

MIDTOWN BAY



- Part of a mixed-use development Guoco Midtown that comprises premium Grade A office space, public and retail spaces, exclusive residences, and the former Beach Road Police Station, a conserved building
- Located within Central Business District, at the intersection of two key development corridors along Beach Road and Ophir-Rochor Road
- Key connector between 3 office micromarkets – City Hall, Marina Centre & Bugis
- Served by four MRT lines and Nicoll Highway, as well as the North-South Expressway in the future
- It will rejuvenate the Beach Road by being the final critical piece of jigsaw that completes the transformation of the precinct
- It will redefine the leasing concept for Grade A office
- It will foster community street life by providing a series of community spaces that can adapt and cater to different public activities and events
- It will introduce a new way of luxury city living in response to the growing trend of live, work and socializing
- As the heart of the development, Midtown Hub will be an exclusive urban social club that incorporates the best of business and leisure, it is a place to connect like-minded people to create opportunities for collaboration, and ideas to thrive

PROJECT INFORMATION

GUOCO MIDTOWN	
Project Name	Guoco Midtown
Project Name (Chinese)	国浩时代城
Type	Mixed-Use Development
Developer	GuocoLand
District	7
Address	120, 124, 126, 128, 130 Beach Road
Site Area	Approx. 226,300 sqft / 21,026.90 sqm
Total GFA	Approx. 950,600 sqft / 88,313 sqm
Plot Ratio	4.2
Land Price	S\$1.622 billion / S\$1,706 psf ppr
Total Development Cost	S\$2.4 billion
Tenure of Land	Leasehold tenure of 99 years commencing from 2018
Estimated TOP	To be completed in 2022
No. of carparks	428
Design Architect	Denton Corker Marshall (DCM)
Project Architect	DP Architects
Landscape Architect	Ortus Design

RESIDENTIAL TOWER	
Project Name	Midtown Bay
Project Name (Chinese)	滨海名汇
Tenure	Leasehold tenure of 99 years commencing from 2018
Address	122 Beach Road
Total GFA	Approx. 163,330 sqft
No. of Storeys	33 storeys
No. of Units	219 units
Types of Units	1 bedroom – 107 units (409 – 527 sqft) 2 bedroom – 72 units (732 – 775 sqft) 2 bedroom duplex – 32 units (990 – 1152 sqft) 3 bedroom duplex – 8 units (1324 sqft)
No. of Lifts	3
Expected T.O.P. Date	2022
Development Interior Design	Peter Tay Studio

GRADE A OFFICE TOWER

Project Name	Guoco Midtown
Total Gross Floor Area	770,000 sqft
No. of Storeys	30 storeys
Floor Plate	Ranging from 27,000 sqft – 30,000 sqft

RETAIL & F&B

Project Name	City Room, Market Place & Midtown House
Total Gross Floor Area	32,290 sqft
No. of Storeys	2 storeys

PUBLIC SPACES

City Room	10,100 sqft and approx.14-metre high
Market Place	10,900 sqft and approx.11-metre high
Green Spaces	10 gardens comprising 170,000 sqft of lush greenery

SITE PLAN



LIST OF FACILITIES

- | | | |
|--------------------------|-----------------------------|--|
| 1 - POOL GARDEN | 12 - OUTDOOR SHOWER | 23 - MEETING ROOM |
| 2 - PAVILION | 13 - SKYLINE TERRACE | 24 - REFRESHMENT AREA |
| 3 - POOL DECK | 14 - BAYVIEW TERRACE | 25 - EVENT TERRACE |
| 4 - FITNESS AREA | 15 - GARDERN TERRACE | 26 - SOCIAL CORNER |
| 5 - GARDERN COURT | 16 - RESIDENTIAL LIFT LOBBY | 27 - FITNESS HUB |
| 6 - WELLNESS GARDEN | 17 - ACCESSIBLE WASHROOM | 28 - BAMBOO GARDEN WITH 100M JOGGING TRACK |
| 7 - FOLIAGE GARDEN | 18 - DROP OFF | 29 - RELAX SANCTUM |
| 8 - LAWN GARDEN | 19 - PAVILION | 30 - MIDTOWN SQUARE |
| 9 - M&E SPACE AND GENSET | 20 - WATER GARDEN | 31 - MIDTOWN HOUSE |
| 10 - MANAGEMENT OFFICE | 21 - 40M LAP POOL | 32 - MARKETPLACE |
| 11 - ACCESSIBLE WASHROOM | 22 - POOL DECK LOUNGES | |



