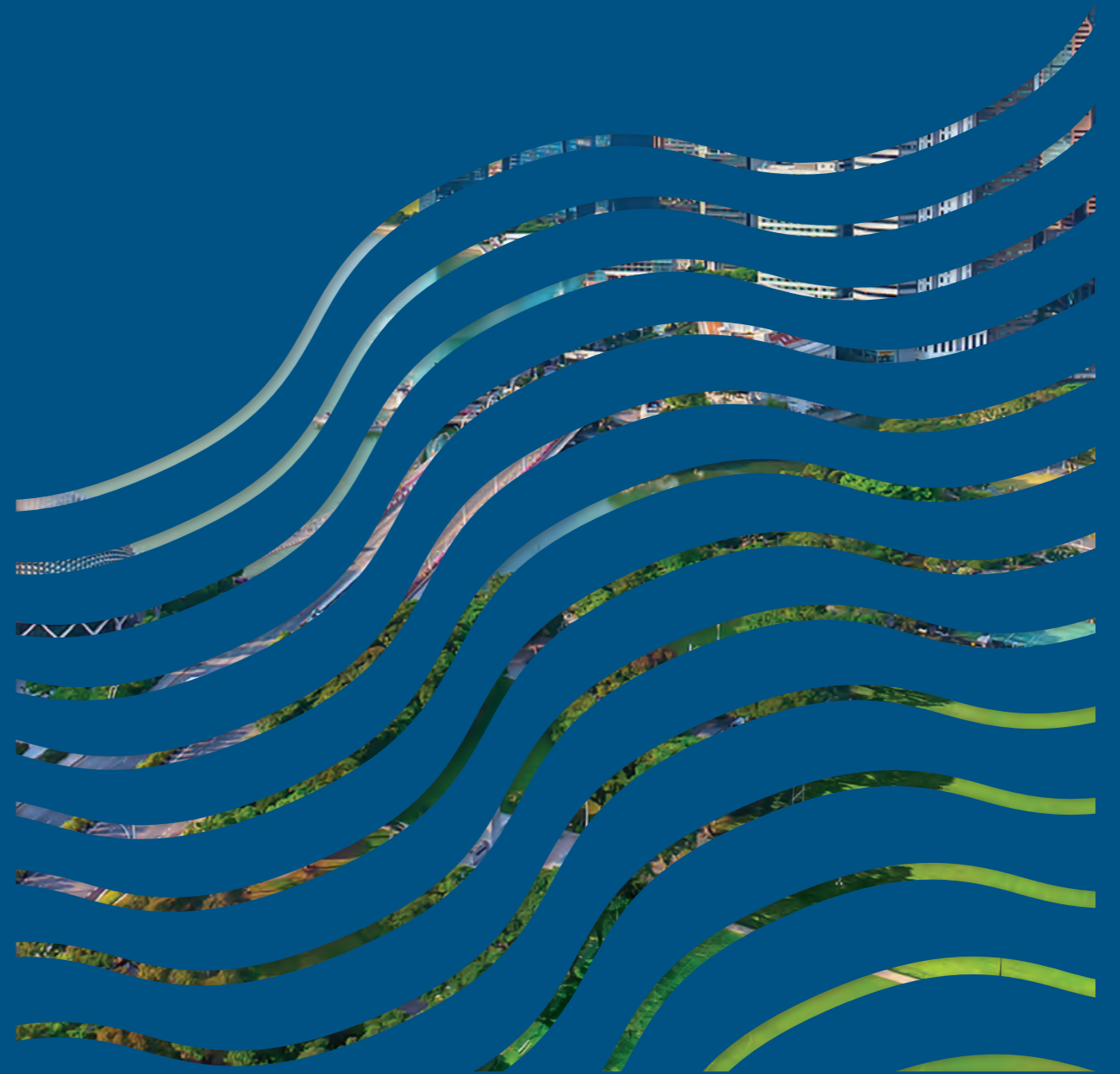




**AVENUE SOUTH**  
RESIDENCE

RESERVED FOR VISIONARIES

A GLIMPSE OF SINGAPORE'S FUTURE

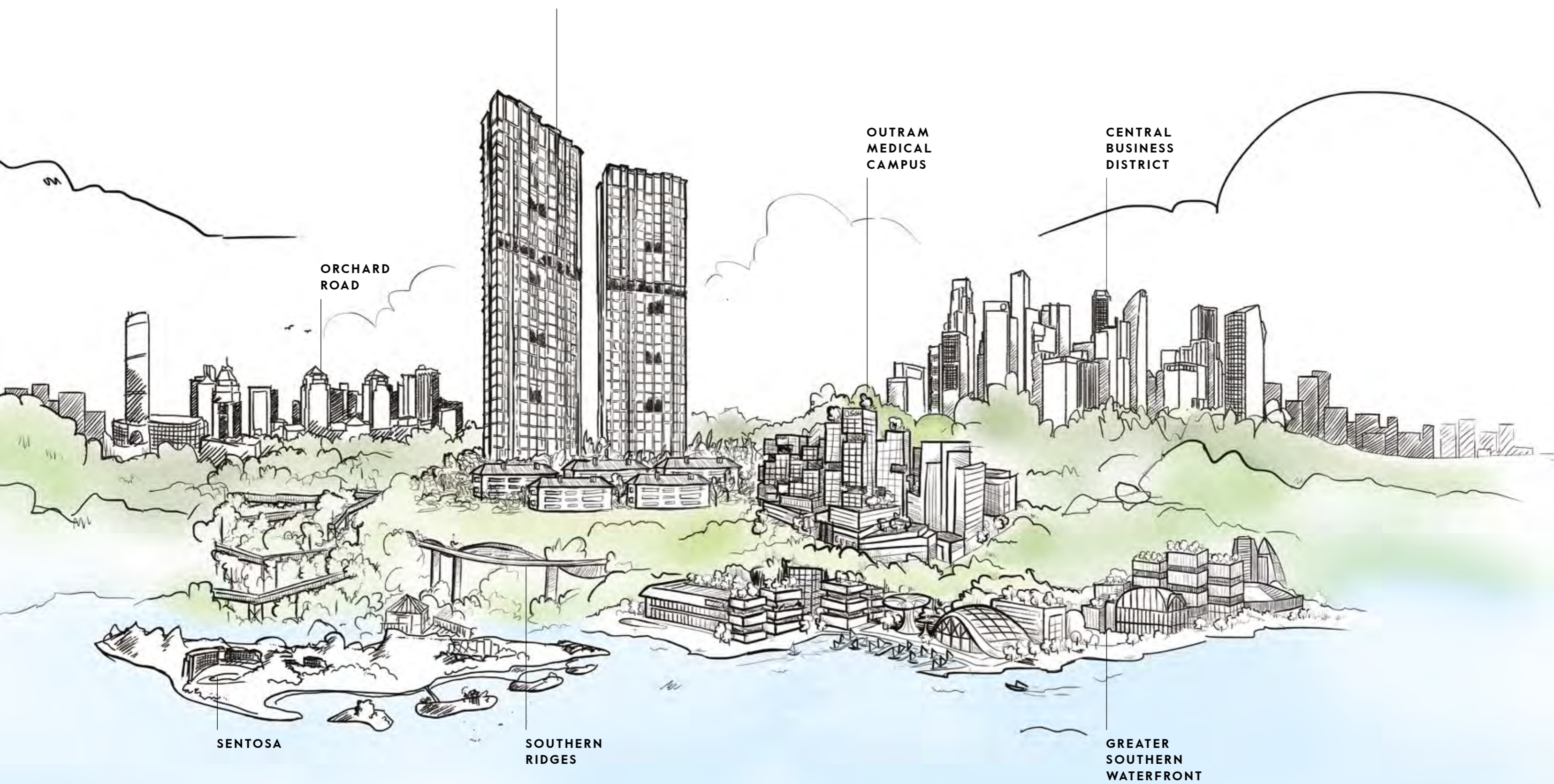






# AVENUE SOUTH RESIDENCE

THE FIRST RESIDENTIAL DEVELOPMENT AT THE DOORSTEP  
OF SINGAPORE'S NEWEST CENTRAL BUSINESS DISTRICT



ORCHARD  
ROAD

OUTRAM  
MEDICAL  
CAMPUS

CENTRAL  
BUSINESS  
DISTRICT

SENTOSA

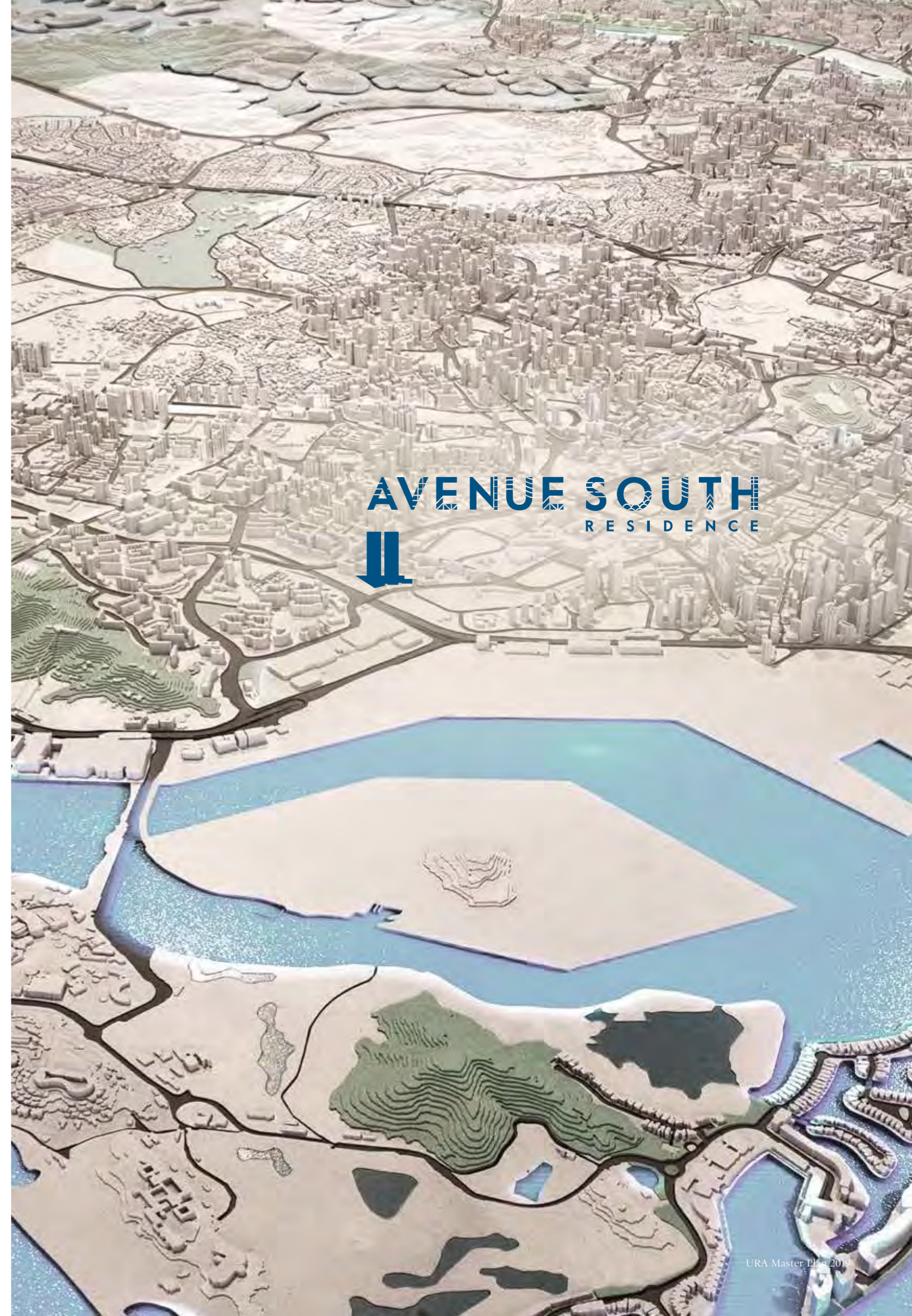
SOUTHERN  
RIDGES

GREATER  
SOUTHERN  
WATERFRONT

## SOARING ABOVE THE FUTURE

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

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



**AVENUE SOUTH**  
RESIDENCE

## AT THE HEART OF NATURE

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

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



**AVENUE SOUTH**  
RESIDENCE

**24KM**  
LUSH GREEN  
STRETCH

- RAIL CORRIDOR
- HERITAGE
- RECREATIONAL
- BUSINESS

Map is not drawn to scale.  
\*Exact locations for future projects and amenities are to be determined by authorities.



