

MARINA
ONE

RESIDENCES

a prized space,
A CROWNING RARITY

Bestowed with city-park luxury living evocative of New York's Central Park and London's Hyde Park, Marina One Residences holds the rare distinction of being amongst the leading real estates around the world with awe-inspiring green spaces in the heart of a cosmopolitan city.



Artist's Impression



Artist's Impression

a soaring space
THE WORLD LOOKS UP TO

Ascending from Marina Bay, Singapore's new financial district, eight exceptional 'mansions in the sky' open up to magnificent panoramas of the city and sea; sharing the esteemed neighbourhood with some of the world's most influential multinational corporations and financial institutions. Where top visionaries have made their mark, here at the Marina One Residences Signature Collection is where you will discover a befitting residence.



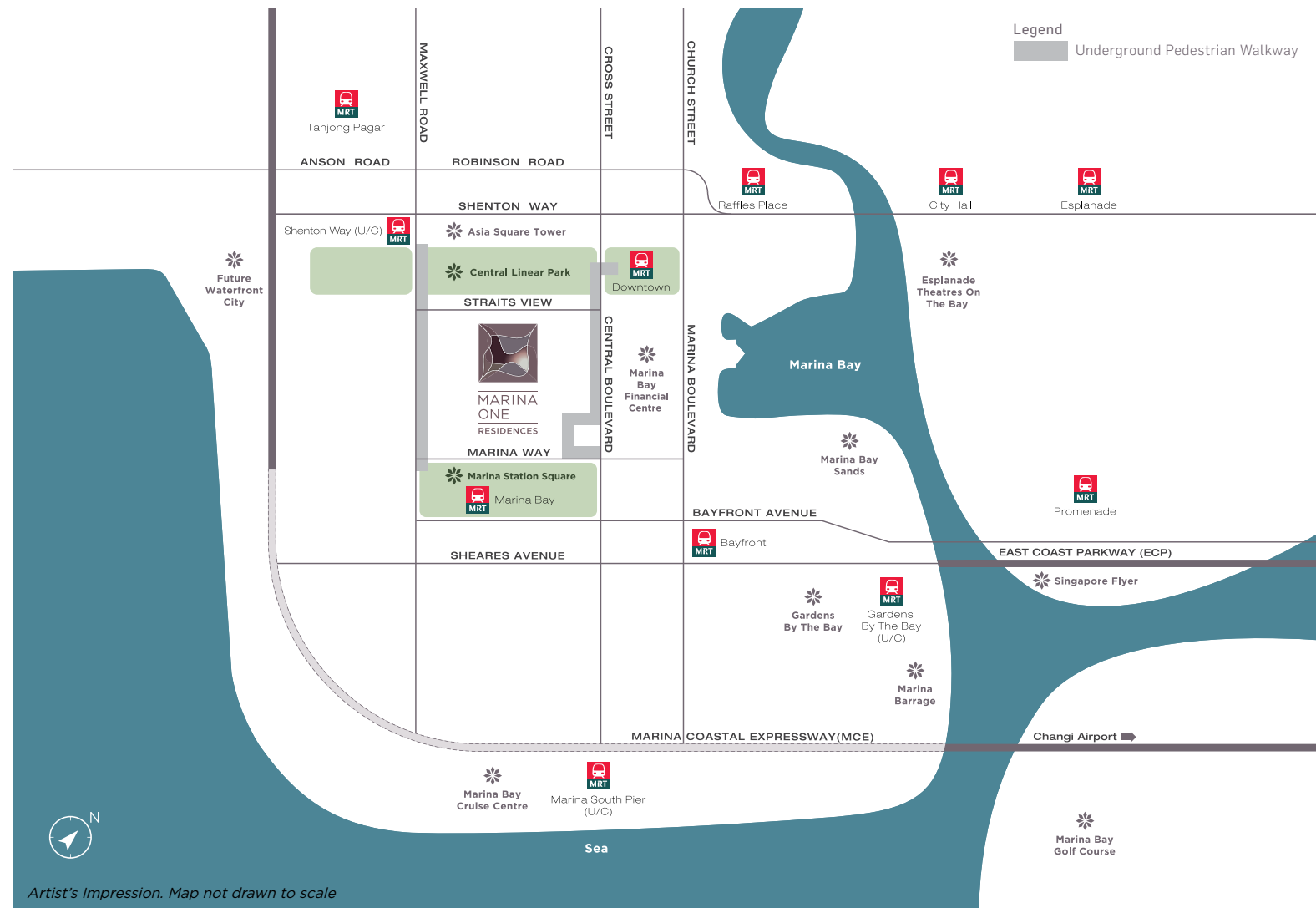
a rich green space,
A LIVING TREASURE

Lined with the luxuriance of two city parks called Marina Station Square and Central Linear Park, your designer penthouse bears the resplendent touch of Christoph Ingenhoven, an award-winning luminary in sustainable Supergreen architecture. Harmoniously blending the green outdoors with a landscaped 65,000 sq. ft. garden and a 13 metres tall waterfall within the property, it is easy to feel the world melting away into an inviting lush urban oasis.

a prime space where
THE WORLD IS AT YOUR DOORSTEP

Your exclusive residence perched atop Marina One Residences affords you a world of select conveniences at your feet. Comprising luxury residences, unique retail offerings and dining indulgences and Grade-A offices, Marina One bears the hallmark of an inspirational integrated development that places you on the pulse of a much-coveted lifestyle.





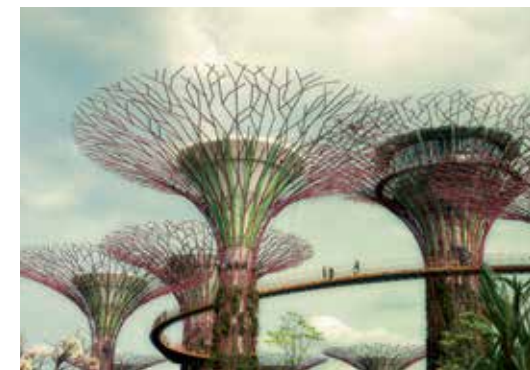
a central space with ENVIABLE CONNECTIONS

Sometimes, the world does revolve around you. With seamless connections to four MRT lines, namely North-South, Circle, Downtown and upcoming Thomson, coupled with easy access to major expressways, Marina One Residences is conveniently located to everything you want and anything you possibly desire.

a world-class space

PULSATING WITH THE HIGH LIFE

The beauty of residing in one of the most prestigious residential addresses in the city also means that you can call some of Singapore's world-class attractions as your distinguished neighbours. With Gardens By The Bay, Esplanade Theatres on the Bay, ArtScience Museum, Marina Bay Sands and the Formula 1 Singapore Grand Prix virtually at your doorstep, you can choose to make the everyday extraordinary.





