



MARINA
ONE

RESIDENCES

23 GARDEN TOWER



Level 2 A space to bond and connect

- 1 Private Dining Room
- 2 Landscaped Garden
- 3 Private Lounge
- 4 Residents' Clubhouse
- 5 Multi-Purpose Room
- 6 Gymnasium
- 7 Concierge Counter



Level 3 A space to unwind and get together

- 1 Putting Green
- 2 Wellness Sanctuary
- 3 Teppanyaki Terrace
- 4 BBQ Terrace
- 5 Male and Female Changing Rooms with Sauna and Steam Rooms
- 6 Pavilion
- 7 Aquatic Gym Pool
- 8 Jacuzzi
- 9 Pool Deck
- 10 Relaxation Cabana
- 11 50m. Lap Pool
- 12 Family Pool
- 13 Children's Pool
- 14 Party Zone
- 15 Children's Play Area
- 16 Outdoor Fitness Area

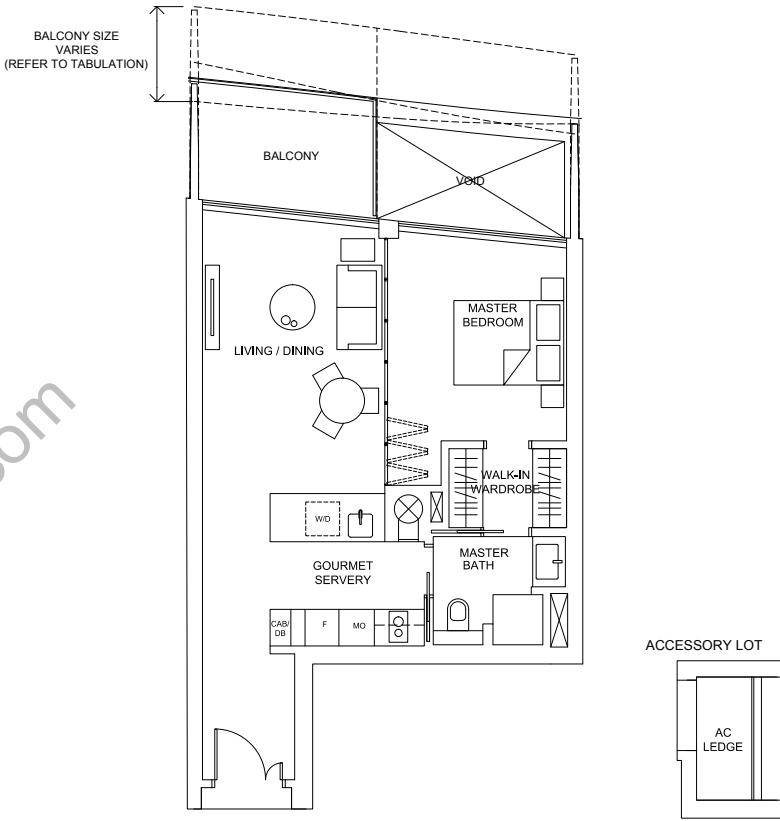
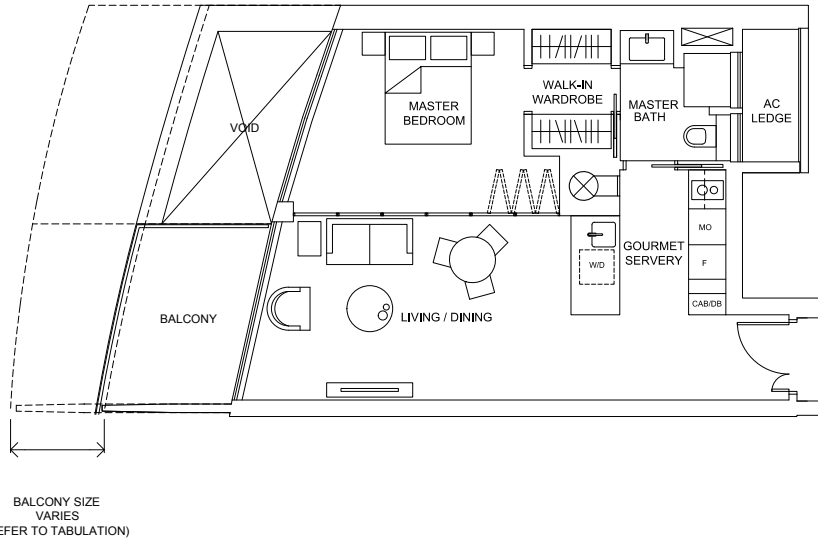
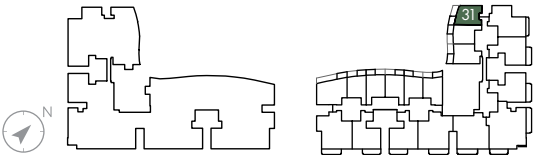


1-Bedroom

Type 1A

65 sq.m. / 700 sq.ft. to 71 sq.m. / 764 sq.ft.
(including balcony of 7 sq.m. / 75 sq.ft. to 13 sq.m. / 140 sq.ft.)

Unit	Balcony Area		Floor Area	
	sq.m.	sq.ft.	sq.m.	sq.ft.
#04-31, #09-31	7	75	65	700
#08-31, #10-31, #11-31	8	86	66	710
#05-31, #07-31, #12-31	9	97	67	721
#06-31, #13-31, #14-31, #24-31, #25-31, #26-31, #27-31, #28-31	10	108	68	732
#15-31, #23-31, #29-31, #30-31	11	118	69	743
#16-31, #21-31, #22-31, #31-31, #32-31	12	129	70	753
#17-31, #18-31, #19-31, #20-31	13	140	71	764

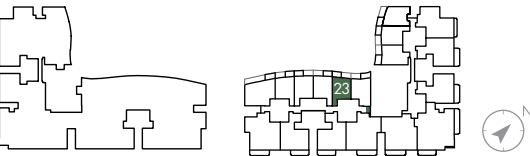


1-Bedroom

Type 1E

65 sq.m. / 700 sq.ft. to 70 sq.m. / 753 sq.ft.
(including balcony of 6 sq.m. / 65 sq.ft. to 11 sq.m. / 118 sq.ft.)

