



FNNG
FEDERAL LAND NRE GLOBAL



THE OBSERVATORY
SORA TOWER



OVERVIEW

DHSUD TLS NO.

NCR-020

Showroom Location

Grand Hyatt Manila Residences

Project Location

Pioneer Street, Barangka Ilaya, Mandaluyong City, NCR

Owner/Developer

Federal Land NRE Global, Inc.

Property Type

Residential

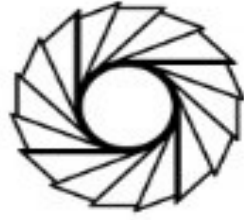
Completion Date

December 31, 2030

Residence Type

High-rise Condominium





THE OBSERVATORY

The Observatory situated in Madaluyong City and across the river from BGC, present a modern retreat In a strategically advantageous locale, emphasizing convenient and comfort. THE OBSERVATORY integrate the modernity with a inviting retreat, promising a holistic urban living experience.



THRIVE IN THE CITY

- **From BGC to The Observatory pioneer street Mandaluyong City.**
Its approximately 7.2km, 14min. Fastest route the unusual traffic.

- **From Ortigas Center to The Observatory, Mandaluyong City.**
Its approximately 2.3km, 7min. Fastest route the unusual traffic

- **From Makati to The Observatory, Mandaluyong City.**
Its approximately 5.5km, 11min. Fastest route the unusual traffic.

THRIVE IN THE CITY

Across the Pasig River from BGC, THE OBSERVATORY is home to the dynamic urban culture of the up-and-coming generation.

This next hotspot of exciting new trends and revamped experiences is set at the intersection of contemporary lifestyles in the metro.





THE CONTEMPORARY URBAN RETREAT



**The Observatory - Federal Land NRE Global Inc-
FNG**

The Observatory FNG - Sora Tower

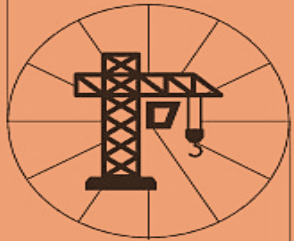
Federal Land NRE Global Inc. (FNG) is a powerhouse joint venture between Federal Land Inc. and Nomura Real Estate Development Co., Ltd -- two real estate giants in the Philippines and Japan. FNG has been formed in the spirit of equal partnership and respect between the Philippines and Japan to create new value

Federal Land, Inc. and Nomura Real Estate Development Co., Ltd. are set to reimagine urban landscapes and set new standards of excellence in the Philippine real estate industry.



STRATEGIC LOCATION

The strategic location of THE OBSERVATORY ensures your access to the nearby central business districts of Makati, BGC, and Ortigas through EDSA and the BGC-Ortigas Link Bridge.



