

TMW

Maxwell

DEFIANCE \ NON-CONFORMIST \ QUESTIONING THE
FUTURE \ MULTI-HYPHENATES \ HYPER-CONNECTED \ NOT
DEFINED BY ONE THING \ AMBITION \ DO-MORE, DO-ALL \ BE
YOURSELF \ MAKING YOUR OWN HISTORY \ SHAPING YOUR
OWN TOMORROW \ STAY TRUE \ BREAK BOUNDARIES \ THE
ART OF BEING UNIQUE \ DEFIANCE \ NON-CONFORMIST \
QUESTIONING THE FUTURE \ MULTI-HYPHENATES \ HYPER-
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DO-MORE, DO-ALL \ BE YOURSELF \ MAKING YOUR OWN
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TRUE \ BREAK BOUNDARIES \ THE ART OF BEING UNIQUE
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HYPER-CONNECTED \ NOT DEFINED BY ONE THING \
AMBITION \ DO-MORE, DO-ALL \ BE YOURSELF \ MAKING
YOUR OWN HISTORY \ BREAK BOUNDARIES \ FLOOR PLANS



Artist's Impression

/ PART HOME /
PART OFFICE
/ PART PARK /
PART GALLERIA



Artist's Impression

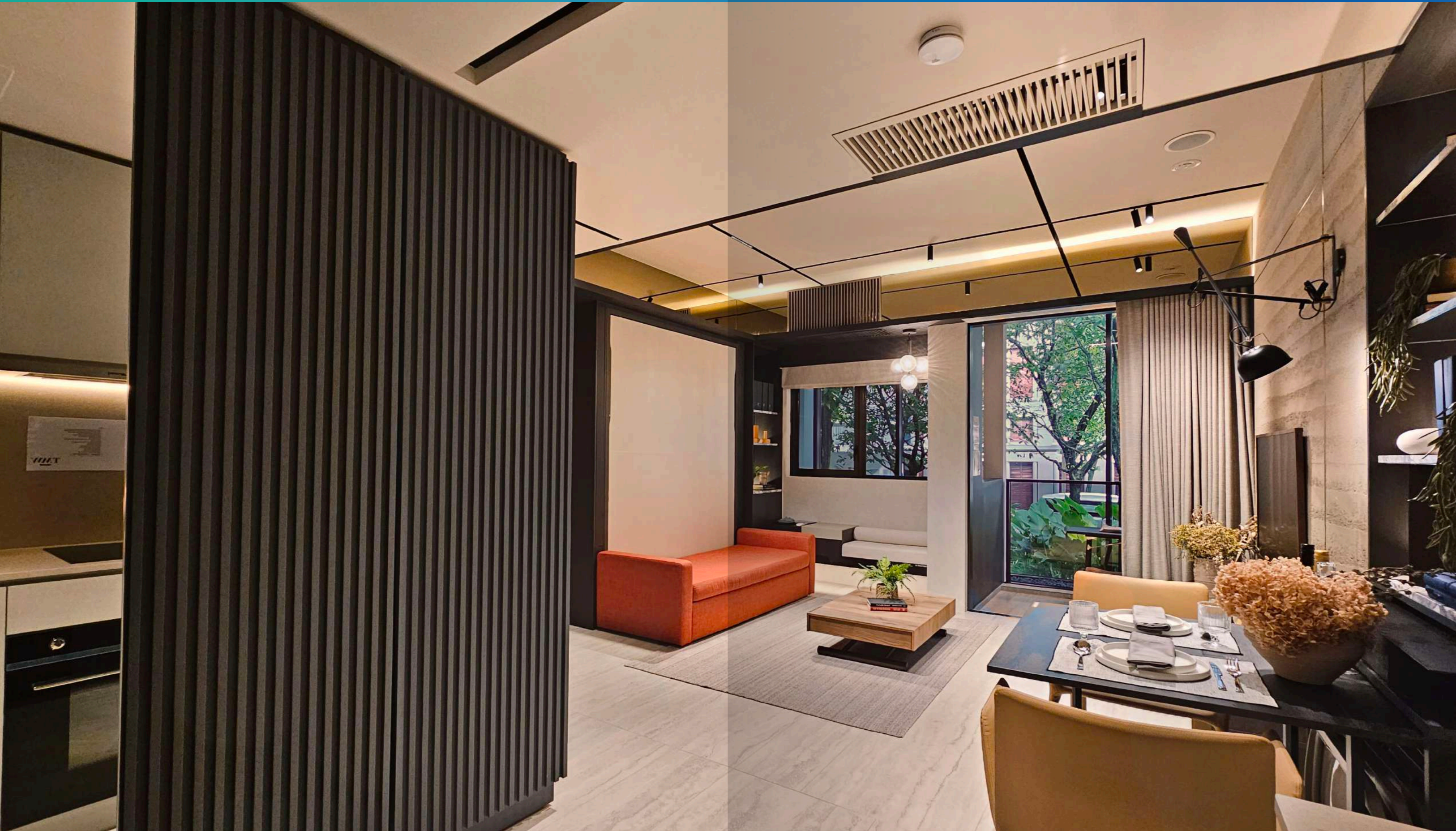
TMW Maxwell is designed for tomorrow's hybrid lifestyle. Just like how urbanites of tomorrow defy categorisation, TMW Maxwell blends home, office, park and gallery into one exciting offering.



Artist's Impression

FLIP / SWITCH

FLIP / SWITCH units are designed with innovative, transformable furniture. Each permutation flips and switches to facilitate highly flexible and versatile living spaces. With every variation constantly adapting to the dynamic needs of the multi-hyphenate dweller.



SPACE AS DYNAMIC AS YOU ARE

A home should adapt to the way you live. Not the other way round. In the city living of TMW Maxwell, we have designed clever spaces that flip/switch from day to night, live to work, for one person to a party of many.



