

■ ■ MIDTOWN  
■ ■ BAY

OWN A DISTINCTIVE ADDRESS AT GUOCO MIDTOWN









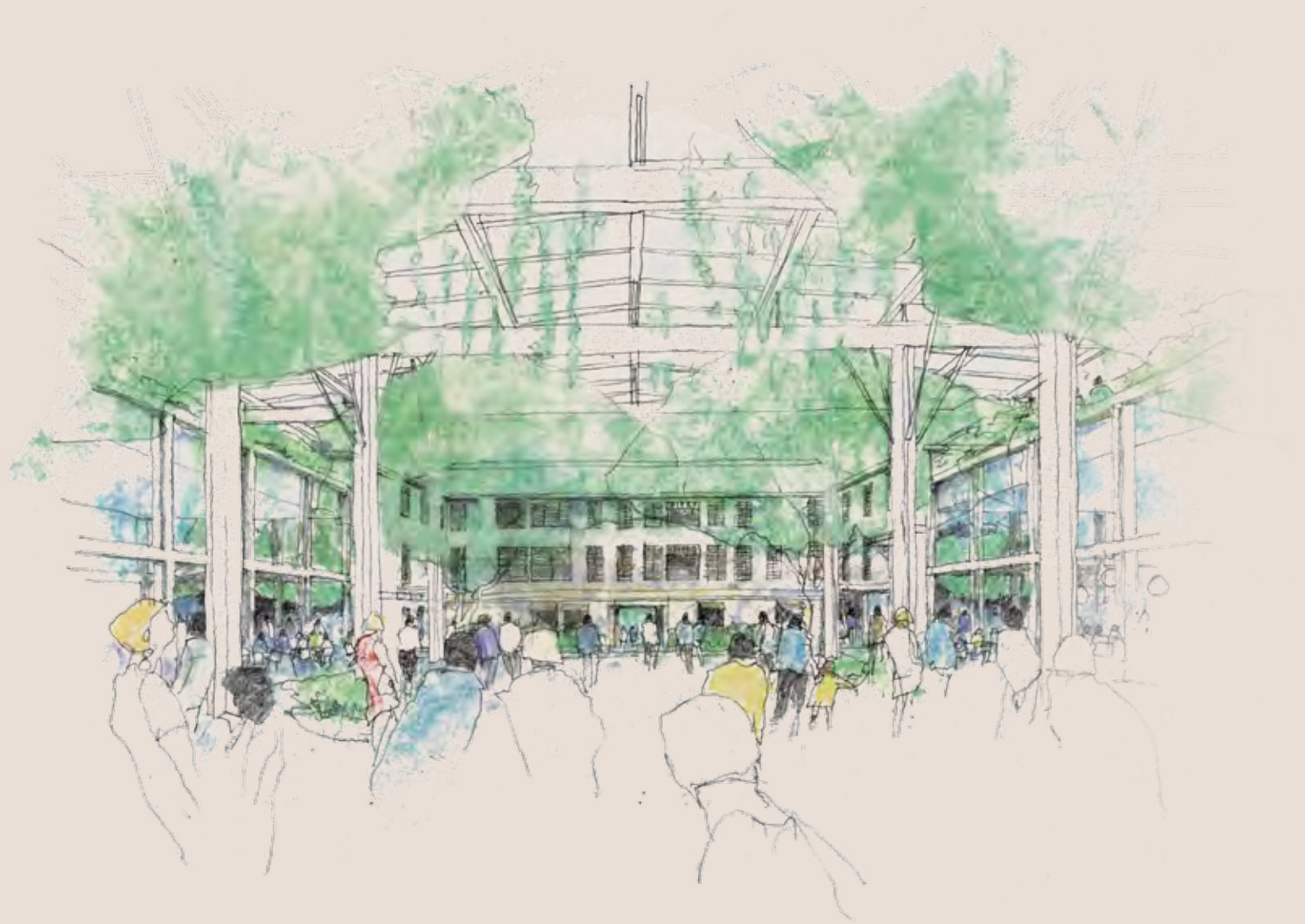




## MIDTOWN

In world cities like New York and Tokyo, Midtown is the area where once older neighbourhoods have been transformed with great success to form a vibrant part of the city centre, with a high concentration of trendy residences, prime corporate offices, shops as well as fashionable dining and entertainment venues.





## GUOCO MIDTOWN

Guoco Midtown is a game changer. It is a landmark mixed-use development that will rejuvenate the Beach Road district. The iconic development will redefine public spaces, enhance street life, redefine the experience of working in Grade A offices and introduce an exciting new concept of urban living.

Following the success of Guoco Tower, which injected new life to the Tanjong Pagar district, GuocoLand has put tremendous thought into Guoco Midtown, from assembling an internationally renowned team, understanding the needs of the community, to creating a new-to-market product that will redefine the way we live, work and entertain.

