

TMW

Maxwell

MULTI – HYPHENATE SPACES AT MAXWELL



Artist's Impression of TMW Maxwell

PROJECT DESCRIPTION

TMW Maxwell is a collection of multi-hyphenate spaces for tomorrow's multihyphenates. Truly-local, super-connected, hugely-productive globalists whose passion, curiosity and occupation defy categorisation and labels.

Part HOME, part OFFICE, part PARK, part GALLERIA, **TMW Maxwell** is designed for tomorrow's hybrid lifestyle. Just like how urbanites of tomorrow defy categorisation, **TMW Maxwell** blends home, office, park and galleria into one exciting offering.

At **TMW Maxwell**, a home should adapt to the way you live. Not the other way round. We have designed clever spaces that **Flip/Switch** from day to night, live to work, for one person to a party of many.

62% of the residential units are conceptualized as **Flip/Switch**. Carefully designed and fitted with innovative and flexible furniture such as movable walk-in wardrobe, queen size murphy bed with integrated sofa, flip-down table at the balcony, integrated flip-down ironing board and pull-out counter in laminate finish complete with cutlery tray at the kitchen to facilitate highly versatile living spaces.

USPs

- Located at the strategic corner of Maxwell Road within the historic Chinatown conservation sector of Tanjong Pagar with vantage views of the beautiful cityscape of the CBD and the old-world charm from the low-rise conserved shophouses at Tras Street and Duxton Hill.
- **Mixed-use development** - Commercial component consist of 4 levels of restaurants and shops with a total frontage of up to 90m, these establishments will complement the mixture of the charming bars and world class restaurants along Tanjong Pagar. The conveniences of the city come to life. Shop, dine, socialise and entertain right where you live.
- **4 Lines, 5 Parks, 6 MRT Stations all within your doorstep** – Located just 2 min walk away, Maxwell MRT station offers connectivity to the island's new Thomson-East Coast Line which connects to the East-West Line and North-East Line. Nearby Tanjong Pagar MRT station will takes you to key venues such as Raffles Place, City Hall and Bugis and Telok Ayer MRT station offers connectivity on the Downtown Line. All these within 12 min walk from **TMW Maxwell**.
- A wealth of parks and green spaces surround the development including a newly built 6km cycling path. Paving the way for easy connectivity on both MRT and two wheels.
- Surrounded by many great streets all around such as Club Street, Keong Siak Road, Duxton Road and Chinatown, the neighbourhood is filled with a plethora of entertainment and retail outlets plus a smorgasbord offering of much-loved Singaporean food. Not to mention a wide array of amenities including gyms, spin classes and cycling studios all within 10 mins away. There is always an adventure waiting to be discovered around every corner.

DEVELOPMENT DETAILS

| | |
|--|---|
| Project Name | TMW Maxwell |
| Developer | Maxwell Residential Pte. Ltd. and Maxwell Commercial Pte. Ltd. (JV between SingHaiyi Group and Chuan Investments) |
| General Description | PROPOSED NEW ERECTION OF MIXED DEVELOPMENT COMPRISING 1 BLOCK OF 20-STOREY RESIDENTIAL BLOCK (324 UNITS) WITH PROVISION OF COMMUNAL FACILITIES, 3-STOREY COMMERCIAL PODIUM AND 3-STOREY BASEMENT CARPARKS ON LOT 00359C TS 03 AT 20 MAXWELL ROAD (OUTRAM PLANNING AREA) |
| Address | 31 Tras Street, Singapore 079934 |
| Master Plan 2019 Zoning | Commercial & Residential |
| Location | District 2 |
| No. of units | 324 residential units 11 commercial units (1 strata lot) |
| No. of Carpark Lots | 184 + 4 accessible lots |
| Land Tenure | 99 years commencing from 28 April 2023 |
| Land Area | 3883.3 sqm |
| Proposed Dev Plot Ratio | 5.95 |
| Housing Developer's License No. | C1452 |
| Building Plan Approval | A2058-0038-2021-BP01 |
| Est. Date of Vacant Possession | 30 June 2028 |

| | |
|--|--|
| Est. Date of Legal Completion | 30 June 2031 |
| Project Account | UOB LTD FOR PROJECT A/C NO. 4513144258 OF MAXWELL COMMERCIAL – MAXWELL RESIDENTIAL JV |
| Telegraphic Transfer Details Account Name: Bank Name: Bank account no.: Bank Swift code: Bank address: | Maxwell Commercial - Maxwell Residential JV United Overseas Bank Ltd, Singapore 451-314-425-8 UOVBSGSG 80 Raffles Place UOB Plaza Singapore 048624 |
| Architect | Formwerkz Architects |
| Landscape Consultant | Compound Collaborative Pte. Ltd. |
| Main Contractor | Vision E&C Pte Ltd |
| Sales Gallery & Showflat Interior Design | FARM |

