

HEART OF THE CITY,
SOUL OF THE BEACH

ARINA EAST
RESIDENCES
KATONG

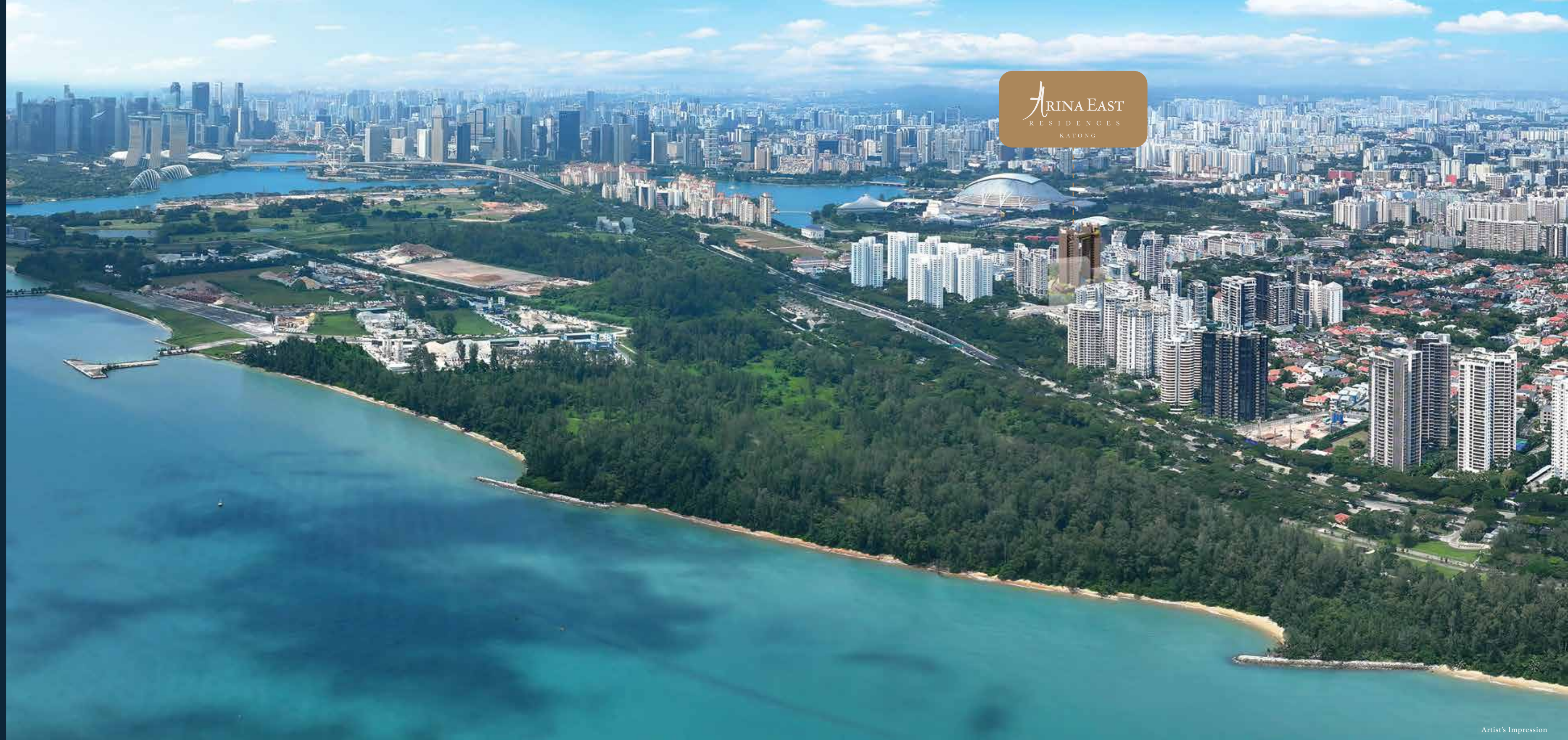
FREEHOLD

URBAN CHIC WITH AN IDYLIC TWIST AT MARINA EAST

Welcome to Arina East Residences, an exquisite masterpiece that redefines luxury living in the prime and upcoming Marina East precinct. The development blends architectural brilliance with sublime serenity, creating an extraordinary dwelling for many generations to treasure.

A coveted freehold status ensures that Arina East Residences is not just a residence but a legacy in the making. This is a rare opportunity to own a piece of Singapore’s rich coastal heritage. Once rooted in shipbuilding, Marina East has evolved into an elite waterfront enclave, providing the perfect backdrop for a life well-lived.





Artist's Impression

HEART OF THE CITY, SOUL OF THE BEACH

Marina East bridges the tranquil charm of the East with the excitement of the city. Lush greenery and calm waterbodies along the picturesque East Coast Park intersect with efficient transport and attractive work and lifestyle amenities. All these, together with exciting world-class attractions outlined in the Kallang Alive Master Plan, make Arina East Residences enviable as a forever premium resort home.



A TOUCH OF CLASS
WITH SKY-HIGH VISTAS

Stunning 270-degree views of a dynamic horizon welcome every resident's gaze. From an elevated vantage point, delight in knowing that home is a sanctuary of elegance and tranquillity amidst an ever-evolving bustling community in the charming East.

Artist's Impression



Artist's Impression

BESPOKE
ATELIER COUTURE:
A MASTERCLASS IN
HANDCRAFTED LUXURY



DESIGN ARCHITECTURE:

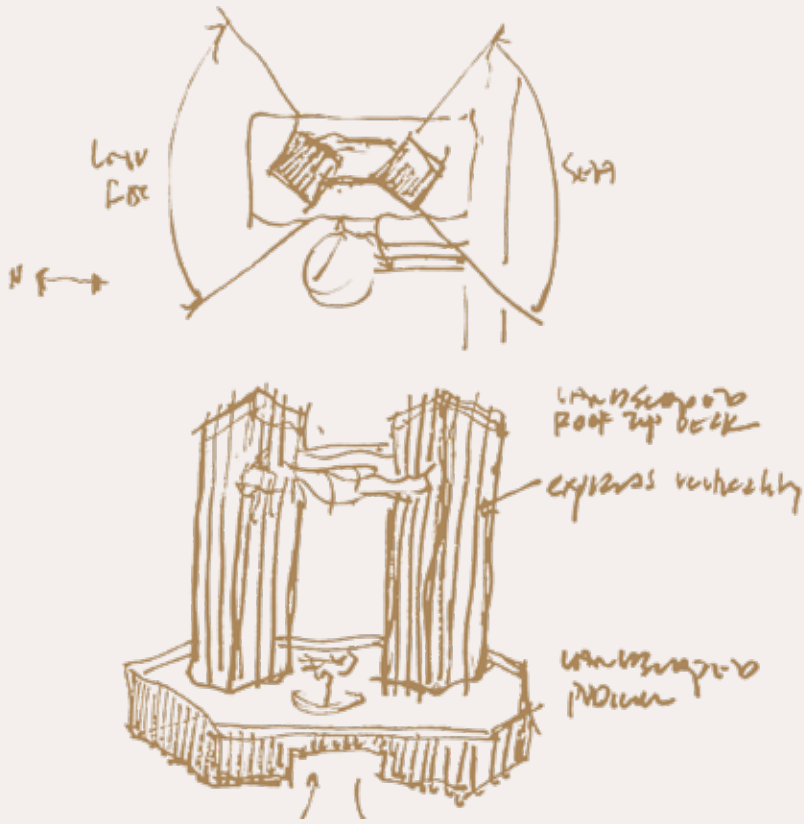
“The design splits a towering monolith into two distinct blocks, reimagining the conventional high-rise typology.

The dynamic separation allows all units to be corner-facing, ensuring no enclosed spaces and maximising natural ventilation.

These “Sky Villas” offer a panoramic 270-degree view, enhancing the experience of living above the city.

Below, a green plateau houses the car park and M&E rooms, elevating the towers above street level.

Above, Sky Terraces link the two blocks, forming a verdant tapestry that blends luxury with sustainability, elevating both function and beauty in urban living.”



Ashvinkumar Kantilal
Group Chief Executive Officer
ONG&ONG GROUP PTE LTD



ORCHARD
ROAD
SHOPPING
BELT

KAMPONG
BUGIS

KALLANG
RIVERSIDE

JOO CHIAT

KATONG

MOUNTBATTEN

CENTRAL
BUSINESS
DISTRICT

MARINA
BAY

FUTURE
LONG ISLAND

ARINA EAST
RESIDENCES
KATONG

A PRESTIGIOUS LOCATION IMMERSSED
IN NATURE AND URBAN FLAIR

KATONG
PARK

3min Walk





Marina Bay Sands
9 mins Drive

Marina Bay
Financial Centre
5 MRT Stops

Raffles Place
4 MRT Stops

City Hall
5 MRT Stops

Singapore
Indoor Stadium
7 mins Drive

Singapore
Sports Hub
7 mins Drive

A SEAMLESS BLEND OF CITY VIBRANCY AND CULTURAL LEGACY



Arina East Residences is a nod to modern urban living in harmony with the timeless cultural beauty of the East. Residents enjoy a lifestyle that is deeply connected to everything that matters, in proximity to the historical neighbourhoods of Katong and Joo Chiat, the coastal parks of East Coast, the lively Singapore Sports Hub, and our world-class Downtown Core.

Convenience, indulgence, and park-side living come together, offering an unparalleled balance of urban energy and eclectic surroundings.



EXCELLENT CONNECTIVITY TO ANY DESTINATION

Katong Park MRT station on the Thomson-East Coast Line is only 200 metres from Arina East Residences, making it an easy three-minute walk. Marina Bay MRT Interchange is just three train stops away, bringing residents to the Marina Bay Financial Centre within minutes. Raffles Place and City Hall MRT interchanges are reachable in just 15 minutes.

Motorists will find the expressways easily accessible too, with the property located at the doorstep of the East Coast Parkway exit, providing direct link to the city and Changi International Airport.



Esplanade - Theatres on the Bay



MRT STATIONS

- 3 mins Katong Park MRT
-
- 6 mins Mountbaten MRT (Paya Lebar Interchange 2 stops from Mountbatten MRT)

EXPRESSWAYS

- 2 mins East Coast Parkway (ECP)
- 4 mins Kallang Paya Lebar Expressway (KPE)
- 5 mins Pan Island Expressway (PIE)
- 6 mins Marina Coastal Expressway (MCE)

CITY HUBS

- Marina Bay Financial Centre 5 stops from Katong Park MRT
- 5 mins Goodman Arts Centre
- 9 mins Marina Bay Sands
- 9 mins Suntec Singapore Convention & Exhibition Centre
- 10 mins Singapore Flyer
- 11 mins ArtScience Museum
- 11 mins Esplanade - Theatres on the Bay
- 12 mins Central Business District



Travel times are sourced from OneMap and may vary depending on actual traffic and road conditions. All information is accurate as of the publication date.



SCENIC SNAPSHOTS OF CULTURE MADE CHIC

District 15 is the quintessential East-side enclave encompassing historic Joo Chiat, Katong and Tanjong Rhu. This picturesque destination is home to a charming mix of conserved shophouses, modern-day commercial hot spots, entertainment centres, and a blend of cafés with a world of cuisines on their menus. Snap away and collect picture-perfect moments.

