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



ARTIST'S IMPRESSION



3rd - 14th Storey

Facilities and Residences



2nd Storey

Residential carpark and drop-off



1st Storey

Pinery Mall

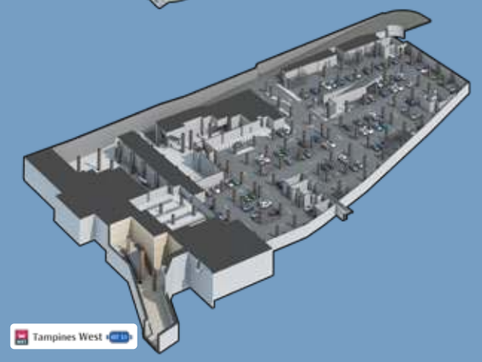
Retail and F&B

Food court

Supermarket

Preschool

Underground pedestrian link to Tampines West MRT Station (Downtown Line)



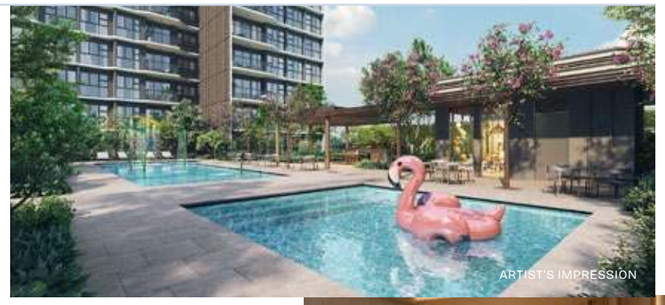
B1

Pinery Mall carpark

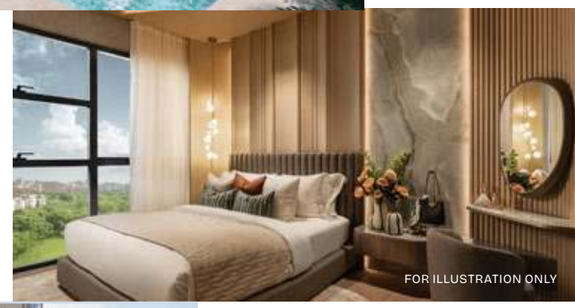
All information and illustrations are for conceptual and marketing purposes only.
They may differ from actual conditions and are not intended to be an exact representation.

Everything you love, built into where you live

Extensive suite of resort-style facilities



588 luxurious 2- to 5-bedroom units



11,300 sqm fully air-conditioned commercial mall



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



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

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

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.



ARTIST'S IMPRESSION



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.

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.

Steps to the MRT, minutes from everywhere else

PINERY
RESIDENCES



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)



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

1 STOP TO
Bedok Reservoir (DTL)



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

1 ELEVATOR RIDE TO
Tampines West (DTL)



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



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



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

1 STOP TO
Tampines (DTL/EWL)



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



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

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



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

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)



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

All information is accurate as at date of printing.

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
Downtown Line
Thomson-East Coast 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

FUTURE PAYA LEBAR AIRBASE REDEVELOPMENT

TAMPINES QUARRY

BEDOK RESERVOIR PARK

0 100m 500m

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.



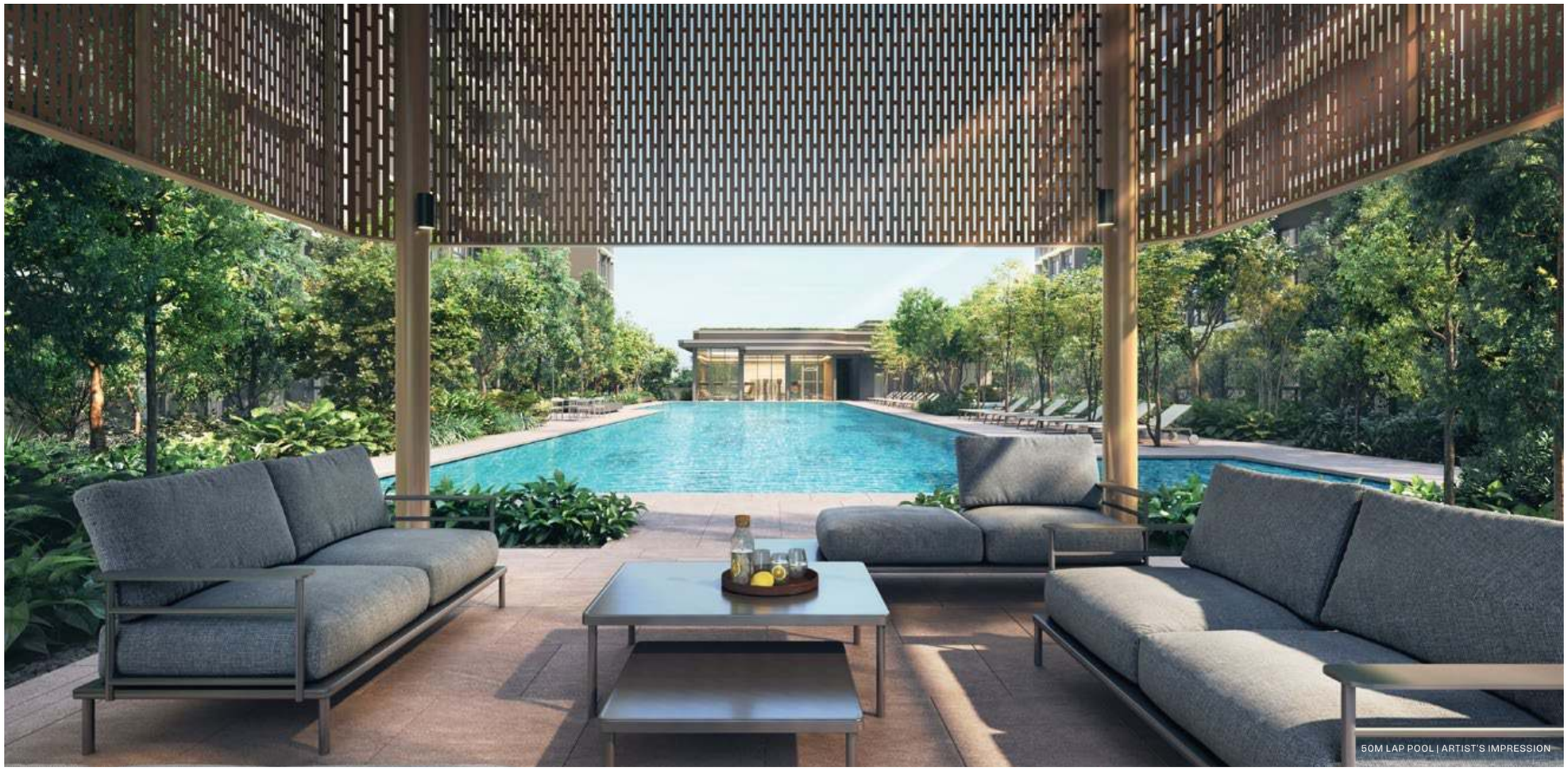
PRIVATE DINING LOUNGE | ARTIST'S IMPRESSION

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.



