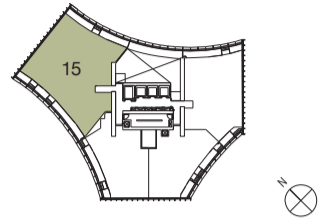


# Type PH1

351 sq.m. / 3,778 sq.ft.  
Including 55 sq.m. / 592 sq.ft. of Balcony

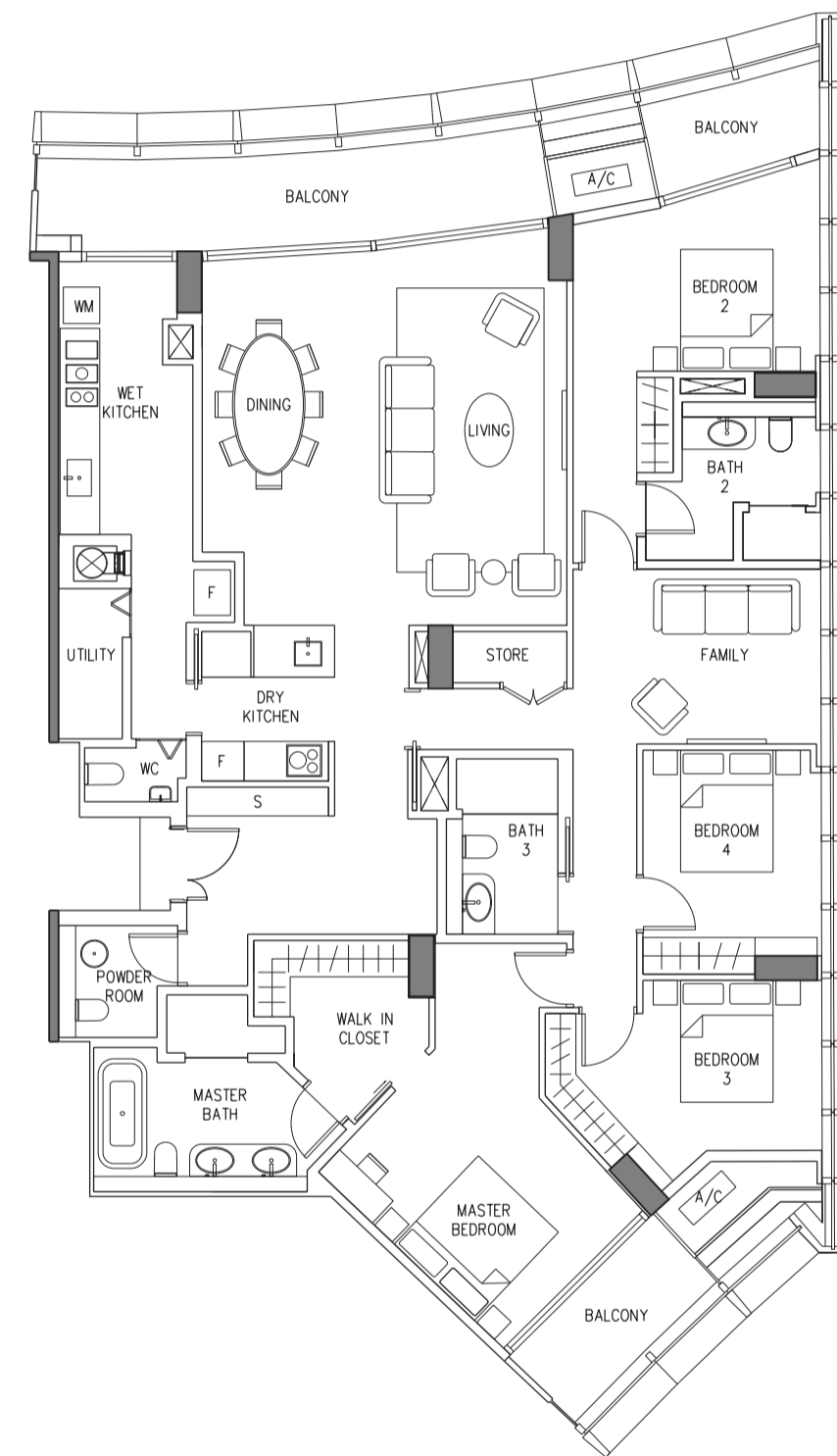
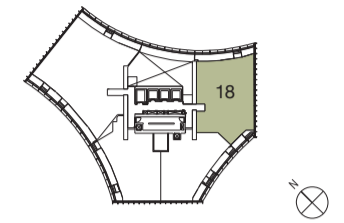
#48-15



