



M A R T I N

M O D E R N

A NEW LUXURY RESIDENCE  
UNVEILING SOON AT MARTIN PLACE

LUXURY PROPERTIES BY



# Content

1. About GuocoLand
  - a. Luxury Properties by GuocoLand
  - b. Press & Articles
2. Martin Modern at District 9
3. The NEW District 9
4. All-Round Connectivity at District 9
5. Living at Robertson Quay
6. Martin Modern Site Info
7. Buyers Profile
8. Market Trends

GuocoLand Limited, a public company listed on the Singapore Exchange, is an award-winning developer whose developments are distinguished by quality, innovative designs and concepts.



**SOLD OUT!**  
**Ave \$6m/unit**

### **GOODWOOD RESIDENCE**

**Top selling luxury development in 2014**

Awards

FIABCI Singapore Property Awards 2015  
World Architecture News Asia Awards 2015  
BEI Asia Green Building Awards 2014  
SG Landscape Architecture Awards 2013,  
Outstanding Award for Excellence



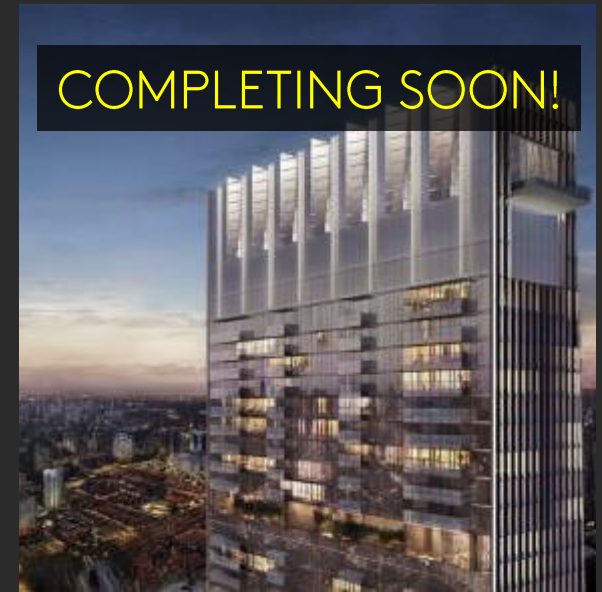
**87% SOLD!**  
**Ave \$5m/unit**

### **LEEDON RESIDENCE**

**Top selling luxury development  
from 2015 to 2016**

Awards

South East Asia Property Awards 2015,  
Best Condo Development (SEA)  
Best Residential Architecture (SEA)  
Best Luxury Condo Development (SG)  
Best Residential Interior Design (SG)



**COMPLETING SOON!**

### **WALLICH RESIDENCE @ TPC**

**Singapore Tallest Landmark**

Awards

Winner of 2014, World Architecture  
News, Mixed-Used Future Projects  
Category  
Asia-Pacific Property Award,  
Best Mixed-Use Development Category  
LEED Platinum Precertification



*Goodwood*  
RESIDENCE

2.5 Hectares Prime Land in D10

Designed by Award Wining Architect, WOHA





**80% of Goodwood Residence is dedicated to lush landscaping and generous recreational facilities**











## Generous Urban Resort Style Facilities





## Double volume space with Private Pool offers "Landed Style Living"





TANJONG  
PAGAR  
CENTRE

Singapore's tallest integrated development  
in Central Business District.  
Designed by Skidmore, Owings and Merrill LLP (SOM)





TANJONG  
PAGAR  
CENTRE

Premium Grade A office, 5-Star Luxury Business Hotel,  
Lifestyle Mall, Luxury Residence and Urban Park,  
Integrated with Tanjong Pagar MRT





# WALLICH

R E S I D E N C E

**181 luxurious residences located from level 39 or  
180m of Tanjong Pagar Centre, offering  
panoramic sea and city views**





WALLICH  
RESIDENCE

**Infinity pool, Gym and Sky Garden at L39**



# WALLICH

R E S I D E N C E

**Impeccably finished with top-of-the-line materials and fittings with panoramic sea and city views**





# Content

1. About GuocoLand
  - a. Luxury Properties by GuocoLand
  - b. Press & Articles
2. Martin Modern at District 9
3. The NEW District 9
4. All-Round Connectivity at District 9
5. Living at Robertson Quay
6. Martin Modern Site Info
7. Buyers Profile
8. Market Trends



The Straits Times

12 December 2016 · 🌐

Goodwood Residence sold out: The last three penthouses were sold to at prices between \$6.5 million and \$14.23 million.



## Sales of upmarket condo units perk up

Singapore-listed property developer GuocoLand has sold all the 210 units in its Bukit Timah condominium project Goodwood Residence.. Read more at [straitstimes.com](http://straitstimes.com).

STRAITSTIMES.COM



## THE EDGE PROPERTY

[Property Search](#) [Condo](#) [HDB](#) [New Projects](#) [Tools](#) [Pro Tools](#) [Find Agents](#) [Mortgage](#) [Articles](#) [Featured Focus](#)

**Leedon Residence** has seen a significant increase in sales, and word on the street is that there could be several parties looking at a bulk purchase of the remaining units



More units at Leedon Residence were snapped up recently, but have yet to be reflected in the caveats, says SRI's Koh. A week ago, he brokered the sale of two large units in the project. One was a 2,648 sq ft, four-bedder that sold for \$5.56 million, while the other was a 4,074 sq ft, five-bedroom duplex that fetched \$8.8 million. The largest unit at Leedon Residence is the 8,051 sq ft, five-bedroom garden suite. It was recently sold for \$12.5 million in a deal brokered by Bruce Lye, SRI's other managing partner.

The three units at Leedon Residence recently brokered by SRI were bought by Singaporeans. These high-net-worth individuals live in the Good Class Bungalow estate of the neighbouring Leedon Park and are buying units at Leedon Residence for their children, says Koh. "They are attracted by the exclusivity of the project and its lush sprawling 5ha site, which is one of the largest freehold sites in prime District 10."

To date, about 290 units have been sold. According to sources, the developer is in negotiations with several private funds that are interested in buying the remaining 91 units in Leedon Residence. It has to sell all the remaining units by end-June to avoid QC penalty charges.

# THE STRAITS TIMES

## Tanjong Pagar Centre: New tallest building in Singapore after 20 years



Facade of Tanjong Pagar Centre (centre). ST PHOTO: ONG WEE JIN

It's a record that has held for more than 20 years but by the middle of the year, Tanjong Pagar Centre will claim the title of the tallest building in Singapore - even if it is by just 10m.

At 290m, Tanjong Pagar Centre will tower over the central business district, displacing UOB Plaza One, One Raffles Place and Republic Plaza, which had jointly held the title.

The three buildings are about 280m tall - One Raffles Place was completed in 1988, UOB Plaza One in 1992 and Republic Plaza in 1995.



# THE BUSINESS TIMES

HOCK LOCK SIEW

## Tg Pagar Centre game-changer for GuocoLand

Wednesday, November 2, 2016 - 05:50

by

**KALPANA RASHIWALA** ✉ [kalpana@sph.com.sg](mailto:kalpana@sph.com.sg) 🐦 @KalpanaBT



Guoco Tower, part of Tanjong Pagar Centre. BT's calculation shows GuocoLand would stand to receive an annual Ebitda boost of about \$575 million from recurring income for Tanjong Pagar Centre. FILE PHOTO

GUOCOLAND, controlled by Malaysian tycoon Quek Leng Chan, recently completed Guoco Tower - the office component of its integrated mixed-development project, Tanjong Pagar Centre, on a 99-year leasehold site above Tanjong Pagar MRT Station.