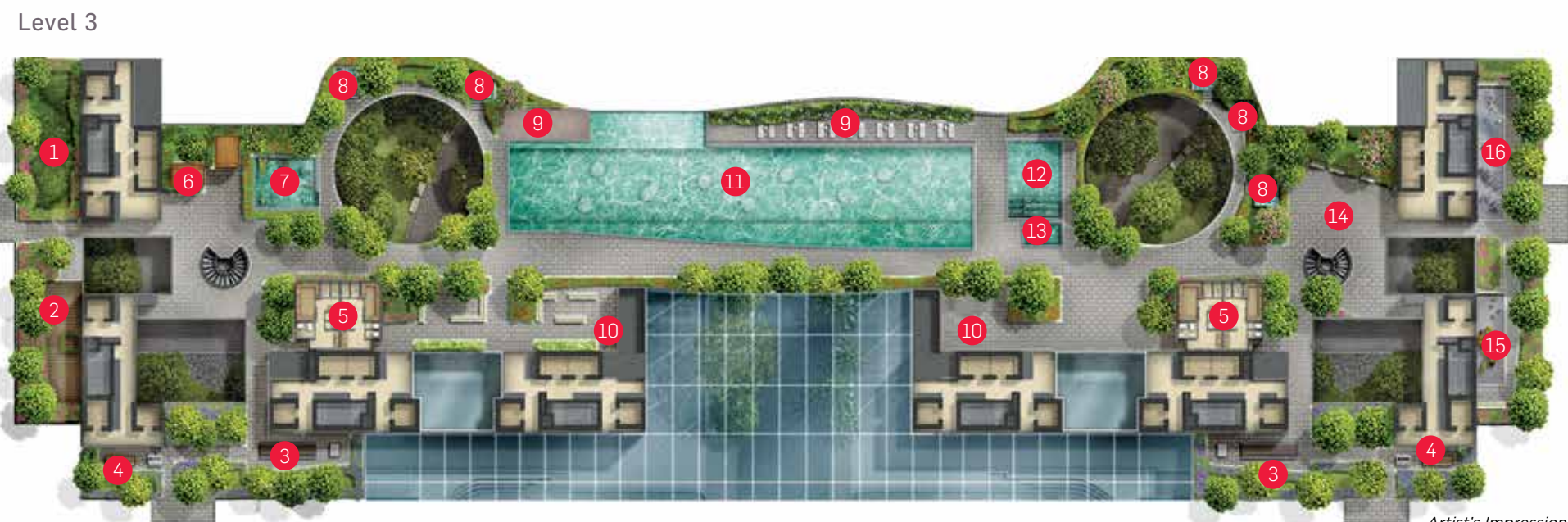
an invaluable space to
REINVIGORATE AND RECONNECT

Whatever time the bustling city life takes away from you, Marina One Residences recompenses in more ways than one. Slow down the fast city pace as you take well-earned moments to immerse in the 50 metres lap pool or revivify at a fully equipped gymnasium. And what is success if you can't share it with the ones who matter? Which is why our private dining rooms and lounge, as well as barbeque and Teppanyaki terraces, are thoughtfully designed to offer you precious space to reconnect with family and friends.





Artist's Impression



Artist's Impression

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





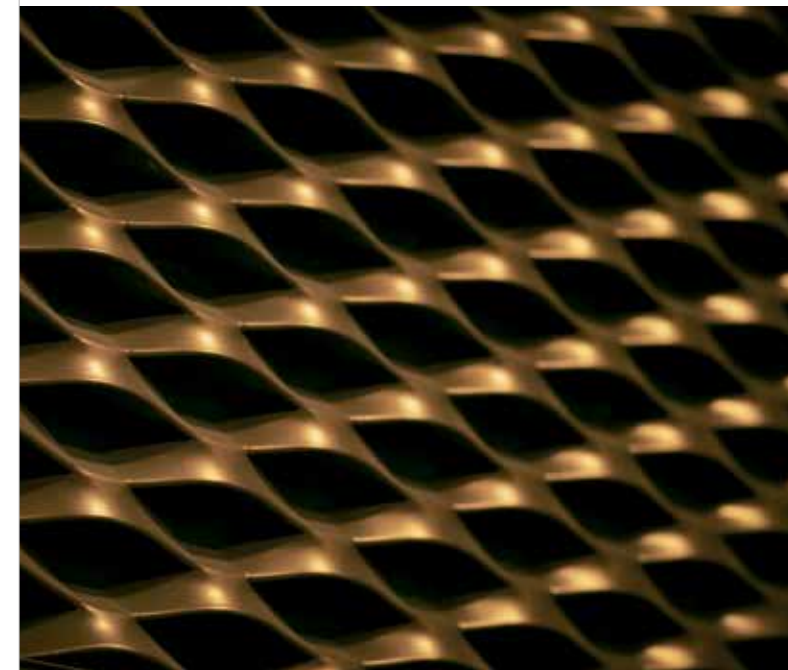
Artist's Impression

the luxury of space FOR THE PRIVILEGED FEW

Served by two private lift lobbies that open up to your mansion in the sky, you can feel yourself instantly drawn into a haven for the senses. Luxury is elevated to a higher level by the generous expanse of space and vantage of the sparkling city and sea, lavished with natural light and balmy sea breeze. Thoughtful distinctions of entertainment and living spaces ensure that even as you live it up at the top, the privacy of the high life is never compromised.

your private space
MEETS THE SKY

Ascend onto your private roof terrace where features such as a personal pool, jacuzzi, steam and shower room, and barbeque counter await your intimate indulgence. Accenting your magnificent sky view is Marina One's bespoke signature façade weave which reaches skywards to form an exquisite crowning roof with sunshade features.



a personal space

CRAFTED WITH YOU IN MIND

Unequalled standards of comfort and luxury are meticulously crafted into every space to offer you the high life you are meant to enjoy. Your residence is sumptuously furnished with the world's finest materials, each carefully curated to create a composed sanctuary you would adore to call your own.



