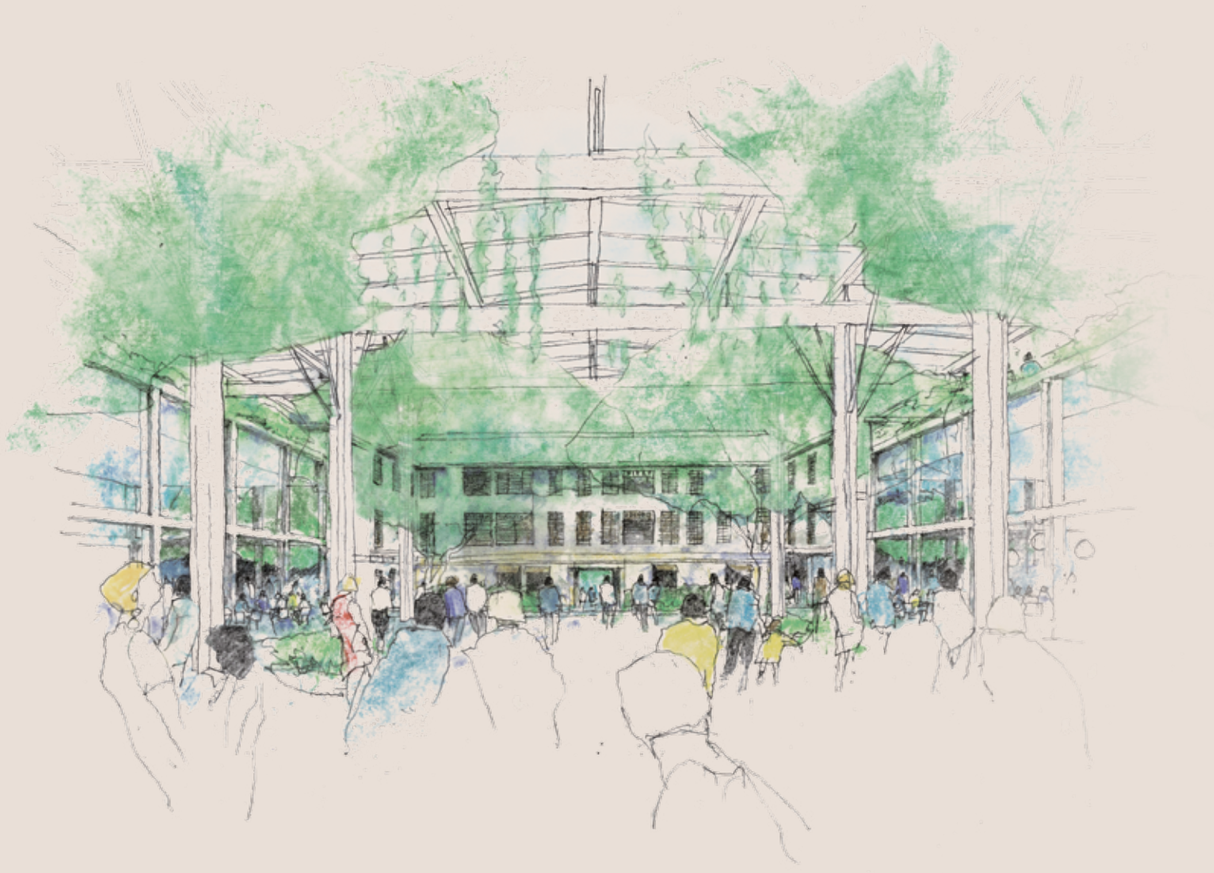




GUOCO MIDTOWN
国浩时代城

Guoco Midtown is a city of the future. It is a landmark mixed-use development that will rejuvenate the Bugis 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.

国浩时代城(Guoco Midtown)是一座时代前沿的大都汇。这一地标性综合发展项目将为武吉士区注入新活力。国浩时代城将重新定义城市公共空间，提升社区活力，刷新甲级写字楼办公体验，并引入都市生活新概念。

国浩房地产集团(GuocoLand)的另一标志性综合体项目国浩大厦(Guoco Tower)成功为丹戎巴葛地区注入新生命。凭借着国浩大厦的成功经验，集团再次启程，倾力打造国浩时代城，不仅汇集国际知名团队，深入了解市场需求，并且致力于创造能够重新定义生活、办公和娱乐的时代大都汇。