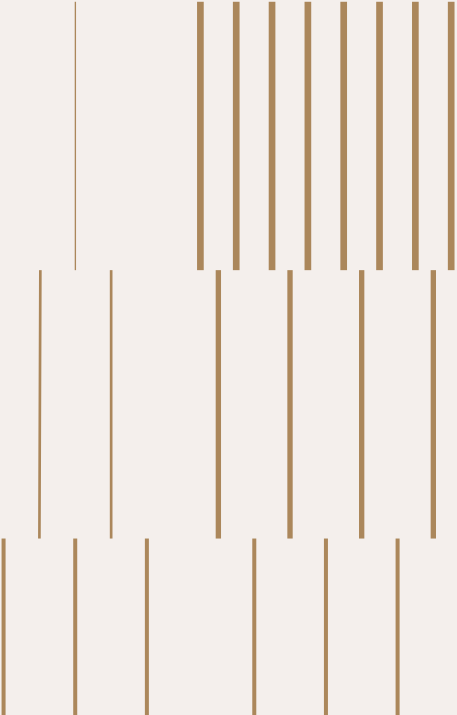
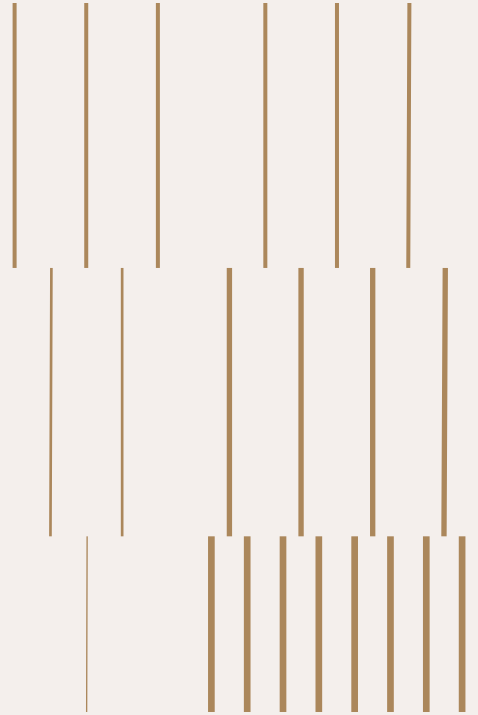
SERVED WITH A PIPING BOWL OF TRADITION

While being spoilt for choice with nostalgic local dishes, residents can practically eat their way around the globe without leaving the district. Family-friendly dining is always just a heartbeat away. With the laid-back atmosphere of the neighbourhood, and the cultural vibe of the environment, the East is truly an ideal place to call home.



SHOPPING LANDMARKS

- 6 mins KINEX
- 6 mins Parkway Parade
- 7 mins Kallang Wave Mall
- 7 mins I12 Katong
- 7 mins PLQ Mall
- 19 mins Jewel Changi Airport



FOOD HUBS

- 4 mins Jalan Batu Market & Food Centre
- 12 mins Old Airport Road Food Centre
- 10 mins East Coast Lagoon Food Village




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LEARN WELL
LIVE GREEN
PLAY MORE

Reputable primary and secondary schools including wide-ranging enrichment centres are within reach, and in proximity to sporty and recreational hubs.

EDUCATIONAL INSTITUTIONS


-  10 mins

Preschools

 - 4 mins EtonHouse International School
 - 8 mins Odyssey The Global Preschool
 - 8 mins The Schoolhouse by Busy Bees
 - 11 mins NAFA Arts Preschool
 - 12 mins Global Tots Preschool





Primary Schools

-  8 mins

 - 8 mins Ngee Ann Primary School
 - 8 mins Tanjong Katong Primary
 - 8 mins Tao Nan School

Secondary Schools

-  10 mins


 4 mins


 - 3 mins Dunman High
 - 6 mins Tanjong Katong Girls' School
 - 8 mins Tanjong Katong Secondary School

A SKIP AND
A HOP TO
ADVENTURES

One thing Singaporeans truly appreciate about the East – next to its unique selection of food – is its unparalleled nearness to extensive parklands. Quick jaunts to green spaces, nature walks, coastal parklands and sporting facilities, are all part of enjoying the good life at Arina East Residences.

ACTIVE LIVING

-  2 mins

 6 mins

 - 6 mins Katong ActiveSG Swimming Complex
 - 11 mins Stadium Walk (Supermarket)
 - 16 mins Chinese Swimming Club
 - 16 mins Singapore Sports Hub (OCBC Aquatic Centre)



East Coast Park

PARK ESCAPES

-  2 mins

 5 mins

 - 7 mins Katong Park
 - 10 mins Wilkinson Interim Park
 - 11 mins Kallang Leisure Park
 - 4 mins Tanjong Rhu Promenade Park Connector
 - 6 mins Bay East Garden
 - 14 mins 6 mins Coastal Playgrove
 - 8 mins 7 mins Marina East Park
 - 8 mins Kallang Riverside Park
 - 9 mins East Coast Park
 - 10 mins Marina Reservoir PUB Fishing Site
 - 12 mins Gardens by the Bay
 - 12 mins Marina Barrage

Singapore Sports Hub

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EASY ACCESS TO THE EASTERN COASTAL LOOP

Cyclists, runners, and casual hikers can explore iconic attractions such as Tampines Eco Green and the 600m Bedok Park Connector along the seamless 18km green ribbon in the Eastern Corridor.

Linking East Coast Park to Pasir Ris Park through Bedok Reservoir Park, the corridor is part of the 75km Round Island Route, set to expand to 150km by 2035, making it Singapore's longest recreational route. In the pipeline are three new cycling bridges to connect Changi Beach Park, East Coast Park, and Changi Creek.

This will further promote Singapore's transformation into a 'City in Nature': a living ecosystem to foster greater community interaction and a deeper appreciation of the environment.



A FRONT-ROW SEAT TO KALLANG’S VIBRANT TRANSFORMATION

Singapore is also awaiting the completion of the Kallang Alive Master Plan, which will transform Kallang into a vibrant waterfront hub for active living. It will include the Singapore Sports Hub with a revitalised 18,000-seat indoor arena, premium training facilities, and event venues. The broader vision is to reshape the southern coastline into a 120-kilometre waterfront, connecting Kallang Basin, Marina East, the Greater Southern Waterfront, and East Coast Long Island.

Kallang to come alive with new sports and entertainment spaces

Redevelopment will see a velodrome, tennis centre and football hub built for the community by 2025.



1 KALLANG FOOTBALL HUB

To be completed by next year, the facility will have one full-sized natural turf pitch, two full-sized artificial pitches and one half-sized pitch for five-a-side or seven-a-side games. It will also have four sheltered futsal pitches and a perimeter running track.



2 SINGAPORE TENNIS CENTRE

Home of the National Training Centre for Tennis and ActiveSG Tennis Academy, the facility will have sheltered and open courts. This will replace the current centre and be open to the community.



3 YOUTH HUB AND VELODROME

Sport Singapore is working with the National Youth Sports Institute to develop the area, which will include spaces for sports like speed climbing and parkour. The authorities are completing the feasibility study for the velodrome that will serve as a National Training Centre for track cycling and be open to the public.



4 BENAAN KAPAL GREEN

An active community park space will be introduced along the waterfront and this could include park connectors, running trails and play areas for all ages.



5 REDEVELOPMENT OF KALLANG THEATRE

The existing Kallang Theatre and its adjoining areas will be redeveloped into an integrated sport, entertainment and lifestyle centre. Among the ideas proposed are a multi-purpose indoor arena capable of hosting e-sports events, a themed hotel and an international sports medicine centre.



6 ALIVE GATEWAY AND LOOP

A new iconic circular walking and cycling loop will be built to trace the original airfield of the Kallang Airport and link to the waterfront across Stadium Boulevard and Nicoll Highway.

Source: SPORT SINGAPORE. PHOTOS: SPORT SINGAPORE. STRAITS TIMES GRAPH.

DRAMATIC BY DESIGN –
THE FOCAL POINT IN A
COMMANDING SKYLINE

A stunning twin-tower development, Arina East Residences features double-tier sky gardens that create a striking silhouette of its indulgent urban oases. These sky gardens bridge the two towers like a necklace of green tapestries, showcasing modern facilities juxtaposed against dramatic views of the charming Tanjong Rhu neighbourhood, the lively city, and the idyllic coastline.

The generous allocation of communal facilities puts Arina East Residences heads and shoulders above condominiums of equivalent sizes, offering up to twice the floor area intended for landscaping, pools and clubhouse, equivalent to condominiums up to twice their size.



EVERY ARRIVAL,
A PAUSE-WORTHY ENTRANCE
TO A LIFE OF PREMIUM EXCLUSIVITY

Home. Finally.

A well-orchestrated entrance creates a gentle transition from the buzz of the world outside to the tranquil privacy of your home.

From the moment you arrive, a sense of calm and serenity welcomes you, reflecting the luxury and timeless elegance that define this property.



Arrival Drop-off | Artist's Impression



HOLIDAY WHERE YOU LIVE

While the property is of unquestionable architectural merit, it is from within that its splendour is revealed. Traversing the corridors and walkways towards the Clubhouse by the Kids' Pool, and the Swimming Pool with Aqua Gym, every terrain is designed to provide a sense of living in a meditative sanctuary.



Clubhouse & Kids' Pool | Artist's Impression



Swimming Pool with Aqua Gym | Artist's Impression



LUXURIATE WITH THE SKY

Next stop: The sky terrace. The panoramic scenes from this vantage point on the 20th floor are even more awe-inspiring. Swim and elevate your lounging moments at the Sky Pool. When it's time to party, gather family and guests at the Pavilion with BBQ Pit facilities.



BALANCING THE GRAND
AND THE RELAXED



For Illustration Only



For Illustration Only



For Illustration Only

INTERIOR DESIGN BY THE
AWARD-WINNING DESIGN
FIRM, DESIGN INTERVENTION
AND NIKKI HUNT



Arina East Residences has been crafted as a sanctuary of elegance and serenity, offering a haven that is a respite from the pace of urban living while reflecting modern sophistication. The interiors are thoughtfully designed to balance luxury with a sense of warmth, ensuring every element contributes to a lifestyle of effortless refinement.

Rich and creamy Corten Travertino Sintered Stone brings timeless elegance to the space, grounding it with natural warmth and subtle texture. To maintain an airy and inviting atmosphere, this is paired with light oak veneer, chosen for its ability to enhance the flow of natural light. This combination creates an expansive and open environment, yet it feels intimate and welcoming.

Every detail has been carefully considered, from the harmonious palette to the interplay of textures, ensuring a cohesive and polished finish. The design transcends trends, offering a timeless retreat that nurtures body and soul. At its core, this home expresses modern living, where sophistication and comfort coexist in perfect harmony.



