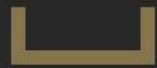


WALLICH  
RESIDENCE





# A WORLD OF POSSIBILITIES

Wallich Residence is the luxury residential development that caps Tanjong Pagar Centre. Located on floors 39 through 64, it is Singapore's tallest residential development, with each home impeccably finished with top-of-the-line materials and fittings.

181 EXCLUSIVE RESIDENCES  
RANGING FROM:

1- TO 4-BEDROOM UNITS

---

FOUR PENTHOUSES

---

ONE SUPER PENTHOUSE

WALLICH RESIDENCE HAS  
FOUR LEVELS OF AMENITIES:

MAIN LOBBY / CONCIERGE

---

SOCIAL 180

---

CLOUD 220

---

APEX







WALLICH  
RESIDENCE







# TANJONG PAGAR CENTRE A VERTICAL CITY

Wallich Residence sits at the pinnacle of  
Tanjong Pagar Centre, an ambitious vertical city that will  
be the focal point of the Tanjong Pagar precinct.  
An integrated development with a dynamic mix of  
commercial, retail and residential elements, Tanjong Pagar  
Centre will be the landmark development for the area.



**GUOCO TOWER**  
890,000 SQ FT

OF GRADE A OFFICE  
SPACE SPREAD  
OVER 31 STOREYS



**RETAIL PODIUM**  
100,000 SQ FT

OF RETAIL AND  
DINING OPTIONS  
ACROSS 6  
STOREYS



**SOFITEL SINGAPORE  
CITY CENTRE**

5-STAR BUSINESS  
HOTEL



**URBAN PARK**  
150,000 SQ FT

OF LANDSCAPED  
GARDENS AND  
A CITY ROOM  
FOR EVENTS AND  
ACTIVITIES



**WALLICH  
RESIDENCE**

181 EXCLUSIVE  
RESIDENCES  
THAT START  
FROM 180M

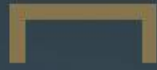


**INTEGRATED  
MRT STATION**

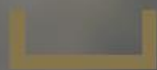
DIRECT ACCESS  
TO MRT NETWORK  
VIA TANJONG  
PAGAR STATION







# TANJONG PAGAR CENTRE







# WHERE CHANGE IS THE ONLY CONSTANT



Tanjong Pagar plays a pivotal role in the transformation of one of the most exciting government land redevelopment projects to date. The relocation of the nearby city terminals and ports has freed up nearly 1,000 hectares of land and has allowed for immense opportunities in shaping the future of the Greater Southern Waterfront. With its prime position within the district, Tanjong Pagar Centre is poised to become the gateway to this new waterfront city.

## POTENTIAL PLANS:

SEAMLESS EXTENSION OF THE CBD AREA

---

30KM STRETCH OF WATERFRONT, OFFERING  
PUBLIC SPACES FOR LEISURE ACTIVITIES

---

NEW PROMENADE CITY

---

ECO-CORRIDOR THAT LINKS GARDENS BY  
THE BAY, THE RAIL CORRIDOR AND  
SOUTHERN RIDGES







WALLICH  
RESIDENCE







**WALlich**  
RESIDENCE

TANJONG PAGAR CENTRE

**LEGEND**

- Central Business District
- Greater Southern Waterfront



MAP IS NOT DRAWN TO SCALE

SENTOSA  
(10 minutes by car  
via AYE)

CHANGI AIRPORT  
(16 minutes by car  
via MCE)

MARINA BAY  
CRUISE CENTRE

Promenade

SINGAPORE  
FLYER

GARDENS  
BY THE BAY

MARINA  
BAY SANDS

MARINA BAY  
FINANCIAL CENTRE

SINGAPORE  
CHINESE CULTURAL CENTRE (U/C)

BUDDHA TOOTH  
RELIC TEMPLE & MUSEUM

FORT  
CANNING  
PARK

WAR  
MEMORIAL  
PARK

NATIONAL  
GALLERY  
SINGAPORE

Esplanade

ESPLANADE -  
THEATRES -  
ON THE BAY

MERLION

ONE  
FULLERTON

Raffles Place

Telok Ayer

Chinatown

Clarke Quay

Outram Park

Maxwell  
(u/c)

