VELA
BAY 首航

Anchors Aweigh!

Inspired by luxury sailing yachts gliding across calm waters.

Named after Vela, Latin for “sails,” a symbol of elegance and motion.

Anchored by 首航 or “maiden voyage”, marking fresh beginnings and horizons.

Welcome to VELA BAY, the first luxury private residences in the new Bayshore precinct. Let’s set sail into an exciting new chapter of coastal living.

FIRST TO SAIL. FIRST IN LUXURY. FIRST ON THE BAY.

PIONEERING THE FUTURE OF
LUXURY SEAFRONT LIVING.

YOUR HOME.

YOUR BAY.

YOUR VISTA.

Every landmark draws admirers.
The truly iconic ones invite residents.

Vela Bay is both a serene sanctuary and a bold statement in luxury coastal living. Here, the bay is your backyard, your playground, and your address.

And the view?

Horizon-wide vistas of coastal waters.
With over 70% sea-facing units available.

Artist's Impression

FIRST TO SAIL.

CONNECTING *Island Wide.*

THE SEAFRONT IS YOUR OYSTER.

Located right at the doorstep of Bayshore MRT, Vela Bay, a pioneering presence in this coastal district, offers privileged access to a luxury seaside development at the heart of a transformational seafront vision.

Discover an exciting bayside neighbourhood, and embrace a lifestyle defined by quiet prestige, refined leisure, and the timeless allure of open waters.

Welcome to a new era of luxury seafront living.

Artist's Impression

EASTSIDE CONNECTIVITY, BAYSIDE SERENITY.

SHOPPING & DINING

3 MRT stops
Parkway Parade

9 MRT stops
The Shoppes at Marina Bay Sands

4 mins drive
East Coast Lagoon Food Village

5 mins drive
Bedok Mall

6 mins drive
Jewel Changi Airport

8 mins drive
Changi City Point

i12 Katong

10 mins drive
Joo Chiat Complex

12 mins drive
PLQ Mall

BUSINESS

6 mins drive
Changi Business Park

Singapore Expo

12 mins drive
Suntec City

Tai Seng / Ubi

13 mins drive
Paya Lebar Quarter

15 mins drive
Central Business District (CBD)

Marina Bay Financial Centre

SCHOOLS

Within 1km
Temasek Primary School

Temasek Secondary School

5 mins drive
Bedok Green Primary

Victoria School (Secondary)

7 mins drive
Tao Nan School

8 mins drive
Bedok View Secondary

10 mins drive
Singapore University of Technology and Design (SUTD)

13 mins drive
Victoria Junior College

15 mins drive
Haig Girls' School

PARKS

East Coast Park

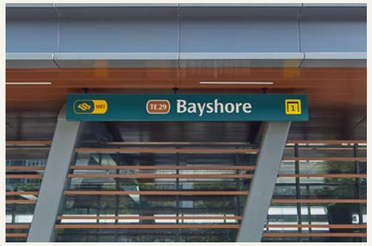
Gardens by the Bay

Lucky Gardens

Sennett Avenue Linear Park

Aye! Aye!

CRAVINGS DOCK CLOSE BY!



Living at the doorstep of Bayshore MRT on the Thomson-East Coast Line puts the colourful and delectable East within easy reach.

From bustling shopping, dining, and lifestyle enclaves to charming streetscapes across Changi, Marine Parade, East Coast, Joo Chiat, Katong, and beyond, there's always something to explore.

Parkway Parade

i12 Katong

East Coast Lagoon Food Village

SHOPPING & DINING

3 MRT stops
Parkway Parade

4 mins drive
East Coast Lagoon Food Village

5 mins drive
Bedok Mall

6 mins drive
Jewel Changi Airport

8 mins drive
Changi City Point
i12 Katong

10 mins drive
Joo Chiat Complex

12 mins drive
PLQ Mall

Bedok Mall

Jewel Changi Airport

Changi City Point

PLQ Mall

SMOOTH SAILING TO REPUTABLE SCHOOLS.

From playhouses for the little ones to primary, secondary, and tertiary education, every stage of learning is within easy reach and every school run is a breeze. Be it a morning drop-off, after-school activity, or a weekend enrichment, you are conveniently close by.

EDUCATIONAL INSTITUTIONS

Within 1km
Temasek Primary School
Temasek Secondary School

5 mins drive
Bedok Green Primary
Victoria School (Secondary)

7 mins drive
Tao Nan School

8 mins drive
Bedok View Secondary

Victoria Junior College

Temasek Primary School

10 mins drive
Singapore University of Technology and Design (SUTD)

13 mins drive
Victoria Junior College

15 mins drive
Haig Girls' School

Temasek Polytechnic

SUTD

EFFORTLESS JOURNEY FROM SHORELINE TO SKYLINE.

Step out and move effortlessly between the East and the heart of the city. From Changi Business Park and Paya Lebar Quarter to Suntec City in Marina Central, the CBD, and Marina Bay Financial Centre, key enterprise destinations are in close proximity.

With everything connected, your day flows smoothly, whether it's an early work commute, an important meeting in town, or an evening event along the marina.

Suntec City

Marina Bay Financial Centre

ENTERPRISE ZONES

6 mins drive
Changi Business Park
Singapore Expo

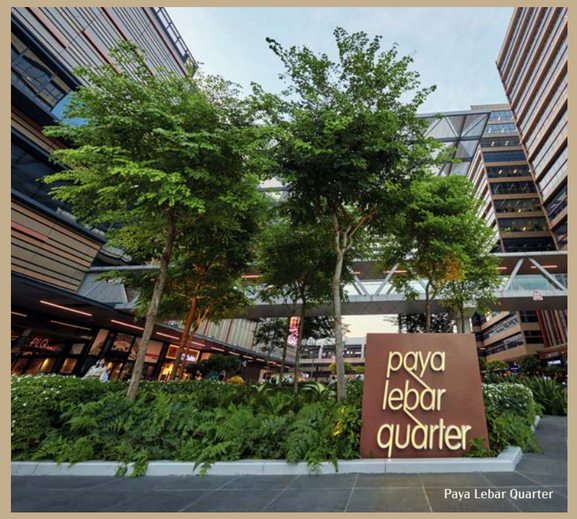
12 mins drive
Suntec City
Tai Seng / Ubi

13 mins drive
Paya Lebar Quarter

15 mins drive
Central Business District (CBD)
Marina Bay Financial Centre

SINGAPORE EXPO

Changi Business Park



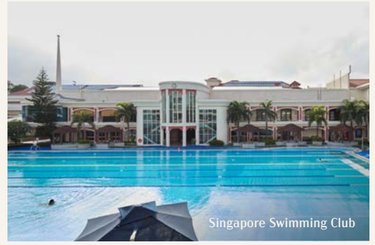
Paya Lebar Quarter

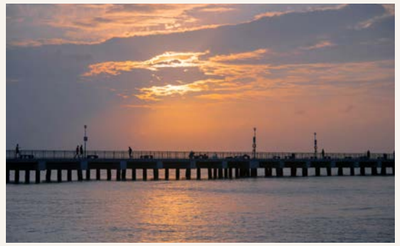
ACTIVE LIVING AT EVERY TURN.

FROM *Coast* TO *Coast!*

East Coast Park

Laguna Practice Driving Range


Singapore Swimming Club



Aloha Sea Sports Centre

PARKS & RECREATION

Doorstep
Park Connector
to East Coast Park

7 mins walk
Lucky Gardens Playground

10 mins walk
Lucky Gardens
Sennett Avenue Linear Park

3 mins bicycle
Laguna Practice Driving Range

5 mins bicycle
Aloha Sea Sports Centre
East Coast Park

5 mins drive
Tanah Merah Country Club

7 mins drive
Laguna National Golf
and Country Club

8 mins drive
National Service Resort
and Country Club

12 mins drive
Singapore Swimming Club

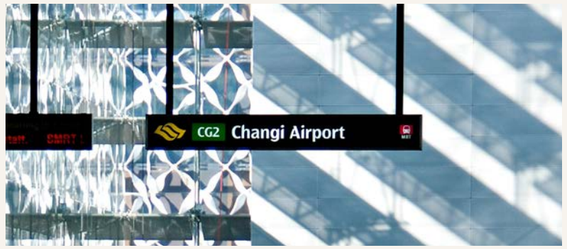
Every day is an invitation to move, play, and recharge. There are nearby scenic park connectors, the East Coast Park, and upcoming green spaces for morning jogs, evening strolls, and weekend family outings, alongside the future SAFRA Bayshore — Singapore's largest SAFRA clubhouse — offering even more lifestyle and recreational options close to home.

Stretch a little further and you'll find yourself surrounded by parks and several pockets of gardens for even more space to cycle, exercise, or simply relax in nature.

ANCHORED AMIDST MULTIPLE *Masterplans.*

ENHANCED CONNECTIVITY

The Thomson-East Coast Line (TEL) will extend to Changi Airport, providing a direct and seamless MRT ride from home. This extension will become the primary rail link to Changi Airport, including the future Terminal 5.



Bedok South MRT station, located at Upper East Coast Road and Bedok South Road, will be part of the Thomson–East Coast Line. Plans have been outlined for a **future Integrated Transport Hub** in the area, which is intended to enhance connectivity and convenience in the neighbourhood.

REVITALISED BAYSHORE COMMUNITY

The future integrated Bayshore Central precinct will be a car-lite seafront residential community with integrated green spaces and parks, along the Thomson–East Coast Line. At its heart will be a lively central street with bus-priority lanes, shops, and community facilities.

Located near the Bayshore–Bedok South corridor, Singapore's **Long Island vision** involves the potential reclamation of about 800 hectares of land off the East Coast to support coastal protection and create a multipurpose seafront precinct. Plans under study include a new reservoir, possible recreational water activities, coastal and reservoir parks, and land for future housing and amenities.

800-HECTARE
RECLAIMED PARADISE

ELEVATED ACTIVE LIVING & WELLNESS

LARGEST SAFRA CLUBHOUSE

>30,000 m²

SAFRA Bayshore, targeted to open in 2030 next to the future Bedok South MRT station, will be SAFRA's largest clubhouse. It is being designed to provide modern recreational and lifestyle facilities for NSmen and their families in the East.

Under the **"Kallang Alive" masterplan**, the Kallang sports recreation precinct will be redeveloped into a major integrated sports, training, and lifestyle hub. A new 18,000-seat indoor arena is planned, alongside the relocation of the Singapore Sports School to the precinct, and the consolidation of elite training, sports science and related facilities, all within a pedestrian-friendly environment.