## 国浩房地产董事经理郑馨尧：新加坡最昂贵公寓即将面市

2017年4月17日 星期一 03:30 AM

文 / 周文龙

来自 / 联合早报



华利世家的超级顶层豪宅，共有三层楼，面积约2万1108平方英尺，设有私人电梯、藏酒室、游泳池和观景台等，让人在290公尺高空，俯瞰无与伦比的城市景观。（国浩房地产提供）



# THE STRAITS TIMES

## New centre bringing life to CBD



2 of 6 An artist's impression of the Urban Park, which will have an open green lawn and six rooftop gardens when it is completed. PHOTO: GUOCOLAND SINGAPORE

Mixed-use development Tanjong Pagar Centre has offices, a hotel, residential apartments, an F&B-centric mall and a park

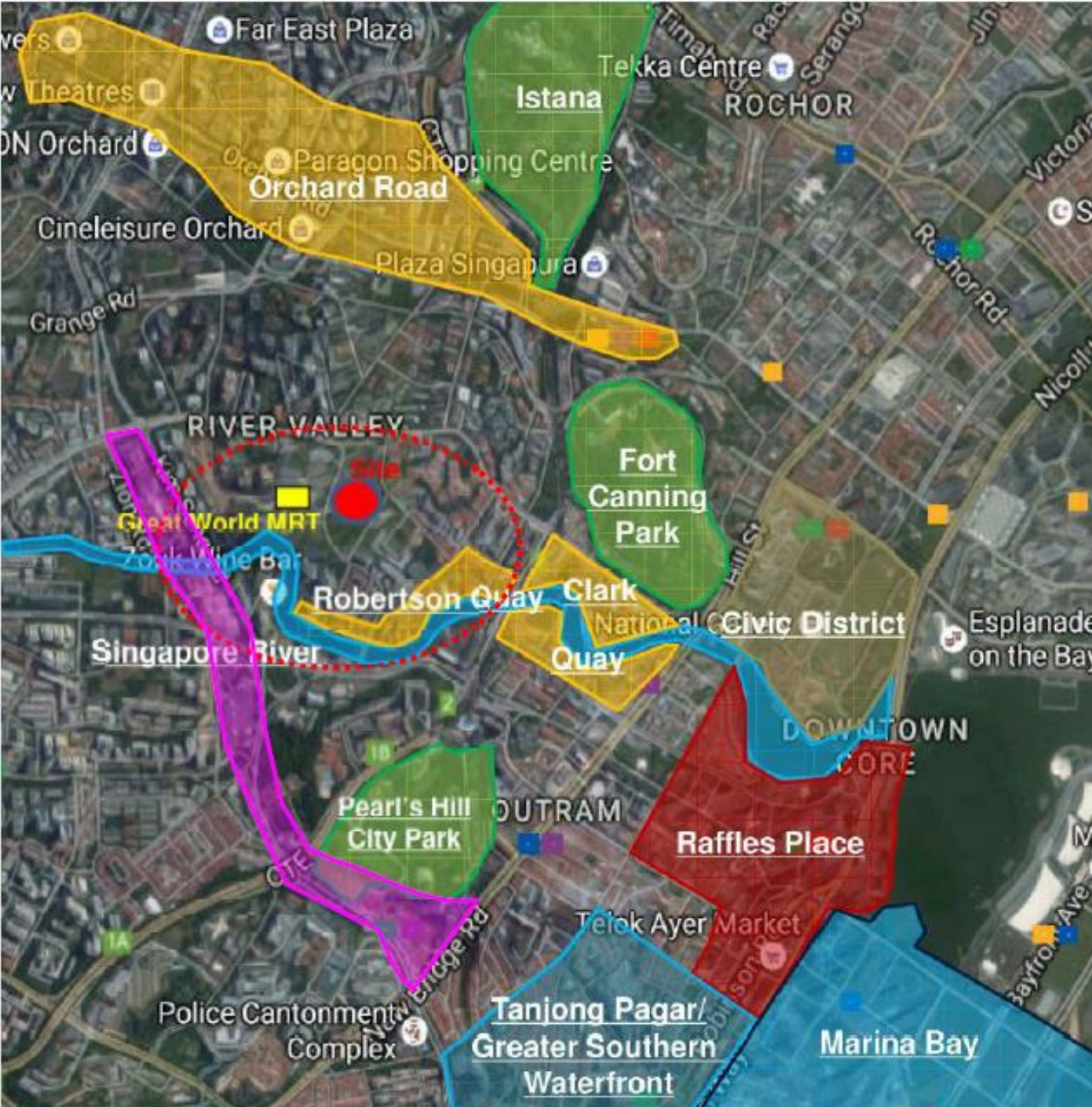
# Content

1. About GuocoLand
  - a. Luxury Properties by GuocoLand
  - b. Press & Articles
2. Martin Modern at District 9
3. The NEW District 9
4. All-Round Connectivity at District 9
5. Living at Robertson Quay
6. Martin Modern Site Info
7. Buyers Profile
8. Market Trends



# DISTRICT 9

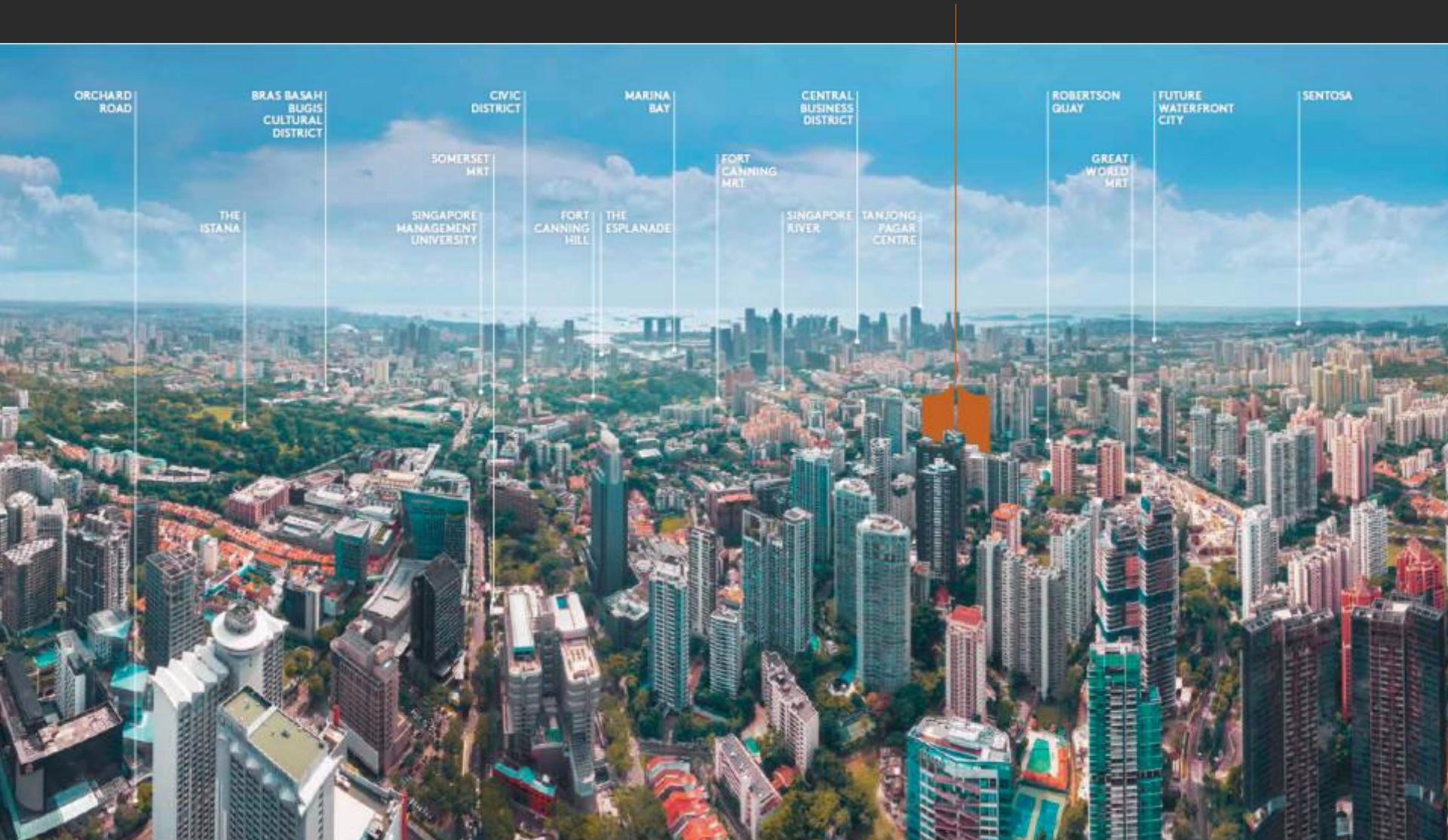
Surrounded by  
Kim Seng Road,  
Orchard Road,  
River Valley,  
Killiney and  
Robertson Quay







MARTIN  
MODERN





# Content

1. About GuocoLand
  - a. Luxury Properties by GuocoLand
  - b. Press & Articles
2. Martin Modern at District 9
3. The **NEW** District 9
4. All-Round Connectivity at District 9
5. Living at Robertson Quay
6. Martin Modern Site Info
7. Buyers Profile
8. Market Trends



# DISTRICT 9

Be surrounded by **PRESTIGIOUS PRECINCTS**

**Orchard Road**, Asia's most famous shopping street, is home to fashion favourites, specialist stores and loads of other lifestyle choices.





