



MIDTOWN
MODERN

SKY-BUNGALOW COLLECTION
空中洋房系列

Rare Collection of 6 Luxuriously-Sized Sky-Bungalows

6套奢华尊享双层“空中洋房”



Artist's Impression
构想图

What does living large in the CBD mean? It is to enjoy the best and most exciting that the city has to offer, without compromising on liveable space. However, the reality is that city apartments are known to be compact. Space is a premium, especially in the CBD. Even for those who can afford it, large apartments are few and far between.

For those who want to live large in the CBD, Midtown Modern is proud to launch its Sky-Bungalow Collection, a rare selection of only six two-storey residences, right in the heart of Guoco Midtown. Midtown Modern is the only development in the CBD with full facilities, including a tennis court and a 50-metre lap pool, set in 1-hectare of luscious gardens and landscape.

Located from level 24 onwards of both the North and South Towers at Midtown Modern, these two-storey villas in the sky have five bedrooms each, including an extra large master bedroom that comes with separate his-&-hers bathrooms and a luxurious walk-in wardrobe. The supersized living, dining and entertainment areas are also ideal for holding business meetings, entertaining clients and associates, as well as hosting friends and extended family.

To bring to life this new way of living large in the CBD, GuocoLand has also brought in renowned international design firm Saporiti Italia, in a first-of-its-kind collaboration to create highly sought-after, modern homes in a city garden sanctuary*.

新加坡的中央商业区可谓“寸土寸金”，即使是有大笔资金在手，也难以找到如此宽敞雅致的双层“空中洋房”。

国浩房地产有限公司（简称“国浩集团”）却在武吉士的国浩时代城，打造出一个郁郁葱葱的花园豪宅—名汇庭苑，并在名汇庭苑高层开辟出6套双层“空中洋房”。

该“空中洋房”坐拥六大优势：

天时：国浩时代城

屡获殊荣的国浩集团正在武吉士地铁转换站之上打造占地3.2公顷的地标性城市综合项目国浩时代城，包括名汇庭苑（558间花园豪宅）、滨海名汇（219间商务豪宅）、办公大厦（77万平方英尺）、时代城会所（8万平方英尺商业休闲会所）、园林景观和公共空间（超过40万平方英尺）以及3个零售中心（5万平方英尺）。国浩时代城一旦建好，不仅武吉士一带更加便利繁华，也将吸引更多投资、入驻。

地利：交通便利

名汇庭苑位于陈桂兰街，建于武吉士地铁转换站的上方，可直接搭乘地铁东西线和滨海市区线前往全岛各地，去市区或城中名校也不过几站地。

完善私宅设施：新加坡CBD唯一！

名汇庭苑算是新加坡中央商业区唯一拥有网球场、50米泳池和1公顷花园景观等完善私宅设施的项目，并设有大量生活休闲设施和绿化空间，提高住户生活品质。

绿化：花园城市中心的城市花园

名汇庭苑内有超过20个特色花园与开放空间，包括空中花园、自然花园、水上花园和康疗花园等，并种植超过300个植物品种，总面积超过1公顷，让您随时闲庭信步，观云卷云舒。

超宽敞奢华！新加坡CBD罕见！

名汇庭苑的6套双层“空中洋房”，每套均为复式5卧房单位，总面积约336平方米（3616平方英尺），是中央商业区罕见的超大面积豪宅。

屋内的全景落地窗设计使室内光线充足、视野开阔。主卧室除了配有独立男女卫浴，也附带豪华衣帽间。客厅与娱乐区也极为宽敞，除能接待亲朋好友，也可用来召开商务会议、招待客户等，是一套集舒适与实用为一体的豪华住宅。

著名设计公司匠心之作

国浩集团首次与世界顶级家具室内设计公司Saporiti Italia合作，将摩登都市风与花园风结合，引进意大利纯手工定制式家具，打造中央商业区内别具一格的“空中洋房”。

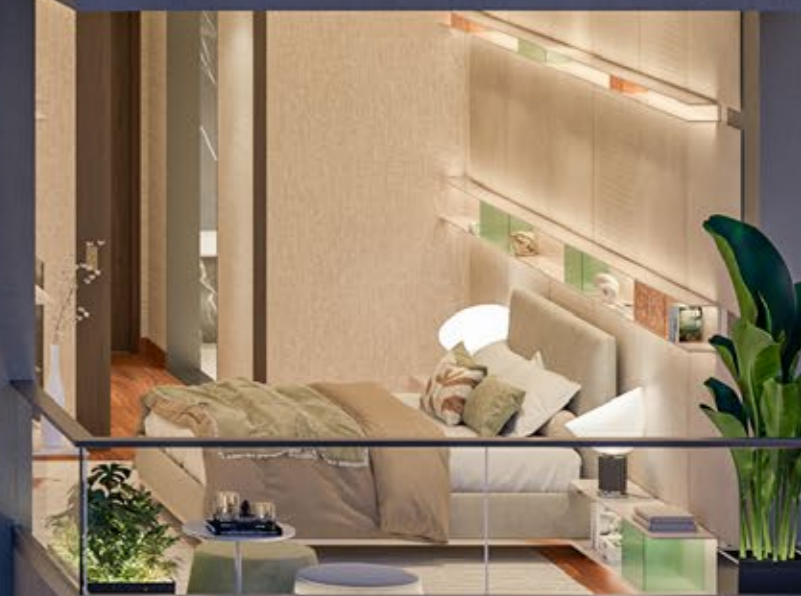
* Saporiti Italia's ID treatment is at purchasers' own cost. 如需Saporiti Italia进行室内设计，须付额外费用。

Two storeys of generous spaces, totalling 3,616 sq ft

双层超宽敞奢华空间，
面积约336平方米

The Sky-Bungalow Collection meets modern changing lifestyle needs with 3,616 sq ft of flexible space. With double the usable space of a one-storey unit, each two-storey five-bedroom Sky-Bungalow offers maximum flexibility in usage and privacy between floors. There is more than enough room to integrate work, entertainment, recreation, and wellness zones to cater to the lifestyle of the cosmopolitan homeowner.

