

■ ■ MIDTOWN  
■ ■ BAY

FLOOR PLANS

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**+65 9844 8486**  
**R063168C**





OWN A DISTINCTIVE ADDRESS  
AT GUOCO MIDTOWN



## **A HOME TO LIVE, WORK, AND ENTERTAIN**

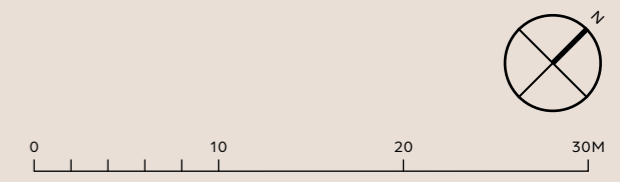
Midtown Bay is designed to set a new benchmark for city living. The residences at Midtown Bay will offer urbanites the flexibility to live, work and entertain at home in unprecedented ways. Each unit will have spacious living and dining areas that allow for ample configurations to entertain guests on 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.



# SITE PLAN



## LIST OF FACILITIES

### MIDTOWN BAY LEVEL 07

- 1 - POOL GARDEN
- 2 - PAVILION
- 3 - POOL DECK
- 4 - FITNESS AREA
- 5 - GARDEN COURT
- 6 - WELLNESS GARDEN
- 7 - FOLIAGE GARDEN
- 8 - LAWN GARDEN
- 9 - M&E SPACE AND GENSET
- 10 - MANAGEMENT OFFICE
- 11 - ACCESSIBLE WASHROOM
- 12 - OUTDOOR SHOWER

### MIDTOWN BAY LEVEL 25

- 13 - SKYLINE TERRACE
- 14 - BAYVIEW TERRACE
- 15 - GARDEN TERRACE
- 16 - RESIDENTIAL LIFT LOBBY
- 17 - ACCESSIBLE WASHROOM

### MIDTOWN BAY ROOF

- 18 - WATER TANKS

### LEVEL 01

- 19 - DROP OFF
- 20 - PAVILION
- 21 - WATER GARDEN

### ROOF / LEVEL 07

- 22 - 40M LAP POOL
- 23 - POOL DECK LOUNGES
- 24 - MEETING ROOM

### LEVEL 07

- 25 - REFRESHMENT AREA
- 26 - EVENT TERRACE
- 27 - SOCIAL CORNER
- 28 - FITNESS HUB
- 29 - BAMBOO GARDEN WITH 100M JOGGING TRACK
- 30 - RELAX SANCTUM

### GENERAL

- 31 - MIDTOWN SQUARE
- 32 - MIDTOWN HOUSE
- 33 - MARKET PLACE
- 34 - MIDTOWN HUB
- 35 - GUOCO MIDTOWN OFFICE TOWER

# UNIT DISTRIBUTION

| UNIT / FLOOR | 1           | 2     | 3     | 4      | 5      | 6     | 7      | 8     | 9     | 10    |
|--------------|-------------|-------|-------|--------|--------|-------|--------|-------|-------|-------|
| 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 |       |       |        |        |       |        |       |       |       |
| 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            | CAR PARK    |       |       |        |        |       |        |       |       |       |
| 5            | CAR PARK    |       |       |        |        |       |        |       |       |       |
| 4            | CAR PARK    |       |       |        |        |       |        |       |       |       |
| 3            | CAR PARK    |       |       |        |        |       |        |       |       |       |
| 2            | CAR PARK    |       |       |        |        |       |        |       |       |       |
| 1            | CAR PARK    |       |       |        |        |       |        |       |       |       |

1 BEDROOM

2 BEDROOM

DUPLEX (2 BEDROOM)

DUPLEX (3 BEDROOM)

POOL GARDEN

1 BEDROOM



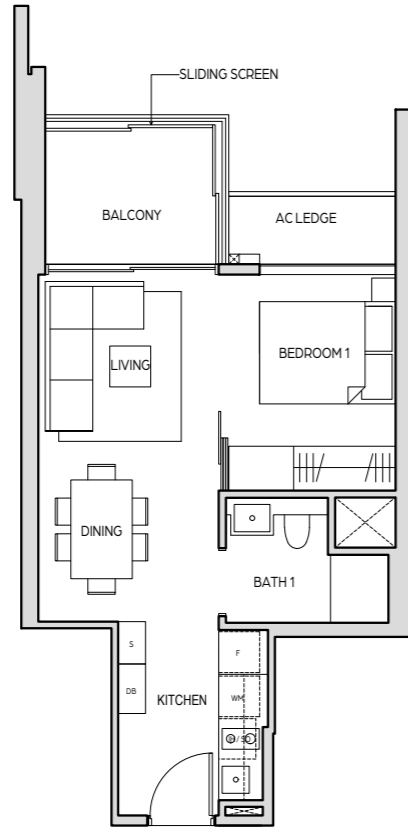
1-BEDROOM





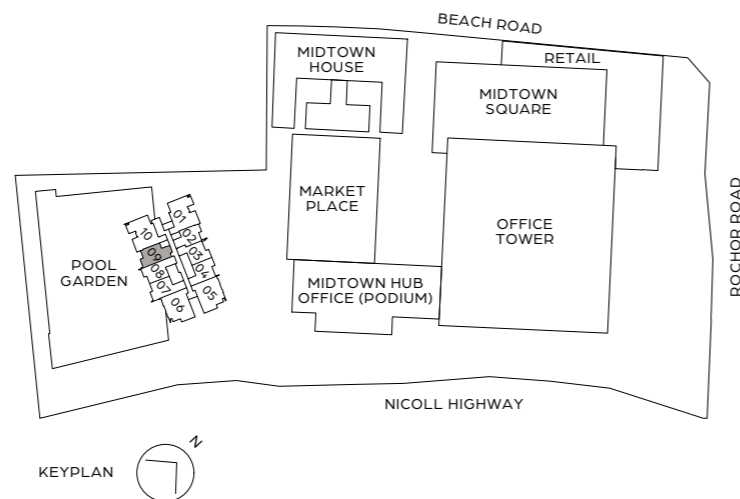
# 1 BEDROOM

**TYPE A1**  
 44 sq m / 474 sq ft  
 #08-09 to #24-09



**LEGEND (WHERE APPLICABLE)**

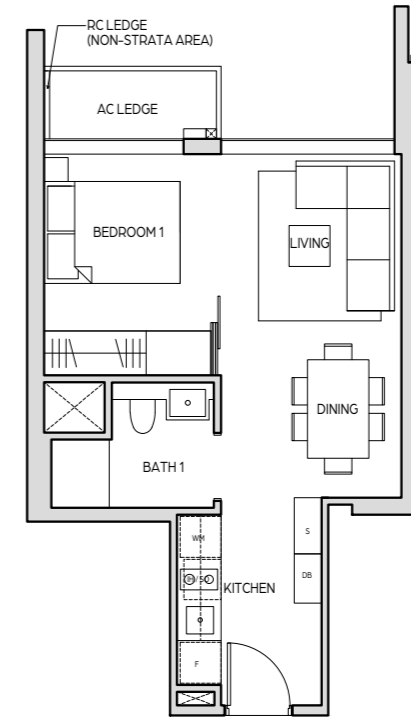
- F** - FRIDGE
- WM** - WASHING MACHINE
- S** - STORAGE
- DB** - DISTRIBUTION BOARD
- IH** - INDUCTION HOB
- SO** - STEAM OVEN



All areas and measurements stated in this floor plan are approximate and subject to final survey. The layout / location of wardrobes, kitchen cabinets and appliances, DB, door swing directions and sanitary wares are subject to final design. BP Approval No. A1606-00001-2018-BP02 dated 10 June 2019

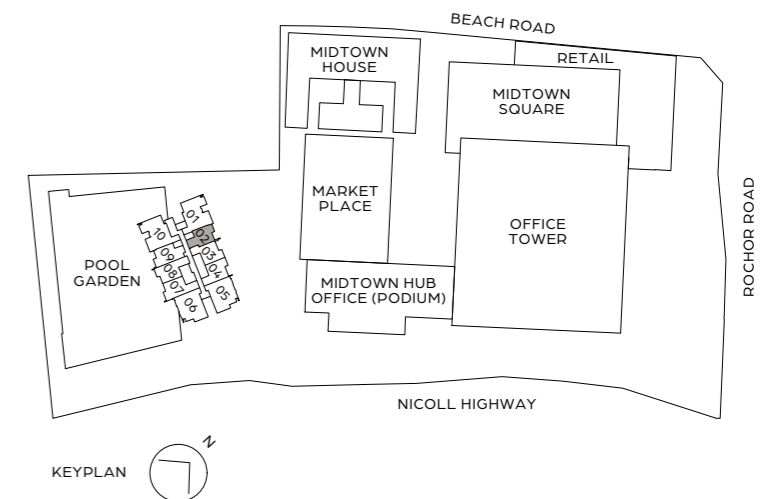
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**TYPE A1a**  
 38 sq m / 409 sq ft  
 #07-02 to #24-02



**LEGEND (WHERE APPLICABLE)**

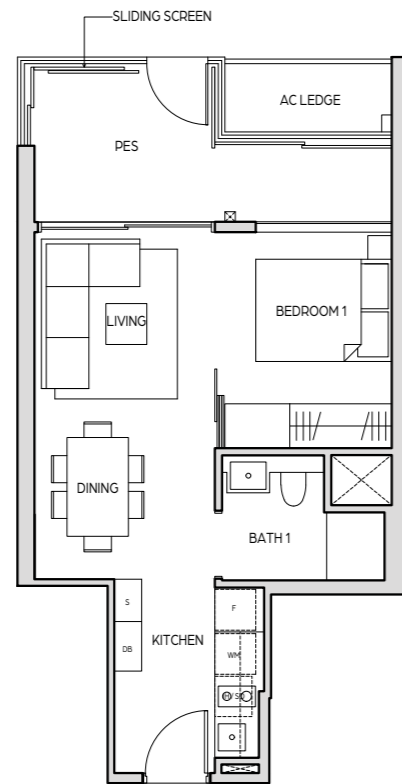
- F** - FRIDGE
- WM** - WASHING MACHINE
- S** - STORAGE
- DB** - DISTRIBUTION BOARD
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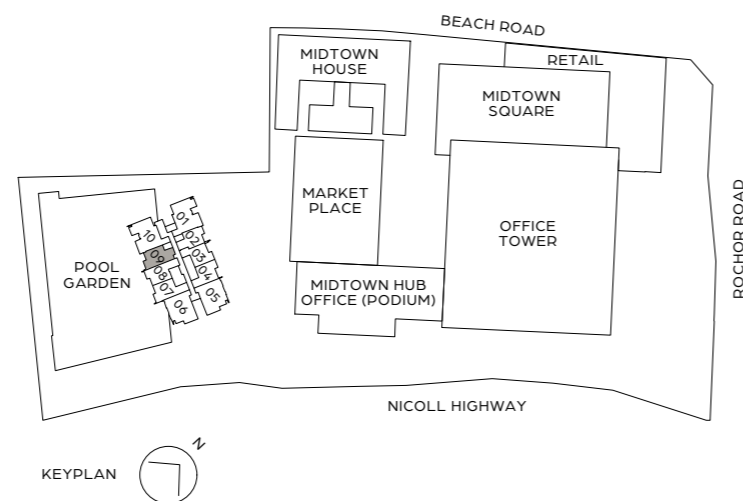
# 1 BEDROOM

