



COASTAL

C A B A N A

SEASIDE LIVING, MALLSIDE CONVENIENCE



SEASIDE LIVING, MALLSIDE CONVENIENCE

COME HOME TO A SEAFRONT KALEIDOSCOPE



Nestled within a seafront precinct, Coastal Cabana is a rare gem, the only new executive condominium offering breathtaking sea views and an authentic seaside lifestyle. With a mega mall and thrilling theme parks just next door, it presents the perfect blend of luxury, privilege and exceptional living, thoughtfully crafted for the chapter you've always dreamt of.



THE UPPER DECK (ROOF)
ARTIST'S IMPRESSION

SEASIDE LIVING, MALLSIDE CONVENIENCE



LUXURIOUS WELLNESS



1 MIN WALK
PARK CONNECTOR



3 MINS WALK
CYCLING PATH



3 MINS WALK
PASIR RIS PARK



7 MINS WALK
SEASIDE

UPSCALE RECREATION



11 MINS WALK
SEASIDE WATER
SPORTS



11 MINS WALK
SEASIDE
DINING



13 MINS DRIVE
CHANGI
SAILING CLUB



15 MINS DRIVE
TANAH MERAH
COUNTRY CLUB



NOWHERE ELSE ON THE ISLAND
DO FUN AND TRANQUILLITY
COEXIST SO PERFECTLY
RIGHT AT YOUR DOORSTEP

SEASIDE LIVING, MALLSIDE CONVENIENCE

HAVING THEME PARKS AND A
MEGA MALL RIGHT NEXT TO YOUR
SEAFRONT HOME IS A RARE FIND,
SOMETHING YOU WOULD EXPECT
ONLY IN A LUXURY HOLIDAY
DESTINATION



DOWNTOWN EAST ACROSS THE STREET

BOUNDLESS EXCITEMENT



THEME PARKS
WATER PARK & INDOOR
PLAYGROUND



RECREATION
D'RESORT & ARANDA
COUNTRY CLUB



RETAIL
FASHION &
SUPERMARKET



F&B
WIDE SELECTION
OF CUISINES



SERVICES
WELLNESS, CLINICS &
ENRICHMENT SCHOOLS



LEISURE
GOLF SIMULATOR,
KARAOKE & PRAWNING

SEASIDE LIVING, MALLSIDE CONVENIENCE



THE LOCATION SAYS IT ALL



NATURE & FUN

- 1 Min Walk
 - Park Connector
 - Wild Wild Wet
- 3 Mins Walk
 - Pasir Ris Park
- 9 Mins Walk
 - Pasir Ris Town Park
- 6 Mins Cycle
 - Tampines Eco Green
- 18 Mins Cycle
 - Changi Beach Park
- 19 Mins Cycle
 - Coney Island



CONNECTIVITY

- 12 Mins Walk
 - Pasir Ris MRT & Bus Interchange
- 6 Mins Drive
 - Tampines Expressway
- 10 Mins Drive
 - Pan-Island Expressway
- 12 Mins Drive
 - East Coast Parkway
 - Kallang-Paya Lebar Expressway
- 15 Mins Drive
 - Singapore Changi Airport



EDUCATION

- WITHIN 1KM**
- 2 Mins Walk
 - Hai Sing Catholic Sch
 - 6 Mins Walk
 - Casuarina Pri Sch
 - 9 Mins Walk
 - Pasir Ris Crest Sec Sch
 - 3 Mins Drive
 - Pasir Ris Pri Sch
- NEARBY**
- 3 MRT Stations
 - Singapore University of Technology and Design (SUTD)
 - 4 MRT Station*
 - Singapore Institute of Technology
 - 4 Mins Drive
 - Elias Park Pri Sch
 - Overseas Family Sch S'pore
 - 5 Mins Drive
 - White Sands Pri Sch
 - 8 Mins Drive
 - Tampines North Pri Sch
 - 9 Mins Drive
 - UWC South East Asia
 - 14 Mins Drive
 - Temasek Polytechnic



LIFESTYLE

- 6 Mins Walk
 - Aranda Country Club
 - D'Resort @ Downtown East
- 13 Mins Walk
 - Civil Service Club @ Loyang
- 7 Mins Cycle
 - PAssion WaVe @ Pasir Ris
- 13 Mins Drive
 - Changi Beach Club
 - Changi Sailing Club



BUSINESS

- 4 MRT Stations*
 - Punggol Digital District
- 4 MRT Stations
 - Changi Business Park
- 7 Mins Drive
 - Pasir Ris Wafer Fab Park
- 8 Mins Drive
 - Tampines Wafer Fab Park
- 10 Mins Drive
 - Changi International LogisPark (North)



SHOPPING & EATERIES

- 1 Min Walk
 - E!Hub@ Downtown East
- 2 Mins Cycle
 - Pasir Ris Central Hawker Centre
- 4 Mins Cycle
 - Pasir Ris Mall
 - White Sands
- 1 MRT Station
 - Tampines Mall
 - Tampines 1
 - Century Square
- 3 MRT Stations*
 - Waterway Point
 - Hougang Mall
- 4 MRT Stations
 - Singapore Expo
 - Changi City Point
- 8 Mins Drive
 - IKEA Tampines
 - Giant Hypermarket
 - COURTS Megastore
- 11 Mins Drive
 - Changi Village Hawker Centre
- 15 Mins Drive
 - Jewel Changi Airport

Source: OneMap / Google Maps
All travel times are estimates and subject to actual traffic conditions. *Travel via the upcoming Cross Island Line (CRL)



COASTAL CABANA

- Future Cross Island Line (CRL)
- Downtown Line (DTL)
- East-West Line (EWL)
- North East Line (NEL)
- Thomson-East Coast Line (TEL)
- Park Connector

MRT stations under construction

0 200m 400m 800m

PUNGGOL DIGITAL DISTRICT

PUNGGOL COAST

Singapore Institute of Technology

CONEY ISLAND

PUNGGOL PROMENADE NATURE WALK

LORONG HALUS WETLAND

RIVIERA (U/C)

TO SELETAR AEROSPACE PARK

KALLANG PAYA LEBAR EXPRESSWAY (KPE)

PAYA LEBAR AIR BASE
(FUTURE NEW TOWN)

TAMPINES QUARRY

HomeTeamNS Bedok Reservoir

BEDOK RESERVOIR

Forest Adventure

Passion WaVe @ Bedok Reservoir

BEDOK RESERVOIR

Temasek Polytechnic

Tampines West CC

St. Hilda's Pri & Sec Sch

Tampines West CC

Poi Ching Sch

UWCSEA (East Campus)

Angsana Pri Sch

TAMPINES BOULEVARD PARK

PARKTOWN Mall (U/C)

TAMPINES NORTH (U/C)

Giant

COURTS Megastore

IKEA

Tampines Meridian JC

Pasir Ris West Plaza

PASIR RIS WAVER FAB PARK

TAMPINES WAVER FAB PARK

PASIR RIS DR 12

PASIR RIS DR 3

PASIR RIS DR 1

PASIR RIS DR 2

PASIR RIS DR 4

PASIR RIS DR 5

PASIR RIS DR 6

PASIR RIS DR 7

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— DOWNTOWN EAST ACROSS THE STREET (1 MIN WALK) —



FROM FRESH PICKS
TO DAILY ESSENTIALS

Enjoy daily convenience with 3 supermarkets, NTUC FairPrice, Don Don Donki and Scarlett, right at your doorstep. From everyday essentials to unique finds, living has never been this easy.

EDUTAINMENT

Discover a range of trusted educational options, from pre-schools to enrichment centres for your little ones, making life easier for every parent.



GALLOP STABLE

Enjoy a unique equestrian experience with horse and pony rides as well as riding lessons within easy reach. Perfect for anyone looking to connect with animals and the great outdoors.



WILD WILD WET @
DOWNTOWN EAST

With Singapore's largest water parks right next door, you can always enjoy thrilling rides and family-friendly attractions for a splashing good time.



GREEN BOX BY
MY GOLF KAKI

Tee off in comfort at the indoor golf facility where state-of-the-art simulators and lifelike courses let you practise your swing or play a full round, rain or shine, day or night.

INDOOR ROCK
CLIMBING

Scale new heights where fun meets fitness! With vibrant walls, dynamic routes and challenges for all ages, it's the perfect place to climb, conquer and celebrate every achievement.

SHOPPING & EATERIES



PASIR RIS MALL

With over 150 shops, dining options and family-friendly facilities, all conveniently connected to Pasir Ris MRT and Park, this destination offers everything you need just moments away.

4 mins cycle



PASIR RIS CENTRAL HAWKER CENTRE

Local favourites and modern eats come together in a spacious setting with over 40 affordable stalls.

2 mins cycle



TAMPINES REGIONAL CENTRE

A vibrant eastern destination where major malls, Our Tampines Hub and excellent transport links come together for ultimate convenience.

1 MRT station



WHITE SANDS

Enrich your everyday experience at the five-storey mall adjacent to Pasir Ris MRT, with a curated selection of shops, exquisite dining options, a serene library and a well-stocked supermarket.

4 mins cycle



TAMPINES NORTH DRIVE 2 RETAIL HUB

A growing retail hub in the East, home to major stores like IKEA, Courts Megastore and Giant Hypermarket.

8 mins drive

EDUCATION

From pre-schools to tertiary institutions, this vibrant neighbourhood offers families unparalleled convenience with a rich variety of educational choices. It's a place where young minds can truly flourish.



PRIMARY SCHOOLS WITHIN 1KM

6 mins walk - Casuarina Pri Sch
3 mins drive - Pasir Ris Pri Sch

PRIMARY SCHOOLS WITHIN 2KM

4 mins drive - Elias Park Pri Sch
5 mins drive - White Sands Pri Sch
5 mins drive - Park View Pri Sch
8 mins drive - Tampines North Pri Sch

SECONDARY SCHOOLS NEARBY

2 mins walk - Hai Sing Catholic Sch
9 mins walk - Pasir Ris Crest Sec Sch



SINGAPORE UNIVERSITY OF TECHNOLOGY AND DESIGN (SUTD)

3 MRT STATIONS



SINGAPORE INSTITUTE OF TECHNOLOGY (SIT)

4 MRT STATIONS*

*Travel via the upcoming Cross Island Line (CRL)

SEASIDE LIVING , MALLSIDE CONVENIENCE

CHANGI REGION



JEWEL CHANGI AIRPORT

A world-class retail and lifestyle destination featuring over 260 shops, renowned for the world's tallest indoor waterfall and lush indoor gardens beneath a stunning glass dome.

5 MRT stations / 15 mins drive



CHANGI CITY POINT & SINGAPORE EXPO

A family-friendly outlet mall with popular brands and a rooftop garden alongside one of the country's largest venues for major events and exhibitions.

4 MRT stations / 11 mins drive



CHANGI VILLAGE HAWKER CENTRE

Popular seaside spot known for its local favourites like nasi lemak and satay.

11 mins drive

BUSINESS



Enjoy exceptional convenience and access to career opportunities with the perfect balance of workplace connectivity and work-life harmony right at your doorstep or nearby.



PUNGGOL DIGITAL DISTRICT

Singapore's first smart business hub, combining tech industries with SIT campus to foster innovation and sustainability while creating 28,000 jobs.

4 MRT stations*

*Travel via the upcoming Cross Island Line (CRL)



PASIR RIS WAFER FAB PARK

Hub for Singapore's semiconductor industry with upgrades and expansions creating new high-tech jobs.

7 mins drive

CHANGI BUSINESS PARK

Major hub in Eastern Singapore, home to finance, IT and logistics firms with excellent transport links and amenities for a vibrant work-play environment.

4 MRT stations



SEASIDE LIVING , MALLSIDE CONVENIENCE

GROWTH AND OPPORTUNITY ARE INHERENT



1 CROSS ISLAND LINE (CRL)

Phase 1 CRL comprises 12 stations from Aviation Park to Bright Hill and is expected to be completed by 2030. When fully completed, this 29-kilometre stretch will span the island to Jurong Lake District. Phase 2 to be completed in 2032.

