

---

MARINA  
ONE

---

RESIDENCES

21 PARK TOWER  
23 GARDEN TOWER



live  
at  
ONE

Live at the one address that says it all. Marina One Residences is uniquely suited to be part of Urban Redevelopment Authority's long-term plan to transform Marina Bay into a lively district interspersed with spaces that include amenities, playgrounds, retail opportunities and lush greenery. This area is also earmarked to be a future global business and financial hub near Singapore's future Waterfront City, making Marina One Residences perfectly poised to reap the extraordinary benefits of this area's growth. This is where the world comes together to play, work, and live. This is Marina One.





an  
**INTEGRATED SPACE**  
shaped around you

Marina One is an integrated development that places you on the pulse of Singapore's vibrant CBD and beyond. Comprising luxury residences, unique retail offerings and Grade-A offices, Marina One is nestled amidst lush greenery and green parks whilst seamlessly connected to 21<sup>st</sup> century infrastructure.

Replete with stunning city and sea views, the award-winning Marina One Residences comes alive through the design of Christoph Ingenhoven, a leader in sustainable Supergreen architecture. The ingenious design of a lush central garden by Kathryn Gustafson then transforms Marina One into a luxurious oasis at the heart of the city, offering tranquillity and serenity amidst the city's vibrant backdrop.

Marina One Residences is a space shaped around you, and where you'll truly feel right at home.



a space that  
**CONNECTS YOU**  
to 4 MRT lines

Marina One Residences is seamlessly connected to 4 MRT lines (North-South, Circle, Downtown and upcoming Thomson Lines) via future underground pedestrian walkways and easily accessible from major expressways. With island-wide connectivity, Marina One Residences is conveniently located to everything you want and everything you possibly need.



ARTIST'S IMPRESSION. MAP NOT DRAWN TO SCALE.



Located in a highly coveted location, Marina One Residences is Marina Bay's definitive luxury residential address. Surrounded by two lush green parks – the Marina Station Square and Central Linear Park – and together with Marina One's own Green Heart, Marina One Residences offers the rare opportunity for park-like luxury living, reminiscent of prized real estate developments around London's Hyde Park and New York's Central Park, in the heart of the city.

Now, you can wake up to a lush flora surrounding even as you experience the conveniences of being centrally connected in the city. Simply put, Marina One Residences caters to the quality of life you have come to enjoy.

a space that's simply  
**UNLIKE OTHERS**







a space with a  
**BREATHTAKING  
GREEN HEART**

Imagine living in a rich and beautiful oasis that's vibrant, colourful and magnificently enchanted. Imagine strolling along a towering and majestic 13-metre tall waterfall. And imagine experiencing a new sense of serenity at the heart of the city while embracing its effervescent personality and charm.

It is a space that fuels your mind, body and soul. It is a space for you.

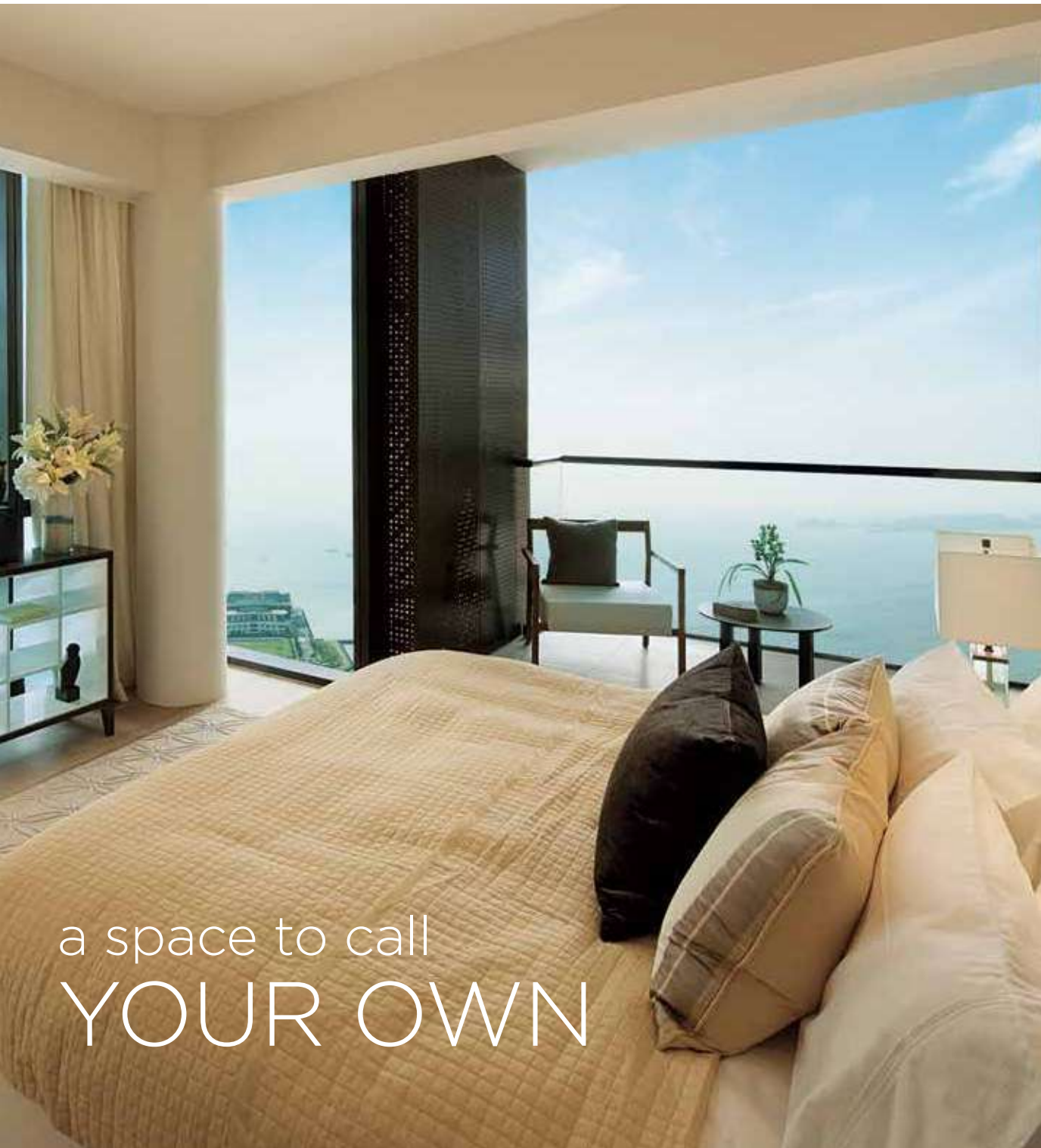


a space to  
RELAX  
AND  
RELISH

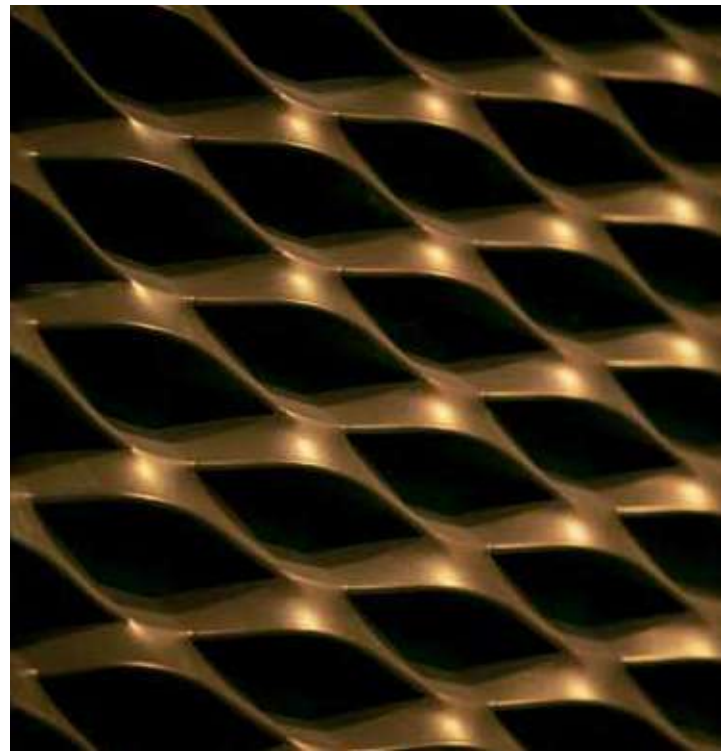


Set amongst 65,000 sq.ft. of lush greenery and spectacular waterfall features is a myriad of integrated private and public spaces within Marina One. Unwind at the 50 m. lap pool or the fully equipped 200 sq.m. gym; entertain at the private dining rooms and teppanyaki terraces; and enjoy unique retail indulgences and signature dining. Here at Marina One Residences, this is where a city finds its space in a garden.





a space to call  
**YOUR OWN**



With panoramic views of the city skyline, sea and Gardens by the Bay, experience the rare opportunity of park-like luxury living right at the city's heart. Where every home is thoughtfully appointed with premium Villeroy & Boch bath wares, top-in-class appliances from Miele and signature Poggenpohl kitchen designs. The meticulously crafted interiors further extend into Marina One Residences' architectural identity, with a bespoke signature weave adorning the balcony facade.







## 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

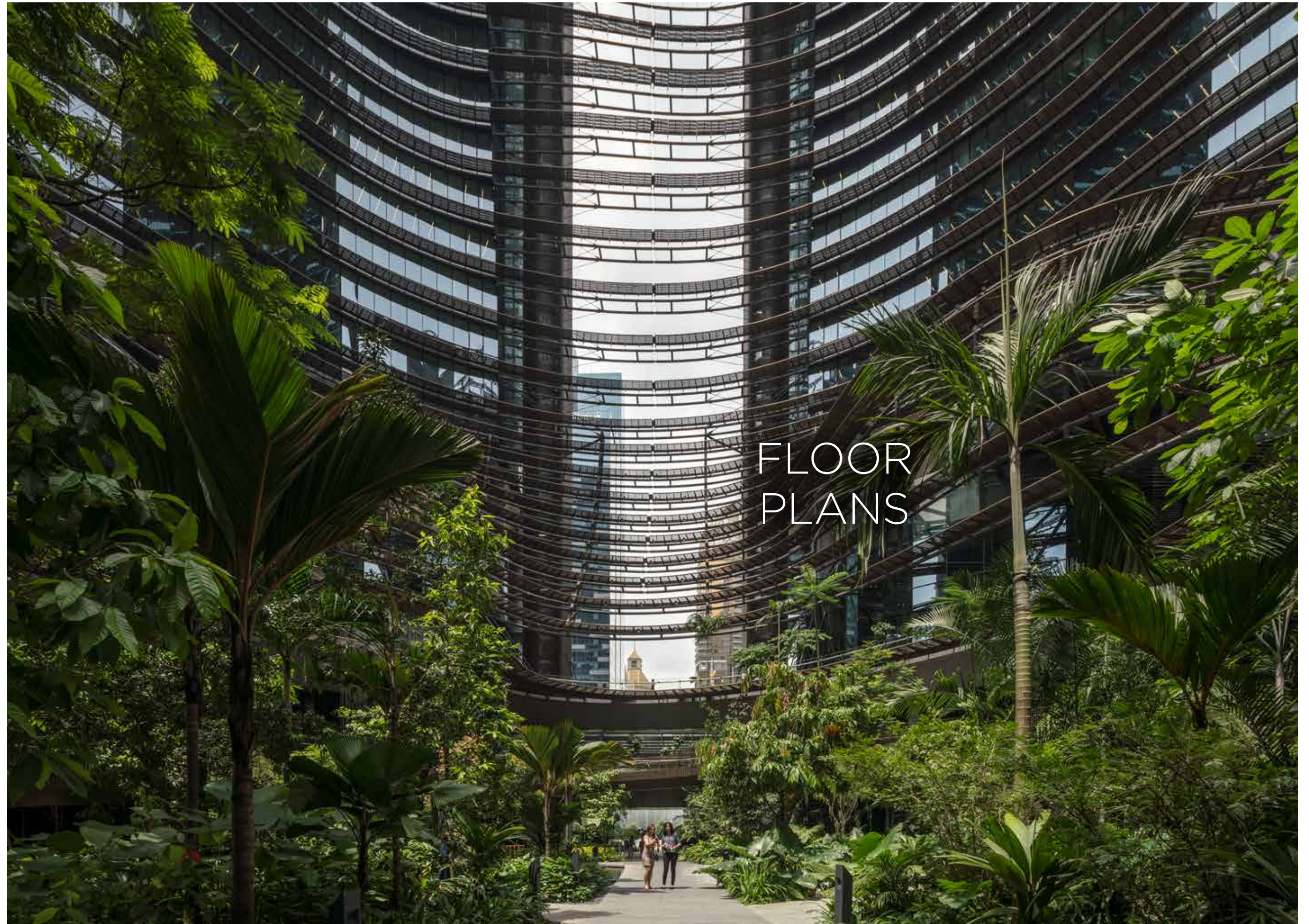
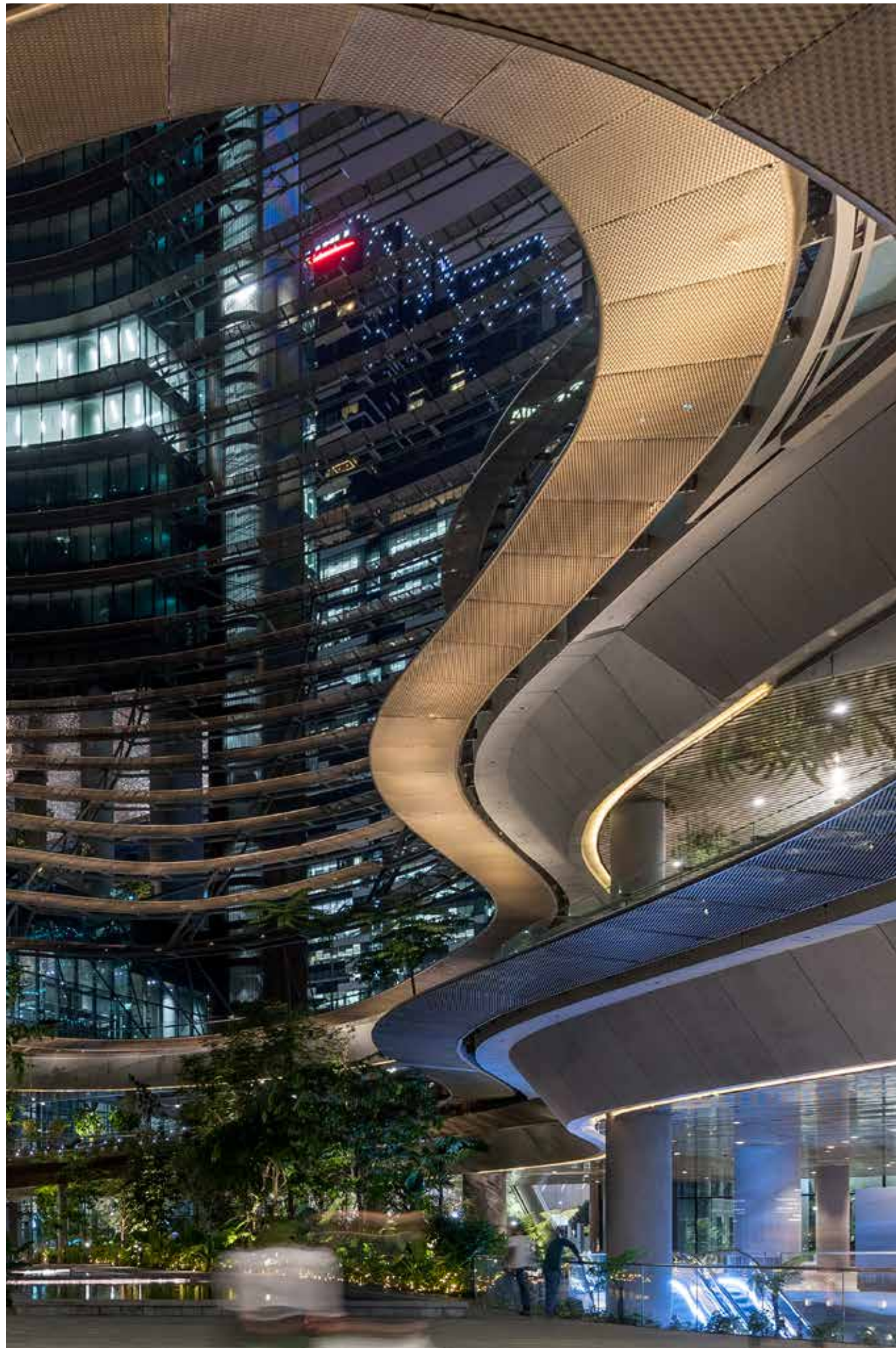


