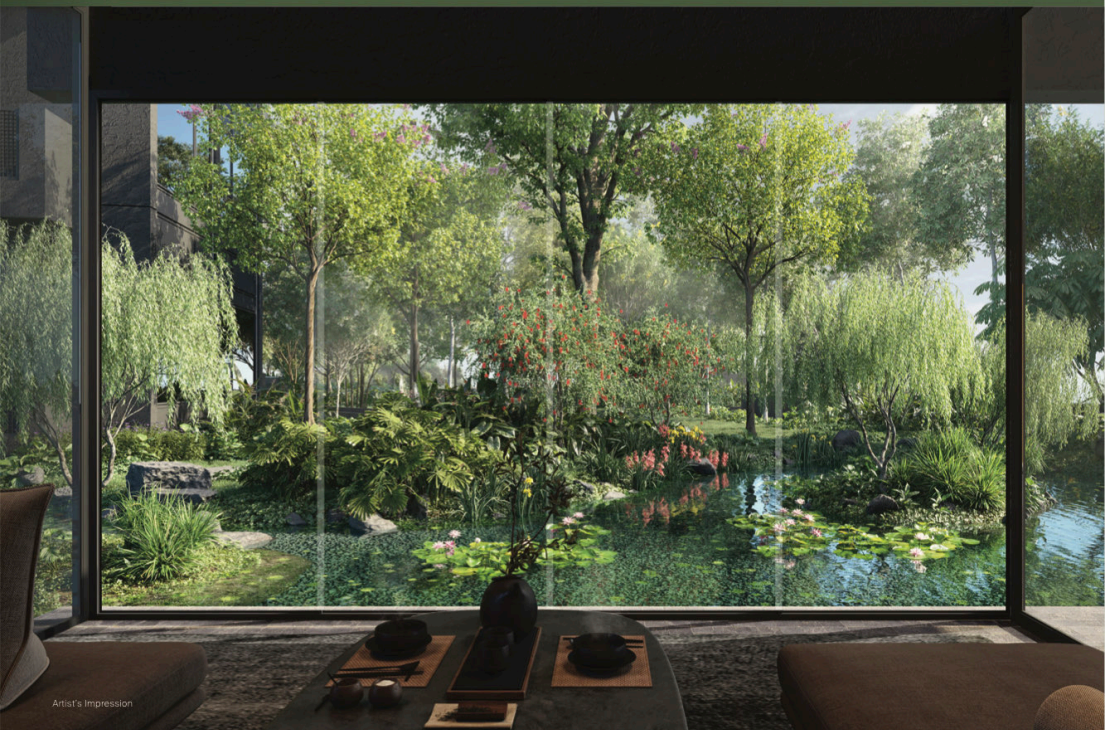




NATURE IN THE CITY



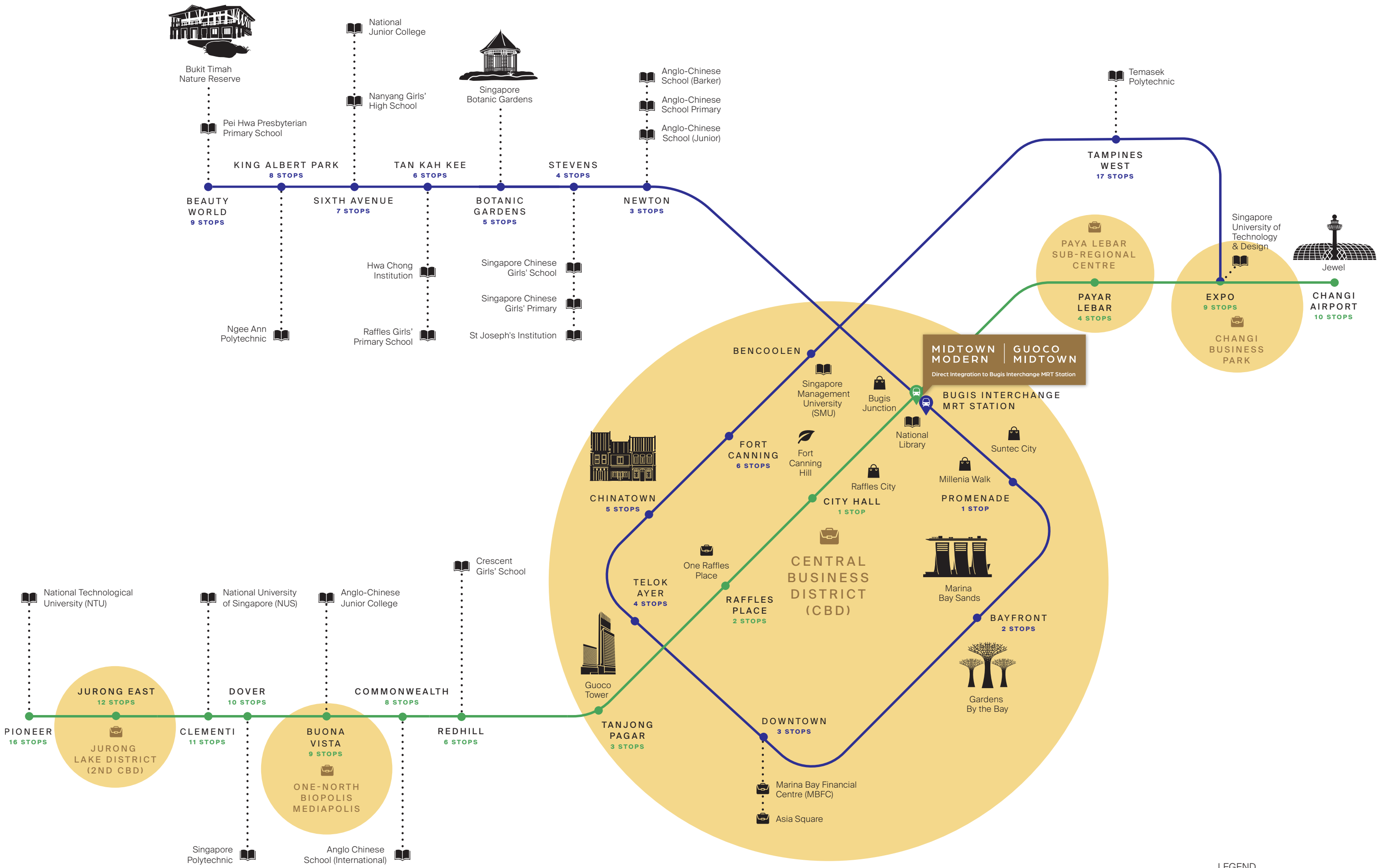
OFFICIALLY APPOINTED MARKETING AGENCY



MIDTOWN MODERN

General Project Description	PROPOSED RESIDENTIAL FLATS DEVELOPMENT COMPRISING 2 BLOCKS OF 30-STOREY APARTMENTS (TOTAL: 558 UNITS) WITH CARPARK AND COMMUNAL FACILITIES, AND COMMERCIAL AT 1ST STOREY WITH BASEMENT
Developer	Joint venture between GuocoLand, Hong Leong Holdings and Hong Realty
District	D7
Address	16 Tan Quee Lan Street, Singapore 188144 (Resi South tower) 18 Tan Quee Lan Street, Singapore 188105 (Resi north tower) 20 Tan Quee Lan Street, Singapore 188107 (Commercial at 1st storey) Directly Above Bugis MRT Interchange (East-West Line & Downtown Line)
Development Type	Integrated Mixed-use Development Residential component within Guoco Midtown
Site Area	11,530.80sqm / 124,117.5 sqft
Plot Ratio	4.52
Tenure of Land	Leasehold, 99 years w.e.f. 10 Dec 2019
Estimate Temporary Occupation Permit (TOP) Date	3rd Quarter 2025
Development Heights / Storey	125.30m / 30 storeys
Total No. of Units	558
Type of Units	1-4 Bedroom & 2 Penthouses
No. of Lifts	4 common lifts and 2 private lifts per tower
Project Account	DBS Ltd for Project A/C No. 003-700172-4 of Midtown Modern Pte Ltd and Guoco Midtown II Pte Ltd
Design Architect / Project Architect	ipli Architects, ADDP Architects LLP
Landscape Architect	Ortus Design Pte Ltd
Lighting Consultant	The Lightbox Pte Ltd
Main Contractor	Tiong Seng Contractors Pte Ltd
Structural Engineer	KCL Consultants Pte Ltd
M&E Consultants	United Project Consultants Pte Ltd

