

Mori

MODERN WABI-SABI INSPIRED HOME

BY ROXY-PACIFIC

LOCATION - MORI



MARINA BARRAGE

MARINA BAY CRUISE CENTRE SINGAPORE

MARINA BAY GOLF COURSE & DRIVING RANGE

GARDENS BY THE BAY

MARINA BAY SANDS

MARINA BAY FINANCIAL CENTRE

SINGAPORE INDOOR STADIUM

CENTRAL BUSINESS DISTRICT

SINGAPORE SPORTS HUB

SUNTEC CITY

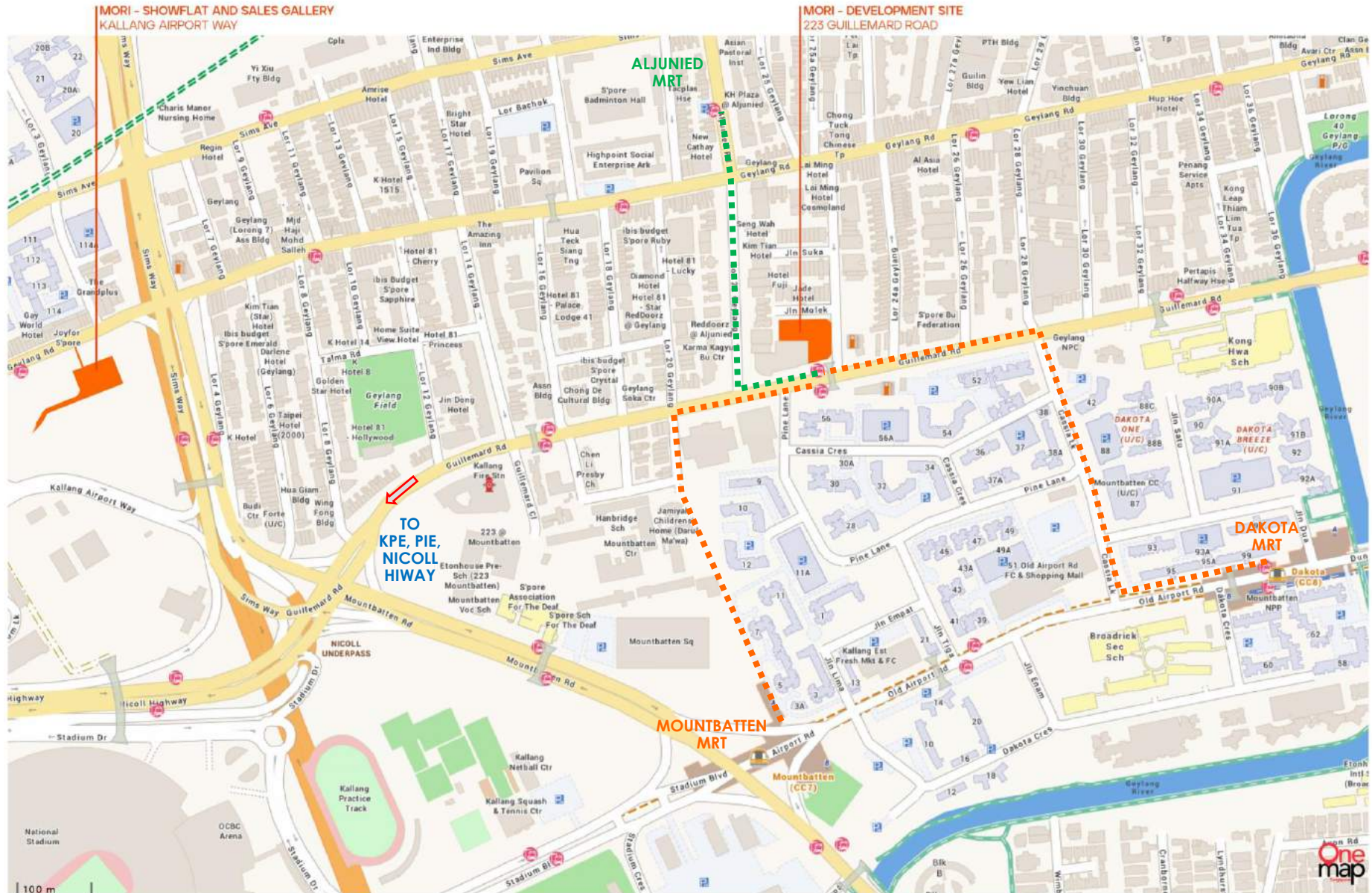
KALLANG WAVE MALL

KALLANG RIVERSIDE PARK

ORCHARD ROAD

Mori

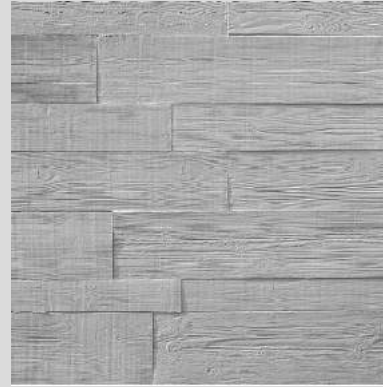
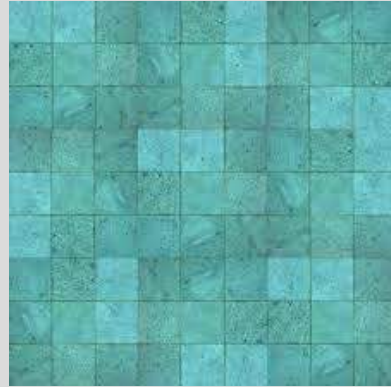
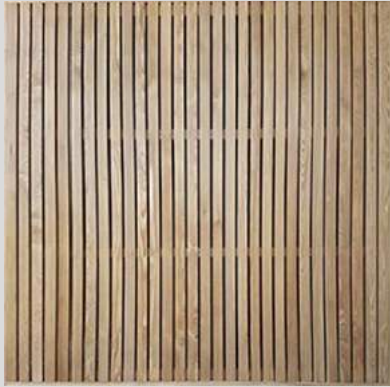
LOCATION PLAN – DEVELOPMENT SITE, SHOWFLAT & SALES GALLERY





Mori

DESIGN CONCEPT



Key Elements

Wabi-sabi is inspired by nature and is based on the use of raw materials.

