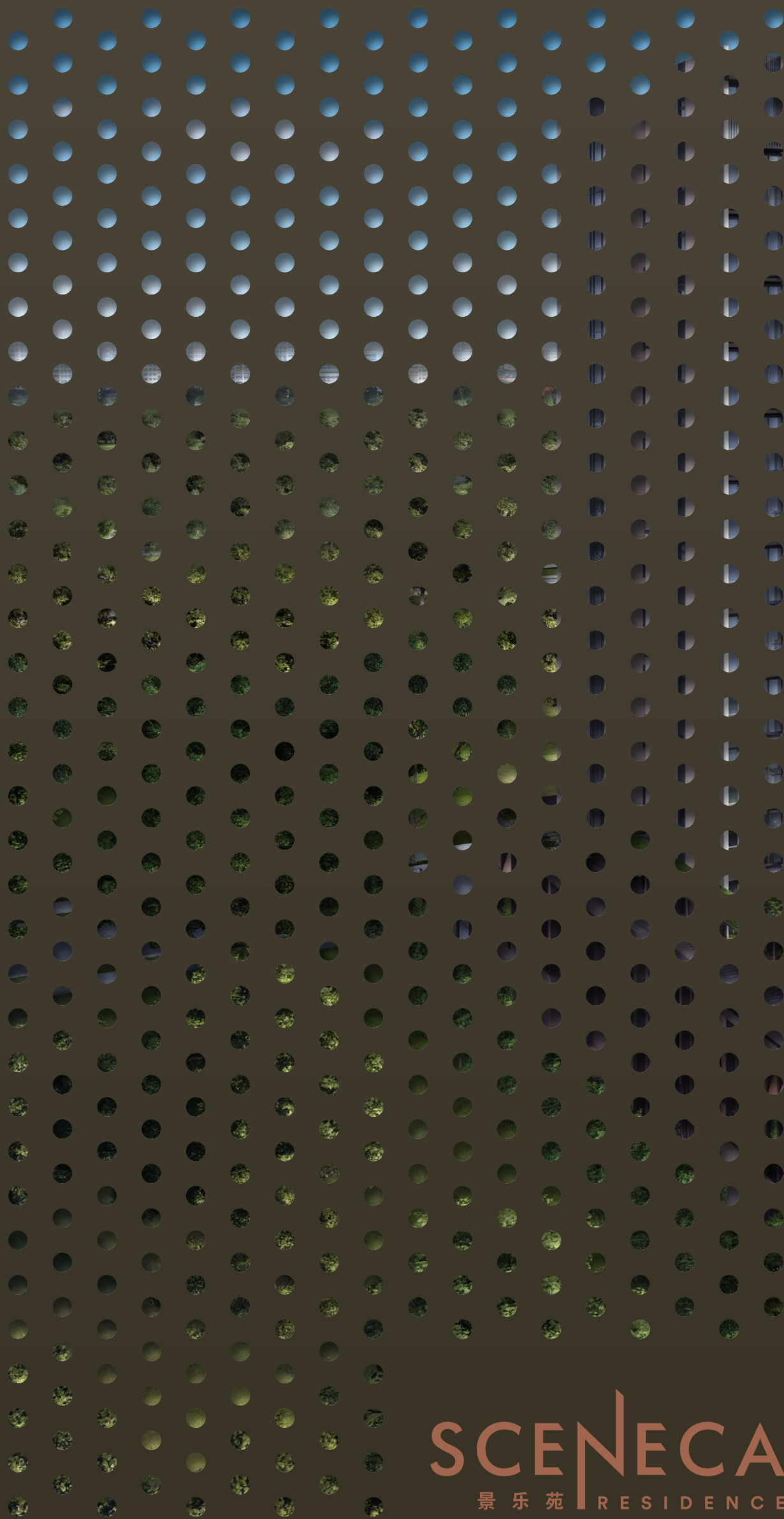




SCENECA
景乐苑 RESIDENCE

JOINTLY DEVELOPED BY



www.scenecaresidence.com.sg

sales@mcc.sg



Artist's Impression

SCENECA
景乐苑 RESIDENCE



Sceneca (Sen-ni-kah) will set the scene for modern living. Be it enjoying resident privileges, delighting in retail therapy or benefitting from its connectivity, there's no better place to get more out of life.

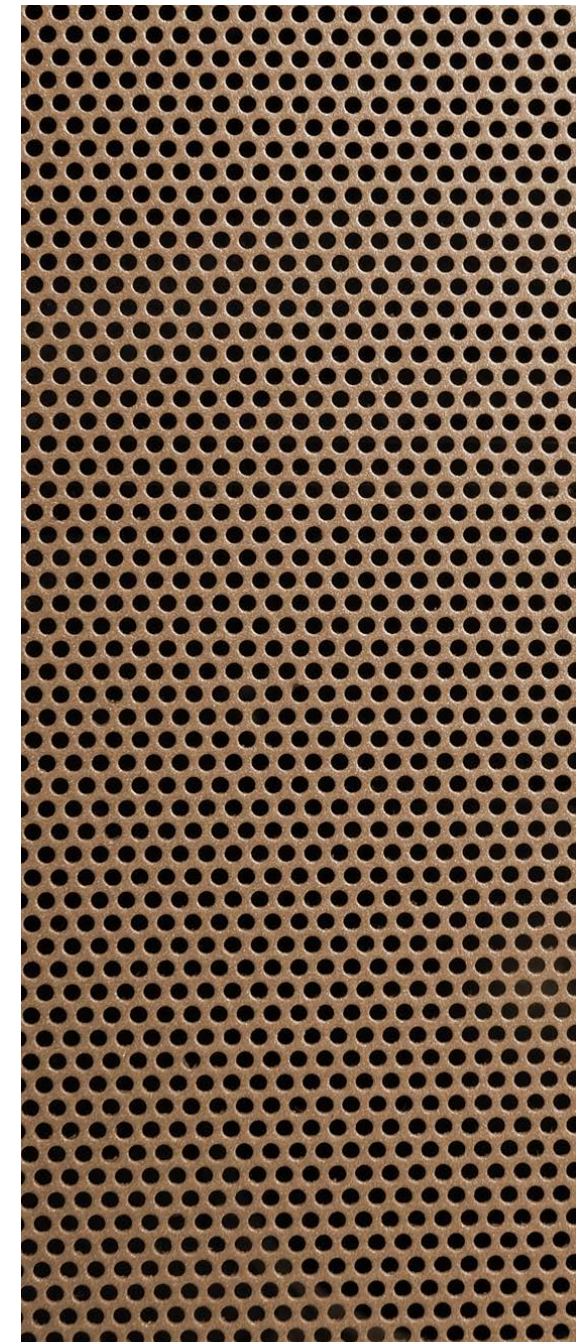
This is a premium mixed-use development like no other.

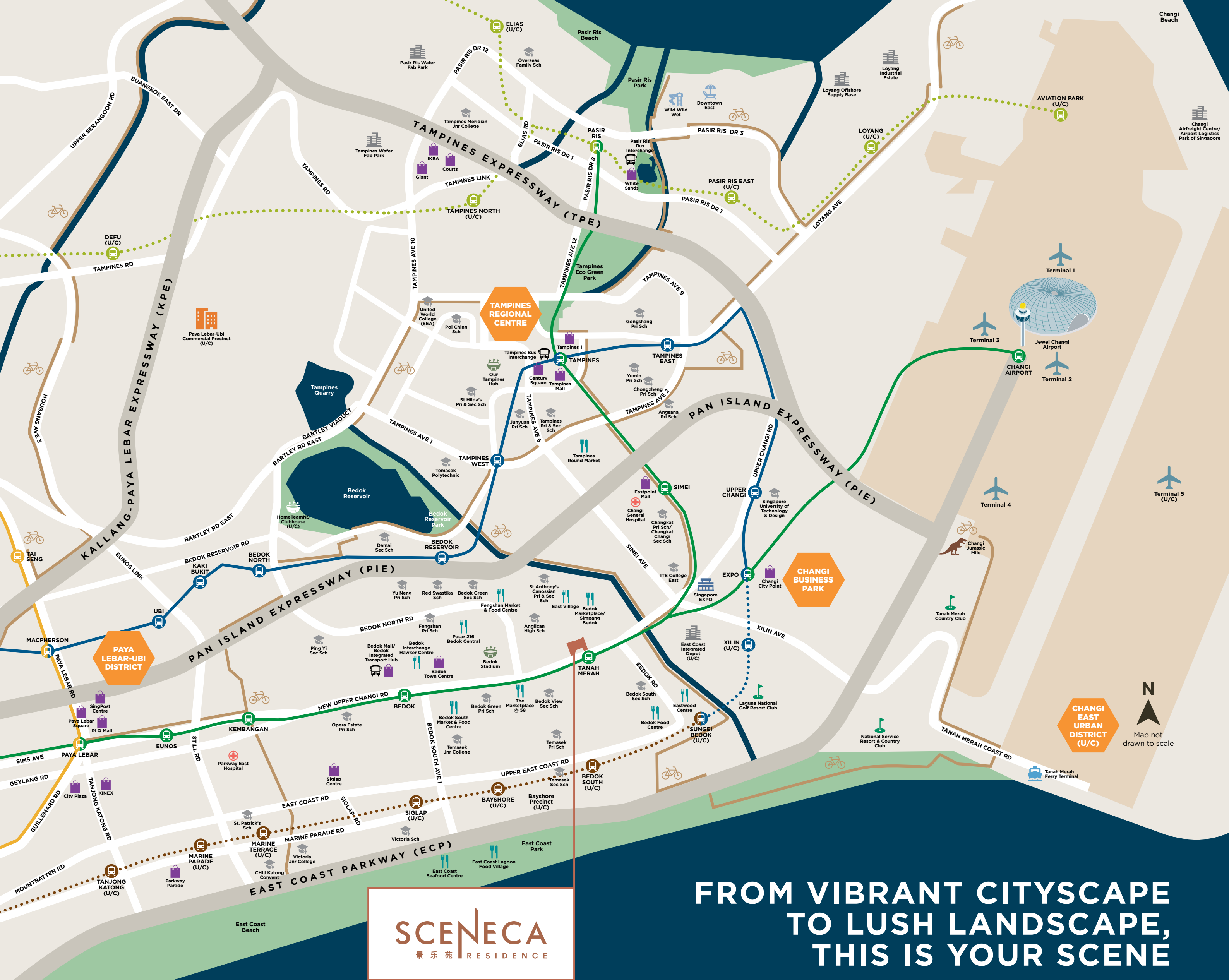
ENJOY 24/7 DIRECT LINKWAY TO THE MRT



Sceneca Residence is directly connected to Tanah Merah MRT Interchange via a 24/7 sheltered linkway, providing easy access to surrounding work nodes and lifestyle hotspots.

Sceneca Square is a commercial space located on the ground level. It includes a 10,000 sqft supermarket as well as diverse retail and F&B stores, making grocery runs or coffee breaks much more convenient and enjoyable.



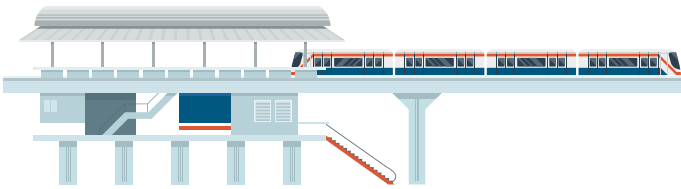


SCENECA
景乐苑 RESIDENCE

FROM VIBRANT CITYSCAPE
TO LUSH LANDSCAPE,
THIS IS YOUR SCENE

CONNECTIVITY AS EASY AS 1, 2, 3

Sceneca Residence is directly connected to Tanah Merah MRT Interchange via a 24/7 linkway, providing you with greater convenience to reach a multitude of amenities and opportunities for work and play.



 Tanah Merah MRT Interchange

SCENECA
景乐苑 RESIDENCE



AMENITIES & SERVICES

- Changi General Hospital
- Singapore EXPO

EMPLOYMENT NODES

- Changi Business Park

MALLS

- Eastpoint Mall
- Changi City Point
- Bedok Mall

1 STOP

-  Bedok
-  Simei
-  Expo

2 - 10 MINS DRIVE

F&B

- East Village
- Simpang Bedok
- The Marketplace @ 58

SUPERMARKETS

- Giant
- NTUC FairPrice
- Don Don Donki
- Eccellente
- Cold Storage

RECREATION

- Bedok PCN (Eastern Coastal Loop)
- East Coast Park & Beach

AMENITIES & SERVICES

- Changi Airport
- Our Tampines Hub
- Tampines Eco Green
- Tanah Merah Country Club
- Tampines Polyclinic

EMPLOYMENT NODES

- Tampines Regional Centre
- East Coast Integrated Depot (U/C)

MALLS

- Jewel Changi Airport
- Tampines Mall
- Century Square
- Tampines 1

2 STOPS

-  Changi Airport
-  Tampines
-  Upper Changi
-  Xilin (U/C)

WITHIN 1 KM

PRIMARY

- St. Anthony's Canossian Primary School
- Bedok Green Primary School

SECONDARY

- Anglican High School
- St. Anthony's Canossian Secondary School
- Bedok View Secondary School
- Bedok South Secondary School

AMENITIES & SERVICES

- Pasir Ris Park & Beach
- Wild Wild Wet @ Downtown East
- Laguna National Golf Course
- Bedok Food Centre
- Eastwood Centre

MALLS

- White Sands
- Downtown East

3 STOPS

-  Pasir Ris
-  Tampines East
-  Sungei Bedok (U/C)

WITHIN 2 KM

PRIMARY

- Red Swastika School
- Temasek Primary School
- Fengshan Primary School
- Yu Neng Primary School
- Changkat Primary School

SECONDARY

- Temasek Secondary School
- Bedok Green Secondary School
- Changkat Changi Secondary School

TERTIARY

- Temasek Junior College
- Temasek Polytechnic
- ITE College East

WITHIN 4 KM

SECONDARY

- CHIJ Katong Convent
- Damai Secondary School
- Ping Yi Secondary School
- St. Patrick's School
- Tampines Secondary School
- Victoria School

TERTIARY

- Singapore University of Technology and Design
- Victoria Junior College

INTERNATIONAL

- United World College South East Asia (East Campus)



WE KNOW YOU KNOW...



HEAD EAST
TO EAT,
SHOP & PLAY

THE EAST IS WHERE IT'S AT



Bedok, Siglap and Changi are renowned food havens, with familiar favourites found in markets, cafes and restaurants at hotspots such as Simfang Bedok and East Village.

Besides culinary delights, the east is also home to leisure and community hotspots like Wild Wild Wet, East Coast Park and Beach, Our Tampines Hub as well as Changi Airport.



A short commute will take you to thriving work nodes such as Changi Business Park, Singapore Expo, Tampines Regional Centre and Paya Lebar-Ubi Commercial Precinct.

Educational institutions in the vicinity include United World College South East Asia (East Campus) and Singapore University of Technology and Design.

A SHOPPING PARADISE



Changi City Point, Bedok Mall, Eastpoint Mall, Jewel, Century Square, Tampines 1 and Tampines Mall are easily accessible, giving you plenty of opportunities to shop as you please.

Those who prefer to shop comfortably in bigger spaces can head over to Giant Hypermarket, Courts Megastore and IKEA Tampines, which has all you need to furnish and stock up your home with.



GOOD THINGS ARE WORTH THE WAIT

There are several upcoming projects set to enrich life in multiple ways. Look forward to more indoor and outdoor recreational activities, as well as different retail and dining experiences that are part of these new developments in the east.



