



THE SEASONS  
RESIDENCES



## **THE SEASONS RESIDENCES**

Federal Land, Inc., together with Nomura Real Estate Development Co., Ltd. and Isetan Mitsukoshi Holdings Ltd., is setting a new global standard in the real estate industry through a premier four-tower residential development - The Seasons Residences. This development is designed with precision, and features impeccable Japanese innovations meant to elevate the standards of comfort, convenience, and functionality for its discerning homeowners.

## THE PARTNERS



With almost fifty years of experience, Federal Land, Inc., a member of GT Capital Holdings and a proud partner of the Metrobank Group, has been consistently redefining the urban landscape and reshaping the city skyline to elevate the quality of life of its projects' residents.



## NOMURA REAL ESTATE DEVELOPMENT

Nomura Real Estate Group, which traces its origins back to the 1950s, is engaged in the business of Residential Development, Leasing, Investment Management, Property Brokerage, and Property & Facility Management among others. It is one of the leading developers of condominiums and detached houses centered in the greater Tokyo area.



Isetan Mitsukoshi Holdings Ltd. is a Japan-based holding company mainly engaged in the department store business, operating 24 department stores nationwide, and 38 stores abroad.

The history of Mitsukoshi dates back to 1673, while Isetan Department Store first opened its doors in 1886.

In 2008, the two companies merged to form Isetan Mitsukoshi Holdings Ltd.



Artist's Perspective

## OWN A PIECE OF JAPAN IN BONIFACIO GLOBAL CITY

The Seasons Residences, rising alongside Grand Hyatt Manila, is inspired by the four seasons of Japan. It is designed to fuse Filipino hospitality with Japanese efficiency, allowing its future residents to experience an elevated lifestyle at the heart of Bonifacio Global City.



The Guest House Interior\*



Mitsukoshi Interior\*



Sky Lobby\*



The Seasons Residences Site Development Plan



Location Map

## **BLISS AND BALANCE AT THE HEART OF BONIFACIO GLOBAL CITY**

Be at the most coveted spot in the country's premier central business district,  
Bonifacio Global City.

Bonifacio Global City is Metro Manila's newest melting pot of luxurious lifestyle and contemporary culture. It is home to distinguished multinational companies, prestigious international schools, the world-class Grand Hyatt Manila, St. Luke's Medical Center, Philippine Stock Exchange, embassies, parks, places of worship, and offices.

It is proximate to major highways, link roads going to Makati, Ortigas, and EDSA, and transportation hubs like airports and bus terminals to create a perfect environment for living, shopping, working, and playing.

BGC's accessibility will further improve with the completion of various infrastructure projects such as the BGC-Ortigas Link Road, Mega Manila Subway, BGC-Makati Skytrain and BGC-NAIA Bus Rapid Transit.



Artist's Perspective of Grand Hyatt Manila Residences South Tower, Grand Hyatt Manila, and Grand Hyatt Manila Residences

## **GLITZ AND GLAMOUR AT GRAND CENTRAL PARK**

Be part of Grand Central Park, an integrated-use development where Grand Hyatt Manila is situated. It is the newest go-to lifestyle district where people can live, work, shop, and dine.

The Seasons Residences rises at the heart of this development that features landmark destinations such as The Shops at Grand Central Park and the highly anticipated first Mitsukoshi in the Philippines. It is nestled in a vibrant community that is home to multinational companies, government offices, and health institutions.



## **MITSUKOSHI: THE FIRST JAPANESE-INSPIRED MALL IN THE PHILIPPINES**



At the podium of The Seasons Residences is the first Mitsukoshi in the Philippines. Themed to be the “Next Manila Lifestyle”, Mitsukoshi aims to become the new lifestyle destination in Bonifacio Global City. The four-storey mall is designed for customers living in today’s fast-paced and exciting environment, providing new and elevated retail experiences.

The mall will boast of a merchant selection ranging from designer labels to the best global and local retail names and will showcase various Japanese brands.





