

SCENECA
景乐苑 RESIDENCE

JOINTLY DEVELOPED BY

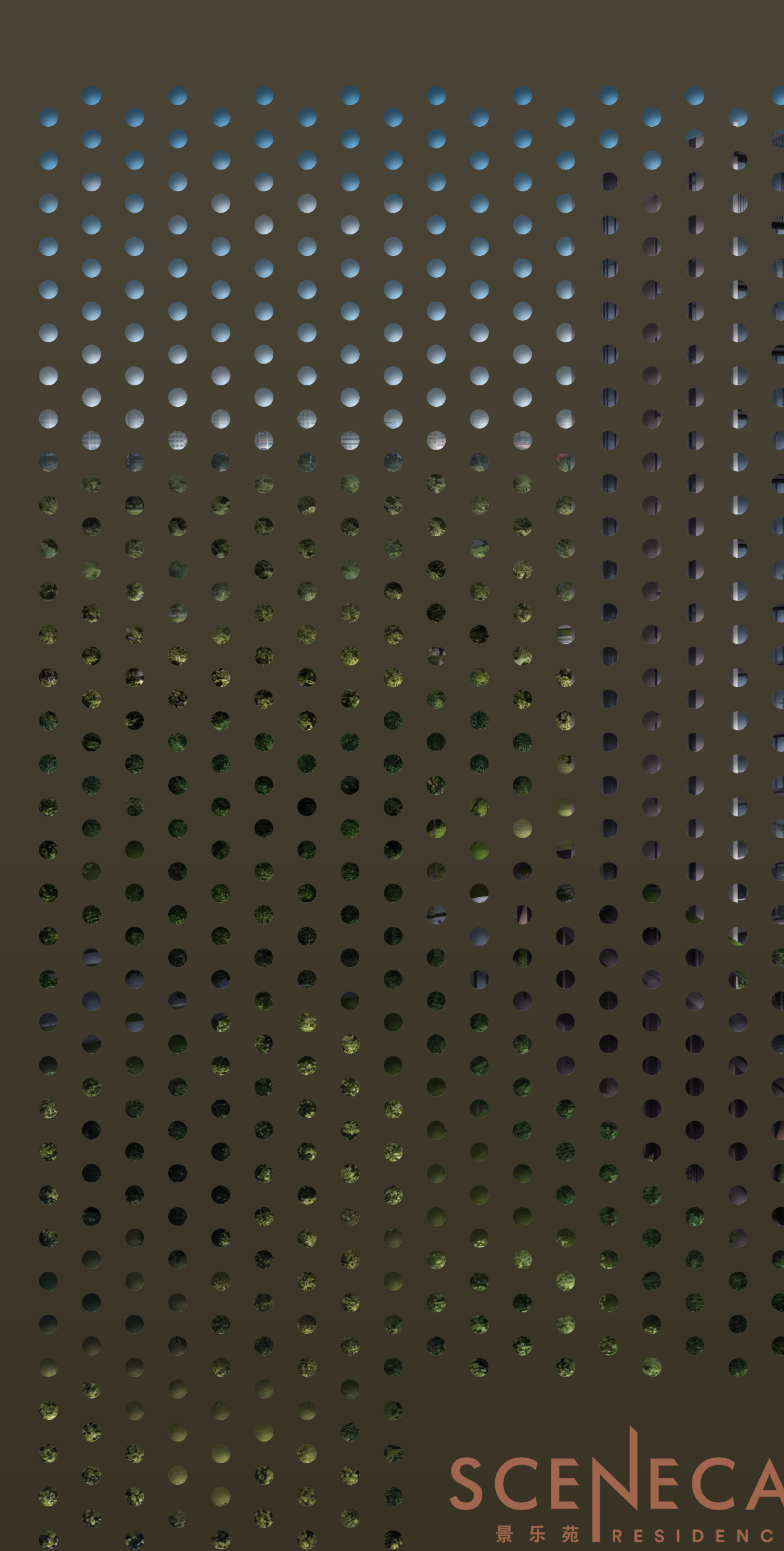


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sales@mcc.sg



Artist's Impression



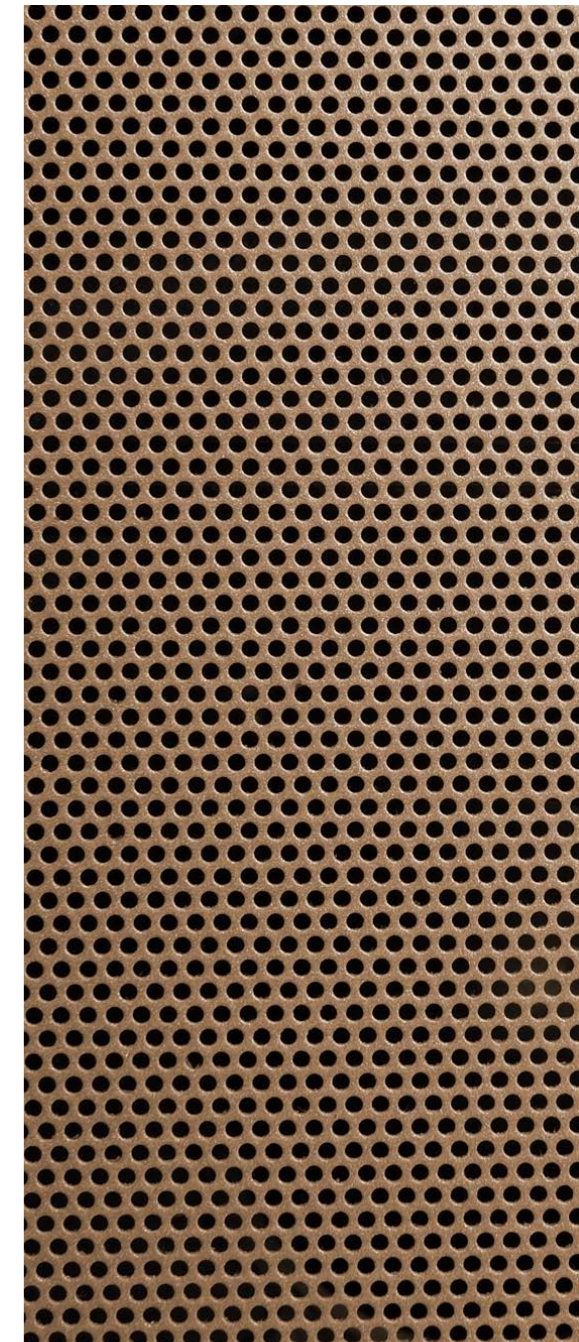
SCENECA
景乐苑 RESIDENCE



Sceneca (Sen-ni-kah) will set the scene for modern living. Be it enjoying resident privileges, delighting in retail therapy or benefitting from its connectivity, there's no better place to get more out of life.

This is a premium mixed-use development like no other.

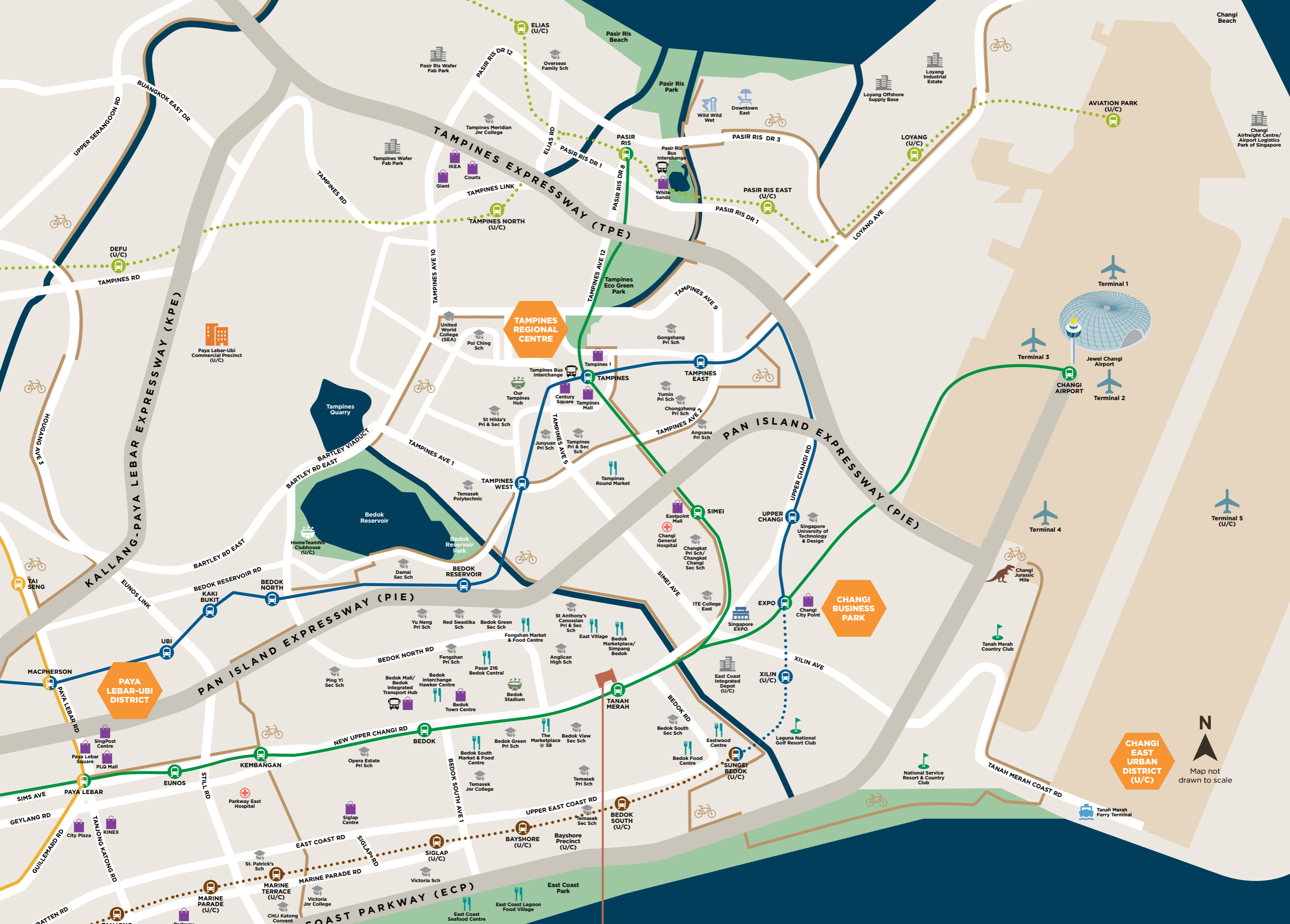
ENJOY 24/7 DIRECT LINKWAY TO THE MRT



Sceneca Residence is directly connected to Tanah Merah MRT Interchange via a 24/7 sheltered linkway, providing easy access to surrounding work nodes and lifestyle hotspots.

Sceneca Square is a commercial space located on the ground level. It includes a 10,000 sqft supermarket as well as diverse retail and F&B stores, making grocery runs or coffee breaks much more convenient and enjoyable.



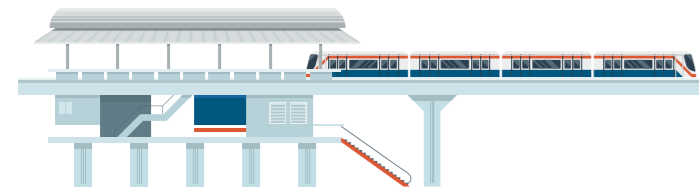


SCENECA
 景乐苑 RESIDENCE

**FROM VIBRANT CITYSCAPE
 TO LUSH LANDSCAPE,
 THIS IS YOUR SCENE**

CONNECTIVITY AS EASY AS 1, 2, 3

Sceneca Residence is directly connected to Tanah Merah MRT Interchange via a 24/7 linkway, providing you with greater convenience to reach a multitude of amenities and opportunities for work and play.



 Tanah Merah MRT Interchange

SCENECA
景乐苑 RESIDENCE



AMENITIES & SERVICES

- Changi General Hospital
- Singapore EXPO

EMPLOYMENT NODES

- Changi Business Park

MALLS

- Eastpoint Mall
- Changi City Point
- Bedok Mall

AMENITIES & SERVICES

- Changi Airport
- Our Tampines Hub
- Tampines Eco Green
- Tanah Merah Country Club
- Tampines Polyclinic

EMPLOYMENT NODES

- Tampines Regional Centre
- East Coast Integrated Depot (U/C)

MALLS

- Jewel Changi Airport
- Tampines Mall
- Century Square
- Tampines 1




AMENITIES & SERVICES

- Pasir Ris Park & Beach
- Wild Wild Wet @ Downtown East
- Laguna National Golf Course
- Bedok Food Centre
- Eastwood Centre

MALLS

- White Sands
- Downtown East




1 STOP

-  Bedok
-  Simei
-  Expo

2 STOPS

-  Changi Airport
-  Tampines
-  Upper Changi
-  Xilin (U/C)

3 STOPS

-  Pasir Ris
-  Tampines East
-  Sungei Bedok (U/C)

2 - 10 MINS DRIVE

WITHIN 1 KM

WITHIN 2 KM

WITHIN 4 KM

F&B

- East Village
- Simpang Bedok
- The Marketplace @ 58

SUPERMARKETS

- Giant
- NTUC FairPrice
- Don Don Donki
- Eccellente
- Cold Storage

RECREATION

- Bedok PCN (Eastern Coastal Loop)
- East Coast Park & Beach

PRIMARY

- St. Anthony's Canossian Primary School
- Bedok Green Primary School

SECONDARY

- Anglican High School
- St. Anthony's Canossian Secondary School
- Bedok View Secondary School
- Bedok South Secondary School

PRIMARY

- Red Swastika School
- Temasek Primary School
- Fengshan Primary School
- Yu Neng Primary School
- Changkat Primary School

SECONDARY

- Temasek Secondary School
- Bedok Green Secondary School
- Changkat Changi Secondary School

TERTIARY

- Temasek Junior College
- Temasek Polytechnic
- ITE College East

SECONDARY

- CHIJ Katong Convent
- Damai Secondary School
- Ping Yi Secondary School
- St. Patrick's School
- Tampines Secondary School
- Victoria School

TERTIARY

- Singapore University of Technology and Design
- Victoria Junior College

INTERNATIONAL

- United World College South East Asia (East Campus)



WE KNOW YOU KNOW...



HEAD EAST
TO EAT,
SHOP & PLAY

THE EAST IS WHERE IT'S AT



Bedok, Siglap and Changi are renowned food havens, with familiar favourites found in markets, cafes and restaurants at hotspots such as Simpang Bedok and East Village.



Besides culinary delights, the east is also home to leisure and community hotspots like Wild Wild Wet, East Coast Park and Beach, Our Tampines Hub as well as Changi Airport.



A short commute will take you to thriving work nodes such as Changi Business Park, Singapore Expo, Tampines Regional Centre and Paya Lebar-Ubi Commercial Precinct.

