



MARINA  
ONE  
RESIDENCES

**FACT SHEET  
(FOR INTERNAL CIRCULATION ONLY)**

**9 OCT 2019**

## **MARINA ONE RESIDENCES (滨海盛景豪苑) – FACT SHEET**

<b>Developer</b>	Developed by M+S Pte Ltd MS Residential 1 Pte. Ltd (Tower 23) MS Residential 2 Ptd. Ltd (Tower 21)
<b>About M+S</b>	<ul style="list-style-type: none"> <li>• A historic collaboration between Malaysia’s Khazanah Nasional Berhad and Singapore’s Temasek Holdings</li> <li>• Owned 60:40 by Khazanah Nasional Berhad and Temasek</li> <li>• Established in 2011 to develop Marina One and DUO.</li> </ul>
<b>Project Managers</b>	<ul style="list-style-type: none"> <li>• Sunrise MS Pte Ltd, an indirect wholly-owned subsidiary of UEM Sunrise Berhad.</li> <li>• Mapletree Project Management Pte Ltd, an indirect wholly-owned subsidiary of Mapletree Investments Pte Ltd</li> </ul>
<b>Tenure</b>	99-year lease (wef 1 July 2011)
<b>Description</b>	Proposed Erection of 2 blocks 30-sty office, 2-blocks 34-sty residential buildings (Total 1042 units) 3-sty commercial podium, 4-level basement carparks with underground pedestrian / shopping mall on URA Land Parcels A1-A13 on Lot (s) 273A PT, 359A PT, 361T, 362A, 363K, 364N & 401P PT TS30 at Straits View/Marina Way
<b>Address / Location</b>	21 & 23 Marina Way
<b>Estimated Site Area</b>	26,244.20 sqm
<b>Plot Ratio</b>	Residential – 4.7880
<b>Vision</b>	<ul style="list-style-type: none"> <li>• Marina One is strategically located in Marina Bay, Singapore’s renowned world class financial business district in a captivating waterfront setting with seamless connectivity to the city’s MRT system. Marina One Residences will offer a vibrant and attractive lifestyle, master-planned as an integrated live-work-play business and financial hub enhanced by abundant open spaces and lush greenery.</li> <li>• Marina One Residences reinforces Singapore’s “City in a Garden” concept with its architecturally unique “green heart” of a biodiversity garden including its access and outlook to the adjoining two green lungs at Marina Station Square and Central Linear Park, as well as to the necklace of the civic, cultural, leisure and dining attractions around Marina Bay.</li> </ul>

<p><b>Key Features</b></p>	<ul style="list-style-type: none"> <li>• Designed by internationally renowned Architect in sustainable design, Christoph Ingenhoven and local architect, Architect 61 Pte Ltd</li> <li>• Landscaped is designed by Gustafson Porter, well known for creating innovative and contemporary landscaping and local landscaped consultant, ICN Design International Pte Ltd</li> <li>• ‘The Green Heart’ of Marina One (65,000sq ft) : A vast array of sprawling greenery at the centre of the development comprising 13m waterfalls.</li> <li>• Prime location at Marina Bay, the heart of Singapore’s new financial district, with proximity to: <ul style="list-style-type: none"> <li>○ Marina Bay Sands</li> <li>○ Singapore Flyer</li> <li>○ Esplanade Theatres on the Bay</li> <li>○ Gardens by the Bay</li> </ul> </li> </ul> <p>About Marina Bay, Singapore’s new downtown</p> <ul style="list-style-type: none"> <li>• Marina Bay is a 360ha development designed to seamlessly extend Singapore's downtown district and further support the city-state's continuing growth as a major business and financial hub in Asia.</li> </ul> <p>A greenfield site surrounded by water and gardens, Marina Bay provides an opportunity for further urban transformation, attracting new investments, visitors and talent, as well as becoming a new destination for the local community.</p> <p>Marina Bay is a 24/7, thriving and energetic place where people live, work and play. It has ushered in a new concept of city living that embraces all the opportunities and activities that the city has to offer.</p> <p>When completed, Marina Bay will double the size of the existing financial district, further cementing Singapore’s position as one of Asia’s leading financial centres.</p>
<p><b>USP</b></p>	<ul style="list-style-type: none"> <li>• Live, play, work within an integrated development, located in the heart of Marina Bay district, comprising luxury residences, retail and Grade A offices</li> <li>• Only development in the city with a 65,000 sq ft garden within the development</li> <li>• Flanked by 2 parks – Marina Station Square and Central Linear Park</li> <li>• Next to Marina Bay MRT (Singapore’s largest and most connected MRT interchange by 2021) and Downtown MRT <ul style="list-style-type: none"> <li>- Served by 4 MRT lines <ul style="list-style-type: none"> <li>○ North-South Line (Marina Bay)</li> <li>○ Circle Line (Marina Bay)</li> <li>○ Thomson-East Coast Line (Marina Bay) – under construction</li> <li>○ Downtown Line (Downtown)</li> </ul> </li> </ul> </li> <li>• Connected to Raffles Place via future underground pedestrian link (UPN)</li> <li>• Excellent views of city skyline, sea and Gardens by the Bay</li> </ul>

