



M A R T I N
M O D E R N
玛 庭 豪 苑

LUXE BOTANICAL GARDEN HOME IN SINGAPORE'S DISTRICT 9

新加坡繁华都市中的 花园豪宅



ARTIST'S IMPRESSION
艺术效果图

With 15 beautiful gardens, spacious and functional unit layouts - each with its own scenic view - Martin Modern offers the best of cosmopolitan living right in the midst of one of Singapore's most sought after prime residential districts.

Situated on a large land parcel in District 9, notably the most prime address in Singapore, Martin Modern represents a rare opportunity to own a piece of Singapore. Located right next to Orchard Road, River Valley, and Robertson Quay, it is also minutes away from the Central Business District (CBD), Chinatown and Marina Bay. In the near future, the upcoming Great World MRT station and the Fort Canning MRT station will connect Martin Modern to most parts of Singapore. A whole new potential awaits those with the foresight.

Designed by four-time President's Design Award winning architect Yip Yuen Hong of ip:li Architects, Martin Modern has generously utilized 80% of its land area to be developed and artfully designed into a unique botanical garden and arboretum of native flora. The botanical garden will form a lovely, enchanting, natural park that will embrace the two towered development. Residents and their loved ones will be able to stroll, jog and do yoga - without crowds - within their haven in the prime district.

15个匠心独具的主题花园,宽敞舒适且兼具实用功能的户型设计,每一个单位都享有一览无遗的迷人景致,这就是玛庭豪苑!在新加坡最为人梦寐以求的黄金地段,玛庭豪苑为您带来了非同凡响的极致人居体验。

玛庭豪苑所在的第九区,是新加坡最具盛名的顶级豪宅区,可谓寸土寸金。它同时也靠近乌节路顶级购物圈,和里峇峇利、罗拔申码头时尚生活区,数分钟车程即是中央商务区、牛车水和滨海湾地带。在不久的将来,即将建成的大世界(Great World)和福康宁(Fort Canning)地铁站以及其所在的两条新地铁线,将进一步提升项目的连通性,四通八达的交通网络形成在即,项目的区位价值也将显著提升。

四次新加坡总统设计奖得主、来自 ip:li Architects 的总建筑师叶润康 (Yip Yuen Hong), 将玛庭豪苑打造得如此独一无二, 犹如闹市中的一片世外桃源。玛庭豪苑的园林景观占了项目总面积的80%, 置身其中, 仿佛徜徉在一个错落有致的植物园。2栋高层住宅大楼, 为各种热带植物和花卉所环绕, 绿意和流水于其中交融, 如诗如画, 让人久久沉醉。玛庭豪苑的住户, 足不出户, 便可享受写意生活, 散步或慢跑于园林中, 或在鸟语花香之下来一场瑜伽冥想, 尽享闹市中最难得的诗意栖息。

EASY ACCESS TO LUXURIOUS LIVING

傲居顶级地段 奢享从容生活

WHEN CONNECTIONS MATTER

城市核心 资源荟萃



Martin Modern has an unparalleled location. Being in District 9 means being close to the most important and exciting districts in Singapore, such as the lively Orchard Road shopping and entertainment belt, the arts and culture of the Civic District, the buzz of the Central Business District (CBD) and the glittering pleasures of Marina Bay. The development is also situated at the coveted dining and entertainment enclaves of Robertson Quay and the Singapore River. Such proximity comes with convenience, time-saving, and an assurance that your property will keep its value well.

Martin Modern is well-connected to the rest of Singapore – by MRT, roads, walking paths, cycling paths, and river taxi services. The upcoming Great World MRT station is just 5 minutes' walk from Martin Modern and is one MRT stop away from Orchard MRT station and 3 stops away from the CBD. Just nearby, the soon-to-open Fort Canning MRT station of the new Downtown line will bring train access to Marina Bay, Singapore Botanic Gardens and many prestigious schools in the Bukit Timah area.

