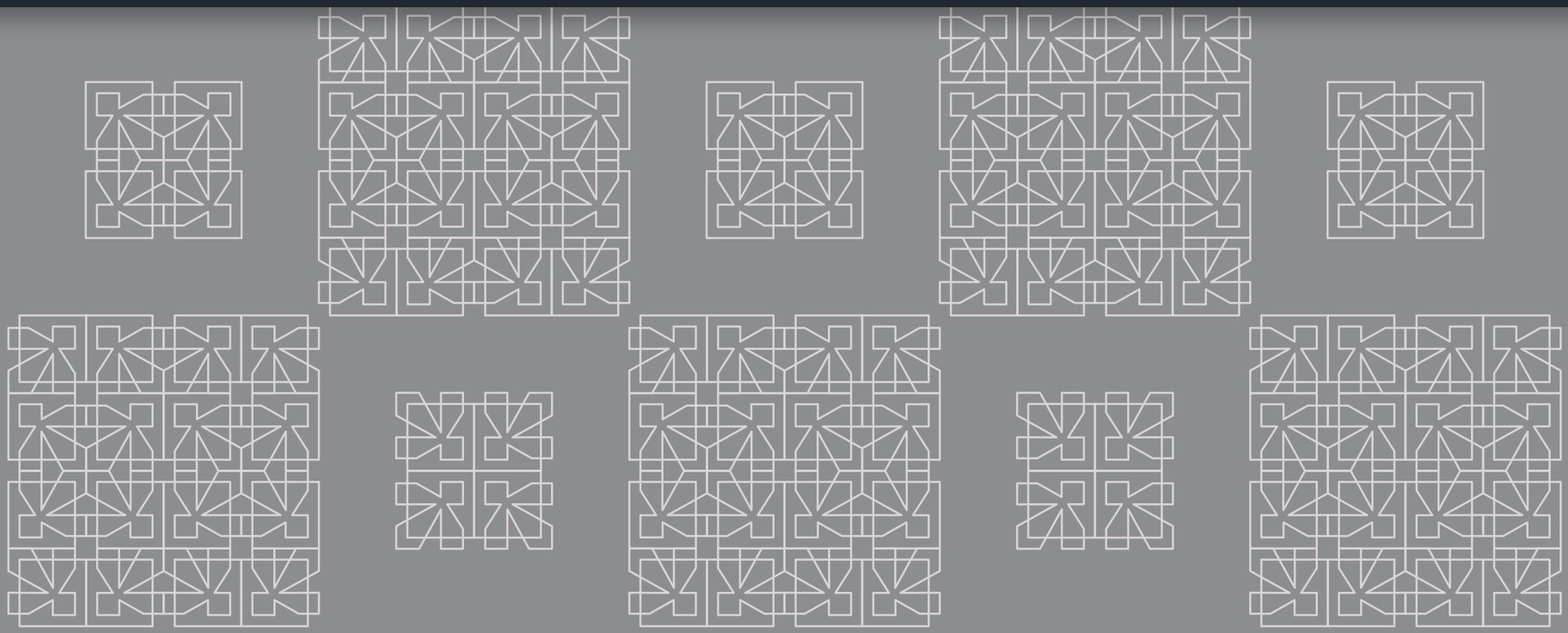
# Live the New Hyperlocal



The House Series

This special collection started with the question: *What makes a house?* It is a place that is filled with warmth, comfort, and familiarity. An intimate space that is welcoming, yet always part of a neighbourhood filled with charm, colour and character. Hyper-connected, hyper-convenient, hyper-cool — when a house becomes a home.