**TYPE A1-G**  
48 sq m / 517 sq ft  
#07-09



**LEGEND (WHERE APPLICABLE)**

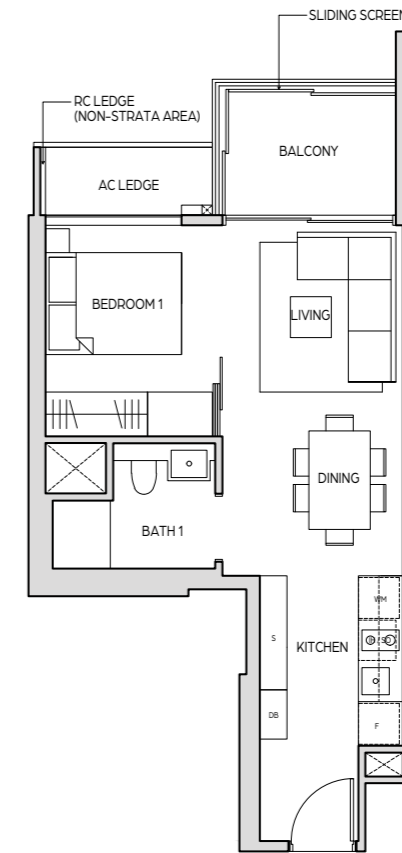
- F** - FRIDGE
- WM** - WASHING MACHINE
- S** - STORAGE
- DB** - DISTRIBUTION BOARD
- IH** - INDUCTION HOB
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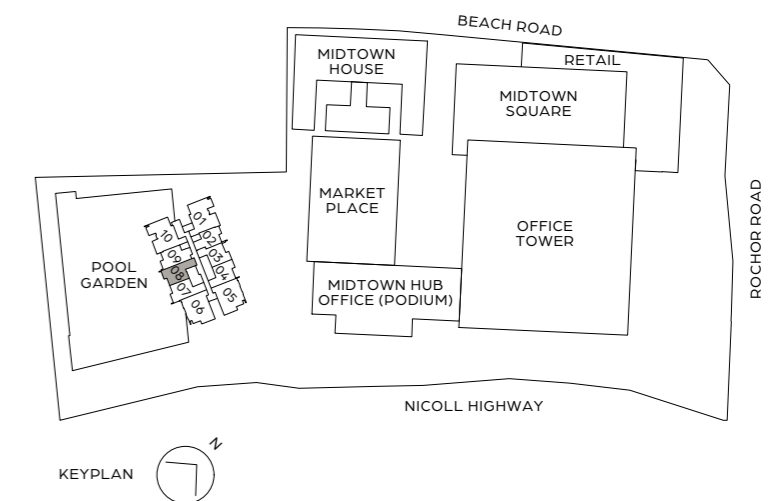
# 1 BEDROOM

**TYPE A2**  
45 sq m / 484 sq ft  
#08-08 to #24-08



**LEGEND (WHERE APPLICABLE)**

- F** - FRIDGE
- WM** - WASHING MACHINE
- S** - STORAGE
- DB** - DISTRIBUTION BOARD
- IH** - INDUCTION HOB
- SO** - STEAM OVEN



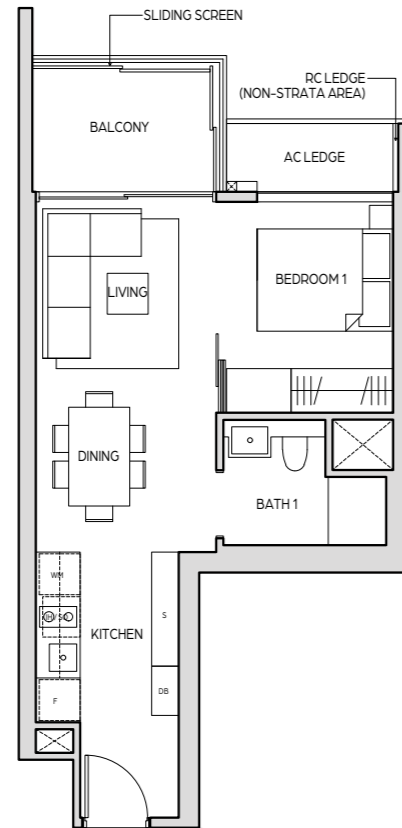
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# 1 BEDROOM

## TYPE A2a

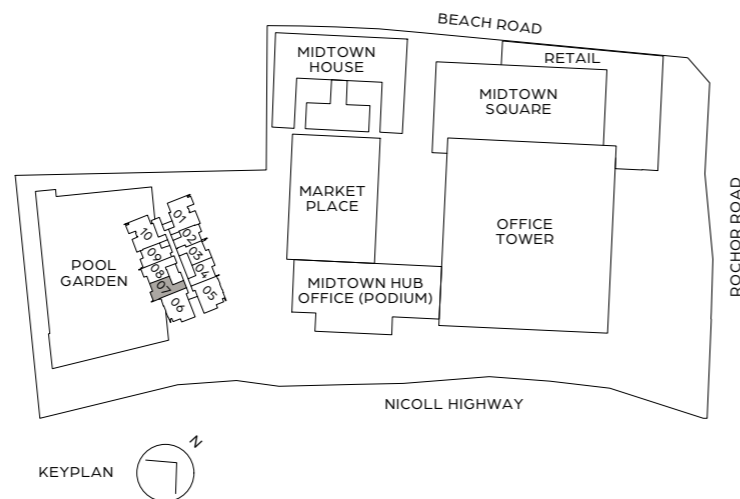
45 sq m / 484 sq ft

#08-07 to #24-07



**LEGEND (WHERE APPLICABLE)**

- F** - FRIDGE
- WM** - WASHING MACHINE
- S** - STORAGE
- DB** - DISTRIBUTION BOARD
- IH** - INDUCTION HOB
- SO** - STEAM OVEN



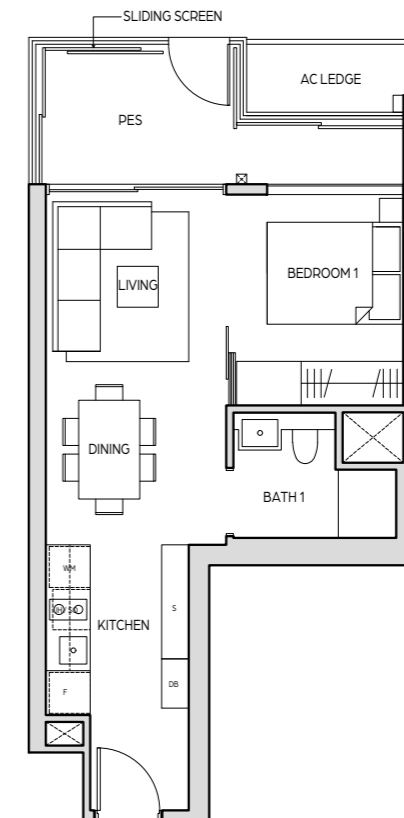
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# 1 BEDROOM

## TYPE A2a-G

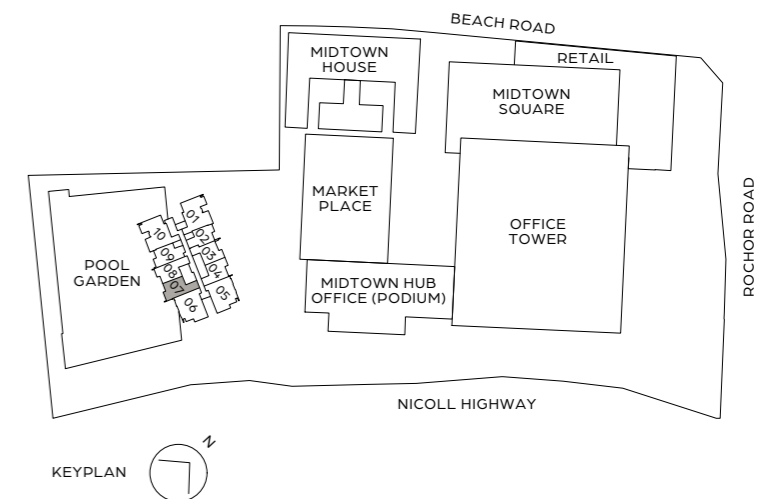
49 sq m / 527 sq ft

#07-07



**LEGEND (WHERE APPLICABLE)**

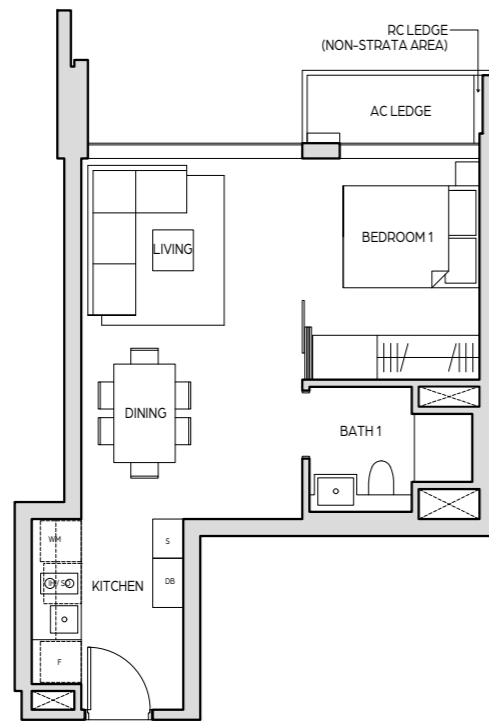
- F** - FRIDGE
- WM** - WASHING MACHINE
- S** - STORAGE
- DB** - DISTRIBUTION BOARD
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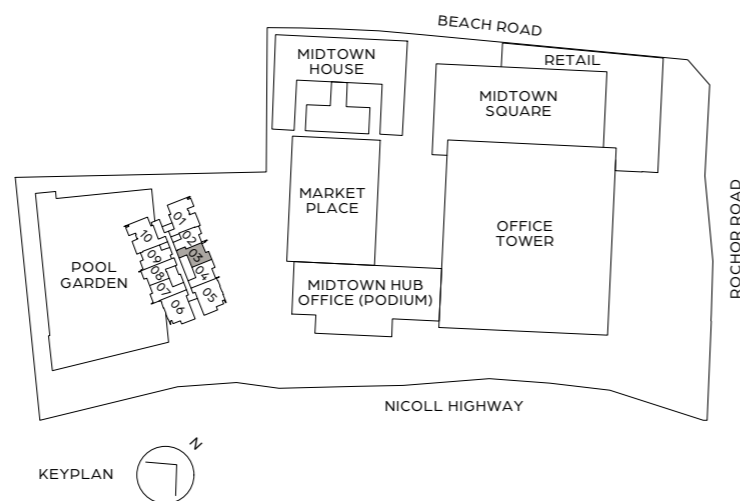
# 1 BEDROOM

**TYPE A3**  
 43 sq m / 463 sq ft  
 #07-03 to #24-03



**LEGEND (WHERE APPLICABLE)**

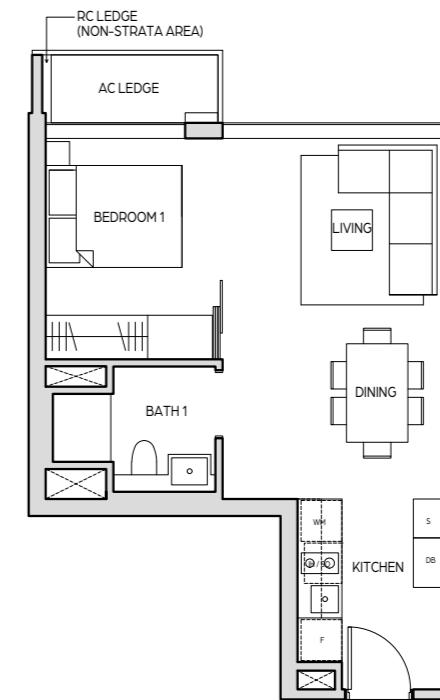
- F** - FRIDGE
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- S** - STORAGE
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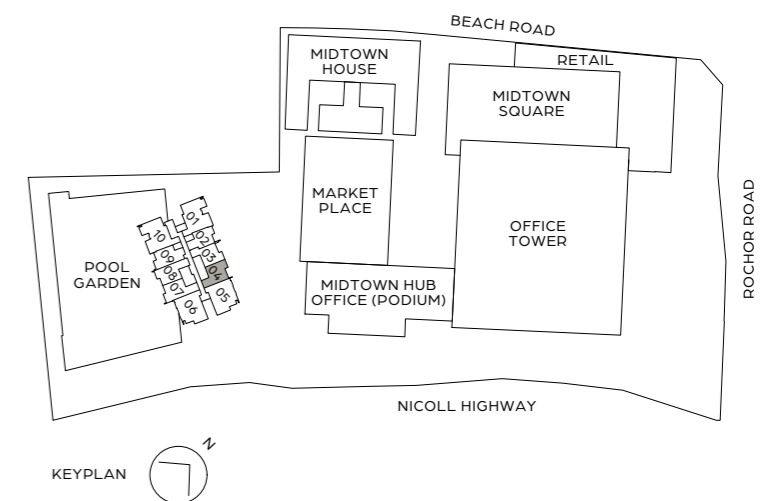
# 1 BEDROOM

