



MARINA
ONE
RESIDENCES

SRI
SINGAPORE REALTORS INC

an
INTEGRATED SPACE
shaped around you

LAST 6
TYPICAL UNITS!

PROJECT DETAILS

Developer	Developed by M+S Pte Ltd MS Residential 1 Pte. Ltd (Tower 23) MS Residential 2 Ptd. Ltd (Tower 21)
About M+S	<ul style="list-style-type: none"> • A historic collaboration between Malaysia's Khazanah Nasional Berhad and Singapore's Temasek Holdings • Owned 60:40 by Khazanah Nasional Berhad and Temasek • Established in 2011 to develop Marina One and DUO.
Project Managers	<ul style="list-style-type: none"> • Sunrise MS Pte Ltd, an indirect wholly-owned subsidiary of UEM Sunrise Berhad. • Mapletree Project Management Pte Ltd, an indirect wholly-owned subsidiary of Mapletree Investments Pte Ltd
Tenure	99-year lease (wef 1 July 2011)
Description	2 blocks 30-sty office, 2-blocks 34-sty residential buildings (Total 1,042 units) 3-sty commercial podium, 4-level basement carpark 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
Address / Location	21 & 23 Marina Way
Estimated Site Area	26,244.20 sqm
Plot Ratio	Residential – 4.7880

Bank details	<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>
Telegraphic Transfer details	<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>

MAINTENANCE FEES

Unit Type	Share Value	Maintenance Fees
1BR	20	\$233.00
1BR + Study	20	\$233.00
2BR	20	\$233.00
2BR + Study	23	\$267.95
3BR + Study	23	\$267.95
4BR	26 / 29	\$302.90 / \$337.85
PH	56 - 66	\$652.40 - \$768.90

***Car Park:**

- 1st Car: \$192.60
- Subsequent Car: \$481.50

Breakdown for Penthouses

21 Marina Way (Park Tower)

Unit Type	Strata Area		Pool dimension	Maintenance Fee (per mth)
	(sq m)	(sq ft)		
PH1 (#33-02)	673	7,244	2.05m(W) x 5.46m(L) x 1.3m(D)	\$687.35
PH2 (#33-08)	SOLD			
PH3 (#32-18)	750	8,073	2.05m(W) x 7.88m(L) x 1.3m (D)	\$722.30
PH4 (#33-15)	808	8,697	2.05m(W) x 7.74m(L) x 1.3m(D)	\$768.90

23 Marina Way (Garden Tower)

Unit Type	Strata Area		Pool dimension	Maintenance Fee (per mth)
	(sq m)	(sq ft)		
PH5 (#33-28)	809	8,708	2.05m(W) x 5.46m(L) x 1.3m(D)	\$768.90
PH6 (#32-25)	772	8,310	2.05m(W) x 4.20m(L) x 1.3m(D)	\$768.90
PH7 (#33-35)	SOLD			
PH8 (#33-32)	693	7,459	2.05m(W) x 7.74m(L) x 1.3m(D)	\$687.35

SITE PLAN

Level 2 A space to bond and connect

- 1 Private Dining Room
- 2 Landscaped Garden
- 3 Private Lounge
- 4 Residents' Clubhouse
- 5 Multi-Purpose Room
- 6 Gymnasium
- 7 Concierge Counter



Artist's Impression

Level 3 A space to unwind and get together

- 1 Putting Green
- 2 Wellness Sanctuary
- 3 Teppanyaki Terrace
- 4 BBQ Terrace
- 5 Male and Female Changing Rooms with Sauna and Steam Rooms
- 6 Pavilion
- 7 Aquatic Gym Pool
- 8 Jacuzzi
- 9 Pool Deck
- 10 Relaxation Cabana
- 11 50m. Lap Pool
- 12 Family Pool
- 13 Children's Pool
- 14 Party Zone
- 15 Children's Play Area
- 16 Outdoor Fitness Area

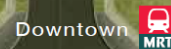


Artist's Impression



Shenton Way (U/C)

Central Linear Park



Downtown

STRAITS VIEW



PARK STREET

COMMERCE STREET

MARINA WAY



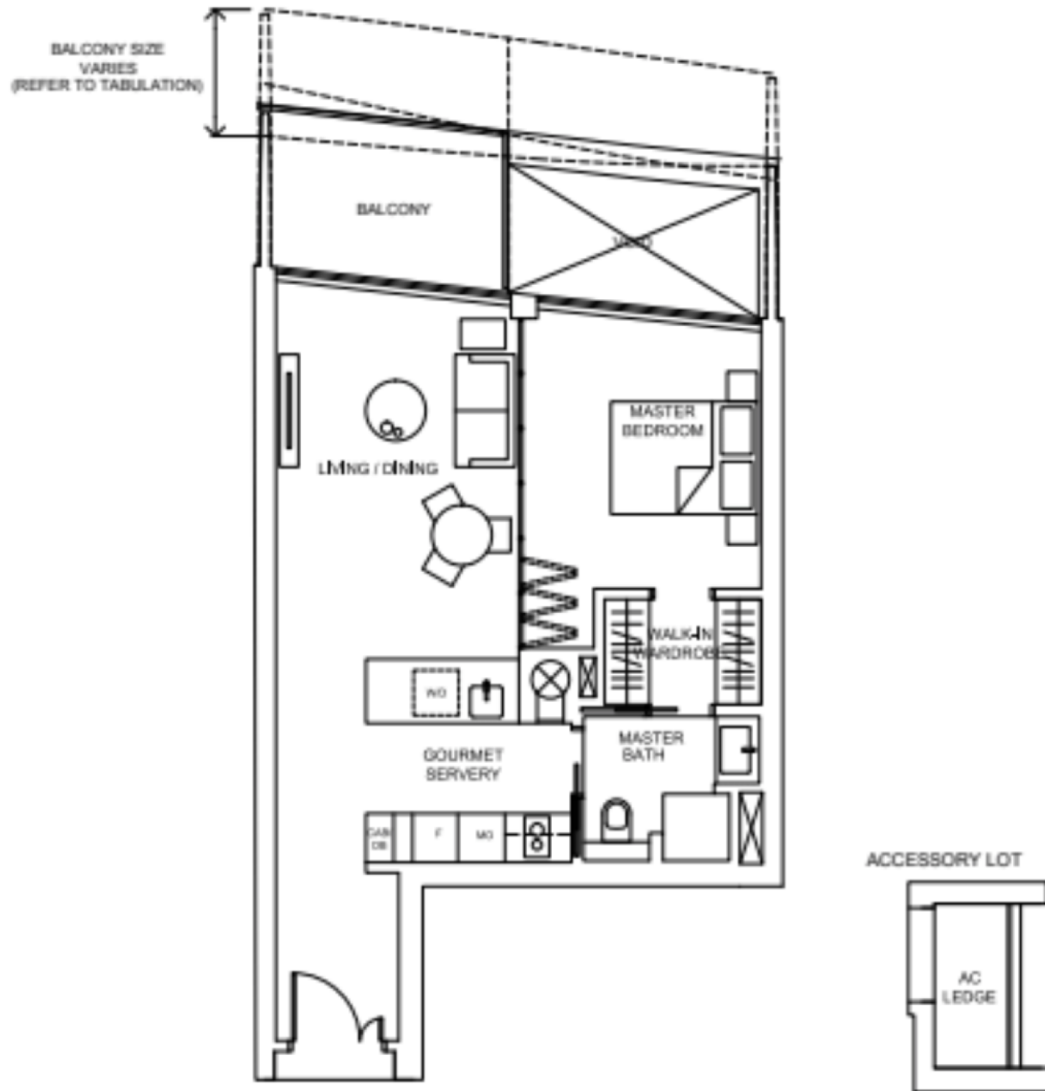
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Marina Station Square

