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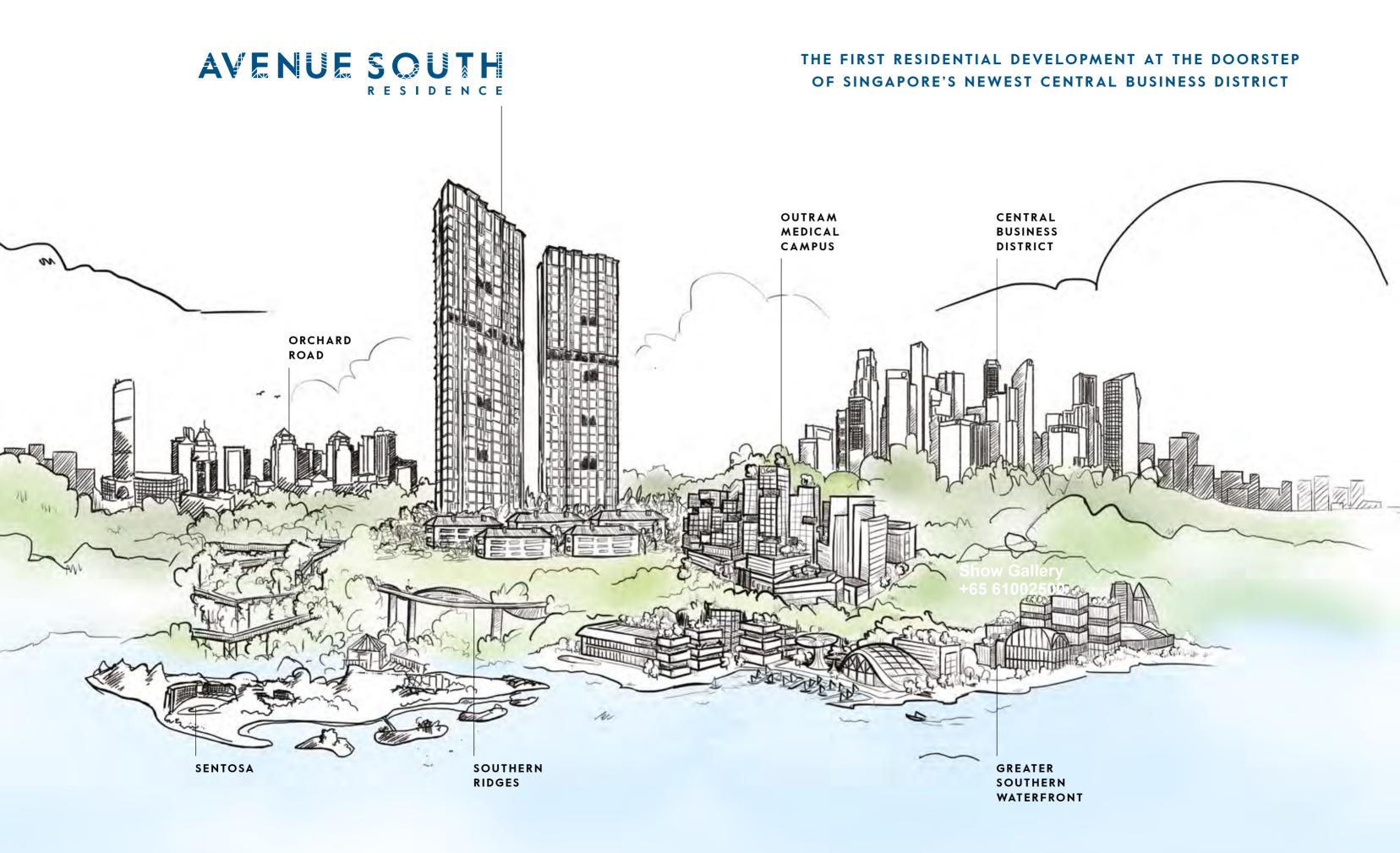
RESERVED FOR VISIONARIES

