



# PROVENCE

RESIDENCE



ALL DIMENSIONS, AREAS AND DISTANCES  
ARE APPROXIMATE AND FOR REFERENCE ONLY



MCC Land (Canberra) Pte. Ltd.

# Fact Sheet

Updated as at 10 Feb 2021 | Subject to Changes without Prior Notice  
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<b>Project Name</b>	<b>Provence Residence</b>
<b>Developer</b>	MCC Land (Canberra) Pte. Ltd
<b>Location - address</b>	23 Canberra Crescent Singapore 757078 25 Canberra Crescent Singapore 757079 27 Canberra Crescent Singapore 757080 29 Canberra Crescent Singapore 757081 31 Canberra Crescent Singapore 756929 33 Canberra Crescent Singapore 756930 35 Canberra Crescent Singapore 756931 37 Canberra Crescent Singapore 756932 39 Canberra Crescent Singapore 756933
<b>Tenure</b>	99 Years
<b>Site Area</b>	16,690 sqm / 179,651 sqft
<b>Total GFA</b>	41,457.96 sqm
<b>Plot Ratio</b>	2.3
<b>Lot Number</b>	MK19-04057W
<b>Developer's Licence No.</b>	C1387
<b>Expected Vacant possession date</b>	10 Apr 2026
<b>Payment Scheme</b>	Normal Payment Scheme / Deferred Payment Scheme
<b>No. of Units</b>	413
<b>No. of Storeys</b>	5 blocks of 13 storeys, 4 blocks of 11 storeys
<b>Description</b>	PROPOSED EXECUTIVE CONDOMINIUM HOUSING DEVELOPMENT COMPRISING 5 BLOCKS OF 13 STOREYS AND 4 BLOCKS OF 11 STOREYS RESIDENTIAL UNITS (TOTAL 413 UNITS) WITH COMMUNAL LANDSCAPE, BASEMENT CARPARK, SWIMMING POOL AND COMMUNAL FACILITIES ON LOT 04057W MK 19 AT CANBERRA LINK (SEMBAWANG PLANNING AREA)
<b>No. of Parking Lots</b>	418 car park lots including 5 handicap lots, and 70 bicycle lots



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	Unit Type	Bedroom Type	Sqm	Sqft	No. of Units	% by units	Share Value	Est. Maintenance Fund (Excl. GST)
Unix Mix	C1/C1-P /C1a/C1b/C1b-P	3 BR	82	883	127	30.7%	6	\$300
	C2/C2-P /C2a/C2a-P	3 BR	86	926	71	17.2%	6	\$300
	C3/C3-P	3 BR	97	1,044	69	16.7%	6	\$300
	C4/C4-P C4a/C4a-P	3 BR	97	1,044	34	8.2%	6	\$300
	C5/C5a/C5a-P	3 BR	99	1,066	43	10.4%	6	\$300
	C6/C6-P /C6a/C6a-P (Premium)	3 BR	116	1,249	34	8.2%	7	\$350
	C7 (Premium)	3 BR	112	1,206	11	2.7%	7	\$350
	D1/D1-P	4 BR	130	1,399	11	2.7%	7	\$350
	D2/D2-P	4 BR	130	1,399	13	3.2%	7	\$350
		<b>Total</b>				<b>413</b>	<b>100%</b>	

## Consultants

Architect	AGA Architects Pte Ltd
Landscape Architect	Surbana Jurong Consultants Pte Ltd
M&E Consultants	United Project Consultants Pte Ltd
Main Contractor	China Jingye Construction Engineering (S) Pte Ltd
Showflat Interior Design	Su Misura & Ensemble Pte Ltd
C&S Consultant	Emerald Asia Consulting Pte Ltd

## Project Account & TT Details

Payee's name	China Construction Bank Corporation Singapore Branch for Project A/C 672000001632 of MCC Land (Canberra) Pte Ltd
Account Name	MCC Land (Canberra) Pte Ltd
Account number	672000001632
Bank Name	China Construction Bank Corporation Singapore Branch
Swift Code	PCBCSGSG

## Solicitor Details

Solicitor	LEE & LEE Advocates & Solicitors
Address	50 Raffles Place #06-00 Singapore Land Tower Singapore 048623



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<b>General Public Enquiry</b>			
<b>Hotline</b>	8338 7800		
<b>Email</b>	enquiries@mcc.sg		
<b>Show Unit Type Represented in Sales Gallery</b>			
<b>Unit Type</b>	<b>Bedroom Type</b>	<b>Area (sqm)</b>	<b>Area (sqft)</b>
<b>C1</b>	3 BR	82	883
<b>C6</b>	3 BR	116	1,249
<b>D2</b>	4 BR	130	1,399
<b>Recreation Facilities</b>			
<b>ROYAL FRENCH COURTYARD</b>			
<b>BONJOUR (WELCOME)</b>			
1	Entryway		
2	Arrival Court		
3	Arrival Water Feature		
4	Arrival Drop Off		
5	Arrival Waiting Area		
6	Cascading Water Feature		
<b>JARDIN D'EAU (Water Garden)</b>			
7	Arrival Spring		
8	Family Pool		
9	Kid's Pool		
10	Jet Pool		
11	Family Deck		
12	Overflow Water Feature		
13	Gym Room		
14	Changing Room		
15	Stream Room		
16	Reflective Water Feature		
17	Learning Zone		
18	Entertainment Zone		
19	Function Room		
20	Lounge Deck		
21	Sun Lounge		