BBQ 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



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 (2nd Storey)

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

Others

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

N

0 20 40 60

CG APPROVAL NO.: ES20250918-50009-CG01
CG APPROVAL DATE: 23 JAN 2026
FOR ILLUSTRATION ONLY

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.





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.



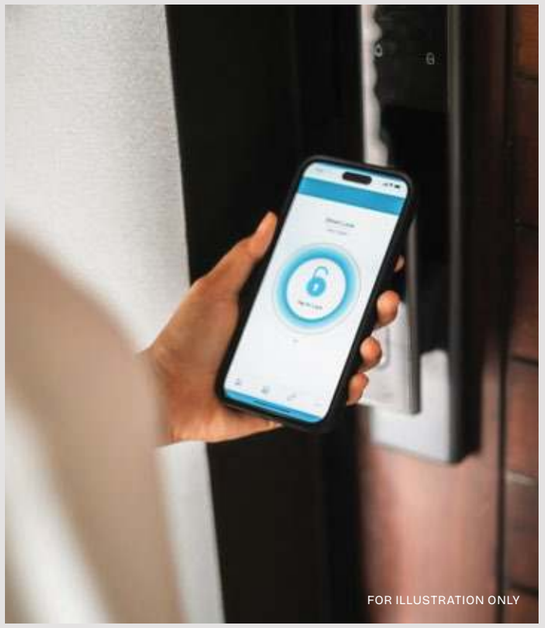
Every shower becomes an indulgence with premium fittings from Duravit and Hansgrohe.

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.





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)

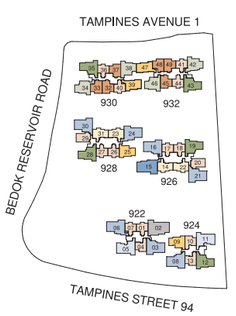
UNIT/FLOOR	32	33	34	35	36	37	38	39	40
14	B4	B4	C6	C7	B1	B4	C4	C3	B1
13	B4	B4	C6	C7	B1	B4	C4	C3	B1
12	B4	B4	C6	C7	B1	B4	C4	C3	B1
11	B4	B4	C6	C7	B1	B4	C4	C3	B1
10	B4	B4	C6	C7	B1	B4	C4	C3	B1
9	B4	B4	C6	C7	B1	B4	C4	C3	B1
8	B4	B4	C6	C7	B1	B4	C4	C3	B1
7	B4	B4	C6	C7	B1	B4	C4	C3	B1
6	B4	B4	C6	C7	B1	B4	C4	C3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



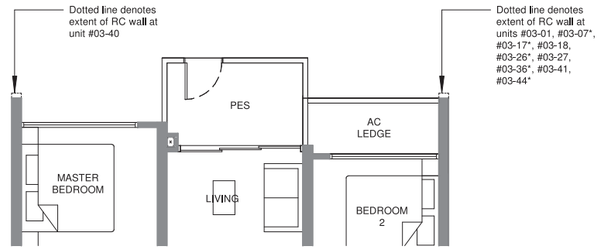


2-Bedroom

TYPE B1-G

58 sqm / 624 sqft

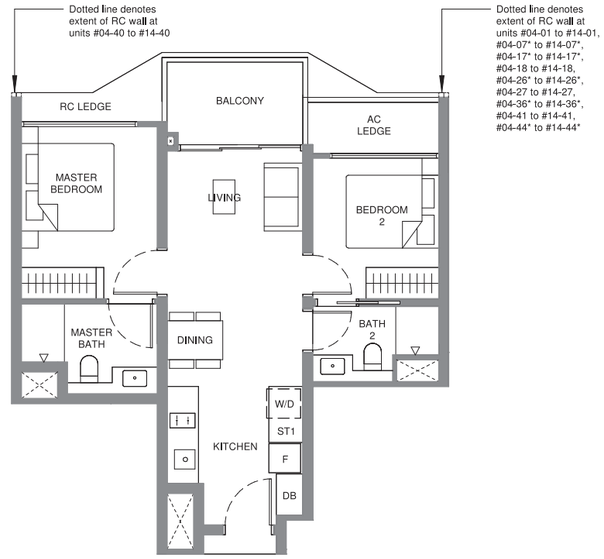
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#03-07*
Block 926 #03-17*
#03-18
Block 928 #03-26*
#03-27
Block 930 #03-36*
#03-40
Block 932 #03-41
#03-44*



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	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

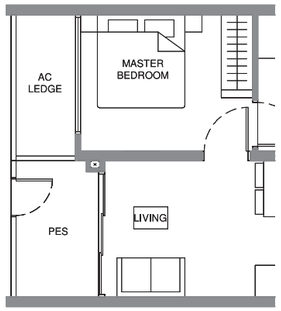


2-Bedroom

TYPE B2-G

59 sqm / 635 sqft

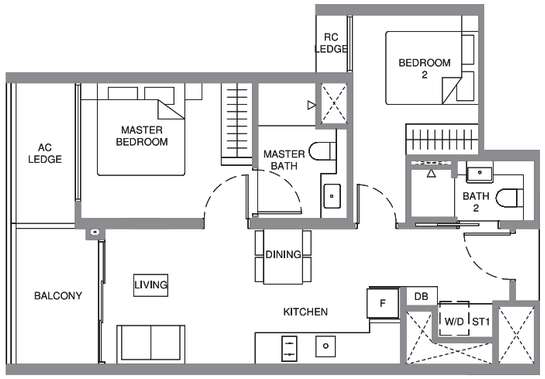
Block 926 #03-20
Block 928 #03-29



TYPE B2

59 sqm / 635 sqft

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

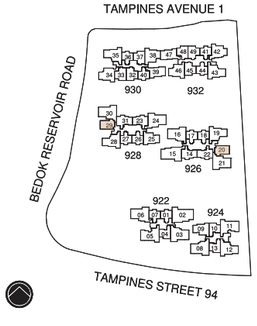


LEGEND

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	WIW	WALK-IN WARDROBE
WN	WINE CHILLER	ST1	STORE 1
*	MIRROR	ST2	STORE 2

0 2m 4m 6m 8m

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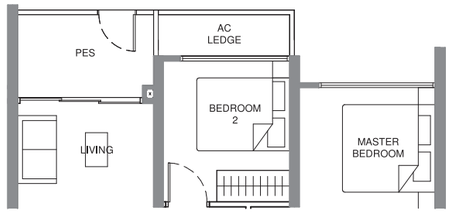


2-Bedroom

TYPE B3-G

62 sqm / 667 sqft

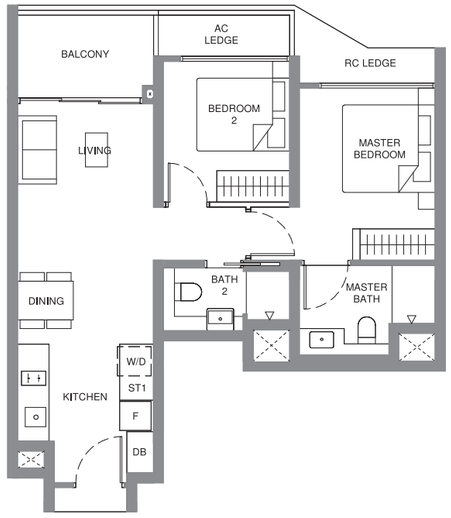
Block 922 #03-04
Block 924 #03-10
#03-13