Guoco Midtown is the future brought forward to the present. A modern, progressive, and innovative development that anticipates the future lifestyle of the people.





ARTIST'S IMPRESSION

## MIDTOWN SQUARE

Welcome to Guoco Midtown. Life and energy permeate the entire development, including public spaces such as Midtown Square, bringing together nature, community and exciting new ways of urban living. From Midtown Square, there is also direct access to the office lobby and underground pedestrian network.





## MIDTOWN HUB

A first-of-its-kind urban and social business club within a mixed-use development. An impressive five-storey building boasts standout features including networking lounges, MICE facilities, collaborative work spaces, as well as venues for private gatherings and social parties. Midtown Hub is a revolutionary innovation to support the growing integration of lifestyle needs to live, work and entertain.





ARTIST'S IMPRESSION

## MARKET PLACE

Connected by the new tree-lined Seawater Street, Market Place is one of two public squares that will form the social heart for the community living and working at Guoco Midtown. These spacious venues will come alive with weekend bazaars and alfresco dining under enchanting hanging gardens.





ARTIST'S IMPRESSION

## MIDTOWN BAY

The residential component of Guoco Midtown, Midtown Bay is an exclusive collection of luxury city homes. Midtown Bay residents will enjoy the flexibility of living, working and entertaining at home, as well as networking, innovating, and relaxing at Guoco Midtown. This is truly an integrated and vibrant urban lifestyle of the future.





OFFICE TOWER

**MIDTOWN  
BAY**

SKY GARDEN (L25)

SKY PARK (L7)

POOL GARDEN (L7)

MIDTOWN HOUSE

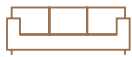
MIDTOWN HUB

MIDTOWN SQUARE

MARKET PLACE

ARTIST'S IMPRESSION

# OVERVIEW



**MIDTOWN BAY  
219 UNITS**

Luxury residences paving a new way for urban living. Residents will enjoy a variety of facilities within Guoco Midtown.



**MIDTOWN HUB  
80,000 SQ FT**

The social heart of the development that incorporates the best of business and leisure.



**LANDSCAPE &  
PUBLIC SPACES  
170,000 SQ FT**

10 different plazas and gardens, providing ample spaces for social interaction and large-scale events.



**OFFICE TOWER  
770,000 SQ FT**

Premium Grade A office with flexible and efficient floor plate, introducing a new way of office leasing.



**RETAIL  
33,000 SQ FT**

Offering a multi-dimensional experience combining shopping, dining and entertainment.





ARTIST'S IMPRESSION

**"THE DESIGN OF GUOCO MIDTOWN  
REPRESENTS THE BEST IN  
CONTEMPORARY THINKING ON  
PLACEMAKING TO CREATE GREAT  
STREETS, GREAT NEIGHBOURHOODS  
AND GREAT CITIES."**

— ADRIAN FITZGERALD,  
DESIGN DIRECTOR,  
DENTON CORKER MARSHALL

With offices and high-profile projects around the world, the critically acclaimed architectural practice Denton Corker Marshall has contributed significantly to the global architectural scene. Guoco Midtown, their current undertaking, will mark yet another milestone in global contemporary city making.

Adrian FitzGerald, Design Director at Denton Corker Marshall, elaborates, "Rather than one mega structure, Guoco Midtown is designed as ten different buildings. They range from one and two-storey retail pavilions, a three-storey conserved police station, a five-storey network office building, to a 22-storey office tower and a striking 26-storey residential tower. This innovative design strategy creates a people-oriented, street-based integrated development that is lively, engaging and inspiring."

Integrated within, and defined by the buildings, are ten public squares and gardens including two major public city room spaces: a 14-metre high Midtown Square, and a nine-metre high Market Place together with sky parks and sky terraces. In total, they form more than 170,000 sq ft of landscape and public spaces, and more than 34,000 sq ft of vertical greenery.

When completed, Guoco Midtown will be the vibrant social heart of the district. It will embrace and engage the city with places of activity and vitality alongside places of relaxation, recreation and quietude. Guoco Midtown is a game changer in next century urban living.



**"INSTILLING A MEMORABLE SENSE  
OF PLACE AND DEVELOPING A  
STRONG SENSE OF COMMUNITY  
ARE ESSENTIAL IN DESIGNING  
AND CREATING SUCCESSFUL  
URBAN DEVELOPMENTS."**

By providing a series of spaces that offer a variety of experiences, the design of Guoco Midtown encourages creative interaction between communities. A new internal street – Seawater Street – will be flanked by two large sheltered public plazas, Midtown Square and Market Place. The former is a relaxed place for social interaction while the latter is a more bustling interpretation of a street market. Seawater Street can also be closed to traffic so that it can link up the various public spaces to host large-scale community events during weekends.