MIXED-USE DEVELOPMENT

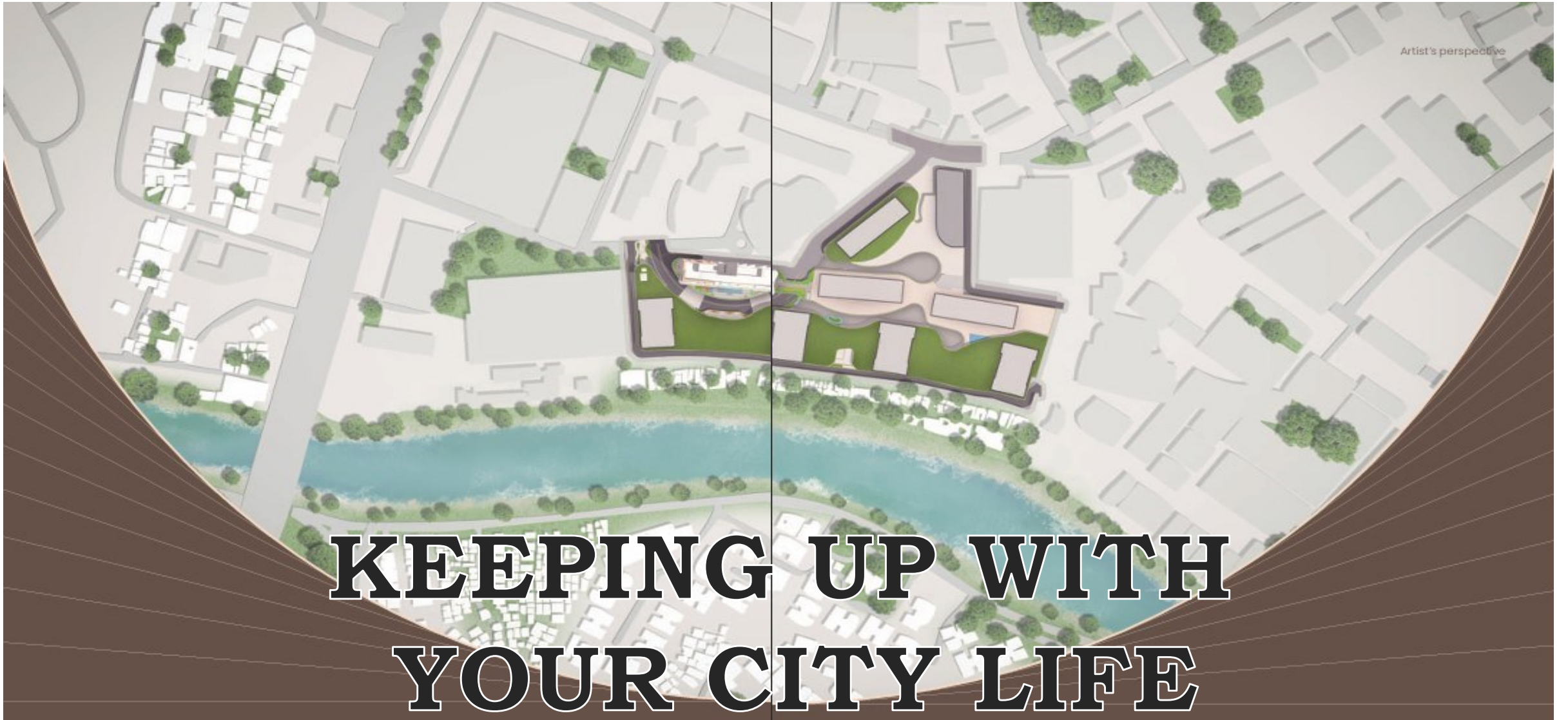
In an enclave of modern opportunities, THE OBSERVATORY is a 4.5-ha. mixed-use township with residential towers, retail offerings, and an office building designed as a reimagining of city life in the heart of Metro Manila.



CITY VIEWS

With panoramic views of the iconic BGC skyline from the riverside, THE OBSERVATORY offers you a taste of modern urban living at its most vibrant, convenient, and comfortable.





Artist's perspective

KEEPING UP WITH YOUR CITY LIFE



FNG
FEDERAL LAND NRE GLOBAL



We are Now Accepting Sales for The Observatory - SORA Tower (1st Tower)



The Observatory, situated in Mandaluyong City, presents a modern retreat in a strategically advantageous locale, emphasizing convenience and comfort. With unit sizes spanning from compact studios at $\pm 26-33$ sqm to expansive penthouses at $\pm 155-202$ sqm, this development caters to diverse preferences. Historical data from Leechiu Property Consultants reveal a consistent price increase in vertical developments in Mandaluyong, highlighting the area's investment potential. The Observatory Mandaluyong integrates modernity with an inviting retreat, promising a holistic urban living experience.



The Observatory - SORA Tower

Escape to a modern retreat in the heart of the city.

Introducing The Observatory, a mixed-use development strategically located along major CBDs in Metro Manila. It offers breathtaking views of the BGC skyline, thoughtfully curated amenities, as well as distinct Japanese features that add real value to your day-to-day life.



MASTERFUL DESIGN AND COLLABORATION

**A symbol of an elegant community
and environment health, the
Philippine eagle embodies the
value of the Filipino people.**

**Base on the National Bird of the
Philippines the design concept of
THE OBSERVATORY envision the
development as both vantage point
of the Metro Manila and thriving
community in the sustainable
environment.**



MASTERFUL DESIGN AND COLLABORATION

A symbol of elegance, community, and environmental health, the Philippine eagle embodies the values of the Filipino people.



Based on the national bird of the Philippines, the design concept of THE OBSERVATORY envisions the development as both a vantage point of Metro Manila and a thriving community in a sustainable environment.

PARTNERS

The Observatory is a culmination of the collaborative work of its partners, whose seasoned expertise and internationally-recognized excellence are behind the thoughtfulness and intentionality of the township's design. Among these accomplished design consultants are Nikken Sekkei Ltd. for the master plan and concept design of the residential towers, Garde Co., Ltd. for the interior & landscape design of the commercial component, Magnusson Klemencic Associates for the structural engineering design, and Pimentel, Rodriguez, Simbulan & Partners as the architect of record.



