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M O D E R N

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ESTATE AGENT LICENCE NO.: L3008899K

LUXE BOTANICAL GARDEN HOME IN DISTRICT 9

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M A R T I N
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LUXE BOTANICAL GARDEN HOME IN DISTRICT 9

A rare new project in this matured prime district, Martin Modern is thoughtful modern design, featuring unrivalled accessibility, coddled in lush and spacious botanical park land. It represents the best of cosmopolitan living with all the privileged choices at its doorstep.

COSMOPOLITAN DISTRICT 9

The insightful and well-travelled among us know the value of having choices and having quick access to them. Time is precious, that is why very few locations in Singapore are as sought after as District 9. This district is bounded by Orchard Road, River Valley, and Robertson Quay. The Orchard Road area is the established shopping and lifestyle heart of Singapore, while the Robertson Quay area is packed with dining, theatre and gallery options.

District 9 is also minutes away from the Central Business District (CBD), financial district and the glittering pleasures of Marina Bay. Situated in District 9, Martin Modern residents will be presented with a lifestyle that will please both the discerning sophisticated and the smart investor.

LIVING AND BREATHING REAL LUXURY

Real luxury is having the indulgence of natural space in land-scarce Singapore; Martin Modern has generously utilized 80% of its land area to be developed and artfully designed into a unique botanical garden and arboretum of native flora.

More than 200 species of plants and 50 species of trees will form a lovely, enchanting, natural park that will embrace the two-towered development. Residents and their loved ones will be able to spend healthy quality time together strolling, jogging and doing yoga — without crowds — within their haven in the prime district. And when Martin Modern owners look out their windows each day, they will be greeted by a naturally lush and verdant vista that few developments can afford.

TOP RIGHT
ROBERTSON QUAY

BOTTOM
MARTIN MODERN SITE



CATCH THE REVITALISATION EARLY

Two factors make Martin Modern a not-to-be-missed opportunity: the up-coming revitalisation of the area, and the rare opportunity of a large plot in an established enclave.



MAP IS FOR ILLUSTRATION PURPOSES ONLY AND IS NOT DRAWN TO SCALE.

NEW GROWTH, NEW POTENTIAL

Martin Modern is located within and surrounded by new areas of growth. Two new MRT lines will boost the connectivity of the area to the rest of Singapore. The Kim Seng and Outram precincts are set to be revitalised, while Robertson Quay continues to evolve into a popular and successful lifestyle enclave. Close by, the historic Civic District has been revitalised by the opening of the National Gallery, the fast-evolving Marina Bay and the new financial district. In addition, more transformation can be expected from the Kim Seng precinct all the way to Outram.

RARE FIND, GREAT OPPORTUNITY

Martin Modern sits amidst many established developments in this prime area — an area that is already nearly well-filled with luxury apartment projects (for good reason). As new plots for development are scarce here, and with all the new development and revitalisation in the horizon, the potential within this prime precinct is set to take flight again. Be among the first to spot the smart positioning and design of this development, and make sure you are in time to catch these limited and rare units.

BOOST TO CONNECTIVITY

It is a known fact that new accessibility invariably increases the value of properties. The upcoming Great World MRT station and the Fort Canning station will connect Martin Modern to most parts of Singapore. Together, these two lines will transform accessibility and are likely to enhance the value of properties within the already well-connected Robertson Quay precinct.

KIM SENG AND OUTRAM

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.

SINGAPORE RIVER LIFESTYLE CORRIDOR

At varying, yet accessible, distances to Martin Modern, the Singapore River attractions of Boat Quay, Clarke Quay, and Robertson Quay form an important waterside entertainment and tourist corridor. Of the three quays, Robertson Quay is the largest one, with the most attractive residential character. With its cosmopolitan mix of lively cafes, restaurants, bars, galleries, and theatres, it also happens to be closest to Martin Modern.

EVERYTHING IMPORTANT WITHIN REACH

Every seasoned home buyer and investor knows that acquiring value is about location, location, location. Martin Modern has an unparalleled location, being close to the most important and exciting districts in Singapore, such as Orchard Road, the Civic District, the Central Business District (CBD) and Marina Bay. Such proximity brings with it convenience, time-saving, and an assurance that your property will keep its value well.



THE CBD FOR WORK AND WEALTH

Part of Singapore's Downtown Core, the CBD is Singapore's business and financial hub. It starts from Raffles Place along Shenton Way and Marina Bay, with the newest being GuocoLand's Tanjong Pagar Centre. Also Singapore's tallest building, Tanjong Pagar Centre has initiated a transformation of the district into a business and lifestyle hub in the CBD.

HUBS FOR HISTORY AND THE ARTS

The Civic District is home to Singapore's most important historic buildings. The Parliament House and Supreme Court are at the apex, with the old Supreme Court and the City Hall building now housing the National Gallery Singapore. Other buildings of historical significance in this area include the Asian Civilisations Museum, Victoria Theatre and Concert Hall, and The Arts House. Nearby, the Bras Basah/Bugis district is establishing itself as the centre for arts, design, and heritage.

