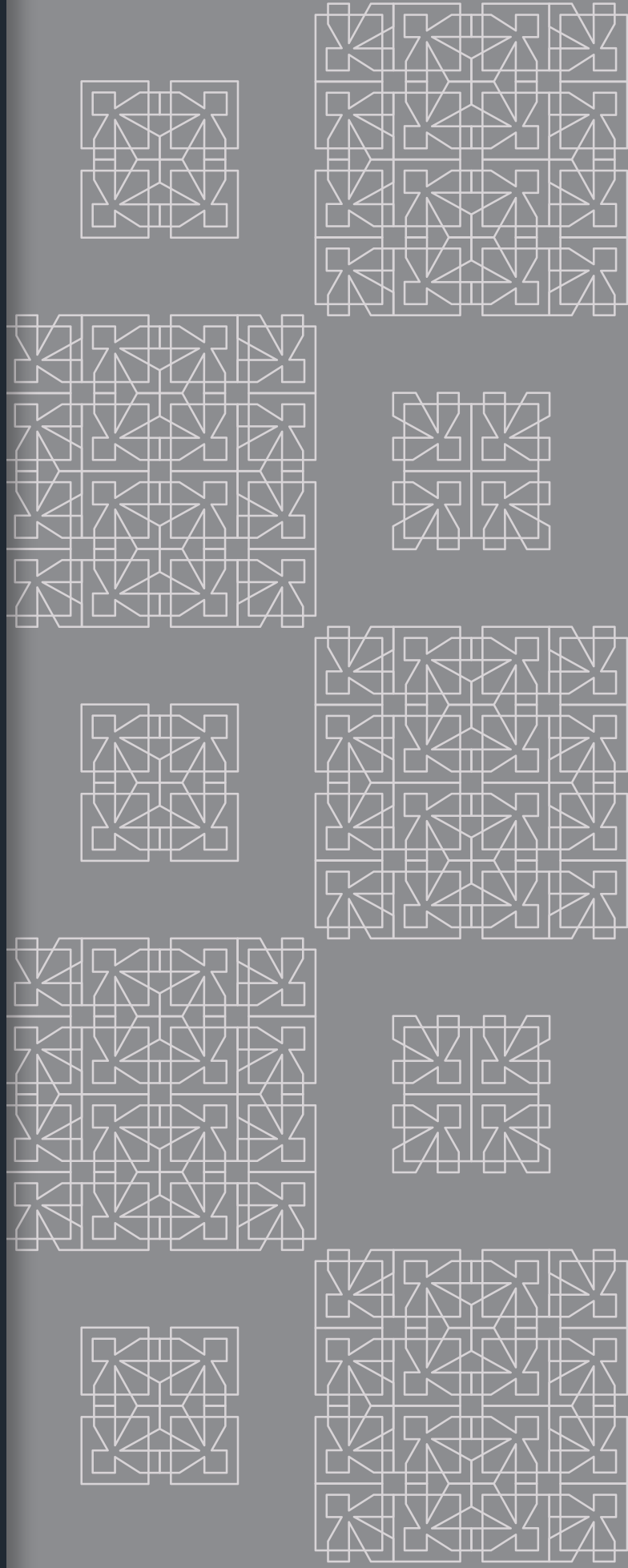
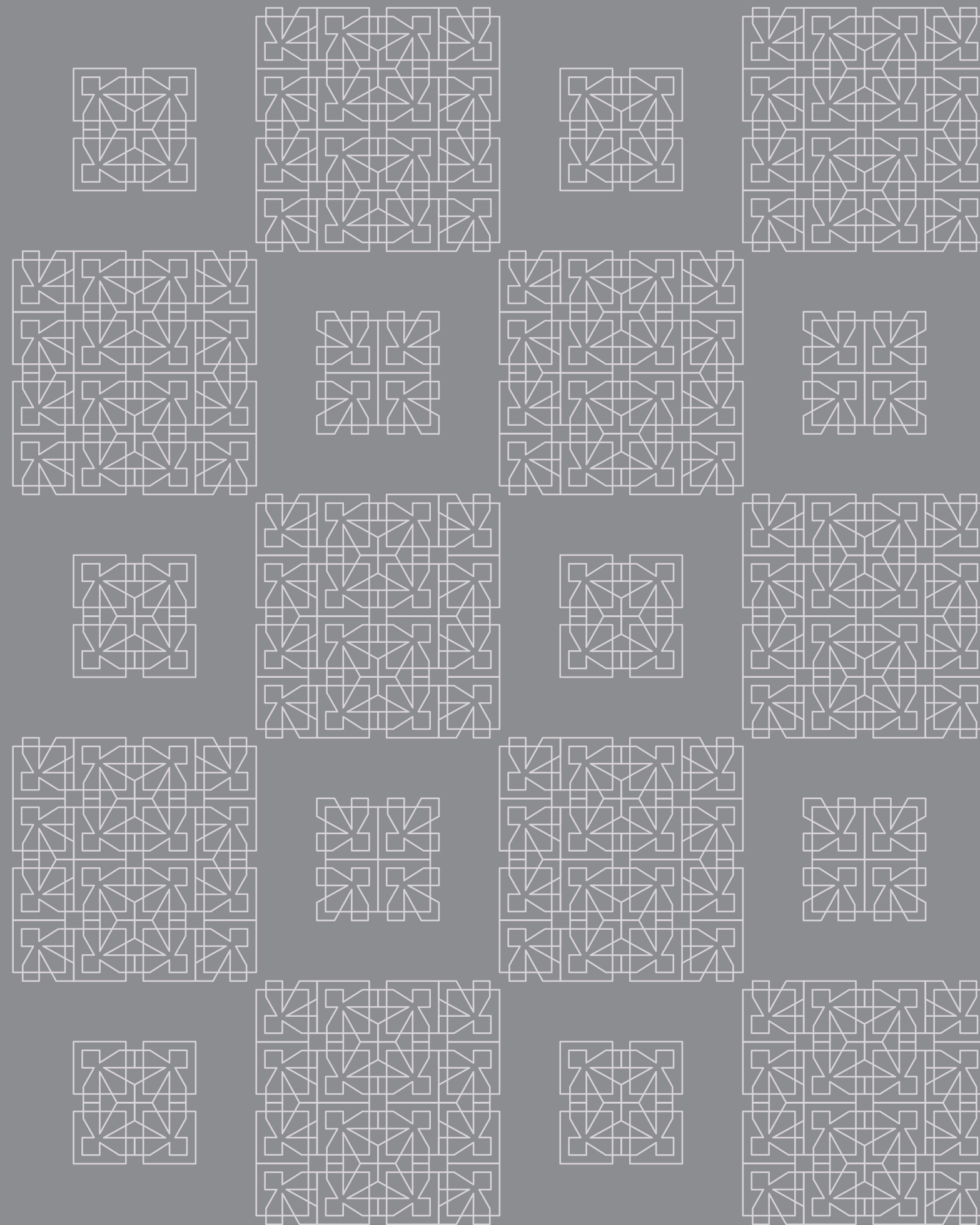