## Level 3 A space to unwind and get together

- 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







FLOOR  
PLANS



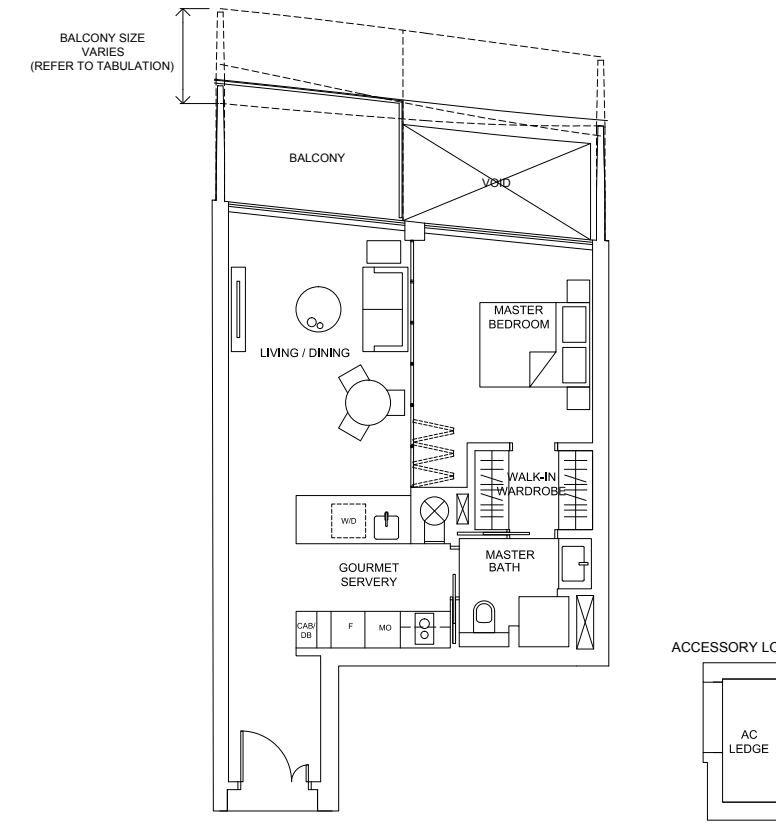
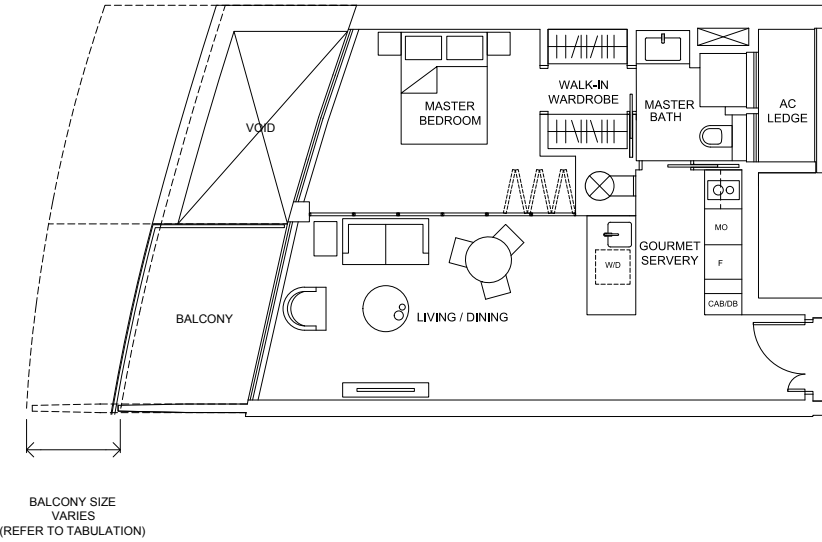
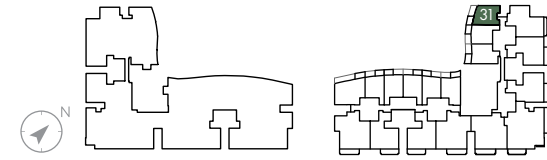
## 1-Bedroom

# Type 1A

65 sq.m. / 700 sq.ft. to 71 sq.m. / 764 sq.ft.  
(including balcony of 7 sq.m. / 75 sq.ft. to 13 sq.m. / 140 sq.ft.)

### TABULATION

Unit	Balcony Area		Floor Area	
	sq.m.	sq.ft.	sq.m.	sq.ft.
#04-31, #09-31	7	75	65	700
#08-31, #10-31, #11-31	8	86	66	710
#05-31, #07-31, #12-31	9	97	67	721
#06-31, #13-31, #14-31, #24-31, #25-31, #26-31, #27-31, #28-31	10	108	68	732
#15-31, #23-31, #29-31, #30-31	11	118	69	743
#16-31, #21-31, #22-31, #31-31, #32-31	12	129	70	753
#17-31, #18-31, #19-31, #20-31	13	140	71	764



## 1-Bedroom

# Type 1E

65 sq.m. / 700 sq.ft. to 70 sq.m. / 753 sq.ft.  
(including balcony of 6 sq.m. / 65 sq.ft. to 11 sq.m. / 118 sq.ft.)

### TABULATION

Unit	Balcony Area		Floor Area	
	sq.m.	sq.ft.	sq.m.	sq.ft.
#17-23, #18-23, #19-23, #20-23, #21-23, #22-23, #23-23, #24-23	6	65	65	700
#04-23, #14-23, #15-23, #16-23, #25-23	7	75	66	710
#12-23, #13-23, #26-23, #27-23	8	86	67	721
#05-23, #11-23, #28-23	9	97	68	732
#06-23, #10-23, #29-23, #30-23	10	108	69	743
#07-23, #08-23, #09-23, #31-23	11	118	70	753

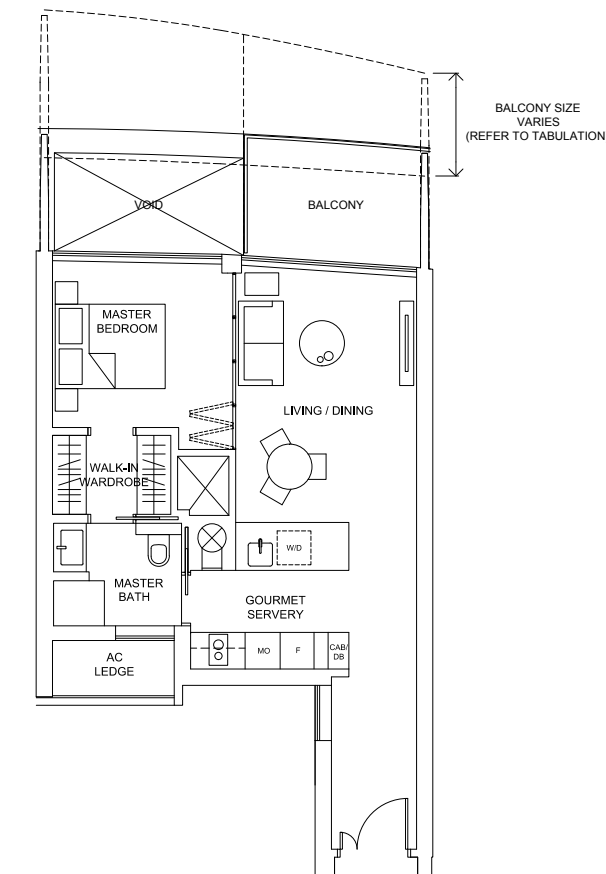
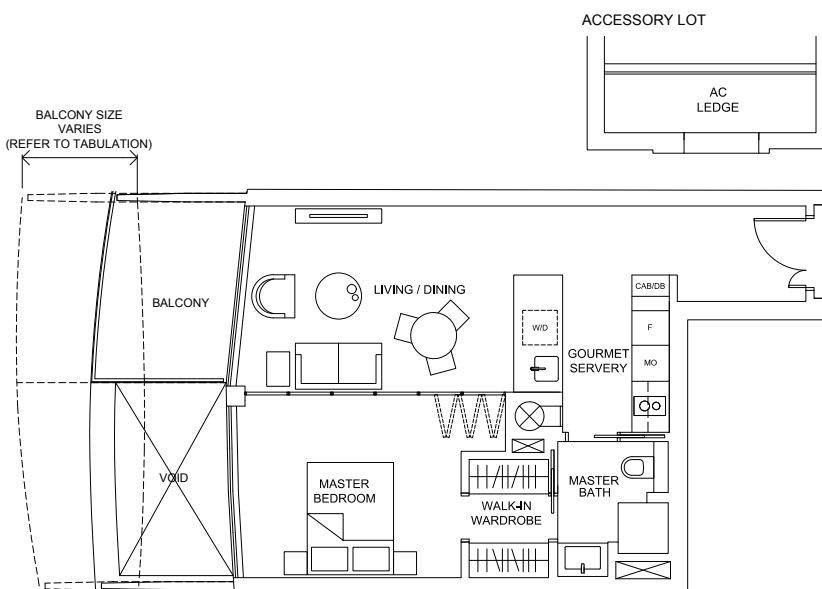
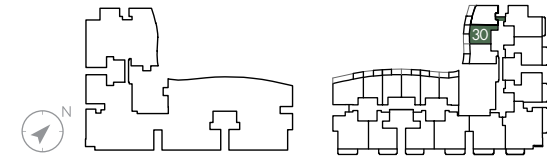


# Type 1B

66 sq.m. / 710 sq. ft. to 73 sq.m. / 786 sq.ft.  
(including balcony of 6 sq.m. / 65 sq.ft. to 13 sq.m. / 140 sq.ft.)

### TABULATION

Unit	Balcony Area		Floor Area	
	sq.m.	sq.ft.	sq.m.	sq.ft.
#09-30, #10-30, #11-30	6	65	66	710
#08-30, #12-30	7	75	67	721
#04-30, #13-30	8	86	68	732
#05-30, #14-30	9	97	69	743
#06-30, #07-30, #15-30, #24-30, #25-30, #26-30, #27-30, #28-30,	10	108	70	753
#16-30, #23-30, #29-30	11	118	71	764
#32-30	12	129	71	764
#17-30, #21-30, #22-30, #30-30, #31-30	12	129	72	775
#18-30, #19-30, #20-30	13	140	73	786

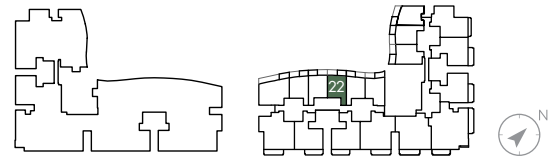


# Type 1F

61 sq.m. / 657 sq.ft. to 68 sq.m. / 732 sq.ft.  
(including balcony of 5 sq.m. / 54 sq.ft. to 12 sq.m. / 129 sq.ft.)