Well-connected



LEGEND

MRT STATION

JOB CENTRE

Getting Around

Direct Integration to
Bugis Interchange MRT Station
East-West & Downtown Line

Walking Distance to
North-South & Circle Line
MRT Stations

Walking Distance
To Shopping Malls & Offices

- Guoco Midtown
DUO
- Bugis Junction
- South Beach
- Suntec City
- Raffles City
- Marina Square

Within 5-10 min Drive To Other Key Districts

- Raffles Place
- Tanjong Pagar
- Marina Bay
- Orchard Road

4 Major Expressways

- East Coast Parkway
- Marina Coastal Expressway
- Kallang-Paya Lebar Expressway
- North-South Corridor (Upcoming)

Established Schools along MRT Lines

- Anglo-Chinese School (Barker Road)
- Singapore Chinese Girls' School
- National Junior College
- St Joseph's Institution
- Hwa Chong Institution
- and more

Places of Interest

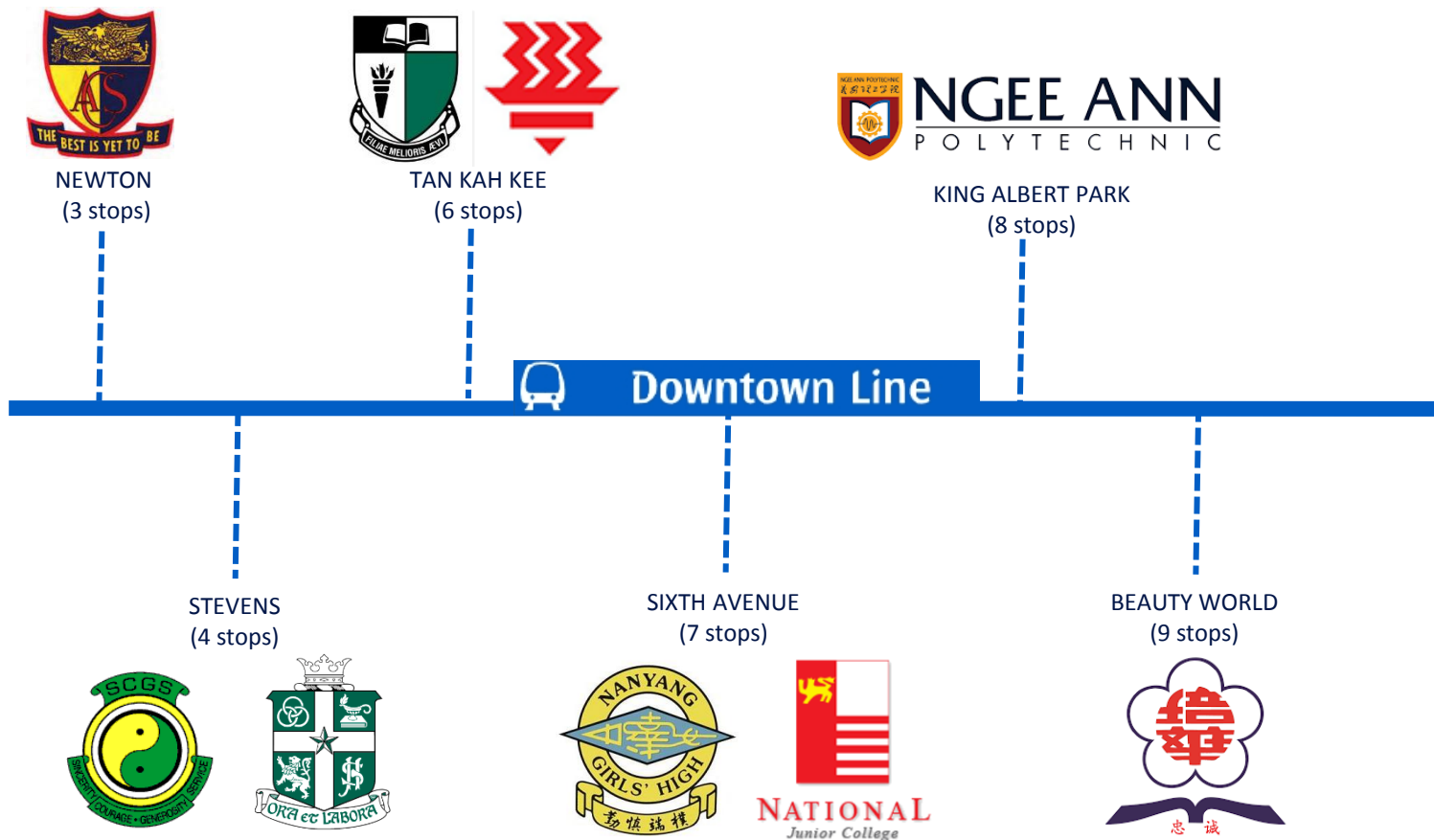
- National Museum
- National Gallery Singapore
- National Library
- Kampong Glam