# Home in the New Hyperlocal

ARTIST'S IMPRESSION

# Meet the Neighbours




Wellness & Work-Outs




Instagrammable Spots




Groceries & Shopping




Good Schools




Good Food & Drinks

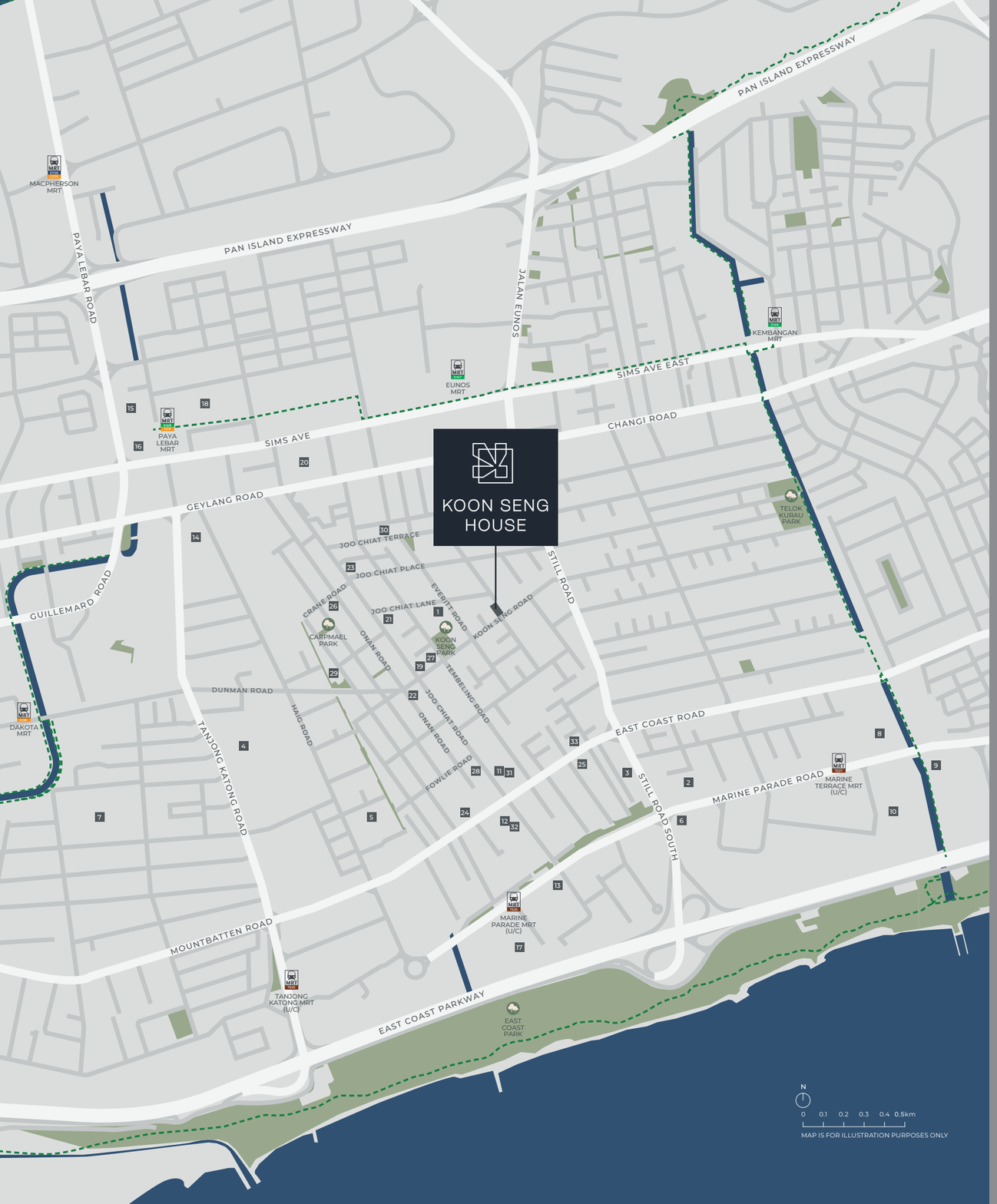



Great Cafes

Located within the heart of Joo Chiat in a charming Peranakan enclave, *Koon Seng House* offers convenient access to everyday amenities. From prestigious schools and well-connected MRT stations to trendy shopping and dining destinations, everything you need for a hyperlocal lifestyle is within easy reach.

1 Peranakan Houses (along Koon Seng Road)
2 Core Collective
3 Little Farms
4 Tao Nan School
5 Common Man Coffee Roasters
6 LUNA

