

*love of my life*

# AR DOR

RESIDENCE



Love is one of the most coveted goals in life. No one told us how life is going to be until we pursue our dreams and make them a reality. We are shaped by what we love.

*love the life we live*

EXCLUSIVE FREEHOLD RESIDENTIAL DEVELOPMENT



*love the new dawn in the east*







**AN EXPANDED ARTS & CULTURAL PRECINCT**

Bras Basah, Bugis, Fort Canning and Civic District are home to myriad arts and cultural offerings, as well as many of our more notable architectural and heritage landmarks

**KALLANG ALIVE**

New sports, recreational activities and facilities will be introduced within the Sports Hub precinct

**KAMPONG BUGIS**

Future sustainable waterfront residential precinct

**PAYA LEBAR CENTRAL**

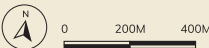
Lively commercial centre

**KATONG-JOO CHIAT**

Peranakan culture, heritage shophouses, quaint stores and eateries

**CENTRAL BUSINESS DISTRICT**

Home to leading international businesses and financial district



Legend:

- EAST-WEST LINE (EWL)
- NORTH-SOUTH LINE (NSL)
- NORTH EAST LINE (NEL)
- CIRCLE LINE (CCL)
- DOWNTOWN LINE (DTL)
- THOMSON-EAST COAST LINE (TEL)
- PARK CONNECTOR

Icons:

- SCHOOL
- SHOPPING
- EATERIES
- BUSINESS
- STADIUM
- SPORT HUB
- COMMUNITY CLUB
- SWIMMING CLUB
- CULTURE & HERITAGE
- HOSPITAL
- PARK

All travelling times are estimates & subject to traffic conditions.

**AR DOR**  
RESIDENCE



12 MINS DRIVE

Central Business District /  
Gardens By The Bay



10 MINS DRIVE

Suntec City /  
Marina Square



8 MINS DRIVE

Kallang  
Wave Mall



6 MINS DRIVE

East Coast  
Park



4 MINS DRIVE

Paya Lebar  
Central



PRI SCH WITHIN 1KM

Tanjong Katong Pri Sch /  
Haig Girls' Sch



14 MINS WALK

Parkway  
Parade



12 MINS WALK

i12 Katong /  
Tanjong Katong MRT\* / Marine Parade MRT\*



7 MINS WALK

Katong-Joo Chiat / Katong Shopping Centre  
Dunman Food Centre



love the way life can be



WALK

- 2 MINS  
Tanjong Katong Pri Sch
- 4 MINS  
Tanjong Katong Sec Sch
- 7 MINS  
Dunman Food Centre  
Katong Shopping Centre
- 8 MINS  
Tanjong Katong Girls' Sch
- 12 MINS  
Haig Girls' Sch  
i12 Katong  
Tanjong Katong MRT\*
- Marine Parade MRT\*
- 14 MINS  
Parkway Parade



CYCLE

- 2 MINS  
Katong Shopping Centre
- 4 MINS  
Katong-Joo Chiat (Heritage Town)
- 6 MINS  
KINEX
- Katong Point  
Chung Cheng High Sch (Main)
- 7 MINS  
Park Connector



DRIVE

- 4 MINS  
Paya Lebar Central
- 6 MINS  
East Coast Park
- 8 MINS  
Singapore Sports Hub  
Kallang Wave Mall
- 10 MINS  
Suntec City  
Marina Square
- 11 MINS  
Marina Bay Sands  
Bugis Street
- 12 MINS  
Gardens by The Bay  
CBD



MRT

- 9 STOPS ●  
Changi Airport
- 1 STOP ●  
Marine Parade\*
- Tanjong Katong\***
- 4 STOPS ●  
Gardens by The Bay
- 6 STOPS ●●●  
Marina Bay
- 7 STOPS ●  
Shenton Way
- 8 STOPS ●●●  
City Hall
- 9 STOPS  
Dhoby Ghaut ●●●

Live where life happens

From the beauty of nature that surrounds to the convenience of your daily needs and wants, life is more than just a breeze.

The number of MRT stops are accumulative from Tanjong Katong MRT station. All travelling times are estimates & subject to traffic conditions.  
\* TEL opening -Target Opening 1st half 2024 - Source: The Straits Times 10 Jan 2024





## The perfect mix

Strategically located to bring you the authentic east side story in the reminiscence of cultures and traditions amidst a modern neighbourliness, you will be spoilt for choices right from your doorstep.

## HERITAGE IN MODERNITY







### ① *Local Delights*

328 Katong Laksa  
Dickson Nasi Lemak  
East Treasure Specialty Prawn Noodles  
Five Star Kampung Chicken Rice  
Guan Hoe Soon Peranakan Cuisine  
Old Bibik's Peranakan Kitchen  
Sin Hoi Sai Eating House  
Yong Huat Hokkien Mee

### ② *International Cuisines*

Al Forno - Authentic Italian Food  
Dai-Ichi Fishmart  
Smokey's BBQ  
Stirling Steaks  
Supperman Speakeasy & Grill  
Yun Ga - Traditional Korean Restaurant  
Zaffron Kitchen - North Indian Restaurant

### ③ *Cafes*

Awfully Chocolate Bakery & Cafe  
Brawn & Brains Coffee  
Joo Chiat Banh Mi Ca Phe  
PS.Cafe Katong  
Seng House - Tanjong Katong Coffee House



*love the eastside living*



# CHILL-OUT & RETAIL THERAPY



## Neighbourhood treasures

Enjoy all the advantages of a well-connected location where easy accessibility and lifestyle conveniences are given. Home to a wide range of shopping streets, artisan stores and cafes provide rare and colourful finds in the most exciting neighbourhood.



# BUSINESS &

The east side job opportunities are aplenty when you prefer to work nearer to your home. A work-life balance only happens when you take less time to travel to your workplace daily. Enjoy the privilege of longer and quality restful time to rejuvenate your mind and soul.