# Type PH2

234 sq.m. / 2,519 sq.ft.  
Including 27 sq.m. / 291 sq.ft. of Balcony

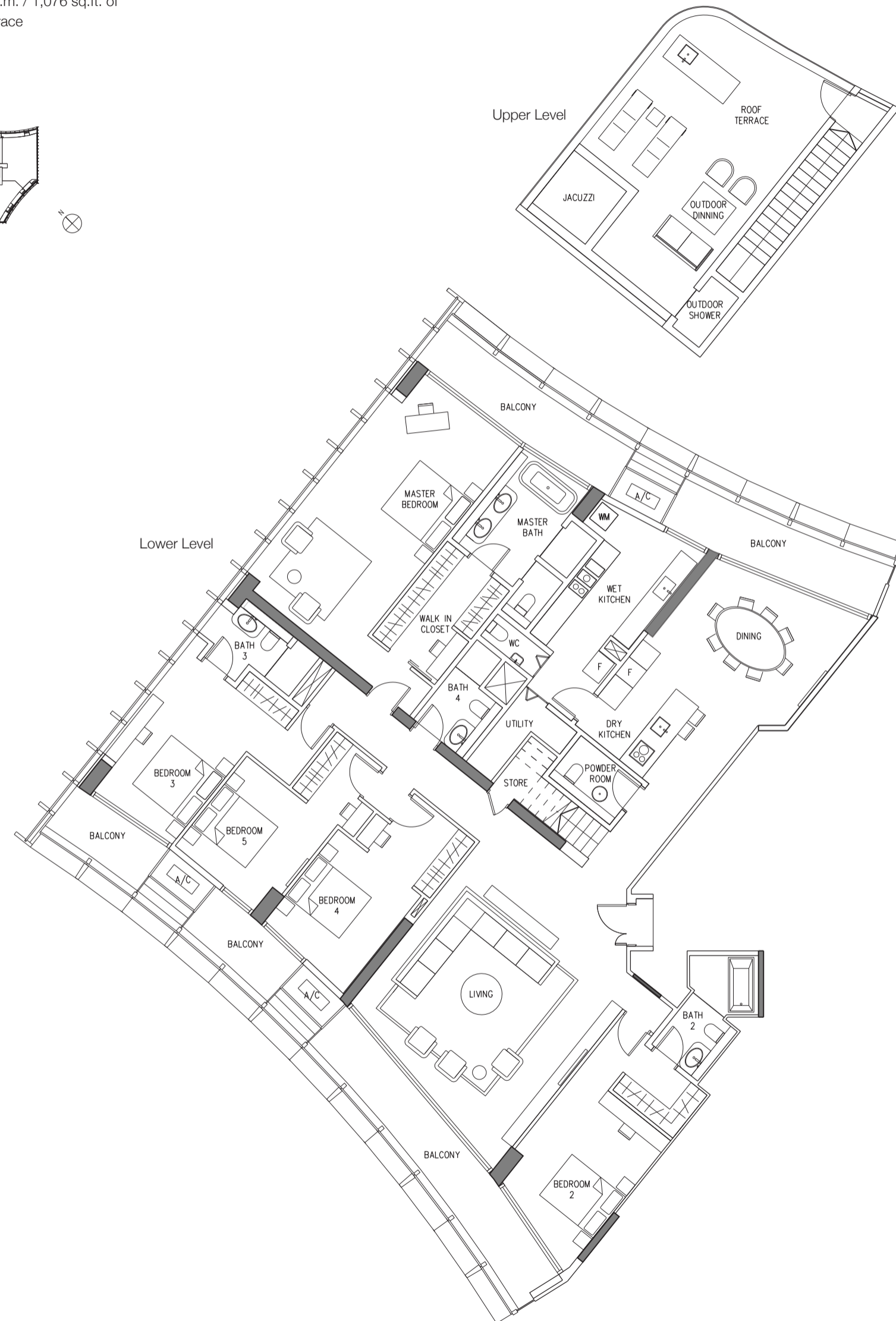
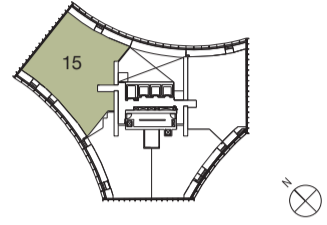
#48-18