Educational institutions in the vicinity include United World College South East Asia (East Campus) and Singapore University of Technology and Design.



A SHOPPING PARADISE



Changi City Point, Bedok Mall, Eastpoint Mall, Jewel, Century Square, Tampines 1 and Tampines Mall are easily accessible, giving you plenty of opportunities to shop as you please.

Those who prefer to shop comfortably in bigger spaces can head over to Giant Hypermarket, Courts Megastore and IKEA Tampines, which has all you need to furnish and stock up your home with.



GOOD THINGS ARE WORTH THE WAIT

There are several upcoming projects set to enrich life in multiple ways. Look forward to more indoor and outdoor recreational activities, as well as different retail and dining experiences that are part of these new developments in the east.



HomeTeamNS Bedok Clubhouse

is poised as a 'waterfront haven' featuring concept villas and an indoor water adventure playground

Artist's Impression
Source: HomeTeamNS

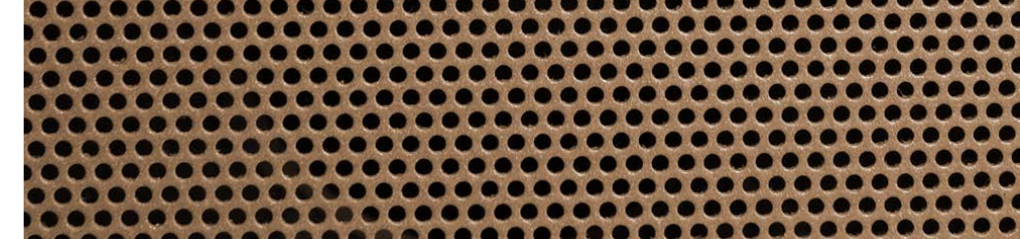
Tampines Cycling Network

will be tripled to 21km, to create a safer and more convenient riding experience



Bayshore Precinct

is planned as a lifestyle waterfront residential estate with a main street lined with F&B and retail shops.



Thomson-East Coast Line

will serve 32 MRT stations upon completion. It will bring residents in the east and along the North-South Corridor closer to the transport network, thereby ensuring faster access to the city.

Cross Island Line

will serve existing and future developments in the eastern, western, and north-eastern corridors, connecting major hubs such as Jurong Lake District, Punggol Digital District as well as the Changi region.

Changi Airport T5 and Changi East Urban District

will bring about greater convenience to travellers as well as provide the community with more opportunities for work and play.



STAY ON TOP...

OF EVERYTHING
YOU NEED



FOOD, FUN AND FASHION RIGHT AT YOUR DOORSTEP

Stay connected to convenience in more ways than one, with plenty of retail, dining and recreational amenities located within the development.



6AM
Start the day with an invigorating session at the Gym Room



8AM
Savour breakfast from one of the many dining options at Sceneca Square



11AM
Discover fun ways to cool off at the 50m Lap Pool



12PM
Shop for everyday groceries and necessities at the supermarket





1PM

Have lunch at a café downstairs



2PM

Indulge in retail therapy at Sceneca Square



5PM

Appreciate moments for self-care at home



7PM

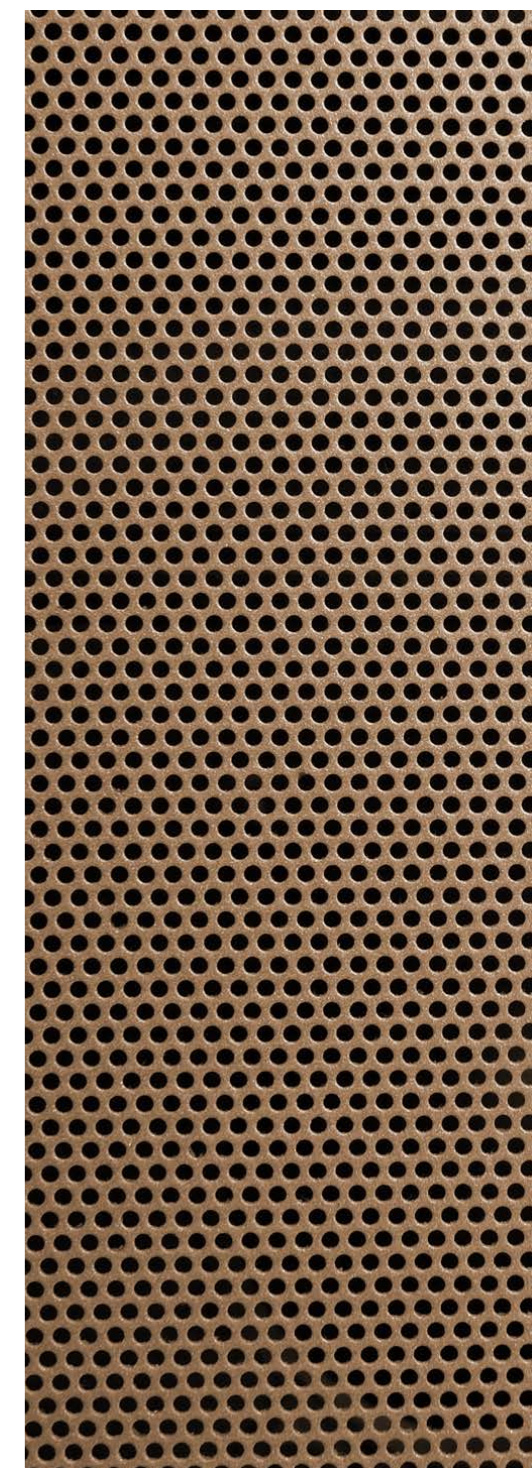
Commemorate a special occasion with a private dining experience at the Function Room

RETAIL THERAPY RIGHT AT HOME

Sceneca Square caters to the needs of residents with a variety of retail shops that are simply an elevator ride away. Grocery shopping, dining dates and many other lifestyle needs can all be fulfilled conveniently and enjoyably.



PLACES THAT ARE AN EXTENSION OF HOME



Making your way to the many F&B outlets at Sceneca Square is akin to stepping into your kitchen, where everything you crave is within reach. There are plenty of spaces for dining indoors and alfresco dining.

Event spaces have also been carefully carved out to suit different needs. Be it an open area to exercise or a site for special occasions such as weekend bazaars or festive pop-up stalls, look no further than Oasis Plaza and Event Plaza to elevate your day.

HOME IS...

WHERE YOUR
STORY BEGINS



WELLNESS BEGINS AT HOME

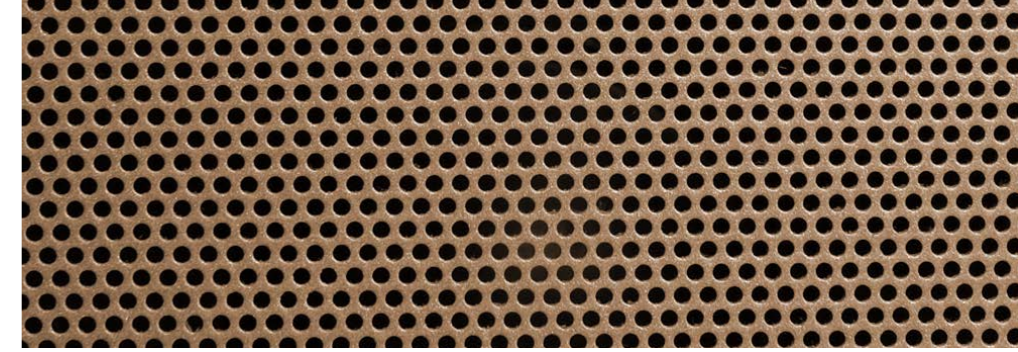
Sceneca Residence is outfitted with a variety of wellness and fitness hotspots for the family. A well-appointed Gym Room is the place for working up a sweat, but for those who prefer to exercise in cooler conditions, the 50m Lap Pool or Aqua Walk make great alternatives.

When the weather is just right, get a gorgeous tan going at the Sun Deck, or enjoy a lazy afternoon with a cool drink and good book along the Family Lounge.



Artist's Impression

LIVE LIFE YOUR WAY



The Clubhouse is a spacious indoor lounge complemented by full-height glass windows, allowing plenty of natural sunlight in to create a cosy environment for groups to gather and unwind.

It is also furnished with a well-equipped pantry area, complemented with a vending machine that provides convenient options for residents and guests to fuel up.

The space is outfitted with power points located within reach to easily charge digital devices. Those seeking a little more serenity can make use of the unique privacy pod to study or conduct a work-from-home online meeting in comfort.



32 SPACIOUS AREA TO HOST EVENTS, SUBJECT TO BOOKING AVAILABILITY

6 PRIVACY POD

1 VENDING MACHINE, REFRIGERATOR AND MICROWAVE

2 WORK COUNTER WITH BUILT-IN POWER POINTS

A FEAST FOR THE SENSES




The Cookout Stations located at the Festive Pavilion and Party Pavilion are perfect spots to have a splendid sunset BBQ.

Electric grills ensure ample space to grill a feast, which are comfortably built in an extensive deck area to accommodate groups of different sizes. The thoughtful addition of ceiling fans will also help to keep the space cool and airy.

Being in the alfresco space allows multiple activities to take place at once. The younger ones can enjoy their time at the Splash Pool or Playground, while everyone else indulges in good food nearby at The Lawn, Pavilions or Swing Garden.



 **ELECTRIC GRIDDLE WITH ADJUSTABLE TEMPERATURE**

 **SPLASH POOL AND PLAYGROUND NEARBY**

 **HANGING SWING CHAIRS AT SWING GARDEN**



ENTERTAIN OR BE ENTERTAINED, IT'S UP TO YOU



**PRIVATE SPACE TO
HOST CULINARY
CLASSES OR
PERSONAL EVENTS**



**KITCHENETTE
WITH TWO COMBI
STEAM OVENS**



BUILT-IN TV

The Function Room is outfitted with a kitchenette that includes an island counter and built-in sink, induction hob with integrated hood, refrigerator and two combi steam ovens. This allows the space to be used for personal dining experiences, chef-for-hire occasions, culinary classes or any other event that comes to mind.

The room is also equipped with a wall-mounted TV that can be used to enliven events and support a wide array of activities.



Function Room

Artist's Impression

THE DETAILS MATTER

Life upgraded comes with better furnishings too. All residential units will feature products from Swiss brand Geberit and Italian brand Newform, renowned market leaders known for premium bathroom installations and fixtures that will add a touch of class in every home.

Kitchens will also be fitted with Franke kitchen sinks, a Swiss brand that delivers craftsmanship without compromise. Distinguished Italian brand Smeg will also take pride of place in the kitchen with appliances that allow you to prepare meals with ease.



GEBERIT

 - newform

 smeg

FRANKE



THERE'S ALWAYS ROOM TO GROW

The development comprises two towers with 268 premium residential units, which include 1 to 4-bedroom and penthouse configurations.

Be it a home for cosy comfort or sprawling spaces to accommodate larger families, Sceneca Residence will provide the right fit for your needs.



LIMITED EDITION LUXURY LIVING



Artist's Impression

Expansive, exquisite and very much exclusive, the 4-bedroom penthouses are designed for those who take pleasure in the finer things.

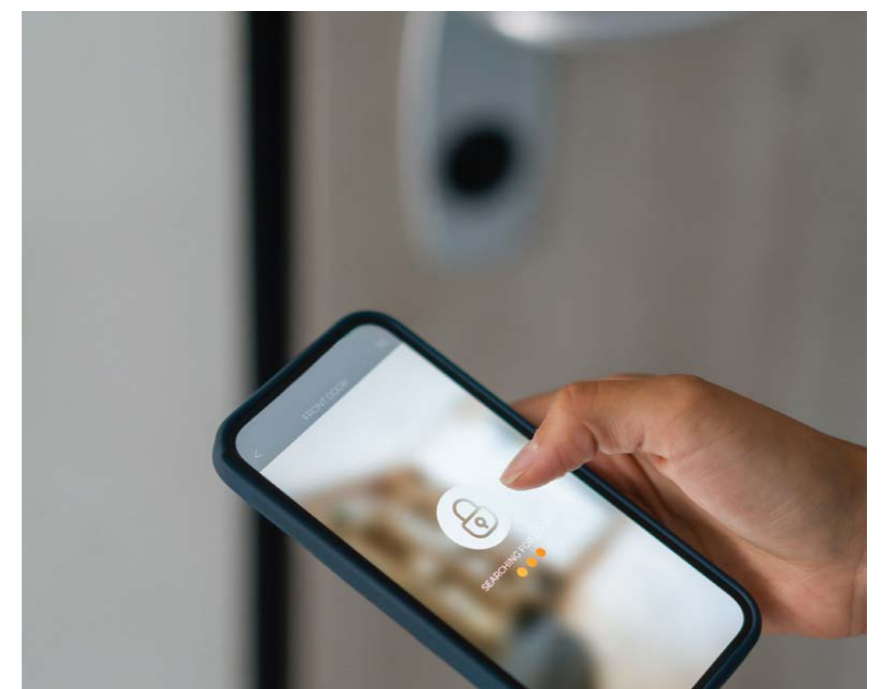
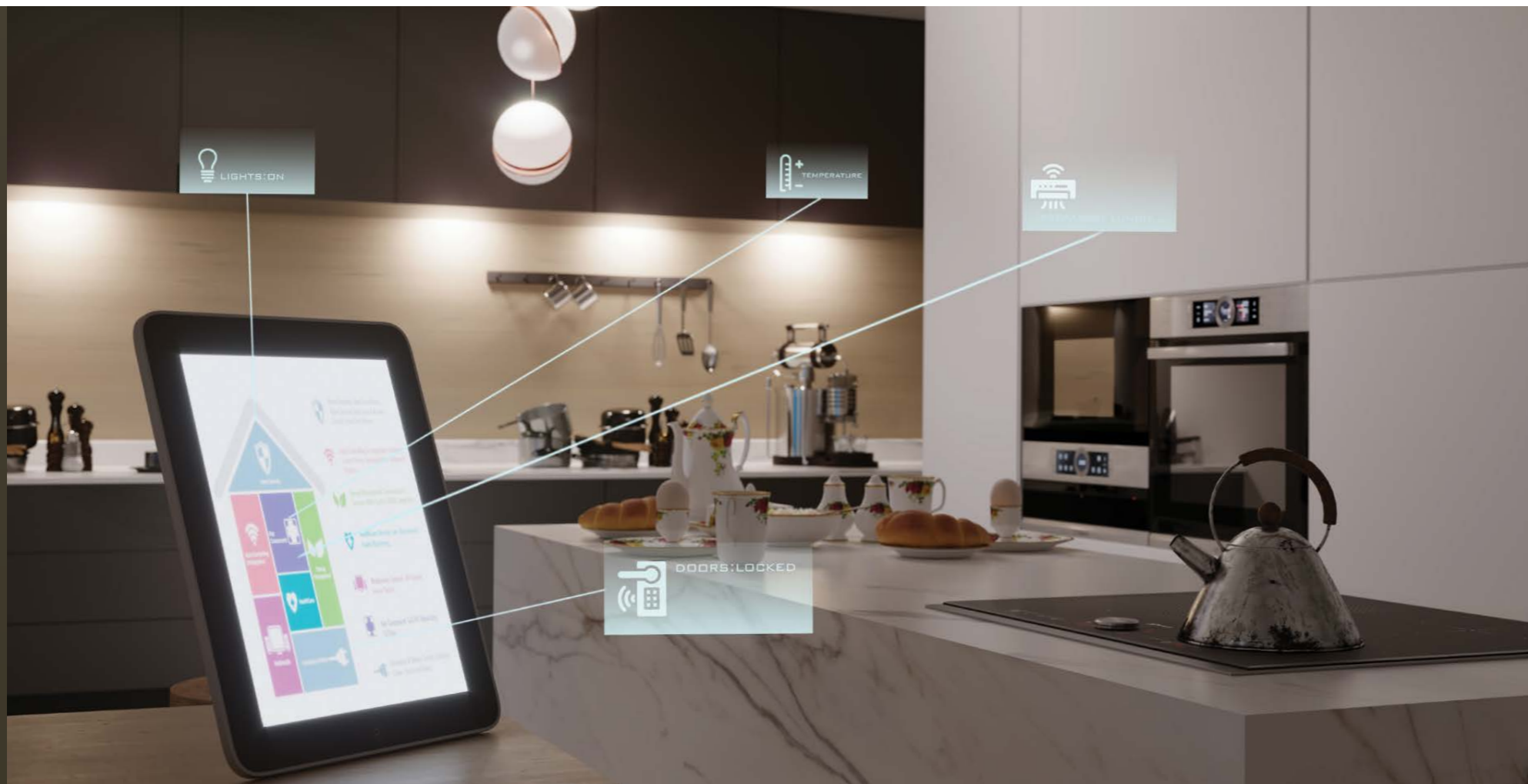
Simple lines draw attention to sophisticated spaces, which have been carefully planned to reflect your refined way of living. High ceilings create a sense of openness and splendour that extend outwards, granting you panoramic views of the surrounding area.

