



U R B A N


RESIDENCES





URBAN

Crafted with creative use of space for maximum comfort, the workable home office at Urban comes with double door single toilet, accessible from both study and master bedroom for efficient layout. An open kitchen concept is available for larger units for light preparation of meals. It is all functional and comfortable – a place you'll want to burn the midnight oil or just sleep the night away.





CRAFTED FOR WORK-LIFE BALANCE

Not just from the comforts of your home, you can also choose to work from the Outdoor Meeting Lounge at the 4th floor or wine and dine your clients at the cafes in The Poiz Centre, where various printing and stationery shops are available to make work a breeze. With the MRT at your doorstep, you can reach the CBD for enhanced connectivity and work efficiency.



URBAN DIAGRAMMATIC UNIT DISTRIBUTION CHART

10 Meyappa Chettiar Road Singapore 358473															
UNIT FLR	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
18	U BS1r	U AS3r	U AS1r	U C1r	U C1r	U B1r	U B1r	U AS1r	U AS1r	U B1r	U B1r	U AS1r	U C1r	U C1ar	U AS2r
17	U BS1	U AS3	U AS1	U C1	U C1	U B1	U B1	U AS1	U AS1	U B1	U B1	U AS1	U C1	U C1a	U AS2
16	U BS1	U AS3	U AS1	U C1	U C1	U B1	U B1	U AS1	U AS1	U B1	U B1	U AS1	U C1	U C1a	U AS2
15	U BS1	U AS3	U AS1	U C1	U C1	U B1	U B1	U AS1	U AS1	U B1	U B1	U AS1	U C1	U C1a	U AS2
14	U BS1	U AS3	U AS1	U C1	U C1	U B1	U B1	U AS1	U AS1	U B1	U B1	U AS1	U C1	U C1a	U AS2
13	U BS1	U AS3	U AS1	U C1	U C1	U B1	U B1	U AS1	U AS1	U B1	U B1	U AS1	U C1	U C1a	U AS2
12	U BS1	U AS3	U AS1	U C1	U C1	U B1	U B1	U AS1	U AS1	U B1	U B1	U AS1	U C1	U C1a	U AS2
11	U BS1	U AS3	U AS1	U C1	U C1	U B1	U B1	U AS1	U AS1	U B1	U B1	U AS1	U C1	U C1a	U AS2
10	U BS1	U AS3	U AS1	U C1	U C1	U B1	U B1	U AS1	U AS1	U B1	U B1	U AS1	U C1	U C1a	U AS2
9	U BS1	U AS3	U AS1	U C1	U C1	U B1	U B1	U AS1	U AS1	U B1	U B1	U AS1	U C1	U C1a	U AS2
8	U BS1	U AS3	U AS1	U C1	U C1	U B1	U B1	U AS1	U AS1	U B1	U B1	U AS1	U C1	U C1a	U AS2
7	U BS1	U AS3	U AS1	U C1	U C1	U B1	U B1	U AS1	U AS1	U B1	U B1	U AS1	U C1	U C1a	U AS2
6	U BS1	U AS3	U AS1	U C1	U C1	U B1	U B1	U AS1	U AS1	U B1	U B1	U AS1	U C1	U C1a	U AS2
5	U BS1	U AS3	U AS1	U C1	U C1	U B1	U B1	U AS1	U AS1	U B1	U B1	U AS1	U C1	U C1a	U AS2
4	U BS1p	U AS3p	U AS1p	U C1p	U C1p	U B1p	U B1p	U AS1p	U AS1p	U B1p	U B1p	U AS1p	U C1p	U C1ap	U AS2p
3	RESIDENTIAL CARPARK														
2	RESIDENTIAL CARPARK														
1	COMMERCIAL CARPARK														

Legend

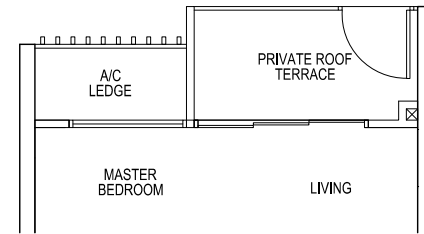
- A** 1-bedroom
- B** 2-bedroom
- C** 3-bedroom

TYPE U AS1p

1-BEDROOM + STUDY

Total Area = 41 sqm

- #04-18
- #04-23 (MIRROR)
- #04-24
- #04-27 (MIRROR)

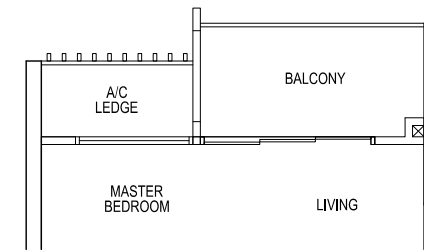
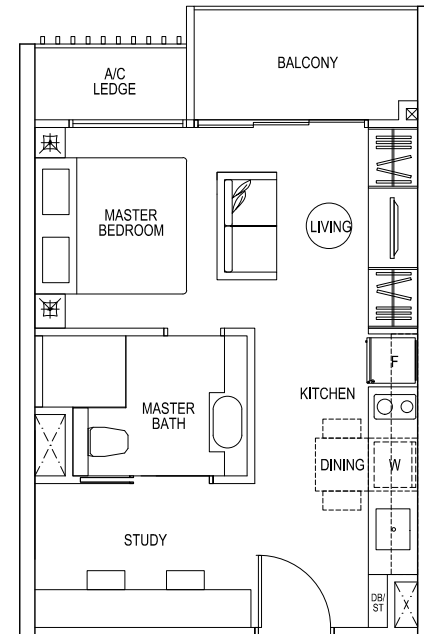


