



PINERY  
RESIDENCES

Everything,  
everywhere,  
every day

At Pinery Residences, everything you need is woven into every part of life.

Above, your private sanctuary amidst refined residences and resort-style facilities. Below, a lifestyle destination with direct access to the Downtown MRT Line, and a commercial mall with your retail and F&B favourites. Beyond, the East's most exciting transformation, right at your doorstep.

Here, home is more than where you live. It's your gateway to every convenience, every destination, every day.

# Welcome to the first mixed-use development in Tampines West



Scan to see what life at  
Pinery Residences is like.



ARTIST'S IMPRESSION

# Everything you love, built into where you live



**3<sup>rd</sup> - 14<sup>th</sup> Storey**  
Facilities and Residences



**2<sup>nd</sup> Storey**  
Residential carpark and drop-off



**1<sup>st</sup> Storey**  
Pinery Mall  
Retail and F&B  
Food court  
Supermarket  
Preschool  
Underground pedestrian link to  
Tampines West MRT Station  
(Downtown Line)



**B1**  
Pinery Mall carpark

Extensive suite of resort-style facilities



ARTIST'S IMPRESSION

588 luxurious 2- to 5-bedroom units



FOR ILLUSTRATION ONLY

11,300 sqm fully air-conditioned commercial mall



ARTIST'S IMPRESSION

Direct connection to the CBD via Downtown Line, with Changi Airport only 5 MRT stops away



ARTIST'S IMPRESSION





APPROX.  
**11,300** SQM  
COMMERCIAL MALL



DIRECT UNDERGROUND  
PEDESTRIAN LINK TO MRT



APPROX.  
**1,150** SQM  
SUPERMARKET

FOOD COURT  
WITH  
**10+**  
FOOD STORES

MALL TO LOVE



FOR ILLUSTRATION ONLY



ARTIST'S IMPRESSION

Take the lift.  
Live the life.

An elevator ride is all it takes to satisfy late-night fast food cravings, make a last-minute grocery run, or even drop off your little one at the preschool.

**650** SQM  
PRESCHOOL

**30+**  
F&B  
BRANDS



CURATED RETAIL AND  
LIFESTYLE OUTLETS



FOR ILLUSTRATION ONLY

APPROX.  
**1,300** SQM  
COMMUNITY  
PLAZA



**24-HOUR**  
SHELTERED  
THROUGH-BLOCK  
LINK ACCESS



ARTIST'S IMPRESSION

# Everywhere you want to be, now and in the future



## FUTURE TERMINAL 5 AND CHANGI CITY



Experience the next chapter of travel at T5, one of the world's largest airport terminals. And at its doorstep lies Changi East Urban District, where new business opportunities, lifestyle attractions and cultural experiences converge.

Soon, Changi will be more than a gateway to the world, but a world-class destination in its own right.

## BAYSHORE MASTERPLAN



Spanning the size of four football fields, the largest SAFRA Clubhouse in Singapore brings together a swimming pool, futsal court, gym, multi-purpose hall and more. And with direct access to Bedok South MRT Station and a bus interchange, every visit from home is effortless.

## FUTURE PAYA LEBAR AIRBASE DEVELOPMENT



With the relocation of Paya Lebar Airbase comes an exciting new town with business hubs, commercial districts, heritage clusters and every other reason to love life in the East.

## TAMPINES REGIONAL CENTRE REDEVELOPMENT



Singapore's most well-connected town is about to be even livelier with new shops, offices, community facilities and even an integrated transport hub.

## NEW CYCLING PATHS

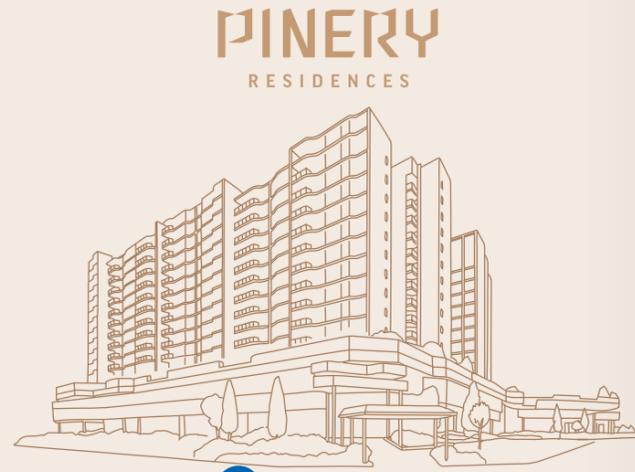


Ride freely between towns with a new cycling bridge, underpass and 7.7km of dedicated paths linking Tampines to Simei and Pasir Ris.

-  Current cycling paths
-  Future cycling paths
-  Future cycling bridge
-  Future cycling underpass

For illustration only. Map is not drawn to scale. Exact locations for redevelopment projects are to be determined by the relevant authorities. Accurate as at date of print.

# Steps to the MRT, minutes from everywhere else



1 ELEVATOR RIDE TO  
**Tampines West  
(DTL)**



**FUTURE EASTERN GENERAL  
HOSPITAL CAMPUS**  
Bringing quality healthcare closer,  
just 2 MRT stops away.



**ST. HILDA'S PRIMARY SCHOOL  
(WITHIN 1KM RADIUS)**  
A strong start for your child's  
education without the long commute.



1 STOP TO  
**Tampines  
(DTL/EWL)**



**TAMPINES REGIONAL CENTRE**  
Mall choices, more convenience  
with 3 malls this close to home.



**CHANGI BUSINESS PARK**  
Let your career soar with global  
banks and innovation hubs.



**FUTURE CHANGI CITY AND T5**  
Live at the forefront of Singapore's  
upcoming growth chapter.

14 STOPS TO  
**Downtown  
(DTL)**



**CENTRAL BUSINESS DISTRICT**  
Enter the city centre without ever  
having to step out into the heat.

2 STOPS TO  
**Bedok North  
(DTL)**



**BEDOK RESERVOIR PARK**  
Own a front row seat to the  
great outdoors.

1 STOP TO  
**Bedok Reservoir  
(DTL)**



**TEMASEK POLYTECHNIC**  
From primary to tertiary, there's no  
shortage of prestigious schools.



4 STOPS TO  
**Expo (DTL/EWL/  
Future TEL)**



**IKEA TAMPINES**  
Your go-to destination for decor that  
inspires and design that delivers.



5 STOPS TO  
**Changi Airport  
(EWL/Future TEL)**



**JEWEL CHANGI**  
Make global brands and  
world-class experiences part of the  
neighbourhood experience.



6 STOPS TO  
**Future Changi Terminal 5  
(Future TEL/CRL)**



**2 EXPRESSWAYS**  
Every journey is shorter with PIE  
and TPE a quick drive away.

# Meet the best neighbours

**CONNECTIVITY**  
 Tampines West MRT Station     Underground pedestrian link access  
 Pan Island Expressway (PIE)     3-min drive  
 Tampines Expressway (TPE)     9-min drive

**SCHOOLS**  
 Singapore University of Technology and Design     3 MRT stops  
 St. Hilda's Primary School (<1km)     10-min walk  
 Temasek Polytechnic     10-min walk  
 Red Swastika School (<2km)     18-min walk

**LIFESTYLE & DINING**  
 Pinery Mall     Direct access  
 Tampines Mall, Tampines One, Century Square     1 MRT stop  
 Jewel Changi Airport     5 MRT stops  
 Tampines Round Market & Food Centre     3-min drive  
 Eastpoint Mall     5-min drive  
 Bedok 85 Market     5-min drive  
 Bedok Mall     6-min drive  
 Giant Hypermarket     10-min drive  
 COURTS Megastore     10-min drive  
 IKEA Tampines     10-min drive

**HEALTHCARE**  
 Future Eastern General Hospital Campus     2 MRT stops  
 Changi General Hospital     4-min drive  
 St. Andrew's Community Hospital     4-min drive  
 Tampines Polyclinic     4-min drive  
 Bedok Polyclinic     5-min drive

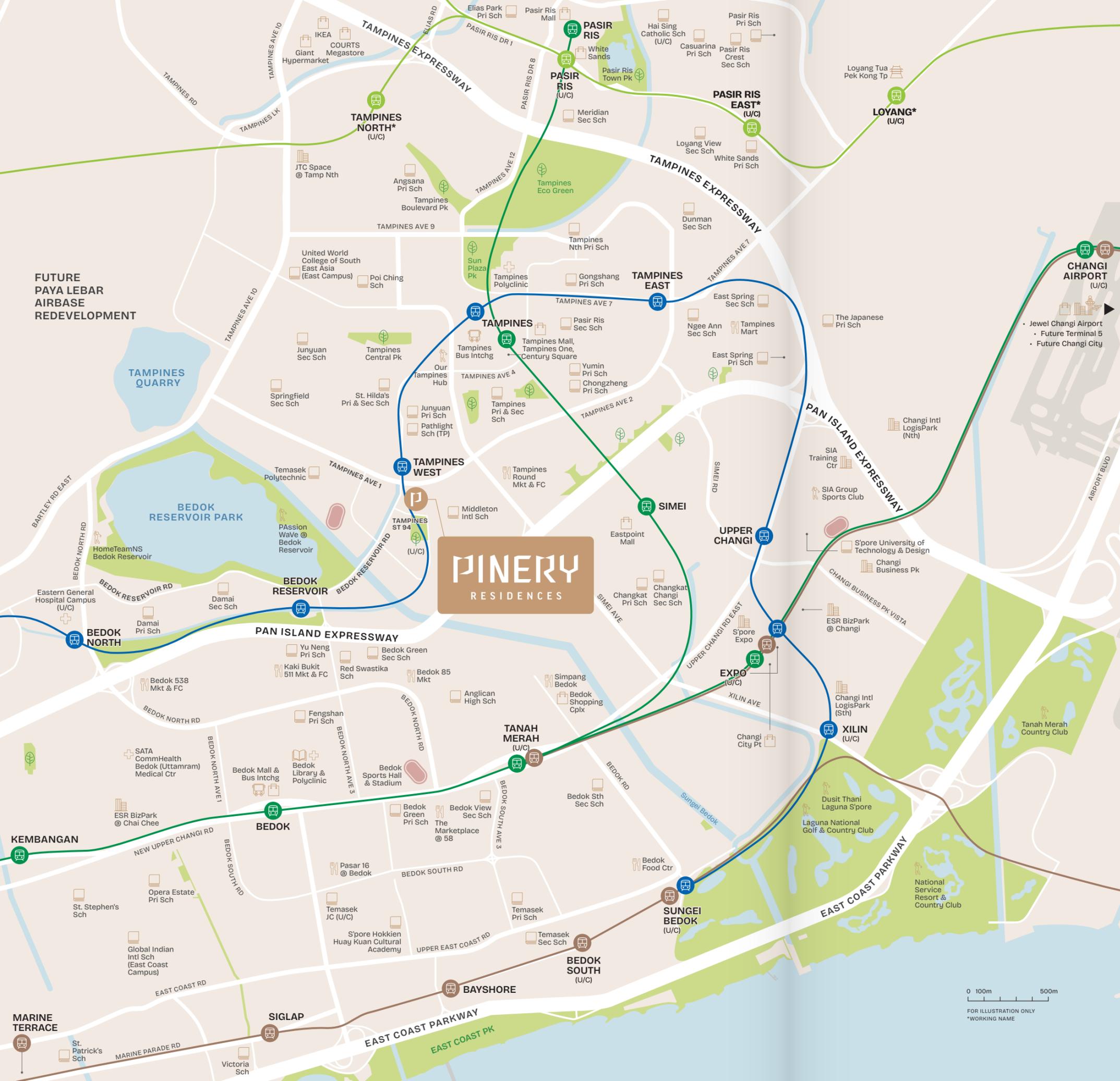
**NATURE**  
 Bedok Reservoir Park     10-min walk  
 Tampines Eco Green     6-min drive

**RECREATION**  
 Our Tampines Hub     17-min walk  
 Tanah Merah Country Club     10-min drive  
 Laguna National Golf & Country Club     10-min drive  
 National Service Resort & Country Club     16-min drive

**BUSINESS**  
 Tampines Regional Centre     1 MRT stop  
 Future Changi City     6 MRT stops  
 Changi Business Park     9-min drive  
 Future Paya Lebar Airbase Redevelopment     15-min drive

— East-West Line     — Thomson-East Coast Line  
 — Downtown Line     — Cross Island Line (U/C)

Actual travel time may vary due to traffic conditions. All information is correct at time of printing and is subject to change without prior notice.



**PINERY**  
RESIDENCES

0 100m 500m  
 FOR ILLUSTRATION ONLY  
 \*WORKING NAME

# Welcome to your private sanctuary



THE PINERY HOUSE | ARTIST'S IMPRESSION

Every day feels fuller,  
without going further



FUNCTION ROOM 1 AND 2 | ARTIST'S IMPRESSION

Make hosting effortless be it an intimate gathering  
or a celebration for many.



