COASTAL

CABANA

SEASIDE LIVING, MALLSIDE CONVENIENCE

DISCOVER A HIGHLY ANTICIPATED PRECINCT

DOORSTEP RARITY

FIRST NEW SEAFRONT EC LAUNCH IN MATURE PASIR RIS TOWN IN OVER A DECADE

DOWNTOWN EAST - A MEGA MALL FOR F&B AND LIFESTYLE

LUSH GREENERY & PARK CONNECTOR

WILD WILD WET - SINGAPORE'S LARGEST WATER PARKS FOR ALL AGES

NEARBY EXCLUSIVITIES

2 MRT LINES & EXPRESSWAYS

PRIMARY SCHOOLS WITHIN 1KM & A SECONDARY SCHOOL ACROSS THE STREET

WORK & GROWTH OPPORTUNITIES AT AVIATION HUB, DIGITAL DISTRICT AND TAMPINES REGIONAL CENTRE

JEWEL CHANGI AIRPORT & UPCOMING TERMINAL 5

SEASIDE LIVING, MALLSIDE CONVENIENCE

RARE

LUXURIOUS

CONVENIENT

GROWTH

SEASIDE LIVING, MALLSIDE CONVENIENCE

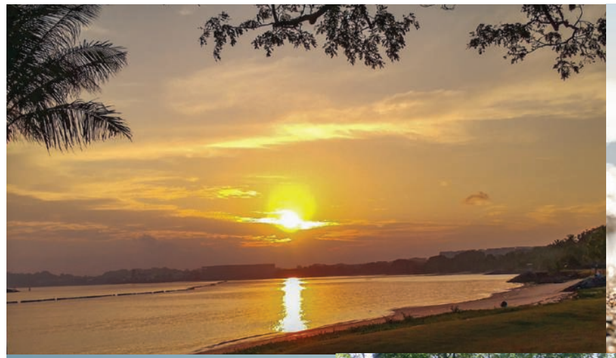
COME HOME TO A SEAFRONT KALEIDOSCOPE

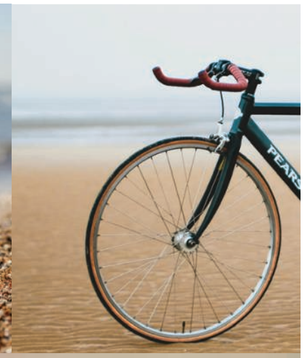
Nestled within a seafront precinct, Coastal Cabana is a rare gem, the only new executive condominium offering breathtaking sea views and an authentic seaside lifestyle. With a mega mall and thrilling theme parks just next door, it presents the perfect blend of luxury, privilege and exceptional living,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

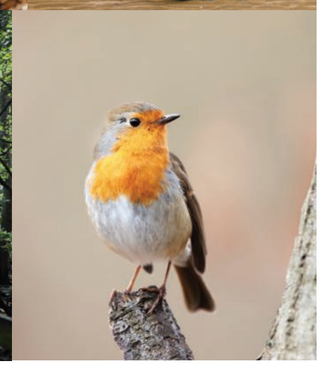


THE UPPER DECK (ROOF)
ARTIST'S IMPRESSION

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

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

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

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 - 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)

SEASIDE LIVING, MALLSIDE CONVENIENCE

COASTAL
CABANA

PUNGGOL COAST
Singapore Institute of Technology
PUNGGOL DIGITAL DISTRICT
CONEY ISLAND
(U/C)
PUNGGOL
PUNGGOL PROMENADE NATURE WALK
TO SELETAR AEROSPACE PARK
LORONG HALUS WETLAND
RIVIERA (U/C)
SUNGEI SERANGOON
KALLANG PAYA LEBAR EXPRESSWAY (KPE)
PAYA LEBAR AIR BASE (FUTURE NEW TOWN)
PASIR RIS WAFER FAB PARK
TAMPINES WAFER FAB PARK
PAssion WaVe @ Pasir Ris
ELIAS (U/C)
Future housing plots
Overseas Family School S'pore
Pasir Ris West Plaza
Park View Pri Sch
Elias Mall
Pasir Ris Elias CC
Meridian Pri Sch
Tampines Meridian JC
Elias Park Pri Sch
Bus Interchange
Pasir Ris Mall
PASIR RIS (U/C)
White Sands
PASIR RIS TOWN PARK
Future residential units with commercial & CC
Pasir Ris Central Hawker Centre
IKEA
COURTS Megastore
Giant
TAMPINES NORTH (U/C)
PARKTOWN Mall (U/C)
Meridian Sec Sch
PASIR RIS BEACH
PASIR RIS PARK
D'Resort
DOWNTOWN EAST
Wild Wild Wet
E!Hub
Aranda Country Club
Civil Service Club @ Loyang
Future housing plot
JLN LOYANG BESAR
500M
Future neighbourhood
Hai Sing Catholic Sch (U/C)
Pasir Ris Crest Sec Sch
Casuarina Pri Sch
Pasir Ris Pri Sch
PASIR RIS DR 12
PASIR RIS DR 3
PASIR RIS DR 1
PASIR RIS DR 9
PASIR RIS DR 4
ELIAS RD
TAMPINES EXPRESSWAY (TPE)
PASIR RIS EAST (U/C)
Loyang View Sec Sch
White Sands Pri Sch
Loyang Point
PASIR RIS ST 11
LOYANG WAY
LOYANG AVE
LOYANG (U/C)
LOYANG OFFSHORE SUPPLY BASE
LOYANG INDUSTRIAL ESTATE
CHANGI BOARDWALK
Changi Sailing Club
Changi Beach Club
CHANGI POINT FERRY TERMINAL
Changi Village Market & Hawker Centre
SINGAPORE AVIATION ACADEMY
Changi Golf Course
AVIATION PARK (U/C)
SINGAPORE CHANGI AIRPORT
JEWEL CHANGI AIRPORT
CHANGI AIRPORT
AIRPORT BOULEVARD
TAMPINES AVE 11
TAMPINES AVE 12
TAMPINES BOULEVARD PARK
TAMPINES ECO GREEN PARK
Angsana Pri Sch
Dunman Sec Sch
TAMPINES AVE 9
UWCSEA (East Campus)
Poi Ching Sch
SUN PLAZA PARK
Tampines North Pri Sch
Gongshang Pri Sch
TAMPINES EAST
TAMPINES AVE 6
TAMPINES AVE 10
TAMPINES AVE 7
East Spring Sec Sch
Bus Interchange
Tampines 1
TAMPINES
TAMPINES REGIONAL HUB
Our Tampines Hub
Ngee Ann Sec Sch
The Japanese Sch
East Spring Pri Sch
Century Square
Tampines Mall
St. Hilda's Pri & Sec Sch
Tampines Pri & Sec Sch
Tampines West CC
TAMPINES AVE 2
TAMPINES AVE 1
Tampines Changkat CC
TAMPINES WEST
Temasek Polytechnic
SAFRA (Tampines)
Tampines Round Mkt & FC
TAMPINES QUARRY
BEDOK RESERVOIR
Forest Adventure
HomeTeamNS Bedok Reservoir
PAssion WaVe @ Bedok Reservoir
BARTLEY RD EAST
BEDOK RESERVOIR
TAMPINES INDUSTRIAL PARK A
SIMEI
Eastpoint Mall
Singapore University of Technology and Design
UPPER CHANGI
CHANGI INTERNATIONAL LOGISPARK (NORTH)
PAN ISLAND EXPRESSWAY (PIE)
SINGAPORE EXPO
EXPO
Changi City Point
CHANGI BUSINESS PARK
Tanah Merah Country Club
Changi Jurassic Mile
SINGAPORE CHANGI AIRPORT TERMINAL 5 (U/C)

