

# THE OBSERVATORY

## SORA TOWER

TLTS NO. NCR-020

[www.ProSelling.com.ph](http://www.ProSelling.com.ph)



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**.

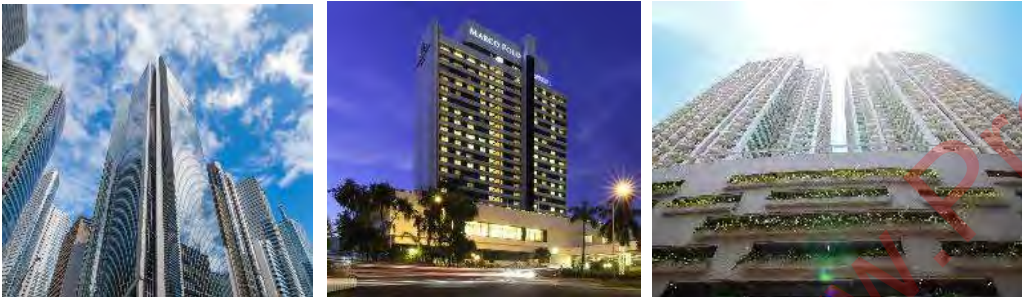


NRE establishes its Head Office in **Shinjuku, Tokyo**.



## 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**.



NOMURA REAL ESTATE  
DEVELOPMENT

## 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.



**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.



## 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

**OHANA**

2011 NRE launches its suburban residential brand **OHANA**.



2012 **GEMS**, urban commercial facilities specialized for train stations

**OUKAS**

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



# LOCATION

[www.PreSelling.com.ph](http://www.PreSelling.com.ph)