名汇庭苑空中洋房均为双层，共5个卧房，总面积约336平方米（3616平方英尺），让您拥有更大、更灵活的居住空间。公寓内有足够的空间，满足您工作、娱乐、休闲、保健之需，极大提高了身处现代都市中的您的生活品质。



Unit Distribution

户型分布

TOWER 18											TOWER 16									
UNIT FLOOR	11	12	13	14	15	16	17	18	19	20	1	2	3	4	5	6	7	8	9	10
30	A1-R	C1-R	A1-R	A2-R	A3-R	C2-R	PH 1 (PL)		B2-R	D2-R (PL)	A1-R	C1-R	B1-R	B2-R	A4-R	C2-R	PH 2 (PL)		B3-R	D3P (PL)
29	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
28	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
27	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
26	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
25	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
24	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
23	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
22	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
21	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
20	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
19	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
18	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
17	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
16	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
15	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
14	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
13	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
12	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
11	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
10	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
9	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
8	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
7	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
6	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
5	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
4	A1	C1	A1	A2	A3	C2	D3P (PL)	B3	B2	D2 (PL)	A1	C1	B1	B2	A4	C2	D1 (PL)	C3	B3	D3P (PL)
3	A1	C1	A1	A2-G	A3-G	C2-G	D3P-G (PL)	B3-G	B2-G	D2-G (PL)	A1	C1	B1	B2-G	A4-G	C2-G	D1-G (PL)	C3-G	B3-G	D3P-G (PL)
2	CAR PARK 停车库																			
1	PODIUM/RESTAURANTS 零售底层																			

Sky-Bungalow | 双层“空中洋房”

- Type D3P (PL)
 - Tower 16
#25 & 26-10, #27 & 28-10, #30 & 29-10
 - Tower 18
#24 & 25-17, #26 & 27-17, #28 & 29-17

Sky-Bungalow 双层“空中洋房”

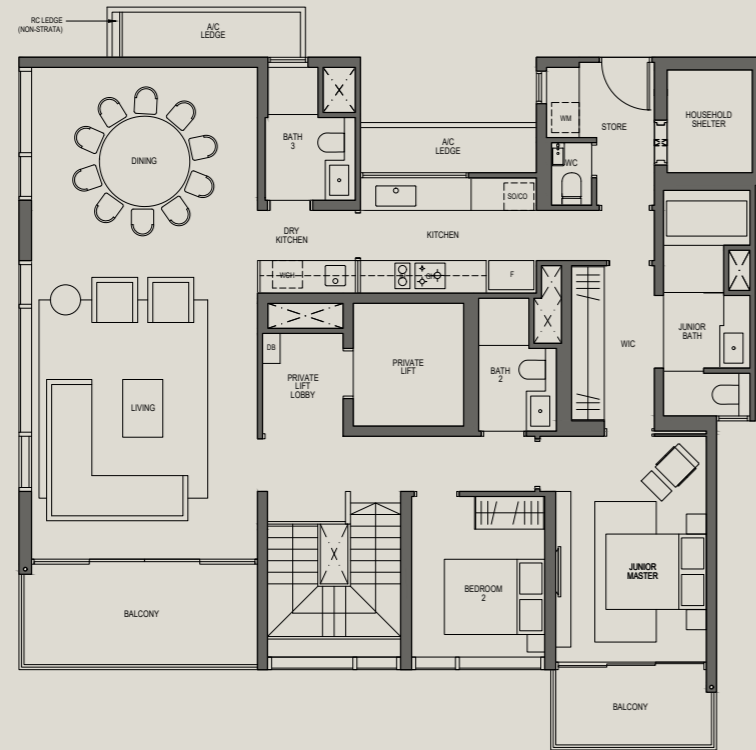
Type D3P (PL)

168 sq m | 1808 sq ft

INCLUSIVE OF 16 SQM BALCONY & 8 SQM AC LEDGE

Tower 16
UNIT
#30-10

Depicted Unit



ID Plan

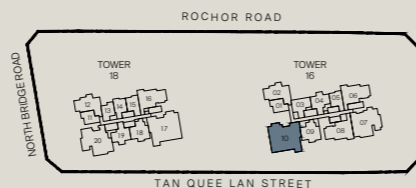


Artist's Impression
构想图

0 1 3 5M

Legend (where applicable)

- | | | |
|-----------------------|------------------------|-------------------------|
| F - Fridge | SO - Steam Oven | D - Dryer |
| IH - Induction Hob | CO - Convectional Oven | DB - Distribution Board |
| GH - Gas Hob | WCH - Wine Chiller | SC - Shoe Cabinet |
| WM - Washer cum Dryer | W - Washer | MWO - Microwave Oven |



Sky-Bungalow 双层“空中洋房”

