



URBAN SPIRIT.

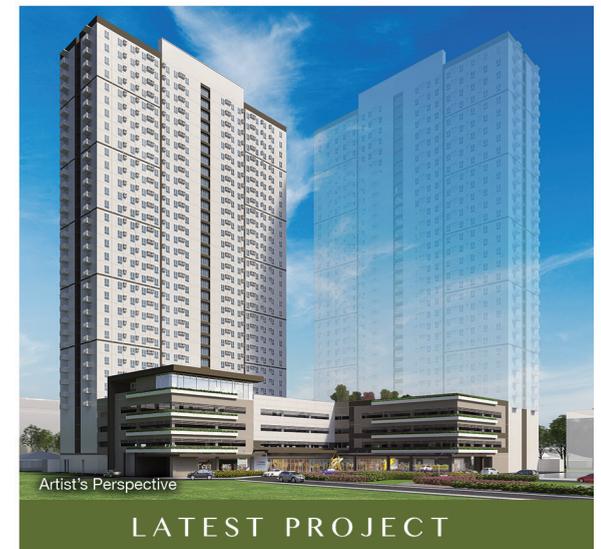
SOUTHERN SOUL.

Avida Towers  
Ardane

# South Park

DISTRICT

Avida Towers Altura	7,226 sqm.   1,054 units
Avida Towers Ardane	6,829 sqm.   1,914 units
Ayala Mall South Park	19,311 sqm.
Corporate Center	12,981 sqm.
Future Developments	19,088 sqm.
Residential Park	
Grand Lawn	19,088 sqm.
Other Common Areas	