Martin Modern will add immeasurable convenience and ease to the daily lives of its residents.

玛庭豪苑傲居新加坡最高尚的豪宅地段，荟萃城市高端资源。咫尺之遥即是乌节路顶级购物和娱乐商圈；洋溢着艺术与文艺气息的市政区；充满着商机与生机的中央商务区以及令人瞩目的滨海湾。与项目比邻的便是新加坡最著名的生活休闲区——位于新加坡河畔的罗拔申码头。罗拔申码头汇聚了各国美食和时尚潮店，而新加坡河延续着城市的历史与文脉，新加坡的过去与现在在此完美交融。而更重要的是，在如此优越的地段，您的生活将无限便利，而您的房产也将价值永存！

玛庭豪苑还畅享多维交通网络——地铁、快速公路、自行车道，甚至浪漫的新加坡河水上游船，令您心之所向，身之所往，都市繁华与享受随心掌控。不久的将来，当位于汤申-东海岸地铁线的大世界地铁站落成后，此地的连通性将进一步得到提升。届时，五分钟步行即可抵达大世界地铁站，而一站之遥便是乌节路，三站之后即是中央商务区。此外，即将开放的地铁市区线的福康宁站，将连接玛庭豪苑与新加坡数个知名地标，如滨海湾，新加坡植物园，和汇聚了新加坡顶尖名校的武吉知马区。

无法复制的区位优势，令您尊享无限从容与优越。

AREA ZONE 主要区域

- Robertson Quay 罗拔申码头
- Orchard Belt 乌节路商圈
- Civic District 市政区
- Clarke Quay 克拉码头
- Central Business District & Marina Bay 中央商务区和滨海湾
- Medical City 医疗城

MRT LINE 地铁线

- Downtown Line 滨海市区线
- Thomson East-Coast Line 汤申-东海岸线



4 mins drive to Orchard Road
4分钟车程至乌节路



4 mins drive to CBD
4分钟车程至中央商务区



6 mins drive to Marina Bay
6分钟车程至滨海湾

STEP INTO LUXURIANT NATURE

如诗如画的园林景观



ARTIST'S IMPRESSION
艺术效果图

Martin Modern redefines luxury by putting lush and restful gardens at the centre of the design concept. The foliage, flowers and trees have been carefully selected and the undulating terrain forms dramatic and expressive vistas for the enjoyment of residents and their guests.

In Martin Modern, the landscape designers have created a variety of gardenscapes for different experiences. As much as 80% of Martin Modern's land space is used to create 15 beautiful gardens filled with over 200 species of plants and 50 species of trees. These gardens, whether magnificently impressive or quietly peaceful, have been created to fulfil a variety of recreational needs — from the arrival court, to lawns, rainforest trails and water courtyards. The highlight is a secret garden created on each of the towers' rooftop to allow residents some of the most splendid views and vistas of the intoxicating cityscape while entertaining their guests.

在玛庭豪苑，宽阔的活动空间、可安抚情绪的绿色景观，使得住户一回家便能放下疲惫的身心，尽情享受和体验自然之美。玛庭豪苑的奢华感不仅仅出于建筑，更存在于它的辽阔空间感和景观。层层叠叠的绿意，不同主题的花园，悉心挑选的各类植物，在错落有致的项目园区内被精心营造与设计，创造出移步换景的丰富景致，使空间充满层次和细节。

玛庭豪苑的园林设计理念来源于新加坡植物园，项目将有超过80%的面积保留给园林景观，超过200种植物和50余个不同品种的树木分布于15个特色主题花园，如迎宾阁、派对草坪、雨林花园和水阁庭院等。穿梭于一个一个花园时，您会时而惬意、时而惊喜，时而为它的壮阔感动，时而为它的静雅沉思，而这段旅程将在到达顶层的秘密花园时转为高潮，建筑的精粹与园林的优美在此达到巅峰。徜徉在花园小径中，阳光穿过屋顶撒在银色的植物上，举目便是一览无余的城市美景，如此如诗如画的景观足以让您久久沉醉。

