

**Huttons**<sup>®</sup>  
The Agency of Choice

**SCENECA**  
RESIDENCE SQUARE



Artist Impression













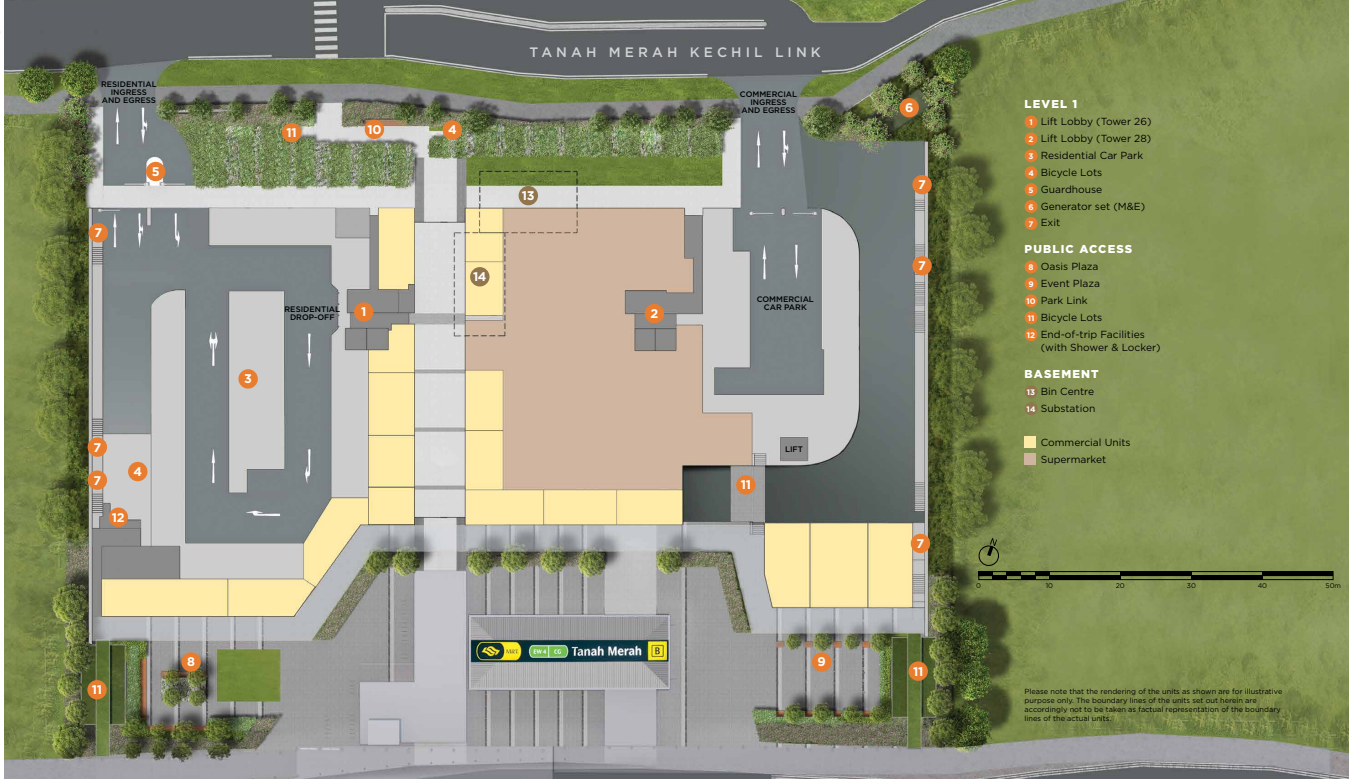








# SITE PLAN



## 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 set 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

### AROMA LANE

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

### WELLNESS SCENE

- 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

### ROOF LEVEL

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

TYPE A1	1-Bedroom	TYPE B1	2-Bedroom	TYPE B3S	2-Bedroom + Study	TYPE C2	3-Bedroom Deluxe	TYPE C4	3-Bedroom Premium
TYPE A2S	1-Bedroom + Study	TYPE B2S	2-Bedroom + Study	TYPE C1	3-Bedroom Classic	TYPE C3	3-Bedroom Grande	TYPE D1	4-Bedroom Luxury