<p><b>About the development</b></p>	<p>Marina One is an integrated development comprising Luxury Residences, Retail and Grade-A offices</p> <p>Project website – <a href="http://www.marinaone.com.sg">www.marinaone.com.sg</a>  <a href="https://www.facebook.com/MarinaOneSingaporeOfficial">www.facebook.com/MarinaOneSingaporeOfficial</a></p> <p><b><u>Residences</u></b></p> <p>Marina One Residences (滨海盛景豪苑) – 2 no.s 34-storey Towers with 1,042 Units  Awarded Green Mark Platinum Rating</p> <p>23 Marina Way (Garden Tower)</p> <table border="1" data-bbox="371 577 1473 891"> <thead> <tr> <th rowspan="2">Unit Type</th> <th colspan="2">Strata Area</th> <th rowspan="2">No. of units</th> <th rowspan="2">% of units</th> </tr> <tr> <th>(sq m)</th> <th>(sq ft)</th> </tr> </thead> <tbody> <tr> <td>1BR/1BR+S</td> <td>61 – 72</td> <td>657 - 775</td> <td>229</td> <td>44%</td> </tr> <tr> <td>2BR/2BR+S</td> <td>91 – 119</td> <td>980 - 1281</td> <td>173</td> <td>33%</td> </tr> <tr> <td>3BR+S</td> <td>145 – 148</td> <td>1561 – 1539</td> <td>86</td> <td>17%</td> </tr> <tr> <td>4BR</td> <td>189 - 209</td> <td>2034 - 2250</td> <td>29</td> <td>5%</td> </tr> <tr> <td>PH</td> <td>610 - 796</td> <td>6491 - 8568</td> <td>4</td> <td>1%</td> </tr> </tbody> </table> <p><b>Retail</b> - The Heart</p> <ul style="list-style-type: none"> <li>• Retail podium as part of a lushly landscaped biodiversity garden offering shopping and lifestyle amenities set within verdant greenery of Marina One’s heart (approximately 140,000 square feet net lettable area)</li> <li>• Retail mix includes: - <ul style="list-style-type: none"> <li>○ Food Court (Cookhouse)</li> <li>○ Signature Restaurants @ L4 (Wakanui Grill Dining &amp; Majestic Restaurant)</li> <li>○ Supermarket (Cold Storage)</li> <li>○ F&amp;B outlets</li> <li>○ Lifestyle conveniences</li> </ul> </li> </ul> <p><b>Office</b> - Marina One East Tower (滨海盛景东座) and Marina One West Tower (滨海盛景西座)</p> <ul style="list-style-type: none"> <li>• Two (2) 30-storey Prime Grade A commercial towers (approximately 1.88 million sf net lettable area)</li> </ul>	Unit Type	Strata Area		No. of units	% of units	(sq m)	(sq ft)	1BR/1BR+S	61 – 72	657 - 775	229	44%	2BR/2BR+S	91 – 119	980 - 1281	173	33%	3BR+S	145 – 148	1561 – 1539	86	17%	4BR	189 - 209	2034 - 2250	29	5%	PH	610 - 796	6491 - 8568	4	1%
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<p><b>No. of Carpark Lots</b></p>	<p>1505 car parking lots:  - 971 nos. residential car parking lots;  - 7 nos. handicapped residential car parking lots;  - 534 nos. commercial car parking lots;  - 5 nos. handicapped commercial car parking lots.  (All of which are located in Basements 1, 2, 3 &amp; 4)</p> <p><b><u>Carpark charges for residents</u></b>  <b>\$192.60 per month for 1<sup>st</sup> car</b>  <b>\$481.50 per month for subsequent car(s)</b>  <b>The above are subject to availability</b></p>																																