**WORK SETTING
DAY SCENE**
3-4 PAX

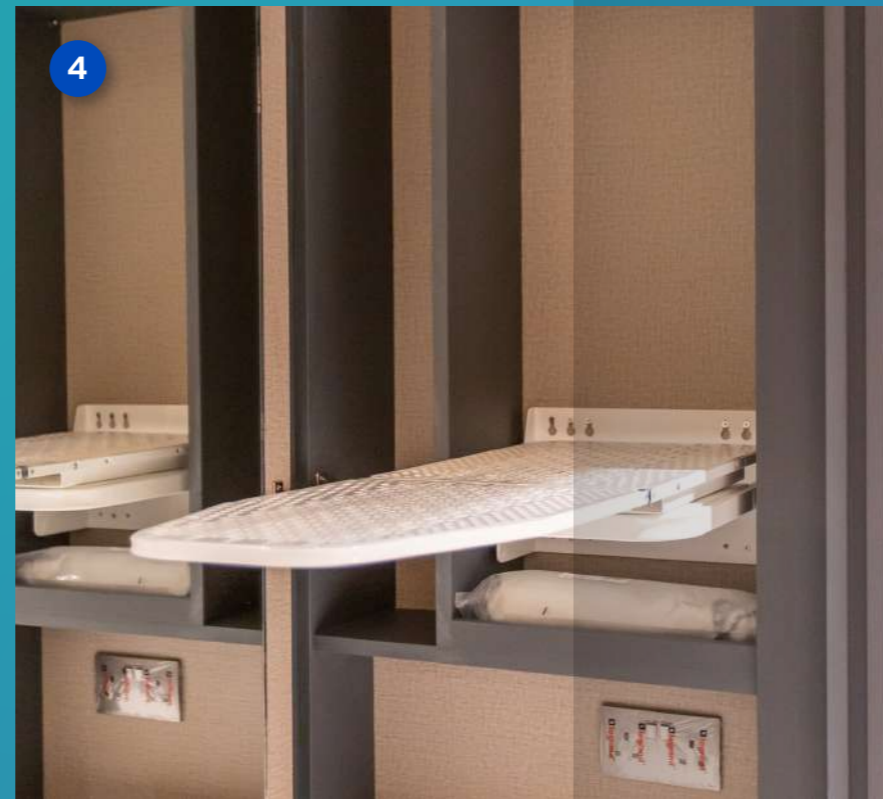


**SOCIAL SETTING
PARTY SCENE**
10-11 PAX



**BEDROOM SETTING
NIGHT SCENE**
1-2 PAX



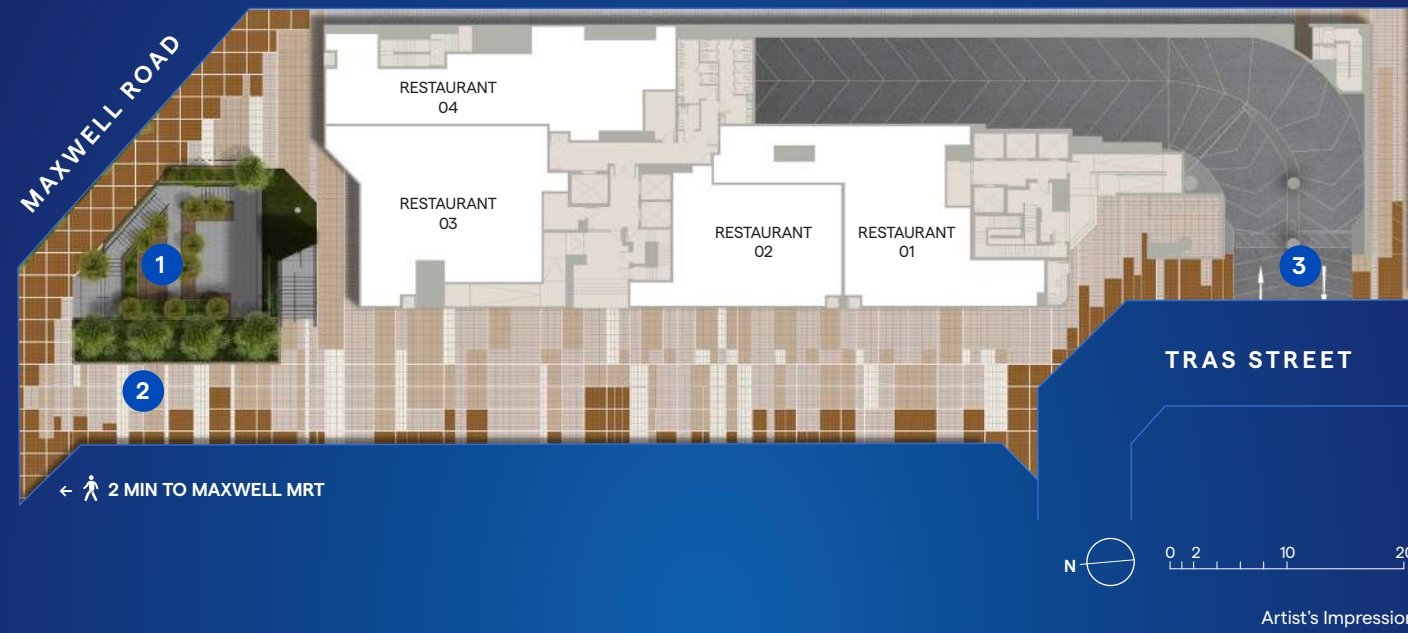


1 Movable Wardrobe with Flip-Down Study Table
2 Queen Size Murphy Bed with integrated Sofa
3 Balcony Flip-Down Table

4 Integrated Flip-Down Ironing Board
5 Pull-out Counter in Laminate Finish complete with Cutlery Tray

1ST STOREY SITE PLAN

- 1 The Commons (B1)
- 2 The Stage
- 3 Vehicular Ingress & Egress



4TH STOREY SITE PLAN / THE COURTYARD

- 5 Courtyard Dining
- 6 Festival Lawn
- 7 Courtyard Lounge
- 8 Fitness Courtyard
- 9 Courtyard Garden
- 10 Farm-to-Fork Garden
- GS Genset



PARK

ON

PARK

ROOF TMW HAVEN

- Sky Pavilion
- Sky Lounger
- Sky Deck
- Outdoor Shower
- Infinity Sky Pool
- Sky Gym

15 - 16TH STOREY SKY POOL

- Lazy Deck
- Sky Jacuzzi
- Outdoor Shower

12TH STOREY SOCIAL GARDEN

- TMW Social Club
- Social Lounge
- Social Blooms

9 - 10TH STOREY OUTDOOR LIVING ROOM

- Breakout Pod
- The Living Room
- Plug and Play

4TH STOREY THE COURTYARD

- Courtyard Dining
- Festival Lawn
- Courtyard Lounge
- Fitness Courtyard
- Courtyard Garden
- Farm-to-Fork Garden

20TH STOREY SKY LOUNGE

- Panorama

18 - 19TH STOREY SKY BAR

- All-day Bar
- Cocktail Bar

17TH STOREY WELLNESS TERRACE

- Wellness Deck

13TH STOREY THE BAR LOUNGE

- Plug and Work

11TH STOREY DO-IT-ALL DECK

- Executive Lounge

6 - 7TH STOREY TMW STUDY

- Reading Alcove
- Working Lounge

As lives and stories unravel at TMW Maxwell, a biophilic spectacle arises. Fronting the buzz of lively Maxwell Road are a series of vertically stacked gardens. Ascending from the pedestrian level in a breathtaking crescendo right up to the peak, these gardens are principally designed based on duality - versatile green spaces that adapt and change throughout any given day. While levels and amenities from the 4th storey onwards are exclusive to residents, the overall facade draws the admiration of all. Within it, a perfect synchrony of facilities, ambiances and spatial concepts.





UNIT

UNIT FLOOR	01	02	03	04	05	06	07	08	09	10
20	1S1	A4	1S2	2DK1	2DK2	1B2	A3	1B1		
19	1S1	A4	1S2	2DK1	2DK2	1B2	A3	1B1	A3	A3
18	1S1	A4	1S2	2DK1	2DK2	1B2	A3	1B1	A3	A3
17	1S1	A4	1S2	2DK1	2DK2	1B2	A3	1B1	A3	A3
16	1S1	A4	1S2	2DK1	2DK2	1B2	A3	1B1	A3	A3
15	1S1	A4	1S2	2DK1	2DK2	1B2	A3	1B1	A3	A3
14	1S1	A4	1S2	2DK1	2DK2	1B2	A3	1B1	A3	A3
13	1S1	A4	1S2	2DK1	2DK2	1B2	A3	1B1	A3	A3
12	1S1	A4	1S2	2DK1	2DK2	1B2	A3	1B1	A3	A3
11	1S1	A4	1S2	2DK1	2DK2	1B2	A3	1B1	A3	A3
10	1S1	A4	1S2	2DK1	2DK2	1B2	A3	1B1	A3	A3
9	1S1	A4	1S2	2DK1	2DK2	1B2	A3	1B1	A3	A3
8	1S1	A4	1S2	2DK1	2DK2	1B2	A3	1B1	A3	A3
7	1S1	A4	1S2	2DK1	2DK2	1B2	A3	1B1	A3	A3
6	1S1	A4	1S2	2DK1	2DK2	1B2	A3	1B1	A3	A3
5	1S1	A4	1S2	2DK1	2DK2	1B2	A3	1B1	A3	A3
4	1S1	A4	1S2	2DK1-G	2DK2-G	1B2	A3-G	1B1-G	A3-G	A3-G
3	COMMERCIAL									
2	COMMERCIAL									
1	COMMERCIAL									
B1	COMMERCIAL / BASEMENT CARPARK									
B2	BASEMENT CARPARK									
B3	BASEMENT CARPARK									

DISTRIBUTION

- FLIP / SWITCH
- 1-Bedroom + Study
- 2-Bedroom Dual Key
- 1-Bedroom Suite
- 2-Bedroom Premium
- 1-Bedroom Loft

