

SCENICA

景乐苑 RESIDENCE

B r i e f i n g

B L I E U

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WHAT'S IN TANAH MERAH ?



01 SITE DYNAMICS

Project Name	SCENECA RESIDENCE 景乐苑
Developer	MCC LAND (TMK) PTE. LTD.
Location	Tanah Merah Kechil Link
Tenure	99
Site Area	8,880 sqm
Plot Ratio	3.0
Proposed GFA (Residential)	24,693.12 sqm
Proposed GFA (Retail)	2,000 sqm (1,000 sqm supermarket + 1,000 sqm retail)
Developer's Licence No	C1432
Expected Vacant Possession Date	31 May 2027
No. of Units	268 residential units (1-4 BR & PH)
No. of parking Lots for Residential Flat Units	214 Lots and 3 HCP Lots, 68 Bicycle Lots

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.

Premium mixed-use development

Why were we attracted to this site?



Mixed-use Development

The ONLY mixed-use plot on both sides of MRT









Proposed GFA: 2,000 sqm (1,000 sqm supermarket + 1,000 sqm retail)

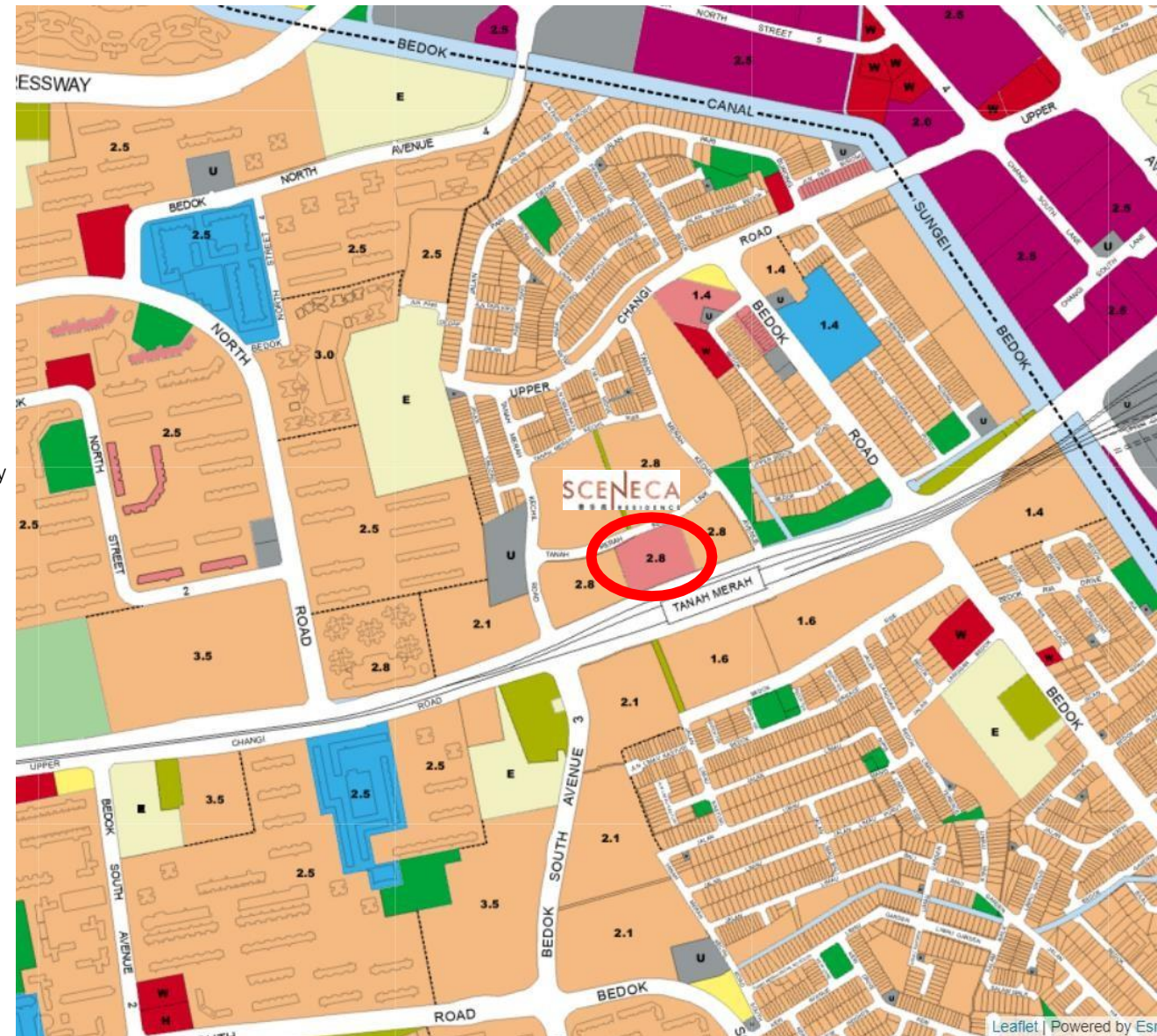
Hotly contested site with 15 bidders

LAND PARCEL AT TANAH MERAH KECHIL LINK

ALLOWABLE DEVELOPMENT : RESIDENTIAL WITH COMMERCIAL AT 1ST STOREY
 SITE AREA : 8,880.0 m²
 MAXIMUM PERMISSIBLE GFA : 24,864 m²
 DATE OF LAUNCH : 28 MAY 2020
 DATE TENDER CLOSED : 29 OCTOBER 2020
 LEASE PERIOD : 99 YEARS

RANKING	NAME OF TENDERER
1	MCC Land (Singapore) Pte Ltd
2	Tucana Residential Pte. Ltd. and Tucana Commercial Pte. Ltd.
3	Grand Cullinan Pte. Ltd.
4	Jet Sky Investments Limited
5	Evia Real Estate (9) Pte. Ltd. and MCSH Pte. Ltd.
6	Lushfield Grove Development Pte. Ltd.
7	Caspian Residential 3 Pte. Ltd. and Caspian Commercial 3 Pte. Ltd.
8	East Residences Pte. Ltd. and FE&Y Retail Trustee Pte. Ltd. (in its capacity as trustee-manager of FE&Y Retail Trust)
9	SL Capital (7) Pte. Ltd.
10	HH Investment Pte Ltd
11	TMK Orion Pte. Ltd.
12	UED Alpha Pte. Ltd. and SB (Lavender) Investment Pte. Ltd.
13	JBE (S) Pte. Ltd. and KH Capital Pte. Ltd.
14	Sim Lian Land Pte Ltd
15	Capital Development Pte Ltd

-  Residential with commercial at 1st storey
-  Residential
-  Residential & Commercial
-  Education institution
-  Utility
-  Education institution
-  Please of worship
-  Business





02

What's upcoming in the EAST?

East Region – Tampines & Pasir Ris

Changi Business Park



Bringing Jobs Nearer To Homes

Growing Our Industries in Changi, Pasir Ris & Tampines North, the East will welcome more jobs in the semi-conductor and aviation-related industry clusters at Tampines North, Pasir Ris and Changi.

East Coast Park



More Spaces For Fun & Leisure

Connecting a wide variety of green, blue and play spaces with an integrated network

Bedok Reservoir



Injecting New Recreation Spaces

The HomeTeamNS Clubhouse at Bedok Reservoir Park offers exciting possibilities and experiences. The clubhouse will have a 'waterfront haven' theme and be sensitively designed to integrate with existing greenery.

Tampines Cycling Paths to triple to 21km by 2022. © Land Transport Authority

East Region - Bedok

Endearing Homes For All - Bayshore

Healthy living finds a home at the new Bayshore housing precinct near East Coast Park. Served by two new Thomson-East Coast Line stations, walking and cycling will be prioritised. Residents will enjoy greater convenience with a range of community spaces, facilities, and fun options at East Coast Park within close proximity.



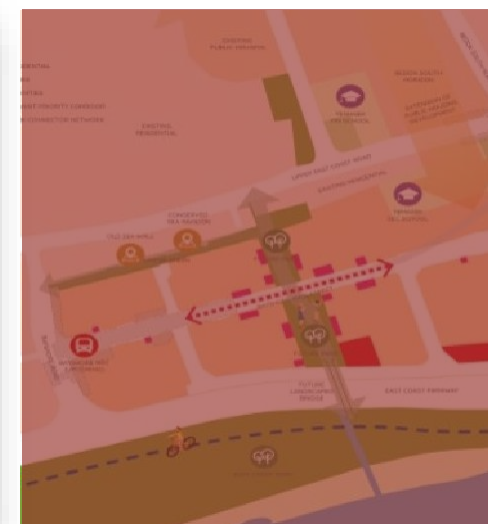
Public Engagement with Residents



Heritage Sea Walls & Sea Pavilion



Artist's Impression of Bayshore Main Street

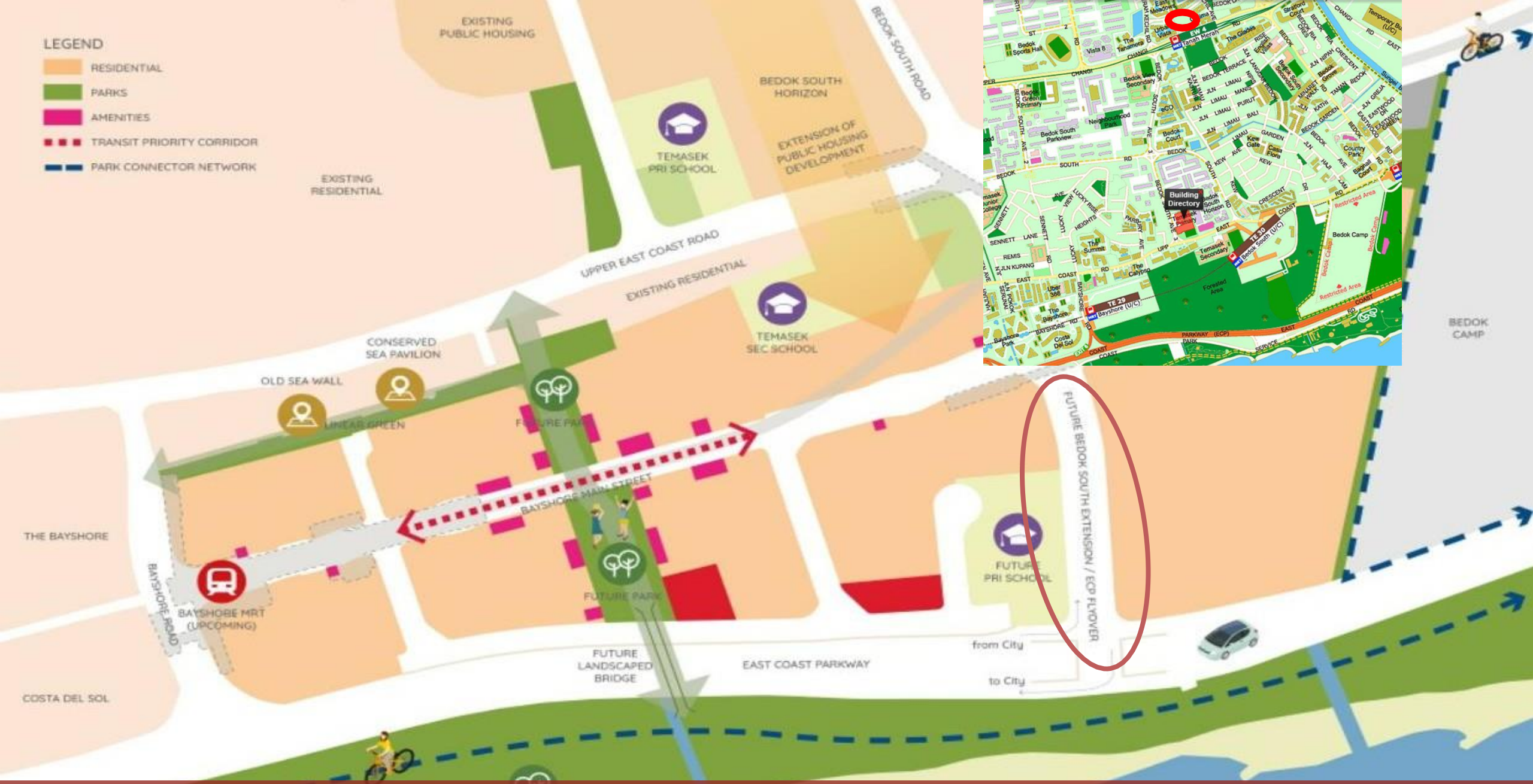


The upcoming Bayshore precinct design uses ideas shared by residents in Nov 2017.

A new linear park along the existing row of residential developments celebrates memories of the pre-reclamation coastline, marked by heritage seawalls and a sea pavilion.

Anchoring the precinct is a 1 km-long main street with wider pavements for a more pleasant walking and cycling experience. Lined with trees, shops, cafes and parks, this street will be connected to a network of courtyard spaces within nearby residential blocks, offering a diverse range of facilities and extended community spaces for all to enjoy

- LEGEND**
- RESIDENTIAL
 - PARKS
 - AMENITIES
 - TRANSIT PRIORITY CORRIDOR
 - PARK CONNECTOR NETWORK



FUTURE BEDOK SOUTH EXTENSION / ECP FLYOVER

Proposed Bayshore Plan

Well within minutes of Tanah Merah (Future BEDOK SOUTH EXTENSION / ECP Flyover)

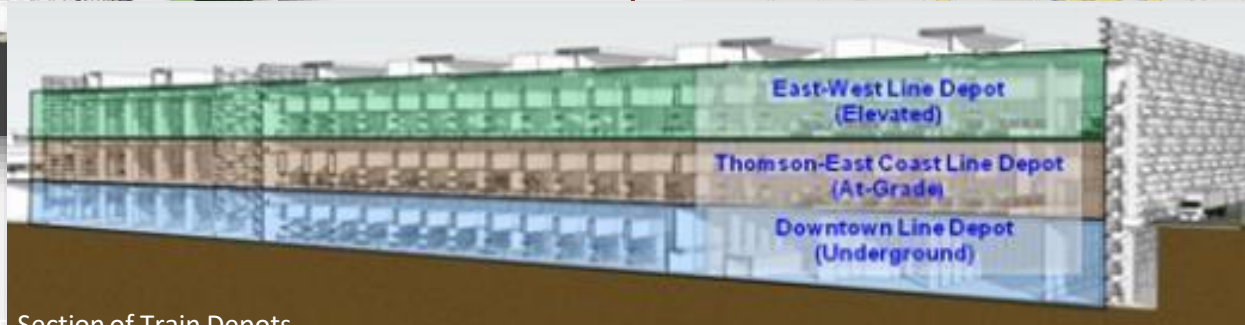
East Coast Integrated Depot

The total stabling capacity of the integrated depot is around 220 trains. The workshops are located on the first level while parking bays for around 760 buses are planned on the second and third levels.

The East Coast Integrated Depot is on track for completion in 2024.



Cross Section of Bus Depot

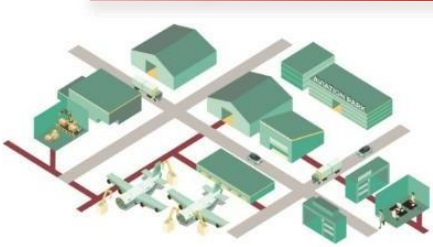


Section of Train Depots



Changi Region

A Vibrant Live-Work-Play-Learn Ecosystem Around the Airport



Changi Aviation Park: New aviation-related industries

The existing air cargo cluster can be expanded with the development of Changi East Industrial Zone, to cater to new aviation-related sectors and businesses that rely on air connectivity to the world.



Changi City: Waterfront District

Possibly a waterfront district in the longer term, it offers exciting new recreational and tourism possibilities and seamless **inter-modal “fly-ferry” linkages from Terminal 5.**



Changi City: Innovative lifestyle business district – SUTD & Changi Business Park

Leveraging on Singapore University of Technology and Design (SUTD) and Changi Business Park (CBP), an innovative ecosystem with a live-in community would attract businesses and institutions involved with freight transportation/aviation-related research and development, including artificial intelligence and robotics technology.



Changi City: Innovative lifestyle business centre – Changi East Urban District



Terminal 5

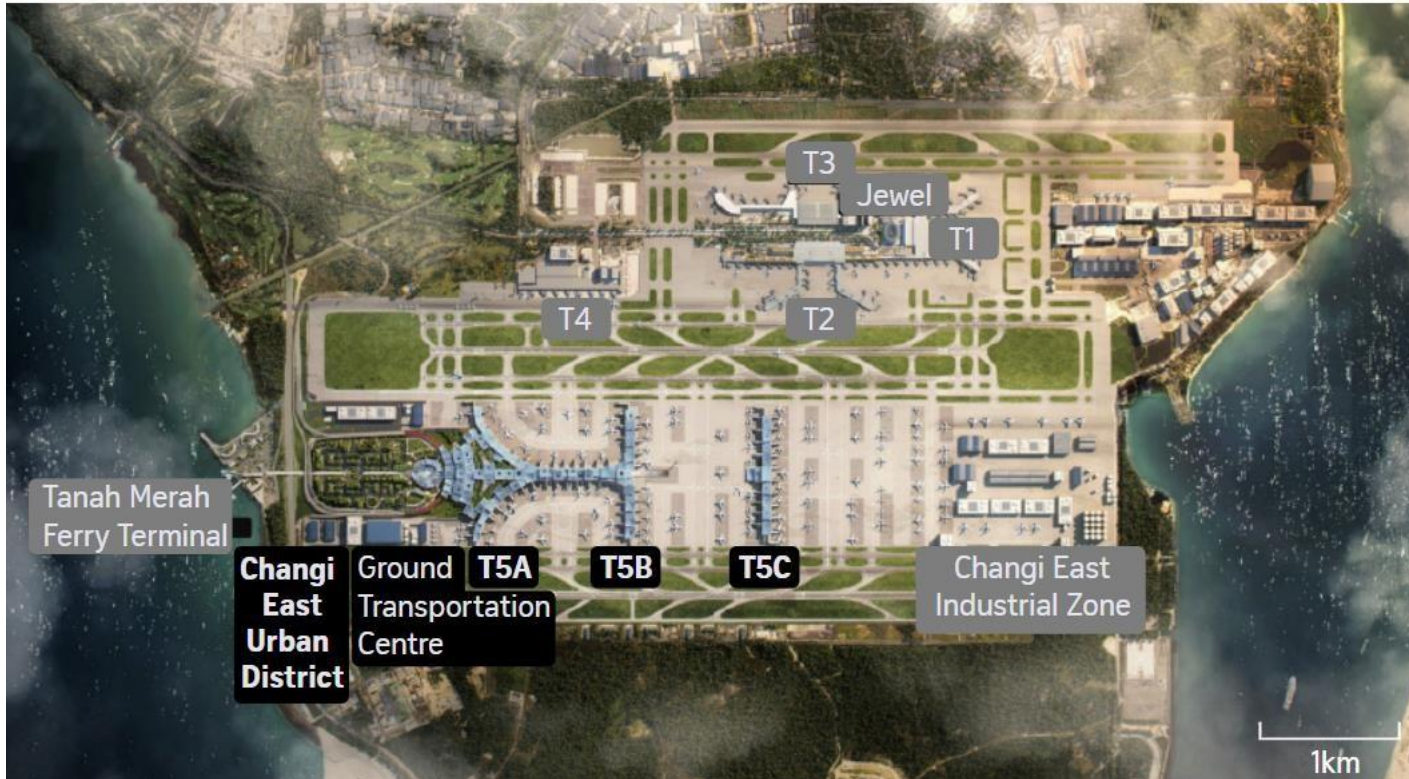


Terminal 5 (T5) will be located within the 1,080-hectare Changi East development, and will be able to handle about 50 million passenger movements per year, which is equal to T1 plus T3.

Terminal 5

T5 is essential to the future of the aviation sector. Its capacity to handle 50 million passengers per year as travel volume is expected to double by the time T5 is operational, in the mid-2030s. Pre Covid, T1-T4 handles up to 82 million passengers per year.

The upcoming Terminal 5 project will cement Singapore's position as a key aviation hub and Changi Airport's reputation as the world's best airport. T5 is part of the country's long-term strategy to solidify its status as a global aviation hub.