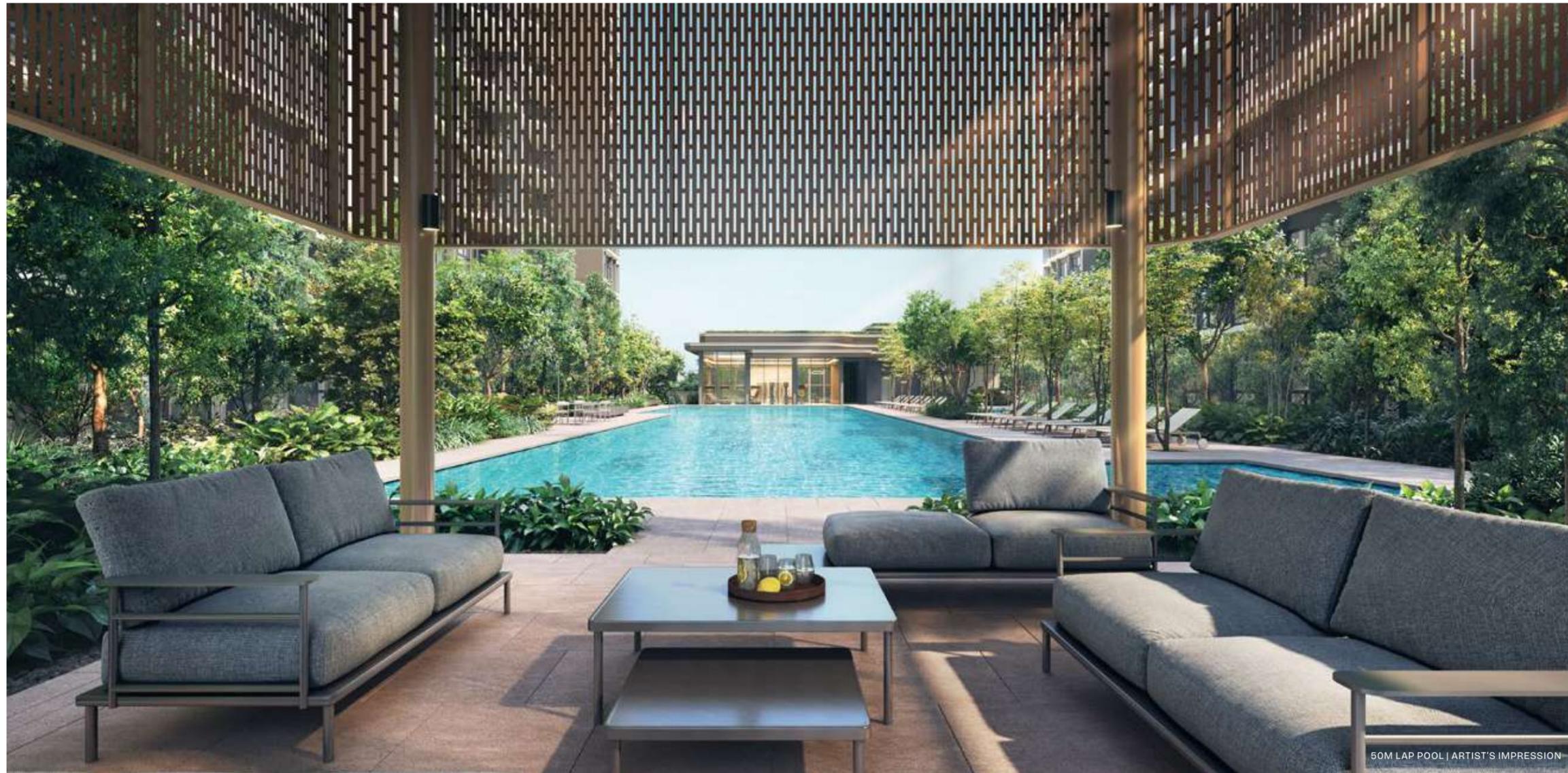
PRIVATE DINING LOUNGE | ARTIST'S IMPRESSION

Made for good food and better company.



GYMNASIUM | ARTIST'S IMPRESSION

From your next rep to your next mile, there's every equipment you need  
to take your workouts to the next level.



50M LAP POOL | ARTIST'S IMPRESSION

There's always room to unwind in your own blue escape with a 50m Lap Pool and four others to choose from.

Weekends are set to be more lively than ever, when you can savour serious flavour while the kids dive into endless fun.



BBO PAVILION & KIDS' PLAYGROUND | ARTIST'S IMPRESSION

With a dedicated kids' party space, you can skip the hunt for an impeccable venue and focus on creating indelible memories with your little ones.



KIDS' PARTY ROOM | ARTIST'S IMPRESSION

UNDERGROUND PEDESTRIAN LINK TO TAMPINES WEST MRT STATION

TAMPINES AVENUE 1

BEDOK RESERVOIR ROAD

TAMPINES STREET 94



## A home for every way you choose to live

### The Family Oasis

- A1 The Pinery House
- A1a Function Room 1
- A1b Function Room 2
- A1c Media Lounge
- A1d Games Lounge
- A1e Reading Lounge
- A1f Private Dining Lounge
- A1g Changing Room
- A2 Family Pool
- A3 Jacuzzi Cove
- A4 Pool Deck
- A5 Cabana Garden
- A6 Outdoor Shower
- A7 Lantern Pavilion
- A8 Splash Play Pool
- A9 Kids' Pool
- A10 Kids' Party Room
- A11 BBQ Pavilion 1
- A12 Outdoor Fitness
- A13 Sensory Garden
- A14 Swing Garden
- A15 Monstera Garden
- A16 Reading Corner
- A17 Ginger Garden

### The Play Cove

- B1 Multi-Purpose Court
- B2 Kids' Playground
- B3 Play Lawn
- B4 BBQ Pavilion 2
- B5 BBQ Pavilion 3
- B6 BBQ Pavilion 4
- B7 Discovery Garden
- B8 Herb Garden
- B9 Rest Deck Cove

### The Vitality Sanctuary

- C1 Gymnasium
- C2 Spa Shower
- C3 Changing Room
- C4 50m Lap Pool
- C5 Pool Deck
- C6 Hydrotherapy Pool
- C7 Outdoor Shower
- C8 Tower Pavilion
- C9 Fragrant Garden
- C10 Tranquil Garden
- C11 Heliconia Gardens
- C12 Garden Walk
- C13 Yoga Corner
- C14 Alocasia Garden
- C15 Canna Garden
- C16 Pandanus Garden

### The Arrival (2<sup>nd</sup> Storey)

- D1 Arrival Plaza Drop Off
- D2 Guard House
- D3 Management Office
- D4 Bicycle Parking

### Others

- E1 Genset
- E2 Cooling Tower (2<sup>nd</sup> Storey) Commercial Strata
- E3 Electrical Substation (Basement 1)
- E4 Bin Center (Basement 1)
- Water Tank (Roof)



CG APPROVAL NO.: ES20250918-50009-CG01  
 CG APPROVAL DATE: 23 JAN 2026  
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# Where comfort comes without compromise



Enjoy space that lives up to your dreams, with King-sized comfort in the master bedroom, and common rooms that easily fit a Queen.

Every detail in our 2- to 5-bedroom units is shaped by warm hues and gentle textures, creating a quiet sophistication across every room.





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Sauté, simmer or sous vide with ease. At Pinery Residences, your kitchen comes seamlessly integrated, efficiently planned and fully equipped with appliances from Smeg and Samsung.



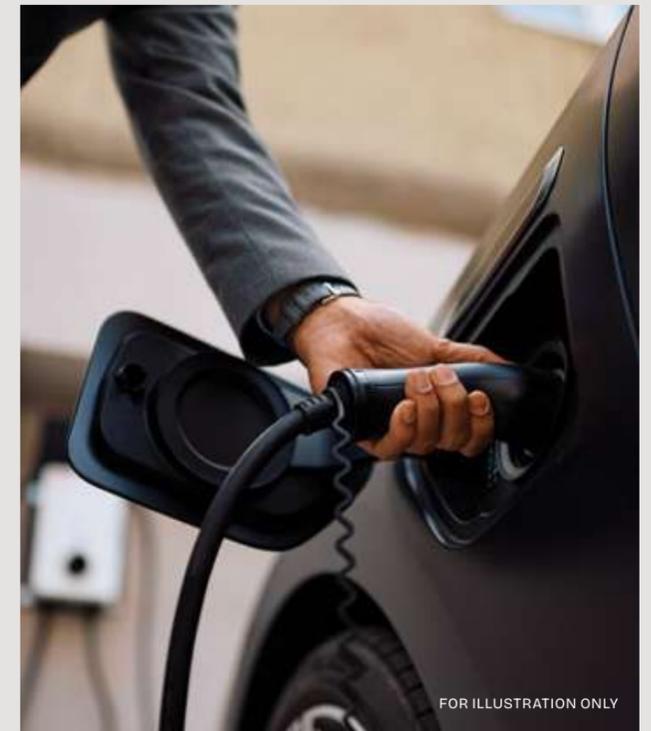
FOR ILLUSTRATION ONLY

Every shower becomes an indulgence with premium fittings from Duravit and Hansgrohe.

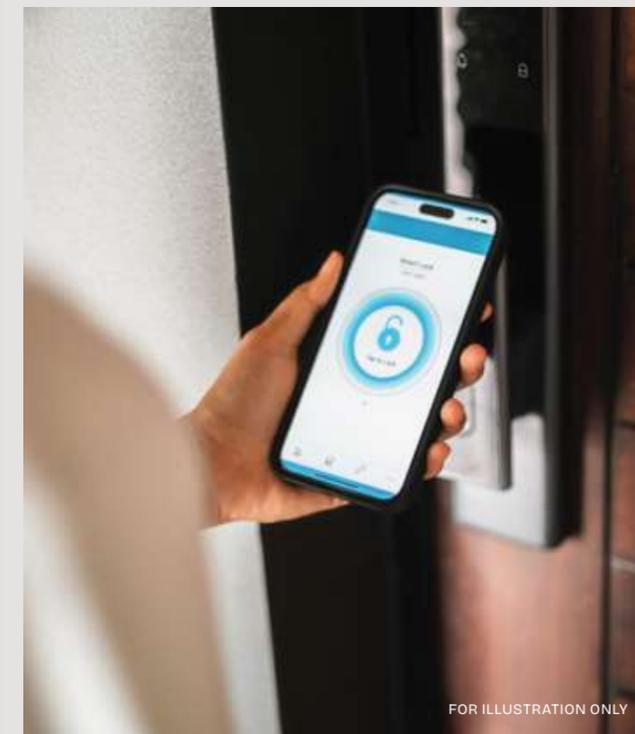
## Greener by design

Sustainability comes second nature at Pinery Residences, a thoughtfully designed development targeting the prestigious BCA Green Mark Platinum Super Low Energy certification.

From designated EV-charging lots to solar photovoltaic rooftop panels that power common area electrical needs, every detail is designed to do more while using less.



FOR ILLUSTRATION ONLY



FOR ILLUSTRATION ONLY

## Smarter by default

Control comes without complication at Pinery Residences.

Answer the door from anywhere, grant access with a tap of your phone, and bring every home device together through a single smart home app for convenience that fits naturally into everyday life.