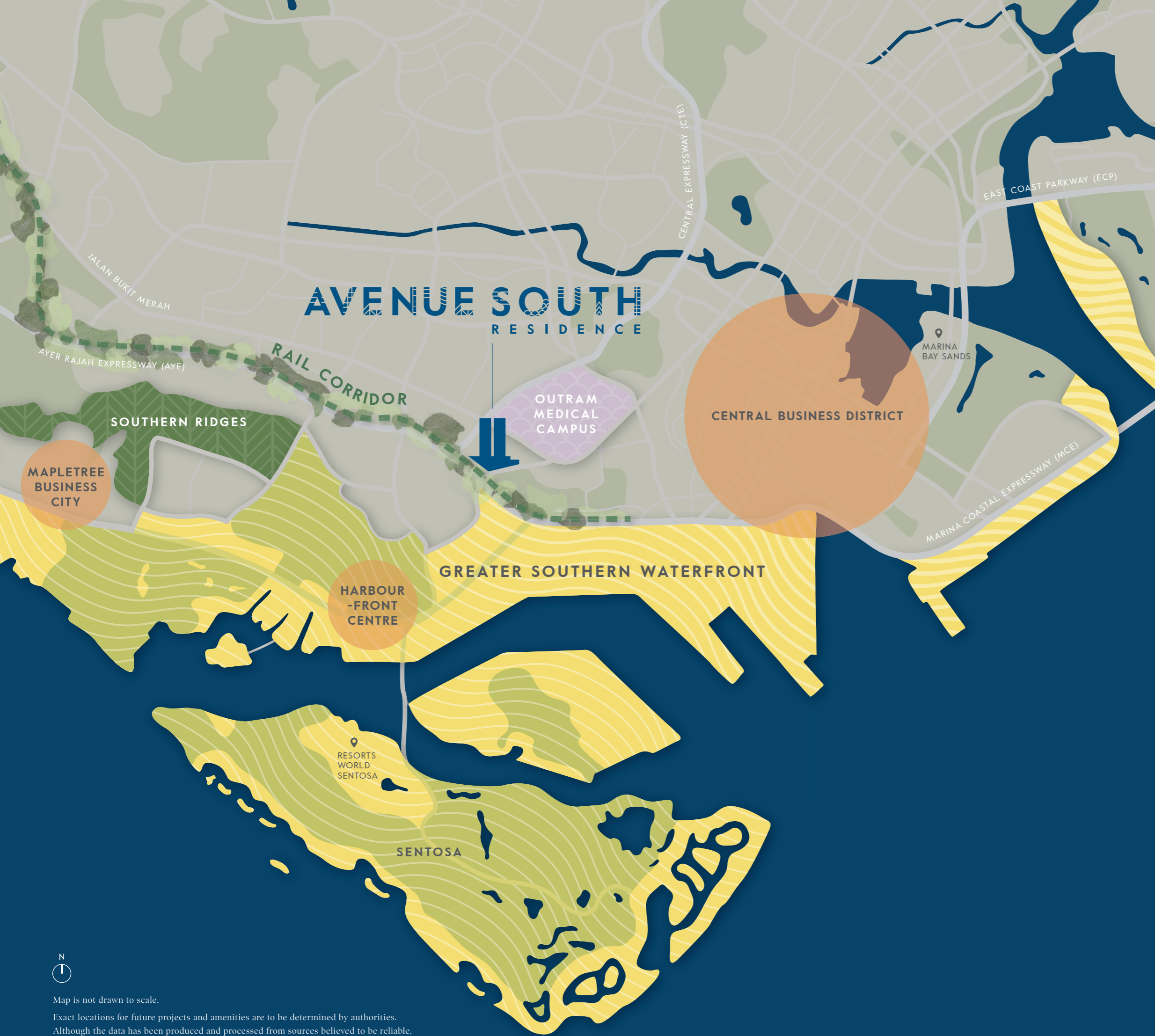


## IN PROXIMITY TO POSSIBILITIES

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

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





**A HOME FOR VISIONARIES**

**GREATER SOUTHERN WATERFRONT**

**2,000HA**  
PRIME WATERFRONT LAND

**6x**  
THE SIZE OF  
MARINA BAY

**INTEGRATED RESORTS**

**S\$9 BILLION**  
IN NEW ATTRACTIONS

**60,000+**  
RELATED & EXISTING WORKFORCE

**5,000+**  
NEW JOBS

**RAIL CORRIDOR**

**10x**  
LONGER THAN THE  
NEW YORK HIGH LINE

**COMMERCIAL HOTSPOTS**

**20 MILLION+ SQFT**  
COMMERCIAL AREA

**212,000+**  
EXISTING WORKFORCE

**OUTRAM MEDICAL CAMPUS**

**43HA**  
TOTAL LAND AREA

**10,000+**  
EXISTING WORKFORCE



Map is not drawn to scale.  
Exact locations for future projects and amenities are to be determined by authorities.  
Although the data has been produced and processed from sources believed to be reliable,  
no warranty, expressed or implied, is made regarding accuracy, adequacy, completeness,  
legality, reliability or usefulness of any information.

