

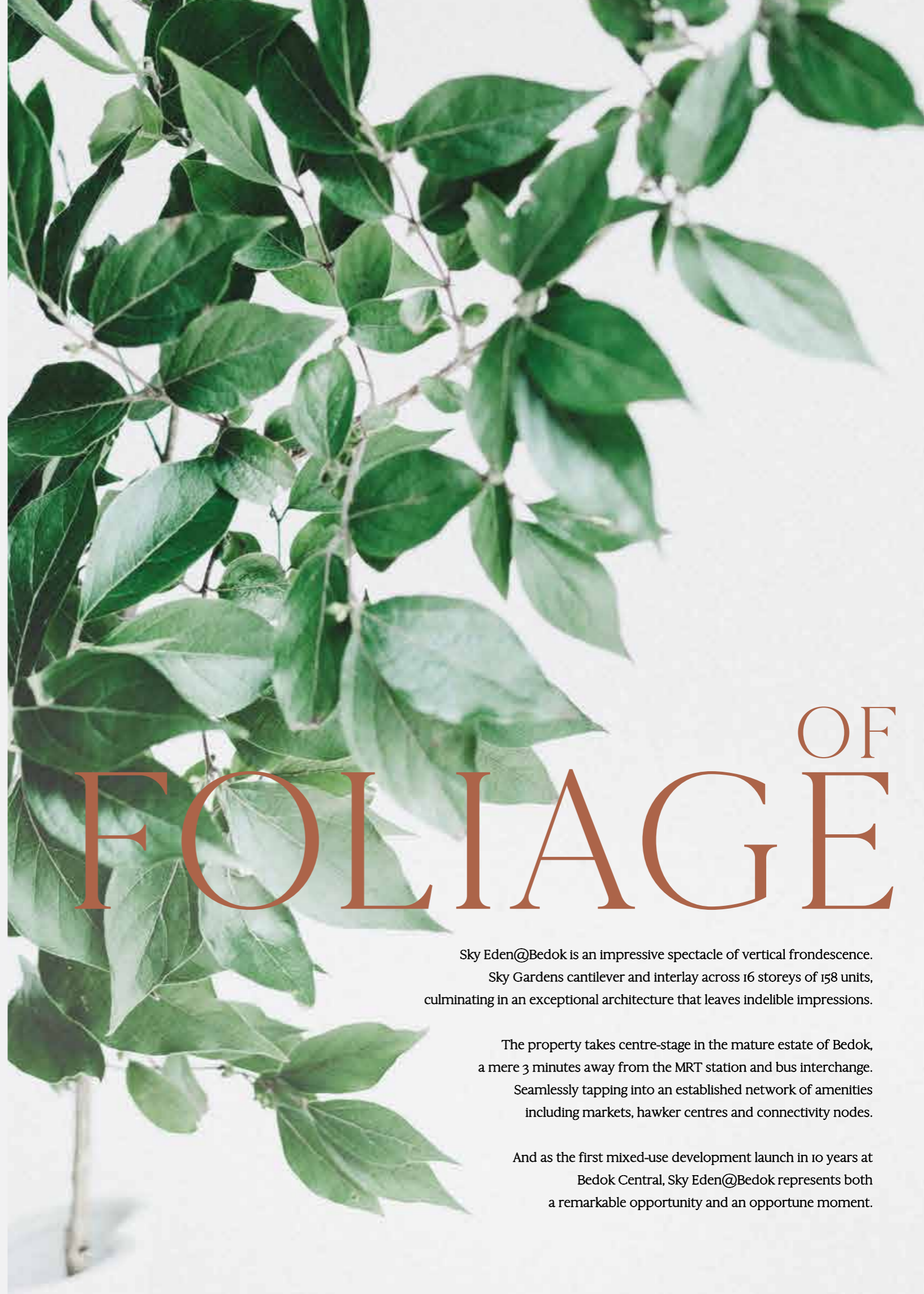
S K Y  E D E N
@BEDOK

The main title "SKY EDEN" is centered on the page. The word "SKY" is in a dark grey serif font, followed by a stylized green graphic consisting of several horizontal, slightly curved bars of varying lengths, resembling a modern architectural element or a stylized plant. This is followed by the word "EDEN" in the same dark grey serif font. Below the graphic, the text "@BEDOK" is written in a smaller, dark grey sans-serif font.

A SKY GARDEN ON EVERY LEVEL

CAN

VAS



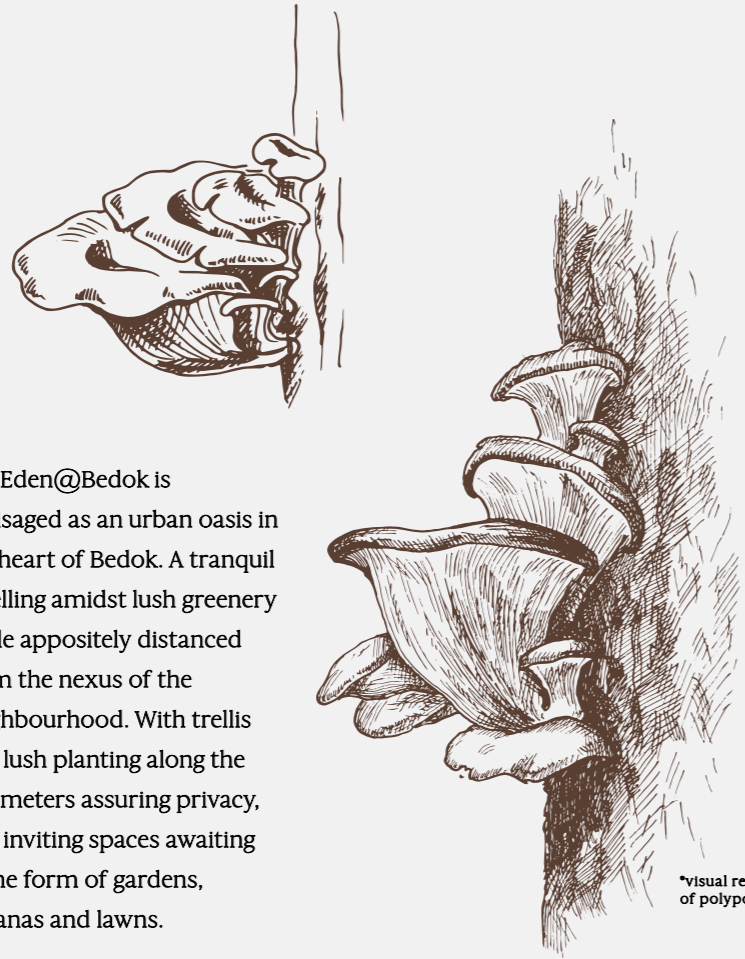
OF
FOLIAGE

Sky Eden@Bedok is an impressive spectacle of vertical frondescence. Sky Gardens cantilever and interlay across 16 storeys of 158 units, culminating in an exceptional architecture that leaves indelible impressions.

The property takes centre-stage in the mature estate of Bedok, a mere 3 minutes away from the MRT station and bus interchange. Seamlessly tapping into an established network of amenities including markets, hawker centres and connectivity nodes.

And as the first mixed-use development launch in 10 years at Bedok Central, Sky Eden@Bedok represents both a remarkable opportunity and an opportune moment.

A SKY GARDEN



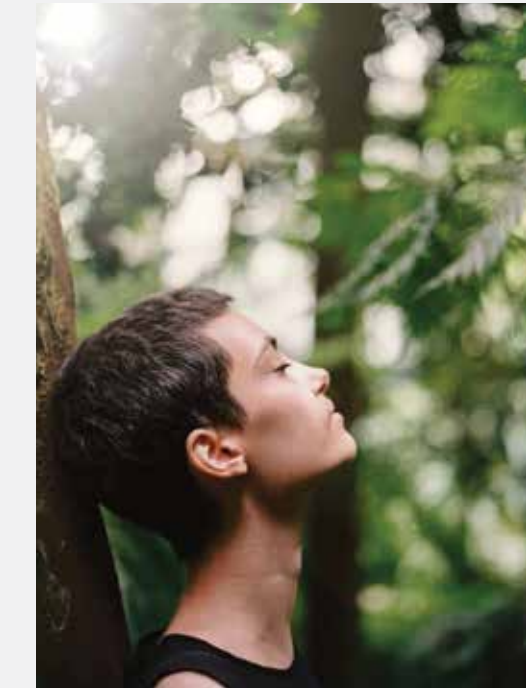
Sky Eden@Bedok is envisaged as an urban oasis in the heart of Bedok. A tranquil dwelling amidst lush greenery while appositely distanced from the nexus of the neighbourhood. With trellis and lush planting along the perimeters assuring privacy, and inviting spaces awaiting in the form of gardens, cabanas and lawns.

To connect you with nature and maximise the verdure of the development, the architect has adopted a biophilic design inspired by the characteristics of Polypores. Leading to the creation of Sky Gardens that interlay between the different levels and form a visual connection of greenery. Each providing a serene environment for you to socialise or enjoy moments of quietude.

*visual representation of polypores



ON EVERY LEVEL



So close, you can feel it.
So near, you can smell it.
The Sky Gardens bring nature
ever closer to home.



The Sky Gardens ascend skywards
right from the ground up, breaking out
of monotony while drawing admiration
both near and afar.

A GARDEN NEXT TO EVERY HOME

It greets you with the fresh morning dew at every break of dawn,
and offers a calming respite as each day draws to a close.

GROW MORE LOVE FOR NATURE

Designated as social spaces between neighbours or solitary retreats for individuals, the Sky Gardens are akin to sanctuaries where both man and the environment can flourish. A tropical palette in mixed and naturalistic form lies undisturbed in the background as lookouts towards the surroundings make for a pretty picture.



AS NATURE
LINES EACH
CORRIDOR,

PERSONAL WORK SPACE



TEA APPRECIATION



YOGA SESSIONS



CHESS GAMES



GARDENING



The Sky Gardens are designed in clever response to the profile of the landscape planters and space articulation on every level. Paving the way for a distinctive and serene garden environment that invites you to enjoy a leisurely time painting, having an outdoor picnic while sheltered from the elements, or befriending neighbours over coffee or tea.

