

IMMEASURABLE LUXURY.
PERFECTED.

FREEHOLD

CROWNED WITH PRESTIGE.
LAND ON GOLD.

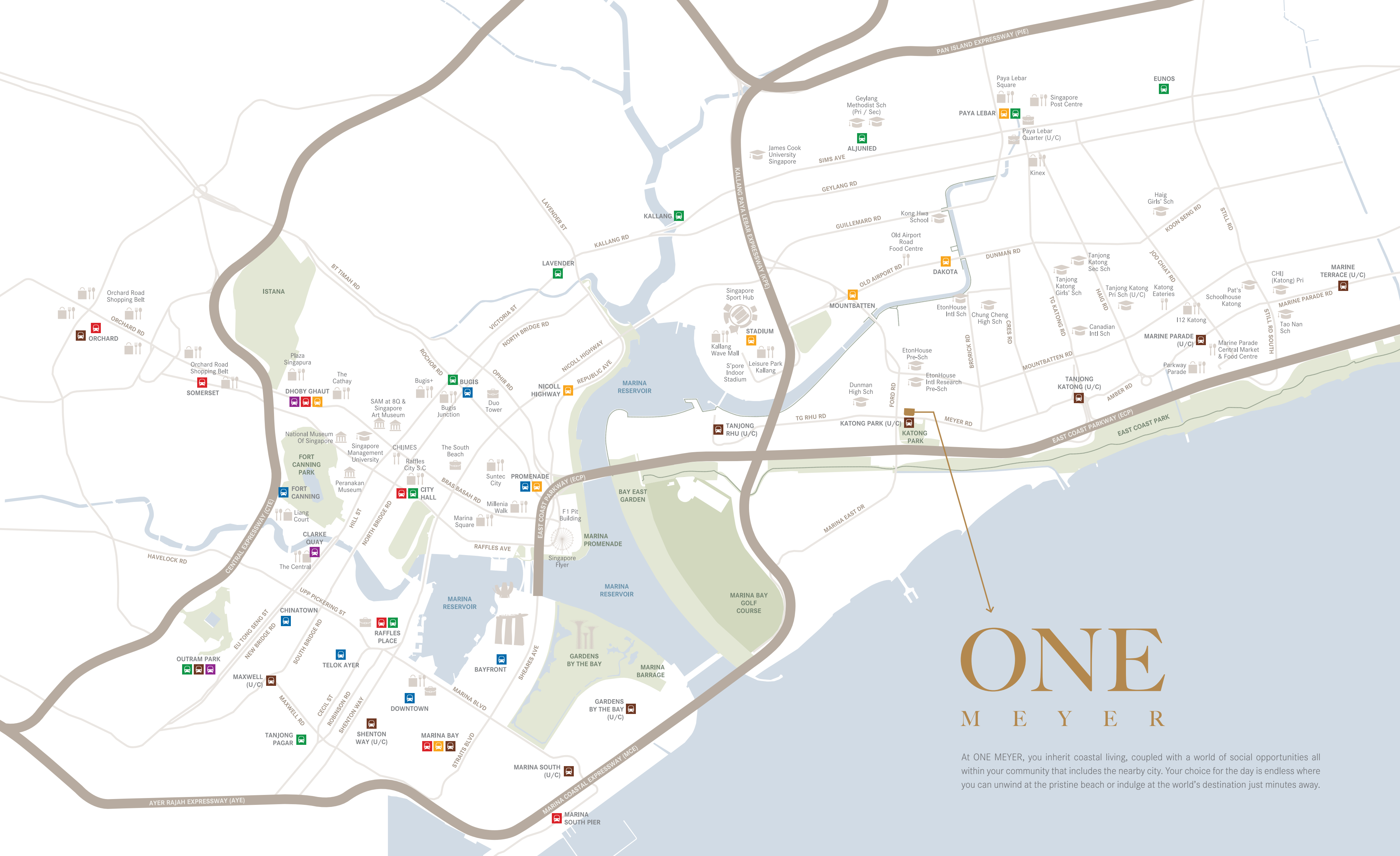




COASTAL INHERITANCE



CITY EXTRAVAGANCE



ONE MEYER

At ONE MEYER, you inherit coastal living, coupled with a world of social opportunities all within your community that includes the nearby city. Your choice for the day is endless where you can unwind at the pristine beach or indulge at the world's destination just minutes away.

1 MIN WALK TO KATONG PARK MRT (U/C)

CONVENIENCE AT YOUR FEET



NATURE / RECREATIONAL

- | | |
|--------------|------------------------|
| 10 Mins Walk | East Coast Park |
| 2 MRT Stops | Garden By The Bay |
| 7 Mins Drive | Marina Bay Golf Course |

RETAIL

- | | |
|---------------|------------------------|
| 2 MRT Stops | Parkway Parade |
| 4 Mins Drive | Katong Shopping Centre |
| 6 Mins Drive | Katong Plaza |
| | Katong V |
| | 112 Katong |
| 7 Mins Drive | Katong Square |
| | Paya Lebar Square |
| 9 MRT Stops | Changi City Point |
| 10 Mins Drive | Orchard Shopping Belt |
| 15 Mins Drive | Jewel Changi Airport |

ENTERTAINMENT

- | | |
|---------------|---------------------------------|
| 9 Mins Drive | Marina Bay Sands |
| 11 Mins Drive | Esplanade - Theatres by the Bay |