SITE PLAN

项目平面图



ARTIST'S IMPRESSION
艺术效果图



0 10 20 30 40 50 METRES

FACILITIES

设施

- | | | | | |
|-----------------------------------|-----------------------------------|---------------------------|---------------------------------|----------------------------------|
| 1. Pedestrian Entrance
迎宾礼道 | 9. BBQ Pavilion 01
烧烤亭01 | 18. Club Lounge
会所 | 27. Garden Court
花阁庭院 | 34. Reading Pavilion 01
书香亭01 |
| 2. Arrival Court
迎宾阁 | 10. Party Lawn
派对草坪 | 19. Pool Deck
池畔露台 | 28. Aquatic Garden
水阁庭院 | 35. Dining Pavilion 01
雅食亭01 |
| 3. Reception Lounge
礼宾大堂 | 11. Water Feature
水景小品 | 20. 50m Lap Pool
50米泳池 | 29. Forest Pavilion
绿荫阁 | 36. Dining Pavilion 02
雅食亭02 |
| 4. Lower Rain Garden
雨林花园(下段) | 12. Dining Lounge
宴客厅 | 21. Jacuzzi
水疗按摩池 | 30. Fitness Court 01
户外健身区01 | 37. Reading Pavilion 02
书香亭02 |
| 5. Pets' Corner
宠物角 | 13. BBQ Pavilion 02
烧烤亭02 | 22. Changing Room
更衣室 | 31. Forest Play
绿荫游乐场 | 38. Secret Garden 01
秘密花园 |
| 6. Pneumatic Refuse Room
垃圾回收站 | 14. Upper Rain Garden
雨林花园(上段) | 23. Gym
健身房 | 32. Forest Trail
绿荫步道 | 39. Secret Garden 02
秘密花园 |
| 7. Substation
配电室 | 15. Fitness Court 02
户外健身区02 | 24. Dipping Pool
浸泡池 | | |
| 8. Guard House
保安室 | 16. Tennis Court
网球场 | 25. Bio Pond
生态池 | | |
| | 17. Bamboo Grove
竹林幽径 | 26. Garden Spring
花阁清泉 | | |

ROOF GARDEN

顶层花园

REFINED FITTINGS FOR THE ASTUTE HOMEOWNER

诠释极致人居体验

2 BEDROOM
2 卧室
TYPE B1

71 SQM / 764 SQFT

INCLUSIVE OF 6 SQM BALCONY & 3 SQM AC LEDGE

TOWER 大楼 10

UNIT

#02-09 TO #29-09

#02-10* TO #29-10*

#02-14* TO #29-14*

* MIRROR IMAGE



Martin Modern stands by the GuocoLand philosophy of designing from the inside out. Great emphasis is placed on detailing a versatile and functional floor plan that ensures a workable expanse of space, and only the best and exclusive materials are used.

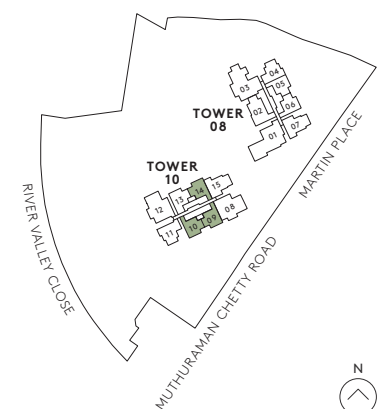
With such a quality-conscious aesthetic in mind, Martin Modern homes come with fully-marbled toilets, wireless smart home readiness, concierge services, as well as top-of-the-line branded luxury fittings such as Miele, SMEG, Laufen, and AXOR. These brands represent excellent craftsmanship and design, reflecting the modern aesthetics and refined taste of those who make Martin Modern their home.