A New Hub of Vibrant Lifestyles The Observatory

opens its doors to those from all walks of urban culture, reimagining city life for its residents, neighboring communities, and surrounding districts. As a contemporary mixed-use complex designed for convenience, THE Observatory revamps experiences with flavorful dining, fresh choices, specialty offerings, and unique shopping spaces accompanied by panoramic views of the BGC skyline



THE OBSERVATORY SORA TOWER

The first residential tower rising at **THE OBSERVATORY** ushers in a new era living in the city. Its Japanese name meaning “sky”, **SORA TOWER** soars over the city as your next home at the seat of urban culture and fast-paced lifestyles in Metro Manila.



RESIDENTIAL UNITS

The wide range of units offered among the skies at THE OBSERVATORY SORA TOWER are thoughtfully designed to keep up with every stage of your city life. Each unit features ingenious solutions to your changing needs.



UNIT TYPE	UNIT COUNT	UNIT AREA
STUDIO	336	28 - 33.5 Sqm
ONE BED ROOM	228	45.5 - 61.5 Sqm
TWO BED ROOM	48	65 - 87 Sqm
TREE BED ROOM	32	137 - 148 Sqm
PENTHOUSE	6	155.5 - 202 Sqm
TOTAL	650	

JOURNEY ACROSS JAPAN

Immerse yourself in the best of Japanese city culture at **THE OBSERVATORY**. The amenities of each residential tower at your next home evoke the identities of remarkable districts in Tokyo, Hokkaido, Kyoto, and Osaka