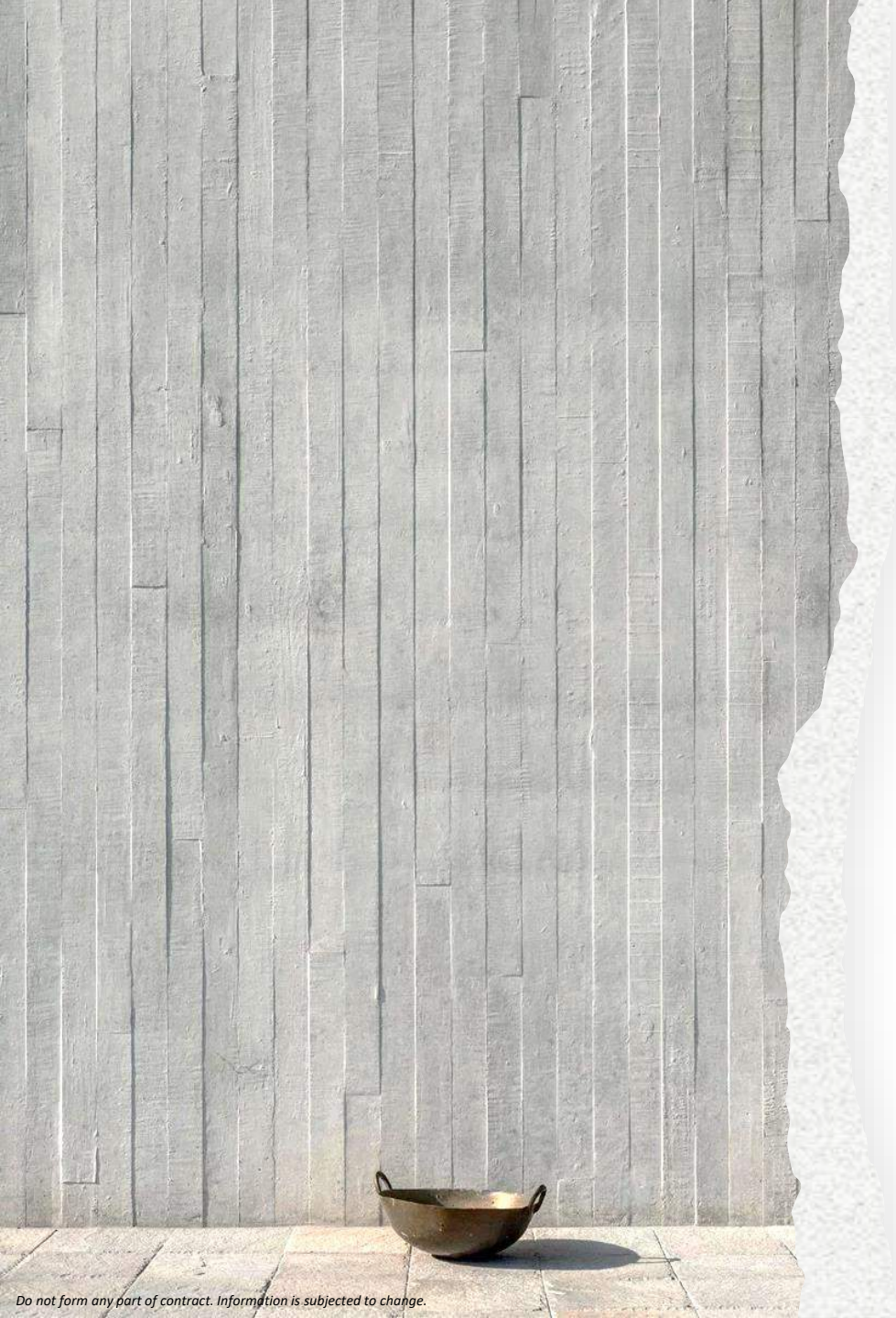
- Off-form concrete
- Timber look aluminium
- Sukabumi Stone Mosaic
- Nature-inspired landscape

Wabi-sabi

The design of the apartment is inspired by the modern wabi-sabi philosophy that finds beauty in its most natural and raw form. In short, beauty in simplicity.

MORI 森

A name that starts with 'mo' to tie in with the address. Mori means woods or forest in the Japanese. An appreciation of the elegant beauty of nature. A way of living that embraces the meaning and emotive value of time.



MORI | Off-form Concrete

This has been translated to the apartment through the use of raw texture finishes like off-form concrete. Its versatile texture and the flaws in the concrete give character that perfectly represents the concept of Wabi-sabi.

The dusty grey surface provides an industrial charm with the intention of creating a bridge between Wabi-sabi minimalism and contemporary design.



MORI | Timber look Aluminium

The Wabi-sabi concept extends beyond off-form concrete to the use of oak wood lookalike aluminium to bring woodsy charm to the exterior further complementing the lush landscaping backdrop.



MORI | Sukabumi Stone Mosaic + Nature-inspired landscape

Premium quality of green Sukabumi pool stone mosaic for swimming pool tiles will achieve a similar effect to the natural stone tiles which are laid in Balinese pools, but minus the future maintenance challenges. The beautiful serene textures and colouring of this tile evokes the feeling of floating above the soft volcanic greens of Javanese mountains.



With the use of raw materials and the nature-inspired lush landscapes, we have created a hidden meditative cum retreat home environment amid the hustle and bustle of city.

DRIVE-IN ENTRANCE



The entrance with natural law finishes combines with timber look aluminium represents the transition from the dominant trends which relied heavily on over-ornamentation and lavishness to the freedom of nature and beauty of the incomplete.



Mori

DEVELOPMENT INFORMATION



Project: MORI

District: 14

Address: 223 GUILLEMARD ROAD S399738

Tenure: Freehold

No. of Units : 137

Site Area: 3449.60 sqm

Developer: RL East Pte Ltd

Estimated TOP & Date of Legal Completion:

Vacant Possession : 31 December 2026

Legal Completion : 31 December 2029

GENERAL INFORMATION

Project Name	MORI
Developer	RL East Pte. Ltd.
General Description	PROPOSED NEW ERECTION OF A 5/8 STOREY RESIDENTIAL FLAT (TOTAL 137 UNITS) COMPRISING OF CARPARK AT 1ST AND BASEMENT STOREY, COMMUNAL FACILITIES AT 2ND AND 6TH STOREY, COMMUNAL SWIMMING POOL AT 6TH STOREY ROOF TERRACE ON MK25 LOTS 01472P, 01473T, 01474A, 01475K, 01661M, 01662W, 01663V, 01664P, 01665T, 01666A, 01667K, 01668N, 01669X, 01670K, 01671N AT 1-21 JALAN MOLEK AND 217-223 GUILLEMARD ROAD (GEYLANG PLANNING AREA)
Location - Address	223 GUILLEMARD ROAD SINGAPORE 399738
Plot Ratio	3.07
No. of Storeys	Part 5 storey and part 8 storey
Total no. of units	137
Site Area	3449.60 sqm
Tenure of Land	Freehold
Developer's Lic No.	C1408
BP Approval No & Date	BP Approval No: A1276-00658-2012-BP01 BP Approval Date: 18 October 2021
Estimated TOP & Date of Legal Completion	Vacant Possession : 31 December 2026 Legal Completion : 31 December 2029
No. of Parking Lots	110 carpark lots at 1 st storey and Basement 1 3 Accessible carpark lots. 23 bicycle lots.
No. of Lifts	4 lifts: 2 lifts at 5 storeys block; 2 lifts at 8 storeys block

