TMW

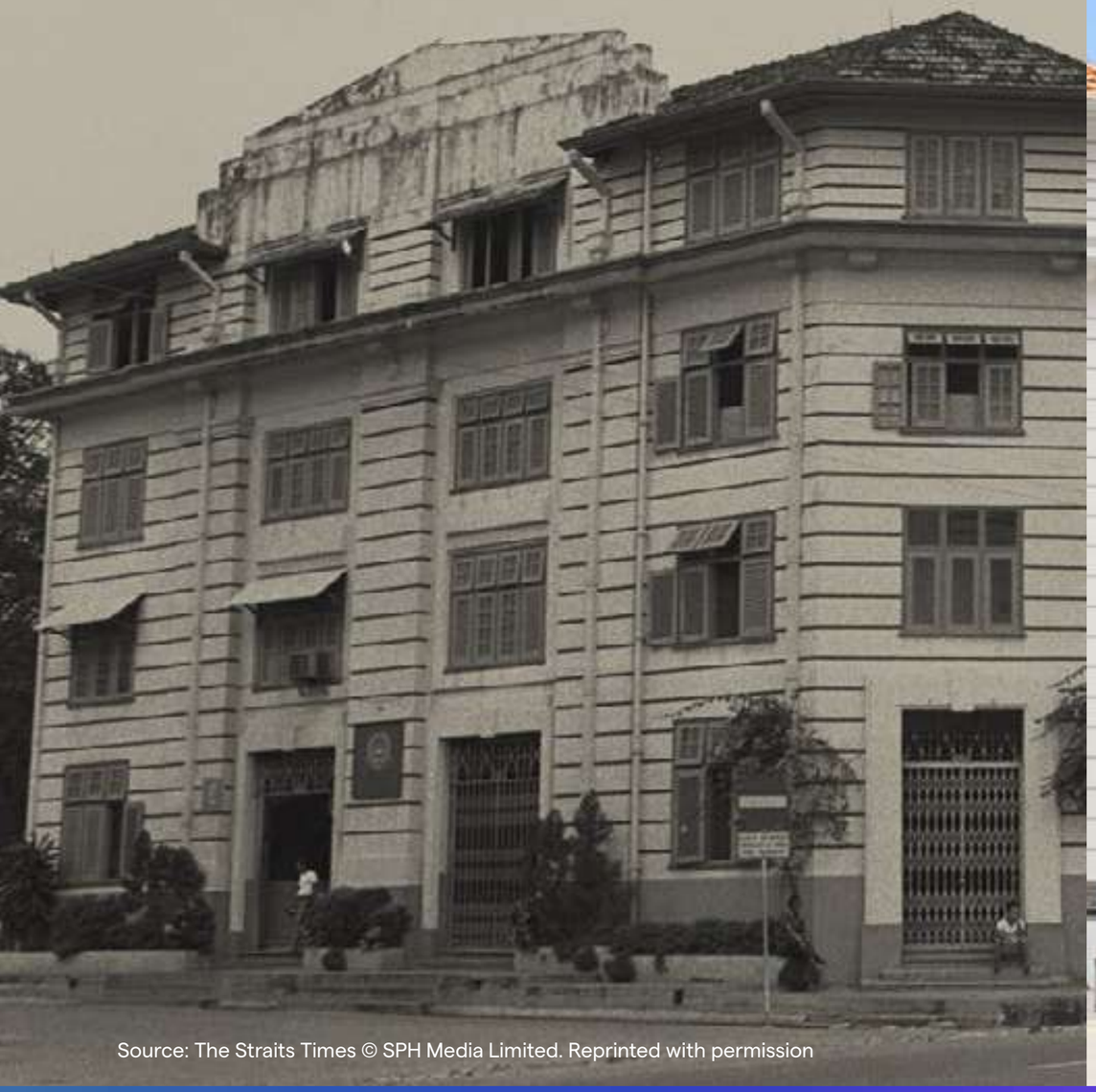
Maxwell

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-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-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-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-CONNECTED \ NOT DEFINED BY ONE THING \ AMBITION \ DO-MORE, DO-ALL \ BE YOURSELF \ MAKING YOUR OWN HISTORY \ SHAPING YOUR OWN TOMORROW \ STAY TRUE \

MULTI - HYPHENATE SPACES AT MAXWELL

MAXWELL ROAD YTD

A building of historical significance that counts the Traffic Police, as well as Singapore's first driving test centre, among its former tenants.



Source: The Straits Times © SPH Media Limited. Reprinted with permission

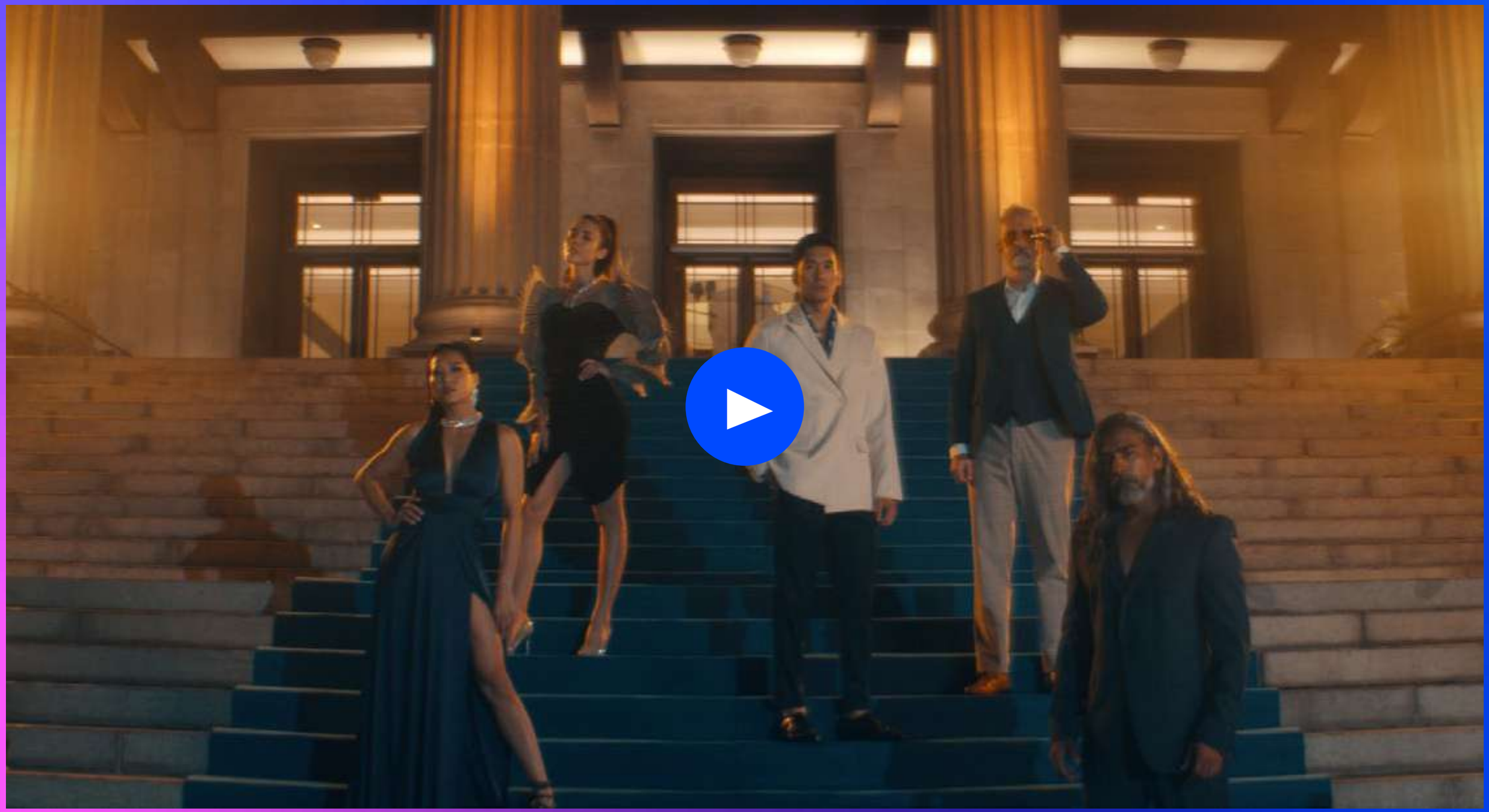
MAXWELL ROAD TDY

Present-day Maxwell Chambers is the world's first integrated dispute resolution complex with best-in-class facilities.

INFINITE TOMORROWS BEGIN HERE

Artist's Impression

A NEW WAY OF LIVING SHAPED BY A NEW WAY OF THINKING



THE WORLD'S NEIGHBOURHOOD

A young successful entrepreneur by day and socialite by night.
An exuberant individual in constant search of new experiences in a multi-cultural society.

Pushing limits and boundaries not just in aircraft engineering but also his own physics as a boxer.
Stronger, faster and never stopping.

Calm, elegant and composed both as an investor and a professional dancer.
The choreographer of her life. Each step; always a precise and perfect move.

An academic professor who is more than meets the eye.
Living another life as an experiential multi-disciplinary artist who explores new ways to visualise, taste and transcend.

A NEW WAY OF LIVING SHAPED BY A NEW WAY OF THINKING

TMW Maxwell is a collection of multi-hyphenate spaces for tomorrow's multi-hyphenates. Truly-local, super-connected, hugely-productive globalists whose passion, curiosity and occupation defy categorisation and labels. TMW Maxwell is a new way of living shaped by a new way of thinking.