Marina Bay

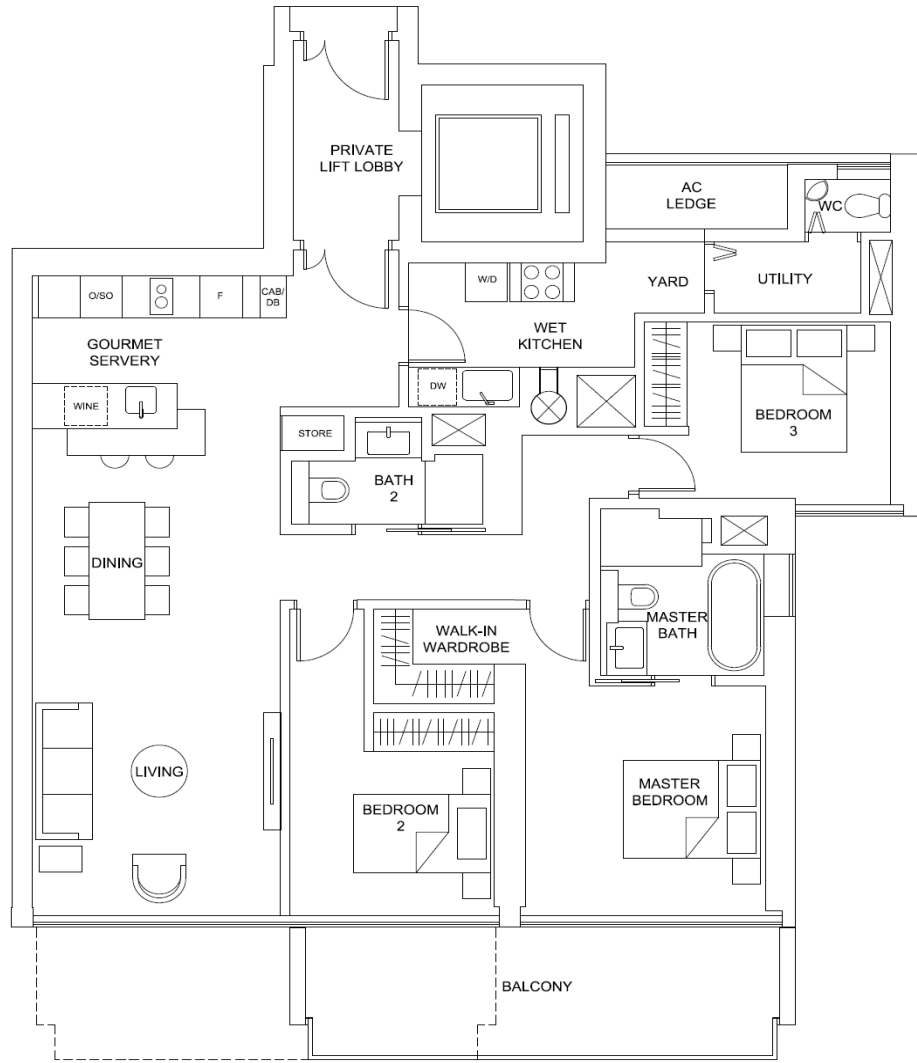
Artist's Impression



UNIT	SIZE (SQFT)	PRICE (WAS)	PRICE (NOW)	PSF	SAVINGS
#21-23	700	\$1,778,438	\$1,760,654	\$2,515	\$17,784

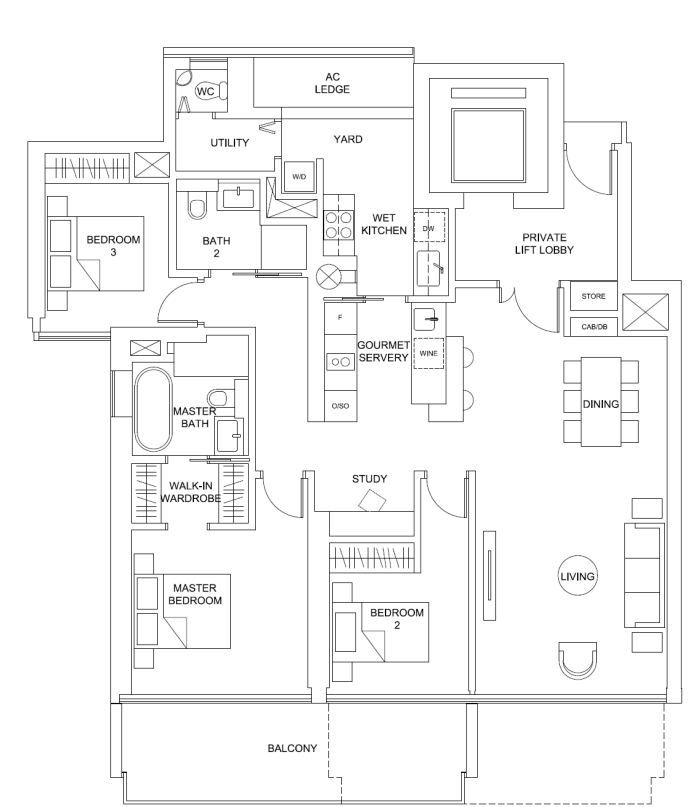
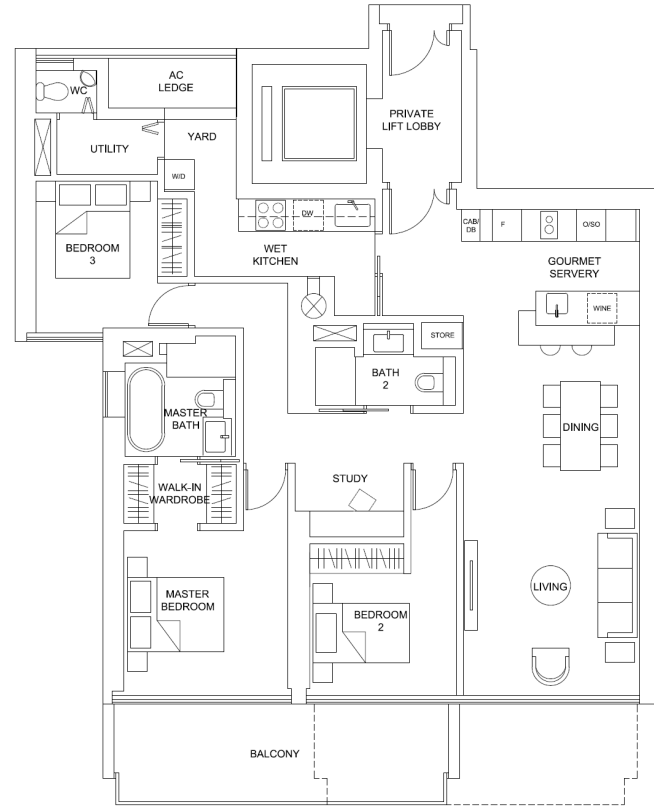
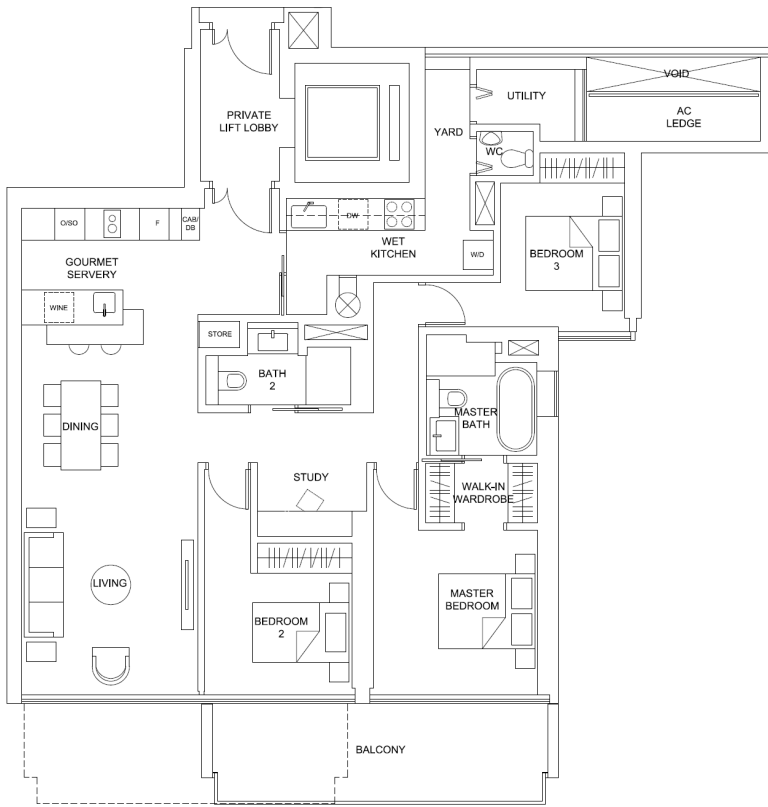
- Inclusive of \$120K ID
- Tenanted at \$4000 till 25 June 2022

\$388,000 ONE TIME SPECIAL DISCOUNT



UNIT	SIZE (SQFT)	PRICE AFTER DISC	PSF
#31-15	1,539	\$3,963,119	\$2,575

- * Balcony in Master and Bedroom 2
- * Inclusive of ID cost (Chalked)



\$388,000 ONE TIME SPECIAL DISCOUNT

UNIT	SIZE (SQFT)	PRICE AFTER DISC	PSF
#28-25	1,593	\$3,941,032	\$2,474

UNIT	SIZE (SQFT)	PRICE AFTER DISC	PSF
#30-28	1,593	\$4,086,998	\$2,566

UNIT	SIZE (SQFT)	PRICE (WAS)	PRICE (NOW)	PSF	SAVINGS
#29-36	1,561	\$4,750,604	\$4,655,592	\$2,982	\$95,012
#30-36	1,582	\$4,425,062	\$4,336,561	\$2,741	\$88,501