“以人为本”一直是国浩房地产的核心理念，秉持这一理念，玛庭豪苑在设计时采用由内而外的法则，设计师专注于点滴细节之间，确保每一个单位都拥有舒适且实用的空间，并配以最顶级的材料和设施。

在玛庭豪苑，每一寸的空间都经过精心设计，每一分的体验都被周到考量。从大理石铺设的厕所、智能家居系统、尊贵的礼宾服务、到国际一线品牌的厨卫设施，如美诺(Miele)、斯麦格(SMEG)、劳芬(Laufen)和雅生(AXOR)。这些品牌，秉持着顶级的工艺和设计，以现代化的美学理念和品味，将玛庭豪苑的人居体验推向极致。



F	FRIDGE	SC	SHOE CABINET	WD	WARMER DRAWER
DW	DISHWASHER	WCH	WINE CHILLER	CO	CONVENTIONAL OVEN
IH	INDUCTION HOB	WM	WASHER CUM DRYER	DB	DISTRIBUTION BOARD
GH	GAS HOB	SO	STEAM OVEN		



All images shown are for illustration purposes.
所有图片仅供参考

All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey. BP approval number: A1709-00014-2016-BP01 dated: 4 May 2017.

2 BEDROOM + STUDY

2 卧室 + 书房

TYPE B4S

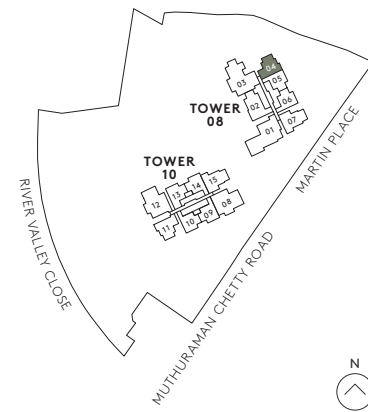
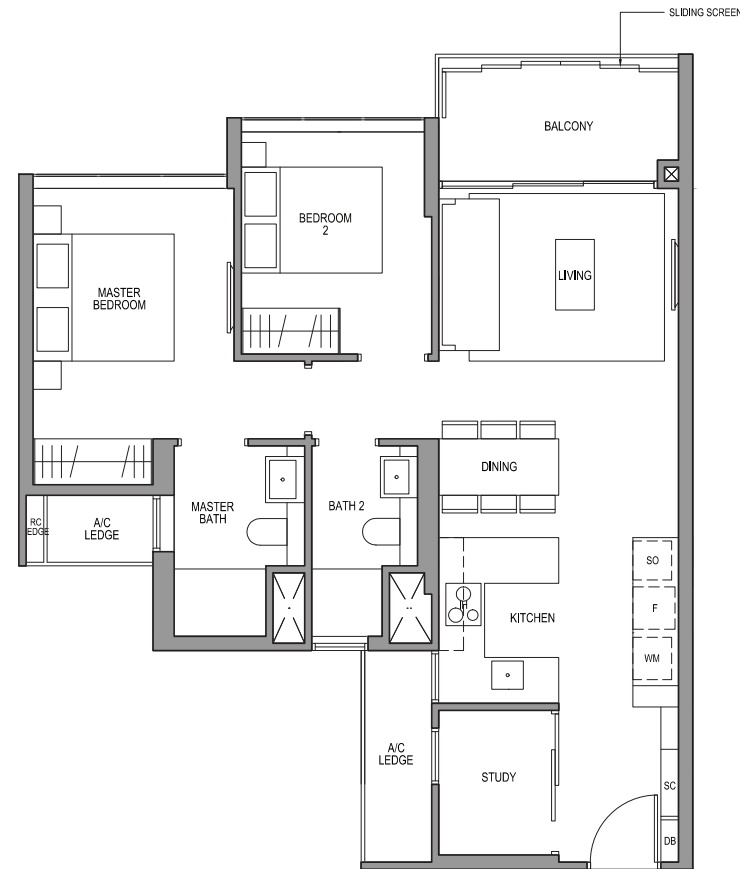
81 SQM / 872 SQFT

