



Artist's perspective

Federal Land brings another relaxing escape in a city vibrating with life. Nestled amidst bustling cities, Valencial Hills Tower E is your home in the middle of everything.

Accustomed to lots of spaces, it comes with a generous cuts in one, two, and three bedrooms, with a privacy of your own space as each floor is shared by no more than 8 units. Valencia Hills Tower E is also built with well-maintained amenities that gives a feel of a sprawling home for you and your family's lifestyle, and built with modern day features to make your home a sanctuary that mixes charm and city living.

PROJECT TEAM

<p>ARCHITECT ESTEBAN Y. TAN & ASSOCIATES</p>	<p>ELECTRICAL RGJ ELECTROSYSTEM CONSULTANTS, INC.</p>
<p>STRUCTURAL R.S. ISON & ASSOCIATES CONSULTING ENGINEERS</p>	<p>MECHANICAL, PLUMBING, FIRE PRO ISAGANI M. MARTINEZ CONSULTING ENGINEER</p>



*Valencia Hills Tower E is 1.2km away from Robinsons Magnolia



CHURCHES

- 1 Our Lady of Mt. Carmel Shrine
- 2 Christian Gospel Center (CGC) San Juan
- 3 St. John The Baptist Church
- 4 Mary the Queen Parish
- 5 Shrine of Jesus The Divine Word
- 6 Immaculate Conception Cathedral of Cubao



HOSPITALS

- 1 San Juan Medical Center
- 2 St. Luke's Medical Center
- 3 UERM Memorial Hospital
- 4 Cardinal Santos Medical Center
- 5 The Medical City Hospital



SCHOOLS

- 1 St. Paul University Quezon City
- 2 Jubilee Christian Academy
- 3 St. Joseph's College of Quezon City
- 4 Xavier School
- 5 Immaculate Conception Academy
- 6 Trinity University of Asia
- 7 La Salle Greenhills



MALLS

- 1 Robinsons Magnolia
- 2 SM Sta. Mesa
- 3 Greenhills Shopping Center
- 4 Gateway Mall
- 5 Ali Mall
- 6 Robinsons Galleria



TRANSPORTATION

- 1 LRT J. Ruiz Station
- 2 LRT Gilmore Station
- 3 MRT Cubao Station
- 4 Araneta Bus Terminal
- 5 MRT Santolan Station
- 6 MRT Ortigas Station