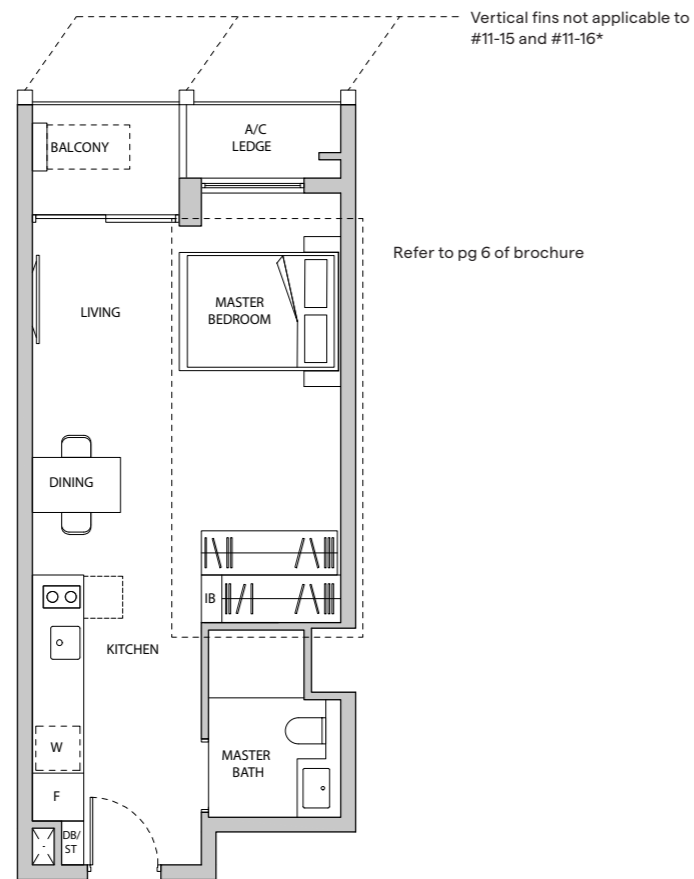
UNIT FLOOR	11	12	13	14	15	16	17	18	19	20
20					BL1	BL1	BL2	BL2	BL2	SKY GYM
19	A3	A3	A3	A3						2C1
18	A3	A3	A3	A3	A1	A1	A2	A2	A2	2C1
17	A3	A3	A3	A3	A1	A1	A2	A2	A2	2C1
16	A3	A3	A3	A3	A1	A1	A2	A2	A2	2C1
15	A3	A3	A3	A3	A1	A1	A2	A2	A2	2C1
14	A3	A3	A3	A3	A1	A1	A2	A2	A2	2C1
13	A3	A3	A3	A3	TMW SOCIAL CLUB		A2	A2	A2	2C1
12	A3	A3	A3	A3			A2	A2	A2	2C1
11	A3	A3	A3	A3	A1	A1	A2	A2	A2	2C1
10	A3	A3	A3	A3	A1	A1	A2	A2	A2	2C1
9	A3	A3	A3	A3	A1	A1	A2	A2	A2	2C1
8	A3	A3	A3	A3	A1	A1	A2	A2	A2	2C1
7	A3	A3	A3	A3	A1	A1	A2	A2	A2	2C1
6	A3	A3	A3	A3	A1	A1	A2	A2	A2	2C1
5	A3	A3	A3	A3	A1	A1	A2	A2	A2	2C1
4	A3-G	A3-G	A3-G	A3-G	A1	A1	A2	A2	A2	2C1
3	COMMERCIAL									
2	COMMERCIAL									
1	COMMERCIAL									
B1	COMMERCIAL / BASEMENT CARPARK									
B2	BASEMENT CARPARK									
B3	BASEMENT CARPARK									

FLIP / SWITCH

TYPE A1

AREA 44 sqm (include 2 sqm A/C Ledge, 4 sqm Balcony)

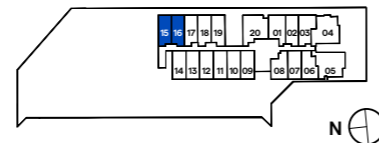
UNIT(S) #04-15 to #11-15
 #14-15 to #18-15
 #04-16* to #11-16*
 #14-16* to #18-16*



LEGEND
 IB: IRONING BOARD

NOTE:
 *Mirror Image

Plans are subject to change/amendments as may be required and/or approved by the Developer and/or the relevant authorities and do not form part of any offer or contract. These are not drawn to scale and are for the purpose of visual presentation only. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to APPROVED BALCONY SCREEN DESIGN page of this brochure.

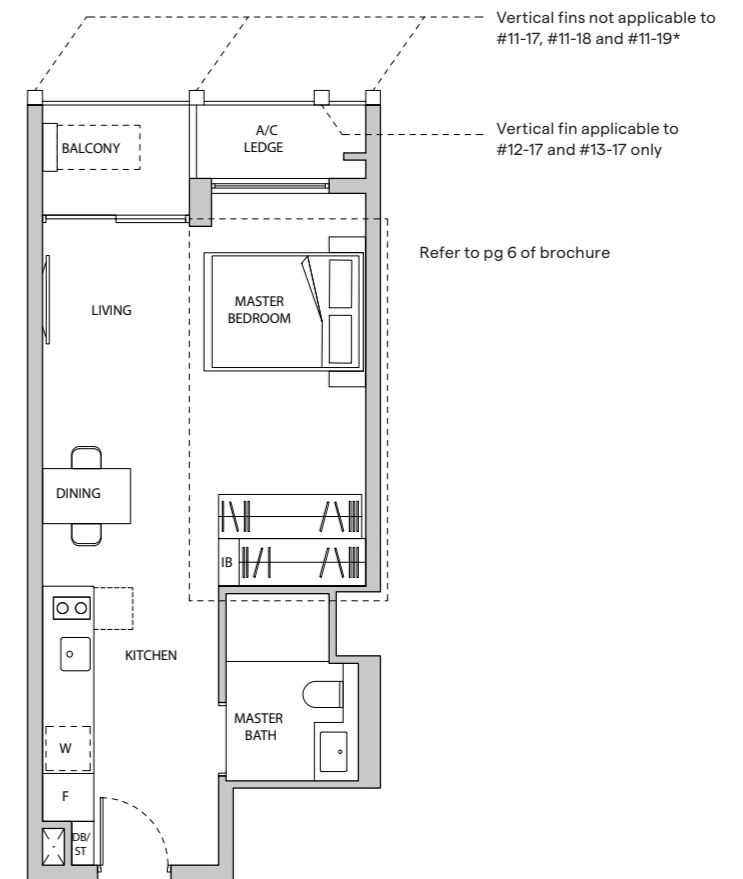


FLIP / SWITCH

TYPE A2

AREA 45 sqm (include 3 sqm A/C Ledge, 4 sqm Balcony)

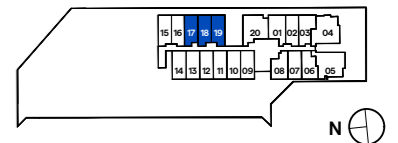
UNIT(S) #04-17 to #18-17
 #04-18 to #18-18
 #04-19* to #18-19*



LEGEND
 IB: IRONING BOARD

NOTE:
 *Mirror Image

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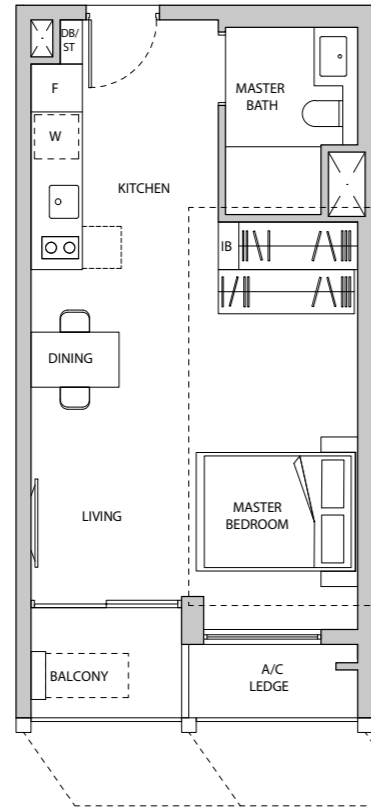


