

MATTAR RESIDENCES

7 MATTAR ROAD S387716

FACT SHEET

11 JULY 2023

SOLE MARKETING

Huttons

SINGAPORE'S LARGEST
PRIVATE REAL ESTATE AGENCY

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Project Name	MATTAR RESIDENCES
Developer	L.K. ANG CONSTRUCTION PTE LTD
Tenure	FREEHOLD
Description	PROPOSED AMENDMENT TO APPROVED ERECTION OF 1 BLOCK OF 5 STY RESIDENTIAL FLATS (26 UNITS) WITH CAR PARK AND COMMUNAL FACILITIES ON LOTS 06143P, 06144T, 06146K, 08315N, 08316X MK 24 AT MATTAR ROAD (GEYLANG PLANNING AREA)
Address	7 Mattar Road Singapore 387716
District	14
Land Area	1332.4sqm / 14,341 sqft
Plot Ratio / Total GFA	1.4 / 2051.88 sqm
Total Units	26 Residential Units
No of Parking Lots	21 Lots + 1 handicap lot + 7 Bicycle Lots
Estimated Date of Vacant Possession	JUNE 2023
Development Facilities	Lap Pool, BBQ with wash area, Aircon Gym, Children's Playground
No of Lifts	2 Lifts
Distance to MRT	350m to MATTAR MRT (DT25) Downtown Line
	746m to Macpherson MRT (DT26) Downtown Line
Project Account	

BANK DETAILS

Project Account No	
Swift Code / BIC	
Bank Code	
Branch Code	

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CONSULTANTS	
Architect	AGA Architects Pte Ltd
Main Contractor	Guan Xing Pte Ltd
Conveyancing Solicitor	David Ong & Co

SHARE VALUES						
Room	Type	Sqm	Sqft	Share Value	\$ Per Share	Maintenance Fee
1BR	A3	46	495	5	46.50	232.50
1+S	A1	52	560	6	46.50	279.00
1+S	A2	52	614	6	46.50	279.00
2BR/1Bath	B1	61	657	6	46.50	279.00
2BR/2Bath	B3	66	710	6	46.50	279.00
2BR-DK	B2	77	829	6	46.50	279.00
3BR	C1	83	893	6	46.50	279.00
4BR	D1	114	1227	7	46.50	325.00

PROJECT IN-CHARGE	
PROJECT IN-CHARGE	JOSEPH CHEW 9321 7882

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Ceiling Heights	Typical Units: 3.2m 1 st Level Units: 4.5m	
Power Socket in Balcony	No	
Water Supply in Balcony	No (Only PES unit have water supply)	
Drainage in Balcony	Yes	
Provisions	Fridge (Midea/EuropAce) Hood/Hob (Techno) Oven (Techno) Sanitary Ware (American Standard)	Taps & Fittings (BRAVAT) Video Intercom (Fermax) Aircon (Daikin)
Casement windows	Yes (Crystal Grey Reflective Glass)	
Windows tinted	Yes	
Flooring	Living/Dining/ Kitchen: Porcelain, Bedrooms: Parquet, Rest: Porcelain	
Ceiling Heights	Living/Dining 3.225m Study 3.225m Bedroom 3.225m Kitchen 2.550m Foyer 2.725m Balcony 3.200m	
Car Gate Entrance	By Remote Control	
Unit Type & Nos	1BR (495qft) - 1 unit (4%)	
	1+S (560 to 614sqft) - 8 units (31%)	
	2BR (657 to 828sqft) – 9 units (35%)	
	3BR (893sqft) – 5 units (19%)	
	4BR (1227sqft) – 3 units (11%)	
Security Guard Post	No	

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EDUCATIONAL INSTITUTIONS

PRIMARY SCHOOLS	APPROX DISTANCE
St Margaret's Primary School	Doorstep (Moving Dec 2023)
Canossa Catholic Primary School	100 m
Geylang Methodist School (Primary)	800 m
Cedar Primary School	1.31 km
Kong Hwa School	1.61 km
Maris Stella High School (Primary)	1.84 km
Bendemeer Primary School	1.80 km
St Andrew's Junior School	1.97 km
SECONDARY SCHOOLS	APPROX DISTANCE
Geylang Methodist School (Secondary)	830 m
Cedar Girls Secondary School	1.32 km
Bartley Secondary School	1.62 km
Maris Stella High School	1.84 km
St Andrew's Secondary School	1.94 km
INTERNATIONAL SCHOOLS	APPROX DISTANCE
Nexus International School	500 m
James Cook University	1.70 km
Stamford American School	1.92 km

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AMENITIES

MALLS, ENTERTAINMENT	APPROX DISTANCE
Macpherson Community Club	390 m
Macpherson Mall	790 m
The Venue Shoppes	1.56 km
City Plaza	1.60 km
KINEX	1.80 km
Kallang Wave Mall	2.67 km
SHOPS, MARKETS, SUPERMARKETS, FOOD CENTRE	APPROX DISTANCE
Circuit Road Market & Food Centre	350 m
NTUC Fairprice – 24 Hrs	430 m
Prime Supermarket	973 m
Blk 1 Joo Seng Food Centre	973 m
MISC	APPROX DISTANCE

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Bus Service Routes	Only Highlighted Prominent Routes are listed
40	Bedok / Siglap / East Coast / Tg Katong / Aljunied / Geylang /
61	Bt Batok / Beauty World / Bt Timah Rd / Ngee Ann Poly / Ulu Pandan Rd / Holland Village / C'wealth / Queensway / Alexandra /Keppel / Clark Quay
63 / 63A	Eunos / Ubi / Kallang / Nth Bridge Rd / Outram / Tiong Bahru / Redhill / Eu Tong Sen / Hill St
65	Tampines Central / Tampines Ave 5 / Eunos / Bendemeer / Orchard / River Valley / Delta Rd / Harbourfront
135	AMK Ave 1 / Lor Chuan / Upp Serangoon / Paya Lebar Rd ? Amber Rd / Marine Parade Rd / Frankel Ave / Kembangan
154	Jurong West Central / Boon Lay / Yuan Ching / Clementi / C'wealth / Dunearn / Toa Payoh / Macpherson / Eunos
155	Toa Payoh / Braddell / Upp Serangoon / Telok Kurau / Siglap / Marine Parade / Bedok Nth / Bedok Interchange
158	Serangoon / Bartley / Paya Lebar / Geylang / Mountbatten / Fort Rd
Expressways Nearby	PIE, CTE(SLE), KPE(ECP), TPE
MATTAR MRT (NEL)	<ul style="list-style-type: none"> 5 Stops to Toa Payoh 7 Stops to Dhoby Ghaut Interchange 9 Stops to Orchard 9 Stops to Chinatown 8 Stops to City Hall Interchange 9 Stops to Raffles Place Interchange 9 Stops to Esplanade 11 Stops to Harbourfront 13 Stops to RTS Johor 15 Stops to Gardens by the Bay
Recreation	

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