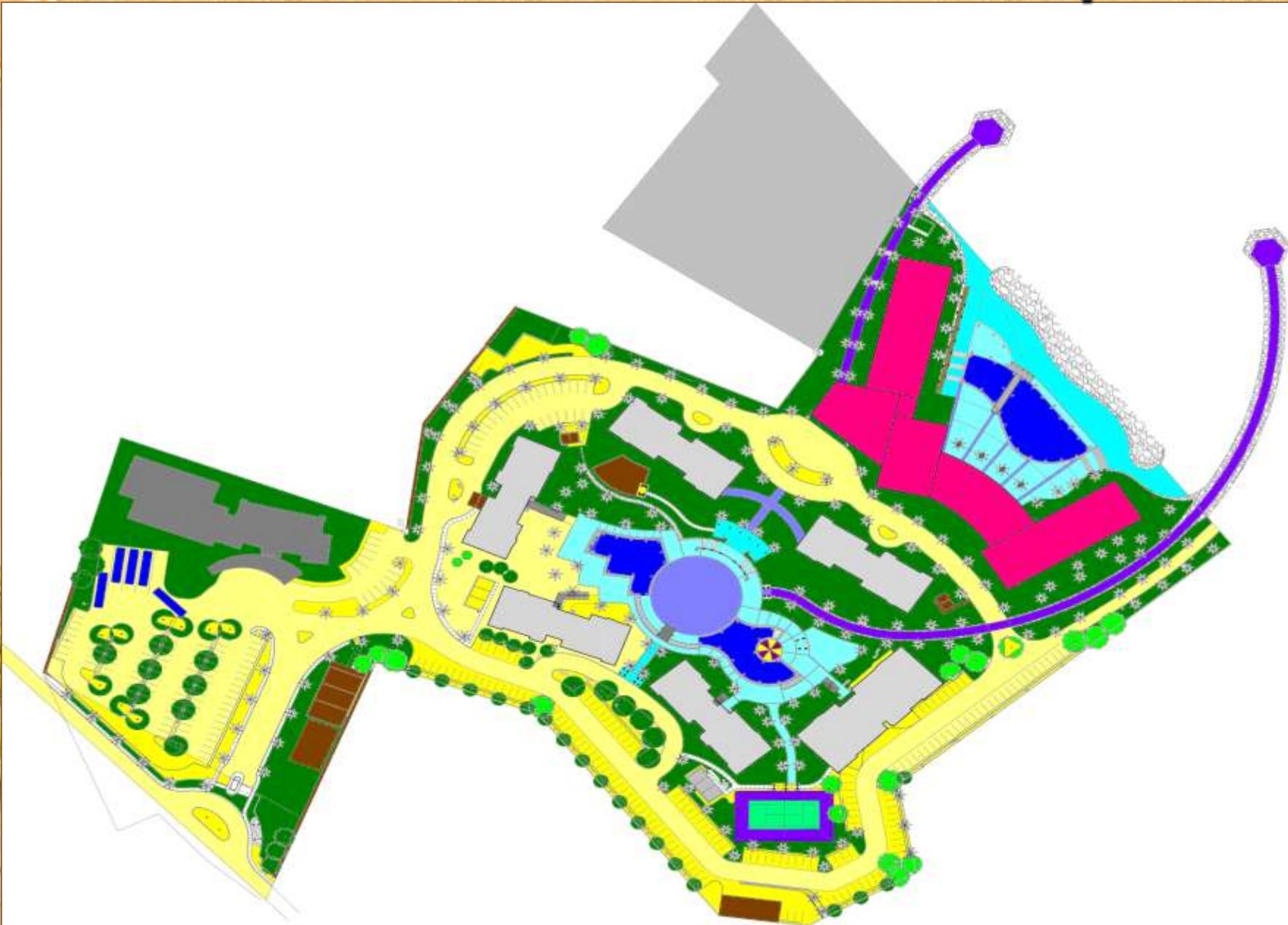
The internationally famous coastal city offers surf beaches, lush green rainforest, world-class golfing greens and world-famous theme parks and shopping centers.