HomeTeamNS Bedok Clubhouse

is poised as a 'waterfront haven' featuring concept villas and an indoor water adventure playground

Tampines Cycling Network

will be tripled to 21km, to create a safer and more convenient riding experience



Bayshore Precinct

is planned as a lifestyle waterfront residential estate with a main street lined with F&B and retail shops.



Thomson-East Coast Line

will serve 32 MRT stations upon completion. It will bring residents in the east and along the North-South Corridor closer to the transport network, thereby ensuring faster access to the city.

Cross Island Line

will serve existing and future developments in the eastern, western, and north-eastern corridors, connecting major hubs such as Jurong Lake District, Punggol Digital District as well as the Changi region.

Changi Airport T5 and Changi East Urban District

will bring about greater convenience to travellers as well as provide the community with more opportunities for work and play.



STAY ON TOP...

OF EVERYTHING
YOU NEED



FOOD, FUN AND FASHION RIGHT AT YOUR DOORSTEP

Stay connected to convenience in more ways than one, with plenty of retail, dining and recreational amenities located within the development.



6AM

Start the day with an invigorating session at the Gym Room



8AM

Savour breakfast from one of the many dining options at Sceneca Square



11AM

Discover fun ways to cool off at the 50m Lap Pool



12PM

Shop for everyday groceries and necessities at the supermarket





1PM

Have lunch at a
café downstairs

2PM

Indulge in retail therapy
at Sceneca Square



5PM

Appreciate moments
for self-care at home



7PM

Commemorate a special
occasion with a private
dining experience at the
Function Room

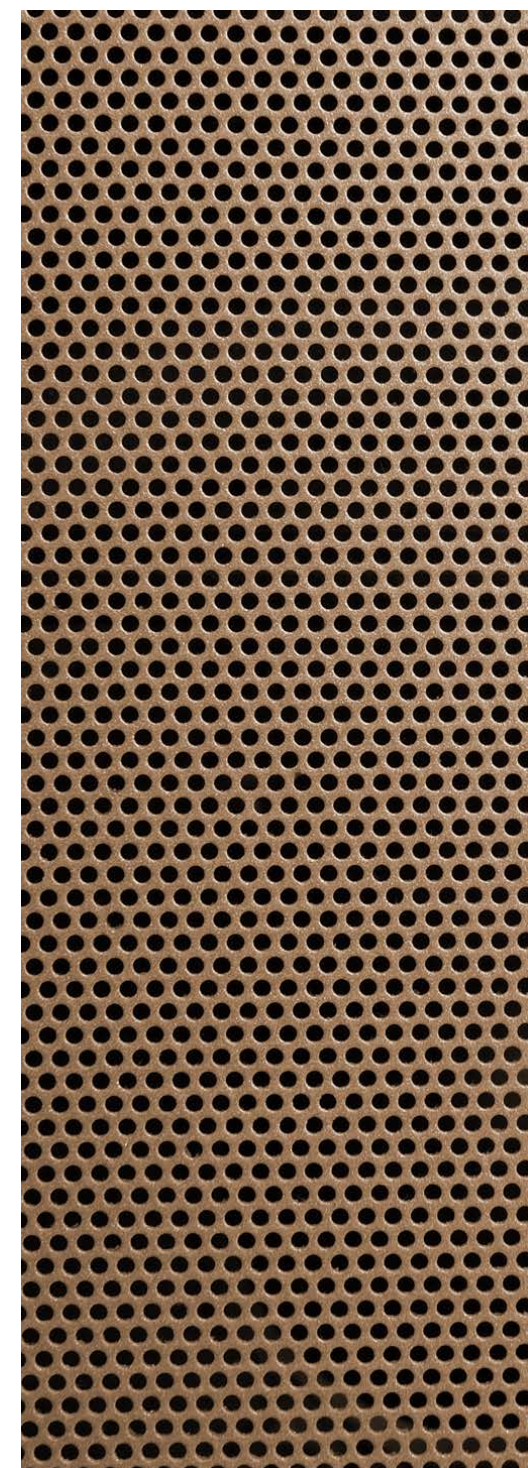


RETAIL THERAPY RIGHT AT HOME

Sceneca Square caters to the needs of residents with a variety of retail shops that are simply an elevator ride away. Grocery shopping, dining dates and many other lifestyle needs can all be fulfilled conveniently and enjoyably.



PLACES THAT ARE AN EXTENSION OF HOME



Making your way to the many F&B outlets at Sceneca Square is akin to stepping into your kitchen, where everything you crave is within reach. There are plenty of spaces for dining indoors and alfresco dining.

Event spaces have also been carefully carved out to suit different needs. Be it an open area to exercise or a site for special occasions such as weekend bazaars or festive pop-up stalls, look no further than Oasis Plaza and Event Plaza to elevate your day.

HOME IS...

WHERE YOUR
STORY BEGINS



WELLNESS BEGINS AT HOME

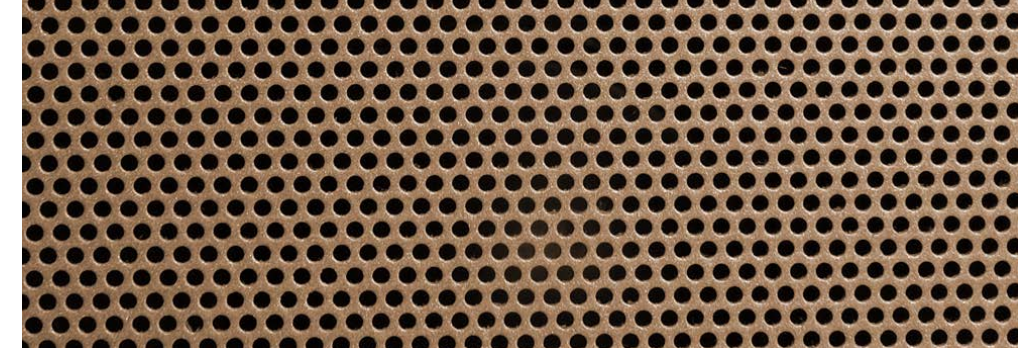
Sceneca Residence is outfitted with a variety of wellness and fitness hotspots for the family. A well-appointed Gym Room is the place for working up a sweat, but for those who prefer to exercise in cooler conditions, the 50m Lap Pool or Aqua Walk make great alternatives.

When the weather is just right, get a gorgeous tan going at the Sun Deck, or enjoy a lazy afternoon with a cool drink and good book along the Family Lounge.



Artist's Impression

LIVE LIFE YOUR WAY



The Clubhouse is a spacious indoor lounge complemented by full-height glass windows, allowing plenty of natural sunlight in to create a cosy environment for groups to gather and unwind.

It is also furnished with a well-equipped pantry area, complemented with a vending machine that provides convenient options for residents and guests to fuel up.

The space is outfitted with power points located within reach to easily charge digital devices. Those seeking a little more serenity can make use of the unique privacy pod to study or conduct a work-from-home online meeting in comfort.



**SPACIOUS AREA
TO HOST EVENTS,
SUBJECT TO BOOKING
AVAILABILITY**

PRIVACY POD

**VENDING MACHINE,
REFRIGERATOR AND
MICROWAVE**

**WORK COUNTER
WITH BUILT-IN
POWER POINTS**

A FEAST FOR THE SENSES



The Cookout Stations located at the Festive Pavilion and Party Pavilion are perfect spots to have a splendid sunset BBQ.

Electric grills ensure ample space to grill a feast, which are comfortably built in an extensive deck area to accommodate groups of different sizes. The thoughtful addition of ceiling fans will also help to keep the space cool and airy.

Being in the alfresco space allows multiple activities to take place at once. The younger ones can enjoy their time at the Splash Pool or Playground, while everyone else indulges in good food nearby at The Lawn, Pavilions or Swing Garden.



**ELECTRIC
GRIDDLE WITH
ADJUSTABLE
TEMPERATURE**



**SPLASH POOL
AND PLAYGROUND
NEARBY**



**HANGING
SWING CHAIRS
AT SWING
GARDEN**



Artist's Impression

ENTERTAIN OR BE ENTERTAINED, IT'S UP TO YOU



**PRIVATE SPACE TO
HOST CULINARY
CLASSES OR
PERSONAL EVENTS**



**KITCHENETTE
WITH TWO COMBI
STEAM OVENS**



BUILT-IN TV

The Function Room is outfitted with a kitchenette that includes an island counter and built-in sink, induction hob with integrated hood, refrigerator and two combi steam ovens. This allows the space to be used for personal dining experiences, chef-for-hire occasions, culinary classes or any other event that comes to mind.

The room is also equipped with a wall-mounted TV that can be used to enliven events and support a wide array of activities.



Function Room

Artist's Impression

THE DETAILS MATTER

Life upgraded comes with better furnishings too. All residential units will feature products from Swiss brand Geberit and Italian brand Newform, renowned market leaders known for premium bathroom installations and fixtures that will add a touch of class in every home.

Kitchens will also be fitted with Franke kitchen sinks, a Swiss brand that delivers craftsmanship without compromise. Distinguished Italian brand Smeg will also take pride of place in the kitchen with appliances that allow you to prepare meals with ease.

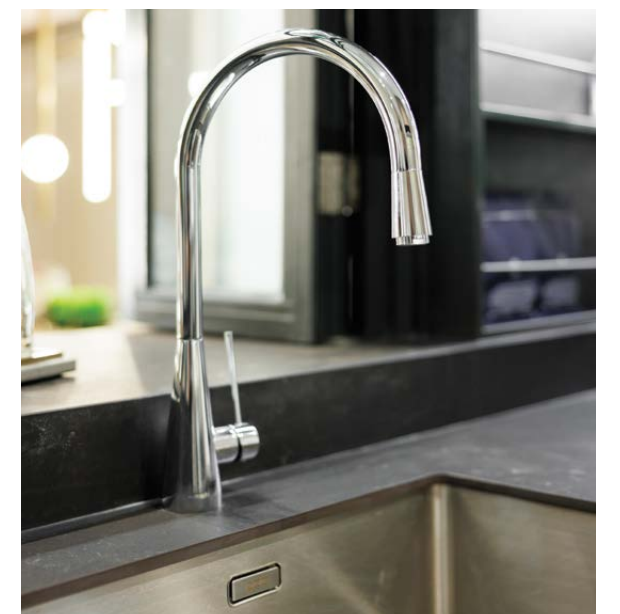


 **GEBERIT**

 – newform

 smeg

FRANKE



THERE'S ALWAYS ROOM TO GROW

The development comprises two towers with 268 premium residential units, which include 1 to 4-bedroom and penthouse configurations.

Be it a home for cosy comfort or sprawling spaces to accommodate larger families, Sceneca Residence will provide the right fit for your needs.



LIMITED EDITION LUXURY LIVING



Artist's Impression

Expansive, exquisite and very much exclusive, the 4-bedroom penthouses are designed for those who take pleasure in the finer things.

Simple lines draw attention to sophisticated spaces, which have been carefully planned to reflect your refined way of living. High ceilings create a sense of openness and splendour that extend outwards, granting you panoramic views of the surrounding area.

Beyond the luxury of space, the most coveted home also comes with the most desirable fittings. This includes brand name fixtures and designer appliances that complement creative design touches, giving you more reasons to enjoy the high life.



Artist's Impression

SMARTER SPACES SMARTER LIVING



Get connected to a better digital life, which starts even before entering your home.

The Hafele digital lockset lets you stay keyless so you never have to worry about leaving keys behind. Access to home can be via various ways, including fingerprint, PIN code, mobile app or keycard, which can be easily stored in your wallet or phone.

Discover innovative smart home features from Fermax, a system that enables you to control home devices from your smartphone – even the simple doorbell gets a functional upgrade. With a digital doorbell, you can now see, hear and speak with whoever is at the door without having to actually be there.

Welcome home to the future.



SMART GATEWAY
Smart Home System enables you to connect and control smart devices



DIGITAL LOCK
Multiple ways to unlock the door without compromising security



SMART DOORBELL
View who is at the door and easily communicate with them



SMART CONTROL
Use your smartphone as a remote control to adjust your preferred settings



SITE PLAN



SITE PLAN



LEVEL 3

ARRIVAL FOYER

- 15 Garden Gate - 1
- 16 Garden Gate - 2
- 17 Passenger Lift (2nd to 3rd Level)
- 18 Exit

BOTANY FIELD

- 19 Lantern Walkway
- 20 Green Walkway
- 21 Iris Garden Path
- 22 Iris Garden Trail
- 23 Fern Courtyard
- 24 Aqua Walk

WELLNESS SCENE

- 25 Aroma Lane
- 26 Cascading Aqua Terrace
- 27 Swing Garden
- 28 The Lawn
- 29 Courtyard Stairway
- 30 Tree Courtyard

RECREATION OASIS

- 31 50m Lap Pool
- 32 Lap Pool Shower Point
- 33 Gym Room
- 34 Toilet with Shower (M)
- 35 Toilet with Shower (F)
- 36 Handicap-accessible Toilet

ROOF LEVEL

- 37 Family Lounge
- 38 Sun Deck
- 39 Clubhouse
- 40 Splash Pool
- 41 Splash Deck
- 42 Splash Pool Water Feature

ROOF LEVEL

- 43 Splash Pool Shower Point
- 44 Playground
- 45 Function Room
- 46 Party Pavilion
- 47 Festive Pavilion
- 48 Domestic Water Tank

Please note that the rendering of the units as shown are for illustrative purpose only. The boundary lines of the units set out herein are accordingly not to be taken as factual representation of the boundary lines of the actual units.