Artist's Impression

Artist's Impression

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

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

Artist's Impression

COME FORTH WITH US

TMW LIVES HERE

- SHOP
- WORK
- READ
- SWIM
- MEDITATE
- PLAY
- LIVE
- DINE
- DRINK
- MEET
- GYM
- GARDEN

4 - 20TH STOREY / PARK ON PARK

The green heart of Maxwell, accessible only by residents, is a focal point for you to socialise, connect, entertain and do it all. This is the Park on Park at TMW Maxwell.

B1 - 3RD STOREY / SHOP AND DINE

The conveniences of the city come to life. Shop, dine, socialise and entertain right where you live.

B1 / GATHER

A cosy amphitheatre set within a green wall and shaded by lush canopy. Gather here as a meeting place, a breezy lunch spot, or a weekend performance stage.

Artist's Impression

THE LIFESTYLE

TMW Maxwell is filled with possibilities, excitement and new experiences. Live, work, and play in the city like never before.

Artist's Impression

A cosy amphitheatre set within a green wall and shaded by lush canopy. Gather here as a meeting place, a breezy lunch spot, or a weekend performance stage.

THE COMMONS

Artist's Impression

The conveniences of the city come to life, as the multi-hyphenates of TMW Maxwell and the surrounding community converge to shop, dine, socialise and entertain.

SHOP AND DINE

Artist's Impression

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

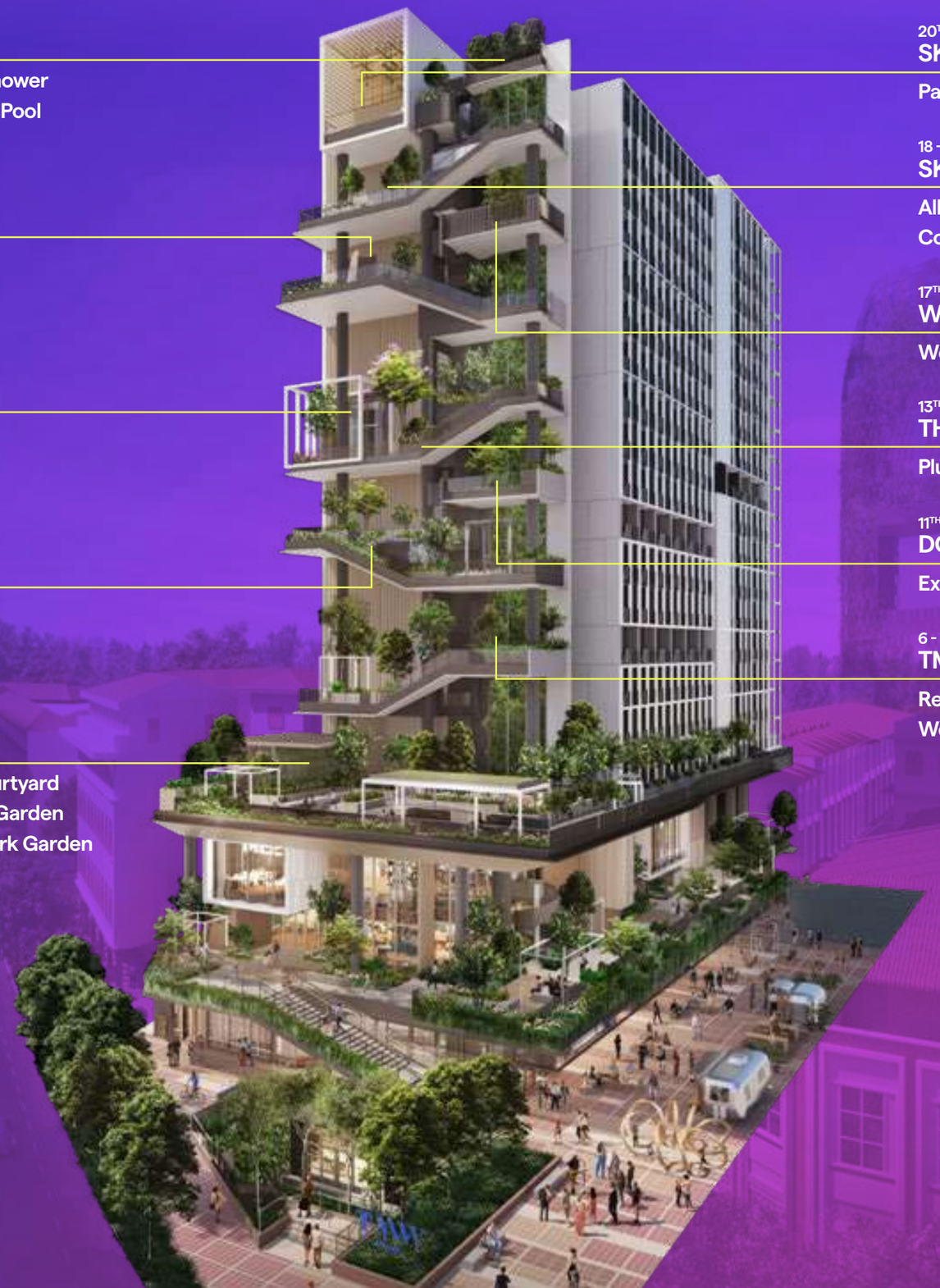
TMW Social Club
Social Lounge
Social Blooms

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, ambiences and spatial concepts.

Artist's Impression

Rub shoulders with neighbours. Wind the day down with a significant other. The Courtyard presents an exciting mix of amenities including a Festival Lawn, Courtyard Dining, and even a Farm-to-Fork Garden where great company is better enjoyed with your very own produce.

TMW SOCIALISES HERE

COURTYARD DINING

Artist's Impression

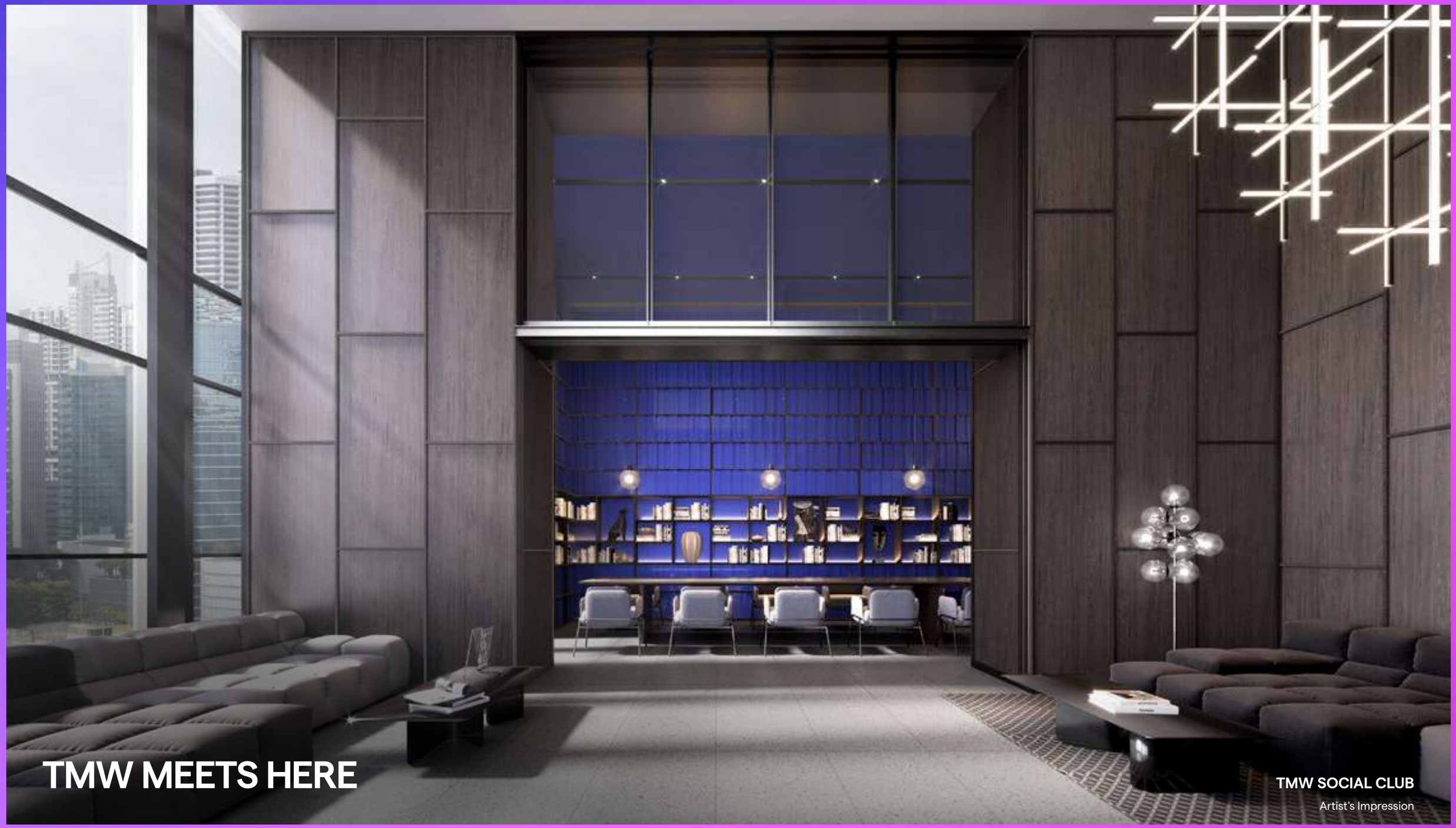
The Living Room is like an extension of home. Spacious enough to accommodate more pals and family on movie nights, and invitingly snug for when you wish to binge on your favourite shows.