<p><b>Bank details</b></p>	<p>For Tower 21:- MS Residential 2 Pte Ltd DBS Account No. 003-915091-1</p> <p>For Tower 23:- MS Residential 1 Pte Ltd DBS Account No. 003-915090-3</p>
<p><b>Telegraphic Transfer details</b></p>	<p>For Tower 21:- Account Name: MS Residential 2 Pte Ltd DBS Account No. 003-915091-1 Account no. : 003-915091-1 Bank Name : DBS Bank Ltd Bank address : 12 Marina Boulevard, Marina Bay Financial Centre Tower 3, Singapore 018982 Branch Code : 003 Bank code : 7171 Swift code : DBSSSGSG Remarks :To indicate Unit No. and Stage of Payment</p> <p>For Tower 23:- Account Name: MS Residential 1 Pte Ltd DBS Account No. 003-915090-3 Account no. : 003-915090-3 Bank Name : DBS Bank Ltd Bank address : 12 Marina Boulevard, Marina Bay Financial Centre Tower 3, Singapore 018982 Branch Code : 003 Bank code : 7171 Swift code : DBSSSGSG Remarks :To indicate Unit No. and Stage of Payment</p>

<p><b>Types of Payment Scheme</b></p>	<p><b><u>NPS</u></b> All units: 1% + 9% (3 weeks to exercise Option) + 90% (12 weeks to 16 weeks from date of exercise)</p> <p><b><u>#DPS12 (Stay Now, Pay Later)</u></b> Bare units / Viewing units @ level 4, 10, 17, 21 &amp; 27 1% option 19% (3 weeks to exercise Option), *vacant possession (3 weeks from date of exercise) 80% (12 months from date of exercise)</p> <p>Showflats: 1% option 29% (3 weeks to exercise Option), *vacant possession (3 weeks from date of Exercise) 70% (12 months from date of exercise)</p> <p>*Stamp Duty, Property Tax &amp; 6 months Maintenance Fees are payable within 2 weeks from date of exercise) # Limited period only</p> <p>Please refer to attach on summary of payment scheme.</p>
<p><b>Furnished Units</b></p>	<p>Type 1G (#17-21) 1-Bedroom - 62 sq m / 667 sq ft (including balcony of 6 sq m / 65 sq ft)</p> <p>Type 2B+S (#17-32) 2+study - 112 sq m / 1,206 sq ft (including balcony of 13 sq m / 140 sq ft)</p> <p>Type 3B+S (#17-25) 3+study - 147 sq m / 1,582 sq ft (including balcony of 13 sq m / 140 sq ft)</p> <p>Type 3C+S (#17-28) 3+study - 148 sq m / 1,593 sq ft (including balcony of 14 sq m / 151 sq ft)</p> <p>Type 4B (#22-35) 4-Bedroom - 189 sq m / 2,034 sq ft (including balcony of 11 sq m / 118 sq ft)</p> <p>Type 1BR+S (#21-29) 1+study - 70 sq m / 753 sq ft (including balcony of 9 sq m / 97 sq ft)</p>
<p><b>Viewing units (as at 9 Oct)</b></p>	<p>Selective viewing units at level 4, level 17 &amp; level 27 Viewing units at these levels are fitted with day curtains &amp; light fittings.</p>