**Ayala Malls**  
SOUTH PARK

**Avida Towers**  
Altura

**Avida Towers**  
Ardane



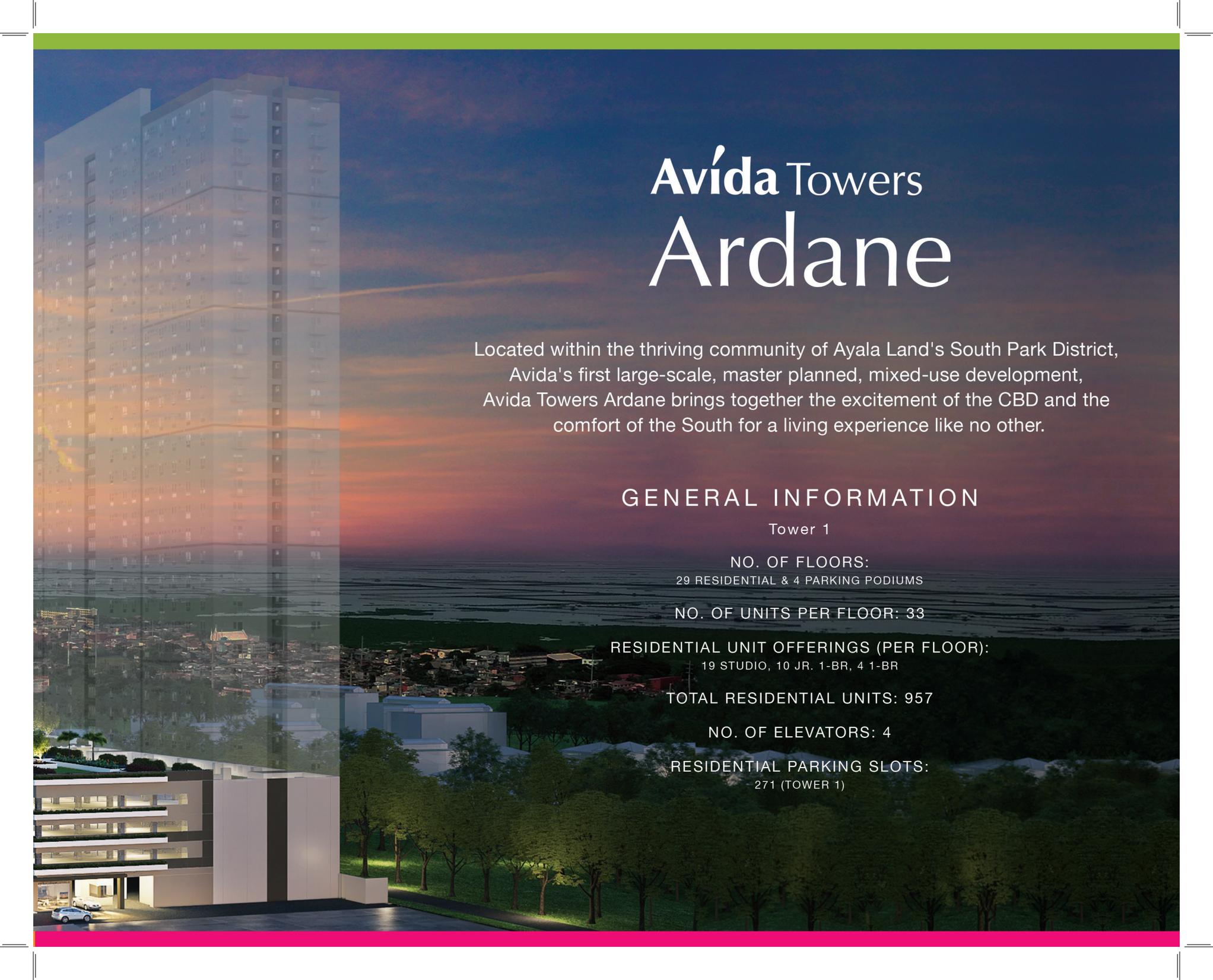
Artist's Perspective

## EXPERIENCE SOUTHERN LIVING AT ITS BEST

The 6.6 hectare development brings together a mix of residential condos, a mall, and an office building. At its center is an expansive park and open spaces where people can stroll and enjoy the laid-back vibe of the South. South Park District will be a venue for convergence on this side of Muntinlupa that embraces a unique experience, bringing to life a place that's Part city. Part nature. Pure South.



Artist's Perspective



# Avida Towers Ardane

Located within the thriving community of Ayala Land's South Park District, Avida's first large-scale, master planned, mixed-use development, Avida Towers Ardane brings together the excitement of the CBD and the comfort of the South for a living experience like no other.

## GENERAL INFORMATION

Tower 1

NO. OF FLOORS:

29 RESIDENTIAL & 4 PARKING PODIUMS

NO. OF UNITS PER FLOOR: 33

RESIDENTIAL UNIT OFFERINGS (PER FLOOR):

19 STUDIO, 10 JR. 1-BR, 4 1-BR

TOTAL RESIDENTIAL UNITS: 957

NO. OF ELEVATORS: 4

RESIDENTIAL PARKING SLOTS:

271 (TOWER 1)

A woman in a black tank top is smiling and looking at her smartphone in a gym. She is wearing white earbuds and a black smartwatch. In the background, two other women are laughing and talking. The scene is set in a modern gym with treadmills and large windows.

FROM FUN

TO FUNCTIONAL

# AMENITIES

Hang out with friends at the lounge, or outdo yourself at the gym. Soak up the sun by the pool, or bond with your kids at the play area. There's a little bit of everything for everyone!

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

SITE DEVELOPMENT PLAN  
Facing Laguna de Bay



Facing Manila/ Makati Skyline

Facing Amenities / Residential Park

Facing Alabang Skyline



Artist's Perspective



Artist's Perspective



Artist's Perspective

A woman with dark hair pulled back, smiling, wearing a white blazer over a white dress. She is holding a small black quilted bag with a gold clasp. The background is split: the left side shows a modern apartment building with many windows and balconies, and the right side shows a bedroom with a bed, pillows, and a wire basket. A horizontal bar with a pink-to-orange gradient is overlaid across the middle of the image.

YOUR DREAM.

YOUR REALITY.

# UNITS

Turn your dream space into a reality with Avida Towers Ardane's master-planned, right-sized units.

Our range of Studio, Junior 1 Bedroom, and 1 Bedroom units complement any lifestyle, making it a place one can truly call home.



## TYPICAL FLOOR PLAN



## UNIT FLOOR PLAN



### STUDIO\*

STUDIO	SQ.M.
Living/Dining/Kitchen	19.80
Toilet and Batch	3.50
Estimated Total Area	23.30

### JR 1 BEDROOM\*

JR 1 BEDROOM	SQ.M.
Living/Dining/Kitchen	12.10
Toilet and Batch	3.50
Bedroom	7.70
Estimated Total Area	23.30

### 1 BEDROOM\*

1 BEDROOM	SQ.M.
Living/Dining/Kitchen	19.10
Toilet and Batch	5.30
Bedroom	11.30
Balcony	2.50
Estimated Total Area	38.2

\*Artist's Perspective

# Avida

an AyalaLand company

## Address

South Park District, National Road,  
Alabang, Muntinlupa City

## Owner and Developer

Avida Land Corp.

## Completion Date

July 30, 2025 (Tower 1)

## Turnover Date

August 2025 (Tower 1)

Visit [avidaland.com](http://avidaland.com) for construction updates

[avidaland.com](http://avidaland.com)    [avidalandph](https://www.instagram.com/avidalandph)

Property managed by

**AYALA PROPERTY MANAGEMENT CORPORATION**

Should you choose to rent out your unit,  
**THE AVIDA LEASING TEAM** can assist you.

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