

MYRA

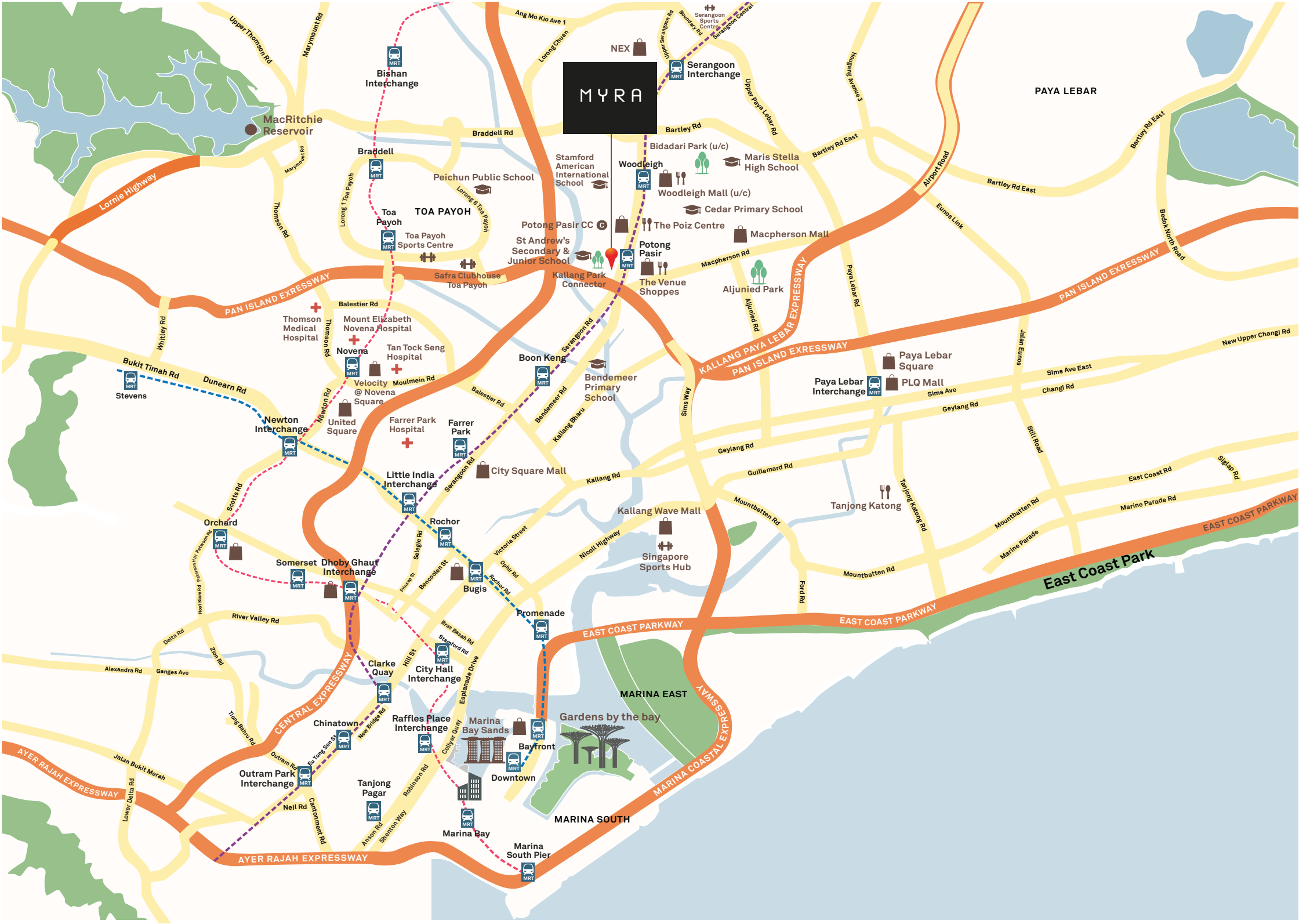
AN UNSPOKEN HAVEN IN A STRATEGIC LOCATION...

