

**Avida**  
an AyalaLand company



**South||Park**  
DISTRICT



# South Park

DISTRICT

**Part City. Part Nature. Pure South.**

# South Park DISTRICT

## Avida Land's first estate masterplanned, mixed-use development

**Location:** National Road, Brgy. Alabang, Muntinlupa City


### Access:

- SLEX Exit via Alabang and Filinvest Exit

### Public Transport:

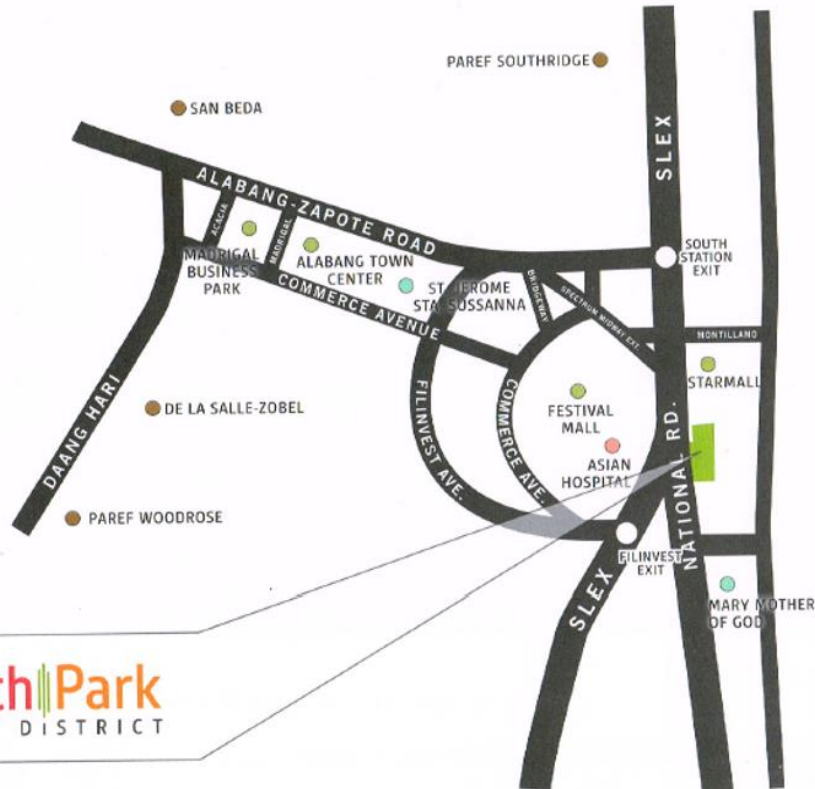
- Alabang Bus Terminal connecting upper Metro Manila and the Batangas
- Jeeps along National Road connecting Laguna and Alabang
- Alabang PNR Station connecting Manila to Laguna

### Proximity to:

- Asian Hospital (~200 m away)
- Ospital ng Muntinlupa (~200 m away)
- FEU Alabang (~250m away) 
- Festival Mall (~600 m away)
- Star Mall & Alabang Bus Terminal (~400 m away)
- Alabang Town Center (~2 km away)



- COMMERCIAL ESTABLISHMENTS
- SCHOOLS
- HOSPITALS
- CHURCHES



South Park DISTRICT



# Value Proposition

**South Park District is Avida's first masterplanned, mixed-use community in the South.**

**Located within the development is an expansive central park that conveniently integrates the residential, commercial and business clusters, which creates a vibrant sense of community.**