TMW UNWINDS HERE

THE LIVING ROOM

Artist's Impression

Where you can feel exclusive yet, a sense of belonging. The TMW Social Club is a gateway to a private community made up of trendsetters, go-getters and of course, the multi-hyphenates of tomorrow.



TMW SOCIAL CLUB

Artist's Impression

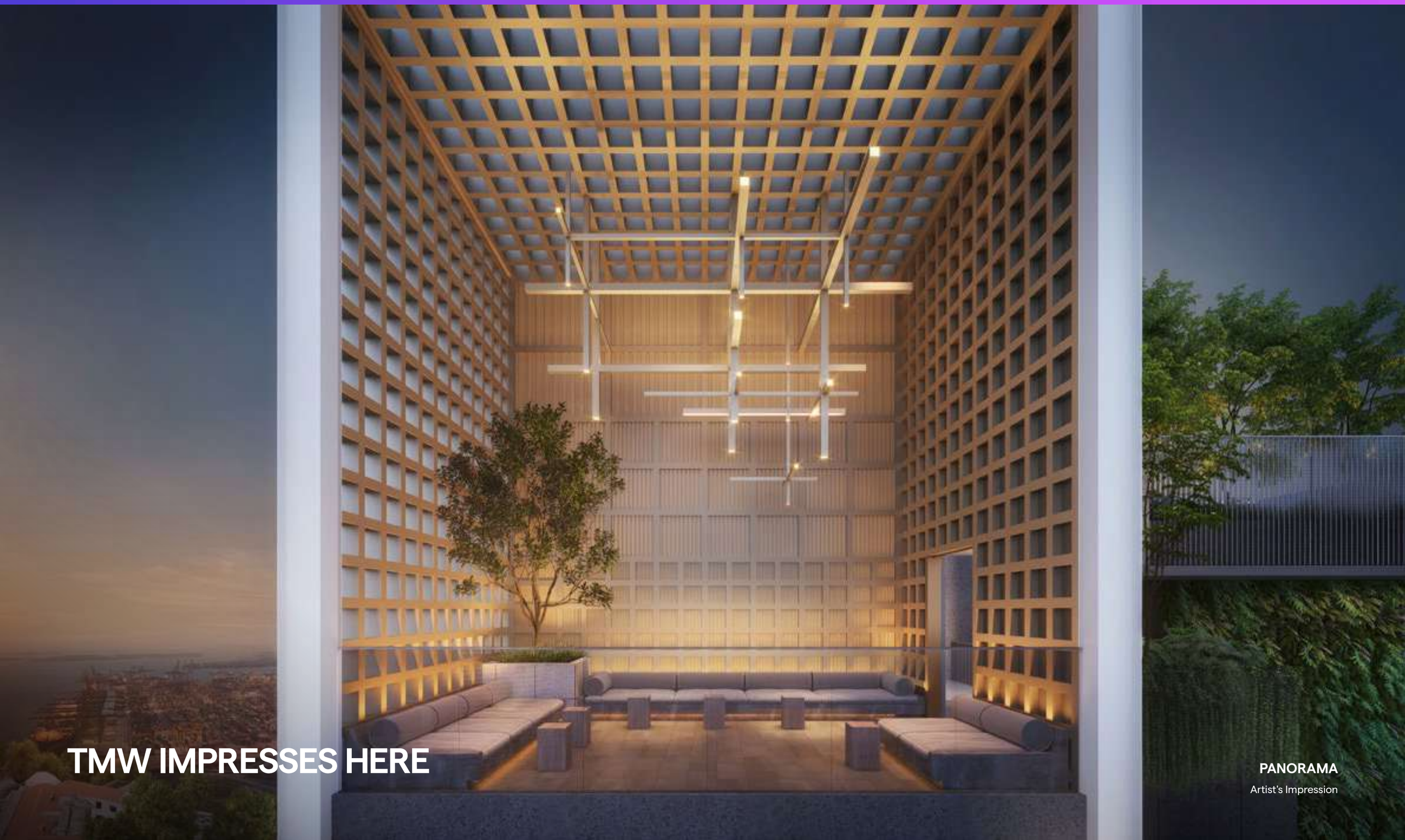
Take an unhurried dip in the Sky Jacuzzi. Or lounge leisurely along the Lazy Deck. Whether you prefer being in the water or staying dry, taking things down a notch is a bliss on days when you crave a slower pace.

TMW LOUNGES HERE

SKY JACUZZI

Artist's Impression

Panorama provides the perfect settings for hosting, impressing, or simply relaxing with your favourite wine, thanks to its impressive views from 20 storeys high.



TMW IMPRESSES HERE

PANORAMA
Artist's Impression

Pace yourself along the city's pulsating beats in the Sky Gym that is well-equipped with both modern equipment and energy-boosting views.

TMW GYMS HERE

SKY GYM

Artist's Impression

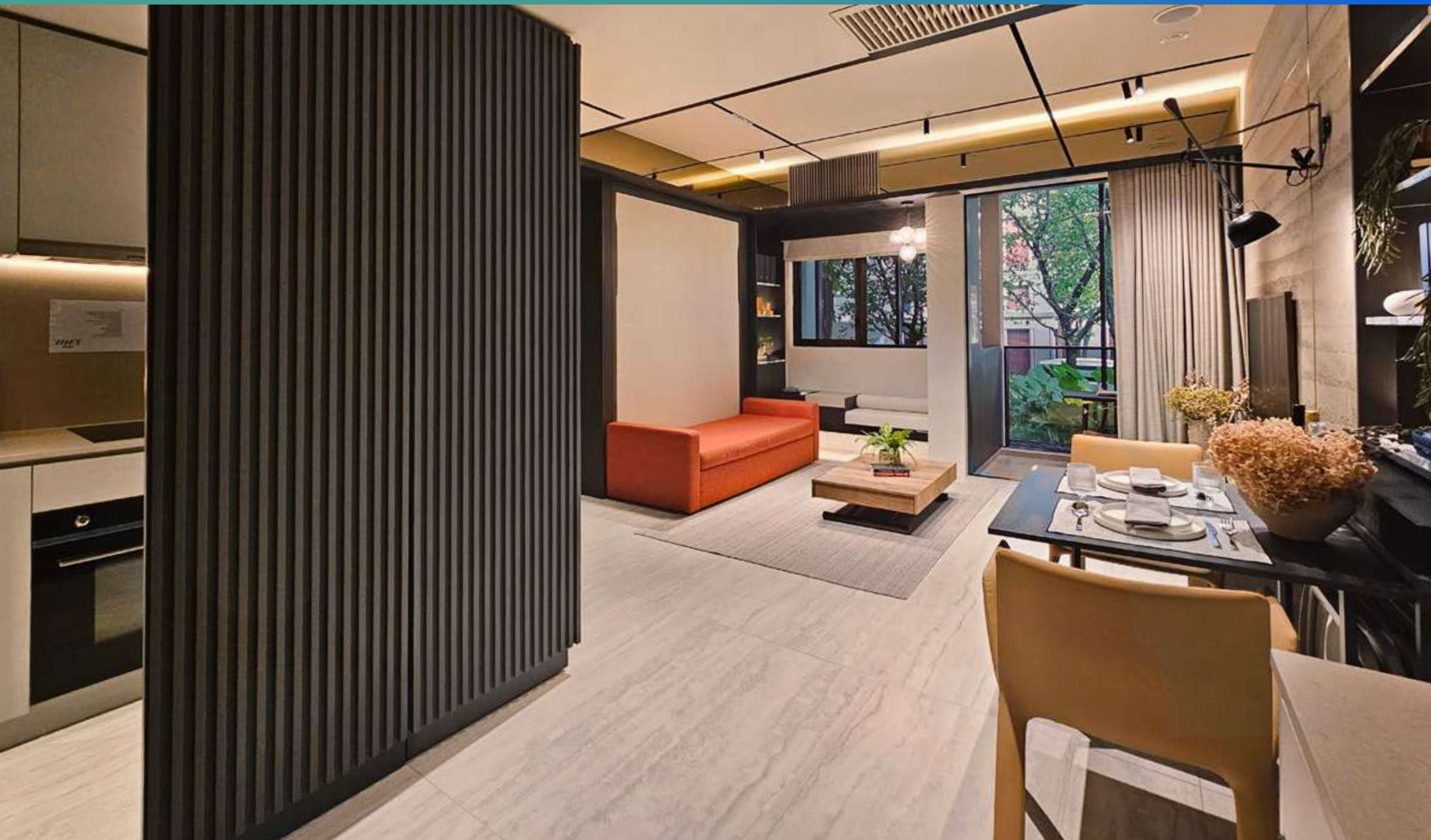
Every victory lap feels sweeter when you are closer to the star-lit sky. The Infinity Sky Pool is where you can head up to, to wind down. Or take in the city's skyline in all its glory.