## A GLIMPSE OF SINGAPORE'S FUTURE





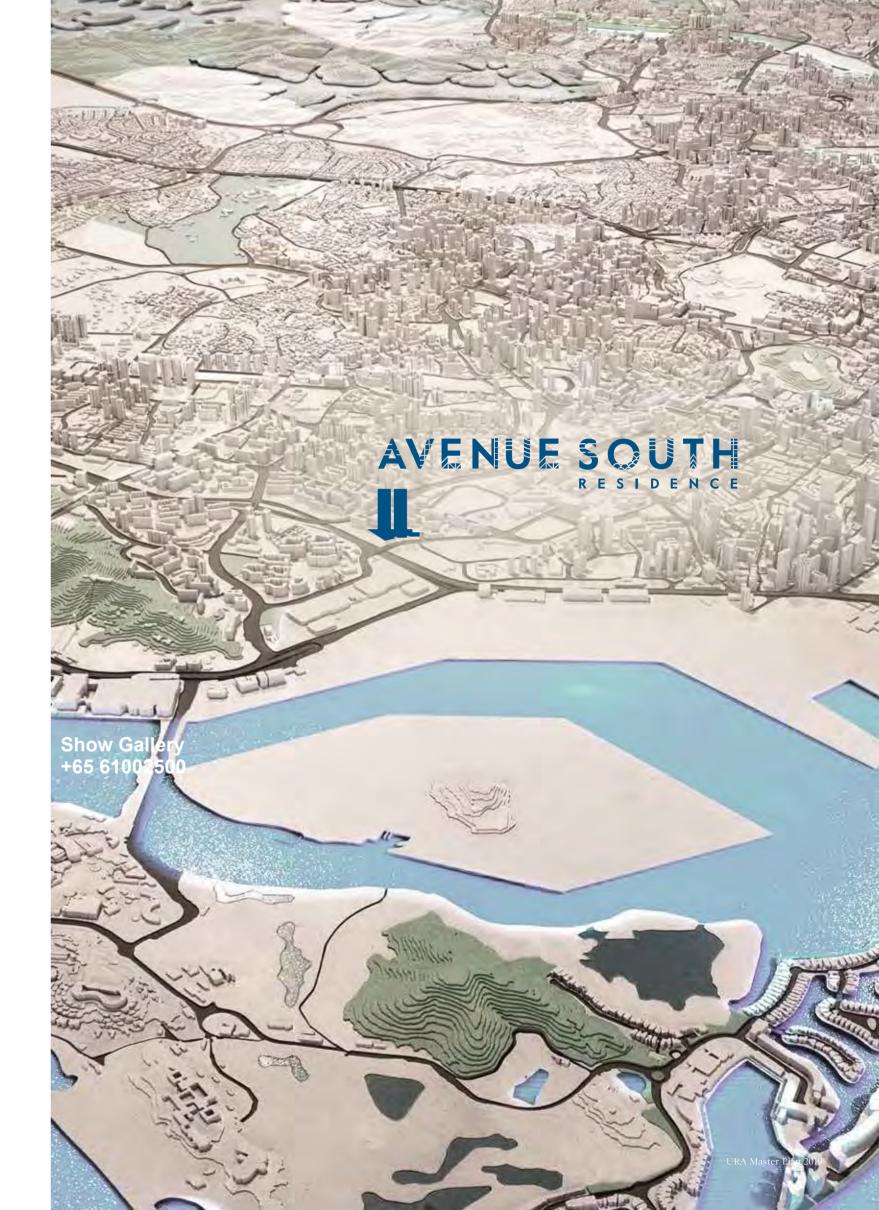




### SOARING ABOVE THE FUTURE

Avenue South Residence is envisioned to be a gateway to the live-work-play lifestyle of the future.

Extending from Pasir Panjang to Marina East, the transformation of the Greater Southern Waterfront, comprising over 2,000 hectares of prime waterfront land, will contribute to a dynamic city centre with exuberant business and lifestyle opportunities.



#### AT THE HEART OF NATURE

Seamlessly connected to Avenue South Residence, the Rail Corridor links our green heritage to the evolving cityscape.

Scheduled for completion in 2021, the 24km-long green artery will connect communities, spur development and rejuvenate the neighbourhood.





- **III** RAIL CORRIDOR
- ## HERITAGE
- RECREATIONAL
- BUSINESS

Map is not drawn to scale.

\*Exact locations for future projects and amenities are to be determined by authorities.

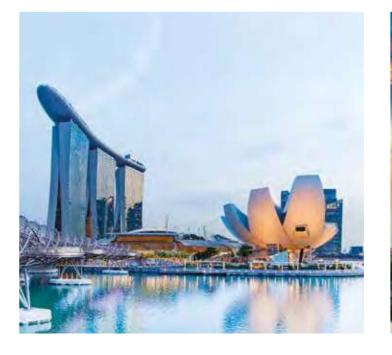


## IN PROXIMITY TO POSSIBILITIES

The central location of Avenue South Residence offers access to various commercial hotspots such as Raffles Place, Downtown Marina Bay, HarbourFront Centre and Mapletree Business City.

Future hotspots include the 43-hectare Outram Medical Campus and the expansion of the two Integrated Resorts — Resorts World Sentosa and Marina Bay Sands.