Beyond the luxury of space, the most coveted home also comes with the most desirable fittings. This includes brand name fixtures and designer appliances that complement creative design touches, giving you more reasons to enjoy the high life.



Artist's Impression

SMARTER SPACES SMARTER LIVING



Get connected to a better digital life, which starts even before entering your home.

The Hafele digital lockset lets you stay keyless so you never have to worry about leaving keys behind. Access to home can be via various ways, including fingerprint, PIN code, mobile app or keycard, which can be easily stored in your wallet or phone.

Discover innovative smart home features from Fermax, a system that enables you to control home devices from your smartphone – even the simple doorbell gets a functional upgrade. With a digital doorbell, you can now see, hear and speak with whoever is at the door without having to actually be there.

Welcome home to the future.



SMART GATEWAY

Smart Home System enables you to connect and control smart devices



DIGITAL LOCK

Multiple ways to unlock the door without compromising security



SMART DOORBELL

View who is at the door and easily communicate with them



SMART CONTROL

Use your smartphone as a remote control to adjust your preferred settings

HAFELE

FERMAX

SITE PLAN



LEVEL 1

- 1 Lift Lobby (Tower 26)
- 2 Lift Lobby (Tower 28)
- 3 Residential Car Park
- 4 Bicycle Lots
- 5 Guardhouse
- 6 Generator set (M&E)
- 7 Exit

PUBLIC ACCESS

- 8 Oasis Plaza
- 9 Event Plaza
- 10 Park Link
- 11 Bicycle Lots
- 12 End-of-trip Facilities (with Shower & Locker)

BASEMENT

- 13 Bin Centre
- 14 Substation

- Commercial Units
- Supermarket



Please note that the rendering of the units as shown are for illustrative purpose only. The boundary lines of the units set out herein are accordingly not to be taken as factual representation of the boundary lines of the actual units.

SITE PLAN



LEVEL 3

ARRIVAL FOYER

- 15 Garden Gate - 1
- 16 Garden Gate - 2
- 17 Passenger Lift (2nd to 3rd Level)
- 18 Exit

BOTANY FIELD

- 19 Lantern Walkway
- 20 Green Walkway
- 21 Iris Garden Path
- 22 Iris Garden Trail
- 23 Fern Courtyard
- 24 Aqua Walk

WELLNESS SCENE

- 25 Aroma Lane
- 26 Cascading Aqua Terrace
- 27 Swing Garden
- 28 The Lawn
- 29 Courtyard Stairway
- 30 Tree Courtyard

RECREATION OASIS

- 31 50m Lap Pool
- 32 Lap Pool Shower Point
- 33 Gym Room
- 34 Toilet with Shower (M)
- 35 Toilet with Shower (F)
- 36 Handicap-accessible Toilet

RECREATION OASIS

- 37 Family Lounge
- 38 Sun Deck
- 39 Clubhouse
- 40 Splash Pool
- 41 Splash Deck
- 42 Splash Pool Water Feature

RECREATION OASIS

- 43 Splash Pool Shower Point
- 44 Playground
- 45 Function Room
- 46 Party Pavilion
- 47 Festive Pavilion

ROOF LEVEL

- 48 Domestic Water Tank

Please note that the rendering of the units as shown are for illustrative purpose only. The boundary lines of the units set out herein are accordingly not to be taken as factual representation of the boundary lines of the actual units.

UNIT DISTRIBUTION CHART



26 Tanah Merah Kechil Link S(468457)															
LEVEL	UNIT	1	2	3	4	5		LEVEL	UNIT	6	7	8	9	10	11
15		C3-E	PH2 #15-02		C1-E	B1-E		15		B3S-E	B2S-E	A1-E	C4a-E	PH1 #15-10	
14		C3	C2	C4	C1	B1		14		B3S	B2S	A1	C4a	D1	A2S
13		C3	C2	C4	C1	B1		13		B3S	B2S	A1	C4a	D1	A2S
12		C3	C2	C4	C1	B1		12		B3S	B2S	A1	C4a	D1	A2S
11		C3	C2	C4	C1	B1		11		B3S	B2S	A1	C4a	D1	A2S
10		C3	C2	C4	C1	B1		10		B3S	B2S	A1	C4a	D1	A2S
9		C3	C2	C4	C1	B1		9		B3S	B2S	A1	C4a	D1	A2S
8		C3	C2	C4	C1	B1		8		B3S	B2S	A1	C4a	D1	A2S
7		C3	C2	C4	C1	B1		7		B3S	B2S	A1	C4a	D1	A2S
6		C3	C2	C4	C1	B1		6		B3S	B2S	A1	C4a	D1	A2S
5		C3	C2	C4	C1	B1		5		B3S	B2S	A1	C4a	D1	A2S
4		C3	C2	C4	C1	B1		4		B3S	B2S	A1	C4a	D1	A2S
3		C3-P	C2-P	C4-P	C1-P	B1-P		3		B3S-P	B2S-P	A1-G	C4a-P	D1-P	A2S-G
2		RESIDENTIAL CAR PARK						2		RESIDENTIAL CAR PARK					
1		COMMERCIAL/RESIDENTIAL CAR PARK						1		COMMERCIAL/RESIDENTIAL CAR PARK					

28 Tanah Merah Kechil Link S(468458)															
LEVEL	UNIT	12	13	14	15	16		LEVEL	UNIT	17	18	19	20	21	22
14		PH1 #14-12		C1a-E	A1a-E	B1a-E		14		B3S-E	B2Sa-E	C1-E	PH2 #14-20		C3-E
13		A2S	D1	C1a	A1a	B1a		13		B3S	B2Sa	C1	C4	C2	C3
12		A2S	D1	C1a	A1a	B1a		12		B3S	B2Sa	C1	C4	C2	C3
11		A2S	D1	C1a	A1a	B1a		11		B3S	B2Sa	C1	C4	C2	C3
10		A2S	D1	C1a	A1a	B1a		10		B3S	B2Sa	C1	C4	C2	C3
9		A2S	D1	C1a	A1a	B1a		9		B3S	B2Sa	C1	C4	C2	C3
8		A2S	D1	C1a	A1a	B1a		8		B3S	B2Sa	C1	C4	C2	C3
7		A2S	D1	C1a	A1a	B1a		7		B3S	B2Sa	C1	C4	C2	C3
6		A2S	D1	C1a	A1a	B1a		6		B3S	B2Sa	C1	C4	C2	C3
5		A2S	D1	C1a	A1a	B1a		5			B2Sa	C1	C4	C2	C3
4		A2S	D1	C1a	A1a	B1a		4			B2Sa	C1	C4	C2	C3
3		A2S-G	D1-P	C1a-P	A1a-G	B1a-P		3			B2Sa-P	C1-P	C4-P	C2-P	C3-P
2		RESIDENTIAL CAR PARK						2		RESIDENTIAL CAR PARK					
1		COMMERCIAL/RESIDENTIAL CAR PARK						1		COMMERCIAL/RESIDENTIAL CAR PARK					

TYPE A1	1-Bedroom	TYPE B2S	2-Bedroom + Study
TYPE A2S	1-Bedroom + Study	TYPE B3S	2-Bedroom + Study
TYPE B1	2-Bedroom	TYPE C1	3-Bedroom Classic

TYPE C2	3-Bedroom Deluxe	TYPE D1	4-Bedroom Luxury
TYPE C3	3-Bedroom Grande	TYPE PH1	4-Bedroom Penthouse
TYPE C4	3-Bedroom Premium	TYPE PH2	4-Bedroom Penthouse

THE IDEAL PLACE FOR YOUR PERSONAL SPACE AND HOME OFFICE

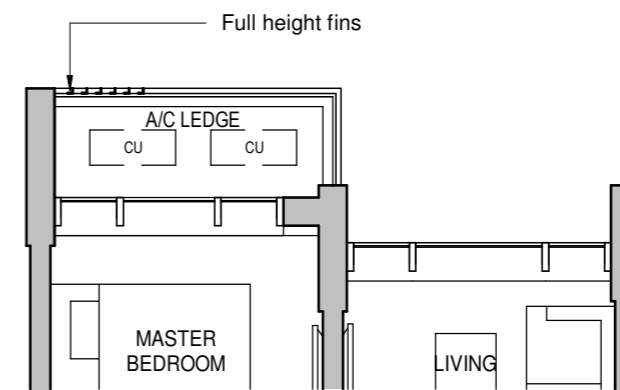


1-BEDROOM

TYPE A1-G

463 sqft / 43 sqm

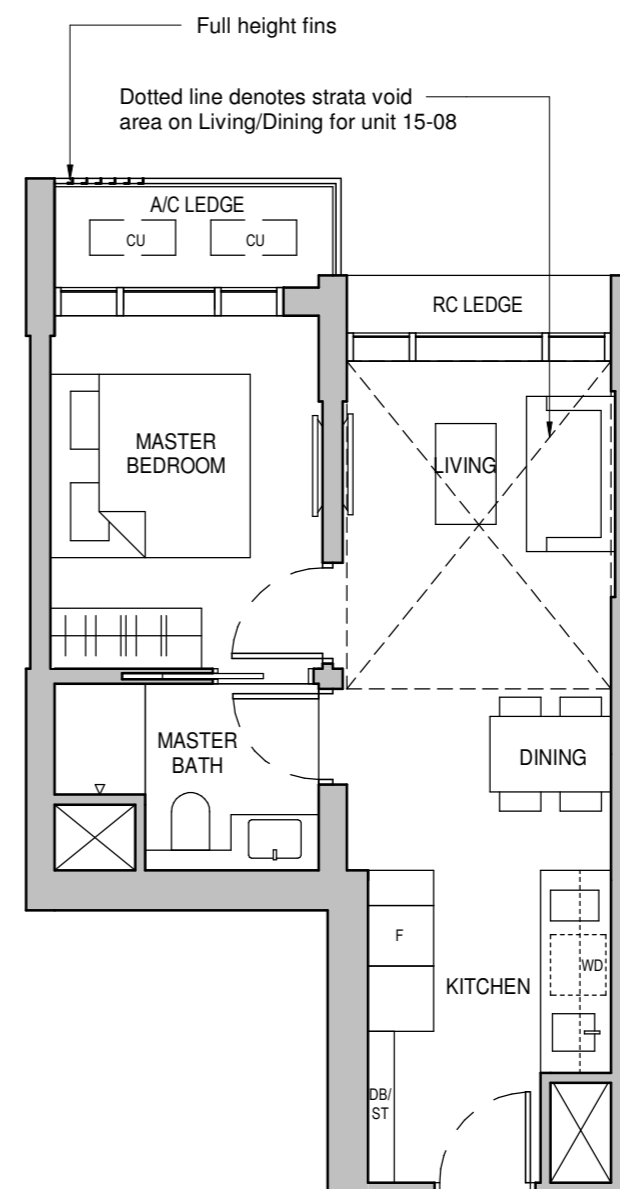
Tower 26
03-08



TYPE A1

463 sqft / 43 sqm

Tower 26
04-08 to 14-08



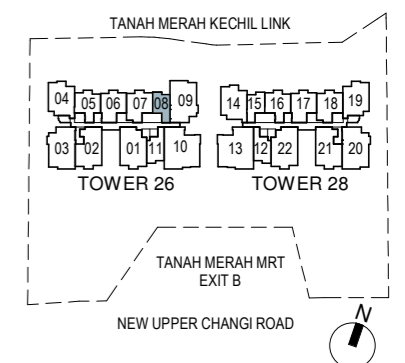
TYPE A1-E

570 sqft / 53 sqm
(inclusive of 10 sqm Strata void area)

Tower 26
15-08



- LEGEND**
- AC LEDGE - Air Conditioner Ledge
 - CU - Condensing Unit
 - HS - Household Shelter
 - WD - Washer cum Dryer
 - RC LEDGE - Reinforced concrete ledge (excluded from strata area)
 - Service Void Areas (exclude from strata area)
 - F - Refrigerator
 - DB - Distribution Board
 - ST - Storage
 - * - Mirrored Unit



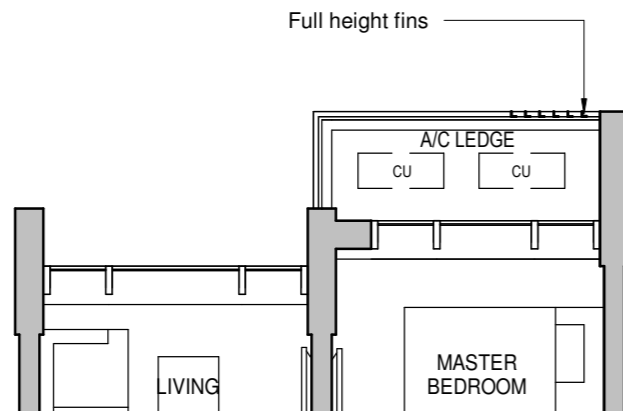
Area includes A/C ledge, balconies, private enclosed space and void (where applicable). Areas are estimated only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved screen, please refer to the annex of balcony screen side letter.

