





A thoughtful pairing of words, evoking the nurturing and laid-back environment of “parks,” and the fluid and immersive progression of “cascades.”

Park Cascades expresses a vibrant and contemporary community flowing with life.





Rest your eyes on a fresh perspective

The longing to unwind always brings you back. There's an allure here, drawn by the dynamic green spaces that invigorate Ayala Land's emerging business and lifestyle district, ARCA South.

Within this City in Sync, Park Cascades unfolds: a refreshing mid-rise and low-density Alveo Land community, immersed in the leisure of urban parkside living. Vibrant. Intimate. Contemporary. A home where everything comes together.

A Heritage to Lean On

AYALA LAND

For more than 80 years, Ayala Land has set the standard for property development in the Philippines. The foundation for the nation's premier addresses, Ayala Land delivers a vibrant range of destinations—sustainably integrated growth centers to multigenerational homes—with the singular vision of enhancing land and enriching lives for more people.

ALVEO LAND

Backed by over 15 years of expertise, Alveo Land takes innovation further, nurturing a tradition of industry excellence grounded in its distinct Ayala Land heritage. A commitment best realized through fresh lifestyle concepts and living solutions, Alveo Land sets its sights higher, pushing boundaries and illuminating worlds of possibilities for masterplanned communities and diverse neighborhoods across the country.