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

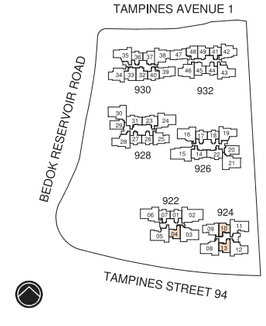


LEGEND

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	WIW	WALK-IN WARDROBE
WN	WINE CHILLER	ST1	STORE 1
*	MIRROR	ST2	STORE 2

0 2m 4m 6m 8m

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

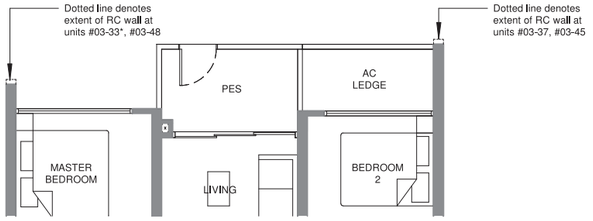


2-Bedroom Premium + Study

TYPE B4-G

65 sqm / 700 sqft

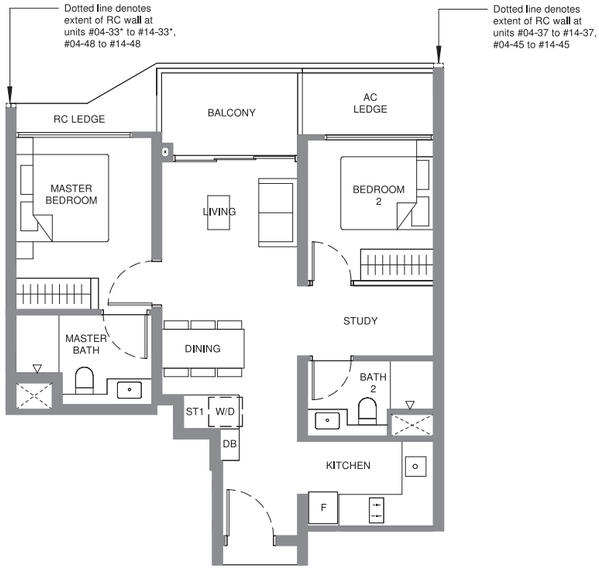
Block 930 #03-32
#03-33*
#03-37
Block 932 #03-45
#03-48
#03-49*



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*

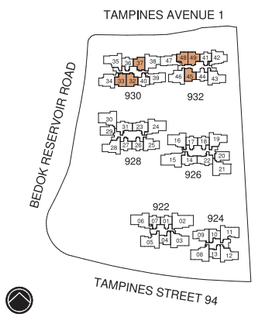


LEGEND

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	WIW	WALK-IN WARDROBE
WN	WINE CHILLER	ST1	STORE 1
*	MIRROR	ST2	STORE 2

0 2m 4m 6m 8m

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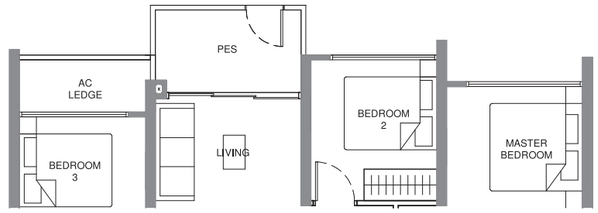


3-Bedroom

TYPE C1-G

75 sqm / 807 sqft

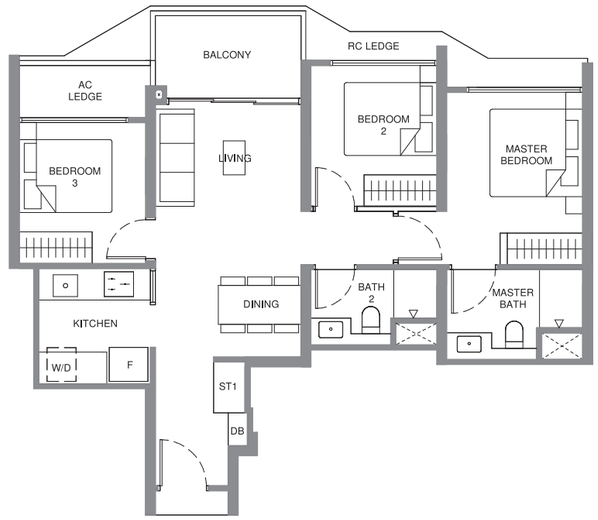
Block 926 #03-14*
#03-22
Block 928 #03-23*
#03-31



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

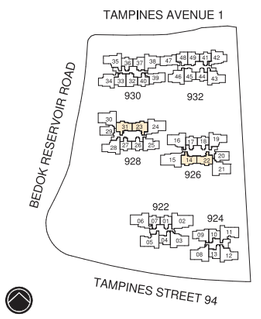


LEGEND

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	WIW	WALK-IN WARDROBE
WN	WINE CHILLER	ST1	STORE 1
*	MIRROR	ST2	STORE 2

0 2m 4m 6m 8m

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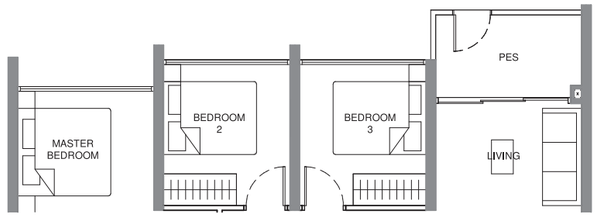


3-Bedroom Deluxe

TYPE C2-G

80 sqm / 861 sqft

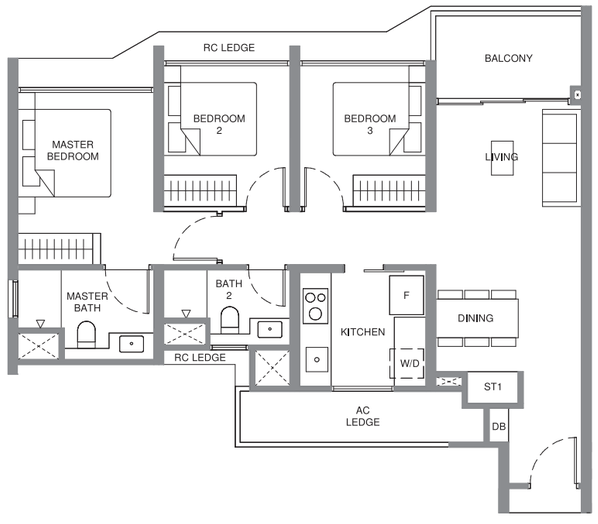
Block 924 #03-09
Block 928 #03-25



TYPE C2

80 sqm / 861 sqft

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

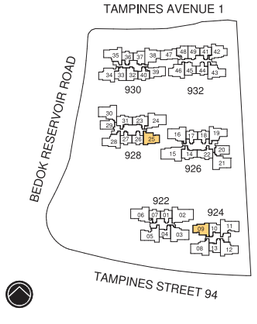


LEGEND

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	WIW	WALK-IN WARDROBE
WN	WINE CHILLER	ST1	STORE 1
*	MIRROR	ST2	STORE 2