Adult Pool



Lobby



Multi-purpose Room



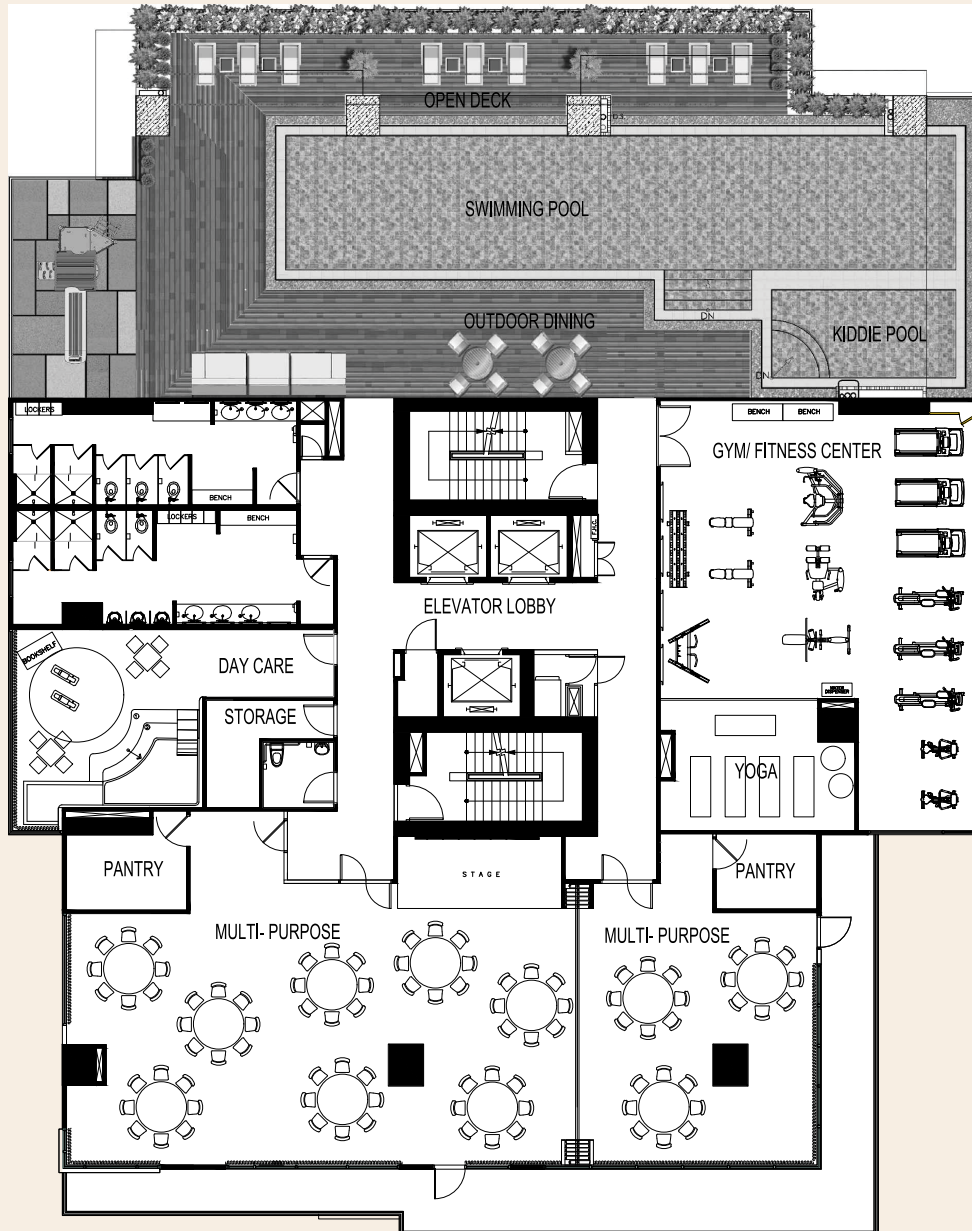
Yoga Room



Fitness Gym

All images are artist's perspective

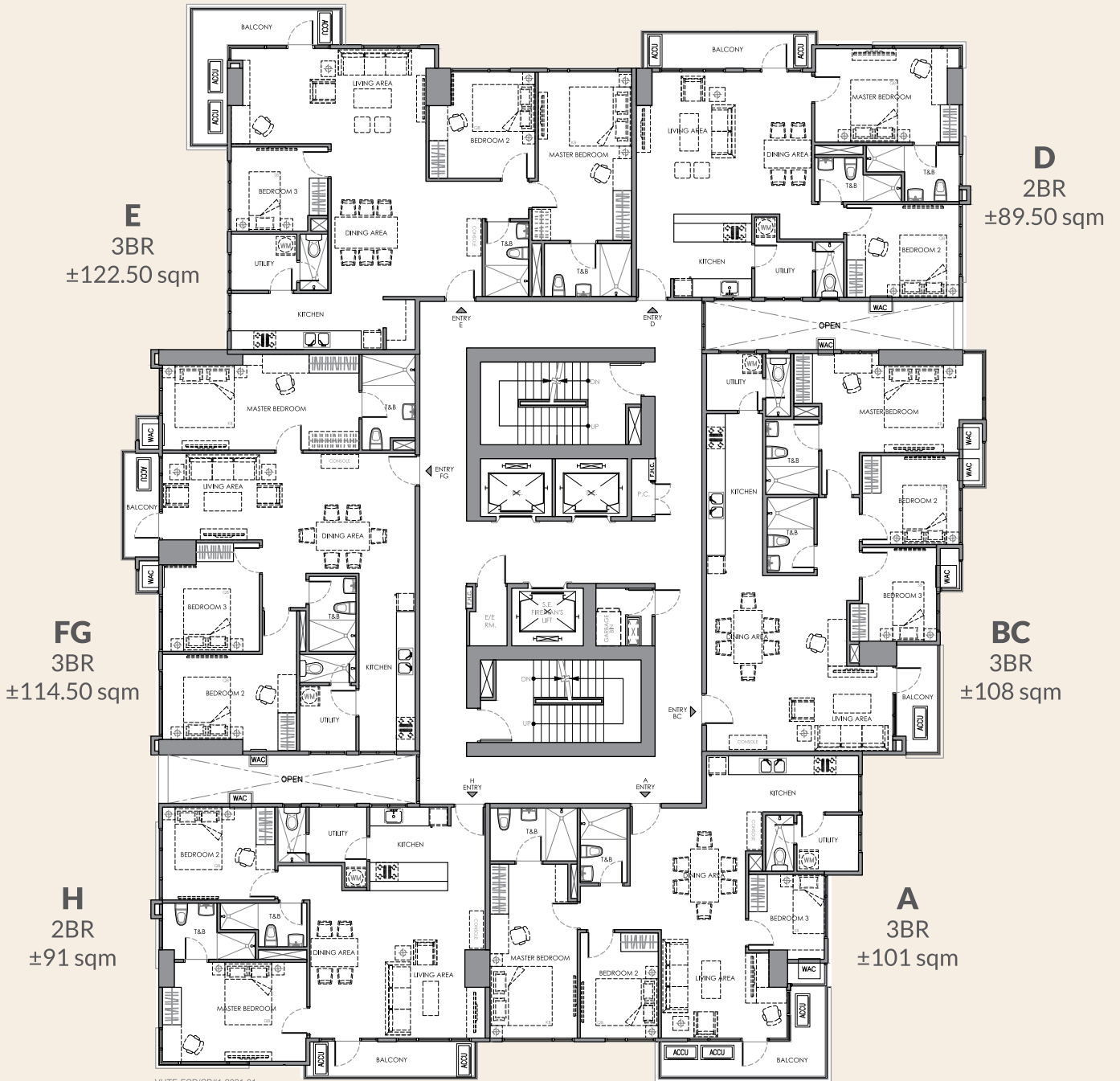
AMENITY FLOOR



- Pool Deck
- Adult Pool / Kiddie Pool
- Gym / Fitness Area
- Yoga Room
- Multi-purpose Room
- Daycare Center
- Children's Playground
- Outdoor Lounge

HIGH ZONE | 22ND - 27TH FLOOR

ERMITAÑO CREEK

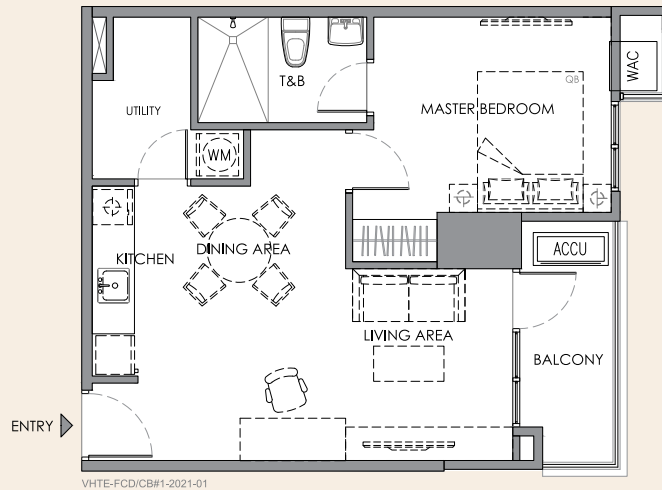


N. DOMINGO STREET

VALENCIA STREET

ONE BEDROOM
