



COASTAL  
CABANA

SEASIDE LIVING, MALLSIDE CONVENIENCE





RARE  
LUXURIOUS  
GROWTH  
CONVENIENT

SEASIDE LIVING, MALLSIDE CONVENIENCE



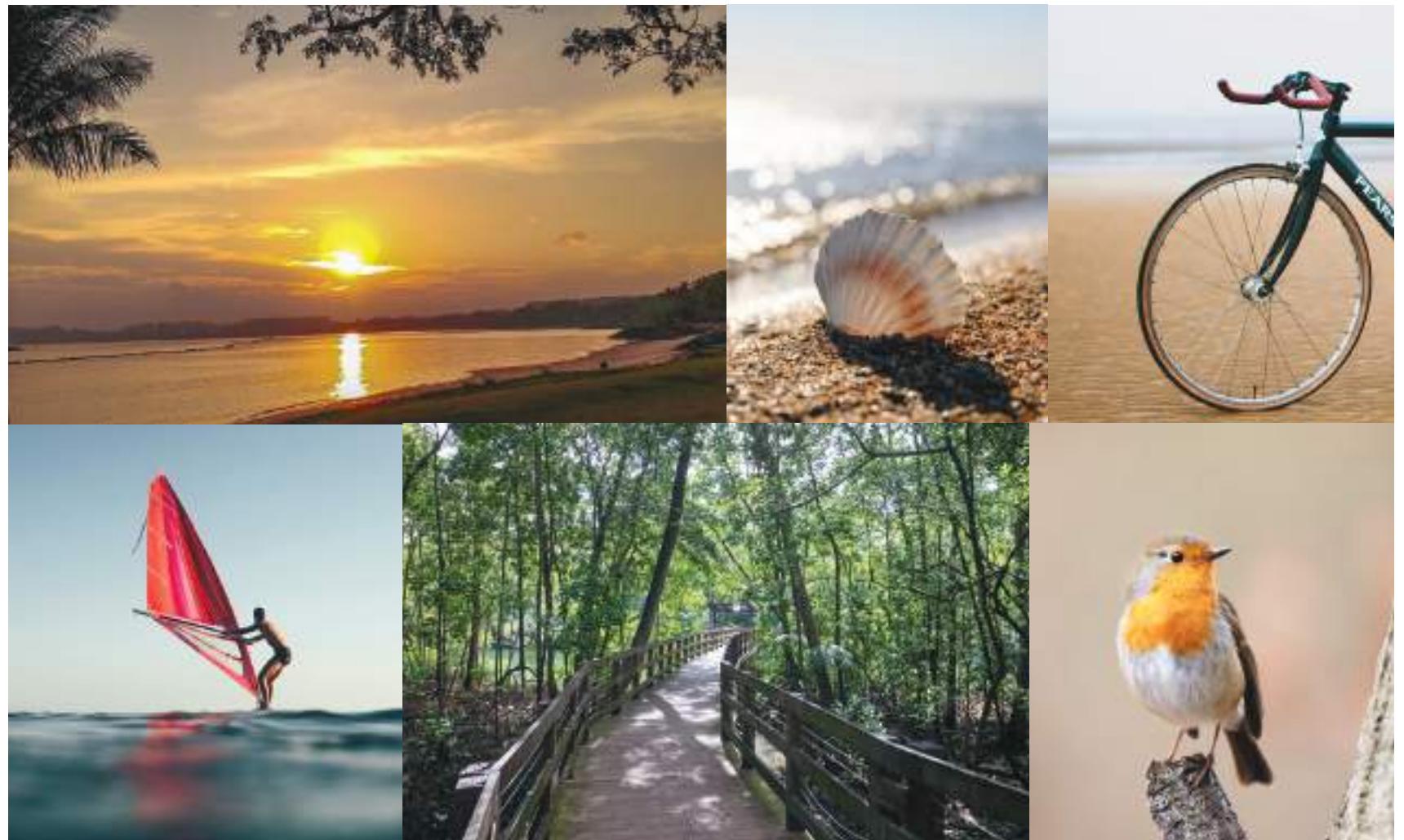
## COME HOME TO A SEAFRONT KALEIDOSCOPE

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

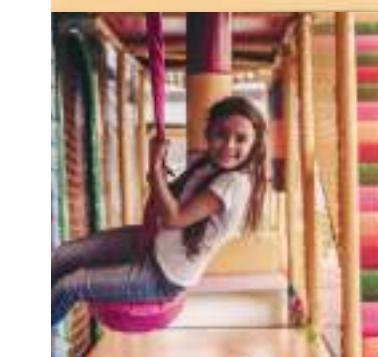


15 MINS DRIVE  
TANAH MERAH  
COUNTRY CLUB

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



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



#### LIFESTYLE

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



#### 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
- 12 Mins Drive - Kallang-Paya Lebar Expressway
- 15 Mins Drive - Singapore Changi Airport



#### 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)



#### 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



#### SHOPPING & EATERIES

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

SEASIDE LIVING, MALLSIDE CONVENIENCE

# COASTAL CABANA



---

## 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.

S E A S I D E L I V I N G , M A L L S I D E C O N V E N I E N C E

## 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



### 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

**CHANGI 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)

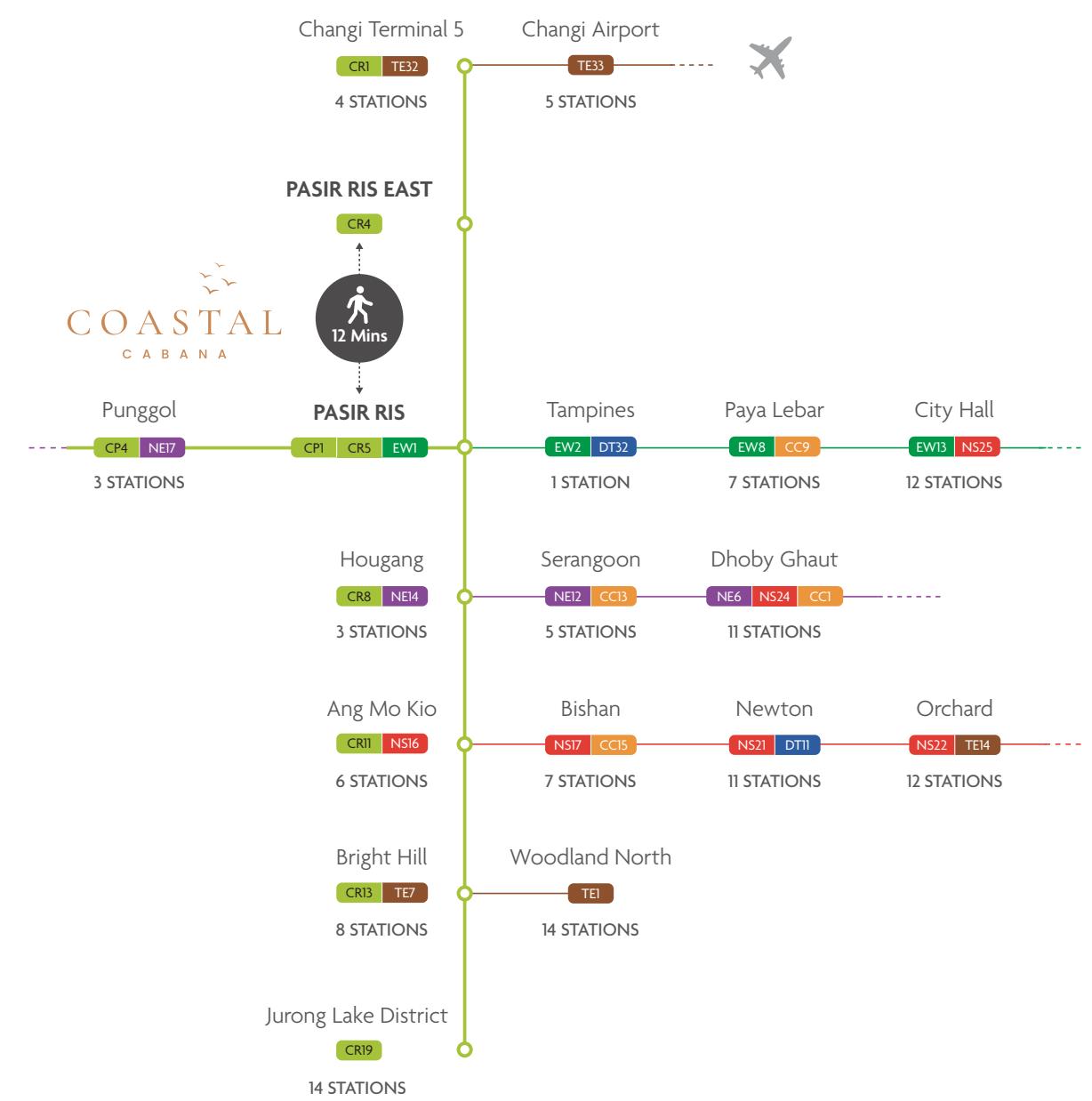
Covering 800ha - 5 times the size of Toa Payoh, this new town will feature 150,000 homes and a vibrant job node.