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
N

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.



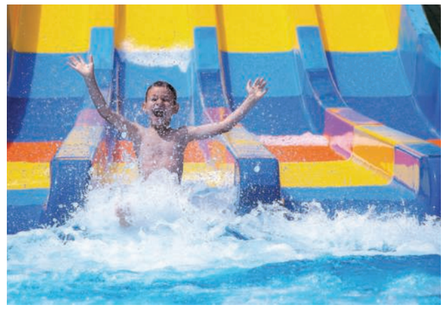
EDUTAINMENT

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

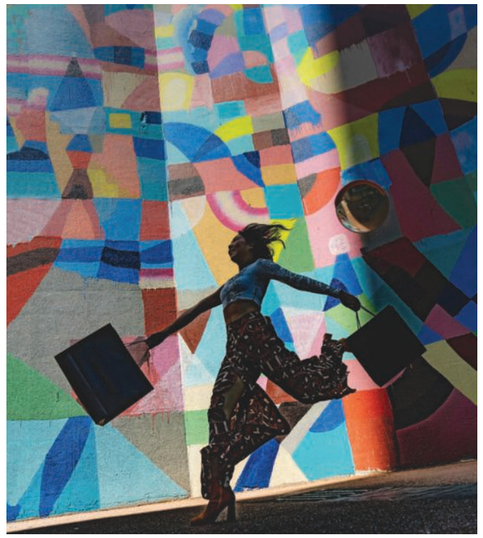
CHANGI REGION



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 venules 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)



CHANGI BUSINESS PARK

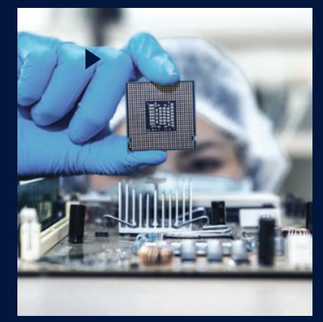
Major hub in Eastern Singapore, home to finance, IT and logistics firms with excellent transport links and amenities for a vibrant work-play environment.

4 MRT stations

PASIR RIS WAFER FAB PARK

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

7 mins drive



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.

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.

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.

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.

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.

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.

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).

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.

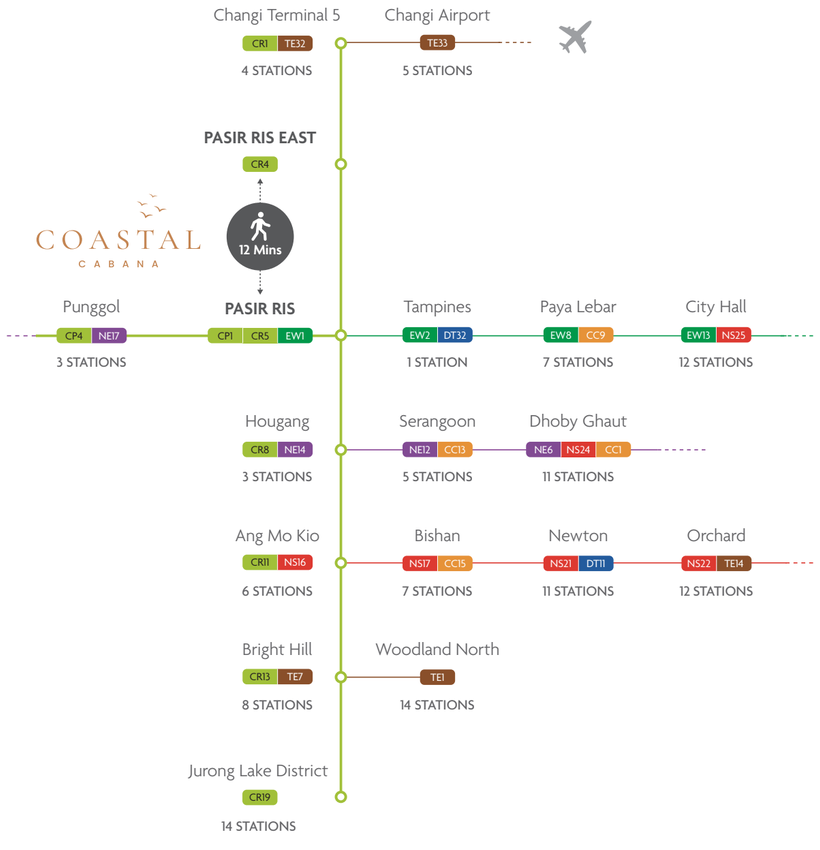
Map not drawn to scale. For illustration and reference only. For details, please refer to the Master Plan available at the Urban Redevelopment Authority website at www.ura.gov.sg. All travel times are estimates and subject to actual traffic conditions.

