

ONE
BERNAM
柏南華庭



DISCLAIMER

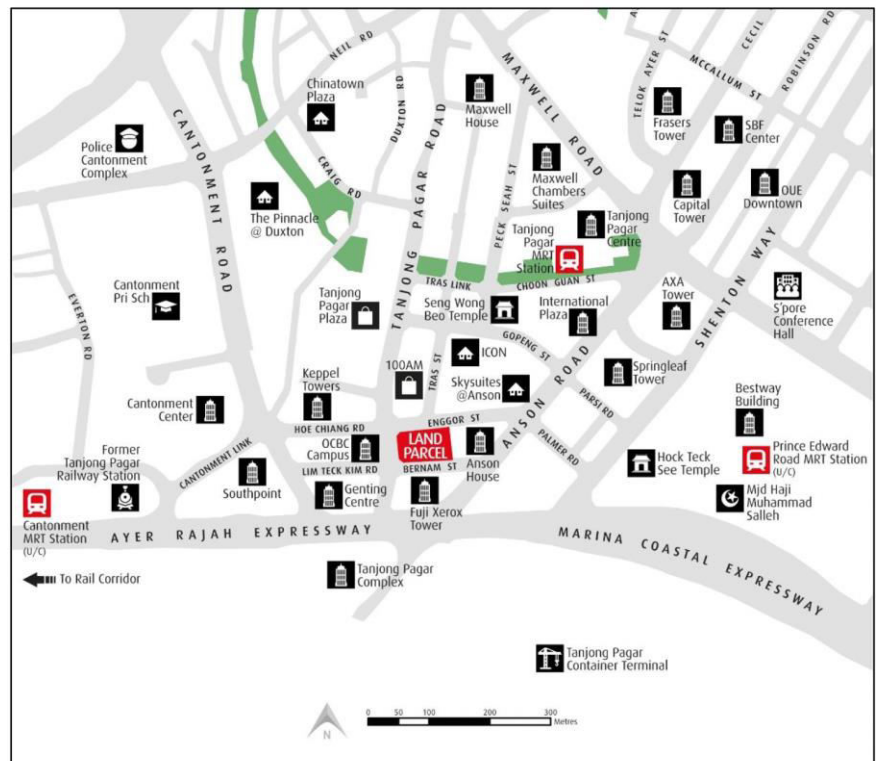
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New gem of Tanjong Pagar

Expected to preview in April 2021, One Bernam is an upcoming mixed used development in Tanjong Pagar.

Surrounded by many mature amenities including malls, market, restaurants, cafes and pubs and smack right in the middle of our CBD, it is both the favorite among investors and expats tenants alike. That's not to mention that for One Bernam, there will be 6 MRT stations within 1km; with the closest just barely 300m away.

In recent years, Tanjong Pagar has also seen an increase in the number of young couples looking to start their family, mostly attracted by the rejuvenation of the central area and the potential growth from the Greater Southern Waterfront.





Facade



Club House



Swimming Pool



Artist's Impression

Sky Hammock Garden

Site Plans

L4 SKY TERRACE



WELLNESS LIFESTYLE

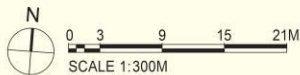
- 1. Garden Walk
- 2. Leisure Deck
- 3. Chill Out Deck
- 4. Yoga Deck

THE BOTANIC COLLECTION

- 5. Fragrant Garden
- 6. Shaded Garden
- 7. Palm Garden
- 8. Garden Bridge
- 9. Path Over Reflective Water
- 10. Waterwall
- 11. Alcazra Walk

ACTIVE LIFESTYLE

- 12. Viewing Deck
- 13. Garden Dining Pavilion
- 14. Gourmet Function Room
- 15. Club House
- 16. Swimming Pool
- 17. Spa Pool
- 18. Lounge Deck
- 19. Pool Pavilion I
- 20. Pool Pavilion II



L34 SKY TERRACE



THE TATAMI GARDEN

- 21. Kokedang Garden
- 22. Tatami Deck I
- 23. Tatami Deck II
- 24. Relaxation Corner

THE SKY LOUNGE

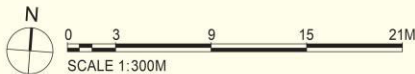
- 25. Outdoor Terrace
- 26. Sky Dining Function Room
- 27. Roof Terrace
- 28. Sky Garden Pavilion
- 29. North Sky Garden
- 30. South Sky Garden