**South || Park**  
DISTRICT

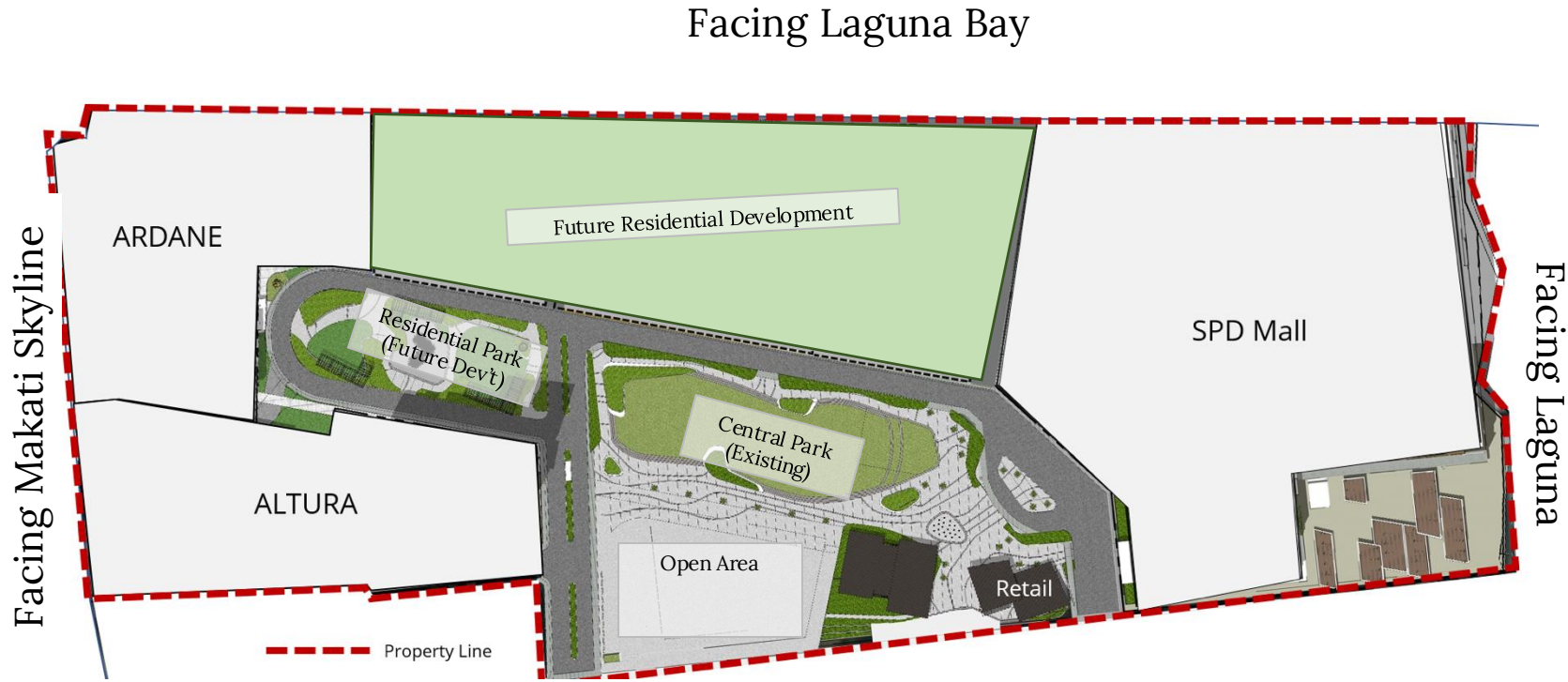


# Milestones

- 2012 ● AT ALTURA T1 LAUNCH
- 2015 ● AT ALTURA T2 LAUNCH  
CENTRAL PARK & PLAZA OPENING
- 2016 ● AYALA MALLS OPENING
- 2017 ● CORPORATE CENTER OPENING  
AT ALTURA T1 TURNOVER
- 2018 ● AT ALTURA T2 TURNOVER
- 2019 ● AVIDA SOUTH OFFICE OPENING  
AT ARDANE LAUNCH
- 2022 ● AT ARDANE SALES PAVILION RE-  
OPENING

# South Park Masterplan

DISTRICT



	Land Area	
	(sqm)	%
Residential	27,036	41%
<i>Altura</i>	7,226	11%
<i>Ardane</i>	6,829	10%
<i>Future Dev't</i>	12,980	20%
SPD Mall	19,311	29%
Common Areas	19,811	30%
<b>Total</b>	<b>66,158</b>	<b>100%</b>

# SPD Parks and Open Spaces

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Approx. 13,000 sqm  
Central Park  
Residential Park  
Active Park  
Plaza

Artist's Perspective

# Central Park





# Residential Park Concept

Target completion 2025



Artist's Perspective



# The Plaza



Artist's Perspective

Water Feature

Palm Court

Trees

# SPD Estate Updates



**ESTATE SIGNAGE**



**WATER FEATURE AT PLAZA**

# Mall Updates

## NEW TENANTS



National Bureau of Investigation



Professional Regulations Commission



Muntinlupa Traffic Management Bureau



Business Permit Licensing Office

## UPCOMING TENANTS



Carbonell Dental Clinic



Bingo Mania



BDO

**Avída** Towers  
Altura

# **Avída** Towers **Altura**

Launched  
2012

2 Towers  
Completed

1,054  
Residential  
Units

334  
Parking Slots

7  
Retail Units



**Avída Towers**  
Altura

Land Area: 6.6 hectare  
No of Floors: (T1) 24 Res Flr, 3 Parking Flr;  
(T2) 22 Res Flr, 3 Parking Flr  
Total Res Units: (T1) 433; (T2) 621  
No of Parking: (T1) 146; (T2) 191  
Unit Mix