0 2m 4m 6m 8m

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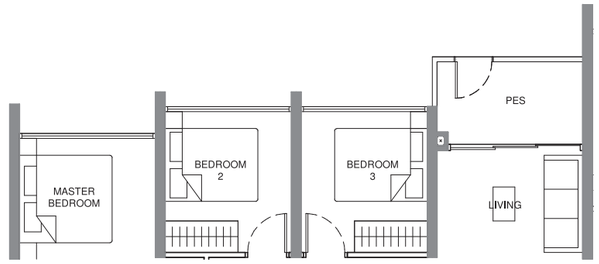


3-Bedroom Deluxe

TYPE C3-G

81 sqm / 872 sqft

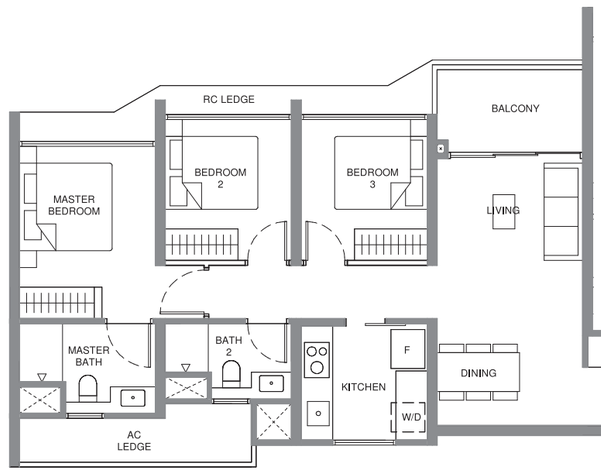
Block 930 #03-39
Block 932 #03-47



TYPE C3

81 sqm / 872 sqft

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

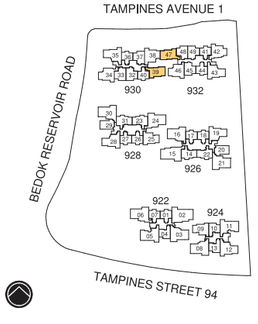


LEGEND

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	WIW	WALK-IN WARDROBE
WN	WINE CHILLER	ST1	STORE 1
*	MIRROR	ST2	STORE 2

0 2m 4m 6m 8m

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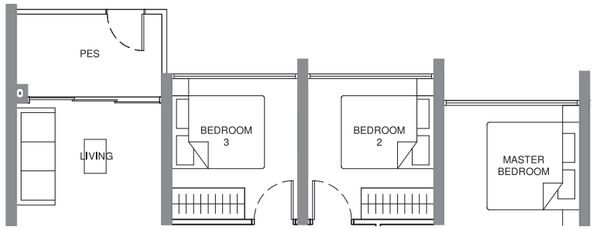


3-Bedroom Premium

TYPE C4-G

92 sqm / 990 sqft

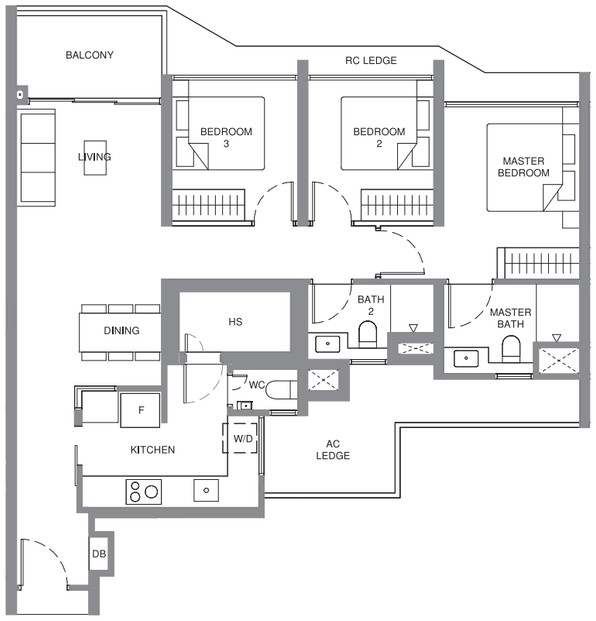
Block 930 #03-38
Block 932 #03-46



TYPE C4

92 sqm / 990 sqft

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

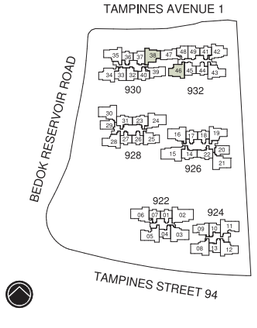


LEGEND

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	WIW	WALK-IN WARDROBE
WN	WINE CHILLER	ST1	STORE 1
*	MIRROR	ST2	STORE 2

0 2m 4m 6m 8m

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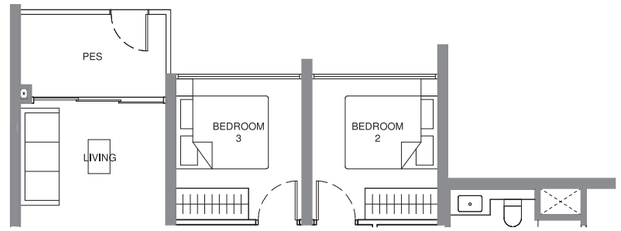


3-Bedroom Premium

TYPE C5-G

94 sqm / 1012 sqft

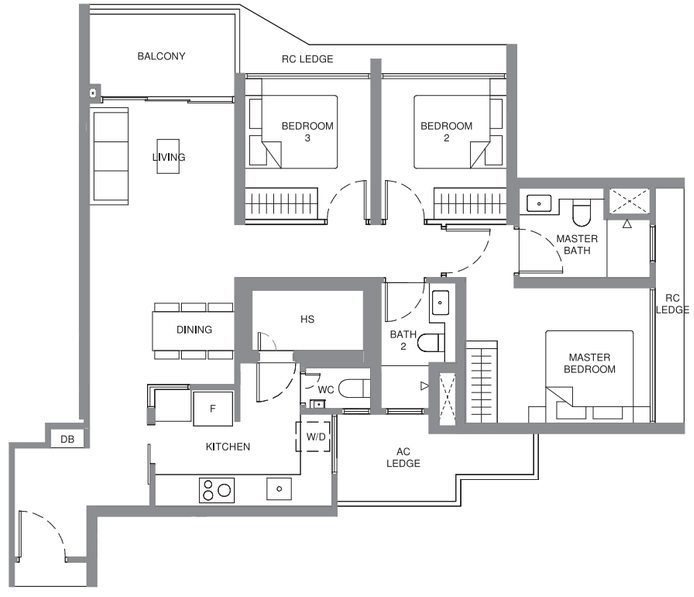
Block 932 #03-42



TYPE C5

94 sqm / 1012 sqft

Block 932 #04-42 TO #14-42

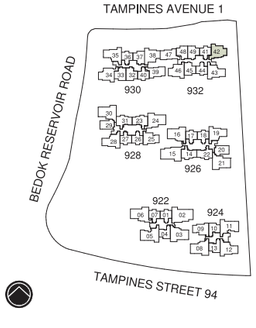


LEGEND

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	WIW	WALK-IN WARDROBE
WN	WINE CHILLER	ST1	STORE 1
*	MIRROR	ST2	STORE 2