## 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







## RESERVED FOR THE FEW, ADMIRED 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.





GRAND BOULEVARD LOBBY  
ARTIST'S IMPRESSION



CANOPY LOUNGE  
ARTIST'S IMPRESSION



BOULEVARD LOUNGE  
ARTIST'S IMPRESSION

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



## 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.

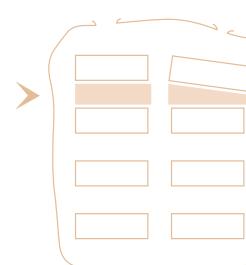


SEASIDE LIVING, MALLSIDE CONVENIENCE



MEADOW LAWN

ARTIST'S IMPRESSION



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

## 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.

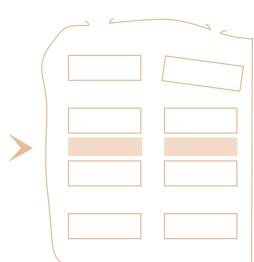


SEASIDE LIVING, MALLSIDE CONVENIENCE



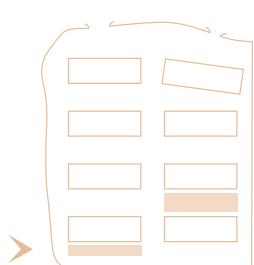
## INDULGE IN THE LUXURY OF AZURE BAY

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.



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

SEASIDE LIVING, MALLSIDE CONVENIENCE



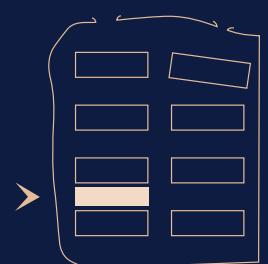
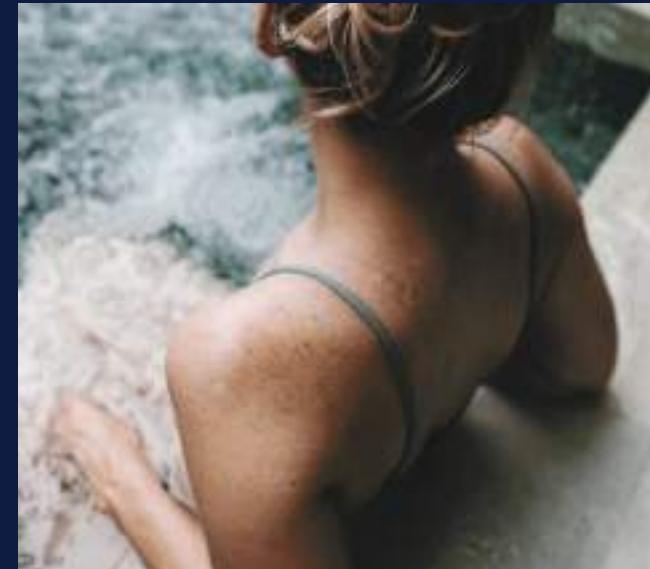
Kids Adventure Park  
Splash Pool  
Family Pool  
Gathering Lounge

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.





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.



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.



 **BOSCH** 



### 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.

## SITE PLAN

PASIR RIS CLOSE

JALAN LOYANG BESAR



## 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

### WELLNESS SANCTUARY

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

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

### 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)

### 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

### THE COASTAL CLUB

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

- 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

### 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)

### THE UPPER DECK (ROOF)

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

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

## DISTRIBUTION CHART

		BLOCK 2 Jalan Loyang Besar S(508855)			
Unit	Floor	1	2	3	4
		ROOF TERRACE			
11		C3	D3	D2	C3
10		C3	D3	D2	C3
9		C3	D3	D2	C3
8		C3	D3	D2	C3
7		C3	D3	D2	C3
6		C3	D3	D2	C3
5		C3	D3	D2	C3
4		C3	D3	D2	C3
3		C3	D3	D2	C3
2		C3	D3	D2	C3
1		C3 (p)	D3 (p)	D2 (p)	C3 (p)
B1		CARPARK			

BLOCK 4			
Jalan Loyang Besar S(508856)			
5	6	7	8
ROOF TERRACE			
D4-B	C2	C2	D2
D4-B	C2	C2	D2
D4-B	C2	C2	D2
D4-B	C2	C2	D2
D4-B	C2	C2	D2
D4-B	C2	C2	D2
D4	C2	C2	D2
D4	C2	C2	D2
D4	C2	C2	D2
		C2	D2
		C2 (p)	D2 (p)
CARPARK			

BLOCK 6			
Jalan Loyang Besar S(508857)			
9	10	11	12
D4-B	E2	C3	C1a
D4-B	E2	C3	C1a
D4-B	E2	C3	C1a
D4-B	E2	C3	C1a
D4-B	E2	C3	C1a
D4-B	E2	C3	C1a
D4	E1	C3	C1a
D4	E1	C3	C1a
D4	E1	C3	C1a
D4	E1	C3	C1a
D4 (p)	E1 (p)	C3 (p)	C1a (p)
CARPARK			

BLOCK 8				Unit
13	14	15	16	
Jalan Loyang Besar S(508858)				Floor
E2	D1	C1a	C2	11
E2	D1	C1a	C2	10
E2	D1	C1a	C2	9
E2	D1	C1a	C2	8
E2	D1	C1a	C2	7
E2	D1	C1a	C2	6
E1	D1	C1a	C2	5
E1	D1	C1a	C2	4
E1	D1	C1a	C2	3
E1	D1	C1a	C2	2
E1 (p)	D1 (p)	C1a (p)	C2 (p)	1
CARPARK				Bl

		BLOCK 16			
		Jalan Loyang Besar S(508833)			
Unit		32	31	30	29
Floor					
12		C3	D3	D2	C2
11		C3	D3	D2	C2
10		C3	D3	D2	C2
9		C3	D3	D2	C2
8		C3	D3	D2	C2
7		C3	D3	D2	C2
6		C3	D3	D2	C2
5		C3	D3	D2	C2
4		C3	D3	D2	C2
3		C3	D3	D2	C2
2		C3	D3	D2	C2
1		C3 (p)	D3 (p)	D2 (p)	C2 (p)
B1		CARPARK			

BLOCK 14			
Jalan Loyang Besar S(508832)			
28	27	26	25
D4	C2	D5	D2
D4	C2	D5	D2
D4	C2	D5	D2
D4	C2	D5	D2
D4	C2	D5	D2
D4	C2	D5	D2
D4	C2	D5	D2
D4	C2	D5	D2
D4	C2	D5	D2
D4	C2	D5	D2
D4 (p)	C2 (p)	D5 (p)	D2 (p)
CARPARK			

BLOCK 12			
Jalan Loyang Besar S(508831)			
24	23	22	21
C3	D4	C1b	D5
C3	D4	C1b	D5
C3	D4	C1b	D5
C3	D4	C1b	D5
C3	D4	C1b	D5
C3	D4	C1b	D5
C3	D4	C1b	D5
C3	D4	C1b	D5
C3	D4	C1b	D5
C3	D4	C1b	D5
C3	D4	C1b	D5
C3 (p)	D4 (p)	C1b (p)	D5 (p)
CARPARK			