TMW REFRESHES HERE

INFINITY SKY POOL

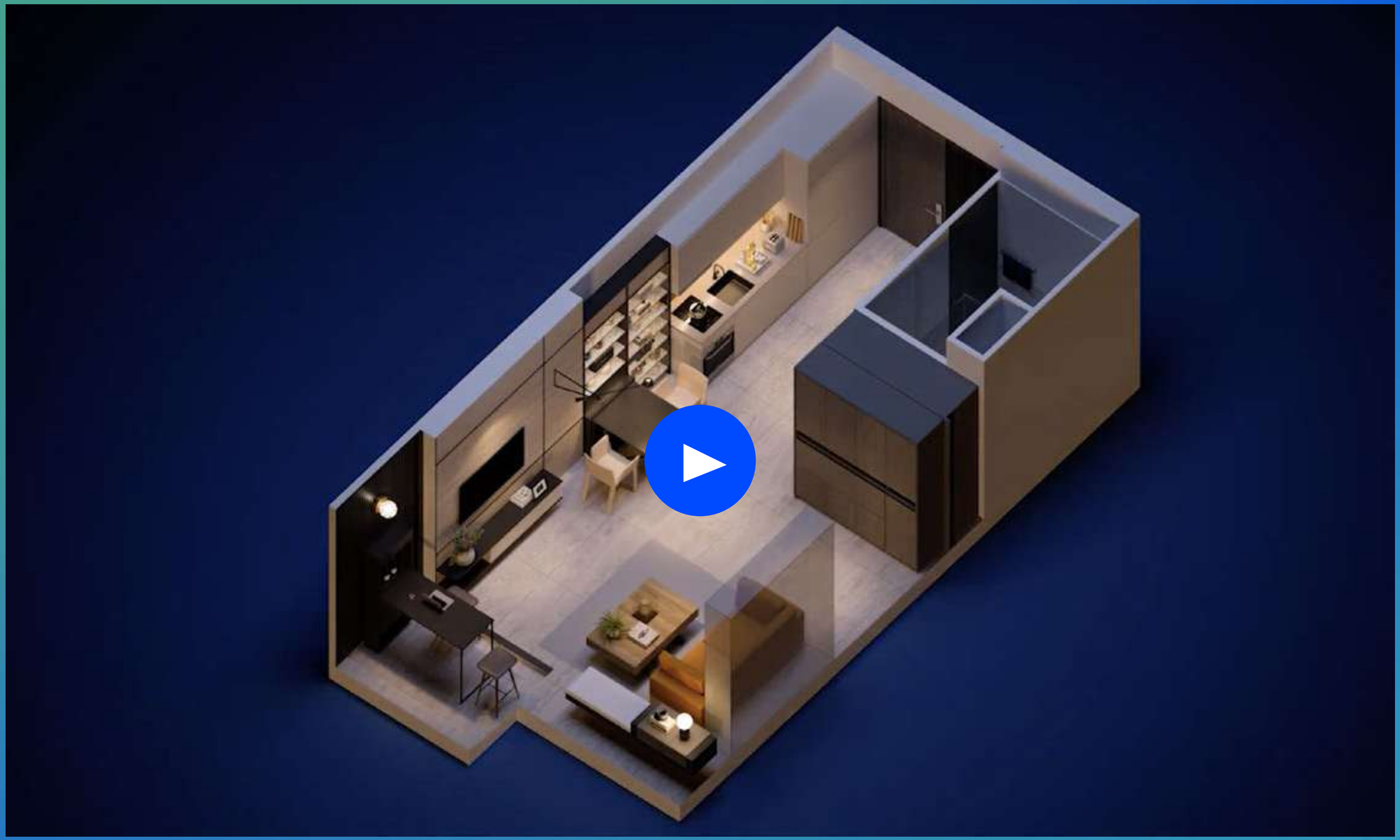
Artist's Impression

FLIP / SWITCH



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

4-5 PAX

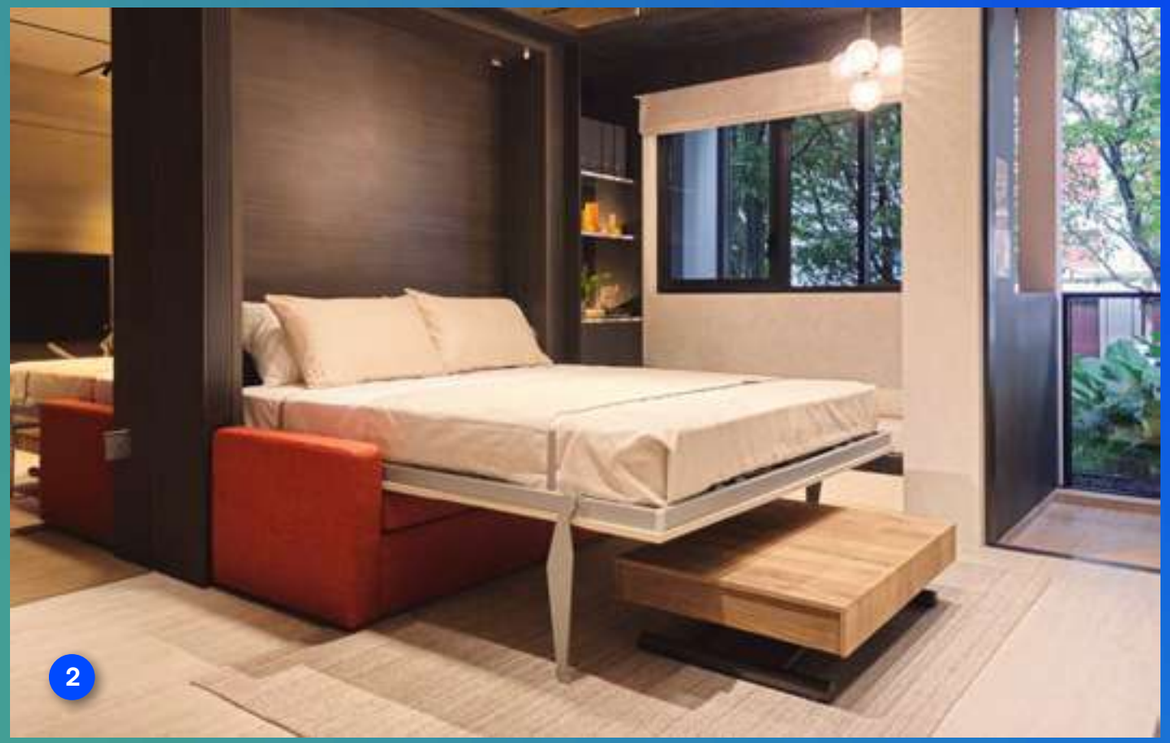
SOCIAL SETTING
PARTY SCENE

10-11 PAX

BEDROOM SETTING
NIGHT SCENE

1-2 PAX

Artist's Impression



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

1-BEDROOM + STUDY

Much like how its occupants defy the status quo, 1-Bedroom+Study units are laid out for optimum efficiency that belie their compact sizes.

Artist's Impression

2-BEDROOM PREMIUM

2-Bedroom homes offer more space for more of the things that multi-hyphenates seek when it comes to inspiration and fulfilment.

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.

smeg GESSI Roca

AT THE HEART OF MULTIPLE ENCLAVES

RAFFLES PLACE
NS26 EW14

TELOK AYER
DT18

DOWNTOWN
DT17

SHENTON WAY
TE19

TANJONG PAGAR
EW15

MAXWELL
TE18

OUTRAM PARK
EW16 NE3 TE17

Artist's Impression

4 LINES, 5 PARKS, 6 MRT STATIONS ALL WITHIN YOUR DOORSTEP

TMW Maxwell is now better-connected than ever with 6 MRT stations within proximity. Right at the doorstep is Maxwell MRT which links up to the new Thomson-East Coast Line, while nearby Tanjong Pagar MRT takes you to key venues such as Raffles Place, City Hall and Bugis.

A wealth of parks and green spaces surround the development including a newly-built 6km cycling path. Paving the way for easy connectivity on both MRT and two wheels.

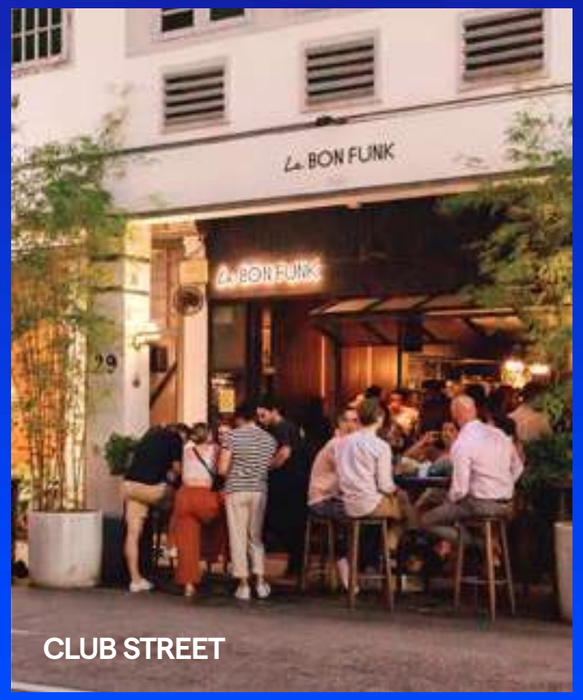
2 MIN	4 MIN	9 MIN	10 MIN	10 MIN	12 MIN
MAXWELL TE18	TANJONG PAGAR EW15	TELOK AYER DT18	CHINATOWN NE4 DT19	OUTRAM PARK EW16 NE3 TE17	SHENTON WAY TE19

*Time indicated is based on estimate from Google Maps

A PLACE OF MANY GREAT STREETS

With great streets all around, there is always an adventure waiting to be discovered around every corner. The whole hood really is your playground.

