



THE OBSERVATORY

SORA TOWER

TLTS NO. NCR-020



NOMURA REAL ESTATE
DEVELOPMENT





NOMURA REAL ESTATE DEVELOPMENT



SOLER TOWER
RESIDENTIAL, MANILA

1970

In 1976, Federal Land (then known as Federal Homes) launched its first projects, the **Tytana Plaza** and **Mandarin Mansion** in Binondo, Manila. Federal Land continued to develop high-rise residential and office projects around Metro Manila.

1950

In 1957, Nomura Real Estate Development (NRE) was established as a spin-off from Nomura Securities Co., Ltd. Since then, it has been running as one of the largest property developers in Japan.

1960

NRE develops its first residential project in **Kamakura, Kanagawa** and introduces the first condominium development in Yokohama, Japan, the **CO-OP TAKE-NO-MARU**.



NRE establishes its Head Office in Shinjuku, Tokyo.



NOMURA REAL ESTATE DEVELOPMENT

2000's

In **2002**, Federal Homes changed its name to Federal Land, Inc and in **2009**, the Company opened its flagship office building, the 47-story GT Tower International in Makati City and the Marco Polo Plaza Cebu in Cebu City.



Federal Land continued to develop residential high-rise buildings with **The Grand Midori Makati** in **2008** and the first tower of the **Marco Polo Residences (Cebu)** in **2010**.

2000's

In **2002**, NRE launches their residential brand "**PROUD**", a testament to NRE providing high-quality living environments with a continuous focus on quality homes.



PROUD

2006 marks an incredible milestone for NRE as it is listed on the **First Section of the Tokyo Stock Exchange**.



2008 NRE introduces **PMO** – medium-sized office buildings with high-quality function equivalent to a smart building; and **LANDPORT**, its Logistics Facilities Department.



NOMURA REAL ESTATE DEVELOPMENT

2010's

2011 Federal Land introduces its first house & lot development in General Trias, Cavite – Florida Sun Estate.



2017 the first Grand Hyatt Residences brand in Southeast Asia launches with the Grand Hyatt Manila



2010's



2011 NRE launches its suburban residential brand OHANA.



2012 GEMS, urban commercial facilities specialized for train stations



2017 NRE starts a housing brand for senior citizens, OUKAS.

2018

The first joint venture between Federal Land and Nomura Real Estate together with Isetan Mitsukoshi Holdings Co. introduced the first Japanese-inspired residential development and MITSUKOSHI in the country.





THE OBSERVATORY

A refreshing modern retreat in
A promising location that is
complete, convenient, and
comfortable



ARTIST'S PERSPECTIVE

LOCATION

ORTIGAS
2.5 KM

EDSA

MAKATI
4.3 KM

BGC-ORTIGAS LINK BRIDGE

BGC
3.4 KM

LOCATION

Strategically located at the true center of Metro Manila, THE OBSERVATORY project will rise within the Mandaluyong-Pioneer Central Business District Zone and at the middle of three major Central Business Districts.

MAKATI	4.3km
BGC	3.4km
ORTIGAS	2.5km



LOCATION

MAKATI

A premier financial hub with iconic landmarks and modern office skyscrapers, Makati Central Business District has long been home to renowned multinational companies and the country's biggest businesses, world-class shopping malls, refreshing green spaces, and a variety of upscale and affordable residential developments.



LOCATION

NEARBY ESTABLISHMENTS

OFFICES / HEADQUARTERS



GT TOWER
INTERNATIONAL

5.1 KM



METROBANK

5.4 KM



AXA

5.1 KM



5.0 KM



Nestle

2.3 KM



MEDICAL FACILITIES



MAKATI MEDICAL CENTER

5.2 KM

LEISURE



A Y A L A
C E N T E R

4.2 KM

EDUCATIONAL INSTITUTIONS



ASSUMPTION
SAN LORENZO
4.7 KM



ATENEO
PROFESSIONAL
5.0 KM



COLEGIO DE
SAN AGUSTIN
4.6 KM

LOCATION

FROM
MAKATI
TO THE OBSERVATORY

- ↑ EDSA
- ↘ CYBERGATE ST.
- ↘ PIONEER ST.



LOCATION

FROM
THE OBSERVATORY
TO MAKATI

← SHERIDAN

← UNION

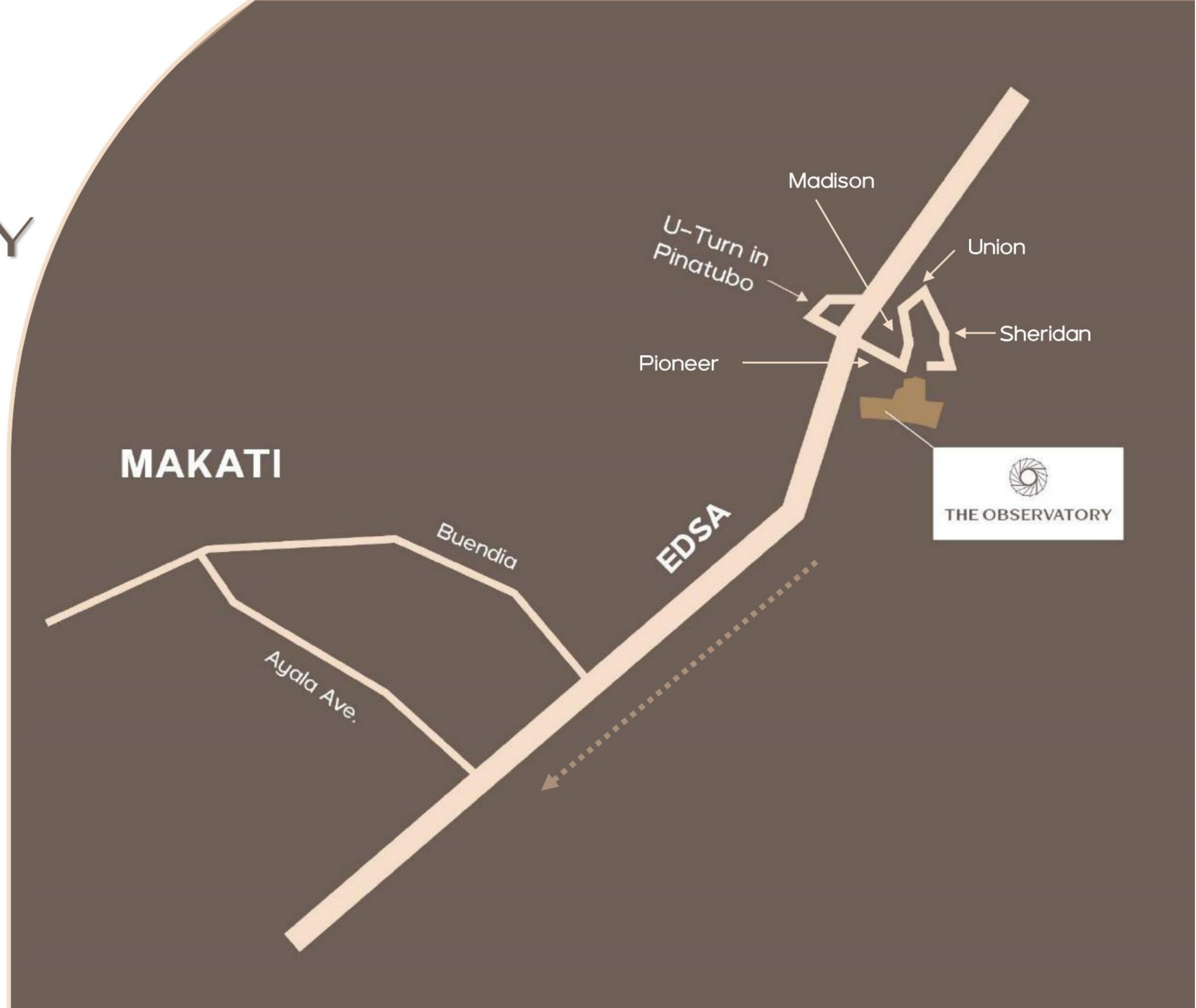
← MADISON

→ PIONEER

↑ BONI-PIONEER TUNNEL 

→ PINATUBO

↑ EDSA



LOCATION

BGC

BONIFACIO GLOBAL CITY

The second largest financial district in Metro Manila, Bonifacio Global City (BGC) has become the address of choice for the most recognizable companies, luxury hotels, premier residences, global retail brands, prestigious international schools, and world-class health institutions.



LOCATION

NEARBY ESTABLISHMENTS

OFFICES / HEADQUARTERS



METROBANK CENTER
5.4 KM



The Philippine Stock Exchange, Inc.
PHILIPPINE STOCK EXCHANGE, INC.
3.7 KM



3.5 KM

JPMORGAN CHASE & CO.

2.4 KM



3.9 KM



4.4 KM



Globe

4.3 KM



4.1 KM



Unilever

3.6 KM



Procter & Gamble

3.5 KM



 **BRITISH SCHOOL MANILA**
ESTABLISHED 1976
3.2 KM



INTERNATIONAL SCHOOL MANILA
3.2 KM



UP BGC CAMPUS
2.5 KM

MEDICAL FACILITIES



ST. LUKE'S MEDICAL CENTER
1.7 KM

LEISURE



MITSUKOSHI 2.4 KM
BGC



2.6 KM



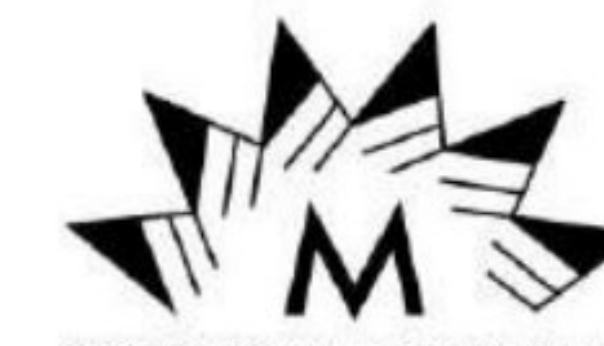
3.4 KM



4.7 KM



4.0 KM



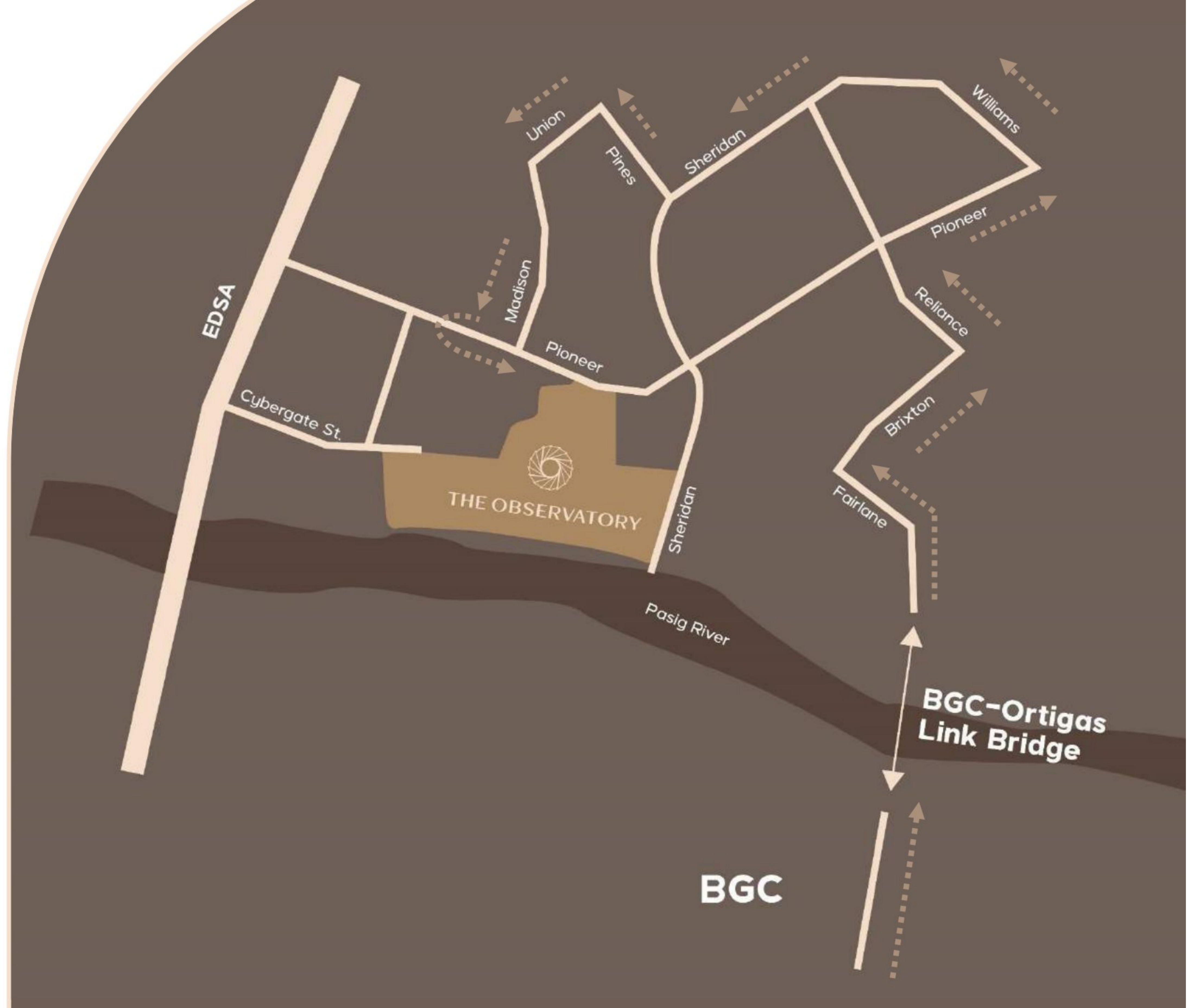
3.9 KM

EDUCATIONAL INSTITUTIONS

LOCATION

FROM BGC TO THE OBSERVATORY

- ↑ 8TH AVE
- ↑ BGC-ORTIGAS LINK BRIDGE
- ↗ BRIXTON
- ↖ RELIANCE
- ↗ PIONEER
- ↖ WILLIAMS & SHERIDAN
- ↗ PINES
- ↖ UNION & MADISON
- ↗ PIONEER ↻



LOCATION

FROM BGC TO THE OBSERVATORY

- ↑ MCKINLEY
- ↗ EDSA
- ↗ CYBERGATE ST.
- ↗ PIONEER ST.

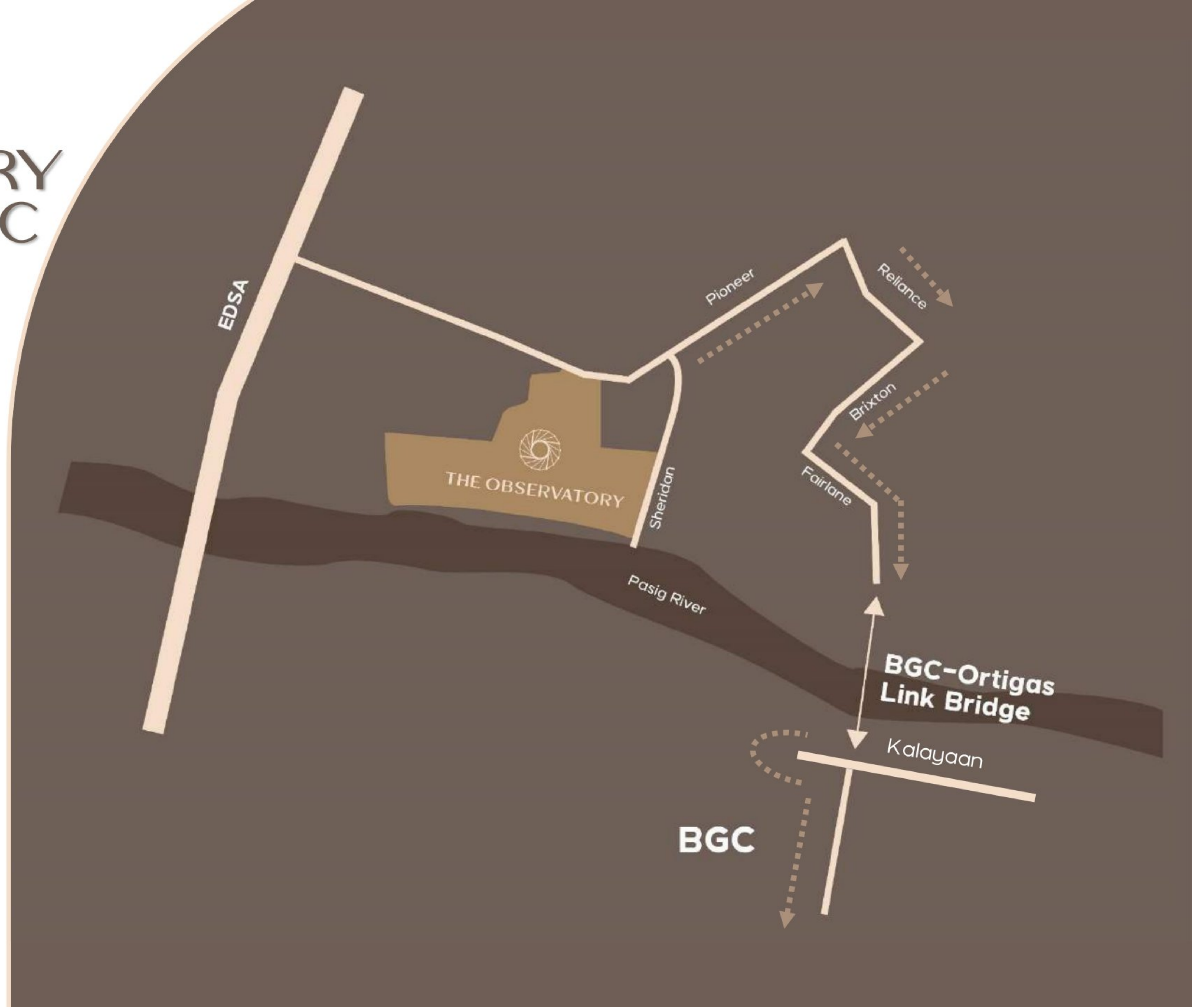
- ↑ KALAYAAN
- ↗ EDSA
- ↗ CYBERGATE ST.
- ↗ PIONEER ST.



LOCATION

FROM THE OBSERVATORY TO BGC

- ↑ PIONEER
- ↗ RELIANCE
- ↘ BRIXTON
- ↖ FAIRLANE
- ↑ BGC-ORTIGAS LINK BRIDGE
NARRA EXTENSION
- ↗ KALAYAAN ↻
- ↗ 8TH AVE.



ORTIGAS

ORTIGAS CENTER

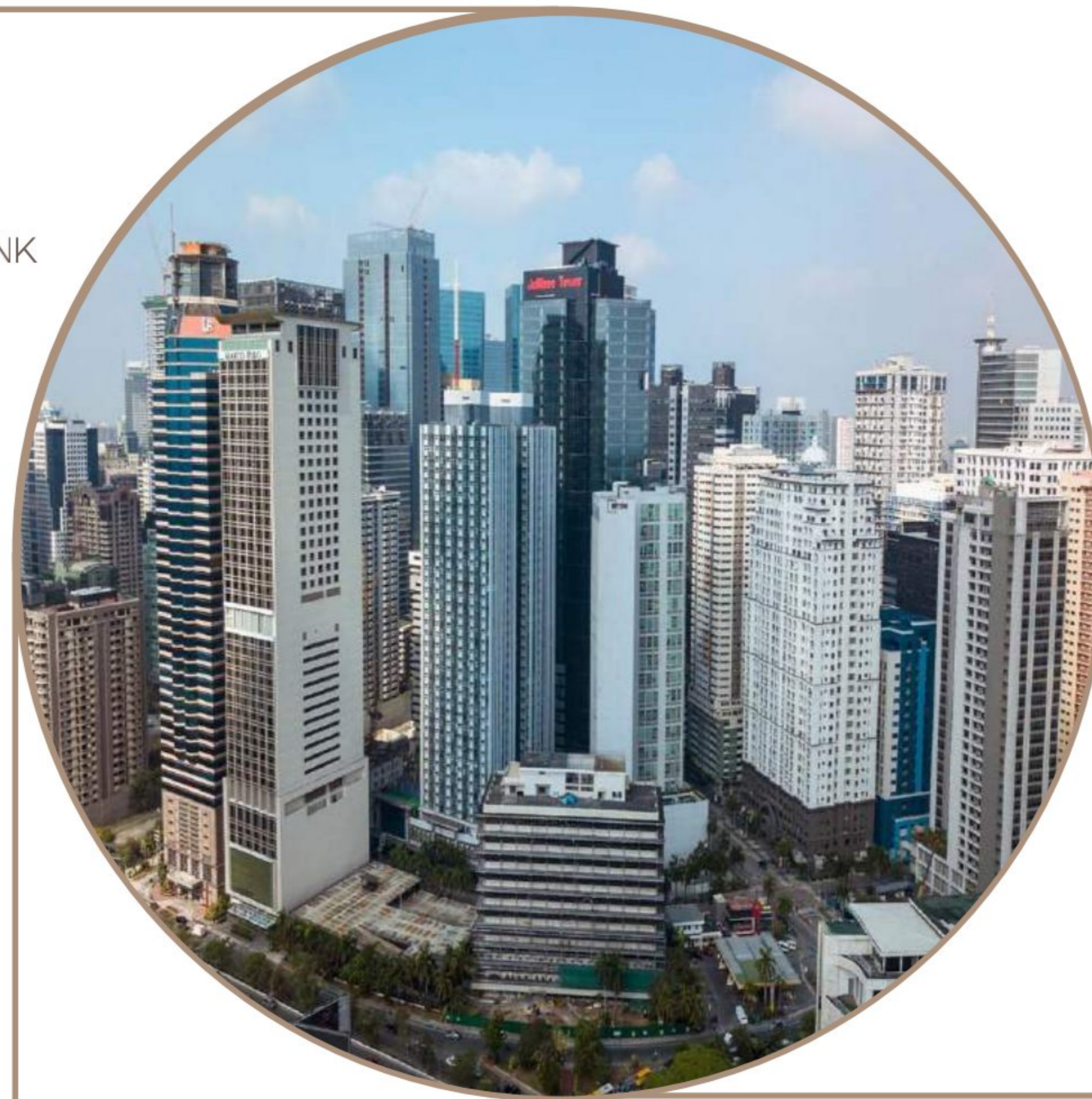
One of Metro Manila's two original central business districts, Ortigas Center mirrors the development history of the Makati CBD: from a virtual wasteland to one of Metro Manila's most important real estate markets. Ortigas Center is a thriving community where its residents fully enjoy a live-work-play-learn lifestyle.