14-min Drive To Changi Airport
Via East Coast Parkway (ECP)



SCHOOLS

GUOCO
MIDTOWN



SCHOOLS



REDHILL
(6 stops)



BUONA VISTA
(9 stops)



CLEMENTI
(11 stops)

GUOCO
MIDTOWN



East West Line

COMMONWEALTH
(8 stops)



DOVER
(10 stops)

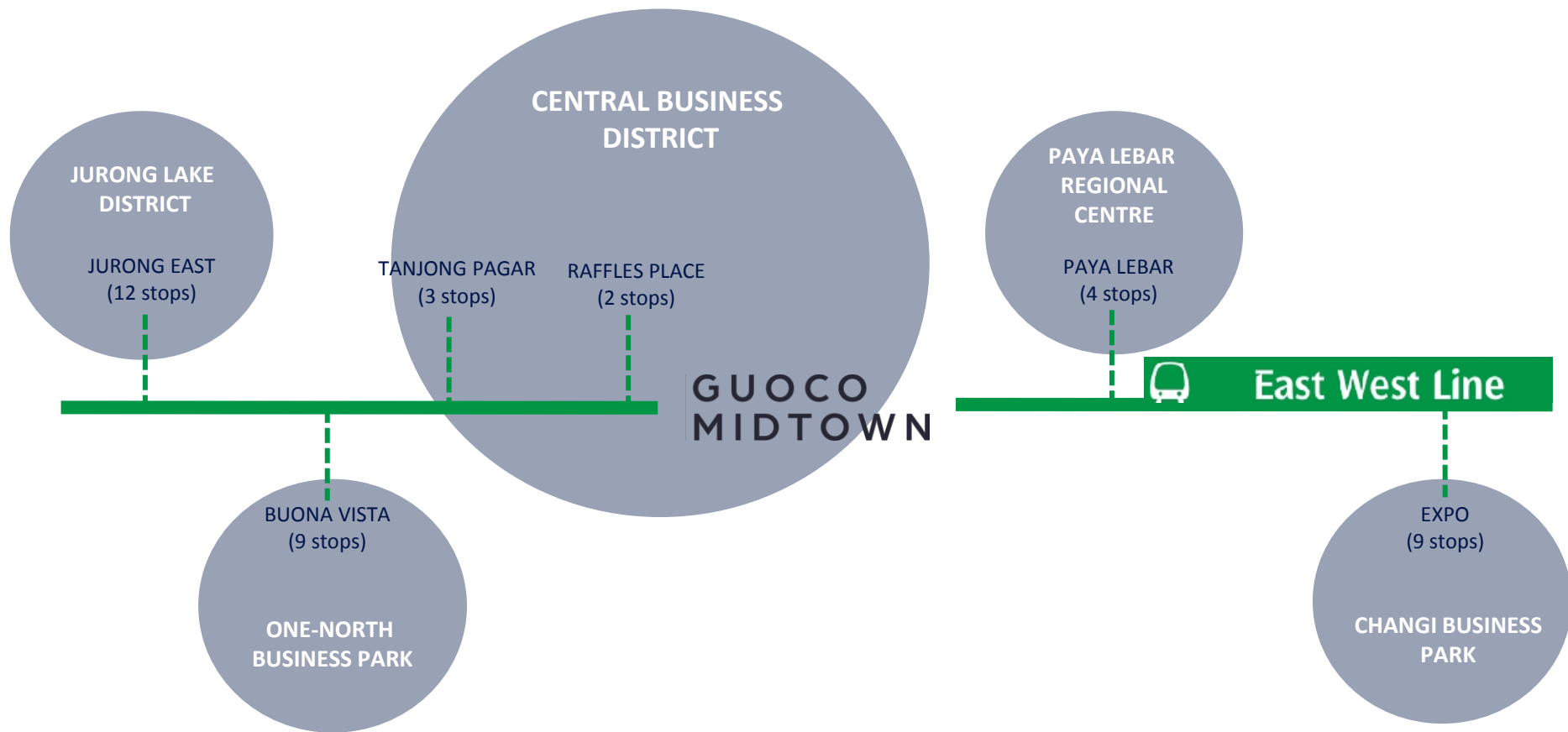
SINGAPORE
POLYTECHNIC



PIONEER
(16 stops)