**ORTIGAS**  
2.5 KM

EDSA

**MAKATI**  
4.3 KM

BGC-ORTIGAS LINK BRIDGE

**BGC**  
3.4 KM

www.Preselling.com.ph



## 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



# 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



5.1 KM



METROBANK

5.4 KM



AXA

5.1 KM



5.0 KM



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

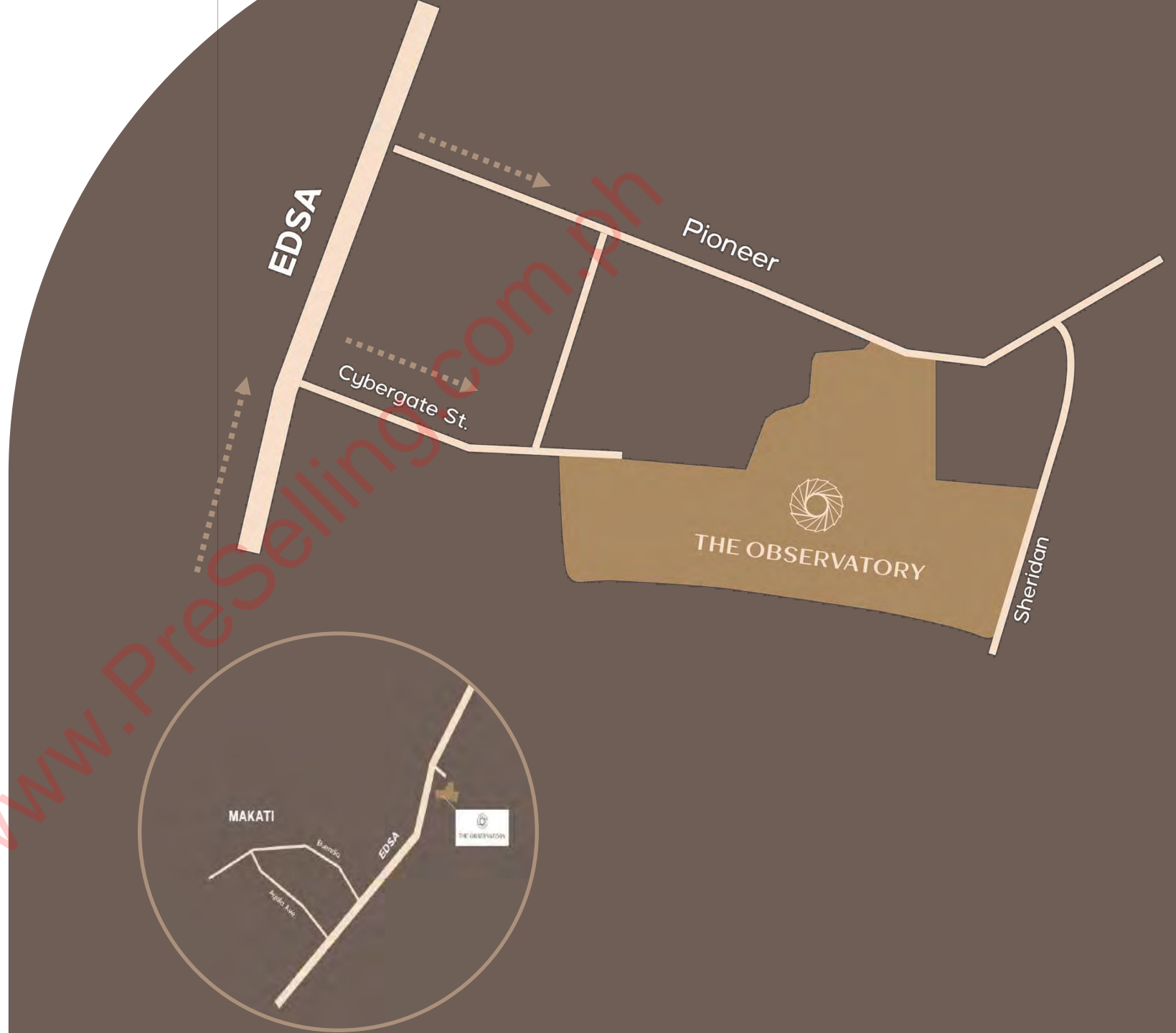


COLEGIO DE  
SAN AGUSTIN  
4.6 KM

LOCATION

FROM  
**MAKATI**  
TO THE OBSERVATORY

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



www.Preselling.com.ph

LOCATION

FROM  
**THE OBSERVATORY**  
TO **MAKATI**

← SHERIDAN

← UNION

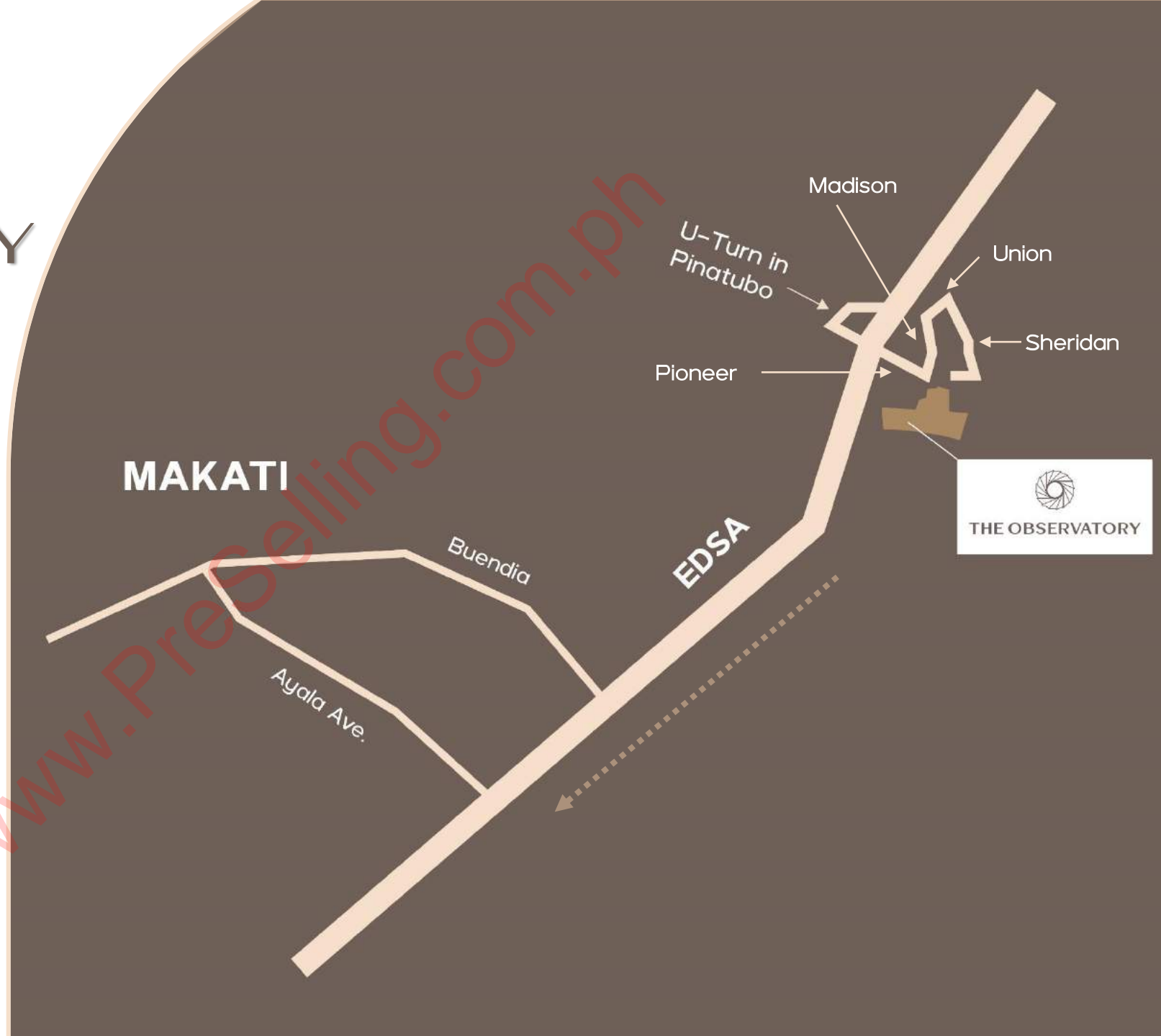
← MADISON

→ 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  
BGC 2.4 KM



2.6 KM



3.4 KM



AURA  
PREMIER

4.7 KM



4.0 KM



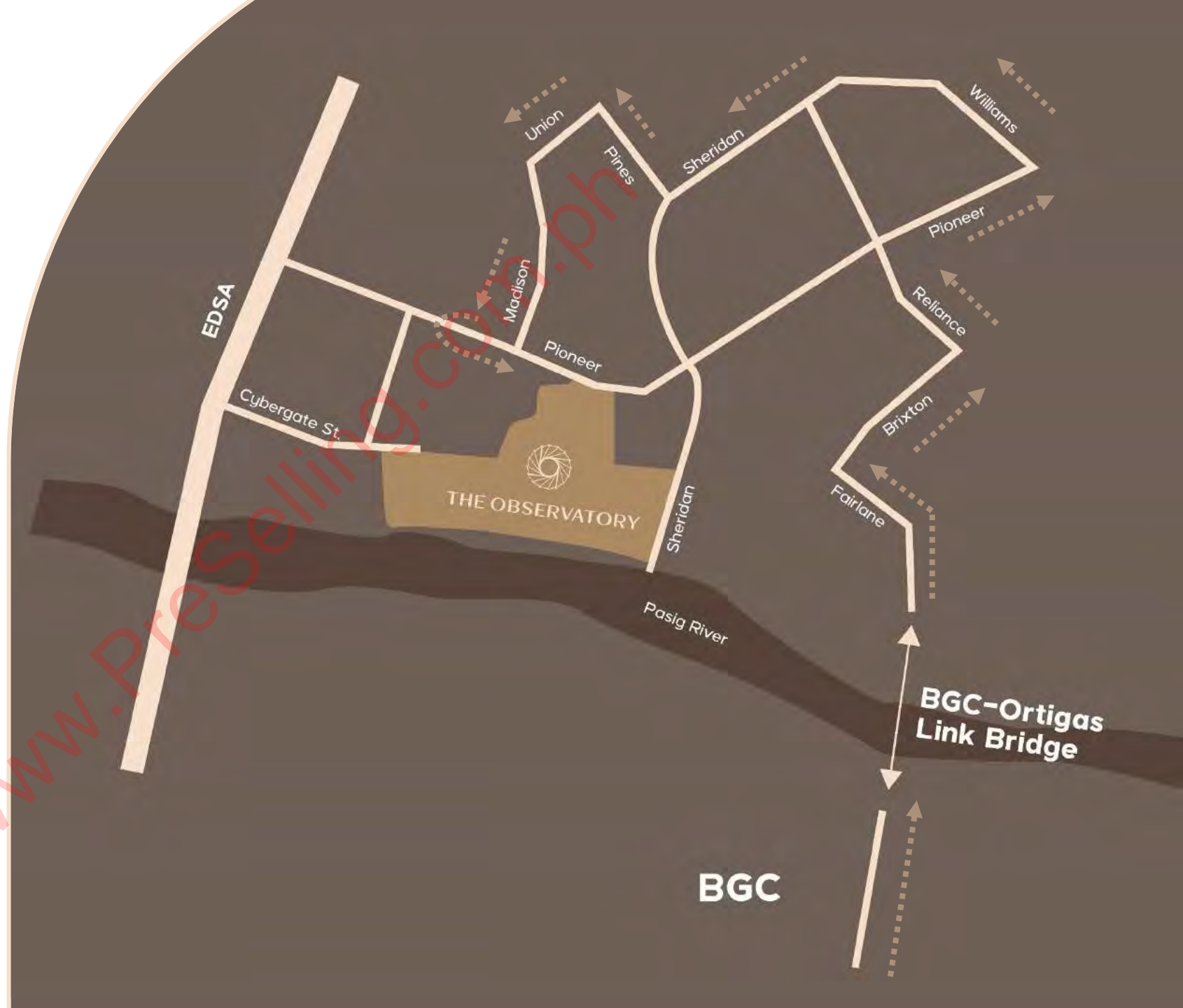
3.9 KM

## EDUCATIONAL INSTITUTIONS

# LOCATION

## FROM BGC TO THE OBSERVATORY

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

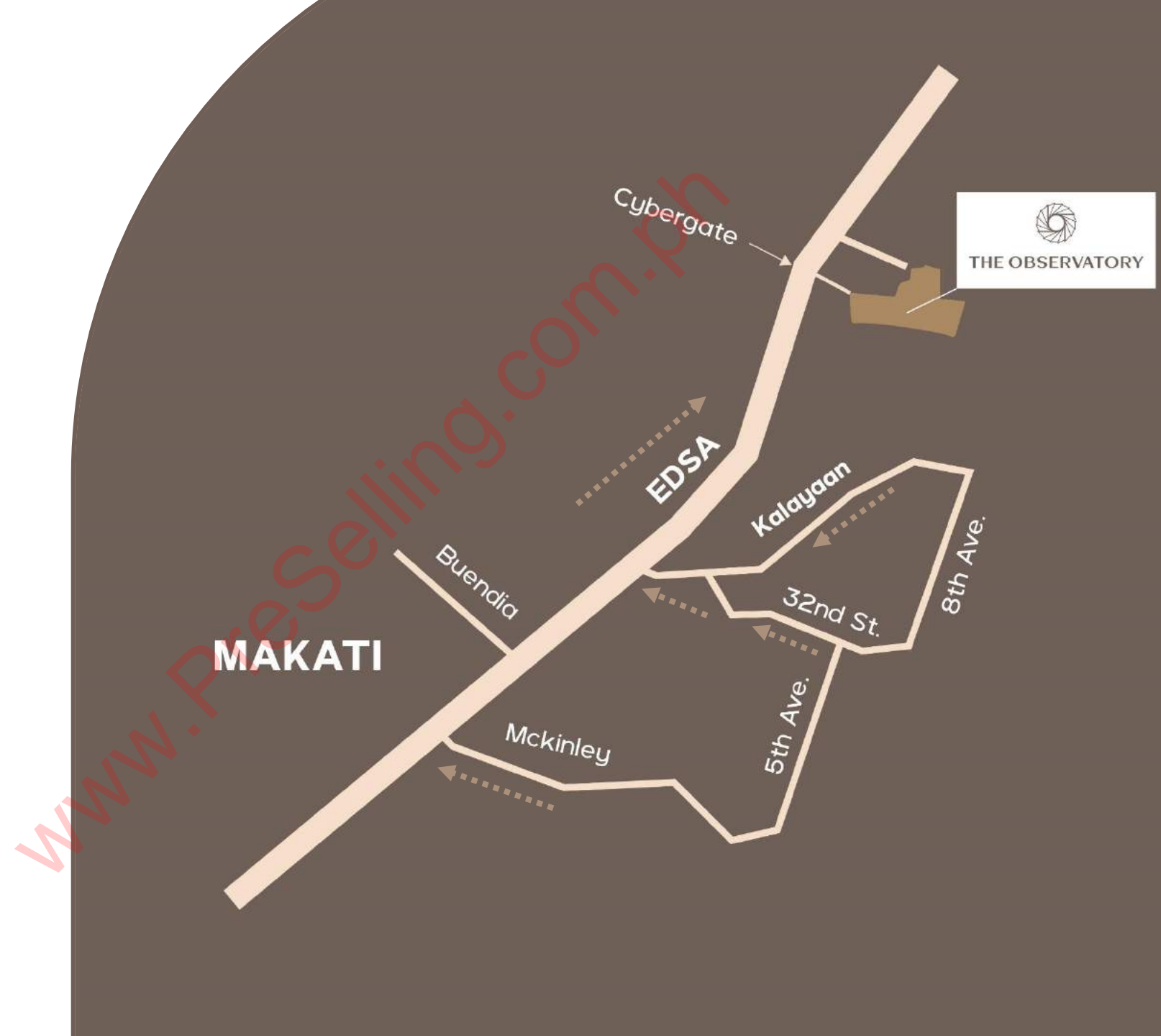




# LOCATION

## FROM BGC TO THE OBSERVATORY

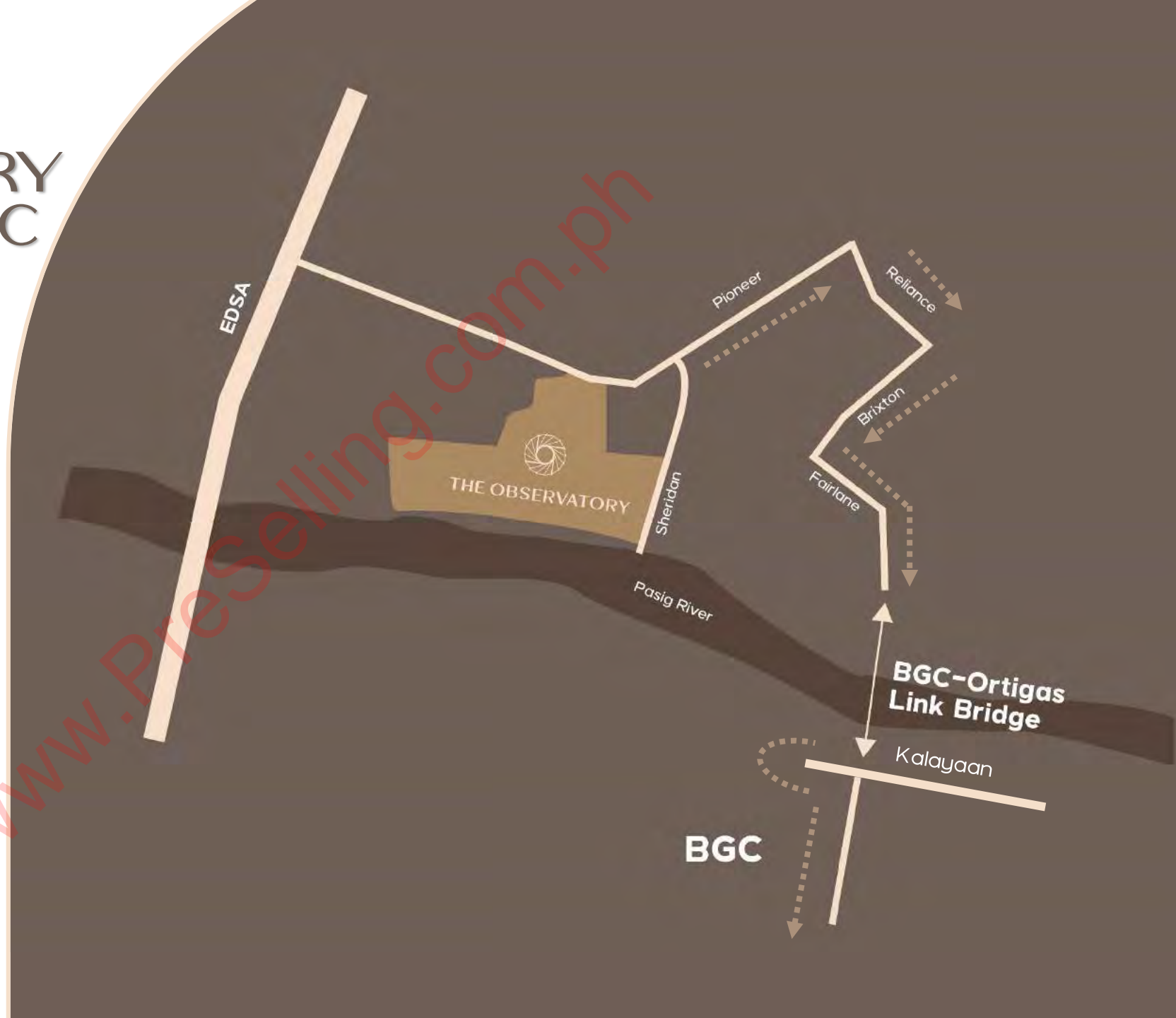
- ↑ MCKINLEY
- ↗ EDSA
- ↗ CYBERGATE ST.
- ↗ PIONEER ST.
  
- ↑ KALAYAAN
- ↗ EDSA
- ↗ CYBERGATE ST.
- ↗ PIONEER ST.



# LOCATION

## FROM THE OBSERVATORY TO BGC

-  PIONEER
-  RELIANCE
-  BRIXTON
-  FAIRLANE
-  BGC-ORTIGAS LINK BRIDGE  
NARRA EXTENSION
-  KALAYAAN 
-  8<sup>TH</sup> 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

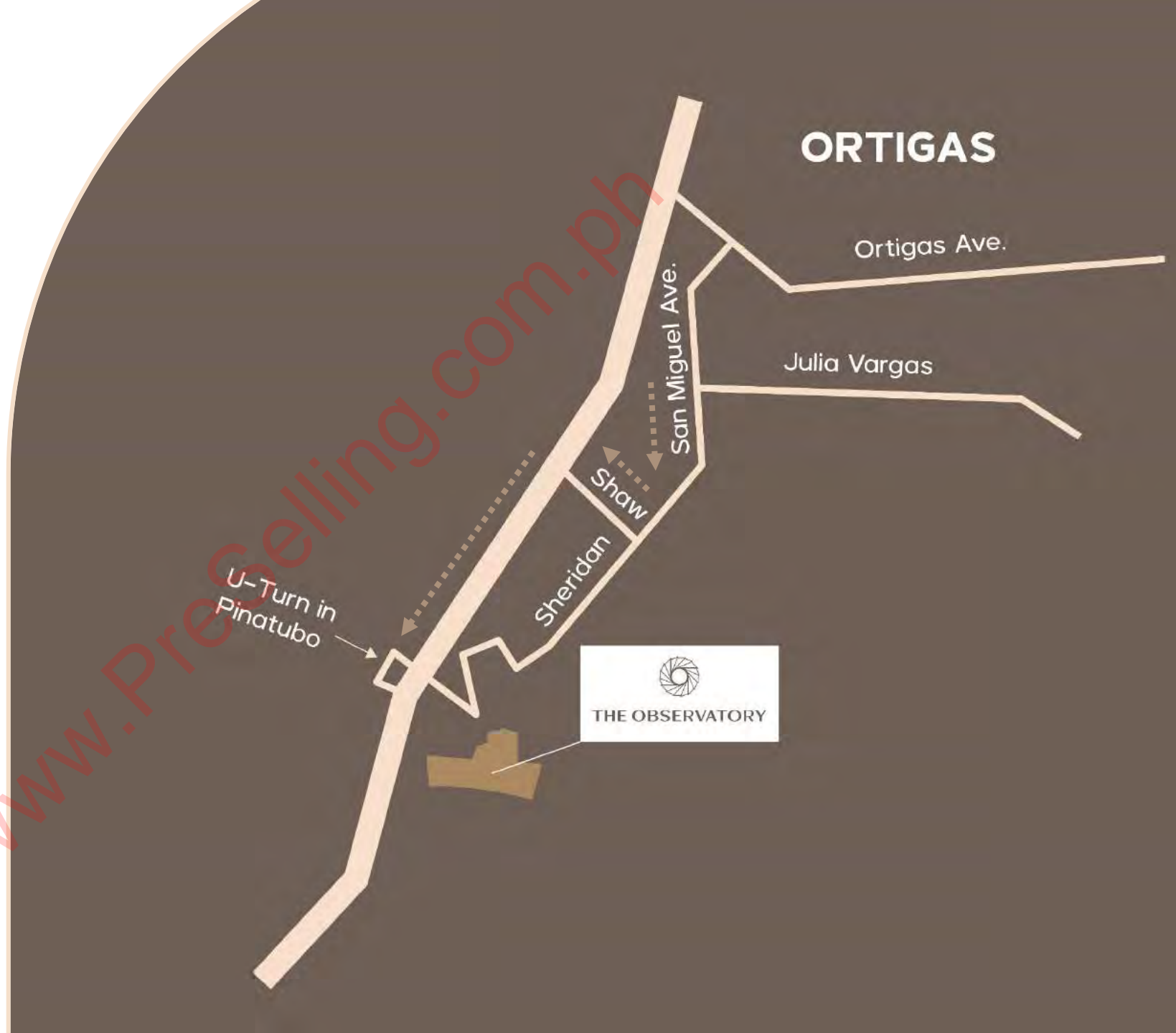
- ↓ SAN MIGUEL AVE.
- ↓ SHERIDAN
- ↗ PINES
- ↖ UNION & MADISON
- ↗ PIONEER ↻