TYPE U AS1

1-BEDROOM + STUDY

Total Area = 41 sqm

- #05-18, #06-18, #07-18, #09-18, #10-18, #11-18, #13-18, #14-18, #15-18, #17-18
- #05-23 TO #17-23 (MIRROR)
- #05-24 TO #17-24
- #05-27 TO #17-27 (MIRROR)



TYPE U AS1

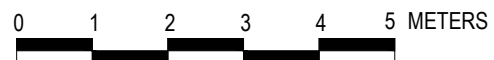
1-BEDROOM + STUDY

Total Area = 41 sqm

- #08-18, #12-18, #16-18



KEY PLAN



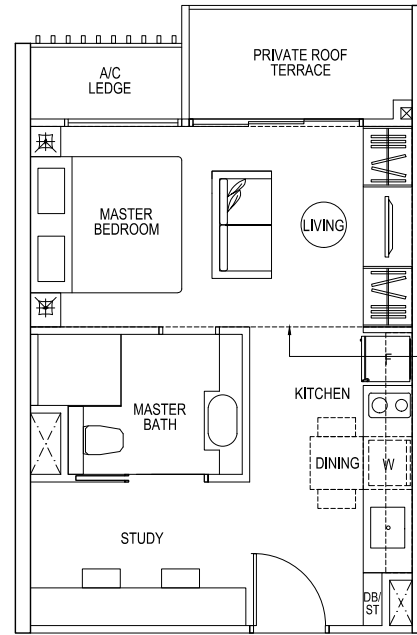
Area includes A/C ledge, balcony, private roof terrace and void area. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey. Abbreviation: A/C ledge (Aircon Ledge), Private Roof Terrace, ST (Store), DB (Distribution Board), F (Fridge), W (Washing Machine).

TYPE U AS1r

1-BEDROOM + STUDY

Total Area = 55 sqm
(Including Void Area of 14 sqm)

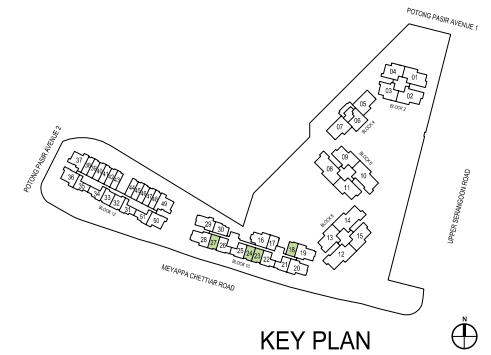
- #18-18 HIGH CEILING
- #18-23 HIGH CEILING (MIRROR)
- #18-24 HIGH CEILING
- #18-27 HIGH CEILING (MIRROR)



dotted line denotes void area of 14 sqm above living and bedrooms



Area includes A/C ledge, balcony, private roof terrace and void area. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey. Abbreviation: A/C ledge (Aircon Ledge), Private Roof Terrace, ST (Store), DB (Distribution Board), F (Fridge), W (Washing Machine).



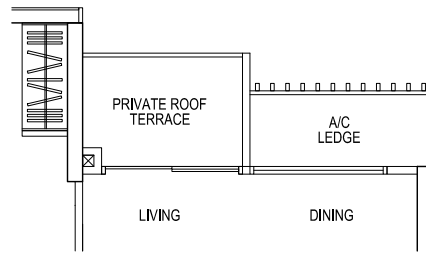
KEY PLAN

TYPE U AS2p

1-BEDROOM + STUDY

Total Area = 49 sqm

#04-30



TYPE U AS2r

1-BEDROOM + STUDY

Total Area = 72 sqm
(Including Void Area of 23 sqm)

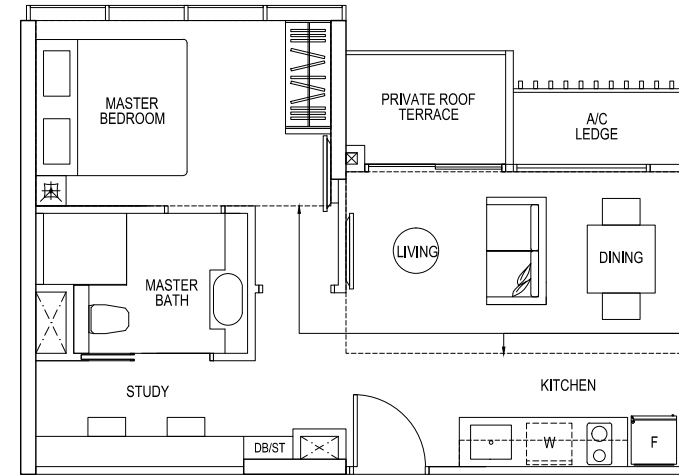
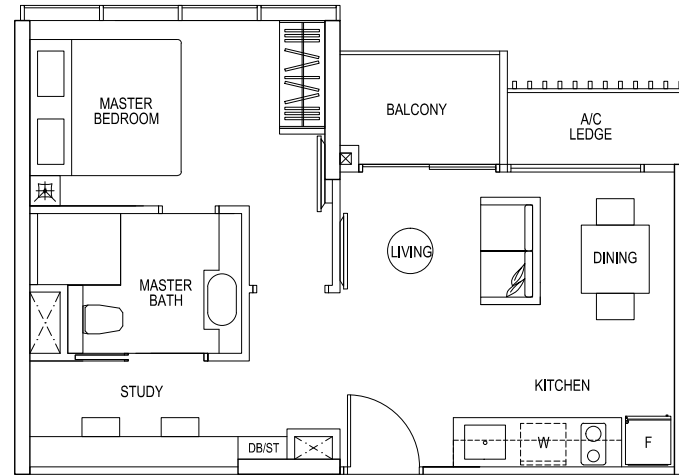
#18-30 HIGH CEILING