# Type PH3

408 sq.m. / 4,392 sq.ft.  
Including 100 sq.m. / 1,076 sq.ft. of  
Balcony and Terrace

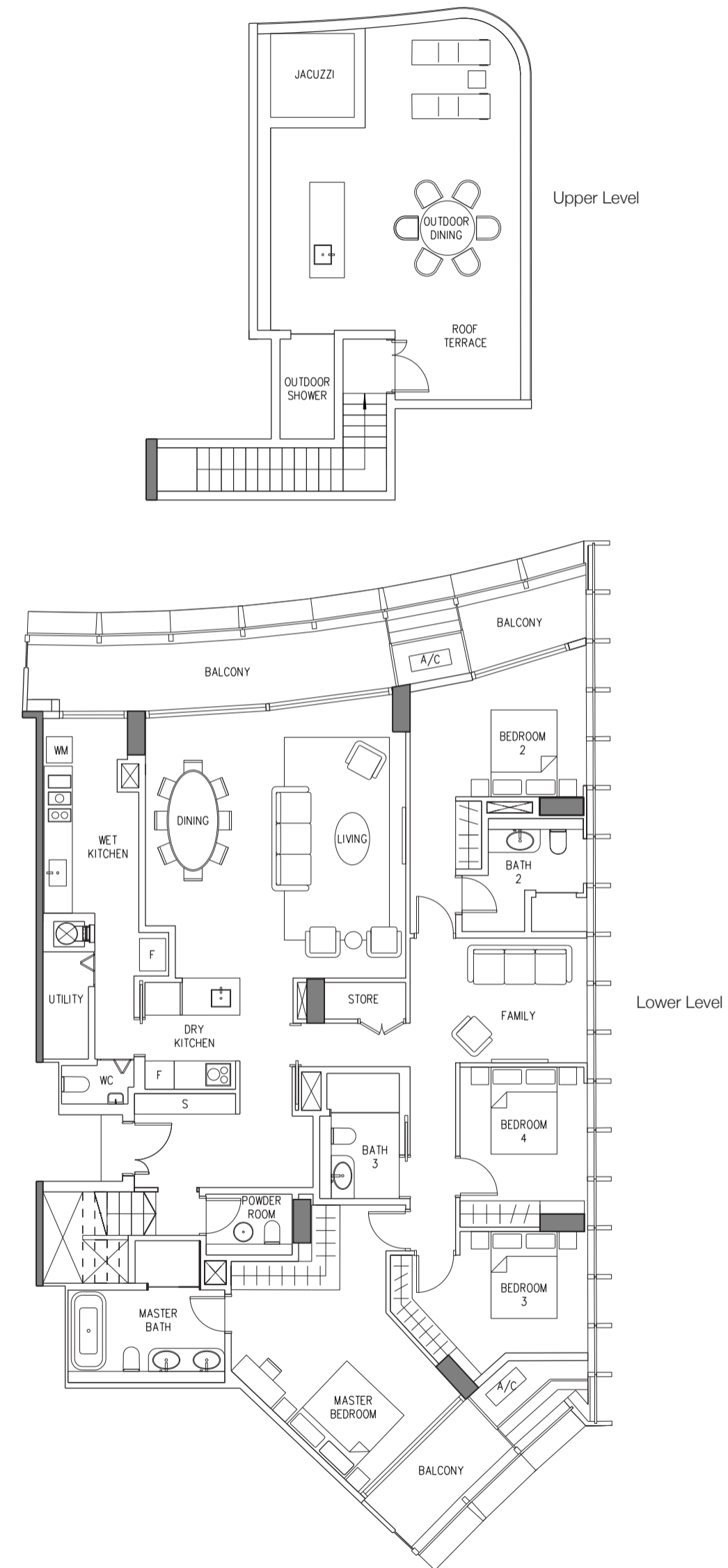
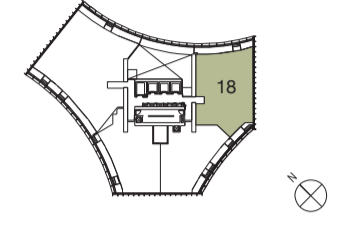
#49-15