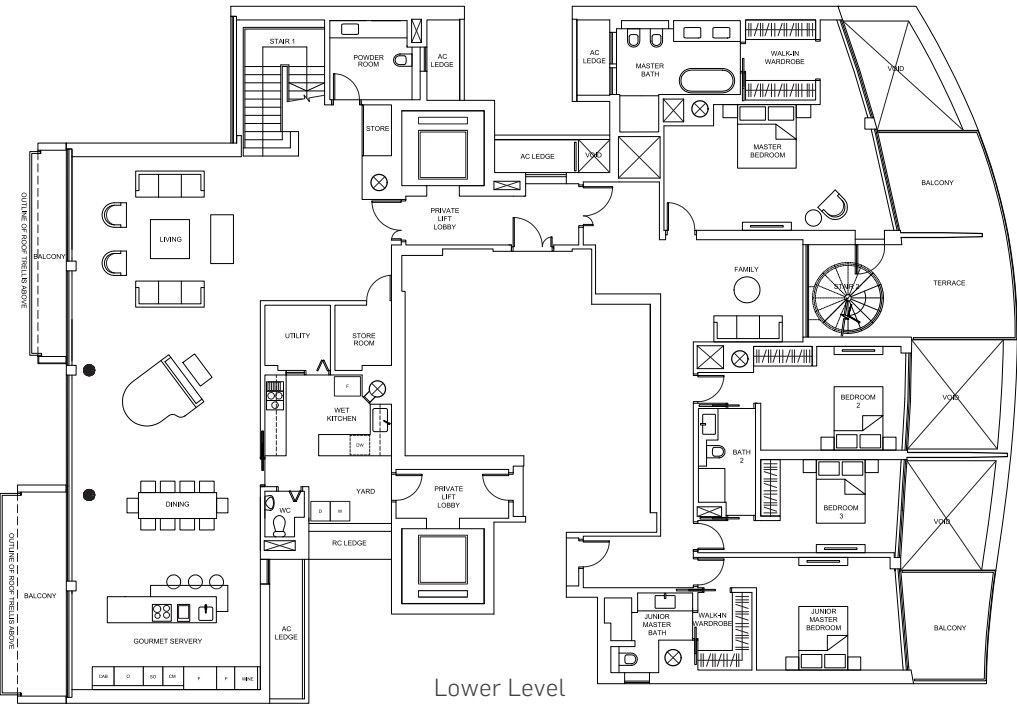
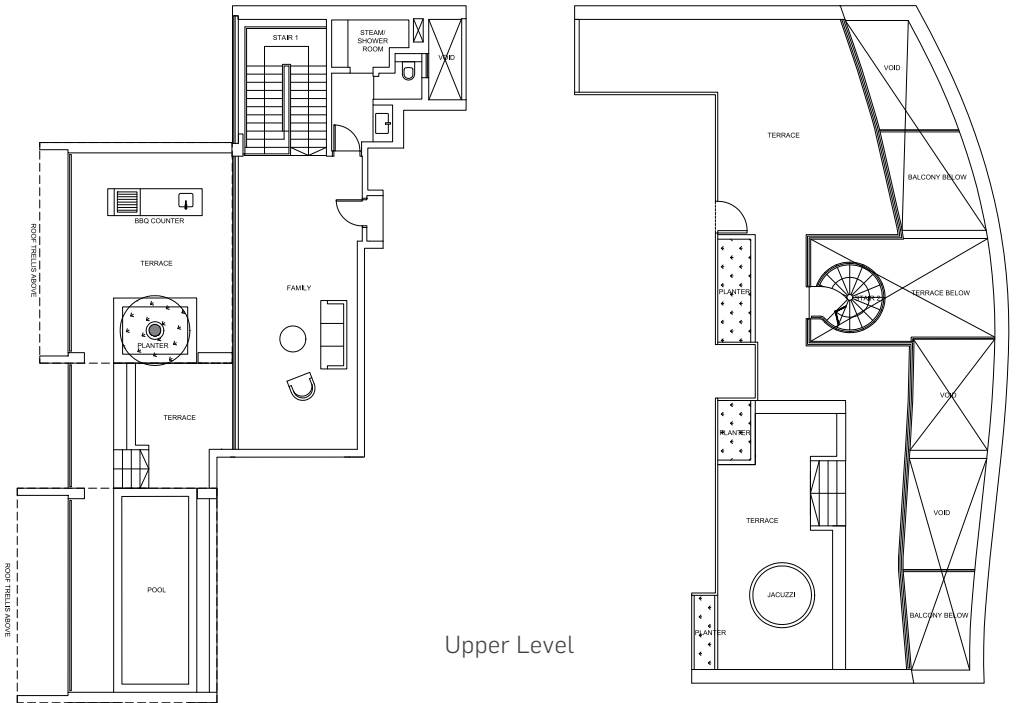


a timeless space of
HANDPICKED FINERY

Nothing befits a more sought-after residence than the most exquisite the world has to offer. With a gourmet kitchen that is a cut above the rest, decked with top-in-class appliances from Miele and signature Poggenpohl kitchen designs, as well as thoughtfully appointed premium Villeroy & Boch bath wares, your residence is a stunning reflection of timeless elegance and your ultimate discernment.