THE SKY HAMMOCK GARDEN

- 31. Sky Hammock I
- 32. Sky Hammock II

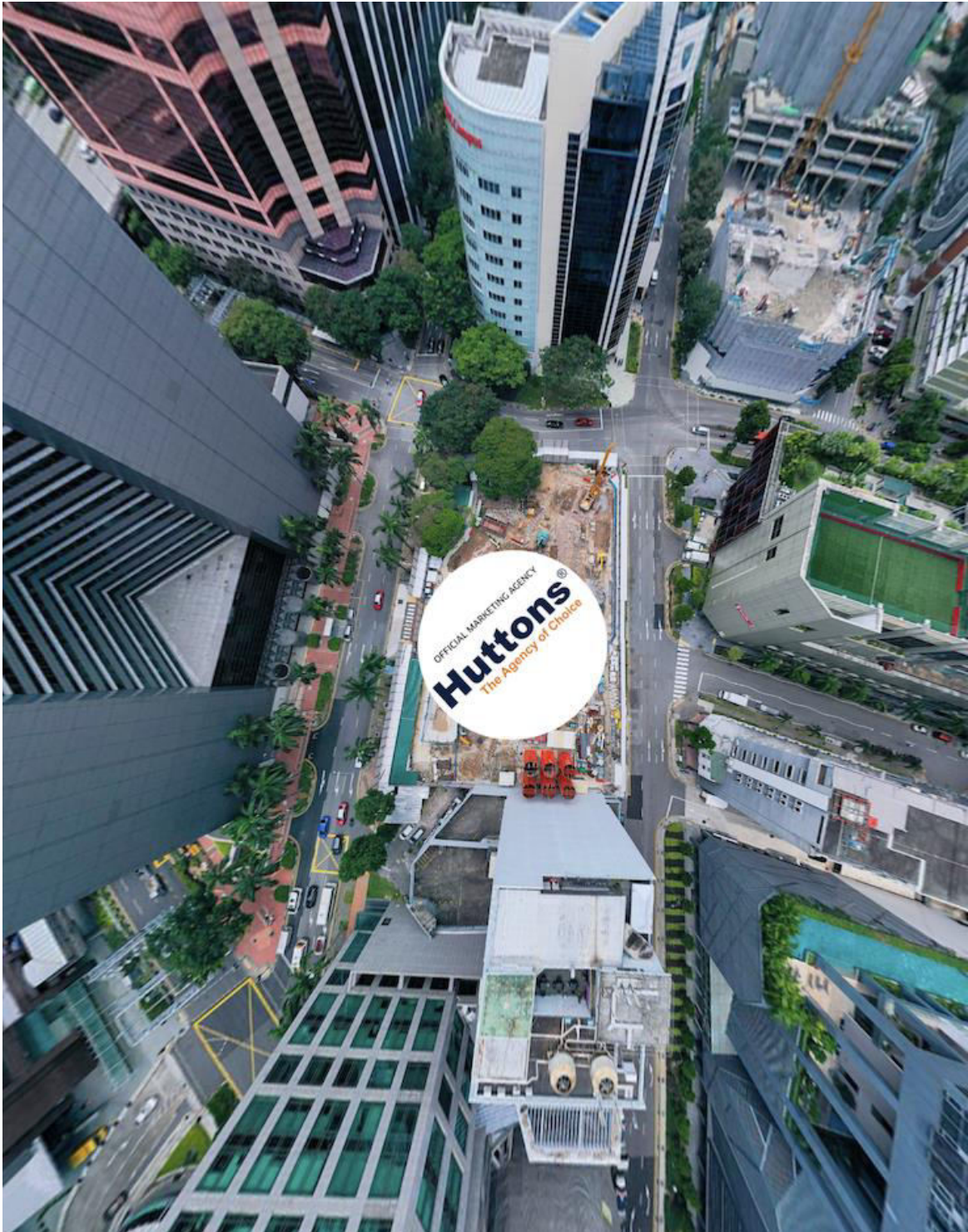
THE SKY FITNESS CLUB

- 33. Sky Gym
- 34. Active Deck
- 35. Fitness Deck



Sky Terraces

360 Site Virtual Tour



<https://kuula.co/share/73kXC>

At the heart of it all



Prominent landmarks in the vicinity

- 100 AM / Amara Hotel
- Icon Village
- Guoco Tower
- International Plaza
- Tanjong Pagar Food Centre / Plaza
- Tanjong Pagar / Duxton shophouses

Actual Site & Showflat Location



Alternative parking

- International Plaza
- Guoco Tower
- Icon Village
- 100 AM
- Wallich Street



MRT access

- Tanjong Pagar MRT exit A



Bus services

- International Plaza: 57, 131, 167, 186, 400, 970, 971
- Mapletree Anson: 651, 652, 653, 654, 655, 656, 657, 660, 661, 663, 665, 666, 667, 668, 670, 671, 672
- The Amara / Tanjong Pagar Plaza: 80, 145