# DISTRICT 9

Be surrounded by **PRESTIGIOUS PRECINCTS**

The **Civic District** is home to important buildings such as the Parliament House, the former Supreme Court, and the City Hall building.



# DISTRICT 9

Be surrounded by **PRESTIGIOUS PRECINCTS**

Part of Singapore's Downtown Core, the **Central Business District** is Singapore's business and financial hub.





# The NEW District 9

## Be in an area of Growth

### KIM SENG & OUTRAM PRECINCT

The Kim Seng and Outram precincts are new developments within the River Valley belt, bringing hotels, shopping, offices and residences that will enhance the buzz and the value of the areas surrounding them.



# The NEW District 9

## Be in an area of Growth

**UPCOMING GREAT WORLD MRT**  
(Thomson-East Coast Line)

**UPCOMING FORT CANNING MRT**  
(Downtown Line)





# The NEW District 9

## Be in an area of Growth

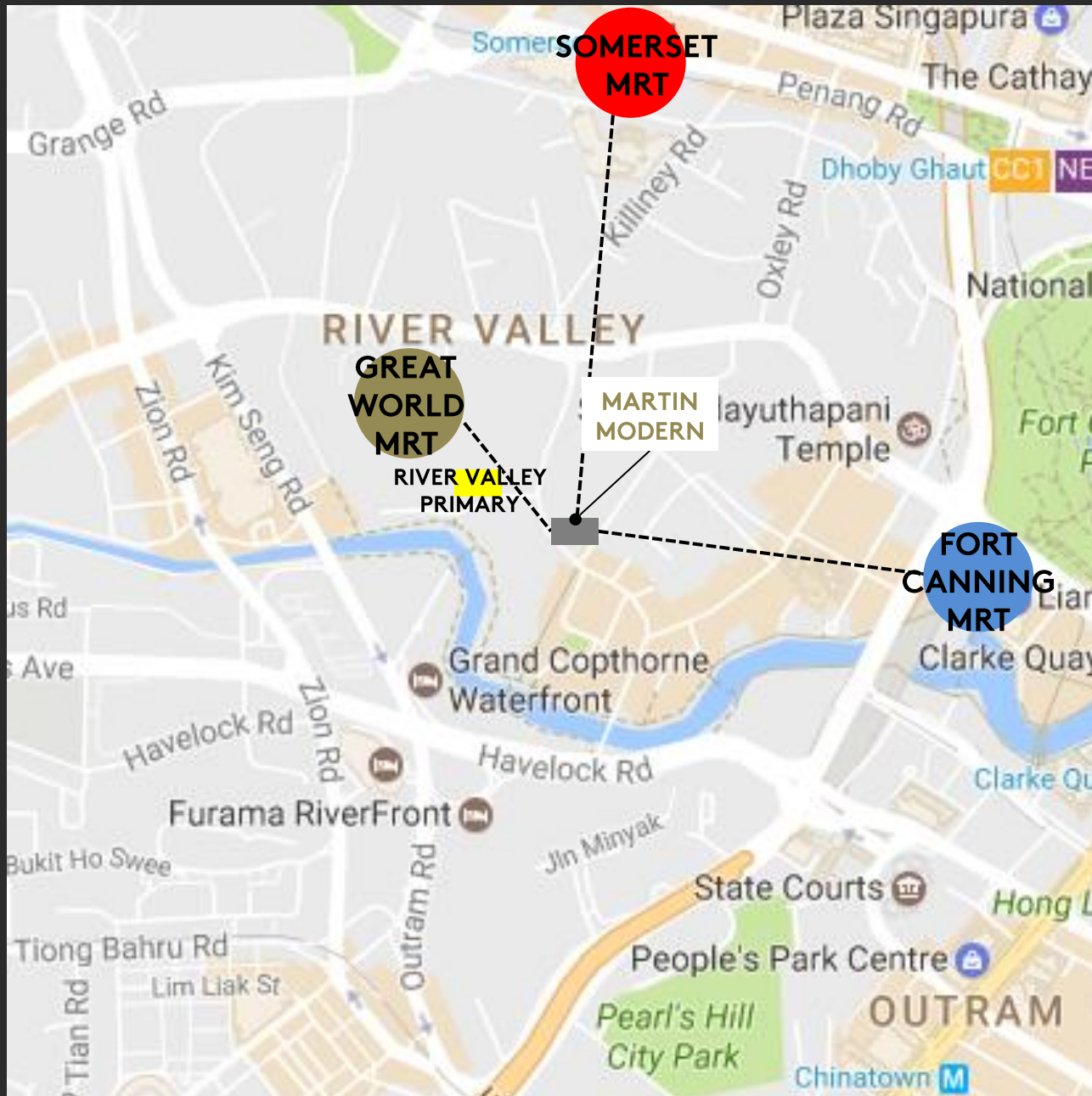
### THE CBD EXTENSION: MARINA BAY FINANCIAL CENTRE

Marina Bay has been planned as an extension of Singapore's downtown. With a vibrant mix of uses and a high quality live-work-play environment, this locale draws a diversity of individuals who enjoy the urban lifestyle.

# Content

1. About GuocoLand
  - a. Luxury Properties by GuocoLand
  - b. Press & Articles
2. Martin Modern at District 9
3. The NEW District 9
4. All-Round Connectivity at District 9
5. Living at Robertson Quay
6. Martin Modern Site Info
7. Buyers Profile
8. Market Trends





# BY FOOT



2 min to  
River Valley Primary  
School

5 min to  
Great Way MRT  
(via Kim Seng Park)

15 min to  
Fort Canning MRT

15 min to  
Somerset MRT



# BY CYCLE



2 min to  
Singapore River  
Promenade

20 min to  
Gardens by the Bay

67 min to  
East Coast Park



# BY TRAIN



## Thomson East-Coast Line

2 MRT stops  
to Outram Park

4 MRT stops to  
Shenton Way

5 MRT stops to  
Gardens by the Bay

## Downtown Line

3 MRT stops  
to Downtown

6 MRT stops  
to Bugis



# BY CAR



3 min to CTE  
7 min to MCE

5 min drive to CBD

6 min to  
Nicoll Highway





# BY RIVER TAXI



Kim Seng → Havelock →  
Fort Canning → Raffles  
Place → Clifford Pier

From start to end: 25 min

# Content

1. About GuocoLand
  - a. Luxury Properties by GuocoLand
  - b. Press & Articles
2. Martin Modern at District 9
3. The NEW District 9
4. All-Round Connectivity at District 9
5. Living at Robertson Quay
6. Martin Modern Site Info
7. Buyers Profile
8. Market Trends





# ROBERTSON QUAY

## A UNIQUE QUAINT NEIGHBOURHOOD

This tranquil enclave is a hip precinct right beside Singapore River. Filled with an eclectic mix of international restaurants with alfresco dining, wine bars, arts houses, cafes and luxurious residential, Robertson Quay has come into its own with a string of pleasant dining spots that have attracted their own following.

The perfect place for an intimate dinner by the River or a hip and happening evening to chill out with friends.



# ART HOUSES

@ ROBERTSON QUAY



**STPI** is a global leader in contemporary art practice with print and paper, creating unique and quality artworks in collaboration with leading artists from around the world.



**TheatreWorks** is an independent, non-profit Singaporean theatre company that develops and nurtures professional arts skills. It supports Singapore artists, and articulates the Singapore arts through its various productions and developmental programmes.



# SCHOOLS

## NEAR ROBERTSON QUAY

8 min drive to SMU



2 min walk to River Valley Pri Sch



Some of the country's most well-known schools can also be found within the vicinity of Robertson Quay, including **River Valley Primary School**, **Singapore Management University**, **School of The Arts Singapore**, and other international schools.



8 min drive to SOTA

# F&B / NIGHTLIFE

@ ROBERTSON QUAY

SUPERLOCO



P.S. CAFE



COMMON  
MAN  
CAFE



# NEW DEVELOPMENTS

@ ROBERTSON QUAY

## THE WAREHOUSE HOTEL



Open as of January 2017, The Warehouse Hotel delivers thoughtful hospitality with historically-detailed rooms, classic local dishes and craft cocktails in the vibrant neighbourhood of Robertson Quay.



# NEW DEVELOPMENTS

@ ROBERTSON QUAY

## INTERCONTINENTAL ROBERTSON QUAY AND QUAYSIDE



The project comprises the luxurious 5-star InterContinental hotel, along with 100,000 square feet of lifestyle retail fronting the Singapore River. Together, they promise to create an unparalleled experience and become Singapore's most vibrant F&B retail and lifestyle destination.



# NEW DEVELOPMENTS

@ ROBERTSON QUAY

## M SOCIAL



Nestled in the heart of vibrant Robertson Quay along the iconic Singapore River, M Social Singapore offers accommodation away from the hustle and bustle of the city.