# LOCATION

## FROM ORTIGAS TO THE OBSERVATORY

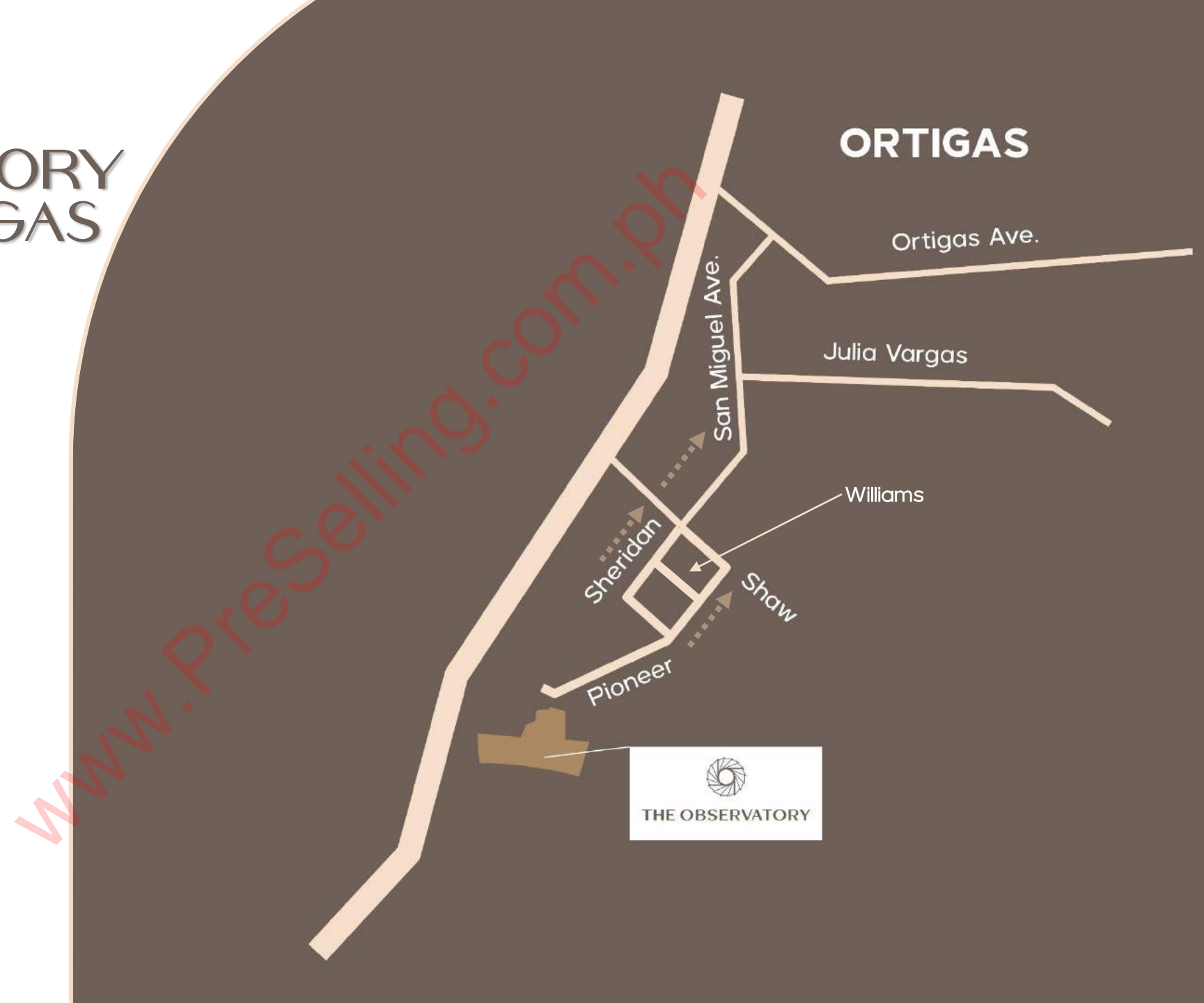
- ↓ SAN MIGUEL AVE.
- ↗ SHAW BLVD.
- ↖ EDSA
- ↗ APO & PINATUBO
- ↗ BONI - PIONEER
- ↑ PIONEER



LOCATION

FROM  
THE OBSERVATORY  
TO ORTIGAS

-  PIONEER
-  WILLIAMS
-  SHERIDAN
-  SAN MIGUEL AVE.



## LOCATION

# MANDALUYONG -PIONEER CENTRAL BUSINESS DISTRICT

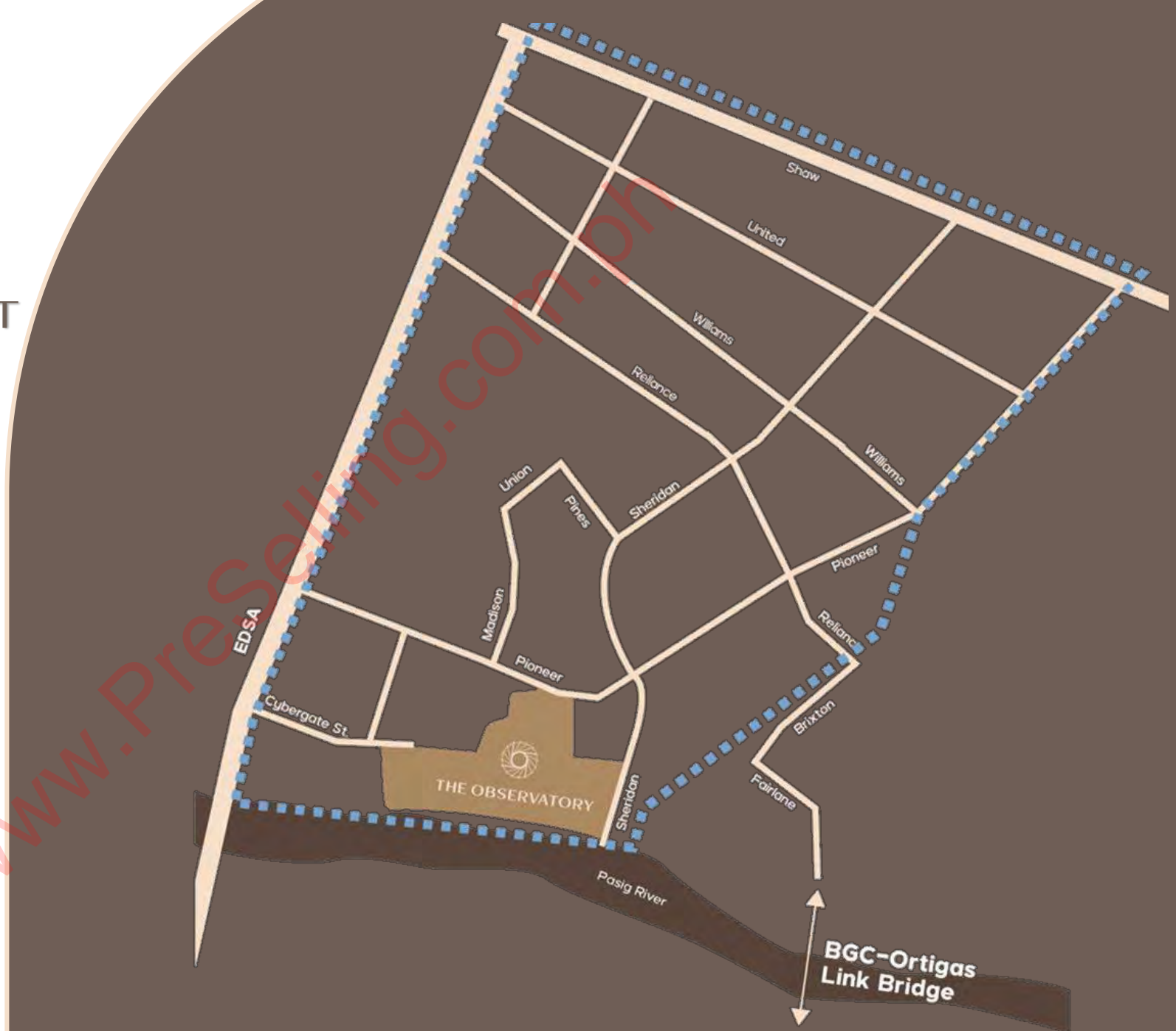
Mandaluyong's central business district is concentrated on the EDSA-Shaw-Pioneer area which includes:

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

[www.PreSelling.com.ph](http://www.PreSelling.com.ph)

ARTIST'S PERSPECTIVE

# NIKKEN

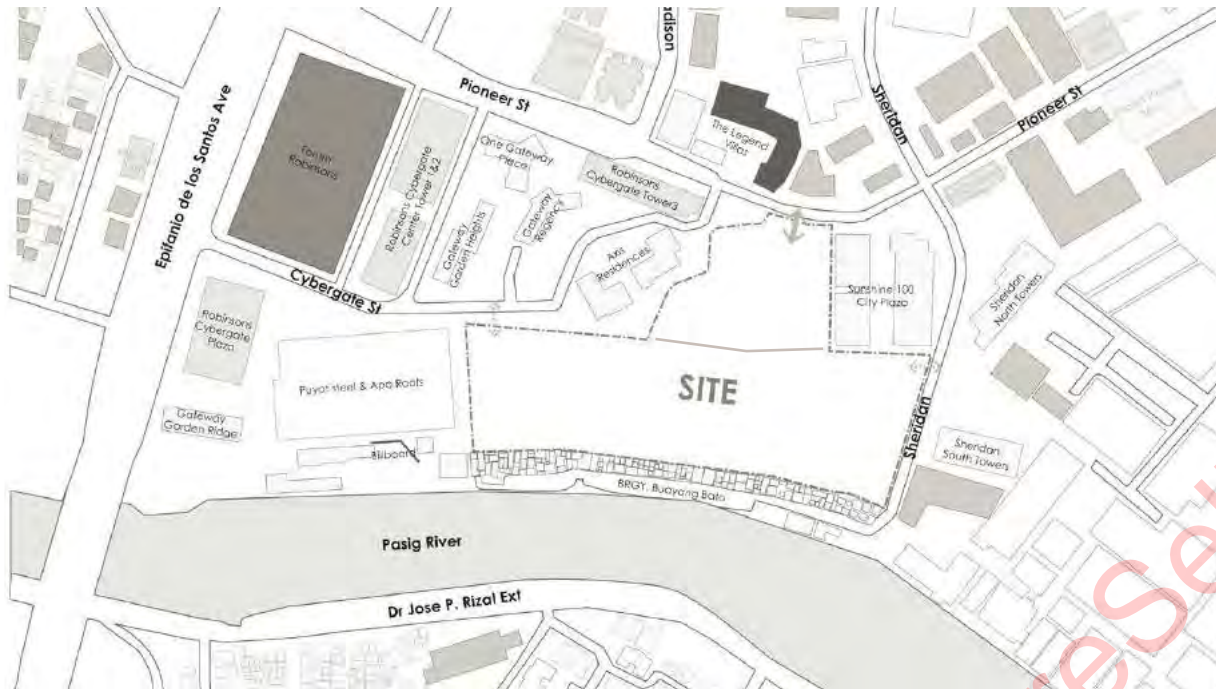
EXPERIENCE, INTEGRATED

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 SKYTREE<sup>SM</sup> 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 TOWN<sup>SM</sup>, a mixed-use complex.

SOURCE: [https://www.nikken.co.jp/en/projects/highrise/tokyo\\_sky\\_tree.html](https://www.nikken.co.jp/en/projects/highrise/tokyo_sky_tree.html)



## PROJECT SITE

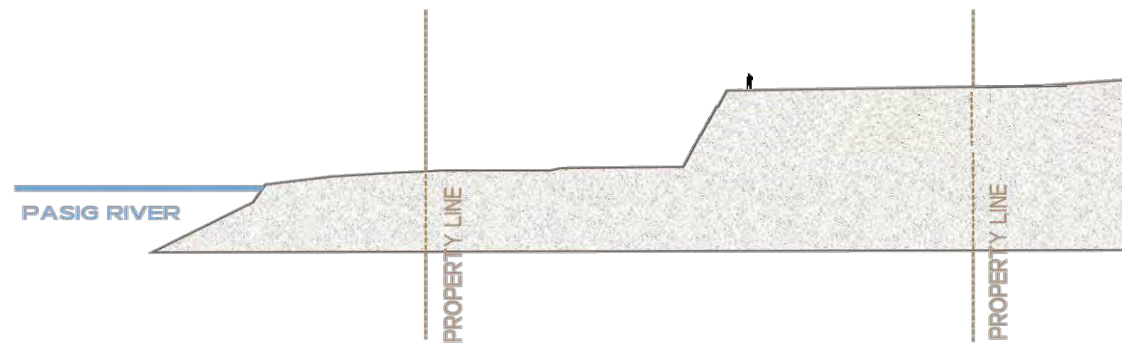
The 4.5has site is located in the city of Mandaluyong along the Pasig river. The topography of the site has a large level difference. Bringing a portion of the site above the neighboring houses.