Site Development



Site Development



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Residential Condominiums

Amisa

Residential Condominium

- Six Towers
 - Two 18-storey Towers
 - Two 14-storey Towers
 - Two 8-storey Towers
- 736 Condominium Units
 - All with balcony
- Flat design concept



Life at

Amisq

Dive in



Jet Ski



Boating



Snorkeling



Infinity Pool



Scuba Diving

Run Wild



Jogging Path



Volleyball



Biking



Tennis



Gym

Al Fresco Dining



Resto & Bars



Chow Down

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Spa



Viewing Decks



Cabanas

Chill Out



Perk Up



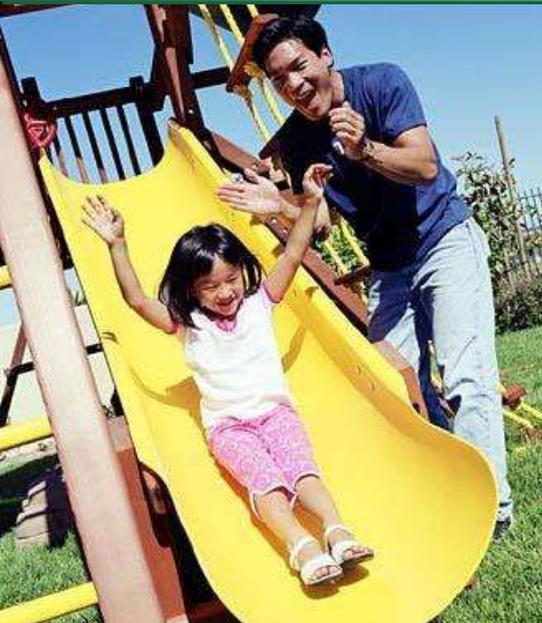
Outdoor Picnic Area



Karaoke Room



Mini Theater



Kid's Playground



Clubhouse



Floor Description

Floor	Use
19 th Floor	Penthouse
10 th to 18 th Floor (no 13 th Floor)	Typical Residential Zone 2 (all two-bedroom units)
2 nd to 9 th Floor	Typical Residential Zone 1 (studio and two-bedroom units)
Ground Level	Amenities
Ground Level	Parking

Typical Floor Layout (2nd to 9th)

Amenities / Magellan Bay / Northern Cebu Town

Mactan Island



Cebu Sea

Hilitungan Channel / Olango Island / Morning Sun



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Typical Floor Layout (10th to 18th)

Amenities / Magellan Bay / Northern Cebu Town

Mactan Island



Cebu Sea

Hilitungan Channel / Olango Island / Morning Sun



Ground Floor Layout

Amenities / Magellan Bay / Northern Cebu Town

Mactan Island



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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 outlet in the residential unit
- Individual mail box
- Central garbage area
- Building Administration Office
- Fire Exits

Residential Features

- Entrance door with viewer
- Intercom per unit connected to the Security/ Reception counter
- Individual electric and water meter
- Provision for cable TV and telephone lines per unit
- Split-type air conditioner openings
- Automatic smoke detectors and fire alarm with sprinkler system
- Hot water supply line (excluding water heater) for kitchen and toilets
- Ventilation for kitchen and toilets

Unit Deliverables

	Living/ Dining	Kitchen	Bedroom	Toilet	Balcony/ Maid's Room
Flooring	All Homogeneous tiles for Studio Units Laminated Wood for Bedrooms			Ceramic tiles	
Wall	Painted cement finish			Combination of ceramic tiles and painted plastered cement	1.2 meters high with metal railing
Ceiling	Painted cement finish			Painted gypsum board	n/a
Others		Granite finish countertop, overhead and undercounter cabinets			