A Sustainable Terminal

A Technologically Driven Terminal

Changi East

FAST FACTS ABOUT CHANGI EAST

Spanning a massive 1,080 hectares, the Changi East development will provide future capacity for Changi Airport. The development will serve to secure Singapore's air hub status and ensure its continued competitiveness and relevance.

Changi East Urban District

"This will be a **new business and lifestyle destination**, creating more jobs and opportunities for Singaporeans," Mr Lee said in NDP Rally 2022.



Located at the doorstep of the future Terminal 5, there could be new offices, smart work centres, flexible conference rooms and halls, hotels and serviced apartments, set amidst lushly landscaped public spaces within the new Changi East Urban District.

As Changi Airport's largest expansion project to date, the development includes:

- Changi Airport's fifth terminal, Terminal 5 (T5)
- A three-runway system
- The construction of tunnels and other underground systems
- Landside and aviation support facilities
- The Changi East Industrial Zone
- Total area of works is equivalent to 667 football fields.
- Total length of on-site drainage is equivalent to the length of 435 MRT trains
- Total pavement length in the development is equivalent to Singapore's Pan Island Expressway



03 What's in Tanah Merah ?



EXIT B - TANAH MERAH MRT STATION

- Mixed-use development with commercial at 1st storey

New platform, viaducts (2024+) to be built at Tanah Merah MRT station for S\$325 million

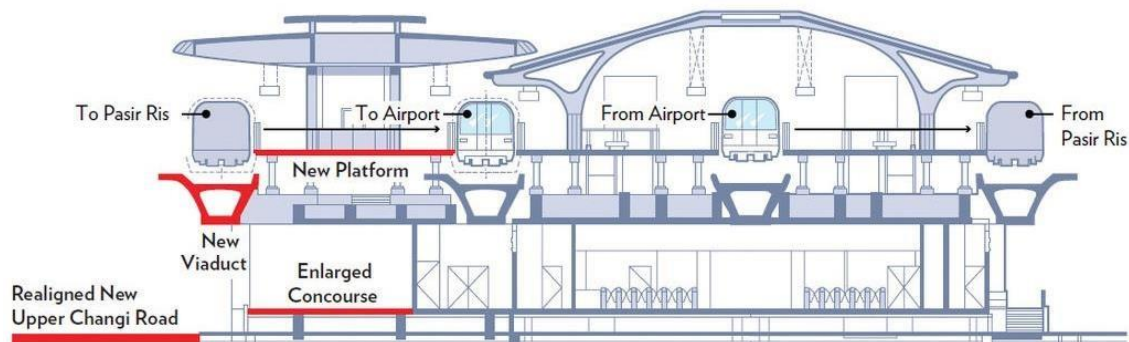
- *Two tracks dedicated for travel between Tanah Merah and Changi Airport*
- *Shorter waiting times for commuters and greater access to Expo and Changi Airport.*
- *Together with the construction of a new platform, existing East-West Line MRT tracks will also be extended to connect to the new four-in-one East Coast Integrated Depot at Changi. This depot will house trains from the East-West, Downtown and Thomson-East Coast Lines, as well as buses depot*



SITE CONTEXT | TANAH MERAH STATION

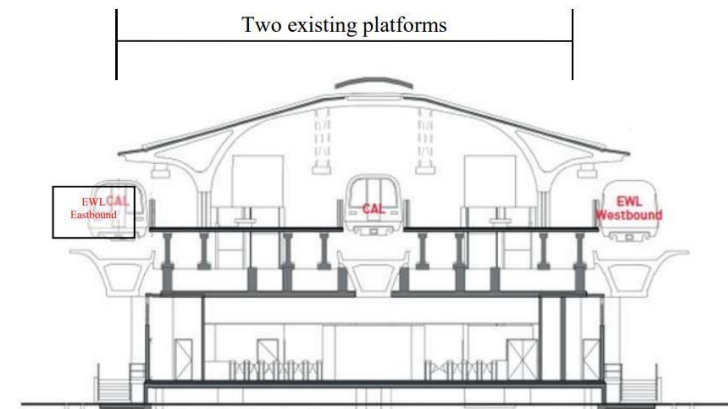


Singapore Railway Network System Map

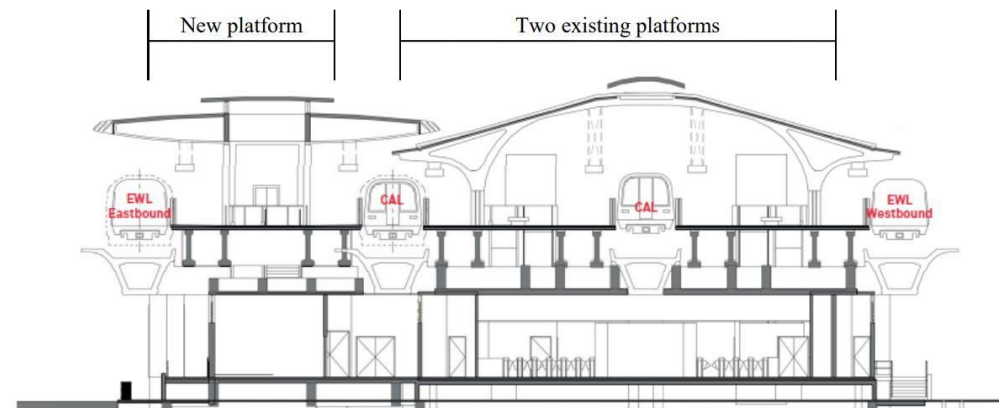


Tanah Merah new platform (LTA Diagram)

Before

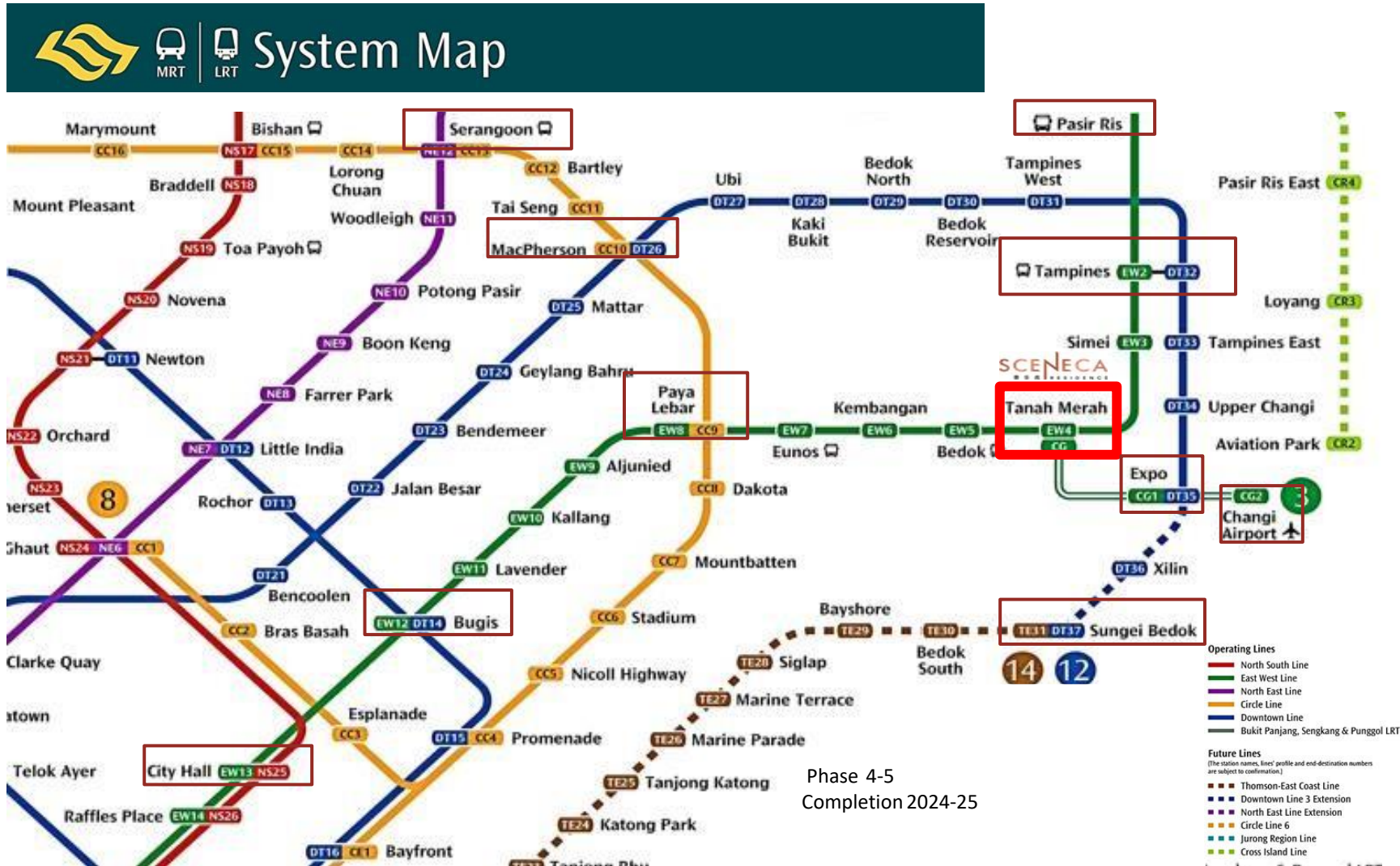


After



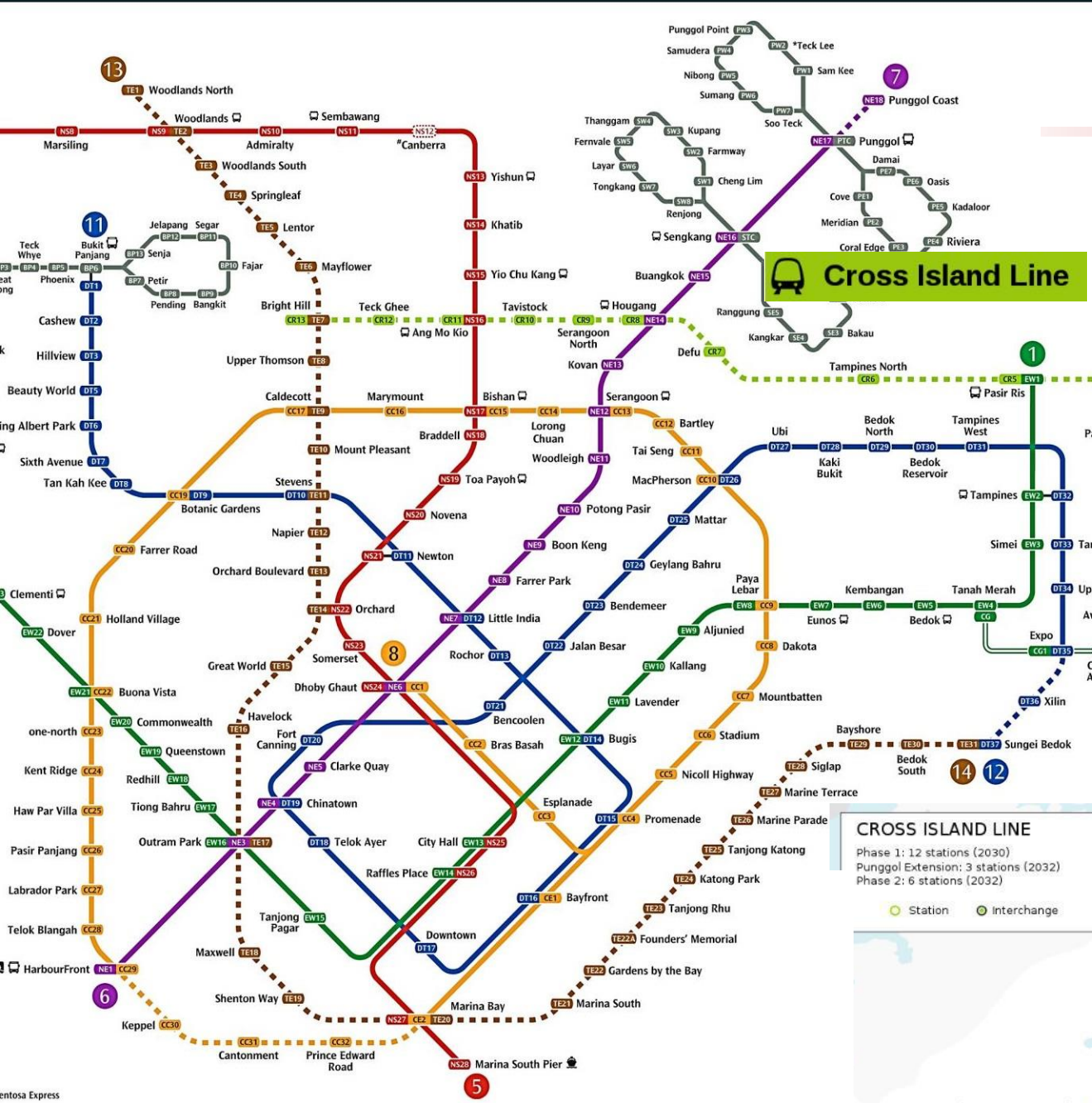
Legend
 EWL – East-West Line
 CA – To and From Expo / Changi Airport

Excellent MRT Connectivity



- Paya Lebar (4 Stops)
- MacPherson (5 Stops)
- Bugis (8 Stops)
- Serangoon (8 Stops)
- City Hall (9 Stops)

- Expo (1 Stop)
- Changi Airport (2 Stops)
- Sungei Bedok (3 Stops)
- Tampines (2 Stops)
- Pasir Ris (3 Stops)



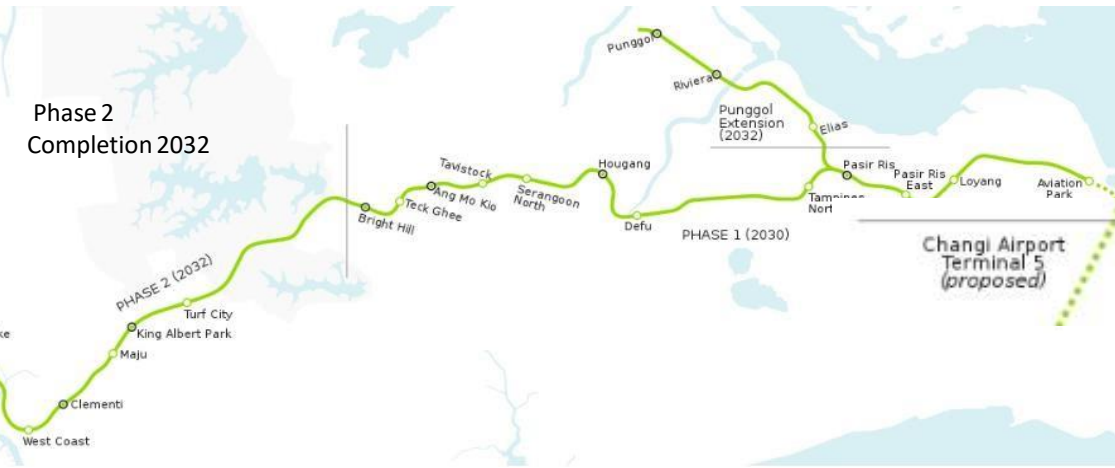
The Cross Island Line was planned to relieve congestion on the existing East West Line and slated to begin at Changi on Singapore's eastern coast, passing through the major eastern towns including Pasir Ris, Hougang and Ang Mo Kio. From this point, it would proceed further west toward Bukit Timah, Clementi and West Coast, before terminating in the Jurong Industrial Estate. A branch line was to connect the mainline to Punggol. The line was planned to be 50 km long and open in 2030.

CROSS ISLAND LINE
 Phase 1: 12 stations (2030)
 Punggol Extension: 3 stations (2032)
 Phase 2: 6 stations (2032)



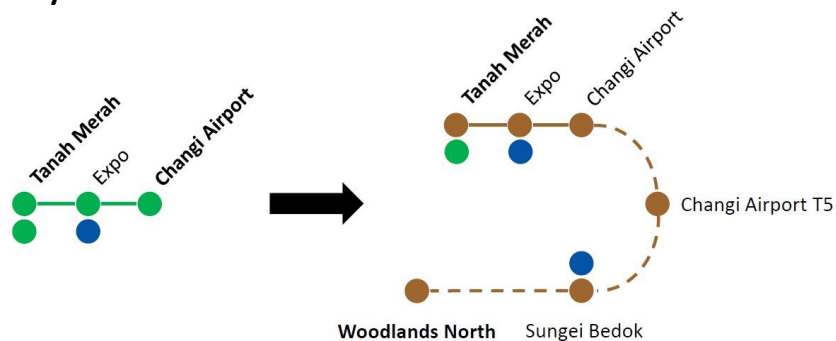
Phase 1
Completion 2030

Phase 2
Completion 2032



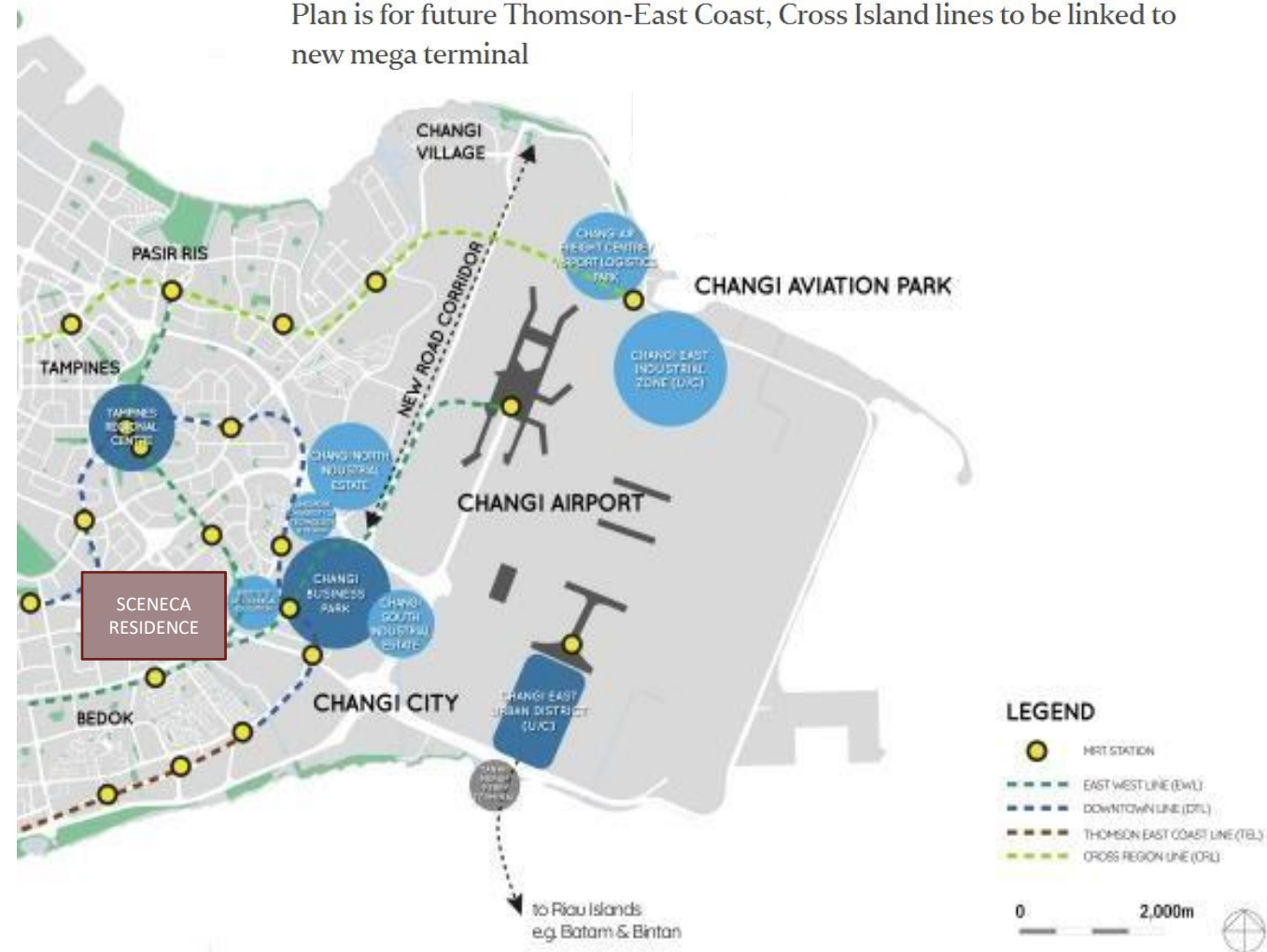
Thomson-East Coast Line Extension

Travelling to the airport will eventually be easier with the Thomson-East Coast Line Extension (TELe) from the new Sungei Bedok Station to Changi Airport. Passing through the future Terminal 5, this new link will also connect to the stretch between Tanah Merah and Changi Airport on the East-West Line, which will be converted to form part of the TELe. Beyond providing a direct rail connection from Changi Airport to the city, it will also seamlessly link Changi Airport to stations along the TEL up to Woodlands North, where commuters may be able to transfer to the future Singapore-Johor Bahru Rapid Transit System Link.