UNIT DISTRIBUTION CHART



26 Tanah Merah Kechil Link S(468457)													
UNIT LEVEL	1	2	3	4	5		UNIT LEVEL	6	7	8	9	10	11
15	C3-E	PH2 #15-02		C1-E	B1-E		15	B3S-E	B2S-E	A1-E	C4a-E	PH1 #15-10	
14	C3	C2	C4	C1	B1		14	B3S	B2S	A1	C4a	D1	A2S
13	C3	C2	C4	C1	B1		13	B3S	B2S	A1	C4a	D1	A2S
12	C3	C2	C4	C1	B1		12	B3S	B2S	A1	C4a	D1	A2S
11	C3	C2	C4	C1	B1		11	B3S	B2S	A1	C4a	D1	A2S
10	C3	C2	C4	C1	B1		10	B3S	B2S	A1	C4a	D1	A2S
9	C3	C2	C4	C1	B1		9	B3S	B2S	A1	C4a	D1	A2S
8	C3	C2	C4	C1	B1		8	B3S	B2S	A1	C4a	D1	A2S
7	C3	C2	C4	C1	B1		7	B3S	B2S	A1	C4a	D1	A2S
6	C3	C2	C4	C1	B1		6	B3S	B2S	A1	C4a	D1	A2S
5	C3	C2	C4	C1	B1		5	B3S	B2S	A1	C4a	D1	A2S
4	C3	C2	C4	C1	B1		4	B3S	B2S	A1	C4a	D1	A2S
3	C3-P	C2-P	C4-P	C1-P	B1-P		3	B3S-P	B2S-P	A1-G	C4a-P	D1-P	A2S-G
2	RESIDENTIAL CAR PARK						2	RESIDENTIAL CAR PARK					
1	COMMERCIAL/RESIDENTIAL CAR PARK						1	COMMERCIAL/RESIDENTIAL CAR PARK					

28 Tanah Merah Kechil Link S(468458)													
UNIT LEVEL	12	13	14	15	16		UNIT LEVEL	17	18	19	20	21	22
14	PH1 #14-12		C1a-E	A1a-E	B1a-E		14	B3S-E	B2Sa-E	C1-E	PH2 #14-20		C3-E
13	A2S	D1	C1a	A1a	B1a		13	B3S	B2Sa	C1	C4	C2	C3
12	A2S	D1	C1a	A1a	B1a		12	B3S	B2Sa	C1	C4	C2	C3
11	A2S	D1	C1a	A1a	B1a		11	B3S	B2Sa	C1	C4	C2	C3
10	A2S	D1	C1a	A1a	B1a		10	B3S	B2Sa	C1	C4	C2	C3
9	A2S	D1	C1a	A1a	B1a		9	B3S	B2Sa	C1	C4	C2	C3
8	A2S	D1	C1a	A1a	B1a		8	B3S	B2Sa	C1	C4	C2	C3
7	A2S	D1	C1a	A1a	B1a		7	B3S	B2Sa	C1	C4	C2	C3
6	A2S	D1	C1a	A1a	B1a		6	B3S	B2Sa	C1	C4	C2	C3
5	A2S	D1	C1a	A1a	B1a		5		B2Sa	C1	C4	C2	C3
4	A2S	D1	C1a	A1a	B1a		4		B2Sa	C1	C4	C2	C3
3	A2S-G	D1-P	C1a-P	A1a-G	B1a-P		3		B2Sa-P	C1-P	C4-P	C2-P	C3-P
2	RESIDENTIAL CAR PARK						2	RESIDENTIAL CAR PARK					
1	COMMERCIAL/RESIDENTIAL CAR PARK						1	COMMERCIAL/RESIDENTIAL CAR PARK					

TYPE A1	1-Bedroom	TYPE B2S	2-Bedroom + Study
TYPE A2S	1-Bedroom + Study	TYPE B3S	2-Bedroom + Study
TYPE B1	2-Bedroom	TYPE C1	3-Bedroom Classic

TYPE C2	3-Bedroom Deluxe	TYPE D1	4-Bedroom Luxury
TYPE C3	3-Bedroom Grande	TYPE PH1	4-Bedroom Penthouse
TYPE C4	3-Bedroom Premium	TYPE PH2	4-Bedroom Penthouse

THE IDEAL PLACE FOR YOUR PERSONAL SPACE AND HOME OFFICE

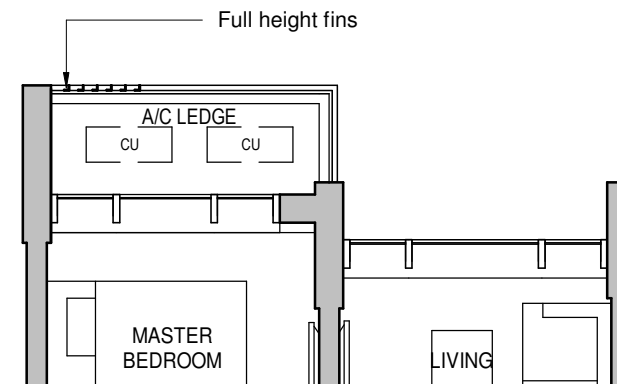


1-BEDROOM

TYPE A1-G

463 sqft / 43 sqm

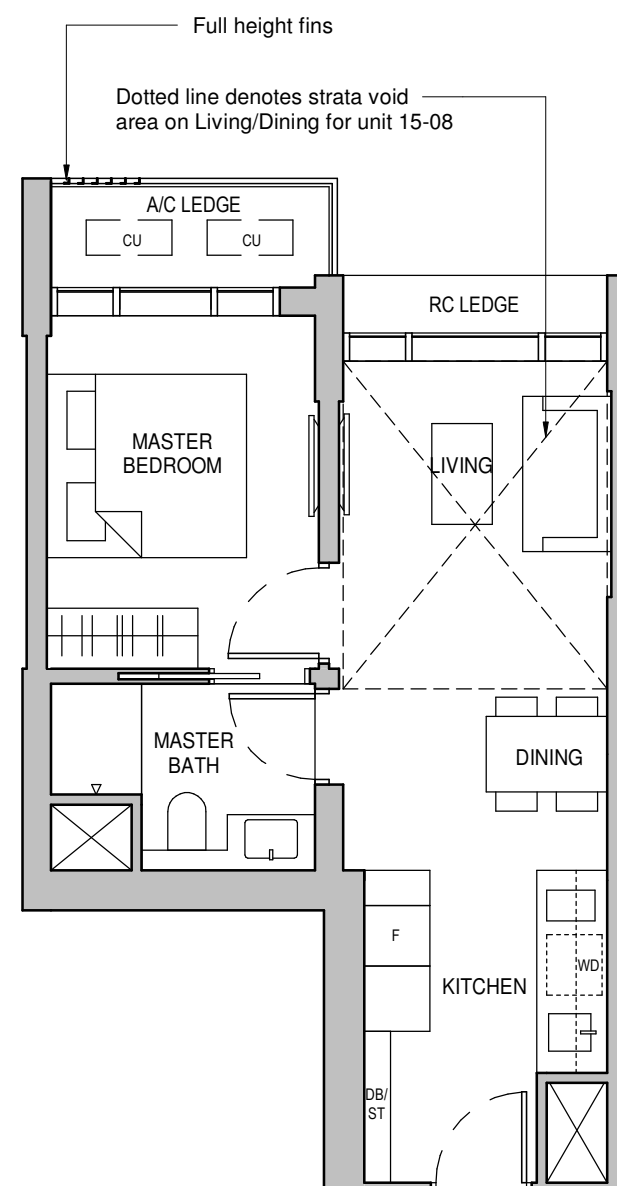
Tower 26
03-08



TYPE A1

463 sqft / 43 sqm

Tower 26
04-08 to 14-08



TYPE A1-E

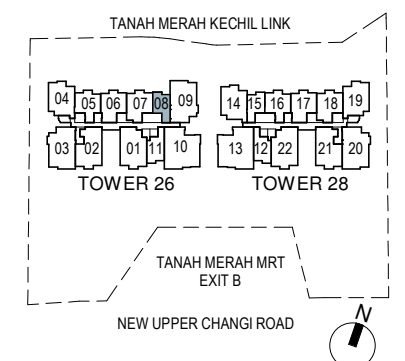
570 sqft / 53 sqm
(inclusive of 10 sqm Strata void area)

Tower 26
15-08



LEGEND

- | | |
|--|-------------------------|
| AC LEDGE - Air Conditioner Ledge | F - Refrigerator |
| CU - Condensing Unit | DB - Distribution Board |
| HS - Household Shelter | ST - Storage |
| WD - Washer cum Dryer | * - Mirrored Unit |
| RC LEDGE - Reinforced concrete ledge (excluded from strata area) | |
| ☒ Service Void Areas (exclude from strata area) | |



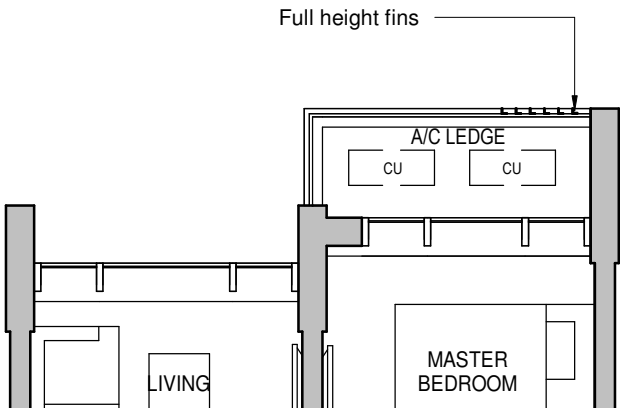
Area includes A/C ledge, balconies, private enclosed space and void (where applicable). Areas are estimated only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved screen, please refer to the annex of balcony screen side letter.

1-BEDROOM

TYPE A1A-G

463 sqft / 43 sqm

Tower 28
03-15



TYPE A1A

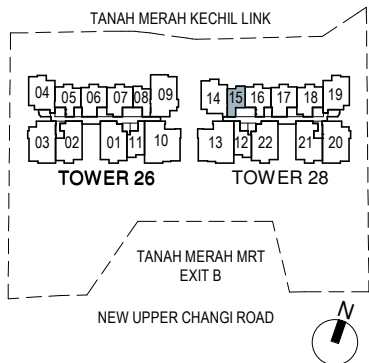
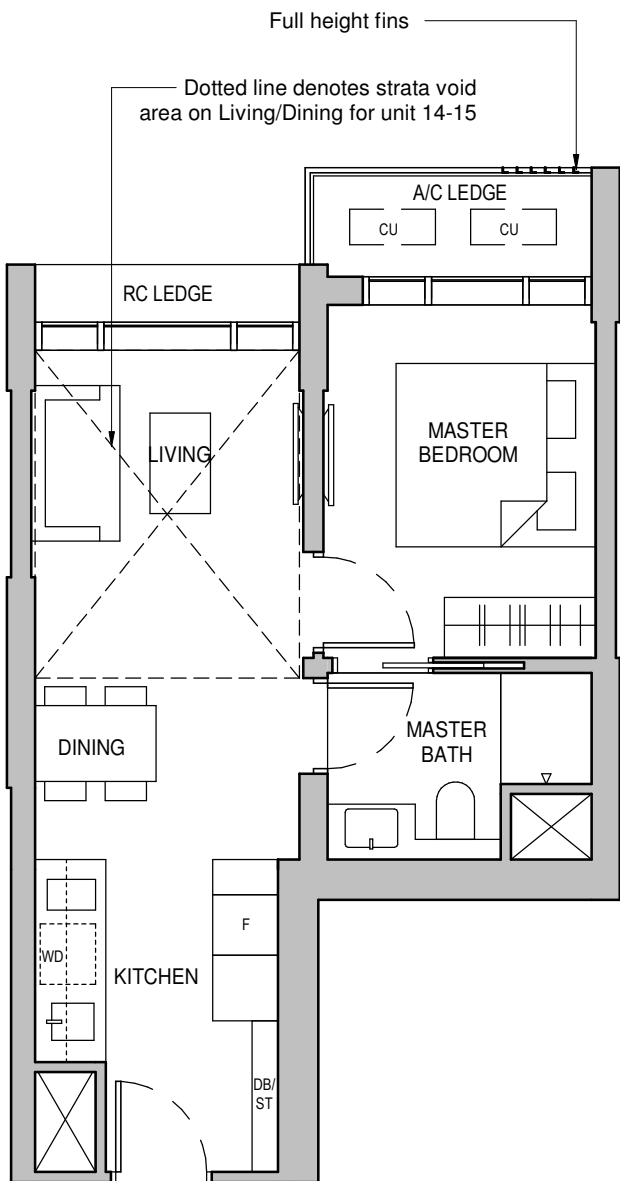
463 sqft / 43 sqm

Tower 28
04-15 to 13-15

TYPE A1A-E

570 sqft / 53 sqm
(inclusive of 10 sqm Strata void area)

Tower 28
14-15



- LEGEND**
- | | |
|--|-------------------------|
| AC LEDGE - Air Conditioner Ledge | F - Refrigerator |
| CU - Condensing Unit | DB - Distribution Board |
| HS - Household Shelter | ST - Storage |
| WD - Washer cum Dryer | * - Mirrored Unit |
| RC LEDGE - Reinforced concrete ledge (excluded from strata area) | |
| Service Void Areas (exclude from strata area) | |

Area includes A/C ledge, balconies, private enclosed space and void (where applicable). Areas are estimated only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved screen, please refer to the annex of balcony screen side letter.

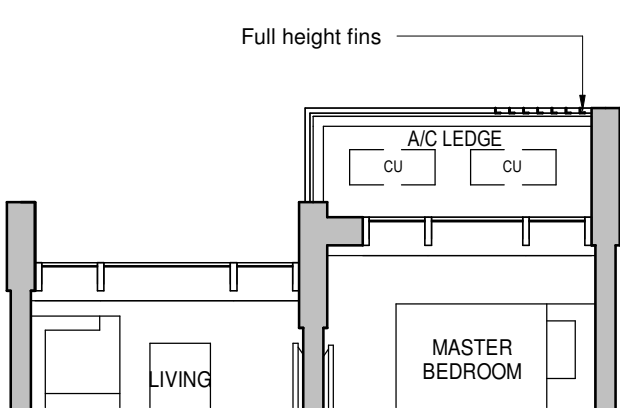
1-BEDROOM + STUDY

TYPE A2S-G

538 sqft / 50 sqm

Tower 26
03-11

Tower 28
03-12*

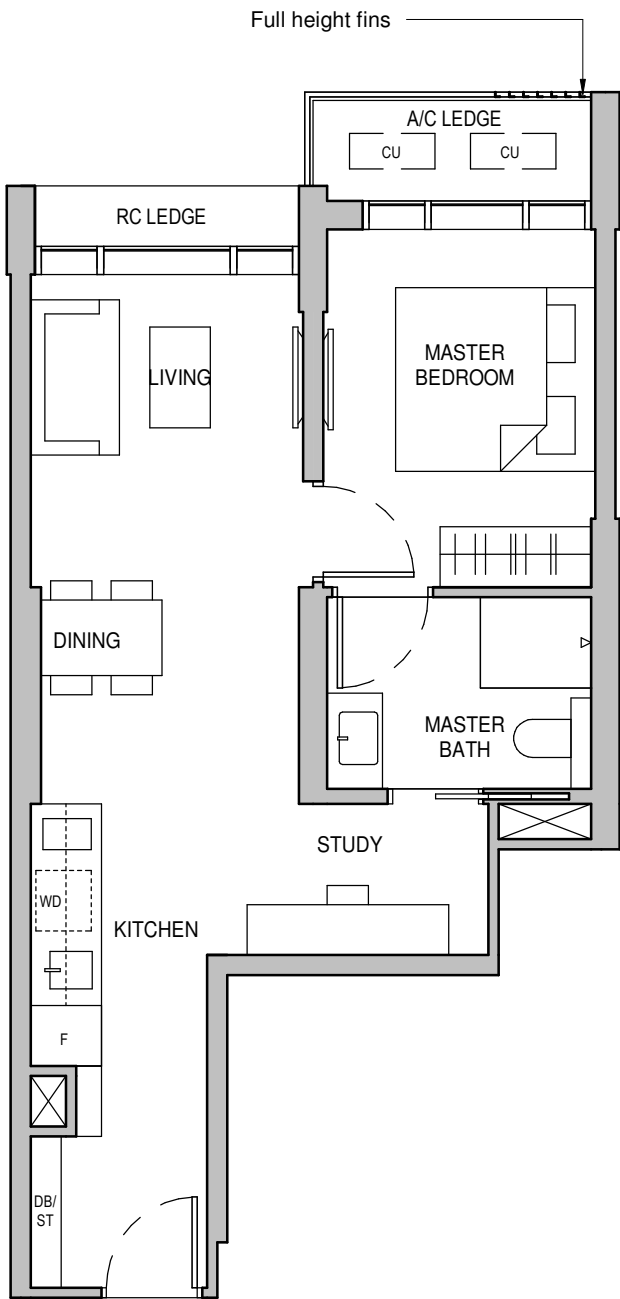


TYPE A2S

538 sqft / 50 sqm

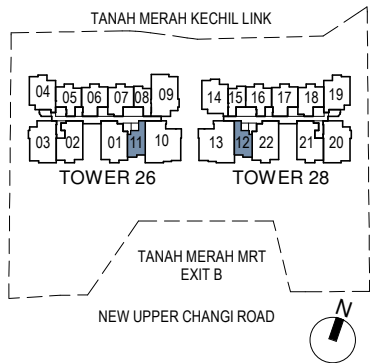
Tower 26
04-11 to 14-11

Tower 28
04-12* to 13-12*



- LEGEND**
- | | |
|--|-------------------------|
| AC LEDGE - Air Conditioner Ledge | F - Refrigerator |
| CU - Condensing Unit | DB - Distribution Board |
| HS - Household Shelter | ST - Storage |
| WD - Washer cum Dryer | * - Mirrored Unit |
| RC LEDGE - Reinforced concrete ledge (excluded from strata area) | |
| Service Void Areas (exclude from strata area) | |