DUKTON  
HILL

Tanjong  
Pagar

Marina Bay

Marine South  
Pier

AYER RAJAH EXPRESSWAY (AYE)

KEPPEL TERMINAL AVE

TANJONG PAGAR TERMINAL AVENUE

TANJONG PAGAR DRIVE 1

KEPPEL DRIVE 3

TANJONG PAGAR DRIVE 2

TANJONG PAGAR DRIVE 1

NEIL ROAD

CANTONMENT ROAD

NEW BRIDGE ROAD

SOUTH BRIDGE ROAD

CROSS STREET

CECIL STREET

ROBINSON ROAD

RAFFLES QUAY

MAXWELL ROAD

PECK SEAH STREET

ANSON ROAD

SHENTON WAY

MARINA BOULEVARD

CENTRAL BOULEVARD

MARINA COASTAL EXPRESSWAY (MCE)

ESPLANADE DRIVE

FULLERTON ROAD

BAYFRONT AVENUE

SHEARER AVENUE

OUTRAM ROAD





# WHEN CONNECTIONS MATTER

Wallich Residence offers convenient access and connectivity  
to the rest of the city.

MAJOR EXPRESSWAYS NEARBY:

MARINA COASTAL EXPRESSWAY (MCE)

---

AYER RAJAH EXPRESSWAY (AYE)

SHORT DRIVE TIME:

16-MIN DRIVE TO  
CHANGI INTERNATIONAL AIRPORT

---

4-MIN DRIVE TO MARINA BAY

---

8-MIN DRIVE TO ORCHARD ROAD

DIRECT ACCESS TO MRT NETWORK

WALLICH RESIDENCE SITS DIRECTLY ABOVE  
TANJONG PAGAR MRT STATION





## APEX

AIRDECK  
GLASS CANTILEVERED BALCONIES

## CLOUD 220

CONNECT  
NETWORKING SUITE

READ  
LIBRARY

WATCH  
THEATRETTE

NORTH GAZE  
SKY GARDEN

SOUTH GAZE  
SKY GARDEN

THE WALLICH ROOM  
GOURMET DINING ROOM

## SOCIAL 180

BASK  
CABANAS

RELAX  
JACUZZI

GRILL  
BBQ

RELISH 1  
CASUAL DINING  
ROOM

LAZE  
SKY GARDEN

RELISH 2  
CASUAL DINING  
ROOM

PERCH  
UPPER  
VIEWING DECK

SPLASH  
INFINITY POOL

PUMP  
GYM

WADE  
DIPPING POOL

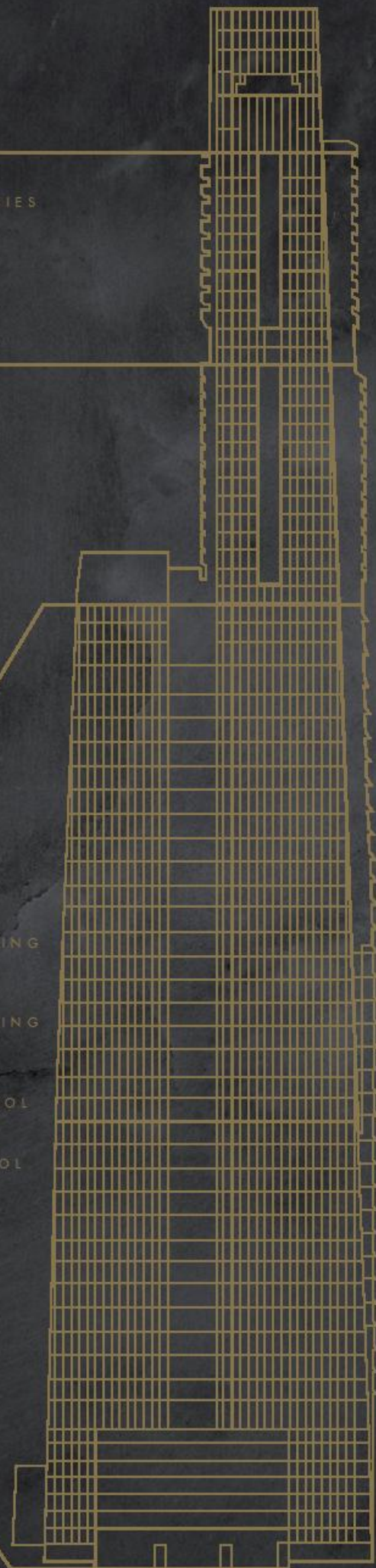
## MAIN LOBBY / CONCIERGE

RESIDENTS'  
LOUNGE

WALLICH  
RESIDENCE

ALL YOU  
NEED  
TO KNOW

THE TALLEST TOWER  
IN SINGAPORE







**ONE TOWER** STANDING AT **290M**



**181** EXCLUSIVE UNITS



RESIDENCES START FROM **180M**, FROM THE **39<sup>TH</sup>** TO **64<sup>TH</sup>** FLOORS



INTEGRATED WITH TANJONG PAGAR CENTRE, A **5-IN-1** VERTICAL CITY



**890,000 SQ FT** OF GRADE A OFFICES, A **5-STAR BUSINESS HOTEL**,  
**100,000 SQ FT** RETAIL PODIUM, **150,000 SQ FT** URBAN PARK



FOUR LEVELS OF **AMENITIES**



**HIGH-SPEED** ELEVATORS



**WALLICH CONCIERGE SERVICE**



**567** CAR PARK LOTS



**FOUR** PENTHOUSES



**ONE** SUPER PENTHOUSE



**MAIN LOBBY** / CONCIERGE



**SOCIAL 180**: INFINITY POOL, GYM AND SKY GARDEN AT **LEVEL 39**



**CLOUD 220**: THEATRETTE, LIBRARY AND PRIVATE DINING AT **LEVEL 52**

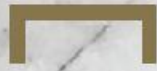


**APEX**: SKY OBSERVATORY AND AIRDECK AT **LEVEL 62**



**DIRECTLY LINKED** TO TANJONG PAGAR MRT STATION AT BASEMENT 2





## LUXURY BECOMES PERSONAL



Our signature Wallich Concierge Service will cater to the needs of our residents. Managed by GuocoLand's concierge team in partnership with Sofitel Singapore City Centre, residents can find assistance across a full host of services\*.

Standard services include booking of residence amenities and facilities, grocery and luggage handling, and laundry services. The concierge service may also assist with home maintenance, transportation arrangements, housekeeping and entertainment planning.



\*Services may be subject to third party costs and expenses.

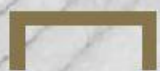




WALLICH  
RESIDENCE







ARRIVE  
AND STEP INTO  
A WORLD OF  
SOPHISTICATION



With its intimate and luxurious décor, Wallich Residence's main lobby is evocative of the world's greatest hotels.

SERVICE BAR

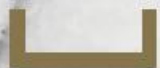
---

ENTERTAIN GUESTS AND BUSINESS ASSOCIATES  
IN FULL COMFORT

HIGH-SPEED ELEVATORS

---

ENJOY DIRECT ACCESS  
TO RESIDENCES





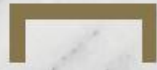


# WALLICH RESIDENCE



MAIN LOBBY / CONCIERGE





# GET SOCIAL 180



Relax and recharge at Social 180, a sanctuary of landscaped gardens and leisurely pursuits at Wallich Residence.