LOCATION

NEARBY ESTABLISHMENTS

OFFICES / HEADQUARTERS



ASIAN DEVELOPMENT BANK

ASIAN DEVELOPMENT BANK
2.3 KM



SAN MIGUEL
CORPORATION

2.4 KM



MERALCO

2.6 KM



PETRON

3.2 KM



Jollibee Foods
CORPORATION

2.9 KM

MEDICAL FACILITIES



THE MEDICAL CITY
Where Patients are Partners

3.8 KM

LEISURE

THE PODIUM

2.3 KM



1.6 KM



1.9 KM



3.2 KM

EDUCATIONAL INSTITUTIONS



ST. PEDRO
POVEDA COLLEGE
2.9 KM



ATENEO SCHOOL OF
MEDICINE & PUBLIC HEALTH
3.9 KM



UNIVERSITY OF
ASIA & THE PACIFIC
1.7 KM

LOCATION

FROM
ORTIGAS
TO THE OBSERVATORY

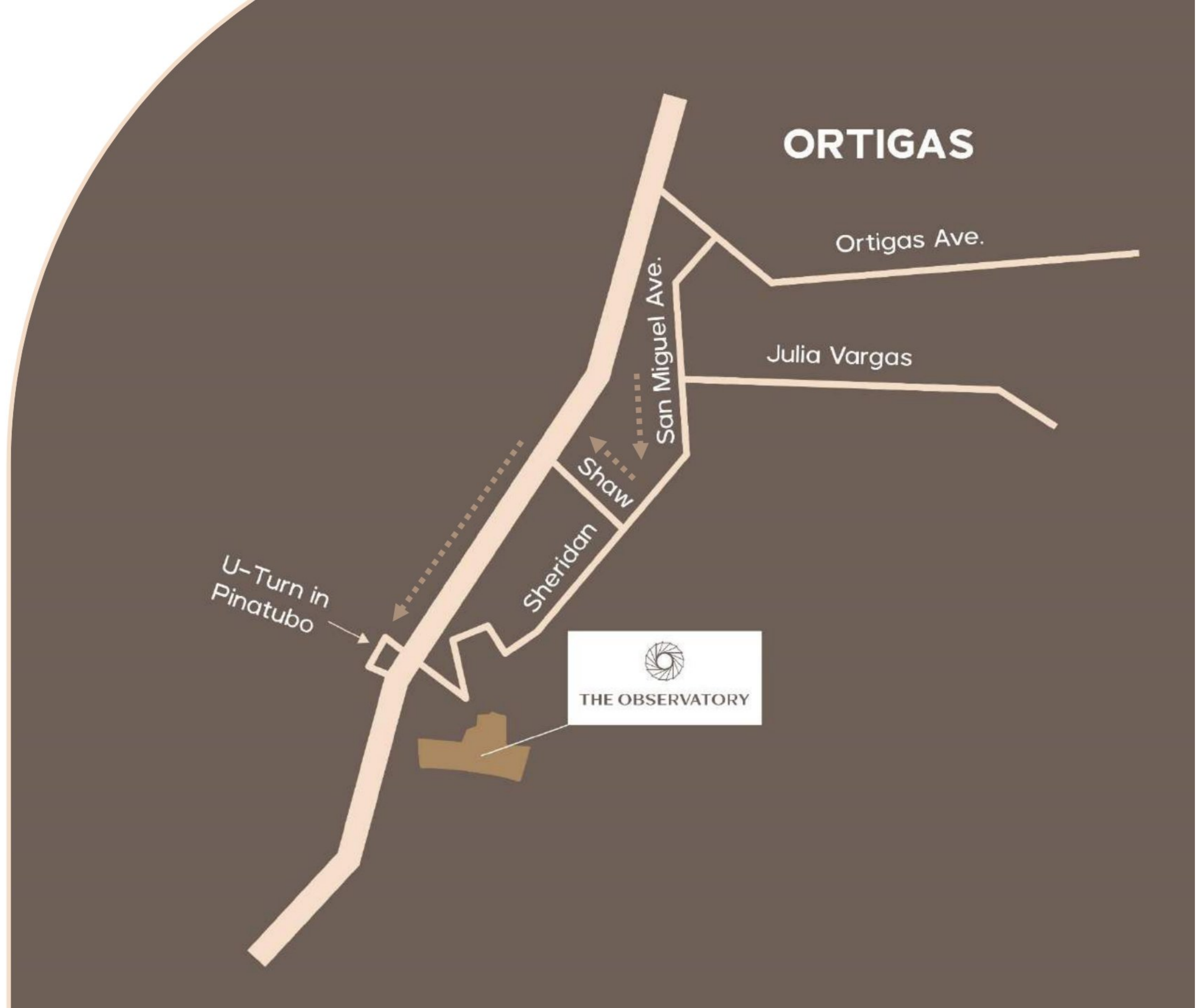
- ↓ SAN MIGUEL AVE.
- ↓ SHERIDAN
- ↻ PINES
- ↶ UNION & MADISON
- ↻ PIONEER ↻



LOCATION

FROM ORTIGAS TO THE OBSERVATORY

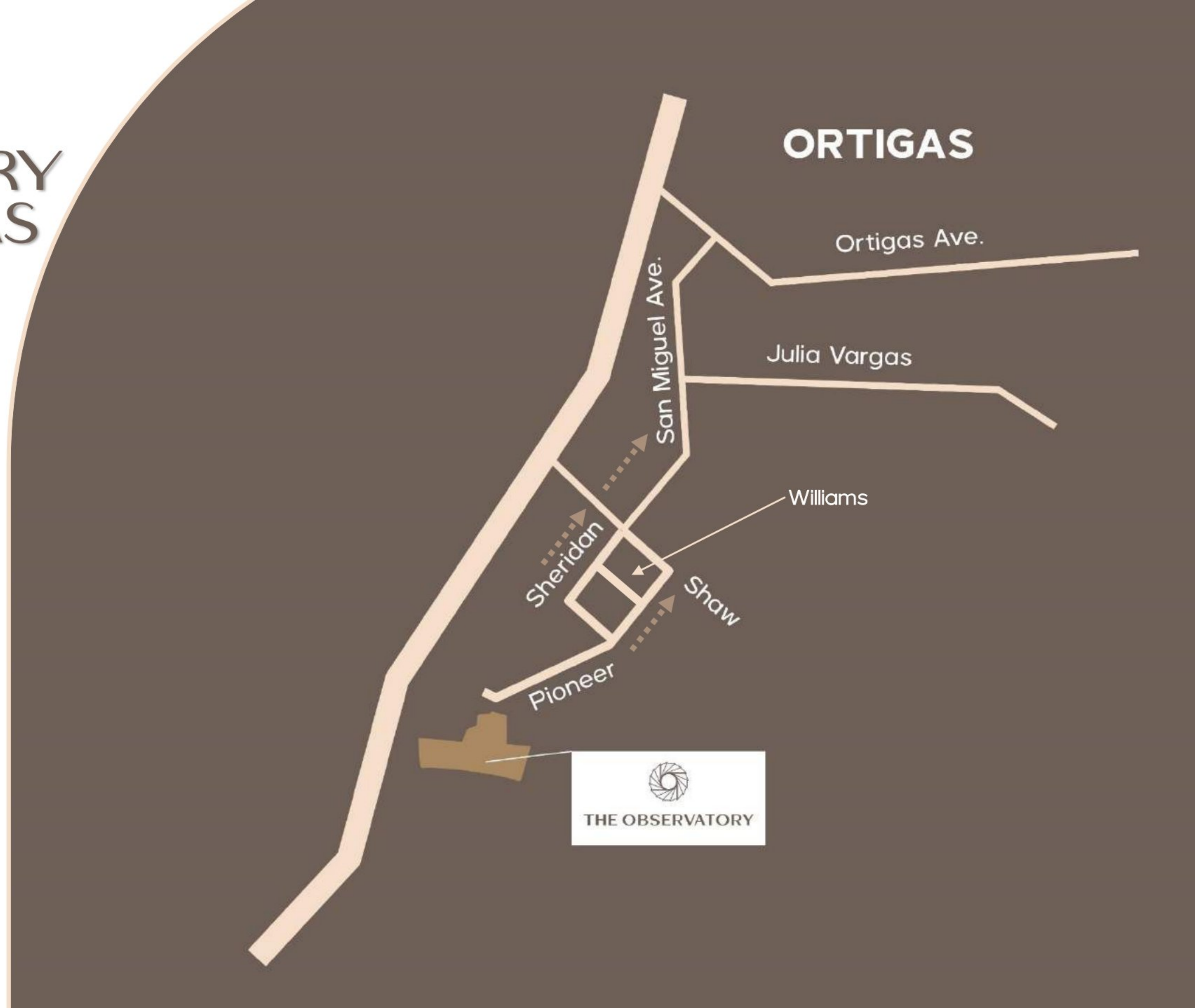
- ↓ SAN MIGUEL AVE.
- ↗ SHAW BLVD.
- ↖ EDSA
- ↗ APO & PINATUBO
- ↗ BONI - PIONEER
- ↑ PIONEER



LOCATION

FROM
THE OBSERVATORY
TO ORTIGAS

- ↑ PIONEER
- ↙ WILLIAMS
- ↘ SHERIDAN
- ↑ SAN MIGUEL AVE.



LOCATION

MANDALUYONG -PIONEER CENTRAL BUSINESS DISTRICT

Mandaluyong's central business district is concentrated on the EDSA-Shaw-Pioneer area which includes:

ROBINSONS CYBERGATE PLAZA
(ACCENTURE HQ) 0.5 KM

GREENFIELD DISTRICT 1.3 KM

UNILAB HQ 1.1 KM

ROCKWELL BUSINESS CENTER
(SHERIDAN) 1.1 KM



MASTERPLAN

ARTIST'S PERSPECTIVE

NIKKEN

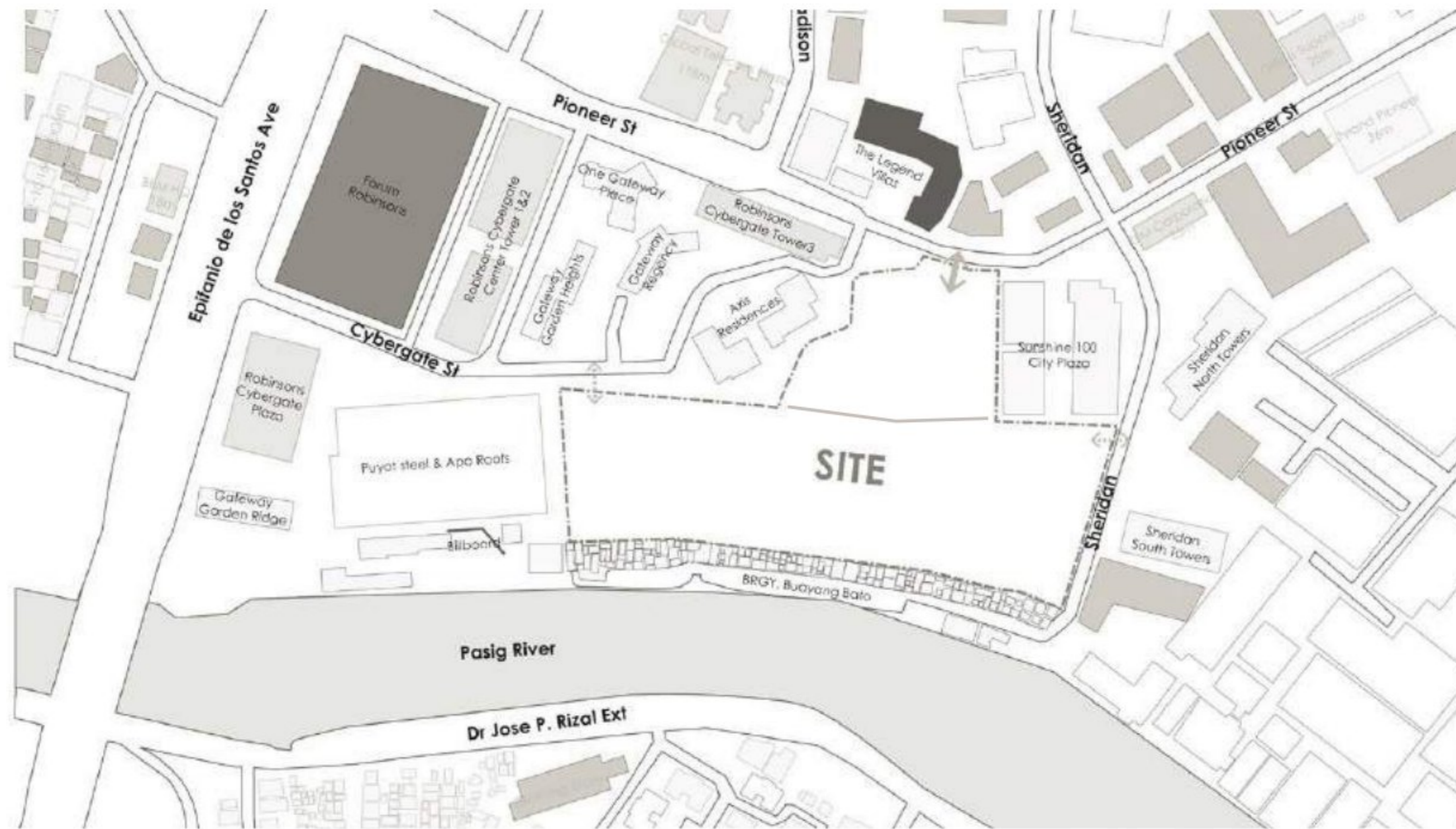
EXPERIENCE, INTEGRATED

An architectural, planning and engineering firm from Japan established in 1900. It has completed more than 25,000 projects, in over 250 cities, across 50 countries, making it one of the largest architectural practices in the world.

TOKYO SKYTREE

At 634 meters, TOKYO SKYTREESM is the world's tallest free-standing broadcasting tower. With Japan's traditional formative arts, cutting-edge materials and technology, it has become a new landmark for Tokyo. In addition to observation facilities at 450 and 350 meters high, commercial facilities run for up to 400 meters, all of which comprise TOKYO SKYTREE TOWNSM, a mixed-use complex.

SOURCE: https://www.nikken.co.jp/en/projects/highrise/tokyo_sky_tree.html



PROJECT SITE

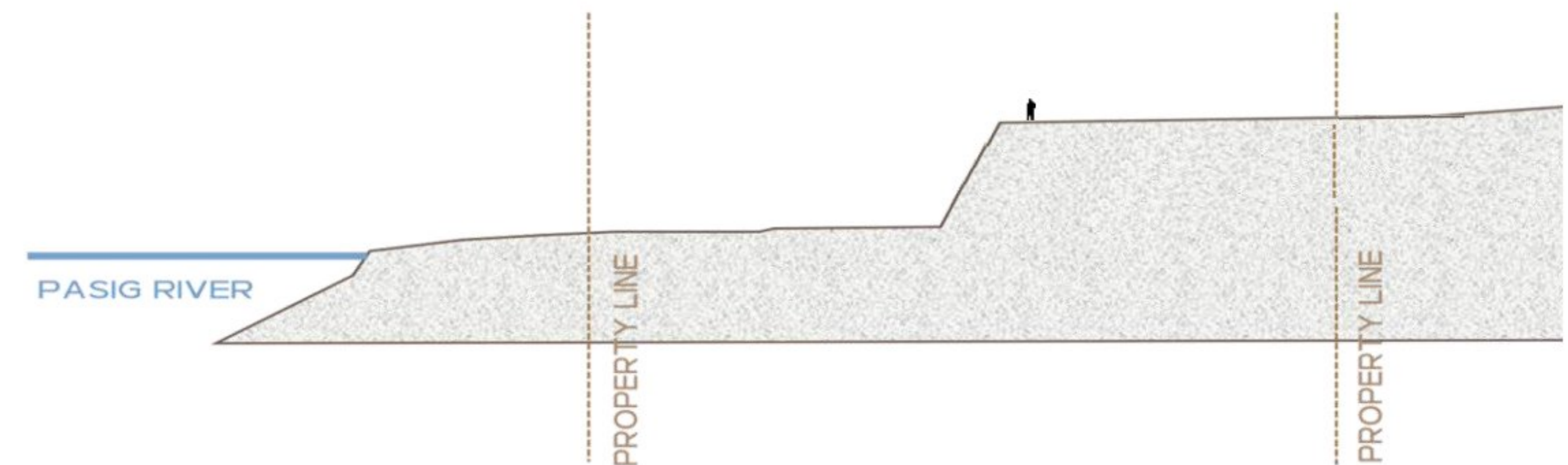
The 4.5has site is located in the city of Mandaluyong along the Pasig river. The topography of the site has a large level difference. Bringing a portion of the site above the neighboring houses.

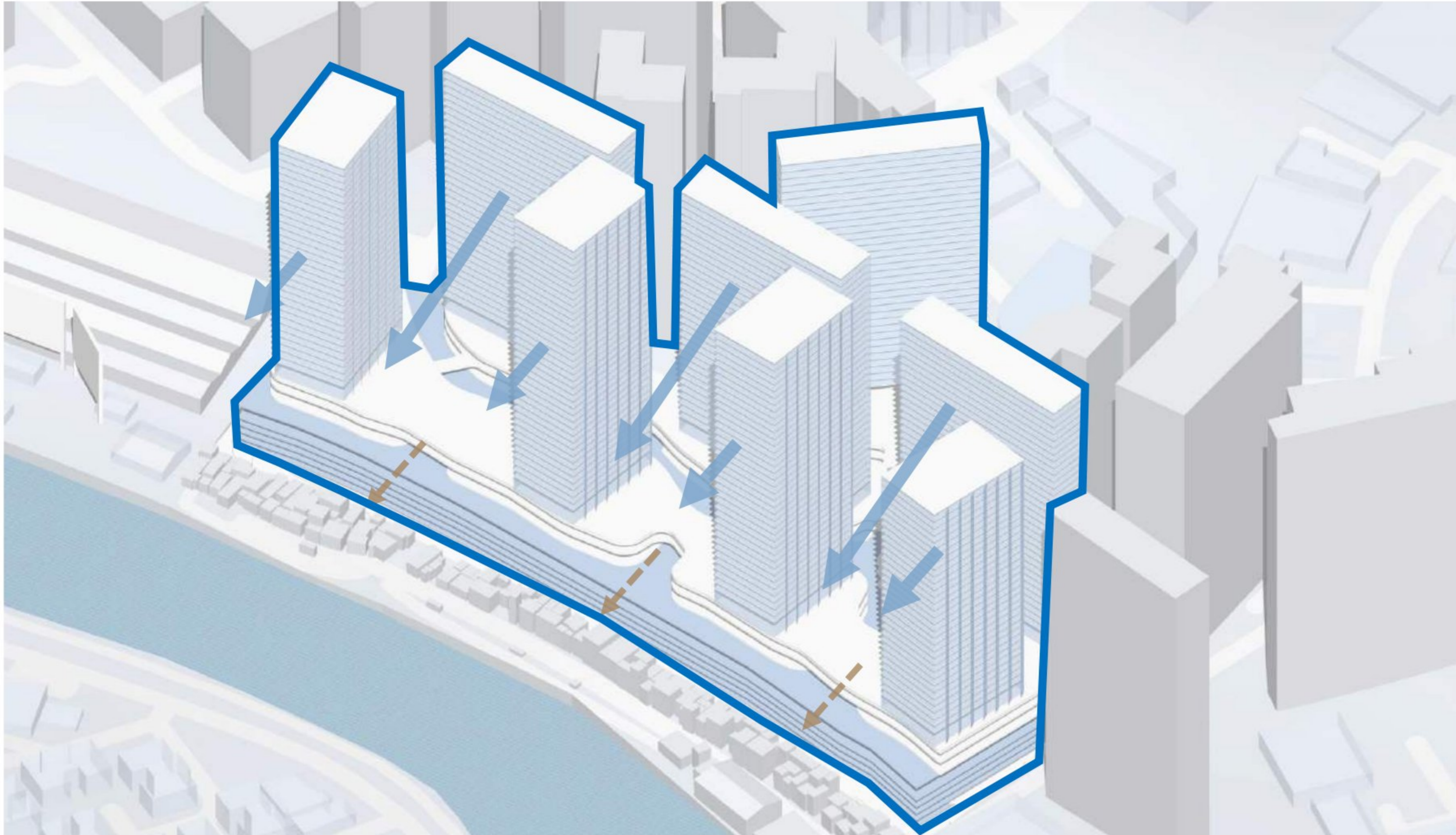
This in addition to the river to the south ensures that any project built here will have amazing views in perpetuity.



ACTUAL NIGHT VIEW

Unobstructed views of BGC from the south, across the Pasig river.





Tower allocation, massing and façade design with tilted façade gives extensive views while protecting privacy.



Podium raised above neighboring houses allows unobstructed views of the river and city



DESIGN CONCEPT

The Philippine eagle is the national bird of the Philippines. It is a symbol of **elegance, a healthy environment and strong social and family engagement**. It symbolizes values that are dear to the Philippine people.