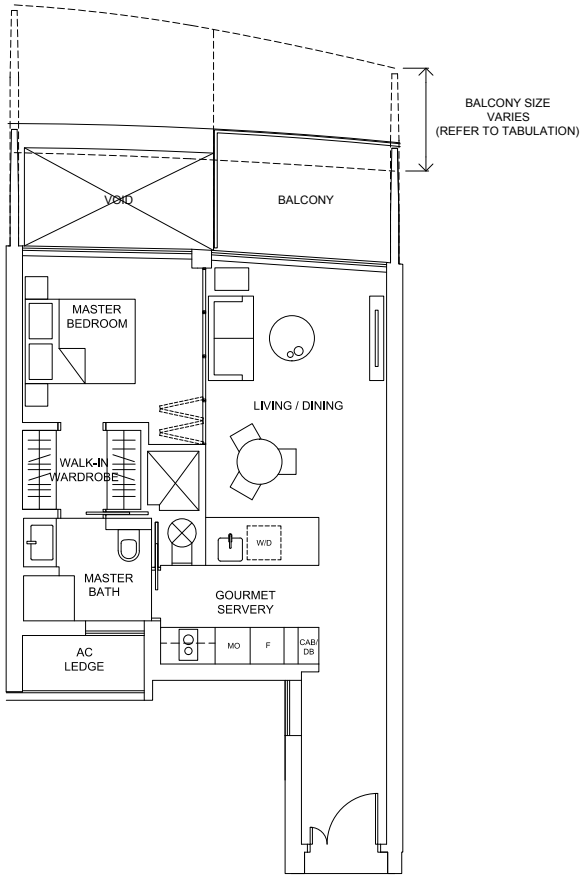
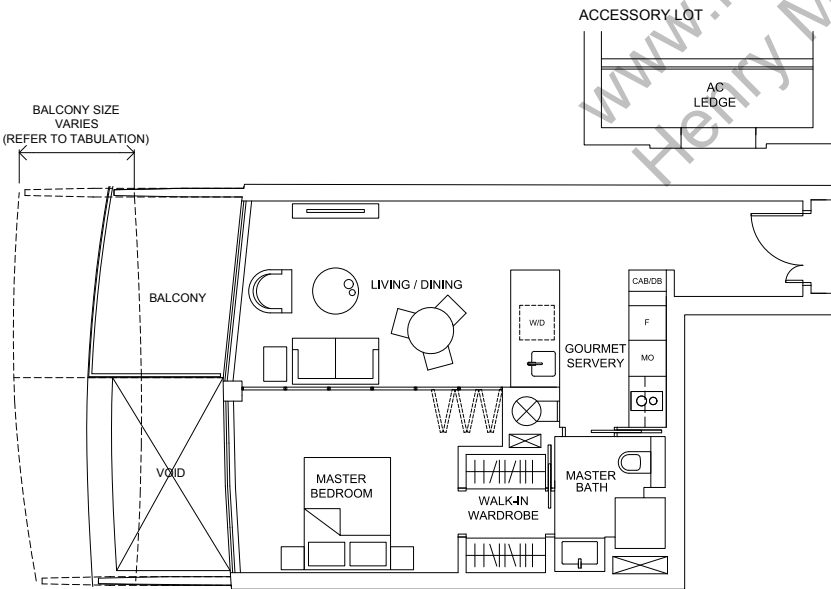
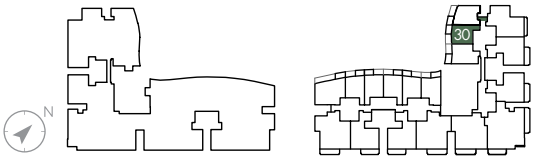
Unit	Balcony Area		Floor Area	
	sq.m.	sq.ft.	sq.m.	sq.ft.
#17-23, #18-23, #19-23, #20-23, #21-23, #22-23, #23-23, #24-23	6	65	65	700
#04-23, #14-23, #15-23, #16-23, #25-23	7	75	66	710
#12-23, #13-23, #26-23, #27-23	8	86	67	721
#05-23, #11-23, #28-23	9	97	68	732
#06-23, #10-23, #29-23, #30-23	10	108	69	743
#07-23, #08-23, #09-23, #31-23	11	118	70	753



Type 1B

65 sq.m. / 700 sq.ft. to 72 sq.m. / 775 sq.ft.
(including balcony of 6 sq.m. / 65 sq.ft. to 13 sq.m. / 140 sq.ft.)

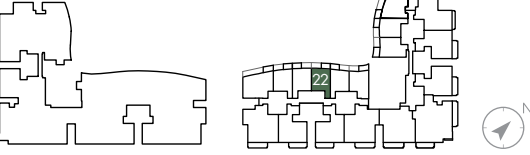
Unit	Balcony Area		Floor Area	
	sq.m.	sq.ft.	sq.m.	sq.ft.
#09-30, #10-30, #11-30	6	65	65	700
#08-30, #12-30	7	75	66	710
#04-30, #13-30	8	86	67	721
#05-30, #14-30	9	97	68	732
#06-30, #07-30, #15-30, #24-30, #25-30, #26-30, #27-30, #28-30	10	108	69	743
#16-30, #23-30, #29-30	11	118	70	753
#17-30, #21-30, #22-30, #30-30, #31-30, #32-30	12	129	71	764
#18-30, #19-30, #20-30	13	140	72	775



Type 1F

61 sq.m. / 657 sq.ft. to 68 sq.m. / 732 sq.ft.
(including balcony of 5 sq.m. / 54 sq.ft. to 12 sq.m. / 129 sq.ft.)

Unit	Balcony Area		Floor Area	
	sq.m.	sq.ft.	sq.m.	sq.ft.
#18-22, #19-22, #20-22, #21-22, #22-22	5	54	61	657
#17-22, #23-22, #24-22	6	65	62	667
#04-22, #15-22, #16-22, #25-22	7	75	63	678
#05-22, #14-22, #26-22	8	86	64	689
#06-22, #12-22, #13-22, #27-22	9	97	65	700
#08-22, #11-22, #28-22, #29-22	10	108	66	710
#07-22, #09-22, #10-22, #30-22	11	118	67	721
#31-22	12	129	68	732

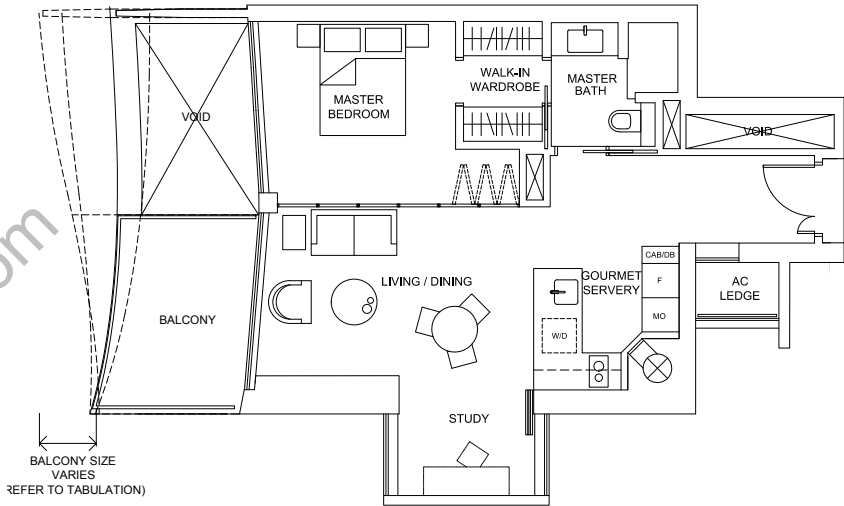
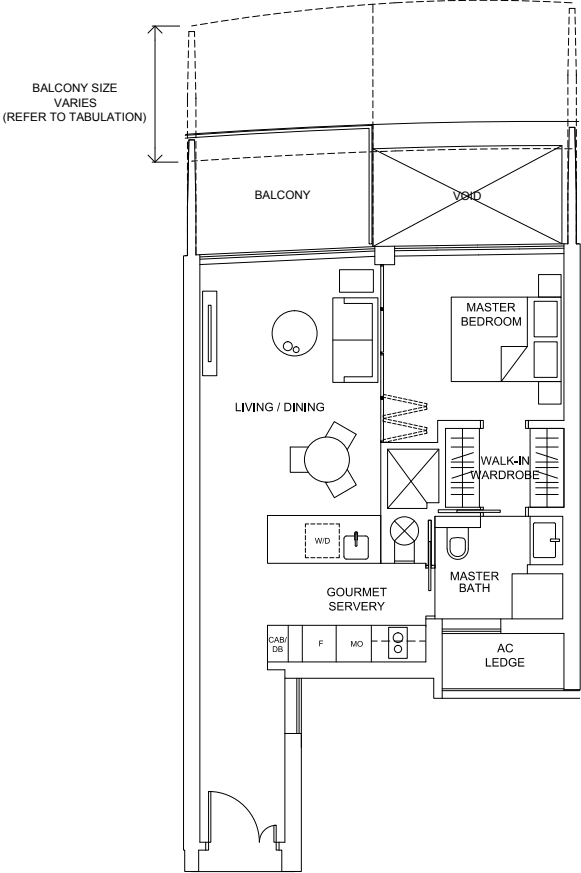
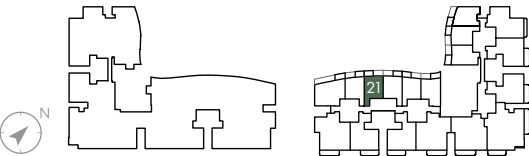


1-Bedroom

Type 1G

61 sq.m. / 657 sq. ft. to 70 sq.m. / 753 sq.ft.
(including balcony of 5 sq.m. / 54 sq.ft. to 14 sq.m. / 151 sq.ft.)