0 2m 4m 6m 8m

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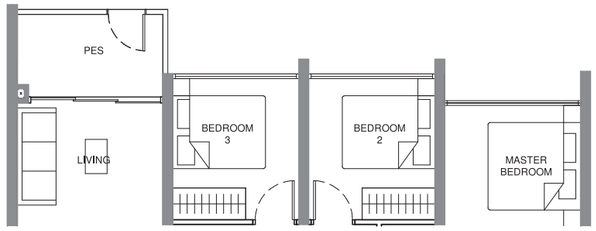


3-Bedroom Premium

TYPE C6-G

95 sqm / 1023 sqft

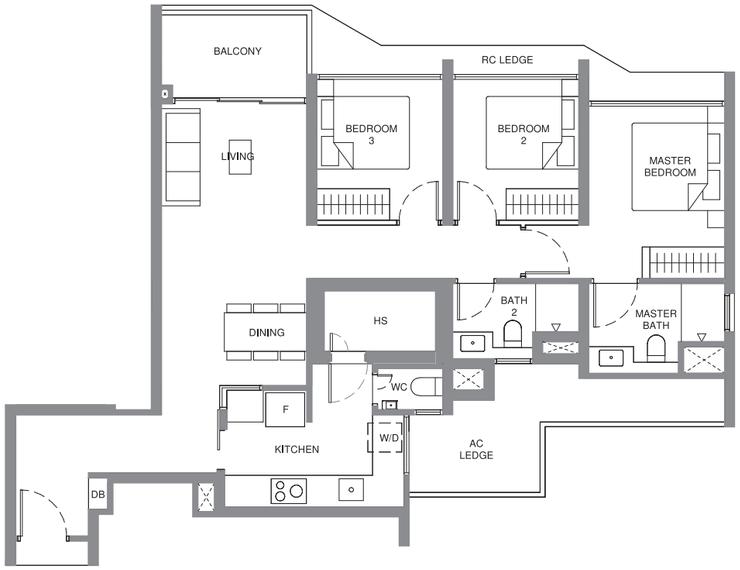
Block 930 #03-34



TYPE C6

95 sqm / 1023 sqft

Block 930 #04-34 TO #14-34

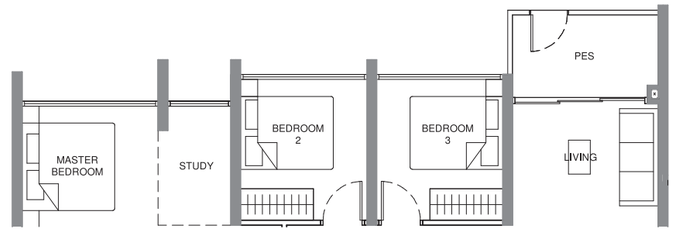


3-Bedroom Premium + Study

TYPE C7-G

98 sqm / 1055 sqft

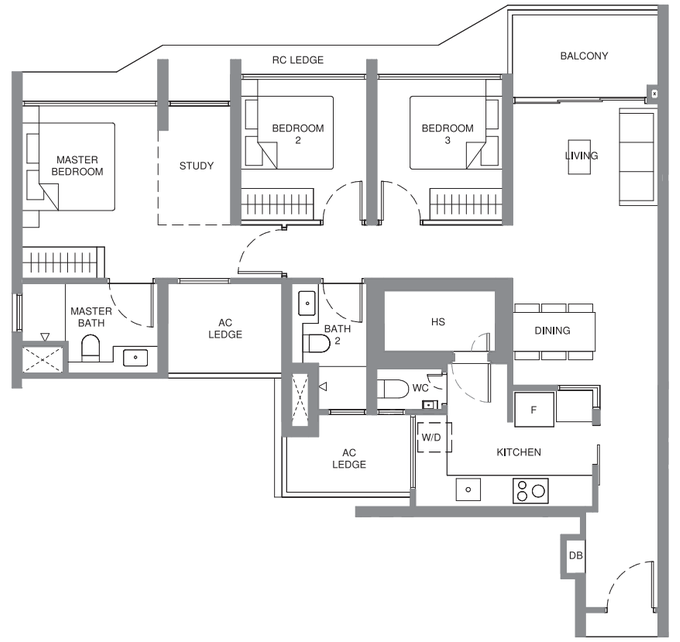
Block 924 #03-12
Block 926 #03-19*
Block 928 #03-28*
Block 930 #03-35
Block 932 #03-43



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

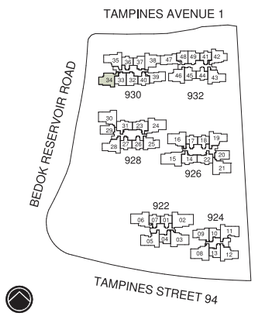


LEGEND

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	WIW	WALK-IN WARDROBE
WN	WINE CHILLER	ST1	STORE 1
*	MIRROR	ST2	STORE 2

0 2m 4m 6m 8m

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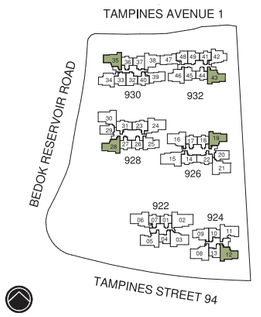