<b>Residential Facilities</b>	<p>(Level 2)</p> <ul style="list-style-type: none"> <li>• Resident’s Clubhouse with concierge counter</li> <li>• Private Lounge</li> <li>• Private Dining Room</li> <li>• Multi-Purpose Room</li> <li>• Gymnasium</li> <li>• Landscaped Garden</li> </ul> <p>(Level 3)</p> <ul style="list-style-type: none"> <li>• Lap Pool</li> <li>• Pool Deck</li> <li>• Jacuzzis</li> <li>• Aquatic Gym Pool</li> <li>• Pavilion</li> <li>• Family Pool</li> <li>• Children’s Pool</li> <li>• Wellness Sanctuary</li> <li>• Relaxation Cabana</li> <li>• Party Zone</li> <li>• Outdoor Fitness Area</li> <li>• Children’s Play Area</li> <li>• Teppanyaki Terrace</li> <li>• BBQ Terrace</li> <li>• Putting Green</li> <li>• Male and Female changing room with Sauna and Steam Rooms</li> </ul>
<b>Common Facilities</b>	<ul style="list-style-type: none"> <li>• City room</li> <li>• Water feature (13-m waterfall)</li> <li>• Landscaped at green heart</li> <li>• Prayer room</li> <li>• Drop off for Residential Tower</li> <li>• Car parks</li> </ul>

<b>Design Architect</b>	Ingenhoven Architects Gmbh (Germany)
<b>Local Architect</b>	Architect 61 Pte Ltd
<b>Landscape Consultant</b>	Gustafson Porter LLP (London) ICN Design International Pte Ltd
<b>Project Interior Designer</b>	Axis ID Pte Ltd
<b>Showflat Interior Designer</b>	#17-21 (1BR): Takenouchi Webb #17-32 (2BR+S) & #17-25 (3BR+S): Edmund Ng & Architects #17-28 (3BR+S): Chalked Pte Ltd #22-35 (4BR): FARM Pte Ltd
<b>Conveyancing Solicitor</b>	Dentons Rodyk & Davidson LLP, Wong Partnership & Eversheds Harry Elias



### Maintenance Fee / Share Value (@ \$17.69 per share)

Unit Type	Share Value	Maintenance Fee
1BR	20	\$353.80
1BR + Study	20	\$353.80
2BR	20	\$353.80
2BR + Study	23	\$406.87
3BR + Study	23	\$406.87
4BR	26 / 29	\$459.94 / \$513.01
PH	56 - 66	\$990.64 - \$1,167.54

### CEILING HEIGHT

	Typical units	Penthouse
Living	3.0m	3.4m
Dining	3.0m	3.0m
Gourmet Servery	2.5m	3.0m
Wet Kitchen	2.5m	2.8m
Bedrooms	3.0m	3.4m
Bathrooms	2.5m	2.8m
Balcony	2.6m to 3.0m	-

