



THE SHOREFRONT

AN EXCLUSIVE BLEND OF SEA, NATURE  
AND COMMUNITY TO CALL HOME



Nestled in a unique, tranquil, and strategic section of the Pasir Ris coastline, The Shorefront features 23 apartment units, surrounded by a stunning beach view and tropical green. This provides a serene and relaxing retreat for young families to call home.





LIVE YOUR BEST LIFE, WITH LOVED ONES,  
IN TRUE HARMONY WITH NATURE







## NATURE RIGHT AT YOUR DOORSTEP

Enjoy a myriad of activities on the sandy beaches of Pasir Ris beach. This highly sought-after locale affords you unique opportunities to indulge yourself and your loved ones. From romantic walks along the shore to fun-filled days with the family, nature is always close to you.



## WHERE THE GENTLY LAPPING SEA MEETS MODERN LIVING

The thoughtful design of The Shorefront blends in seamlessly with its lush surrounds and the serene seaside to accentuate the beachfront living experience. The Shorefront's elegant aesthetic provides magnificent vistas connecting you with your natural environment and enhancing its beauty.







The Shorefront is designed with different vantage points to offer unrivalled, panoramic views of the sea, where the surrounding nature seamlessly integrates into your new home.



CONNECTIVITY



|                                                    |       |         |
|----------------------------------------------------|-------|---------|
| Pasir Ris MRT (East-West Line & Cross Island Line) | Drive | 5 mins  |
| Pasir Ris Bus Interchange                          | Drive | 5 mins  |
| Tampines Expressway                                | Drive | 6 mins  |
| Pan Island Expressway                              | Drive | 10 mins |
| Changi Airport                                     | Drive | 10 mins |

RETAIL / F&B



|                                 |       |         |
|---------------------------------|-------|---------|
| Downtown East                   | Walk  | 5 mins  |
| Pasir Ris Central Hawker Centre | Drive | 4 mins  |
| White Sands                     | Drive | 6 mins  |
| Elias Mall                      | Drive | 7 mins  |
| Jewel Changi Airport            | Drive | 10 mins |
| Changi Village Hawker Centre    | Drive | 11 mins |

EDUCATION



|                                     |       |         |
|-------------------------------------|-------|---------|
| Odyssey The Global Preschool Loyang | Walk  | 5 mins  |
| Pasir Ris Pri Sch                   | Walk  | 11 mins |
| Casuarina Pri Sch                   | Walk  | 13 mins |
| Hai Sing Catholic Sch               | Drive | 3 mins  |
| Pasir Ris Crest Sec Sch             | Drive | 3 mins  |
| Elias Park Pri Sch                  | Drive | 6 mins  |
| White Sands Pri Sch                 | Drive | 7 mins  |
| Tampines Meridian JC                | Drive | 8 mins  |
| Overseas Family School              | Drive | 8 mins  |

RECREATION / NATURE



|                           |       |        |
|---------------------------|-------|--------|
| Pasir Ris Park            | Walk  | 5 mins |
| Wild Wild Wet             | Walk  | 6 mins |
| Aranda Country Club       | Walk  | 8 mins |
| Pasir Ris Sports Centre   | Drive | 4 mins |
| Pasir Ris Town Park       | Drive | 5 mins |
| PAssion Wave @ Pasir Ris  | Drive | 8 mins |
| Gallop Stable @ Pasir Ris | Drive | 6 mins |

BUSINESS



|                          |       |         |
|--------------------------|-------|---------|
| Loyang Industrial Estate | Drive | 4 mins  |
| Pasir Ris Wafer Fab Park | Drive | 10 mins |
| Changi Business Park     | Drive | 11 mins |
| Tampines Business Park   | Drive | 15 mins |

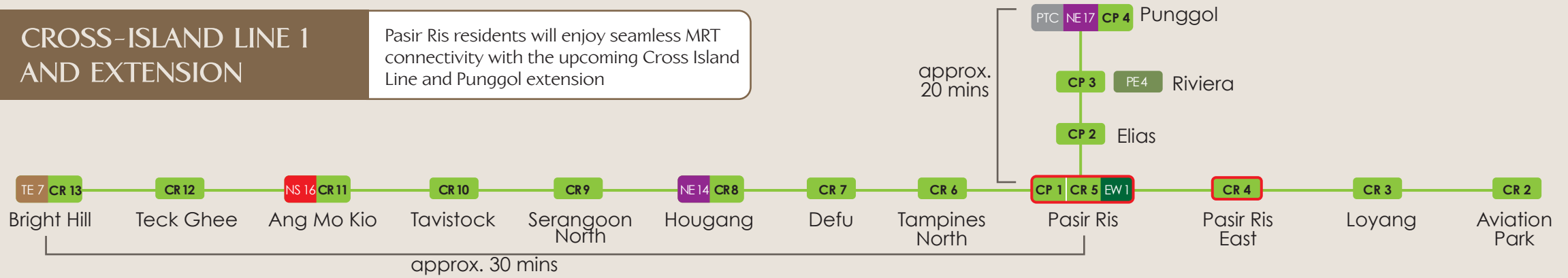
\*Timings indicated are based on Google Map and may vary according to traffic conditions.





# CROSS-ISLAND LINE 1 AND EXTENSION

Pasir Ris residents will enjoy seamless MRT connectivity with the upcoming Cross Island Line and Punggol extension



## PASIR RIS UPGRADING MASTERPLAN

Pasir Ris Park to revamp into a recreational space and play space for those living in the area. Upgrades of existing park facilities and enhanced coastal park experiences are to be expected.



The new Pasir Ris Town Centre and Integrated transport Hub will include a fully air-conditioned bus interchange, polyclinic and a Town Plaza with a Heritage Garden, the Town Centre will be ready by 2027 for a brand new experience.





CLOSE TO THE WORLD OF MODERN CONVENIENCES



LIVE, WORK AND PLAY ADMIST EXCITING CHANGES  
AND TRANQUIL COASTAL SETTINGS





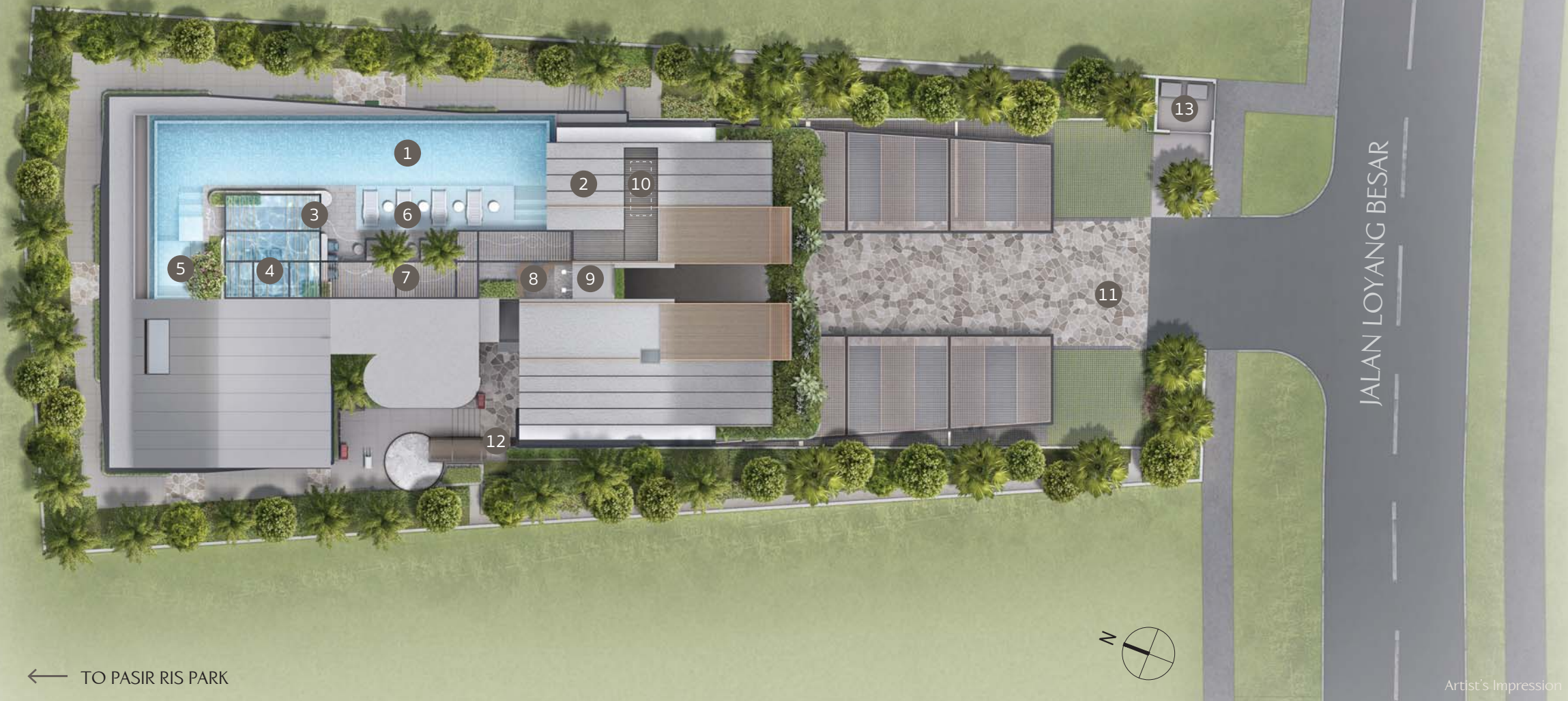




NATURE'S BOUNTY UNFOLDS AT YOUR FEET



Site Plan



LEGEND

ROOF TERRACE (SKY DECK)

- |              |                  |
|--------------|------------------|
| 1 Sky Pool   | 5 Sky Jacuzzi    |
| 2 Sky Gym    | 6 Aqua Deck      |
| 3 Sky Bar    | 7 Beach Deck     |
| 4 Sky Dining | 8 Outdoor Shower |

GROUND FLOOR

- |                          |                                   |
|--------------------------|-----------------------------------|
| 9 Washroom               | 11 Entrance                       |
| 10 Outdoor Generator Set | 12 Bicycle parking with table top |
|                          | 13 Bin Point                      |

Approved BP No.: A2679-10019-2022-BP01 (Dated 13 Jun 2023)



A SANCTUARY WHERE  
WORK MEETS PLAY







Let your cares melt away. Feel the stress of everyday disappear with a rejuvenating dip in the pool or a challenging workout in the gym.





Create unforgettable moments with family and friends while lounging at the Sky Bar. The Shorefront's comprehensive amenities make it an equally pleasurable experience staying in as it is to wonder out.





Artist's Impression

## A BLISSFUL HOME AWAITS YOU

Step out of your car and into your idyllic sanctum. Verdant greenery welcomes you after a long day at the office. Beautifully designed gardens rejuvenate your spirit and recharge your senses, making your home a true abode of rest and relaxation. A real sanctuary from the chaos of the city.



## SMART HOME FEATURES



### SMART PARCEL LOCKER

- Have your parcel delivered to a locker and collect it when you get home



### WIFI CAMERA DOORBELL

- View and speak to visitors at your door step via the mobile app



### SMART DOOR

- 5 ways to unlock your door
  - Fingerprint
  - PIN
  - Mobile app
  - Access card
  - Key



### FACILITY BOOKING

- Check the availability of facilities and book them conveniently via the mobile app

## SUSTAINABLE LIVING



With a focus on sustainable living, EV charging stations are provided for your convenience, making it easy to care for our beautiful environment.













Experience the daily pleasure of coming home to paradise.











## PREMIUM FITTINGS



Quality fittings and furnishings are carefully selected to complement each stylish unit in perfect harmony.