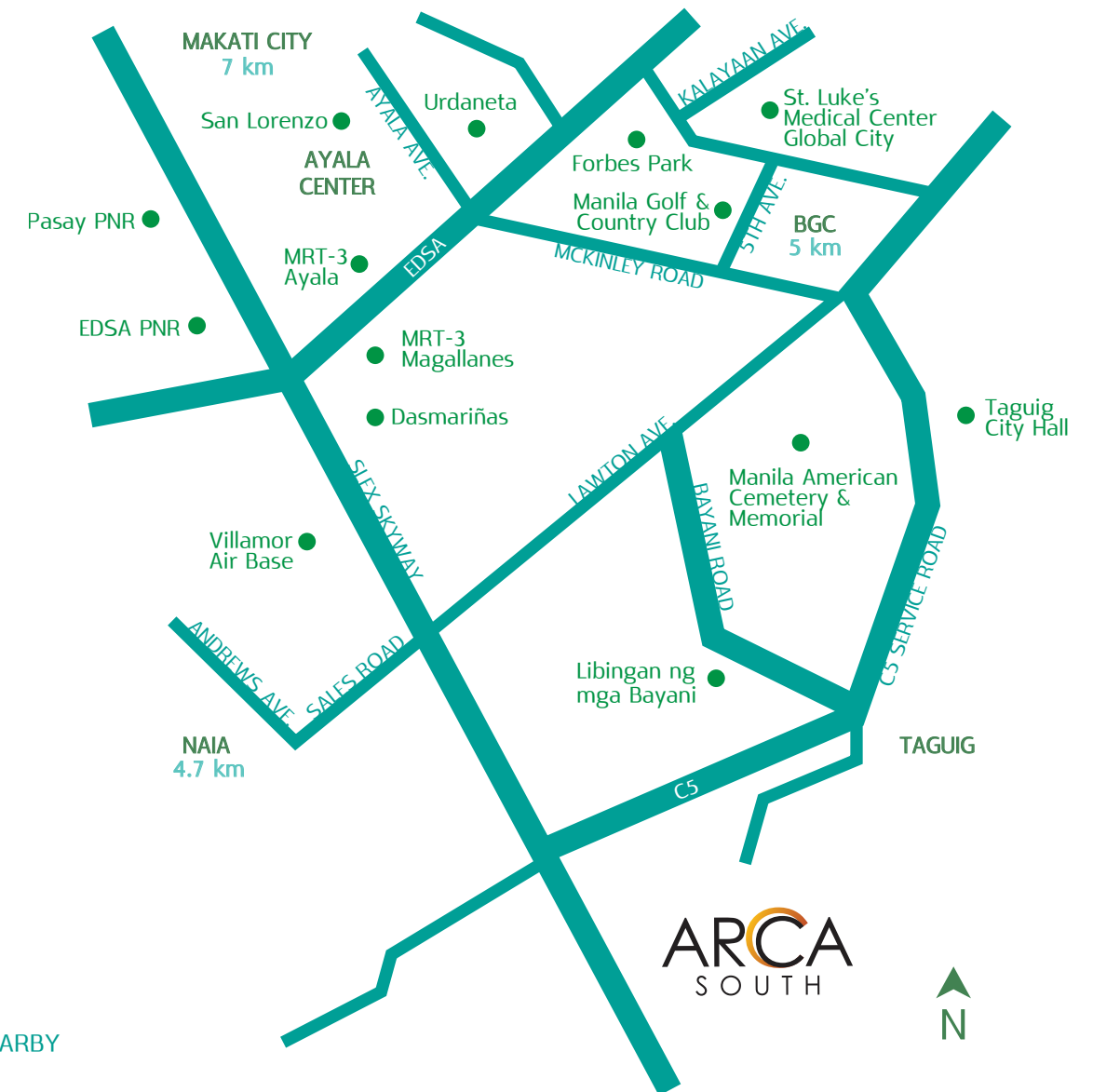


ARCA Boulevard
Artist's Perspective

A Reliable Foundation in Taguig

Soothe into the rhythms of this dynamic city. Innovative and adaptive, once a thriving fishing community along Laguna de Bay, Taguig has transformed into one of the country's most affluent business and lifestyle centers.

With 4,500 hectares of possibilities, Ayala Land has made its mark on the urban landscape, beginning with Bonifacio Global City. Today, this tradition of fostering masterplanned neighborhoods lives on through the next visionary destination in the metro—ARCA South.



PLACES NEARBY

Premier Business District
Bonifacio Global City (BGC)
Makati Central Business District

Transport Terminal
Ninoy Aquino International Airport

Internationally Acclaimed Medical Facilities
St. Luke's Medical Center Global City
Makati Medical Center

Educational Institutions
International School Manila
British School Manila
Manila Japanese School
Enderun College
Asian Institute of Management
Ateneo Graduate School of Business
PATTS College of Aeronautics

Landmarks and Open Spaces
The Mind Museum
Arts in the City
The Turf at BGC
The Amphitheater at Bonifacio High Street
Manila Polo Club
Manila Golf and Country Club

Retail Destinations
Bonifacio High Street
Resorts World Manila

ARCA
SOUTH



Ease into Brighter Beginnings

A dependable partner with a track record for building thriving urban centers, Ayala Land is transforming the former Food Terminal Inc (FTI) into an emerging business and residential hotspot. With a total of P80 billion invested in the first five years of development, ARCA South is taking its place as Taguig's next destination for work, living, and leisure.

- 1 Skyway*
- 2 South Integrated Terminal Exchange*
- 3 Commercial Block
- 4 Sunshine Mall
- 5 Mixed Use Commercial Lot
- 6 ARCA Main Street
- 7 Tryne Enterprise Plaza
- 8 Bureau of Fire Protection & Philippine National Police Station
- 9 Park Cascades
- 10 The Veranda
- 11 Arbor Lanes
- 12 Avida Towers One Union Place
- 13 Avida Towers at Vireo

*Government Infrastructure



ARCA South
Site Development Plan
Artist's Perspective



ARCA South
Artist's Perspective

It's Time to Reconnect

ARCA South

Recharge your energies at the metro's emerging gateway to progress. ARCA South is Ayala Land's 74-hectare, mixed-use development masterplanned for synchronicity and accessibility.

Striking a balance between urban and natural, this dynamic growth center enlivens streetscapes with verdant and open spaces, creating a vital network of connections teeming with life.

A contemporary oasis with a spectrum of possibilities for work, home, and play, ARCA South imbibes Ayala Land's best practices to date, cultivating Metro Manila's up-and-coming district for business and lifestyle.