REGIONAL JOB CENTRES



MAJOR ATTRACTIONS



Bukit Timah
Nature Reserve

BEAUTY WORLD
(9 stops)



Marina
Bay Sands



Gardens
By the Bay

BAYFRONT
(2 stops)



Downtown Line

FORT CANNING
(6 stops)



Fort
Canning
Hill

BOTANIC GARDENS
(5 stops)



Singapore
Botanic Gardens

**GUOCO
MIDTOWN**



East West Line

CHANGI AIRPORT
(10 stops)



Jewel

Diagrammatic Chart



NORTH TOWER											SOUTH TOWER									
UNIT FLOOR	11	12	13	14	15	16	17	18	19	20	1	2	3	4	5	6	7	8	9	10
30	A1-R	C1-R	A1-R	A2-R	A3-R	C2-R	PH 1 (PL)		B2-R	D2-R (PL)	A1-R	C1-R	B1-R	B2-R	A4-R	C2-R	PH 2 (PL)		B3-R	D3P-R (PL)
29	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
28	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
26	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
24	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
23	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
22	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
21	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
20	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
19	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
18	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
17	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
16	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
15	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
14	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
13	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
12	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
11	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
10	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
9	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
8	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
7	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
6	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
5	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
4	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
3	A1	C1	A1	A2-G	A3-G	C2-G	D3P-G (PL)	B3-G	B2-G	D2-G (PL)	A1	C1	B1	B2-G	A4-G	C2-G	D1-G (PL)	C3-G	B3-G	D3P-G (PL)
2	CAR PARK																			
1	PODIUM/RESTAURANTS																			

1 Bedroom

Type A1
Type A2
Type A3
Type A4

2 Bedroom

Type B1
Type B2
Type B3

3 Bedroom

Type C1
Type C2
Type C3

4 Bedroom & 4 Bedroom Premium

Type D1 (PL)
Type D2 (PL)
Type D3P (PL)

Penthouse

PH 1 (PL)
PH 2 (PL)

1 - BEDROOM

TYPE A1

TOWER 16

UNIT

#03-01 to #29-01

TOWER 18

UNIT

#03-11 to #29-11

#03-13 to #29-13

TYPE A1-R

TOWER 16

UNIT

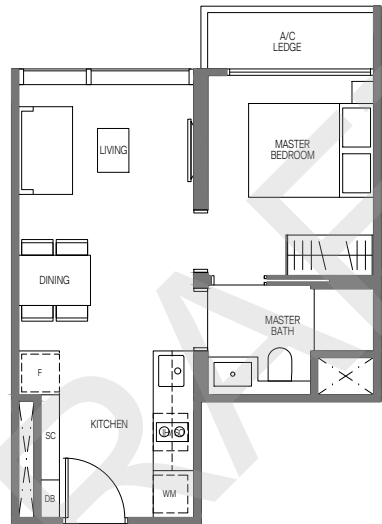
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TOWER 18

UNIT

#30-11

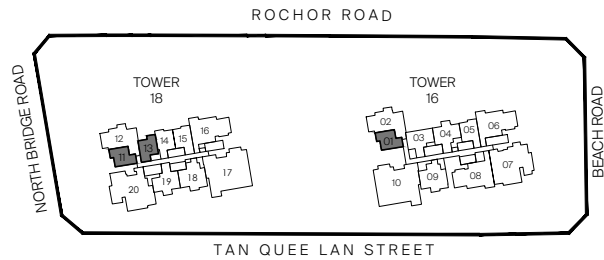
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LEGEND (where applicable):

F - Fridge	SO - Combi Steam Oven	D - Dryer
IH - Induction Hob	CO - Convectional Oven	DB - Distribution Board
GH - Gas Hob	WCH - Wine Chiller	SC - Shoe Cabinet
WM - Washer cum Dryer	W - Washer	