CHANGI TRANSFORMED

1,080
-HECTARE DEVELOPMENT

The Changi East expansion covers around 1,080 hectares and will be anchored by **the upcoming Terminal 5**, together with enhanced aviation and logistics facilities. The adjacent Changi East Urban District is planned as a business, lifestyle, and recreation-friendly precinct, leveraging world-class airport connectivity and major transport links to create a well-connected hub for work, life, and travel in the East.

FIRST IN LUXURY.

WITH *Horizon-Wide Views.*

Artist's Impression

A CAPTIVATING PRESENCE ON THE BAYSIDE SKYLINE.

Two towers rise gracefully, 31 storeys high along the seafront, forming a striking addition to the Bayshore skyline, like two sleek yachts anchored elegantly along the coastal horizon. With a total of 515 units and a curated collection of one-bedroom residences to spacious five-bedroom homes and exclusive penthouses, Vela Bay offers elevated living for every stage of life.

Arrival Lobby

Artist's Impression

YOUR INVITATION TO ESCAPE.

Glide into an arrival crafted to feel like your first step onto a private deck. Experience serenity amidst sophisticated surroundings that usher you into a world shaped by sea, sky, and effortless elegance. Do come in, your coastal sanctuary awaits.

The Vela Pool

Artist's Impression

RISE AND SWIM!

Welcome to shimmering waters and invigorating ocean-inspired tranquillity. Begin each day buoyed by nature's rhythm. Your morning dip becomes a ritual of renewal amidst lush waterscapes.

Inviting decks and pavilions by The Vela Pool await, in full view of the Kid's Pool for a truly family-friendly escape just a few steps from your front door.

A GRACIOUS SANCTUARY,

A Bold Statement.

Kid's Playground

Artist's Impression

The Vela Bay Clubhouse is an architecturally outstanding feature that channels the quiet confidence of a luxury yacht. Intimate, refined, and boldly contemporary.

At the Kid's Playground, youthful playfulness abounds. Every turn reveals spaces that invite exploration and awaken a sense of adventure.

Gymnasium

Artist's Impression

A LIFE-ENHANCING DWELLING.

When it's time to step up your fitness routine, choose from the indoor Gymnasium, Wellness Deck, Calisthenics Corner, Swing Garden and Recreational Tennis Court. Whichever activity you decide is anchored in comfort and prestige.

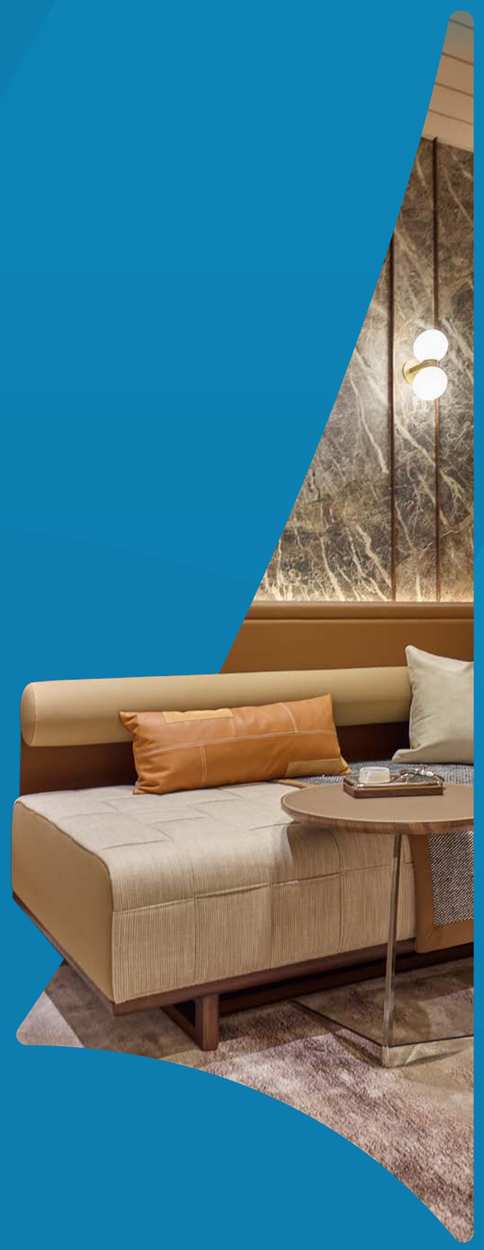
Side Gate to Bayshore Drive

Artist's Impression

THE PERFECT BALANCE OF ACCESSIBILITY AND RESPITE.

Seamless connectivity and discreet pathways place vibrant streetscapes within effortless reach, while gently buffering you from the constant buzz beyond.

Every departure feels unhurried, every arrival is quiet and contemplative. Home becomes a retreat, where body and mind drift into spaces of calming serenity, as if slowly carried away by the pages of a good book.



FIRST ON THE BAY.
A LANDMARK IN COASTAL *Luxury.*

LET SPACIOUSNESS SURROUND YOU.

Generous interiors and thoughtful layouts allow for effortless flow from one space to the next. Each room feels intuitively connected, enhancing both comfort and the ease of everyday living.

Expansive glass walls frame uninterrupted coastal panoramas that unfold from dawn to dusk. They fill each residence with natural light and a sense of openness.

For Illustration Only

For Illustration Only

LET EVERYDAY LIFE BREATHE ELEGANCE.

Every thoughtfully designed kitchen balances form, function, and finesse. The sleek cabinetry, generous preparation spaces, and Miele kitchen and cookware appliances deliver precision, performance, and timeless elegance. Integrated seamlessly are SMEG washer and dryer machines, while the dining area provides an inviting setting for casual meals and memorable gatherings.

LET TRANQUILLITY TAKE THE HELM.

Your private sanctuaries offer serene proportions, soft natural light, and well-planned wardrobe spaces that balance elegance with practicality. Bathrooms come appointed with Newform sanitary fittings and Geberit sanitary wares, combining contemporary design, and enduring quality for a truly restorative experience.

SMART AND GREEN SOLUTIONS.

BCA GREEN MARK

Sustainable design, energy-efficient systems, and eco-friendly materials create healthier, balanced living, reducing environmental impact while enabling residents to connect with nature. Responsibly sourced, certified green products and low-impact materials further support eco-conscious living while minimising waste.

SingHaiyi Group integrates sustainability into its property developments, emphasising thoughtful design and environmental responsibility. The development is certified under Singapore's BCA Green Mark achieving Platinum Super-Low Energy award, featuring energy-saving measures such as solar panels and energy-saving lighting. These initiatives reflect the group's commitment to innovation and sustainable development.

ON-SITE RENEWABLE ENERGY (SOLAR).

On-site systems offset at least 30% of the common area's energy consumption, significantly reducing reliance on conventional energy sources.

ENERGY-EFFICIENT SYSTEMS.

Units and common areas are equipped with 5-tick energy-efficient air conditioning and high-efficiency LED lighting, achieving at least 60% energy savings. High-performance glazing in the facade helps reduce heat gain, while ceiling fans enhance thermal comfort.

LOW VOLATILE ORGANIC COMPOUNDS (VOCS).

More than 60% of the development is designed with low-VOC materials rated 4 ticks under Singapore Green Building Product (SGBP) to promote healthier indoor living and a more sustainable lifestyle.

SUSTAINABLE CONSTRUCTION.

The development is adopting 65% Advanced Precast Concrete System (APCS) minimising resource use and wastage.

DIGITAL FEEDBACK PLATFORM.

Residents can easily manage their living experience through a digital platform — book facilities, register visitors, provide feedback, and stay updated on upcoming events and community activities.

GREENERY FEATURES.

Extensive greenery is integrated within the development to reduce heat gain, enhance microclimate, and achieve a Green Plot Ratio.

DEMAND CONTROL STRATEGIES.

Systems in common facilities automatically regulate lighting, air conditioning, and mechanical ventilation, switching off when spaces are unoccupied. Smart occupancy sensors enhance energy efficiency by minimising wastage across function rooms, the gym, and other common facilities.

SUSTAINABLE ARCHITECTURAL AND LANDSCAPE MATERIALS.

Over 80% of architectural and landscape works use sustainable products and finishes rated at least two SGBP ticks.

QUALITY FITTINGS FROM RENOWNED BRANDS.

Own top-quality fittings from four leaders in design and innovation. From sanitaryware and high-end tapware to precision cookware and premium washers, this collection brings exceptional quality, functionality, and international excellence to every home.

GEBERIT

SANITARYWARES

Geberit's intelligently designed sanitarywares ensure superior hygiene, comfort, and seamless integration into elegant bathroom spaces.

Miele

COOKWARE

Renowned for its German innovation, durability, and elegant design, Miele cookware elevates everyday cooking into a refined culinary experience.

newform

TAPWARE

Fully made in Italy, Newform products blend tradition and modernity, transforming everyday use into functional works of art.

smeg

WASHERS AND FRIDGE

SMEG is an Italian premium appliance brand, celebrated for its stylish design, reliable performance, and energy-efficient technology.

SITE PLAN

ZONE 1
BAY COAST (1ST STOREY)

1. Vela Bay Lounge (Clubhouse)
2. Toilet/Changing Room
3. Accessible Toilet
4. The Vela Pool
5. Aqua Bed
6. Aqua Spa Seat (Jacuzzi)
7. Kid's Pool
8. Parent's Deck
9. Poolside Coast Cabana
10. Pool Deck
11. Swing Garden
12. Calisthenics Corner
13. Coral Terrace
14. Coral Pods
15. Coral Garden
16. The Vela Pavilion (BBQ)
17. The Stern Pavilion
18. The Bow Pavilion
19. Mist Garden
20. Link Bridge
21. Outdoor Shower Point

ZONE 2
THE VELA CLUB (BASEMENT 1)

22. Gymnasium
23. Toilet/Changing Room /Steam Room
24. Accessible Toilet
25. Wellness Deck
26. The Starboard Pavilion
27. Kid's Playground
28. Outdoor Fitness Corner
29. The Port Lounge
30. Vela Bay Clubhouse (1st Storey)
    - Vela Function Room
    - Bay Function Room
31. Recreational Tennis Court

ANCILLARY (BASEMENT 1)

- A Arrival Lobby
- B Guard House
- C Service Ramp
- D Side Gate 1 (to Bayshore Walk)
- E Side Gate 2 (to MRT)
- F Side Gate 3 (to Bayshore Drive)
- G Lift 1 (Arrival Lobby)
- H Lift 2 (Vela Bay Clubhouse)
- I Management Office
- J Substation
- K Main Distribution Frame Room
- L Genset
- M Water Bulk Meter
- N Telecommunication Equipment Room

ANCILLARY (BASEMENT 2)