SITE PLANNING

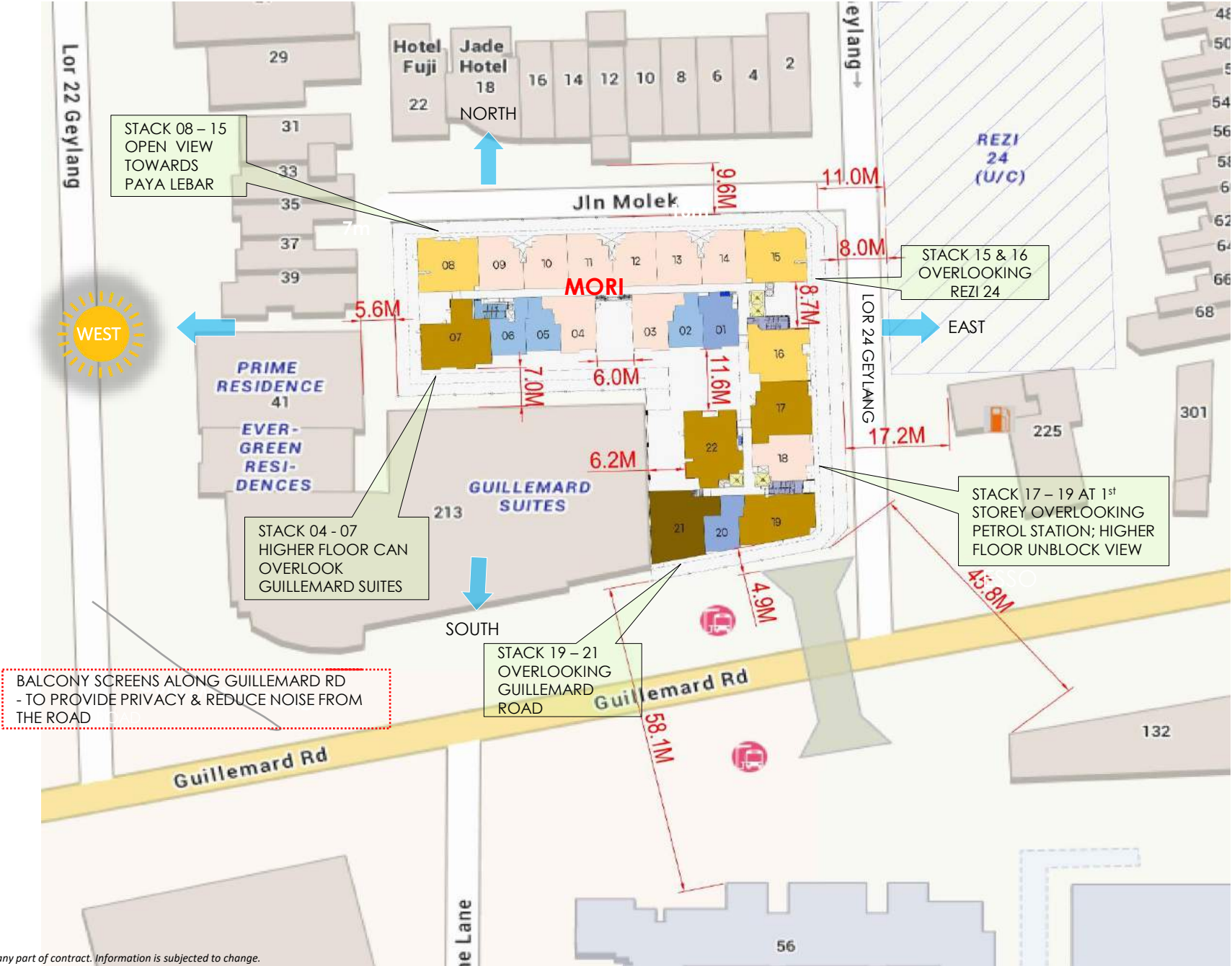


SITE PLANNING

- Minimal west-sun facing units
- Bin centre/ sub-station sunken from 1st storey car park facing Jalan Molek, hidden from view.
- Separated Entry and Exit point to avoid traffic congestion

SOUTH ORIENTATION

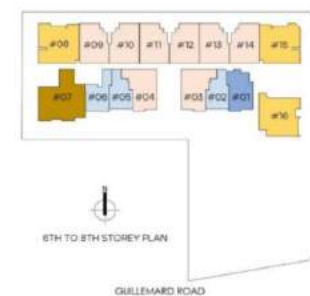
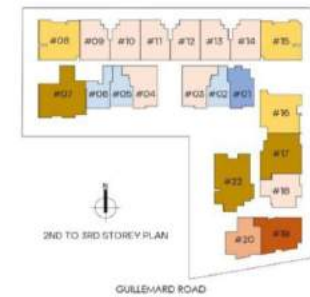
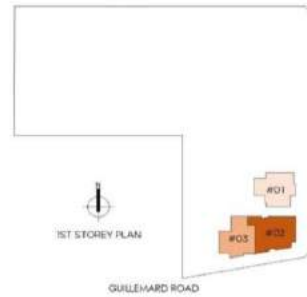
ESTIMATED BLOCK DISTANCE | SUN ORIENTATION | VIEW