Like the eagle, *the building is engineered to capture breezes and provide residents with a superb vantage point from which they can enjoy the vibrancy of the city.*

DESIGN PROPOSITION

Family Health

Raise their young



Community Health

Hunts in groups



Environmental Health

The presence of the Philippine eagle means a healthy ecosystem



DESIGN TRANSLATION

Promote a healthy and safe living

Promote interaction and establish strong community

From industrial to a cleaner environment thru Greens and open spaces



Traffic bottleneck is common in this area



The future spine road of The Observatory will provide an alternative access to Pioneer and ease the congestion

EDSA

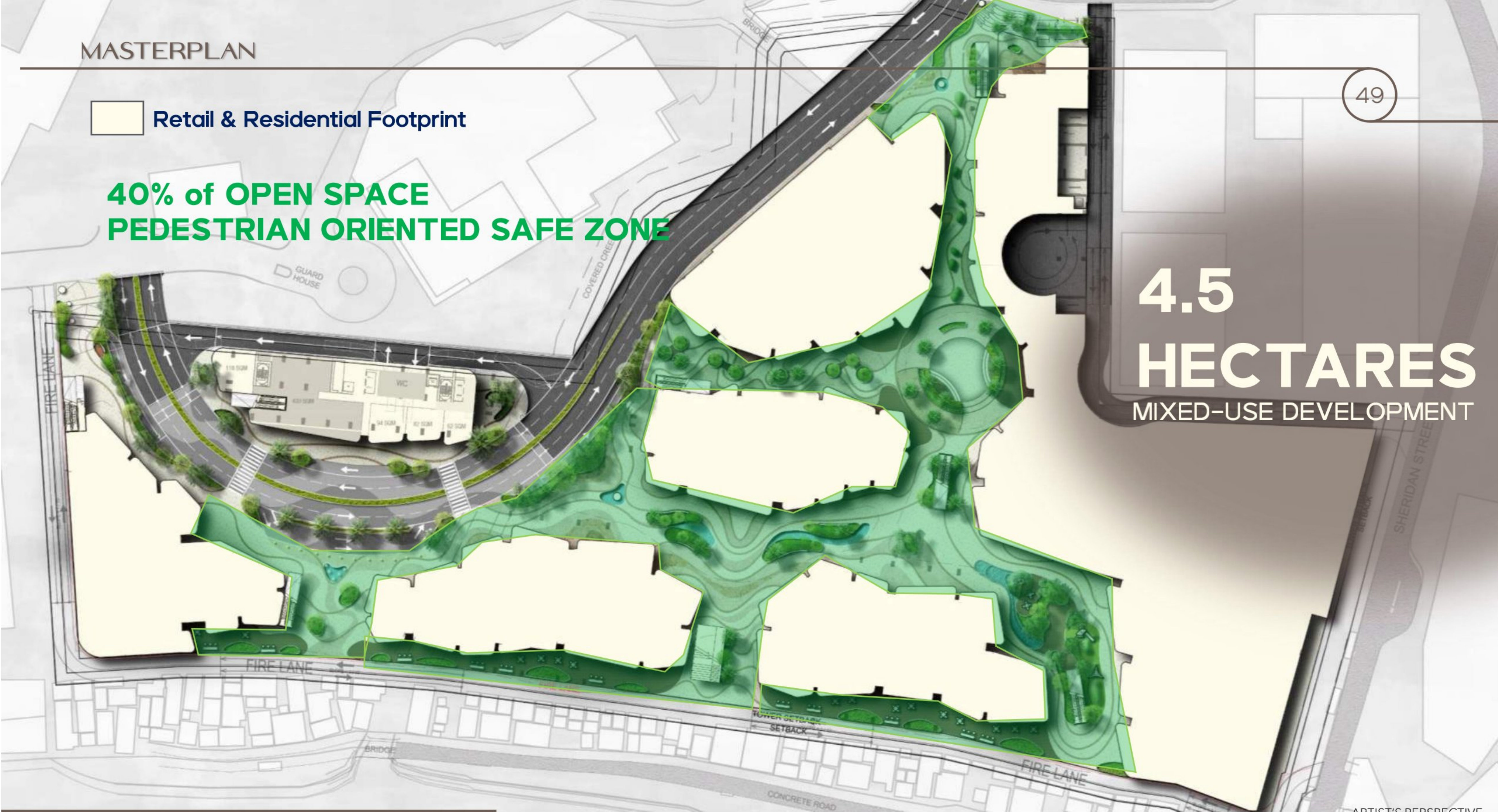
PIONEER



 Retail & Residential Footprint

**40% of OPEN SPACE
PEDESTRIAN ORIENTED SAFE ZONE**

**4.5
HECTARES**
MIXED-USE DEVELOPMENT



RETAIL

GARDE

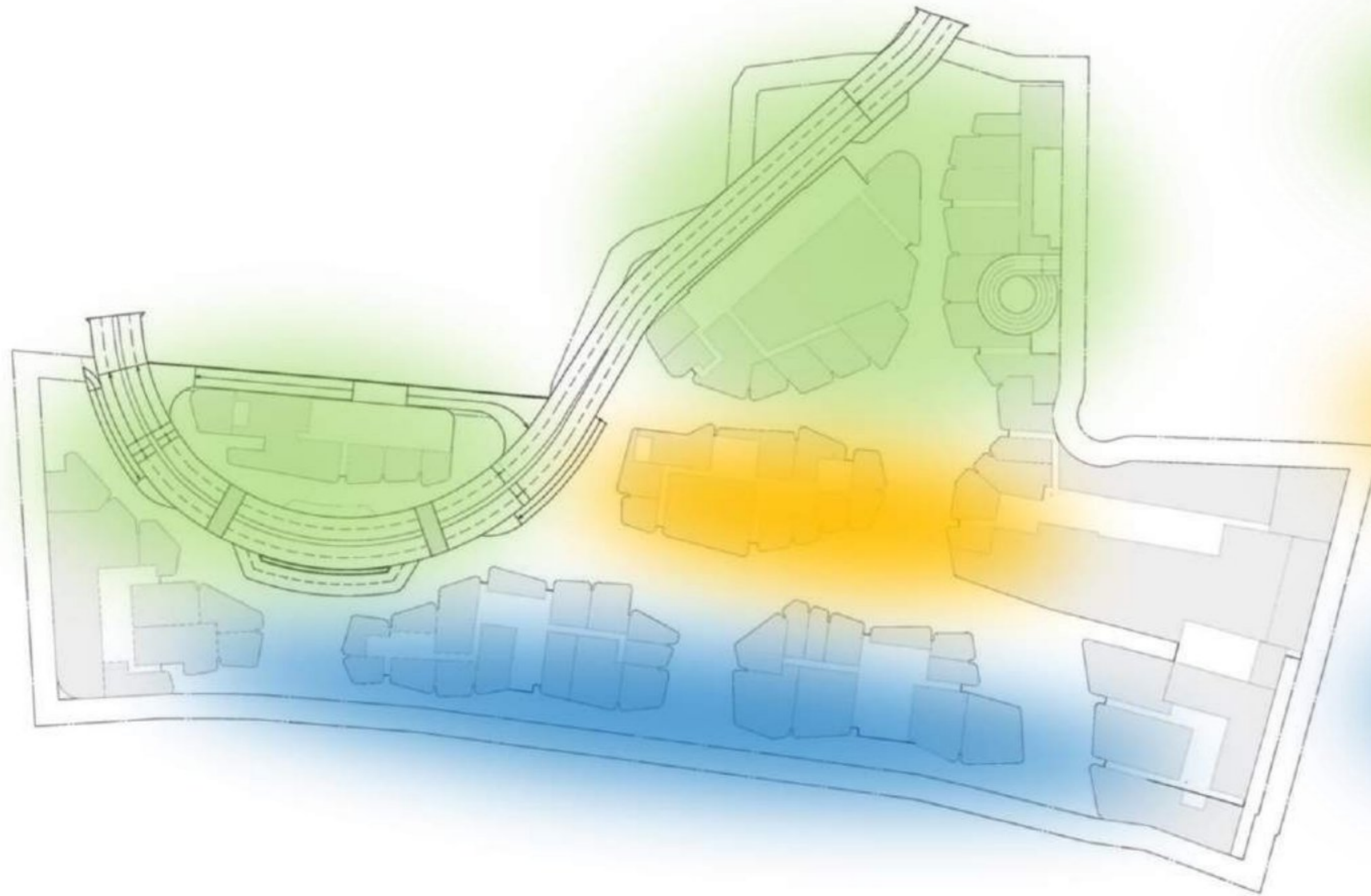
A leading Japanese design company founded in 1985. Garde has been providing retail design branding and consulting services throughout the globe. Their clients include luxury fashion stores, hotels, department stores, shopping centers, corporate offices and high-end residences.

MITSUKOSHI GINZA

The interiors of MITSUKOSHI GINZA by GARDE won the "Best Retail Interior Japan" Award in the Asia Pacific Property Awards 2011.



3 MAJOR SHOPPING ZONES



STREETSIDE

A full open street mall to create an open and seamless shopping and dining experience



GARDEN AND SHOPS

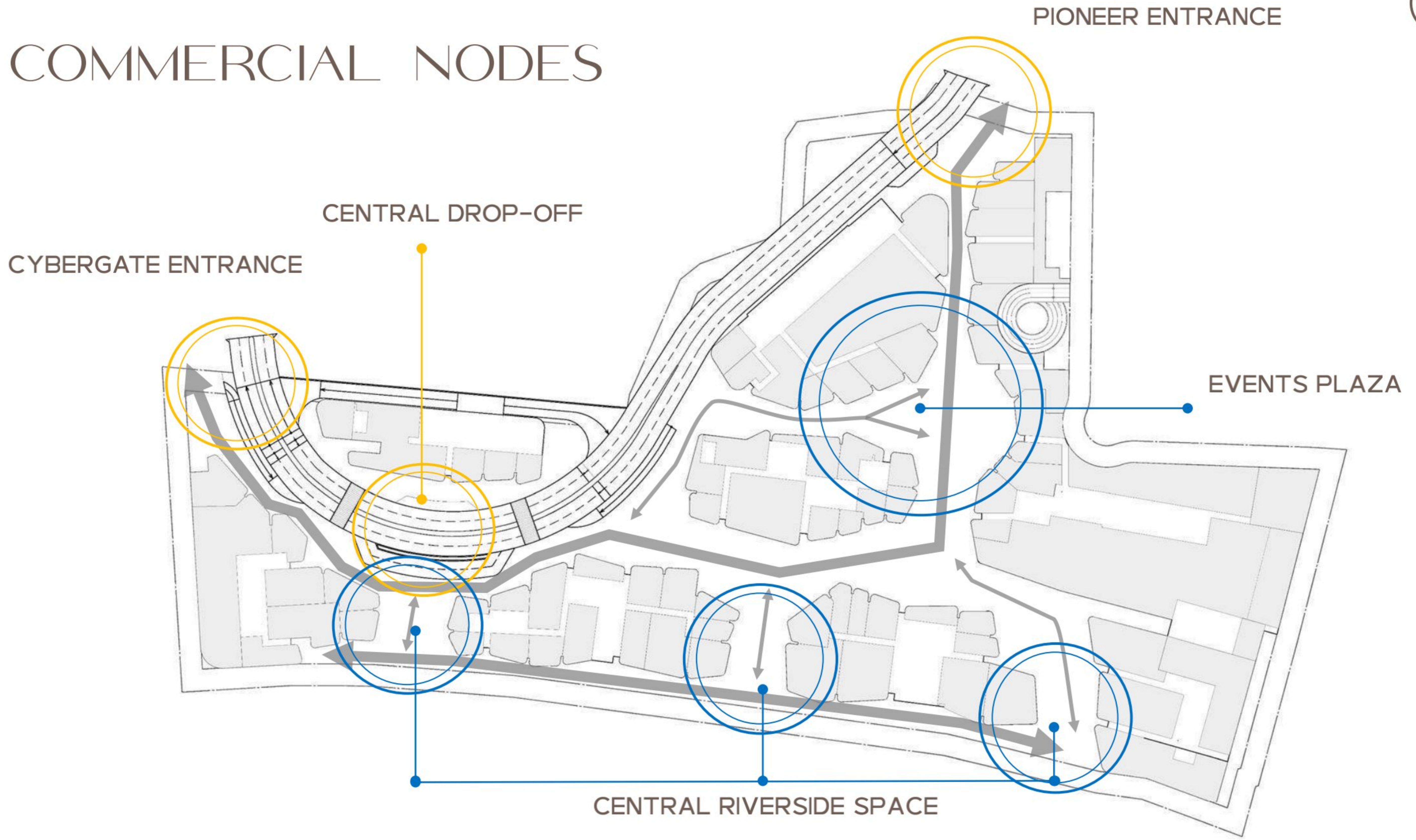
A fully functional, all-weather retail space and lush garden

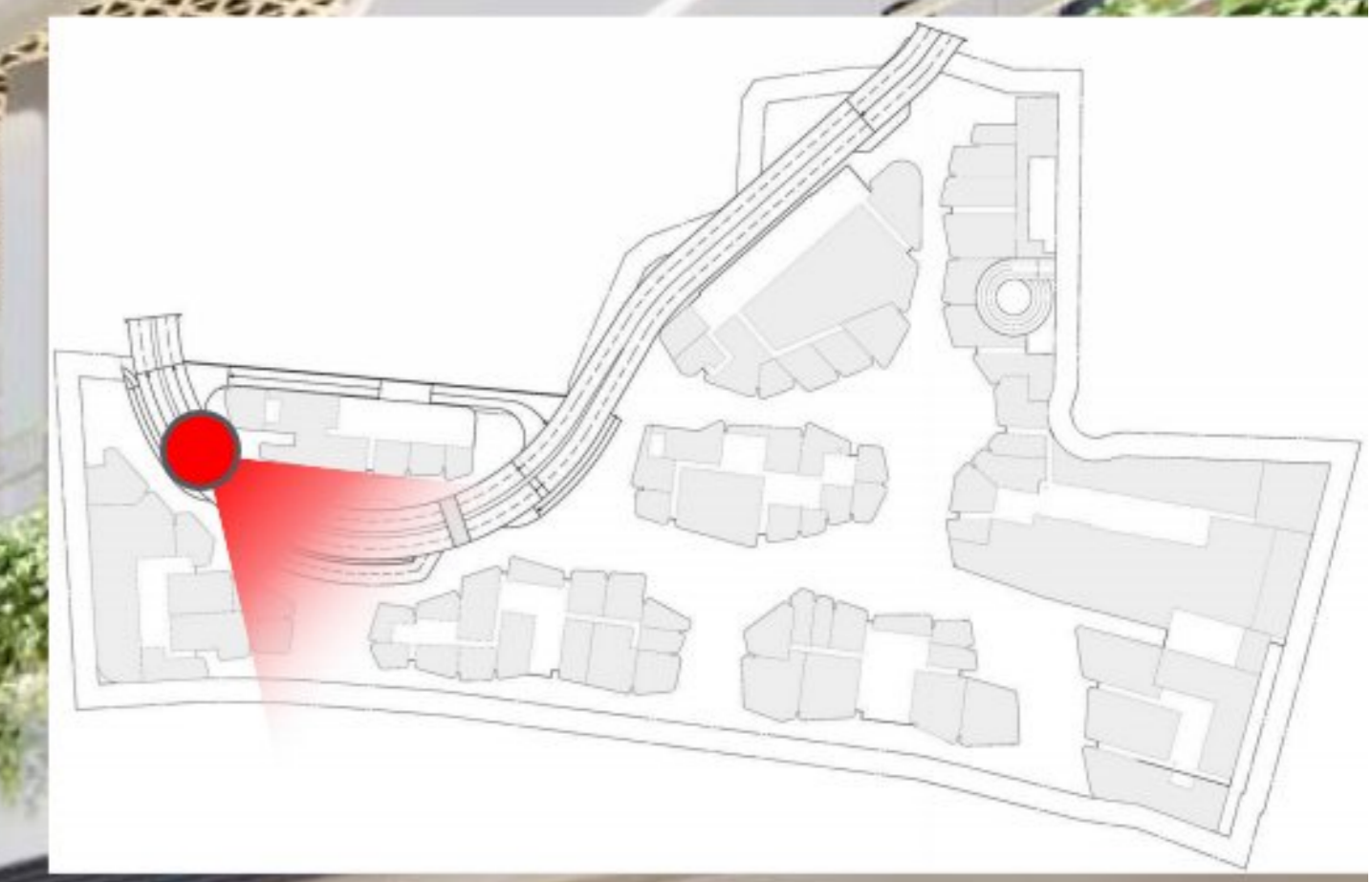


RIVERSIDE AND SKYLINE

A connective space to create a seamless connection with the BGC skyline view offering a unique dining experience

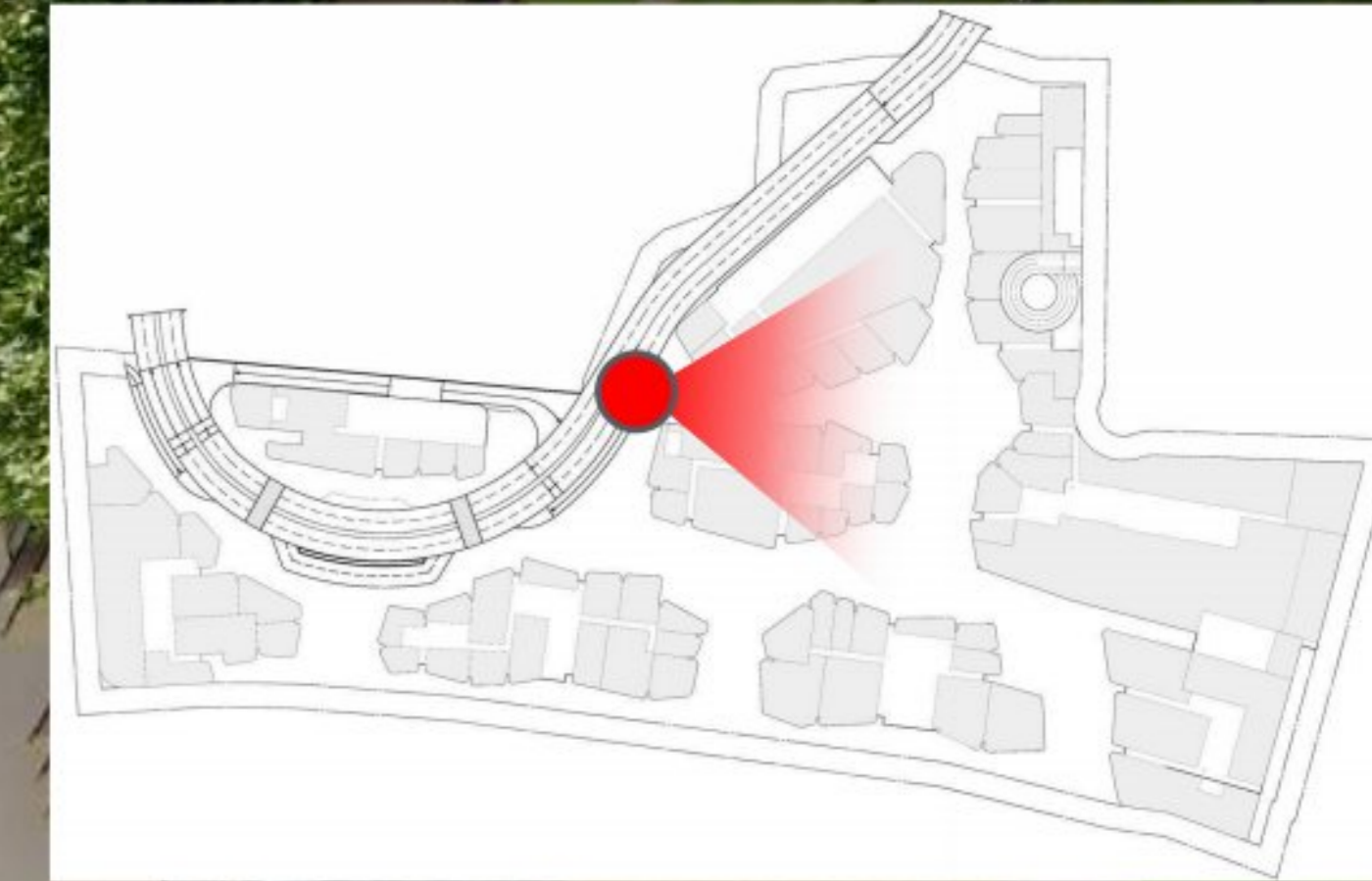
COMMERCIAL NODES





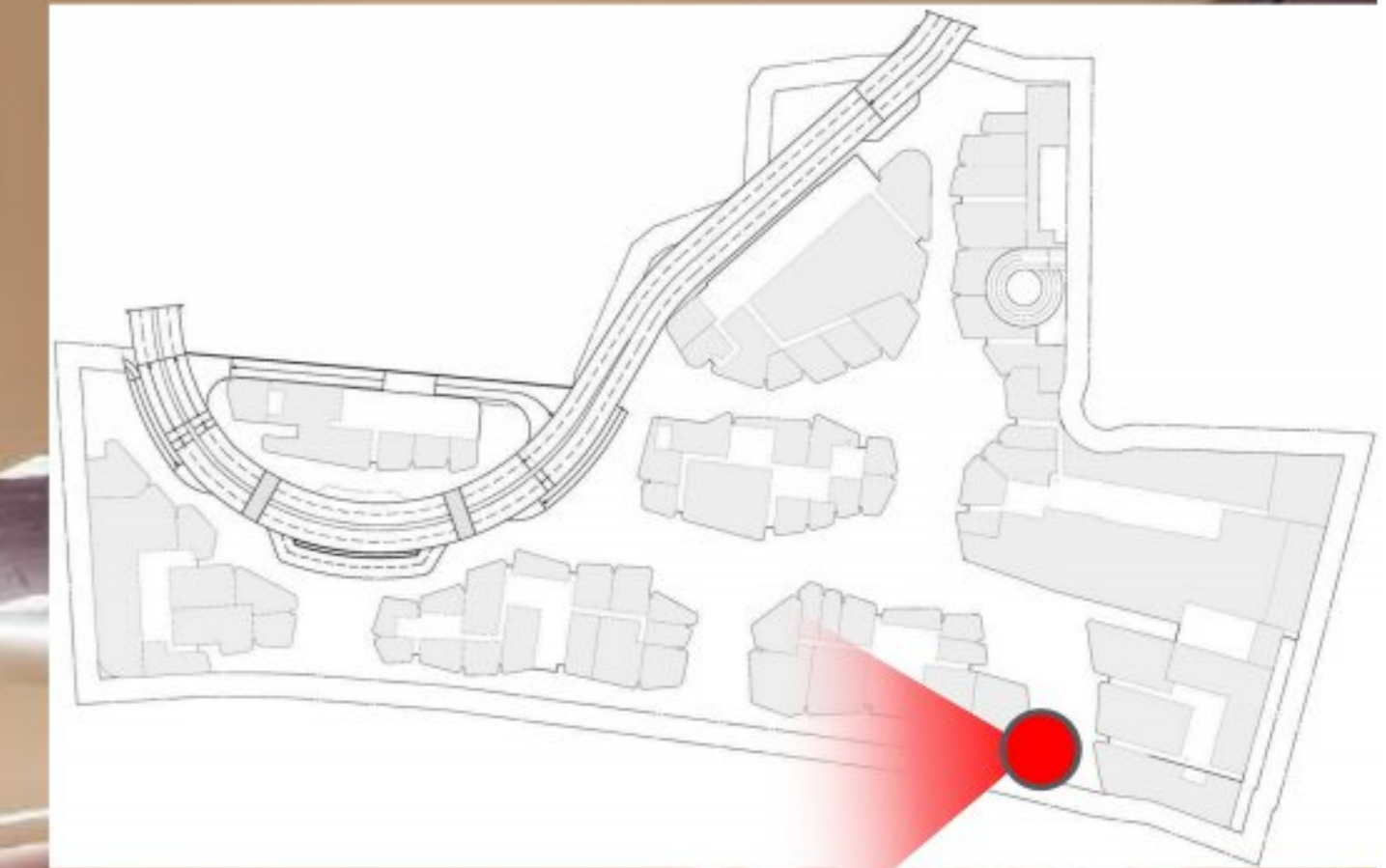
RETAIL
AT THE OBSERVATORY

ARTIST'S PERSPECTIVE



RETAIL
AT THE OBSERVATORY

ARTIST'S PERSPECTIVE



RETAIL
AT THE OBSERVATORY

ARTIST'S PERSPECTIVE

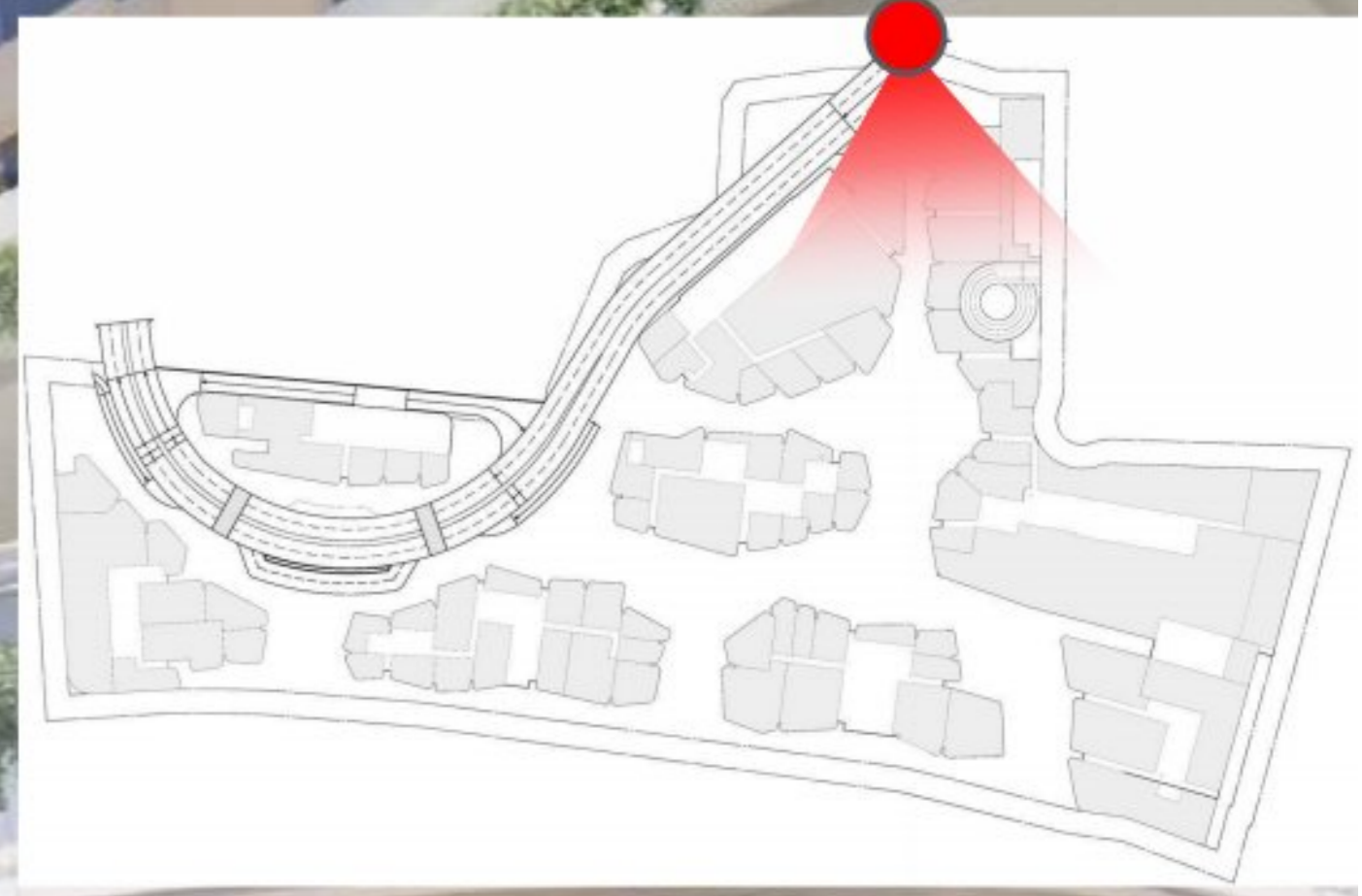


RETAIL
AT THE OBSERVATORY

ARTIST'S PERSPECTIVE

RETAIL

60



RETAIL
AT THE OBSERVATORY

ARTIST'S PERSPECTIVE

AMENITIES

JOURNEY ACROSS JAPAN





TOKYO



HOKKAIDO



KYOTO



OSAKA

TOWER 1 SHIBUYA

Mostly known for its crossing, Shibuya is one of Tokyo's most colorful and busy districts with several shopping, dining, and entertainment establishments to match its swarms of visitors.