A City in Sync

Efficiency made better, ARCA South nurtures connections and convenience. Strategically located at the threshold of Southern Metro Manila, ARCA South is a central destination, a synergy of lifestyles, creating links to the best of city living.

Road Networks

A gateway to the south, the district is at the forefront of the government's intermodal transport system and a comprehensive infrastructure program, offering enviable connections to the South Luzon Expressway, Skyway, and C5.

Easy Accessibility

The first transit-oriented growth center in the country, ARCA South presents direct links to the Skyway, making Makati and BGC just a quick drive away.

Smart City

The metro of the future, the district is fully-connected through a centralized operation system, where traffic, power, and security management are attuned to the needs of the community. Matched with an integrated basement parking system, pathways are freed up, focusing on increased mobility.

Living Spaces

Addresses of distinction come to life in ARCA South. Discover a selection of low- to mid-rise developments, thoughtfully designed to bring together contemporary conveniences with natural breathing spaces.



ARCA Interactive Park Zone
Artist's Perspective



Lifestyle Image

Life finds its place Park Cascades

A fresh angle—Alveo Land reveals leisurely parkside living in ARCA South. A community flowing with life at every turn, Park Cascades opens up to inspiring outdoor environments. From your central courtyard garden to the nearby family parks, discover contemporary lifestyles from a greener perspective.



Comfortable Quarters

Thoughtfully designed to grow with you, Park Cascades offers all the conveniences of a contemporary Alveo Land residence. Nestled within the quiet side of the district, the low-density, 15-storey development cultivates an atmosphere of warmth and intimacy. This three-tower community will revitalize the city experience with the calm of living spaces.

GENERAL INFORMATION

PROJECT NAME	Park Cascades
ADDRESS	East Union Drive, ARCA South, Western Bicutan, Taguig City
PROJECT DEVELOPER	Ayala Land Inc.
PROJECT MANAGER AND MARKETING AGENT	Alveo Land Corp.
DEVELOPMENT TYPE	A three-tower low-rise residential condominium with a retail area, built within a 74-hectare integrated mixed used district.

DEVELOPMENT SUMMARY

	North	South
NO. OF FLOORS	15 floors	15 floors
NO. OF UNITS	232 units	128 units
NO. OF UNITS PER FLOOR	Typical Residential Floor 17 units	Typical Residential Floor 18 units
NO. OF PARKING FLOORS	3 basement levels	
NO. OF ELEVATORS	2 elevators per tower	
FLOOR-TO-CEILING HEIGHT (RESIDENTIAL FLOORS)	Approx. 2.7 m. 8.9 ft. (2.4 m. 7.9 ft. for toilets and kitchens)	
HALLWAY WIDTH	Approx. 1.5 m. 4.9 ft.	
ELEVATOR LOBBY WIDTH	Approx. 3.0 m. 9.8 ft.	
START OF TURNOVER	Q4 2023	



Park Cascades North and South
Artist's Perspective



Lifestyle Image

Just sit back and relax

Amenities

You've got all the time you need. Take your pick from an exciting selection of indoor and outdoor amenities—endless opportunities to slow down or pick up the pace—all from your own urban escape.

The Leisure of Choice

Whether you're out for a solo swim or having a family picnic, there's always something to look forward to. With the central courtyard garden offering direct access to the family park and artisanal retail destinations, home links you to the district's best places to relax, shop, and play.

RETAIL AREA (PARK CASCADES NORTH AND SOUTH)

RETAIL UNIT FLOORS	Ground Floor
TOTAL RETAIL UNIT	23
GROSS LEASABLE AREA	1,689 sq.m.
OWNERSHIP	Ayala Land Inc.

AMENITIES

INDOOR AMENITIES

Gym
Function Hall
Board Room

OUTDOOR AMENITIES

Play Area
Function Deck
Lap Pool
Lounge Pool
Kids' Pool
Outdoor Lounge



Park Cascades Amenity Area
Artist's Perspective

Dependable Design

Expert planning unites form and function at Park Cascades, ensuring the seamless integration of intuitive architecture, contemporary facilities, property management, and sustainable features in one address.