TYPE U AS2

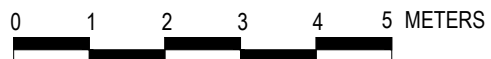
1-BEDROOM + STUDY

Total Area = 49 sqm

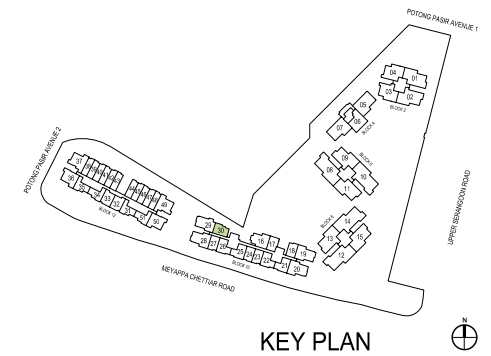
#05-30 to #17-30



dotted line denotes void area of 23 sqm above living and bedrooms



Area includes A/C ledge, balcony, private roof terrace and void area. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey. Abbreviation: A/C ledge (Aircon Ledge), Private Roof Terrace, ST (Store), DB (Distribution Board), F (Fridge), W (Washing Machine).



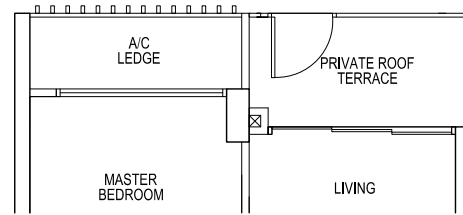
KEY PLAN

TYPE U AS3p

1-BEDROOM + STUDY

Total Area = 45 sqm

#04-17

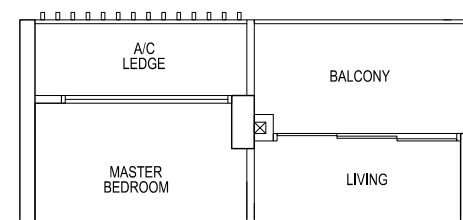
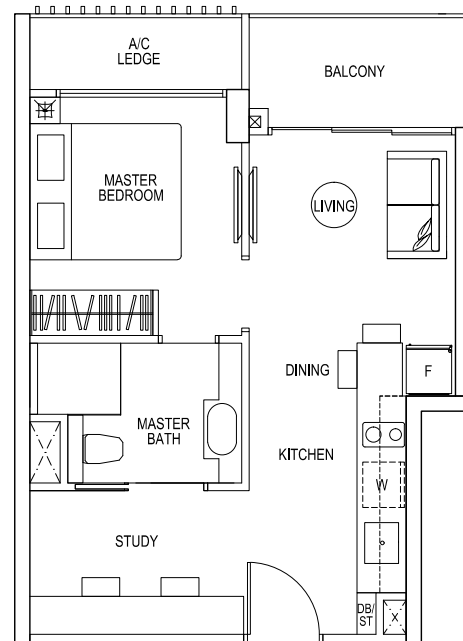


TYPE U AS3

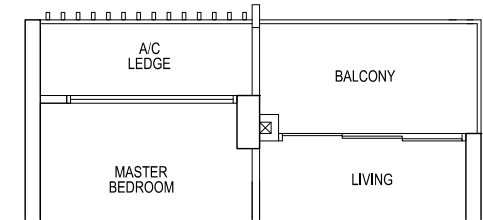
1-BEDROOM + STUDY

Total Area = 45 sqm

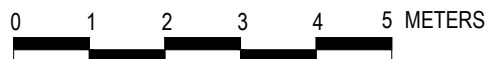
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#13-17, #15-17, #17-17



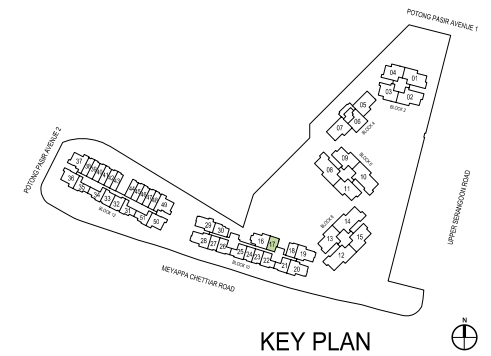
#08-17, #12-17, #16-17



#06-17, #10-17, #14-17



Area includes A/C ledge, balcony, private roof terrace and void area. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey. Abbreviation: A/C ledge (Aircon Ledge), Private Roof Terrace, ST (Store), DB (Distribution Board), F (Fridge), W (Washing Machine).