国浩时代城呈现超越现在的未来之景。这个极具创意的现代化项目将开启人们未来生活的新篇章 。



OVERVIEW
纵览

MIDTOWN BAY
219 UNITS
滨海名汇 / 219 个私宅单位

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

奢华府邸铺垫都市生活新方式，尽享国浩时代城内丰富多样的配套设施。

MIDTOWN HUB
80,000 SQ FT
时代城会所 / 80000 平方英尺

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

作为这一综合发展项目的社交中心，这里旨在打造最佳商务休闲体验。

LANDSCAPE & PUBLIC SPACES 170,000 SQ FT
园林景观与公共空间 / 170000 平方英尺

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

设有 10 个风格各异的广场和花园，为社交互动和大型活动提供充裕空间。

OFFICE TOWER
770,000 SQ FT
甲级写字楼 / 770000 平方英尺

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

高档甲级写字楼拥有灵活高效的楼层空间，推出全新办公空间租赁模式。

RETAIL
33,000 SQ FT
零售空间 / 33000 平方英尺

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

提供集购物、餐饮和娱乐于一体的多维体验。



ARTIST'S IMPRESSION
艺术效果图

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

— ADRIAN FITZGERALD, DENTON CORKER MARSHAL

Designed by Australian architectural practice Denton Corker Marshall, Guoco Midtown is set to be a milestone in global contemporary city making. Adrian FitzGerald, its Design Director, explains, "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."

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. 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.

"在打造优质街区、社区和城区层面上，国浩时代城的设计体现了当代空间营造思想的精髓。"

— Adrian FitzGerald 先生, Denton Corker Marshal 建筑事务所

国浩时代城由来自澳大利亚的建筑事务所Denton Corker Marshall负责设计，必将成为国际现代化都市建设的一座里程碑。该建筑事务所设计总监Adrian FitzGerald先生解释道："国浩时代城的设计是经过精心考量的，它不仅仅是一个简单的霸型建筑，而是由数座风格各异的建筑相互联结而成，而包括数座一至二层的零售场馆、一座三层的历史保留建筑（即前美芝路警署）、一座五层的商务私人会所、一座 22 层的办公大楼和一座 26 层的摩天公寓大楼。"

各楼之间分布着根据各建筑风格而设计的公共广场和花园，其中包括两个主要公共城市空间：14 米高的时代城广场以及设有空中露台的 9 米高的集市广场。竣工后，国浩时代城将成为该区充满活力的社交中心。它将为这座都市提供休闲、娱乐和社交场所，为其注入更多活力和生命力。国浩时代城将成为未来都市生活的变革者。

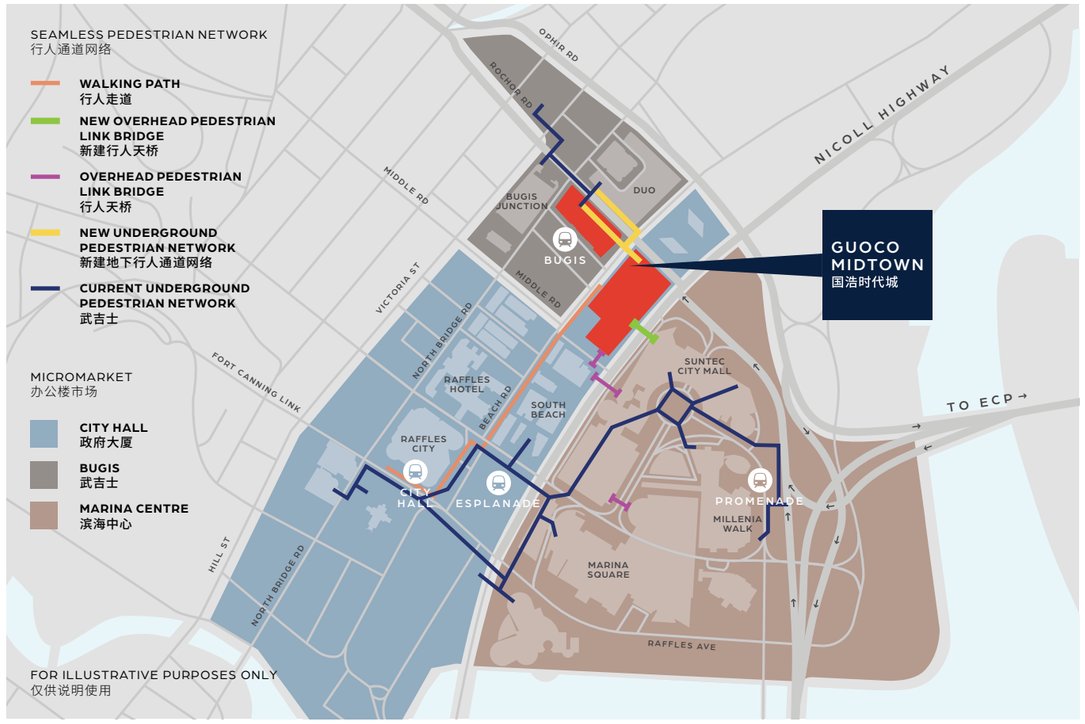
CATALYSING THE TRANSFORMATION OF BEACH ROAD
开启城市变革的新时代