FLIP / SWITCH

TYPE A3

AREA 44 sqm (include 3 sqm A/C Ledge, 4 sqm Balcony)

UNIT(S) #05-07 to #20-07
 #05-09 to #19-09
 #05-10 to #19-10
 #05-11 to #19-11
 #05-12 to #19-12
 #05-13 to #19-13
 #05-14 to #19-14



Refer to pg 6 of brochure

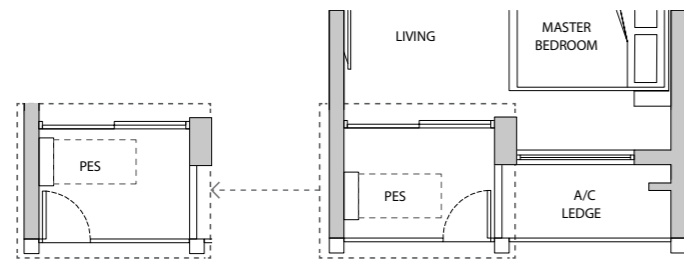
Vertical fins not applicable to
 #12-07
 #07-09, #10-09
 #07-10, #10-10
 #07-11, #10-11
 #07-12, #10-12
 #07-13, #10-13
 #07-14, #10-14

LEGEND
 IB: IRONING BOARD

TYPE A3-G

AREA 44 sqm (include 3 sqm A/C Ledge, 4 sqm PES)

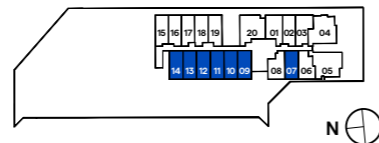
UNIT(S) #04-07
 #04-09
 #04-10
 #04-11
 #04-12
 #04-13
 #04-14



Applicable to #04-07 only

NOTE:
 *Mirror Image

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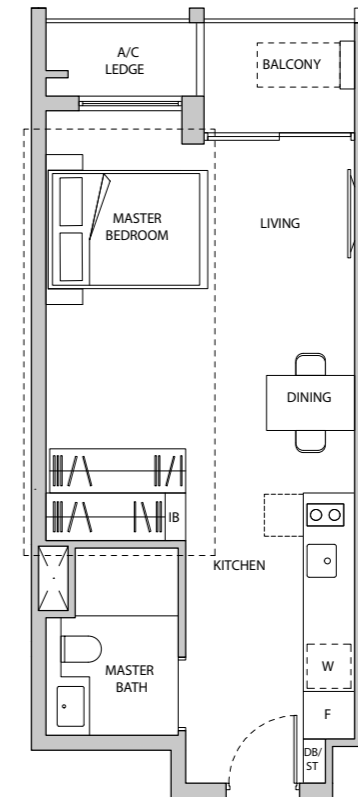


FLIP / SWITCH

TYPE A4

AREA 45 sqm (include 3 sqm A/C Ledge, 4 sqm Balcony)

UNIT(S) #04-02 to #20-02

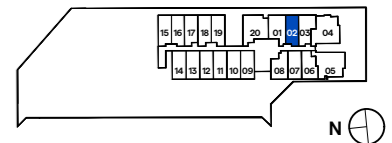


Refer to pg 6 of brochure

LEGEND
 IB: IRONING BOARD

NOTE:
 *Mirror Image

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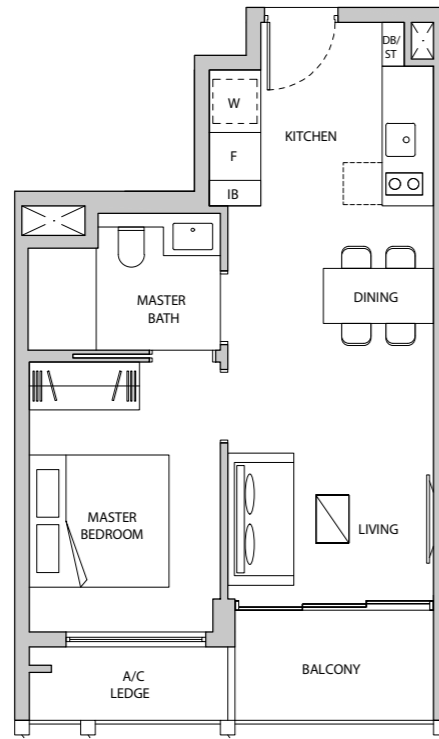


1-BEDROOM SUITE

TYPE 1B1

AREA 48 sqm (include 3 sqm A/C Ledge, 5 sqm Balcony)

UNIT(S) #05-08 to #20-08



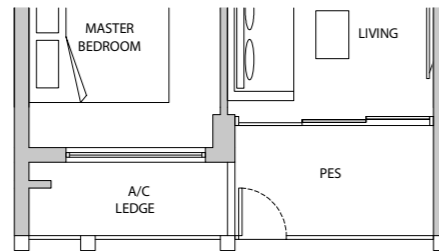
Vertical fins not applicable to #12-08

LEGEND
IB: IRONING BOARD

TYPE 1B1-G

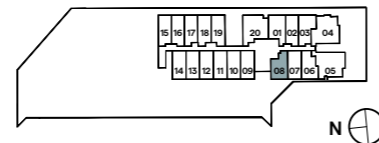
AREA 48 sqm (include 3 sqm A/C Ledge, 5 sqm PES)

UNIT(S) #04-08



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*Mirror Image

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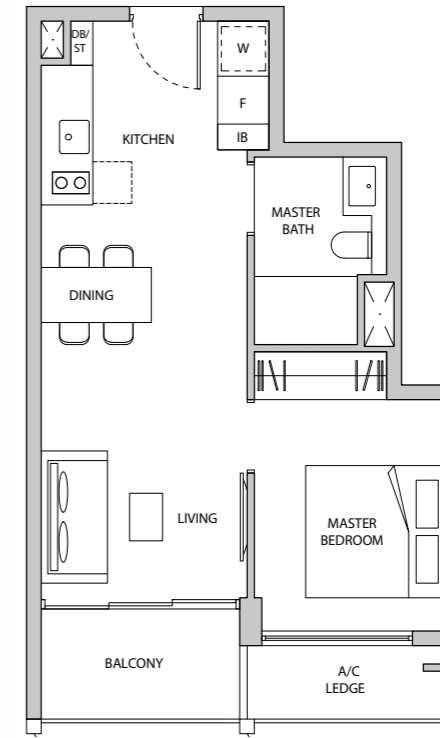


1-BEDROOM SUITE

TYPE 1B2

AREA 48 sqm (include 3 sqm A/C Ledge, 5 sqm Balcony)

UNIT(S) #04-06 to #20-06

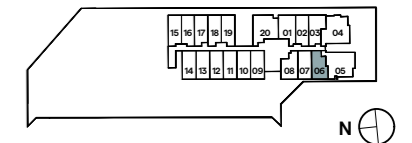


Vertical fins not applicable to #12-06

LEGEND
IB: IRONING BOARD

NOTE:
*Mirror Image

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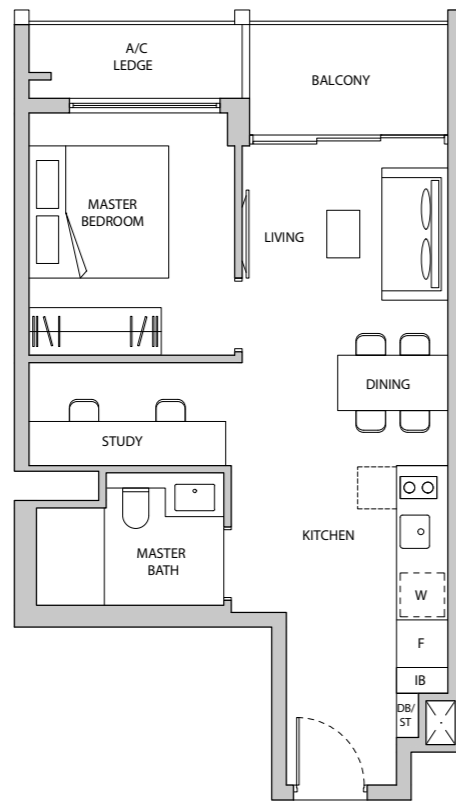