**BOSCH**

**hansgrohe**

**Roca**



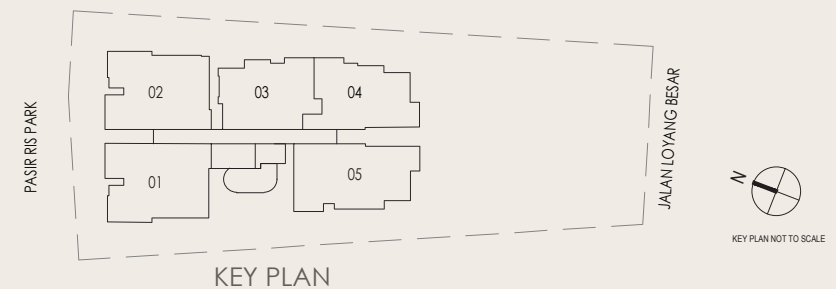
A DISCERNING STATEMENT THAT SETS YOU APART



## DIAGRAMMATIC CHART

| UNIT     | 01                                                                                          | 02                                                      | 03                                                      | 04                                                                       | 05                                                                          |
|----------|---------------------------------------------------------------------------------------------|---------------------------------------------------------|---------------------------------------------------------|--------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| LEVEL 05 | <b>C1-PH</b><br>3 BDRM + FLEXI + STUDY<br>1679 sq ft<br>156 sq m<br>(including Strata Void) | <b>B1-c</b><br>3 BDRM<br>980 sq ft<br>91 sq m           | <b>A1-b</b><br>2 BDRM<br>775 sq ft<br>72 sq m           | <b>A2-b</b><br>2 BDRM<br>883 sq ft<br>82 sq m<br>(including Strata Void) | <b>C2-PH</b><br>4 BDRM<br>1572 sq ft<br>146 sq m<br>(including Strata Void) |
| LEVEL 04 | <b>B1-b*</b><br>3 BDRM<br>980 sq ft<br>91 sq m                                              | <b>B1-b</b><br>3 BDRM<br>980 sq ft<br>91 sq m           | <b>A1</b><br>2 BDRM<br>775 sq ft<br>72 sq m             | <b>A2</b><br>2 BDRM<br>818 sq ft<br>76 sq m                              | <b>B2</b><br>3 BDRM<br>926 sq ft<br>86 sq m                                 |
| LEVEL 03 | <b>B1-a*</b><br>3 BDRM<br>980 sq ft<br>91 sq m                                              | <b>B1-a</b><br>3 BDRM<br>980 sq ft<br>91 sq m           | <b>A1-a</b><br>2 BDRM<br>775 sq ft<br>72 sq m           | <b>A2-a</b><br>2 BDRM<br>818 sq ft<br>76 sq m                            | <b>B2-a</b><br>3 BDRM<br>926 sq ft<br>86 sq m                               |
| LEVEL 02 | <b>B1*</b><br>3 BDRM<br>980 sq ft<br>91 sq m                                                | <b>B1</b><br>3 BDRM<br>980 sq ft<br>91 sq m             | <b>A1</b><br>2 BDRM<br>775 sq ft<br>72 sq m             | <b>A2</b><br>2 BDRM<br>818 sq ft<br>76 sq m                              | <b>B2</b><br>3 BDRM<br>926 sq ft<br>86 sq m                                 |
| LEVEL 01 | <b>B1-G*</b><br>3 BDRM WITH LOFT<br>980 sq ft<br>91 sq m                                    | <b>B1-G</b><br>3 BDRM WITH LOFT<br>980 sq ft<br>91 sq m | <b>A1-G</b><br>2 BDRM WITH LOFT<br>775 sq ft<br>72 sq m |                                                                          |                                                                             |

\*All units with utility



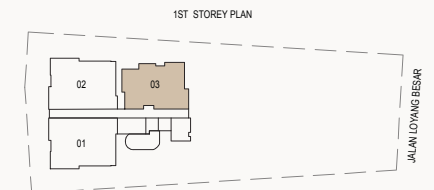
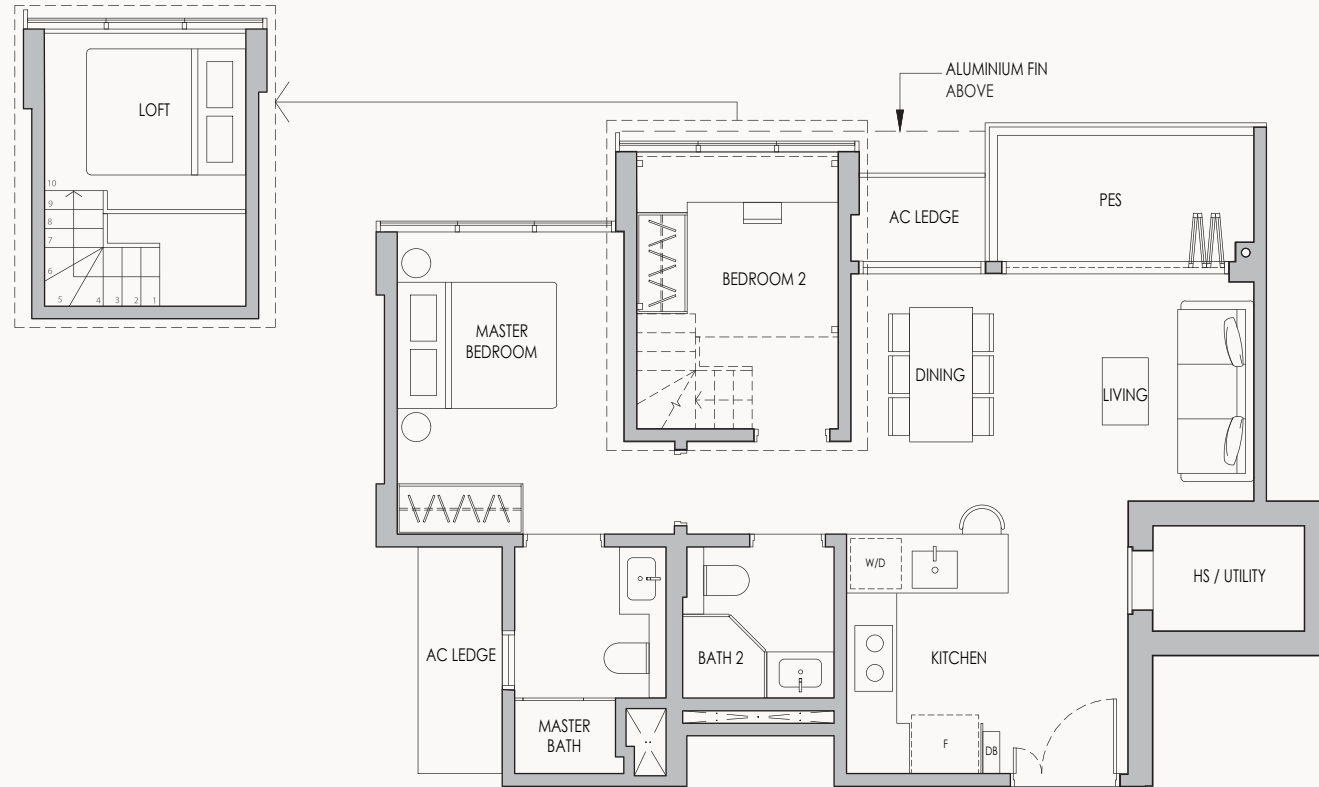
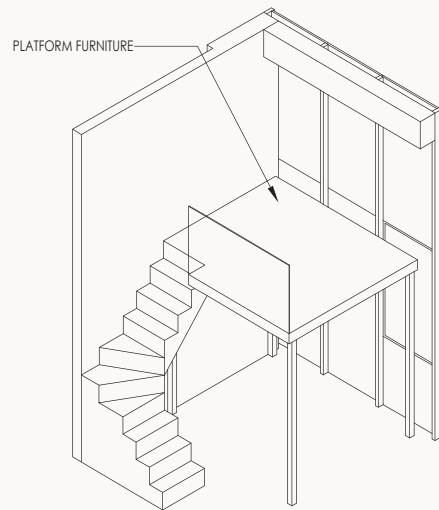


# TYPE A1-G

2-BEDROOM + UTILITY  
WITH FURNITURE LOFT

Area: 775 sq ft / 72 sq m  
(includes 6 sq m PES & 5 sq m ac ledge)

Unit: #01-03



Disclaimer:  
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Legend (where applicable)  
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For an illustration of the approved balcony screen, please refer to this brochure.

0 1 2 3 4 5m



KEY PLAN NOT TO SCALE



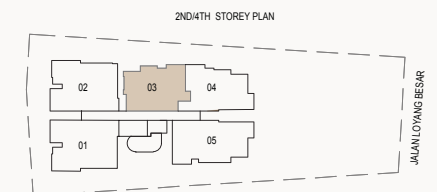
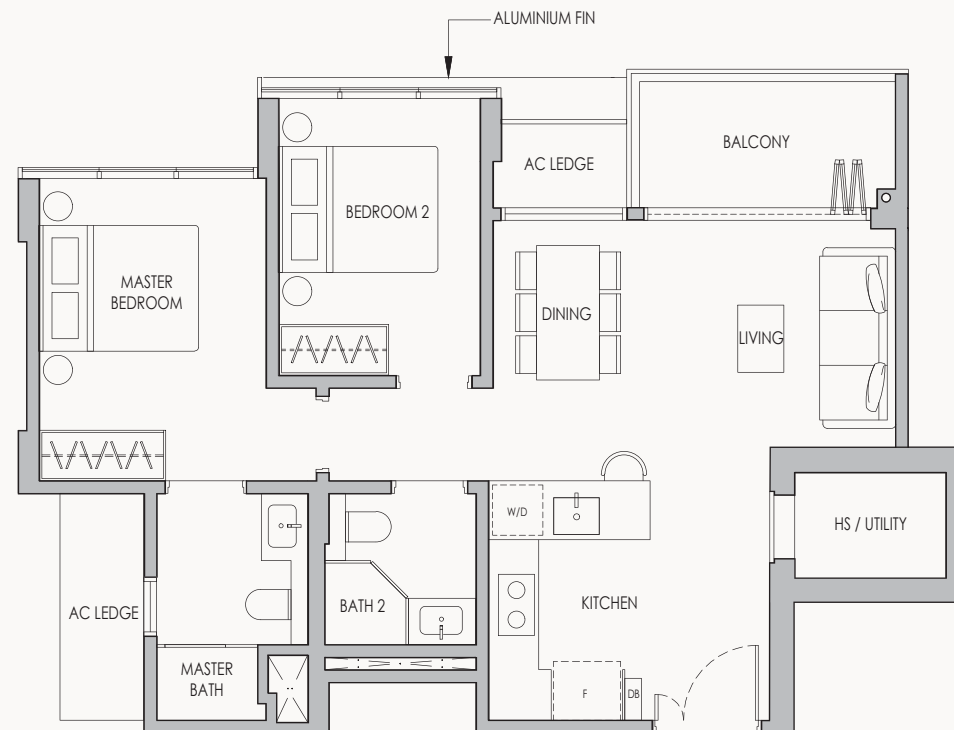
# TYPE A1

## 2-BEDROOM + UTILITY

Area: 775 sq ft / 72 sq m

(includes 6 sq m balcony & 5 sq m ac ledge)

Unit: #02-03 & #04-03



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KEY PLAN NOT TO SCALE

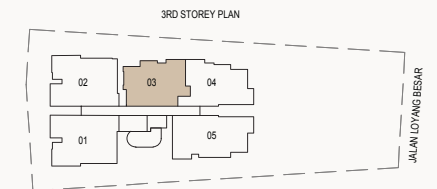
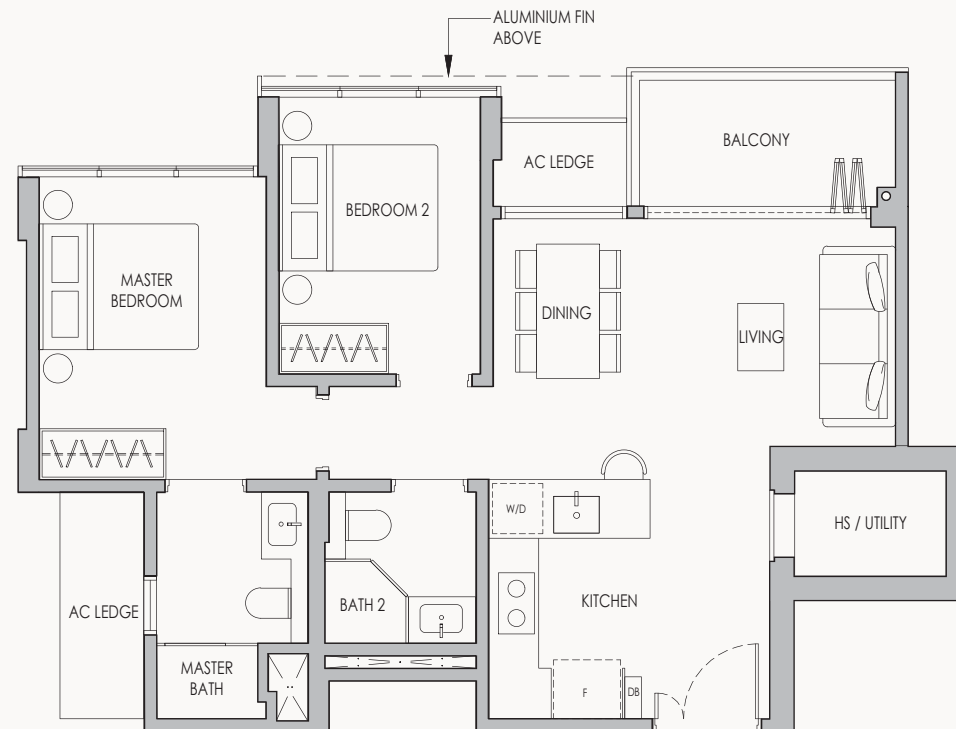