Guoco Midtown is located at the intersection of two key development corridors: Beach Road and Ophir-Rochor Road, and links up 3 micro-markets, namely City Hall, Marina Centre and Bugis. In recent years, the precinct has established itself as a vibrant residential, entertainment and business district. Iconic events such as the Singapore Grand Prix and the National Day Parade make this district an increasingly trendy place to live, work and play.

国浩时代城坐落于新加坡两大主城区的交汇处：美芝路 (Beach Road) 和奥菲亚-梧槽走廊 (Ophir-Rocher Road)，并且连接政府大厦、滨海中心和武吉士三个写字楼市场。近年来，这一区域已发展成为一处朝气蓬勃的住宅、娱乐和商务区。在此举办的 F1 新加坡大奖赛和国庆庆典等全国乃至世界级标志性活动也让其逐渐成为生活、办公和娱乐的理想目的地。

SUPER CONNECTIVITY
步享城市繁华　一切随心所及





NEW UNDERGROUND PEDESTRIAN NETWORK
新建地下行人通道网络



NEW OVERHEAD PEDESTRIAN LINK BRIDGE
新建行人天桥

Guoco Midtown will be the critical piece of jigsaw that connects the key developments in the area through the underground, ground level and elevated pedestrian network. Guoco Midtown will be directly linked to Bugis MRT interchange station. It will also be served by four MRT lines – the East-West, Downtown, North-South and Circle lines - and three major expressways.

国浩时代城地处关键位置，可通过地下行人通道、地面行人通道和行人天桥网络连接周边各个主要区域和设施。国浩时代城直接连接武吉士地铁转换站，并以此为起点衔接四条地铁线路——东西线、市区线、南北线和环线——以及三条主要高速公路。



GETTING AROUND
地理位置

WALKING DISTANCE TO 4 MRT STATIONS
距4个地铁站仅步行之遥

BUGIS MRT
武吉士地铁站

ESPLANADE MRT
滨海中心地铁站

CITY HALL MRT
政府大厦地铁站

PROMENADE MRT
宝门廊地铁站

3 MAJOR EXPRESSWAYS
3条主要高速公路

EAST COAST PARKWAY
东海岸公园大道

MARINA COASTAL EXPRESSWAY
滨海高速公路

KALLANG–PAYA LEBAR EXPRESSWAY
加冷–巴耶利峇高速公路

WITHIN 10-MIN DRIVE TO OTHER KEY DISTRICTS
距其他地标区域仅10分钟车程

CENTRAL BUSINESS DISTRICT
中央商务区

MARINA BAY
滨海湾

ORCHARD SHOPPING BELT
乌节路购物带

HOME TO MULTINATIONAL CORPORATIONS
众多跨国企业入驻于此

MORE THAN 7 MILLION SQUARE FEET OF OFFICES WITHIN 1 KM
1 公里范围内拥有逾7 百万平方英尺办公空间聚集

WALKING DISTANCE TO SHOPPING MALLS
距数个购物中心仅咫尺之遥

SUNTEC CITY MALL
新达城

BUGIS JUNCTION
白沙浮商业城

MARINA SQUARE
滨海广场

RAFFLES CITY TOWER
来福士城购物中心

14-MIN DRIVE TO CHANGI AIRPORT
距樟宜机场仅14分钟车程

VIA EAST COAST PARKWAY
经东海岸公园大道

MIDTOWN BAY
国浩时代城之滨海名汇

—

A COLLECTION OF LUXURY HOMES AT GUOCO MIDTOWN

城中之城　豪宅典藏

ARTIST'S IMPRESSION
艺术效果图

A HOME TO LIVE, WORK, AND ENTERTAIN

生活、办公和娱乐的理想之所

Midtown Bay is a collection of urban luxury homes at Guoco Midtown. Residents will be able to enjoy the buzz of city life right below them and the exclusivity of luxury living. The units have been designed with flexible spaces that allow residents the option of living, working and entertaining at home.