FOOD & BEVERAGE

Specialities

- | | |
|--------------|-----------------------------------|
| 3 Mins Drive | The Bar Station |
| 4 Mins Drive | Baker's Well With A Pinch of Salt |
| 5 Mins Drive | Alibabar Hawker Bar East Coast |
| | Brotzeit German Bier |
| | Bar & Restaurant |
| | Megumi Japanese Restaurant |
| | Rabbit Carrot Gun |
| 6 Mins Drive | Penny University |

Local/Old School

- | | |
|--------------|---------------------------------|
| 4 Mins Drive | 328 Katong Laksa |
| | Delicious Boneless Chicken Rice |
| 5 Mins Drive | 5 star Hainanese Chicken Rice |
| | Chin Mee Chin Confectionery |
| | Haveli North Indian Food |
| | Delhi 6 |

CONNECTIVITY

- | | |
|--------------|-------------------------------------|
| 1 Min Walk | Katong Park MRT Station (U/C) |
| 2 Mins Drive | East Coast Parkway (ECP) |
| 5 Mins Drive | Kallang Paya Lebar Expressway (KPE) |
| | Marina Coastal Expressway (MCE) |
| 7 Mins Drive | Pan Island Expressway (PIE) |
| | Paya Lebar MRT Station |

BUSINESS HUB

- | | |
|---------------|---------------------------|
| 12 MRT Stops | Tampines Regional Centre |
| 7 Mins Drive | Paya Lebar Central |
| 9 Mins Drive | Central Business District |
| 18 Mins Drive | Changi Business Park |

EDUCATION

Preschools

- | | |
|--------------|--------------------------|
| 5 Mins Drive | Pat's Schoolhouse Katong |
| 7 Mins Drive | Nafa Arts Kindergarten |

Primary School

- | | |
|--------------|-------------------------------|
| 4 Mins Drive | Tanjong Katong Primary School |
| 7 Mins Drive | Tao Nan School |
| 8 Mins Drive | CHIJ Katong (Primary) |

Secondary Schools

- | | |
|--------------|---------------------------------|
| 3 Mins Drive | Chung Cheng High School |
| 4 Mins Drive | Tanjong Katong Girls' School |
| 6 Mins Drive | Tanjong Katong Secondary School |

Tertiary Institutions

- | | |
|---------------|-------------------------|
| 6 Mins Drive | Victoria Junior College |
| 11 Mins Drive | Temasek Junior College |

Enrichment Centres

- | | |
|--------------|----------------------------------|
| 5 Mins Drive | The Write Connection |
| | Academy of Rock LLP |
| 6 Mins Drive | 5W1H Writing Strategy by askRuth |
| | Kindermusik With Love studios |
| | Hua Language Centre Pte Ltd |



LESS THAN 10 MINUTES DRIVE

CITY AT YOUR CORRIDOR



ONE MEYER is the dream home for everyone. With the bustling metropolis nestling at the vast corridor, you can genuinely pause to breathe and discover life in a well-heeled setting, meant for the select few. Only 66 elite residential units await.



CITY ADVENTURE



EASTSIDE NATURE



THE GREAT OUTDOOR EXPERIENTIAL

Slated to freshen and elevate your lifestyle, you can enjoy refreshing sea breeze amidst green nature. Find your own pace at the perfected coastal living where almost every type of recreational activity is close at hand. Sand, sun, surf, swing your club or paddle and ride, ONE MEYER, offers a luxurious and relaxed location to hype up your life.





SWEET TEMPTATION



PURE INDULGENCE

LESS THAN 10 MINUTES DRIVE

MORE THAN 400 RETAIL
AND F&B JOINTS



PARKWAY PARADE AND KALLANG ARENA

ONE MEYER is a convenient place to luxuriate in a broad spectrum of activities – retail, services and F&B. Indulge in your shopping spree or sink your tastebud into a global gastronomic adventure to experience life from a beautiful perspective.

LESS THAN 15 MINUTES DRIVE

WORLD DESTINATION



JEWEL CHANGI AIRPORT

When it comes to world-class destination, there is no compromise. Everything is perfected to meet beyond expectations. Here is where there is no Goods & Services Tax chargeable for retail & F&B offerings. It will be the next must-go destinations for all especially, the East dwellers.



HAWKER FARE



POSH NOSH



PALATES OF THE EAST

Sink your roots in the East. Excite your palate with delicious Peranakan cuisine, Northern Indian Tandoori, Italian pizzas, local delicacies and many more. From posh restaurants to hawker fare, you can have it all.

BUSINESS WITHIN REACH

If you are working or operating your business in the East or at the Central Business District, you are in for the spare time. Being near to business hubs like Paya Lebar Central, Tampines Regional Centre and Changi Business Park, your journey is shortened to offer more time for sipping your espresso and a buttered toast in the morning.



A FOCUS ON EDUCATION

Leaving a legacy in wealth is a privilege of inheritance. Now you can give your next generations much more than just monetary gain but an excellent education in the perfect environment. ONE MEYER is so close to many good schools and institutions. From nursery to tertiary, convenience can be for more than just 1 decade.

MRT AT THE DOORSTEP

Welcome to ONE MEYER. Sited proximity to both the city and the sea, the world is your oyster. Surrounded by convenience with MRT at the doorstep, this exclusive abode is truly for those with passion for life's finest.