# TYPE A1-a

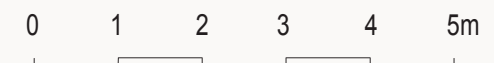
## 2-BEDROOM + UTILITY

Area: 775 sq ft / 72 sq m  
(includes 6 sq m balcony & 5 sq m ac ledge)

Unit: #03-03



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KEY PLAN NOT TO SCALE

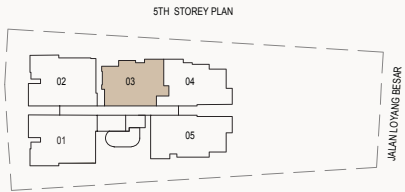
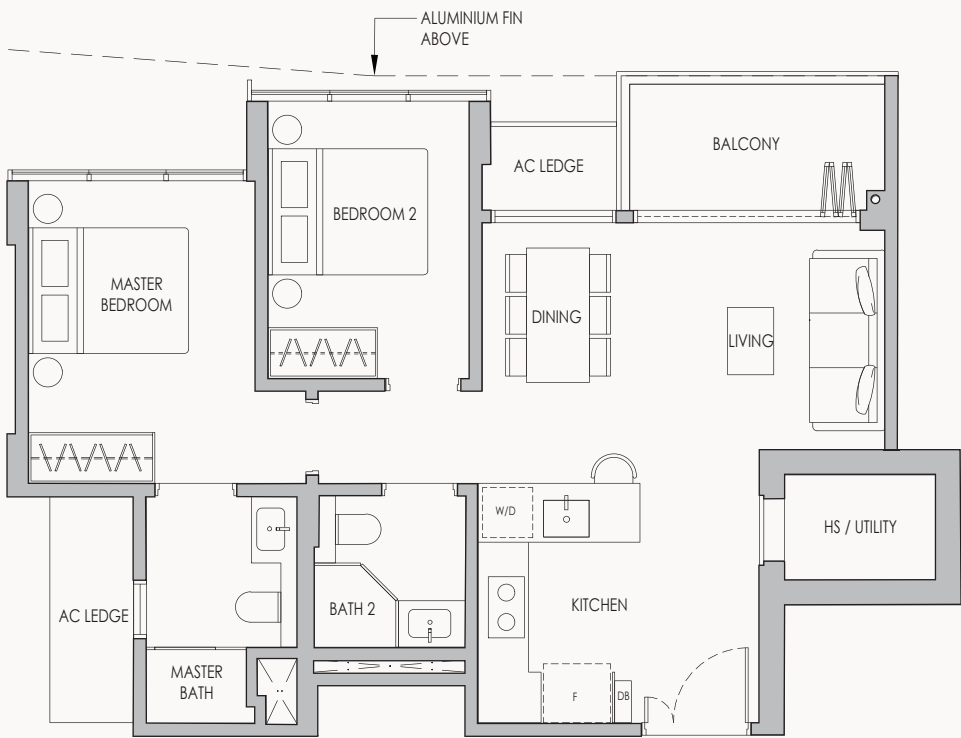


TYPE A1-b

2-BEDROOM + UTILITY

Area: 775 sq ft / 72 sq m  
(includes 6 sq m balcony & 5 sq m ac ledge)

Unit: #05-03



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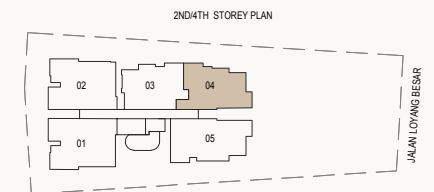
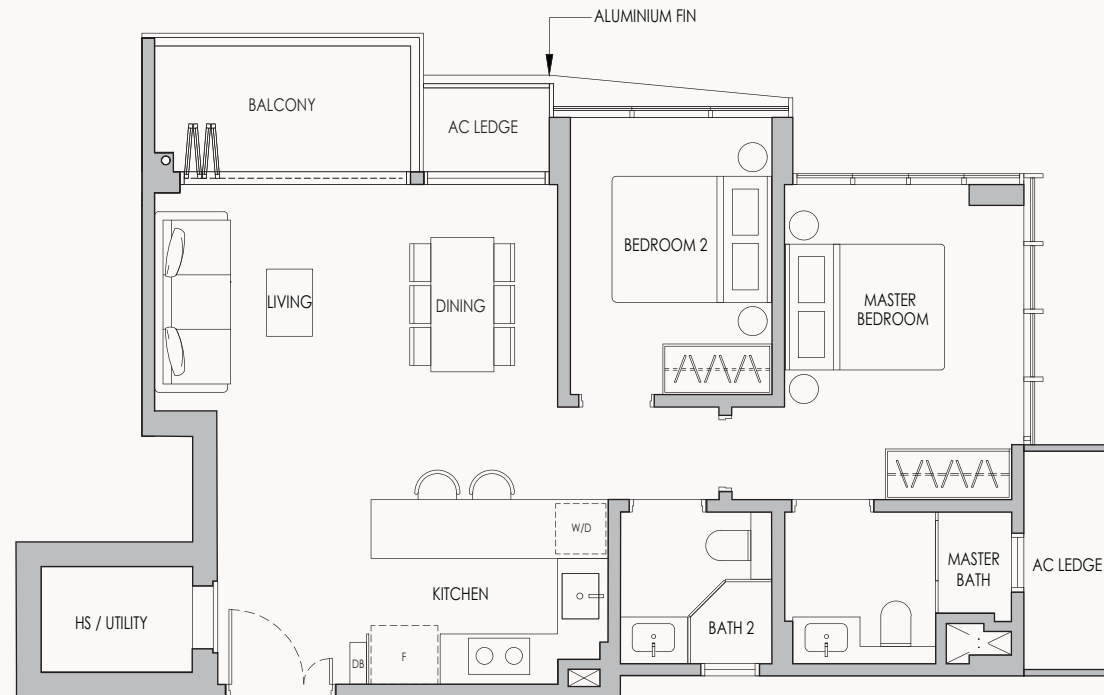
## TYPE A2

### 2-BEDROOM + UTILITY

Area: 818 sq ft / 76 sq m

(includes 6 sq m balcony & 5 sq m ac ledge)

Unit: #02-04 & #04-04



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KEY PLAN NOT TO SCALE

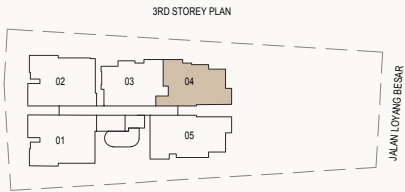
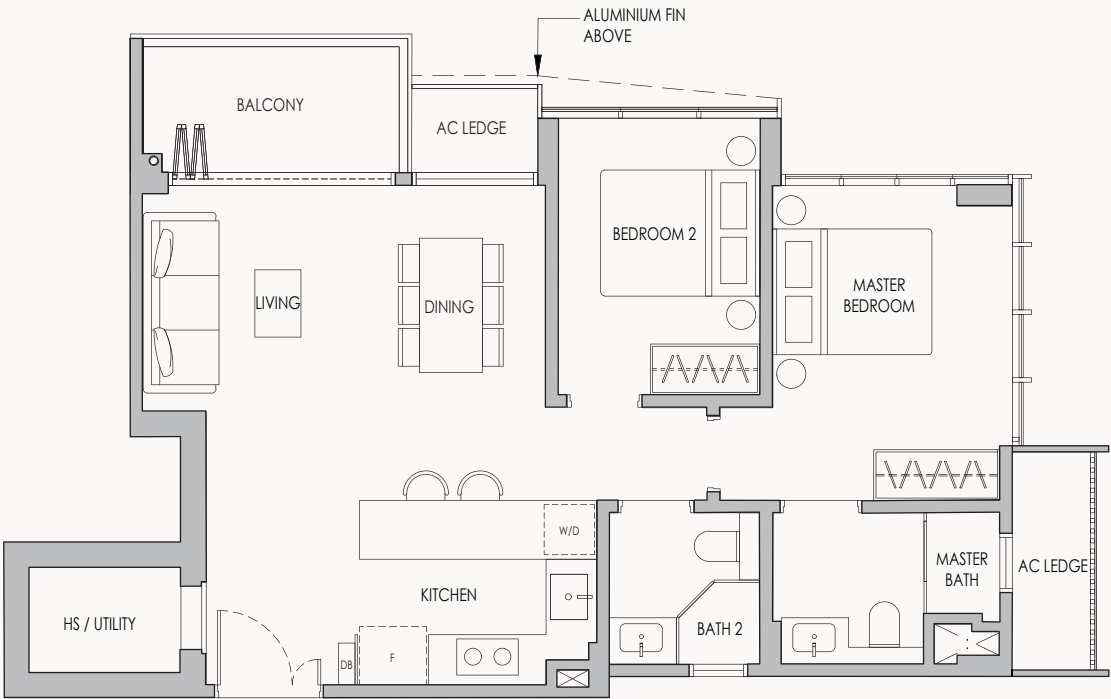


TYPE A2-a

2-BEDROOM + UTILITY

Area: 818 sq ft / 76 sq m  
(includes 6 sq m balcony & 5 sq m ac ledge)

Unit: #03-04



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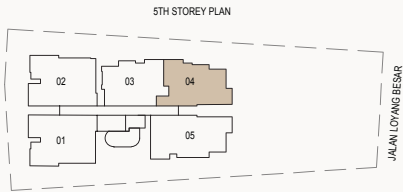
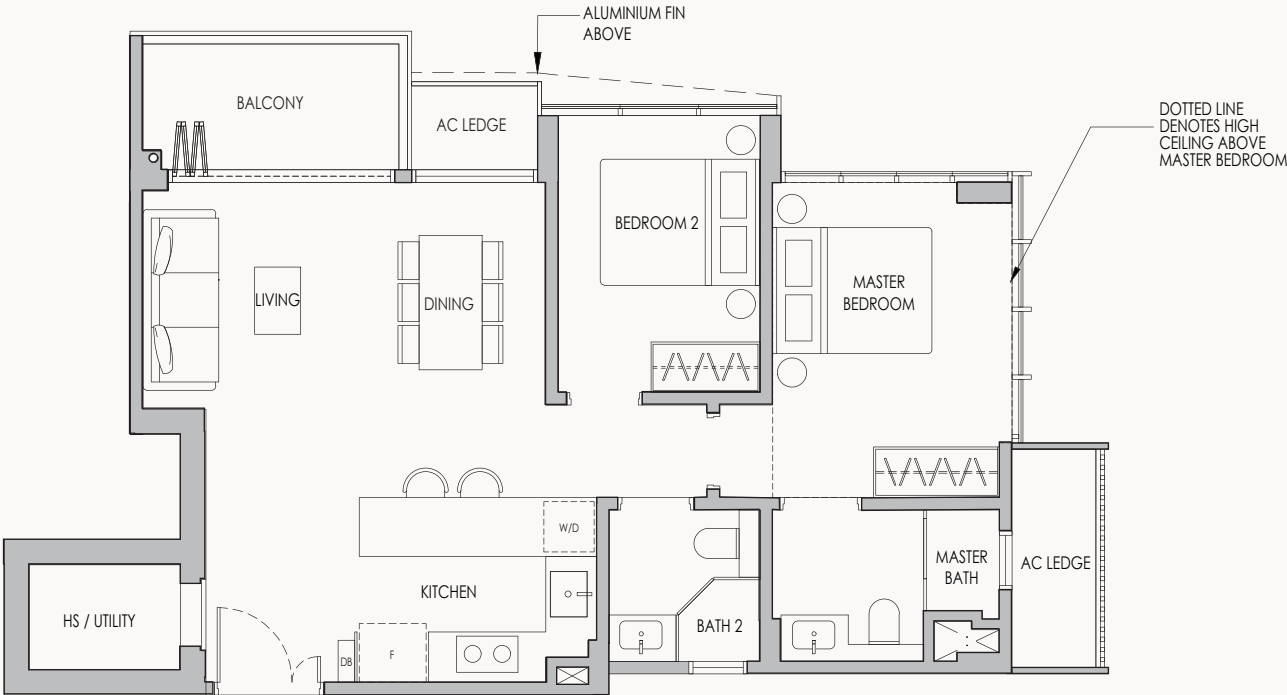