Supermarket Entrance\*



Mitsukoshi Interior\*



Food Court\*

## RETAIL OFFERINGS

### Tasty Life

Customers will definitely relish delectable food at the mall's Japanese-inspired culinary offerings extending to Mitsukoshi's Supermarket on Basement 1. Food corners offering fresh produce and imported delicacies will also be available.

### Beautiful Life

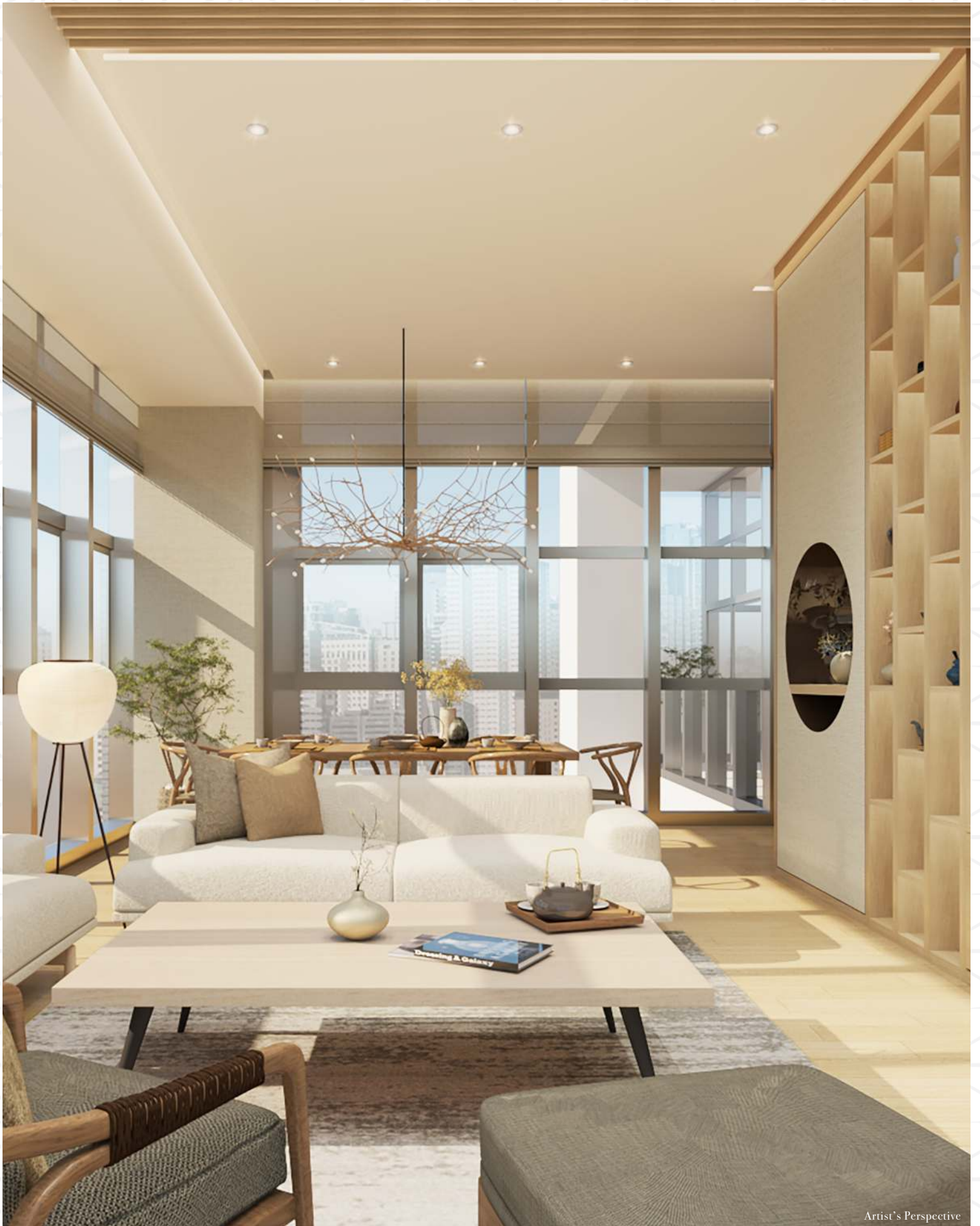
A beauty section will be one of the main highlights of the mall. It will serve as an anchor with luxury cosmetic brands. At the center of this section will be a modern beauty store by Isetan Mitsukoshi Holdings Ltd. which will offer natural and organic cosmetic brands and beauty salon service.