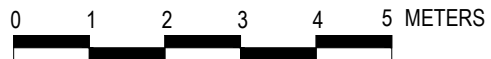
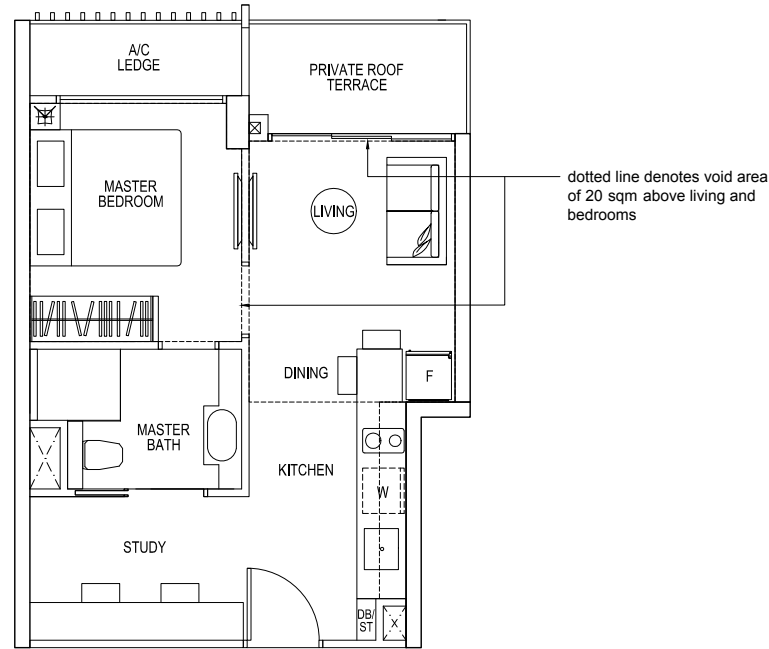
KEY PLAN

TYPE U AS3r

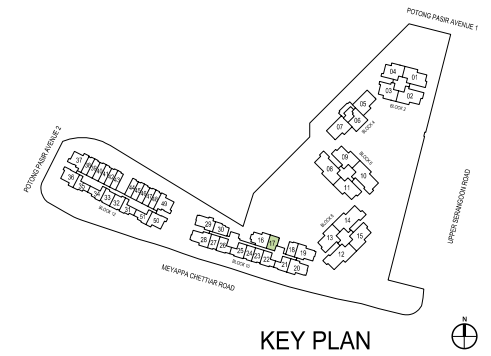
1-BEDROOM + STUDY

Total Area = 65 sqm
(Including Void Area of 20 sqm)

#18-17 HIGH CEILING



Area includes A/C ledge, balcony, private roof terrace and void area. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey. Abbreviation: A/C ledge (Aircon Ledge), Private Roof Terrace, ST (Store), DB (Distribution Board), F (Fridge), W (Washing Machine).

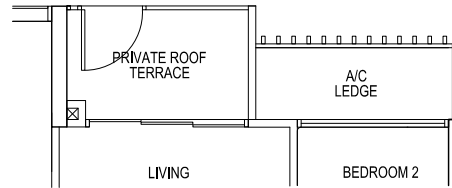




TYPE U B1p

2-BEDROOM

Total Area = 54 sqm

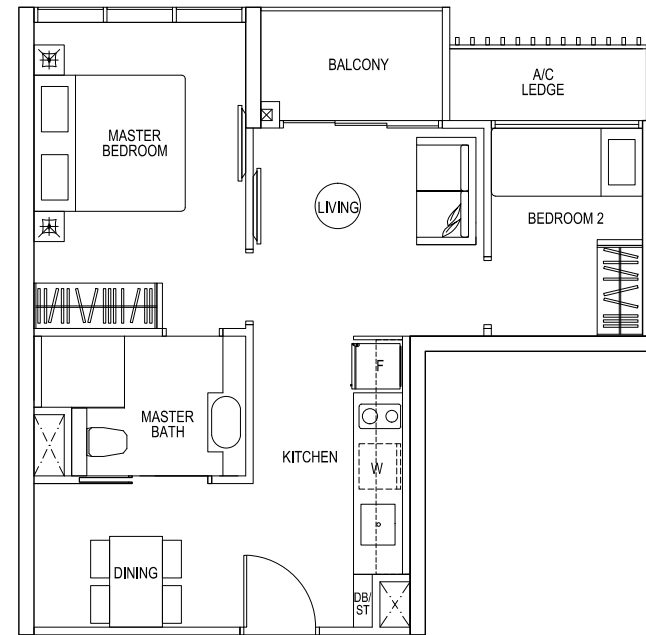


- #04-21
- #04-22 (MIRROR)
- #04-25
- #04-26 (MIRROR)

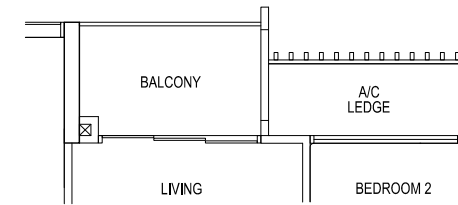
TYPE U B1

2-BEDROOM

Total Area = 54 sqm



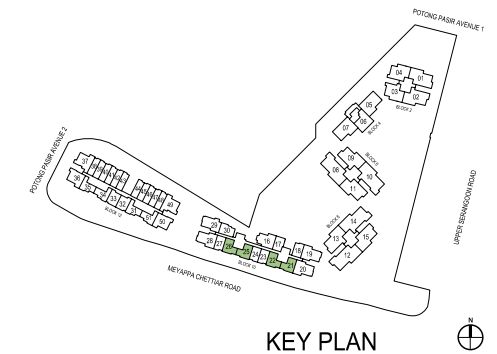
- #05-21, #06-21, #07-21, #09-21, #10-21, #11-21, #13-21, #14-21, #15-21, #17-21
- #05-22, #06-22, #07-22, #09-22, #10-22, #11-22, #13-22, #14-22, #15-22, #17-22 (MIRROR)
- #05-25, #07-25, #08-25, #09-25, #11-25, #12-25, #13-25, #15-25, #16-25, #17-25
- #05-26 TO #17-26 (MIRROR)



- #08-21, #12-21, #16-21
- #08-22, #12-22, #16-22 (MIRROR)
- #06-25, #10-25, #14-25



Area includes A/C ledge, balcony, private roof terrace and void area. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey. Abbreviation: A/C ledge (Aircon Ledge), Private Roof Terrace, ST (Store), DB (Distribution Board), F (Fridge), W (Washing Machine).