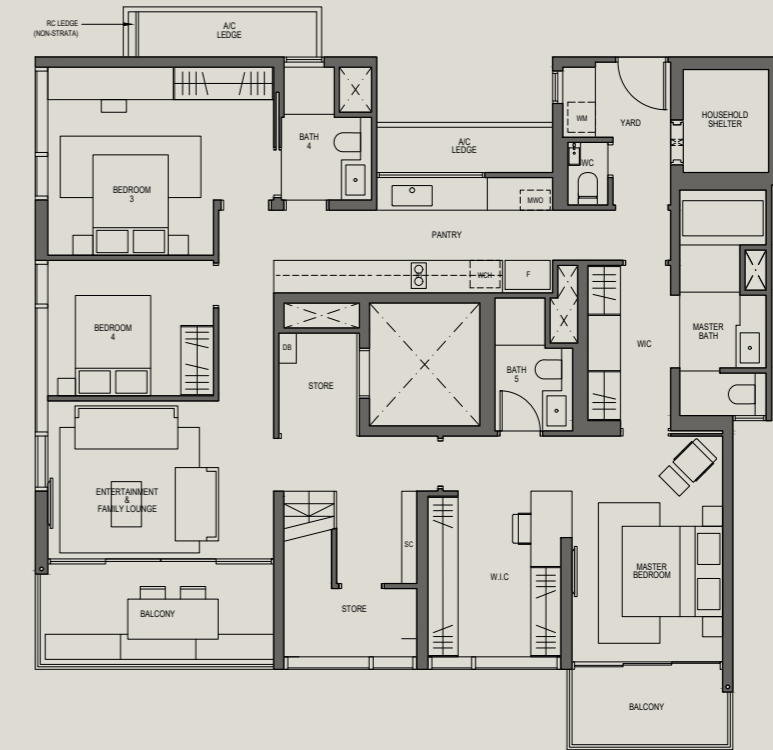
Type D3P (PL)

168 sq m | 1808 sq ft

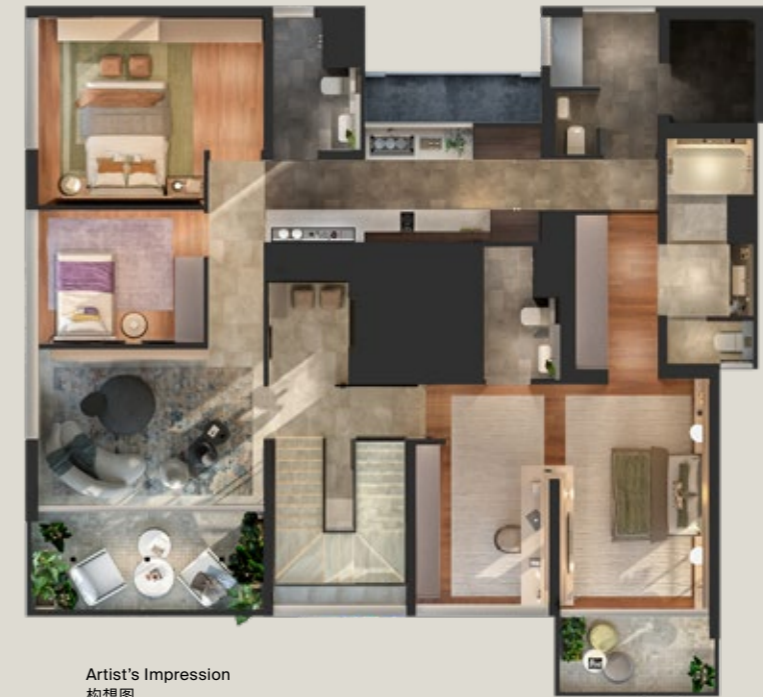
INCLUSIVE OF 16 SQM BALCONY & 8 SQM AC LEDGE

Tower 16
UNIT
#29-10

Depicted Unit



ID Plan



Artist's Impression
构想图

All areas and measurements stated in this floor plan are approximate and subject to final survey. The layout/ location of wardrobes, kitchen cabinets and appliances, DB, door swing directions and sanitary wares are subject to final design. Please refer to the Key Plan for orientation.

Sky-Bungalow 双层“空中洋房”

Type D3P (PL)

168 sq m | 1808 sq ft

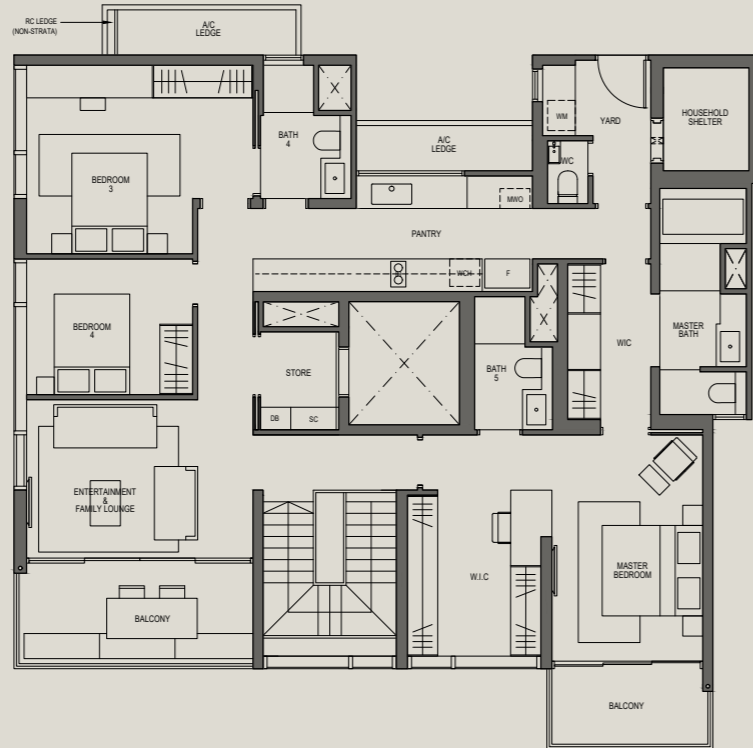
INCLUSIVE OF 16 SQM BALCONY & 8 SQM AC LEDGE