# Unit Distribution Chart

**Block 922 (479990)**

UNIT/FLOOR	1	2	3	4	5	6	7
14	B1	E1	D2	B3	D1	D4	B1
13	B1	E1	D2	B3	D1	D4	B1
12	B1	E1	D2	B3	D1	D4	B1
11	B1	E1	D2	B3	D1	D4	B1
10	B1	E1	D2	B3	D1	D4	B1
9	B1	E1	D2	B3	D1	D4	B1
8	B1	E1	D2	B3	D1	D4	B1
7	B1	E1	D2	B3	D1	D4	B1
6	B1	E1	D2	B3	D1	D4	B1
5	B1	E1	D2	B3	D1	D4	B1
4	B1	E1	D2	B3	D1	D4	B1
3	B1-G	E1-G	D2-G	B3-G	D1-G	D4-G	B1-G

**Block 924 (479991)**

UNIT/FLOOR	8	9	10	11	12	13
14	D2	C2	B3	D1	C7	B3
13	D2	C2	B3	D1	C7	B3
12	D2	C2	B3	D1	C7	B3
11	D2	C2	B3	D1	C7	B3
10	D2	C2	B3	D1	C7	B3
9	D2	C2	B3	D1	C7	B3
8	D2	C2	B3	D1	C7	B3
7	D2	C2	B3	D1	C7	B3
6	D2	C2	B3	D1	C7	B3
5	D2	C2	B3	D1	C7	B3
4	D2	C2	B3	D1	C7	B3
3	D2-G	C2-G	B3-G	D1-G	C7-G	B3-G

**Block 926 (479992)**

UNIT/FLOOR	14	15	16	17	18	19	20	21	22
14	C1	D5	D2	B1	B1	C7	B2	D3	C1
13	C1	D5	D2	B1	B1	C7	B2	D3	C1
12	C1	D5	D2	B1	B1	C7	B2	D3	C1
11	C1	D5	D2	B1	B1	C7	B2	D3	C1
10	C1	D5	D2	B1	B1	C7	B2	D3	C1
9	C1	D5	D2	B1	B1	C7	B2	D3	C1
8	C1	D5	D2	B1	B1	C7	B2	D3	C1
7	C1	D5	D2	B1	B1	C7	B2	D3	C1
6	C1	D5	D2	B1	B1	C7	B2	D3	C1
5	C1	D5	D2	B1	B1	C7	B2	D3	C1
4	C1	D5	D2	B1	B1	C7	B2	D3	C1
3	C1-G	D5-G	D2-G	B1-G	B1-G	C7-G	B2-G	D3-G	C1-G

**Block 928 (479993)**

UNIT/FLOOR	23	24	25	26	27	28	29	30	31
14	C1	D4	C2	B1	B1	C7	B2	D3	C1
13	C1	D4	C2	B1	B1	C7	B2	D3	C1
12	C1	D4	C2	B1	B1	C7	B2	D3	C1
11	C1	D4	C2	B1	B1	C7	B2	D3	C1
10	C1	D4	C2	B1	B1	C7	B2	D3	C1
9	C1	D4	C2	B1	B1	C7	B2	D3	C1
8	C1	D4	C2	B1	B1	C7	B2	D3	C1
7	C1	D4	C2	B1	B1	C7	B2	D3	C1
6	C1	D4	C2	B1	B1	C7	B2	D3	C1
5	C1	D4	C2	B1	B1	C7	B2	D3	C1
4	C1	D4	C2	B1	B1	C7	B2	D3	C1
3	C1-G	D4-G	C2-G	B1-G	B1-G	C7-G	B2-G	D3-G	C1-G

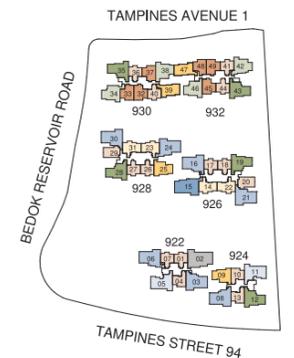
**Block 930 (479973)**

UNIT/FLOOR	32	33	34	35	36	37	38	39	40
14	B4	B4	C6	C7	B1	B4	C4	C3	B1
13	B4	B4	C6	C7	B1	B4	C4	C3	B1
12	B4	B4	C6	C7	B1	B4	C4	C3	B1
11	B4	B4	C6	C7	B1	B4	C4	C3	B1
10	B4	B4	C6	C7	B1	B4	C4	C3	B1
9	B4	B4	C6	C7	B1	B4	C4	C3	B1
8	B4	B4	C6	C7	B1	B4	C4	C3	B1
7	B4	B4	C6	C7	B1	B4	C4	C3	B1
6	B4	B4	C6	C7	B1	B4	C4	C3	B1
5	B4	B4	C6	C7	B1	B4	C4	C3	B1
4	B4	B4	C6	C7	B1	B4	C4	C3	B1
3	B4-G	B4-G	C6-G	C7-G	B1-G	B4-G	C4-G	C3-G	B1-G

**Block 932 (479972)**

UNIT/FLOOR	41	42	43	44	45	46	47	48	49
14	B1	C5	C7	B1	B4	C4	C3	B4	B4
13	B1	C5	C7	B1	B4	C4	C3	B4	B4
12	B1	C5	C7	B1	B4	C4	C3	B4	B4
11	B1	C5	C7	B1	B4	C4	C3	B4	B4
10	B1	C5	C7	B1	B4	C4	C3	B4	B4
9	B1	C5	C7	B1	B4	C4	C3	B4	B4
8	B1	C5	C7	B1	B4	C4	C3	B4	B4
7	B1	C5	C7	B1	B4	C4	C3	B4	B4
6	B1	C5	C7	B1	B4	C4	C3	B4	B4
5	B1	C5	C7	B1	B4	C4	C3	B4	B4
4	B1	C5	C7	B1	B4	C4	C3	B4	B4
3	B1-G	C5-G	C7-G	B1-G	B4-G	C4-G	C3-G	B4-G	B4-G

- LEGEND**
- 2-Bedroom | B1, B2, B3
  - 2-Bedroom Premium + Study | B4
  - 3-Bedroom | C1
  - 3-Bedroom Deluxe | C2, C3
  - 3-Bedroom Premium | C4, C5, C6
  - 3-Bedroom Premium + Study | C7
  - 4-Bedroom | D1
  - 4-Bedroom Premium + Study | D2, D3, D4
  - 4-Bedroom Luxury + Study | D5
  - 5-Bedroom Luxury | E1





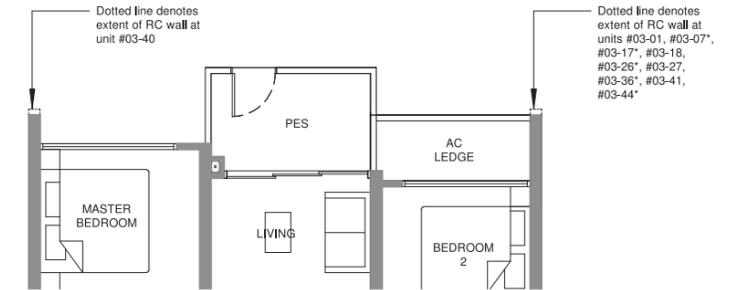
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## 2-Bedroom

### TYPE B1-G

58 sqm / 624 sqft

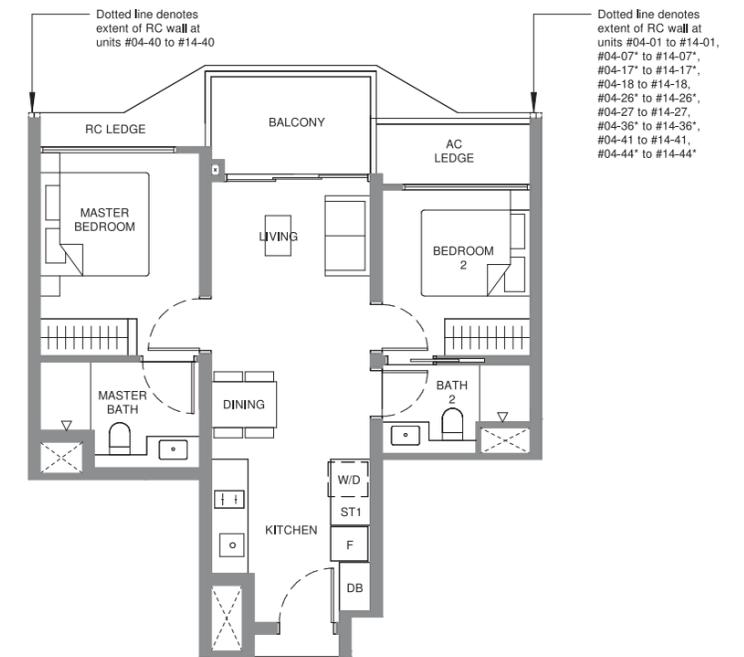
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#03-07\*
- Block 926 #03-17\*  
#03-18
- Block 928 #03-26\*  
#03-27
- Block 930 #03-36\*  
#03-40
- Block 932 #03-41  
#03-44\*



### TYPE B1

58 sqm / 624 sqft

- Block 922 #04-01 TO #14-01  
#04-07\* TO #14-07\*
- Block 926 #04-17\* TO #14-17\*  
#04-18 TO #14-18
- Block 928 #04-26\* TO #14-26\*  
#04-27 TO #14-27
- Block 930 #04-36\* TO #14-36\*  
#04-40 TO #14-40
- Block 932 #04-41 TO #14-41  
#04-44\* TO #14-44\*

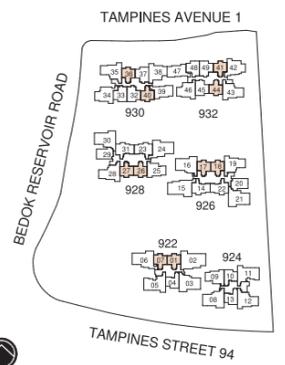


### LEGEND

F	FRIDGE	PES	PRIVATE ENCLOSED SPACE
W/D	WASHER/ DRYER COMBO	AC	AIR CONDITIONER LEDGE (NON-STRATA)
W&D	WASHER + DRYER	RC	REINFORCED CONCRETE LEDGE (NON-STRATA)
DB	DISTRIBUTION BOARD	☒	VOID SPACE (NON-STRATA)
HS	HOUSEHOLD SHELTER	WM	WALK-IN WARDROBE
WN	WINE CHILLER	ST1	STORE 1
*	MIRROR	ST2	STORE 2



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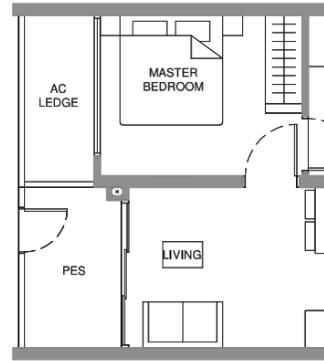


# 2-Bedroom

## TYPE B2-G

59 sqm / 635 sqft

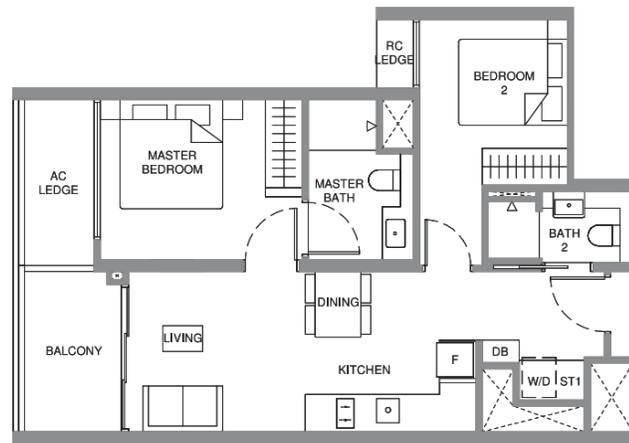
Block 926 #03-20  
Block 928 #03-29



## TYPE B2

59 sqm / 635 sqft

Block 926 #04-20 TO #14-20  
Block 928 #04-29 TO #14-29

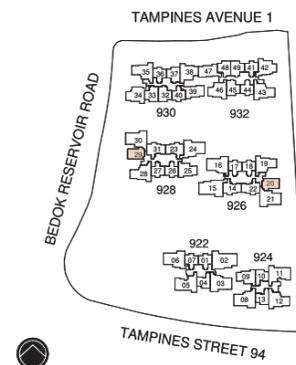


### LEGEND

F	FRIDGE	PES	PRIVATE ENCLOSED SPACE
W/D	WASHER/ DRYER COMBO	AC	AIR CONDITIONER LEDGE (NON-STRATA)
W&D	WASHER + DRYER	RC	REINFORCED CONCRETE LEDGE (NON-STRATA)
DB	DISTRIBUTION BOARD	⊠	VOID SPACE (NON-STRATA)
HS	HOUSEHOLD SHELTER	W/W	WALK-IN WARDROBE
WN	WINE CHILLER	ST1	STORE 1
*	MIRROR	ST2	STORE 2



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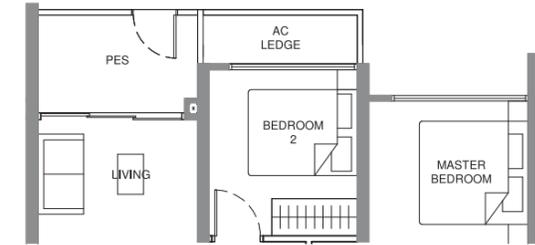