# LIFELONG LEARNING

## SCHOOLS WITHIN 1KM

- Tanjong Katong Primary Sch
- Haig Girls' Sch
- Tanjong Katong Secondary Sch
- Tanjong Katong Girls' Sch
- Chung Cheng High Sch (Main)
- Eis International Pre-Sch

## SCHOOLS WITHIN 1-2KM

- Tao Nan Sch
- Kong Hwa Sch
- CHIJ (Katong) Primary
- Ngee Ann Primary Sch
- Dunman High Sch
- Broadrick Secondary Sch
- EtonHouse International Sch (Broadrick)
- The Schoolhouse by Busy Bees

A home that is surrounded by many highly rated nurseries, primary and secondary schools makes every parent happy. ARDOR Residence offers the perfect location for growing families where parents can be more restful without having to rush in the morning while children get enough sleep with the privilege to travel shorter distances too.





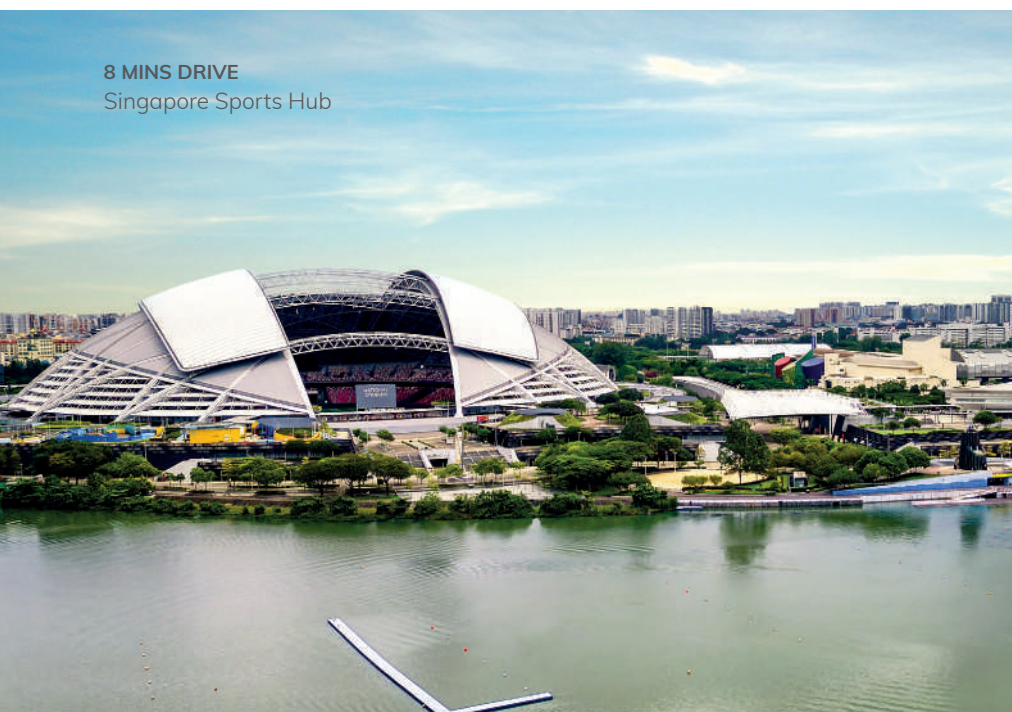
*love the city, love the sea*





The idea of living in or near the city means that access to nature is by definition limited. At the ARDOR Residence, one can have the best of all worlds. Travelling to the city and gracing the sea is merely in minutes. With the nation's renowned sea at the forefront, and the city right beside, life at ARDOR Residence is truly a new breeze.

8 MINS DRIVE  
Singapore Sports Hub



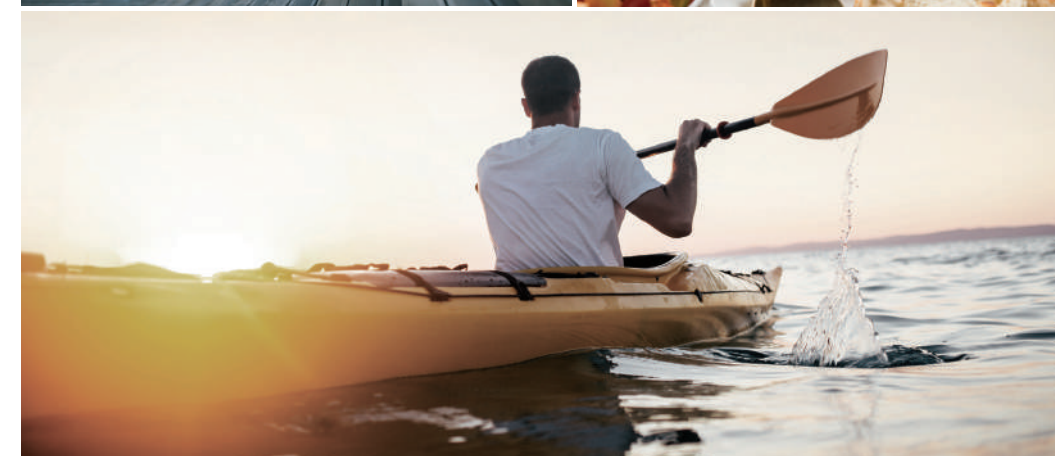
12 MINS DRIVE  
Marina Bay Sands /  
CBD



12 MINS DRIVE  
Gardens By The Bay



6 MINS DRIVE  
East Coast Park





*love the space*



*that shapes my life*







*love the true identity*

Where the sky meets the sea, joy and happiness are at birth. Celebrate a home that truly offers absolute privacy and exclusivity. With a limited 35 bespoke units for the elites, one can choose from 2-bedroom + study to 4-bedroom + study apartments and penthouse units that are well-designed at the ARDOR Residence.









## ELEVATE YOUR LIFESTYLE

You don't need to travel too far to take a break under the sky. Indulge in your private sanctuary carefully designed to meet your lifestyle needs. Here's where there are boundaries between indoor and outdoor living.







In a tranquil environment perfect for indulgences, these ideal spaces offer absolute privacy and exclusivity for you to entertain or be entertained. Hear your children's laughter or raise a toast to your guests or loved ones surrounding your home premises yet not invading your personal spaces at home.





At ARDOR Residence, quality interior finishes create a beautifully crafted atmosphere that sets a high standard for living. The well planned living spaces, floor-to-ceiling windows and private balconies help you connect to your beautiful outdoor surroundings. Designed in a timeless style, ARDOR Residence awaits your decorative designs and calls this - your home.



IMPRESSION ONLY



Carefully designed to create the most comfortable abode you deserve, here's where you can truly rest your body, mind and soul to renew and rejuvenate. From the flooring to the wardrobe, fittings to fixtures, every aspect has been carefully crafted with a colour scheme that pays homage to an exclusive contemporary living.