- O Bin Centre
- P Consumer Switchrooms

LEGEND

- - - - - - - - - Ventilation Shaft
- - - - - - - - - Water Tank at Roof

0 10 20 30 50 70M

N

BP APPROVAL NO.: A1716-00045-2025-BP01 DATED: 9 FEBRUARY 2026

SCHEMATIC DIAGRAM

Block 1 Bayshore Walk, Singapore 469861

Unit / Floor	1	2	3	4	5	6	7	8	9
31			3BR P (B)	1BR+S (A)	PH1		2BR P (D)	2BR P (A)	4BR (A)
30	3BR P (A)	3BR (A)	3BR P (B)	1BR+S (A)	5BR PL	2BR (C)	2BR P (D)	2BR P (A)	4BR (A)
29	3BR P (A)	3BR (A)	3BR P (B)	1BR+S (A)	5BR PL	2BR (C)	2BR P (D)	2BR P (A)	4BR (A)
28	3BR P (A)	3BR (A)	3BR P (B)	1BR+S (A)	5BR PL	2BR (C)	2BR P (D)	2BR P (A)	4BR (A)
27	3BR P (A)	3BR (A)	3BR P (B)	1BR+S (A)	5BR PL	2BR (C)	2BR P (D)	2BR P (A)	4BR (A)
26	3BR P (A)	3BR (A)	3BR P (B)	1BR+S (A)	5BR PL	2BR (C)	2BR P (D)	2BR P (A)	4BR (A)
25	3BR P (A)	3BR (A)	3BR P (B)	1BR+S (A)	5BR PL	2BR (C)	2BR P (D)	2BR P (A)	4BR (A)
24	3BR P (A)	3BR (A)	3BR P (B)	1BR+S (A)	5BR PL	2BR (C)	2BR P (D)	2BR P (A)	4BR (A)
23	3BR P (A)	3BR (A)	3BR P (B)	1BR+S (A)	5BR PL	2BR (C)	2BR P (D)	2BR P (A)	4BR (A)
22	3BR P (A)	3BR (A)	3BR P (B)	1BR+S (A)	5BR PL	2BR (C)	2BR P (D)	2BR P (A)	4BR (A)
21	3BR P (A)	3BR (A)	3BR P (B)	1BR+S (A)	5BR PL	2BR (C)	2BR P (D)	2BR P (A)	4BR (A)
20	3BR P (A)	3BR (A)	3BR P (B)	1BR+S (A)	5BR PL	2BR (C)	2BR P (D)	2BR P (A)	4BR (A)
19	3BR P (A)	3BR (A)	3BR P (B)	1BR+S (A)	5BR PL	2BR (C)	2BR P (D)	2BR P (A)	4BR (A)
18	3BR P (A)	3BR (A)	3BR P (B)	1BR+S (A)	5BR PL	2BR (C)	2BR P (D)	2BR P (A)	4BR (A)
17	3BR P (A)	3BR (A)	3BR P (B)	1BR+S (A)	5BR PL	2BR (C)	2BR P (D)	2BR P (A)	4BR (A)
16	3BR P (A)	3BR (A)	3BR P (B)	1BR+S (A)	5BR PL	2BR (C)	2BR P (D)	2BR P (A)	4BR (A)
15	3BR P (A)	3BR (A)	3BR P (B)	1BR+S (A)	5BR PL	2BR (C)	2BR P (D)	2BR P (A)	4BR (A)
14	3BR P (A)	3BR (A)	3BR P (B)	1BR+S (A)	5BR PL	2BR (C)	2BR P (D)	2BR P (A)	4BR (A)
13	3BR P (A)	3BR (A)	3BR P (B)	1BR+S (A)	5BR PL	2BR (C)	2BR P (D)	2BR P (A)	4BR (A)
12	3BR P (A)	3BR (A)	3BR P (B)	1BR+S (A)	5BR PL	2BR (C)	2BR P (D)	2BR P (A)	4BR (A)
11	3BR P (A)	3BR (A)	3BR P (B)	1BR+S (A)	5BR PL	2BR (C)	2BR P (D)	2BR P (A)	4BR (A)
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05	3BR P (A)	3BR (A)	3BR P (B)	1BR+S (A)	5BR PL	2BR (C)	2BR P (D)	2BR P (A)	4BR (A)
04	3BR P (A)								4BR (A)
03	3BR P (A)								4BR (A)
02	3BR P (A)								4BR (A)
01	3BR P (A) -PES								4BR (A) -PES
B1	Carpark								
B2	Carpark								

Block 3 Bayshore Walk, Singapore 469876

Unit / Floor	10	11	12	13	14	15	16	17	18
31	PH2		3BR (C)	3BR P (C)	2BR P (C)	4BR (B)			
30	4BR PL	2BR (A)	3BR (C)	3BR P (C)	2BR P (C)	4BR (B)	2BR P (B)	2BR (B)	3BR (B)
29	4BR PL	2BR (A)	3BR (C)	3BR P (C)	2BR P (C)	4BR (B)	2BR P (B)	2BR (B)	3BR (B)
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27	4BR PL	2BR (A)	3BR (C)	3BR P (C)	2BR P (C)	4BR (B)	2BR P (B)	2BR (B)	3BR (B)
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24	4BR PL	2BR (A)	3BR (C)	3BR P (C)	2BR P (C)	4BR (B)	2BR P (B)	2BR (B)	3BR (B)
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20	4BR PL	2BR (A)	3BR (C)	3BR P (C)	2BR P (C)	4BR (B)	2BR P (B)	2BR (B)	3BR (B)
19	4BR PL	2BR (A)	3BR (C)	3BR P (C)	2BR P (C)	4BR (B)	2BR P (B)	2BR (B)	3BR (B)
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16	4BR PL	2BR (A)	3BR (C)	3BR P (C)	2BR P (C)	4BR (B)	2BR P (B)	2BR (B)	3BR (B)
15	4BR PL	2BR (A)	3BR (C)	3BR P (C)	2BR P (C)	4BR (B)	2BR P (B)	2BR (B)	3BR (B)
14	4BR PL	2BR (A)	3BR (C)	3BR P (C)	2BR P (C)	4BR (B)	2BR P (B)	2BR (B)	3BR (B)
13	4BR PL	2BR (A)	3BR (C)	3BR P (C)	2BR P (C)	4BR (B)	2BR P (B)	2BR (B)	3BR (B)
12	4BR PL	2BR (A)	3BR (C)	3BR P (C)	2BR P (C)	4BR (B)	2BR P (B)	2BR (B)	3BR (B)
11	4BR PL	2BR (A)	3BR (C)	3BR P (C)	2BR P (C)	4BR (B)	2BR P (B)	2BR (B)	3BR (B)
10	4BR PL	2BR (A)	3BR (C)	3BR P (C)	2BR P (C)	4BR (B)	2BR P (B)	2BR (B)	3BR (B)
09	4BR PL	2BR (A)	3BR (C)	3BR P (C)	2BR P (C)	4BR (B)	2BR P (B)	2BR (B)	3BR (B)
08	4BR PL	2BR (A)	3BR (C)	3BR P (C)	2BR P (C)	4BR (B)	2BR P (B)	2BR (B)	3BR (B)
07	4BR PL	2BR (A)	3BR (C)	3BR P (C)	2BR P (C)	4BR (B)	2BR P (B)	2BR (B)	3BR (B)
06	4BR PL	2BR (A)	3BR (C)	3BR P (C)	2BR P (C)	4BR (B)	2BR P (B)	2BR (B)	3BR (B)
05	4BR PL	2BR (A)	3BR (C)	3BR P (C)	2BR P (C)	4BR (B)	2BR P (B)	2BR (B)	3BR (B)
04		2BR (A)	3BR (C)	3BR P (C)	2BR P (C)	4BR (B)	2BR P (B)	2BR (B)	3BR (B)
03		2BR (A)	3BR (C)	3BR P (C)	2BR P (C)	4BR (B)	2BR P (B)	2BR (B)	3BR (B)
02		2BR (A)	3BR (C)	3BR P (C)	2BR P (C)	4BR (B)			3BR (B)
01		2BR (A) -PES	3BR (C) -PES	3BR P (C) -PES	2BR P (C) -PES	4BR (B) -PES			3BR (B) -PES
B1	Carpark								
B2	Carpark								

LEGEND

- 1BR+S — 1-BEDROOM + STUDY
- 2BR — 2-BEDROOM
- 2BR P — 2-BEDROOM PREMIUM
- 3BR — 3-BEDROOM
- 3BR P — 3-BEDROOM PREMIUM
- 4BR — 4-BEDROOM
- 4BR PL — 4-BEDROOM (PRIVATE LIFT)
- 5BR PL — 5-BEDROOM (PRIVATE LIFT)
- PH — PENTHOUSE

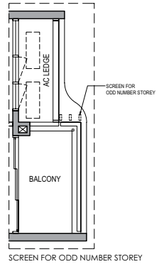
FLOOR PLANS

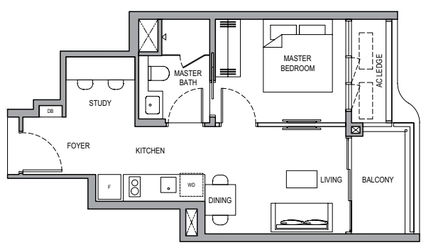
1-BEDROOM + STUDY

TYPE 1BR + S (A)

45 SQM / 484 SQFT
(INCLUSIVE OF 5 SQM BALCONY)

BLOCK 1
#05-04 to #31-04





LEGEND:

F	FRIDGE
WD	WASHER CUM DRYER
DB	DISTRIBUTION BOARD
AC	AIR-CONDITIONER (EXCLUDED FROM STRATA AREA)
RC	REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
	VOID SPACE (EXCLUDED FROM STRATA AREA)
	RAINWATER DOWNPIPE FOR BALCONY (EXCLUDED FROM STRATA AREA)
	WALLS NOT ALLOWED TO BE HACKED / ALTERED / DRILLED
	AIR CONDITIONING CONDENSING UNIT

0 1 3 6M

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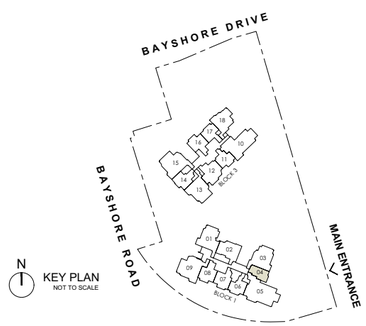
BP NO.: A1716-00045-2025-BP01 DATED 09-FEB-2026