# Locality Map

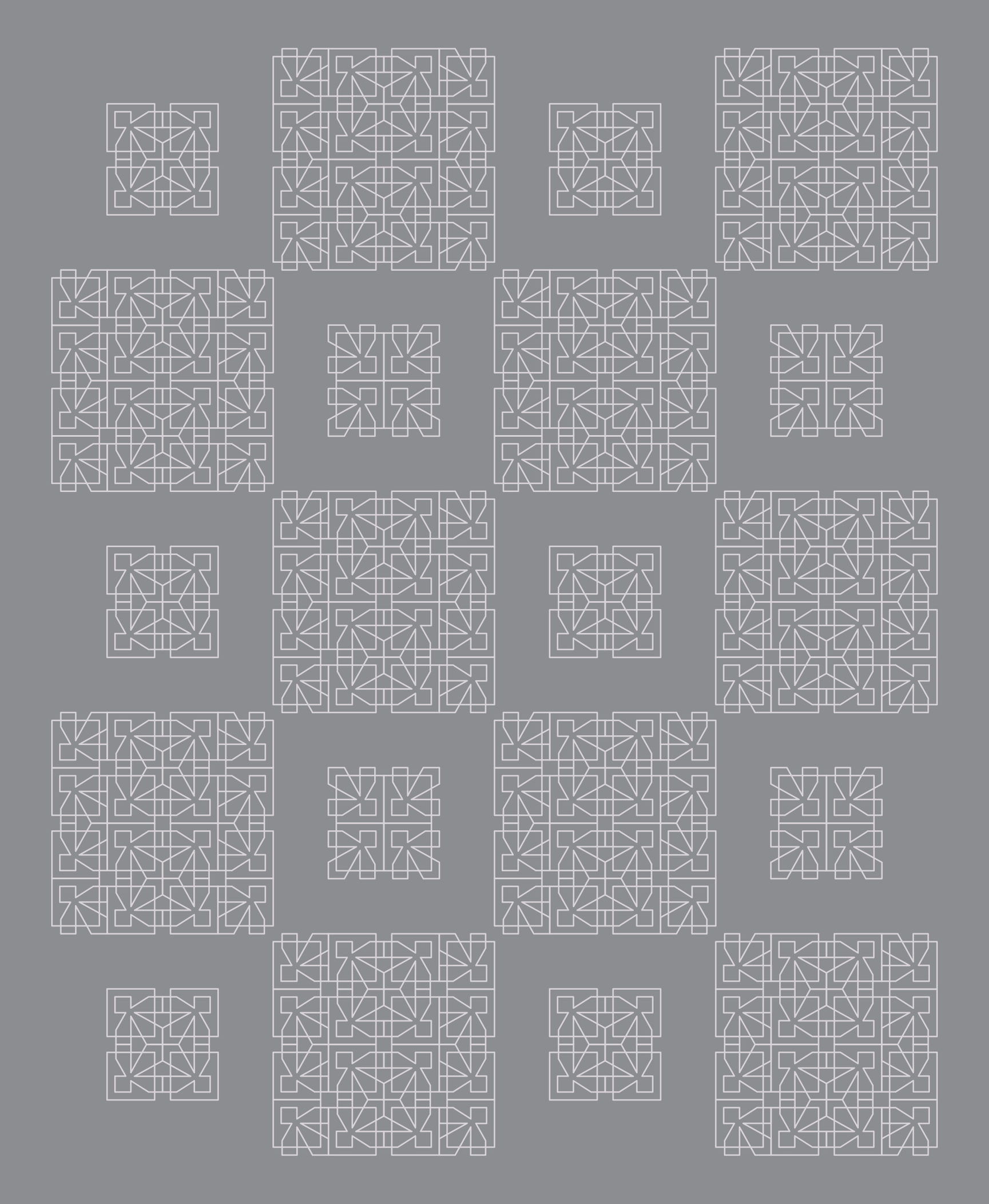



| | | | | |
|---|---|---|---|---|
| **Connectivity** | | Dakota MRT | | 3 mins |
| | | Eunos MRT | | 4 mins |
| | | Marine Parade MRT (U/C) | | 4 mins |
| | | East Coast Parkway (ECP) | | 11 mins |
| | | Pan Island Expressway (PIE) | | 12 mins |
| | | Connected to Central Business District (CBD) | | 15 mins |
| | | Connected to Jewel Changi Airport | | 15 mins |
| **Schools** | 1 | Haig Girls' School | *within 1 km* | 3 mins |
| | 2 | CHIJ (Katong) Primary | *within 1 km* | 2 mins |
| | 3 | The Schoolhouse by Busy Bees | *within 1 km* | 3 mins |
| | 4 | Tanjong Katong Girls' School | *within 1 km* | 3 mins |
| | 5 | Tanjong Katong Primary School | *within 1 km* | 3 mins |
| | 6 | **Tao Nan School** | *within 1 km* | 3 mins |
| | 7 | Chung Cheng High School (Main) | | 5 mins |
| | 8 | St Patrick's School | | 5 mins |
| | 9 | Victoria Junior College | | 6 mins |
| | 10 | Ngee Ann Primary School | | 7 mins |
| **Shopping** | 11 | Katong Point | | 12 mins |
| | 12 | i12 Katong | | 3 mins |
| | 13 | iMALL | | 3 mins |
| | 14 | KINEX | | 3 mins |
| | 15 | Paya Lebar Square | | 4 mins |
| | 16 | PLQ Mall | | 4 mins |
| | 17 | Parkway Parade | | 6 mins |
| | 18 | Singapore Post Centre | | 6 mins |
| **Dining** | 19 | Cafe Natsu | | 5 mins |
| | 20 | Geylang Serai Market and Food Centre | | 13 mins |
| | 21 | Common Man Coffee Roasters | | 2 mins |
| | 22 | Dunman Food Centre | | 2 mins |
| | 23 | LUNA | | 3 mins |
| | 24 | Katong Eateries (328 Katong Laksa, Birds of Paradise Gelato Boutique) | | 4 mins |
| | 25 | Chin Mee Chin Confectionery | | 5 mins |
| | 26 | Tiong Bahru Bakery | | 5 mins |
| **Heritage** | 27 | Peranakan Houses | | 4 mins |
| | 28 | Singapore Trading Post | | 2 mins |
| | 29 | Eurasian Heritage Gallery | | 3 mins |
| | 30 | The Intan | | 8 mins |
| **Wellness** | 31 | Little Farms Market | | 2 mins |
| | 32 | Core Collective | | 3 mins |
| | 33 | Yoga Movement | | 4 mins |

LEGEND

Park Connector

All travelling time is approximate only and is taken from *Koon Seng House* to respective destination. Source: www.onemap.sg and google.com/maps



# KOON SENG HOUSE



ARTIST'S IMPRESSION

*Koon Seng House* is a rare freehold development located at 89 Koon Seng Road in Prime District 15. Comprising just 17 exclusive units, *Koon Seng House* offers a spacious, low-rise, low-density living experience in a lush landed residential enclave. With a thoughtfully designed suite of facilities, *Koon Seng House* invites you to experience the ideal blend of serenity and modern comfort.



ARTIST'S IMPRESSION



ARTIST'S IMPRESSION

# Relax with a View

Shimmering under the skies, the 22m Pool invites you to relax and let your daily stress melt away amid serene waters and lush greenery. Next to the Pool, the BBQ Area elevates your gatherings with delicious grills, drinks, and delectable company to make life's special moments all the more memorable.

# Playtime for Kids

Watch your kids have a fun time at the Play Area as you relax by the Pool.



ARTIST'S IMPRESSION



ARTIST'S IMPRESSION

# Work from Anywhere

Work or relax from the air-conditioned comfort and flexibility of the Reading Room, surrounded by lush nature.

# A Harmonious Palette

Inspired by Ikigai, the Japanese concept of pursuing one's sense of purpose, the minimalist palette combines natural elements to create a serene living environment that fosters inner harmony. Beautiful wood finishes, soft neutral tones, and stone accents create a canvas that is open to possibilities and expression.



FOR ILLUSTRATION PURPOSES ONLY



ARTIST'S IMPRESSION

# Spacious Balcony

With a minimum length of 2.6m, the spacious balcony is a versatile space with limitless possibilities. The adjacent kitchen and serving window make the balcony perfect for an extended breakfast bar, while those with green thumbs can use the space to cultivate a semi-outdoor garden.