#### A HOME FOR VISIONARIES

#### **GREATER SOUTHERN WATERFRONT**

2,000на PRIME WATERFRONT LAND

**6**x

THE SIZE OF MARINA BAY

#### **INTEGRATED RESORTS**

\$\$9 BILLION

60,000+
RELATED & EXISTING WORKFORCE

5,000+

#### RAIL CORRIDOR

LONGER THAN THE **NEW YORK HIGH LINE** 

#### **COMMERCIAL HOTSPOTS**

20 MILLION+ SQFT

212,000+

EXISTING WORKFORCE

**OUTRAM MEDICAL CAMPUS** 

**43**HA

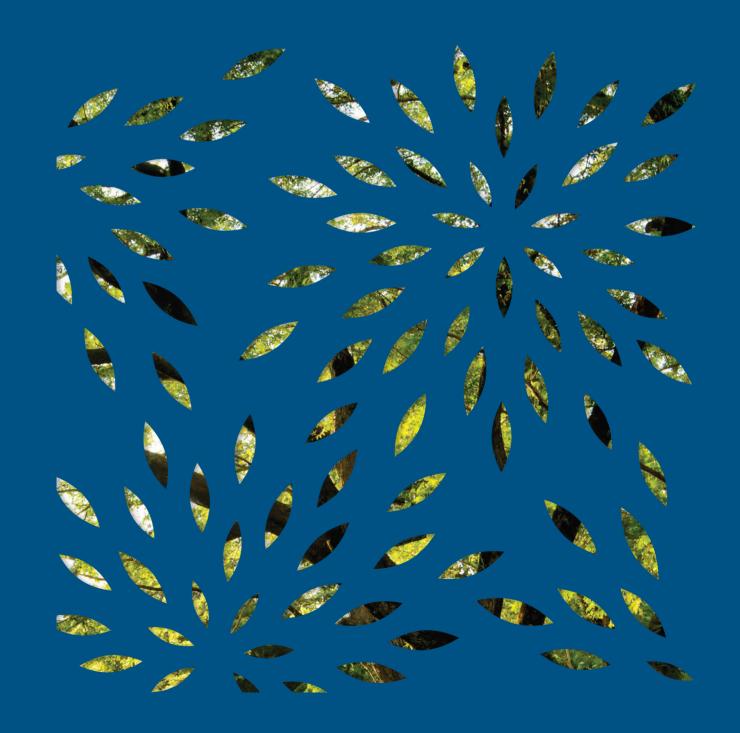
TOTAL LAND AREA

**EXISTING WORKFORCE** 

## THIS LAND IS EXCEEDINGLY GOOD — RIGHT IN THE CITY YET SURROUNDED BY NATURE



## LOOK AROUND THE NEIGHBOURHOOD





#### ALL ROADS LEAD HOME

Enjoy effortless connectivity to all that Singapore has to offer.

#### DRIVE

Three expressways (AYE, CTE & MCE) connect Avenue South Residence to major hotspots around Singapore.

5 MINS

TO THE FUTURE GREATER SOUTHERN WATERFRONT

9 MINS
TO RESORTS WORLD SENTOSA

15 MINS
TO MARINA BAY SANDS

8 MINS

TO THE CENTRAL BUSINESS DISTRICT 9 MINS
TO THE ORCHARD ROAD
SHOPPING BELT

#### CYCLE

The Rail Corridor offers residents the opportunity to cycle uninterrupted through vast stretches of nature, from Anson Road to Marina Bay.

#### WALK

4 MINS
TO OUTRAM
MEDICAL CAMPUS

9 MINS
TO CANTONMENT
MRT STATION (U/C)\*

TO OUTRAM PARK

#### TRAIN

CHINATOWN



RAFFLES PLACE

TANJONG PAGAR

Travelling time is estimated based on normal traffic conditions.