Changi's T5 likely to be served by 2 MRT lines

Plan is for future Thomson-East Coast, Cross Island lines to be linked to new mega terminal



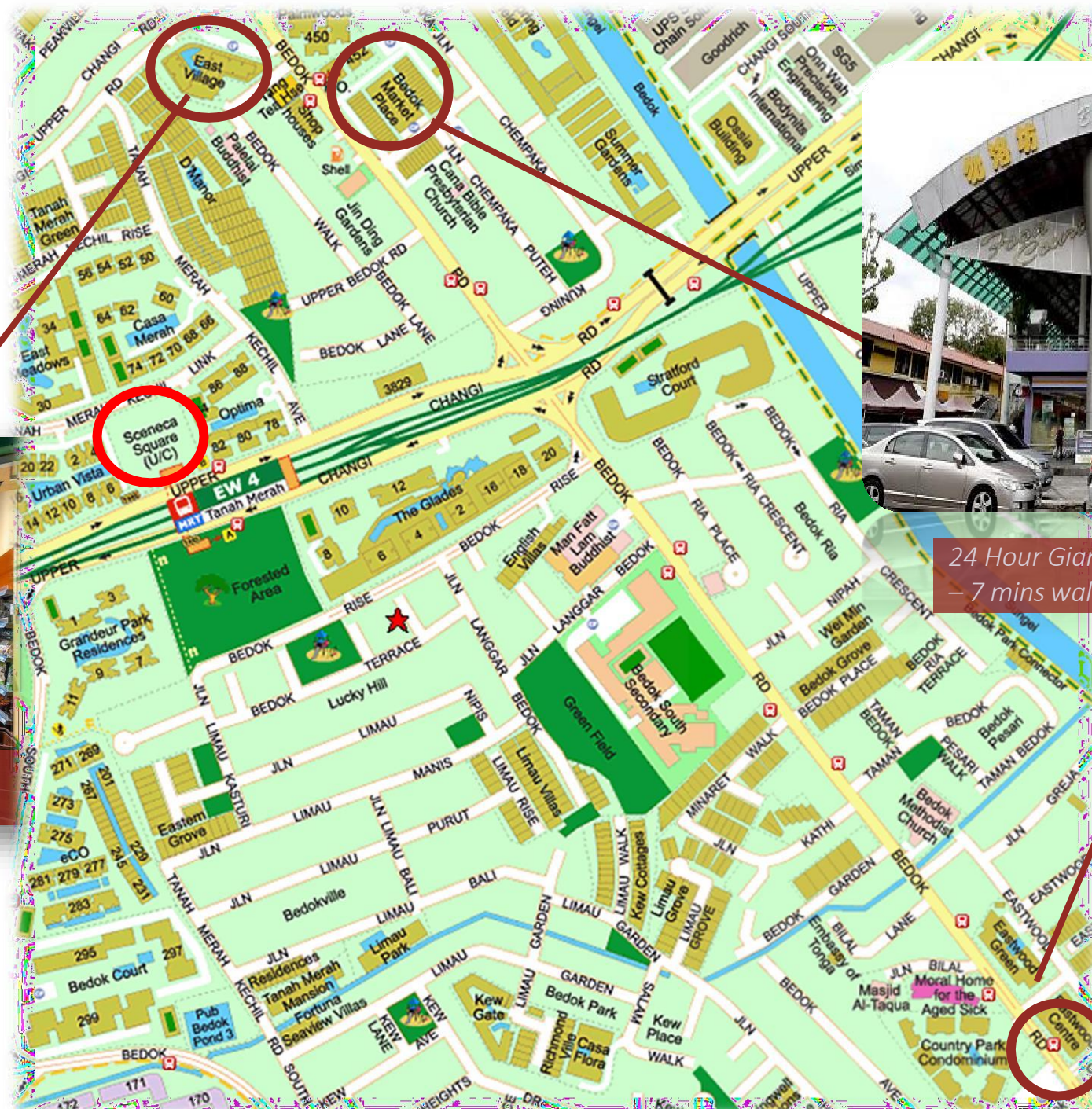
Key Amenities at The Area



BLK 58 – 3 mins drive (wet market & food centre)

BLK 57 – 3 mins drive

BLK 16 – 5 mins drive (wet market & food centre)



24 Hour Giant at Bedok Market Place (Simpang)
- 7 mins walk



East Village - Excellente by Hao mart
- 2 mins drive



Eastwood Cold Storage
- 5 mins drive



The Bedok Marketplace

(Simpang Bedok)

Is not just any hawker centre, but one modelled after hip cafes, enjoy restaurant quality food in a hawker centre space





EAST VILLAGE DINING OPTIONS

EAST VILLAGE, 'An F&B hub'

East Village is located along Upper Changi Road in Bedok, in District 16. It is accessible through the nearest MRTs Including Tanah Merah EW4 & Simei EW3. The mall is also an attraction for those further afield — from Tampines, Pasir Ris and Changi.



Eastwood Centre

- Subway
- Cold Storage
- Camino House
- Hei Sushi
- Wolfgang Ranner
- Bubbling Joy Dry Clean
- Woods Medical Clinic,
- Eastwood Dental Care
- Pet Shops: Dogz Style,
- LeCuddles
- Massage: Le Beaute
- Spa, Epi Treatz





Bedok Food Centre
 Must Try Dishes That'll Make Your Heart Go Be-dok Be-dok!
 Opposite Bedok Camp



Malls & Hangouts in the Vicinity



*Bedok Mall - 6 mins drive
1 MRT stop*



*Changi City Point - 6 mins drive
1 MRT stop*



*Eastpoint Mall - 8 mins drive
1 MRT Stop*

Malls & Hangouts in the Vicinity



*Jewel Changi Airport - 10 mins drive
2 MRT stops*



*Tampines Mall, Tampines 1 & Century Square – 9 mins drive
2 MRT stops*

Malls & Hangouts in the Vicinity



Giant HyperMart - 11 mins drive



Courts Megastore @ Tampines - 12 mins drive



Ikea @ Tampines - 12 mins drive

Schools in the Vicinity



Within 1km

PRIMARY

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

SECONDARY

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

Within 2km **PRIMARY**

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

SECONDARY

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

TERTIARY

- Temasek Junior College
- Temasek Polytechnic
- ITE College East

Within 4km

SECONDARY

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

TERTIARY

- Singapore University of Technology and Design
- Victoria Junior College

INTERTIONAL

- United World College South East Asia (East Campus)

Urban Getaways



East Coast Park - 9 mins drive, rental cyclists



Pasir Ris Town Park - 15 mins drive

Urban Getaways



Tanah Merah Country Club - 7 mins drive



Bedok Reservoir Park - 10 mins drive



Downtown East, Wild Wild Wet - 16 mins drive

COAST-TO-COAST
CONNECTIVITY IN
THE EAST REGION

**Excellent
PCN
connectivity**



Sceneca
Residence



Coast-to-Coast connectivity in the East - Residents in the East enjoy a host of recreational activities which are well connected to each other through the Park Connector Network and cycling paths



Employment Nodes



Tampines Regional Centre - 2 MRT Stations / 7 mins drive

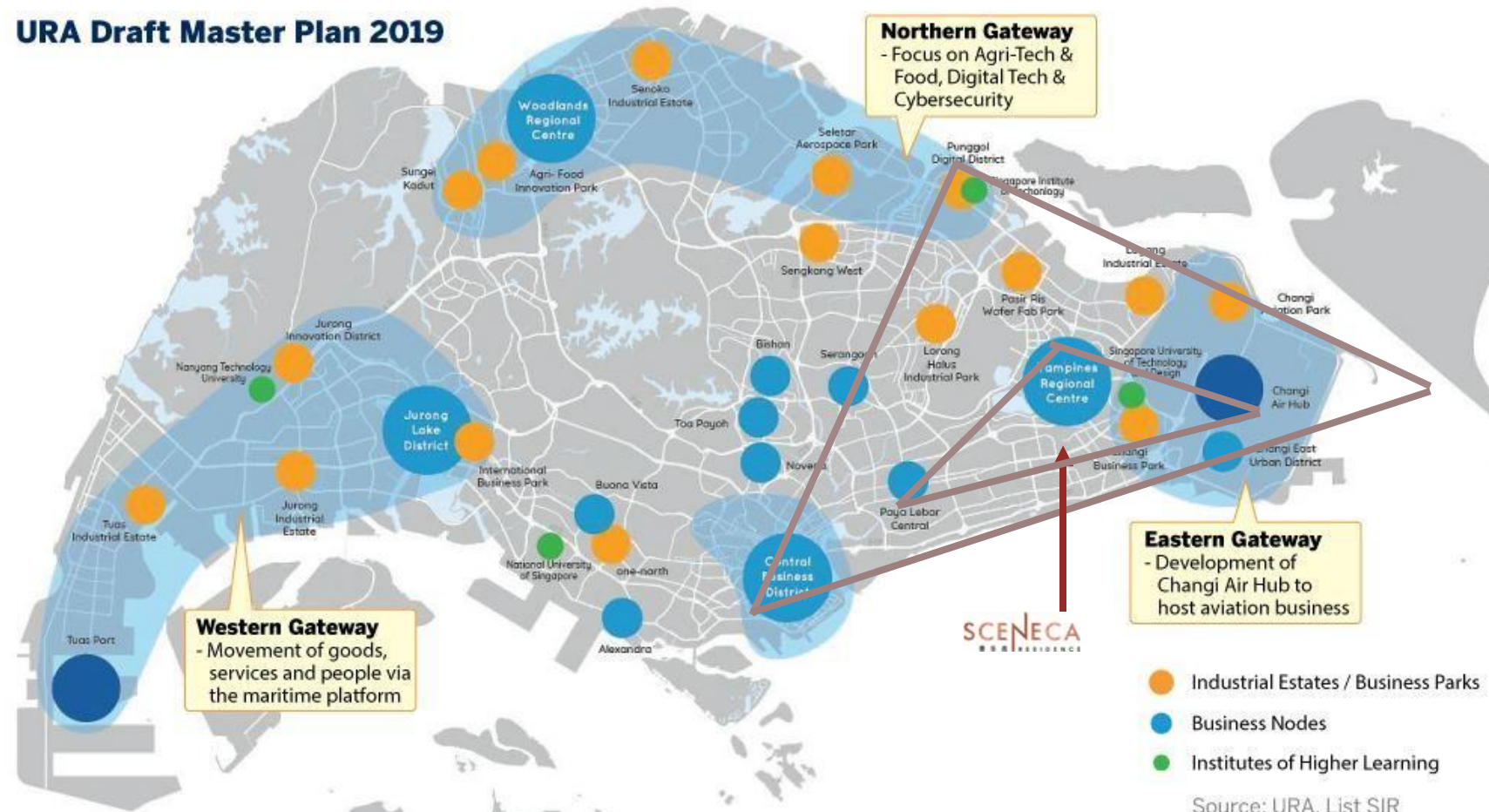


Paya Lebar Quarter, Paya Lebar Square, SingPost Centre – 4 MRT Stations / 13 mins drive



Changi Business Park - 1 MRT Station / 6 mins drive

URA Draft Master Plan 2019



Target Audience

Who are the likely buyers?

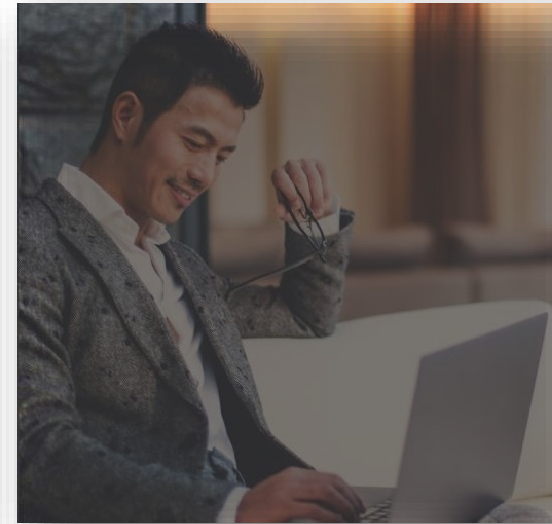


- *Small families / Dual Income no kids*



- *Local investors*

- *HDB upgraders from nearby flats*



- *Multi-Gen*

- *Overseas investors*



SCENECA

景乐坊 SQUARE

Proposed GFA:

2,000 sqm (1,000 sqm supermarket + 1,000 sqm retail)



SCENECA

景乐坊 SQUARE

Smart Supermarket

Smart supermarkets are sprouting out all over the world in recent years

*For e.g.: Amazon Go in US, Daiei in Japan, **河马鲜生** in China etc.*

The business concept of such new age supermarkets will complement well with M.Spaco concepts.



OASIS PLAZA



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Artist's Impression

SCENECA
景乐苑 RESIDENCE

EVENT PLAZA



Artist's Impression

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Artist's Impression

RESIDENTIAL DROP-OFF AT LEVEL 1 (TOWER 26)



Residential Drop-off lobby of Tower 26 directly linking to retail exclusively for Residents

Artist's Impression

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SITE PLAN



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

- 8 Oasis Plaza
- 9 Event Plaza
- 10 Park Link
- 11 Bicycle Lots
- 12 End-of-trip Facilities (with Shower & Locker)

BASEMENT

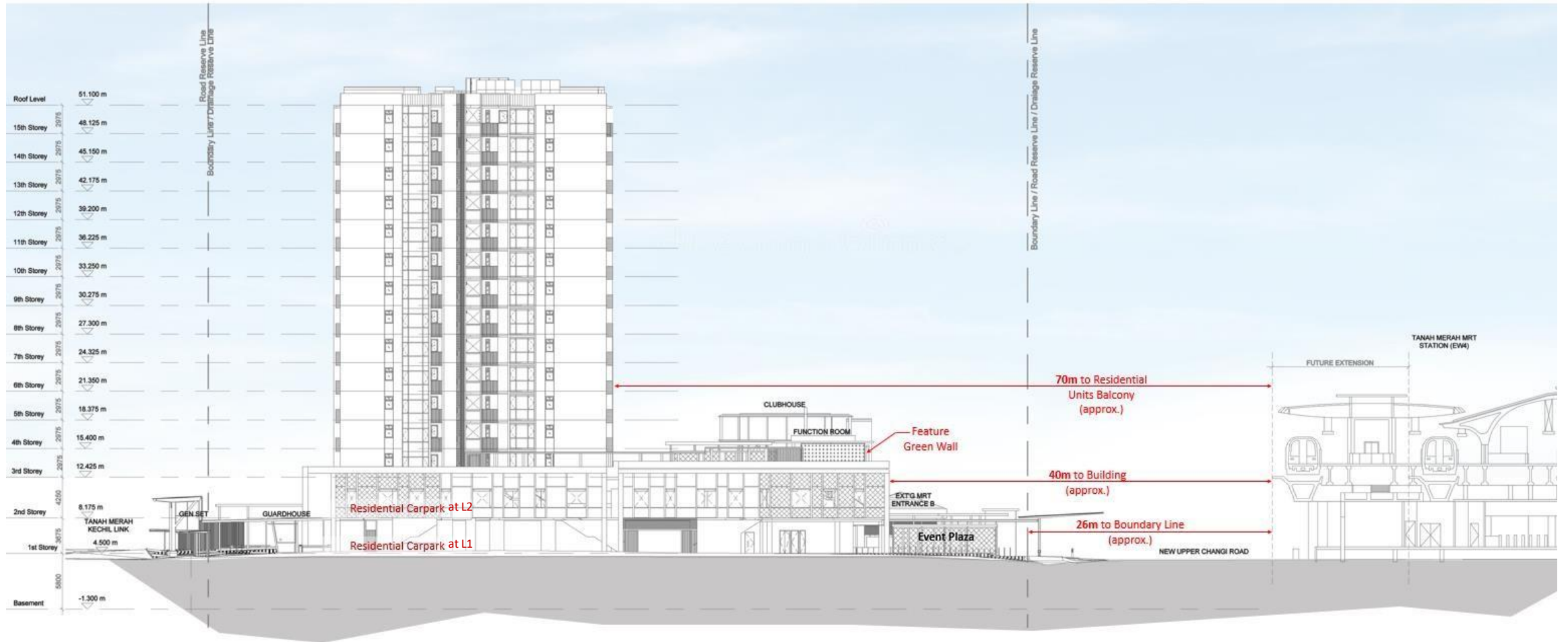
- 13 Bin Centre
- 14 Substation

- Commercial Units
- Supermarket



SITE PLAN

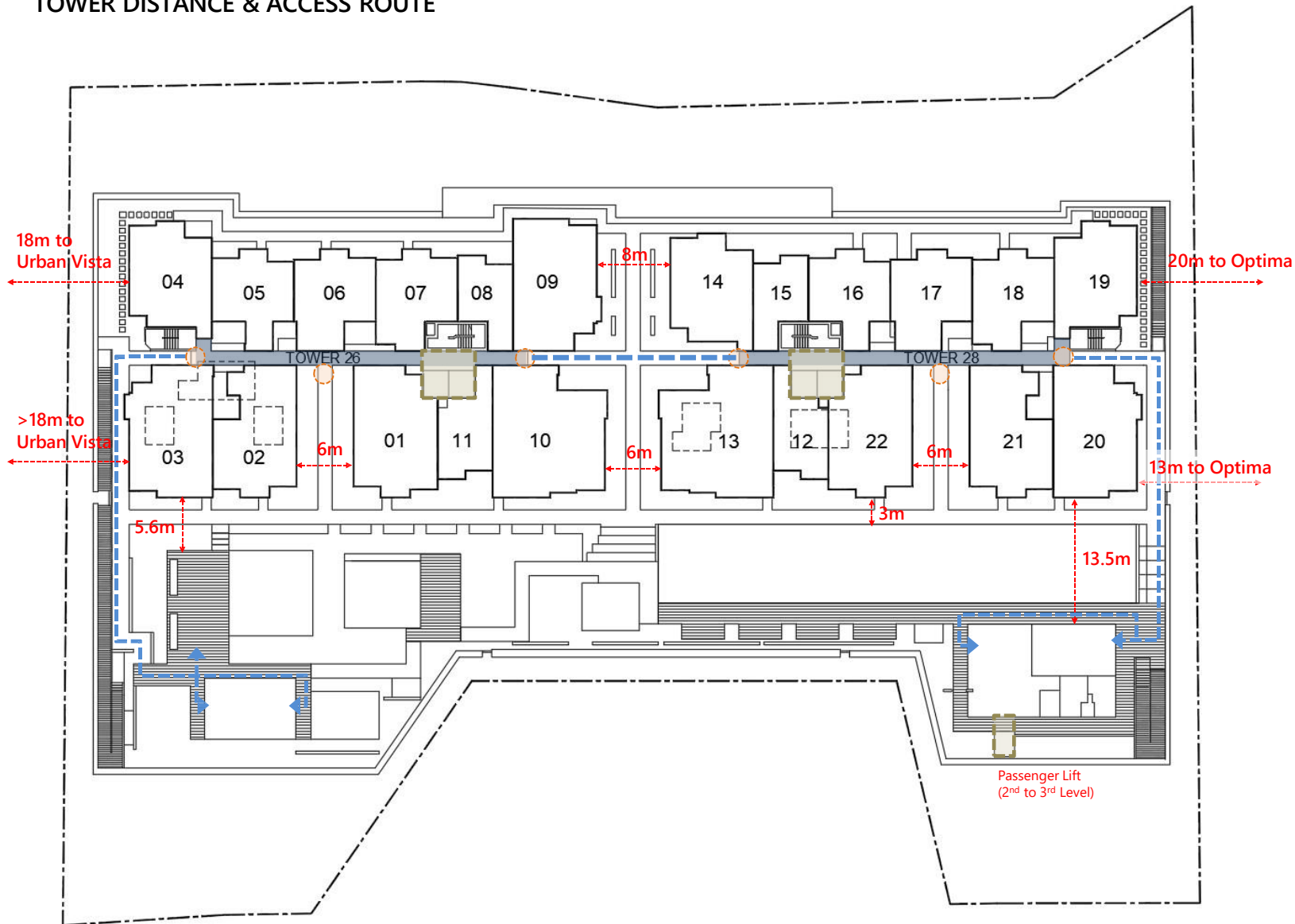
OVERALL BUILDING SECTION



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3RD STOREY SITE PLAN

TOWER DISTANCE & ACCESS ROUTE



- **2 TOWERS**
TOWER 26 (15 STOREYS)
TOWER 28 (14 STOREYS)
- **TYPICAL FLOOR-TO-FLOOR HEIGHT:**
2.975m

- ▭ LIFT LOBBY
- ➡ SHELTERED LINKWAY ROUTE TO FACILITIES (AT 3RD STOREY)
- GATES TO RESIDENTIAL CORRIDOR (AT 3RD STOREY)

ALL DISTANCE ARE ESTIMATED AND INDICATIVE ONLY



SITE INTRODUCTION
LOCATION PLAN
DEVELOPMENT DATA
SITE PLAN

DESIGN CONCEPT INSPIRATION
ARCHITECTURAL
LANDSCAPE & FACILITIES

RESIDENTIAL
UNIT MIX & DISTRIBUTION
TYPICAL STOREY PLAN
UNIT PLANS

KEY DESIGN FEATURES
DEVELOPMENT ID PROVISION
SMART HOME SYSTEM

ARCHITECTURAL CONCEPT

SITE HISTORY



The Malay name for this area is derived from the **red lateritic cliffs** along the coast that were visible from the sea, hence the name **Tanah Merah** or "red land".

