

# ONE MARINA GARDENS

*The Pinnacle of Marina Gardens Living*

## A SENSE OF LIVING ON A TREE TOP

The architecture of One Marina Gardens draws its inspiration of living amongst the tree tops. Situated next to Gardens by the Bay, the development acts as an extension of the surrounding gardens, providing a continuous flow of greenery onto the site.

The towers of One Marina Gardens rise as luxurious and elegant forms. Incorporating overhangs and linear elements, the towers speak of a modern, tropical architecture. At the podium, lush greenery anchors and connects the site to the surroundings while the sky terraces and sky gardens elevate nature upwards providing the sense of living on a tree top and framing the skyline of the Marina South precinct.



ARTIST IMPRESSION

滨海花园一号

OFFICIAL MARKETING AGENCY

**Huttons**

SINGAPORE'S LARGEST  
PRIVATE REAL ESTATE AGENCY

ESTATE AGENT LICENCE NO.: L3008899K







# KINGSFORD

## 鑫丰地产

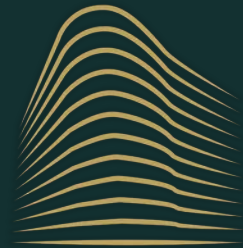
- Kingsford Development was incorporated in 2011 by the China-based Kingsford Group.
- Entered the real estate industry in 2000 and has developed numerous commercial and residential projects in China.
- Kingsford promotes technological progress in real estate construction while addressing consumer needs for living, creative design, technology, and harmonious living spaces.
- In Singapore, completed projects include Kingsford Waterbay, Kingsford Hillview Peak, Normanton Park and the under construction Chuan Park.



# Project Facts



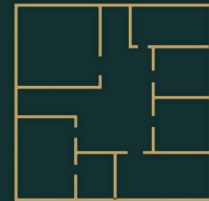
District 01



937 Units



Block 5 - 44 Sty  
Block 3 - 30 Sty



1 - 4 Bedroom



99yrs  
Leasehold



Land Size  
12,245.10 sqm/  
131,805 sqft



445  
Carpark lots  
(4 accessible lots)



Vacant Possession  
30 April 2029



Dining



Retail



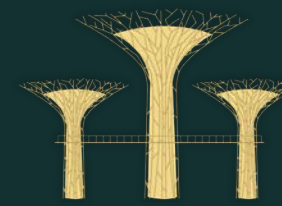
Child Care



Family Spaces



Marina South  
MRT (TE 21)



Gardens  
By the Bay



Cycling  
Network



Eco-friendly  
Township



10 minute  
Neighborhood



# | Location



## | DESIGN CONCEPT

- ✓ A green and blue cool urban oasis with sustainable features.
- ✓ A 10-minute neighborhood with the necessary daily amenities within a 10-minute walk.
- ✓ A welcoming, inclusive, community-centric precinct with a lively public realm.

Set amid lush gardens, Marina South which borders the southern coast seeks to redefine city living as a forward-looking, convivial mixed-use neighbourhood.





# Integrated Development



- ✓ MRT Intergration
- ✓ Restaurant
- ✓ Shopping
- ✓ Childcare Centre

OMG offers a convenient, vibrant lifestyle with everything you need—shopping, dining, gyms, and child care center.

Just a step away, reducing commute times and fostering community interaction. Designed with sustainability in mind, feature eco-friendly practices, modern amenities, and recreational facilities like pools and parks.





# Site Plan & Facilities



## RECREATIONAL FACILITIES:

### L1 Ground Floor

1. Drop off
2. Water Feature
3. Pocket Garden

### L2 Landscape Deck

4. Kids Pool
5. Family Deck
6. Playground
7. Family Pool
8. Poolside Pavilion
9. Water Feature
10. Pool Deck
11. Grand Lawn
12. Pool Deck with Cabanas
13. Spa Seat
14. 50M Pool
15. Cascading Waterfalls
16. Party Deck
17. Clubhouse
  - Outdoor Deck
  - Function Room 1
  - Function Room 2
  - Function Room 3
  - Kid's Room
  - Games Room