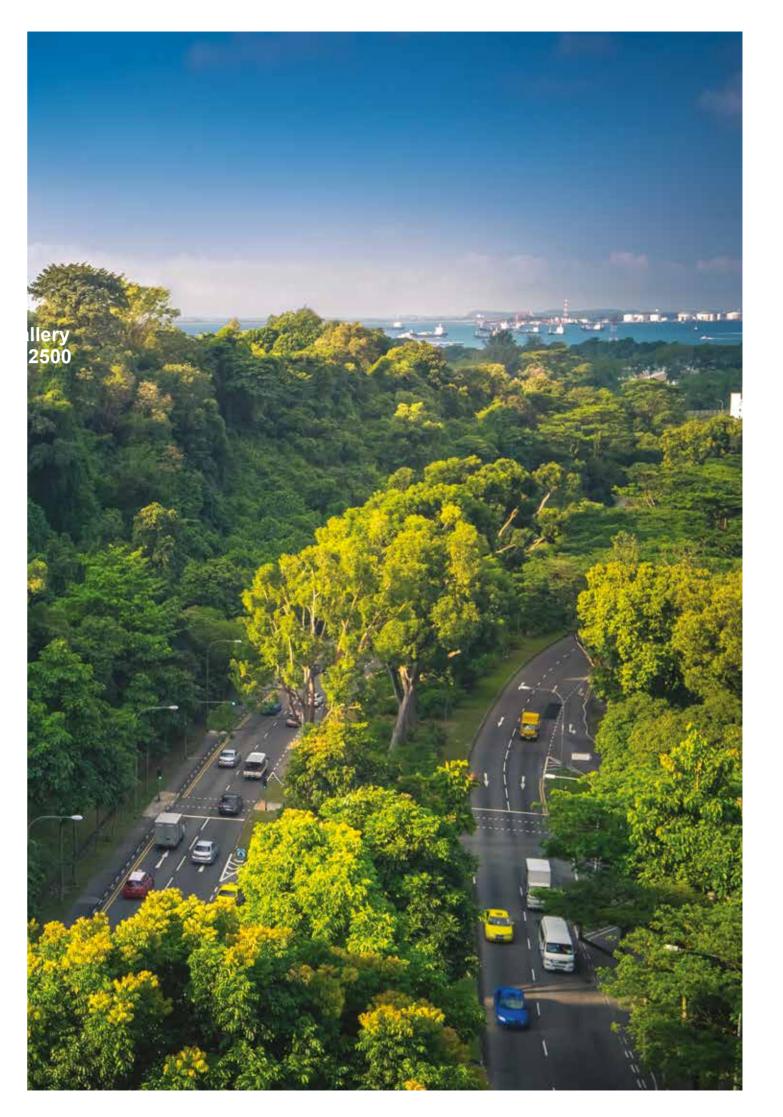
OUTRAM PARK



## ONE WITH NATURE

Well-connected to green pockets, Avenue South Residence offers access to a range of outdoor activities including cycling, jogging and trekking.

Rail Corridor | Mount Faber Park | Southern Ridges Labrador Park | Marang Trail | Imbiah Nature Trail



#### A FEAST FOR YOUR SENSES

Avenue South Residence is nestled within a blossoming kaleidoscope of eclectic start-ups, cafes, bars and restaurants.

Enjoy the juxtaposition of old and new at some of Singapore's most popular hotspots — Tiong Bahru, Keong Saik Road, New Bridge Road and Duxton Hill.





#### **COME HOME TO CONVENIENCE**

Enjoy everyday convenience with over 10,000 sqft of commercial facilities available within the property including retail outlets, a Childcare Centre\* and more.







\*There will be a Childcare Centre providing infant care and/or childcare services within the development. Such Childcare Centre, located in the conservation buildings, will form part of common property and shall have a minimum gross fit area of 450 sqm. The Childcare Centre shall be there for a minimum of 10 years from the date of issuance of the Childcare Centre license (after such 10-year period, the possibility of conversion to other uses is subject to relevant rules and regulations, and the relevant authorities' approvals).

## PEEK INSIDE AVENUE SOUTH RESIDENCE

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A collection of luxury homes where sophisticated high-rise living gets intimate with the elements of nature.

Overlooking the evolving waterfront, the 56-storey twin towers will emerge as a new landmark as they soar with elegant monumentality over the city.

## THIS PLACE IS AVENUE SOUTH RESIDENCE

#### INFUSED WITH NATURE

The sharp lines of the twin towers are sprinkled with sky gardens to embrace a green and wholesome lifestyle. Elements of tropical architecture such as balconies, window ledges and wood-coloured sun-shading screens add texture to the futuristic personality of the high-rise towers.

#### PEAK COLLECTION

#### The Height of Luxury

Towering above the sky court on the 36<sup>th</sup> storey, these premium apartments present unrivalled views of the Southern Gateway of Asia.