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



Sources: https://www.lta.gov.sg/content/dam/ltagov/news/press/2023/231010_CPe_eg_time_savings_AnnexC.pdf & The Straits Times on 29 May 2024



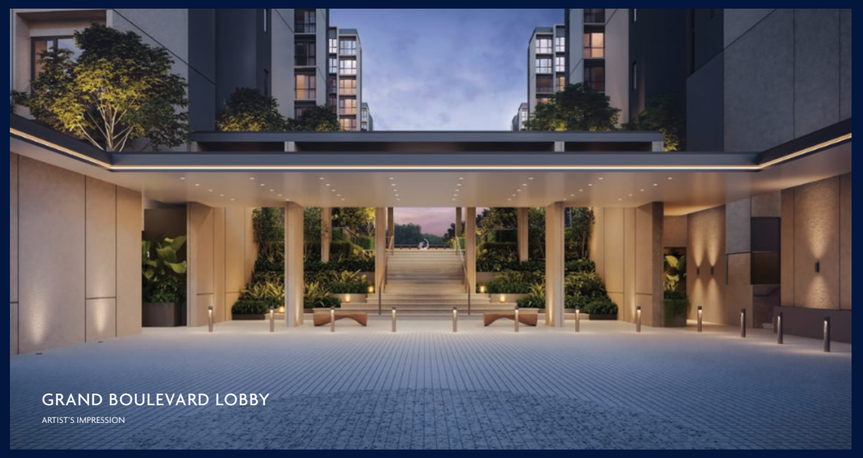
ARTIST'S IMPRESSION

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.



ARTIST'S IMPRESSION



GRAND BOULEVARD LOBBY
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



CANOPY LOUNGE
ARTIST'S IMPRESSION



BOULEVARD LOUNGE
ARTIST'S IMPRESSION

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





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.

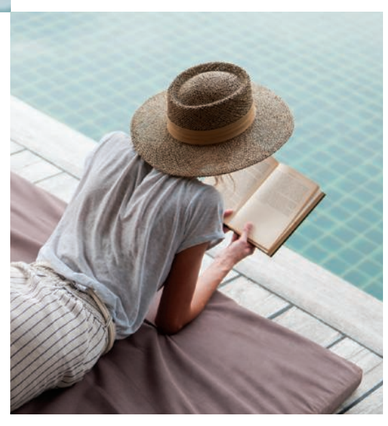


MEADOW LAWN
ARTIST'S IMPRESSION



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

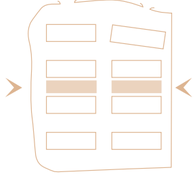






50M LIFESTYLE POOL

ARTIST'S IMPRESSION



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



SPLASH POOL
ARTIST'S IMPRESSION

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 CLUB
ARTIST'S IMPRESSION



KIDS ADVENTURE PARK
ARTIST'S IMPRESSION



Kids Adventure Park
Splash Pool
Family Pool
Gathering Lounge

SEASIDE LIVING, MALLSIDE CONVENIENCE



GATHERING LOUNGE
ARTIST'S IMPRESSION





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.



SPA POD
ARTIST'S IMPRESSION



Spa Pod
Aqua Lounger
Aqua Gym
Aqua Foot Spa
Bubbling Pool

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

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.



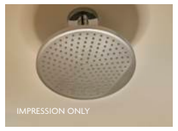
IMPRESSION ONLY

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.

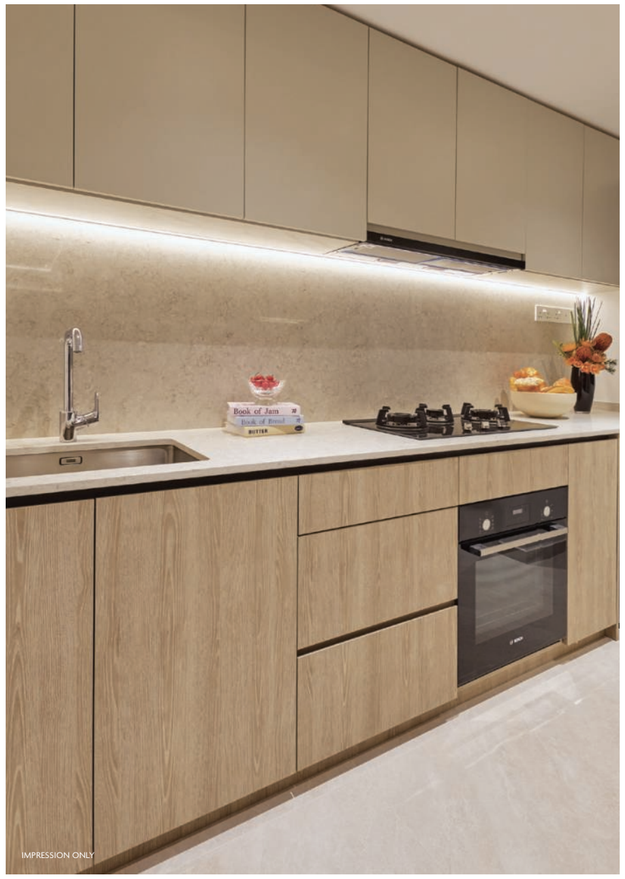






BOSCH hansgrohe







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
- 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

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)

Unit	1	2	3	4
Floor				
	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)

Unit	5	6	7	8
Floor				
	ROOF TERRACE			
11	D4-B	C2	C2	D2
10	D4-B	C2	C2	D2
9	D4-B	C2	C2	D2
8	D4-B	C2	C2	D2
7	D4-B	C2	C2	D2
6	D4-B	C2	C2	D2
5	D4	C2	C2	D2
4	D4	C2	C2	D2
3	D4	C2	C2	D2
2			C2	D2
1			C2 (p)	D2 (p)
B1	CARPARK			

BLOCK 6
Jalan Loyang Besar S(508857)

Unit	9	10	11	12
Floor				
11	D4-B	E2	C3	C1a
10	D4-B	E2	C3	C1a
9	D4-B	E2	C3	C1a
8	D4-B	E2	C3	C1a
7	D4-B	E2	C3	C1a
6	D4-B	E2	C3	C1a
5	D4	E1	C3	C1a
4	D4	E1	C3	C1a
3	D4	E1	C3	C1a
2	D4	E1	C3	C1a
1	D4 (p)	E1 (p)	C3 (p)	C1a (p)
B1	CARPARK			

BLOCK 8
Jalan Loyang Besar S(508858)

Unit	13	14	15	16
Floor				
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	E2	D1	C1a	C2
5	E1	D1	C1a	C2
4	E1	D1	C1a	C2
3	E1	D1	C1a	C2
2	E1	D1	C1a	C2
1	E1 (p)	D1 (p)	C1a (p)	C2 (p)
B1	CARPARK			