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### ROOF LEVEL

- 48 Domestic Water Tank

TYPE PH1	4-Bedroom Penthouse
TYPE PH2	4-Bedroom Penthouse

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SCENECA  
景乐苑 RESIDENCE

FACT SHEET

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

<b>Project Name</b>	<b>SCENECA RESIDENCE 景乐苑</b>
Developer	MCC Land (TMK) Pte. Ltd.
Location	Tanah Merah Kechil Link
Tenure	99 years
Site Area	8,880 sqm
Plot Ratio	3.0
Proposed GFA ( Residential)	24,693.12 sqm
Proposed GFA ( Retail)	Approx. 2,000 sqm (1,000 sqm supermarket + 1,000 sqm retail & F&B)
Developer's Licence No	C1432
Expected Vacant Possession Date	31 May 2027
No. of Units	268 residential units (1-4 BR & PH)
No. of Storeys	14 & 15 storeys
No. of parking Lots for Residential Flat Units	214 CP Lots (4 Readiness provision for EV Charging Stations) + 3 Accessible Lots, 68 Bicycle Lots
Description	Proposed residential flats development comprising 2 blocks of 14/15-storey apartments ( total: 268 units) with carpark and communal facilities and commercial at 1 <sup>st</sup> storey with basement at MK27 on Lot 11220N at New Upper Changi Road / Tanah Merah Kechil Link ( Bedok Planning Area)

<b>Consultants</b>	
Architect	ADDP Architects LLP
Landscape Consultant	Ecoplan Asia Pte. Ltd.
Main Contractor	China Jingye Construction Engineering (S) Pte. Ltd.
Structural	KCL Consultants Pte. Ltd.
M & E	Meinhardt (Singapore) Pte. Ltd.
Land Surveyor	How Huai Hoon Surveyors



<b>Project Account</b>	
Account No.	650090012055755
Payee's name	Bank of China Singapore Branch for Project A/C 650090012055755 of MCC Land (TMK) Pte. Ltd.
<b>Solicitor Details</b>	
Solicitor	LEE & LEE Advocates & Solicitors
Address	25 North Bridge Road, Level 7, Singapore 179104

<b>Unit Mix</b>							
<b>BR</b>	<b>Unit Type</b>	<b>No. of Units</b>	<b>% By Units</b>	<b>Sqm</b>	<b>Sqft</b>	<b>Share Value</b>	<b>Est. Monthly Maintenance Fund (Excl. GST)</b>
<b>1BR</b>	<b>Type A1/A1-E/A1-G/ A1a-E/A1a/A1a-G</b>	25	9%	43/53	463/570	217	\$293 - \$313
<b>1BR+Study</b>	<b>Type A2S/A2S-G</b>	23	9%	50	538	217	
<b>2BR</b>	<b>Type B1/B1-E/B1-P/ B1a/B1a-E/B1a-P</b>	25	9%	63-74	678-797	260	\$356 - 375
<b>2BR+Study</b>	<b>Type B2S/B2-E/B2-P/ B2Sa/B2Sa-E/B2Sa-P</b>	25	9%	70/80	753/861	260	
	<b>Type B3S/B3S-E/B3S-P</b>	22	8%	71/82	764/883	260	
<b>3BR Classic</b>	<b>Type C1/C1-E/C1-P/ C1a/C1a-E/C1a-P</b>	37	14%	84/98	904/1,055	260	\$356 - \$375
<b>3BR Deluxe</b>	<b>Type C2/C2-P</b>	23	9%	97	1,044	260	
<b>3BR Grande</b>	<b>Type C3/C3-E/C3-P</b>	25	9%	104/120	1,119/1,292	303	\$415 - \$436
<b>3BR Premium</b>	<b>Type C4/C4-P/C4a/ C4a-E/ C4a-P</b>	36	13%	108/127	1,163/1,367	303	
<b>4BR Luxury</b>	<b>Type D1/D1-P</b>	23	9%	141	1,518	303	\$415 - \$436
<b>Penthouse</b>	<b>Type PH1/PH2</b>	4	2%	223/256	2,400/2,756	347/390	PH1: \$475 - \$499 PH2: \$534 - \$560
<b>Total</b>		268	100%				

<b>Show Unit Type Represented in Sales Gallery</b>			
Unit Type	Bedroom Type	Area (sqm)	Area (sqft)
A2S	1 BR + Study	50	538
B2S	2 BR + Study	70	753
C4	3 BR Premium	108	1,163
<b>Smart Home Feature</b>			
Smart Home Gateway			
WIFI Camera Doorbell			
Main Door Digital Lock			
Smart Air Conditioner Control (Living and Master Bedroom)			