*love the indulgences*

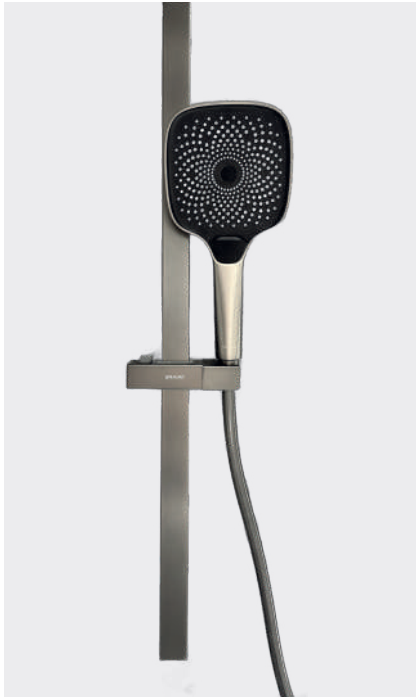




PREMIUM FITTINGS

Finely tuned to your bespoke lifestyle, ARDOR Residence comes with distinctive finishes and luxurious home appliances from renowned brands like BRAVAT and BOSCH that offer an understated yet sophisticated sense of comfort.

**BRAVAT**  
BY DIETSCHÉ 1873



**BOSCH**  
Invented for life



IMPRESSION ONLY



1ST STOREY PLAN



1ST STOREY

- 01 Main Entrance
- 02 Function Room
- 03 Gym Room
- 04 Accessible Toilet

UPPER ROOF

- 05 Jacuzzi
- 06 Swimming Pool
- 07 Pool Deck
- 08 BBQ Pavilion
- 09 Playground
- 10 Accessible Toilet
- 11 Outdoor Shower

UPPER ROOF PLAN



ANCILLARY

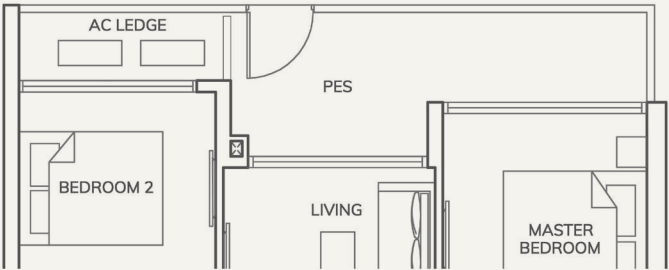
- A Transformer Room
- B Electrical Substation
- C Consumer Switch Room
- D MDF Room
- E Bin Point
- F Side Gate 1
- G Side Gate 2
- H Bicycle Parking
- I Generator Set
- J Water Tank
- K Sprinkler Tank
- L Sprinkler Pump
- M Refuse Chambers



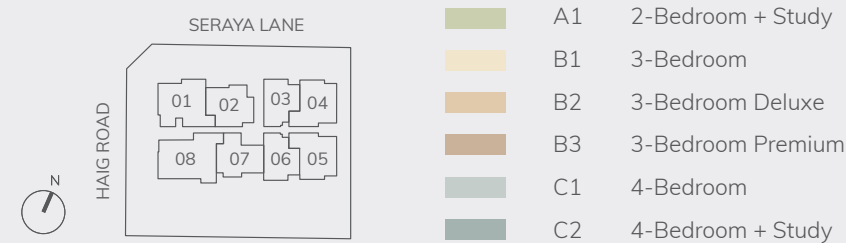
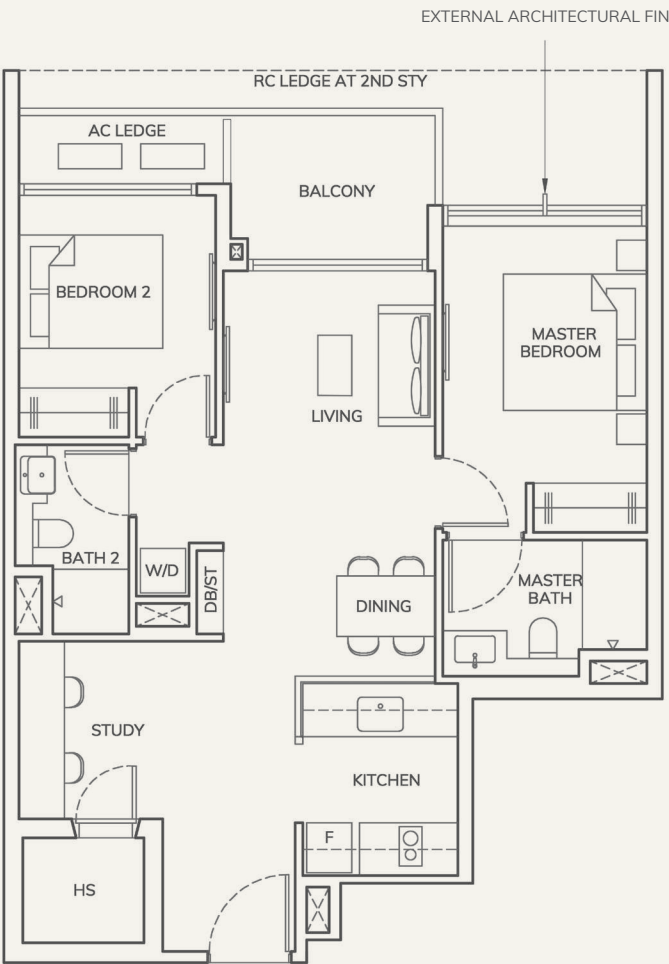
181 HAIG ROAD (S438780)

UNIT \ FLOOR	1	2	3	4	5	6	7	8
5	C1-PH	B2	A1	B3-PH	B3-PH	A1	B1	C2-PH
4	C1	B2	A1	B3	B3	A1	B1	C2
3	C1	B2	A1	B3	B3	A1	B1	C2
2	C1	B2	A1	B3	B3	A1	B1	C2
1	C1-P	B2-P	A1-P					