BUILDING FEATURES

Ground floor lobby with direct access to the courtyard garden

Mail room

Allocated emergency load for residential units in case of power outage

Heat and fire detection, alarm, and sprinkler system

Two (2) fire exits per residential floor

24-hour building security and maintenance

CCTV cameras

Interior-designed lobbies and select common areas

RFID for parking, amenities, and common areas

Garbage disposal system

Provision for building maintenance unit (gondola / Davit System)

SUSTAINABLE FEATURES

Naturally ventilated elevator lobbies and walkways

Maximized natural lighting

Dual-flush toilets

Low-flow valves





Let's get you all settled in Units

Breathe easy, you've found your place. In an address embraced by a thriving and intimate community, home feels just right. The perfect fit for every stage in life, wake up each day to a space that's entirely your own.

STANDARD UNIT AREAS AND DIMENSIONS

AVERAGE UNIT AREAS	PARK CASCADES EAST		PARK CASCADES NORTH		PARK CASCADES SOUTH	
	sq.m. (approx.)	sq.ft. (approx.)	sq.m. (approx.)	sq.ft. (approx.)	sq.m. (approx.)	sq.ft. (approx.)
Studio	26-28	280-301	26	280	-	-
One-Bedroom	59-63	635-678	64	689	64-86	689-926
Two-Bedroom	91-118	980-1,270	88-105	947-1,130	89-115	958-1,238
Three-Bedroom	114-164	1,227-1,765	115-167	1,238-1,798	114-167	1,227-1,798

UNIT FEATURES AND DELIVERABLES

UNIT	STUDIO	ONE-BEDROOM	TWO-BEDROOM	THREE-BEDROOM
Heat Detection and Alarm System	Kitchen	Kitchen	Kitchen	Kitchen
Smoke Detection and Alarm System	Living / Dining, Sleeping Area	Living / Dining Bedroom	Living / Dining, Bedrooms, Utility Room	Living / Dining, Bedrooms, Utility Room
Fire Sprinkler	Living / Dining, Sleeping Area, T&B	Living / Dining, Kitchen, Bedroom, T&B, Utility Room	Living / Dining, Kitchen, Bedrooms, T&B, Utility Room	Living / Dining, Kitchen, Bedrooms, T&B, Utility Room
Audio Guest Annunciator	Yes	Yes	Yes	Yes
Telephone Lines	1 Provision- Living / Dining / Sleeping Area	2 Provisions- Living / Dining Area, Bedroom	2 Provisions- Living / Dining Area, Master Bedroom	2 Provisions- Living / Dining Area, Master Bedroom
CATV Outlet	Living / Dining/ Sleeping Area	Living / Dining, Bedroom	Living / Dining, Bedrooms	Living / Dining, Bedrooms
Provision for Multi-point Water Heater	T&B	T&B	Master and Common T&B	Master and Common T&B
Provision for A / C	Window-type	Window-type & Split-type	Window-type & Split-type	Window-type & Split-type
Provision for Washer / Dryer	Yes	Yes	Yes	Yes

UNIT FINISHES

LIVING ROOM / DINING AREA	
Flooring	600x600 mm porcelain tiles
KITCHEN	
Flooring	600x600 mm porcelain tiles
Studio, One-Bedroom and up	600x600 mm porcelain tiles
Cabinet	MDF laminated wood cabinets
Countertop	Solid surface
BEDROOMS	
Flooring	Wood laminated flooring
Closets	MDF laminated wood cabinets
TOILET & BATH	
Bathroom Counter	Solid surface
Wall	300x600 mm porcelain tiles
Tiles	300x600 mm porcelain tiles
UTILITY ROOM / MAID'S ROOM / WASHER AREA	
Flooring	300x300 mm ceramic tiles
BALCONY FLOORING	300x300 mm ceramic tiles
TYPICAL WALLS	Painted finish
CEILING	Painted finish