### Inspired Life

Experience Japan in the Philippines with Mitsukoshi's popular and new Japanese dining options, as well as a selection of International food choices. The mall will also feature well-loved Japanese handicrafts, accessories, and premium retail stores that are rich in Japanese culture and style.

### Entertainment Life

Celebrate life and create new experiences with Mitsukoshi's unique Japanese entertainment options, perfect for wellness and enjoyment.



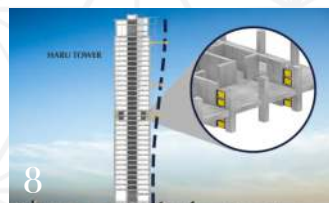
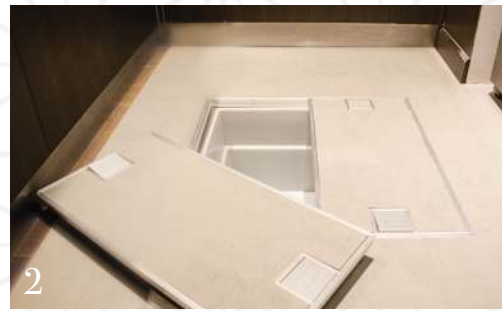
Artist's Perspective

## HIGH-QUALITY LIVING THROUGH JAPANESE TECHNOLOGY

Staying true to the legacy of Grand Central Park's world-class community, The Seasons Residences provides efficient Japanese innovations and technologies to elevate your lifestyle with convenience, safety, cleanliness, and eco-friendliness.

## JAPANESE TECHNOLOGY FEATURES

### JAPANESE DESIGN EFFICIENCY, SAFETY, AND SECURITY



### JAPANESE DESIGN EFFICIENCY

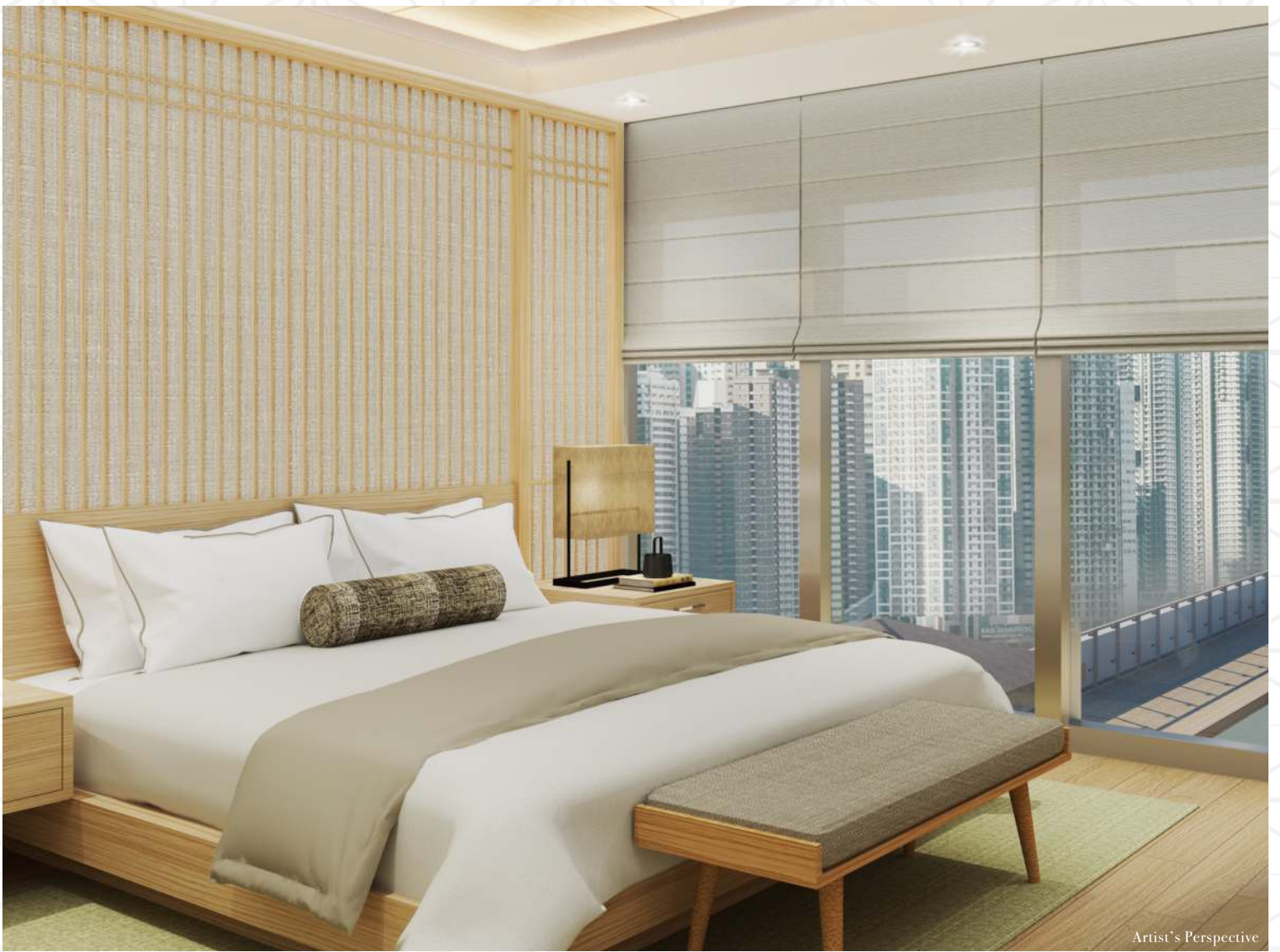
Enjoy convenience and efficiency every day with Japanese technology in your home.