Beyond the private realm, the public spaces and facilities in Guoco Midtown also enable residents to experience a vibrant lifestyle, with weekend markets, festivals, cultural events, as well as shops and restaurants.

滨海名汇坐落于国浩时代城内的“综合体豪宅”。您可在此尽享触手可及的繁华都市生活和专属奢华体验，每个单位均设有灵活空间，可让您居家轻松切换生活、办公和娱乐体验。

作为“综合体豪宅”，滨海名汇的业主不仅拥有豪宅本身的顶级配备，更可以享受国浩时代城这座城市综合体所带来的便利生活和塔尖圈层。时代城还会不时举办周末市集、节日庆典及文化活动，并设有众多精品商店和餐厅，其公共空间和商务设施亦能为您打造独一无二的都市生活体验。



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仅供说明使用



ARTIST'S IMPRESSION
艺术效果图

AN URBAN CLUB FOR NETWORKING, SOCIALISING AND RELAXING

商务、社交与休闲的都市会所

Integrated with Guoco Midtown is Midtown Hub, a game changer for the way we work-live-play in the future. The urban club is conceptualised to support new work and lifestyle trends, to appeal to those looking for 'relax & rejuvenate' elements beyond the traditional office environment.

Midtown Hub will boast an integrated hospitality inspired suite of amenities, including networking lounges, swing offices, as well as collaborative work and recreation spaces. There will be a 40-metre swimming pool, jogging circuit, outdoor gym, event plaza, private dining rooms, chill-out pods and pavilions.

Residents of Midtown Bay will enjoy exclusive membership to Midtown Hub.

作为未来办公、生活和娱乐方式的革新者，时代城会所是国浩时代城的重要组成部分。这一都市会所致力于提供一站式的商务配套，支持办公和生活方式的新趋势，为您带来不同于传统办公环境的“放松与焕活”元素。

时代城中心拥有旨在提供综合性贴心服务的配套设施，包括社交酒廊、灵活办公室以及协作办公及休闲空间。这里还将设有40米长的泳池、会议中心、宴会厅、私人餐厅、环形跑道、露天健身房和活动广场等。这些高端商务和休闲配置可以满足滨海名汇业主的商务和社交需求，形成互补。

SITE PLAN
平面图



ARTIST'S IMPRESSION
艺术效果图





LIST OF FACILITIES 设施列表

MIDTOWN BAY LEVEL 07
滨海名汇 7 层

- **1** – POOL GARDEN 泳池花园
- **2** – PAVILION 凉亭
- **3** – POOL DECK 泳池水岸
- **4** – FITNESS AREA 健身区域
- **5** – GARDEN COURT 花苑
- **6** – WELLNESS GARDEN 养生花苑
- **7** – FOLIAGE GARDEN 彩叶园
- **8** – LAWN GARDEN 草坪庭院
- **9** – M&E SPACE AND GENSET 机电空间与发电机组
- **10** – MANAGEMENT OFFICE 管理办公室
- **11** – ACCESSIBLE WASHROOM 无障碍洗手间
- **12** – OUTDOOR SHOWER 户外淋浴

MIDTOWN BAY LEVEL 25
滨海名汇 25 层

- **13** – SKYLINE TERRACE 天际露台
- **14** – BAYVIEW TERRACE 海景露台
- **15** – GARDEN TERRACE 花园露台
- **16** – RESIDENTIAL LIFT LOBBY 住宅电梯大堂
- **17** – ACCESSIBLE WASHROOM 无障碍洗手间

MIDTOWN BAY ROOF
滨海名汇天台

- **18** – WATER TANKS 水箱

LEVEL 01
01 层

- **19** – DROP OFF 接送点
- **20** – PAVILION 凉亭
- **21** – WATER GARDEN 水上花园

ROOF / LEVEL 07
天台 / 07 层

- **22** – 40M LAP POOL 40米长的健身泳池
- **23** – POOL DECK LOUNGES 池畔休闲区
- **24** – MEETING ROOM 会议室

LEVEL 07
07 层

- **25** – REFRESHMENT AREA 休闲区
- **26** – EVENT TERRACE 活动露台
- **27** – SOCIAL CORNER 社交角
- **28** – FITNESS HUB 健身中心
- **29** – BAMBOO GARDEN WITH 100M JOGGING TRACK 100米慢跑道和竹园
- **30** – RELAX SANCTUM 休息室