INCLUSIVE OF 6 SQM BALCONY & 5 SQM AC LEDGE

TOWER 大楼 08

UNIT

#02-04 TO #29-04



- | | | | | | |
|----|---------------|-----|------------------|----|--------------------|
| F | FRIDGE | SC | SHOE CABINET | WD | WARMER DRAWER |
| DW | DISHWASHER | WCH | WINE CHILLER | CO | CONVENTIONAL OVEN |
| IH | INDUCTION HOB | WM | WASHER CUM DRYER | DB | DISTRIBUTION BOARD |
| GH | GAS HOB | SO | STEAM OVEN | | |

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3 BEDROOM

3 卧室

TYPE C1

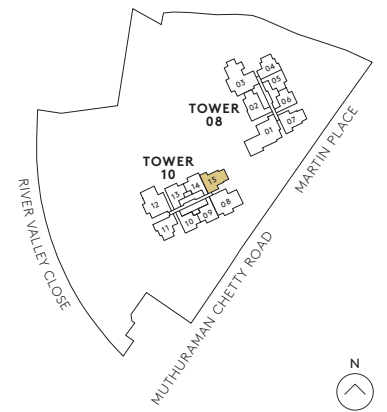
94 SQM / 1012 SQFT

INCLUSIVE OF 7 SQM BALCONY & 5 SQM AC LEDGE

TOWER 大楼 10

UNIT

#02-15 TO #29-15



- | | | | | | |
|----|---------------|-----|------------------|----|--------------------|
| F | FRIDGE | SC | SHOE CABINET | WD | WARMER DRAWER |
| DW | DISHWASHER | WCH | WINE CHILLER | CO | CONVENTIONAL OVEN |
| IH | INDUCTION HOB | WM | WASHER CUM DRYER | DB | DISTRIBUTION BOARD |
| GH | GAS HOB | SO | STEAM OVEN | | |

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3 BEDROOM PREMIUM

豪华3卧室

TYPE C4(PL)

132 SQM / 1421 SQFT

INCLUSIVE OF 14 SQM BALCONY & 5 SQM AC LEDGE

TOWER 大楼 10

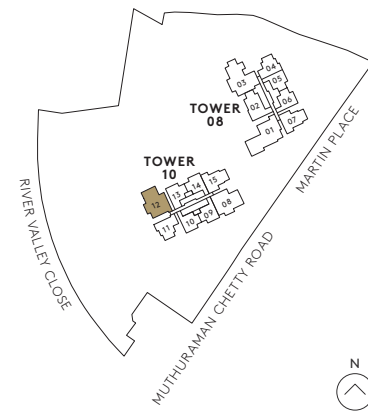
UNIT

#02-12 TO #29-12



- | | | | | | |
|----|---------------|-----|------------------|----|--------------------|
| F | FRIDGE | SC | SHOE CABINET | WD | WARMER DRAWER |
| DW | DISHWASHER | WCH | WINE CHILLER | CO | CONVENTIONAL OVEN |
| IH | INDUCTION HOB | WM | WASHER CUM DRYER | DB | DISTRIBUTION BOARD |
| GH | GAS HOB | SO | STEAM OVEN | | |

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4 BEDROOM PREMIUM

豪华4卧室

TYPE D2(PL)