Nikki Hunt
Founder & Principal
Design Intervention



A HAVEN FOR INSPIRATION-SEEKERS

1ST FLOOR

- 1 Guardhouse
- 2 Side gate
- 3 Bin Centre
- 4 Genset
- 5 Transformer Room
- 6 Cable Chamber
- 7 Reflection Pool

2ND FLOOR

- 8 Swimming Pool
- 9 Aqua Gym
- 10 Jacuzzi
- 11 Clubhouse
- 12 Kids' Pool
- 13 Kids' Play Area
- Water Tank

ELEVATING THE EXTRAORDINARY

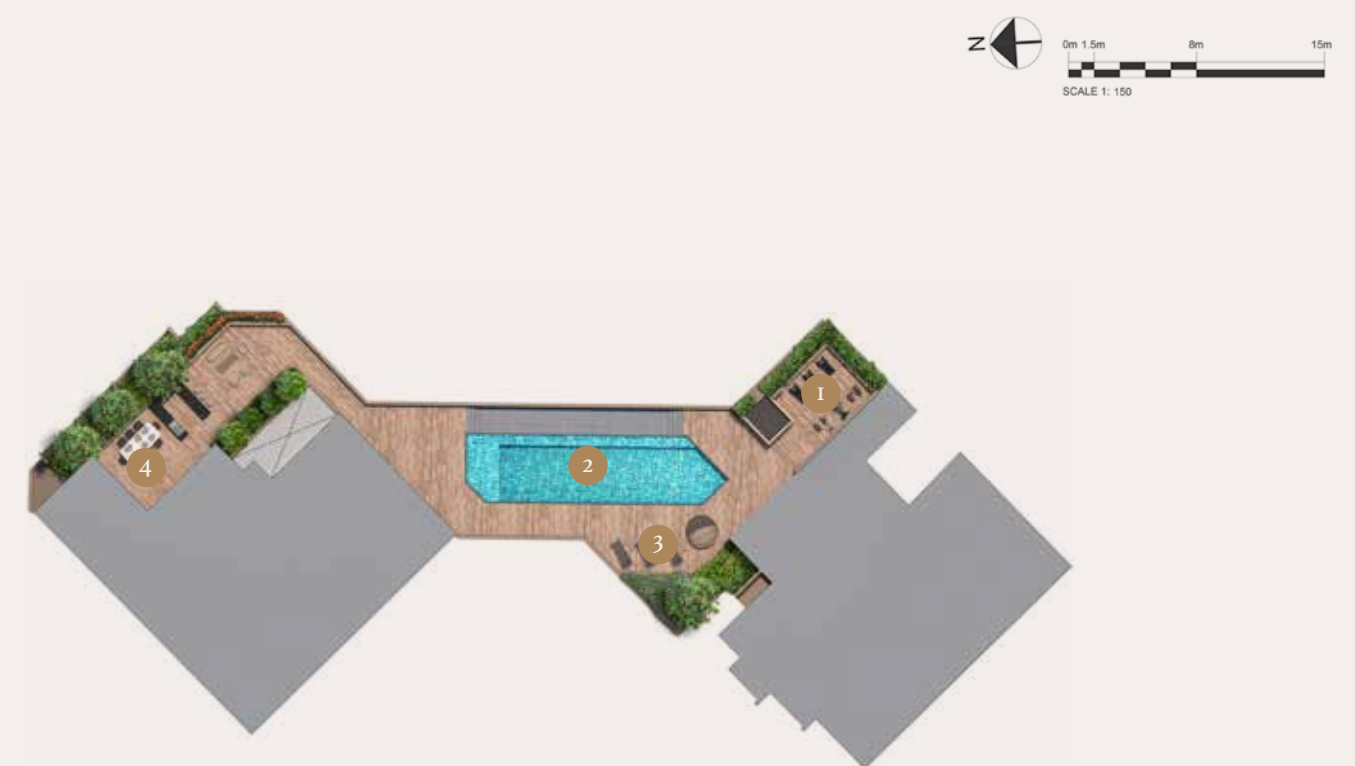
19TH FLOOR

- 1 Lounge
- 2 Communal Planter



20TH FLOOR

- 1 Gym
- 2 Sky Pool
- 3 Pool Deck Lounge
- 4 Pavilion With BBQ Pit



SCHEMATIC
DIAGRAM

6C Tanjong Rhu Road S(436885)				
Unit Level \	01	02	03	04
20			DS	
19		B2b	D1	
18	B1a	B2a	C1a	A1a
17	B1	B2	C1	A1
16	B1	B2	C1	A1
15	B1	B2	C1	A1
14	B1	B2	C1	A1
13	B1	B2	C1	A1
12	B1	B2	C1	A1
11	B1	B2	C1	A1
10	B1	B2	C1	A1
9	B1	B2	B3	A1
8	B1	B2	B3	A1
7	B1	B2	B3	A1
6	B1	B2	B3	A1
5	B1	B2	B3	A1
4	B1	B2	B3	A1
3	B1	B2	B3	A1
2	B1p	B2p	B3p	A1p

6D Tanjong Rhu Road S(436886)		
Unit Level \	05	06
20	D2b	
19	C3	
18	C2a	D2a
17	C2	D2
16	C2	D2
15	C2	D2
14	C2	D2
13	C2	D2
12	C2	D2
11	C2	D2
10	C2	D2
9	C2	D2
8	C2	D2
7	C2	D2
6	C2	C4
5	C2	C4
4	C2	C4
3	C2	C4
2	C2p	C4p

A1

1-Bedroom

B1

2-Bedroom Deluxe

B2

B3

2-Bedroom Premium

C1

3-Bedroom Deluxe

C2

C3

3-Bedroom Premium

C4

3-Bedroom Premium (Private Lift)

D1

4-Bedroom Premium

D2

4-Bedroom Premium (Private Lift)

DS

4-Bedroom Premium + Study

I-Bedroom

46 sqm / 495 sqft

TYPE A1

A1p

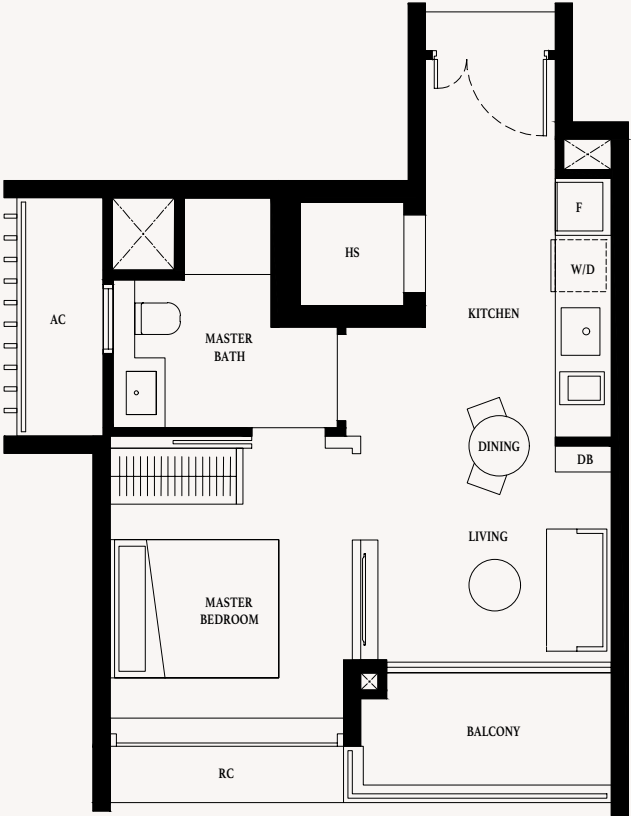
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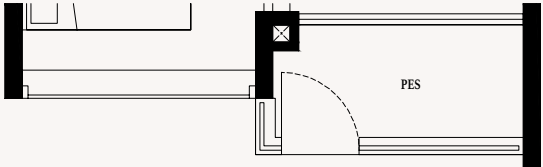
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A1a

#18-04



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#02-04



LEGEND

W/D

WASHER CUM DRYER

F

FRIDGE

DB

DISTRIBUTION BOARD

PES

PRIVATE ENCLOSED SPACE

AC

AIRCON LEDGE

RC

REINFORCED CONCRETE LEDGE (NON-STRATA AREA)

HS

HOUSEHOLD SHELTER

Service Void Space

SERVICE VOID SPACE (NON-STRATA AREA)

Rainwater Downpipe

RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA)

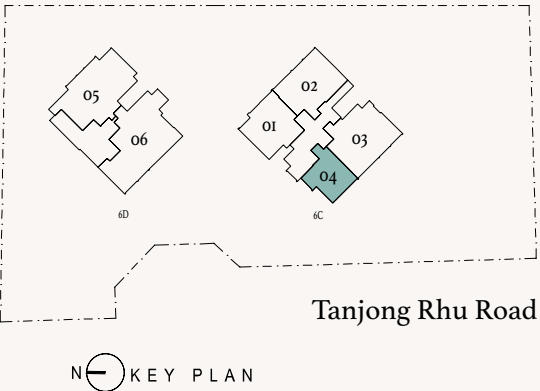
Non-Structural Wall

NON-STRUCTURAL WALL

Walled Area

WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING)

NOTE:
FOR INFORMATION OF VARYING LENGTH OF DIVIDING WALL BETWEEN ADJACENT UNITS AND/OR FACADE FEATURES VISIBLE TO UNITS, WHERE APPLICABLE, AND NOT DEPICTED IN THE UNIT FLOOR PLAN, PLEASE REFER TO THE RESPECTIVE BLOCK PLANS.
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REFER TO SPECIFICATION FOR CEILING HEIGHT.
FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO "BALCONY SCREEN" PAGE IN THIS BROCHURE.



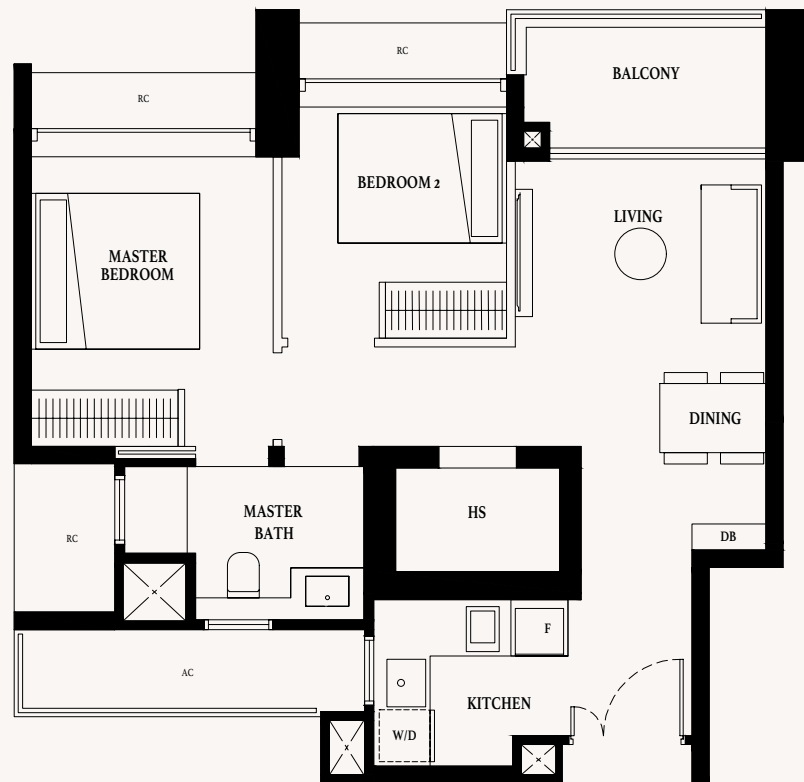
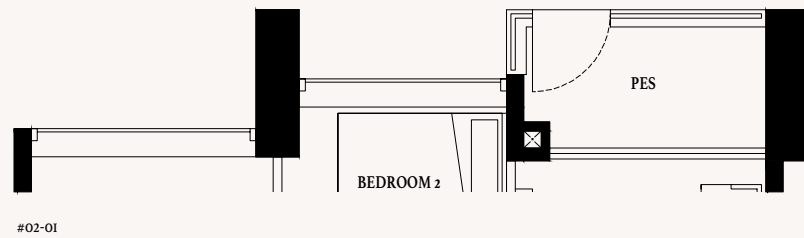
63 sqm / 678 sqft

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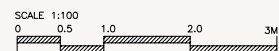
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






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LEGEND

	WASHER CUM DRYER		FRIDGE		DISTRIBUTION BOARD		PRIVATE ENCLOSED SPACE
	AIRCON LEDGE		REINFORCED CONCRETE LEDGE (NON-STRATA AREA)		HOUSEHOLD SHELTER		
	RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA)				SERVICE VOID SPACE (NON-STRATA AREA)		
	NON-STRUCTURAL WALL				WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING)		

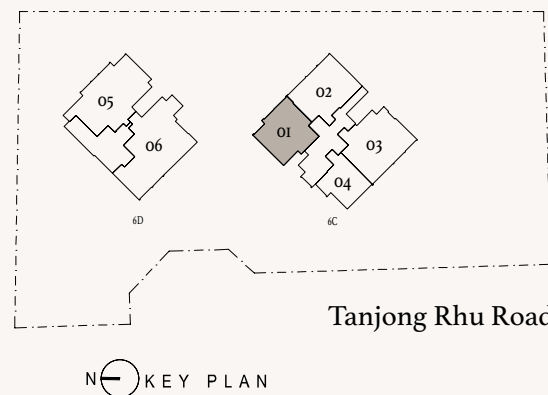
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2-Bedroom Premium