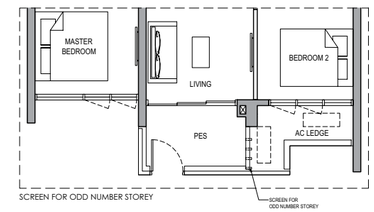


2-BEDROOM

TYPE 2BR (A) PES

55 SQM / 592 SQFT
(INCLUSIVE OF 5 SQM PES)

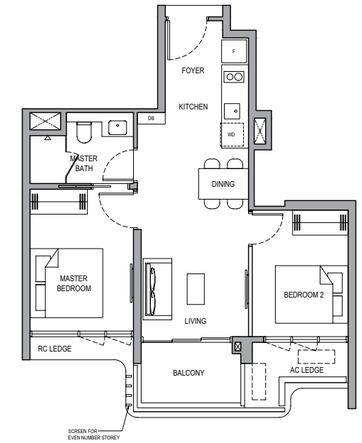
BLOCK 3
#01-11



TYPE 2BR (A)

55 SQM / 592 SQFT
(INCLUSIVE OF 5 SQM BALCONY)

BLOCK 3
#02-11 to #30-11



LEGEND:

F	FRIDGE
WD	WASHER CUM DRYER
DB	DISTRIBUTION BOARD
AC	AIR-CONDITIONER (EXCLUDED FROM STRATA AREA)
RC	REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
	VOID SPACE (EXCLUDED FROM STRATA AREA)
	RAINWATER DOWNPIPE FOR BALCONY (EXCLUDED FROM STRATA AREA)
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0 1 3 6M

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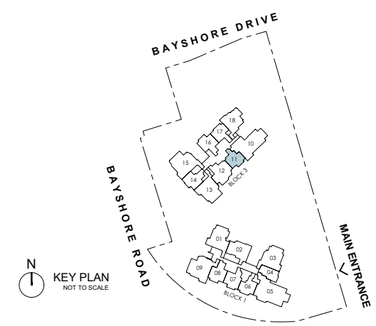
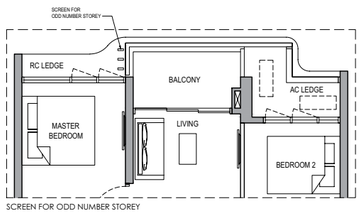


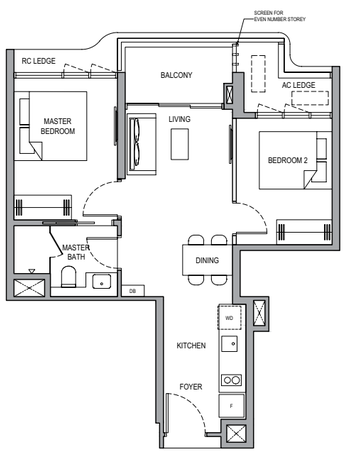
2-BEDROOM

TYPE 2BR (B)

55 SQM / 592 SQFT
(INCLUSIVE OF 5 SQM BALCONY)

BLOCK 3
#03-17 to #30-17





LEGEND:

F	FRIDGE
WD	WASHER CUM DRYER
DB	DISTRIBUTION BOARD
AC	AIR-CONDITIONER (EXCLUDED FROM STRATA AREA)
RC	REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
	VOID SPACE (EXCLUDED FROM STRATA AREA)
	RAINWATER DOWNPIPE FOR BALCONY (EXCLUDED FROM STRATA AREA)
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0 1 3 6M

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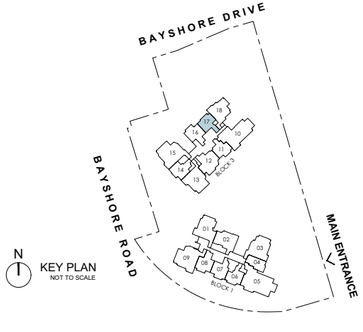
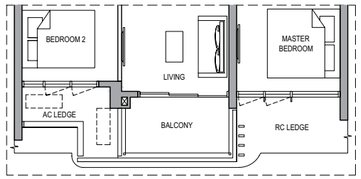


2-BEDROOM

TYPE 2BR (C)

55 SQM / 592 SQFT
(INCLUSIVE OF 5 SQM BALCONY)

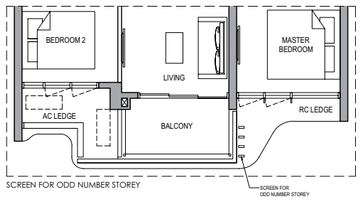
BLOCK 1
#05-06

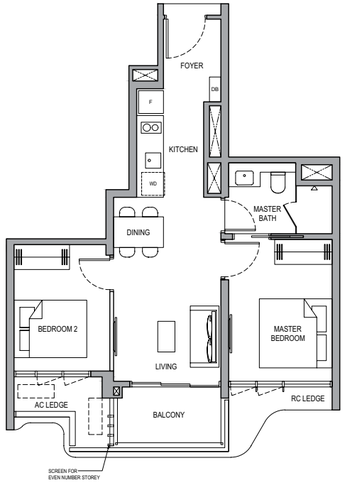


TYPE 2BR (C)

55 SQM / 592 SQFT
(INCLUSIVE OF 5 SQM BALCONY)

BLOCK 1
#06-06 to #30-06





LEGEND:

F	FRIDGE
WD	WASHER CUM DRYER
DB	DISTRIBUTION BOARD
AC	AIR-CONDITIONER (EXCLUDED FROM STRATA AREA)
RC	REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
	VOID SPACE (EXCLUDED FROM STRATA AREA)
	RAINWATER DOWNPIPE FOR BALCONY (EXCLUDED FROM STRATA AREA)
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	AIR CONDITIONING CONDENSING UNIT

0 1 3 6M

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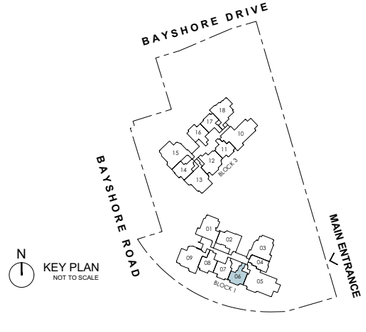
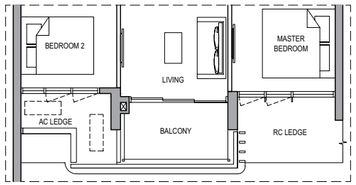


2-BEDROOM PREMIUM

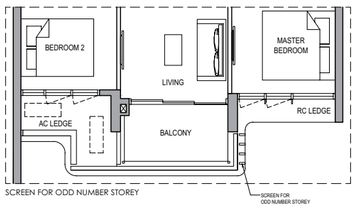
TYPE 2BR P (A)
64 SQM / 689 SQFT
(INCLUSIVE OF 5 SQM BALCONY)

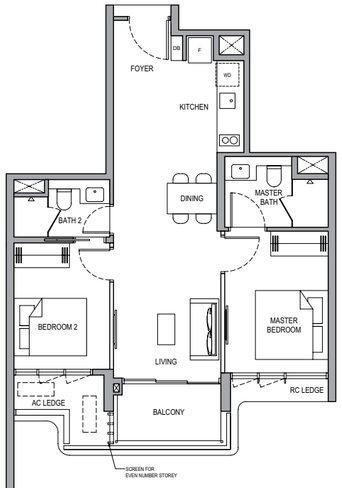
BLOCK 1
#05-08



TYPE 2BR P (A)
64 SQM / 689 SQFT
(INCLUSIVE OF 5 SQM BALCONY)

BLOCK 1
#06-08 to #31-08





LEGEND:

F	FRIDGE
WD	WASHER CUM DRYER
DB	DISTRIBUTION BOARD
AC	AIR-CONDITIONER (EXCLUDED FROM STRATA AREA)
RC	REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
	VOID SPACE (EXCLUDED FROM STRATA AREA)
	RAINWATER DOWNPIPE FOR BALCONY (EXCLUDED FROM STRATA AREA)
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	AIR CONDITIONING CONDENSING UNIT

0 1 3 6M

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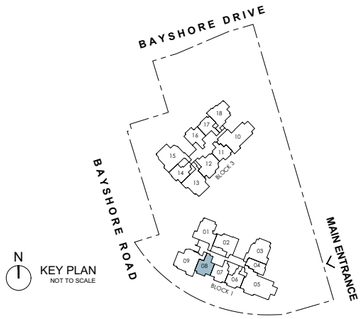
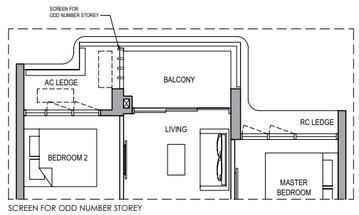
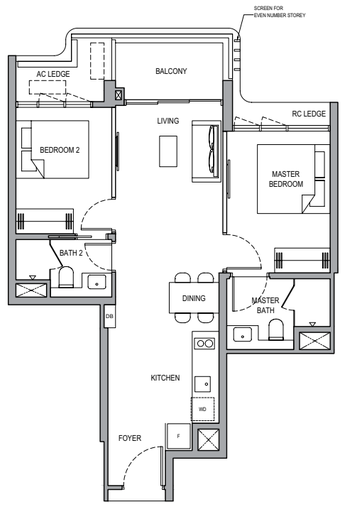


2-BEDROOM PREMIUM

TYPE 2BR P (B)
64 SQM / 689 SQFT
(INCLUSIVE OF 5 SQM BALCONY)

BLOCK 3
#03-16 to #30-16





LEGEND:

F	FRIDGE
WD	WASHER CUM DRYER
DB	DISTRIBUTION BOARD
AC	AIR-CONDITIONER (EXCLUDED FROM STRATA AREA)
RC	REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
	VOID SPACE (EXCLUDED FROM STRATA AREA)
	RAINWATER DOWNPIPE FOR BALCONY (EXCLUDED FROM STRATA AREA)
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	AIR CONDITIONING CONDENSING UNIT

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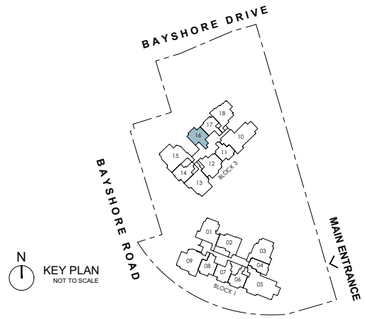
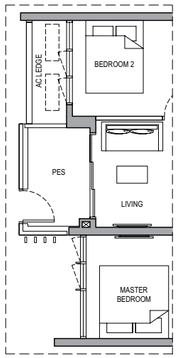


2-BEDROOM PREMIUM

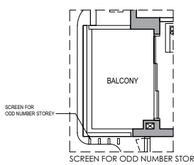
TYPE 2BR P (C) PES
63 SQM / 678 SQFT
(INCLUSIVE OF 5 SQM PES)