* Balcony in Master and Bedroom 2

* Balcony in Master and Bedroom 2

* #29-36: Balcony in Living and Bedroom 2

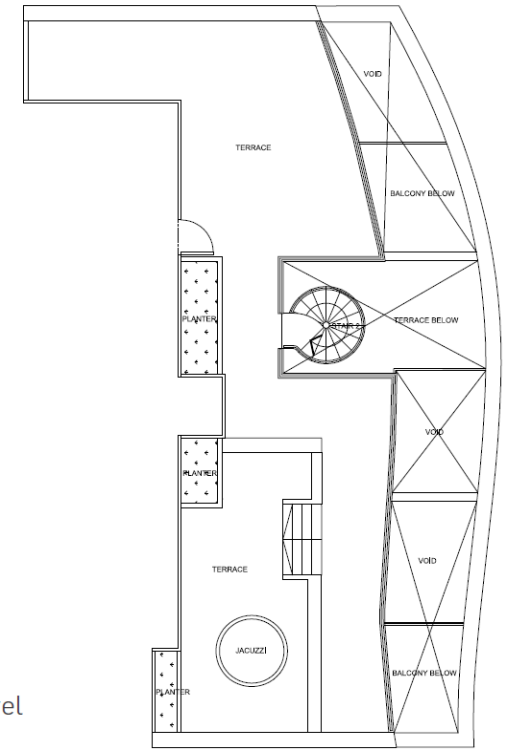
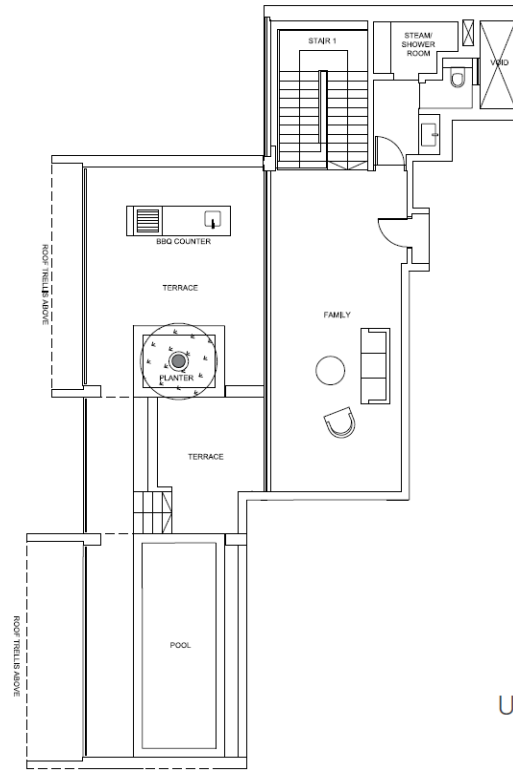
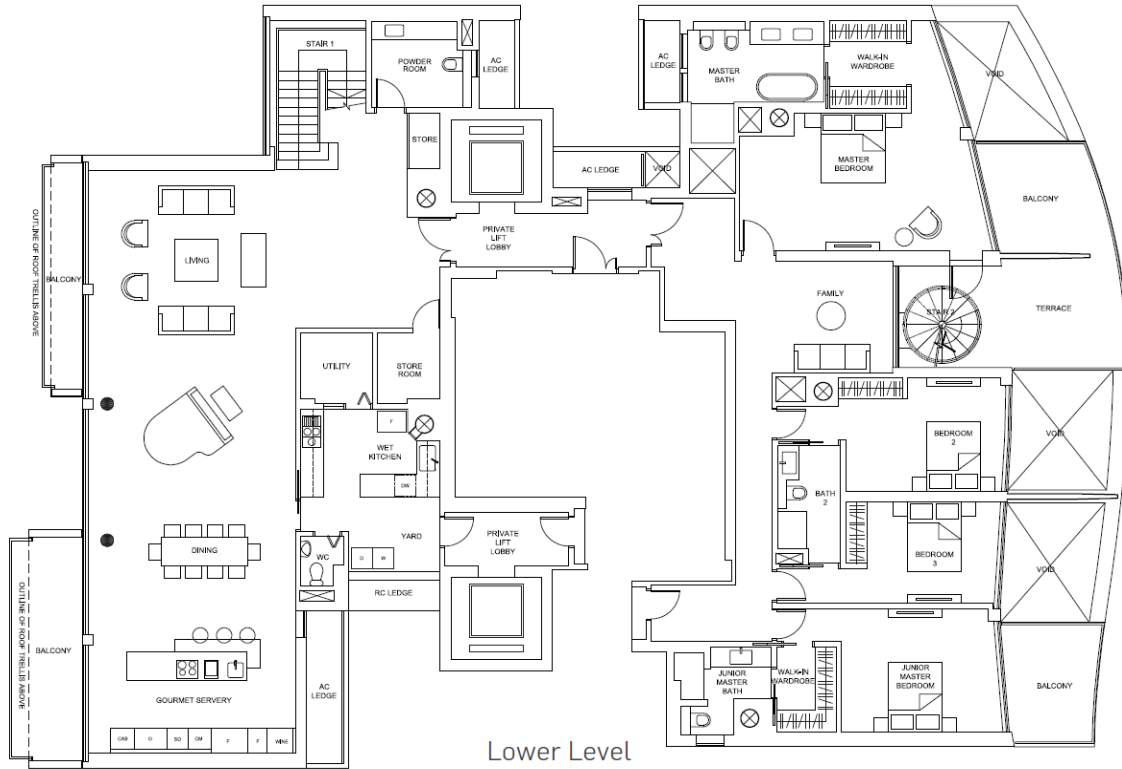
* #30-36 / #31-36: Balcony in Master and Bedroom 2



3-BR + STUDY (LAST 4 UNITS)

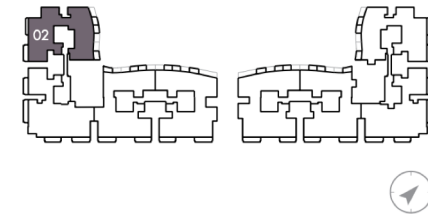
it's all about the experience...