### TABULATION

Unit	Balcony Area		Floor Area	
	sq.m.	sq.ft.	sq.m.	sq.ft.
#18-22, #19-22, #20-22, #21-22, #22-22	5	54	61	657
#17-22, #23-22, #24-22	6	65	62	667
#04-22, #15-22, #16-22, #25-22	7	75	63	678
#05-22, #14-22, #26-22	8	86	64	689
#06-22, #12-22, #13-22, #27-22	9	97	65	700
#08-22, #11-22, #28-22, #29-22	10	108	66	710
#07-22, #09-22, #10-22, #30-22	11	118	67	721
#31-22	12	129	68	732





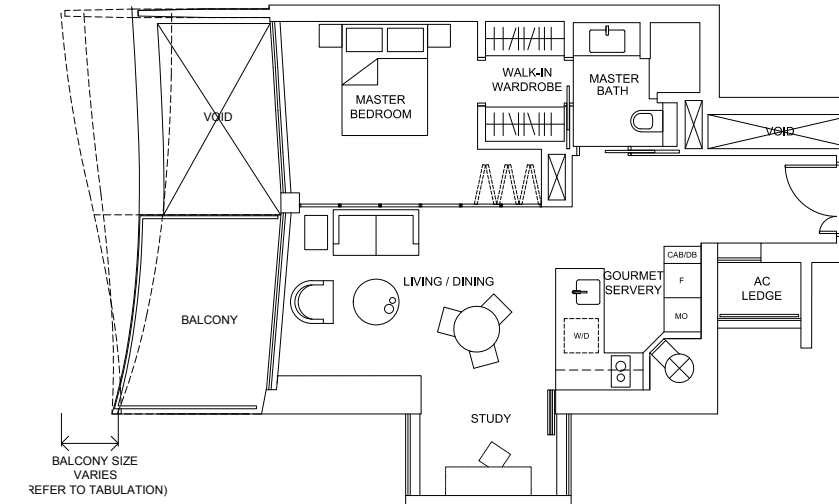
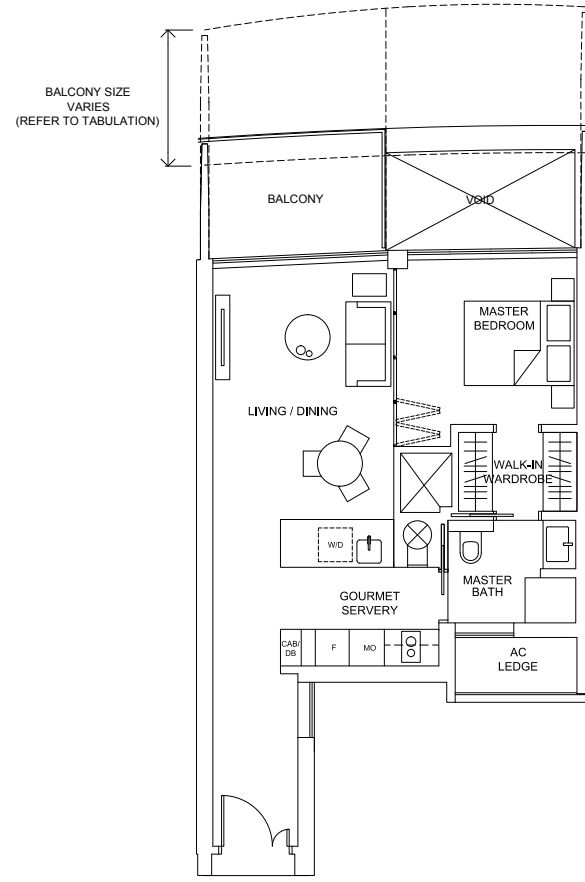
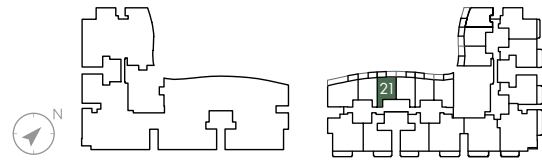
## 1-Bedroom

# Type 1G

61 sq.m. / 657 sq. ft. to 70 sq.m. / 753 sq.ft.  
(including balcony of 5 sq.m. / 54 sq.ft. to 14 sq.m. / 151 sq.ft.)

### TABULATION

Unit	Balcony Area		Floor Area	
	sq.m.	sq.ft.	sq.m.	sq.ft.
#18-21, #19-21	5	54	61	657
#17-21, #20-21, #21-21	6	65	62	667
#04-21, #22-21	7	75	63	678
#05-21, #16-21, #23-21	8	86	64	689
#15-21, #24-21	9	97	65	700
#06-21, #14-21, #25-21	10	108	66	710
#07-21, #26-21	11	118	67	721
#08-21, #12-21, #13-21, #27-21	12	129	68	732
#09-21, #10-21, #11-21, #28-21, #29-21, #31-21, #32-21	13	140	69	743
#30-21	14	151	70	753



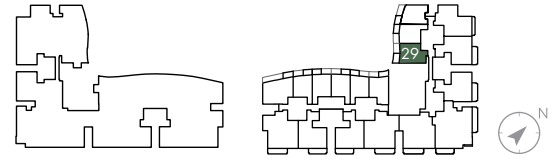
## 1-Bedroom + study

# Type 1C+S

69 sq.m. / 743 sq.ft. to 71 sq.m. / 764 sq.ft.  
(including balcony of 8 sq.m. / 86 sq.ft. to 10 sq.m. / 108 sq.ft.)

### TABULATION

Unit	Balcony Area		Floor Area	
	sq.m.	sq.ft.	sq.m.	sq.ft.
#11-29, #12-29, #13-29, #14-29	8	86	69	743
#04-29, #05-29, #08-29, #09-29, #10-29, #15-29, #16-29, #17-29, #18-29, #19-29, #20-29, #21-29, #22-29	9	97	70	753
#06-29, #07-29, #23-29, #24-29, #25-29, #26-29, #27-29, #28-29, #29-29, #30-29, #31-29, #32-29	10	108	71	764

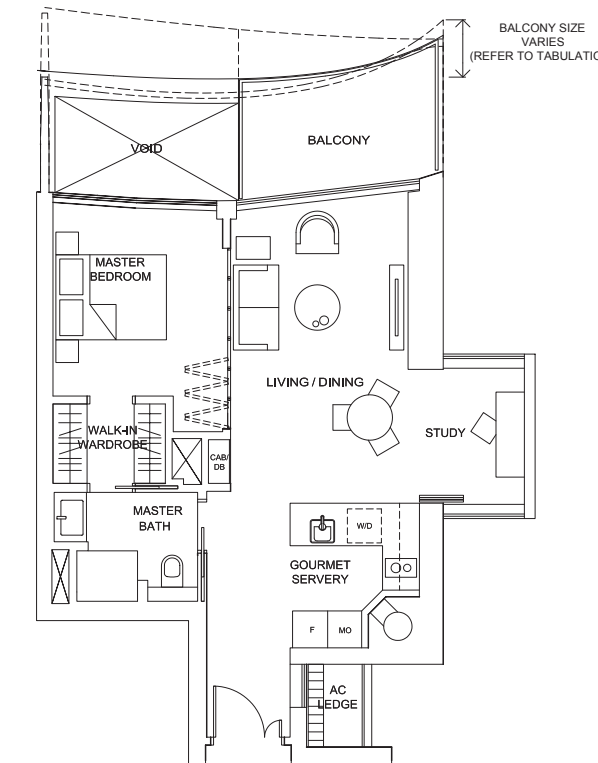
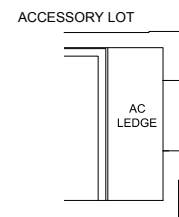
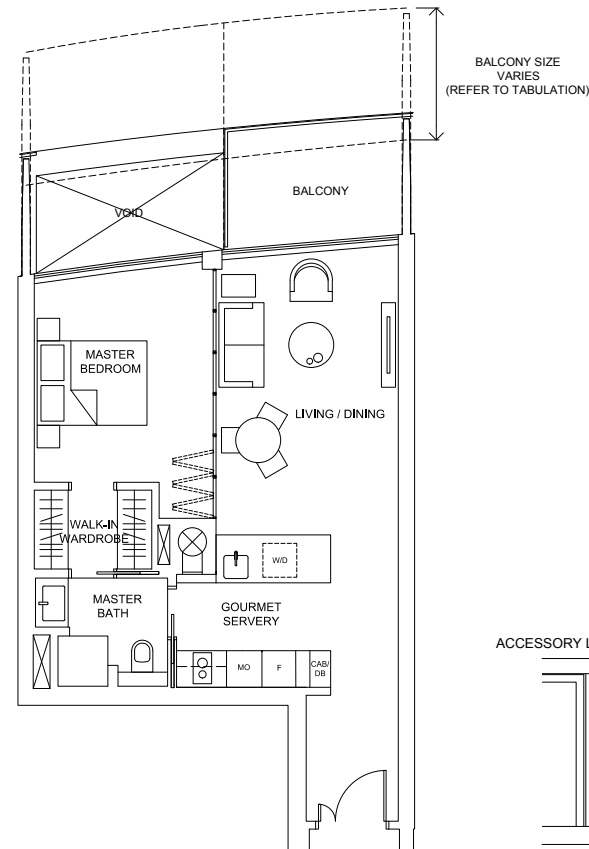
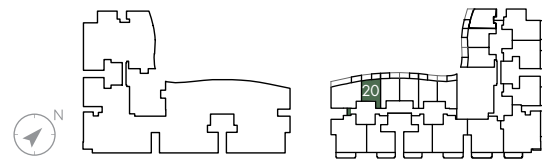


# Type 1H

64 sq.m. / 689 sq.ft. to 72 sq.m. / 775 sq.ft.  
(including balcony of 5 sq.m. / 54 sq.ft. to 13 sq.m. / 140 sq.ft.)

### TABULATION

Unit	Balcony Area		Floor Area	
	sq.m.	sq.ft.	sq.m.	sq.ft.
#18-20	5	54	64	689
#17-20, #19-20, #20-20	6	65	65	700
#04-20, #16-20, #21-20	7	75	66	710
#05-20, #22-20	8	86	67	721
#15-20, #23-20	9	97	68	732
#06-20, #14-20, #24-20	10	108	69	743
#07-20, #08-20, #13-20, #25-20	11	118	70	753
#09-20, #10-20, #11-20, #12-20, #26-20, #32-20	12	129	71	764
#27-20, #28-20, #29-20, #30-20, #31-20	13	140	72	775

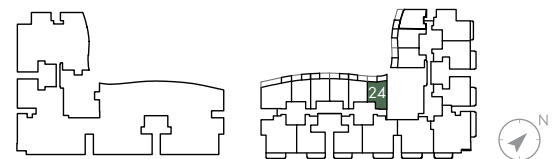


# Type 1D+S

68 sq.m. / 732 sq.ft. to 70 sq.m. / 753 sq.ft.  
(including balcony of 7 sq.m. / 75 sq.ft. to 9 sq.m. / 97 sq.ft.)

### TABULATION

Unit	Balcony Area		Floor Area	
	sq.m.	sq.ft.	sq.m.	sq.ft.
#04-24, #12-24, #13-24, #14-24, #15-24	7	75	68	732
#05-24, #11-24, #16-24, #17-24, #18-24, #31-24	8	86	69	743
#06-24, #07-24, #08-24, #09-24, #10-24, #19-24, #20-24, #21-24, #22-24, #23-24, #24-24, #25-24, #26-24, #27-24, #28-24, #29-24, #30-24	9	97	70	753





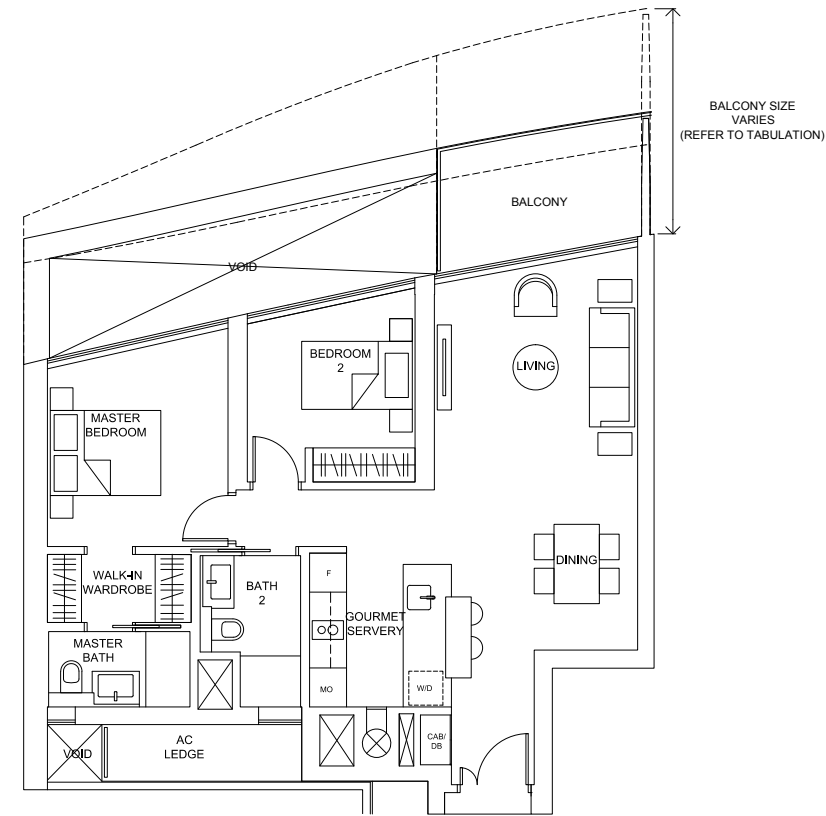
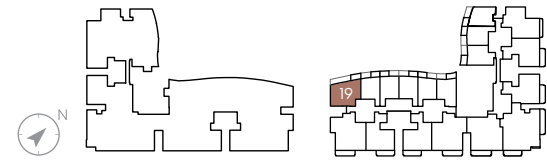
## 2-Bedroom

# Type 2G

91 sq.m. / 980 sq.ft. to 99 sq.m. / 1,066 sq.ft.  
(including balcony of 6 sq.m. / 65 sq.ft. to 14 sq.m. / 151 sq.ft.)