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)

Unit	28	27	26	25
Floor				
12	D4	C2	D5	D2
11	D4	C2	D5	D2
10	D4	C2	D5	D2
9	D4	C2	D5	D2
8	D4	C2	D5	D2
7	D4	C2	D5	D2
6	D4	C2	D5	D2
5	D4	C2	D5	D2
4	D4	C2	D5	D2
3	D4	C2	D5	D2
2	D4	C2	D5	D2
1	D4 (p)	C2 (p)	D5 (p)	D2 (p)
B1	CARPARK			

BLOCK 12
Jalan Loyang Besar S(508831)

Unit	24	23	22	21
Floor				
12	C3	D4	C1b	D5
11	C3	D4	C1b	D5
10	C3	D4	C1b	D5
9	C3	D4	C1b	D5
8	C3	D4	C1b	D5
7	C3	D4	C1b	D5
6	C3	D4	C1b	D5
5	C3	D4	C1b	D5
4	C3	D4	C1b	D5
3	C3	D4	C1b	D5
2	C3	D4	C1b	D5
1	C3 (p)	D4 (p)	C1b (p)	D5 (p)
B1	CARPARK			

BLOCK 10
Jalan Loyang Besar S(508859)

Unit	20	19	18	17
Floor				
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	C2	C3	C1b
1	D3 (p)	C2 (p)	C3 (p)	C1b (p)
B1	CARPARK			

BLOCK 18
Jalan Loyang Besar S(508834)

Unit	33	34	35	36
Floor				
12	C3	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)

Unit	37	38	39	40
Floor				
12	D2	D5	C3	D4
11	D2	D5	C3	D4
10	D2	D5	C3	D4
9	D2	D5	C3	D4
8	D2	D5	C3	D4
7	D2	D5	C3	D4
6	D2	D5	C3	D4
5	D2	D5	C3	D4
4	D2	D5	C3	D4
3	D2	D5	C3	D4
2	D2	D5	C3	D4
1	D2 (p)	D5 (p)	C3 (p)	D4 (p)
B1	CARPARK			

BLOCK 22
Jalan Loyang Besar S(508826)

Unit	41	42	43	44
Floor				
12	D5	D2	D4	C2
11	D5	D2	D4	C2
10	D5	D2	D4	C2
9	D5	D2	D4	C2
8	D5	D2	D4	C2
7	D5	D2	D4	C2
6	D5	D2	D4	C2
5	D5	D2	D4	C2
4	D5	D2	D4	C2
3	D5	D2	D4	C2
2	D5	D2	D4	C2
1	D5 (p)	D2 (p)	D4 (p)	C2 (p)
B1	CARPARK			

BLOCK 24
Jalan Loyang Besar S(508827)

Unit	45	46	47	48
Floor				
12	D2	C2	C3	D3
11	D2	C2	C3	D3
10	D2	C2	C3	D3
9	D2	C2	C3	D3
8	D2	C2	C3	D3
7	D2	C2	C3	D3
6	D2	C2	C3	D3
5	D2	C2	C3	D3
4	D2	C2	C3	D3
3	D2	C2	C3	D3
2	D2	C2	C3	D3
1	D2 (p)	C2 (p)	C3 (p)	D3 (p)
B1	CARPARK			

BLOCK 32
Jalan Loyang Besar S(508806)

Unit	64	63	62	61
Floor				
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)

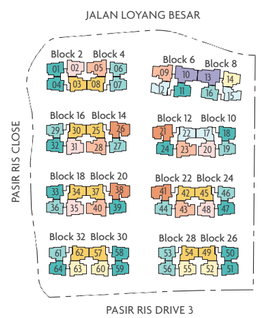
Unit	60	59	58	57
Floor				
12	D1	C3	C3	D2
11	D1	C3	C3	D2
10	D1	C3	C3	D2
9	D1	C3	C3	D2
8	D1	C3	C3	D2
7	D1	C3	C3	D2
6	D1	C3	C3	D2
5	D1	C3	C3	D2
4	D1	C3	C3	D2
3	D1	C3	C3	D2
2	D1	C3	C3	D2
1	D1 (p)	C3 (p)	C3 (p)	D2 (p)
B1	CARPARK			

BLOCK 28
Jalan Loyang Besar S(508829)

Unit	56	55	54	53
Floor				
12	C2	D1	D2	C2
11	C2	D1	D2	C2
10	C2	D1	D2	C2
9	C2	D1	D2	C2
8	C2	D1	D2	C2
7	C2	D1	D2	C2
6	C2	D1	D2	C2
5	C2	D1	D2	C2
4	C2	D1	D2	C2
3	C2	D1	D2	C2
2	C2	D1	D2	C2
1	C2 (p)	D1 (p)	D2 (p)	C2 (p)
B1	CARPARK			

BLOCK 26
Jalan Loyang Besar S(508828)

Unit	52	51	50	49
Floor				
12	D1	C3	C3	D2
11	D1	C3	C3	D2
10	D1	C3	C3	D2
9	D1	C3	C3	D2
8	D1	C3	C3	D2
7	D1	C3	C3	D2
6	D1	C3	C3	D2
5	D1	C3	C3	D2
4	D1	C3	C3	D2
3	D1	C3	C3	D2
2	D1	C3	C3	D2
1	D1 (p)	C3 (p)	C3 (p)	D2 (p)
B1	CARPARK			



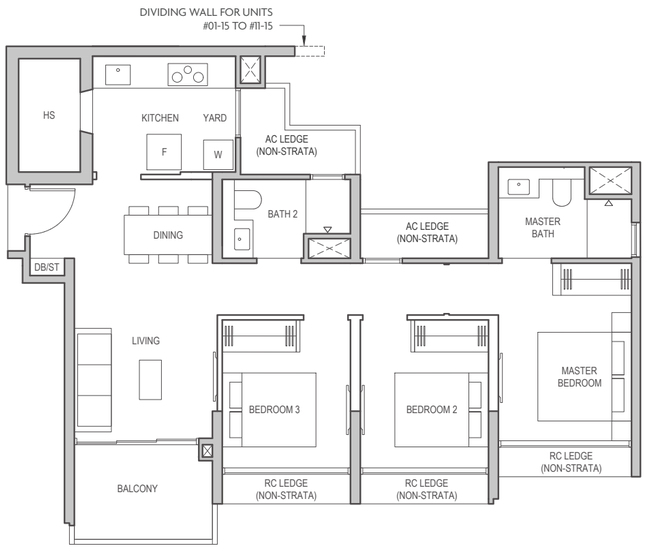
- 3-Bedroom Deluxe
- 3-Bedroom Premium
- 3-Bedroom Premium + Study
- 4-Bedroom Classic
- 4-Bedroom Deluxe
- 4-Bedroom Premium
- 4-Bedroom Premium + Study
- 4-Bedroom Premium + Flexi
- 5-Bedroom Premium