10% DISCOUNT LIMITED TIME OFFER

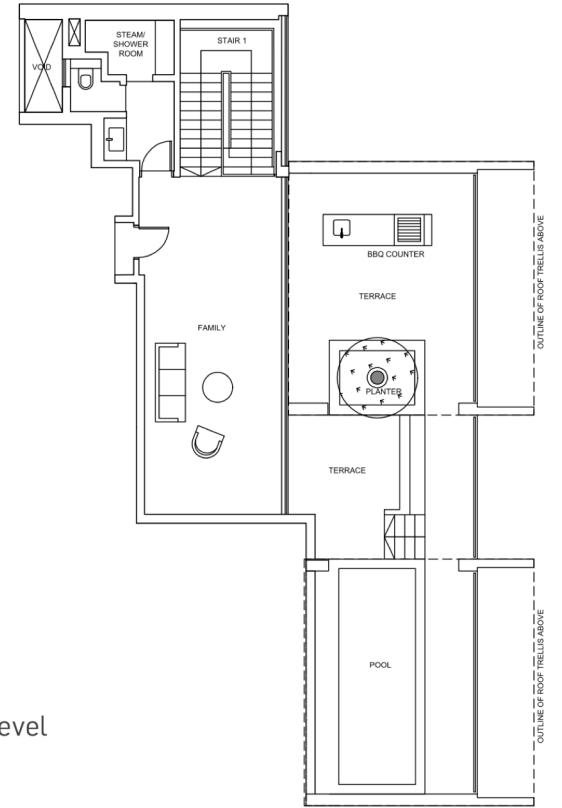
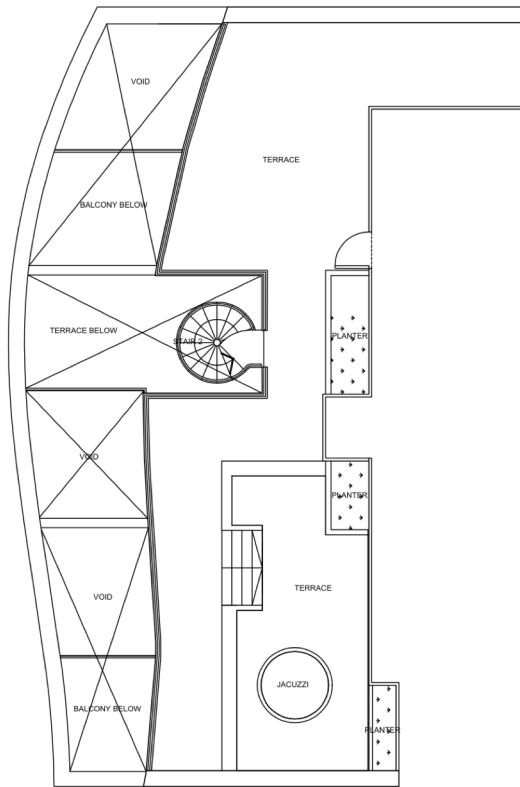
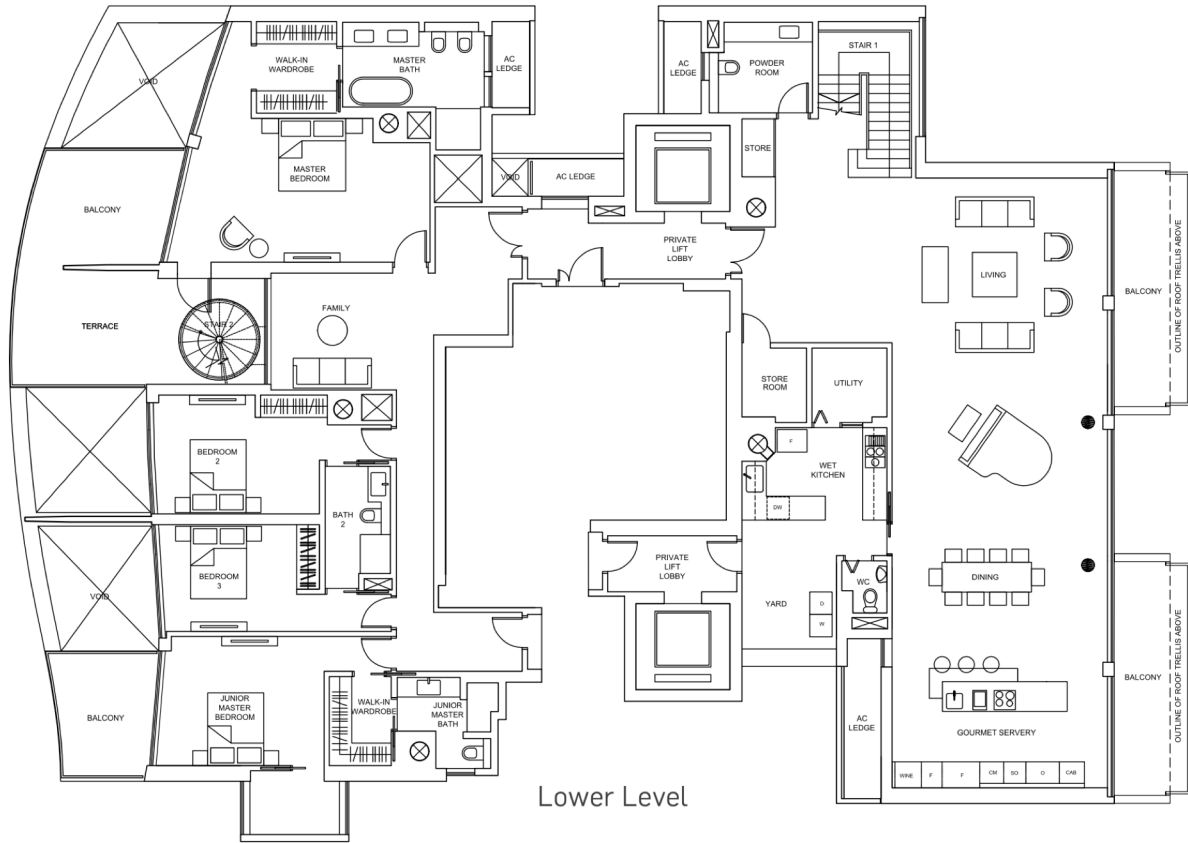