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22	50m Lap Pool
23	Topiary Walk
24	Romance Square
25	Romance Court
26	Relaxing Deck
27	Celebration Pavilion
28	Celebration Lawn
29	Garden Walk
30	Secret Court
31	Infinity Edge Walk
<b>COUNTRY SIDE COURTYARD</b>	
SANCTUAIRE DU JARDIN (Garden Sanctuary)	
32	Flower Garden
33	Boutique Lawn Garden
34	Leisure Deck
35	Green Checker Garden
36	Serenity Garden
37	Fragrance Garden
38	Green Lounge
39	Botany Walk
JARDIN DU PAVILLON (Pavilion Garden)	
40	Dining Pavilion
41	Alfresco Dining
42	Chill Out Lawn
43	Party BBQ Pavilion
44	Party Alfresco Dining
45	Pastry Lawn
LA SANTE (Health & Fitness)	
46	Half Basketball Court
47	Jogging Track (30m)
48	Children's Playground
49	Fitness Corner
<b>LIVING UP</b>	
50	Sky Dining
51	Sky Lounge
52	Sky Lawn
53	Roof Terrace



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Services	
A	Bicycle Parking Lots ( Basement)
B	Guard House
C	Genset (Basement)
D	Bin Centre (Basement)
E	Electrical Sub Station (Basement)
F	Side Gate(s) (Ground level and basement)

Locations & Amenities	
<b>Connectivity - MRT</b>	<b>Est Distance</b>
Canberra (NS12)	7 mins walk
Sembawang (NS11)	4 mins drive
<b>Connectivity - Bus Stops</b>	
OPP BLK 590C (58049) – 169, 169A, 883, 883M	107m
VISIONAIRE (58261) – 117, 169	132m
BLK 590C (58041) – 169, 883, 883M	134 m
<b>Connectivity - Bus Interchange</b>	
Sembawang Bus Interchange	1 MRT stop
Yishun Bus Interchange	1 MRT stop
<b>Education</b>	<b>Est Distance</b>
Sembawang Primary School	Within 1km
Wellington Primary School	Within 1km
Yishun Primary School	Within 2km
Ahmad Ibrahim Primary School	Within 2km
Canberra Primary School	Within 2km
Chongfu School	Within 2km
Endeavour Primary School	Within 2km
<b>Shopping &amp; Dining</b>	<b>Est Distance</b>
Canberra Plaza	7 mins walk
Sembawang Shopping Centre	3 mins drive
Northpoint City	5 mins drive
Sun Plaza	5 mins drive
Sheng Siong Supermarket (24 hours)	8 mins walk
FairPrice Sembawang Way (24 hours)	6 mins drive



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<b>Medical - Clinic</b>	<b>Est Distance</b>
T Medical Clinic	3 mins walk
The Cliniq	6 mins walk
<b>Medical - Hospital</b>	
Khoo Teck Puat Hospital	6 mins drive
Yishun Community Hospital	6 mins drive
Woodlands Health Campus	7 mind drive
<b>Leisure &amp; Nature</b>	
<b>Est Distance</b>	
Montreal Green	2 mins walk
Sembawang Park	4 mins drive
Sembawang Hot Spring Park	4 mins drive
Sembawang Park	4 mins drive
Bukit Canberra( U/C)	5 mins drive
Terror Sea Scout Campsite	5 mins drive



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<b>Floor Finishes</b>		
<b>Location</b>	<b>Size</b>	<b>Description</b>
Living, Dining Hallway to Bedrooms Dry Kitchen	600mm x 1200mm x 10mm	Porcelain tile with timber skirting
Kitchen, Yard	600mm x 1200mm x 10mm	Porcelain tile
Bathrooms, WC	600mm x 300mm x 10mm	Porcelain tile
Bedrooms	-	Laminated timber flooring with skirting
Balcony, Private Enclosed Space	600mm x 600mm x 10mm	Porcelain tile
A/C Ledge	-	Cement/Sand screed
Note: All floor finishes are to exposed surface only		

<b>Smart Home Feature</b>
1 Smart Home gateway
1 Digital lockset
2 Air-conditioning controls at Living and Master Bedroom

<b>Additional Items</b>	
Kitchen Cabinets and Appliances	Solid surface countertop complete with high and low level kitchen cabinet and stainless steel sink with kitchen tap, gas hob, hood and built-in oven
Bedroom Wardrobe	Built-in wardrobes with laminate and/or melamine finish are provided to bedrooms