Type C1a
81 sqm (872 sq ft)

Block 8 #02-15 to #11-15

*Mirrored Units

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

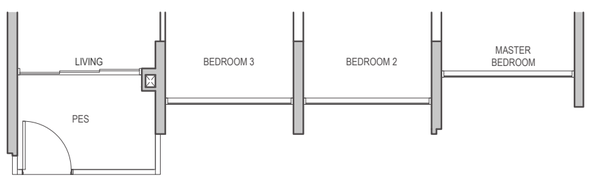


Type C1a (p)
81 sqm (872 sq ft)

Block 8 #01-15

*Mirrored Units

Block 6 #01-12*

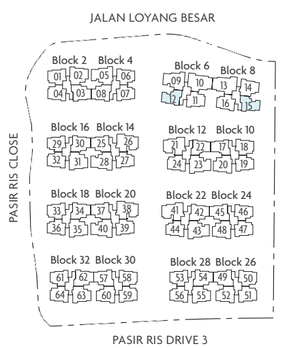


PES - Private Enclosed Space
WC - Water Closet
F - Fridge (not included)
W - Washer (not included)
DB/ST - Distribution Board/Storage
HS - Household Shelter
RC - Reinforced Concrete
AC - Air-Conditioner
- Wall not allowed to be hacked or altered



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.

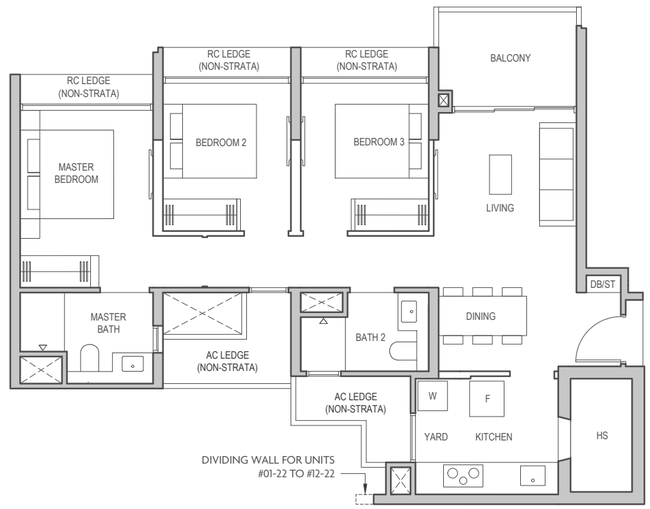


Type C1b
81 sqm (872 sq ft)

Block 10 #02-17 to #12-17

*Mirrored Units

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

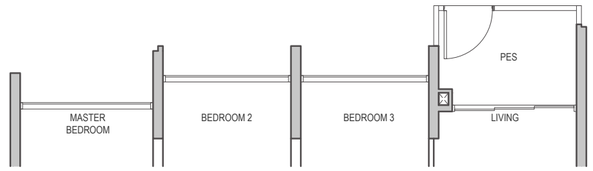


Type C1b (p)
81 sqm (872 sq ft)

Block 10 #01-17

*Mirrored Units

Block 12 #01-22*

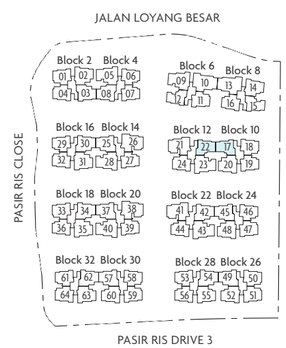


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WC - Water Closet
F - Fridge (not included)
W - Washer (not included)
DB/ST - Distribution Board/Storage
HS - Household Shelter
RC - Reinforced Concrete
AC - Air-Conditioner
- Wall not allowed to be hacked or altered



Key plan is not drawn to scale

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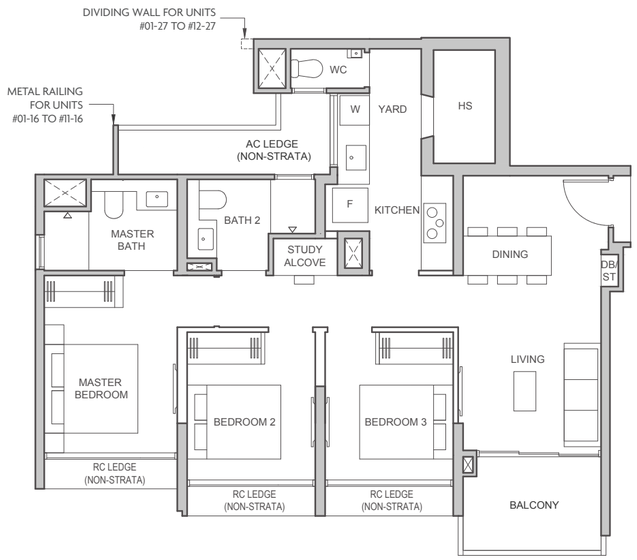
3-BEDROOM PREMIUM

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*

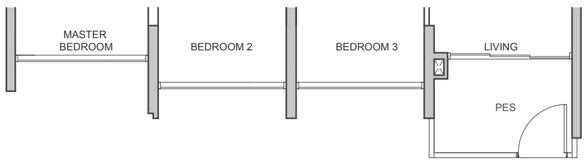


Type C2 (p)
85 sqm (915 sq ft)

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

*Mirrored Units

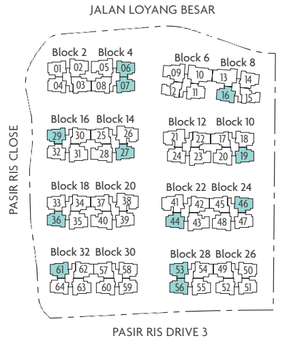
Block 4 #01-07*
Block 10 #01-19*
Block 14 #01-27*
Block 16 #01-29*
Block 28 #01-53*
Block 32 #01-61*