STANDARD UNIT DELIVERABLES

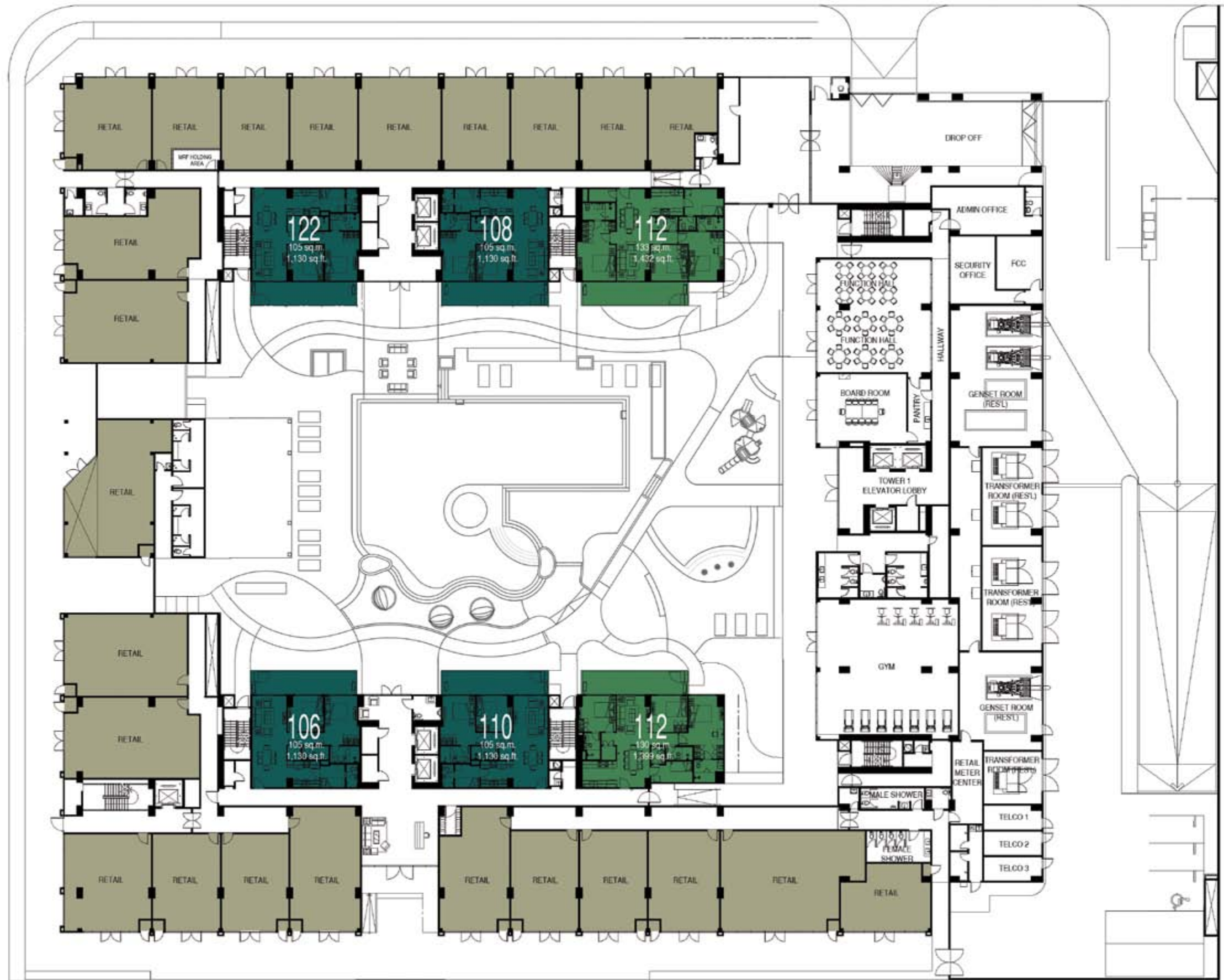
KITCHEN	Cabinets Countertop Kitchen Sink Floor Finish Painted Walls Provision for Kitchen Exhaust (as applicable)
TOILET & BATH	Bathroom Sink Toilet Bowl Shower Set Shower Enclosure (Master T&B only of Two- and Three-Bedroom Units) Facial Mirror Hygenic Spray Robe Hook Towel Rod Tissue Holder Soap Holder
BEDROOM	Closet
METERING	Secondary Metering for Electricity and Water