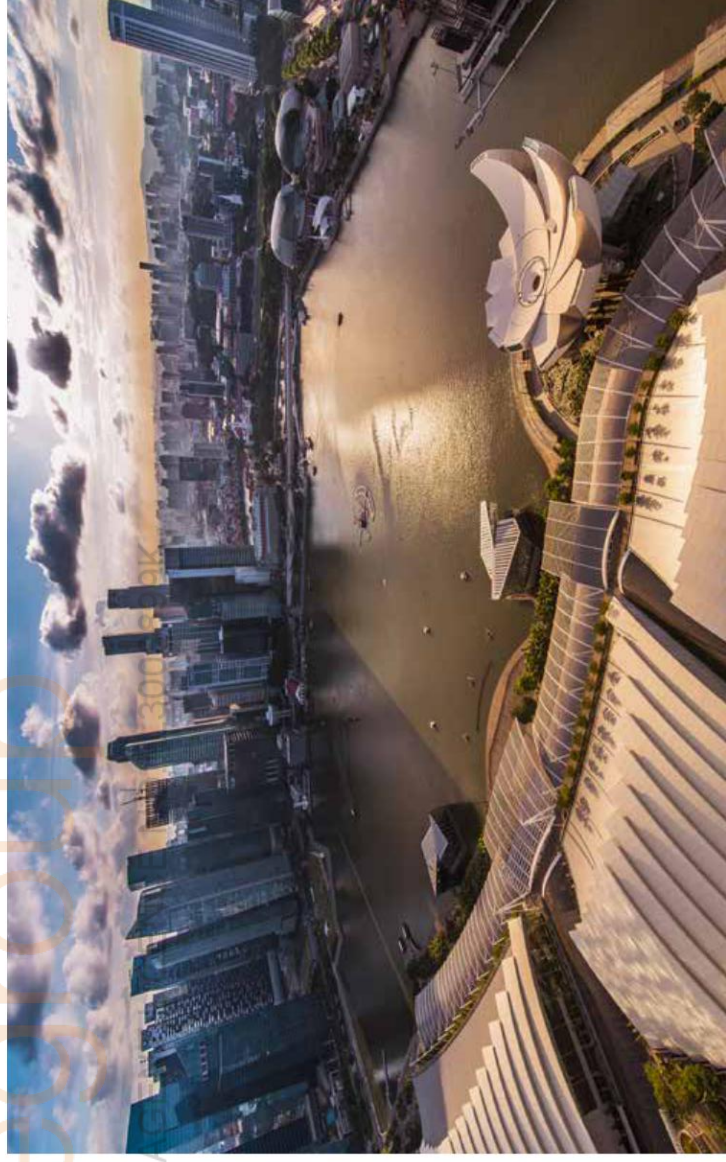


ORCHARD ROAD TO SHOP AND SUP

Known the world over as one of the great, world-class shopping streets to visit, Orchard Road is synonymous with the best shopping, dining, and leisure Singapore has to offer. It is home to the biggest fashion brand names, departmental stores, and most well-appointed and popular malls in the country.

MARINA BAY FOR THE SOPHISTICATE

A few MRT stops and a boat ride away from Martin Modern, Marina Bay is the new, premium leisure extension of Singapore's financial and business district. The mixed-use area is filled with round-the-clock activities and branded boutiques. It is also the destination for international events like the Singapore F1 Grand Prix and the National Day Parade.



THE LUXURY OF CONNECTIVITY

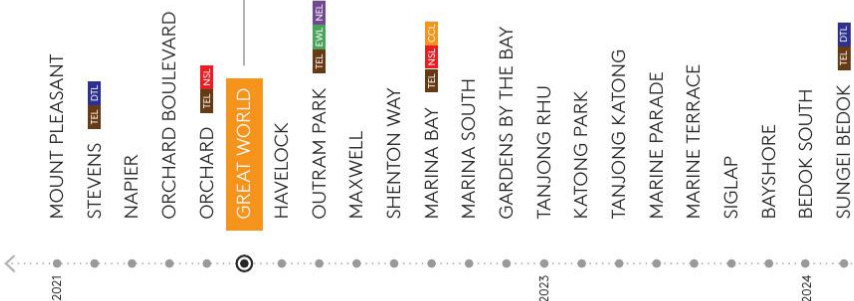
Martin Modern is well-connected to its surroundings and the rest of Singapore, by MRT, roads, walking paths, cycling paths, and river taxi services. The Martin Modern resident will have the luxury of choice for the most convenient modes of transport to get to any part of Singapore.



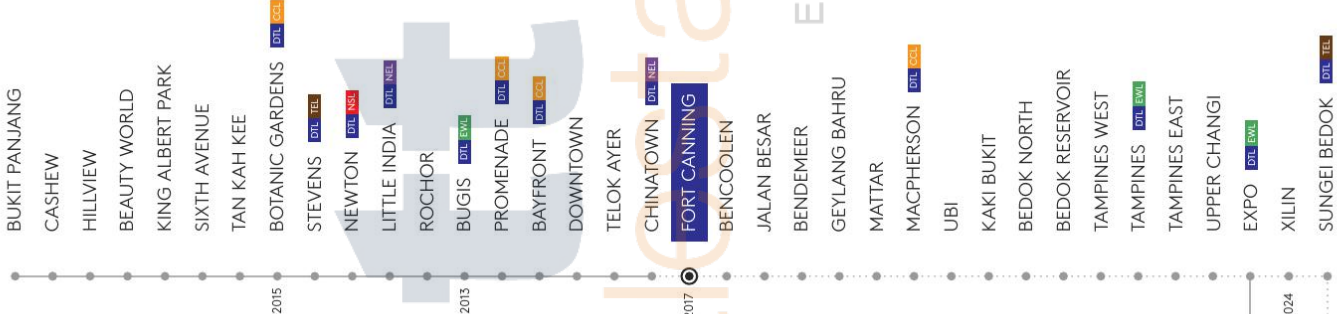
THE PRIVILEGE OF CONVENIENCE AND ACCESSIBILITY

Staying this close to MRT stations is a distinct privilege for those with foresight. The upcoming Thomson-East Coast and Downtown MRT lines will make this part of District 9 even more connected to the nearby attractions and to the rest of Singapore. From the Great World MRT station, Martin Modern is just one stop away from Orchard and three stops away from the CBD. The Fort Canning station will connect Martin Modern to Marina Bay and the Singapore Botanic Gardens and the many prestigious schools in Bukit Timah. Martin Modern will add immeasurable convenience and ease to the daily lives of its residents.

UPCOMING THOMSON EAST-COAST LINE (TEL)



DOWNTOWN LINE (DTL)



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ESTATE AGENT LICENCE

MOVING ABOUT FOR PLEASURE OR FOR HEALTH

WALK AND JOG

On foot, one can easily walk to the Somerset/Killiney Road area, to the Singapore River with its great restaurants and arts facilities, and to Great World City. River Valley Primary School is within walking distance. For a scenic jog, the Singapore River Promenade beckons.

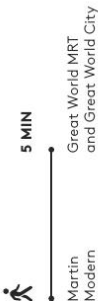


CYCLE

From Martin Modern, residents can cycle through Robertson Quay, Clarke Quay, Boat Quay, Raffles Place, the Civic District, Gardens by the Bay, Marina Barrage, all the way to the East Coast Park!



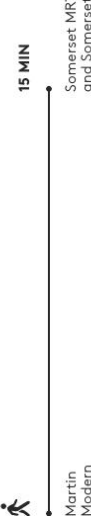
Great World MRT and Great World City



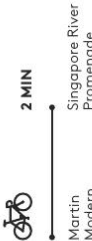
Fort Canning



Somerset 313 and Somerset MRT



Singapore River Promenade



Gardens By The Bay



East Coast Park



DRIVE

By car, Martin Modern is but 10 minutes away from Orchard, the CBD, Marina Bay, the Singapore Botanic Gardens, and a few reputable schools. Within minutes, one can be at the major expressways — Central Expressway, the Ayer Rajah Expressway, Marina Coastal Expressway and the East Coast Parkway — with quick access to the rest of Singapore.