UNIT	SIZE (SQFT)	PRICE	PSF
#33-02	7,244	\$20,159,565	\$2,783

* Price after 10% discount and inclusive of \$600K ID

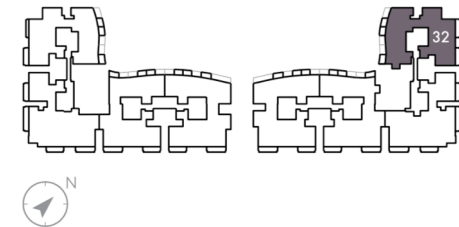


10% DISCOUNT LIMITED TIME OFFER



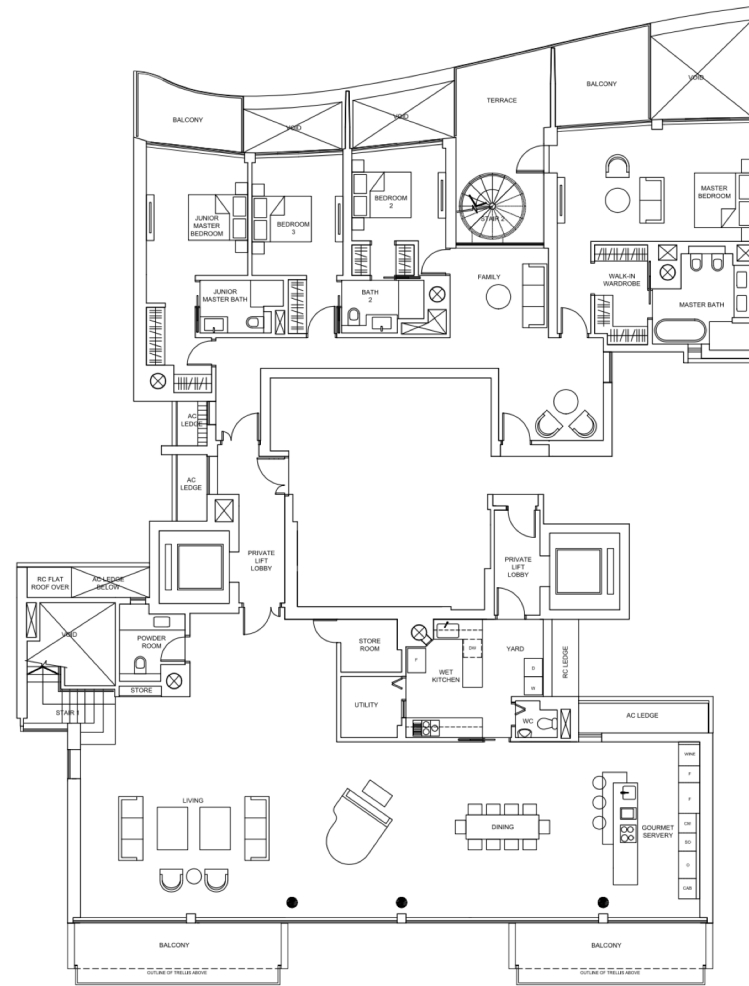
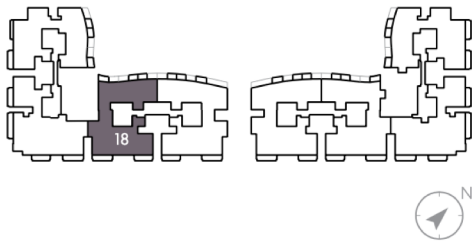
UNIT	SIZE (SQFT)	PRICE	PSF
#33-32	7,459	\$20,139,300	\$2,700

* Price after 10% discount

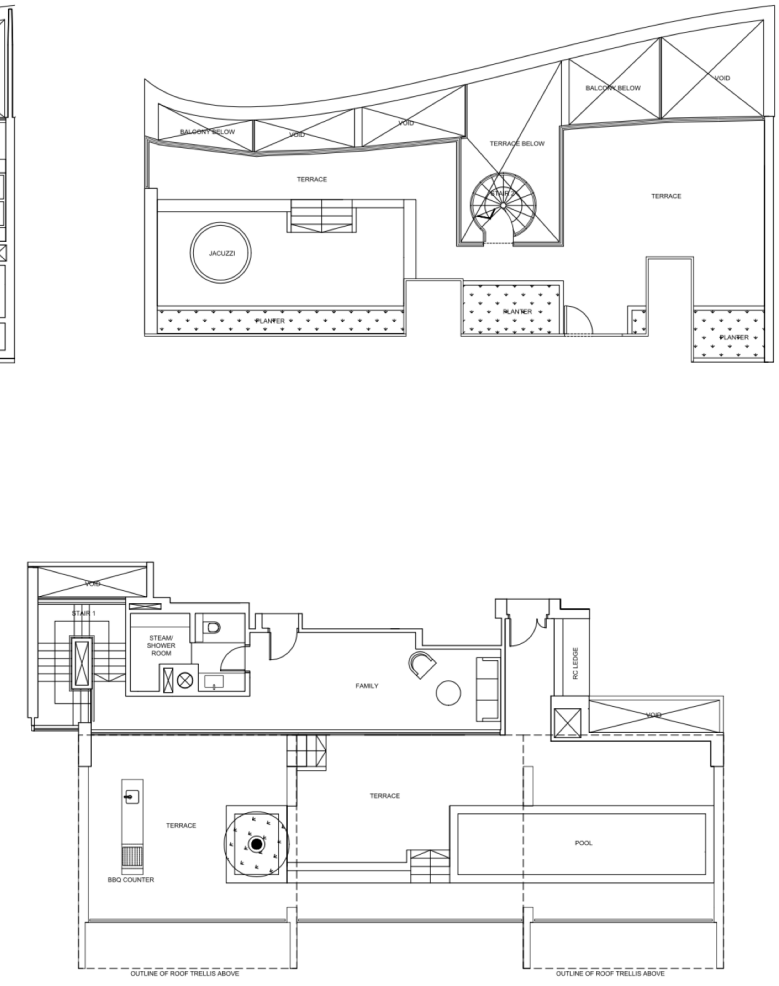


10% DISCOUNT LIMITED TIME OFFER

UNIT	#32-18
SIZE (SQFT)	8,073
PRICE	\$21,797,100
PSF	\$2,700



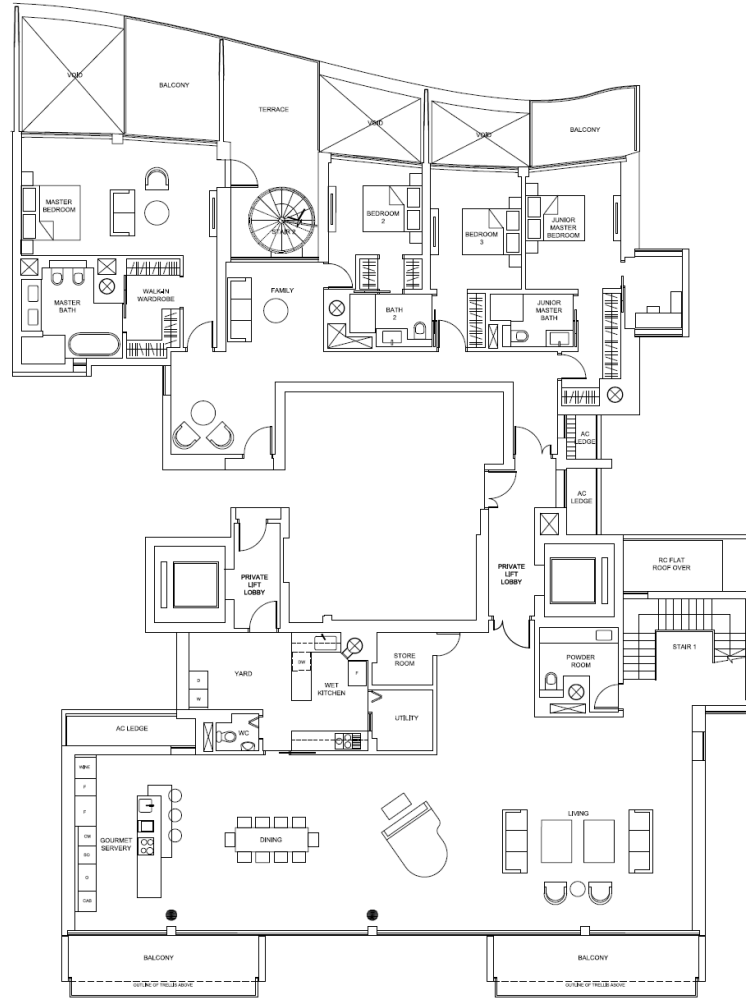
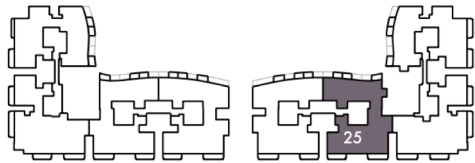
Lower Level



