

ONE
BERNAM
柏南華庭



AT ONE WITH THE VIGOUR OF A PROGRESSIVE CITY

Expanded Metropolis
Including the Future Greater Southern Waterfront

—
Rejuvenated Core
In a Renowned Business District

Enlivened Inner City
With More Iconic Presence

—
A Fabled Street
Donning a New Crown



THE ONE CHOICE
FOR LUXURY
URBAN LIVING





ONE ENVIABLE CITY ADDRESS

GREATER SOUTHERN WATERFRONT (FUTURE)

M HOTEL SINGAPORE

PRINCE EDWARD ROAD MRT (U/C)

TANJONG PAGAR MRT

GUOCO TOWER

AYER RAJAH EXPRESSWAY

CAPITAL TOWER

SENTOSA

RAFFLES PLACE

Tanjong Pagar Container Terminal – the very icon of Singapore’s port heritage – will move to Tuas, freeing this prime land for the future Greater Southern Waterfront.

WITNESS TRADITION WELCOMING TOMORROW

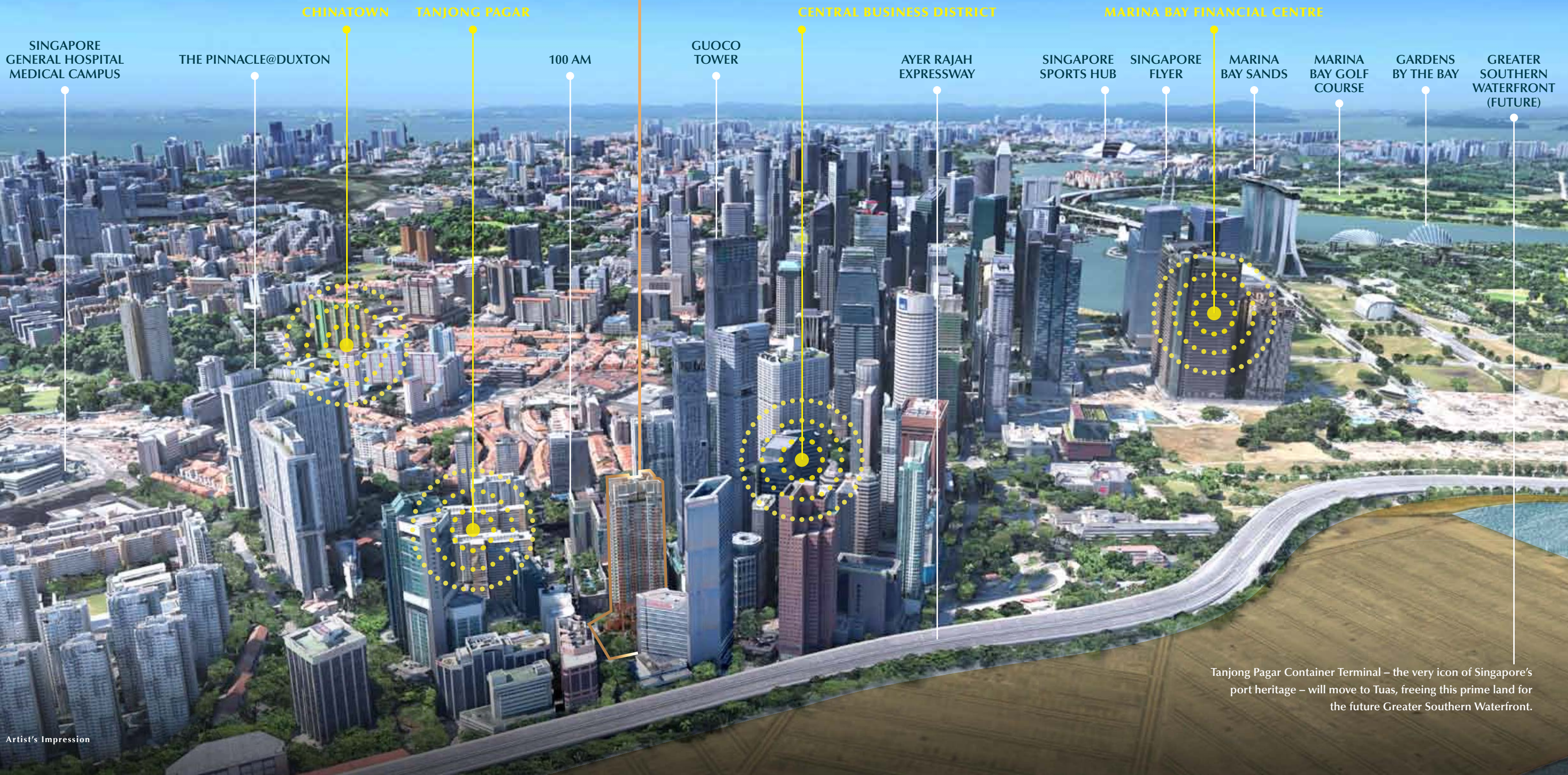
Singapore's amazing skyline shows it all – history and culture embracing global business, perpetual commerce, world-class leisure and entertainment, advanced connectivity, and limitless opportunities for future growth.

The city core encompasses Chinatown, the largest historic district in the country; the Central Business District that serves as the nation's financial heart; and Marina Bay Financial Centre where an international community enjoys integrated living, working and leisure along the breathtaking bay.

At the southernmost tip of this core is Tanjong Pagar – home to One Bernam – and a vital cog in the city's financial heart. Its prized commercial status combined with centuries of heritage and culture makes this fabled enclave so exciting. It will serve as a pivotal piece in the city's rejuvenation masterplan.

One Bernam will sit at a strategic point in this new city landscape. Amidst world-renowned neighbours such as Guoco Tower and The Pinnacle@Duxton, your home at One Bernam will have front row seats for you to witness what is possibly the most exciting era in Singapore's modern history – the development of the future Greater Southern Waterfront.

Soon, what will burst into life within your neighbourhood at Tanjong Pagar will be nothing short of a renaissance.



Tanjong Pagar Container Terminal – the very icon of Singapore's port heritage – will move to Tuas, freeing this prime land for the future Greater Southern Waterfront.

FUTURE GREATER SOUTHERN WATERFRONT

A COLOSSAL REIMAGINING OF THE CITY OF SINGAPORE

This 2,000-ha metropolis will span from Pasir Panjang, the southern part of Queenstown, through to Marina Bay East. The entire prime land will become the gateway to our future in living, leisure, work and green spaces.

Key to this massive development is the expansion of Singapore's green lung. A continuous 30km pedestrian-friendly waterfront promenade will link a new Pasir Panjang Linear Park with Marina Bay. Along this path, eco-corridors will converge – the 10km Southern Ridges between Kent Ridge Park and Harbourfront, the 36km Rail Corridor traversing from west to northeast, and West Coast Park, the 'Play Centre In The West'.

These green spaces will naturally connect with the new Sentosa-Brani Islands master plan. Your key to One Bernam will unlock enviable access to the islands' waterfront parks, leisure destinations, dining and shopping niches, fairgrounds, beaches and tourist attractions, all day and night.

Source: www.ura.gov.sg

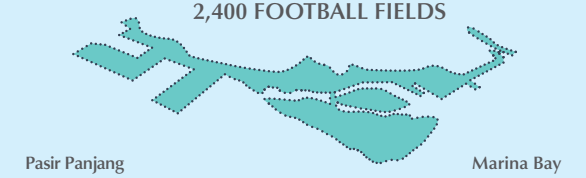


GREATER SOUTHERN WATERFRONT

LEGEND

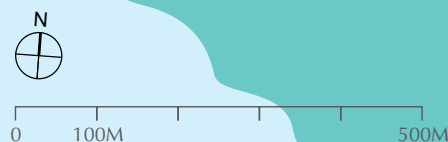
- Entertainment
- Culture/History
- Shopping
- Medical Centre
- Circle Line
- Downtown Line
- East-West Line
- North-South Line
- North-East Line
- Thomson-East Coast Line (U/C)

APPROX SIZE OF 2,400 FOOTBALL FIELDS



SENTOSA ISLAND

PULAU BRANI
(FUTURE WATERFRONT PARKS AND LEISURE ATTRACTIONS)



- RESORTS WORLD SENTOSA
- S.E.A. AQUARIUM
- ADVENTURE COVE WATERPARK
- UNIVERSAL STUDIOS

TELOK BLANGAH

KEPPEL (U/C)

HARBOURFRONT

ST JAMES POWER STATION

SINGAPORE CABLE CAR

VIVOCITY

HARBOURFRONT CENTRE

SENTOSA GATEWAY

SENTOSA GATEWAY

Pasir Panjang

Marina Bay

GREATER SOUTHERN WATERFRONT



ARE YOU ONE WITH US?

- LOCATION
-
- ACCESSIBILITY
-
- AMENITY
-
- ENJOYMENT

Discover One Bernam at
Tanjong Pagar, a prime example of
Singapore's excellence in juxtaposing
modernity with history.

EASY ACCESS TO PRINCIPAL DESTINATIONS



ORCHARD ROAD

8 MINS DRIVE
The retail heart of Singapore, dotted with luxury hotels, dining haunts and entertainment spots



NATIONAL MUSEUM OF SINGAPORE

7 MINS DRIVE
Singapore's oldest museum and progressive showcase of the country's history and culture



SINGAPORE MANAGEMENT UNIVERSITY

6 MINS DRIVE
The country's third autonomous university, internationally recognised for its world-class research and distinguished teaching



SUNTEC CITY CONVENTION & EXHIBITION CENTRE

7 MINS DRIVE
The world's most awarded international venue located in the country's Central Business District



ESPLANADE - THEATRES ON THE BAY

7 MINS DRIVE
Along the scenic Marina Bay is Singapore's premier arts centre for world-class performances



MARINA BAY SANDS

6 MINS DRIVE
Iconic and award-winning hotel, F&B, and shopping destination with the world's largest infinity pool



GARDENS BY THE BAY

5 MINS DRIVE
World-class horticultural garden attraction that presents the plant kingdom in a whole new way



CHINATOWN

3 MINS DRIVE
A historical and cultural district that creates a living tableau of Singapore's rich oriental heritage

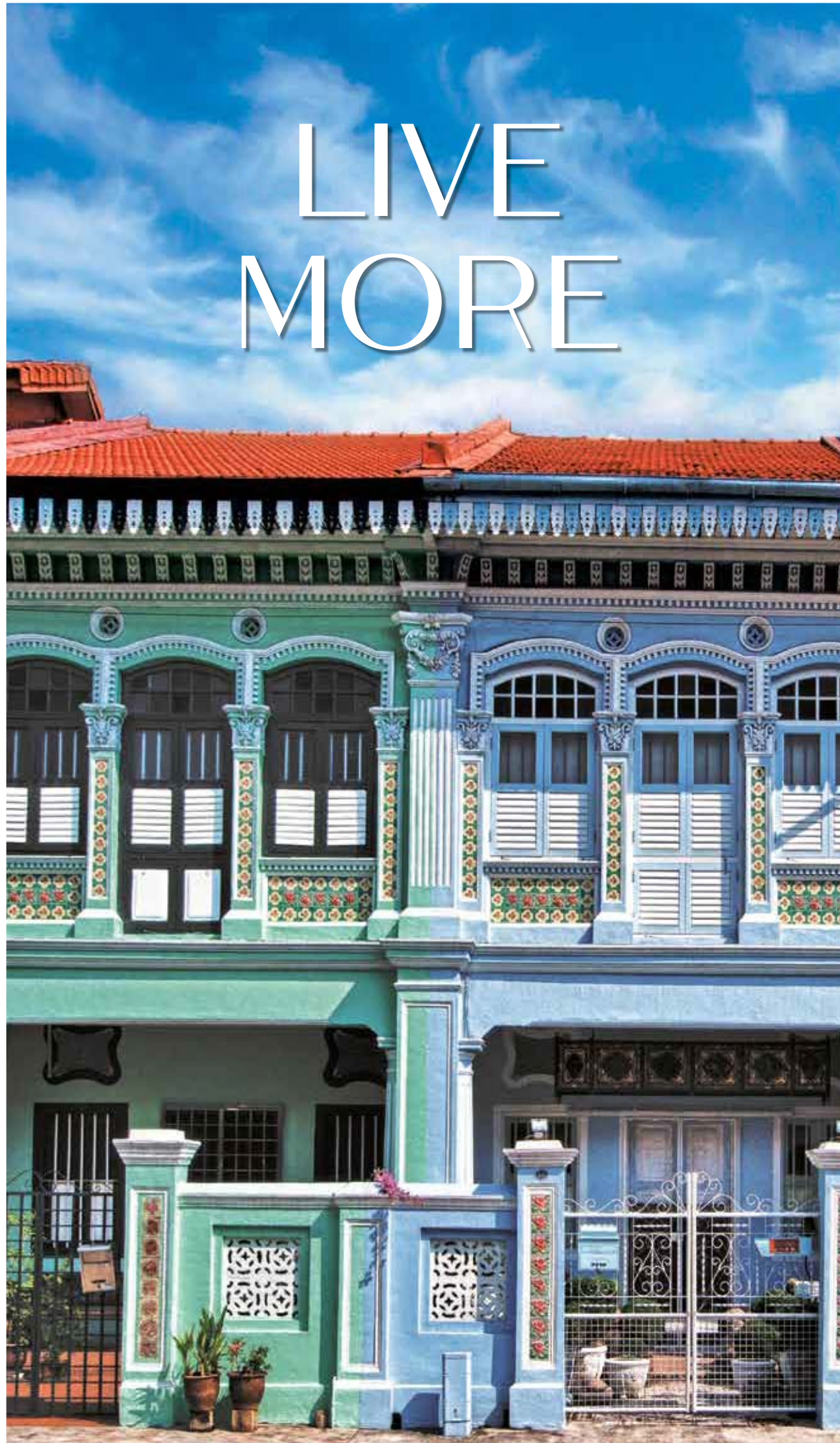


SINGAPORE GENERAL HOSPITAL MEDICAL CAMPUS

4 MINS DRIVE
Singapore's first hospital, to be developed into the country's largest campus for specialist care, training and research

* All travel times are estimates and subject to actual travel conditions.
Source: www.onemap.sg and www.google.com.sg/maps





LIVE MORE

CHARMING BLEND OF OLD AND NEW

One Bernam dwells in the hive of Singapore's finest cultural and historical offerings. It is after all located in Tanjong Pagar, the first enclave in Singapore to be placed under the government's conservation plan. Restored and preserved, many of its traditional shophouses stand as architectural witnesses to the site's vibrancy, then as a fishing village and now a thriving business and commercial centre.