18. Changing Room/ Sauna
19. Meditation Lawn
20. Childcare Center Playground
21. Childcare Center

### Sky Terrace (Block 5, L14)

22. Reading Corner
23. Reading Lounge
24. Sky Lounge
25. Relaxation Lounge
26. Relaxation Daybed
27. Family Lounge
28. Sky Cabana
29. Hammock Alcove
30. Sky Dining/ Grill
31. Social Pod
32. Dryscape Garden

## LEGEND

- - - - - SITE BOUNDARY
- . . . . . VENTILATION SHAFT/ DOGHOUSE

### Sky Terrace (Block 5, L34)

33. Sky Dining Lounge/ Grill
34. Outdoor Gym
35. Play Lawn
36. Yoga Terrace
37. Games Corner
38. Sky Living Lounge
39. Foot reflexology
40. Pocket Garden
41. Meeting Lounge
42. Dryscape Garden
43. Chess Garden

### Sky Garden (Block 5, L45)

44. Sky Gym
45. Sky Lounge
46. Social Terrace
47. Viewing Deck

### Sky Garden (Block 3, L31)

48. Function Room 1
49. Function Room 2
50. Dining Lounge
51. Viewing Deck
52. Sky Viewing Pod

## ANCILLARY:

### L1 Ground Floor

53. Guard House
54. Side gates
55. Service Driveway
56. Outdoor Genset
57. Fireman Gate
58. Vent Shaft
59. RTS Vent Shaft
60. RTS Entrance
61. Management Office
62. Shops
63. Restaurant
64. Bus Shelter (Public)
65. Taxi Stand (Public)

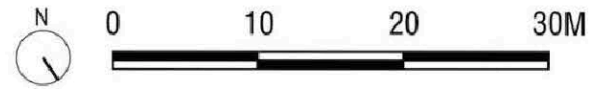
### BASEMENT 2

66. Loading Bay
67. Substation
68. Bin Centre



# Sky Gardens

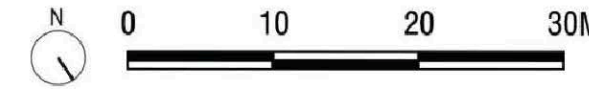
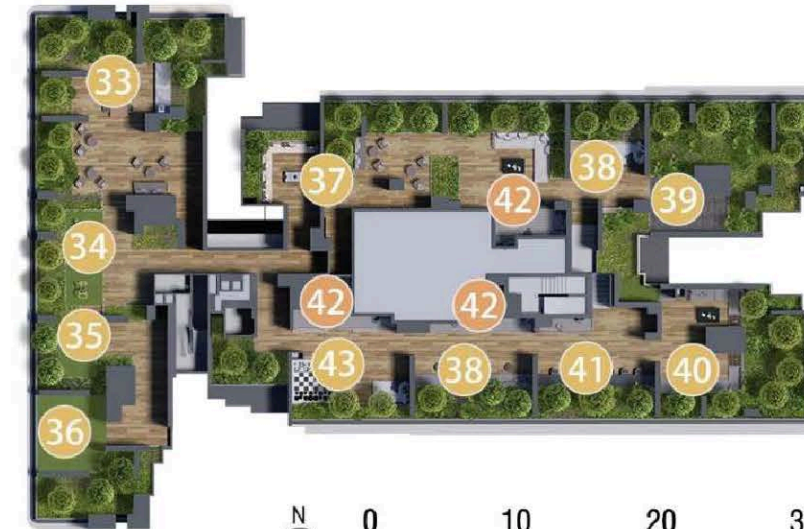
BLOCK 3 (31ST STOREY)



**Sky Garden (Block 3, L31)**

- 48. Function Room 1
- 49. Function Room 2
- 50. Dining Lounge
- 51. Viewing Deck
- 52. Sky Viewing Pod

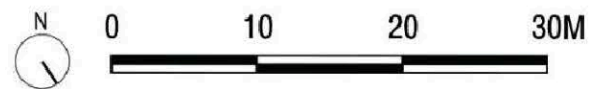
BLOCK 5 (34TH STOREY)