FLOOR PLANS

GROUND FLOOR

- TWO-BEDROOM
- THREE-BEDROOM
- RETAIL

SOUTHWEST SIDE East Union Drive



NORTHEAST SIDE Arbor Lanes



FLOOR PLANS

2ND FLOOR

- STUDIO
- ONE-BEDROOM
- TWO-BEDROOM
- THREE-BEDROOM

NORTHWEST SIDE Link Street | Commercial Lots



SOUTHWEST SIDE East Union Drive



Architect's Layout

SOUTHEAST SIDE Family Park | The Veranda



NORTHEAST SIDE Arbor Lanes



FLOOR PLANS

TYPICAL FLOOR PLAN

- STUDIO
- ONE-BEDROOM
- TWO-BEDROOM
- THREE-BEDROOM

NORTHWEST SIDE Link Street | Commercial Lots



SOUTHWEST SIDE East Union Drive



Architect's Layout

SOUTHEAST SIDE Family Park | The Veranda



NORTHEAST SIDE Arbor Lanes



FLOOR PLANS

PENTHOUSE

- TWO-BEDROOM
- THREE-BEDROOM

NORTHWEST SIDE Link Street | Commercial Lots

SOUTHWEST SIDE East Union Drive

NORTHEAST SIDE Arbor Lanes

SOUTHEAST SIDE Family Park | The Veranda

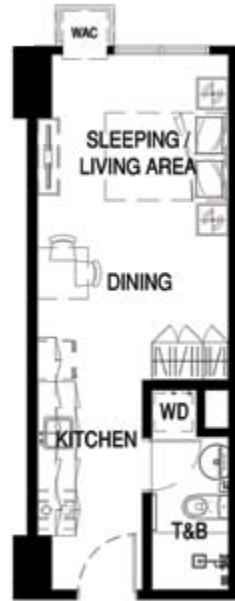


Architect's Layout

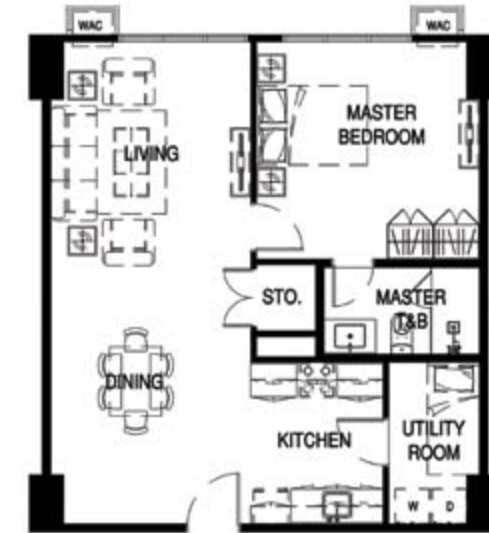




Two-Bedroom Living and Dining
Artist's Perspective



Architect's Layout



Architect's Layout

STUDIO

(2ND TO 17TH FLOORS ONLY)

Approximately 26 sq.m. | 285 sq.ft.

UNIT AREA**	sq.m.	sq.ft.
Sleeping / Living / Dining Area	16	178
Kitchenette	6	63
T&B / Laundry Cubicle	4	44
TOTAL	26	285

*Furniture, appliances, electronics, white goods, accessories, plants, air-conditioning units etc. represented in the plans are not deliverables.

**Approximate sizes only

ONE-BEDROOM

(2ND TO 17TH FLOORS ONLY)

Approximately 64 sq.m. | 691 sq.ft.

UNIT AREA**	sq.m.	sq.ft.
Master Bedroom	16	168
Master T&B	5	50
Living / Dining Area	30	330
Kitchen	7	73
Utility Area	5	54
Balcony / ACCU Ledge	1	16
TOTAL	64	691

*Furniture, appliances, electronics, white goods, accessories, plants, air-conditioning units etc. represented in the plans are not deliverables.

