



M A R T I N
M O D E R N



PROJECT HIGHLIGHTS

- Located in the highly sought after District 9, within the highly coveted lifestyle enclave of Robertson Quay.
- Two 30-storey towers with a total of 450 units, all of which come with a view of the gardens, the city or the Singapore River, situated on a 1.6 hectare land size.
- Units are designed with well-proportioned, functional spaces, and very high quality finishes and fittings.
- Over 80% of land area in Martin Modern will be set aside for a botanic garden and an arboretum of native trees and vegetation.
- 15 different spaces with various concepts like a party lawn, a forest trail, rain gardens and a maze among others as well as two rooftop gardens.
- Bespoke recreational facilities and GuocoLand's concierge services. The overall feel will be that of a plush and relaxed resort within the city centre.
- Unique development crafted by master craftsmen:
 - Master Architect: Yip Yuen Hong from ipli Architects,
 - Project Architect: ADDP Architects, and
 - Landscape Designer: ICN Design International.



LOCATION HIGHLIGHTS

- Located at the corner of Martin Place and River Valley Close
- Within walking distance to Somerset MRT station, the upcoming Great World MRT station along the Thomson-East Coast Line and the upcoming Fort Canning MRT station along the Downtown Line as well as Somerset station along the North South Line.
- Situated within the posh residential neighbourhood of Robertson Quay neighbourhood, a hip lifestyle destination with trendy wine bars, restaurant, cafes and retail shops.
- Near Singapore River lifestyle corridor where one can take the River Taxi to the Central Business District.
- Minutes' drive to Orchard Road, the Central Business District and Marina Bay.
- Proximity to established schools such as River Valley Primary School, School of the Arts Singapore (SOTA) and Singapore Management University.
- Approximately 8-min drive to the Civic District for arts and cultural treats with its museums, concert halls and art galleries.
- Approximately 15-min walk to Fort Canning Park and Alexandra Park Connector, providing avenues for cycling and jogging enthusiasts.

PROJECT INFORMATION

Developer	GuocoLand Limited
Project Company	Martin Modern Pte Ltd
Development Type	Residential High-rise
Location	Martin Place
District	D9 – Orchard, Cairnhill, Killiney, River Valley
Tenure	Leasehold, 99 years w.e.f. 28 September 2016
Site Area	15,936.1 sqm (171,535 sqft)
Plot Ratio	2.8 GFA 44,622 sqm (480,307 sqft)
Maximum building height	2 towers of 30-storey each
No. of Units	450 units
Types of units	2, 3 and 4 bedroom units
No. of Lifts	TBA
No. of Carpark Lots	Estimated 450 lots
Expected T.O.P.	31 December 2021
Consultants	Master Architect ipli Architects Project Architect ADDP Architects Landscape Designer ICN Design International

UNIT MIX SUMMARY

Type	Estimated Area	No. of Units
2 Bedroom	820 sqft	150
2 Bedroom + Study	880 sqft	90
3 Bedroom	1,050 sqft	90
3 Bedroom Premium	1,300 sqft	60
4 Bedroom	1,800 sqft	60
Total:		450 units

Name of housing project: Martin Modern • Name of housing developer: Martin Modern Pte. Ltd. (Co. Reg. No. 199603059R) • Licence No. of housing developer: C1215 • Tenure of land: leasehold 99 years commencing on 28 September 2016 • Encumbrances on land: presently encumbered to to Oversea-Chinese Banking Corporation Limited (as mortgagee and security trustee) pursuant to an Assignment and Mortgage executed-in-escrow in favour of Oversea-Chinese Banking Corporation Limited (as mortgagee and security trustee) • Location of the housing project: Lot 01590P of TS21 at Martin Place • Expected date of vacant possession: 30 June 2022 • Expected date of legal completion: 30 June 2025

