

MACPHERSON MALL



freehold INVESTMENT • lifestyle EXPERIENCE

INVEST IN AN  
EXCEPTIONAL  
FREEHOLD  
RETAIL SPACE



# M<sup>2</sup>

## MACPHERSON MALL



Huxleys Restaurant and Bar

Butlers Chocolate Cafes

Strada Italian Restaurant

Stock&Barrel Wine Retail

The Crepe Cafe

Moraya Restaurant



# STAND OUT AT THIS PRO **M**INENT JUNCTION

MacPherson Mall is a new lifestyle shopping mall located at the prominent **ALJUNIED/MACPHERSON ROAD** junction. A majestic 9-storey business hotel with approximately 300-rooms managed by an international hotel group will sit atop **M**.

Targeted visitor profile:

**HOTEL GUESTS, Working Community, Residents, Students & more...**

Potential Investors will be attracted by  
**Strong Rental Demand** at this **UNIQUE LOCATION**.

**BUSINESS OWNERS** can control

**Rising Rental Costs**

by **INVESTING** in a **space** of their own.

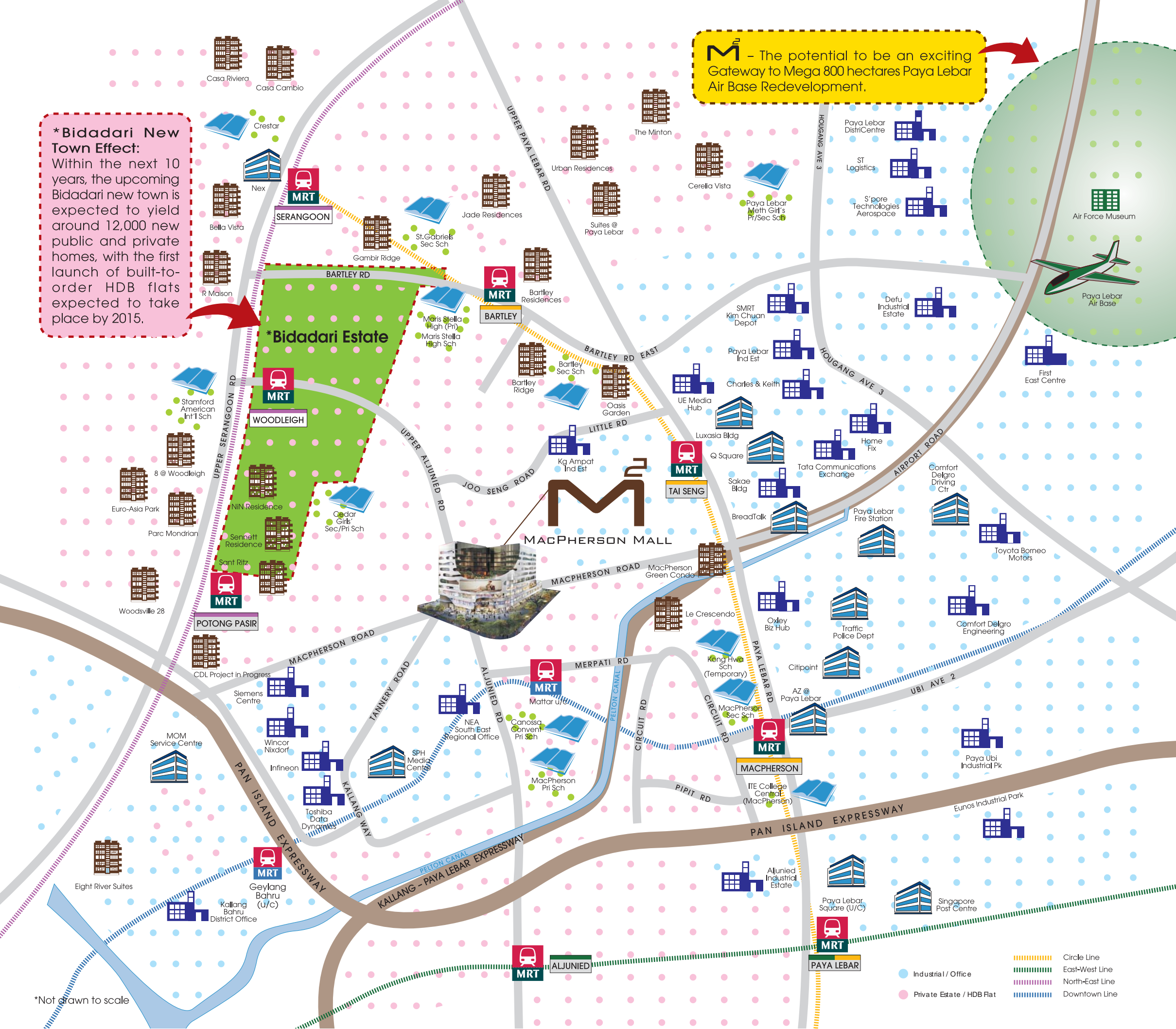
Designed by award-winning architectural firm A D LAB Pte Ltd, winners of the Singapore Institute of Architects (SIA) Architectural Design Awards 2010, Residential Category.