# Live the New Hyperlocal



### 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



# Meet the Neighbours



Instagrammable Spots



Good Schools



Great Cafes



Wellness & Work-Outs



Good Food & Drinks



Groceries & Shopping

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



<b>Connectivity</b>	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	
<b>Schools</b>	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 <b>Tao Nan School</b>	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
<b>Shopping</b>	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
<b>Dining</b>	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
<b>Dining</b>	25 Chin Mee Chin Confectionery		5 mins
	26 Tiong Bahru Bakery		5 mins
<b>Heritage</b>	27 Peranakan Houses		4 mins
	28 Singapore Trading Post		2 mins
	29 Eurasian Heritage Gallery		3 mins
	30 The Intan		8 mins
<b>Wellness</b>	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](http://www.onemap.sg) and [google.com/maps](http://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

## 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



## Work from Anywhere

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

ARTIST'S IMPRESSION

# 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.





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.



# Work Alcove

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



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.



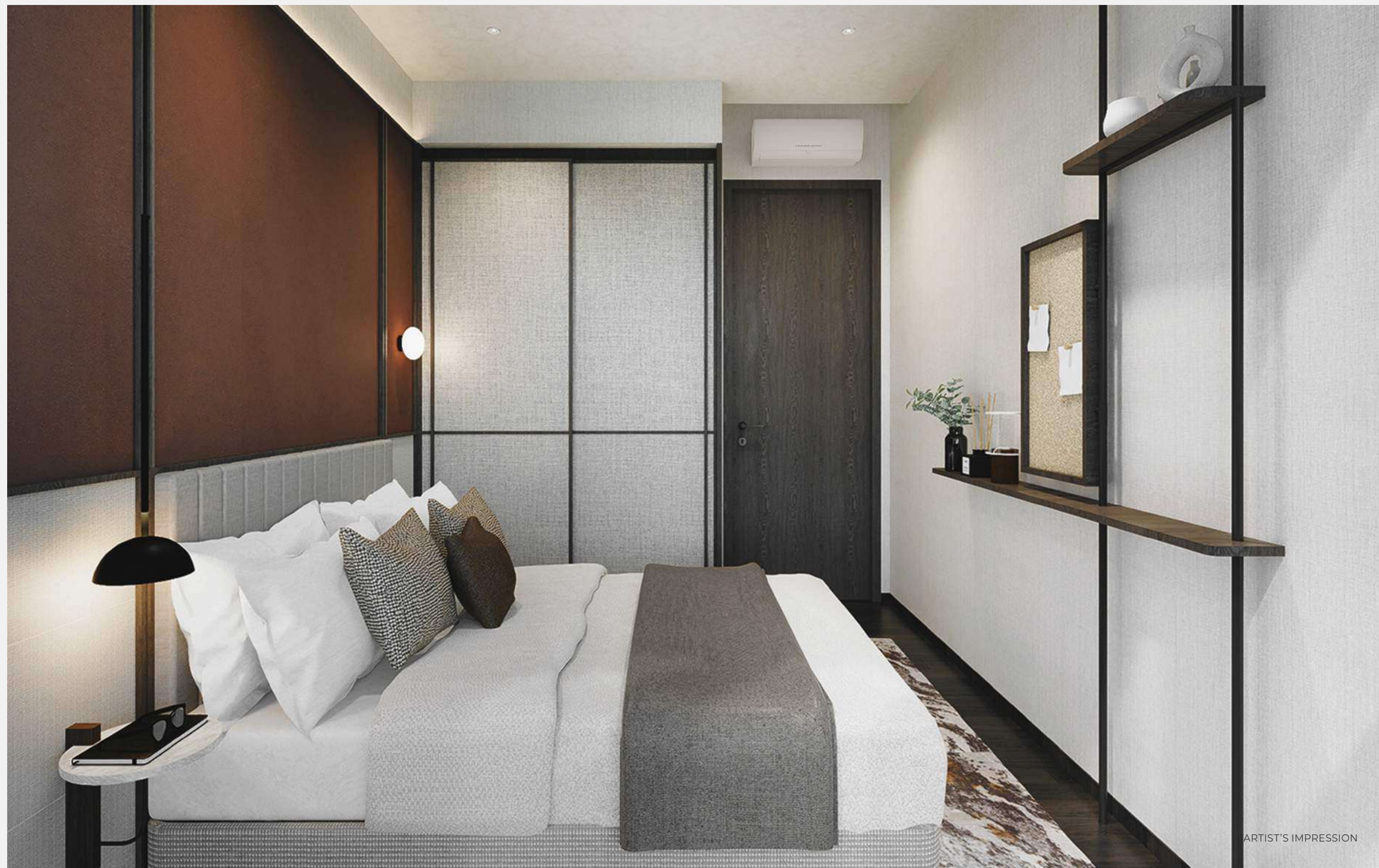
ARTIST'S IMPRESSION





## 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





## Stylish and Practical

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

ARTIST'S IMPRESSION

# Site Plan

## ALL STOREYS

- 1 Refuse Chute
- 2 Passenger Lifts

## 1<sup>st</sup> STOREY

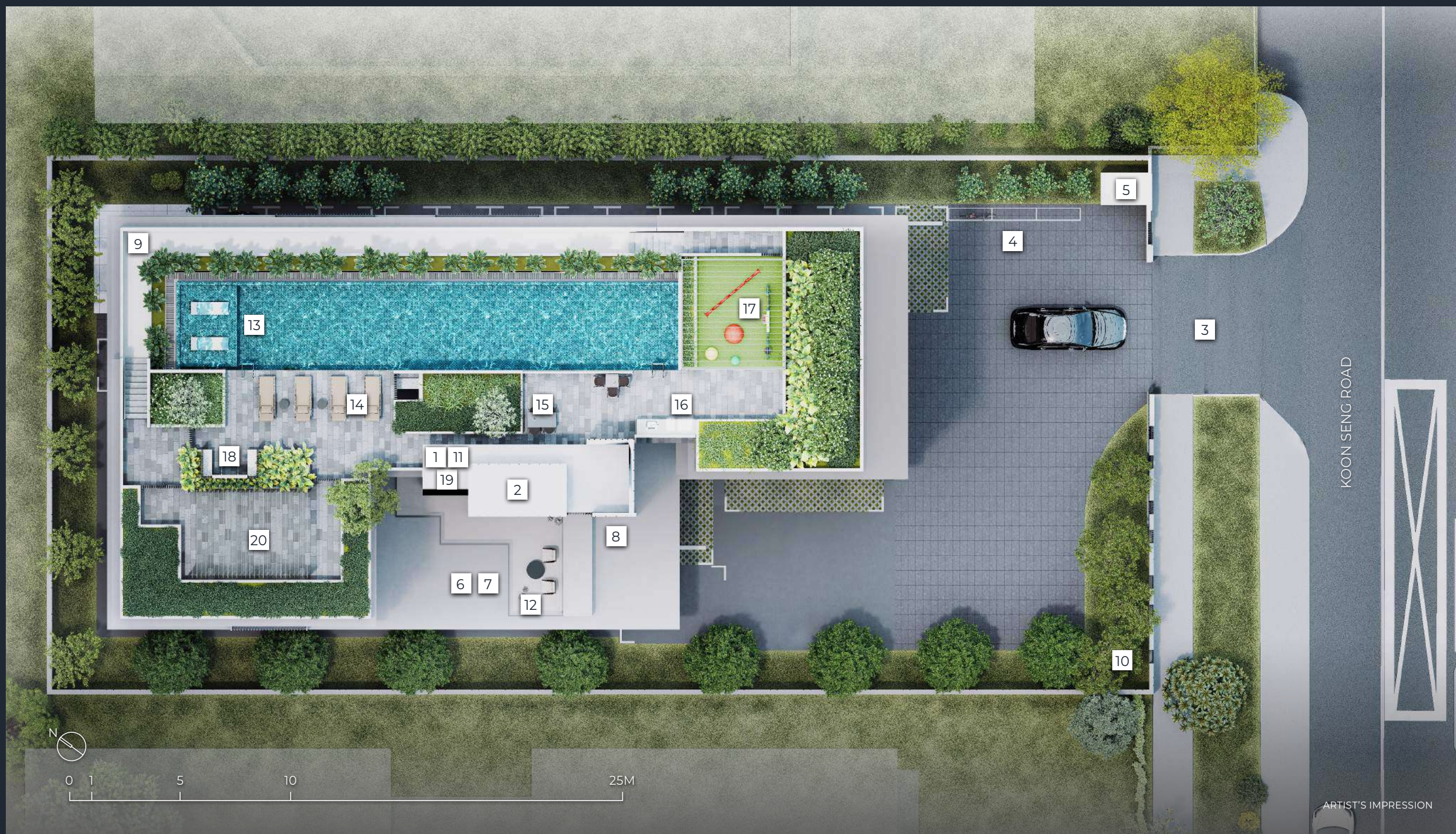
- 3 Vehicular Ingress / Egress
- 4 Bicycle Lot
- 5 Bin Point
- 6 Consumer Switch Room
- 7 Electrical / Water Riser
- 8 Letter Box
- 9 Reading Room
- 10 Bulk Meter
- 11 Refuse Chamber

## 2<sup>nd</sup> 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



# Unit Distribution

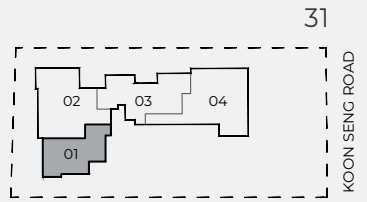
	M&E SERVICES			COMMUNAL FACILITIES	
ROOF TERRACE					
5 <sup>th</sup> STOREY	A1-A #05-01	C1 #05-02		B1 #05-03	C2-A #05-04
4 <sup>th</sup> STOREY	A1 #04-01	C1 #04-02		B1 #04-03	C2 #04-04
3 <sup>rd</sup> STOREY	A1 #03-01	C1 #03-02	LIFT / STAIRCASE	B1 #03-03	C2 #03-04
2 <sup>nd</sup> STOREY	A1 #02-01	C1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