BLOCK 10				Unit
20	19	18	17	
D3	C2	C3	C1b	Floor
D3	C2	C3	C1b	12
D3	C2	C3	C1b	11
D3	C2	C3	C1b	10
D3	C2	C3	C1b	9
D3	C2	C3	C1b	8
D3	C2	C3	C1b	7
D3	C2	C3	C1b	6
D3	C2	C3	C1b	5
D3	C2	C3	C1b	4
D3	C2	C3	C1b	3
D3	C2	C3	C1b	2
D3 (p)	C2 (p)	C3 (p)	C1b (p)	1
CARPARK				B1

Unit	33	34	35	36	
Floor	12	D3	D2	D3	C2
11	C3	D2	D3	C2	
10	C3	D2	D3	C2	
9	C3	D2	D3	C2	
8	C3	D2	D3	C2	
7	C3	D2	D3	C2	
6	C3	D2	D3	C2	
5	C3	D2	D3	C2	
4	C3	D2	D3	C2	
3	C3	D2	D3	C2	
2	C3	D2	D3	C2	
1	C3 (p)	D2 (p)	D3 (p)	C2 (p)	
B1	CARPARK				

BLOCK 20			
Jalan Loyang Besar S(508835)			
37	38	39	40
D2	D5	C3	D4
D2	D5	C3	D4
D2	D5	C3	D4
D2	D5	C3	D4
D2	D5	C3	D4
D2	D5	C3	D4
D2	D5	C3	D4
D2	D5	C3	D4
D2	D5	C3	D4
D2	D5	C3	D4
D2	D5	C3	D4
D2	D5	C3	D4
D2 (p)	D5 (p)	C3 (p)	D4 (p)
CARPARK			

BLOCK 22			
Jalan Loyang Besar S(508826)			
41	42	43	44
D5	D2	D4	C2
D5	D2	D4	C2
D5	D2	D4	C2
D5	D2	D4	C2
D5	D2	D4	C2
D5	D2	D4	C2
D5	D2	D4	C2
D5	D2	D4	C2
D5	D2	D4	C2
D5	D2	D4	C2
D5 (p)	D2 (p)	D4 (p)	C2 (p)
CARPARK			

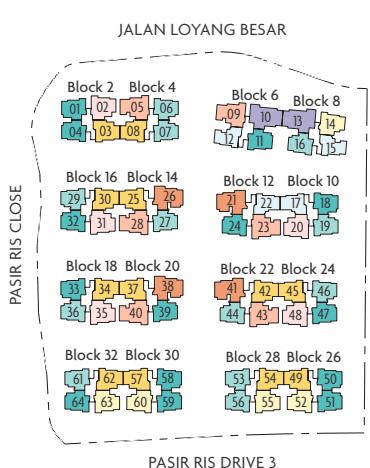
BLOCK 24			
Jalan Loyang Besar S(508827)			
45	46	47	48
D2	C2	C3	D3
D2	C2	C3	D3
D2	C2	C3	D3
D2	C2	C3	D3
D2	C2	C3	D3
D2	C2	C3	D3
D2	C2	C3	D3
D2	C2	C3	D3
D2	C2	C3	D3
D2	C2	C3	D3
D2	C2	C3	D3
D2	C2	C3	D3
D2 (p)	C2 (p)	C3 (p)	D3 (p)
CARPARK			
Unit			
Floor			
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			
B1			

Unit	64	63	62	61
Floor	C3	D1	D2	C2
12	C3	D1	D2	C2
11	C3	D1	D2	C2
10	C3	D1	D2	C2
9	C3	D1	D2	C2
8	C3	D1	D2	C2
7	C3	D1	D2	C2
6	C3	D1	D2	C2
5	C3	D1	D2	C2
4	C3	D1	D2	C2
3	C3	D1	D2	C2
2	C3	D1	D2	C2
1	C3 (p)	D1 (p)	D2 (p)	C2 (p)
B1	CARPARK			

BLOCK 30			
Block 30 Jalan Loyang Besar S(508830)			
60	59	58	57
D1	C3	C3	D2
D1	C3	C3	D2
D1	C3	C3	D2
D1	C3	C3	D2
D1	C3	C3	D2
D1	C3	C3	D2
D1	C3	C3	D2
D1	C3	C3	D2
D1	C3	C3	D2
D1	C3	C3	D2
D1	C3	C3	D2
D1	C3	C3	D2
D1 (p)	C3 (p)	C3 (p)	D2 (p)
CARPARK			

BLOCK 28			
Jalan Loyang Besar S(508829)			
56	55	54	53
C2	D1	D2	C2
C2	D1	D2	C2
C2	D1	D2	C2
C2	D1	D2	C2
C2	D1	D2	C2
C2	D1	D2	C2
C2	D1	D2	C2
C2	D1	D2	C2
C2	D1	D2	C2
C2	D1	D2	C2
C2	D1	D2	C2
C2	D1	D2	C2
C2 (p)	D1 (p)	D2 (p)	C2 (p)
CARPARK			

BLOCK 26			
Jalan Loyang Besar S(508828)			
52	51	50	49
D1	C3	C3	D2
D1	C3	C3	D2
D1	C3	C3	D2
D1	C3	C3	D2
D1	C3	C3	D2
D1	C3	C3	D2
D1	C3	C3	D2
D1	C3	C3	D2
D1	C3	C3	D2
D1	C3	C3	D2
D1	C3	C3	D2
D1	C3	C3	D2
D1 (p)	C3 (p)	C3 (p)	D2 (p)
CARPARK			



- 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

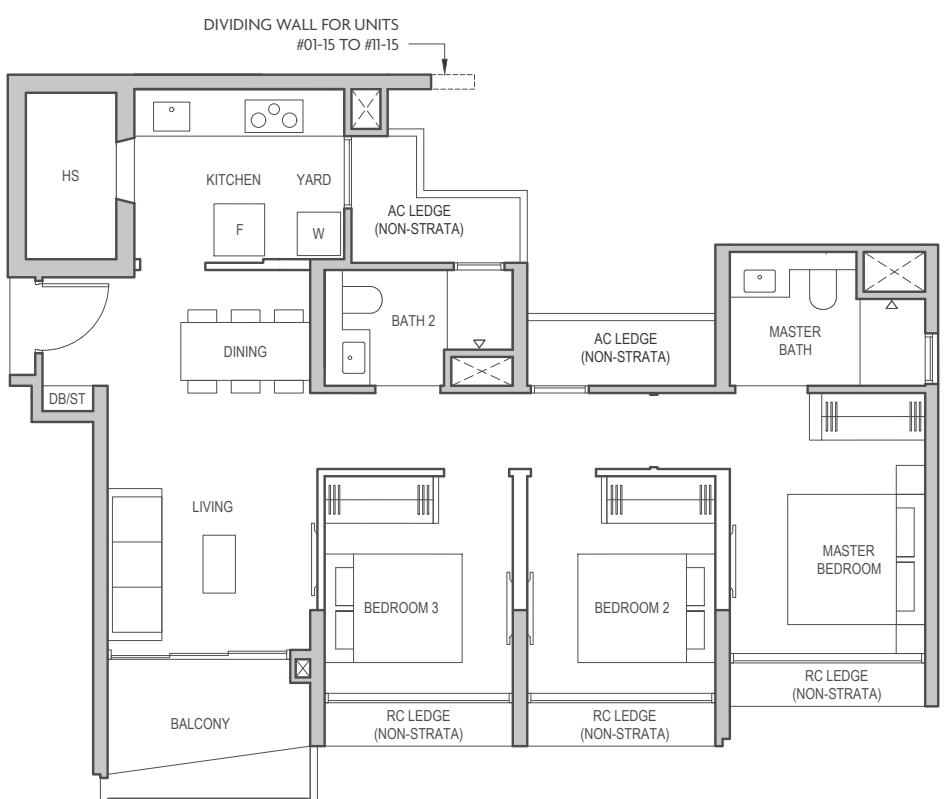
### 3 - BEDROOM DELUXE

#### Type C1a

81 sqm (872 sq ft)