Warren Liu, the principle director of A D LAB Pte Ltd won a place in "20 Under 45: The Next Generation", an initiative by URA to recognise Singapore's leading young architects.



**\*Bidadari New Town Effect:**  
 Within the next 10 years, the upcoming Bidadari new town is expected to yield around 12,000 new public and private homes, with the first launch of built-to-order HDB flats expected to take place by 2015.

**M<sup>2</sup>** - The potential to be an exciting Gateway to Mega 800 hectares Paya Lebar Air Base Redevelopment.



# M<sup>2</sup> MERSE IN A HIGH CATCHMENT AREA

Located strategically at the key junction of MacPherson Road and Upper Aljunied Road, **M<sup>2</sup>** offers unparalleled convenient vehicular and public transport access. With the Mattar Station on the Downtown Line located a few minutes away and the Tai Seng Station on the Circle Line also located a few minutes' drive away, **M<sup>2</sup>** will be equally accessible by MRT.

When completed, **M<sup>2</sup>** will take centre stage in a high growth area where 2 new major catalytic projects will take shape: Development of Bidadari New Town which is expected to yield 12,000 new public and private homes and the redevelopment of the Paya Lebar Air Base. The government recently announced plans to relocate the Paya Lebar Air Base, making way for the development of new homes, offices and factories. This will also result in height restrictions being removed in the area around the airbase. This massive 800 hectare new redevelopment is larger than Bishan or Ang Mo Kio and will lead to an exciting rejuvenation of the surrounding area. **M<sup>2</sup>** is about 2.3 km away from the Paya Lebar Air Base and will potentially be the gateway to this mega Paya Lebar Air Base Redevelopment.

In the next few years, many well-known residential developments such as Bartley Residences, Bartley Ridge and Sennett Residence will be completed. **M<sup>2</sup>** will be able to provide residents in these developments an alternative shopping mall to visit. **M<sup>2</sup>** will also be able to provide guests staying in the estimated 300-room new business hotel with a selection of retail attractions; ranging from F&B and fashion outlets to computer and consumer electronic stores, spas and grooming services.

Many international MNCs such as Siemens, Infineon, Toshiba and SPH have business operations in the vicinity. Hence **M<sup>2</sup>** will also benefit from the surrounding business and corporate communities. **M<sup>2</sup>** can expect to play host to business lunches and corporate entertainment events. **M<sup>2</sup>** will be an ideal location for the lunchtime office crowd to come and have a quick meal or do some lunchtime shopping. Alternatively, after a tiring day at the office, **M<sup>2</sup>** can also provide a place for office workers to unwind in the evenings.



\*Not drawn to scale



# MAGICAL MOMENTS TO LIVE BY

## Morning



Wake up to the aroma of a tempting breakfast



Meetings made easy at the nearby cafe



## Afternoon



Eat, shop and splurge... a perfect way to start the afternoon



Indulge in a pampering treat or two while your children learn something new



## Evening



Catch up on the latest tweets that you have missed while sharing culinary delights



Relax and ease away the tensions of the day with friends







# REMARKABLE BUSINESS OPPORTUNITIES AWAIT YOU

- Over 80 units provide a numerous variety of attractions to the mall, allowing for a good mix of **RETAIL SHOPS, F&B OUTLETS, EDUCATIONAL CENTRES, PAMPERING SPAS, NAIL SALONS AND AN ARRAY OF AMENITIES & SERVICES.**
- An open podium at level 2 lets shoppers enjoy good visibility of level 3 and all its attractions.
- More than 40% of floor space has been reserved for **F&B OUTLETS**, ensuring returning visitors to **M<sup>2</sup>**