**Sky Terrace (Block 5, L34)**

- 33. Sky Dining Lounge/ Grill
- 34. Outdoor Gym
- 35. Play Lawn
- 36. Yoga Terrace
- 37. Games Corner
- 38. Sky Living Lounge
- 39. Foot reflexology
- 40. Pocket Garden
- 41. Meeting Lounge
- 42. Dryscape Garden
- 43. Chess Garden

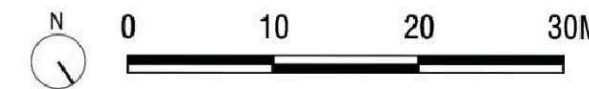
BLOCK 5 (14TH STOREY)



**Sky Terrace (Block 5, L14)**

- 22. Reading Corner
- 23. Reading Lounge
- 24. Sky Lounge
- 25. Relaxation Lounge
- 26. Relaxation Daybed
- 27. Family Lounge
- 28. Sky Cabana
- 29. Hammock Alcove
- 30. Sky Dining/ Grill
- 31. Social Pod
- 32. Dryscape Garden

BLOCK 5 (45TH STOREY)

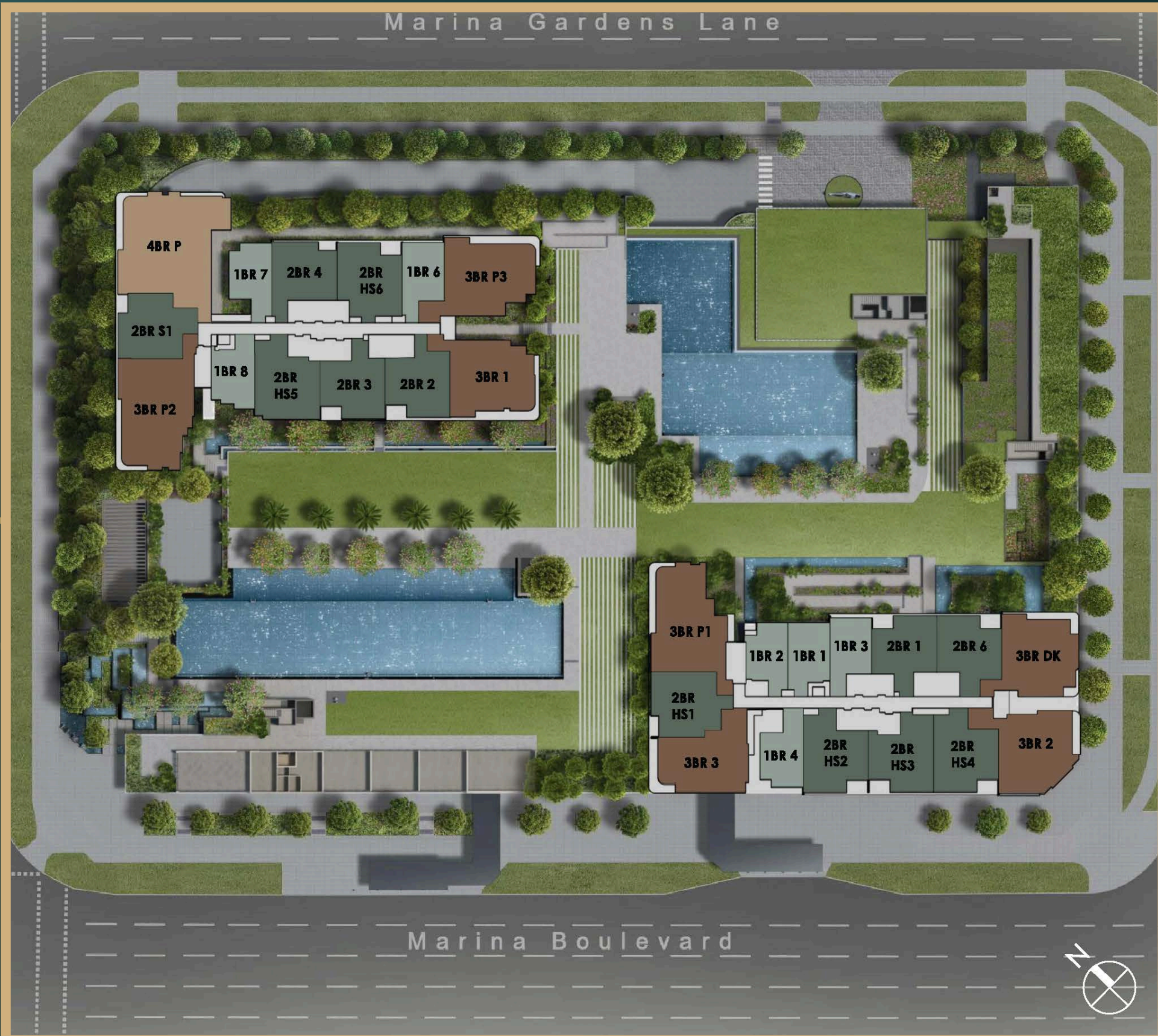


**Sky Garden (Block 5, L45)**

- 44. Sky Gym
- 45. Sky Lounge
- 46. Social Terrace
- 47. Viewing Deck



# Unit Mix



UNIT TYPES	UNIT NAMING	NO. UNIT	ESTIMATED AREA (SQM)	ESTIMATED AREA (SQFT)	UNIT MIX %
1BR	1BR	240	39-42	436	25.61 %
2BR	2BR	179	60-62	657	44.61 %
2BR S1	2BRS1	41	63	678	
2BR HS	2BRHS	198	64-68	710	
3BR DUAL KEY	3BRDK	29	90	969	25.51 %
3BR	3BR	99	84-94	958	
3BR PREMIUM	3BRP	111	99-115	1152	
4BR PREMIUM	4BRP	40	153	1647	4.27%
<b>TOTAL</b>		<b>937</b>			<b>100%</b>





# | 1 Bedroom

## 1 BEDROOM

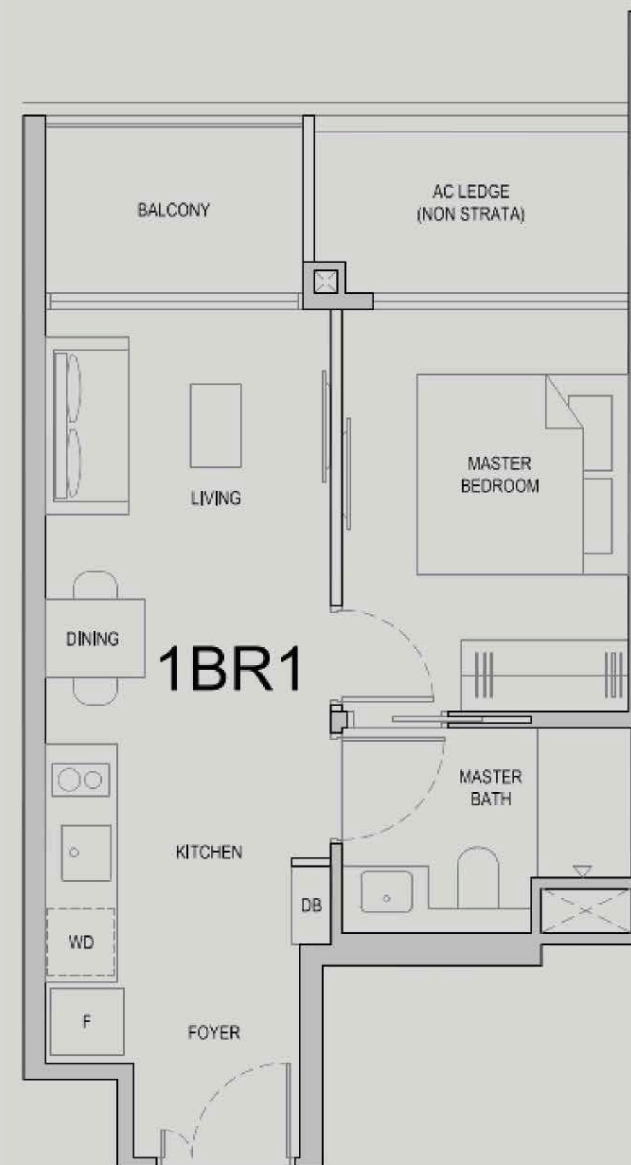
TYPE 1BR1 (40 SQM/ 431 SQFT)