Studio Unit  
Approx 22 sqm



1BR  
Approx 38 sqm



2 BR Unit  
Approx 62 sqm

Unit Deliverable: Standard Finish



# Avída Towers Altura

# Amenities



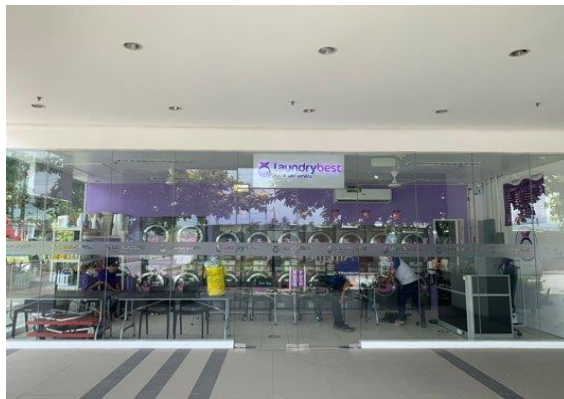
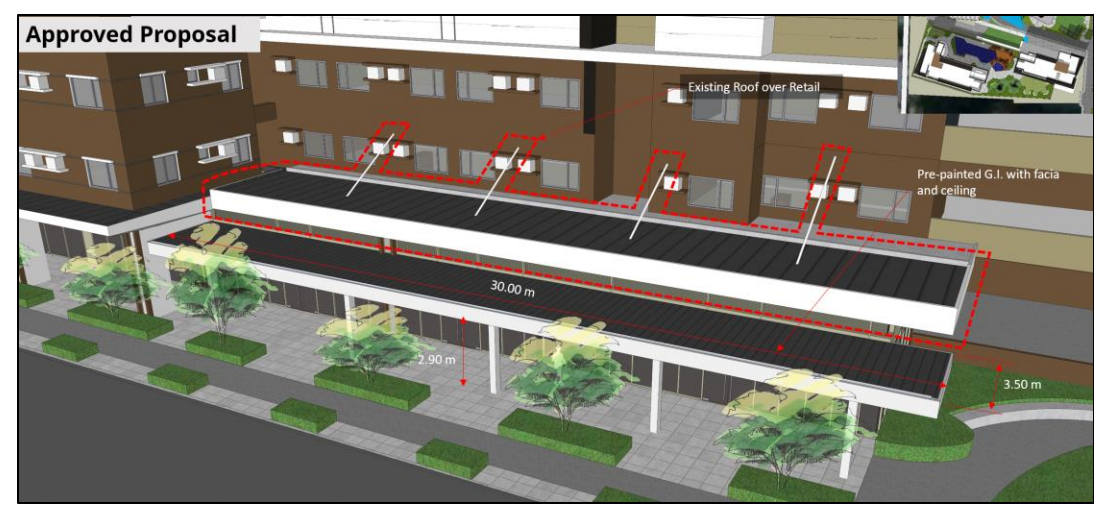