**TYPE A3a**  
 42 sq m / 452 sq ft  
 #07-04 to #24-04



**LEGEND (WHERE APPLICABLE)**

- F** - FRIDGE
- WM** - WASHING MACHINE
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2-BEDROOM

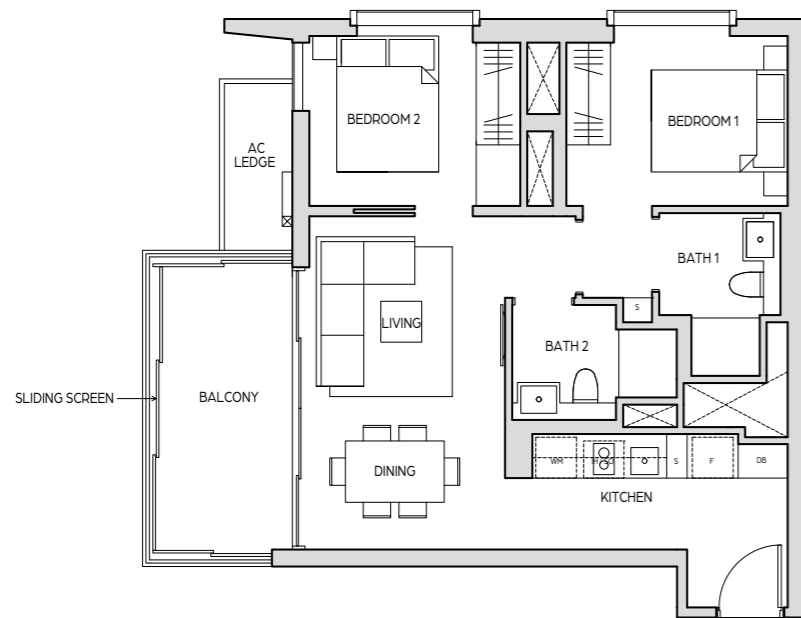


2-BEDROOM



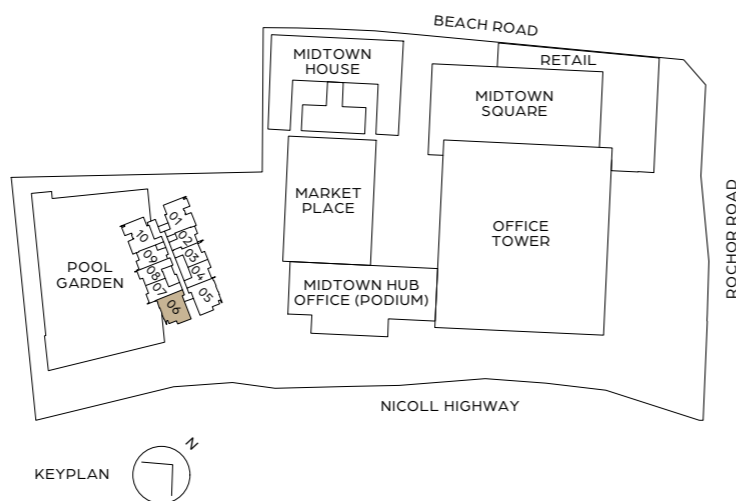
# 2 BEDROOM

**TYPE B1**  
68 sq m / 732 sq ft  
#07-06 to #24-06



**LEGEND (WHERE APPLICABLE)**

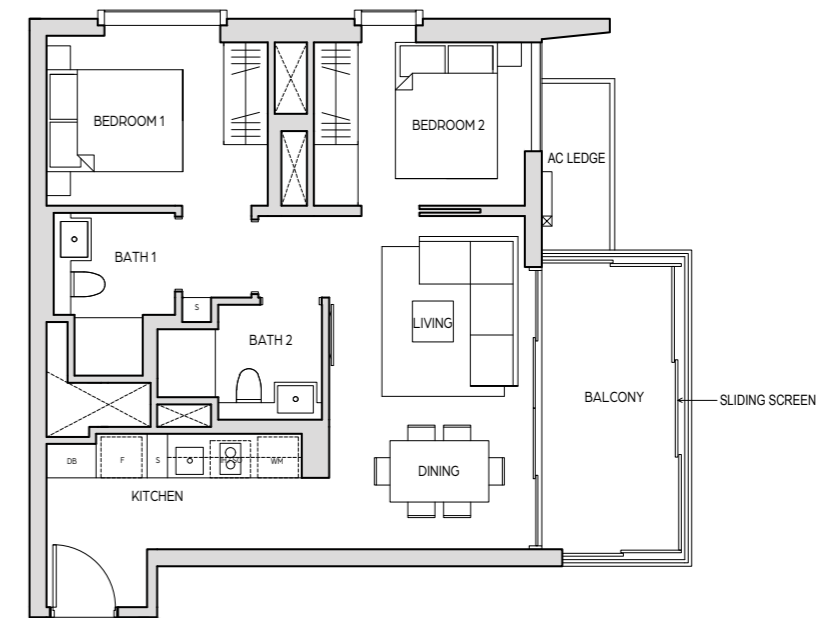
- F** - FRIDGE
- WM** - WASHING MACHINE
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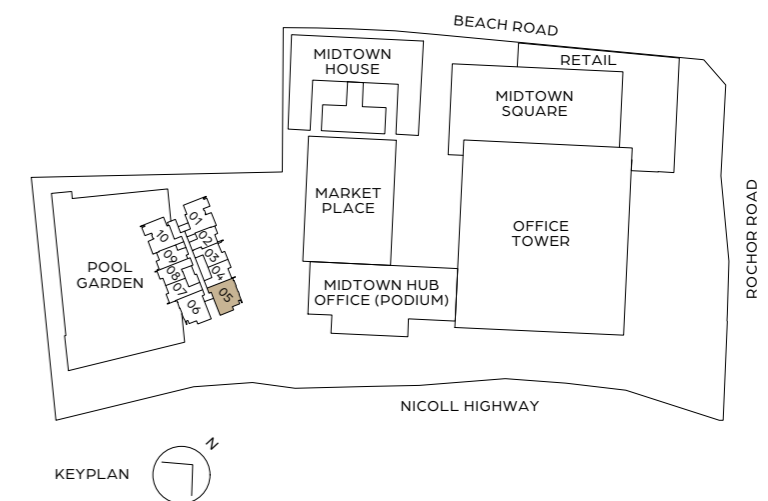
# 2 BEDROOM

**TYPE B1a**  
68 sq m / 732 sq ft  
#07-05 to #24-05



**LEGEND (WHERE APPLICABLE)**

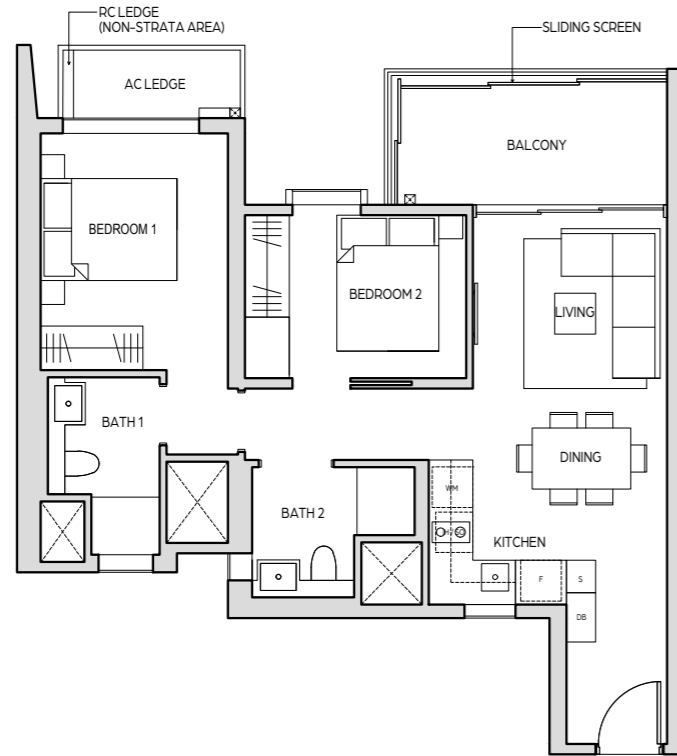
- F** - FRIDGE
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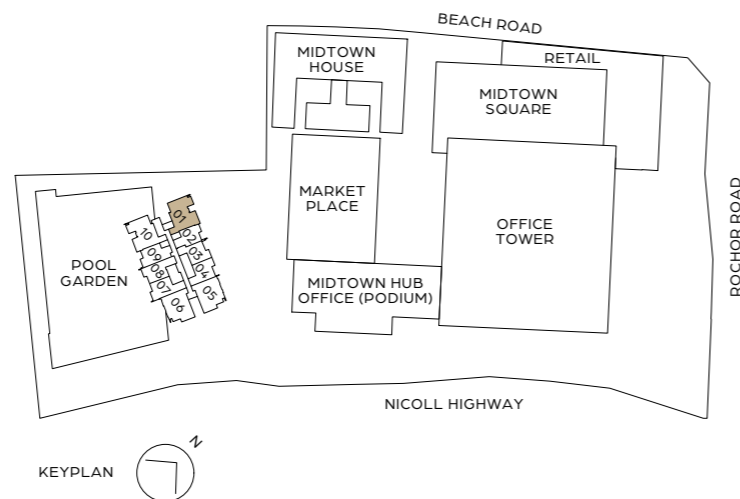
## 2 BEDROOM

**TYPE B2**  
69 sq m / 743 sq ft  
#07-01 to #24-01



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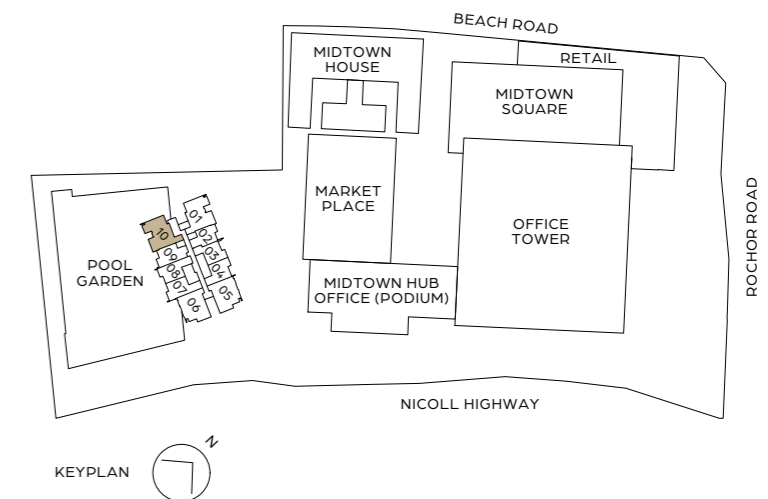
## 2 BEDROOM