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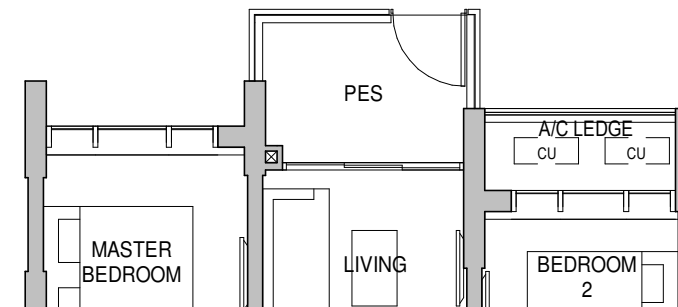
THE PERFECT HOME FOR THE PERFECT COUPLE



2-BEDROOM

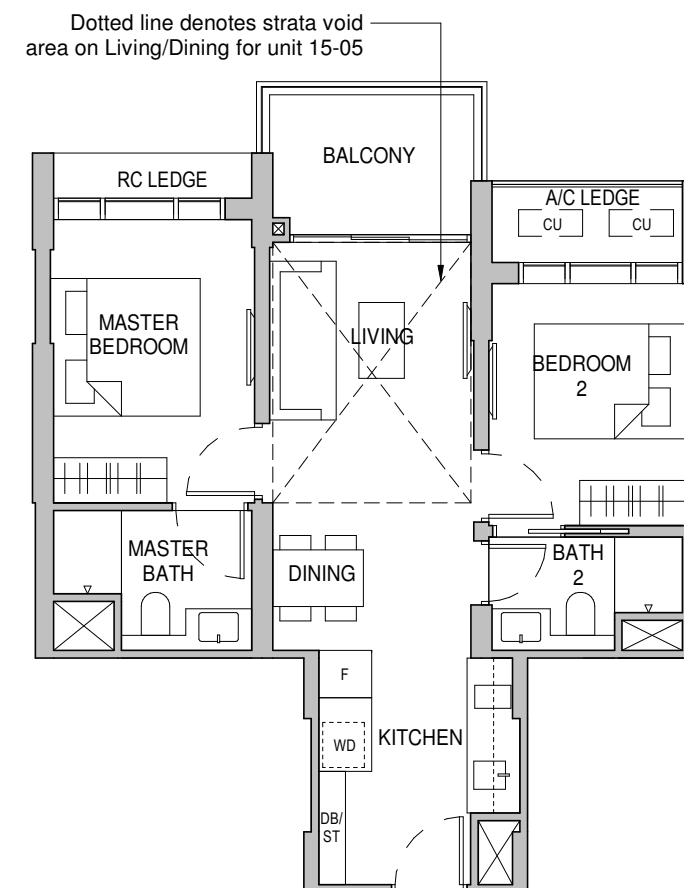
TYPE B1-P 678 sqft / 63 sqm

Tower 26
03-05



TYPE B1 678 sqft / 63 sqm

Tower 26
04-05 to 14-05



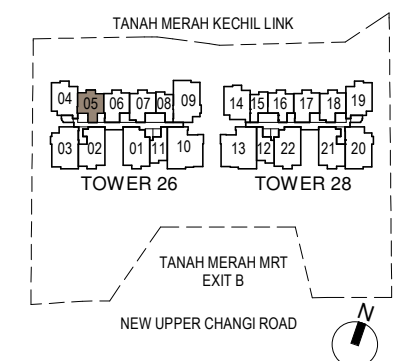
TYPE B1-E 786 sqft / 73 sqm (inclusive of 10 sqm Strata void area)

Tower 26
15-05



LEGEND

- | | |
|--|-------------------------|
| AC LEDGE - Air Conditioner Ledge | F - Refridgerator |
| CU - Condensing Unit | DB - Distribution Board |
| HS - Household Shelter | ST - Storage |
| WD - Washer cum Dryer | * - Mirrored Unit |
| RC LEDGE - Reinforced concrete ledge (excluded from strata area) | |
| ☒ Service Void Areas (exclude from strata area) | |



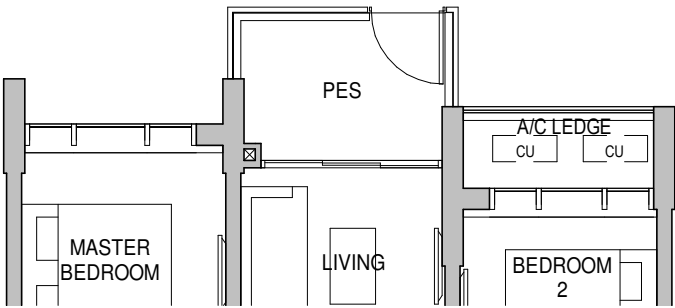
Area includes A/C ledge, balconies, private enclosed space and void (where applicable). Areas are estimated only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved screen, please refer to the annex of balcony screen side letter.

2-BEDROOM

TYPE B1A-P

689 sqft / 64 sqm

Tower 28
03-16



TYPE B1A

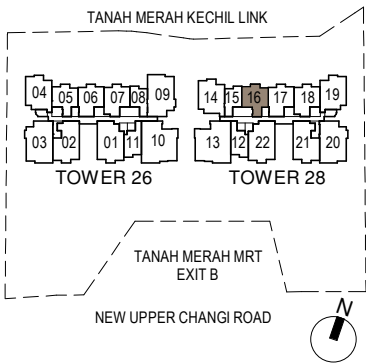
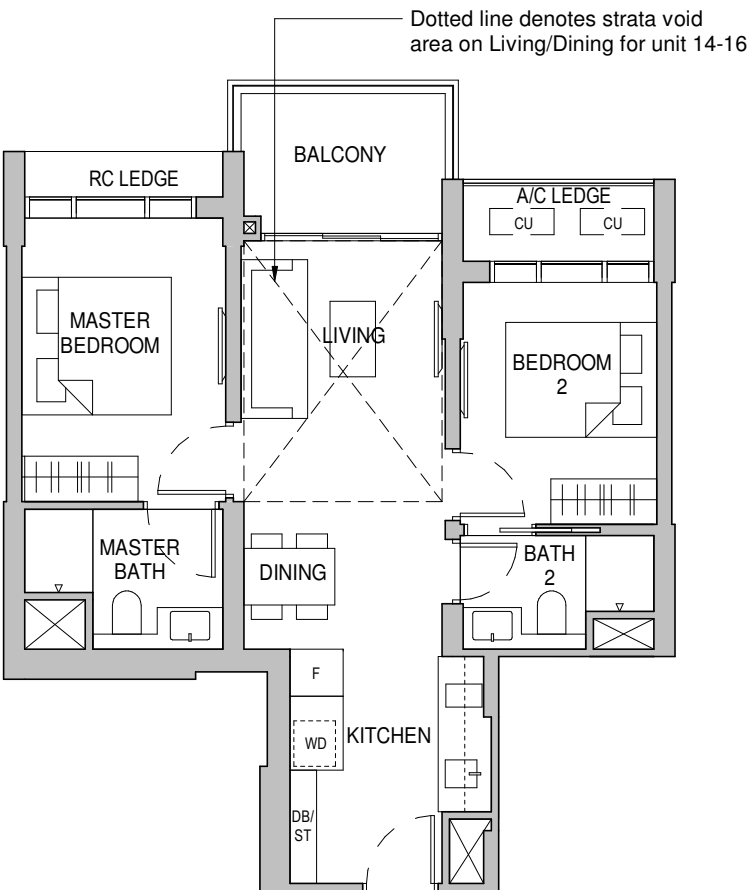
689 sqft / 64 sqm

Tower 28
04-16 to 13-16

TYPE B1A-E

797 sqft / 74 sqm
(inclusive of 10 sqm Strata void area)

Tower 28
14-16



- LEGEND**
- AC LEDGE - Air Conditioner Ledge
 - CU - Condensing Unit
 - HS - Household Shelter
 - WD - Washer cum Dryer
 - RC LEDGE - Reinforced concrete ledge (excluded from strata area)
 - Service Void Areas (exclude from strata area)
 - F - Refridgerator
 - DB - Distribution Board
 - ST - Storage
 - * - Mirrored Unit

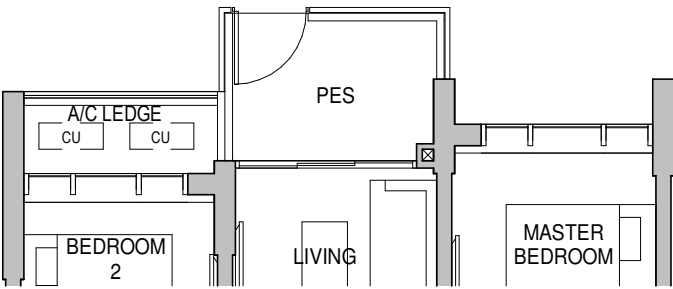
Area includes A/C ledge, balconies, private enclosed space and void (where applicable). Areas are estimated only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved screen, please refer to the annex of balcony screen side letter.

2-BEDROOM + STUDY

TYPE B2S-P

753 sqft / 70 sqm

Tower 26
03-07



TYPE B2S

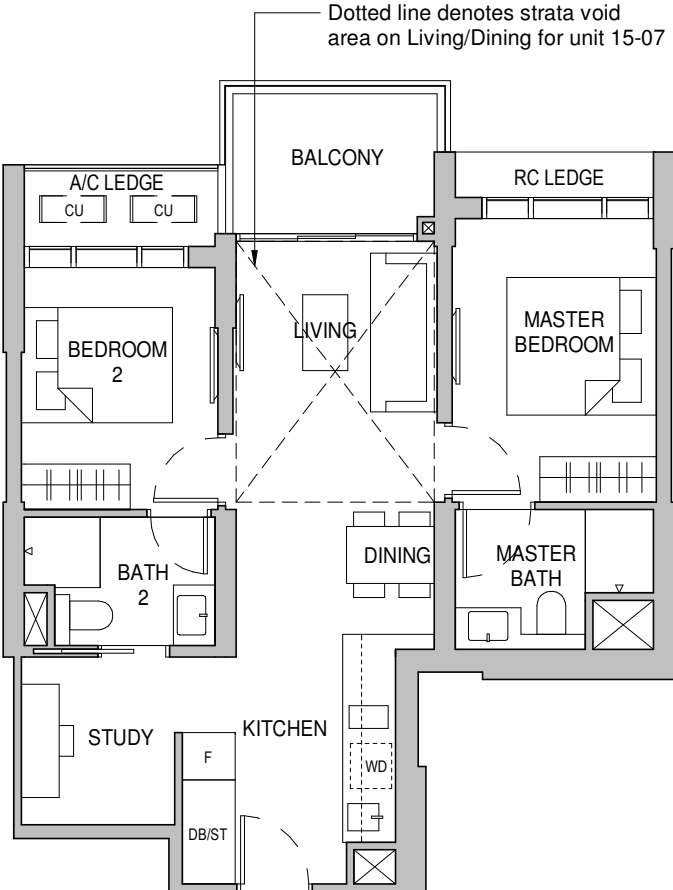
753 sqft / 70 sqm

Tower 26
04-07 to 14-07

TYPE B2S-E

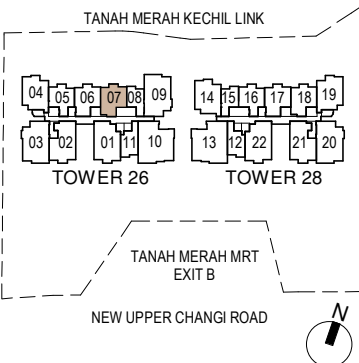
861 sqft / 80 sqm
(inclusive of 10 sqm Strata void area)

Tower 26
15-07



- LEGEND**
- AC LEDGE - Air Conditioner Ledge
 - CU - Condensing Unit
 - HS - Household Shelter
 - WD - Washer cum Dryer
 - RC LEDGE - Reinforced concrete ledge (excluded from strata area)
 - Service Void Areas (exclude from strata area)
 - F - Refridgerator
 - DB - Distribution Board
 - ST - Storage
 - * - Mirrored Unit

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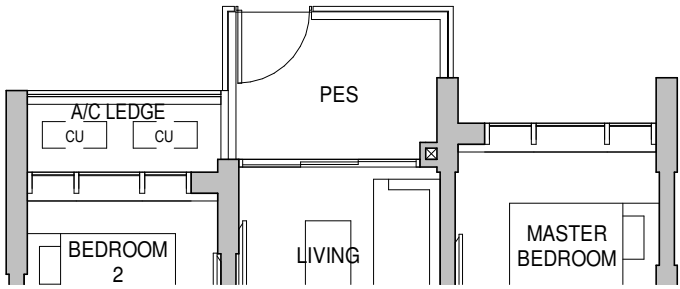


2-BEDROOM + STUDY

TYPE B2SA-P

753 sqft / 70 sqm

Tower 28
03-18



TYPE B2SA

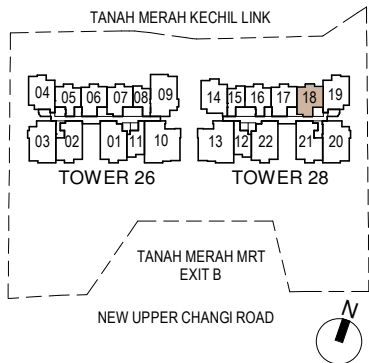
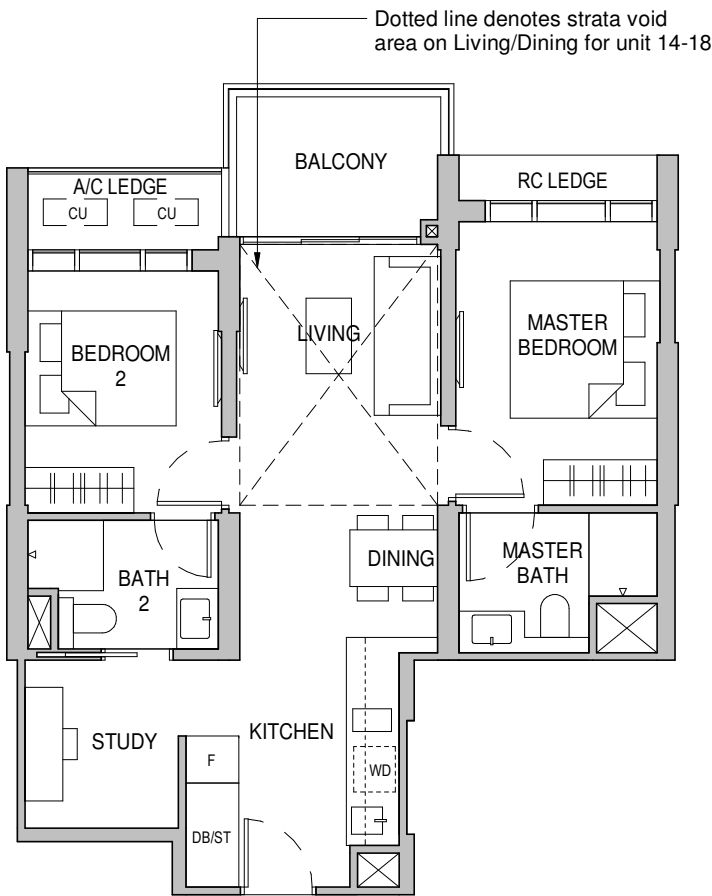
753 sqft / 70 sqm

Tower 28
04-18 to 13-18

TYPE B2SA-E

861 sqft / 80 sqm
(inclusive of 10 sqm Strata void area)

Tower 28
14-18



LEGEND
AC LEDGE - Air Conditioner Ledge
CU - Condensing Unit
HS - Household Shelter
WD - Washer cum Dryer
RC LEDGE - Reinforced concrete ledge (excluded from strata area)
F - Refridgerator
DB - Distribution Board
ST - Storage
* - Mirrored Unit
Service Void Areas (exclude from strata area)

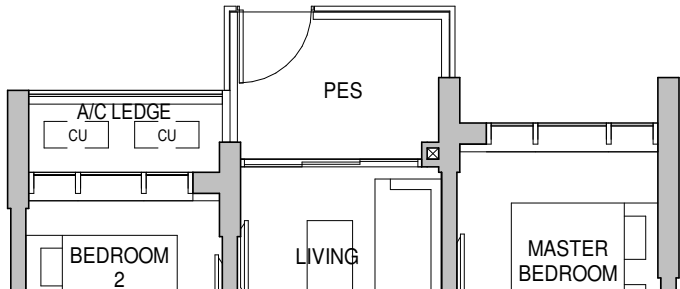
Area includes A/C ledge, balconies, private enclosed space and void (where applicable). Areas are estimated only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved screen, please refer to the annex of balcony screen side letter.

