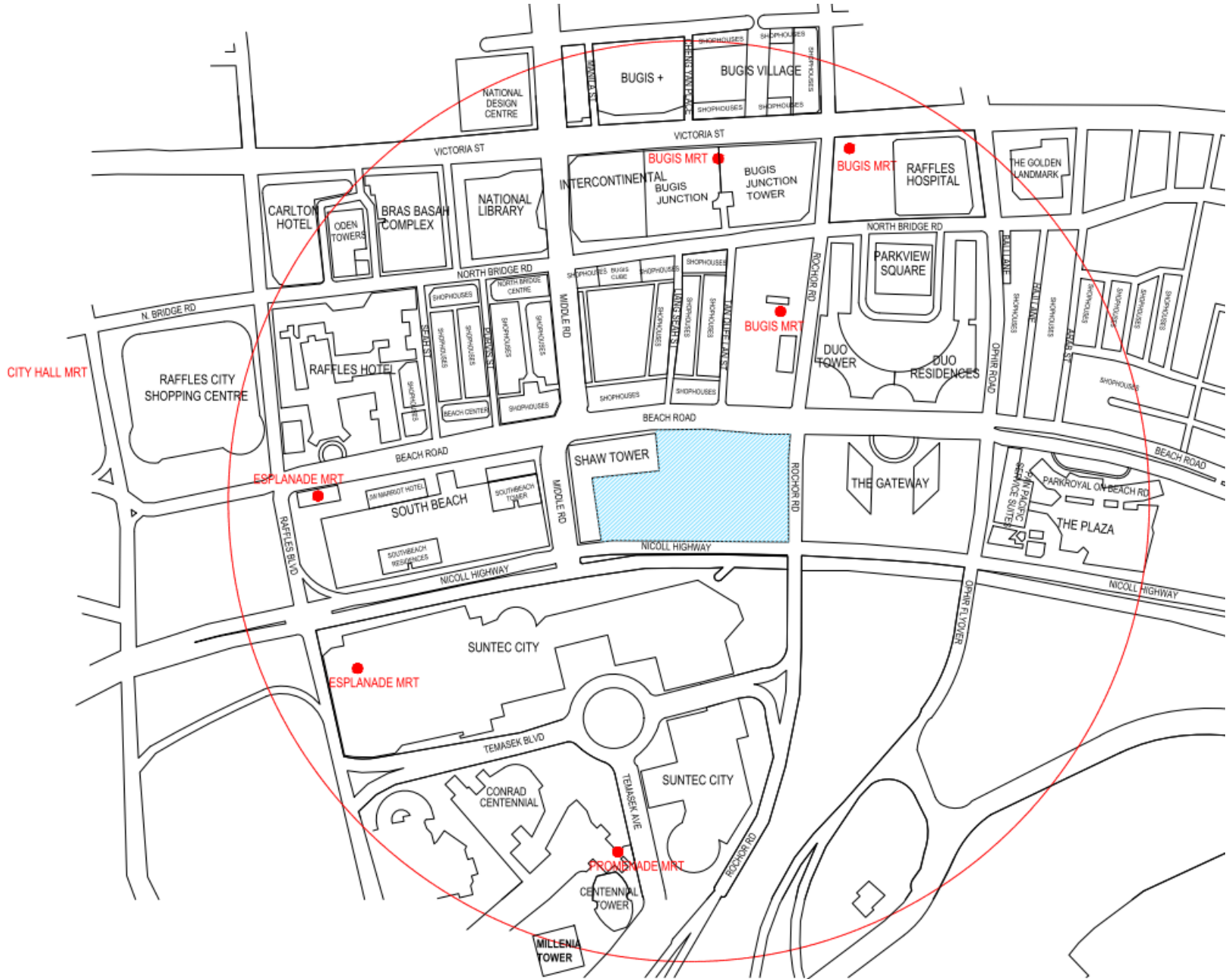




# Contents

1. Location Plan
2. Rendered Site Plans
3. MSCP circulation
4. Rendered Perspectives
5. Unit Distribution
6. Showflat Unit Floor Plans
7. Typical Unit Brochure Plan
8. Ceiling Heights
9. Distance Study
10. Q&A