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

TIONG  
BAHRU

OUTRAM  
MEDICAL  
CAMPUS

OUTRAM  
PARK MRT

RAFFLES  
PLACE

TANJONG  
PAGAR

DOWNTOWN  
MARINA BAY

CANTONMENT  
MRT (U/C)\*

RAIL  
CORRIDOR

**GREATER  
SOUTHERN  
WATERFRONT**

KEPPEL  
MRT (U/C)\*

SENTOSA

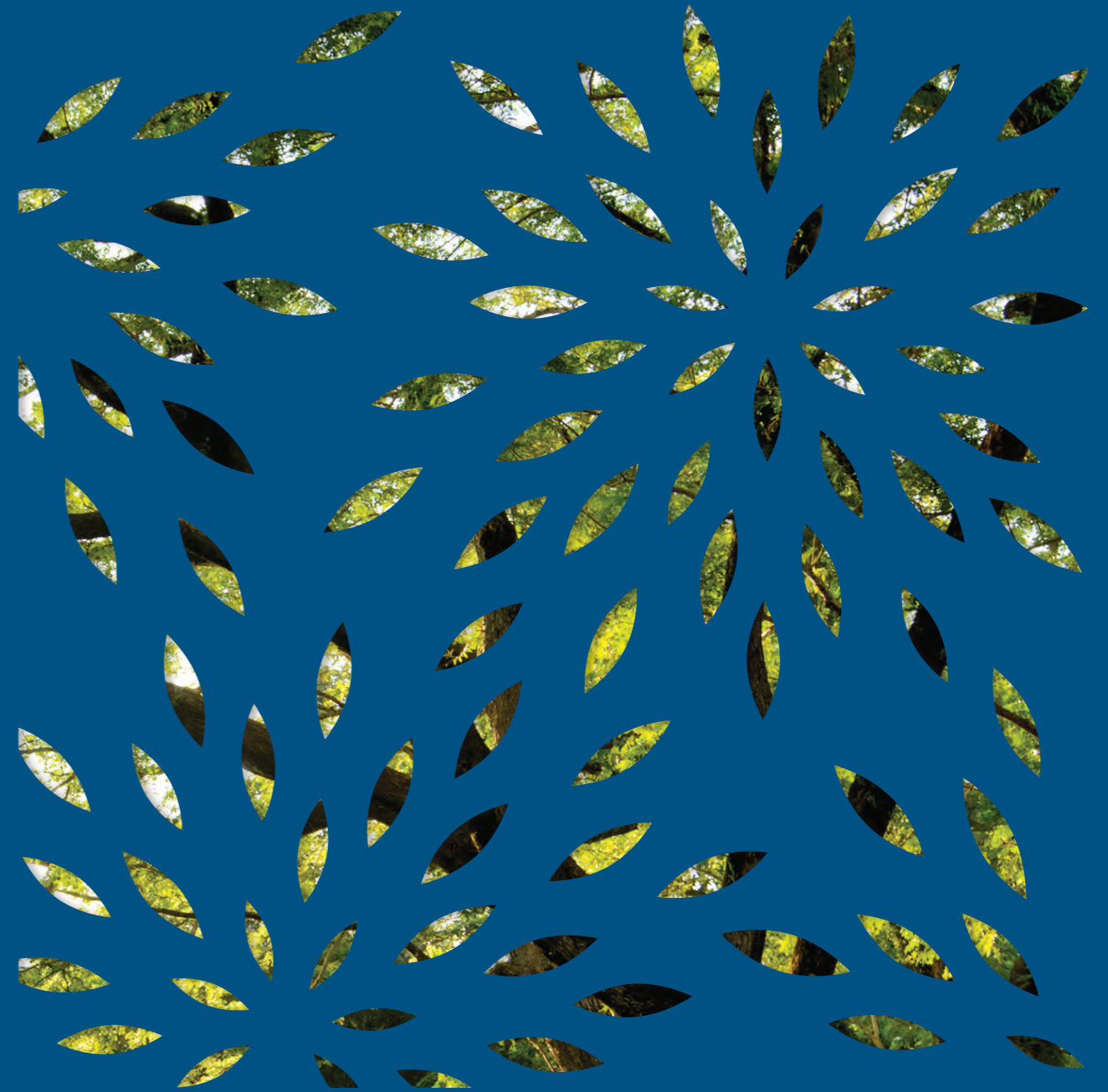
RESORTS  
WORLD  
SENTOSA

VIVOCITY

MOUNT  
FABER  
PARK

SOUTHERN  
RIDGES

LOOK AROUND THE NEIGHBOURHOOD





## ALL ROADS LEAD HOME

Enjoy effortless connectivity to all that Singapore has to offer.

### DRIVE

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

**5 MINS**

TO THE FUTURE GREATER SOUTHERN WATERFRONT

**9 MINS**

TO RESORTS WORLD SENTOSA

**13 MINS**

TO MARINA BAY SANDS

**8 MINS**

TO THE CENTRAL BUSINESS DISTRICT

**9 MINS**

TO THE ORCHARD ROAD SHOPPING BELT

### CYCLE

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

### WALK

**4 MINS**

TO OUTRAM MEDICAL CAMPUS

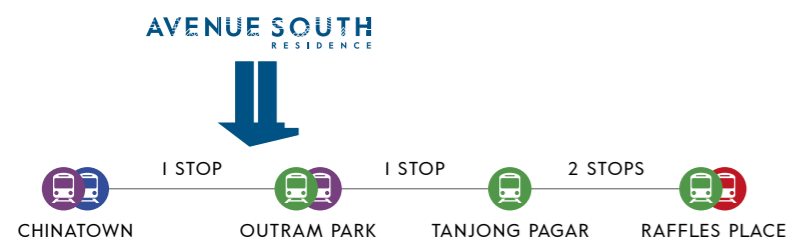
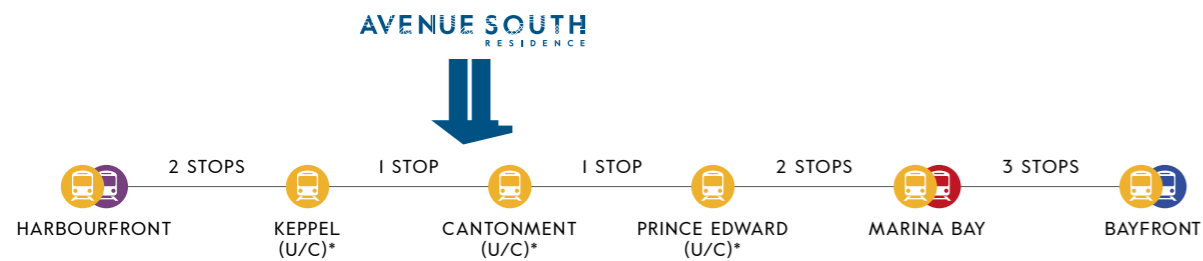
**9 MINS**

TO CANTONMENT MRT STATION (U/C)\*

**10 MINS**

TO OUTRAM PARK MRT STATION

### TRAIN



Travelling time is estimated based on normal traffic conditions.



Map is not drawn to scale.