#### HORIZON COLLECTION

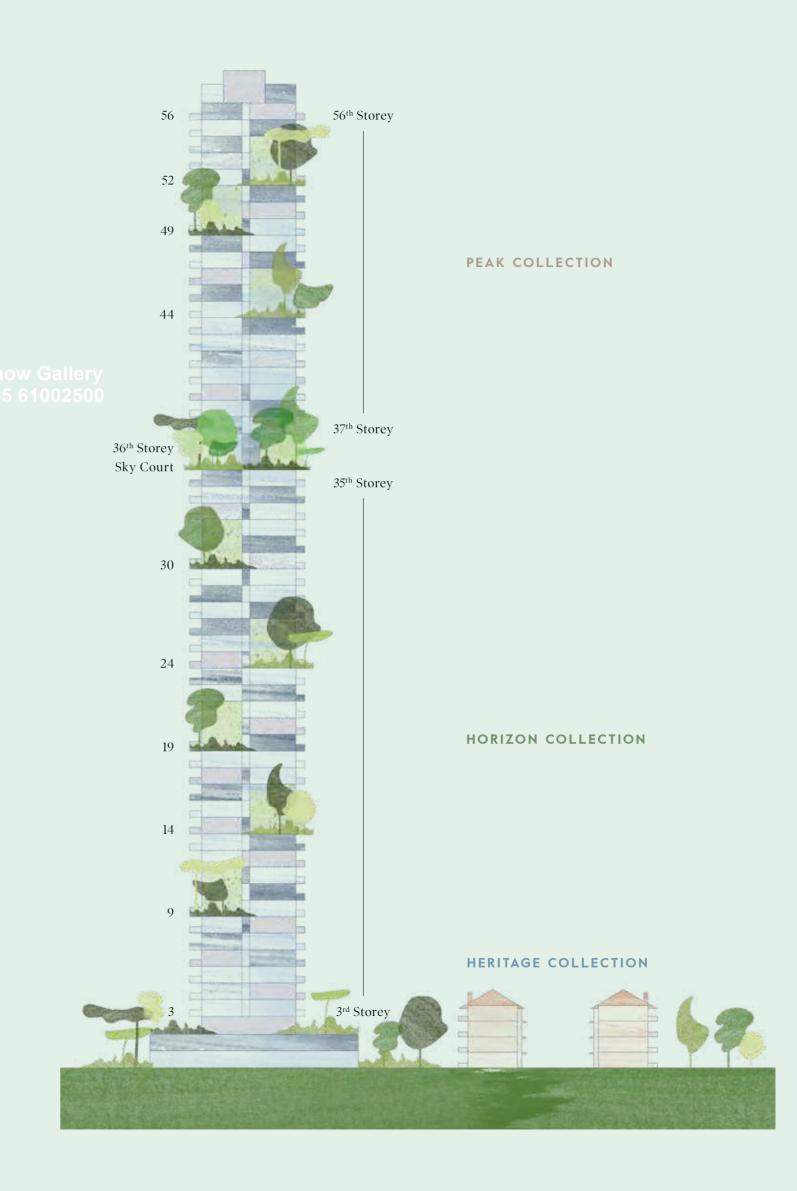
#### The Skyline of Prestige

Located between the 3<sup>rd</sup> and 35<sup>th</sup> storey, this collection caters to a life of sophistication befitting visionaries.

#### HERITAGE COLLECTION

#### The Live | Work Suites

The five heritage buildings on the site have been restored with adaptable layouts that offer the flexibility of a live-work lifestyle.





Avenue South Residence overlooks the abundant present as well as the exciting future of Singapore.



## **EXPLORE THE AMENITIES**







## THE PRELUDE

Welcome to Avenue South Residence. A unique juxtaposition of urban living and tranquil greenery awaits.





#### THE PARK

- 5 Tiny Tots
- 6 Junior Playscape
- 7 Childcare Centre\*
- 8 Shops | Restaurants Commercial School
- P Public Park with Playground\*

#### THE WILDERNESS

The Ridge

9 Bicycle Park (Basement)

Fantasy Adventure

- 10 The Lion Playground
- 11 The Fort King Crawler
- 12 The Rock Wall
- 13 The Lookout

- 15 Boulder Climb
- 16 Discovery Trail
- 17 Majestic Trees Trail
- Rail Adventure
- 14 Balancing Trail
  - 20 Suspension Bridge
    - 21 Tree Trunk Cluster

19 Vegetated Swale

- 22 Log Trail
- 18 Boardwalk



"Indicative; subject to relevant authorities' approval.

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Bond with nature through the seamless connection to the Rail Corridor that invites nature to extend inwards.









## THE OASIS

1st Storey

- 23 Gourmet Club
  - Function Room 1
  - Function Room 2
- 24 Fitness Suite (Upper Floor)
  - Gymnasium
  - Studio
  - Outdoor Terrace

- 25 Grill Pavilion
  - BBQ 1
  - BBQ 2
- 26 Poolside Pavilion & Bar
  - BBQ 3
- BBQ 4
- - 29 Sun Terrace
  - 30 Sun Deck
  - 31 Spa Pool
- 27 50m Lap Pool
- 28 Poolside Lounge
- - 32 Children's Splash Pool
- 33 Green Lounge
- 34 Dipping Pool
- 35 Pool Terrace
- 36 Play Lawn
- 37 Mini Golf
- 38 Water Cascade
- 39 Eco Pond

#### THE COURTYARD

1st Storey

- 40 The Lawn
- 41 Sensory Garden
- 42 Croquet Lawn
- 43 Herb Garden
- 44 Fruit Garden
- 45 Pet Maze













Plunge into the cool waters of the 50m Lap Pool.



Break a sweat against the soothing view of rich greenery.