\*\* All drawings depicted are not to scale



**Midtown House**  
- 3 floors incl. Annex block (1 floor)

**Market Place**

**Residential Tower**

**Elevated Pedestrian Link**

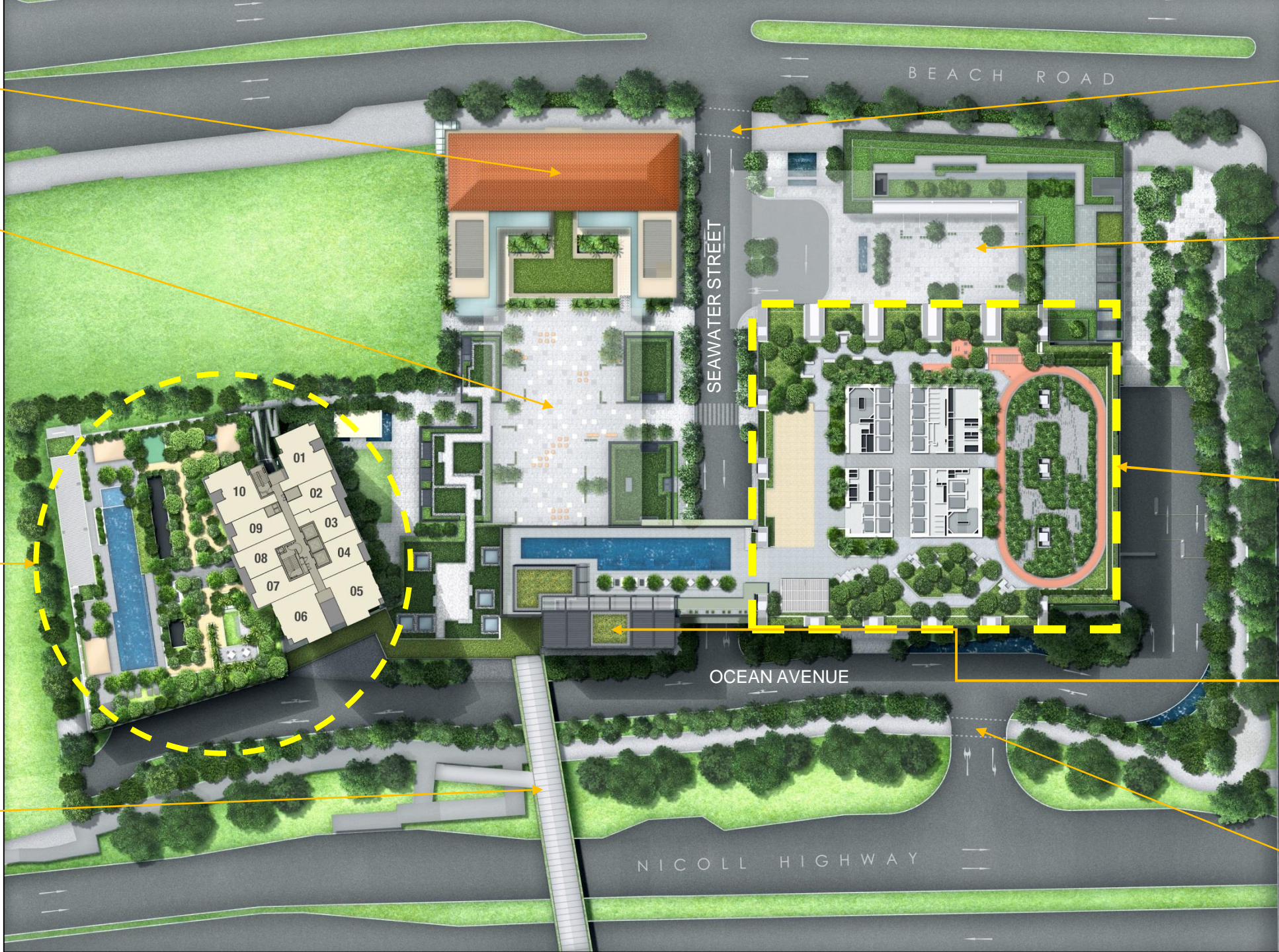
**Main entrance/exit from Beach Road**

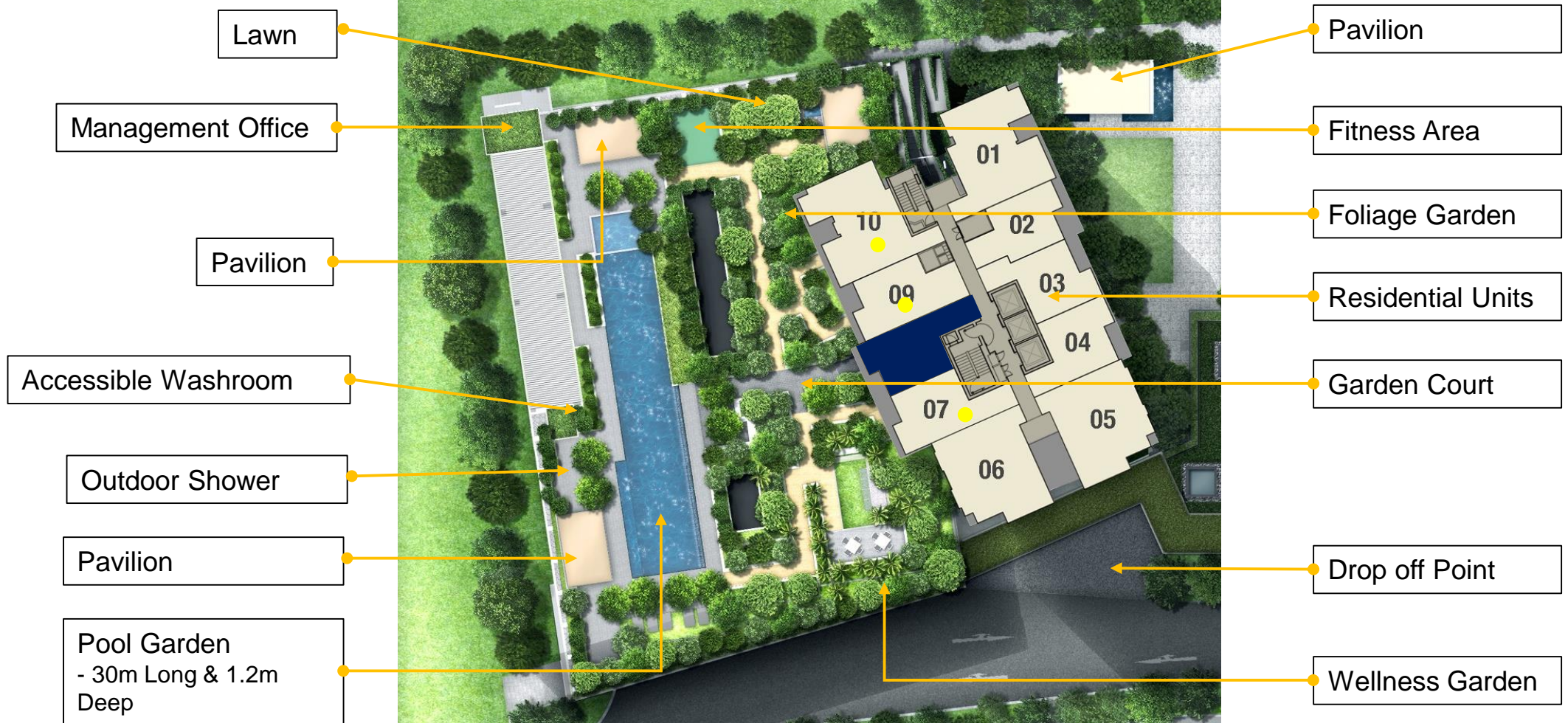
**Midtown Square**

**Office Tower**

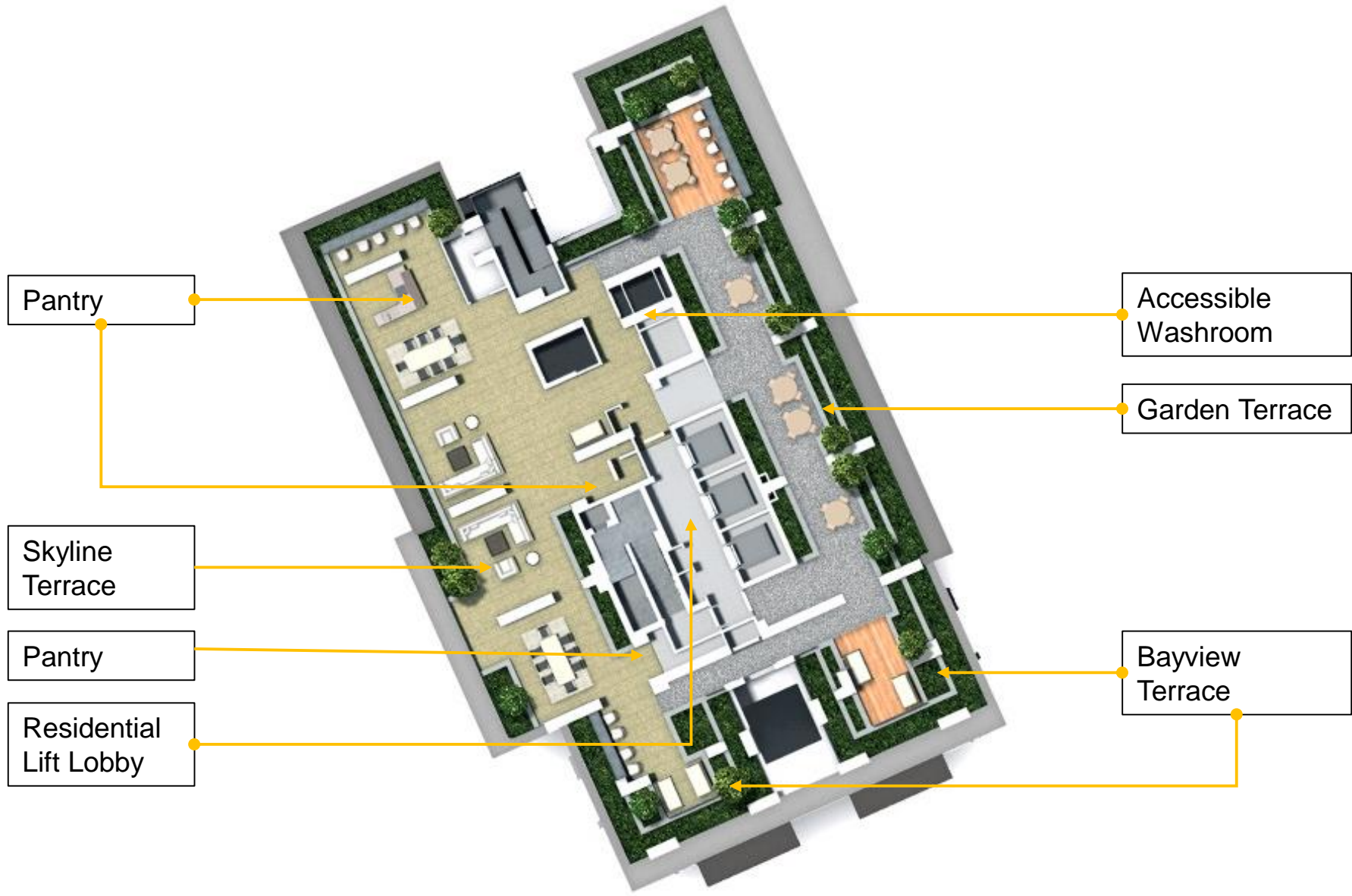
**Midtown Hub**  
- 5 floors + roof

**Entrance/exit from Nicoll Highway**





Legend  
 ● - Units with PES  
 ● - No Unit for L7 Terrace connection



Pantry

Accessible Washroom

Garden Terrace

Skyline Terrace

Pantry

Bayview Terrace

Residential Lift Lobby

Bicycle Lots

Residential Lifts

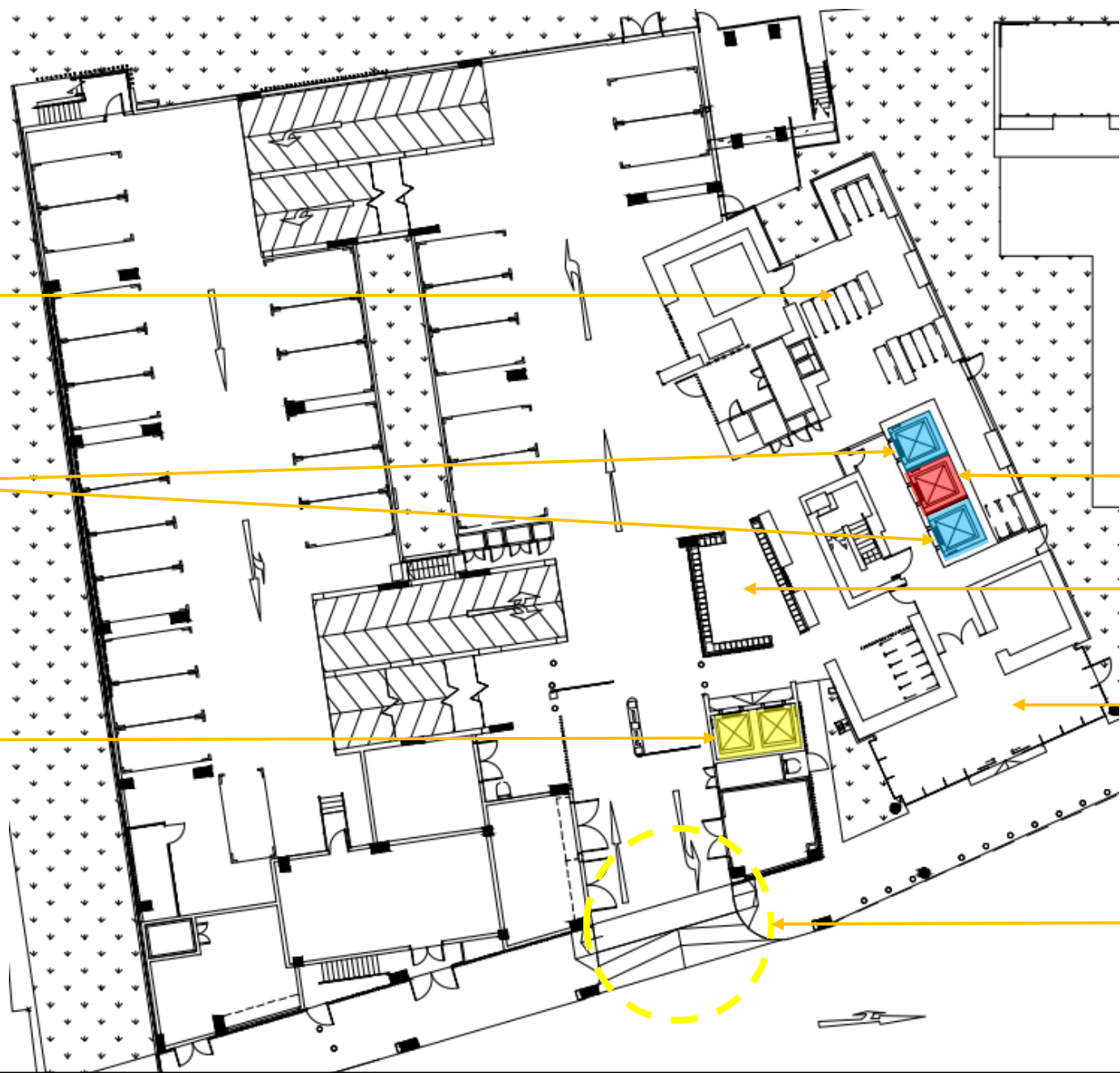