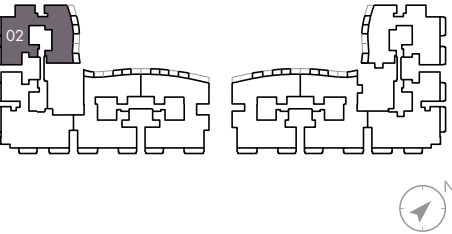


find a space and
MAKE IT EXCLUSIVELY YOUR OWN



Signature Collection
Penthouse Type PH1

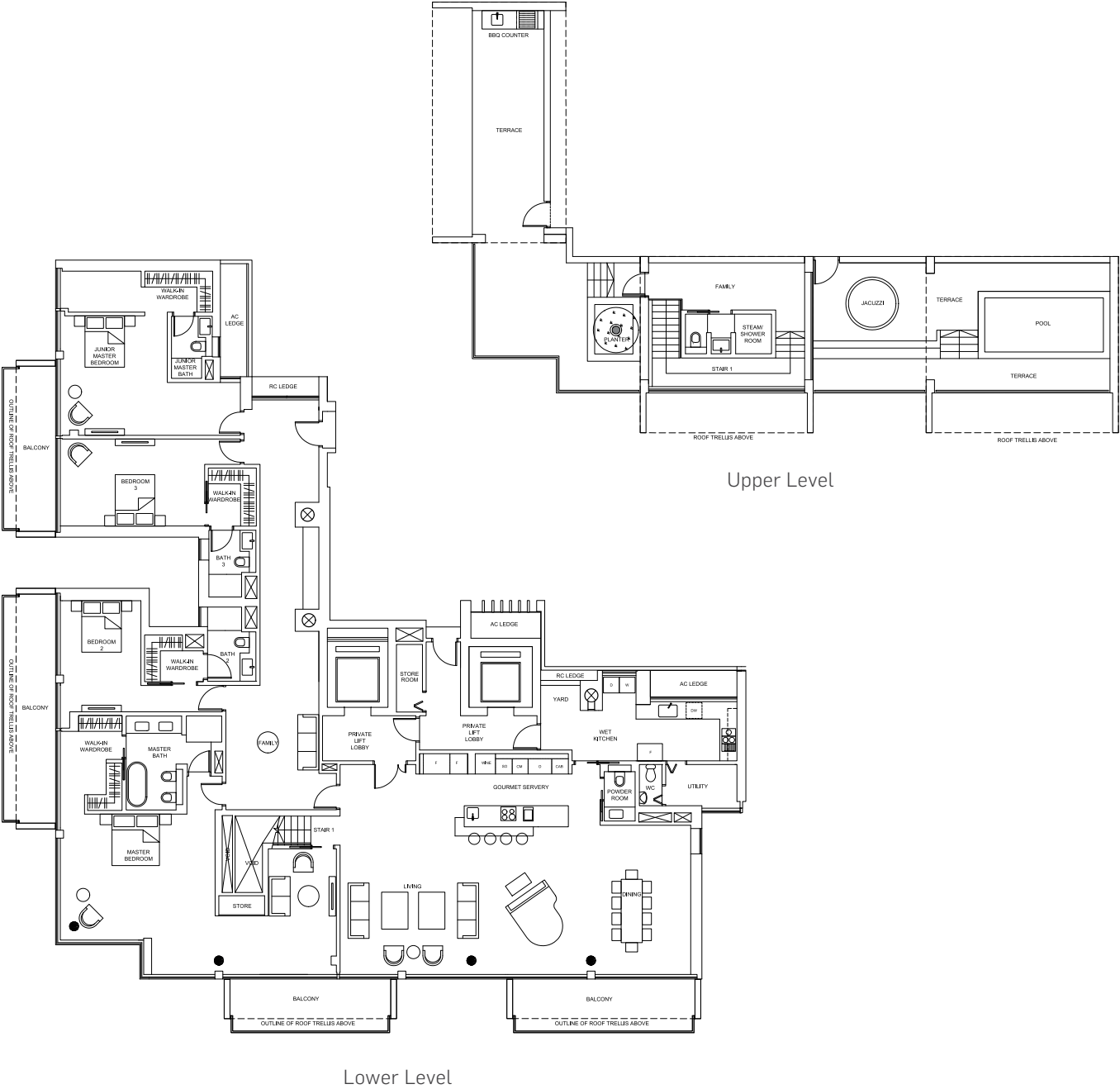
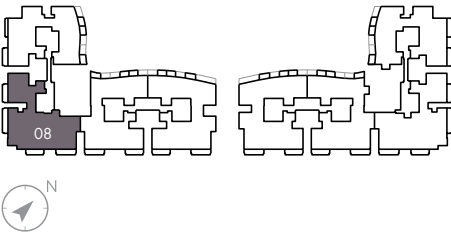
#33-02
673 sq.m. / 7,244 sq.ft. including
250 sq.m. / 2,691 sq.ft. of
Balconies, Planters and Terraces



All areas and/or measurements stated in this Brochure are approximates only and are subject to final survey, and the above plans are subject to change(s) as may be required by the relevant authorities.

Signature Collection
Penthouse Type PH2

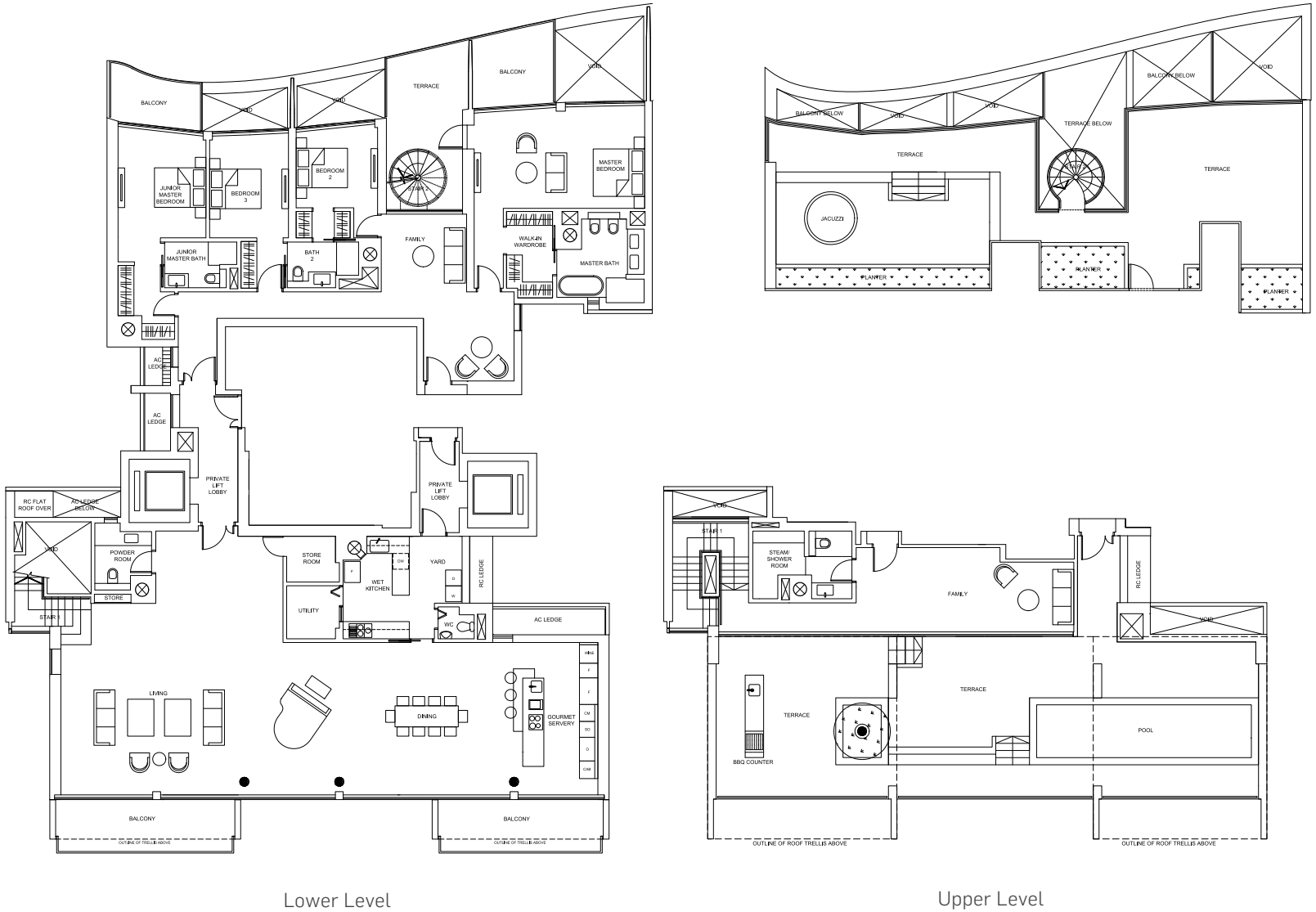
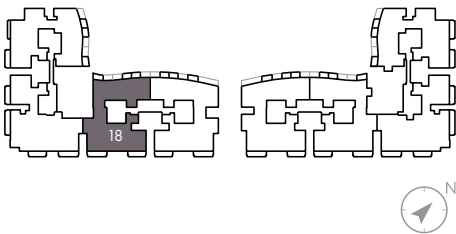
#33-08
601 sq.m. / 6,469 sq.ft. including
170 sq.m. / 1,830 sq.ft. of
Balconies and Terraces