1-BEDROOM + STUDY

TYPE 1S1

AREA 53 sqm (include 4 sqm A/C Ledge, 5 sqm Balcony)

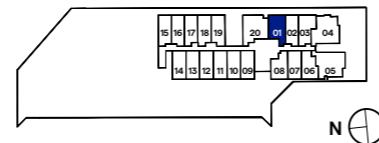
UNIT(S) #04-01 to #20-01



LEGEND
IB: IRONING BOARD

NOTE:
*Mirror Image

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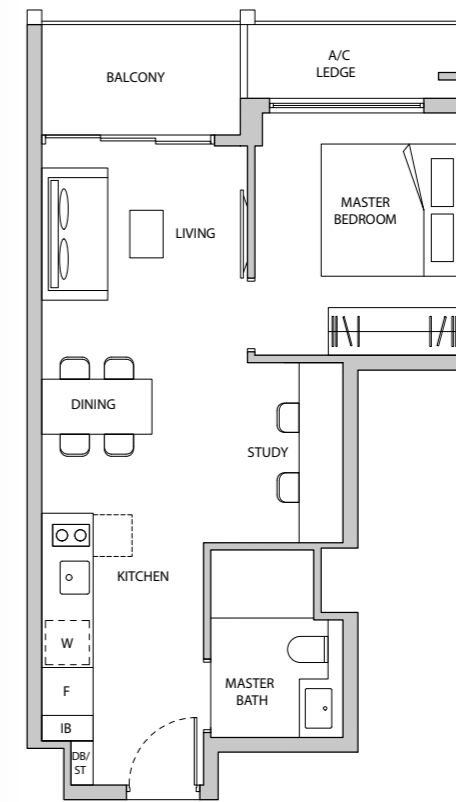


1-BEDROOM + STUDY

TYPE 1S2

AREA 51 sqm (include 4 sqm A/C Ledge, 5 sqm Balcony)

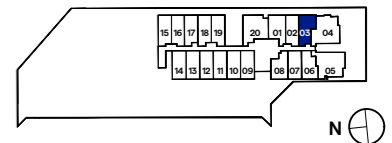
UNIT(S) #04-03 to #20-03



LEGEND
IB: IRONING BOARD

NOTE:
*Mirror Image

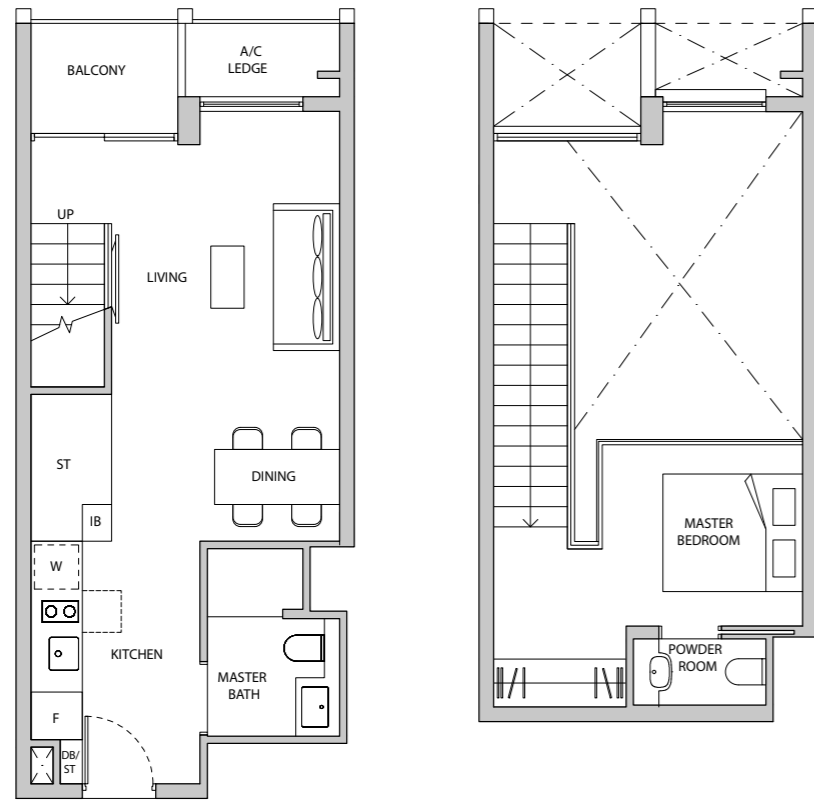
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1-BEDROOM LOFT

TYPE BL1

AREA 79 sqm (include 2 sqm A/C Ledge, 4 sqm Balcony, 21 sqm Void)
 UNIT(S) #19-15
 #19-16*



LOWER LOFT

UPPER LOFT

LEGEND
 IB: IRONING BOARD

NOTE:
 *Mirror Image

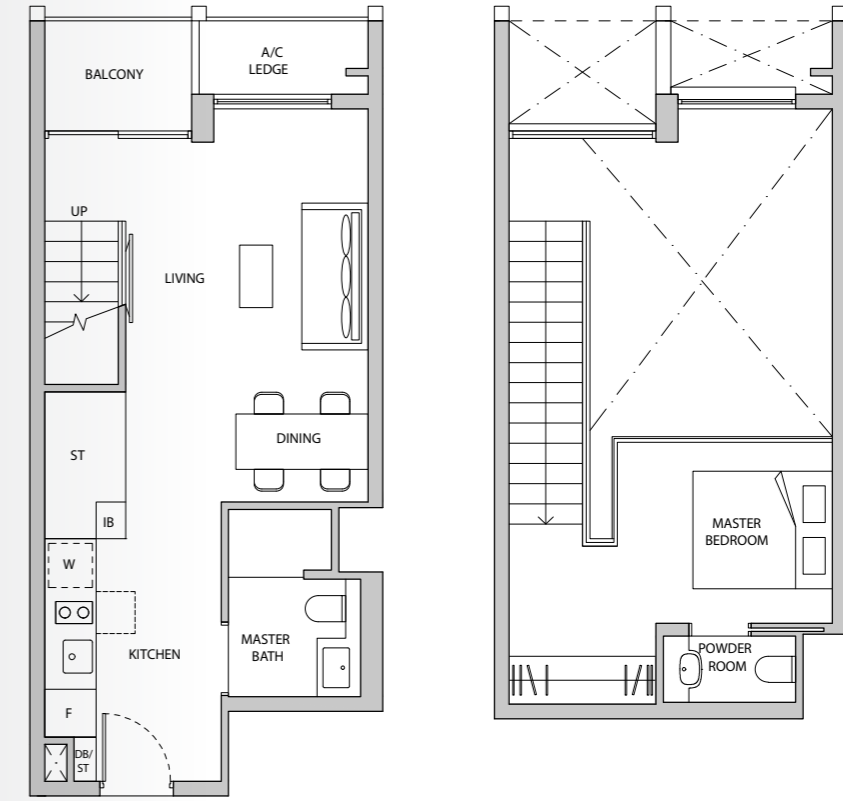
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1-BEDROOM LOFT

TYPE BL2

AREA 82 sqm (include 3 sqm A/C Ledge, 4 sqm Balcony, 22 sqm Void)
 UNIT(S) #19-17
 #19-18
 #19-19*