Amenities

Landmarks

Amenities	Estimated Distance*	Estimated Time*
Singapore River	0.28km	3-min walk
Orchard Road	1.20km	15-min walk
Central Business District (Raffles Place)	2.30km	4-min drive
Civic District (City Hall)	2.80km	5-min drive
Tanjong Pagar Centre	2.80km	5-min drive
Marina Bay Sands	3.80km	7-min drive
Gardens by the Bay	3.80km	7-min drive

Transport

Amenities	Estimated Distance*	Estimated Time*
Future Great World MRT Station (via Kim Seng Park)	0.50km	5-min walk
Somerset MRT Station	1.20km	15-min walk
Future Fort Canning MRT Station	1.20km	15-min walk
Central Expressway	1.80km	3-min drive
Nicoll Highway	3.30km	6-min drive
Marina Coastal Expressway	3.80km	7-min drive

Shopping, Dining & Entertainment Facilities

Amenities	Estimated Distance*	Estimated Time*
P.S.Cafe @ Martin Road	0.19km	2-min walk
Common Man Coffee Roasters	0.25km	3-min walk
Intercontinental Robertson Quay and Quayside	0.35km	4-min walk
TheatreWorks	0.45km	5-min walk
Studio M	0.45km	5-min walk
M Social	0.50km	6-min walk
STPI	0.50km	6-min walk
Great World City (via Great World MRT)	0.60km	7-min walk
Robertson Walk	0.65km	8-min walk
The Warehouse Hotel	0.65km	8-min walk
Singapore Repertory Theatre	0.70km	9-min walk
UE Square	0.85km	10-min walk
313@Somerset	1.50km	18-min walk
Paragon Shopping Centre	2.30km	4-min drive
ION Orchard	2.30km	4-min drive
Tanjong Pagar Centre	2.80km	5-min drive
Plaza Singapura	3.30km	6-min drive
Raffles City Tower	3.30km	6-min drive
Bugis Junction	3.30km	6-min drive

Suntec City Mall	3.80km	7-min drive
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Schools and Institutions

Amenities	Estimated Distance*	Estimated Time*
River Valley Primary School	0.25km	2-min walk
School of the Arts (SOTA)	2.30km	4-min drive
ISS International School	2.80km	5-min drive
LASALLE College of the Arts	2.80km	5-min drive
Singapore Management University (SMU)	2.80km	5-min drive
Nanyang Academy of Fine Arts	2.80km	5-min drive
Anglo-Chinese School (Junior)	2.80km	5-min drive
Raffles Girls' School	3.30km	6-min drive
Crescent Girls' School	3.30km	6-min drive
St. Margaret's Primary School	4.30km	8-min drive
Anglo-Chinese School (Barker Road)	5.70km	11-min drive

Parks and Water Bodies

Amenities	Estimated Distance*	Estimated Time*
Singapore River	0.50km	6-min walk
Fort Canning Park	1.10km	16-min walk
Alexandra Park Connector	1.10km	16-min walk
Esplanade Park	3.80km	7-min drive
Singapore Botanic Gardens	3.80km	7-min drive
HortPark	5.30km	10-min drive

Hospitals/Medical Centers/Polyclinics

Amenities	Estimated Distance*	Estimated Time*
Pinnacle Family Clinic	0.60km	7-min walk
Doctor Jay Medical Centre	0.75km	9-min walk
Killiney Family & Wellness Clinic Pte Ltd	0.85km	11-min walk
Paragon Medical Centre	1.50km	18-min walk
Mount Elizabeth Hospital	2.80km	5-min drive
Camden Medical Centre	2.80km	5-min drive
Raffles Hospital	3.30km	6-min drive
Gleneagles Hospital	3.80km	7-min drive

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

Disclaimer: The information and plans contained herein are subject to changes and deviations as may be required by the developer or required or approved by the authorities. All art renderings, illustrations, pictures, photographs and other graphic representations and references (where applicable) are artist's impressions only. Nothing herein shall form part of an offer or contract or be construed as any representation by the developer or its agents. Plans herein may not be drawn to scale and all areas and measurements stated herein are approximate and subject to adjustment on final survey.