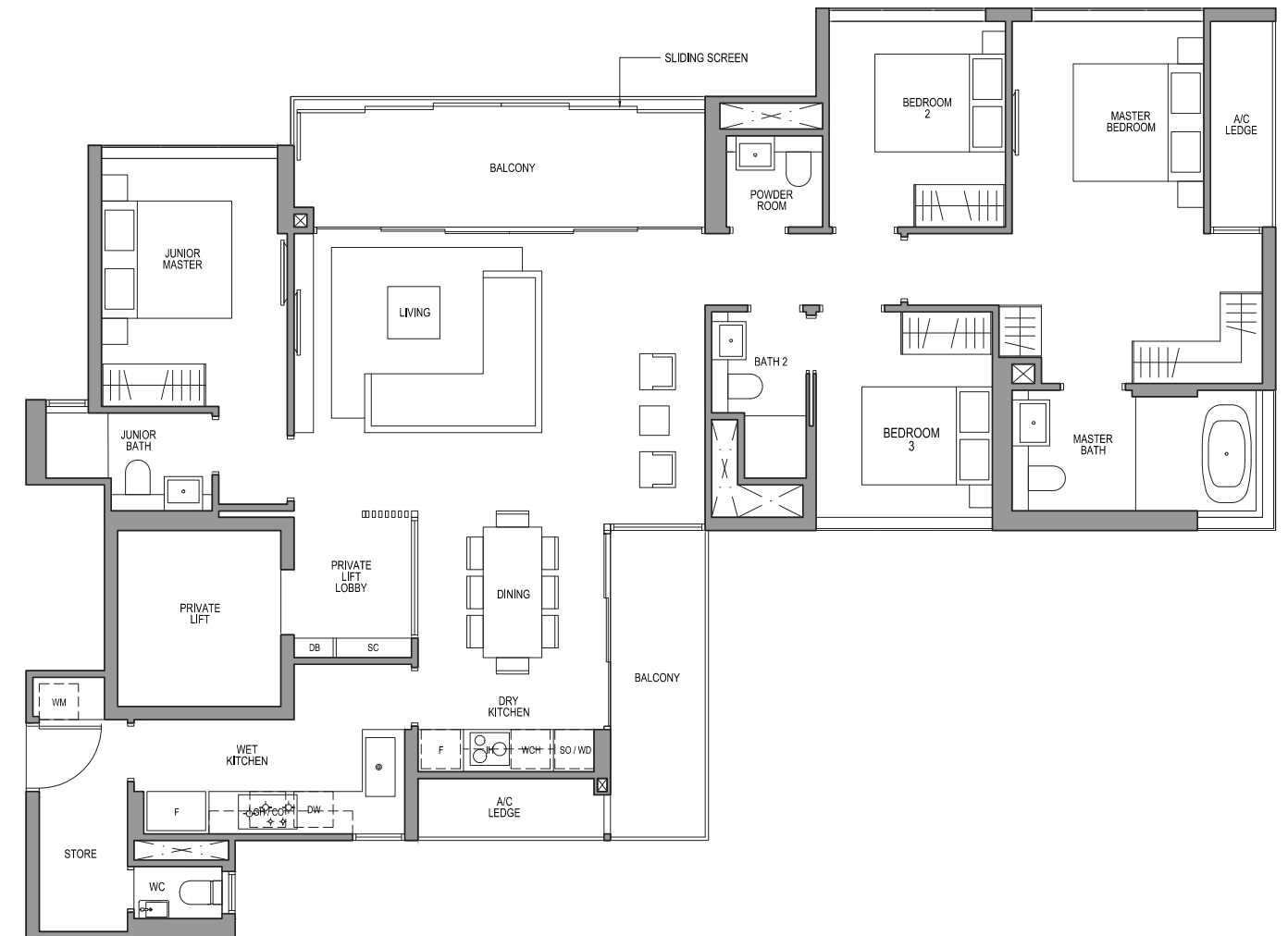
167 SQM / 1798 SQFT

INCLUSIVE OF 20 SQM BALCONY & 6 SQM AC LEDGE

TOWER 大楼 08

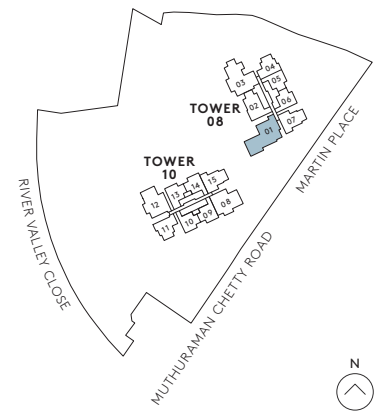
UNIT

#02-01 TO #29-01



- | | | | | | |
|----|---------------|-----|------------------|----|--------------------|
| F | FRIDGE | SC | SHOE CABINET | WD | WARMER DRAWER |
| DW | DISHWASHER | WCH | WINE CHILLER | CO | CONVENTIONAL OVEN |
| IH | INDUCTION HOB | WM | WASHER CUM DRYER | DB | DISTRIBUTION BOARD |
| GH | GAS HOB | SO | STEAM OVEN | | |

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GUOCOLAND'S LUXURY PROPERTIES 打造超越时代的经典建筑

GuocoLand Limited (GuocoLand) has been listed on the Singapore Exchange since 1978 and has grown into an award-winning development company distinguished by quality, innovative designs and concepts. As a premier regional property company, it has operations in Singapore, China, Malaysia, Vietnam, and recently ventured into United Kingdom and Australia. In Singapore, It has successfully developed and sold over 30 residential projects, providing over 10,000 apartments and homes to satisfied buyers.

GuocoLand thoughtfully creates unique, contemporary homes that serve as the setting for a privileged modern life. These abodes are places that are welcoming, liveable, comfortable, and timeless. These very qualities have become the distinguishing hallmarks of the GuocoLand brand. The company's recent successful luxury developments, including Goodwood Residence, Leedon Residence, and Wallich Residence at Tanjong Pagar Centre, expound a sensible, sensitive, and elevated way of life – one of refinement, sophistication, and modern luxury.