UNIT B | ±50.50 SQM.

LOW ZONE | 8TH - 21ST FLOOR



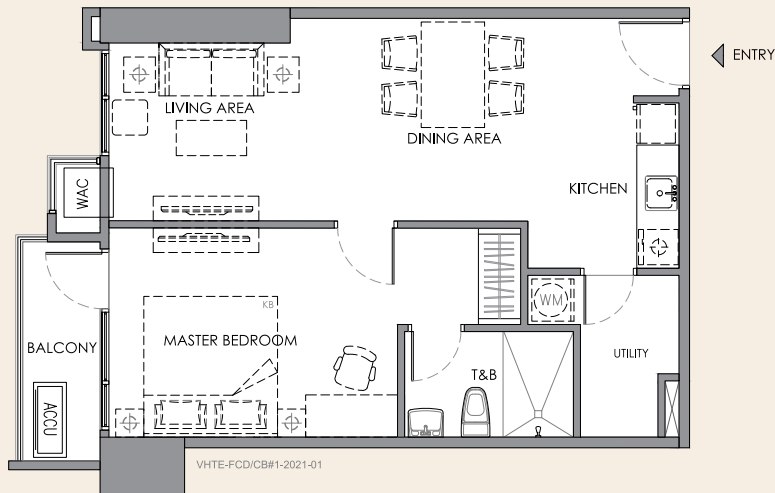
VHTE-FCD/CB#1-2021-01

AREA ALLOCATION	AREA (in sqm.)
Living / Dining / Kitchen	25.00
T&B	4.50
Master Bedroom	12.00
Master T&B	4.00
Balcony	5.00
TOTAL	± 50.50



ONE BEDROOM
UNIT F | ±56.50 SQM.

LOW ZONE | 8TH - 21ST FLOOR

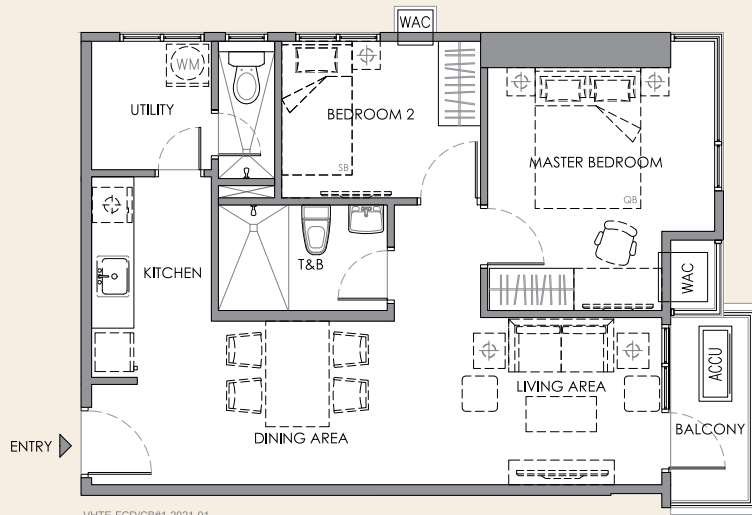


AREA ALLOCATION	AREA (in sqm.)
Living / Dining / Kitchen	32.50
Master Bedroom	11.50
Master T&B	4.00
T&B	4.50
Balcony	4.00
TOTAL	± 56.50