ARTIST'S IMPRESSION

# Work Alcove

Create a dedicated nook for focused work or study, free from interruptions and distractions.




ARTIST'S IMPRESSION



ARTIST'S IMPRESSION

# Dream Kitchen

Just beside the balcony, the layout of the kitchen is both functional and efficient, with ample space for preparation and cooking. A serving window opens to the balcony for convenient access.

ARTIST'S IMPRESSION

# Spacious Bedrooms

Well-sized bedrooms with generous wardrobe and storage spaces offer a tranquil and inviting retreat after a long day. Full-height windows let in natural light to promote the feeling of wellness.



ARTIST'S IMPRESSION




ARTIST'S IMPRESSION



ARTIST'S IMPRESSION

# Stylish and Practical

The luxurious bathroom features details such as a practical hanging rail for towels and clothes, to keep things neat and organised.




# Site Plan

**ALL STOREYS**

1 Refuse Chute
2 Passenger Lifts

**1st STOREY**

3 Vehicular Ingress / Egress
4 Bicycle Lot
5 Bin Point
6 Consumer Switch Room
7 Electrical / Water Riser
8 Letter Box
9 Reading Room
10 Bulk Meter
11 Refuse Chamber

**2nd STOREY**

12 Outdoor Terrace

**ROOF TERRACE**

13 Pool
14 Pool Deck
15 Outdoor Seating Area
16 BBQ Area
17 Play Area
18 Outdoor Shower
19 Ventilation for Refuse Chute
20 M&E Space for Water Tank and Pump

**Approved Building Plan**
A2292-00490-2022-BP01 Dated 22 December 2023
A2292-00490-2202-BP02 Dated 05 January 2024

# Unit Distribution

| | | | | | |
|---|---|---|---|---|---|
| ROOF TERRACE | M&E SERVICES | | | COMMUNAL FACILITIES | |
| 5th STOREY | A1-A #05-01 | C1 #05-02 | | B1 #05-03 | C2-A #05-04 |
| 4th STOREY | A1 #04-01 | C1 #04-02 | | B1 #04-03 | C2 #04-04 |
| 3rd STOREY | A1 #03-01 | C1 #03-02 | LIFT / STAIRCASE | B1 #03-03 | C2 #03-04 |
| 2nd STOREY | A1 #02-01 | C1 #02-02 | | B1 #02-03 | C2 #02-04 |
| 1st STOREY | B2 #01-01 | CARPARK / COMMUNAL FACILITY | | CARPARK | |

A 2 BEDROOM

B 3 BEDROOM

C 4 BEDROOM



# 2 Bedroom

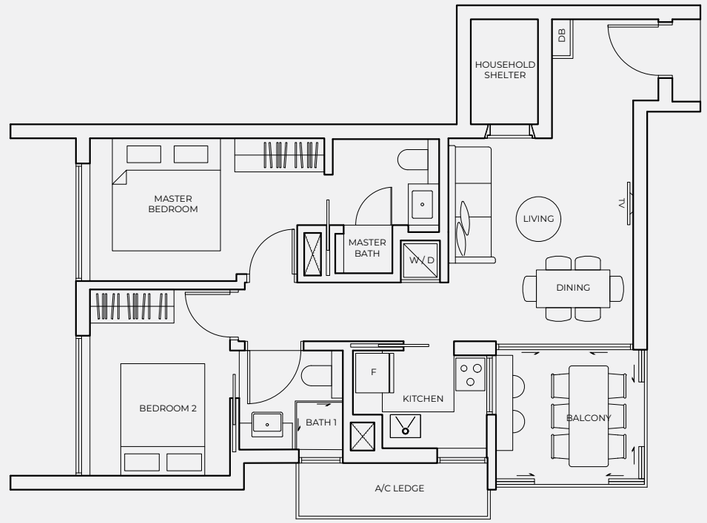
TYPE A1

73 SQM (786 SQFT)

#02-01
#03-01
#04-01




KEY PLAN: 2ND TO 4TH STOREY
NOT TO SCALE




0 1 2 3 4 5M

## LEGEND

**A/C LEDGE** AIR CONDITIONER LEDGE

**DB** DISTRIBUTION BOARD

**F** FRIDGE

**W/D** WASHER CUM DRYER

SERVICES VOID SPACE (EXCLUDED FROM STRATA AREA)

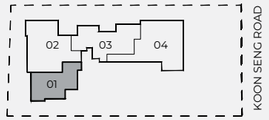
All floor area include a/c ledge and balcony. Balconies are not to be enclosed except with a balcony screen which has been approved and complies with the Competent Authority's guidelines. For an illustration of the approved balcony screen, please refer to diagram annexed hereto as "Annexure A"

# 2 Bedroom

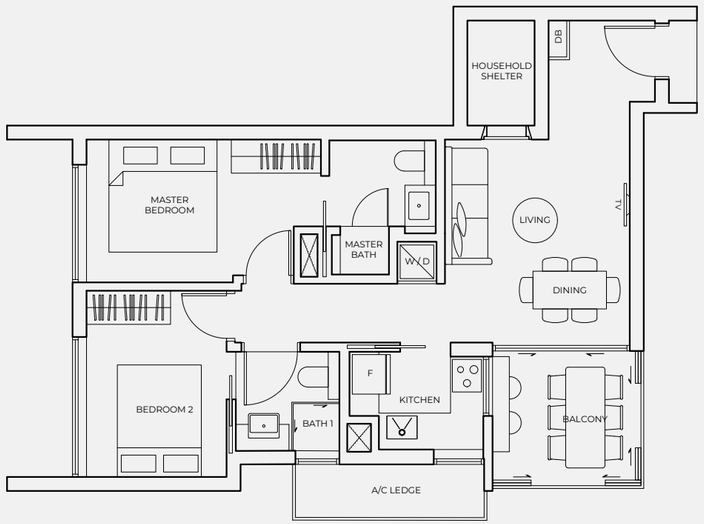
TYPE A1-A

73 SQM (786 SQFT)

#05-01




KEY PLAN: 5TH STOREY
NOT TO SCALE




0 1 2 3 4 5M

## LEGEND

**A/C LEDGE** AIR CONDITIONER LEDGE **DB** DISTRIBUTION BOARD **F** FRIDGE **W/D** WASHER CUM DRYER SERVICES VOID SPACE (EXCLUDED FROM STRATA AREA)