Block 8 #02-15 to #11-15

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

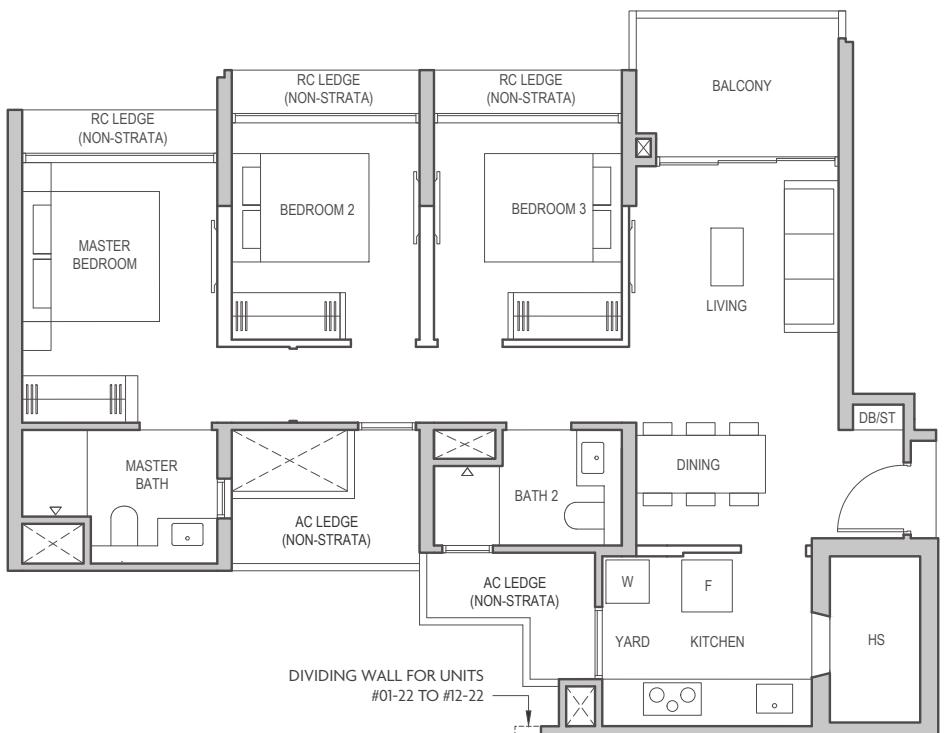


#### Type C1b

81 sqm (872 sq ft)

Block 10 #02-17 to #12-17

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

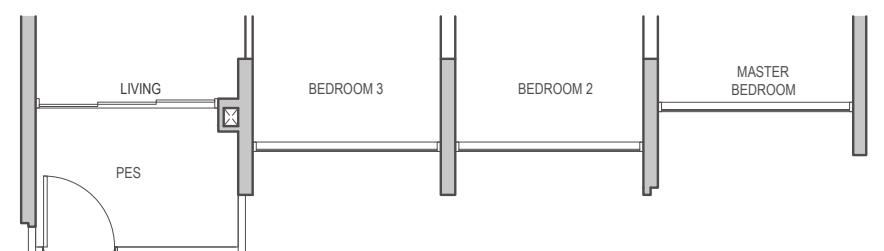


#### Type C1a (p)

81 sqm (872 sq ft)

Block 8 #01-15

\*Mirrored Units  
Block 6 #01-12\*

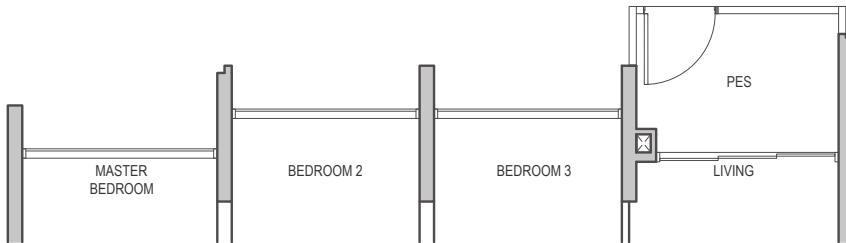


#### Type C1b (p)

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

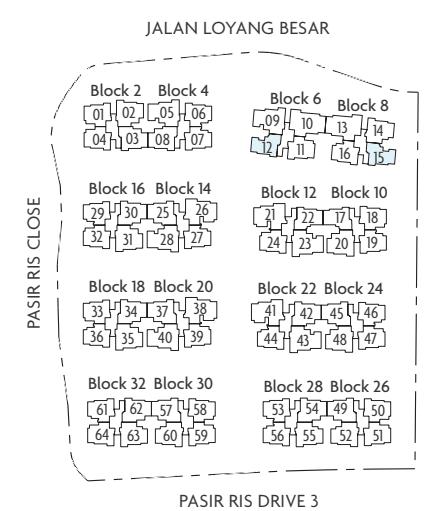
AC - Air-Conditioner

■ - 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.



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

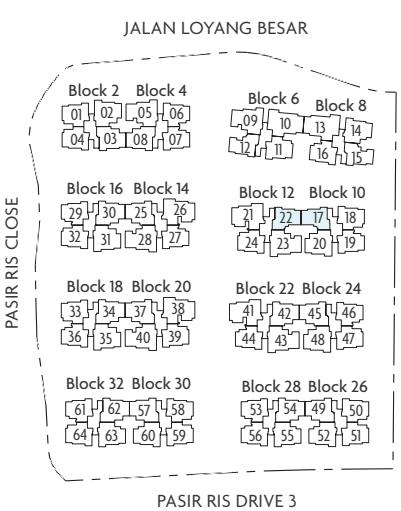
AC - Air-Conditioner

■ - 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 PREMIUM

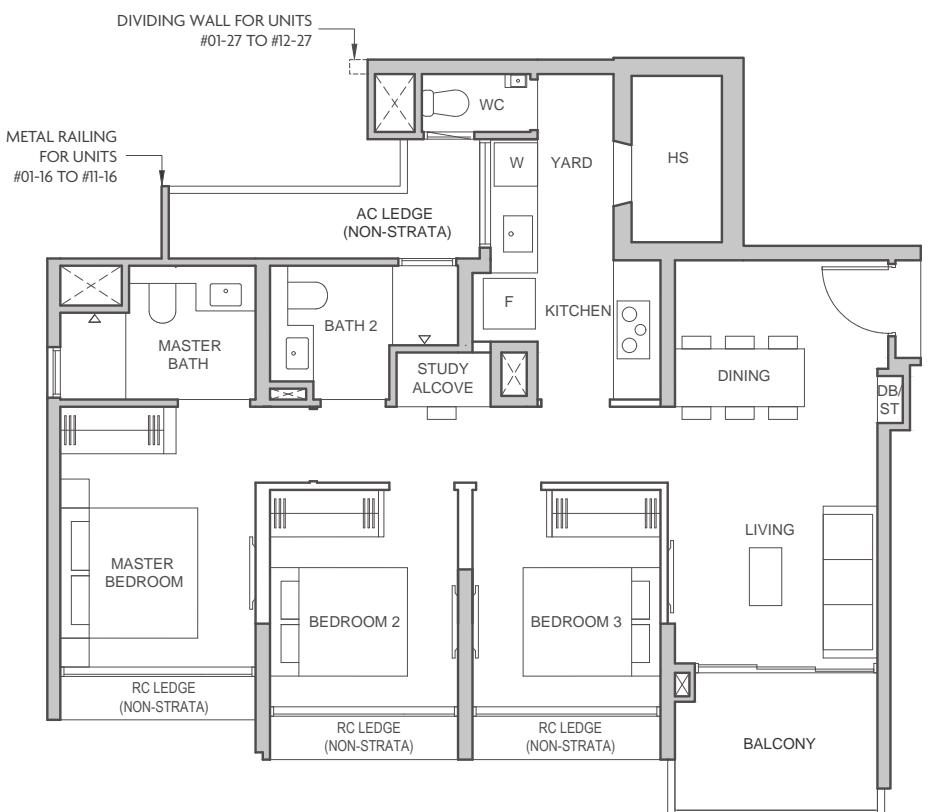
#### Type C2

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\*



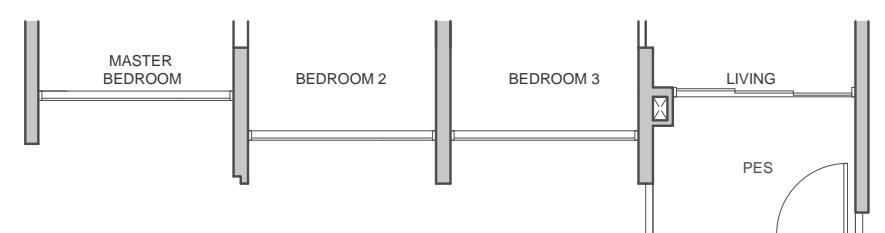
#### Type C2 (p)