Block 3

#02-07 to #30-07

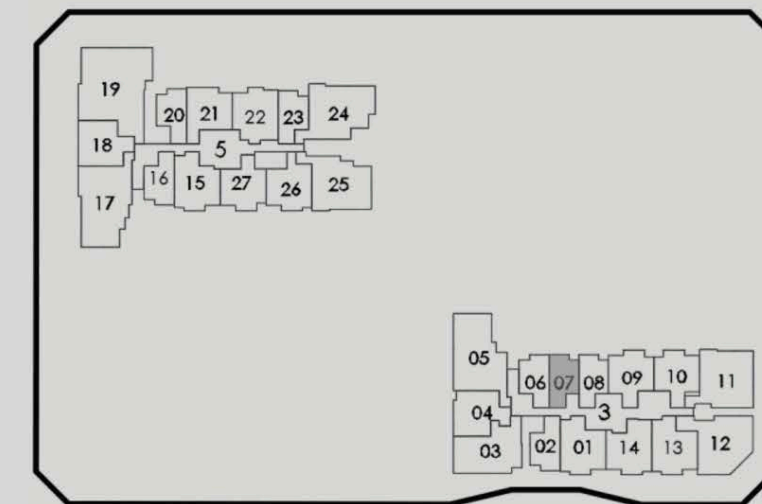
### USP

- Living, Dining and open kitchen are rectangular continuous space, which opens up to the balcony.
- Direct access to bathroom from common space and master bedroom.
- Master bedroom is spacious enough to fit a king size bed.
- Hackable wall between living and master bedroom allows for flexibility of the space.



MARINA GARDENS LANE

MAIN ENTRANCE



\*FLOORPLANS NOT DRAWN TO SCALE AND IS SUBJECT TO CHANGES BY DEVELOPER



# | 2 Bedroom

## 2 BEDROOM

### TYPE 2BR2 (62 SQM/ 667 SQFT)

Block 5

#03-26 to #13-26

#15-26 to #33-26

#35-26 to #44-26

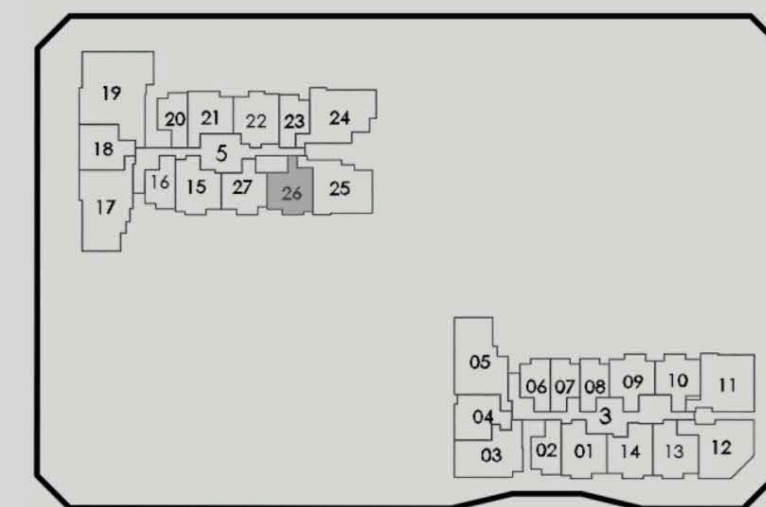
#### USP

- Designed as a Dumbbell layout for a maximum efficiency and better utilization of space.
- Enclosable kitchen alcove is separated from dining space, which hides away the culinary mess.
- Living, Dining and Dry kitchen are rectangular continuous space, which opens up to the balcony.
- Master bedroom and Common bedroom are spacious enough to fit a king and queen-sized bed, respectively.
- Direct access to common bathroom via common bedroom.
- Provision of 2 bathrooms gives privacy to each bedroom.
- Hackable wall between living and master and common bedroom allows for flexibility of the space.