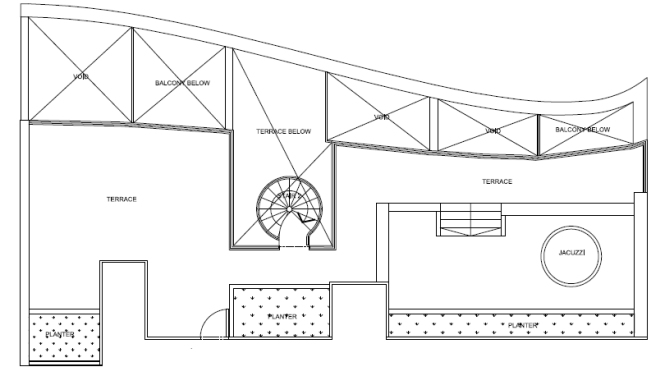
Upper Level

10% DISCOUNT LIMITED TIME OFFER

UNIT	#32-25
SIZE (SQFT)	8,310
PRICE	\$22,437,846
PSF	\$2,700



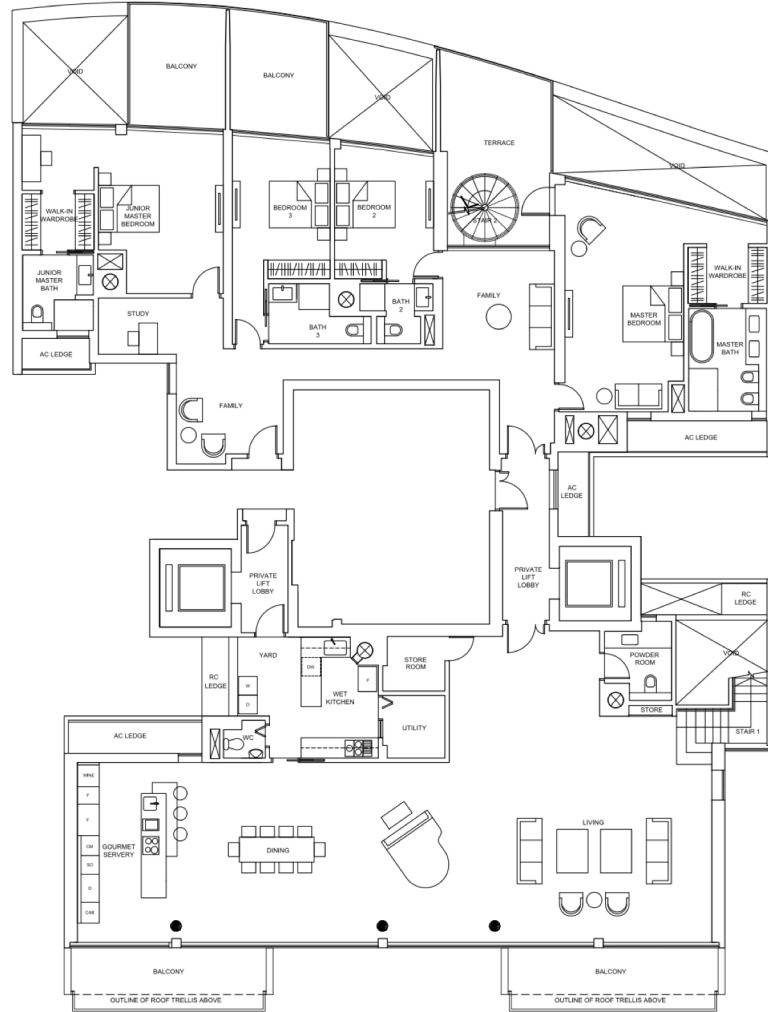
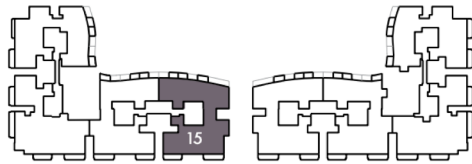
Lower Level



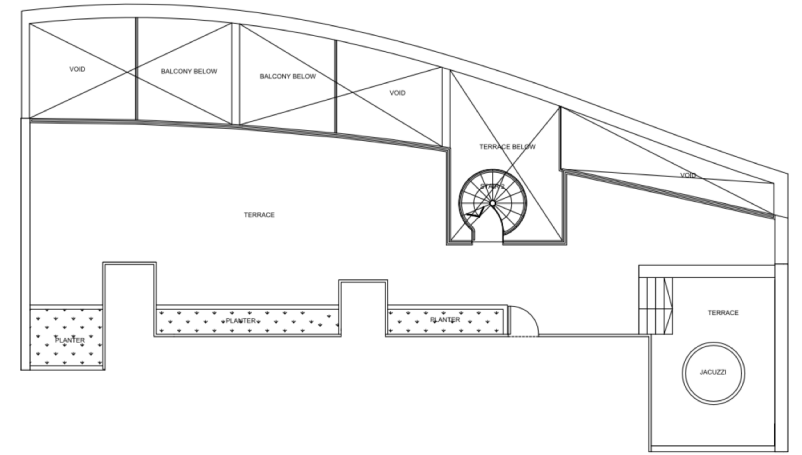
Upper Level

10% DISCOUNT LIMITED TIME OFFER

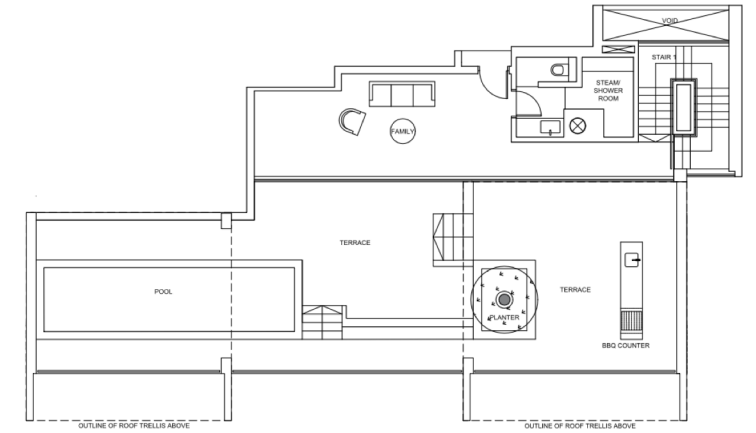
UNIT	#33-15
SIZE (SQFT)	8,697
PRICE	\$23,481,900
PSF	\$2,700