As Adrian FitzGerald of Denton Corker Marshall explains, "Instilling a memorable sense of place and developing a strong sense of community are essential in designing and creating successful urban developments. A great deal of our time was spent honing and finessing the design of the public realm in Guoco Midtown to ensure a lively, vital, activated ground place, with weather protected urban spaces of varying character defined by human scale buildings."

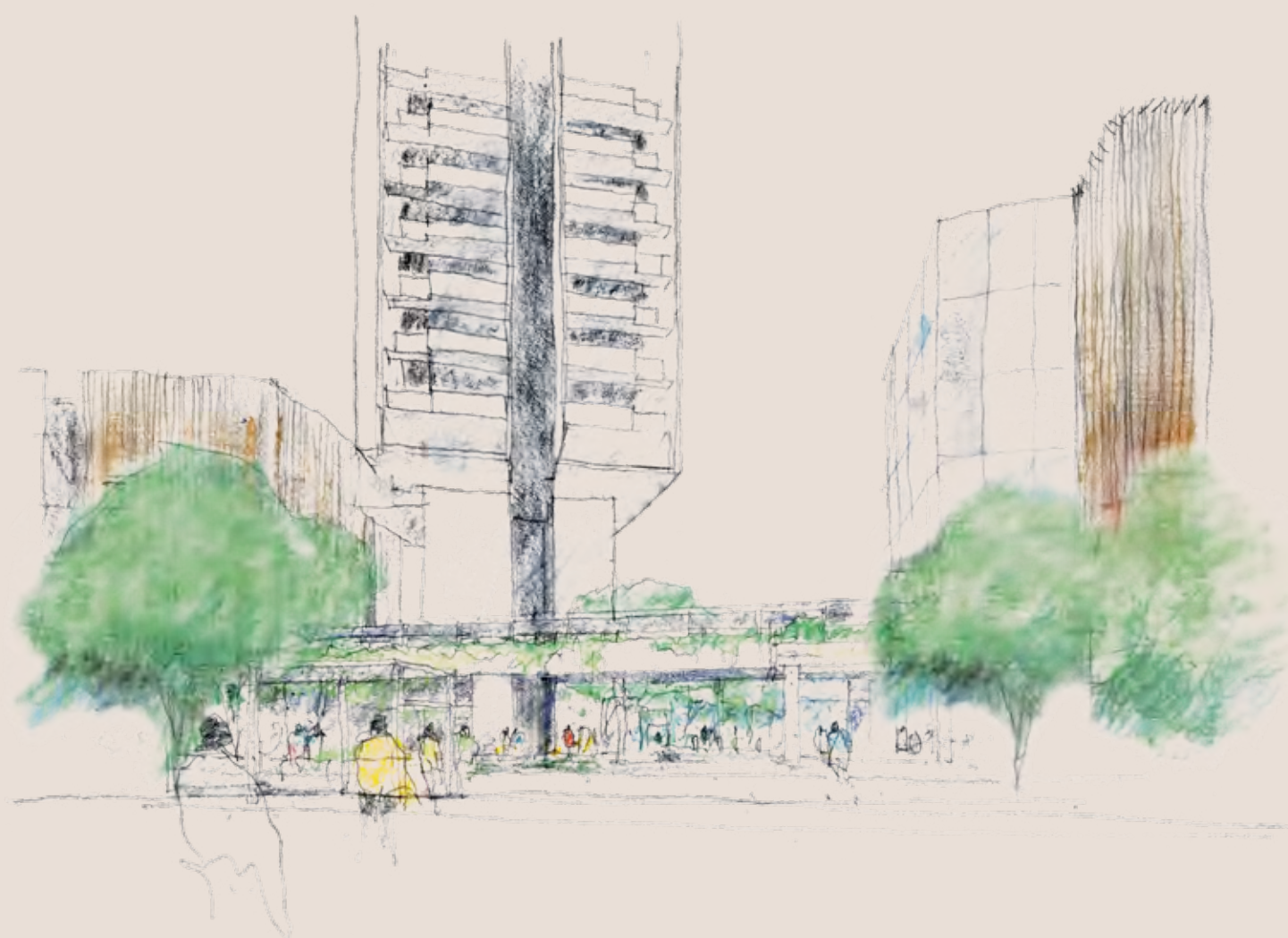




MIDTOWN BAY  
—  
RESIDENCE







OWN A DISTINCTIVE ADDRESS  
AT GUOCO MIDTOWN



## ARRIVAL DROP-OFF





## POOL GARDEN AT LEVEL 7



ARTIST'S IMPRESSION



## SKY GARDEN AT LEVEL 25



ARTIST'S IMPRESSION







ARTIST'S IMPRESSION

**"MIDTOWN BAY APPEALS  
TO URBANITES WHO THRIVE  
IN A VERY ENGAGING AND  
VIBRANT ENVIRONMENT."**

— CHENG HSING YAO,  
GROUP MANAGING DIRECTOR,  
GUOCOLAND SINGAPORE

Being the residential component of Guoco Midtown, Midtown Bay will be plugged into the vibrancy, convenience and abundant facilities of Guoco Midtown. Residents of Midtown Bay will have their own exclusive amenities and also have access to a wide range of amenities, services and activities in Guoco Midtown, including a first-of-its-kind business and social club — Midtown Hub.