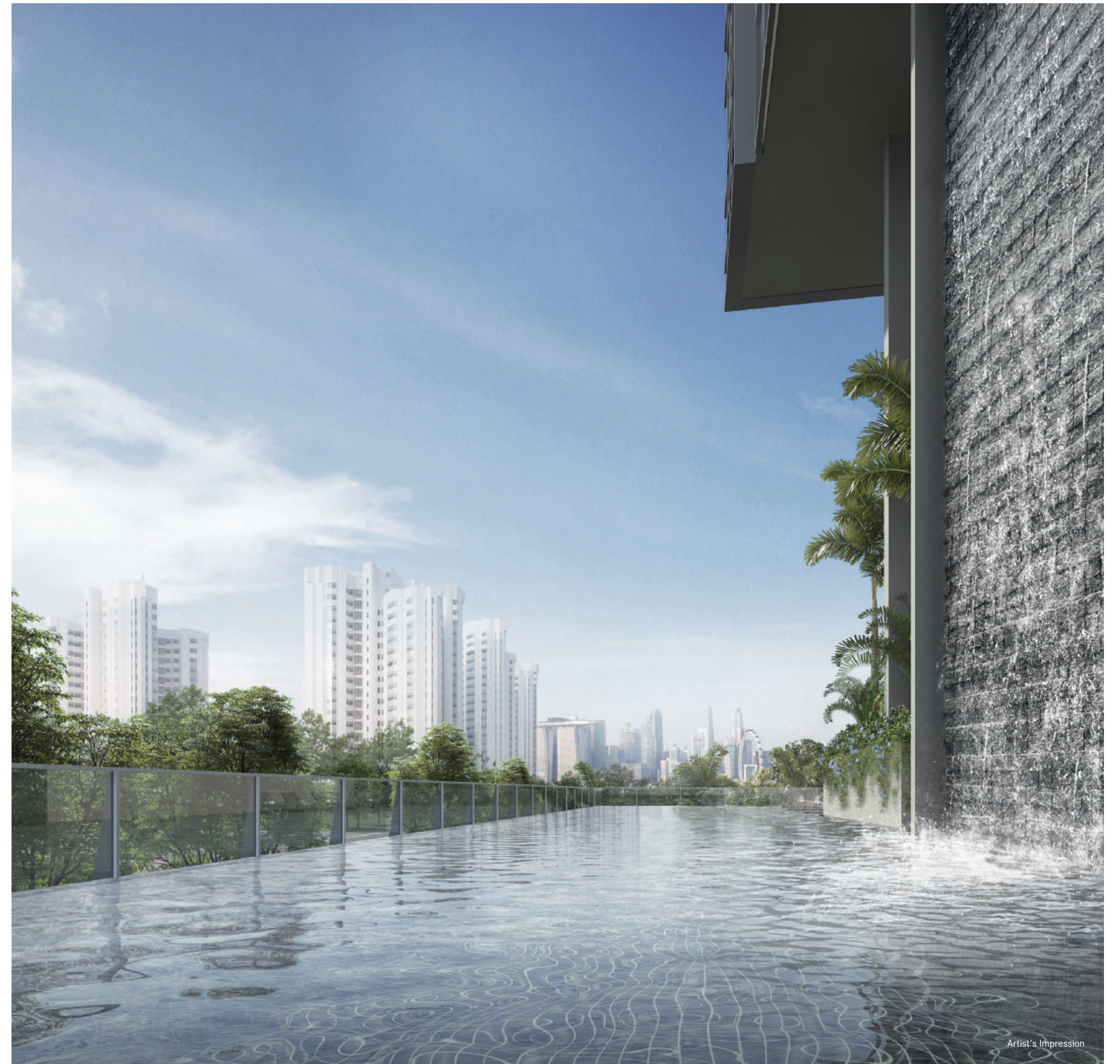
ARRIVED AT A
5-STAR COASTAL ABODE



POISED TO BE AN ASPIRATION

LIFE AT YOUR OWN PACE

At ONE MEYER, you don't need any imagination. They come to pass. You can spend your quiet 'me time' perfectly by the lap pool gracing the sunset, sipping your favourite Cabernet Sauvignon.





Artist's Impression

ROOMS FOR ENTERTAINMENT

Celebrate with style and in convenience. At the extension of your abode, you can enjoy these beautiful facilities and allow you to hold your parties and functions in- and outdoor. Cheers.





FITNESS AND WELLNESS AWAIT

Too much of entertaining, feasting and boosting require more work out to perfect your lifestyle. With a deep-in jacuzzi and a unique gym on a cantilever, you are in for pink of health.

THE BEST OF COASTAL LIVING





STUNNING VISTAS OF THE SEA



**YOUR ULTIMATE
PRIVATE ENCLAVE**

Be treated to exquisite furnishing and picturesque views. From thoughtful layout to smallest details, we put them together meticulously to match your unrivalled lifestyle. Setting a perfect ending to a perfect day. Here's where dreams come true.

