



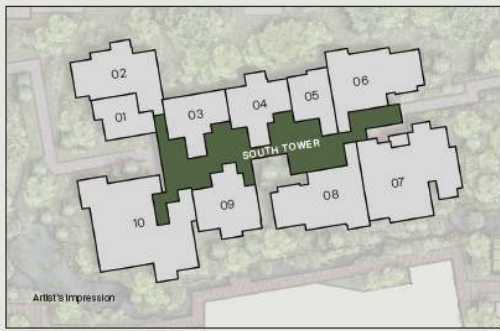
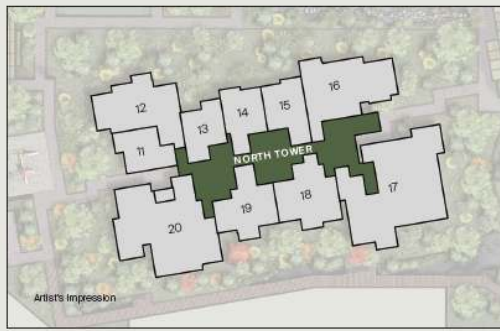
# MIDTOWN MODERN

FLOOR PLANS

# Info At A Glance



General Project Description	PROPOSED RESIDENTIAL FLATS DEVELOPMENT COMPRISING 2 BLOCKS OF 30-STORY 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 188106 (Resi north tower) 20 Tan Quee Lan Street, Singapore 188107 (Commercial at 1st storey) <b>Directly Above Bugis MRT Interchange (East-West Line &amp; Downtown Line)</b>
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



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	D1 (PL)	C3	B3	D3P (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)
27	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)
25	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	CARPARK																			
1	PODIUM/RESTAURANTS																			

**1 Bedroom**      **2 Bedroom**      **3 Bedroom**      **4 Bedroom & 4 Bedroom Premium**      **Penthouse**

Type A1     
  Type B1     
  Type C1     
  Type D1 (PL)     
  PH 1 (PL)     
  PH 2 (PL)

Type A2     
  Type B2     
  Type C2     
  Type D2 (PL)

Type A3     
  Type B3     
  Type C3     
  Type D3P (PL)

Type A4

# Site Plan

Level 3



Artist's Impression

Level 3

- |                    |                  |                 |                   |                      |                   |                     |
|--------------------|------------------|-----------------|-------------------|----------------------|-------------------|---------------------|
| 1 - Library        | 5 - Grand Lawn   | 9 - Tea House   | 13 - Estuary Pool | 17 - 50m Lap Pool    | 20 - The Gym      | 24 - Tennis Court   |
| 2 - Garden Lounge  | 6 - Forest Walk  | 10 - Lily Pond  | 14 - Aqua Barre   | 18 - Courtyard       | 21 - Leisure Pool | 25 - Play Pavilion  |
| 3 - Water Garden   | 7 - Summer Swale | 11 - Hot Spring | 15 - Pool Terrace | 19 - Clubhouse       | 22 - Rain Garden  | 26 - Adventure Play |
| 4 - Lawn Pavillion | 8 - Spring Creek | 12 - Jacuzzi    | 16 - Sun Deck     | Club Dining 1, 2 & 3 | 23 - Pet Corner   | 27 - Autumn Creek   |

North Tower  
Roof Gardens



South Tower  
Roof Gardens



Level 1



Level 1

- |                    |                     |
|--------------------|---------------------|
| 28 - North Garden  | 32 - East Plaza     |
| 29 - Arrival Plaza | 33 - City Room      |
| 30 - South Garden  | 34 - Arrival Lounge |
| 31 - South Plaza   | 35 - Bike Park      |

Roof Gardens

- |  |  |
|--|--|
| 36 - Peak View Pavillion (North Tower) | 39 - Peak View Pavillion (South Tower) |
| 37 - City View Pavillion (North Tower) | 40 - City View Pavillion (South Tower) |
| 38 - Karstic Peak Garden               |  |