RESIDENTIAL 25TH STORY

LOCATION PLAN



AMENITIES

Source: <http://maps.google.com>, <http://www.onemap.sg/index.html>, <http://www.sbstransit.com.sg>

Landmarks

Amenities	Estimated Distance*	Estimated Time*
Suntec City	0.7 km	8 min walk
Bugis Junction	0.7 km	9 min walk
Esplanade – Theatre on the Bay	1.2 km	4 min drive
National Library	1.0 km	5 min drive
Singapore Arts Museum	1.6 km	8 min drive
Marina Bay Sands (MBS)	2.4 km	8 min drive
Ngee Ann City (Orchard)	3.2 km	6 min drive
Changi Airport	16.5 km	14 min drive

Business District, Parks and Hubs

<i>Amenities</i>	<i>Estimated Distance*</i>	<i>Estimated Time*</i>
Suntec Convention & Exhibition Centre	0.7 km	8 min walk
Sands Expo and Convention Centre (MBS)	2.1 km	4 min drive
Kallang Ave Industrial Centre & Industrial Estate	2.4 km	5 min drive
Raffles Place (CBD)	3.3 km	14 min drive
Kallang Distripark	3.7 km	7 min drive
Marina Bay Financial Center (MBFC)	3.8 km	7 min drive
Tanjong Pagar (CBD)	3.8 km	16 min drive
Kallang Bahru Industrial Estate	4.2 km	8 min drive
Geylang East Industrial Park	4.9 km	10 min drive
Aljunied Industrial Complex	5.3 km	10 min drive
Paya Lebar Square	5.5 km	10 min drive
Eunos Industrial Estate	5.7 km	11 min drive

Transport (MRT/Expressway)

<i>Amenities</i>	<i>Estimated Distance*</i>	<i>Estimated Time*</i>
Bugis MRT Station Interchange (EW12/DT 14)	0.4 km	5 min walk
Esplanade MRT Station (CC 3)	0.6 km	2 min drive
City Hall MRT Station Interchange (EW13/NS25)	0.9 km	2 min drive
Promenade MRT Station Interchange (CC4/DT 15)	1.1 km	3 min drive
Bras Basah MRT Station (CC 2)	1.3 km	3 min drive
Nicoll Highway MRT Station (CC 5)	1.6 km	4 min drive
Lavender MRT Station (EW 11)	1.8 km	4 min drive
Kallang MRT Station (EW 10)	2.9 km	5 min drive
Paya Lebar MRT Station Interchange (EW8/CC 9)	5.6 km	10 min drive
Nicoll Highway	1.3 km	3 min drive
East Coast Parkway (ECP)	2.3 km	4 min drive
Kallang – Paya Lebar Expressway (KPE)	3.4 km	5 min drive
Marina Coastal Expressway (MCE)	4.4 km	6 min drive

Shopping, Dining & Entertainment Facilities

Amenities	Estimated Distance*	Estimated Time*
Suntec City	0.7 km	8 min walk
Bugis Junction	0.7 km	9 min walk
Raffles City	1 km	2 min drive
Marina Bay Sands	1.9 km	4 min drive
Kallang Wave Mall	2.8 km	5 min drive
Singapore Sports Hub	4.5 km	9 min drive
Leisure Park (Kallang)	4.5 km	9 min drive
Ngee Ann City (Orchard)	3.2 km	6 min drive
Gardens by the Bay	3.9 km	8 min drive

Schools and Institutions

Amenities	Estimated Distance*	Estimated Time*
Nanyang Academy of Fine Arts (NAFA)	0.9 km	2 min drive
Stamford Primary School	1.3 km	2 min drive
Lasalle College of the Arts	1.3 km	2 min drive
Singapore Management University (SMU)	1.4 km	2 min drive
St. Margaret's Primary School	2.0 km	5 min drive
Farrer Park Primary School	2.9 km	6 min drive
St. Joseph Institution Junior	3.4 km	6 min drive
River Valley Primary School	3.6 km	7 min drive
James Cook University	3.9 km	7 min drive
Kong Hwa School	4 km	7 min drive
Dunman High School	5 km	10 min drive
Canadian International School	5.5 km	10 min drive