Mr. Cheng Hsing Yao, Group Managing Director of GuocoLand Singapore says, "As Guoco Midtown becomes more successful and established over time, Midtown Bay will also be able to enjoy the uplift in branding and value as a result of being part of this exciting mixed-use development. We also believe that Guoco Midtown will

complete the transformation of Beach Road and anchor the expansion of the Central Business District here."

Catering to the social aspect of living in the city, the units in Midtown Bay are specially designed for entertaining at home. Extra emphasis has been given to make sure that the living and dining areas are large enough to host a party of intimate friends in the privacy of home. In the day, the layout of the living and dining areas is also nimble enough to be converted to conducive work spaces.

This flexibility, combined with exclusive access to facilities in Guoco Midtown, lets Midtown Bay residents enjoy city living in an unprecedented way.



## A HOME TO LIVE, WORK, AND ENTERTAIN

Midtown Bay is designed to set a new benchmark for city living. The residences at Midtown Bay will offer urbanites the flexibility to live, work and entertain at home. Each unit will have spacious living and dining areas that allow for ample configurations to entertain guests on an intimate scale. Rare city duplex units also offer greater flexibility for residents to use the lower and upper floors in many different ways.

Whilst the residences offer privacy and exclusivity, public spaces in Guoco Midtown let residents experience the buzz of the city life. There will be low-rise shops and an array of restaurants for everyday conveniences. Residents may also look forward to bustling weekend markets, festivals and cultural events at these lush and vibrant spaces.

Residents in Midtown Bay will be buying into everything that Guoco Midtown has to offer – the buzz of city life right below and the quietness and exclusivity of luxury urban living above, for an altogether invigorating, vibrant, and social city lifestyle experience.



FOR ILLUSTRATIVE PURPOSES ONLY





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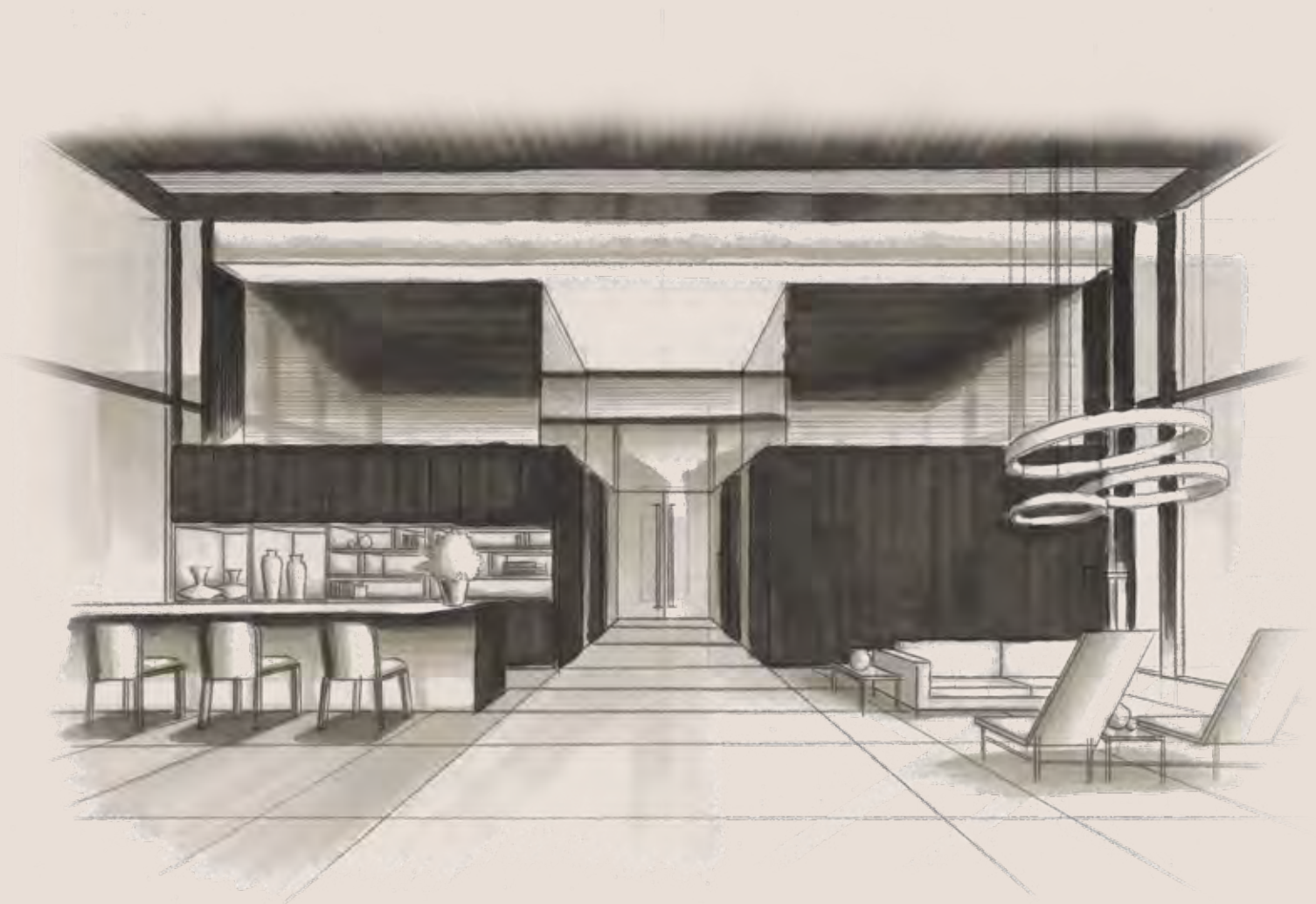
## AN URBAN CLUB FOR NETWORKING, SOCIALISING AND RELAXING