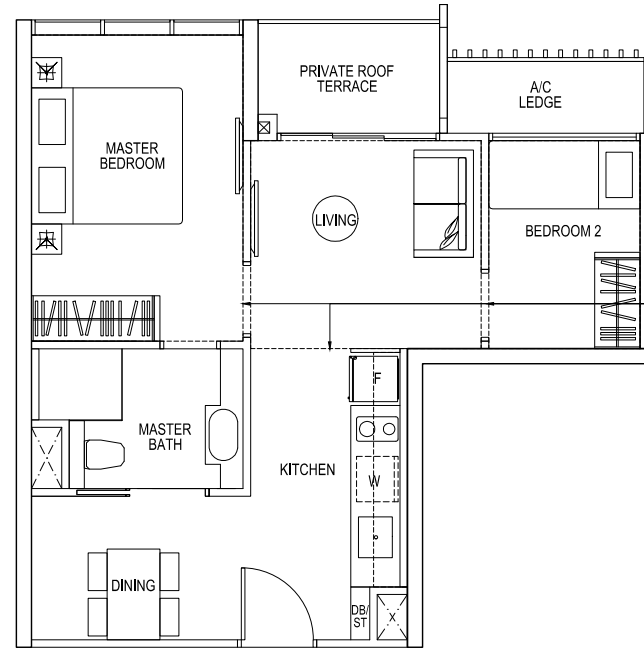


TYPE U B1r

2-BEDROOM

Total Area = 82 sqm
(Including Void Area of 28 sqm)

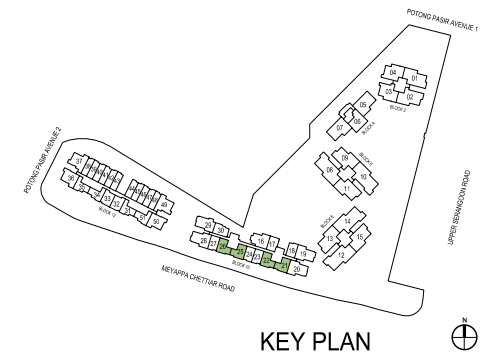
- #18-21 HIGH CEILING
- #18-22 HIGH CEILING (MIRROR)
- #18-25 HIGH CEILING
- #18-26 HIGH CEILING (MIRROR)



dotted line denotes void area of 28 sqm above living and bedrooms



Area includes A/C ledge, balcony, private roof terrace and void area. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey. Abbreviation: A/C ledge (Aircon Ledge), Private Roof Terrace, ST (Store), DB (Distribution Board), F (Fridge), W (Washing Machine).



KEY PLAN

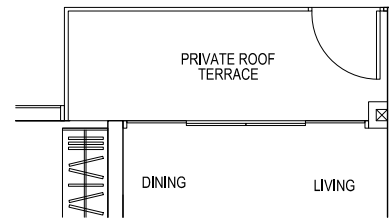


TYPE U BS1p

2-BEDROOM + STUDY

Total Area = 72 sqm

#04-16

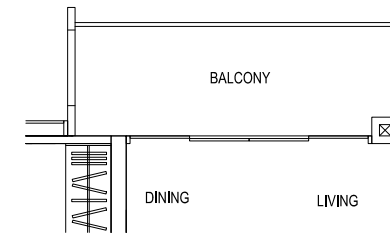


TYPE U BS1

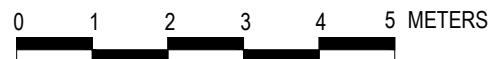
2-BEDROOM + STUDY

Total Area = 72 sqm

#05-16, #07-16, #09-16, #11-16,
#13-16, #15-16, #17-16



#06-16, #08-16, #10-16, #12-16,
#14-16, #16-16



Area includes A/C ledge, balcony, private roof terrace and void area. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey. Abbreviation: A/C ledge (Aircon Ledge), Private Roof Terrace, ST (Store), DB (Distribution Board), F (Fridge), W (Washing Machine).



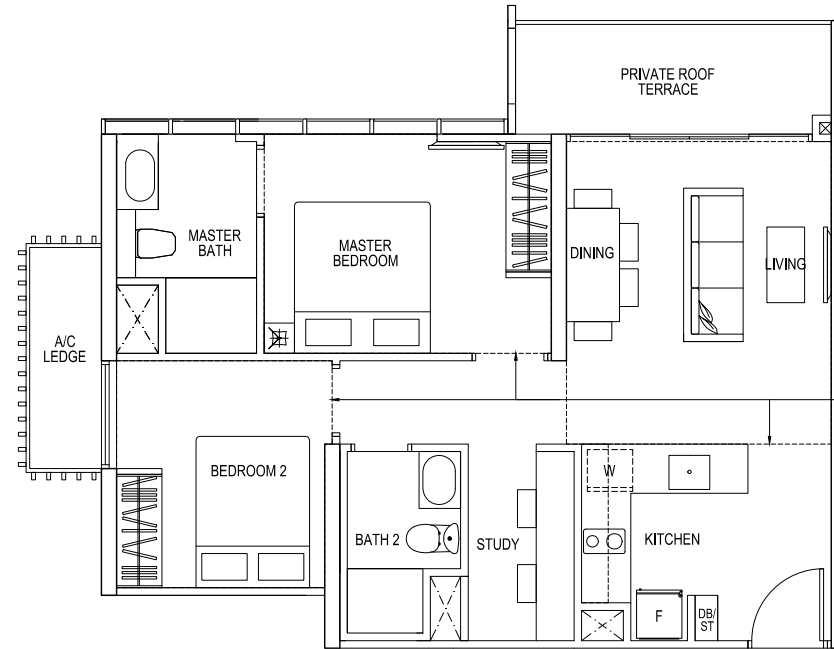
KEY PLAN

TYPE U BS1r

2-BEDROOM + STUDY

Total Area = 108 sqm
(Including Void Area of 36 sqm)