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 - Washbasin (not included)

DB/ST - Distribution Board/Storage

HS - Household Shelter

RC - Reinforced Concrete

AC - Air-Conditioner

■ - Wall not allowed to be hacked or altered



0 1 2 3 5M

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 PREMIUM + STUDY

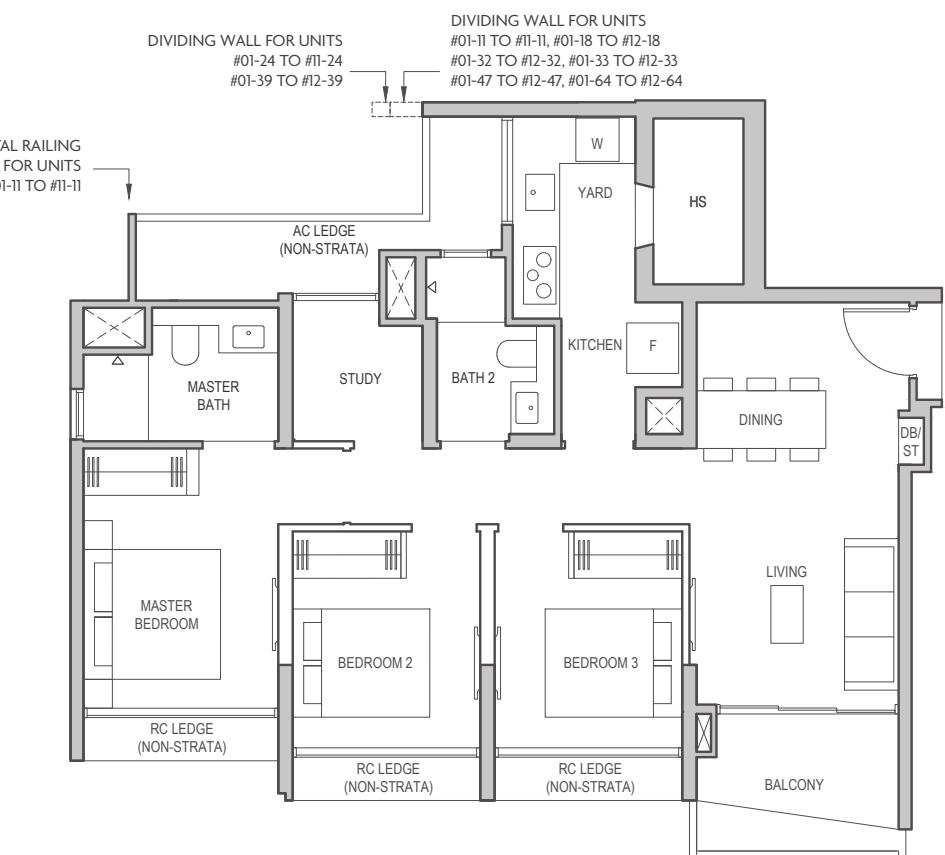
#### Type C3

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\*



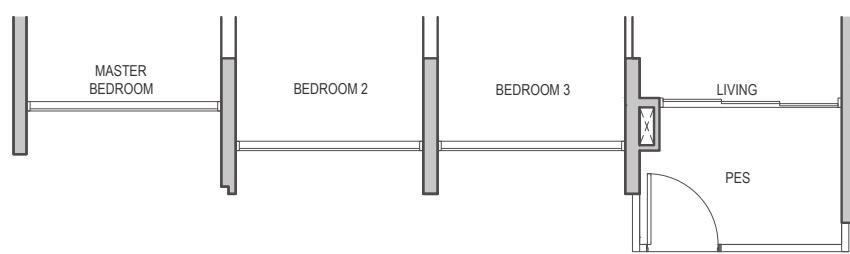
#### Type C3 (p)

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 - Washbasin (not included)

DB/ST - Distribution Board/Storage

HS - Household Shelter

RC - Reinforced Concrete

AC - Air-Conditioner

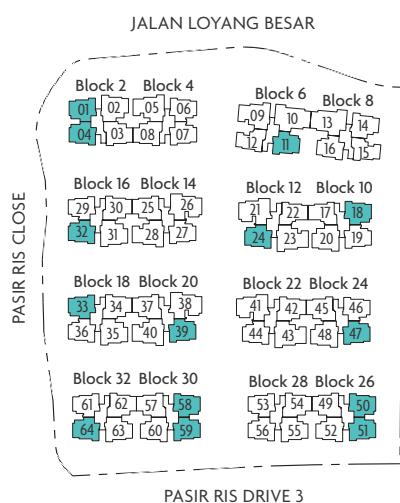
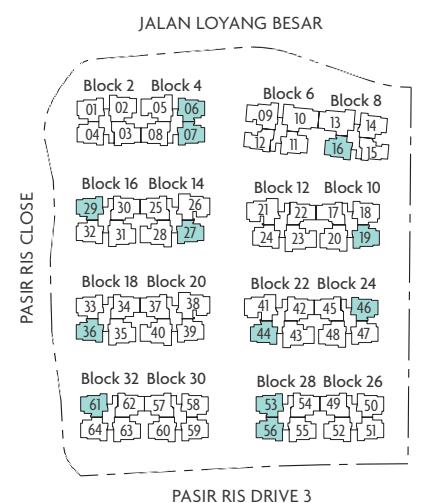
■ - Wall not allowed to be hacked or altered



0 1 2 3 5M

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\*

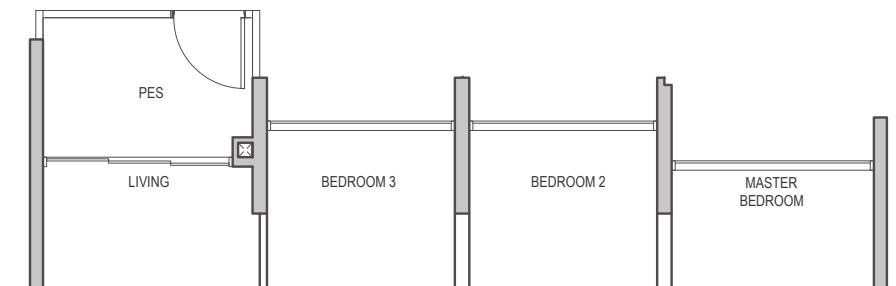


### Type D1 (p)

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 - Washet (not included)  
DB/ST - Distribution Board/Storage  
HS - Household Shelter  
RC - Reinforced Concrete  
AC - Air-Conditioner  
■ - Wall not allowed to be hacked or altered

N 0 1 2 3 5M  
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.