TYPE A2-b

2-BEDROOM + UTILITY

Area: 883 sq ft / 82 sq m  
(includes 6 sq m balcony & 5 sq m ac ledge)

Unit: #05-04



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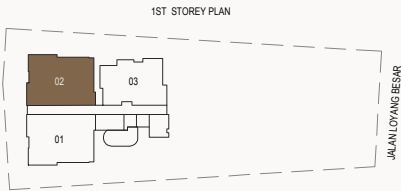
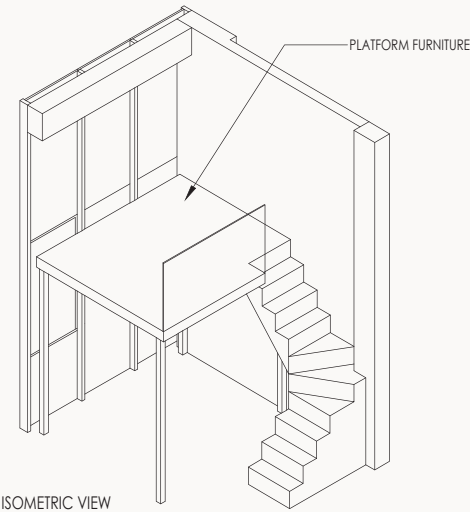
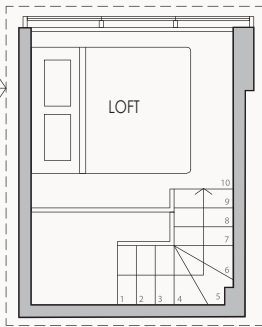
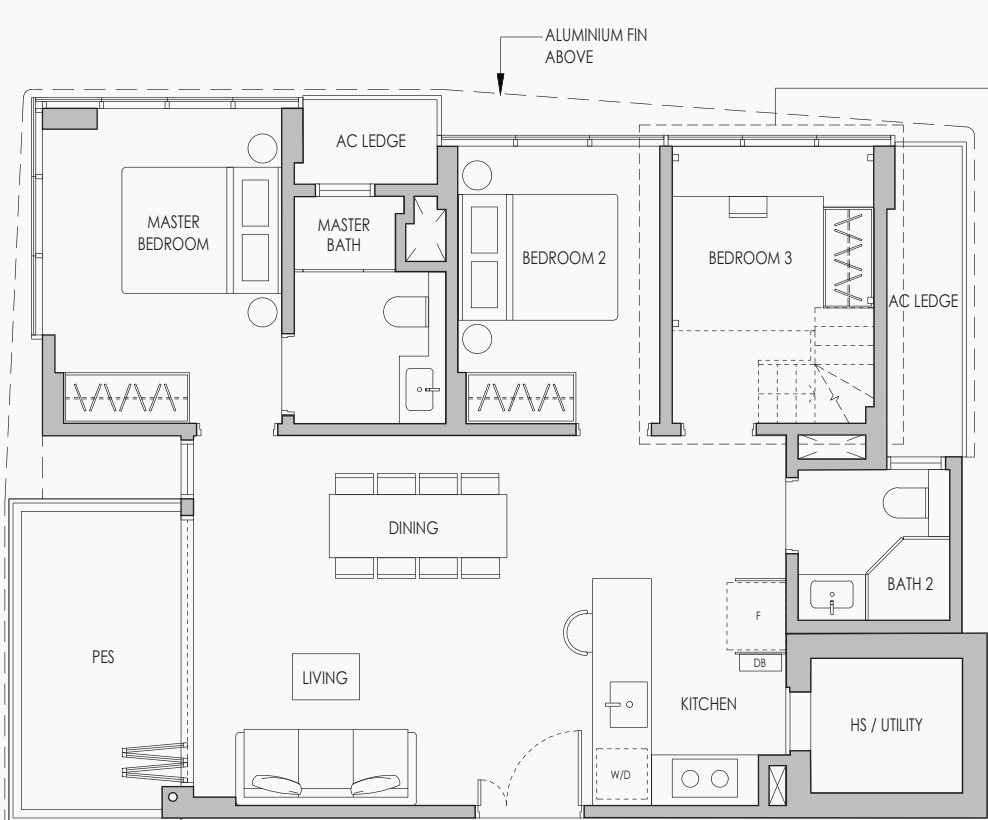


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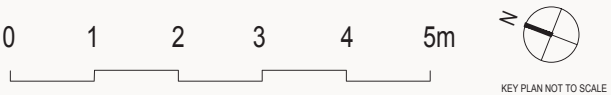
3-BEDROOM + UTILITY  
WITH FURNITURE LOFT

Area: 980 sq ft / 91 sq m  
(includes 9 sq m PES &  
6 sq m ac ledge)

Unit: #01-02



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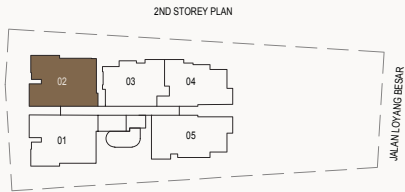
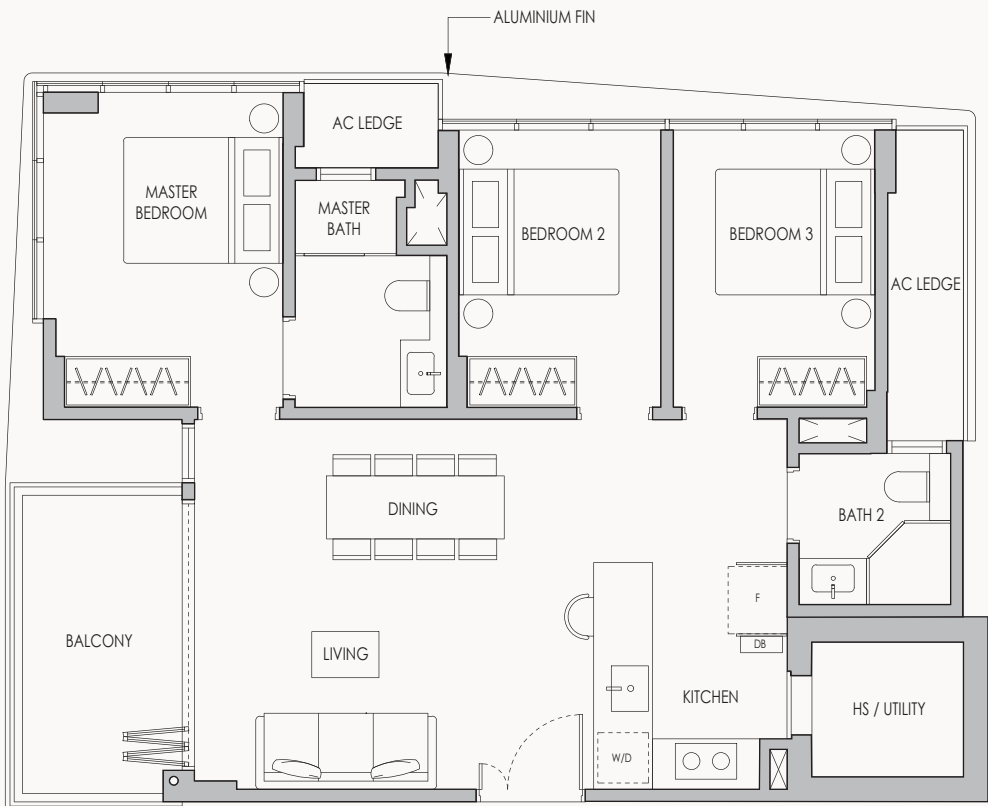


TYPE B1

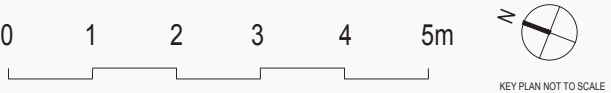
3-BEDROOM + UTILITY

Area: 980 sq ft / 91 sq m  
(includes 9 sq m balcony & 6 sq m ac ledge)

Unit: #02-02



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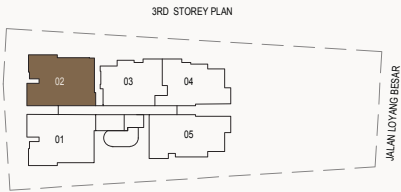
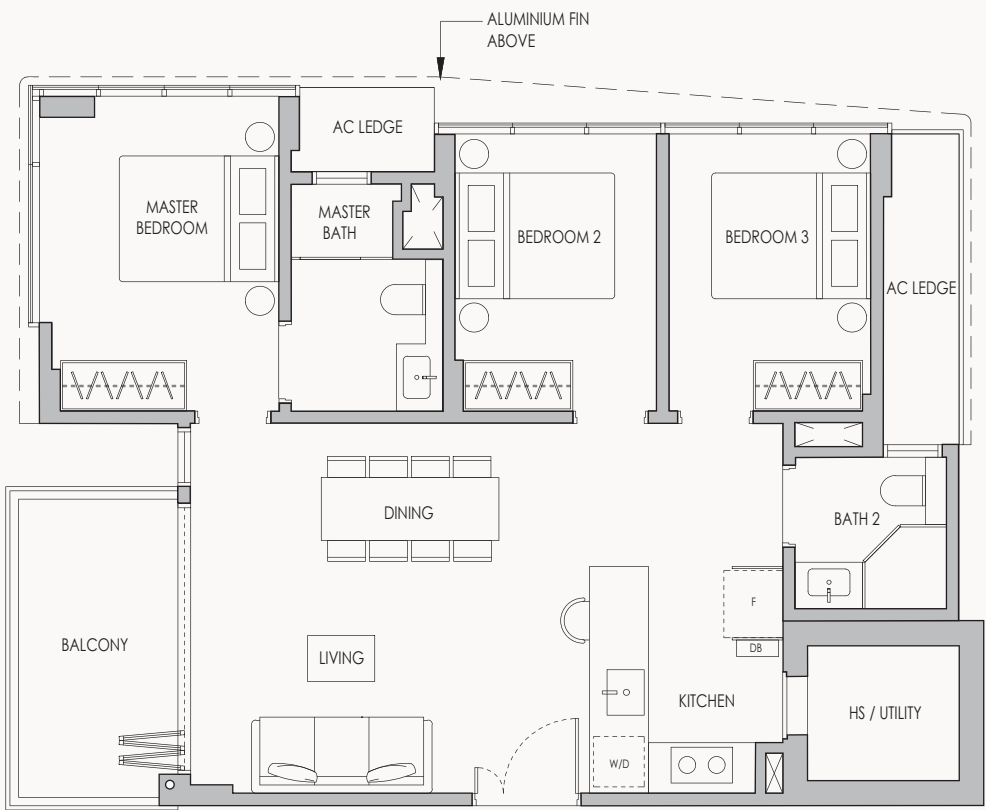


TYPE B1-a

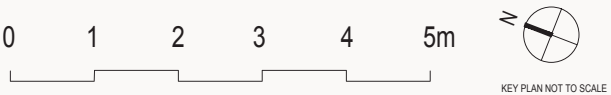
3-BEDROOM + UTILITY

Area: 980 sq ft / 91 sq m  
(includes 9 sq m balcony & 6 sq m ac ledge)