### FINISHES

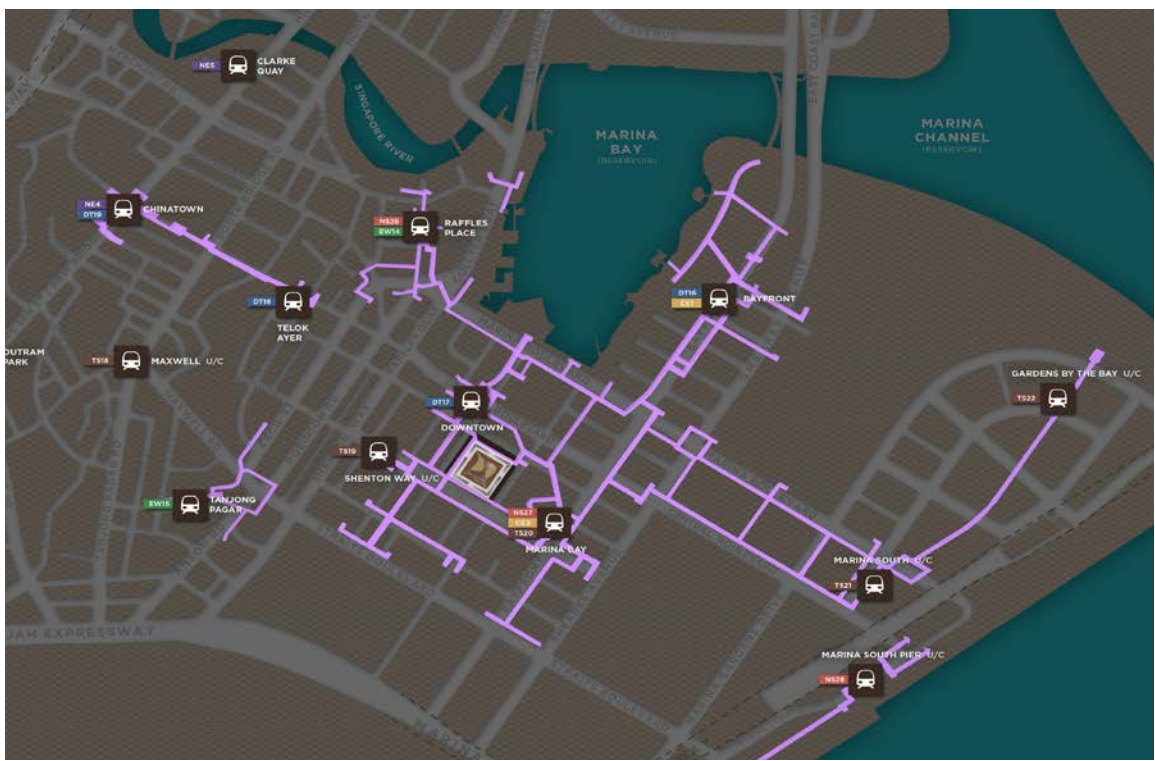
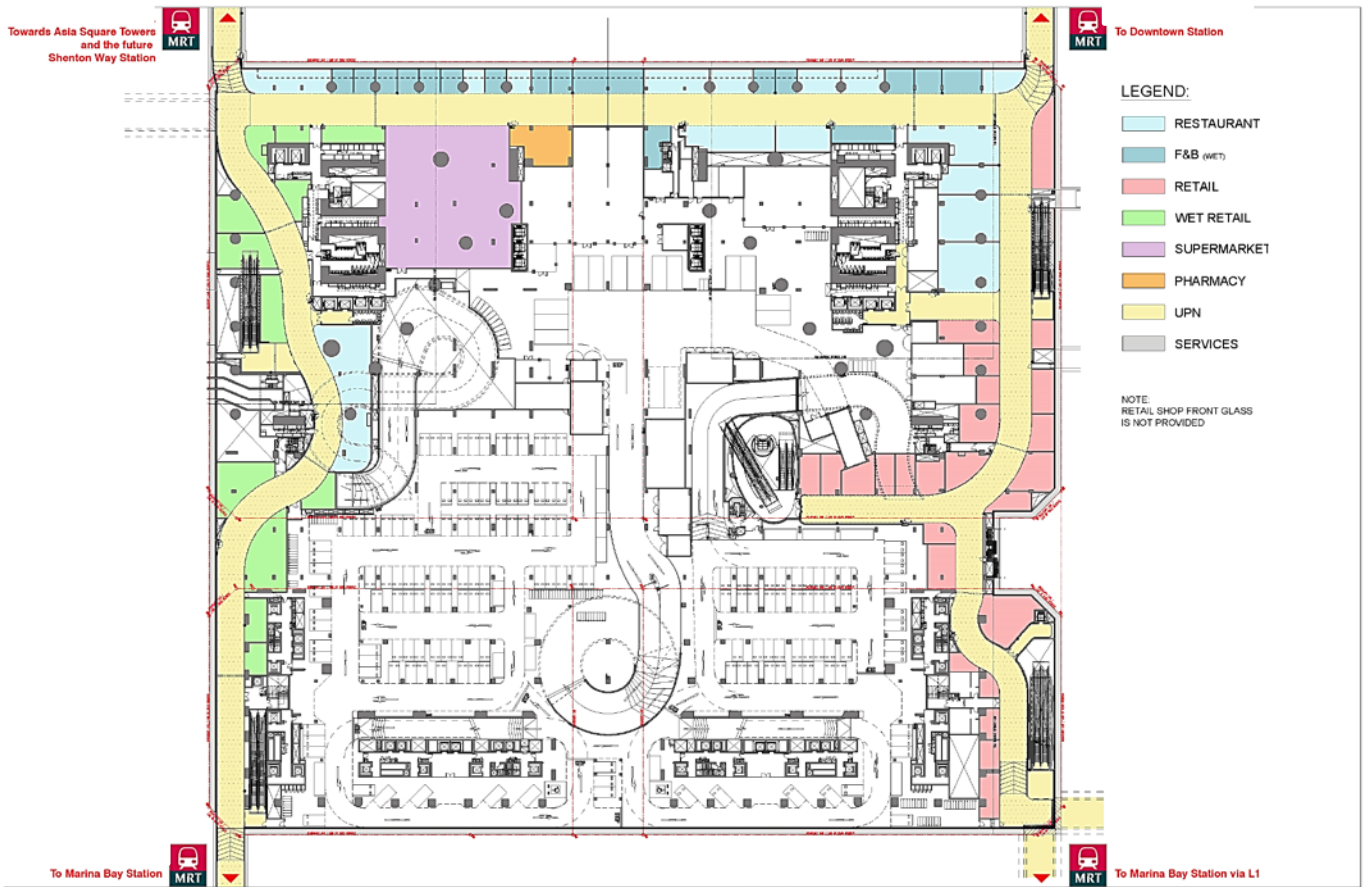
Manhattan (Cool scheme) White Marble Flooring	Kensington (Warm scheme) Beige Marble Flooring **
1BR & 2BR	3BR & 4BR