## SPLASH

---

INFINITY POOL WITH BREATHTAKING VIEWS  
OF THE SEA AND BEYOND

## RELAX

---

UNWIND IN THE JACUZZI

## PUMP

---

STATE-OF-THE-ART GYM

## RELISH

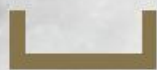
---

CASUAL DINING ROOMS AT SOCIAL 180

## GRILL

---

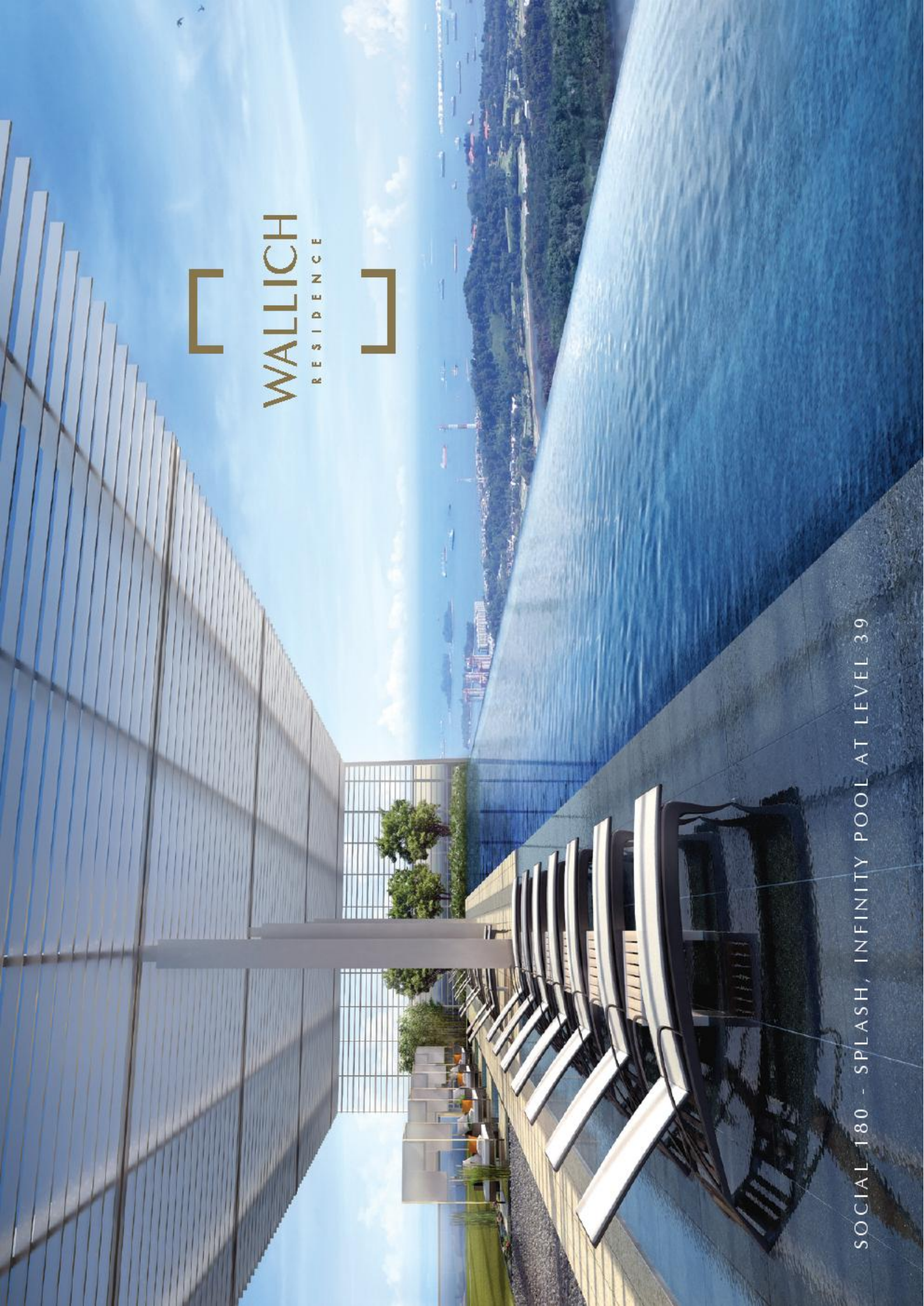
HQST PARTIES AT THE BBQ PITS





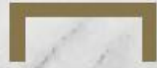


# WALLICH RESIDENCE



SOCIAL 180 - SPLASH, INFINITY POOL AT LEVEL 39





# UP ON CLOUD 220



Commemorate life's most memorable moments at Cloud 220,  
with the city skyline as your backdrop.