Tower 16

UNIT

#26-10

#28-10



Type D3P (PL)

168 sq m | 1808 sq ft

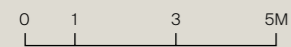
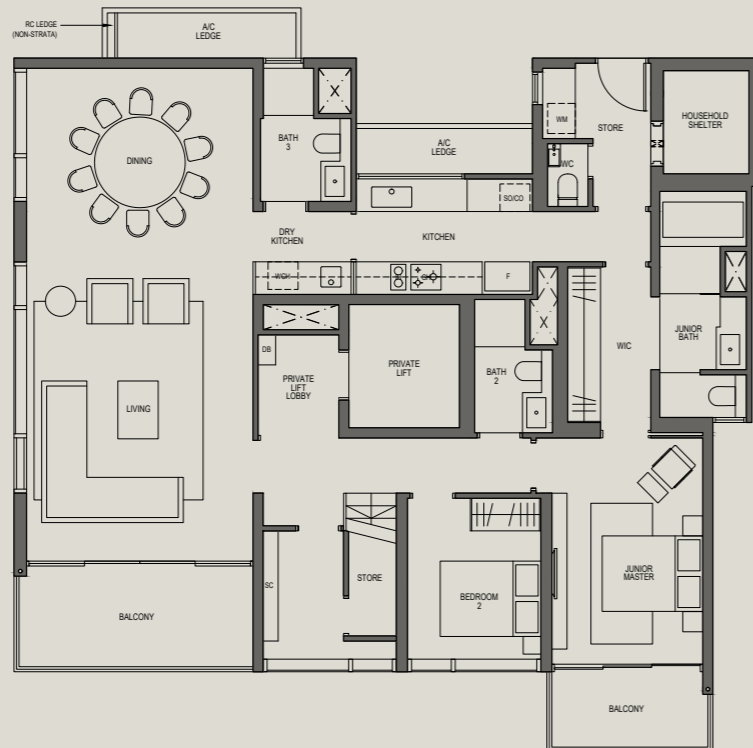
INCLUSIVE OF 16 SQM BALCONY & 8 SQM AC LEDGE

Tower 16

UNIT

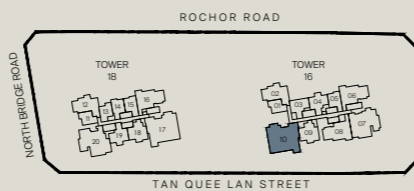
#25-10

#27-10



Legend (where applicable)

- | | | |
|-----------------------|------------------------|-------------------------|
| F - Fridge | SO - Steam Oven | D - Dryer |
| IH - Induction Hob | CO - Convectional Oven | DB - Distribution Board |
| GH - Gas Hob | WCH - Wine Chiller | SC - Shoe Cabinet |
| WM - Washer cum Dryer | W - Washer | MWO - Microwave Oven |



All areas and measurements stated in this floor plan are approximate and subject to final survey. The layout/ location of wardrobes, kitchen cabinets and appliances, DB, door swing directions and sanitary wares are subject to final design. Please refer to the Key Plan for orientation.

Sky-Bungalow 双层“空中洋房”

Type D3P (PL)

168 sq m | 1808 sq ft

INCLUSIVE OF 16 SQM BALCONY & 8 SQM AC LEDGE

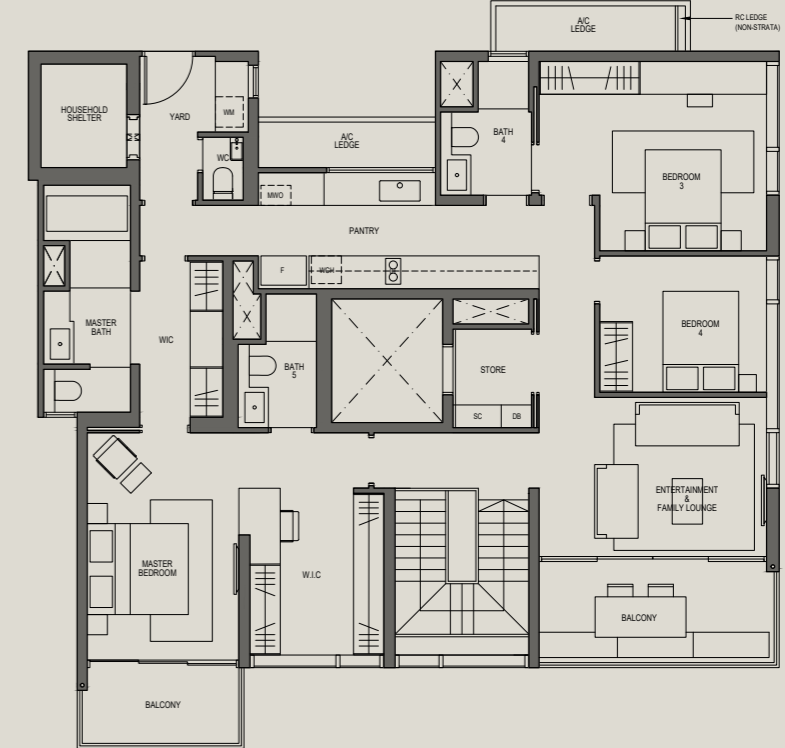
Tower 18

UNIT

#25-17

#27-17

#29-17



Type D3P (PL)