4 TAMPINES REGIONAL CENTRE

Tampines Regional Centre is a bustling hub featuring 3 shopping malls alongside mixed-use residential, commercial and transport developments. The area also hosts more than 100 regional and international offices, including IBM and Standard Chartered.

7 PUNGGOL DIGITAL DISTRICT

Creating 28,000 exciting jobs in the thriving Digital Economy while nurturing 12,000 young talents at Singapore Institute of Technology (SIT).

2 GROWTH AT PASIR RIS

New neighbourhoods are planned near Pasir Ris MRT, complemented by a community club at the town centre. These developments will make the area more vibrant and enhance its value over time.

5 CHANGI CITY

CHANGI EAST URBAN DISTRICT
Serves as a vibrant business and lifestyle destination, located at the doorstep of Terminal 5.

CHANGI BUSINESS PARK
Strategically located near Changi Airport, it integrates work, live, play and learn, attracting high-value sectors such as aerospace, given its close connection to Expo and SUTD.

3 CHANGI AIRPORT TERMINAL 5

From Pasir Ris East MRT, commuters can take the CRL just 3 stops to reach this world-class mega terminal with an annual capacity of 140 million passengers and over 200 city connections worldwide.

6 CHANGI AVIATION PARK

A Smart Air Cargo Hub - Together with the remodelled Changi Airfreight Centre, Changi's handling capacity will increase to 5.4 million tonnes per annum.

8 PAYA LEBAR AIR BASE (FUTURE DEVELOPMENT)

Covering 800ha - 5 times the size of Toa Payoh, this new town will feature 150,000 homes and a vibrant job node.

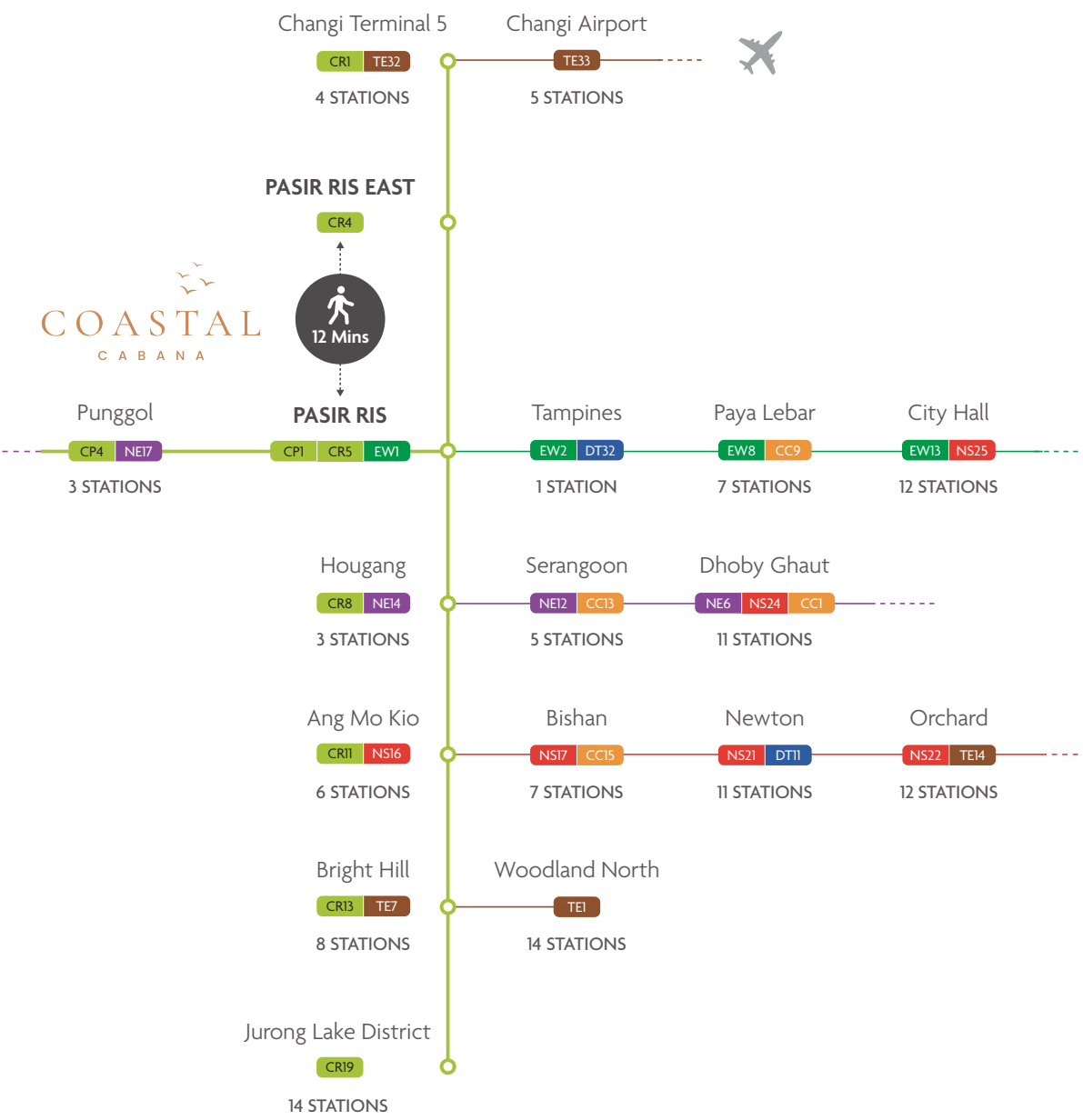
CONNECTIVITY IS A BREEZE



CROSS ISLAND LINE (CRL)

CRL will significantly improve connectivity across Singapore, offering more direct routes and reducing the number of stations travelled. This minimises the need for multiple transfers while easing congestion on existing MRT lines.

LOCATION	CURRENT	WITH CRL	SAVING TIME
PUNGGOL CENTRAL	15 Stations	3 Stations	25 MINS
ANG MO KIO	13 Stations	6 Stations	35 MINS
BRIGHT HILL	16 Stations	8 Stations	50 MINS



FUTURE DEVELOPMENT OF THE CHANGI REGION

CHANGI
AVIATION PARK

CHANGI
CITY

CHANGI AIRPORT
TERMINAL 5

CHANGI AIRPORT /
JEWEL CHANGI AIRPORT

CHANGI BUSINESS
PARK & SUTD

COASTAL
CABANA

FUTURE CROSS
ISLAND LINE & CRL -
PUNGGOL EXTENSION

TAMPINES
REGIONAL CENTRE

PASIR RIS MRT (EWL & CRL)
& BUS INTERCHANGE,
WHITE SANDS & PASIR RIS MALL

PUNGGOL DIGITAL
DISTRICT

RIGHT BESIDE
MEGA MALL & THEME PARK
@ DOWNTOWN EAST

PASIR RIS PARK

PASIR RIS BEACH



RESERVED FOR THE FEW, ADMIRIED BY ALL

How many executive condominiums in Singapore offer the true seafront experience?
This rare gem calls to the far-sighted, those ready to craft life exactly as they've envisioned.
At Coastal Cabana, you don't just arrive, you live the dream.





FROM THE MOMENT YOU ARRIVE, EVERY CAREFULLY
CRAFTED SPACE SPEAKS OF WARMTH, COMFORT
AND A QUIET SENSE OF BELONGING. A PLACE WHERE
HOME IS NOT JUST LIVED IN, BUT DEEPLY FELT



SEASIDE LIVING, MALLSIDE CONVENIENCE



DESIGNED TO WELCOME, BUILT TO EMBRACE

Step into a grand double-storey clubhouse with versatile function rooms, a social gym overlooking the pool and thoughtfully designed lounges that invite connection and relaxation. Every space is crafted to offer a resort-style experience, making every homecoming feel like a retreat.



THE COASTAL CLUB
ARTIST'S IMPRESSION

BLOCK 24 OUTLINE

SEASIDE LIVING, MALLSIDE CONVENIENCE

NATURE’S BOULEVARD, THE PATH TO LIVING WELL



Lined with lush trees and vibrant greenery, this boulevard is more than a walkway, it’s part of your everyday experience. Whether enjoying a quiet moment with loved ones, swinging by the large water feature or simply taking in the view, every step brings you closer to a life well lived.



GRAND BOULEVARD
ARTIST'S IMPRESSION

SEASIDE LIVING , MALLSIDE CONVENIENCE



REPOSE IN THE GRANDEUR OF LUSH OASIS

Surrounded by nature's calm, this is your place to pause. Stroll the Grand Lawn, perfect your stroke at the Putting Green or unwind at the Tea Marquee. Amid lush greenery and tranquil leisure, your new chapter begins.

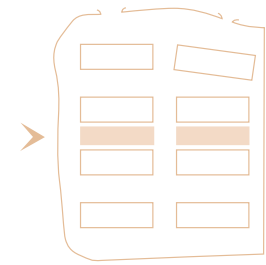


MEADOW LAWN
ARTIST'S IMPRESSION



Grand Lawn
Putting Green
Tea Marquee
Maze Garden
Floral Garden
Firefly Garden

SEASIDE LIVING, MALLSIDE CONVENIENCE



50m Grand Pool
50m Lifestyle Pool
Aqua Spa
Spa Seat
Boulevard Cabana

INDULGE IN THE LUXURY OF AZURE BAY

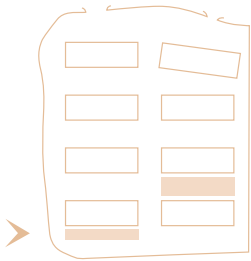
Luxury is not just seen but felt in every ripple and reflection of calm. Take a refreshing swim in the 50m Grand Pool, relax at the Aqua Spa or unwind at the Spa Seat. Lounge in the Boulevard Cabana and soak up the sun or simply relax by the water to let the serene ambience embrace you.

SEASIDE LIVING, MALLSIDE CONVENIENCE



JOYFUL MOMENTS, SPLASH AND PLAY

Designed with little ones in mind, the children's play area offers endless fun and excitement. From the gentle water sprinklers in the shallow pool to the vibrant playground, it's a safe and lively space where imagination runs free and joyful memories are made.



- Kids Adventure Park
- Splash Pool
- Family Pool
- Gathering Lounge

SEASIDE LIVING , MALLSIDE CONVENIENCE



GATHERING LOUNGE
ARTIST'S IMPRESSION



SPA POD
ARTIST'S IMPRESSION



- Spa Pod
- Aqua Lounger
- Aqua Gym
- Aqua Foot Spa
- Bubbling Pool

IMMERSE IN THE WELLNESS SANCTUARY

Soak in some me-time. Unwind on the Aqua Lounger or bask in the gentle comfort of the Spa Pod. Take a deep breath at the Zen Deck to recharge or enjoy a soothing Aqua Foot Spa to renew. Every detail here is thoughtfully crafted for your ultimate relaxation.

SEASIDE LIVING , MALLSIDE CONVENIENCE

REVEL IN EVER-CHANGING SKYLINE VIEWS



At The Upper Deck, your views are always sought-after. While many travel far to witness sunrise or twilight, you can simply relax at home and behold the sky as it unfolds into a vibrant kaleidoscope of colours and shimmering waves. This is privilege. This is rare.



PORTSIDE DECK
ARTIST'S IMPRESSION

SEASIDE LIVING, MALLSIDE CONVENIENCE

YOUR LIVING SPACE, FRAMED BY THE SEA



From the elegance of your living room to the charm of your dining space, every moment feels elevated. Thoughtfully designed to embrace the outdoors, your home flows effortlessly from refined interiors to captivating coastal beauty.



IMPRESSION ONLY

SEASIDE LIVING, MALLSIDE CONVENIENCE



A DREAM BEYOND YOUR WINDOW

Beyond your window panes, everything feels dreamy. Your breath softens, your thoughts drift. Time slows and the everyday gently melts away. The sea softly reminds you: this is simply the place to be — Coastal Cabana.