# Avida Towers Retail

## Altura

### Retail Details:

Retail Units – 7  
Retail GLA – 384.59 m<sup>2</sup>  
Retail Parking – 10 slots



**Merchants:** Asian Mart, Aquabest, Laundrybest, and 7-Eleven

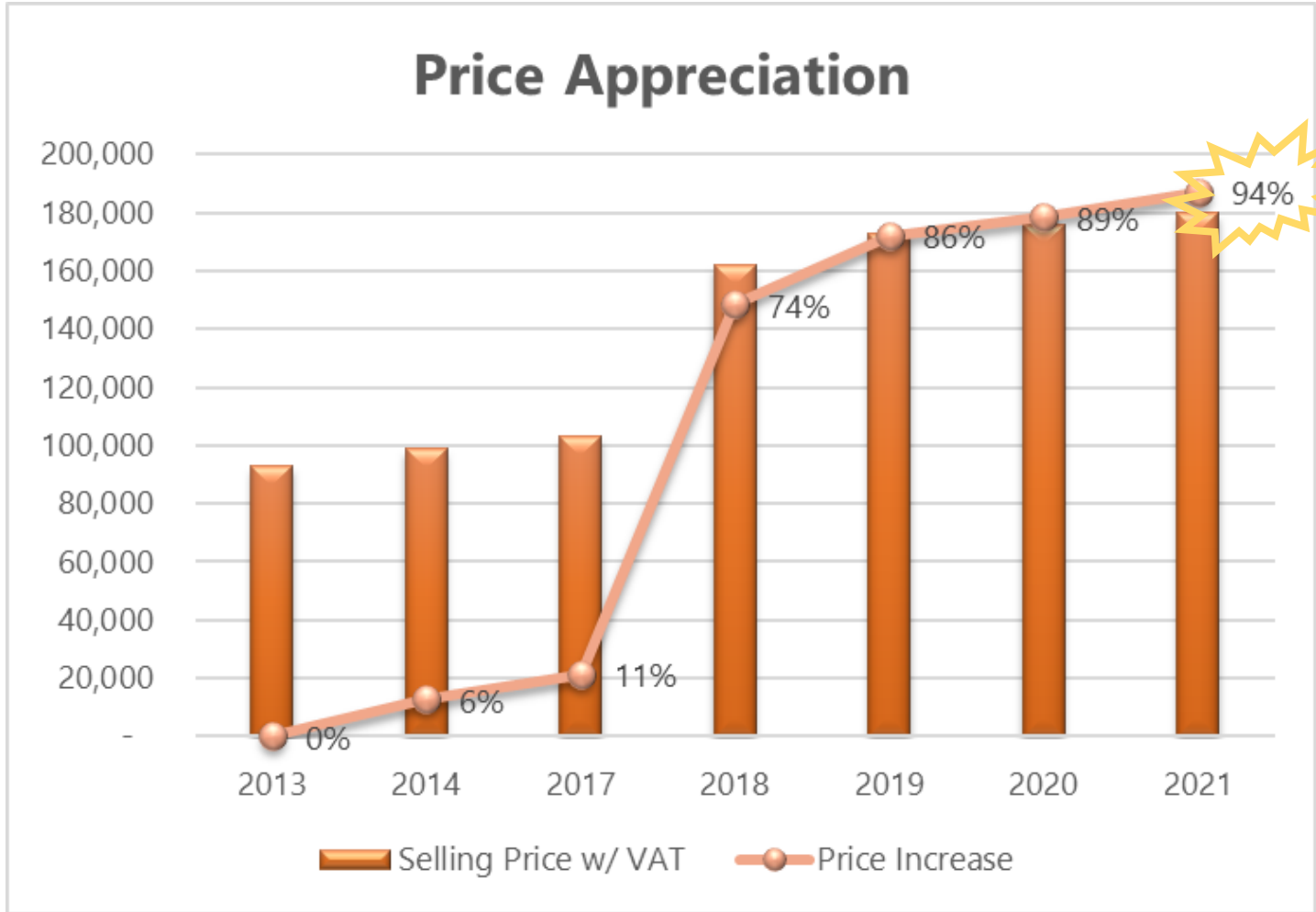
**Retail Canopy**

**Retail CR**

# Avída Towers

## Altura

### Price Appreciation



**LAUNCH VALUE** P93,000 / sqm  
**CURRENT VALUE** P180,000 / sqm

*\*As of June 06, 2022*

**Avida** Towers  
Ardane



Launched  
2019

Tower 1  
Ongoing

957  
Residential  
Units

271  
Parking Slots

7  
Retail Units

# Avida Towers Ardane



**Avída Towers**  
**Ardane**

Land Area: 6,829 sqm  
No of Floors: 33 (29 Residential; 4 Parking)  
Total Res Units: 957  
No of Parking: 271  
Unit Mix