Carpark Lift Lobby

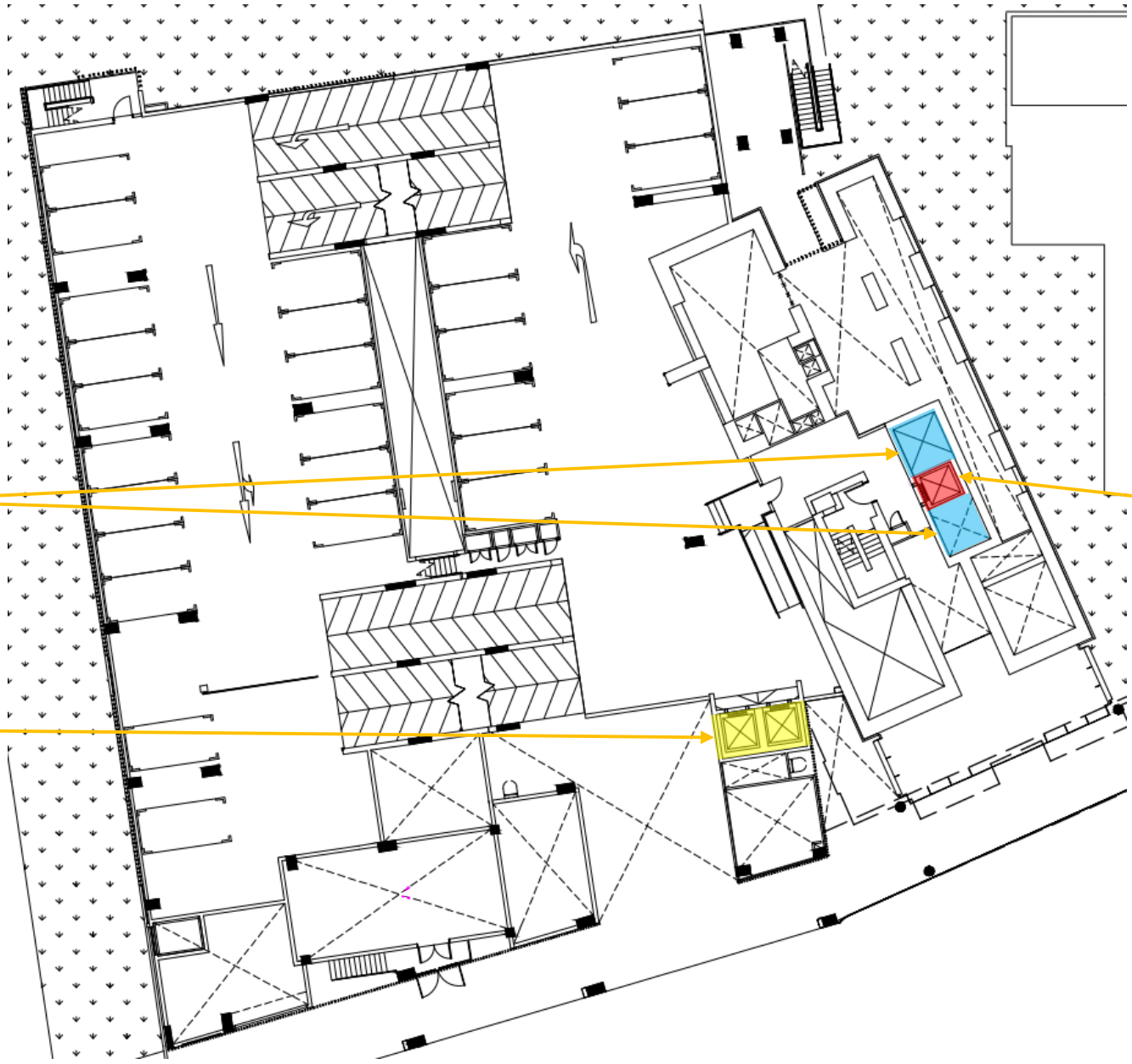
Residential (Fire) Lift

Mail room/ letter box Area

Residential Lobby

Main Ingress/Egress to Carpark



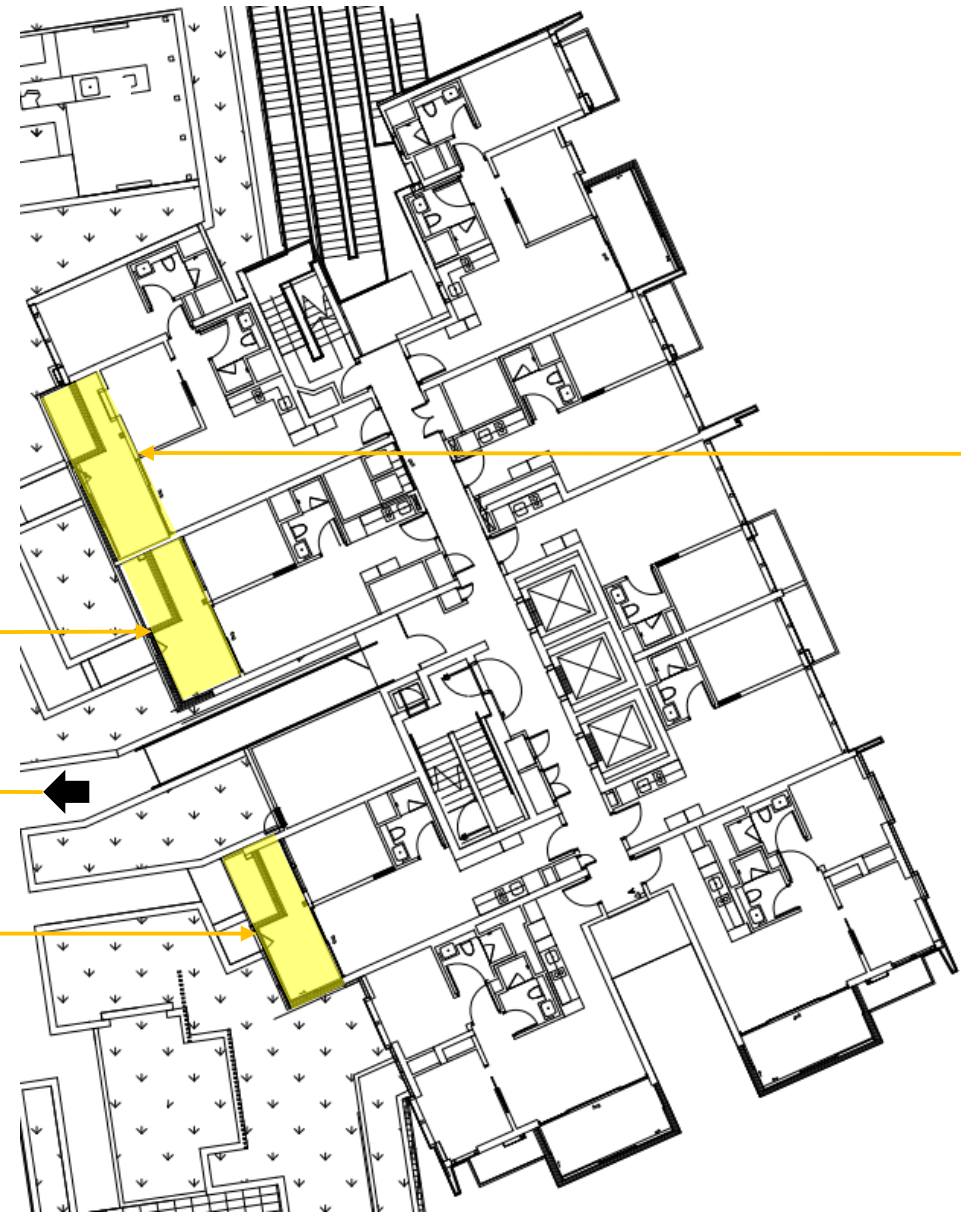


Residential Lifts (no Landing L2 to L6)

Carpark Lifts (L1 - L6 only)

**Fire Lift**  
- Emergency use for L2 to 6 only  
- It still serve the Residential tower





PES for 7th floor unit

This way to 7<sup>th</sup> Storey Pool Garden

PES for 7th floor unit

PES for 7th floor unit

Number of unit/Stack	1	2	3	4	5	6	7	8	9	10
Floor	B2-DP	B5-DP	B6-DP	B6a-DP	B1a-DP	B1-DP	B7a-DP	B7-DP	B4-DP	B3-DP
32	B2-DP	B5-DP	B6-DP	B6a-DP	B1a-DP	B1-DP	B7a-DP	B7-DP	B4-DP	B3-DP