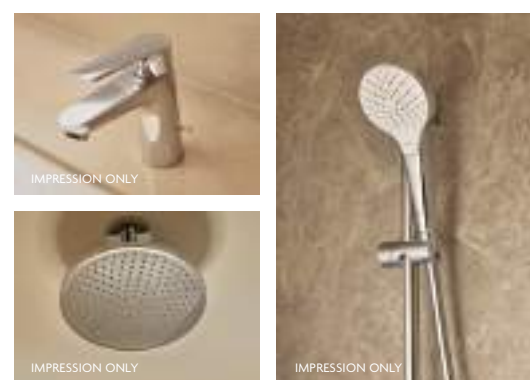
IMPRESSION ONLY

SEASIDE LIVING, MALLSIDE CONVENIENCE

CRAFTED FOR SUSTAINABLE COMFORT



Built with care for both you and the environment, every home is designed to be energy-efficient and environmentally conscious. Complemented by quality finishes and refined details, it creates a living space that feels as good as it looks.



SMART GATEWAY

The heart of smart living innovation, bringing everyday ease to life



SMART VIRTUAL DOORMAN

Unlock your doors remotely, making life effortless



PRE-ARRIVAL COOLING

Your home at the desired temperature before you arrive



SOLAR-DRIVEN EFFICIENCY

Rooftop solar panels help power communal facilities, reducing energy use and supporting sustainability.



NATURAL AIRFLOW DESIGN

Thoughtfully planned for natural ventilation in all kitchens and bathrooms.



ECO MOBILITY READY

Dedicated EV charging points and bicycle lots encourage greener and more sustainable commuting.

SEASIDE LIVING, MALLSIDE CONVENIENCE

SITE PLAN

JALAN LOYANG BESAR



- | | | |
|---------------------------|-------------------|---------------------------|
| 3-Bedroom Deluxe | 4-Bedroom Classic | 4-Bedroom Premium + Study |
| 3-Bedroom Premium | 4-Bedroom Deluxe | 4-Bedroom Premium + Flexi |
| 3-Bedroom Premium + Study | 4-Bedroom Premium | 5-Bedroom Premium |

THE UPPER DECK (ROOF)



GRAND BOULEVARD

- 1 Coastal Arrival
- 2 Grand Boulevard Lobby
- 3 Cascading Flight
- 4 Canopy Lounge
- 5 Boulevard Lounge
- 6 Boulevard Lawn
- 7 Central Water Stream
- 8 Boulevard Swing
- 9 Boulevard Walk
- 10 Central Sculpture
- 11 Resting Grove
- 12 Lantern Grove
- 13 Central Pavilion

LUSH OASIS

- 14 Grand Lawn
- 15 Boutique Lawn
- 16 Firefly Garden
- 17 Meadow Lawn
- 18 Tea Marquee
- 19 Scented Garden
- 20 Garden Water Feature
- 21 Putting Green
- 22 Maze Garden
- 23 Sensory Garden
- 24 Floral Garden

AZURE BAY

- 25 50m Grand Pool
- 26 Grand Pool Deck
- 27 Aqua Spa
- 28 Picnic Lawn

- 29 50m Lifestyle Pool
- 30 Boulevard Cabana
- 31 Spa Seat
- 32 Pool Shower

WELLNESS SANCTUARY

- 33 Spa Pod
- 34 Zen Deck
- 35 Aqua Foot Spa
- 36 Aqua Lounger
- 37 Aqua Gym
- 38 Bubbling Pool

FAMILY COVE

- 39 Kids Adventure Park
- 40 Splash Pool
- 41 Family Pool
- 42 Family Pool Deck
- 43 Gathering Lounge

THE COASTAL CLUB

- 44 Social Club
- 45 Kids Club
- 46 Function Room 1 - Sea Suite
- 47 Function Room 2 - Bay Suite
- 48 BBQ Courtyard I
- 49 BBQ Courtyard II
- 50 Male Changing & Steam Room
- 51 Female Changing & Steam Room

SECOND STOREY

- 52 Function Room 3 - Boulevard Suite
- 53 Function Room 4 - Coastal Suite

BASEMENT

- 54 Karaoke Room
- 55 Music Room
- 56 Games Club

FITNESS GROVE

- 57 Gym (2nd Storey)
- 58 Yoga Studio
- 59 Fitness Park
- 60 Tennis Court (Recreational)
- 61 Bicycle Parking (Basement)
- 62 Bicycle Station (Basement)

THE UPPER DECK (ROOF)

- 63 Portside Deck
- 64 Starboard Deck
- 65 Sea View Pavilion
- 66 Chill Out Pavilion
- 67 Viewing Deck
- 68 Yoga Deck

ANCILLARY

- A Guard House
- B Side Gate 1, 2 & 3
- C Accessible Toilet
- D Management Office
- E Ventilation Shaft
- F Genset
- G Substation (Basement)
- H Bin Centre (Basement)

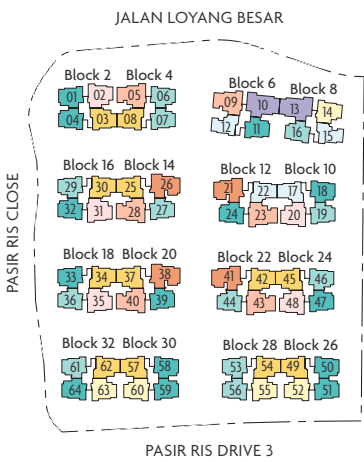
DISTRIBUTION
CHART

BLOCK 2 Jalan Loyang Besar S(508855)					BLOCK 4 Jalan Loyang Besar S(508856)					BLOCK 6 Jalan Loyang Besar S(508857)					BLOCK 8 Jalan Loyang Besar S(508858)					Unit
1 2 3 4					5 6 7 8					9 10 11 12					13 14 15 16					Floor
ROOF TERRACE					ROOF TERRACE															11
C3	D3	D2	C3		D4-B	C2	C2	D2		D4-B	E2	C3	C1a		E2	D1	C1a	C2		10
C3	D3	D2	C3		D4-B	C2	C2	D2		D4-B	E2	C3	C1a		E2	D1	C1a	C2		9
C3	D3	D2	C3		D4-B	C2	C2	D2		D4-B	E2	C3	C1a		E2	D1	C1a	C2		8
C3	D3	D2	C3		D4-B	C2	C2	D2		D4-B	E2	C3	C1a		E2	D1	C1a	C2		7
C3	D3	D2	C3		D4-B	C2	C2	D2		D4-B	E2	C3	C1a		E2	D1	C1a	C2		6
C3	D3	D2	C3		D4	C2	C2	D2		D4	E1	C3	C1a		E1	D1	C1a	C2		5
C3	D3	D2	C3		D4	C2	C2	D2		D4	E1	C3	C1a		E1	D1	C1a	C2		4
C3	D3	D2	C3		D4	C2	C2	D2		D4	E1	C3	C1a		E1	D1	C1a	C2		3
C3	D3	D2	C3				C2	D2		D4	E1	C3	C1a		E1	D1	C1a	C2		2
C3 (p)	D3 (p)	D2 (p)	C3 (p)				C2 (p)	D2 (p)		D4 (p)	E1 (p)	C3 (p)	C1a (p)		E1 (p)	D1 (p)	C1a (p)	C2 (p)		1
CARPARK					CARPARK					CARPARK					CARPARK					B1

BLOCK 16 Jalan Loyang Besar S(508833)					BLOCK 14 Jalan Loyang Besar S(508832)					BLOCK 12 Jalan Loyang Besar S(508831)					BLOCK 10 Jalan Loyang Besar S(508859)					Unit
32 31 30 29					28 27 26 25					24 23 22 21					20 19 18 17					Floor
C3	D3	D2	C2		D4	C2	D5	D2		C3	D4	C1b	D5		D3	C2	C3	C1b		12
C3	D3	D2	C2		D4	C2	D5	D2		C3	D4	C1b	D5		D3	C2	C3	C1b		11
C3	D3	D2	C2		D4	C2	D5	D2		C3	D4	C1b	D5		D3	C2	C3	C1b		10
C3	D3	D2	C2		D4	C2	D5	D2		C3	D4	C1b	D5		D3	C2	C3	C1b		9
C3	D3	D2	C2		D4	C2	D5	D2		C3	D4	C1b	D5		D3	C2	C3	C1b		8
C3	D3	D2	C2		D4	C2	D5	D2		C3	D4	C1b	D5		D3	C2	C3	C1b		7
C3	D3	D2	C2		D4	C2	D5	D2		C3	D4	C1b	D5		D3	C2	C3	C1b		6
C3	D3	D2	C2		D4	C2	D5	D2		C3	D4	C1b	D5		D3	C2	C3	C1b		5
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C3	D3	D2	C2		D4	C2	D5	D2		C3	D4	C1b	D5		D3	C2	C3	C1b		3
C3	D3	D2	C2		D4	C2	D5	D2		C3	D4	C1b	D5		D3	C2	C3	C1b		2
C3 (p)	D3 (p)	D2 (p)	C2 (p)		D4 (p)	C2 (p)	D5 (p)	D2 (p)		C3 (p)	D4 (p)	C1b (p)	D5 (p)		D3 (p)	C2 (p)	C3 (p)	C1b (p)		1
CARPARK					CARPARK					CARPARK					CARPARK					B1

BLOCK 18 Jalan Loyang Besar S(508834)					BLOCK 20 Jalan Loyang Besar S(508835)					BLOCK 22 Jalan Loyang Besar S(508826)					BLOCK 24 Jalan Loyang Besar S(508827)					Unit
33 34 35 36					37 38 39 40					41 42 43 44					45 46 47 48					Floor
C3	D2	D3	C2		D2	D5	C3	D4		D5	D2	D4	C2		D2	C2	C3	D3		12
C3	D2	D3	C2		D2	D5	C3	D4		D5	D2	D4	C2		D2	C2	C3	D3		11
C3	D2	D3	C2		D2	D5	C3	D4		D5	D2	D4	C2		D2	C2	C3	D3		10
C3	D2	D3	C2		D2	D5	C3	D4		D5	D2	D4	C2		D2	C2	C3	D3		9
C3	D2	D3	C2		D2	D5	C3	D4		D5	D2	D4	C2		D2	C2	C3	D3		8
C3	D2	D3	C2		D2	D5	C3	D4		D5	D2	D4	C2		D2	C2	C3	D3		7
C3	D2	D3	C2		D2	D5	C3	D4		D5	D2	D4	C2		D2	C2	C3	D3		6
C3	D2	D3	C2		D2	D5	C3	D4		D5	D2	D4	C2		D2	C2	C3	D3		5
C3	D2	D3	C2		D2	D5	C3	D4		D5	D2	D4	C2		D2	C2	C3	D3		4
C3	D2	D3	C2		D2	D5	C3	D4		D5	D2	D4	C2		D2	C2	C3	D3		3
C3	D2	D3	C2		D2	D5	C3	D4		D5	D2	D4	C2		D2	C2	C3	D3		2
C3 (p)	D2 (p)	D3 (p)	C2 (p)		D2 (p)	D5 (p)	C3 (p)	D4 (p)		D5 (p)	D2 (p)	D4 (p)	C2 (p)		D2 (p)	C2 (p)	C3 (p)	D3 (p)		1
CARPARK					CARPARK					CARPARK					CARPARK					B1