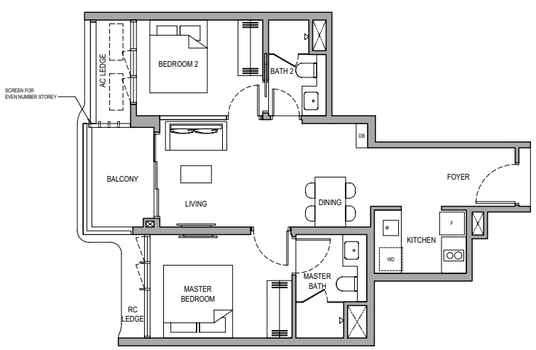
BLOCK 3
#01-14



TYPE 2BR P (C)
63 SQM / 678 SQFT
(INCLUSIVE OF 5 SQM BALCONY)

BLOCK 3
#02-14 to #31-14





LEGEND:

F	FRIDGE
WD	WASHER CUM DRYER
DB	DISTRIBUTION BOARD
AC	AIR-CONDITIONER (EXCLUDED FROM STRATA AREA)
RC	REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
	VOID SPACE (EXCLUDED FROM STRATA AREA)
	RAINWATER DOWNPIPE FOR BALCONY (EXCLUDED FROM STRATA AREA)
	WALLS NOT ALLOWED TO BE HACKED / ALTERED / DRILLED
	AIR CONDITIONING CONDENSING UNIT

0 1 3 6M

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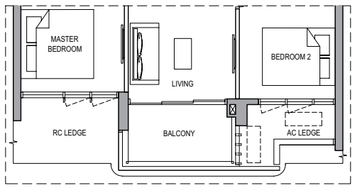
2-BEDROOM PREMIUM

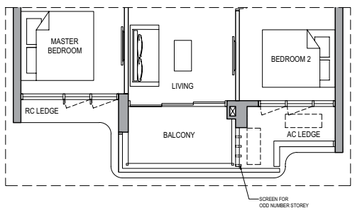
TYPE 2BR P (D)
63 SQM / 678 SQFT
(INCLUSIVE OF 5 SQM BALCONY)

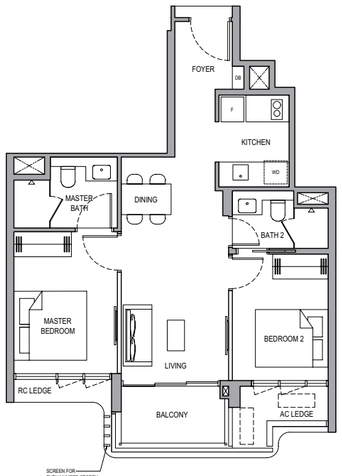
BLOCK 1
#05-07



TYPE 2BR P (D)
63 SQM/ 678 SQFT
(INCLUSIVE OF 5 SQM BALCONY)

BLOCK 1
#06-07 to #31-07





LEGEND:

F	FRIDGE
WD	WASHER CUM DRYER
DB	DISTRIBUTION BOARD
AC	AIR-CONDITIONER (EXCLUDED FROM STRATA AREA)
RC	REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
	VOID SPACE (EXCLUDED FROM STRATA AREA)
	RAINWATER DOWNPIPE FOR BALCONY (EXCLUDED FROM STRATA AREA)
	WALLS NOT ALLOWED TO BE HACKED / ALTERED / DRILLED
	AIR CONDITIONING CONDENSING UNIT

0 1 3 6M

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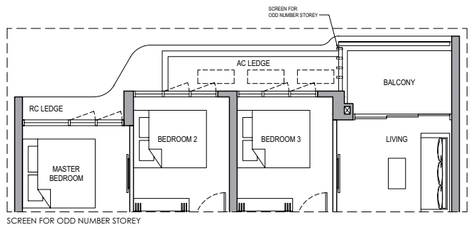
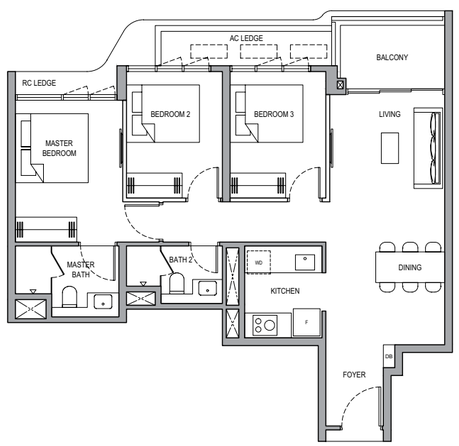
3-BEDROOM

TYPE 3BR (A)
82 SQM / 883 SQFT
(INCLUSIVE OF 6 SQM BALCONY)

BLOCK 1
#05-02 to #30-02





LEGEND:

F	FRIDGE
WD	WASHER CUM DRYER
DB	DISTRIBUTION BOARD
AC	AIR-CONDITIONER (EXCLUDED FROM STRATA AREA)
RC	REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
	VOID SPACE (EXCLUDED FROM STRATA AREA)
	RAINWATER DOWNPIPE FOR BALCONY (EXCLUDED FROM STRATA AREA)
	WALLS NOT ALLOWED TO BE HACKED / ALTERED / DRILLED
	AIR CONDITIONING CONDENSING UNIT

0 1 3 6M

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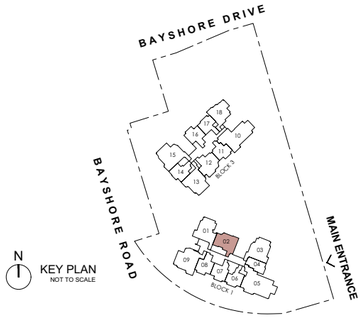
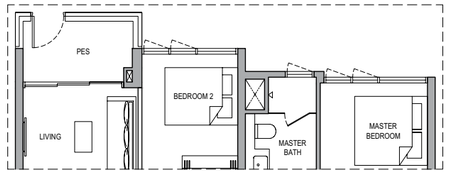


3-BEDROOM

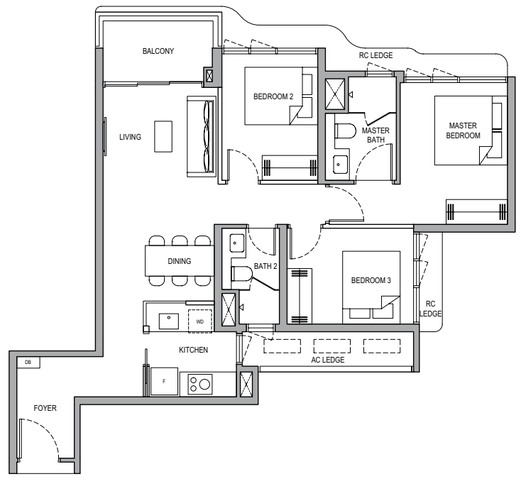
TYPE 3BR (B) PES
83 SQM / 893 SQFT
(INCLUSIVE OF 6 SQM PES)

BLOCK 3
#01-18



TYPE 3BR (B)
83 SQM / 893 SQFT
(INCLUSIVE OF 6 SQM BALCONY)

BLOCK 3
#02-18 to #30-18

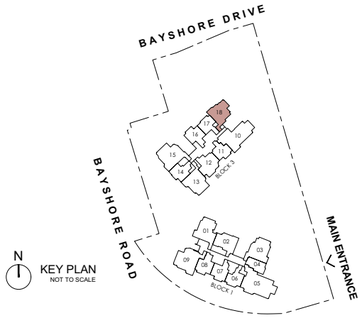


LEGEND:

F	FRIDGE
WD	WASHER CUM DRYER
DB	DISTRIBUTION BOARD
AC	AIR-CONDITIONER (EXCLUDED FROM STRATA AREA)
RC	REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
	VOID SPACE (EXCLUDED FROM STRATA AREA)
	RAINWATER DOWNPIPE FOR BALCONY (EXCLUDED FROM STRATA AREA)
	WALLS NOT ALLOWED TO BE HACKED / ALTERED / DRILLED
	AIR CONDITIONING CONDENSING UNIT

0 1 3 6M

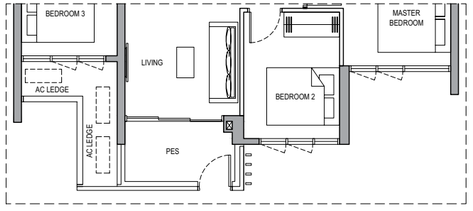
ALL PLANS ARE SUBJECT TO CHANGES BY THE RELEVANT AUTHORITIES.
MEASUREMENTS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY.
INFORMATION ACCURATE AT POINT OF PRINTING.
BP NO.: A1716-00045-2025-BP01 DATED 09-FEB-2026



3-BEDROOM

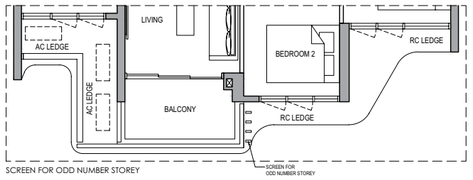
TYPE 3BR (C) PES
82 SQM / 883 SQFT
(INCLUSIVE OF 6 SQM PES)

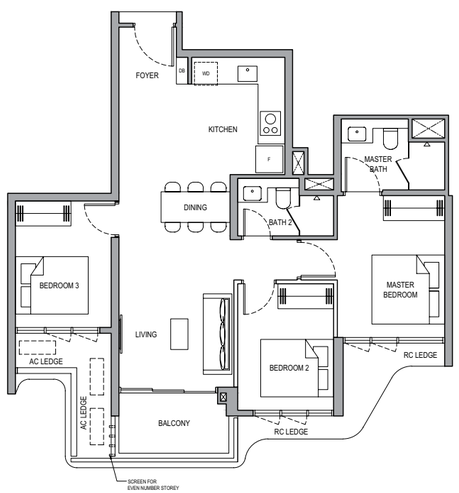
BLOCK 3
#01-12



TYPE 3BR (C)
82 SQM / 883 SQFT
(INCLUSIVE OF 6 SQM BALCONY)

BLOCK 3
#02-12 to #31-12





LEGEND:

F	FRIDGE
WD	WASHER CUM DRYER
DB	DISTRIBUTION BOARD
AC	AIR-CONDITIONER (EXCLUDED FROM STRATA AREA)
RC	REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
	VOID SPACE (EXCLUDED FROM STRATA AREA)
	RAINWATER DOWNPIPE FOR BALCONY (EXCLUDED FROM STRATA AREA)
	WALLS NOT ALLOWED TO BE HACKED / ALTERED / DRILLED
	AIR CONDITIONING CONDENSING UNIT