- Japanese Storage System** - Organize your belongings with ingenious storage solutions such as a (1) Shoe Cabinet, (2) Kitchen Floor Storage, (3) Kitchen Cabinets, and (4) Bedroom Closet.
- (5) **Kitchen Sink** - A space-saving sink made for cooking preparation, washing, and draining.
- (6) **Below-Floor Drainage System (Sunken Slab)** - A type of floor construction for easier pipe maintenance and repairs as well as water leakage protection.
- (7) **Separate Shower & Bathtub** - Enjoy added luxury with a bigger space to relax and unwind.

### SAFETY AND SECURITY

Ingenious devices that keep you safe and comfortable inside and outside your home.

- (8) **Earthquake Vibration Control Technology (Damper System)** - Viscoelastic coupling dampers that minimize vibrations and increase building comfort, safety, and resilience to both wind and earthquakes.
- (9) **Key Card Access for Elevator & Main Door** - Security measure to restrict access to residential floors and for a more convenient access to residential units.
- (10) **Fire Detection & Alarm System** - Smoke-detecting technology that will prompt you to evacuate and alert the building administration for immediate response.



Master Bedroom of Villa Unit



Living & Dining Room of Villa Unit

## JAPANESE TECHNOLOGY FEATURES CLEANLINESS, CONSERVATION, AND RESOURCE-SAVING



### CLEANLINESS

Unique innovations that eliminate odors and are easy to maintain.

- (1) **Rangehood with Japanese Oil Filter Technology** – Efficiently captures smoke and odor and has an advanced oil-collecting system.
- (2) **Air-Washing Tiles** – Breathe easy with cutting-edge tiles that minimize excessive humidity, bad odors, and harmful substances in the air.

### CONSERVATION AND RESOURCE-SAVING

Fixtures and devices for efficient use of resources.