**TWO BEDROOM
UNIT C | ±61 SQM.**

LOW ZONE | 8TH - 21ST FLOOR



VHTE-FCD/CB#1-2021-01

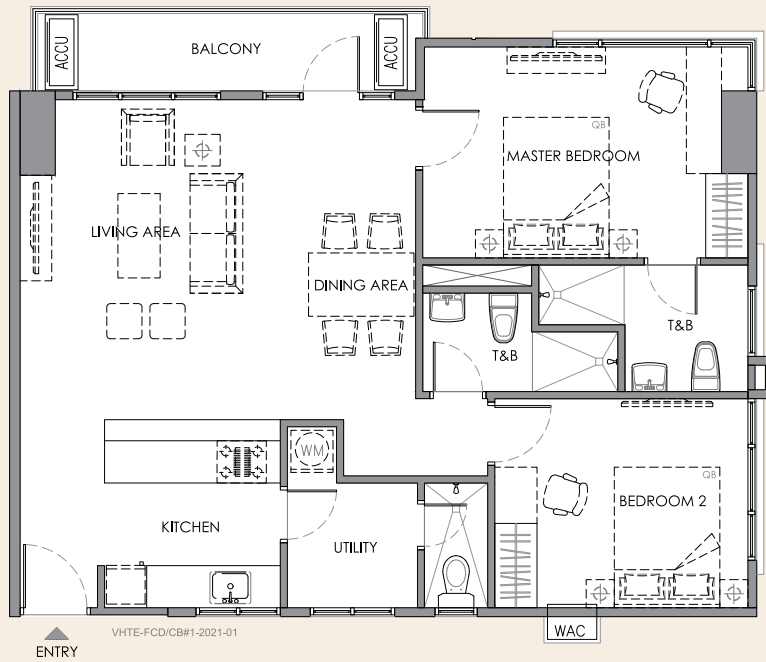
AREA ALLOCATION	AREA (in sqm.)
Living / Dining / Kitchen	27.00
Master Bedroom	14.00
Bedroom 2	7.00
T&B	4.00
Utility	6.00
Balcony	3.00
TOTAL	± 61.00



TWO BEDROOM

UNIT D | ±89.50 SQM.

LOW ZONE & HIGH ZONE | 8TH - 27TH FLOOR

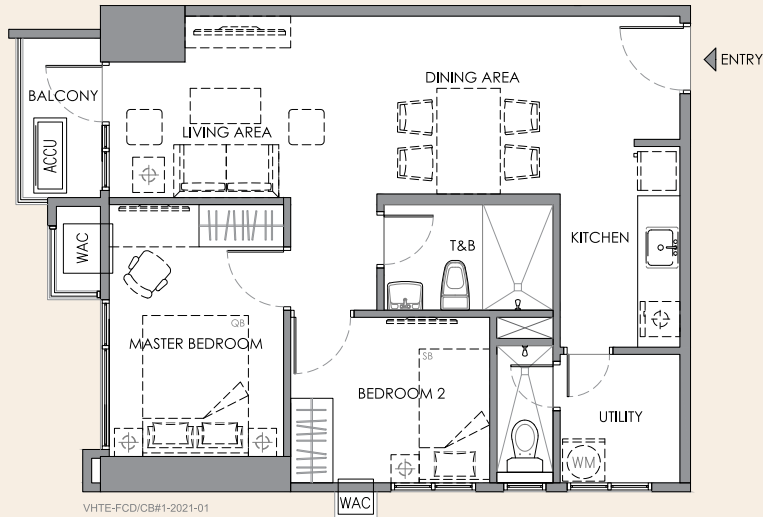


AREA ALLOCATION	AREA (in sqm.)
Living / Dining / Kitchen	40.00
Master Bedroom	15.00
Master T&B	5.00
Bedroom 2	12.00
Common T&B	4.00
Balcony	7.00
Utility	6.50
TOTAL	± 89.50



TWO BEDROOM
UNIT G | ±61.50 SQM.