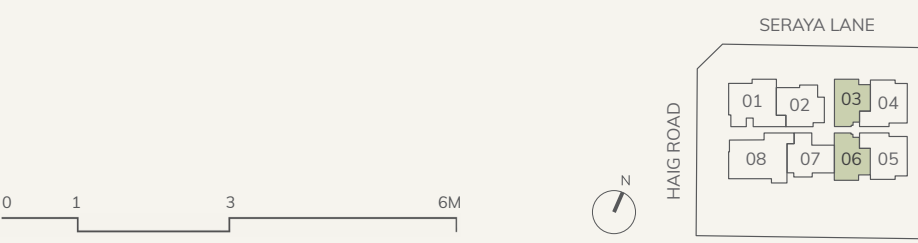
TYPE A1-P  
83 SQ M / 893 SQ FT  
Unit(s):  
#01-03



TYPE A1  
80 SQ M / 861 SQ FT  
Unit(s):  
#02-03 to #05-03  
#02-06\* to #05-06\*



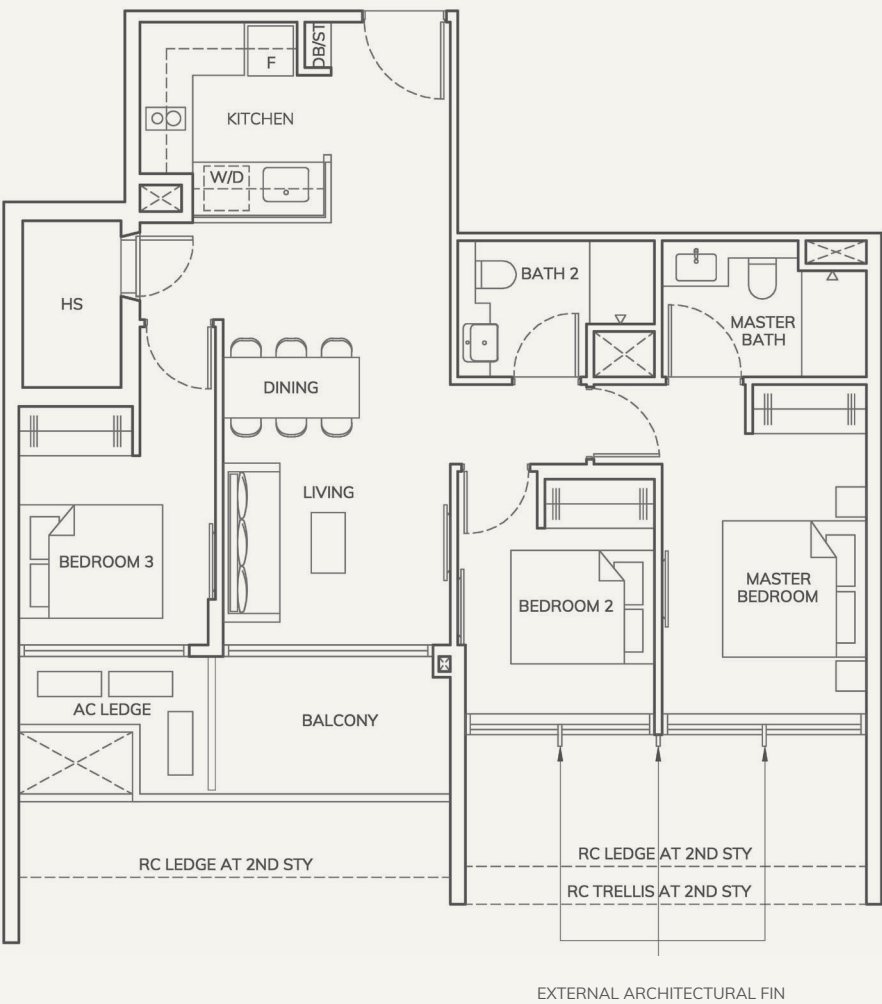
LEGEND:  
F - Fridge  
DB/ST - Distribution Board / Storage  
W/D - Washer Dryer Combo  
AC - Air Conditioner  
HS - Household Shelter  
WC - Water Closet  
RC LEDGE - Reinforced Concrete Ledge (Non-Strata Area)  
\* - Mirrored Unit  
[Symbol] - VOID Space (Non - Strata Area)



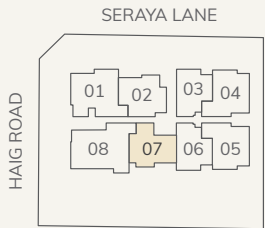
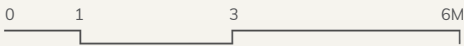
Areas include AC ledge, balcony, PES and strata void where applicable. The plans are subject to change as may be required by relevant authorities. All areas and measurements stated herein are approximate and subject to final survey.



TYPE B1  
91 SQ M / 980 SQ FT  
Unit(s):  
#02-07 to #05-07

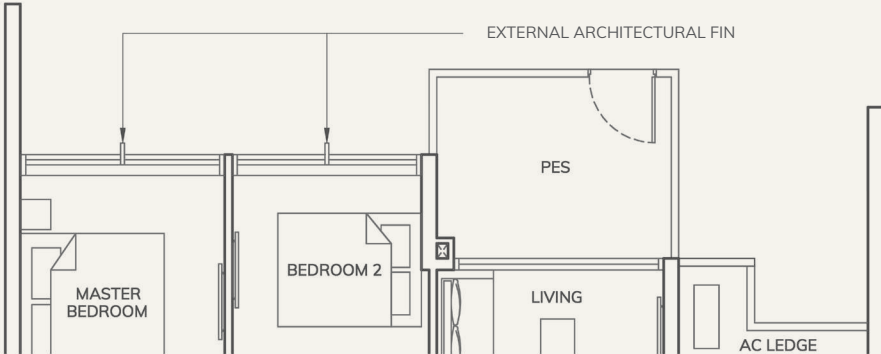


- LEGEND:
- F - Fridge
  - DB/ST - Distribution Board / Storage
  - W/D - Washer Dryer Combo
  - AC - Air Conditioner
  - HS - Household Shelter
  - WC - Water Closet
  - RC LEDGE - Reinforced Concrete Ledge (Non-Strata Area)
  - \* - Mirrored Unit
  - VOID - VOID Space (Non - Strata Area)