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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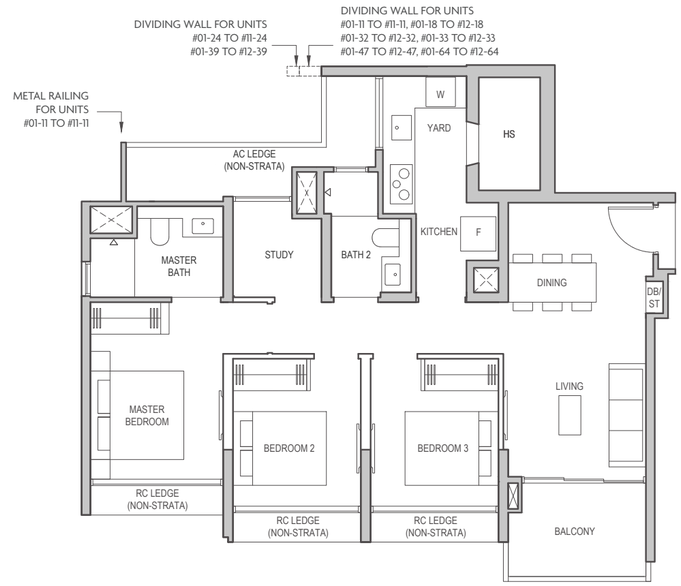
3-BEDROOM PREMIUM + STUDY

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*

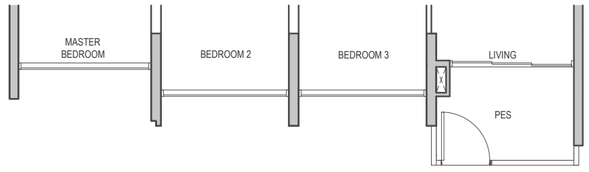


Type C3 (p)
85 sqm (915 sq ft)

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

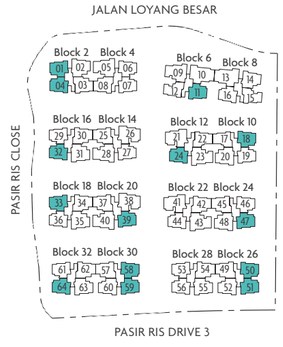
Block 2 #01-01*
Block 6 #01-11*
Block 18 #01-33*
Block 20 #01-39*
Block 24 #01-47*
Block 26 #01-51*
Block 30 #01-59*



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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



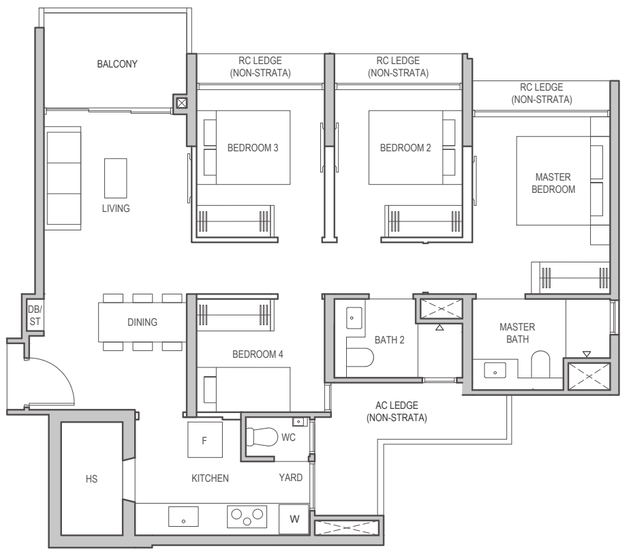
Area includes balcony or private enclosed space (PES), where applicable. All AC ledges and RC ledges (non-load bearing) are excluded from strata area. The above plans and illustrations are subject to change as may be required or approved by the relevant authorities. All areas and measurements stated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

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

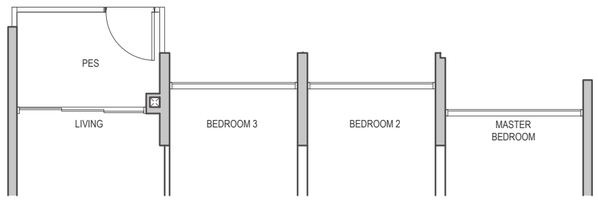
*Mirrored Units
Block 28 #02-55* to #12-55*
Block 32 #02-63* to #12-63*



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*

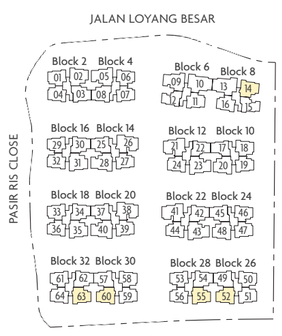


PES - Private Enclosed Space
WC - Water Closet
F - Fridge (not included)
W - Washer (not included)
DB/ST - Distribution Board/Storage
HS - Household Shelter
RC - Reinforced Concrete
AC - Air-Conditioner
- Wall not allowed to be hacked or altered



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*

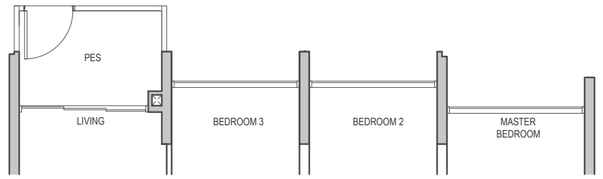


DIVIDING WALL FOR UNITS
#01-49 TO #12-49
#01-54 TO #12-54
#01-57 TO #12-57
#01-62 TO #12-62

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*

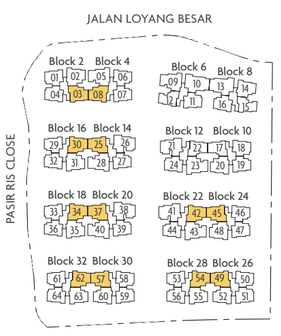


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WC - Water Closet
F - Fridge (not included)
W - Washer (not included)
DB/ST - Distribution Board/Storage
HS - Household Shelter
RC - Reinforced Concrete
AC - Air-Conditioner
- Wall not allowed to be hacked or altered



Key plan is not drawn to scale

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Type D3
98 sqm (1055 sq ft)