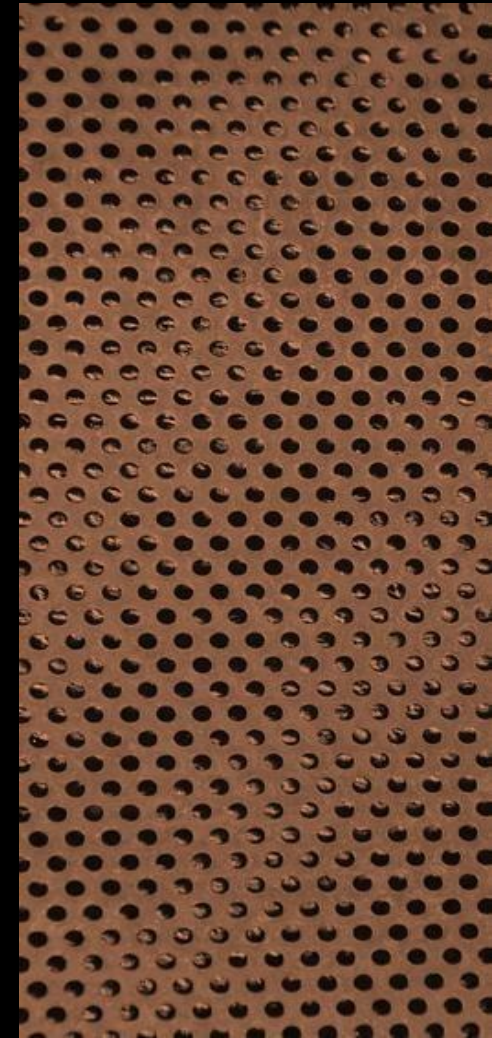
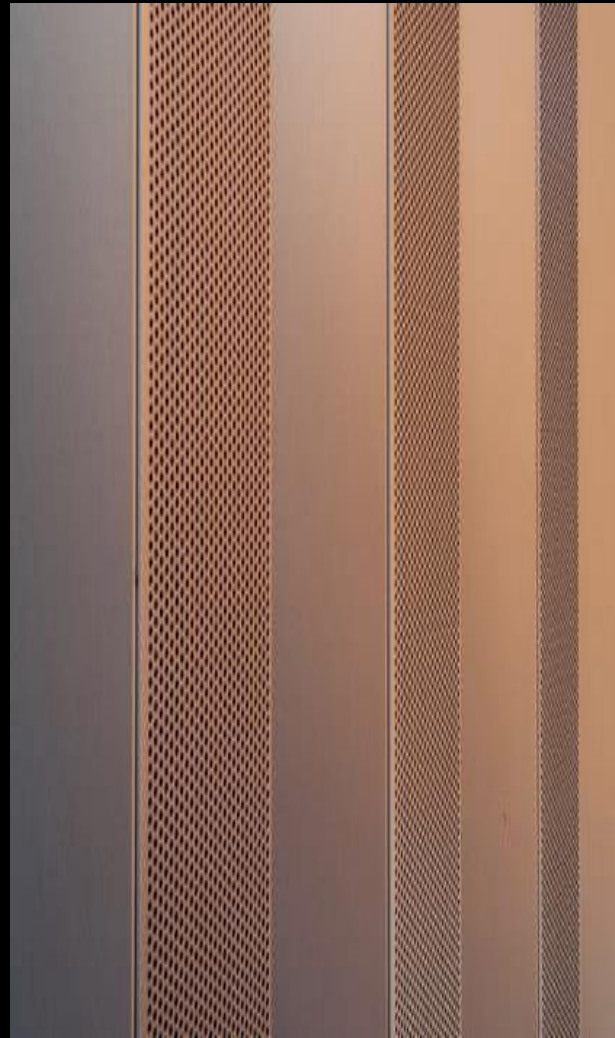


Tanah Merah,
which is derived from the lateritic **cliffs**
along the coast

Concept deriving from the notion of Cliff

ARCHITECTURAL CONCEPT

MATERIAL PALETTE AND COLOUR SCHEME





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Artist's Impression

SCENECA
景乐苑 RESIDENCE

LANDSCAPE CONCEPT

LANDSCAPE CONCEPT



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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

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

- 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

- 40 Splash Pool
- 41 Splash Deck
- 42 Splash Pool Water Feature
- 43 Splash Pool Shower Point
- 44 Playground
- 45 Function Room
- 46 Party Pavilion
- 47 Festive Pavilion

ROOF LEVEL

- 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.



LANDSCAPE FACILITIES



LANDSCAPE FACILITIES



- Party & Festive Pavilion for 2 groups of users, approximately 8-10 pax per pavilion
- The Lawn- Open lawn space with pebble seating
- Cascading Water feature

Artist's Impression

LANDSCAPE FACILITIES





Swing Garden

- 3 nos of Swings surrounded by greenery

Artist's Impression

LANDSCAPE FACILITIES



- Playground for children
- 3 nos of Swings
- Party & Festive Pavilion for 2 groups of users, approximately 8-10 pax per pavilion
- Each BBQ counter comes with electric BBQ, 1 sink & 1 tap

Artist's Impression

CLUBHOUSE & FUNCTION ROOM

CLUBHOUSE



Privacy Pod for Flexi Usage.
e.g. Work / Study

- Fully Air-conditioned
- High Ceiling
- Privacy Pod for Flexi Usage e.g. work /study
- Refreshment Pantry With Built-in Microwave & Sink
- Free Standing Fridge & Vending Machine
- Up to 5 seater lounge cluster & 8 Seater Table
- 6 Pool View Counter Seating With Built-in PowerPoints
- 2 Sets of 4 seater exclusive Booth

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Artist's Impression



GYM ROOM



- Fully Air-conditioned
- High Ceiling
- Work out and exercise with a pool view

Artist's Impression

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FUNCTION ROOM



- Fully Air-conditioned
- Kitchenette
- 6m Long Island Counter with Built-in Sink, Induction Hob and Integrated Hood.
- Built-in TV and Fittings
- 14 Seater Dining Table
- **Cater for Private Events Such as Cooking Classes & Celebrations**
- View to The Lawn

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TYPICAL STOREY PLAN
UNIT PLANS

KEY DESIGN FEATURES
DEVELOPMENT ID PROVISION
SMART HOME SYSTEM

UNIT DISTRIBUTION

26 Tanah Merah Kechil Link S(468456)

LEVEL	UNIT	1	2	3	4	5	LEVEL	UNIT	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					

-G Type units: 1 BR Units at 3rd Storey
(Ground Unit without PES)

-P Type units: Units with Private
Enclosed Space
(PES Unit)

-E Type units: Units with High Ceiling
(Elevated Space)

28 Tanah Merah Kechil Link S(468458)

LEVEL	UNIT	12	13	14	15	16	LEVEL	UNIT	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 A2S	1-Bedroom + Study
TYPE B1	2-Bedroom
TYPE B2S	2-Bedroom + Study
TYPE B3S	2-Bedroom + Study
TYPE C1	3-Bedroom Classic
TYPE C2	3-Bedroom Deluxe
TYPE C3	3-Bedroom Grande
TYPE C4	3-Bedroom Premium
TYPE D1	4-Bedroom Luxury
TYPE PH1	4-Bedroom Penthouse
TYPE PH2	4-Bedroom Penthouse



TYPE A
THE IDEAL PLACE FOR
YOUR PERSONAL SPACE
AND HOME OFFICE

A2S SHOW UNIT

TYPE A UNIT

- Dedicated Dining Area

SECURITY

- Main door with digital lockset

SMART HOME FEATURE

- Smart home gateway
- Smart Doorbell
- Smart Air-Conditioning Control for Living/Dining & Master Bedroom

KITCHEN

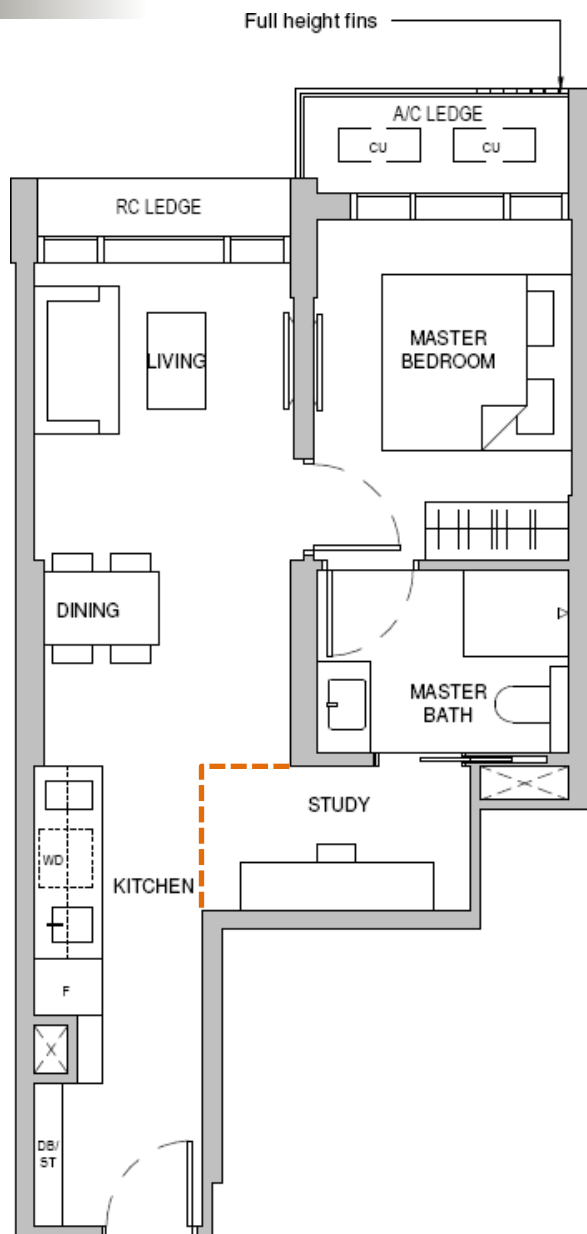
- Induction hob and hood
- Built-in Fridge
- Multi-functional flip down Preparation Top
- Spice Rack

STORAGE

- DB with storage compartment

MASTER BEDROOM

- Built-in wardrobe with side compartment featuring full length mirror



1-BEDROOM + STUDY

TYPE A2S

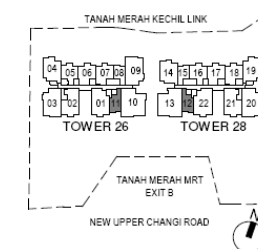
538 sqft / 50 sqm

Tower 26

04-11 to 14-11

Tower 28

04-12* to 13-12*



LEGEND

- | | |
|-----------------------------------|-------------------------|
| A/C LEDGE - Air Conditioner Ledge | F - Refrigerator |
| CU - Condensing Unit | DB - Distribution Board |
| HS - Household Shelter | ST - Storage |
| WD - Washer cum Dryer | * - Mirrored Unit |

1-BEDROOM

TYPE A1

463 sqft / 43 sqm

Tower 26

04-08 to 14-08

TYPE A1-E

570 sqft / 53 sqm

(inclusive of 10 sqm High Ceiling)

Tower 26

15-08

TYPE A UNIT

- Dedicated Dining Area

SECURITY

- Main door with digital lockset

SMART HOME FEATURE

- Smart home gateway
- Smart Doorbell
- Smart Air-Conditioning Control for Living/Dining & Master Bedroom

KITCHEN

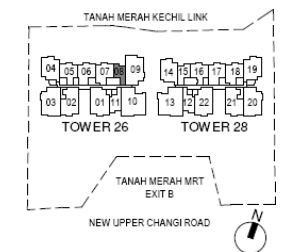
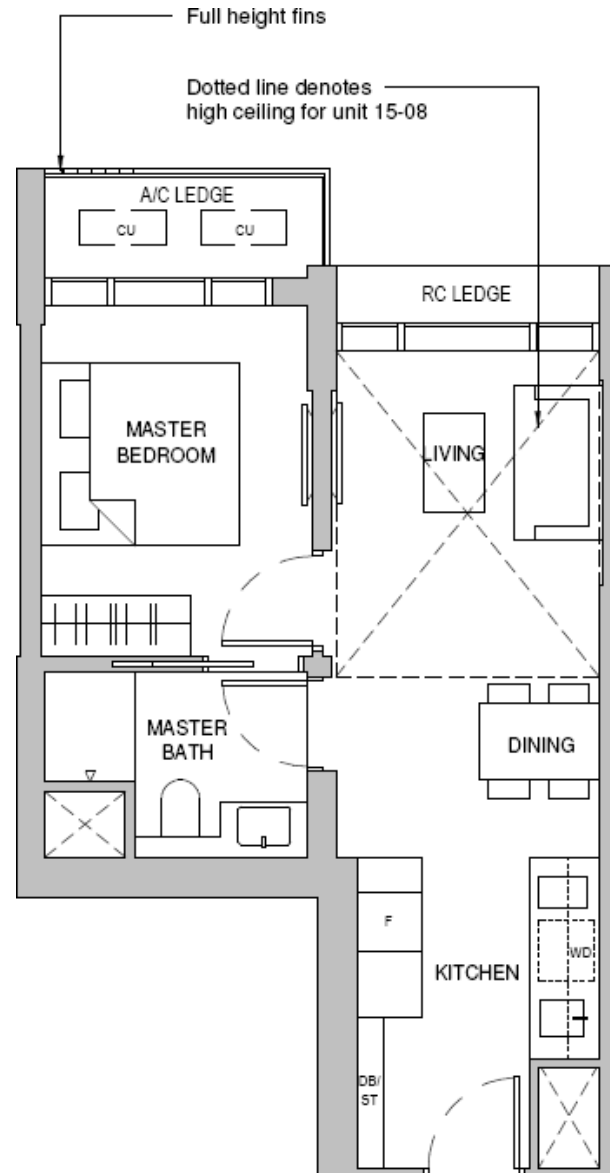
- Induction hob and hood
- Built-in Fridge
- Multi-functional flip down Preparation Top
- Spice Rack

STORAGE

- DB with storage compartment

MASTER BEDROOM

- Built-in wardrobe with side compartment featuring full length mirror



LEGEND

- | | |
|-----------------------------------|-------------------------|
| A/C LEDGE - Air Conditioner Ledge | F - Refrigerator |
| CU - Condensing Unit | DB - Distribution Board |
| HS - Household Shelter | ST - Storage |
| WD - Washer cum Dryer | * - Mirrored Unit |

A2S SHOW UNIT

- ① TOP CABINET, CARPENTRY EXTERNAL - LAMINATE
- ② KITCHEN COUNTER TOP & BACKSPLASH - ENGINEERED STONE
- ③ BOTTOM CABINET - LAMINATE
- ④ SKIRTING - GREY ALUMINIUM
- ⑤ CARPENTRY INTERNAL - MELAMINE

Feature Multi-functional
flip down Preparation Top



A2S KITCHEN



Smeg has been producing domestic appliances with the finest **Italian design** for more than 70 years in 1948, with a particular focus on aesthetics, ergonomics and functionality.



Since its foundation in 1911, Franke's success has been based on innovative engineering, unique design, and outstanding **Swiss quality**.



Aesthetics and functionality, design and originality, together with attention to detail. Founded in 1981, and continue in writing the history of this all-**Italian success**.

A & B UNIT TYPE

SMEG Induction Hob



SMEG Telescopic Semi-Integrated Hood



SMEG Integrated 2-Door Fridge



Newform sink mixer with pull-out hand shower



SMEG Washer Dryer



FRANKE Composite Quartz Resin Sink



SMEG Oven



A TO C1 TYPE

A TO C1 TYPE

A2S BATHROOM

■ GEBERIT

The globally operating Geberit Group is a European leader in the field of sanitary products. operate with a strong local presence in most European countries, providing unique added value when it comes to sanitary technology and bathroom ceramics. **Swiss** Brand

🏠 – newform

Aesthetics and functionality, design and originality, together with attention to detail. Founded in 1981, and continue in writing the history of this all- **Italian** success.

KOHLER.

Kohler Co., founded in 1873 by John Michael Kohler, is an **American** manufacturing company based in Kohler, Wisconsin.