Unit	Balcony Area		Floor Area	
	sq.m.	sq.ft.	sq.m.	sq.ft.
#18-21, #19-21	5	54	61	657
#17-21, #20-21, #21-21	6	65	62	667
#04-21, #22-21	7	75	63	678
#05-21, #16-21, #23-21	8	86	64	689
#15-21, #24-21	9	97	65	700
#06-21, #14-21, #25-21	10	108	66	710
#07-21, #26-21	11	118	67	721
#08-21, #12-21, #13-21, #27-21	12	129	68	732
#09-21, #10-21, #11-21, #28-21, #29-21, #31-21, #32-21	13	140	69	743
#30-21	14	151	70	753

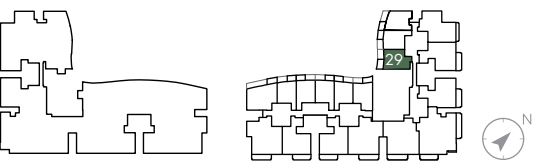


1-Bedroom + study

Type 1C+S

69 sq.m. / 743 sq.ft. to 71 sq.m. / 764 sq.ft.
(including balcony of 8 sq.m. / 86 sq.ft. to 10 sq.m. / 108 sq.ft.)

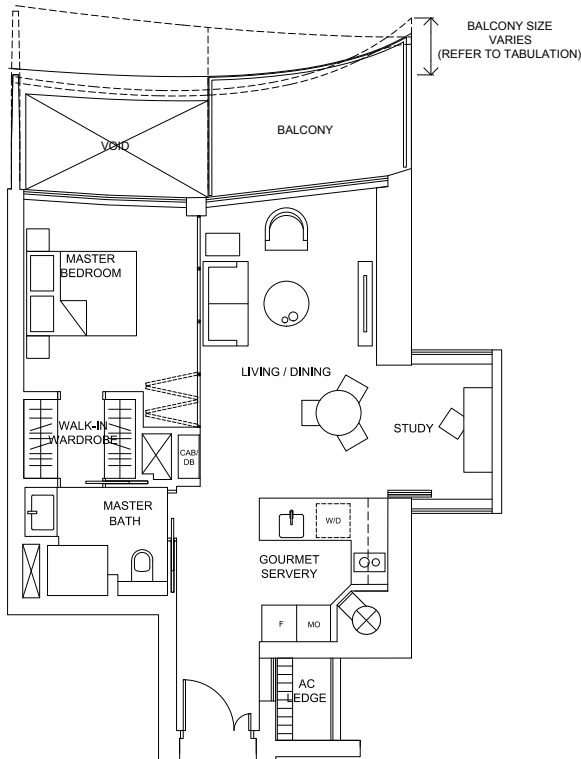
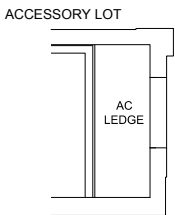
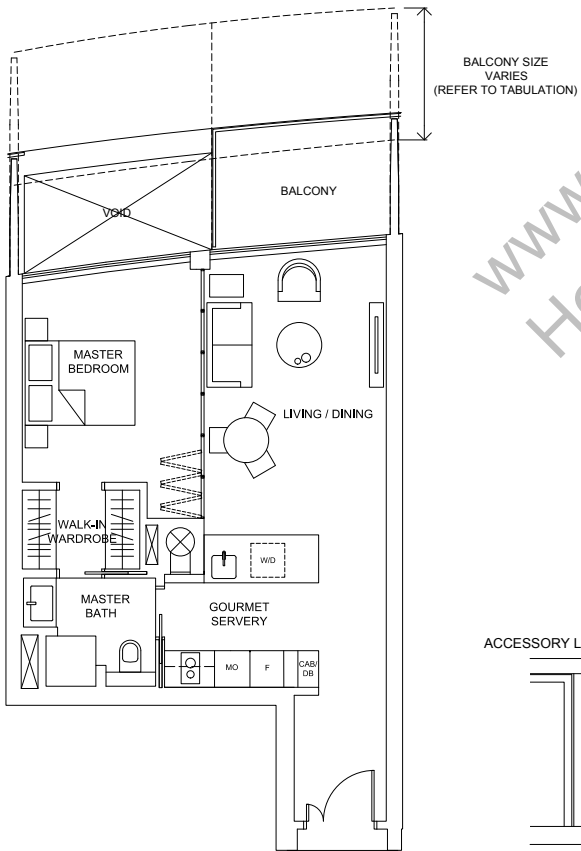
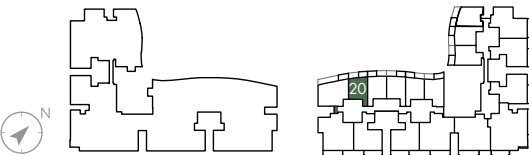
Unit	Balcony Area		Floor Area	
	sq.m.	sq.ft.	sq.m.	sq.ft.
#11-29, #12-29, #13-29, #14-29	8	86	69	743
#04-29, #05-29, #08-29, #09-29, #10-29, #15-29, #16-29, #17-29, #18-29, #19-29, #20-29, #21-29, #22-29	9	97	70	753
#06-29, #07-29, #23-29, #24-29, #25-29, #26-29, #27-29, #28-29, #29-29, #30-29, #31-29, #32-29	10	108	71	764



Type 1H

64 sq.m. / 689 sq.ft. to 72 sq.m. / 775 sq.ft.
(including balcony of 5 sq.m. / 54 sq.ft. to 13 sq.m. / 140 sq.ft.)

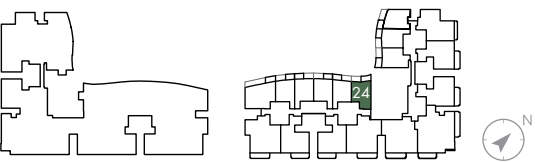
Unit	Balcony Area		Floor Area	
	sq.m.	sq.ft.	sq.m.	sq.ft.
#18-20	5	54	64	689
#17-20, #19-20, #20-20	6	65	65	700
#04-20, #16-20, #21-20	7	75	66	710
#05-20, #22-20	8	86	67	721
#15-20, #23-20	9	97	68	732
#06-20, #14-20, #24-20	10	108	69	743
#07-20, #08-20, #13-20, #25-20	11	118	70	753
#09-20, #10-20, #11-20, #12-20, #26-20, #32-20	12	129	71	764
#27-20, #28-20, #29-20, #30-20, #31-20	13	140	72	775



Type 1D+S

68 sq.m. / 732 sq.ft. to 70 sq.m. / 753 sq.ft.
(including balcony of 7 sq.m. / 75 sq.ft. to 9 sq.m. / 97 sq.ft.)

Unit	Balcony Area		Floor Area	
	sq.m.	sq.ft.	sq.m.	sq.ft.
#04-24, #12-24, #13-24, #14-24, #15-24	7	75	68	732
#05-24, #11-24, #16-24, #17-24, #18-24, #31-24	8	86	69	743
#06-24, #07-24, #08-24, #09-24, #10-24, #19-24, #20-24, #21-24, #22-24, #23-24, #24-24, #25-24, #26-24, #27-24, #28-24, #29-24, #30-24	9	97	70	753