### THE SANCTUARY

3<sup>rd</sup> Storey

- 46 Epicurean Club
  - Function Room 3
  - Function Room 4
- 47 Woodfire Pavilion
  - BBQ 5
  - BBQ 6

- 48 Sanctuary Clubhouse
  - Karaoke 1
  - Karaoke 2

  - Piano Room
- - Pavilion Lounge
  - The Study
- 49 Sanctuary Pool
- 50 Lounge Pool

  - 51 Sun Deck

- 61 Harvest Garden
- 60 Garden Alcove

59 Infinity Spa

62 Pebble Plaza

52 Forest Alcove

53 Sun Plaza

### THE RESORT

3<sup>rd</sup> Storey

- 54 Eco Fitness Garden Trail
- 55 Tennis Court
- 56 Outdoor Fitness Plaza

#### THE CLOUD

56th Storey

- 63 Tower 11
  - Function Room 5
  - Function Room 6
- 64 Tower 13

57 Aqua Gym

58 Cabanas

- Function Room 7
- Function Room 8

Lower 1st Storey

- A. Bin Centre
- B. Sub Station
- C. Outdoor Genset
- Water Tank





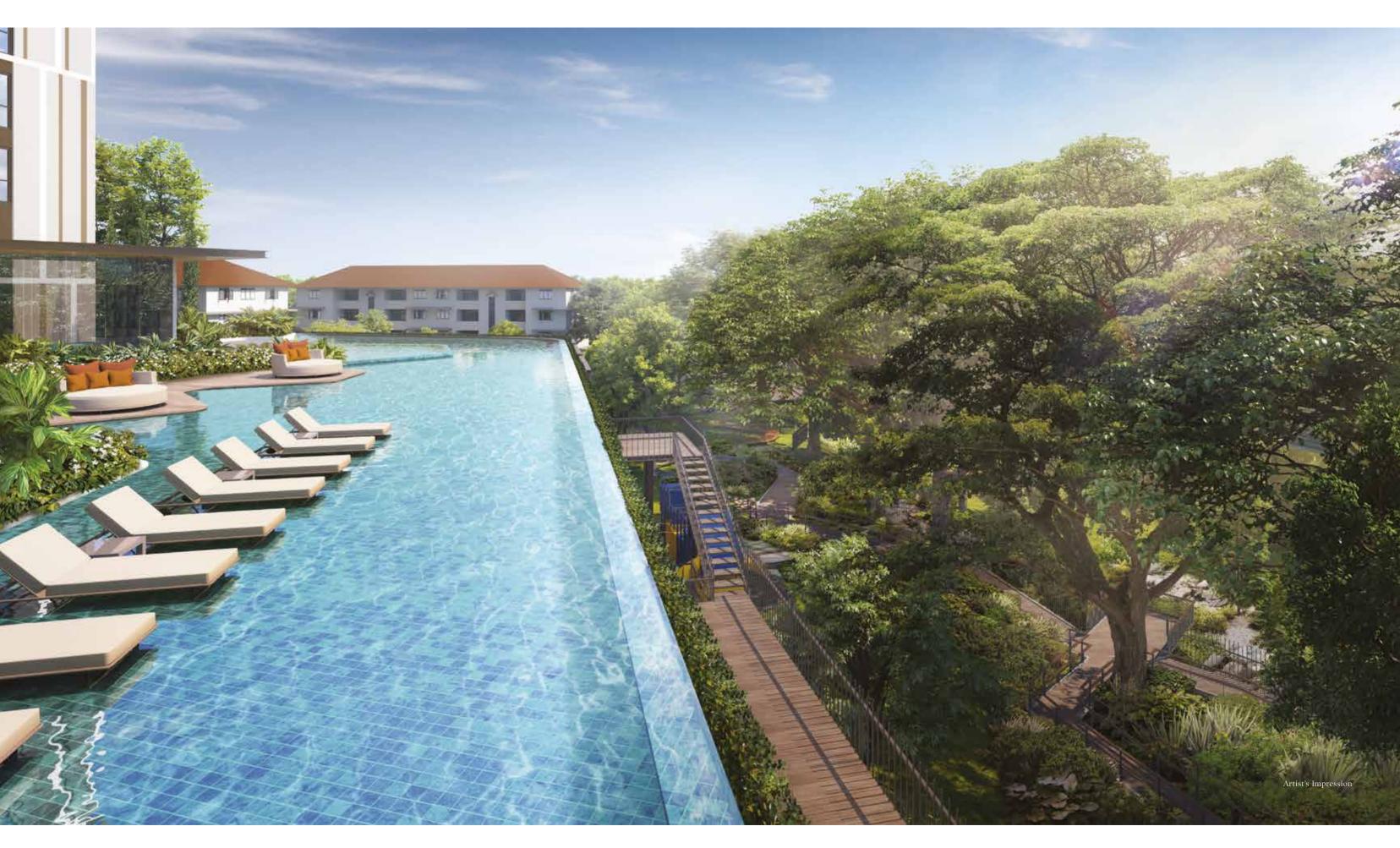








Lounge in the Cabanas to rejuvenate the body, mind and soul.