Everything is here for a reason – you. Step in and you'll discover underfoot an extremely pedestrian-friendly district with quirky shops, cafes and drinking holes offering an electrifying after-work atmosphere alongside countless high-rise buildings.



Buddha Tooth Relic Temple & Museum



National Library



Victoria Theatre & Concert Hall



National Gallery Singapore

LASALLE College of the Arts



ARTS & CULTURE

- 3 MINS DRIVE**
Buddha Tooth Relic Temple & Museum – Tang Dynasty-styled Chinese Buddhist temple
- 5 MINS DRIVE**
National Gallery Singapore – world's largest public collection of Singapore and Southeast Asian modern art
- 5 MINS DRIVE**
Victoria Theatre & Concert Hall – preserved neo-classical 1905 edifice housing the Singapore Symphony Orchestra
- 6 MINS DRIVE**
ArtScience Museum – where art, science, culture and technology come together for an immersive learning experience
- 6 MINS DRIVE**
National Library – the flagship home of Singapore's National Library Board and premier resource for published works in the region
- 7 MINS DRIVE**
Singapore Art Museum – home of contemporary art in Southeast Asia

COSMOPOLITAN EDUCATION

- WITHIN 1KM**
Cantonment Primary School
- 6 MINS DRIVE**
Singapore Management University (SMU)
- 7 MINS DRIVE**
National Academy of Fine Arts (NAFA)
- 8 MINS DRIVE**
LASALLE College of the Arts (McNally Campus)

* All travel times are estimates and subject to actual travel conditions. Source: www.onemap.sg and www.google.com.sg/maps

PLAY
UP



FOR HOWEVER
YOU WANT TO
ENERGISE,
DAY AND NIGHT



ION Orchard

Tanjong Pagar Plaza Market & Food Centre



Gardens by the Bay



Ann Siang Hill



We believe that chilling out and enjoying food in comfort and style rank high to One Bernam residents.

At any given moment, Tanjong Pagar satisfies many cravings. This enclave not only leads the way, but also sets the pace in cultural verve, as an entertainment and amusement oasis. It is replete with sidewalk cafes, fine dining restaurants, roof restaurants, malls and boutique stores, food courts, markets, clubs and bars, proscenium theatres, cinema multiplexes, open-air performance spaces, walkways, garden parks, play areas, and haunts that out-rival anywhere else in our metropolis. Imagine all that on your backyard.

DINING

- 2 MINS WALK, Tanjong Pagar Plaza
- 2 MINS WALK, Icon Village
- 10 MINS WALK, Shake Shack Tanjong Pagar
- 10 MINS WALK, Maxwell Food Centre

- 2 MINS DRIVE, Amoy Street Food Centre
- 3 MINS DRIVE, Lau Pa Sat
- 4 MINS DRIVE, Ann Siang Hill
- 4 MINS DRIVE, Chinatown Point
- 6 MINS DRIVE, CHIJMES
- 7 MINS DRIVE, Clarke Quay
- 8 MINS DRIVE, Satay by the Bay

LEISURE & ENTERTAINMENT

- 5 MINS DRIVE, Gardens by the Bay
- 7 MINS DRIVE, Mount Faber Park
- 7 MINS DRIVE, Singapore Flyer
- 13 MINS DRIVE, Marina Bay Golf Course

SHOPPING

- 1 MIN WALK, 100 AM
- 6 MINS DRIVE, Great World City
- 6 MINS DRIVE, Marina Bay Sands
- 6 MINS DRIVE, Millenia Walk
- 6 MINS DRIVE, VivoCity
- 8 MINS DRIVE, ION Orchard
- 8 MINS DRIVE, Plaza Singapura

* All travel times are estimates and subject to actual travel conditions.
Source: www.onemap.sg and www.google.com.sg/maps

WORK WONDERS





Tanjong Pagar MRT



Raffles Place MRT



Collyer Quay



Outram Park



Singapore General Hospital Medical Campus



Suntec City Convention & Exhibition Centre



THE RIGHT WORK-LIFE CONNECTIONS

Urban professionals who choose to live and work here will find themselves immersed in the buzz of one of Asia's busiest global business hubs. One Bernam is located within walking distance of three MRT stations along three different train lines, to connect you with great ease to the CBD, the Downtown Core, and anywhere else you need to be in Singapore.

TANJONG PAGAR MRT (EAST-WEST LINE)

5 MINS WALK
Maxwell Road, Peck Seah Street and Cecil Street - all connecting roads in the CBD converge at Tanjong Pagar MRT station

RAFFLES PLACE MRT INTERCHANGE (EAST-WEST & NORTH-SOUTH LINES)

1 MRT STOP
In Singapore's Downtown Core, Raffles Place is the beating heart of the country's financial district

OUTRAM PARK

3 MINS DRIVE
Outram in Chinatown is home to several municipal buildings of historical repute such as the Police Cantonment Complex

COLLYER QUAY

4 MINS DRIVE
This bay front stretch of road in the Downtown Core is lined with landmark commercial and office towers

SINGAPORE GENERAL HOSPITAL MEDICAL CAMPUS

4 MINS DRIVE
Progressively transforming into a medical hub of the future, the campus will revolutionise healthcare services, research and education

SUNTEC CITY CONVENTION & EXHIBITION CENTRE

7 MINS DRIVE
The country's leading and award-winning MICE venue can open up over 37,000 sqm of trade space for all the world to visit

YOUR DIRECT CONNECTIONS

ROAD NETWORKS WITHIN 4 MINS DRIVE

Ayer Rajah Expressway (AYE)
Central Expressway (CTE)
Marina Coastal Expressway (MCE)
West Coast Highway

FUTURE TRAIN STATIONS WITHIN 8 MINS WALK

Maxwell MRT (Thomson-East Coast Line)
Prince Edward Road MRT (Circle Line)

* All travel times are estimates and subject to actual travel conditions. Source: www.onemap.sg and www.google.com.sg/maps

ONE OF A KIND

NEVER TO BE
REPEATED AGAIN

One Bernam is a natural continuation of its street scenes. It will never be like anything, anywhere else. Ever.

As you approach it just a few minutes' walk from the Tanjong Pagar MRT station, the development will unfurl its medley of popular F&B and lifestyle shops. Grab as you go from two levels of retail choices, or stay awhile longer and soak in the atmosphere of newly landscaped spaces.

ALL IN ONE DEVELOPMENT

One Bernam is a collection of dining and shopping haunts spread across two levels of retail space, green open spaces, and a wide selection of premium homes, punctuated by two levels of spectacular Sky Terraces. The overall development is a new landmark destination location at 1 Bernam Street in Tanjong Pagar.

There are 351 luxury residences, and one floor level of fully furnished Serviced Apartments. Conveniently located just a lift-button from your unit's floor, each Serviced Apartment is the perfect dwelling for loved ones and business guests who are in town for a visit.

The Drop Off lobby is carefully tucked away from the streetscape, so arrivals are screened from hoi polloi, while the residential levels are located five floors above the main street. From this elevated height, you can choose from well-sized one and two-bedroom premium residences, as well as spacious three-bedroom units.

Those with loftier pursuits can set their sights on Penthouses above the Level 34 Sky Terrace. Because when it comes to luxury, the sky is not the limit, at One Bernam.

L35 PENTHOUSES

L34 SKY TERRACE

- RETREAT WITHIN
FOUR RETREATS**
- THE TATAMI GARDEN
 - THE SKY LOUNGE
 - THE SKY HAMMOCK GARDEN
 - THE SKY FITNESS CLUB

L5 — L33 1-3 BEDROOM RESIDENCES

L4 SKY TERRACE

- TWIN OASES**
- WELLNESS LIFESTYLE
 - ACTIVE LIFESTYLE
 - THE BOTANIC COLLECTION

L3 SERVICED APARTMENTS

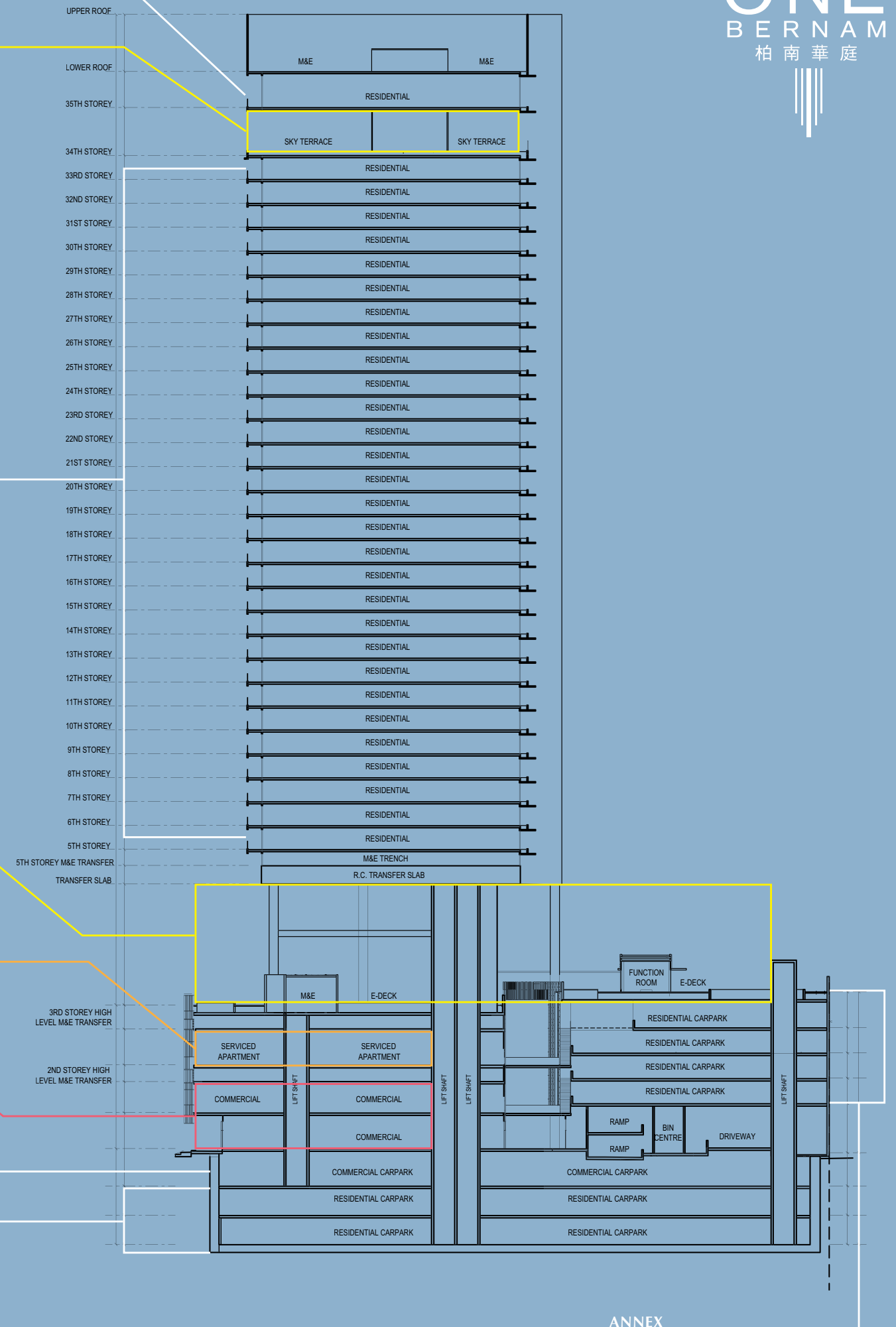
L1 — L2 RETAIL PODIUM

- 2 SHOP & DINE LEVELS**
- F&B
 - LIFESTYLE RETAIL

B1 DROP OFF

COMMERCIAL CARPARK

B2 — B3 RESIDENTIAL CARPARK



ANNEX
MULTI-STOREY CARPARK

LEVEL 4 SKY TERRACE

ONE HOME TWIN OASES

There are two gardens on the Level 4 Sky Terrace that you can luxuriate in even before you reach your front door. Interspersed between these gardens, which are linked by a hanging Garden Bridge, are breathtaking sanctuaries for daily sojourns to healthful, sporty and meditative escapes.



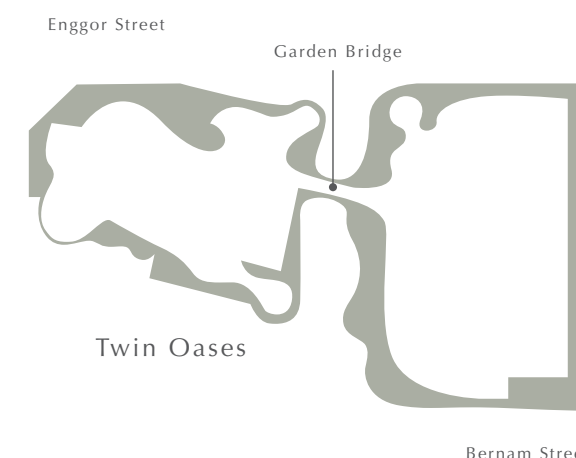
Elevate your Wellness Lifestyle. Find your spot at the Yoga, Chill Out, and Leisure Decks. For carefree frolics, let your feet take you to the Garden Walk.

Spoil your Active Lifestyle centered around waterscapes, from the Swimming Pool to the Spa Pool.



You'll also find the Garden Dining Pavilion and Gourmet Function Room. For a more private party, invite your guests to the Club House, which overlooks all the pool scenes, including the Viewing Deck, Lounge Deck and two stunning Pool Pavilions.

Embracing the two lifestyle zones is The Botanic Collection. It features the Fragrant Garden, Shaded Garden, Palm Garden, Garden Bridge, Waterwall, Alocasia Walk, and even a Path Over Reflective Water. Such an astonishing assortment of greenery to explore in one city residence might have been impossible until now.



LEVEL 34 SKY TERRACE

A MILLION & ONE

EXHILARATION... TIMES FOUR

Yours to enjoy 34 storeys up from everyone else is the centrepiece Level 34 Sky Terrace. Characterised by a spirit of discovery, this is a retreat within four retreats. They all face the new backdrop to your life – spectacular views announcing that you are on the greatest city this part of the world.



