

M

MARGARET

VILLE





Experience boutique-style luxury at Margaret Ville

The embodiment of elegant living in an upscale residence embraced by nature and overflowing with exclusivity.



M
MARGARET
VILLE


Live amidst the tranquil sophistication of Margaret Ville. The 40-storey marvel of contemporary design is inspired by the heritage and history of the Queenstown district – a neighbourhood named in honour of Queen Elizabeth II.

It's a monument to the success of the residents who find haven within its grandeur, and a testament to their delectable taste for the opulent and the majestic.

Margaret Ville is located at the edge of the bustling downtown core right along Margaret Drive. The special few who call it home enjoy the scenery of its verdant surroundings, along with the comfort of connectivity to the rest of the island.

Luxury. Nature. Exclusivity.

Artist's Impression



The privileges of cosmopolitan living at your doorstep

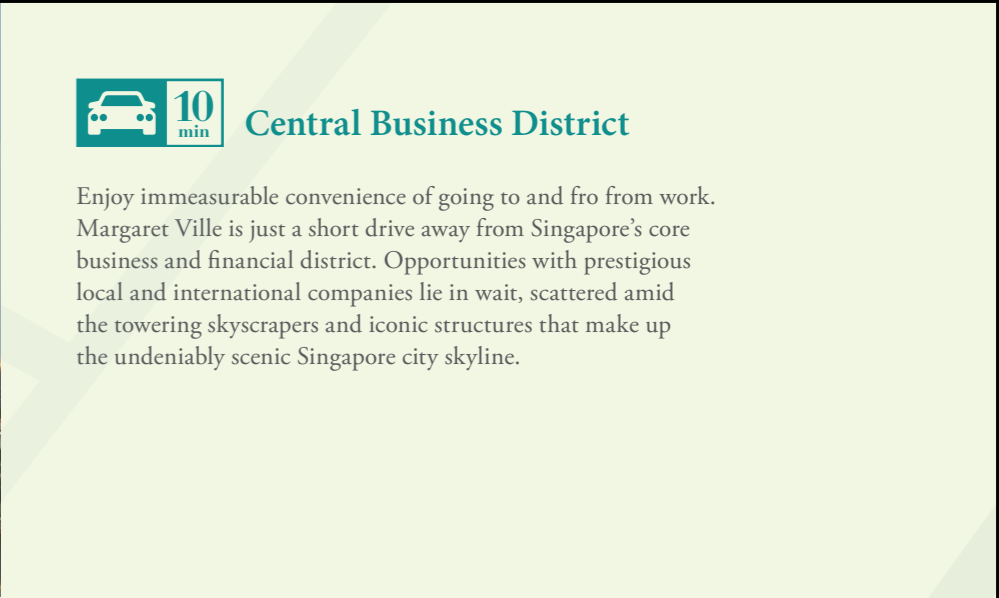
Settle into a private ethereal retreat with refreshingly picturesque views, right on the city fringe of Singapore. With parks, shopping streets, lifestyle destinations, and renowned gastronomical haunts just around the corner, you are greeted with a plethora of conveniences to enrich your days at the extraordinary residence.



A sanctuary tucked away on the edge of the city

Margaret Ville presents you with the prestige of living close to Singapore's prime districts. The nearby MRT stations make travelling to areas like Orchard Road, Dempsey Hill, and the Central Business District effortless and immeasurably seamless. With its unparalleled location, residents enjoy the luxury of both worlds: The tranquility of the serene outdoors and the dynamic nature of urban living.





10 min **Central Business District**

Enjoy immeasurable convenience of going to and fro from work. Margaret Ville is just a short drive away from Singapore's core business and financial district. Opportunities with prestigious local and international companies lie in wait, scattered amid the towering skyscrapers and iconic structures that make up the undeniably scenic Singapore city skyline.

6 min **Southern Ridges**

Escape from life's hustle and bustle to a captivating paradise at the Southern Ridges. For breathtaking landscapes, you can hike to Henderson Waves, the architectural spectacle that adds an unexpected visual twist amidst the dense tropical canopy. Complete your visit with a trip to Hort Park, where you'll get a closer look at ecology through community-centred nature nurturing initiatives.



6 min **one-north**

Singapore's researchers and innovators flock to Fusionopolis, Biopolis, and the JTC LaunchPad for its world-class research facilities and technologically savvy business park space. After a day of meetings, you can even unwind in the adjoining parks, surrounded by copious species of locally cultivated trees and shrubs.

6 min **Holland Village**

Take your tastebuds on a gastronomic adventure of epic proportions. Holland Village is a dining enclave, populated with gourmet restaurants, upscale bars, and trendy cafes that feature a multitude of delicious cuisines from all over the world. You also have unrivalled accessibility to world-class healthcare at Raffles Holland V, the newly developed multi-disciplinary medical centre.



6 min **Orchard Road**

Indulge in some well-deserved retail therapy at Singapore's lifestyle heart – a glittering district famous for designer stores, high street fashion retailers, renowned restaurants, and everything else in between. Spend your weekends at boutiques that look after the lifestyle needs of those with refined taste, before unwinding with a sumptuous dinner spread that's perfect for the discerning sophisticate in you.



7 min **Botanic Gardens**

The 158-year-old tropical garden is Singapore's first UNESCO World Heritage Site. The beautiful park is home to the most comprehensive variety of flora and fauna in the city-state, making it an Eden of botanical wonder for nature lovers and families alike. After a day of strolling, you can spend the evening picnicking to the melodious tunes of classical orchestral music by the Symphony Lake.



7 min **Dempsey Hill**

Feeling adventurous? Go on the City Dwellers trail to discover everything the district has to offer – from Michelin-starred Chef dining establishments and award-winning spa centres, to distinguished art galleries and charming antique stores. You can even take a trip through time on a special Nature-Heritage trail, or explore iconic local culinary fare on the Epicurean trail.

