

# A new well-rounded, integrated development for the Metro

*The Observatory breaks ground with residential Sora Tower*

Federal Land NRE Global Inc. (FNG), a joint venture between Federal Land, Inc. and Nomura Real Estate Development Co. Ltd., is set to combine decades of experience in real estate development to build The Observatory.

Last May 3, FNG marked a significant milestone in its journey with the groundbreaking ceremony of The Observatory Sora Tower in Mandaluyong City. The event was attended by esteemed guests, including key officials from both FNG and the Mandaluyong City government.

Strategically located at the intersection of three major central business districts: Makati, Bonifacio Global City (BGC), and Ortigas Center, The Observatory provides residents with unparalleled access to prime locations.

The 4.5-hectare township features a neighborhood of residential towers, sprawling retail facilities, and an office building, all seamlessly connected through walkable and open spaces. This integrated approach to urban living ensures that residents, workers, and visitors can enjoy a well-rounded experience with easy access to various amenities and services within the complex.

## CAREFULLY CURATED FIRST TOWER

Derived from the Japanese word meaning “sky,” Sora Tower, the first residential tower rising at The Observatory, is envisioned to soar over the city, offering its residents a prime location at the heart of urban culture and fast-paced lifestyles in Metro Manila.

The Observatory Sora Tower will feature a total of 650 units, each meticulously designed to offer a diverse range of unit types, from studio units to penthouses, ranging in size from 28 square meters to 205 square meters.

Each unit is designed with functionality and practicality in mind, incorporating Japanese elements and features that enhance the overall living experience. For instance, the tower’s design and amenities are inspired by the distinct identities of remarkable districts in the regions and cities of Japan, such as Tokyo, Hokkaido, Kyoto, and Osaka. Sora Tower’s amenities take inspiration from the Shibuya district of Tokyo.

The Observatory Sora Tower provides a diverse range of amenities to cater to the needs and preferences of its residents. Indoors, residents can enjoy the garden lobby, children’s playroom, co-working and business center, yoga studio, fitness gym, entertainment room, and function room. These indoor facilities provide spaces for relaxation, work, exercise, and social gatherings, enhancing the overall living experience within the tower.

For outdoor activities, residents have access to a swimming pool and pool deck, children’s pool, children’s play area, pet park, garden, and outdoor lounge.

The Sora Tower has a user-friendly approach to storage, which aims to maximize the use of space in each unit while maintaining a clean and organized environment.

For instance, the Genkan, a traditional Japanese entryway area, is incorporated into the design of the units of Sora Tower. This space is designed to accommodate outdoor items such as shoes and other footwear, keeping them organized and out of the way. The feature not only adds a touch of Japanese identity to the unit but also helps maintain a clean and clutter-free living space.

The project also incorporates modular elements that can be adjusted to suit the residents’ preferences.

The kitchen storage solutions in the Sora Tower are also designed to optimize the use of space. Unlike traditional kitchen cabinets that often have wasted space, the units feature adjustable shelves that allow for more items to be stored.



*The Observatory — Retail (Artist's Perspective)*



*The Observatory Cybergate Entrance (Artist's Perspective)*



*The Observatory Sora Tower (Artist's Perspective)*

In addition, the modular wardrobe design is another example of the project’s focus on storage solutions. With adjustable shelves that can be relocated according to changing needs, these closets are designed to accommodate the evolving lifestyle of the residents while remaining functional and efficient.

Most importantly, the tower features protected spaces within and around the units, providing a secure environment for city living. Residents can enjoy the peace of mind that comes with the elevator and main door key card access, which restricts unauthorized entry and enhances the overall security of the building.

For added convenience, the tower offers three passenger elevators, one

passenger or service elevator, and five levels of residential parking, making daily routines effortless.

Residents can also benefit from direct access to retail through shuttle elevators, with lobbies conveniently located at the ground and amenity floors.

The tower’s commitment to convenience is further exemplified by amenities like pressurized fire escape stairs, key card access, and drop-off points at the ground floor and parking level 1, ensuring a seamless and comfortable living experience for all.

## BUILT FROM COLLABORATION AMONG EXPERTS

The partnership between Federal Land, Inc. and Nomura Real Estate

Development Co. Ltd. aims to create vibrant, sustainable, and innovative communities that meet the diverse needs of modern urban residents.

Federal Land, Inc., with over five decades of experience, has been a driving force in shaping the urban landscape of the Philippines.

On the other hand, Nomura Real Estate Group, with its roots dating back to the 1950s, is a prominent figure in Japan’s real estate sector. Its extensive experience in developing condominiums and detached houses centered in the greater Tokyo area has earned it a reputation for quality and attention to detail.

The Observatory is the culmination of the collaborative

work of a team of seasoned experts and internationally-recognized professionals. The master plan and concept design of the residential towers were developed by Nikken Sekkei Ltd., while Garde Co., Ltd. was responsible for the interior and landscape design of the commercial component. Magnusson Klemencic Associates handled the structural engineering design, and Pimentel, Rodriguez, Simbulan & Partners served as the architect of record.

Sora Tower of The Observatory is set to be completed by 2030, and the groundbreaking ceremony marks the beginning of a new era of vibrant city living in Metro Manila.

To discover more about FNG and its projects, visit [www.fng.ph](http://www.fng.ph).