2-BEDROOM + STUDY

TYPE B3S-P

764 sqft / 71 sqm

Tower 26
03-06



TYPE B3S

764 sqft / 71 sqm

Tower 26
04-06 to 14-06

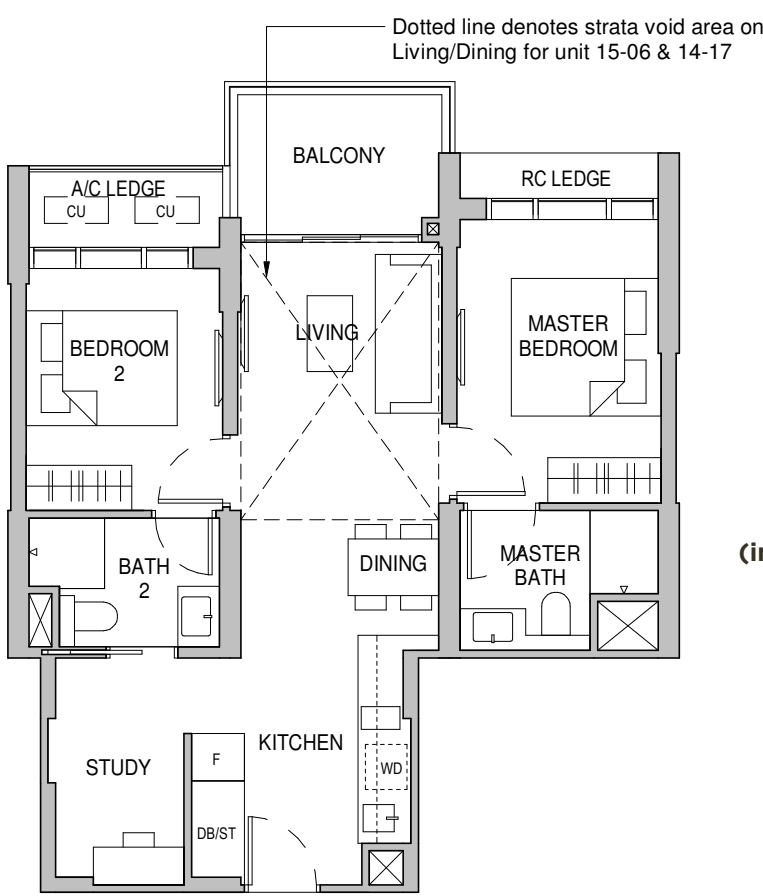
Tower 28
06-17 to 13-17

TYPE B3S-E

883 sqft / 82 sqm
(inclusive of 11 sqm Strata void area)

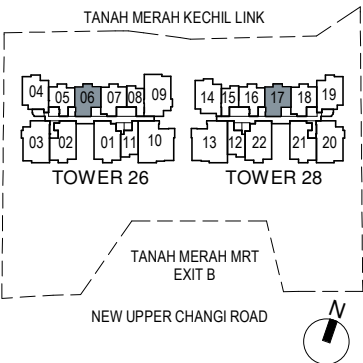
Tower 26
15-06

Tower 28
14-17



LEGEND
AC LEDGE - Air Conditioner Ledge
CU - Condensing Unit
HS - Household Shelter
WD - Washer cum Dryer
RC LEDGE - Reinforced concrete ledge (excluded from strata area)
F - Refridgerator
DB - Distribution Board
ST - Storage
* - Mirrored Unit
Service Void Areas (exclude from strata area)

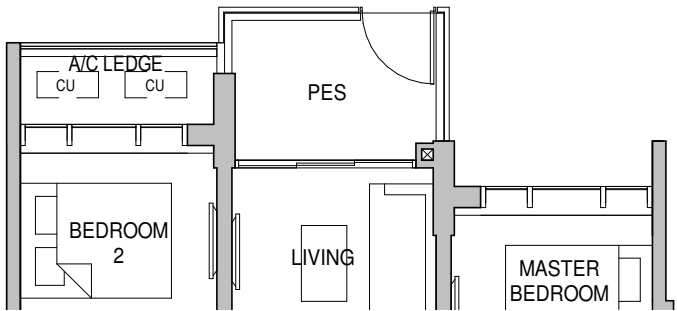
Area includes A/C ledge, balconies, private enclosed space and void (where applicable). Areas are estimated only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved screen, please refer to the annex of balcony screen side letter.



A CLASSIC LAYOUT THAT IS JUST RIGHT FOR A SMALL HOUSEHOLD



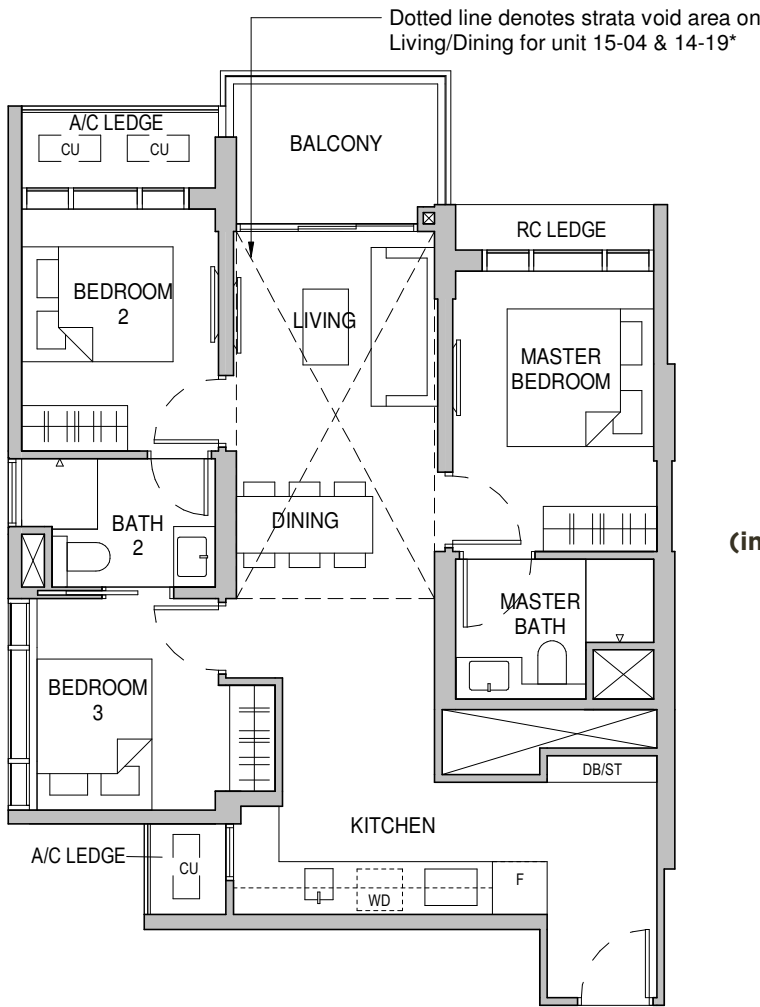
3-BEDROOM CLASSIC



TYPE C1-P 904 sqft / 84 sqm

Tower 26
03-04

Tower 28
03-19*



TYPE C1 904 sqft / 84 sqm

Tower 26
04-04 to 14-04

Tower 28
04-19* to 13-19*

TYPE C1-E 1055 sqft / 98 sqm (inclusive of 14 sqm Strata void area)

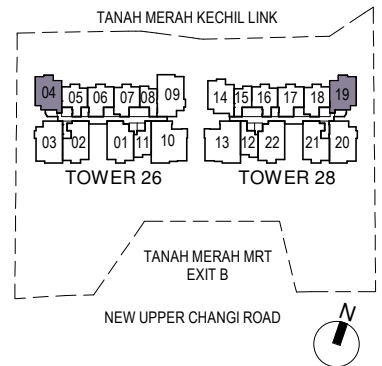
Tower 26
15-04

Tower 28
14-19*



LEGEND

- AC LEDGE - Air Conditioner Ledge
- CU - Condensing Unit
- HS - Household Shelter
- WD - Washer cum Dryer
- RC LEDGE - Reinforced concrete ledge (excluded from strata area)
- Service Void Areas (exclude from strata area)
- F - Refrigerator
- DB - Distribution Board
- ST - Storage
- * - Mirrored Unit



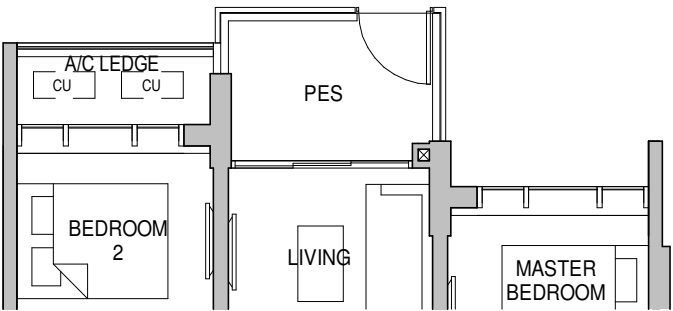
Area includes A/C ledge, balconies, private enclosed space and void (where applicable). Areas are estimated only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved screen, please refer to the annex of balcony screen side letter.

3-BEDROOM CLASSIC

TYPE C1A-P

904 sqft / 84 sqm

Tower 28
03-14



TYPE C1A

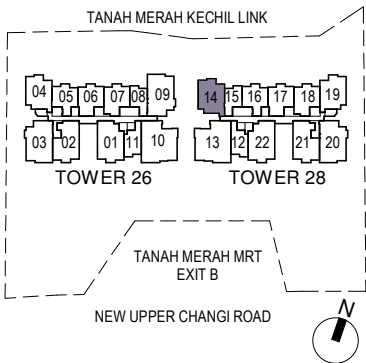
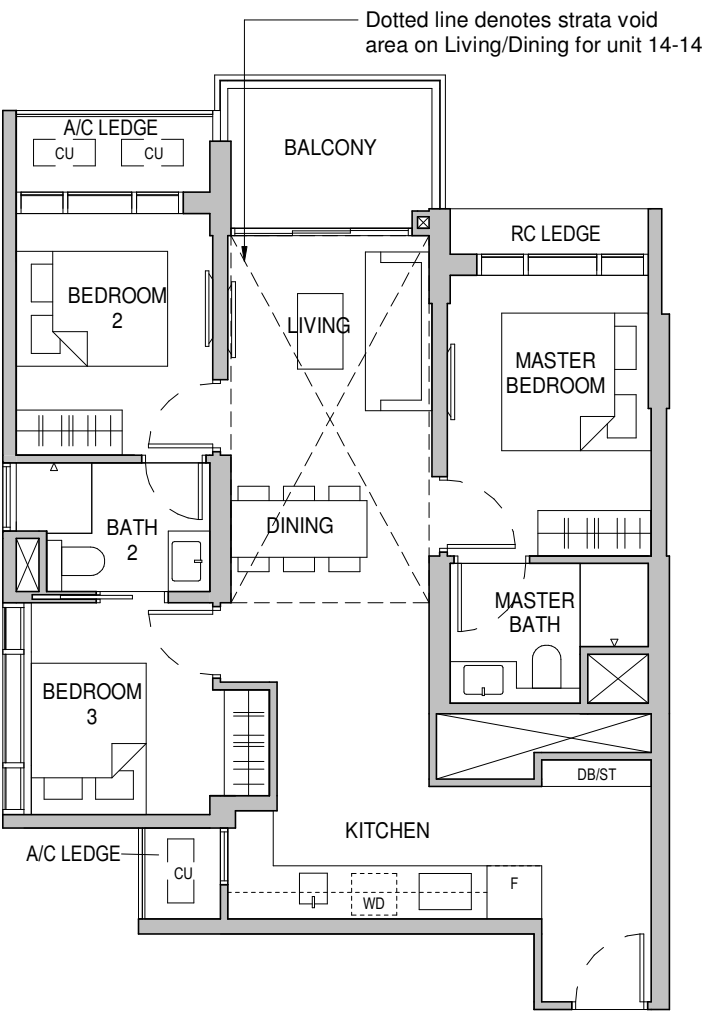
904 sqft / 84 sqm

Tower 28
04-14 to 13-14

TYPE C1A-E

1055 sqft / 98 sqm
(inclusive of 14 sqm Strata void area)

Tower 28
14-14



- LEGEND**
- AC LEDGE - Air Conditioner Ledge
 - CU - Condensing Unit
 - HS - Household Shelter
 - WD - Washer cum Dryer
 - RC LEDGE - Reinforced concrete ledge (excluded from strata area)
 - Service Void Areas (exclude from strata area)
 - F - Refridgerator
 - DB - Distribution Board
 - ST - Storage
 - * - Mirrored Unit

Area includes A/C ledge, balconies, private enclosed space and void (where applicable). Areas are estimated only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved screen, please refer to the annex of balcony screen side letter.