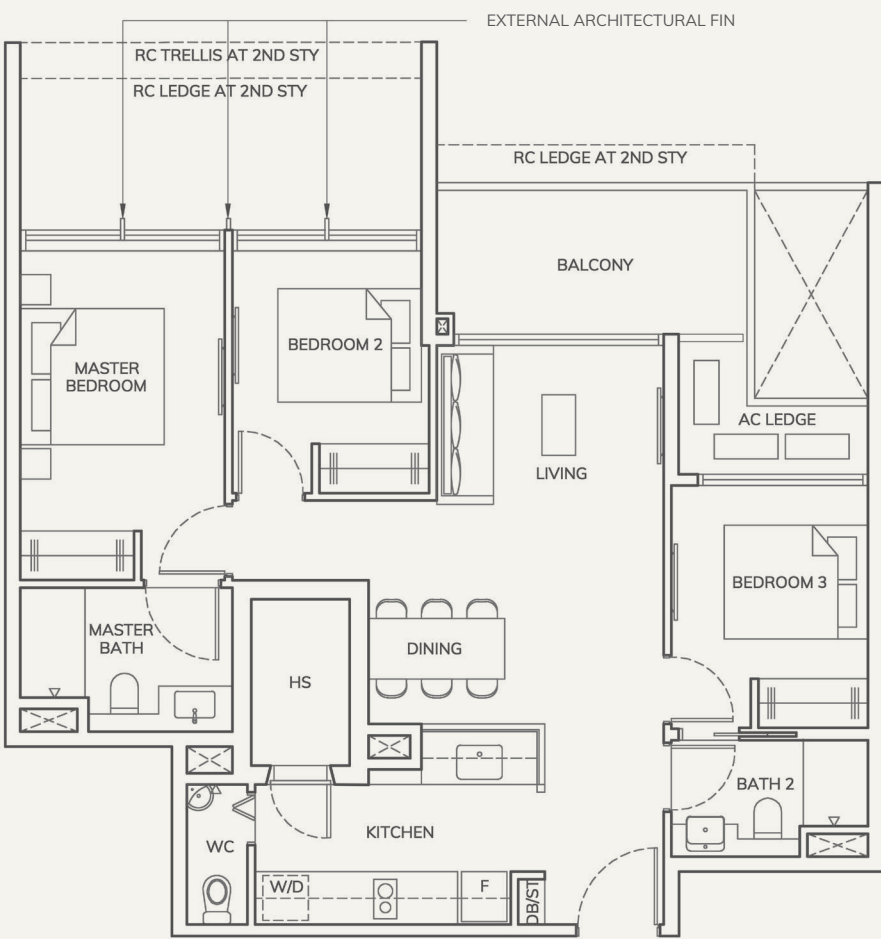


Areas include AC ledge, balcony, PES and strata void where applicable. The plans are subject to change as may be required by relevant authorities. All areas and measurements stated herein are approximate and subject to final survey.

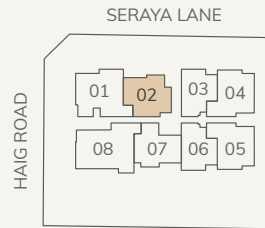
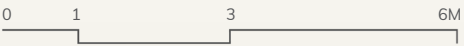
TYPE B2-P  
95 SQ M / 1023 SQ FT  
Unit(s):  
#01-02



TYPE B2  
95 SQ M / 1023 SQ FT  
Unit(s):  
#02-02 to #05-02



- LEGEND:
- F - Fridge
  - DB/ST - Distribution Board / Storage
  - W/D - Washer Dryer Combo
  - AC - Air Conditioner
  - HS - Household Shelter
  - WC - Water Closet
  - RC LEDGE - Reinforced Concrete Ledge (Non-Strata Area)
  - \* - Mirrored Unit
  - VOID - VOID Space (Non - Strata Area)

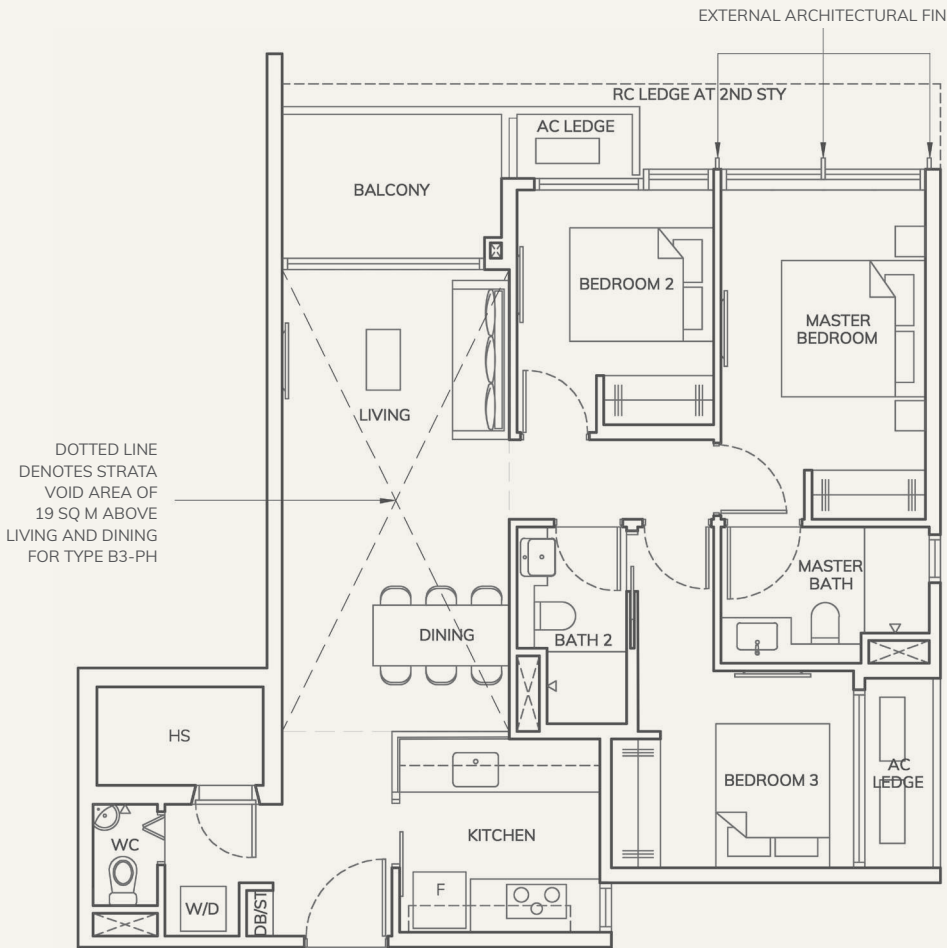


Areas include AC ledge, balcony, PES and strata void where applicable. The plans are subject to change as may be required by relevant authorities. All areas and measurements stated herein are approximate and subject to final survey.