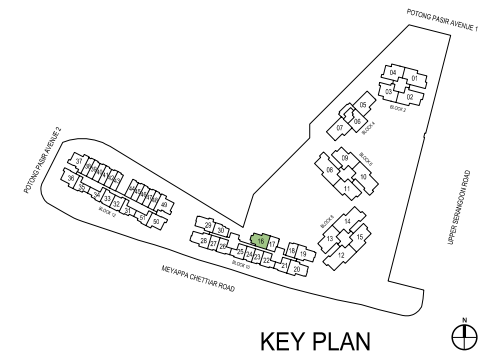
#18-16 HIGH CEILING



dotted line denotes void area of 36 sqm above living and bedrooms



Area includes A/C ledge, balcony, private roof terrace and void area. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey. Abbreviation: A/C ledge (Aircon Ledge), Private Roof Terrace, ST (Store), DB (Distribution Board), F (Fridge), W (Washing Machine).



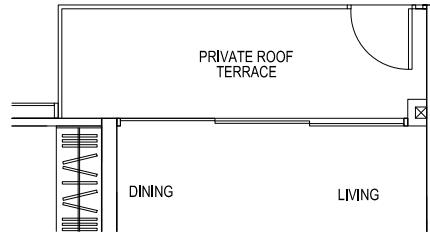
KEY PLAN



TYPE U C1p

3-BEDROOM

Total Area = 78 sqm



#04-19 (MIRROR)

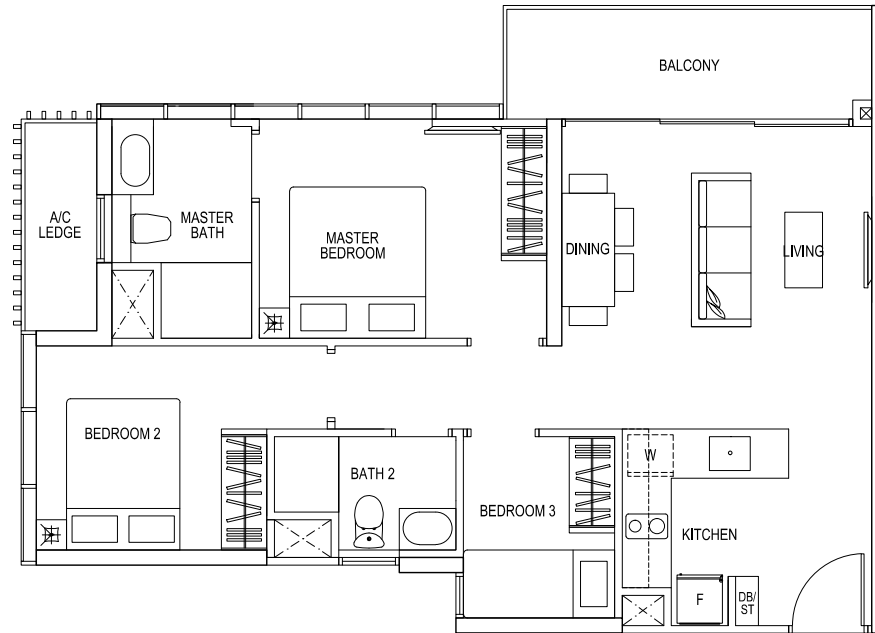
#04-20

#04-28 (MIRROR)

TYPE U C1

3-BEDROOM

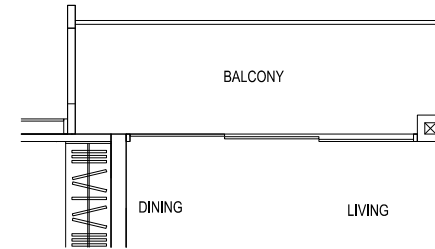
Total Area = 78 sqm



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#13-19, #15-19, #17-19 (MIRROR)

#05-20, #07-20, #09-20, #11-20,
#13-20, #15-20, #17-20

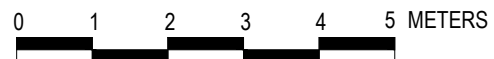
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#13-28, #15-28, #17-28 (MIRROR)



#06-19, #08-19, #10-19, #12-19,
#14-19, #16-19 (MIRROR)

#06-20, #08-20, #10-20, #12-20,
#14-20, #16-20

#06-28, #08-28, #10-28, #12-28,
#14-28, #16-28 (MIRROR)



Area includes A/C ledge, balcony, private roof terrace and void area. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey. Abbreviation: A/C ledge (Aircon Ledge), Private Roof Terrace, ST (Store), DB (Distribution Board), F (Fridge), W (Washing Machine).