**TYPE B3**  
70 sq m / 753 sq ft  
#08-10 to #24-10



**LEGEND (WHERE APPLICABLE)**

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## 2 BEDROOM

### TYPE B3-G

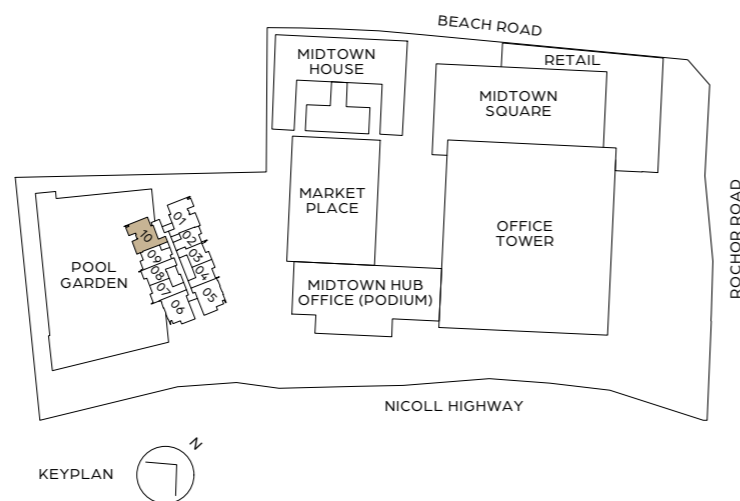
72 sq m / 775 sq ft

#07-10



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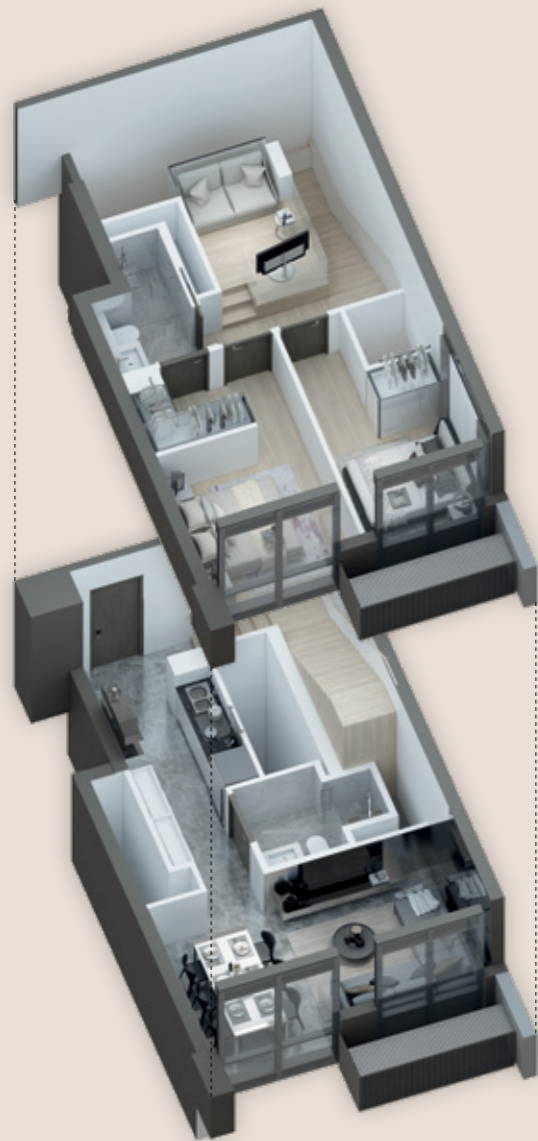




## DUPLEX UNITS

Rare duplex units in this prime location offer even greater flexibility and possibility of usage. Occupying level 25 and above, these choice units also boast unparalleled views towards Marina Bay, Kallang Basin, and the breathtaking surrounds.

## 2 BEDROOM DUPLEX SETUPS



### SETUP 1: RESIDENTIAL

The 2 bedroom duplex is a carefully thought out residential unit. Its upper floor comes complete with two well-sized bedrooms. Additionally, it has a built-in platform that can comfortably fit a sofa bed. This can easily become a guest bedroom, or be used as a study or cosy corner.

The lower level is well-proportioned with living, dining and entertaining spaces.



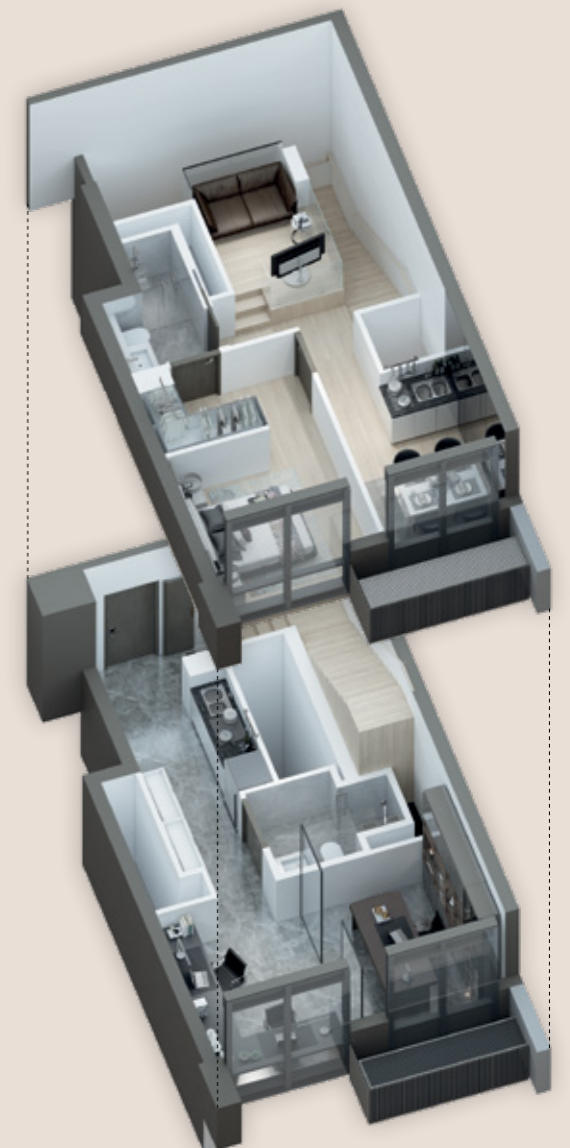
### SETUP 2: DUAL KEY\*

The duplex can also be used as a dual key unit, where each floor becomes a separate dwelling. One of the bedrooms in the upper floor can even be converted into a living and dining room. Such a self-contained configuration opens up possibilities for the duplex to be used by different occupants/families.

### SETUP 3: HOME OFFICE\*\*

When used as a home office, the upper level becomes a private sanctuary for living, dining and resting.

The lower level can accommodate a small office set up, with workstations and an enclosed director's room for discussions and meetings.



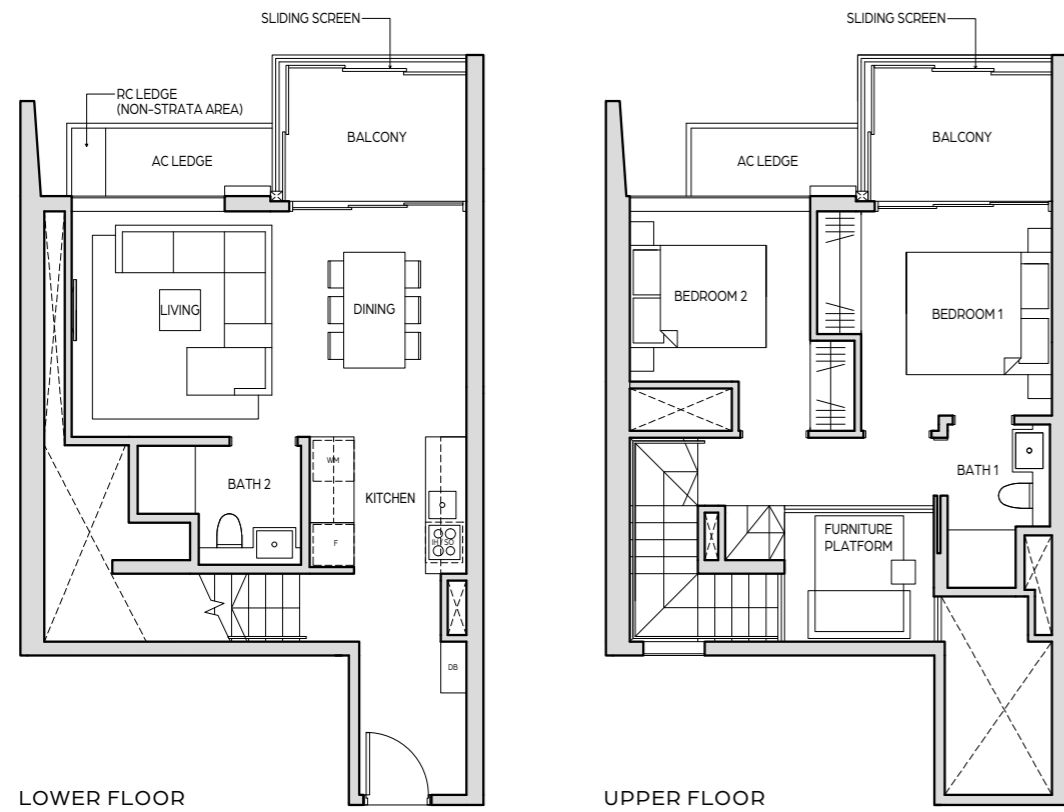
\*FLEXIBLE CONFIGURATION OPTION BY PURCHASER  
^PREVAILING HOME OFFICE GUIDELINES APPLY

# 2 BEDROOM DUPLEX

## TYPE B2-DP

105 sq m / 1130 sq ft

#26-01 | #28-01 | #30-01 | #32-01



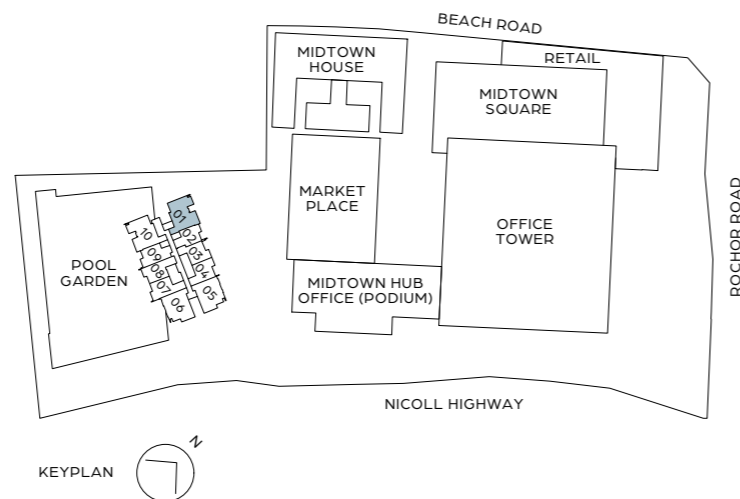
LOWER FLOOR

UPPER FLOOR



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KEYPLAN

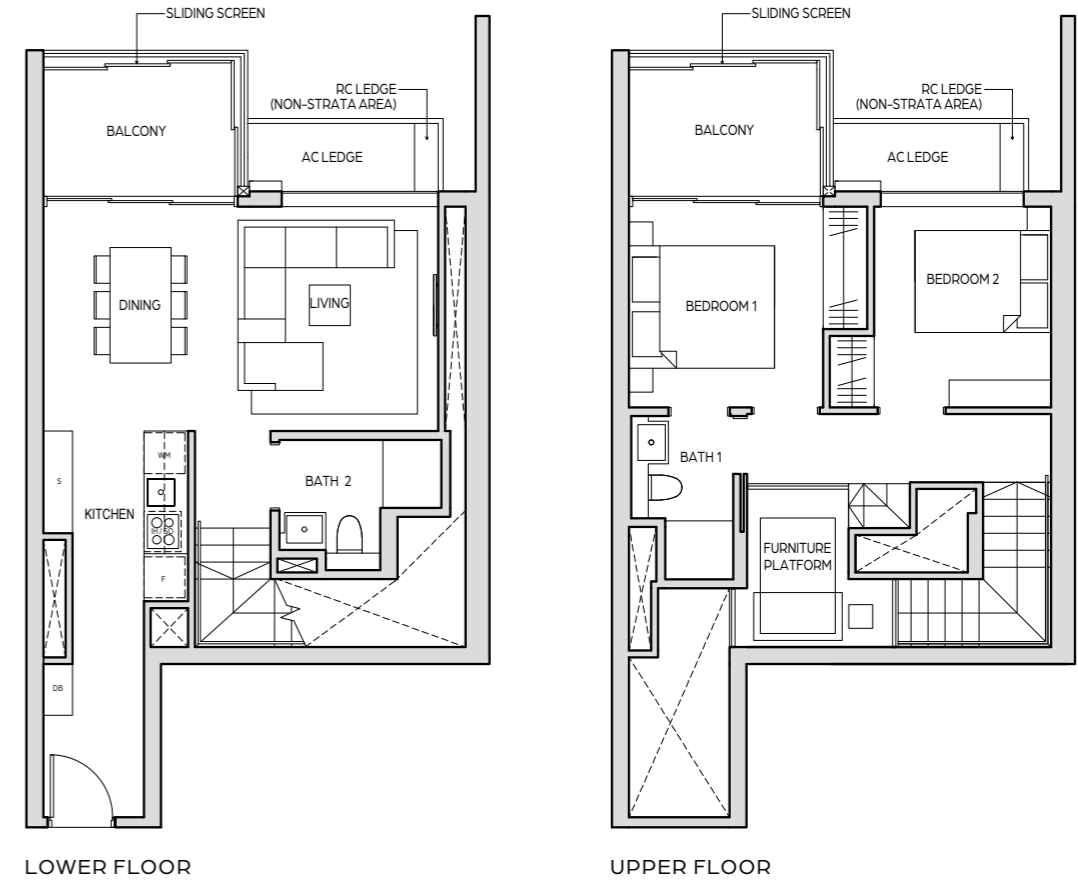
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# 2 BEDROOM DUPLEX