A panoramic view that emanates
beauty beyond compare

A city skyline towers over a serene spread of nature to welcome you every time you come home to your lavish abode. Take in an unforgettable vista with unhindered views of the never-ending horizon and the mesmerisingly lush Bukit Timah Hill. The 40-storey tower flaunts an understated form, accentuated by a rhythmic series of horizontal champagne gold fins that contrast elegantly against the timeless greys and neutral shades of the elegant architectural splendour.



A glorious welcoming fit for the artful connoisseur in you

Coming home to Margaret Ville is an experience designed to inspire a whole new level of awe – from the moment you reach the stunning entrance of the residences, to the time you fall back into the restorative depths of your well-appointed apartment. The grand marble entryway is a masterpiece that will fill your heart with wonder. As you make your way towards your doorstep, you'll breeze by the concierge desk. The exclusive service caters to the individual needs of every resident, giving you unlimited ease and infinite peace of mind.



Artist's Impression

Every experience an exquisite surprise

The Lobby Lounge is a private and privileged space for esteemed residents and guests. As you take in the marvels of its tastefully ornamented interiors, a sense of contentment washes over you – an affirmation of aesthetic compatibility and a reflection of your taste for the sublime.



Artist's Impression



Rejuvenate by glistening waters and plush greenery

Seek ultimate calmness and serenity at the landscape deck, a tranquil oasis surrounded by an abundance of flora and outfitted with state-of-the-art facilities for your every need. Activa Gym has a variety of equipment to complete your fitness routine. Cool off in the Infinity Edge Pool, have an indulgent soak amidst the hydro-massage facilities in the Hydrotherapy Pool, or just sit back and relax at the Pool Deck. At the Executive Club Lounge and Alfresco Dining Pavilion, you can celebrate unforgettable moments in an exclusive, comforting atmosphere – elevated in the company of nature and the vastness of the wide, open spaces around you.



Flourish in the delicate embrace of modernity and grandeur

A heightened sense of cosiness and elegance envelops you every time you step into your finely furnished home. Natural light fills your apartment, illuminating it from wall to wall to create an open and spacious ambience. The stylish abode is a projection of your penchant for the finer things in life. This is encapsulated in the quality, luxurious finishes, and the marble flooring in the master bathroom, living and dining areas that add touches of understated class.



Fashion meets function in the integrated storage spaces for every unit. Wardrobes feature smart compartmentalised storage for easier organising, in addition to spacious shelves that can accommodate any substantially sized items. Overhead storage space is a creative and innovative way to keep any large belongings – a feature that is newly conceptualised and unique to Margaret Ville.

Display your trinkets using the smart storage space integrated into the wardrobe.



A stylish and easy way to organise your accessories.



Overhead smart storage spaces to efficiently store large items.

The pinnacle of sophisticated living in your Smart Home

Technology plays an instrumental role in nurturing a safe and comfortable environment at Margaret Ville. With Smart Home features, you can rest assured that a reliable security system has been implemented to the fullest degree. Customisation of scalable solutions make every living space one-of-a-kind and incredibly versatile, giving you the unsurpassed flexibility of transforming your home to suit any mood or occasion with the touch of a button.



On-the-go facility booking
Convenient and stress-free processing



Automated home air conditioning
Feel at home even before you come home



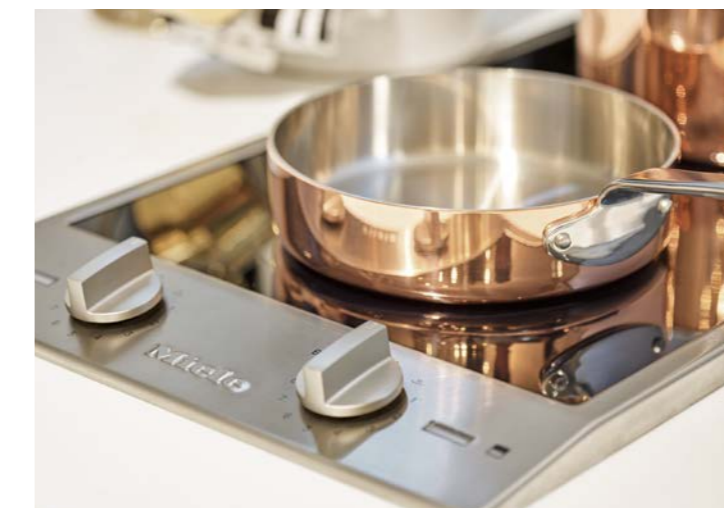
Biometric door lock system and remote access
Make your home safely and uniquely yours



Real-time video surveillance
Feel secure anytime, anywhere



Access visitor call panels with a mobile app
Ultimate security right at your fingertips



Feast your eyes on sleek living spaces that monumentally enhance your quality of life through cutting-edge devices and innovative design. The kitchen is thoughtfully designed and carefully constructed to fulfil your culinary desires. Top-of-the-range appliances from the likes of award-winning brands such as Miele, LG and Fisher & Paykel take your home to whole new levels of culinary superiority. All kitchens come fully equipped with a top-grade hob, oven, refrigerator, and washer cum dryer, while bathrooms are embellished with exceptional fittings by Hansgrohe and Laufen.

Site Plan



7-min walk to Queenstown MRT

Artist's Impression

Welcome Piazza

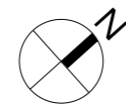
- a** Arrival Court
- b** Lobby Lounge
- c** Resident's Side Gate
- d** Guard House

Level 1

- e** Alfresco Dining Pavilion
- f** Infinity Edge Pool
- g** Lawn
- h** Cabana

- i** Pool Deck
- j** Hydrotherapy Pool
- k** Outdoor Lounge
- l** Children's Jet Pool