Geberit Icon Rimfree Wall Hung Wc



Geberit Concealed Cistern & flush actuator



Newform Basin Mixer



Newform shower mixer



Kohler Bidet Spray



Geberit Undercounter Wash Basin



A2S BEDROOM

- ① BEDROOM - TILE
- ② WARDROBE EXTERNAL - LAMINATE
- ③ CARPENTRY INTERNAL - MELAMINE

*** ALL TYPE A UNITS BEDROOMS IN TILE FINISH**



A2S BEDROOM WARDROBE



TIE RACK



TROUSER RACK



CABINET DRAWER WITH
GLASS TOP DISPLAY



COMPARTMENT WITH SHELVES & FULL LENGTH MIRROR



TYPE B
THE PERFECT HOME
FOR THE PERFECT COUPLE

2-BEDROOM

TYPE B1

678 sqft / 63 sqm

Tower 26
04-05 to 14-05

TYPE B1-E

786 sqft / 73 sqm
(inclusive of 10 sqm High Ceiling)

Tower 26
15-05

SECURITY

- Main door with digital lockset

SMART HOME FEATURE

- Smart home gateway
- Smart Doorbell
- Smart Air-Conditioning Control for Living/Dining & Master Bedroom

KITCHEN

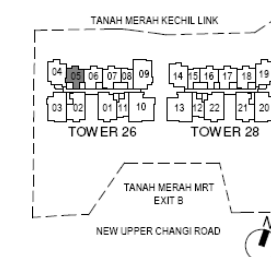
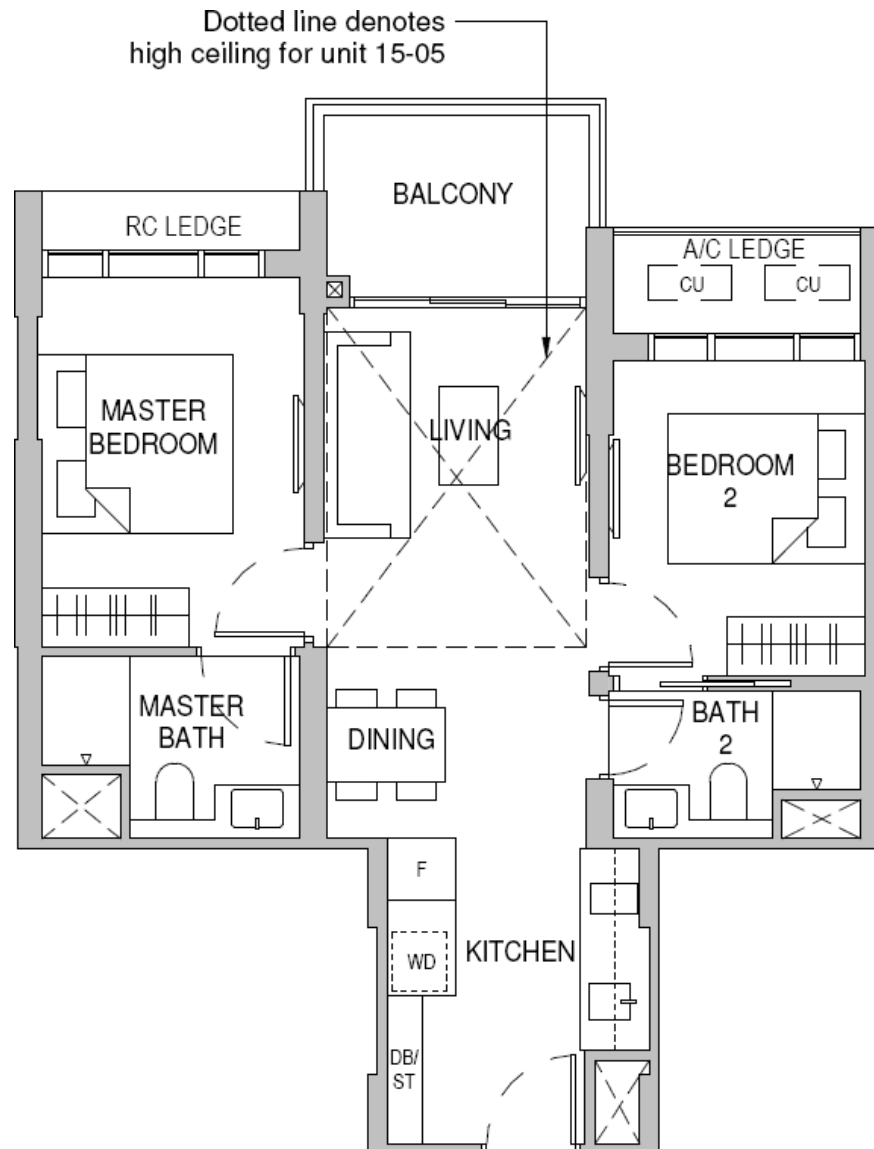
- Induction cooker
- Built-in Fridge
- Spice Rack

STORAGE

- DB with storage compartment

MASTER & COMMON BEDROOMS

- Built-in wardrobe with side compartment featuring full length mirror



LEGEND

A/C LEDGE - Air Conditioner Ledge	F - Refrigerator
CU - Condensing Unit	DB - Distribution Board
HS - Household Shelter	ST - Storage
WD - Washer cum Dryer	* - Mirrored Unit

B2S SHOW UNIT

SECURITY

- Main door with digital lockset

SMART HOME FEATURE

- Smart home gateway
- Smart Doorbell
- Smart Air-Conditioning Control for Living/Dining & Master Bedroom

KITCHEN

- Induction cooker
- Built-in Fridge
- Spice Rack

STORAGE

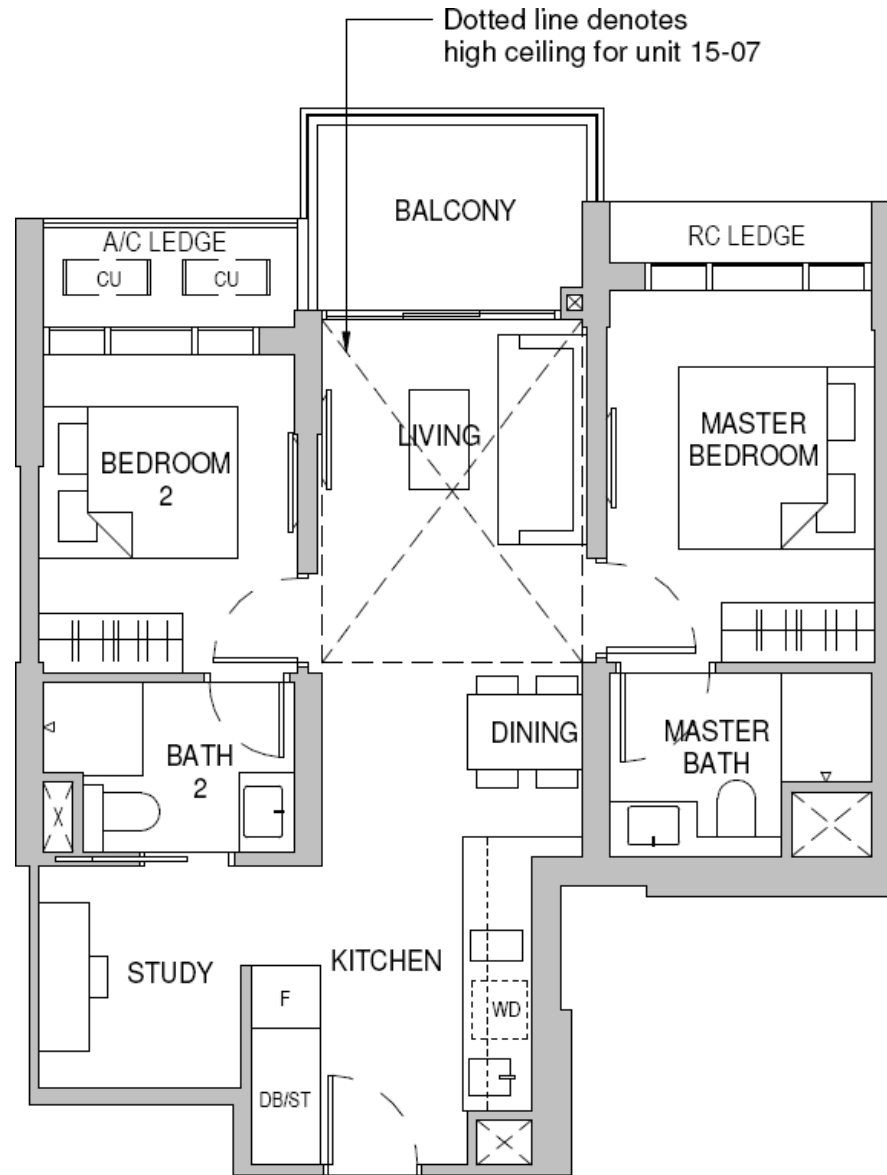
- DB with storage compartment

STUDY

- Able to fit single size bed

MASTER & COMMON BEDROOMS

- Built-in wardrobe with side compartment featuring full length mirror



2-BEDROOM + STUDY

TYPE B2S

753 sqft / 70 sqm

Tower 26

04-07 to 14-07

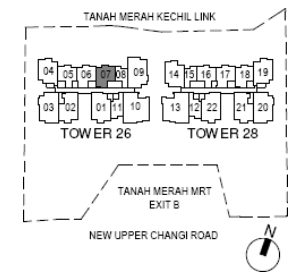
TYPE B2S-E

861 sqft / 80 sqm

(inclusive of 10 sqm High Ceiling)

Tower 26

15-07



LEGEND

- | | |
|-----------------------------------|-------------------------|
| A/C LEDGE - Air Conditioner Ledge | F - Refrigerator |
| CU - Condensing Unit | DB - Distribution Board |
| HS - Household Shelter | ST - Storage |
| WD - Washer cum Dryer | * - Mirrored Unit |

2-BEDROOM + STUDY

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 High Ceiling)

Tower 26
15-06

Tower 28
14-17

SECURITY

- Main door with digital lockset

SMART HOME FEATURE

- Smart home gateway
- Smart Doorbell
- Smart Air-Conditioning Control for Living/Dining & Master Bedroom

KITCHEN

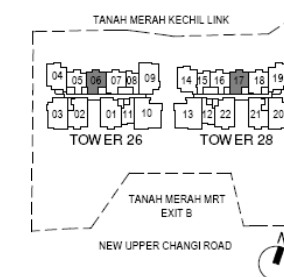
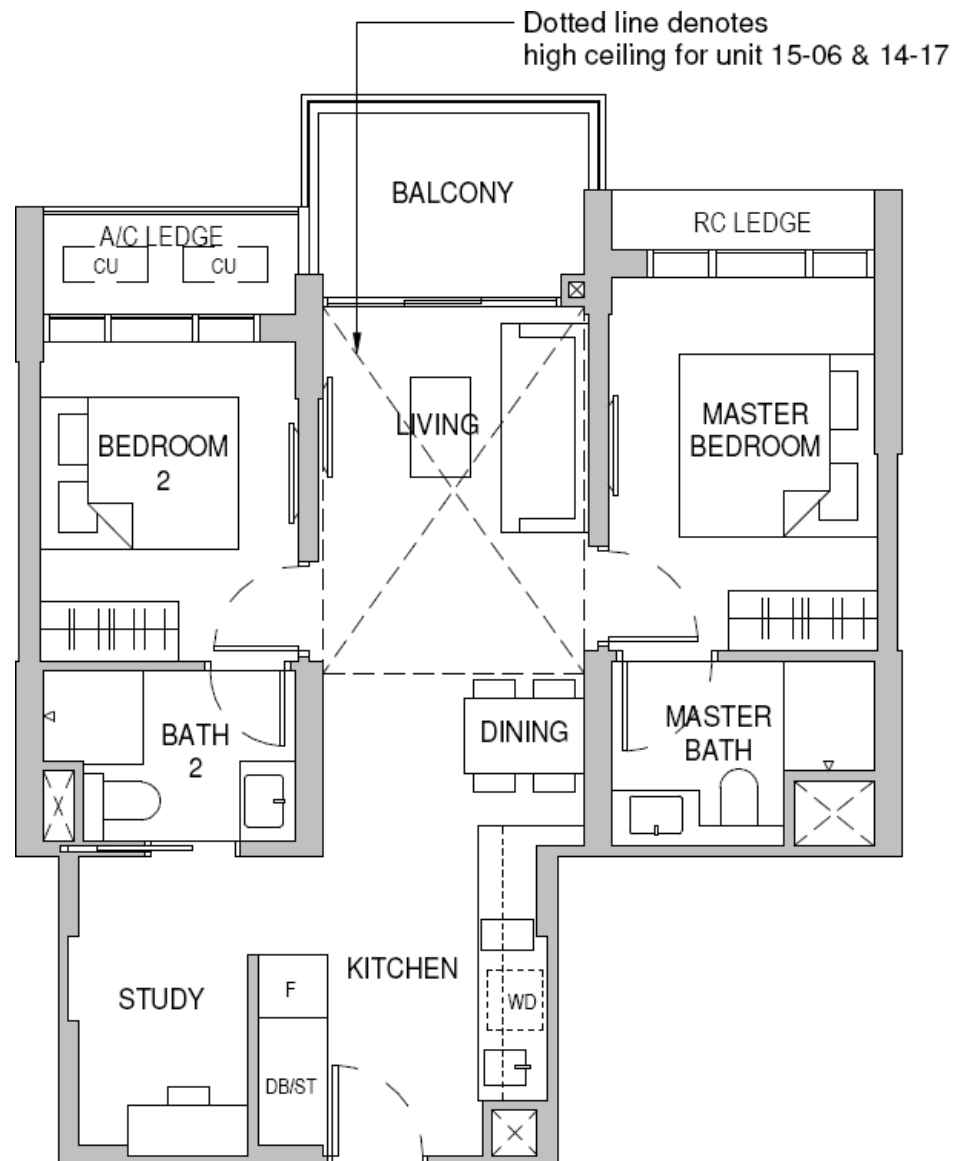
- Induction cooker
- Built-in Fridge
- Spice Rack

STORAGE

- DB with storage compartment

MASTER & COMMON BEDROOMS

- Built-in wardrobe with side compartment featuring full length mirror



- LEGEND**
- | | |
|-----------------------------------|-------------------------|
| A/C LEDGE - Air Conditioner Ledge | F - Refrigerator |
| CU - Condensing Unit | DB - Distribution Board |
| HS - Household Shelter | ST - Storage |
| WD - Washer cum Dryer | * - Mirrored Unit |

B2S SHOW UNIT



B2S BATHROOM

- ① BATHROOM - TILE
- ② VANITY CABINET EXTERNAL, DISPLAY RACK - LAMINATE
- ③ VANITY TOP – ENGINEERED STONE
- ④ CLEAR SLIDING MIRROR
- ⑤ CARPENTRY INTERNAL - MELAMINE
- ⑥ TINTED MIRROR WITH SHELVES

Sliding mirror



B2S BEDROOM

- ① BEDROOM - VINYL
- ② WARDROBE EXTERNAL - LAMINATE
- ③ CARPENTRY INTERNAL - MELAMINE



*** ALL TYPE B UNITS BEDROOMS IN VINYL FINISH**



TYPE C & ABOVE
A MULTI-FACETED
SETUP FOR A
MULTIGENERATIONAL
FAMILY

SECURITY

- Main door with digital lockset

SMART HOME FEATURE

- Smart home gateway
- Smart Doorbell
- Smart Air-Conditioning Control for Living/Dining & Master Bedroom

KITCHEN (ENCLOSABLE)

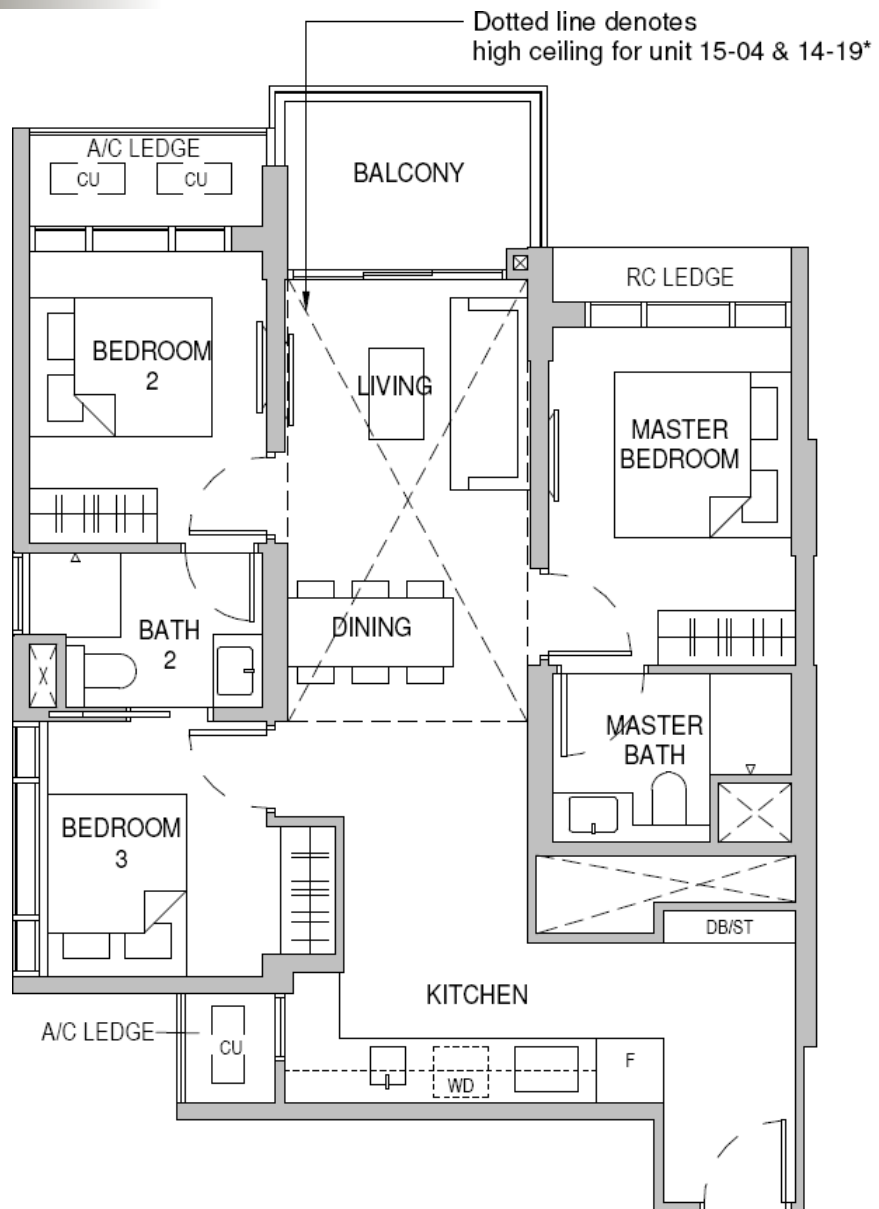
- Gas cooker
- Built-in Fridge
- Spice Rack

STORAGE

- DB with storage compartment

MASTER & COMMON BEDROOMS (ALL EN-SUITE)

- Built-in wardrobe



3-BEDROOM CLASSIC

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

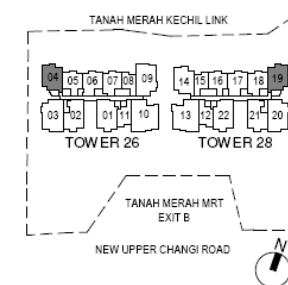
(inclusive of 14 sqm High Ceiling)

Tower 26

15-04

Tower 28

14-19*



LEGEND

- A/C LEDGE - Air Conditioner Ledge
- CU - Condensing Unit
- HS - Household Shelter
- WD - Washer cum Dryer
- F - Refrigerator
- DB - Distribution Board
- ST - Storage
- * - Mirrored Unit

3-BEDROOM DELUXE

TYPE C2

1044 sqft / 97 sqm

Tower 26

04-02 to 14-02

Tower 28

04-21* to 13-21*

SECURITY

- Main door with digital lockset

SMART HOME FEATURE

- Smart home gateway
- Smart Doorbell
- Smart Air-Conditioning Control for Living/Dining & Master Bedroom

KITCHEN (ENCLOSED)