It is a center for youth fashion and culture with its streets being the birthplace of many Japan's fashion and entertainment trends.

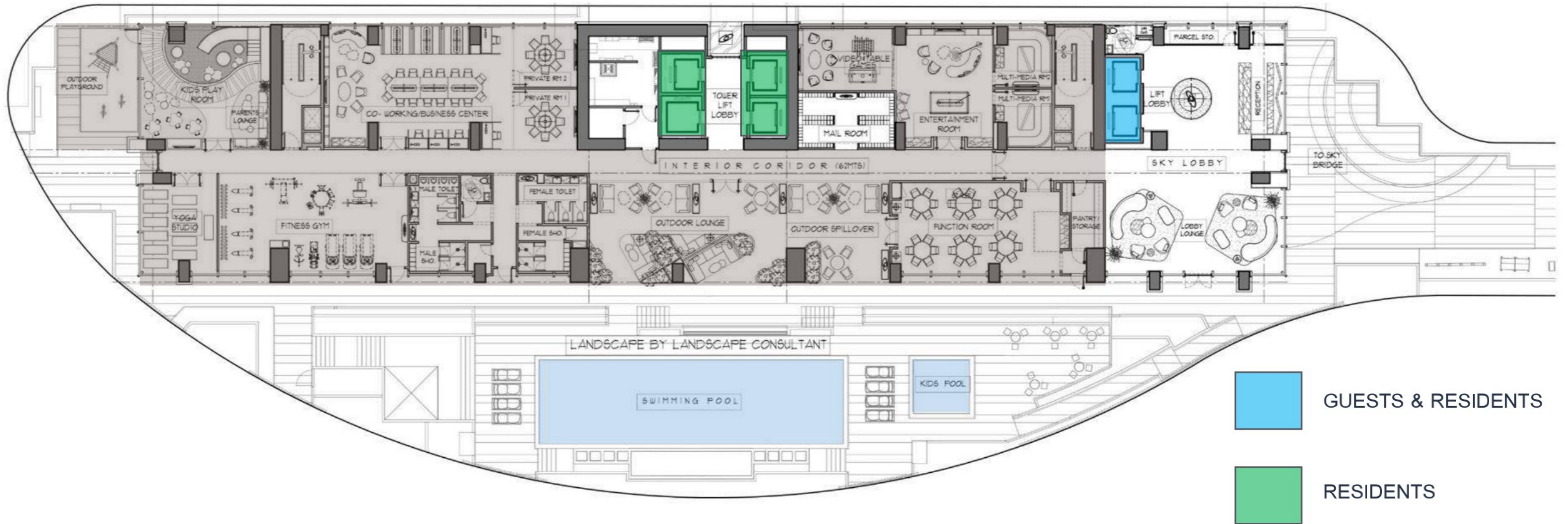
SOURCE: <https://www.japan-guide.com/e/e3007.html>



INDOOR AMENITIES

Carefully curated amenities that cater to the lifestyle and needs of the young target market

INDOOR AMENITY FLOOR PLAN

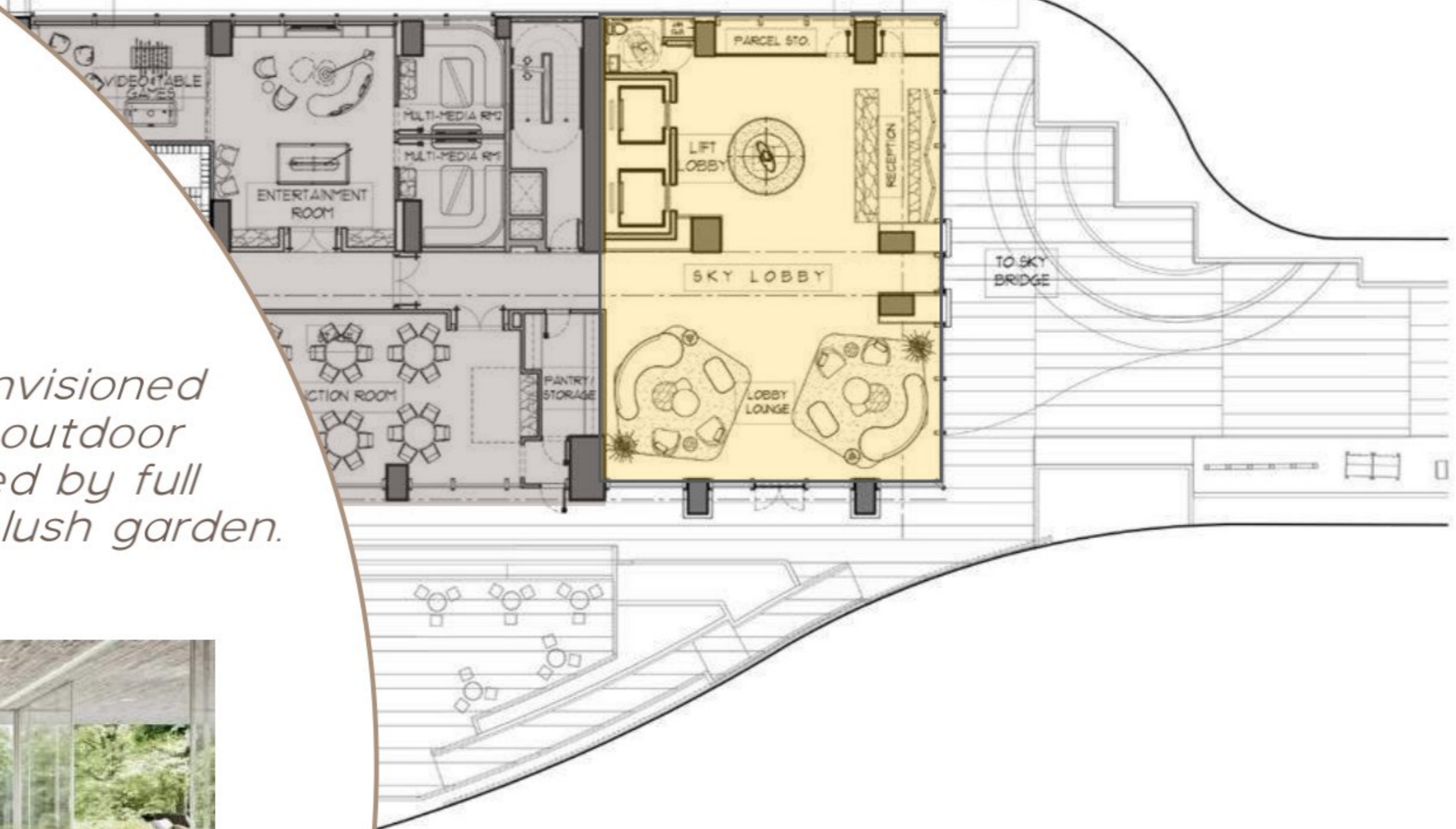


INDOOR AMENITY FLOOR PLAN

SKY LOBBY

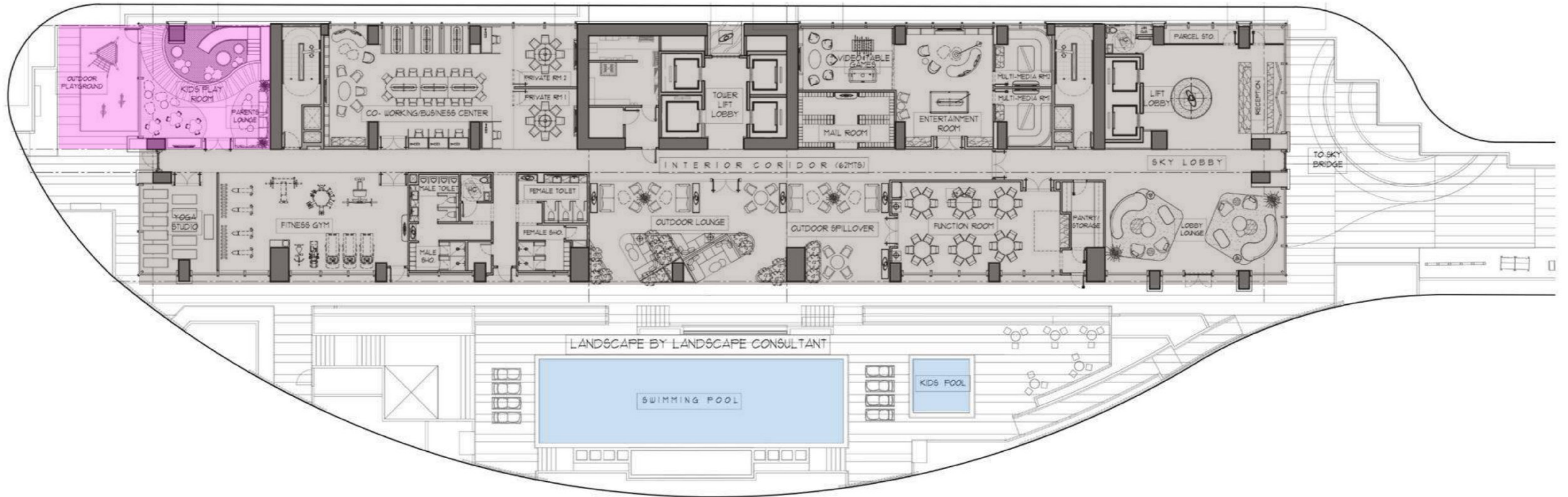


The sky lobby is envisioned to have an indoor-outdoor experience wrapped by full height glazing and lush garden.

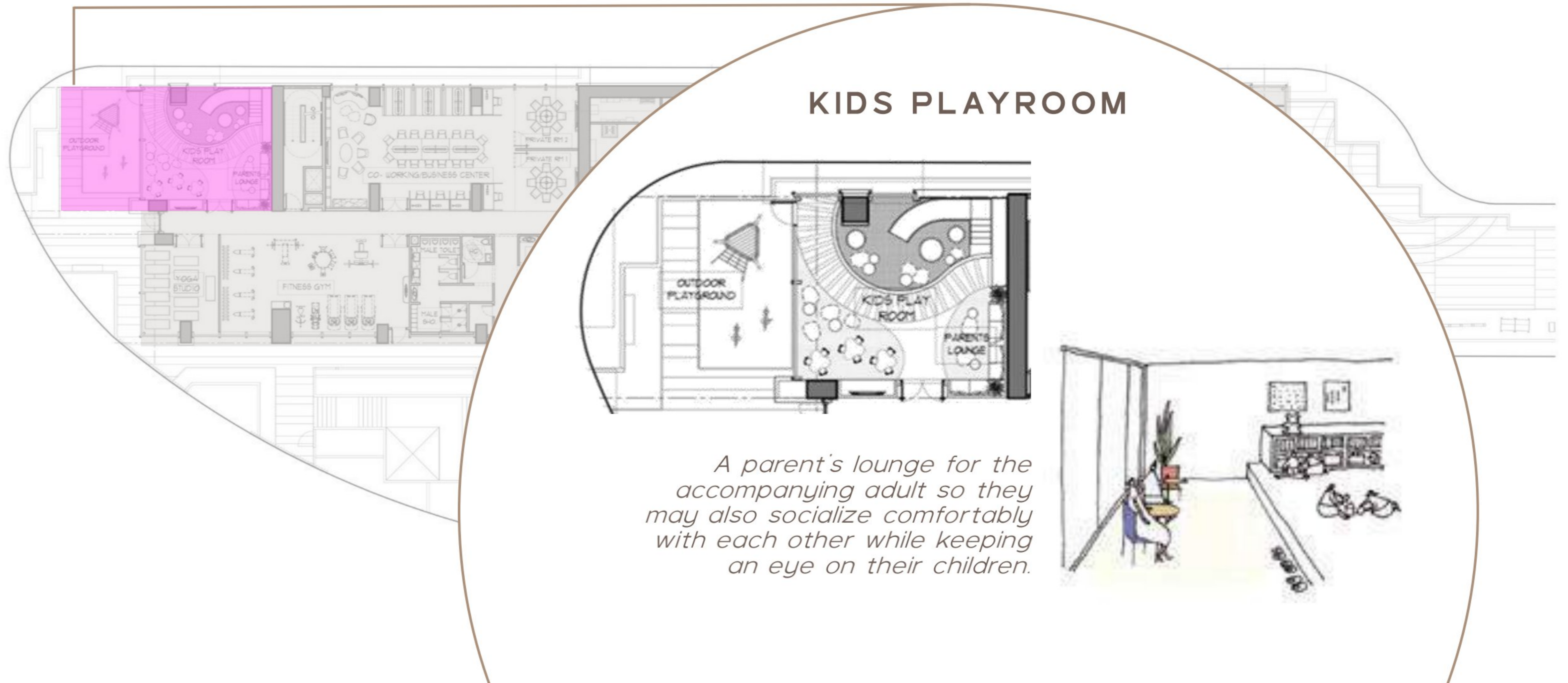


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INDOOR AMENITY FLOOR PLAN



INDOOR AMENITY FLOOR PLAN

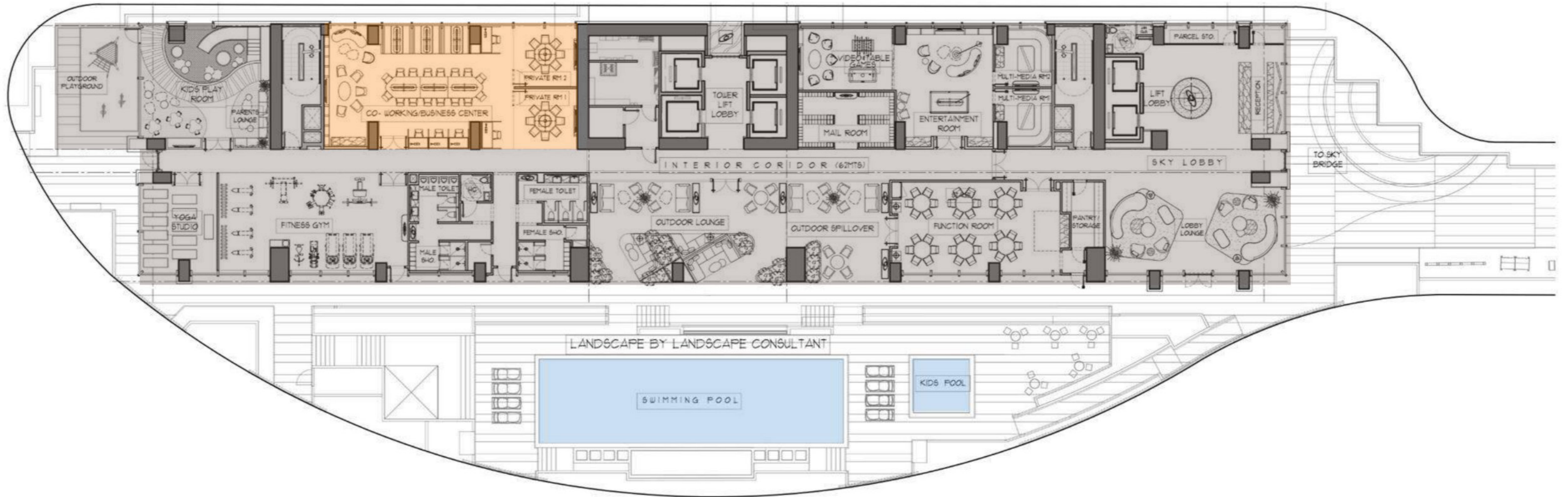


KIDS PLAYROOM

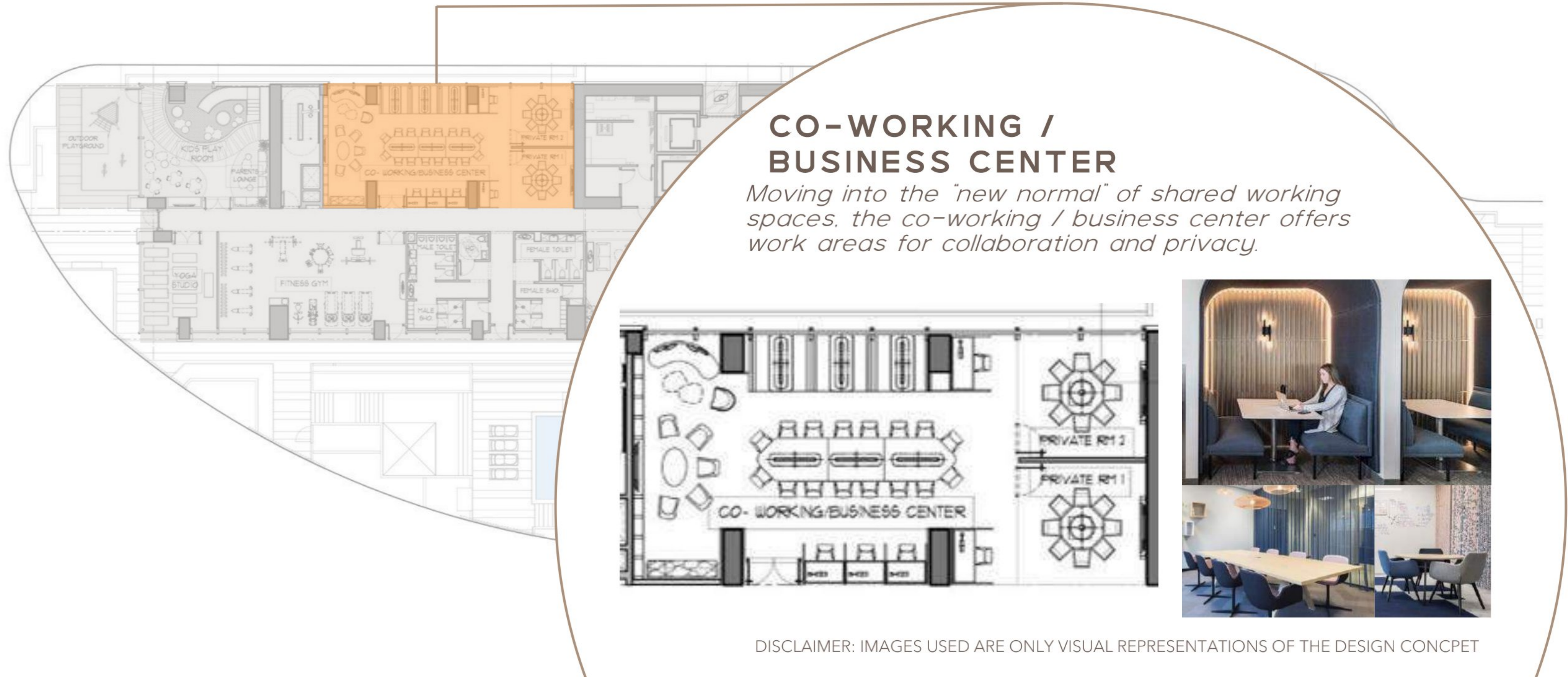
A parent's lounge for the accompanying adult so they may also socialize comfortably with each other while keeping an eye on their children.