UNIT DISTRIBUTION CHART

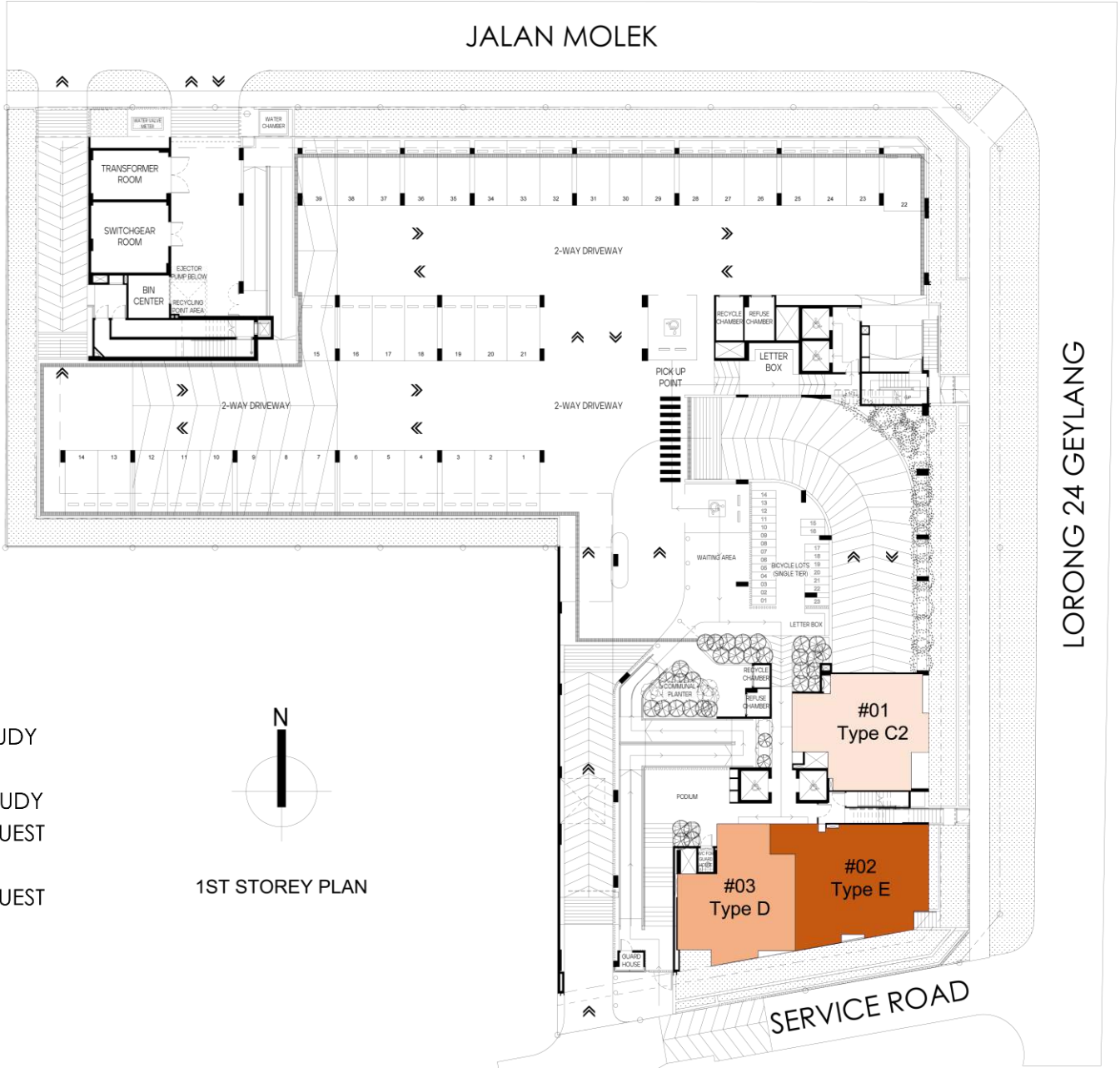
Roof																	Roof					
Communal Facilities						Type F1 #08-16 89 sqm	Type F2 #08-15 91 sqm	Type C1 #08-14 66 sqm	Type C1 #08-13 66 sqm	Type C1 #08-12 66 sqm	Type C1 #08-11 66 sqm	Type C1 #08-10 66 sqm	Type C1 #08-09 66 sqm	Type F3 #08-08 92 sqm	Type G3 #08-07 109 sqm	Type A2 #08-06 46 sqm	Type A1 #08-05 45 sqm	Type C3 #08-04 67 sqm	Type C3 #08-03 67 sqm	Type A1 #08-02 45 sqm	Type B2 #08-01 55 sqm	8 th Storey
Communal Facilities						Type F1 #07-16 89 sqm	Type F2 #07-15 91 sqm	Type C1 #07-14 66 sqm	Type C1 #07-13 66 sqm	Type C1 #07-12 66 sqm	Type C1 #07-11 66 sqm	Type C1 #07-10 66 sqm	Type C1 #07-09 66 sqm	Type F3 #07-08 92 sqm	Type G3 #07-07 109 sqm	Type A2 #07-06 46 sqm	Type A1 #07-05 45 sqm	Type C3 #07-04 67 sqm	Type C3 #07-03 67 sqm	Type A1 #07-02 45 sqm	Type B2 #07-01 55 sqm	7 th Storey
Communal Facilities						Type F1 #06-16 89 sqm	Type F2 #06-15 91 sqm	Type C1 #06-14 66 sqm	Type C1 #06-13 66 sqm	Type C1 #06-12 66 sqm	Type C1 #06-11 66 sqm	Type C1 #06-10 66 sqm	Type C1 #06-09 66 sqm	Type F3 #06-08 92 sqm	Type G3 #06-07 109 sqm	Type A2 #06-06 46 sqm	Type A1 #06-05 45 sqm	Type C3 #06-04 67 sqm	Type C3 #06-03 67 sqm	Type A1 #06-02 45 sqm	Type B2 #06-01 55 sqm	6 th Storey
Type G4 #05-22 110 sqm	Type H #05-21 117 sqm	Type B1 #05-20 51 sqm	Type G2 #05-19 102 sqm	Type C2 #05-18 66 sqm	Type G1 #05-17 95 sqm	Type F1 #05-16 89 sqm	Type F2 #05-15 91 sqm	Type C1 #05-14 66 sqm	Type C1 #05-13 66 sqm	Type C1 #05-12 66 sqm	Type C1 #05-11 66 sqm	Type C1 #05-10 66 sqm	Type C1 #05-09 66 sqm	Type F3 #05-08 92 sqm	Type G3 #05-07 109 sqm	Type A2 #05-06 46 sqm	Type A1 #05-05 45 sqm	Type C3 #05-04 67 sqm	Type C3 #05-03 67 sqm	Type A1 #05-02 45 sqm	Type B2 #05-01 55 sqm	5 th Storey
Type G4 #04-22 110 sqm	Type H #04-21 117 sqm	Type B1 #04-20 51 sqm	Type G2 #04-19 102 sqm	Type C2 #04-18 66 sqm	Type G1 #04-17 95 sqm	Type F1 #04-16 89 sqm	Type F2 #04-15 91 sqm	Type C1 #04-14 66 sqm	Type C1 #04-13 66 sqm	Type C1 #04-12 66 sqm	Type C1 #04-11 66 sqm	Type C1 #04-10 66 sqm	Type C1 #04-09 66 sqm	Type F3 #04-08 92 sqm	Type G3 #04-07 109 sqm	Type A2 #04-06 46 sqm	Type A1 #04-05 45 sqm	Type C3 #04-04 67 sqm	Type C3 #04-03 67 sqm	Type A1 #04-02 45 sqm	Type B2 #04-01 55 sqm	4 th Storey
Type G4 #03-22 110 sqm		Type D #03-20 67 sqm	Type E #03-19 82 sqm	Type C2 #03-18 66 sqm	Type G1 #03-17 95 sqm	Type F1 #03-16 89 sqm	Type F2 #03-15 91 sqm	Type C1 #03-14 66 sqm	Type C1 #03-13 66 sqm	Type C1 #03-12 66 sqm	Type C1 #03-11 66 sqm	Type C1 #03-10 66 sqm	Type C1 #03-09 66 sqm	Type F3 #03-08 92 sqm	Type G3 #03-07 109 sqm	Type A2 #03-06 46 sqm	Type A1 #03-05 45 sqm	Type C3 #03-04 67 sqm	Type C3 #03-03 67 sqm	Type A1 #03-02 45 sqm	Type B2 #03-01 55 sqm	3 rd Storey
Type G4 #02-22 110 sqm	Communal Facilities	Type D #02-20 67 sqm	Type E #02-19 82 sqm	Type C2 #02-18 66 sqm	Type G1 #02-17 95 sqm	Type F1 #02-16 89 sqm	Type F2 #02-15 91 sqm	Type C1 #02-14 66 sqm	Type C1 #02-13 66 sqm	Type C1 #02-12 66 sqm	Type C1 #02-11 66 sqm	Type C1 #02-10 66 sqm	Type C1 #02-09 66 sqm	Type F3 #02-08 92 sqm	Type G3 #02-07 109 sqm	Type A2 #02-06 46 sqm	Type A1 #02-05 45 sqm	Type C3 #02-04 67 sqm	Type C3 #02-03 67 sqm	Type A1 #02-02 45 sqm	Type B2 #02-01 55 sqm	2 nd Storey
Carpark		Type D #01-03 67 sqm	Type E #01-02 82 sqm	Type C2 #01-01 66 sqm	Carpark											Carpark					1 st Storey	
Carpark																	Carpark					Basement 1