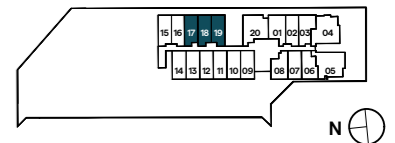
LOWER LOFT

UPPER LOFT

LEGEND
 IB: IRONING BOARD

NOTE:
 *Mirror Image

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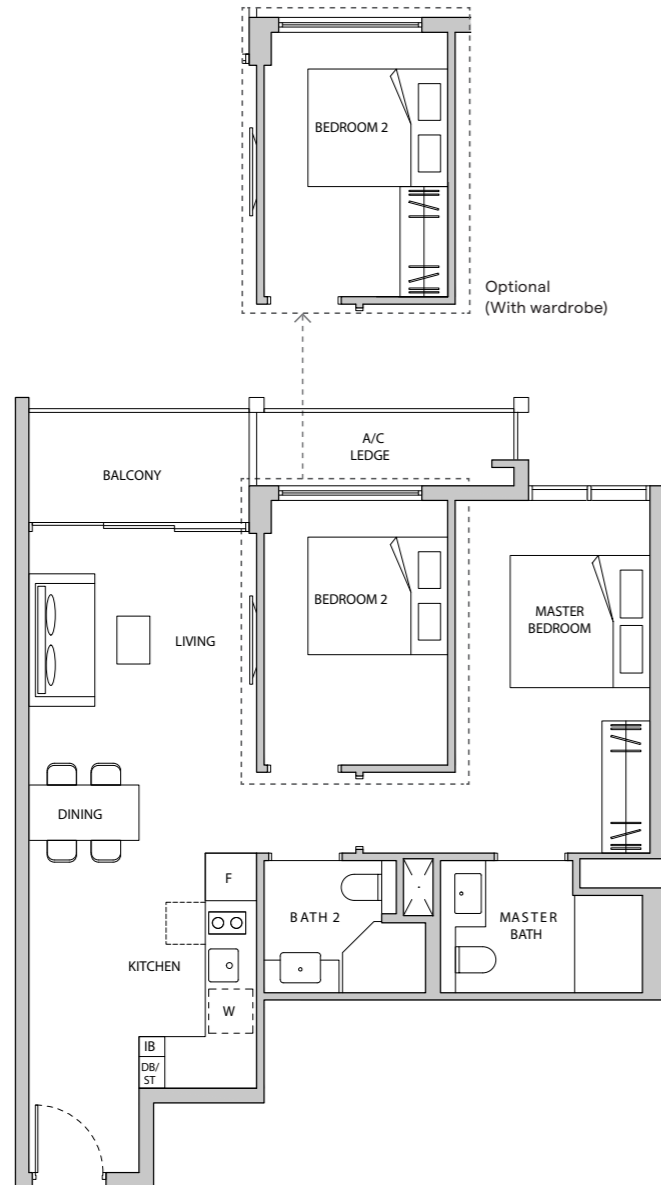


2-BEDROOM PREMIUM

TYPE 2C1

AREA 73 sqm (include 4 sqm A/C Ledge, 5 sqm Balcony)

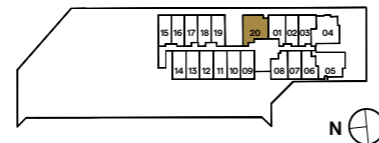
UNIT(S) #04-20 to #19-20



LEGEND
IB: IRONING BOARD

NOTE:
*Mirror Image

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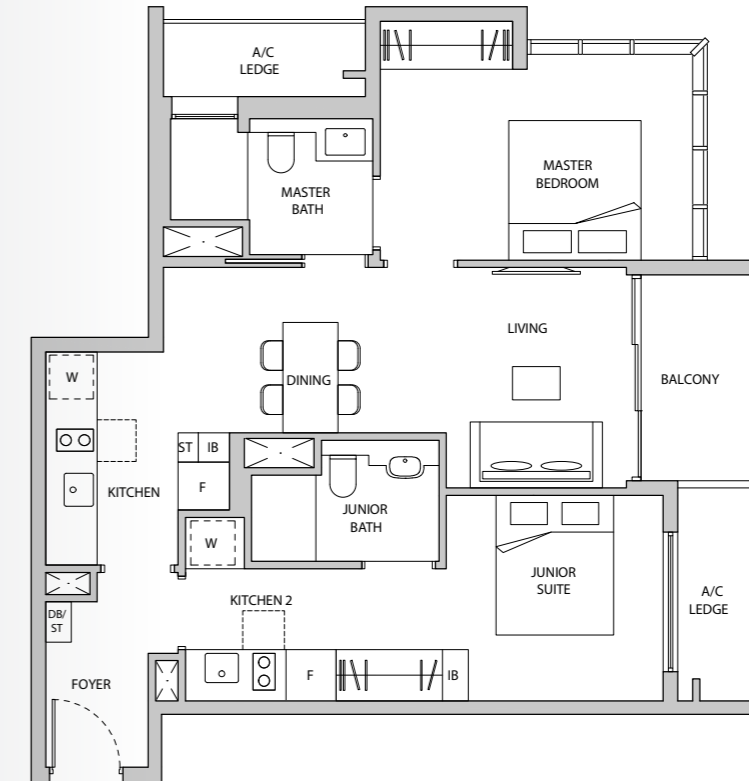


2-BEDROOM DUAL-KEY

TYPE 2DK1

AREA 81 sqm (include 7 sqm A/C Ledge, 5 sqm Balcony)

UNIT(S) #05-04 to #20-04

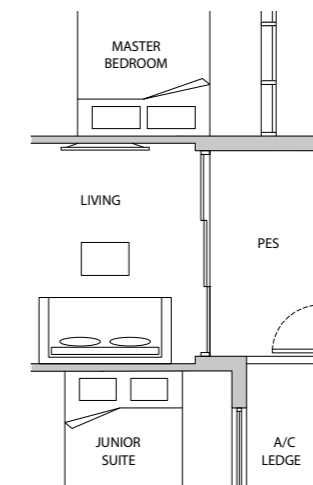


LEGEND
IB: IRONING BOARD

TYPE 2DK-1G

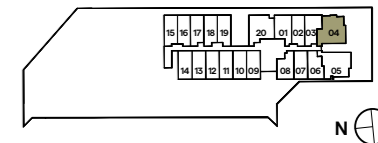
AREA 81 sqm (include 7 sqm A/C Ledge, 5 sqm PES)

UNIT(S) #04-04



NOTE:
*Mirror Image

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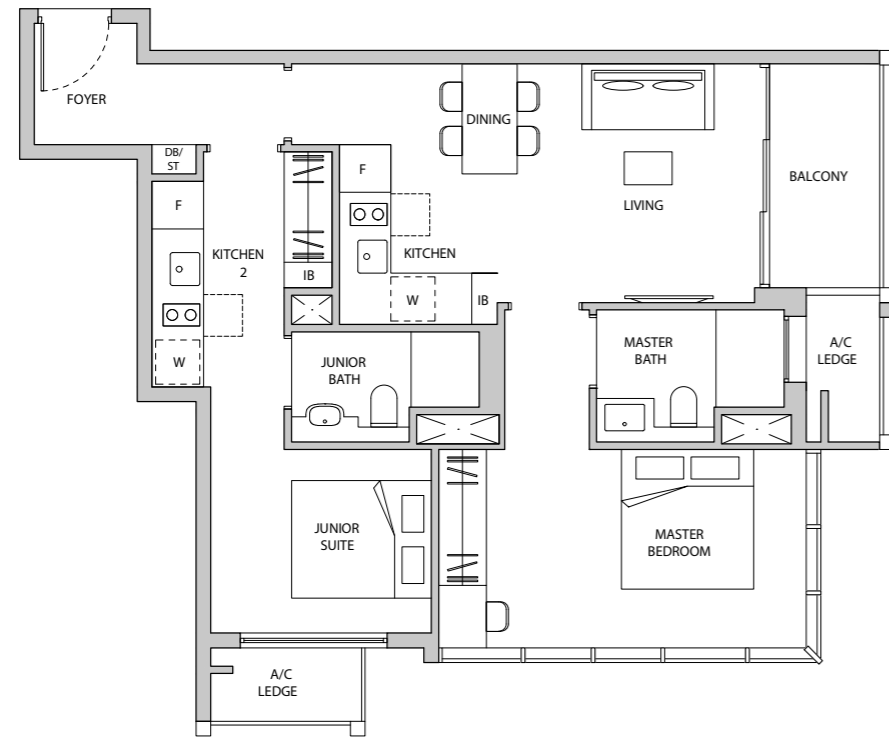