### MARINA GARDENS LANE

#### MAIN ENTRANCE



\*FLOORPLANS NOT DRAWN TO SCALE AND IS SUBJECT TO CHANGES BY DEVELOPER



# | 3 Bedroom

## 3 BEDROOM PREMIUM

TYPE 3BRP2 / 3BRP2 PES (115 SQM/1238 SQFT)

Block 5

PES #02-17

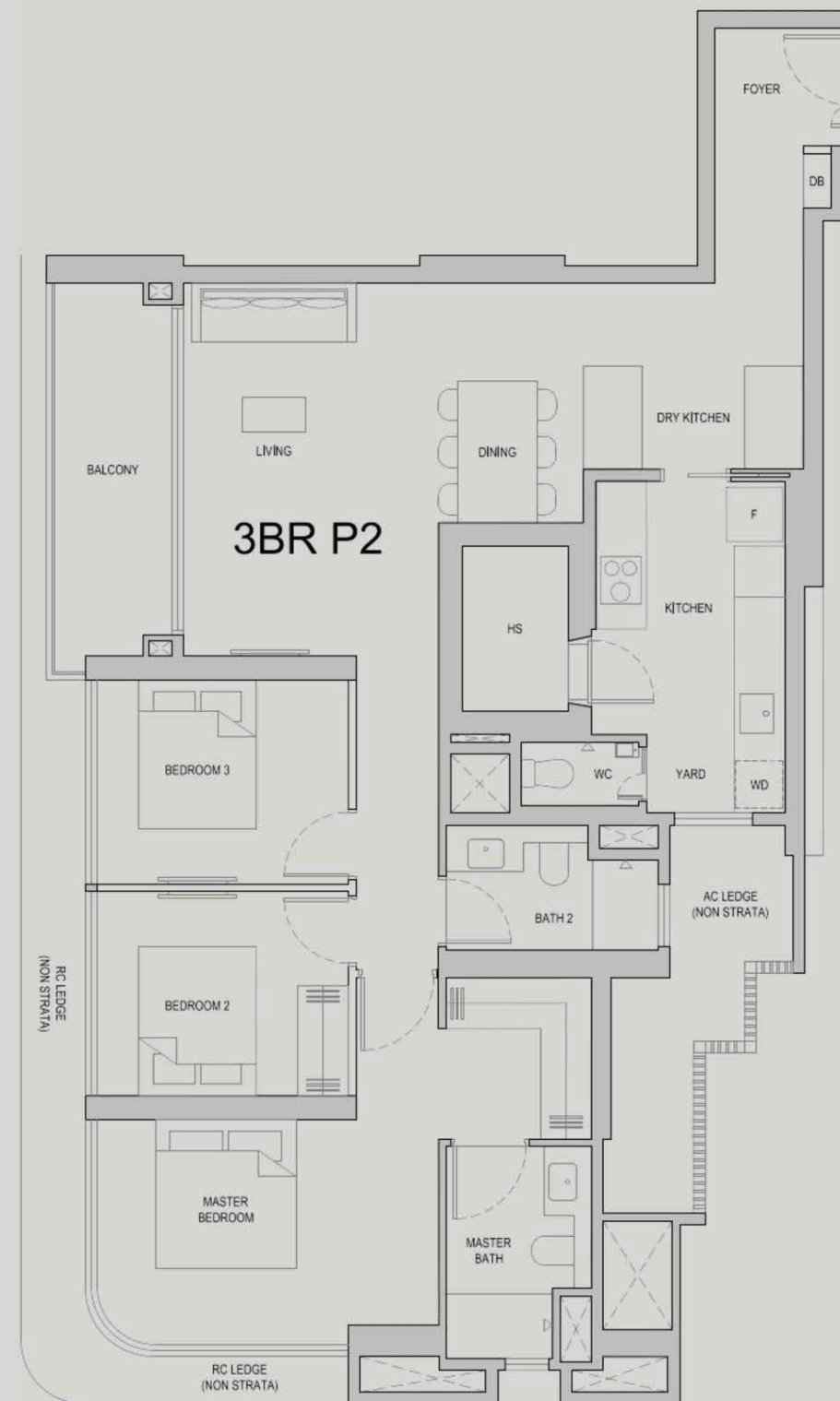
#03-17 to #13-17

#15-17 to #33-17

#35-17 to #44-17

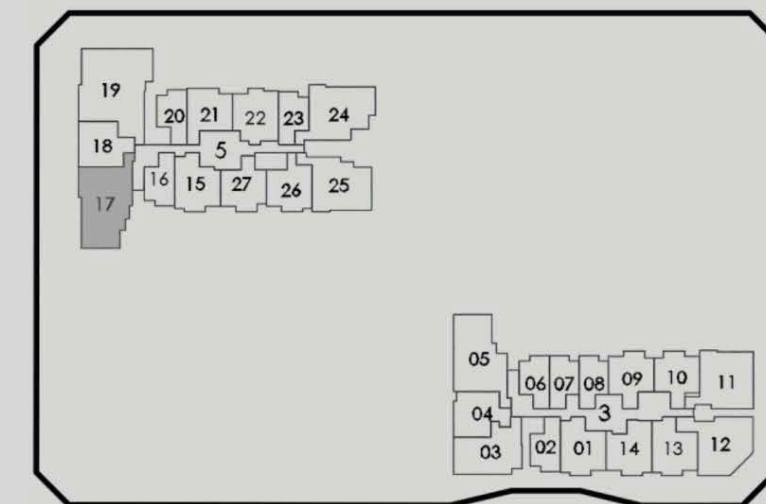
### USP

- 3-bedroom unit – Wide frontage Living, Dining and Dry kitchen are rectangular continuous space, which opens up to the wide frontage balcony.
- Wet kitchen is naturally ventilated and has direct access to Yard and WC.
- Provision of household shelter that able to fit single bed for helper's room has direct access to kitchen and WC.
- Naturally ventilated Master and common bathroom.
- Master bedroom and Common bedrooms are spacious enough to fit a king and queen-sized bed, respectively.
- Master bedroom with dual frontage view and walk-in wardrobe provision.
- Views towards Marina Bay, Business District and the sea