2ND STOREY PLAN



- 01 GYMNASIUM
- 02 WADING POOL
- 03 COMMUNAL JACUZZI
- 04 SUNKEN LOUNGE
- 05 OUTDOOR BBQ
- 06 INDOOR BBQ
- 07 YOGA DECK
- 08 JACUZZI POOL
- 09 THERAPY DECK
- 10 WET DECK
- 11 SWIMMING POOL
- 12 SHOWER POINT
- 13 BF TOILET

DIAGRAMMATIC CHART

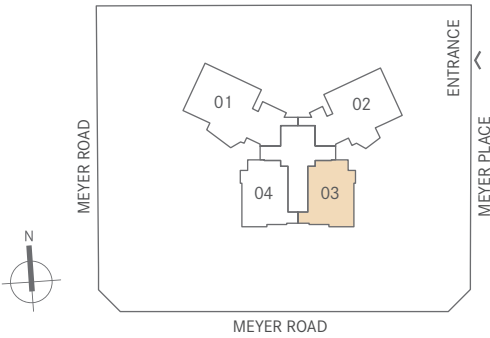
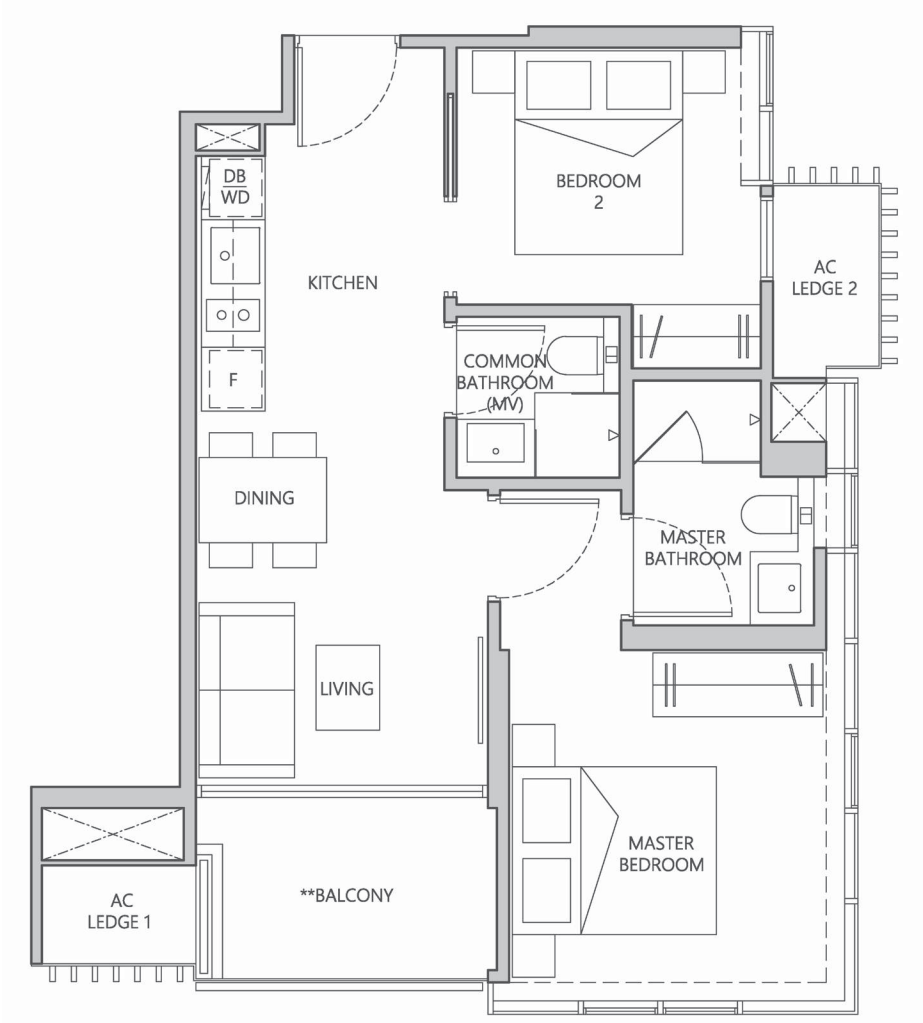
Roof	01	04	03	02
19th Storey	B	A1	A	C
18th Storey	B	A1	A	C
17th Storey	B	A1	A	C
16th Storey	B	A1	A	C
15th Storey	B	A1	A	C
14th Storey	B	A1	A	C
13th Storey	B	A1	A	C
12th Storey	B	A1	A	C
11th Storey	B	A1	A	C
10th Storey	B	A1	A	C
9th Storey	B	A1	A	C
8th Storey	B	A1	A	C
7th Storey	B	A1	A	C
6th Storey	B	A1	A	C
5th Storey	B	A1	A	C
4th Storey	B	A1	A	C
3rd Storey	B	SKY TERRACE		C
2nd Storey	SKY TERRACE			
1st Storey	CARPARK / ENTRANCE			
Basement	CARPARK			

2-BEDROOM 3-BEDROOM

2 - BED ROOM

TYPE A
57 sqm | 614 sqft

#04-03 to #18-03
#19-03 (high ceiling)



