



MIDTOWN  
MODERN

PLANS

## NATURE IN THE CITY



## Guoco Midtown Presents the City of the Future

We live in a time of great change and upheaval; this much is certain, and not much else.

With each wave of technological advancement, industries are disrupted and lives, changed. In densely packed cities, communities become ever more fragmented and urban loneliness rears its ugly head.

Happiness has never been easier to achieve with all our modern affluences at our fingertips; but our modern afflictions render our wellbeing ever more elusive.

In our unrelenting pursuit of the good life, it is easy to forget that which truly matters: a purposeful life, meaningful relationships, a peace of mind. Yet, what good are all the riches and technology in the world if they cannot grant us happiness?

At Guoco Midtown, cultivate a true and enduring sense of wellbeing by looking to the wisdoms of the past and adapting them for the future.

Remember the joys of being a part of a thriving community when you engage with others in a culture of learning, playing, working, and living together.

Live your best life in a thoughtfully designed environment where adaptable spaces, abundant light, and quality materials anticipate your every need.

Amidst the hustle and bustle of this metropolis, come home and find comfort in your personal sanctuary of green with your family.

The latest member of the Guoco Midtown family, Midtown Modern invites you to enjoy all the conveniences of urban living while staying connected to nature. Lay down roots in this lush garden home at the heart of the city, and become a part of the lively Guoco Midtown community.

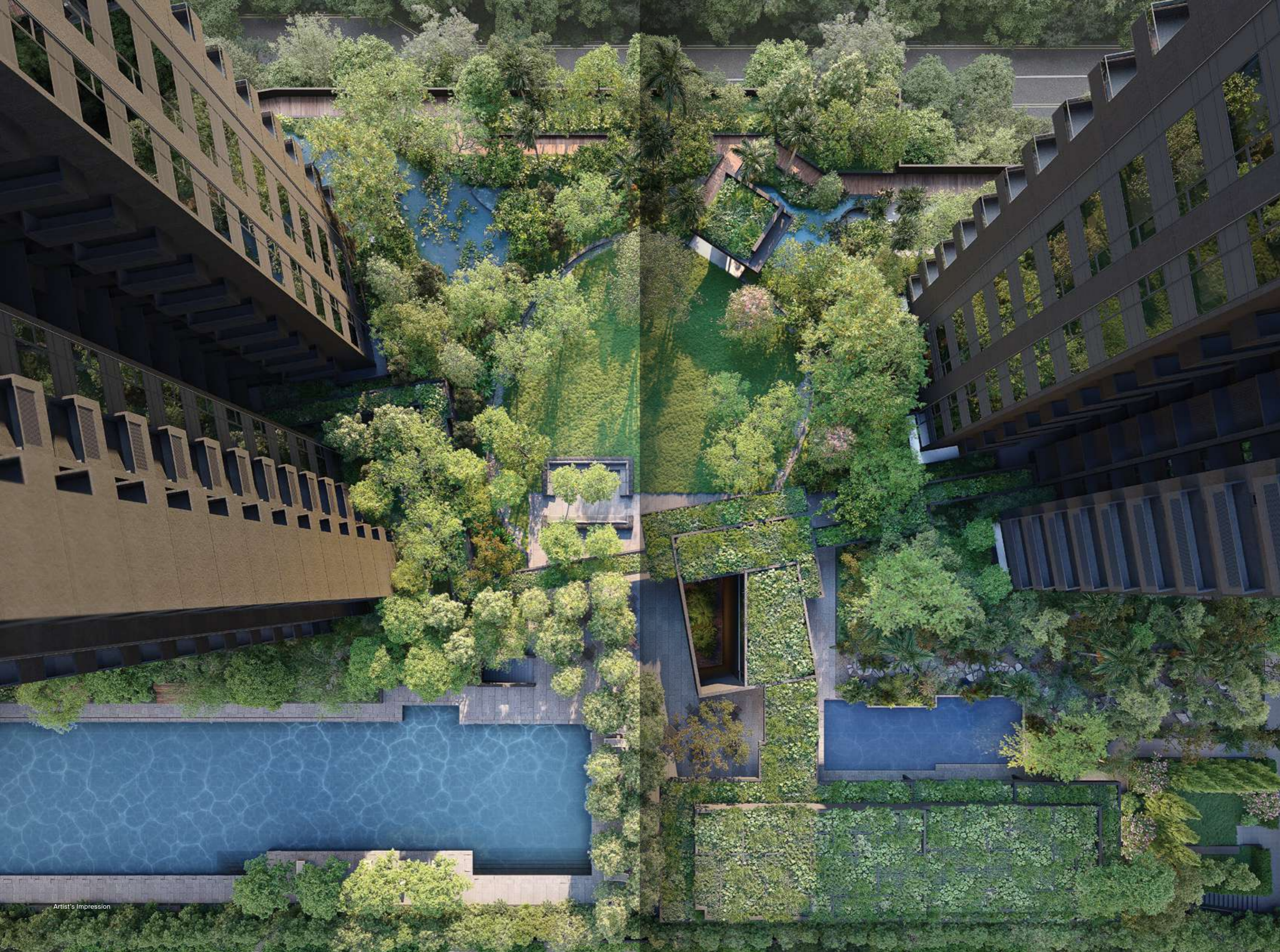
At Guoco Midtown, change is not a thing to be feared, because it has been expected and catered for. Every square inch of this mixed-use development in the dynamic city has been designed with adaptability in mind. From residences to office tower and network hub, every space has the capacity to grow and evolve with its users' needs.

At the office tower, GuocoLand's flexible leasing style and multipurpose network hub empower commercial tenants to react nimbly to economic winds of change.

At its residences, adaptable living spaces and a rich array of shared facilities usher in a new era in communal living, to afford residents a future-forward vision of luxury.

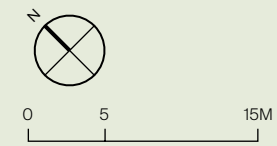
When the only constant is change, the best way to be prepared is to make room for the unpredictable. At Midtown Modern, not only is your future secure - it is also one where your family's wellbeing can flourish.

Be a part of Guoco Midtown and its redefinition of modern luxury: connect with nature and community while keeping your finger on the beating pulse of the city. At Midtown Modern, your happiness is yours to shape.



# Site Plan

## Level 3



Artist's Impression

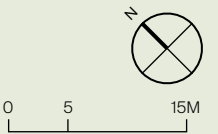
### Level 3

- |                   |                  |                   |  |                   |                     |
|-------------------|------------------|-------------------|--|-------------------|---------------------|
| 1 - Library       | 6 - Forest Walk  | 11 - Hot Spring   | 16 - Sun Deck                          | 20 - The Gym      | 25 - Play Pavilion  |
| 2 - Garden Lounge | 7 - Summer Swale | 12 - Jacuzzi      | 17 - 50m Lap Pool                      | 21 - Leisure Pool | 26 - Adventure Play |
| 3 - Water Garden  | 8 - Spring Creek | 13 - Estuary Pool | 18 - Courtyard                         | 22 - Rain Garden  | 27 - Autumn Creek   |
| 4 - Lawn Pavilion | 9 - Tea House    | 14 - Aqua Barre   | 19 - Clubhouse<br>Club Dining 1, 2 & 3 | 23 - Pet Corner   |                     |
| 5 - Grand Lawn    | 10 - Lily Pond   | 15 - Pool Terrace | 24 - Tennis Court                      |                   |                     |

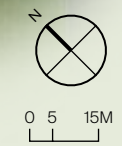
## North Tower Roof Gardens



## South Tower Roof Gardens



## Level 1



### Level 1

- |                    |                     |
|--------------------|---------------------|
| 28 - North Garden  | 32 - East Plaza     |
| 29 - Arrival Plaza | 33 - City Room      |
| 30 - South Garden  | 34 - Arrival Lounge |
| 31 - South Plaza   | 35 - Bike Park      |

### Roof Gardens

- |  |  |
|--|--|
| 36 - Peak View Pavilion<br>(North Tower) | 39 - Peak View Pavilion<br>(South Tower) |
| 37 - City View Pavilion<br>(North Tower) | 40 - City View Pavilion<br>(South Tower) |
| 38 - Karstic Peak Garden                 |  |





## The Residences

Welcome home to Midtown Modern. Within the warm brick tones of the twin residential towers, nestled in greenery and curated with resort-style facilities, 558 luxury garden homes are meticulously crafted for family living, with sustainability and flexibility in mind. Make your selection from a wide range of unit types and layouts, all generous, practical and extremely liveable.





## Flexible Spaces



The interior spaces are designed with flexibility in mind. Life is simple when a 1-bedroom unit can be used for working from home in the day and as a space to entertain guests in the evening.

## 1-BEDROOM

### Type A1

38 sq m | 409 sq ft  
INCLUSIVE OF 3 SQM AC LEDGE

Tower 16  
UNIT  
#03-01 TO #29-01

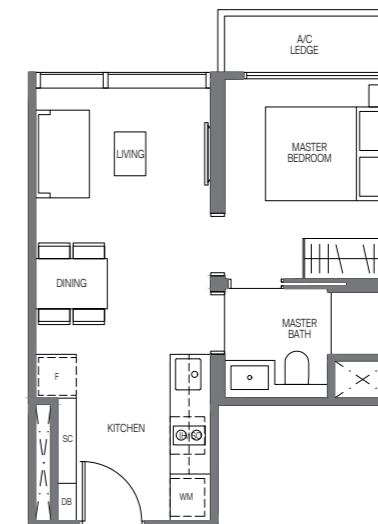
Tower 18  
UNIT  
#03-11 TO #29-11  
#03-13 TO #29-13

### Type A1-R

38 sq m | 409 sq ft  
INCLUSIVE OF 3 SQM AC LEDGE

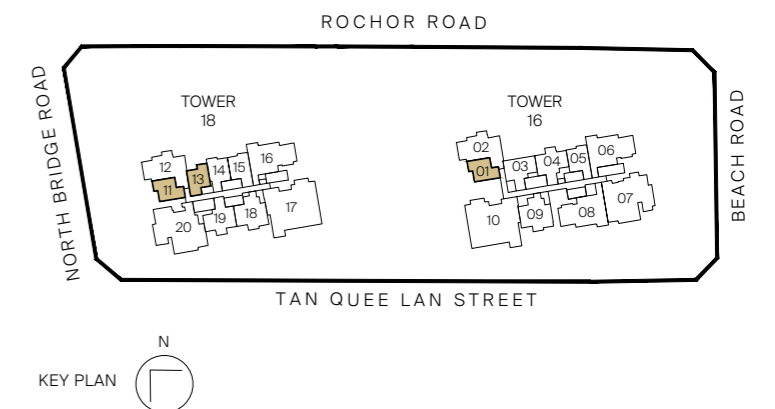
Tower 16  
UNIT  
#30-01

Tower 18  
UNIT  
#30-11  
#30-13



Legend (where applicable)

- |                               |                                |
|-------------------------------|--------------------------------|
| <b>F</b> - Fridge             | <b>WCH</b> - Wine Chiller      |
| <b>IH</b> - Induction Hob     | <b>W</b> - Washer              |
| <b>GH</b> - Gas Hob           | <b>D</b> - Dryer               |
| <b>WM</b> - Washer cum Dryer  | <b>DB</b> - Distribution Board |
| <b>SO</b> - Combi Steam Oven  | <b>SC</b> - Shoe Cabinet       |
| <b>CO</b> - Convectional Oven |                                |



All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.