Unit: #03-02



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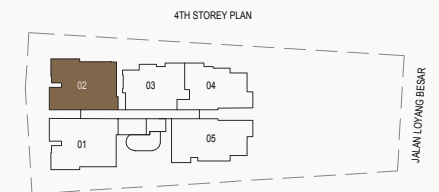
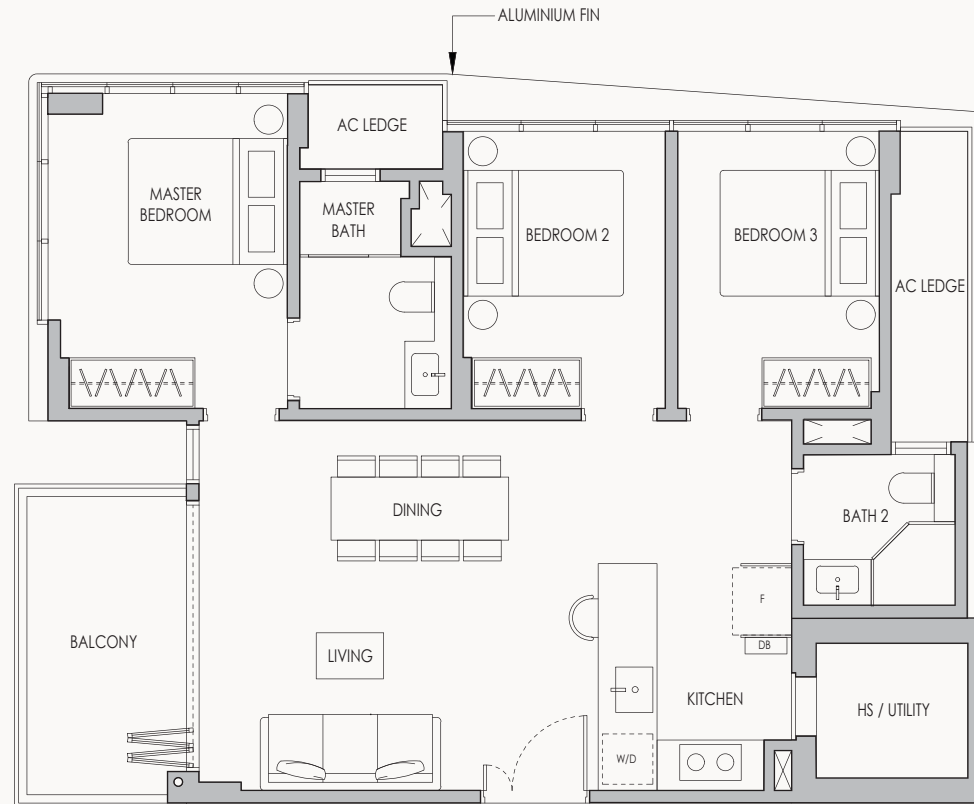


## TYPE B1-b

### 3-BEDROOM + UTILITY

Area: 980 sq ft / 91 sq m  
(includes 9 sq m balcony & 6 sq m ac ledge)

Unit: #04-02



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0 1 2 3 4 5m



KEY PLAN NOT TO SCALE

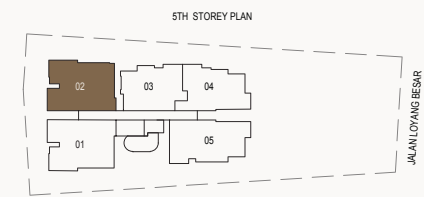
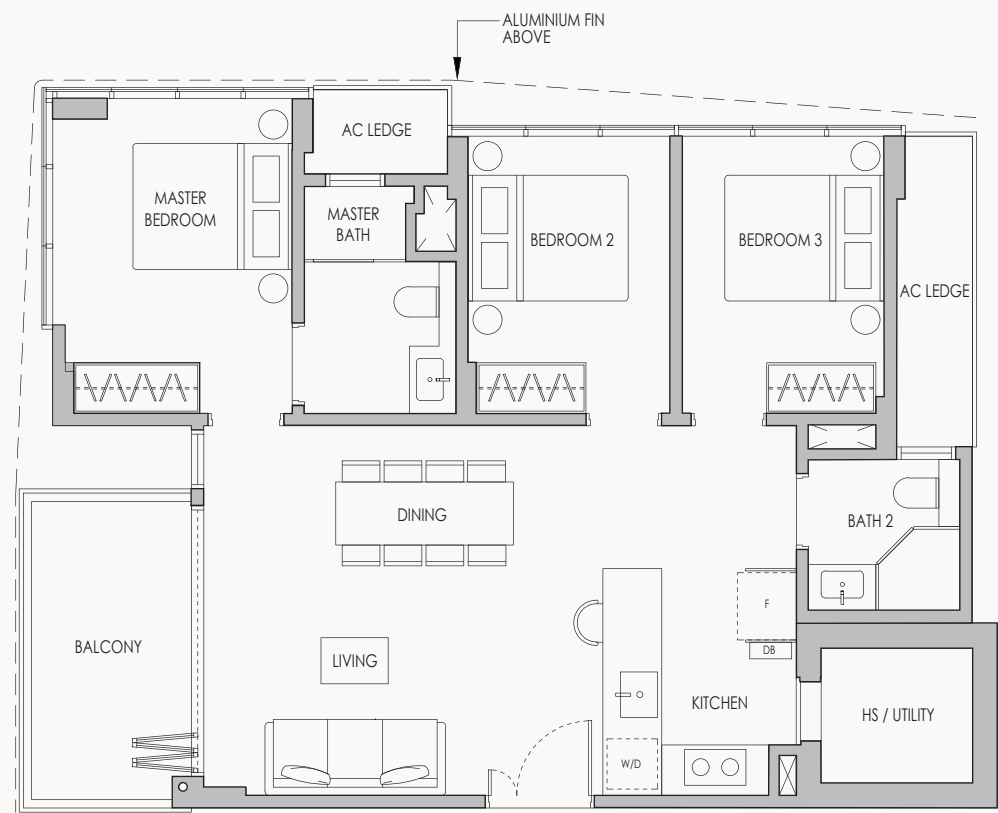


TYPE B1-c

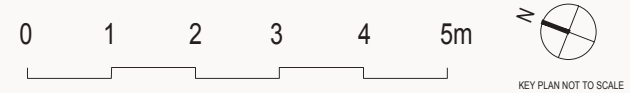
3-BEDROOM + UTILITY

Area: 980 sq ft / 91 sq m  
(includes 9 sq m balcony & 6 sq m ac ledge)

Unit: #05-02



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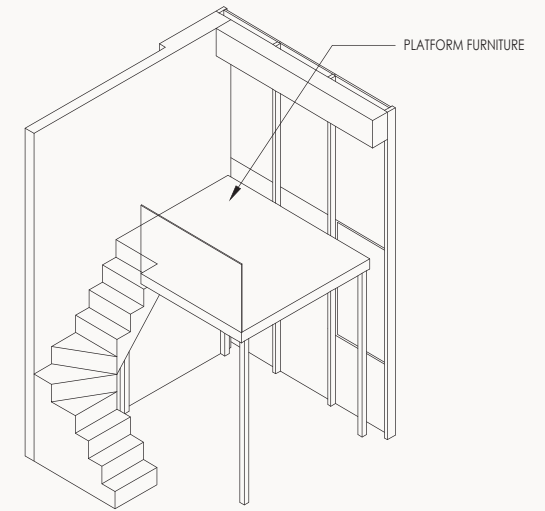
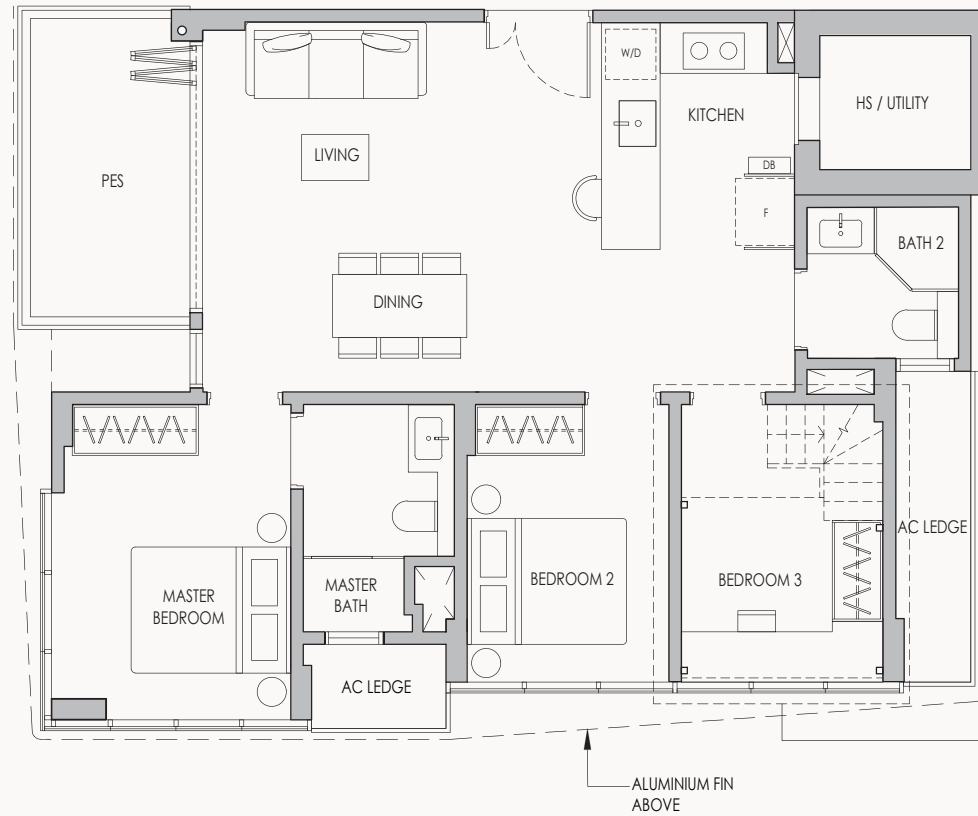


## TYPE B1-G\*

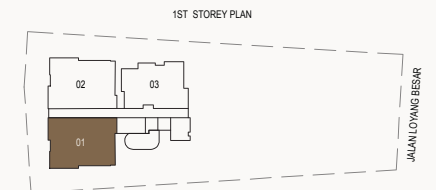
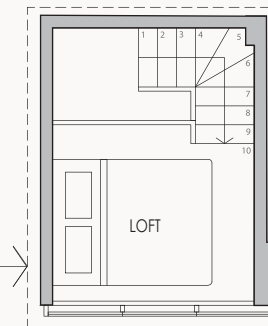
3-BEDROOM + UTILITY  
WITH FURNITURE LOFT

Area: 980 sq ft / 91 sq m  
(includes 9 sq m PES &  
6 sq m ac ledge)