1-BEDROOM

TYPE A1A-G

463 sqft / 43 sqm

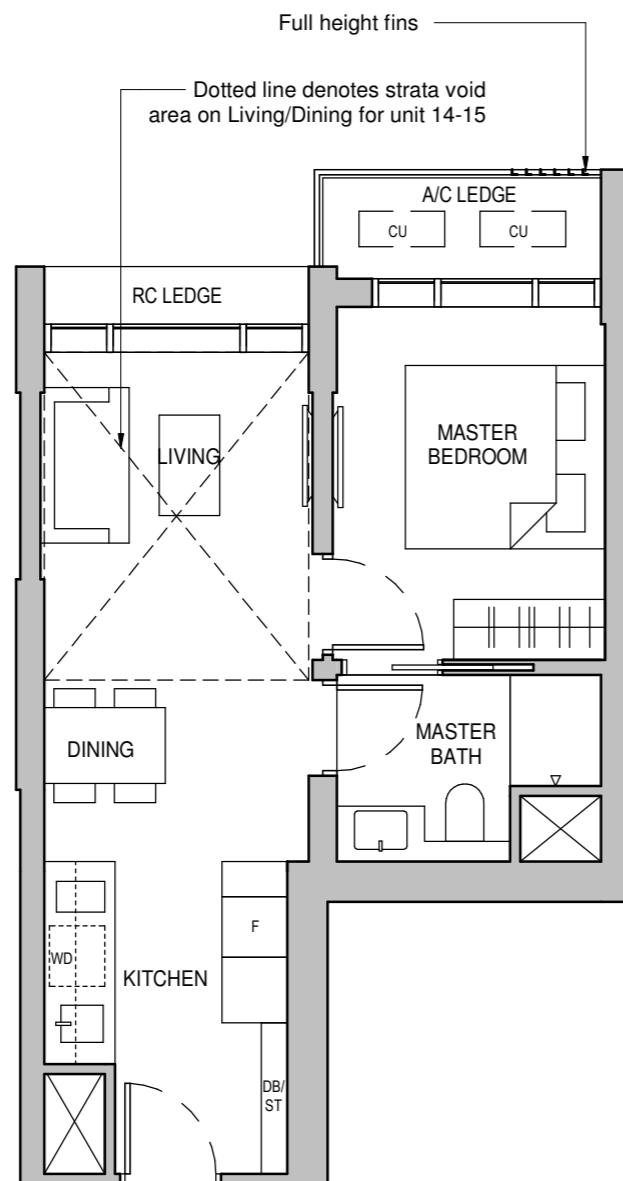
Tower 28
03-15



TYPE A1A

463 sqft / 43 sqm

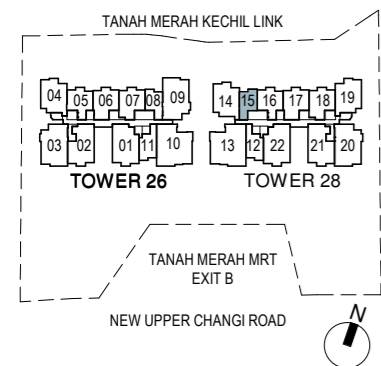
Tower 28
04-15 to 13-15



TYPE A1A-E

570 sqft / 53 sqm
(inclusive of 10 sqm Strata void area)

Tower 28
14-15



- LEGEND**
- AC LEDGE - Air Conditioner Ledge
 - CU - Condensing Unit
 - HS - Household Shelter
 - WD - Washer cum Dryer
 - RC LEDGE - Reinforced concrete ledge (excluded from strata area)
 - ⊠ Service Void Areas (exclude from strata area)
 - F - Refridgerator
 - DB - Distribution Board
 - ST - Storage
 - * - Mirrored Unit

Area includes A/C ledge, balconies, private enclosed space and void (where applicable). Areas are estimated only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved screen, please refer to the annex of balcony screen side letter.

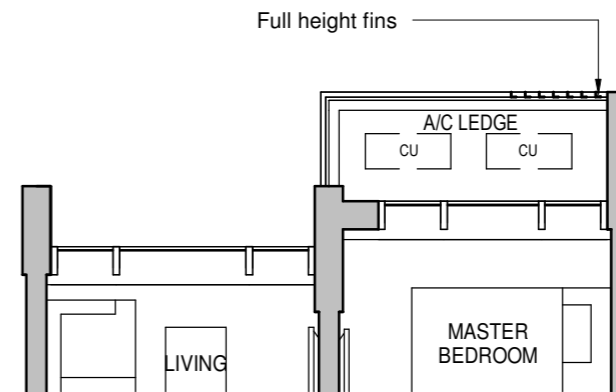
1-BEDROOM + STUDY

TYPE A2S-G

538 sqft / 50 sqm

Tower 26
03-11

Tower 28
03-12*

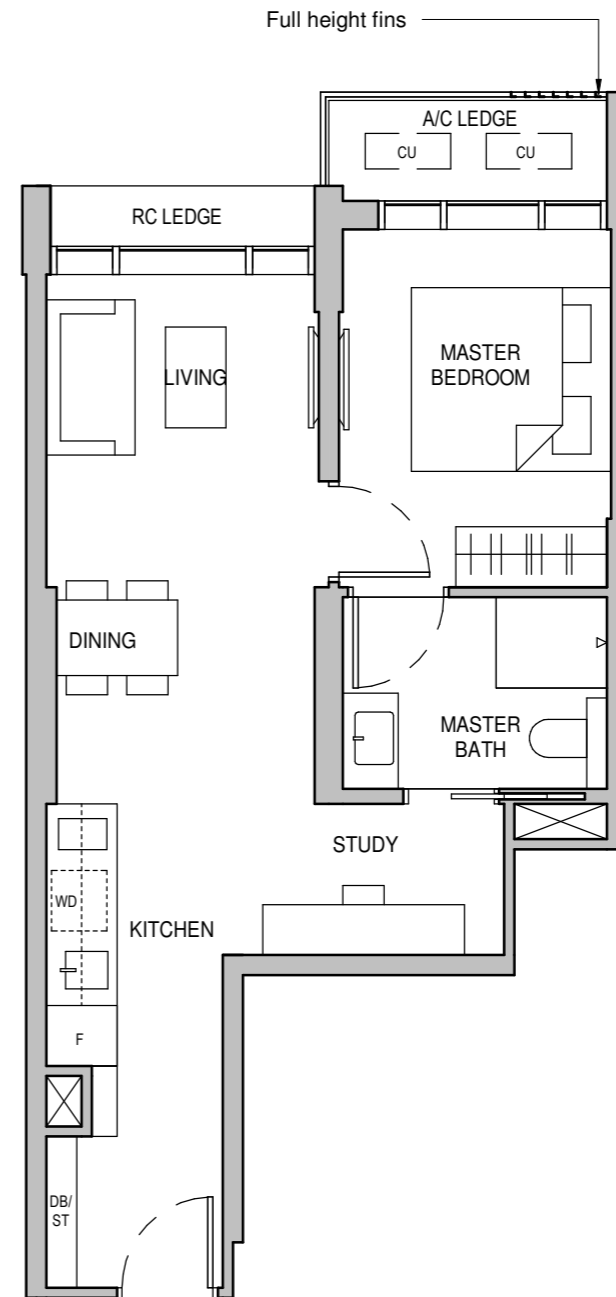


TYPE A2S

538 sqft / 50 sqm

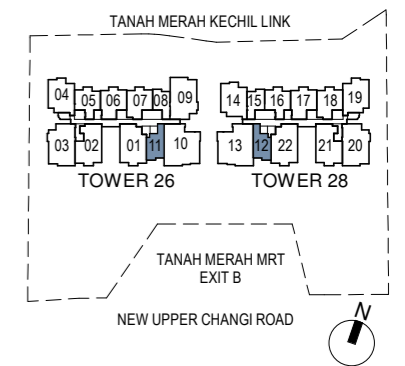
Tower 26
04-11 to 14-11

Tower 28
04-12* to 13-12*



- LEGEND**
- AC LEDGE - Air Conditioner Ledge
 - CU - Condensing Unit
 - HS - Household Shelter
 - WD - Washer cum Dryer
 - RC LEDGE - Reinforced concrete ledge (excluded from strata area)
 - ⊠ Service Void Areas (exclude from strata area)
 - F - Refridgerator
 - DB - Distribution Board
 - ST - Storage
 - * - Mirrored Unit

Area includes A/C ledge, balconies, private enclosed space and void (where applicable). Areas are estimated only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved screen, please refer to the annex of balcony screen side letter.



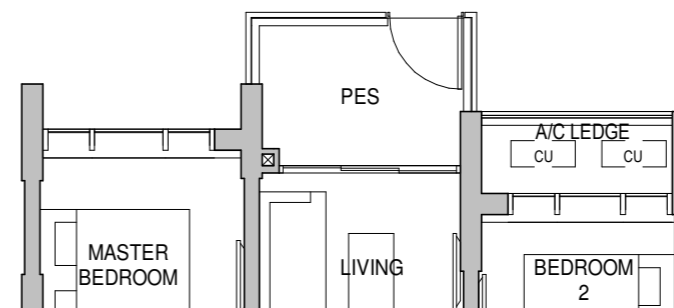
THE PERFECT HOME FOR THE PERFECT COUPLE



2-BEDROOM

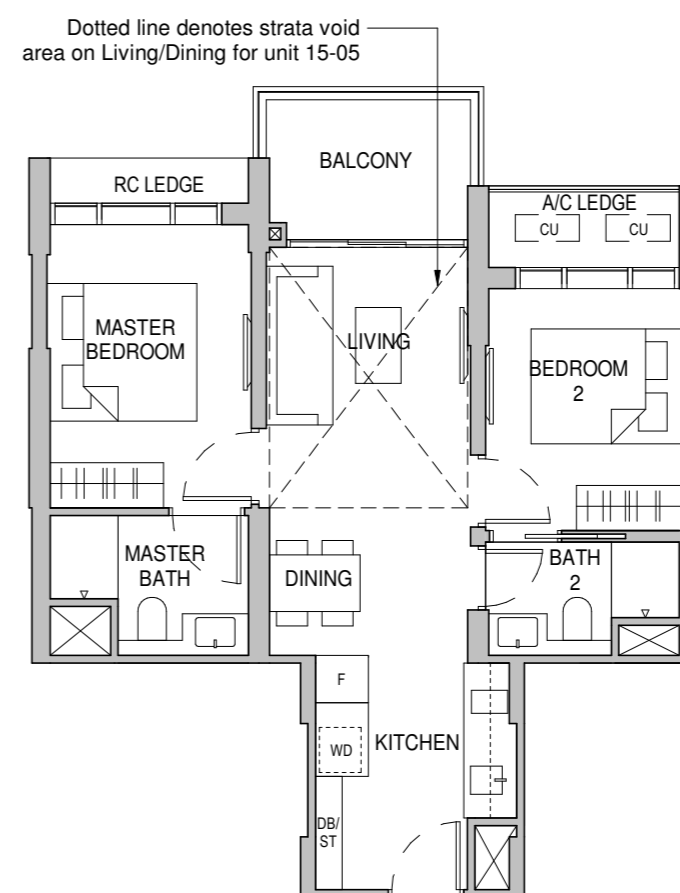
TYPE B1-P 678 sqft / 63 sqm

Tower 26
03-05



TYPE B1 678 sqft / 63 sqm

Tower 26
04-05 to 14-05



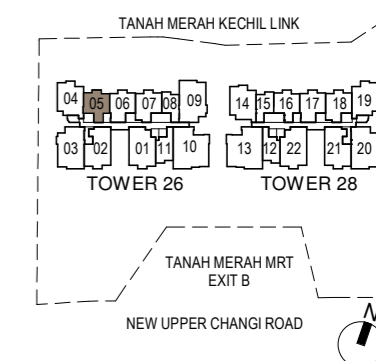
TYPE B1-E 786 sqft / 73 sqm (inclusive of 10 sqm Strata void area)

Tower 26
15-05



LEGEND

- AC LEDGE - Air Conditioner Ledge
- CU - Condensing Unit
- HS - Household Shelter
- WD - Washer cum Dryer
- RC LEDGE - Reinforced concrete ledge (excluded from strata area)
- ⊠ Service Void Areas (exclude from strata area)
- F - Refridgerator
- DB - Distribution Board
- ST - Storage
- * - Mirrored Unit

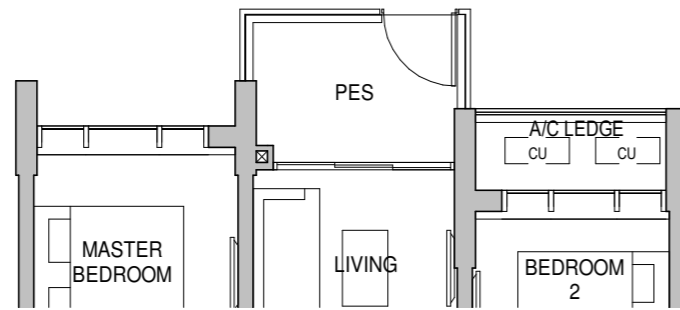


Area includes A/C ledge, balconies, private enclosed space and void (where applicable). Areas are estimated only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved screen, please refer to the annex of balcony screen side letter.