ART AND CRAFT SESSIONS



A GARDEN
OPENS UP ON
EVERY LEVEL



CONVENIENCES OF
THE MATURE ESTATE,
LUXURIES OF
GARDEN-INSPIRED LIVING



ARRIVE & EMBARK

An intimate drop-off point
with a private residential
lobby ensures that each day
starts off on the front foot,
and concludes on a warm
and welcoming note.





WHERE LIFESTYLE MEETS CONVENIENCES

To achieve a fine balance between tranquility amidst conveniences, a retail podium right below the development and along the pedestrian level provides easy access to necessities. This means that impromptu coffee runs and quick beauty sessions are all possible without leaving the comforts of home.

COMPLEMENTED



CAFE



BAKERY



HEALTHCARE



F & B



GROOMING



MASSAGE & SPA



For illustration purposes only. Final tenant mix may differ.

BY MODERN AMENITIES

You can look forward to a modern line-up of amenities such as restaurants, specialty cafes, and health & beauty services. Additionally, covered walkways will lead you under sheltered comfort to more hawker options towards Bedok Reservoir while further retail stores can be found along your walk to Bedok MRT.

COMMERCIAL SITE PLAN (GROUND LEVEL)

LEGEND

LEVEL 1

- A** RESIDENTIAL DROP-OFF
- B** LIFT LOBBY
- C** BIN CENTRE
- D** MANAGEMENT OFFICE
- E** RESIDENTIAL BICYCLE LOT
- F** COMMERCIAL BICYCLE LOT

BASEMENT 1

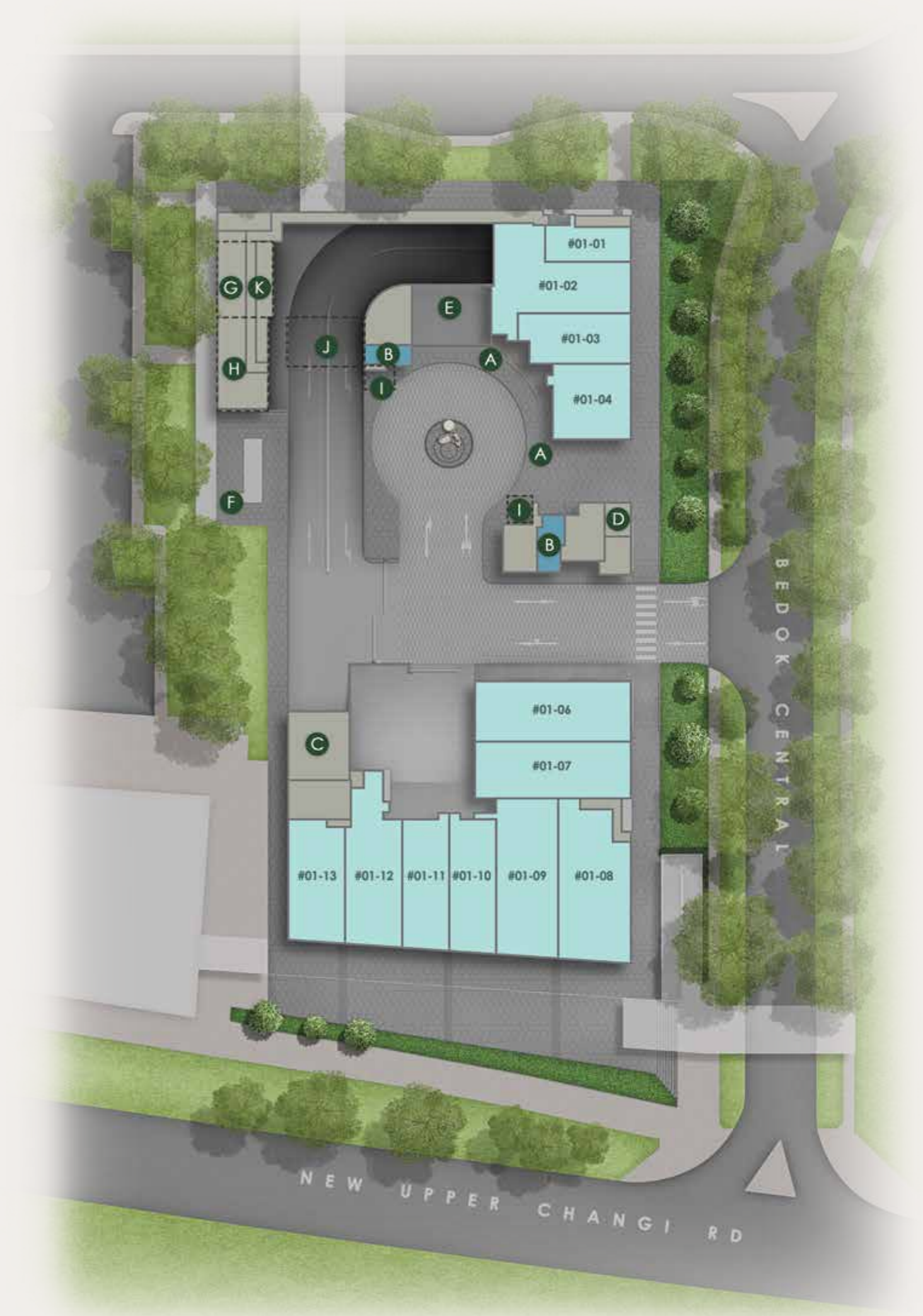
- G** SWITCH ROOM
- H** TRANSFORMER ROOM
- I** REFUSE CHAMBER

BASEMENT 2

- J** SPRINKLER PUMP ROOM
- K** CABLE CHAMBER



BP NO.: A1720-00004-2020-BP01
BP DATE : 27 MAY 2022.





Artist's Impression

WELLNESS

IS WELL-DESERVED

Take a dip in the Infinity Lap Pool. Or get a quick work-out over at the Gym. A balanced lifestyle is key to one's overall wellbeing.

FIND YOURSELF



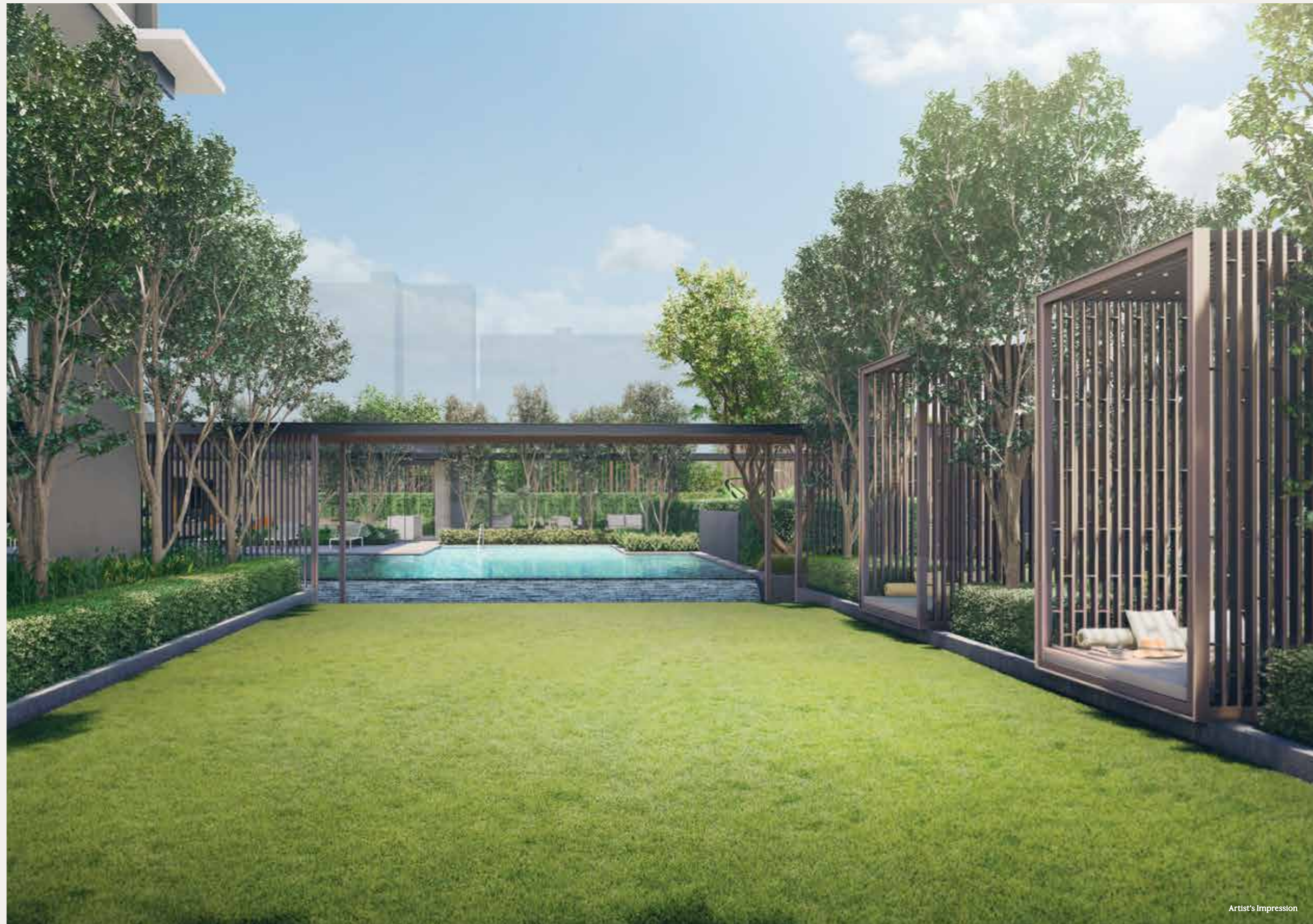
The Social Clubhouse features a Kitchenette and Private Lounge where great conversations and hearty meals are best enjoyed with greater company.

WHILE FORGING CHERISHED CONNECTIONS

Artist's Impression

EVERYONE
NEEDS
A LITTLE
SPACE,
EVERY NOW
AND THEN

Much like how the development is segregated from the hustle and bustle, the Function Lawn deviates from the clutter of amenities on the Landscape Deck. Paving the way for an open space that could be utilised for recreational and social purposes.



FEEL CALM,



For moments of quietude or concentration, the Co-work Sanctuary is situated in a serene corner of the property right along the Lily Pond. Adjoined by a Co-work Patio and complete with individual work pods and a conference table that fits up to 5, this zone is designed for minimal distraction and optimal productivity.