BLOCK 32 Jalan Loyang Besar S(508806)					BLOCK 30 Block 30 Jalan Loyang Besar S(508830)					BLOCK 28 Jalan Loyang Besar S(508829)					BLOCK 26 Jalan Loyang Besar S(508828)					Unit
64 63 62 61					60 59 58 57					56 55 54 53					52 51 50 49					Floor
C3	D1	D2	C2		D1	C3	C3	D2		C2	D1	D2	C2		D1	C3	C3	D2		12
C3	D1	D2	C2		D1	C3	C3	D2		C2	D1	D2	C2		D1	C3	C3	D2		11
C3	D1	D2	C2		D1	C3	C3	D2		C2	D1	D2	C2		D1	C3	C3	D2		10
C3	D1	D2	C2		D1	C3	C3	D2		C2	D1	D2	C2		D1	C3	C3	D2		9
C3	D1	D2	C2		D1	C3	C3	D2		C2	D1	D2	C2		D1	C3	C3	D2		8
C3	D1	D2	C2		D1	C3	C3	D2		C2	D1	D2	C2		D1	C3	C3	D2		7
C3	D1	D2	C2		D1	C3	C3	D2		C2	D1	D2	C2		D1	C3	C3	D2		6
C3	D1	D2	C2		D1	C3	C3	D2		C2	D1	D2	C2		D1	C3	C3	D2		5
C3	D1	D2	C2		D1	C3	C3	D2		C2	D1	D2	C2		D1	C3	C3	D2		4
C3	D1	D2	C2		D1	C3	C3	D2		C2	D1	D2	C2		D1	C3	C3	D2		3
C3	D1	D2	C2		D1	C3	C3	D2		C2	D1	D2	C2		D1	C3	C3	D2		2
C3 (p)	D1 (p)	D2 (p)	C2 (p)		D1 (p)	C3 (p)	C3 (p)	D2 (p)		C2 (p)	D1 (p)	D2 (p)	C2 (p)		D1 (p)	C3 (p)	C3 (p)	D2 (p)		1
CARPARK					CARPARK					CARPARK					CARPARK					B1



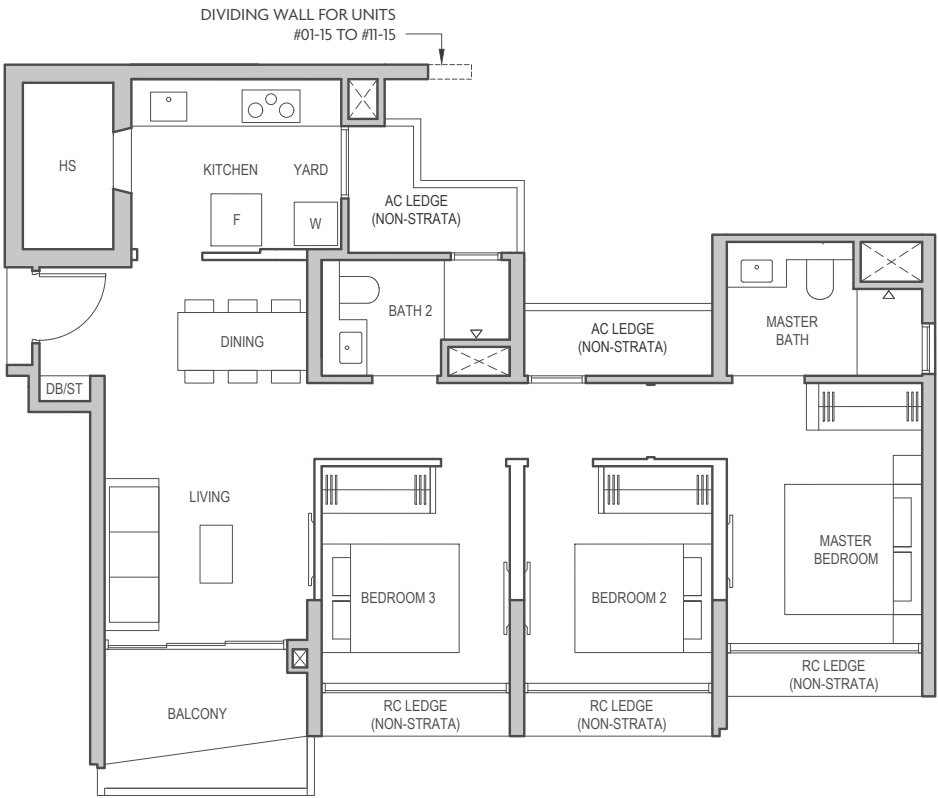
- 3-Bedroom Deluxe
- 3-Bedroom Premium
- 3-Bedroom Premium + Study
- 4-Bedroom Classic
- 4-Bedroom Deluxe
- 4-Bedroom Premium
- 4-Bedroom Premium + Study
- 4-Bedroom Premium + Flexi
- 5-Bedroom Premium

3-BEDROOM DELUXE

Type C1a
81 sqm (872 sq ft)

Block 8 #02-15 to #11-15

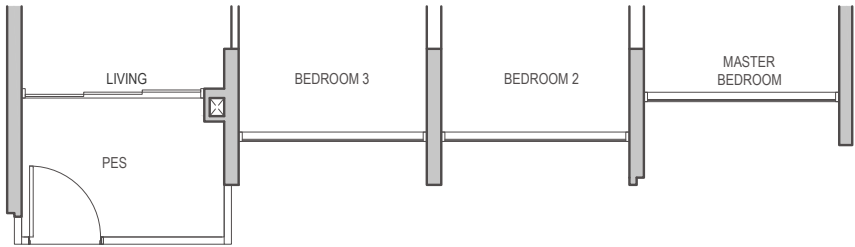
*Mirrored Units
Block 6 #02-12* to #11-12*



Type C1a (p)
81 sqm (872 sq ft)

Block 8 #01-15

*Mirrored Units
Block 6 #01-12*

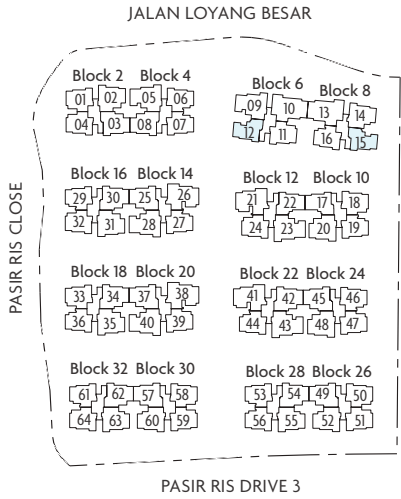


- PES - Private Enclosed Space
- WC - Water Closet
- F - Fridge (not included)
- W - Washer (not included)
- DB/ST - Distribution Board/Storage
- HS - Household Shelter
- RC - Reinforced Concrete
- AC - Air-Conditioner
- - Wall not allowed to be hacked or altered



Key plan is not drawn to scale

Area includes balcony or private enclosed space (PES), where applicable. All AC ledges and RC ledges (non-load bearing) are excluded from strata area. The above plans and illustrations are subject to change as may be required or approved by the relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.

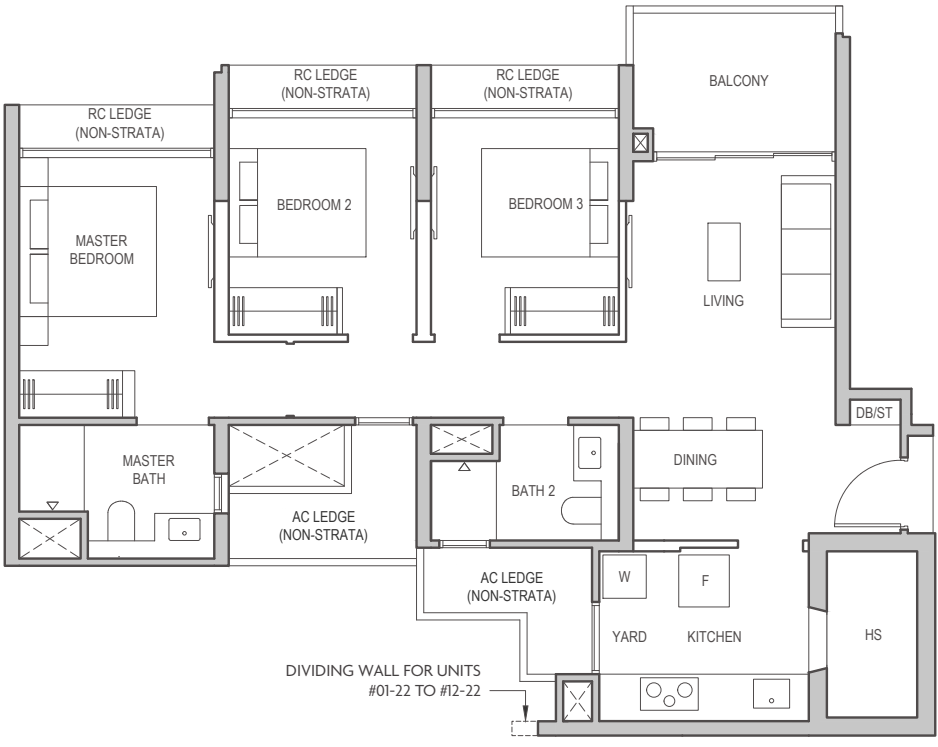


3-BEDROOM DELUXE

Type C1b
81 sqm (872 sq ft)

Block 10 #02-17 to #12-17

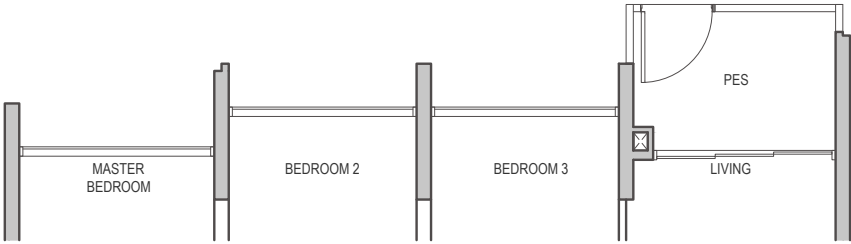
*Mirrored Units
Block 12 #02-22* to #12-22*



Type C1b (p)
81 sqm (872 sq ft)

Block 10 #01-17

*Mirrored Units
Block 12 #01-22*

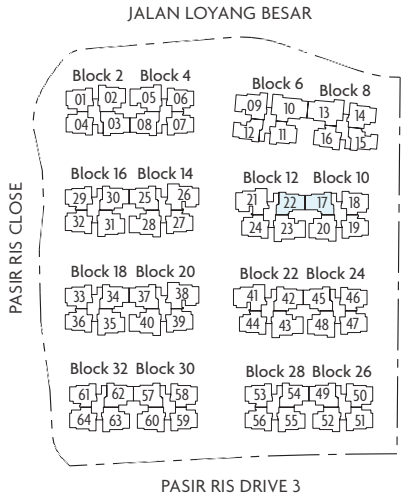


- PES - Private Enclosed Space
- WC - Water Closet
- F - Fridge (not included)
- W - Washer (not included)
- DB/ST - Distribution Board/Storage
- HS - Household Shelter
- RC - Reinforced Concrete
- AC - Air-Conditioner
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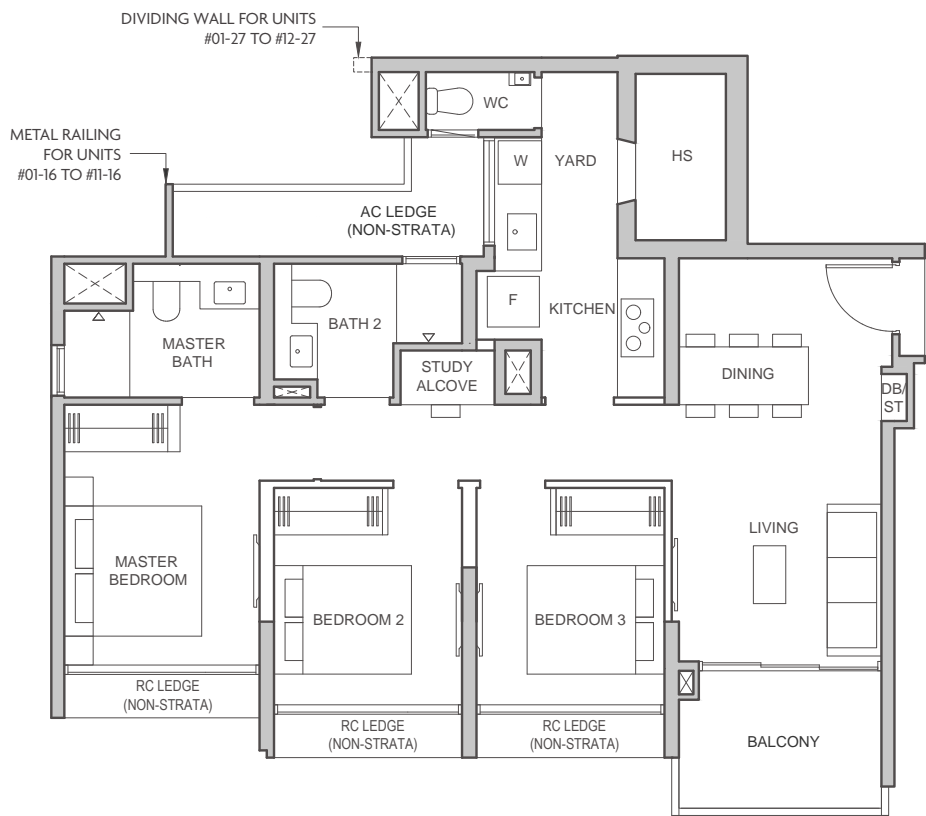