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

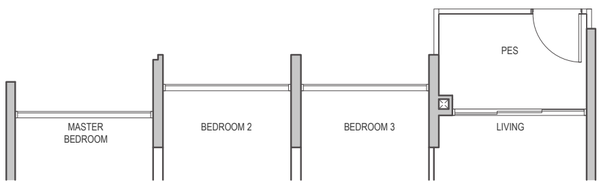
*Mirrored Units
Block 2 #02-02* to #11-02*
Block 10 #02-20* to #12-20*
Block 24 #02-48* to #12-48*



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

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

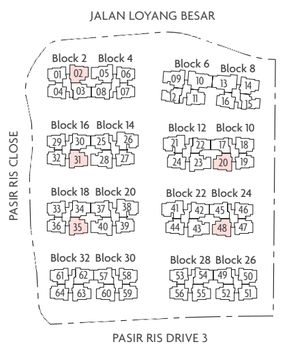
*Mirrored Units
Block 2 #01-02*
Block 10 #01-20*
Block 24 #01-48*



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

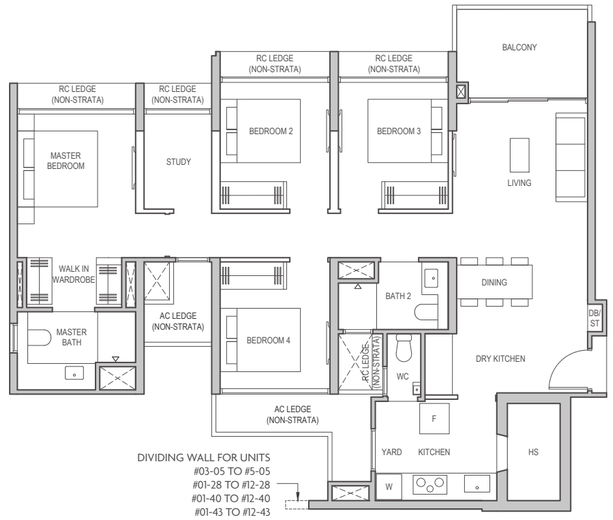


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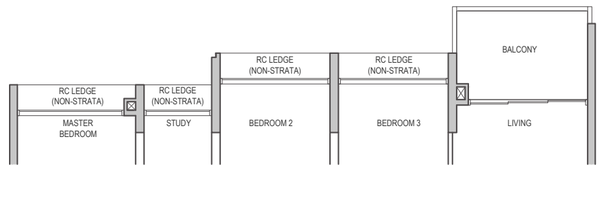
Type D4
108 sqm (1163 sq ft)

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

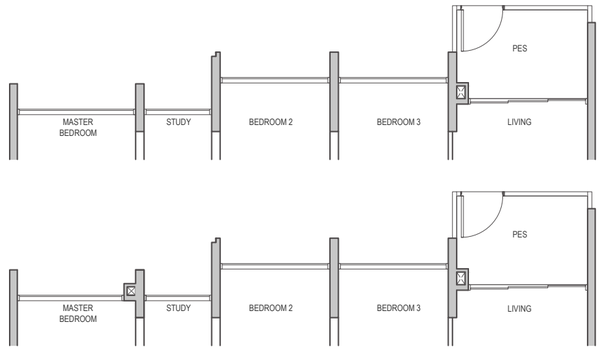


Type D4 (p)
108 sqm (1163 sq ft)

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

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

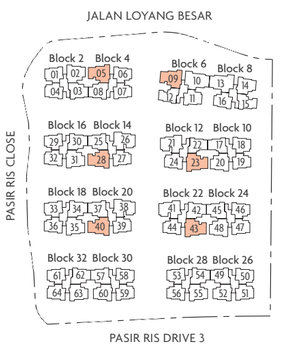
Block 6 #01-09



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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



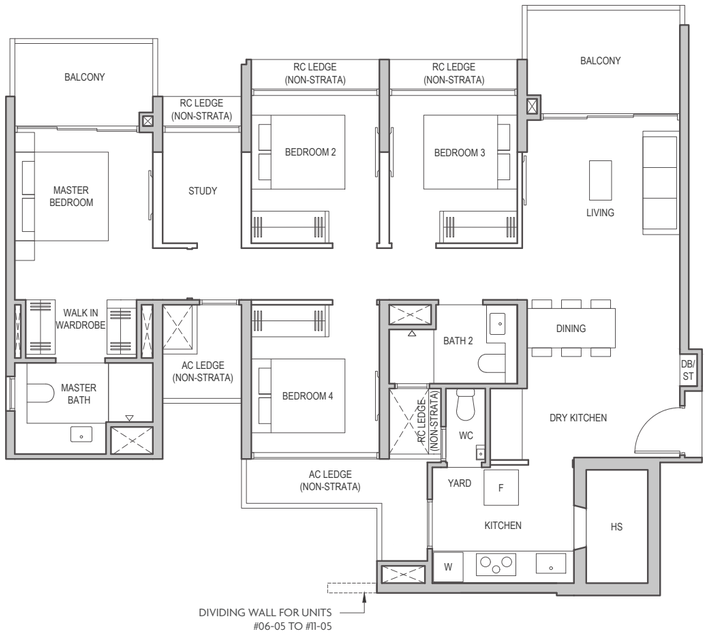
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4 BEDROOM PREMIUM + STUDY

Type D4-B

113 sqm (1216 sq ft)

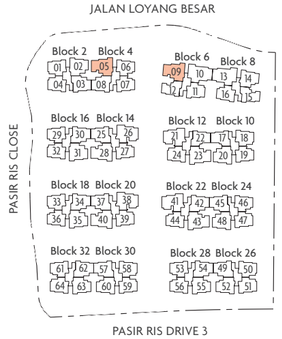
Block 4 #06-05 to #11-05
Block 6 #06-09 to #11-09



PES - Private Enclosed Space
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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

N 0 1 2 3 5M

Key plan is not drawn to scale



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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*

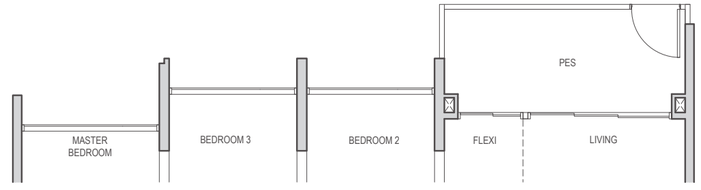


Type D5 (p)

112 sqm (1206 sq ft)