2-BEDROOM

TYPE B1A-P 689 sqft / 64 sqm

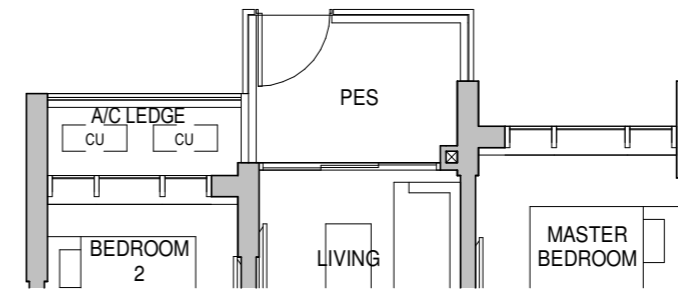
Tower 28
03-16



2-BEDROOM + STUDY

TYPE B2S-P 753 sqft / 70 sqm

Tower 26
03-07

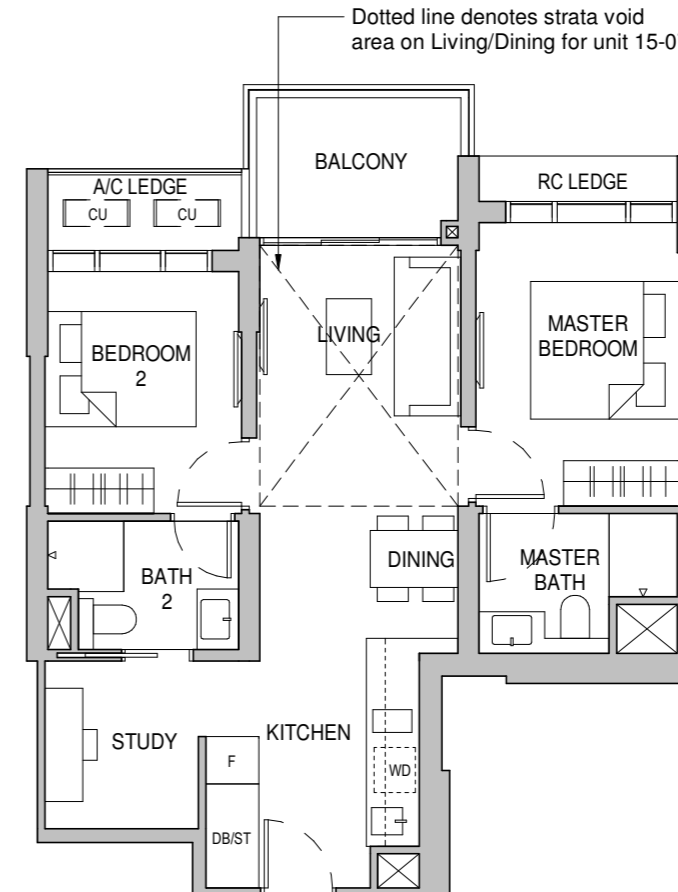
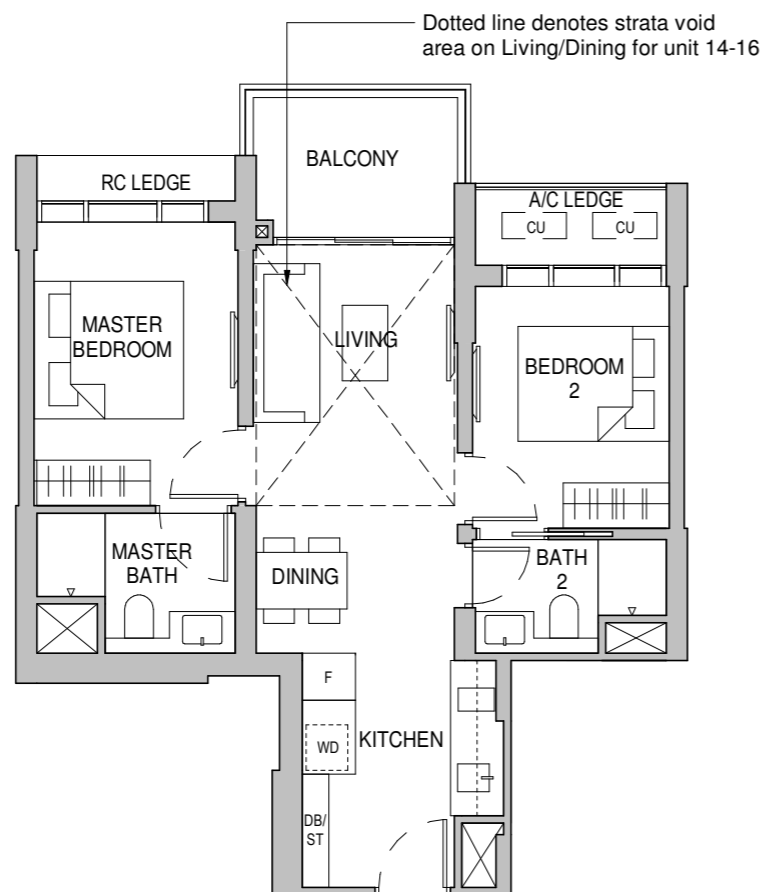


TYPE B1A 689 sqft / 64 sqm

Tower 28
04-16 to 13-16

TYPE B1A-E 797 sqft / 74 sqm (inclusive of 10 sqm Strata void area)

Tower 28
14-16

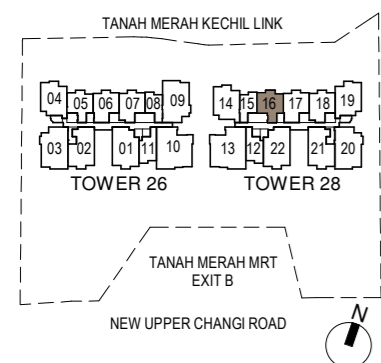


TYPE B2S 753 sqft / 70 sqm

Tower 26
04-07 to 14-07

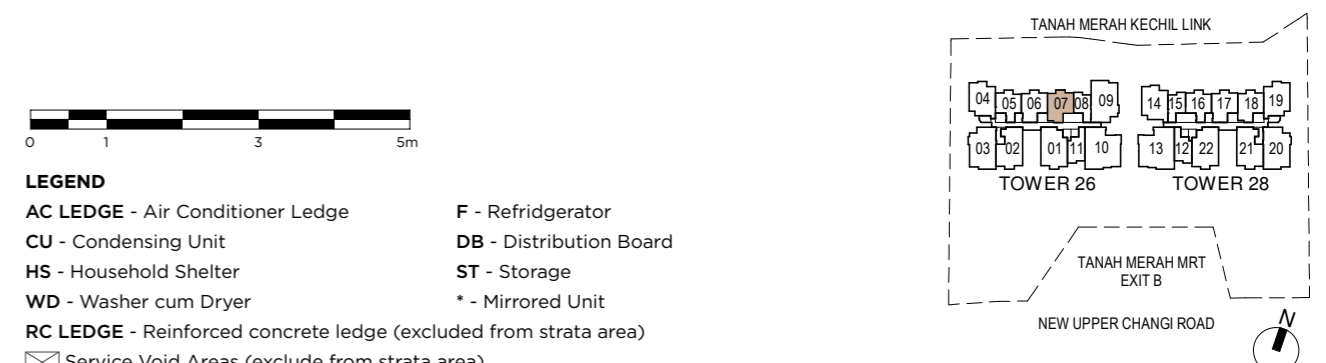
TYPE B2S-E 861 sqft / 80 sqm (inclusive of 10 sqm Strata void area)

Tower 26
15-07



- LEGEND**
- AC LEDGE - Air Conditioner Ledge
 - CU - Condensing Unit
 - HS - Household Shelter
 - WD - Washer cum Dryer
 - RC LEDGE - Reinforced concrete ledge (excluded from strata area)
 - ⊠ Service Void Areas (exclude from strata area)
 - F - Refridgerator
 - DB - Distribution Board
 - ST - Storage
 - * - Mirrored Unit

Area includes A/C ledge, balconies, private enclosed space and void (where applicable). Areas are estimated only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved screen, please refer to the annex of balcony screen side letter.



- LEGEND**
- AC LEDGE - Air Conditioner Ledge
 - CU - Condensing Unit
 - HS - Household Shelter
 - WD - Washer cum Dryer
 - RC LEDGE - Reinforced concrete ledge (excluded from strata area)
 - ⊠ Service Void Areas (exclude from strata area)
 - F - Refridgerator
 - DB - Distribution Board
 - ST - Storage
 - * - Mirrored Unit

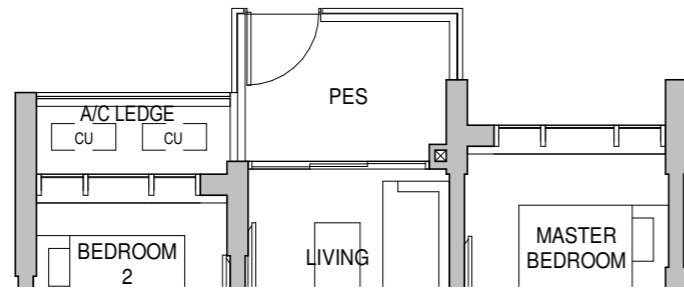
Area includes A/C ledge, balconies, private enclosed space and void (where applicable). Areas are estimated only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved screen, please refer to the annex of balcony screen side letter.

2-BEDROOM + STUDY

TYPE B2SA-P

753 sqft / 70 sqm

Tower 28
03-18

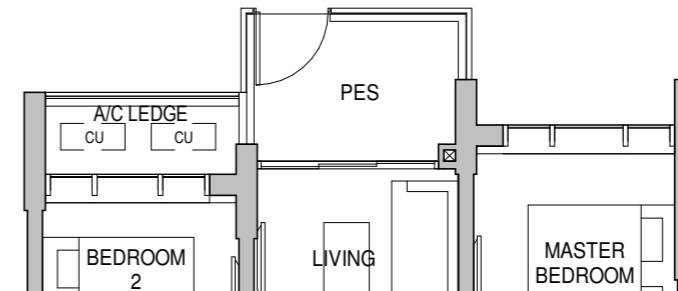


2-BEDROOM + STUDY

TYPE B3S-P

764 sqft / 71 sqm

Tower 26
03-06



TYPE B2SA

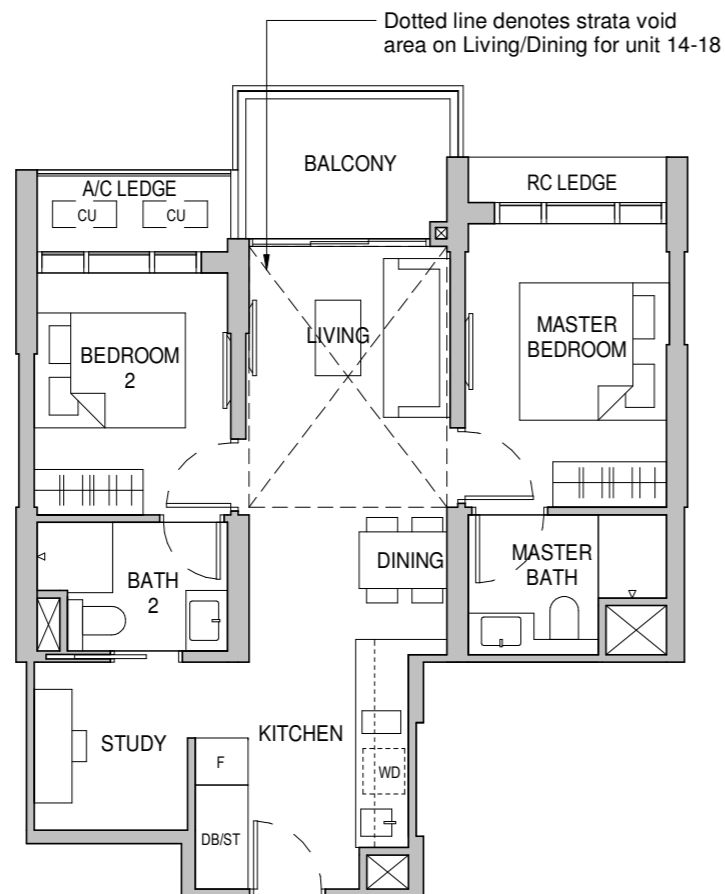
753 sqft / 70 sqm

Tower 28
04-18 to 13-18

TYPE B2SA-E

861 sqft / 80 sqm
(inclusive of 10 sqm Strata void area)

Tower 28
14-18



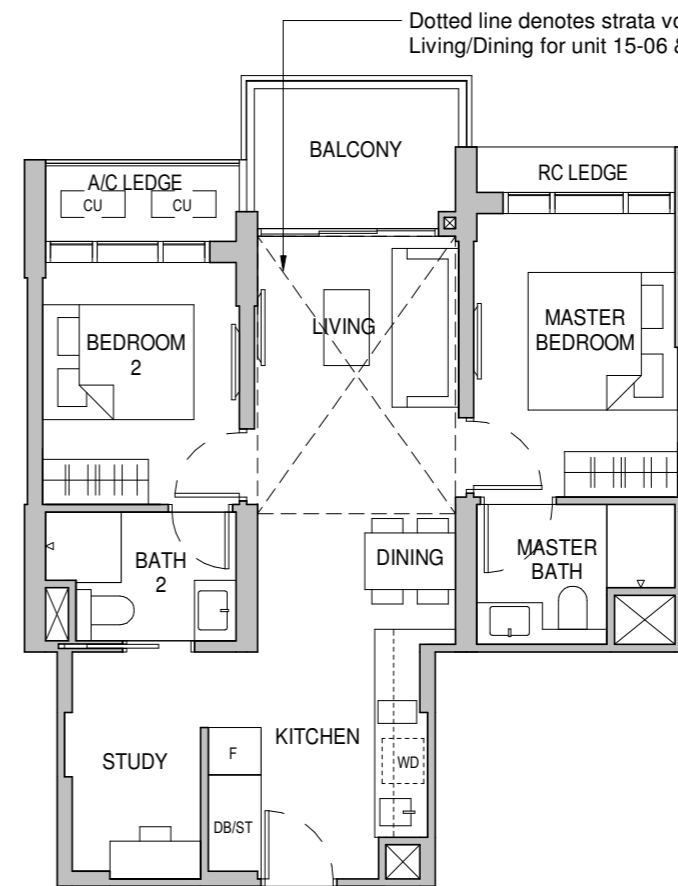
Dotted line denotes strata void area on Living/Dining for unit 15-06 & 14-17

TYPE B3S

764 sqft / 71 sqm

Tower 26
04-06 to 14-06

Tower 28
06-17 to 13-17

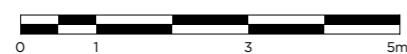
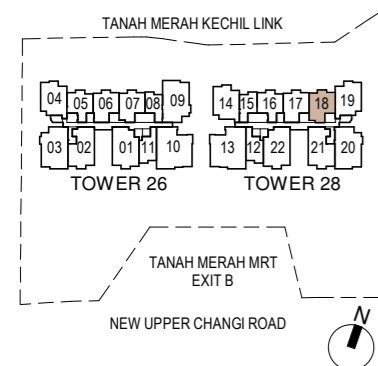


TYPE B3S-E

883 sqft / 82 sqm
(inclusive of 11 sqm Strata void area)

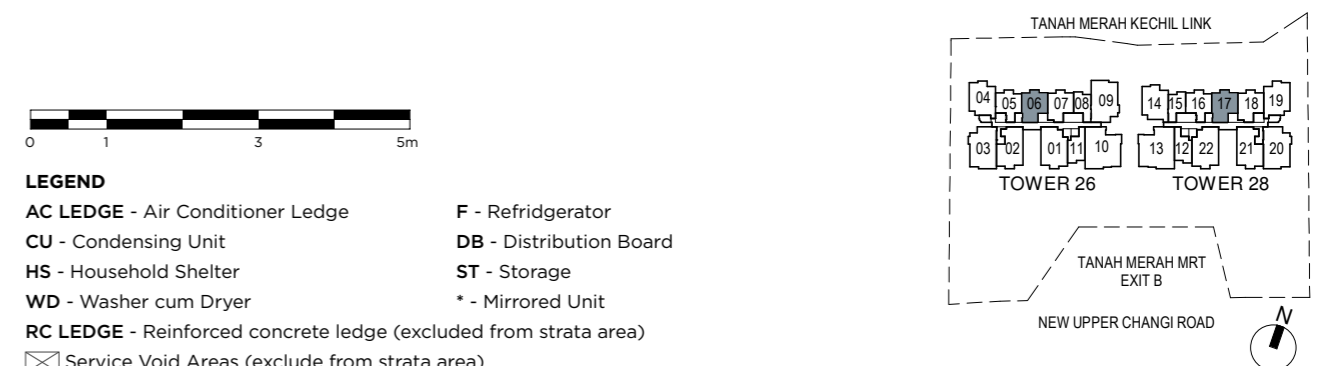
Tower 26
15-06

Tower 28
14-17



- LEGEND**
- AC LEDGE - Air Conditioner Ledge
 - CU - Condensing Unit
 - HS - Household Shelter
 - WD - Washer cum Dryer
 - RC LEDGE - Reinforced concrete ledge (excluded from strata area)
 - ⊠ Service Void Areas (exclude from strata area)
 - F - Refridgerator
 - DB - Distribution Board
 - ST - Storage
 - * - Mirrored Unit

Area includes A/C ledge, balconies, private enclosed space and void (where applicable). Areas are estimated only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved screen, please refer to the annex of balcony screen side letter.