2-BEDROOM DUAL-KEY

TYPE 2DK2

AREA 80 sqm (include 5 sqm A/C Ledge, 5 sqm Balcony)

UNIT(S) #05-05 to #20-05

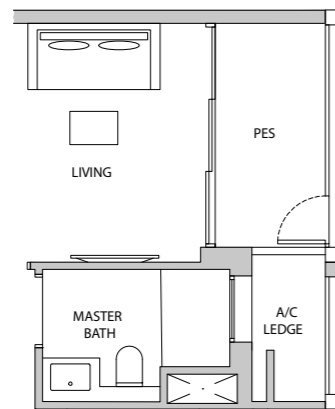


LEGEND
IB: IRONING BOARD

TYPE 2DK-2G

AREA 80 sqm (include 5 sqm A/C Ledge, 5 sqm PES)

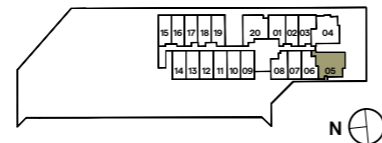
UNIT(S) #04-05



NOTE:

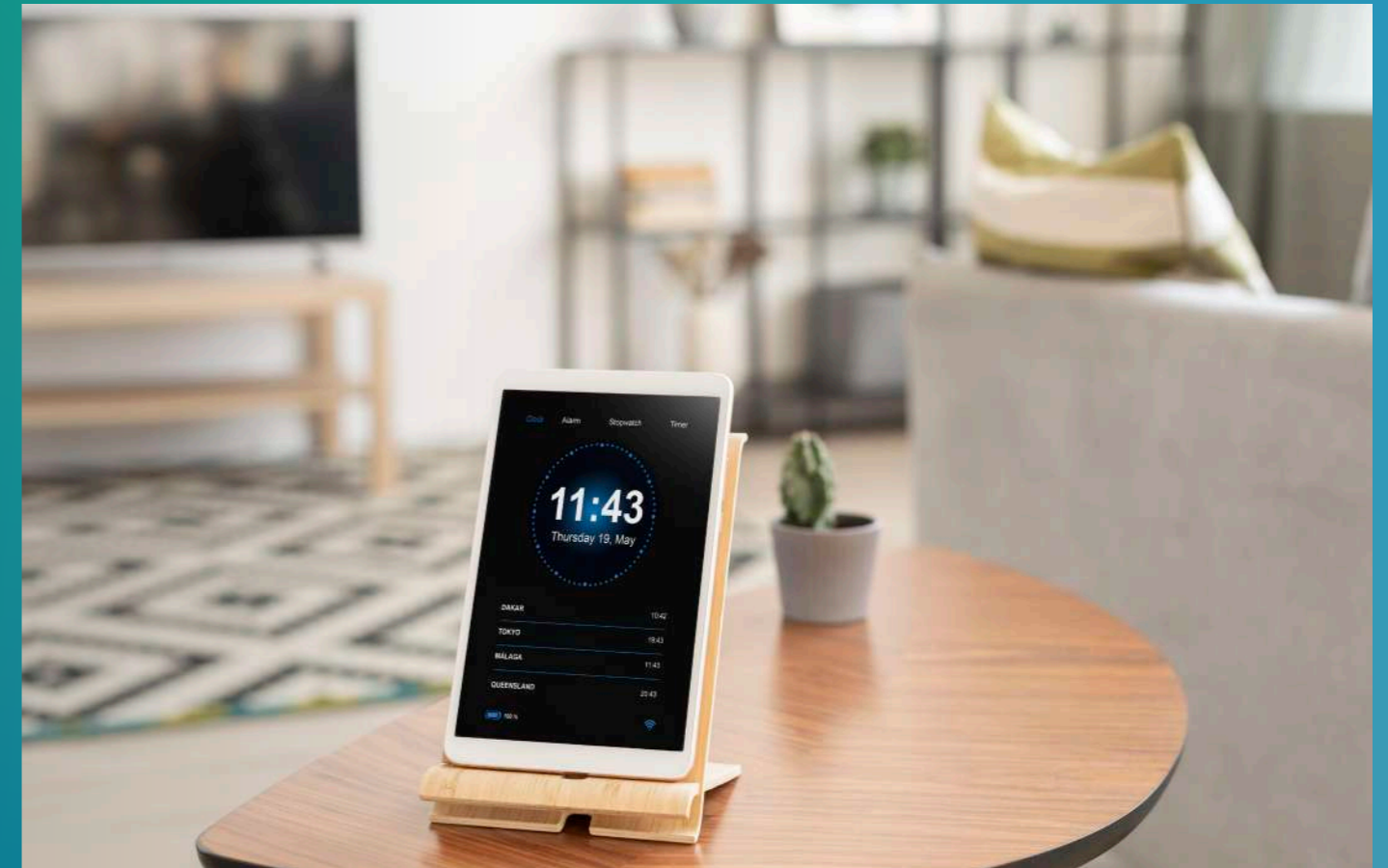
*Mirror Image

Plans are subject to change/amendments as may be required and/or approved by the Developer and/or the relevant authorities and do not form part of any offer or contract. These are not drawn to scale and are for the purpose of visual presentation only. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to APPROVED BALCONY SCREEN DESIGN page of this brochure.



MULTIPLE SMART FEATURES FOR THE MULTI-HYPHENATES

There is no place like home. For the multi-hyphenates of tomorrow, this certainly rings true here in TMW Maxwell where homes are fitted with multiple smart features that enable and empower simultaneous live, work and play lifestyles.



SMART HOME HUB

A centralised control hub that connects to all compatible devices seamlessly.



DIGITAL LOCKSET

Added convenience of touchless and remote door security.



IP CAMERA

Remote monitoring of in-house activities for extra peace of mind.