- m** Activa Gym
- n** Executive Club Lounge
- Level 2**
- o** Terrace Lounge



Opulence tailored to your tastes

UNIT/ STOREY	1	2	3	4	5	6	7	8
40	B2-R (818 sq ft)	A2-R (635 sq ft)	C1-R (1141 sq ft)	B3-R (1023 sq ft)	A1-R (570 sq ft)	B1-R (775 sq ft)	C2-R (1130 sq ft)	D1-R (1464 sq ft)
39	B2 (700 sq ft)	A2 (527 sq ft)	C1 (915 sq ft)	B3 (829 sq ft)	A1 (463 sq ft)	B1 (657 sq ft)	C2 (969 sq ft)	D1 (1184 sq ft)
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4	B2 (700 sq ft)	A2 (527 sq ft)	C1 (915 sq ft)		A1a (463 sq ft)	B1 (657 sq ft)	C2 (969 sq ft)	D1 (1184 sq ft)
3	B2 (700 sq ft)	A2 (527 sq ft)	C1 (915 sq ft)		A1a (463 sq ft)	B1 (657 sq ft)	C2 (969 sq ft)	D1 (1184 sq ft)
2	B2 (700 sq ft)	A2 (527 sq ft)	C1 (915 sq ft)		A1a (463 sq ft)	B1 (657 sq ft)	C2 (969 sq ft)	D1 (1184 sq ft)

20 Margaret Drive

Legend

- A1 | 1 Bedroom
- A2 | 1 Bedroom + Study
- B1 | 2 Bedroom
- B2 | 2 Bedroom
- B3 | 2 Bedroom + Study
- C1 | 3 Bedroom
- C2 | 3 Bedroom
- D1 | 4 Bedroom



1 Bedroom

TYPE A1

43 sq m | 463 sq ft
#05-05 to #39-05

TYPE A1a

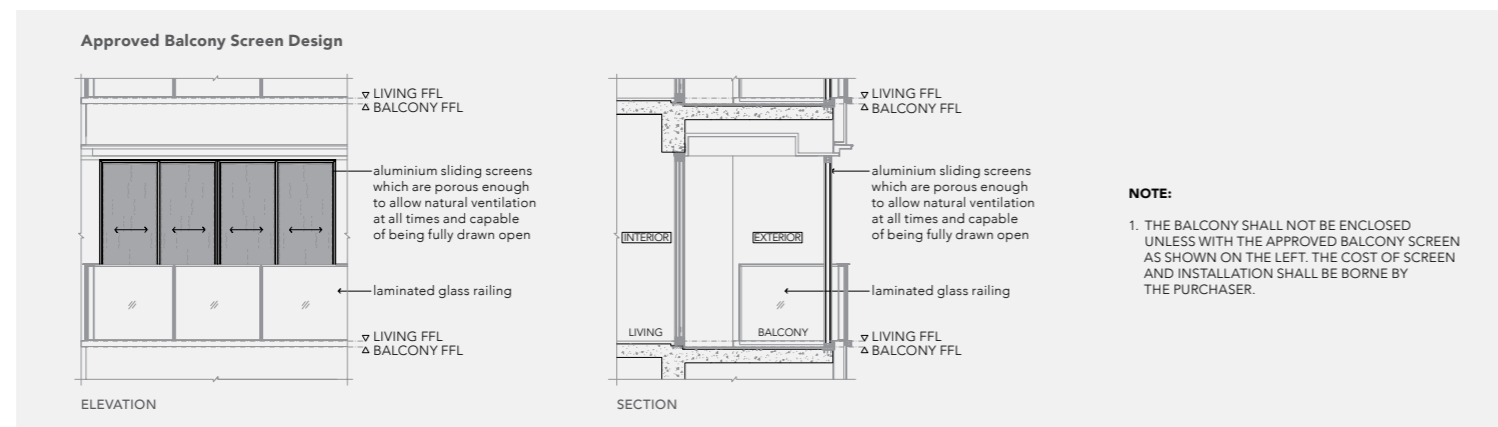
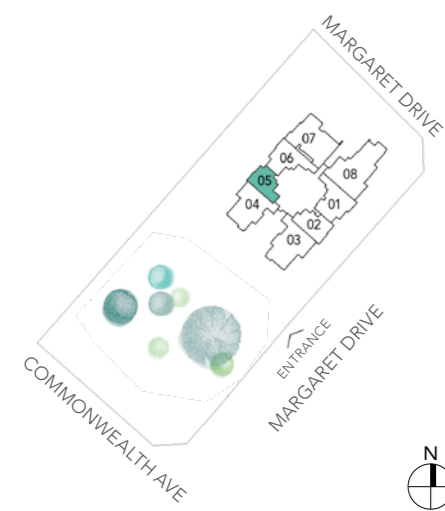
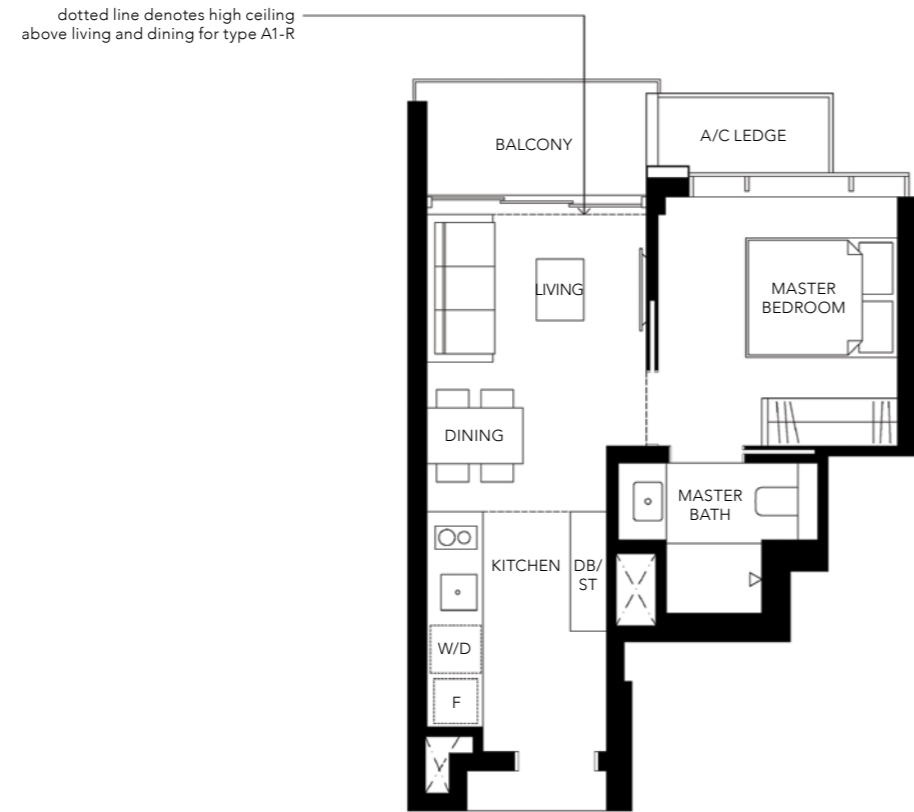
43 sq m | 463 sq ft
#02-05 to #04-05

unit adjacent to terrace lounge

TYPE A1-R

53 sq m | 570 sq ft
#40-05

incl. of 10 sq m / 108 sq ft
void area (high ceiling)
above living & dining.