YOUR ABODE IN THE CITY

MYRA is located in Potong Pasir, a vibrant neighbourhood located in District 13 that is an unspoken haven for those who seek an unhurried lifestyle that perfectly balances work with quality time. Here, traditions thrive alongside the inevitable modernity. MYRA sits along a 4.2km long planned heritage corridor that captures the photogenic authenticity of Potong Pasir’s early morning market, and its down-to-earth kopitiams set amidst trendy cafes and an ever-changing residential skyline.

At the heart of a major URA initiative to intensify the greening of Serangoon, MYRA is a mere kilometre away from a new 1.6km-long park connector – the Bidadari Greenway and Bidadari Park, that connects seamlessly to Bishan, Kallang, Serangoon, Ang Mo Kio, Seletar, Sengkang, and all the way up to Punggol.

A unique educational advantage also exists within one kilometre’s radius, with St Andrew’s Junior and Secondary School, St Andrew’s Junior College and Cedar Girls’ Primary and Secondary Schools all in close proximity. Multiple transport options exist for the shortest and easiest possible commute for the children, and complete peace-of-mind for parents.



	MRT STATIONS POTONG PASIR STATION (EXIT C)	0.15km		SHOPPING (ATM/SUPERMARKET/FOOD/WATSONS/GUARDIAN)	
	BOON KENG	1 stop		THE POIZ CENTRE	0.1km
	SERANGOON INTERCHANGE	2 stops		THE VENUE RESIDENCES/SHOPPES	0.6km
	FARRER PARK	2 stops		MACPHERSON MALL	1.8km
	BISHAN INTERCHANGE	4 stops		NEX	2.8km
	DHOBY GHAUT INTERCHANGE	4 stops		CITY SQUARE MALL	3.1km
	BUGIS	5 stops		UNITED SQUARE	4.1km
	CITY HALL INTERCHANGE	5 stops		VELOCITY @ NOVENA SQUARE	4.1km
	SOMERSET STATION	6 stops		KALLANG WAVE MALL	4.5km
	ORCHARD	6 stops			
	PAYA LEBAR INTERCHANGE	6 stops			
	PROMENADE STATION	6 stops			
	RAFFLES PLACE INTERCHANGE	7 stops			
	BAYFRONT	7 stops			
	OUTRAM PARK INTERCHANGE	7 stops			
	EDUCATIONAL INSTITUTIONS ST ANDREW'S SECONDARY & JUNIOR SCHOOL	0.2km		MEDICAL FACILITIES TAN TOCK SENG HOSPITAL	2.4km
	BENDEMEER PRIMARY SCHOOL	0.95km		FARRER PARK HOSPITAL	3.3km
	CEDAR PRIMARY SCHOOL	1.02km		MOUNT ELIZABETH NOVENA HOSPITAL	4.3km
	STAMFORD AMERICAN INTERNATIONAL SCHOOL	1.1km		THOMSON MEDICAL CENTRE	4.5km
	PEI CHUN PUBLIC SCHOOL	1.5km		SPORTS FACILITIES SAFRA CLUBHOUSE (TOA PAYOH)	1.5km
	MARIS STELLA HIGH SCHOOL	1.6km		TOA PAYOH SPORTS CENTRE	2.7km
				SERANGOON SPORTS CENTRE	3.5km
				SINGAPORE SPORTS HUB	3.7km
	PARKS & PARK CONNECTORS KALLANG PARK CONNECTOR	0.26km		BUSINESS DISTRICTS PAYA LEBAR CENTRE	4.2km
	BIDADARI PARK & ALKAFF LAKE (U/C)	1.6km		MARINA BAY FINANCIAL CENTRE	7.1km
	ALJUNIED PARK	1.9km			
	MACRITCHIE RESERVOIR	5.5km			
	FOOD AMENITIES TAI THONG CRESCENT SHOPHOUSES	0.6km		ICONIC LANDMARKS TANJONG KATONG	5.7km
	WOODLEIGH VILLAGE HAWKER CENTRE	1.1km		MARINA BAY SANDS	6.3km
				ORCHARD	6.4km
	COMMUNITY CENTRE POTONG PASIR CC	0.26km		GARDENS BY THE BAY	8.3km

For information on the permissible land use and density of sites around the housing project, the Intending Purchaser may refer to the Master Plan available from the website of the Urban Redevelopment Authority at www.ura.gov.sg.