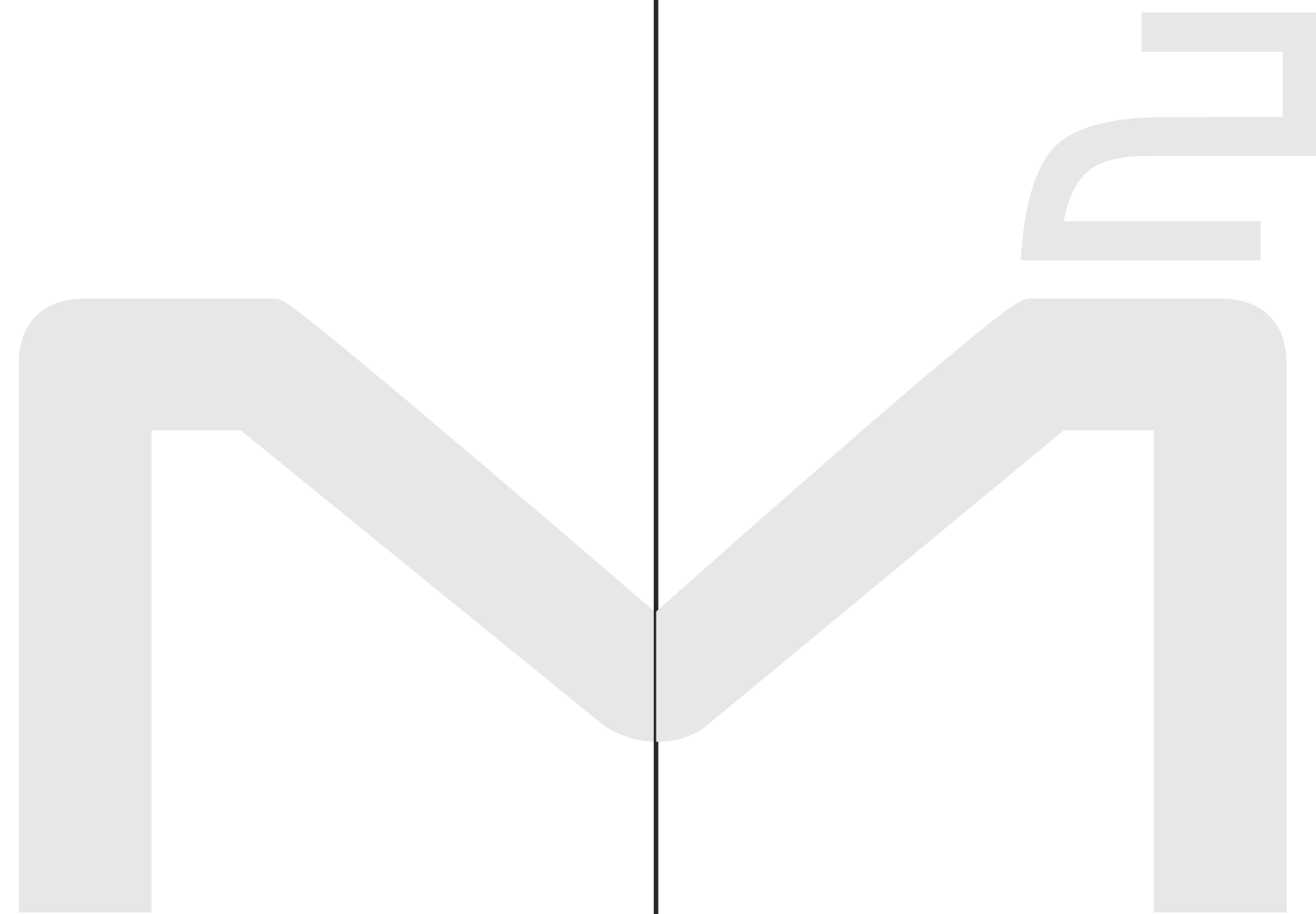




# A Mazing Dining Delights



\*Intended F&B mix



# Moments of Shopping Defined



\*Intended retail mix

# Multitude of Services in One Location



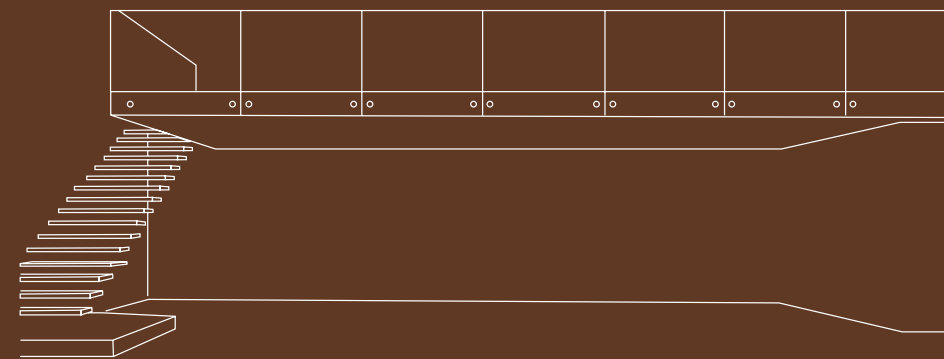
\*Intended services mix



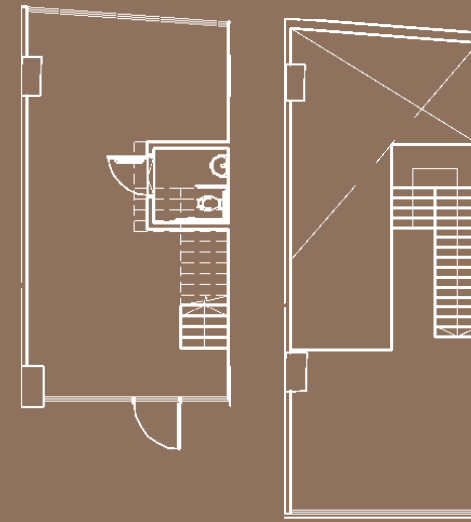


# IMPRESSIVE LOFT-IN-SHOPS DESIGNED FOR YOU

6 unique loft-in-shops designed for You  
Your choice of 1119 sqft to 1615 sqft of shop space  
Ideal for retail activities