KEY PLAN

TYPE U C1r

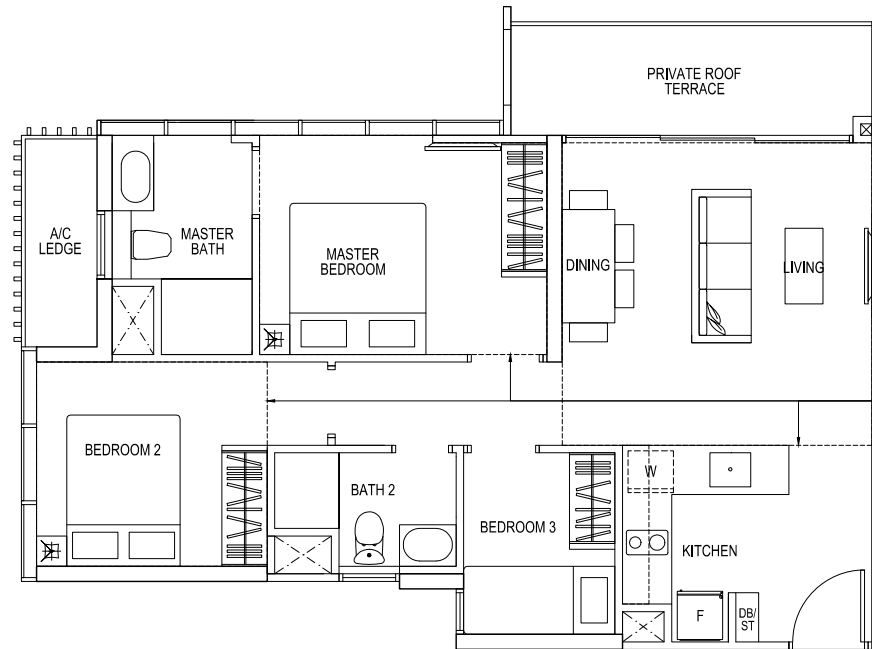
3-BEDROOM

Total Area = 117 sqm
(Including Void Area of 39 sqm)

#18-19 HIGH CEILING (MIRROR)

#18-20 HIGH CEILING

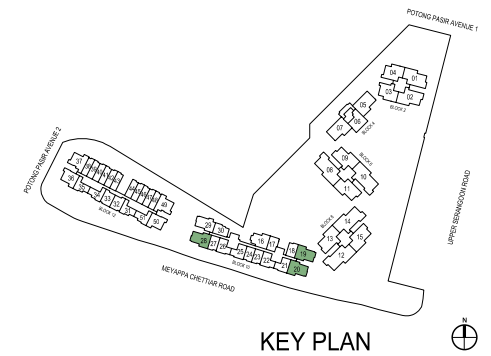
#18-28 HIGH CEILING (MIRROR)



dotted line denotes void area
of 39 sqm above living and
bedrooms

0 1 2 3 4 5 METERS

Area includes A/C ledge, balcony, private roof terrace and void area. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey. Abbreviation: A/C ledge (Aircon Ledge), Private Roof Terrace, ST (Store), DB (Distribution Board), F (Fridge), W (Washing Machine).



KEY PLAN

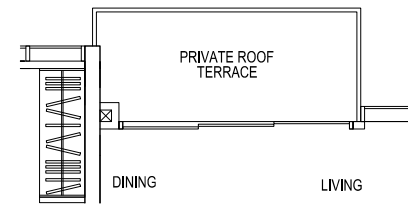


TYPE U C1ap

3-BEDROOM

Total Area = 72 sqm

#04-29

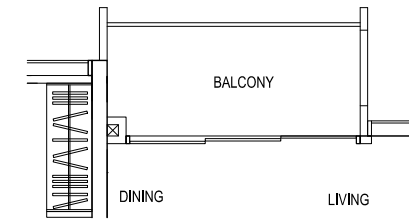
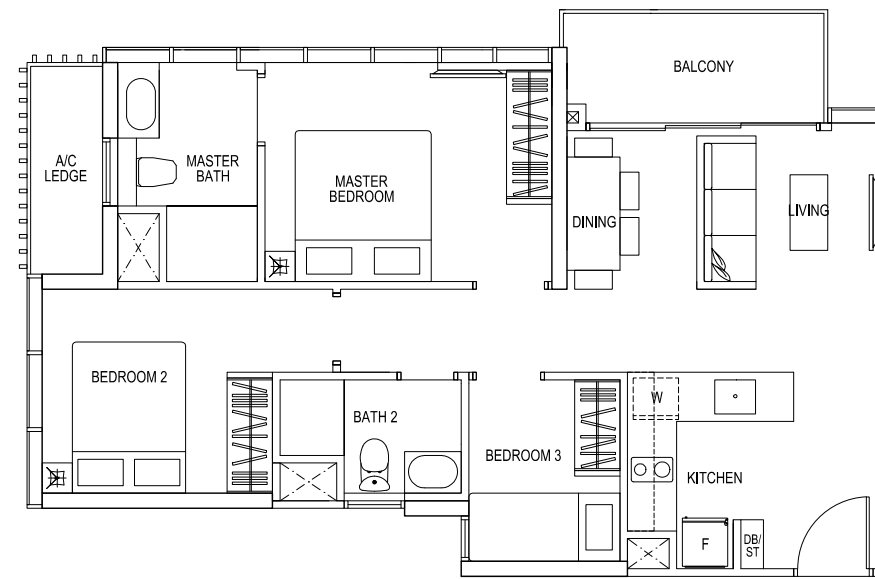