Tucked right beside it is the Community Farm Garden where urban farming is encouraged and neighbourly ties are nurtured.



& BE INSPIRED

BE SURROUNDED
BY EVERY

WANT
& NEED





JEWEL CHANGI AIRPORT



EDUCATIONAL INSTITUTIONS



TRANSPORTATION

A BACKDROP OF MORE AMENITIES AWAITS



RECREATION PARKS



ADVENTURE PARKS



COMMERCIAL HUBS

TRANSPORT

INTEGRATED TRANSPORT HUB

- Bedok MRT (EW5) 3 min
- Bedok Bus Interchange 3 min

MRT (INTERCHANGE)

- Tanah Merah (EW4/CG) 1 stop
- Paya Lebar (EW8/CC9) 3 stops
- Tampines (EW2/DT32) 3 stops

EXPRESSWAYS

- Pan Island Expressway (PIE) 5 min
- East Coast Parkway (ECP) 6 min

EDUCATION

PRIMARY SCHOOL

- Yu Neng Primary School (within 1 km) 5 min
- Red Swastika School (within 1 km) 3 min
- St Anthony's Canossian Primary School 5 min

SECONDARY SCHOOL

- Anglican High School 7 min
- Victoria School 7 min
- St Anthony's Canossian Secondary Sch 8 min

JUNIOR COLLEGE

- Temasek Junior College (within 1 km) 6 min

TERTIARY

- Singapore University of Technology & Design 11 min
- Temasek Polytechnic 8 min

LIFESTYLE & WELLNESS

- Heartbeat@Bedok 3 min
- Bedok Stadium 10 min
- East Coast Park 8 min
- Bedok Reservoir 7 min

BUSINESS

- Paya Lebar Central 3 stops
- Tampines Regional Centre 3 stops
- Changi Business Park 2 stops
- Central Business District (Raffles Place) 9 stops

DINING & RETAIL

- Bedok Mall 3 min
- Changi City Point 2 stops
- PLQ Mall / Paya Lebar Square 3 stops
- Jewel Changi Airport 3 stops
- Sheng Siong (209 New Upper Changi) 2 min
- Fairprice (212 Bedok North Street 1) 3 min



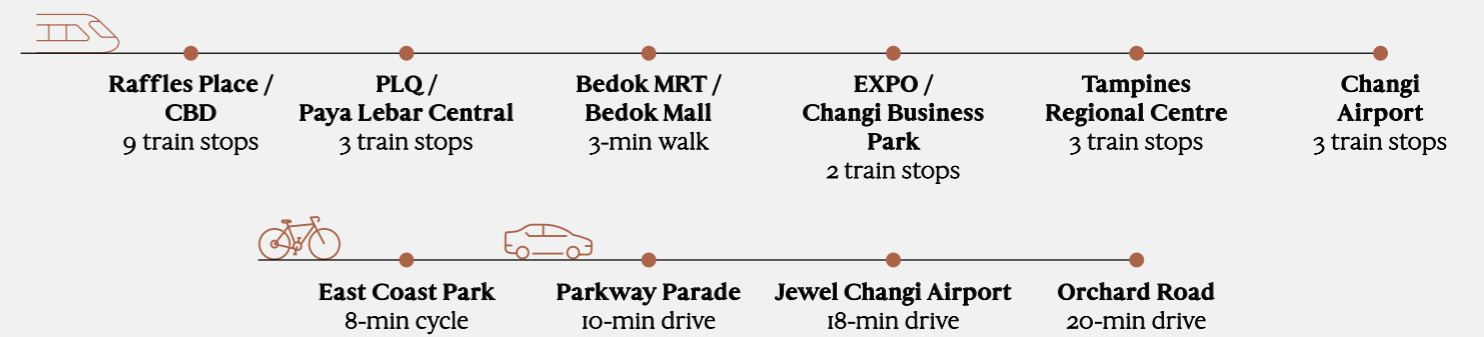
All travelling time is approximate only and taken from Sky Eden@Bedok to the respective destination.

CENTRAL

Sky Eden@Bedok's address puts you right in the middle of the estate and within stone's throw of main transport nodes Bedok MRT and Bedok Bus Interchange. With linkages to park connectors and the ever-popular East Coast Park, connectivity to and fro nature enclaves will be a breeze.



TO LOCATIONS THAT ARE KEY





SUPERMARKET

BEDOK MALL



POLYCLINIC



BEDOK INTERCHANGE
HAWKER CENTRE



Living centre-stage in Bedok means you get more than just access to conveniences. The amenities that the neighbourhood enjoys now revolve around you instead. Banks, hawker centers and supermarkets are all within proximity while eclectic stores such as a Record Shop and Skate Outlet are like hidden gems unearthed, specially for you.

CINEMA



418 SKATE SHOP



RIGHT AT THE HEART OF BEDOK CENTRAL



What better way to immerse yourself in the neighbourhood than at the heart of it all? Heartbeat@Bedok, which features a 3-storey library and a polyclinic, is a town-level community avenue aimed at promoting active and forward-looking lifestyles. Complementing the lush and tranquil settings back at home in Sky Eden@Bedok.

Thanks to an ActiveSG Sports Centre, the community enjoys access to facilities including an indoor sports hall, sheltered tennis courts and an Active Health Lab. Those in their twilight years can call upon the trusted services of an NTUC Silver Circle Senior Care Centre.



RELAX IN A HEARTBEAT





FOOD FOR THOUGHT

The neighbourhood of Bedok is every foodie's paradise, with an endless array of gastronomical delights that will keep you happy and full, from dawn to dusk. Local hawker fare is easily found in every corner of the estate, while late-risers are warmly welcomed for brunch at the numerous cafes. And as darkness begins to fall, you may even slip away for a happy hour or two.



BREAKFAST

Hawker-hop at Bedok Interchange Hawker Centre



BRUNCH

Keep up with latest cafe scene along Bedok North Road



DINNER

Take a drive and bring your appetite to the quaint restaurants along Upper East Coast Road



HAPPY HOUR

Raise a glass under the stars at Bedok Marketplace

AND THE SOUL

MORE EXCITEMENT UNFOLDING IN THE EAST

Under URA's Master Plan to revitalise the east coast, Sky Eden@Bedok reaps the same added conveniences and amenities that the upscale Bayshore Precinct enjoys. Supplementing the wealth of green spaces will be the inclusion of a new linear park with heritage sea walls and a sea pavilion, while connectivity to the ever-popular East Coast Park is enhanced with a 4km Outdoor Play Corridor that starts from Bedok Reservoir. And to protect Singapore's coastline, a "Long Island" along the south-eastern coastline from Marina East to Changi would see coastal protection measures integrated with future land reclamation. Future developments could include residential homes, parks, recreational spaces and a new reservoir.

Thrill-seekers can revel in an exhilarating selection of activities over at the recently-completed HomeTeamNS Clubhouse, while jet-setters can get excited come 2030 as the new Terminal 5 at Changi Airport is slated to handle up to 50 million passengers a year.

EXPLORATIONS



HERITAGE SEA WALLS



BAYSHORE / EAST COAST PARK



GREEN NODES / PARK CONNECTORS

AS BOUNDLESS AS THE SEAS

POISED FOR



BUSINESS

Sky Eden@Bedok is strategically placed for business, with an address right in the middle of key work-live-play destinations.

Train commutes eastwards will take you to Changi Business Park and its research and technology-driven institutes just 2 MRT stops away.

Meanwhile, the light manufacturing hub of Paya Lebar Regional Centre is located 3 MRT stops away in the opposite direction. Travelling to the core of the CBD is a breeze as well, with Marina Bay Financial Centre reachable in a mere 18 minutes via the ECP.



PAYA LEBAR CENTRAL



MARINA BAY FINANCIAL CENTRE



CHANGI BUSINESS PARK

SITE PLAN

LEGEND

LEVEL 2

- 1 INFINITY LAP POOL
- 2 SUN DECK
- 3 SPA POOL
- 4 KIDS' POOL
- 5 KIDS' PLAY
- 6 SOCIAL PAVILION
 - BBQ GRILL
 - ALFRESCO DINING
 - OUTDOOR LOUNGE
- 7 SOCIAL CLUBHOUSE
 - KITCHENETTE
 - INDOOR DINING
 - PRIVATE LOUNGE
- 8 SOCIAL DECK
- 9 GYM
- 10 YOGA DECK
- 11 STEAM ROOM
- 12 READING POD
- 13 GARDEN PORTAL
- 14 FUNCTION LAWN
- 15 GARDEN CABANA
- 16 GARDEN TRAIL
- 17 COMMUNITY FARM GARDEN
- 18 CO-WORK PATIO
- 19 CO-WORK SANCTUARY (WITH WORK PODS)
- 20 LILY POND
- 21 FERN GARDEN
- 22 OUTDOOR SHOWER

LEVEL 3 TO LEVEL 17

- 23 SKY GARDEN

 WATER TANK (ROOF LEVEL)

 GENSET (LEVEL 2)



TYPICAL STOREY (4TH, 6TH, 8TH, 10TH, 12TH, 14TH, 16TH STY)



TYPICAL STOREY (3RD, 5TH, 7TH, 9TH, 11TH, 13TH, 15TH, 17TH STY)



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SCHEMATIC DIAGRAM

1 BEDOK CENTRAL

UNIT FLOOR	1	2	3	4	5	6	7	8	9	10
17	C2-PH	C2-PH	C1-PH	B1-PH	C1-PH	B3-PH	B2-PH	B2-PH	D1-PH	C3-PH
16	C2	C2	C1	B1	C1	B3	B2	B2	D1	C3
15	C2	C2	C1	B1	C1	B3	B2	B2	D1	C3
14	C2	C2	C1	B1	C1	B3	B2	B2	D1	C3
13	C2	C2	C1	B1	C1	B3	B2	B2	D1	C3
12	C2	C2	C1	B1	C1	B3	B2	B2	D1	C3
11	C2	C2	C1	B1	C1	B3	B2	B2	D1	C3
10	C2	C2	C1	B1	C1	B3	B2	B2	D1	C3
9	C2	C2	C1	B1	C1	B3	B2	B2	D1	C3
8	C2	C2	C1	B1	C1	B3	B2	B2	D1	C3
7	C2	C2	C1	B1	C1	B3	B2	B2	D1	C3
6	C2	C2	C1	B1	C1	B3	B2	B2	D1	C3
5	C2	C2	C1	B1	C1	B3	B2	B2	D1	C3
4	C2	C2	C1	B1	C1	B3	B2	B2	D1	C3
3	C2	C2	C1	B1	C1	B3	B2	B2	D1	
2	C2-P	C2-P	C1-P	B1-P	C1-P	B3-P	B2-P	B2-P	D1-P	
1	COMMERCIAL									
BASEMENT 1	CARPARKS									
BASEMENT 2	CARPARKS									

LEGEND:

2-BEDROOM DELUXE	2-BEDROOM PREMIUM	3-BEDROOM DELUXE	3-BEDROOM PREMIUM	4-BEDROOM PREMIUM
TYPE B1	TYPE B2	TYPE C1	TYPE C2	TYPE D1
	TYPE B3		TYPE C3	



LIMITED COLLECTION OF UNLIMITED POSSIBILITIES

With layouts modelled for efficiency, you can
plan and design a home that best represents its
most invaluable element - you.