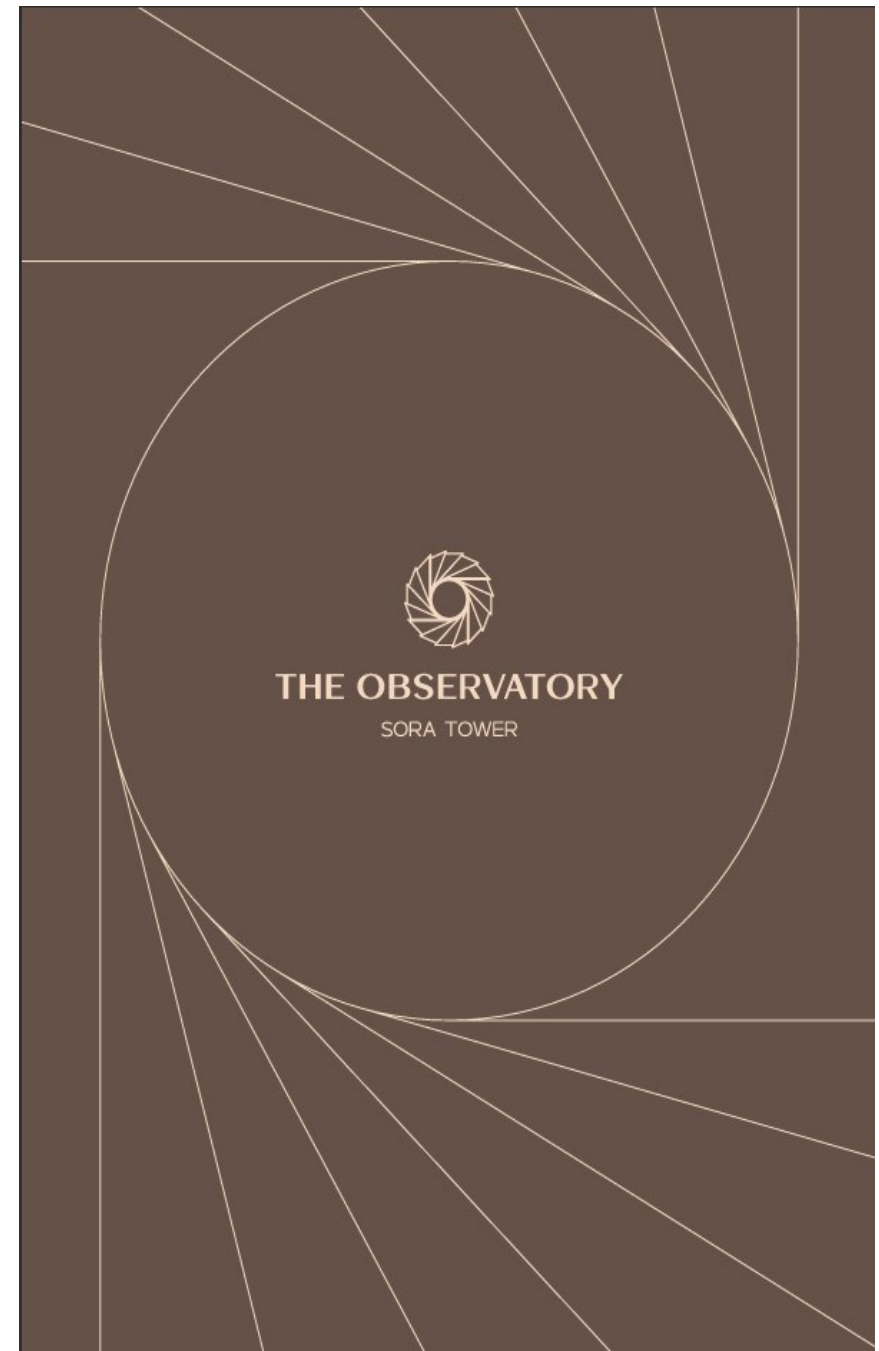
SHIBUYA AT SORA TOWER

Inspired by the vibrant and constantly moving SHIBUYA district in Tokyo, the amenities at SORA TOWER perfectly blend into your lifestyle at your home in the metro