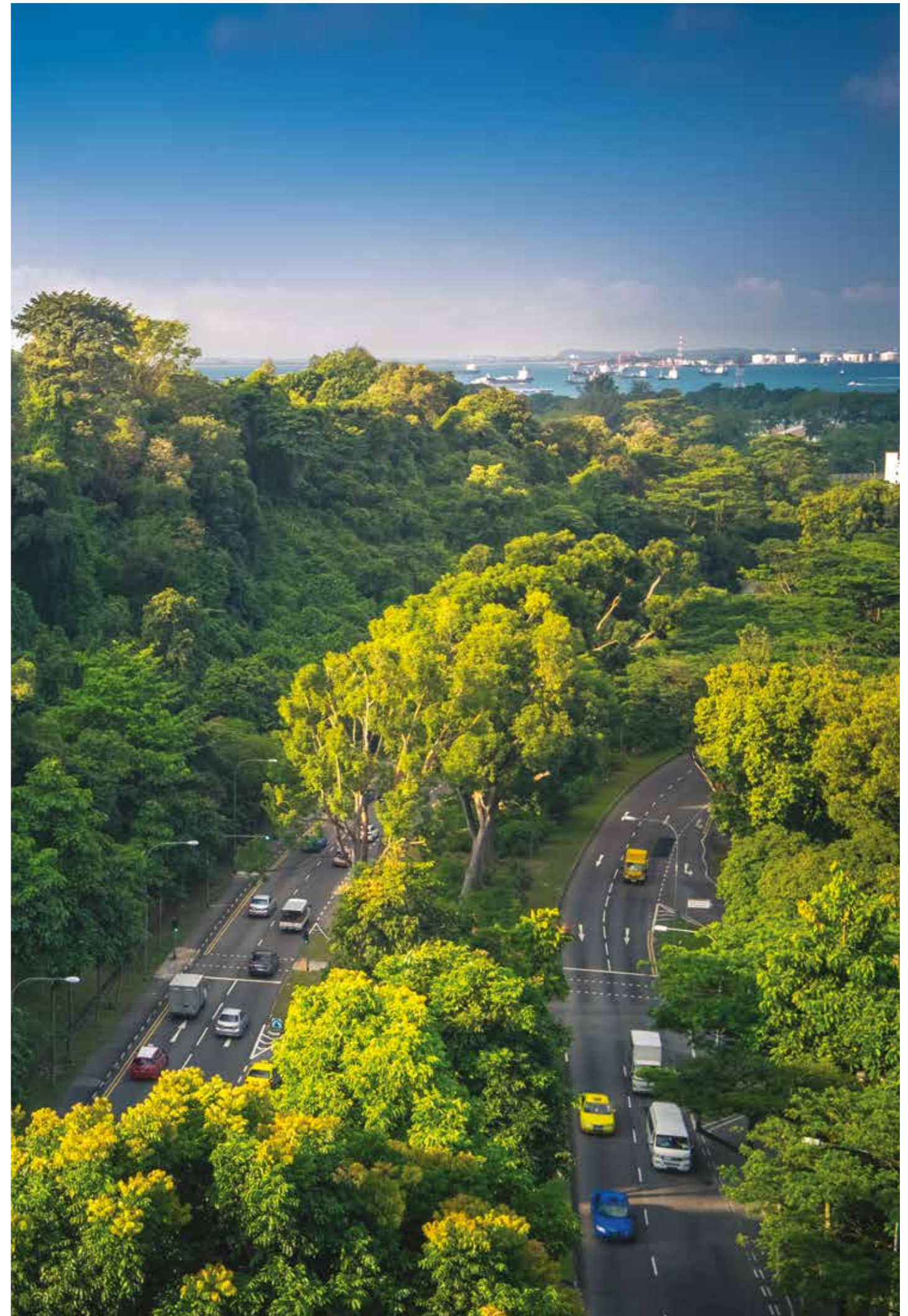
\*Exact locations for future projects and amenities are to be determined by authorities.