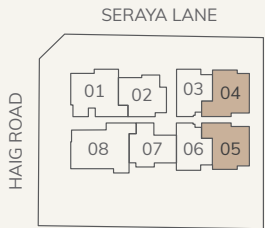


TYPE B3  
97 SQ M / 1044 SQ FT

Unit(s):  
#02-04 to #04-04  
#02-05\* to #04-05\*



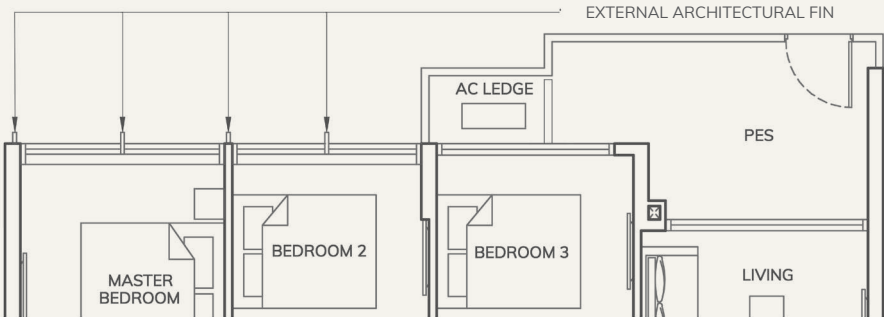
- LEGEND:
- F - Fridge
  - DB/ST - Distribution Board / Storage
  - W/D - Washer Dryer Combo
  - AC - Air Conditioner
  - HS - Household Shelter
  - WC - Water Closet
  - RC LEDGE - Reinforced Concrete Ledge (Non-Strata Area)
  - \* - Mirrored Unit
  - VOID Space (Non - Strata Area)



Areas include AC ledge, balcony, PES and strata void where applicable. The plans are subject to change as may be required by relevant authorities. All areas and measurements stated herein are approximate and subject to final survey.

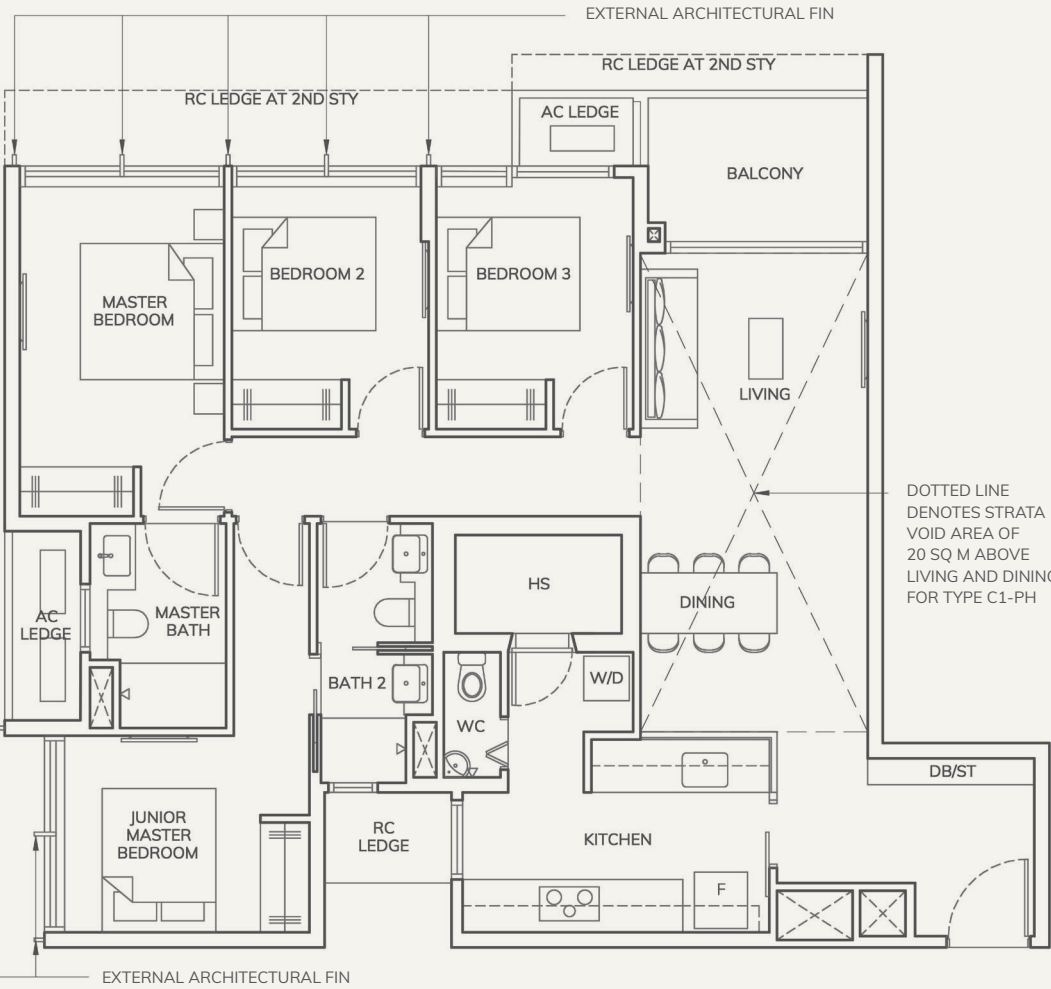
TYPE C1-P  
123 SQ M / 1324 SQ FT

Unit(s):  
#01-01



TYPE C1  
120 SQ M / 1292 SQ FT

Unit(s):  
#02-01 to #04-01

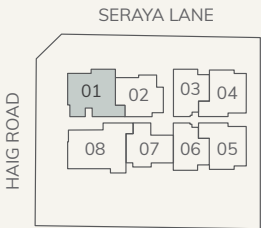
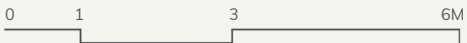


TYPE C1-PH  
140 SQ M / 1507 SQ FT

Includes strata void area of 20 sq m above living and dining

Unit(s):  
#05-01

- LEGEND:
- F - Fridge
  - DB/ST - Distribution Board / Storage
  - W/D - Washer Dryer Combo
  - AC - Air Conditioner
  - HS - Household Shelter
  - WC - Water Closet
  - RC LEDGE - Reinforced Concrete Ledge (Non-Strata Area)
  - \* - Mirrored Unit
  - VOID Space (Non - Strata Area)



Areas include AC ledge, balcony, PES and strata void where applicable. The plans are subject to change as may be required by relevant authorities. All areas and measurements stated herein are approximate and subject to final survey.