INDOOR AMENITY FLOOR PLAN



INDOOR AMENITY FLOOR PLAN

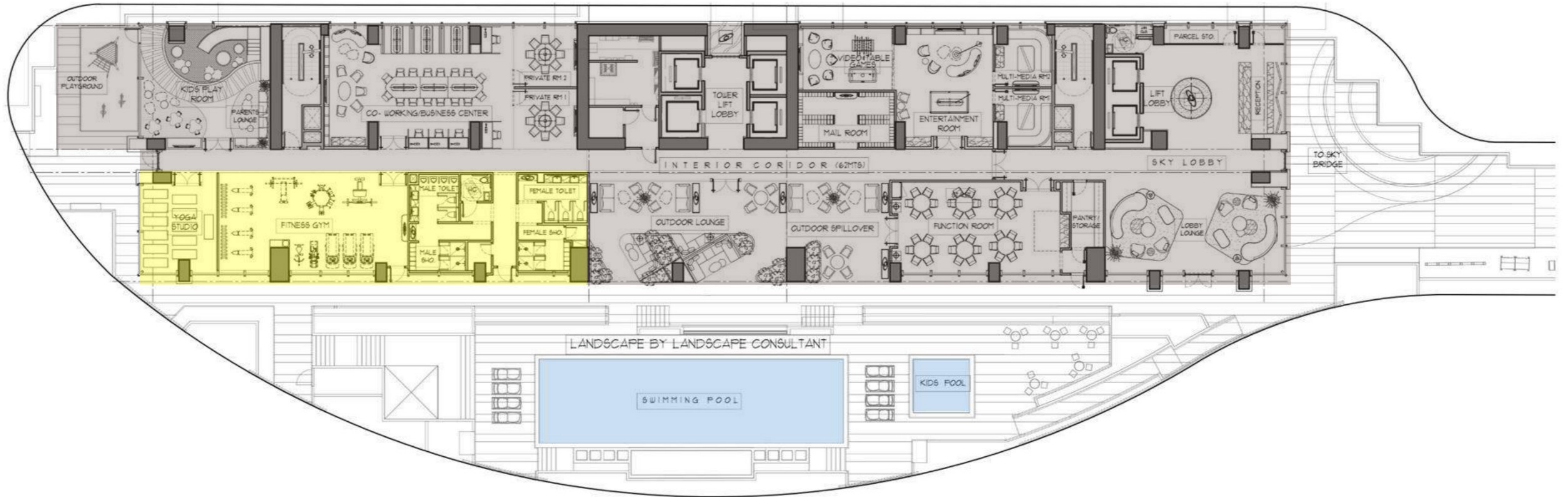


CO-WORKING / BUSINESS CENTER

Moving into the "new normal" of shared working spaces, the co-working / business center offers work areas for collaboration and privacy.

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INDOOR AMENITY FLOOR PLAN

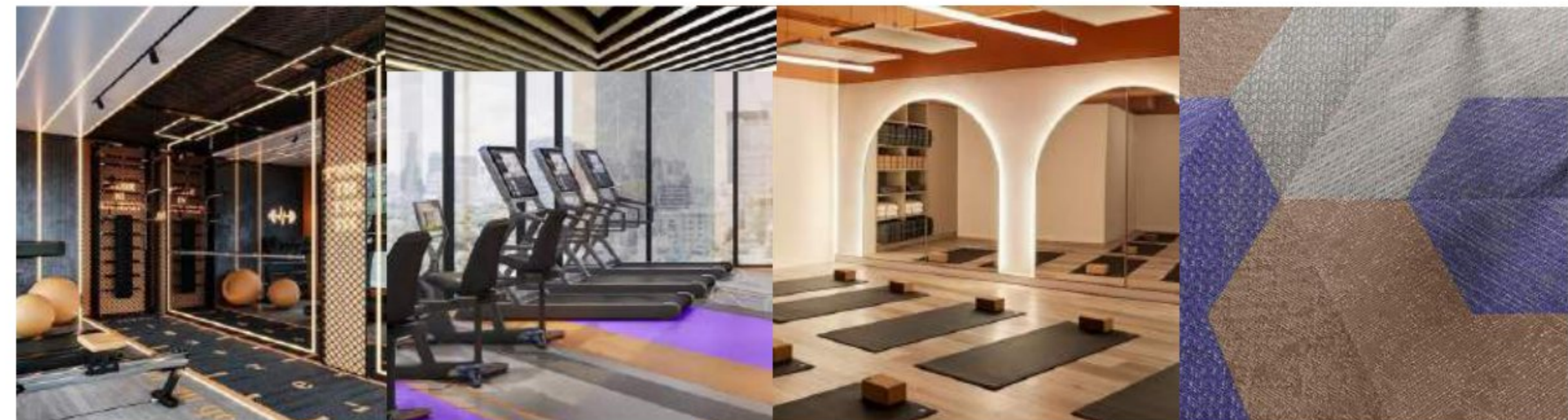
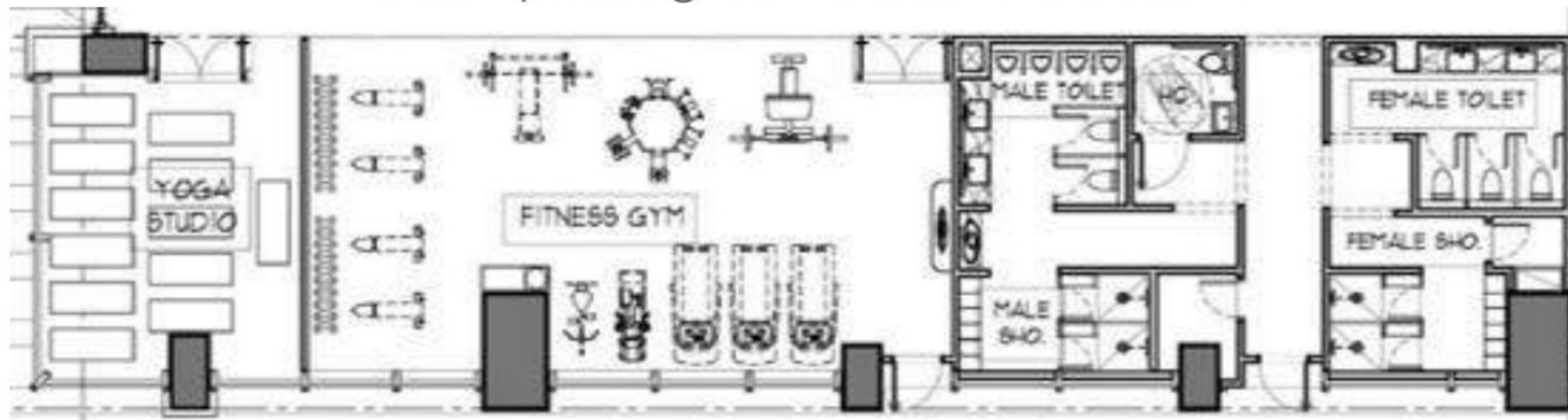


INDOOR AMENITY FLOOR PLAN



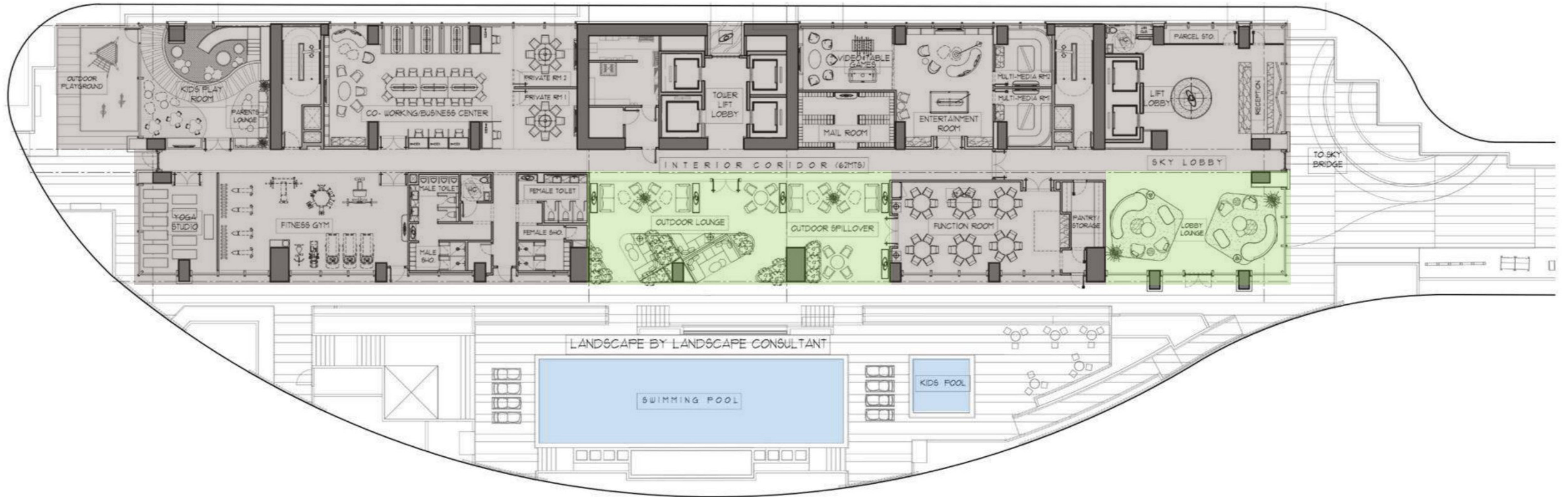
YOGA STUDIO FITNESS GYM & SHOWER ROOMS

A commonality between Millennials and Gen Z is their priority to health & wellness.



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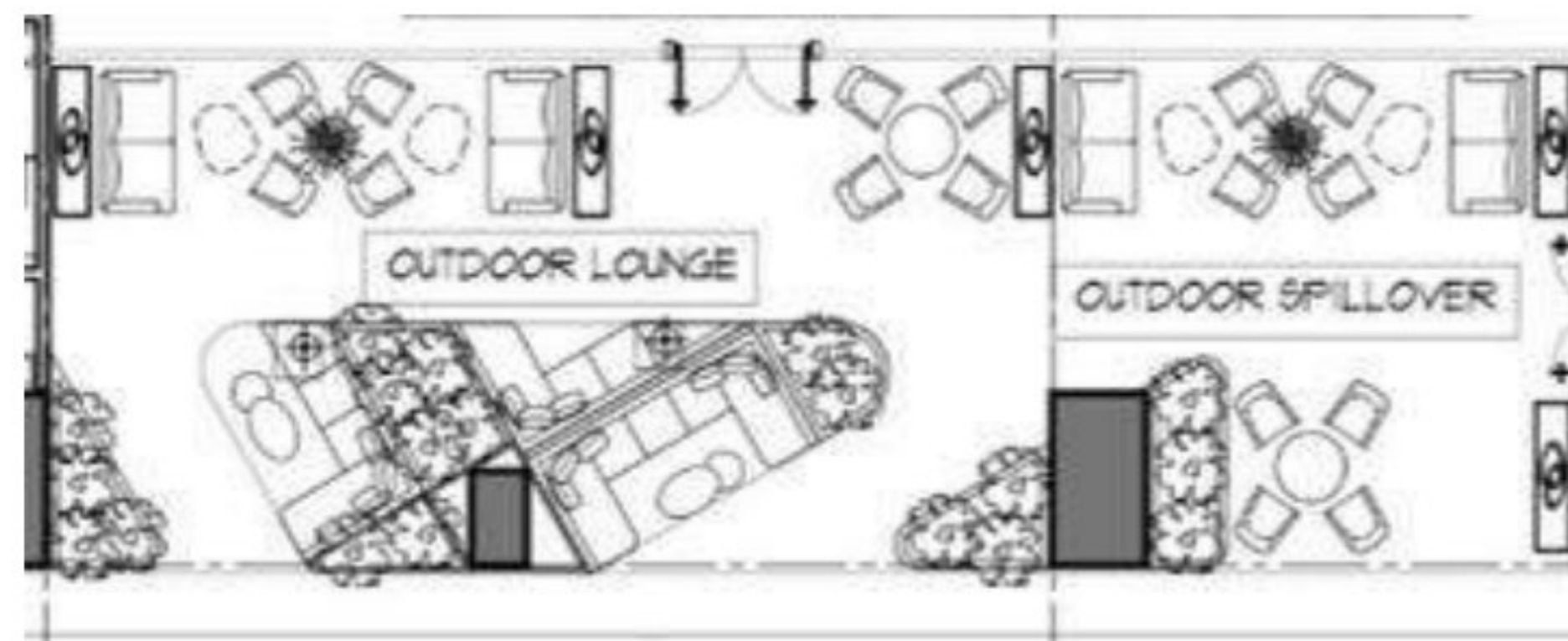
INDOOR AMENITY FLOOR PLAN



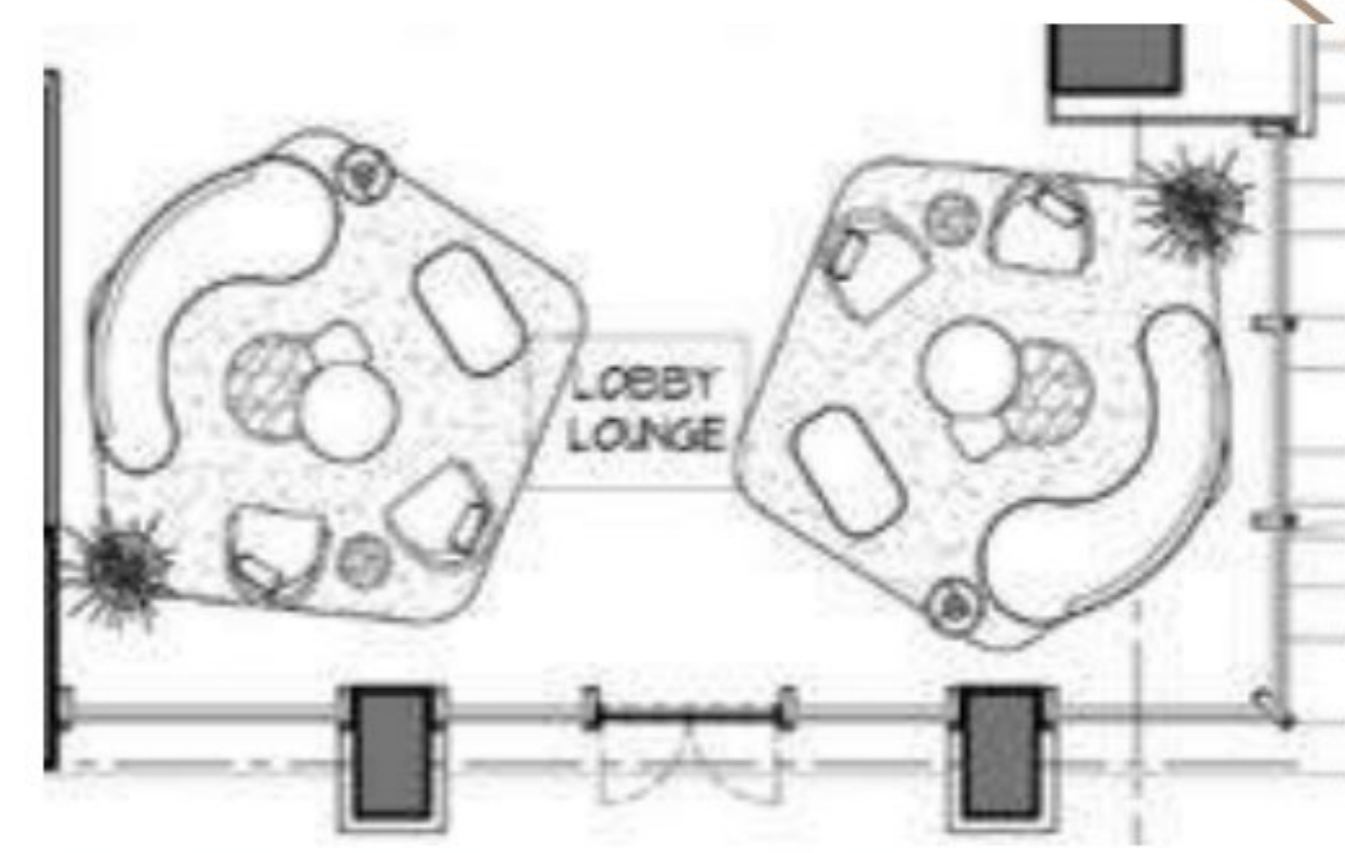
INDOOR AMENITY FLOOR PLAN

OUTDOOR LOUNGE

Seamless integration of indoor-outdoor spaces align with the "nature-oriented" Japanese philosophy of the project & FNG.

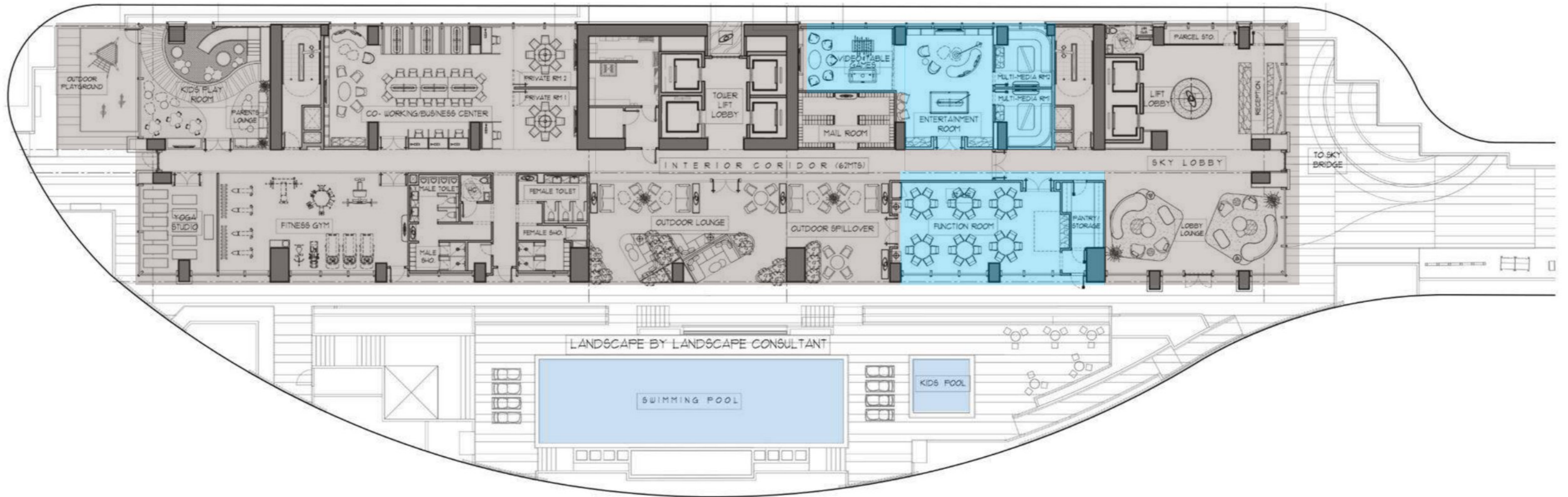


LOBBY LOUNGE



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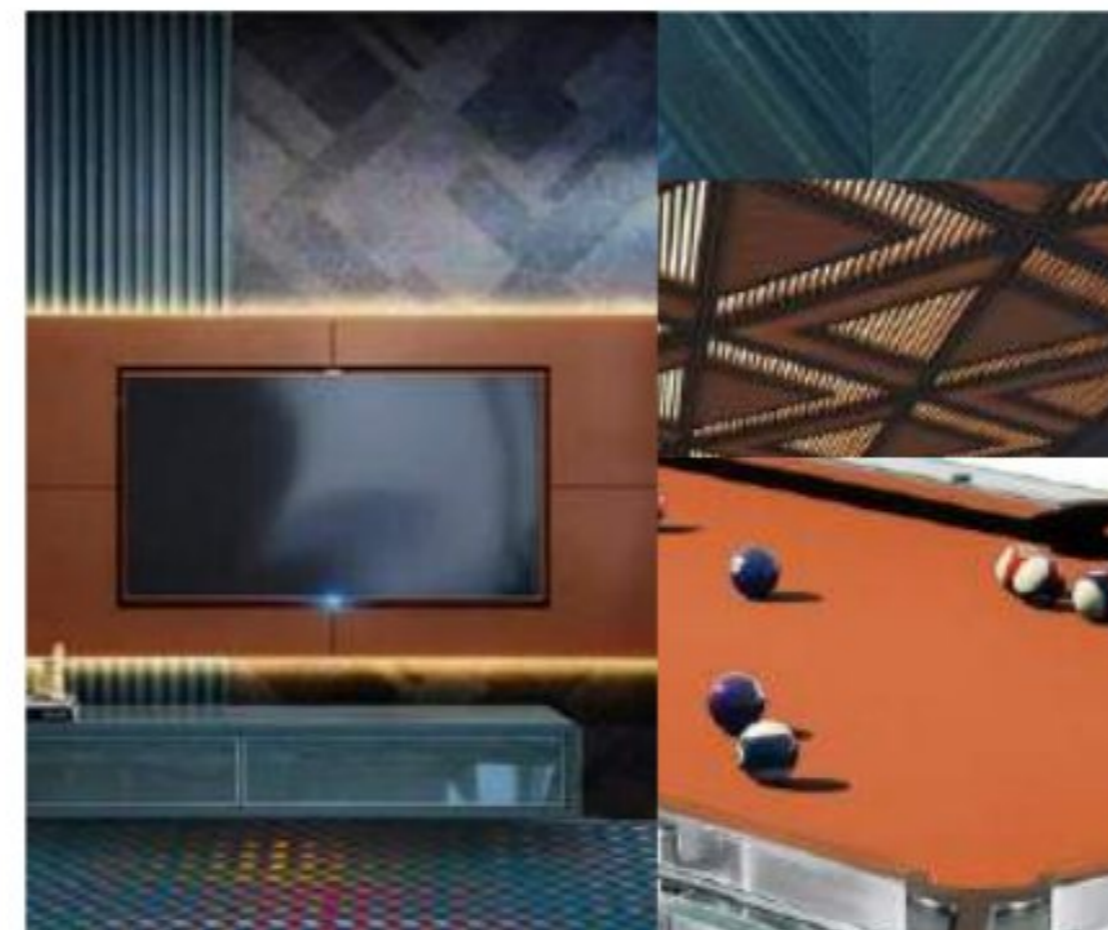
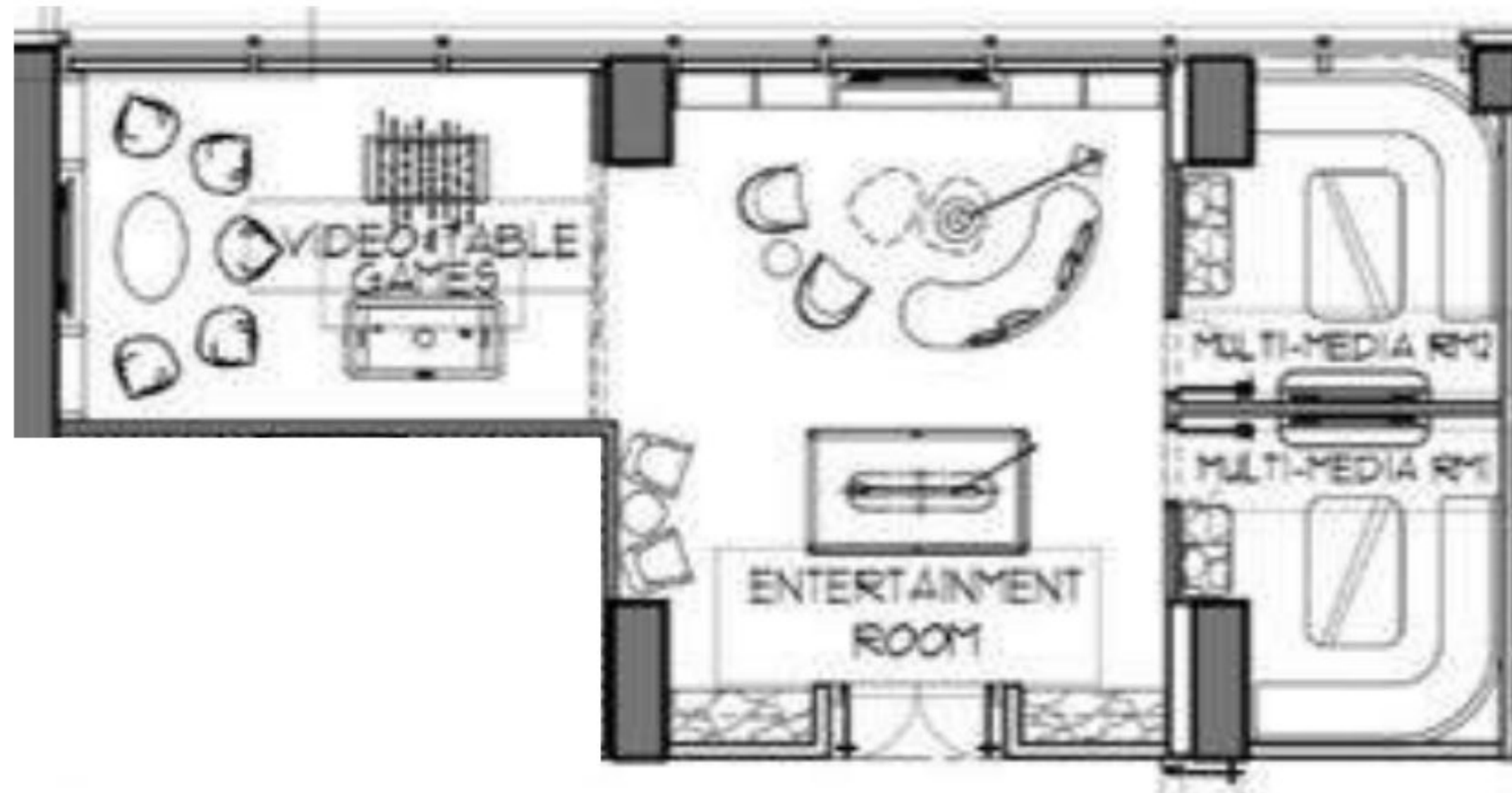
INDOOR AMENITY FLOOR PLAN