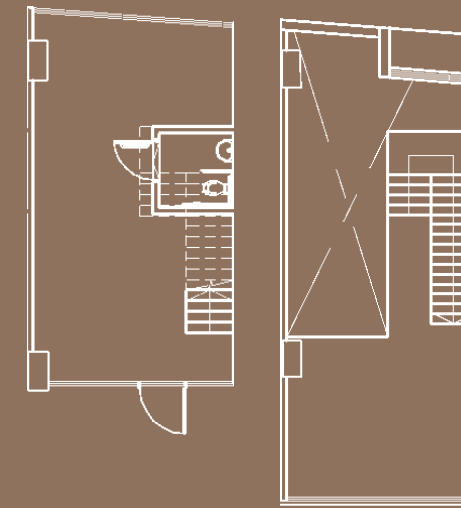


#01-10  
1238 sqft



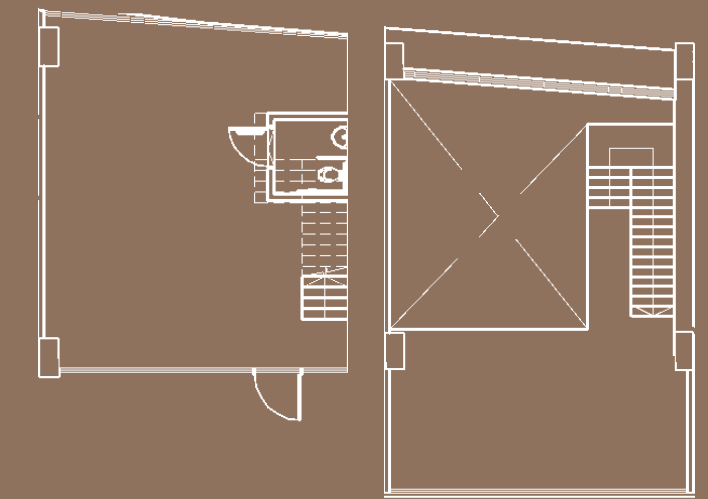
Storey 1 Storey 2

#01-11  
1173 sqft



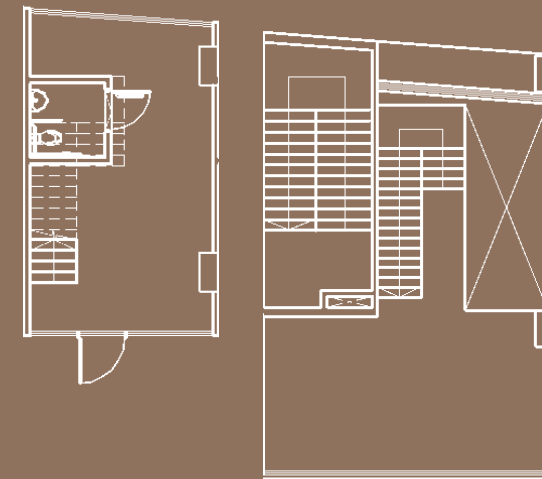
Storey 1 Storey 2

#01-12  
1615 sqft



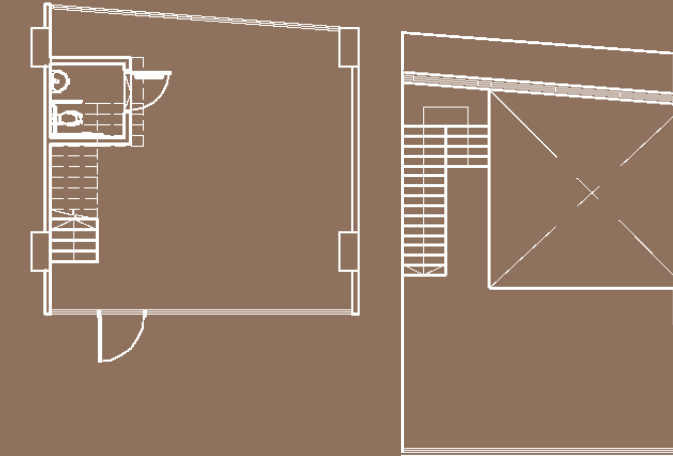
Storey 1 Storey 2

#01-13  
1119 sqft



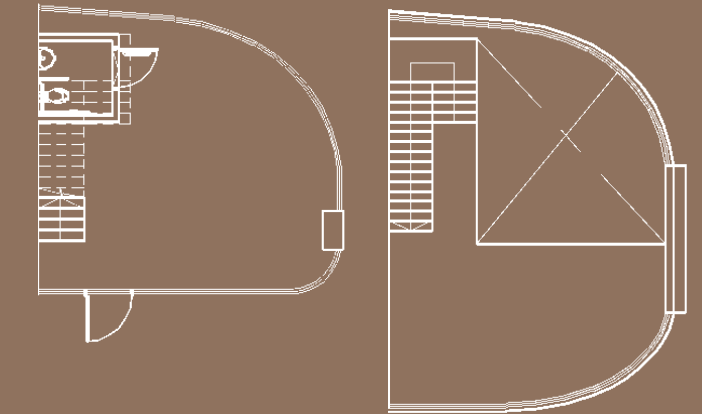
Storey 1 Storey 2

#01-14  
1346 sqft