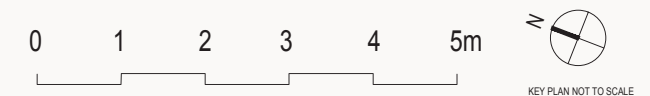
Unit: #01-01



ISOMETRIC VIEW



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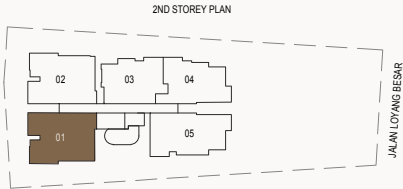
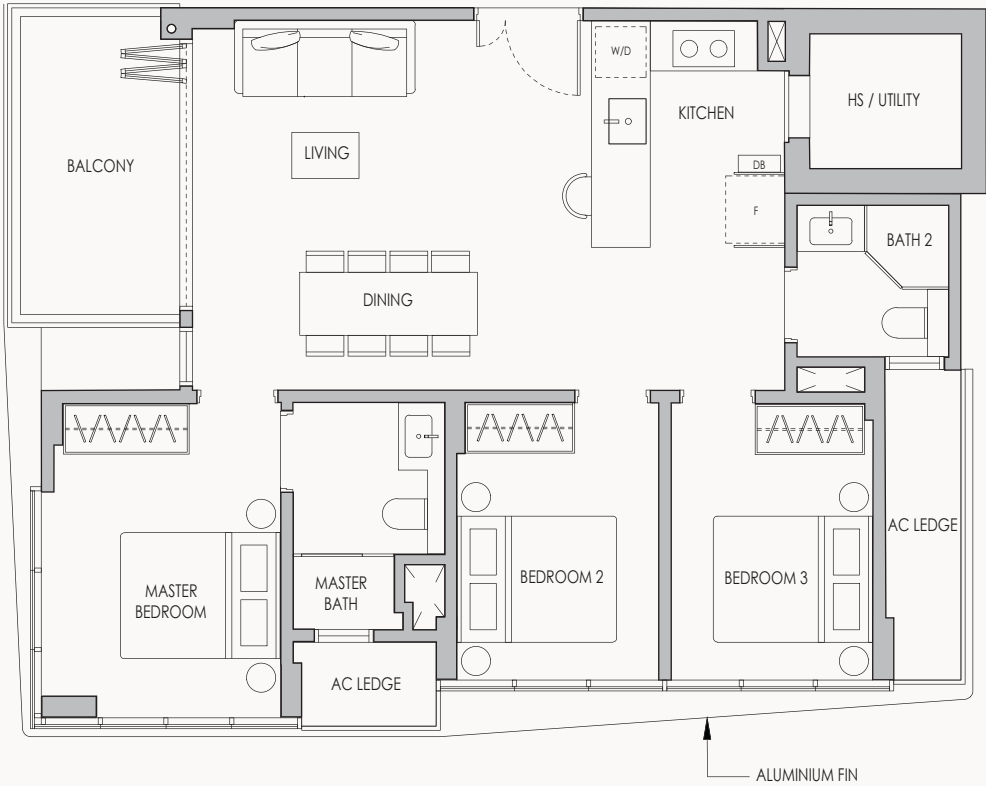


TYPE B1\*

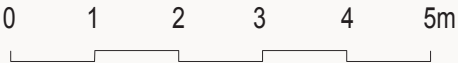
3-BEDROOM + UTILITY

Area: 980 sq ft / 91 sq m  
(includes 9 sq m balcony & 6 sq m ac ledge)

Unit: #02-01



Disclaimer:  
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Legend (where applicable)  
\* Balconies/PES are not to be enclosed except with a balcony screen which has been approved and complies with the Competent Authority's guidelines.  
For an illustration of the approved balcony screen, please refer to this brochure.



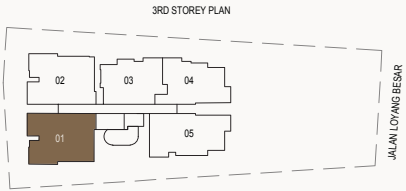
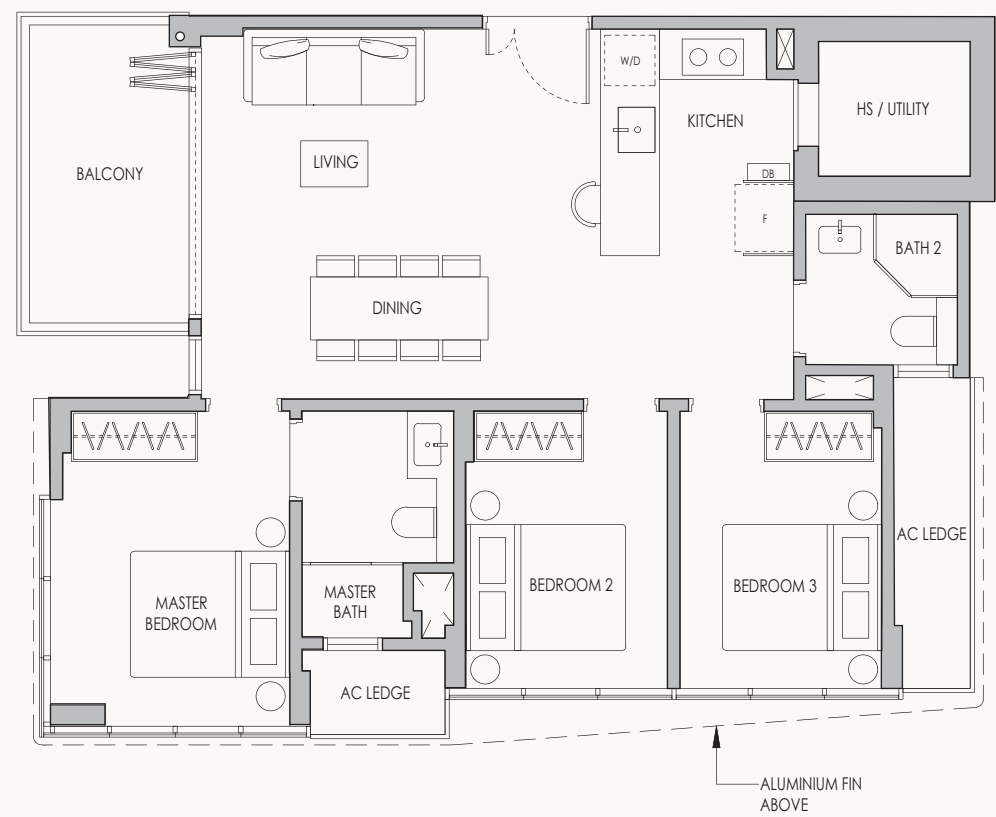
KEY PLAN NOT TO SCALE

TYPE B1-a\*

3-BEDROOM + UTILITY

Area: 980 sq ft / 91 sq m  
(includes 9 sq m balcony & 6 sq m ac ledge)

Unit: #03-01



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Legend (where applicable)  
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For an illustration of the approved balcony screen, please refer to this brochure.





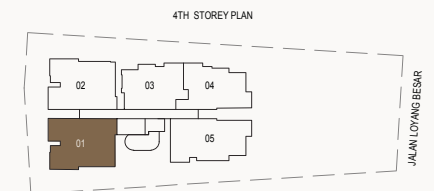
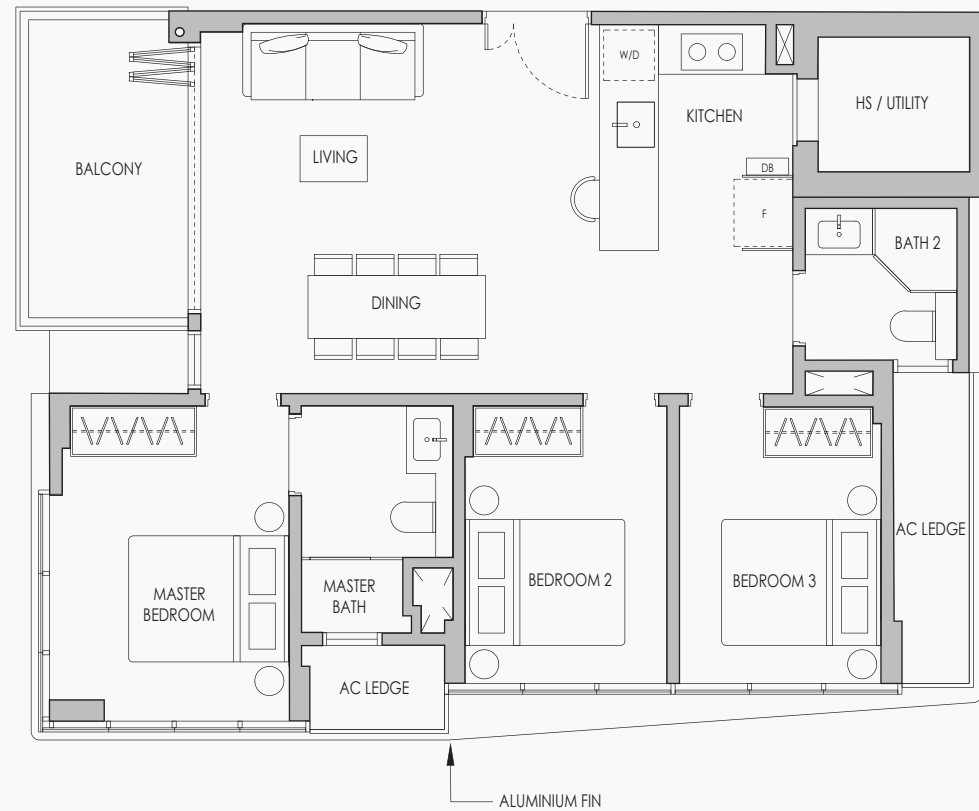
## TYPE B1-b\*

### 3-BEDROOM + UTILITY

Area: 980 sq ft / 91 sq m

(includes 9 sq m balcony & 6 sq m ac ledge)

Unit: #04-01



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Legend (where applicable)  
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For an illustration of the approved balcony screen, please refer to this brochure.



KEY PLAN NOT TO SCALE

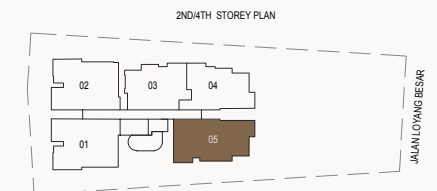
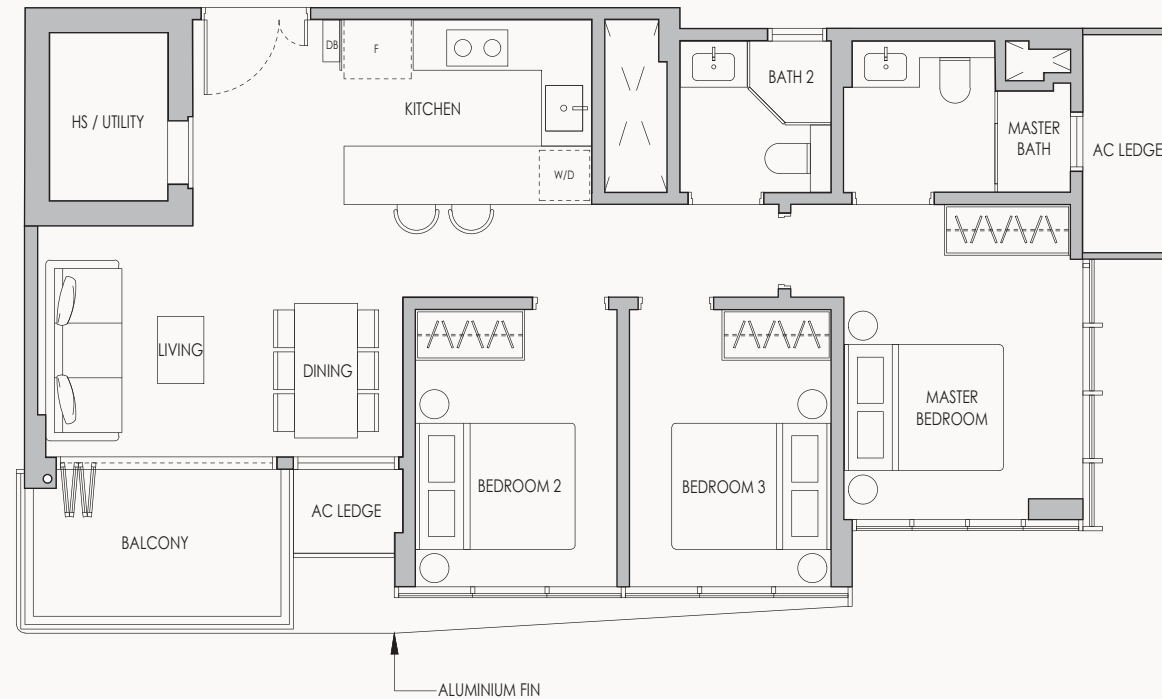
## TYPE B2

### 3-BEDROOM + UTILITY

Area: 926 sq ft / 86 sq m

(includes 7 sq m balcony & 4 sq m ac ledge)

Unit: #02-05 & #04-05



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For an illustration of the approved balcony screen, please refer to this brochure.