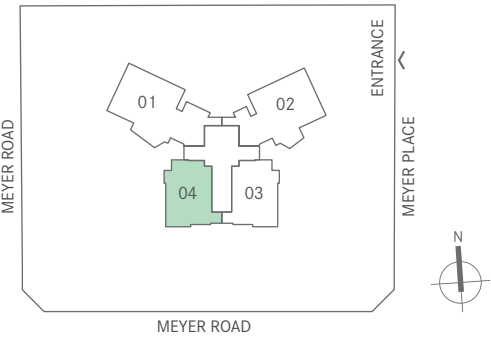
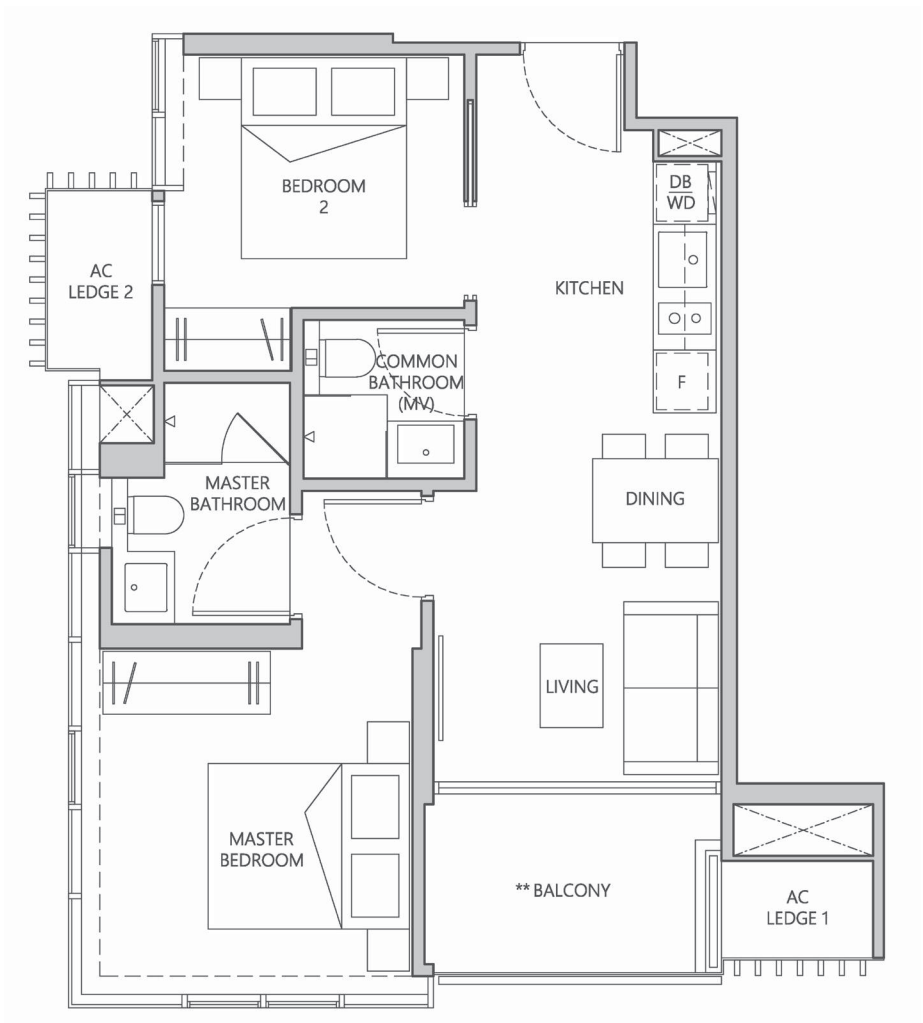
**The balcony shall not be enclosed unless with the URA approved balcony screen. For an illustration of the approved balcony screen, please refer to Annexure 1 Balcony Screen Detail of this brochure.

Areas include A/C ledge, balcony, bay window, planter, private roof terrace and strata void area (where applicable). Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates only and are subject to final survey.

2 - BED ROOM

TYPE A1
57 sqm | 614 sqft

#04-04 to #18-04
#19-04 (high ceiling)