# TODAY

lifestyle

## Is Robertson Quay the new 'in' place to stay in Singapore?



The lobby of The Warehouse Hotel. Photo: The Warehouse Hotel

*It's nice that it's on the fringe of all the excitement... Robertson Quay is one of the most diverse neighbourhoods in Singapore, with a good mix of locals to expats.*

- Mr. Wee Teng Wen (The Warehouse Hotel)

*Our guests have given us feedback that it almost feels like a different place altogether — a truly unique and amazing environment.*

- M Social's spokesperson

*...easy access to several iconic attractions and Singapore's major landmarks — it is close to the Orchard Road shopping area and the heritage district of Chinatown...*

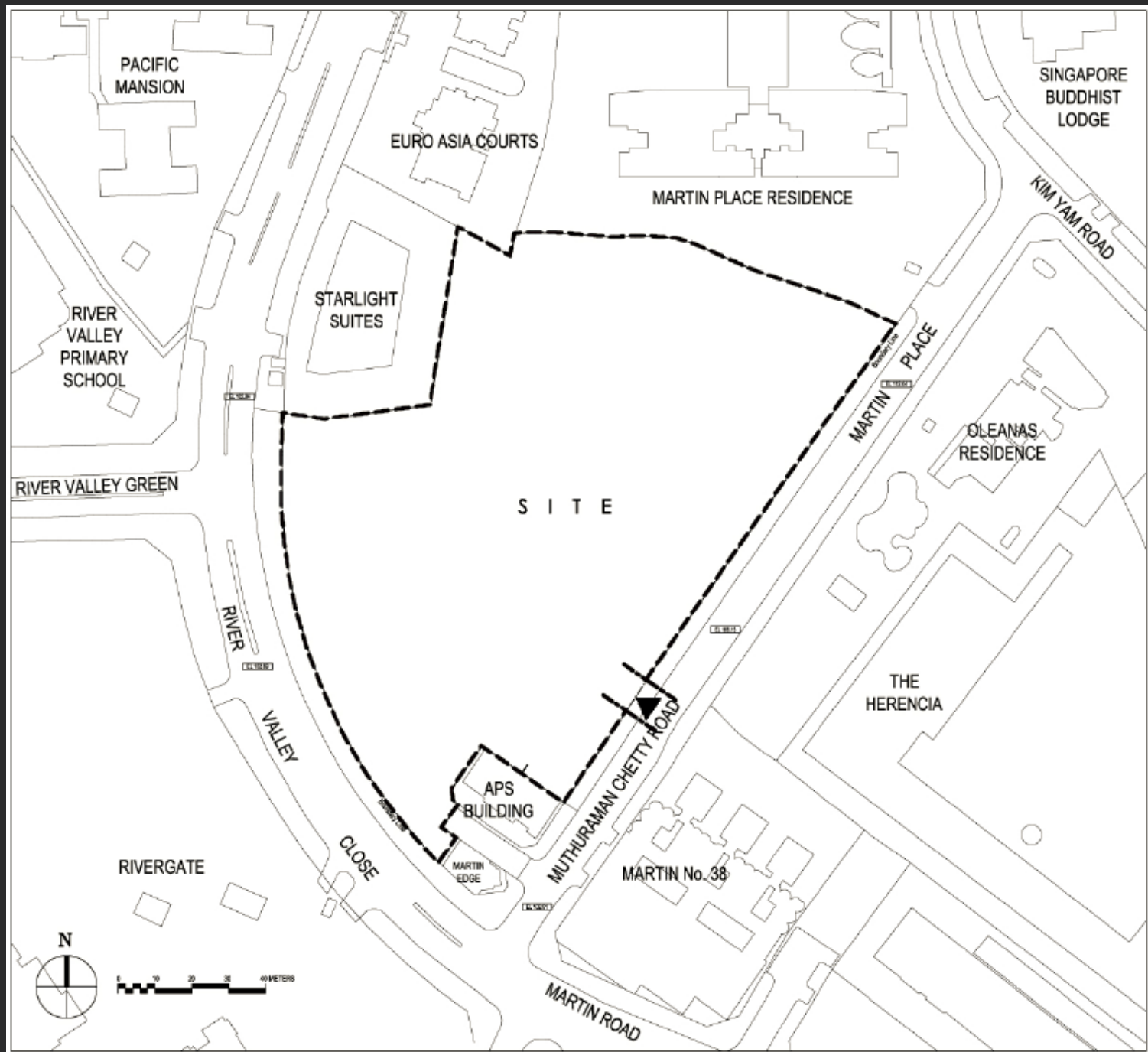
- Mr. Mark Winterton (Robertson Quay InterContinental's general manager)



# Content

1. About GuocoLand
  - a. Luxury Properties by GuocoLand
  - b. Press & Articles
2. Martin Modern at District 9
3. The NEW District 9
4. All-Round Connectivity at District 9
5. Living at Robertson Quay
6. Martin Modern Site Info
7. Buyers Profile
8. Market Trends

# SITE PERI- METER PLAN





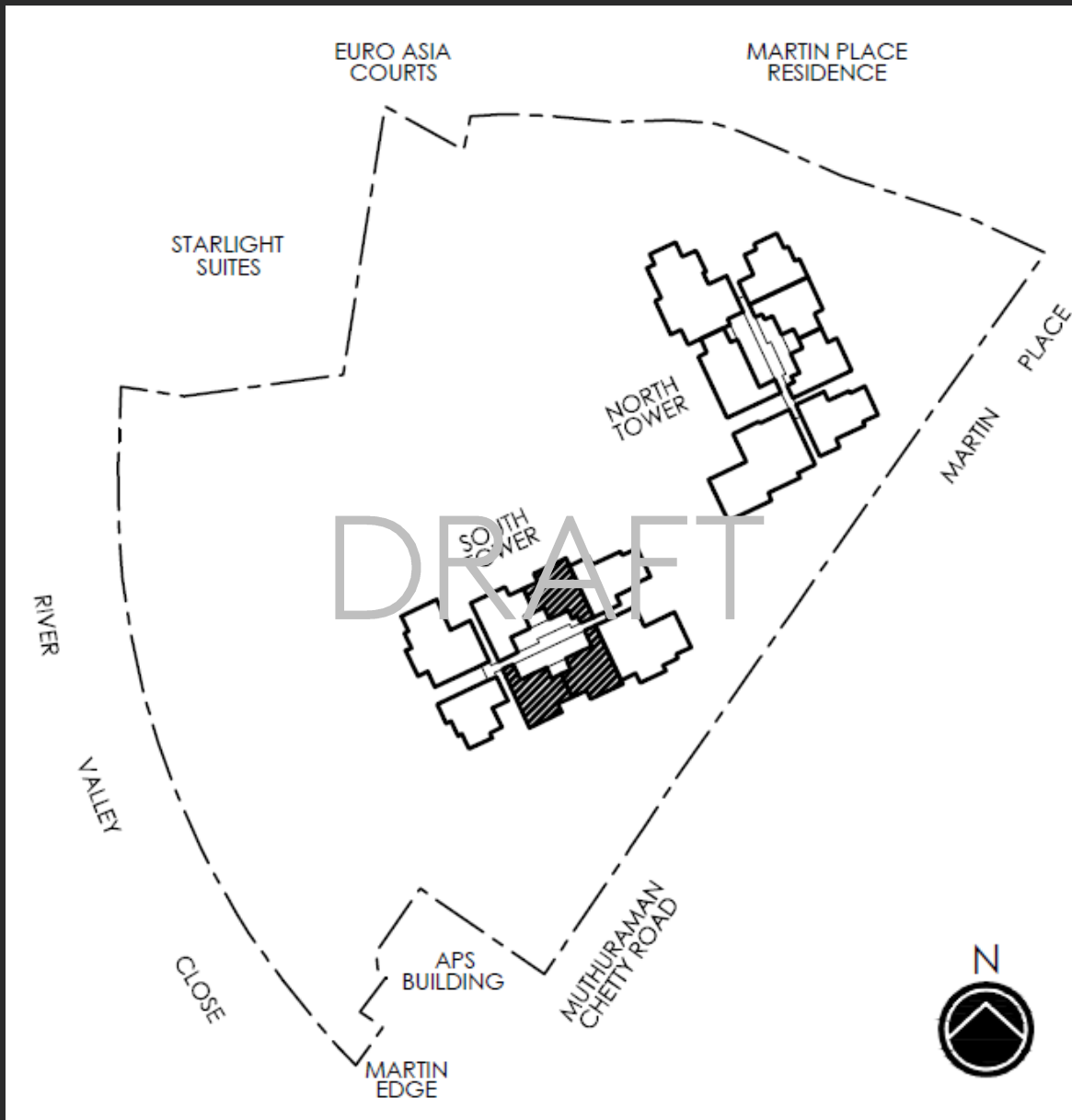


SITE PHOTO

# PROJECT DETAILS

Developer	GuocoLand
Company name	Martin Modern Pte Ltd
Development Type	Residential High-rise
Location	Martin Place
District	D9 – Orchard, Cairnhill, Killiney, River Valley
Land area	15,936.1 sqm (171,535 sqft)
Max GFA	44,622 sqm (480,307 sqft) / 2.8 PR
Tenure	99 yrs
Maximum building height	Two 30-storey towers
No. of Units	450
Expected T.O.P.	31 December 2021
Types of Units	2 to 4 Bedroom Units
Consultants	Master Architect: ipli Architects Project Architect: ADDP Architects Landscape Designer: ICN Design International