A BRIGHT

Besides maximising the north-south orientation of the apartment units, Sky Eden@Bedok's facade reduces solar heat gain so that temperatures remain cool and home is always a welcoming respite.

& BREEZY WELCOME HOME



BE DELIGHTED BY
PALATABLE
DELIGHTS

Satiate your appetite for life, and the most appetising moments, around the dining room that enjoys abundant sunlight and breeze.



For illustration purposes only

2-bedroom units include the thoughtful addition of a Linen Closet that offers hidden storage space for a washing machine, an ironing board, and even a power outlet to charge your vacuum cleaner as it is tucked away.

TWO BEDROOM

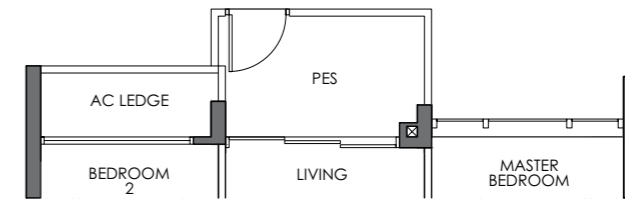
2 BEDROOM DELUXE

**NORTH TOWER
1 BEDOK CENTRAL**

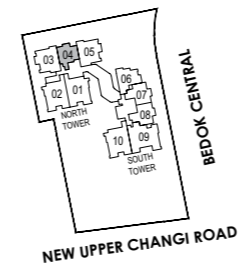
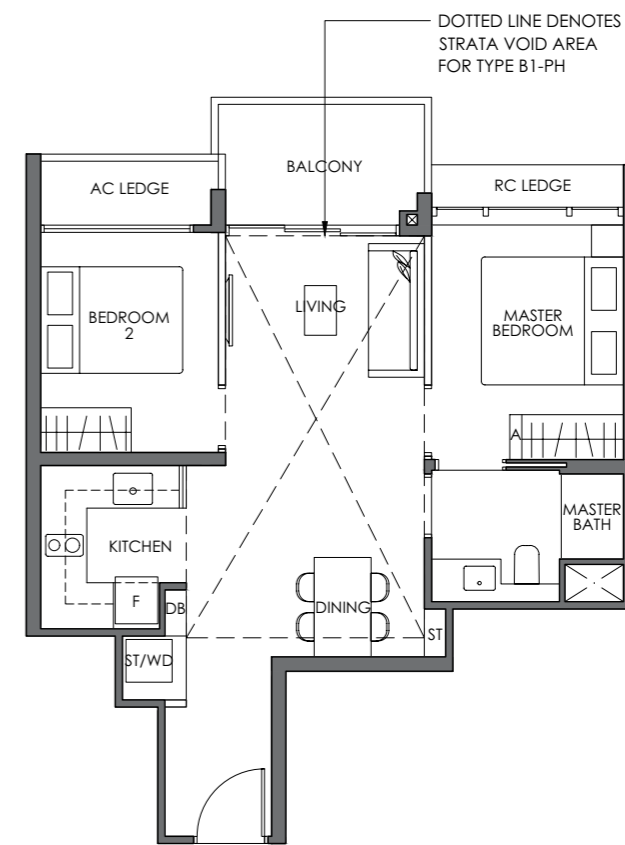
TYPE B1-P
61 SQM / 657 SQFT
#02-04

TYPE B1
61 SQM / 657 SQFT
#03-04 to #16-04

TYPE B1-PH
79 SQM / 850 SQFT
(INCLUSIVE OF 18 SQM STRATA VOID
OVER LIVING / DINING)
#17-04



TYPE B1-P



KEY PLAN
NOT TO SCALE

0 1M 3M 5M

Wall not allowed to be hacked or altered

LEGEND (where applicable)

W Washer	D Dryer	WD Washer Cum Dryer	DB Distribution Board
HS Household Shelter	F Fridge	A Accessory Panel	ST Storage

Area includes air conditioner (AC) ledge, balcony, PES and strata void where applicable. RC Ledge do not form part of the unit strata area. The above plans are subject to change as may be approved by the relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. The installation and cost of the screen shall be borne by the purchaser.

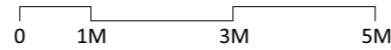
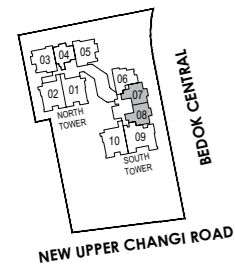
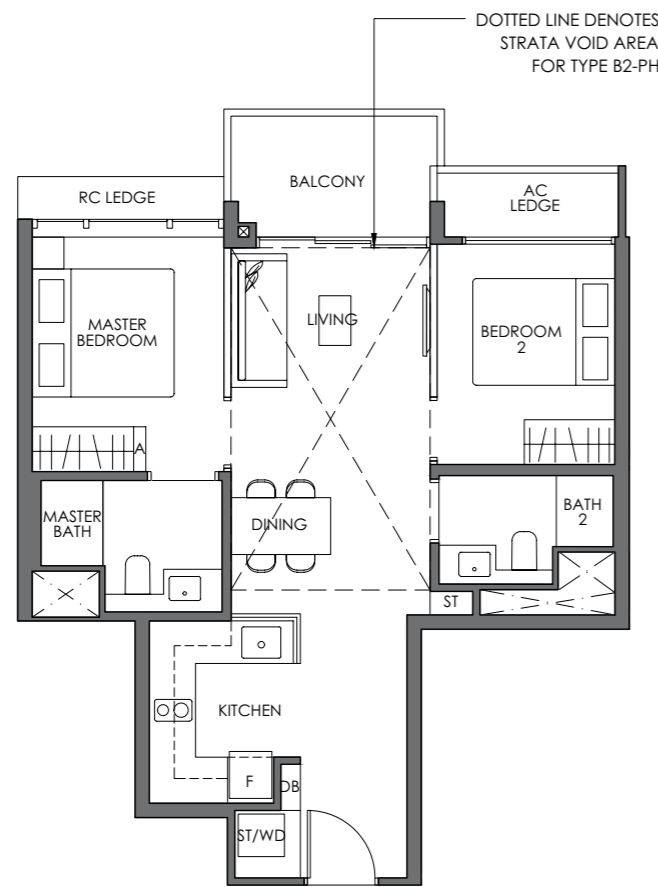
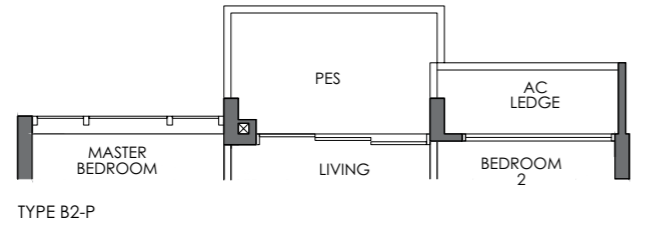
2 BEDROOM PREMIUM

**SOUTH TOWER
1 BEDOK CENTRAL**

TYPE B2-P
64 SQM / 689 SQFT
#02-07
#02-08 *

TYPE B2
64 SQM / 689 SQFT
#03-07 to #16-07
#03-08 to #16-08 *

TYPE B2-PH
78 SQM / 840 SQFT
(INCLUSIVE OF 14 SQM STRATA VOID OVER LIVING / DINING)
#17-07
#17-08 *



Wall not allowed to be hacked or altered
* Mirrored Unit

LEGEND (where applicable)

W Washer	D Dryer	WD Washer Cum Dryer	DB Distribution Board
HS Household Shelter	F Fridge	A Accessory Panel	ST Storage

Area includes air conditioner (AC) ledge, balcony, PES and strata void where applicable. RC Ledge do not form part of the unit strata area. The above plans are subject to change as may be approved by the relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. The installation and cost of the screen shall be borne by the purchaser.