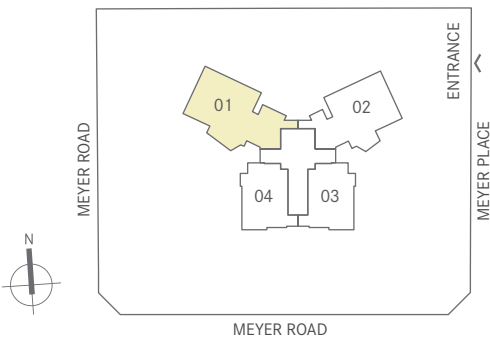
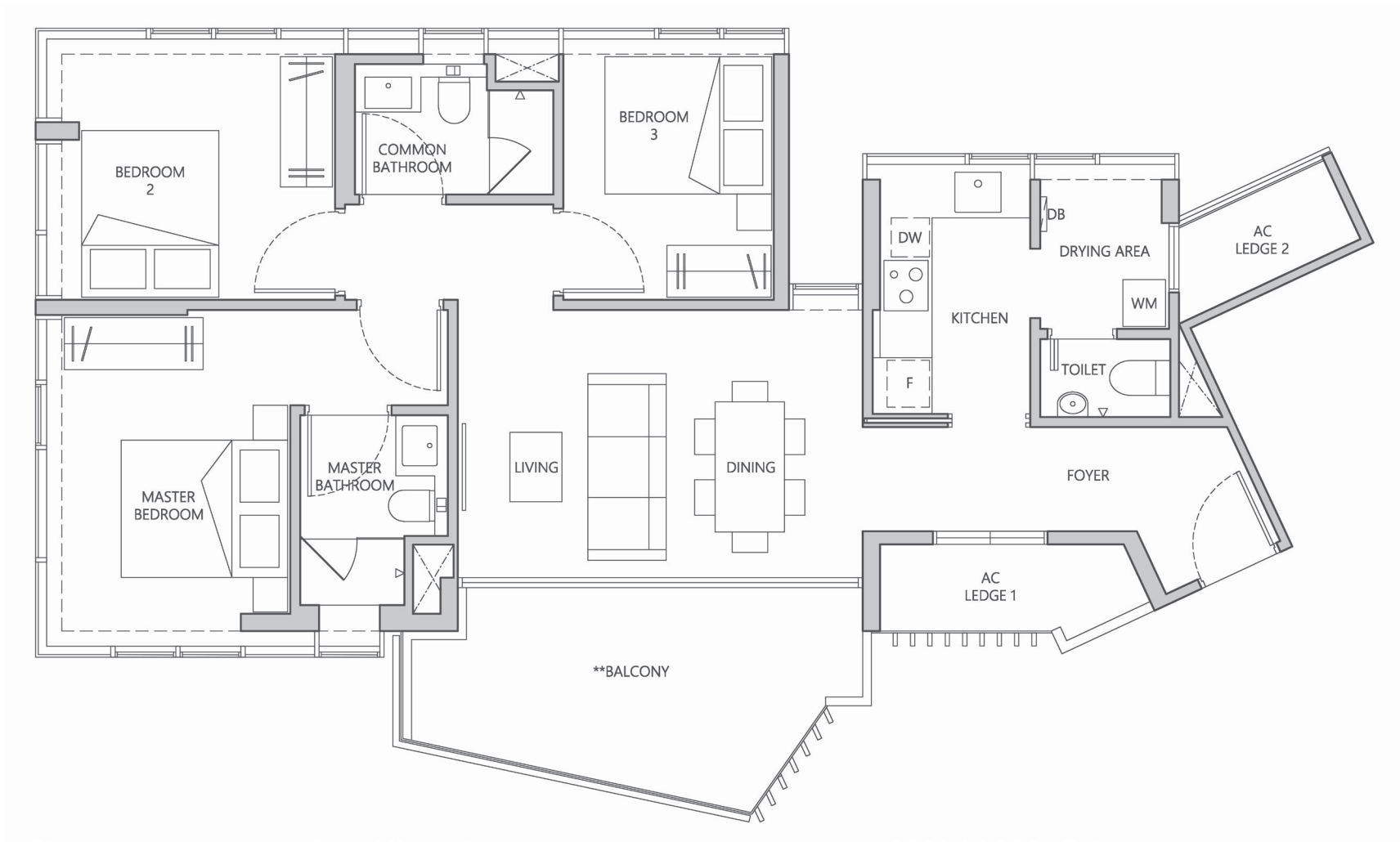
**The balcony shall not be enclosed unless with the URA approved balcony screen. For an illustration of the approved balcony screen, please refer to Annexure 1 Balcony Screen Detail of this brochure.

Areas include A/C ledge, balcony, bay window, planter, private roof terrace and strata void area (where applicable). Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates only and are subject to final survey.

3 - BED ROOM

TYPE B
96 sqm | 1,033 sqft

#03-01 to #18-01
#19-01 (high ceiling)



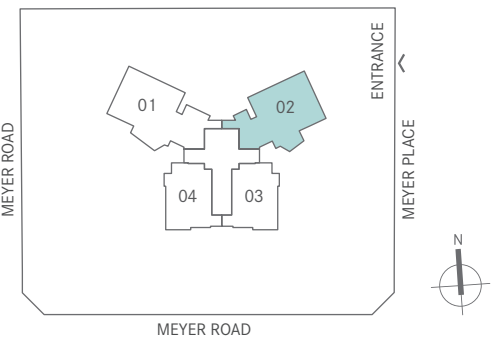
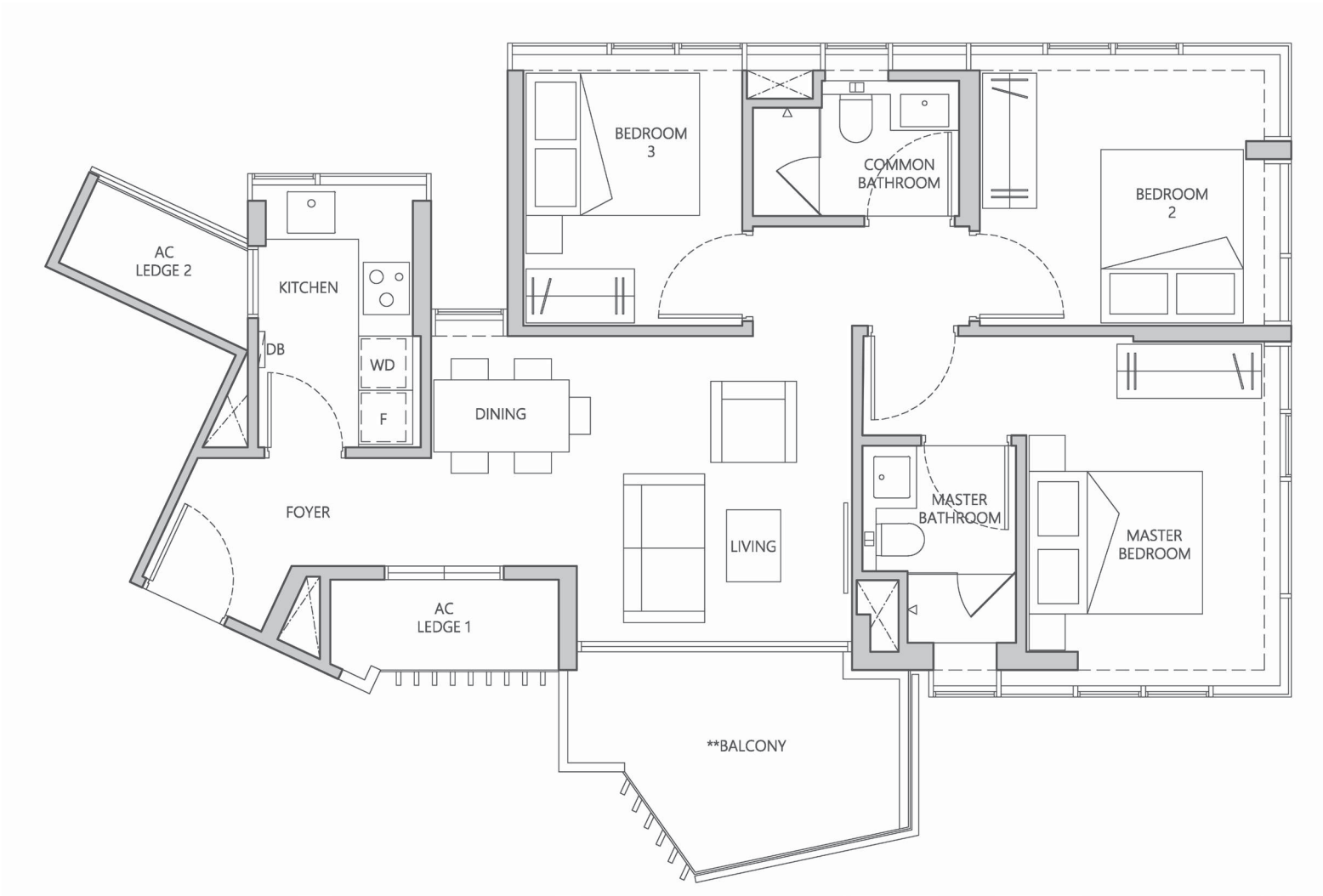
**The balcony shall not be enclosed unless with the URA approved balcony screen. For an illustration of the approved balcony screen, please refer to Annexure 1 Balcony Screen Detail of this brochure.