- 1 Bedroom
- 1 Bedroom + Study
- 2 Bedroom
- 2 Bedroom + Study
- 2 Bedroom + Guest
- 3 Bedroom
- 3 Bedroom + Guest
- 4 Bedroom
- Communal Facilities



BLOCK PLAN | 1ST STOREY

(3 UNITS PER FLOOR)



LEGEND

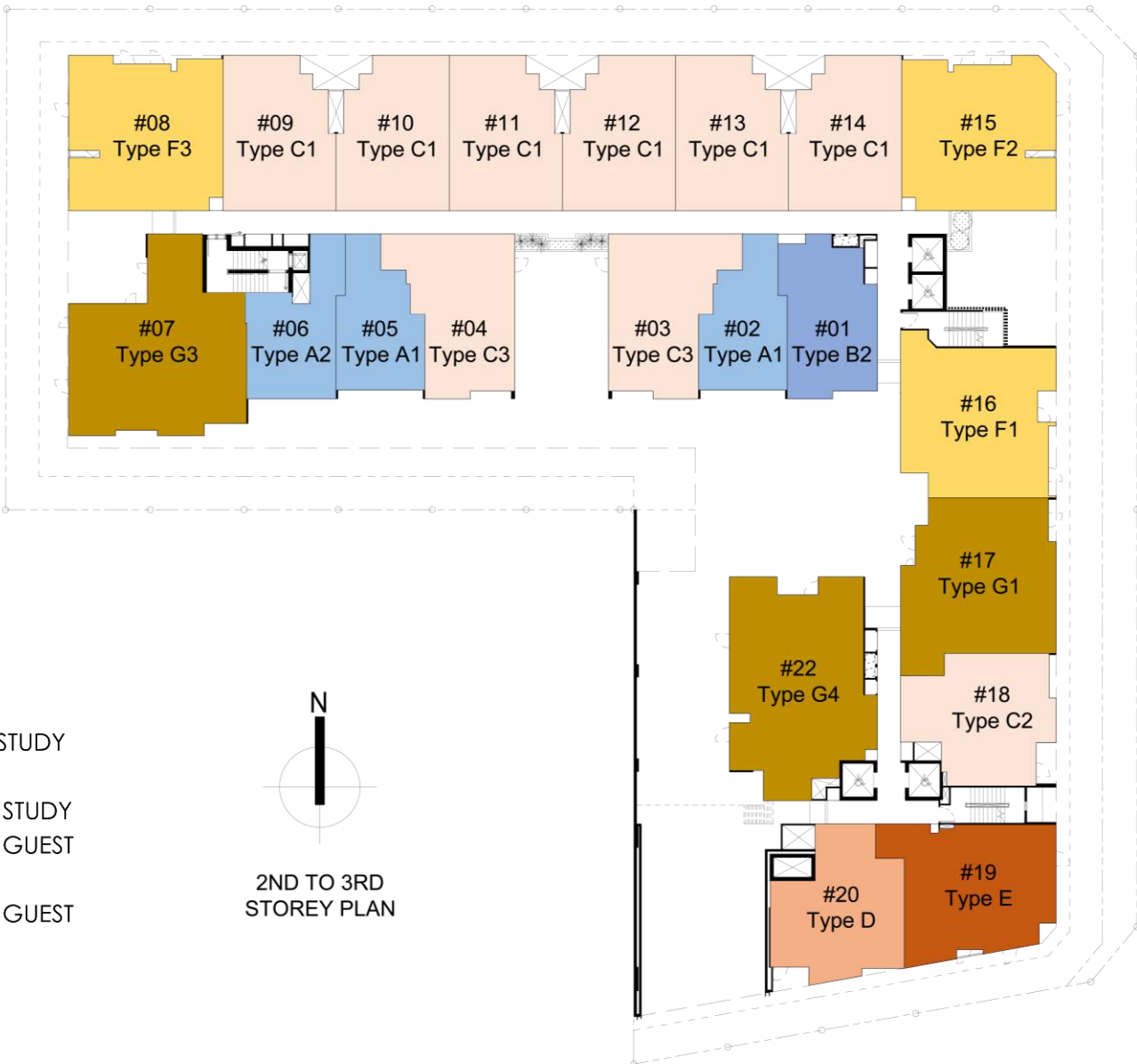
- 1 BEDROOM
- 1 BEDROOM + STUDY
- 2 BEDROOM
- 2 BEDROOM + STUDY
- 2 BEDROOM + GUEST
- 3 BEDROOM
- 3 BEDROOM + GUEST
- 4 BEDROOM

1ST STOREY PLAN

Do not form any part of contract. Information is subjected to change.

BLOCK PLAN | 2ND TO 3RD STOREY

(21 UNITS PER FLOOR)