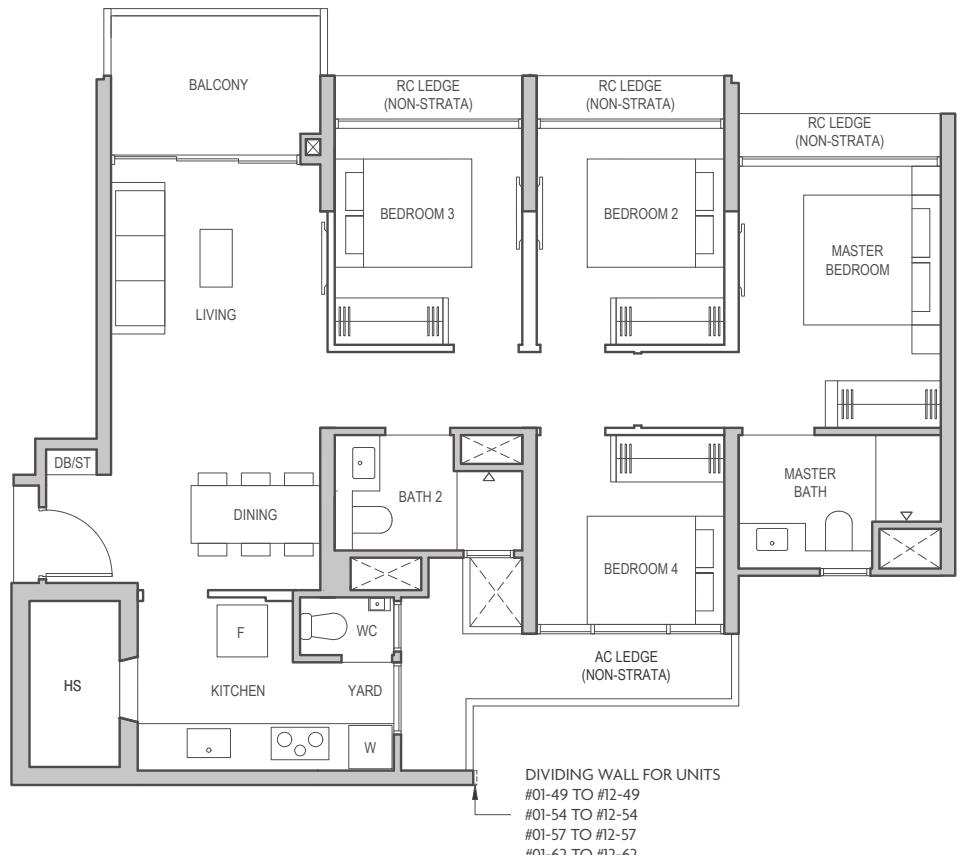
## 4 - BEDROOM DELUXE

### 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\*

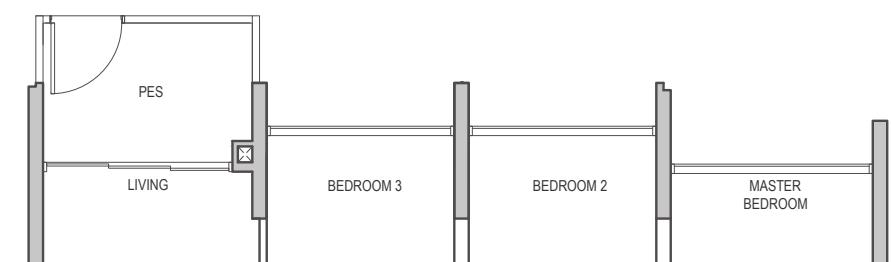


### Type D2 (p)

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

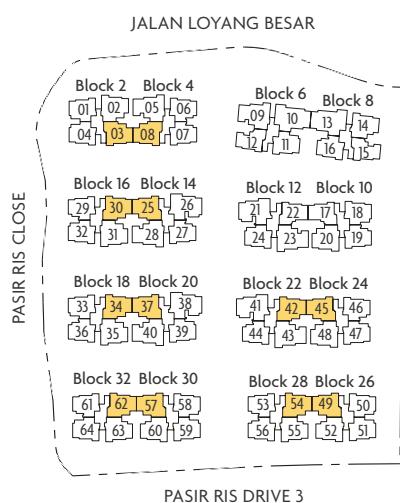
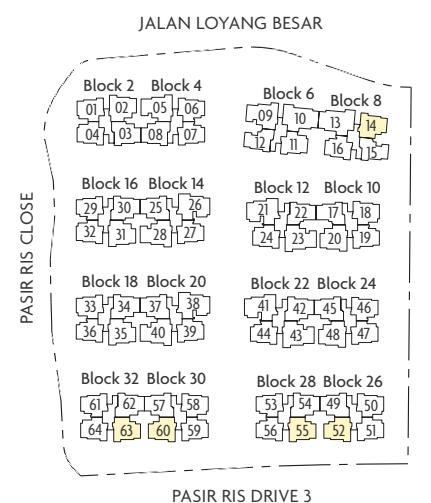
\*Mirrored Units  
Block 2 #01-03\*  
Block 14 #01-25\*  
Block 20 #01-37\*  
Block 24 #01-45\*  
Block 26 #01-49\*  
Block 30 #01-57\*



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

N 0 1 2 3 5M  
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 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\*

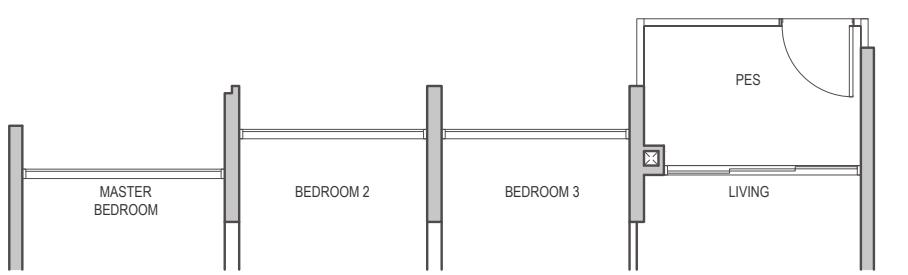


### Type D3 (p)

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 - Washbasin (not included)

DB/ST - Distribution Board/Storage

HS - Household Shelter

RC - Reinforced Concrete

AC - Air-Conditioner

■ - Wall not allowed to be hacked or altered



0 1 2 3 5M

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 PREMIUM + STUDY

### Type D4

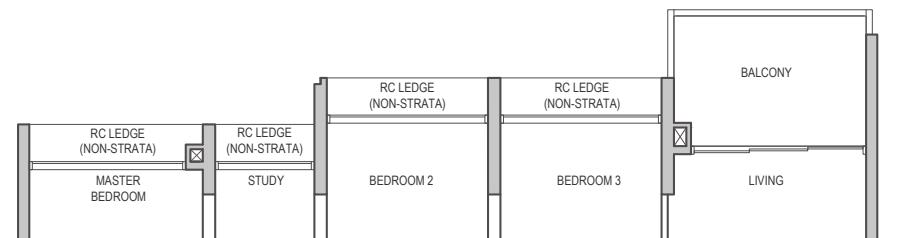
108 sqm (1163 sq ft)

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



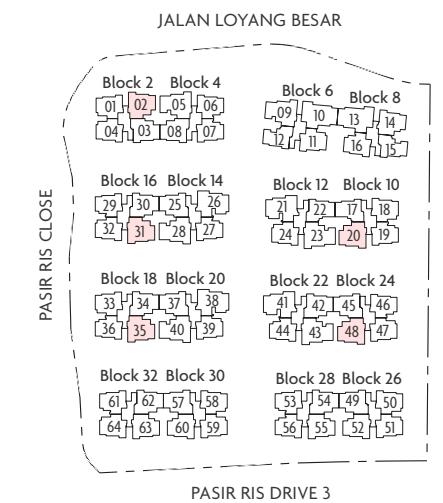
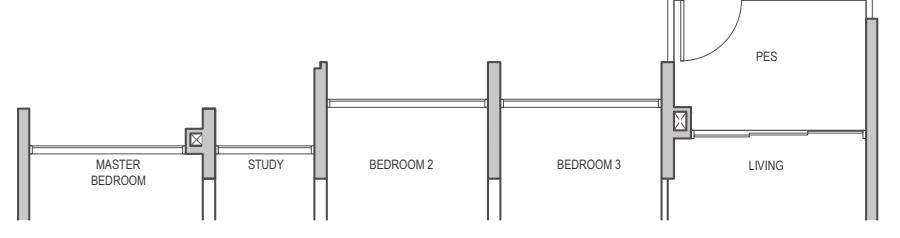
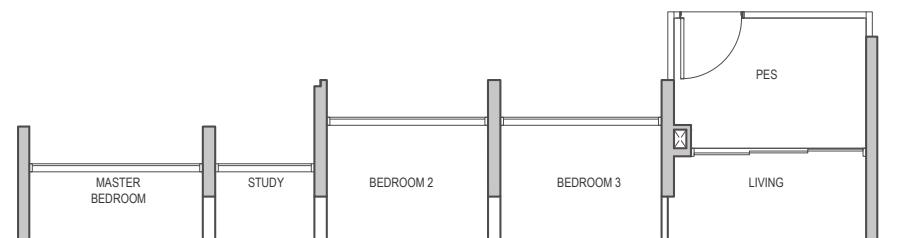
### Type D4 (p)