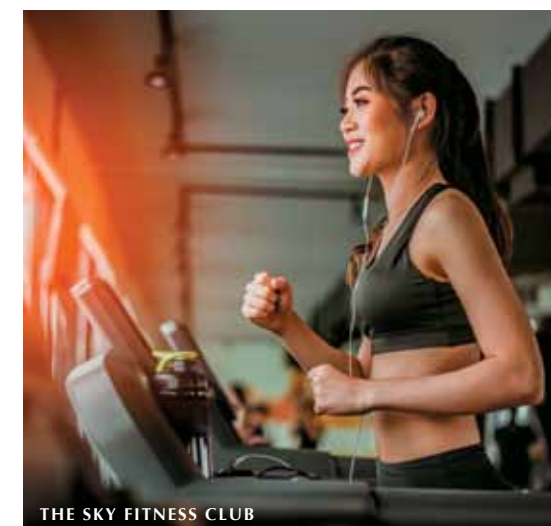
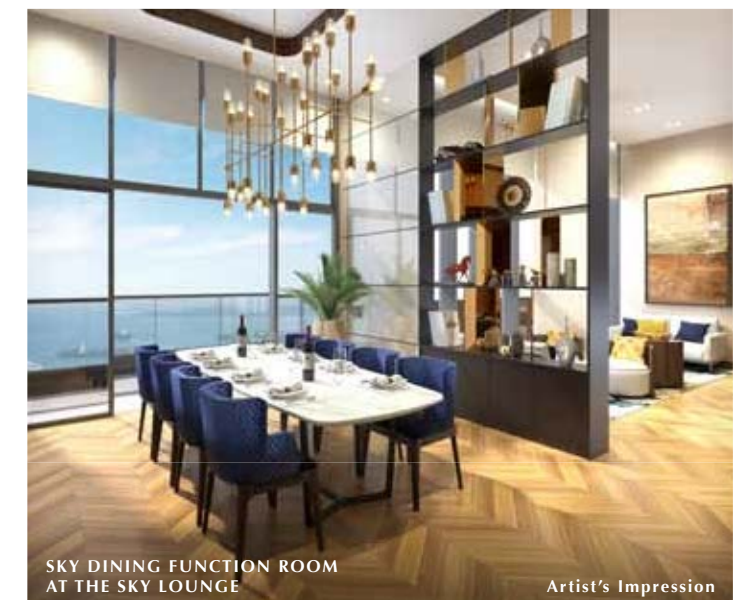
1. **The Tatami Garden** is where you go to take a deep breath. Settle yourself onto either one of two cosy Tatami Decks or take in the unobstructed sea and city views from the Kokedama Garden or the Relaxation Corner.



2. With a good read in hand, make your way to one of the Sky Hammocks at **The Sky Hammock Garden**. The open sky will keep you company.

3. Being a busy urbanite, perhaps you have some more business to attend to. **The Sky Lounge** is a great place to start, with its Sky Dining Function Room dressed in top tier furnishing so you could host with impressive ease.

For more casual conclaves, there is the shaded Roof Terrace and its airy Outdoor twin. All these niches are embraced by lots of greenery of course. You will find the Sky Garden Pavilion vying for your attention as you take your pick from the North Sky Garden or the equally tempting South Sky Garden.



4. For a change of pace, get active at **The Sky Fitness Club**, which features the Sky Gym, and the Active and Fitness Decks.

YOUR ONE BERNAM HOME ALL THE SMART DETAILS



One word that best describes the residences at One Bernam is sumptuous. Your first encounter with the living spaces will bring to mind a contemporary residential idyll with a higher than usual commitment to urban luxury living.

One Bernam offers two carefully arranged collections: the well-sized one and two-bedroom premium apartments, and spacious three-bedroom residences, as well as top-level Penthouses.

Each apartment reflects the very essence of life in a first-rate city such as timelessness, intuitiveness, and enduring good taste. This is evident in the selection of fixtures and fittings such as ceiling fans for living rooms. The only choice is Haiku, the leading American brand that has already won more than 75 international awards for exceptional design and technology.



WHERE SMART BEGINS NOW Bringing the Future of Smart Living

Experience ease and convenience in controlling all smart features with a tap. Enter a whole new level of convenience.



SMART GATEWAY

Connect and control smart devices in your home from just one wireless hub. For your utmost peace of mind, enable push notifications to receive alerts the moment these devices sense irregularities at home.



SMART DOORBELL

See, hear and speak with visitors outside of your door wherever you are at home.



MAGIC MIRROR (Penthouse Exclusive)

Go about your day using a smart digital mirror that can display real-time updates on traffic, weather and your day's schedule.



DIGITAL LOCK

Enjoy the convenience of going keyless without compromising home security.



SMART AIR-CON CONTROL

(Living, Dining Rooms and Type E1 Family)

Turn your smartphone into a remote control device to switch your air-conditioning units on and off.



FUNCTIONALITY WITH REMARKABLE REFINEMENT

One Bernam's ethos in celebrating culture and future is evident in the curation of luxury accoutrements.



In choice units, the kitchen and dining areas come complete with durable, high quality wall and flooring materials, as well as deluxe fittings from the multi-awarded Italian brand Gessi.

For kitchen appliances such as hoods and hobs, nothing comes close to the award-winning Swiss brands, Franke and V-ZUG, in delivering exquisite craftsmanship mastered in over 100 years.



The over a century old Swiss-made Laufen will adorn bathrooms in selected units with statement sanitary wares, while Gessi will put its unwaveringly Italian elan into innovative tapware oozing with contemporary appeal.

Bedrooms, be they a master, junior or regular, exude an enduring sense of calm and belonging. One Bernam designers also put a premium on well-proportioned spaces, serenity, and privacy.

FRANKE

GESSI

LAUFEN



ARE YOU ONE OF US?



L1



LEVEL 1

- A. Central Piazza
- A1. Bicycle Lots
- CU. Commercial Units

BASEMENT 1

- B. Drop-Off

MULTI-STOREY CARPARK (1ST STOREY)

- C. Bin Centre
- D. Transformer Room
- E. Switch Room

MULTI-STOREY CARPARK (3RD STOREY MEZZANINE)

- F. Genset (M&E)

LOWER ROOF

- G. Domestic Water Tanks



BP No.: A0909-00015-2019-BP01 dated 2 January 2021

L4

SKY TERRACE



WELLNESS LIFESTYLE

- 1. Garden Walk
- 2. Leisure Deck
- 3. Chill Out Deck
- 4. Yoga Deck

THE BOTANIC COLLECTION

- 5. Fragrant Garden
- 6. Shaded Garden
- 7. Palm Garden
- 8. Garden Bridge
- 9. Path Over Reflective Water
- 10. Waterwall
- 11. Alocasia Walk

ACTIVE LIFESTYLE

- 12. Viewing Deck
- 13. Garden Dining Pavilion
- 14. Gourmet Function Room
- 15. Club House
- 16. Swimming Pool
- 17. Spa Pool
- 18. Lounge Deck
- 19. Pool Pavilion I
- 20. Pool Pavilion II



BP No.: A0909-00015-2019-BP01 dated 2 January 2021

L34

SKY TERRACE



THE TATAMI GARDEN

- 21. Kokedama Garden
- 22. Tatami Deck I
- 23. Tatami Deck II
- 24. Relaxation Corner

THE SKY LOUNGE

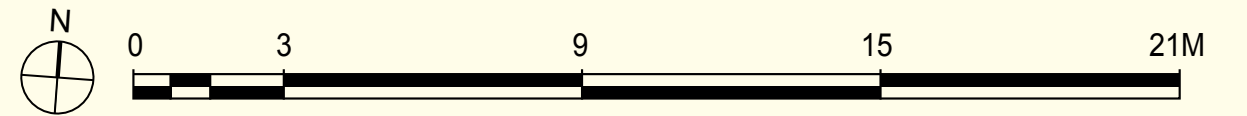
- 25. Outdoor Terrace
- 26. Sky Dining Function Room
- 27. Roof Terrace
- 28. Sky Garden Pavilion
- 29. North Sky Garden
- 30. South Sky Garden

THE SKY HAMMOCK GARDEN

- 31. Sky Hammock I
- 32. Sky Hammock II

THE SKY FITNESS CLUB

- 33. Sky Gym
- 34. Active Deck
- 35. Fitness Deck



ONE VISION

TWO COLLECTIONS

The pleasure of owning a home at One Bernam comes with its esteem as a jewel residence in an ambitious masterplan, limited to only 351 luxury homes.

Make your personal choice from two luxurious residential collections – gilded gateways to relish everything that one of the greatest cities on earth has to offer.

PRESTIGE FOR REFINED LIVING

One Bernam offers a splendid mix of one, two and two-bedroom + study sanctuaries of space, comfort and calm in the heart of a never-ending pulsating city. The Prestige Collection comes with homes of wide balconies and open sightlines to bring in plentiful natural lighting.

Big in attitude, the units have well curated materials that reflect an unerring sense of refinement – from the elegant whoosh of an opening door, to the imperceptible swish of your feet on the floors as you navigate your way from one room to the next.

PALAZZO THE PEAK OF LUXURY

Expansive three-bedroom residences, as well as three palatial penthouses – welcome to opulence in the city.

These are the strings of gems on the crown of this prized property. They offer panoramic views that cannot be topped anywhere else. They are fitted with appliances befitting connoisseurs of luxury. With spaciousness comes lushness of materials, of course.

The Palazzo Collection exists because of the imaginative, progressive, sophisticated, glamorous and well-informed insights of its residents. In celebrating this point of view – of the elite few – One Bernam has translated this collection into limited edition luxury homes of the highest pedigree.



UNIT DISTRIBUTION CHART

Unit Level	01	02	03	04	05	06	07	08	09	10	11	12
35	E1 #35-01					E2 #35-03			E3 #35-02			
34	SKY TERRACE											
33	B2	B3	A2	A1	A3	B1	B4	BS4	BS3	BS2	BS1	C1
32	B2	B3	A2	A1	A3	B1	B4	BS4	BS3	BS2	BS1	C1
31	B2	B3	A2	A1	A3	B1	B4	BS4	BS3	BS2	BS1	C1
30	B2	B3	A2	A1	A3	B1	B4	BS4	BS3	BS2	BS1	C1
29	B2	B3	A2	A1	A3	B1	B4	BS4	BS3	BS2	BS1	C1
28	B2	B3	A2	A1	A3	B1	B4	BS4	BS3	BS2	BS1	C1
27	B2	B3	A2	A1	A3	B1	B4	BS4	BS3	BS2	BS1	C1
26	B2	B3	A2	A1	A3	B1	B4	BS4	BS3	BS2	BS1	C1
25	B2	B3	A2	A1	A3	B1	B4	BS4	BS3	BS2	BS1	C1
24	B2	B3	A2	A1	A3	B1	B4	BS4	BS3	BS2	BS1	C1
23	B2	B3	A2	A1	A3	B1	B4	BS4	BS3	BS2	BS1	C1
22	B2	B3	A2	A1	A3	B1	B4	BS4	BS3	BS2	BS1	C1
21	B2	B3	A2	A1	A3	B1	B4	BS4	BS3	BS2	BS1	C1
20	B2	B3	A2	A1	A3	B1	B4	BS4	BS3	BS2	BS1	C1
19	B2	B3	A2	A1	A3	B1	B4	BS4	BS3	BS2	BS1	C1
18	B2	B3	A2	A1	A3	B1	B4	BS4	BS3	BS2	BS1	C1
17	B2	B3	A2	A1	A3	B1	B4	BS4	BS3	BS2	BS1	C1
16	B2	B3	A2	A1	A3	B1	B4	BS4	BS3	BS2	BS1	C1
15	B2	B3	A2	A1	A3	B1	B4	BS4	BS3	BS2	BS1	C1
14	B2	B3	A2	A1	A3	B1	B4	BS4	BS3	BS2	BS1	C1
13	B2	B3	A2	A1	A3	B1	B4	BS4	BS3	BS2	BS1	C1
12	B2	B3	A2	A1	A3	B1	B4	BS4	BS3	BS2	BS1	C1
11	B2	B3	A2	A1	A3	B1	B4	BS4	BS3	BS2	BS1	C1
10	B2	B3	A2	A1	A3	B1	B4	BS4	BS3	BS2	BS1	C1
9	B2	B3	A2	A1	A3	B1	B4	BS4	BS3	BS2	BS1	C1
8	B2	B3	A2	A1	A3	B1	B4	BS4	BS3	BS2	BS1	C1
7	B2	B3	A2	A1	A3	B1	B4	BS4	BS3	BS2	BS1	C1
6	B2	B3	A2	A1	A3	B1	B4	BS4	BS3	BS2	BS1	C1
5	B2	B3	A2	A1	A3	B1	B4	BS4	BS3	BS2	BS1	C1
4	SKY TERRACE						SKY TERRACE					
3	3RD STOREY SERVICED APARTMENTS						CARPARK					
2	2ND STOREY COMMERCIAL						CARPARK					
1	1ST STOREY COMMERCIAL						CARPARK					
B1	CARPARK											
B2	CARPARK											
B3	CARPARK											

- 1-Bedroom
- 2-Bedroom
- 2-Bedroom + Study
- 3-Bedroom
- 3-Bedroom Penthouse
- 5-Bedroom Penthouse