GENERAL
总体规划

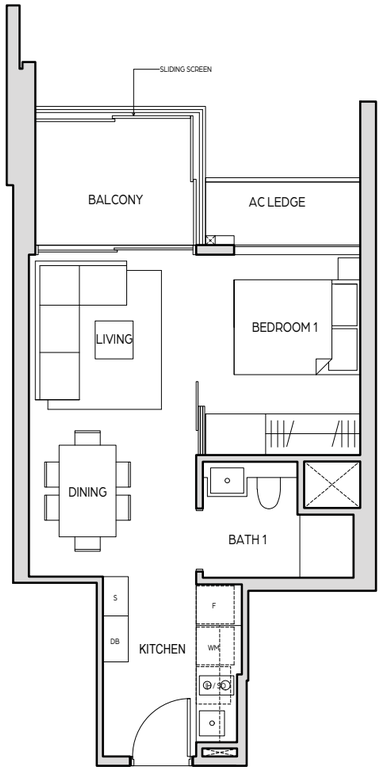
- **31** – MIDTOWN SQUARE 时代城广场
- **32** – MIDTOWN HOUSE 时代城公馆
- **33** – MARKET PLACE 时代城市集
- **34** – MIDTOWN HUB 时代城中心
- **35** – GUOCO MIDTOWN OFFICE TOWER 国浩时代城办公大楼

1 BEDROOM
1卧室

TYPE A1

44 sq m / 474 sq ft

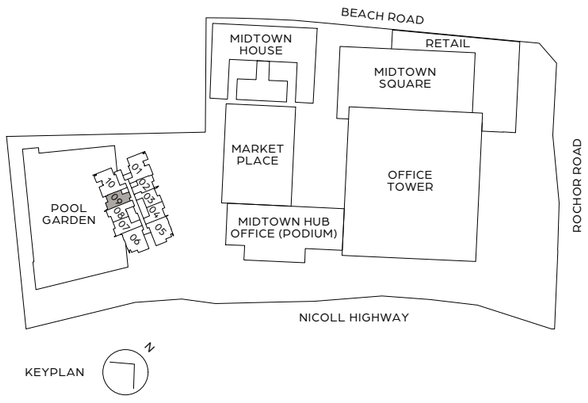
#08-09 to #24-09



0 1 3 5M

LEGEND (WHERE APPLICABLE)

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



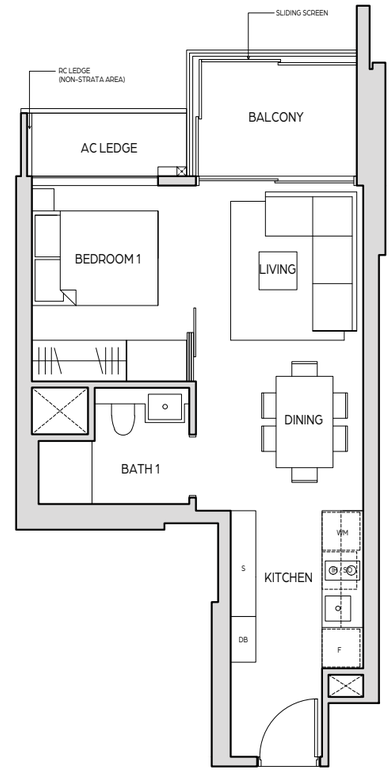
All areas and measurements stated in this floor plan are approximate and subject to final survey. The layout / location of wardrobes, kitchen cabinets and appliances, DB, door swing directions and sanitary wares are subject to final design. BP Approval No. A1606-00001-2018-BP02 dated 06/10/2019