THE WALLICH ROOM

---

PRIVATE DINING ROOM WITH  
CUSTOM-BUILT KITCHEN

READ

---

WALLICH RESIDENCE'S EXCLUSIVE LIBRARY

NORTH AND SOUTH GAZE

---

SKY GARDEN 220M ABOVE SEA LEVEL

WATCH

---

THEATRETTE FOR PRIVATE SCREENINGS



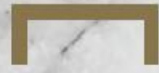




WALLICH  
RESIDENCE

CLOUD 220 - THE WALLICH ROOM, GOURMET DINING ROOM AT LEVEL 52





# THE APEX OF LIFE



Soaring approximately 270m above sea level at level 62, Apex is the sky observatory that crowns Singapore's tallest building.

AIRDECK

---

STUNNING GLASS-GANTILEVERED  
VIEWING PLATFORMS



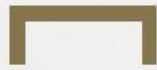




WALLICH  
RESIDENCE

APEX - AIRDECK, VIEWING PLATFORMS AT LEVEL 62





# SKIDMORE, OWINGS & MERRILL



TIME WARNER CENTER  
NEW YORK CITY, NEW YORK

Skidmore, Owings & Merrill LLP is arguably one of the most pre-eminent and influential architectural, interior design, engineering and urban planning practices in the world today. Their vision has shaped the skylines of over 50 countries across 10,000 projects, garnering them prestigious international architectural awards.

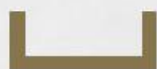
---

# WILSON ASSOCIATES



FOUR SEASONS HOTEL PUDONG  
SHANGHAI, CHINA

Wilson Associates is one of the foremost leaders in interior architectural design for the luxury hospitality and residential markets. With more than 40 years of experience across multiple iconic award-winning projects, Wilson Associates' influence can be seen and felt from every corner of the globe.







SAMSUNG C&T



BURJ KHALIFA

DUBAI, UNITED ARAB EMIRATES

A specialist in state-of-the-art mega infrastructure projects, Samsung C&T Corporation is transforming major city skylines by building the world's tallest skyscrapers.

The successful completion of the Burj Khalifa, Petronas Towers and Incheon Grand Bridge are strong testimonies of their achievements as a world-class and leading engineering, procurement and construction company.





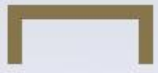


GuocoLand is a public company listed on the Singapore Exchange since 1978. The principal business activities of its subsidiaries are property development, property investment, hotel operations, property management and related activities. As a leading regional property company, GuocoLand is focused on achieving scalability, sustainability and growth in its core markets through its property development, investment and management businesses.

An award-winning developer and a leader of integrated mixed-use developments across Asia, GuocoLand has successfully launched 33 residential projects yielding more than 9,000 apartments and homes over the last 25 years in Singapore. GuocoLand now holds a portfolio of premium developments in the prime districts of Singapore, most notably Tanjong Pagar Centre, a large scale integrated mixed-use project located above the Tanjong Pagar MRT station. At 290 metres, the GuocoLand development is set to become the tallest building in Singapore when completed in 2016.

GuocoLand is committed in its efforts to develop processes and to include environmentally sustainable features in its property developments. It also ensures that business operations carried out are environmentally sustainable. In Singapore, GuocoLand has received the prestigious Building and Construction Authority (BCA) Green Mark Platinum Award, the highest honour for a green building in Singapore, for its various residential developments. Its commercial developments have also set the benchmark for environmental sustainability, with Guoco Tower at Tanjong Pagar Centre achieving pre-certification for the prestigious Leadership in Energy and Environmental Design (LEED) CS Platinum.





# WALLICH

RESIDENCE





**ADDRESS**

3 Wallich Street, Singapore 078882

**DESIGN ARCHITECT**

Skidmore, Owings & Merrill

**LOCAL ARCHITECT**

architects61

**INTERIOR DESIGNER**

Wilson Associates

**MAIN CONTRACTOR**

Samsung C&T

**TENURE**

99 Years

**TARGET COMPLETION DATE**

End of 2016

**NO. OF UNITS**

181 Limited Collection of Luxurious Homes from Levels 39 to 64

**CONFIGURATION / UNIT TYPES**

1- to 4-Bedroom Units, 4 Penthouses and 1 Super Penthouse

**AWARDS**

- LEED NC Silver
- BCA Green Mark (Gold<sup>Plus</sup>)
- Asia Pacific Property Awards Development 2015
- World Architecture News Awards 2014

