

NoMa

For internal Use only

Does not form part of Contract

“NoMa”

331 Guillemard Road, Singapore 399756

333 Guillemard Road, Singapore 399758

335 Guillemard Road, Singapore 399759

PROPOSED ERECTION OF A PART 5 / PART 8 STOREY BLOCK OF FLATS (TOTAL 50 UNITS) WITH MECHANISED CAR PARK FROM BASEMENT TO 5TH STOREY, SURFACE CAR PARK AND A ROOF TERRACE AND SWIMMING POOL ON LOTS 01688C, 01689M, 01690L, 01692M, 01776L, 07664V & 07665P MK 25 AT GUILLEMARD ROAD / LORONG 28 GEYLANG (GEYLANG PLANNING AREA)

Project Summary

Developer	Maclay 33 Pte. Ltd
Legal Description	LOTS 01688C, 01689M, 01690L, 01692M, 01776L, 07664V & 07665P MK 25 AT GUILLEMARD ROAD/ LORONG 28 GEYLANG
Description	<p>Site Area –1,312.00 sqm Total car park lot: 40 lots + 1 handicap lots of which: 6 surface car park lots at 1st storey 34 lots mechanical car parking lots</p> <p>Facilities: Infinity Swimming Pool - approx. 88 sqm. Pool Deck BBQ Pit Rooftop Dining Callisthenic Gym Yoga Corner Rooftop Terrace Bicycle lot (8 lots)</p> <p>2nd to 8th storey units ceiling height – approx. 2.8 m with localized areas 2.4m except for 1st storey, Type A1 – approx. 2.4m Type A2, A3-G and A4-G – approx. 2.6m 5th storey, Type B7, B6, B5 and B4 – approx. 2.4m</p> <p>Bathroom ceiling height – approx 2.4 m Wardrobes: Wardrobe provided in all Bedrooms.</p>
Legal TOP date	23rd November 2023

NOMa

Legal Completion

23rd November 2026

Expected TOP date

November 2023

Tenure of Land

Freehold (Estate in Fee Simple)

No. & Type of Units

Type	No. of Bedroom	No. of Units	Area	
			m ²	Sq ft
A1	1 Bedroom	1	36	388
A2	1 Bedroom	1	38	409
A3-G	1 Bedroom	1	42	452
A4-G	1 Bedroom	1	43	463
A3	1 Bedroom	4	42	452
A4	1 Bedroom	4	43	463
A5	1 Bedroom	4	40	431
B1	2 Bedroom	4	56	603
B2	2 Bedroom	4	62	667
B3	2 Bedroom	4	57	614
B4	2 Bedroom	4	79	850
B5	2 Bedroom	4	75	807
B6	2 Bedroom	4	60	646
B7	2 Bedroom	4	61	657
B8	2 Bedroom	1	65	700
D1-G	4 Bedroom	1	122	1313
D1	4 Bedroom	2	124	1335
D2A	4 Bedroom	1	119	1281
D2	4 Bedroom	1	108	1163

NOMa

Payment Terms

Progressive

Features

- “Mitsubishi” Air-Con
- Kitchen Cabinets, “Bosch” Gas Hob, Cooker Hood and Oven
- “Grohe” faucets,
- “Grohe” Shower mixer, Handheld shower set and mixer
- “Duravit” Basin
- “Grohe & Duravit” Sanitary wares.
- Wardrobes
- Audio intercom to gate

Estimated Maintenance Fee: \$320-\$380

Approvals

Building Plan Approval No.

A1404-00466-2018-BP02

Developer’s License No.

C1366

Project Account

SING INVESTMENTS & FINANCE LIMITED FOR
PROJECT ACCOUNT NO. 001-3-00152-3 OF MACLY
33 PTE LTD

Consultants

Architects

JGP Architecture (S) Pte Ltd

C & S Engineer

KH Consultants

M & E Engineer

Elead Associates Pte Ltd

Main Contractor

Not yet awarded

Developer’s Lawyer

Dentons RODYK

NOMa

Geographical Location

Approx 8 Mins of walk from Dakota MRT station and approx 5 Mins drive to Singapore Sports Hub

Booking Procedures

Booking Fees	5%. Option names cannot be added or deleted.
Next Payment	15% (8 weeks from date of option)
S&P	The Sales and Purchase Agreement has to be signed within 3 weeks from the date the Purchasers or their Solicitors receives the Agreement Package. As a guide the documents will be sent within 1 week of the option date.
Forfeiture of Booking Fee	25% of the booking fee (option fee) is forfeited if the Buyer/s do not exercise the option within the stipulated period. The balance 75% of booking fees will be refunded.

Others

*Purchasers have to be 21 years and above.

*Foreigners eligible

* All purchaser/s must appoint a solicitor to act for them in the sale and purchase of their unit. Usually the bank which is providing the end financing will recommend one of their panel of solicitors.

*The initial 5% payment to the developer is to be paid in cash.

Purchasers who are using CPF money have to be directly related i.e. Spouse / Children / Parents / Sibling