All plans are subjected to amendments as may be approved by the relevant authorities.
Floor areas are approximate measurements and are subjected to final survey.
BP Approval No. A1720-00019-2019-BP01 dated 23/11/2020



KEY PLAN



2 - BEDROOM

TYPE B3

TOWER 16

UNIT

#04-09 to #29-09

TOWER 18

UNIT

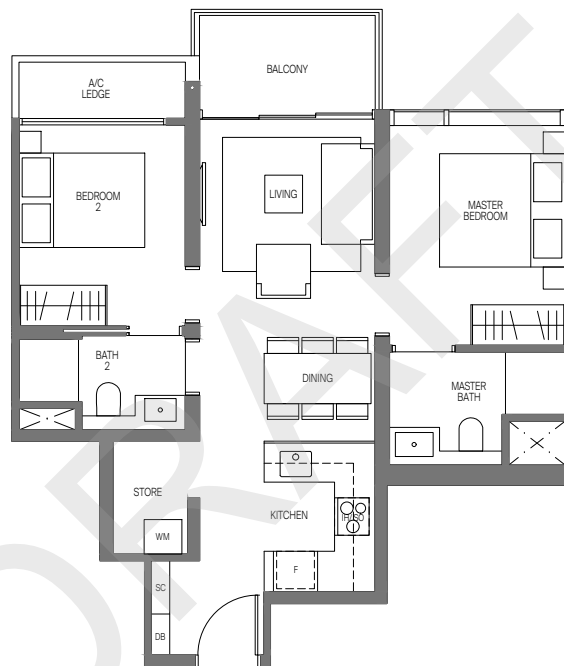
#04-18 to #29-18

TYPE B3-R

TOWER 16

UNIT

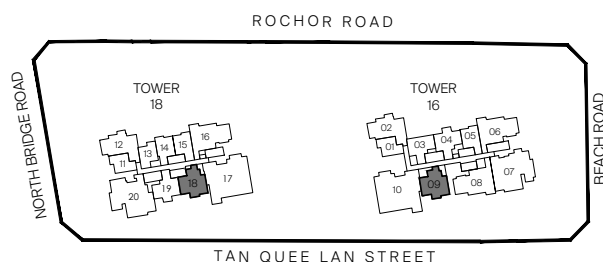
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LEGEND (where applicable):

F - Fridge	SO - Combi Steam Oven	D - Dryer
IH - Induction Hob	CO - Convectional Oven	DB - Distribution Board
GH - Gas Hob	WCH - Wine Chiller	SC - Shoe Cabinet
WM - Washer cum Dryer	W - Washer	

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KEY PLAN



3 - BEDROOM

TYPE C2

TOWER 16

UNIT

#04-06 to #29-06

TOWER 18

UNIT

#04-16 to #29-16

TYPE C2-R

TOWER 16

UNIT

#30-06

TOWER 18

UNIT

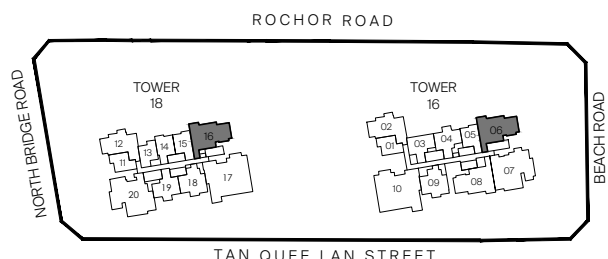
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LEGEND (where applicable):

F - Fridge	SO - Combi Steam Oven	D - Dryer
IH - Induction Hob	CO - Convectional Oven	DB - Distribution Board
GH - Gas Hob	WCH - Wine Chiller	SC - Shoe Cabinet
WM - Washer cum Dryer	W - Washer	