**FACILITIES**

Level 1: Main Lobby / Concierge

Residential Lobby & Lounge

Level 39: Social 180

BBQ Pits, Cabanas, Sky Garden, Viewing Deck, Gym,  
Casual Dining Rooms, Infinity Pool, Dipping Pool, Jacuzzi,  
Changing Rooms, Steam Room

Level 52: Cloud 220

Library, Theatre, Networking Suite, Sky Gardens,  
Gourmet Dining Room

Level 62: Apex

The Sky Observatory and Airdeck

**OTHER FEATURES**

Dedicated drop-off area for residents, concierge service,  
high-speed elevators to units

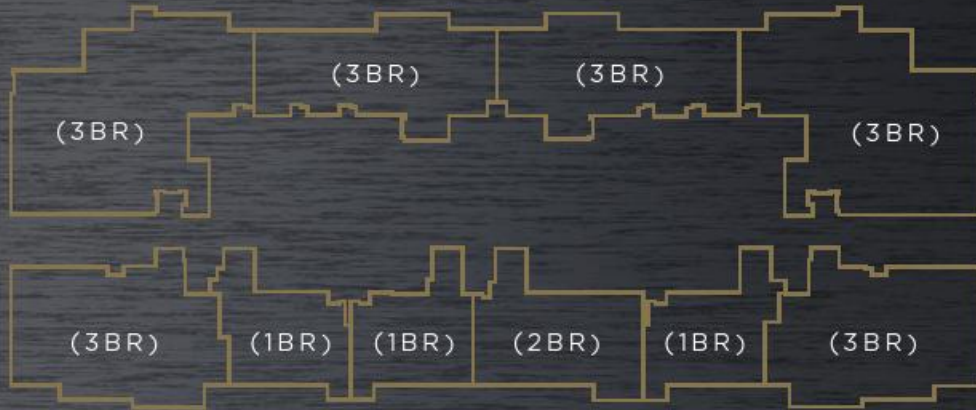
**CAR PARK PROVISION**

567 lots excluding 8 handicap lots



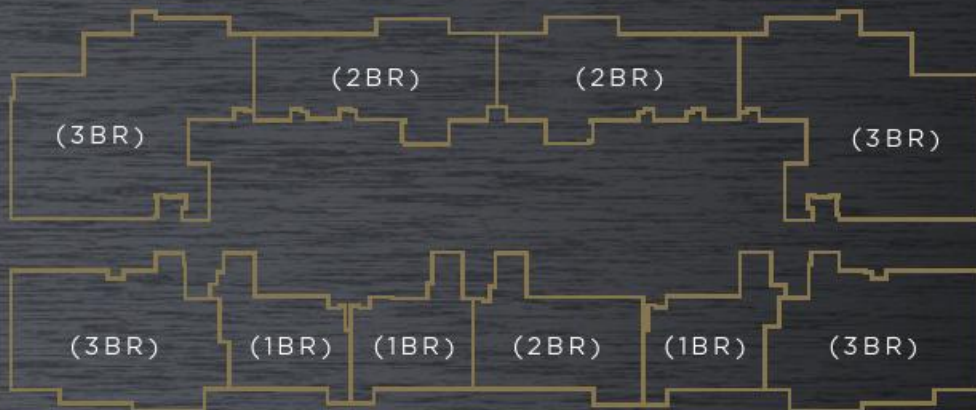
## ZONE A

Levels 40 to 50



## ZONE A

Level 51

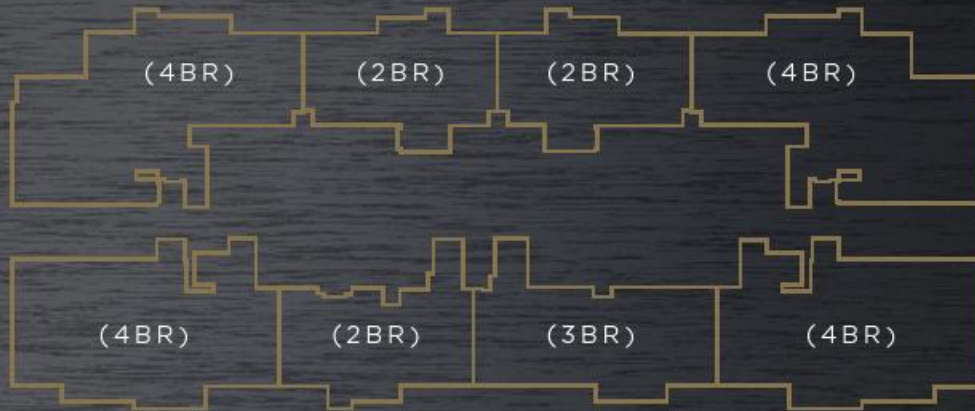


TYPE	AREA (\$Q FT)	SHARE VALUE	ESTIMATED MAINTENANCE FEES (PER MONTH, EXCLUDES GST)
1 BR	614 – 646	42	\$840
2 BR	861 – 1,098	42 – 49	\$840 - \$980
3 BR	1,098 – 1,787	49 – 57	\$980 - \$1,140



## ZONE B

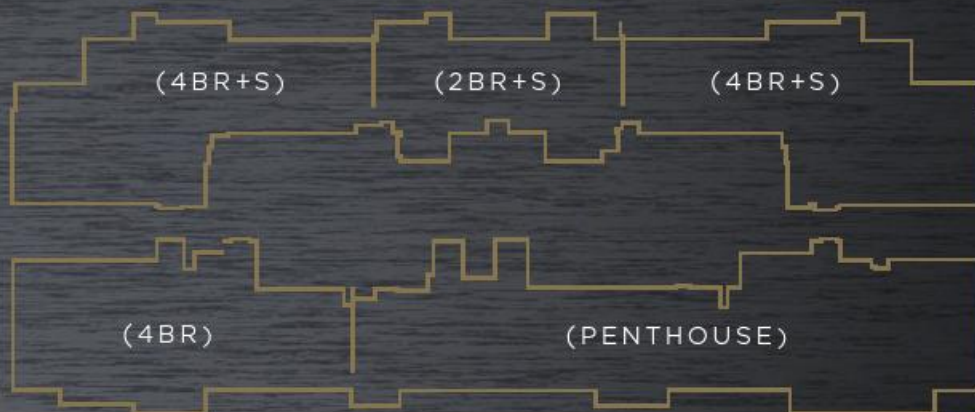
Levels 53 to 57



TYPE	AREA (SQ FT)	SHARE VALUE	ESTIMATED MAINTENANCE FEES (PER MONTH, EXCLUDES GST)