TYPE U C1a

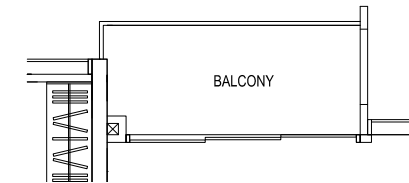
3-BEDROOM

Total Area = 72 sqm

#05-29, #07-29, #09-29, #11-29,
#13-29, #15-29, #17-29



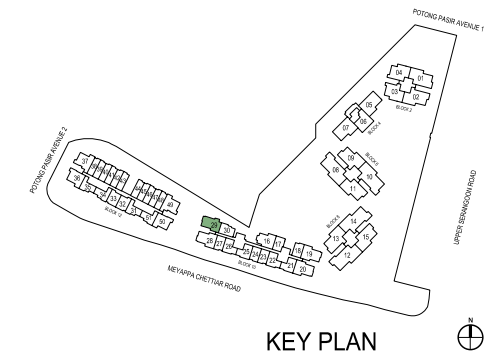
#06-29, #10-29, #14-29



#08-29, #12-29, #16-29



Area includes A/C ledge, balcony, private roof terrace and void area. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey. Abbreviation: A/C ledge (Aircon Ledge), Private Roof Terrace, ST (Store), DB (Distribution Board), F (Fridge), W (Washing Machine).



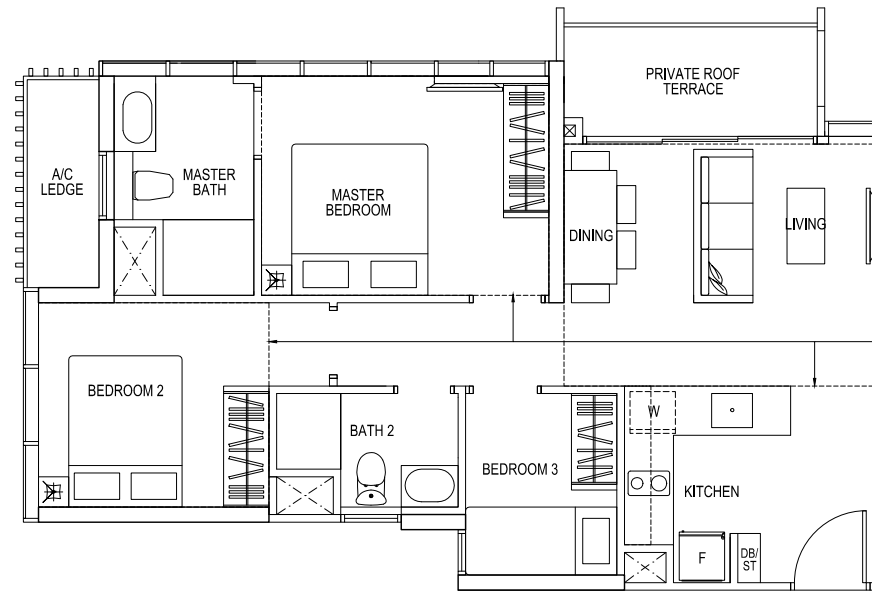
KEY PLAN

TYPE U C1ar

3-BEDROOM

Total Area = 107 sqm
(Including Void Area of 35 sqm)

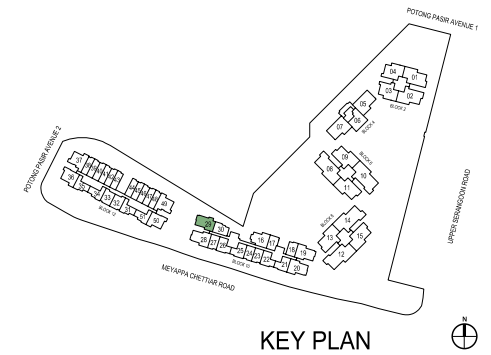
#18-29 HIGH CEILING



dotted line denotes void area of 35 sqm above living and bedrooms



Area includes A/C ledge, balcony, private roof terrace and void area. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plans for orientation. The plans are subject to change as may be approved by the relevant authorities. All floor areas are approximate measurements only and are subject to government resurvey. Abbreviation: A/C ledge (Aircon Ledge), Private Roof Terrace, ST (Store), DB (Distribution Board), F (Fridge), W (Washing Machine).



KEY PLAN



Developer: MCC Land (Potong Pasir) Pte Ltd (UEN: 201424543R) • Development Name: The Poiz Residences and The Poiz Centre • Developer's License No: C1187 dated 01 October 2015 • Tenure of Land: 99 years commencing on 17 November 2014 • Mukim/Lot No.: Lot 10559A of MK17, Singapore • Building Plan No: A1720-00015-2014-BP01 dated 06 October 2015 • Encumbrances on the Land: (1) Caveats IE/97477C and IE/111820L in favour of Malayan Banking Berhad, Singapore Branch. (2) Caveat IE/112593C in favour of China Taiping Insurance (Singapore) Pte Ltd • Expected TOP Date: 19 August 2019 • Expected Date of Legal Completion: 19 August 2022

Brochure: 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 or representations of fact. All information and details stated in this brochure are correct as at the time of printing. • Specification: All information and specifications are current at the time of going to press and are subject to change as may be required and cannot form part of the contract. All plans are subject to any amendments approved or may be approved by the relevant authority. Visual representations including (architectural) models, drawings, photographs / pictures and artists' renderings are impression only, while illustrations of interiors are only decor suggestions and none to be regarded as representation facts. Floor areas are approximate measurements and subject to final survey • Sales & Purchase Agreement: The Sales & Purchase Agreement shall form the entire agreement between us as the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to the signing of the Sale & Purchase Agreement and shall in no way be modified by any statements, representation or promises made by us or the marketing agent.

