

PROJECT FACTSHEET - NEW LAUNCH

TRAS STREET · DISTRICT 02 - D02

TMW Maxwell

324

RESIDENTIAL UNITS

99 Years

TENURE

30 June 2028

TOP / VP

D02

DISTRICT

Not stated

INDICATIVE PRICE

TMW Maxwell is a Maxwell Road and Tras Street mixed-use launch with 324 residences, 11 commercial units, a three-storey podium and flexible Flip/Switch living formats in the Tanjong Pagar conservation district.

PROJECT PARTICULARS

DEVELOPER	Maxwell Residential Pte. Ltd. and Maxwell Commercial Pte. Ltd., a joint venture between SingHaiyi Group and Chuan Investments	PLOT RATIO	5.95
ADDRESS	31 Tras Street, Singapore 079934	BLOCKS & STOREYS	One 20-storey residential block with communal facilities, 3-storey commercial podium and 3 basement carparks
TENURE	99 years commencing from 28 April 2023	TOTAL UNITS	324 residential units and 11 commercial units (1 strata lot)
SITE AREA	3,883.3 sqm	EXPECTED TOP	Estimated vacant possession 30 June 2028

UNIT MIX & SIZES

TYPE	SIZE	UNITS	PRICE
Flip / Switch	44-45 sqm	201 units	Not stated
1 Bedroom Suite	48 sqm	34 units	Not stated
1 Bedroom + Study	51-53 sqm	34 units	Not stated
1 Bedroom Loft	79-82 sqm	5 units	Not stated
2 Bedroom Premium	73 sqm	16 units	Not stated
2 Bedroom Dual-Key	80-81 sqm	34 units	Not stated

TMW MAXWELL - CONTINUED

PRICING - HIGHLIGHTS - LOCATION

INDICATIVE PRICING

FLIP / SWITCH

Not stated

1 BEDROOM SUITE

Not stated

1 BEDROOM + STUDY

Not stated

1 BEDROOM LOFT

Not stated

2 BEDROOM PREMIUM

Not stated

2 BEDROOM DUAL-KEY

Not stated

The local source files reviewed for this run do not include a current official price list; indicative pricing is marked as not stated.

WHY BUYERS ARE WATCHING TMW MAXWELL

- 1 Source factsheet states 324 residential units and 11 commercial units.
- 2 The development comprises one 20-storey residential block with a three-storey commercial podium.
- 3 62% of residential units are described in source materials as Flip/Switch units.
- 4 The source factsheet states Maxwell MRT is about 2 minutes' walk away.
- 5 The source describes four lines, five parks and six MRT stations within the wider doorstep catchment.
- 6 Consultants include Formwerkz Architects, Compound Collaborative and FARM.

LOCATION & CONNECTIVITY

MRT

Maxwell MRT

Source factsheet states Maxwell MRT is about 2 minutes' walk away, with other stations within the Tanjong Pagar and Chinatown catchment.

COMMERCIAL

CBD / Maxwell Road

The mixed-use podium provides restaurant and shop frontage within the CBD fringe.

LIFESTYLE

Tanjong Pagar / Duxton / Club Street

Source materials highlight restaurants, bars, parks and shophouse districts around Tras Street.

ROADS

Maxwell Road / South Bridge Road

The site connects quickly into the CBD, Chinatown, Shenton Way and the wider expressway network.

FACILITIES HIGHLIGHTS (30+ IN TOTAL)

Commercial Podium

Social Garden

Gym

Duxton Hill

Arrival Lobby

Pool Deck

Residents' Lounge

BBQ Pavilion

Reading Corner

Family Spaces

Sky Haven

Outdoor Lounge

Sky Lounge

Club Street

Drop-off

Clubhouse

Gymnasium

Landscape Deck

Outdoor Dining

Management Office

Sky Pool

Fitness Terrace

Maxwell Food Centre

Telok Ayer dining

Swimming Pool

Function Room

Children's Play

Garden Seating

Fitness Zone

Bicycle Parking