INDOOR AMENITY FLOOR PLAN

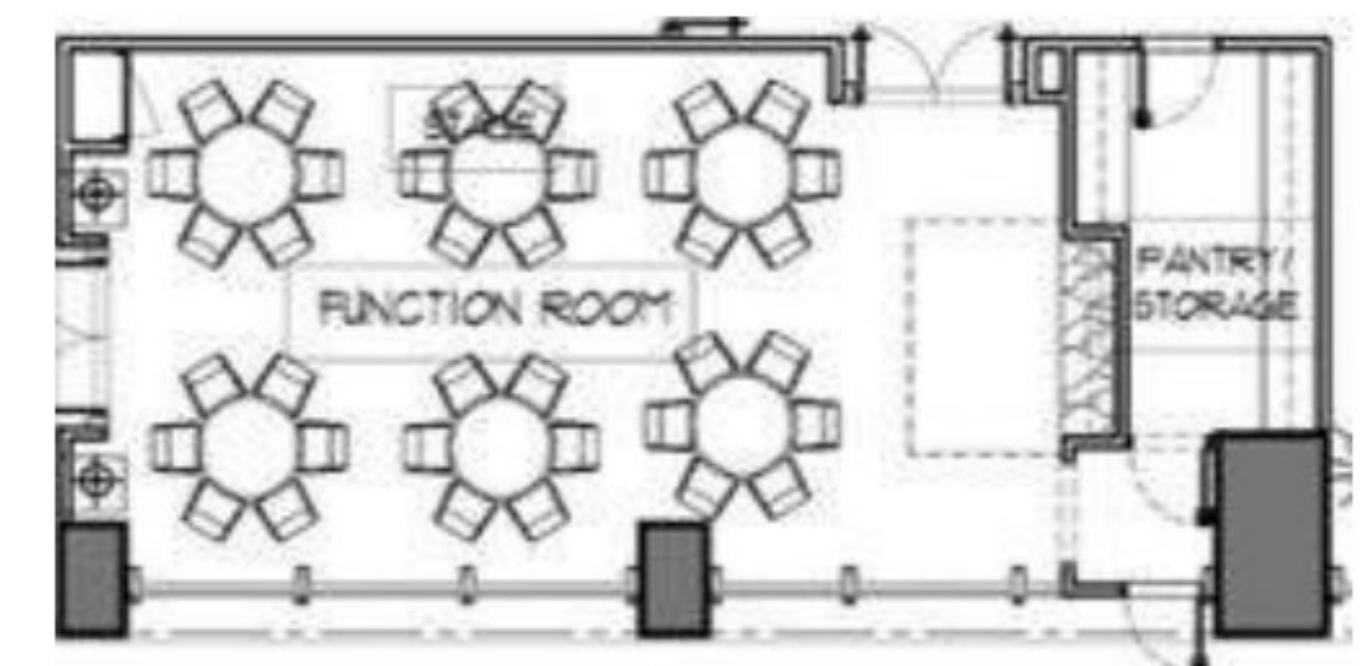
ENTERTAINMENT ROOM

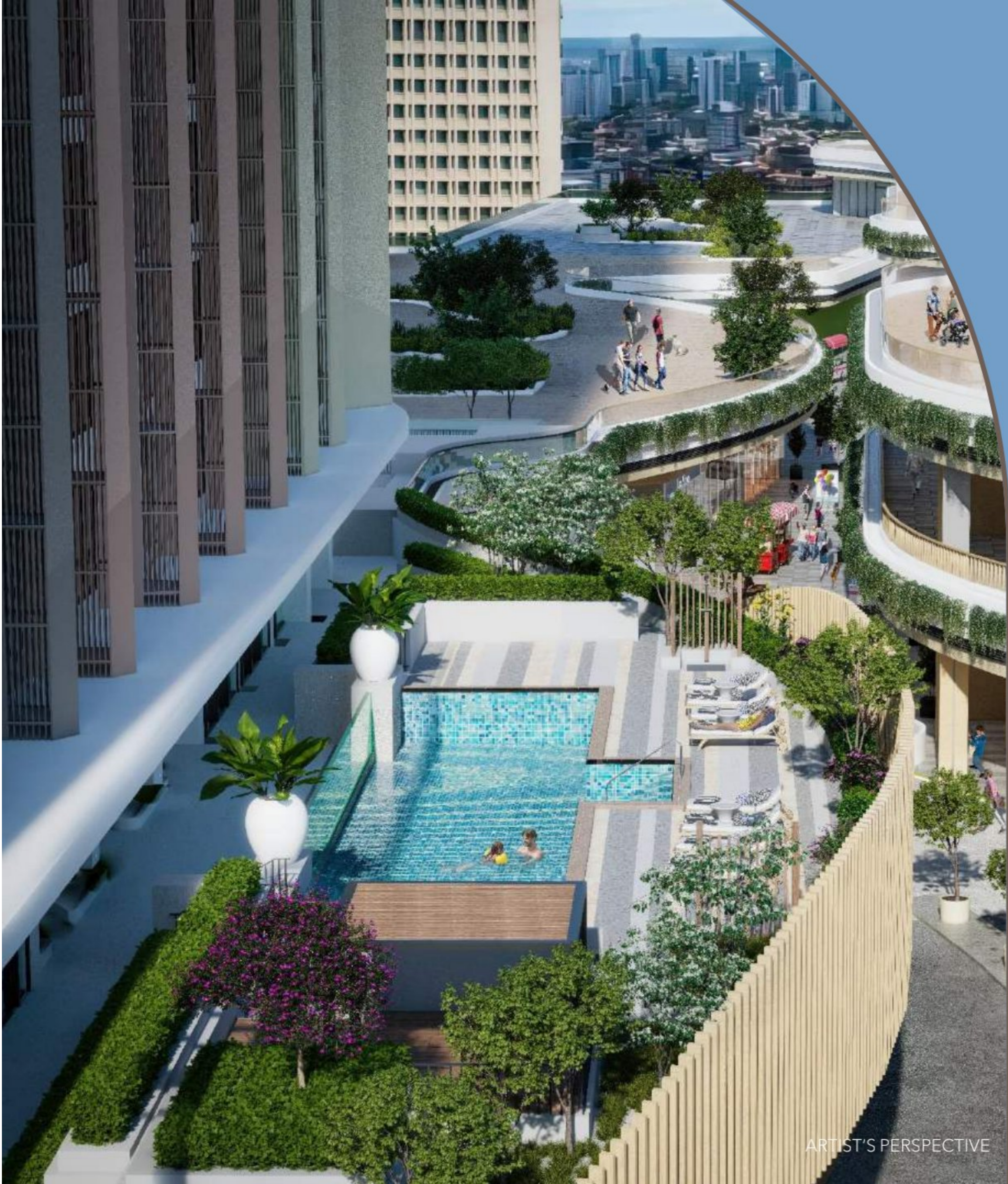
Work-Life Balance is essential to the younger generation and spaces where they can unwind with friends & family is a must.



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FUNCTION ROOM





ARTIST'S PERSPECTIVE

OUTDOOR AMENITIES



OUTDOOR AMENITY DECK

ARTIST'S PERSPECTIVE
FNG FEDERAL LAND
NRE GLOBAL



SWIMMING POOL

ARTIST'S PERSPECTIVE

FNG FEDERAL LAND
NRE GLOBAL



CHILDREN'S POOL

ARTIST'S PERSPECTIVE

FNG FEDERAL LAND
CENTRE GLOBAL



PET PARK GARDEN



PET PARK GARDEN

ARTIST'S PERSPECTIVE

FNG FEDERAL LAND
NRE GLOBAL

FNG UNIT FEATURES

What is the "FNG" feature?

We are not trying to just bring in Japanese features in our units.

We are providing a better lifestyle, adapting to the new normal, with Japanese ingenuity that is part of brand value.

Storage Solutions

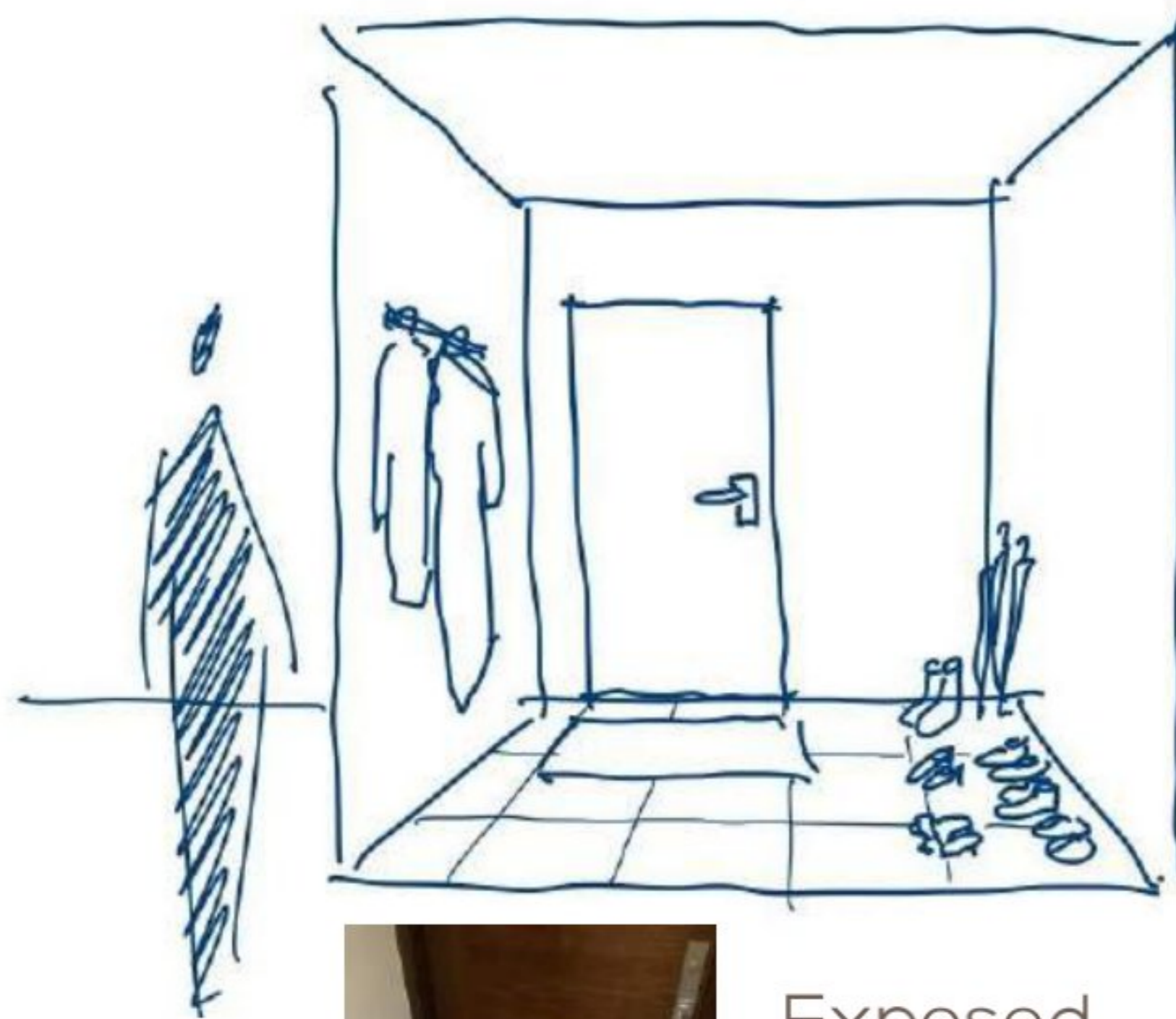
User-friendliness

Flexibility

STORAGE SOLUTIONS GENKAN

A *Genkan* is traditional Japanese entryway area for a house, apartment, or building, a combination of a porch and a doormat. The flooring of a *Genkan* is normally of a different material than the rest of the home as it is meant to house items for the outdoors.

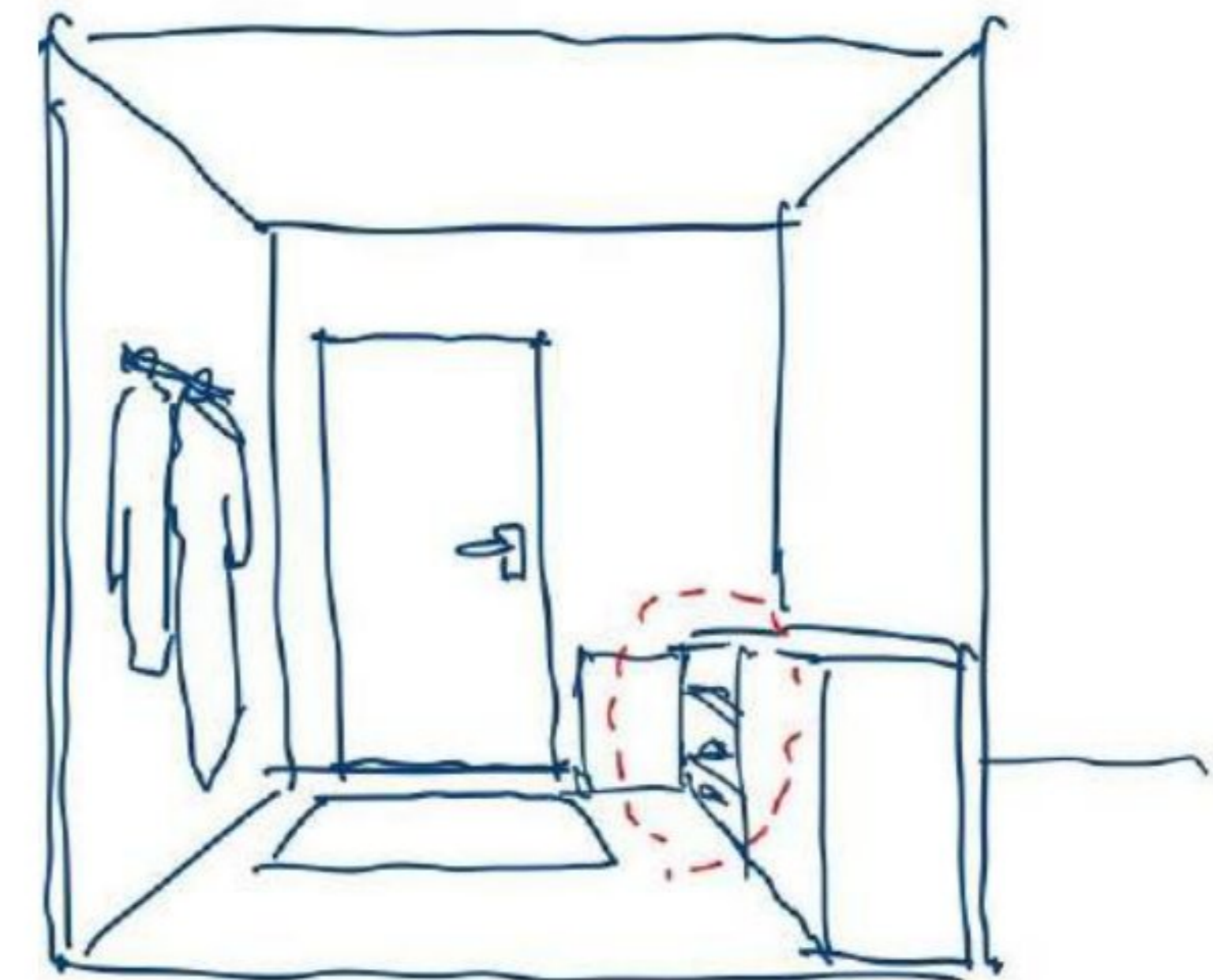
The concept of a *Genkan* is also very cultural as it reflects deeply held Japanese views and attitudes on cleanliness – an important part of their religious practice of Shintoism.



Exposed shoes leaves for a messy & unsightly entrance



A clean & organized entrance gives a very welcoming feeling to a home



Adjustable dividers in the shoe cabinet allows for all kinds of footwear to be properly & neatly stored

STORAGE SOLUTIONS KITCHEN

Kitchen space is basically separated into three zones: (1) Wash (2) Prepare (3) Cook.

Shelves are adjustable so residents can customize for their best.



Typical kitchen cabinets are just one size with a lot of wasted space. Adding adjustable shelves for the inside allows the user to maximize the cabinet space and store more items.



Different storage sizes for the different kitchen items that usually we don't think about until later. Adjustable shelves provides flexibility for the user.

STORAGE SOLUTIONS MOBILE COUNTER & PULL-OUT PANEL



The counter can be used as a workspace extension, a side table, or as additional food preparation space.



The pull-out panel can be used to store items that may be pulled out when needed and stored when not in use.

The kitchen mobile counter provides additional space that could be moved by residents to different areas in the unit for various uses.

The pull-out panel also provides additional space management options in the kitchen area.

STORAGE SOLUTIONS CLOSET



In modular closets, shelves can be easily rearranged by residents to accommodate needs for storing more clothes, large objects, or additional storage compartments.

To accommodate the various lifestyles of residents at different life stages, modular closets feature adjustable shelves that can be relocated according to residents' needs.



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RESIDENCES

ZONING

PENTHOUSE
36F | 6 UNITS

HIGH ZONE
27F - 35F | 13 UNITS

MID ZONE
20F - 26F | 27 UNITS

LOW ZONE
3F - 19F | 27 UNITS

AMENITIES
2F

RETAIL
P1 - 2F

PARKING
P1 - P6

ARTIST'S PERSPECTIVE

FNG FEDERAL LAND
NRE GLOBAL

NO. OF UNITS

UNIT TYPE	UNIT COUNT	%
STUDIO	336	52%
ONE-BEDROOM	228	35%
TWO-BEDROOM	48	7%
THREE-BEDROOM	32	5%
PENTHOUSE	6	1%
TOTAL	650	100%

PENTHOUSE

HIGH ZONE

MID ZONE

LOW ZONE

AMENITIES

RETAIL

PARKING

ARTIST'S PERSPECTIVE

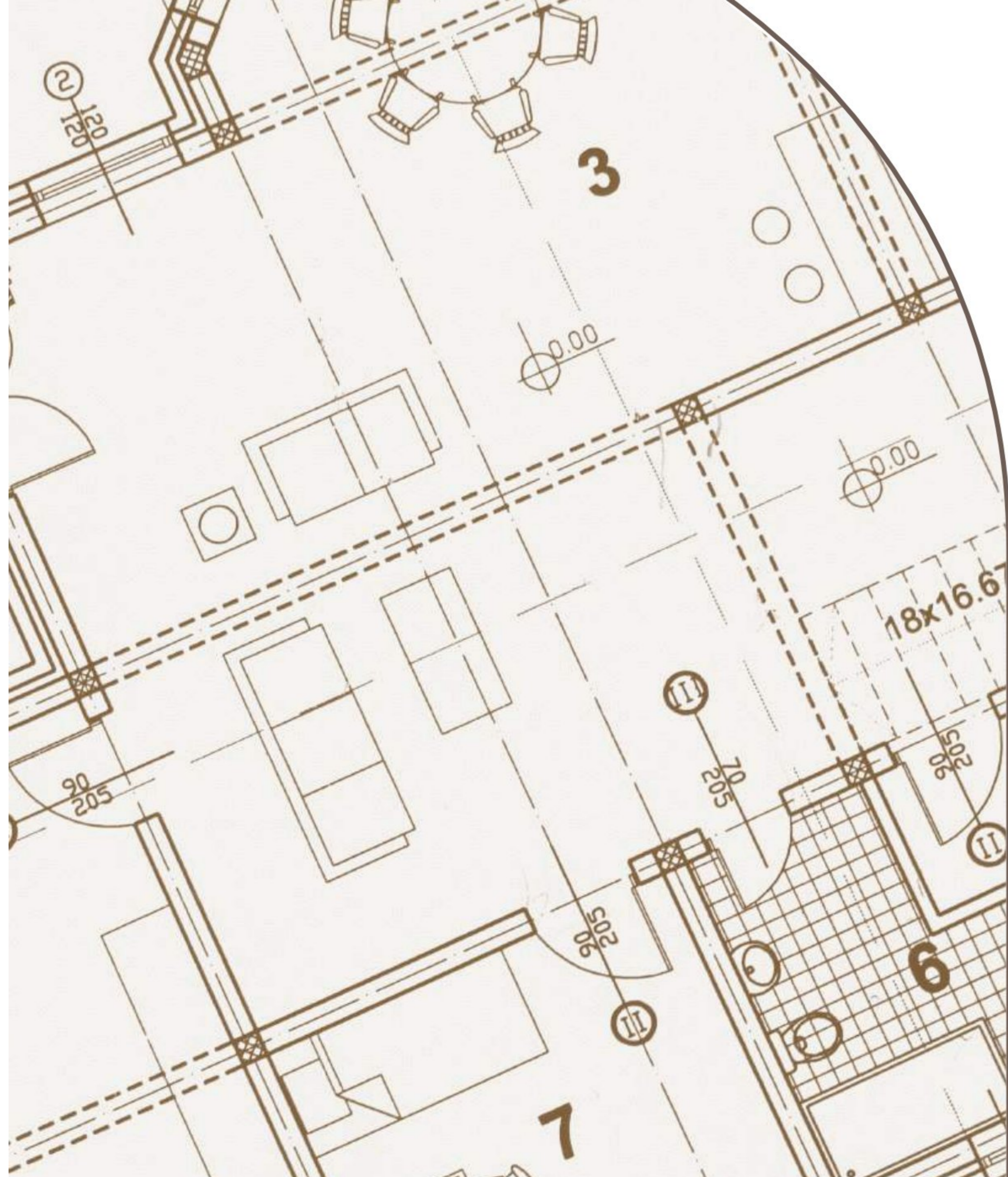
FNG FEDERAL LAND
NRE GLOBAL

UNIT MIX

The first residential building at The Observatory will offer a range of residential units fit for the dynamic city life in the heart of the metro.