### MARINA GARDENS LANE

MAIN ENTRANCE



\*FLOORPLANS NOT DRAWN TO SCALE AND IS SUBJECT TO CHANGES BY DEVELOPER



# | 4 Bedroom

## 4 BEDROOM PREMIUM

TYPE 4BRP (153 SQM/ 1647 SQFT)

Block 3

#03-19 to #13-19

#15-19 to #33-19

#35-19 to #44-19

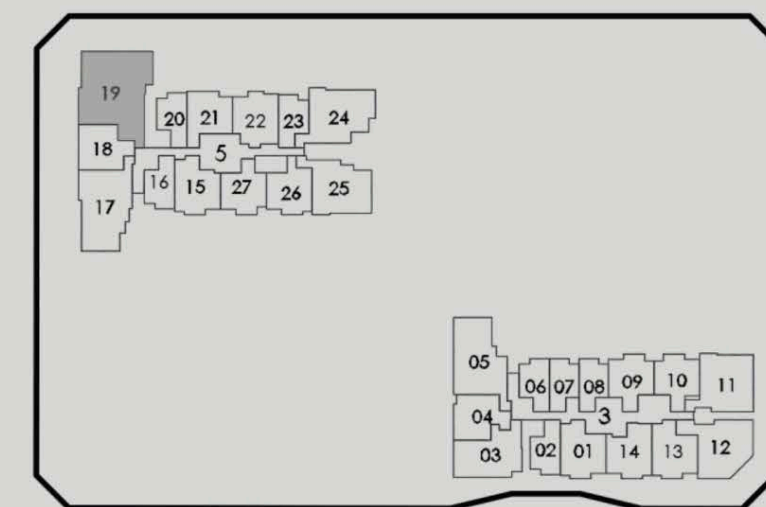
### USP

- 4-bedroom unit – Wide frontage Living, Dining and Dry kitchen are rectangular continuous space, which opens up to the wide frontage balcony.
- Wet kitchen is naturally ventilated and has direct access to Yard and WC.
- Provision of household shelter that able to fit single bed for helper's room or store.
- Junior Master Bedroom with attached bathroom.
- Junior Master Bedroom with attached bathroom.
- Naturally ventilated Master and common bathroom.
- Master bedroom and Common bedrooms are spacious enough to fit a king and queen-sized bed, respectively.
- Master bedroom with dual frontage view and walk-in wardrobe provision.
- Dual view towards Marina Bay, Business District and the sea