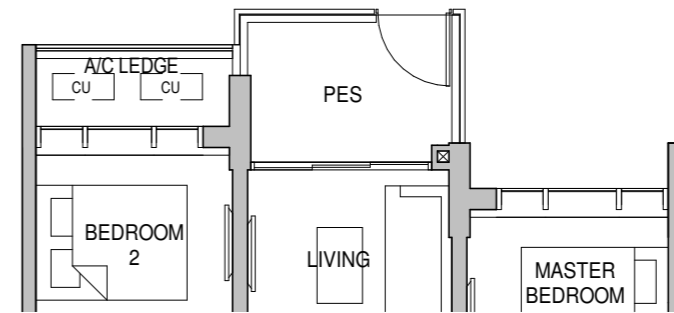
- LEGEND**
- AC LEDGE - Air Conditioner Ledge
 - CU - Condensing Unit
 - HS - Household Shelter
 - WD - Washer cum Dryer
 - RC LEDGE - Reinforced concrete ledge (excluded from strata area)
 - ⊠ Service Void Areas (exclude from strata area)
 - F - Refridgerator
 - DB - Distribution Board
 - ST - Storage
 - * - Mirrored Unit

Area includes A/C ledge, balconies, private enclosed space and void (where applicable). Areas are estimated only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved screen, please refer to the annex of balcony screen side letter.

A CLASSIC LAYOUT THAT IS JUST RIGHT FOR A SMALL HOUSEHOLD



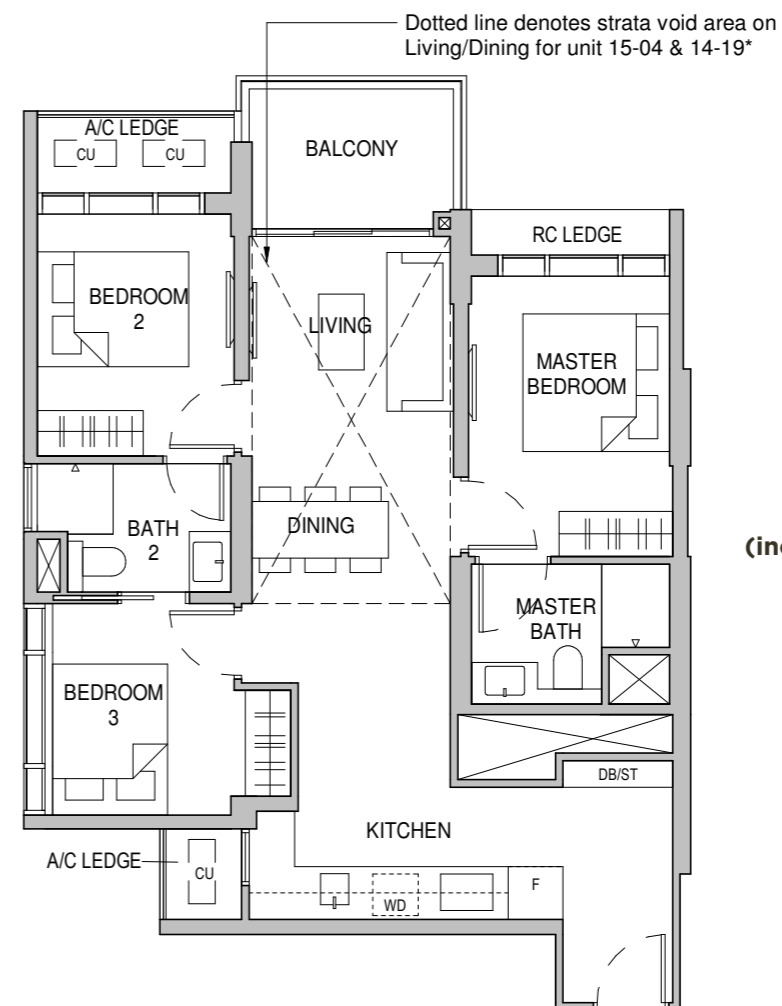
3-BEDROOM CLASSIC



TYPE C1-P 904 sqft / 84 sqm

Tower 26
03-04

Tower 28
03-19*



TYPE C1 904 sqft / 84 sqm

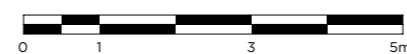
Tower 26
04-04 to 14-04

Tower 28
04-19* to 13-19*

TYPE C1-E 1055 sqft / 98 sqm (inclusive of 14 sqm Strata void area)

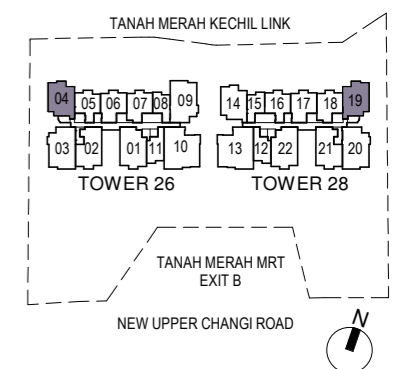
Tower 26
15-04

Tower 28
14-19*



LEGEND

- AC LEDGE - Air Conditioner Ledge
- CU - Condensing Unit
- HS - Household Shelter
- WD - Washer cum Dryer
- RC LEDGE - Reinforced concrete ledge (excluded from strata area)
- ☒ Service Void Areas (exclude from strata area)
- F - Refrigerator
- DB - Distribution Board
- ST - Storage
- * - Mirrored Unit

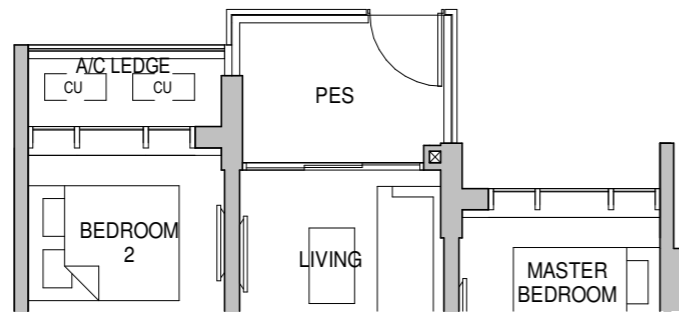


Area includes A/C ledge, balconies, private enclosed space and void (where applicable). Areas are estimated only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved screen, please refer to the annex of balcony screen side letter.

3-BEDROOM CLASSIC

TYPE C1A-P 904 sqft / 84 sqm

Tower 28
03-14

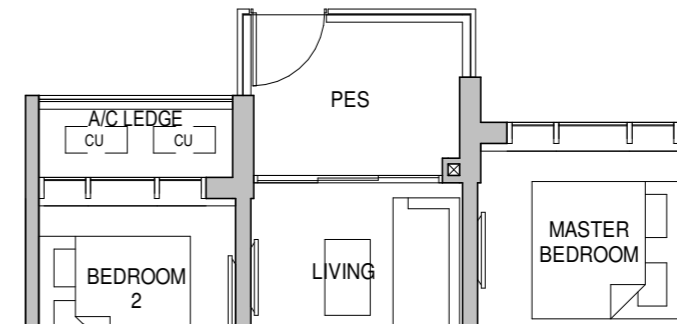


3-BEDROOM DELUXE

TYPE C2-P 1044 sqft / 97 sqm

Tower 26
03-02

Tower 28
03-21*

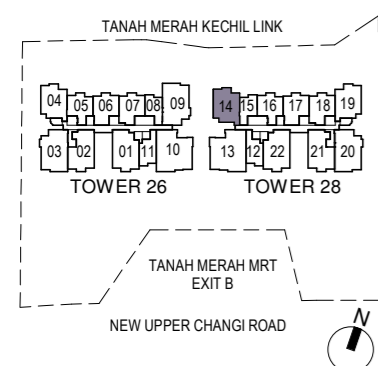
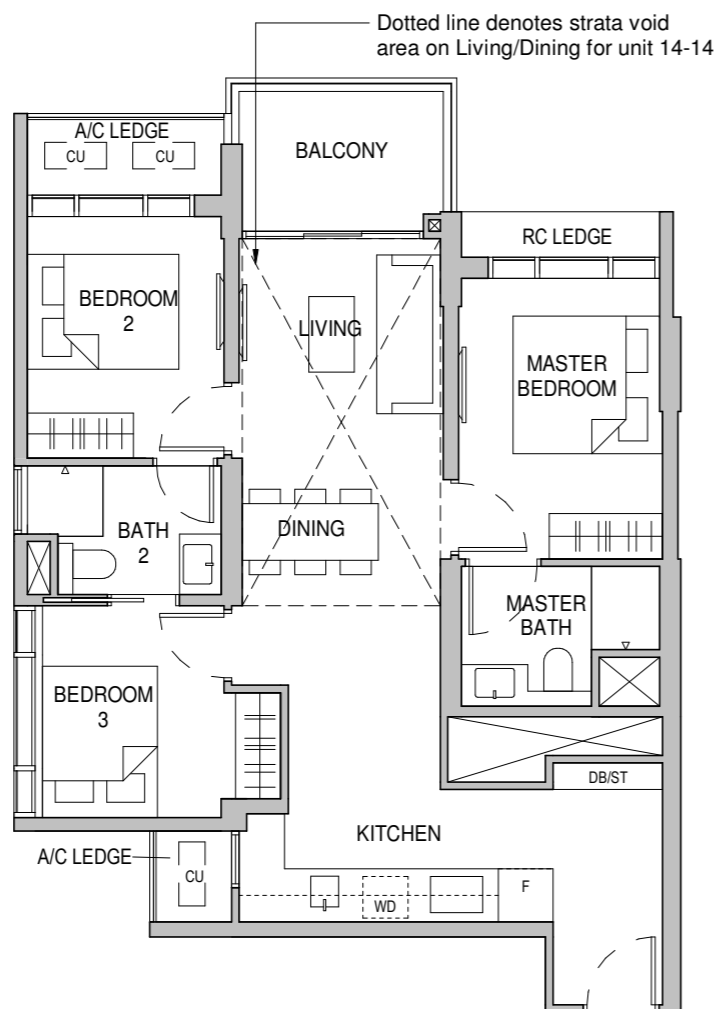


TYPE C1A 904 sqft / 84 sqm

Tower 28
04-14 to 13-14

TYPE C1A-E 1055 sqft / 98 sqm (inclusive of 14 sqm Strata void area)

Tower 28
14-14



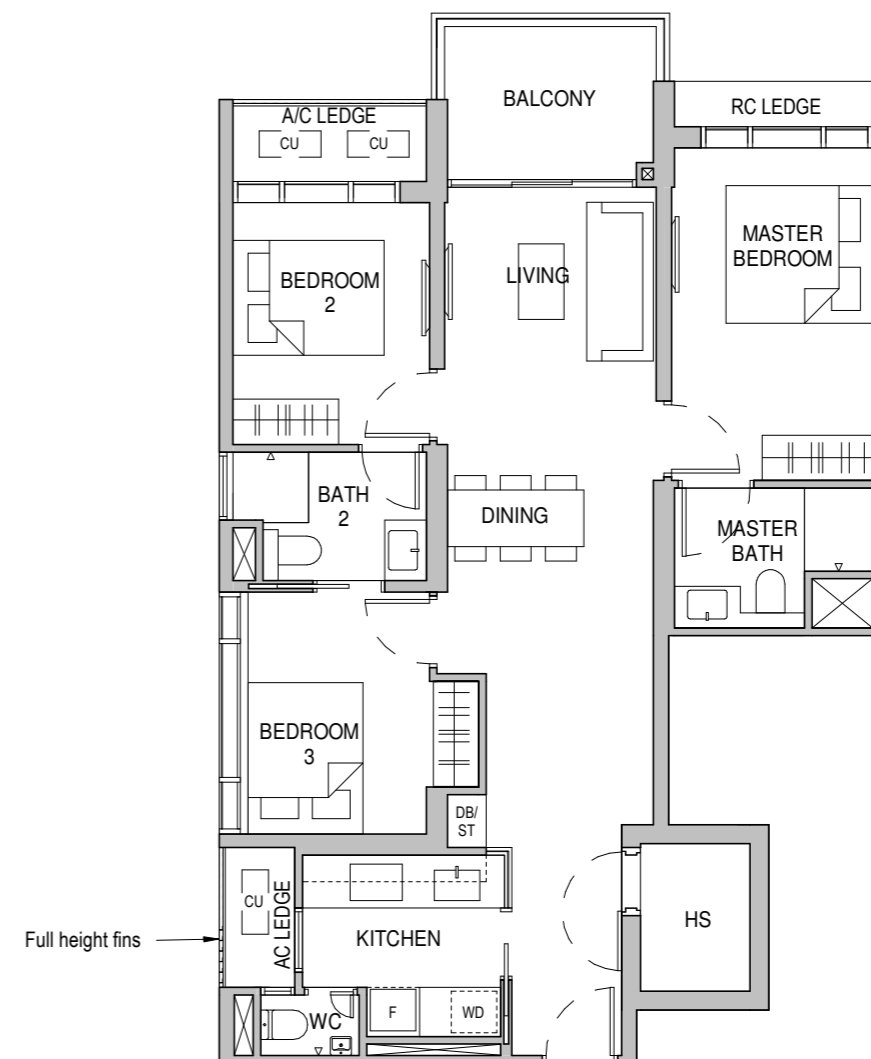
- LEGEND**
- AC LEDGE - Air Conditioner Ledge
 - CU - Condensing Unit
 - HS - Household Shelter
 - WD - Washer cum Dryer
 - RC LEDGE - Reinforced concrete ledge (excluded from strata area)
 - Service Void Areas (exclude from strata area)
 - F - Refrigerator
 - DB - Distribution Board
 - ST - Storage
 - * - Mirrored Unit

Area includes A/C ledge, balconies, private enclosed space and void (where applicable). Areas are estimated only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved screen, please refer to the annex of balcony screen side letter.