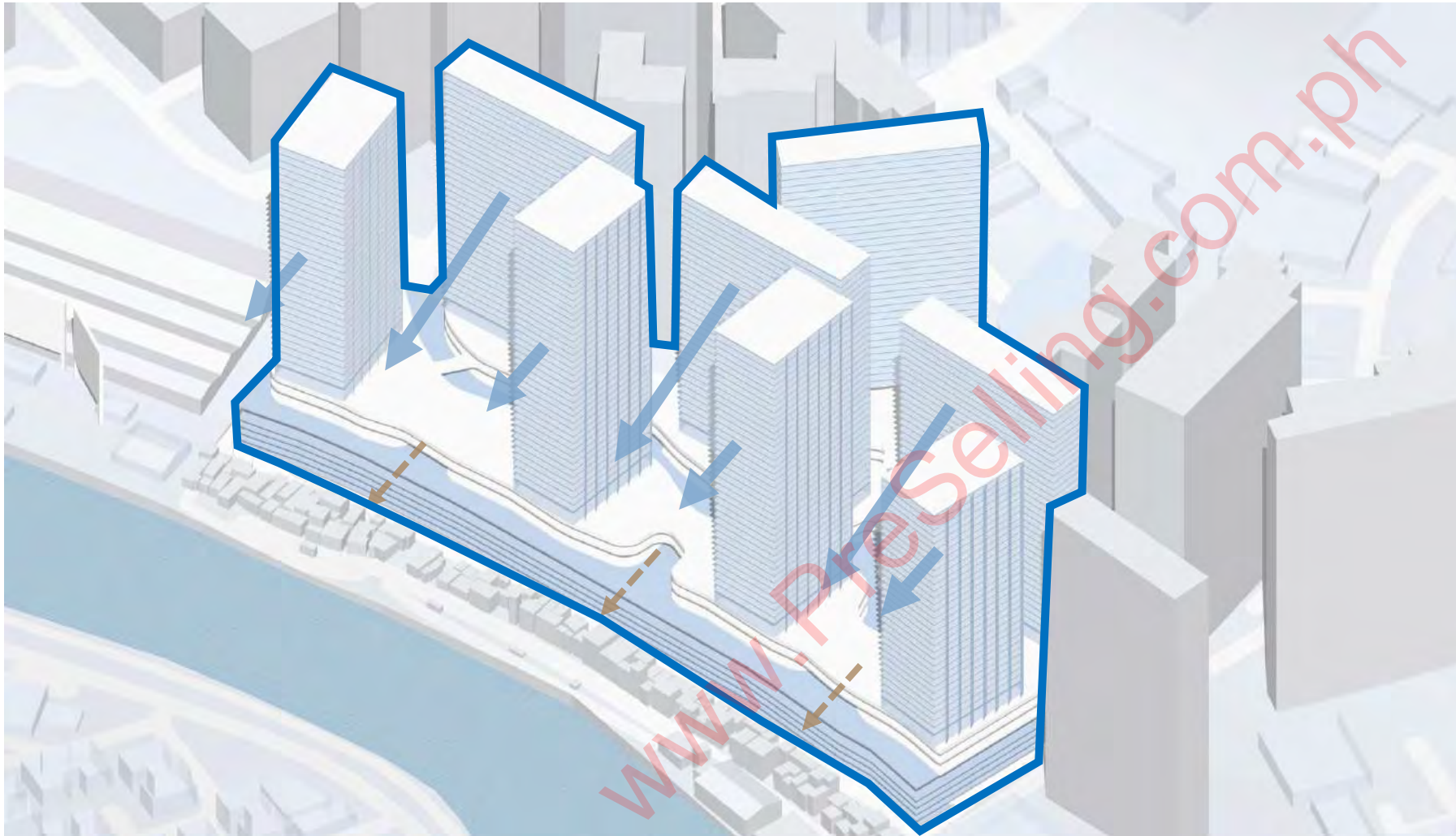
This in addition to the river to the south ensures that any project built here will have amazing views in perpetuity.



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

[www.PreSelling.com.ph](http://www.PreSelling.com.ph)

# 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.

## MITSUBUKOSHI GINZA

The interiors of MITSUBUKOSHI 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

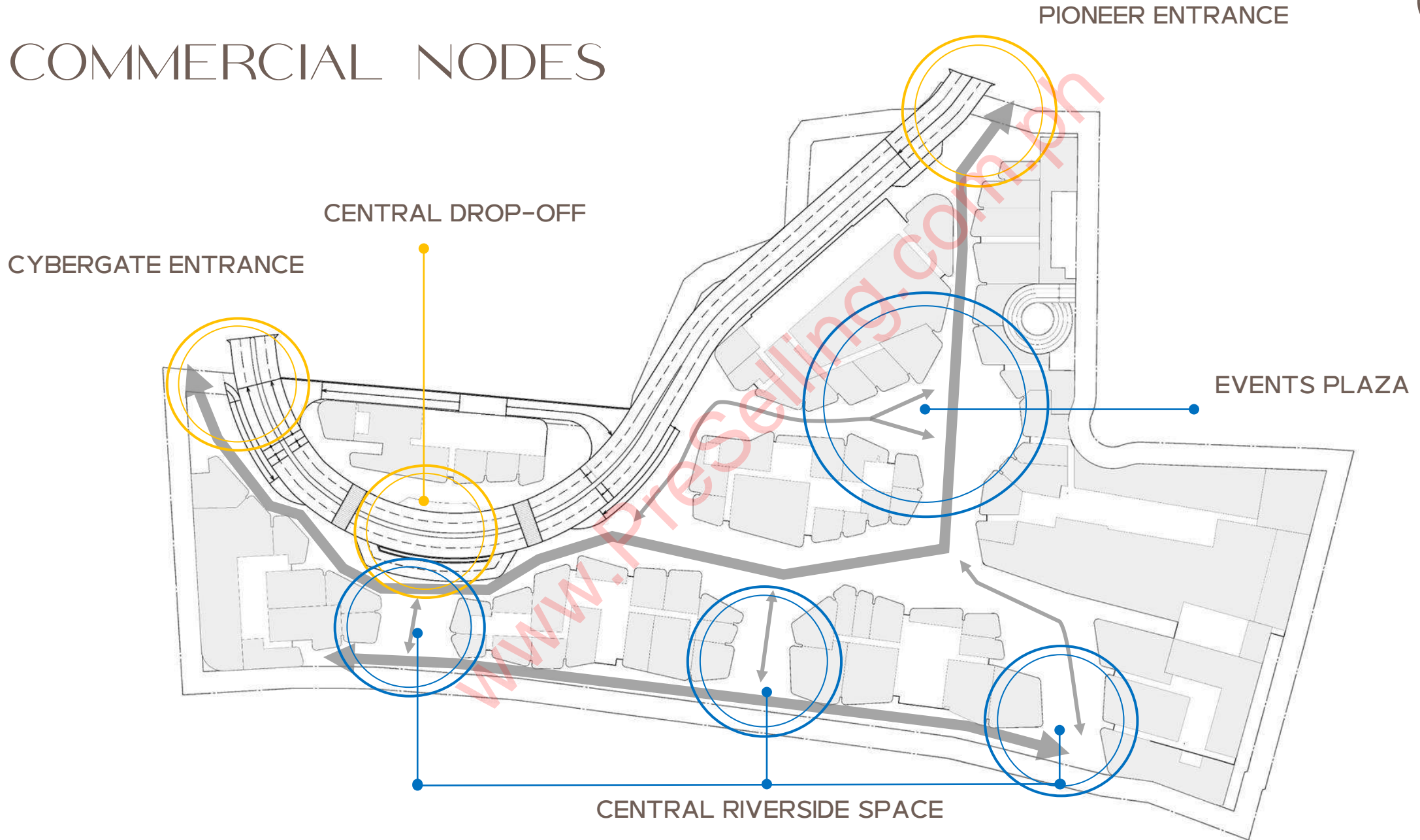
A fully functional, all-weather retail space and lush garden

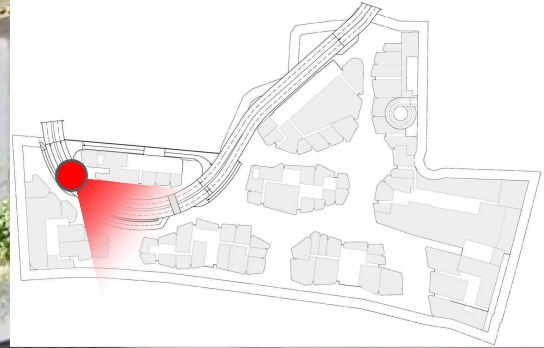


### RIVERSIDE AND SKYLINE

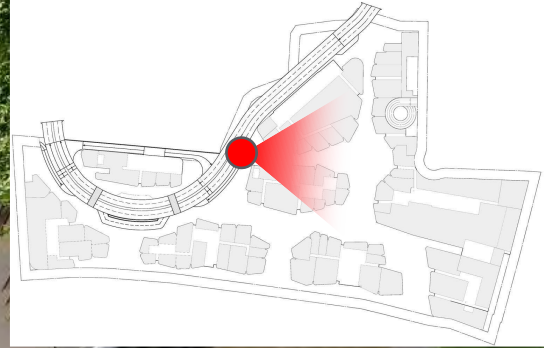
A connective space to create a seamless connection with the BGC skyline view offering a unique dining experience

# COMMERCIAL NODES

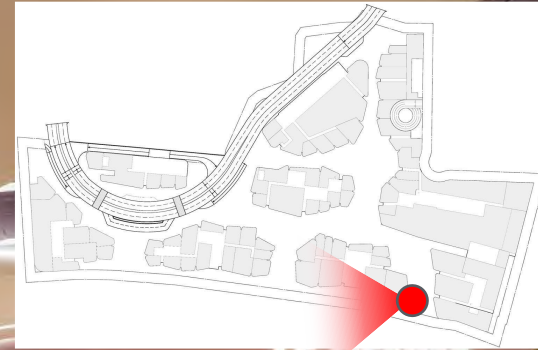




RETAIL  
AT THE OBSERVATORY

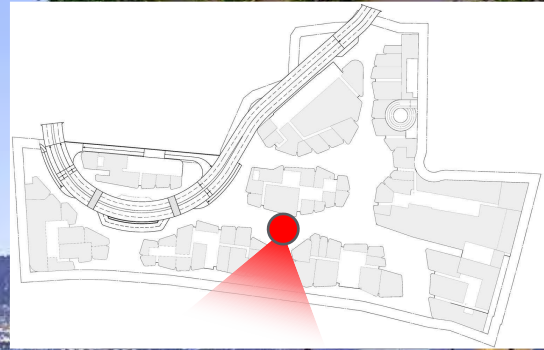


RETAIL  
AT THE OBSERVATORY



RETAIL  
AT THE OBSERVATORY





RETAIL  
AT THE OBSERVATORY



THE OBSERVATORY

THE OBSERVATORY

RETAIL  
AT THE OBSERVATORY

# AMENITIES

[www.PreSelling.com.ph](http://www.PreSelling.com.ph)

# JOURNEY ACROSS JAPAN





# TOKYO



# HOKKAIDO



# KYOTO



# OSAKA

# TOWER 1 SHIBUYA

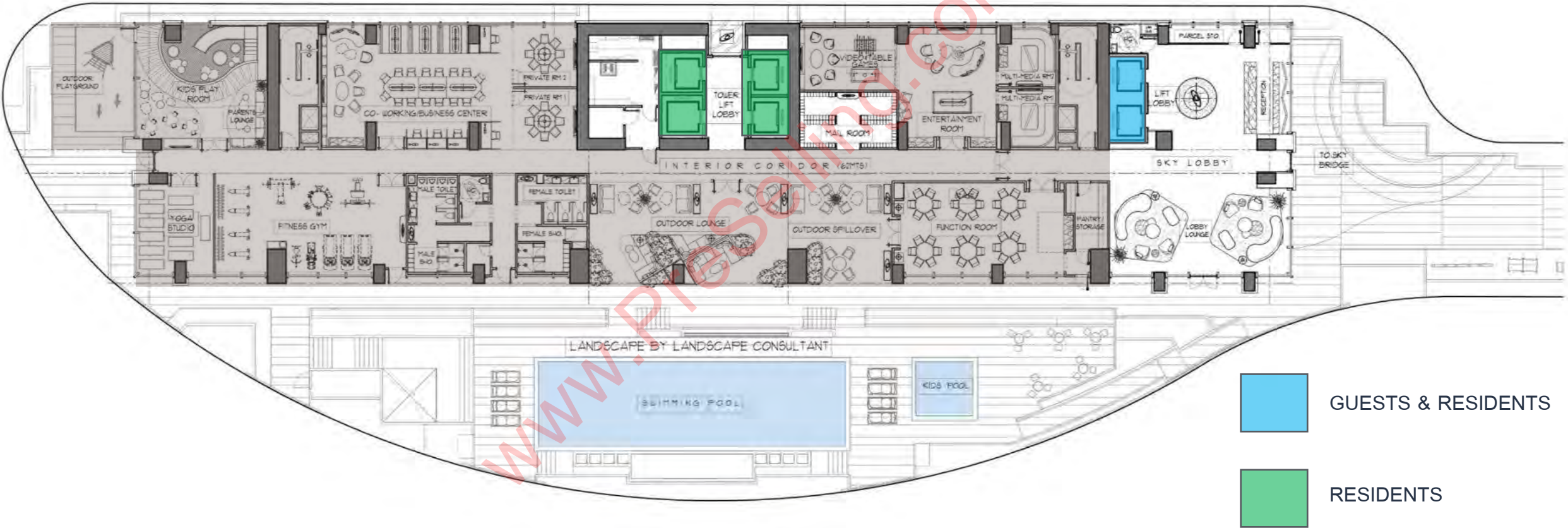
Mostly known for its crossing, Shibuya is one of Tokyo's most colorful and busy districts with several shopping, dining, and entertainment establishments to match its swarms of visitors.