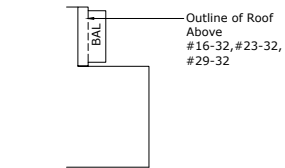
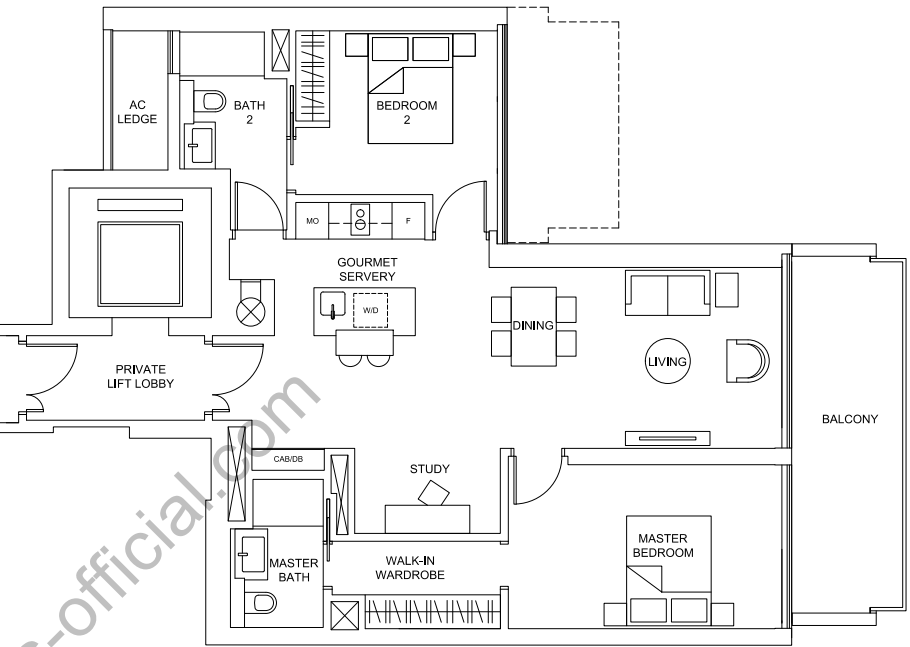
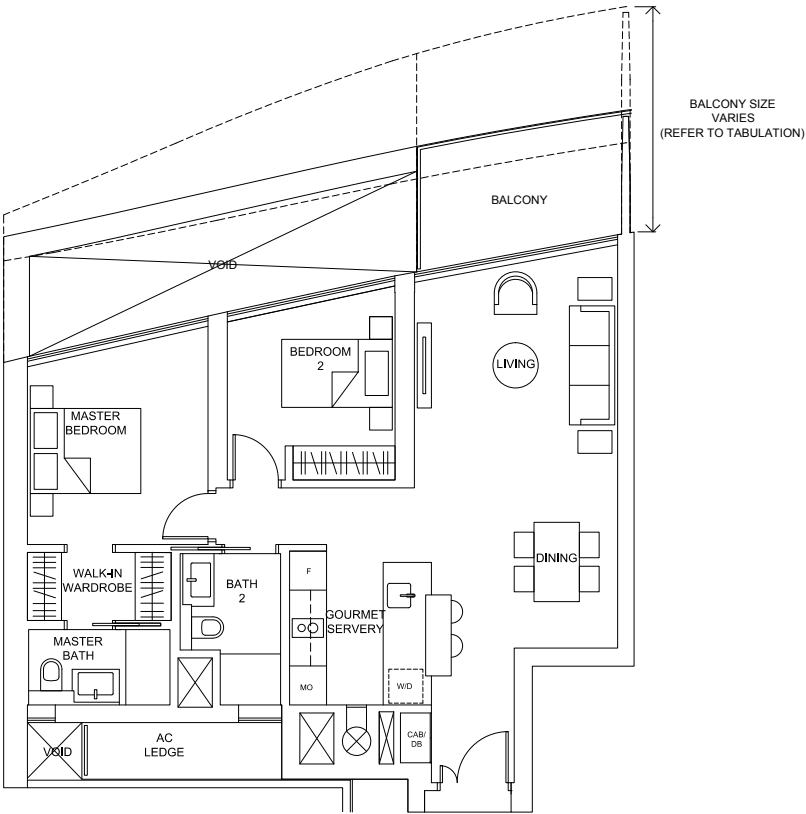
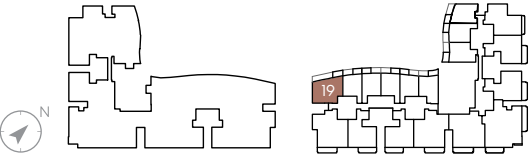
2-Bedroom

Type 2G

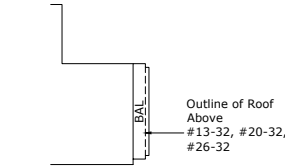
91 sq.m. / 980 sq.ft. to 99 sq.m. / 1,066 sq.ft.
(including balcony of 6 sq.m. / 65 sq.ft. to 14 sq.m. / 151 sq.ft.)

TABULATION

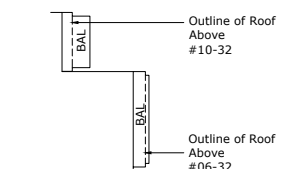
Unit	Balcony Area		Floor Area	
	sq.m.	sq.ft.	sq.m.	sq.ft.
#16-19, #17-19, #18-19, #19-19	6	65	91	980
#15-19, #20-19	7	75	92	990
#04-19, #14-19, #21-19	8	86	93	1,001
#05-19, #08-19, #09-19, #10-19, #11-19, #12-19, #13-19, #32-19	9	97	94	1,012
#06-19, #22-19	10	108	95	1,023
#07-19, #23-19, #31-19	11	118	96	1,033
#24-19, #30-19	12	129	97	1,044
#25-19, #29-19	13	140	98	1,055
#26-19, #27-19, #28-19	14	151	99	1,066



Balcony Configuration A



Balcony Configuration B



Balcony Configuration C

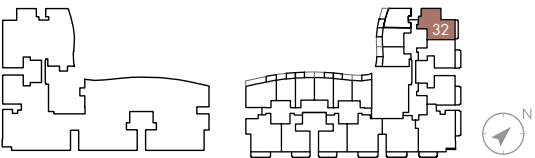
2-Bedroom + study

Type 2B+S

106 sq.m. / 1,141 sq.ft. to 119 sq.m. / 1,281 sq.ft.
(including balcony of 7 sq.m. / 75 sq.ft. to 20 sq.m. / 215 sq.ft.)

TABULATION

Unit	Balcony Area		Floor Area		Configuration
	sq.m.	sq.ft.	sq.m.	sq.ft.	
#07-32, #08-32, #09-32, #14-32, #15-32, #16-32, #21-32, #22-32, #23-32, #27-32, #28-32, #29-32	7	75	106	1,141	A
#04-32, #05-32, #11-32, #12-32, #13-32, #17-32, #18-32, #19-32, #20-32, #24-32, #25-32, #26-32, #30-32, #31-32, #32-32	13	140	112	1,206	B
#06-32, #10-32	20	215	119	1,281	C

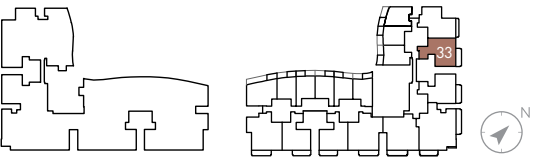


Type 2C+S

108 sq.m. / 1,163 sq.ft. to 109 sq.m. / 1,173 sq. ft.
(including balcony of 12 sq.m. / 129 sq.ft. to 13 sq.m. / 140 sq.ft.)

TABULATION

Unit	Balcony Area		Floor Area		Configuration
	sq.m.	sq.ft.	sq.m.	sq.ft.	
#07-33, #08-33, #09-33, #10-33, #14-33, #15-33, #16-33, #20-33, #21-33, #22-33, #26-33, #27-33, #28-33	12	129	108	1,163	A
#04-33, #05-33, #06-33, #11-33, #12-33, #13-33, #17-33, #18-33, #19-33, #23-33, #24-33, #25-33, #29-33, #30-33, #31-33, #32-33	13	140	109	1,173	B



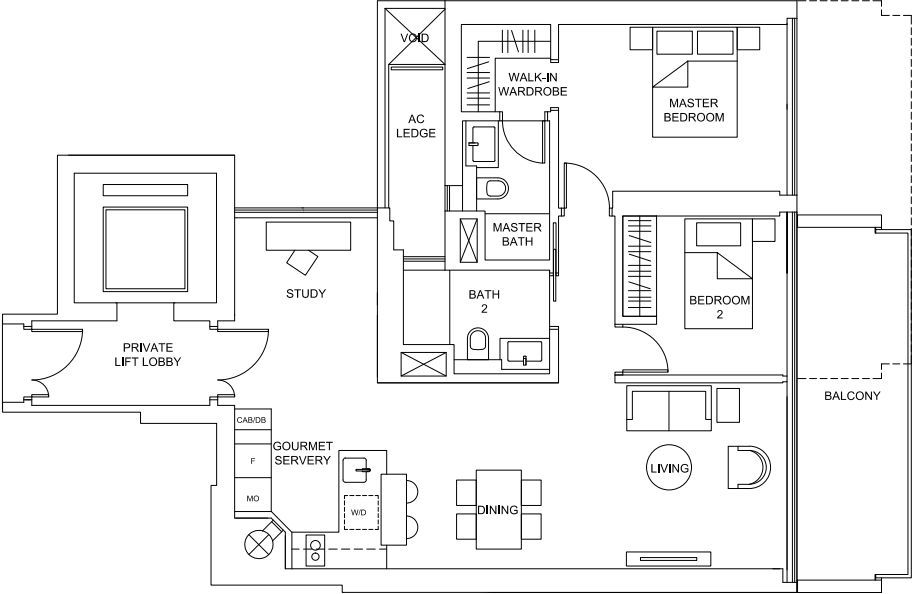
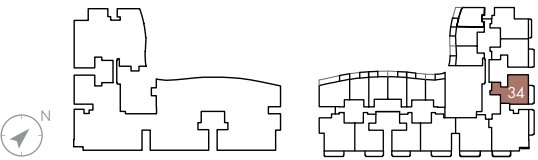
2-Bedroom + study

Type 2D+S

108 sq.m. / 1,163 sq.ft.
(including balcony of 13 sq.m. / 140 sq.ft.)