30	B2-DP	B5-DP	B6-DP	B6a-DP	B1a-DP	B1-DP	B7a-DP	B7-DP	B4-DP	B3-DP
28	B2-DP	B5-DP	B6-DP	B6a-DP	B1a-DP	B1-DP	B7a-DP	B7-DP	B4-DP	B3-DP
26	B2-DP	B5-DP	B6-DP	B6a-DP	B1a-DP	B1-DP	B7a-DP	B7-DP	B4-DP	B3-DP
25	SKY TERRACE					SKY TERRACE				
24	B2	A1a	A3	A3a	B1a	B1	A2a	A2	A1	B3
23	B2	A1a	A3	A3a	B1a	B1	A2a	A2	A1	B3
22	B2	A1a	A3	A3a	B1a	B1	A2a	A2	A1	B3
21	B2	A1a	A3	A3a	B1a	B1	A2a	A2	A1	B3
20	B2	A1a	A3	A3a	B1a	B1	A2a	A2	A1	B3
19	B2	A1a	A3	A3a	B1a	B1	A2a	A2	A1	B3
18	B2	A1a	A3	A3a	B1a	B1	A2a	A2	A1	B3
17	B2	A1a	A3	A3a	B1a	B1	A2a	A2	A1	B3
16	B2	A1a	A3	A3a	B1a	B1	A2a	A2	A1	B3
15	B2	A1a	A3	A3a	B1a	B1	A2a	A2	A1	B3
14	B2	A1a	A3	A3a	B1a	B1	A2a	A2	A1	B3
13	B2	A1a	A3	A3a	B1a	B1	A2a	A2	A1	B3
12	B2	A1a	A3	A3a	B1a	B1	A2a	A2	A1	B3