## TYPE B3-DP

107 sq m / 1152 sq ft

#26-10 | #28-10 | #30-10 | #32-10



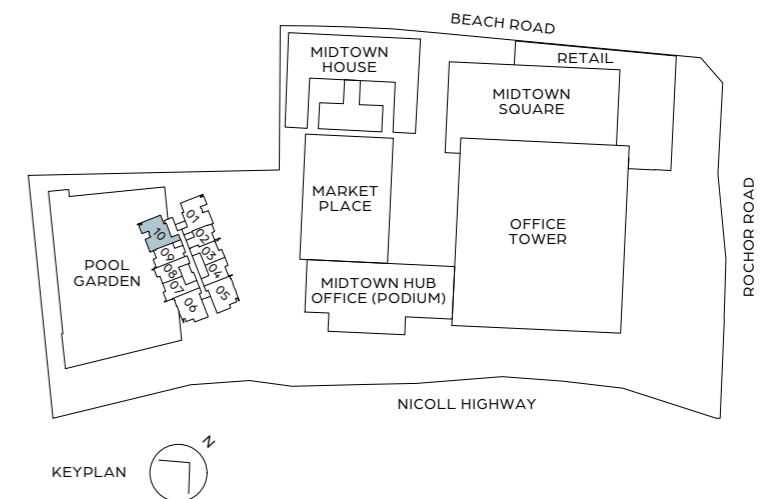
LOWER FLOOR

UPPER FLOOR



**LEGEND (WHERE APPLICABLE)**

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KEYPLAN

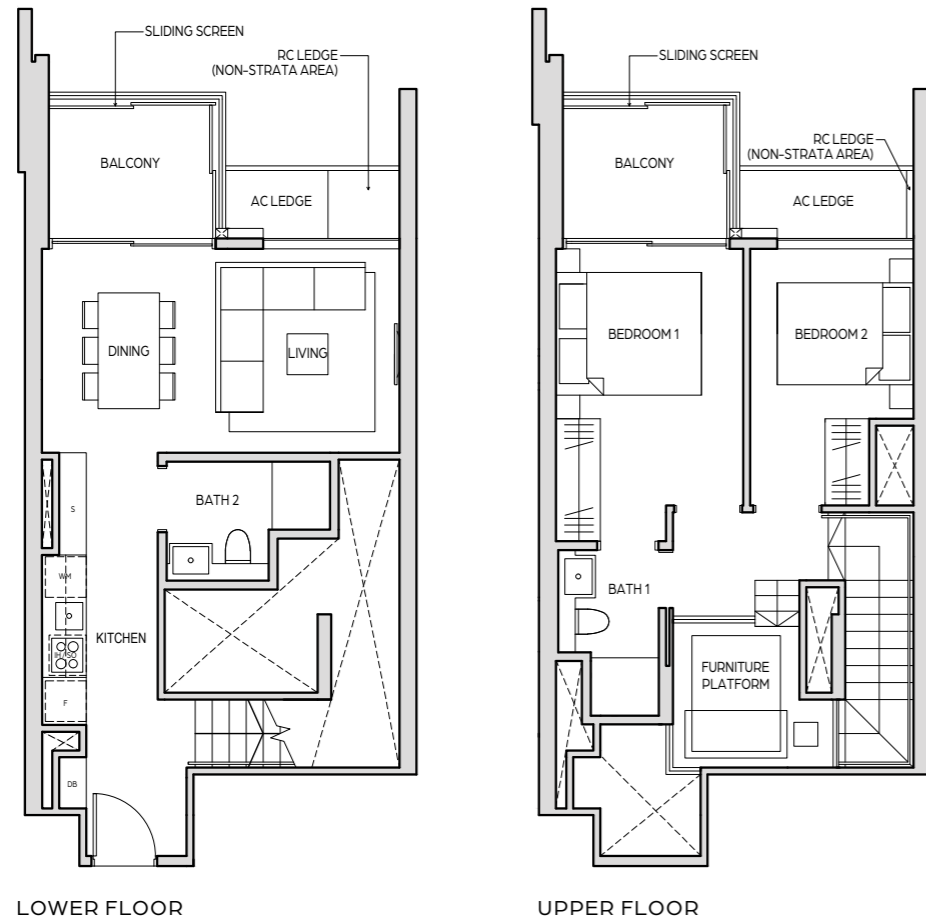
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## 2 BEDROOM DUPLEX

### TYPE B4-DP

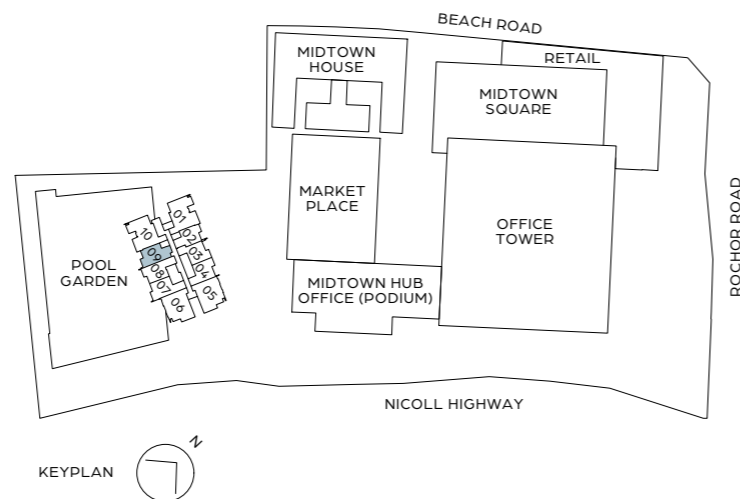
96 sq m / 1033 sq ft

#26-09 | #28-09 | #30-09 | #32-09



**LEGEND (WHERE APPLICABLE)**

- F - FRIDGE
- WM - WASHING MACHINE
- S - STORAGE
- DB - DISTRIBUTION BOARD
- IH - INDUCTION HOB
- SO - STEAM OVEN



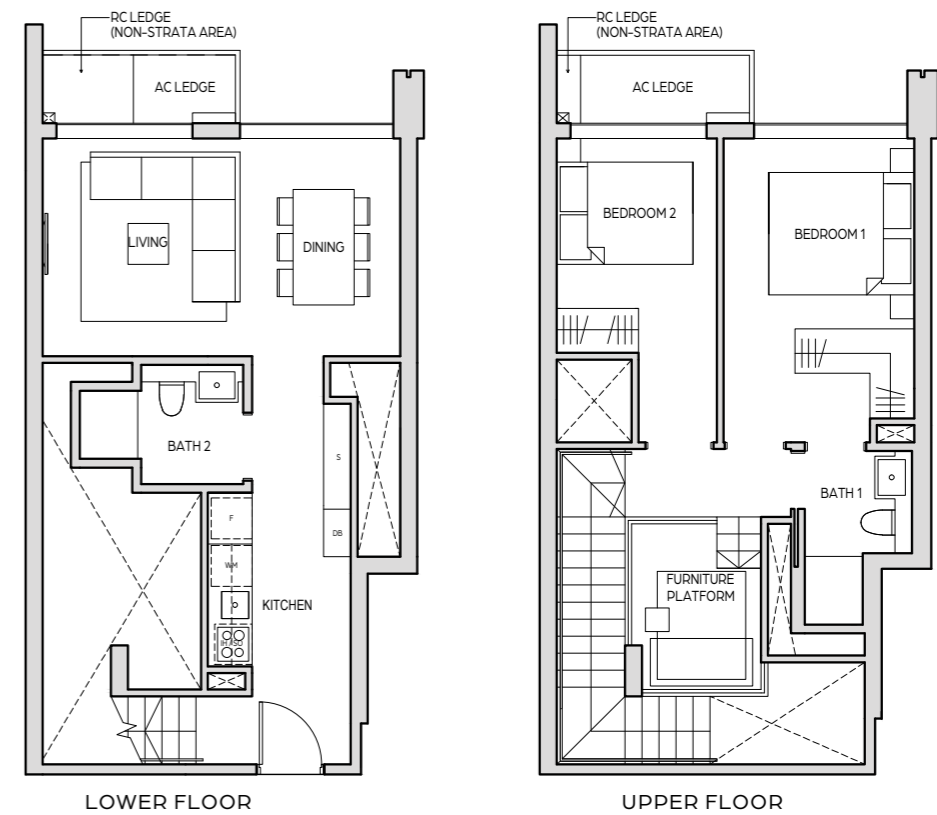
All areas and measurements stated in this floor plan are approximate and subject to final survey. The layout / location of wardrobes, kitchen cabinets and appliances, DB, door swing directions and sanitary wares are subject to final design. BP Approval No. A1606-00001-2018-BP02 dated 10 June 2019