# Type PH4

299 sq.m. / 3,218 sq.ft.  
Including 79 sq.m. / 850 sq.ft. of  
Balcony and Terrace

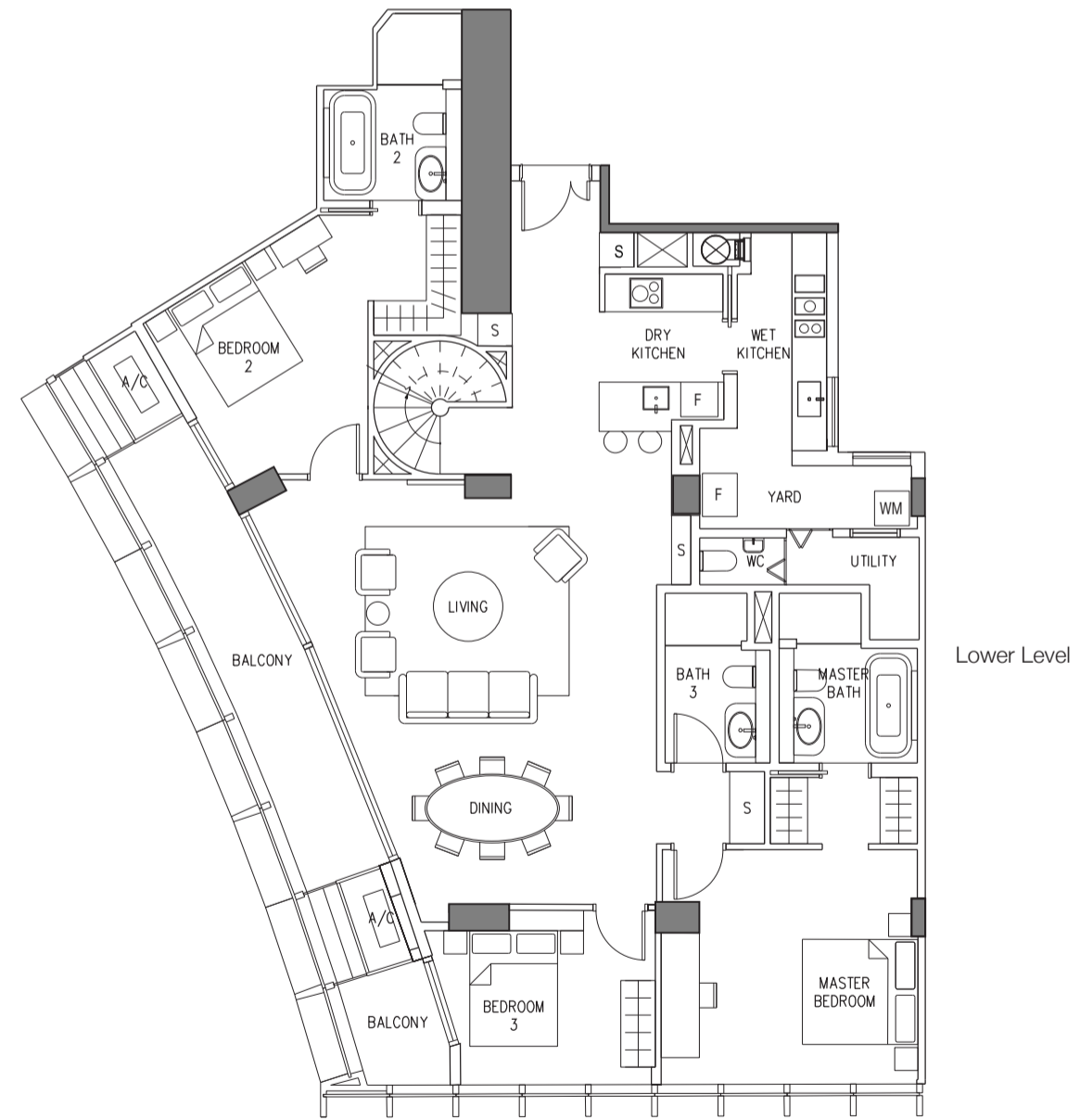
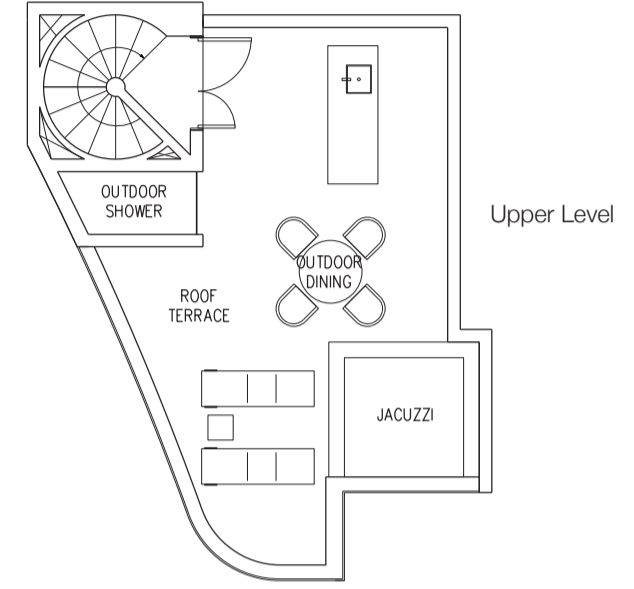
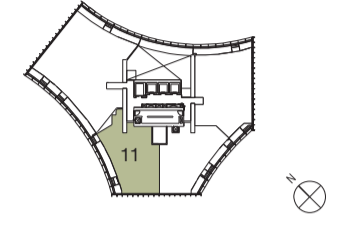
#49-18