# 1-BEDROOM

## Type A2-G

44 sq m | 474 sq ft

INCLUSIVE OF 5 SQM PES & 3 SQM AC LEDGE

Tower 18

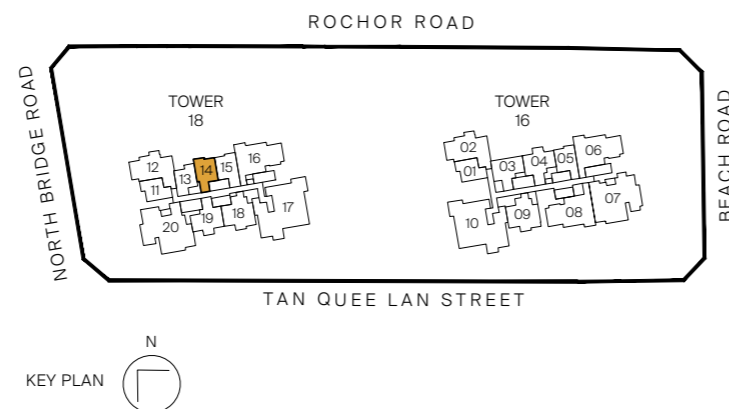
UNIT

#03-14



Legend (where applicable)

- |                               |                                |
|-------------------------------|--------------------------------|
| <b>F</b> - Fridge             | <b>WCH</b> - Wine Chiller      |
| <b>IH</b> - Induction Hob     | <b>W</b> - Washer              |
| <b>GH</b> - Gas Hob           | <b>D</b> - Dryer               |
| <b>WM</b> - Washer cum Dryer  | <b>DB</b> - Distribution Board |
| <b>SO</b> - Combi Steam Oven  | <b>SC</b> - Shoe Cabinet       |
| <b>CO</b> - Convectional Oven |                                |



All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.

\* Balconies/PES are not to be enclosed except with a balcony screen which has been approved and complies with the Competent Authority's guidelines. For an illustration of the approved balcony screen, please refer to this brochure

# 1-BEDROOM

## Type A2

44 sq m | 474 sq ft

INCLUSIVE OF 5 SQM BALCONY & 3 SQM AC LEDGE

Tower 18

UNIT

#04-14 to #29-14

## Type A2-R

44 sq m | 474 sq ft

INCLUSIVE OF 5 SQM BALCONY & 3 SQM AC LEDGE

Tower 18

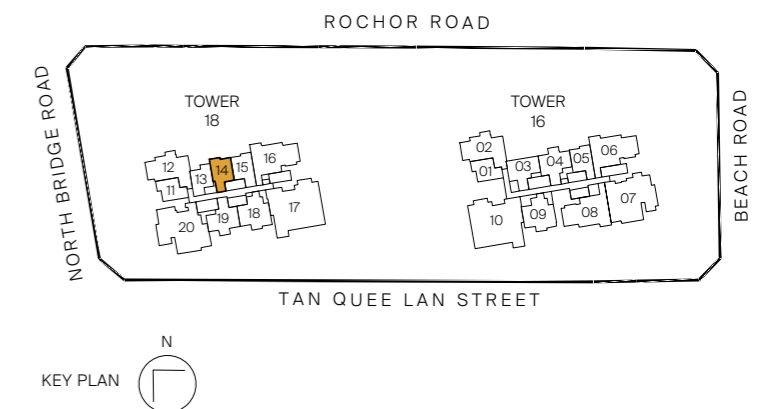
UNIT

#30-14



Legend (where applicable)

- |                               |                                |
|-------------------------------|--------------------------------|
| <b>F</b> - Fridge             | <b>WCH</b> - Wine Chiller      |
| <b>IH</b> - Induction Hob     | <b>W</b> - Washer              |
| <b>GH</b> - Gas Hob           | <b>D</b> - Dryer               |
| <b>WM</b> - Washer cum Dryer  | <b>DB</b> - Distribution Board |
| <b>SO</b> - Combi Steam Oven  | <b>SC</b> - Shoe Cabinet       |
| <b>CO</b> - Convectional Oven |                                |



All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.

\* Balconies/PES are not to be enclosed except with a balcony screen which has been approved and complies with the Competent Authority's guidelines. For an illustration of the approved balcony screen, please refer to this brochure

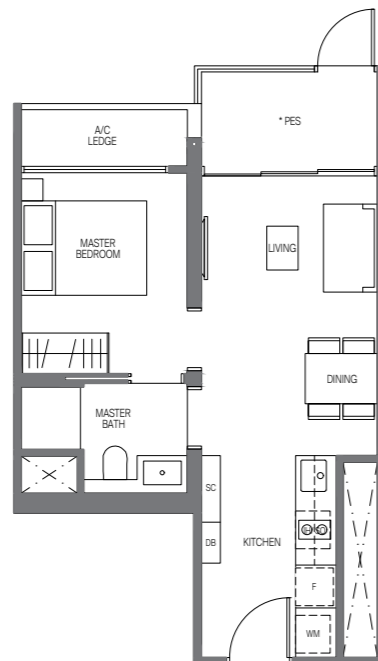
# 1-BEDROOM

## Type A3-G

44 sq m | 474 sq ft

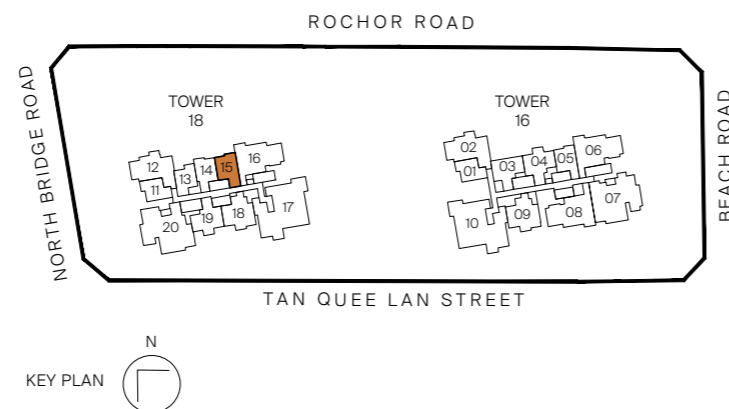
INCLUSIVE OF 5 SQM PES & 3 SQM AC LEDGE

Tower 18  
UNIT  
#03-15



Legend (where applicable)

- |                               |                                |
|-------------------------------|--------------------------------|
| <b>F</b> - Fridge             | <b>WCH</b> - Wine Chiller      |
| <b>IH</b> - Induction Hob     | <b>W</b> - Washer              |
| <b>GH</b> - Gas Hob           | <b>D</b> - Dryer               |
| <b>WM</b> - Washer cum Dryer  | <b>DB</b> - Distribution Board |
| <b>SO</b> - Combi Steam Oven  | <b>SC</b> - Shoe Cabinet       |
| <b>CO</b> - Convectional Oven |                                |



All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.

\* Balconies/PES are not to be enclosed except with a balcony screen which has been approved and complies with the Competent Authority's guidelines. For an illustration of the approved balcony screen, please refer to this brochure

# 1-BEDROOM

## Type A3

44 sq m | 474 sq ft

INCLUSIVE OF 5 SQM BALCONY & 3 SQM AC LEDGE

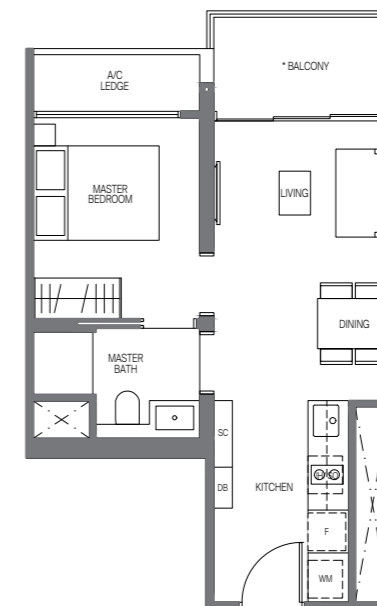
Tower 18  
UNIT  
#04-15 to #29-15

## Type A3-R

44 sq m | 474 sq ft

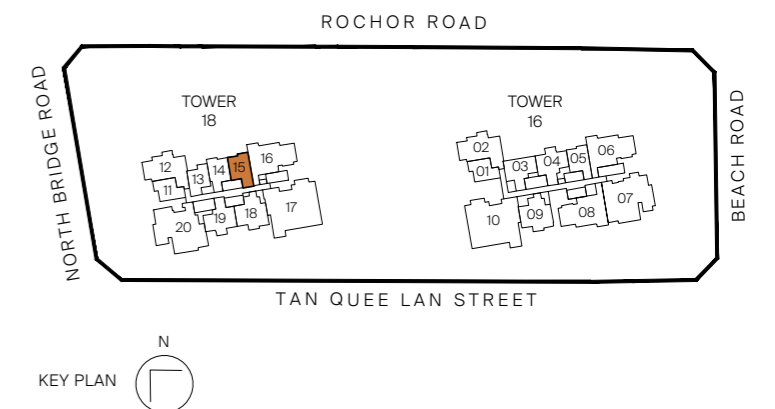
INCLUSIVE OF 5 SQM BALCONY & 3 SQM AC LEDGE

Tower 18  
UNIT  
#30-15



Legend (where applicable)

- |                               |                                |
|-------------------------------|--------------------------------|
| <b>F</b> - Fridge             | <b>WCH</b> - Wine Chiller      |
| <b>IH</b> - Induction Hob     | <b>W</b> - Washer              |
| <b>GH</b> - Gas Hob           | <b>D</b> - Dryer               |
| <b>WM</b> - Washer cum Dryer  | <b>DB</b> - Distribution Board |
| <b>SO</b> - Combi Steam Oven  | <b>SC</b> - Shoe Cabinet       |
| <b>CO</b> - Convectional Oven |                                |



All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.

\* Balconies/PES are not to be enclosed except with a balcony screen which has been approved and complies with the Competent Authority's guidelines. For an illustration of the approved balcony screen, please refer to this brochure

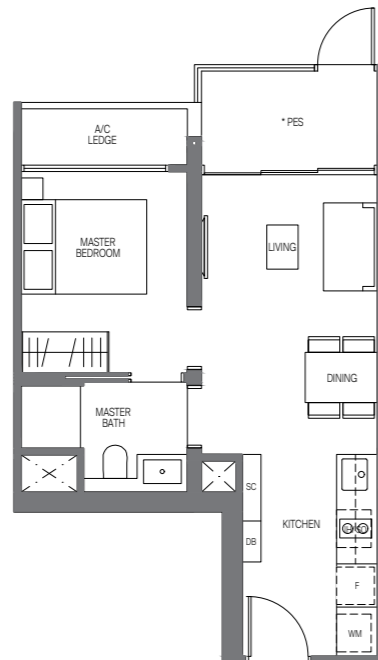
# 1-BEDROOM

## Type A4-G

44 sq m | 474 sq ft

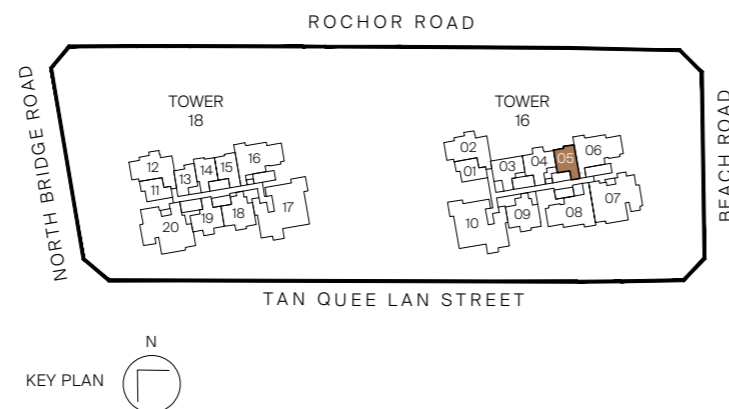
INCLUSIVE OF 5 SQM PES & 3 SQM AC LEDGE

Tower 16  
UNIT  
#03-05



### Legend (where applicable)

- |                               |                                |
|-------------------------------|--------------------------------|
| <b>F</b> - Fridge             | <b>WCH</b> - Wine Chiller      |
| <b>IH</b> - Induction Hob     | <b>W</b> - Washer              |
| <b>GH</b> - Gas Hob           | <b>D</b> - Dryer               |
| <b>WM</b> - Washer cum Dryer  | <b>DB</b> - Distribution Board |
| <b>SO</b> - Combi Steam Oven  | <b>SC</b> - Shoe Cabinet       |
| <b>CO</b> - Convectional Oven |                                |



All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.