0 1 2 3 4 5m



KEY PLAN NOT TO SCALE



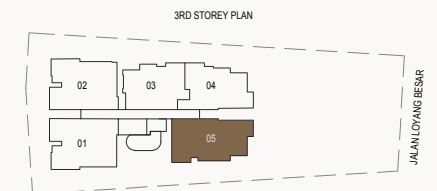
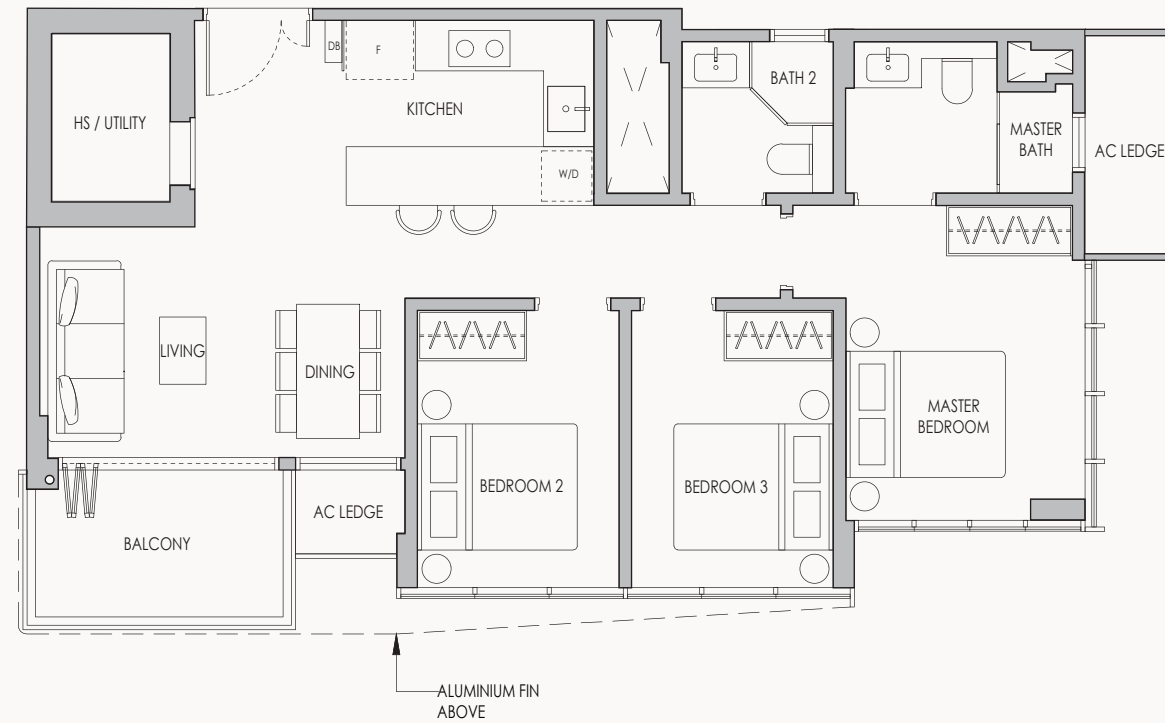
## TYPE B2-a

### 3-BEDROOM + UTILITY

Area: 926 sq ft / 86 sq m

(includes 7 sq m balcony & 4 sq m ac ledge)

Unit: #03-05



Disclaimer:  
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Legend (where applicable)  
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For an illustration of the approved balcony screen, please refer to this brochure.



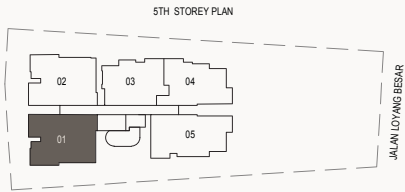
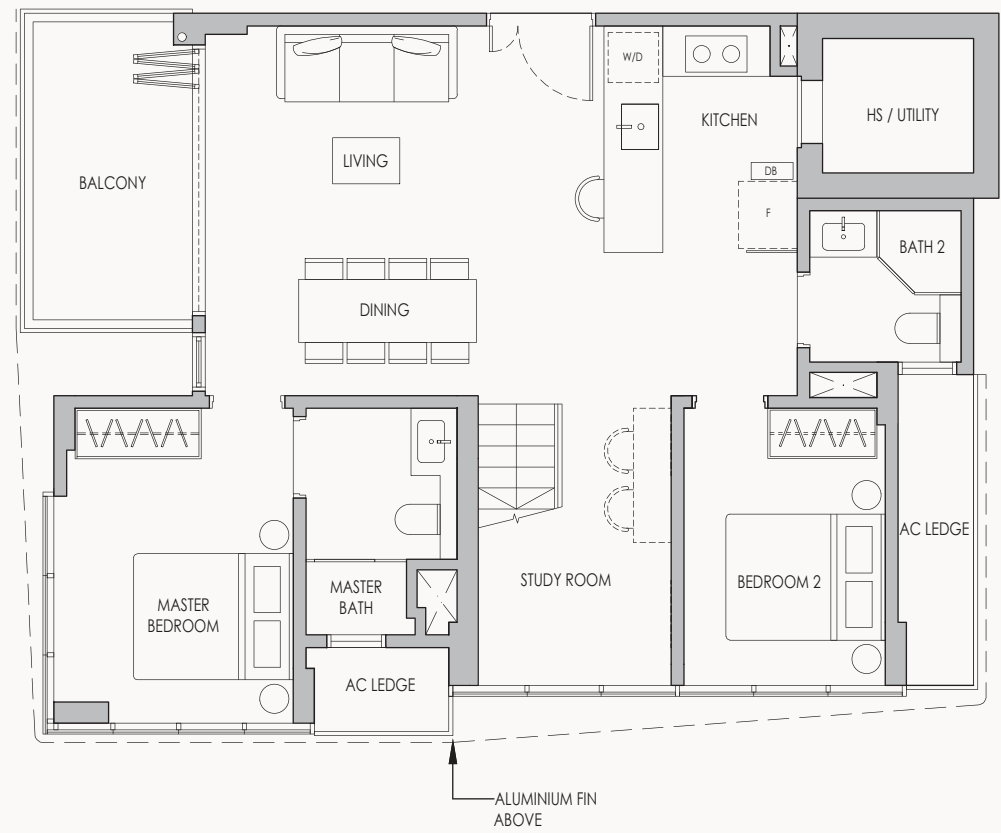
KEY PLAN NOT TO SCALE

TYPE C1-PH

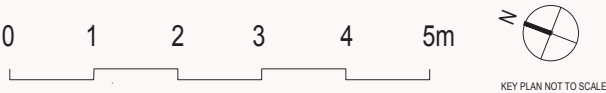
3-BEDROOM + FLEXI + STUDY ROOM + UTILITY

Area: 1679 sq ft / 156 sq m  
(includes 9 sq m balcony & 10 sq m ac ledge)

Unit: #05-01



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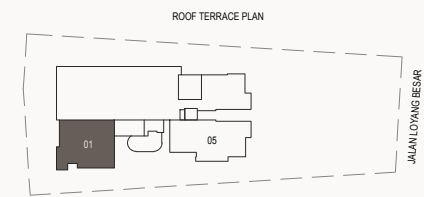
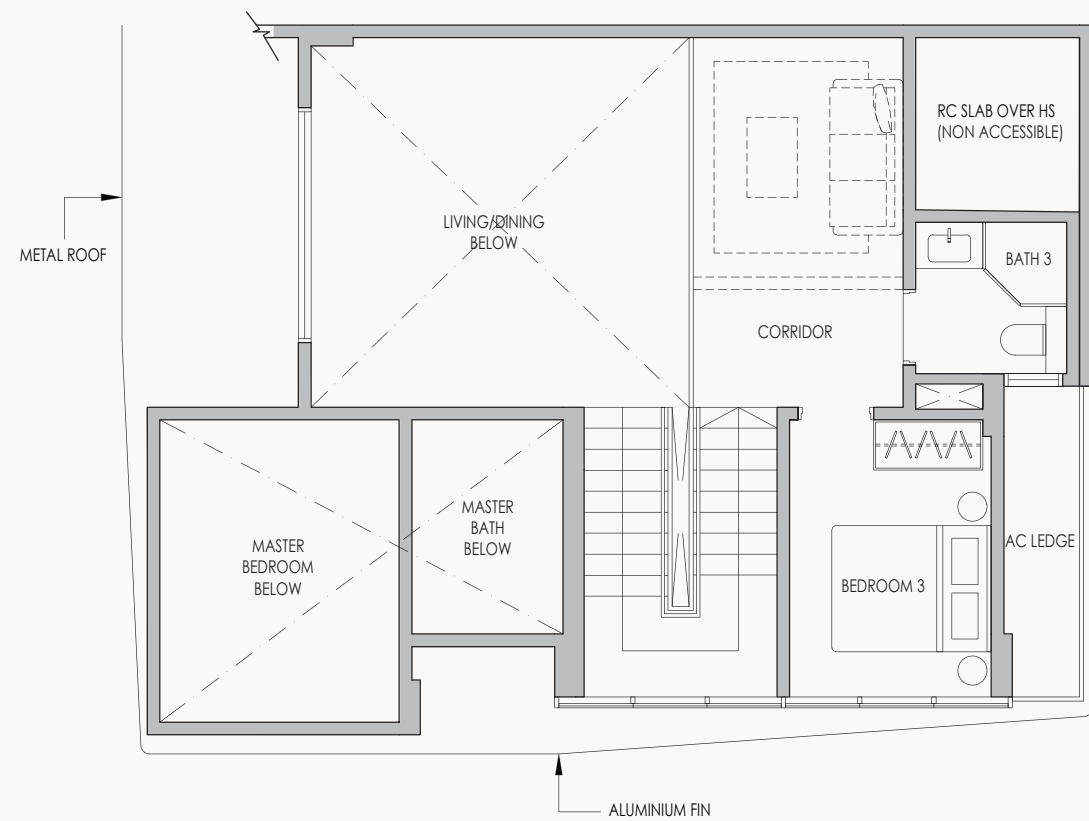


TYPE C1-PH

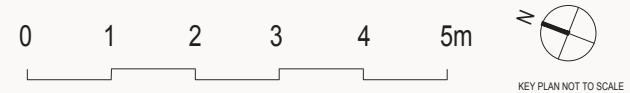
3-BEDROOM + FLEXI + STUDY ROOM + UTILITY

Area: 1679 sq ft / 156 sq m  
(includes 9 sq m balcony & 10 sq m ac ledge)

Unit: #05-01



Disclaimer:  
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For an illustration of the approved balcony screen, please refer to this brochure.

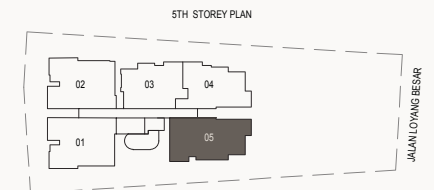
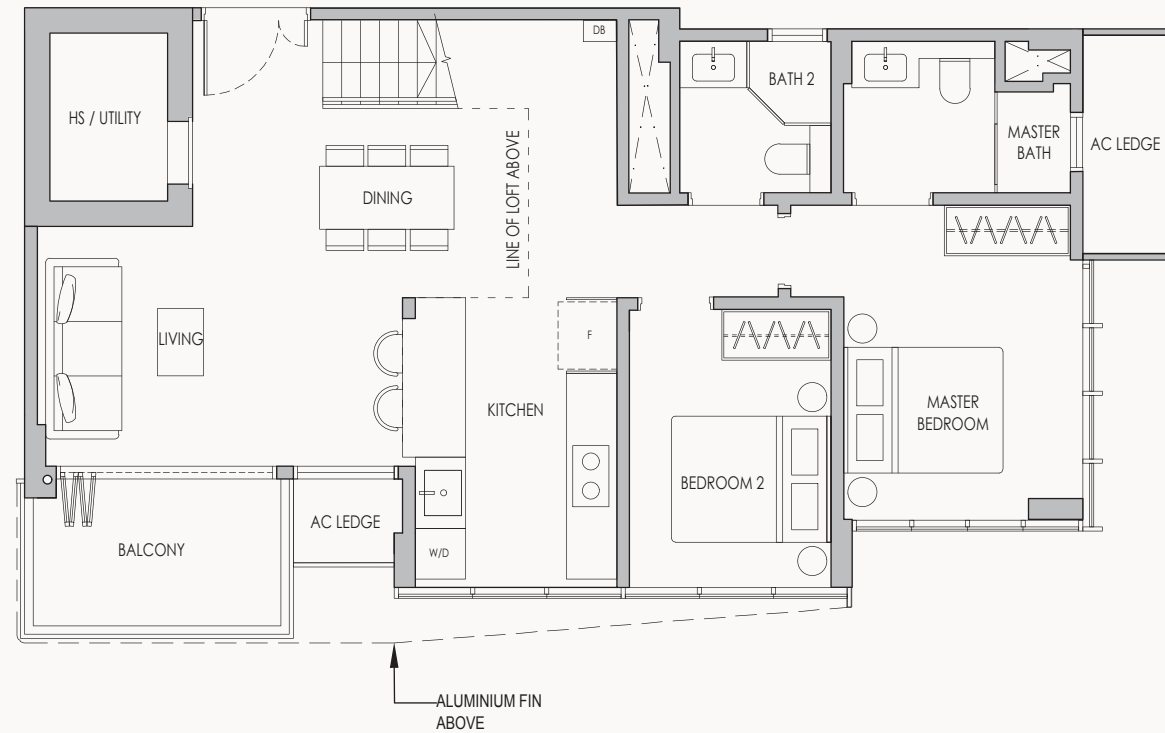