# 2-Bedroom

## TYPE B3-G

62 sqm / 667 sqft

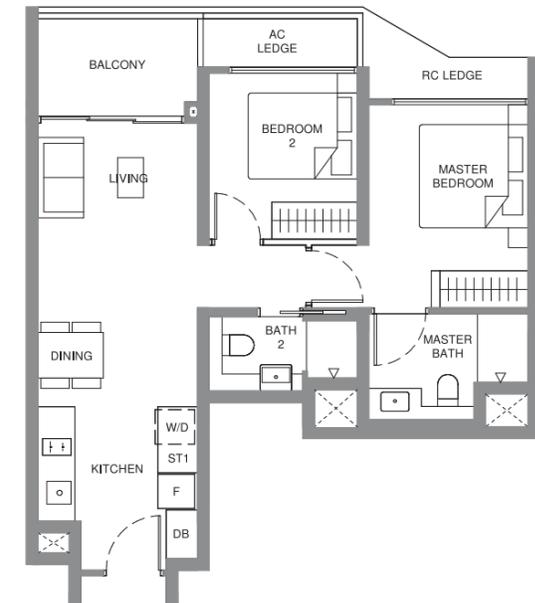
Block 922 #03-04  
Block 924 #03-10  
#03-13



## TYPE B3

62 sqm / 667 sqft

Block 922 #04-04 TO #14-04  
Block 924 #04-10 TO #14-10  
#04-13 TO #14-13

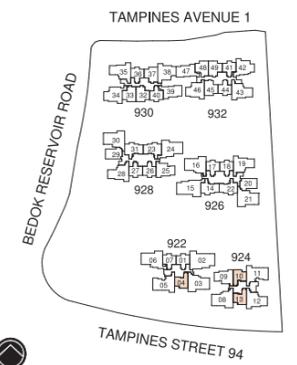


### LEGEND

F	FRIDGE	PES	PRIVATE ENCLOSED SPACE
W/D	WASHER/ DRYER COMBO	AC	AIR CONDITIONER LEDGE (NON-STRATA)
W&D	WASHER + DRYER	RC	REINFORCED CONCRETE LEDGE (NON-STRATA)
DB	DISTRIBUTION BOARD	⊠	VOID SPACE (NON-STRATA)
HS	HOUSEHOLD SHELTER	W/W	WALK-IN WARDROBE
WN	WINE CHILLER	ST1	STORE 1
*	MIRROR	ST2	STORE 2



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INFORMATION ACCURATE AT POINT OF PRINTING.  
CX ES NO.: ES20250918-50009-CG01 DATED 23 JAN 2026

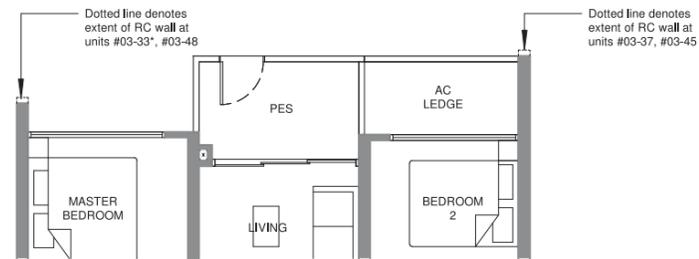


## 2-Bedroom Premium + Study

### TYPE B4-G

65 sqm / 700 sqft

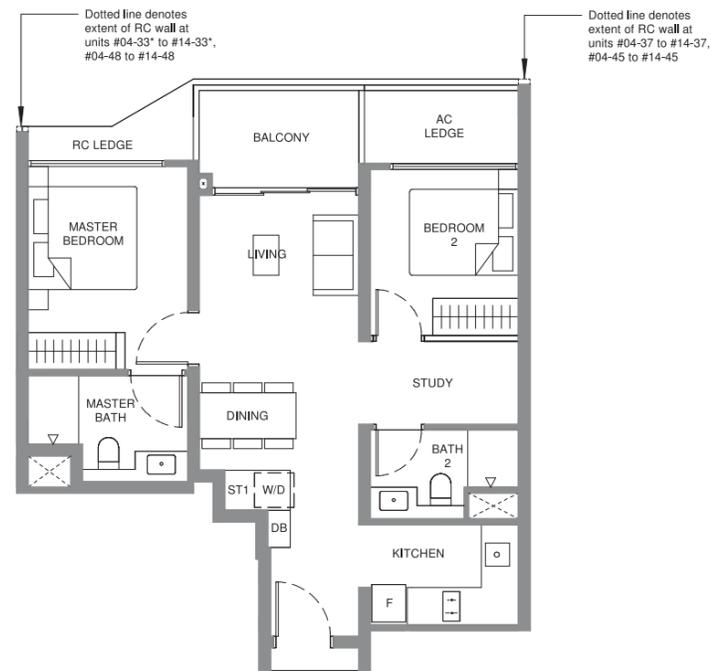
Block 930 #03-32  
#03-33\*  
#03-37  
Block 932 #03-45  
#03-48  
#03-49\*



### TYPE B4

65 sqm / 700 sqft

Block 930 #04-32 TO #14-32  
#04-33\* TO #14-33\*  
#04-37 TO #14-37  
Block 932 #04-45 TO #14-45  
#04-48 TO #14-48  
#04-49\* TO #14-49\*



#### LEGEND

F	FRIDGE	PES	PRIVATE ENCLOSED SPACE
W/D	WASHER/ DRYER COMBO	AC	AIR CONDITIONER LEDGE (NON-STRATA)
W&D	WASHER + DRYER	RC	REINFORCED CONCRETE LEDGE (NON-STRATA)
DB	DISTRIBUTION BOARD	⊠	VOID SPACE (NON-STRATA)
HS	HOUSEHOLD SHELTER	WW	WALK-IN WARDROBE
WN	WINE CHILLER	ST1	STORE 1
*	MIRROR	ST2	STORE 2

0 2m 4m 6m 8m

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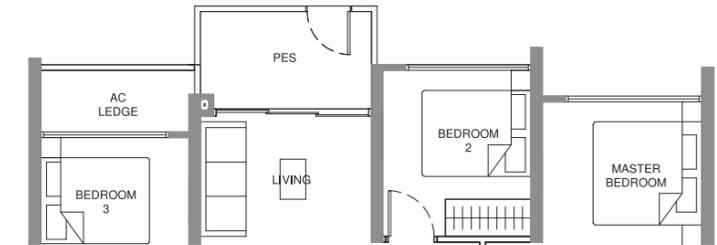


## 3-Bedroom

### TYPE C1-G

75 sqm / 807 sqft

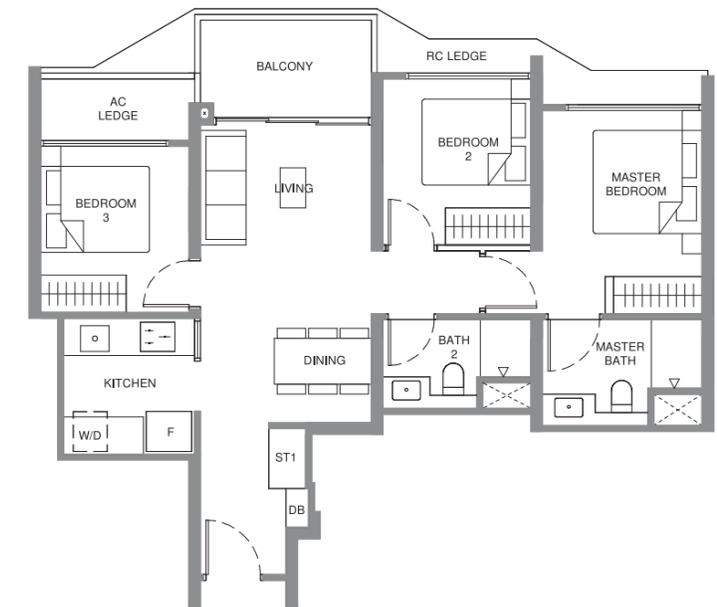
Block 926 #03-14\*  
#03-22  
Block 928 #03-23\*  
#03-31



### TYPE C1

75 sqm / 807 sqft

Block 926 #04-14\* TO #14-14\*  
#04-22 TO #14-22  
Block 928 #04-23\* TO #14-23\*  
#04-31 TO #14-31

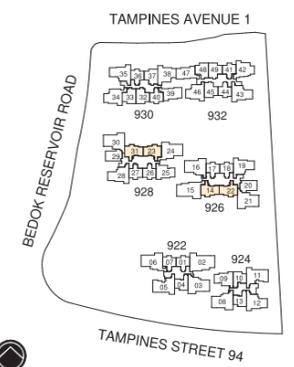


#### LEGEND

F	FRIDGE	PES	PRIVATE ENCLOSED SPACE
W/D	WASHER/ DRYER COMBO	AC	AIR CONDITIONER LEDGE (NON-STRATA)
W&D	WASHER + DRYER	RC	REINFORCED CONCRETE LEDGE (NON-STRATA)
DB	DISTRIBUTION BOARD	⊠	VOID SPACE (NON-STRATA)
HS	HOUSEHOLD SHELTER	WW	WALK-IN WARDROBE
WN	WINE CHILLER	ST1	STORE 1
*	MIRROR	ST2	STORE 2

0 2m 4m 6m 8m

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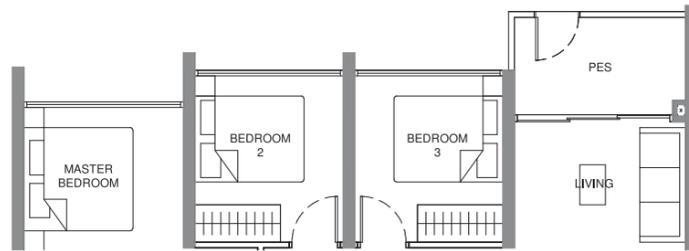


# 3-Bedroom Deluxe

## TYPE C2-G

80 sqm / 861 sqft

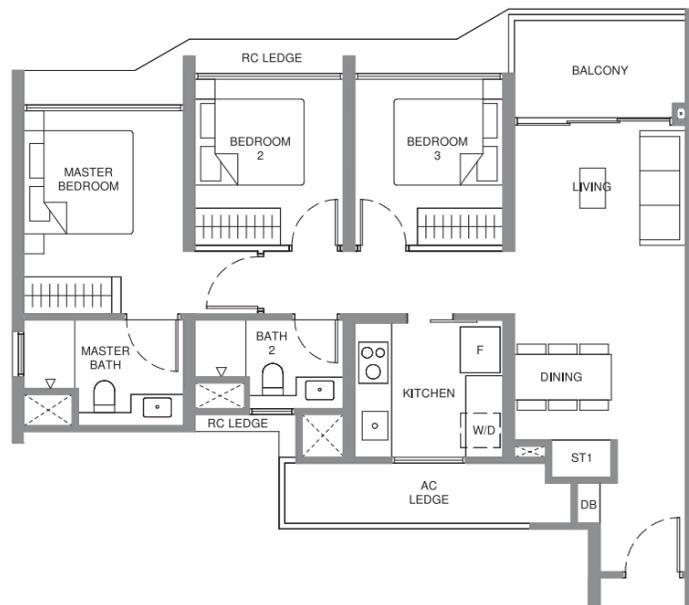
Block 924 #03-09  
Block 928 #03-25



## TYPE C2

80 sqm / 861 sqft

Block 924 #04-09 TO #14-09  
Block 928 #04-25 TO #14-25

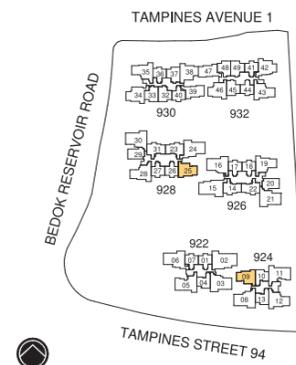


### LEGEND

F	FRIDGE	PES	PRIVATE ENCLOSED SPACE
W/D	WASHER/ DRYER COMBO	AC	AIR CONDITIONER LEDGE (NON-STRATA)
W&D	WASHER + DRYER	RC	REINFORCED CONCRETE LEDGE (NON-STRATA)
DB	DISTRIBUTION BOARD	⊠	VOID SPACE (NON-STRATA)
HS	HOUSEHOLD SHELTER	WW	WALK-IN WARDROBE
WN	WINE CHILLER	ST1	STORE 1
*	MIRROR	ST2	STORE 2



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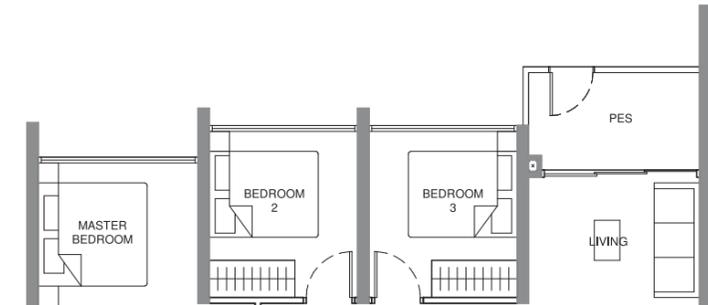