Areas include A/C ledge, balcony, bay window, planter, private roof terrace and strata void area (where applicable). Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates only and are subject to final survey.

3 - BED ROOM

TYPE C
85 sqm | 915 sqft

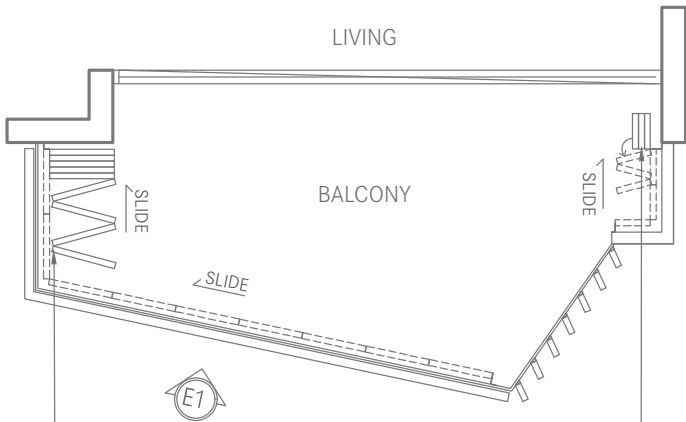
#03-02 to #18-02
#19-02 (high ceiling)



**The balcony shall not be enclosed unless with the URA approved balcony screen. For an illustration of the approved balcony screen, please refer to Annexure 1 Balcony Screen Detail of this brochure.

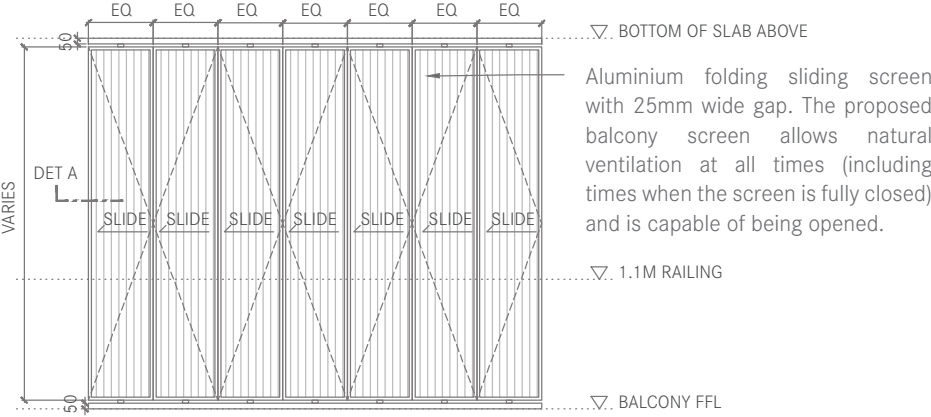
Areas include A/C ledge, balcony, bay window, planter, private roof terrace and strata void area (where applicable). Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates only and are subject to final survey.