LAU PA SAT



CLUB STREET

CHINATOWN

KEONG SAIK ROAD

DUXTON ROAD

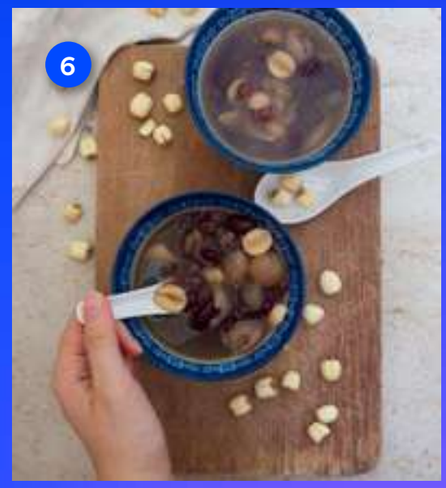
GLOBAL

LOCAL

The future of city living also extends beyond the walls of a home. At TMW Maxwell, home is also the neighbourhood. All 10 minutes of it. Where everything you want and need is within quick and easy reach. You have the world in your hands, right here in your neighbourhood.

1

1 Apple
2 Lululemon
3 Gokoku Japanese Bakery



4 Littered With Books
5 The 1925 Brewing Co.
6 Darkness Dessert

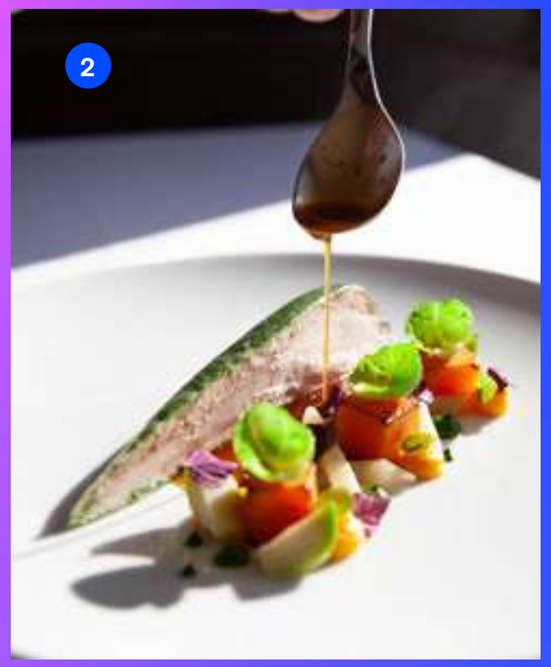
Scan or click here to find out more about TMW Maxwell's collaboration with The 1925 Brewing Co.

4

1 Lau Pa Sat
2 Buddha Tooth Relic Temple
3 ArtScience Museum

4 Marina Bay Financial Centre (MBFC)
5 Guoco Tower
6 Central Business District (CBD)

GOURMET × HAWKER



1 Rhubarb
2 Brasserie Gavroche
3 BAM! Restaurant
4 Junior the Pocket Bar
5 ANJU
6 Levant

7 Tanjong Pagar Plaza Market & Food Centre
8 Maxwell Food Centre
9 Market Street Hawker Centre

YTD IS HISTORY TMW IS HERE

Artist's Impression

CHANGE-MAKERS OF TMW

FORMWERKZ ARCHITECTS

ARCHITECT

Alan Tay Shiaw Shih
Seetoh Kum Loon
Laurence Liew
Cynthia Soon
Chen Xuezhen
Tan Xin Yuan
Wang Hu
Wu Zhiyang

Stacy Peh
Adelene Koh
Chailangka Manthakorn
Pluem Pongpisal
Alvin Yong
Katherine Gandas
Frederick Ruff Sy

co² compound collaborative

LANDSCAPE ARCHITECT

Ng Sze Oun
Helen Low

FARM

CREATIVE & SALES GALLERY INTERIOR DESIGN

Selwyn Low
Willie Koh
Gareth Low
Wenxin Oh
Elwin Chan
Limay Foo

Jou Wen Tan
Rebekah Lee
Darren Phua
Joel Lee
Yolande Leong

A MULTI-HYPHENATE DEVELOPMENT BY

CEL DEVELOPMENT
MEMBER OF CHIP ENG SENG GROUP

SINGHAIYI
新海逸

CHUAN INVESTMENTS

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.

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UNIT

UNIT / FLOOR	01	02	03	04	05	06	07	08	09	10
20	1S1	A4	1S2	2DK1	2DK2	1B2	A3	1B1	POOL	
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	POOL				BL1	BL1	BL1	BL1	BL1	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
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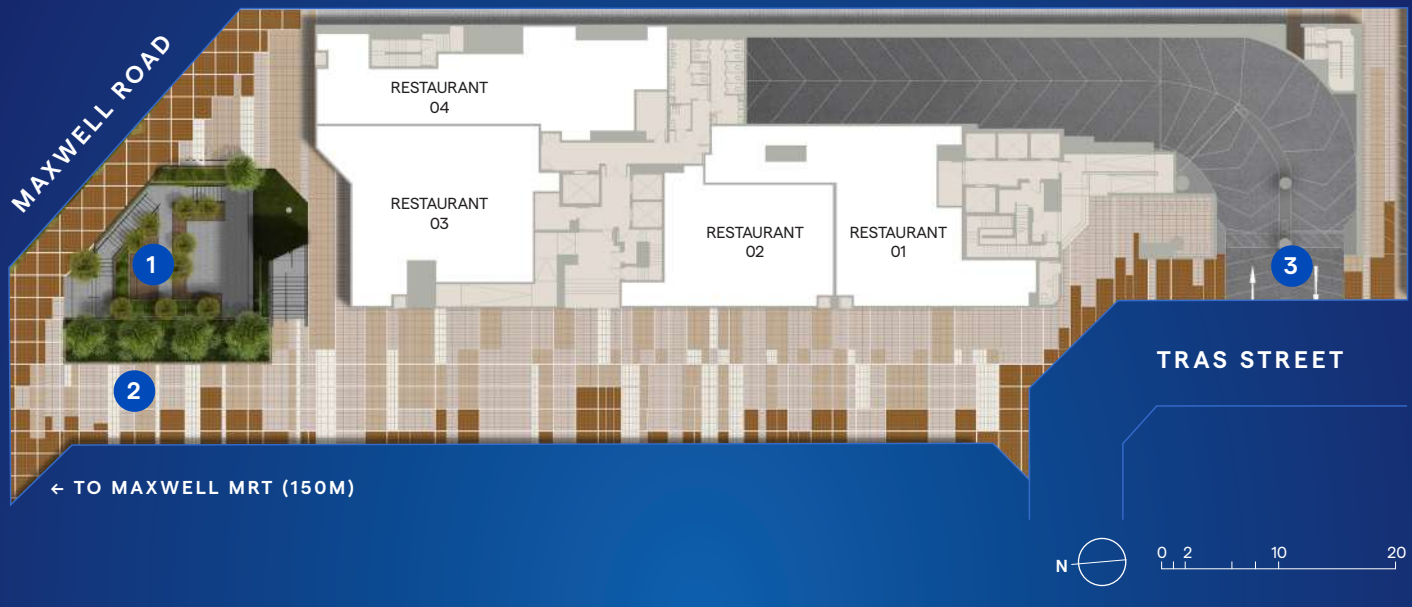
6	A3	A3	A3	A3	A1	A1	A2	A2	A2	2C1
5	A3	A3	A3	A3	A1	A1	A2	A2	A2	2C1
4	A3-G	A3-G	A3-G	A3-G	A1	A1	A2	A2	A2	2C1
3	COMMERCIAL									
2	COMMERCIAL									
1	COMMERCIAL									
B1	COMMERCIAL / BASEMENT CARPARK									
B2	BASEMENT CARPARK									
B3	BASEMENT CARPARK									

1ST STOREY SITE PLAN

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



Artist's Impression

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

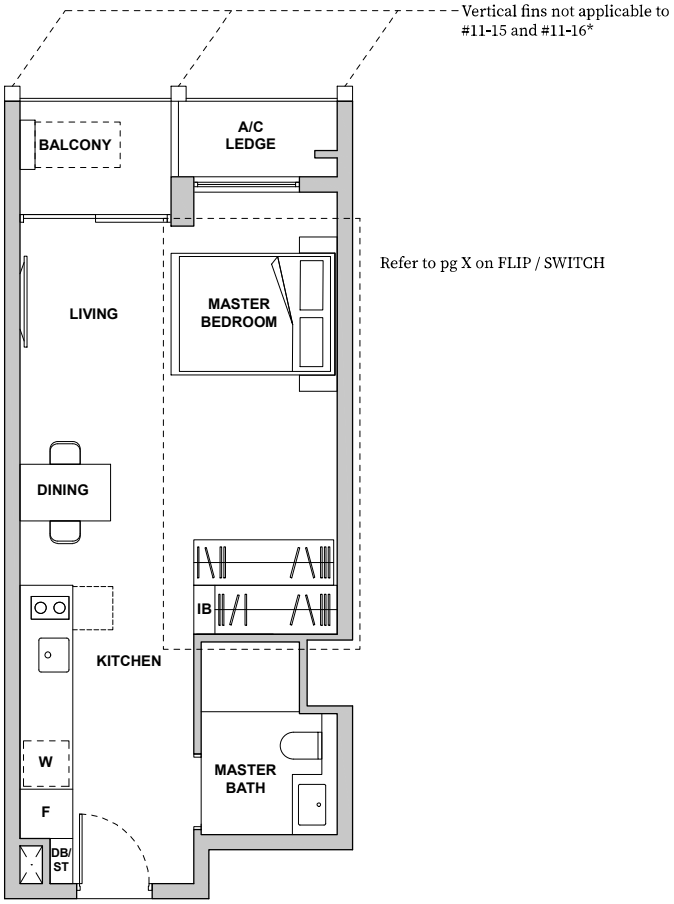
Artist's Impression

FLIP / SWITCH

Type A1

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

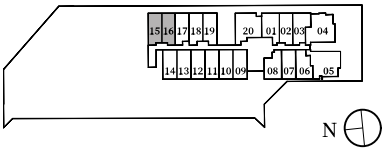
Unit(s): #04-15 to #11-15
#14-15 to #18-15
#04-16 * to #11-16 *
#14-16 * to #18-16 *



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.