Central Expressway (CTE) – Ayer Rajah Expressway (AYE)



Marina Coastal Expressway (MCE) – East Coast Parkway (ECP)



Nicoll Highway – Changi Airport Singapore

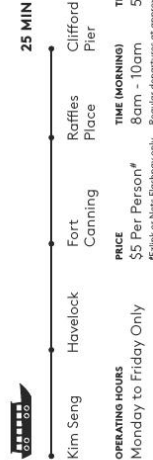


RIVER TAXI AND RIVER CRUISE

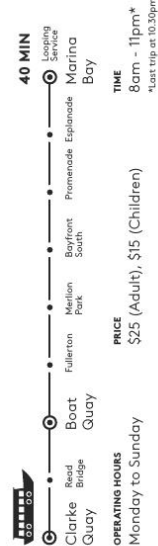
Hop on the river taxi for a more scenic route to the CBD. For just \$5, one can get from Kim Seng jetty to Clifford Pier, winding past Havelock, Fort Canning, and Raffles Place. On weekends, a leisurely river cruise down the Singapore River will be just the thing to do!



River Taxi (Water B)



River Cruise (Singapore River Experience)



All travelling time is approximate only and taken from Martin Modern to respective destination.

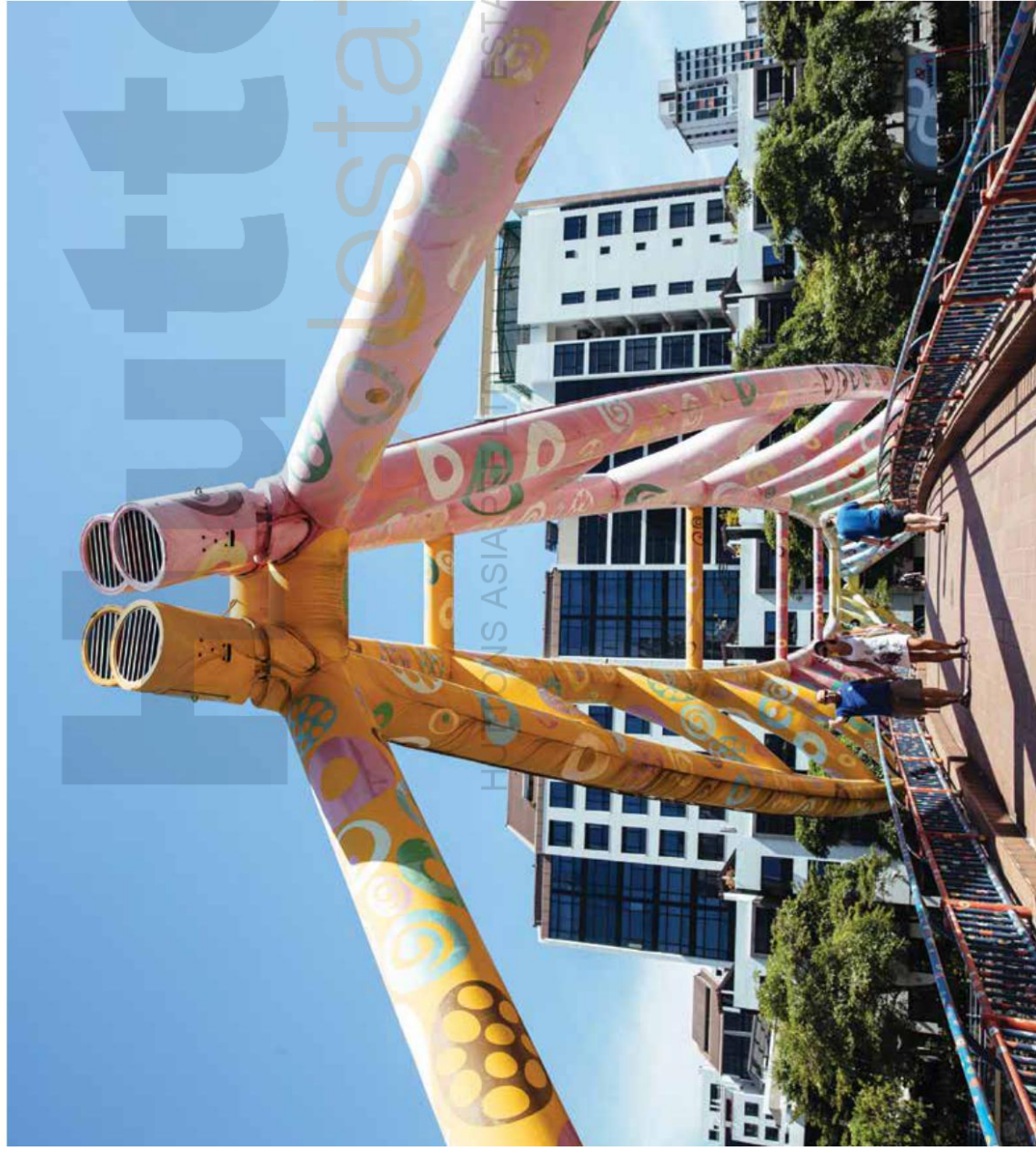
CHILL AT THIS QUAYSIDE NEIGHBOURHOOD

Robertson Quay presents the ideal District 9 residential enclave within the city. Martin Modern residents can wine, dine, catch plays or art shows all year round in this neighbourhood. And while the Quay is just mere minutes from the CBD, it still emanates a leafy, tranquil and chilled vibe for the work weary visitor.



HIP, HAPPENING AND LAID BACK

Being hip and happening — and yet laid back and cool — is a balance that Robertson Quay has successfully achieved. It is filled to the brim with things to do, from checking out that new wine bistro or edgy concept restaurant, to taking a leisurely stroll along the riverside with a special someone, to watching the latest plays and relaxing over drinks at one of the many cafes in the vicinity. This enclave has something for every well-heeled connoisseur or culture consumer.