\* Balconies/PES are not to be enclosed except with a balcony screen which has been approved and complies with the Competent Authority's guidelines. For an illustration of the approved balcony screen, please refer to this brochure

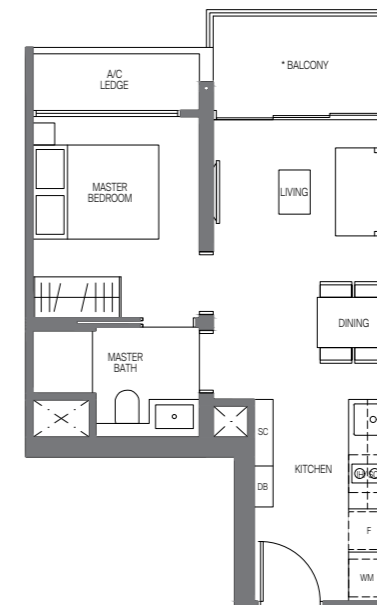
# 1-BEDROOM

## Type A4

44 sq m | 474 sq ft

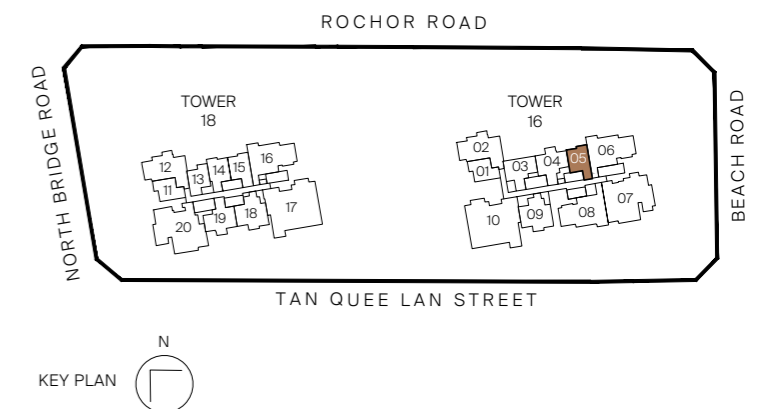
INCLUSIVE OF 5 SQM BALCONY & 3 SQM AC LEDGE

Tower 16  
UNIT  
#04-05 to #29-05



### Legend (where applicable)

- |                               |                                |
|-------------------------------|--------------------------------|
| <b>F</b> - Fridge             | <b>WCH</b> - Wine Chiller      |
| <b>IH</b> - Induction Hob     | <b>W</b> - Washer              |
| <b>GH</b> - Gas Hob           | <b>D</b> - Dryer               |
| <b>WM</b> - Washer cum Dryer  | <b>DB</b> - Distribution Board |
| <b>SO</b> - Combi Steam Oven  | <b>SC</b> - Shoe Cabinet       |
| <b>CO</b> - Convectional Oven |                                |



All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.

\* Balconies/PES are not to be enclosed except with a balcony screen which has been approved and complies with the Competent Authority's guidelines. For an illustration of the approved balcony screen, please refer to this brochure

## 2-BEDROOM

### Type B1

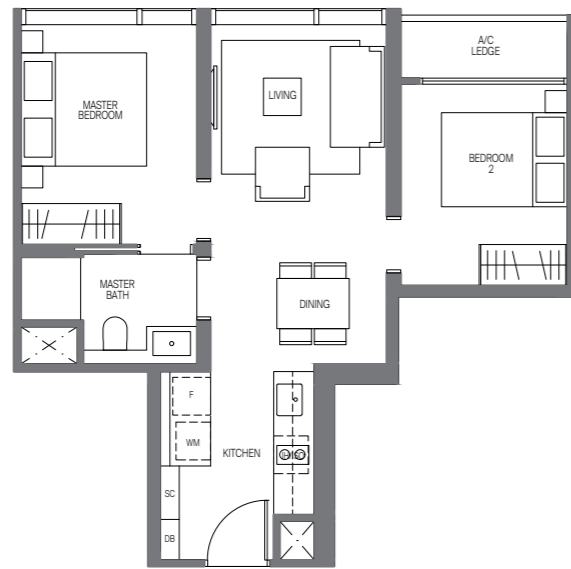
55 sq m | 592 sq ft  
INCLUSIVE OF 3 SQM AC LEDGE

Tower 16  
UNIT  
#03-03 to #29-03

### Type B1-R

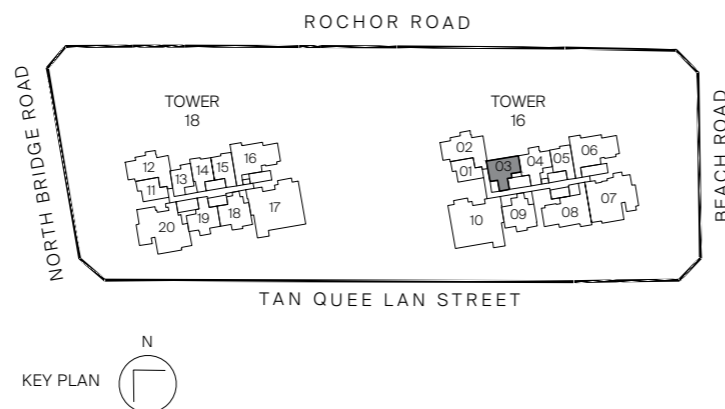
55 sq m | 592 sq ft  
INCLUSIVE OF 3 SQM AC LEDGE

Tower 16  
UNIT  
#30-03



Legend (where applicable)

- |                               |                                |
|-------------------------------|--------------------------------|
| <b>F</b> - Fridge             | <b>WCH</b> - Wine Chiller      |
| <b>IH</b> - Induction Hob     | <b>W</b> - Washer              |
| <b>GH</b> - Gas Hob           | <b>D</b> - Dryer               |
| <b>WM</b> - Washer cum Dryer  | <b>DB</b> - Distribution Board |
| <b>SO</b> - Combi Steam Oven  | <b>SC</b> - Shoe Cabinet       |
| <b>CO</b> - Convectional Oven |                                |



All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.

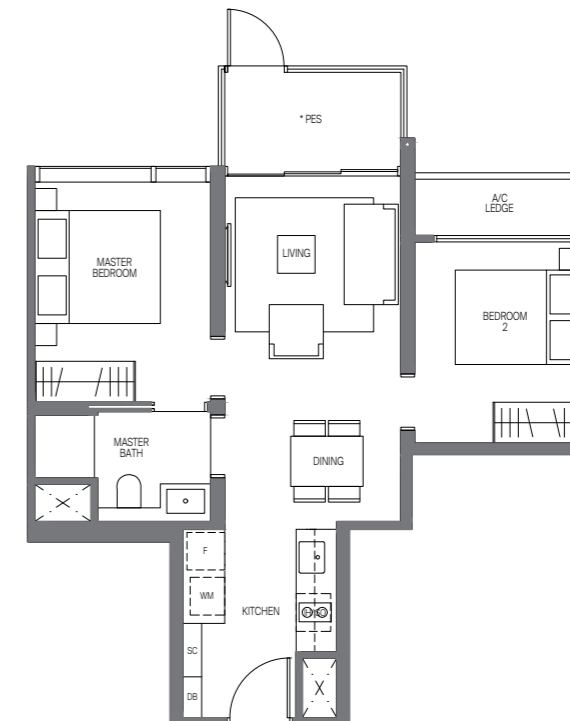
## 2-BEDROOM

### Type B2-G

59 sq m | 635 sq ft  
INCLUSIVE OF 5 SQM PES & 3 SQM AC LEDGE

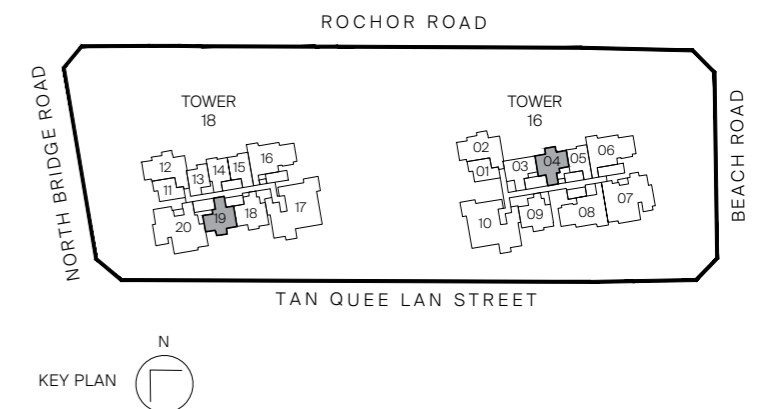
Tower 16  
UNIT  
#03-04

Tower 18  
UNIT  
#03-19



Legend (where applicable)

- |                               |                                |
|-------------------------------|--------------------------------|
| <b>F</b> - Fridge             | <b>WCH</b> - Wine Chiller      |
| <b>IH</b> - Induction Hob     | <b>W</b> - Washer              |
| <b>GH</b> - Gas Hob           | <b>D</b> - Dryer               |
| <b>WM</b> - Washer cum Dryer  | <b>DB</b> - Distribution Board |
| <b>SO</b> - Combi Steam Oven  | <b>SC</b> - Shoe Cabinet       |
| <b>CO</b> - Convectional Oven |                                |



All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.

\* Balconies/PES are not to be enclosed except with a balcony screen which has been approved and complies with the Competent Authority's guidelines. For an illustration of the approved balcony screen, please refer to this brochure

## 2-BEDROOM

### Type B2

59 sq m | 635 sq ft  
 INCLUSIVE OF 5 SQM BALCONY & 3 SQM AC LEDGE

Tower 16  
 UNIT  
 #04-04 to #29-04

Tower 18  
 UNIT  
 #04-19 to #29-19

### Type B2-R

59 sq m | 635 sq ft  
 INCLUSIVE OF 5 SQM BALCONY & 3 SQM AC LEDGE

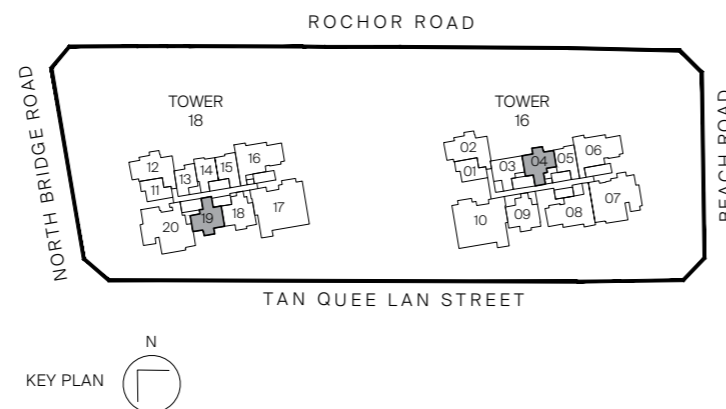
Tower 16  
 UNIT  
 #30-04

Tower 18  
 UNIT  
 #30-19



#### Legend (where applicable)

- |                               |                                |
|-------------------------------|--------------------------------|
| <b>F</b> - Fridge             | <b>WCH</b> - Wine Chiller      |
| <b>IH</b> - Induction Hob     | <b>W</b> - Washer              |
| <b>GH</b> - Gas Hob           | <b>D</b> - Dryer               |
| <b>WM</b> - Washer cum Dryer  | <b>DB</b> - Distribution Board |
| <b>SO</b> - Combi Steam Oven  | <b>SC</b> - Shoe Cabinet       |
| <b>CO</b> - Convectional Oven |                                |



All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.  
 \* Balconies/PES are not to be enclosed except with a balcony screen which has been approved and complies with the Competent Authority's guidelines.  
 For an illustration of the approved balcony screen, please refer to this brochure