LOW ZONE | 8TH - 21ST FLOOR

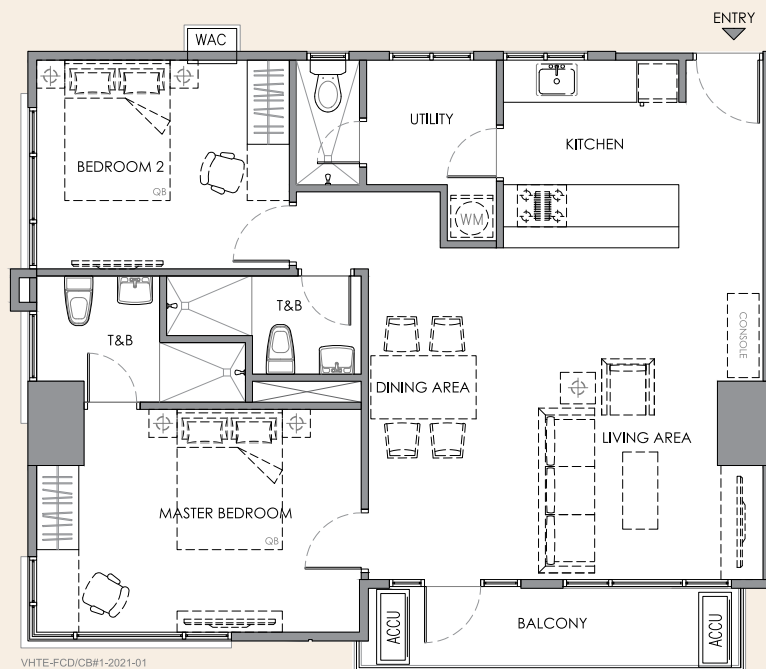


AREA ALLOCATION	AREA (in sqm.)
Living / Dining / Kitchen	29.00
Master Bedroom	12.00
Bedroom 2	7.50
Balcony	3.00
T&B	4.00
Utility	6.00
TOTAL	± 61.50



TWO BEDROOM
UNIT H | ±91 SQM.

LOW ZONE | 8TH - 21ST FLOOR



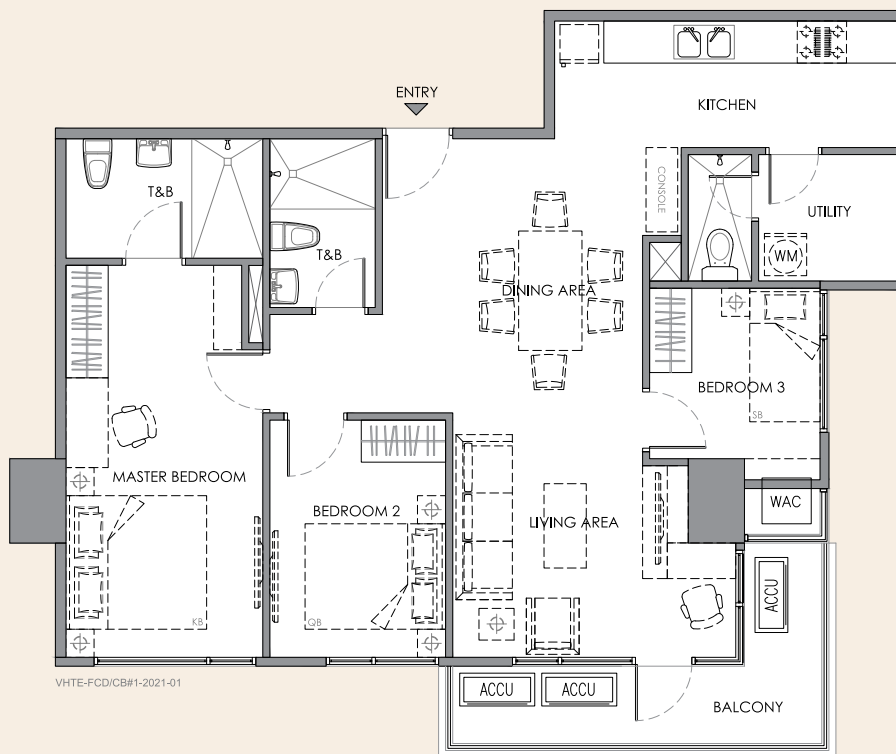
VHTE-FCD/CB#1-2021-01

AREA ALLOCATION	AREA (in sqm.)
Living / Dining / Kitchen	41.00
Master Bedroom	16.00
Master T&B	5.00
Bedroom 2	12.00
T&B	4.00
Balcony	6.50
Utility	6.50
TOTAL	± 91.00



THREE BEDROOM UNIT A | ±101 SQM.