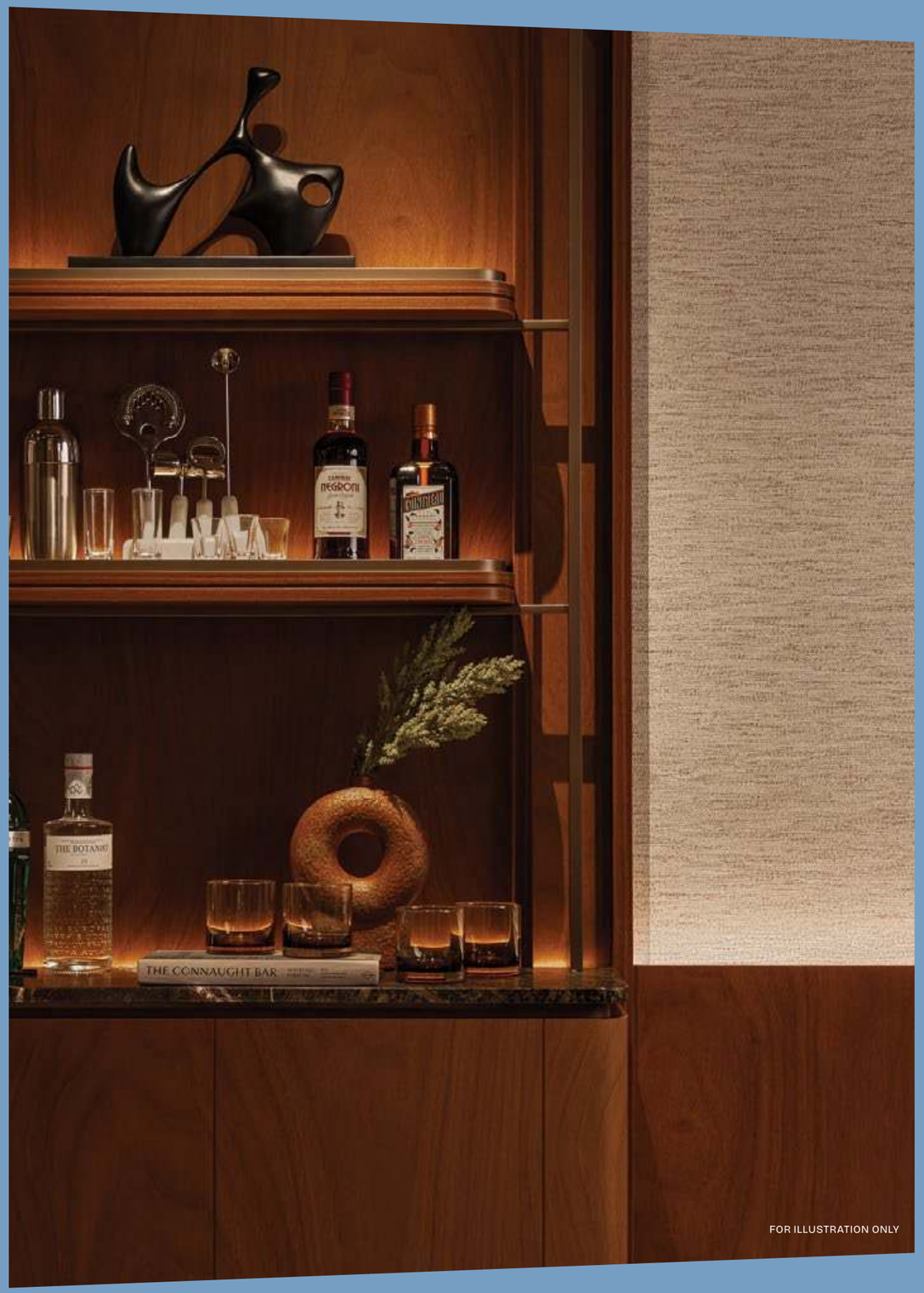
LEGEND

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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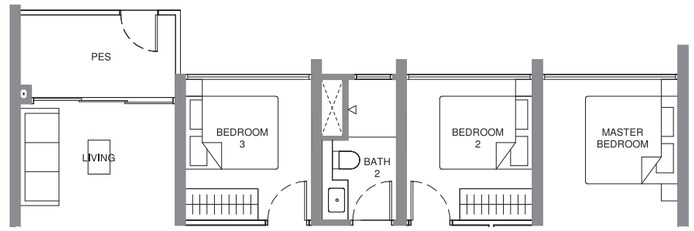


4-Bedroom

TYPE D1-G

106 sqm / 1141 sqft

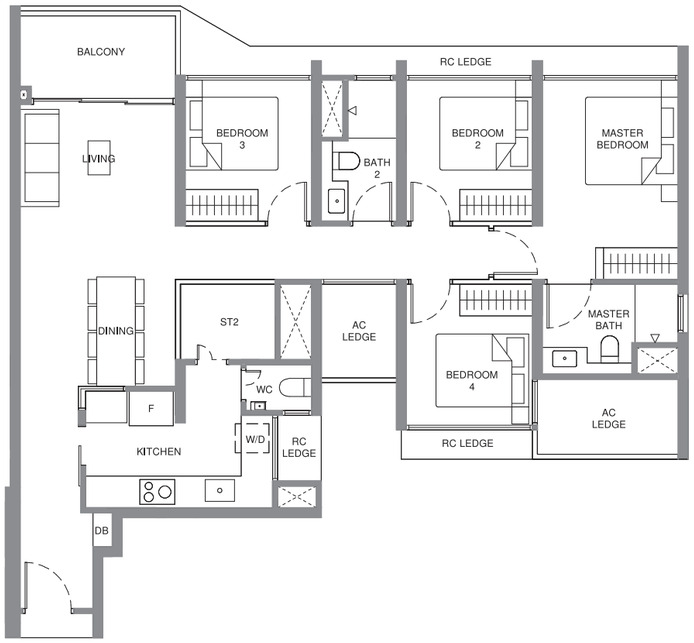
Block 922 #03-05
Block 924 #03-11



TYPE D1

106 sqm / 1141 sqft

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

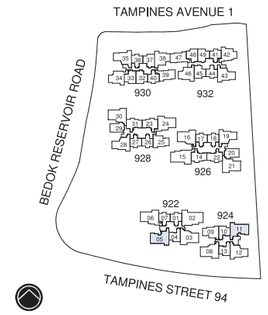


LEGEND

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	WIW	WALK-IN WARDROBE
WN	WINE CHILLER	ST1	STORE 1
•	MIRROR	ST2	STORE 2

0 2m 4m 6m 8m

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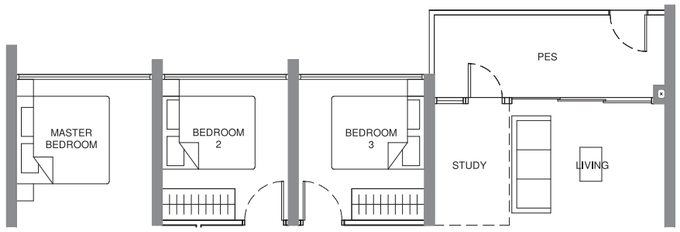


4-Bedroom Premium + Study

TYPE D2-G

111 sqm / 1195 sqft

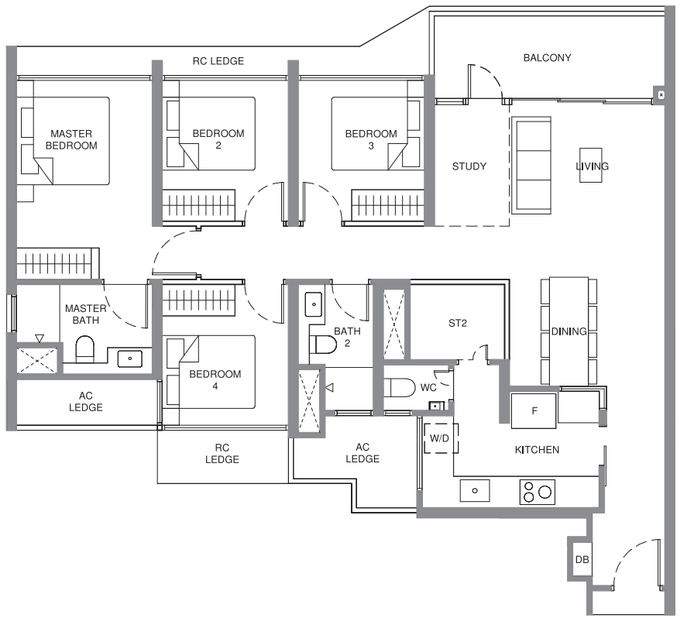
Block 922 #03-03
Block 924 #03-08*
Block 926 #03-16