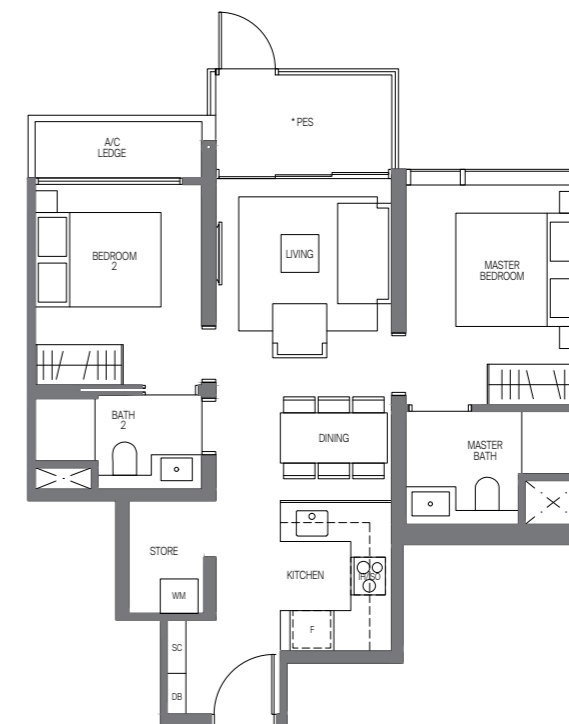
## 2-BEDROOM

### Type B3-G

67 sq m | 721 sq ft  
 INCLUSIVE OF 5 SQM PES & 3 SQM AC LEDGE

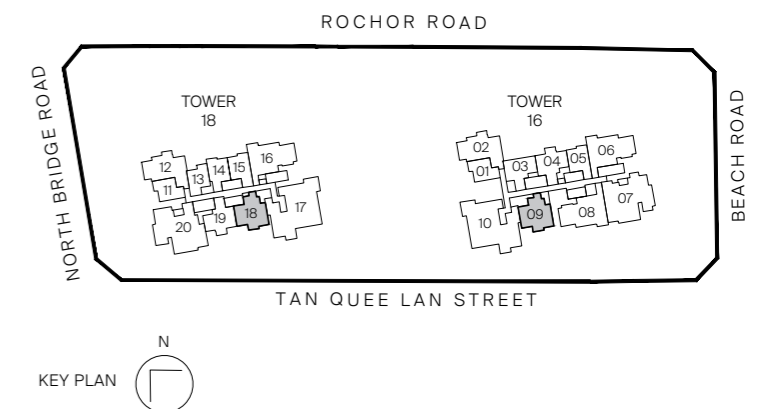
Tower 16  
 UNIT  
 #03-09

Tower 18  
 UNIT  
 #03-18



#### Legend (where applicable)

- |                               |                                |
|-------------------------------|--------------------------------|
| <b>F</b> - Fridge             | <b>WCH</b> - Wine Chiller      |
| <b>IH</b> - Induction Hob     | <b>W</b> - Washer              |
| <b>GH</b> - Gas Hob           | <b>D</b> - Dryer               |
| <b>WM</b> - Washer cum Dryer  | <b>DB</b> - Distribution Board |
| <b>SO</b> - Combi Steam Oven  | <b>SC</b> - Shoe Cabinet       |
| <b>CO</b> - Convectional Oven |                                |



All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.  
 \* Balconies/PES are not to be enclosed except with a balcony screen which has been approved and complies with the Competent Authority's guidelines.  
 For an illustration of the approved balcony screen, please refer to this brochure

## 2-BEDROOM

### Type B3

67 sq m | 721 sq ft

INCLUSIVE OF 5 SQM BALCONY & 3 SQM AC LEDGE

Tower 16

UNIT

#04-09 to #29-09

Tower 18

UNIT

#04-18 to #29-18

### Type B3-R

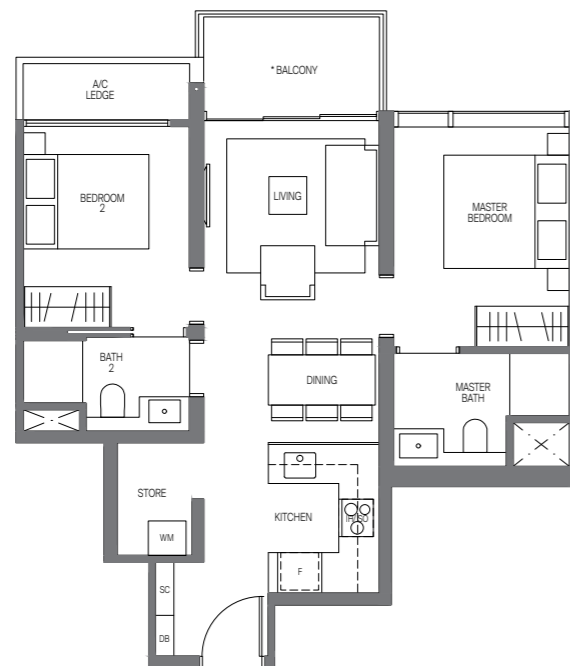
67 sq m | 721 sq ft

INCLUSIVE OF 5 SQM BALCONY & 3 SQM AC LEDGE

Tower 16

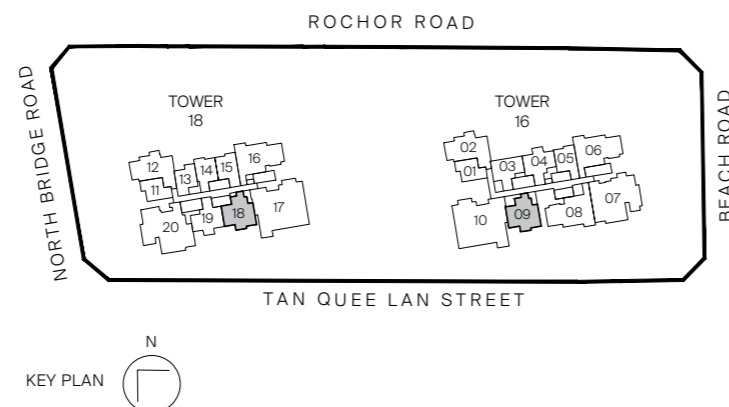
UNIT

#30-09



Legend (where applicable)

- |                               |                                |
|-------------------------------|--------------------------------|
| <b>F</b> - Fridge             | <b>WCH</b> - Wine Chiller      |
| <b>IH</b> - Induction Hob     | <b>W</b> - Washer              |
| <b>GH</b> - Gas Hob           | <b>D</b> - Dryer               |
| <b>WM</b> - Washer cum Dryer  | <b>DB</b> - Distribution Board |
| <b>SO</b> - Combi Steam Oven  | <b>SC</b> - Shoe Cabinet       |
| <b>CO</b> - Convectional Oven |                                |



All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.

\*Balconies/PES are not to be enclosed except with a balcony screen which has been approved and complies with the Competent Authority's guidelines. For an illustration of the approved balcony screen, please refer to this brochure

## 3-BEDROOM

### Type C1

84 sq m | 904 sq ft

INCLUSIVE OF 7 SQM AC LEDGE

Tower 16

UNIT

#03-02 to #29-02

Tower 18

UNIT

#03-12 to #29-12

### Type C1-R

84 sq m | 904 sq ft

INCLUSIVE OF 7 SQM AC LEDGE

Tower 16

UNIT

#30-02

Tower 18

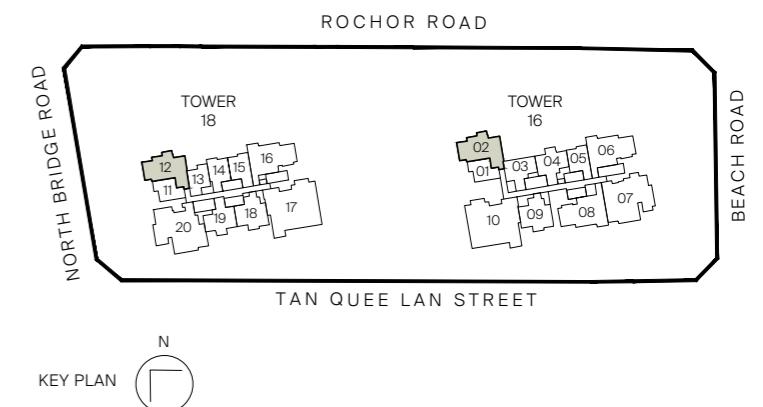
UNIT

#30-12



Legend (where applicable)

- |                               |                                |
|-------------------------------|--------------------------------|
| <b>F</b> - Fridge             | <b>WCH</b> - Wine Chiller      |
| <b>IH</b> - Induction Hob     | <b>W</b> - Washer              |
| <b>GH</b> - Gas Hob           | <b>D</b> - Dryer               |
| <b>WM</b> - Washer cum Dryer  | <b>DB</b> - Distribution Board |
| <b>SO</b> - Combi Steam Oven  | <b>SC</b> - Shoe Cabinet       |
| <b>CO</b> - Convectional Oven |                                |



All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.

3 BEDROOM



Artist's Impression



# 3-BEDROOM

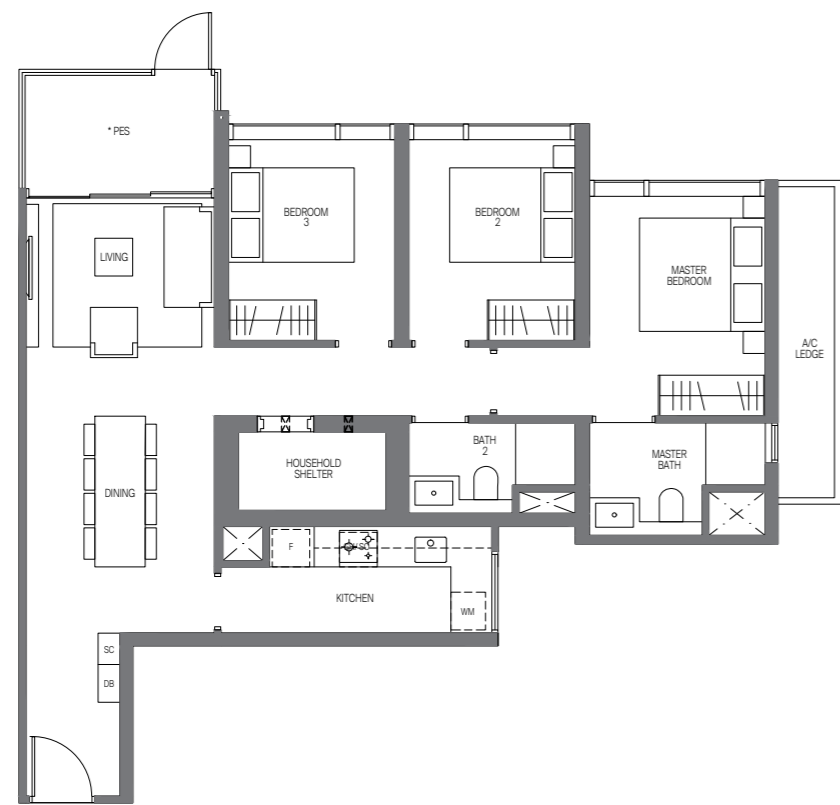
## Type C2-G

99 sq m | 1066 sq ft

INCLUSIVE OF 6 SQM PES & 5 SQM AC LEDGE

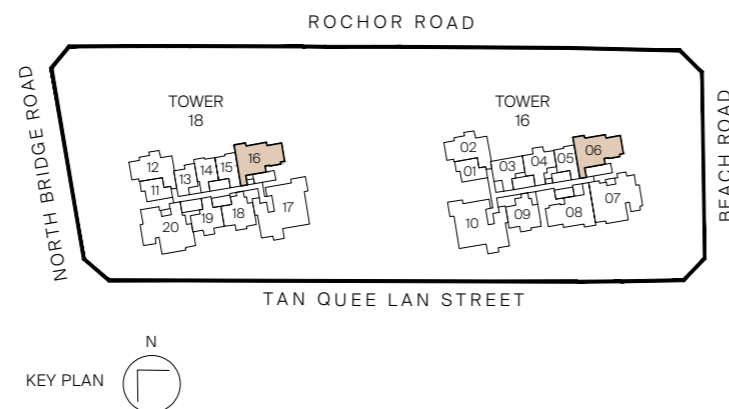
Tower 16  
UNIT  
#03-06

Tower 18  
UNIT  
#03-16



Legend (where applicable)

- F** - Fridge
- IH** - Induction Hob
- GH** - Gas Hob
- WM** - Washer cum Dryer
- SO** - Combi Steam Oven
- CO** - Convectional Oven
- WCH** - Wine Chiller
- W** - Washer
- D** - Dryer
- DB** - Distribution Board
- SC** - Shoe Cabinet



All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.