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





# INDOOR AMENITY FLOOR PLAN



-  GUESTS & RESIDENTS
-  RESIDENTS



# INDOOR AMENITY FLOOR PLAN

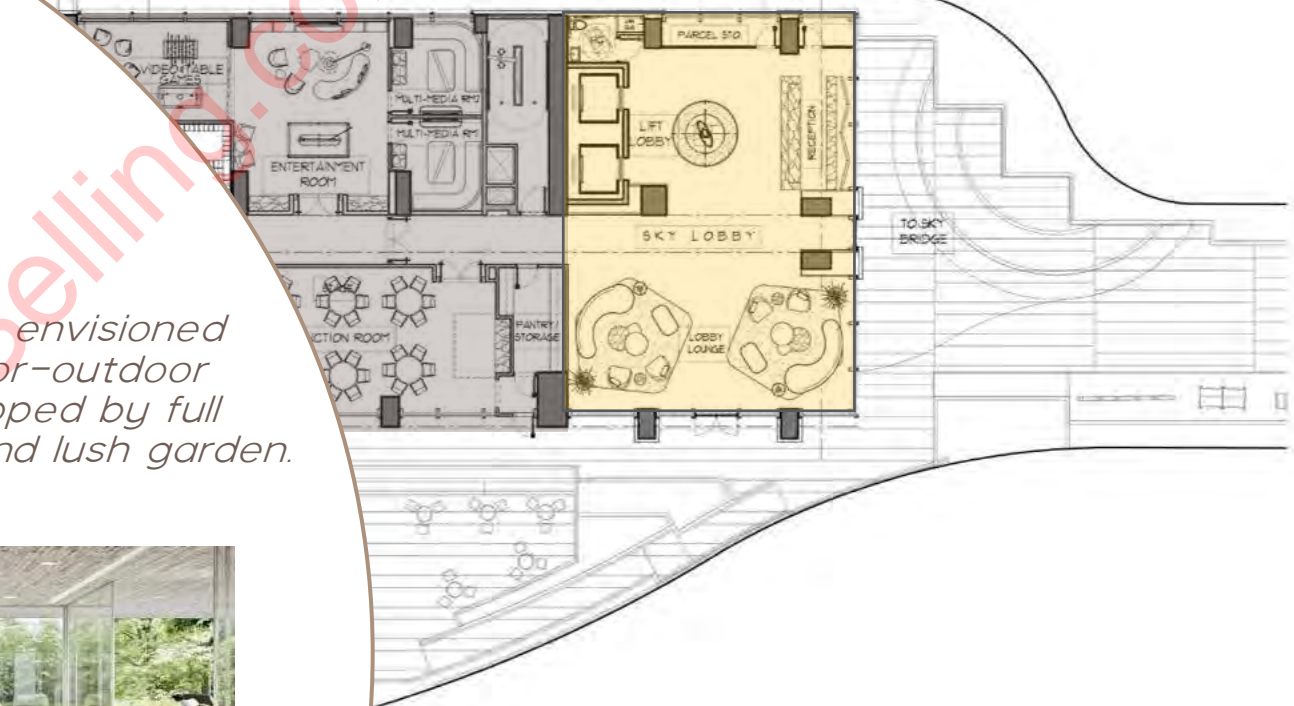
## SKY LOBBY



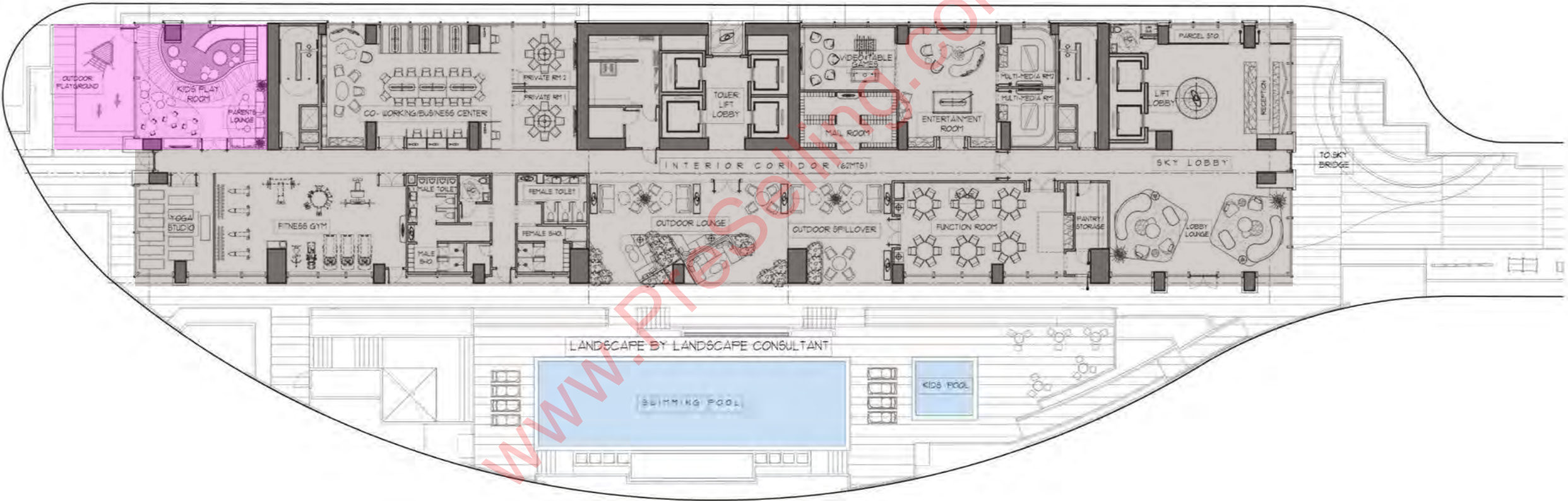
*The sky lobby is envisioned to have an indoor-outdoor experience wrapped by full height glazing and lush garden.*



DISCLAIMER: IMAGES USED ARE ONLY VISUAL REPRESENTATIONS OF THE DESIGN CONCPET



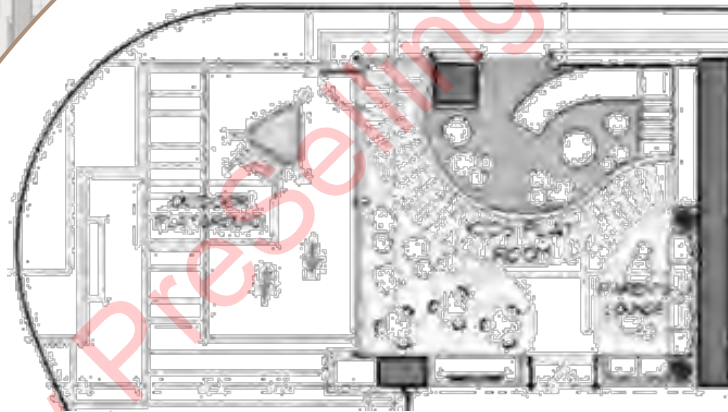
# INDOOR AMENITY FLOOR PLAN



# INDOOR AMENITY FLOOR PLAN



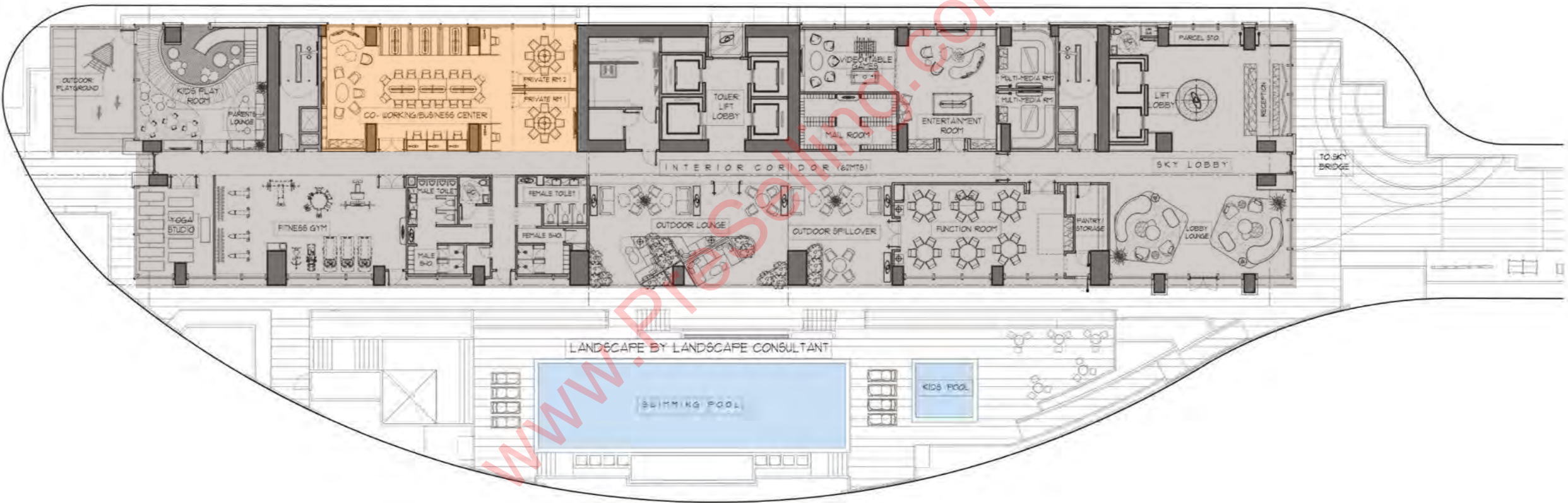
## KIDS PLAYROOM



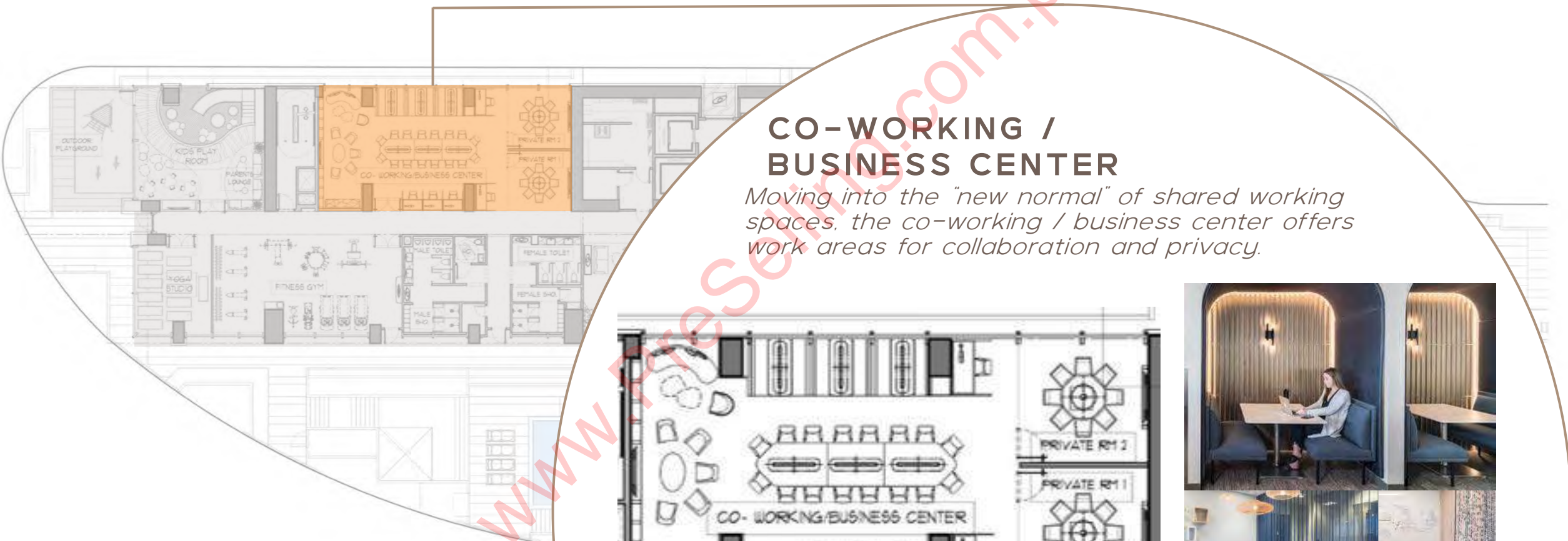
*A parent's lounge for the accompanying adult so they may also socialize comfortably with each other while keeping an eye on their children.*