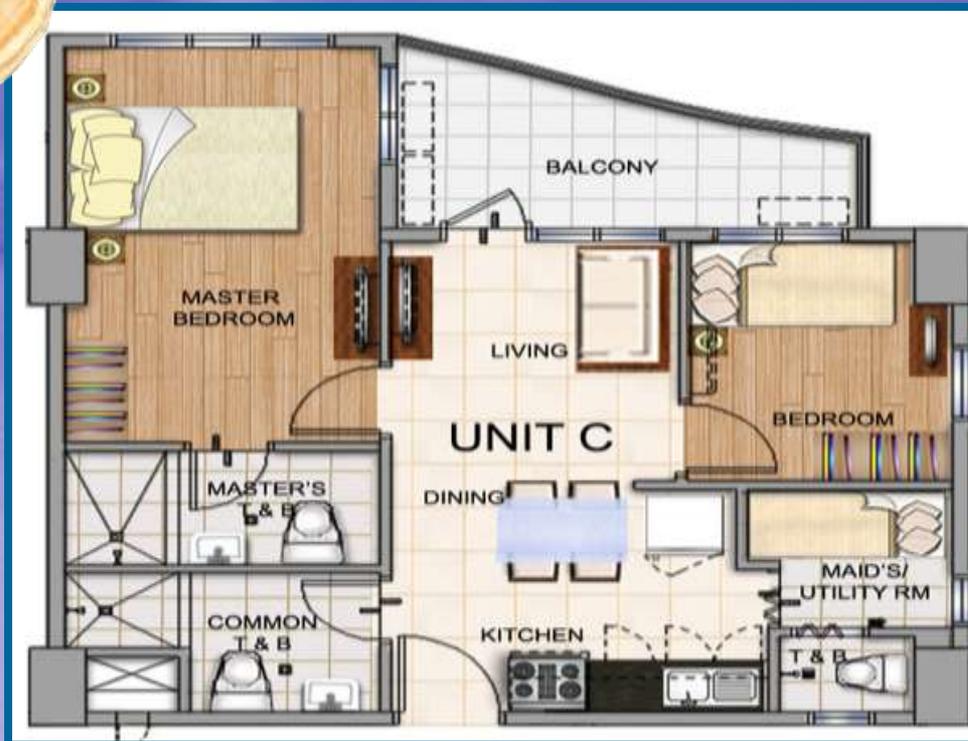
Studio Unit Layout



35 Units in Tower B

- Total Area : 41.19 to 41.55 sqm.
- Unit : 32.45 to 33.96 sqm.
- Balcony/Garden : 7.26 to 13.22 sqm.

2BR Unit Layout



119 Units in Tower B

- Total Area: 61.70 to 62.06 sqm.
- Unit : 55.13 to 55.52 sqm.
- Balcony : 6.18 to 12.08 sqm.

Development Timetable



Tower B

September 2012

Tower A

**December
2010**

Construction

Jan 2009

Start of Pre-selling

**November
2007**

Payment Scheme – Cash

PARTICULARS	PAYMENT
Reservation Fee (RF) Studio 2BR 3BR Balance	Payable over 1 month Php50,000.00 Total Contract Price (TCP) less RF Payable within 30 days
Discount Studio 2BR 3BR	P25,000 + 15% of (TCP-P25,000) P75,000 + 15% of (TCP-P75,000) P100,000 + 15% of (TCP-P100,000)

Payment Scheme – Deferred

PARTICULARS	PAYMENT
Reservation Fee (RF) Studio 1BR 2BR 3BR Down payment	Payable over 1 month } Php50,000.00
Installment	40% less RF Payable over 38 months
Retention	60% Payable on September 30, 2012
Discount Studio 2BR 3BR	P25,000 P75,000 P100,000

If pre-sales level does not reach
the desired level
by **September 2009**



RLC may decide
not to build and
refund payments of buyers
without interest

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