# Type PH5

232 sq.m. / 2,497 sq.ft.  
Including 65 sq.m. / 700 sq.ft. of Balcony,  
Terrace and Void

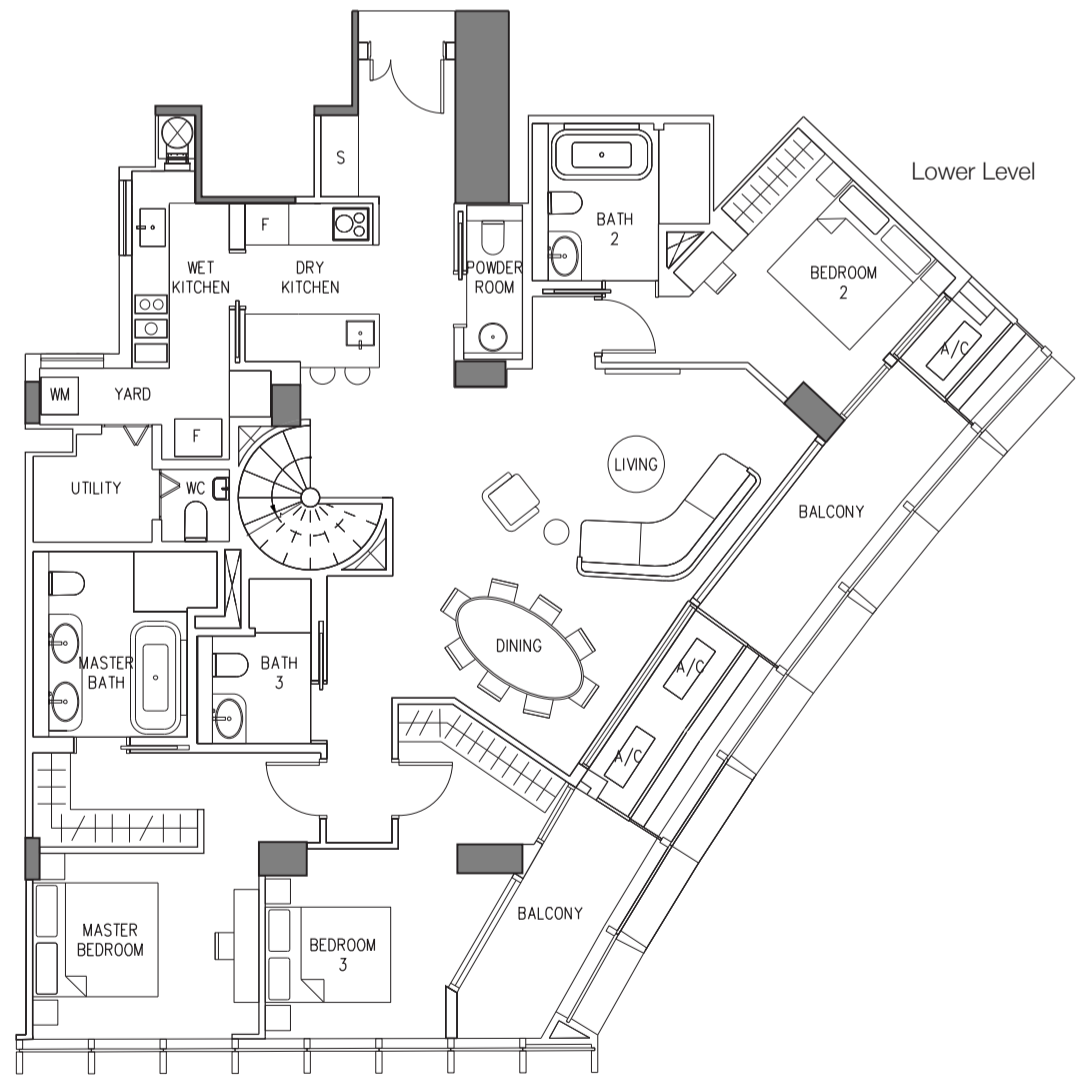
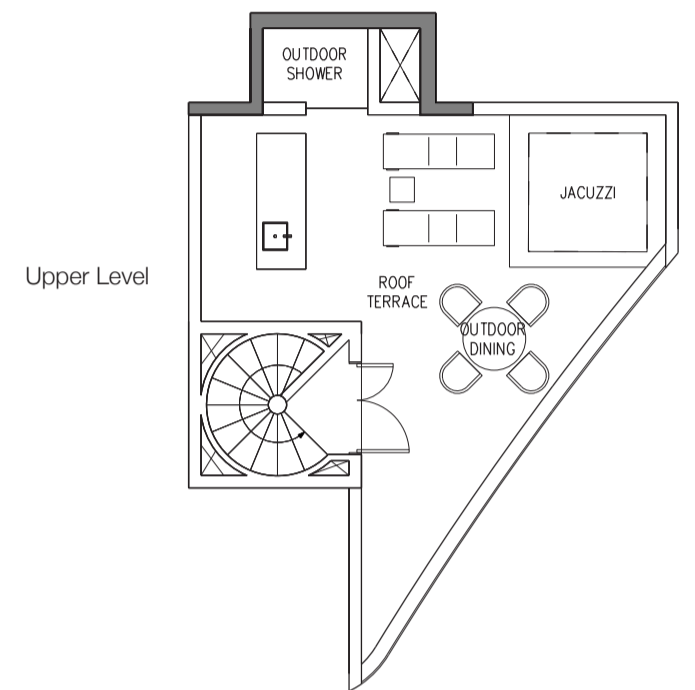
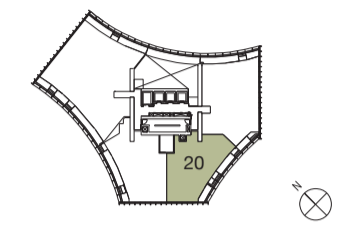
#49-11