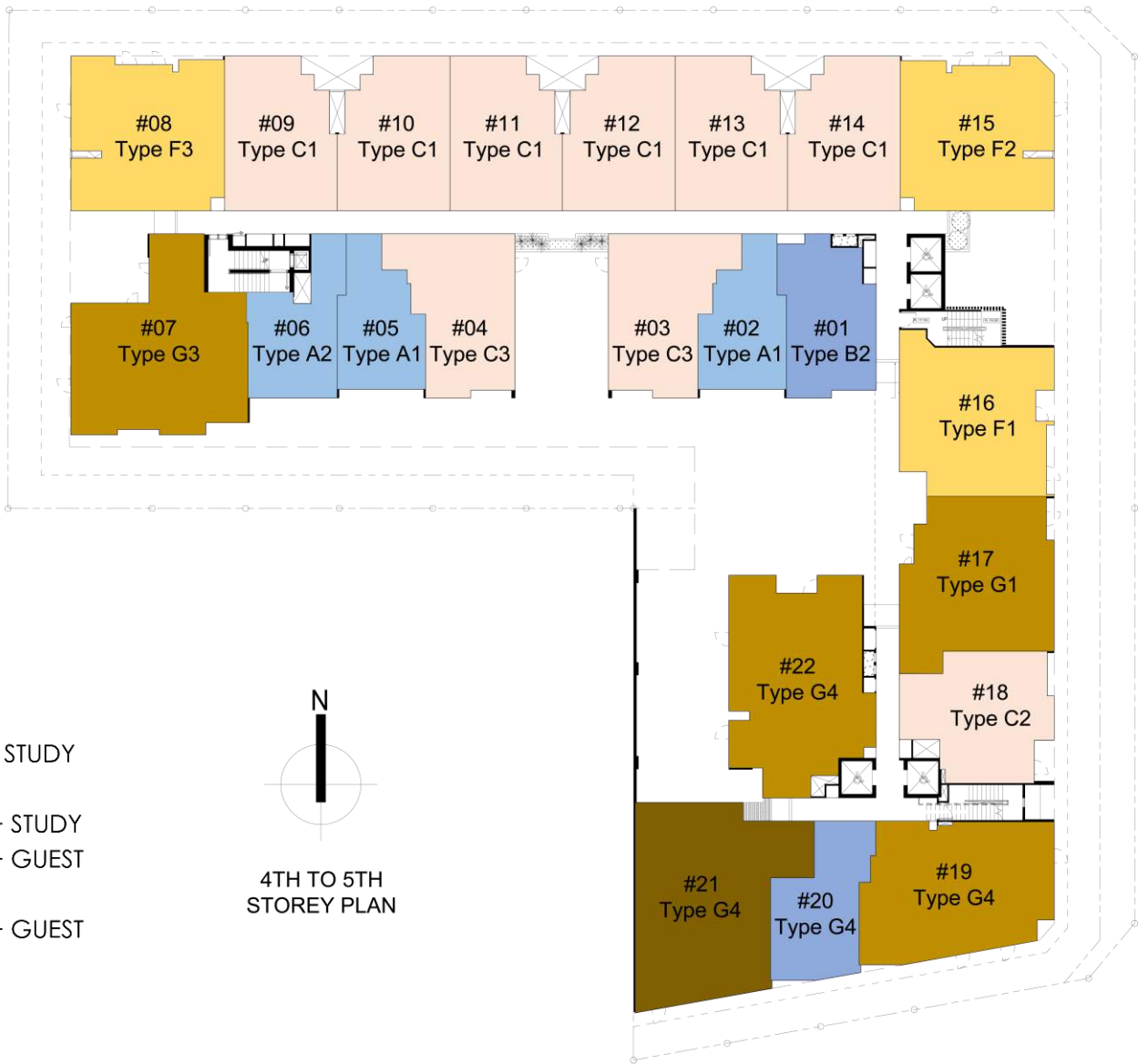


LEGEND

- - 1 BEDROOM
- - 1 BEDROOM + STUDY
- - 2 BEDROOM
- - 2 BEDROOM + STUDY
- - 2 BEDROOM + GUEST
- - 3 BEDROOM
- - 3 BEDROOM + GUEST
- - 4 BEDROOM

BLOCK PLAN | 4TH & 5TH STOREY PLAN

(22 UNITS PER FLOOR)



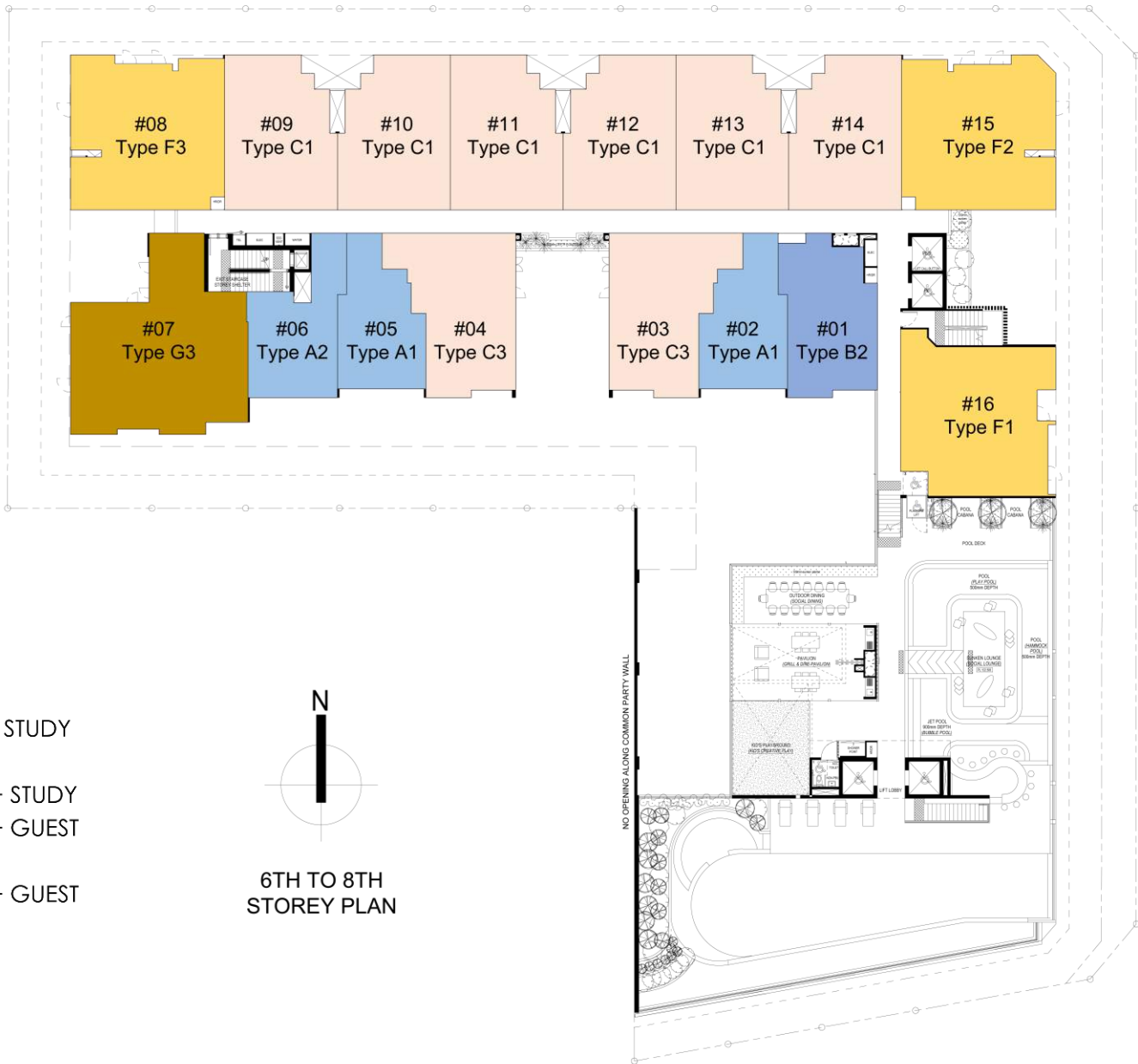
LEGEND

- - 1 BEDROOM
- - 1 BEDROOM + STUDY
- - 2 BEDROOM
- - 2 BEDROOM + STUDY
- - 2 BEDROOM + GUEST
- - 3 BEDROOM
- - 3 BEDROOM + GUEST
- - 4 BEDROOM



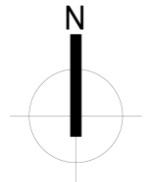
BLOCK PLAN | 6TH TO 8TH STOREY PLAN (COMMUNAL FACILITIES @ 6TH)

(16 UNITS PER FLOOR)