Daydream on the Sun Deck by the Lounge and Sanctuary Pool.

## THE CLOUD

Play the perfect host at the 56<sup>th</sup> storey function rooms that grant breathtaking views of Singapore's skyline.



#### SKY GARDENS & SKY COURTS

Spend quality time with friends and family at unique venues located throughout the towers.

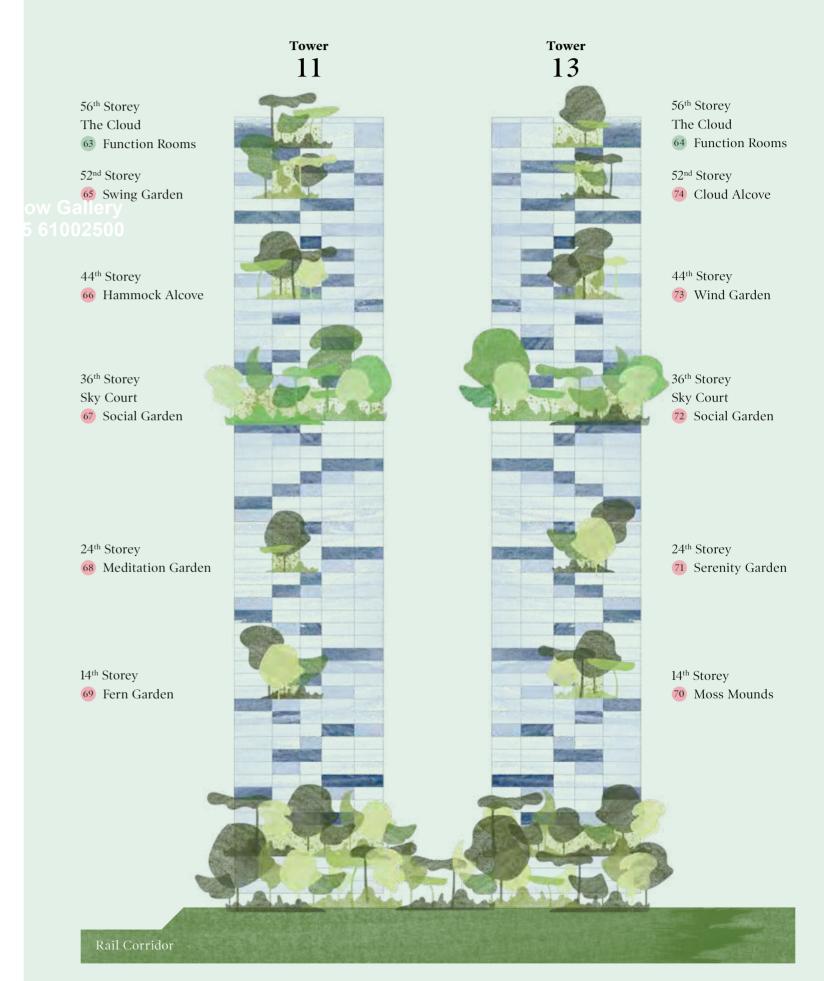






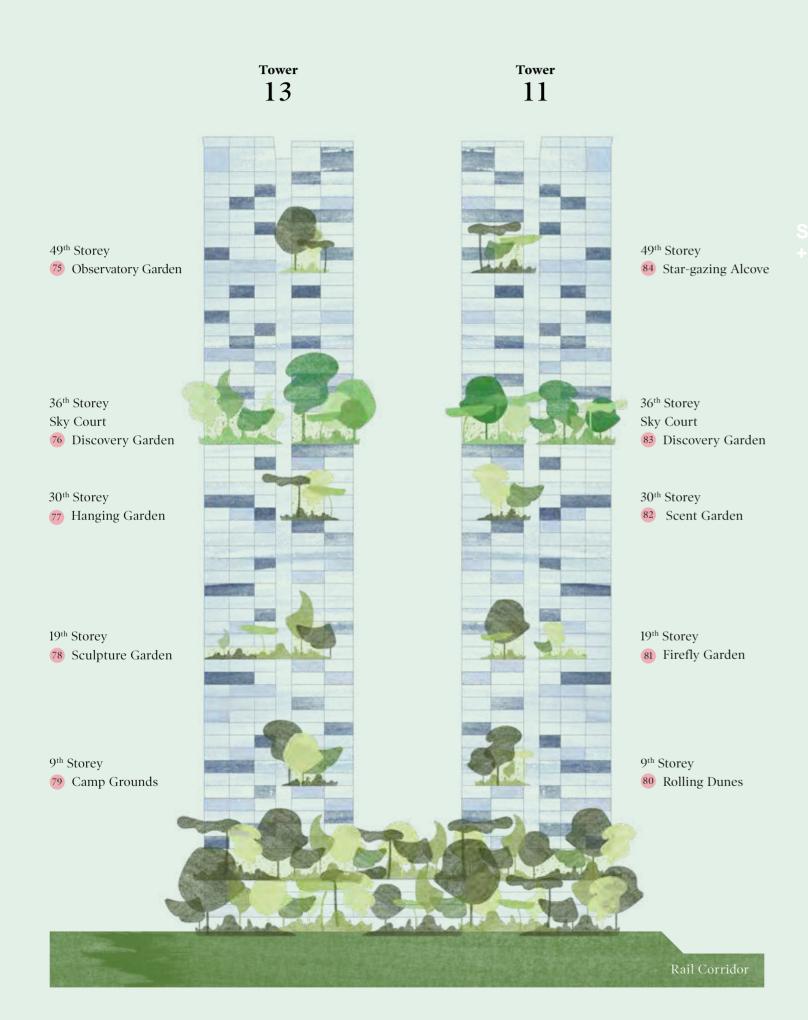
#### SOUTH-FACING

The gardens in the south facade have been designed as social spaces for interaction and relaxation.



#### NORTH-FACING

The north facade is rich with elements of play and exploration to capture the imagination of the younger residents.









Move into the future with Avenue South Residence.

# THIS SHALL BE A PLACE OF EXCITING OPPORTUNITIES



#### A PREMIUM DEVELOPMENT BY

#### **UOL GROUP LIMITED**

We have been building dreams since 1963, and with each development continue to shape Singapore's residential landscape with innovative and inspirational living concepts.

Our commercial properties are just as much a reflection of the standards we uphold. From setting benchmarks to building landmarks, our commercial portfolio represents our dedication to creative excellence and sustainable development.

As a leading property developer, we remain focused on strategic expansion and seek new ways to enhance our overseas presence by seizing the right opportunities as they arise.

It's not just how you live, but where you live that brings you everyday joy.





#### KHENG LEONG COMPANY

Incorporated in 1949, KHENG LEONG COMPANY began operations as an international commodity and spice trading company. Over the years, the company has kept pace with the changing business landscape and has evolved as an investment group with interests in property development and real estate investment.