Huttons[®]
The Agency of Choice

SHOWFLAT LOCATION

OPPOSITE TANJONG PAGAR MRT EXIT A

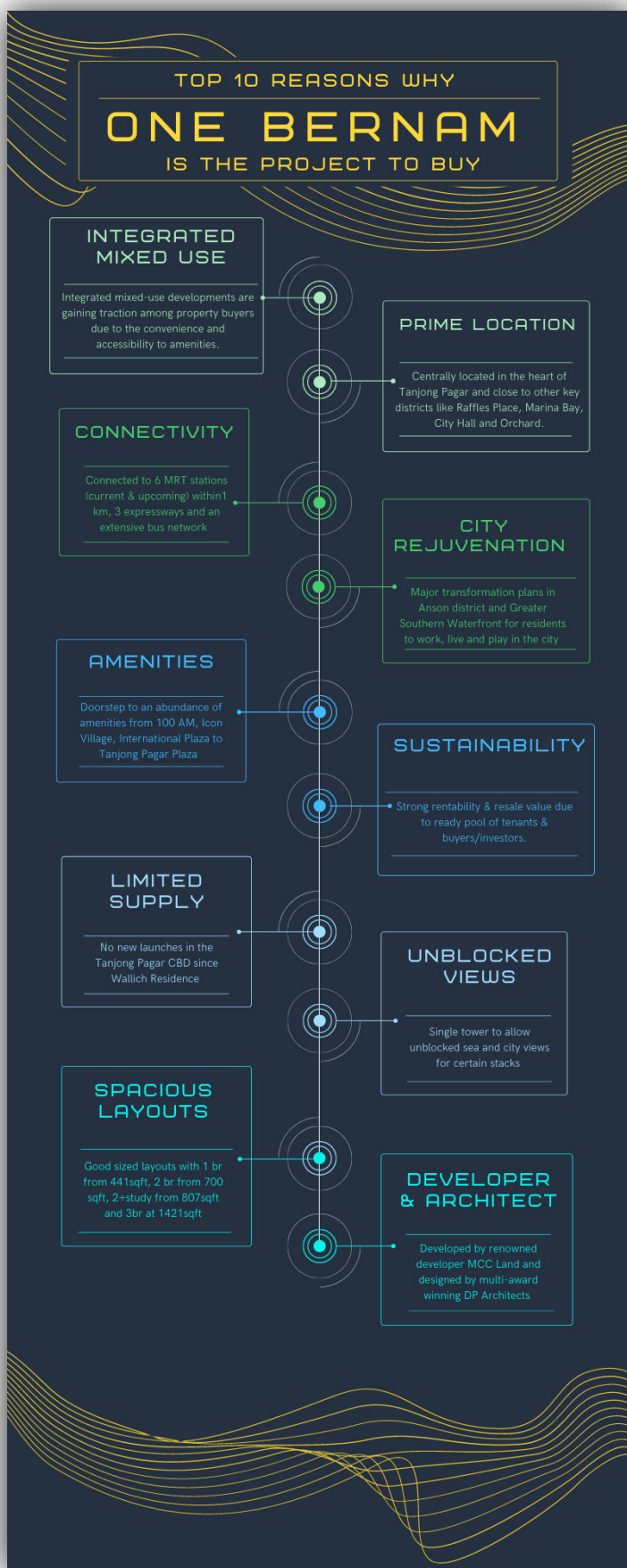
*RIGHT AT HOME
IN THE CITY*



Home is where the heart is.

Project Details

Project name	:	One Bernam 柏南华庭
Developer	:	HY-MCC (Bernam) Pte. Ltd.
Developer's license	:	C1388
District	:	2
Address	:	1 Bernam Street, Singapore 078852
Site area	:	3,846.2 sqm (41,400.5 sqft)
Tenure	:	99 years leasehold
Property type	:	Proposed mixed development consisting of 2 storeys of commercial Space; 1 storey of 13 service apartments; 32 storeys of 351 residential units
No. of storeys	:	35
Unit types	:	1-bedroom, 2-bedroom, 2-bedroom+study, 3- bedroom, Penthouses
Expected TOP	:	TBA
Expected date of vacant possession	:	TBA