Studio Unit  
Approx 23 sqm



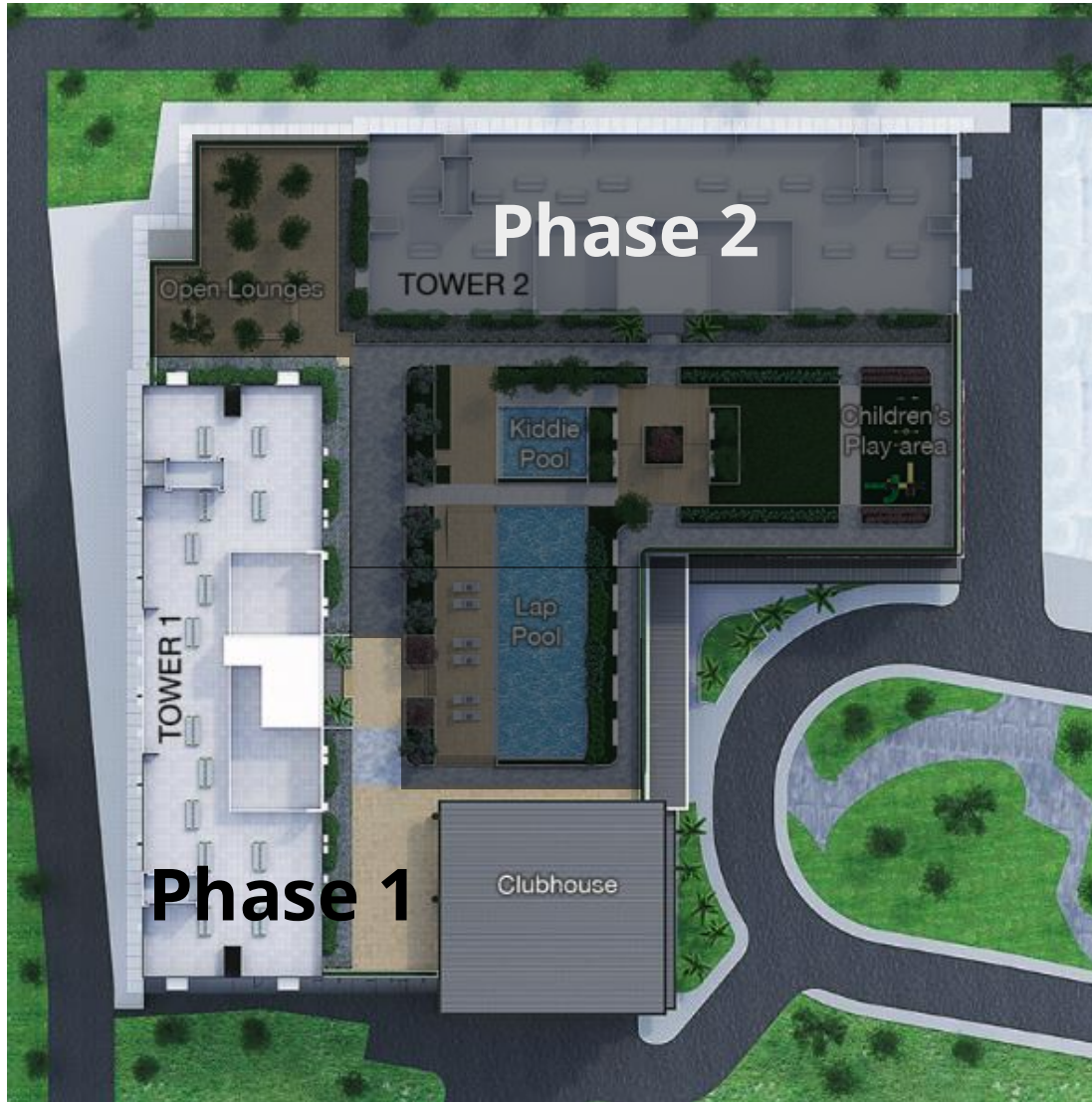
Jr. 1BR  
Approx 23 sqm



1 BR Unit  
Approx 38 sqm

Unit Deliverable: Standard Finish

Facing Laguna de Bay



Facing Alabang Skyline

Facing Makati Skyline

Facing Amenities / Residential Park

Phase 1
Tower 1
Function Hall
Indoor Gym
Main Reception Lobby at GF

Phase 2
Tower 2
Lap Pool
Kiddie Pool
Playground
Open Lounge

# PHASING



Facing Laguna de Bay



Facing Alabang Skyline

Facing Makati Skyline

Facing Amenities / Residential Park

Phase 1
Tower 1
Function Hall
Indoor Gym
Main Reception Lobby at GF

Phase 2
Tower 2
Lap Pool
Kiddie Pool
Playground
Open Lounge

PHASING





## AMENITIES

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

Artist's Perspective

FOR INTERNAL TRAINING PURPOSES ONLY  
AS OF JUNE 2022





# FUNCTION HALL



# INDOOR GYM



# MAIN RECEPTION LOBBY



AMENITIES

# OPEN LOUNGE

Artist's Perspective