TYPE C2 1044 sqft / 97 sqm

Tower 26
04-02 to 14-02

Tower 28
04-21* to 13-21*



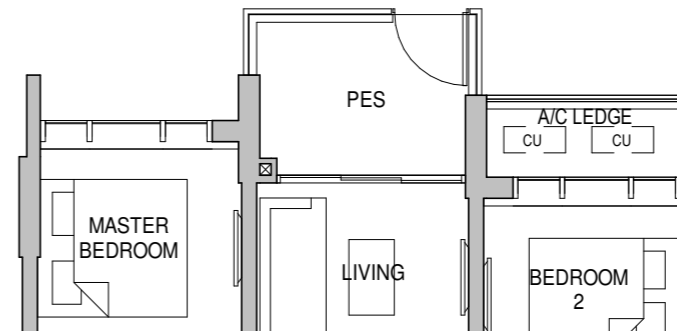
- LEGEND**
- AC LEDGE - Air Conditioner Ledge
 - CU - Condensing Unit
 - HS - Household Shelter
 - WD - Washer cum Dryer
 - RC LEDGE - Reinforced concrete ledge (excluded from strata area)
 - Service Void Areas (exclude from strata area)
 - F - Refrigerator
 - DB - Distribution Board
 - ST - Storage
 - * - Mirrored Unit

Area includes A/C ledge, balconies, private enclosed space and void (where applicable). Areas are estimated only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved screen, please refer to the annex of balcony screen side letter.

A MULTI-FACETED SETUP FOR A MULTI-GENERATIONAL FAMILY



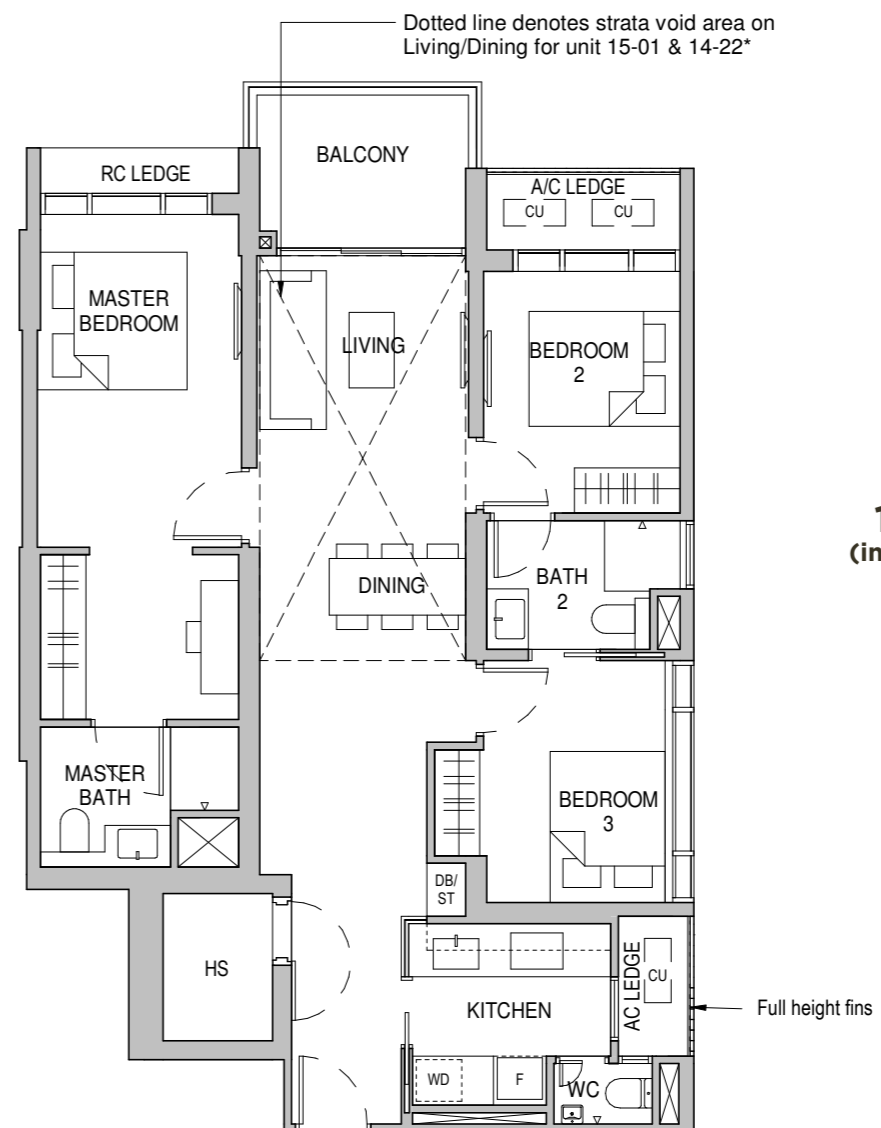
3-BEDROOM GRANDE



TYPE C3-P
1119 sqft / 104 sqm

Tower 26
03-01

Tower 28
03-22*



TYPE C3
1119 sqft / 104 sqm

Tower 26
04-01 to 14-01

Tower 28
04-22* to 13-22*

TYPE C3-E
1292 sqft / 120 sqm
(inclusive of 16 sqm High Ceiling)

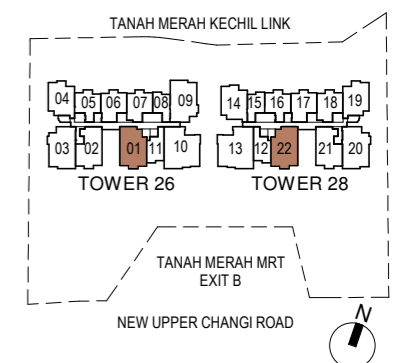
Tower 26
15-01

Tower 28
14-22*



LEGEND

- AC LEDGE - Air Conditioner Ledge
- CU - Condensing Unit
- HS - Household Shelter
- WD - Washer cum Dryer
- RC LEDGE - Reinforced concrete ledge (excluded from strata area)
- ⊠ Service Void Areas (exclude from strata area)
- F - Refrigerator
- DB - Distribution Board
- ST - Storage
- * - Mirrored Unit



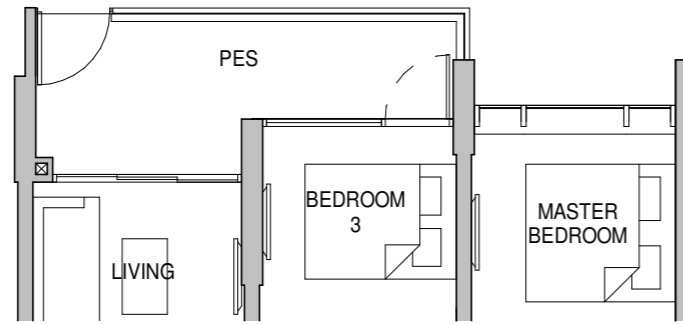
Area includes A/C ledge, balconies, private enclosed space and void (where applicable). Areas are estimated only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved screen, please refer to the annex of balcony screen side letter.

3-BEDROOM PREMIUM

TYPE C4-P 1163 sqft / 108 sqm

Tower 26
03-03

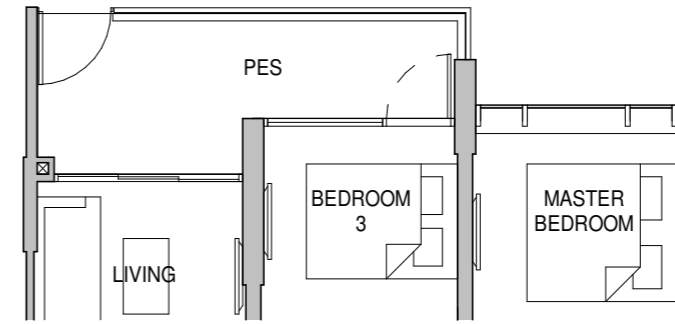
Tower 28
03-20*



3-BEDROOM PREMIUM

TYPE C4A-P 1163 sqft / 108 sqm

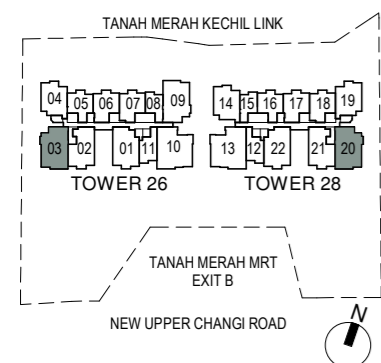
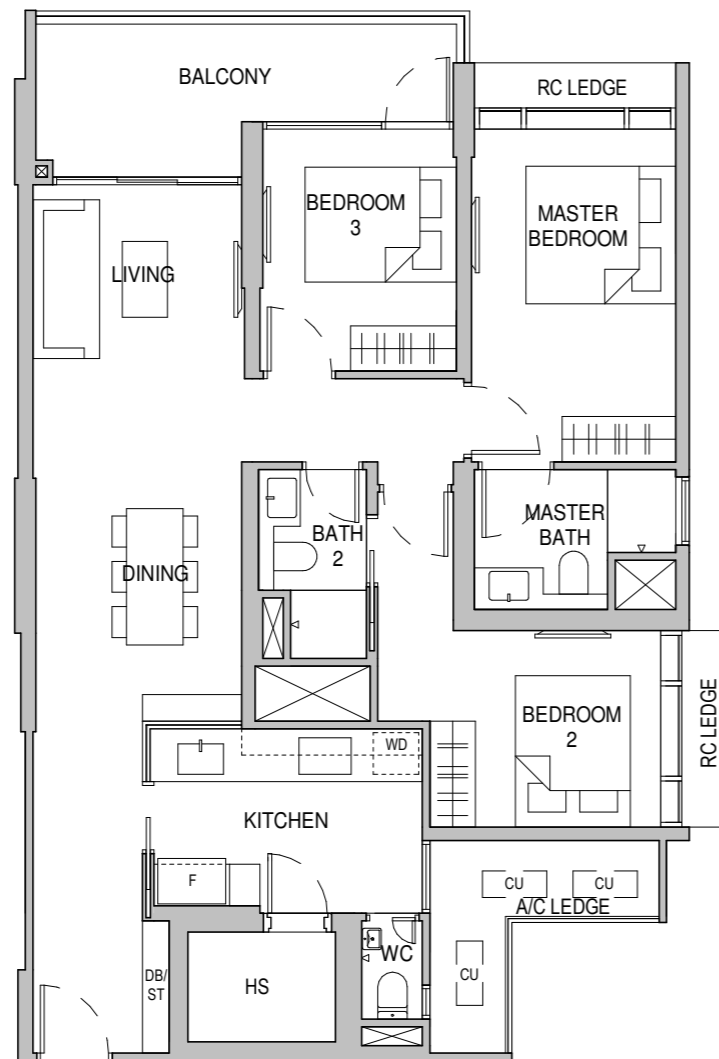
Tower 26
03-09



TYPE C4 1163 sqft / 108 sqm

Tower 26
04-03 to 14-03

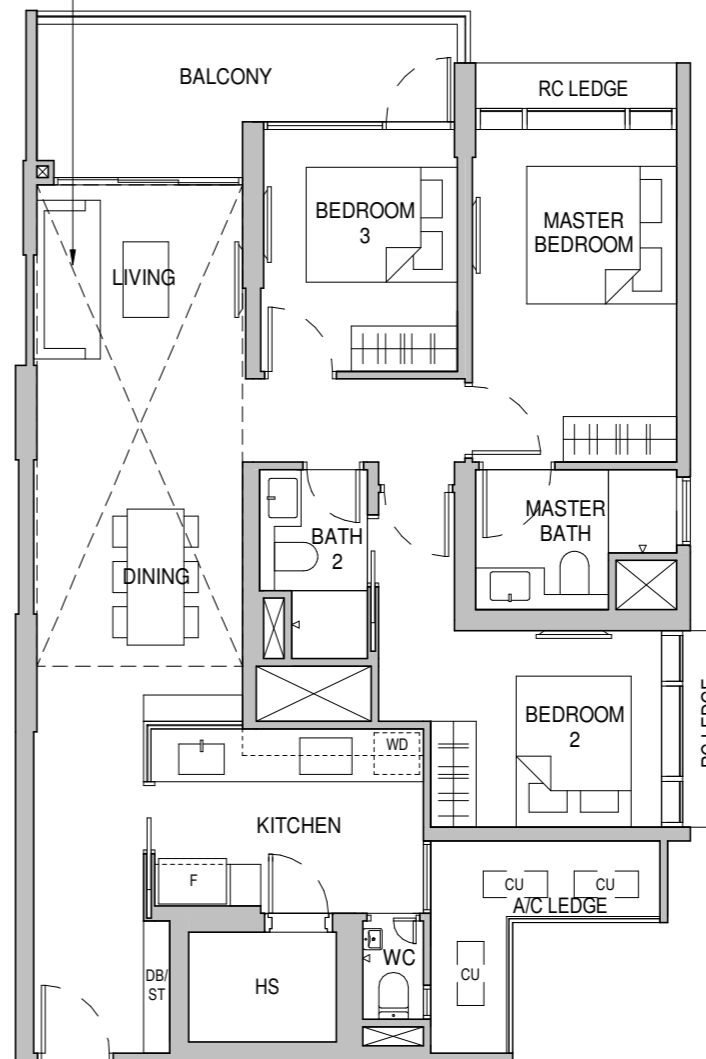
Tower 28
04-20* to 13-20*



- LEGEND**
- AC LEDGE - Air Conditioner Ledge
 - CU - Condensing Unit
 - HS - Household Shelter
 - WD - Washer cum Dryer
 - RC LEDGE - Reinforced concrete ledge (excluded from strata area)
 - ⊠ Service Void Areas (exclude from strata area)
 - F - Refrigerator
 - DB - Distribution Board
 - ST - Storage
 - * - Mirrored Unit

Area includes A/C ledge, balconies, private enclosed space and void (where applicable). Areas are estimated only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved screen, please refer to the annex of balcony screen side letter.