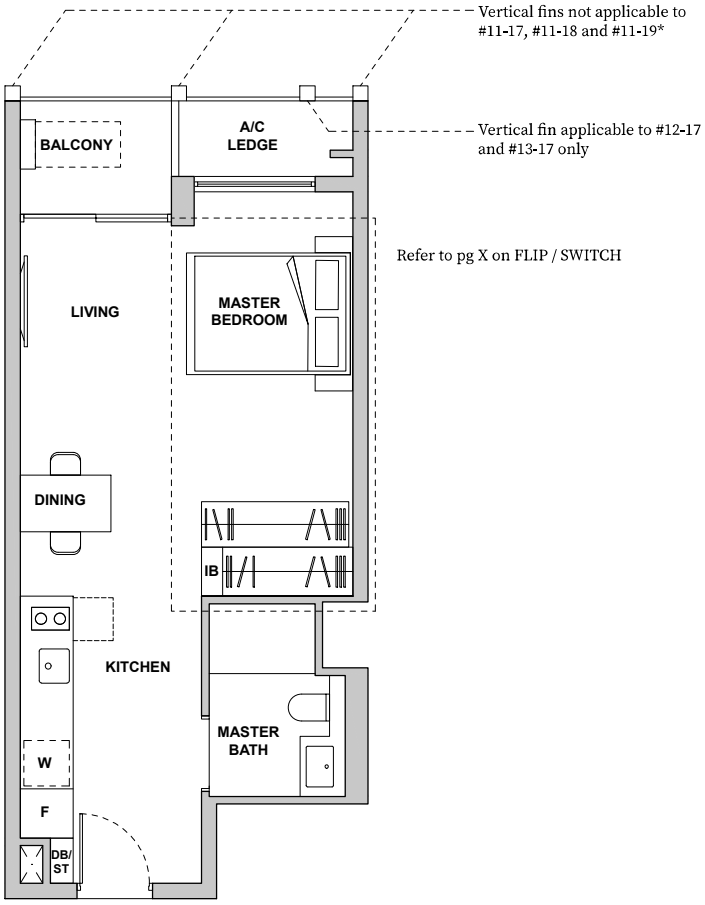


FLIP / SWITCH

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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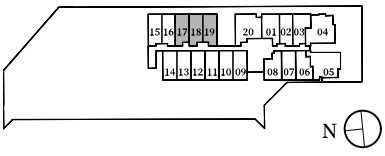
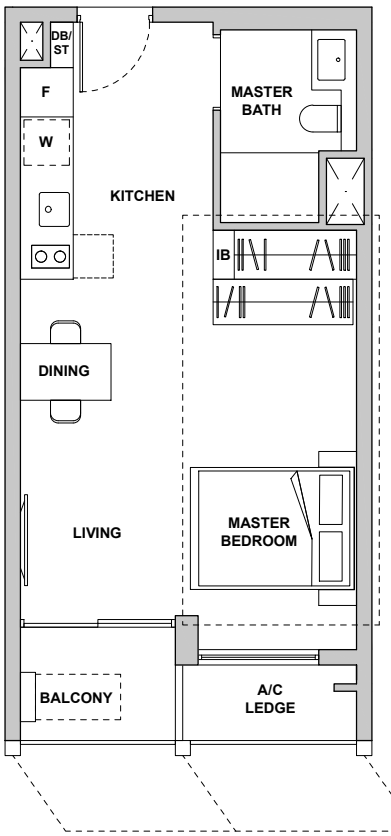


FLIP / SWITCH

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 X on FLIP / SWITCH

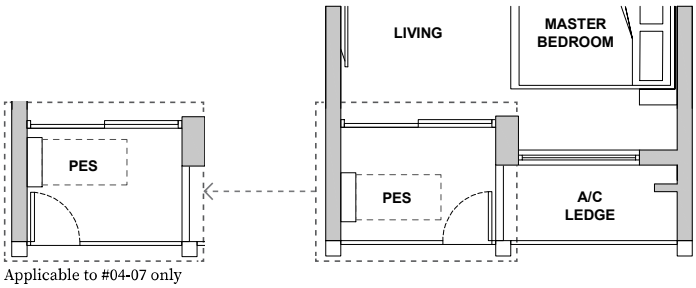
LEGEND:
IB: IRONING BOARD

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

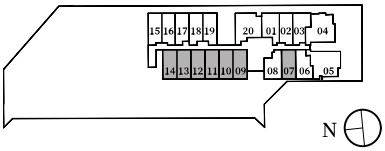
Type A3-G

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



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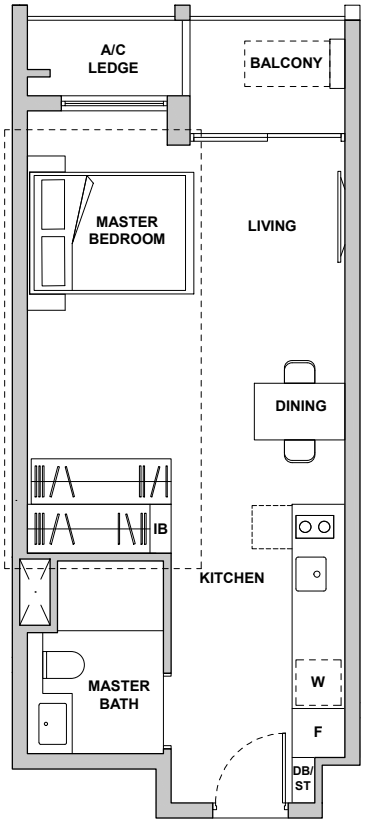
FLIP / SWITCH

Type A4

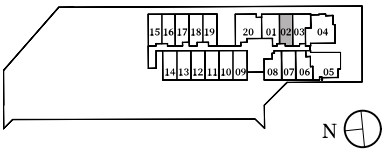
Area: 45 sqm (include 3 sqm A/C Ledge, 4 sqm Balcony)

Unit(s): #04-02 to #20-02

Refer to pg X on FLIP / SWITCH



LEGEND:
IB: IRONING BOARD



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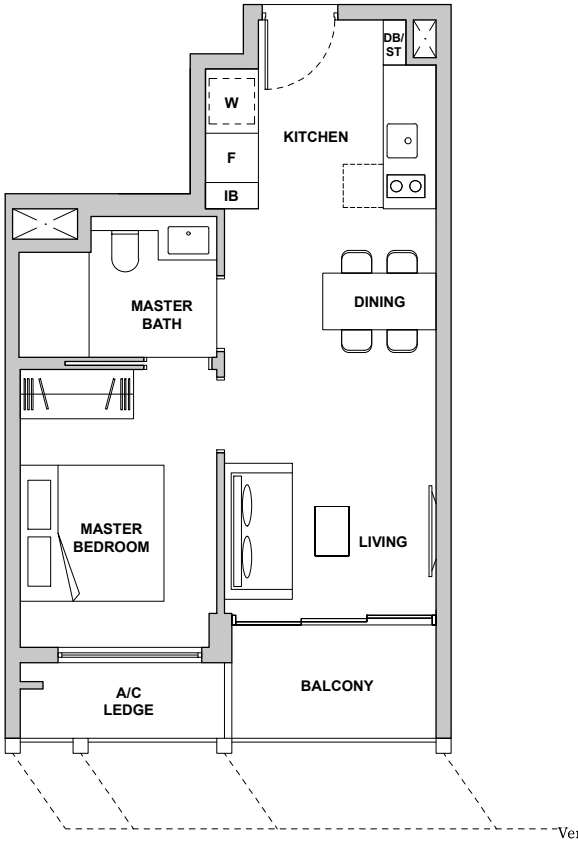
1 - BEDROOM SUITE