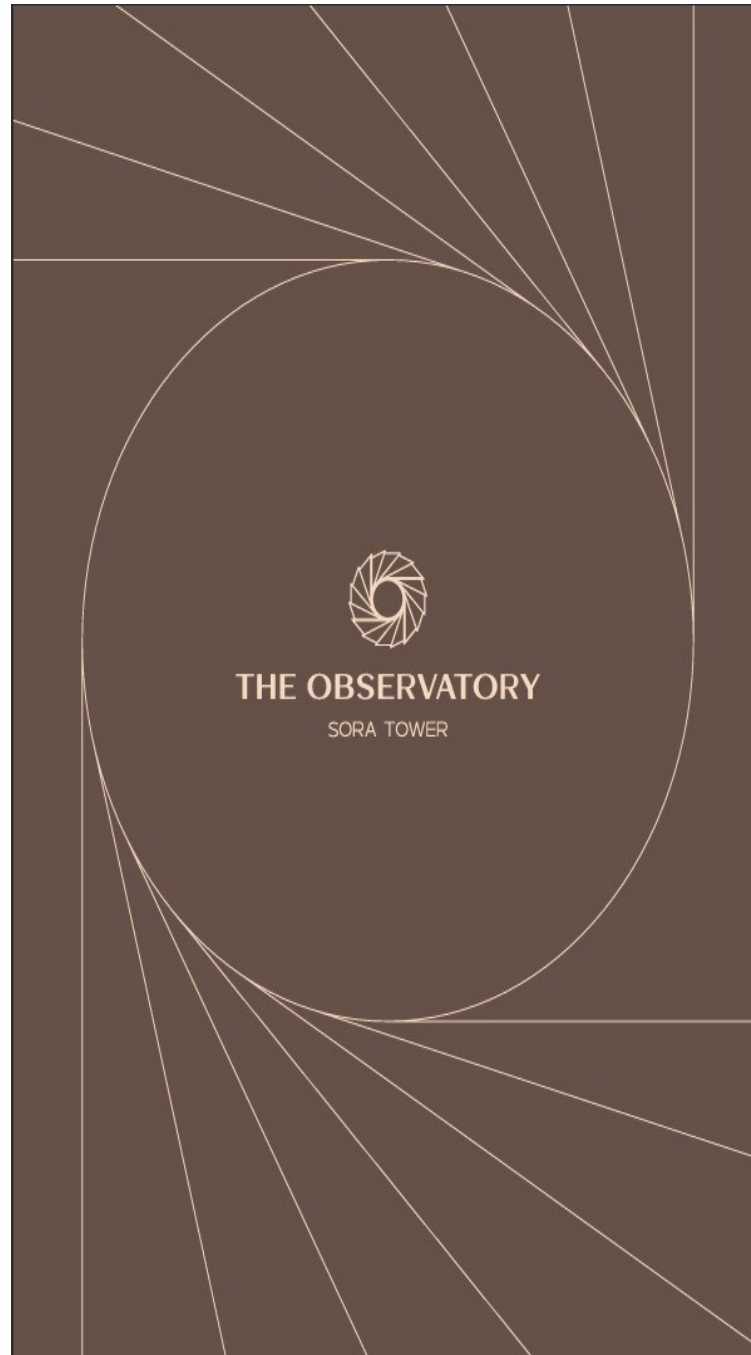
Facilities & Services

- **Storage Solutions**
 - **Genkan**
 - **Adjustable Kitchen Cabinets**
 - **Modular Closets**
- **Japanese-branded Water Closet**
- **Spalet for Master T&B**
- **Rangehood**
- **Separate Shower & Bathtub in Master Bedroom T&B (select units)**
- **Multi-functional & Space-saving Sink**
- **Elevator & Main Door Key Card Access**



INDOOR

- **Sky Lobby**
- **Children's Playroom**
- **Co-working / Business Center**
- **Yoga Studio**
- **Fitness Gym**
- **Entertainment Room**
- **Function Room**

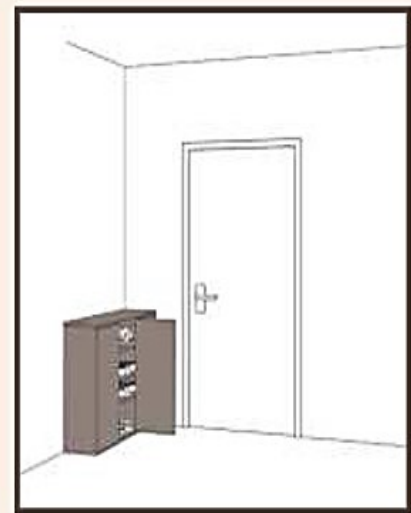
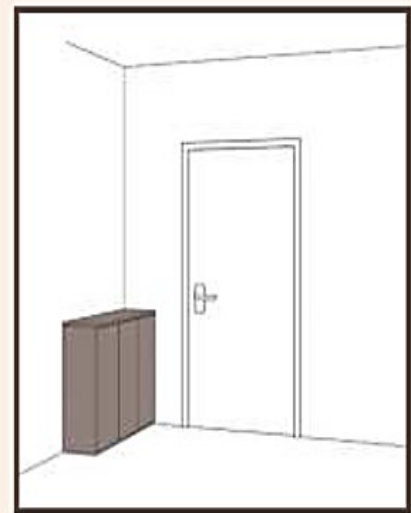


OUTDOOR

- **Swimming Pool and Pool Deck**
- **Children's Pool**
- **Children's Play**
- **Area Pet Park**
- **Lobby Garden**
- **Outdoor Lounge**

STORAGE SOLUTIONS

Innovative solutions for your storage needs are made to maximize your living areas



Typical entrances appear messy with exposed shoes and outdoor items.

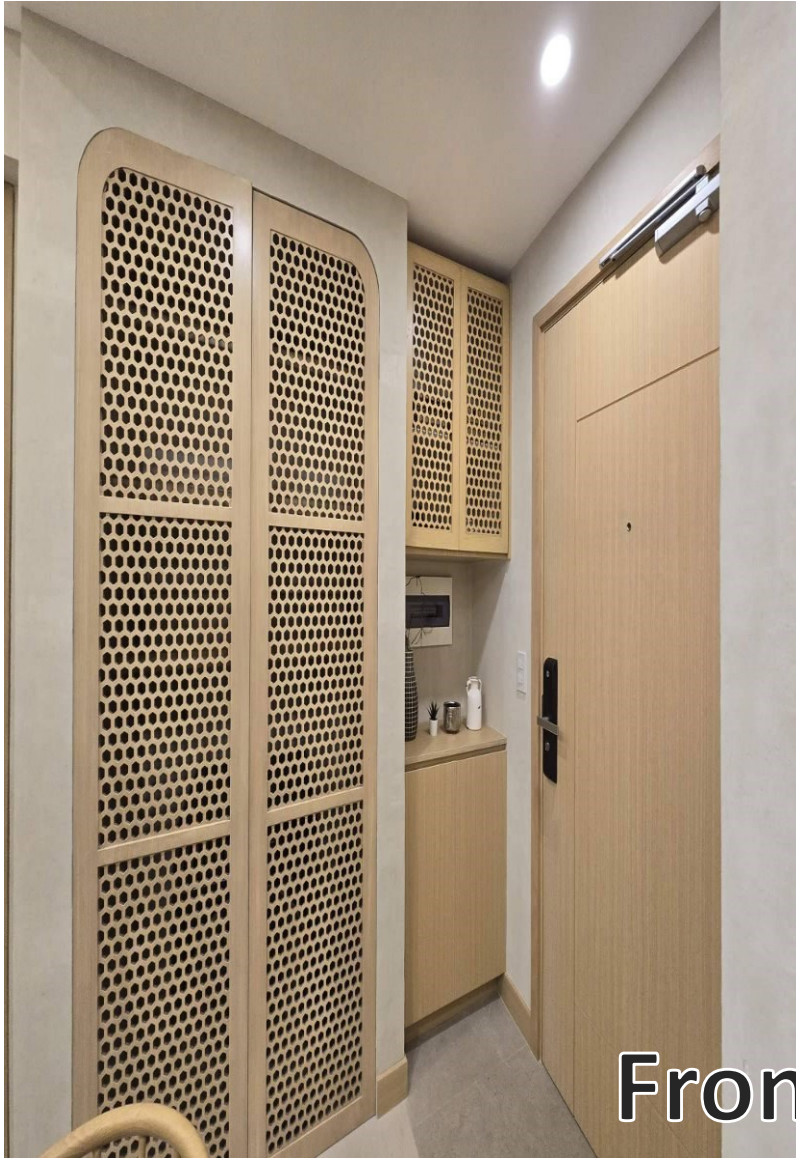
In a Genkan, you can store these items to make your entrance appear cleaner and more welcoming.

