



Retail • Medical • Office
FREEHOLD

INTRODUCING **CENTRIUM SQUARE**

An exciting new mixed-use integrated commercial development in a prime location on Serangoon Road.

With its bold, vibrant, contemporary design, it offers high specifications office spaces and modern medical suites all complemented by attractive shops and restaurants.

Centrium Square provides the ideal setting for your business to excel within the best possible environment.





ARCHITECTURAL CONCEPT

The 115 metre long podium façade utilizes a flat 2 dimensional geometric tessellation patterned screen, creating a visual effect of repeated three dimensional cubes.

The decorative façade is a modern interpretation of the historical shophouse streetscape, composed of varying heights, fine textures with intricate and colourfully detailed decorations. Vertical slots accentuate the façade screen as an expression of the shophouse party wall rhythmic datum.

Located at the fringe of Little India conservation area, the scale and textures created by the contemporary façade not only relate to the surrounding neighbourhood, but serve to create a distinct identity for the development. A vibrant and colourful façade reflects the multi-sensorial aspects of Little India and pays tribute to her historical shophouses by continuing the theme through a contemporary approach.



AT THE CENTRE OF IT

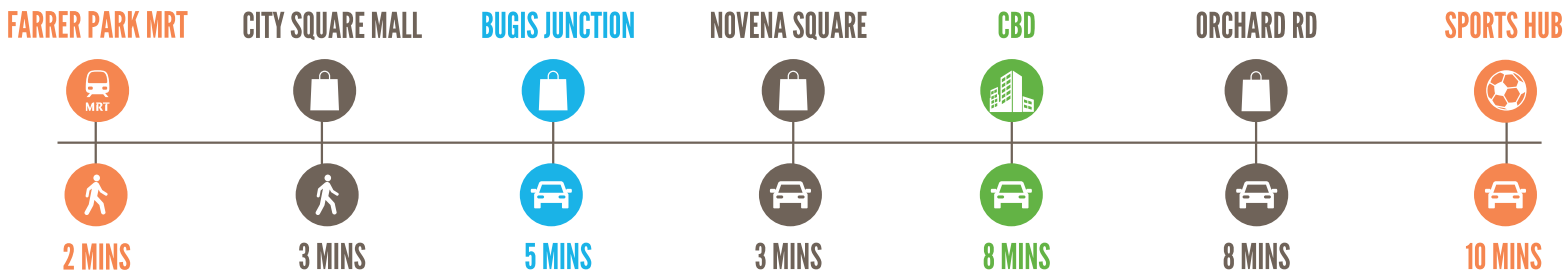
Perfectly situated in the heart of Serangoon Road, at the fringe of the city, Centrium Square offers unparalleled access to the Central Business District, Marina Bay and Orchard Road.

Within walking distance to Farrer Park MRT and easy access to major expressways such as the CTE and PIE means that getting to and from work has never been easier.

Surrounded by a wealth of amenities as well as the charms of Little India, Centrium Square truly offers the best of both worlds.



TRAVEL TIMES



FACTS & FIGURES

FREEHOLD

68,500 SQUARE FEET LAND AREA

19 STOREY, 109 METRE HIGH

2 STOREY OF SHOPS AND RESTAURANTS

3 STOREY OF MEDICAL SUITES

11 STOREY OF STRATA OFFICE UNITS

115 METRE FRONTAGE ALONG SERANGOON ROAD

12 METRE HIGH COVERED SKY TERRACE

4.9 METRE FLOOR TO FLOOR HEIGHT FOR OFFICES & MEDICAL SUITES

COLUMN FREE, EFFICIENT FLOOR PLATE FOR OFFICES & MEDICAL SUITES

124 CAR PARK LOTS, 3 ACCESSIBLE LOTS, 1 FAMILY LOT

BICYCLE PARK ZONE AT THIRD STOREY

BCA GREEN MARK GOLD RATING



IN THE HEART OF THE ACTION - WEST

ISTANA
PARK

ORCHARD
ROAD

KK WOMEN'S &
CHILDREN'S HOSPITAL

NOVENA

FARRER PARK HOSPITAL
(CONNEXION)