**Approximate sizes only



Architect's Layout



Architect's Layout

TWO-BEDROOM
(2ND TO 17TH FLOORS ONLY)

Approximately 92 sq.m. | 986 sq.ft.

UNIT AREA**	sq.m.	sq.ft.	UNIT AREA**	sq.m.	sq.ft.
Master Bedroom	18	197	Utility Room	7	79
Master T&B	5	51	Utility T&B	2	25
Bedroom-1	11	121	ACCU Ledge	2	19
Common T&B	4	37	Hallway	2	23
Living / Dining Area	28	299	Balcony	6	59
Kitchen	7	76	TOTAL	92	986

*Furniture, appliances, electronics, white goods, accessories, plants, air-conditioning units etc. represented in the plans are not deliverables.

**Approximate sizes only

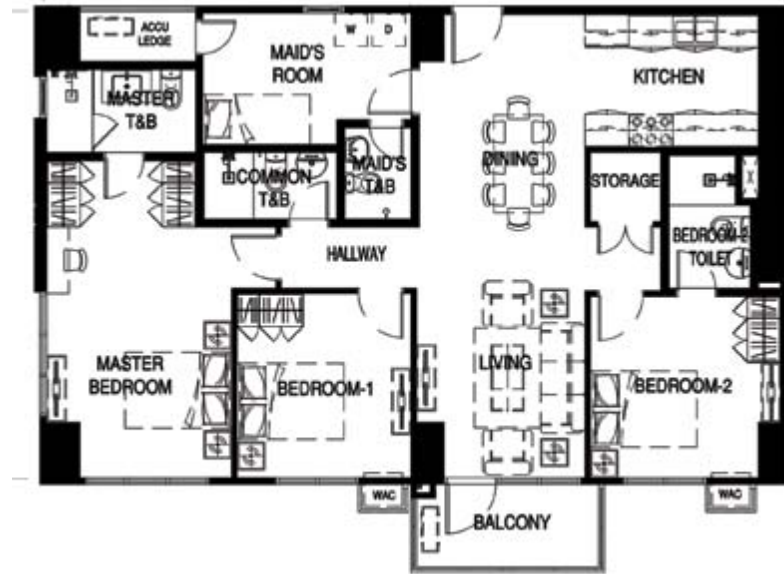
TWO-BEDROOM
(2ND TO 17TH FLOORS ONLY)

Approximately 89 sq.m. | 959 sq.ft.

UNIT AREA**	sq.m.	sq.ft.	UNIT AREA**	sq.m.	sq.ft.
Master Bedroom	16	170	Maid's Room	5	56
Master T&B	5	50	Maid's T&B	3	29
Bedroom-1	11	124	ACCU Ledge	2	20
Common T&B	3	37	Hallway	3	33
Living / Dining Area	28	298	Balcony	5	59
Kitchen	8	83	TOTAL	89	959

*Furniture, appliances, electronics, white goods, accessories, plants, air-conditioning units etc. represented in the plans are not deliverables.

**Approximate sizes only



Architect's Layout



Architect's Layout

THREE-BEDROOM NORTH

(2ND TO 17TH FLOORS ONLY)

Approximately 117 sq.m. | 1,260 sq.ft.

UNIT AREA**	sq.m.	sq.ft.	UNIT AREA**	sq.m.	sq.ft.
Master Bedroom	21	222	Maid's Room	9	99
Master T&B	5	50	Maid's T&B	2	26
Bedroom-1	11	120	ACCU Ledge	3	31
Bedroom-2	12	128	Storage	2	20
Common T&B	3	37	Hallway	5	51
Bedroom-2 Toilet	4	42	Balcony	5	59
Living / Dining Area	27	288	TOTAL	117	1,260
Kitchen	8	87			

*Furniture, appliances, electronics, white goods, accessories, plants, air-conditioning units etc. represented in the plans are not deliverables.