3-BEDROOM PREMIUM

Type C2
85 sqm (915 sq ft)

Block 4 #03-06 to #11-06
Block 8 #02-16 to #11-16
Block 18 #02-36 to #12-36
Block 22 #02-44 to #12-44
Block 24 #02-46 to #12-46
Block 28 #02-56 to #12-56

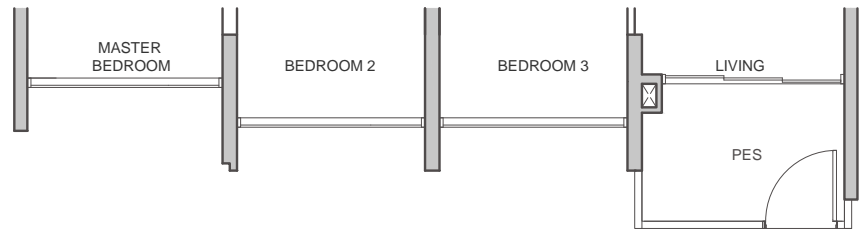
*Mirrored Units
Block 4 #02-07* to #11-07*
Block 10 #02-19* to #12-19*
Block 14 #02-27* to #12-27*
Block 16 #02-29* to #12-29*
Block 28 #02-53* to #12-53*
Block 32 #02-61* to #12-61*



Type C2 (p)
85 sqm (915 sq ft)

Block 8 #01-16
Block 18 #01-36
Block 22 #01-44
Block 24 #01-46
Block 28 #01-56

*Mirrored Units
Block 4 #01-07*
Block 10 #01-19*
Block 14 #01-27*
Block 16 #01-29*
Block 28 #01-53*
Block 32 #01-61*

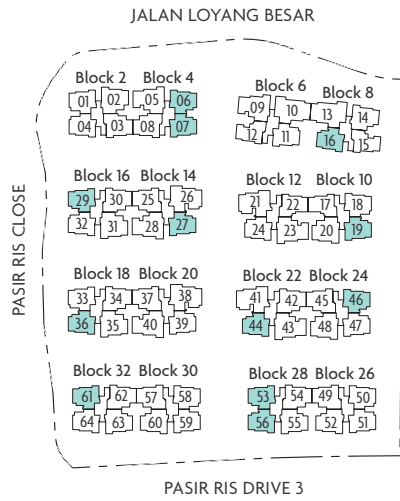


PES - Private Enclosed Space
WC - Water Closet
F - Fridge (not included)
W - Washer (not included)
DB/ST - Distribution Board/Storage
HS - Household Shelter
RC - Reinforced Concrete
AC - Air-Conditioner
■ - Wall not allowed to be hacked or altered



Key plan is not drawn to scale

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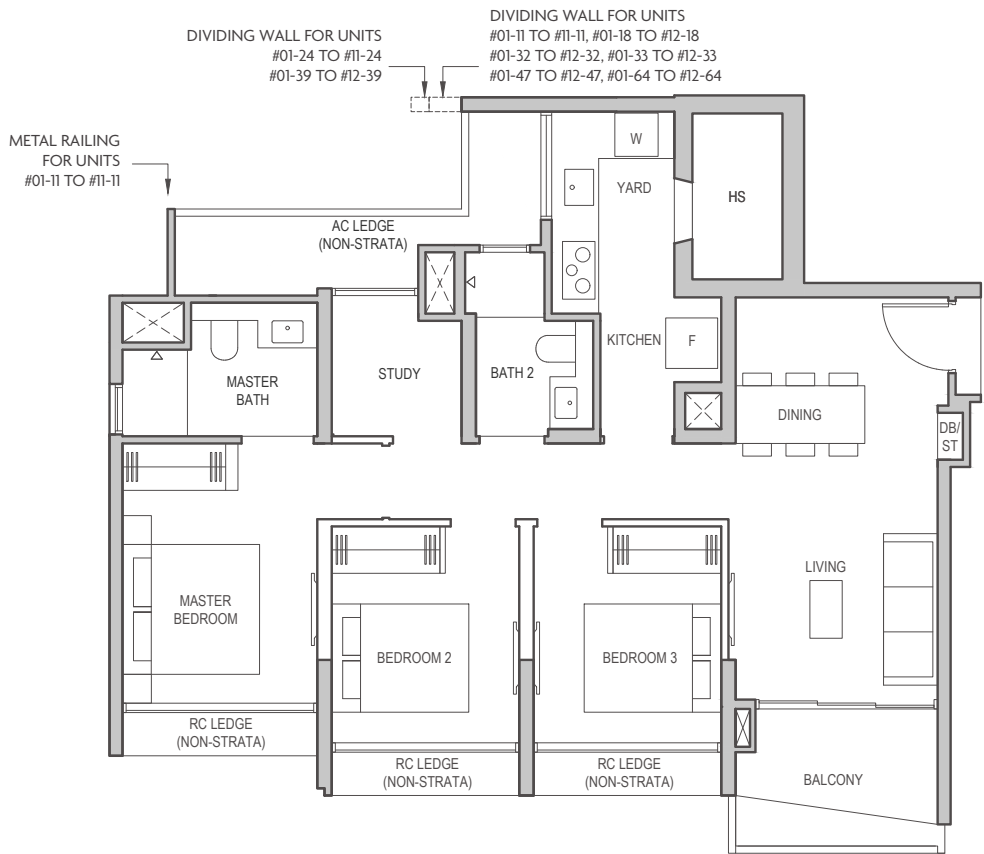


3-BEDROOM PREMIUM + STUDY

Type C3
85 sqm (915 sq ft)

Block 2 #02-04 to #11-04
Block 10 #02-18 to #12-18
Block 12 #02-24 to #12-24
Block 16 #02-32 to #12-32
Block 26 #02-50 to #12-50
Block 30 #02-58 to #12-58
Block 32 #02-64 to #12-64

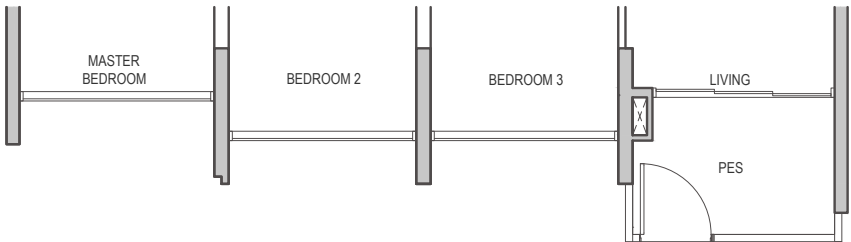
*Mirrored Units
Block 2 #02-01* to #11-01*
Block 6 #02-11* to #11-11*
Block 18 #02-33* to #12-33*
Block 20 #02-39* to #12-39*
Block 24 #02-47* to #12-47*
Block 26 #02-51* to #12-51*
Block 30 #02-59* to #12-59*



Type C3 (p)
85 sqm (915 sq ft)

Block 2 #01-04
Block 10 #01-18
Block 12 #01-24
Block 16 #01-32
Block 26 #01-50
Block 30 #01-58
Block 32 #01-64

*Mirrored Units
Block 2 #01-01*
Block 6 #01-11*
Block 18 #01-33*
Block 20 #01-39*
Block 24 #01-47*
Block 26 #01-51*
Block 30 #01-59*

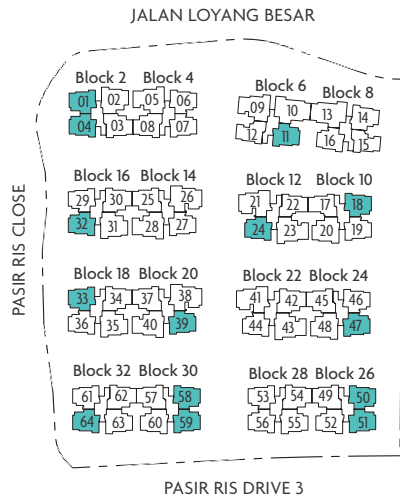


PES - Private Enclosed Space
WC - Water Closet
F - Fridge (not included)
W - Washer (not included)
DB/ST - Distribution Board/Storage
HS - Household Shelter
RC - Reinforced Concrete
AC - Air-Conditioner
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Key plan is not drawn to scale

Area includes balcony or private enclosed space (PES), where applicable. All AC ledges and RC ledges (non-load bearing) are excluded from strata area. The above plans and illustrations are subject to change as may be required or approved by the relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.



4-BEDROOM CLASSIC

Type D1 92 sqm (990 sq ft)

Block 8 #02-14 to #11-14
Block 26 #02-52 to #12-52
Block 30 #02-60 to #12-60

*Mirrored Units

Block 28 #02-55* to #12-55*
Block 32 #02-63* to #12-63*

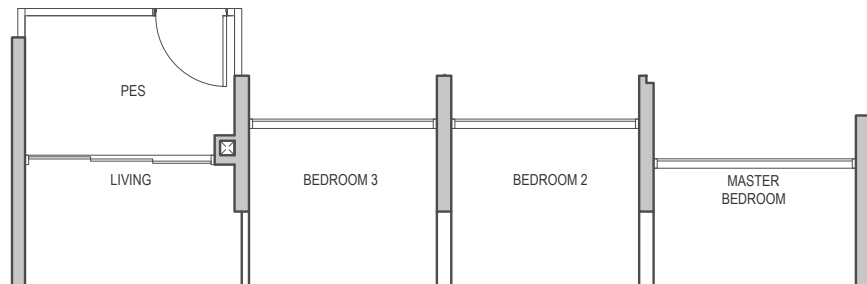


Type D1 (p) 92 sqm (990 sq ft)

Block 8 #01-14
Block 26 #01-52
Block 30 #01-60

*Mirrored Units

Block 28 #01-55*
Block 32 #01-63*

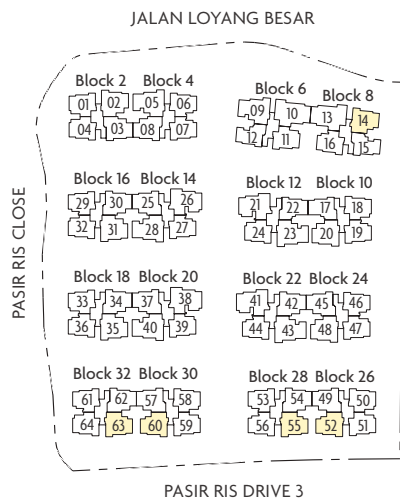


PES - Private Enclosed Space
WC - Water Closet
F - Fridge (not included)
W - Washer (not included)
DB/ST - Distribution Board/Storage
HS - Household Shelter
RC - Reinforced Concrete
AC - Air-Conditioner
■ - Wall not allowed to be hacked or altered