74 sqm / 797 sqft

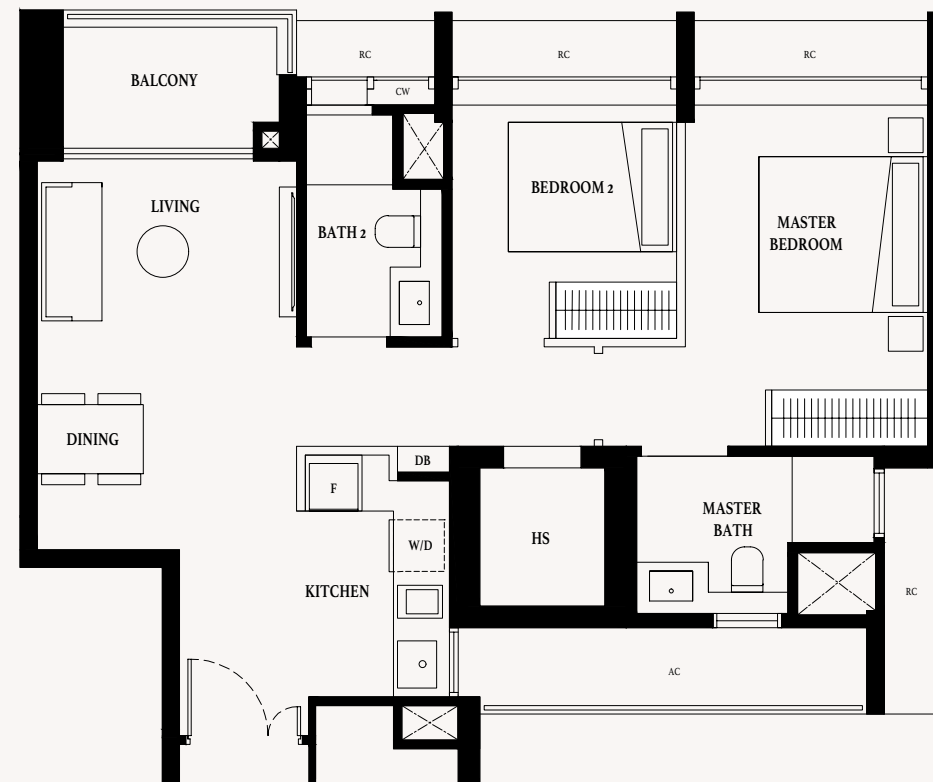
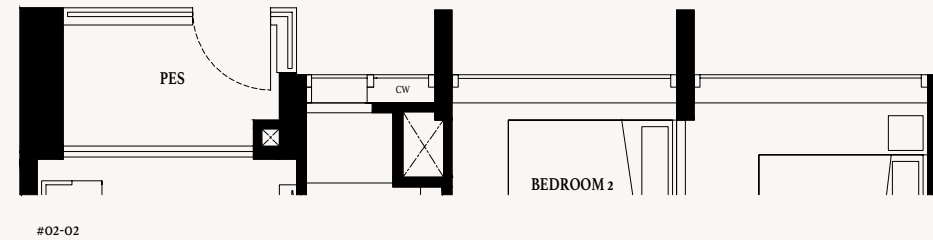
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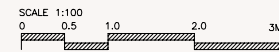
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B2a
#I8-02

B2b
#I9-02



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LEGEND

WD	WASHER CUM DRYER	F	FRIDGE	DB	DISTRIBUTION BOARD	PES	PRIVATE ENCLOSED SPACE
AC	AIRCON LEDGE	RC	REINFORCED CONCRETE LEDGE (NON-STRATA AREA)	HS	HOUSEHOLD SHELTER	CW	CURTAIN WALL (NON-STRATA AREA)
	RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA)				SERVICE VOID SPACE (NON-STRATA AREA)		
	NON-STRUCTURAL WALL				WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING)		

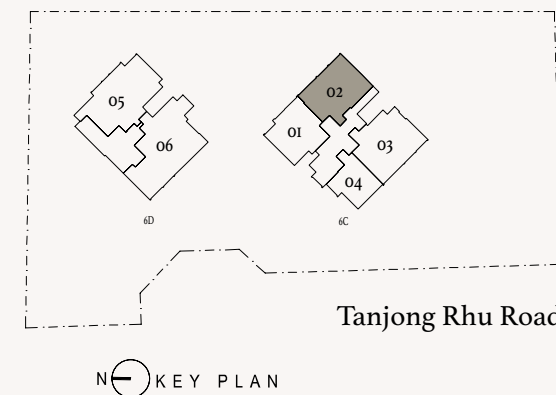
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2-Bedroom Premium

80 sqm / 861 sqft

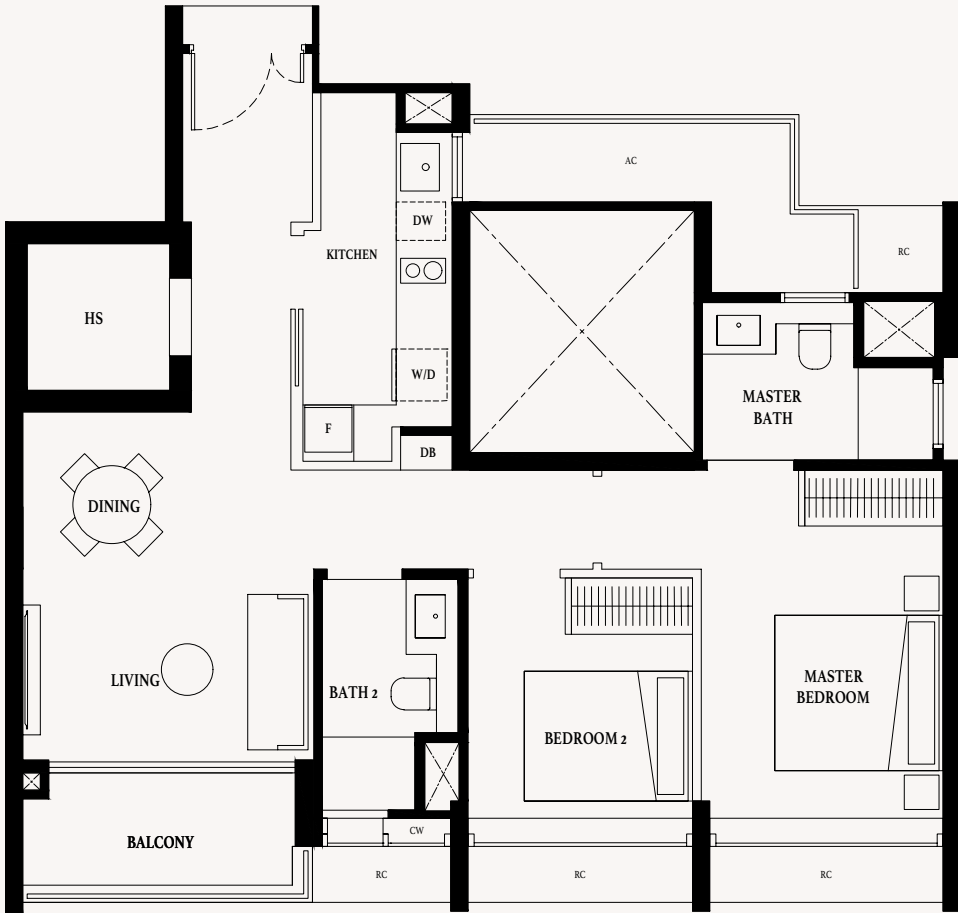
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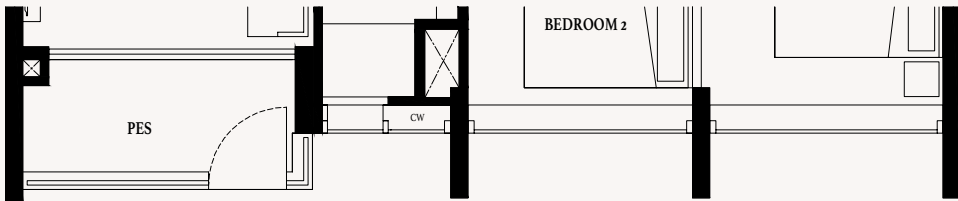
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LEGEND

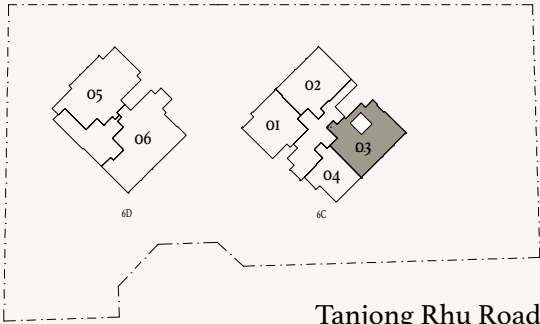
W/D	WASHER CUM DRYER	F	FRIDGE	DB	DISTRIBUTION BOARD	DW	DISH WASHER
AC	AIRCON LEDGE	RC	REINFORCED CONCRETE LEDGE (NON-STRATA AREA)	HS	HOUSEHOLD SHELTER	PES	PRIVATE ENCLOSED SPACE
	RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA)		SERVICE VOID SPACE (NON-STRATA AREA)	CW	CURTAIN WALL (NON-STRATA AREA)		
	NON-STRUCTURAL WALL		WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING)				

NOTE:
FOR INFORMATION OF VARYING LENGTH OF DIVIDING WALL BETWEEN ADJACENT UNITS AND/OR FACADE FEATURES VISIBLE TO UNITS, WHERE APPLICABLE, AND NOT DEPICTED IN THE UNIT FLOOR PLAN, PLEASE REFER TO THE RESPECTIVE BLOCK PLANS).

AREA INCLUDES A/C LEDGE, BALCONY AND JULIET BALCONY WHERE APPLICABLE. THE ABOVE PLANS AND ILLUSTRATIONS ARE SUBJECT TO CHANGE AS MAYBE REQUIRED OR APPROVED BY THE RELEVANT AUTHORITIES. ALL FLOOR AREAS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY. PLEASE REFER TO KEY PLAN FOR ORIENTATION.

REFER TO SPECIFICATION FOR CEILING HEIGHT.

FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO "BALCONY SCREEN" PAGE IN THIS BROCHURE.