A 2 BEDROOM    B 3 BEDROOM    C 4 BEDROOM

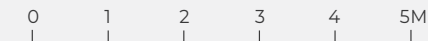
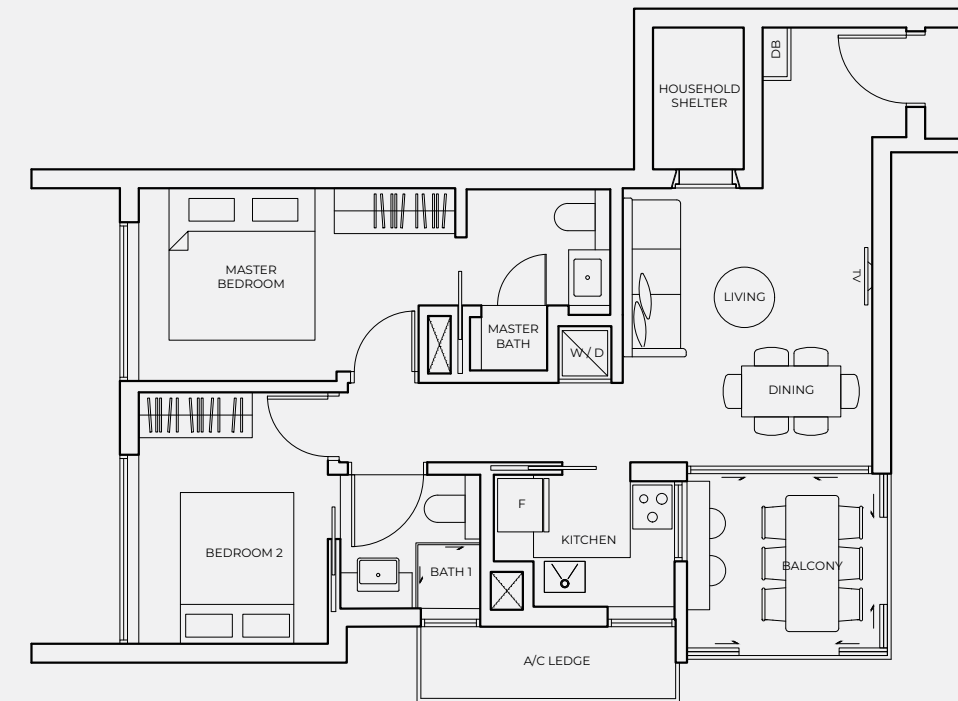
## 2 Bedroom

TYPE A1  
73 SQM (786 SQFT)

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



KEY PLAN: 2<sup>ND</sup> TO 4<sup>TH</sup> 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)

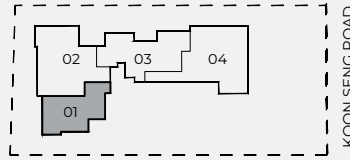
All floor area include a/c ledge and balcony. Balconies are not to be enclosed except with a balcony screen which has been approved and complies with the Competent Authority's guidelines. For an illustration of the approved balcony screen, please refer to diagram annexed hereto as "Annexure A"

# 2 Bedroom

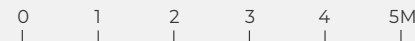
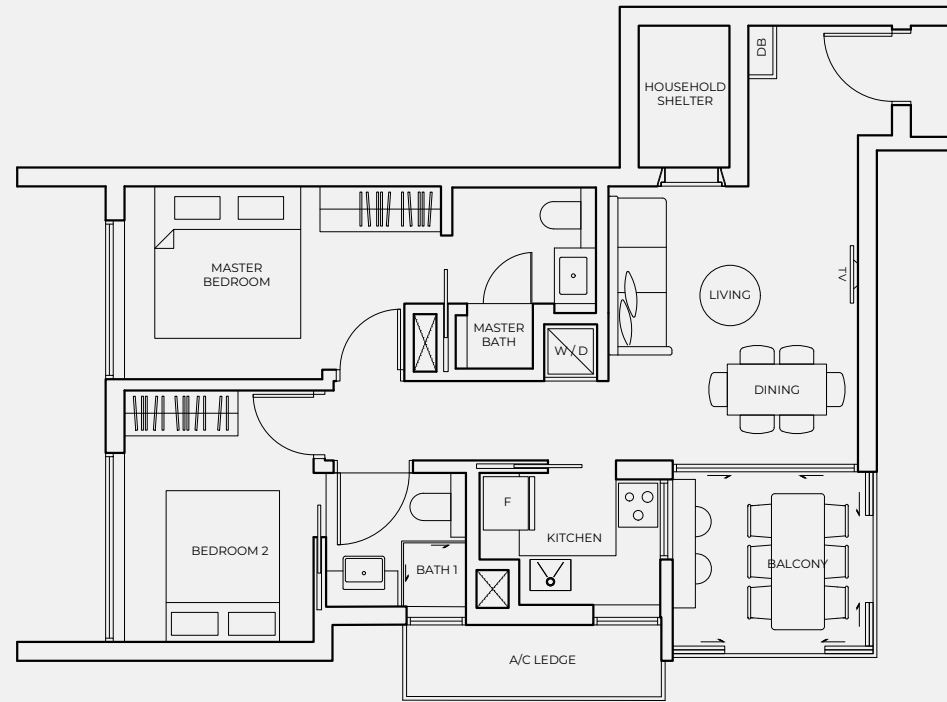
TYPE A1-A

73 SQM (786 SQFT)

#05-01



KEY PLAN: 5<sup>TH</sup> 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)

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"

# 3 Bedroom

TYPE B1

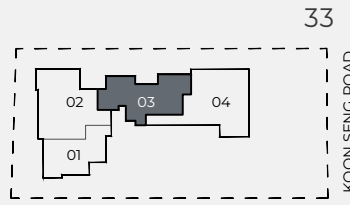
96 SQM (1033 SQFT)