2 BR	915 – 958	42	\$840
3 BR	1,195	49	\$980
4 BR	1,658 – 1,765	57	\$1,140

## ZONE C

Levels 58 to 61



TYPE	AREA (SQ FT)	SHARE VALUE	ESTIMATED MAINTENANCE FEES (PER MONTH, EXCLUDES GST)
2 BR + S	1,259	49	\$980
4 BR	1,991	57	\$1,140
4 BR + S	1,981 – 2,034	57	\$1,140
PENTHOUSE (4 BR)	3,509	78	\$1,560



## ZONE C (SUPER PENTHOUSE)

Levels 62 to 64



TYPE	AREA (\$Q FT)	SHARE VALUE	ESTIMATED MAINTENANCE FEES (PER MONTH, EXCLUDES GST)
SUPER PENTHOUSE (5 BR)	21,108	218	\$4,360

The monthly maintenance charges (where quoted herein) is an approximate quantum only, and is subject to change as approved by the Commissioner of Buildings or such other relevant authorities. Nothing herein shall accordingly form part of an offer or contract or be construed as any representation by the developer or its agents.



TANJONG  
PAGAR CENTRE  
FACT SHEET

**TANJONG PAGAR CENTRE**

A global icon that will position Tanjong Pagar as a premier quality business and lifestyle district in the CBD.

The benchmark for a sustainable and integrated development.