# Type PH6

222 sq.m. / 2,390 sq.ft.  
Including 63 sq.m. / 678 sq.ft. of Balcony,  
Terrace and Void

#49-20





# The visionaries: Developer and Project Managers

## About the Developer



Owned 60:40 by Khazanah Nasional Berhad and Temasek respectively, M+S Pte Ltd was set up on 27 June 2011 to develop four land parcels in Marina South and two land parcels in Ophir-Rochor within Singapore as the integrated developments Marina One and DUO respectively.

## About the Project Managers



BUILDING PEOPLE

CapitaLand is one of Asia's largest real estate companies. Headquartered and listed in Singapore, the company's businesses in real estate and real estate fund management are focused on its core markets of Singapore and China.

Its diversified real estate portfolio primarily includes homes, offices, shopping malls, serviced residences and mixed developments. The company also has one of the largest real estate fund management businesses with assets located in Asia. Comprising nine listed entities, CapitaLand leverages its significant asset base, real estate domain knowledge, product design and development capabilities, active capital management strategies and extensive market network to develop real estate products and services in its markets.



A member of UEM Group

UEM Sunrise Berhad ("UEM Sunrise") is a public-listed and the largest property development company by market capitalisation on Bursa Malaysia Securities Berhad.

It is the master developer of Nusajaya, the largest fully integrated urban development in Southeast Asia that will provide significant investment, financial and business opportunities to the overall economic growth of the region.

In the Central Region, the Company is renowned for its award-winning, up-market high rise residential, commercial and integrated developments, largely in Kuala Lumpur's affluent Mont'Kiara enclave as well as in Cyberjaya. Internationally, UEM Sunrise's presence extends into Singapore, Canada and South Africa.

## Disclaimer

The statements, information and depictions in this brochure (the "Brochure") may not be relied upon as statements or representations of fact, and they are not intended to form any part of an offer, representation, warranty (whether expressly or impliedly) by Ophir-Rochor Residential Pte. Ltd. / Ophir-Rochor Commercial Pte. Ltd. / Ophir-Rochor Hotel Pte. Ltd. (the "Developer") or its agents, or form part of the contract for the sale of the units in DUO Residences (the "Development"). In particular, illustrations and renderings such as pictures and drawings are artists' impressions only, and are not representations of fact.

The Developer shall not be bound by any statements, representations or promises (whether written or oral) by its agents or otherwise, except as expressly set forth in a sale and purchase agreement entered into between a purchaser and the Developer in respect of a unit in the Development (the "Sale and Purchase Agreement"). The Sale and Purchase Agreement shall form the entire agreement between the Developer and a purchaser.

All areas and/or measurements stated in this Brochure are approximate only, and are subject to final survey and/or such changes as may be required by the relevant authorities.

The Developer will provide intending purchasers with the relevant particulars, documents and information in accordance with the requirements of Form 3 of the Housing Developers Rules ("PDI") and intending purchasers should refer to such PDI before paying the booking fee for a unit.

Developer – Ophir-Rochor Residential Pte. Ltd. (UEN no. 201115272G) • Ophir-Rochor Commercial Pte. Ltd. (UEN no. 201115269K) • Ophir-Rochor Hotel Pte. Ltd. (UEN no. 201115270E) • Developer's Licence no – C0929 • Tenure – 99 years wef 1 July 2011 • Lot no: 1130A (formerly Lots 1115N and 1116X) of TS13 • Expected Date of Vacant Possession – 31 December 2017 • Expected Date of Legal Completion - 31 December 2020