TABULATION

Unit	Balcony Area		Floor Area		Configuration
	sq.m.	sq.ft.	sq.m.	sq.ft.	
#07-34, #08-34, #13-34, #14-34, #15-34, #16-34, #21-34, #22-34, #23-34, #27-34, #28-34, #29-34	13	140	108	1,163	A
#04-34, #05-34, #06-34, #09-34, #10-34, #11-34, #12-34, #17-34, #18-34, #19-34, #20-34, #24-34, #25-34, #26-34, #30-34, #31-34, #32-34	13	140	108	1,163	B



Outline of Roof Above
#08-34, #16-34, #23-34, #29-34

Balcony Configuration A

Outline of Roof Above
#06-34, #12-34, #20-34, #26-34

Balcony Configuration B

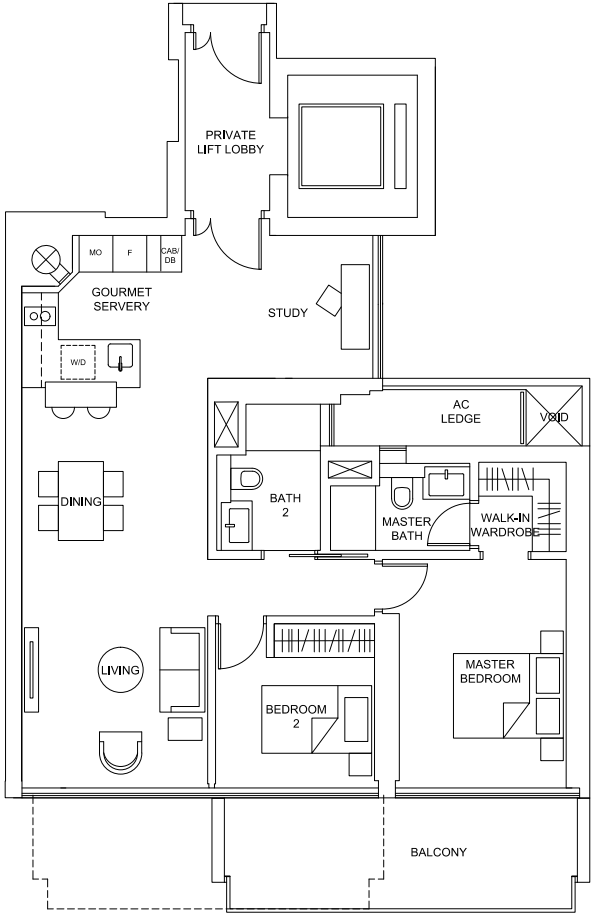
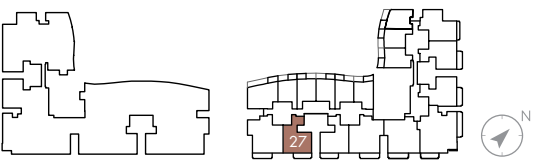
2-Bedroom + study

Type 2F+S

107 sq.m. / 1,152 sq.ft. to 108 sq.m. / 1,163 sq.ft.
(including balcony of 12 sq.m. / 129 sq.ft. to 13 sq.m. / 140 sq.ft.)

TABULATION

Unit	Balcony Area		Floor Area		Configuration
	sq.m.	sq.ft.	sq.m.	sq.ft.	
#06-27, #07-27, #11-27, #12-27, #13-27, #14-27, #17-27, #18-27, #19-27, #23-27, #24-27, #25-27, #28-27, #29-27, #30-27	12	129	107	1,152	A
#04-27, #05-27, #08-27, #09-27, #10-27, #15-27, #16-27, #20-27, #21-27, #22-27, #26-27, #27-27, #31-27, #32-27	13	140	108	1,163	B



Outline of Roof Above
#07-27, #14-27, #19-27, #25-27, #30-27

Balcony Configuration A

Outline of Roof Above
#05-27, #10-27, #16-27, #22-27, #27-27

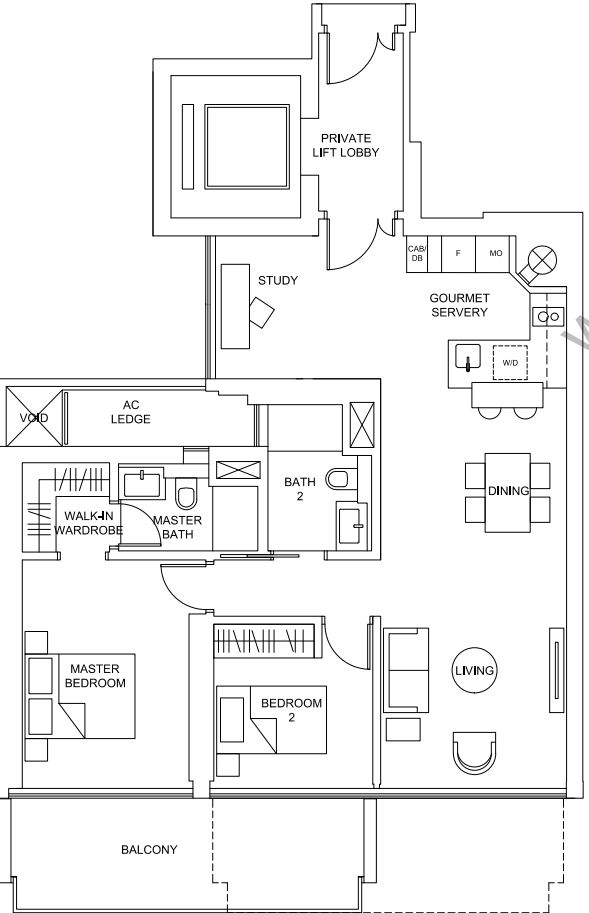
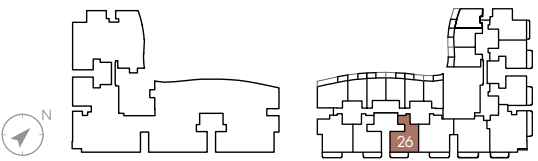
Balcony Configuration B

Type 2E+S

107 sq.m. / 1,152 sq.ft. to 108 sq.m. / 1,163 sq.ft.
(including balcony of 12 sq.m. / 129 sq.ft. to 13 sq.m. / 140 sq.ft.)