The social heart of the development, Midtown Hub is a stunning, dedicated 80,000 sq ft space that brings together the best of entertainment, business and leisure.

Residents of Midtown Bay will enjoy exclusive membership to Midtown Hub, where they can socialise, network, and connect with a like-minded community of innovative thought leaders. It is an inspiring space alive with creative energy and activity. The elegant and welcoming ambience allows residents to impress and entertain their guests in style.

With all that, and facilities that include well-designed spaces that can host private events, parties and dinners, facilities for collaborative work, networking and MICE, and an enviable suite of lushly landscaped recreational facilities, Midtown Hub is an unparalleled and never-before extension of home for residents of Midtown Bay.





**SOPHISTICATED SPACES**  
PETER TAY STUDIO



## 1- BEDROOM



**"THIS IS NOT JUST A HOME  
FOR LIVING. BUT A SPACE  
THAT IS DESIGNED TO  
ALLOW FOR A PLETHORA  
OF ACTIVITIES TO HAPPEN."**

— PETER TAY,  
DIRECTOR,  
PETER TAY STUDIO

The President's Design Award winner Peter Tay of Peter Tay Studio is the celebrity interior designer to international stars. Best known for his sleek and luxurious approach to design, Peter's work encapsulates the pure essence of space that delicately accentuates the lifestyles of his discerning clientele.

For Midtown Bay, Peter has created a work of timeless beauty and elegance. From the impressive lobby to the sophisticated interiors, the spaces evoke a sense of welcome and poise, with a material palette that is refined and stylish. The minimalist, straightforward rectilinear spaces, though deceptively simple, become extremely flexible in their multiple adaptations for one's living, working, and entertaining options.

Peter explains, "For me, design is really about the spatial quality. Interior design starts from first understanding the architecture in terms of its materiality, tactility and colour. Midtown Bay is a beautiful piece of architecture because of the simple use of material. To me, this simplicity has a monolithic quality, which inspired the interior design. When the interiors are this simple, that is when you really enjoy the space."



