



Avída Towers Ardane

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DEVELOPMENT SUMMARY

Avida Towers Ardane
Project Name

**South Park District, National Road,
Alabang, Muntinlupa City**
Address

Avida Land Corp.
Owner

6,829 sqm
Land Area

Residential Condominium
Development Type



LOCATION MAP

1 Avida Towers
Ardane

OFFICES

(.05 to 3.8km)

- 2** South Park Corporate Center
- 3** Northgate Cyberzone
- 4** Insular Life Corporate Center
- 5** Parkway Corporate Center
- 6** Richville Corporate Center

COMMERCIAL ESTABLISHMENTS & MIXED-USE DEVELOPMENTS

(.05 to 4.0 km)

- 7** South Park District
- 8** Ayala Mall South Park
- 9** Alabang Town Center
- 10** S & R Alabang
- 11** Festival Supermall
- 12** Landmark
- 13** Wilcon Depot
- 14** Madrigal Business Park
- 15** Starmall Alabang

SCHOOLS

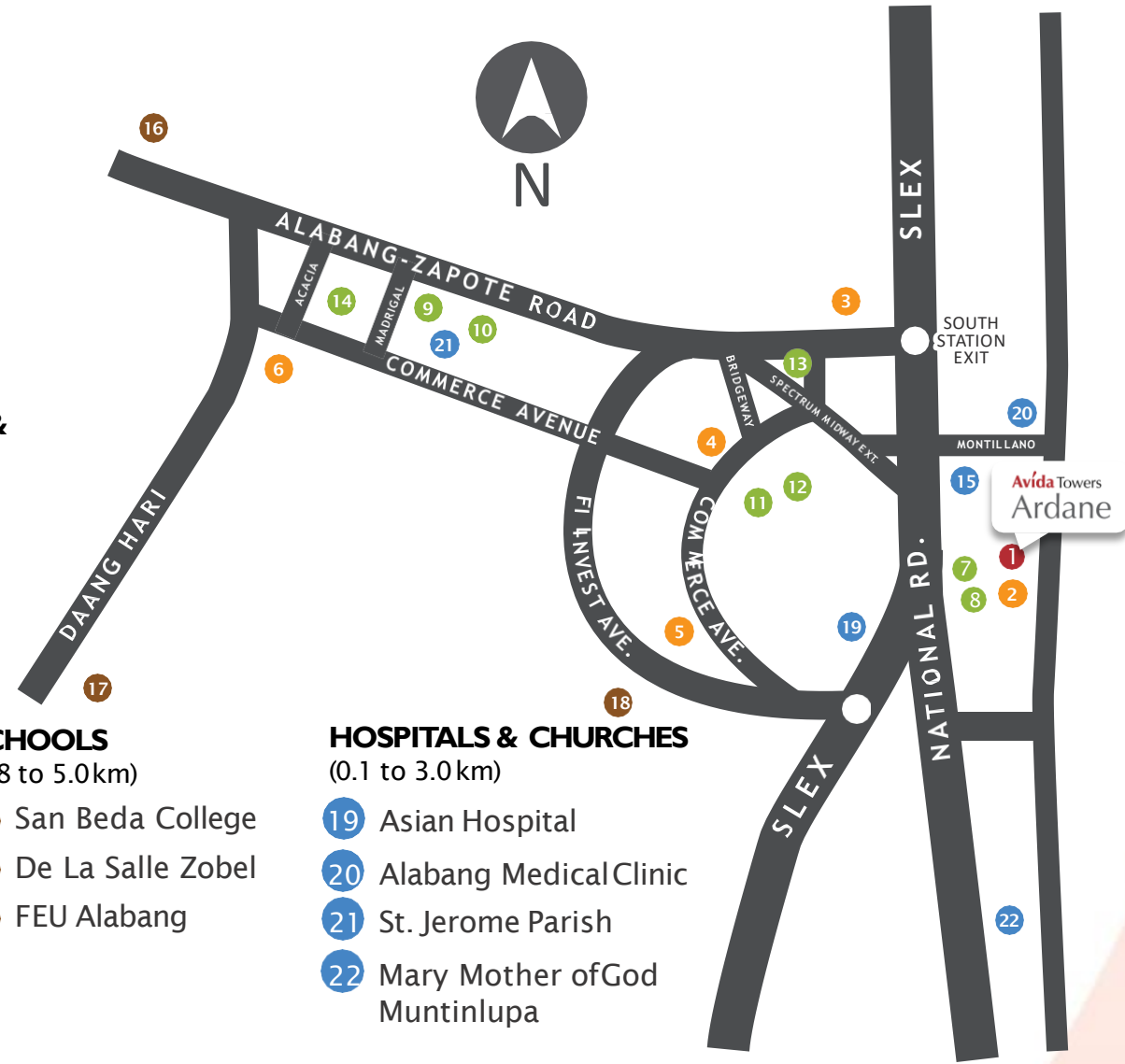
(2.8 to 5.0km)