#02-03

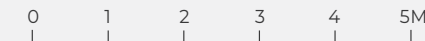
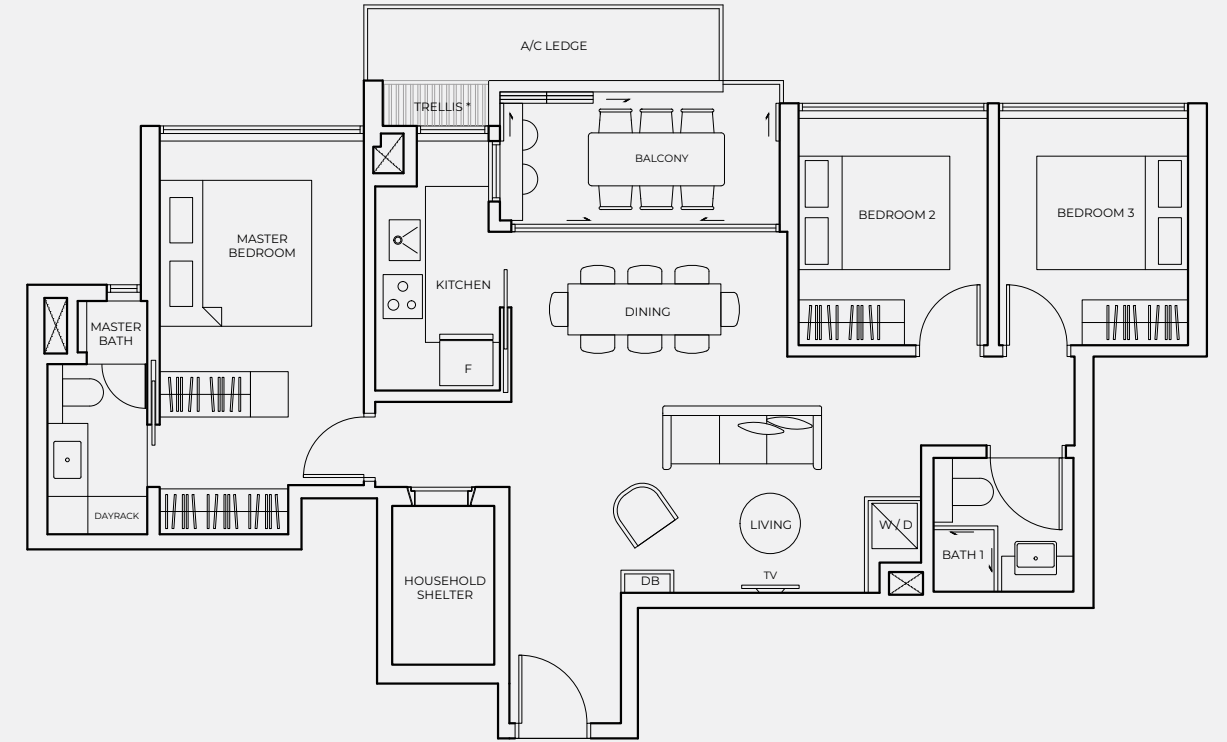
#03-03

#04-03

#05-03



KEY PLAN: 2<sup>ND</sup> TO 5<sup>TH</sup> 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)

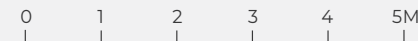
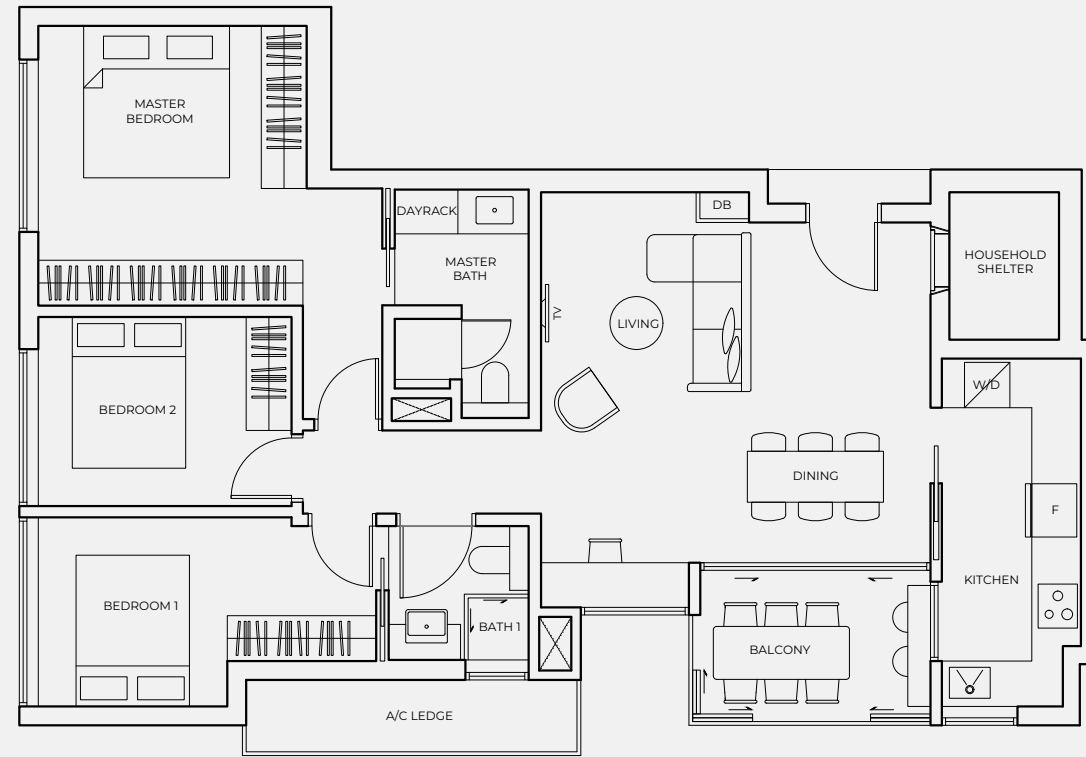
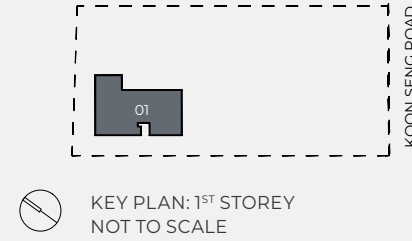
\* OPEN TRELLIS NOT PART OF UNIT STRATA AREA