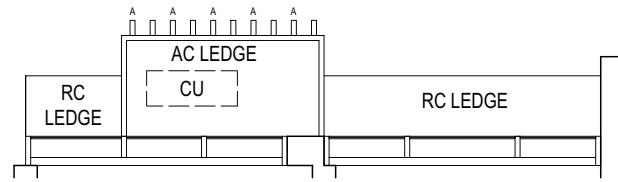
THE PRESTIGE COLLECTION

1 & 2-Bedroom
2-Bedroom + Study
Levels 5 to 33

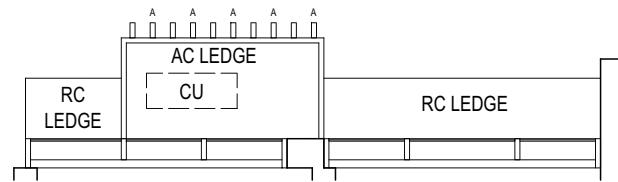
TYPE A1

1-BEDROOM

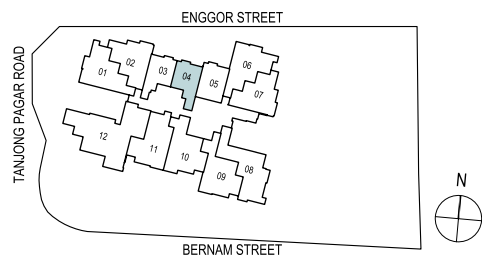
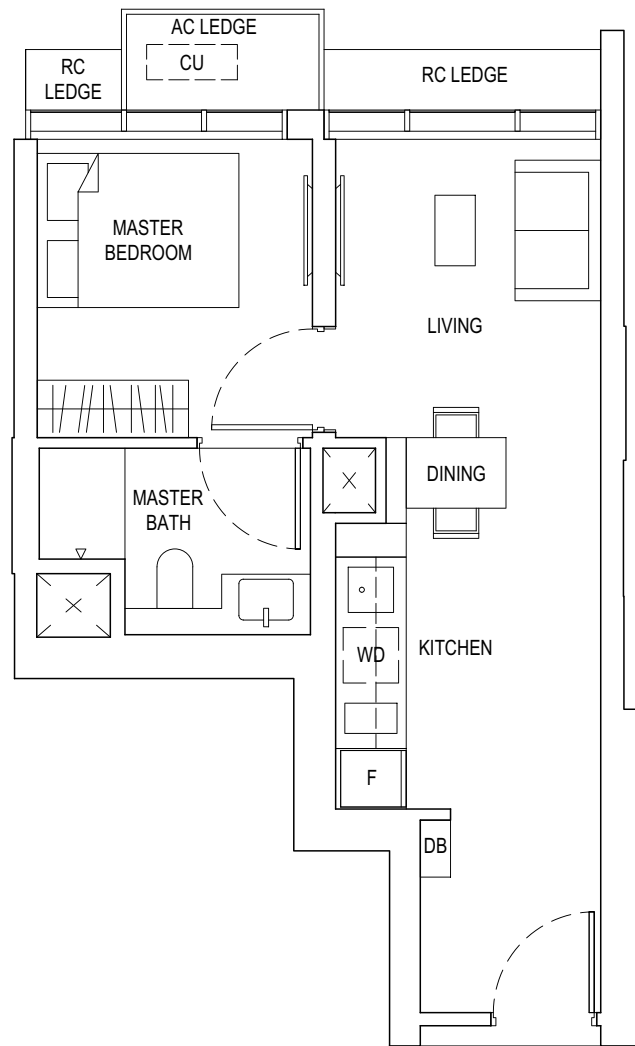
42 SQM / 452 SQFT



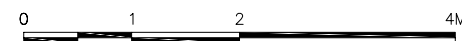
09-04 TO 19-04



05-04 TO 08-04
20-04 TO 33-04



Legend :
F - Fridge DB - Distribution board WD - Washer cum Dryer
AC Ledge - Air Conditioner ledge CU - Condensing Unit
A - Full Height Facade Signature Fin

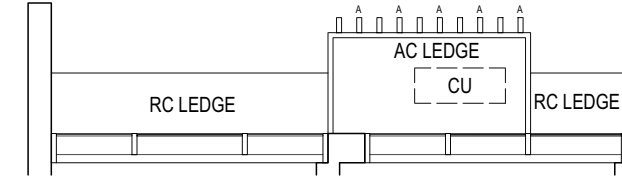


Notes: Area includes A/C ledge, balconies, private carpark and void (where applicable). Areas are estimated only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved balcony screen, please refer to the annex of balcony screen side letter.

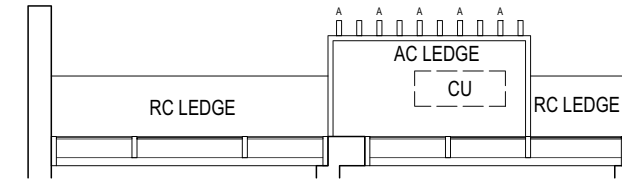
TYPE A2

1-BEDROOM

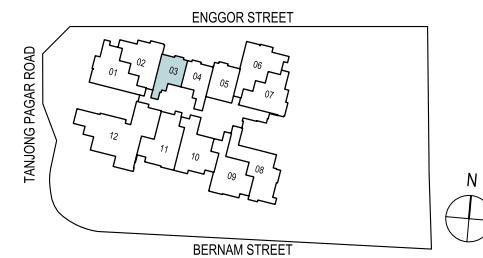
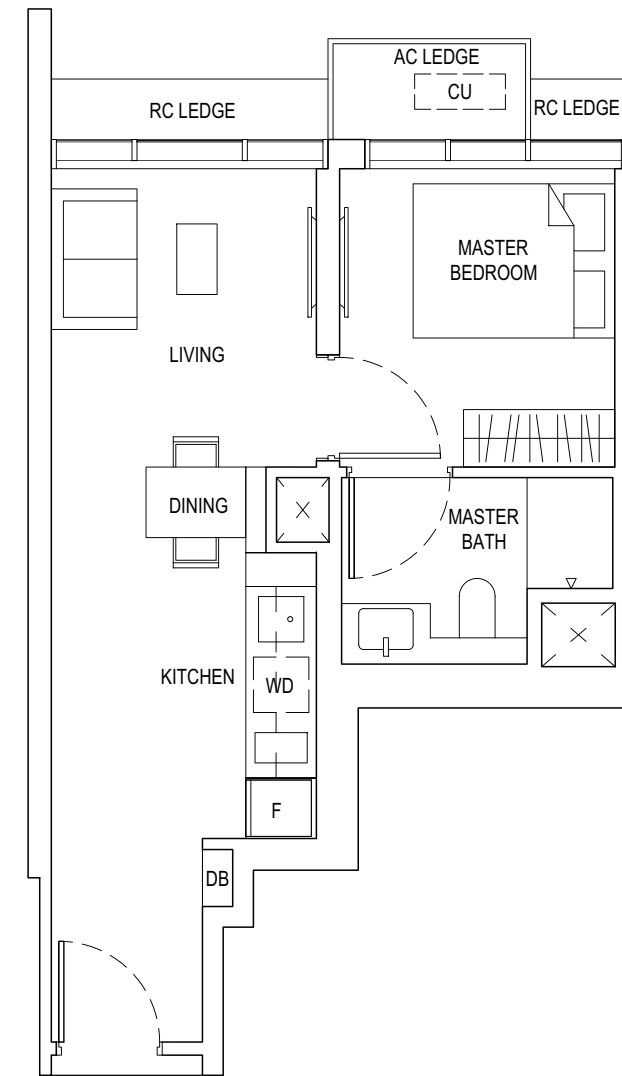
41 SQM / 441 SQFT



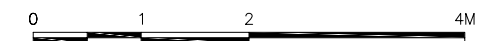
13-03 TO 22-03



05-03 TO 12-03
23-03 TO 33-03



Legend :
F - Fridge DB - Distribution board WD - Washer cum Dryer
AC Ledge - Air Conditioner ledge CU - Condensing Unit
A - Full Height Facade Signature Fin

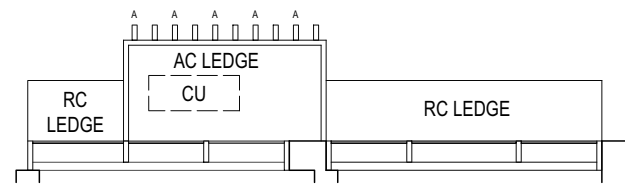


Notes: Area includes A/C ledge, balconies, private carpark and void (where applicable). Areas are estimated only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved balcony screen, please refer to the annex of balcony screen side letter.

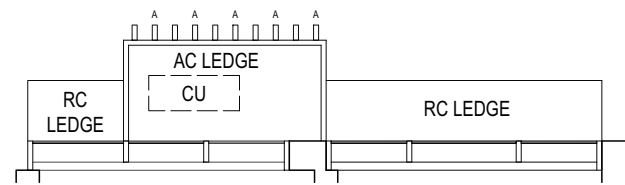
TYPE A3

1-BEDROOM

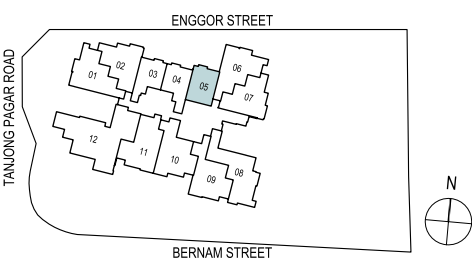
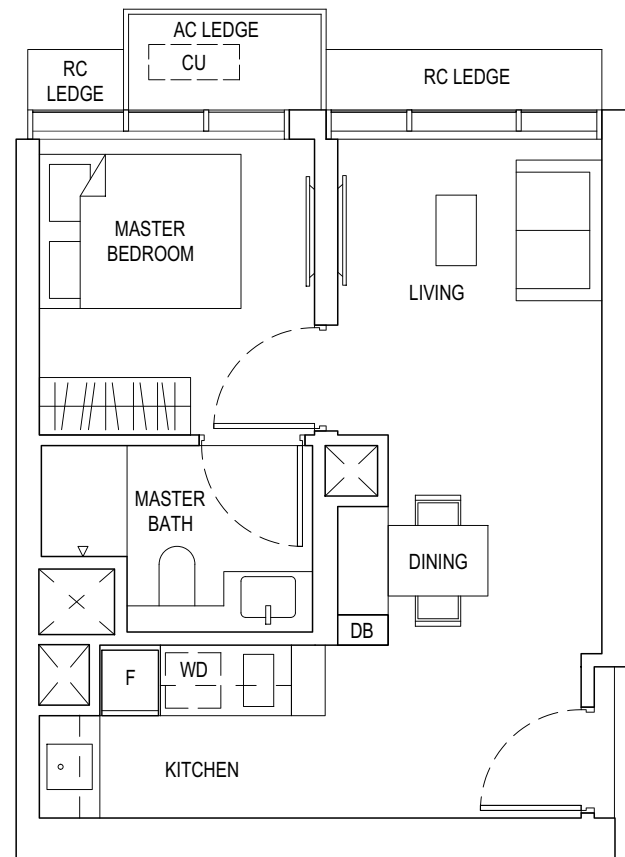
43 SQM / 463 SQFT



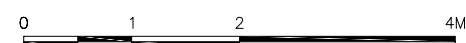
23-05 TO 33-05



05-05 TO 22-05



Legend :
 F - Fridge DB - Distribution board WD - Washer cum Dryer
 AC Ledge - Air Conditioner ledge CU - Condensing Unit
 A - Full Height Facade Signature Fin



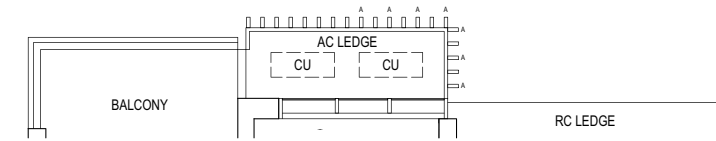
Notes: Area includes A/C ledge, balconies, private carpark and void (where applicable). Areas are estimated only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved balcony screen, please refer to the annex of balcony screen side letter.

TYPE B1

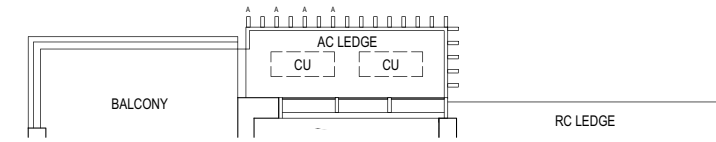
2-BEDROOM

68 SQM / 732 SQFT

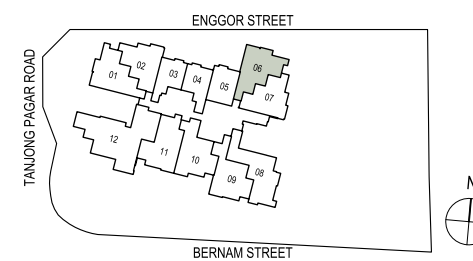
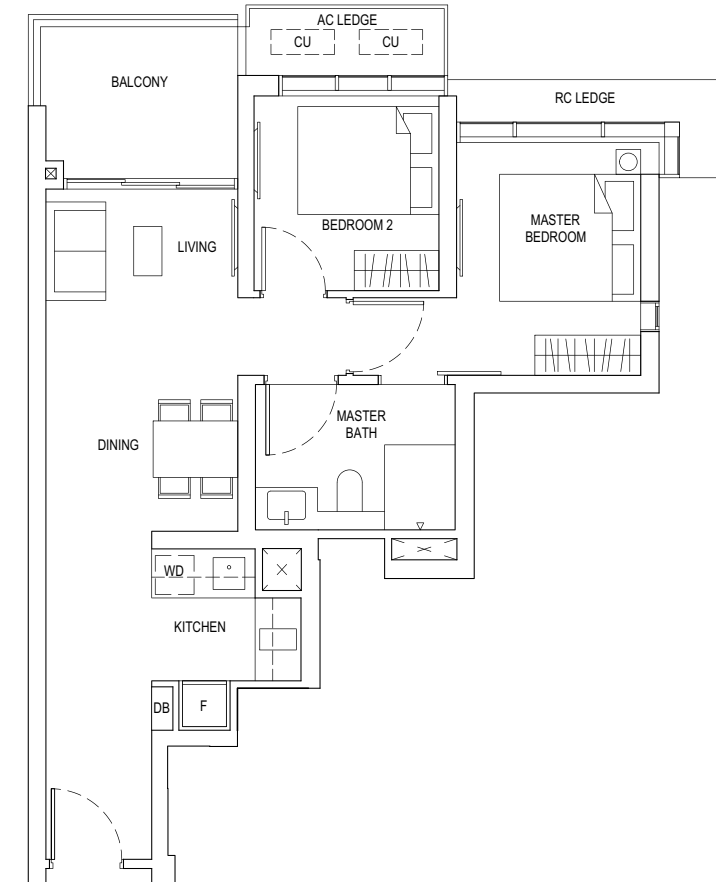
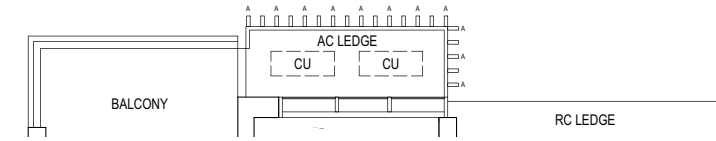
23-06 TO 33-06



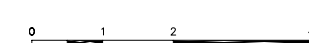
13-06 TO 22-06



05-06 TO 12-06



Legend :
 F - Fridge DB - Distribution board WD - Washer cum Dryer
 AC Ledge - Air Conditioner ledge CU - Condensing Unit
 A - Full Height Facade Signature Fin

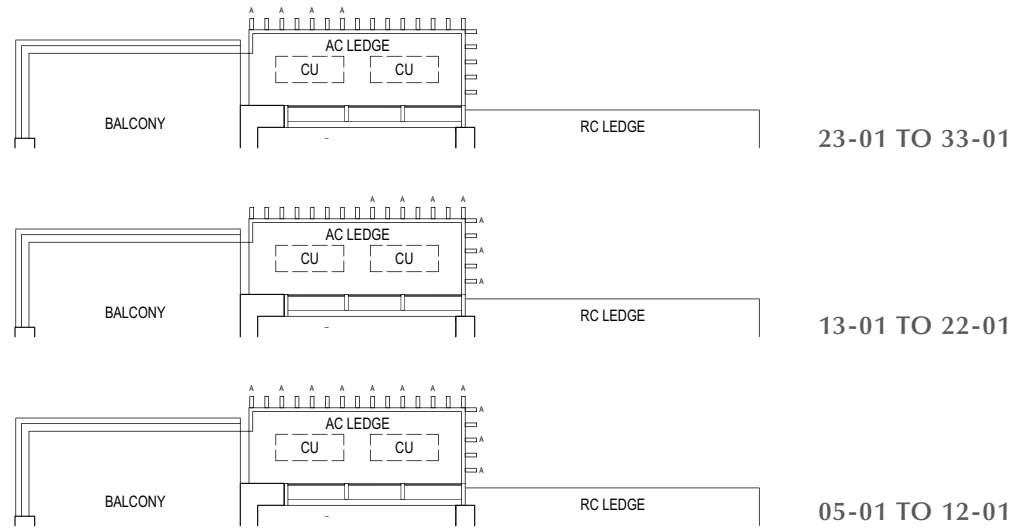


Notes: Area includes A/C ledge, balconies, private carpark and void (where applicable). Areas are estimated only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved balcony screen, please refer to the annex of balcony screen side letter.