0 1 3 6M

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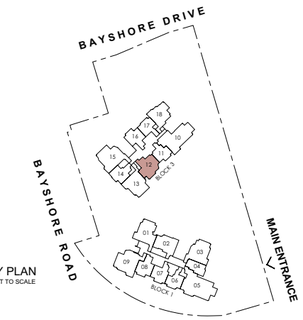
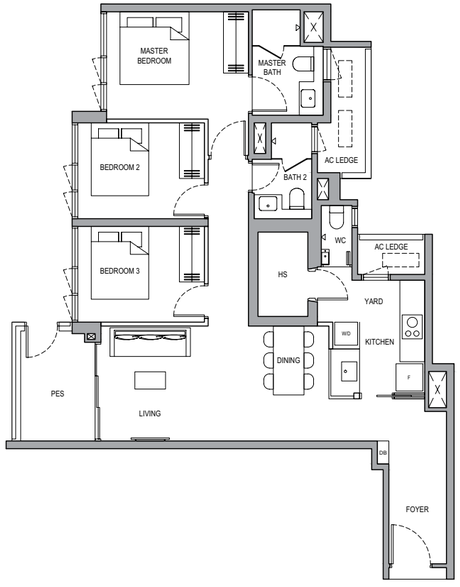
INFORMATION ACCURATE AT POINT OF PRINTING.
BP NO.: A1716-00045-2025-BP01 DATED 09-FEB-2026



3-BEDROOM PREMIUM

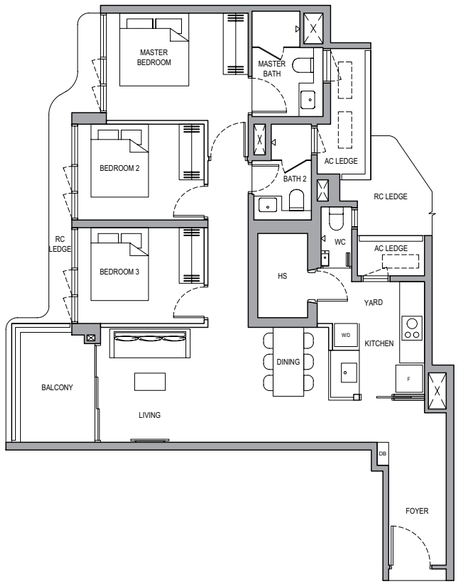
TYPE 3BR P (A) PES
96 SQM / 1,033 SQFT
(INCLUSIVE OF 7 SQM PES)

BLOCK 1
#01-01



TYPE 3BR P (A)
96 SQM / 1,033 SQFT
(INCLUSIVE OF 7 SQM BALCONY)

BLOCK 1
#02-01 to #30-01



LEGEND:

F	FRIDGE
W/D	WASHER AND DRYER
DB	DISTRIBUTION BOARD
WC	WATER CLOSET
HS	HOUSEHOLD SHELTER
AC	AIR-CONDITIONER (EXCLUDED FROM STRATA AREA)
RC	REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
	VOID SPACE (EXCLUDED FROM STRATA AREA)
	RAINWATER DOWNPIPE FOR BALCONY (EXCLUDED FROM STRATA AREA)
	WALLS NOT ALLOWED TO BE HACKED / ALTERED / DRILLED
	AIR CONDITIONING CONDENSING UNIT

0 1 3 6M

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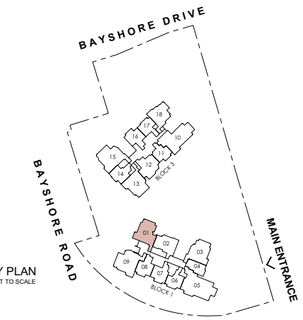
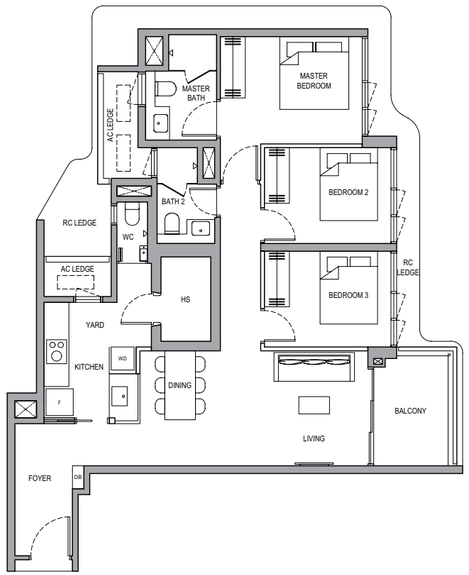
BP NO.: A1716-00045-2025-BP01 DATED 09-FEB-2026



3-BEDROOM PREMIUM

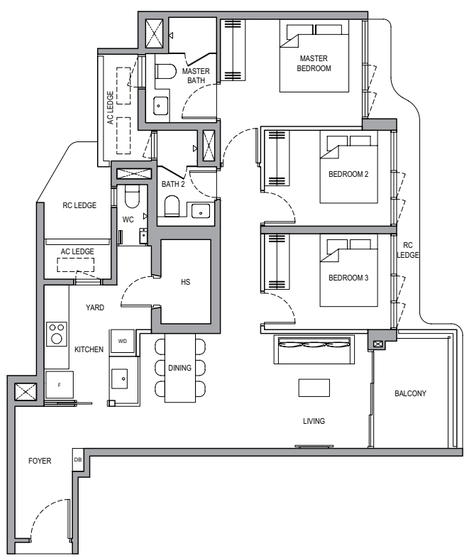
TYPE 3BR P (B)
96 SQM / 1,033 SQFT
(INCLUSIVE OF 7 SQM BALCONY)

BLOCK 1
#05-03



TYPE 3BR P (B)
96 SQM / 1,033 SQFT
(INCLUSIVE OF 7 SQM BALCONY)

BLOCK 1
#06-03 to #31-03



LEGEND:

F	FRIDGE
W/D	WASHER AND DRYER
DB	DISTRIBUTION BOARD
WC	WATER CLOSET
HS	HOUSEHOLD SHELTER
AC	AIR-CONDITIONER (EXCLUDED FROM STRATA AREA)
RC	REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
	VOID SPACE (EXCLUDED FROM STRATA AREA)
	RAINWATER DOWNPIPE FOR BALCONY (EXCLUDED FROM STRATA AREA)
	WALLS NOT ALLOWED TO BE HACKED / ALTERED / DRILLED
	AIR CONDITIONING CONDENSING UNIT

0 1 3 6M

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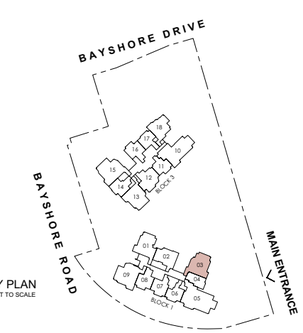
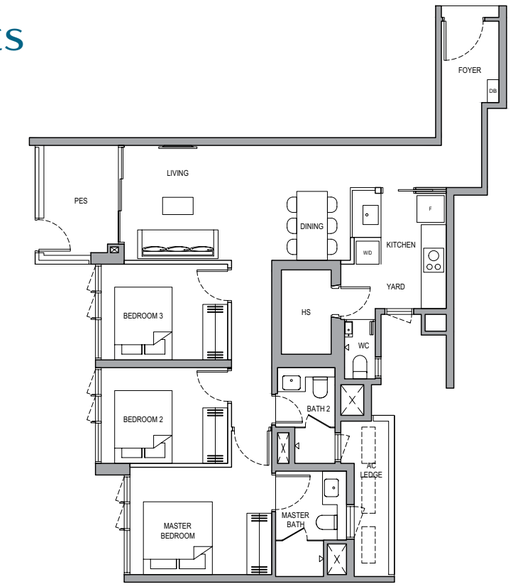


3-BEDROOM PREMIUM

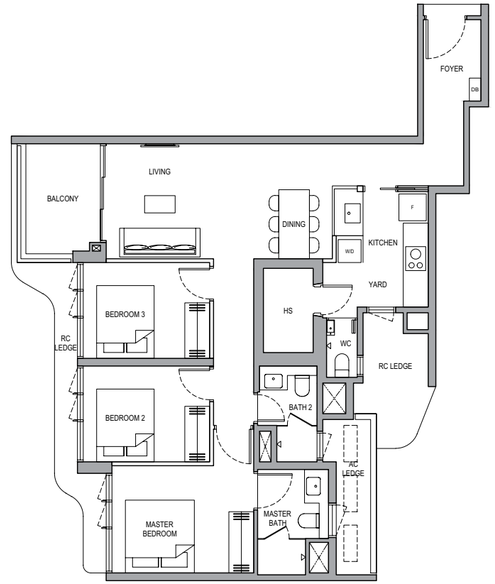
TYPE 3BR P (C) PES
96 SQM / 1,033 SQFT
(INCLUSIVE OF 7 SQM PES)

BLOCK 3
#01-13



TYPE 3BR P (C)
96 SQM / 1,033 SQFT
(INCLUSIVE OF 7 SQM BALCONY)

BLOCK 3
#02-13 to #31-13



LEGEND:

F	FRIDGE
W/D	WASHER AND DRYER
DB	DISTRIBUTION BOARD
WC	WATER CLOSET
HS	HOUSEHOLD SHELTER
AC	AIR-CONDITIONER (EXCLUDED FROM STRATA AREA)
RC	REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
	VOID SPACE (EXCLUDED FROM STRATA AREA)
	RAINWATER DOWNPIPE FOR BALCONY (EXCLUDED FROM STRATA AREA)
	WALLS NOT ALLOWED TO BE HACKED / ALTERED / DRILLED
	AIR CONDITIONING CONDENSING UNIT

0 1 3 6M

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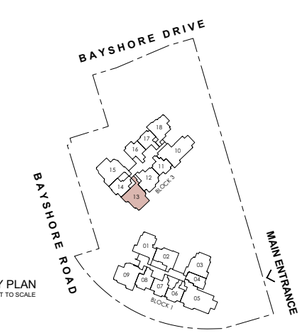
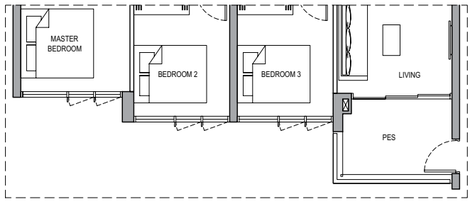