**1-BEDROOM**



2-BEDROOM





**2-BEDROOM**



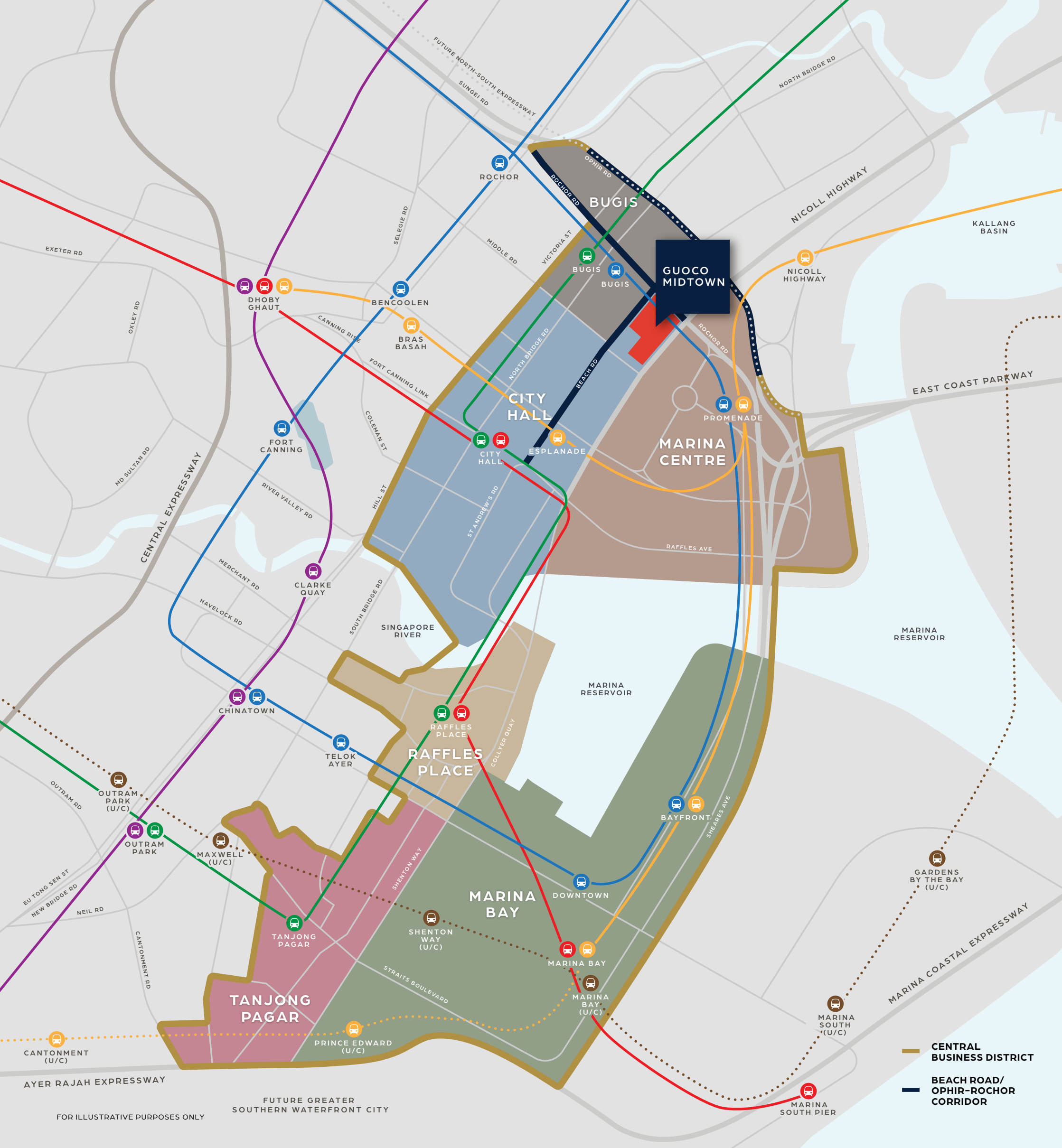
An aerial photograph of Singapore's skyline, showing the Marina Bay Sands, the Esplanade - Theatres on the Bay, and various other skyscrapers. A brown arrow points from the text 'MIDTOWN BAY' to a specific area in the city.

## ■ ■ MIDTOWN ■ ■ BAY

## A REJUVENATED DISTRICT













Be part of the new wave of transformation at Beach Road. The district has in recent years established itself as the epitome of a vibrant residential, entertainment and business district. Every year, global and national level events such as the Singapore Grand Prix and National Day Parade are held within the district, highlighting it as an iconic and trendy area to live, work and entertain.





# THE FINAL JIGSAW PIECE THAT WILL COMPLETE THE TRANSFORMATION OF BEACH ROAD

Located within the central business district, Guoco Midtown is at the intersection of two key development corridors: Beach Road and Ophir-Rochor Road, and it links up 3 micromarkets, namely City Hall, Marina Centre and Bugis. When completed, Guoco Midtown will be a premium, vibrant business and lifestyle destination, attracting a dynamic community that will help to rejuvenate and reposition Beach Road.