\* Balconies/PES are not to be enclosed except with a balcony screen which has been approved and complies with the Competent Authority's guidelines. For an illustration of the approved balcony screen, please refer to this brochure

# 3-BEDROOM

## Type C2

99 sq m | 1066 sq ft

INCLUSIVE OF 6 SQM BALCONY & 5 SQM AC LEDGE

Tower 16  
UNIT  
#04-06 to #29-06

Tower 18  
UNIT  
#04-16 to #29-16

## Type C2-R

99 sq m | 1066 sq ft

INCLUSIVE OF 6 SQM BALCONY & 5 SQM AC LEDGE

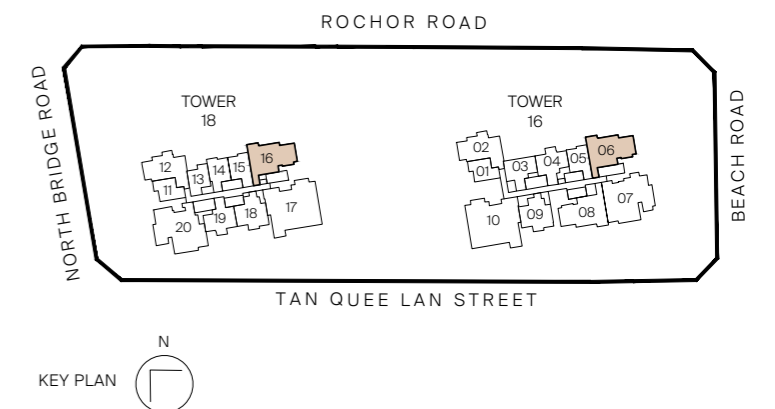
Tower 16  
UNIT  
#30-06

Tower 18  
UNIT  
#30-16



Legend (where applicable)

- F** - Fridge
- IH** - Induction Hob
- GH** - Gas Hob
- WM** - Washer cum Dryer
- SO** - Combi Steam Oven
- CO** - Convectional Oven
- WCH** - Wine Chiller
- W** - Washer
- D** - Dryer
- DB** - Distribution Board
- SC** - Shoe Cabinet



All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.

\* Balconies/PES are not to be enclosed except with a balcony screen which has been approved and complies with the Competent Authority's guidelines. For an illustration of the approved balcony screen, please refer to this brochure

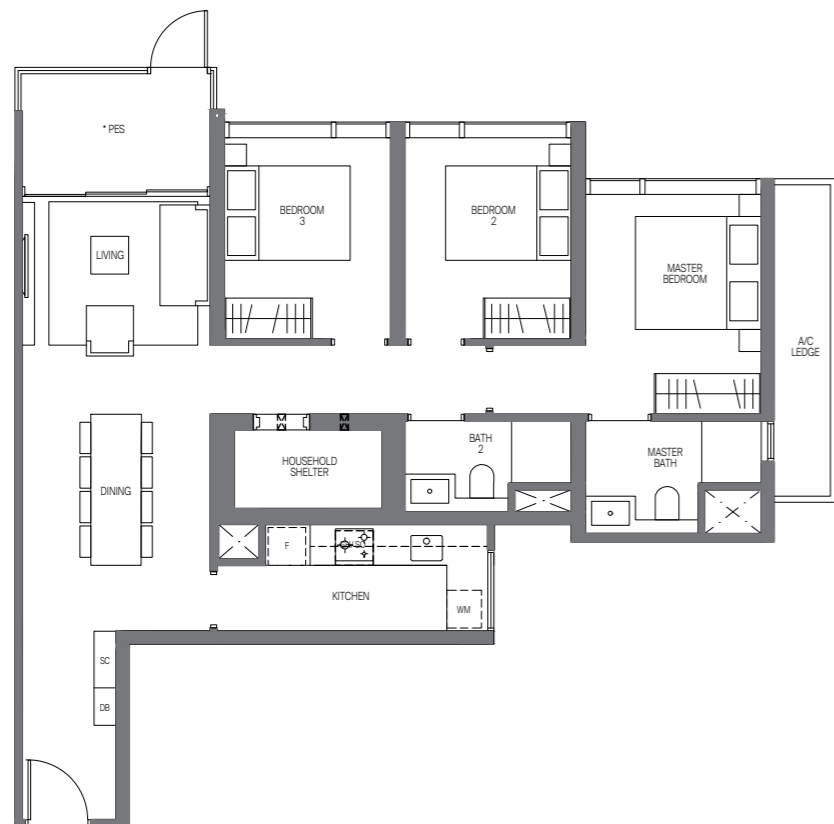
# 3-BEDROOM

## Type C3-G

99 sq m | 1066 sq ft

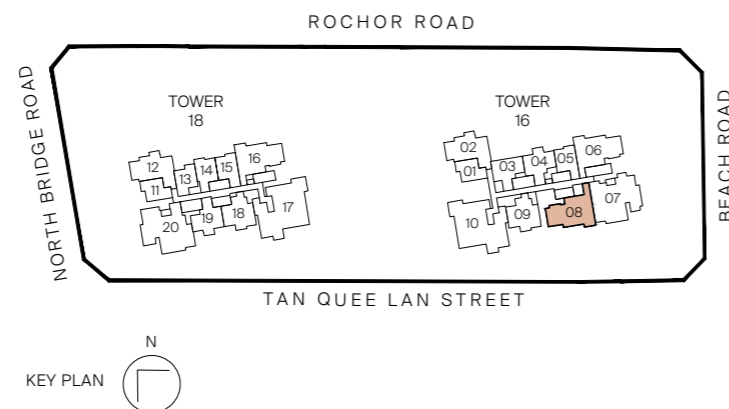
INCLUSIVE OF 6 SQM PES & 5 SQM AC LEDGE

Tower 16  
UNIT  
#03-08



### Legend (where applicable)

- |                               |                                |
|-------------------------------|--------------------------------|
| <b>F</b> - Fridge             | <b>WCH</b> - Wine Chiller      |
| <b>IH</b> - Induction Hob     | <b>W</b> - Washer              |
| <b>GH</b> - Gas Hob           | <b>D</b> - Dryer               |
| <b>WM</b> - Washer cum Dryer  | <b>DB</b> - Distribution Board |
| <b>SO</b> - Combi Steam Oven  | <b>SC</b> - Shoe Cabinet       |
| <b>CO</b> - Convectional Oven |                                |



All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.

\* Balconies/PES are not to be enclosed except with a balcony screen which has been approved and complies with the Competent Authority's guidelines. For an illustration of the approved balcony screen, please refer to this brochure

# 3-BEDROOM

## Type C3

99 sq m | 1066 sq ft

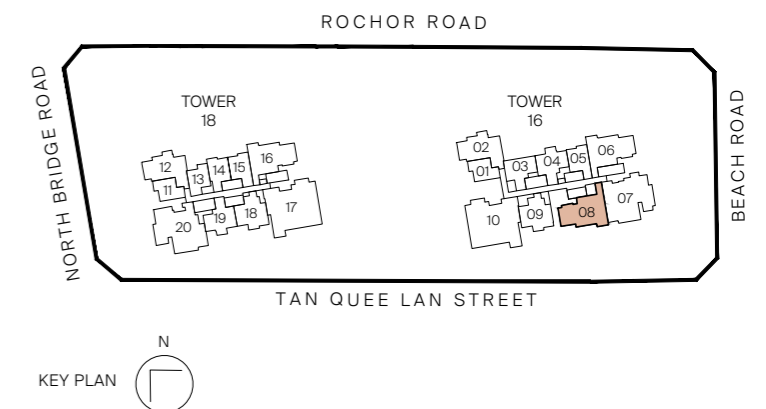
INCLUSIVE OF 6 SQM BALCONY & 5 SQM AC LEDGE

Tower 16  
UNIT  
#04-08 to #29-08



### Legend (where applicable)

- |                               |                                |
|-------------------------------|--------------------------------|
| <b>F</b> - Fridge             | <b>WCH</b> - Wine Chiller      |
| <b>IH</b> - Induction Hob     | <b>W</b> - Washer              |
| <b>GH</b> - Gas Hob           | <b>D</b> - Dryer               |
| <b>WM</b> - Washer cum Dryer  | <b>DB</b> - Distribution Board |
| <b>SO</b> - Combi Steam Oven  | <b>SC</b> - Shoe Cabinet       |
| <b>CO</b> - Convectional Oven |                                |



All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.

\* Balconies/PES are not to be enclosed except with a balcony screen which has been approved and complies with the Competent Authority's guidelines. For an illustration of the approved balcony screen, please refer to this brochure

4 BEDROOM



Artist's Impression

# 4-BEDROOM

## Type D1-G (PL)

133 sq m | 1432 sq ft

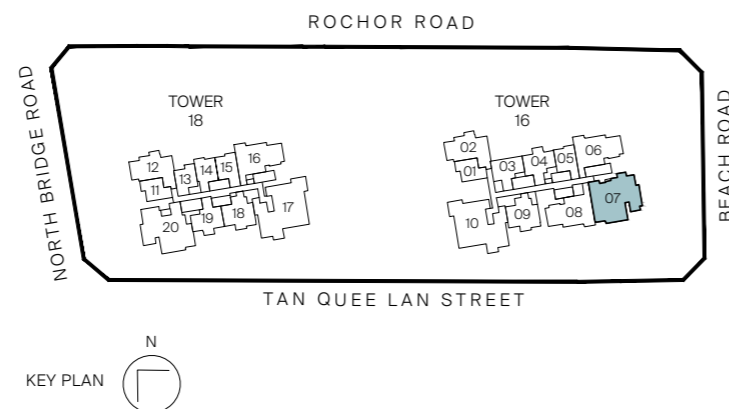
INCLUSIVE OF 13 SQM PES & 7 SQM AC LEDGE

Tower 16  
UNIT  
#03-07



### Legend (where applicable)

- |                               |                                |
|-------------------------------|--------------------------------|
| <b>F</b> - Fridge             | <b>WCH</b> - Wine Chiller      |
| <b>IH</b> - Induction Hob     | <b>W</b> - Washer              |
| <b>GH</b> - Gas Hob           | <b>D</b> - Dryer               |
| <b>WM</b> - Washer cum Dryer  | <b>DB</b> - Distribution Board |
| <b>SO</b> - Steam Oven        | <b>SC</b> - Shoe Cabinet       |
| <b>CO</b> - Convectional Oven |                                |



All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.  
\* Balconies/PES are not to be enclosed except with a balcony screen which has been approved and complies with the Competent Authority's guidelines.  
For an illustration of the approved balcony screen, please refer to this brochure