MARINA GARDENS LANE

MAIN ENTRANCE



\*FLOORPLANS NOT DRAWN TO SCALE AND IS SUBJECT TO CHANGES BY DEVELOPER

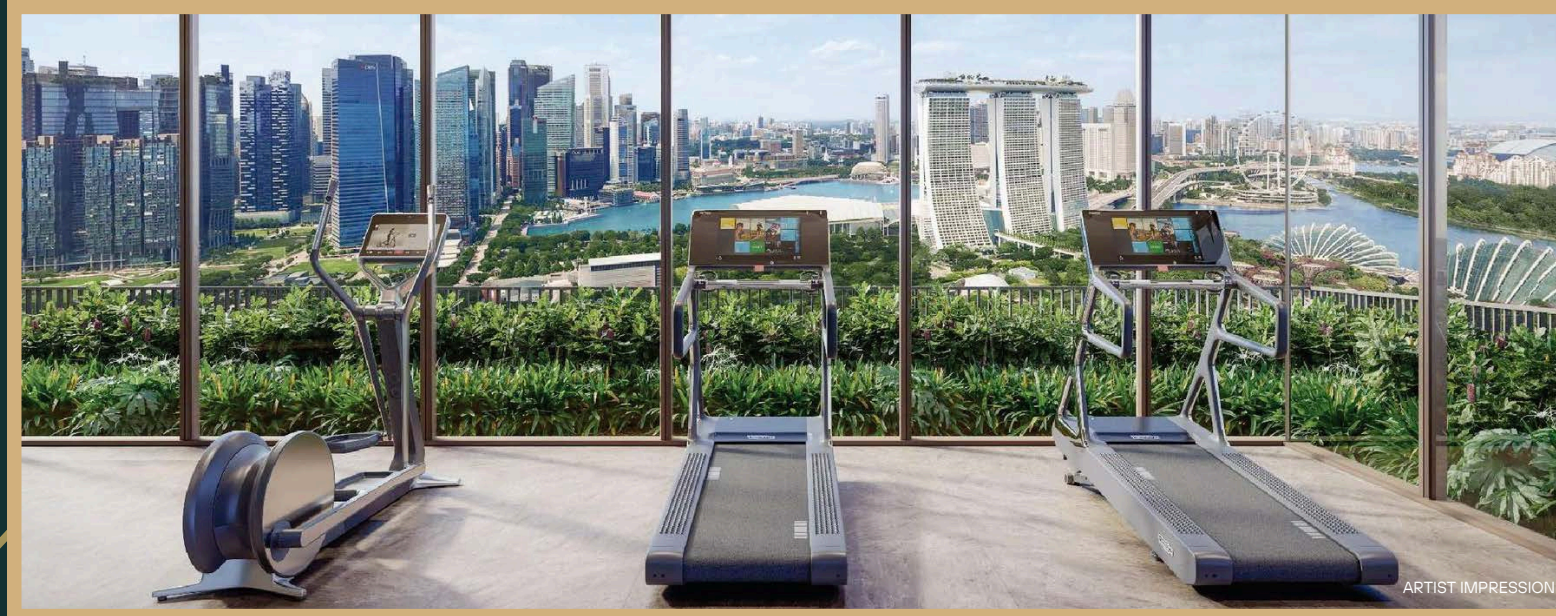


# | Perspectives

VIEW FROM BALCONY OVER LOOKING SINGAPORE STRAITS



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VIEW OF MARINA BAY FROM L44 SKY GYM



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VIEW OF ROOF CROWN



# | Perspectives



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L 2 - POOLSIDE



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ARTIST IMPRESSION





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