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



## LEGEND

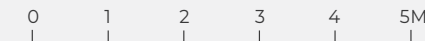
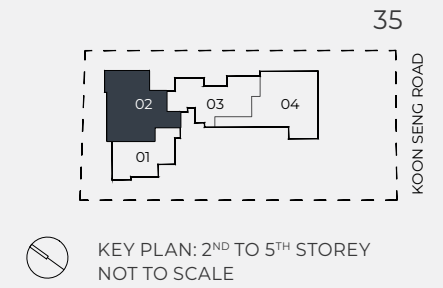
**A/C LEDGE** AIR CONDITIONER LEDGE    **DB** DISTRIBUTION BOARD    **F** FRIDGE    **W/D** WASHER CUM DRYER    SERVICES VOID SPACE (EXCLUDED FROM STRATA AREA)

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"

# 4 Bedroom

TYPE C1  
113 SQM (1216 SQFT)

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



## LEGEND

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

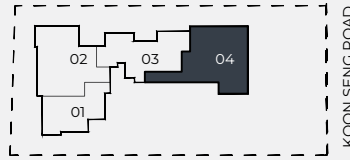
All floor area include a/c ledge and balcony. Balconies are not to be enclosed except with a balcony screen which has been approved and complies with the Competent Authority's guidelines. For an illustration of the approved balcony screen, please refer to diagram annexed hereto as "Annexure A"



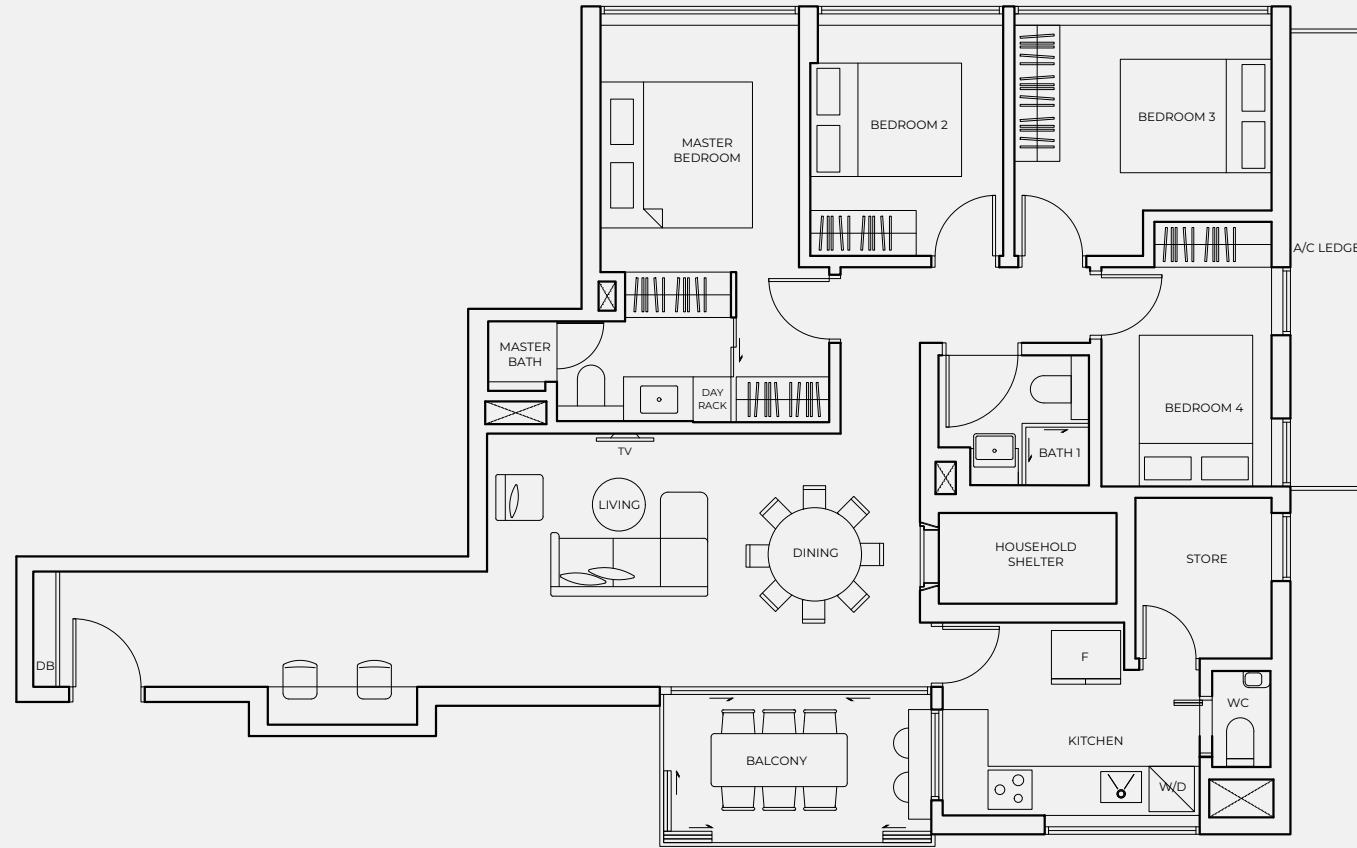
# 4 Bedroom

TYPE C2  
122 SQM (1313 SQFT)