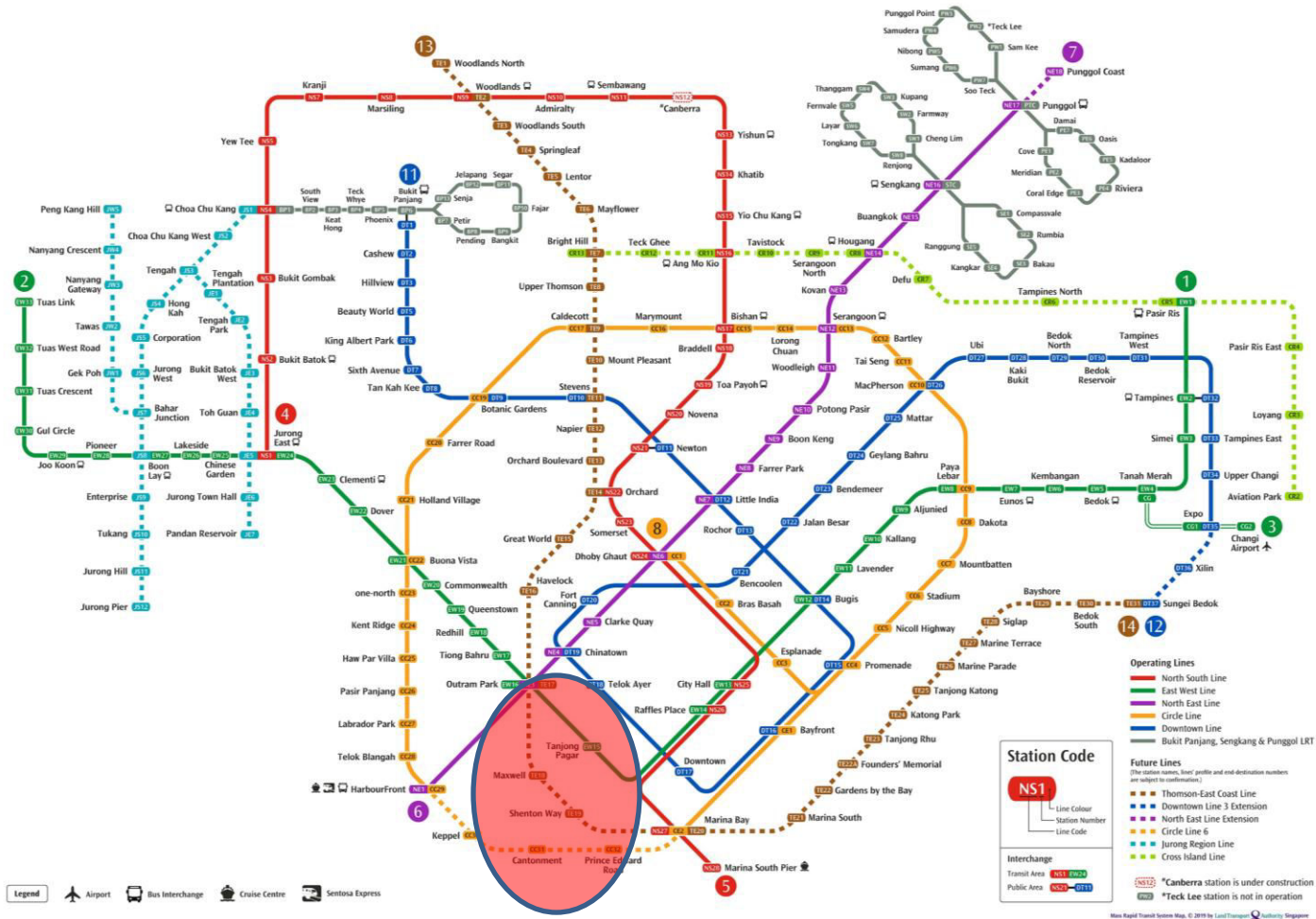
Doorstep to abundance of convenience

	AMENITIES	DISTANCE
SUPERMARKET	NTUC FAIRPRICE FINEST (100AM)	0.09KM
	DON DON DONKI (100AM)	0.09KM
	COLD STORAGE (ICON VILLAGE)	0.18KM
	NTUC (TANJONG PAGAR PLAZA)	0.18KM
	MARKET (CHINATOWN COMPLEX)	0.95KM
	COLD STORAGE (THE HEART AT MARINA ONE)	1.1KM
	NTUC (CHINATOWN POINT)	1.25KM
	JASON DELI (MARINA BAY LINK MALL)	1.34KM
	DON DON DONKI (THE CENTRAL)	1.7KM
EATERIES	EATING HOUSE (FUJI XEROX TOWER)	0.06KM
	KOUFU (100AM)	0.15KM
	FOOD CENTRE (TANJONG PAGAR PLAZA)	0.18KM
	EATING HOUSE (TANJONG PAGAR COMPLEX)	0.23KM
	FOOD CENTRE (AMOY STREET)	0.68KM
	FOOD CENTRE (CHINATOWN COMPLEX)	0.95KM
MALLS	100 AM	0.09KM
	ICON VILLAGE	0.18KM
	INTERNATIONAL PLAZA	0.39KM
	OUE DOWNTOWN GALLERY	0.6KM
	THE HEART @ MARINA ONE	1.1KM
	CHINATOWN POINT	1.25KM
	MARINA BAY LINK MALL	1.34KM
	THE CENTRAL	1.7KM
	RIVERSIDE POINT	1.74KM
	THE SHOPPES AT MARINA BAY SANDS	1.95KM
	LIANG COURT	1.95KM

Great deal of accessibility

	TRANSPORTATION & CONNECTIVITY	DISTANCE
MRT	TANJONG PAGAR MRT (EW15)	0.35KM
	PRINCE EDWARD MRT (CC32) (U/C)	0.44KM
	OUTRAM PARK MRT (EW16/NE3)	0.75KM
	MAXWELL MRT (TE18)(U/C)	0.76KM
	CANTONMENT MRT (CC31)(U/C)	0.82KM
	SHENTON WAY MRT (TE19)(U/C)	0.89KM
BUS STOPS	OPP FUJI XEROX TOWERS (BUS: 80/145)	0.87KM
	HUB SYNERGY POINT (BUS: 75/106/133/10/97/100/130/196)	0.15KM
	OPP SOUTH POINT (BUS: 75/167/80/196)	0.2KM
	CUSTOMS PORT BRANCH HEADQUARTER (BUS: 10/30/57/97/100/131/145)	0.3KM
MAJOR EXPRESSWAYS	AYE	0.12KM
	MCE	0.75KM
	CTE	1.3KM
	EDUCATION INSTITUTES	DISTANCE
CHILDCARE / PRE SCHOOLS	STAR LEARNERS @ TANJONG PAGAR	0.19KM
	MULBERRY (TANJONG PAGAR)	0.2KM
	MY FIRST SKOOL @ TANJONG PAGAR PLAZA	0.23KM
	BERRIES WORLD OF LEARNING SCHOOL	0.37KM
	KINDERLAND PRESCHOOL (MND)	0.66KM
	AMAR KIDZ @ TANJONG PAGAR	0.78KM
	CHERIE HEARTS PRESCHOOL	1.25KM
	ROSEMARY HALL MONTESSORI CHILDCARE	1.25KM
PRIMARY SCHOOL	CANTONMENT PRIMARY SCHOOL	0.45KM
	CHIJ (KELLOCK)	1.75KM
SECONDARY SCHOOL	OUTRAM SECONDARY SCHOOL	1.6KM
TERTIARY / UNIVERSITY / INTERNATIONAL	SINGAPORE INSTITUTE OF ARCHITECTS	0.6KM
	BARCLYNE COLLEGE INTERNATIONAL	1.15KM
	SINGAPORE ACCOUNTANCY ACADEMY	1.5KM