THE NEW DEFINITION OF EXCLUSIVITY.

Designed by award-winning UK architects, Pitman Tozer Architects* in collaboration with local firm JGP Architecture*, and landscape architects Aspex of Design*, MYRA introduces a multi-layered experience... that gives new meaning to exclusivity.

From afar, MYRA cuts a distinctive profile with its softly rounded façade and subtly coloured, horizontal, aluminium ‘ribbons’ that change in tone upwards – from champagne at the lower floors, to muted gold at the topmost floor of the horizontal bands. On closer view, a layered canopy of trees envelopes its residents with a verdant, green tranquillity amidst a play of sunlight and shadows and the sound of trickling water.

Comprising only 85 residences with only 7 or 8 units per floor, MYRA is a rare find amidst the sea of sameness that surrounds us. From its unique design form, lush landscapes, to its surrounding water body – MYRA invites exploration and contemplation, and illustrates, beautifully, the promise of exclusive liveability.

* <http://www.pitmantozer.com/>
<https://www.aspexofdesign.com/>
<http://www.jgp-group.com>

85 RESIDENCES, 12 STOREYS, ALL SET IN SERENITY.



THE GRAND LOBBY
ARTIST IMPRESSION



MYRA. THE NEW DEFINITION OF EXCLUSIVITY
ARTIST IMPRESSION

PROJECT NAME	MYRA
DEVELOPER	TIARA LAND PTE LTD
SITE LOCATION	9 MEYAPPA CHETTIAR ROAD SINGAPORE 358456
DISTRICT	13
LOT NUMBER	LOTS 97411V, 97410W, 05807T, 05809K,05808A, 97439V, 05351T, 00692W, 00693V, 06301M, 6302W, 10940C MK 17 AT MEYAPPA CHETTIAR ROAD
SITE AREA	30,689 sq ft (2,851.1 sqm)
TENURE	ESTATE IN FEE SIMPLE (FREEHOLD)
EXPECTED TOP	30 NOVEMBER 2024
DESIGN ARCHITECT	PITMAN TOZER ARCHITECTS PTE LTD
PROJECT ARCHITECT	JGP ARCHITECTURE (S) PTE LTD
LANDSCAPE CONSULTANT	ASPEX OF DESIGN PTE LTD

BASEMENT 1
70 LOTS; 68 CAR PARKING LOTS AND 2 HANDICAP CAR PARKING LOTS
LEVEL 1
22 BICYCLE LOTS GRAND LOBBY TO RESIDENTIAL TOWER FACILITIES FEATURING 25M LAP POOL & POOL DECK, RIVULET POOL OVERFLOW, PLAY POOL, HYDROTHERAPY POOL, HYDRO & OUTDOOR GYM, REFLECTION GARDEN, OUTDOOR DINING, ALFRESCO BBQ, LEISURE LAWN
LEVEL 2 TO 12 (85 EXCLUSIVE HOMES)
11 UNITS OF A1; 11 UNITS OF A2 8 UNITS OF B1; 7 UNITS OF B2; 1 UNIT OF B2A; 11 UNITS OF B3; 11 UNITS OF B4 11 UNITS OF C1 11 UNITS OF D1; 3 UNITS OF D2
LIVING/DINING/BALCONY
MYRA'S THOROUGHLY MODERNIST DESIGN USES PICTURE WINDOWS, BALCONIES AND AMPLE NATURAL LIGHT TO CREATE A SURPRISING SENSE OF SPACE.
- WALL-MOUNTED AIR-CONDITIONING UNIT EXCLUDE BALCONY
- AUDIO INTERCOM (FERMAX)