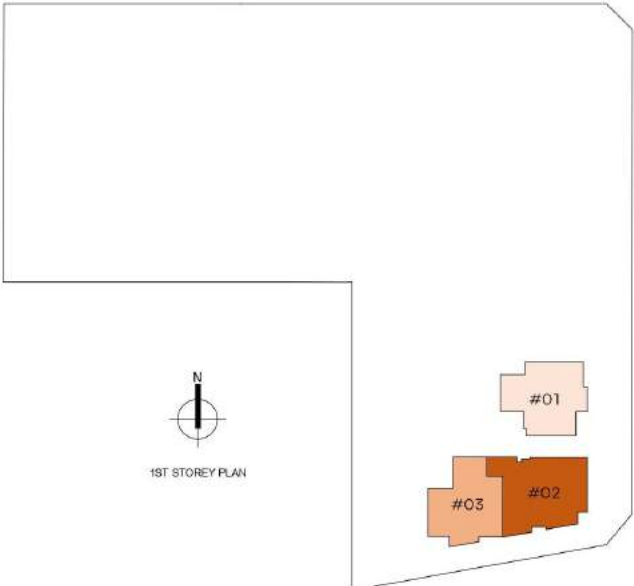
LEGEND

- - 1 BEDROOM
- - 1 BEDROOM + STUDY
- - 2 BEDROOM
- - 2 BEDROOM + STUDY
- - 2 BEDROOM + GUEST
- - 3 BEDROOM
- - 3 BEDROOM + GUEST
- - 4 BEDROOM

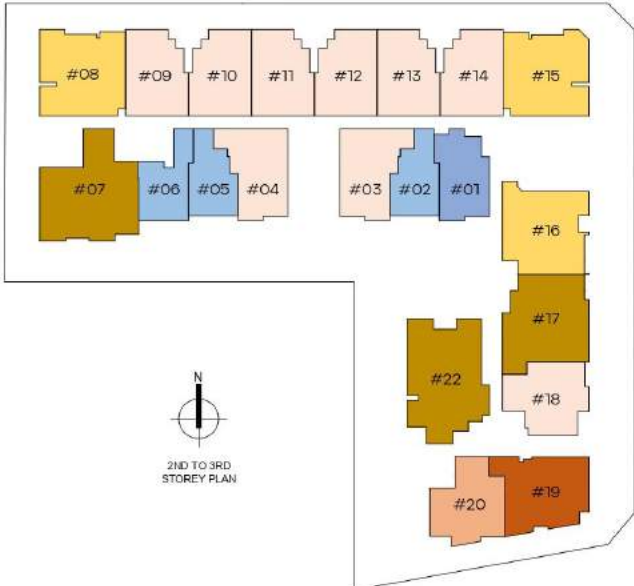


6TH TO 8TH STOREY PLAN

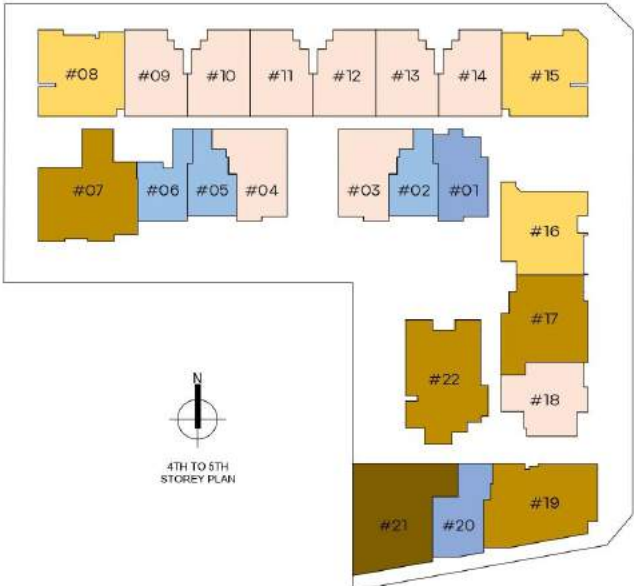
OVERALL UNIT TYPES



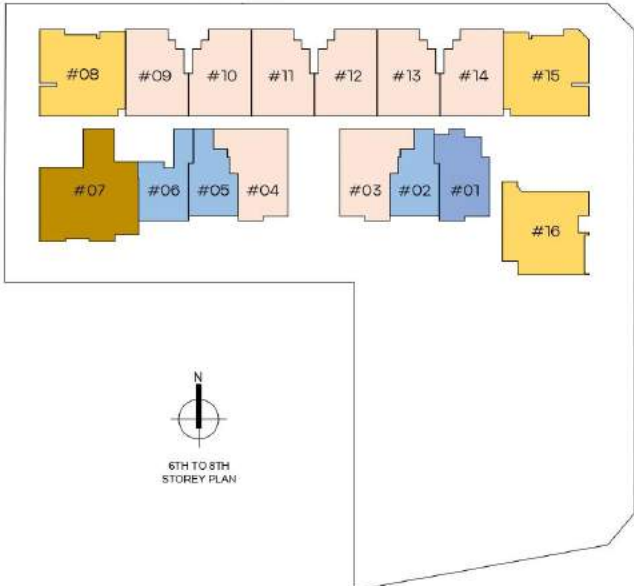
GUILLEMARD ROAD



GUILLEMARD ROAD



GUILLEMARD ROAD



GUILLEMARD ROAD

- LEGEND**
- - 1 BEDROOM
 - - 1 BEDROOM + STUDY
 - - 2 BEDROOM
 - - 2 BEDROOM + STUDY
 - - 2 BEDROOM + GUEST
 - - 3 BEDROOM
 - - 3 BEDROOM + GUEST
 - - 4 BEDROOM

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COMMUNAL FACILITIES

The **Wabi-sabi** concept extends beyond off-form concrete to the use of oak wood lookalike aluminium & floor tiles to bring woody charm to the exterior further complementing the lush landscaping backdrop

ROOF GARDEN FACILITIES



Green Sukabumi pool stone mosaic

Wellness Pool

Sun Lounge

Grill & Dine Pavilion

Social Dining

Off-form concrete raw texture

Lap pool

Play Pool

Pool Cabanas

Bubble Pool

Social Lounge

Hammock Pool

Pool lounge

DRAFT
Not final. Subject to change.

Communal Facilities

Legend:

6th storey

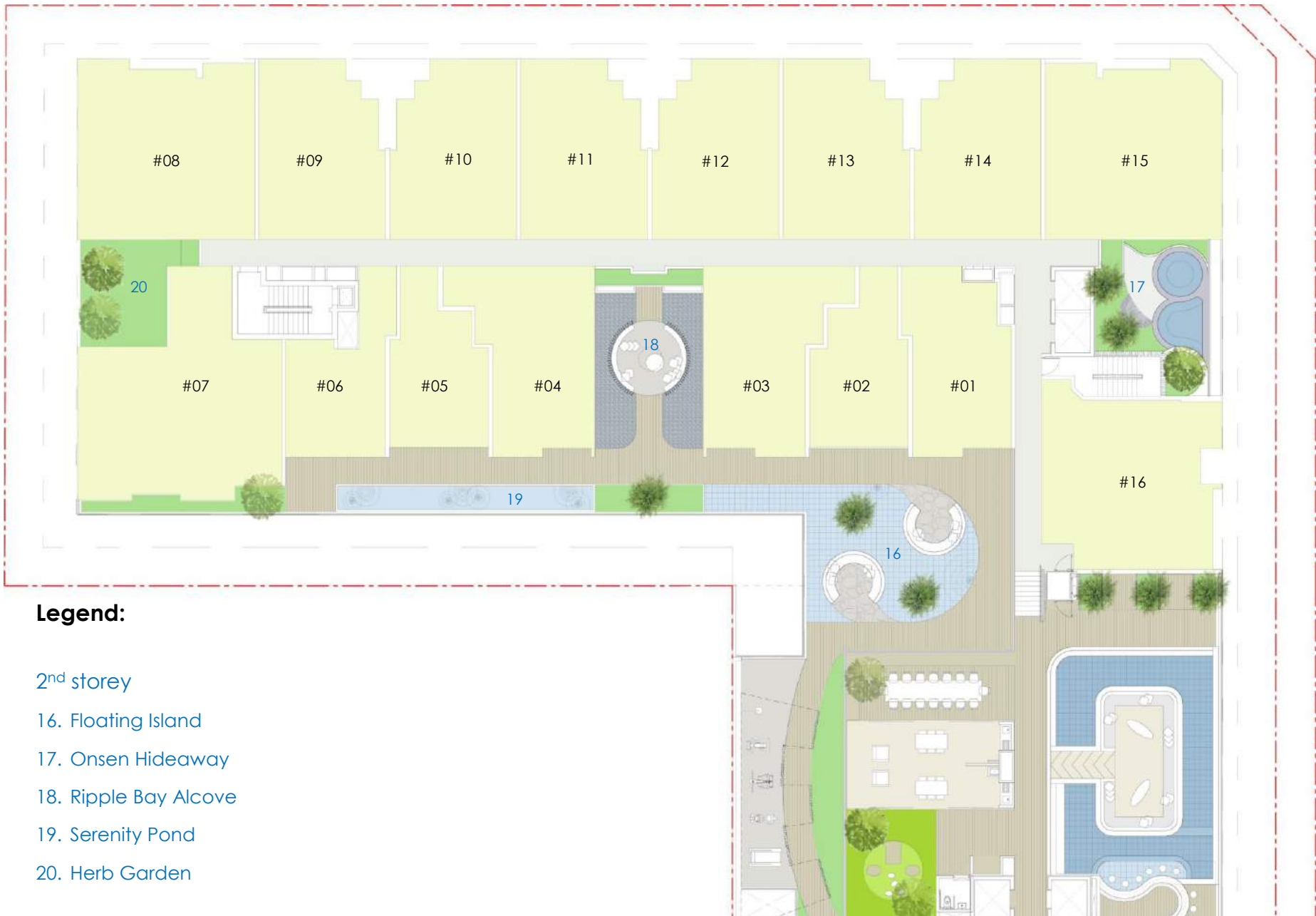
1. 23m Lap Pool
2. Wellness Pool
3. Sun Loungers
4. Pool Lounge
5. Bubble Pool
6. Play Pool
7. Hammock Pool
8. Social Lounge
9. Kid's Creative Play
10. Shower Point
11. Grill & Dine Pavilion
12. Social Dining
13. Pool Cabana

2nd storey

14. Projector Lounge
15. Multi-fitness Station
16. Floating Island



Communal Facilities



Legend:

2nd storey

16. Floating Island

17. Onsen Hideaway

18. Ripple Bay Alcove

19. Serenity Pond

20. Herb Garden

Lap Pool @ 6TH STOREY



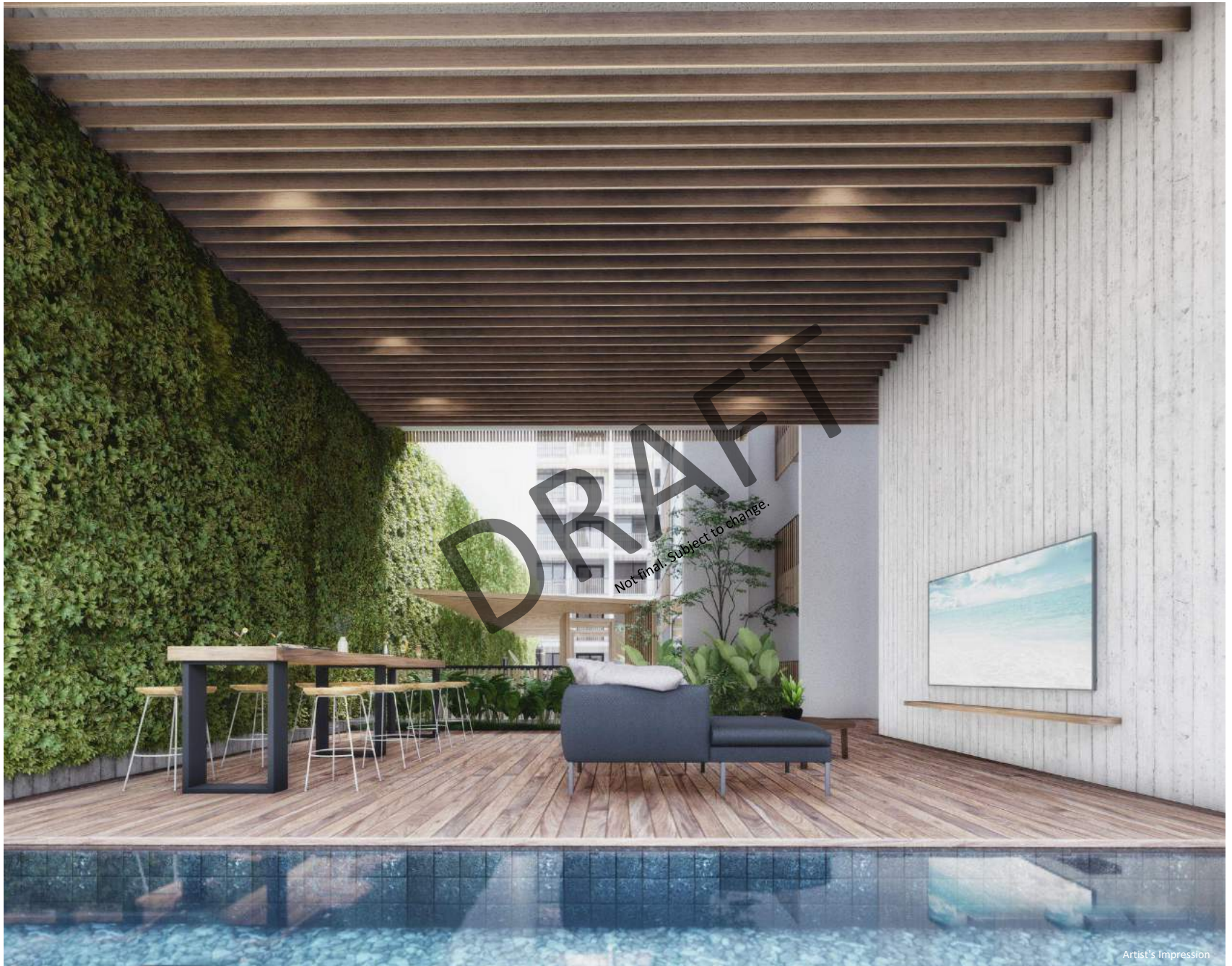
Artist's Impression

Grill & Dine Pavilion + Social Dining @ 6TH STOREY



Artist's Impression

Projector Lounge @ 2ND STOREY



Artist's Impression

Floating Island @ 2nd STOREY



Artist's Impression