Lower Level

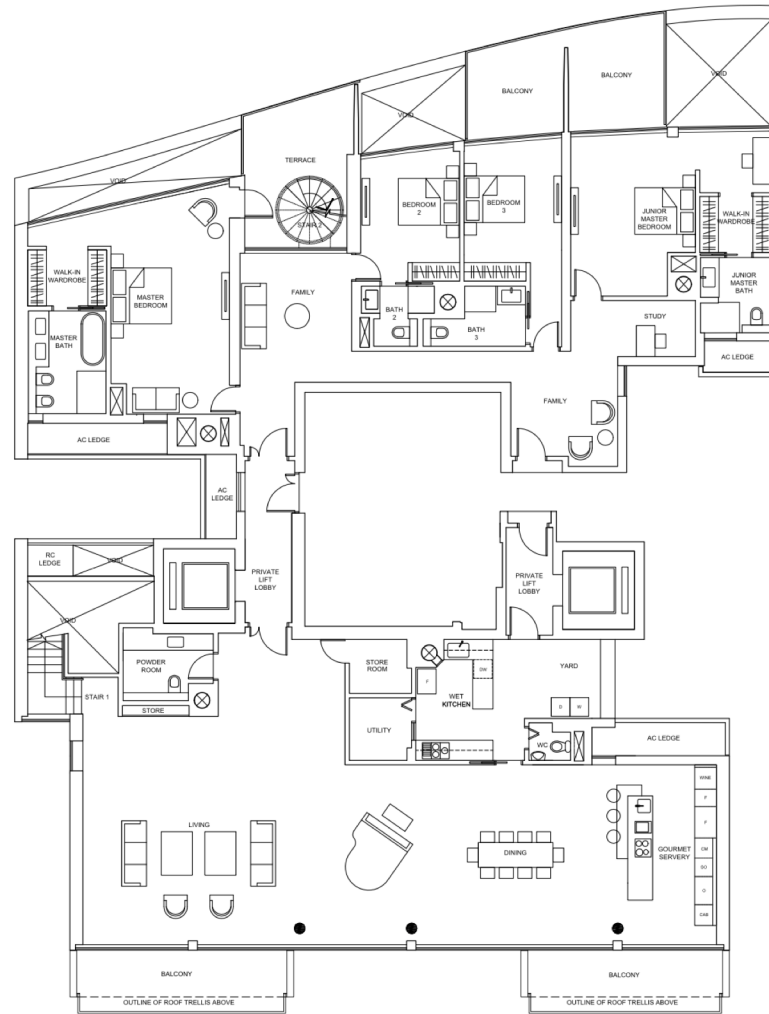
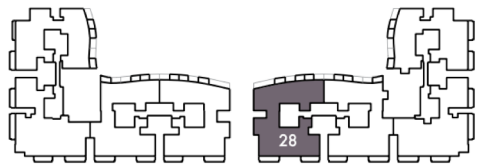


Upper Level

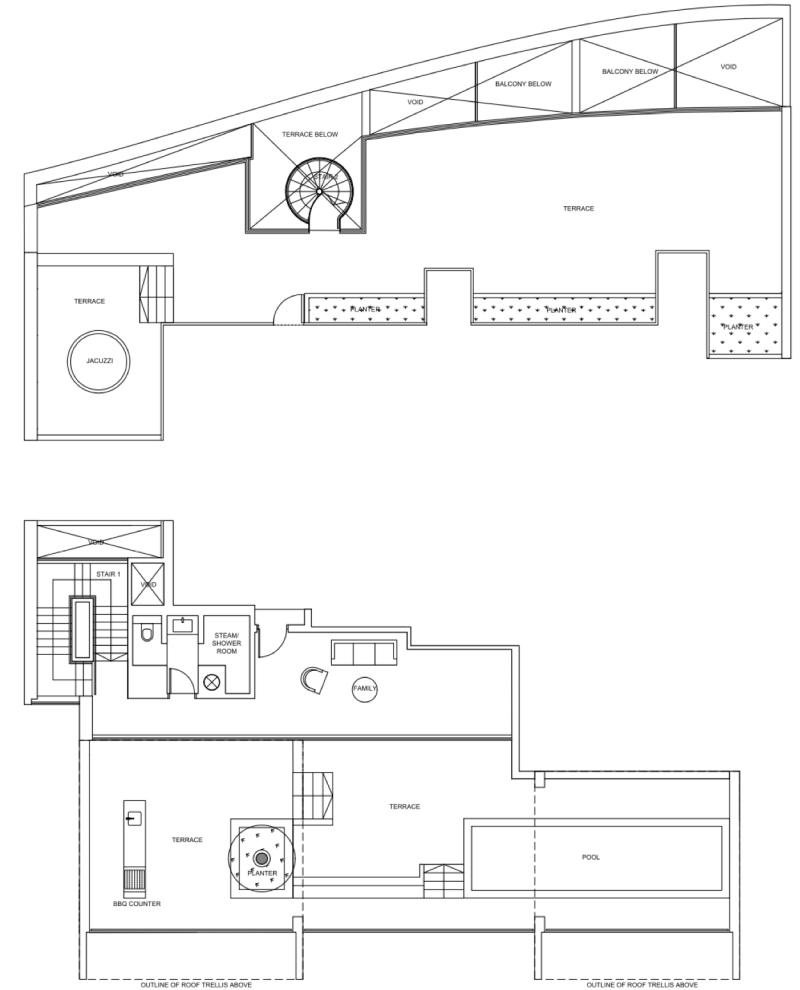


10% DISCOUNT LIMITED TIME OFFER

UNIT	#32-28
SIZE (SQFT)	8,708
PRICE	\$23,511,600
PSF	\$2,700



Lower Level



Upper Level