

# Prized chance to buy into Martin Modern's exclusive units

For those to whom patience is not a virtue, a number of exclusive, move-in-ready units are on the market at Martin Modern. Nestled within the Robertson Quay in District 9, the 450-unit luxury development is the only project slated for completion within the Core Central Region (CCR) by June this year.

Homebuyers who are still mulling over a house purchase would be able to pick, acquire and move into their new home within a prime district. The same holds for investors, who can rent out their units immediately.

Martin Modern occupies a sloped 171,535 sq ft site, with two residential towers of 30 storeys each. Those who are keen to buy a unit in the project would be able to choose from two-, three- and four-bedroom units, from the 23rd floor and upwards. At starting prices of \$2,767 psf and above, these units have either views of the city, the Singapore River, or a top-down exclusive view of the pool.

## Access to amenities

The luxury condo is a doorstep away from a range of amenities. This serves homeowners with all their needs without venturing too far from their homeground. Great World City shopping mall, which has recently undergone a revamp, is a seven-minute walk from Martin Modern. By car, the Orchard Road retail strip is four minutes away, while Marina Bay Sands and Suntec City is a seven-minute drive away.

The development is also within close proximity of a wide array of swanky cafes, eateries and bars dotting the waterfront of Robertson Quay. "Buyers were telling me how much they appreciate the range of options that they have right at their doorsteps. The scenic surroundings make walking to have a meal or buying takeaway a pleasure," shares Dora Chng, GuocoLand Singapore general manager (residential).

With travel restrictions in place, many people have turned to greenery for respite. Fort Canning Park provides one such option, being a four-minute drive away. Nearer to Martin Modern lies Kim Seng Park, along the Singapore River. Through the Park Connector Network along the river, residents can also walk or cycle to Gardens by the Bay.

The condo is also near a number of MRT stations, offering residents ease of travel. Somerset and Fort Canning MRT stations are both a 15-minute walk from Martin Modern. Once completed in 2022, Great World MRT



station will be a mere five-minute walk away.

Martin Modern is near various educational institutions, such as River Valley Primary School, which is only two minutes away by

foot. Within a five-minute drive are Singapore Management University, ISS International School, School of the Arts Singapore, and Nanyang Academy of Fine Arts.

## Timeless design

Design for the units at Martin Modern is timeless – even though the concept was conceived way before Covid-19 hit, homebuyers at the condo appreciate the flexibility of its layouts. The living and dining areas feature an open concept, which allows users the freedom to work from any of these spaces. Sliding screens are also provided at the balcony, offering the choice to double it up as a work-from-home nook.

"Most of our buyers were pleasantly surprised at the amount of space they got for the layouts. And everybody told us that the units all felt bigger than actual sizes," says Chng. In fact, she believes that this is what has consistently driven sales at the development.

In 1Q2018, Martin Modern was the best-selling project in the CCR. At its official launch in July 2017, 103 units were snapped up, based on official caveats.

The popularity of Martin Modern among the public is testament to GuocoLand's principles for designing homes. "We... zoom in on the user. We think about the lifestyle we want to create for the residents. Our residential units are designed from 'inside out' so that the spaces are comfortable and usable," says Cheng Hsing Yao, group managing director, GuocoLand.

GuocoLand has also learned that it is key for homes in the prime districts to have a sense of space and greenery. To that end, the grounds of Martin Modern feature verdant foliage.

Some 80% of the site is covered with over 200 species of tropical trees and plants, across 15 distinct gardens, while the remaining 20% of land houses its residential blocks.

For the project, GuocoLand engaged ADDP Architects and Yip Yuen Hong of ipi Architects, who is a four-time winner of the acclaimed President's Design Award, an annual title by the DesignSingapore Council and Urban Redevelopment Authority. Inspired by the warehouses that used to occupy the locality, the architects gave the residential towers of Martin Modern a burnished brass look, achieved with corrugated dyed, precast panels.

Martin Modern was built on the idea that its homes would sit on high ground, nestled within a botanic garden and shielded from the stressors of city life. Today, with widespread remote working in practice and the gradual blurring of work and play, GuocoLand's vision of designing Martin Modern with timelessness has paid off.



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