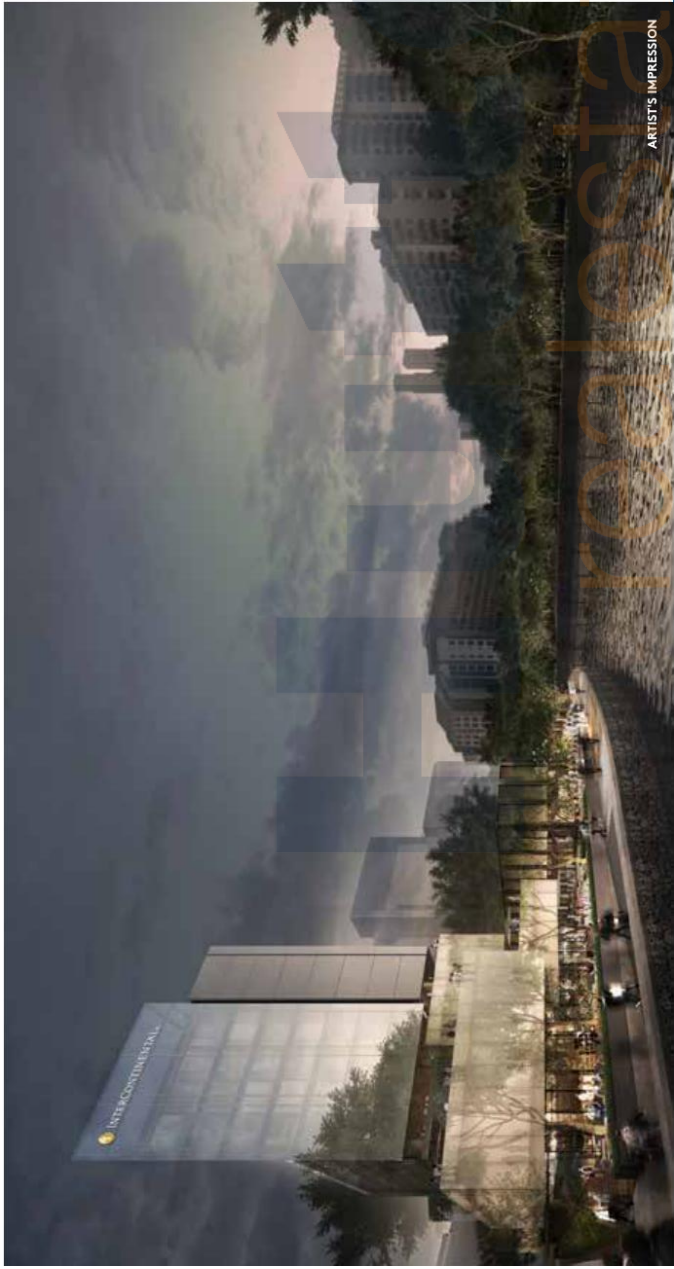


LEFT
ALKAFF BRIDGE
RIGHT TOP
SINGAPORE RIVER PROMENADE
RIGHT BOTTOM
SUPER LOCO



NEW NEARBY DEVELOPMENTS BRING VALUE

While it is true that land-scarce Singapore is always developing, it is the quality and the prestigious vibe of nearby developments that bring value to an acquisition. In this regard, Martin Modern stands amidst great company.



ARTIST'S IMPRESSION

INTERCONTINENTAL ROBERTSON QUAY AND QUAYSIDE 11 Nanson Road, S238909

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 to become Singapore's most vibrant F&B retail and lifestyle destination.

M SOCIAL
90 Robertson Quay, S238259
Designed by Philippe Starck, this ultrachic, gorgeous hotel is where the witty, whimsical, human elements of the world — including creativity, humour, and love — come together to create an experience of joy and the appreciation of design. Its trendy restaurant and bar are popular hangouts for creative types.



THE WAREHOUSE HOTEL 320 Havelock Road, S169628

A meticulously restored heritage building in a former godown on the bank of the Singapore River, The Warehouse Hotel delivers thoughtful hospitality with rooms that have elegant and quaint historical touches.



STUDIO M HOTEL 3 Nanson Road, S238910

Singapore's first fully loft-inspired designer hotel, Studio M Hotel offers contemporary living spaces in which to work, rest and play. It is a stylish urban escape overlooking the Singapore River.

ESTABLISHED GALLERIES AND THEATRES

The district around Martin Modern also offers aesthetic experiences to feed the soul. The three standout institutions here are Singapore Tyler Print Institute (STPI), Singapore Repertory Theatre (SRT) and TheatreWorks.



STPI

41 Robertson Quay, S238236

Besides holding exhibitions showcasing innovation in print and paper art, the STPI also organises creative and fun workshops like etching, paper pulp painting, and screen printing. It's fun with paper and print for the whole family!



SINGAPORE REPERTORY THEATRE

20 Merbau Road, S239035

One of Asia's leading theatre companies, SRT has lent a distinctive creative flair to Robertson Quay. Catch original works, classic plays, and even best-selling productions from London's West End and Broadway.



THEATREWORKS

72-13 Mohamed Sultan Road, S239007

One of Singapore's most eminent theatre groups, TheatreWorks is known for promoting and producing Singapore writing, interdisciplinary performances, and collaborations with international artists. It pushes the boundaries of not just theatre, but contemporary visual culture and new media.

SHOPPING FOR LIFESTYLE NEEDS — IN STYLE

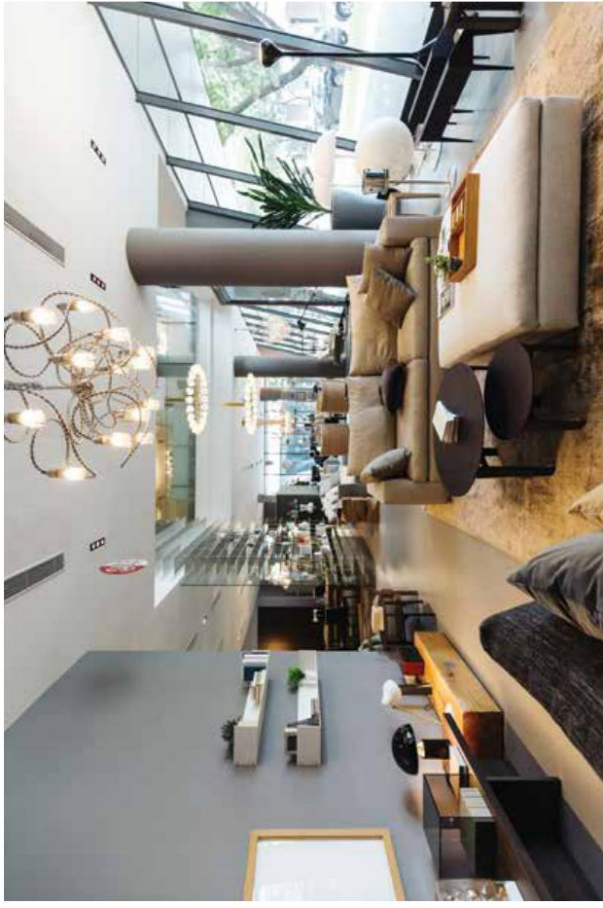
Besides the shops and supermarkets in Great World City and Liang Court, the area is peppered with boutique businesses that look after the lifestyle needs of those with discerning tastes.



COLONY CLOTHING

83 Clemenceau Avenue
#01-37, UE Square, S239920

Colony Clothing stocks up high-end labels and styles from Japan exemplifying Lifestyle Dualism — the philosophy of living big city weekdays and rural island weekends surrounded by nature.



P5

63 Mohamed Sultan Road
#01-14, Sultan Link, S239002

No stranger to design aficionados, P5 carries the best of modern furniture and lighting. Designer brand names carried in-store include Molteni&C, Louis Poulsen, Moroso, Carl Hansen, and Stella Works.



PET SALON SOPRA GINZA

236 River Valley Road, S238294

Hailing from Ginza in Tokyo, Pet Salon Sopra Ginza is where pets get pampered with 5-star treatment. Choose from a range of spa treatments for your very lucky pet.