- (3) **Japanese Shower Toilet** – Get unparalleled comfort with a multifunction toilet washer that allows you to fully adjust the settings to your preference.
- (4) **Motion Sensor Lighting in Select Common Areas**

# HARU & NATSU TOWER

## Floor Stacking

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### The Peak Zone

2 bi-level units

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### High Zone (40F-42F)

3 floors | 4 units per floor

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### Mid Zone (27F-39F)

12 floors

8 units per floor

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### Low Zone (8F-26F)

16 floors

12 units per floor

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Amenity Deck & Villas, Sky Lobby | 1 Floor

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Residential Parking (3F-7F) | 5 Floors

Mitsukoshi Mall (Part) (3F)

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Mitsukoshi Mall (2F)

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Mitsukoshi Mall (GF)

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Mitsukoshi Mall (B1)

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Commercial Parking (B2-B3)





**The Peak Zone**  
2 bi-level units

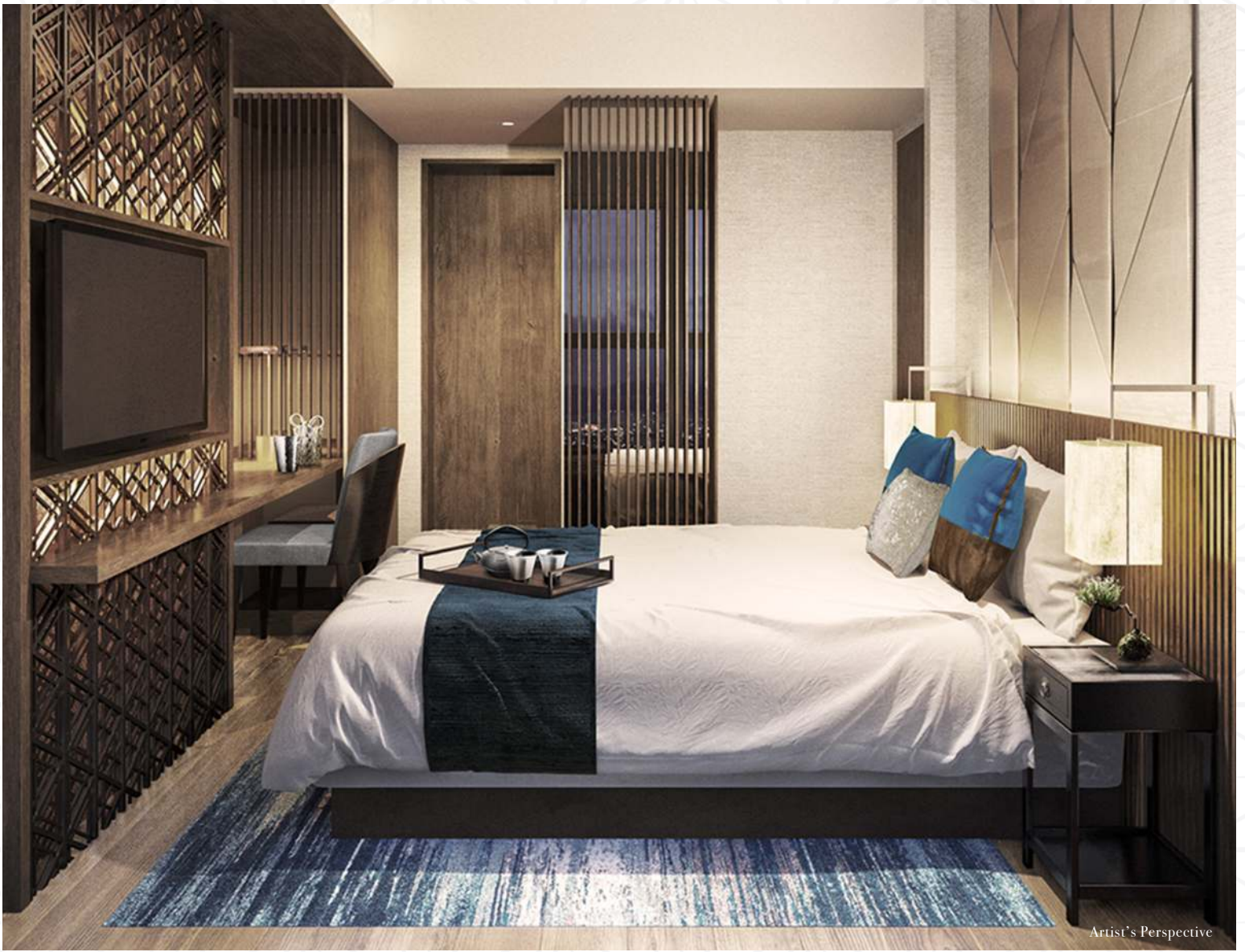
**Lower Peak Zone (42F-45F)**  
3 floors | 4 units per floor