TABULATION

Unit	Balcony Area		Floor Area		Configuration
	sq.m.	sq.ft.	sq.m.	sq.ft.	
#07-26, #08-26, #09-26, #13-26, #14-26, #15-26, #16-26, #20-26, #21-26, #22-26, #23-26, #27-26, #28-26, #29-26	12	129	107	1,152	A
#04-26, #05-26, #06-26, #10-26, #11-26, #12-26, #17-26, #18-26, #19-26, #24-26, #25-26, #26-26, #30-26, #31-26	13	140	108	1,163	B



Outline of Roof Above
#09-26, #16-26, #23-26, #29-26

Balcony Configuration A

Outline of Roof Above
#06-26, #12-26, #19-26, #26-26

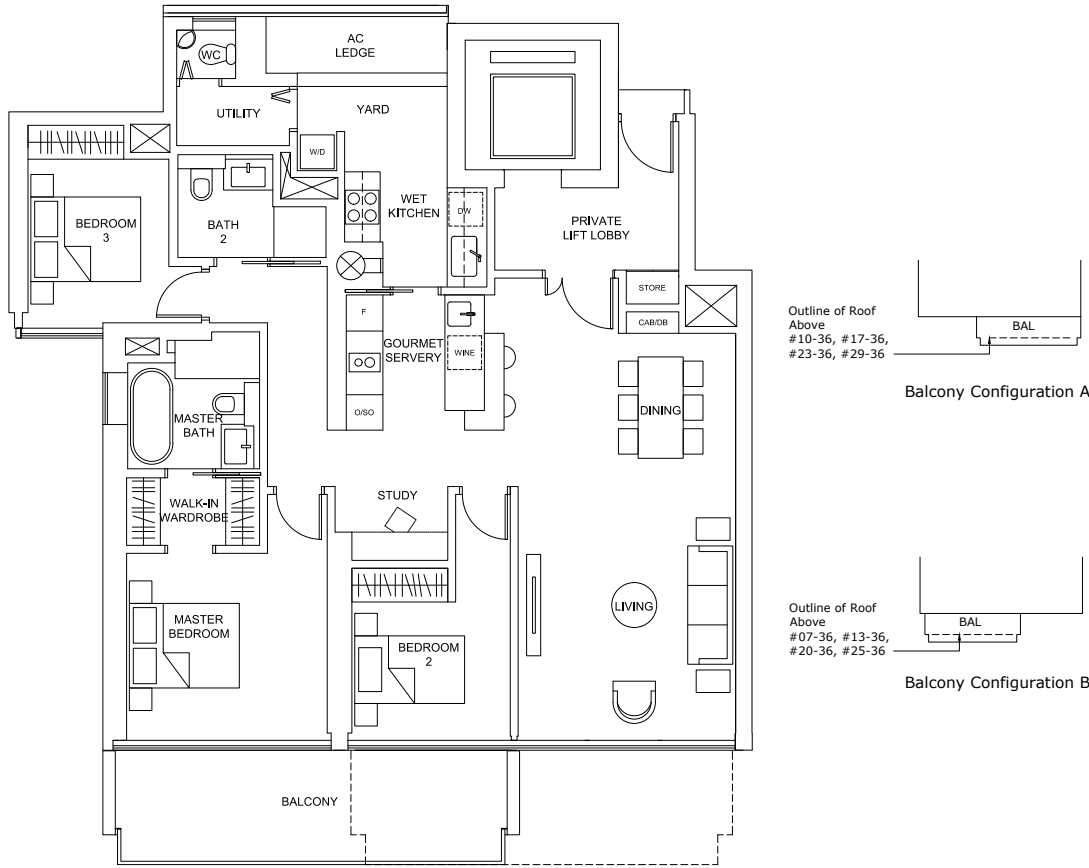
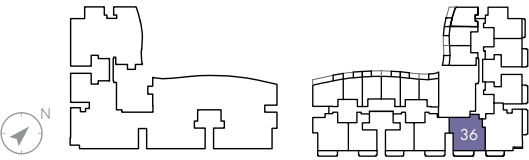
Balcony Configuration B

3-Bedroom + study

Type 3A+S

145 sq.m. / 1,561 sq.ft. to 147 sq.m. / 1,582 sq.ft.
(including balcony of 13 sq.m. / 140 sq.ft. to 15 sq.m. / 161 sq.ft.)

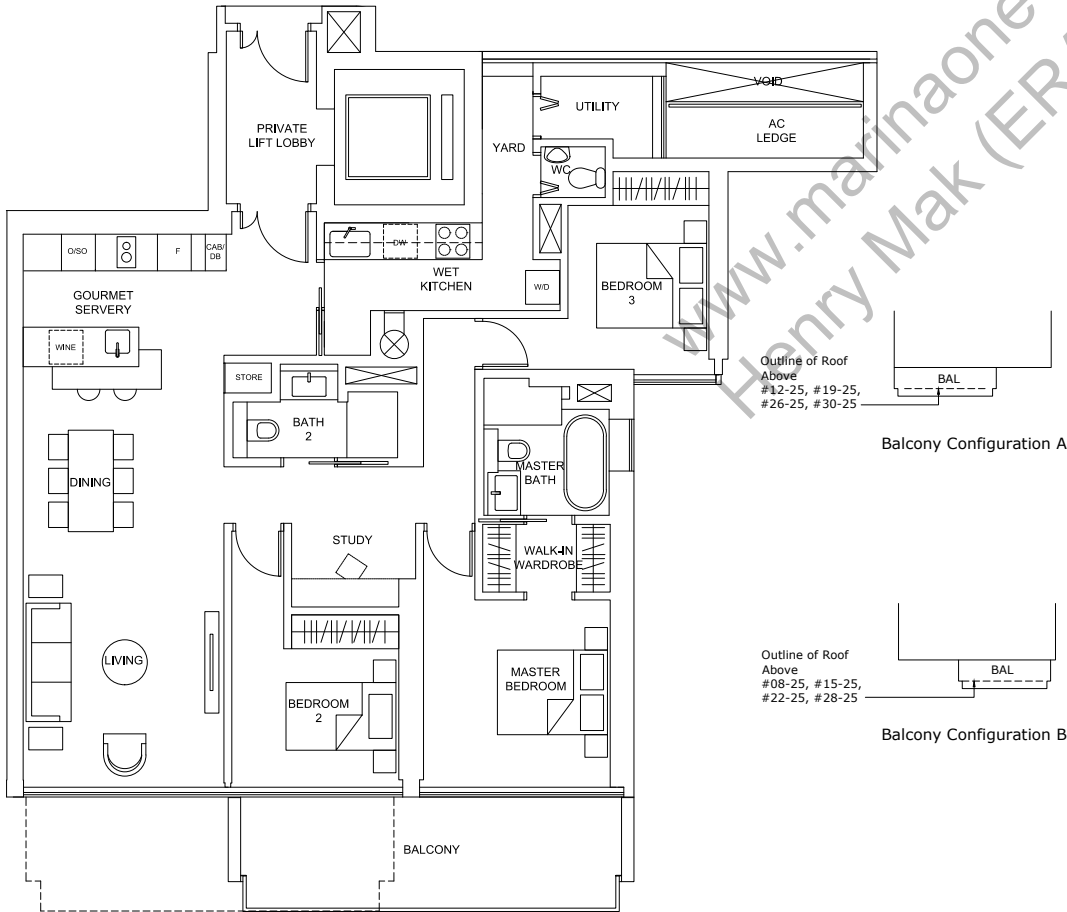
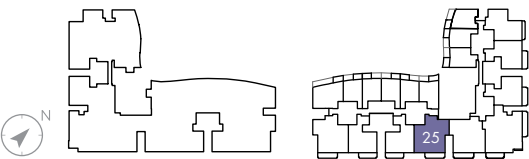
Unit	Balcony Area		Floor Area		Configuration
	sqm	sqft	sqm	sqft	
#08-36, #09-36, #10-36, #14-36, #15-36, #16-36, #17-36, #21-36, #22-36, #23-36, #26-36, #27-36, #28-36, #29-36	13	140	145	1,561	A
#04-36, #05-36, #06-36, #07-36, #11-36, #12-36, #13-36, #18-36, #19-36, #20-36, #24-36, #25-36, #30-36, #31-36, #32-36	15	161	147	1,582	B



Type 3B+S

147 sq.m. / 1,582 sq.ft. to 148 sq.m. / 1,593 sq.ft.
(including balcony of 13 sq.m. / 140 sq.ft. to 14 sq.m. / 151 sq.ft.)