**JOGGING PATH**

# LAP POOL





**LAP POOL**



**KIDDIE POOL**





# CHILDREN'S PLAY AREA & GRASS COURTYARD

# Avida Towers Ardane

# Construction Progress



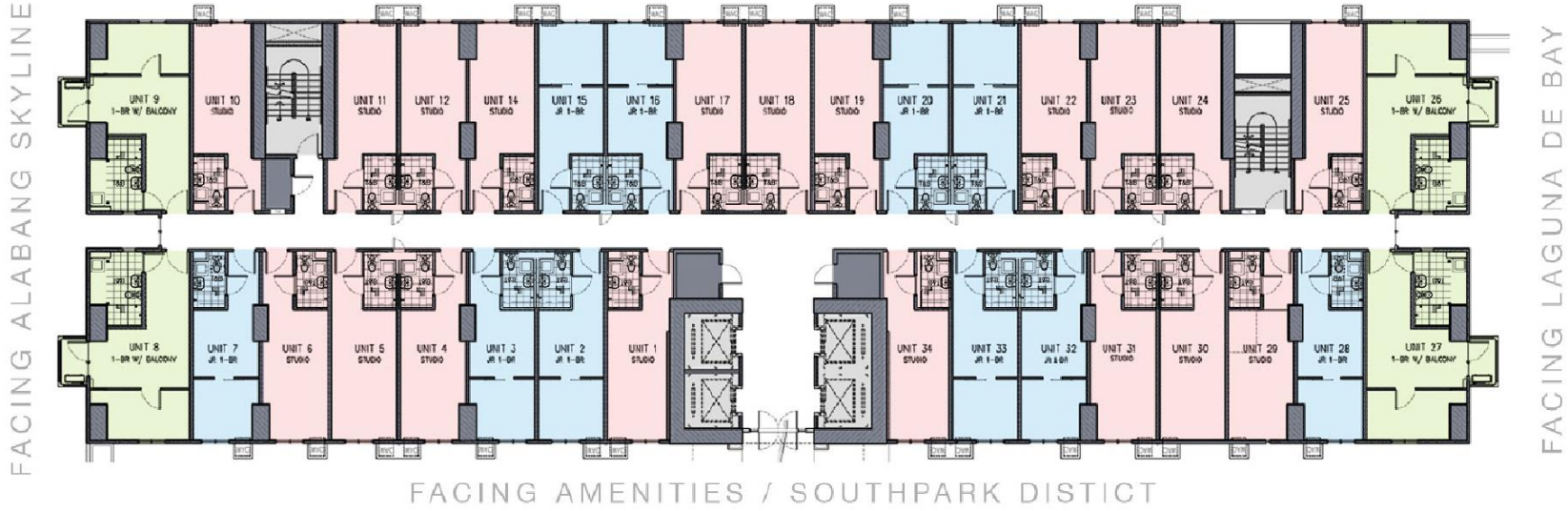
**POC: 31.35%**  
Ongoing structural  
works at 4th  
residential floor

**TARGET COMPLETION  
JULY 2025**



# TYPICAL FLOOR PLAN TOWER 1

FACING MANILA/MAKATI SKYLINE



■ STUDIO     
 ■ JR. 1 BEDROOM     
 ■ 1 BEDROOM

Type	Units	Ave. Area	Total Units	Unit Mix
<span style="color: pink;">■</span> Studio	19	23	551	58%
<span style="color: blue;">■</span> Jr. 1-BR	10	23	290	30%
<span style="color: green;">■</span> 1-BR	4	36	116	12%
<b>Total</b>	<b>33</b>		<b>957</b>	<b>100%</b>

# FLOOR PLAN & UNIT MIX



# Studio



# Jr. 1-BR

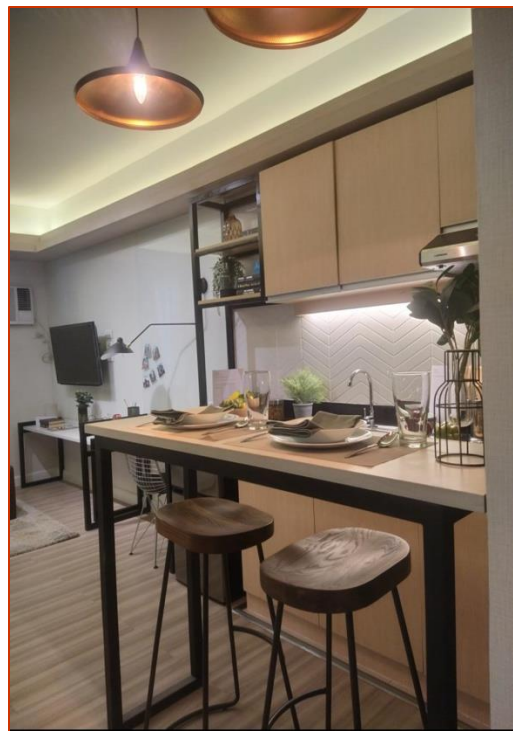
# 1-BR



# Studio



	SQM.
Living / Dining / Kitchen	18.39
Toilet and Bath	3.96
Estimated Total Area	22.40