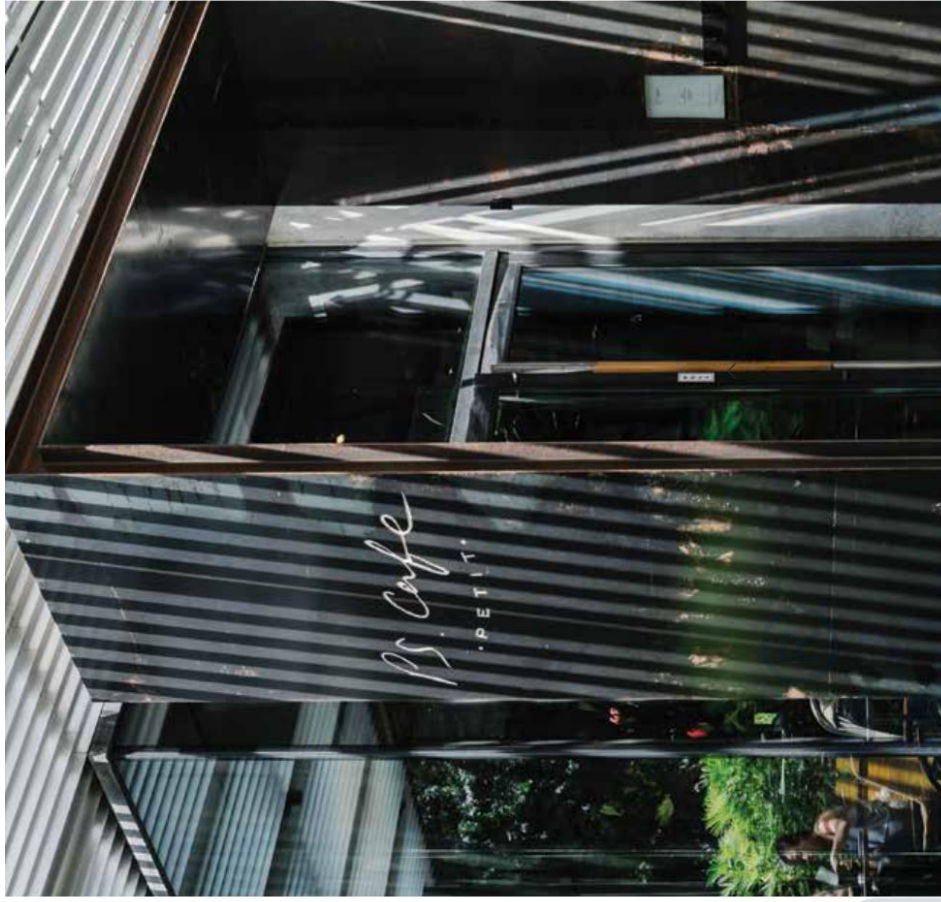
STEP ACROSS INTO A WORLD OF CUISINES

Robertson Quay serves up world-class cuisines of diverse cultures to satisfy the denizen of this cosmopolitan neighborhood. From European and Mexican to Chinese and Japanese, there is something for every palate, and the challenge in arranging a dinner will be in having too many choices.



SUPER LOCO
60 Robertson Quay
#01-13, The Quayside, S238252

Fun, casual Mexican street food in an eclectic ambience. Expect a mouthwatering array of tacos washed down with icy-cold margaritas.



PS. CAFE PETIT
38 Martin Road, S239059

A chain famous for its ambience and great food. You can brunch happily here on a scrumptious egg and bacon bunwich and sip on a honey lemon soother.



BRUSSELS SPROUTS
80 Mohamed Sultan Road
#01-12, The Pier @ Robertson, S239013

Choose a seat on the patio at this family-friendly restaurant which boasts a delectable menu of classic pub fare including mussels and clams.



COMMON MAN COFFEE ROASTERS

22 Martin Road
#01-00, S239058

CMCR is popular for their all-day breakfast, which includes fluffy pancakes with caramelized bananas, organic eggs benedict and braised ox cheeks.



RED HOUSE SEAFOOD RESTAURANT

60 Robertson Quay
#01-14, The Quayside, S238252

Famous among foodies, Red House Seafood Restaurant has been serving up delicious lobster noodles, tantalising seafood, and dim sum since 1976.



WINE CONNECTION TAPAS BAR & BISTRO

11 Unity Street
#01-19/20, Robertson Walk, S237995

The go-to place for fine wine and tapas, this is where you can sample different cheeses, share a pizza, or stock up on wine for a last-minute party.



SHUNJUU IZAKAYA

30 Robertson Quay
#01-15, Riverside View, S238251

Renowned for some of the best sumiyakis (Japanese charcoal grills) in town, this cosy sake dining bar serves skewered meats with over 40 types of sake.



BEAST & BUTTERFLIES

90 Robertson Quay
Level 1, S238259

East meets west and retro meets modern in this eatery that offers mee tai mak laksa, duck rendang and lobster porridge cooked in crab broth and abalone.



AREA ZONE

- Robertson Quay
- Clarke Quay
- Boat Quay
- Orchard Belt
- Central Business District & Marina Bay
- Downtown Line
- Kim Seng and Outram Precinct
- Civic District
- Bras Basah Bugis Cultural District
- Medical City
- Future Greater Southern Waterfront City
- Thomson East-Coast Line

MRT

	Great World MRT (U/C, via Kim Seng Park)	Somerset MRT	Fort Canning MRT (U/C)	Clarke Quay MRT	Dhoby Ghaut MRT
Walking	5 min	15 min	15 min	3 min	3 min

SHOPPING MALLS

	Great World City (via Great World MRT)	Robertson Walk	313 Somerset	Ion Orchard	The Paragon	Ngee Ann City	Plaza Singapura	Raffles City Tower	Bugis Junction	Suntec City Mall	Marina Bay Sands
Walking	7 min	8 min	18 min	4 min	4 min	6 min	6 min	6 min	6 min	7 min	7 min

MUSEUMS, GALLERIES AND THEATRES

	Theatreworks	Singapore Tyler Print Institute	Singapore Repertory Theatre	Singapore Philatelic Museum	National Gallery Singapore	Peranakan Museum	National Museum of Singapore	Singapore Art Museum	National Design Centre	Victoria Theatre & Concert Hall	Asian Civilisations Museum	Esplanade, Theatres On The Bay
Walking	5 min	6 min	9 min	4 min	4 min	4 min	4 min	4 min	5 min	6 min	6 min	8 min

WORK

	UE Square	Comcentre	Central Business District (Raffles Place)	Tanjong Pagar Centre	Marina Bay Financial Centre	The South Beach
Walking	10 min	13 min	4 min	5 min	6 min	6 min

EDUCATION

	River Valley Primary School	SOTA	ISS International School	SMU	LASALLE College of the Arts	NAFA
Walking	2 min	4 min	5 min	5 min	5 min	5 min

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CREATING PLACES THAT TRANSCEND TIME

GuocoLand thoughtfully creates — in concert with its hand-picked, best-of-breed, unique talents — contemporary homes that serve as the setting for a privileged modern life. These abodes are places that are welcoming, liveable, comfortable, and timeless. These very qualities have become the distinguishing hallmarks of the GuocoLand brand. The company's recent successful launches, including Goodwood Residence, Leedon Residence, and Wallich Residence at Tanjong Pagar Centre, expound a sensible, sensitive, and elevated way of life — one of refinement, sophistication, and understated modern luxury.