### TABULATION

Unit	Balcony Area		Floor Area	
	sq.m.	sq.ft.	sq.m.	sq.ft.
#16-19, #17-19, #18-19, #19-19	6	65	91	980
#15-19, #20-19	7	75	92	990
#04-19, #14-19, #21-19	8	86	93	1,001
#05-19, #08-19, #09-19, #10-19, #11-19, #12-19, #13-19, #32-19	9	97	94	1,012
#06-19, #22-19	10	108	95	1,023
#07-19, #23-19, #31-19	11	118	96	1,033
#24-19, #30-19	12	129	97	1,044
#25-19, #29-19	13	140	98	1,055
#26-19, #27-19, #28-19	14	151	99	1,066



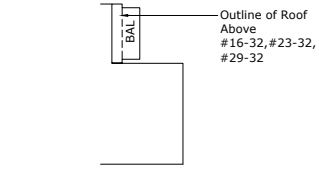
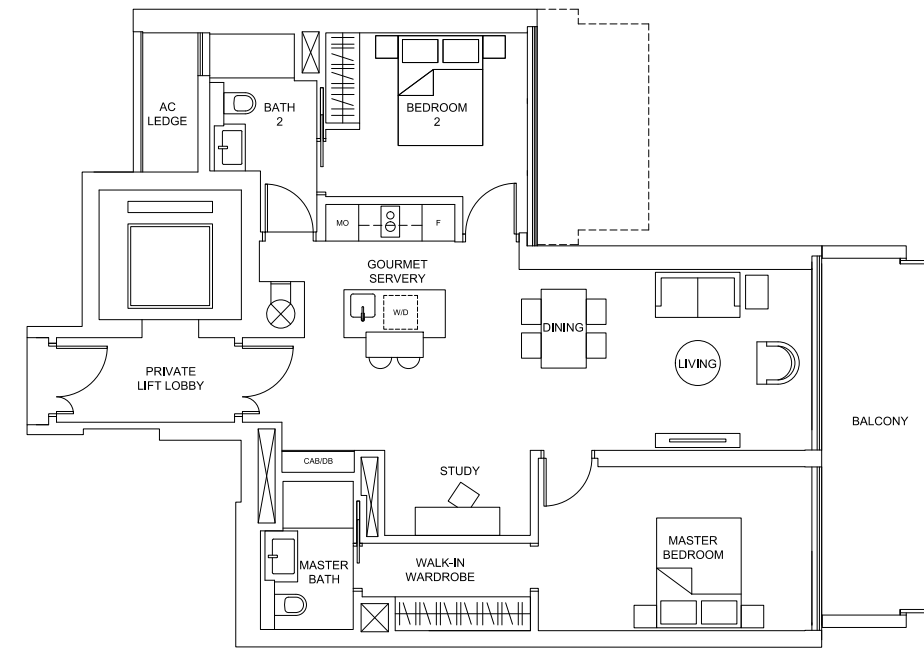
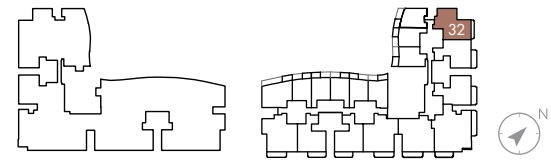
## 2-Bedroom + study

# Type 2B+S

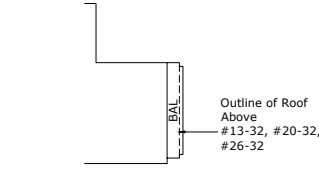
106 sq.m. / 1,141 sq.ft. to 119 sq.m. / 1,281 sq.ft.  
(including balcony of 7 sq.m. / 75 sq.ft. to 20 sq.m. / 215 sq.ft.)

### TABULATION

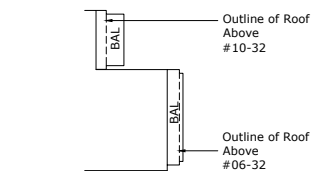
Unit	Balcony Area		Floor Area		Configuration
	sq.m.	sq.ft.	sq.m.	sq.ft.	
#07-32, #08-32, #09-32, #14-32, #15-32, #16-32, #21-32, #22-32, #23-32, #27-32, #28-32, #29-32	7	75	106	1,141	A
#04-32, #05-32, #11-32, #12-32, #13-32, #17-32, #18-32, #19-32, #20-32, #24-32, #25-32, #26-32, #30-32, #31-32, #32-32	13	140	112	1,206	B
#06-32, #10-32	20	215	119	1,281	C



Balcony Configuration A



Balcony Configuration B



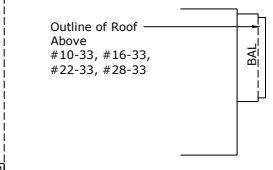
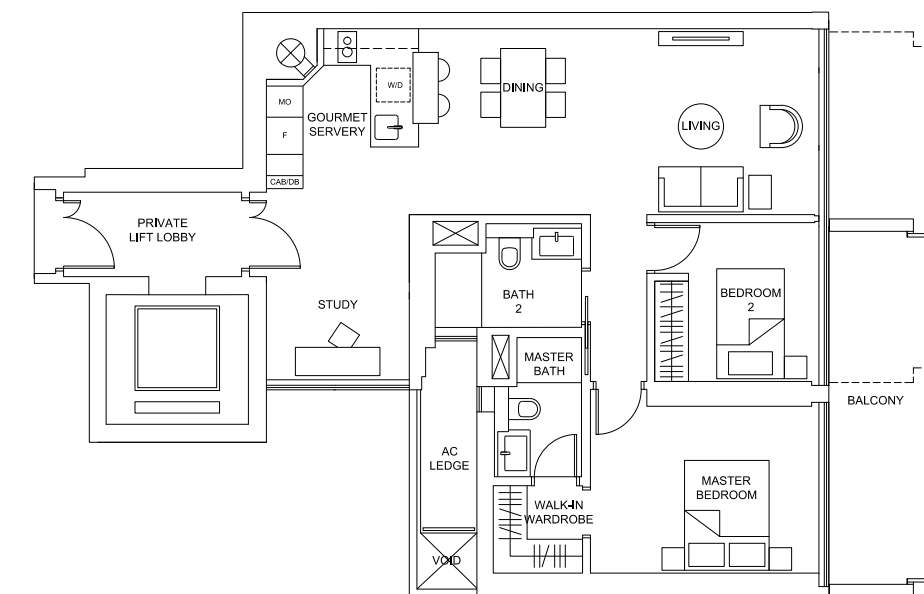
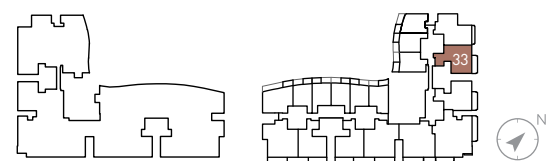
Balcony Configuration C

# Type 2C+S

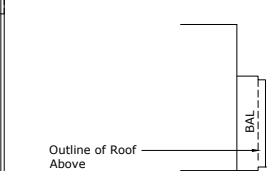
108 sq.m. / 1,163 sq.ft. to 109 sq.m. / 1,173 sq. ft.  
(including balcony of 12 sq.m. / 129 sq.ft. to 13 sq.m. / 140 sq.ft.)

### TABULATION

Unit	Balcony Area		Floor Area		Configuration
	sq.m.	sq.ft.	sq.m.	sq.ft.	
#07-33, #08-33, #09-33, #10-33, #14-33, #15-33, #16-33, #20-33, #21-33, #22-33, #26-33, #27-33, #28-33	12	129	108	1,163	A
#04-33, #05-33, #06-33, #11-33, #12-33, #13-33, #17-33, #18-33, #19-33, #23-33, #24-33, #25-33, #29-33, #30-33, #31-33, #32-33	13	140	109	1,173	B



Balcony Configuration A



Balcony Configuration B



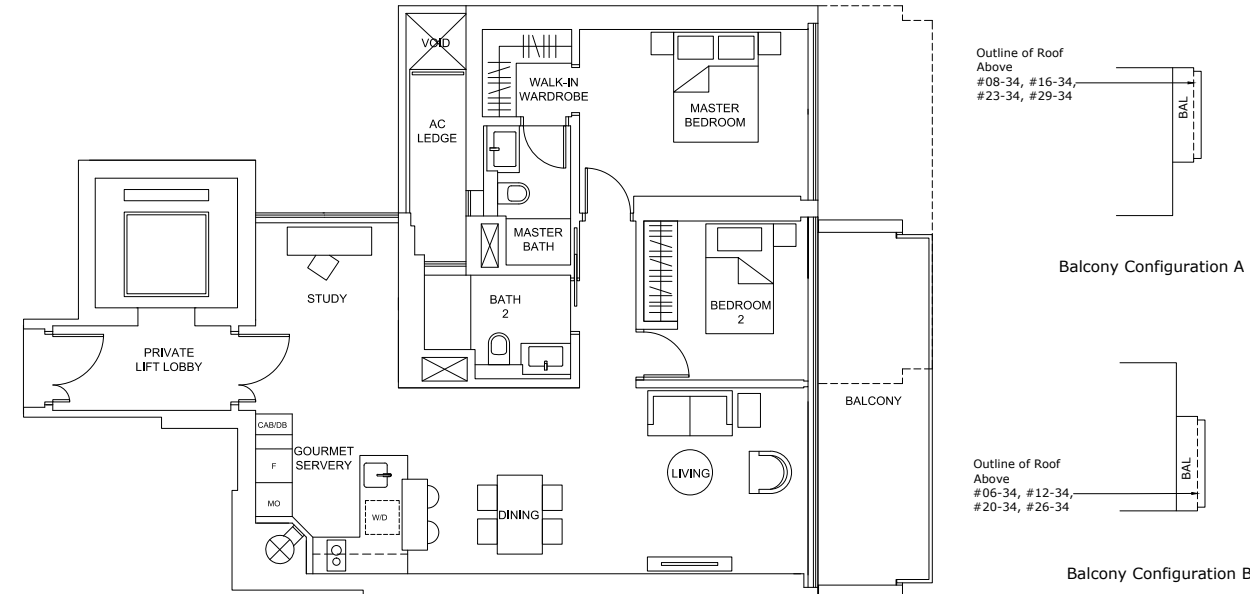
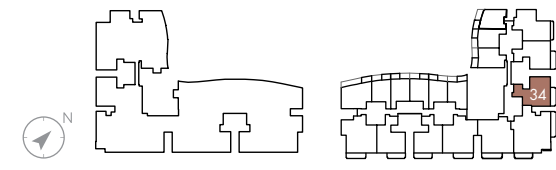
2-Bedroom + study

# Type 2D+S

108 sq.m. / 1,163 sq.ft.  
(including balcony of 13 sq.m. / 140 sq.ft.)

TABULATION

Unit	Balcony Area		Floor Area		Configuration
	sq.m.	sq.ft.	sq.m.	sq.ft.	
#07-34, #08-34, #13-34, #14-34, #15-34, #16-34, #21-34, #22-34, #23-34, #27-34, #28-34, #29-34	13	140	108	1,163	A
#04-34, #05-34, #06-34, #09-34, #10-34, #11-34, #12-34, #17-34, #18-34, #19-34, #20-34, #24-34, #25-34, #26-34, #30-34, #31-34, #32-34	13	140	108	1,163	B



Outline of Roof Above  
#08-34, #16-34, #23-34, #29-34

Balcony Configuration A

Outline of Roof Above  
#06-34, #12-34, #20-34, #26-34

Balcony Configuration B

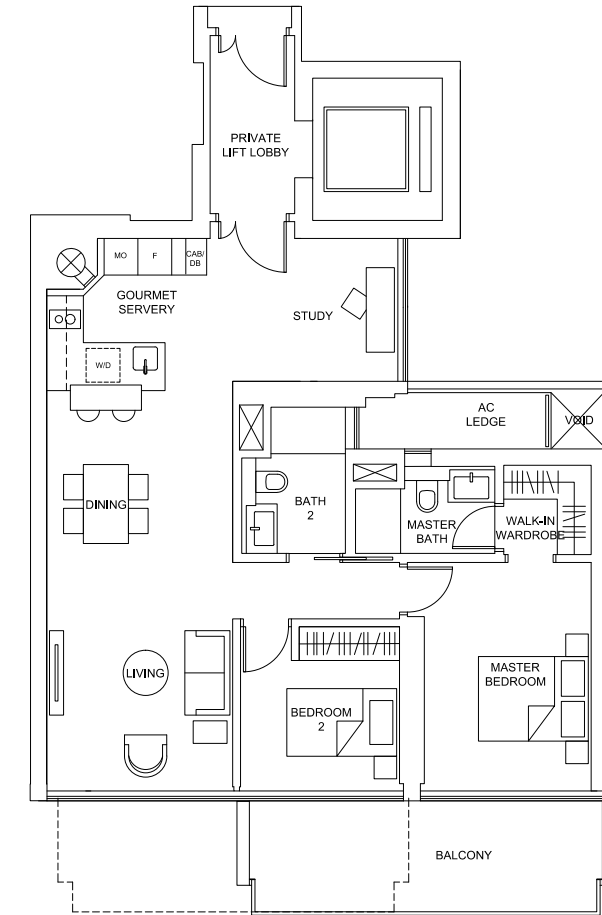
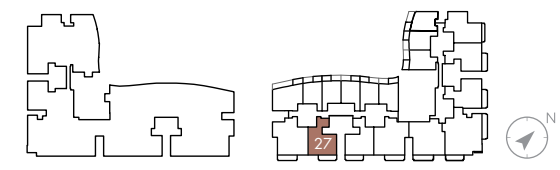
2-Bedroom + study

# Type 2F+S

107 sq.m. / 1,152 sq.ft. to 108 sq.m. / 1,163 sq.ft.  
(including balcony of 12 sq.m. / 129 sq.ft. to 13 sq.m. / 140 sq.ft.)