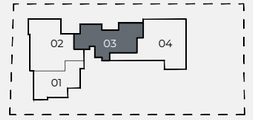
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# 3 Bedroom

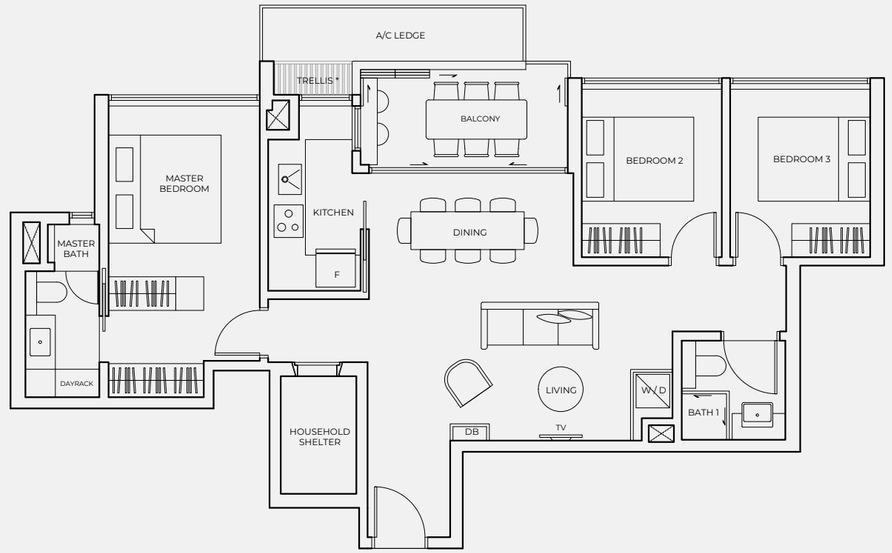
TYPE B1

96 SQM (1033 SQFT)

#02-03
#03-03
#04-03
#05-03




KEY PLAN: 2ND TO 5TH STOREY
NOT TO SCALE




0 1 2 3 4 5M

## LEGEND

**A/C LEDGE** AIR CONDITIONER LEDGE **DB** DISTRIBUTION BOARD **F** FRIDGE **W/D** WASHER CUM DRYER SERVICES VOID SPACE (EXCLUDED FROM STRATA AREA)

* OPEN TRELLIS NOT PART OF UNIT STRATA AREA

All floor area include a/c ledge and balcony. All plans subject to change as may be required or approved by the relevant authorities. All floor areas are approximate measurements only and are subject to final survey. The balcony shall not be enclosed except with the approved balcony screen. For an illustration of the approved balcony screen, please refer to diagram annexed hereto as "Annexure A"

# 3 Bedroom

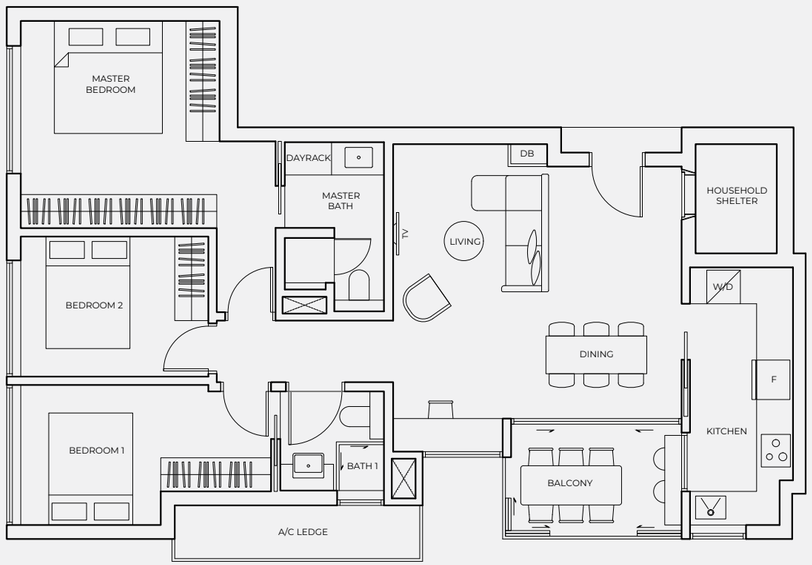
TYPE B2

108 SQM (1163 SQFT)

#01-01




KEY PLAN: 1ST STOREY
NOT TO SCALE




0 1 2 3 4 5M

## LEGEND

**A/C LEDGE** AIR CONDITIONER LEDGE **DB** DISTRIBUTION BOARD **F** FRIDGE **W/D** WASHER CUM DRYER SERVICES VOID SPACE (EXCLUDED FROM STRATA AREA)

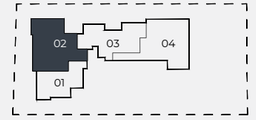
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# 4 Bedroom