- CIRCLE LINE
- EAST-WEST LINE
- NORTH-SOUTH LINE
- NORTH-EAST LINE
- DOWNTOWN LINE

## ONE WITH NATURE

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

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



## A FEAST FOR YOUR SENSES

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

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



## COME HOME TO CONVENIENCE

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



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









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

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

---

**THIS PLACE IS  
AVENUE SOUTH RESIDENCE**

## INFUSED WITH NATURE

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

### PEAK COLLECTION

#### *The Height of Luxury*

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

### HORIZON COLLECTION

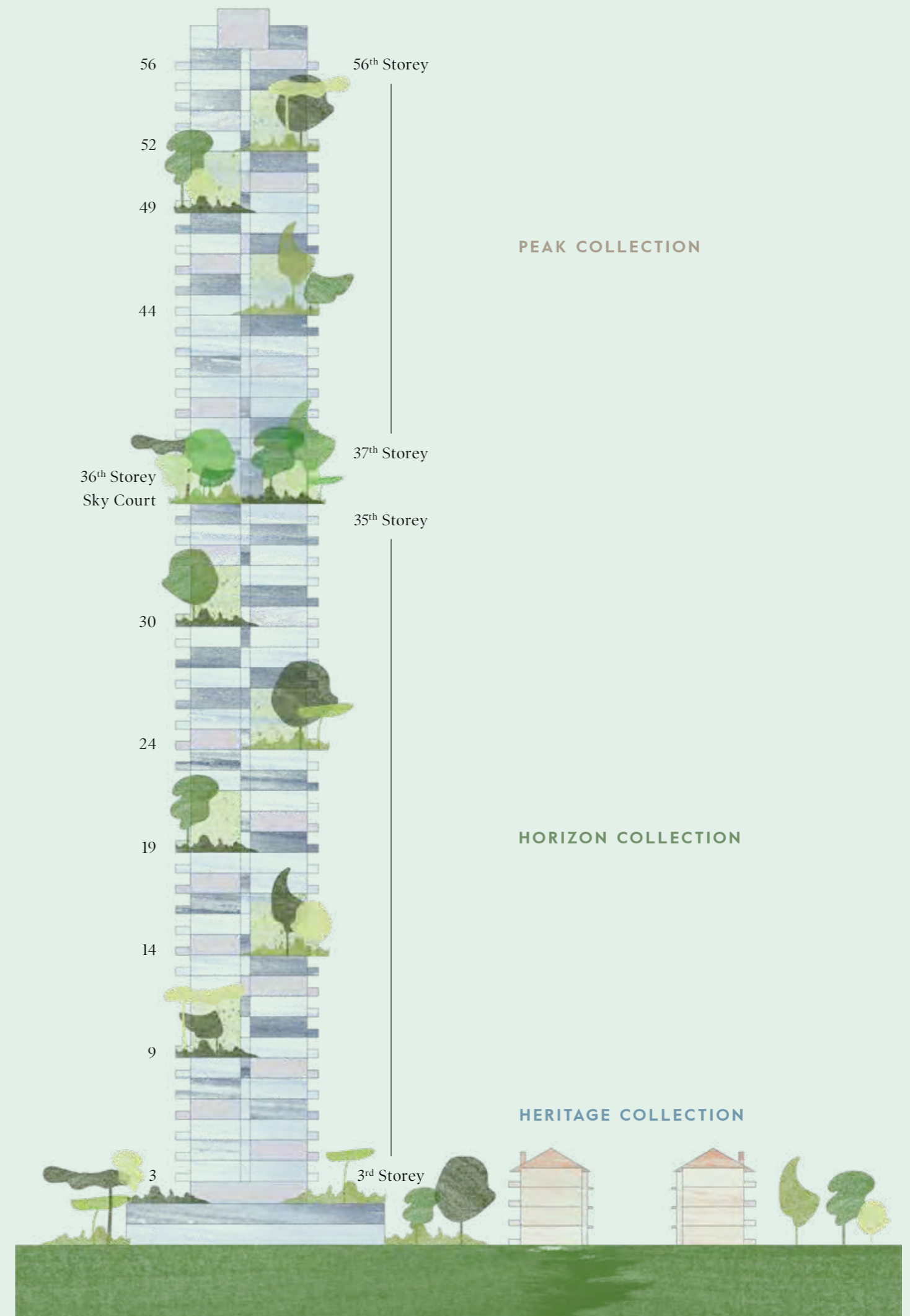
#### *The Skyline of Prestige*

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

### HERITAGE COLLECTION

#### *The Live | Work Suites*

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





Artist's Impression

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



EXPLORE THE AMENITIES







## AMENITIES ALL AROUND

Indulge in a life of luxury with 8 unique zones featuring over 80 amenities dedicated to entertainment, relaxation and recreation.



**8**  
UNIQUE ZONES

- THE PRELUDE
- THE PARK
- THE WILDERNESS
- THE OASIS
- THE COURTYARD
- THE SANCTUARY
- THE RESORT
- THE CLOUD

**18**  
EXPERIENTIAL SKY GARDENS

**18**  
UNIQUE DINING & ENTERTAINMENT VENUES

Map is not drawn to scale.  
Artist's Impression

## THE PRELUDE

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





## THE PRELUDE

- 1 Arrival | Drop-off
- 2 Water Forecourt
- 3 Guard House
- 4 Side Gate

## THE PARK

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

## THE WILDERNESS

### The Ridge

- 9 Bicycle Park  
(Basement)

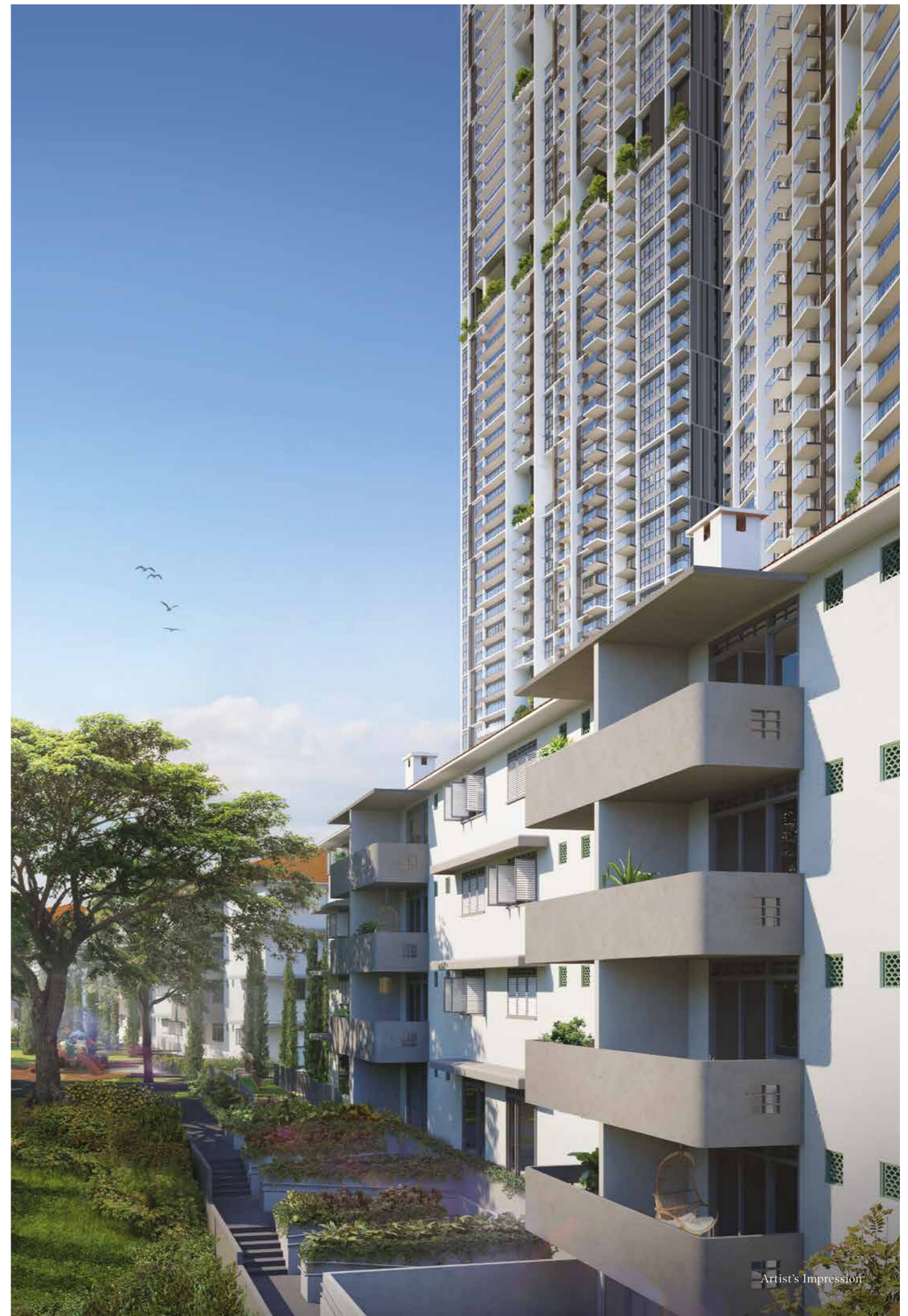
### Fantasy Adventure

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

### Rail Adventure

- 14 Balancing Trail
- 15 Boulder Climb
- 16 Discovery Trail
- 17 Majestic Trees Trail
- 18 Boardwalk

- 19 Vegetated Swale
- 20 Suspension Bridge
- 21 Tree Trunk Cluster
- 22 Log Trail



Artist's Impression

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

#Indicative; subject to relevant authorities' approval.