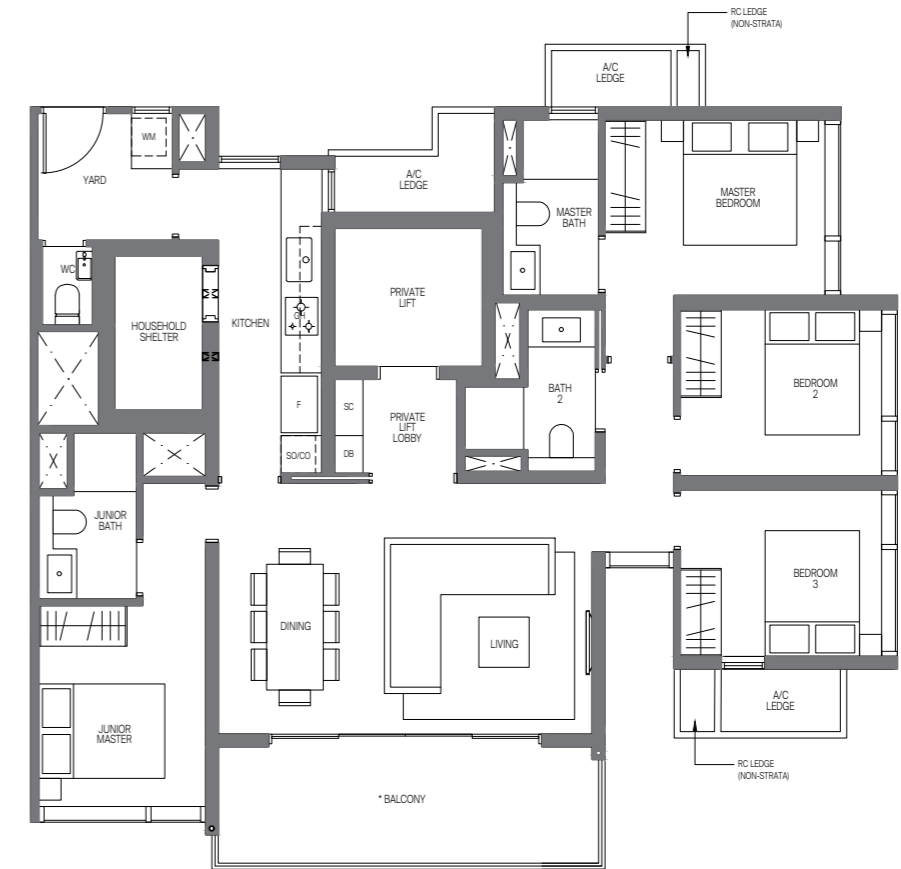
# 4-BEDROOM

## Type D1 (PL)

134 sq m | 1442 sq ft

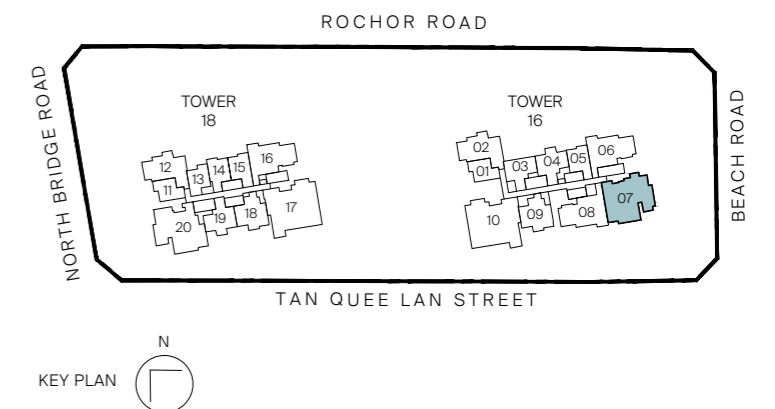
INCLUSIVE OF 13 SQM BALCONY & 8 SQM AC LEDGE

Tower 16  
UNIT  
#04-07 to #29-07



### Legend (where applicable)

- |                               |                                |
|-------------------------------|--------------------------------|
| <b>F</b> - Fridge             | <b>WCH</b> - Wine Chiller      |
| <b>IH</b> - Induction Hob     | <b>W</b> - Washer              |
| <b>GH</b> - Gas Hob           | <b>D</b> - Dryer               |
| <b>WM</b> - Washer cum Dryer  | <b>DB</b> - Distribution Board |
| <b>SO</b> - Steam Oven        | <b>SC</b> - Shoe Cabinet       |
| <b>CO</b> - Convectional Oven |                                |



All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.  
\* Balconies/PES are not to be enclosed except with a balcony screen which has been approved and complies with the Competent Authority's guidelines.  
For an illustration of the approved balcony screen, please refer to this brochure

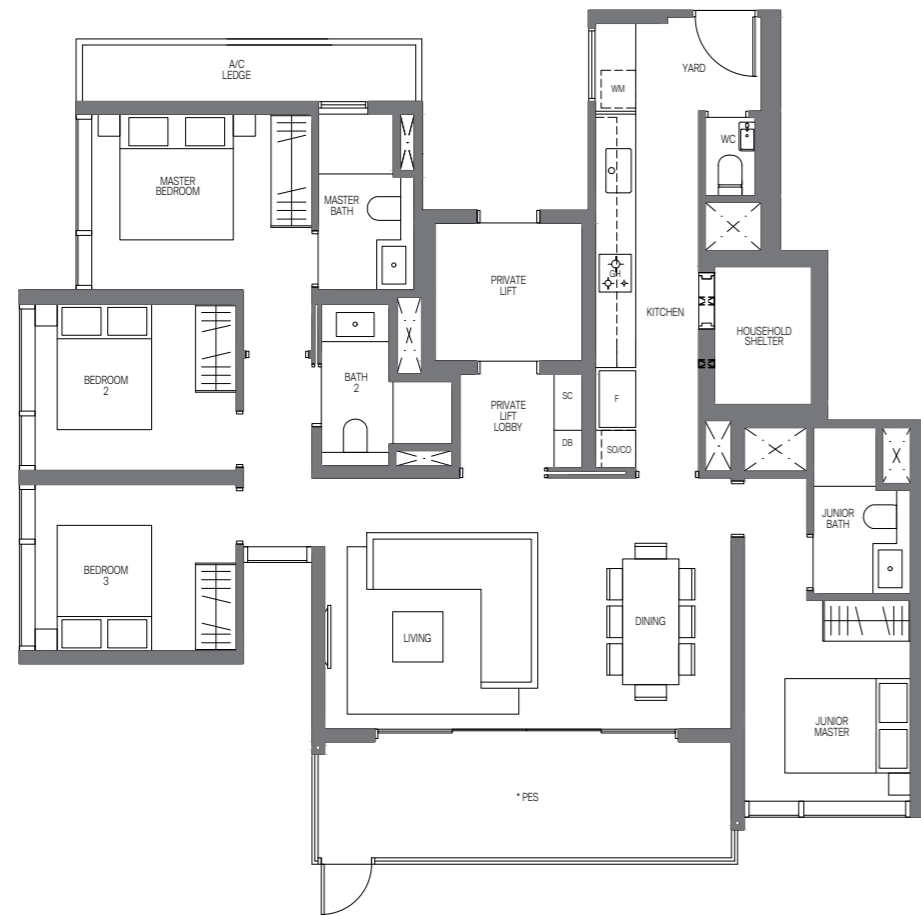
# 4-BEDROOM

## Type D2-G (PL)

134 sq m | 1442 sq ft

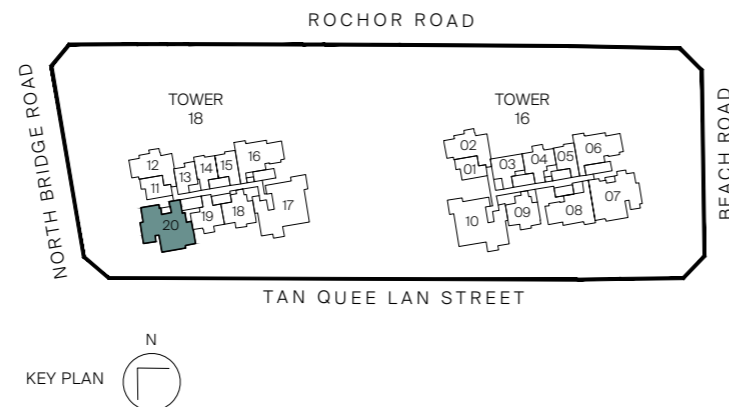
INCLUSIVE OF 14 SQM PES & 6 SQM AC LEDGE

Tower 18  
UNIT  
#03-20



### Legend (where applicable)

- |                               |                                |
|-------------------------------|--------------------------------|
| <b>F</b> - Fridge             | <b>WCH</b> - Wine Chiller      |
| <b>IH</b> - Induction Hob     | <b>W</b> - Washer              |
| <b>GH</b> - Gas Hob           | <b>D</b> - Dryer               |
| <b>WM</b> - Washer cum Dryer  | <b>DB</b> - Distribution Board |
| <b>SO</b> - Steam Oven        | <b>SC</b> - Shoe Cabinet       |
| <b>CO</b> - Convectional Oven |                                |



All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.  
\* Balconies/PES are not to be enclosed except with a balcony screen which has been approved and complies with the Competent Authority's guidelines.  
For an illustration of the approved balcony screen, please refer to this brochure

# 4-BEDROOM

## Type D2 (PL)

136 sq m | 1464 sq ft

INCLUSIVE OF 14 SQM BALCONY & 8 SQM AC LEDGE

Tower 18  
UNIT  
#04-20 to #29-20

## Type D2-R (PL)

136 sq m | 1464 sq ft

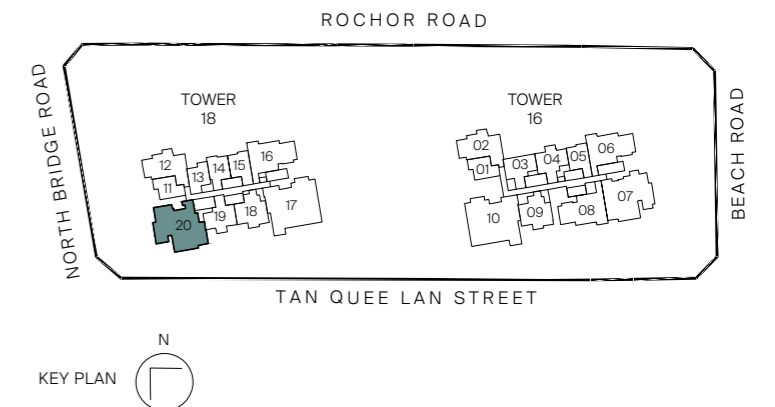
INCLUSIVE OF 14 SQM BALCONY & 8 SQM AC LEDGE

Tower 18  
UNIT  
#30-20



### Legend (where applicable)

- |                               |                                |
|-------------------------------|--------------------------------|
| <b>F</b> - Fridge             | <b>WCH</b> - Wine Chiller      |
| <b>IH</b> - Induction Hob     | <b>W</b> - Washer              |
| <b>GH</b> - Gas Hob           | <b>D</b> - Dryer               |
| <b>WM</b> - Washer cum Dryer  | <b>DB</b> - Distribution Board |
| <b>SO</b> - Steam Oven        | <b>SC</b> - Shoe Cabinet       |
| <b>CO</b> - Convectional Oven |                                |



All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.  
\* Balconies/PES are not to be enclosed except with a balcony screen which has been approved and complies with the Competent Authority's guidelines.  
For an illustration of the approved balcony screen, please refer to this brochure

# 4-BEDROOM PREMIUM

## Type D3P-G (PL)

161 sq m | 1733 sq ft

INCLUSIVE OF 16 SQM PES & 7 SQM AC LEDGE

Tower 16

UNIT

#03-10\*

Tower 18

UNIT

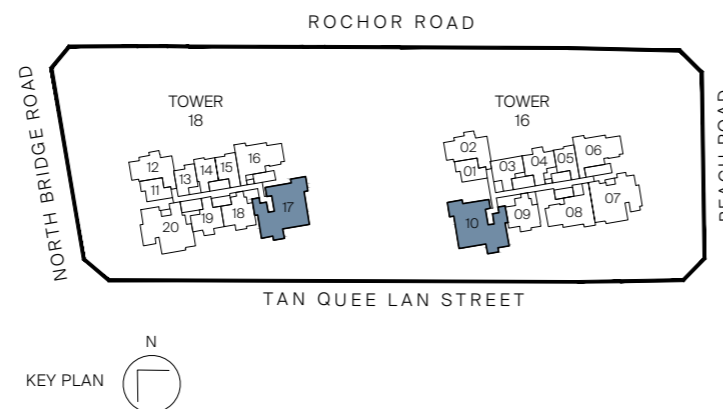
#03-17

\* MIRROR IMAGE



Legend (where applicable)

- |                               |                                |
|-------------------------------|--------------------------------|
| <b>F</b> - Fridge             | <b>WCH</b> - Wine Chiller      |
| <b>IH</b> - Induction Hob     | <b>W</b> - Washer              |
| <b>GH</b> - Gas Hob           | <b>D</b> - Dryer               |
| <b>WM</b> - Washer cum Dryer  | <b>DB</b> - Distribution Board |
| <b>SO</b> - Steam Oven        | <b>SC</b> - Shoe Cabinet       |
| <b>CO</b> - Convectional Oven |                                |



All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.