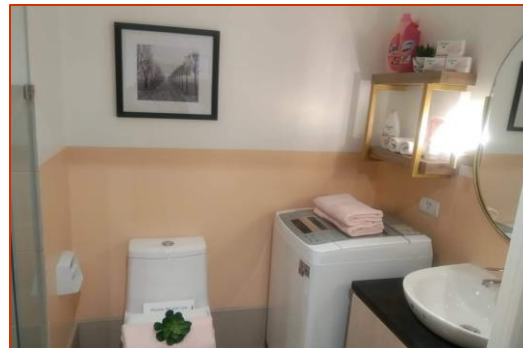


UNIT OFFERING



# Jr 1-BR

	SQM.
Living / Dining / Kitchen	19.38
Toilet and Bath	3.96
Estimated Total Area	23.30



UNIT OFFERING



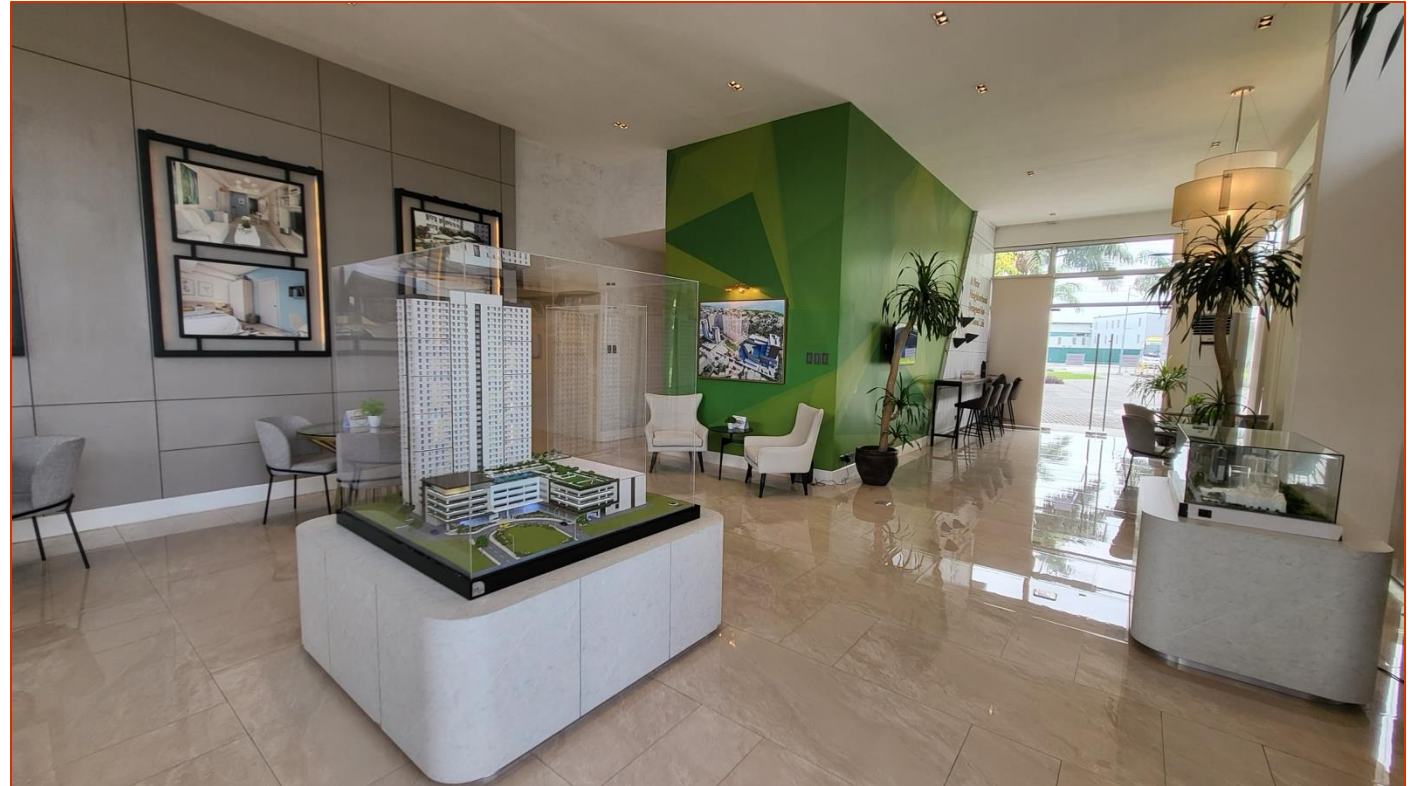
# 1-BR

	SQM.
Living / Dining / Kitchen	19.00
Toilet and Bath	5.40
Bedroom	11.30
Balcony	2.50
Estimated Total Area	38.2