**Approximate sizes only

THREE-BEDROOM SOUTH

(2ND TO 17TH FLOORS ONLY)

Approximately 119 sq.m. | 1,276 sq.ft.

UNIT AREA**	sq.m.	sq.ft.	UNIT AREA**	sq.m.	sq.ft.
Master Bedroom	21	221	Maid's Room	9	101
Master T&B	5	50	Maid's T&B	2	26
Bedroom-1	11	119	ACCU Ledge	3	31
Bedroom-2	14	151	Storage	1	13
Common T&B	3	37	Hallway	5	50
Bedroom-2 Toilet	3	37	Balcony	6	59
Living / Dining Area	27	288	TOTAL	119	1,276
Kitchen	9	93			

*Furniture, appliances, electronics, white goods, accessories, plants, air-conditioning units etc. represented in the plans are not deliverables.

**Approximate sizes only

Consultants

ARCHITECTURAL DESIGN

VISIONARY ARCHITECTURE INC.

One of the country's 10 leading architectural firms as recognized by BCI Asia, it takes pride in life-centric architecture instilled in its insightfully-designed developments spanning masterplanned communities and multiple formats with notable developers in the country.

LANDSCAPE DESIGN

INSPIRA DESIGN CORE INC.

A consulting firm dedicated to provide valuable service and innovation in landscape architecture. Established in 2006, it is a name associated with numerous Ayala Land projects ranging from Aveia in Laguna to the main active parks of BGC.

STRUCTURAL DESIGN

PIMENTEL & ASSOCIATES ENGINEERING CONSULTANTS

An engineering consultancy firmly grounded in a proud tradition of structural engineering.

COMMON AREA INTERIOR DESIGN

DESIGN HQ (HIRAYAMA & QUESADA)

An interior design firm with over 15 years of experience in creative design. Design HQ focuses on hotels, restaurants, lobbies and amenities, model units, and bespoke homes, and has been featured in local TV shows and both local and international publications.

MECHANICAL, ELECTRICAL, FIRE PROTECTION, SANITARY & PLUMBING DESIGN

ECOSOLUTIONS

A proudly Filipino multi-disciplinary and engineering design consultancy and commissioning firm specializing in leading edge and holistic engineering solutions and advocating sustainability at the core of their practice.

LIFT CONSULTANT

INTERNATIONAL ELEVATOR & EQUIPMENT, INC. (IEE)

A time-honored company and recognized affiliate of Mitsubishi Electric Corporation, IEE has established itself as a leader of design, sales, installation, and maintenance of elevators and escalators in the country.

SMART HOME CONSULTANT

UBITECHNOLOGY INC.

A pioneering company in the smart+connected communities (S+CC) implementations in the Philippines whose projects include among the first smart buildings in the country.

PROPERTY MANAGEMENT

AYALA PROPERTY MANAGEMENT CORPORATION

A wholly owned subsidiary of Ayala Land engaged in integrated property management services including building administration and maintenance, lease administration activities, commercial center and subdivision maintenance, and special technical services.



Park Cascades Central Lobby
Artist's Perspective

Leisurely Parkside Living in ARCA South

Every Alveo Land development—vibrant neighborhoods, groundbreaking living solutions, and masterplanned communities—nurtures individuals and hard-earned investments with a singular vision: giving you a space for living well.

Ayala Property Management Corporation (APMC) will deliver Park Cascades' promise of leisurely parkside living through expert property maintenance and services. By keeping the strictest home and building guidelines, APMC asserts a firm commitment to a healthy community that will flourish for generations.

www.alveoland.com.ph

HLURB LS No. 033303 (East Tower)
HLURB LS No. 033419 (North and South Towers)

East Union Drive, ARCA South, Western Bicutan, Taguig City
Completion Dates: 30 April 2024 (East Tower), 31 October 2023 (North and South Towers)
Project Developer: Ayala Land Inc. | Project Manager: Alveo Land Corp.
HLURB ENCR AA-2019/10-2593

ARCA
SOUTH

ALVEO
an AyalaLand company