KEY PLAN

3-Bedroom Deluxe

90 sqm / 969 sqft

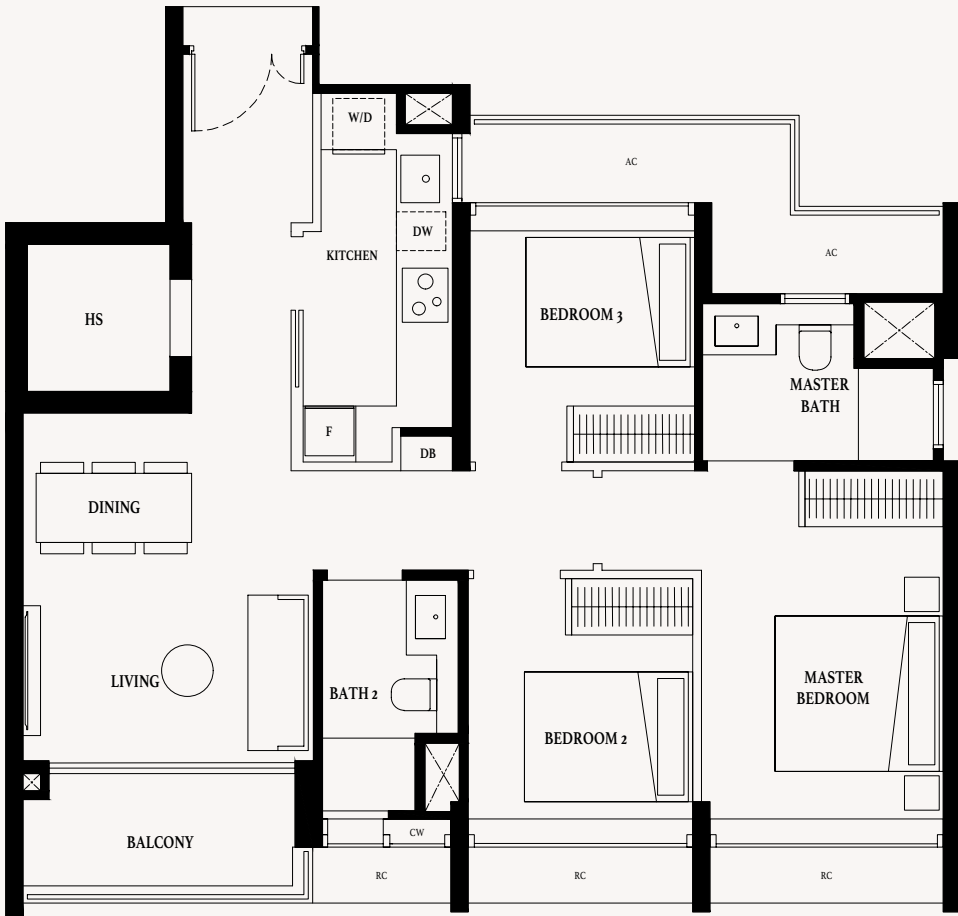
TYPE C1

C1

#10-03, #11-03, #12-03, #13-03,
#14-03, #15-03, #16-03, #17-03

C1a

#18-03



LEGEND

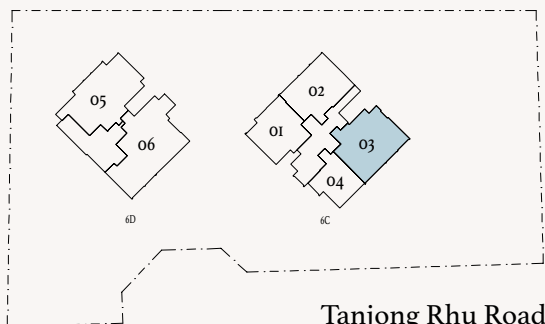
W/D	WASHER CUM DRYER	F	FRIDGE	DB	DISTRIBUTION BOARD	DW	DISH WASHER
AC	AIRCON LEDGE	RC	REINFORCED CONCRETE LEDGE (NON-STRATA AREA)	HS	HOUSEHOLD SHELTER	PES	PRIVATE ENCLOSED SPACE
	RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA)		SERVICE VOID SPACE (NON-STRATA AREA)	CW	CURTAIN WALL (NON-STRATA AREA)		
	NON-STRUCTURAL WALL		WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING)				

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REFER TO SPECIFICATION FOR CEILING HEIGHT.

FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO "BALCONY SCREEN" PAGE IN THIS BROCHURE.



KEY PLAN

3-Bedroom Premium

101 sqm / 1087 sqft

TYPE C2

C2p

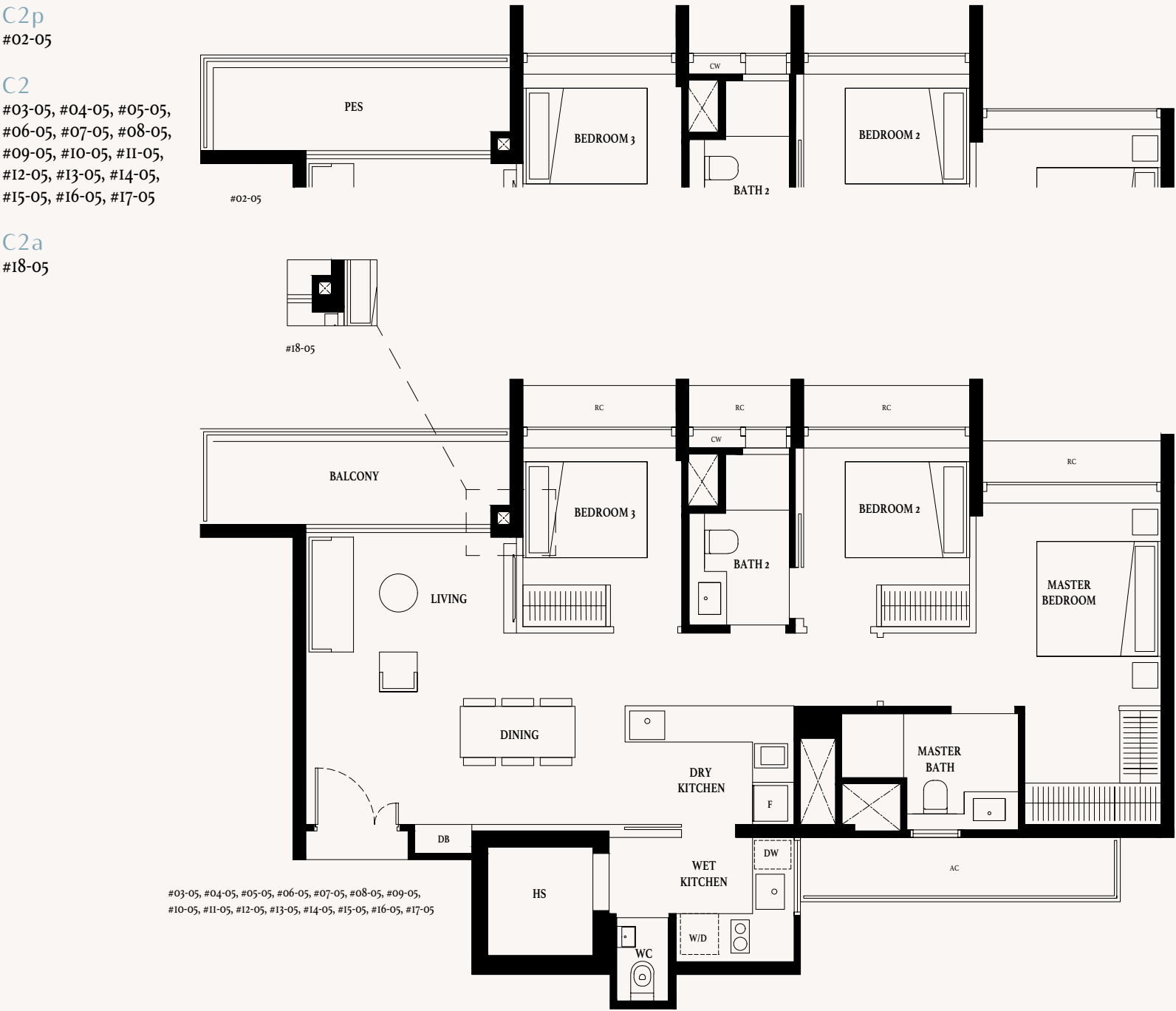
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C2

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C2a

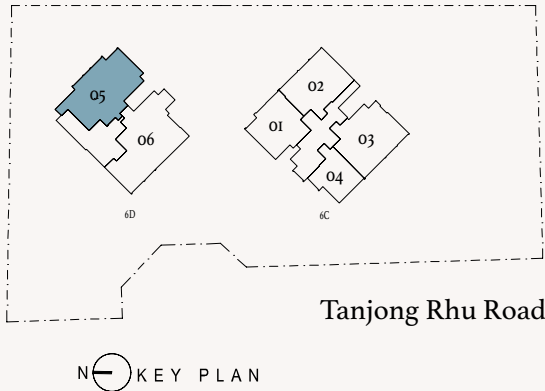
#18-05



LEGEND

W/D	WASHER CUM DRYER	F	FRIDGE	DB	DISTRIBUTION BOARD	DW	DISH WASHER
AC	AIRCON LEDGE	RC	REINFORCED CONCRETE LEDGE (NON-STRATA AREA)	HS	HOUSEHOLD SHELTER	PES	PRIVATE ENCLOSED SPACE
	RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA)		SERVICE VOID SPACE (NON-STRATA AREA)	CW	CURTAIN WALL (NON-STRATA AREA)		
	NON-STRUCTURAL WALL		WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING)				

NOTE:
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REFER TO SPECIFICATION FOR CEILING HEIGHT.
FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO "BALCONY SCREEN" PAGE IN THIS BROCHURE.

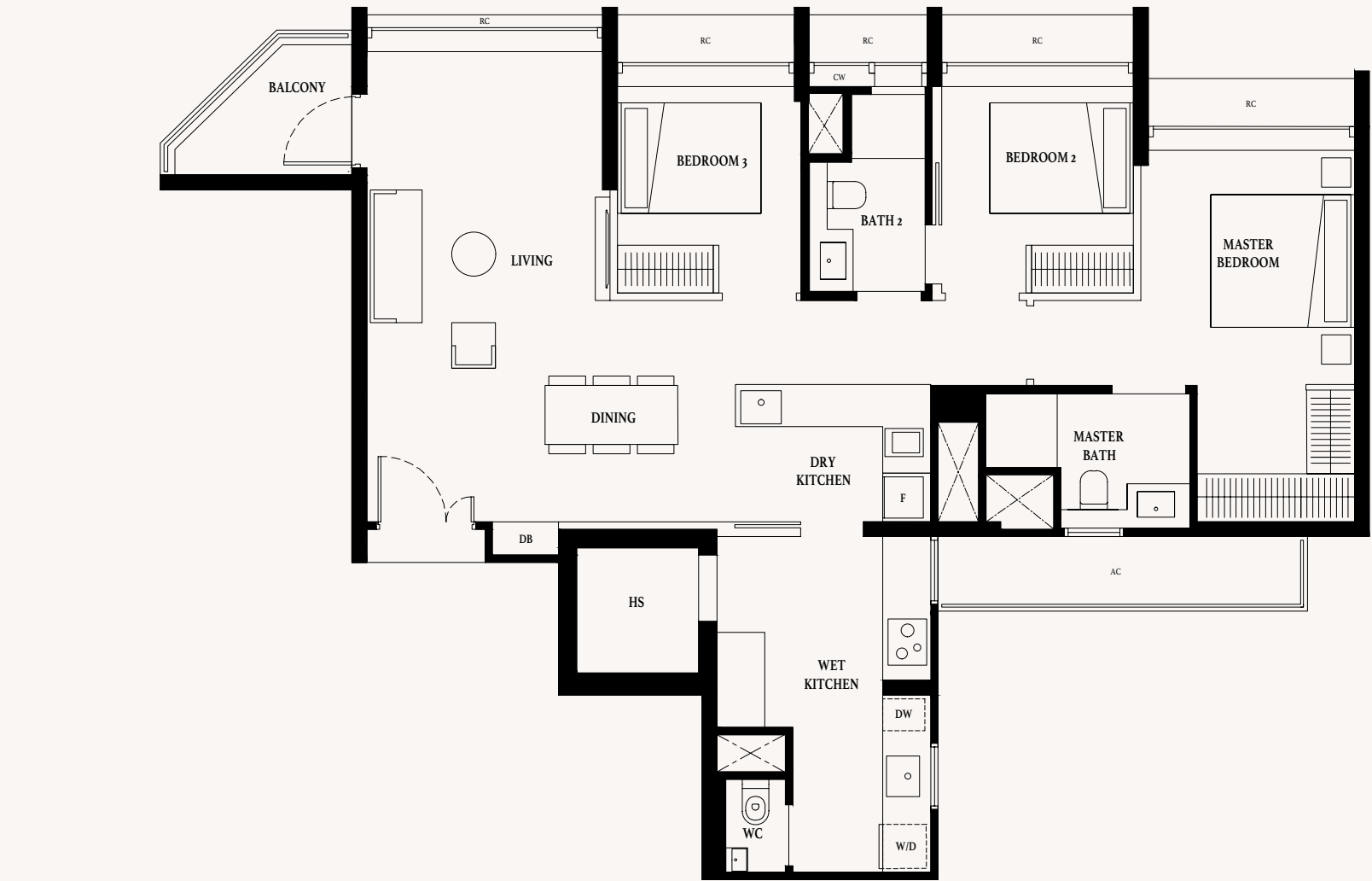


3-Bedroom Premium

111 sqm / 1195 sqft

TYPE C3

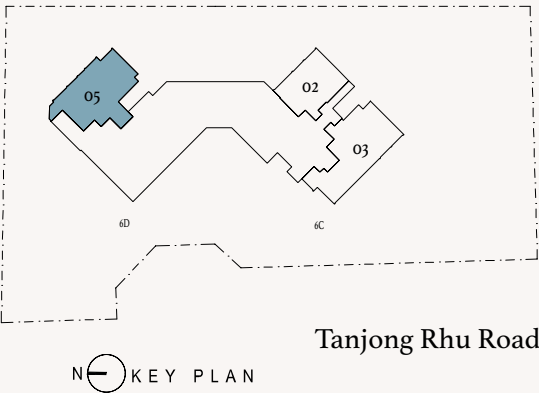
#19-05



LEGEND

W/D	WASHER CUM DRYER	F	FRIDGE	DB	DISTRIBUTION BOARD	DW	DISH WASHER
AC	AIRCON LEDGE	RC	REINFORCED CONCRETE LEDGE (NON-STRATA AREA)	HS	HOUSEHOLD SHELTER	PES	PRIVATE ENCLOSED SPACE
	RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA)		SERVICE VOID SPACE (NON-STRATA AREA)	CW	CURTAIN WALL (NON-STRATA AREA)		
	NON-STRUCTURAL WALL		WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING)				

NOTE:
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REFER TO SPECIFICATION FOR CEILING HEIGHT.
FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO "BALCONY SCREEN" PAGE IN THIS BROCHURE.