2 Towers

2-4 BR Units

800 to 1800sf

KEY PLAN

# Vantage Views at Site



Singapore River View



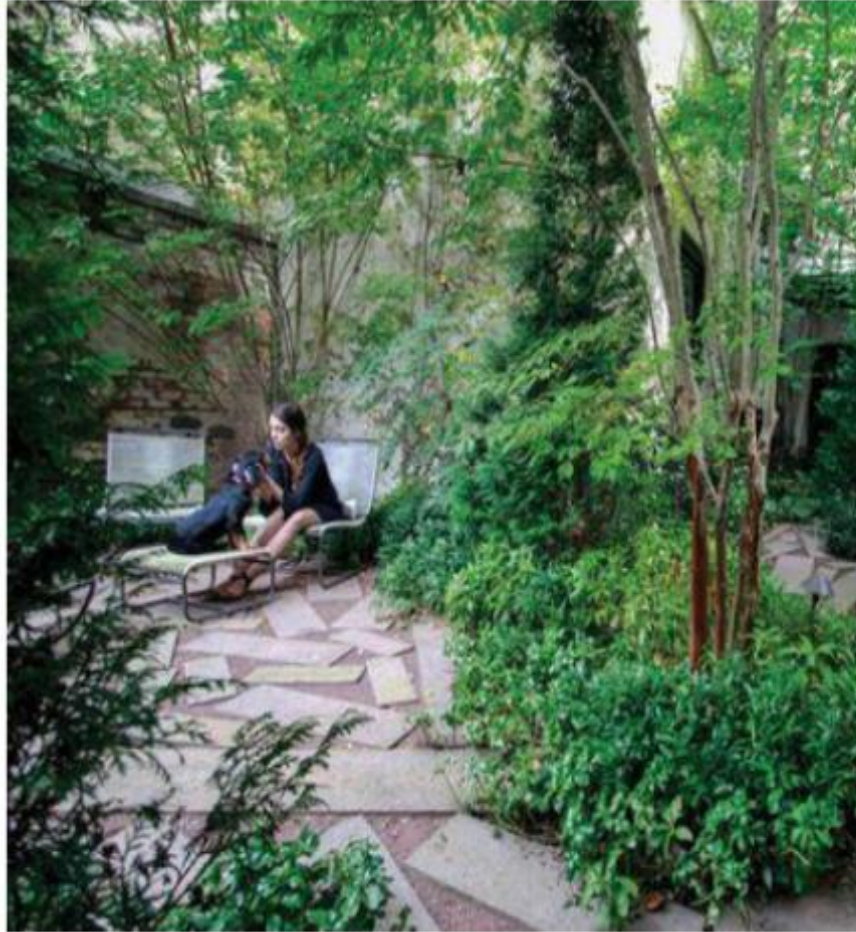
# Vantage Views at Site



City View

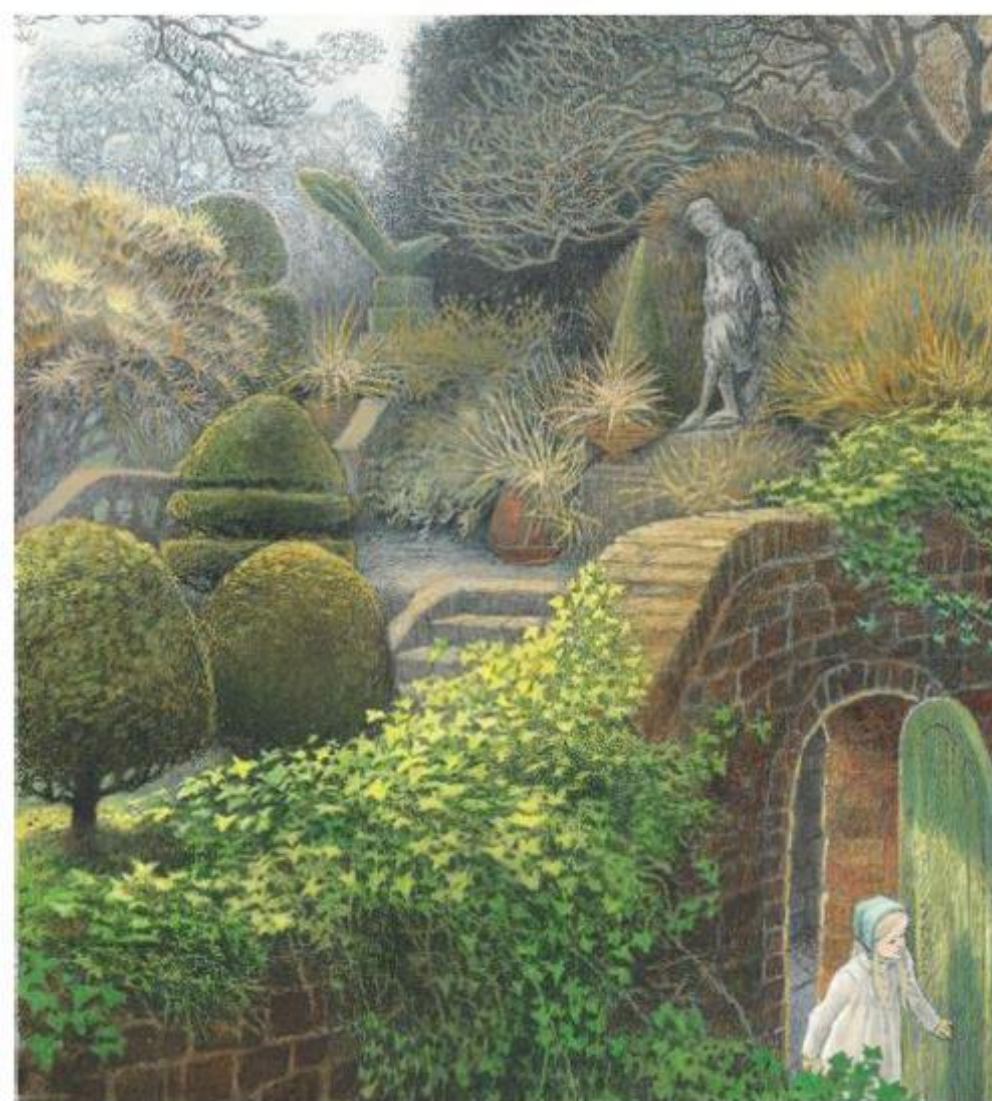


**Martin Modern Landscape Concept –**  
Unique botanic garden and an arboretum  
of native trees and vegetation.





# Martin Modern Landscape Concept – Secret Gardens at the Roof Tops



Frances Hodgson Burnett's *The Secret Garden*





# Content

1. About GuocoLand
  - a. Luxury Properties by GuocoLand
  - b. Press & Articles
2. Martin Modern at District 9
3. The NEW District 9
4. All-Round Connectivity at District 9
5. Living at Robertson Quay
6. Martin Modern Site Info
7. Buyers Profile
8. Market Trends

# BUYERS PROFILE



## The Artist

- Appreciate a different lifestyle.
- Enjoys arts/architecture.
- Likes living in a hip/trendy locale with interesting range of facilities.



## The New Rich

- Has recent wealth establishment
- Aspirational and affluent class.



## Families

- Like the neighborhood due to excellent location and reputable schools.