Storey 1 Storey 2

#01-15  
1292 sqft



Storey 1 Storey 2

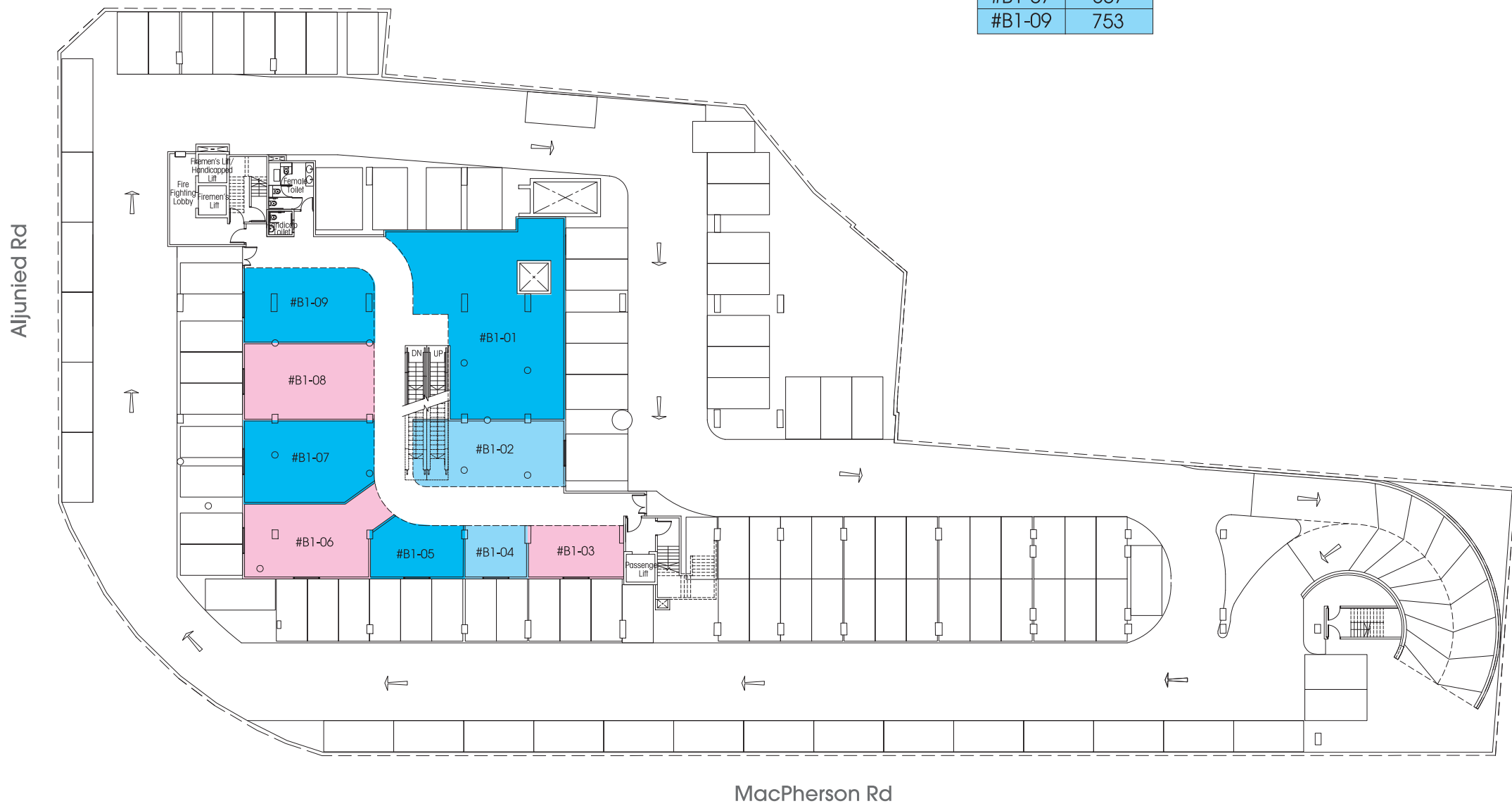
## LOFT-IN-SHOPS

Note: Unit area includes air-con ledge, except:  
i) Units (#01-10, #01-11, #01-12, #01-13, #01-14 & #01-15) include air-con ledges and lofft's voids  
ii) Units (#03-01, #03-02 & #03-03) include air-con ledges, advertisement panel ledges and advertisement panel voids