Unit	Balcony Area		Floor Area		Configuration
	sq.m.	sq.ft.	sq.m.	sq.ft.	
#09-25, #10-25, #11-25, #12-25, #16-25, #17-25, #18-25, #19-25, #23-25, #24-25, #25-25, #26-25, #29-25, #30-25	13	140	147	1,582	A
#04-25, #05-25, #06-25, #07-25, #08-25, #13-25, #14-25, #15-25, #20-25, #21-25, #22-25, #27-25, #28-25, #31-25	14	151	148	1,593	B

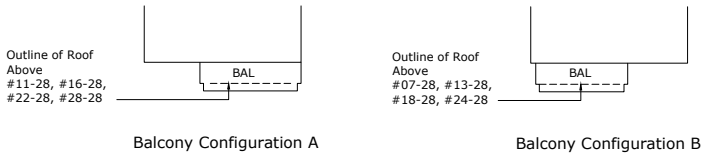
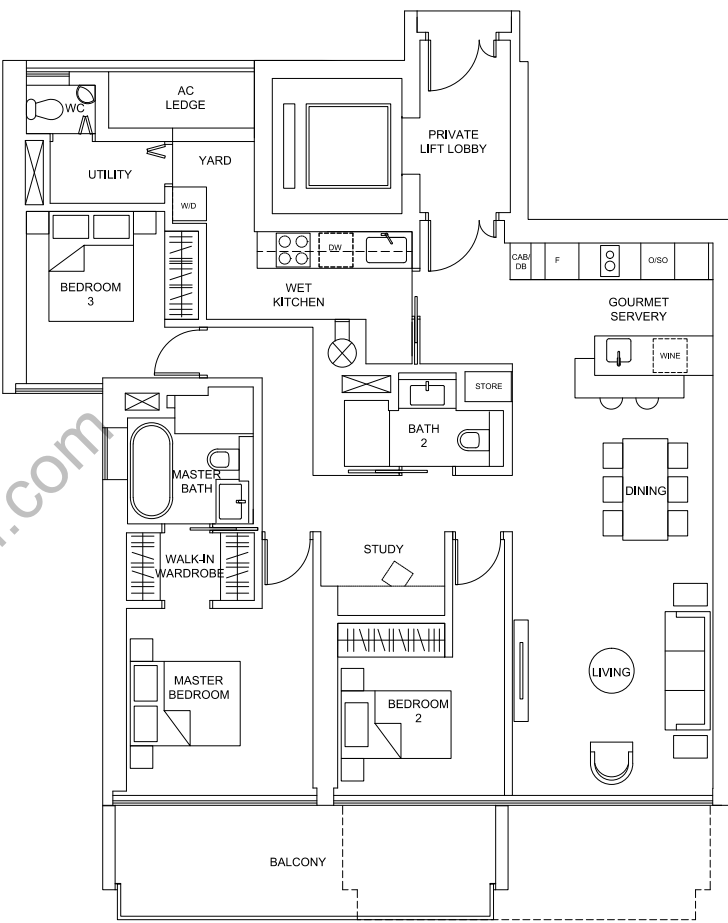
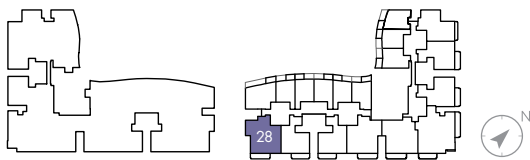


3-Bedroom + study

Type 3C+S

147 sq.m. / 1,582 sq.ft. to 148 sq.m. / 1,593 sq.ft.
(including balcony of 13 sq.m. / 140 sq.ft. to 14 sq.m. / 151 sq.ft.)

Unit	Balcony Area		Floor Area		Configuration
	sq.m.	sq.ft.	sq.m.	sq.ft.	
#08-28, #09-28, #10-28, #11-28, #14-28, #15-28, #16-28, #19-28, #20-28, #21-28, #22-28, #25-28, #26-28, #27-28, #28-28	13	140	147	1,582	A
#04-28, #05-28, #06-28, #07-28, #12-28, #13-28, #17-28, #18-28, #23-28, #24-28, #29-28, #30-28, #31-28, #32-28	14	151	148	1,593	B



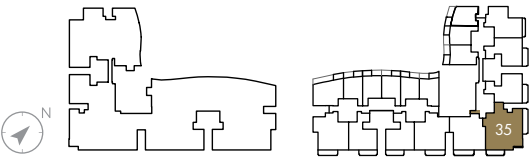
4-Bedroom

Type 4B

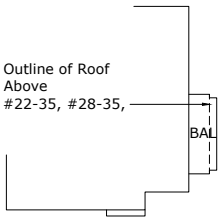
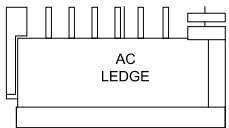
189 sq.m. / 2,034 sq.ft. to 209 sq.m. / 2,250 sq.ft.
(including balcony of 11 sq.m. / 118 sq.ft. to 31 sq.m. / 334 sq.ft.)

TABULATION

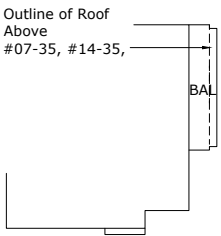
Unit	Balcony Area		Floor Area		Configuration
	sq.m.	sq.ft.	sq.m.	sq.ft.	
#08-35, #09-35, #15-35, #16-35, #21-35, #22-35, #27-35, #28-35,	11	118	189	2,034	A
#07-35, #14-35, #23-35	18	194	196	2,110	B
#10-35, #17-35, #20-35, #26-35	24	258	202	2,174	C
#04-35, #05-35, #06-35, #11-35, #12-35, #13-35, #18-35, #19-35, #24-35, #25-35, #29-35, #30-35, #31-35, #32-35	31	334	209	2,250	D