## Savvy Investors



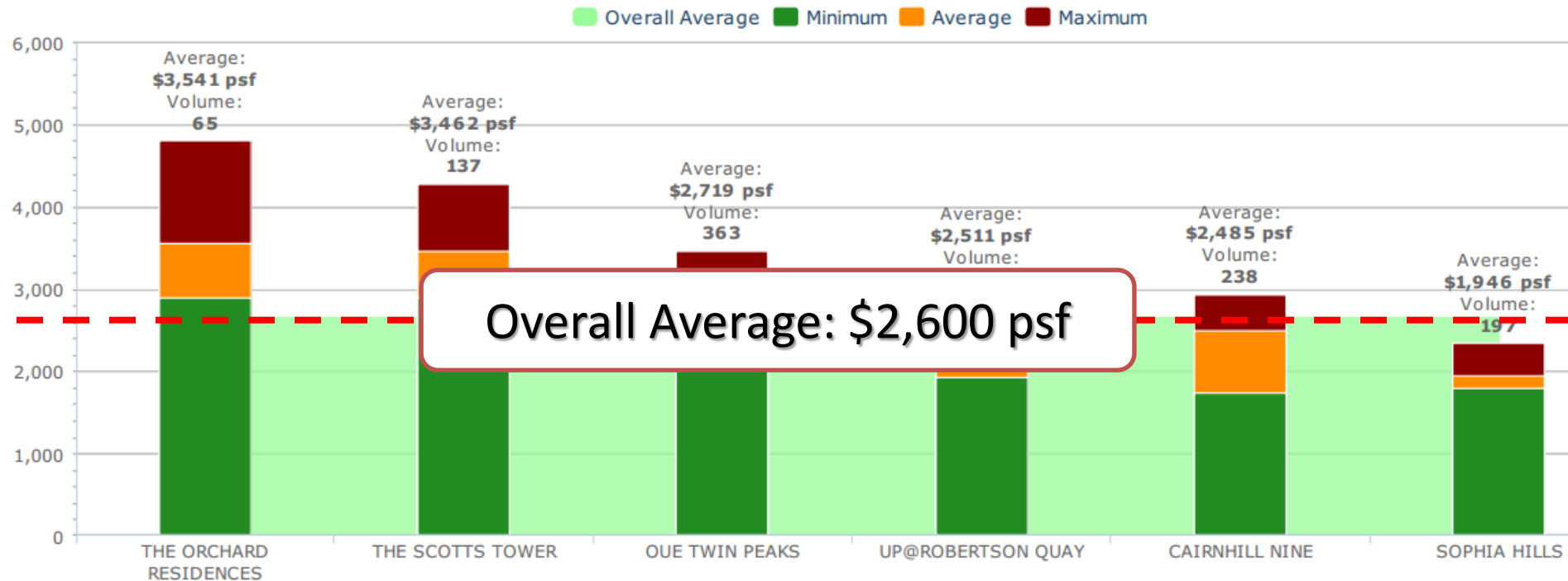
- Looking at renting as area is popular among expatriates  
Supporting articles:  
[Here](#), [Here](#), [Here](#)
- Know that it is right time to commit a purchase as luxury segment has bottomed out in price and this is the opportunity to acquire a good quality product.



# Content

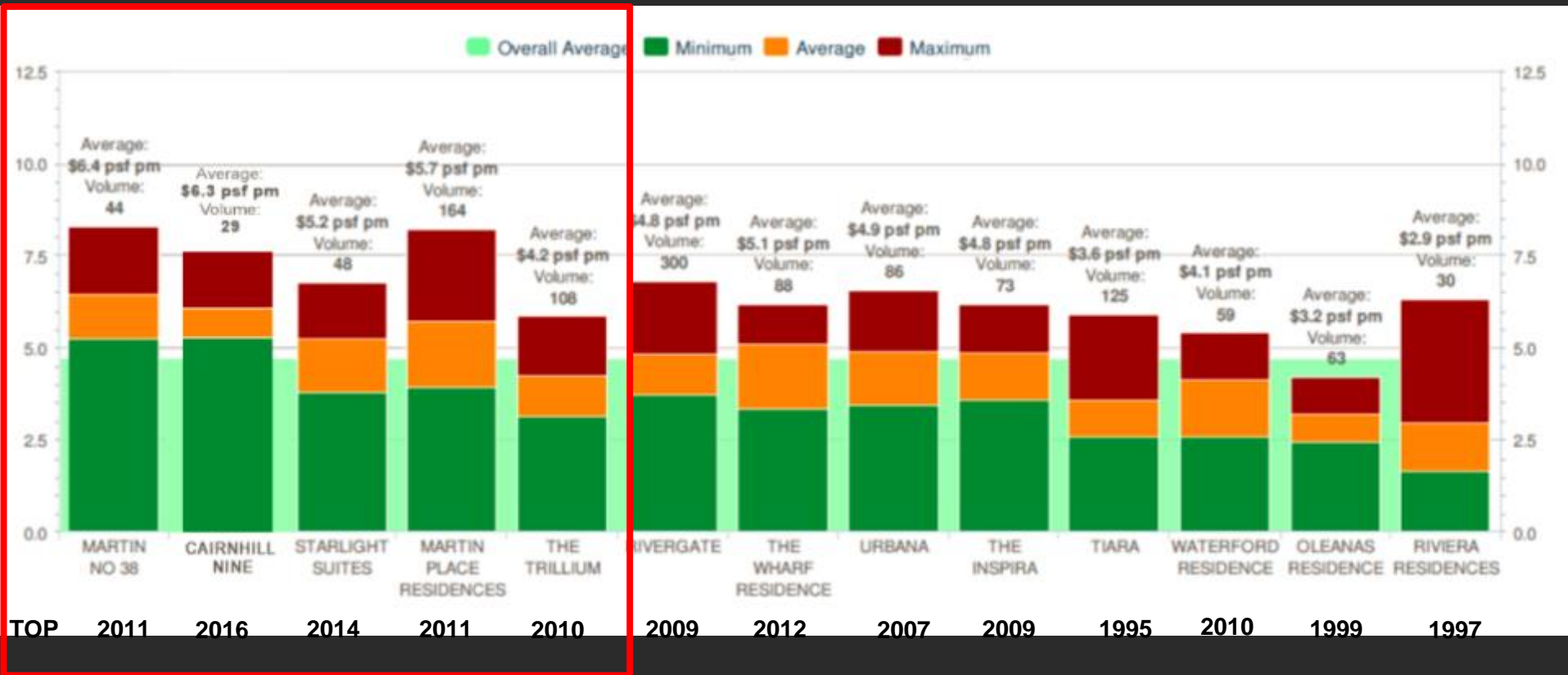
1. About GuocoLand
  - a. Luxury Properties by GuocoLand
  - b. Press & Articles
2. Martin Modern at District 9
3. The NEW District 9
4. All-Round Connectivity at District 9
5. Living at Robertson Quay
6. Martin Modern Site Info
7. Targeted Buyers
8. Market Trends