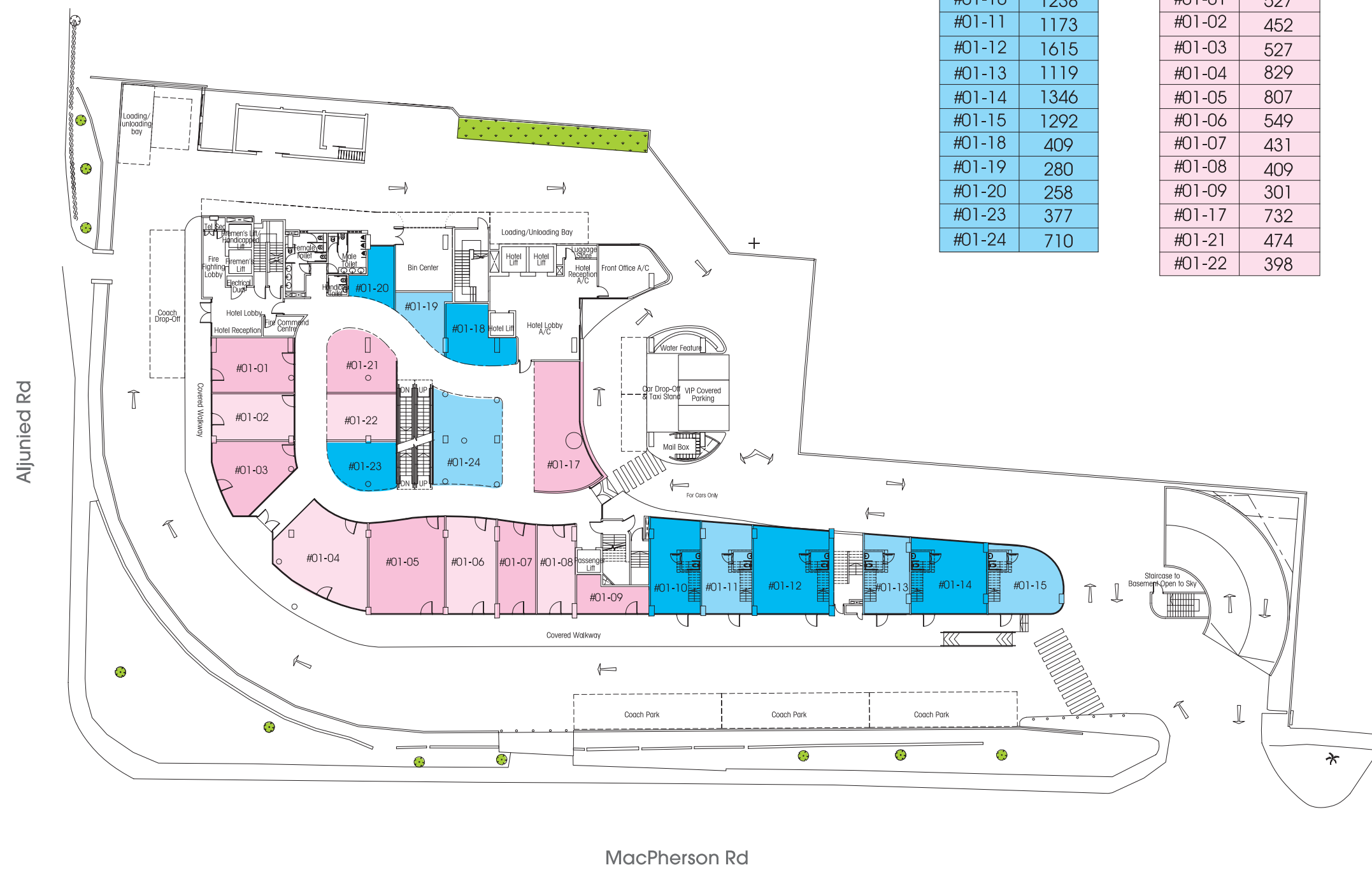
Shops	
Unit	Area (sqft)
#B1-01	1948
#B1-02	775
#B1-04	280
#B1-05	388
#B1-07	807
#B1-09	753

Restaurant	
Unit	Area (sqft)
#B1-03	388
#B1-06	786
#B1-08	775



Shops	
Unit	Area (sqft)
#O1-10	1238
#O1-11	1173
#O1-12	1615
#O1-13	1119
#O1-14	1346
#O1-15	1292
#O1-18	409
#O1-19	280
#O1-20	258
#O1-23	377
#O1-24	710

Restaurant	
Unit	Area (sqft)
#O1-01	527
#O1-02	452
#O1-03	527
#O1-04	829
#O1-05	807
#O1-06	549
#O1-07	431
#O1-08	409
#O1-09	301
#O1-17	732
#O1-21	474
#O1-22	398