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

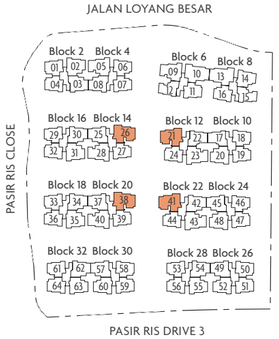
*Mirrored Units
Block 14 #01-26*
Block 20 #01-38*



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
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N 0 1 2 3 5M

Key plan is not drawn to scale

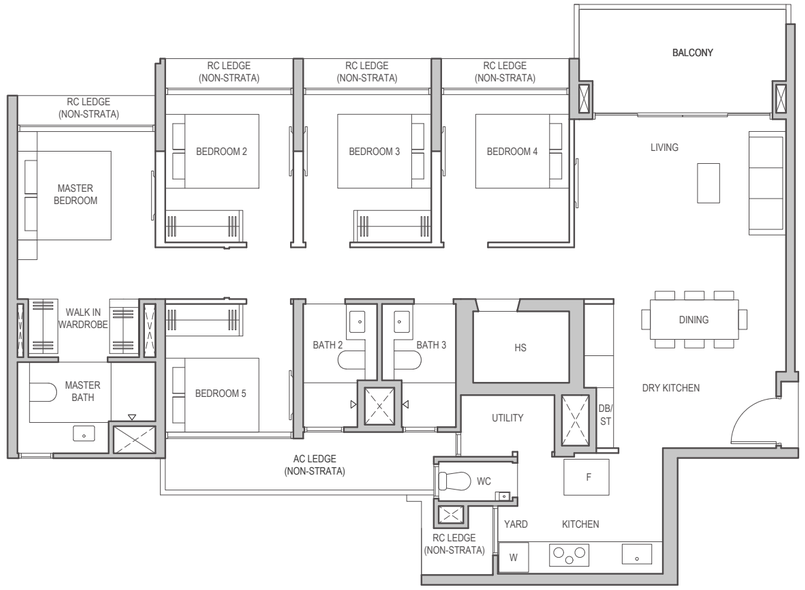


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Type E1
127 sqm (1367 sq ft)

Block 8 #02-13 to #5-13

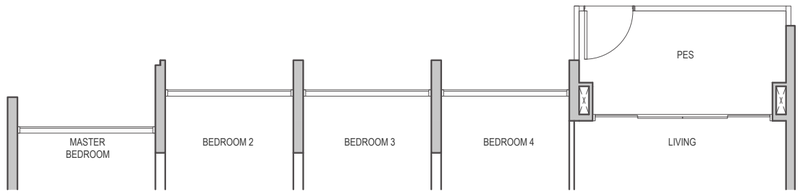
*Mirrored Units
Block 6 #02-10* to #5-10*



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

Block 8 #01-13

*Mirrored Units
Block 6 #01-10*

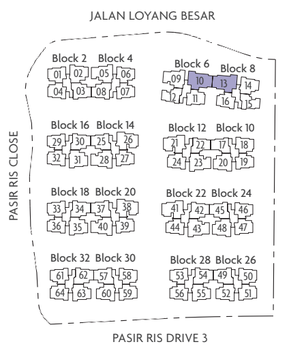


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Key plan is not drawn to scale

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Type E2
132 sqm (1421 sq ft)

Block 8 #06-13 to #11-13

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

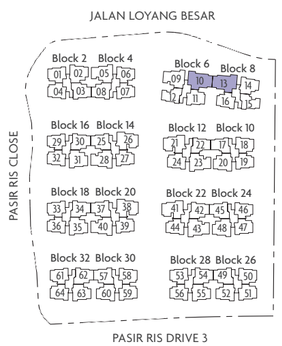


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W - Washer (not included)
DB/ST - Distribution Board/Storage
HS - Household Shelter
RC - Reinforced Concrete
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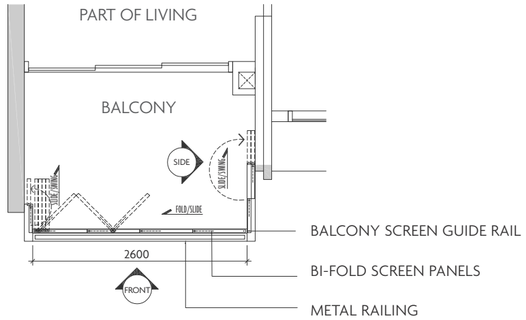
Key plan is not drawn to scale

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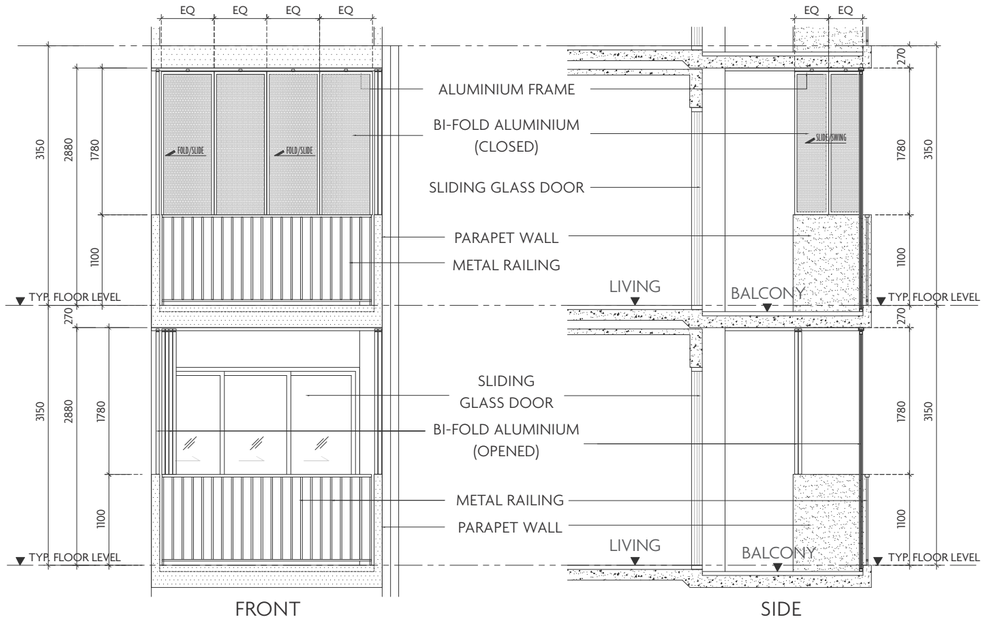
ANNEXURE A

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

JOINTLY DEVELOPED BY



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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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