Parks and Waterbodies

Amenities	Estimated Distance*	Estimated Time*
Kallang Riverside Park	2.5 km	5 min drive
Gardens by the Bay	3.9 km	8 min drive
Marina Barrage	4.2 km	8 min drive
Gardens by the Bay East	6 km	13 min drive

Hospitals/Medical Centers/Polyclinics

Amenities	Estimated Distance*	Estimated Time*
Raffles Hospital (North Bridge Road)	1.2 km	2 min drive
Novena Medical Centre	4.1 km	9 min drive
Singapore General Hospital (SGH)	4.2 km	9 min drive
Parkway East Hospital	6.6 km	13 min drive

Bus Services:

Bus Service	Routes[^]
57	Bishan – Raffles Institution – Thomson Medical Centre – KK Women & Child Hospital – Midtown Bay – One Raffles Quay (CBD) – Vivo City - Alexandra Point – Bukit Merah Central
100	Serangoon – Bidadari – Aljunied MRT Station – Kampong Bugis – Golden Mile Complex – Midtown Bay – Spore Cricket Club – One Raffles Quay (CBD) – Vivo City – Hort Park – Queenstown Polyclinic – Ghim Moh
107M	Hougang – Serangoon JC – Woodleigh MRT Station – MOM Service Centre – ICA (Lavender) – Plaza Parkroyal – Midtown Bay – Pan Pacific Hotel – Suntec City Twr 2 – Bendemeer MRT Station – Hougang Swimming Complex – Hougang Central
961C	Geylang – Kallang Bahru – The Gateway – Midtown Bay – Spore Flyer – Boat Quay – New Bridge Centre – Outram Park MRT Station – St Margaret’s Sec School – Chinese High School – Pei Hwa Presbyterian School – Beauty World Plaza – Ministry of Defence – Bukit Panjang MRT Station - Spore Turf Club - Woodlands
980	Sembawang – Sun Plaza – Sembawang Air base – Yio Chu Kang Road – Thomson Plaza – Mt Alvernia Hospital – Spore Polo Club – Novena MRT Station – NAFA Campus 3 – Midtown Bay – Southbank – Geylang
10	Kent Ridge – Haw Par Villa – Mapletree Business City – Keppel Distripark – SO Sofitel Spore – Fullerton Square – Esplanade Bridge – Midtown Bay – Dakota MRT Station – Katong Shopping Centre – Siglap – Temasek Sec School – Bedok Camp 2 – Changi General Hospital – Bedok Market – Tampines
14	Clementi – School of Science & Tech – Anglo Chinese JC – Alexandra Hospital - Bt Merah Sec School – Valley Point – Lucky Plaza (Orchard) – Dhoby Ghaut MRT Station – Raffles Hotel – Midtown Bay – Etonhouse Preschool – The Holy Family Church – Siglap – Tanah Merah MRT Station – Bedok
16	Bt Merah – Tiong Bahru Plaza – Great World City – Lucky Plaza (Orchard) – Dhoby Ghaut MRT Station – Raffles Hotel - Midtown Bay – Dunman View – I12 Katong – St Patrick School – Bedok
70	Shenton Way – Captial Twr – Esplanade Bridge – Midtown Bay – National Stadium – Kong Hwa School – Paya Lebar MRT Station – Tai Seng MRT Station – Serangoon Sports Complex – Seletar Hills Estate – UE Bizhub Central – Yio Chu Kang
196	Clementi – Clementi Swimming Complex – NUS – ACS Independent – Buona Vista MRT Station– Queenstown Polyclinic – Park Hotel Alexandra – South Point – Fullerton Square – National Stadium–Etonhouse Preschool–Amber Garden–St Patrick’s School–Laguna Park–Temasek JC–Bedok

*Note: Estimated distance and estimated time are quoted from <http://maps.google.com>, <http://www.onemap.sg/index.html>. Please note these are estimates only.

[^]Note: Bus routes are quoted from <http://www.sbstransit.com.sg>, Please note only main stops are indicated in the chart.