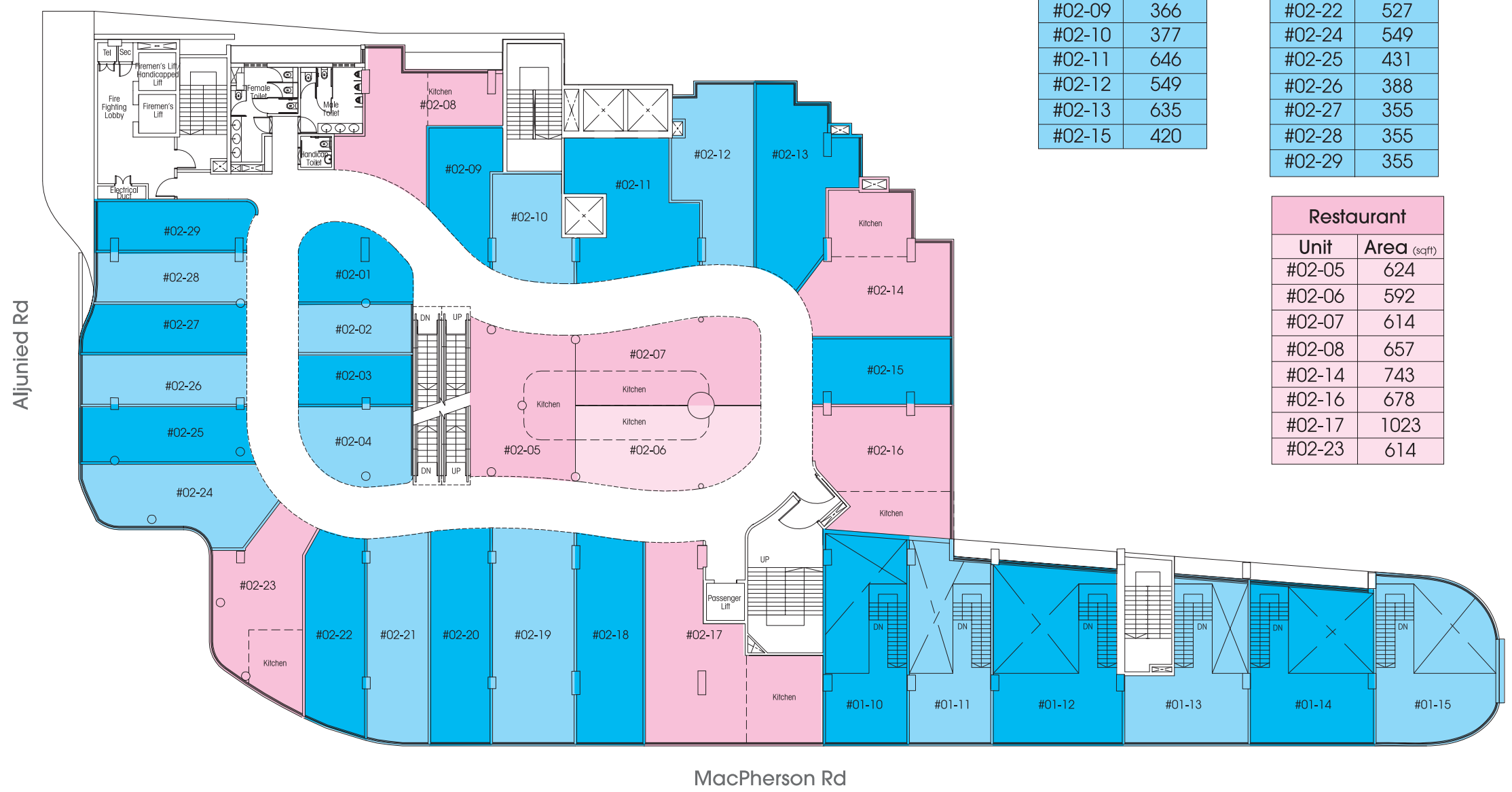
# BASEMENT

Note: Unit area includes air-con ledge, except:  
 i) Units (#O1-10, #O1-11, #O1-12, #O1-13, #O1-14 & #O1-15) include air-con ledges and loft's voids  
 ii) Units (#O3-01, #O3-02 & #O3-03) include air-con ledges, advertisement panel ledges and advertisement panel voids

# 1ST STOREY

Note: Unit area includes air-con ledge, except:  
 i) Units (#O1-10, #O1-11, #O1-12, #O1-13, #O1-14 & #O1-15) include air-con ledges and loft's voids  
 ii) Units (#O3-01, #O3-02 & #O3-03) include air-con ledges, advertisement panel ledges and advertisement panel voids