<b>Recreation Facilities Level 1</b>	
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	
<b>Public Access</b>	<b>Basement</b>
8. Oasis Plaza 9. Event Plaza 10. Park Link 11. Bicycle Lots 12. End-of-trip Facilities (with Shower & Locker)	13. Bin Centre 14. Substation

### Recreation Facilities

#### Level 3

##### Arrival Foyer

- 15. Garden Gate - 1
- 16. Garden Gate - 2
- 17. Passenger Lift ( 2<sup>nd</sup> to 3<sup>rd</sup> 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
- 25. Aroma Lane
- 26. Cascading Aqua Terrace
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- 28. The Lawn
- 29. Courtyard Stairway
- 30. Tree Courtyard

## Recreation Facilities

### Level 3

#### Wellness Scene

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

<b>Recreation Facilities Level 3</b>
47. Festive Pavilion
<b>Roof Level</b>
48. Domestic Water Tank

<b>Location &amp; Amenities</b>	
<b><u>MRT Stations</u></b>	
Tanah Merah MRT Interchange	Directly connected to the MRT Interchange via 24/7 linkway
Bedok	1 Stop
Simei	
Expo	
Changi Airport	2 Stops
Tampines	
Upper Changi	
Xilin (U/C)	
Pasir Ris	3 Stops
Tampines East	
Sungei Betok (U/C)	



<b>Location &amp; Amenities</b>	
<b><u>Malls</u></b>	
Bedok Mall	4 mins drive / Bedok (1 Stop)
Changi City Point	6 mins drive / Expo (1 Stop)
Eastpoint Mall	8 mins drive / Simei (1 Stop)
Jewel Changi Airport	8 mins drive / Changi Airport (2 Stops)
Century Square	8 mins drive / Tampines (2 Stops)
Tampines Mall	9 mins drive / Tampines (2 Stops)
Tampines 1	10 mins drive / Tampines (2 Stops)
White Sands	14 mins drive / Pasir Ris (3 Stops)
Downtown East	15 mins drive / Pasir Ris (3 Stops)
<b><u>F&amp;B</u></b>	
East Village	2 mins drive
Simpang Bedok	2 mins drive

<b>Location &amp; Amenities</b>	
The Marketplace @ 58	3 mins drive
<b><u>Supermarkets</u></b>	
Giant	2 mins drive
Eccellente	2 mins drive
NTUC FairPrice	3 mins drive
Cold Storage	5 mins drive
Don Don Donki	9 mins drive
<b><u>Amenities &amp; Services</u></b>	
Eastwood Centre	3 mins drive / Sungei Bedok – U/C (3 Stops)
Changi General Hospital	5 mins drive / Simei (1 Stop)
Singapore EXPO	5 mins drive / Expo (1 Stop)
Bedok Food Centre	6 mins drive / Sungei Bedok – U/C (3 Stops)
Laguna National Golf Course	6 mins drive / Sungei Bedok – U/C (3 Stops)

<b>Location &amp; Amenities</b>	
Tanah Merah Country Club	7 mins drive / Xilin – U/C (2 Stops)
Our Tampines Hub	7 mins drive / Tampines (2 Stops)
Changi Airport	7 mins drive / Changi Airport (2 Stops)
Tampines Polyclinic	10 mins drive / Tampines (2 Stops)
Tampines Eco Green (Park)	11 mins drive / Tampines (2 Stops)
Pasir Ris Park & Beach	16 mins drive / Pasir Ris (3 Stops)
Wild Wild Wet @ Downtown East	16 mins drive / Pasir Ris (3 Stops)
<b><u>Recreation</u></b>	
East Coast Park & Beach	9 mins drive
Bedok PCN ( Eastern Coastal Loop)	10 mins drive
<b><u>Employment Nodes</u></b>	
East Coast Integrated Depot (U/C)	5 mins drive / Xilin - U/C (2 Stops)
Changi Business Park	8 mins drive / Expo (1 Stop)
Paya Lebar – Ubi District	Paya Lebar (4 Stops)

<b>Location &amp; Amenities</b>	
Tampines Regional Centre	8 mins drive / Tampines (2 Stops)
<b><u>School</u></b>	
<b>• Primary</b>	
St. Anthony's Canossian Primary School	Within 1km
Bedok Green Primary School	Within 1km
Red Swastika School	Within 2km
Temasek Primary School	Within 2km
Fengshan Primary School	Within 2km
Yu Neng Primary School	Within 2km
Changkat Primary School	Within 2km
<b>• Secondary</b>	
Anglican High School	Within 1km
Bedok View Secondary School	Within 1km