Actual View From West Facing

IN THE HEART OF THE ACTION - SOUTH

KALLANG
DISTRI PARK

SINGAPORE
SPORTS HUB

THE
CONCOURSE

SINGAPORE
FLYER

MARINA BAY
SANDS

SOUTH
BEACH

RAFFLES
CITY

CENTRAL BUSINESS
DISTRICT



Actual View from South Facing

STACKING PLAN

LEVEL 9 - 19



OFFICES
4.9M FLOOR TO FLOOR HEIGHT

LEVEL 6 - 8



MEDICAL SUITES
4.9M FLOOR TO FLOOR HEIGHT

LEVEL 5



SKY TERRACE / CARPARK

LEVEL 3 - 4

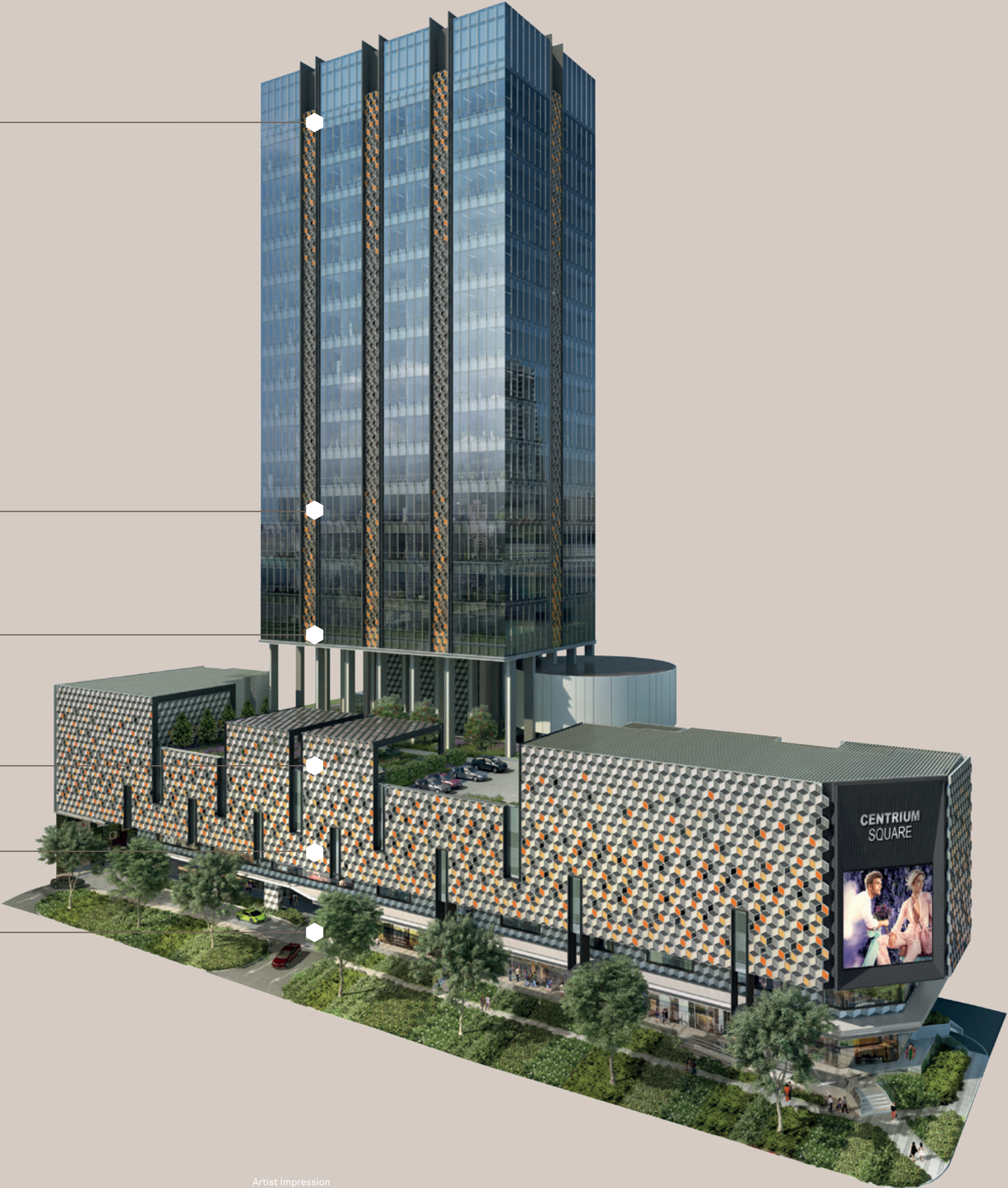


CARPARK

LEVEL 1 - 2



TOWER LOBBY/RETAILS



Artist Impression

THE TOWER

The office tower has a private drop off zone which is quietly tucked right behind the busy mall, leading to an elegant lobby. There will be access to the retail section from the office lobby, providing greater convenience to the office and medical suite users who can access the shops and dining with ease.