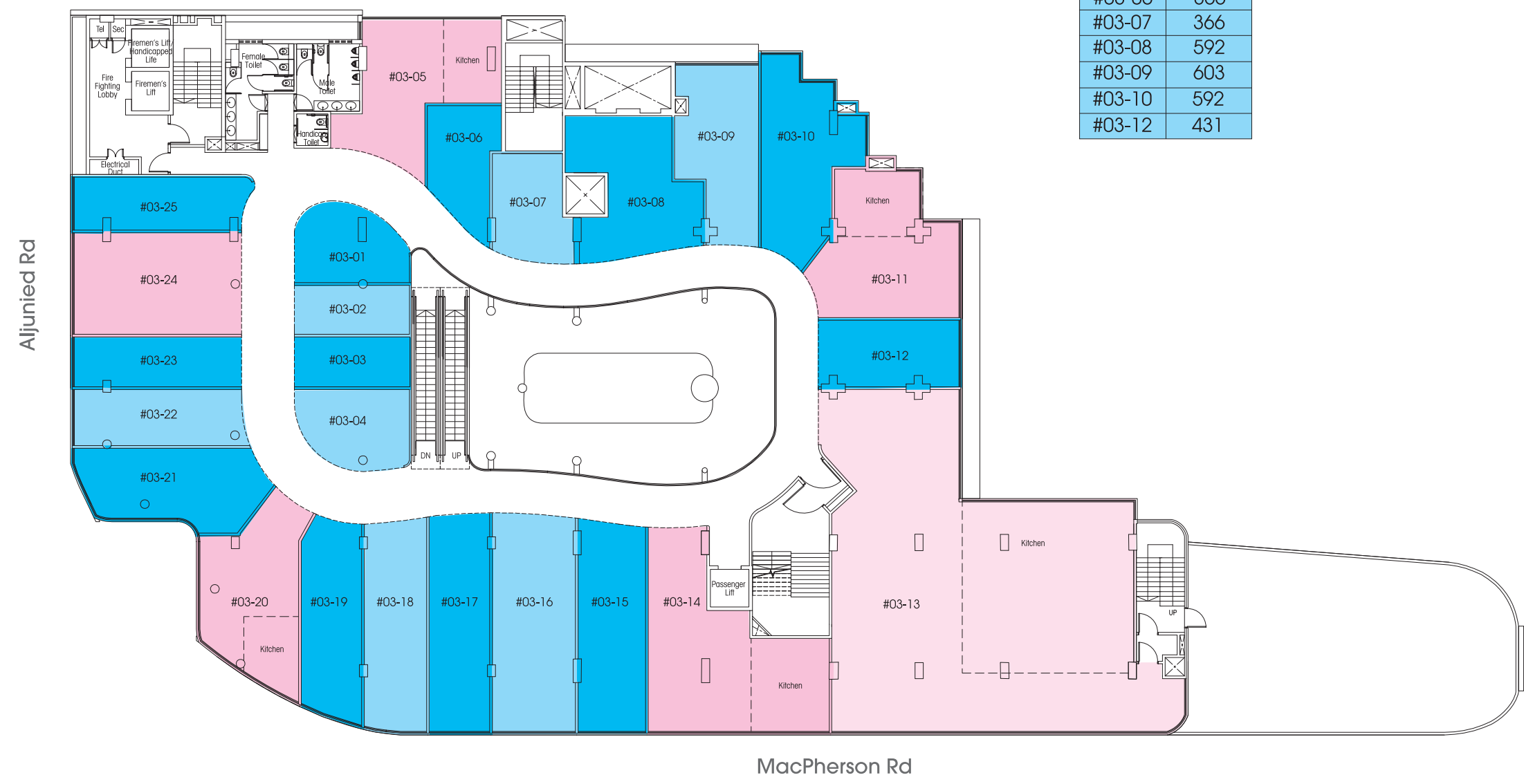
Shops	
Unit	Area (sqft)
#02-01	355
#02-02	269
#02-03	291
#02-04	366
#02-09	366
#02-10	377
#02-11	646
#02-12	549
#02-13	635
#02-15	420

Shops	
Unit	Area (sqft)
#02-18	592
#02-19	753
#02-20	560
#02-21	570
#02-22	527
#02-24	549
#02-25	431
#02-26	388
#02-27	355
#02-28	355
#02-29	355

Restaurant	
Unit	Area (sqft)
#02-05	624
#02-06	592
#02-07	614
#02-08	657
#02-14	743
#02-16	678
#02-17	1023
#02-23	614

## 2ND STOREY

Note: Unit area includes air-con ledge, except:  
 i) Units (#01-10, #01-11, #01-12, #01-13, #01-14 & #01-15) include air-con ledges and loft's voids  
 ii) Units (#03-01, #03-02 & #03-03) include air-con ledges, advertisement panel ledges and advertisement panel voids



Shops	
Unit	Area (sqft)
#03-01	409
#03-02	377
#03-03	398
#03-04	377
#03-06	355
#03-07	366
#03-08	592
#03-09	603
#03-10	592
#03-12	431

Restaurant	
Unit	Area (sqft)
#03-05	700
#03-11	753

## 3RD STOREY

Note: Unit area includes air-con ledge, except:  
 i) Units (#01-10, #01-11, #01-12, #01-13, #01-14 & #01-15) include air-con ledges and loft's voids  
 ii) Units (#03-01, #03-02 & #03-03) include air-con ledges, advertisement panel ledges and advertisement panel voids







Jointly Developed by:



Marketing Agent:



Developer: LVND Investments Pte Ltd, (Registration No. 201224014H) • Tenure of Land: Freehold • Lot No.:3466K MK24 at 401 MacPherson Road • Approved BP No.: A1678-08022-2012-BP01 • Date of Notice of Vacant Possession under the S&P Agreement: No later than 31 Dec 2018 • Expected date of legal completion: No later than 31 Dec 2021 or 3 years after the date of delivery of vacant possession, whichever is earlier.

Disclaimer & Additional Notes

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