**High Zone (30F-41F)**  
11 floors  
8 units per floor

**High Zone (29F) | 8 units**  
**High Zone - Damper(27F-28F)**  
2 floors | 9 units per floor  
**High Zone (26F) | 8 units**

**Low Zone (8F-25F)**  
15 floors  
12 units per floor





Bedroom of 1BR Unit

### DESIGNED WITH JAPANESE STANDARDS

Each unit in The Seasons Residences features elements of Japanese living and is carefully laid out to create a haven perfect for recreation, rest, and relaxation. Ownership lets you experience the Japanese lifestyle right at your own home.



Master Bedroom Toilet and Bath of 3BR Unit





Master Bedroom of 3BR Unit



Living & Dining Room of 2BR Suite



## AMENITIES INSPIRED BY THE FOUR SEASONS OF JAPAN

The amenity floor of The Seasons Residences is influenced by the seasons of Japan, with the arrangement of the elements inspired by spring (haru), summer (natsu), autumn (aki), and winter (fuyu).

### ACTIVE SPRING

Your active lifestyle gets a boost with a modern gym where you can work out to keep fit. You can also unwind in a zen garden amidst landscapes that offer a refreshing take on nature.

### BREEZY SUMMER

Have a stay-in vacation every day and relax while the kids enjoy the children's pool and playground. You can also bond with family and friends at the karaoke room, function rooms, and game room.

### CREATIVE AUTUMN

Indulge in your passions. Let your creative juices flow in the music room, study or catch up on the latest news in the reading lounge, or hold small meetings at the business center.

### DREAMY WINTER

Frosty mornings and cold nights are best spent in the spa, where you can come close to experiencing an onsen - a Japanese hot spring. Refreshing and relaxing, the spa is the perfect place to unwind and soothe your mind and body.



**ACTIVE SPRING:** (1) Daycare\*; (2) Nursing Room\*  
**BREEZY SUMMER:** (3) Game Room\*; (4) Yoga/Dance Studio\*; (5) Outdoor Lounge; (6) Karaoke Room\*  
**CREATIVE AUTUMN:** (7) Business Center\*; (8) Music Studio\*; (9) Reading Lounge\*  
**DREAMY WINTER:** (10) Wellness Room Lobby\*



Artist's Perspective

## THE GUEST HOUSE

The Seasons Residences is proud to present a unique amenity offering - The Guest House. The design of The Guest House is inspired by traditional Japanese architecture, and will be made available for lease to relatives and friends of residents so that they, too, can experience the kind of lifestyle that The Seasons Residences homeowners experience.