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KEY PLAN



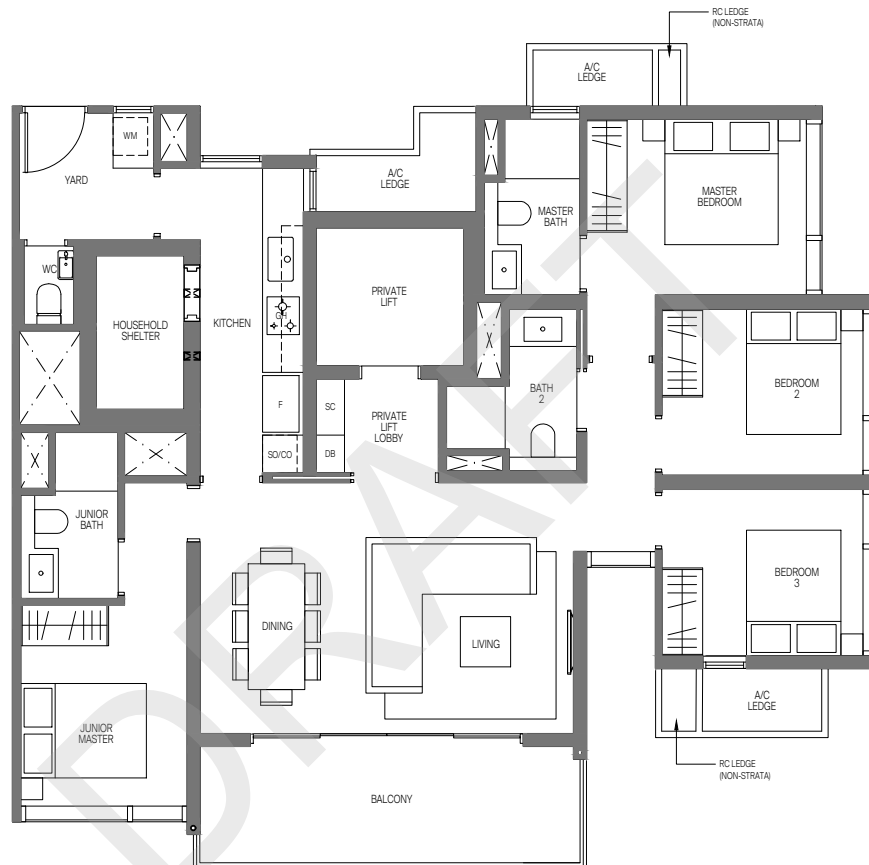
4 - BEDROOM

TYPE D1(PL)

TOWER 16

UNIT

#04-07 to #29-07

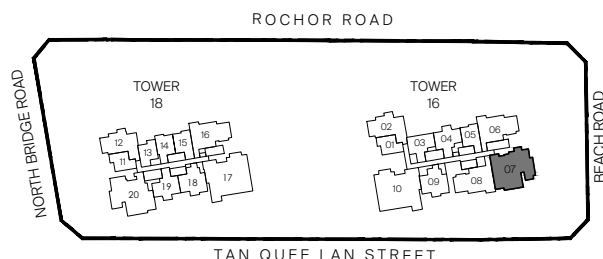


0 1 3 5m

LEGEND (where applicable):

F - Fridge	SO - Steam Oven	D - Dryer
IH - Induction Hob	CO - Convectional Oven	DB - Distribution Board
GH - Gas Hob	WCH - Wine Chiller	SC - Shoe Cabinet
WM - Washer cum Dryer	W - Washer	

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KEY PLAN



4 - BEDROOM PREMIUM

TYPE D3P(PL)