1 BEDROOM
1卧室

TYPE A2

45 sq m / 484 sq ft

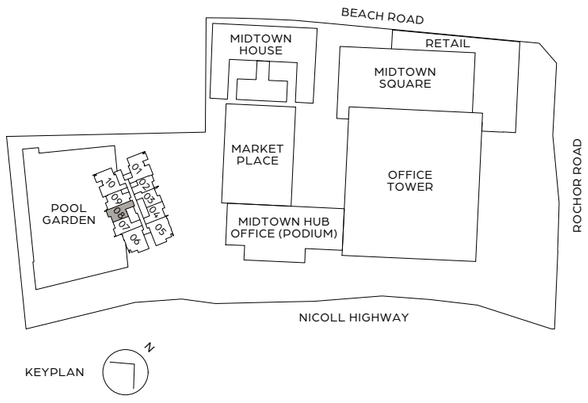
#08-08 to #24-08



0 1 3 5M

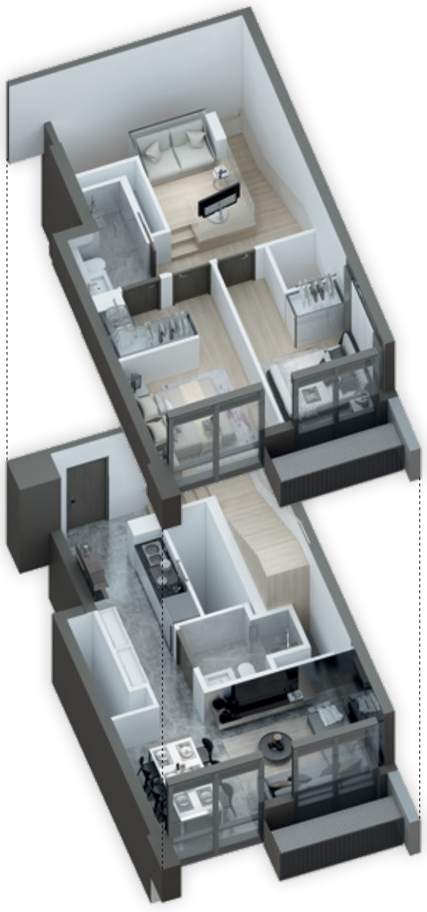
LEGEND (WHERE APPLICABLE)

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



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2 BEDROOM DUPLEX SETUP
两卧复式单位



RESIDENTIAL SET UP
空间设置

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.

这一两卧复式公寓单位经过精心设计而成。其上层设有两间设施齐全且尺寸合宜的卧室。此外，它还设有可轻松放置一张沙发床的室内平台，可用作客房、书房或休闲空间。

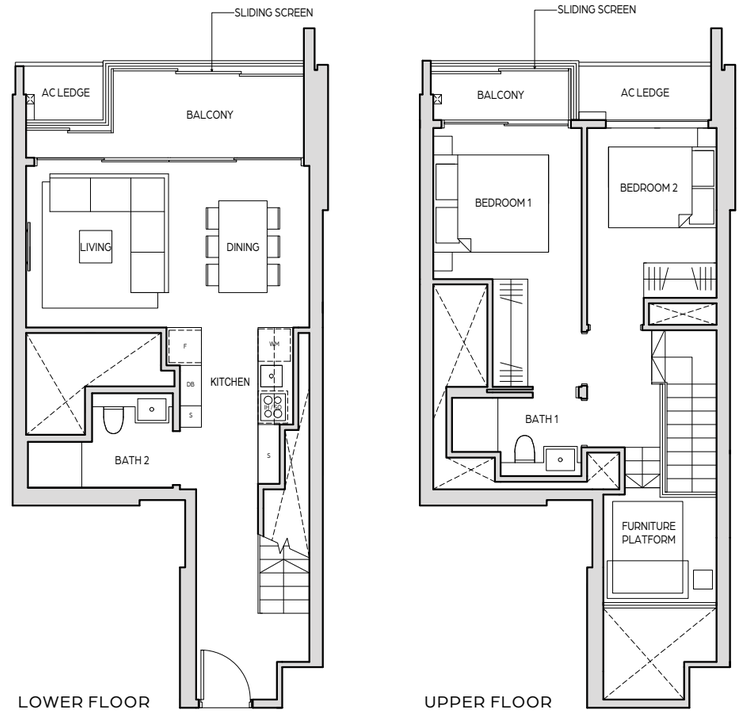
下层经过合理的空间分配，是您生活、用餐和娱乐的理想之所。

2 BEDROOM DUPLEX
2卧室

TYPE B7-DP

95 sq m / 1023 sq ft

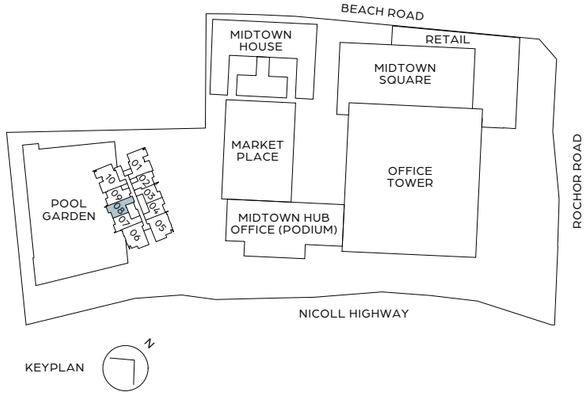
#26-08 | #28-08 | #30-08 | #32-08



0 1 3 5M

LEGEND (WHERE APPLICABLE)

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



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3 BEDROOM DUPLEX SETUP
三卧复式单位



RESIDENTIAL SET UP
空间设置

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.