AREA INCLUDES A/C LEDGE, BALCONY AND VOID AREA (HIGH CEILING). THE PLANS ARE SUBJECT TO CHANGE AS MAY BE REQUIRED OR APPROVED BY THE RELEVANT AUTHORITIES. AREAS ARE APPROXIMATE MEASUREMENTS ONLY AND ARE SUBJECT TO FINAL SURVEY. PLANS ARE NOT DRAWN TO SCALE AND DO NOT FORM PART OF THE CONTRACT.

1 Bedroom + Study

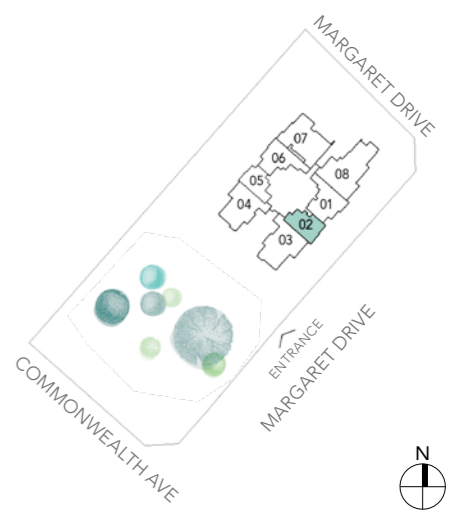
TYPE A2

49 sq m | 527 sq ft
#02-02 to #39-02

TYPE A2-R

59 sq m | 635 sq ft
#40-02

incl. of 10 sq m / 108 sq ft
void area (high ceiling)
above living & dining.



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2 Bedroom

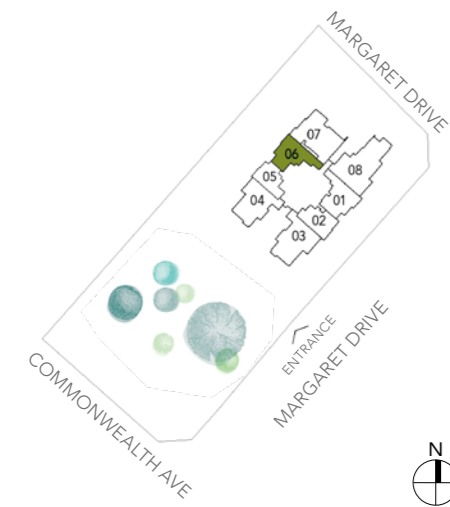
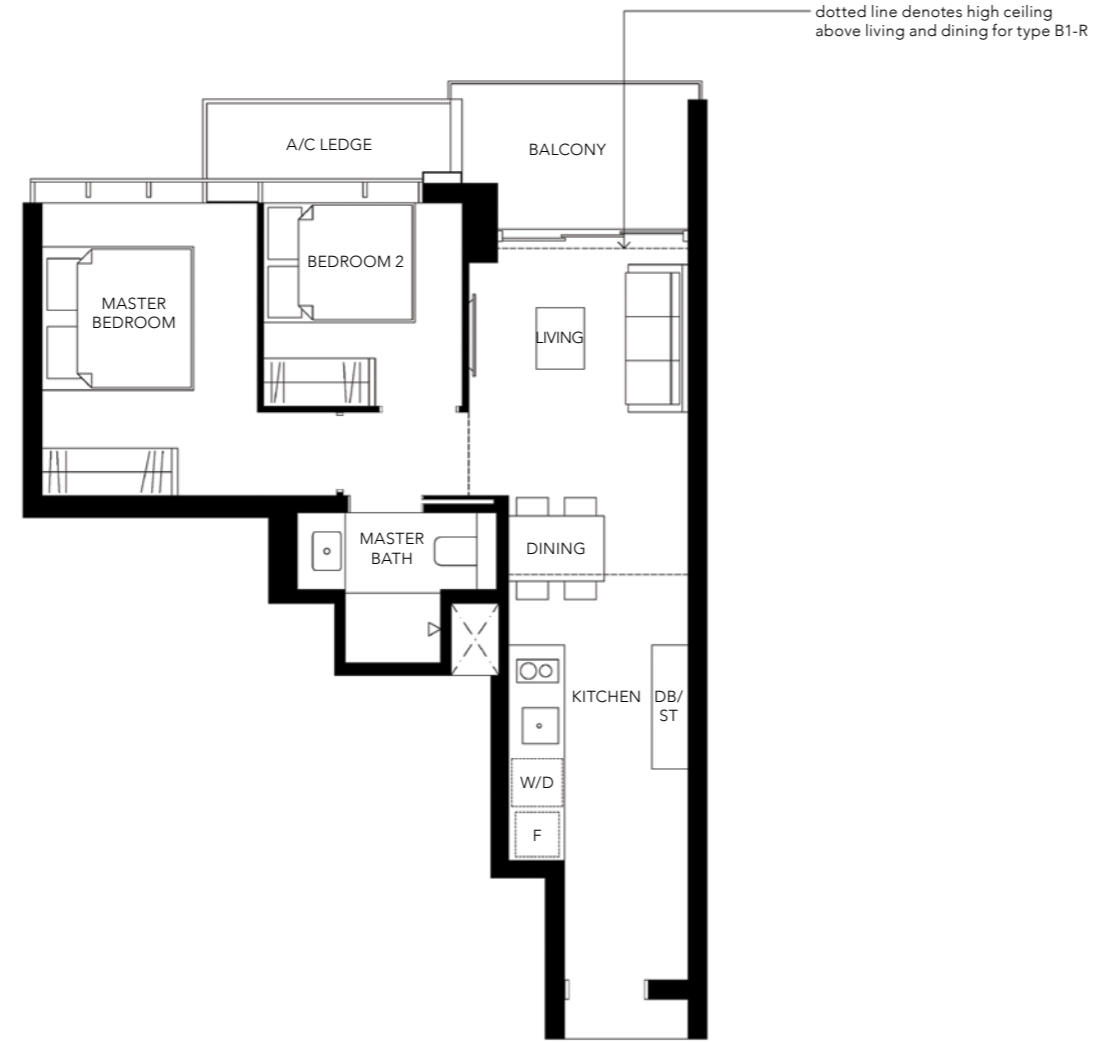
TYPE B1