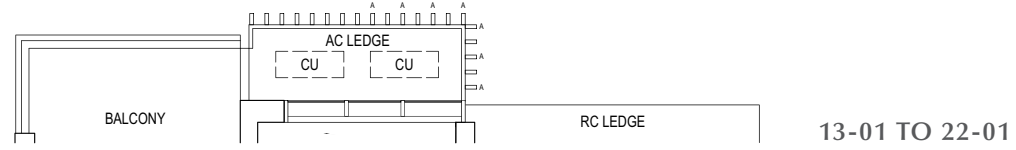
TYPE B2

2-BEDROOM

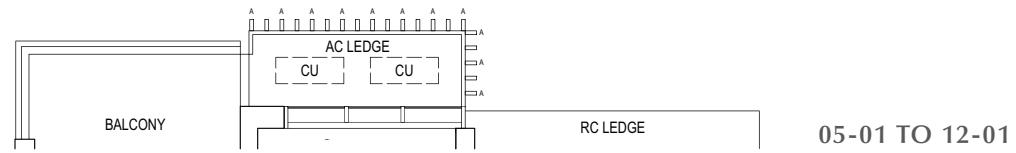
68 SQM / 732 SQFT



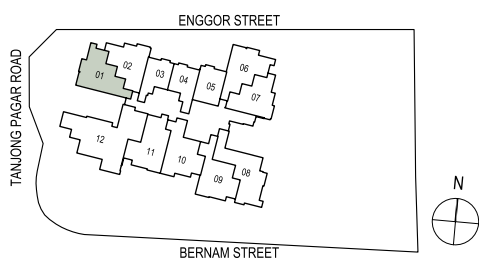
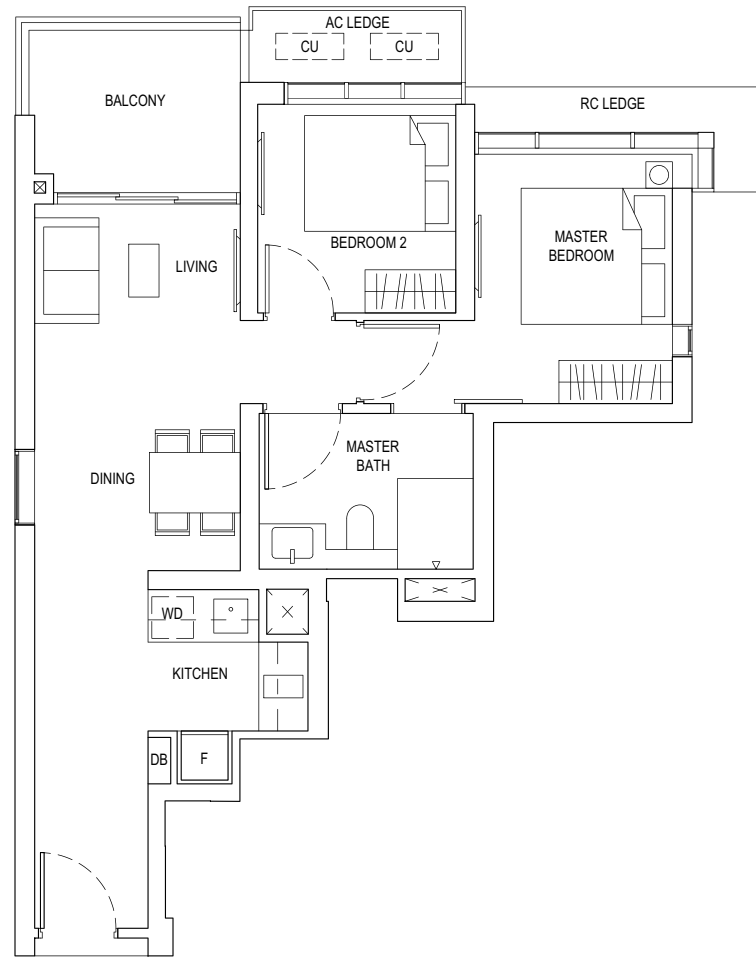
23-01 TO 33-01



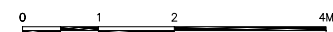
13-01 TO 22-01



05-01 TO 12-01



Legend :
 F - Fridge DB - Distribution board WD - Washer cum Dryer
 AC Ledge - Air Conditioner ledge CU - Condensing Unit
 A - Full Height Facade Signature Fin

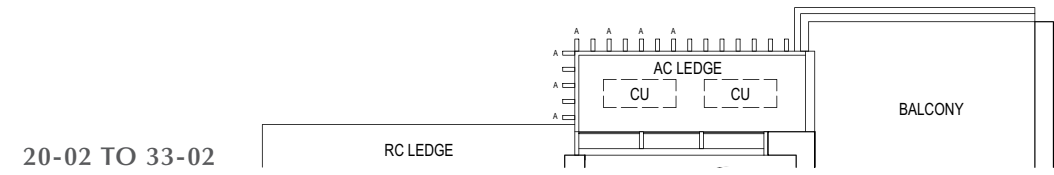


Notes: Area includes A/C ledge, balconies, private carpark and void (where applicable). Areas are estimated only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved balcony screen, please refer to the annex of balcony screen side letter.

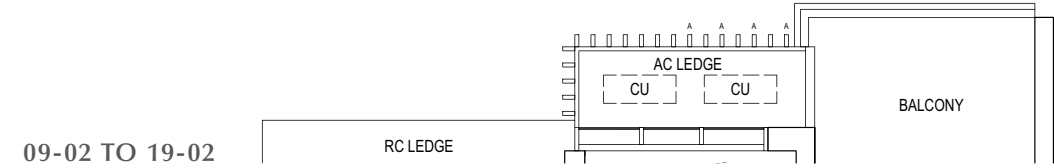
TYPE B3

2-BEDROOM

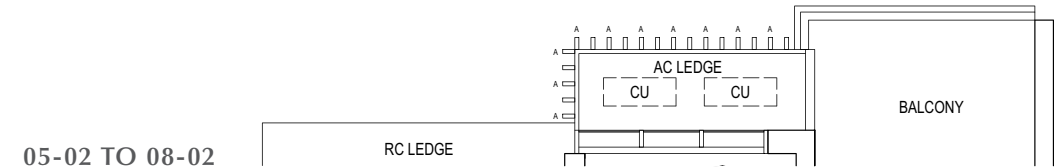
65 SQM / 700 SQFT



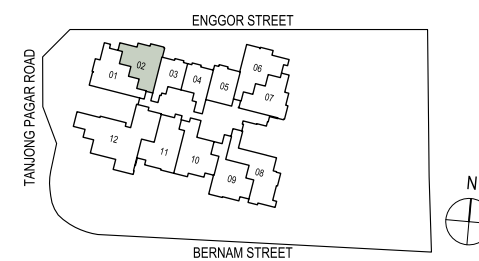
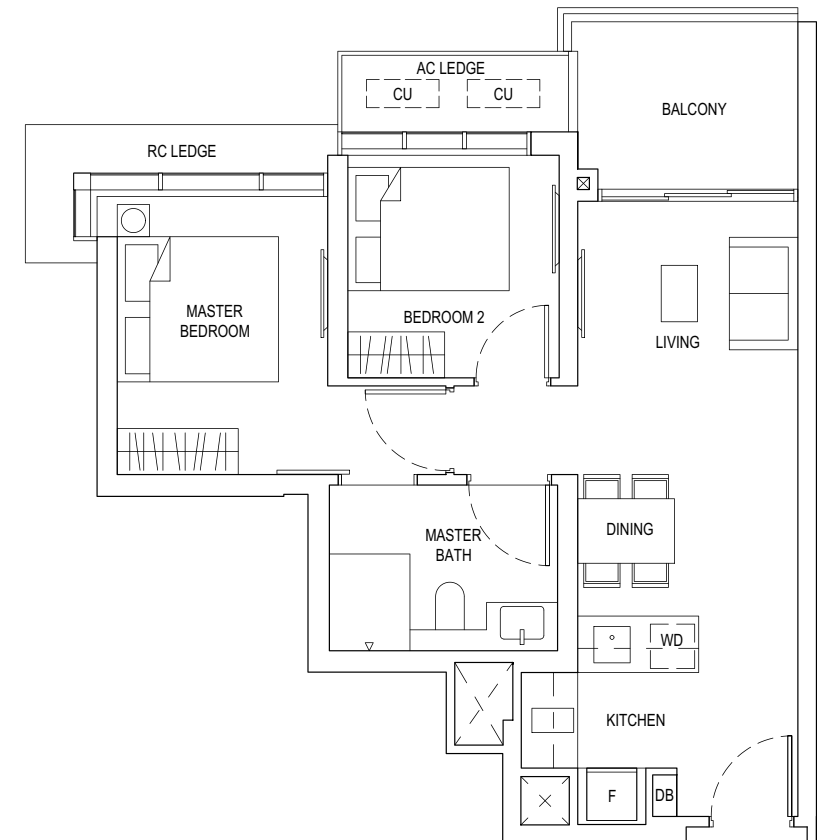
20-02 TO 33-02



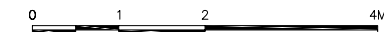
09-02 TO 19-02



05-02 TO 08-02



Legend :
 F - Fridge DB - Distribution board WD - Washer cum Dryer
 AC Ledge - Air Conditioner ledge CU - Condensing Unit
 A - Full Height Facade Signature Fin

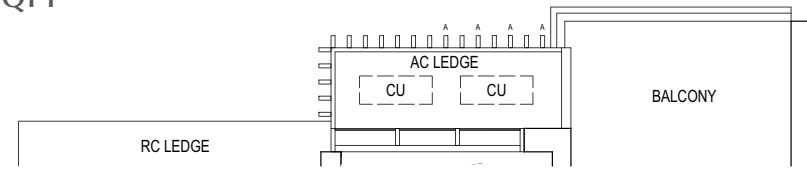


Notes: Area includes A/C ledge, balconies, private carpark and void (where applicable). Areas are estimated only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved balcony screen, please refer to the annex of balcony screen side letter.

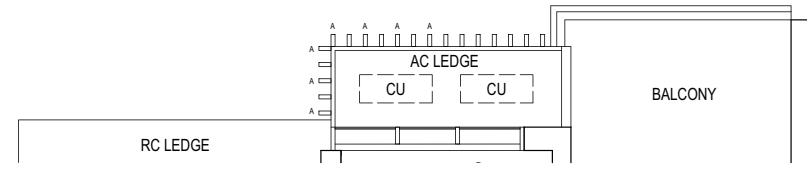
TYPE B4

2-BEDROOM

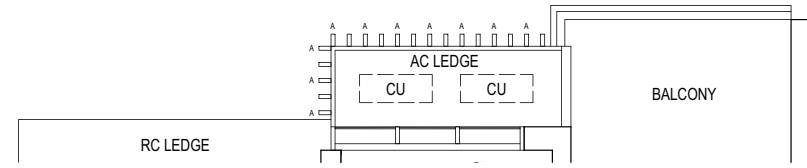
65 SQM / 700 SQFT



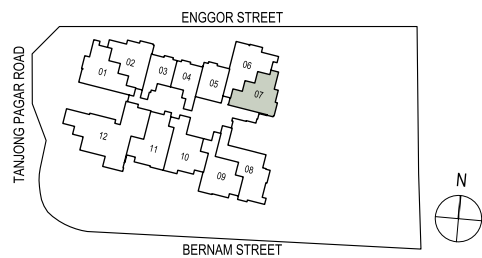
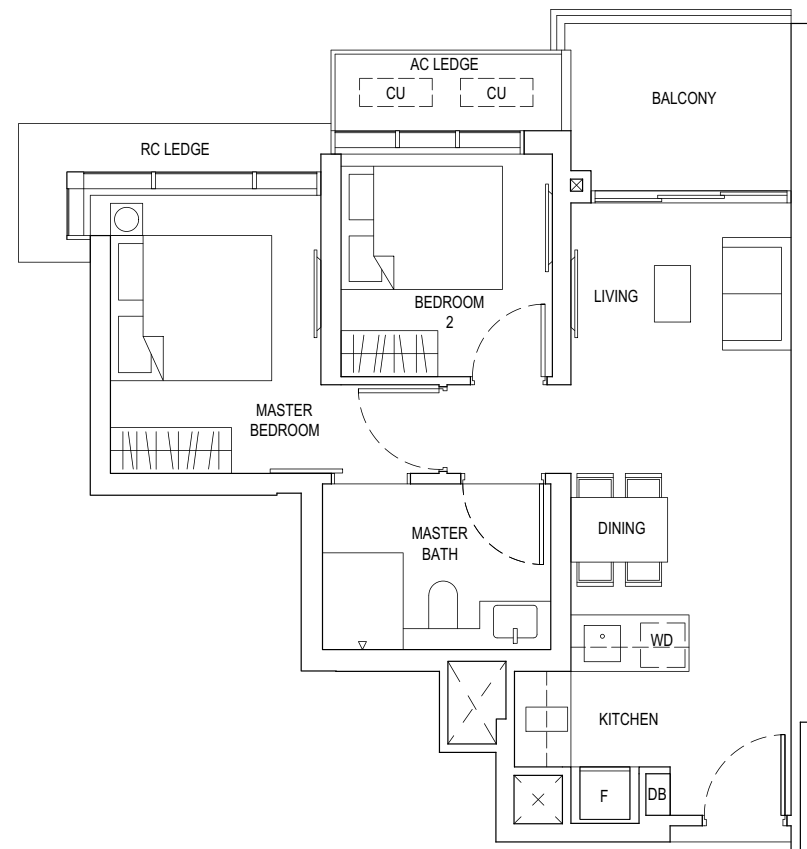
20-07 TO 33-07