三卧复式公寓专为家庭生活而设。其上层拥有两间卧室，均配有独立浴室，为您提供私人空间。室内平台可用作安静的书房，而其阳台则可俯瞰迷人的城市天际线。

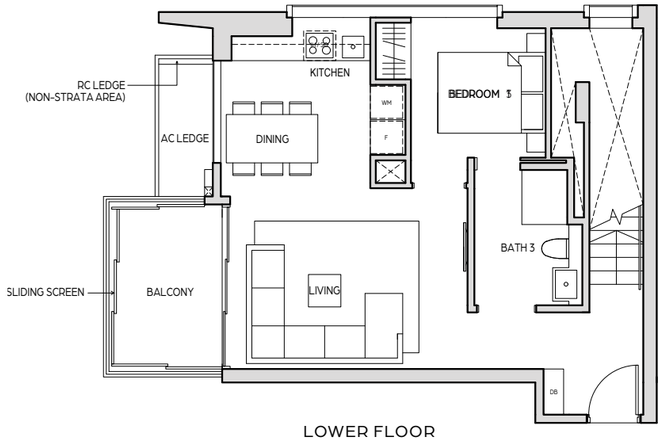
公寓的下层空间还设有一间宽敞的卧室，可用于接待偶尔到访的客人或其他家庭成员。

3 BEDROOM DUPLEX
3卧室

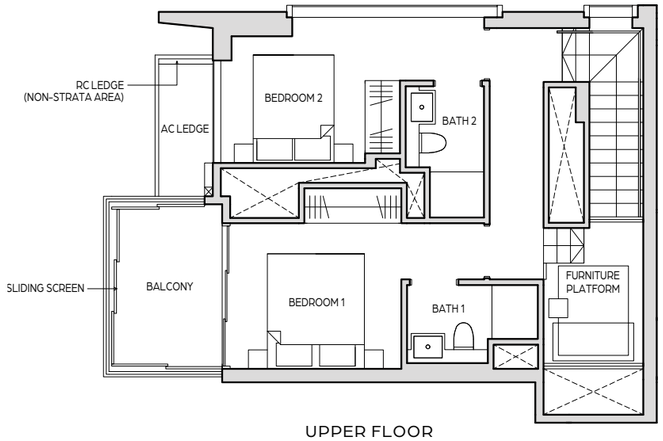
TYPE B1-DP

123 sq m / 1324 sq ft

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



LOWER FLOOR

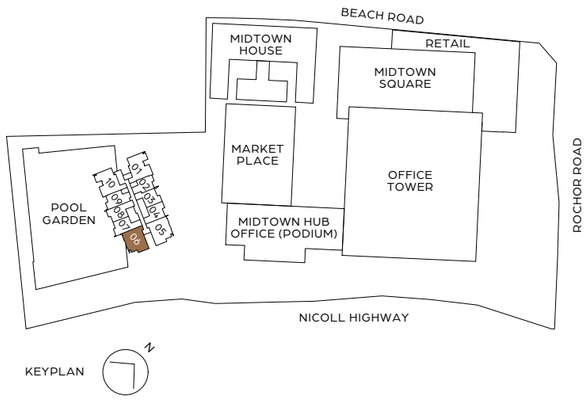


UPPER FLOOR



LEGEND (WHERE APPLICABLE)