61 sq m | 657 sq ft
#02-06 to #39-06

TYPE B1-R

72 sq m | 775 sq ft
#40-06

incl. of 11 sq m / 118 sq ft
void area (high ceiling)
above living & dining.



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2 Bedroom

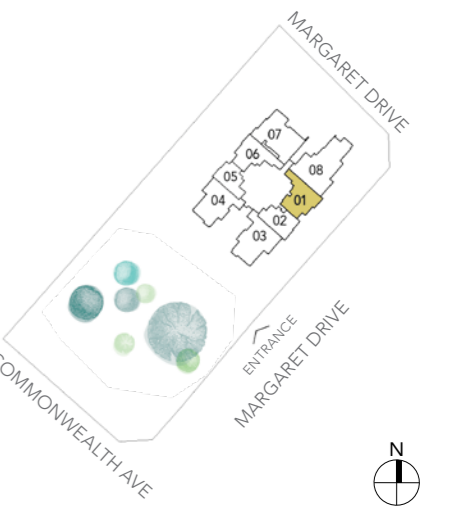
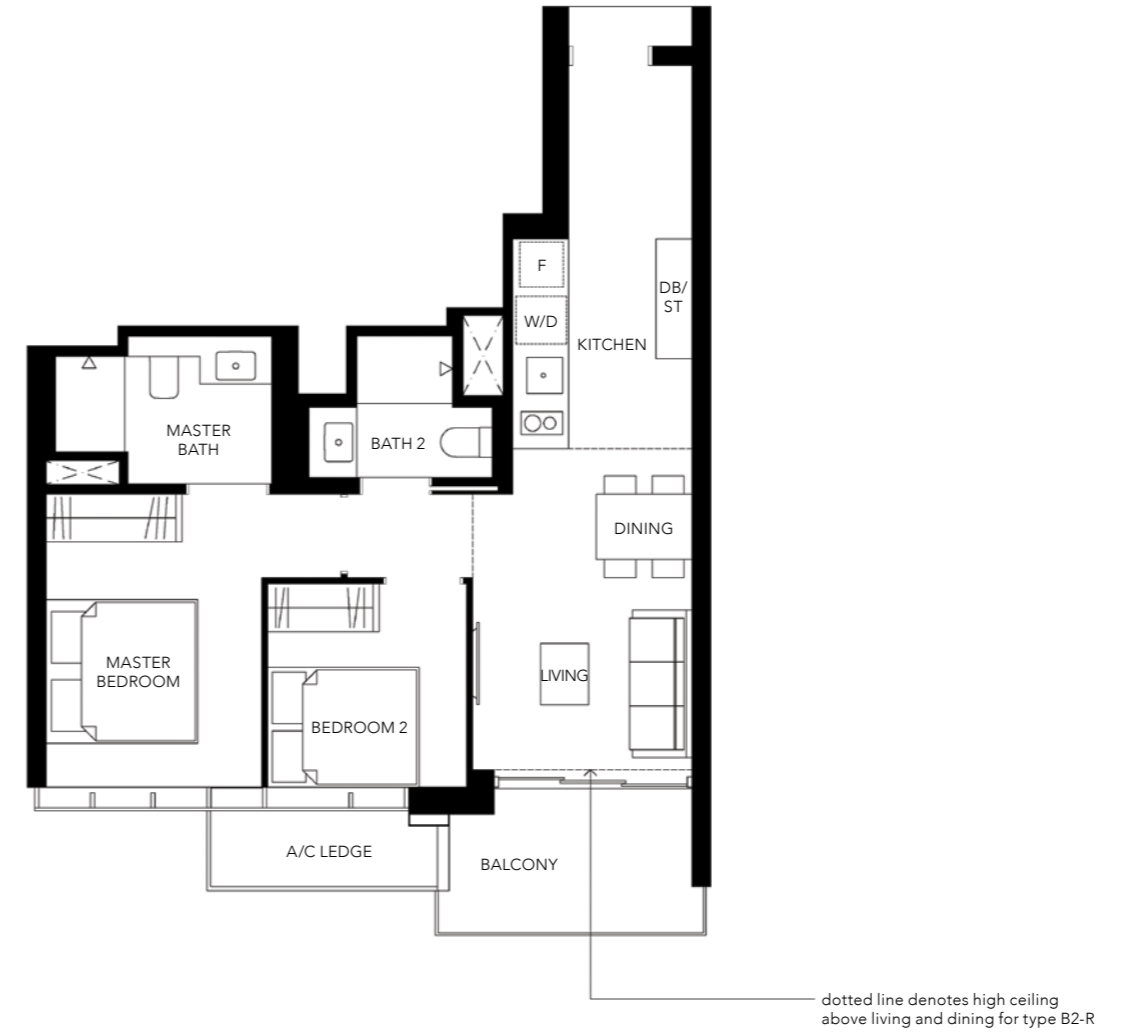
TYPE B2

65 sq m | 700 sq ft
#02-01 to #39-01

TYPE B2-R

76 sq m | 818 sq ft
#40-01

incl. of 11 sq m / 118 sq ft
void area (high ceiling)
above living & dining.