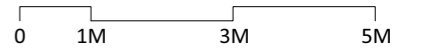
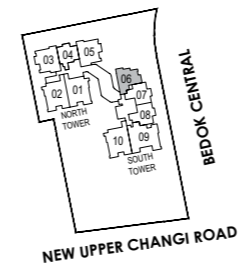
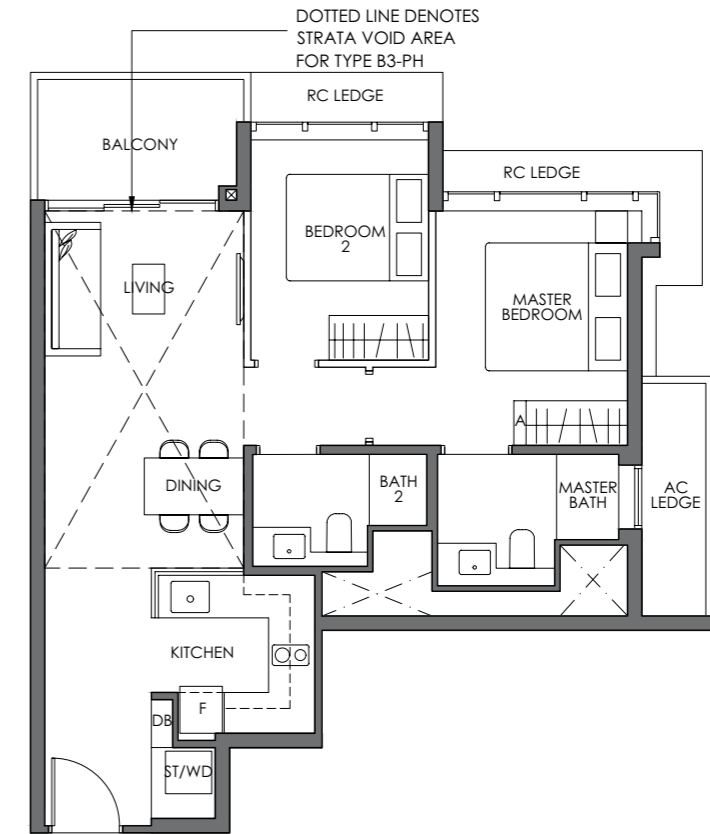
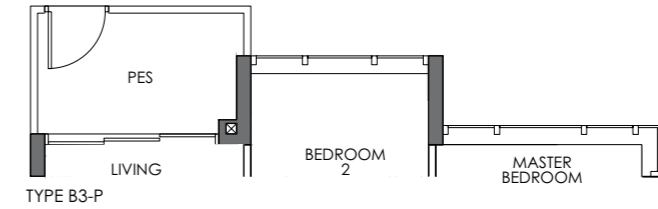
2 BEDROOM PREMIUM

**SOUTH TOWER
1 BEDOK CENTRAL**

TYPE B3-P
69 SQM / 743 SQFT
#02-06

TYPE B3
69 SQM / 743 SQFT
#03-06 to #16-06

TYPE B3-PH
84 SQM / 904 SQFT
(INCLUSIVE OF 15 SQM STRATA VOID OVER LIVING / DINING)
#17-06



Wall not allowed to be hacked or altered

LEGEND (where applicable)

W Washer	D Dryer	WD Washer Cum Dryer	DB Distribution Board
HS Household Shelter	F Fridge	A Accessory Panel	ST Storage

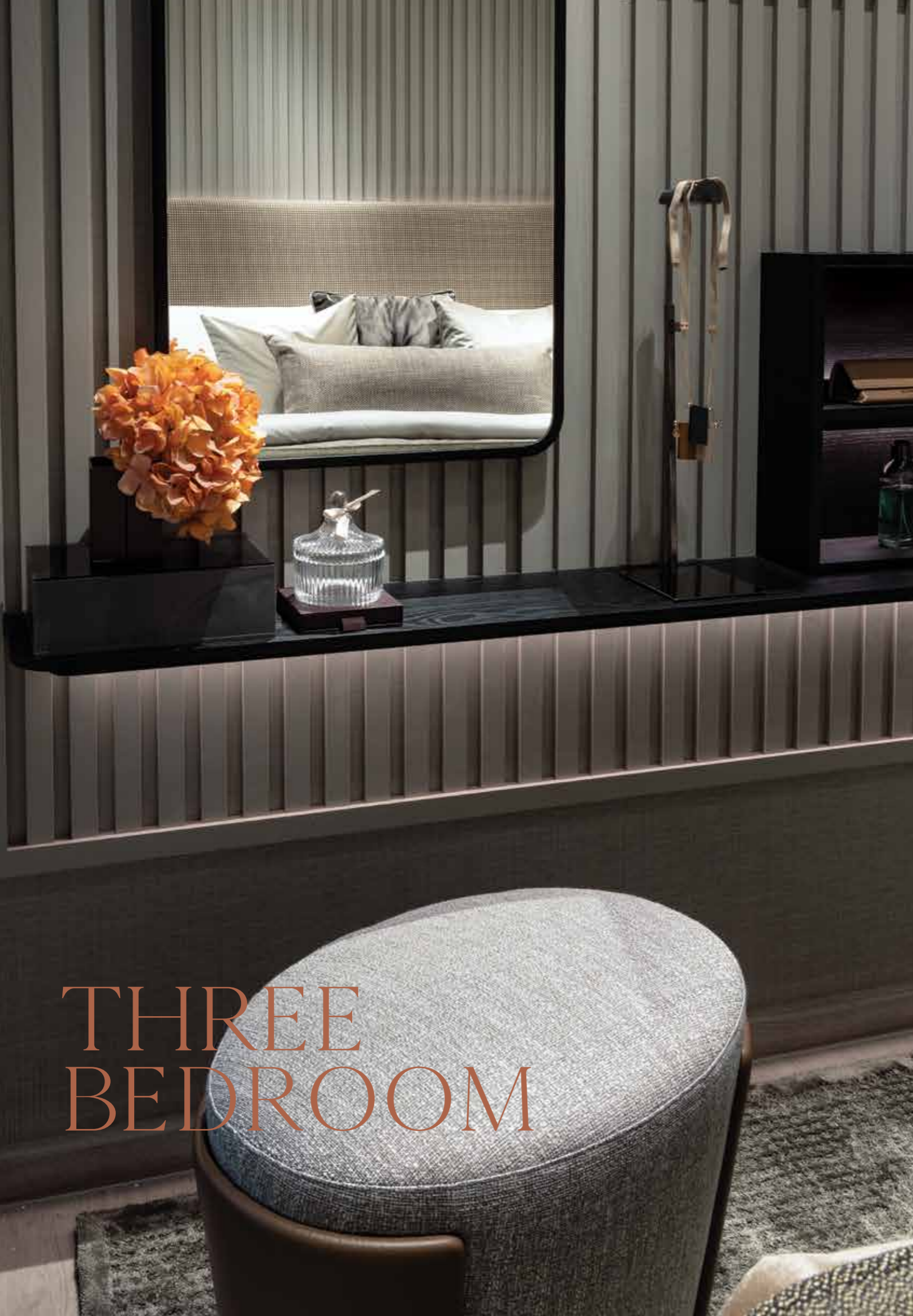
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FOR BIGGER FAMILIES,



Why choose between the things you want and what you need, when space is aplenty for more of both?

AND LOFTIER DREAMS



THREE BEDROOM

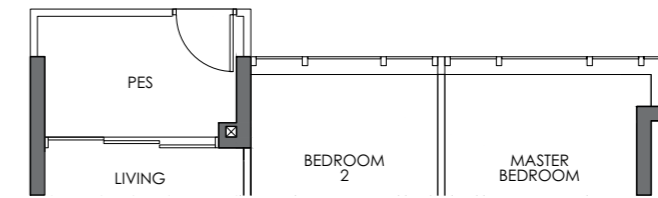
3 BEDROOM DELUXE

**NORTH TOWER
1 BEDOK CENTRAL**

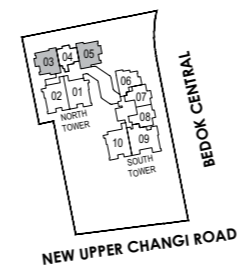
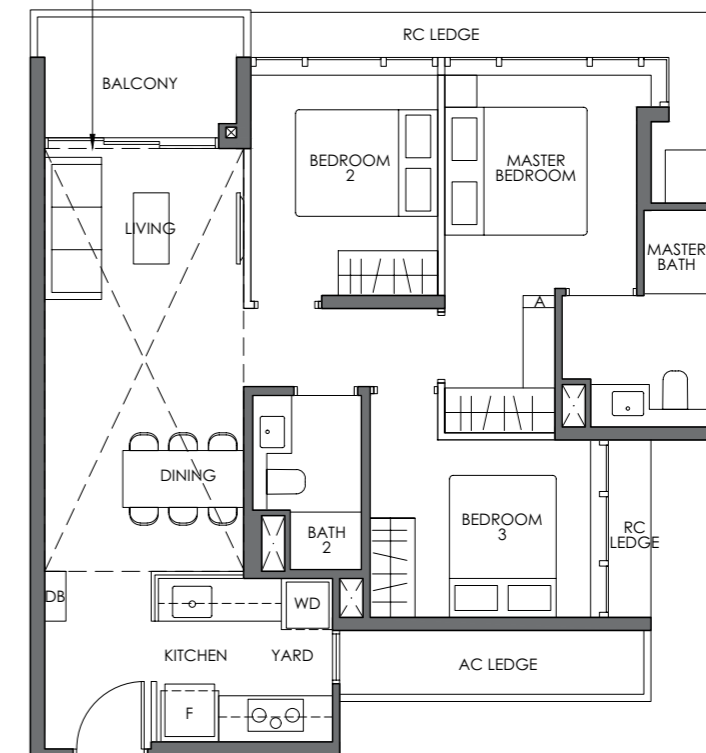
TYPE C1-P
83 SQM / 893 SQFT
#02-03 *
#02-05

TYPE C1
83 SQM / 893 SQFT
#03-03 to #16-03 *
#03-05 to #16-05

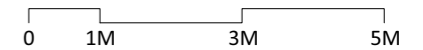
TYPE C1-PH
101 SQM / 1087 SQFT
(INCLUSIVE OF 18 SQM STRATA VOID
OVER LIVING / DINING)
#17-03 *
#17-05



TYPE C1-P
DOTTED LINE DENOTES
STRATA VOID AREA
FOR TYPE C1-PH



KEY PLAN
NOT TO SCALE



Wall not allowed to be hacked or altered

* Mirrored Unit

LEGEND (where applicable)

W	Washer	D	Dryer	WD	Washer Cum Dryer	DB	Distribution Board
HS	Household Shelter	F	Fridge	A	Accessory Panel	ST	Storage

Area includes air conditioner (AC) ledge, balcony, PES and strata void where applicable. RC Ledge do not form part of the unit strata area. The above plans are subject to change as may be approved by the relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. The installation and cost of the screen shall be borne by the purchaser.