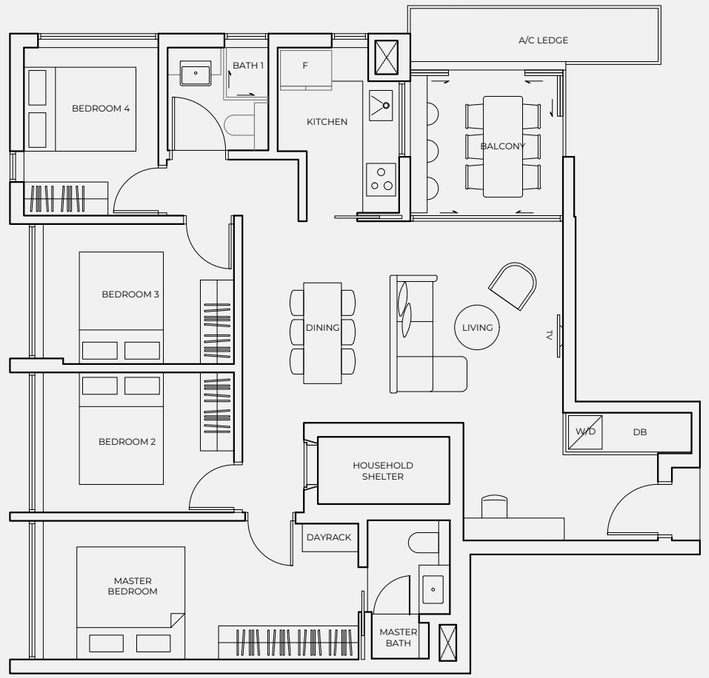
TYPE C1

113 SQM (1216 SQFT)

#02-02
#03-02
#04-02
#05-02




KEY PLAN: 2ND TO 5TH STOREY
NOT TO SCALE




0 1 2 3 4 5M

## LEGEND

**A/C LEDGE** AIR CONDITIONER LEDGE **DB** DISTRIBUTION BOARD **F** FRIDGE **W/D** WASHER CUM DRYER SERVICES VOID SPACE (EXCLUDED FROM STRATA AREA)

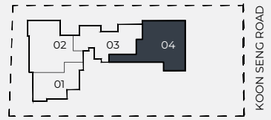
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# 4 Bedroom

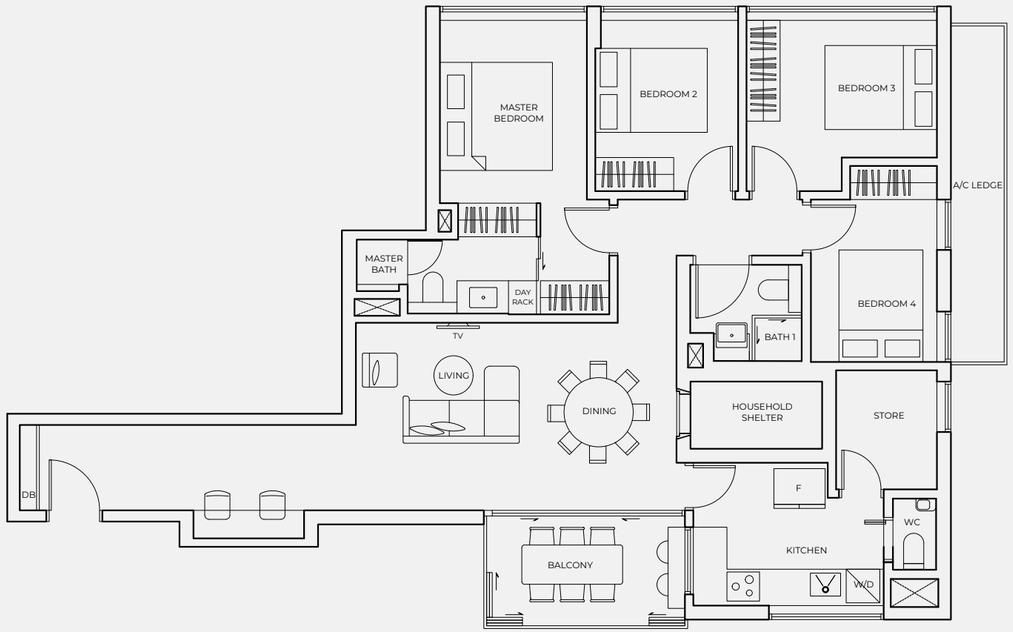
TYPE C2

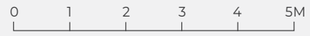
122 SQM (1313 SQFT)

#02-04
#03-04
#04-04




KEY PLAN: 2ND TO 4TH STOREY
NOT TO SCALE




## LEGEND

**A/C LEDGE** AIR CONDITIONER LEDGE **DB** DISTRIBUTION BOARD **F** FRIDGE **W/D** WASHER CUM DRYER SERVICES VOID SPACE (EXCLUDED FROM STRATA AREA)

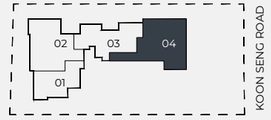
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# 4 Bedroom