Artist Impression



Artist Impression



Artist Impression

OFFICE

Boasting a 4.9 metre floor to floor height, the office units offer efficient floorplans with flexible layouts allowing you to adapt the look and feel to suit your company's personality, and give you a workspace that will evolve as your business does.

Tall doubled glazed windows allow natural daylight and ventilations into the workplace while minimizing solar heat gain and noise. For added convenience, each office unit comes with a fully fitted toilet that includes shower facilities and the provision of an air conditioning ledge, giving owners the option to install their own air-conditioner to serve the unit beyond office hours.



MEDICAL SUITES

The Medical Suites at Centrium Square are thoughtfully appointed, versatile and spacious with individual rest rooms and a 4.9 metre floor to floor height.

An outstanding opportunity for medical and healthcare professionals to own exclusive medical suites surrounded by a large catchment of office professionals and that also benefit from nearby Farrer Park Hospital (Connexion) resources and facilities.



RETAIL PODIUM

With an expansive 115 metre long frontage, the retail podium has been thoughtfully laid out to enhance the shopping experience. Accessibility is key with 2 prominent entrances from busy Serangoon Road to capitalize on pedestrian movement. Internally, the two levels of shops and restaurants will be served by 2 pairs of escalators and a passenger lift.

The vibrant facade and full window frontage will ensure that passers by will be drawn to find out what's inside. It will be the most eye-catching retail destination along Serangoon Road.



RETAIL AND F&B

The working crowd can take advantage of a diverse choice of dining options and exciting retail outlets conveniently located on the first and second storey.

Pick up food for dinner at the supermarket or enjoy a bite at one of the many wonderful restaurants, perfect for both a quick meal in between a spot of shopping or a lunchtime break at the foodcourt but also ideal for a company gatherings or family dinner.





5TH STOREY SKY TERRACE

The generous 12 metre high sky terrace has been thoughtfully designed offering a heightened sense of space and calm: the roof garden will have 2 distinct outdoor pavilions for communal use.

It provides a green working environment by making natural light a staple part of the day: providing an urban tropical oasis for retail, office and medical suite users.

The sky terrace also offers opportunities for networking and socializing in a relaxed garden setting



BUILDING HOMES OF DISTINCTION

Over the last 60 years since its incorporation in the 1950s, Tong Eng Brothers and its group of companies take pride in developing distinctive buildings that are a harmonious blend of form and functionality.

Through the 1960s until today, the group has owned and developed more than a hundred acres of land, encompassing office, retail, landed housing and apartment projects.

The Tong Eng Group continues to blend creative planning and understated elegance, while adopting new concepts and technology in developing buildings with enduring value. With each project, careful attention is paid to every detail, from redefining spaces to ensure the optimum layout to providing impeccable finishing and quality.



ARC 380

- ARC380
- 2015 - 2016 International Property Awards
- Best International Commercial High-Rise Development
 - Best Commercial High-Rise Development in Asia Pacific
- 2015 - 2016 Asia Pacific Property Awards
- Best Commercial High-Rise Development, Singapore



Three Balmoral



Goodwood Grand



Belgravia Villas

Developed by: Feature Development Pte Ltd
A unit of Tong Eng Group



Developer: Feature Development Pte Ltd. (ROC No. 198101251C) Lot 1444M TS17 **Location:** at Serangoon Road **Tenure of Land:** Freehold **Expected Date of Vacant Possession:** 31 December 2021 **Expected Date of Legal Completion:** 31 December 2024 **Building Plan Approval Plan No.:** A0909-00002-2014-BP01 dated 5 November 2015 and the numbers of any other Approved Building Plan which may be required or approved by relevant authority.

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