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Ceiling Height Schedule									
Unit Types									
	C1/C1-P/C1a/C1b/C1b-P	C2/C2-P/C2a/C2a-P	C3/C3-P	C4/C4-P/C4a/C4a-P	C5/C5a/C5a-P	C6/C6-P/C6a/C6a-P (Premium)	C7 (Premium)	D1/D1-P	D2/D2-P
Living, Dining, Bedrooms	Approx. 2725mm	Approx. 2725mm	Approx. 2725mm	Approx. 2725mm	Approx. 2725mm	Approx. 2725mm	Approx. 2725mm	Approx. 2725mm	Approx. 2725mm
Kitchen	Approx. 2725mm	Approx. 2725mm	Approx. 2725mm	Approx. 2725mm	Approx. 2725mm	Approx. 2725mm	Approx. 2725mm	-	Approx. 2725mm
Dry Kitchen, Wet Kitchen	-	-	-	-	-	-	-	Approx. 2725mm	-
Entry to Living, Yard,	Approx. 2300mm	Approx. 2300mm	Approx. 2300mm	Approx. 2300mm	Approx. 2300mm	Approx. 2300mm	Approx. 2300mm	Approx. 2300mm	Approx. 2300mm
Entry to Master Bedroom, Hallway to Bedrooms	-	-	Approx. 2300mm	Approx. 2300mm	Approx. 2300mm	Approx. 2300mm	Approx. 2300mm	Approx. 2300mm	Approx. 2300mm
Balcony, Private Enclosed Space (PES)	Approx. 2725mm	Approx. 2725mm	Approx. 2725mm	Approx. 2725mm	Approx. 2725mm	Approx. 2725mm	Approx. 2725mm	Approx. 2725mm	Approx. 2725mm
Household Shelter	Approx. 2725mm	Approx. 2725mm	Approx. 2725mm	Approx. 2725mm	Approx. 2725mm	Approx. 2725mm	Approx. 2725mm	Approx. 2725mm	Approx. 2725mm
Bathrooms, WC	Approx. 2200mm	Approx. 2200mm	Approx. 2200mm	Approx. 2200mm	Approx. 2200mm	Approx. 2200mm	Approx. 2200mm	Approx. 2200mm	Approx. 2200mm

Note: All the bulkhead ceiling height at designated area is approx. 2300mm

Balcony Screen Option Cost	
Unit Type	Installation Charge (Without GST)
C1/C1-P/C1a/C1b/C1b-P/C2/C2-P/C2a/C2a-P	\$7,200
C3/C3-P/ C4/C4-P/C4a/C4a-P/C5 /C5a/C5a-P	\$6,200
C6/C6-P/C6a/C6a-P/C7	\$9,600
D1/D1-P/D2/D2-P	\$12,900



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## Landscape Concept

Adapted from **French courtyard design** aligned with modernism, a place of **serenity** and **romance**. It encapsulates its residence with a modern contemporary landscape, with symmetrical walkways accompanied with short to tall hedges, beautiful flowers and scents providing a highly acclaimed and sought after lifestyle experience of fantasy and luxury that is rich in stimulating comfort lends an air of warmth and opulence. There are spaces that are intimate and engaging making romance the underlying tone of the design. The landscape spaces, formed by **interlocking courtyards** create outdoor pockets that are **romantic, intimate** and **private**.

It consists of **2 Main zones**, the Royal French Court and Country Side Gardens.

**Royal French Court** is the central core of the development's facilities, filled with symmetrical and geometrical landscape design while hedges of different horizontal and vertical layers encapsulating the users in the area a sense of comfort and elegance. It encompasses areas of "Bonjour", "Jardin d'eau" and even the 2<sup>nd</sup> level "Living up".

The **Countryside Gardens** consists of Sanctuaire du Jardin, Jardine du Pavillon and La Sante. This zone beautifies the secluded and pensive places that are colourful and full of different types of flowers and plants, giving residence personal space outside of their homes. By implementing multiple secluded semi-private gardens away from the Royal French Court, it gives the project the open private spaces for the residence to enjoy rest and relaxation.

A 2<sup>nd</sup> level "living up" zone above the function room give the residence a space to celebrate, gather or have small events that lets them interact with one another while being in the open.



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<b>Overall Architecture / Lifestyle Concept</b>	<b><u>Modern Living of French Style</u></b> <p>Provence Residence aspires to be distinctive in forging a strong presence and contemporary lifestyle, all set within a repose built environment.</p> <p>The design of Provence Residence is incited by the admiration of French design that exudes <b>effortless chic</b> while embracing <b>elegance and simplicity</b>.</p> <p>Provence Residence is organized as a series of spaces that are carefully orchestrated as intimate courts and promenades. There are a variety of terraced courts, gardens where residents can stroll about at their leisure, and areas where water activities are in abundance.</p> <p>The architecture of the residential blocks adopts the contemporary French silhouette. It is a collection of <b>clean lines</b>, measured material selections, and details developed with a touch of a vintage motif, in the form of <b>Breton stripes</b>. In all its effortless elegance, the archetypal French silhouette is limited to a palette of black, white, grey and scarce accent colours.</p>
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