TABULATION

Unit	Balcony Area		Floor Area		Configuration
	sq.m.	sq.ft.	sq.m.	sq.ft.	
#06-27, #07-27, #11-27, #12-27, #13-27, #14-27, #17-27, #18-27, #19-27, #23-27, #24-27, #25-27, #28-27, #29-27, #30-27	12	129	107	1,152	A
#04-27, #05-27, #08-27, #09-27, #10-27, #15-27, #16-27, #20-27, #21-27, #22-27, #26-27, #27-27, #31-27, #32-27	13	140	108	1,163	B



Outline of Roof Above  
#07-27, #14-27, #19-27, #25-27, #30-27

Balcony Configuration A

Outline of Roof Above  
#05-27, #10-27, #16-27, #22-27, #27-27

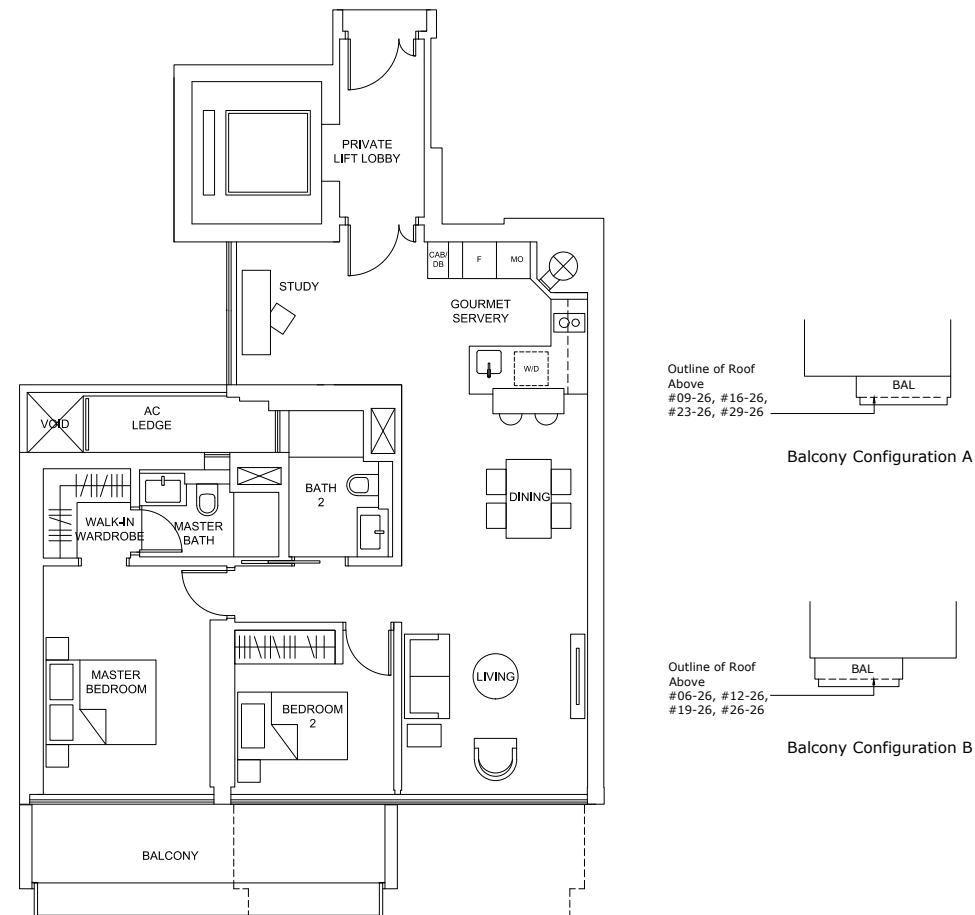
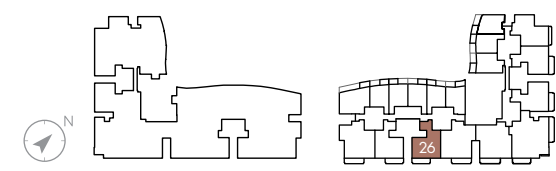
Balcony Configuration B

# Type 2E+S

107 sq.m. / 1,152 sq.ft. to 108 sq.m. / 1,163 sq.ft.  
(including balcony of 12 sq.m. / 129 sq.ft. to 13 sq.m. / 140 sq.ft.)

TABULATION

Unit	Balcony Area		Floor Area		Configuration
	sq.m.	sq.ft.	sq.m.	sq.ft.	
#07-26, #08-26, #09-26, #13-26, #14-26, #15-26, #16-26, #20-26, #21-26, #22-26, #23-26, #27-26, #28-26, #29-26	12	129	107	1,152	A
#04-26, #05-26, #06-26, #10-26, #11-26, #12-26, #17-26, #18-26, #19-26, #24-26, #25-26, #26-26, #30-26, #31-26	13	140	108	1,163	B



Outline of Roof Above  
#09-26, #16-26, #23-26, #29-26

Balcony Configuration A

Outline of Roof Above  
#06-26, #12-26, #19-26, #26-26

Balcony Configuration B



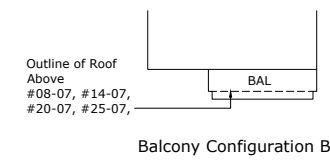
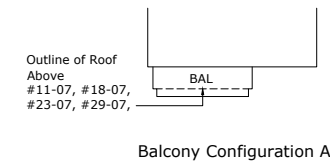
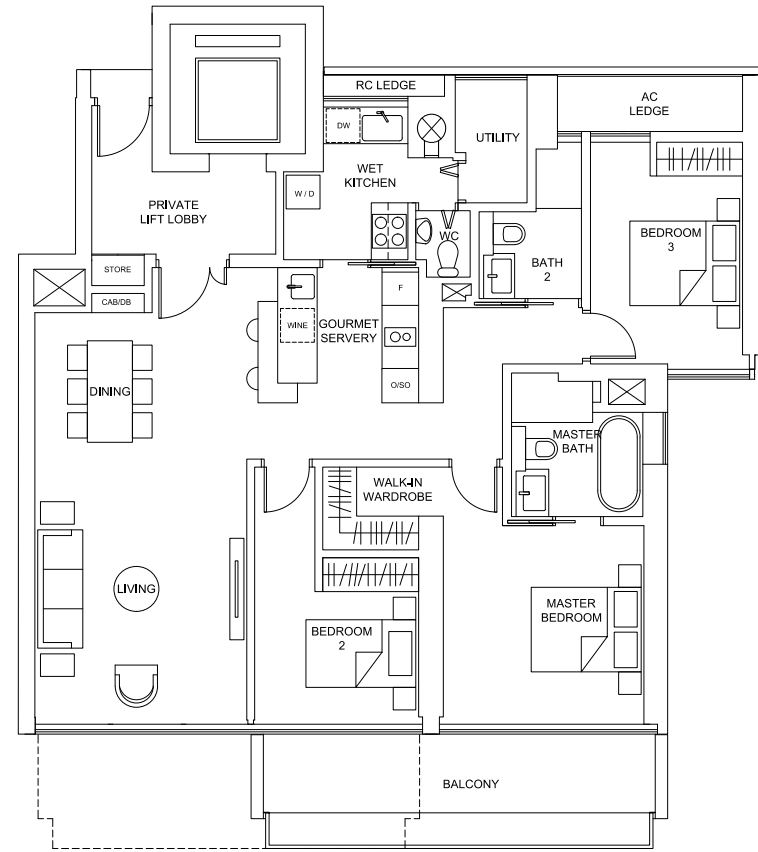
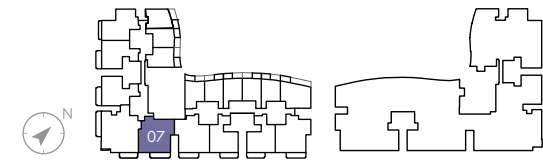
## 3-Bedroom

# Type 3A

141 sq.m. / 1,518 sq.ft. to 143 sq.m. / 1,539 sq.ft.  
(including balcony of 12 sq.m. / 129 sq.ft. to 14 sq.m. / 151 sq.ft.)

### TABULATION

Unit	Balcony Area		Floor Area		Configuration
	sqm	sqft	sqm	sqft	
#09-07, #10-07, #11-07, #15-07, #16-07, #17-07, #18-07, #21-07, #22-07, #23-07, #26-07, #27-07, #28-07, #29-07	12	129	141	1,518	A
#04-07, #05-07, #06-07, #07-07, #08-07, #12-07, #13-07, #14-07, #19-07, #20-07, #24-07, #25-07, #30-07, #31-07, #32-07	14	151	143	1,539	B



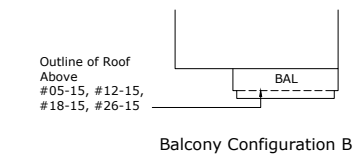
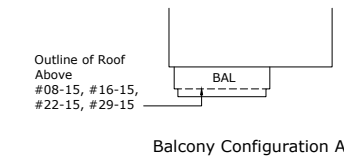
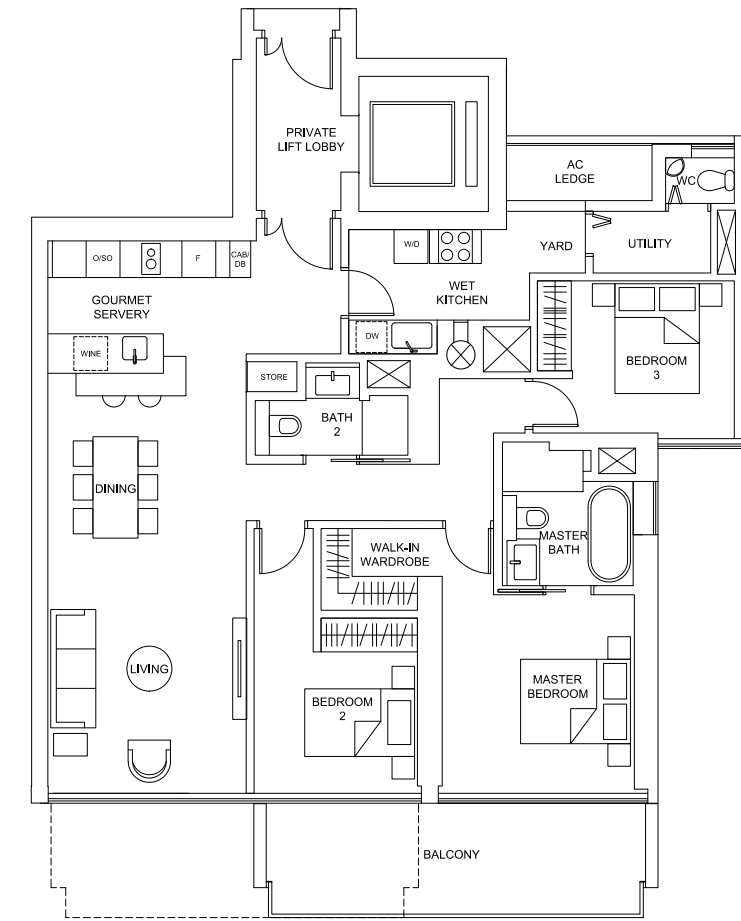
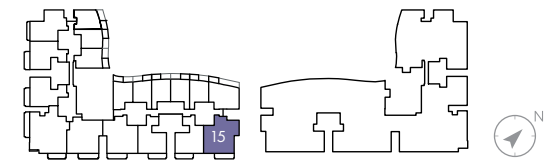
## 3-Bedroom

# Type 3C

142 sq.m. / 1,528 sq.ft. to 143 sq.m. / 1,539 sq.ft.  
(including balcony of 13 sq.m. / 140 sq.ft. to 14 sq.m. / 151 sq.ft.)

### TABULATION

Unit	Balcony Area		Floor Area		Configuration
	sq.m.	sq.ft.	sq.m.	sq.ft.	
#06-15, #07-15, #08-15, #13-15, #14-15, #15-15, #16-15, #19-15, #20-15, #21-15, #22-15, #27-15, #28-15, #29-15	13	140	142	1,528	A
#04-15, #05-15, #09-15, #10-15, #11-15, #12-15, #17-15, #18-15, #23-15, #24-15, #25-15, #26-15, #30-15, #31-15, #32-15	14	151	143	1,539	B

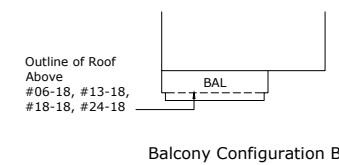
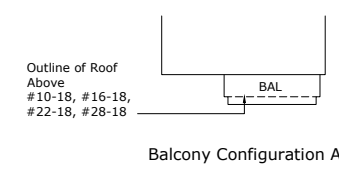
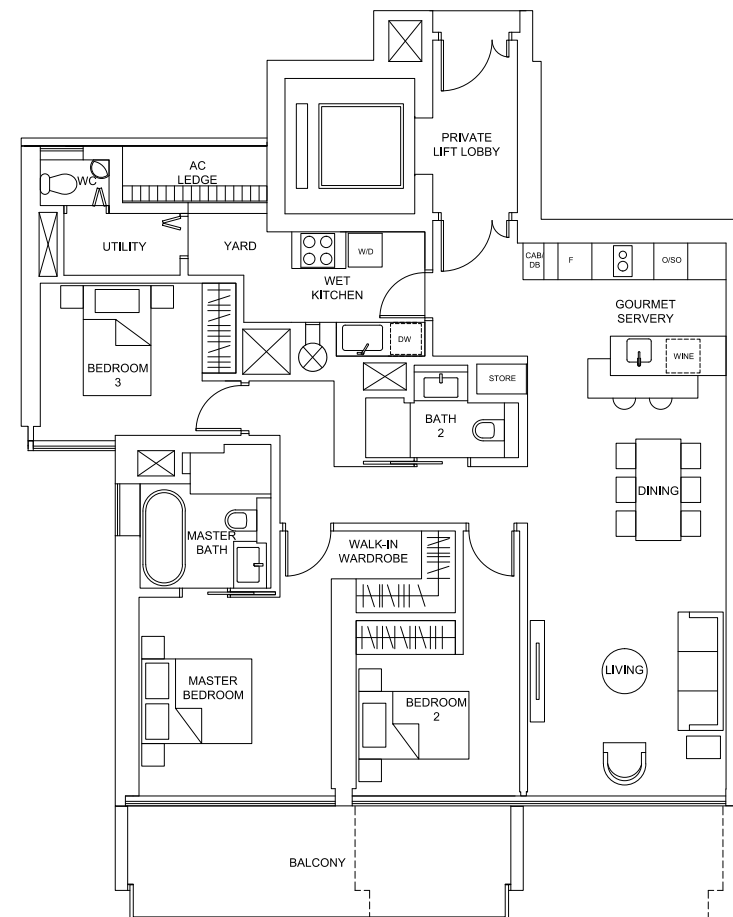
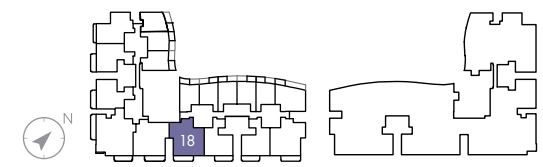


# Type 3B

140 sq.m. / 1,507 sq.ft. to 141 sq.m. / 1,518 sq.ft.  
(including balcony of 13 sq.m. / 140 sq.ft. to 14 sq.m. / 151 sq.ft.)