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 - Washbasin (not included)

DB/ST - Distribution Board/Storage

HS - Household Shelter

RC - Reinforced Concrete

AC - Air-Conditioner

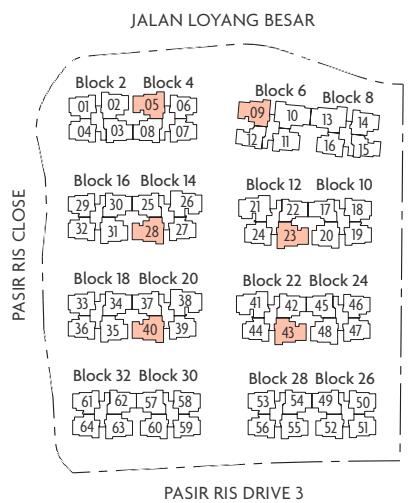
■ - Wall not allowed to be hacked or altered



0 1 2 3 5M

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.

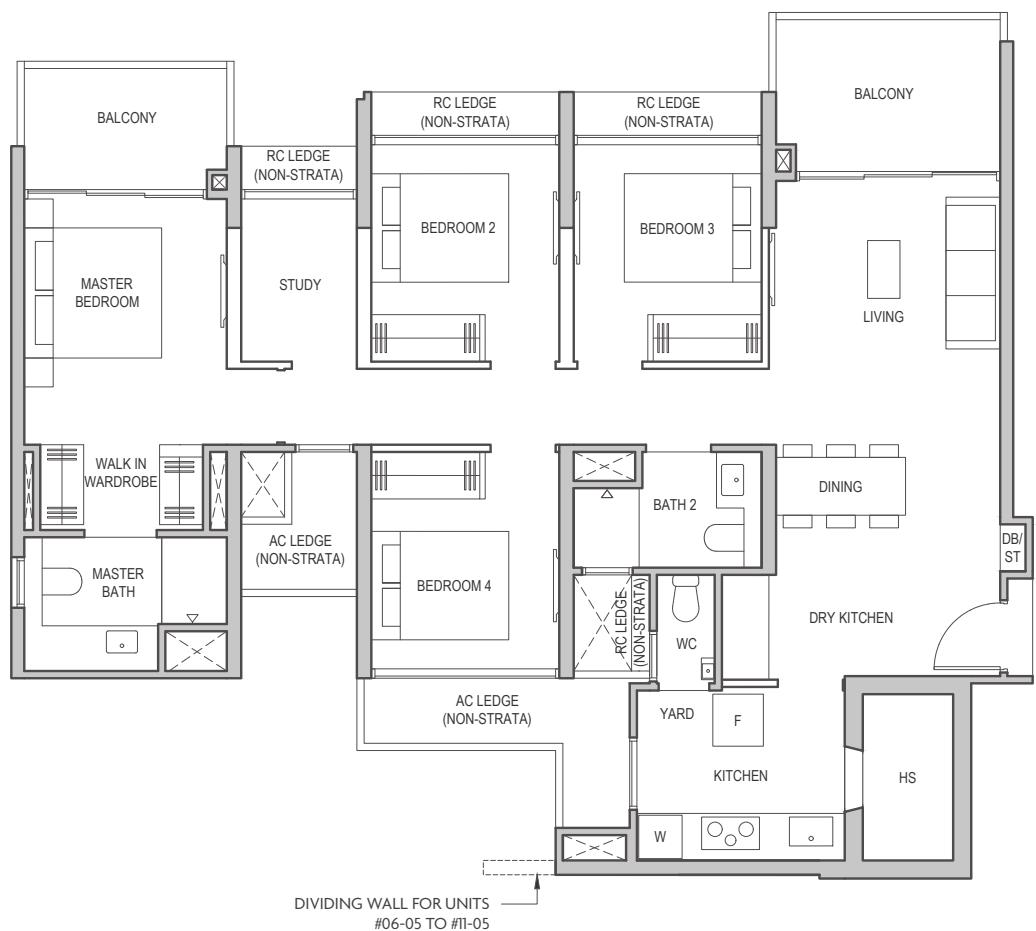


### 4 BEDROOM PREMIUM + STUDY

#### Type D4-B

113 sqm (1216 sq ft)

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



### 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\*

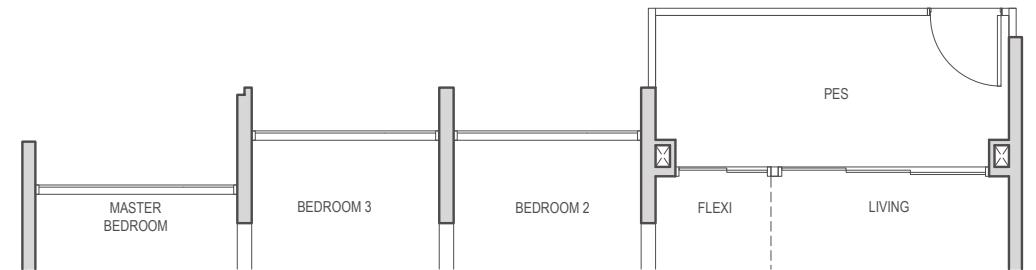


#### Type D5 (p)

112 sqm (1206 sq ft)

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

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

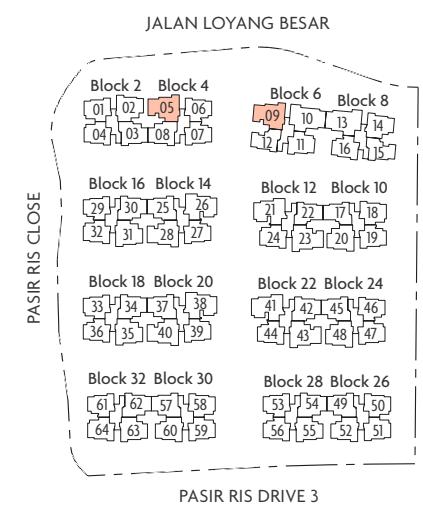


PES - Private Enclosed Space  
WC - Water Closet  
F - Fridge (not included)  
W - Washbasin (not included)  
DB/ST - Distribution Board/Storage  
HS - Household Shelter  
RC - Reinforced Concrete  
AC - Air-Conditioner  
■ - Wall not allowed to be hacked or altered



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.



## 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\*



0 1 2 3 5M

Key plan is not drawn to scale

PES - Private Enclosed Space

WC - Water Closet

F - Fridge (not included)

W - Washbasin (not included)

DB/ST - Distribution Board/Storage

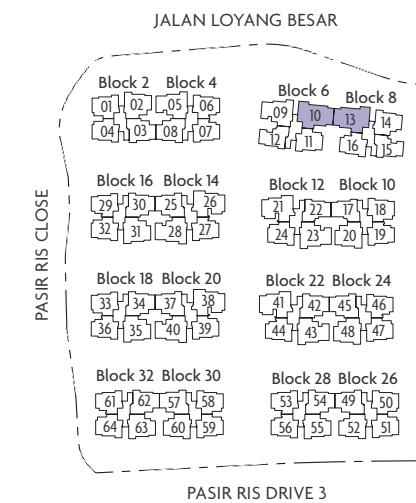
HS - Household Shelter

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.