**LOCATION**

Located directly above Tanjong Pagar MRT station. Bounded by 4 roads: Choon Guan Road, Wallich Street, Peck Seah Street & Maxwell Road

**DESIGN ARCHITECT**

Skidmore, Owings & Merrill

**LOCAL ARCHITECT**

architects61

**MAIN CONTRACTOR**

Samsung C&T

**TARGET COMPLETION DATE**

3<sup>rd</sup> to 4<sup>th</sup> Quarter of 2016

**FEATURES**

Integrated mixed-use development comprising:

- Guoco Tower, a 38-storey Grade A office block
- Prestigious residences, limited collection homes, starting at 180m (equivalent to 50 residential storeys)
  - Six levels of premium retail and F&B spaces
  - A 222-room 5-star business hotel
- Directly linked to Tanjong Pagar MRT station at Basement 2
  - Sustainable and green features include solar panels, rain water harvesting system, efficient lighting and high-performance glass
- 567 car park spaces over 5 floors, excluding 8 handicap lots



TANJONG  
PAGAR CENTRE  
FACT SHEET

### GUOCO TOWER

A premier Grade A office in a vibrant district with a lived-in population and direct access to the MRT.

#### FEATURES

- Premium Grade A office space spread over 31 storeys
- Direct access to Tanjong Pagar MRT station
- Dedicated drop-offs

#### AWARDS

- LEED CS Platinum (Pre-certification)
- BCA Green Mark (Platinum)



### TANJONG PAGAR CENTRE (RETAIL)

Diverse choices that provide one-stop convenience and public spaces in a city park.

#### SIZE

- Approximately 100,000 sq ft of net lettable area
- Six floors (B2, B1, L1 to L3 and L6)

#### FEATURES

- Sits directly above Tanjong Pagar MRT station
- One-stop shopping experience for quality dining, lifestyle services and daily necessities, offering total convenience to residents, office workers, hotel guests and shoppers
- 30,000 sq ft City Room in the Urban Park that will serve as a recreational and event space
  - Lush greenery and a bicycle park
  - Anchor tenant: Virgin Active

#### AWARDS

- LEED CS Platinum (Pre-certification)
- BCA Green Mark (Platinum)



TANJONG  
PAGAR CENTRE  
FACT SHEET

**SOFITEL SINGAPORE CITY CENTRE**

Luxury business hotel with conference facilities and amenities.



**RATING**  
5-star hotel

**NO. OF UNITS**  
222 rooms

**NO. OF STOREYS**  
20 storeys

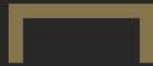
**FEATURES**

- Ballroom that accommodates up to 350 pax
  - 8 meeting rooms
- Pool deck, pool & event lawn
- Access to fitness centre – Virgin Active
- All-day dining and club lounge

**AWARDS**

- LEED NC Gold
- BCA Green Mark (Platinum)





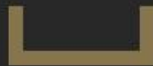
# WALLICH

R E S I D E N C E

FOR A PRIVATE VIEWING, PLEASE CONTACT US AT:

+65 6225 9000    sales\_enquiry@guocoland.com.sg

WWW.WALLICHRESIDENCE.COM.SG



Developer: Name of Housing Project: Wallich Residence at Tanjong Pagar Centre • Developer's Licence No.: CO987\* • Name of Developer: Perfect Eagle Pte. Ltd. (Reg. No.: 200709395D), Belime th Pte. Ltd. (Reg. No.: 201021314R) and Guston Pte. Ltd. (Reg. No.: 201015346D), of which Perfect Eagle Pte. Ltd. is the Vendor of the Housing Project • Tenure of Land: Leasehold tenure of 99 years commencing 21 February 2011 • Encumbrance on the Land: Mortgage No. IC/937914Q in favour of United Overseas Bank Limited (as mortgagee and security trustee) • Expected Date of Vacant Possession: 31 December 2019 • Expected Date of Legal Completion: 31 December 2022 • Legal Description: Lot 876K T 503 at Peck Seah Street / Choon Guan Street.

Disclaimer: The information and plans contained herein are subject to changes and deviations as may be required by the developer or required or approved by the authorities. All art renderings, illustrations, pictures, photographs and other graphic representations and references in the brochure are artist's impressions only. Nothing herein shall form part of an offer or contract or be constructed as any representation by the developer or its agents. All areas and measurements stated herein are approximate and subject to adjustment on final survey.

Date of Print: March 2016