TYPE C2

141 SQ M / 1518 SQ FT

Unit(s):

#02-08 to #04-08

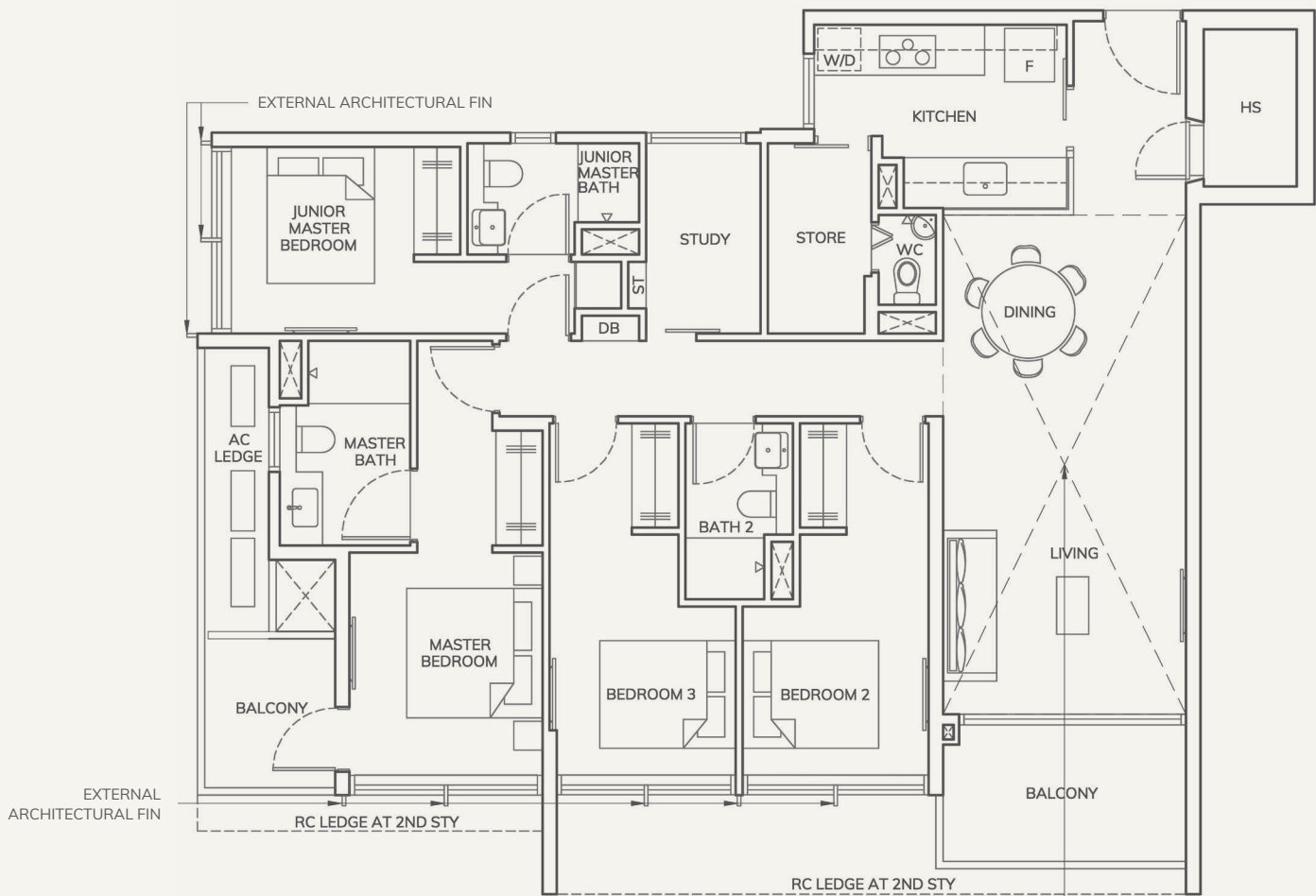
TYPE C2-PH

165 SQ M / 1776 SQ FT

Includes strata void area of 24 sq m above living and dining

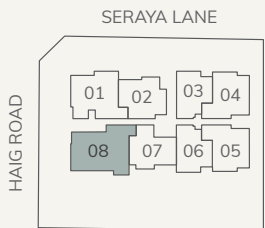
Unit(s):

#05-08



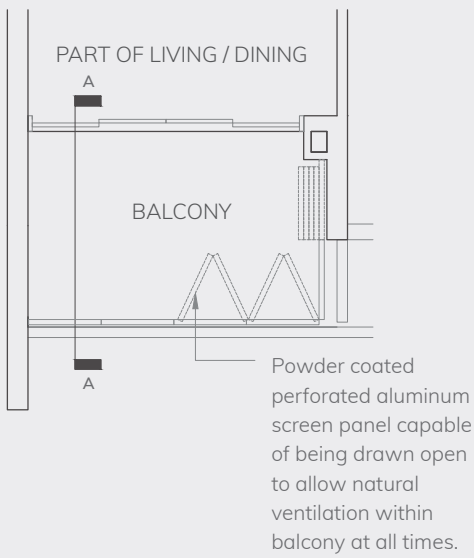
DOTTED LINE DENOTES STRATA VOID AREA OF 24 SQ M ABOVE LIVING AND DINING FOR TYPE C2-PH

- LEGEND:
- F - Fridge
  - DB/ST - Distribution Board / Storage
  - W/D - Washer Dryer Combo
  - AC - Air Conditioner
  - HS - Household Shelter
  - WC - Water Closet
  - RC LEDGE - Reinforced Concrete Ledge (Non-Strata Area)
  - \* - Mirrored Unit
  - VOID Space (Non - Strata Area)