### TABULATION

Unit	Balcony Area		Floor Area		Configuration
	sq.m.	sq.ft.	sq.m.	sq.ft.	
#07-18, #08-18, #09-18, #10-18, #14-18, #15-18, #16-18, #19-18, #20-18, #21-18, #22-18, #25-18, #26-18, #27-18, #28-18	13	140	140	1,507	A
#04-18, #05-18, #06-18, #11-18, #12-18, #13-18, #17-18, #18-18, #23-18, #24-18, #29-18, #30-18, #31-18	14	151	141	1,518	B





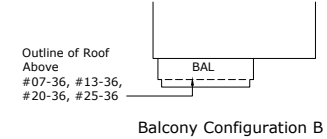
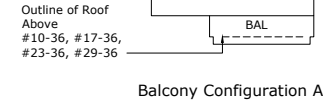
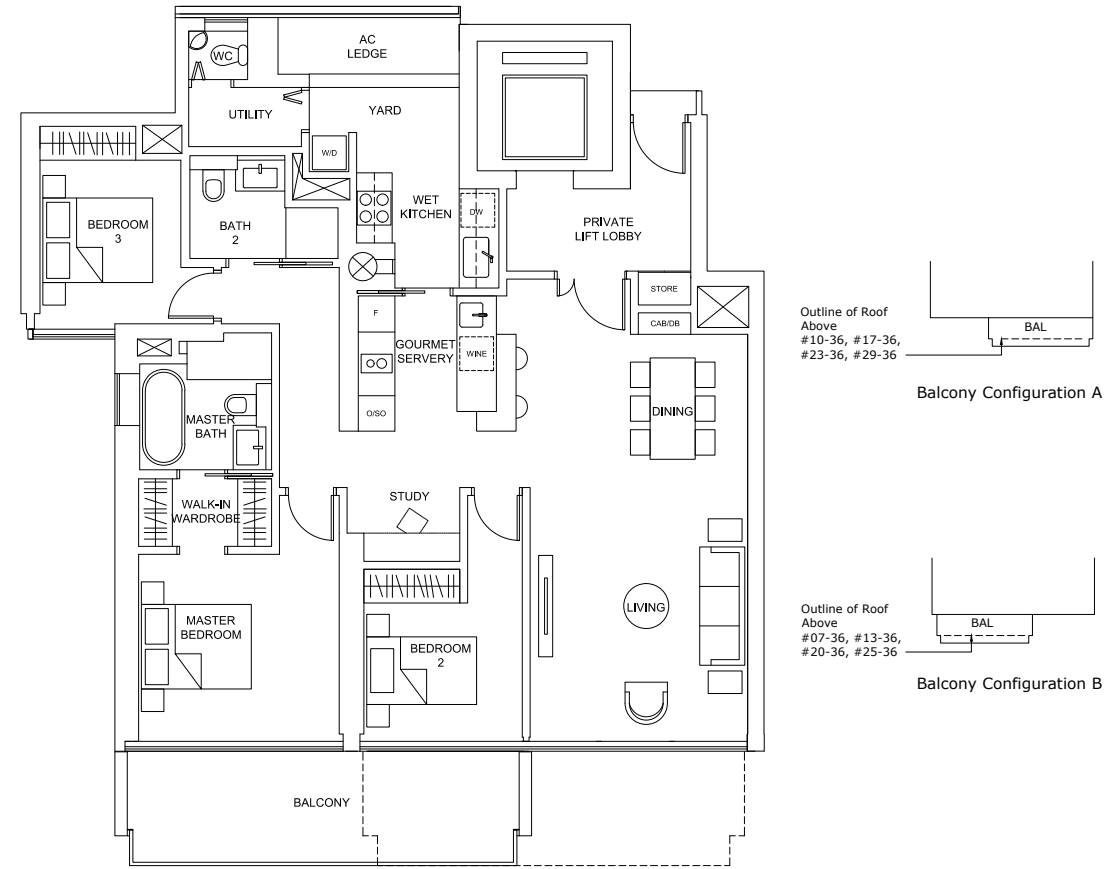
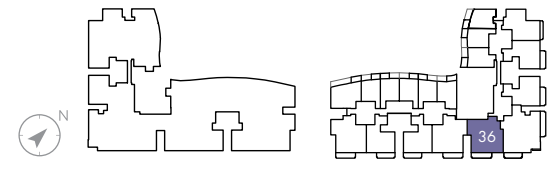
## 3-Bedroom + study

# Type 3A+S

145 sq.m. / 1,561 sq.ft. to 147 sq.m. / 1,582 sq.ft.  
(including balcony of 13 sq.m. / 140 sq.ft. to 15 sq.m. / 161 sq.ft.)

### TABULATION

Unit	Balcony Area		Floor Area		Configuration
	sqm	sqft	sqm	sqft	
#08-36, #09-36, #10-36, #14-36, #15-36, #16-36, #17-36, #21-36, #22-36, #23-36, #26-36, #27-36, #28-36, #29-36	13	140	145	1,561	A
#04-36, #05-36, #06-36, #07-36, #11-36, #12-36, #13-36, #18-36, #19-36, #20-36, #24-36, #25-36, #30-36, #31-36, #32-36	15	161	147	1,582	B



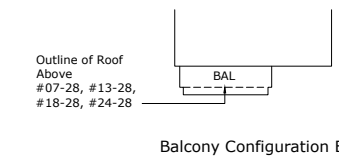
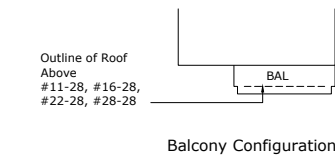
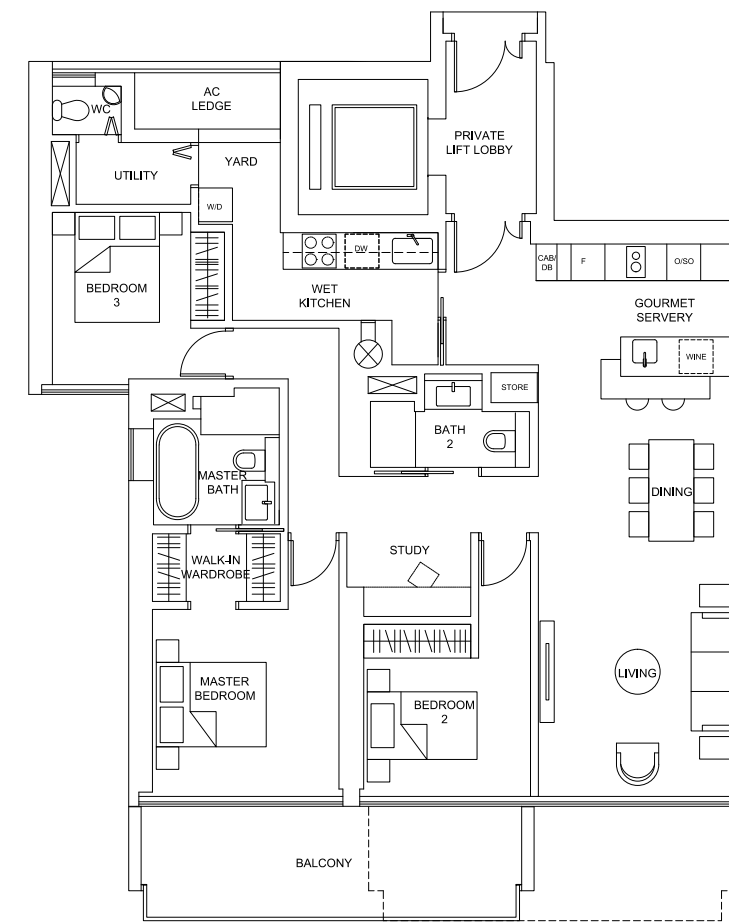
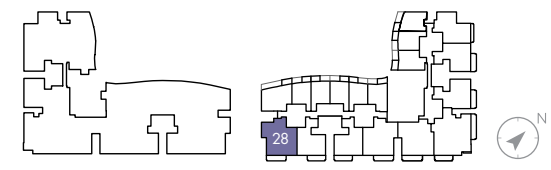
## 3-Bedroom + study

# Type 3C+S

147 sq.m. / 1,582 sq.ft. to 148 sq.m. / 1,593 sq.ft.  
(including balcony of 13 sq.m. / 140 sq.ft. to 14 sq.m. / 151 sq.ft.)

### TABULATION

Unit	Balcony Area		Floor Area		Configuration
	sq.m.	sq.ft.	sq.m.	sq.ft.	
#08-28, #09-28, #10-28, #11-28, #14-28, #15-28, #16-28, #19-28, #20-28, #21-28, #22-28, #25-28, #26-28, #27-28, #28-28	13	140	147	1,582	A
#04-28, #05-28, #06-28, #07-28, #12-28, #13-28, #17-28, #18-28, #23-28, #24-28, #29-28, #30-28, #31-28, #32-28	14	151	148	1,593	B

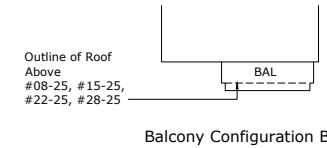
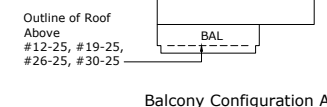
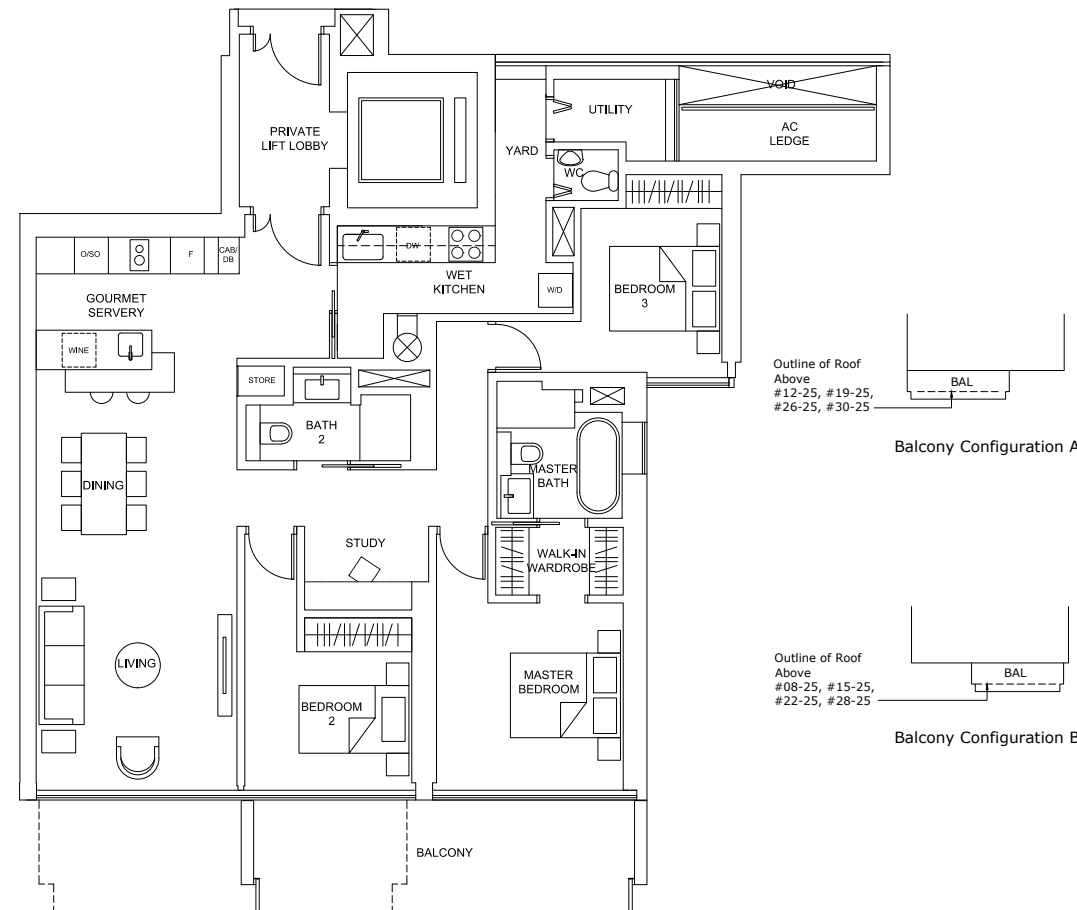
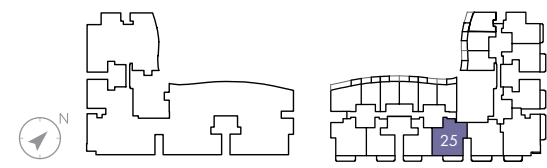


# Type 3B+S

147 sq.m. / 1,582 sq.ft. to 148 sq.m. / 1,593 sq.ft.  
(including balcony of 13 sq.m. / 140 sq.ft. to 14 sq.m. / 151 sq.ft.)