UNIT MIX BREAKDOWN

| Bedroom Type | Unit Type | No. of units | Total no. of Units | Area in sqm (est.) | % of each unit type | Maintenance Fees (est.) per month |
|---------------------------|--------------|--------------|--------------------|--------------------|---------------------|-----------------------------------|
| Flip / Switch | A1 | 26 | 201 | 44 | 62.04% | \$400 |
| | A2 | 45 | | 45 | | |
| | A3 | 106 | | 44 | | |
| | A3-G | 7 | | 44 | | |
| | A4 | 17 | | 45 | | |
| 1 Bedroom Suite | 1B1 | 16 | 34 | 48 | 10.49% | \$400 |
| | 1B1-G | 1 | | 48 | | |
| | 1B2 | 17 | | 48 | | |
| 1 Bedroom + Study | 1S1 | 17 | 34 | 53 | 10.49% | \$400 |
| | 1S2 | 17 | | 51 | | |
| 1 Bedroom Loft | BL1 | 2 | 5 | 79 | 1.54% | \$400 |
| | BL2 | 3 | | 82 | | |
| 2 Bedroom Premium | 2C1 | 16 | 16 | 73 | 4.94% | \$500 |
| 2 Bedroom Dual Key | 2DK1 | 16 | 34 | 81 | 10.49% | \$500 |
| | 2DK1-G | 1 | | 81 | | |
| | 2DK2 | 16 | | 80 | | |
| | 2DK2-G | 1 | | 80 | | |
| Total | | | | | | |
| | Total | | 324 | | 100% | |

*Area subject to final survey.

DEVELOPMENT FEATURES

| | |
|-------------------------------------|----------------|
| Appliances | SMEG |
| Sanitary Ware & Fittings | Gessi and Roca |

FLOOR FINISHES

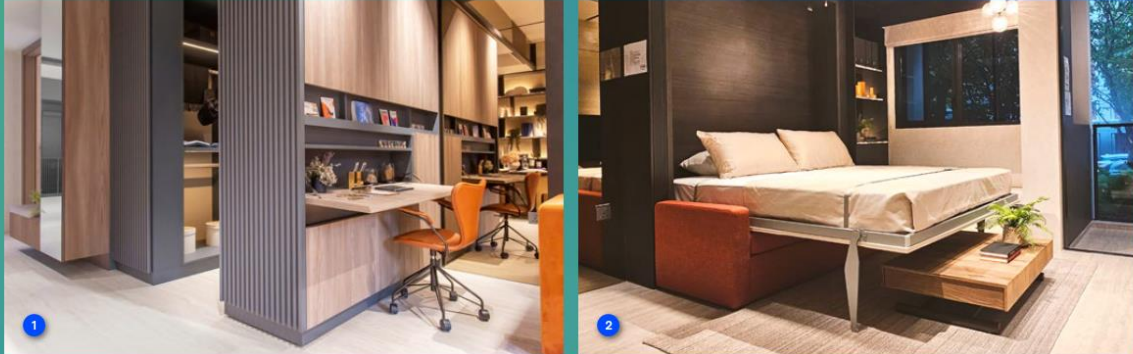
| Unit Type | Living/Dining | Bedroom | Kitchen | All Bathrooms | Balcony / PES | Staircase |
|---------------------------|---------------|------------------------------|---------|---------------|---------------|------------------------------|
| Flip / Switch | Tiles | Tiles | Tiles | Tiles | Tiles | NA |
| 1 Bedroom Suite | | | | | | |
| 1 Bedroom + Study | | Timber flooring and/or tiles | | | | Timber flooring and/or tiles |
| 1 Bedroom Loft | | | | | | |
| 2 Bedroom Premium | | Tiles | | | | NA |
| 2 Bedroom Dual Key | | | | | | |

PROVISIONS

| Unit Type / Items | Flip / Switch | 1 BR Suite | 1 BR + Study | 1 BR Loft | 2 BR Premium | 2 BR DK |
|---|---------------|------------|--------------|-----------|--------------|---------|
| Ceramic Hob with Hood | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Integrated Fridge | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Washer-cum-Dryer | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Built-in Combi-microwave Oven | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Pull-out counter in laminate finish complete with cutlery tray | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Integrated Flip-down Ironing Board | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Flip-down table at balcony | ✓ | ✗ | ✗ | ✗ | ✗ | ✗ |
| Queen size Murphy Bed with Integrated Sofa | ✓ | ✗ | ✗ | ✗ | ✗ | ✗ |
| Built-in Wardrobe | ✓ | ✓ | ✓ | ✓ | ✓* | ✓ |
| Movable Walk-in Wardrobe | ✓ | ✗ | ✗ | ✗ | ✗ | ✗ |

*No wardrobe provided for Bedroom 2. Purchaser can opt-in to have wardrobe.