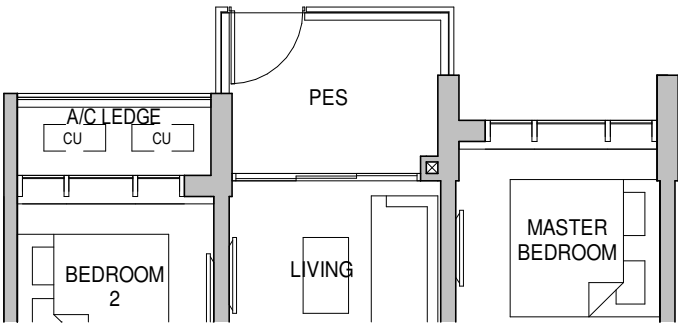
3-BEDROOM DELUXE

TYPE C2-P

1044 sqft / 97 sqm

Tower 26
03-02

Tower 28
03-21*

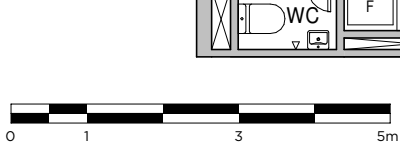
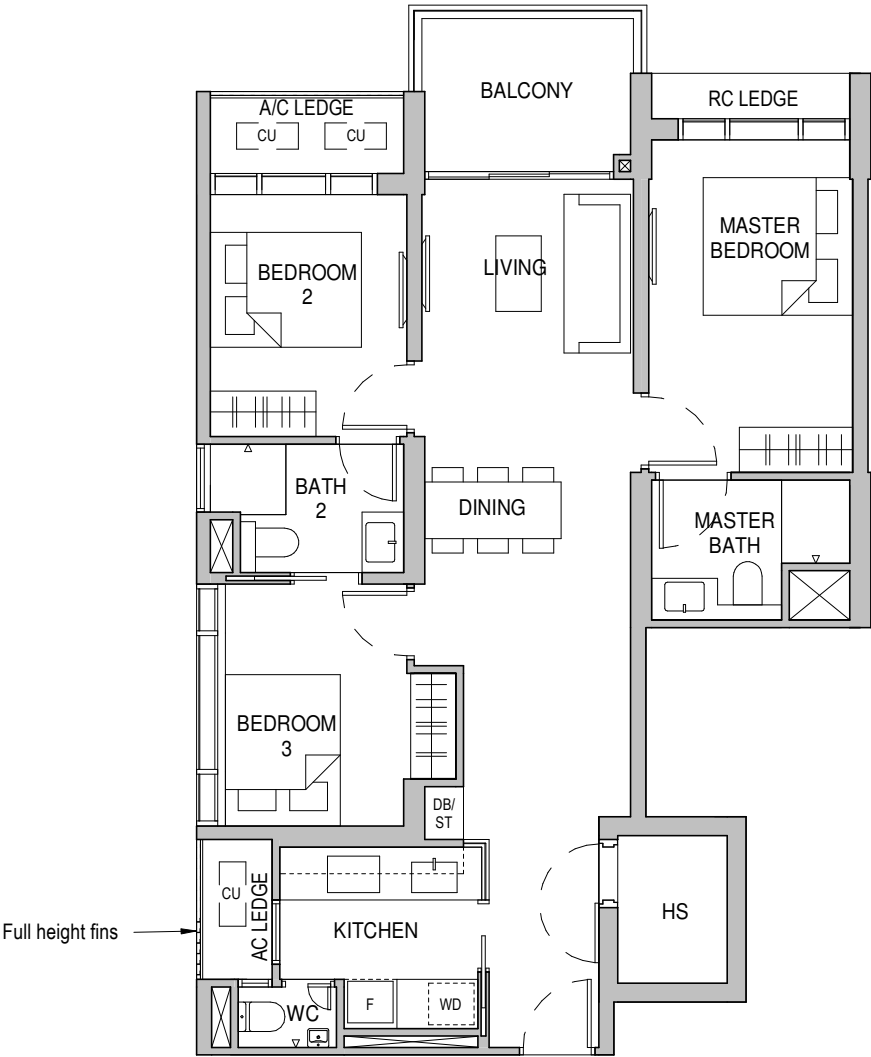


TYPE C2

1044 sqft / 97 sqm

Tower 26
04-02 to 14-02

Tower 28
04-21* to 13-21*



- LEGEND**
- AC LEDGE - Air Conditioner Ledge
 - CU - Condensing Unit
 - HS - Household Shelter
 - WD - Washer cum Dryer
 - RC LEDGE - Reinforced concrete ledge (excluded from strata area)
 - Service Void Areas (exclude from strata area)
 - F - Refridgerator
 - DB - Distribution Board
 - ST - Storage
 - * - Mirrored Unit

Area includes A/C ledge, balconies, private enclosed space and void (where applicable). Areas are estimated only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved screen, please refer to the annex of balcony screen side letter.



A MULTI-FACETED SETUP FOR A MULTI- GENERATIONAL FAMILY

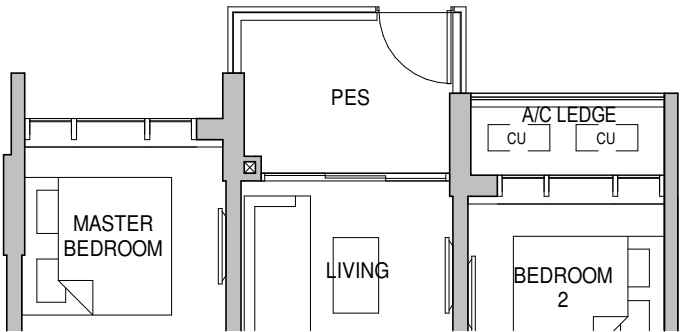


3-BEDROOM GRANDE

TYPE C3-P 1119 sqft / 104 sqm

Tower 26
03-01

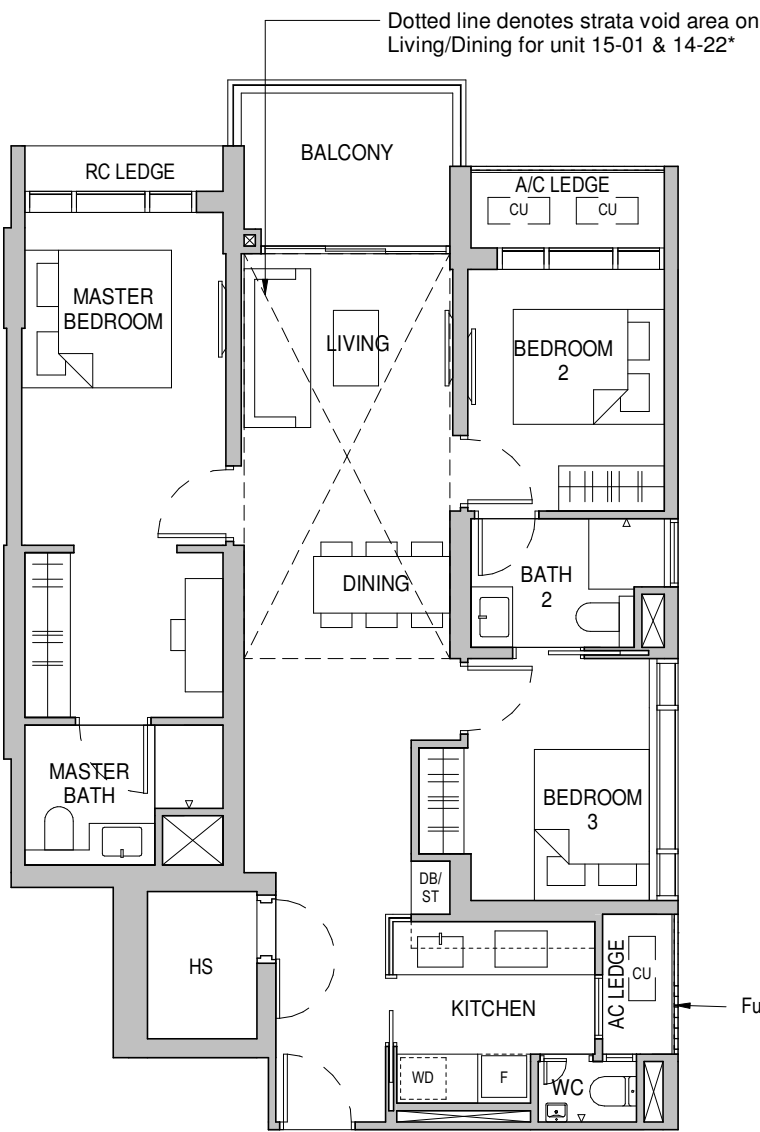
Tower 28
03-22*



TYPE C3 1119 sqft / 104 sqm

Tower 26
04-01 to 14-01

Tower 28
04-22* to 13-22*



TYPE C3-E 1292 sqft / 120 sqm (inclusive of 16 sqm High Ceiling)

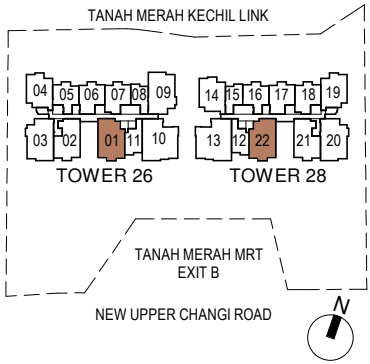
Tower 26
15-01

Tower 28
14-22*



- LEGEND**
- AC LEDGE - Air Conditioner Ledge
 - CU - Condensing Unit
 - HS - Household Shelter
 - WD - Washer cum Dryer
 - RC LEDGE - Reinforced concrete ledge (excluded from strata area)
 - Service Void Areas (excluded from strata area)
 - F - Refrigerator
 - DB - Distribution Board
 - ST - Storage
 - * - Mirrored Unit

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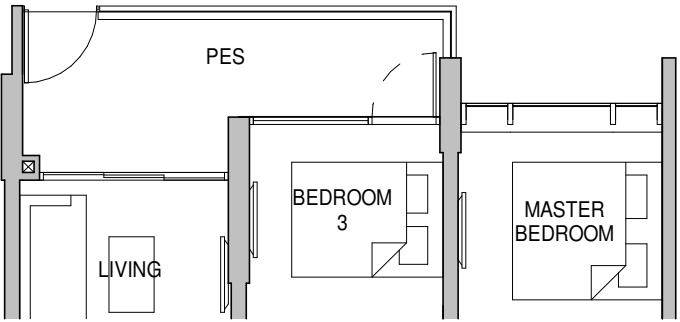
3-BEDROOM PREMIUM

TYPE C4-P

1163 sqft / 108 sqm

Tower 26
03-03

Tower 28
03-20*

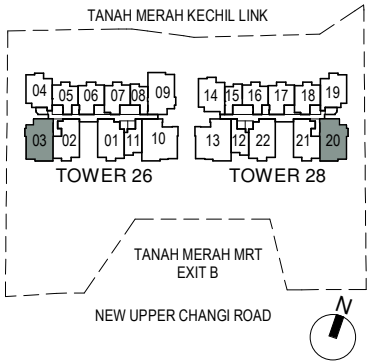


TYPE C4

1163 sqft / 108 sqm

Tower 26
04-03 to 14-03

Tower 28
04-20* to 13-20*



- LEGEND**
- | | |
|--|-------------------------|
| AC LEDGE - Air Conditioner Ledge | F - Refridgerator |
| CU - Condensing Unit | DB - Distribution Board |
| HS - Household Shelter | ST - Storage |
| WD - Washer cum Dryer | * - Mirrored Unit |
| RC LEDGE - Reinforced concrete ledge (excluded from strata area) | |
| Service Void Areas (exclude from strata area) | |

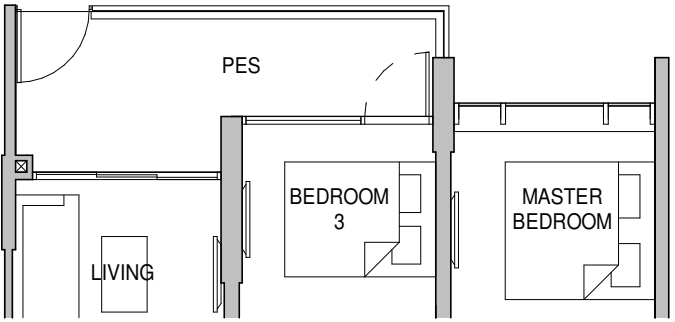
Area includes A/C ledge, balconies, private enclosed space and void (where applicable). Areas are estimated only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved screen, please refer to the annex of balcony screen side letter.

3-BEDROOM PREMIUM

TYPE C4A-P

1163 sqft / 108 sqm

Tower 26
03-09



TYPE C4A

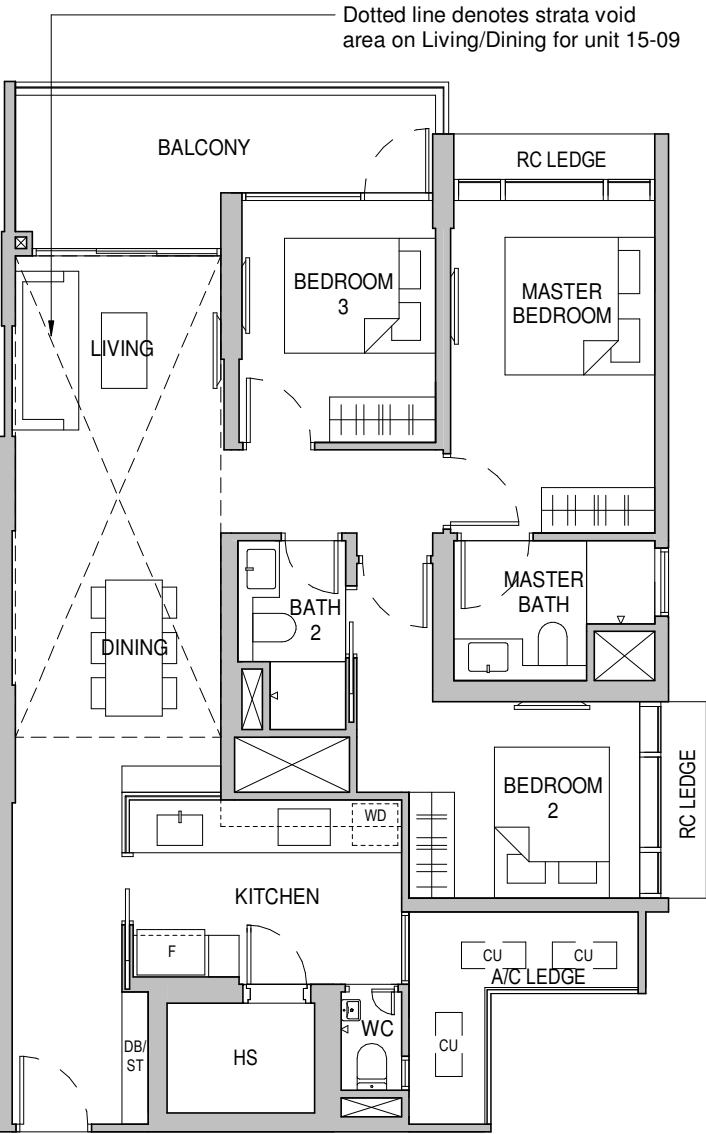
1163 sqft / 108 sqm

Tower 26
04-09 to 14-09

TYPE C4A-E

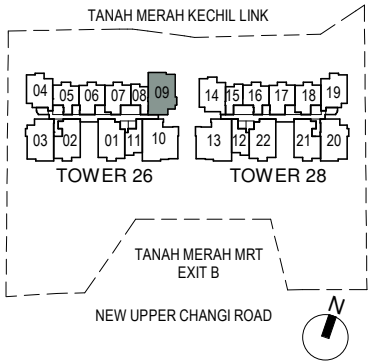
1367 sqft / 127 sqm
(inclusive of 19 sqm Strata void area)

Tower 26
15-09



- LEGEND**
- | | |
|--|-------------------------|
| AC LEDGE - Air Conditioner Ledge | F - Refridgerator |
| CU - Condensing Unit | DB - Distribution Board |
| HS - Household Shelter | ST - Storage |
| WD - Washer cum Dryer | * - Mirrored Unit |
| RC LEDGE - Reinforced concrete ledge (excluded from strata area) | |
| Service Void Areas (exclude from strata area) | |

Area includes A/C ledge, balconies, private enclosed space and void (where applicable). Areas are estimated only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved screen, please refer to the annex of balcony screen side letter.