3-Bedroom Premium (Private Lift)

115 sqm / 1238 sqft

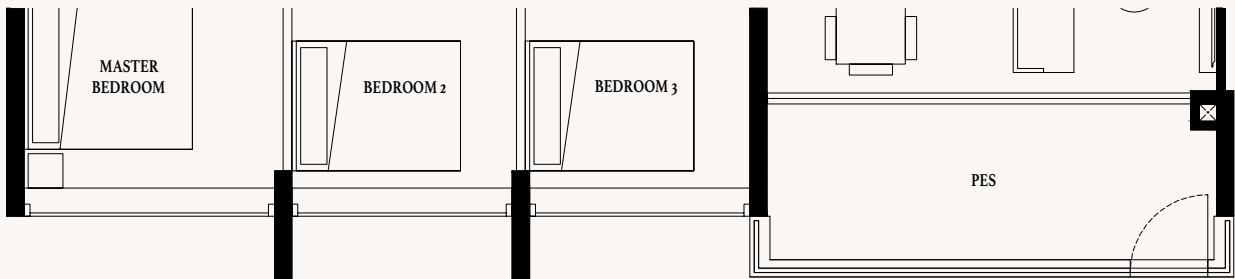
TYPE C4

C4p
#02-06

C4
#03-06, #04-06, #05-06, #06-06



#03-06, #04-06, #05-06, #06-06



#02-06



LEGEND

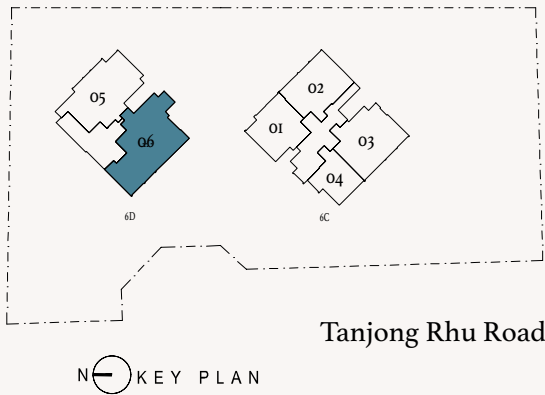
W/D	WASHER CUM DRYER	F	FRIDGE	DB	DISTRIBUTION BOARD	DW	DISH WASHER
AC	AIRCON LEDGE	RC	REINFORCED CONCRETE LEDGE (NON-STRATA AREA)	HS	HOUSEHOLD SHELTER	PES	PRIVATE ENCLOSED SPACE
	RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA)		SERVICE VOID SPACE (NON-STRATA AREA)		WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING)		
	NON-STRUCTURAL WALL						

NOTE:
FOR INFORMATION OF VARYING LENGTH OF DIVIDING WALL BETWEEN ADJACENT UNITS AND/OR FACADE FEATURES VISIBLE TO UNITS, WHERE APPLICABLE, AND NOT DEPICTED IN THE UNIT FLOOR PLAN, PLEASE REFER TO THE RESPECTIVE BLOCK PLANS).

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REFER TO SPECIFICATION FOR CEILING HEIGHT.

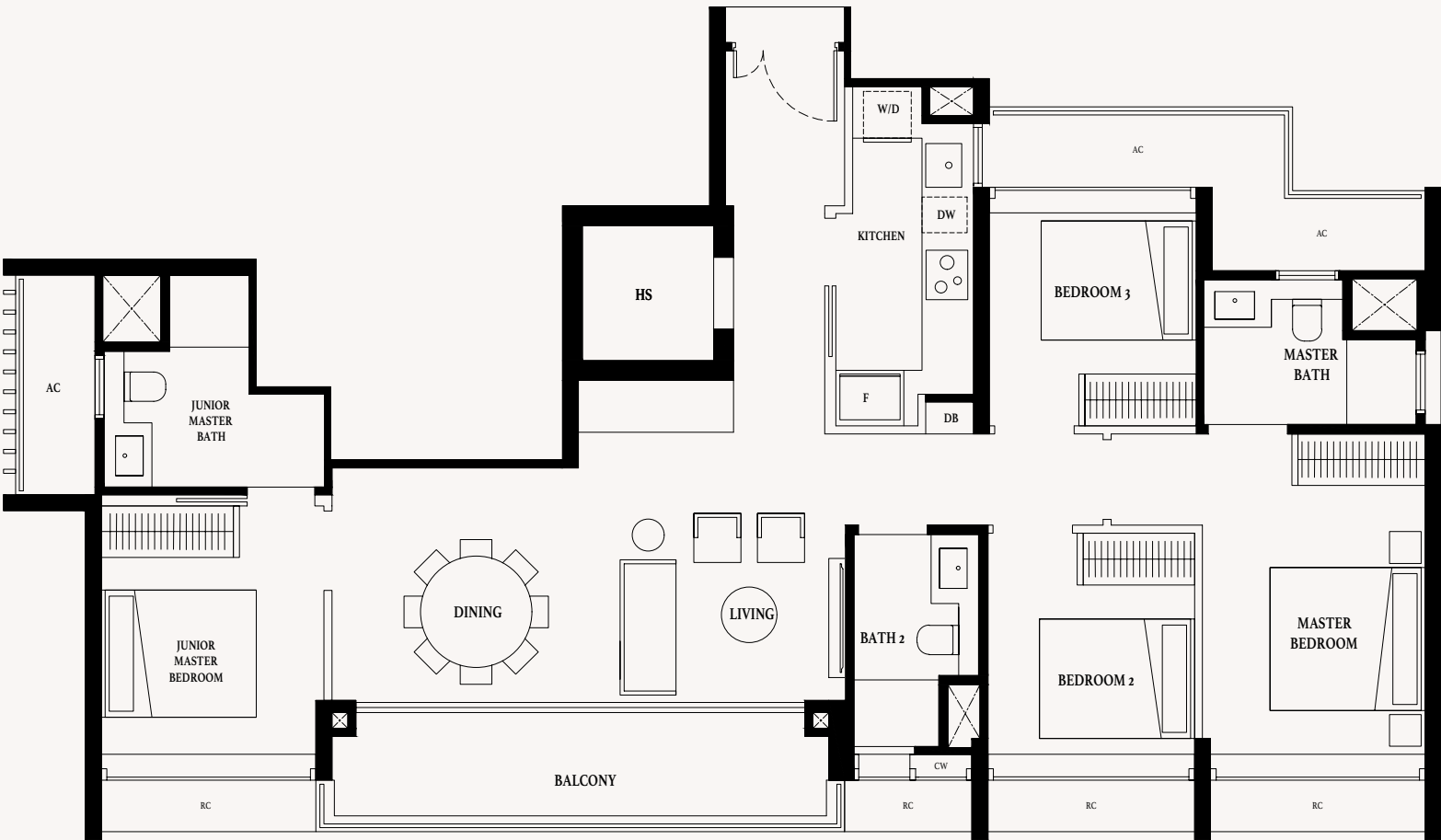
FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO "BALCONY SCREEN" PAGE IN THIS BROCHURE.



4-Bedroom Premium

123 sqm / 1324 sqft

TYPE D1
#19-03



LEGEND

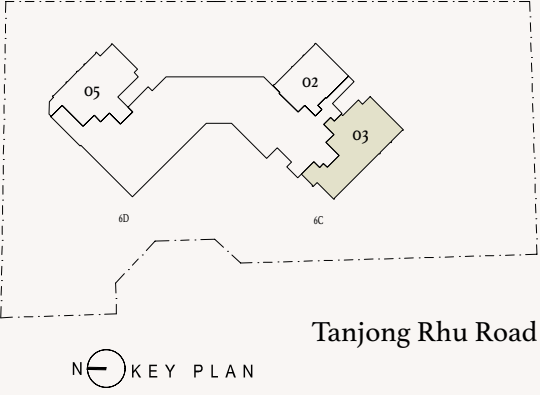
W/D	WASHER CUM DRYER	F	FRIDGE	DB	DISTRIBUTION BOARD	DW	DISH WASHER
AC	AIRCON LEDGE	RC	REINFORCED CONCRETE LEDGE (NON-STRATA AREA)	HS	HOUSEHOLD SHELTER	PES	PRIVATE ENCLOSED SPACE
	RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA)		SERVICE VOID SPACE (NON-STRATA AREA)		WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING)	CW	CURTAIN WALL (NON-STRATA AREA)
	NON-STRUCTURAL WALL						

NOTE:
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REFER TO SPECIFICATION FOR CEILING HEIGHT.

FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO "BALCONY SCREEN" PAGE IN THIS BROCHURE.