Key plan is not drawn to scale

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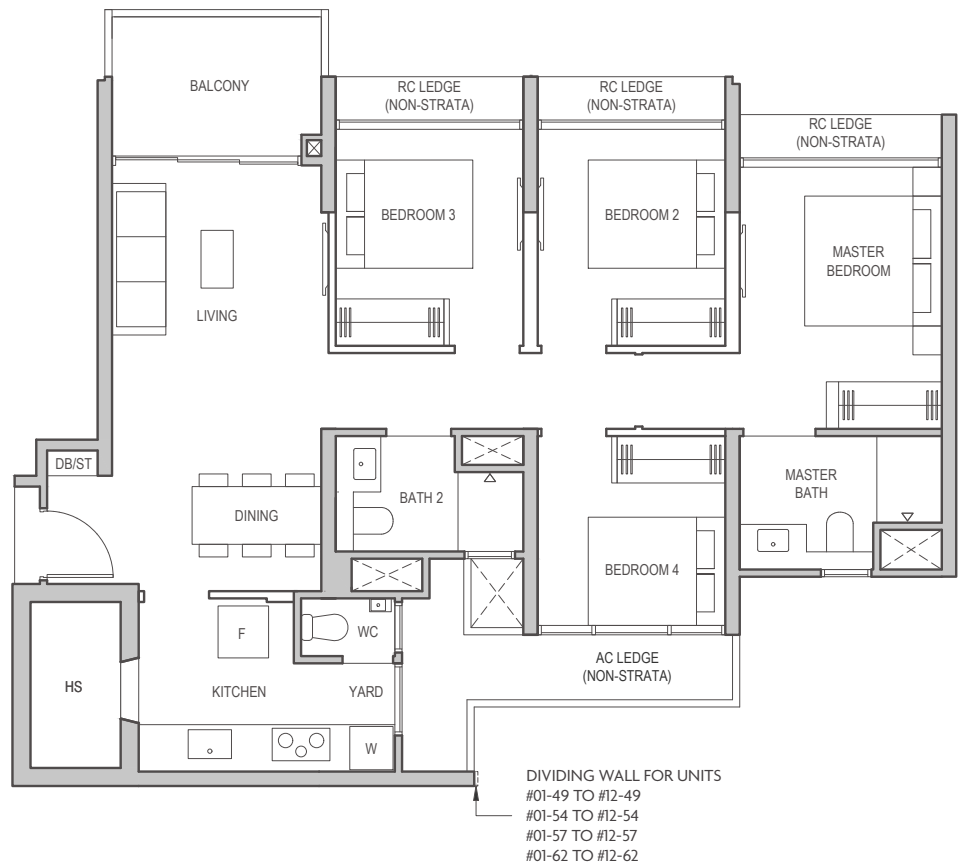
4-BEDROOM DELUXE

Type D2 94 sqm (1012 sq ft)

Block 4 #02-08 to #11-08
Block 16 #02-30 to #12-30
Block 18 #02-34 to #12-34
Block 22 #02-42 to #12-42
Block 28 #02-54 to #12-54
Block 32 #02-62 to #12-62

*Mirrored Units

Block 2 #02-03* to #11-03*
Block 14 #02-25* to #12-25*
Block 20 #02-37* to #12-37*
Block 24 #02-45* to #12-45*
Block 26 #02-49* to #12-49*
Block 30 #02-57* to #12-57*

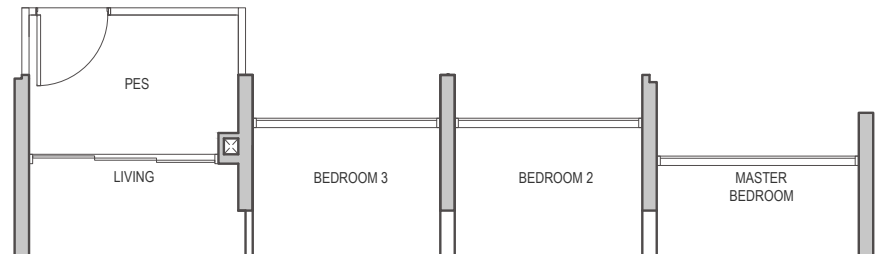


Type D2 (p) 94 sqm (1012 sq ft)

Block 4 #01-08
Block 16 #01-30
Block 18 #01-34
Block 22 #01-42
Block 28 #01-54
Block 32 #01-62

*Mirrored Units

Block 2 #01-03*
Block 14 #01-25*
Block 20 #01-37*
Block 24 #01-45*
Block 26 #01-49*
Block 30 #01-57*

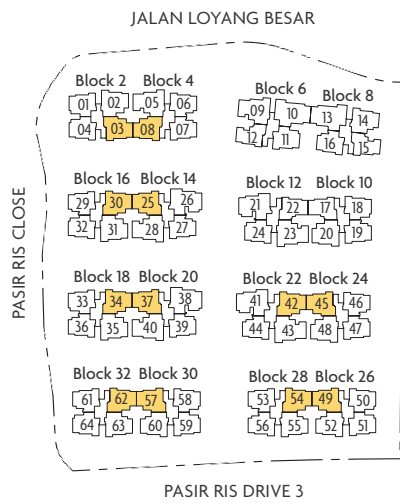


PES - Private Enclosed Space
WC - Water Closet
F - Fridge (not included)
W - Washer (not included)
DB/ST - Distribution Board/Storage
HS - Household Shelter
RC - Reinforced Concrete
AC - Air-Conditioner
■ - Wall not allowed to be hacked or altered



Key plan is not drawn to scale

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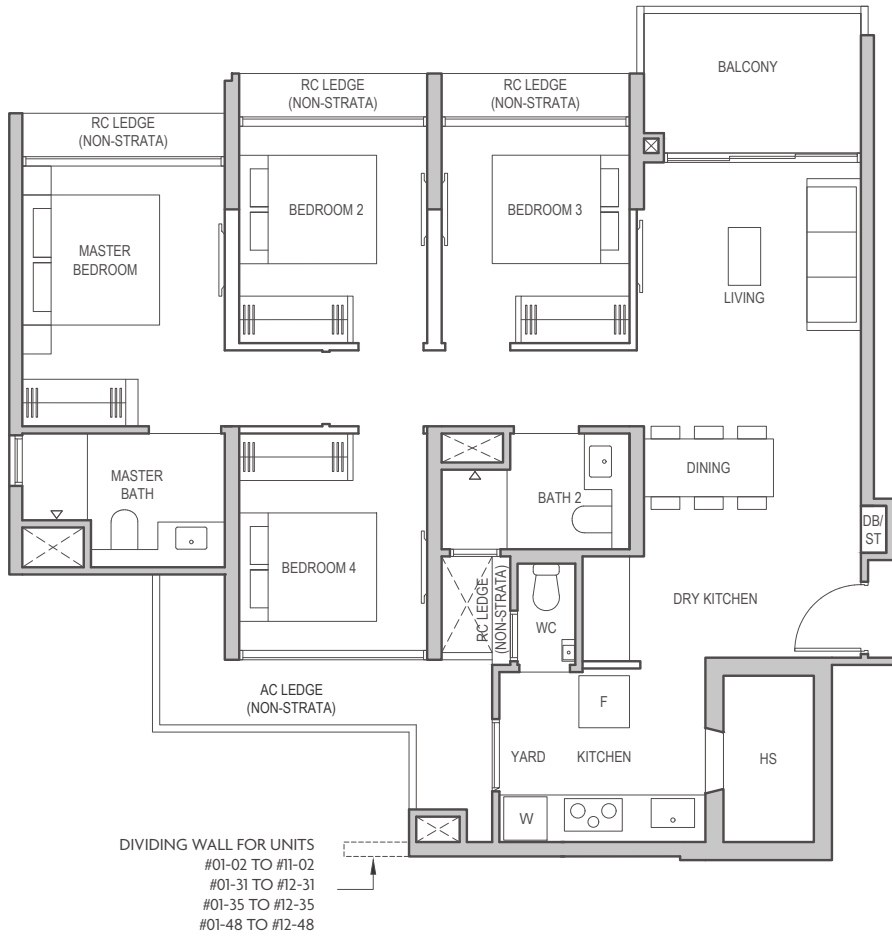


4-BEDROOM PREMIUM

Type D3
98 sqm (1055 sq ft)

Block 16 #02-31 to #12-31
Block 18 #02-35 to #12-35

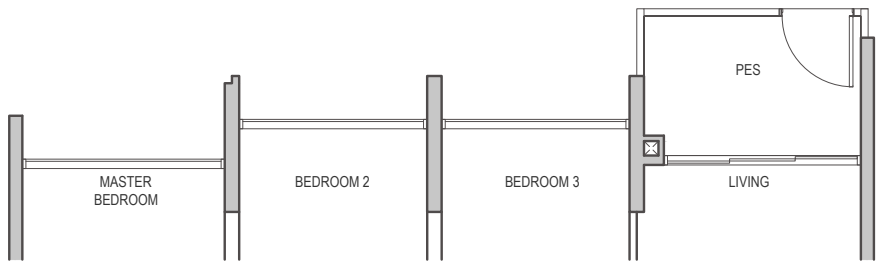
*Mirrored Units
Block 2 #02-02* to #11-02*
Block 10 #02-20* to #12-20*
Block 24 #02-48* to #12-48*



Type D3 (p)
98 sqm (1055 sq ft)

Block 16 #01-31
Block 18 #01-35

*Mirrored Units
Block 2 #01-02*
Block 10 #01-20*
Block 24 #01-48*

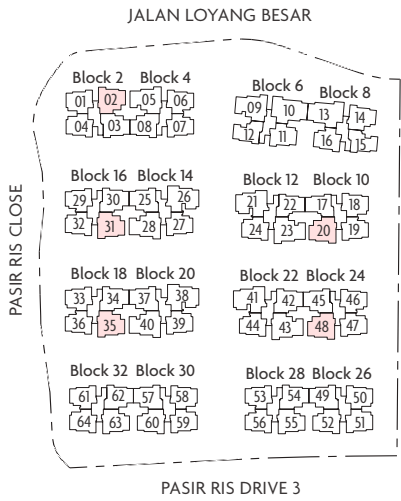


- PES - Private Enclosed Space
- WC - Water Closet
- F - Fridge (not included)
- W - Washer (not included)
- DB/ST - Distribution Board/Storage
- HS - Household Shelter
- RC - Reinforced Concrete
- AC - Air-Conditioner
- - Wall not allowed to be hacked or altered



Key plan is not drawn to scale

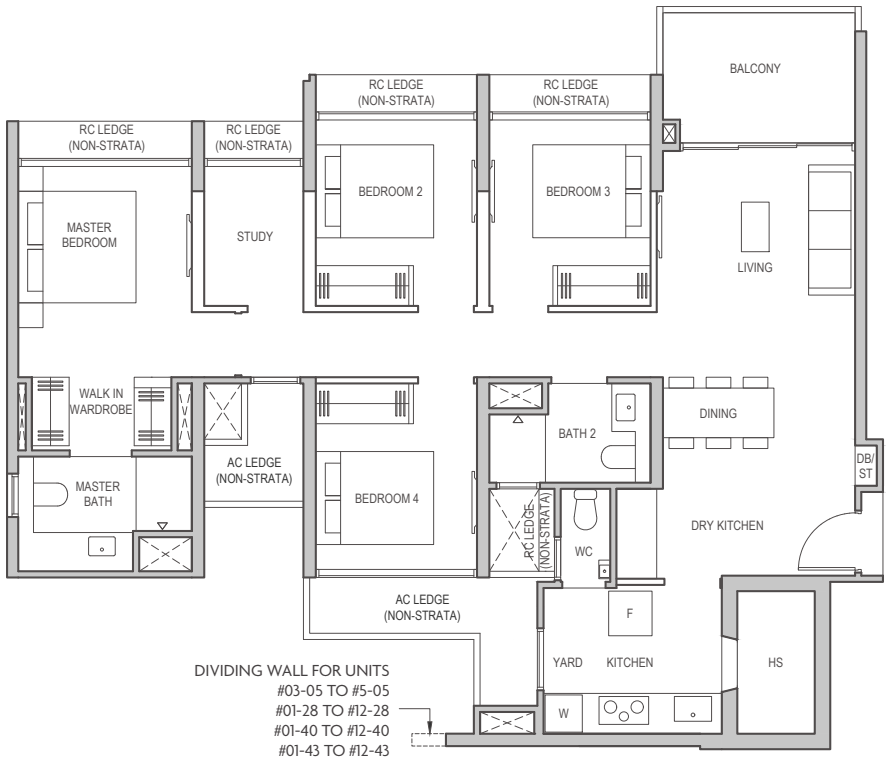
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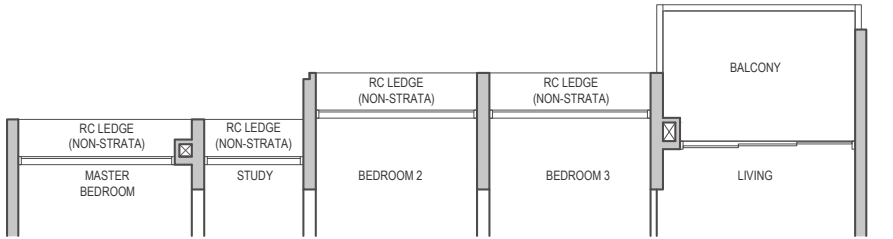
Type D4
108 sqm (1163 sq ft)