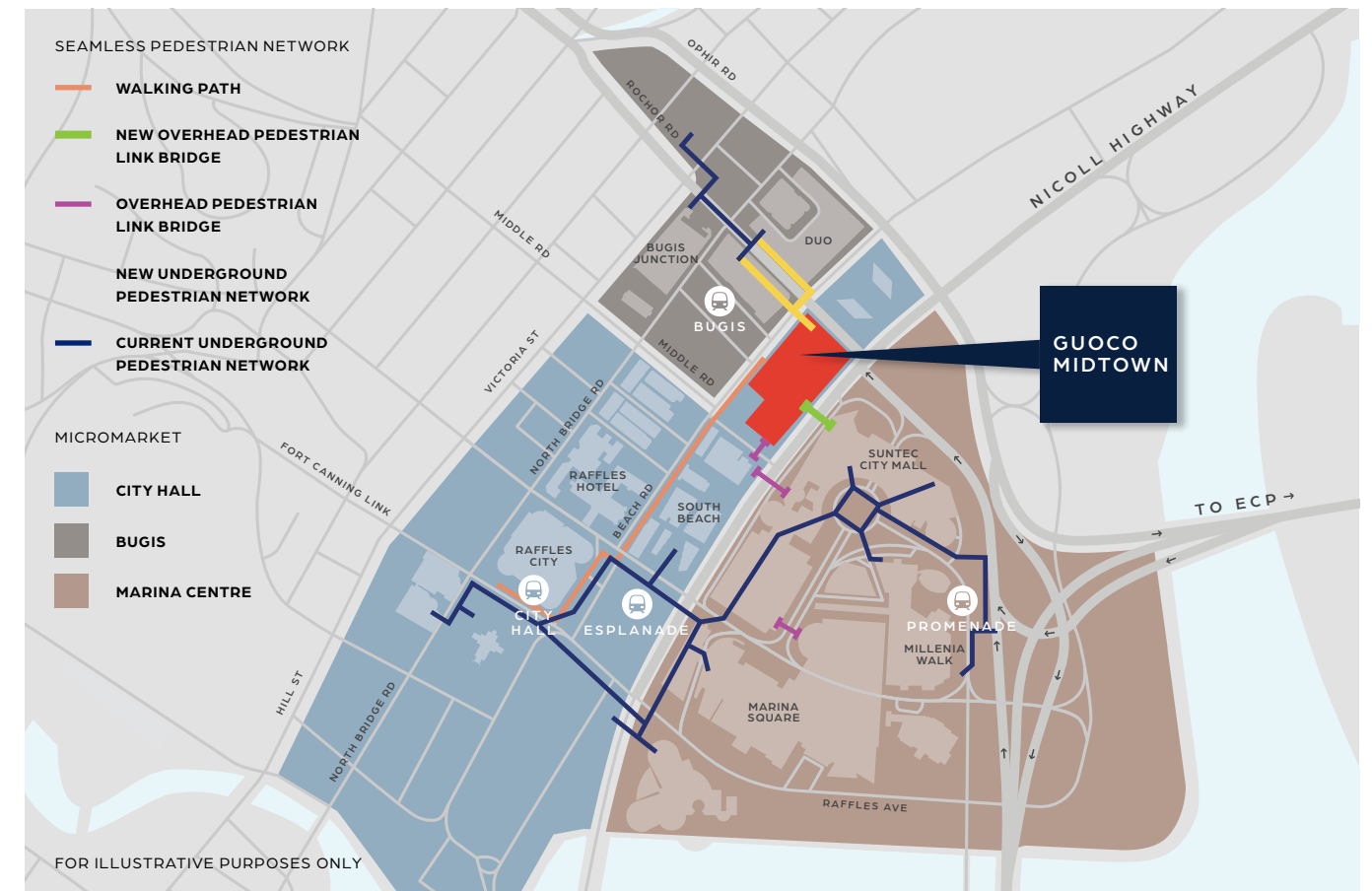
MICROMARKET		TRANSPORT NETWORK	
	CITY HALL		NORTH-SOUTH LINE
	BUGIS		EAST-WEST LINE
	MARINA CENTRE		NORTH-EAST LINE
	MARINA BAY		CIRCLE LINE
	RAFFLES PLACE		DOWNTOWN LINE
	TANJONG PAGAR		THOMSON-EAST COAST LINE (U/C)



## UNRIVALLED CONNECTIVITY

Guoco Midtown offers convenient and direct access to 4 MRT stations – City Hall Interchange, Promenade Interchange, Esplanade and a sheltered air-conditioned underground connection to Bugis Interchange.

The future North-South Corridor also runs adjacent to Guoco Midtown.



## SEAMLESSLY LINKED

A well-connected underground and overhead pedestrian network provides seamless links to the greater City Hall, Bugis and Marina Centre districts. Within minutes' walk, you will be connected to countless F&B, shopping and entertainment options, as well as a host of international hotels.







## GETTING AROUND



### WALKING DISTANCE TO 4 MRT STATIONS

BUGIS MRT  
ESPLANADE MRT  
CITY HALL MRT  
PROMENADE MRT



### 3 MAJOR EXPRESSWAYS

EAST COAST PARKWAY  
MARINA COASTAL EXPRESSWAY  
KALLANG-PAYA LEBAR EXPRESSWAY



### WITHIN 10-MIN DRIVE TO OTHER KEY DISTRICTS

RAFFLES PLACE  
TANJONG PAGAR  
MARINA BAY  
ORCHARD SHOPPING BELT



### HOME TO MULTINATIONAL CORPORATIONS

MORE THAN 7 MILLION  
SQUARE FEET OF  
OFFICES WITHIN 1 KM



### WALKING DISTANCE TO SHOPPING MALLS

SUNTEC CITY MALL  
BUGIS JUNCTION  
MARINA SQUARE  
MILLENNIA WALK  
RAFFLES CITY TOWER



### 14-MIN DRIVE TO CHANGI AIRPORT

VIA EAST COAST PARKWAY (ECP)



## YOUR CITY PLAYGROUND

Enjoy the buzz and soak up the energy around Guoco Midtown and Midtown Bay. Unlike the more traditional Shenton Way, this part of the CBD is alive 24/7, offering a range of exciting activities for every lifestyle. Check out the hottest new restaurant in town, enjoy a fun night out, or venture to the latest exhibition opening at the National Gallery. Whether it's entertainment, culture or recreation you are after, they are all at your doorstep.