4-Bedroom Premium (Private Lift)

129 sqm / 1389 sqft

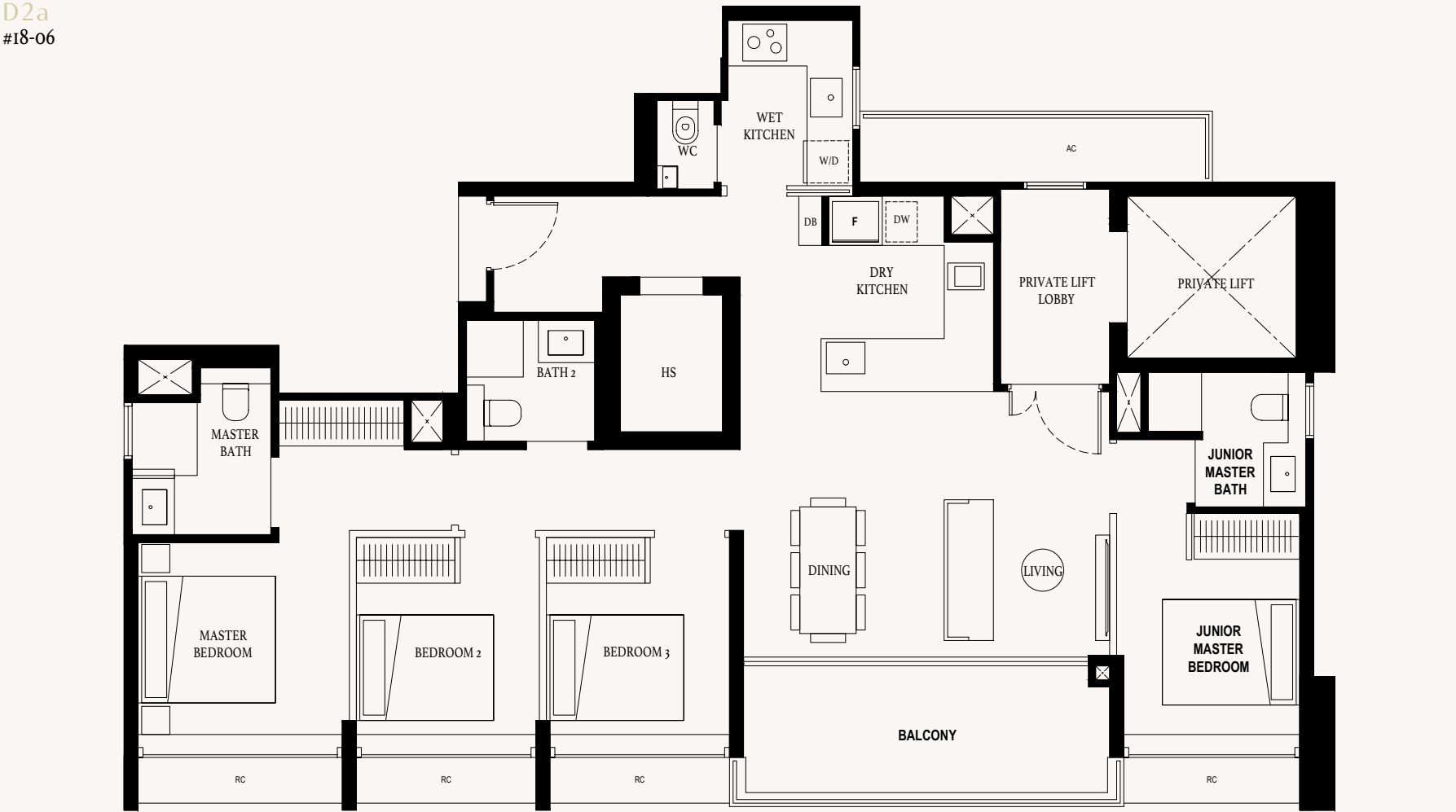
TYPE D2

D2

#07-06, #08-06, #09-06, #10-06,
#11-06, #12-06, #13-06, #14-06,
#15-06, #16-06, #17-06

D2a

#18-06



LEGEND

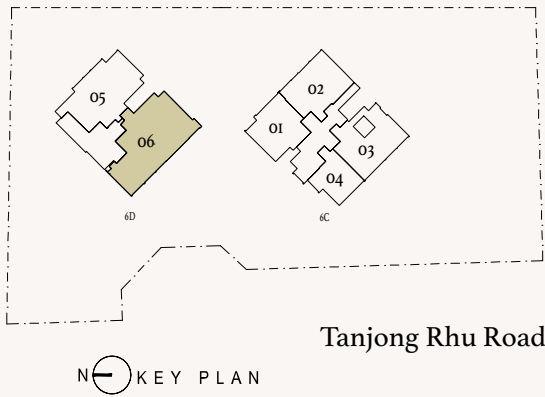
W/D	WASHER CUM DRYER	F	FRIDGE	DB	DISTRIBUTION BOARD	DW	DISH WASHER
AC	AIRCON LEDGE	RC	REINFORCED CONCRETE LEDGE (NON-STRATA AREA)	HS	HOUSEHOLD SHELTER	PES	PRIVATE ENCLOSED SPACE
	RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA)		SERVICE VOID SPACE (NON-STRATA AREA)		WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING)		
	NON-STRUCTURAL WALL						

NOTE:
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REFER TO SPECIFICATION FOR CEILING HEIGHT.

FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO "BALCONY SCREEN" PAGE IN THIS BROCHURE.

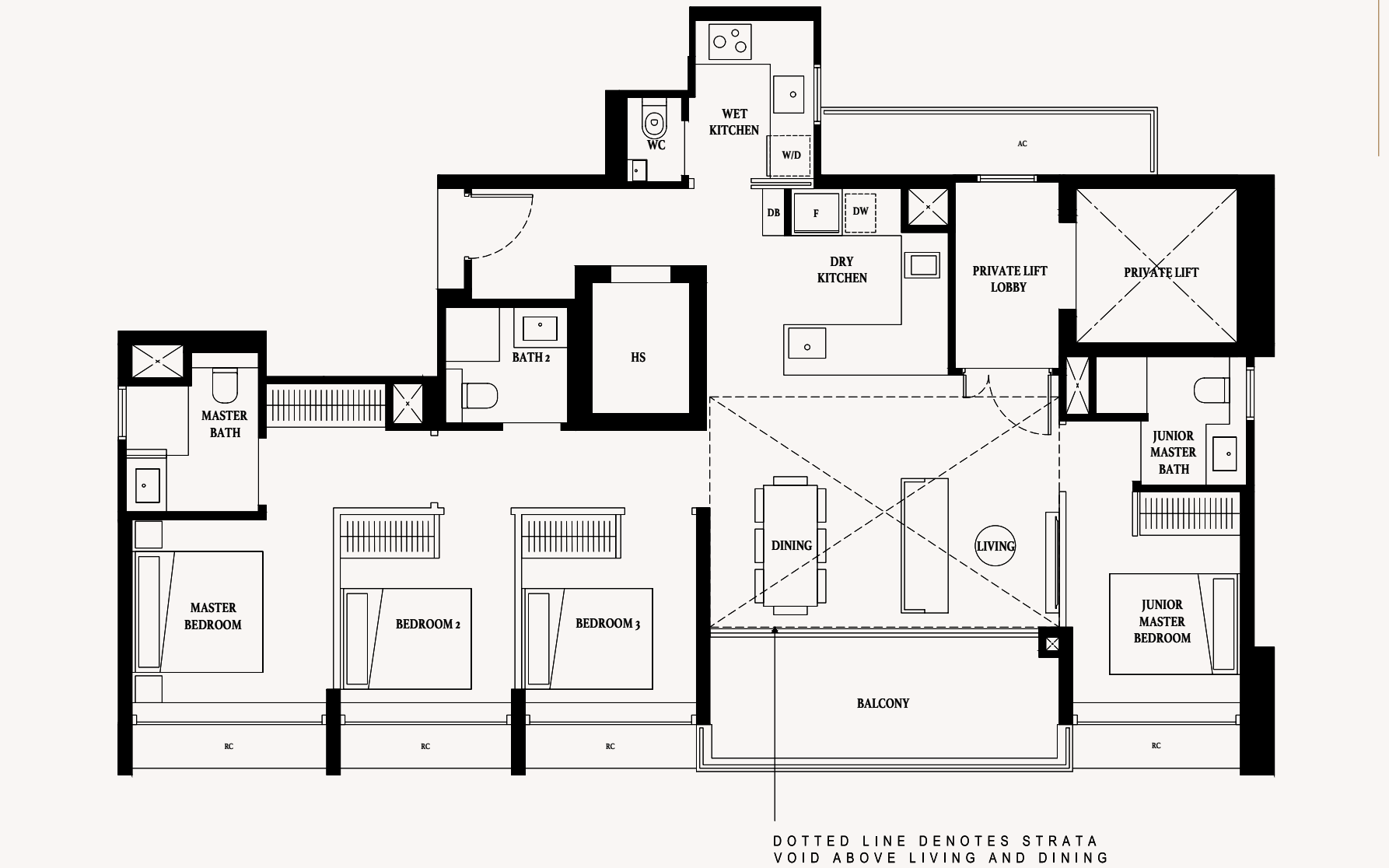


4-Bedroom Premium (Private Lift)

150 sqm / 1615 sqft

TYPE D2b

#20-05



LEGEND

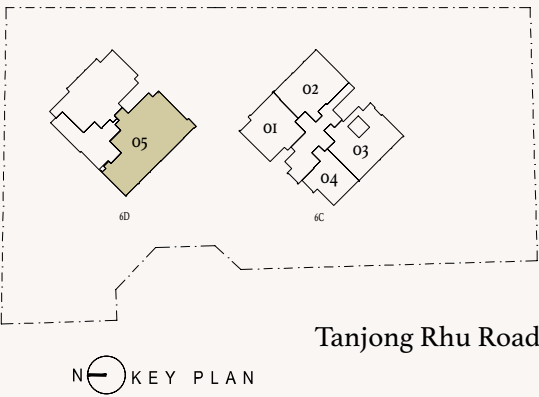
W/D	WASHER CUM DRYER	F	FRIDGE	DB	DISTRIBUTION BOARD	DW	DISH WASHER
AC	AIRCON LEDGE	RC	REINFORCED CONCRETE LEDGE (NON-STRATA AREA)	HS	HOUSEHOLD SHELTER	PES	PRIVATE ENCLOSED SPACE
	RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA)		SERVICE VOID SPACE (NON-STRATA AREA)		WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING)		
	NON-STRUCTURAL WALL						

NOTE:
FOR INFORMATION OF VARYING LENGTH OF DIVIDING WALL BETWEEN ADJACENT UNITS AND/OR FACADE FEATURES VISIBLE TO UNITS, WHERE APPLICABLE, AND NOT DEPICTED IN THE UNIT FLOOR PLAN, PLEASE REFER TO THE RESPECTIVE BLOCK PLANS).

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REFER TO SPECIFICATION FOR CEILING HEIGHT.

FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO "BALCONY SCREEN" PAGE IN THIS BROCHURE.