11	B2	A1a	A3	A3a	B1a	B1	A2a	A2	A1	B3
10	B2	A1a	A3	A3a	B1a	B1	A2a	A2	A1	B3
9	B2	A1a	A3	A3a	B1a	B1	A2a	A2	A1	B3
8	B2	A1a	A3	A3a	B1a	B1	A2a	A2	A1	B3
7	B2	A1a	A3	A3a	B1a	B1	A2a-G		A1-G	B3-G
6	RESIDENTIALAND RETAILCAR PARK									
5	RESIDENTIALAND RETAILCAR PARK									
4	RESIDENTIALAND RETAILCAR PARK									
3	RESIDENTIALAND RETAILCAR PARK									
2	RESIDENTIALAND RETAILCAR PARK									
1	RESIDENTIALAND RETAILCAR PARK									

- Duplex (3 Bedroom)
- Duplex (2 Bedroom)
- 1 Bedroom
- 2 Bedroom

UNIT TYPE	NO OF UNITS	
A3	18	
A3a	18	
A2	17	
A2a	17	
A1	17	
A1a	18	
B1	18	
B1a	18	
B2	18	
B3	17	
B3-G	1	(PES)
A2-a-G	1	(PES)
A1-G	1	(PES)

**179**

1 Bedroom  
2 Bedroom

(from Level 7 to Level 24)