LOW ZONE & HIGH ZONE | 8TH - 27TH FLOOR



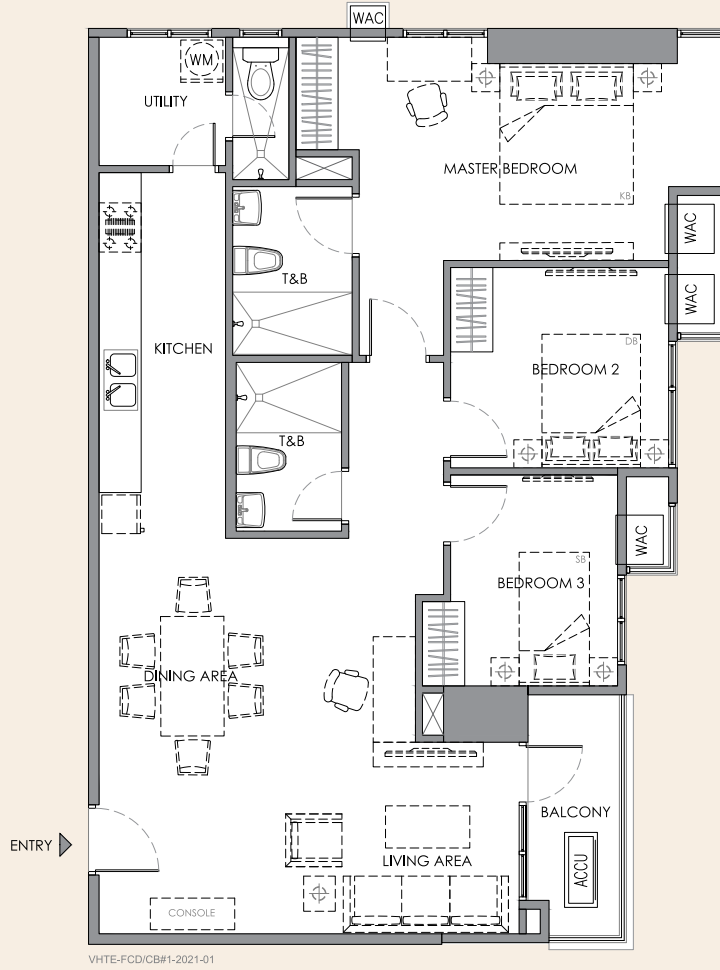
VHTE-FCI/CB#1-2021-01

AREA ALLOCATION	AREA (in sqm.)
Master Bedroom	17.00
Master T&B	5.50
Bedroom 2	9.00
Bedroom 3	8.00
Living / Dining / Kitchen	43.00
T&B	4.00
Utility	6.00
Balcony	8.50
TOTAL	± 101.00



THREE BEDROOM UNIT BC | ±108 SQM.

HIGH ZONE | 22ND - 27TH FLOOR

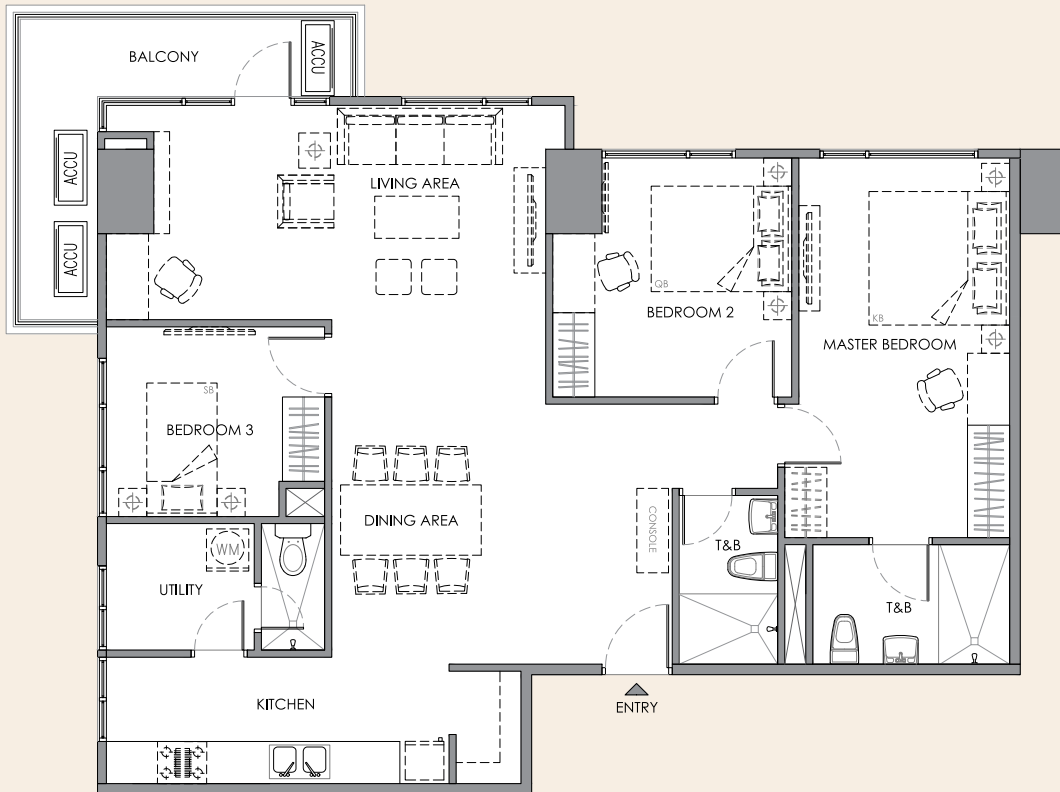


AREA ALLOCATION	AREA (in sqm.)
Living / Dining / Kitchen	47.00
Master Bedroom	21.00
Master T&B	5.00
Bedroom 2	10.50
Bedroom 3	10.00
T&B	4.00
Balcony	4.50
Utility	6.00
TOTAL	± 108.00