MRT network connectivity



Source: LTA

Connected to 6 MRT stations over 4 MRT lines (EW, NE, TE and CC) within 1 km

- Tanjong Pagar MRT (EW15)
- Prince Edward MRT (CC32) (U/C)
- Outram Park MRT (EW16/NE3)
- Maxwell MRT (TE18) (U/C)
- Cantonment MRT (CC31) (U/C)
- Shenton Way MRT (TE19) (U/C)

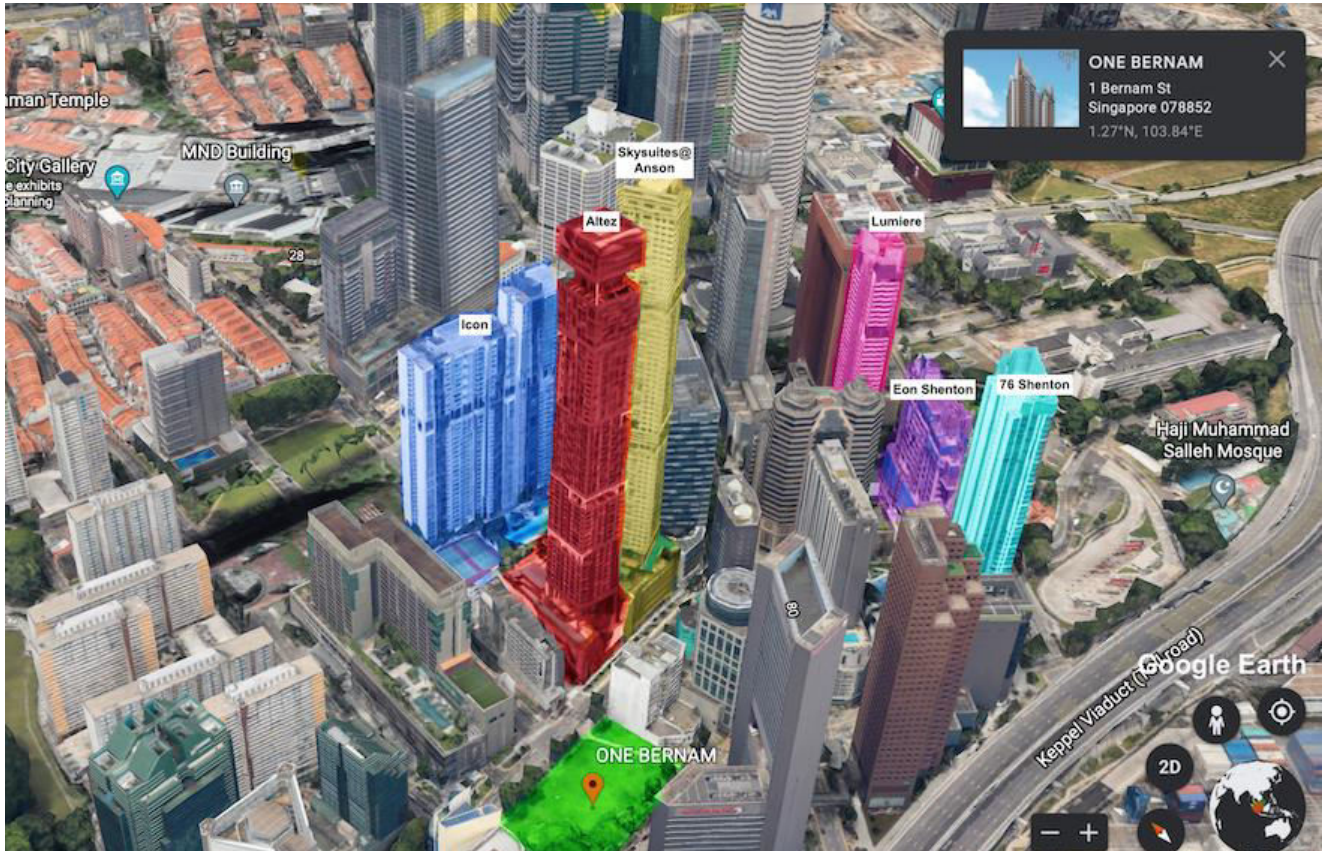
Unit Mix Table

Unit Mix						
BR	Unit Type	No. of Units	Unit	% By Units	Sqm	Sqft
1 BR	Type A1	29	#05-04 - #33-04	24.79%	42	452
	Type A2	29	#05-03 - #33-03		41	441
	Type A3	29	#05-05 - #33-05		43	463
2 BR	Type B1	29	#05-06 - #33-06	33.05%	68	732
	Type B2	29	#05-01 - #33-01		68	732
	Type B3	29	#05-02 - #33-02		65	700
	Type B4	29	#05-07 - #33-07		65	700
2 BR + Study	Type BS1	29	#05-11 - #33-11	33.05%	77	829
	Type BS2	29	#05-10 - #33-10		77	829
	Type BS3	29	#05-09 - #33-09		75	807
	Type BS4	29	#05-08 - #33-08		81	872
3 BR	Type C1	29	#05-12 - #33-12	8.26%	132	1,421
PH	Type E1	1	#35-01	0.85%	400	4,306
	Type E2	1	#35-03		181	1,948
	Type E3	1	#35-02		162	1,744
Total		351		100%		