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Signature Collection
Penthouse Type PH3

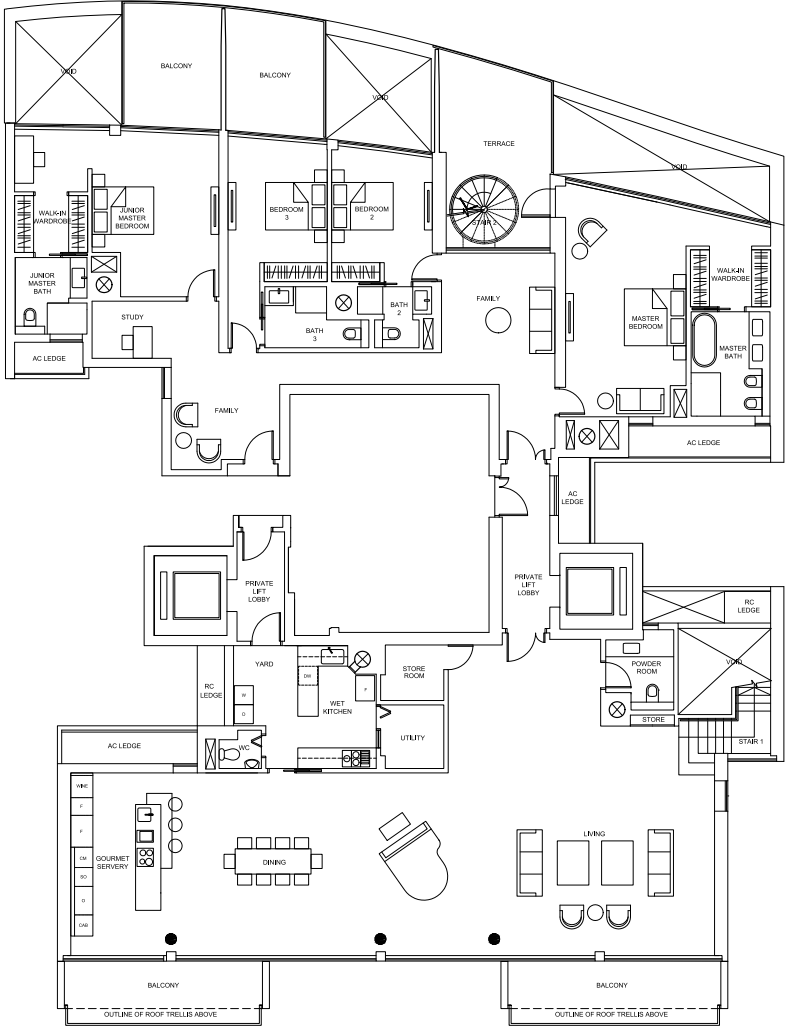
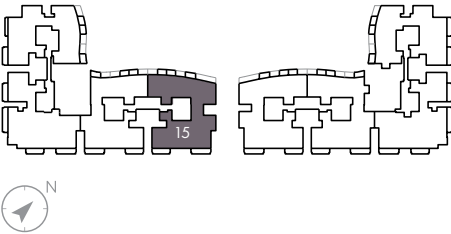
#32-18
750 sq.m. / 8,073 sq.ft. including
323 sq.m. / 3,477 sq.ft. of
Balconies, Planters, Terraces and Void



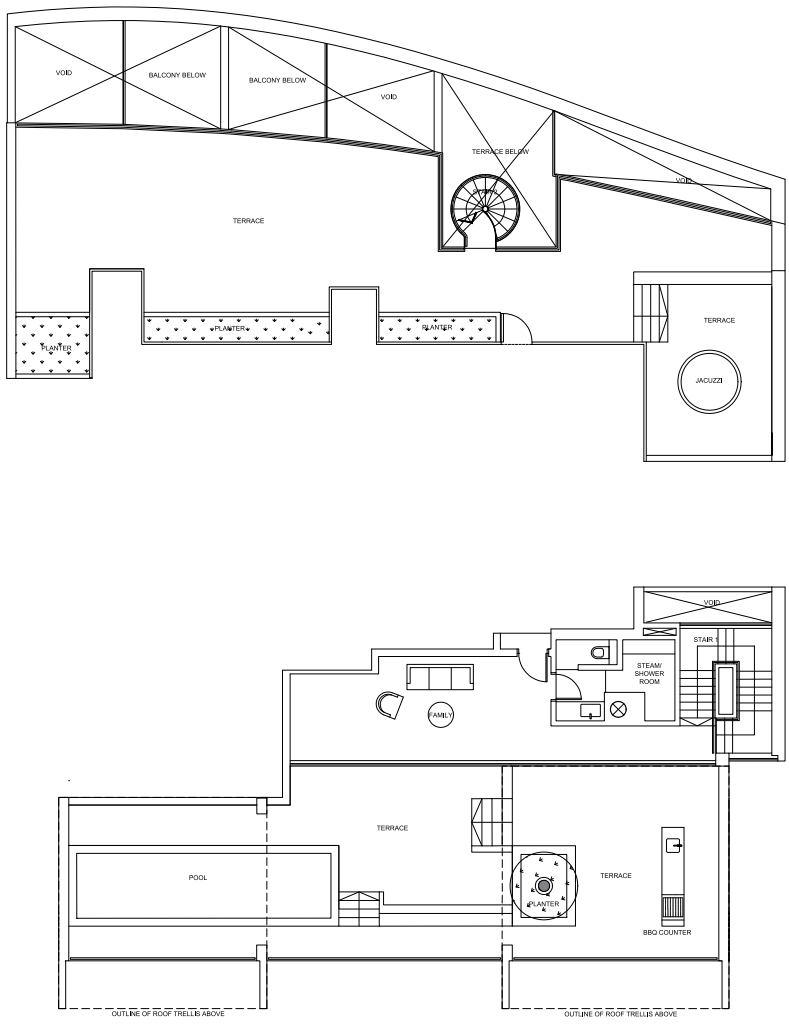
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Signature Collection
Penthouse Type PH4