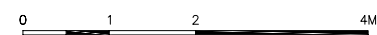
09-07 TO 19-07



05-07 TO 08-07



Legend :
 F - Fridge DB - Distribution board WD - Washer cum Dryer
 AC Ledge - Air Conditioner ledge CU - Condensing Unit
 A - Full Height Facade Signature Fin

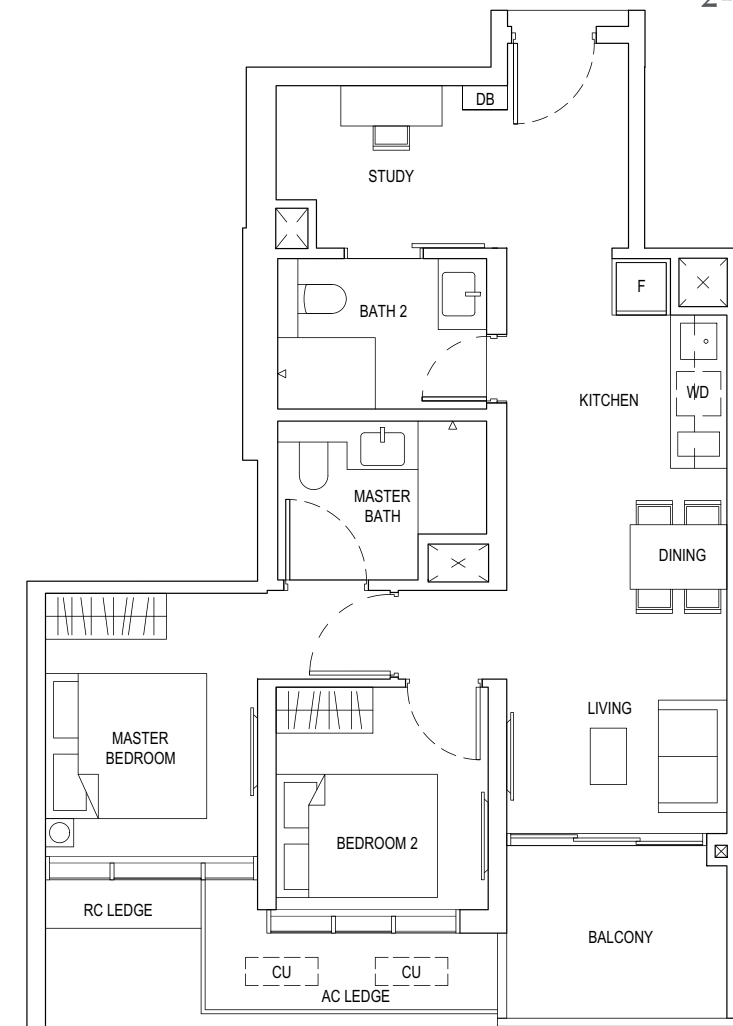


Notes: Area includes A/C ledge, balconies, private carpark and void (where applicable). Areas are estimated only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved balcony screen, please refer to the annex of balcony screen side letter.

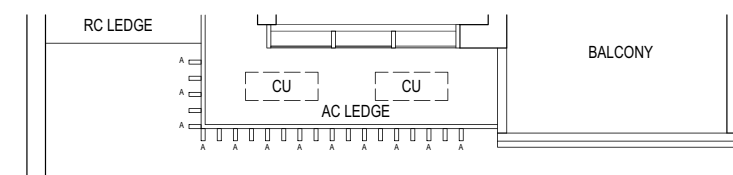
TYPE BS1

2-BEDROOM + STUDY

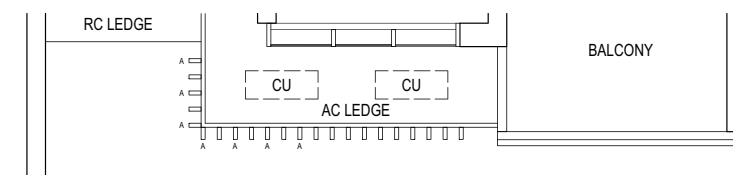
77 SQM / 829 SQFT



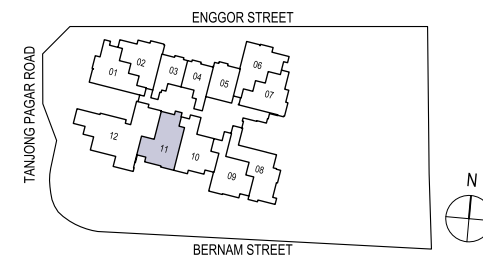
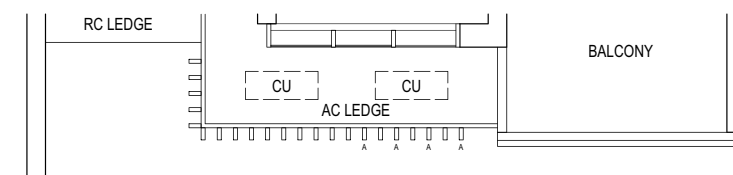
05-11 TO 08-11



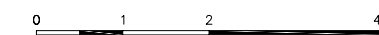
09-11 TO 19-11



20-11 TO 33-11



Legend :
 F - Fridge DB - Distribution board WD - Washer cum Dryer
 AC Ledge - Air Conditioner ledge CU - Condensing Unit
 A - Full Height Facade Signature Fin

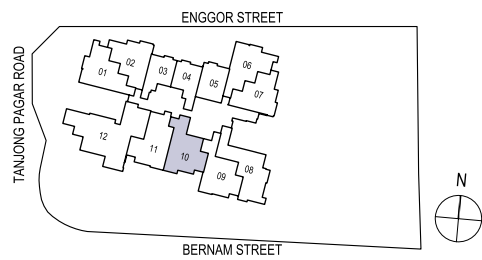
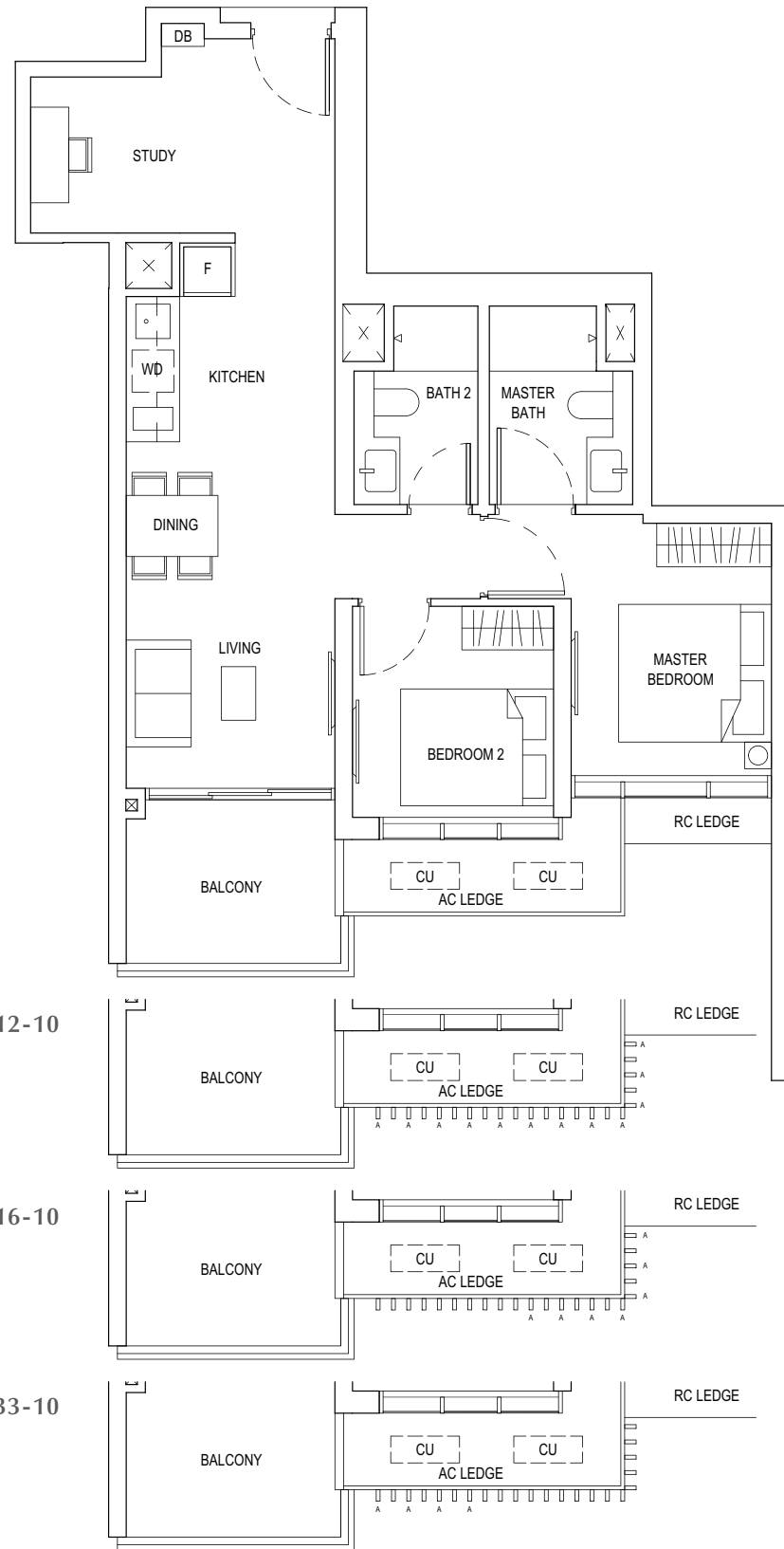


Notes: Area includes A/C ledge, balconies, private carpark and void (where applicable). Areas are estimated only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved balcony screen, please refer to the annex of balcony screen side letter.

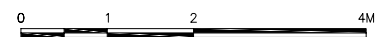
TYPE BS2

2-BEDROOM + STUDY

77 SQM / 829 SQFT



Legend :
 F - Fridge DB - Distribution board WD - Washer cum Dryer
 AC Ledge - Air Conditioner ledge CU - Condensing Unit
 A - Full Height Facade Signature Fin

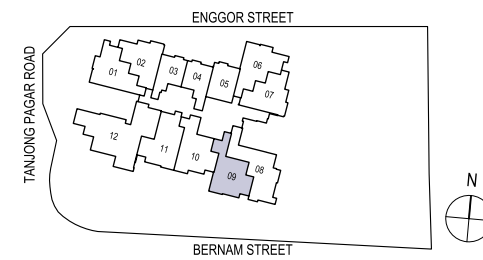
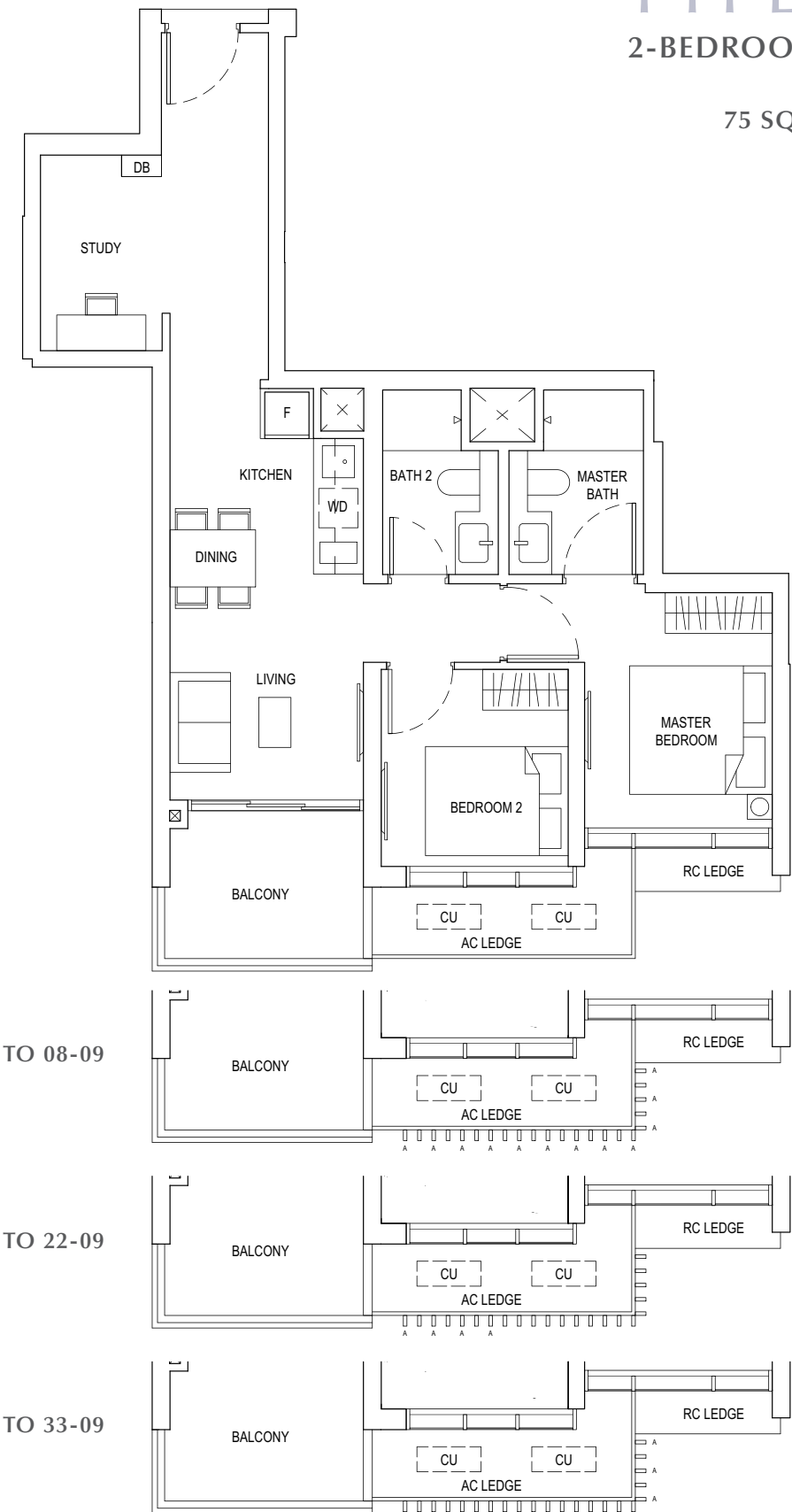


Notes: Area includes A/C ledge, balconies, private carpark and void (where applicable). Areas are estimated only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved balcony screen, please refer to the annex of balcony screen side letter.