# 1 BEDROOM TYPE A3a

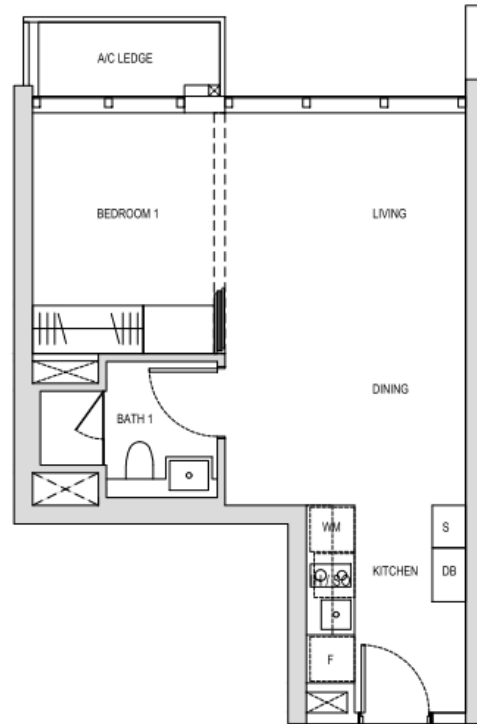
42 sqm / 452 sqft

#07-04 TO #24-04, 122 BEACH ROAD, SINGAPORE 189770

# MIDTOWN BAY

## ACTUAL UNIT AS PER APPROVED BUILDING PLAN

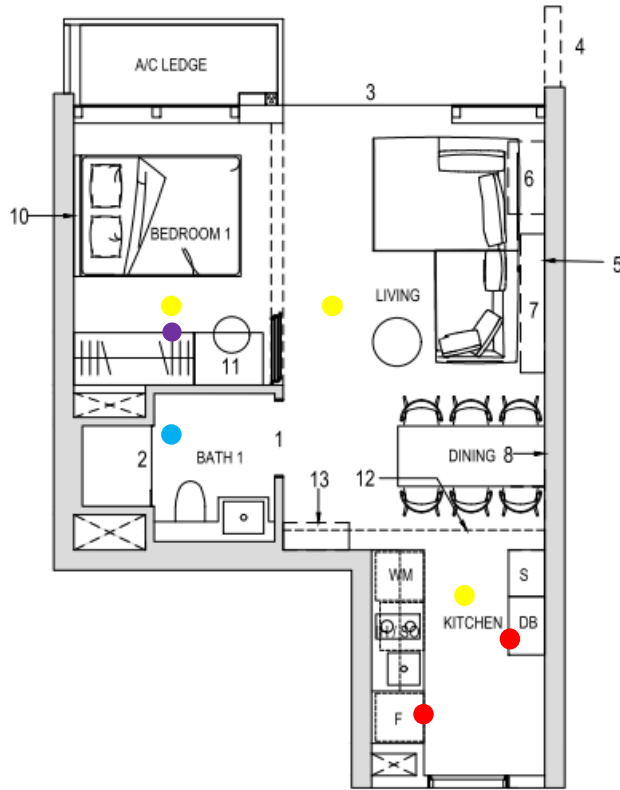
BUILDING PLAN APPROVAL NO. A1606-00001-2018-BP01 DATED: 18/03/2019.  
BUILDING PLAN APPROVAL NO. A1606-00001-2018-BP02 DATED: 10/06/2019.



## CEILING HEIGHT AND BREAKDOWN OF AREA

LOCATION	FLOOR TO CEILING HEIGHT	FLOOR TO BOX UP HEIGHT	ESTIMATED AREA (APPROXIMATE IN SQM)
LIVING & DINING	3200	2750	25.70
KITCHEN	2750	NOT APPLICABLE	
BEDROOM 1	3200	2950	9.40
BATH 1	2400	NOT APPLICABLE	4.60
A/C LEDGE	3350	NOT APPLICABLE	2.45

SHOW UNIT PLAN



- Legend**
- - Floor in marble
  - - Bathroom floor and walls in marble
  - - Kitchen cabinets in doors in mirror and acrylic
  - - Wardrobe doors in acrylic

INTERIOR DESIGN (ID) FEATURES BUILT-IN SHOW UNIT WITH DEVIATIONS FROM APPROVED BUILDING PLAN

1. DOOR NOT INSTALLED, ONLY DOOR FRAME IS INSTALLED
2. SHOWER SCREEN DOOR NOT INSTALLED
3. CURTAIN WALL PARTIALLY NOT INSTALLED
4. ALUMINIUM FIN CLADDING NOT INSTALLED
5. ID TREATMENT - LIVING FEATURE WALL IN TEXTURE SPRAY PAINT FINISH
6. ID TREATMENT - SHELF IN SELECTED LAMINATE FINISH IN LIVING
7. ID TREATMENT - OPEN SHELF IN SELECTED TREATED STEEL FINISH IN LIVING
8. ID TREATMENT - DINING FEATURE WALL IN SELECTED TREATED STEEL FINISH
9. ID TREATMENT - WALLPAPER THROUGHOUT ENTIRE UNIT
10. ID TREATMENT - BEDHEAD DESIGN IN BEDROOM 1
11. ID TREATMENT - MAKE-UP TABLE IN BEDROOM 1
12. ID TREATMENT - FAN COIL UNIT GRILLES
13. ID TREATMENT - CABINET IN SELECTED ACRYLIC PANEL FINISH IN DINING

- NOTES:**
- THE FURNITURE LAYOUT, CEILING LAYOUT, LIGHTING POINT LAYOUT AND LIGHT FITTING ARE INTERIOR DESIGN FEATURES FOR PURPOSES OF THE SHOW UNIT. NO FURNITURE, WALL PAPER, WALL PANELLINGS AND LIGHT FITTINGS WILL BE PROVIDED TO THE ACTUAL UNIT.
  - FINAL LOCATION OF AIR-CONDITIONING FAN COIL UNITS, CEILING FAN AND CEILING ACCESS PANELS AREA ARE SUBJECT TO CHANGE AS MADE BY THE DEVELOPER OR FURTHER REQUIRED BY THE RELEVANT AUTHORITIES.
  - THE POSITION AND CHOICE OF ALL POWER SOCKETS AND SWITCHES ARE SUBJECT TO CHANGE AS MADE BY THE DEVELOPER OR FURTHER REQUIRED BY THE RELEVANT AUTHORITIES.

# 2 BEDROOM TYPE B1a

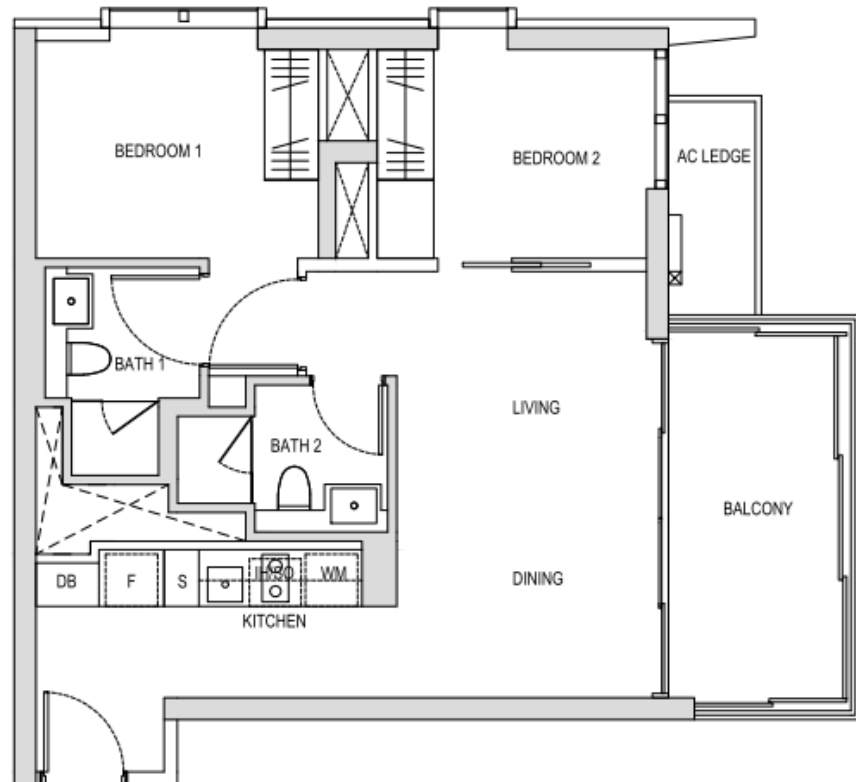
68 sqm / 732 sqft

#07-05 TO #24-05, 122 BEACH ROAD, SINGAPORE 189770

# MIDTOWN BAY

## ACTUAL UNIT AS PER APPROVED BUILDING PLAN

BUILDING PLAN APPROVAL NO. A1606-00001-2018-BP01 DATED: 18/03/2019.  
BUILDING PLAN APPROVAL NO. A1606-00001-2018-BP02 DATED: 10/06/2019.