# LUXURY DEVELOPMENTS IN D9 SINCE 2010 (Non Freehold)



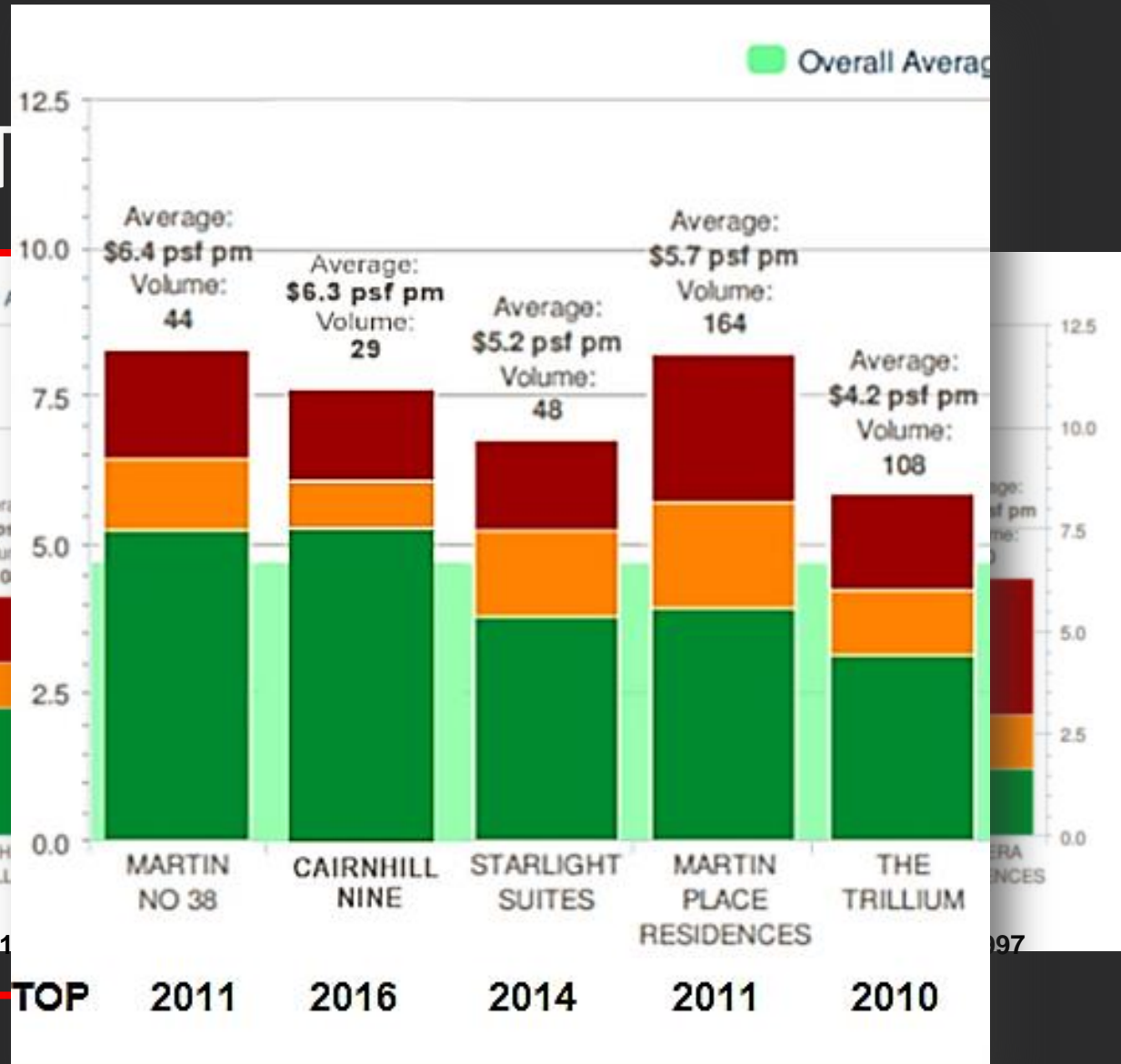
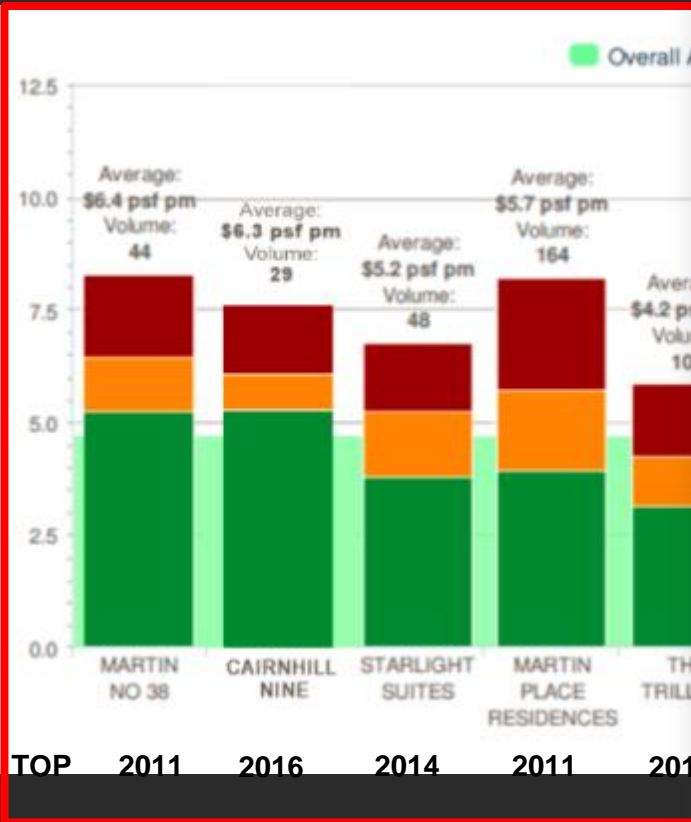


# RENTAL COMPARISON



# SURROUNDING DEVELOPMENTS

# RENT



# SURROUNDING DEVELOPMENTS

# Market Trends:

## Increase in demand for Luxury Condos

### THE STRAITS TIMES

Demand up for high-end homes except for those on Sentosa



GuocoLand says it has seen a pick-up in sales in its District 10 project Leedon Residence, which obtained its TOP on June 15. ST PHOTO: YEO KAI WEN

*Developer GuocoLand said yesterday that it has seen a pick-up in sales in its District 10 project Leedon Residence, which achieved its temporary occupation permit on June 15. It has sold 24 units in the past six weeks, worth over \$110 million in transaction value, it said. The luxury project has sold 181 of 381 units so far at around \$1,800 to \$2,500 psf. Two- to five-bedroom apartments at the project range from 1,000 to 8,000 sqft.*



# Market Trends: Increase in demand for Luxury Condos

## THE STRAITS TIMES

### Rising interest in luxury condos

With these properties currently trading at significant discounts to historical peaks, a long-term strategy of investing now will reap rewards later.

Thursday, October 22, 2015 - 05:50

by  
**WONG XIAN YANG**

 Bargains

 Luxury condo median prices and volumes

THE Singapore luxury condo market has seen better days, with prices and volumes remaining well below the peaks last seen in the pre-Global Financial Crisis (GFC) property boom. Developers are still left with a substantial amount of unsold inventories and cooling measures have put a lid on demand. Hence, prices and volumes have remained soft. However, the luxury condo market is showing signs of thawing, with transaction volumes slowly creeping up, amid depressed prices, since the second half of 2014. In this article, we define luxury condos as non-landed private residential units located in the Core Central Region (CCR) that have transacted at prices above S\$4 million.



news  
POST

Purchase this article as republication.

news  
MIND

Purchase this article as keepsake.

*Interest in the Singapore luxury condo market seems to be gaining momentum as evidenced by the pick-up in the number of transactions. After transaction volumes hit a low of 108 units in the first half of 2014, volumes have been moving up, and 165 units were transacted in H1 2015.*

<http://www.businesstimes.com.sg/hub/property-2015/rising-interest-in-luxury-condos>

22 Oct 2015

# Market Trends:

## Increase in demand for Luxury Condos

### THE STRAITS TIMES

#### Sales of upmarket condo units perk up



Goodwood Residence is one of the properties developed by GuocoLand. PHOTO: GUOCOLAND

🕒 PUBLISHED DEC 12, 2016, 5:00 AM SGT

Mr Ong Teck Hui, JLL Singapore's national director for research and consultancy, said that *the segment has picked up this year. Compared with last year, there has been an **80 per cent increase in transactions of non-landed homes with prices of \$2,000 psf and above***, he noted, citing caveats lodged.

# Market Trends: Increase in demand for Luxury Condos

## THE BUSINESS TIMES

### Winter ending to Singapore's property market

---

Signs of a revival are strong, with increased sales volumes and fierce bidding for land