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2 Bedroom + Study

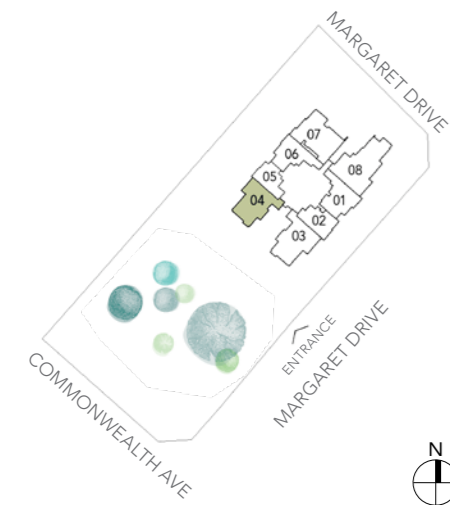
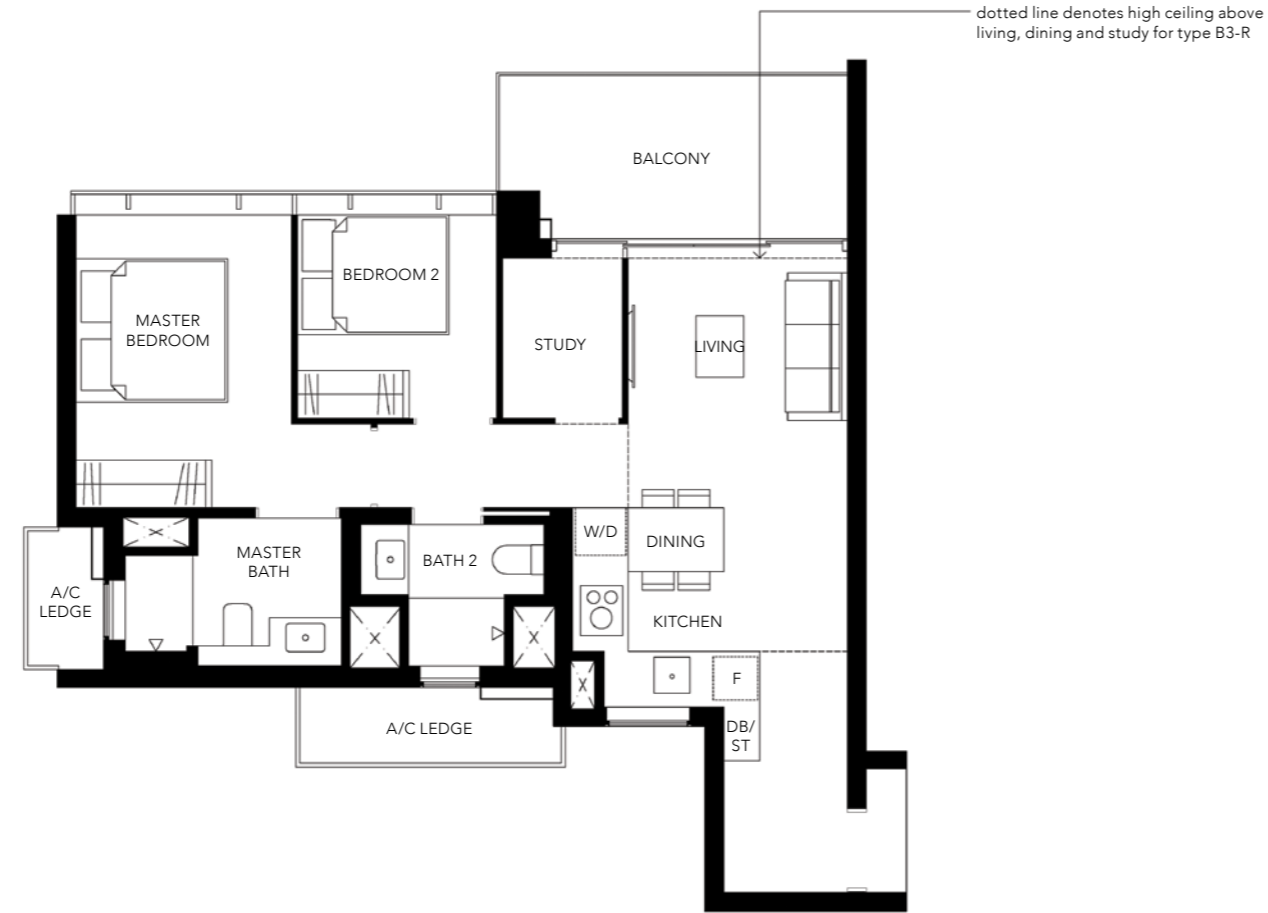
TYPE B3

77 sq m | 829 sq ft
#05-04 to #39-04

TYPE B3-R

95 sq m | 1023 sq ft
#40-04

incl. of 18 sq m / 194 sq ft
void area (high ceiling)
above living, dining & study.