## 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 - Washbasin (not included)

DB/ST - Distribution Board/Storage

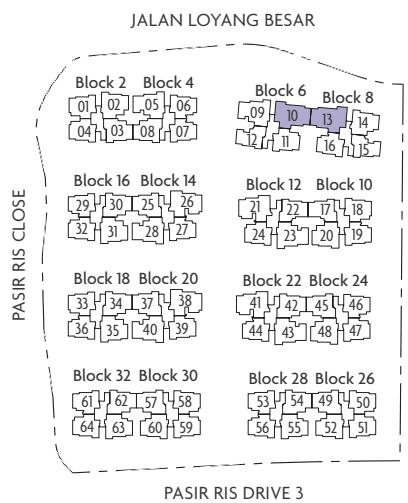
HS - Household Shelter

RC - Reinforced Concrete

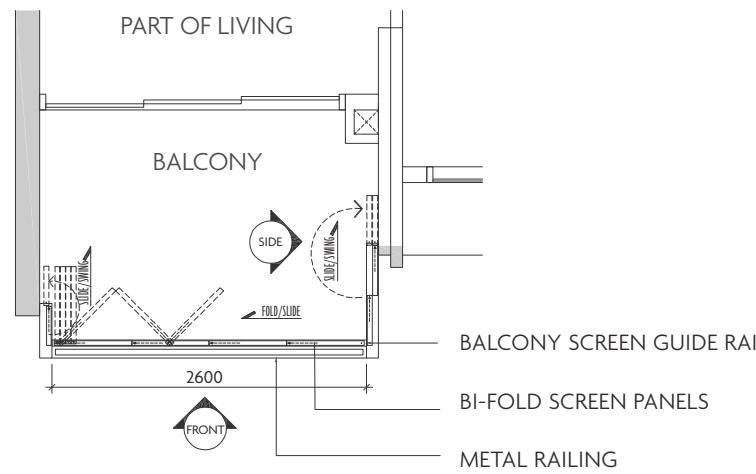
AC - Air-Conditioner

■ - 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.

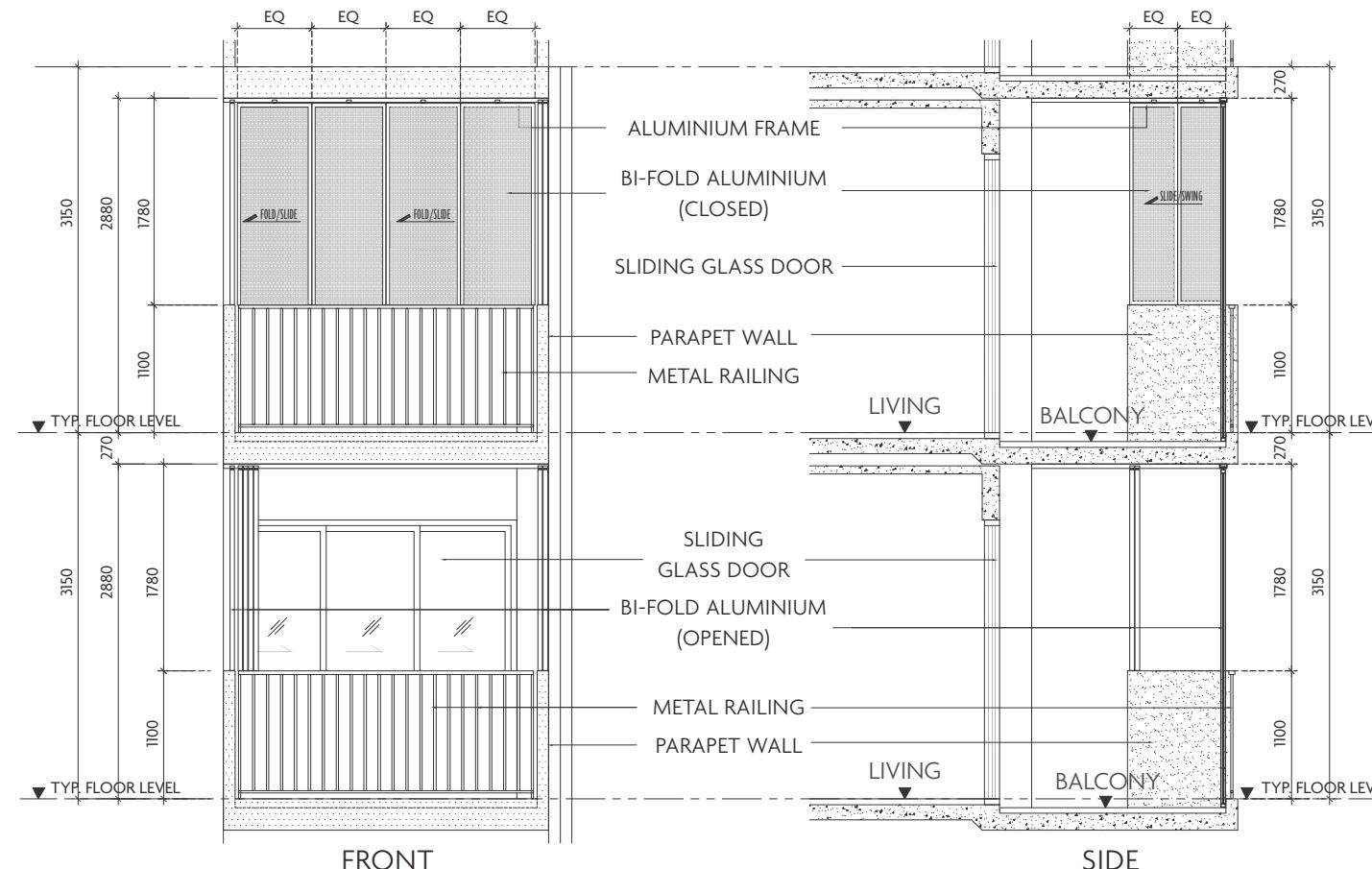


BALCONY AND PES ENCLOSURE RESTRICTION  
(APPROVED BALCONY SCREEN)



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



## QINGJIAN REALTY (SOUTH PACIFIC) GROUP PTE LTD

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.



## FORSEA HOLDINGS PTE LTD

Forsea Holdings Pte Ltd is a subsidiary of a globally renowned Fortune 500 construction group, an infrastructure powerhouse in China, and is dedicated to innovative and high-quality real estate development. With years of building expertise, Forsea takes pride as the reliable partner in providing extensive solutions and end-products of exceptional quality. Forsea's commitment to quality is backed by the Company's large pool of resources, engineering expertise and proven experience. Based on strong client collaboration, effective communication, as well as supportive management, Forsea is devoted to delivering quality homes that transcend generations.

OFFICIAL MARKETING AGENCY

**Huttons**  
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

While every reasonable care has been taken in preparing this brochure, specifications, constructing the sales models and sales gallery/showflat (the "Materials"), the Developer and its agents and their respective servants and contractors do not warrant the accuracy of any of the Materials and shall in no way be held responsible for any inaccuracies in their contents or between the Materials and the actual unit when built. The Developer shall not be bound by any statement, representation or promise (written or oral) by its agents and contractors. All statements and depictions are believed to be correct but are not to be regarded as statements or representations of fact. The Sale and Purchase Agreement shall form the entire agreement between the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to signing of the Sale and Purchase Agreement. All information, specifications, layout plans, building plans, location of facilities, finishes and appliance selection and visuals are subject to any changes as may be required and approved by the Architect, Developer and/or by the relevant authorities and may be changed without notice. The Materials are not intended to be contractual documents and shall not form part of any offer or contract. Visuals, renderings, illustrations, models, showflat displays and photography are artist's impressions only and none can be regarded as representation of fact. Floor areas are approximate measurements only and not to scale. It is subject to final survey. The property is subject to inspection by the relevant authorities to comply with current codes of practice. All information, specifications, renderings, visual representations and plans are current at the time of publication and are subject to change as may be required by us and/or the competent authorities, and shall not form part of any offer or contract nor constitute any warranty by us and shall not be regarded as statements or representations of fact. All plans are subject to amendments as direct and/or approved by the building authorities. The Sale and Purchase Agreement shall form the entire agreement between us as the Developer and the Purchaser, and shall supersede all statements, representations or promises made prior to the signing of the Sale and Purchase Agreement and shall in no way be modified by any statements, representations or promises made by us or the Marketing Agent(s).