\* Balconies/PES are not to be enclosed except with a balcony screen which has been approved and complies with the Competent Authority's guidelines. For an illustration of the approved balcony screen, please refer to this brochure

# 4-BEDROOM PREMIUM

## Type D3P (PL)

168 sq m | 1808 sq ft

INCLUSIVE OF 16 SQM BALCONY & 8 SQM AC LEDGE

Tower 16

UNIT

#04-10\* to #29-10\*

Tower 18

UNIT

#04-17 to #29-17

## Type D3P-R (PL)

168 sq m | 1808 sq ft

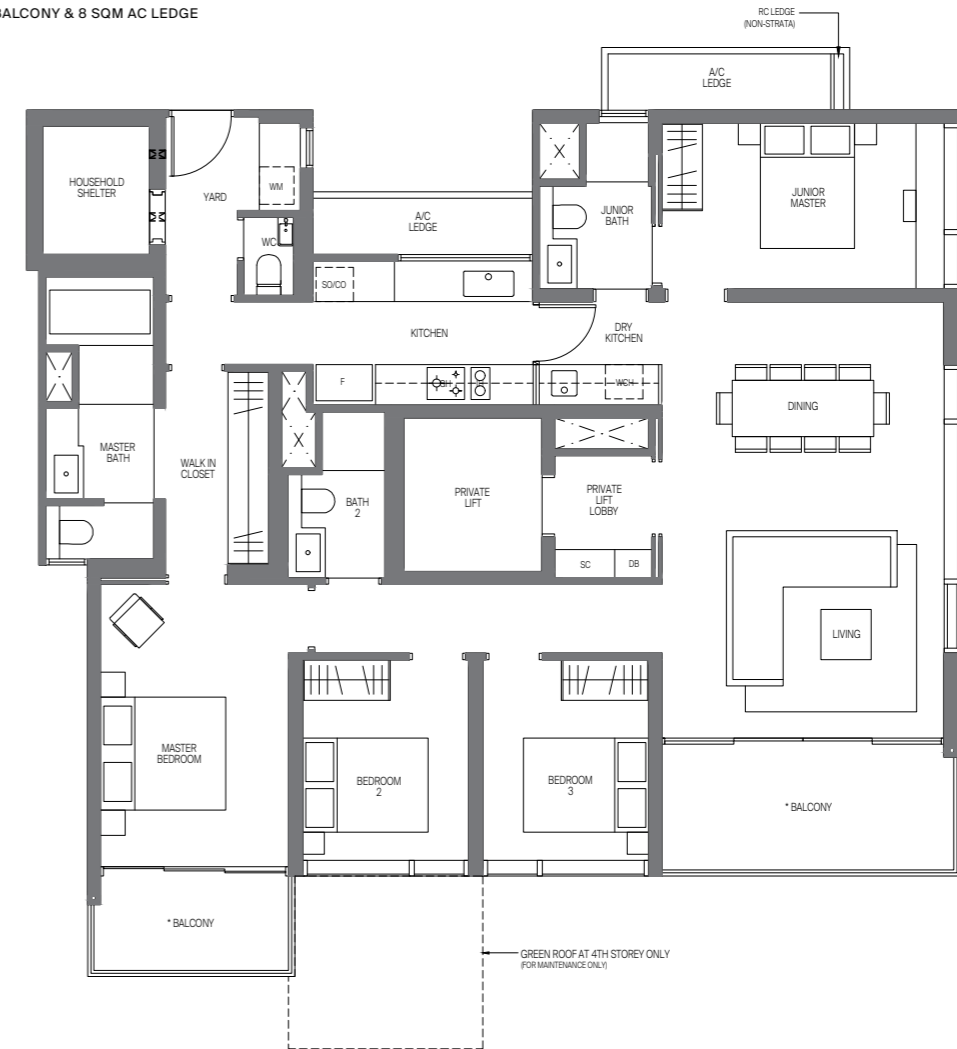
INCLUSIVE OF 16 SQM BALCONY & 8 SQM AC LEDGE

Tower 16

UNIT

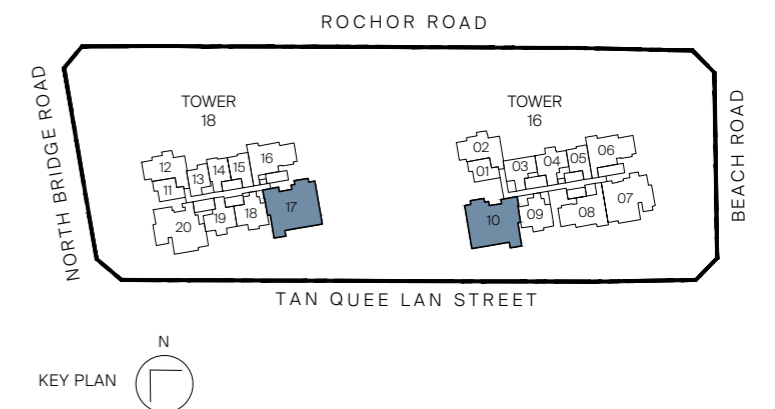
#30-10\*

\* MIRROR IMAGE



Legend (where applicable)

- |                               |                                |
|-------------------------------|--------------------------------|
| <b>F</b> - Fridge             | <b>WCH</b> - Wine Chiller      |
| <b>IH</b> - Induction Hob     | <b>W</b> - Washer              |
| <b>GH</b> - Gas Hob           | <b>D</b> - Dryer               |
| <b>WM</b> - Washer cum Dryer  | <b>DB</b> - Distribution Board |
| <b>SO</b> - Steam Oven        | <b>SC</b> - Shoe Cabinet       |
| <b>CO</b> - Convectional Oven |                                |



All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.

\* Balconies/PES are not to be enclosed except with a balcony screen which has been approved and complies with the Competent Authority's guidelines. For an illustration of the approved balcony screen, please refer to this brochure



## The Penthouse

With only two penthouses, each with unrivalled, panoramic views from the 30th storey of both residential towers, these are the crown jewels of Midtown Modern. Given the rarity of penthouses in the CBD, these prized residences are highly sought-after, offering their privileged owners a truly distinctive and impeccable quality of life bar none.

# 4-BEDROOM PENTHOUSE

Type PH 1 (PL)

304 sq m | 3272 sq ft

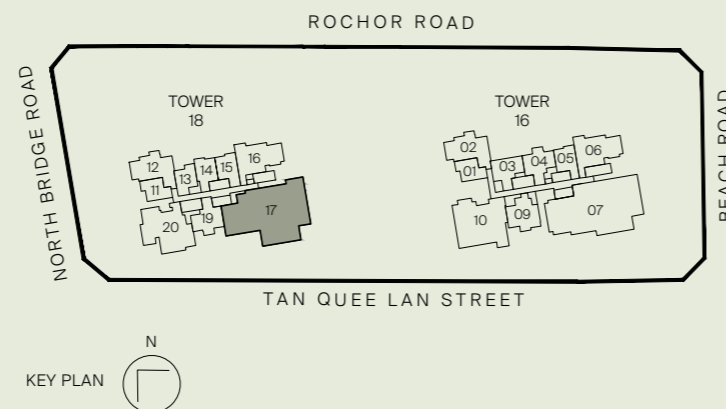
INCLUSIVE OF 28 SQM BALCONY & 8 SQM AC LEDGE

Tower 18  
UNIT  
#30-17



Legend (where applicable)

- |                               |                                |
|-------------------------------|--------------------------------|
| <b>F</b> - Fridge             | <b>VD</b> - Vacuum Drawer      |
| <b>IH</b> - Induction Hob     | <b>WD</b> - Warmer Drawer      |
| <b>GH</b> - Gas Hob           | <b>DW</b> - Dishwasher         |
| <b>SO</b> - Steam Oven        | <b>W</b> - Washer              |
| <b>CSO</b> - Combi Steam Oven | <b>D</b> - Dryer               |
| <b>CO</b> - Convectional Oven | <b>DB</b> - Distribution Board |
| <b>WCH</b> - Wine Chiller     | <b>SC</b> - Shoe Cabinet       |



All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.

\*Balconies/PES are not to be enclosed except with a balcony screen which has been approved and complies with the Competent Authority's guidelines. For an illustration of the approved balcony screen, please refer to this brochure

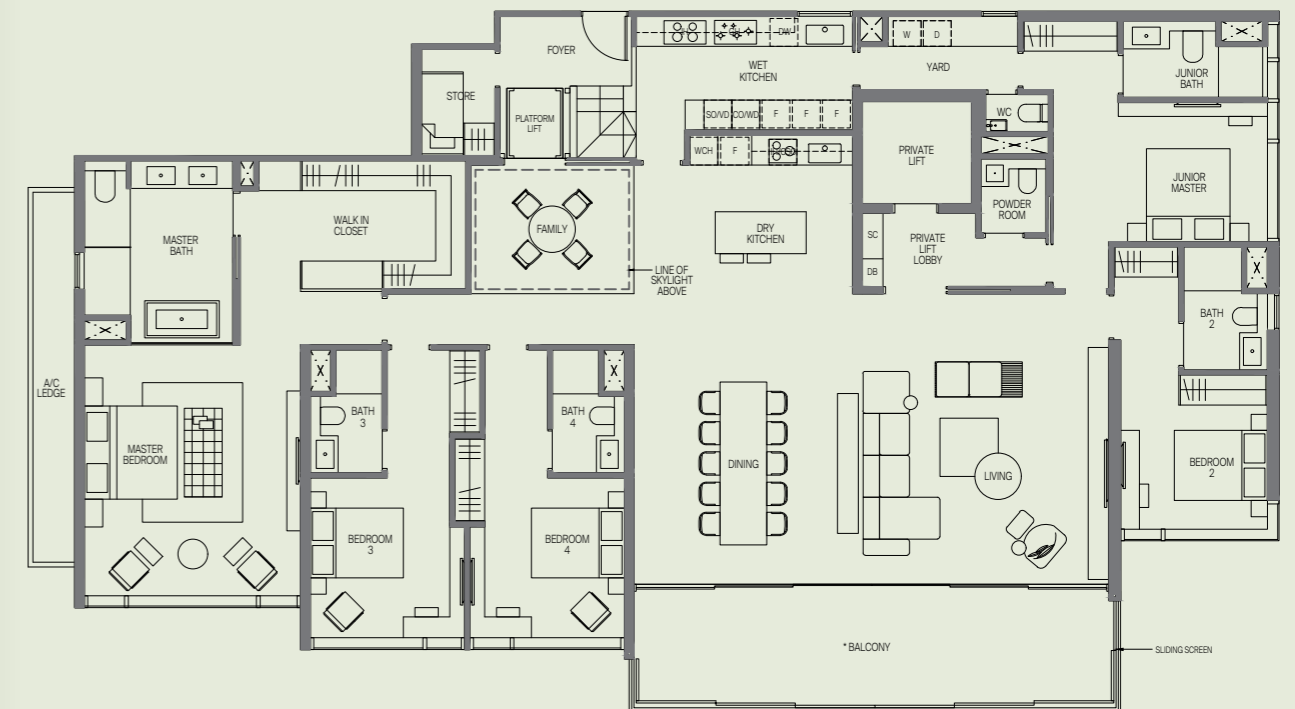
# 5-BEDROOM PENTHOUSE

Type PH 2 (PL)

327 sq m | 3520 sq ft

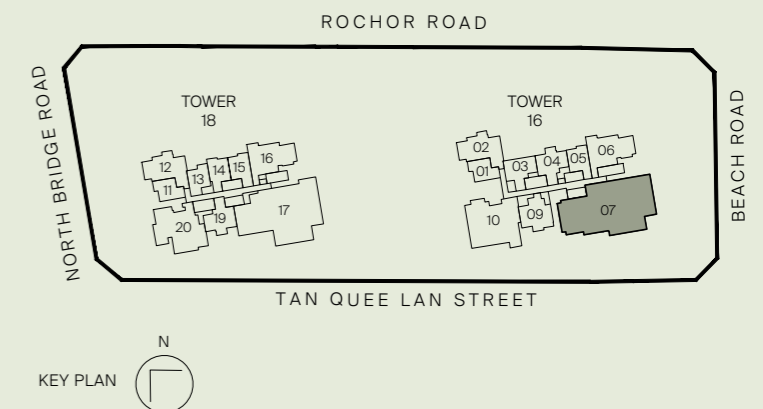
INCLUSIVE OF 28 SQM BALCONY & 9 SQM AC LEDGE

Tower 16  
UNIT  
#30-07



Legend (where applicable)

- |                               |                                |
|-------------------------------|--------------------------------|
| <b>F</b> - Fridge             | <b>VD</b> - Vacuum Drawer      |
| <b>IH</b> - Induction Hob     | <b>WD</b> - Warmer Drawer      |
| <b>GH</b> - Gas Hob           | <b>DW</b> - Dishwasher         |
| <b>SO</b> - Steam Oven        | <b>W</b> - Washer              |
| <b>CSO</b> - Combi Steam Oven | <b>D</b> - Dryer               |
| <b>CO</b> - Convectional Oven | <b>DB</b> - Distribution Board |
| <b>WCH</b> - Wine Chiller     | <b>SC</b> - Shoe Cabinet       |



All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey.