### TABULATION

Unit	Balcony Area		Floor Area		Configuration
	sq.m.	sq.ft.	sq.m.	sq.ft.	
#09-25, #10-25, #11-25, #12-25, #16-25, #17-25, #18-25, #19-25, #23-25, #24-25, #25-25, #26-25, #29-25, #30-25	13	140	147	1,582	A
#04-25, #05-25, #06-25, #07-25, #08-25, #13-25, #14-25, #15-25, #20-25, #21-25, #22-25, #27-25, #28-25, #31-25	14	151	148	1,593	B





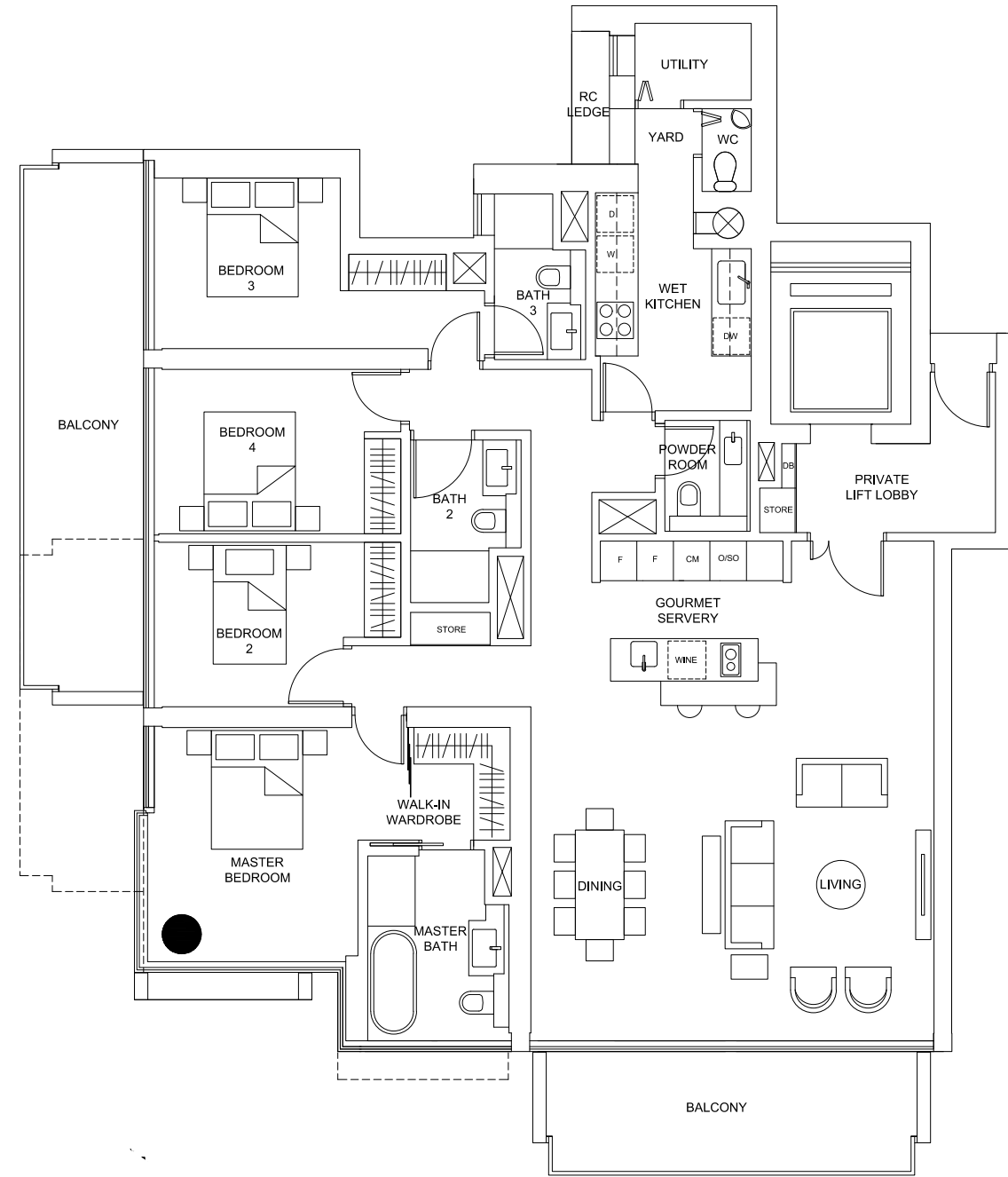
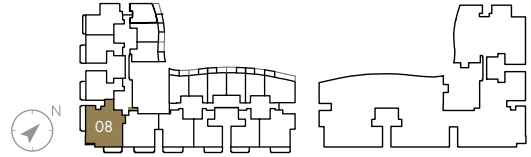
# 4-Bedroom

## Type 4A

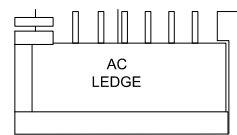
190 sq.m. / 2,045 sq.ft. to 209 sq.m. / 2,250 sq.ft.  
(including balcony of 11 sq.m. / 118 sq.ft. to 30 sq.m. / 323 sq.ft.)

### TABULATION

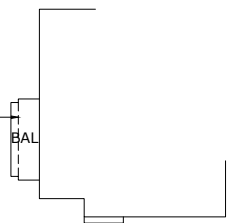
Unit	Balcony Area		Floor Area		Configuration
	sq.m.	sq.ft.	sq.m.	sq.ft.	
#08-08, #09-08, #10-08, #15-08, #16-08, #17-08, #21-08, #22-08, #27-08, #28-08	11	118	190	2,045	A
#23-08	18	194	197	2,121	B
#20-08, #26-08, #29-08	23	248	202	2,174	C
#04-08, #05-08, #06-08, #07-08, #11-08, #12-08, #13-08, #14-08, #18-08, #19-08, #24-08, #25-08, #30-08, #31-08, #32-08	30	323	209	2,250	D



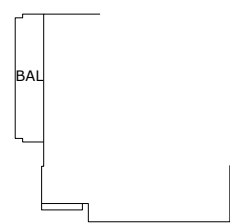
### ACCESSORY LOT



Outline of Roof Above #10-08, #17-08, #22-08

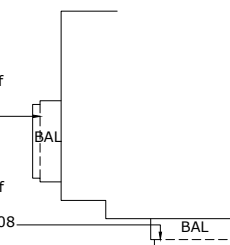


Balcony Configuration A



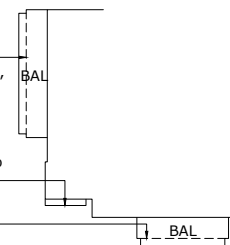
Balcony Configuration B

Outline of Roof Above #29-08



Balcony Configuration C

Outline of Roof Above #07-08, #14-08, #19-08, #25-08



Not applicable to #07-08 only

Outline of Roof Above #07-08, #14-08

Balcony Configuration D

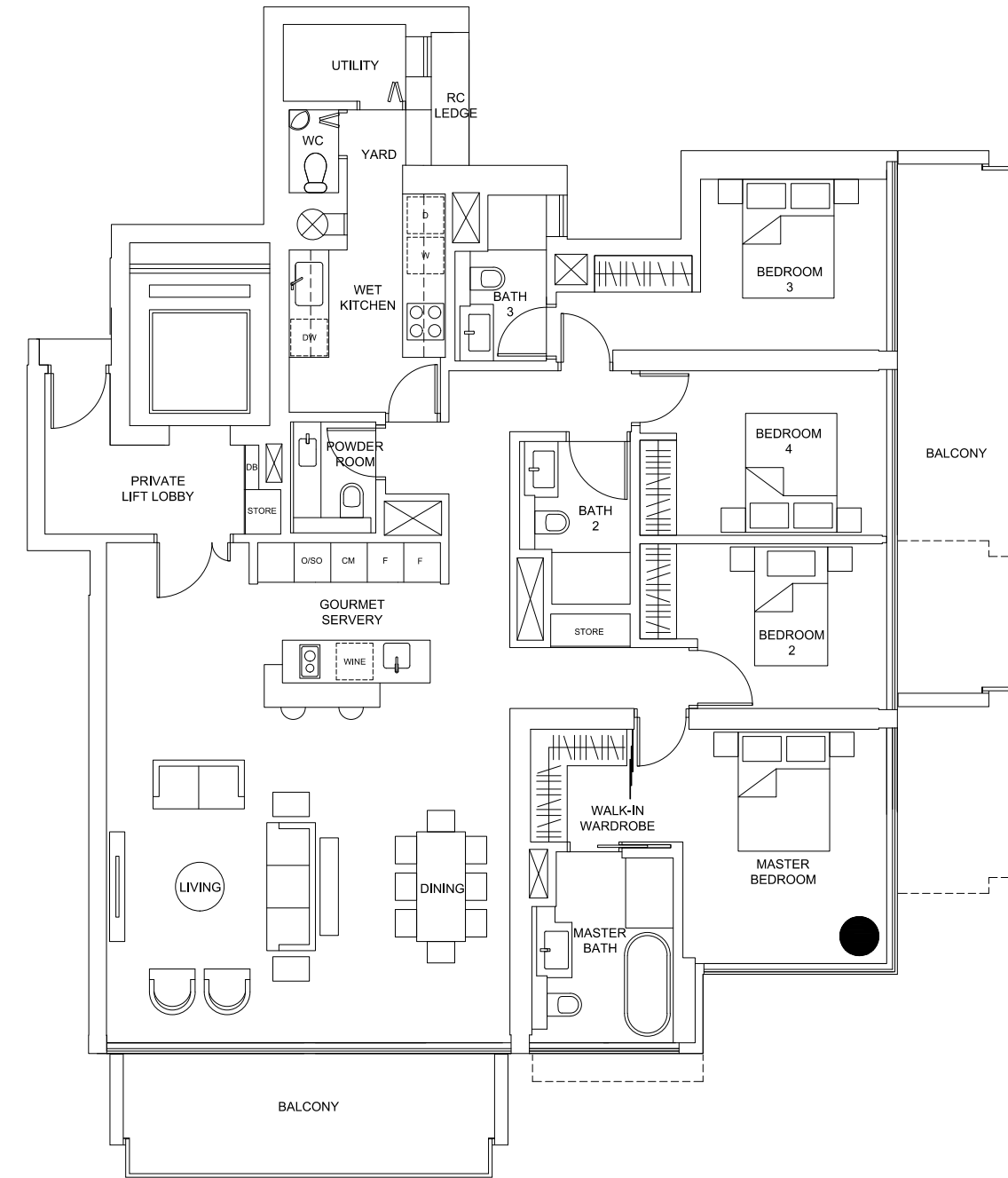
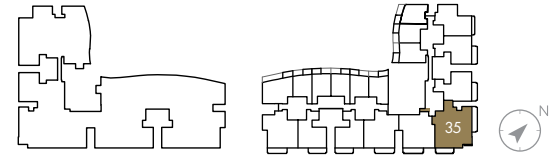
# 4-Bedroom

## Type 4B

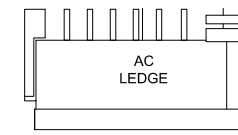
189 sq.m. / 2,034 sq.ft. to 209 sq.m. / 2,250 sq.ft.  
(including balcony of 11 sq.m. / 118 sq.ft. to 31 sq.m. / 334 sq.ft.)

### TABULATION

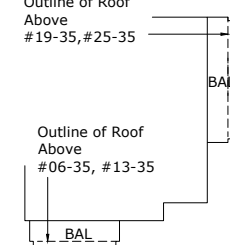
Unit	Balcony Area		Floor Area		Configuration
	sq.m.	sq.ft.	sq.m.	sq.ft.	
#08-35, #09-35, #15-35, #16-35, #21-35, #22-35, #27-35, #28-35,	11	118	189	2,034	A
#07-35, #14-35, #23-35	18	194	196	2,110	B
#10-35, #17-35, #20-35, #26-35	24	258	202	2,174	C
#04-35, #05-35, #06-35, #11-35, #12-35, #13-35, #18-35, #19-35, #24-35, #25-35, #29-35, #30-35, #31-35, #32-35	31	334	209	2,250	D



### ACCESSORY LOT

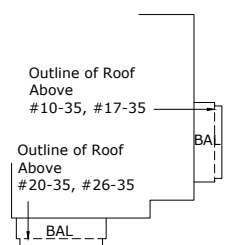


Outline of Roof Above #19-35, #25-35



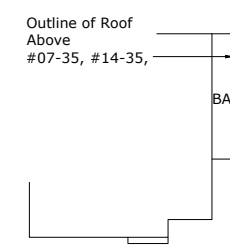
Balcony Configuration D

Outline of Roof Above #10-35, #17-35



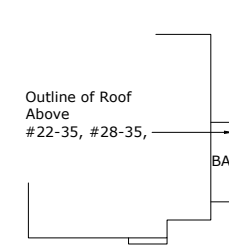
Balcony Configuration C

Outline of Roof Above #07-35, #14-35,



Balcony Configuration B

Outline of Roof Above #22-35, #28-35,



Balcony Configuration A



# SPECIFICATIONS

## 1. CEILING (FOR APARTMENT)

- Living, Dining, Private Lift Lobby, Gourmet Servery, All Bedrooms, Walk-In Wardrobe, Study, Utility and Store : Concrete slab with skim coat finish and/or plasterboard box-up/ceiling at designated areas with paint finish
- All Bathrooms, Powder Room, Wet Kitchen, WC and Yard : Moisture resistant plasterboard ceiling with paint finish
- Balcony : Concrete slab with skim coat and paint finish and/or moisture resistant plasterboard ceiling with paint finish and/or perforated metal panel ceiling