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

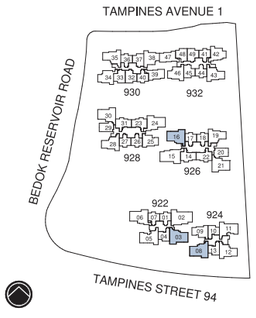


LEGEND

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	WIW	WALK-IN WARDROBE
WN	WINE CHILLER	ST1	STORE 1
*	MIRROR	ST2	STORE 2

0 2m 4m 6m 8m

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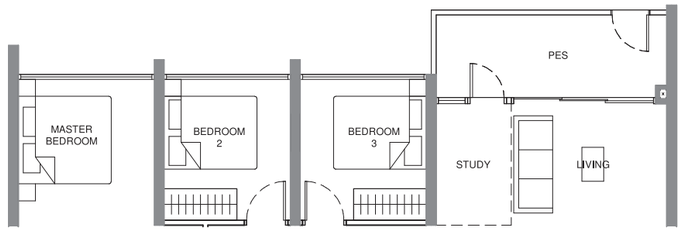


4-Bedroom Premium + Study

TYPE D3-G

114 sqm / 1227 sqft

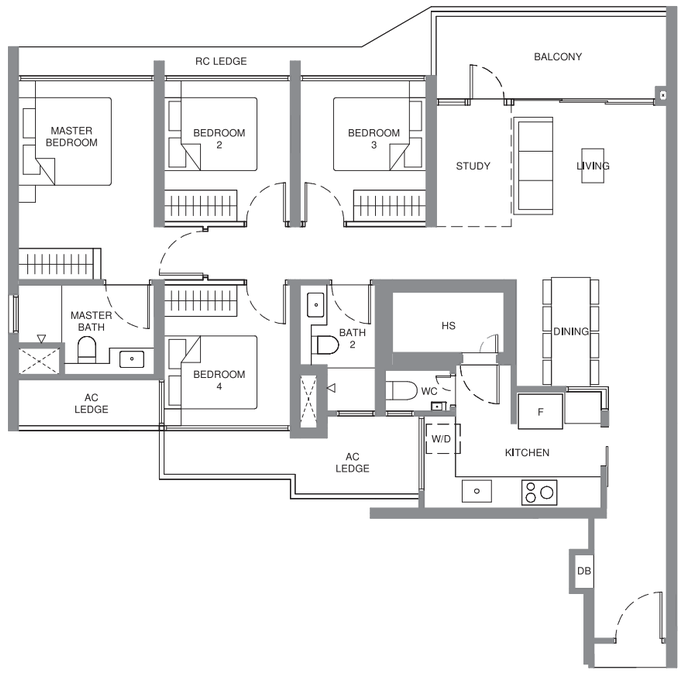
Block 926 #03-21
Block 928 #03-30



TYPE D3

114 sqm / 1227 sqft

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

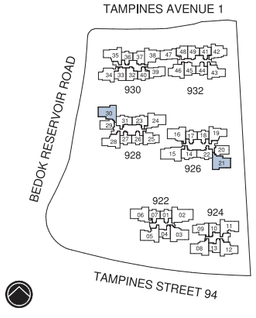


LEGEND

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	WIW	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

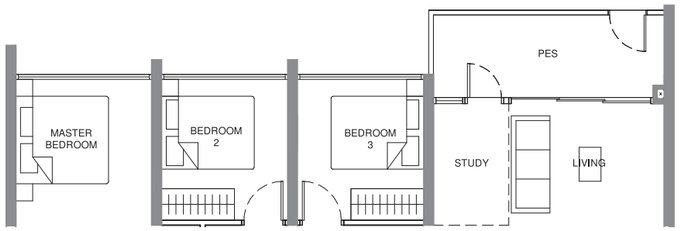


4-Bedroom Premium + Study

TYPE D4-G

115 sqm / 1238 sqft

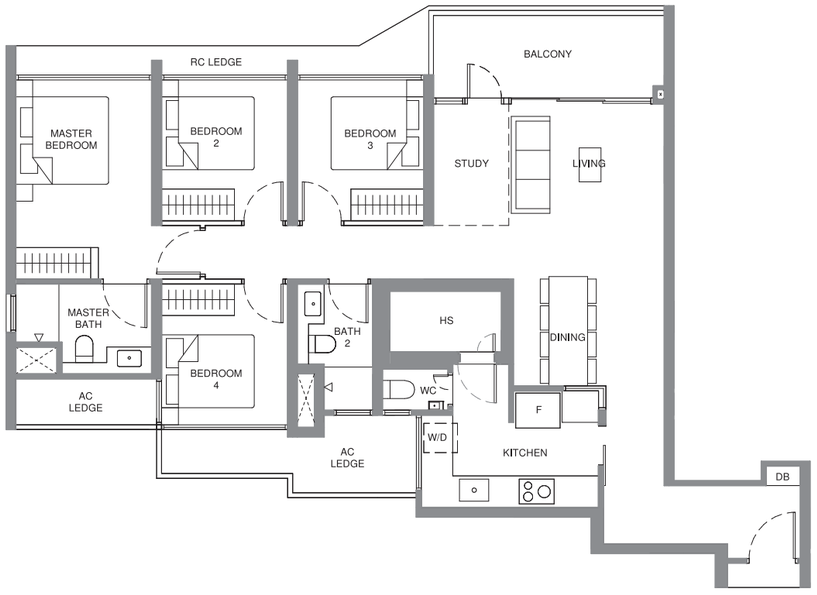
Block 922 #03-06
Block 928 #03-24*

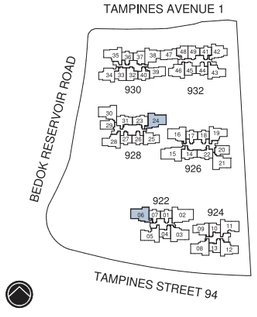


TYPE D4

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

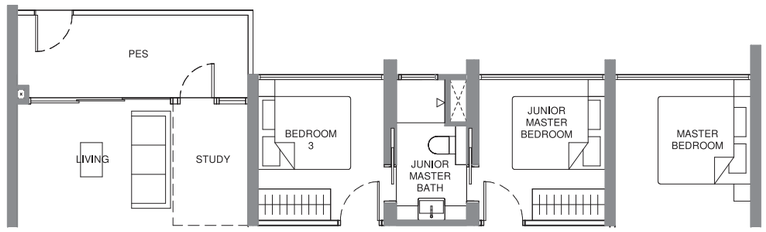
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4-Bedroom Luxury + Study