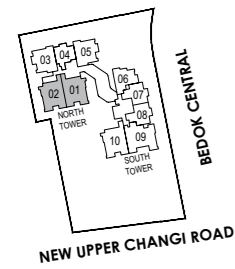
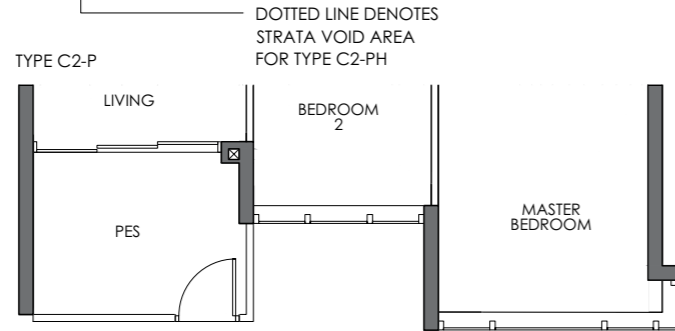
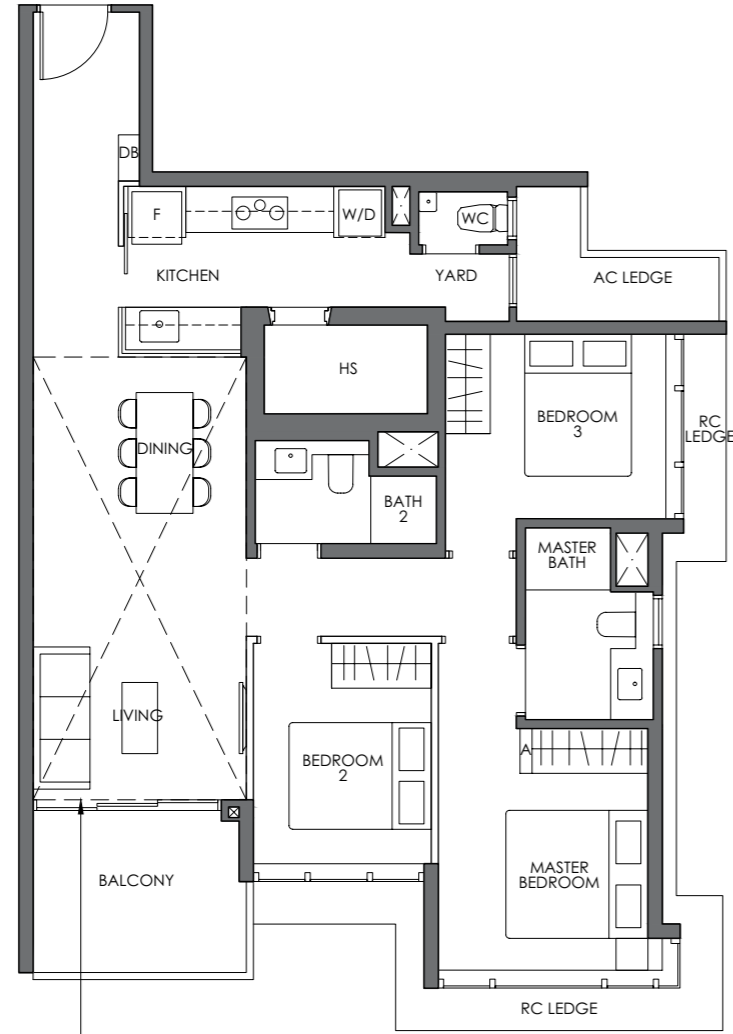
3 BEDROOM PREMIUM

NORTH TOWER
1 BEDOK CENTRAL

TYPE C2-P
101 SQM / 1087 SQFT
#02-01
#02-02 *

TYPE C2
101 SQM / 1087 SQFT
#03-01 to #16-01
#03-02 to #16-02 *

TYPE C2-PH
121 SQM / 1302 SQFT
(INCLUSIVE OF 20 SQM STRATA VOID OVER LIVING / DINING)
#17-01
#17-02 *



KEY PLAN
NOT TO SCALE

0 1M 3M 5M

Wall not allowed to be hacked or altered

* Mirrored Unit

LEGEND (where applicable)

W	Washer	D	Dryer	WD	Washer Cum Dryer	DB	Distribution Board
HS	Household Shelter	F	Fridge	A	Accessory Panel	ST	Storage

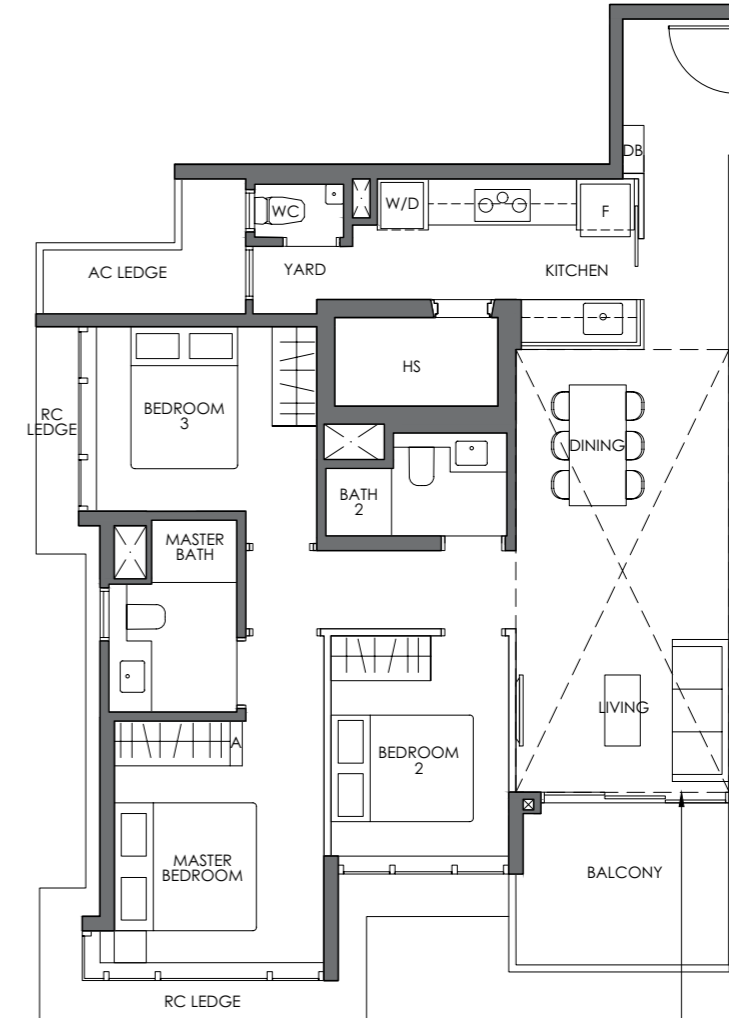
Area includes air conditioner (AC) ledge, balcony, PES and strata void where applicable. RC Ledge do not form part of the unit strata area. The above plans are subject to change as may be approved by the relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. The installation and cost of the screen shall be borne by the purchaser.

3 BEDROOM PREMIUM

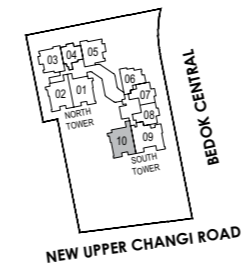
SOUTH TOWER
1 BEDOK CENTRAL

TYPE C3
101 SQM / 1087 SQFT
#04-10 to #16-10

TYPE C3-PH
121 SQM / 1302 SQFT
(INCLUSIVE OF 20 SQM STRATA VOID OVER LIVING / DINING)
#17-10



DOTTED LINE DENOTES STRATA VOID AREA FOR TYPE C3-PH



KEY PLAN
NOT TO SCALE

0 1M 3M 5M

Wall not allowed to be hacked or altered

LEGEND (where applicable)

W	Washer	D	Dryer	WD	Washer Cum Dryer	DB	Distribution Board
HS	Household Shelter	F	Fridge	A	Accessory Panel	ST	Storage

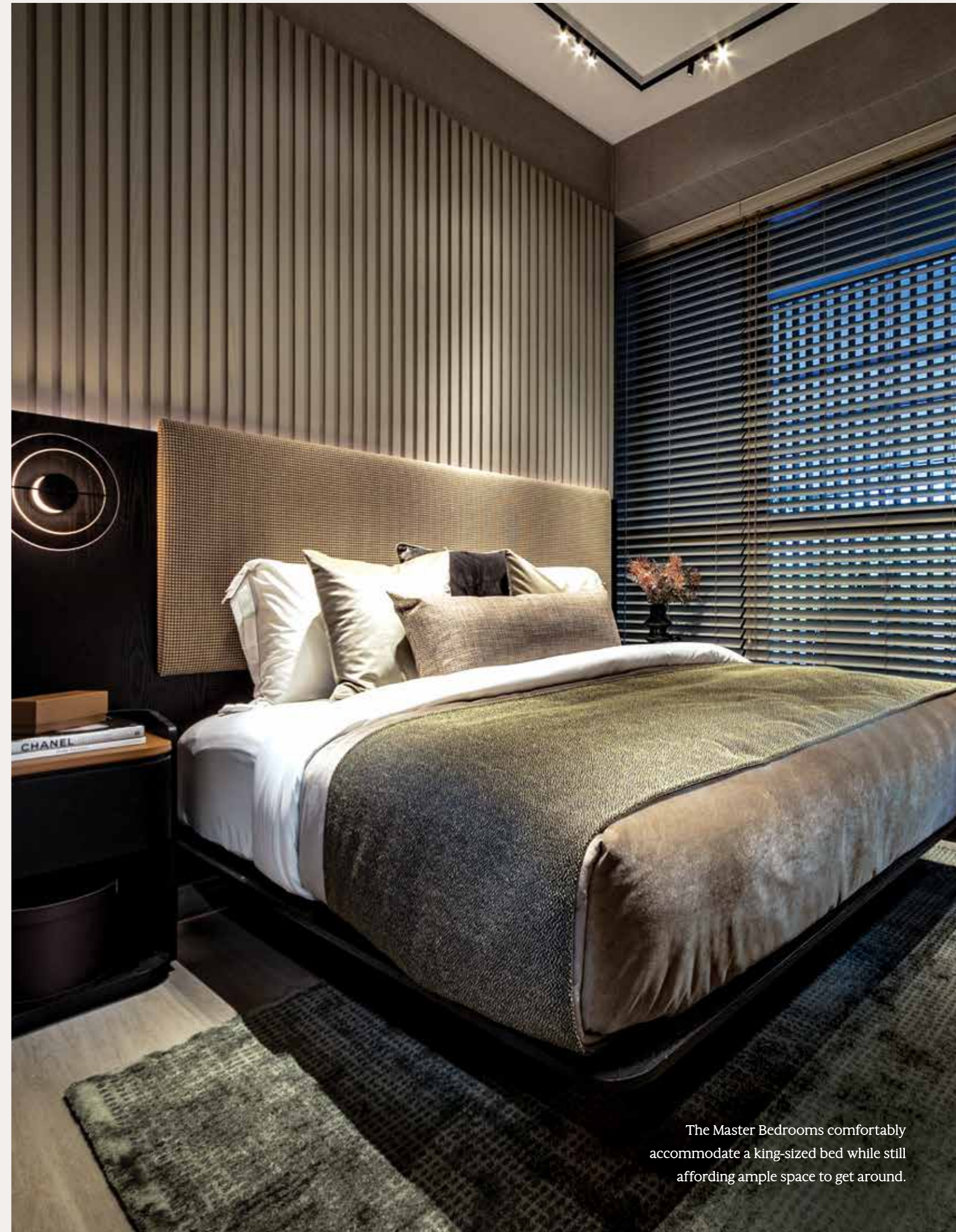
Area includes air conditioner (AC) ledge, balcony, PES and strata void where applicable. RC Ledge do not form part of the unit strata area. The above plans are subject to change as may be approved by the relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. The installation and cost of the screen shall be borne by the purchaser.