## CEILING HEIGHT AND BREAKDOWN OF AREA

LOCATION	FLOOR TO CEILING HEIGHT	FLOOR TO BOX UP HEIGHT	ESTIMATED AREA (APPROXIMATE IN SQM)
LIVING & DINING	3200	2725	26.86
KITCHEN	2750	NOT APPLICABLE	11.25
BEDROOM 1	3200	2725	9.10
BEDROOM 2	3200	2800	4.30
BATH 1	2400	NOT APPLICABLE	4.10
BATH 2	2400	NOT APPLICABLE	2.45
A/C LEDGE	3100*	NOT APPLICABLE	10.23
BALCONY	3100	NOT APPLICABLE	

\* MEASURED FROM FFL TO BALCONY

### NOTES:

#### FLOOR TO CEILING HEIGHT

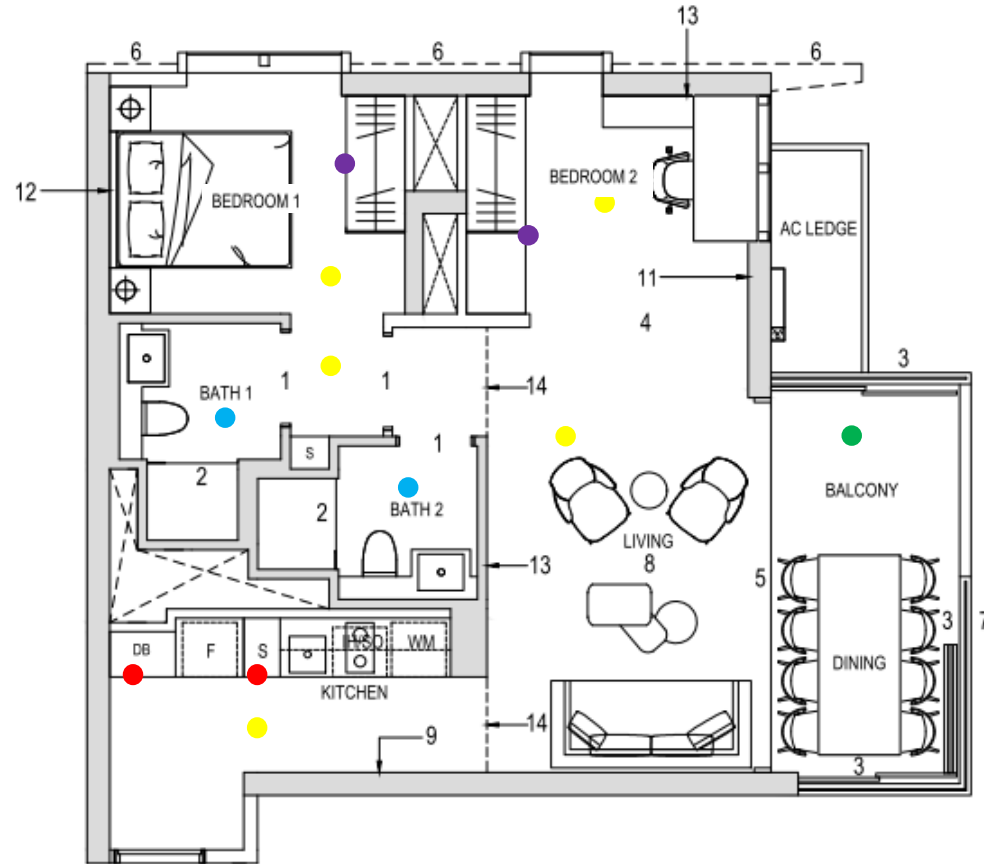
- THE ABOVE APPROXIMATE CEILING HEIGHT IS IN MILLIMETER (MM) AND IS MEASURED FROM THE FINISHED FLOOR LEVEL TO THE CEILING.

#### BREAKDOWN OF AREA

- THE ESTIMATED STRATA AREA AS CERTIFIED BY THE REGISTERED LAND SURVEYOR IS DERIVED FROM THE DIMENSIONS SHOWN ON THE APPROVED BUILDING PLANS AS APPROVED BY THE COMMISSIONER OF BUILDING CONTROL AND OTHER RELEVANT AUTHORITIES FOR THE UNIT.

- THE ESTIMATED AREAS FOR THE DIFFERENT USES AND SPACES INCLUDED AS PART OF THE UNIT ARE INDICATED SOLELY FOR REFERENCE PURPOSE AND WILL NOT FORM PART OF THE CONDITIONS FOR THE SALE AND PURCHASE OF THE UNIT. THE AGGREGATE OF THESE ESTIMATED AREAS MAY NOT BE EQUAL TO THE ESTIMATED STRATA AREA OF THE UNIT DUE TO ROUNDING ADJUSTMENTS.

## SHOW UNIT PLAN



### Legend

- - Floor in marble
- - Bathroom floor and walls in marble
- - Kitchen cabinets in mirror and acrylic
- - Wardrobe doors in acrylic
- - Balcony floor in tiles finish

## INTERIOR DESIGN (ID) FEATURES BUILT-IN SHOW UNIT WITH DEVIATIONS FROM APPROVED BUILDING PLAN

1. DOORS NOT INSTALLED, ONLY DOOR FRAMES ARE INSTALLED
2. SHOWER SCREEN DOORS NOT INSTALLED
3. FIXED BALCONY SCREEN (7 SLIDING ALUMINIUM SCREENS PROVIDED)
4. TIMBER SLIDING POCKET DOOR AND WALL NOT INSTALLED
5. SLIDING GLASS DOOR NOT INSTALLED
6. ALUMINIUM CLADDING NOT INSTALLED
7. PARTIAL BALCONY RAILING IS INSTALLED FOR ACCESS CONTROL
8. ID TREATMENT - LIVING CEILING IN SELECTED TREATED STEEL FINISH
9. ID TREATMENT - LIVING AND KITCHEN WALL IN SELECTED TINTED MIRROR FINISH
10. ID TREATMENT - WALL PAPER THROUGHOUT ENTIRE UNIT
11. ID TREATMENT - MIRROR PANEL IN STUDY
12. ID TREATMENT - BEDHEAD DESIGN IN BEDROOM 1
13. ID TREATMENT - WALL CLADDEN IN SELECTED TREATED STEEL FINISH
14. ID TREATMENT - FAN COIL UNIT GRILLES