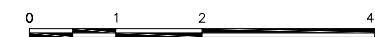
TYPE BS3

2-BEDROOM + STUDY

75 SQM / 807 SQFT



Legend :
 F - Fridge DB - Distribution board WD - Washer cum Dryer
 AC Ledge - Air Conditioner ledge CU - Condensing Unit
 A - Full Height Facade Signature Fin

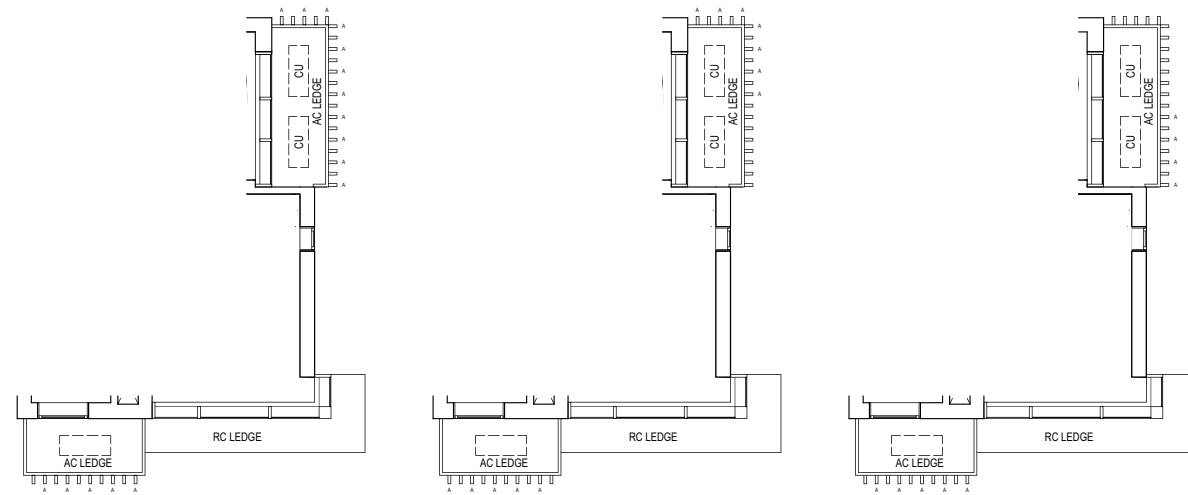
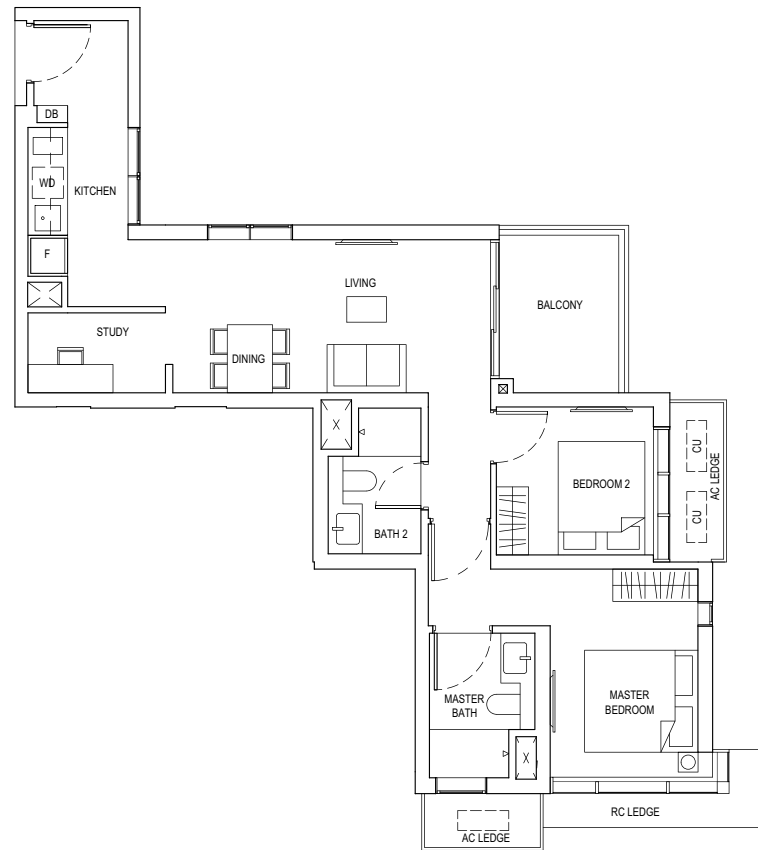


Notes: Area includes A/C ledge, balconies, private carpark and void (where applicable). Areas are estimated only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved balcony screen, please refer to the annex of balcony screen side letter.

TYPE BS4

2-BEDROOM + STUDY

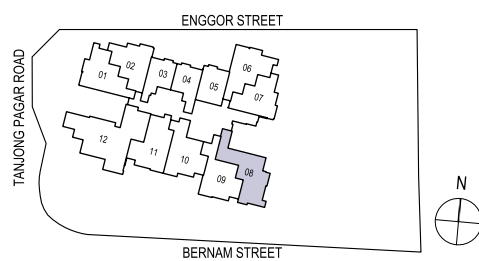
81 SQM / 872 SQFT



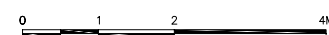
05-08 TO 12-08

13-08 TO 22-08

23-08 TO 33-08



Legend :
 F - Fridge DB - Distribution board WD - Washer cum Dryer
 AC Ledge - Air Conditioner ledge CU - Condensing Unit
 A - Full Height Facade Signature Fin



Notes: Area includes A/C ledge, balconies, private carpark and void (where applicable). Areas are estimated only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved balcony screen, please refer to the annex of balcony screen side letter.



THE PALAZZO COLLECTION

3-Bedroom
Levels 5 to 33

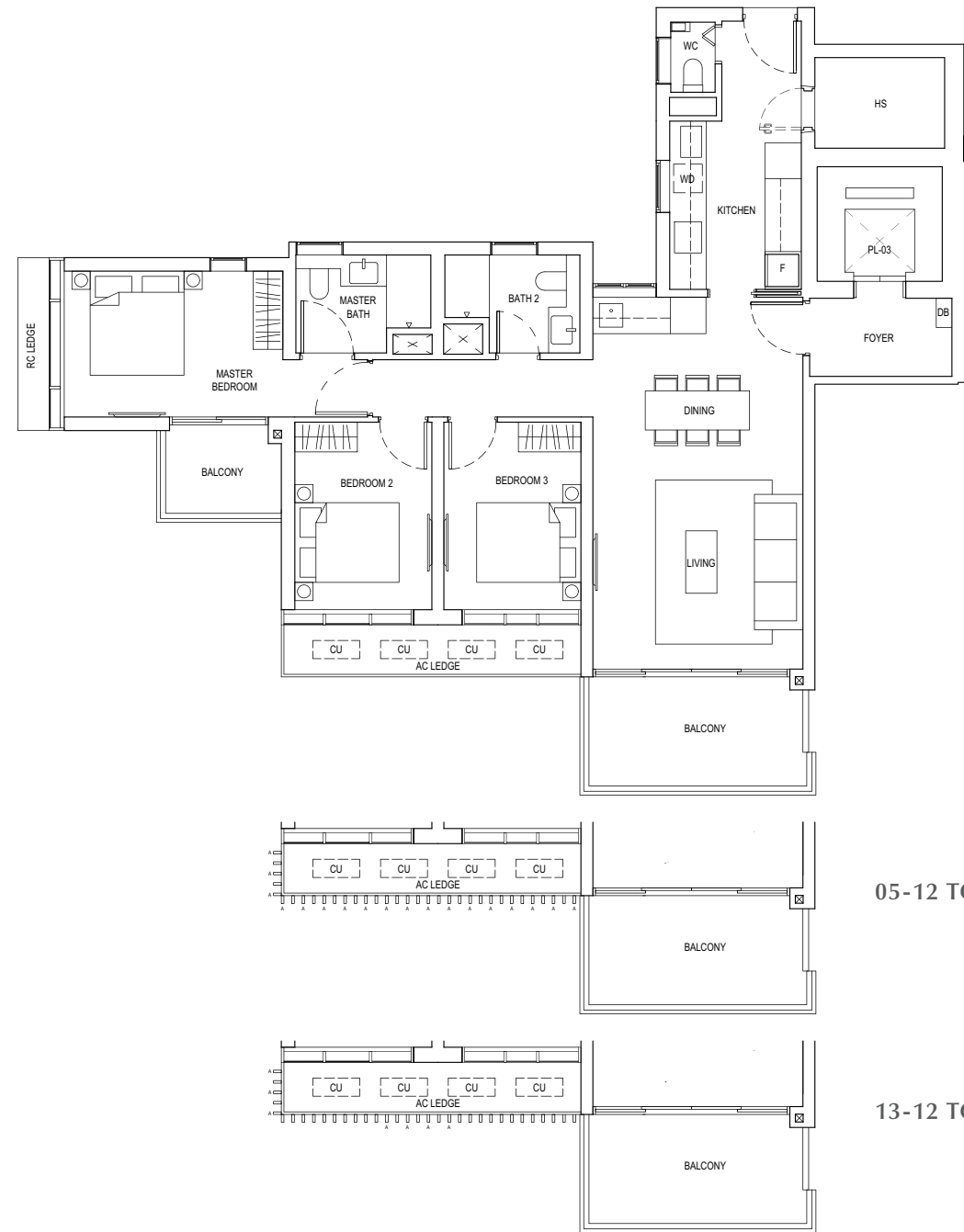
3-Bedroom Penthouse
Level 35

5-Bedroom Penthouse
Level 35

TYPE C1

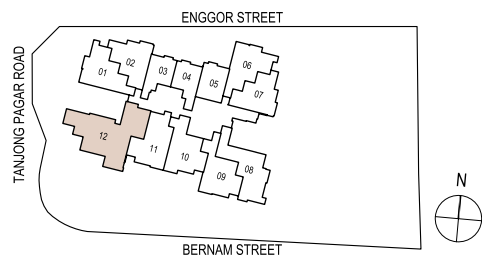
3-BEDROOM

132 SQM / 1,421 SQFT

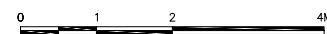


05-12 TO 12-12

13-12 TO 33-12



Legend :
 F - Fridge DB - Distribution board WD - Washer cum Dryer
 AC Ledge - Air Conditioner ledge CU - Condensing Unit WC - Water Closet
 HS - Household Shelter A - Full Height Facade Signature Fin



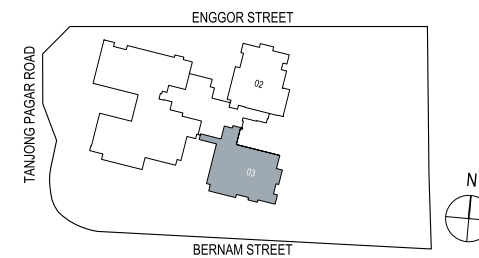
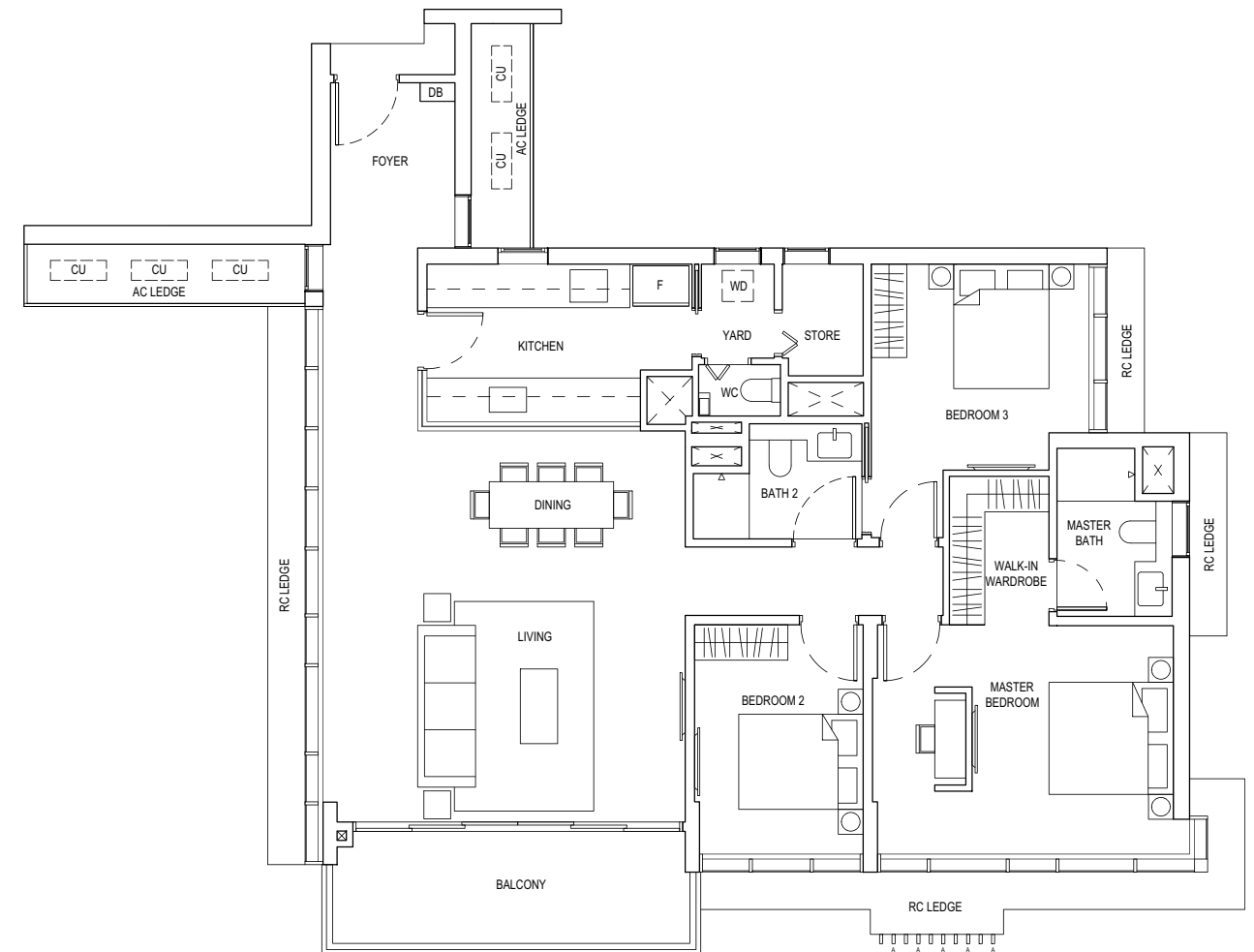
Notes: Area includes A/C ledge, balconies, private carpark and void (where applicable). Areas are estimated only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved balcony screen, please refer to the annex of balcony screen side letter.