YOUR CANVAS

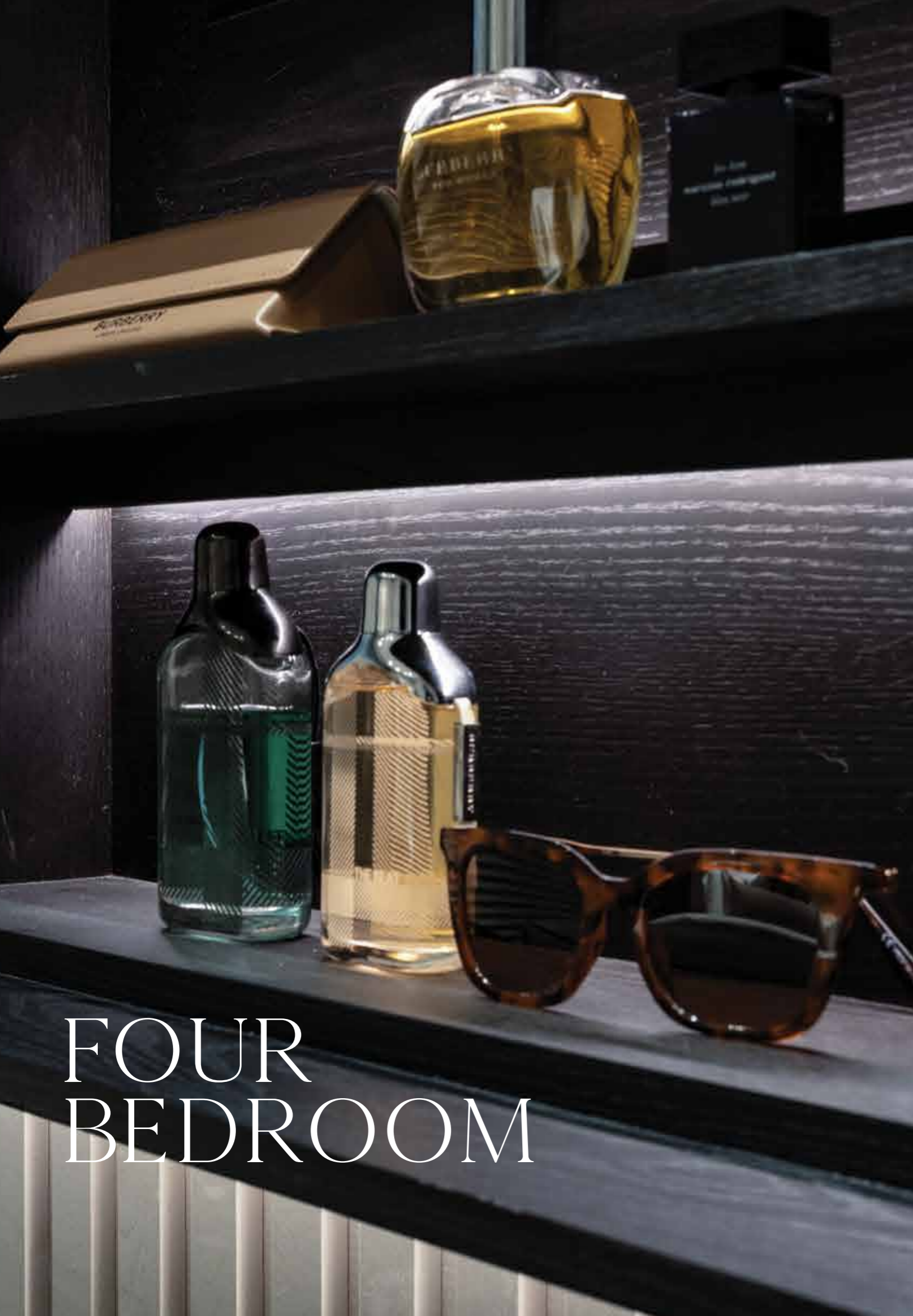


Special consideration has been made through the selection of slip-resistant flooring in the bathrooms which are safer yet, luxurious to the touch.

YOUR SPACE



The Master Bedrooms comfortably accommodate a king-sized bed while still affording ample space to get around.



FOUR BEDROOM

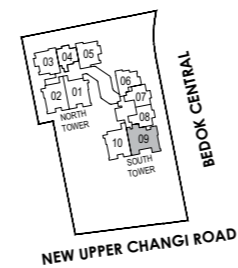
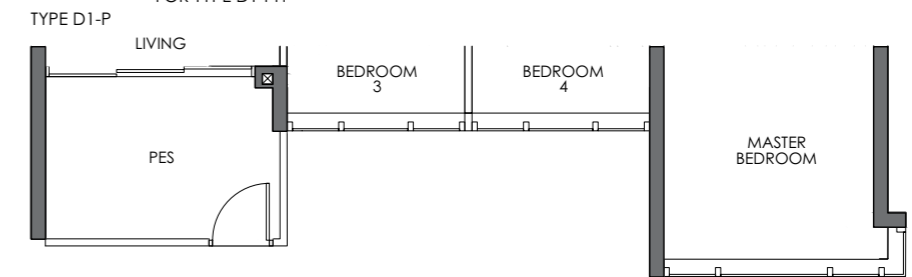
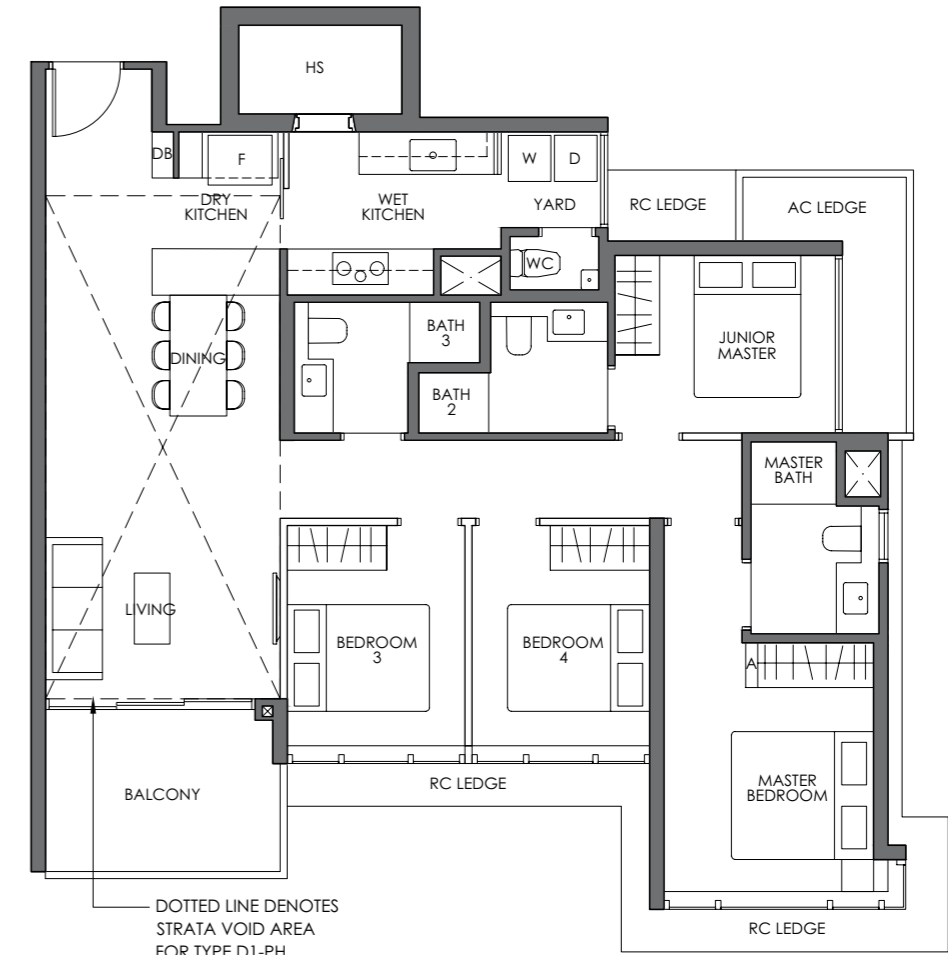
4 BEDROOM PREMIUM

**SOUTH TOWER
1 BEDOK CENTRAL**

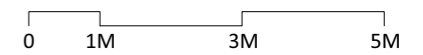
TYPE D1-P
121 SQM / 1302 SQFT
#02-09

TYPE D1
121 SQM / 1302 SQFT
#03-09 to #16-09

TYPE D1-PH
146 SQM / 1572 SQFT
(INCLUSIVE OF 25 SQM STRATA VOID
OVER LIVING / DINING / DRY KITCHEN)
#17-09



KEY PLAN
NOT TO SCALE



Wall not allowed to be hacked or altered

LEGEND (where applicable)

- | | | | | | | | |
|----|-------------------|---|--------|----|------------------|----|--------------------|
| W | Washer | D | Dryer | WD | Washer Cum Dryer | DB | Distribution Board |
| HS | Household Shelter | F | Fridge | A | Accessory Panel | ST | Storage |

Area includes air conditioner (AC) ledge, balcony, PES and strata void where applicable. RC Ledge do not form part of the unit strata area. The above plans are subject to change as may be approved by the relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. The installation and cost of the screen shall be borne by the purchaser.