4-BEDROOM

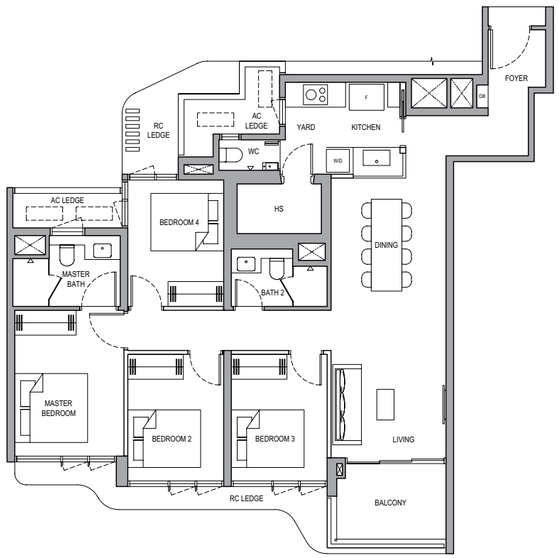
TYPE 4BR (A) PES
109 SQM / 1,173 SQFT
(INCLUSIVE OF 7 SQM PES)

BLOCK 1
#01-09



TYPE 4BR (A)
109 SQM / 1,173 SQFT
(INCLUSIVE OF 7 SQM BALCONY)

BLOCK 1
#02-09 to #31-09



LEGEND:

F	FRIDGE
W/D	WASHER AND DRYER
DB	DISTRIBUTION BOARD
WC	WATER CLOSET
HS	HOUSEHOLD SHELTER
AC	AIR-CONDITIONER (EXCLUDED FROM STRATA AREA)
RC	REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
	VOID SPACE (EXCLUDED FROM STRATA AREA)
	RAINWATER DOWNPIPE FOR BALCONY (EXCLUDED FROM STRATA AREA)
	WALLS NOT ALLOWED TO BE HACKED / ALTERED / DRILLED
	AIR CONDITIONING CONDENSING UNIT

0 1 3 6M

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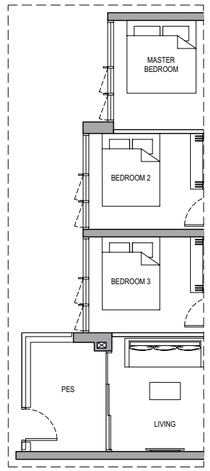
INFORMATION ACCURATE AT POINT OF PRINTING.
BP NO.: A1716-00045-2025-BP01 DATED 09-FEB-2026

4-BEDROOM

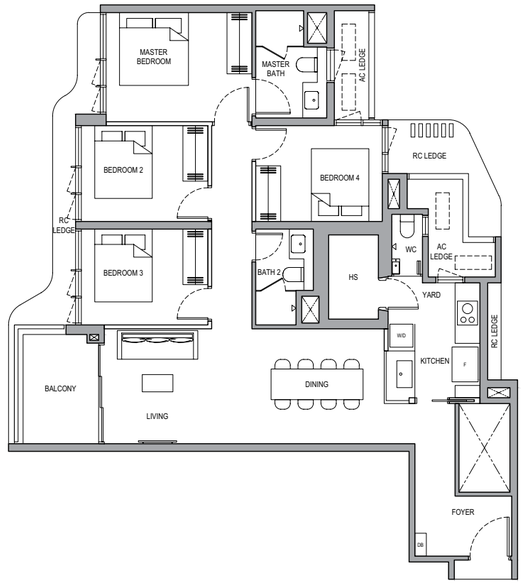
TYPE 4BR (B) PES
109 SQM / 1,173 SQFT
(INCLUSIVE OF 7 SQM PES)

BLOCK 3
#01-15



TYPE 4BR (B)
109 SQM/ 1,173 SQFT
(INCLUSIVE OF 7 SQM BALCONY)

BLOCK 3
#02-15 to #31-15



LEGEND:

F	FRIDGE
W/D	WASHER AND DRYER
DB	DISTRIBUTION BOARD
WC	WATER CLOSET
HS	HOUSEHOLD SHELTER
AC	AIR-CONDITIONER (EXCLUDED FROM STRATA AREA)
RC	REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
	VOID SPACE (EXCLUDED FROM STRATA AREA)
	RAINWATER DOWNPIPE FOR BALCONY (EXCLUDED FROM STRATA AREA)
	WALLS NOT ALLOWED TO BE HACKED / ALTERED / DRILLED
	AIR CONDITIONING CONDENSING UNIT

0 1 3 6M

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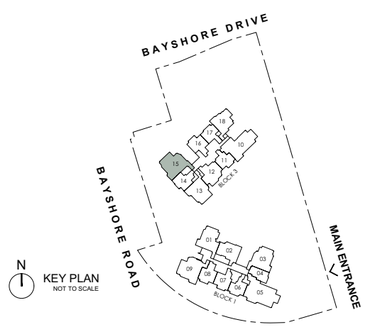
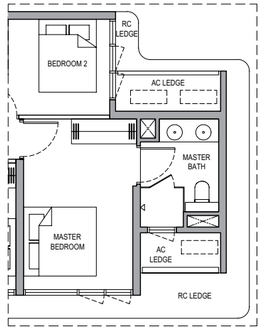
INFORMATION ACCURATE AT POINT OF PRINTING.
BP NO.: A1716-00045-2025-BP01 DATED 09-FEB-2026



4-BEDROOM (PRIVATE LIFT)

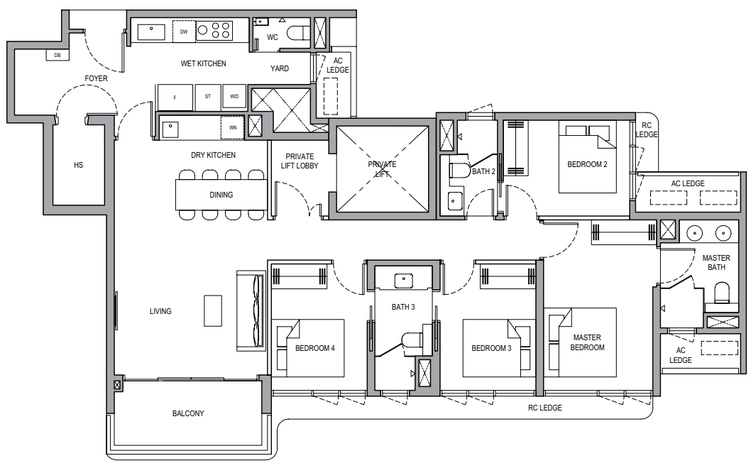
TYPE 4BR PL
128 SQM / 1,378 SQFT
(INCLUSIVE OF 8 SQM BALCONY,
4 SQM PRIVATE LIFT LOBBY)

BLOCK 3
#05-10



TYPE 4BR PL
128 SQM / 1,378 SQFT
(INCLUSIVE OF 8 SQM BALCONY,
4 SQM PRIVATE LIFT LOBBY)

BLOCK 3
#06-10 to #30-10



LEGEND:

F	FRIDGE
W/D	WASHER AND DRYER
DB	DISTRIBUTION BOARD
ST	STORE
WC	WATER CLOSET
HS	HOUSEHOLD SHELTER
WN	WINE CHILLER
DW	DISHWASHER
AC	AIR-CONDITIONER (EXCLUDED FROM STRATA AREA)
RC	REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
	VOID SPACE (EXCLUDED FROM STRATA AREA)
	RAINWATER DOWNPIPE FOR BALCONY (EXCLUDED FROM STRATA AREA)
	WALLS NOT ALLOWED TO BE HACKED / ALTERED / DRILLED
	AIR CONDITIONING CONDENSING UNIT

0 1 3 6M

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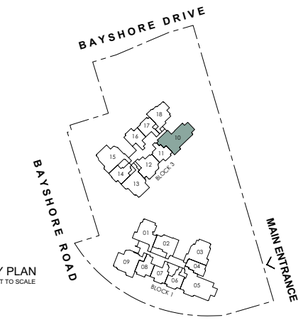
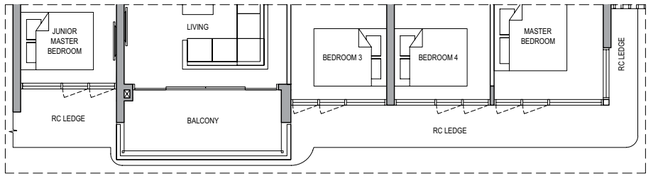
INFORMATION ACCURATE AT POINT OF PRINTING.
BP NO.: A1716-00045-2025-BP01 DATED 09-FEB-2026



5-BEDROOM (PRIVATE LIFT)

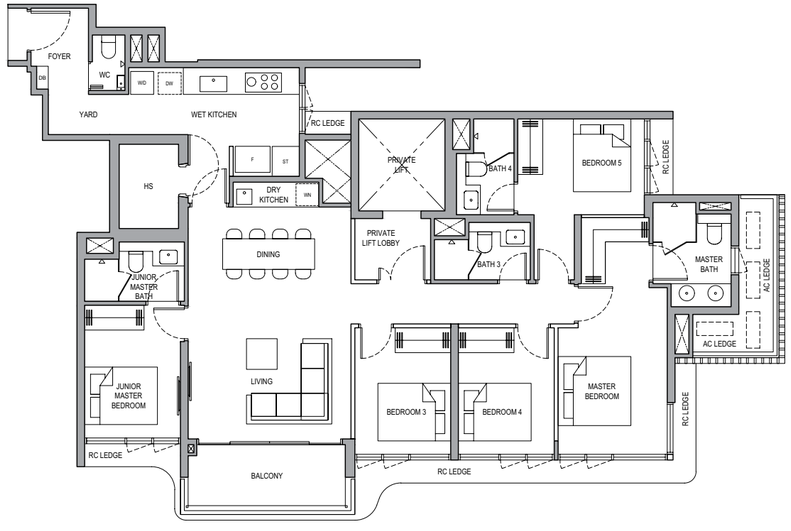
TYPE 5BR PL
147 SQM / 1,582 SQFT
(INCLUSIVE OF 8 SQM BALCONY,
4 SQM PRIVATE LIFT LOBBY)

BLOCK 1
#05-05



TYPE 5BR PL
147 SQM / 1,582 SQFT
(INCLUSIVE OF 8 SQM BALCONY,
4 SQM PRIVATE LIFT LOBBY)

BLOCK 1
#06-05 to #30-05



LEGEND:

F	FRIDGE
W/D	WASHER AND DRYER
DB	DISTRIBUTION BOARD
ST	STORE
WC	WATER CLOSET
HS	HOUSEHOLD SHELTER
WN	WINE CHILLER
DW	DISHWASHER
AC	AIR-CONDITIONER (EXCLUDED FROM STRATA AREA)
RC	REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
	VOID SPACE (EXCLUDED FROM STRATA AREA)
	RAINWATER DOWNPIPE FOR BALCONY (EXCLUDED FROM STRATA AREA)
	WALLS NOT ALLOWED TO BE HACKED / ALTERED / DRILLED
	AIR CONDITIONING CONDENSING UNIT