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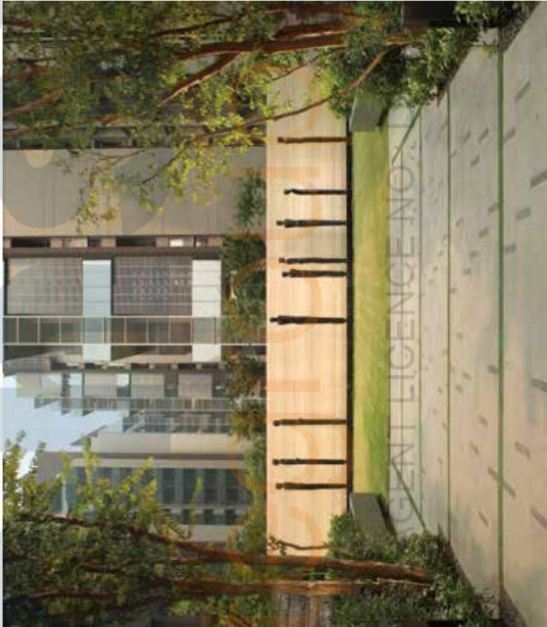
GOODWOOD RESIDENCE

District 10, Singapore

Designed by WOHA Architects for the most discerning of homeowners, Goodwood Residence ushers in a new benchmark in sophisticated luxury. The lush development is nestled in the quiet, green surrounds of Goodwood Hill, just off Orchard and Scotts Road. The shared boundary of approximately 150 metres with Goodwood Hill allows residents to live next to almost 20 hectares of greenery — a rarity in urbanised Singapore.

2014
TOP SELLING LUXURY DEVELOPMENT*
AWARD
FIABCI SINGAPORE PROPERTY AWARDS
2015
BEI ASIA GREEN BUILDING AWARDS
2014

*Top selling luxurious development at SGD 4 million and above
based on annual data by Urban Redevelopment Authority
of Singapore (URA).



LEEDON RESIDENCE

District 10, Singapore

Located within the Good Class Bungalow enclave, Leedon Residence is a home amidst five hectares of lush greenery, where manicured foliage paves the way to a 200 metres nature trail. Chan Soo Khian of SCDA Architects has designed lofty double-volume living spaces and large private balconies with magnificent views that make for a generous, sophisticated home with generous facilities.

2015 – 2016
TOP SELLING LUXURY DEVELOPMENT*
AWARD
SOUTH EAST ASIA PROPERTY AWARDS
2015:
• BEST CONDO DEVELOPMENT
(SOUTH EAST ASIA)
• BEST LUXURY CONDO
DEVELOPMENT (SINGAPORE)

*Top selling luxurious development at SGD 4 million and above
based on annual data by Urban Redevelopment Authority
of Singapore (URA).

TANJONG PAGAR CENTRE

District 2, Singapore

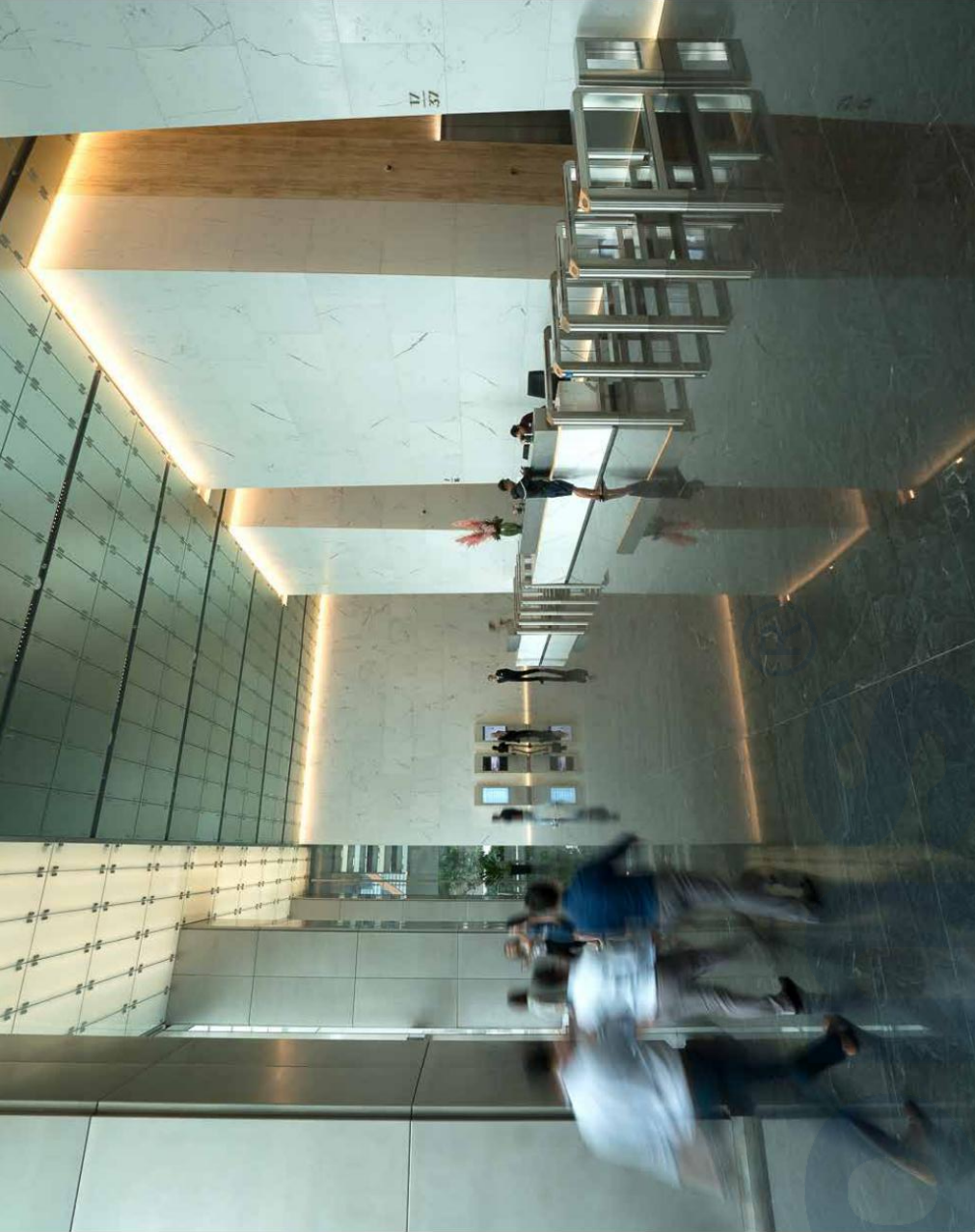
Guocoland's first integrated mixed-use project in Singapore. Located above the Tanjong Pagar MRT station, the development stands at 290 metres, defining it as the tallest building in Singapore. With floor space totalling 1.7 million, Tanjong Pagar Centre comprises Guoco Tower, six levels of premium retail and F&B space, 181 prestigious residential homes and a five-star luxury hotel. This global icon aims to position Tanjong Pagar as a premier business and lifestyle destination and a benchmark for sustainable and liveable development, differentiated by the richness of the historical district, park and landscaped spaces.