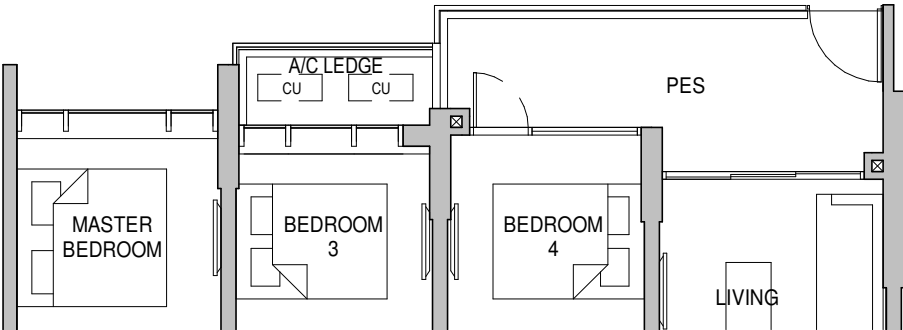
4-BEDROOM LUXURY

TYPE D1-P

1518 sqft / 141 sqm

Tower 26
03-10

Tower 28
03-13*

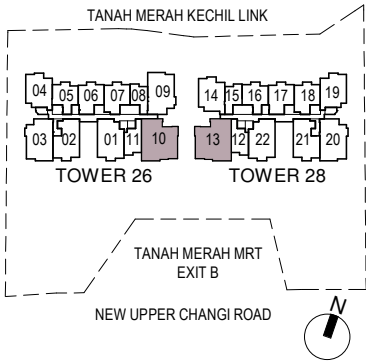
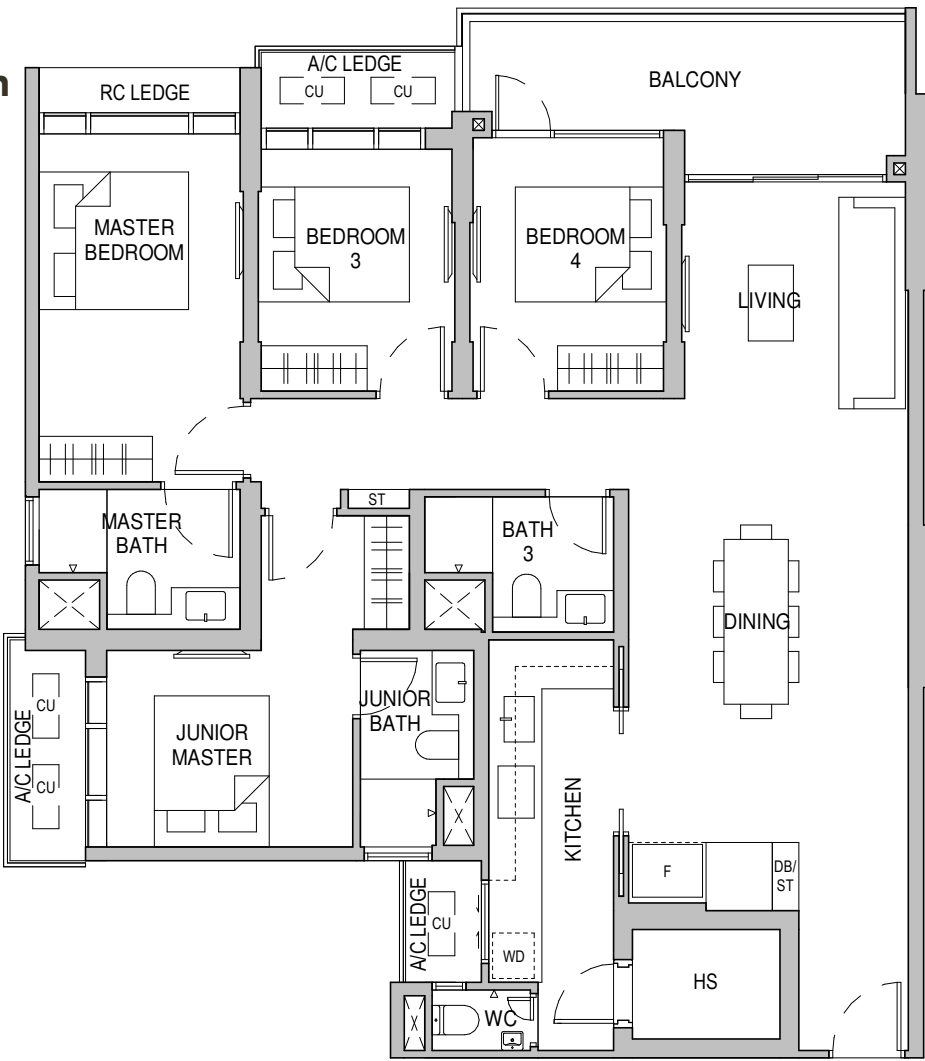


TYPE D1

1518 sqft / 141 sqm

Tower 26
04-10 to 14-10

Tower 28
04-13* to 13-13*



- LEGEND**
- AC LEDGE - Air Conditioner Ledge
 - CU - Condensing Unit
 - HS - Household Shelter
 - WD - Washer cum Dryer
 - RC LEDGE - Reinforced concrete ledge (excluded from strata area)
 - Service Void Areas (exclude from strata area)
 - F - Refridgerator
 - DB - Distribution Board
 - ST - Storage
 - * - Mirrored Unit

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AN EXTRAORDINARY SPACE THAT DEFINES YOUR EXQUISITE TASTE



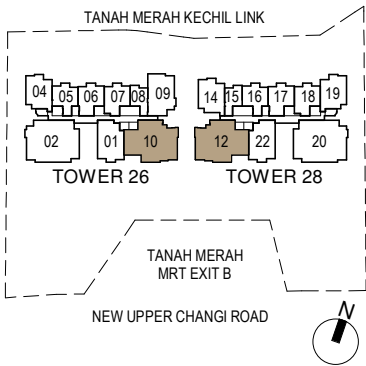
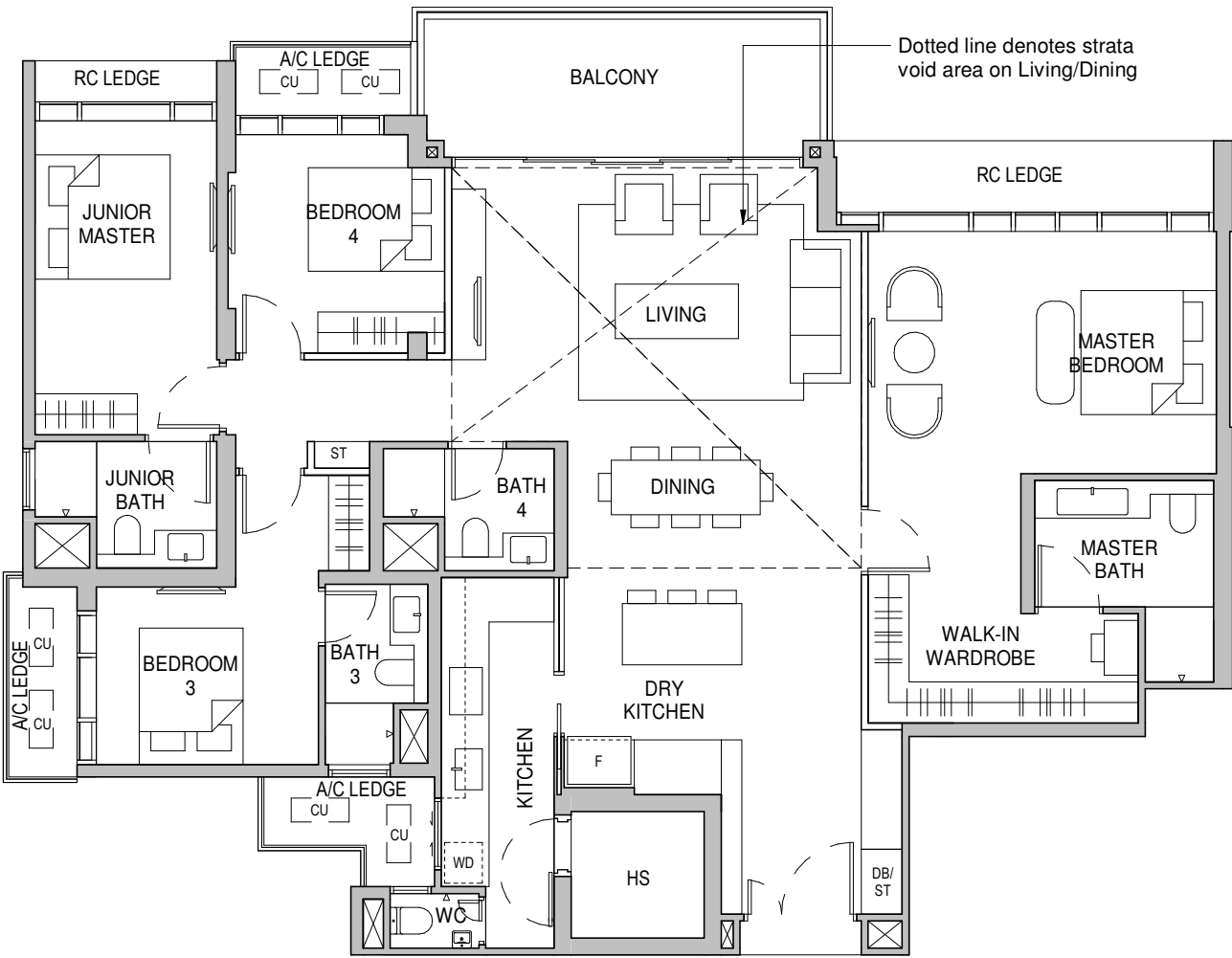
4-BEDROOM PENTHOUSE

TYPE PH1

2400 sqft / 223 sqm
(inclusive of 34 sqm Strata void area)

Tower 26
15-10

Tower 28
14-12*



- LEGEND**
- AC LEDGE - Air Conditioner Ledge
 - CU - Condensing Unit
 - HS - Household Shelter
 - WD - Washer cum Dryer
 - RC LEDGE - Reinforced concrete ledge (excluded from strata area)
 - Service Void Areas (exclude from strata area)
 - F - Refridgerator
 - DB - Distribution Board
 - ST - Storage
 - * - Mirrored Unit

Area includes A/C ledge, balconies, private enclosed space and void (where applicable). Areas are estimated only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved screen, please refer to the annex of balcony screen side letter.

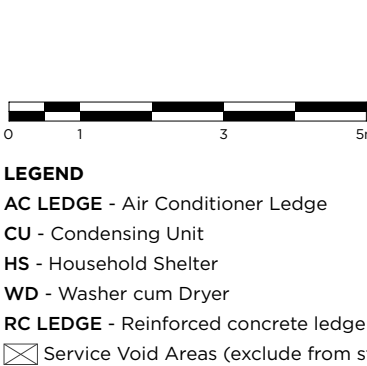
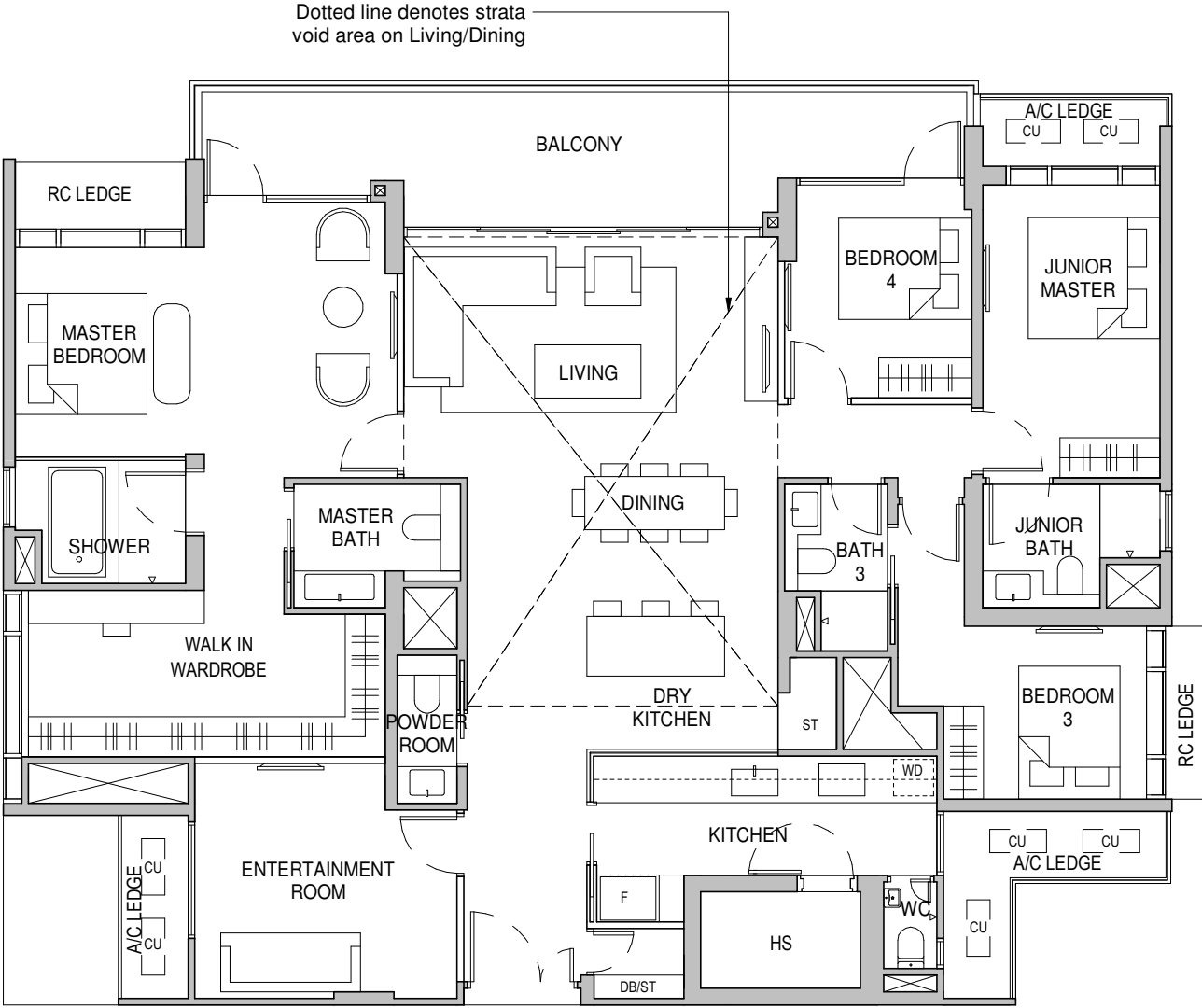
4-BEDROOM PENTHOUSE

TYPE PH2

2756 sqft / 256 sqm
(inclusive of 39 sqm Strata void area)

Tower 26
15-02

Tower 28
14-20*



- LEGEND**
- AC LEDGE - Air Conditioner Ledge
 - CU - Condensing Unit
 - HS - Household Shelter
 - WD - Washer cum Dryer
 - RC LEDGE - Reinforced concrete ledge (excluded from strata area)
 - Service Void Areas (exclude from strata area)
 - F - Refridgerator
 - DB - Distribution Board
 - ST - Storage
 - * - Mirrored Unit

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ABOUT MCC SINGAPORE

MCC Singapore is a subsidiary of Metallurgy Corporation of China Ltd, a Fortune Global 500 company listed in Hong Kong and Shanghai. With a focus on urban development and management, property development, project management as well as construction, MCC Singapore has been actively involved in transforming the Singapore cityscape through various notable projects such as Universal Studios Singapore, Resorts World Sentosa, Keppel Distripark and Singapore Expo. In addition, MCC Singapore has also developed and/or project managed several executive condominiums and private condominiums. They include The Alps Residences, Queens Peak, The Canopy, The Nautical, Canberra Residences, One Canberra, Forestville, The Poiz Residences and The Poiz Centre, Provence Residence as well as One Bernam.