- Gas cooker
- Free Standing Fridge
- Spice Rack

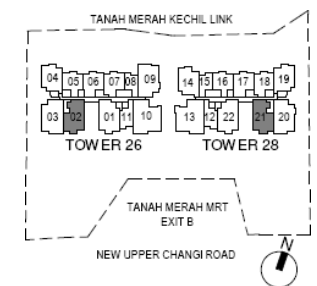
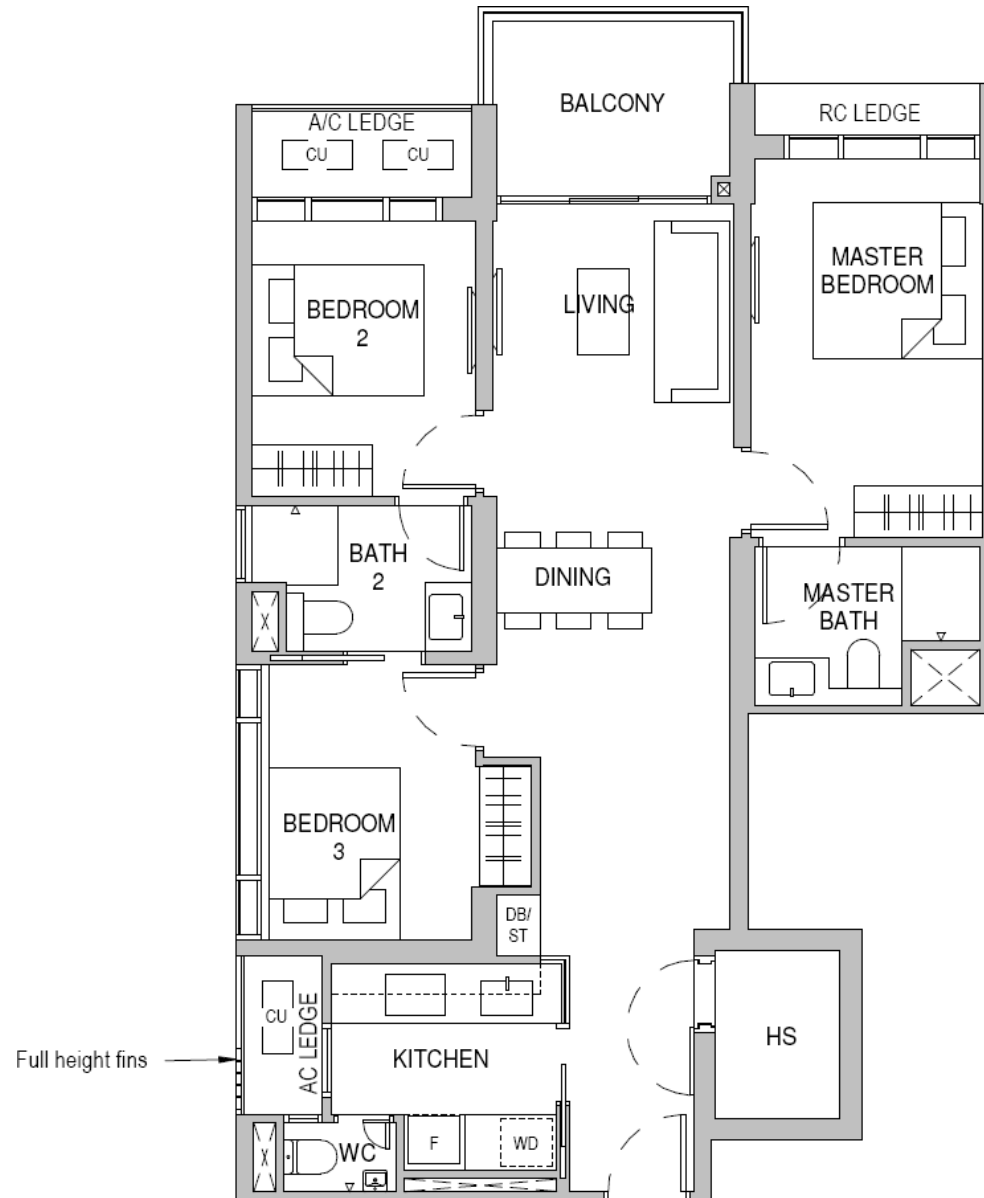
STORAGE

- DB with storage compartment

MASTER & COMMON BEDROOMS (ALL EN-SUITE)

- Built-in wardrobe

* DARK ENGINEERED STONE APPLICABLE TO C2 ONWARDS



- LEGEND**
- A/C LEDGE - Air Conditioner Ledge
 - CU - Condensing Unit
 - HS - Household Shelter
 - WD - Washer cum Dryer
 - F - Refrigerator
 - DB - Distribution Board
 - ST - Storage
 - * - Mirrored Unit

3-BEDROOM GRANDE

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*

SECURITY

- Main door with digital lockset

SMART HOME FEATURE

- Smart home gateway
- Smart Doorbell
- Smart Air-Conditioning Control for Living/Dining & Master Bedroom

KITCHEN

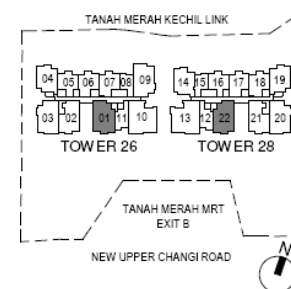
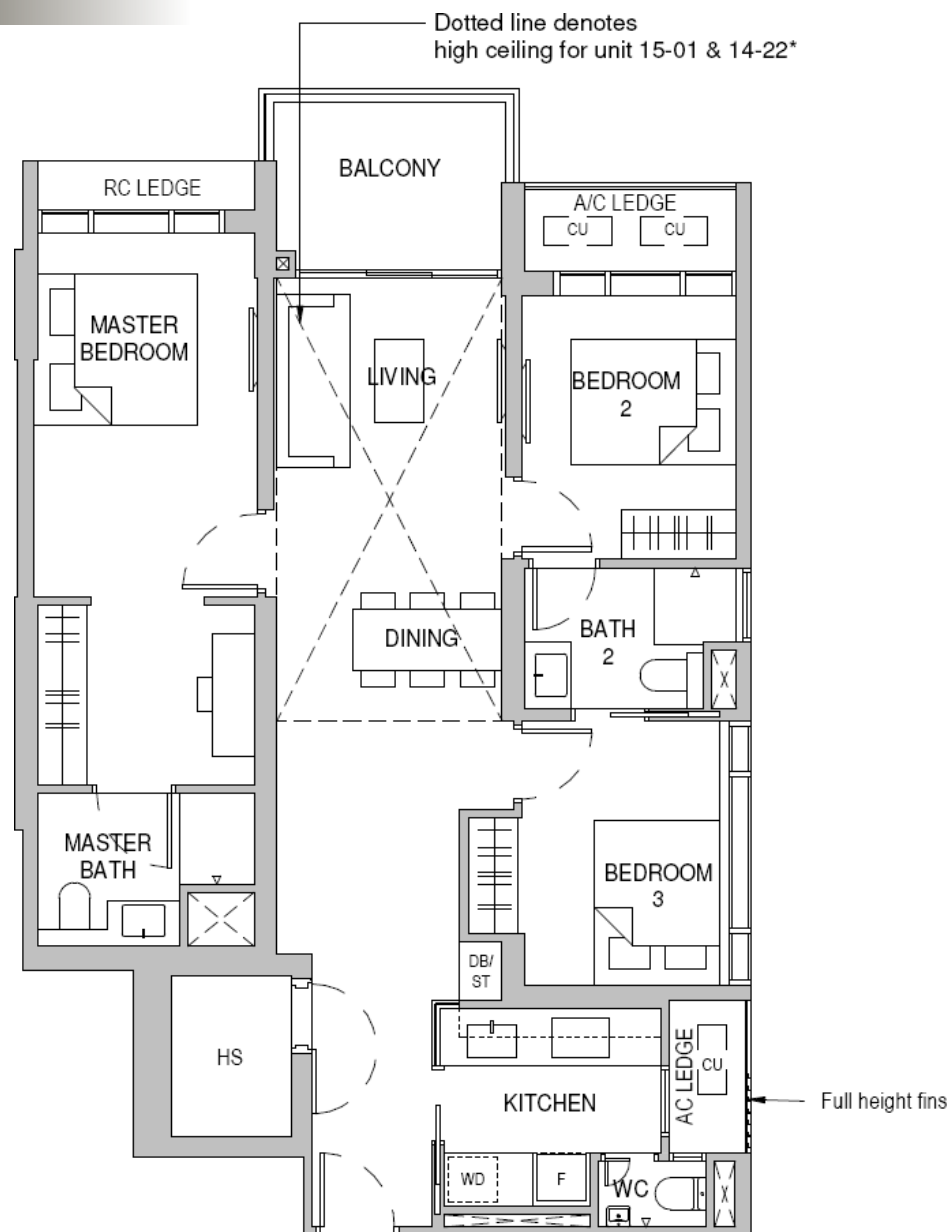
- Enclosable Kitchen
- Gas cooker
- Free Standing Fridge
- Spice Rack

STORAGE

- DB with storage compartment

MASTER & COMMON BEDROOMS (ALL EN-SUITE)

- Built-in wardrobe



- LEGEND**
- A/C LEDGE - Air Conditioner Ledge
 - CU - Condensing Unit
 - HS - Household Shelter
 - WD - Washer cum Dryer
 - F - Refrigerator
 - DB - Distribution Board
 - ST - Storage
 - * - Mirrored Unit

C4 SHOW UNIT

SECURITY

- Main door with digital lockset

SMART HOME FEATURE

- Smart home gateway
- Smart Doorbell
- Smart Air-Conditioning Control for Living/Dining & Master Bedroom

KITCHEN

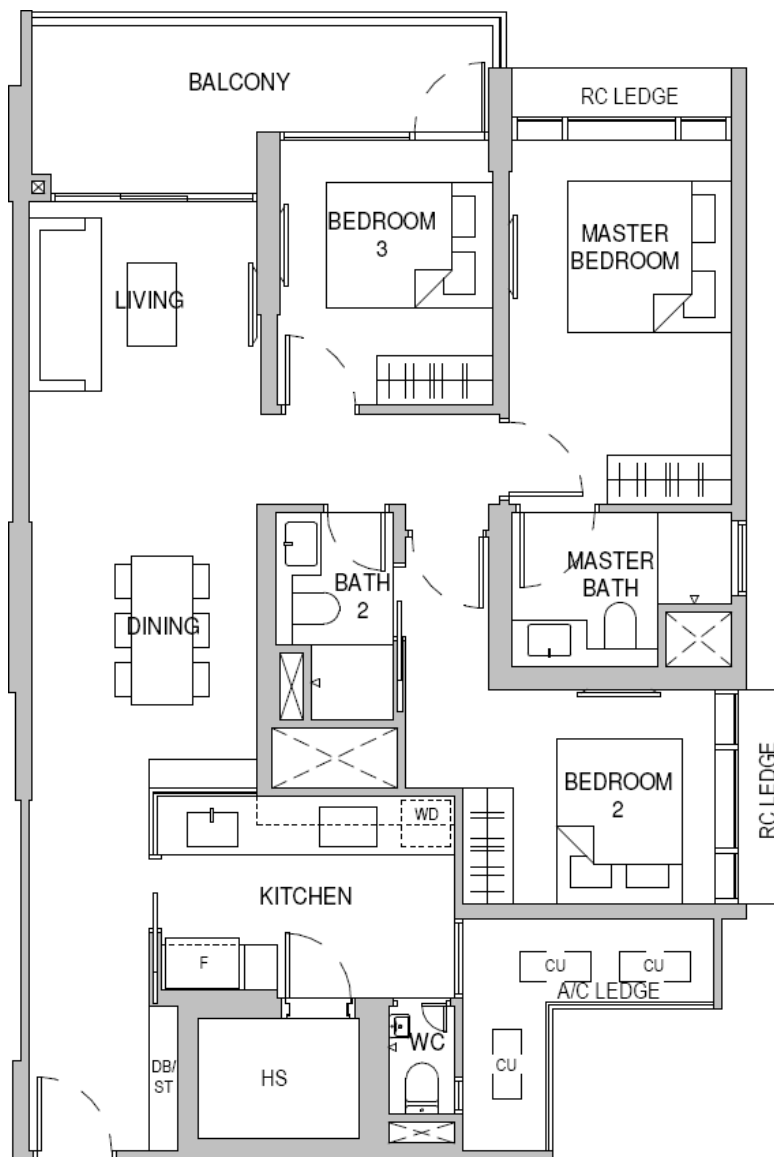
- Enclosed Kitchen
- Gas cooker
- Free Standing Fridge
- Spice Rack

STORAGE

- DB with storage compartment

MASTER & COMMON BEDROOMS

- Built-in wardrobe with side compartment featuring mirror



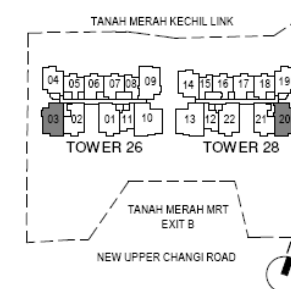
3-BEDROOM PREMIUM

TYPE C4

1163 sqft / 108 sqm

Tower 26
04-03 to 14-03

Tower 28
04-20* to 13-20*



- LEGEND**
- A/C LEDGE - Air Conditioner Ledge
 - CU - Condensing Unit
 - HS - Household Shelter
 - WD - Washer cum Dryer
 - F - Refrigerator
 - DB - Distribution Board
 - ST - Storage
 - * - Mirrored Unit

C4 SHOW UNIT



C4 SHOW UNIT

- ① TOP CABINET, CARPENTRY EXTERNAL - LAMINATE
- ② KITCHEN COUNTER TOP & BACKSPLASH - ENGINEERED STONE
- ③ BOTTOM CABINET - LAMINATE
- ④ SKIRTING - GREY ALUMINIUM
- ⑤ CARPENTRY INTERNAL - MELAMINE

*** DARK ENGINEERED STONE APPLICABLE TO C2 ONWARDS**



C2 ONWARDS



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Aesthetics and functionality, design and originality, together with attention to detail. Founded in 1981, and continue in writing the history of this all-**Italian success**.

C1 ONWARDS



TYPE C4 ONWARDS



TYPE C2 & C3



Newform sink mixer with pull-out hand shower



FRANKE Stainless Steel Sink

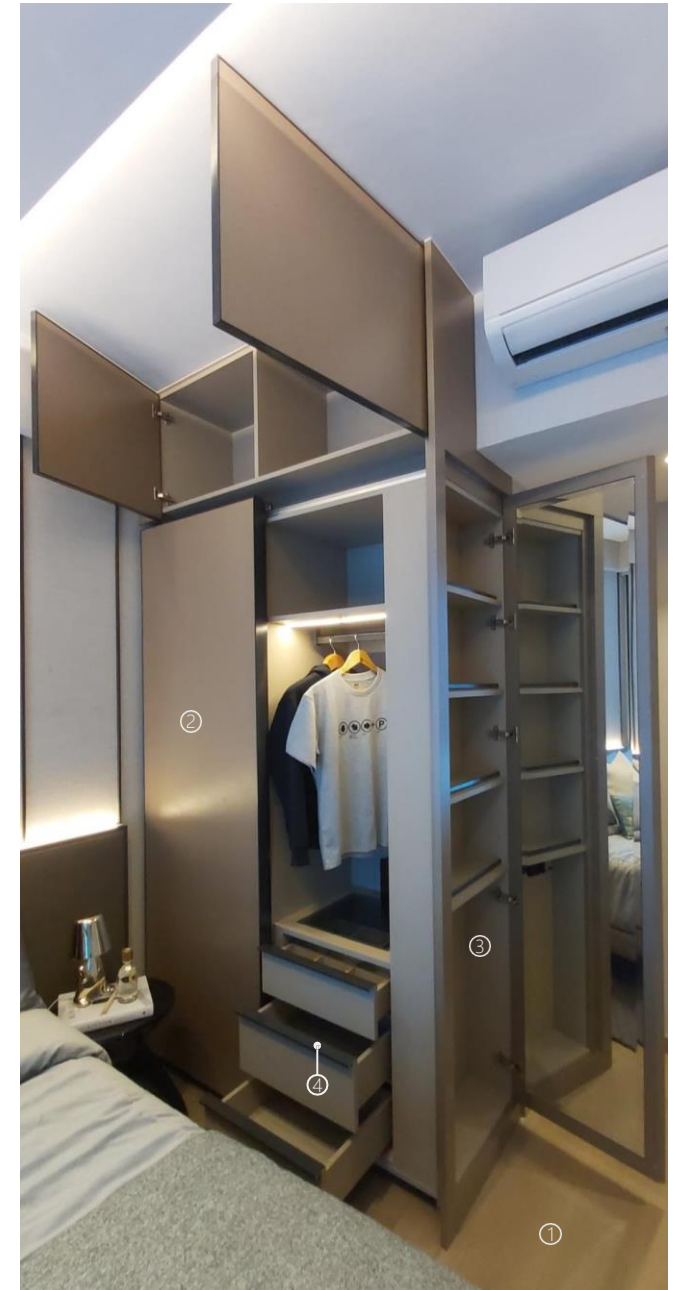


C2 ONWARDS

C4 BEDROOM

- ① BEDROOM – ENGINEERED TIMBER
- ② WARDROBE EXTERNAL - LAMINATE
- ③ CARPENTRY INTERNAL - MELAMINE
- ④ GREY ALUMINIUM

*** ALL TYPE C UNITS ONWARDS BEDROOMS IN ENGINEERED TIMBER FINISH**



D1 UNIT MODEL

4-BEDROOM LUXURY

TYPE D1

1518 sqft / 141 sqm

Tower 26
04-10 to 14-10

Tower 28
04-13* to 13-13*

SECURITY

- Main door with digital lockset

SMART HOME FEATURE

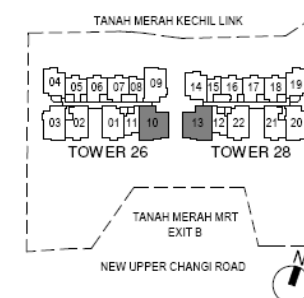
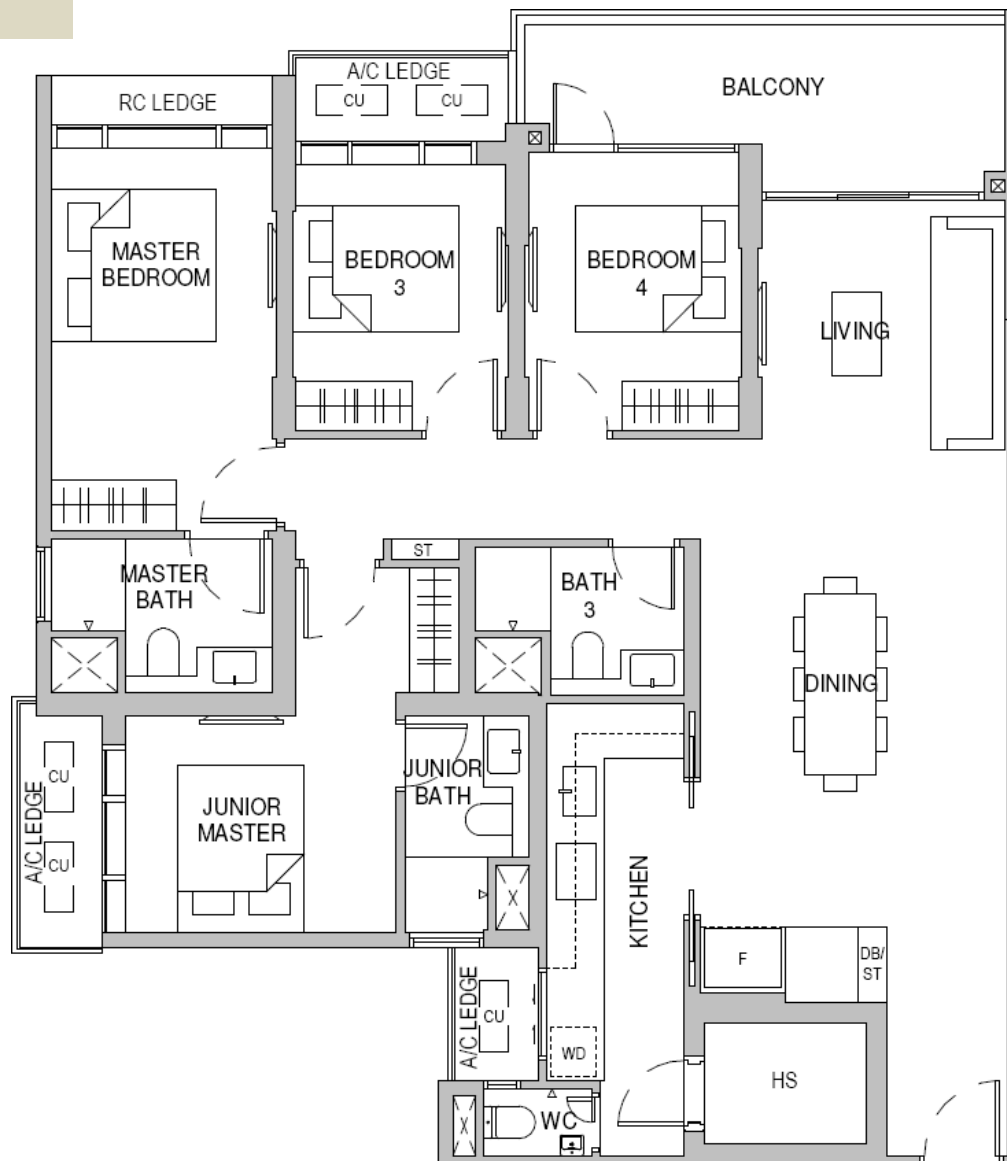
- Smart home gateway
- Smart Doorbell
- Smart Air-Conditioning Control for Living/Dining & Master Bedroom