SINGAPORE'S TALLEST LANDMARK

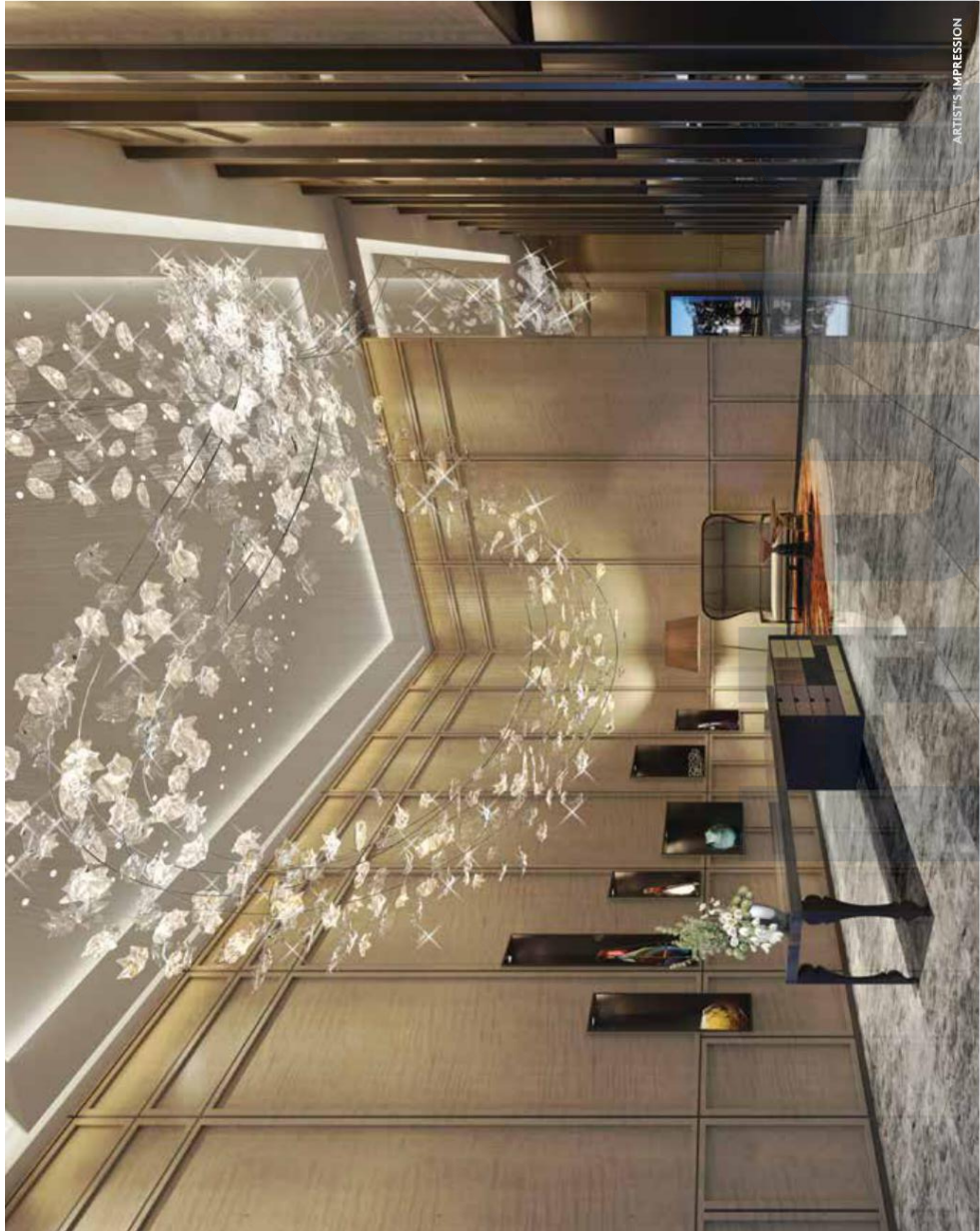
AWARD
WINNER OF 2014 WORLD
ARCHITECTURE NEWS, MIXED-USE
FUTURE PROJECTS CATEGORY