Block 12 #02-23 to #12-23
Block 22 #02-43 to #12-43

*Mirrored Units
Block 14 #02-28* to #12-28*
Block 20 #02-40* to #12-40*



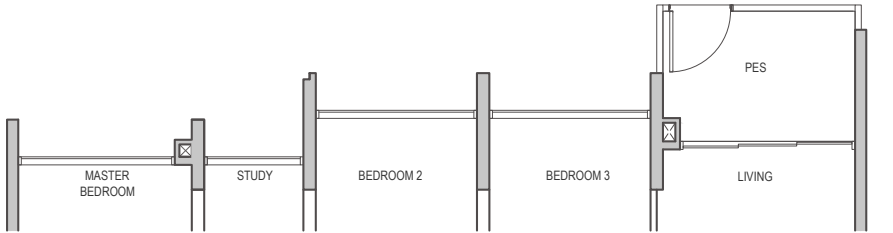
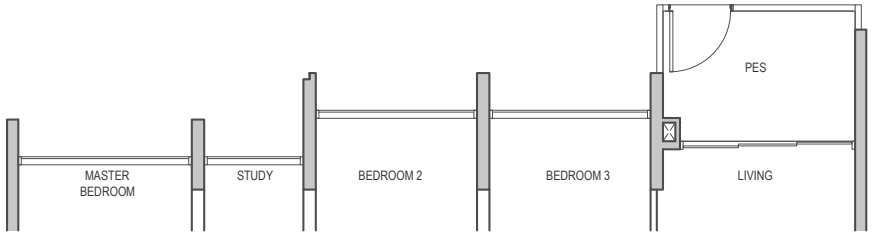
Block 4 #03-05 to #05-05
Block 6 #02-09 to #05-09



Type D4 (p)
108 sqm (1163 sq ft)

Block 12 #01-23
Block 22 #01-43

*Mirrored Units
Block 14 #01-28*
Block 20 #01-40*



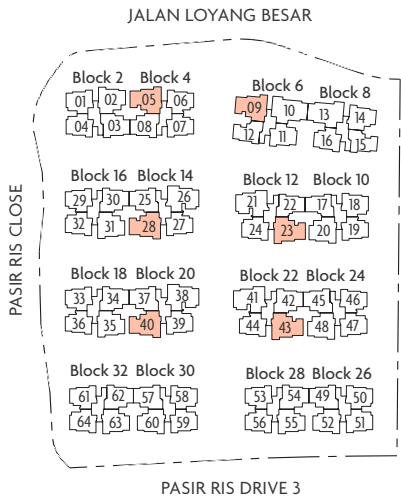
Block 6 #01-09

- PES - Private Enclosed Space
- WC - Water Closet
- F - Fridge (not included)
- W - Washer (not included)
- DB/ST - Distribution Board/Storage
- HS - Household Shelter
- RC - Reinforced Concrete
- AC - Air-Conditioner
- - Wall not allowed to be hacked or altered



Key plan is not drawn to scale

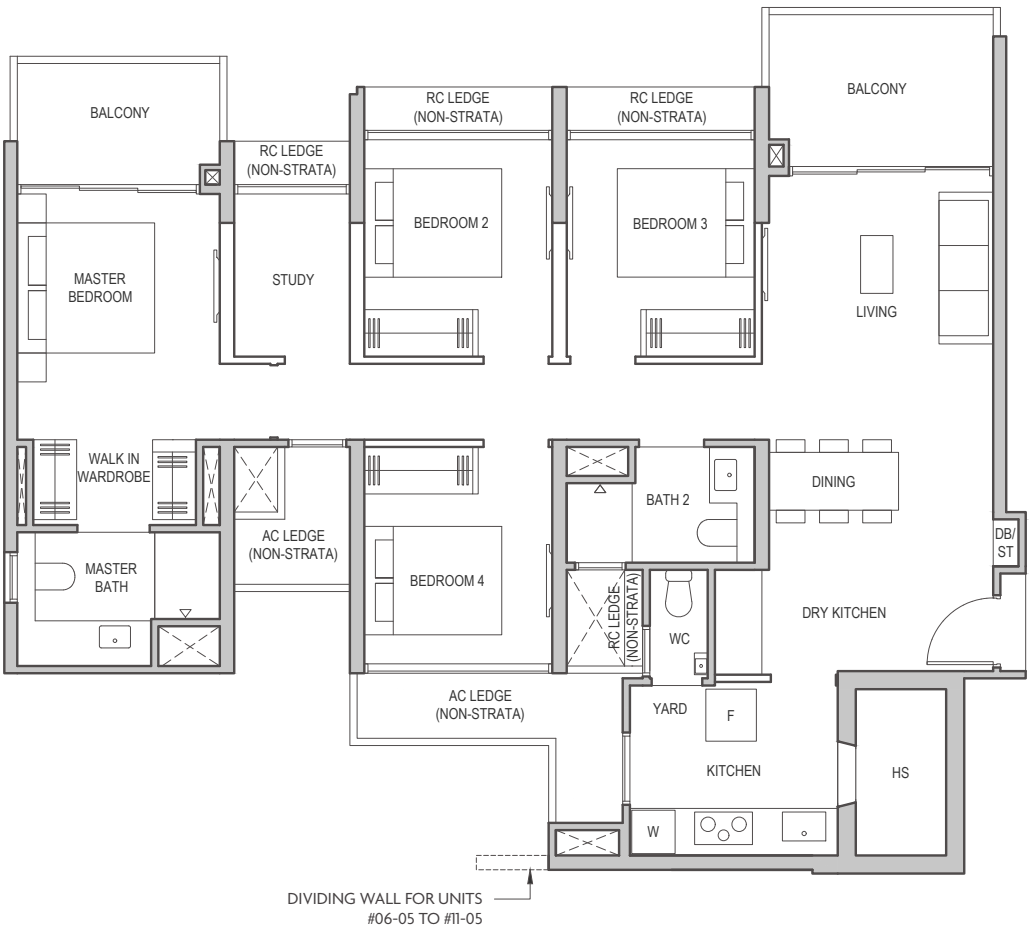
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4 BEDROOM PREMIUM + STUDY

Type D4-B
113 sqm (1216 sq ft)

Block 4 #06-05 to #11-05
Block 6 #06-09 to #11-09

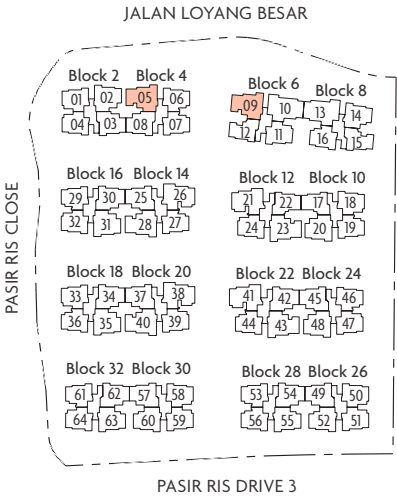


PES - Private Enclosed Space
WC - Water Closet
F - Fridge (not included)
W - Washer (not included)
DB/ST - Distribution Board/Storage
HS - Household Shelter
RC - Reinforced Concrete
AC - Air-Conditioner
■ - Wall not allowed to be hacked or altered

Area includes balcony or private enclosed space (PES), where applicable. All AC ledges and RC ledges (non-load bearing) are excluded from strata area. The above plans and illustrations are subject to change as may be required or approved by the relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.



Key plan is not drawn to scale



4 BEDROOM PREMIUM + FLEXI

Type D5
112 sqm (1206 sq ft)

Block 12 #02-21 to #12-21
Block 22 #02-41 to #12-41

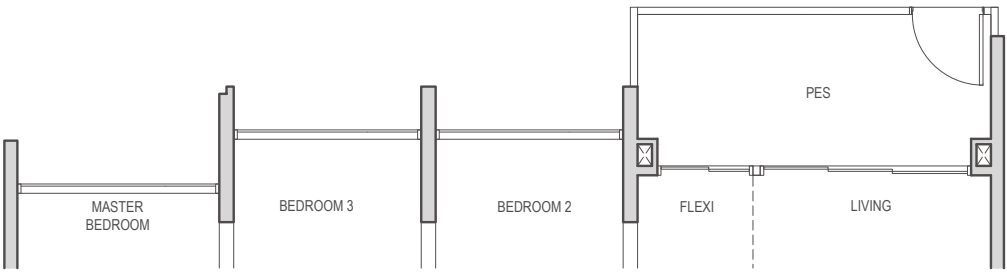
*Mirrored Units
Block 14 #02-26* to #12-26*
Block 20 #02-38* to #12-38*



Type D5 (p)
112 sqm (1206 sq ft)

Block 12 #01-21
Block 22 #01-41

*Mirrored Units
Block 14 #01-26*
Block 20 #01-38*

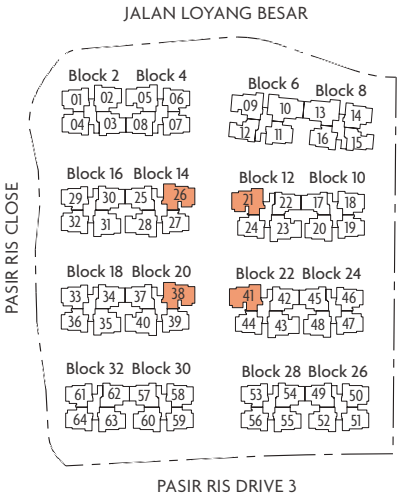


PES - Private Enclosed Space
WC - Water Closet
F - Fridge (not included)
W - Washer (not included)
DB/ST - Distribution Board/Storage
HS - Household Shelter
RC - Reinforced Concrete
AC - Air-Conditioner
■ - Wall not allowed to be hacked or altered

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Key plan is not drawn to scale

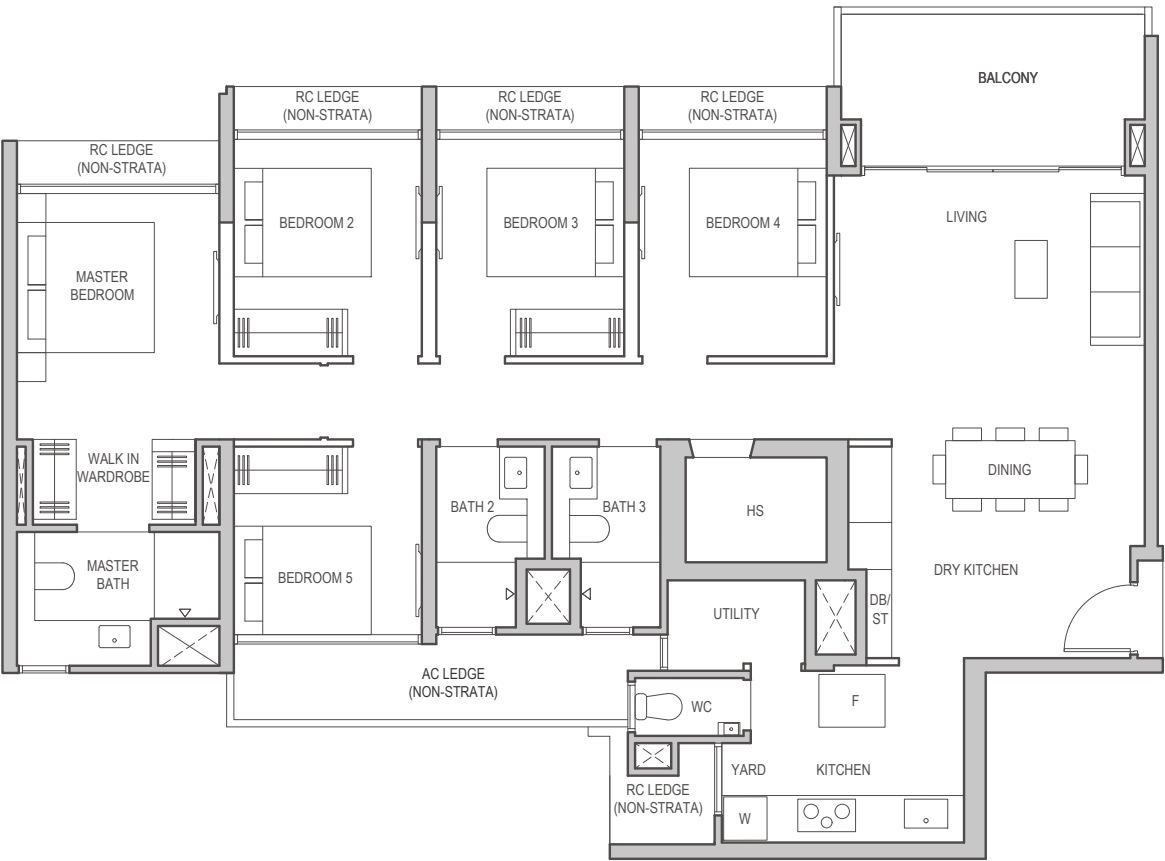


5 BEDROOM PREMIUM

Type E1
127 sqm (1367 sq ft)