Typical Retractable
Balcony Screen Plan View

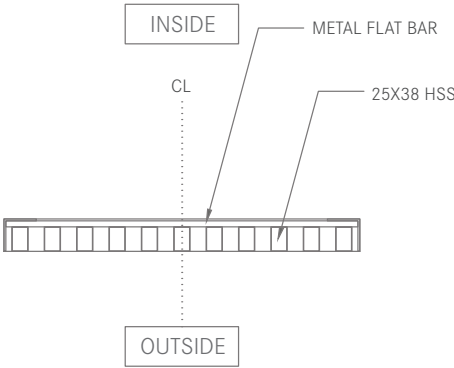


Aluminium folding sliding screen with 25mm wide gap. The proposed balcony screen allows natural ventilation at all times (including times when the screen is fully closed) and is capable of being opened.

Typical Retractable
Balcony Screen EI Elevation View



Typical Retractable Balcony
Screen Detail A



NOTE: 1. The Balcony screens are to allow natural ventilation within the balcony at all times and the proposed balcony screen is capable of being drawn or retracted fully. 2. The Balcony shall not be enclosed unless with the approved balcony screen. 3. The Balcony screen will not be provided. The cost of the screen and installation shall be borne by the owner.

SUSTAINED LAND PTE LTD

Since its inception in 2006, Sustained Land’s unwavering mission is to develop homes that are not only functional but exude style, quality and sophistication. It has since developed more than 2500 residential units, affirming its reputation as one of Singapore’s premier property developers. Sturdee Residences joins Sustained Land’s repertoire of iconic residential property projects which include Tre Residences, The Poiz, Sea Horizon, Coastal Breeze Residences, 833 MB Residences, Tivoli Grande, The Line, 38 iSuites, Regent Residences and 8M Residences. Headquartered in Singapore, Sustained Land has subsidiaries, joint ventures and associates serving a broad spectrum of customers.



THE DEVELOPERS

GOODLAND GROUP

The Goodland Group (Goodland) is a Singapore-based premier lifestyle property developer established in 1993. Listed on the Catalist Board of the Singapore Exchange Securities Trading Limited (SGX-ST) on 8th October 2009, Goodland was transferred to the Mainboard of the SGX-ST on 25th June 2013. Goodland specializes in boutique residential developments and prides itself for building quality, signature, and environment friendly developments. Goodland is committed to building good quality homes with meticulous attention to detail. Its extensive range of property portfolio includes residential projects, commercial and industrial developments. The company also has property investments in Cambodia and Malaysia. In Malaysia it is developing a vibrant township in Ipoh, the capital city of Perak state. Goodland's developments are managed by a team of dedicated and highly competent professionals who bring over 2 decades of development expertise and market insight. It has, among others, developed The Shoreline Residences I & II, Suites @ Topaz, Royce Residences, OneRobey and Vibes @ East Coast. Its current projects include The Citron Residences, The Citron, The Morris Residences and The Bently Residences@Kovan.



HO LEE GROUP

The Ho Lee Group was incorporated in 1996 with the convergence of businesses ranging from general building construction to specialized metal works, formwork fabrication and sales and rental of construction machines and equipment. From its inception in 1996, HLG went on to acquire Wee Poh Construction Co. (Pte) Ltd (WPC) in 2005 which is a civil engineering construction company graded by the Building Construction Authority of Singapore (BCA) with an A1 grading. The Group also acquired Liang Huat Aluminium Ltd in 2007, an Aluminium and Curtain Wall Specialist listed on the Main Board of the Stocks Exchange of Singapore (SGX). The Group also expanded with the development of commercial and residential properties and has to date a varied portfolio of properties comprising the Built-to-Order Mauser Factory in Tuas, Singapore, The Watercolours Executive Condominium, The Heron Bay Executive Condominium, to name a few.



KWONG LEE LAND

Kwong Lee Land is the property arm of Kwong Lee Engineering. Started in 1969, Kwong Lee Engineering has established itself as Singapore's biggest and most trusted spiral steel pipe manufacturer. We are proud to have contributed to Singapore's progress by supplying a large part of Singapore's water transmission mains. We are committed to continue playing a key role in support of the efficient management of Singapore's precious water resources.

JOINTLY DEVELOPED BY:



Developer: SL CAPITAL (S) PTE LTD • Company Registration No.: 201616019M • Developer's Licence No.: C1289 dated 24 July 2018 • Tenure of Land : Estate in Fee Simple (Freehold) • Expected Date of Vacant Possession: 26 July 2023 • Expected Date of Legal Completion: 26 July 2026 • Lot & Mukim No.: 04764A,04765K PT & 04766N PT MK 25 • Building Plan No: A2180-00745-2017-BP01 dated 23 November 2018 & A2180-00745-2017-BP02 dated 05 January 2019 • Encumbrances: Caveat(s) and Mortgage(s) registered in favour of United Overseas Bank Limited

While every reasonable care has been taken in preparing this brochure, the developer and its agent cannot be held responsible for any inaccuracies. All statements, specifications and plans are believed to be correct but are not regarded as statements or representations of fact. All information and specifications are current at the time of print and are subject to change as may be required and cannot form part of the contract. All floor plans are subject to any amendments approved or which may be approved by the relevant authorities. Renderings and illustrations are artist's impressions only and photographs are only décor suggestions and do not necessarily represent as-built standard specifications and none can be regarded as representations of fact. Floor areas are approximate measurements and are subject to final survey. The materials and finishing to be used are subject to changes and availability. The model and the showflat are subject to changes as may be required or approved by the relevant authorities.