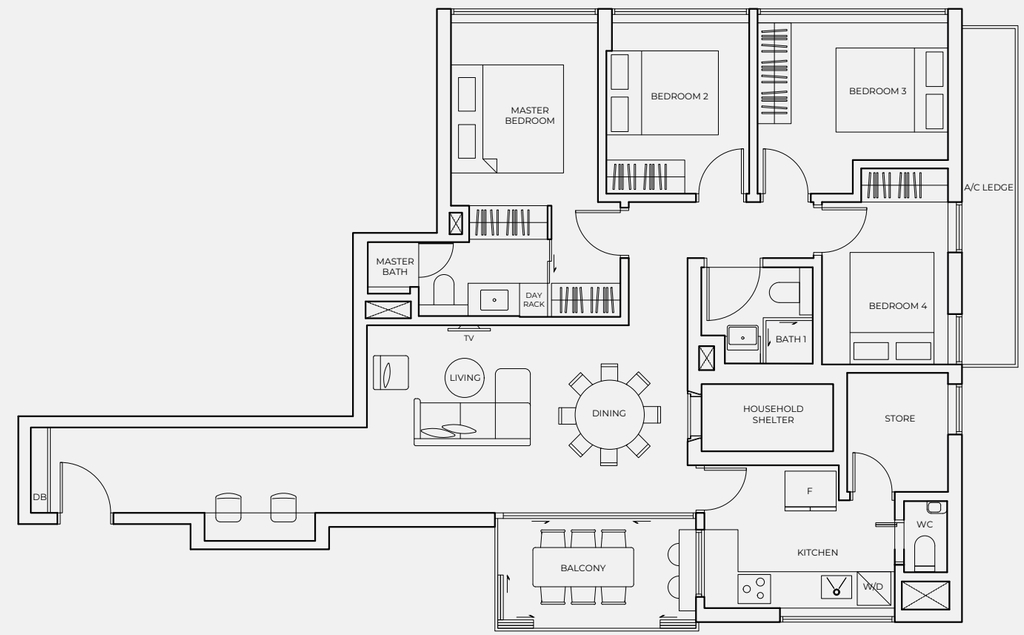
TYPE C2-A

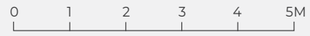
122 SQM (1313 SQFT)

#05-04




KEY PLAN: 5TH STOREY
NOT TO SCALE



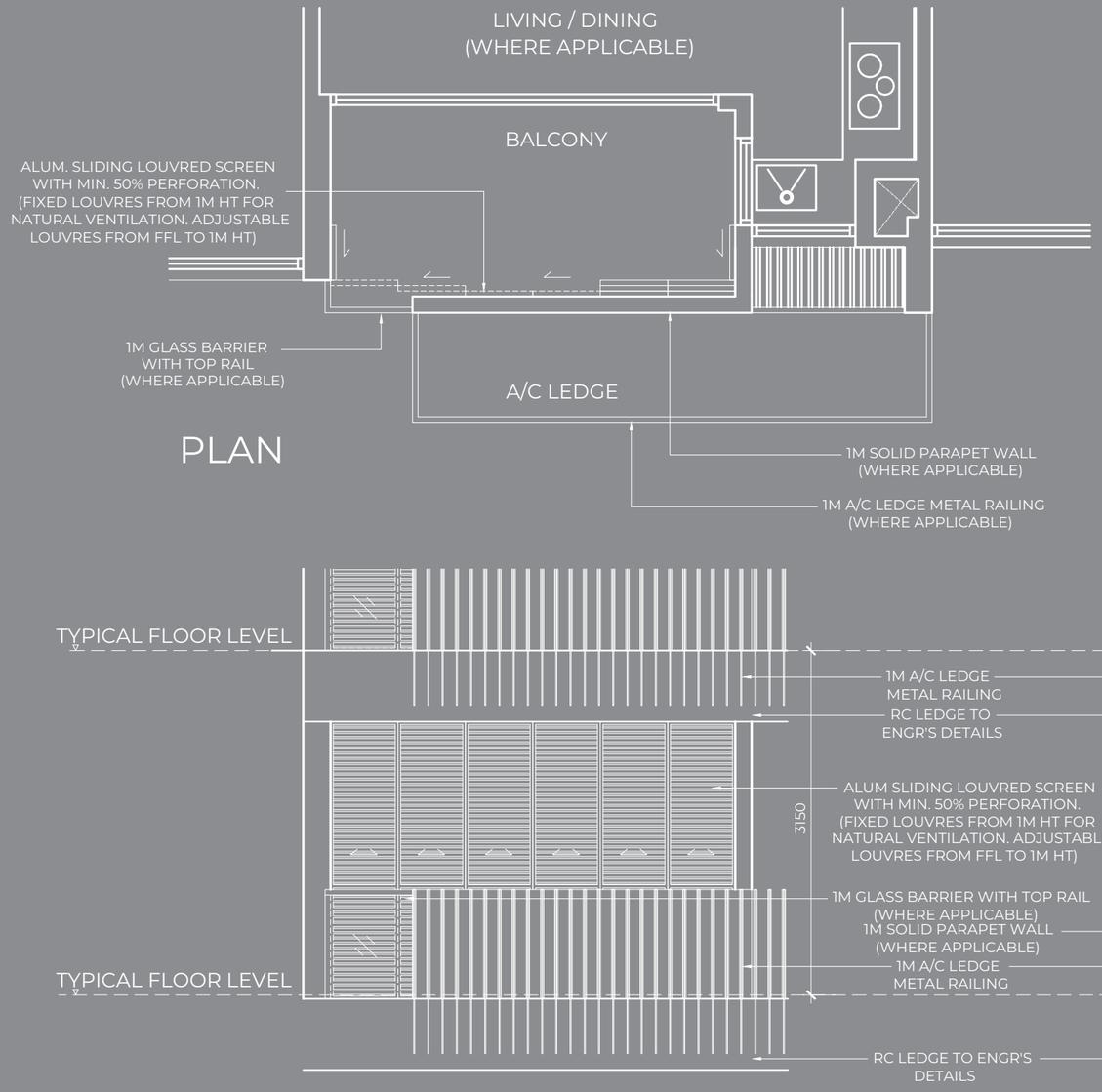

## LEGEND

**A/C LEDGE** AIR CONDITIONER LEDGE **DB** DISTRIBUTION BOARD **F** FRIDGE **W/D** WASHER CUM DRYER SERVICES VOID SPACE (EXCLUDED FROM STRATA AREA)