0 1 3 6M

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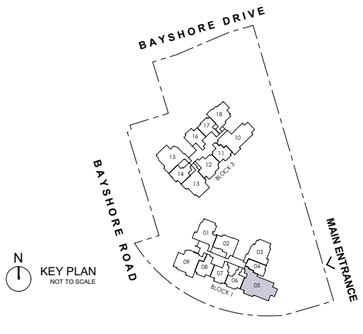
INFORMATION ACCURATE AT POINT OF PRINTING.
BP NO.: A1716-00045-2025-BP01 DATED 09-FEB-2026

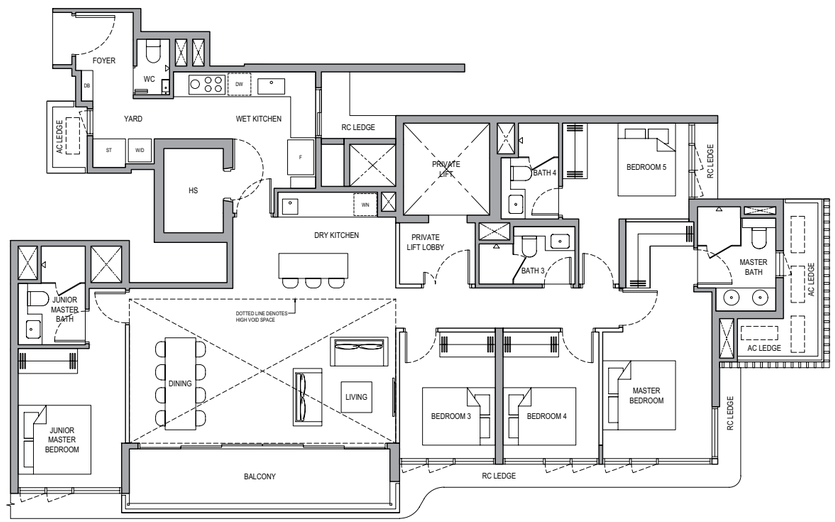


PENTHOUSE 1

TYPE PH1

164 SQM / 1,765 SQFT
(INCLUSIVE OF 12 SQM BALCONY,
4 SQM PRIVATE LIFT LOBBY)

BLOCK 1
#31-05



LEGEND:

F	FRIDGE
W/D	WASHER AND DRYER
DB	DISTRIBUTION BOARD
ST	STORE
WC	WATER CLOSET
HS	HOUSEHOLD SHELTER
WN	WINE CHILLER
DW	DISHWASHER
AC	AIR-CONDITIONER (EXCLUDED FROM STRATA AREA)
RC	REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
	VOID SPACE (EXCLUDED FROM STRATA AREA)
	HIGH VOID SPACE (EXCLUDED FROM STRATA AREA)
	WALLS NOT ALLOWED TO BE HACKED / ALTERED / DRILLED
	AIR CONDITIONING CONDENSING UNIT

0 1 3 6M

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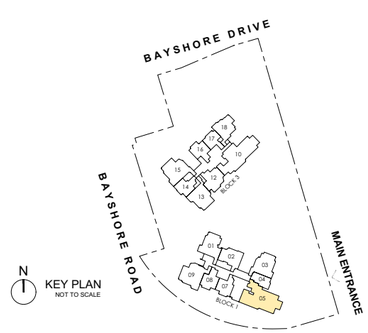
BP NO.: A1716-00045-2025-BP01 DATED 09-FEB-2026

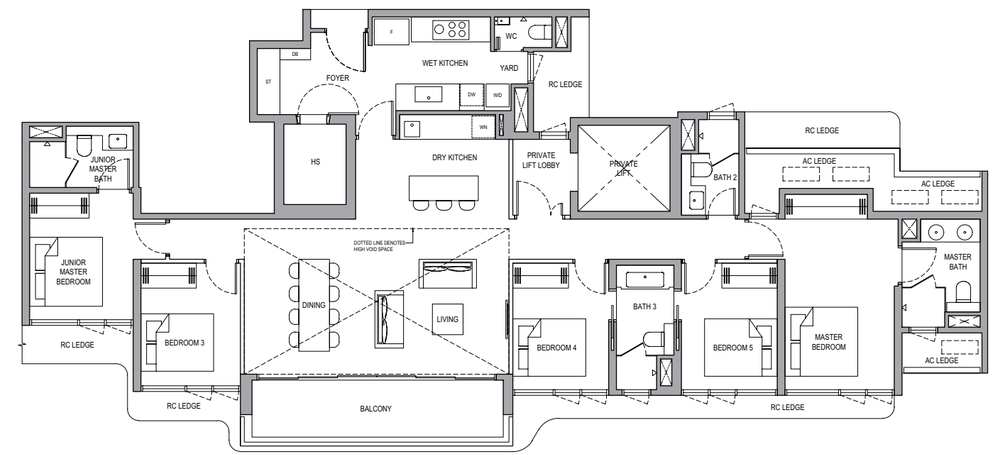


PENTHOUSE 2

TYPE PH2

164 SQM / 1,765 SQFT
(INCLUSIVE OF 12 SQM BALCONY,
4 SQM PRIVATE LIFT LOBBY)

BLOCK 3
#31-10

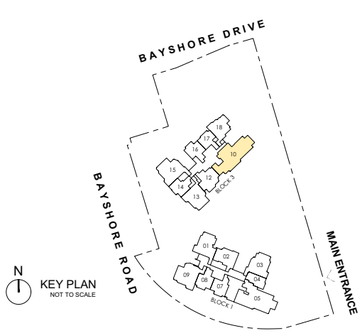


LEGEND:

F	FRIDGE
W/D	WASHER AND DRYER
DB	DISTRIBUTION BOARD
ST	STORE
WC	WATER CLOSET
HS	HOUSEHOLD SHELTER
WN	WINE CHILLER
DW	DISHWASHER
AC	AIR-CONDITIONER (EXCLUDED FROM STRATA AREA)
RC	REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
	VOID SPACE (EXCLUDED FROM STRATA AREA)
	HIGH VOID SPACE (EXCLUDED FROM STRATA AREA)
	WALLS NOT ALLOWED TO BE HACKED / ALTERED / DRILLED
	AIR CONDITIONING CONDENSING UNIT

0 1 3 6M

ALL PLANS ARE SUBJECT TO CHANGES BY THE RELEVANT AUTHORITIES.
MEASUREMENTS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY.
INFORMATION ACCURATE AT POINT OF PRINTING.
BP NO.: A1716-00045-2025-BP01 DATED 09-FEB-2026



OPEN SKY. OPEN SEA.
Fair Winds Ahead!
Artist's Impression

SINGHAIYI
新海逸

SHAPING A NEW CHAPTER OF COASTAL LIVING.

At SingHaiyi, we create highly liveable, enduring communities through our strict focus on quality construction, thoughtful design, and strong investment potential.

We are backed by a diversified portfolio spanning commercial and hospitality assets, anchoring us to a stable foundation and enabling us to deliver with confidence across market cycles.

Guided by our philosophy of "精誠存信 佳業傳承," which reflects our commitment to acting with sincerity and upholding trust, we strive to build a legacy of excellence that endures across generations. We build homes you can trust and shape communities designed to stand the test of time.

As Singapore's East Coast continues to evolve, we are committed to realising the Bayshore vision of bringing you the very best in connectivity, lifestyle, and quality living.

GRAND DUNMAN

PARC CLEMATIS

PARC KOMO

SORA

TMW MAXWELL

THE COLLECTIVE AT ONE SOPHIA

9 PENANG ROAD

CONQUAS BANDING SG

SINGHAIYI GROUP PTE LTD
Recognised by BCA for consistent construction quality of private residential projects over the past six years

CONQUAS BANDING (BAND 1)

BCA CONQUAS®

THE GAZANIA • THE LILIUM • 9 PENANG ROAD • THE VALES

CONSTRUCTION QUALITY ASSESSMENT SYSTEM

AN ASME-LIANHE ZAOBAO AWARD
新加坡金字品牌奖
Singapore Prestige Brand Award 2020/21
Winner, SPBA - Established Brands

SINGAPORE PRESTIGE BRAND AWARD 2020 / 2021

EDGEPROP SINGAPORE EXCELLENCE AWARDS

SINGHAIYI GROUP

EdgeProp SINGAPORE EXCELLENCE AWARDS 2024 — Top Developer

EdgeProp SINGAPORE EXCELLENCE AWARDS 2024 — Top Development; Top Selling Project in RCR; Top Mega Development

2024
GRAND DUNMAN

EdgeProp SINGAPORE EXCELLENCE AWARDS 2025 — Top Development

2025
SORA

EdgeProp SINGAPORE EXCELLENCE AWARDS 2024 — Landscape Excellence; Design Excellence; Marketing Excellence; Showflat Excellence

2024
TMW MAXWELL

EdgeProp SINGAPORE EXCELLENCE AWARDS 2025 — Showflat Excellence

2025
ONE SOPHIA

ASIA PROPERTY AWARDS SINGAPORE

Best Executive Condo Interior Design

Best Executive Condo Architectural Design

Best Executive Condo Development

2018
THE VALES

Best Mega - Scale Condo Development

Best Strata Housing Interior Design

Best Universal Design Development

2019
PARC CLEMATIS

Best Sales Gallery Architectural Design

Best Private Condo Development

Best Mega Scale Condo Landscape Design

Best Mega Scale Condo Architectural Design

Best Mega Scale Condo Development

2023
GRAND DUNMAN

BCA GREEN MARK AWARD

BCA GREEN MARK

VELA BAY
Green Mark Platinum
Super Low Energy (SLE)

GRAND DUNMAN
Green Mark Platinum
Super Low Energy (SLE)

THE LILIUM
Green Mark Gold Plus

THE GAZANIA
Green Mark Gold Plus

PARC CLEMATIS
Green Mark Gold Plus

Developer: Bayshore Walk Pte. Ltd. (UEN: 202517243M). Housing Developer's License No.: C1542. Tenure of Land: Leasehold estate of 99 years commencing on 25 June 2025. Expected Date of Vacant Possession: 31 December 2031. Expected Date of Legal Completion: 31 December 2034. Lot & Mukim No.: Lot 11342L of MK 27 at Bayshore Walk. Encumbrances: Caveat IK/129630R and Mortgage IK/86592T (in escrow) in favour of United Overseas Bank Limited.

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