Block 8 #02-13 to #5-13

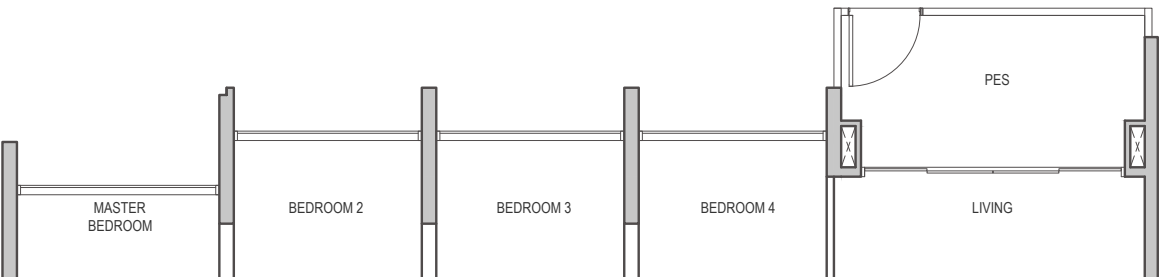
*Mirrored Units
Block 6 #02-10* to #5-10*



Type E1 (p)
127 sqm (1367 sq ft)

Block 8 #01-13

*Mirrored Units
Block 6 #01-10*

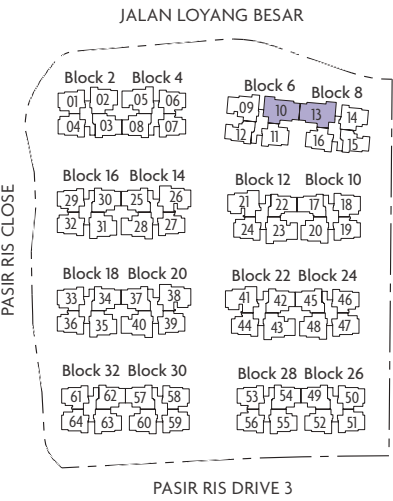


- PES - Private Enclosed Space
- WC - Water Closet
- F - Fridge (not included)
- W - Washer (not included)
- DB/ST - Distribution Board/Storage
- HS - Household Shelter
- RC - Reinforced Concrete
- AC - Air-Conditioner
- Wall not allowed to be hacked or altered



Key plan is not drawn to scale

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5 BEDROOM PREMIUM

Type E2
132 sqm (1421 sq ft)

Block 8 #06-13 to #11-13

*Mirrored Units
Block 6 #06-10* to #11-10*

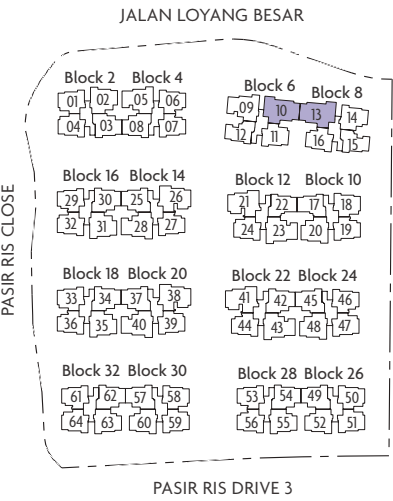


- PES - Private Enclosed Space
- WC - Water Closet
- F - Fridge (not included)
- W - Washer (not included)
- DB/ST - Distribution Board/Storage
- HS - Household Shelter
- RC - Reinforced Concrete
- AC - Air-Conditioner
- Wall not allowed to be hacked or altered

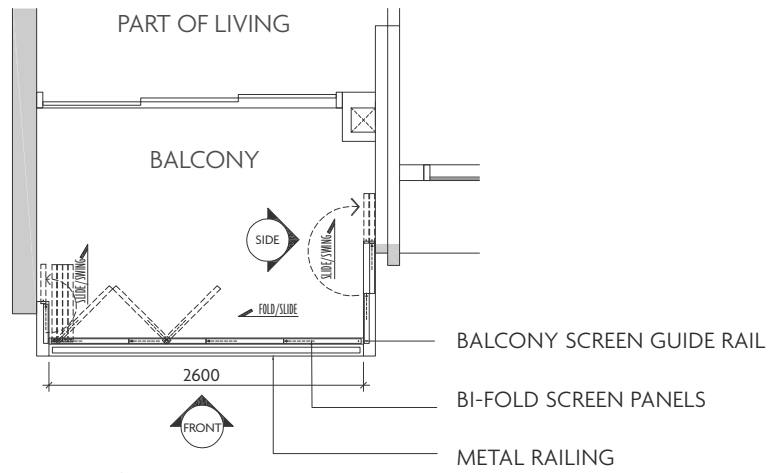


Key plan is not drawn to scale

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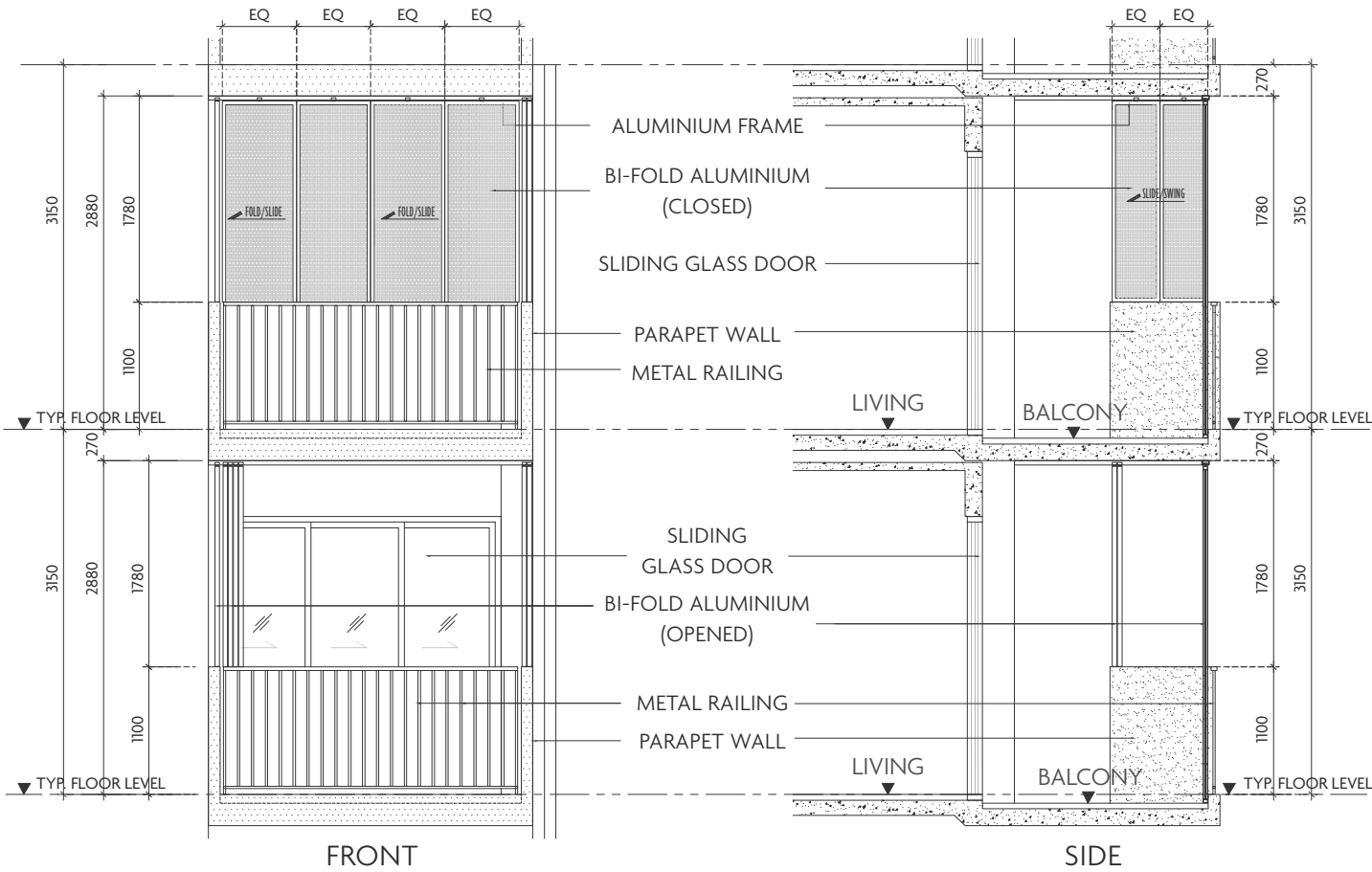


BALCONY AND PES ENCLOSURE RESTRICTION
(APPROVED BALCONY SCREEN)



TYPICAL UNIT PLAN

SCALE 1:75



ELEVATIONS

SCALE 1:75

NOTES:

- Balcony(ies) (if any) and Private Enclosed space(s) (if any) in the unit is/are not to be enclosed, either partially or in full, except with the approved balcony screens.
- The proposed Balcony(ies) and Private Enclosed space(s) screen shall allow natural ventilation at all times including when the screens are fully closed and are capable of being fully retracted.
- The installation and cost of such screens shall be at the Purchaser's own cost and expense.
- Information is accurate at point of printing.

- EQ: Equal Division



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Qingjian Realty (South Pacific) Group Pte Ltd (Qingjian Realty) is the regional HQ of Qingjian Group's real estate development arm in Southeast Asia. We specialise in property development in the residential, commercial, and industrial sectors. Throughout the years, Qingjian Realty has constantly innovated to provide thoughtful, award-winning homes that complement the ever-changing lifestyles of today's homeowners. We paved the way for smart home living in Singapore, with the launch of The Visionaire – the city's first executive condominium with homes fully suited with cutting-edge smart technology. Our commitment to providing quality, contemporary homes as a reputed developer in Singapore has been widely recognised. Qingjian Realty has consistently received the BCI Asia Top Ten Award, various awards from Asia Property Awards, and the BCA Awards, amongst many others.



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**SINGAPORE'S LARGEST
PRIVATE REAL ESTATE AGENCY**

ESTATE AGENT LICENCE NO.: L3008899K

Developer: Pasir Ris Development Pte. Ltd. • UEN: 202436619N • Developer License: C1530 • Encumbrances: Mortgage No. IJ/730095Q in favour of Oversea-Chinese Banking Corporation Limited
• Lot/Mukim No.: MK31 ON LOT 05452V at Jalan Loyang Besar • Tenure of Land: 99 years commencing from 13 Nov 2024 • Expected date of Vacant Possession: 31 March 2029 • Expected date
of legal completion: 31 March 2032

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