MASTER BEDROOM, BEDROOM 2, 3 & 4
THE MATERIALS AND FINISHES EXUDE AN UNDERSTATED GRACE, TRANQUILLITY AND HARMONY, YET EVERY RESIDENCE IS WITHOUT QUESTION A LUXURY HOME.
- BUILT-IN TIMBER WARDROBE
- WALL-MOUNTED AIR-CONDITIONING UNIT
MASTER BATH/JUNIOR MASTER BATH/BATH 2
- 1 GLASS SHOWER COMPARTMENT AND DOOR WITH SHOWER SET (GROHE)
- 1 QUARTZ VANITY TOP COMPLETE WITH 1 WASH BASIN (GEBERIT)
- 1 WATER CLOSET (GEBERIT)
- 1 MIXER TAP (GROHE) AND MIRROR CABINET AND/OR SHELIVING ABOVE
- 1 ROBE HOOK (GROHE)
- 1 TOILET ROLL HOLDER (GROHE)
- 1 TOWEL RAIL (GROHE)
- 1 BIB TAP
- 1 STAINLESS STEEL SHELF
KITCHEN
CABINETRY - TOP AND BOTTOM TIMBER CABINET WITH QUARTZ SURFACE WORKTOP.
APPLIANCES - BOSCH'S INDUCTION HOB, HOOD, BUILT-IN OVEN, FRIDGE, WASHER CUM DRYER
- 1 SINK (BLANCO) WITH MIXER TAP (GROHE)
- 1 BIB TAP FOR WASHER DRYER
- HOT WATER SUPPLY TO MIXER

MYRA's central feature is its series of interconnected pools, anchored by a 25m lap pool, all of which create multiple water edges with each edge opening up to a different space:

Quiet zone – with sunbathing decks, a poolside walk, a quiet sitting area, an alfresco BBQ dining area, and a 'Chill Deck'.

Health zone – with a hydro gym, a hydrotherapy pool, an outdoor gym with extensive water and garden views from its vantage position.

Family zone – with a shallow play pool and its own shallow pool deck, a leisure lawn as well as a children's playground.

Garden sanctuary – a serene space with lush ferns, fern trees and other plantings, an outdoor dining area and an attached bar for a truly memorable dining experience.

Altogether, MYRA's tall columns and mirrored ceilings, the layers of greenery, the many different stepped spaces and water edges, and the surrounding body of water work seamlessly to create an unmistakably elegant, sophisticated, sanctuary of peace and tranquillity that is almost... therapeutic.

A TROPICAL SANCTUARY TO IMMERSE YOUR BODY, MIND & SPIRIT



INNER CALM, OUTER SERENITY



FACILITIES PLAN

- | | |
|--------------------------|---|
| 1. GUARD HOUSE | 19. POOL SUNBATH LOUNGER |
| 2. PEDESTRIAN GATE | 20. "RIVULET" POOL OVERFLOW |
| 3. ARRIVAL PLAZA | 21. ALFRESCO BBQ DINING |
| 4. REFLECTION GARDEN | 22. POOL VIEW CHILL DECK |
| 5. GRAND LOBBY | 23. POOLSIDE WALK |
| 6. BAR COUNTER | 24. SEATING AREA |
| 7. OUTDOOR DINING | 25. BIN CENTRE |
| 8. LEISURE LAWN | 26. WATER BULK METER (VALVE CHAMBER) |
| 9. CHILDREN'S PLAYGROUND | 27. BICYCLE PARKING LOTS |
| 10. SHALLOW PLAY POOL | 28. ELECTRICAL SUBSTATION |
| 11. SHALLOW POOL DECK | 29. GENERATOR |
| 12. OUTDOOR SHOWERS | 30. DOMESTIC WATER TRANSFER TANK AND PUMP |
| 13. CHANGING ROOM/TOILET | 31. VENTILATION SHAFT FOR BASEMENT |
| 14. OUTDOOR GYM | |
| 15. HYDRO GYM | |
| 16. HYDROTHERAPY POOL | |
| 17. 25M LAP POOL | |
| 18. POOL DECK | |