KITCHEN

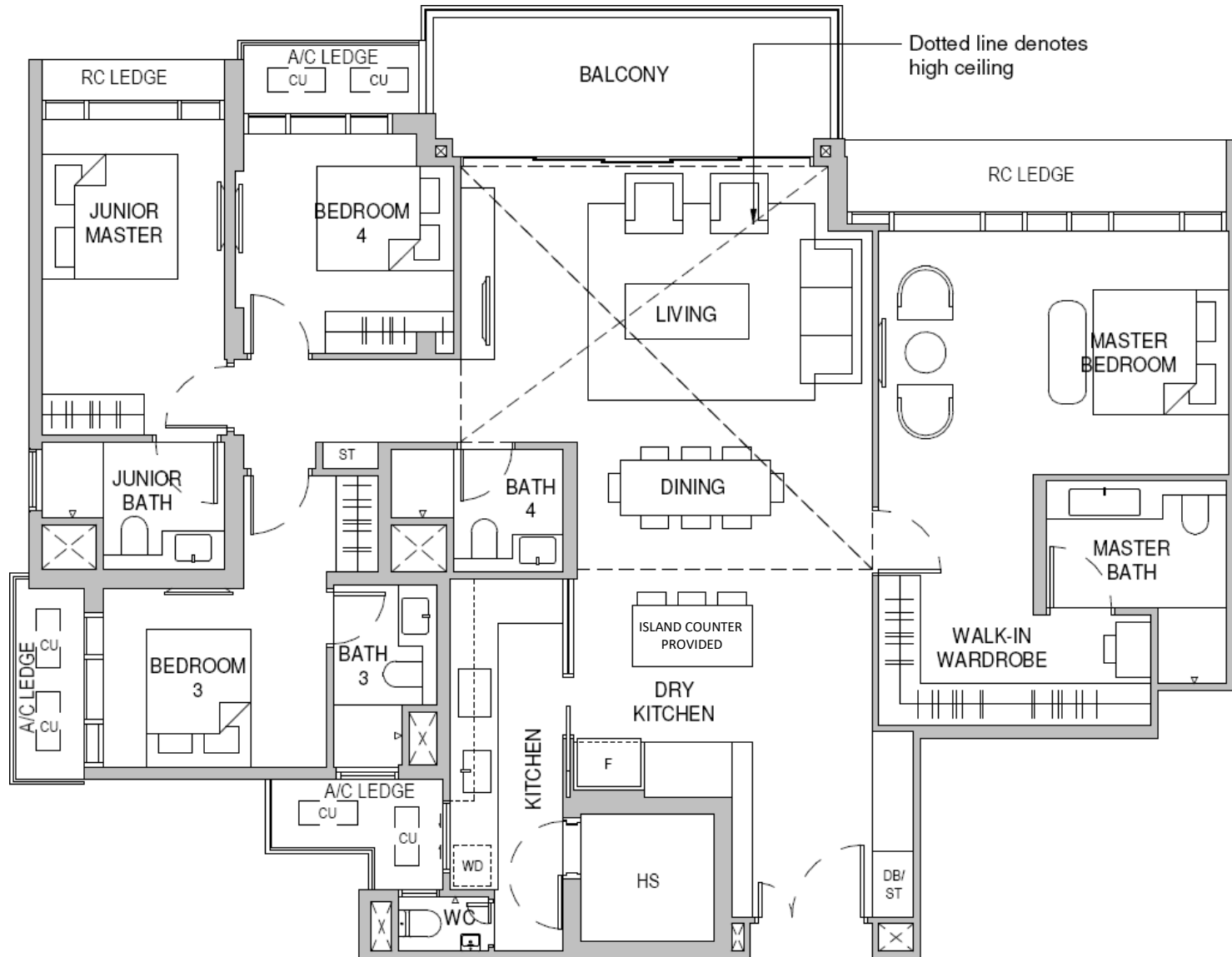
- Enclosable Kitchen
- Gas cooker
- Free Standing Fridge
- Spice Rack

MASTER & COMMON BEDROOMS

- Built-in wardrobe



- LEGEND**
- A/C LEDGE - Air Conditioner Ledge
 - CU - Condensing Unit
 - HS - Household Shelter
 - WD - Washer cum Dryer
 - F - Refrigerator
 - DB - Distribution Board
 - ST - Storage
 - * - Mirrored Unit



4-BEDROOM PENTHOUSE

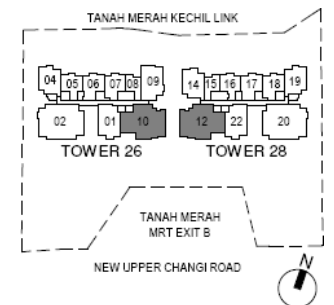
TYPE PH1

2400 sqft / 223 sqm

(inclusive of 34 sqm High Ceiling)

Tower 26
15-10

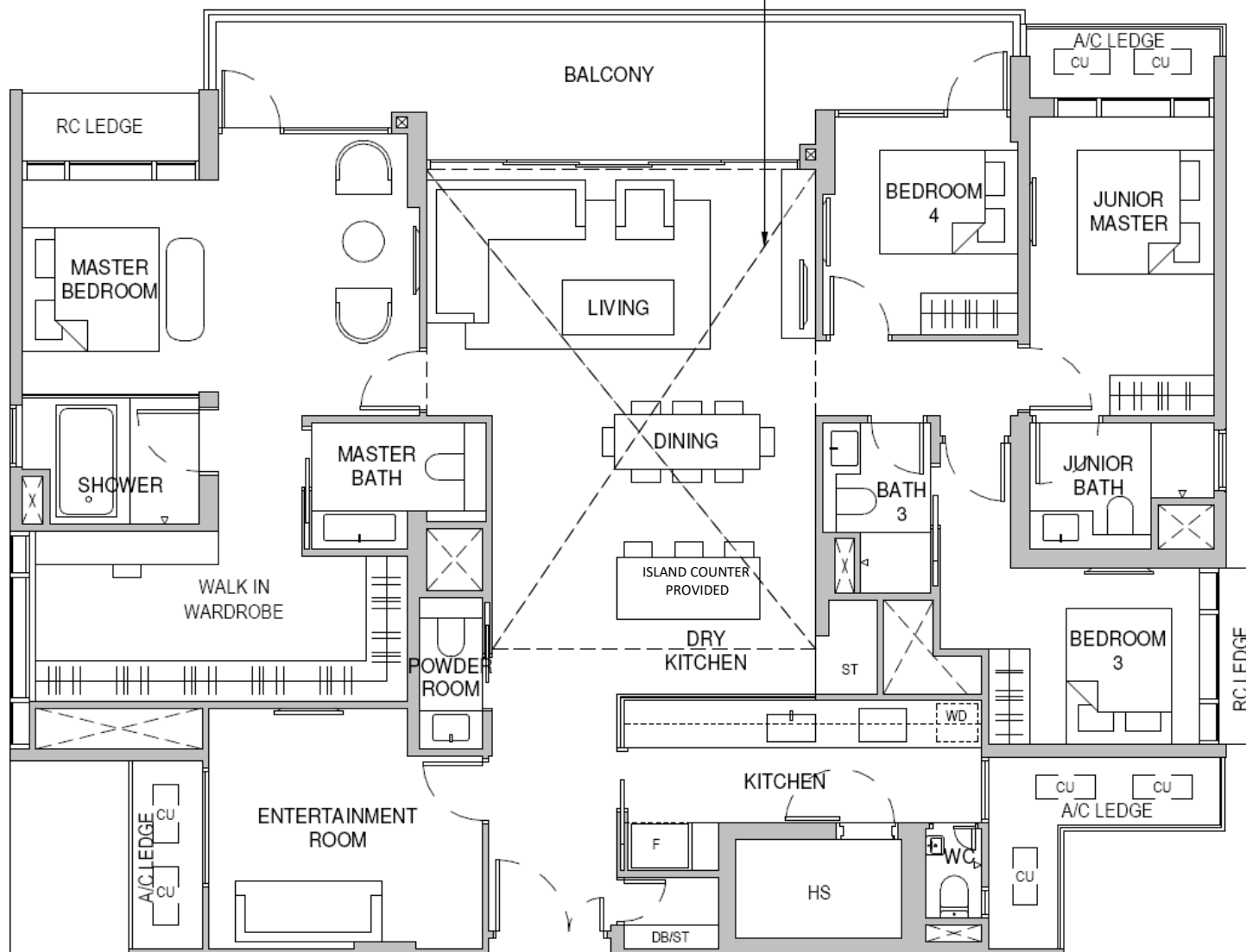
Tower 28
14-12*



- LEGEND**
- A/C LEDGE - Air Conditioner Ledge
 - CU - Condensing Unit
 - HS - Household Shelter
 - WD - Washer cum Dryer
 - F - Refrigerator
 - DB - Distribution Board
 - ST - Storage
 - * - Mirrored Unit

PH2 UNIT MODEL

Dotted line denotes high ceiling



4-BEDROOM PENTHOUSE

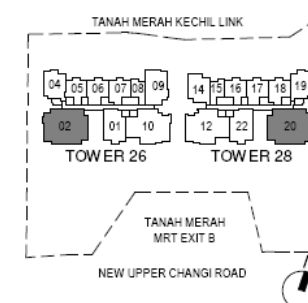
TYPE PH2

2756 sqft / 256 sqm

(inclusive of 39 sqm High Ceiling)

Tower 26
15-02

Tower 28
14-20*



- LEGEND**
- A/C LEDGE - Air Conditioner Ledge
 - CU - Condensing Unit
 - HS - Household Shelter
 - WD - Washer cum Dryer
 - F - Refrigerator
 - DB - Distribution Board
 - ST - Storage
 - * - Mirrored Unit

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PENTHOUSE 2 PERSPECTIVE

- High Ceiling at Living & Dining area
- Island Counter in Engineered Stone counter top provided at Dry (Island Counter) & Wet Kitchen
- Marble floor for Living, Kitchen & bathrooms
- Long bath provided in Master Bath

Artist's Impression

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PENTHOUSE 2 PERSPECTIVE



- Access to Balcony
- Natural Vent Master Bath With Exclusive Shower Compartment (With Long Bath)

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Artist's Impression

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SMART HOME SYSTEM



SMART GATEWAY

Smart Home System grants enables you to connect and control smart devices



SMART DOORBELL

View who is at the door and easily communicate with them



DIGITAL LOCK

Multiple ways to unlock the door without compromising security



SMART CONTROL

Use your smartphone as a remote control to adjust fan speed, mode or temperature of your air-conditioning units

HAFELE

FERMAX

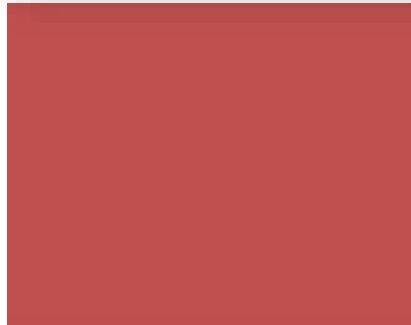
Kitchen Appliances Sanitary Wares, Fittings & Accessories

Swiss & Italian brands:

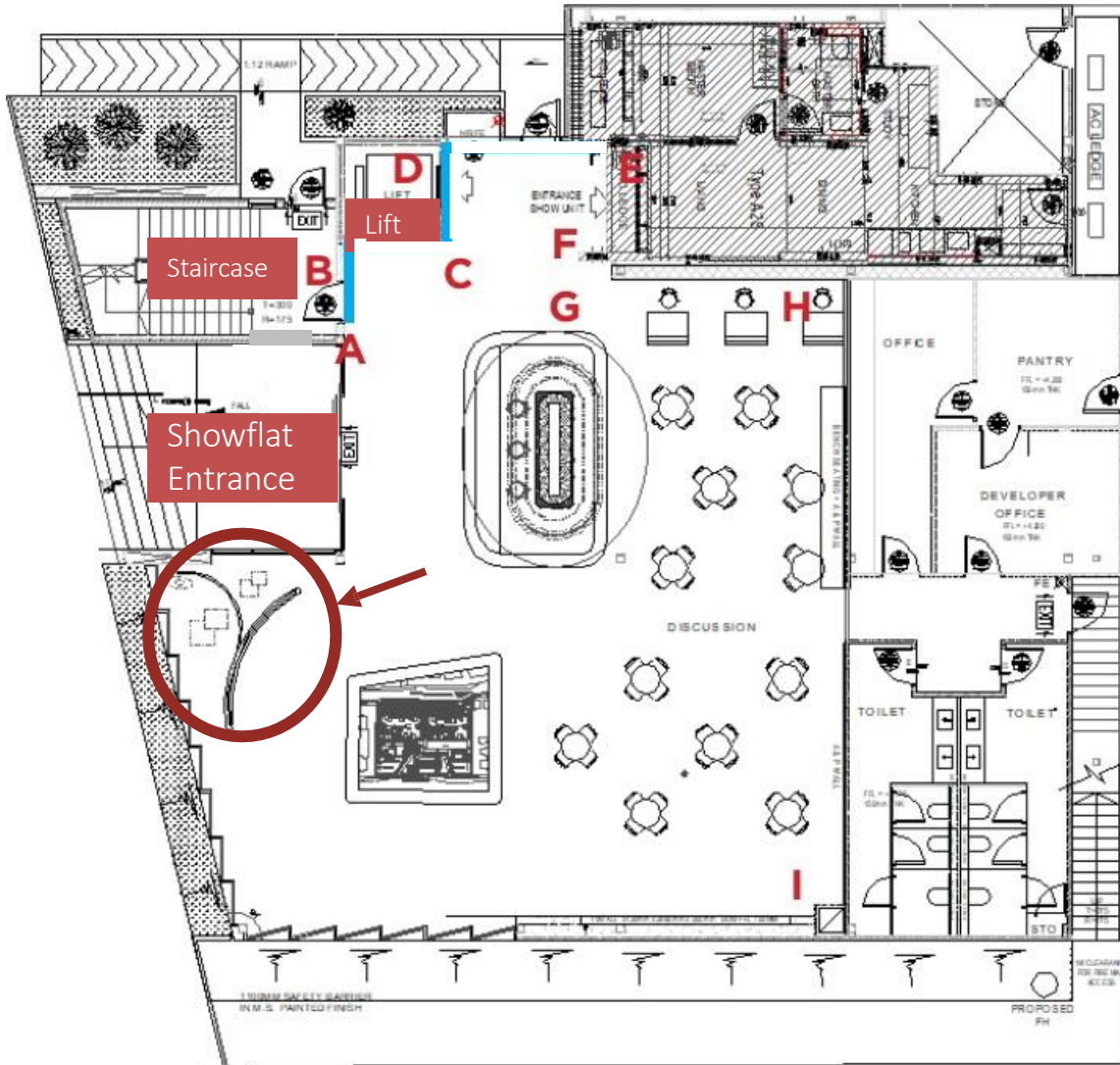
 **GEBERIT**  – **newform**

 **smeg**

 **FRANKE**



Sales Gallery Level 1

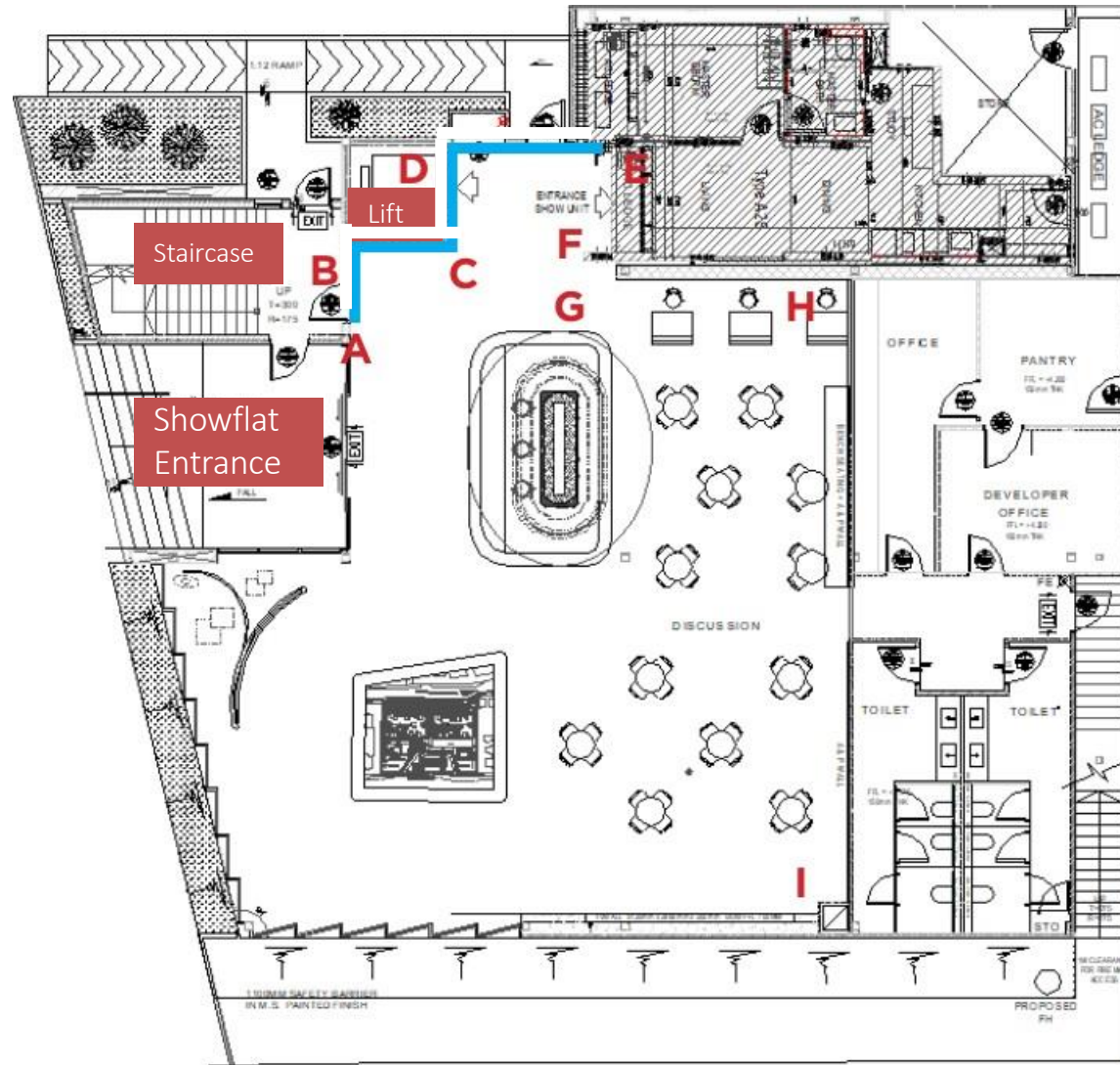


Routing for Entry, Exits, Agents Room

Site Plan Wall



Sales Gallery Level 1



A to B (staircase)



C to D (lift)