TYPE D5-G

129 sqm / 1389 sqft

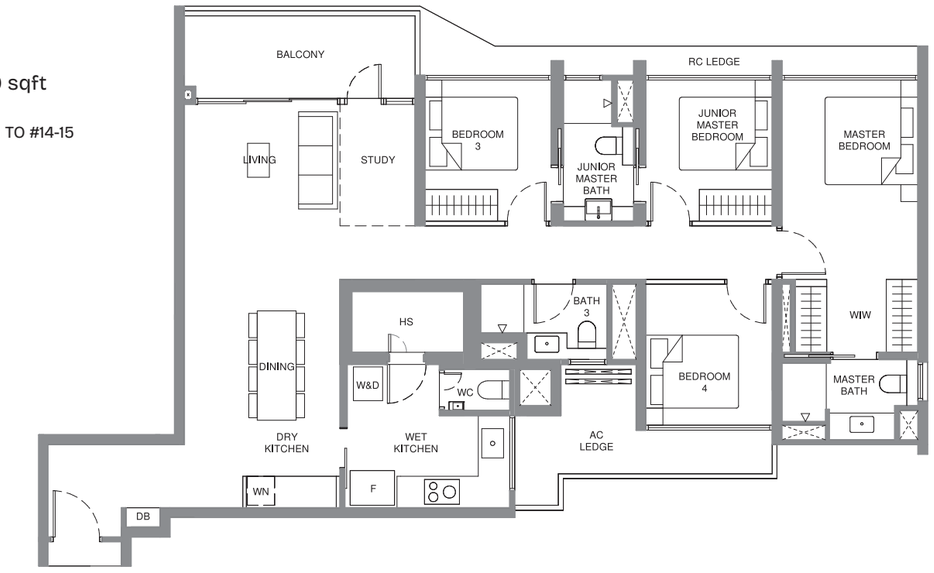
Block 926 #03-15

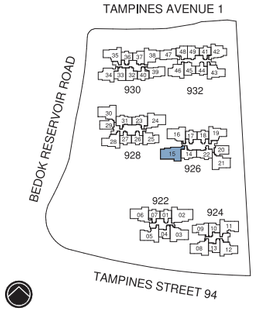


TYPE D5

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

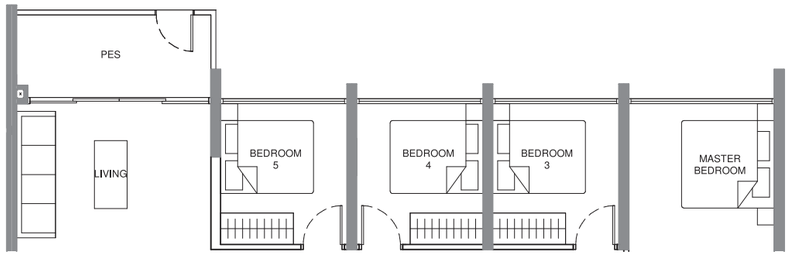
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CX ES NO.: ES20250918-50009-CG01 DATED 23 JAN 2026

5-Bedroom Luxury

TYPE E1-G

137 sqm / 1475 sqft

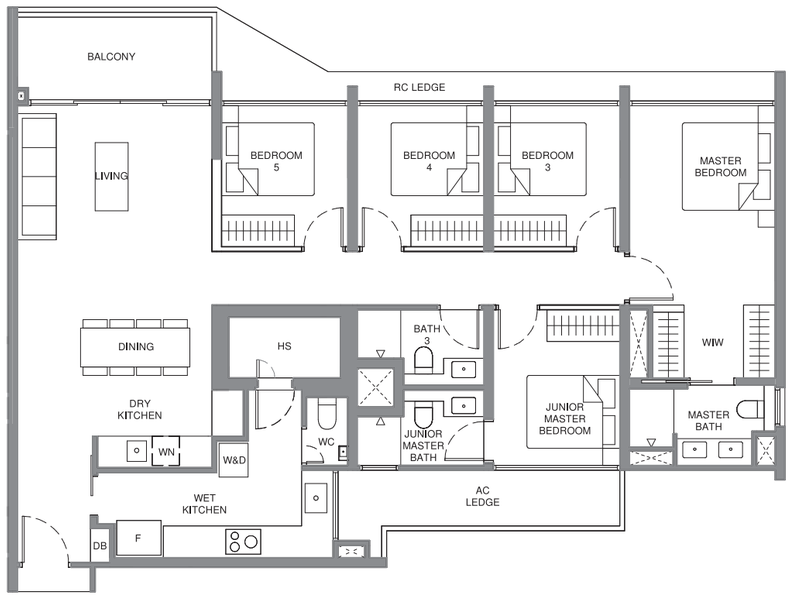
Block 922 #03-02



TYPE E1

137 sqm / 1475 sqft

Block 922 #04-02 TO #14-02

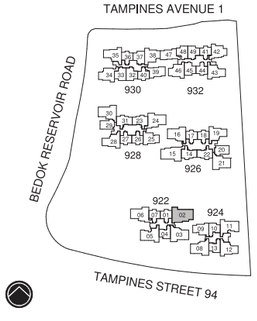


LEGEND

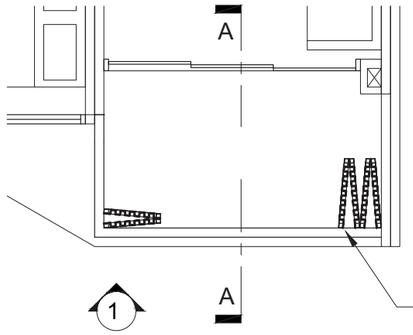
F	FRIDGE	PES	PRIVATE ENCLOSED SPACE
W/D	WASHER/ DRYER COMBO	AC	AIR CONDITIONER LEDGE (NON-STRATA)
W&D	WASHER + DRYER	RC	REINFORCED CONCRETE LEDGE (NON-STRATA)
DB	DISTRIBUTION BOARD	⋈	VOID SPACE (NON-STRATA)
HS	HOUSEHOLD SHELTER	WIW	WALK-IN WARDROBE
WN	WINE CHILLER	ST1	STORE 1
*	MIRROR	ST2	STORE 2

0 2m 4m 6m 8m

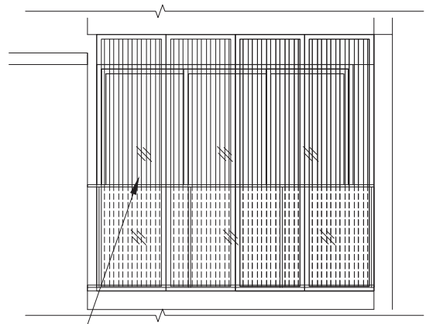
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Approved Balcony Screen

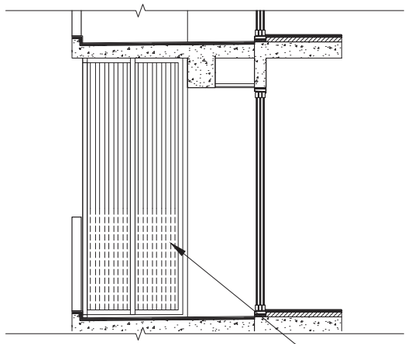


TYPICAL BALCONY SCREEN (OPEN)

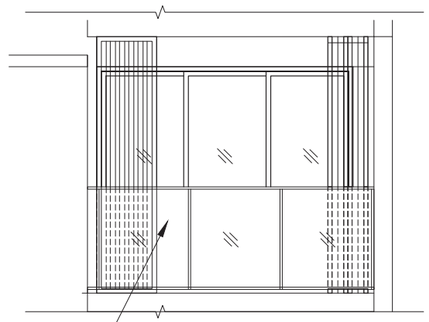


TYPICAL BALCONY SCREEN (CLOSED)

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



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

NOTES:

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

0 1m 2m 3m

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Please verify the scale on the above scale bar.

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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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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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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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