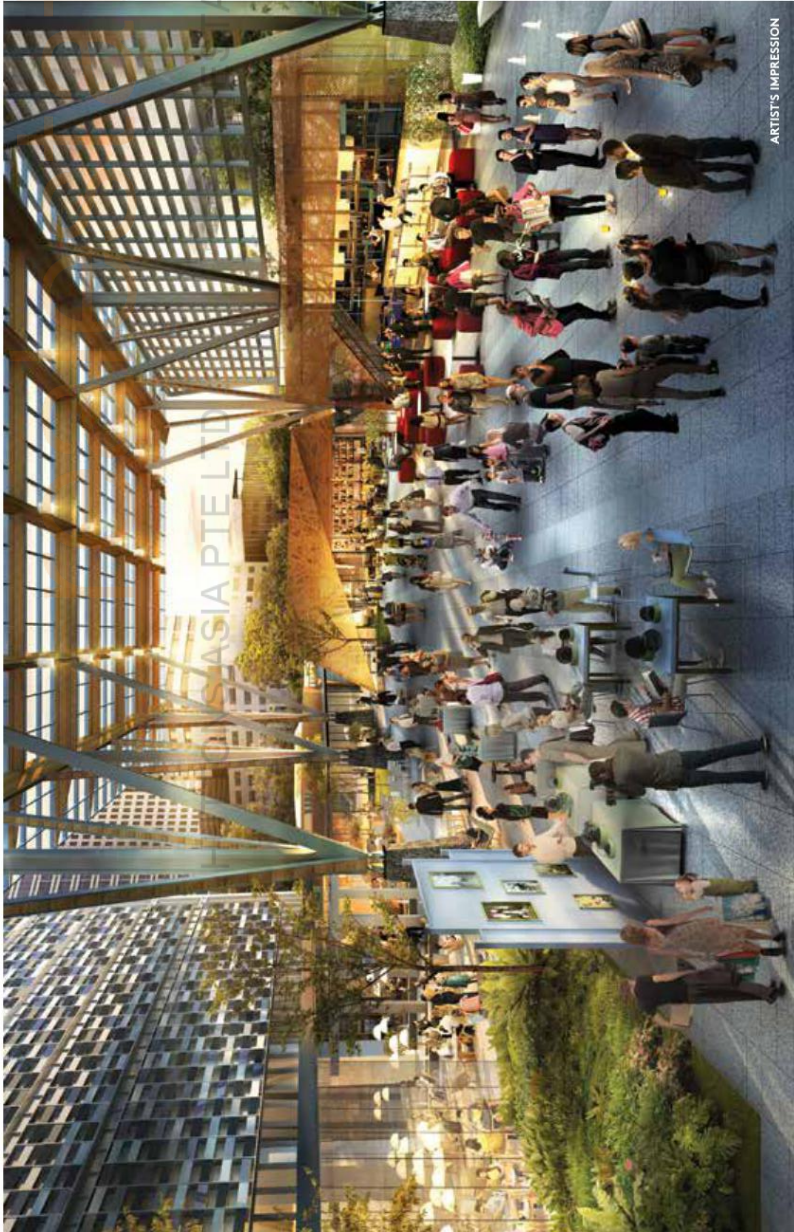
ARTIST'S IMPRESSION



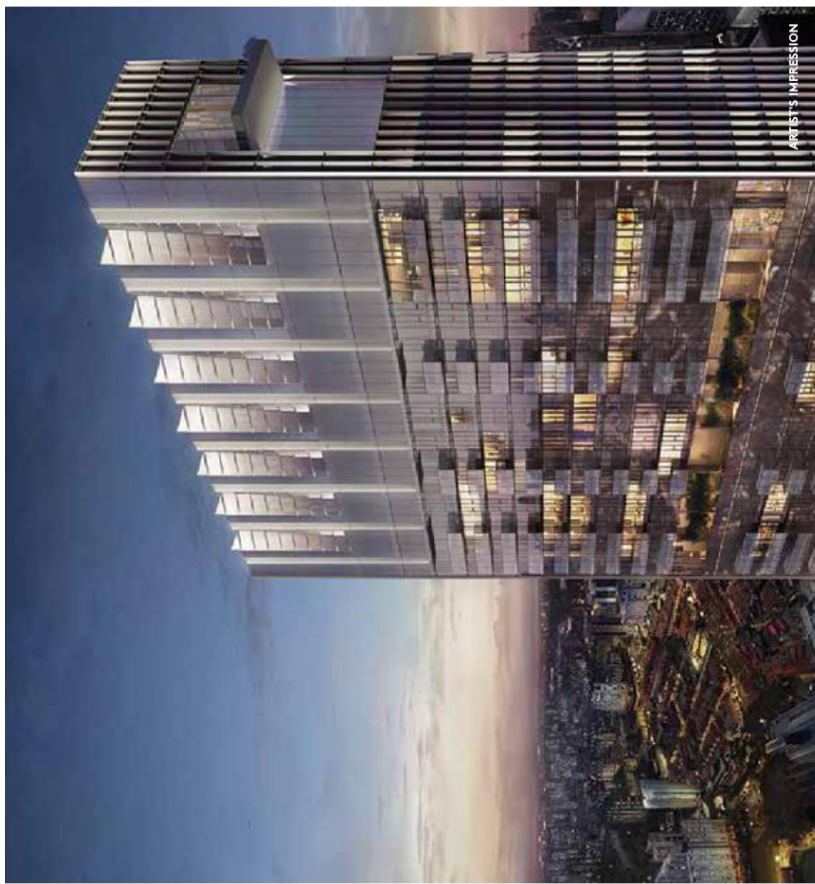
LEFT
TANJONG PAGAR CENTRE
RIGHT TOP
TANJONG PAGAR CENTRE,
GUOCO TOWER LOBBY
RIGHT BOTTOM
TANJONG PAGAR CENTRE,
RETAIL AND F&B



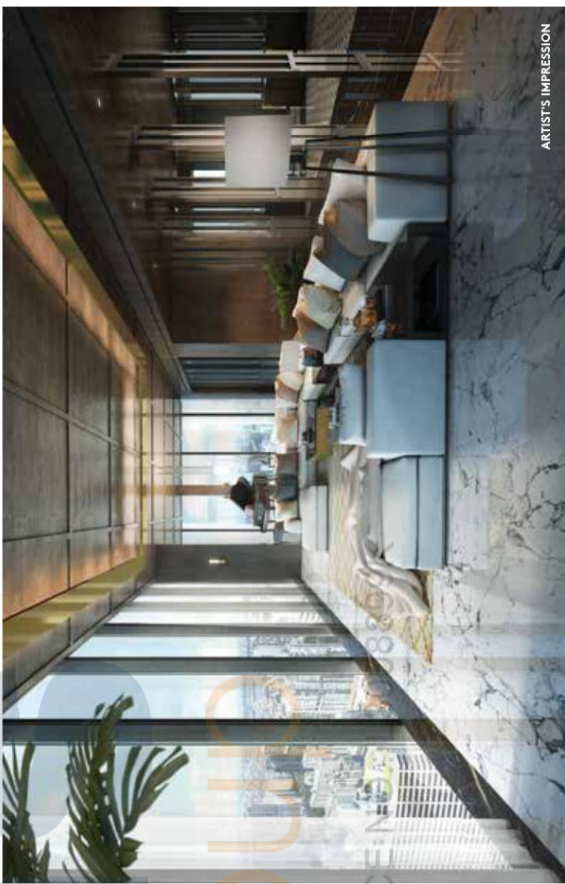
ARTIST'S IMPRESSION



ARTIST'S IMPRESSION



ARTIST'S IMPRESSION



ARTIST'S IMPRESSION

WALLICH RESIDENCE

District 2, Singapore

Singapore's tallest residential development, Wallich Residence, is an exclusive collection of 181 luxury homes consisting of one to four bedroom units, four penthouses, and one Super Penthouse. With unparalleled views starting from 180 metres above sea level, each home is impeccably finished with top-of-the-line materials and fittings, reflection of the distinctive aesthetics that Wallich Residence offers.

LEFT TOP
SOFITEL SINGAPORE CITY CENTRE,
ARRIVAL LOBBY

LEFT BOTTOM
TANJONG PAGAR CENTRE,
URBAN PARK

SINGAPORE'S TALLEST LANDMARK

AWARD

BCA GREEN MARK AWARDS 2014
GREEN MARK (GOLD PLUS) FOR
NEW RESIDENTIAL BUILDINGS

MARTIN
MODERN

A NEW LUXURY RESIDENCE
UNVEILING SOON AT MARTIN PLACE

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LUXURY PROPERTIES BY



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