THREE BEDROOM
UNIT E | ±122.50 SQM.

LOW ZONE | 8TH - 21ST FLOOR



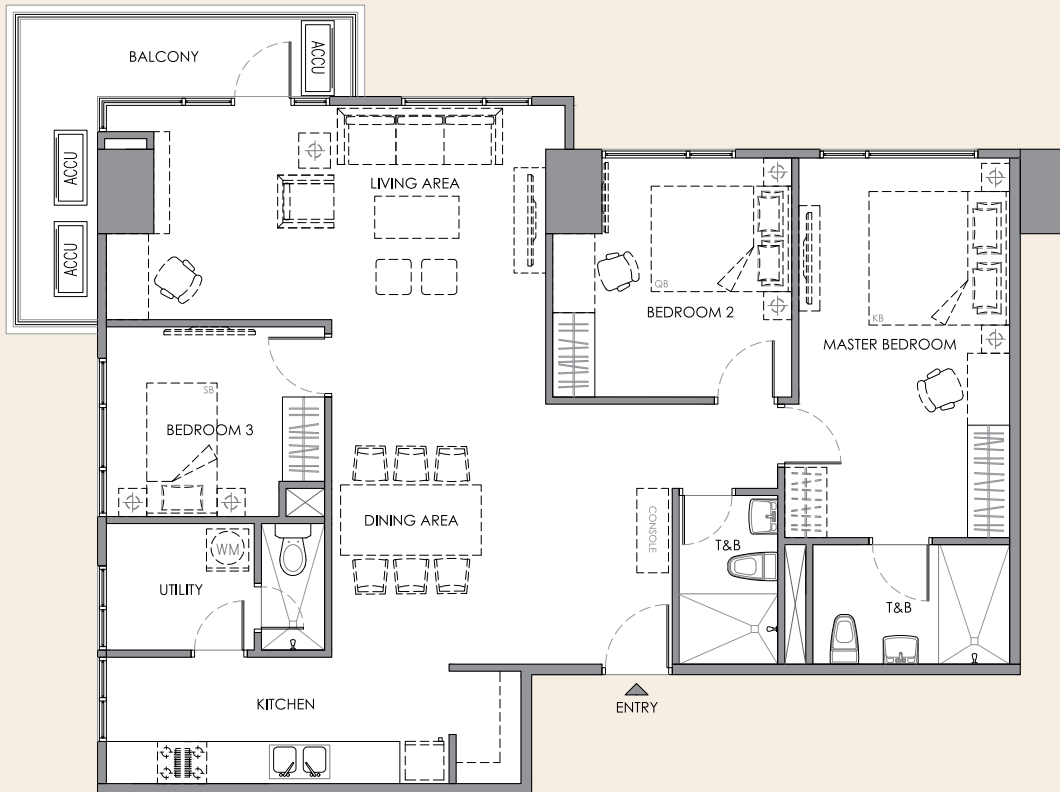
VHTE-FCD/CB#1-2021-01

AREA ALLOCATION	AREA (in sqm.)
Living / Dining / Kitchen	57.00
Master Bedroom	18.00
Master T&B	6.00
Bedroom 2	12.00
Bedroom 3	9.00
Balcony	10.00
Utility	6.50
T&B	4.00
TOTAL	± 122.50



THREE BEDROOM
UNIT E | ±122.50 SQM.