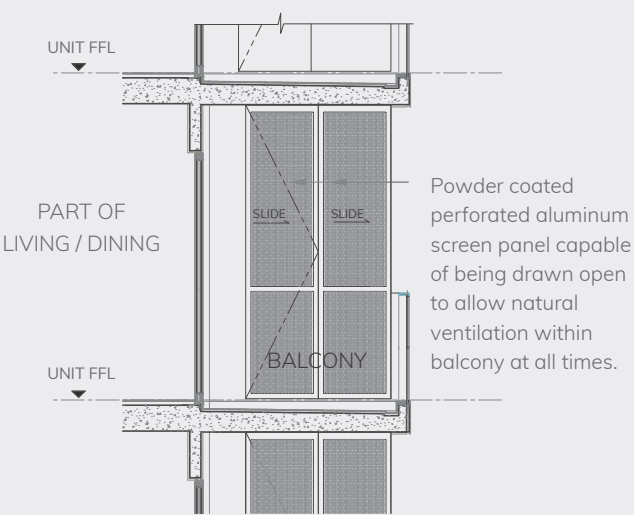


Areas include AC ledge, balcony, PES and strata void where applicable. The plans are subject to change as may be required by relevant authorities. All areas and measurements stated herein are approximate and subject to final survey.

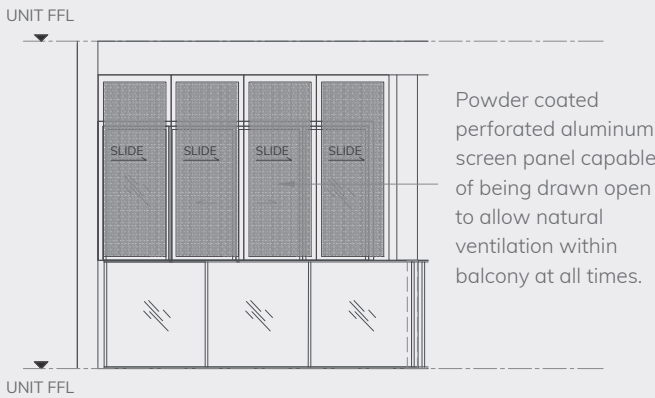
PLAN VIEW



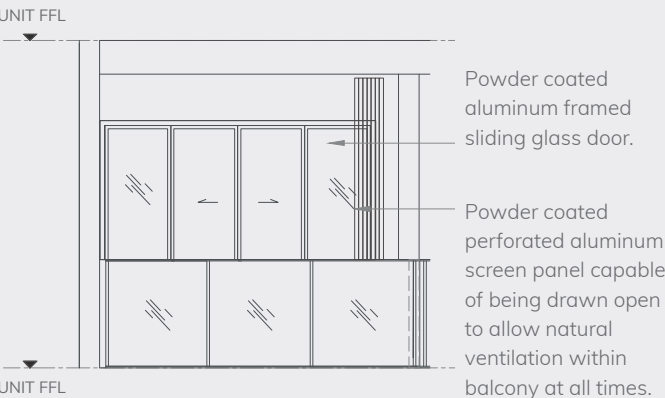
SECTION VIEW



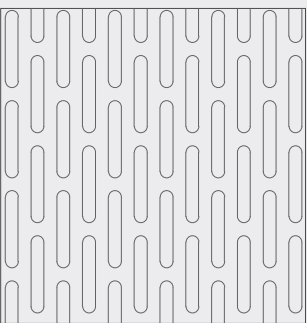
ELEVATION, CLOSE POSITION



ELEVATION, OPEN POSITION



SCREEN PATTERN



- NOTES:
- Balcony screen is not provided for this development (unless otherwise stated).
  - The balcony and Private Enclosed Space (PES) shall not be enclosed unless the screen is approved by the relevant authorities.
  - Final selection of material, colour and detailing of the screen is subject to MCST approval (when formed).
  - Approval from MCST (when formed) is required before installation.
  - Owner to engage their own contractor to install the screen or opt to pre-install the screen.
  - All installation fees to be borne by the owner.
  - Measurements are approximate only and subject to final survey.





Established in 2010, Nanshan Singapore has rapidly emerged as a distinguished and award-winning developer in the Singapore real estate landscape. Setting new standards of excellence in property development, Nanshan Singapore has garnered accolades for its commitment to innovation and quality.

Nanshan Singapore made its inaugural mark on the Singapore real estate scene with the development of Thomson Impressions, a 288-unit private residential condominium situated in the vibrant locale of Thomson. This project not only showcased the company's dedication to crafting exceptional living spaces but also laid the foundation for its subsequent ventures.

In the following years, Nanshan Singapore embarked on the development of two prominent commercial properties – Tai Seng Centre and Harper Point.

Continuing its trajectory of growth and innovation, Nanshan Singapore proudly presents its latest completed project, Stirling Residences. Boasting 1,259 meticulously designed residential units, Stirling Residences epitomises luxury living, blending modern comforts with sophisticated aesthetics.



STIRLING RESIDENCES



THOMSON IMPRESSIONS



TAI SENG CENTRE



HARPER POINT

Developer: NS Property (Haig) Pte. Ltd. Company Registration No.:202213900N. Developer's License No.:C1457. Tenure of Land: Estate in Fee Simple. Expected Date of Vacant Possession: 1st October 2026. Expected Date of Legal Completion: 1st October 2029. Lot & Mukim No.: Lot 99846V MK 25 at Haig Road. Encumbrances: Mortgage No. IH/595585N in favour of Malayan Banking Berhad

While every reasonable care has been taken in preparing this brochure, neither the developer nor its agents will be held responsible for any inaccuracies or omissions. To the extent permissible by law, the statements, information and depictions in this brochure may not be relied upon as statements or representations of fact, and they are not intended to form any part of the contract for the sale of the housing units. All information and specifications are current at the time of going to press and are subject to such changes as may be required by the developer. All plans and models are not to scale unless expressly stated and are subject to any amendments which are required or approved by the relevant authorities. Renderings and illustration are artist's impressions only and photographs are only décor suggestions and cannot be regarded as representations of fact. The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to the developer's architect's selection, market availability and at the sole discretion of the developer. All areas and other measurements are approximate only and subject to final survey. The Sale and Purchase Agreement embodies all the terms and conditions between the developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promised, inducements or statements of intension, whether written or oral made by the developer and/or the developer's agent which are not embodied in the Sale and Purchase Agreement