# TYPE C2-PH

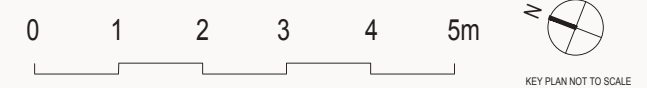
## 4-BEDROOM + UTILITY

Area: 1572 sq ft / 146 sq m  
(includes 7 sq m balcony & 4 sq m ac ledge)

Unit: #05-05



Disclaimer:  
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Legend (where applicable)  
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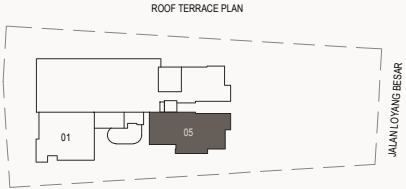
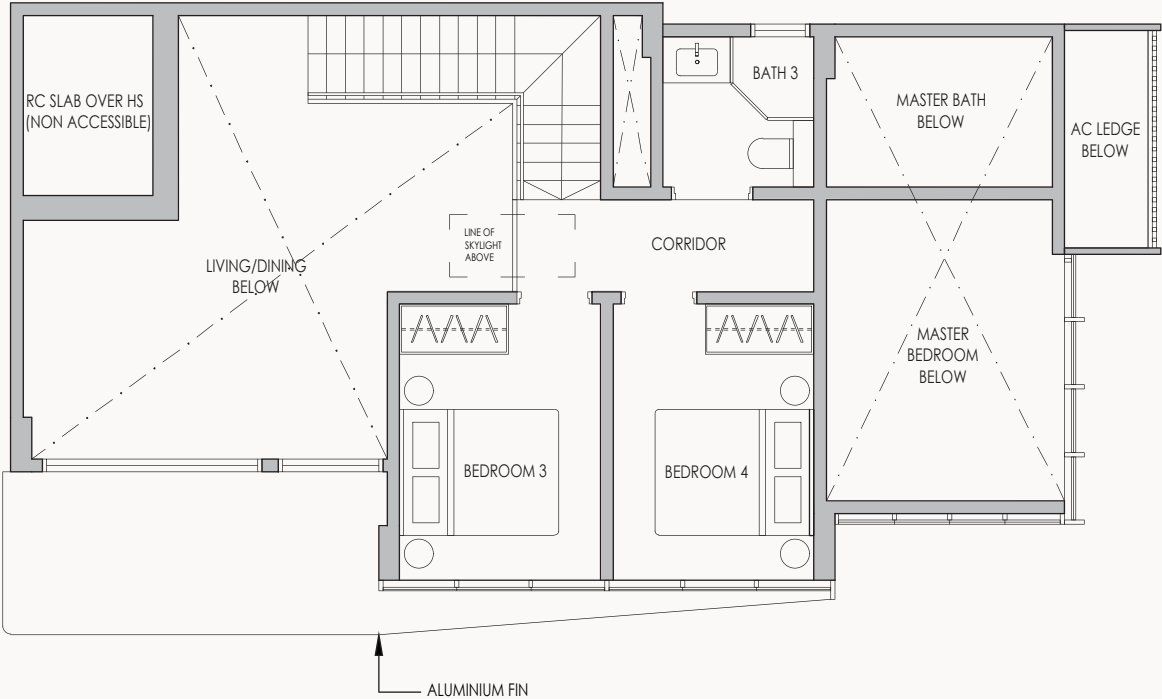


TYPE C2-PH

4-BEDROOM + UTILITY

Area: 1572 sq ft / 146 sq m  
(includes 7 sq m balcony & 4 sq m ac ledge)

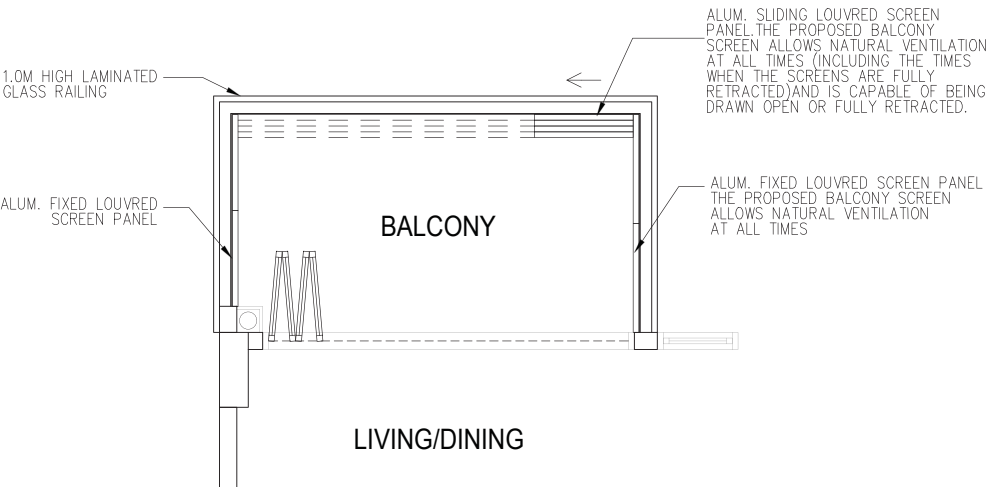
Unit: #05-05



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Legend (where applicable)  
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For an illustration of the approved balcony screen, please refer to this brochure.

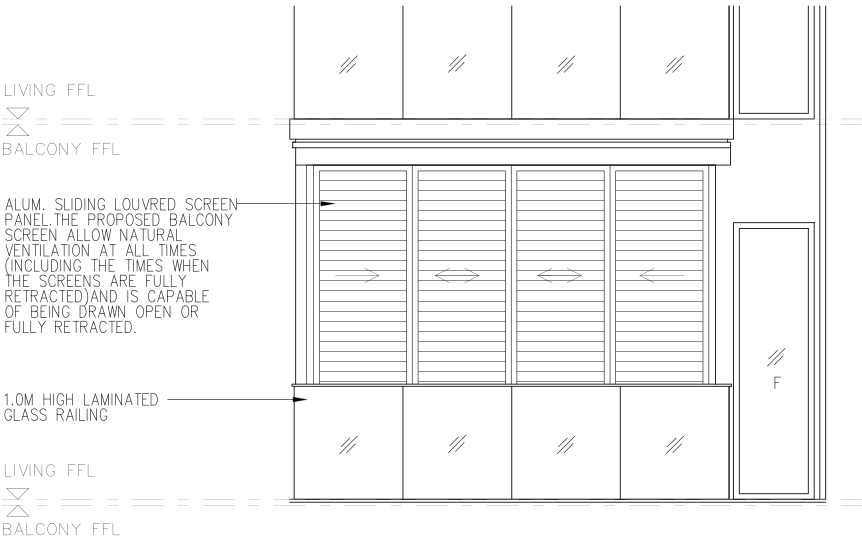


# APPROVED BALCONY SCREEN DESIGN

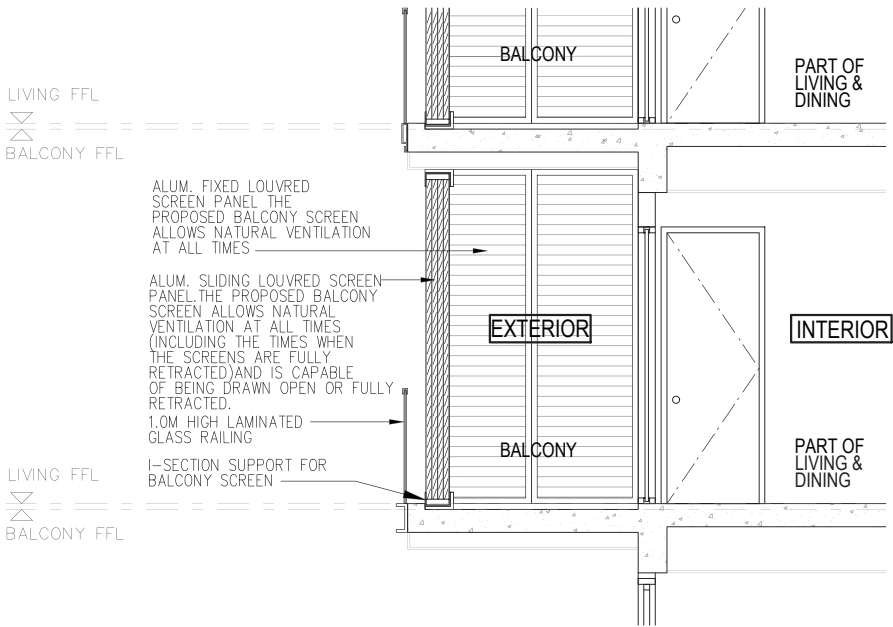


TYPICAL RETRACTABLE BALCONY SCREEN - PLAN

This drawing is for reference only. The balcony shall not be enclosed unless with the approved balcony screen as shown above. The cost of installing the approved balcony screen is to be borne by purchaser. The balcony screen will not be provided by the Developer.



ELEVATION



SECTION



## JOINTLY DEVELOPED BY



### JINMAC PTE LTD

Established in 1997, Jinmac Pte Ltd has more than 20 years of experience in the construction industry, specialising in residential, commercial and industrial projects. With commitment and dedication, they were awarded the URA Heritage Award in 2016.

Since 2007, Jinmac's director has also ventured into boutique developments and has since grown an impressive portfolio of residential developments from landed to cluster housing and condominiums, like D'hiro@Hillside, Grandioso 8, Meridian 38 and Lotus Ville.

D'hiro@Hillside

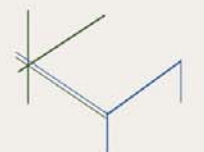


Lotus Ville



Meridian 38

Grandioso 8



KY GROUP

KY Management & Consultation Pte Ltd

KH Investment Holdings Pte Ltd

Max Development Pte Ltd

K3 Investment Pte Ltd

KY Hospitality Pte Ltd

KSY Land Pte Ltd

KY Land Pte Ltd

K2 Land Pte Ltd

### K Y GROUP

Established and based in Singapore, KY Group is a real estate developer with a strong presence in Singapore's vibrant property market, boasting over two decades of experience and a specialisation in the redevelopment of landed residential projects.

With a vision to create stunning homes that harmoniously blend luxury, functionality and modernity, KY Group has successfully achieved this through their extensive portfolio of over 15 projects. This includes 6 units of bungalow at Punggol, 4 units of semi-detached at Toh Avenue & Toh Drive.

Bungalow at Punggol



**Disclaimer:** While every reasonable care has been taken in preparing this brochure and the attached plans, and in constructing the sales model, the Developer and its agents shall not be held responsible for any inaccuracies or omissions. All statements, specifications, information, depictions and plans in the brochure are believed to be accurate at the time of publication but shall not be regarded or relied upon as statements or representations of fact. All information, specifications and plans are subject to change/amendments as may be required and/or approved by the Developer and/or the building authorities and other relevant authorities and do not form part of an offer or contract. Visual representations, illustrations, photographs, graphic representations, sales model, pictures and other art renderings are only artist's impressions of the development and are not to be regarded or relied upon as statements and representations of fact. Photographs for images contained in the brochure do not necessarily represent as-built standard specifications. All areas are approximate measurements only and are subject to final survey. The property is subject to final inspection by the relevant authorities to comply with current codes of practice. The Sale and Purchase Agreement shall form the entire agreement between the Developer and the purchaser and shall supersede all statements, representations or promises made prior to the signing of the sale and purchase agreement and shall in no way be modified by and such statements, representations or promises made.