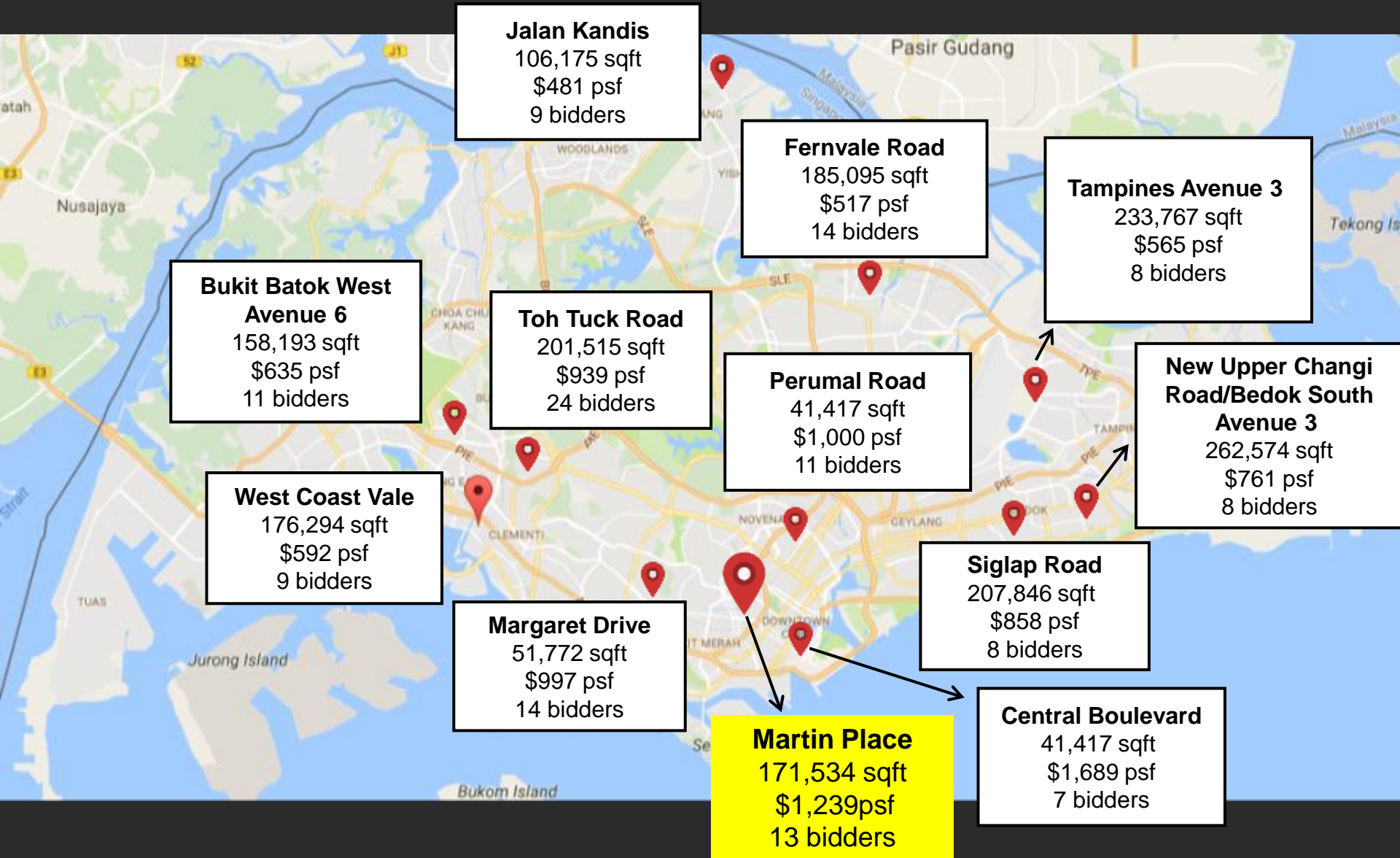
---

It has been a long winter for Singapore's property market, but the first blooms of spring are showing. The signs of a revival are strong, such as greatly increased sales volumes and fierce bidding for land by developers ready to fork out eye-watering sums.

The latest pointer to an upturn was the keenly contested Toh Tuck Road site, which drew 24 developers - a record for a non-landed government sale site.


Malaysian developer S P Setia offered \$265 million for the 18,721.4 sq m plot, which works out to \$939 per square foot (psf) per plot ratio, surprising analysts, who were expecting bids capped at \$200 million.





2016 & 2017 land sales shows limited sites released for sale but keen interest from developers.

# A D9 sale site is rare!



SRX  
PROPERTY  
Everything Real Estate

SaleRentCondosHDBBTORoomsCommercialX-ValueValuationsMortgage



Home / Property News / Martin Place: Keen Bidding Expected

## Martin Place: Keen Bidding Expected

Posted on 30 Apr 2016

ShareTweet

Like this post on Facebook:  Like  0

Some enthusiastic bidding is expected for a prime condo site in River Valley that was released for sale yesterday under the Government Land Sales programme.

**The Martin Place** 99-year leasehold plot can yield up to 450 units and is just the third site in **District 9** to be made available in the past 10 years, noted Mr Nicholas Mak, SLP International executive director.

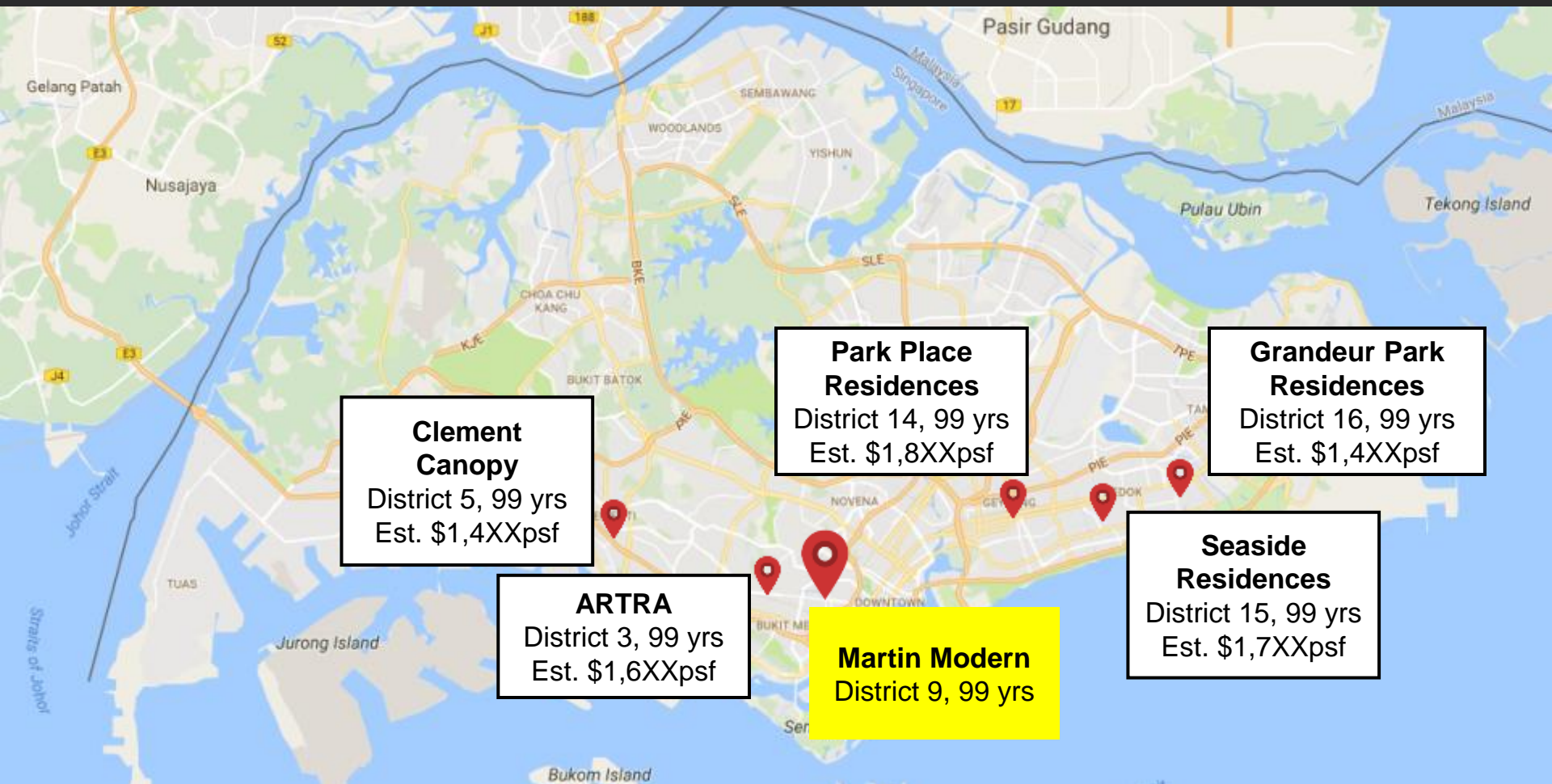
The location is attractive, near a number of pubs and bistros with a vibrant nightlife offered at nearby Robertson Quay, said Dr Lee Nai Jia, DTZ regional head (SEA) of research. It is also connected to the central business district via park connectors, appealing to those who may want to cycle to work. The plot is close to River Valley Primary School and the future Great World MRT station, Dr Lee added.

**Martin Place... is just the third site in District 9 to be made available in the past 10 years,** noted Mr Nicholas Mak, SLP International executive director.

**The location is attractive...**a vibrant nightlife offered at nearby Robertson Quay...connected to the central business district via park connectors, appealing to those who may want to cycle to work. The plot is close to River Valley Primary School and the future Great World MRT station, Dr Lee added.

"While the absolute land price would be high, and pricey end-products more difficult to market, **the lack of new development opportunities as well as an improved mood in the market will probably result in keen competition for this site,**" said Mr Ong

# 2017 CONDO LAUNCHES







The information and plans contained herein are subject to changes and deviations as may be required by the developer or required or approved by the authorities. All art renderings, illustrations, pictures, photographs and other graphic representations and references (where applicable) are artist's impressions only. Nothing herein shall form part of an offer or contract or be construed as any representation by the developer or its agents. Plans herein may not be drawn to scale and all areas and measurements stated herein are approximate and subject to adjustment on final survey. This document is intended for the internal use of recipients only and may not be distributed externally or reproduced for external distribution in any form without express written permission of GuocoLand Singapore.