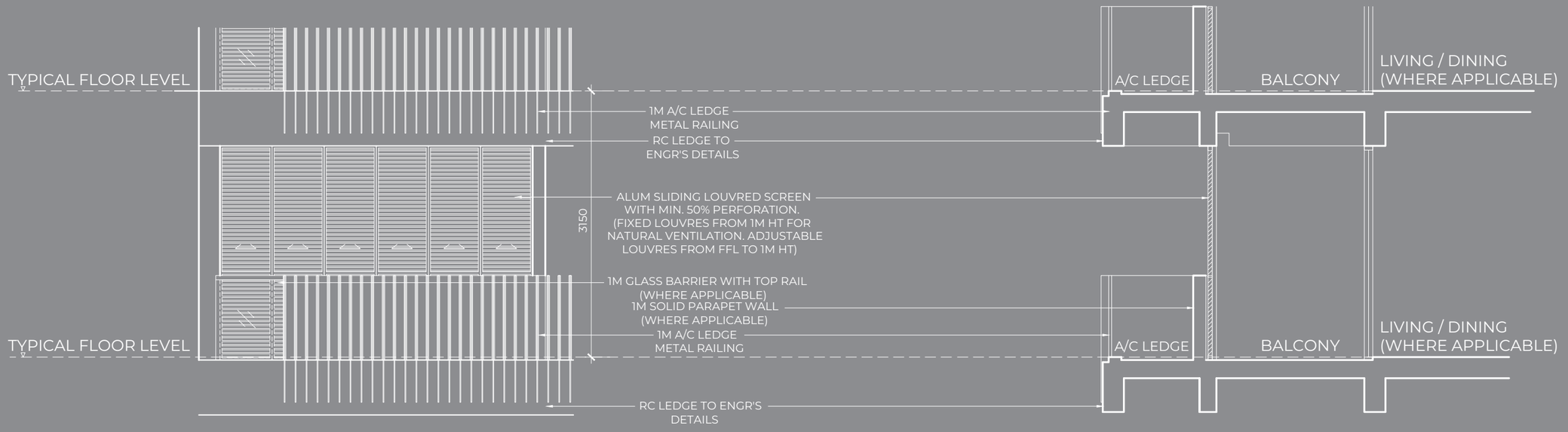
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# Annexure A

## Balcony Screen
## For All Unit Types




PLAN




ELEVATION
(OPEN POSITION)

SECTION

0 1 2 3M

**Design approved by URA —
for purchaser's reference only**

This drawing is for reference only. The screen is for aesthetic uniformity of the development. The material to be aluminium with powder coated finish. The balcony(ies) (if any) and/or private enclosed space(s) (if any) are not to be enclosed except with a balcony screen which has been approved and complies with the competent authorities' guidelines. Approved balcony screens will be provided for and installed by the developer.

# Premium Fittings

Your home at *Koon Seng House* comes equipped with premium fittings and appliances, elevating your quality of life with modern comfort and sophistication.

GEBERIT

hansgrohe

SAMSUNG

DURAVIT

BOSCH

Selection of the sanitary wares/fittings and kitchen appliances/fittings to be equivalent and subjected to the Architect's final selection.



# Macly Group

www.maclygroup.com

*Macly Group* (est. 1987) is an established and award-winning property developer based in Singapore with a track record of developing apartments, condominiums, mixed developments, commercial, landed properties, and cluster housing projects. The group also developed and operates several hospitality brands (Lloyd's Inn, Momentus Serviced Residences Novena, Cara Cara Inn, Cititel) across Singapore, Indonesia, and Kuala Lumpur. Between 2004 to 2023, the Group has developed and launched more than 37 residential and commercial developments in Singapore and Kuala Lumpur. *Macly Group* continues to uphold its mission of delivering quality and value to homeowners.

1 **Neu at Novena**
Moulmein Rise

2 **Noma**
Guillemard Road

3 **FiveNine**
Telok Kurau Road

4 **The Iveria**
Kim Yam Road

MACLY
Quality • Value












# Statutory Information

| | |
|---|---|
| Developer | Mequity K Pte. Ltd. (202219524D) |
| Developer's License No. | C1464 |
| Tenure Of Land | Freehold |
| Lot & Mukim No. | 05894M MK26 |
| Expected Date Of Vacant Possession | 19 July 2027 |
| Expected Date Of Legal Completion | 19 July 2030 |
| BP No. | A2292-00490-2022-BP01 dated 22 December 2023<br>A2292-00490-2202-BP02 dated 05 January 2024 |

Whilst every reasonable care has been taken in preparing this brochure, the developer and its agents cannot be held responsible for any inaccuracies. All statements are believed to be correct but are not to be regarded as statements of representation of facts. All information and specifications are current at the time of going to press and are subjected to change as may be required and cannot form part of an offer or contract. All plans are subject to any amendments approved or may be approved by the relevant authority. All art renderings and illustrations contained in this brochure are artist's impressions only and photographs are only decor suggestions and none can be regarded as representation of fact. Areas are approximate measurements and subject to final survey.