Diagrammatic Chart

LEVEL	01	02	03	04	05	06	07	08	09	10	11	12
35	E1 (4306 SF) #35-01						E2 (1948 SF) #35-02			E3 (1744 SF) #35-03		
34	SKY TERRACE											
33	B2 (732 SF)	B3 (700 SF)	A2 (441 SF)	A1 (452 SF)	A3 (463 SF)	B1 (732 SF)	B4 (700 SF)	BS4 (872 SF)	BS3 (807 SF)	BS2 (829 SF)	BS1 (829 SF)	C1 (1421 SF)
32	B2 (732 SF)	B3 (700 SF)	A2 (441 SF)	A1 (452 SF)	A3 (463 SF)	B1 (732 SF)	B4 (700 SF)	BS4 (872 SF)	BS3 (807 SF)	BS2 (829 SF)	BS1 (829 SF)	C1 (1421 SF)
31	B2 (732 SF)	B3 (700 SF)	A2 (441 SF)	A1 (452 SF)	A3 (463 SF)	B1 (732 SF)	B4 (700 SF)	BS4 (872 SF)	BS3 (807 SF)	BS2 (829 SF)	BS1 (829 SF)	C1 (1421 SF)
30	B2 (732 SF)	B3 (700 SF)	A2 (441 SF)	A1 (452 SF)	A3 (463 SF)	B1 (732 SF)	B4 (700 SF)	BS4 (872 SF)	BS3 (807 SF)	BS2 (829 SF)	BS1 (829 SF)	C1 (1421 SF)
29	B2 (732 SF)	B3 (700 SF)	A2 (441 SF)	A1 (452 SF)	A3 (463 SF)	B1 (732 SF)	B4 (700 SF)	BS4 (872 SF)	BS3 (807 SF)	BS2 (829 SF)	BS1 (829 SF)	C1 (1421 SF)
28	B2 (732 SF)	B3 (700 SF)	A2 (441 SF)	A1 (452 SF)	A3 (463 SF)	B1 (732 SF)	B4 (700 SF)	BS4 (872 SF)	BS3 (807 SF)	BS2 (829 SF)	BS1 (829 SF)	C1 (1421 SF)
27	B2 (732 SF)	B3 (700 SF)	A2 (441 SF)	A1 (452 SF)	A3 (463 SF)	B1 (732 SF)	B4 (700 SF)	BS4 (872 SF)	BS3 (807 SF)	BS2 (829 SF)	BS1 (829 SF)	C1 (1421 SF)
26	B2 (732 SF)	B3 (700 SF)	A2 (441 SF)	A1 (452 SF)	A3 (463 SF)	B1 (732 SF)	B4 (700 SF)	BS4 (872 SF)	BS3 (807 SF)	BS2 (829 SF)	BS1 (829 SF)	C1 (1421 SF)
25	B2 (732 SF)	B3 (700 SF)	A2 (441 SF)	A1 (452 SF)	A3 (463 SF)	B1 (732 SF)	B4 (700 SF)	BS4 (872 SF)	BS3 (807 SF)	BS2 (829 SF)	BS1 (829 SF)	C1 (1421 SF)
24	B2 (732 SF)	B3 (700 SF)	A2 (441 SF)	A1 (452 SF)	A3 (463 SF)	B1 (732 SF)	B4 (700 SF)	BS4 (872 SF)	BS3 (807 SF)	BS2 (829 SF)	BS1 (829 SF)	C1 (1421 SF)
23	B2 (732 SF)	B3 (700 SF)	A2 (441 SF)	A1 (452 SF)	A3 (463 SF)	B1 (732 SF)	B4 (700 SF)	BS4 (872 SF)	BS3 (807 SF)	BS2 (829 SF)	BS1 (829 SF)	C1 (1421 SF)
22	B2 (732 SF)	B3 (700 SF)	A2 (441 SF)	A1 (452 SF)	A3 (463 SF)	B1 (732 SF)	B4 (700 SF)	BS4 (872 SF)	BS3 (807 SF)	BS2 (829 SF)	BS1 (829 SF)	C1 (1421 SF)
21	B2 (732 SF)	B3 (700 SF)	A2 (441 SF)	A1 (452 SF)	A3 (463 SF)	B1 (732 SF)	B4 (700 SF)	BS4 (872 SF)	BS3 (807 SF)	BS2 (829 SF)	BS1 (829 SF)	C1 (1421 SF)
20	B2 (732 SF)	B3 (700 SF)	A2 (441 SF)	A1 (452 SF)	A3 (463 SF)	B1 (732 SF)	B4 (700 SF)	BS4 (872 SF)	BS3 (807 SF)	BS2 (829 SF)	BS1 (829 SF)	C1 (1421 SF)
19	B2 (732 SF)	B3 (700 SF)	A2 (441 SF)	A1 (452 SF)	A3 (463 SF)	B1 (732 SF)	B4 (700 SF)	BS4 (872 SF)	BS3 (807 SF)	BS2 (829 SF)	BS1 (829 SF)	C1 (1421 SF)