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3 Bedroom

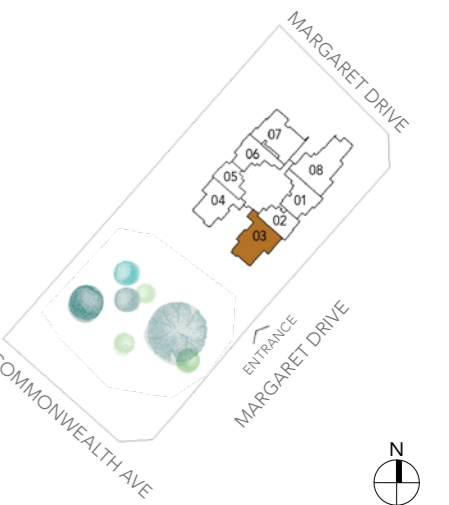
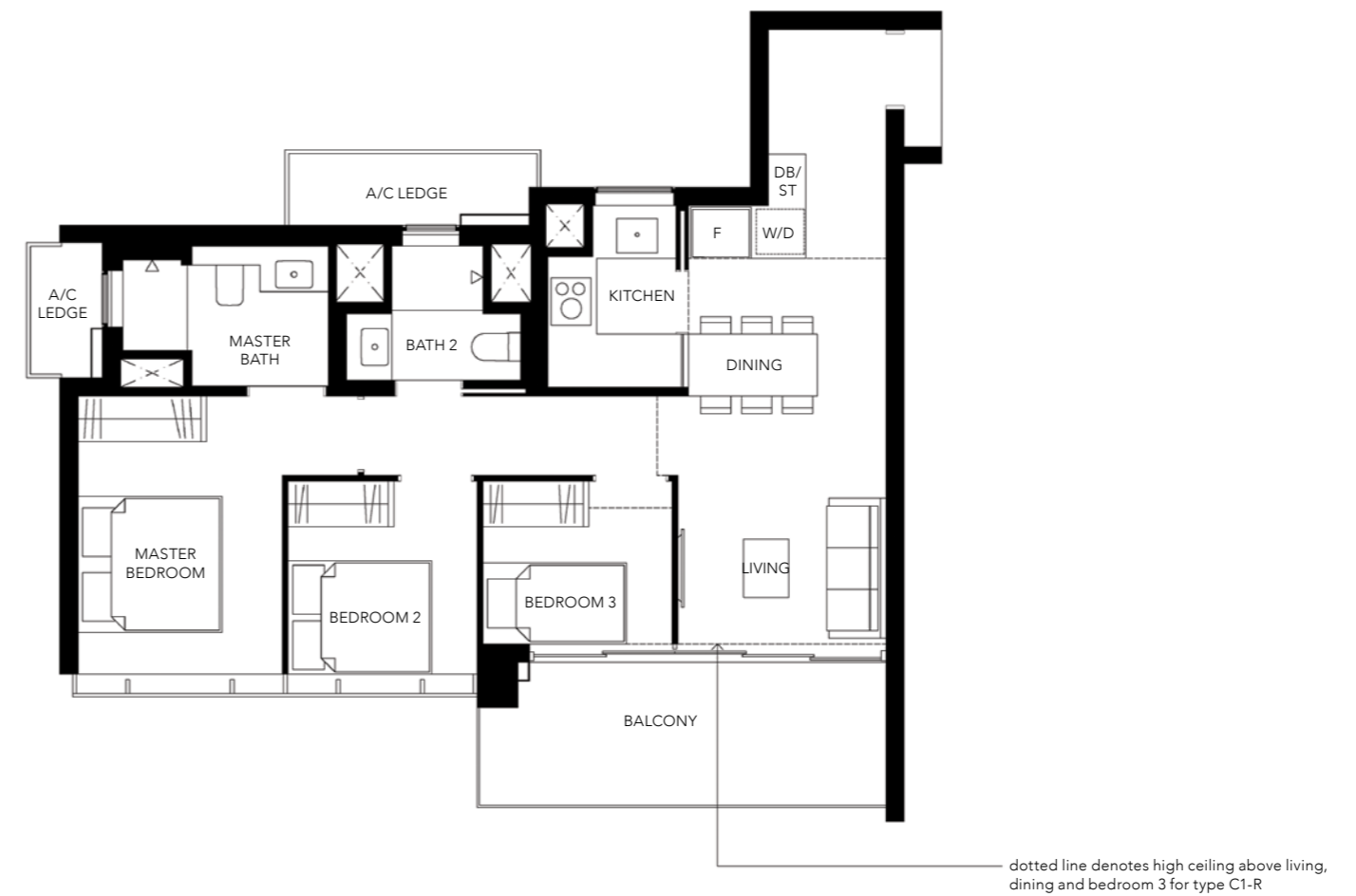
TYPE C1

85 sq m | 915 sq ft
#02-03 to #39-03

TYPE C1-R

106 sq m | 1141 sq ft
#40-03

incl. of 21 sq m / 226 sq ft
void area (high ceiling)
above living, dining & bedroom 3.



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3 Bedroom

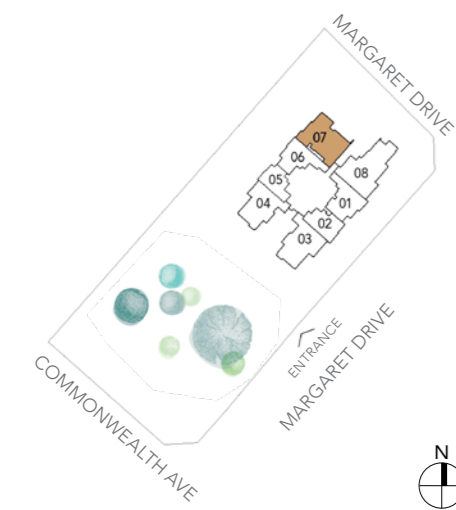
TYPE C2

90 sq m | 969 sq ft
#02-07 to #39-07

TYPE C2-R

105 sq m | 1130 sq ft
#40-07

incl. of 15 sq m / 161 sq ft
void area (high ceiling)
above living & dining.