168 sq m | 1808 sq ft

INCLUSIVE OF 16 SQM BALCONY & 8 SQM AC LEDGE

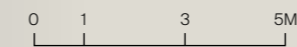
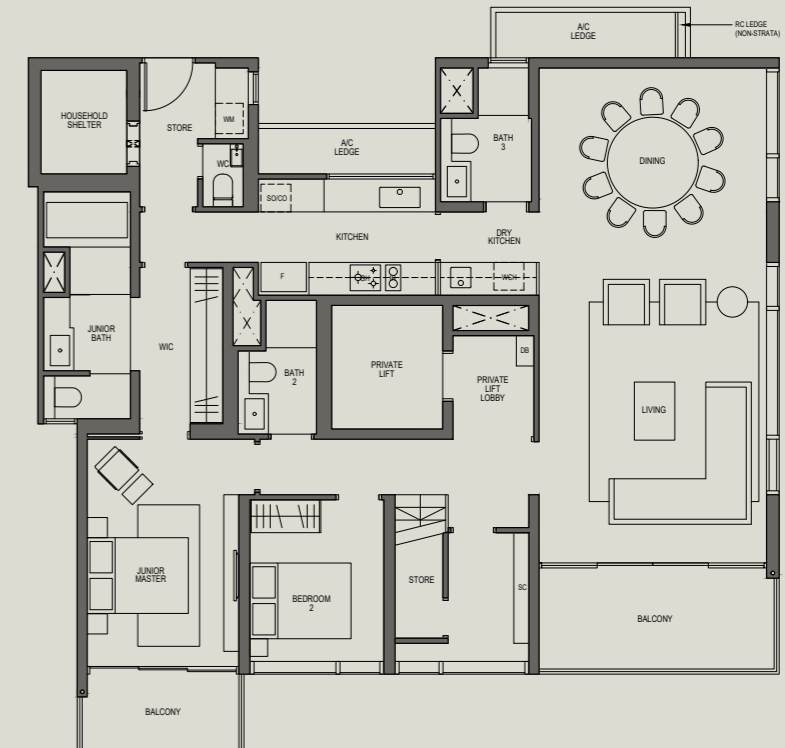
Tower 18

UNIT

#24-17

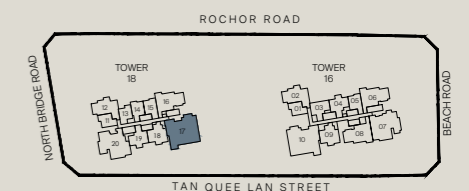
#26-17

#28-17



Legend (where applicable)

- | | | |
|-----------------------|------------------------|-------------------------|
| F - Fridge | SO - Steam Oven | D - Dryer |
| IH - Induction Hob | CO - Convectional Oven | DB - Distribution Board |
| GH - Gas Hob | WCH - Wine Chiller | SC - Shoe Cabinet |
| WM - Washer cum Dryer | W - Washer | MWO - Microwave Oven |



All areas and measurements stated in this floor plan are approximate and subject to final survey. The layout/ location of wardrobes, kitchen cabinets and appliances, DB, door swing directions and sanitary wares are subject to final design. Please refer to the Key Plan for orientation.

Unique Features

别具一格的特色

The Sky-Bungalow Collection is designed with the most discerning and exacting homeowner in mind, those who demand and expect nothing less than the very best. Topmost consideration has been given to providing a truly superior and impeccable quality of life. No detail is overlooked, no expense is spared.

Homeowners will appreciate the large open plan with adjoining living, dining and balcony spaces, providing possibilities for entertaining and hosting. Linking the upper and lower storeys is an expansive double volume window offering spectacular panoramas of the city. Exclusive to Midtown Modern's Sky-Bungalow Collection, the master bedroom also comes with separate his-&-hers bathrooms, as well as exceptionally generous and luxurious walk-in closet space.

双层空中洋房的一切，皆为精挑细选，一切以住家需求为先，务求为住家提供尽善尽美服务，打造奢华尊享品质生活。

白天，您可在宽敞的客厅、餐厅和阳台内招待客人；当夜幕降临，横跨两层的落地窗也能让您俯瞰新加坡最壮观的景色。

劳累了一天，回到家，您能在舒适的浴室中独自放松身心，享受静谧悠闲的时光。独特的男主人和女主人分隔式卫浴间设计，让浴室成为了您真正的私密空间。

名汇庭苑的空中洋房真正把细节做到了极致，让阅尽繁华的您无可挑剔。





Artist's Impression
构想图

Extra Large Living, Dining and Entertainment Area 宽敞明亮，尊享超大客厅、 餐厅和娱乐区



Open plan creates a continuous space

Entering the exclusive units via private lift, one is welcomed by the supersized living, dining and entertainment area. The rectilinear layout allows the living and dining area, measuring almost 10 metres in length, to flow into a large balcony and leads the eye to sweeping vistas of the city. This expanse of contiguous space gives homeowners endless options, such as having their loved ones over for meals, or hosting guests, who can move from one area to another throughout the evening.

