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GUOCOLAND

Enjoy unrivalled connectivity at Midtown Modern

Acquiring a home is rarely just about the state of its four walls — location is also paramount. Once Midtown Modern is completed in 2025, the development is set to add further vibrancy to the Beach Road enclave. Situated along Tan Quee Lan Street, the luxury project will be right above Bugis MRT Interchange, offering residents seamless connectivity to the whole of Singapore.

Banking on the strategic location, property developer GuocoLand has shared that the move to acquire the land was crucial to controlling access to the MRT station, revealed Cheng Hsing Yao, group managing director at the company. This would then allow residents and visitors to enjoy unparalleled connectivity to two MRT lines — the East-West and Downtown Lines, and will cater to families looking for a home for a home within the CBD.

Altogether, Midtown Modern will comprise 558 residential units spread across two blocks of 30-storey apartments, with commercial units at the first storey. At its launch, prices for a unit at the development will start from \$1.1xx million.

Integration with Guoco Midtown

As part of Guoco Midtown, residents of Midtown

Modern will also be able to enjoy amenities beyond the retail offerings that will grace the first level of the development.

Guoco Midtown is set to be a bustling life-style hub. With 770,000 sq ft allocated for Grade A office spaces; 219 units at Midtown Bay; an 80,000 sq ft business and lifestyle Network Hub; three retail villages spanning some 50,000 sq ft; and landscaped gardens and public spaces that take up over 400,000 sq ft, residents at Midtown Modern will be welcomed into a larger community within the CBD.

"If you own a unit at Midtown Modern, you actually own a piece of Guoco Midtown," comments Dora Chng, general manager for residential at GuocoLand Singapore. "Because our commercial and retail spaces are not for sale, residents can be assured that we will be here for the long term, managing the property for them."

Direct access to amenities

Through Guoco Midtown, homeowners at Midtown Modern will also enjoy direct and sheltered access to three other MRT stations: City Hall MRT Interchange station, Promenade MRT Interchange station and Esplanade MRT station, further adding to the convenience of city-living.

Through a direct underground link, home-

owners will be able to access developments like Duo and Bugis Junction. A continuous sheltered link will also lead residents through to establishments like Suntec City, Marina Square, and Millenia Walk, and further out to Marina Bay Sands and Gardens by the Bay through the Helix Bridge.

GuocoLand describes Midtown Modern, and the larger Guoco Midtown development, as a key connector to Singapore's three major office micro-markets: Bugis, City Hall and Marina Centre.

Liveability in the CBD

The upcoming North-South Corridor, which runs adjacent to Midtown Modern and Guoco Midtown, will feature the city-state's first integrated transport corridor with cycling tracks, pedestrian paths and dedicated bus lanes.

Once completed, the project, spanning 21.5km, will connect the city centre to the North region of Singapore. To top it off, the cycling track will link to the Park Connector Network and local cycling paths along the entire corridor, further enhancing accessibility and providing a recreation alternative for families in Midtown Modern.

Although GuocoLand has designed Midtown Modern to house a landscape of natural greenery, future homeowners will also be able to take advantage of the upcoming Bukit Timah-Rochor

Green Corridor that will link three national gardens — Jurong Lake Gardens, Singapore Botanic Gardens and Gardens by the Bay — providing more recreational options to get to various parts of the island and connect with nature.

For families with children, schools are also within easy reach from Midtown Modern. On the Downtown Line, Anglo-Chinese School is just three stops away at Newton, while Singapore Chinese Girls' School and St Joseph's Institution are four stops away at Stevens MRT. Meanwhile the East-West Line also offers a wide range of educational options: Anglo-Chinese Junior College is near Buona Vista MRT station, nine stops away, while Singapore Polytechnic is 10 stops away, in Dover.

GuocoLand has already proven itself by re-vamping Guoco Tower, rejuvenating the district with 1.7 million sq ft of office, retail, hotel, luxury apartments and a landscaped urban park. After work hours, activity continues well into the night at dining establishments and the public square, connected directly to Tanjong Pagar MRT station.

With its experience designing award-winning projects, GuocoLand will work the same magic on Midtown Modern. Residents are assured only the best.