\*\* NOTE: For Tower 23, Marble flooring in the living and dining for 3 & 4BR located on level 4 to 23, differs from that installed on levels 24 to 32.

# Location Map



# Future Underground Connection



Distance from Marina One to future development



## Frequently Asked Questions

Subject	Question	Answer
<b>Swimming Pool / Jacuzzi</b>	What is the dimension of the various pools / jacuzzi?	<p><u>Lap Pool</u> Approx. 50m (L) x 10m (W) x 1.2m(D)</p> <p><u>Family Pool</u> Approx. 8.4m (L) x 5.8m (W) x 0.9m(D)</p> <p><u>Children Pool</u> Approx. 4.0m (L) x 3.0m (W) x 0.3m(D)</p> <p><u>Jacuzzi</u> Approx. 4 nos. – 2.4m (L) x 1.9m (W) x 0.8m(D) 1 no. – 2.9m (L) x 2.4m (W) x 0.8m(D)</p> <p><u>Aqua Pool Gym</u> Approx. 7.2m (L) x 5.7m (W) x 1.2m(D)</p>
<b>Security Features</b>	How do residents access the unit? Are there any security entrance access?	<p>Security entrance access are provided to the following area: <u>Card Access System:</u></p> <ul style="list-style-type: none"> <li>Residential Lift Lobbies</li> <li>Private Lift</li> <li>L2 and L3 Residential Common Facilities</li> </ul> <p><u>Biometric Lockset</u></p> <ul style="list-style-type: none"> <li>Residential Unit</li> </ul>
<b>Aircon</b>	What is the brand?	Daikin
<b>Lifts (Tower 23)</b>	How many lifts serving each floor?	Residential Private Lift – 9 nos. Residential Common Lift – 6 nos. Carpark Lift – 2 nos.(Visitors Lobby)
<b>Elevation</b>	What is the height (floor level) of the 4 <sup>th</sup> storey unit?	Approx 26 m above 1 <sup>st</sup> Storey Floor Finish Level (equivalent to 8 <sup>th</sup> storey)
<b>Boundary Wall/Fence</b>	Is there any fencing for the development?	No fencing for this development
<b>Lifts / Lobbies</b>	Height of ground floor lift lobby?	<p>Visitor Lift Lobby at level 1 ceiling height - 19.4m above Finish Floor Level</p> <p>Common Lift Lobby ceiling height – 4.3m above Finish Floor Level</p>
	Is lift lobby air-conditioned?	All basement lift lobbies are air-conditioned (B1-B4)
<b>Carpark</b>	How many carpark levels are there?	4 levels: B1, B2 B3 and B4
	Is residential carpark allocated?	No allocation.
	Any season carpark charges?	Yes, subject to charges and availability

<b>Refuse Collection</b>	What sort of refuse system?	Pneumatic Refuse Conveyance System (PRCS)
	Where is the collection point?	PRCS Room at B2.
<b>Windows</b>	Do the units have sunscreen?	No
	Can sunscreen be installed?	Yes, sun screen can be installed at typical units <u>only</u> , according to the approved design. Not applicable to PH
	Any double glazed?	Yes. Combination of Single Glazed (SGU) and Double Glazed (DGU) Street side facing windows, sliding doors and curtain wall are double glazed.
	Are the windows tinted?	Yes. Low-E coating is provided.
<b>Terrace / Balcony</b>	Water point provided?	Water points are provided at Terrace (Penthouse Units only)
	Power point provided at balconies?	1 no. power point per balcony.
	Height of balcony railing?	1.1m from internal unit's Floor Finish Level.
<b>Provision</b>	What is provided and what brands?	Kitchen Cabinet: Poggenphol (Germany) Kitchen Appliance: Miele (Germany) Sanitary Wares: Villeroy & Boch (Germany) Sanitary Fittings: Steinberg (Germany) Kitchen counter top: LG Hi-Macs Switches : GIRA (Germany)
	Cooker Hob induction or conventional?	Gourmet Servery : Induction Wet kitchen: Conventional
<b>Bomb Shelter</b>	Where?	All escape staircases located at common lift lobbies serve as Staircase Storey Shelter.
<b>Penthouse</b>	Any special features?	Terrace, Pool, Jacuzzi, BBQ Counter, Planter, Steam Room and Roof Trellis

<b>Water Heater</b>	Gas or electric? Where are they installed?	Heat Recovery type Electric Storage Water Heater System* for all 1-Bedroom and 2-Bedroom Unit Types except Type 1B, 1E and 1H.  Electrical Storage Water Heaters (for Types 1B, 1E and 1H only)  Gas Water Heater for 3-Bedroom, 4-Bedroom and Penthouse Unit Types.  *Heat Recovery System recovers waste heat rejected by Air Conditioner and uses it for heating up the water stored in the heater, thus reducing energy consumption for the owner.
<b>Distance of Block to Block</b>	What is the distance between Residential Tower and Office Tower?	Please refer to Appendix A
<b>Distance to surrounding building</b>		Please refer to Appendix B
<b>Letter Box</b>	Location?	B1 (Refer to Appendix C)
<b>Water tank</b>	Where are the locations of the water tanks?	Water tanks are located at Basement Levels (B4, B3) and Roof Level. (Refer to Appendix D)