# 3-Bedroom Deluxe

## TYPE C3-G

81 sqm / 872 sqft

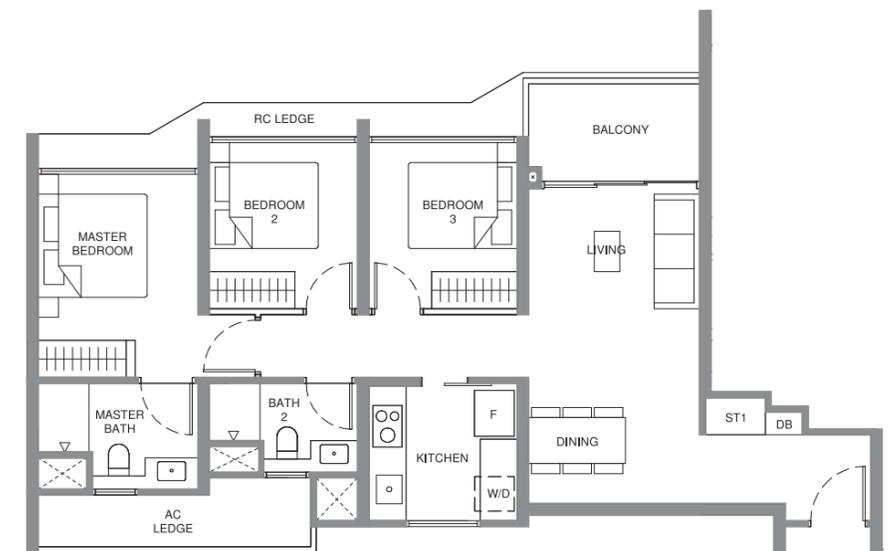
Block 930 #03-39  
Block 932 #03-47



## TYPE C3

81 sqm / 872 sqft

Block 930 #04-39 TO #14-39  
Block 932 #04-47 TO #14-47

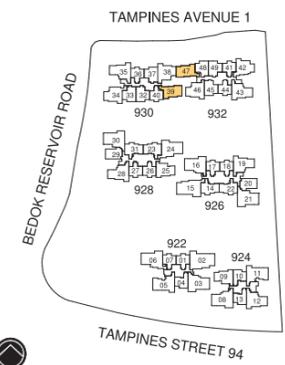


### LEGEND

F	FRIDGE	PES	PRIVATE ENCLOSED SPACE
W/D	WASHER/ DRYER COMBO	AC	AIR CONDITIONER LEDGE (NON-STRATA)
W&D	WASHER + DRYER	RC	REINFORCED CONCRETE LEDGE (NON-STRATA)
DB	DISTRIBUTION BOARD	⊠	VOID SPACE (NON-STRATA)
HS	HOUSEHOLD SHELTER	WW	WALK-IN WARDROBE
WN	WINE CHILLER	ST1	STORE 1
*	MIRROR	ST2	STORE 2



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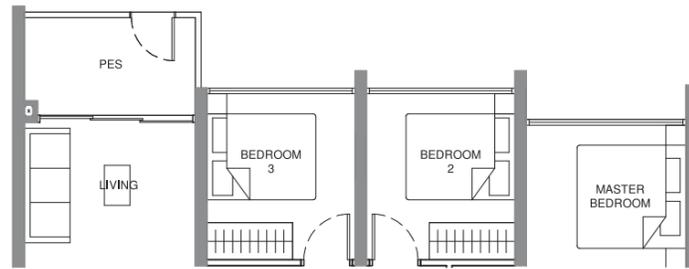


# 3-Bedroom Premium

## TYPE C4-G

92 sqm / 990 sqft

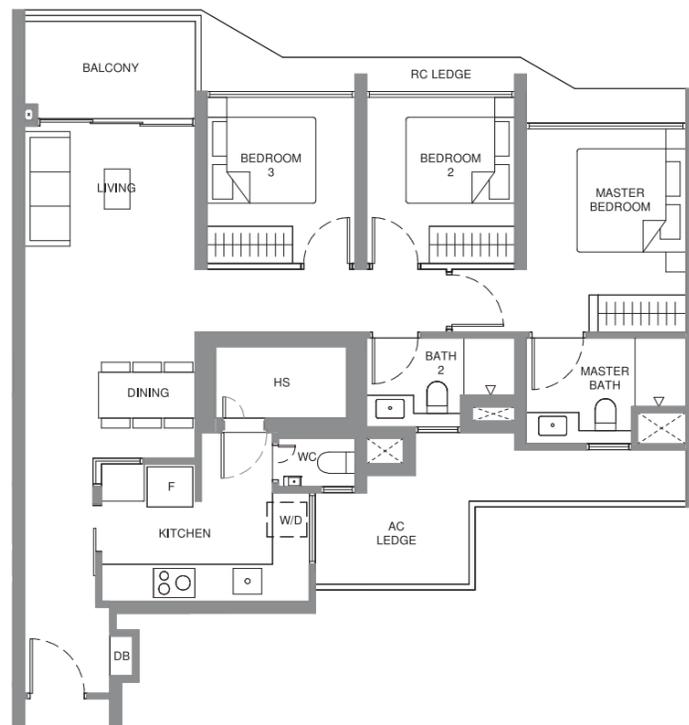
Block 930 #03-38  
Block 932 #03-46



## TYPE C4

92 sqm / 990 sqft

Block 930 #04-38 TO #14-38  
Block 932 #04-46 TO #14-46

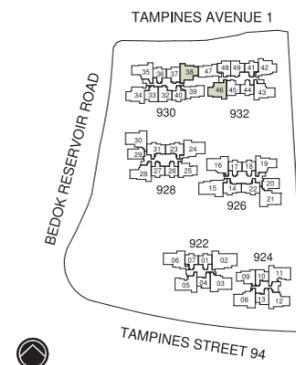


### LEGEND

F	FRIDGE	PES	PRIVATE ENCLOSED SPACE
W/D	WASHER/ DRYER COMBO	AC	AIR CONDITIONER LEDGE (NON-STRATA)
W&D	WASHER + DRYER	RC	REINFORCED CONCRETE LEDGE (NON-STRATA)
DB	DISTRIBUTION BOARD	⊠	VOID SPACE (NON-STRATA)
HS	HOUSEHOLD SHELTER	W/W	WALK-IN WARDROBE
WN	WINE CHILLER	ST1	STORE 1
*	MIRROR	ST2	STORE 2

0 2m 4m 6m 8m

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CX ES NO.: ES20250918-50009-CG01 DATED 23 JAN 2026

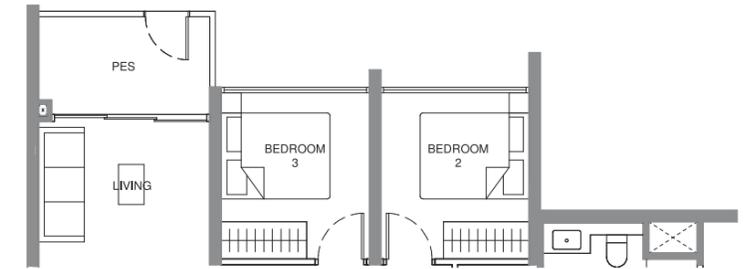


# 3-Bedroom Premium

## TYPE C5-G

94 sqm / 1012 sqft

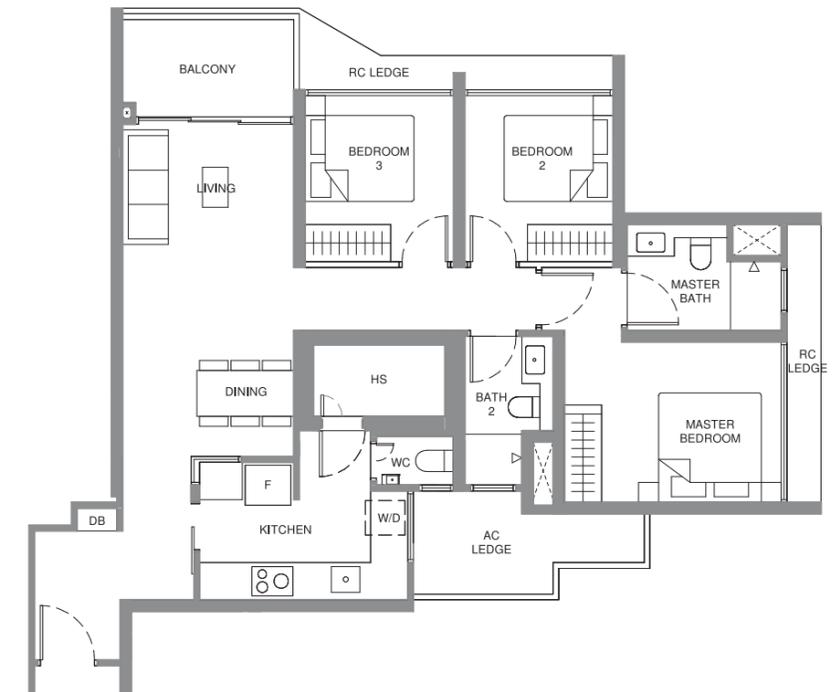
Block 932 #03-42



## TYPE C5

94 sqm / 1012 sqft

Block 932 #04-42 TO #14-42

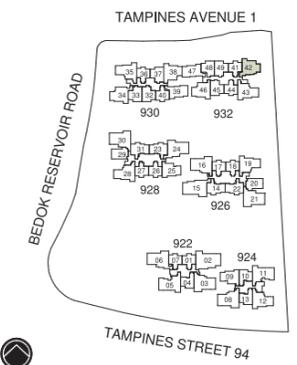


### LEGEND

F	FRIDGE	PES	PRIVATE ENCLOSED SPACE
W/D	WASHER/ DRYER COMBO	AC	AIR CONDITIONER LEDGE (NON-STRATA)
W&D	WASHER + DRYER	RC	REINFORCED CONCRETE LEDGE (NON-STRATA)
DB	DISTRIBUTION BOARD	⊠	VOID SPACE (NON-STRATA)
HS	HOUSEHOLD SHELTER	W/W	WALK-IN WARDROBE
WN	WINE CHILLER	ST1	STORE 1
*	MIRROR	ST2	STORE 2

0 2m 4m 6m 8m

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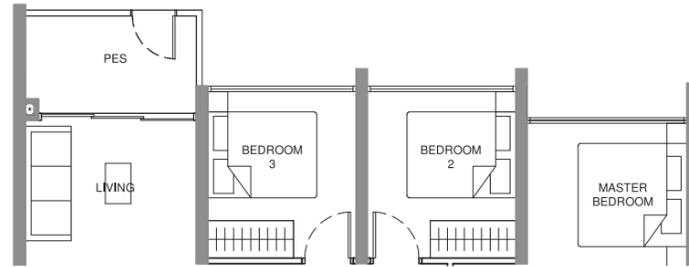


# 3-Bedroom Premium

## TYPE C6-G

95 sqm / 1023 sqft

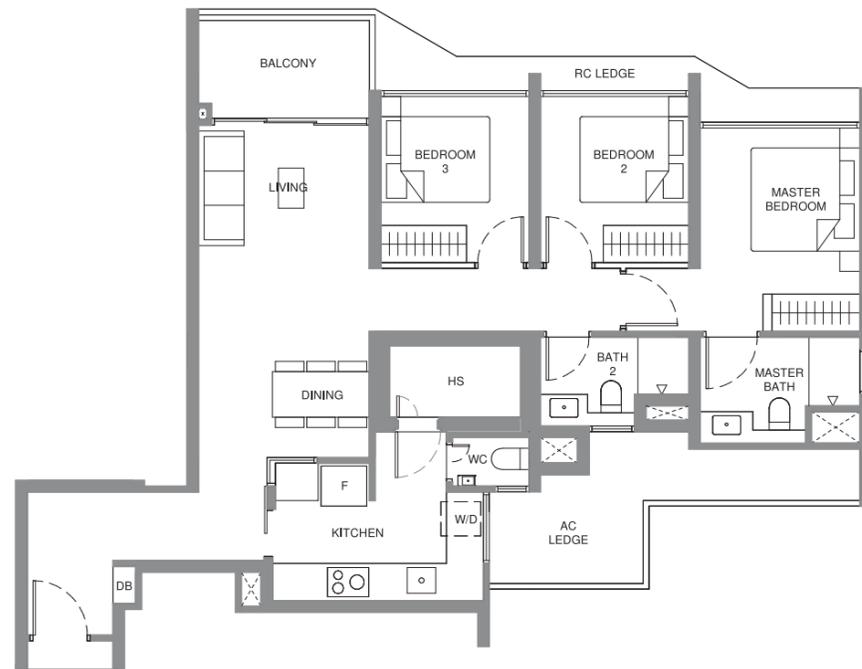
Block 930 #03-34



## TYPE C6

95 sqm / 1023 sqft

Block 930 #04-34 TO #14-34



### LEGEND

F	FRIDGE	PES	PRIVATE ENCLOSED SPACE
W/D	WASHER/ DRYER COMBO	AC	AIR CONDITIONER LEDGE (NON-STRATA)
W&D	WASHER + DRYER	RC	REINFORCED CONCRETE LEDGE (NON-STRATA)
DB	DISTRIBUTION BOARD	⊠	VOID SPACE (NON-STRATA)
HS	HOUSEHOLD SHELTER	WW	WALK-IN WARDROBE
WN	WINE CHILLER	ST1	STORE 1
*	MIRROR	ST2	STORE 2