Artist's Impression

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







## THE OASIS

1<sup>st</sup> Storey

- |   |   |                           |                  |
|---|---|---------------------------|------------------|
| 23 Gourmet Club<br>- Function Room 1<br>- Function Room 2                         | 25 Grill Pavilion<br>- BBQ 1<br>- BBQ 2             | 27 50m Lap Pool           | 33 Green Lounge  |
| 24 Fitness Suite<br>(Upper Floor)<br>- Gymnasium<br>- Studio<br>- Outdoor Terrace | 26 Poolside Pavilion<br>& Bar<br>- BBQ 3<br>- BBQ 4 | 28 Poolside Lounge        | 34 Dipping Pool  |
|   |   | 29 Sun Terrace            | 35 Pool Terrace  |
|   |   | 30 Sun Deck               | 36 Play Lawn     |
|   |   | 31 Spa Pool               | 37 Mini Golf     |
|   |   | 32 Children's Splash Pool | 38 Water Cascade |
|   |   |                           | 39 Eco Pond      |

## THE COURTYARD

1<sup>st</sup> Storey

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





Artist's Impression

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



Artist's Impression

Break a sweat against the soothing view of rich greenery.







## THE SANCTUARY

3<sup>rd</sup> Storey

- |   |  |  |                                  |
|---|--|--|----------------------------------|
| 46 Epicurean Club<br>- Function Room 3<br>- Function Room 4 | 48 Sanctuary Clubhouse<br>- Karaoke 1<br>- Karaoke 2<br>- Pavilion Lounge<br>- The Study<br>- Piano Room | 49 Sanctuary Pool<br>50 Lounge Pool<br>51 Sun Deck | 52 Forest Alcove<br>53 Sun Plaza |
|---|--|--|----------------------------------|

## THE RESORT

3<sup>rd</sup> Storey

- |                             |             |                  |                   |
|-----------------------------|-------------|------------------|-------------------|
| 54 Eco Fitness Garden Trail | 57 Aqua Gym | 59 Infinity Spa  | 61 Harvest Garden |
| 55 Tennis Court             | 58 Cabanas  | 60 Garden Alcove | 62 Pebble Plaza   |
| 56 Outdoor Fitness Plaza    |             |                  |                   |

## THE CLOUD

56<sup>th</sup> Storey

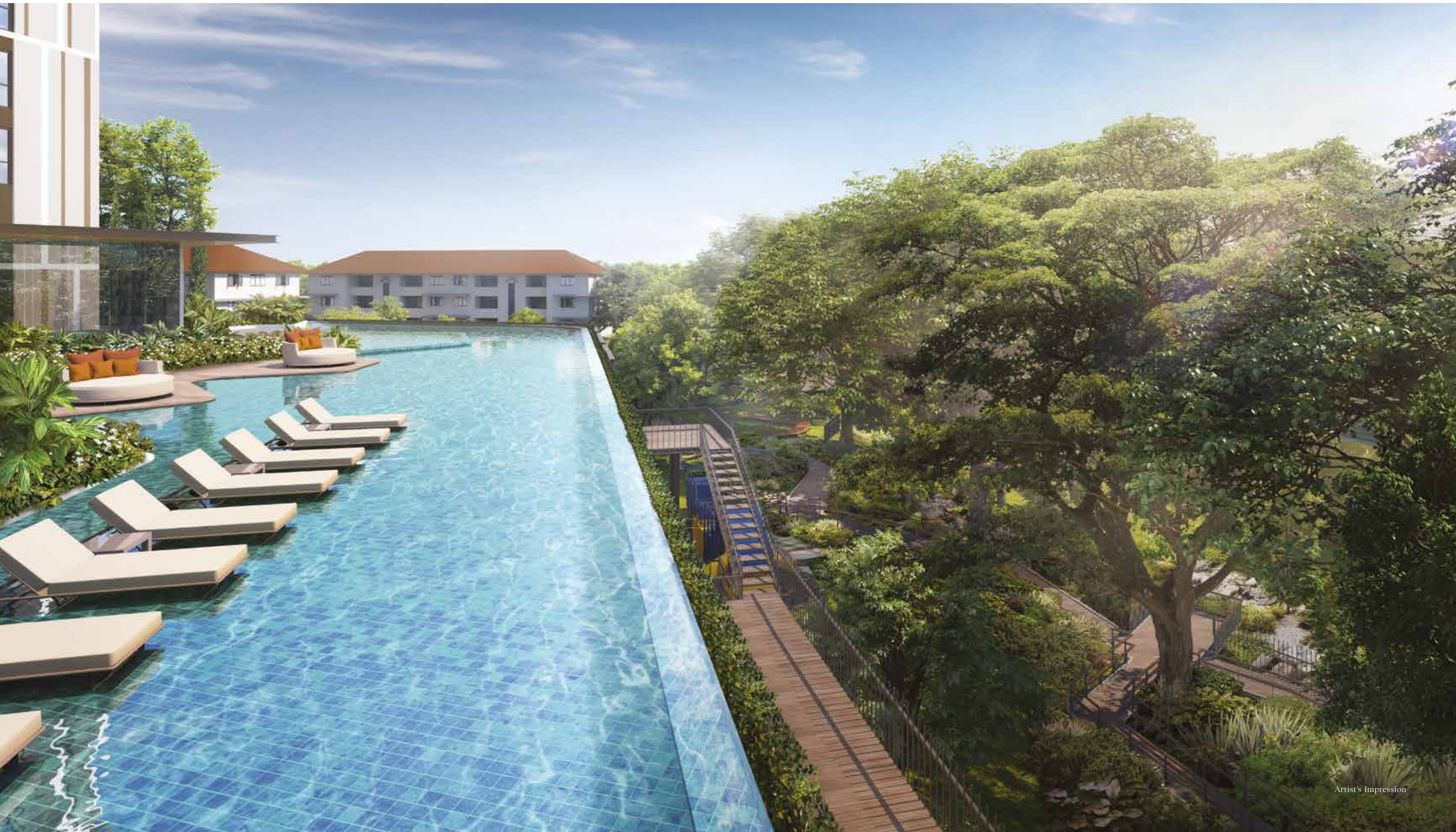
- |   |   |  |
|---|---|--|
| 63 Tower II<br>- Function Room 5<br>- Function Room 6 | 64 Tower I3<br>- Function Room 7<br>- Function Room 8 | Lower 1 <sup>st</sup> Storey<br>A. Bin Centre<br>B. Sub Station<br>C. Outdoor Genset<br>Water Tank |
|---|---|--|