#33-15
808 sq.m. / 8,697 sq.ft. including
349 sq.m. / 3,757 sq.ft. of
Balconies, Planters, Terraces and Void



Lower Level

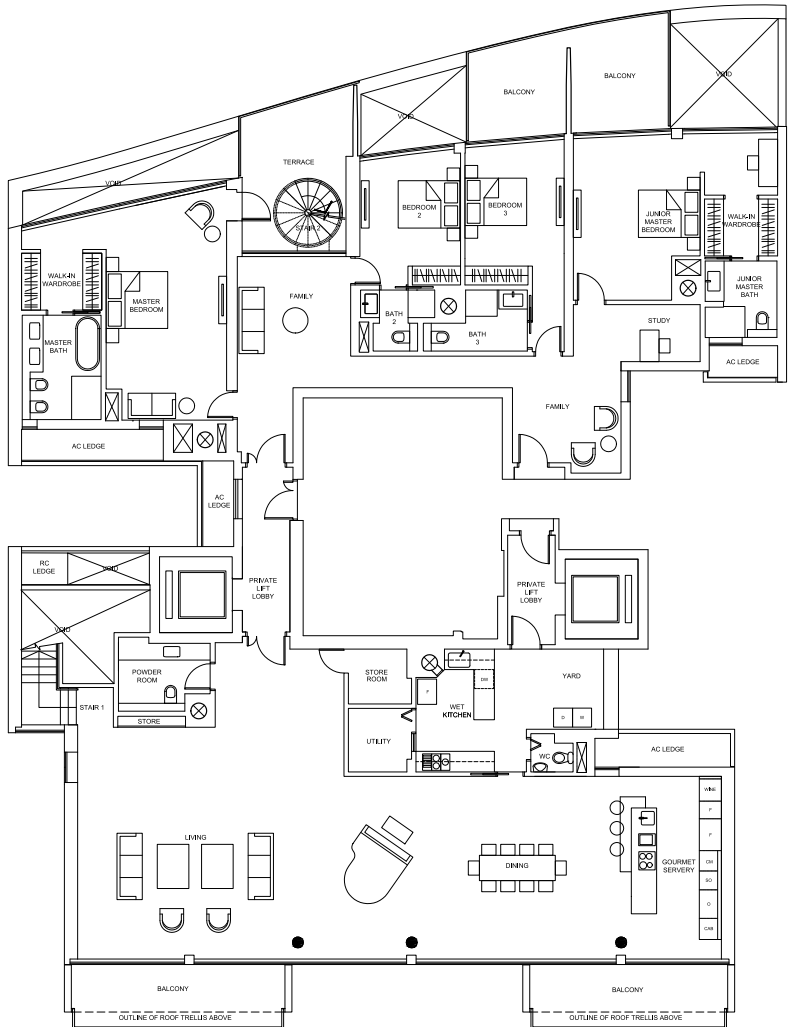
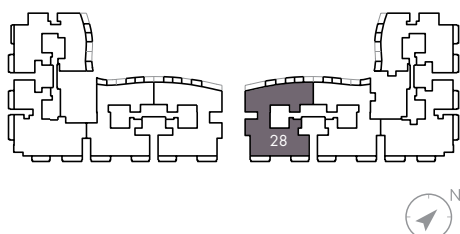


Upper Level

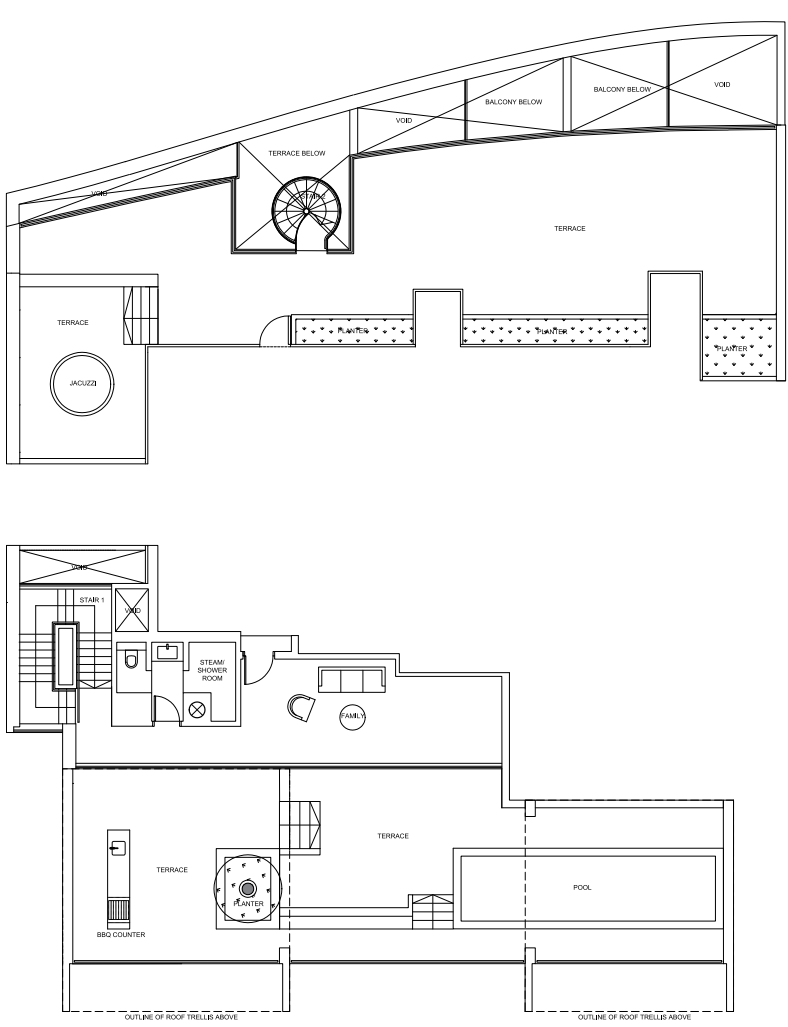
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Signature Collection
Penthouse Type PH5