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# 3-Bedroom Premium + Study

## TYPE C7-G

98 sqm / 1055 sqft

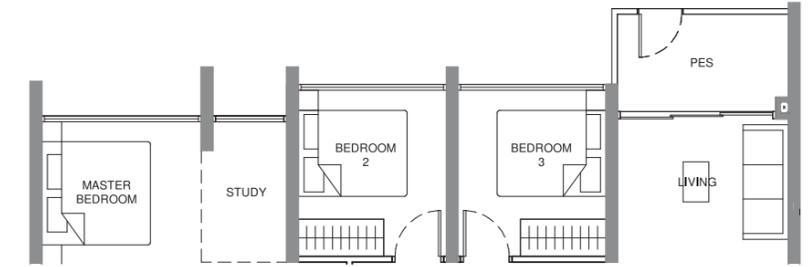
Block 924 #03-12

Block 926 #03-19\*

Block 928 #03-28\*

Block 930 #03-35

Block 932 #03-43



## TYPE C7

98 sqm / 1055 sqft

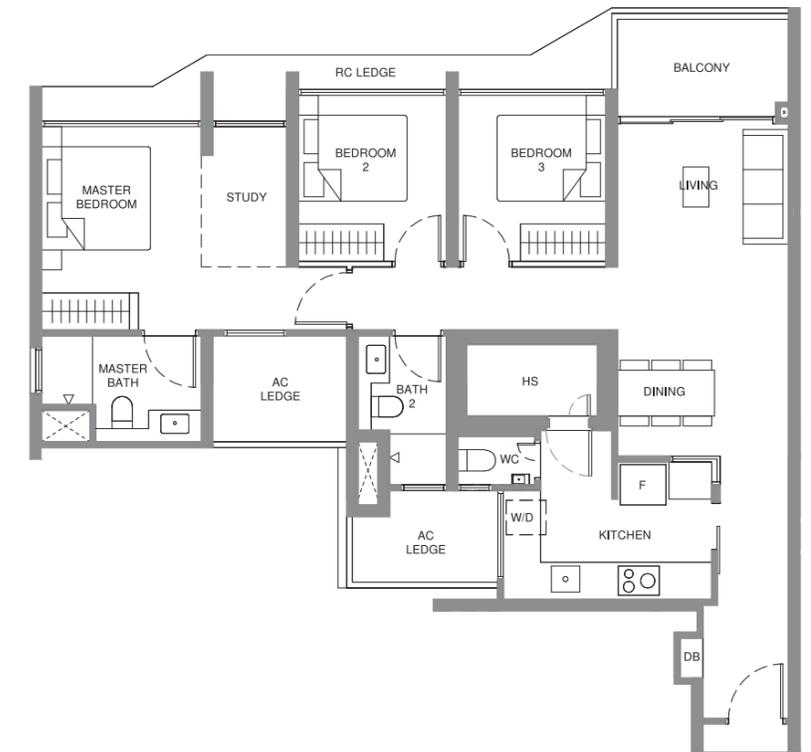
Block 924 #04-12 TO #14-12

Block 926 #04-19\* TO #14-19\*

Block 928 #04-28\* TO #14-28\*

Block 930 #04-35 TO #14-35

Block 932 #04-43 TO #14-43

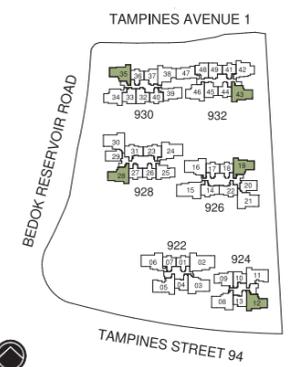


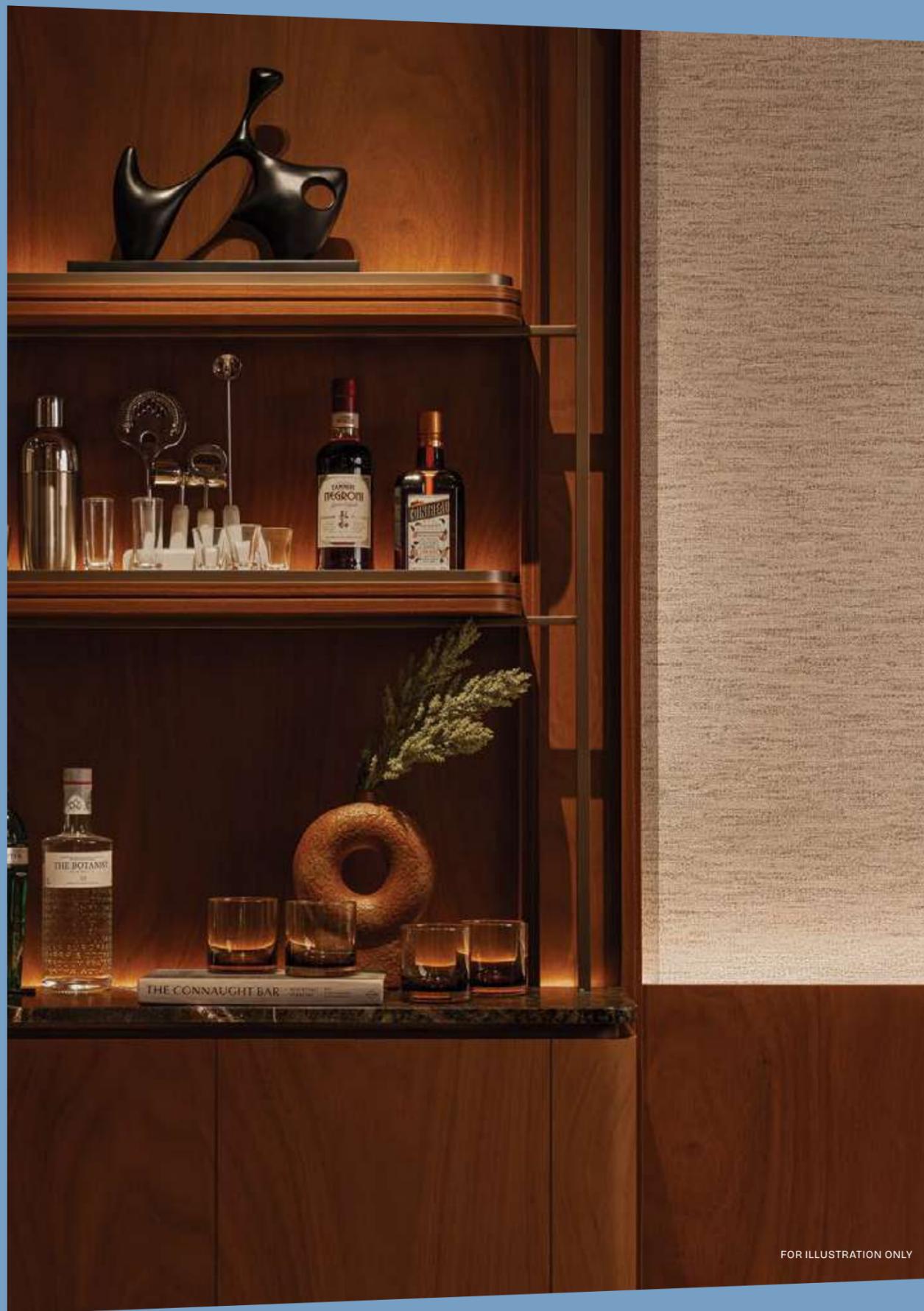
### LEGEND

F	FRIDGE	PES	PRIVATE ENCLOSED SPACE
W/D	WASHER/ DRYER COMBO	AC	AIR CONDITIONER LEDGE (NON-STRATA)
W&D	WASHER + DRYER	RC	REINFORCED CONCRETE LEDGE (NON-STRATA)
DB	DISTRIBUTION BOARD	⊠	VOID SPACE (NON-STRATA)
HS	HOUSEHOLD SHELTER	WW	WALK-IN WARDROBE
WN	WINE CHILLER	ST1	STORE 1
*	MIRROR	ST2	STORE 2



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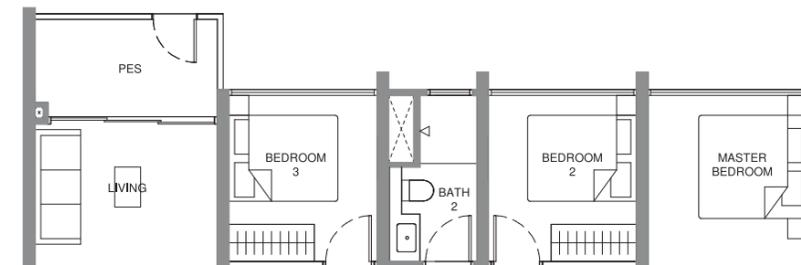
FOR ILLUSTRATION ONLY

## 4-Bedroom

### TYPE D1-G

106 sqm / 1141 sqft

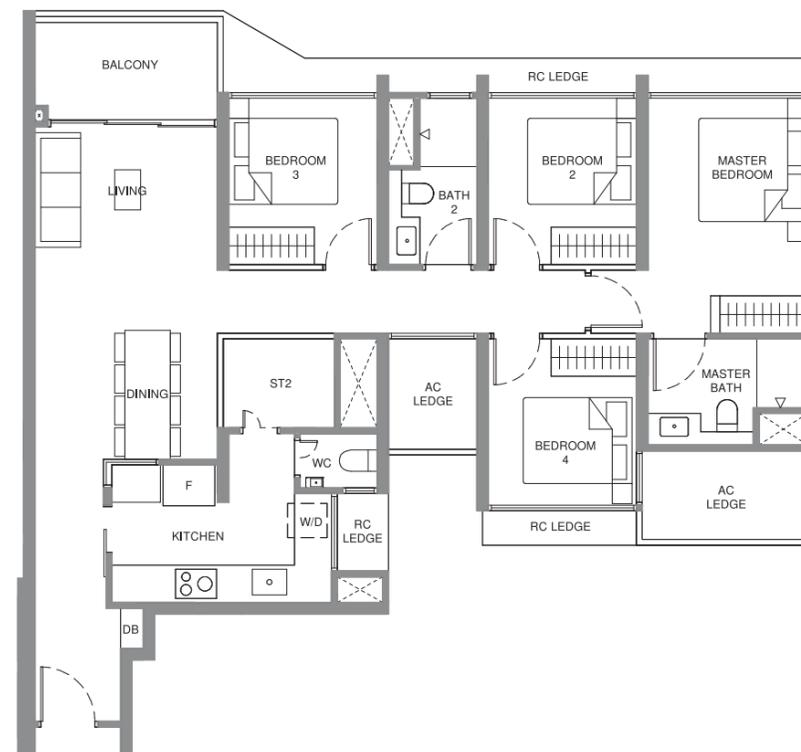
Block 922 #03-05  
Block 924 #03-11



### TYPE D1

106 sqm / 1141 sqft

Block 922 #04-05 TO #14-05  
Block 924 #04-11 TO #14-11



### LEGEND

F	FRIDGE	PES	PRIVATE ENCLOSED SPACE
W/D	WASHER/ DRYER COMBO	AC	AIR CONDITIONER LEDGE (NON-STRATA)
W&D	WASHER + DRYER	RC	REINFORCED CONCRETE LEDGE (NON-STRATA)
DB	DISTRIBUTION BOARD	⊠	VOID SPACE (NON-STRATA)
HS	HOUSEHOLD SHELTER	WM	WALK-IN WARDROBE
WN	WINE CHILLER	ST1	STORE 1
*	MIRROR	ST2	STORE 2



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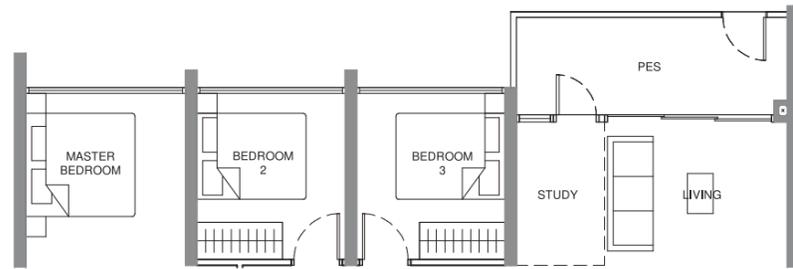