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



KEY PLAN: 2<sup>ND</sup> TO 4<sup>TH</sup> STOREY  
NOT TO SCALE



## LEGEND

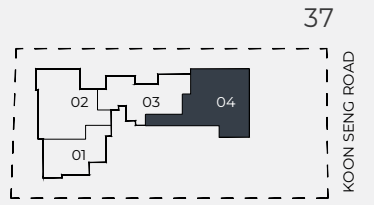
**A/C LEDGE** AIR CONDITIONER LEDGE    **DB** DISTRIBUTION BOARD    **F** FRIDGE    **W/D** WASHER CUM DRYER    SERVICES VOID SPACE (EXCLUDED FROM STRATA AREA)

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"

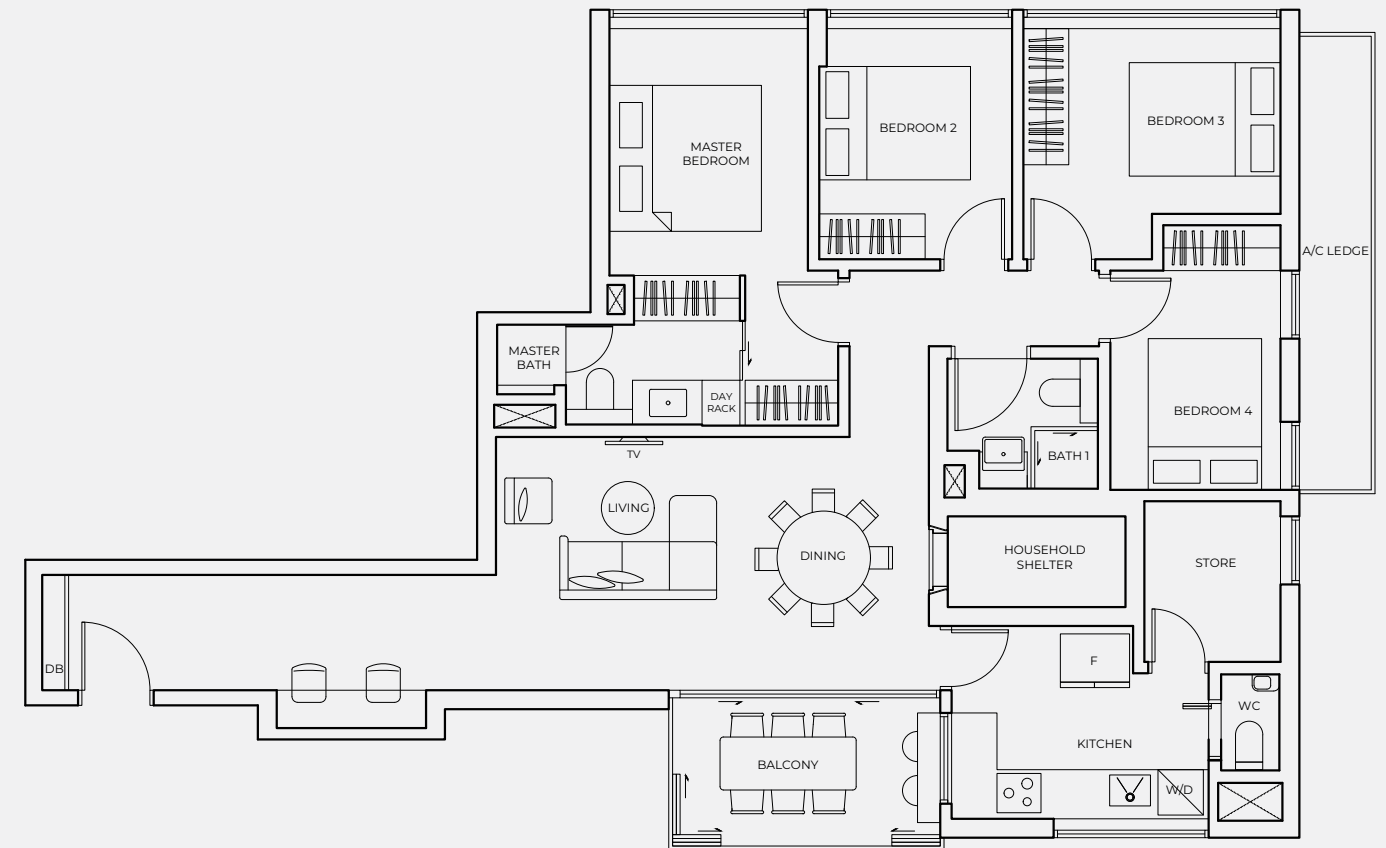
# 4 Bedroom

TYPE C2-A  
122 SQM (1313 SQFT)