#33-28
809 sq.m. / 8,708 sq.ft. including
342 sq.m. / 3,681 sq.ft. of
Balconies, Planters, Terraces and Void



Lower Level

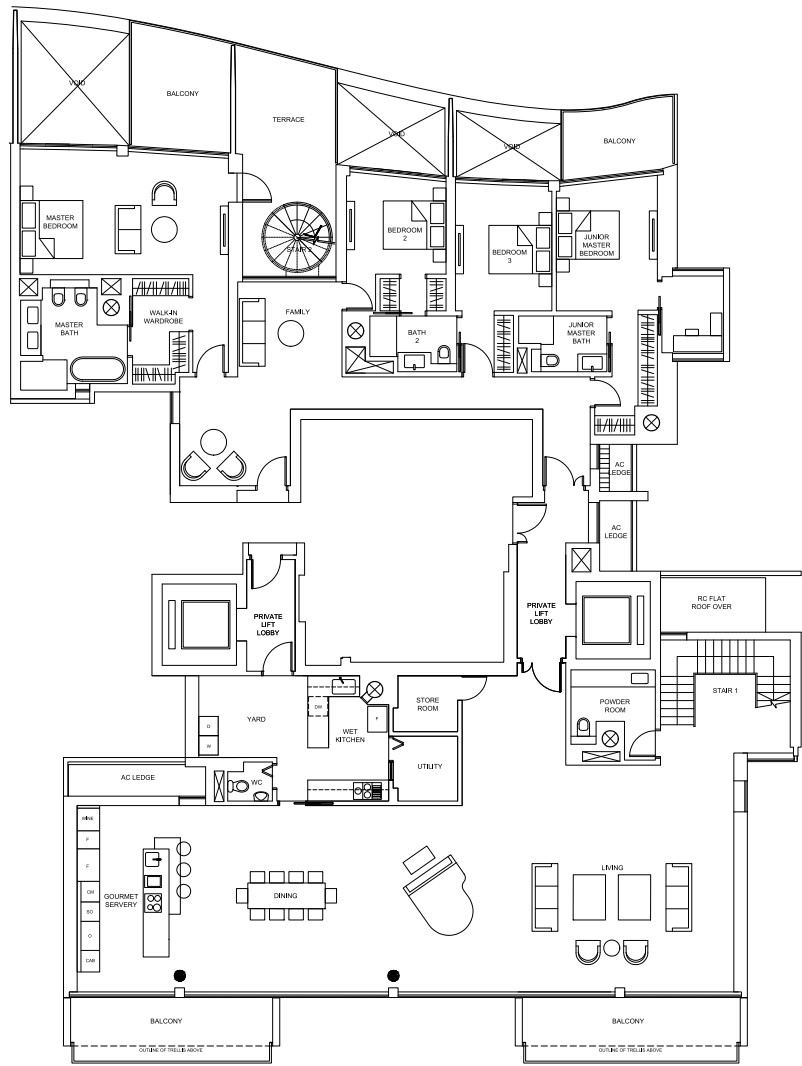
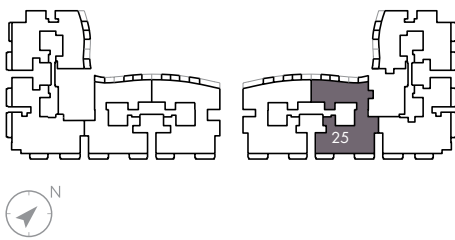


Upper Level

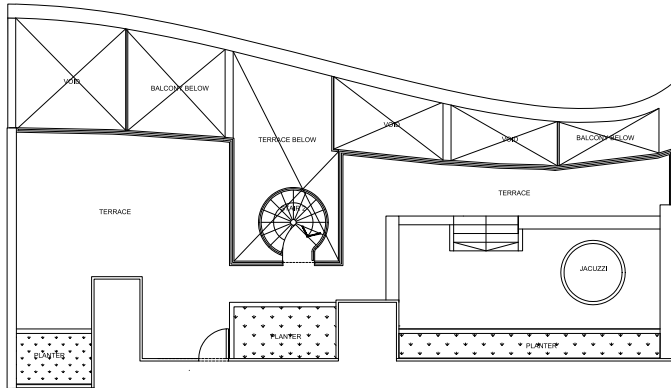
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Signature Collection
Penthouse Type PH6

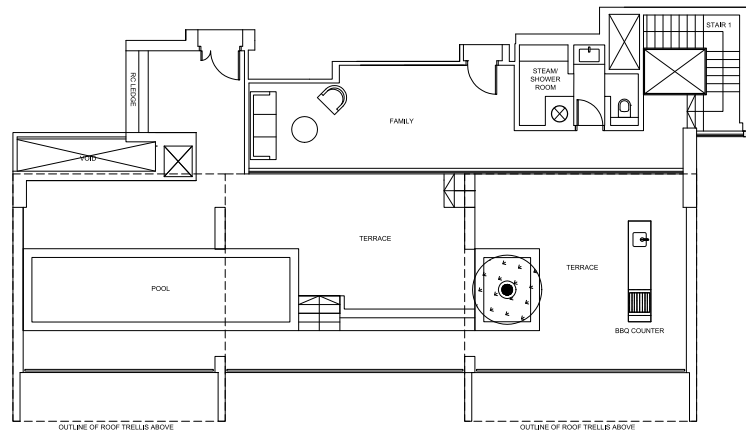
#32-25
772 sq.m. / 8,310 sq.ft. including
327 sq.m. / 3,520 sq.ft. of
Balconies, Planters, Terraces and Void