# 4-Bedroom Premium + Study

## TYPE D2-G

111 sqm / 1195 sqft

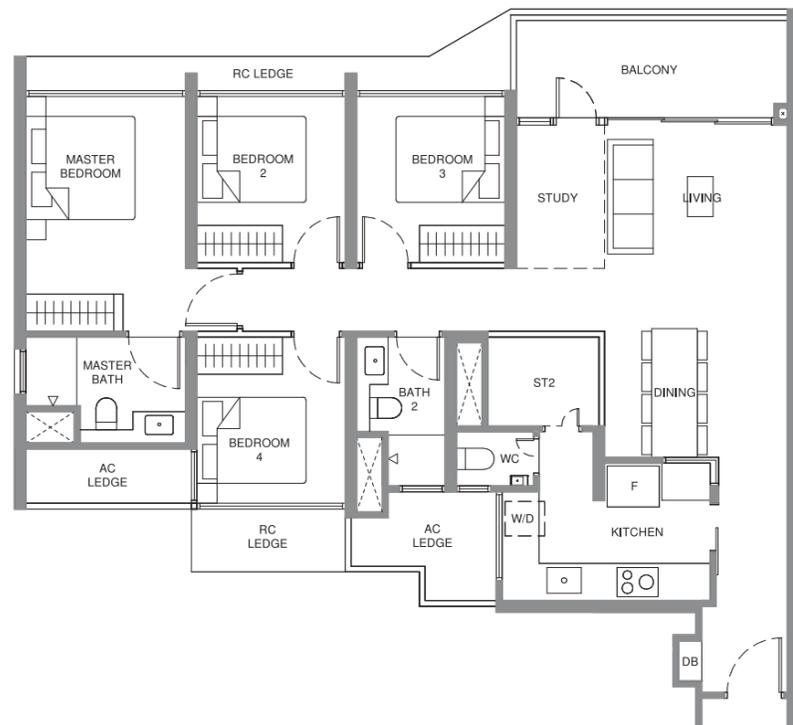
Block 922 #03-03  
Block 924 #03-08\*  
Block 926 #03-16



## TYPE D2

111 sqm / 1195 sqft

Block 922 #04-03 TO #14-03  
Block 924 #04-08\* TO #14-08\*  
Block 926 #04-16 TO #14-16

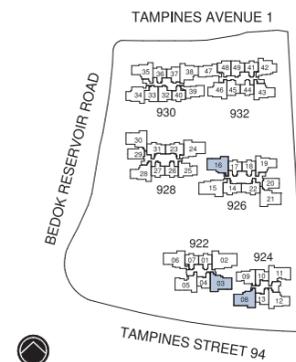


### LEGEND

F	FRIDGE	PES	PRIVATE ENCLOSED SPACE
W/D	WASHER/ DRYER COMBO	AC	AIR CONDITIONER LEDGE (NON-STRATA)
W&D	WASHER + DRYER	RC	REINFORCED CONCRETE LEDGE (NON-STRATA)
DB	DISTRIBUTION BOARD	⊠	VOID SPACE (NON-STRATA)
HS	HOUSEHOLD SHELTER	W/W	WALK-IN WARDROBE
WN	WINE CHILLER	ST1	STORE 1
*	MIRROR	ST2	STORE 2

0 2m 4m 6m 8m

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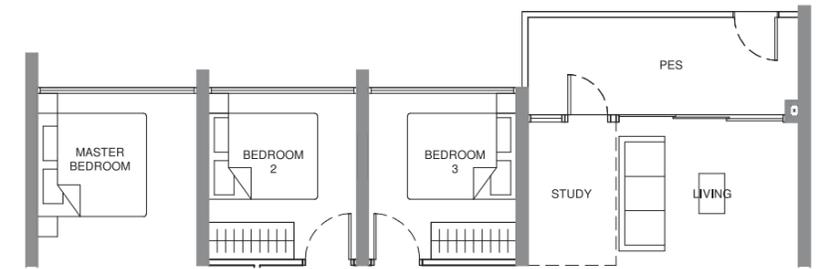


# 4-Bedroom Premium + Study

## TYPE D3-G

114 sqm / 1227 sqft

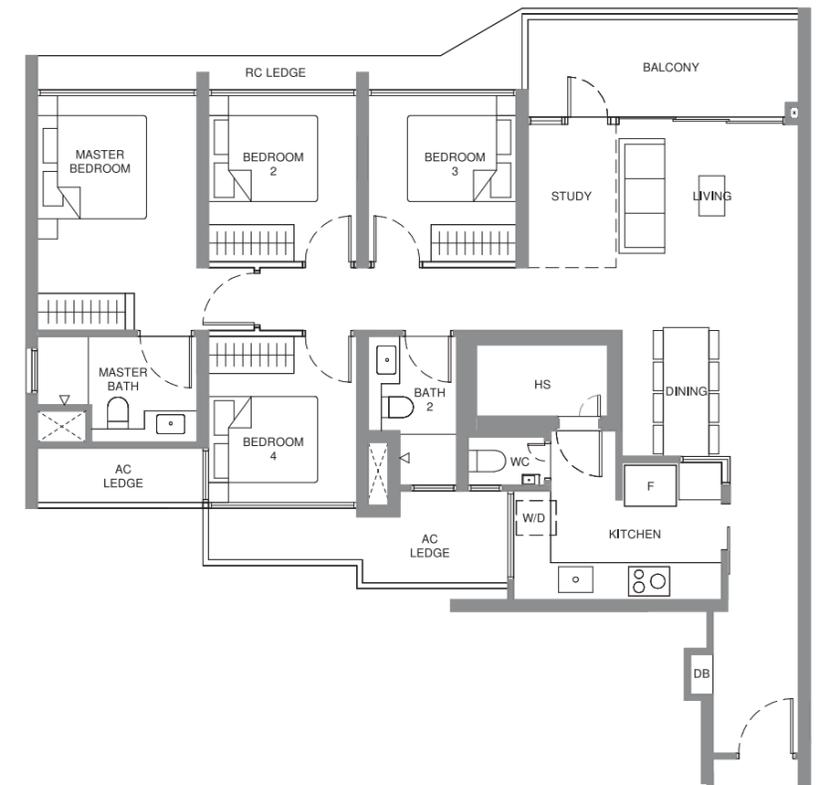
Block 926 #03-21  
Block 928 #03-30



## TYPE D3

114 sqm / 1227 sqft

Block 926 #04-21 TO #14-21  
Block 928 #04-30 TO #14-30

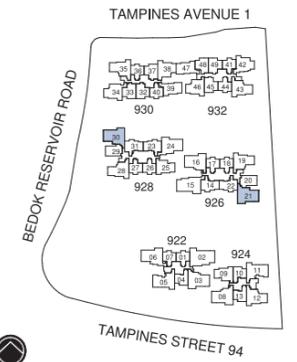


### LEGEND

F	FRIDGE	PES	PRIVATE ENCLOSED SPACE
W/D	WASHER/ DRYER COMBO	AC	AIR CONDITIONER LEDGE (NON-STRATA)
W&D	WASHER + DRYER	RC	REINFORCED CONCRETE LEDGE (NON-STRATA)
DB	DISTRIBUTION BOARD	⊠	VOID SPACE (NON-STRATA)
HS	HOUSEHOLD SHELTER	W/W	WALK-IN WARDROBE
WN	WINE CHILLER	ST1	STORE 1
*	MIRROR	ST2	STORE 2

0 2m 4m 6m 8m

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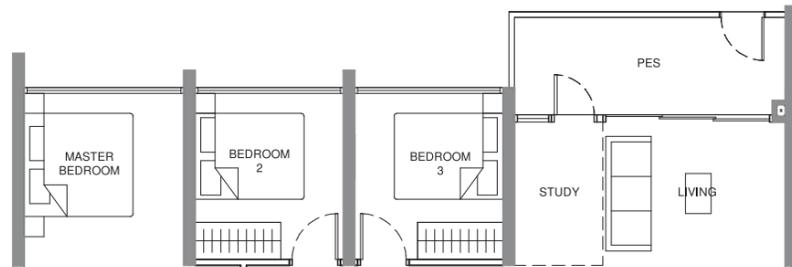


# 4-Bedroom Premium + Study

## TYPE D4-G

115 sqm / 1238 sqft

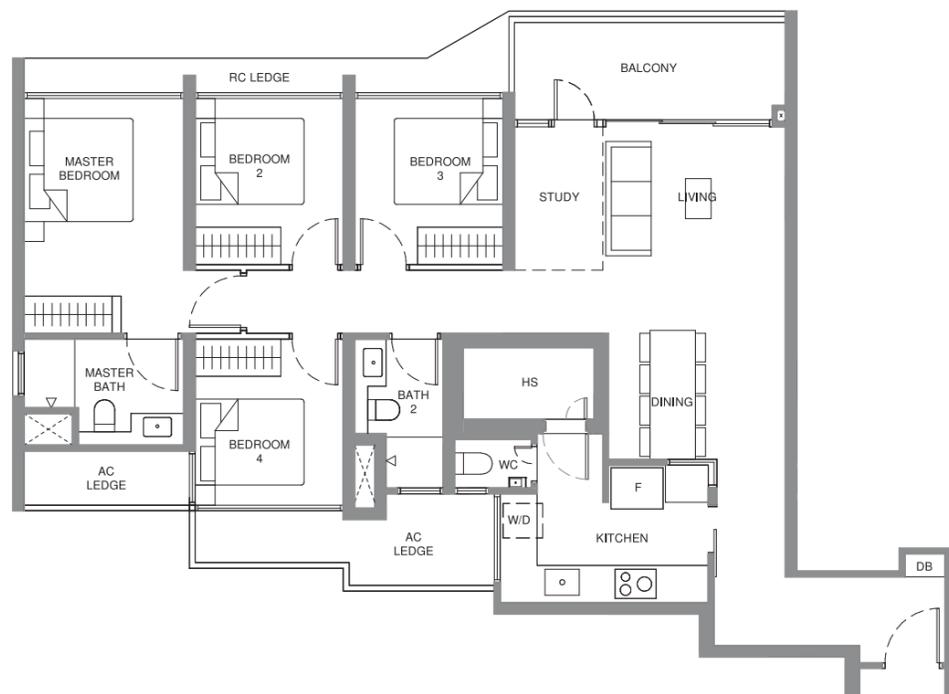
Block 922 #03-06  
Block 928 #03-24\*



## TYPE D4

115 sqm / 1238 sqft

Block 922 #04-06 TO #14-06  
Block 928 #04-24\* TO #14-24\*



### LEGEND

F	FRIDGE	PES	PRIVATE ENCLOSED SPACE
W/D	WASHER/ DRYER COMBO	AC	AIR CONDITIONER LEDGE (NON-STRATA)
W&D	WASHER + DRYER	RC	REINFORCED CONCRETE LEDGE (NON-STRATA)
DB	DISTRIBUTION BOARD	⊠	VOID SPACE (NON-STRATA)
HS	HOUSEHOLD SHELTER	WIW	WALK-IN WARDROBE
WN	WINE CHILLER	ST1	STORE 1
*	MIRROR	ST2	STORE 2