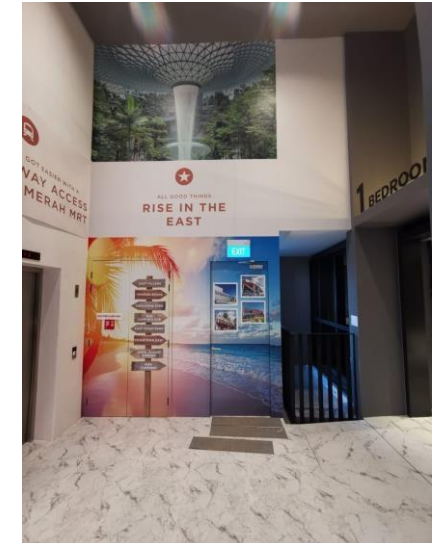
CONNECTIVITY AS EASY AS 1-2-3



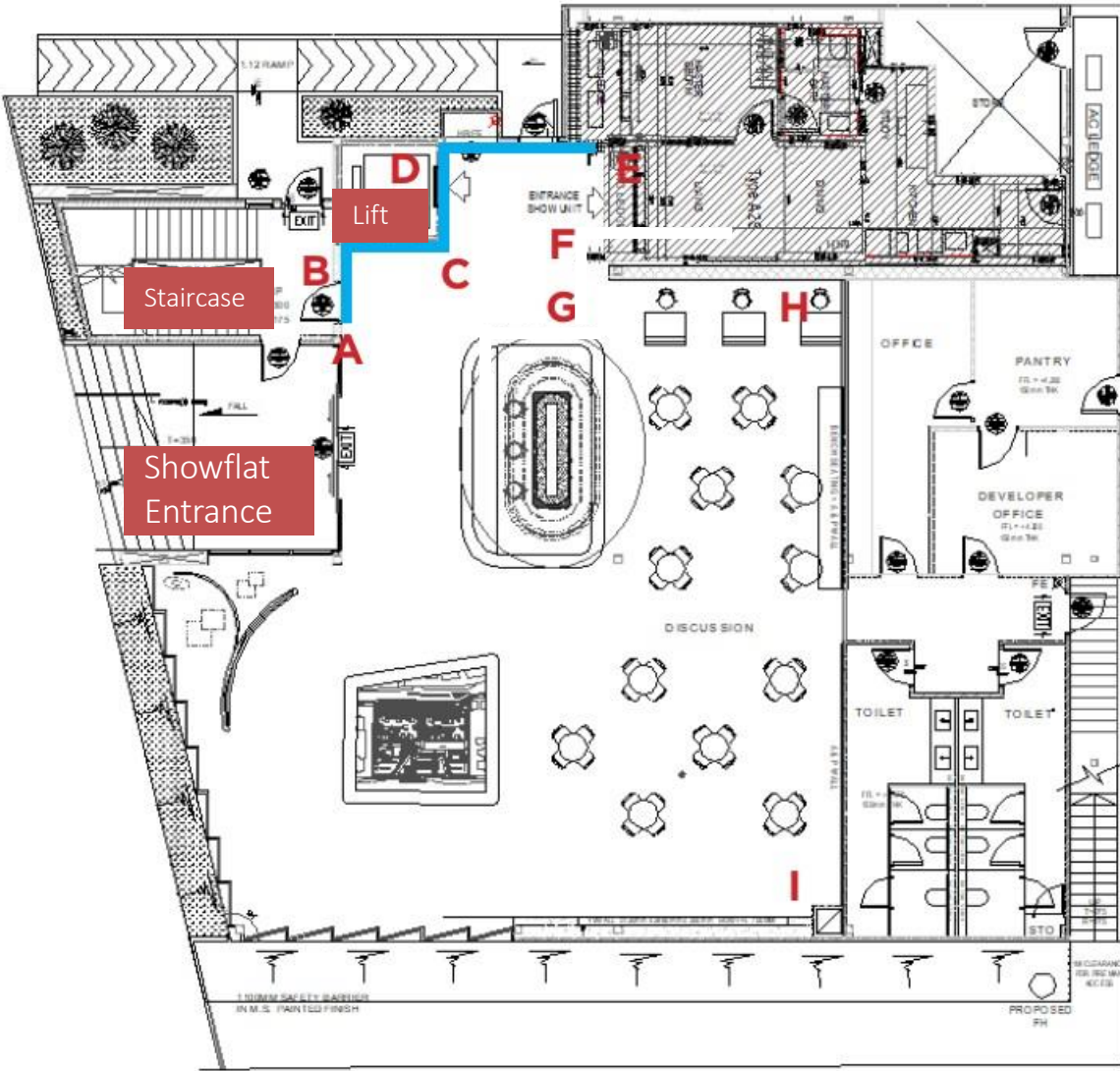
B to C (Instagram Wall)



D to E



Sales Gallery Level



G to H (agent counter & lightbox)

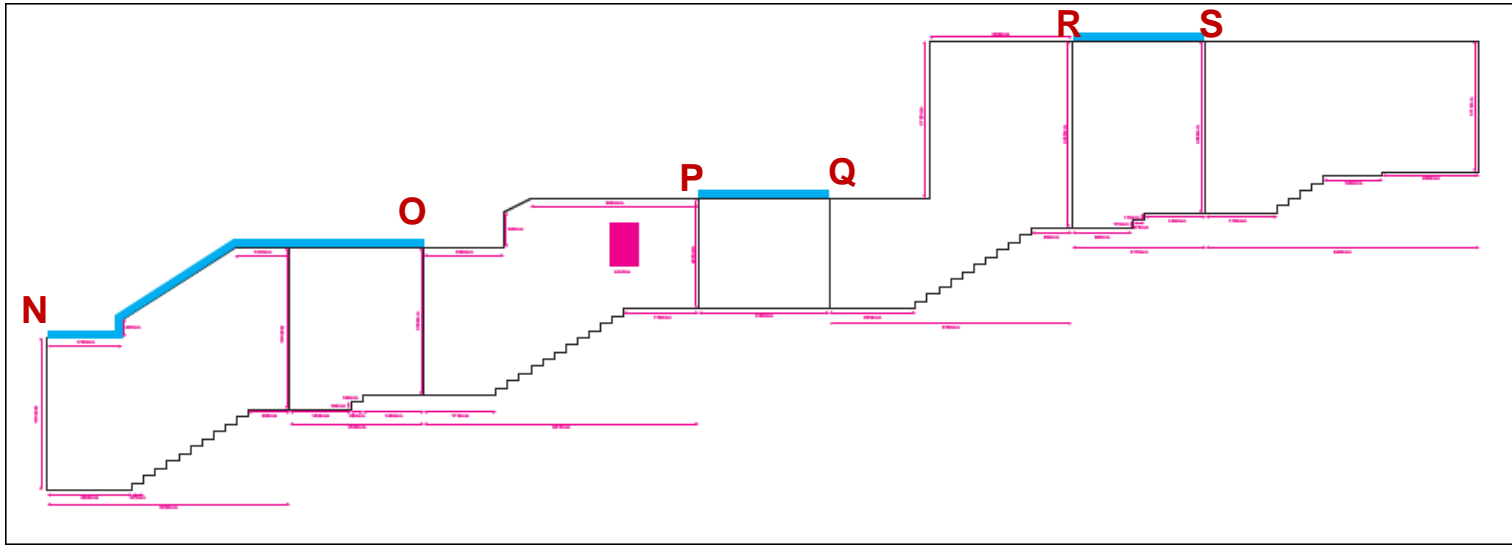


H to I (Location Map)



Staircase to Level 2

Enjoy your day at Sceneca Residence & Square



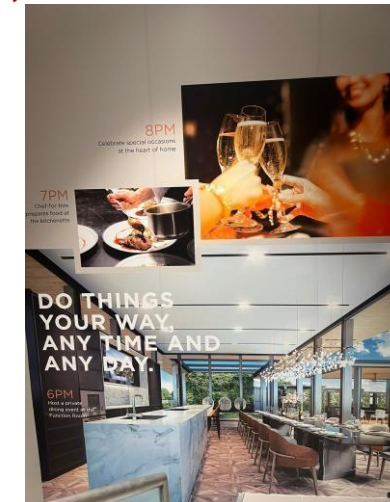
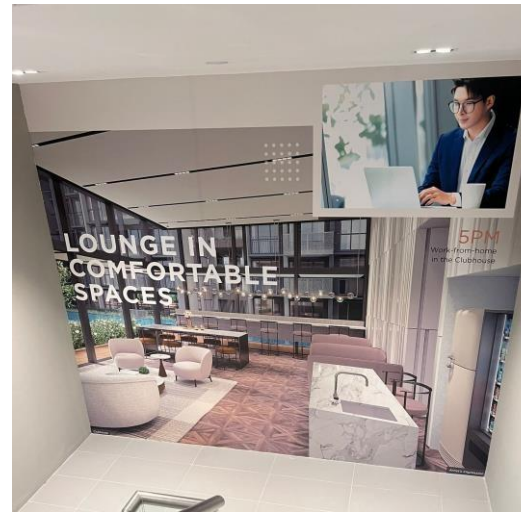
N to O – 6AM, 8AM, 9AM



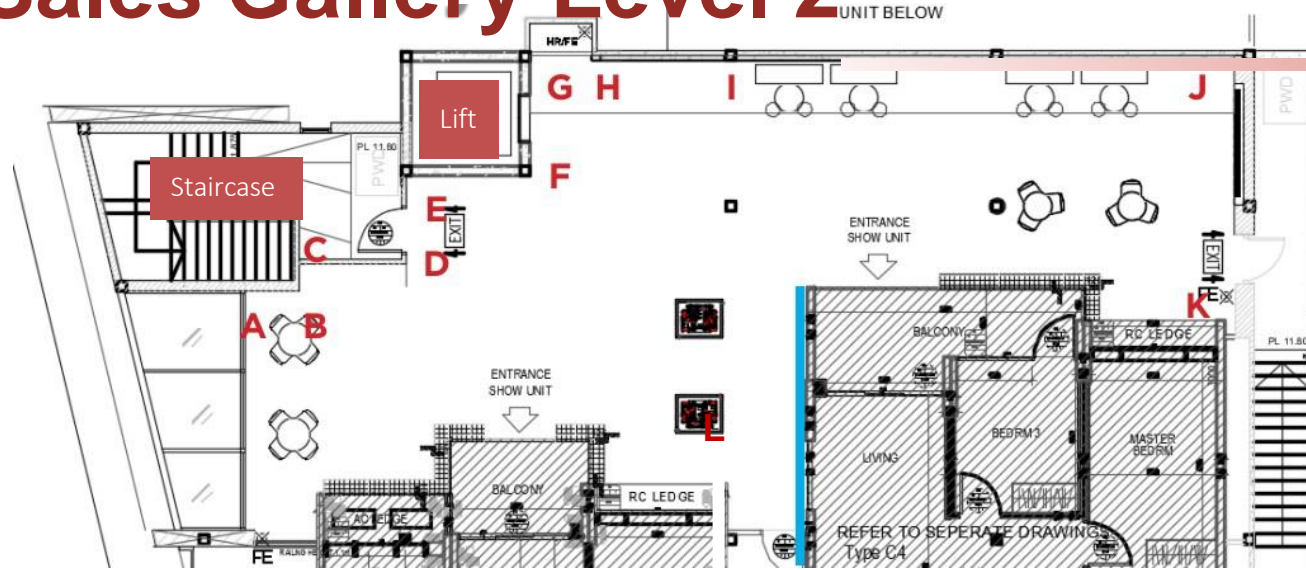
P to Q – 12PM, 3PM, 4PM



R to S – 5PM, 6PM, 7PM, 8PM

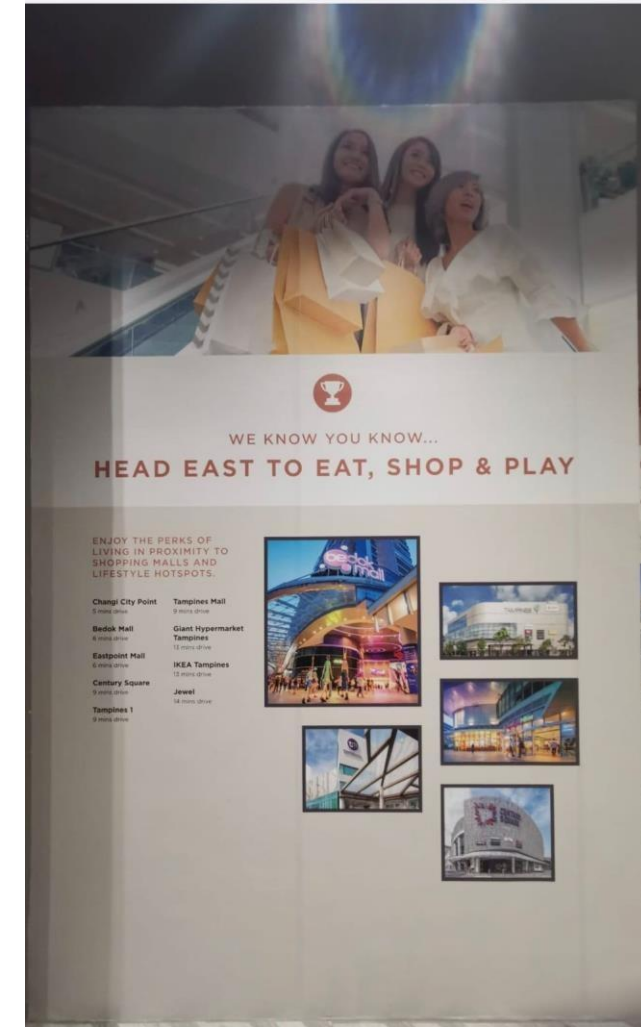


Sales Gallery Level 2



A to B (staircase)

C to D

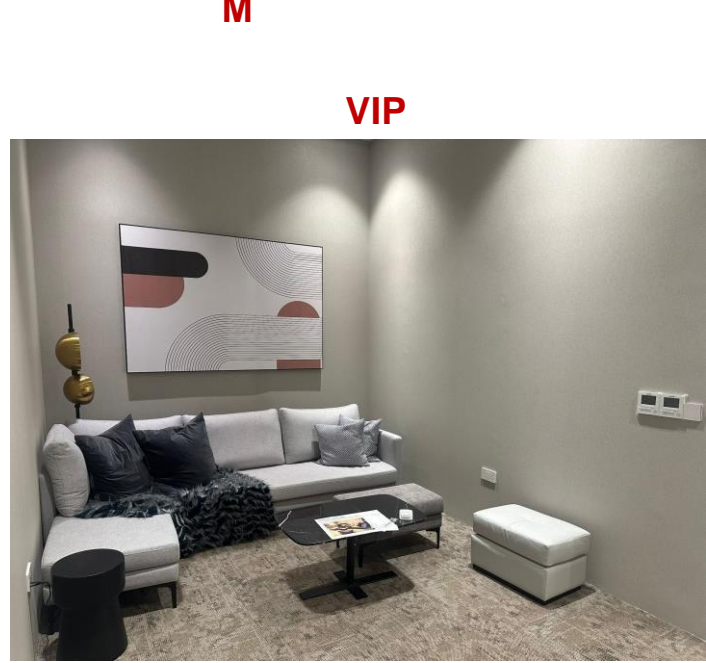
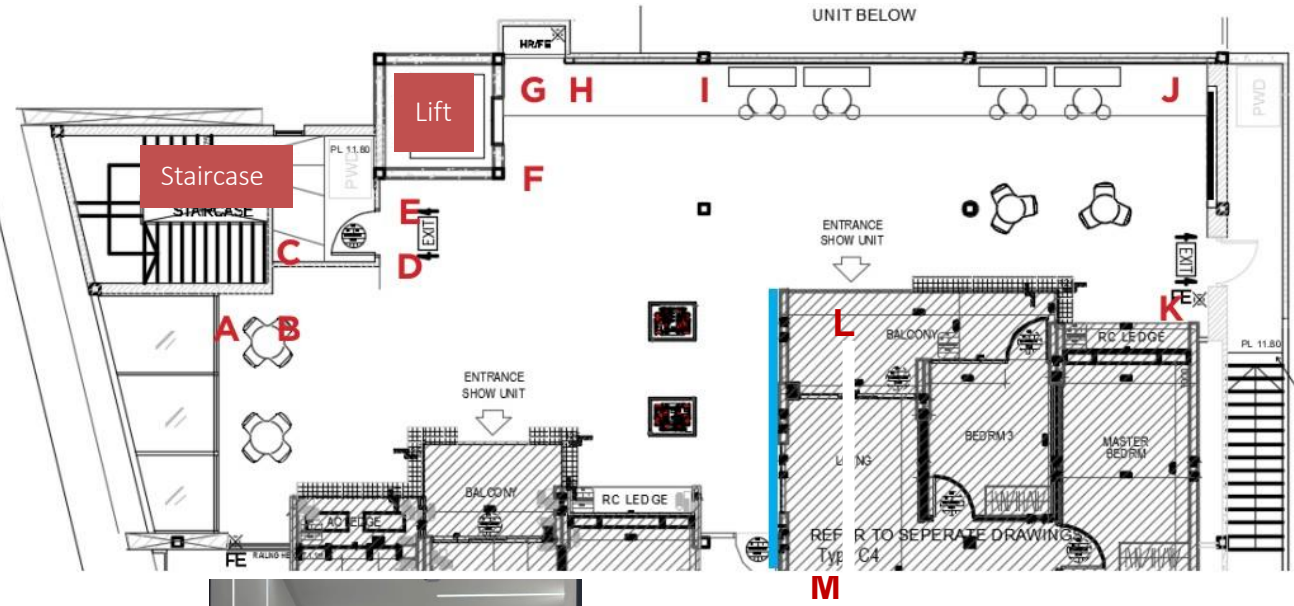


E to F

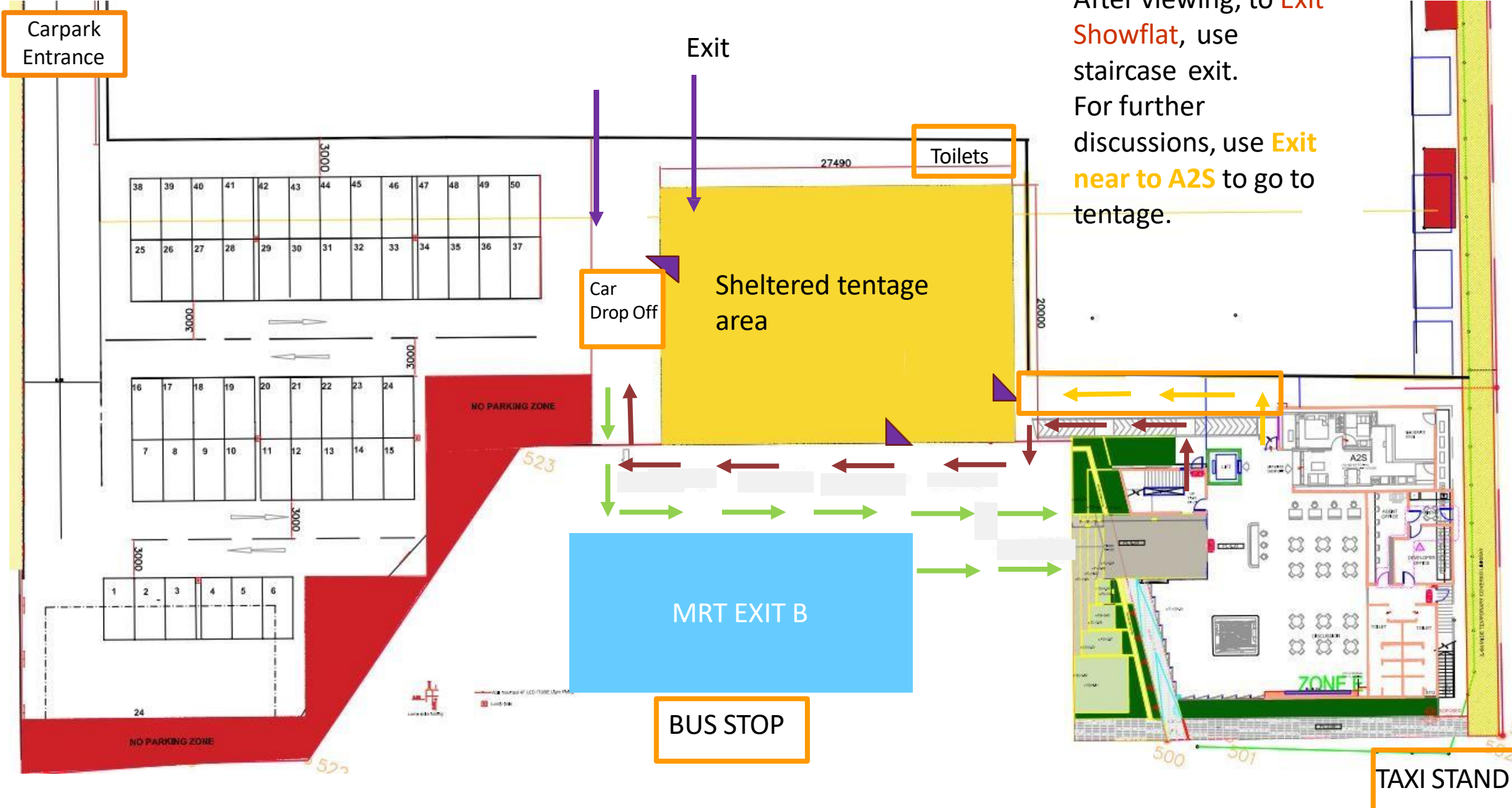


F to G (lift)

Sales Gallery Level 2



ROUTING PLAN DURING PREVIEW



After viewing, to Exit Showflat, use staircase exit. For further discussions, use Exit near to A2S to go to tentage.

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THANK YOU

THANK YOU