18	B2 (732 SF)	B3 (700 SF)	A2 (441 SF)	A1 (452 SF)	A3 (463 SF)	B1 (732 SF)	B4 (700 SF)	BS4 (872 SF)	BS3 (807 SF)	BS2 (829 SF)	BS1 (829 SF)	C1 (1421 SF)
17	B2 (732 SF)	B3 (700 SF)	A2 (441 SF)	A1 (452 SF)	A3 (463 SF)	B1 (732 SF)	B4 (700 SF)	BS4 (872 SF)	BS3 (807 SF)	BS2 (829 SF)	BS1 (829 SF)	C1 (1421 SF)
16	B2 (732 SF)	B3 (700 SF)	A2 (441 SF)	A1 (452 SF)	A3 (463 SF)	B1 (732 SF)	B4 (700 SF)	BS4 (872 SF)	BS3 (807 SF)	BS2 (829 SF)	BS1 (829 SF)	C1 (1421 SF)
15	B2 (732 SF)	B3 (700 SF)	A2 (441 SF)	A1 (452 SF)	A3 (463 SF)	B1 (732 SF)	B4 (700 SF)	BS4 (872 SF)	BS3 (807 SF)	BS2 (829 SF)	BS1 (829 SF)	C1 (1421 SF)
14	B2 (732 SF)	B3 (700 SF)	A2 (441 SF)	A1 (452 SF)	A3 (463 SF)	B1 (732 SF)	B4 (700 SF)	BS4 (872 SF)	BS3 (807 SF)	BS2 (829 SF)	BS1 (829 SF)	C1 (1421 SF)
13	B2 (732 SF)	B3 (700 SF)	A2 (441 SF)	A1 (452 SF)	A3 (463 SF)	B1 (732 SF)	B4 (700 SF)	BS4 (872 SF)	BS3 (807 SF)	BS2 (829 SF)	BS1 (829 SF)	C1 (1421 SF)
12	B2 (732 SF)	B3 (700 SF)	A2 (441 SF)	A1 (452 SF)	A3 (463 SF)	B1 (732 SF)	B4 (700 SF)	BS4 (872 SF)	BS3 (807 SF)	BS2 (829 SF)	BS1 (829 SF)	C1 (1421 SF)
11	B2 (732 SF)	B3 (700 SF)	A2 (441 SF)	A1 (452 SF)	A3 (463 SF)	B1 (732 SF)	B4 (700 SF)	BS4 (872 SF)	BS3 (807 SF)	BS2 (829 SF)	BS1 (829 SF)	C1 (1421 SF)
10	B2 (732 SF)	B3 (700 SF)	A2 (441 SF)	A1 (452 SF)	A3 (463 SF)	B1 (732 SF)	B4 (700 SF)	BS4 (872 SF)	BS3 (807 SF)	BS2 (829 SF)	BS1 (829 SF)	C1 (1421 SF)
09	B2 (732 SF)	B3 (700 SF)	A2 (441 SF)	A1 (452 SF)	A3 (463 SF)	B1 (732 SF)	B4 (700 SF)	BS4 (872 SF)	BS3 (807 SF)	BS2 (829 SF)	BS1 (829 SF)	C1 (1421 SF)
08	B2 (732 SF)	B3 (700 SF)	A2 (441 SF)	A1 (452 SF)	A3 (463 SF)	B1 (732 SF)	B4 (700 SF)	BS4 (872 SF)	BS3 (807 SF)	BS2 (829 SF)	BS1 (829 SF)	C1 (1421 SF)
07	B2 (732 SF)	B3 (700 SF)	A2 (441 SF)	A1 (452 SF)	A3 (463 SF)	B1 (732 SF)	B4 (700 SF)	BS4 (872 SF)	BS3 (807 SF)	BS2 (829 SF)	BS1 (829 SF)	C1 (1421 SF)
06	B2 (732 SF)	B3 (700 SF)	A2 (441 SF)	A1 (452 SF)	A3 (463 SF)	B1 (732 SF)	B4 (700 SF)	BS4 (872 SF)	BS3 (807 SF)	BS2 (829 SF)	BS1 (829 SF)	C1 (1421 SF)
05	B2 (732 SF)	B3 (700 SF)	A2 (441 SF)	A1 (452 SF)	A3 (463 SF)	B1 (732 SF)	B4 (700 SF)	BS4 (872 SF)	BS3 (807 SF)	BS2 (829 SF)	BS1 (829 SF)	C1 (1421 SF)
04	SKY TERRACE									SKY TERRACE		
03	3RD STOREY SERVICE APARTMENTS									CARPARK		
02	2ND STOREY COMMERCIAL									CARPARK		
01	1ST STOREY COMMERCIAL									CARPARK		
B1	CARPARK											
B2	CARPARK											
B3	CARPARK											
1 BEDROOM												
3 BEDROOM												
2 BEDROOM												
3 BEDROOM (PH)												
2 BEDROOM + STUDY												
5 BEDROOM (PH)												