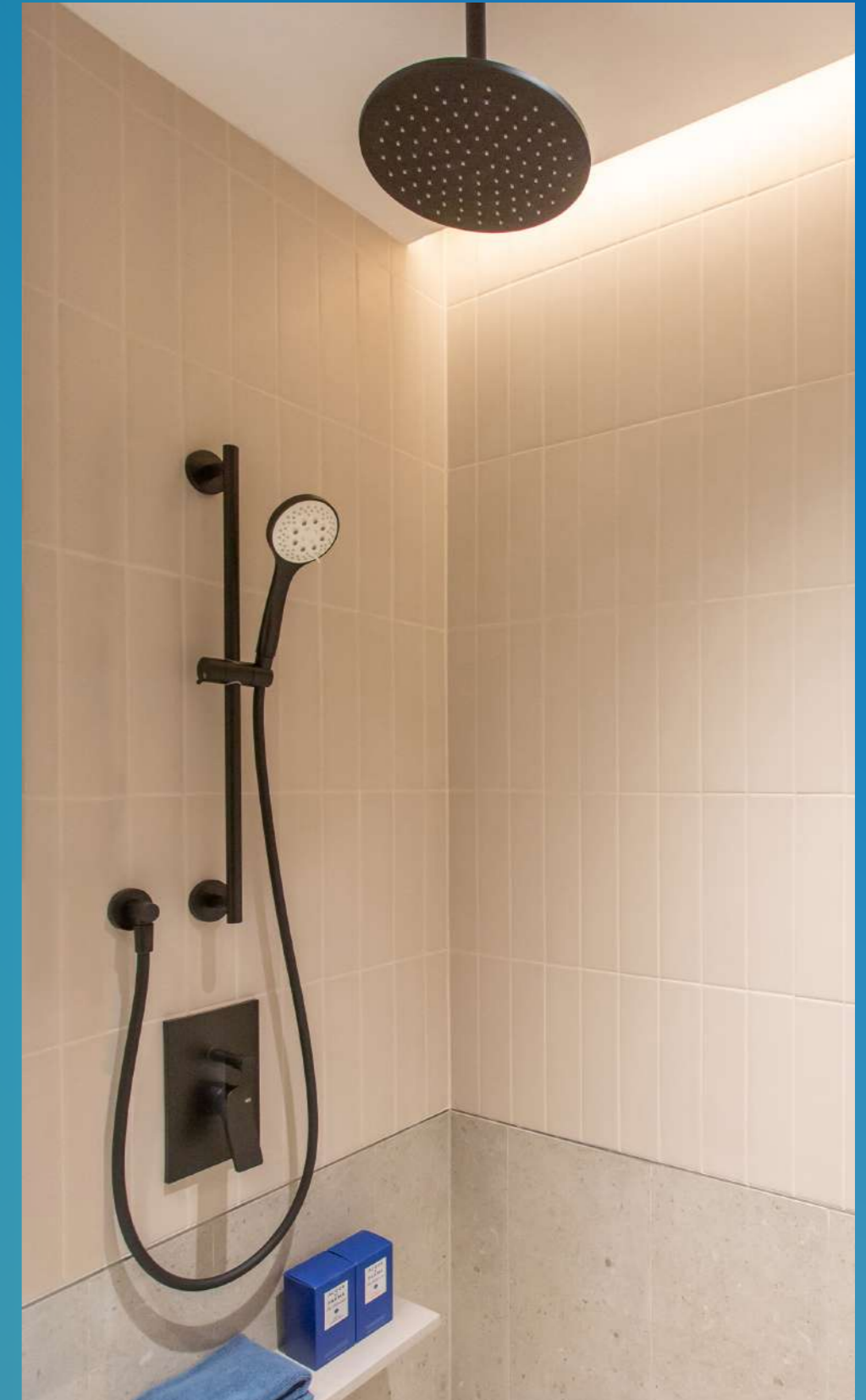


SMART AIR CONDITIONER CONTROLS

Wireless control over air conditioning optimises comfort levels even before every arrival home.

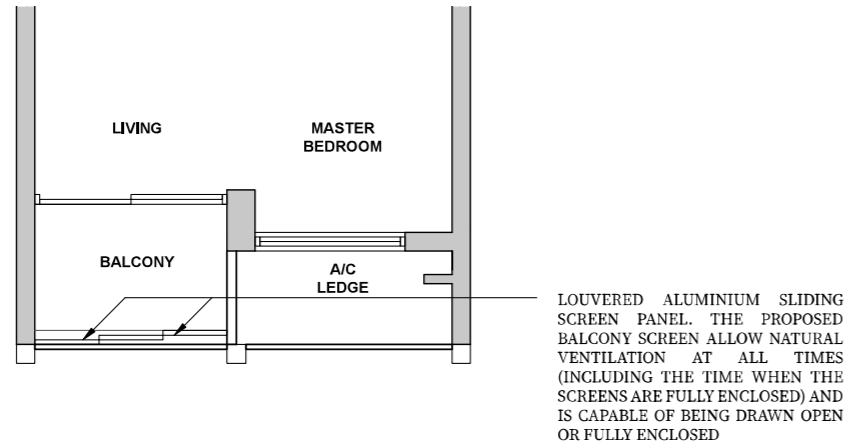
BRANDED FINISHING TOUCHES

A beautifully curated material palette elevates the living experience, while premium fittings and appliances exude touches of elegance.

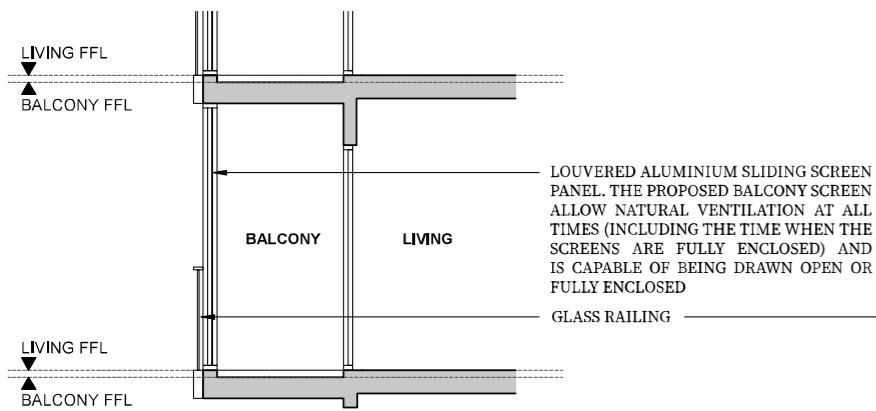


APPROVED BALCONY SCREEN DESIGN

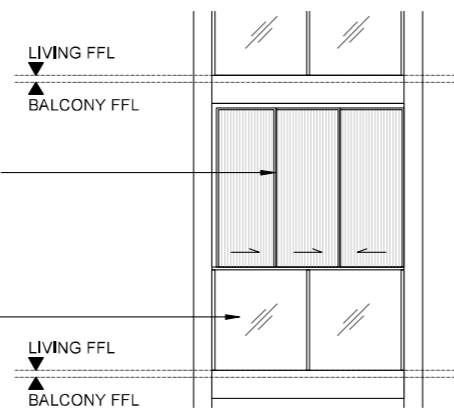
Typical sliding balcony screen – plan



Section



Elevation



The balcony(ies) (if any) and private enclosed space(s) (if any) shall not be enclosed unless with the approved balcony screen.
 Purchaser may opt to have approved balcony screen installed at the balcony(ies) / private enclosed space(s) (if any) at the unit at purchaser's own cost.

A MULTI-HYPHENATE DEVELOPMENT BY



SALES ENQUIRIES

9474 5242

WEBSITE



E-BROCHURE



SPECIFICATIONS



Name of Developer: Maxwell Residential Pte. Ltd. (UEN: 202117625M) • Maxwell Commercial Pte. Ltd. (UEN: 202117620W) • Housing Developer's Licence No: C1452 • Tenure of Land: Remainder of leasehold estate of 99 years commencing on 28 Apr 2023 • Encumbrances on the Land: Mortgage(s) in favour of United Overseas Bank Limited • Expected Date of Vacant Possession: 30 June 2028 • Expected Date of Legal Completion: 30 June 2031 • Location: Lot No. 359C of Town Subdivision 3 at Tras Street, Singapore

While every reasonable care has been taken in preparing this brochure, the specifications and the attached plans, and in constructing the sales models and showflats, the Developer and its agents shall not be held responsible for any inaccuracies or omissions. All statements, specifications, information, depictions and plans in the brochure are believed to be accurate at the time of publication but shall not be regarded or relied upon as statements or representations of fact. All information, specifications and plans are subject to change/amendments as may be required and/or approved by the Developer and/or the building authorities and other relevant authorities and do not form part of an offer or contract. Visual representations, illustrations, photographs, graphic representations, sales models, showflat displays, pictures and other art renderings are only artist's impressions of the development and are not to be regarded or relied upon as statements and representations of fact. Photographs for images contained in this brochure do not necessarily represent as built standard specifications. All areas are approximate measurements only and are subject to final survey. The property is subject to final inspection by the relevant authorities to comply with current codes of practice. The sale and purchase agreement shall form the entire agreement between the Developer and the purchaser and shall supersede all statements, representations or promises made prior to the signing of the sale and purchase agreement and shall in no way be modified by any such statements, representations or promises made.