HIGH ZONE | 22ND - 27TH FLOOR



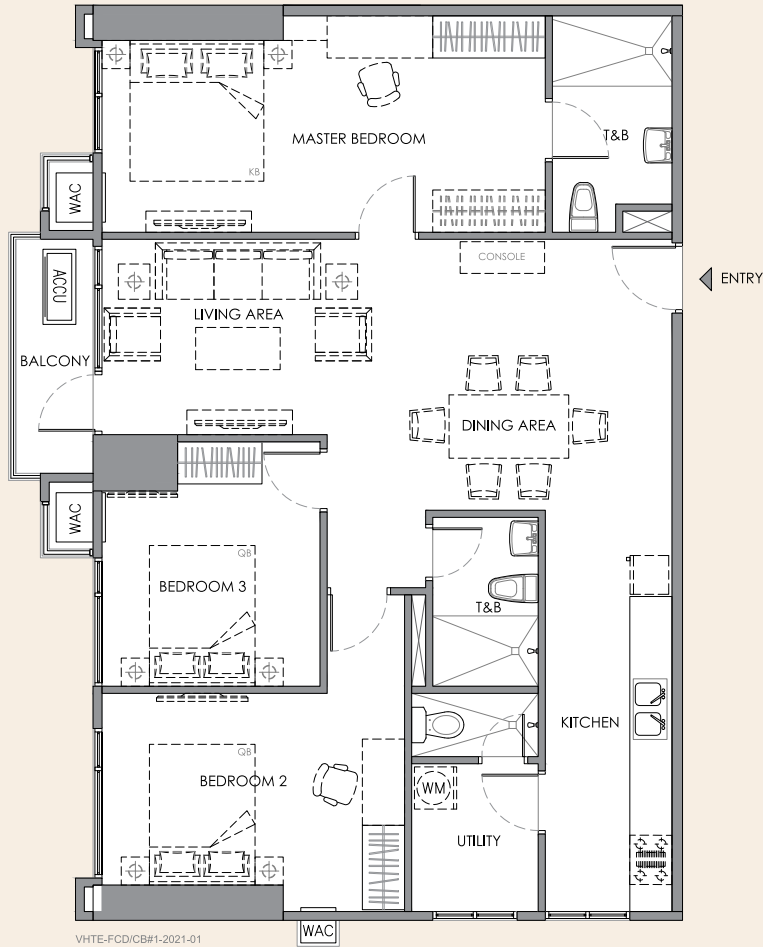
VHTE-FOD/CB#1-2021-01

AREA ALLOCATION	AREA (in sqm.)
Living / Dining / Kitchen	57.00
Master Bedroom	18.00
Master T&B	6.00
Bedroom 2	12.00
Bedroom 3	9.00
Balcony	10.00
Utility	6.50
T&B	4.00
TOTAL	± 122.50



THREE BEDROOM UNIT FG | ±114.50 SQM.

HIGH ZONE | 22ND - 27TH FLOOR



AREA ALLOCATION	AREA (in sqm.)
Living / Dining / Kitchen	43.00
Master Bedroom	22.00
Master T&B	6.00
Bedroom 2	12.50
Bedroom 3	16.50
Balcony	4.00
Utility	6.00
T&B	4.50
TOTAL	± 114.50





Artist's perspective of the Living and Dining

UNIT FINISHES AND FEATURES

	FLOOR	WALL	CEILING	OTHERS
Living & Dining	Homogeneous Tiles (600mm x 600mm)	Painted cement plaster Painted drywall partition	Painted rubbed ceiling	Baseboard Painted Wood
Bedroom	Homogeneous Tiles (600mm x 600mm)	Painted cement plaster Painted drywall partition	Painted rubbed ceiling	Laminated MDF closet Baseboard Painted Wood
Kitchen	Homogeneous Tiles (600mm x 600mm)	Painted cement plaster	Painted gypsum ceiling	Laminated MDF Base and Overhead Cabinet Granite Countertop Range hood (1BR, 2BR, and 3BR)
Toilet & Bath	Ceramic Tiles	Painted cement plaster/ vitrified tiles	Painted MR gypsum ceiling	With provision for multi-point water heater
Utility T&B	Ceramic Tiles	Ceramic tiles/ Painted cement plaster	Painted moisture-resistant gypsum board	
Utility Area	Ceramic Tiles	Painted cement plaster	Painted rubbed concrete	
Balcony	Ceramic Tiles	Painted cement plaster	Painted rubbed concrete	

OTHERS

Door	- Main door: Panel door, wood stain finish - Bedroom door/other doors: solid panel door/wood flush door - Balcony: Aluminum framed glass door
Window	Powder coated aluminum frame
Provisions	-Provision for telephone lines -Provision for cable TV -Provision for multi split type and window type AC for all units -Provision for washer/dryer
Toilet Piping System	Piping system with pipe chase
Additional Deliverables	-Wi-Fi at main lobby area and amenity level -Keycard access for 2 passenger elevators

BUILDING FACILITIES AND SERVICES

- Elevators (2 Passenger Elevators & 1 Service Elevator)
- Building Administration and Security Office
- CCTV System at Lobby and Elevator Cars
- Fire Detection and Alarm System (FDAS)
- Automatic Fire Suppression System (AFSS)
- Rain Water Harvesting
- Sewage Treatment Plant
- Garbage Holding Room per floor
- Provision for Telephone, Cable TV Lines and Internet
- Mail Room
- Guest Annunciator System (Intercom Audio Only)
- 25% Back up Power
MBR: 1 Light, 1 Air Conditioning Unit, 1 Electric Socket
Kitchen: 1 Refrigerator