Shoe cabinets in a Genkan have adjustable dividers for efficient storage.

Genkan

A Genkan is a traditional Japanese entryway area for a house, apartment, or building. A combination of a porch and a doormat, it is meant to house your items for the outdoors, such as shoes and other footwear.

GENKAN

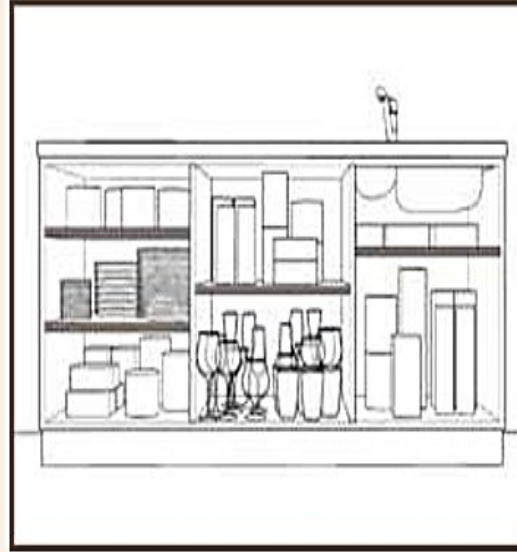


Front Door





Kitchen cabinets usually feature fixed shelves, leaving unused empty spaces.



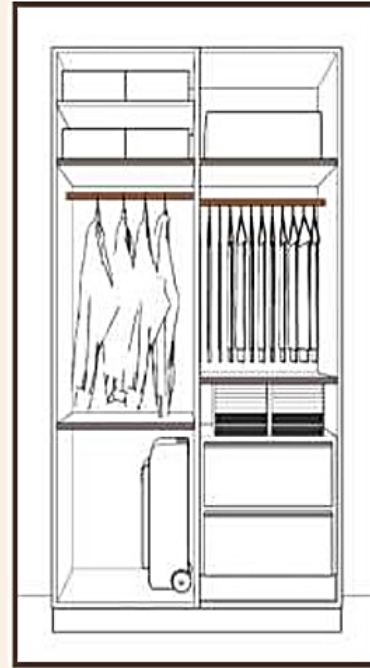
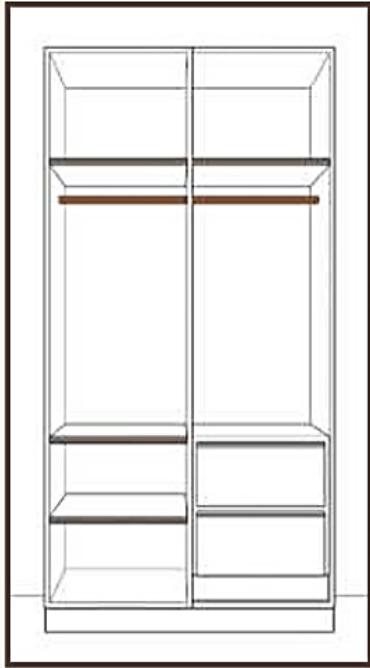
Adjustable shelves allow you to store more items of different sizes.