踏出私人电梯，迎接您的便是622平方英尺的超大客厅，餐厅以及娱乐室。双层洋房内采用开放式概念，客厅、餐厅与阳台直线式设计，一眼望去更显宽敞，也满足日常通风，向窗外放眼望去，更是将市区美景尽收眼底。

您在如此宽敞的客厅、餐厅与亲友相聚，品尝美食，或看远处云卷云舒，或静或动，都是一种风景，您是在看风景，也成了风景中的人。



Artist's Impression
构想图



Artist's Impression
构想图

Exclusive His-&-Hers Bathrooms 私密独享，宽敞独立男女卫浴



Luxurious his-&-hers bathrooms for absolute privacy

Separate his-&-hers bathroom suites for couples give each individual the space and time to retreat to their most private and intimate of spaces. Each person can also customise their bathrooms according to their own preferences and habits, such as adding more storage space, or even styling and scenting their bathrooms differently.

名汇庭苑的双层空中洋房也别具心裁地在主人房内建有专属独立男女卫浴。

独立卫浴不仅能让您与爱人独享专属于个人的私密空间，也能让您可以根据个人喜好和习惯，随心所欲布置，打造自己的私密空间。



Artist's Impression
构想图

Generous Walk-in Closet and Shoe Display Cabinet

奢华精美，超大步入式衣帽间与鞋柜



Beautiful display spaces for any collection

为您的收藏提供精致的展示空间

The extra spacious master bedroom is connected to a luxurious and generous walk-in wardrobe. Equipped with more than sufficient storage space including shelves, drawers and beautiful display cabinets, the elegantly configured wardrobe is worthy of the most impressive designer bag or shoe collection.

为了让居住体验更加舒适，超大主人房中还配有步入式衣帽间。精致优雅的储物柜与展示柜除了为您提供足够的储物空间，也能让您时刻欣赏或从中挑选自己最喜欢的包包与鞋子。



Artist's Impression
构想图

Exclusive collaboration
with Saporiti Italia

强强联手，国际顶级
设计公司 Saporiti Italia

saporiti italia × GuocoLand

For the first time, the Sky-Bungalow Collection brings together GuocoLand and Saporiti Italia, to craft an interior space that harmonises modernity and nature. Using a sophisticated material palette and elegant design details, the already generous and uplifting quality of the space in each unit is amplified even more, making for a refined and remarkable living experience.

国浩集团首次与国际顶级家具室内设计公司Saporiti Italia合作，为名汇庭苑的每套空中洋房提供精细设计方案。设计融合写意自然与现代风情，体现高贵典雅，并使用高档原料打造每一处细节，能让您拥有非凡的居住体验。

* Saporiti Italia's ID treatment is at purchasers' own cost.
如需Saporiti Italia进行室内设计，须付额外费用。



Super Connectivity 四通八达

Standing majestically above the Bugis MRT Interchange, Midtown Modern offers direct access to the Downtown and East-West Lines, as well as seamless connection to malls and offices via an extensive and integrated underground, ground level and elevated pedestrian network.

名汇庭苑与武吉士地铁换乘站直接相连。此外，通过广泛的地下、地面和地上行人通道，也可方便通往周边的各个主要写字楼和购物商场。



To Guoco Midtown
通往国浩时代城

To Gateway
通往新门广场

To DUO
通往双景坊

Bugis MRT Interchange
Downtown and East-West Lines
武吉士地铁换乘站/东西向线(EWL)和市区线(DTL)

