

Avida Towers Ardane

Located within the thriving community of Ayala Land's South Park District, the large-scale, master planned and Avida's first 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 & 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)

Artist's Perspective

AMENITIES

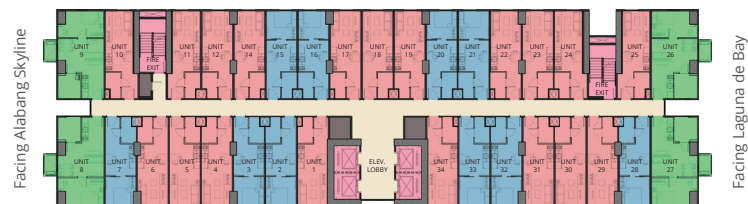
Hang out with friends at the lounge, or outdo yourself at the gym. Soak up the sun by the pool, or bond with your kids at the play area. There's a little bit of everything for everyone!

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



TYPICAL FLOOR PLAN TOWER 1

Facing Manila/ Makati Skyline



Facing Amenities/ Residential Park

STUDIO JR. 1 BEDROOM 1 BEDROOM



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

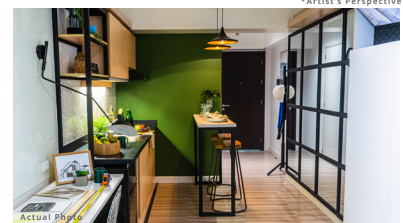


JR 1 BEDROOM*	SQ.M.
JR 1 BEDROOM	
Living/Dining/Kitchen	12.10
Toilet and Bath	3.50
Bedroom	7.70
Estimated Total Area	23.30



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

*Artist's Perspective

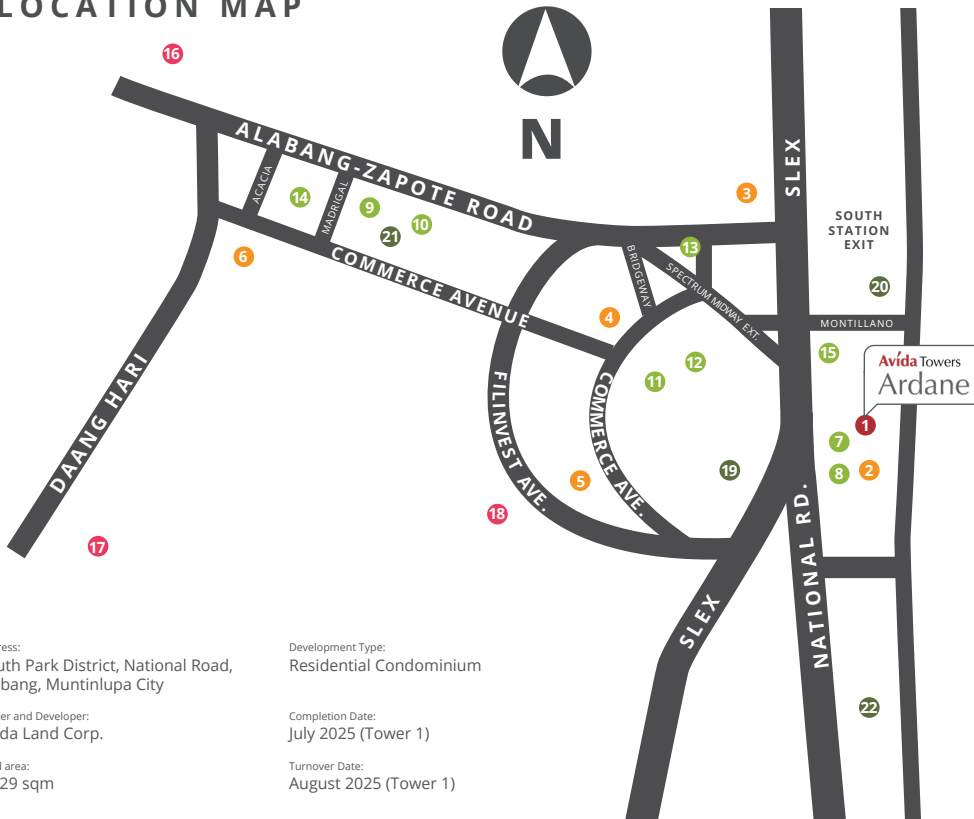




SOUTHERN SOUL.

URBAN SPIRIT.

LOCATION MAP



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

Owner and Developer:
Avida Land Corp.

Land area:
6,829 sqm

Development Type:
Residential Condominium

Completion Date:
July 2025 (Tower 1)

Turnover Date:
August 2025 (Tower 1)

**1 Avida Towers
Ardane**

**OFFICES
(.05 to 3.8 km)**

- 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
(0.5 to 4.0 km)**

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

**SCHOOLS
(2.8 to 5.0 km)**

- 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