TOWER 16

UNIT

#04-10* to #29-10*

TOWER 18

UNIT

#04-17 to #29-17

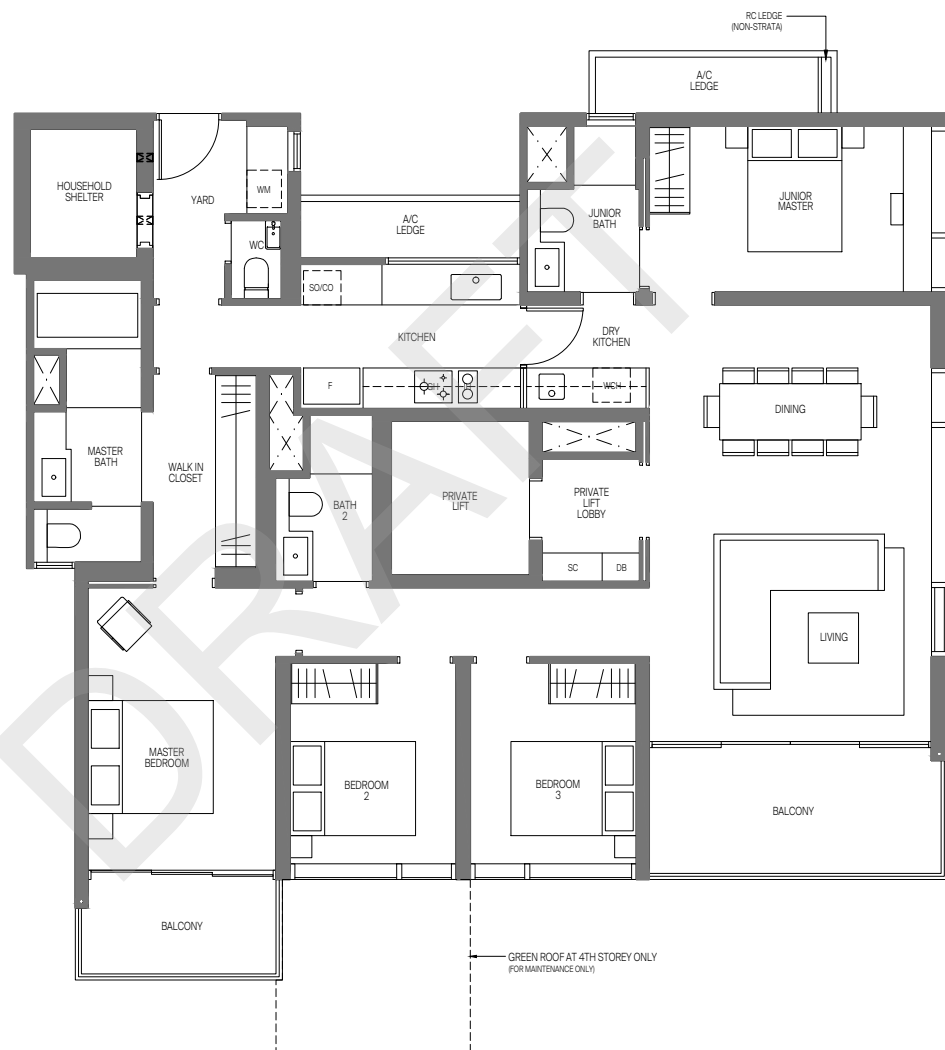
TYPE D3P-R(PL)

TOWER 16

UNIT

#30-10*

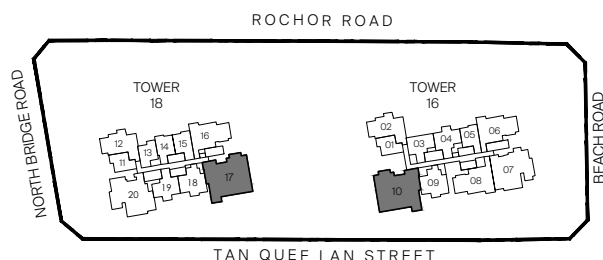
* MIRROR IMAGE



LEGEND (where applicable):

F - Fridge	SO - Steam Oven	D - Dryer
IH - Induction Hob	CO - Convectional Oven	DB - Distribution Board
GH - Gas Hob	WCH - Wine Chiller	SC - Shoe Cabinet
WM - Washer cum Dryer	W - Washer	

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KEY PLAN



BE PART OF THE CITY OF THE FUTURE



Name of housing project: Midtown Modern • Name of housing developer: Midtown Modern Pte. Ltd. (Co. Reg. No. 201931235H) • Licence No. of housing developer: C1369 • Tenure of land: leasehold 99 years commencing on 10 December 2019 • Encumbrances on land: encumbered to Oversea-Chinese Banking Corporation Limited (as mortgagee and security trustee) pursuant to Mortgage No. IF/940383F • Location of the housing project: Lot 01062X of TS12 at Tan Quee Lan Street • Expected date of vacant possession: 30 June 2026 • Expected date of legal completion: 30 June 2029

DISCLAIMER: The information and contents herein are current at the time of printing and are provided on an "as is" and "as available" basis. While all reasonable care has been taken in preparing this brochure, the developer and its agents shall not be held responsible for any inaccuracies or the completeness of the information and contents herein. All renderings, illustrations, pictures, photographs and other graphic representations and references are artist's impression(s) only and may be subject to changes and deviation as further made by the developer or as required by the relevant authorities. Nothing herein shall form part of an offer or contract or be construed as any representations by the developer or its agents. The plans drawn herein may not be to scale, and the areas and measurements stated herein are approximate and are subject to adjustments on final survey.