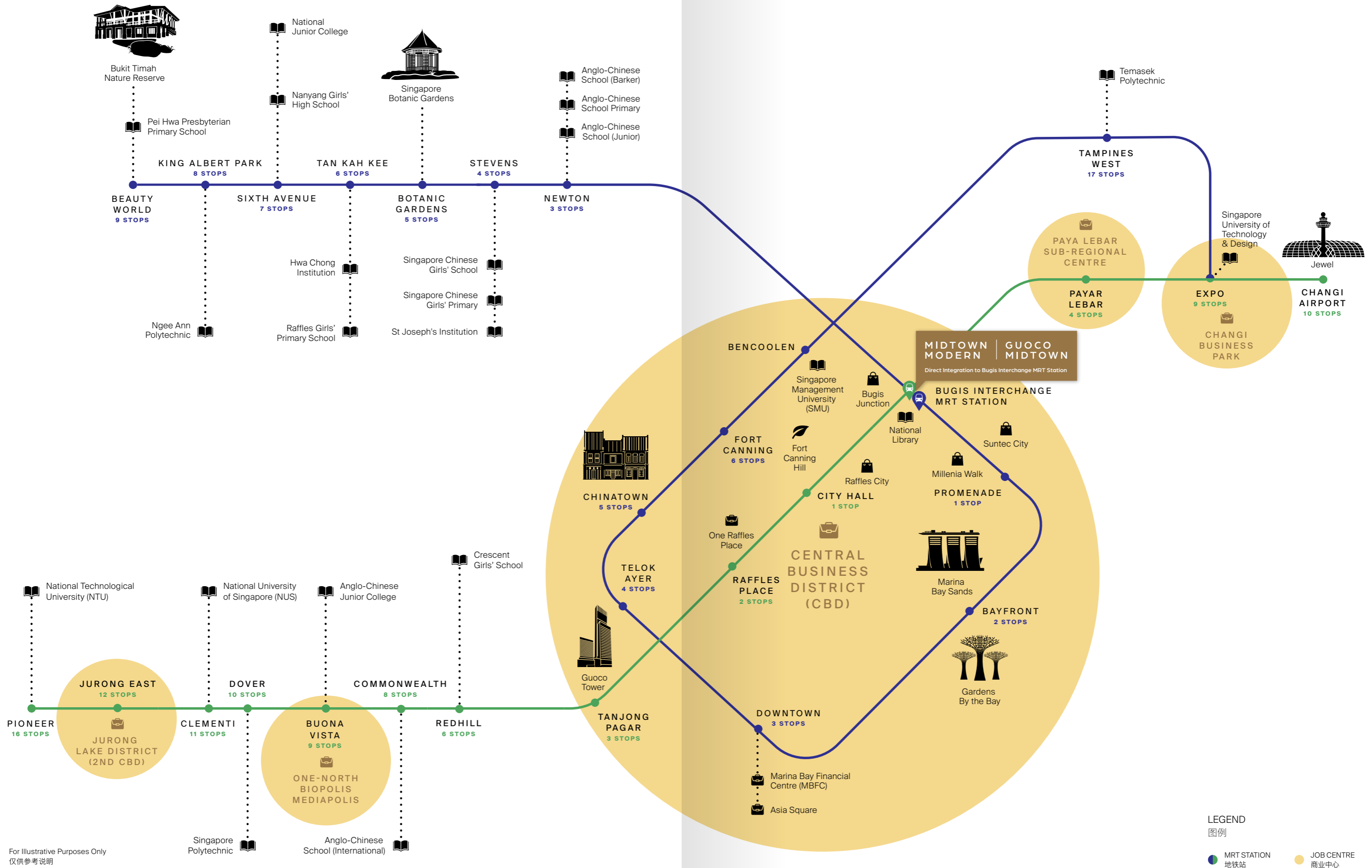
To Midtown Modern
通往名汇庭苑

To Bugis Junction
通往白沙浮广场

Well-connected 绝佳的连通性

Sitting atop the Bugis MRT interchange, Midtown Modern grants residents convenient access to the renowned education belt and business centres along the Downtown and East-West Lines.

名汇庭苑与武吉士地铁换乘站直接相连，通过地铁东西线和滨海市区线，住户可方便抵达新加坡的数个重要学区和商业中心。



For Illustrative Purposes Only
仅供参考说明

Guocoland 国浩集团

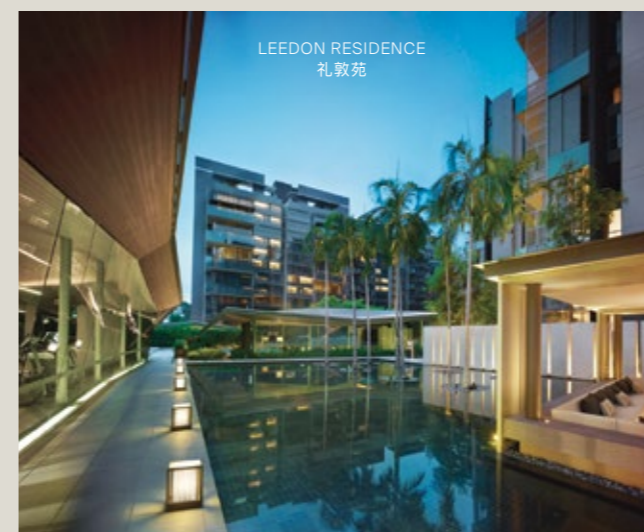
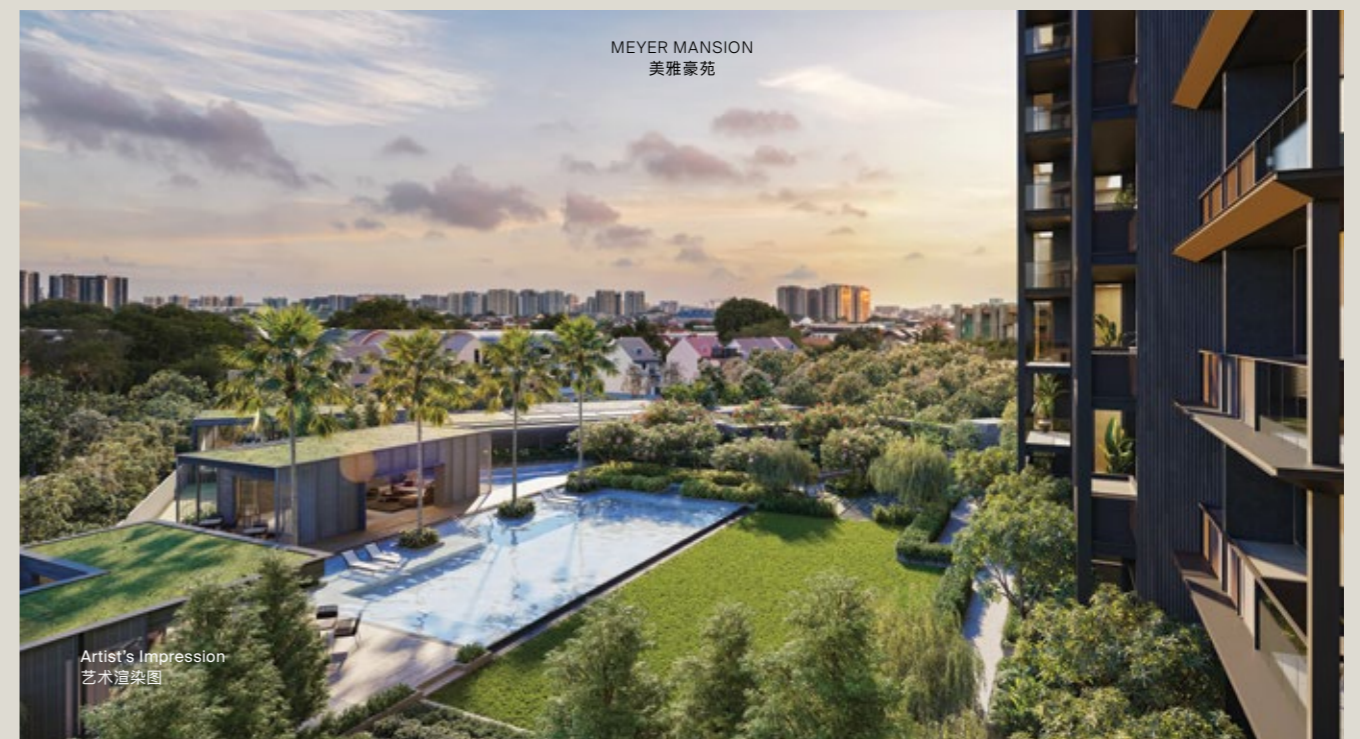
A Leading Developer
in Mixed-Use Development
综合体开发项目的领导者