- 16** San Beda College
- 17** De La Salle Zobel
- 18** FEU Alabang

HOSPITALS & CHURCHES

(0.1 to 3.0 km)

- 19** Asian Hospital
- 20** Alabang Medical Clinic
- 21** St. Jerome Parish
- 22** Mary Mother of God Muntinlupa





Artist's Perspective

FOR INTERNAL TRAINING PURPOSES ONLY
AS OF OCTOBER 2019

Avída Towers
Ardane

**GENERAL INFORMATION
(TOWER I)**

7 Retail Units

4 Podium Parking

**271 Residential Parking
(4 PWD Parking slots)**

Parking Floors & Units

29 Residential Floors

957 Residential Units

Residential Floors & Units



Artist's Perspective

SITE DEVELOPMENT PLAN

Facing Laguna de Bay



Facing Manila / Makati
Skyline

Facing Amenities / Residential Park

Facing Alabang Skyline

Phase 1
Tower 1
Function Hall
Indoor Gym
Main Reception Lobby at GF
Phase 2
Tower 2
Adult Pool
Kiddie Pool
Playground
Outdoor lounge



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Artist's Perspective



LAP POOL

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Artist's Perspective

An architectural rendering of a rooftop courtyard. On the left is a tall, grey apartment building with many windows and air conditioning units. The courtyard features a large green lawn, a children's play area with a blue slide and climbing structure, and several trees and flowering plants. A paved walkway leads through the courtyard. In the foreground, a person is walking away from the viewer. The sky is blue with white clouds.

CHILDREN'S PLAY AREA & GRASS COURTYARD

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Artist's Perspective



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Artist's Perspective



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Artist's Perspective



AMENITIES

- Clubhouse
- Open lounges
- Children's Play Area
- Adult Pool
- Kiddie Pool
- Indoor Gym

Artist's Perspective

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TYPICAL FLOOR PLAN (TOWER 1)

Facing Manila/ Makati Skyline



Facing Amenities/ Residential Park

Residential Units per Floor

- 19 - STUDIO UNITS
- 10 – JR1 BEDROOM UNITS
- 4 – 1 BEDROOM UNITS

UNIT PLANS



STUDIO	SQ.M.	SQFT
Living /Dining /Kitchen	19.80	213.13
Toilet & Bath	3.50	37.67
Estimated Total Area	23.30	250.80

UNIT PLANS



JR 1-BEDROOM	SQ.M.	SQFT
Living /Dining /Kitchen	12.10	130.24
Toilet & Bath	3.50	37.67
Bedroom	7.70	82.88
Estimated Total Area	23.30	250.80

UNIT PLANS



1-BEDROOM	SQ.M.	SQFT
Living /Dining /Kitchen	19.00	204.51
Toilet & Bath	5.40	58.13
Bedroom	11.30	121.63
Balcony	2.50	26.91
Estimated Total Area	38.2	411.18

STANDARD UNIT FINISHES

LIVING / DINING	Flooring	Wood Laminate
	Wall	Painted Concrete Finish
	Ceiling	Painted Concrete Finish
KITCHEN	Flooring	Ceramic Tiles
	Wall	Painted Concrete Finish
	Ceiling	Painted Concrete Finish
	Countertop	Solid Surface
	Overhead & Undercounter Cabinets	Laminated Board
BEDROOM	Flooring	Laminated Wood
	Wall	Dry Wall in Painted Finish
	Ceiling	Painted Concrete Slab Finish
T&B	Flooring	Ceramic Tiles
	Wall	Painted Concrete Finish Above Tile
	Ceiling	Painted Gypsum Board



BUILDING FEATURES

- Central Lobby
- 4 Elevators per tower
- Emergency Power
- CCTV at select common areas
- Fire Protection / Fire Alarm System
- 2 Fire exits per floor
- Mailbox per unit at the individual towers

SUSTAINABILITY FEATURES

Water-efficient toilet fixtures
Sensor-controlled hallway and podium
parking lights
LED Lights
Rainwater harvesting
Low solar heat gain glass window

STANDARD UNIT FEATURES & PROVISIONS

Smoke detector & automatic sprinkler system
Units are telephone, cable television & internet
ready
Provision for water heater for T&B
Back-up power: 1 power outlet, 1 ref outlet & 1
lighting unit



Avida Towers Altura Actual Photo

Avída Towers

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