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4 Bedroom + Utility

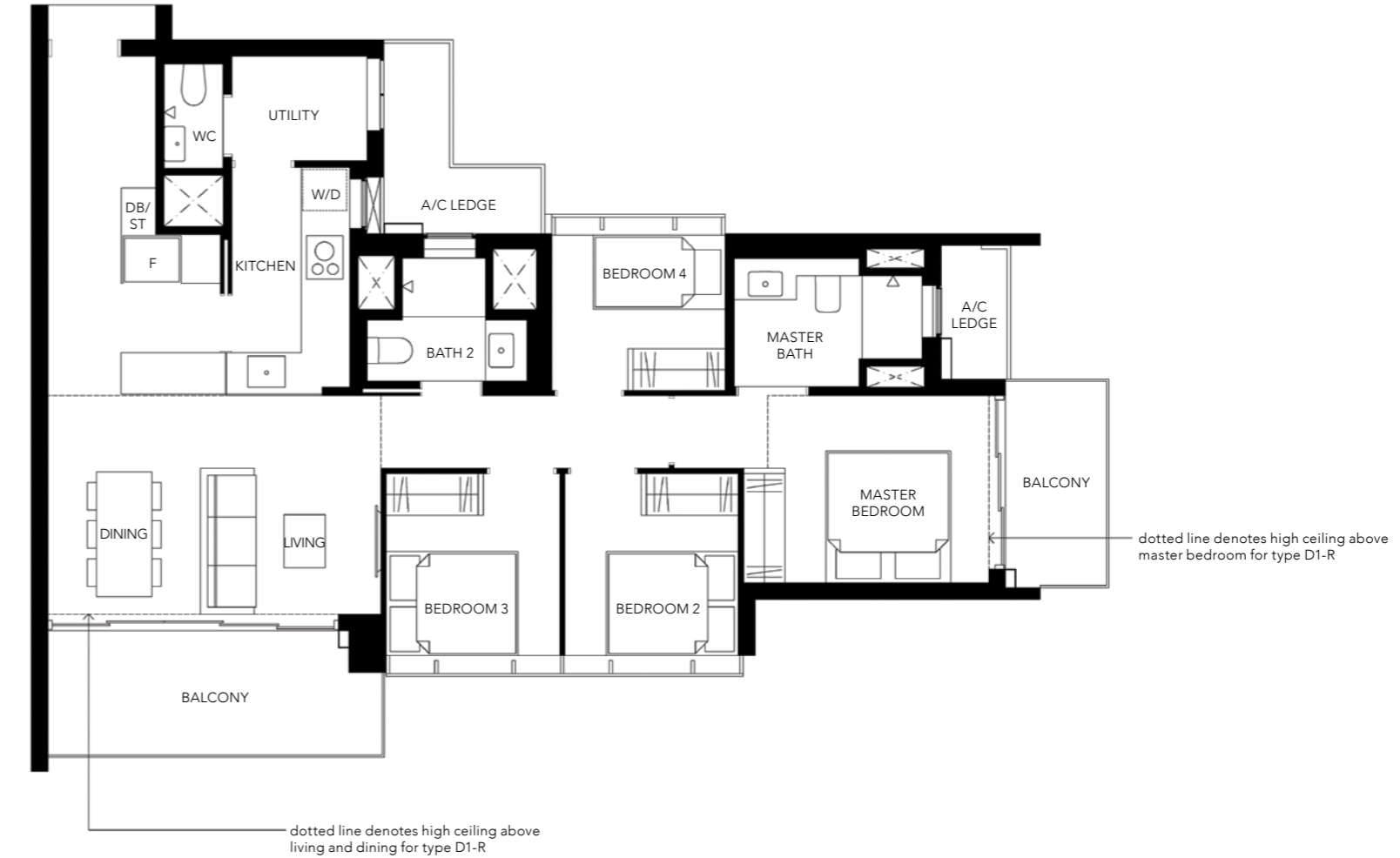
TYPE D1

110 sq m | 1184 sq ft
#02-08 to #39-08

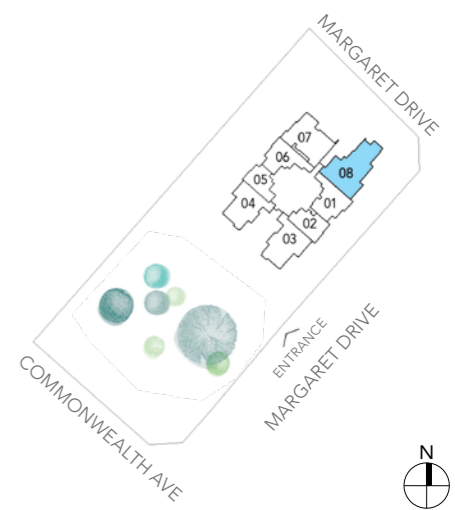
TYPE D1-R

136 sq m | 1464 sq ft
#40-08

incl. of 26 sq m / 280 sq ft
void area (high ceiling)
above master bedroom,
living & dining.



dotted line denotes high ceiling above master bedroom for type D1-R



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Developer:



MCL Land has established a legacy of building quality homes in both Singapore and Malaysia over the last 50 years. It is a member of the Jardine Matheson Group under Hongkong Land Holdings. The Group has an extensive portfolio of prime residential properties in Singapore and Malaysia.

Notable developments include The Estuary, UBER 388, Este Villa, Terrasse, Palms @ Sixth Avenue, Hallmark Residences, Ripple Bay, J Gateway, LakeVille, Sol Acres and Lake Grande.

As a premier and reputable property group, we are dedicated to delivering superior customer satisfaction and shareholder value growth.

Margaret Ville is our latest development that encapsulates our commitment to provide quality homes which surpass the expectations of satisfied buyers.

MCL Land
A Hongkong Land company



Hongkong Land is a listed leading property investment, management and development group. Founded in 1889, Hongkong Land's business is built on excellence, integrity and partnership.

The Group owns and manages more than 850,000 sq. m. of prime office and luxury retail property in key Asian cities, principally in Hong Kong, Singapore and Beijing. Hongkong Land's properties attract the world's foremost companies and luxury brands.

Its Hong Kong Central portfolio represents some 450,000 sq. m. of prime property. It has a further 165,000 sq. m. of prestigious office space in Singapore mainly held through joint ventures, a luxury retail centre at Wangfujing in Beijing, and a 50% interest in a leading office complex in Central Jakarta. The Group also has a number of high quality residential, commercial and mixed-use projects under development in cities across Greater China and Southeast Asia. In Singapore, its subsidiary, MCL Land, is a well-established residential developer.

Hongkong Land Holdings Limited is incorporated in Bermuda and has a standard listing on the London Stock Exchange, with secondary listings in Bermuda and Singapore. The Group's assets and investments are managed from Hong Kong by Hongkong Land Limited. Hongkong Land is a member of the Jardine Matheson Group.

Hongkong Land

MCL Land

 A Hongkong Land company

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Developer: MCL Land (Regency) Pte Ltd • Company Registration No.: 201512734R • Developer Licence: C1240 • Lot No.: 05097N MK 03 at Margaret Drive
• Land Tenure: 99 years commencing from 13 March 2017 • Expected Date of Vacant Possession: 31 December 2021 • Expected Date of Legal Completion: 31 December 2024

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