#05-04



KEY PLAN: 5<sup>TH</sup> STOREY  
NOT TO SCALE



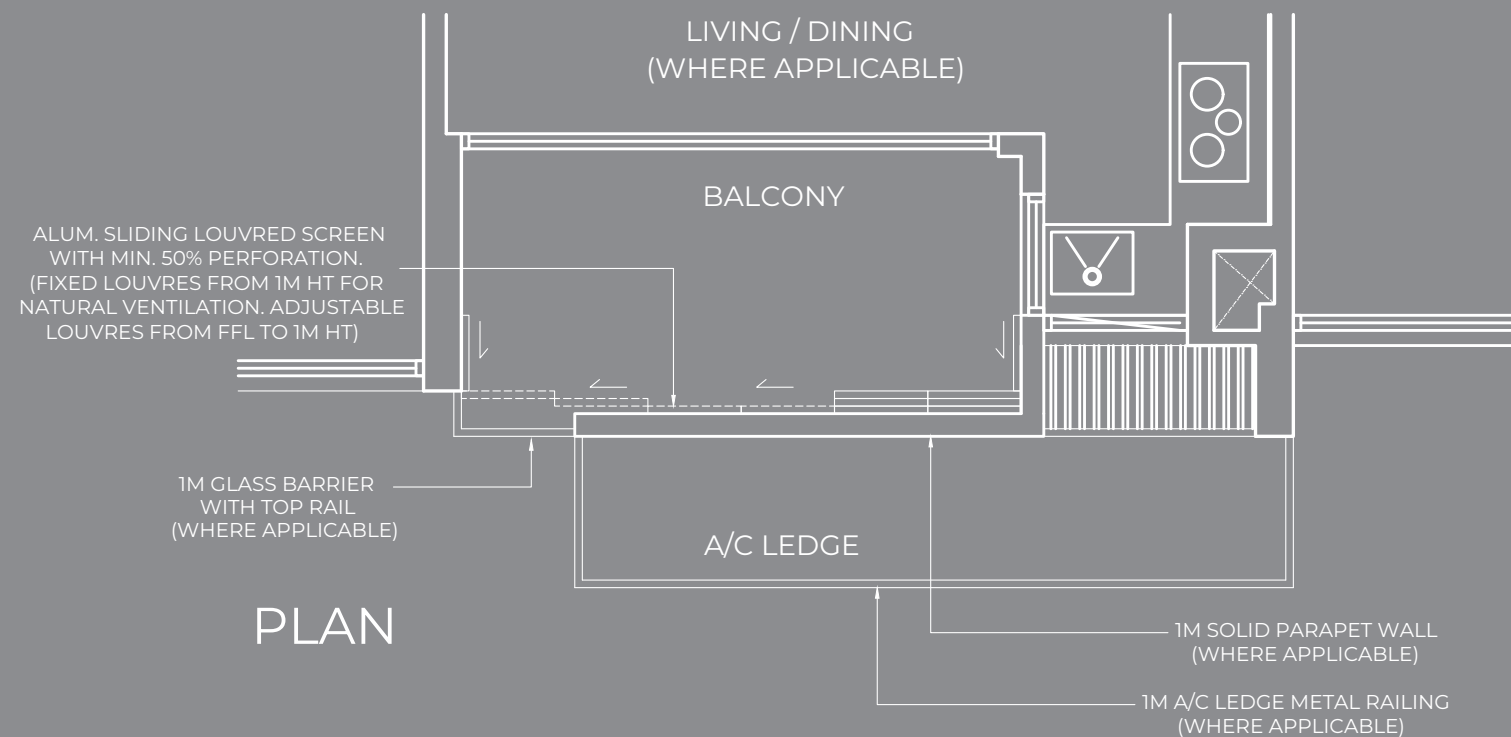
## LEGEND

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

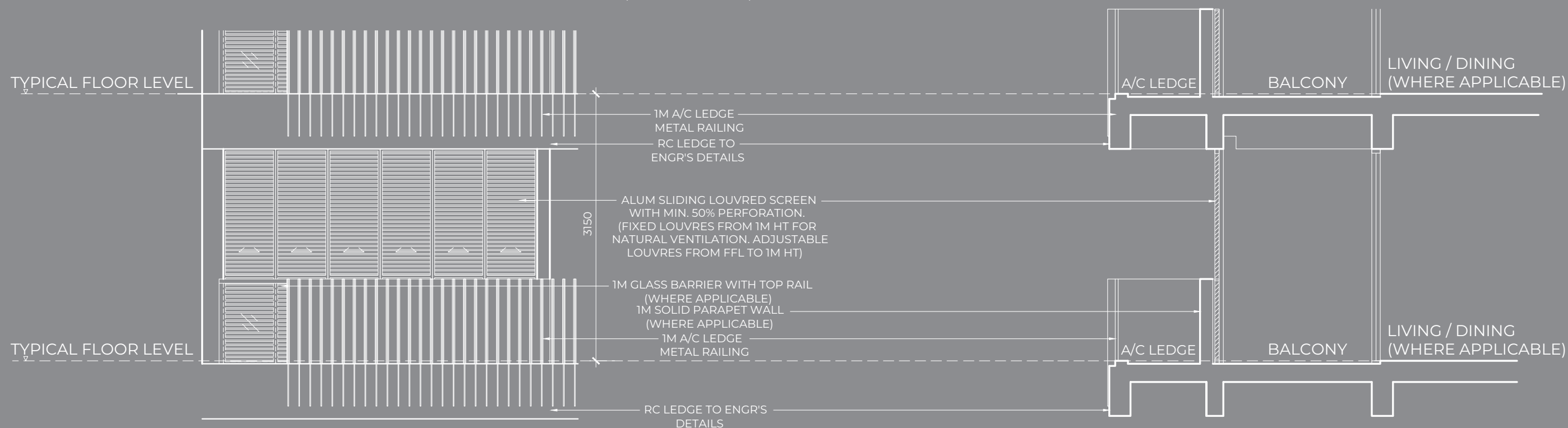
All floor area include a/c ledge and balcony. Balconies are not to be enclosed except with a balcony screen which has been approved and complies with the Competent Authority's guidelines. For an illustration of the approved balcony screen, please refer to diagram annexed hereto as "Annexure A"

# Annexure A

## Balcony Screen For All Unit Types



PLAN



ELEVATION  
(OPEN POSITION)

SECTION



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](http://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



# 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 A2292-00490-2202-BP02 dated 05 January 2024