# 1-BEDROOM

## Type A1

38 sq m | 409 sq ft

INCLUSIVE OF 3 SQM AC LEDGE

Tower 16

UNIT

#03-01 TO #29-01

Tower 18

UNIT

#03-11 TO #29-11

#03-13 TO #29-13

## Type A1-R

38 sq m | 409 sq ft

INCLUSIVE OF 3 SQM AC LEDGE

Tower 16

UNIT

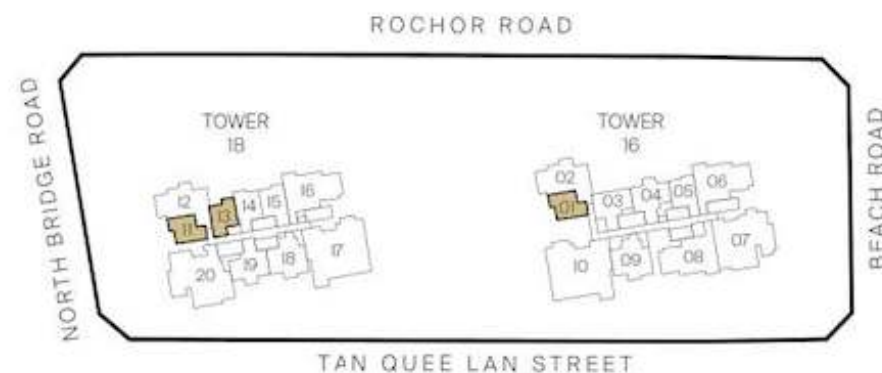
#30-01

Tower 18

UNIT

#30-11

#30-13



# 2-BEDROOM

## Type B3

67 sq m | 721 sq ft

INCLUSIVE OF 5 SQM BALCONY & 3 SQM AC LEDGE

Tower 16

UNIT

#04-09 to #29-09

Tower 18

UNIT

#04-18 to #29-18



## Type B3-R

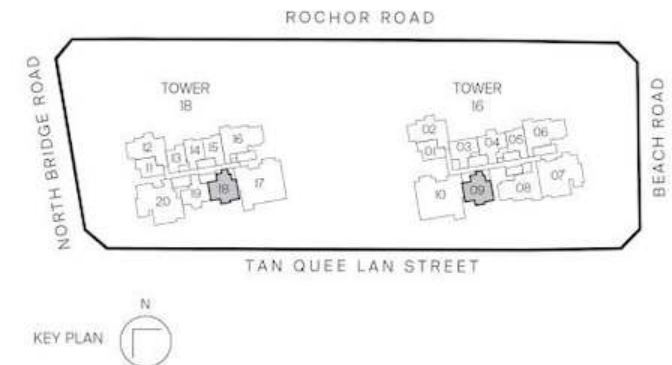
67 sq m | 721 sq ft

INCLUSIVE OF 5 SQM BALCONY & 3 SQM AC LEDGE

Tower 16

UNIT

#30-09



# 3-BEDROOM

## Type C2

99 sq m | 1066 sq ft

INCLUSIVE OF 6 SQM BALCONY & 5 SQM AC LEDGE

Tower 16

UNIT

#04-06 to #29-06

Tower 18

UNIT

#04-16 to #29-16

## Type C2-R

99 sq m | 1066 sq ft

INCLUSIVE OF 8 SQM BALCONY & 5 SQM AC LEDGE



### Type D3P-R (PL)

168 sq m | 1808 sq ft

INCLUSIVE OF 16 SQM BALCONY & 8 SQM AC LEDGE

Tower 16

UNIT

#30-10\*

\* MIRROR IMAGE



### 4-BEDROOM PREMIUM

### Type D3P (PL)

168 sq m | 1808 sq ft

INCLUSIVE OF 16 SQM BALCONY & 8 SQM AC LEDGE

Tower 16

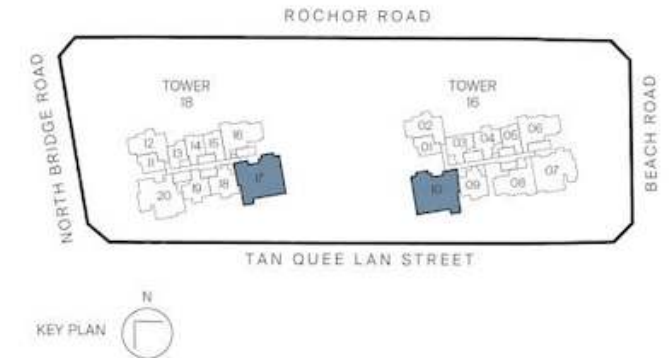
UNIT

#04-10\* to #29-10\*

Tower 18

UNIT

#04-17 to #29-17\*





# GAUGE SIZE & PRICE

TYPES	SIZES:SQFT	ESTIMATED PSF	ESTIMATED PSF	ESTIMATED PSF
		\$2,550	\$2,650	\$2,750
1 BEDROOM	432	1,101,600	1,144,800	1,188,000
2 BEDROOM	549	1,399,950	1,454,850	1,509,750
3 BEDROOM	880	2,244,000	2,332,000	2,420,000
4 BEDROOM	1410	3,595,500	3,736,500	3,877,500
4 BEDROOM PREMIUM	1745	4,449,750	4,624,250	4,798,750

**Disclaimer.** The above **Prices and Size** and are merely an estimation, final price and size from developer subject to change without notice. While we strive to give you a mere projection of price and size, mistakes happen. In the event of an incorrect **price and size** on a quote, we held no liability.





More Information will be released soon!  
Register with us via Express of Interest for  
Appointment slots booking  
Viewing is strictly via by appointment basis.

Sales Gallery Target Opening from 5 March 2021