# INDOOR AMENITY FLOOR PLAN



# INDOOR AMENITY FLOOR PLAN

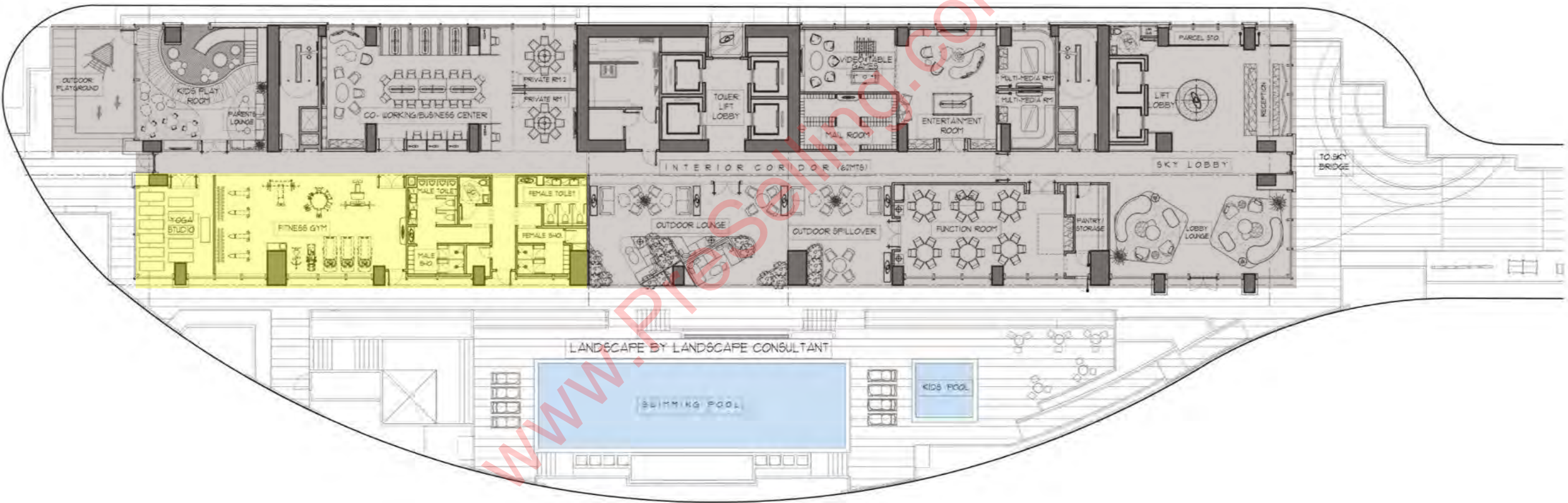


## CO-WORKING / BUSINESS CENTER

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



# INDOOR AMENITY FLOOR PLAN

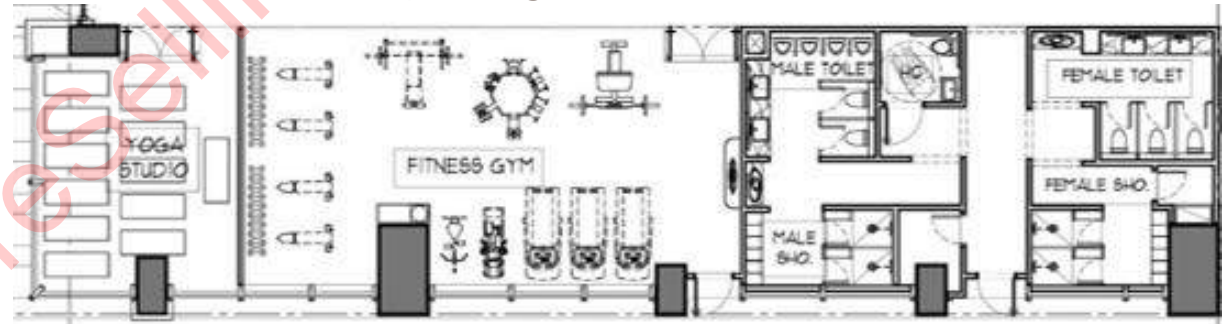


# INDOOR AMENITY FLOOR PLAN



## YOGA STUDIO FITNESS GYM & SHOWER ROOMS

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



DISCLAIMER: IMAGES USED ARE ONLY VISUAL REPRESENTATIONS OF THE DESIGN CONCPET

# INDOOR AMENITY FLOOR PLAN

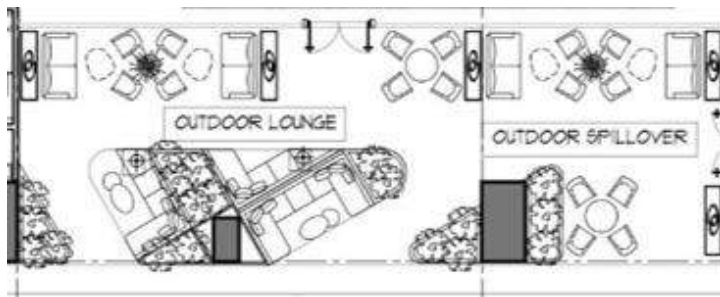




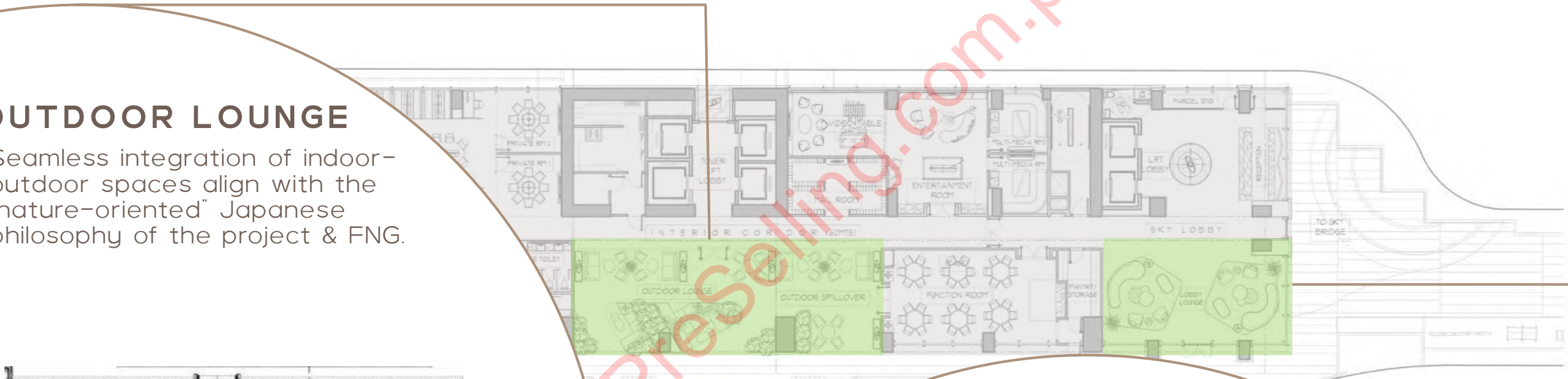
# INDOOR AMENITY FLOOR PLAN

## OUTDOOR LOUNGE

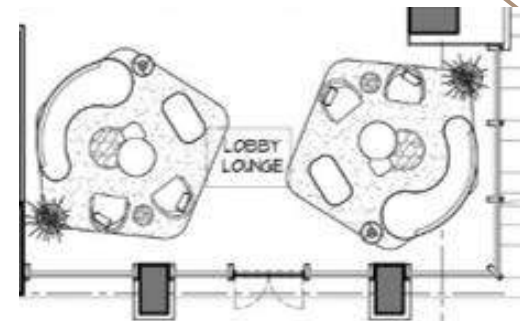
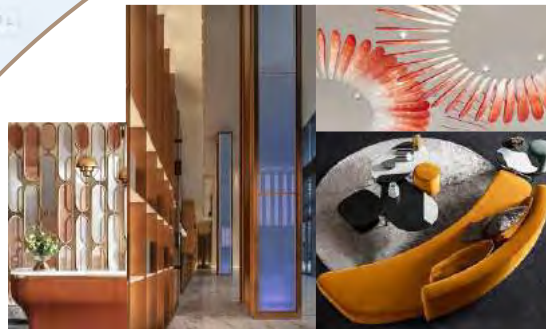
Seamless integration of indoor-outdoor spaces align with the "nature-oriented" Japanese philosophy of the project & FNG.



www.Preselling.com.ph



## LOBBY LOUNGE



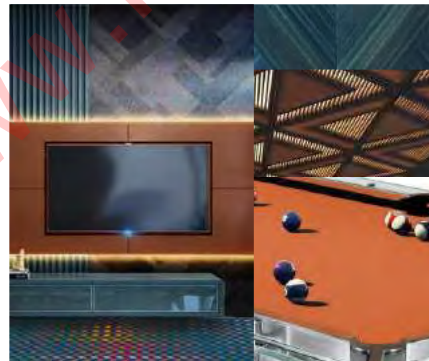
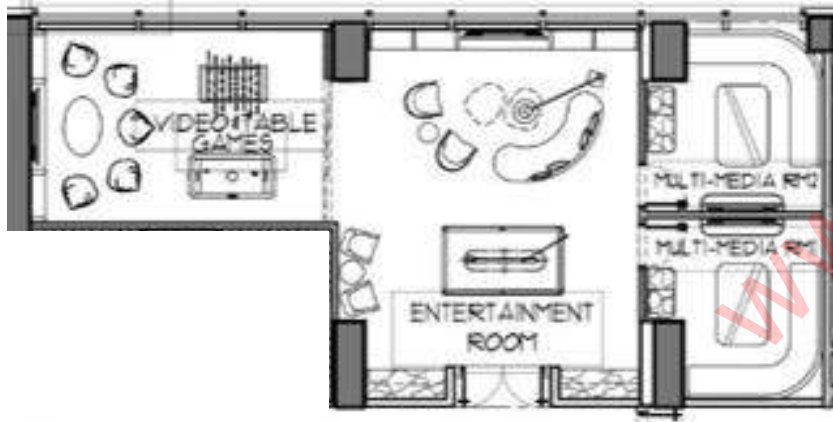
# INDOOR AMENITY FLOOR PLAN



# INDOOR AMENITY FLOOR PLAN

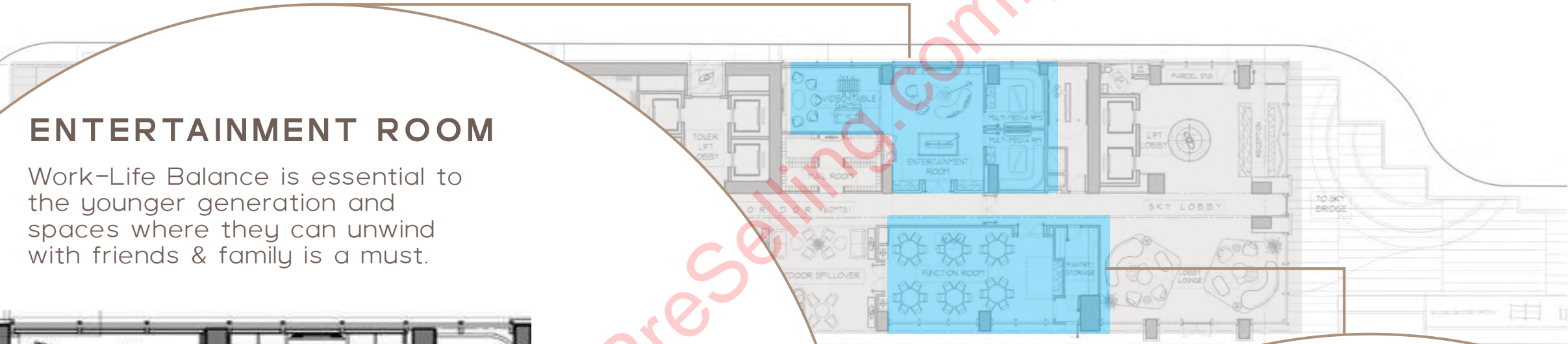
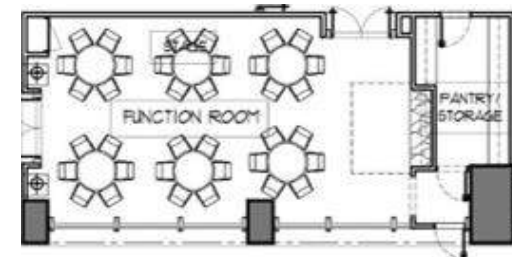
## ENTERTAINMENT ROOM

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



DISCLAIMER: IMAGES USED ARE ONLY VISUAL REPRESENTATIONS OF THE DESIGN CONCPET

## FUNCTION ROOM





ARTIST'S PERSPECTIVE

[selling.com.ph](http://selling.com.ph)

# OUTDOOR AMENITIES



OUTDOOR AMENITY DECK



SWIMMING POOL



www.PicDesign.com.ph

CHILDREN'S POOL



PET PARK GARDEN





PET PARK GARDEN

# FNG UNIT FEATURES

[www.Preselling.com.ph](http://www.Preselling.com.ph)

# 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

[www.Preselling.com.ph](http://www.Preselling.com.ph)

# 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.

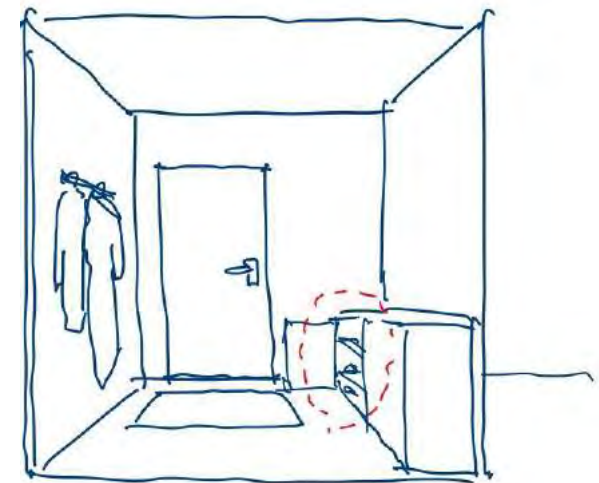
The concept of a *Genkan* is also very cultural as it reflects deeply held Japanese views and attitudes on cleanliness – an important part of their religious practice of Shintoism.



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 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.



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.