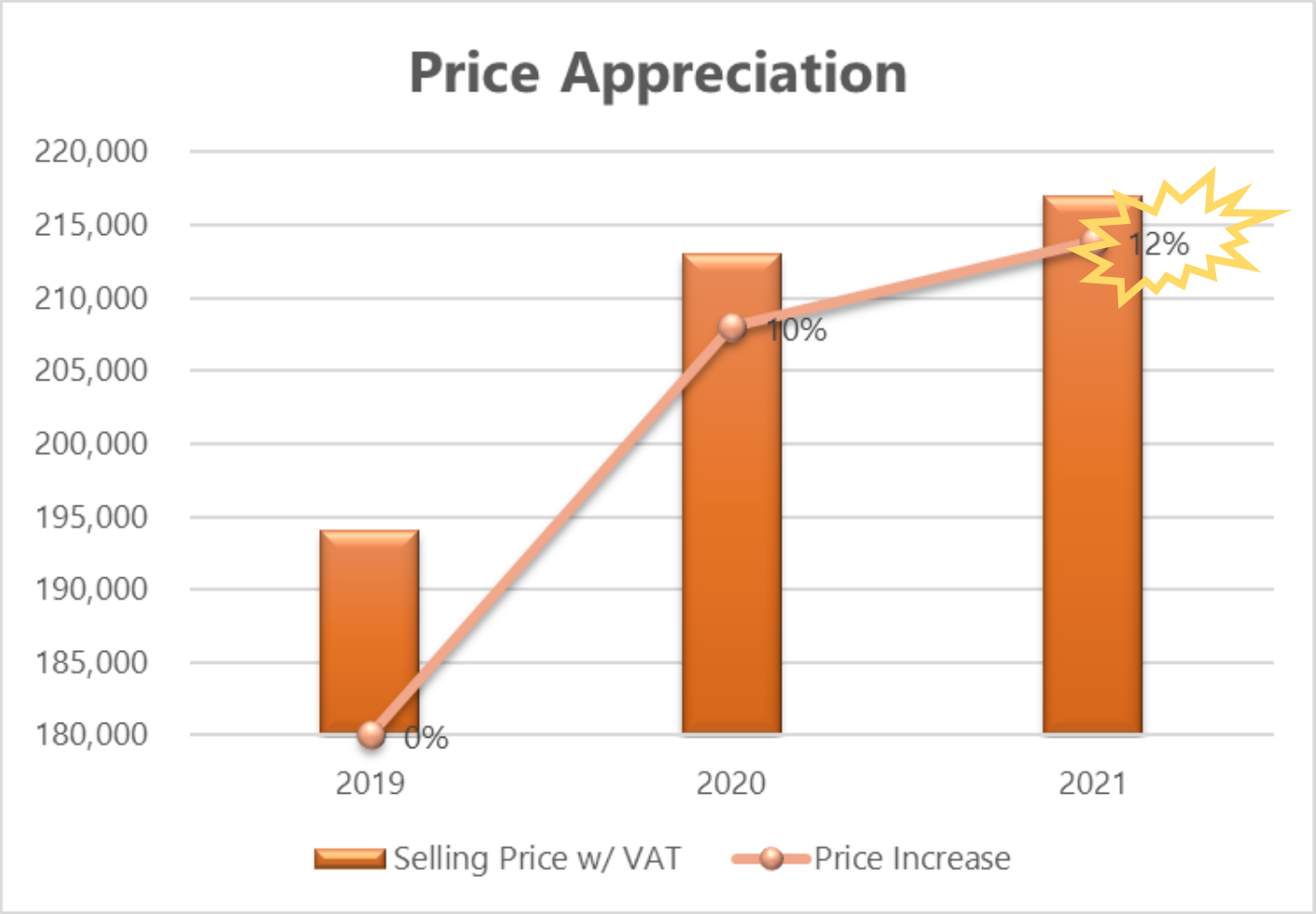
UNIT OFFERING

# AT Ardane Sales Pavilion





# Avida Towers Ardane



**LAUNCH VALUE**  
P193,000 / sqm

**CURRENT VALUE**  
P217,000 / sqm

For your future investment, contact 📞:

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# Thank You

**Avida**