The Guest House Garden \*



Tea Room \*



Bedroom \*

## VIEWS FROM THE SEASONS RESIDENCES



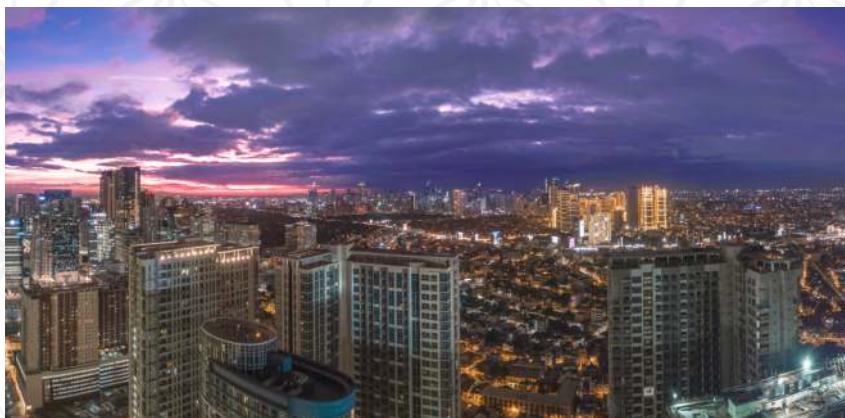
NORTH - View of Ortigas



SOUTH - View of Grand Hyatt Manila



SOUTH EAST - View of 8th Avenue



SOUTH WEST - View of Central Park West

Nestled in Bonifacio Global City, The Seasons Residences towers with grandeur in a prime location within the heart of the city. Offering unparalleled cityscape views from different wings of the towers, this Japanese-inspired development is truly a home like no other.

## DESIGNED BY WORLD-RENOWNED EXPERTS IN THE REAL ESTATE INDUSTRY

The Seasons Residences is proud to introduce its team of experts behind this exceptional project.

### Offshore Japanese Consultants:

**NIKKEN**  
EXPERIENCE, INTEGRATED



#### NIKKEN SEKKEI

Overall Conceptual Design

#### Masakazu Kimura

Senior Executive Officer  
Head of Global Business  
and Management Department

With more than 25,000 projects in over 250 cities across 50 countries, Nikken Sekkei Group is an influential entity in the field of architecture, urban planning, and designing.

**NOMURA**



#### NOMURA CO., LTD.

Interior Design

#### Shunsuke Saeiki

Creative Director

The leader in "Space Creation" and "Space Vitalization". Nomura's business is centered on delivering dreams and excitement to end users via research, consultation, design, planning, and construction.

**TORAFU ARCHITECTS**



#### TORAFU ARCHITECTS

Facade Concept

#### Koichi Suzuno

#### Shinya Kamuro

Torafu Architects

Founded by Koichi Suzuno and Shinya Kamuro, Torafu Architects employs a working approach based on architectural thinking. The duo has worked on a diverse range of products: from development and interior design, spatial installations, and film making.



**ASAO TOKOLO**



#### ASAO TOKOLO

Facade Concept

#### Asao Tokolo

Japanese Designer

The Master of Modern Pattern Design, Asao Tokolo has created patterns with "connecting" as the theme. He is an active practitioner in the areas of art, architecture, and design. His design was chosen to be the Tokyo 2020 Olympic Games emblem.

### Architects and Engineers:



#### CASAS+ ARCHITECTS

Project Architect

#### Arch. Carmelo T. Casas

FUAP, FPIA, AA  
Founder & CEO

Casas+ Architects is one of the Philippines' leading architectural firms. The firm designed many prominent high rise projects which transformed the skyline of key central business districts of the country.

**ARUP**



#### OVE ARUP & PARTNERS HONG KONG, LTD.

Structural

#### Raul Manlapig

Principal | Managing Director

From 85 offices in 35 countries, Arup's 13,000 planners, designers, engineers, and consultants deliver innovative projects across the world with creativity and passion. Arup has been working in the Philippines since 1986; and in 1990, it established a permanent office in Manila.



#### DCCD ENGINEERING CORPORATION

MEPF

#### Michael Roberto P. Reyes

President & COO

Since 1957, DCCD has maintained its leadership position in the engineering consultancy business, and has successfully completed more than 10,000 engineering and other consulting assignments.

DCCD is the first Filipino engineering consulting firm in the country to receive the ISO 9001:2015 (Quality), ISO 14001:2015 (Environmental), and OHSAS 18001:2007 (Occupational Health and Safety) for an integrated QEHS Management System Certification.

Visit The Seasons Residences Showroom at  
7th Ave. corner 34th St., Grand Central Park, North BGC, Taguig City

[www.theseasonsresidences.ph](http://www.theseasonsresidences.ph)

HLURB LS NO. 033473 | HLURB ENCR-AA-2019/05-2364

Location: 8th Ave. corner 36th St., Grand Central Park, North BGC, Taguig City

Completion: December 31, 2027

Owner / Developer: Sunshine Fort North Bonifacio Realty Development Corp.



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