Type 1B1

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

Unit(s): #05-08 to #20-08



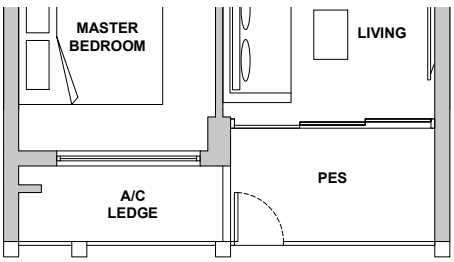
Vertical fins not applicable to #12-08

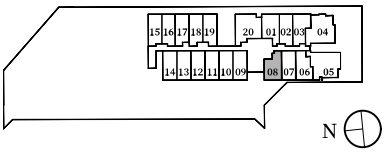
LEGEND:
IB: IRONING BOARD

Type 1B1-G

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

Unit(s): #04-08





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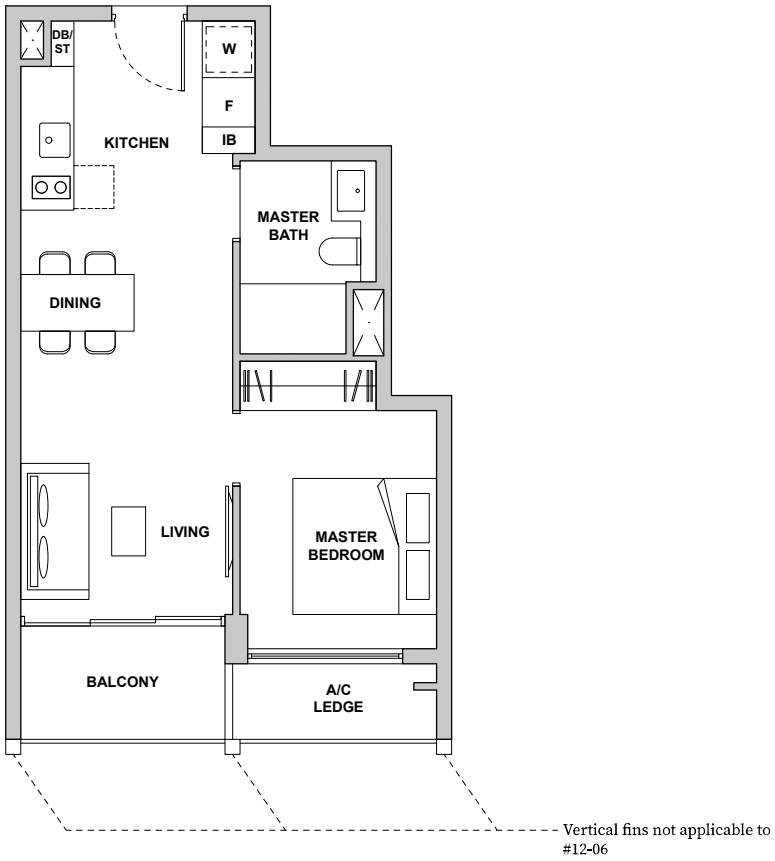
1 - BEDROOM SUITE

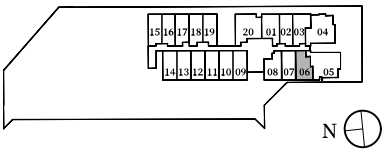
Type 1B2

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

Unit(s): #04-06 to #20-06



LEGEND:
IB: IRONING BOARD



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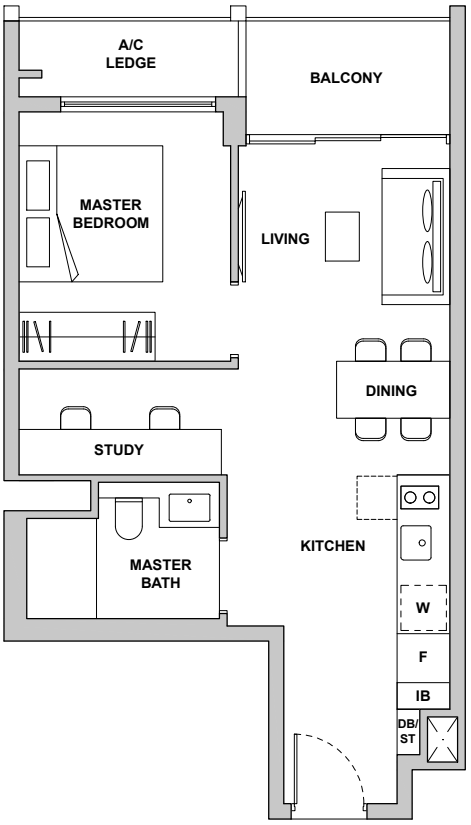
1 - BEDROOM + STUDY

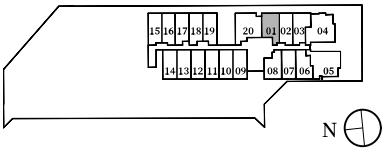
Type 1S1

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

Unit(s): #04-01 to #20-01



LEGEND:
IB: IRONING BOARD



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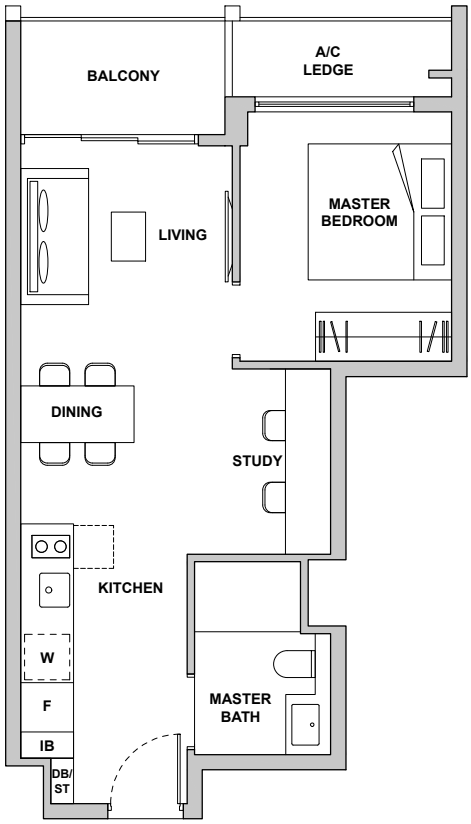
1 - BEDROOM + STUDY

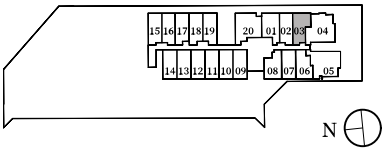
Type 1S2

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

Unit(s): #04-03 to #20-03



LEGEND:
IB: IRONING BOARD



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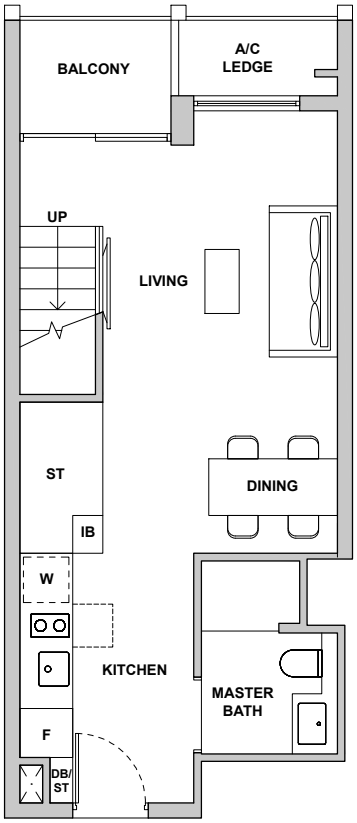
1-BEDROOM LOFT

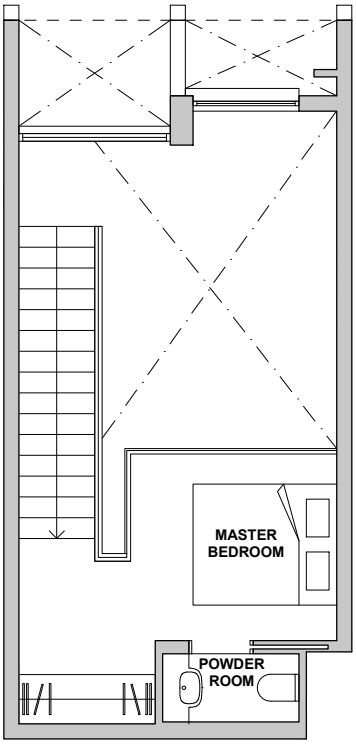
Type BL1

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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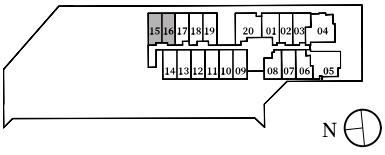
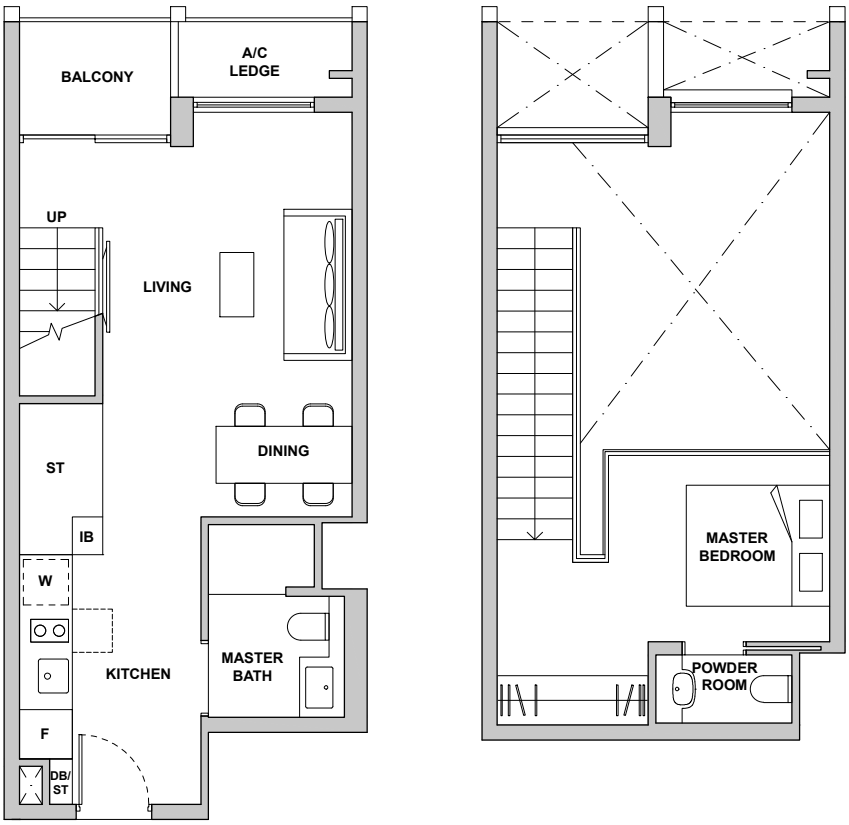