Kitchen Cabinets

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



KITCHEN



In modular closets, shelves and racks can be relocated from standard positions.

Early nesters with children can adjust closets to store small items such as bins and children's clothes.

As families mature, shelves can be moved to fit larger clothes, boxes, and luggage.

Wardrobe

To accommodate your lifestyle across different life stages, modular closets feature adjustable shelves that can be relocated according to your needs.

WARDROBE



UNIT FINISHES

ROOM	FLOOR	WALL	CEILING
Genkan	Homogenous Tiles	Painted	Painted Ceramic
Living / Dining	Homogenous Tiles	Painted	Painted Ceramic
Kitchen	Homogenous Tiles	Painted	Painted Gypsum Board
Master Bedroom	Laminated Wood	Painted	Painted Cement
Second Bedroom	Laminated Wood	Painted	Painted Cement
Master T&B	Homogenous Tiles	Painted / Homogenous Tiles	Painted Moisture - Resistant Gypsum Board
Common T&B	Homogenous Tiles	Painted / Homogenous Tiles	Painted Moisture - Resistant Gypsum Board
Utility Room	Ceramic Tiles	Painted	Painted Cement
Utility T&B	Ceramic Tiles	Painted / Ceramic Tiles	Painted Moisture - Resistant Gypsum Board
Balcony	Ceramic Tiles	Painted	Painted Cement

TERMS AND EXPERTS

NIKKEN
EXPERIENCE. INTEGRATED.

**NIKKEN HOUSING
SYSTEM LTD.
NIKKEN SEKKEI LTD.**

**Foreign Architectural
Consultant**

Architectural Design,
Master Planning and
Residential Interior Design

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.

GARDE

**GARDE
CO., LTD.**

**Foreign Design
Consultant**

Architectural, Interior, Landscapes,
Lighting, and Environmental Graphics
Design for Commercial

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.

**MAGNUSSON
KLEMENCIC
ASSOCIATES**

**MAGNUSSON
KLEMENCIC
ASSOCIATES (MKA)**

**Foreign Structural
Consultant**

An internationally-renowned structural and civil engineering firm formed in 1920, Magnusson Klemencic Associates has completed projects across 54 countries, each reinforcing their reputation in the industry as innovative and collaborative partners through unparalleled engineering solutions.

PRSP

**PIMENTEL,
RODRIGUEZ,
SIMBULAN &
PARTNERS (PRSP)**

**Architect of
Record**

An award-winning architectural firm in the Philippines since its inception in 1988. As industry leaders, Pimentel Rodriguez Simbulan & Partners continues to showcase their expertise in their comprehensive architectural design and construction supervision services.

TERMS AND EXPERTS

**SY2+
ASSOCIATES, INC.**

Structural Engineer
of Record

**FLOWFORTH
VENTURES INC. (FV)**

Mechanical Consultant,
Fire & Life Safety
Consultant

**EBCRUZ &
PARTNERS (EBC)**

Electrical
Consultant

**NBF CONSULTING,
INC. (NBF)**

Plumbing, Sanitary &
Fire Protection
Consultant

CREARIS

Landscape Consultant
for Residential

**INSPIRA DESIGN
CONSULTANCY
SERVICES**

Landscape Consultant
for Commercial

**HIRSCH/BENDER
PHILIPPINES
INC. (HBA)**

Interior Design
Consultant

**RWDI ASIA
PACIFIC**

Wind Engineering
Consultant

**LANGAN
INTERNATIONAL,
LCC**

Seismic Analysis
Consultant

**ROY BARRY &
ASSOCIATES**

Vertical Transportation
Consultant

**SMDI
CONSULTANTS,
INC.**

Traffic Impact
Consultant

**DESIGN
COORDINATES,
INC. (DCI)**

External Design &
Project Manager

Artist's perspective



FNG

FEDERAL LAND NRE GLOBAL

www.fng.ph

DHSUD TLTS : NCR-026

DHSUD NCR AA-2023/11-4471

PROJECT LOCATION: Pioneer Street, Barangka Ilaya, Mandaluyong City

COMPLETION DATE: December 31, 2030

DEVELOPER: Federal Land NRE Global Inc.