PHOTOS OF FLIP / SWITCH PROVISIONS



1 Movable Wardrobe with Flip-Down Study Table
2 Queen Size Murphy Bed with integrated Sofa
3 Balcony Flip-Down Table

4 Integrated Flip-Down Ironing Board
5 Pull-out Counter in Laminate Finish complete with Cutlery Tray

CEILING HEIGHT SCHEDULE

| UNIT TYPE | ROOM | CEILING HEIGHT (m) (Floor to underside of slab / false ceiling, whichever is lower) | REMARKS |
|--------------------------|-----------------|--|---|
| STUDIO | | | |
| A1, A2, A3, A3-G, A4 | Living | 2.90m | With localized bulkheads / RC Slab where applicable |
| | Kitchen/ Dining | 2.40m | |
| | Master Bedroom | 2.90m | |
| | Master Bath | 2.42m (2.45m at shower area) | |
| | Balcony / PES | 2.87m | |
| 1-BEDROOM SUITE | | | |
| 1B1, 1B1-G, 1B2 | Living / Dining | 2.90m | With localized bulkheads / RC slab where applicable |
| | Kitchen | 2.40m | |
| | Master Bedroom | 2.90m | |
| | Master Bath | 2.42m (2.45m at shower area) | |
| | Balcony / PES | 2.87m | |
| 1-BEDROOM + STUDY | | | |
| 1S1, 1S2 | Living / Dining | 2.90m | With localized bulkheads / RC slab where applicable |
| | Kitchen | 2.40m | |
| | Master Bedroom | 2.90m | |
| | Master Bath | 2.42m (2.45m at shower area) | |
| | Study | 2.90m | |
| | Balcony | 2.87m | |
| 1-BEDROOM LOFT | | | |
| BL1 | Living | 5.95m | With localized bulkheads / RC slab where applicable |
| | Dining | 2.40m | |
| | Kitchen | 2.40m | |
| | Master Bedroom | 3.15m | |
| | Master Bath | 2.42m (2.45m at shower area) | |
| | Powder Room | 2.40m | |
| | Balcony | 5.92m | |
| BL2 | Living | 5.95m | With localized bulkheads / RC slab where applicable |
| | Dining | 2.40/5.95m | |
| | Kitchen | 2.40m | |
| | Master Bedroom | 3.15m | |
| | Master Bath | 2.42m (2.45m at shower area) | |
| | Powder Room | 2.40m | |
| | Balcony | 5.92m | |

| 2-BEDROOM PREMIUM | | | |
|---------------------------|-----------------|---------------------------------|---|
| 2C1 | Living / Dining | 2.90m | With localized bulkheads / RC slab where applicable |
| | Kitchen | 2.90/2.40m | |
| | Master Bedroom | 2.90/2.40m | |
| | Bedroom 2 | 2.90m | |
| | Master Bath | 2.42m (2.45m at shower area) | |
| | Bath 2 | 2.42m (2.45m at shower area) | |
| | Balcony | 2.87m | |
| 2-BEDROOM DUAL-KEY | | | |
| 2DK1, 2DK1-G | Living / Dining | 2.90m | With localized bulkheads / RC slab where applicable |
| | Kitchen | 2.40m | |
| | Kitchen 2 | 2.90/2.40m | |
| | Master Bedroom | 2.90m | |
| | Junior Suite | 2.90m | |
| | Master Bath | 2.42m (2.45m at shower area) | |
| | Junior Bath | 2.42m (2.45m at shower area) | |
| | Balcony / PES | 2.87m | |
| 2DK2, 2DK2-G | Living / Dining | 2.90m | With localized bulkheads / RC slab where applicable |
| | Kitchen | 2.90/2.40m | |
| | Kitchen 2 | 2.40m | |
| | Master Bedroom | 2.90/2.40m | |
| | Junior Suite | 2.90/2.40m | |
| | Master Bath | 2.42m (2.45m at shower area) | |
| | Junior Bath | 2.42m (2.45m at shower area) | |
| | Balcony / PES | 2.87m | |