Today, the Kheng Leong Group has a growing portfolio of development projects and business interests, through direct investment or collaboration with strategic partners, that spans across the Asia Pacific region from Shanghai and Hong Kong to Sydney as well as London and Los Angeles.

The Group has chalked up a proven track record in developing refined residences and built up a brand voice that connotes quality and value. A forerunner in the development of refined cluster houses in Singapore, the Group has built up a portfolio that includes both residential developments and retail projects in choice locations and prime districts.

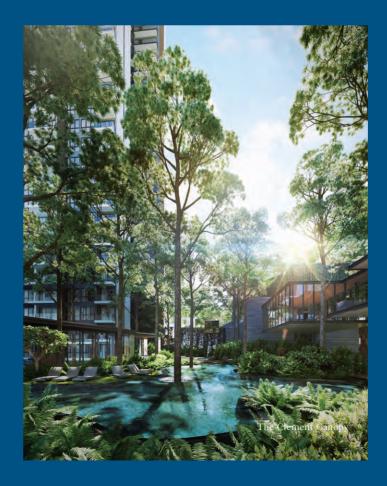


#### UNITED INDUSTRIAL CORPORATION LIMITED (UIC)

Established in 1963, United Industrial Corporation (UIC) has grown to become a premier listed property investment and development company in Singapore. Each of our development is a reflection of innovative and inspirational concepts and our properties uphold the high standards which is embedded in our culture. From setting benchmarks to building landmarks, our residential and commercial portfolio represents our dedication to creative excellence and sustainable development. As a leading property developer, we remain focused in our unwavering dedication to deliver quality products and services in all our business ventures and create long-term sustainable value to our shareholders. We will continue to expand our presence by seizing the right opportunities as they arise.











## Show Gallery +65 61002500

#### DEVELOPER

United Venture Development (Silat) Pte Ltd

COMPANY REGISTRATION NO.

201818498C

DEVELOPER'S LICENSE NO.

C1334

TENURE OF LAND

99 years commencing on 14 August 2018

#### ENCUMBRANCES

Mortgage registered in favour of DBS Bank Ltd as security agent

EXPECTED DATE OF NOTICE OF VACANT

POSSESSION 16 November 2023

EXPECTED DATE OF NOTICE OF LEGAL COMPLETION

16 November 2026

LOT & MUKIM NUMBER

LOT 04175C, 04179P and 01485K MK01

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