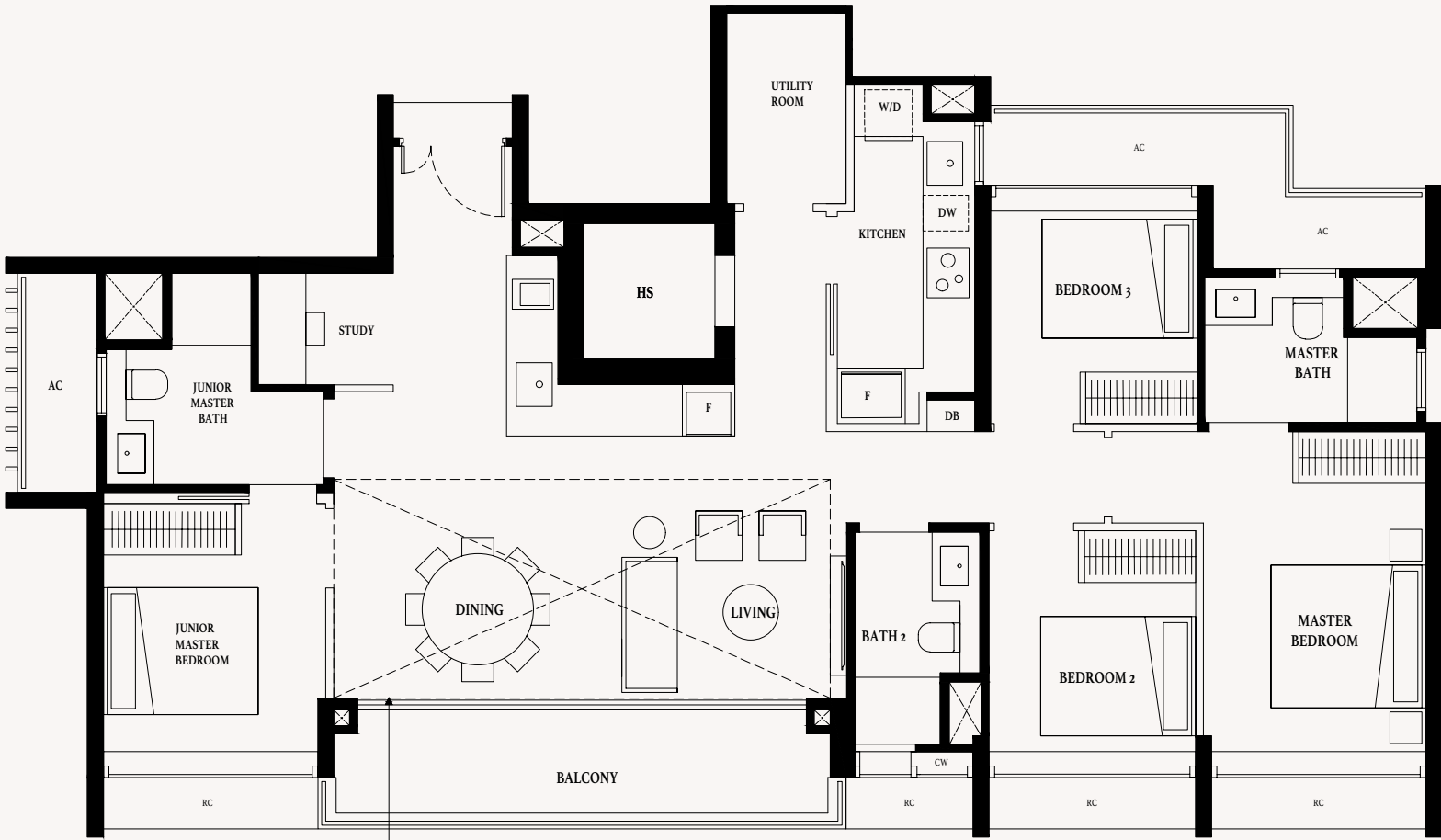


4-Bedroom Premium + Study

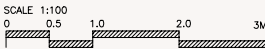
156 sqm / 1679 sqft

TYPE DS

#20-03



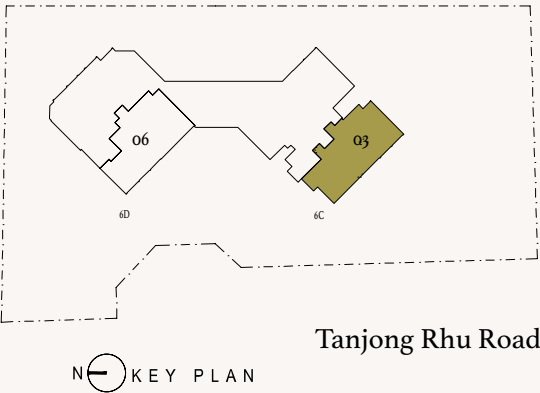
DOTTED LINE DENOTES STRATA
VOID ABOVE LIVING AND DINING



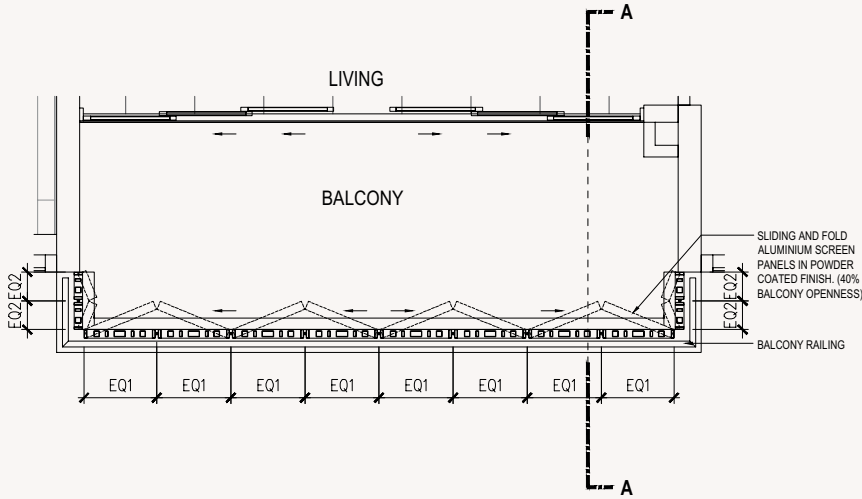
LEGEND

W/D	WASHER CUM DRYER	F	FRIDGE	DB	DISTRIBUTION BOARD	DW	DISH WASHER
AC	AIRCON LEDGE	RC	REINFORCED CONCRETE LEDGE (NON-STRATA AREA)	HS	HOUSEHOLD SHELTER	PES	PRIVATE ENCLOSED SPACE
	RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA)	CW	CURTAIN WALL (NON-STRATA AREA)		WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING)		
	NON-STRUCTURAL WALL						

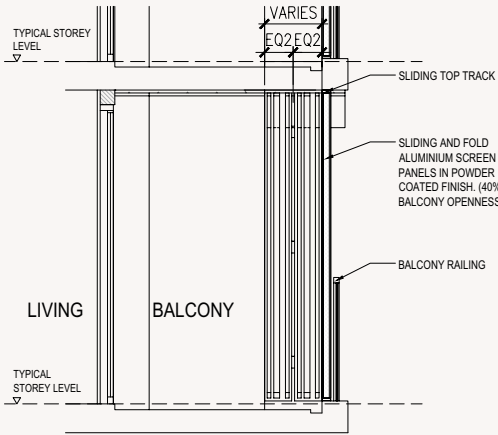
NOTE:
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FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO "BALCONY SCREEN" PAGE IN THIS BROCHURE.



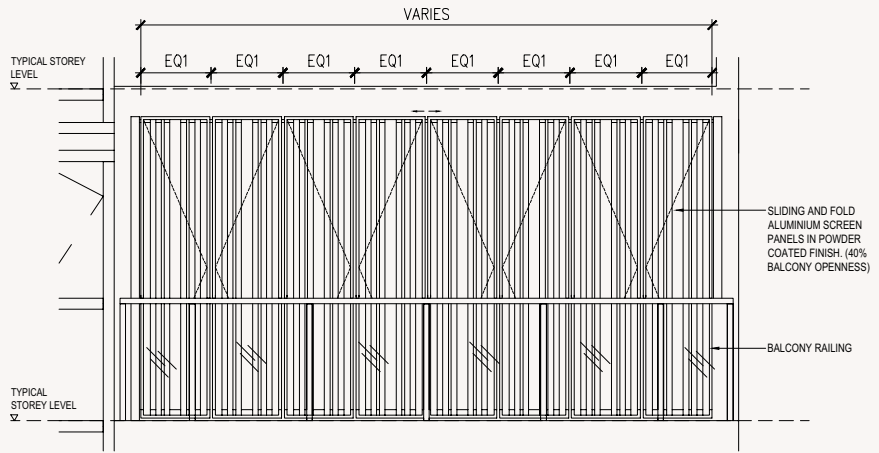
APPROVED SCREEN FOR BALCONY AND PRIVATE ENCLOSED SPACE (PES)



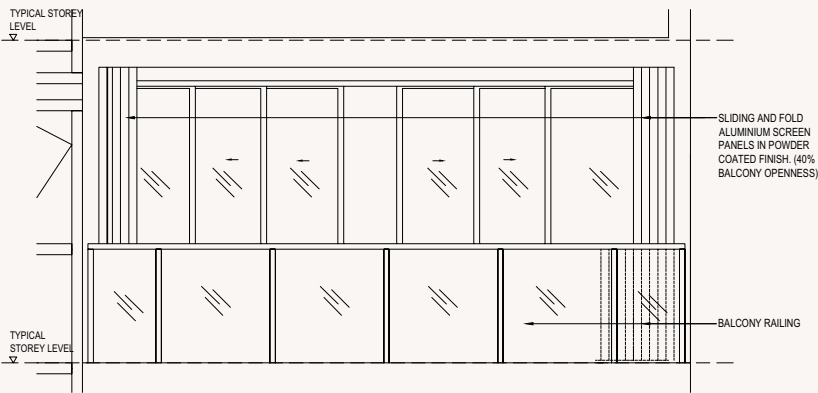
1 BALCONY/ PES SCREEN - PLAN



2 BALCONY/ PES SCREEN - SECTION A-A
(Internal View)



3 BALCONY/ PES SCREEN - FRONT ELEVATION
(External View) When Screen is Closed



4 BALCONY/ PES SCREEN - FRONT ELEVATION
(External View) When Screen is Opened

NOTES:

- ON SITE VERIFICATION IS NECESSARY TO OBTAIN ACTUAL MEASUREMENT PRIOR TO FABRICATION AND INSTALLATION OF THE APPROVED BALCONY SCREEN FOR BALCONY & PES.
- THE BALCONY / PES SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED SCREEN AS SHOWN ABOVE.
- THE COST OF SCREEN AND INSTALLATION SHALL BE BORNE BY THE PURCHASER.

EQ - EQUIDISTANT

Approved BP No: A1149-05148-2022-BP01 dated 13 August 2024.
Approved BP No: A1149-05148-2022-BP02 dated 06 February 2025.

DEVELOPERS’ PROFILES



ZACD Group Limited (“ZACD”) is an integrated asset manager listed in Hong Kong. Headquartered in Singapore, ZACD specialises in wealth management with core competencies in real estate acquisition and project management, investment management, property and facilities management, as well as financial advisory services across Asia Pacific.

As of March 2025, ZACD has managed more than S\$530 million in total equity funds as Asset Under Management (“AUM”), with an asset portfolio size of approximately S\$10.6 billion.

ZACD has jointly invested and managed over 37 multi-class real estate projects across Asia Pacific. Some of these projects include Northstar @ AMK, Flo Residence, Woodlands Industrial Xchange, Parc Centros, Le Quest, Frontier Industrial Park in Johor Bahru, The Sebel West Perth Aire Apartments and a three-storey office building in Melbourne.



Founded in 1987, Welltech Construction Pte Ltd is one of the most established construction companies in Singapore.

We have a paid-up capital of S\$35 million and our portfolio ranges from Government Institutional to Housing Projects. We have accomplished large varieties of distinguished projects over the past three decades and is recognized and ranked as Grade A1 Builder for General Building Works and Grade B1 for Civil Engineering Works by the Singapore’s Building & Construction Authority. We are ISO 9001:2015, ISO 14001:2015, ISO 45001:2018 certified, BCA Green and Gracious accredited and have achieved and received awards for recognition and honoring of our quality and safety performance.



FRX Capital is an award-winning landed and boutique developer affiliated with the esteemed Tong Eng Group and Hong How Group. With numerous years of combined expertise in development, construction, design, and capital markets, FRX Capital is a trusted name in the real estate sector. Managing a portfolio exceeding \$500 million in projects globally, the company blends visionary leadership with unparalleled industry knowledge.

Driven by the principle of inclusivity and collaboration, FRX Capital thrives on forming strategic partnerships to unlock real estate opportunities and deliver enduring value. While the company’s influence spans international markets, its unwavering commitment to excellence remains deeply rooted in Singapore.

FRX Capital’s achievements are underscored by a host of prestigious accolades, including multiple awards for boutique and landed development. These honors highlight its dedication to crafting innovative, high-quality developments that resonate with investors and buyers alike.



Developer: ZACD LV Development Pte Ltd Company Reg No.: 202107556H Developer Licence No.: C1455. Tenure of Land: Estate in Fee Simple (Freehold), Lot No.: Lot 04222W MK 25 at Tanjong Rhu Road (Kallang Planning Area), Expected Date of Vacant Possession: 31 December 2028, Expected Date of Legal Completion: 31 December 2031, Encumbrances on the Land: Mortgage in favour of United Oversea Bank Limited.

While every reasonable care has been taken in preparing this brochure and in constructing the models and sales gallery or show flat, neither the brochure nor any of its contents shall constitute part of an offer or contract, and neither the Developer nor its agents will be held responsible for any inaccuracies or omissions. All statements are believed to be correct but are not to be regarded as statements or representations of fact. All information and specifications are current at the time of going to the press and are subject to such changes may be required by the Developer. All plans and models are not to scale unless expressly stated and are subject to any amendments which are required or approved by the relevant authorities. Renderings and illustrations are artist’s impressions only and photographs are only décor suggestions and cannot be regarded as representations of fact. All areas and other measurements are approximate only and subject to final survey. The Sale and Purchase Agreement embodies all the terms and conditions between the Developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the Developer and/or its agents which are not embodied in the Sale and Purchase Agreement.