1-BEDROOM LOFT

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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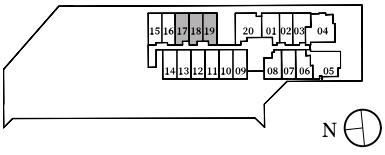
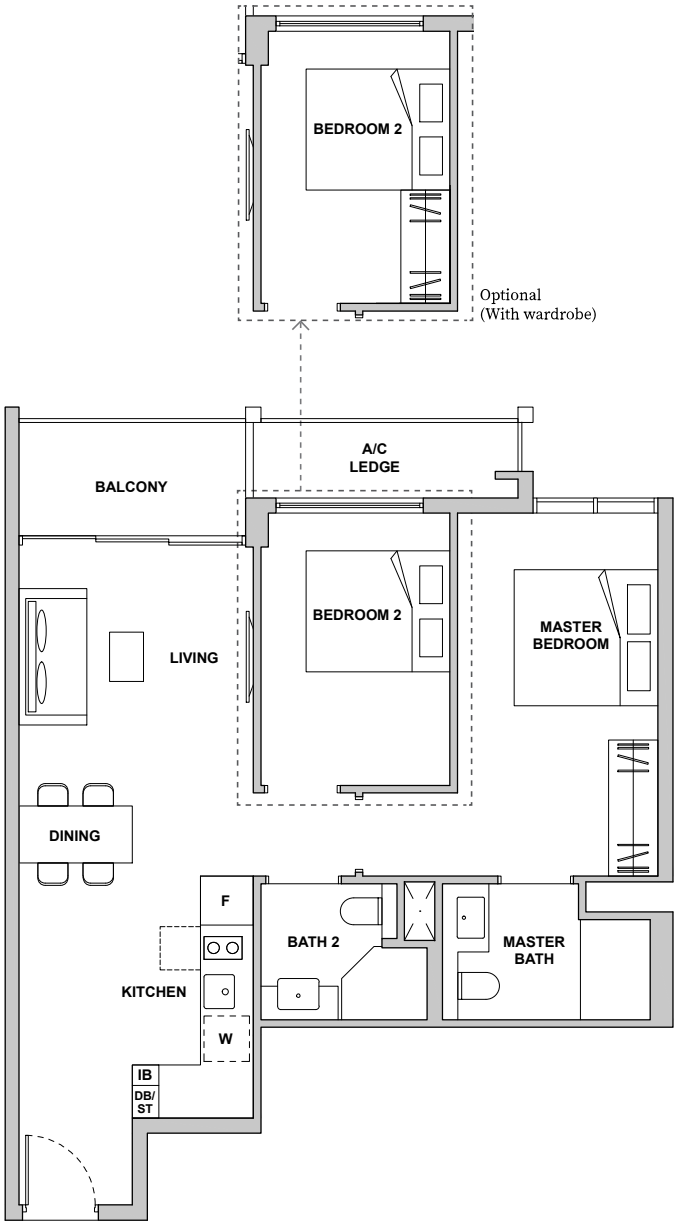


2 - BEDROOM PREMIUM

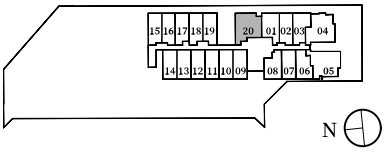
Type 2C1

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

Unit(s): #04-20 to #19-20



LEGEND:
IB: IRONING BOARD



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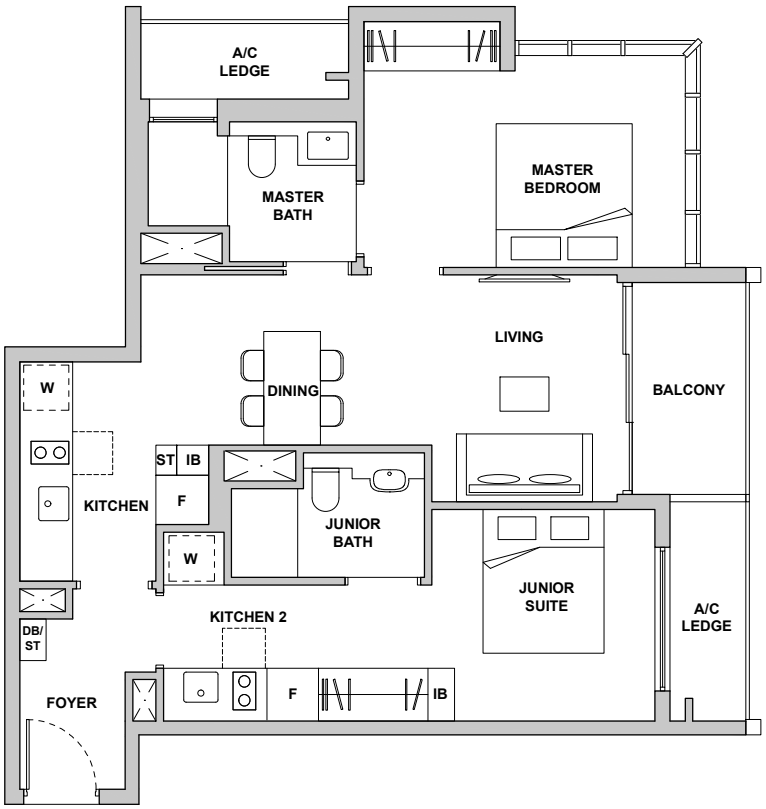
2 - BEDROOM DUAL-KEY

Type 2DK1

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

Unit(s): #05-04 to #20-04

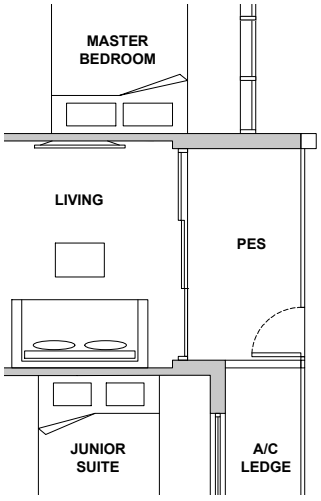


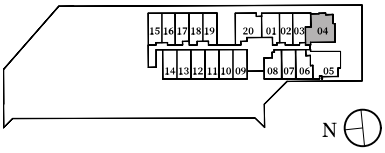
LEGEND:
IB: IRONING BOARD

Type 2DK1-G

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

Unit(s): #04-04





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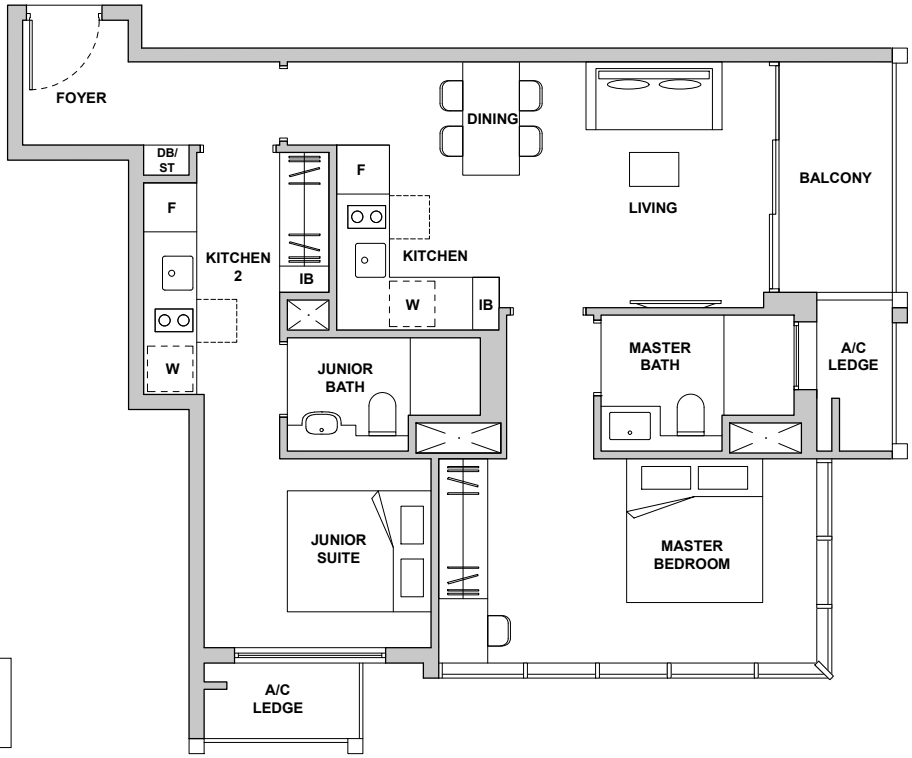
2 - BEDROOM DUAL-KEY

Type 2DK2

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

Unit(s): #05-05 to #20-05

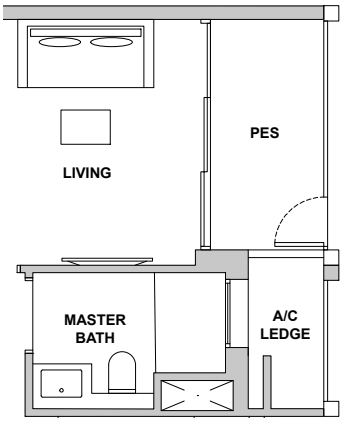


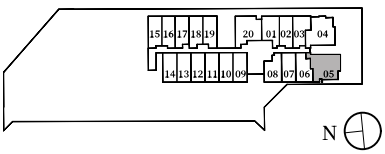
LEGEND:
IB: IRONING BOARD

Type 2DK2-G

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

Unit(s): #04-05





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