Developer: MCC LAND (TMK) PTE. LTD. • License No.: C1432 • Location: Lot No. 11220N of Mukim 27, Singapore • Tenure: 99 years commencing on 10 February 2021 • Encumbrances on the Land: Caveat IG/530373U in favour of Bank of China Limited • BP No.: A1839-00014-2020-BP01 dated 18 February 2022 and A1839-00014-2020-BP02 dated 12 August 2022 • Expected Vacant Possession Date: 31 May 2027 • Expected Legal Completion Date: 31 May 2030

Whilst every reasonable care has been taken in preparing this brochure, the developer and its agents cannot be held responsible for any inaccuracies. All statements are believed to be correct but are not to be regarded as statements or representations of fact.

All information and specifications are current at the time of going to press and are subject to change as may be required and cannot form part of the contract. All plans are subject to any amendments approved or may be approved by the relevant authority. Visual representations including (architectural) models, drawings, photographs / pictures and artists' renderings are impression only, while illustrations of interiors are only decor suggestions and none to be regarded as representation facts. Floor areas are approximate measurements and subject to final survey.



JOINTLY DEVELOPED BY

www.scenecaresidence.com.sg

sales@mcc.sg



FACT SHEET

ALL DIMENSIONS, AREAS AND DISTANCES
ARE APPROXIMATE AND FOR REFERENCE ONLY



Project Name	SCENECA RESIDENCE 景乐苑
Developer	MCC Land (TMK) Pte. Ltd.
Location	Tanah Merah Kechil Link
Tenure	99 years
Site Area	8,880 sqm
Plot Ratio	3.0
Proposed GFA (Residential)	24,693.12 sqm
Proposed GFA (Retail)	Approx. 2,000 sqm (1,000 sqm supermarket + 1,000 sqm retail & F&B)
Developer's Licence No	C1432
Expected Vacant Possession Date	31 May 2027
No. of Units	268 residential units (1-4 BR & PH)
No. of Storeys	14 & 15 storeys
No. of parking Lots for Residential Flat Units	214 CP Lots (4 Readiness provision for EV Charging Stations) + 3 Accessible Lots, 68 Bicycle Lots
Description	Proposed residential flats development comprising 2 blocks of 14/15-storey apartments (total: 268 units) with carpark and communal facilities and commercial at 1 st storey with basement at MK27 on Lot 11220N at New Upper Changi Road / Tanah Merah Kechil Link (Bedok Planning Area)



Consultants	
Architect	ADDP Architects LLP
Landscape Consultant	Ecoplan Asia Pte. Ltd.
Main Contractor	China Jingye Construction Engineering (S) Pte. Ltd.
Structural	KCL Consultants Pte. Ltd.
M & E	Meinhardt (Singapore) Pte. Ltd.
Land Surveyor	How Huai Hoon Surveyors



Project Account	
Account No.	650090012055755
Payee's name	Bank of China Singapore Branch for Project A/C 650090012055755 of MCC Land (TMK) Pte. Ltd.
Solicitor Details	
Solicitor	LEE & LEE Advocates & Solicitors
Address	25 North Bridge Road, Level 7, Singapore 179104



General Public Enquiry	
Contact / WhatsApp / WeChat	+65 8338 7800
Email	sales@mcc.sg
Website	www.scenecaresidence.com.sg
Social Media	
Facebook	https://www.facebook.com/Sceneca-Residence-106517851989785/
Instagram	sceneca.residence
Hashtag	#Bepartofthescene

Unit Mix							
BR	Unit Type	No. of Units	% By Units	Sqm	Sqft	Share Value	Est. Monthly Maintenance Fund (Excl. GST)
1BR	Type A1/A1-E/A1-G/ A1a-E/A1a/A1a-G	25	9%	43/53	463/570	217	\$293 - \$313
1BR+Study	Type A2S/A2S-G	23	9%	50	538	217	
2BR	Type B1/B1-E/B1-P/ B1a/B1a-E/B1a-P	25	9%	63-74	678-797	260	\$356 - 375
2BR+Study	Type B2S/B2-E/B2-P/ B2Sa/B2Sa-E/B2Sa-P	25	9%	70/80	753/861	260	
	Type B3S/B3S-E/B3S-P	22	8%	71/82	764/883	260	
3BR Classic	Type C1/C1-E/C1-P/ C1a/C1a-E/C1a-P	37	14%	84/98	904/1,055	260	\$356 - \$375
3BR Deluxe	Type C2/C2-P	23	9%	97	1,044	260	
3BR Grande	Type C3/C3-E/C3-P	25	9%	104/120	1,119/1,292	303	\$415 - \$436
3BR Premium	Type C4/C4-P/C4a/ C4a-E/ C4a-P	36	13%	108/127	1,163/1,367	303	
4BR Luxury	Type D1/D1-P	23	9%	141	1,518	303	\$415 - \$436
Penthouse	Type PH1/PH2	4	2%	223/256	2,400/2,756	347/390	PH1: \$475 - \$499 PH2: \$534 - \$560
Total		268	100%				



Show Unit Type Represented in Sales Gallery			
Unit Type	Bedroom Type	Area (sqm)	Area (sqft)
A2S	1 BR + Study	50	538
B2S	2 BR + Study	70	753
C4	3 BR Premium	108	1,163
Smart Home Feature			
Smart Home Gateway			
WIFI Camera Doorbell			
Main Door Digital Lock			
Smart Air Conditioner Control (Living and Master Bedroom)			



Recreation Facilities Level 1	
1. Lift Lobby (Tower 26) 2. Lift Lobby (Tower 28) 3. Residential Car Park 4. Bicycle Lots 5. Guardhouse 6. Generator set (M&E) 7. Exit	
Public Access	Basement
8. Oasis Plaza 9. Event Plaza 10. Park Link 11. Bicycle Lots 12. End-of-trip Facilities (with Shower & Locker)	13. Bin Centre 14. Substation



Recreation Facilities
Level 3

Arrival Foyer

- 15. Garden Gate – 1
- 16. Garden Gate – 2
- 17. Passenger Lift (2nd to 3rd Level)
- 18. Exit

Botany Field

- 19. Lantern Walkway
- 20. Green Walkway
- 21. Iris Garden Path
- 22. Iris Garden Trail
- 23. Fern Courtyard
- 24. Aqua Walk
- 25. Aroma Lane
- 26. Cascading Aqua Terrace
- 27. Swing Garden
- 28. The Lawn
- 29. Courtyard Stairway
- 30. Tree Courtyard



Recreation Facilities
Level 3

Wellness Scene

- 31. 50m Lap Pool
- 32. Lap Pool Shower Point
- 33. Gym Room
- 34. Toilet with Shower (M)
- 35. Toilet with Shower (F)
- 36. Handicap-accessible Toilet

Recreation Oasis

- 37. Family Lounge
- 38. Sun Deck
- 39. Clubhouse
- 40. Splash Pool
- 41. Splash Deck
- 42. Splash Pool Water Feature
- 43. Splash Pool Shower Point
- 44. Playground
- 45. Function Room
- 46. Party Pavilion



Recreation Facilities Level 3
47. Festive Pavilion
Roof Level
48. Domestic Water Tank



Location & Amenities	
<u>MRT Stations</u>	
Tanah Merah MRT Interchange	Directly connected to the MRT Interchange via 24/7 linkway
Bedok	1 Stop
Simei	
Expo	
Changi Airport	2 Stops
Tampines	
Upper Changi	
Xilin (U/C)	
Pasir Ris	3 Stops
Tampines East	
Sungei Betok (U/C)	



Location & Amenities	
<u>Malls</u>	
Bedok Mall	4 mins drive / Bedok (1 Stop)
Changi City Point	6 mins drive / Expo (1 Stop)
Eastpoint Mall	8 mins drive / Simei (1 Stop)
Jewel Changi Airport	8 mins drive / Changi Airport (2 Stops)
Century Square	8 mins drive / Tampines (2 Stops)
Tampines Mall	9 mins drive / Tampines (2 Stops)
Tampines 1	10 mins drive / Tampines (2 Stops)
White Sands	14 mins drive / Pasir Ris (3 Stops)
Downtown East	15 mins drive / Pasir Ris (3 Stops)
<u>F&B</u>	
East Village	2 mins drive
Simpang Bedok	2 mins drive



Location & Amenities	
The Marketplace @ 58	3 mins drive
<u>Supermarkets</u>	
Giant	2 mins drive
Eccellente	2 mins drive
NTUC FairPrice	3 mins drive
Cold Storage	5 mins drive
Don Don Donki	9 mins drive
<u>Amenities & Services</u>	
Eastwood Centre	3 mins drive / Sungei Bedok – U/C (3 Stops)
Changi General Hospital	5 mins drive / Simei (1 Stop)
Singapore EXPO	5 mins drive / Expo (1 Stop)
Bedok Food Centre	6 mins drive / Sungei Bedok – U/C (3 Stops)
Laguna National Golf Course	6 mins drive / Sungei Bedok – U/C (3 Stops)



Location & Amenities	
Tanah Merah Country Club	7 mins drive / Xilin – U/C (2 Stops)
Our Tampines Hub	7 mins drive / Tampines (2 Stops)
Changi Airport	7 mins drive / Changi Airport (2 Stops)
Tampines Polyclinic	10 mins drive / Tampines (2 Stops)
Tampines Eco Green (Park)	11 mins drive / Tampines (2 Stops)
Pasir Ris Park & Beach	16 mins drive / Pasir Ris (3 Stops)
Wild Wild Wet @ Downtown East	16 mins drive / Pasir Ris (3 Stops)
Recreation	
East Coast Park & Beach	9 mins drive
Bedok PCN (Eastern Coastal Loop)	10 mins drive
Employment Nodes	
East Coast Integrated Depot (U/C)	5 mins drive / Xilin - U/C (2 Stops)
Changi Business Park	8 mins drive / Expo (1 Stop)
Paya Lebar – Ubi District	15 mins drive / Paya Lebar (4 Stops)



Location & Amenities	
Tampines Regional Centre	8 mins drive / Tampines (2 Stops)
<u>School</u>	
• Primary	
St. Anthony's Canossian Primary School	Within 1km
Bedok Green Primary School	Within 1km
Red Swastika School	Within 2km
Temasek Primary School	Within 2km
Fengshan Primary School	Within 2km
Yu Neng Primary School	Within 2km
Changkat Primary School	Within 2km
• Secondary	
Anglican High School	Within 1km
Bedok View Secondary School	Within 1km



Location & Amenities	
St. Anthony's Canossian Secondary School	Within 1km
Bedok South Secondary School	Within 1km
Temasek Secondary School	Within 2km
Bedok Green Secondary School	Within 2km
Changkat Changi Secondary School	Within 2km
CHIJ Katong Convent	Within 4km
Damai Secondary School	Within 4km
Pang Yi Secondary School	Within 4km
St. Patrick's School	Within 4km
Tampines Secondary School	Within 4km
Victoria School	Within 4km



Location & Amenities	
• Tertiary	
Temasek Junior College	Within 2km
Temasek Polytechnic	Within 2km
ITE College East	Within 2km
Singapore University of Technology and Design	Within 4km
Victoria Junior College	Within 4km
• International	
United World College South East Asia (East Campus)	Within 4km

Floor Finishes	
Living, Dining, Study, Balcony / PES, Master Bath, Junior Bath, Common Bath, Shower, WC, Powder Room, Kitchen, Dry Kitchen	Tiles with Timber skirting where applicable
(Type C2-P, C2, C3-P, C3, C3-E, C4-P, C4a-P, C4, C4a, C4-E, C4a-E, D1-P, D1, PH1, PH2) Household Shelter	Tiles
(Type PH1 & PH2) Living, Dining, Hallway to Bedroom, Master Bath, Junior Bath, Common Bath, Shower, Powder Room, Kitchen, Dry Kitchen	Marble with Marble skirting
(Type B1-P, B1a-P, B1, B1a, B1-E, B1a-E, B2S-P, B2Sa-P, B2S, B2Sa, B2S-E, B2Sa-E, B3S-P, B3S, B3S-E) Master Bedroom, Bedroom 2	Vinyl with Timber skirting
(Type A1-G, A1a-G, A1, A1a, A1-E, A1a-E, A2S-G, A2S) Master Bedroom	Tiles with Timber skirting



Floor Finishes	
(Type C1-P, C1a-P, C1, C1a, C1-E, C1a-E, C2-P, C2, C3-P, C3, C3-E, C4-P, C4a-P, C4, C4a, C4-E, C4a-E, D1-P, D1, PH1, PH2) Master Bedroom, Bedroom 2, Bedroom 3, Bedroom 4, Entertainment Room, Walk-in Wardrobe	Engineered Timber with Timber skirting
AC Ledge	Cement sand screed

Ceiling Height													
Unit Type Location	Approximate Ceiling Height (mm)												
	1 Bedroom			2 Bedroom				3 Bedroom			4 Bedroom	Penthouse	
	A1, A1a, A1-G, A1a-G	A2S, A2S-G	A1-E, A1a-E	B1, B1a, B1-P, B1a-P	B2S, B2Sa, B2S-P, B2Sa-P, B3S, B3S-P	B1-E, B1a-E	B2S-E, B2Sa-E B3S-E	C1, C1a, C1-P, C1a-P, C2*, C2-P*, C3*, C3-P*	C4, C4a C4-P, C4a-P	C1-E, C1a-E, C3-E*, C4a-E*	D1, D1-P	PH1	PH2
Living/Dining	2790	2790	4400	2790	2790	4400	4400	2790	2790	4400	2790	4400	4400
Kitchen	2790	2790	2790	2790	2790	2790	2790	2790	2790	2790	2790	2790	2790
Balcony/PES	-	-	-	2790	2790	2790	2790	2790	2790	2790	2790	2790	2790
Bedrooms	2790	2790	2790	2790	2790	2790	2790	2790	2790	2790	2790	2790	2790
Bathrooms	2250	2250	2250	2250	2250	2250	2250	2250	2250	2250	2250	2250	2250
Study	-	2790	-	-	2790	-	2790	-	-	-	-	-	-
Entertainment Room	-	-	-	-	-	-	-	-	-	-	-	-	2790
Walk-in Wardrobe	-	-	-	-	-	-	-	-	-	-	-	2790	2790
Powder Room	-	-	-	-	-	-	-	-	-	-	-	-	2300
WC	-	-	-	-	-	-	-	-	2250	2250	2250	2250	2250
HS	-	-	-	-	-	-	-	2760	2760	2760	2760	2760	2760

* Where applicable
General notes: Ceiling Height - floor finish level to underside of slab/ceiling where applicable (in metre)
Bulkheads at 2.3m to 2.6m where applicable.
Location of bulkhead and ceiling height are proximate where applicable.

Balcony Screen Installation Fee			
BR	Unit Type	No. of Units	Installation Fee (Before GST)
			S\$
2BR	Type B1/B1-E/B1-P/-B1a/B1a-E/B1a-P	25	\$12,000
2BR+Study	Type B2S/B2-E/B2-P/B2Sa/B2Sa-E/ B2Sa-P	25	\$13,000
	Type B3S/B3S-E/B3S-P	22	
3BR Classic	Type C1/C1-E/C1a-E/C1-P/-C1a/C1a-P	37	\$12,500
3BR Deluxe	Type C2/C2-P	23	\$11,000
3BR Grande	Type C3/C3-E/C3-P	25	\$11,000
3BR Premium	Type C4/C4-P/C4a/C4a-E/C4a-P	36	\$14,500
4BR Luxury	Type D1/D1-P	23	\$16,000
4BR Penthouse	Type PH1	2	\$21,000
	Type PH2	2	\$30,000



Balcony Screen Installation Fee Payee Details	
Account Name	MCC Land (TMK) Pte. Ltd.
Bank Name	Bank of China
Bank Account No.	6500 9001 2055 788
Bank Code	7083
Bank Branch Code	011
Swift BIC	BKCHSGSG