\*Balconies/PES are not to be enclosed except with a balcony screen which has been approved and complies with the Competent Authority's guidelines. For an illustration of the approved balcony screen, please refer to this brochure



## Smart Home



Motion sensor for foyer lighting



Control of Lighting



Smoke Detector



Control of fan coil



Smart digital main door lockset

Make connected living a seamless reality with a technology-enabled smart home. Your residence at Midtown Modern comes equipped with state-of-the-art features such as smart digital main door lockset, app-controlled lighting and motion sensor light fitting, to give you greater convenience, flexibility and security.

## Trusted Brands & Fittings



**De Dietrich**

**TOTO**



**LIEBHERR**

The range of appliances and fittings at Midtown Modern is thoughtfully curated to offer residents utmost assurance and exceptional quality of life. Combining the finest materials with cutting edge technology, these top-of-the-line brands are synonymous with innovation, design and commitment to sustainability.

V-Zug and Liebherr fittings are only available for penthouse units.

# GuocoLand

A Leading Developer in  
Mixed-Use Development



WALLICH RESIDENCE & MIDTOWN BAY



Listed on the Singapore Exchange since 1978, GuocoLand Limited ("GuocoLand") is an award-winning real estate developer distinguished by quality, innovative design and concepts. In Singapore, the Group has successfully developed 36 residential projects yielding approximately 11,000 apartments and homes, and the iconic integrated mixed-use development Guoco Tower

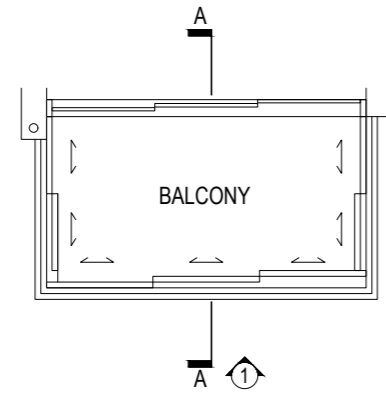
– the tallest building in the city-state reaching a height of 290 metres. With established operations in Singapore, China and Malaysia, GuocoLand's portfolio comprises residential, hospitality, commercial, retail and integrated developments spanning across the region.

MARTIN MODERN | MEYER MANSION | LEEDON RESIDENCE | GOODWOOD RESIDENCE

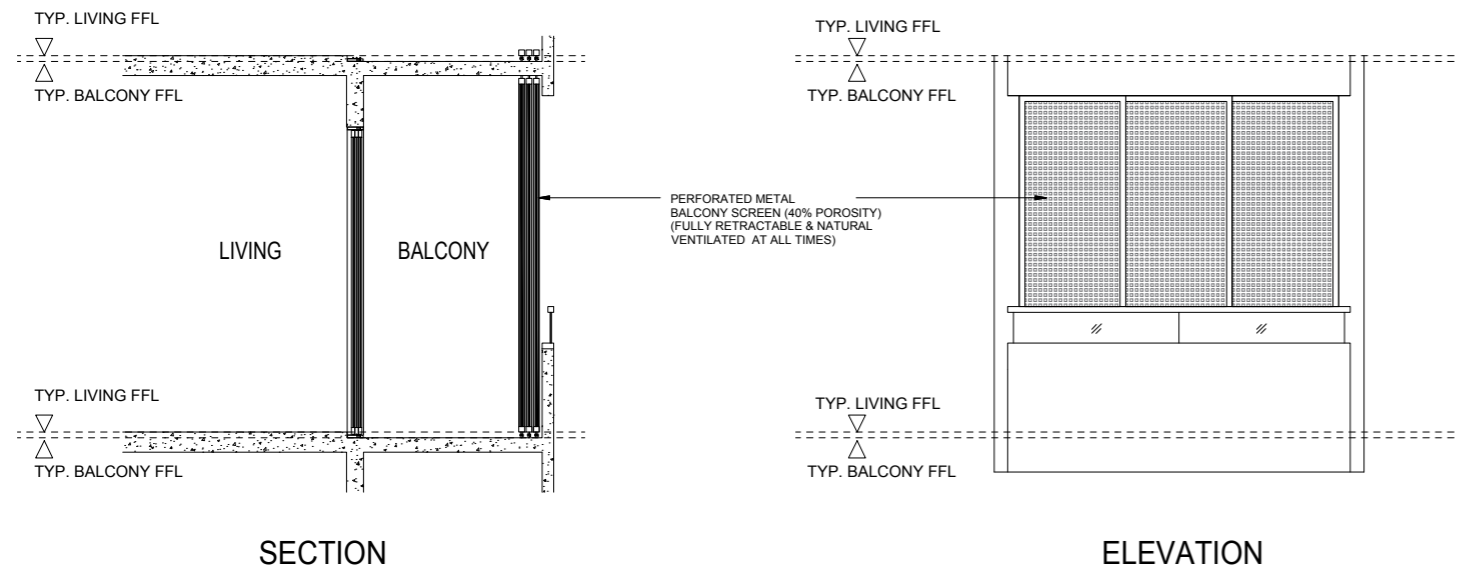


Midtown Modern will provide all  
the essential fundamentals of a good  
life that make true wellbeing in the  
modern age attainable here.

APPROVED BALCONY SCREEN DESIGN



TYPICAL RETRACTABLE BALCONY SCREEN - PLAN

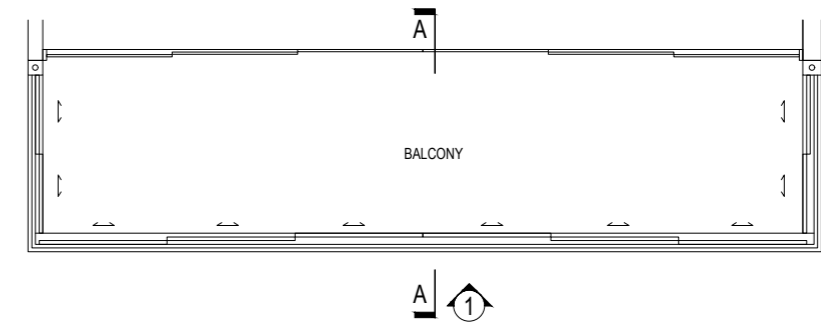


SECTION

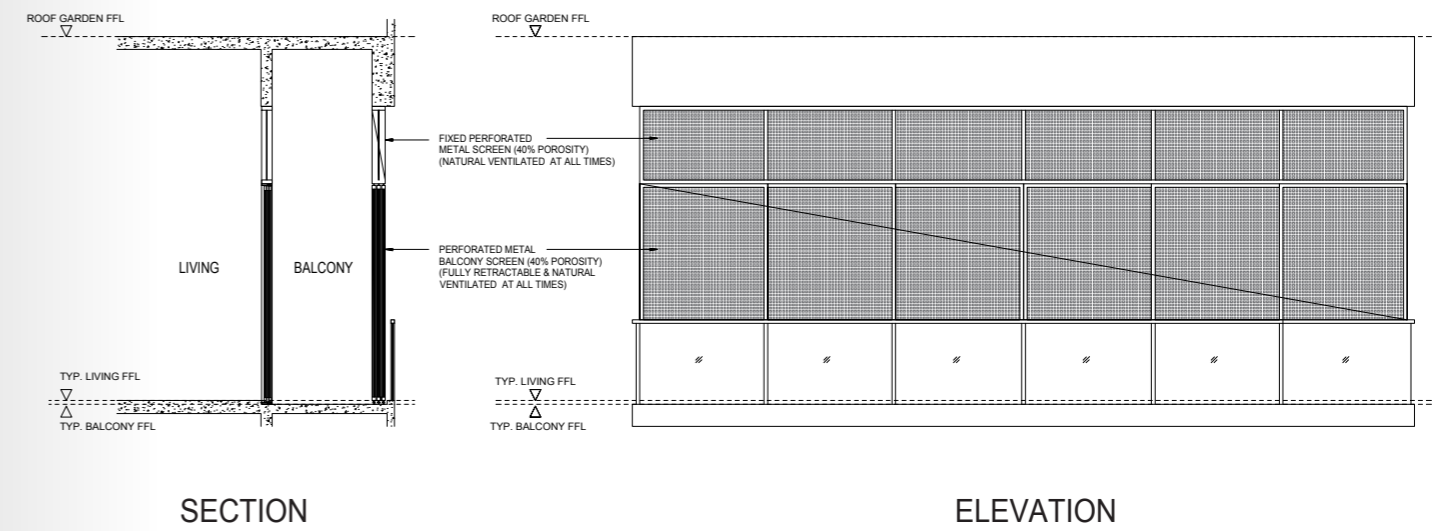
ELEVATION

NOTE: The Balcony Screen drawn above may be installed by purchasers at the their option.  
For avoidance of doubt, The Balcony Screen will not be provided by developer.

APPROVED BALCONY SCREEN DESIGN  
(FOR PH1 (PL) & PH2 (PL) ONLY)



PENTHOUSE RETRACTABLE BALCONY  
SCREEN - PLAN



SECTION

ELEVATION

NOTE: Balcony Screen to be provided by developer (only for PH1 (PL) & PH2 (PL) units).

## Jointly Developed With



Hong Leong Holdings Limited (HLHL) was established in 1968 as the privately-held property development and investment arm of the Hong Leong Group. As one of the pioneers of the real estate scene in Singapore, HLHL has since emerged as a major player in the property market. As a forward-looking developer that continues to pursue improvement and expansion while maintaining its high design, customer service and sustainability standards, HLHL takes pride in being responsible for some of the most distinctive and iconic residential developments in Singapore.

## HONG REALTY (PTE) LIMITED

Hong Realty (Private) Limited is an established real estate developer incorporated in 1962.



Name of housing project: Midtown Modern • Name of housing developer: Midtown Modern Pte. Ltd. (Co. Reg. No. 201931235H) • Licence No. of housing developer: C1369 • Tenure of land: leasehold 99 years commencing on 10 December 2019 • Encumbrances on land: encumbered to Oversea-Chinese Banking Corporation Limited (as mortgagee and security trustee) pursuant to Mortgage No. IF/940383F • Location of the housing project: Lot 01062X of TS12 at Tan Quee Lan Street • Expected date of vacant possession: 30 June 2026 • Expected date of legal completion: 30 June 2029

DISCLAIMER: The information and contents herein are current at the time of printing and are provided on an "as is" and "as available" basis. While all reasonable care has been taken in preparing this brochure, the developer and its agents shall not be held responsible for any inaccuracies or the completeness of the information and contents herein. All renderings, illustrations, pictures, photographs and other graphic representations and references are artist's impression(s) only and may be subject to changes and deviation as further made by the developer or as required by the relevant authorities. Nothing herein shall form part of an offer or contract or be construed as any representations by the developer or its agents. The plans drawn herein may not be to scale, and the areas and measurements stated herein are approximate and are subject to adjustments on final survey.