UNIT TYPE	AVE. SIZE (approx.)
STUDIO	28 – 33.5 sqm
ONE-BEDROOM	45.5 – 61.5 sqm
TWO-BEDROOM	65 – 87 sqm
THREE-BEDROOM	137 – 148 sqm
PENTHOUSE	155.5 – 202 sqm





FLOOR PLANS



LOW ZONE

3F - 19F

STUDIO

1-BEDROOM

2-BEDROOM

16 **1BR** 53 sqm
 17 **ST** 32.5 sqm
 18 **ST** 32.5 sqm
 19 **ST** 31.5 sqm
 20 **ST** 31.5 sqm
 21 **ST** 31.5 sqm
 22 **ST** 32.5 sqm

23 **ST** 32.5 sqm
 25 **ST** 31.5 sqm
 26 **ST** 31.5 sqm
 27 **ST** 31.5 sqm
 28 **ST** 32.5 sqm

29 **ST**
 30 **ST**
 31 **1BR**



HALLWAY

COMING SOON

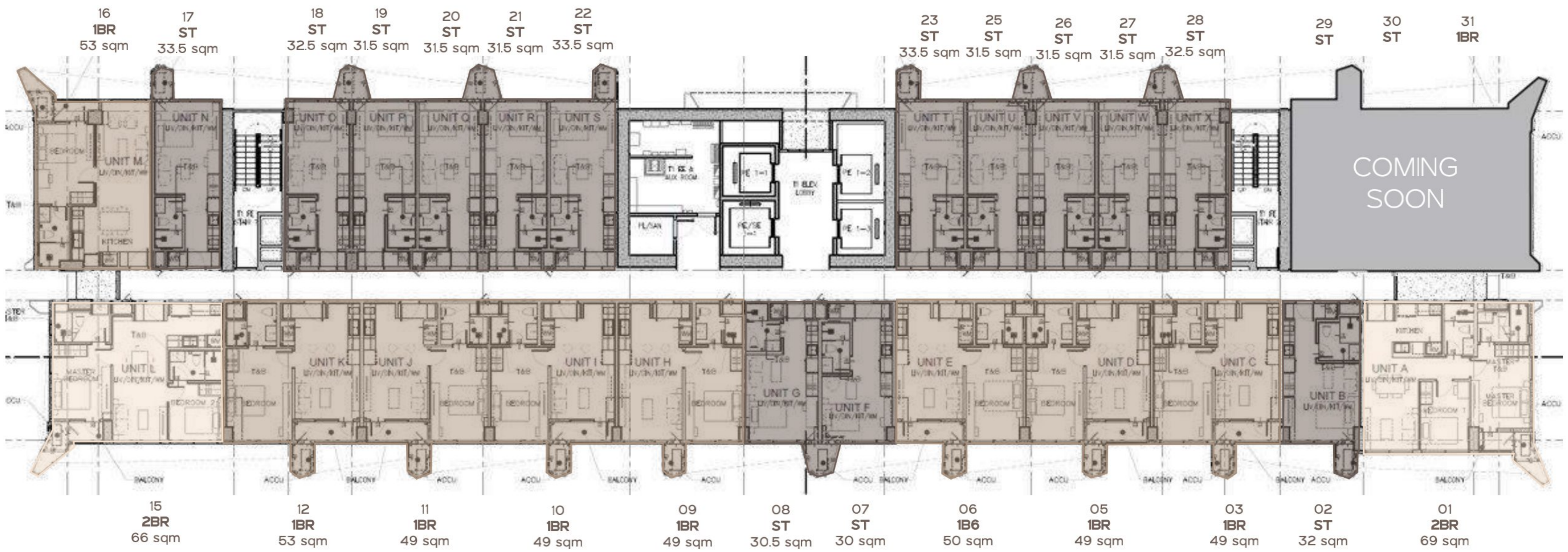
15 **2BR** 66 sqm
 12 **1BR** 51 sqm
 11 **1BR** 49 sqm
 10 **1BR** 48 sqm
 09 **1BR** 48 sqm
 08 **ST** 30.5 sqm
 07 **ST** 30 sqm
 06 **1BR** 48.5 sqm
 05 **1BR** 49 sqm
 03 **1BR** 48.5 sqm
 02 **ST** 31 sqm
 01 **2BR** 69 sqm



MID ZONE

20F - 26F

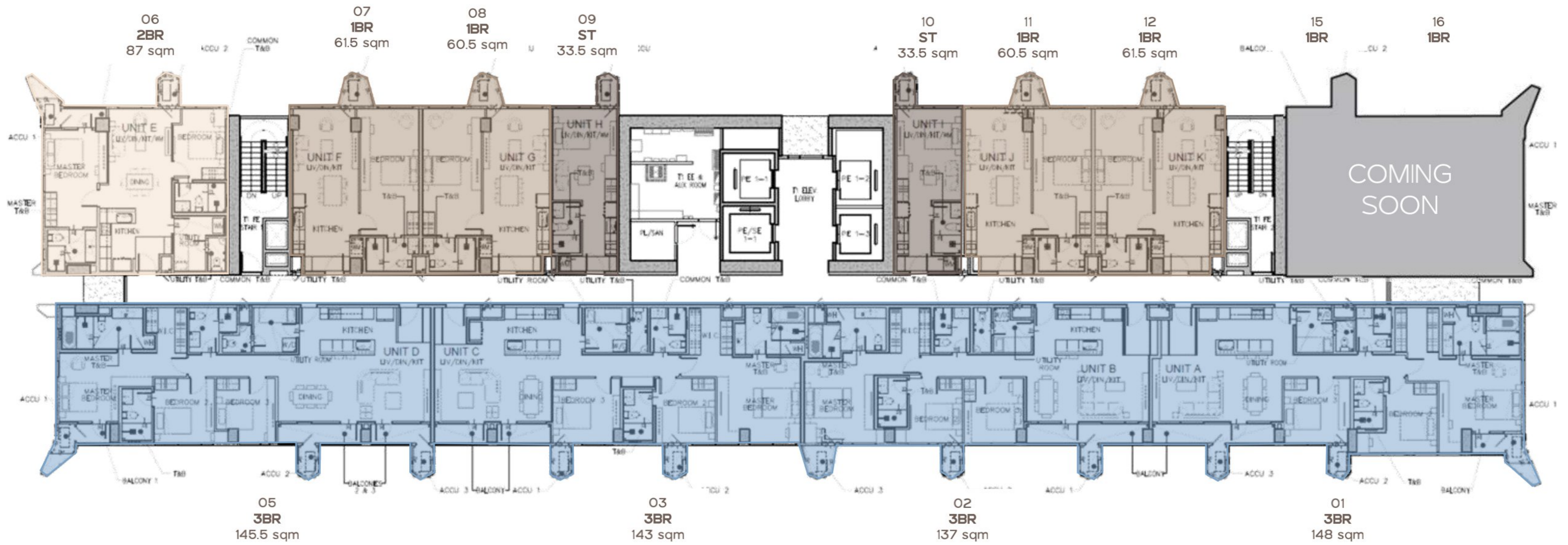
STUDIO 1-BEDROOM 2-BEDROOM



HIGH ZONE

27F - 35F

- STUDIO
- 1-BEDROOM
- 2-BEDROOM
- 3-BEDROOM



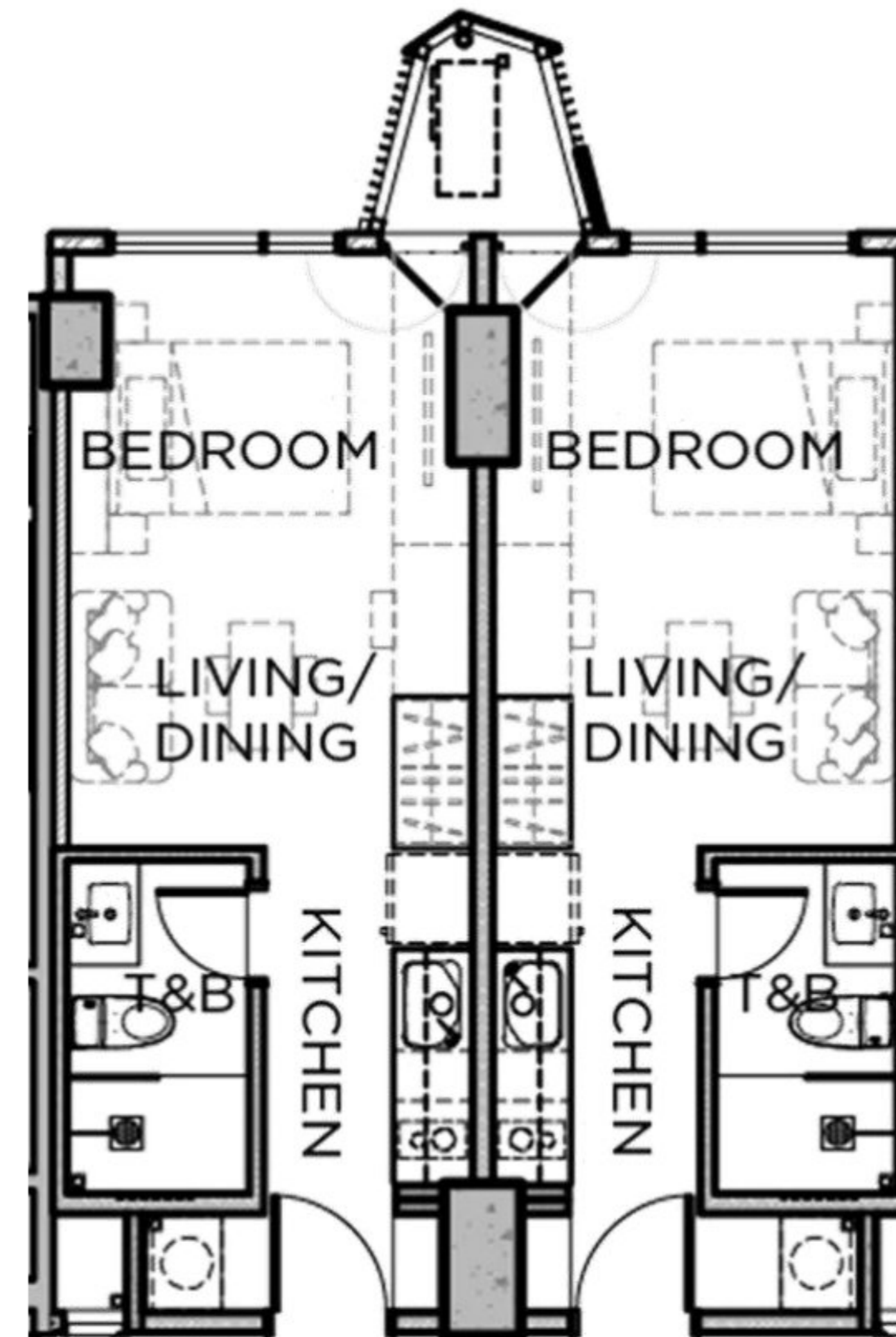
UNIT LAYOUTS



TYPICAL STUDIO

LOW ZONE | 3F - 19F

AREA	APPROX SIZE (SQM)
GENKAN/WASH	±3.00
KITCHEN	±5.50
DINING/LIVING/BEDROOM	±17.00
T&B	±4.50
ACCU	±2.00
CHASE @ T&B	±0.50
TOTAL	±32.50

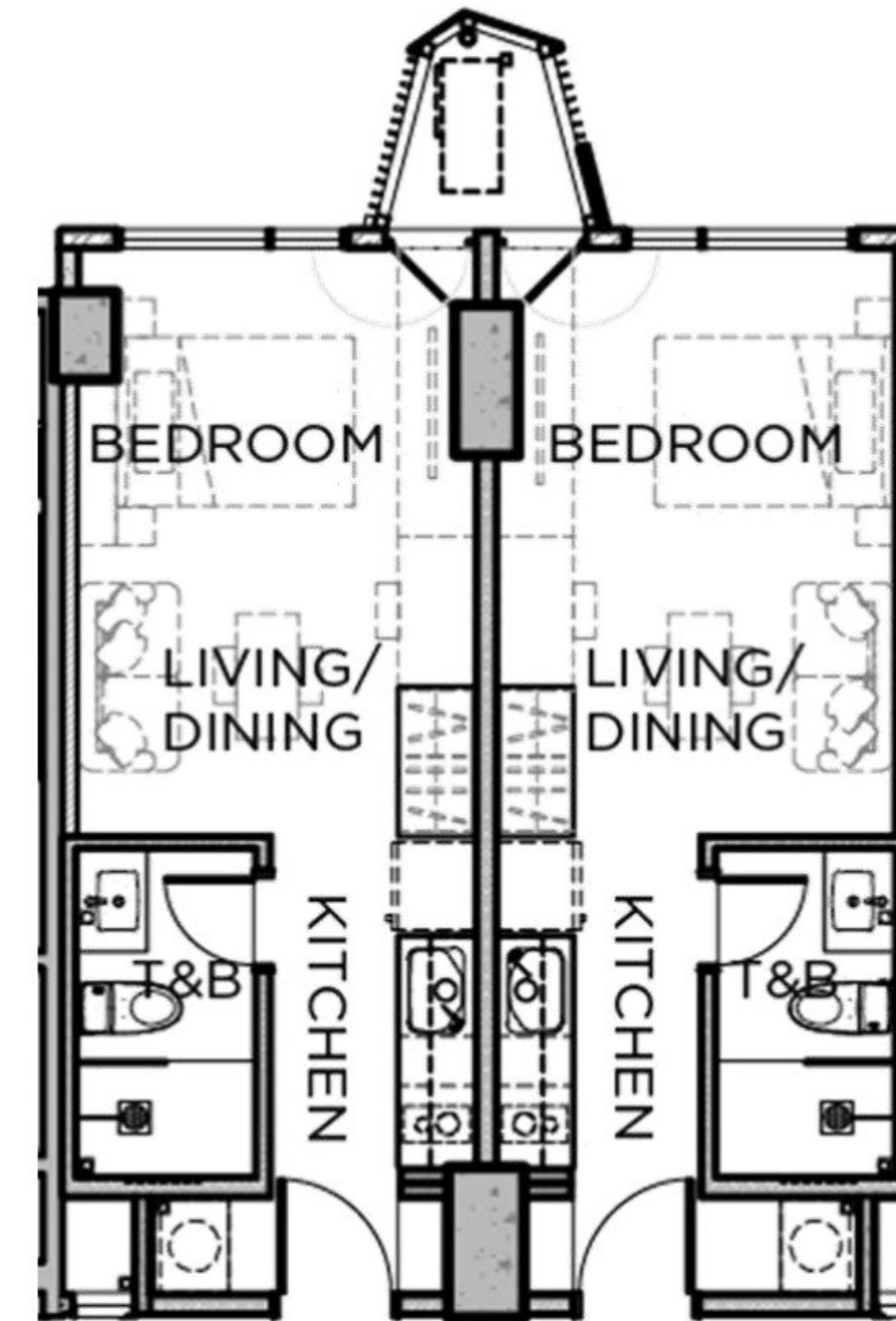
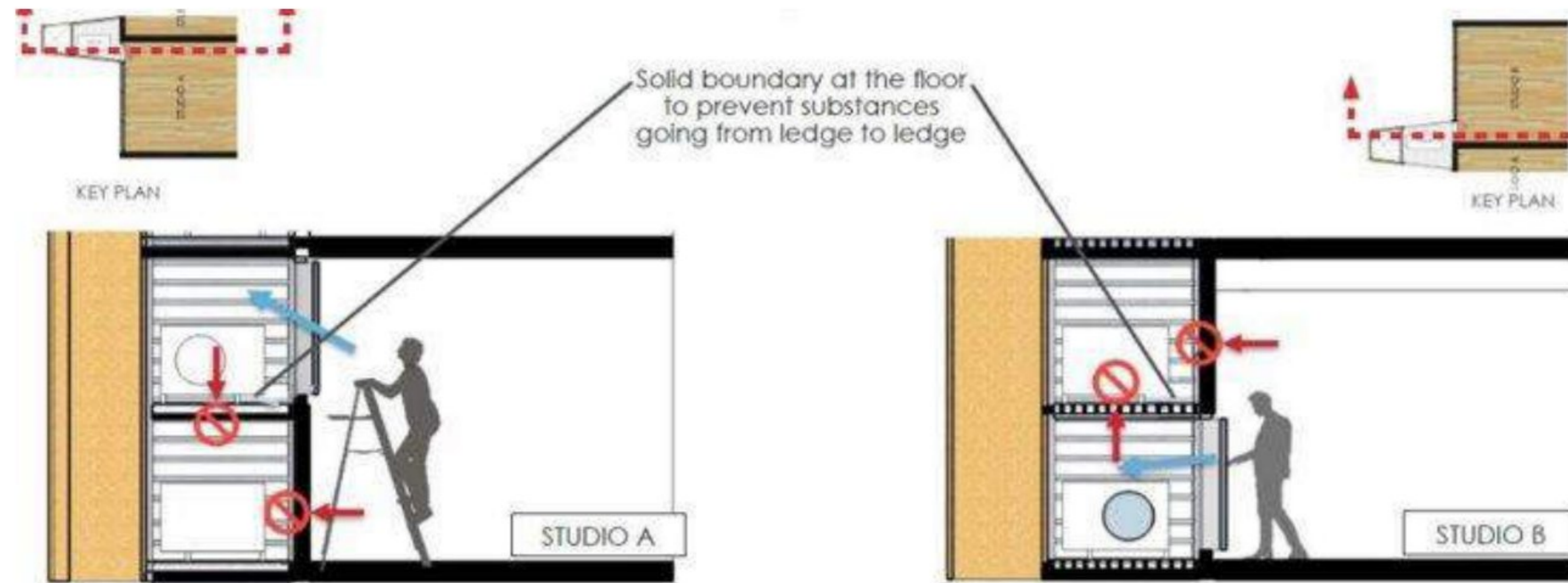


AREA	APPROX SIZE (SQM)
GENKAN/WASH	±3.00
KITCHEN	±5.00
DINING/LIVING/BEDROOM	±16.50
T&B	±4.50
ACCU	±2.00
CHASE @ T&B	±0.50
TOTAL	±31.50