## 2 BEDROOM DUPLEX

### TYPE B5-DP

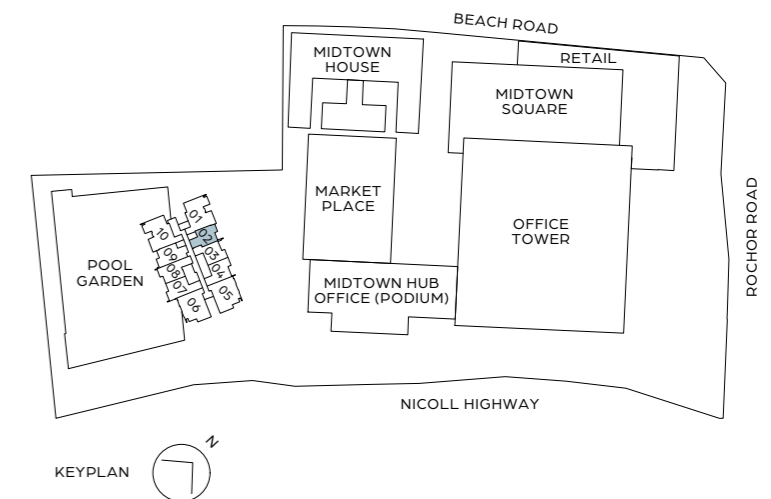
92 sq m / 990 sq ft

#26-02 | #28-02 | #30-02 | #32-02



**LEGEND (WHERE APPLICABLE)**

- F - FRIDGE
- WM - WASHING MACHINE
- S - STORAGE
- DB - DISTRIBUTION BOARD
- IH - INDUCTION HOB
- SO - STEAM OVEN



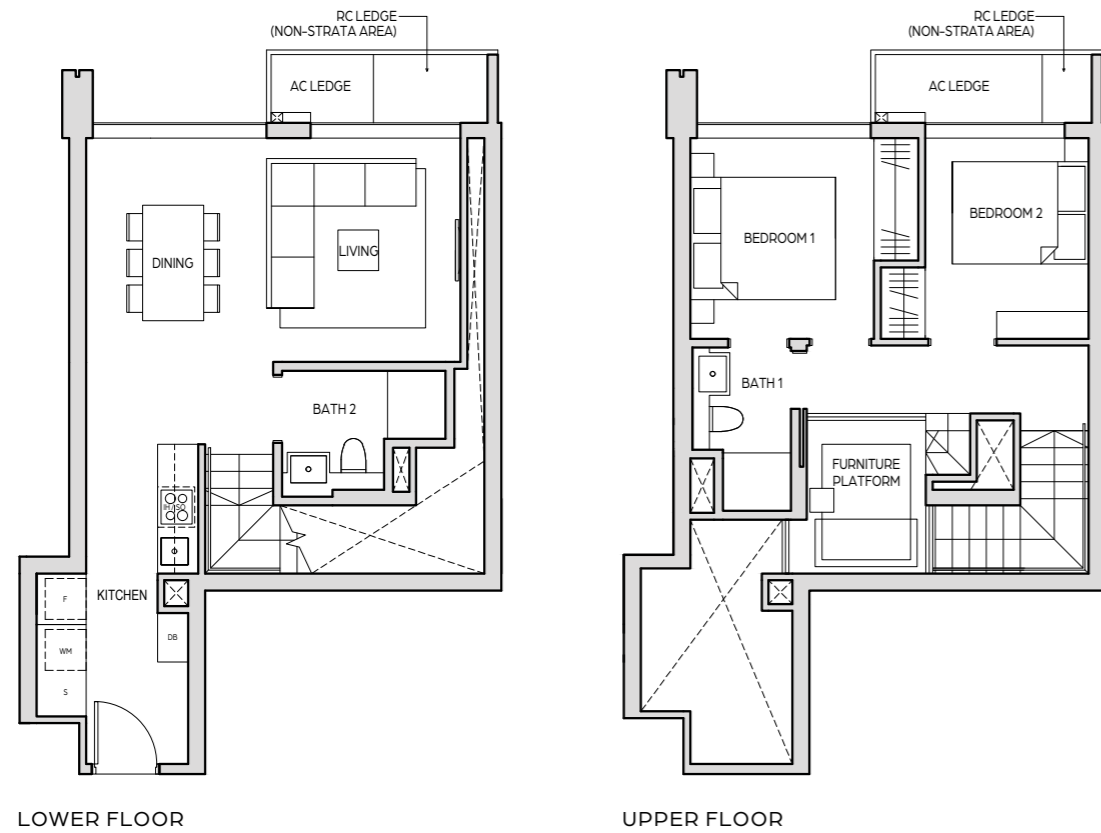
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## 2 BEDROOM DUPLEX

### TYPE B6-DP

94 sq m / 1012 sq ft

#26-03 | #28-03 | #30-03 | #32-03



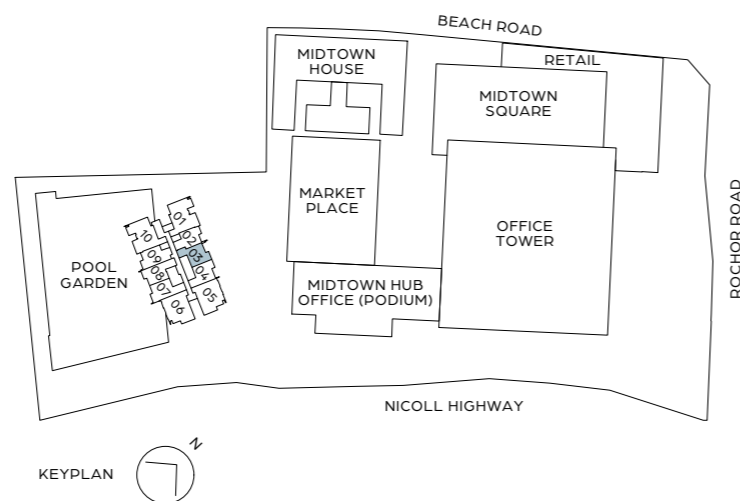
LOWER FLOOR

UPPER FLOOR



**LEGEND (WHERE APPLICABLE)**

- F - FRIDGE
- WM - WASHING MACHINE
- S - STORAGE
- DB - DISTRIBUTION BOARD
- IH - INDUCTION HOB
- SO - STEAM OVEN



KEYPLAN

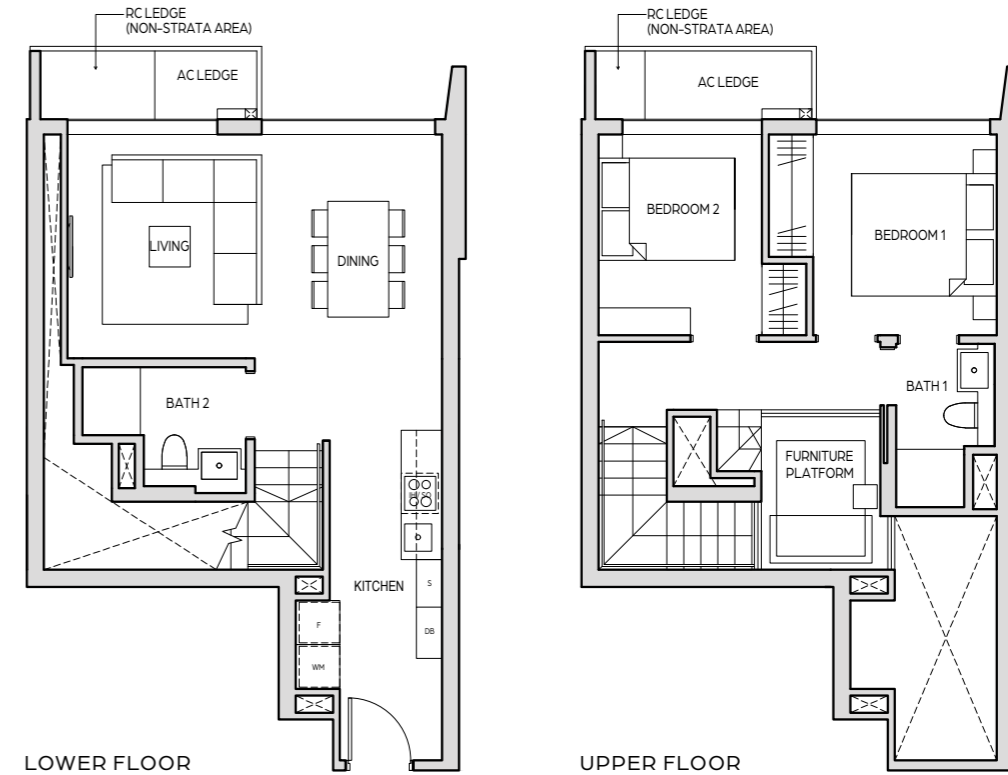
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## 2 BEDROOM DUPLEX

### TYPE B6a-DP

94 sq m / 1012 sq ft

#26-04 | #28-04 | #30-04 | #32-04



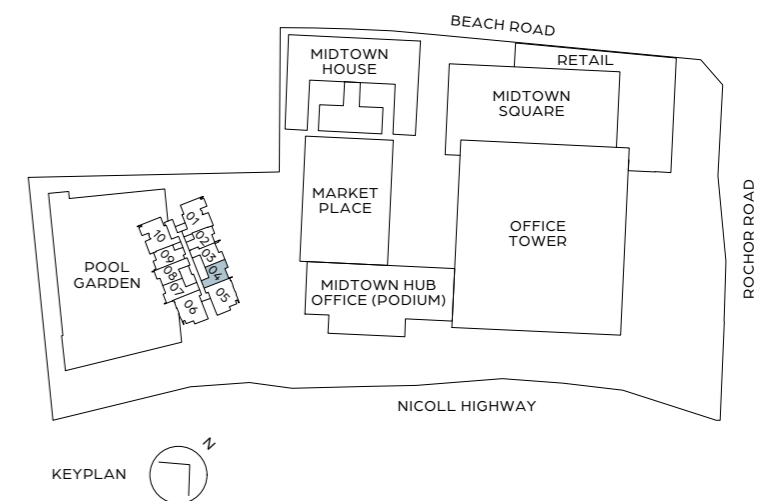
LOWER FLOOR

UPPER FLOOR



**LEGEND (WHERE APPLICABLE)**

- F - FRIDGE
- WM - WASHING MACHINE
- S - STORAGE
- DB - DISTRIBUTION BOARD
- IH - INDUCTION HOB
- SO - STEAM OVEN



KEYPLAN

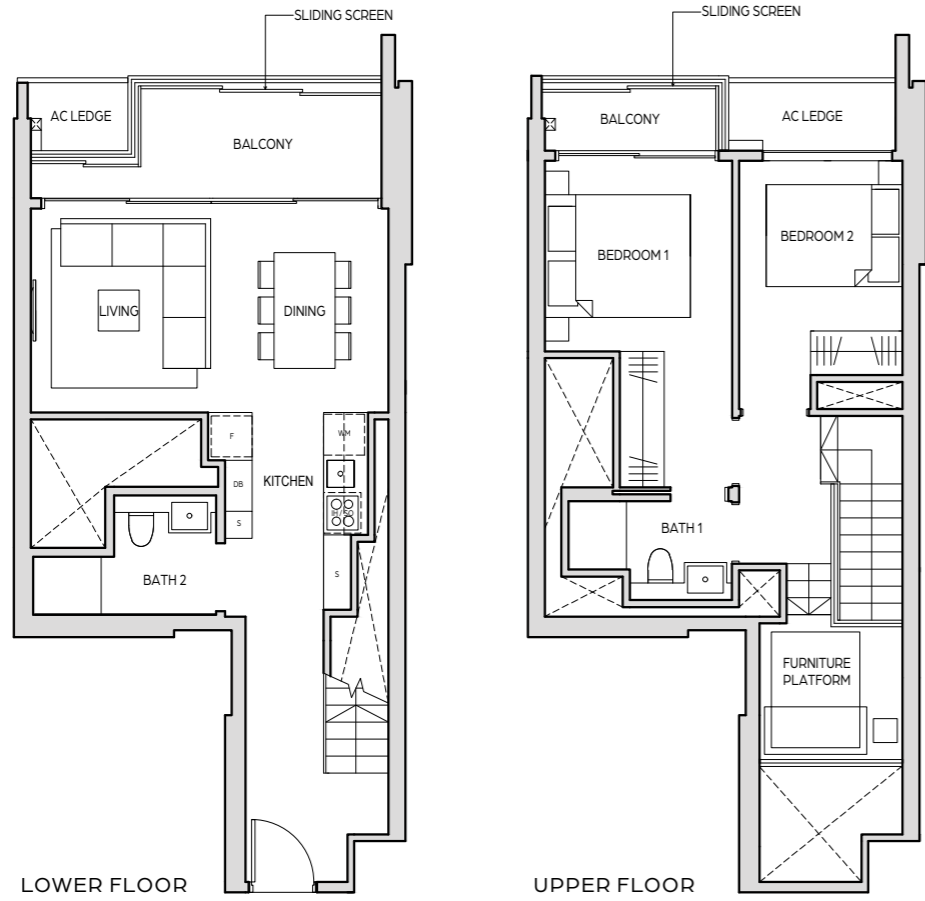
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## 2 BEDROOM DUPLEX