Artist's Impression

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



Artist's Impression

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

## THE CLOUD

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



Artist's Impression

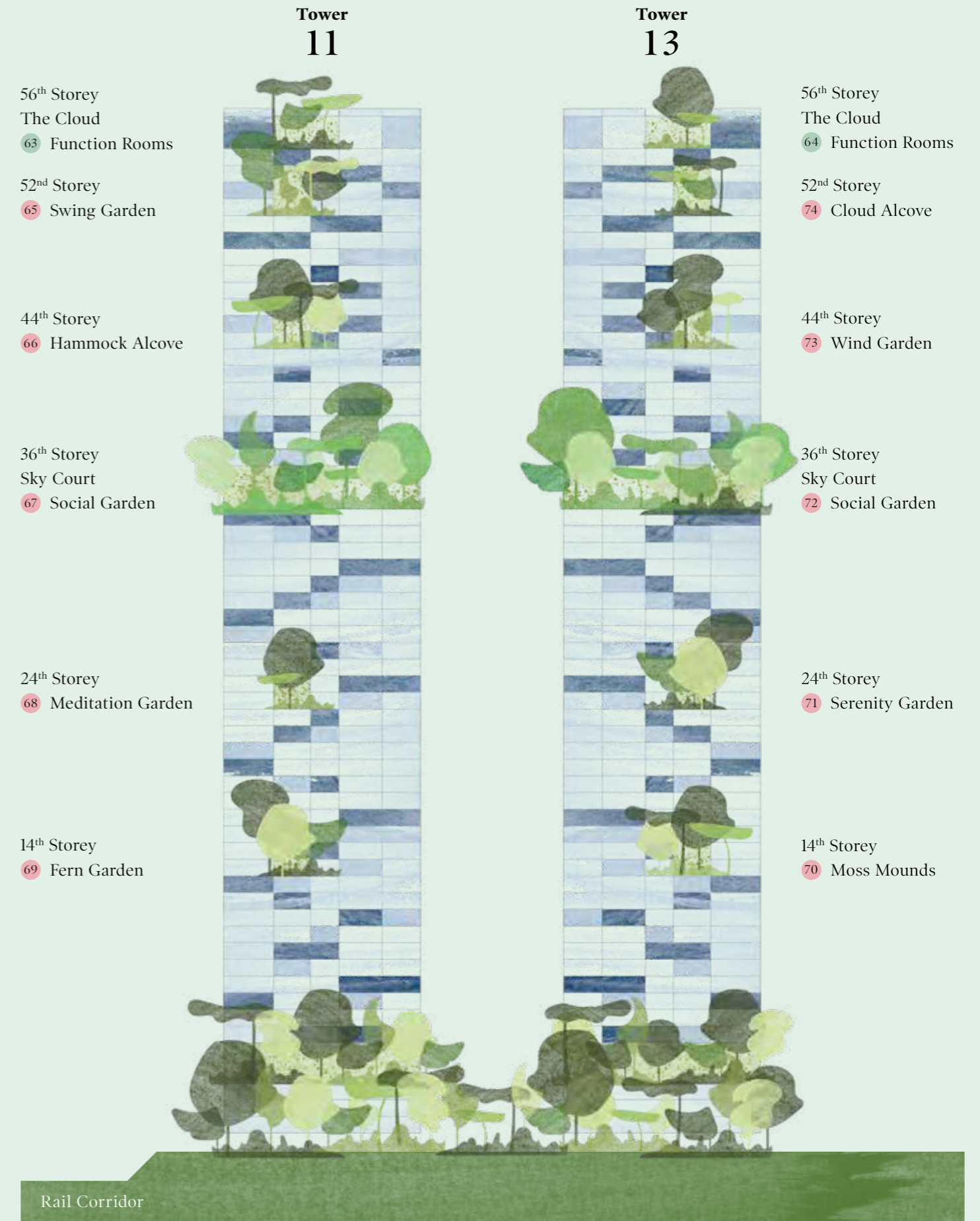
## SKY GARDENS & SKY COURTS

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



## SOUTH-FACING

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



**NORTH-FACING**

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

**Tower 13**

**Tower 11**

49<sup>th</sup> Storey  
75 Observatory Garden

36<sup>th</sup> Storey  
Sky Court  
76 Discovery Garden

30<sup>th</sup> Storey  
77 Hanging Garden

19<sup>th</sup> Storey  
78 Sculpture Garden

9<sup>th</sup> Storey  
79 Camp Grounds

49<sup>th</sup> Storey  
84 Star-gazing Alcove

36<sup>th</sup> Storey  
Sky Court  
83 Discovery Garden

30<sup>th</sup> Storey  
82 Scent Garden

19<sup>th</sup> Storey  
81 Firefly Garden

9<sup>th</sup> Storey  
80 Rolling Dunes



Rail Corridor



Move into the future with Avenue South Residence.

---

**THIS SHALL BE A PLACE OF  
EXCITING OPPORTUNITIES**



## A PREMIUM DEVELOPMENT BY

### UOL GROUP LIMITED

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

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

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

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



DEDICATED TO CREATING A  
**MASTERPIECE**

### KHENG LEONG COMPANY

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

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

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



KHENG LEONG CO.

### UNITED INDUSTRIAL CORPORATION LIMITED (UIC)

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

We will continue to expand our presence by seizing the right opportunities as they arise.





# AVENUE SOUTH RESIDENCE

**Huttons**<sup>®</sup>  
realestategroup

HUTTONS ASIA PTE LTD    ESTATE AGENT LICENCE NO.: L3008899K

**DEVELOPER**

United Venture Development (Silat) Pte Ltd

**COMPANY REGISTRATION NO.**

201818498C

**DEVELOPER'S LICENSE NO.**

C1334

**TENURE OF LAND**

99 years commencing on 14 August 2018

**ENCUMBRANCES**

Mortgage registered in favour of DBS Bank Ltd  
as security agent

**EXPECTED DATE OF NOTICE OF VACANT POSSESSION**

15 May 2023

**EXPECTED DATE OF NOTICE OF LEGAL COMPLETION**

15 May 2026

**LOT & MUKIM NUMBER**

LOT 04175C, 04179P and 01485K MK01

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