Dotted line denotes strata void area on Living/Dining for unit 15-09



- LEGEND**
- AC LEDGE - Air Conditioner Ledge
 - CU - Condensing Unit
 - HS - Household Shelter
 - WD - Washer cum Dryer
 - RC LEDGE - Reinforced concrete ledge (excluded from strata area)
 - ⊠ Service Void Areas (exclude from strata area)
 - F - Refrigerator
 - DB - Distribution Board
 - ST - Storage
 - * - Mirrored Unit

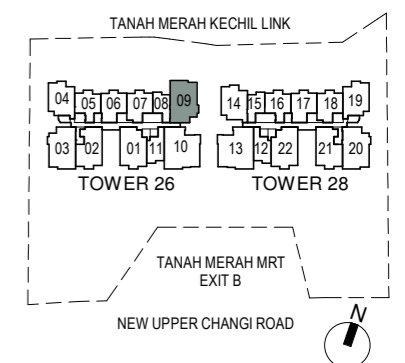
Area includes A/C ledge, balconies, private enclosed space and void (where applicable). Areas are estimated only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved screen, please refer to the annex of balcony screen side letter.

TYPE C4A 1163 sqft / 108 sqm

Tower 26
04-09 to 14-09

TYPE C4A-E 1367 sqft / 127 sqm (inclusive of 19 sqm Strata void area)

Tower 26
15-09



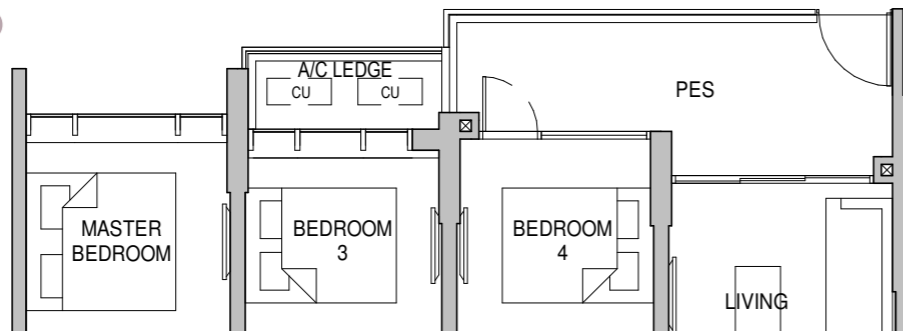
4-BEDROOM LUXURY

TYPE D1-P

1518 sqft / 141 sqm

Tower 26
03-10

Tower 28
03-13*

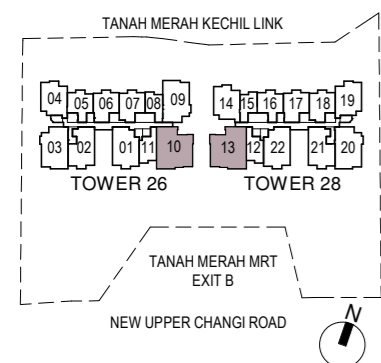


TYPE D1

1518 sqft / 141 sqm

Tower 26
04-10 to 14-10

Tower 28
04-13* to 13-13*



LEGEND

- AC LEDGE - Air Conditioner Ledge
- CU - Condensing Unit
- HS - Household Shelter
- WD - Washer cum Dryer
- RC LEDGE - Reinforced concrete ledge (excluded from strata area)
- ⊠ Service Void Areas (exclude from strata area)
- F - Refrigerator
- DB - Distribution Board
- ST - Storage
- * - Mirrored Unit

Area includes A/C ledge, balconies, private enclosed space and void (where applicable). Areas are estimated only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved screen, please refer to the annex of balcony screen side letter.



AN EXTRAORDINARY SPACE THAT DEFINES YOUR EXQUISITE TASTE



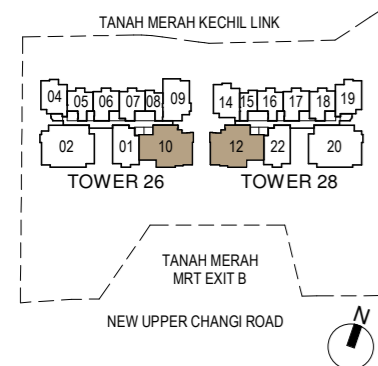
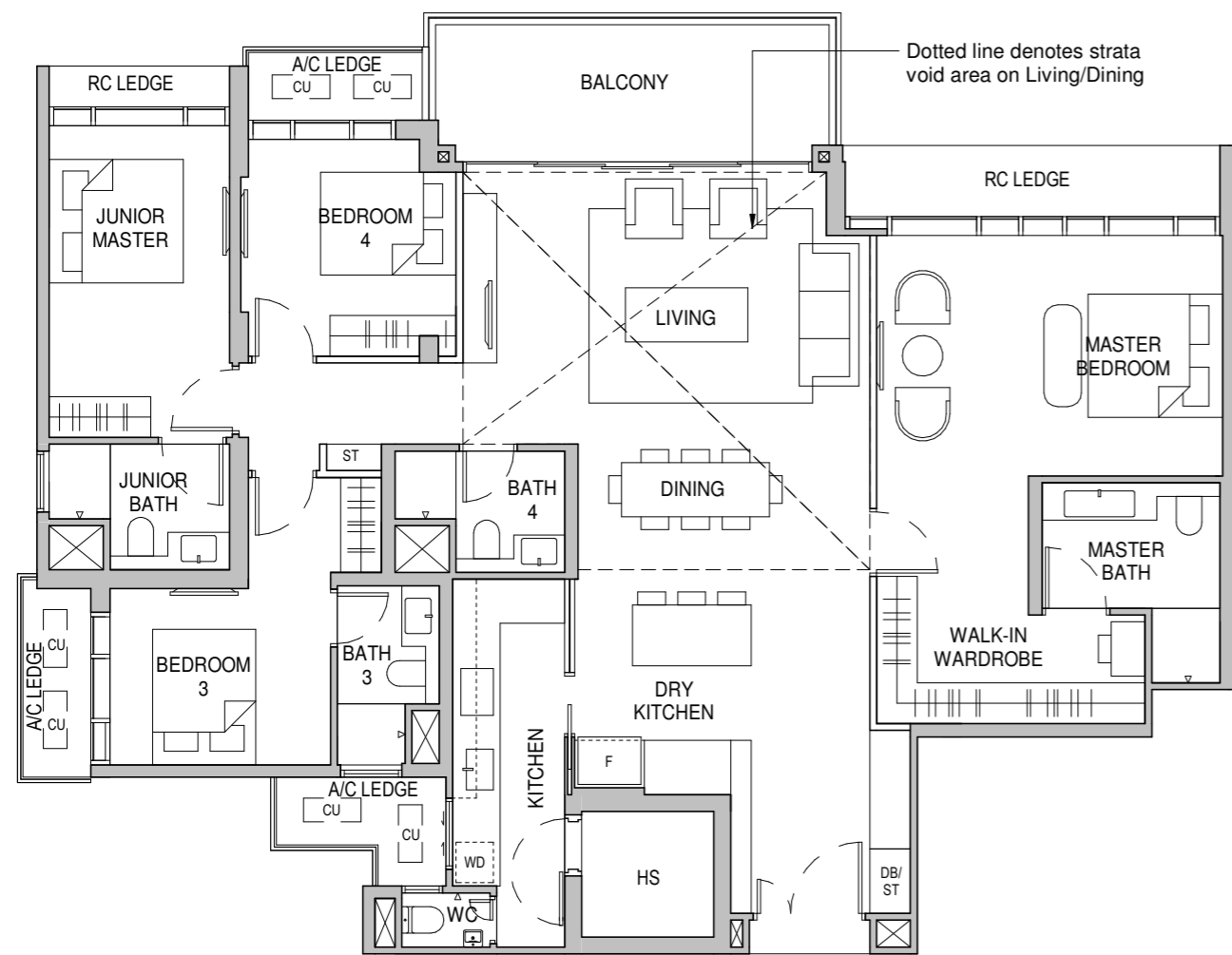
4-BEDROOM PENTHOUSE

TYPE PH1

2400 sqft / 223 sqm
(inclusive of 34 sqm Strata void area)

Tower 26
15-10

Tower 28
14-12*



- LEGEND**
- AC LEDGE - Air Conditioner Ledge
 - CU - Condensing Unit
 - HS - Household Shelter
 - WD - Washer cum Dryer
 - RC LEDGE - Reinforced concrete ledge (excluded from strata area)
 - Service Void Areas (exclude from strata area)
 - F - Refrigerator
 - DB - Distribution Board
 - ST - Storage
 - * - Mirrored Unit

Area includes A/C ledge, balconies, private enclosed space and void (where applicable). Areas are estimated only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved screen, please refer to the annex of balcony screen side letter.

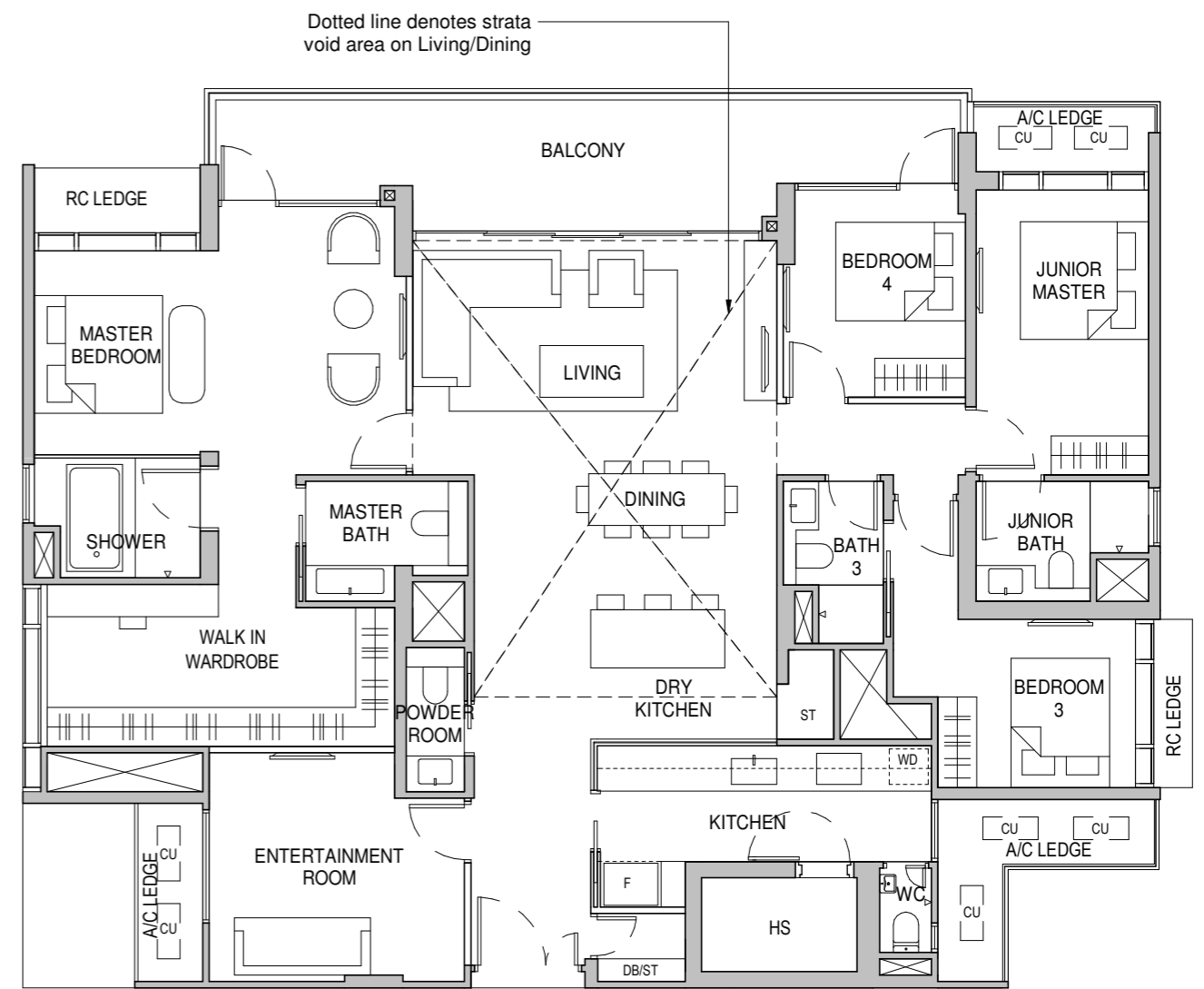
4-BEDROOM PENTHOUSE

TYPE PH2

2756 sqft / 256 sqm
(inclusive of 39 sqm Strata void area)

Tower 26
15-02

Tower 28
14-20*



- LEGEND**
- AC LEDGE - Air Conditioner Ledge
 - CU - Condensing Unit
 - HS - Household Shelter
 - WD - Washer cum Dryer
 - RC LEDGE - Reinforced concrete ledge (excluded from strata area)
 - Service Void Areas (exclude from strata area)
 - F - Refrigerator
 - DB - Distribution Board
 - ST - Storage
 - * - Mirrored Unit

Area includes A/C ledge, balconies, private enclosed space and void (where applicable). Areas are estimated only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved screen, please refer to the annex of balcony screen side letter.

ABOUT MCC SINGAPORE

MCC Singapore is a subsidiary of Metallurgy Corporation of China Ltd, a Fortune Global 500 company listed in Hong Kong and Shanghai. With a focus on urban development and management, property development, project management as well as construction, MCC Singapore has been actively involved in transforming the Singapore cityscape through various notable projects such as Universal Studios Singapore, Resorts World Sentosa, Keppel Distripark and Singapore Expo. In addition, MCC Singapore has also developed and/or project managed several executive condominiums and private condominiums. They include The Alps Residences, Queens Peak, The Canopy, The Nautical, Canberra Residences, One Canberra, Forestville, The Poiz Residences and The Poiz Centre, Provence Residence as well as One Bernam.



One Bernam

Artist's Impression



The Santorini

Artist's Impression



Provence Residence

Artist's Impression



The Alps Residences

Artist's Impression



The Poiz Residences and The Poiz Centre

Artist's Impression



Developer: MCC LAND (TMK) PTE. LTD. • License No.: C1432 • Location: Lot No. 11220N of Mukim 27, Singapore • Tenure: 99 years commencing on 10 February 2021 • Encumbrances on the Land: Caveat IG/530373U in favour of Bank of China Limited • BP No.: A1839-00014-2020-BP01 dated 18 February 2022 and A1839-00014-2020-BP02 dated 12 August 2022 • Expected Vacant Possession Date: 31 May 2027 • Expected Legal Completion Date: 31 May 2030

Whilst every reasonable care has been taken in preparing this brochure, the developer and its agents cannot be held responsible for any inaccuracies. All statements are believed to be correct but are not to be regarded as statements or representations of fact.

All information and specifications are current at the time of going to press and are subject to change as may be required and cannot form part of the contract. All plans are subject to any amendments approved or may be approved by the relevant authority. Visual representations including (architectural) models, drawings, photographs / pictures and artists' renderings are impression only, while illustrations of interiors are only decor suggestions and none to be regarded as representation facts. Floor areas are approximate measurements and subject to final survey.

JOINTLY DEVELOPED BY



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sales@mcc.sg