### TYPE B7-DP

95 sq m / 1023 sq ft

#26-08 | #28-08 | #30-08 | #32-08



## 2 BEDROOM DUPLEX

### TYPE B7a-DP

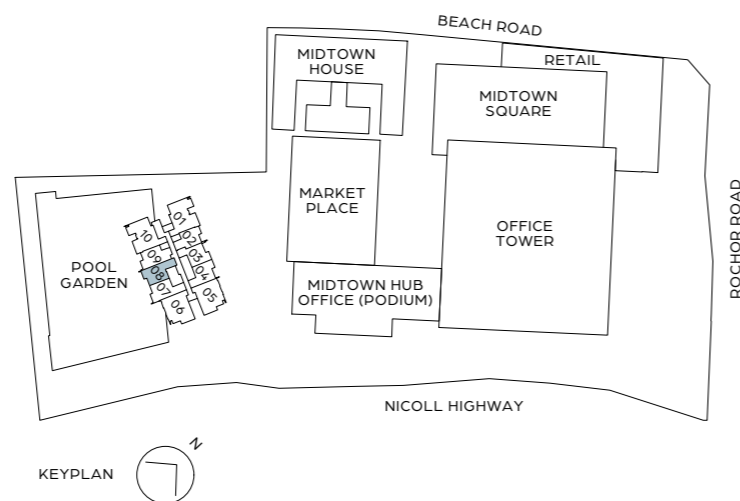
95 sq m / 1023 sq ft

#26-07 | #28-07 | #30-07 | #32-07



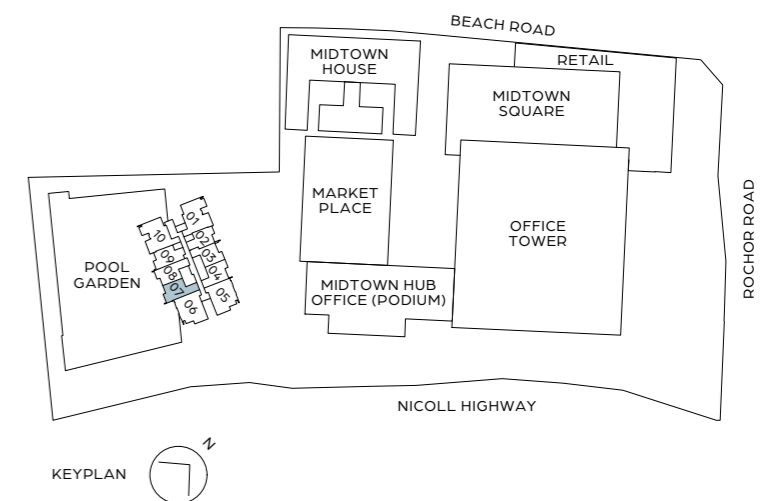
**LEGEND (WHERE APPLICABLE)**

- F - FRIDGE
- WM - WASHING MACHINE
- S - STORAGE
- DB - DISTRIBUTION BOARD
- IH - INDUCTION HOB
- SO - STEAM OVEN



**LEGEND (WHERE APPLICABLE)**

- F - FRIDGE
- WM - WASHING MACHINE
- S - STORAGE
- DB - DISTRIBUTION BOARD
- IH - INDUCTION HOB
- SO - STEAM OVEN



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## 3 BEDROOM DUPLEX SETUPS



### SETUP 1: RESIDENTIAL

The 3-bedroom duplex is designed to cater to the whole family in mind. The upper level has two bedrooms, each with its ensuite bathroom for complete privacy. The built-in platform can be used as a quiet study, while the balcony looks out to the stunning surrounds.

The lower level also has a well-sized bedroom that can accommodate occasional guests or other family members.



### SETUP 2: DUAL KEY\*

When used as a dual key unit, the upper floor of the duplex is complete with full functions and facilities for a family to make the space their home.

The lower level is also fully sufficient and self-contained, with thoughtfully planned spaces for relaxing, cooking, dining and sleeping.

### SETUP 3: HOME OFFICE\*\*

The duplex also offers the flexibility to be configured as an inspiring workspace. The upper level can be set up as a 1-bedroom unit, and the platform can fit a sofa bed comfortably to house guests.

The lower level can be used as an office, accommodating 2 workstations, a director's room and a chic lounge area to entertain and host business partners.



\*FLEXIBLE CONFIGURATION OPTION BY PURCHASER  
^PREVAILING HOME OFFICE GUIDELINES APPLY



# 3 BEDROOM DUPLEX

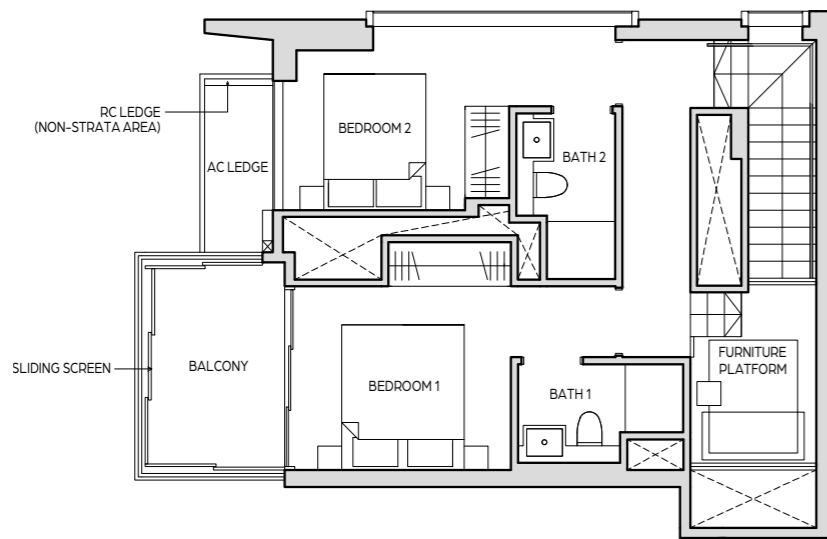
## TYPE B1-DP

123 sq m / 1324 sq ft

#26-06 | #28-06 | #30-06 | #32-06



LOWER FLOOR

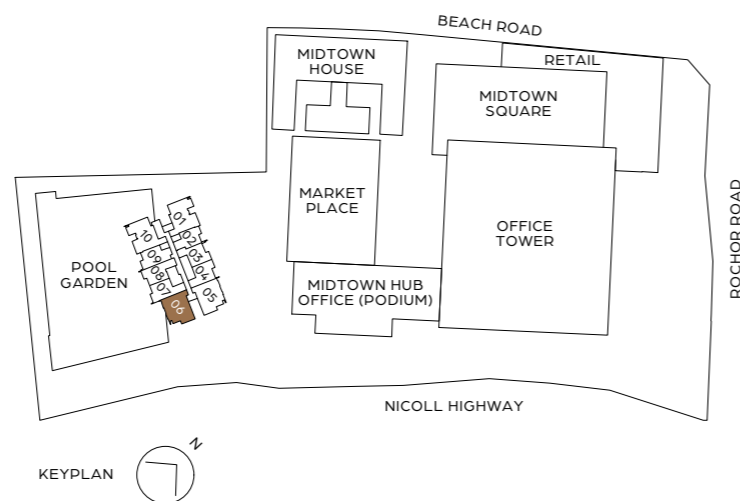


UPPER FLOOR



**LEGEND (WHERE APPLICABLE)**

- F - FRIDGE
- WM - WASHING MACHINE
- S - STORAGE
- DB - DISTRIBUTION BOARD
- IH - INDUCTION HOB
- SO - STEAM OVEN



KEYPLAN

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# 3 BEDROOM DUPLEX

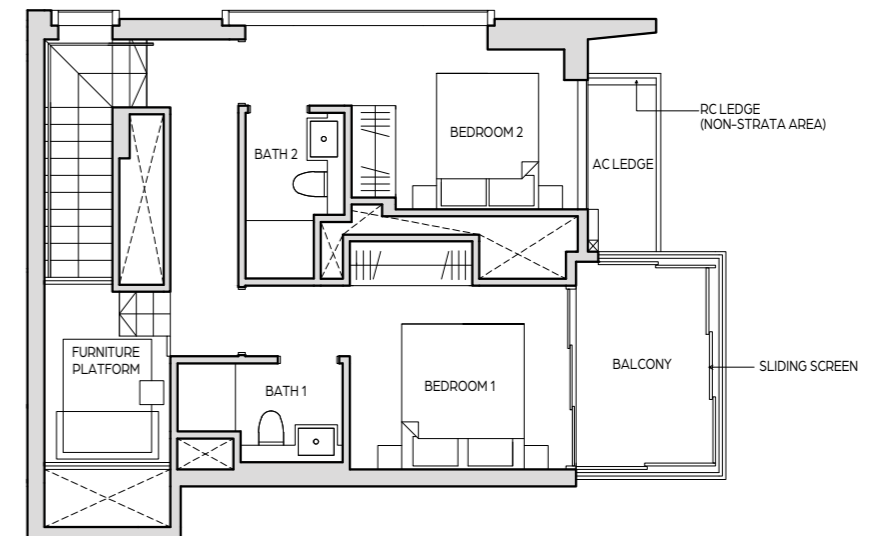
## TYPE B1a-DP

123 sq m / 1324 sq ft

#26-05 | #28-05 | #30-05 | #32-05



LOWER FLOOR

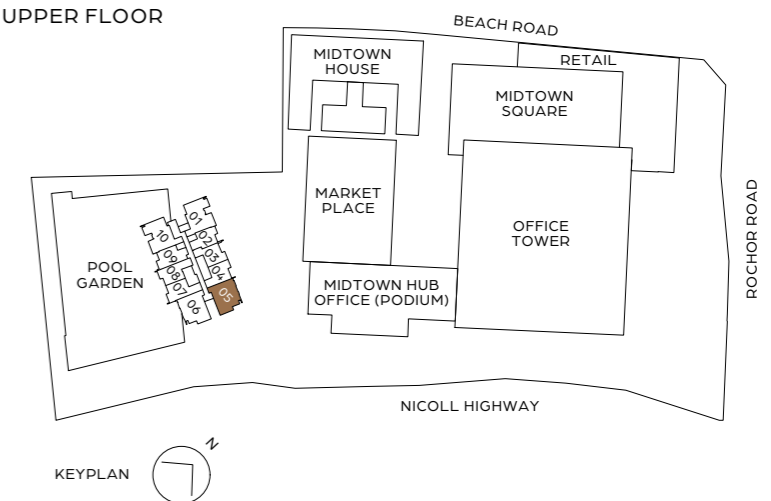


UPPER FLOOR



**LEGEND (WHERE APPLICABLE)**

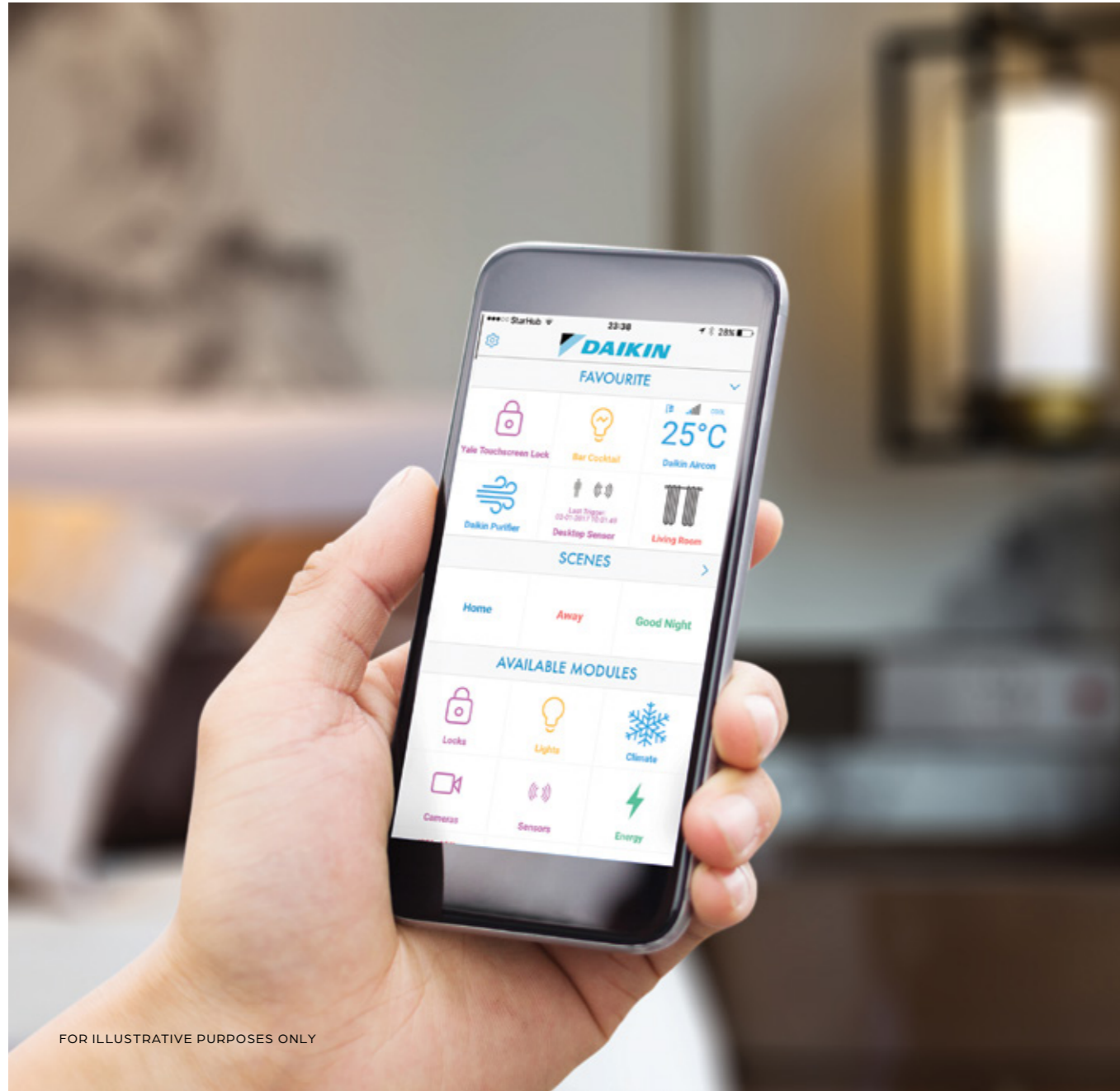
- F - FRIDGE
- WM - WASHING MACHINE
- S - STORAGE
- DB - DISTRIBUTION BOARD
- IH - INDUCTION HOB
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KEYPLAN