UNIT LOCATION PLAN

Level 2-Level 9



UNIT DISTRIBUTION PLAN

TYPE	A1	B3	B1/B2/B2A/D2		C1	D1	B4	A2
LEVEL 12	A1 #12-01	B3 #12-02	D2 #12-03		C1 #12-05	D1 #12-06	B4 #12-07	A2 #12-08
LEVEL 11	A1 #11-01	B3 #11-02	D2 #11-03		C1 #11-05	D1 #11-06	B4 #11-07	A2 #11-08
LEVEL 10	A1 #10-01	B3 #10-02	D2 #10-03		C1 #10-05	D1 #10-06	B4 #10-07	A2 #10-08
LEVEL 9	A1 #09-01	B3 #09-02	B1 #09-03	B2A #09-04	C1 #09-05	D1 #09-06	B4 #09-07	A2 #09-08
LEVEL 8	A1 #08-01	B3 #08-02	B1 #08-03	B2 #08-04	C1 #08-05	D1 #08-06	B4 #08-07	A2 #08-08
LEVEL 7	A1 #07-01	B3 #07-02	B1 #07-03	B2 #07-04	C1 #07-05	D1 #07-06	B4 #07-07	A2 #07-08
LEVEL 6	A1 #06-01	B3 #06-02	B1 #06-03	B2 #06-04	C1 #06-05	D1 #06-06	B4 #06-07	A2 #06-08
LEVEL 5	A1 #05-01	B3 #05-02	B1 #05-03	B2 #05-04	C1 #05-05	D1 #05-06	B4 #05-07	A2 #05-08
LEVEL 4	A1 #04-01	B3 #04-02	B1 #04-03	B2 #04-04	C1 #04-05	D1 #04-06	B4 #04-07	A2 #04-08
LEVEL 3	A1 #03-01	B3 #03-02	B1 #03-03	B2 #03-04	C1 #03-05	D1 #03-06	B4 #03-07	A2 #03-08
LEVEL 2	A1 #02-01	B3 #02-02	B1 #02-03	B2 #02-04	C1 #02-05	D1 #02-06	B4 #02-07	A2 #02-08
LEVEL 1	DROP OFF/COMMUNAL FACILITIES							
BASEMENT	CAR PARK							

UNIT LOCATION PLAN

Level 10-Level 12



UNIT DESCRIPTION

Type A1	44 sqm/ 474 sqft	1 Bedroom	11 Units
Type A2	44 sqm/ 474 sqft	1 Bedroom	11 Units
Type B1	65 sqm/ 700 sqft	2 Bedrooms	8 Units
Type B2	63 sqm/ 678 sqft	2 Bedrooms	7 Units
Type B2A	63 sqm/ 678 sqft	2 Bedrooms	1 Unit
Type B3	68 sqm/ 732 sqft	2 Bedrooms	11 Units
Type B4	62 sqm/ 667 sqft	2 Bedrooms	11 Units
Type C1	81 sqm/ 872 sqft	3 Bedrooms	11 Units
Type D1	123 sqm/ 1,324 sqft	4 Bedrooms	11 Units
Type D2	122 sqm/ 1,313 sqft	4 Bedrooms	3 Units

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Name of Housing Project: MYRA • Developer: Tiara Land Pte Ltd • Developer License Number: C1340 • Tenure of Land: Estate in Fee Simple •
Encumbrances: Mortgage in favour of Oversea-Chinese Banking Corporation Limited • Expected TOP: 30 November 2025 • Expected Legal Completion:
30 November 2028 • Lot Number: Lots 97411V, 97410W, 05807T, 05809K, 05808A, 97439V, 05351T, 00692W, 00693V, 06301M, 6302W, 10940C of Mukim
17 at Meyappa Chettiar Road / Woodsville Close • BP Number: A1359-00462-2018-BP02 (Dated 7 April 2020)

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