Lower Level

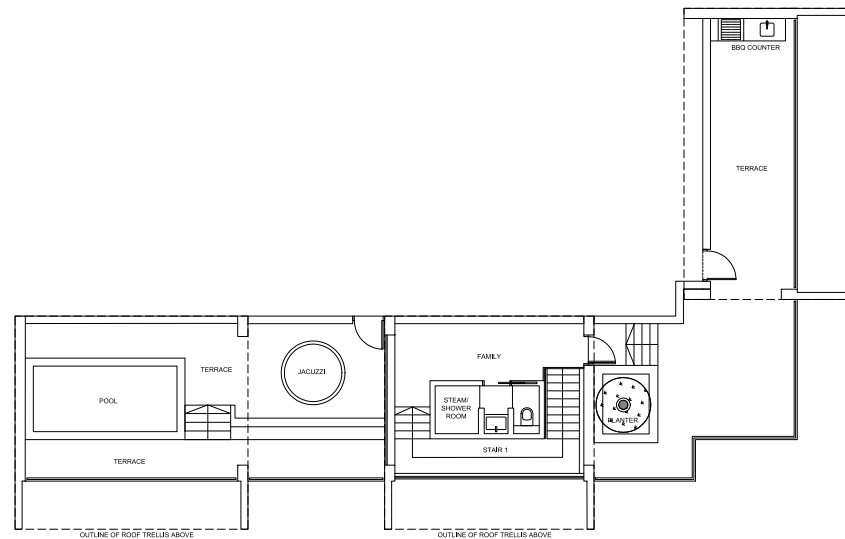
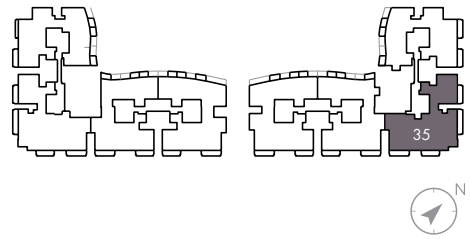


Upper Level

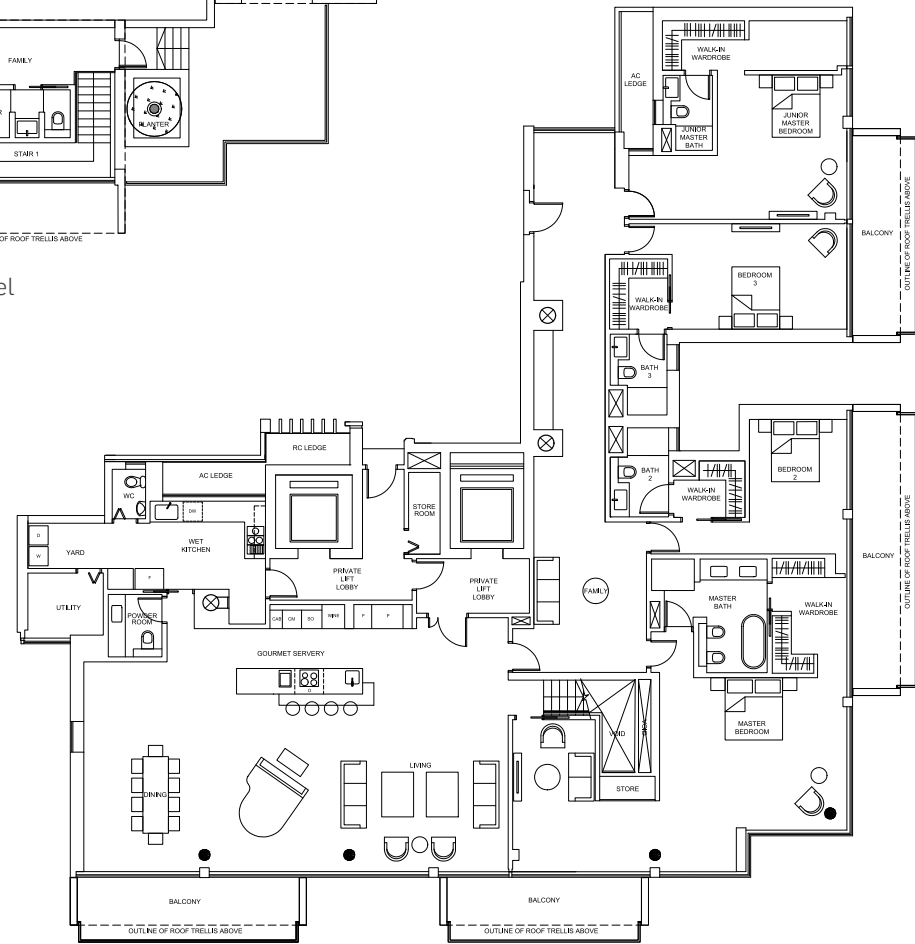


Signature Collection
Penthouse Type PH7

#33-35
610 sq.m. / 6,566 sq.ft. including
170 sq.m. / 1,830 sq.ft. of
Balconies and Terraces



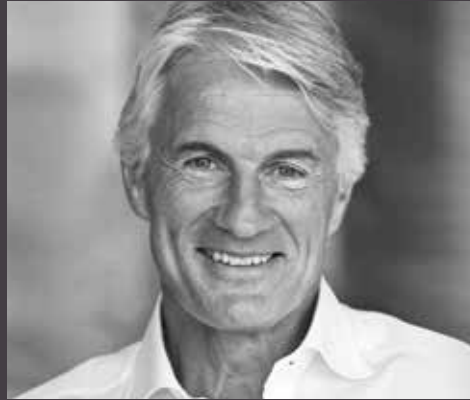
Upper Level



Lower Level

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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 ecology; the well-being of the user, technical progress, a logical construction with a clean finish, as well as great sensitivity towards light and space. Their projects aim for sustainable and ecological architecture with a minimum consumption of energy and resources with the highest utilisation comfort.

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. For more information, please refer to www.ingenhovenarchitects.com



ABOUT GUSTAFSON PORTER

The development of Gustafson Porter's design work has continuously pushed the boundaries of what constitutes the field of landscape. They have developed a reputation for creating innovative and contemporary landscape design. Their core strength lies in their design skills and the ability to deliver high quality design on high profile projects.

Some of their internationally acclaimed works include their world-class design of Singapore's Bay East, Gardens by the Bay, the 15ha culture park Westergasfabriek in Amsterdam to the intimate Treasury Courtyards, London, and the first ever landscape installation at the 11th Architecture Biennale in Venice. For more information, please refer to 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. ICN strives 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. Launched in November 2013, DUO Residences has achieved significant success within the first week of sales.

ABOUT THE PROJECT MANAGERS



Mapletree is a leading Asia-focused 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 in Asia. 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 delivered consistent and high returns from across various real estate classes in Asia.

As at 31 March 2014, Mapletree owns and manages S\$24.6 billion of office, logistics, industrial, residential and retail/lifestyle properties. Currently, it manages four Singapore-listed real estate investment trusts (REITs) and seven private equity real estate funds, which together hold a diverse portfolio of assets in Singapore and throughout Asia.



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.

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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 • Lot no – Lots 361T, 362A, 363K, 364N and subterranean and airspace lots 481T(pt) and 462V(pt) of TS 30 at Straits View/Marina Way • Expected Date of Vacant Possession – 31 August 2018 • Expected Date of Legal Completion – 31 August 2021