A LEADING DEVELOPER IN  
MIXED-USE DEVELOPMENT

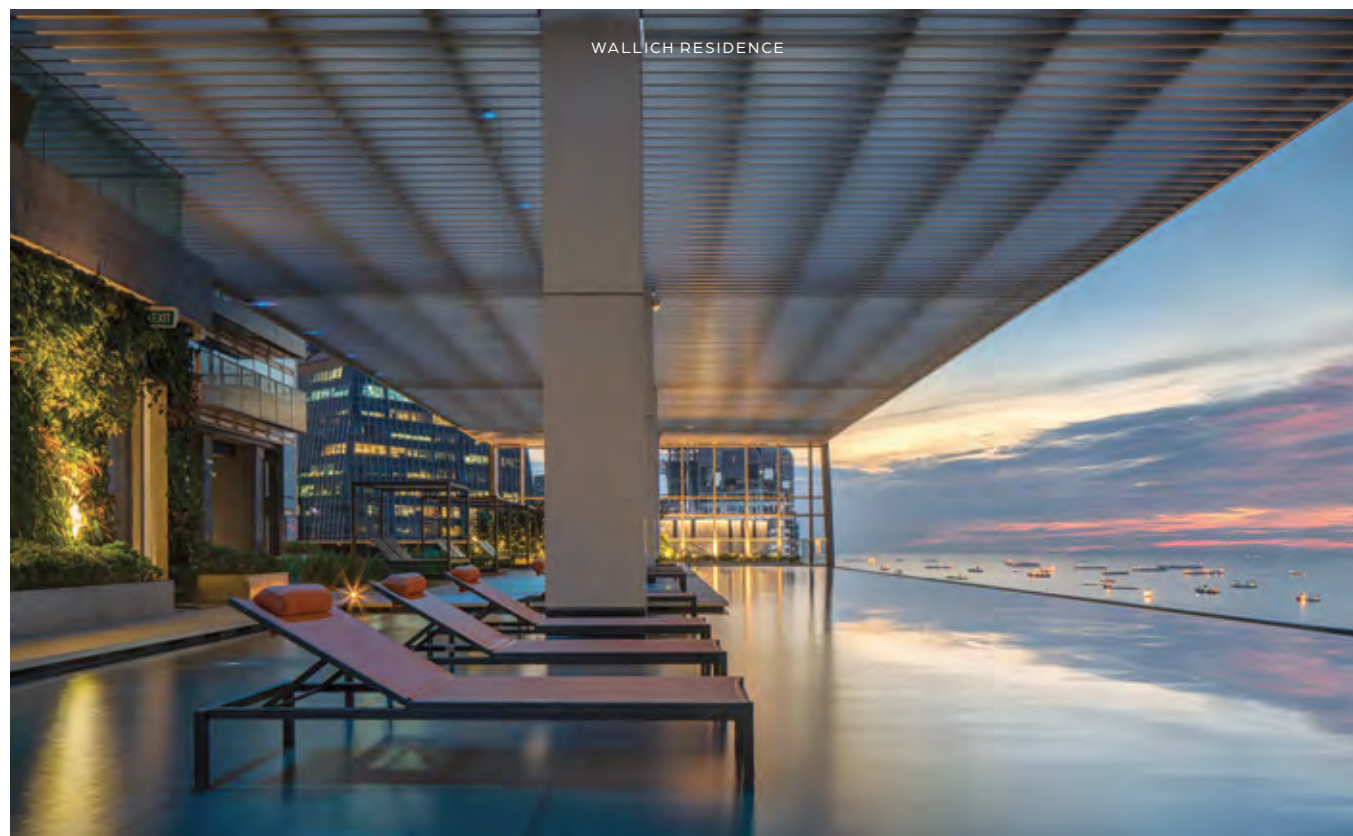




## GUOCO TOWER &amp; WALLICH RESIDENCE



GUOCO TOWER



WALLICH RESIDENCE

Listed on the Singapore Exchange since 1978, GuocoLand Limited ("GuocoLand") is an award-winning real estate developer distinguished by quality, innovative design and concepts. In Singapore, the Group has successfully developed 36 residential projects yielding approximately 11,000 apartments and homes, and the iconic integrated mixed-use development Guoco Tower — the tallest building

in the city-state reaching a height of 290 metres. With established operations in Singapore, China, Malaysia and Vietnam, GuocoLand's portfolio comprises residential, hospitality, commercial, retail and integrated developments spanning across the region.

## LUXURY RESIDENCES



MARTIN MODERN

ARTIST'S IMPRESSION



LEEDON RESIDENCE



GOODWOOD RESIDENCE







A LANDMARK DEVELOPMENT BY