# 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.



# RESIDENCES

[www.PreSelling.com.ph](http://www.PreSelling.com.ph)



# 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

## 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%
<b>TOTAL</b>	<b>650</b>	<b>100%</b>

PENTHOUSE

HIGH ZONE

MID ZONE

LOW ZONE

AMENITIES

RETAIL

PARKING

# UNIT MIX

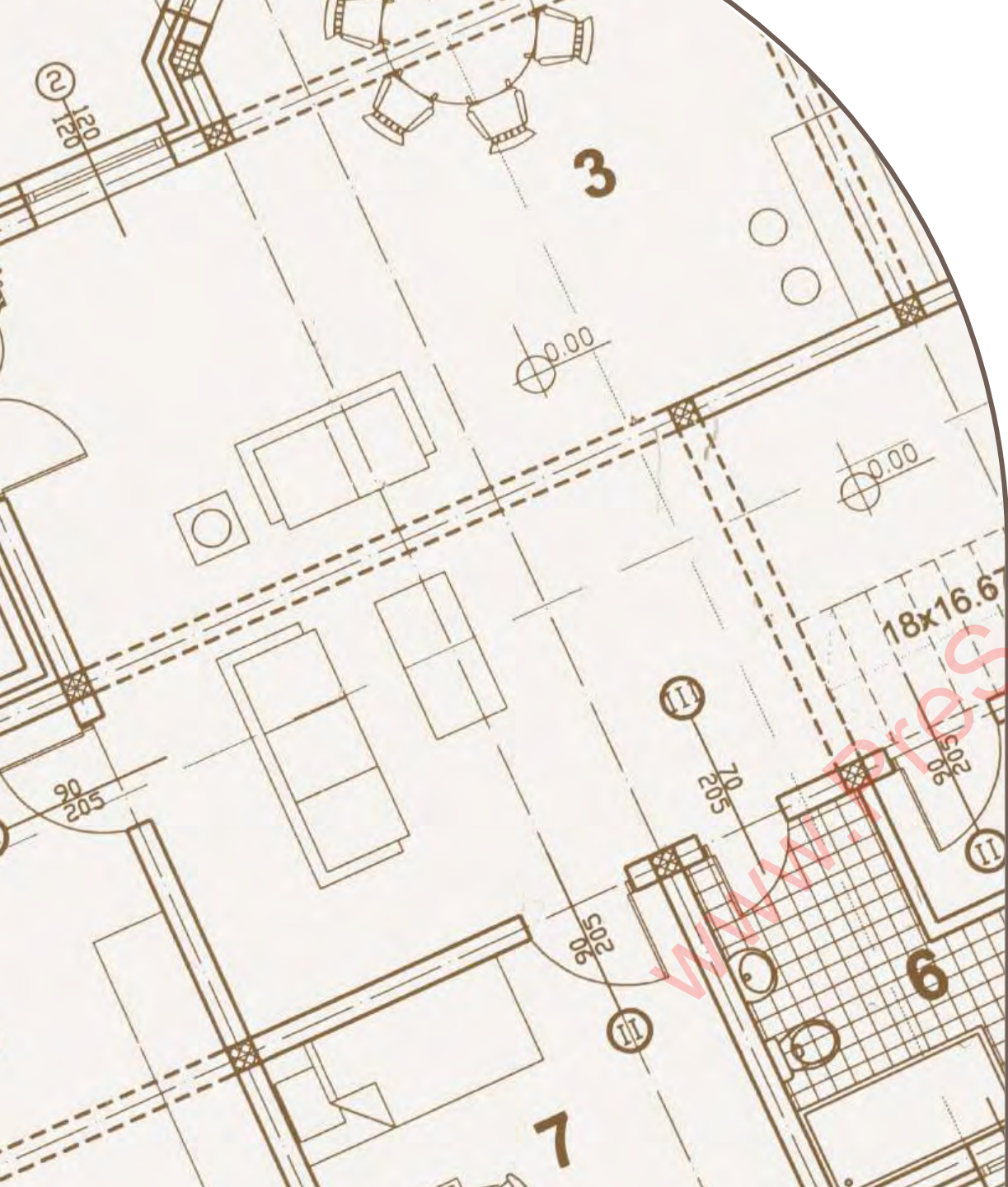
The first residential building at The Observatory will offer a range of residential units fit for the dynamic city life in the heart of the metro.

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



ARTIST'S PERSPECTIVE

**FNG** FEDERAL LAND  
CENTRE GLOBAL



# FLOOR PLANS



# LOW ZONE

3F - 19F

STUDIO  
 1-BEDROOM  
 2-BEDROOM

16 <b>1BR</b> 53 sqm	17 <b>ST</b> 32.5 sqm	18 <b>ST</b> 32.5 sqm	19 <b>ST</b> 31.5 sqm	20 <b>ST</b> 31.5 sqm	21 <b>ST</b> 31.5 sqm	22 <b>ST</b> 32.5 sqm	23 <b>ST</b> 32.5 sqm	25 <b>ST</b> 31.5 sqm	26 <b>ST</b> 31.5 sqm	27 <b>ST</b> 31.5 sqm	28 <b>ST</b> 32.5 sqm	29 <b>ST</b>	30 <b>ST</b>	31 <b>1BR</b>
----------------------------	-----------------------------	-----------------------------	-----------------------------	-----------------------------	-----------------------------	-----------------------------	-----------------------------	-----------------------------	-----------------------------	-----------------------------	-----------------------------	-----------------	-----------------	------------------



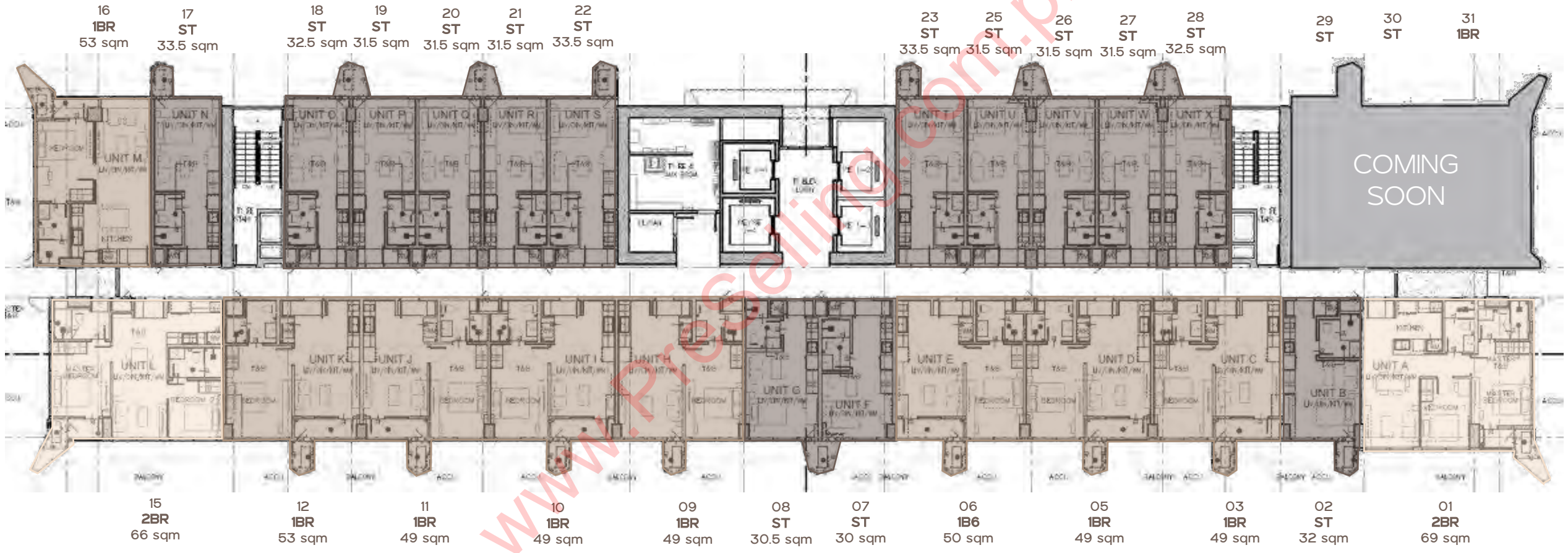
15 <b>2BR</b> 66 sqm	12 <b>1BR</b> 51 sqm	11 <b>1BR</b> 49 sqm	10 <b>1BR</b> 48 sqm	09 <b>1BR</b> 48 sqm	08 <b>ST</b> 30.5 sqm	07 <b>ST</b> 30 sqm	06 <b>1BR</b> 48.5 sqm	05 <b>1BR</b> 49 sqm	03 <b>1BR</b> 48.5 sqm	02 <b>ST</b> 31 sqm	01 <b>2BR</b> 69 sqm
----------------------------	----------------------------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