TYPICAL STUDIO

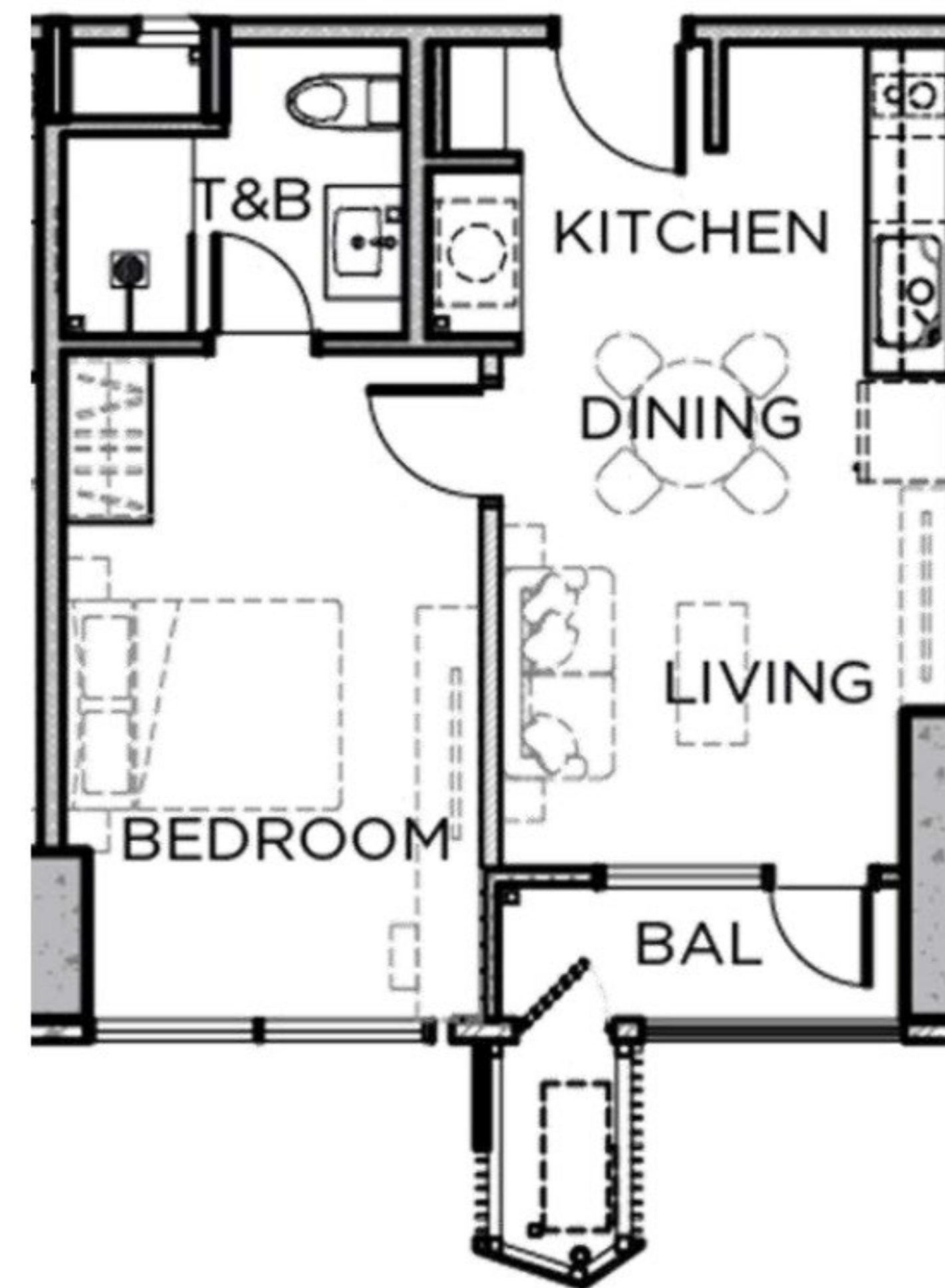
LOW ZONE | 3F - 19F



TYPICAL ONE-BEDROOM

LOW ZONE | 3F - 12F

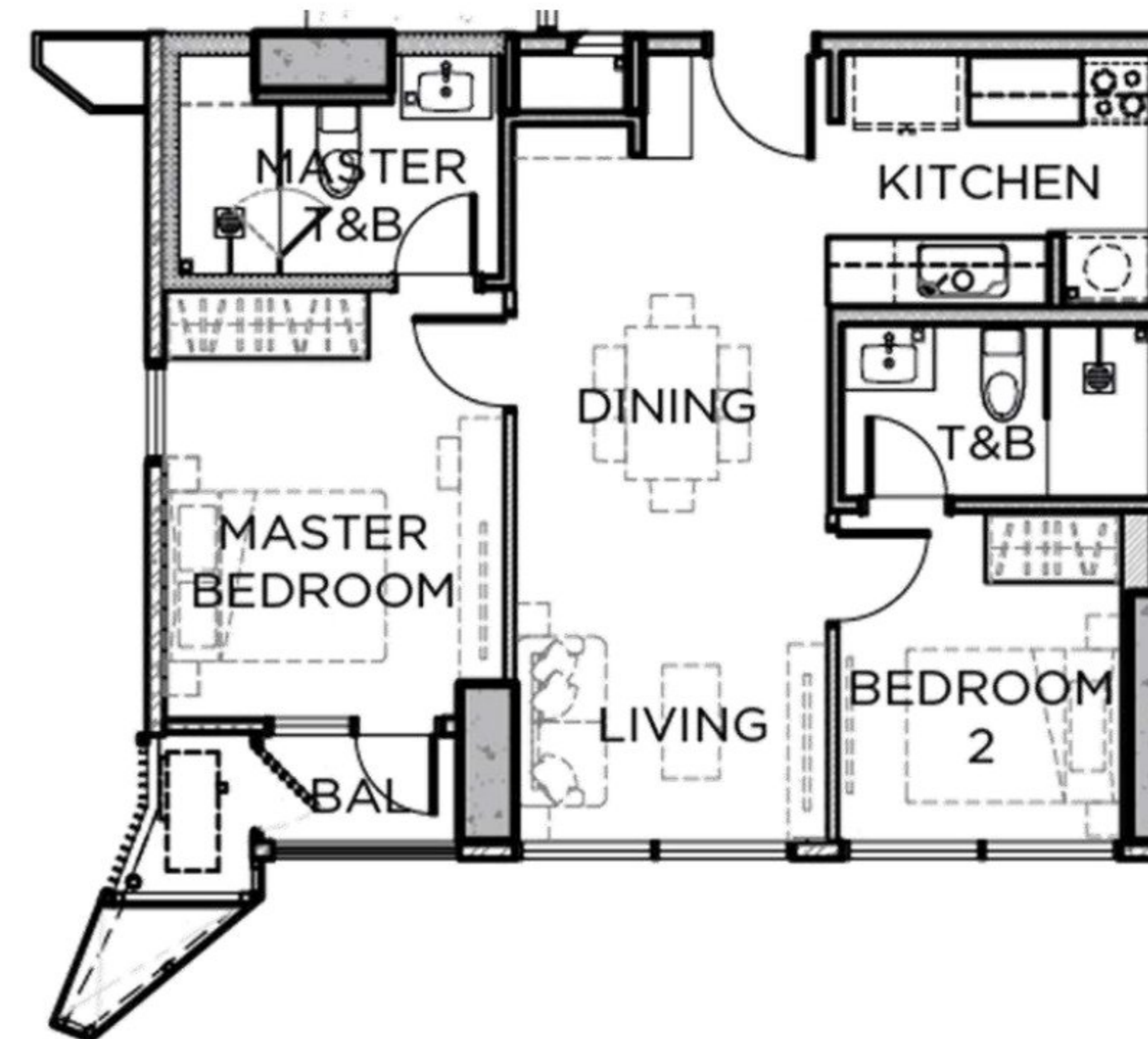
AREA	APPROX SIZE (SQM)
GENKAN	±2.00
KITCHEN/DINING/LIVING	±20.00
BEDROOM	±15.50
T&B	±5.00
BALCONY	±3.50
ACCU	±1.50
CHASE @ T&B	±1.00
TOTAL	±48.50



TYPICAL TWO-BEDROOM

LOW ZONE | 3F - 19F

AREA	APPROX SIZE (SQM)
GENKAN	±1.50
KITCHEN	±7.50
LIVING/DINING	±17.50
MASTER BEDROOM	±13.00
MASTER T&B	±7.00
BEDROOM 2	±9.00
BEDROOM 2 T&B	±5.00
BALCONY	±2.00
ACCU	±1.50
CHASE @ T&B	±1.00
TOTAL	±65.00





EAST VIEW
FROM THE OBSERVATORY

DRONE SHOTS OF ACTUAL VIEWS

FNG FEDERAL LAND
NRE GLOBAL



WEST VIEW
FROM THE OBSERVATORY

DRONE SHOTS OF ACTUAL VIEWS

FNG FEDERAL LAND
NRE GLOBAL



SOUTH VIEW
FROM THE OBSERVATORY

DRONE SHOTS OF ACTUAL VIEWS

FNG FEDERAL LAND
NRE GLOBAL



UNIT FINISHES & BUILDING FEATURES

UNIT FINISHES

ROOM	FLOOR	WALL	CEILING
GENKAN	HOMOGENOUS TILES	PAINTED	PAINTED CEMENT
LIVING/DINING	HOMOGENOUS TILES	PAINTED	PAINTED CEMENT
KITCHEN	HOMOGENOUS TILES	PAINTED	PAINTED GYPSUM BOARD
MASTER BEDROOM	LAMINATED WOOD FLOORING	PAINTED	PAINTED CEMENT
SECONDARY BEDROOM	LAMINATED WOOD FLOORING	PAINTED	PAINTED CEMENT
MASTER T&B	HOMOGENOUS TILES	HOMOGENOUS TILES	PAINTED MOISTURE-RESISTANT GYPSUM BOARD
COMMON T&B	HOMOGENOUS TILES	HOMOGENOUS TILES	PAINTED MOISTURE-RESISTANT GYPSUM BOARD
UTILITY ROOM	CERAMIC TILES	PAINTED	PAINTED CEMENT
BALCONY	CERAMIC TILES	PAINTED	PAINTED CEMENT

SAFETY & SECURITY

- Fire Detection Alarm System
- Automatic Fire Suppression System
- 100% Back-up Power for Common Areas
- 60% Back-up Power for Residential Units
- Integrated CCTV security system in strategic locations in the common areas
- 24-hour security
- Pressurized fire escape stairs

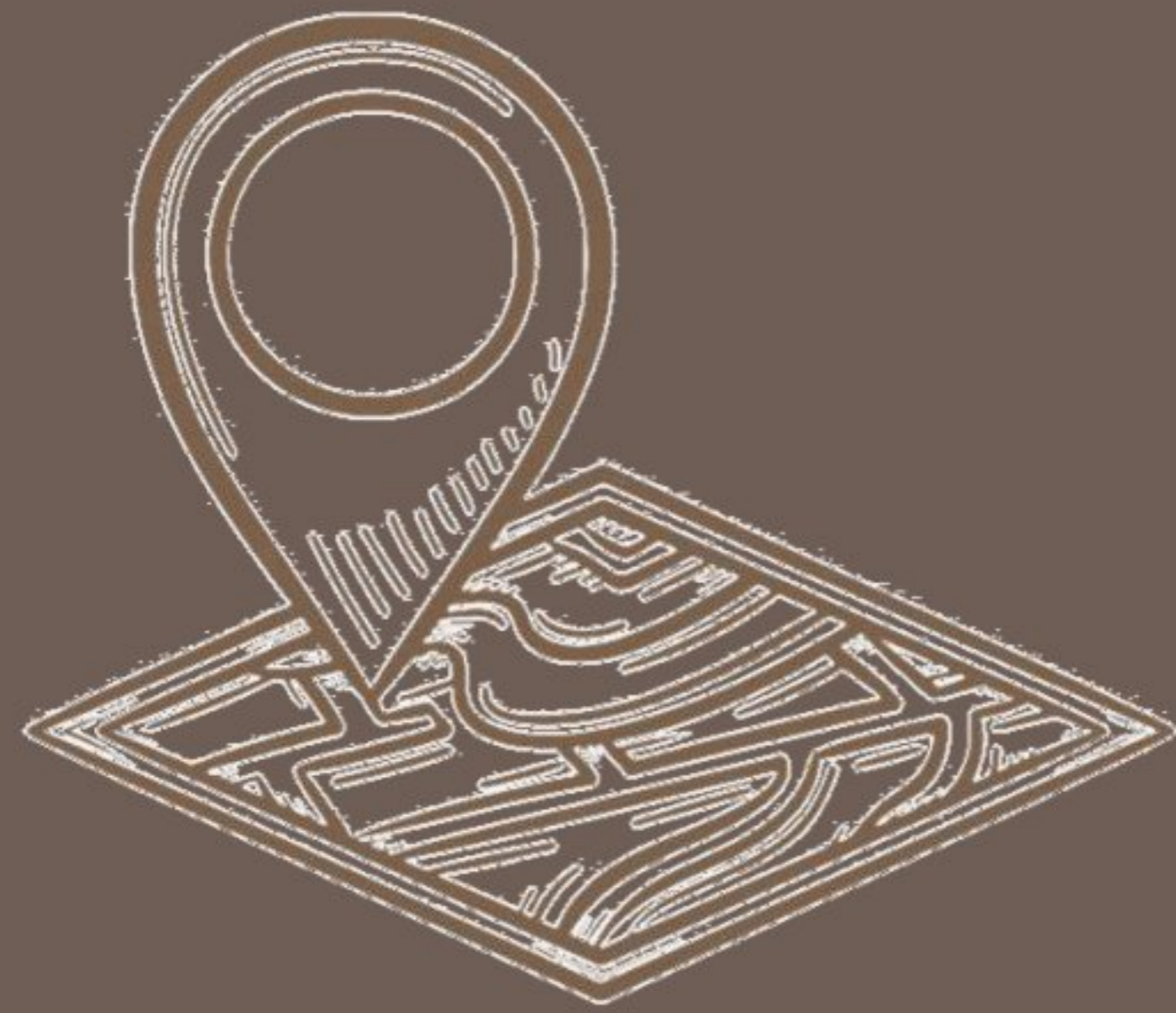
CONVENIENCE & SERVICES

- Three (3) passenger elevators
- One (1) passenger/service elevator
- Six (6) levels of parking
- Direct access to Retail through shuttle elevators
- Lobbies located at the Ground and Amenity Floor
- Drop-off at Ground Floor and Parking Level 1

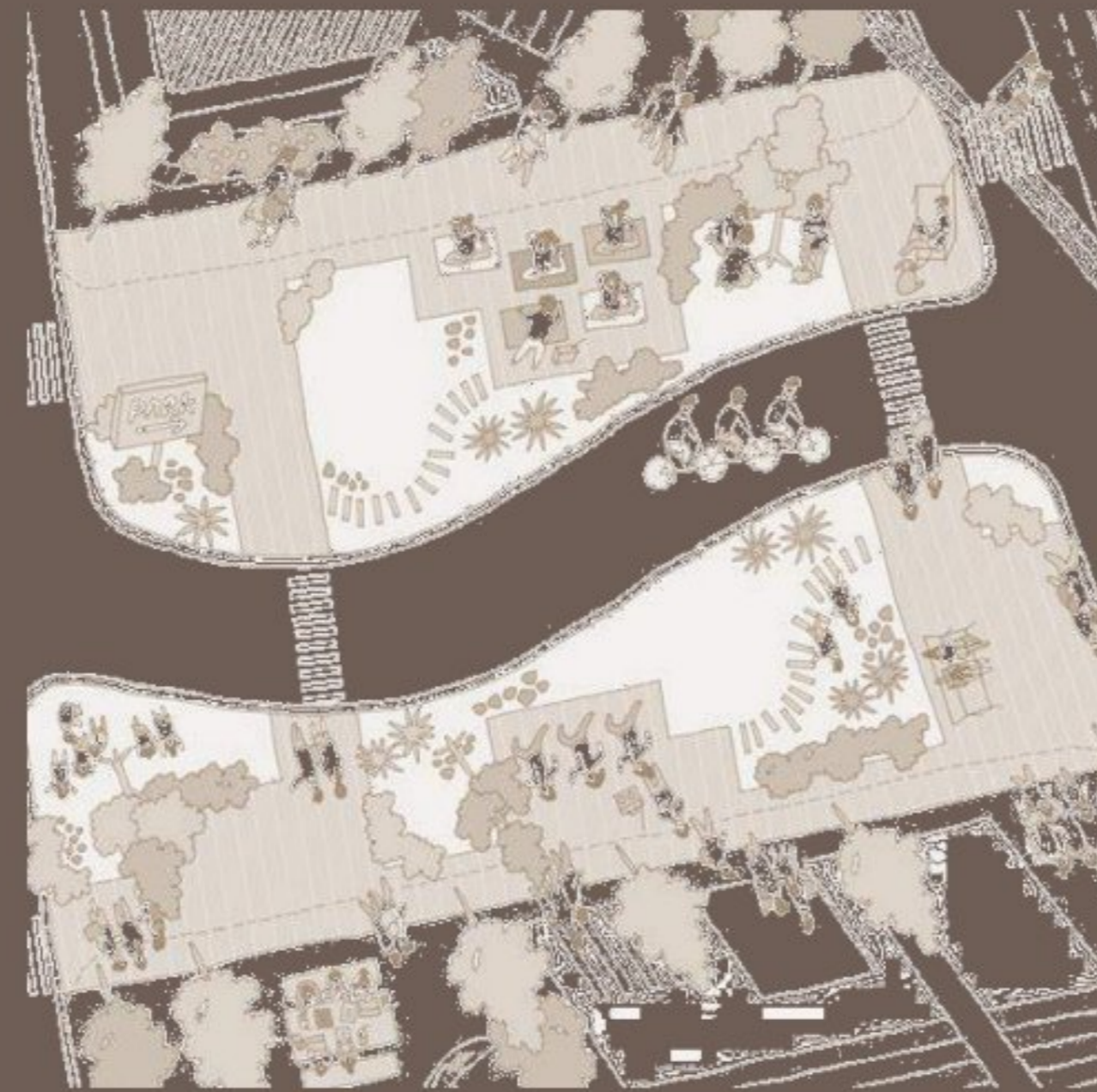
BUILDING FEATURES

KEY PROJECT POINTS

KEY PROJECT POINTS



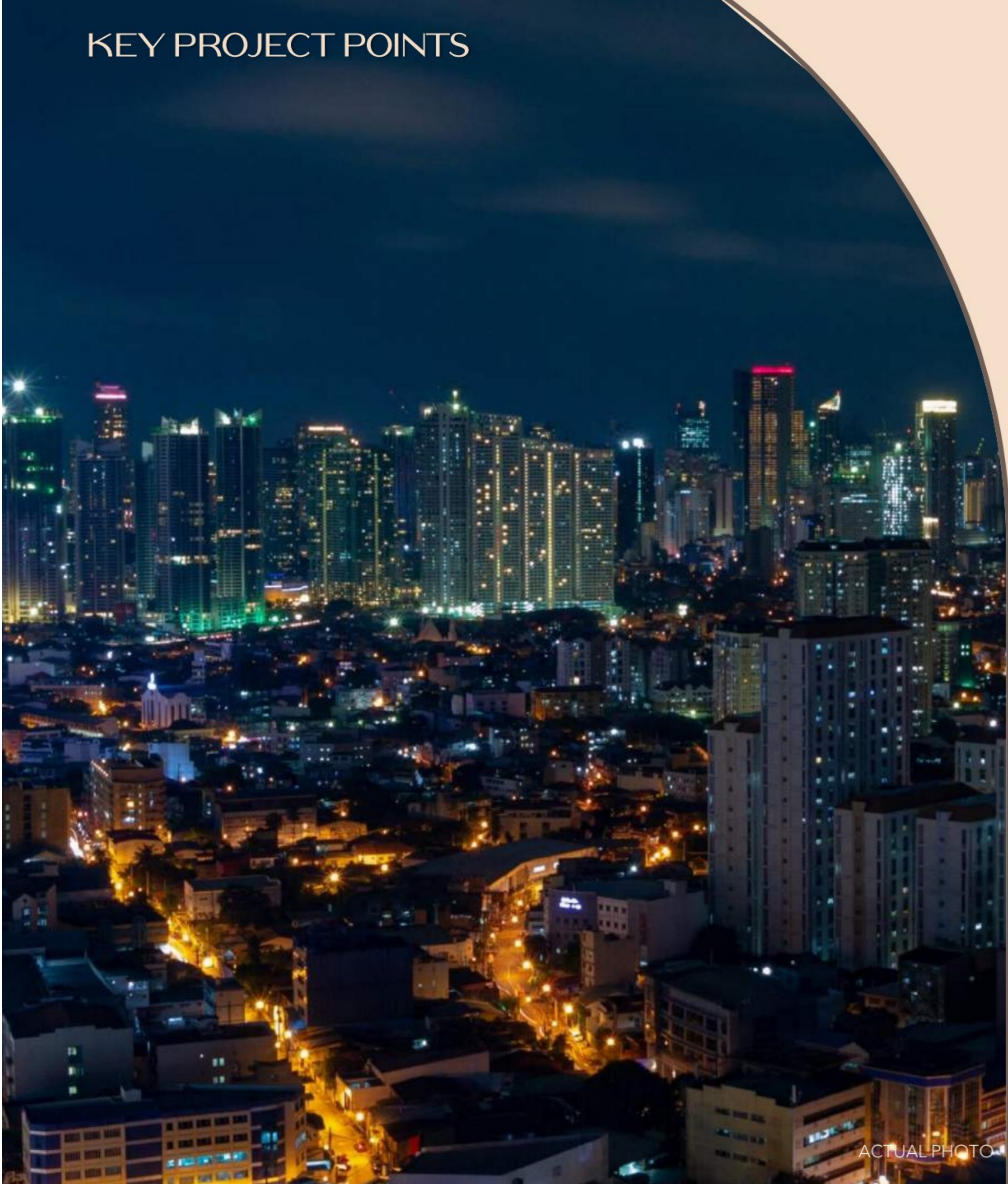
LOCATION



MIXED-USE



CITY VIEWS



LOCATION

STRATEGICALLY LOCATED AT THE CENTER OF THREE MAJOR CENTRAL BUSINESS DISTRICTS - MAKATI, BGC, & ORTIGAS.

ACTUAL PHOTO

KEY PROJECT POINTS

MIXED-USE

A MIXED-USE COMMUNITY IN AN AREA
SURROUNDED BY STAND-ALONE
RESIDENTIAL & OFFICE BUILDINGS



ARTIST'S PERSPECTIVE

FNG FEDERAL LAND
NRE GLOBAL

CITY VIEWS



ACTUAL PHOTO

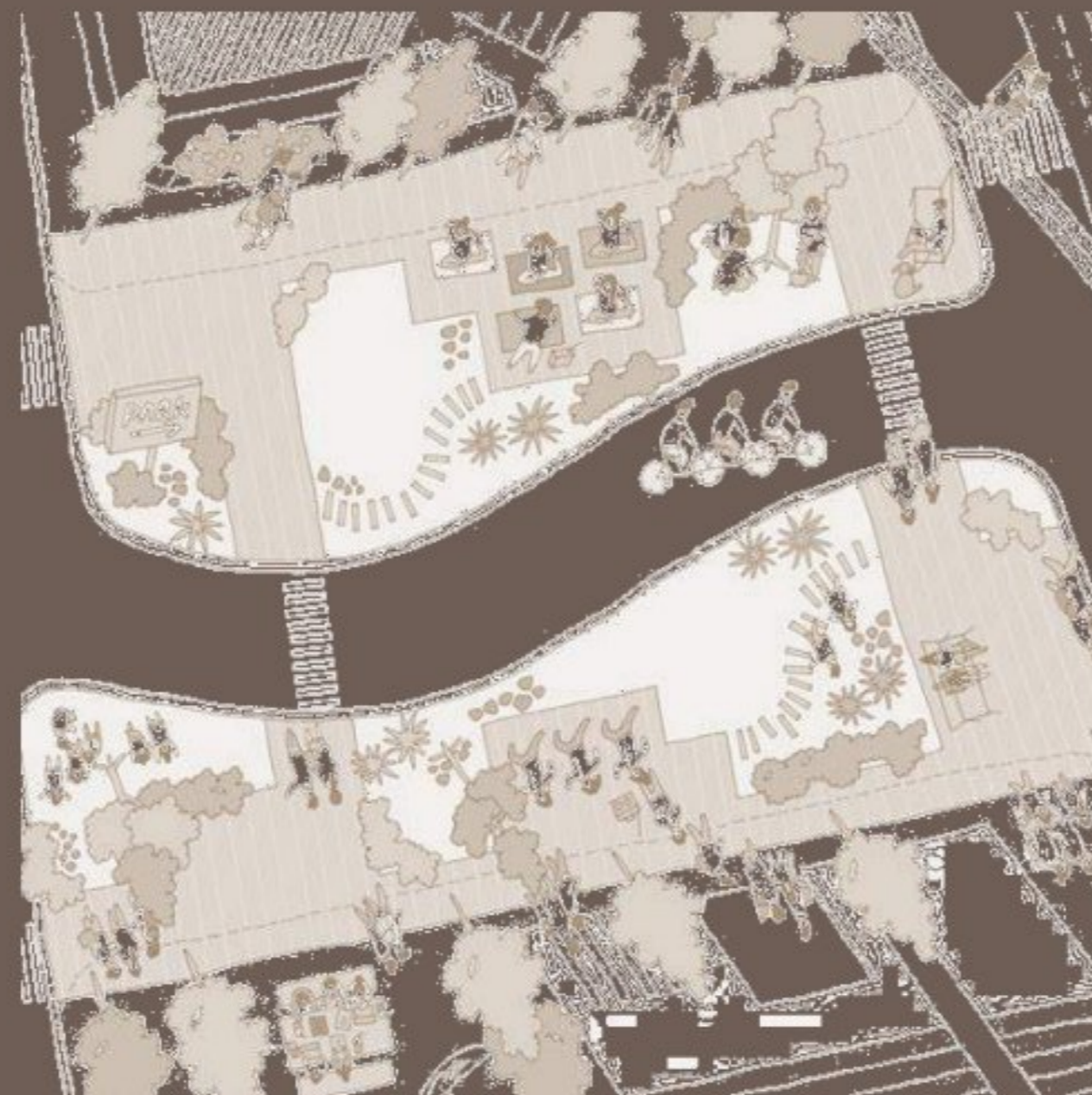
FNG FEDERAL LAND
NRE GLOBAL

KEY PROJECT POINTS



LOCATION

STRATEGICALLY LOCATED IN THE MIDDLE OF CBDs



MIXED-USE

A MIXED-USE COMMUNITY



CITY VIEWS

UNOBSTRUCTED VIEWS OF THE BGC SKYLINE AT THE SOUTH



THE OBSERVATORY

THANK YOU

TLTS NO. NCR-020