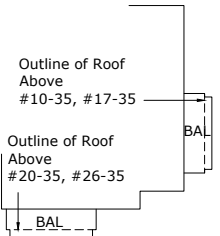
ACCESSORY LOT



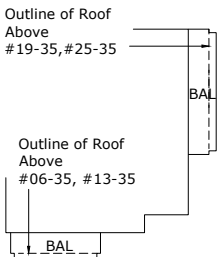
Balcony Configuration A



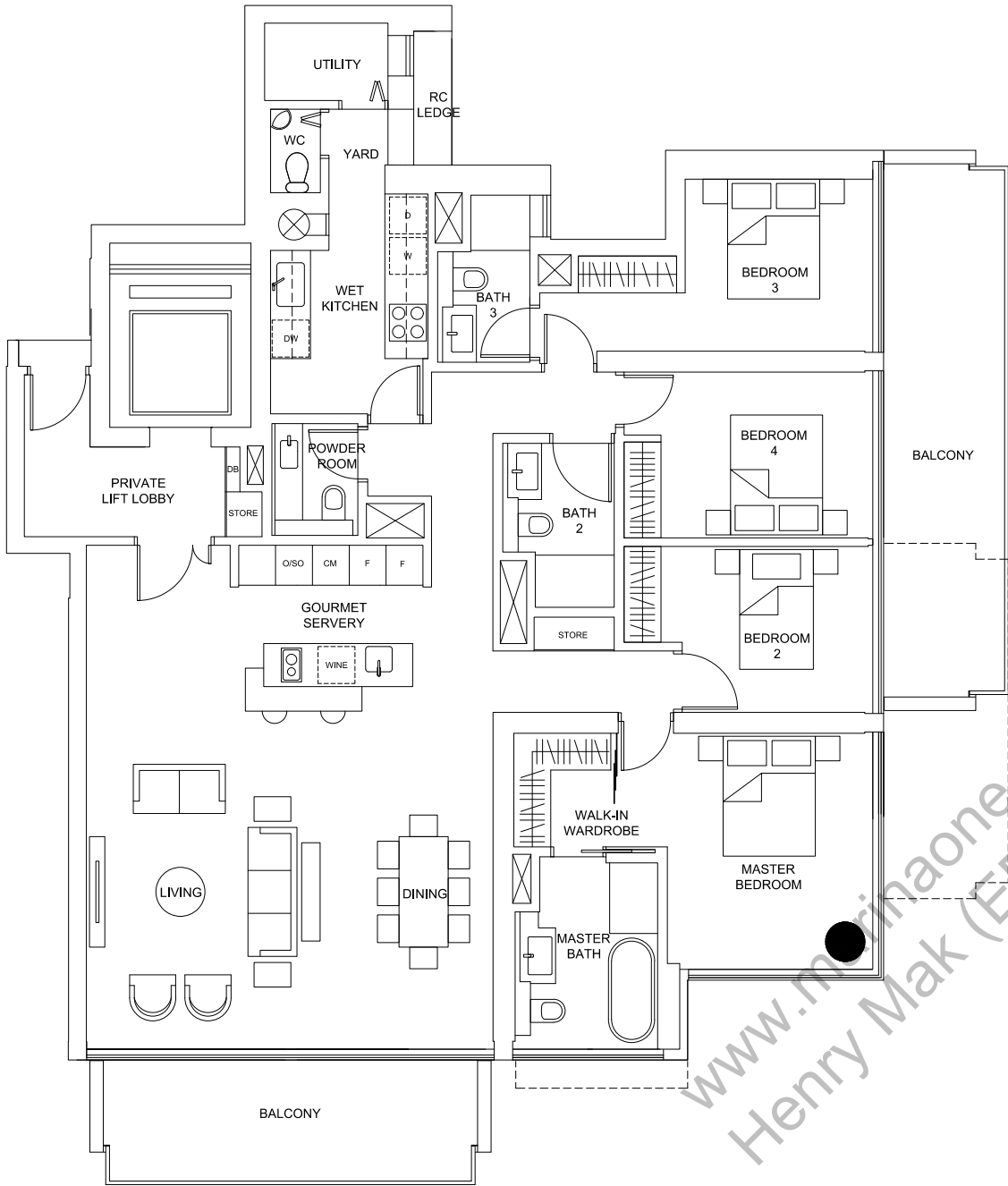
Balcony Configuration B



Balcony Configuration C



Balcony Configuration D



SPECIFICATIONS

1. CEILING (FOR APARTMENT)

- a. Living, Dining, Private Lift Lobby, Gourmet Servery, All Bedrooms, Walk-In Wardrobe, Study, Utility and Store : Concrete slab with skim coat finish and/or plasterboard box-up/ceiling at designated areas with paint finish
- b. All Bathrooms, Powder Room, Wet Kitchen, WC and Yard : Moisture resistant plasterboard ceiling with paint finish
- c. Balcony : Concrete slab with skim coat and paint finish and/or moisture resistant plasterboard ceiling with paint finish and/or perforated metal panel ceiling

2. FINISHES

WALL (FOR APARTMENT)

- a. Living, Dining, Private Lift Lobby, Gourmet Servery, All Bedrooms, Walk-In Wardrobe, Study and Store : Skim coat and/or cement and sand plaster and/or dry wall with paint finish to false ceiling height and on exposed surfaces only
- b. All Bathrooms and Powder Room : Stone to false ceiling height and on exposed surfaces only
- c. Wet Kitchen, Yard, Utility and WC : Tiles and/or skim coat and/or cement and sand plaster and/or dry wall with paint finish to false ceiling height and on exposed surfaces only
- d. Balcony : Skim coat and/or cement and sand plaster with paint finish and/or perforated metal cladding and/or glass cladding

FLOOR (FOR APARTMENT)

- a. Living, Dining, Private Lift Lobby, Gourmet Servery and Study : Stone finish with timber skirting
- b. All Bedrooms and Walk-In Wardrobe : Timber finish with timber skirting
- c. All Bathrooms and Powder Room : Stone finish
- d. Wet Kitchen, Yard, Utility, WC and Balcony : Tile finish with tile skirting and/or metal skirting
- e. Store : Cabinetry finish

3. WINDOWS

- a. Aluminium framed casement and/or sliding windows and/or fixed aluminum louvers (where applicable)
- b. Double and/or single glazing with clear/frosted glass (where applicable)

4. DOORS

- a. Main Entrance and Private Lift Lobby : Approved fire-rated timber door
- b. Balcony : Aluminium framed sliding door with clear glass
- c. All Bedrooms (except Type 1), All Bathrooms, Powder Room and Wet Kitchen : Timber door and/or sliding timber door (glass panel where applicable)
- d. Master Bedroom (for Type 1 only) : Slide and fold timber door panel
- e. Store : Cabinetry door(s) in laminated finish
- f. Walk-In Wardrobe : Frameless clear glass sliding door (for Type 4 only)
- g. Utility and WC : PVC bi-fold door (with fixed aluminium louvers above where applicable)
- h. Study : Slide and fold timber door with glass infill (for Type 1C+S and 1D+S only)

5. IRONMONGERY

Quality ironmongery to be provided to all doors except for slide and fold timber door panel

6. SANITARY WARES AND FITTINGS

Master Bath

- 1 stone vanity top complete with wash basin, basin mixer and vanity cabinet
- 1 free-standing bath tub with floor-standing bath mixer set (for Types 3 and 4 only)
- 1 hand towel holder
- 1 towel rail
- 1 shower cubicle complete with 1 overhead shower, 1 shower and mixer
- 1 water closet
- 1 paper roll holder
- 1 robe hook
- 1 mirror

Common Bath

- 1 vanity top complete with wash basin, basin mixer and vanity cabinet
- 1 hand towel holder
- 1 towel rail
- 1 shower cubicle complete with 1 shower and mixer
- 1 water closet
- 1 paper roll holder
- 1 robe hook
- 1 mirror

Powder Room

- 1 vanity top complete with wash basin and basin mixer
 - 1 towel rail
 - 1 hand towel holder
 - 1 water closet
 - 1 paper roll holder
 - 1 robe hook
 - 1 mirror
- ### WC
- 1 wash basin and tap
 - 1 hand shower set
 - 1 water closet
 - 1 paper roll holder

7. ADDITIONAL ITEMS

a. Gourmet Servery

- Imported high and low kitchen cabinets with solid surface worktop, stainless steel sink and mixer
- Cooker hood and induction hob
- Breakfast Counter (except Type 1)
- Combi Microwave Oven (for Types 1 and 2 only)
- 1 no. Integrated Refrigerator/ Freezer (except Type 4)
- 2 no.s Integrated Refrigerator/Freezer (for Type 4 only)
- Washer cum Dryer (for Types 1 and 2 only)
- Under-counter Wine Chiller (for Types 3 and 4 only)
- Oven (for Types 3 and 4 only)
- Steam Oven (for Types 3 and 4 only)
- Coffee Machine (for Type 4 only)

b. Wet Kitchen

- Quality built-in high and low kitchen cabinets with solid surface worktop, stainless steel sink and mixer
- Cooker hood and cooker hob

- Dishwasher
- Washer
- Dryer

c. Wardrobes

- Quality wardrobe and/or walk-in wardrobe with pole system

d. Air-Conditioning

- Concealed split system air-conditioning to Private Lift Lobby, Living, Dining, Gourmet Servery and Study (except for Types 1C+S and 1D+S)
- Wall-mounted split system air-conditioning to All Bedrooms (except Types 3 and 4 Master Bedroom) and study (for Types 1C+S and 1D+S only)
- Concealed split system air-conditioning to Master Bedrooms (for Types 3 and 4 only)
- Accessory lot for A/C ledge (for Types 1B, 1E, 1H and 4B only)

e. Mechanical Ventilation

- Mechanical ventilation provided for Bathrooms, Powder Room and WC (where applicable)

f. Hot Water Supply

- Hot water supply to Gourmet Servery, Wet Kitchen, All Bathrooms and Powder Room

g. Water Heater

- Heat Recovery type Electric Storage Water Heater System (for Types 1 and 2 excluding Types 1B, 1E and 1H)
- Electrical storage water heaters (for Types 1B, 1E & 1H only)
- Gas water heater (for Types 3 & 4 only)

h. Town Gas

- Town Gas supply to Wet Kitchen

i. Security System

- Audio Video Intercom between 2nd storey/ 3rd storey lift lobbies and apartment units
- Proximity card access system to lift lobbies and amenities where applicable
- CCTV to lift lobbies and at designated common areas where applicable
- Automatic car barrier system

j. Waste Disposal System

- Pneumatic refuse conveyance system with waste chutes provided at each residential level of each apartment unit