# MID ZONE

20F - 26F

STUDIO  
 1-BEDROOM  
 2-BEDROOM



# HIGH ZONE

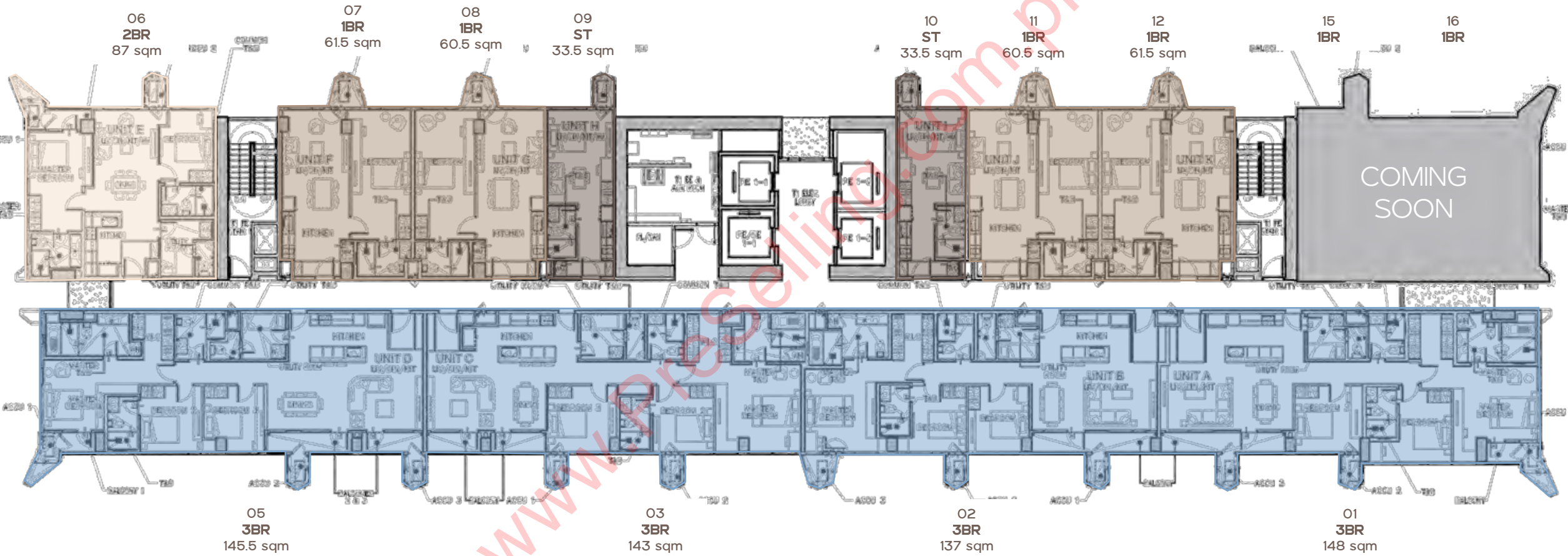
27F - 35F

STUDIO

1-BEDROOM

2-BEDROOM

3-BEDROOM



# UNIT LAYOUTS

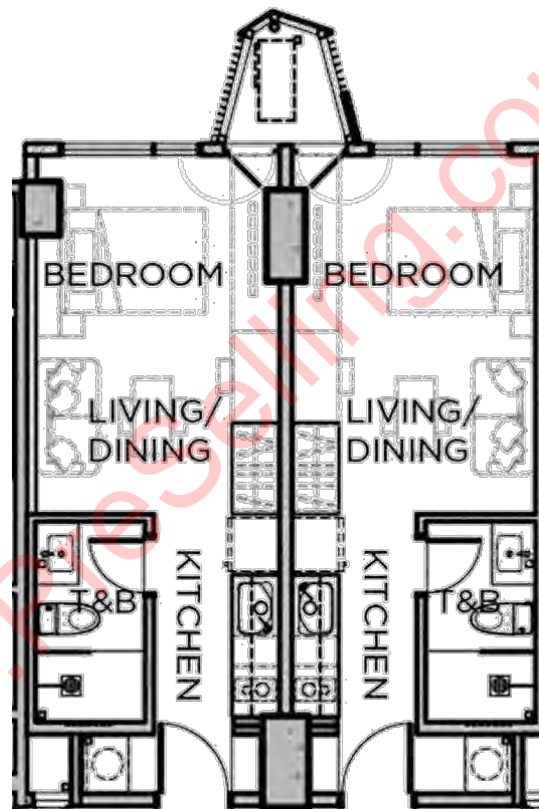




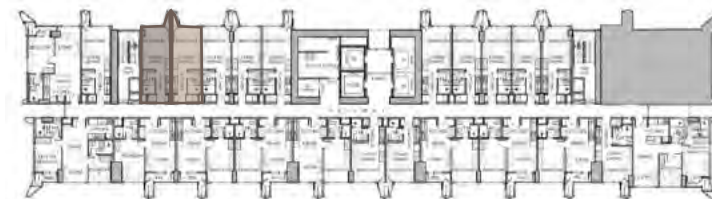
# TYPICAL STUDIO

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
<b>TOTAL</b>	<b>±32.50</b>

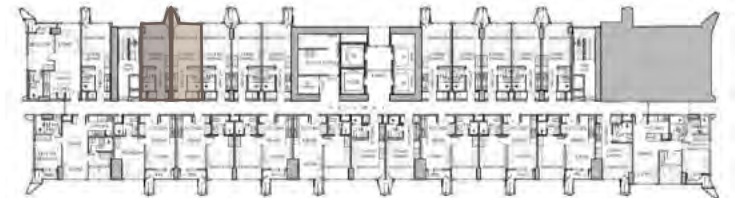
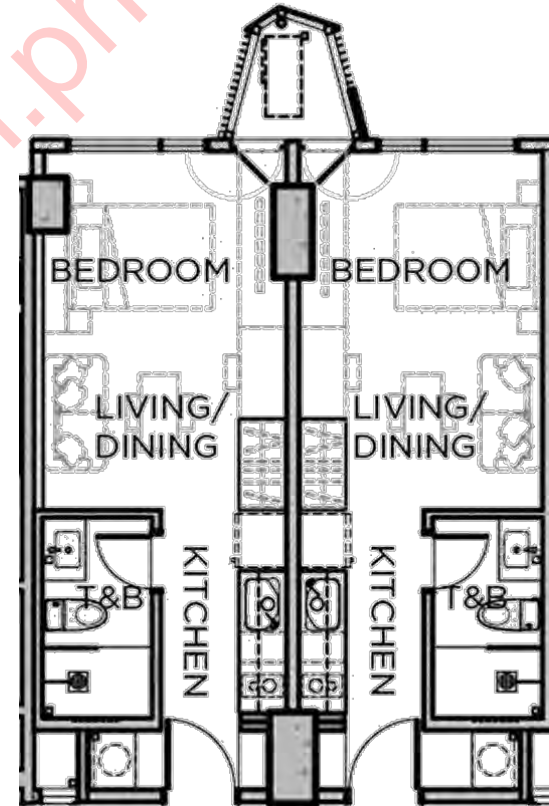
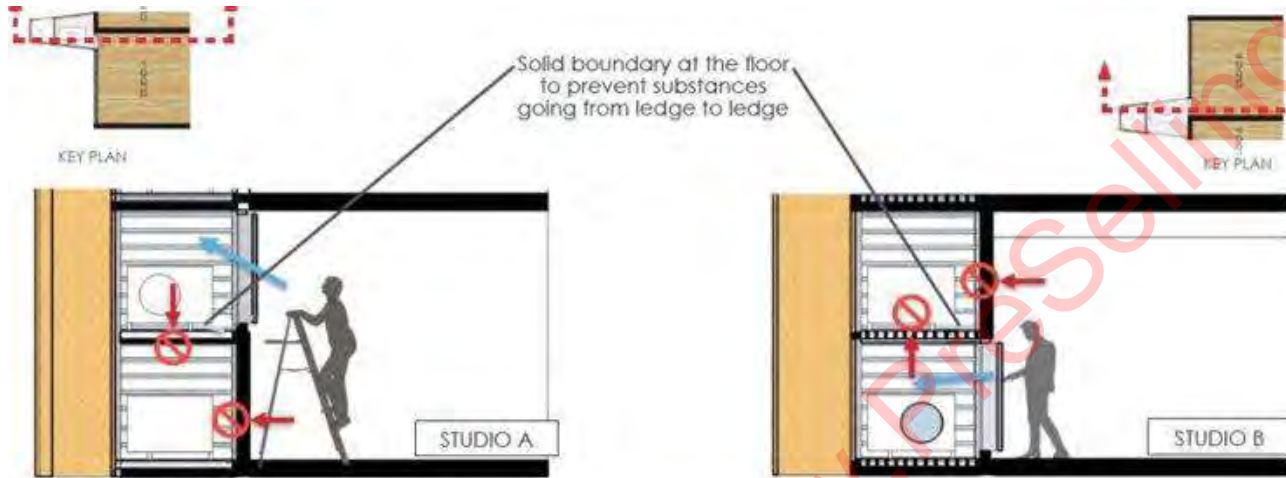


AREA	APPROX SIZE (SQM)
GENKAN/WASH	±3.00
KITCHEN	±5.00
DINING/LIVING/BEDROOM	±16.50
T&B	±4.50
ACCU	±2.00
CHASE @ T&B	±0.50
<b>TOTAL</b>	<b>±31.50</b>



# TYPICAL STUDIO

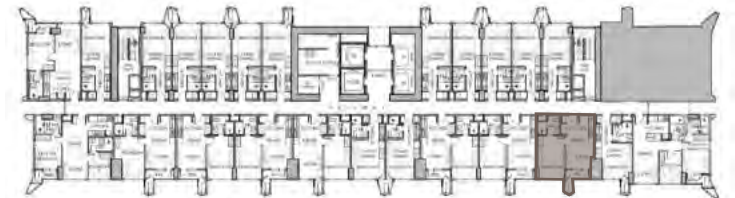
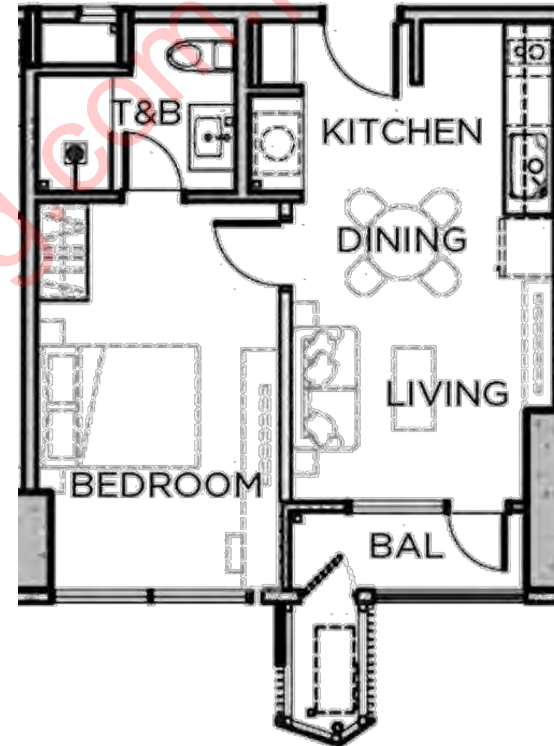
LOW ZONE | 3F - 19F



# TYPICAL ONE-BEDROOM

LOW ZONE | 3F - 12F

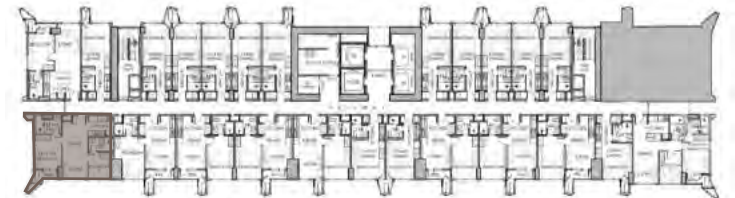
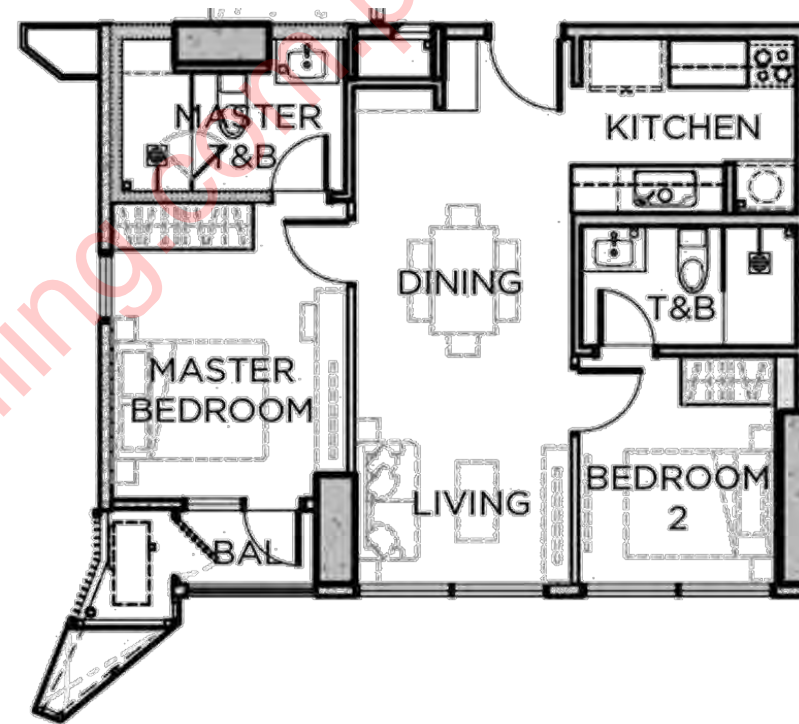
AREA	APPROX SIZE (SQM)
GENKAN	±2.00
KITCHEN/DINING/LIVING	±20.00
BEDROOM	±15.50
T&B	±5.00
BALCONY	±3.50
ACCU	±1.50
CHASE @ T&B	±1.00
<b>TOTAL</b>	<b>±48.50</b>



# 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
<b>TOTAL</b>	<b>±65.00</b>





EAST VIEW  
FROM THE OBSERVATORY

DRONE SHOTS OF ACTUAL VIEWS

PreSelling.com.ph

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



# UNIT FINISHES & BUILDING FEATURES

[www.ProSelling.com.ph](http://www.ProSelling.com.ph)



# 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

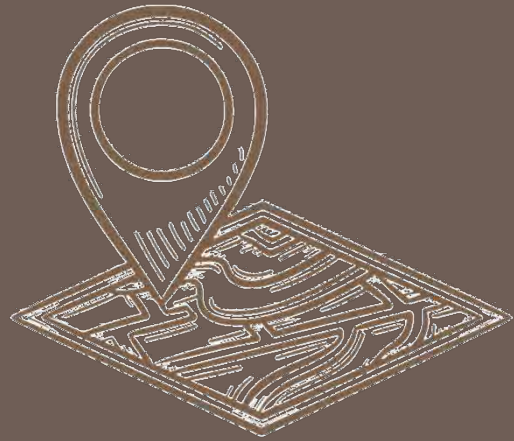
# BUILDING FEATURES

www.PreSelling.com.ph

KEY  
PROJECT  
POINTS

[www.ProjectFiling.com.ph](http://www.ProjectFiling.com.ph)

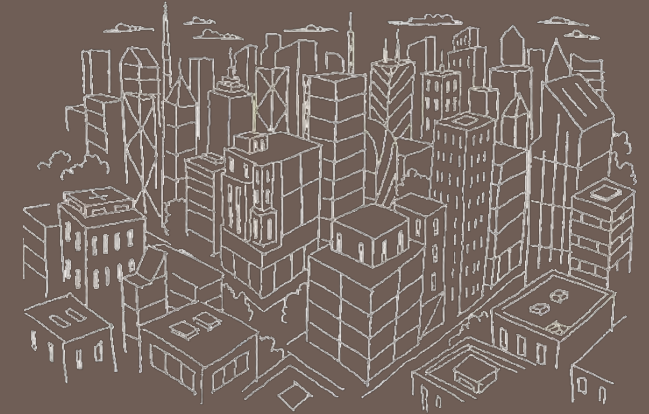
# KEY PROJECT POINTS



LOCATION



MIXED-USE



CITY VIEWS



# LOCATION

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

ACTUAL PHOTO

# MIXED-USE

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

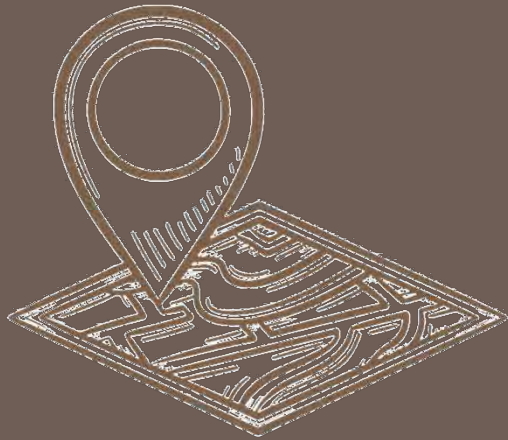


# CITY VIEWS



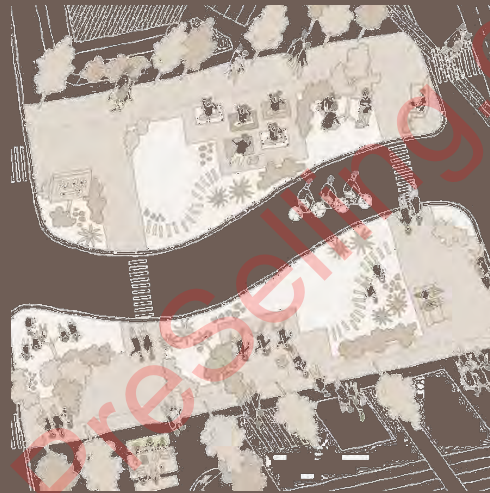
ACTUAL PHOTO

# KEY PROJECT POINTS



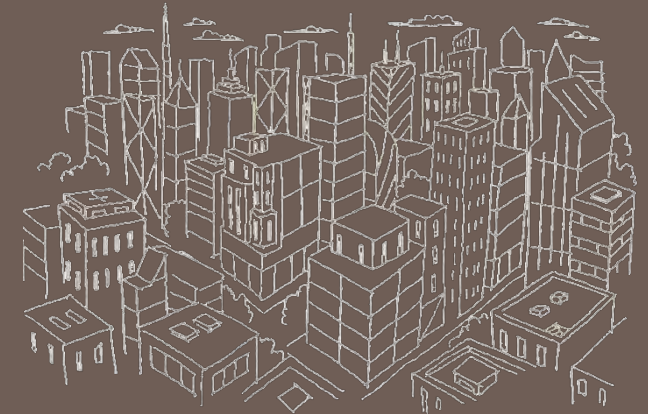
## LOCATION

STRATEGICALLY LOCATED IN THE  
MIDDLE OF CBDs



## MIXED-USE

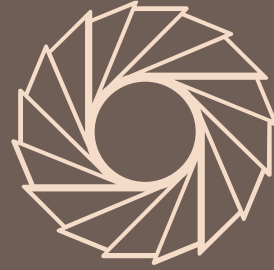
A MIXED-USE COMMUNITY



## CITY VIEWS

UNOBSTRUCTED VIEWS OF THE  
BGC SKYLINE AT THE SOUTH





**THE OBSERVATORY**

**THANK YOU**

[www.ProSelling.com.ph](http://www.ProSelling.com.ph)

TLTS NO. NCR-020