### NOTES:

- THE FURNITURE LAYOUT, CEILING LAYOUT, LIGHTING POINT LAYOUT AND LIGHT FITTING ARE INTERIOR DESIGN FEATURES FOR PURPOSES OF THE SHOW UNIT. NO FURNITURE, WALL PAPER, WALL PANNELINGS AND LIGHT FITTINGS WILL BE PROVIDED TO THE ACTUAL UNIT.
- FINAL LOCATION OF AIR-CONDITIONING FAN COIL UNITS, CEILING FAN AND CEILING ACCESS PANELS AREA ARE SUBJECT TO CHANGE AS MADE BY THE DEVELOPER OR FURTHER REQUIRED BY THE RELEVANT AUTHORITIES.
- THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE PRE-INSTALLED APPROVED BALCONY SCREEN.
- THE POSITION AND CHOICE OF ALL POWER SOCKETS AND SWITCHES ARE SUBJECT TO CHANGE AS MADE BY THE DEVELOPER OR FURTHER REQUIRED BY THE RELEVANT AUTHORITIES.

## Ceiling

### (a) Estimated floor to ceiling height

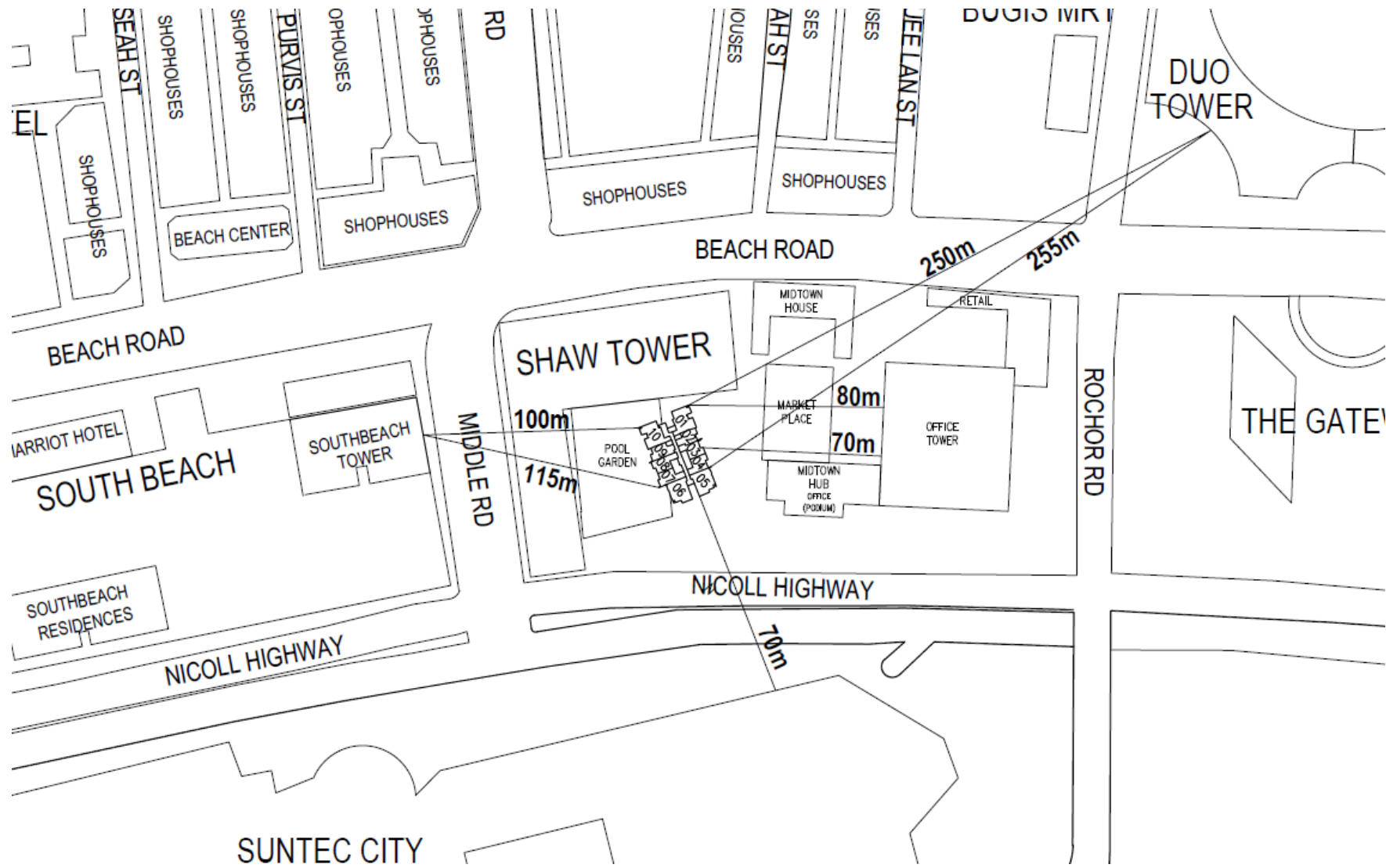
	<b>7<sup>th</sup> to 24<sup>th</sup> Storey</b> Type A3, A3a, A2, A2a, A1 and A1a, A1-G, A2a-G
Living, Dining	<b>3.2m</b> up to soffit of slab and/or ceiling board
Bedroom	<b>3.2m</b> up to soffit of slab and/or ceiling board
Bath	<b>2.4m</b> up to ceiling board
Kitchen	<b>2.75m</b> up to ceiling board
Balcony	<b>3.1m / 3.2m</b> up to soffit of slab and/or ceiling panel

	<b>7<sup>th</sup> to 24<sup>th</sup> Storey</b> Type B1, B1a, B2, B3 and B3-G
Living, Dining	<b>3.2m</b> up to soffit of slab and/or ceiling board
Bedrooms	<b>2.65m / 2.7m / 3.2m</b> up to soffit of slab and/or ceiling board
Baths	<b>2.4m</b> up to ceiling board
Kitchen, Corridor to Bedrooms	<b>2.7m / 2.75m</b> up to ceiling board
Balcony	<b>3.1m / 3.2m</b> up to soffit of slab and/or ceiling panel

*Note:*

- 1. The above ceiling height(s) is from finished floor level to underside of slab/ ceiling board/ceiling panel whichever is lower*
- 2. Ceiling height for localized bulkheads (where applicable) shall be at minimum 2000mm*
- 3. The above ceiling height(s) does not take into account localized bulk head(s) (if any)*





Questions?