Comparative Market Analysis



				1 BEDROOM			2 BEDROOMS			3 BEDROOMS			4 BEDROOMS		
	D	PROJECT	TENURE	LOW	MID	HIGH	LOW	MID	HIGH	LOW	MID	HIGH	LOW	MID	HIGH
RESALE	D02	ALTEZ	99 YEARS	\$2000 PSF	\$2015 PSF	\$2029 PSF	\$1785 PSF	\$2220 PSF	\$2654 PSF	\$2735 PSF	\$2727 PSF	\$2739 PSF			
	D02	ICON	99 YEARS	\$1650 PSF	\$1815 PSF	\$1980 PSF	\$1600 PSF	\$1710 PSF	\$1820 PSF	\$1360 PSF	\$1580 PSF	\$1800 PSF			
	D02	SKY SUITES @ ANSON	99 YEARS	\$2159 PSF	\$2284 PSF	\$2409 PSF	\$2050 PSF	\$2230 PSF	\$2409 PSF	\$2479 PSF	\$2479 PSF	\$2479 PSF			
	D02	LUMIERE	99 YEARS	\$1799 PSF	\$1809 PSF	\$1819 PSF	\$1495 PSF	\$1527 PSF	\$1559 PSF						
	D02	76 SHENTON	99 YEARS	\$1807 PSF	\$1858 PSF	\$1892 PSF	\$1797 PSF	\$1801 PSF	\$1799 PSF						
	D02	EON SHENTON	99 YEARS				\$2074 PSF	\$2245 PSF	\$2415 PSF	\$1689 PSF	\$1806 PSF	\$1922 PSF			
DEVELOPER SALES (AVAILABLE UNITS)	D01	MARINA ONE RESIDENCES	99 YEARS	FROM \$2424 PSF (657 SF) \$1.592M			FROM \$2318 PSF (1044 SF) \$2.42M			FROM \$2550 PSF (1539 SF) \$3.924M			FROM \$2685 PSF (2045 SF) \$5.49M		
	D01	V ON SHENTON	99 YEARS				FROM \$2471 PSF (1206 SF) \$2.79M			FROM \$2373 PSF (1356 SF) \$3.217M			FROM \$2903 PSF (6200 SF) \$18M		
	D02	SKY EVERTON	FREEHOLD							FROM \$2678 PSF (915 SF) \$2.45M			FROM \$2748 PSF (1346 SF) \$3.699M		
	D03	ONE PEARL BANK	99 YEARS	FROM \$2488 PSF (527 SF) \$1.311M			FROM \$2573 PSF (700 SF) \$1.801M			FROM 2324 PSF (1098 SF) \$2.552M			FROM \$2219 PSF (1432 PSF) \$3.177M		
	D03	RIVIERE	99 YEARS	FROM \$2701 PSF (560 SF) \$1.512M			FROM \$2548 PSF (818 SF) \$2.083M			FROM \$2307 PSF (1173 SF) \$2.706M					
	D03	THE LANDMARK	99 YEARS	FROM \$2214 PSF (495 SF) \$1.104M			FROM \$1946 PSF (764 SF) \$1.478M			FROM \$2087 PSF (1076 SF) \$2.246M					

Developer

Incorporated in 2010, MCC Land (Singapore) Limited has been actively involved in Singapore's real estate scene and achieved good results. It has developed five development projects, co-developed two development projects and managed five development projects. The company has been ranked Singapore's top 10 real estate developers for three consecutive years and won the "Asia's Top Influential Brands" award.



Architect

Since its inception in 1967, DP has designed many of the country's most important public projects and notable landmarks. Each of these has played a critical role in shaping Singapore's civic urban landscape and downtown core, by linking spaces of the city in the formation of a continuous urban fabric. These sites serve as social and cultural anchors for Singapore and as public nodes of human density that have contributed greatly to the city's success. DP has also been involved with urban projects of immense scale and increasing diversity of function; some of the firm's works are the largest of their type in the world.