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## SMART HOME LIVING AT YOUR FINGERTIPS



FOR ILLUSTRATIVE PURPOSES ONLY

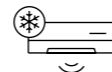
D'SmartHome



SMART CEILING  
FAN CONTROL



SMART LIGHTING  
CONTROL



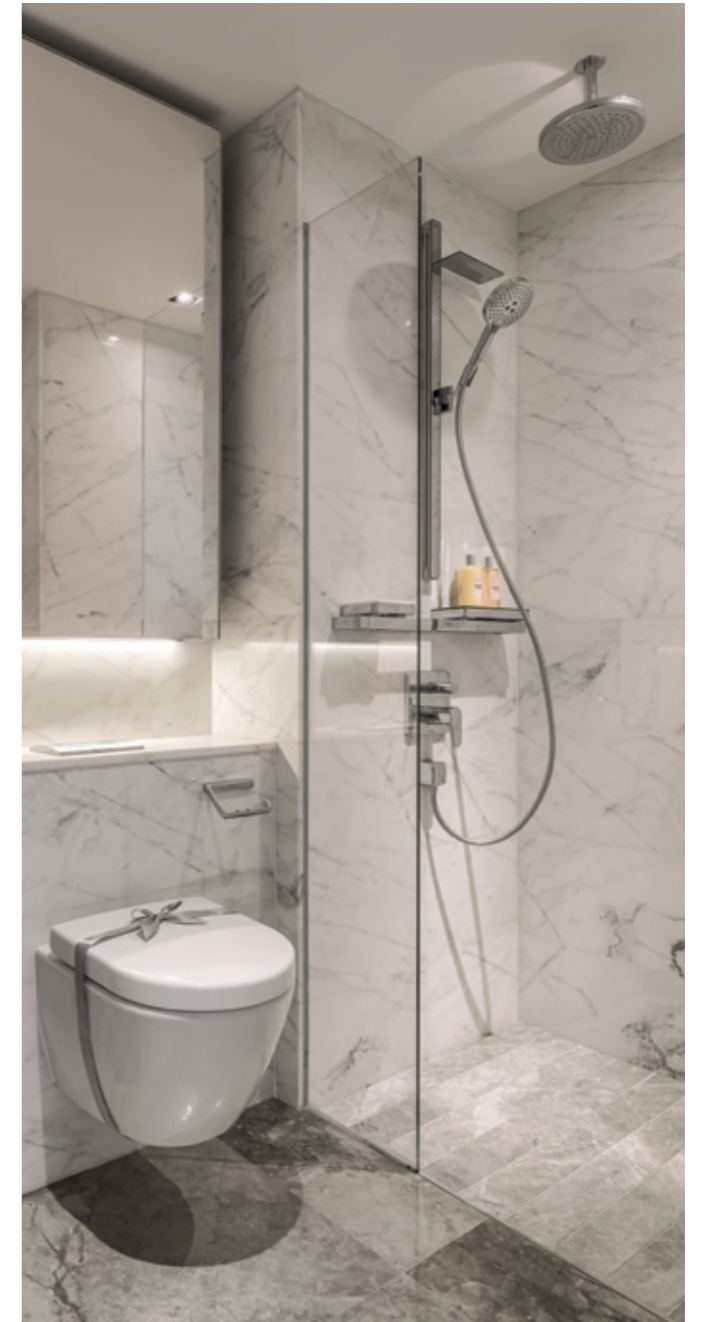
SMART TEMPERATURE  
CONTROL

The unit will be equipped with a wireless smart home readiness hub in respect of specific lighting points and the air-conditioner (AC) control at designated areas within the unit. The Purchaser will be responsible (1) to initiate arrangements with the third party vendor providing the wireless smart home hub to set up the one-time customised wireless smart home system in connection with the use of his specific lighting products and the ACs; and (2) to engage an independent internet service provider for the subscription of internet service in the unit, if desired. The wireless smart home hub will be provided to the unit even if the Purchaser does not intend to arrange with the third party vendor to set up the customised wireless smart home system in the unit. At the time of printing of this brochure, the make, model, brand, design and technology of the wireless smart home hub has yet to be determined.

## PREMIUM FITTINGS AND APPLIANCES



PHOTO COURTESY OF V-ZUG



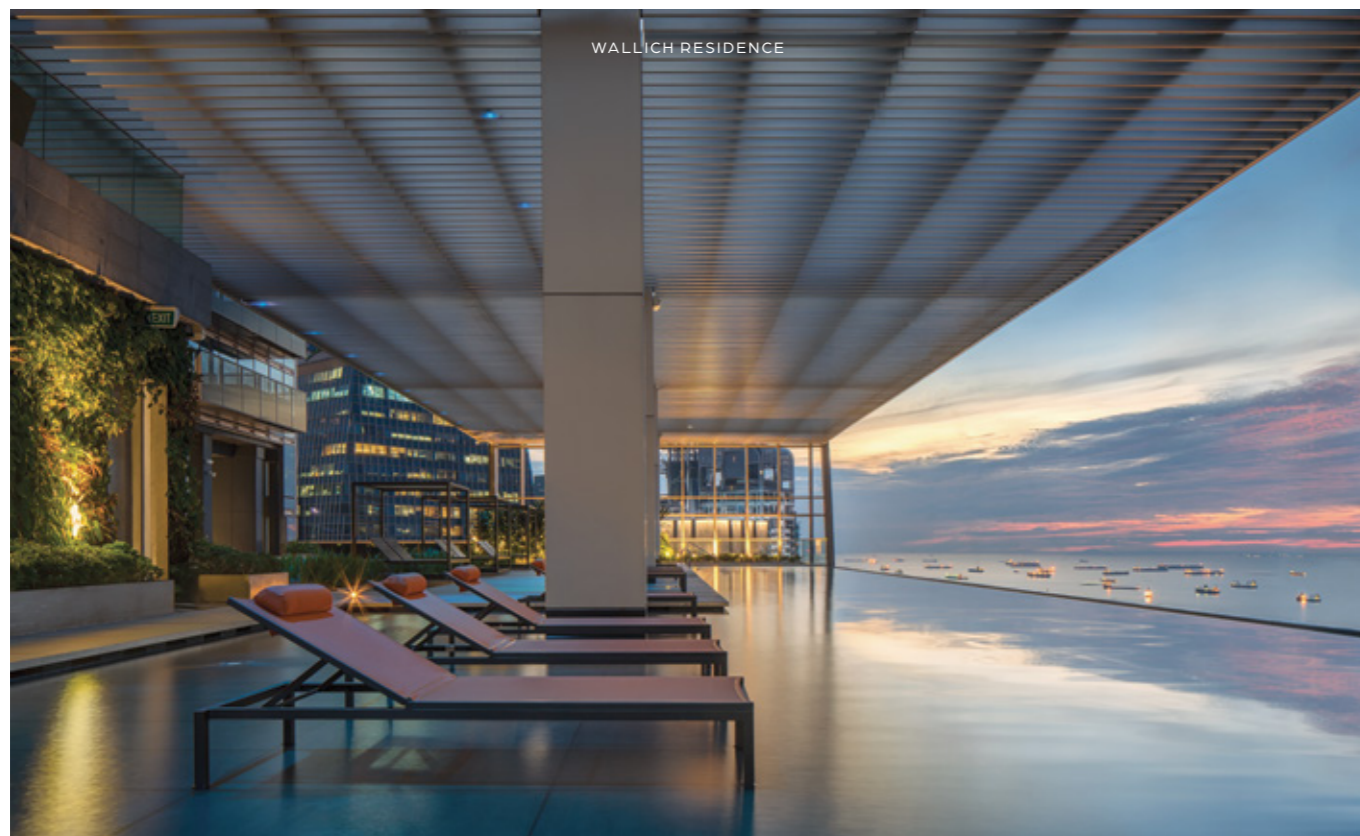
(LEFT TO RIGHT) V-ZUG STEAM OVEN; AXOR BASIN MIXER; AXOR SHOWER FITTINGS



A LEADING DEVELOPER IN  
MIXED-USE DEVELOPMENT



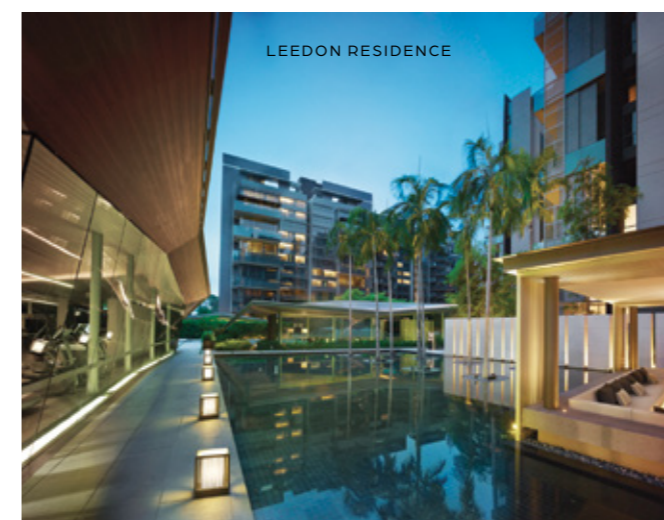
## GUOCO TOWER &amp; WALLICH RESIDENCE



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



ARTIST'S IMPRESSION



MIDTOWN  
BAY

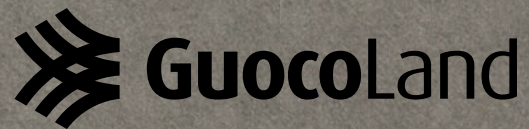
OrangeTee.

Name of housing developer: Guoco Midtown Pte. Ltd. (Co. Reg No. 201725806H and Midtown Bay Pte. Ltd. (Co. Reg. No. 201725820H) • Licence No. of housing developer: C1302 • Tenure of land: leasehold 99 years commencing on 2 January 2018 • Encumbrances on land: encumbered to DBS Bank Ltd. (as mortgagee and security trustee) pursuant to Mortgage No. IF/174685B • Location of the housing project: Lot 01037P of TS12 (including subterranean lot 80001M of TS 12, subterranean lot 80002W of TS 12, subterranean lot 80009L of TS 13 and subterranean lot 80010N of TS 13) at Beach Road/Nicoll Highway • Expected date of vacant possession: 31 December 2025 • Expected date of legal completion: 31 December 2028

DISCLAIMER: The information and contents herein are current at the time of printing and are provided on an "as is" and "as available" basis. While all reasonable care has been taken in preparing this brochure, the developer and its agents shall not be held responsible for any inaccuracies or the completeness of the information and contents herein. All renderings, illustrations, pictures, photographs and other graphic representatives and references are artist's impression(s) only and may be subject to changes and deviation as further made by the developer or as required by the relevant authorities. Nothing herein shall form part of an offer or contract or be construed as any representations by the developer or its agents. The plans drawn herein may not be to scale, and the areas and measurements stated herein are approximate and are subject to adjustments on final survey.



A LANDMARK DEVELOPMENT BY



**David Phua**  
**+65 9844 8486**  
**R063168C**