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



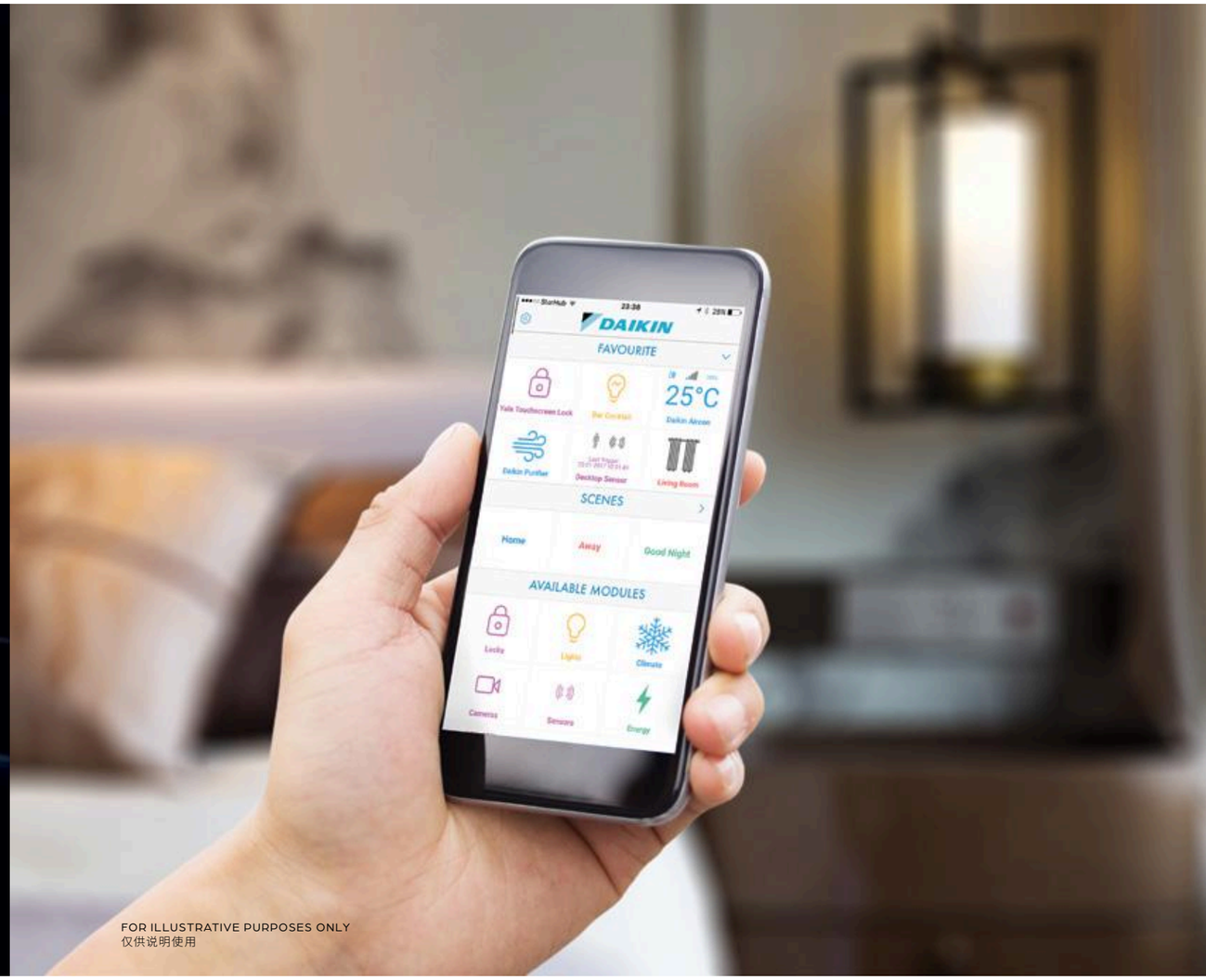
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PREMIUM FITTINGS AND APPLIANCES
顶级配置和设施



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SMART HOME LIVING AT YOUR FINGERTIPS
指尖可及的智能生活



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V-ZUG · Whirlpool HOME APPLIANCES · LIEBHERR · AXOR

D'SmartHome

SMART CELLING FAN CONTROL
智控电风扇

SMART LIGHTING CONTROL
智能照明控制

SMART TEMPERATURE CONTROL
智能温控

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.

LEADING DEVELOPER IN MIXED-USE DEVELOPMENTS

城市综合体的开发领航者

GuocoLand is the developer of Guoco Tower, Singapore's award-winning iconic integrated development and the tallest building in the city-state reaching a height of 290 metres. Leveraging on its real estate expertise across residential, commercial, retail and hospitality spaces, GuocoLand is set to rejuvenate and reposition Beach Road with its latest integrated, mixed-use development Guoco Midtown.

国浩房地产是国浩大厦的开发商，国号大厦是新加坡屡获殊荣的标志性城市综合体项目，同时也是新加坡最高的建筑，其高度达 290 米。国浩房地产充分利用其涵盖住宅、商业、零售和酒店各个领域的专业知识和人才，倾力打造集团旗下最新综合性开发项目——国浩时代城，必将重塑新加坡城市新面貌并为其注入全新活力。

MIDTOWN BAY

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