Listed on the Singapore Exchange since 1978, GuocoLand Limited ("GuocoLand") is an award-winning real estate developer distinguished by quality, innovative design and concepts. In Singapore, the Group has successfully developed 36 residential projects yielding approximately 11,000 apartments and homes, and the iconic integrated mixed-use development Guoco Tower – the tallest building in the city-state reaching a height of 290 metres. With established operations in Singapore, China and Malaysia, GuocoLand's portfolio comprises residential, hospitality, commercial, retail and integrated developments spanning across the region.

国浩房地产有限公司(简称“国浩集团”)于1978年在新加坡交易所上市，是一家屡获殊荣的房地产开发商，以优质、创新的设计和理念著称。在新加坡，该集团已成功开发了36个住宅项目，产出约1.1万套公寓和住宅，以及标志性的综合体开发项目国浩大厦(Guoco Tower)，高达290米，是新加坡最高的建筑。国浩集团在新加坡、中国和马来西亚建立了业务，其投资组合包括住宅、酒店、商业、零售和跨地区的综合开发项目。

MODERN LUXURY COLLECTION | 时尚豪宅系列



Jointly Developed With 合作发展商



HONG LEONG
HOLDINGS LIMITED
豐隆實業有限公司

Hong Leong Holdings Limited (HLHL) was established in 1968 as the privately-held property development and investment arm of the Hong Leong Group. As one of the pioneers of the real estate scene in Singapore, HLHL has since emerged as a major player in the property market. As a forward-looking developer that continues to pursue improvement and expansion while maintaining its high design, customer service and sustainability standards, HLHL takes pride in being responsible for some of the most distinctive and iconic residential developments in Singapore.

豐隆實業有限公司成立于1968年，是豐隆集团私拥的属下公司之一，专于产业的发展与投资。作为新加坡房地产业的先驱，豐隆實業有限公司至今已经成为房地产业的翘楚。秉持着不断追求进步与扩展企业的信念，同时提供高水准的设计、服务及品质，豐隆實業有限公司在新加坡拥有多项独特、经典并引以为傲的项目。

HONG REALTY (PTE) LIMITED

Hong Realty (Private) Limited is an established real estate developer incorporated in 1962.

Hong Realty (Private) Limited是于1962年成立的知名发展商。

In Partnership With 合作方

saporiti italia

Since 1950, Saporiti Italia designs and produces some of the most sophisticated and advanced pieces of furniture of the history of Italian design, in collaboration with some of the most famous architects and designers of the world. Some of the Saporiti Italia pieces have been presented in the most famous modern art and design museums of the world. Saporiti Interiors provides tailor-made solutions for the realizations of high-end furnishing projects in the residential, hospitality, commercial and institutional sectors.

自1950年起，Saporiti Italia便与全球最著名的建筑师及设计师合作，设计并制作出意大利设计史上极为精巧、潮流尖端的设计师家具。至今，Saporiti Italia的许多设计作品仍然在一些现代艺术设计博物馆中展出。

Saporiti Italia室内设计公司也为住宅、酒店、商业及其他机构等量身定制高端室内设计。



Name of housing project: Midtown Modern • Name of housing developer: Midtown Modern Pte. Ltd. (Co. Reg. No. 201931235H) • Licence No. of housing developer: C1369 • Tenure of land: leasehold 99 years commencing on 10 December 2019 • Encumbrances on land: encumbered to Oversea-Chinese Banking Corporation Limited (as mortgagee and security trustee) pursuant to Mortgage No. IF/940383F • Location of the housing project: Lot 01062X of TS12 at Tan Quee Lan Street • Expected date of vacant possession: 30 June 2026 • Expected date of legal completion: 30 June 2029

DISCLAIMER: The information and contents herein are current at the time of printing and are provided on an "as is" and "as available" basis. While all reasonable care has been taken in preparing this brochure, the developer and its agents shall not be held responsible for any inaccuracies or the completeness of the information and contents herein. All renderings, illustrations, pictures, photographs and other graphic representations and references are artist's impression(s) only and may be subject to changes and deviation as further made by the developer or as required by the relevant authorities. Nothing herein shall form part of an offer or contract or be construed as any representations by the developer or its agents. The plans drawn herein may not be to scale, and the areas and measurements stated herein are approximate and are subject to adjustments on final survey.

Some of the features shown in this brochure are ID treatments only. ID treatments and layout configurations are at purchaser's own cost.