国浩房地产有限公司（以下简称“国浩房地产”）是一家在新加坡证券交易所挂牌的上市公司，其物业项目素以优良品质、创新设计及概念见称，并屡获殊荣。作为一家首屈一指的区域性房地产公司，其经营业务地区包括新加坡、中国、马来西亚及越南，并于近期进军英国和澳大利亚市场。在新加坡，集团迄今已成功开发并售出了30余个住宅项目，累计超过10,000间公寓和住宅。

国浩房地产一直坚持“以人为本”，打造独一无二的现代化高品质住宅。温馨、宜居、舒适和经典贯穿着国浩房地产的每一个项目，成为其品牌的标志性特色。集团近期成功推出的豪宅项目包括有优景苑 (Goodwood Residence)、Leedon Residence 和位于丹戎巴葛中心的华利世家 (Wallich Residence)。这些项目全方面诠释了理性、细腻而高贵的生活方式，充分彰显精致、优雅的现代奢华感。

MARTIN
MODERN
玛庭豪苑



TANJONG PAGAR CENTRE, SINGAPORE'S TALLEST LANDMARK
丹戎巴葛中心·新加坡最高地标



LEEDON RESIDENCE, TOP-SELLING LUXURY DEVELOPMENT 2015-2016
LEEDON RESIDENCE, 2015-2016 新加坡最畅销豪宅



WALLICH RESIDENCE
华利世家

LUXURY PROPERTIES BY
豪华物业发展商



Name of housing project: Martin Modern • Name of housing developer: Martin Modern Pte. Ltd. (Co. Reg. No. 199603059R) • Licence No. of housing developer: C1215 • Tenure of land: leasehold 99 years commencing on 28 September 2016 • Encumbrance on land: Mortgage No. IE/604090E in favour of Oversea-Chinese Banking Corporation Limited (as mortgagee and security trustee) • Location of the housing project: Lot 1590P of TS21 at Martin Place • Expected date of vacant possession: 30 June 2022 • Expected date of legal completion: 30 June 2025

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GuocoLand