TYPE E2

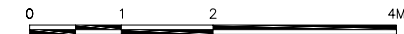
3-BEDROOM PENTHOUSE

181 SQM / 1,948 SQFT

35-03



Legend :
 F - Fridge DB - Distribution board WD - Washer cum Dryer
 AC Ledge - Air Conditioner ledge WC - Water Closet
 CU - Condensing Unit A - Full Height Facade Signature Fin



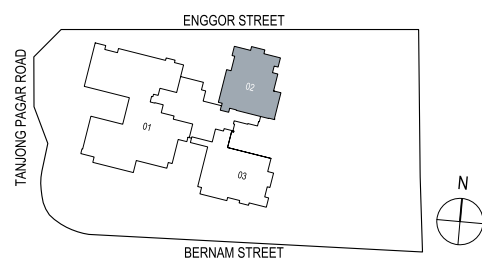
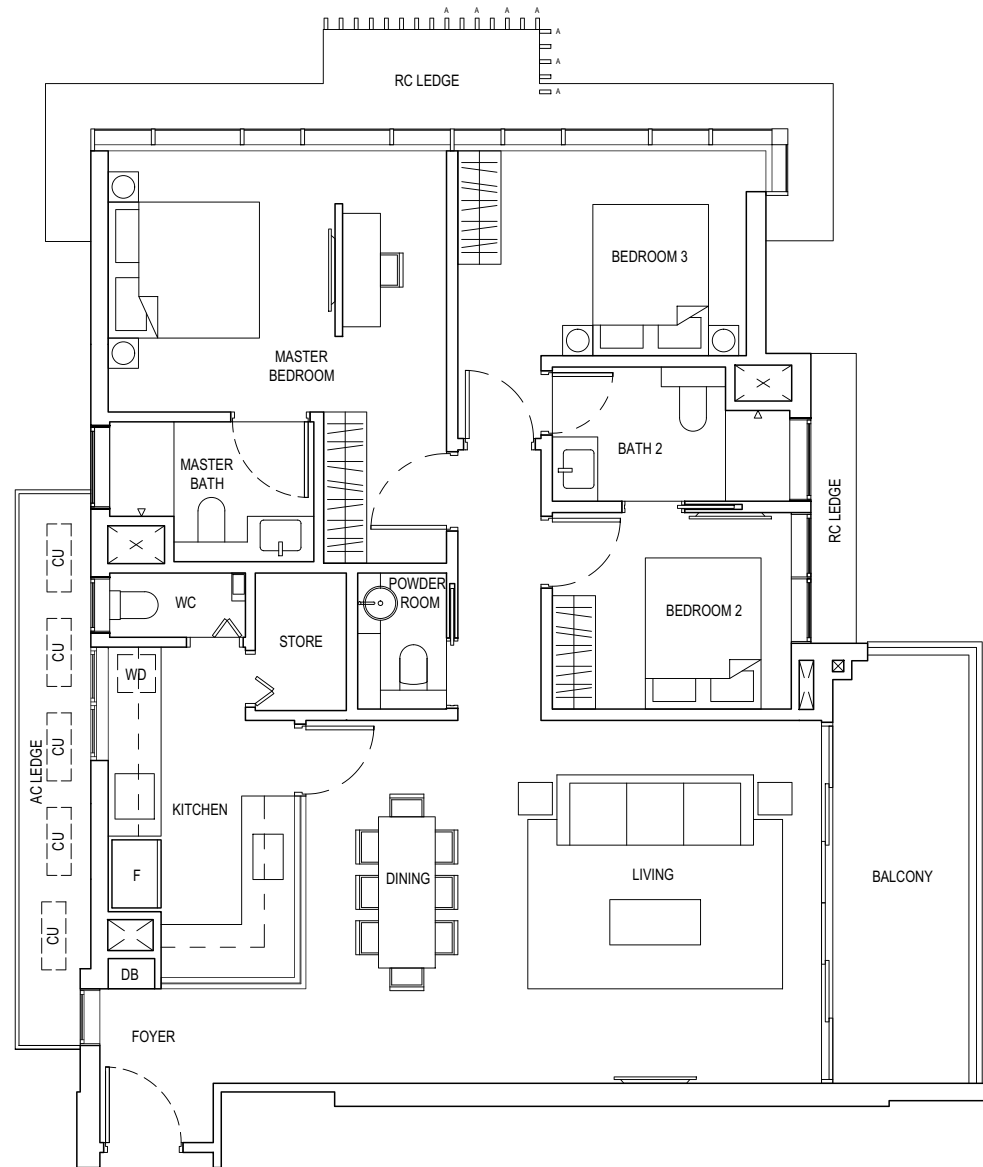
Notes: Area includes A/C ledge, balconies, private carpark and void (where applicable). Areas are estimated only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved balcony screen, please refer to the annex of balcony screen side letter.

TYPE E3

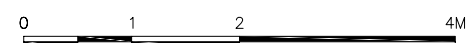
3-BEDROOM PENTHOUSE

162 SQM / 1,744 SQFT

35-02



Legend :
 F - Fridge DB - Distribution board WD - Washer cum Dryer
 AC Ledge - Air Conditioner ledge WC - Water Closet
 CU - Condensing Unit A - Full Height Facade Signature Fin



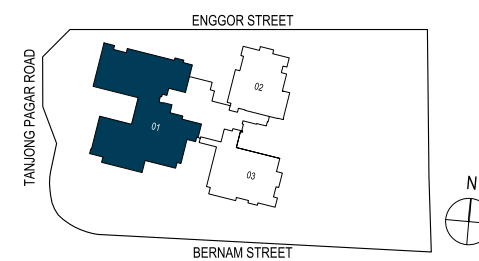
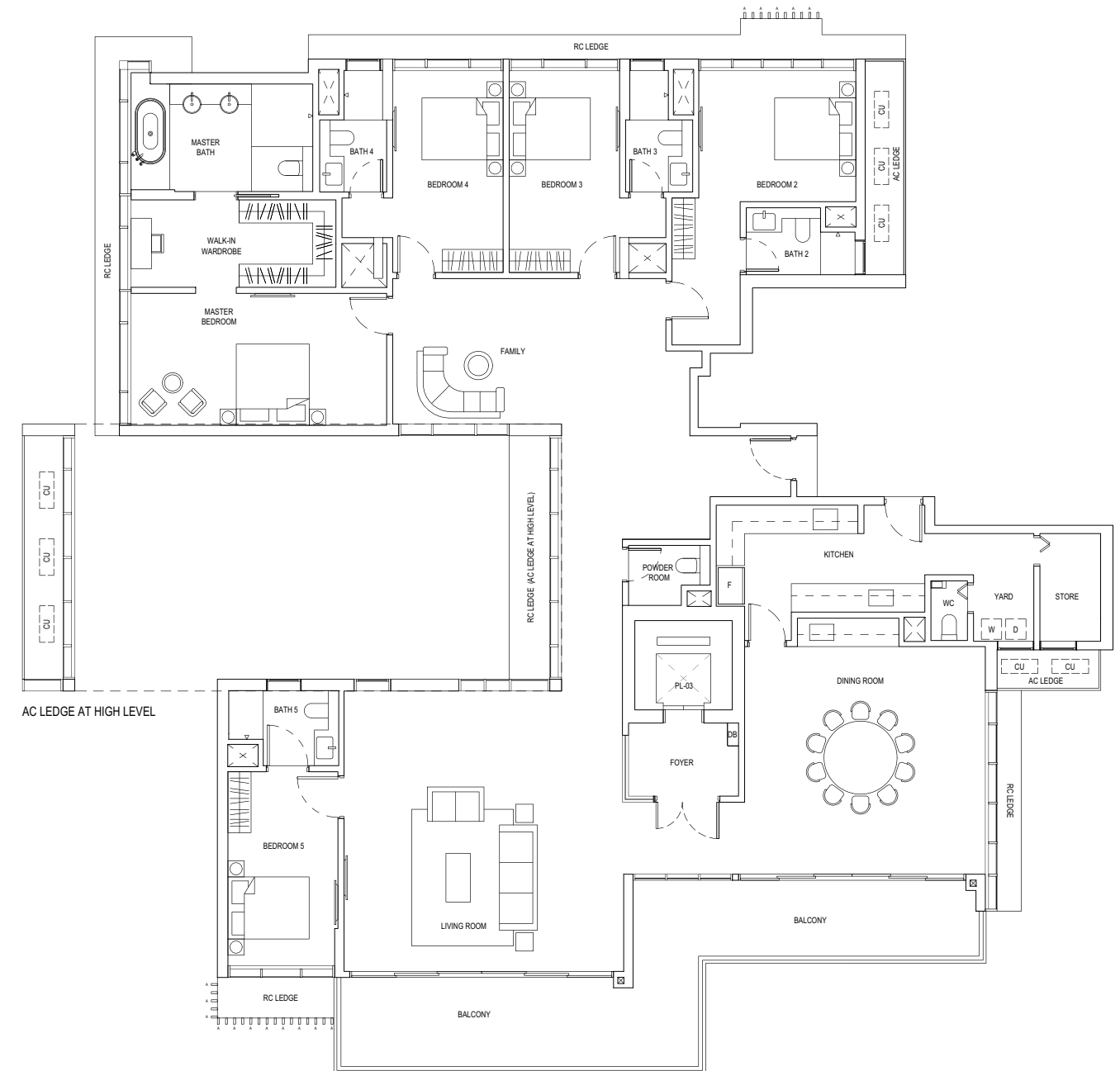
Notes: Area includes A/C ledge, balconies, private carpark and void (where applicable). Areas are estimated only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved balcony screen, please refer to the annex of balcony screen side letter.

TYPE E1

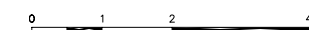
5-BEDROOM PENTHOUSE

400 SQM / 4,306 SQFT

35-01

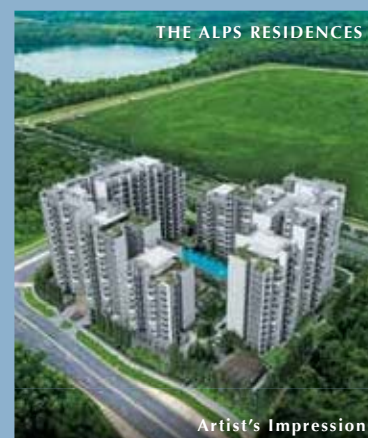


Legend :
 F - Fridge DB - Distribution board W - Washer D - Dryer
 AC Ledge - Air Conditioner ledge WC - Water Closet
 CU - Condensing Unit A - Full Height Facade Signature Fin



Notes: Area includes A/C ledge, balconies, private carpark and void (where applicable). Areas are estimated only and are subject to final survey. Plans are not to scale and subject to changes as may be required by the relevant authorities. The balconies shall not be enclosed unless with approved screen. For an illustration of the approved balcony screen, please refer to the annex of balcony screen side letter.

A PARTNERSHIP OF SUCCESS & SYNERGY



OFFICIAL MARKETING AGENCY

Huttons[®]
The Agency of Choice

HY REALTY

A reputable Singapore-based developer with a solid portfolio of residential properties, HY Realty is relatively young in the market but backed by China's Hao Yuan Group Pte Ltd, and is also a subsidiary of HY Realty (Dundee) Pte Ltd. The latter, in partnership with MCC Land, recently launched the luxurious Queens Peak condominium, located well within the prime fringe of the city's central region.

In recent years, HY Realty has launched in different lucrative locations, showcasing its flexibility in developing both high and low-rise residences. They include Sea Horizon in Pasir Ris, The Nautical condominium in Sembawang, and both the Northwave and Forestville executive condominiums in Woodlands.

MCC LAND

MCC Land (Singapore) Pte Ltd is a subsidiary of Metallurgy Corporation of China, which is listed in Hong Kong and Shanghai. Its main business involves urban development as well as property development management.

A Fortune 500 company, MCC Land has been instrumental in shaping the city landscape of Singapore by being involved in the creation of numerous notable landmarks, including Universal Studios at Resorts World Sentosa, and the Keppel Distripark. It has developed and managed a number of quality housing projects, from Build-To-Order residences to executive condominiums and private estates, such as The Poiz Residences, The Canopy, Canberra Residences, Tre Residences and The Alps Residences. The Nautical, Northwave and Forestville were co-developed with HY Realty.

Ranked among Singapore's top 10 real estate developers for three consecutive years, MCC Land has also won the "Asia's Top Influential Brands" award.

JOINTLY DEVELOPED BY



HY REALTY PTE. LTD.



MCC LAND (S) PTE. LTD.

Developer: HY-MCC (Bernam) Pte. Ltd. • License No.: C1388 • Location: Government Resurvey Lot No. 936X of Town Subdivision 3, Singapore • Tenure: 99 years commencing on 10 December 2019 • Encumbrances on the Land: (1) Mortgage No. IF/927177U in favour of Malayan Banking Berhad; (2) Mortgage No. IF/950584A in favour of Lonpac Insurance Bhd.; and (3) Mortgage No. IF/951369C in favour of Great Eastern General Insurance Limited. • BP No.: A0909-00015-2019-BP01 dated 2 January 2021 • Expected Vacant Possession Date: 31 March 2026 • Expected Legal Completion Date: 31 March 2029

Whilst every reasonable care has been taken in preparing this brochure, the developer and its agent(s) shall not be held responsible for any inaccuracies or omissions. All statements are believed to be correct but shall not be regarded as statements or representations of fact. Visual representations including models, drawings, illustrations, photographs, art renderings and graphic representations portray artistic impressions only and are not to be taken as representations of fact. Floor areas and other measurements are approximate only and are subject to final survey. All information, plans, specifications and visual representation are current at the time of print and are subject to changes as may be required or approved by the developer and/or the relevant authorities. The Sale and Purchase Agreement shall form the entire agreement between the vendor and the purchaser and shall in no way be modified by any statements or representations (whether contained in this brochure or given by the developer's agent(s) or otherwise). The developer reserves the right to modify any part or parts of the building, housing project, development and/or any unit prior to completion as directed or approved by the relevant authorities.