0 2m 4m 6m 8m

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# 4-Bedroom Luxury + Study

## TYPE D5-G

129 sqm / 1389 sqft

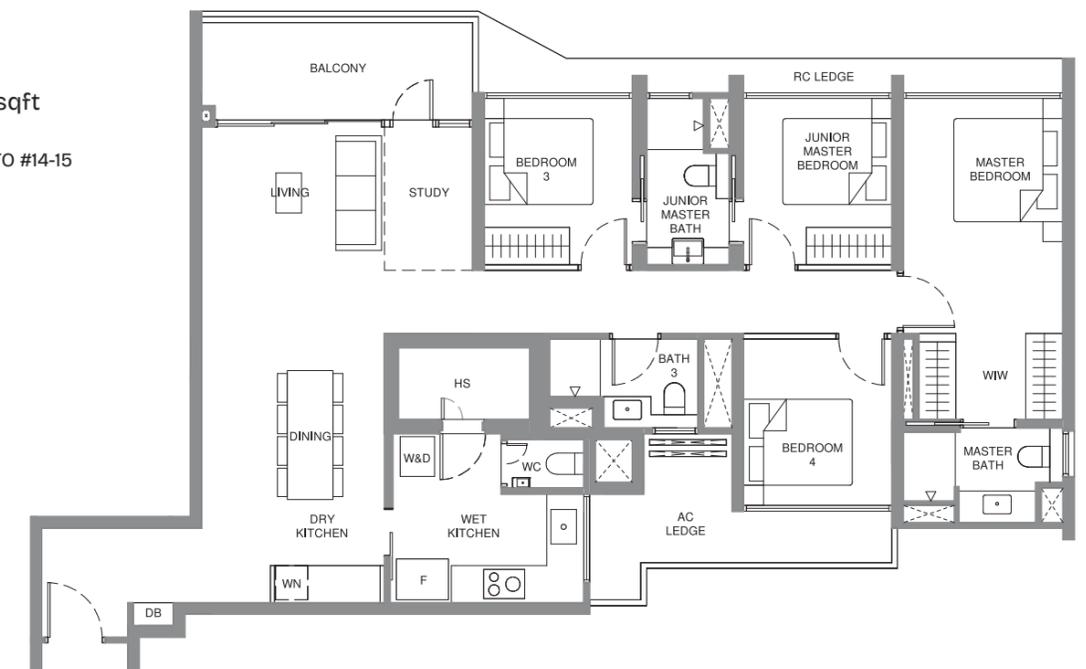
Block 926 #03-15



## TYPE D5

129 sqm / 1389 sqft

Block 926 #04-15 TO #14-15

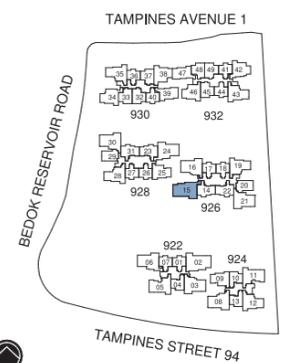


### LEGEND

F	FRIDGE	PES	PRIVATE ENCLOSED SPACE
W/D	WASHER/ DRYER COMBO	AC	AIR CONDITIONER LEDGE (NON-STRATA)
W&D	WASHER + DRYER	RC	REINFORCED CONCRETE LEDGE (NON-STRATA)
DB	DISTRIBUTION BOARD	⊠	VOID SPACE (NON-STRATA)
HS	HOUSEHOLD SHELTER	WIW	WALK-IN WARDROBE
WN	WINE CHILLER	ST1	STORE 1
*	MIRROR	ST2	STORE 2

0 2m 4m 6m 8m

ALL PLANS ARE SUBJECT TO CHANGES BY THE RELEVANT AUTHORITIES.  
MEASUREMENTS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY.  
INFORMATION ACCURATE AT POINT OF PRINTING.  
CX ES NO.: ES20250918-50009-CG01 DATED 23 JAN 2026

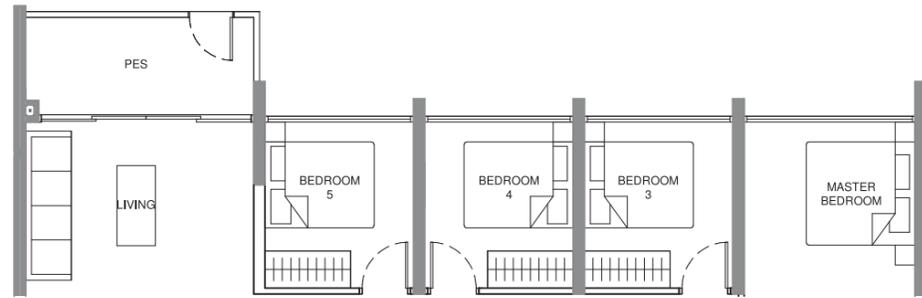


# 5-Bedroom Luxury

## TYPE E1-G

137 sqm / 1475 sqft

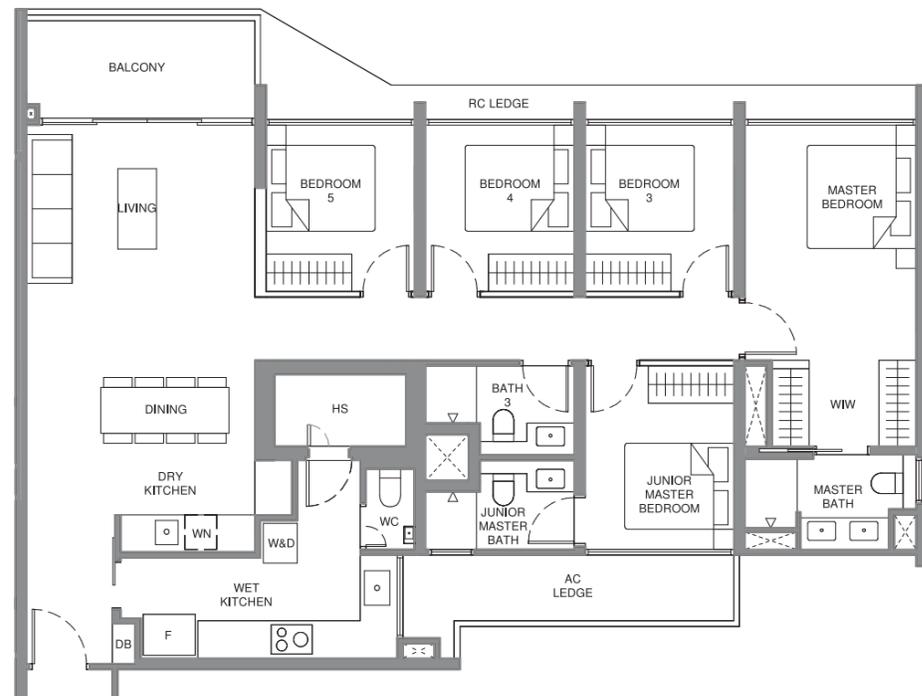
Block 922 #03-02



## TYPE E1

137 sqm / 1475 sqft

Block 922 #04-02 TO #14-02

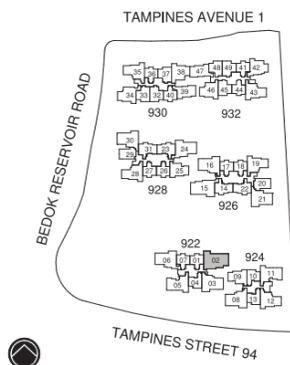


### LEGEND

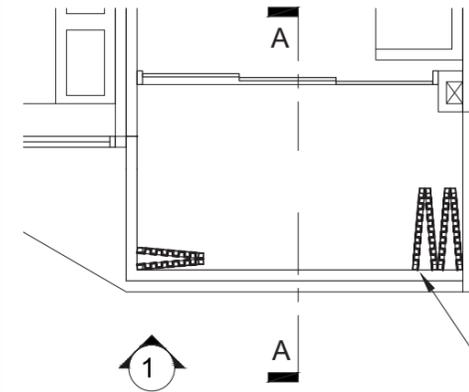
F	FRIDGE	PES	PRIVATE ENCLOSED SPACE
W/D	WASHER/ DRYER COMBO	AC	AIR CONDITIONER LEDGE (NON-STRATA)
W&D	WASHER + DRYER	RC	REINFORCED CONCRETE LEDGE (NON-STRATA)
DB	DISTRIBUTION BOARD	∅	VOID SPACE (NON-STRATA)
HS	HOUSEHOLD SHELTER	WW	WALK-IN WARDROBE
WN	WINE CHILLER	ST1	STORE 1
*	MIRROR	ST2	STORE 2

0 2m 4m 6m 8m

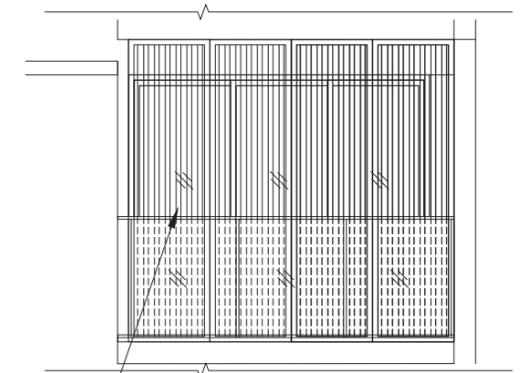
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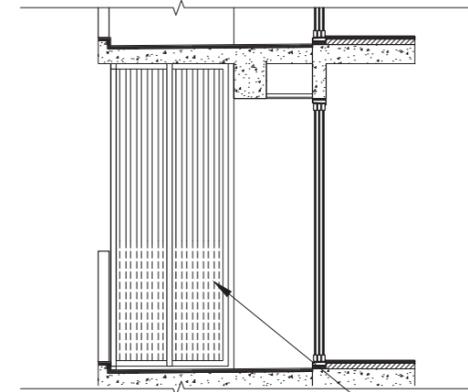
# Approved Balcony Screen



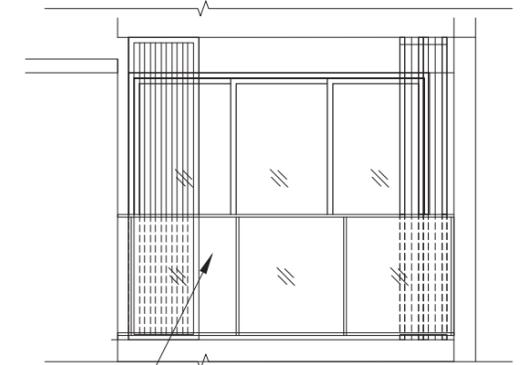
TYPICAL BALCONY SCREEN (OPEN)



TYPICAL BALCONY SCREEN (CLOSED)



TYPICAL BALCONY SCREEN (CLOSED)



TYPICAL BALCONY SCREEN (OPEN)

POWDER COATED ALUMINUM SCREEN PANELS CAPABLE OF BEING DRAWN OPEN TO ALLOW NATURAL VENTILATION WITHIN THE BALCONY AT ALL TIMES

POWDER COATED ALUMINUM SCREEN PANELS CAPABLE OF BEING DRAWN OPEN TO ALLOW NATURAL VENTILATION WITHIN THE BALCONY AT ALL TIMES

### NOTES:

- BALCONY SCREEN IS NOT PROVIDED FOR THIS DEVELOPMENT.
- THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE SCREEN APPROVED BY THE RELEVANT AUTHORITIES.
- FINAL SELECTION OF MATERIAL, COLOUR AND DETAILING OF THE SCREEN IS SUBJECT TO MCST APPROVAL.
- APPROVAL FROM MCST IS REQUIRED BEFORE INSTALLATION.
- OWNER MAY OPT TO PRE-INSTALL THE SCREEN.
- ALL INSTALLATION FEES TO BE BORNE BY THE OWNER.
- MEASUREMENTS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY.
- TO REFER TO THE MOCK-UP OF APPROVED BALCONY SCREEN INSTALLED.

0 1m 2m 3m

Printing may alter the scale of the drawing. Please verify the scale on the above scale bar.

# Luxury refined through legacy

Pinery Residences is proudly brought to you by Hoi Hup Sunway MCL, an award-winning collaboration between Hoi Hup Realty and Sunway MCL. Combining the expertise and experience of two real estate giants, this stellar partnership has inspired many successful projects such as The Continuum, Terra Hill, Ki Residences, Parc Central Residences EC, Novo Place EC and Otto Place EC.



**KI RESIDENCES**  
Best Private Condo Interior Design  
PropertyGuru Asia Property Awards 2021



**THE CONTINUUM**  
Top Development  
Landscape Excellence  
EdgeProp Excellence Awards 2023



**TERRA HILL**  
Best Premium Condo Interior Design  
PropertyGuru Asia Property Awards 2023

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Hoi Hup Realty Pte Ltd has been a trusted established property developer since 1983, delivering a diverse portfolio of residential, commercial, mixed-use and hospitality developments. From private condominiums and landed homes to commercial offices and integrated developments, our work reflects a consistent commitment to quality, craftsmanship and thoughtful design.

Guided by decades of experience and a pursuit of excellence, Hoi Hup Realty continues to create well-designed living and working spaces, strengthening our vision for sustainable growth as a leading real estate developer in Singapore and beyond.

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As one of Singapore's leading developers, Sunway MCL focuses on delivering premium and timeless developments defined by design excellence. Backed by Sunway Group's financial strength and integrated ecosystem, the company continues to strengthen its position in Singapore's property landscape.

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**HOI HUP**  
REALTY  
海峽實業私人有限公司

**SUNWAY MCL**  
A Sunway Property company

Developer: Hoi Hup Sunway Tampines Residential Pte Ltd & Hoi Hup Sunway Tampines Commercial Pte Ltd - Company Reg No.: 202439004H & 202438996Z - Developer's License No.: C1543 - Tenure of Land: 99 years from 7 January 2025 - Lot No.: MK28 Lot 07850C, 80013W at Tampines Street 94 (Tampines Planning Area) - Notice of Vacant Possession: 9 October 2031 - Notice of Completion: 9 October 2034 - CG Approval No.: ES20250918-50009-CG01 dated 23 January 2026 - Encumbrances on the Land: Mortgage in favour of United Overseas Bank Limited

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