## 2. FINISHES

### WALL (FOR APARTMENT)

- Living, Dining, Private Lift Lobby, Gourmet Servery, All Bedrooms, Walk-In Wardrobe, Study and Store : Skim coat and/or cement and sand plaster and/or dry wall with paint finish to false ceiling height and on exposed surfaces only
- All Bathrooms and Powder Room : Stone to false ceiling height and on exposed surfaces only
- Wet Kitchen, Yard, Utility and WC : Tiles and/or skim coat and/or cement and sand plaster and/or dry wall with paint finish to false ceiling height and on exposed surfaces only
- Balcony : Skim coat and/or cement and sand plaster with paint finish and/or perforated metal cladding and/or glass cladding

### FLOOR (FOR APARTMENT)

- Living, Dining, Private Lift Lobby, Gourmet Servery and Study : Stone finish with timber skirting
- All Bedrooms and Walk-In Wardrobe : Timber finish with timber skirting
- All Bathrooms and Powder Room : Stone finish
- Wet Kitchen, Yard, Utility, WC and Balcony : Tile finish with tile skirting and/or metal skirting
- Store : Cabinetry finish

## 3. WINDOWS

- Aluminium framed casement and/or sliding windows and/or fixed aluminum louvers (where applicable)
- Double and/or single glazing with clear/frosted glass (where applicable)

## 4. DOORS

- Main Entrance and Private Lift Lobby : Approved fire-rated timber door
- Balcony : Aluminium framed sliding door with clear glass
- All Bedrooms (except Type 1), All Bathrooms, Powder Room and Wet Kitchen : Timber door and/or sliding timber door (glass panel where applicable)
- Master Bedroom (for Type 1 only) : Slide and fold timber door panel
- Store : Cabinetry door(s) in laminated finish
- Walk-In Wardrobe : Frameless clear glass sliding door (for Type 4 only)
- Utility and WC : PVC bi-fold door (with fixed aluminium louvers above where applicable)
- Study : Slide and fold timber door with glass infill (for Type 1C+S and 1D+S only)

## 5. IRONMONGERY

Quality ironmongery to be provided to all doors except for slide and fold timber door panel

## 6. SANITARY WARES AND FITTINGS

### Master Bath

- 1 stone vanity top complete with wash basin, basin mixer and vanity cabinet
- 1 free-standing bath tub with floor-standing bath mixer set (for Types 3 and 4 only)
- 1 hand towel holder
- 1 towel rail
- 1 shower cubicle complete with 1 overhead shower, 1 shower and mixer
- 1 water closet
- 1 paper roll holder
- 1 robe hook
- 1 mirror

### Common Bath

- 1 vanity top complete with wash basin, basin mixer and vanity cabinet
- 1 hand towel holder
- 1 towel rail
- 1 shower cubicle complete with 1 shower and mixer
- 1 water closet
- 1 paper roll holder
- 1 robe hook
- 1 mirror

### Powder Room

- 1 vanity top complete with wash basin and basin mixer
- 1 towel rail
- 1 hand towel holder
- 1 water closet
- 1 paper roll holder
- 1 robe hook
- 1 mirror
- WC**
- 1 wash basin and tap
- 1 hand shower set
- 1 water closet
- 1 paper roll holder

## 7. ADDITIONAL ITEMS

### a. Gourmet Servery

- Imported high and low kitchen cabinets with solid surface worktop, stainless steel sink and mixer
- Cooker hood and induction hob
- Breakfast Counter (except Type 1)
- Combi Microwave Oven (for Types 1 and 2 only)
- 1 no. Integrated Refrigerator/ Freezer (except Type 4)
- 2 no.s Integrated Refrigerator/Freezer (for Type 4 only)
- Washer cum Dryer (for Types 1 and 2 only)
- Under-counter Wine Chiller (for Types 3 and 4 only)
- Oven (for Types 3 and 4 only)
- Steam Oven (for Types 3 and 4 only)
- Coffee Machine (for Type 4 only)

### b. Wet Kitchen

- Quality built-in high and low kitchen cabinets with solid surface worktop, stainless steel sink and mixer
- Cooker hood and cooker hob

- Dishwasher

- Washer

- Dryer

### c. Wardrobes

- Quality wardrobe and/or walk-in wardrobe with pole system

### d. Air-Conditioning

- Concealed split system air-conditioning to Private Lift Lobby, Living, Dining, Gourmet Servery and Study (except for Types 1C+S and 1D+S)
- Wall-mounted split system air-conditioning to All Bedrooms (except Types 3 and 4 Master Bedroom) and study (for Types 1C+S and 1D+S only)
- Concealed split system air-conditioning to Master Bedrooms (for Types 3 and 4 only)
- Accessory lot for A/C ledge (for Types 1B, 1E, 1H, 4A and 4B only)

### e. Mechanical Ventilation

- Mechanical ventilation provided for Bathrooms, Powder Room and WC (where applicable)

### f. Hot Water Supply

- Hot water supply to Gourmet Servery, Wet Kitchen, All Bathrooms and Powder Room

### g. Water Heater

- Heat Recovery type Electric Storage Water Heater System (for Types 1 and 2 excluding Types 1B, 1E and 1H)
- Electrical storage water heaters (for Types 1B, 1E & 1H only)
- Gas water heater (for Types 3 & 4 only)

### h. Town Gas

- Town Gas supply to Wet Kitchen

### i. Security System

- Audio Video Intercom between 2nd storey/ 3rd storey lift lobbies and apartment units
- Proximity card access system to lift lobbies and amenities where applicable
- CCTV to lift lobbies and at designated common areas where applicable
- Automatic car barrier system

### j. Waste Disposal System

- Pneumatic refuse conveyance system with waste chutes provided at each residential level of each apartment unit





## ABOUT INGENHOVEN ARCHITECTS

In 1985, Christoph Ingenhoven founded the architectural studio of ingenhoven architects which has today become one of the world's leading architectural practices in sustainable design. The determining factor in ingenhoven architects' work is sustainability; a holistic approach consolidated within the concept of supergreen®, that considers the well-being of the occupants, social aspects, technical innovation, logical structures, as well as great sensitivity towards the urban environment, light and space. Their projects aim for sustainable and ecological architecture with a minimum consumption of energy and resources with the highest utilisation comfort. Highest ratings under Green Star in Australia, British BREEAM standard, LEED, Green Mark, Minergie Standard in Switzerland and CASBEE system in Japan are clear proof of the aspiration.

They were honoured for their projects with numerous national and international awards, the Global Holcim Awards Gold for the Mainstation Stuttgart, the RIBA International Awards for the European Investment Bank, Luxembourg, the BCA Construction Excellence Award for 71 Robinson Road, Singapore, the Green Good Design Award for the Oeconomicum of the University Duesseldorf, the Asia Pacific Property Awards 2012 for Marina One, Singapore, as well as the Premio Internazionale Architettura Sostenibile "Fassa Bortolo", the CTBUH Tall Build Building Award Best Building Australasia and the Harry Seidler Award for 1 Bligh, Sydney and the International Highrise Award 2012/2013 for 1 Bligh, WAF Award Hotel & Leisure 2015 for the Lanserhof Lake Tegern and the German University Architecture Award 2016 for the Institute of Mathematics at the University of Karlsruhe. For more information, please refer to [www.ingenhovenarchitects.com](http://www.ingenhovenarchitects.com)



## ABOUT GUSTAFSON PORTER

Gustafson Porter is an award-winning landscape architecture practice which has received public acclaim for creating authentically engaging spaces within a global portfolio. The development of our design work has continuously pushed the boundaries of what constitutes the field of landscape and our work is known for its sensual and sculptural features.

Spanning climate zones, geographical characters, historical and cultural backgrounds, our exciting and varied projects include The Diana, Princess of Wales Memorial in Hyde Park, Zeytouneh Square in Beirut, Cultuurpark Westergasfabriek in Amsterdam, the Great Glasshouse at the National Botanic Garden of Wales and the first ever landscape installation at the 11th Architecture Biennale in Venice.

Established in 1997, Gustafson Porter's designs draw inspiration from the uniqueness of places and are typified by the use of advanced computation tools in the development of topographical landforming. We believe that landscape architecture is an essential discipline for the creation of healthy environments in the 21st century. [www.gustafson-porter.com](http://www.gustafson-porter.com)



## ABOUT ARCHITECTS 61

Founded in 1974, Architects 61 remains one of the most established corporate architectural practices in Singapore. Over the past decade, the firm has been awarded approximately a hundred local and international awards – including the first Singapore President's Design Award for the Fullerton in 2006-2007, and on the back of being responsible for in excess of S\$30 billion worth of completed projects entailing over 100 million square feet of Gross Floor Area. Singularly, the practice has contributed to the unique Singapore CBD skyline more than any other practices.

Today Architects 61 has amassed a considerable portfolio of works under the umbrella of High-Grade, High-Rise and High-Density large-scale developments (The 3H) describing Architects 61's core competence focusing almost exclusively on High-Rise, High-Grade Commercial Office, Commercial Retail, Hotel and Residential Apartment developments. Marina One represents a new major milestone in the practice's history for being the largest project undertaken culminating and celebrating its 40th year anniversary as the premier architectural practice in Singapore with a regional presence.



## ABOUT ICN

ICN Design International Pte Ltd is an award winning Landscape Architecture Consultancy covering the full range of services from landscape master planning to project completion. We strive toward an 'integrated environmental design' where all contextual, environmental and aesthetic design issues are a process towards well considered and compelling designs.

The passion of Henry Steed and Terrence Fernando for landscape design and the natural environment was the motivation behind the company, which they developed into ICN Design International. The company has been responsible for bringing to fruition every type and scale of landscape imaginable, from parks, waterfronts, city centre civic design, nature trails and conservation of natural environments, to exotic hotels and residential gardens in Singapore, Asia and the Middle East.

For ICN, the making of landscapes is a multi-discipline creative design process that goes from bedrock to the foundations of construction, technology and horticulture. Only then can new landscapes come together to make sensational places that look terrific and work well.

## ABOUT THE DEVELOPER



Owned 60:40 by Khazanah Nasional Berhad and Temasek respectively, M+S Pte Ltd was set up on 27 June 2011 to develop four land parcels in Marina South and two land parcels in Ophir-Rochor, Singapore. The integrated developments have been unveiled as Marina One and DUO respectively.

## ABOUT THE PROJECT MANAGERS



Mapletree is a leading real estate development, investment and capital management company headquartered in Singapore. Its strategic focus is to invest in markets and real estate sectors with good growth potential. By combining its key strengths as a developer, an investor and a capital manager, the Group has established a track record of award-winning projects in Singapore, and delivers consistent and high returns across real estate asset classes.

Mapletree owns and manages over S\$30 billion of office, retail, logistics, industrial, residential, corporate lodging/serviced apartment and student housing properties. It manages four Singapore-listed real estate investment trusts (REITs) and five private equity real estate funds, which together hold a diverse portfolio of assets in Singapore and Asia Pacific.

The Group has also established an extensive network of offices in Singapore, Australia, China, Hong Kong SAR, India, Japan, Malaysia, South Korea, the UK and Vietnam, to support its global expansion. For more information, please visit [www.mapletree.com.sg](http://www.mapletree.com.sg)



A member of UEM Group

UEM Sunrise Berhad ("UEM Sunrise") is a public-listed company and one of Malaysia's leading property developers. It is the master developer of Nusajaya, one of the flagship zones of Iskandar Malaysia, the largest fully integrated urban development in Southeast Asia that will provide significant investment, financial and business opportunities to the economic growth and development of the region.

In the Central Region, UEM Sunrise is renowned for its award-winning, up-market residential, commercial and integrated developments largely in Kuala Lumpur's affluent Mont'Kiara enclave, as well as in Kuala Lumpur City Centre, Shah Alam and Selangor.

Internationally, UEM Sunrise's presence extends into Singapore, Canada, South Africa and Australia.

### Disclaimer

The statements, information and depictions in this brochure (the "Brochure") may not be relied upon as statements or representations of fact, and they are not intended to form any part of an offer, representation or warranty (whether expressly or impliedly) by MS Residential 1 Pte. Ltd. / MS Residential 2 Pte. Ltd. / MS Commercial Pte. Ltd. (the "Developer") or its agents, or form part of the contract for the sale of the units in Marina One Residences (the "Development"). In particular, illustrations and renderings such as pictures and drawings are artist's impressions only, and are not representations of fact.

The Developer shall not be bound by any statements, representations or promises (whether written or oral) by its agents or otherwise, except as expressly set forth in a sale and purchase agreement entered into between a purchaser and the Developer in respect of a unit in the Development (the "Sale and Purchase Agreement"). The Sale and Purchase Agreement shall form the entire agreement between the Developer and a purchaser.

All areas and/or measurements stated in this Brochure are approximates only, and are subject to final survey and/or such changes as may be required by the relevant authorities.

The Developer will provide intending purchasers with the relevant particulars, documents and information in accordance with the requirements of Form 3 of the Housing Developers Rules ("PDI"), and intending purchasers should refer to such PDI before paying the booking fee for a unit.

Developer – MS Residential 1 Pte. Ltd. (UEN no. 201115260M) / MS Residential 2 Pte. Ltd. (UEN no. 201115262N) / MS Commercial Pte. Ltd. (UEN no. 201115267H) • Developer's Licence no – C0943 • Tenure – 99 years wef 1 July 2011 • Encumbrances: Mortgage in favour of Malayan Banking Berhad, Singapore Branch • Lot No. 361T, 362A, 363K, 364N and airspace lot 70029T and subterranean lots 80046T, 80047A, 80048K, 80049N and 80050A, all of Town Subdivision 30 Singapore • 31 December 2019 • Expected Date of Legal Completion – 31 December 2022