THE FINEST IN EVERY DETAIL

Designer fittings such as Hansgrohe faucets and Bosch appliances are what truly define living on the finer side of life.

WHAT BENEFITS THE ENVIRONMENT, INHERENTLY BENEFITS YOU

Sky Eden@Bedok respects the environment we live in, and is designed to cater to sustainability and biodiversity. It reciprocates in wonderful ways that both we and our loved ones can enjoy and appreciate.



Urban Greenery
Planted flora aid in air filtration and heat absorption while boosting air quality.



Thermal Comfort
Reduce heat transfer into units and creates a cooler interior for optimum comfort.



Biophilic Design
Physical and visual connectivity to greenery improves moods, reduces stress and mental fatigue, and benefits cognitive health.



Resource Efficiency
Energy-efficient systems, reduced load on air-conditioning and water-efficient fittings promote energy and water conservation.



Biodiversity
A 'Nature Positive' approach reduces negative impacts on biodiversity while creating habitats for native beneficial fauna.





A SMART HOME FOR LUXURY LIVING

SMART HOME



Smart IoT Gateway
Lets you control and monitor your smart home devices via a mobile app.



Aircon Control
Enhance comfort from the comforts of a smartphone. A mobile app lets you adjust aircon temperatures, switch between fan speeds, and displays the status of the living room and master bedroom.



Digital Lockset
Never worry about security, or lost keys, as the Digital Lockset is unique to fingerprint, access card, a mechanical key, a PIN code or a mobile app.



WiFi Camera Doorbell
Welcome guests before they even step foot into your residence, and be notified through a mobile app even when you are not home.



Smart Home Control
Control over your Smart Home is seamlessly integrated with either a mobile app, Scene Setting, or Google Home Voice Control.



Future Smart Expansions
Homeowners will have the flexibility of adding further smart features such as IP Cameras, Lighting Controls, Motion Sensors, Motorised Curtains, Panic Buttons and Smart Plugs.

SMART COMMUNITY

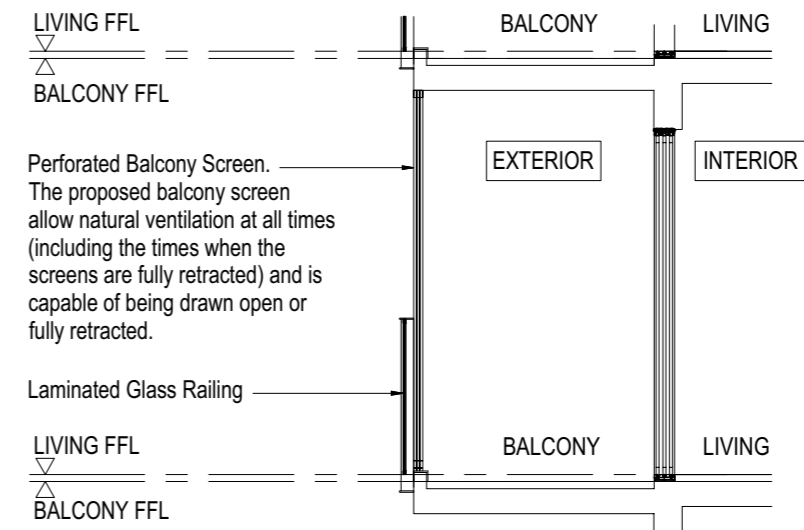


Visitor Invite
Extend your invitations and greetings along with a QR code that allows your registered guests access into the premises.

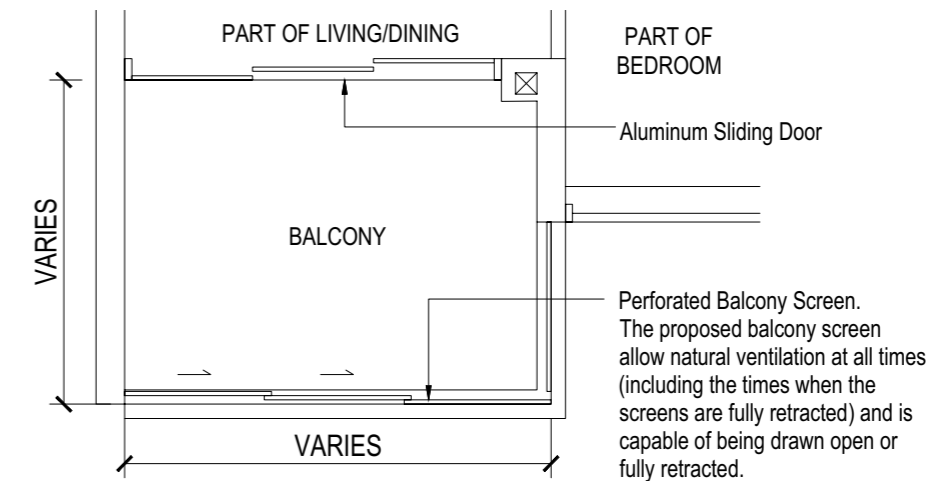


Facilities Booking
Conveniently book any of the luxurious facilities available from an app on your mobile phone.

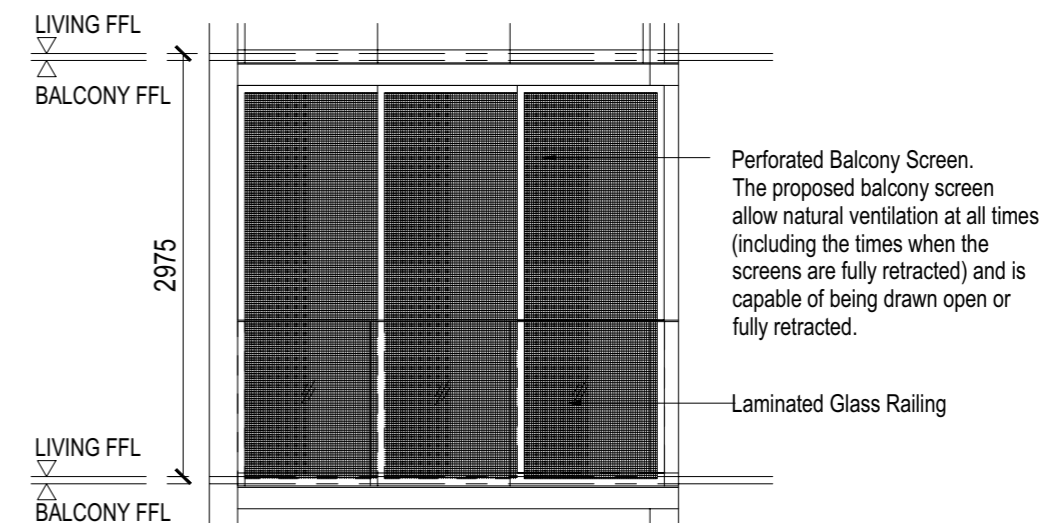
APPROVED BALCONY SCREEN



TYPICAL BALCONY SCREEN SECTION
1:50



TYPICAL RETRACTABLE BALCONY SCREEN - PLAN
1:50



TYPICAL RETRACTABLE BALCONY SCREEN - ELEVATION (CLOSED)
1:50

Note:

1. Approved balcony screen will not be provided, purchasers have to bear the costs of installing the balcony screen;
2. The balcony shall not be enclosed unless with the approved balcony screen;
3. Number of balcony screen panels varies according to different unit types
4. Hatching pattern is indicative



RIVIÈRE, SINGAPORE



FRASERS TOWER, SINGAPORE



NORTHPOINT CITY, SINGAPORE



CENTRAL PARK SYDNEY, AUSTRALIA



ONE BANGKOK, THAILAND

SYNONYMOUS WITH QUALITY

Frasers Property Limited ("Frasers Property" and together with its subsidiaries, the "Frasers Property Group" or the "Group"), is a multi-national developer-owner-operator of real estate products and services across the property value chain. Listed on the Main Board of the Singapore Exchange Securities Trading Limited ("SGX-ST") and headquartered in Singapore, the Group has total assets of approximately S\$40.7 billion as at 31 March 2022.

Frasers Property's multi-national businesses operate across five asset classes, namely, residential, retail, commercial & business parks, industrial & logistics as well as hospitality. The Group has businesses in Southeast Asia, Australia, Europe and China, and its well-established hospitality business owns and/or operates serviced apartments and hotels in over 20 countries and 70 cities across Asia, Australia, Europe, the Middle East and Africa.

Frasers Property is also the sponsor of two real estate investment trusts ("REITs") and one stapled trust listed on the SGX-ST. Frasers Centrepoint Trust and Frasers Logistics & Commercial Trust are focused on retail, and industrial & commercial properties, respectively. Frasers Hospitality Trust (comprising Frasers Hospitality Real Estate Investment Trust and Frasers Hospitality

Business Trust) is a stapled trust focused on hospitality properties. In addition, the Group has two REITs listed on the Stock Exchange of Thailand. Frasers Property (Thailand) Public Company Limited is the sponsor of Frasers Property Thailand Industrial Freehold & Leasehold REIT, which is focused on industrial & logistics properties in Thailand, and Golden Ventures Leasehold Real Estate Investment Trust, which is focused on commercial properties.

The Group is committed to inspiring experiences and creating places for good for its stakeholders. By acting progressively, producing and consuming responsibly, and focusing on its people, Frasers Property aspires to raise sustainability ideals across its value chain, and build a more resilient business. It is committed to be a net-zero carbon corporation by 2050. Building on its heritage as well as leveraging its knowledge and capabilities, the Group aims to create lasting shared value for its people, the businesses and communities it serves. Frasers Property believes in the diversity of its people and are invested in promoting a progressive, collaborative and respectful culture.

For more information on Frasers Property, please visit frasersproperty.com or follow us on LinkedIn.

Name of Project: Sky Eden@Bedok | Developer: Chempaka Development Pte Ltd (UEN No. 199405575R) | Developer's License No.: C1434 | Lot No.: LOT 10529L, 04711V, 04710W & 10530N MK27 at 1 Bedok Central | Tenure of Land: 99 years leasehold commencing on 05 January 2022 | Encumbrances on the Land: Mortgage in favor of DBS Bank Ltd. | Expected Date of Vacant Possession: 30 June 2027 | Expected Date of Legal Completion: 30 June 2030

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