

RIVELLE

Shaped By
WATER



Crafted For
HARMONY

An architectural rendering of the RIVELLE executive condominium. The image features four tall, modern high-rise buildings with a facade of large glass windows and dark brown vertical accents. Each floor has a balcony with a glass railing. In the foreground, there is a lush green landscape with a swimming pool, a water feature, and various trees and shrubs. To the right, there is a lower, modern building with large glass windows and a flat roof, which appears to be a clubhouse or community center. The sky is a clear, light blue.

Nestled amidst the modern conveniences of Tampines and the serene embrace of Bedok Reservoir, RIVELLE, an executive condominium, offers 572 exclusive residences that invite you to pause, unwind, and discover the true meaning of home — a privileged and rewarding lifestyle upgrade that celebrates the best of life.



5-MIN WALK



PINERY MALL (U/C)



SAFRA TAMPINES



yo:Ha COMMERCIAL



5-MIN WALK TAMPINES WEST MRT

All travel times are estimates and subject to actual traffic conditions.

LIFESTYLE

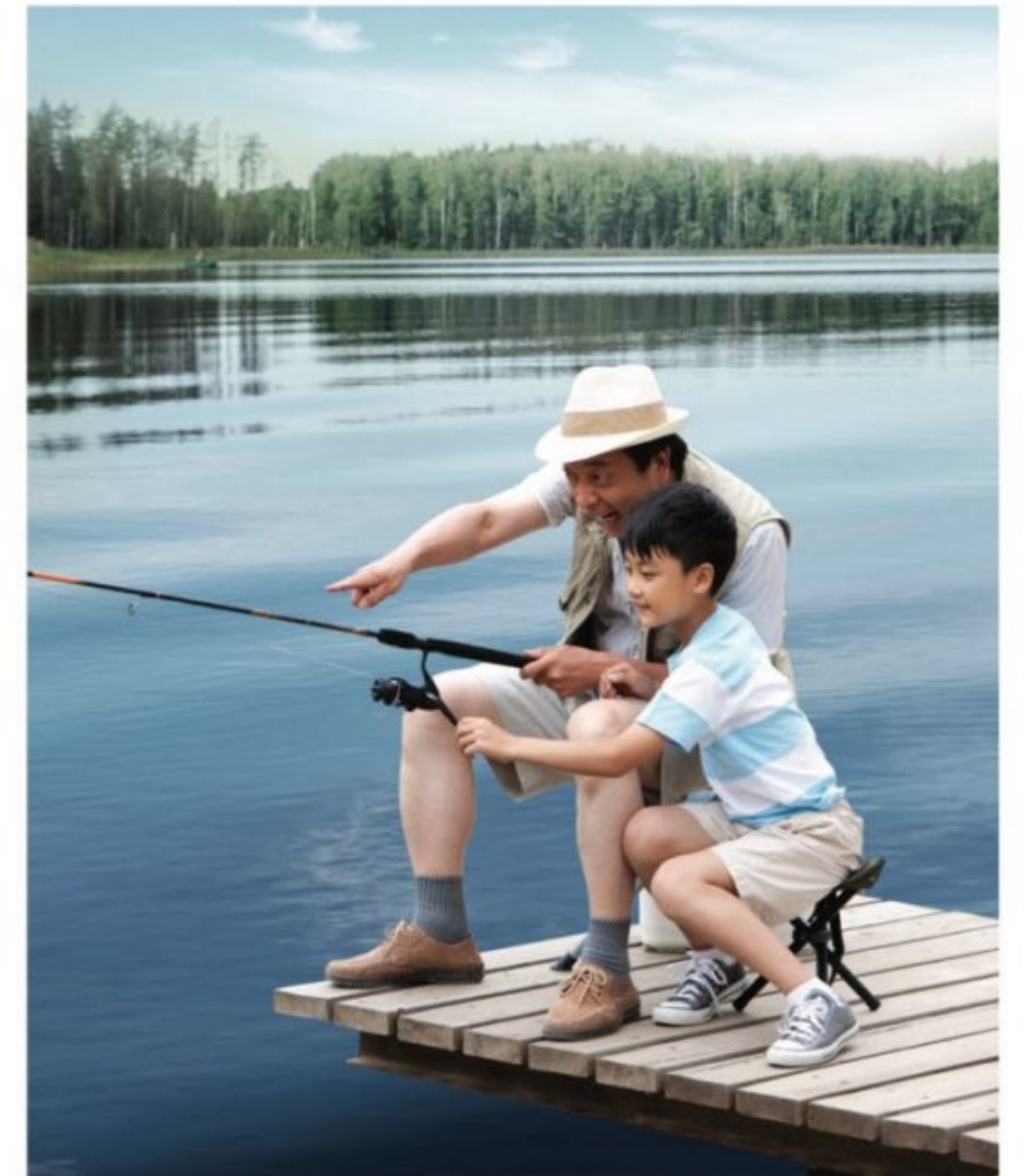
TRANSPORT



Meet Your
GREEN & BLUE
Neighbour

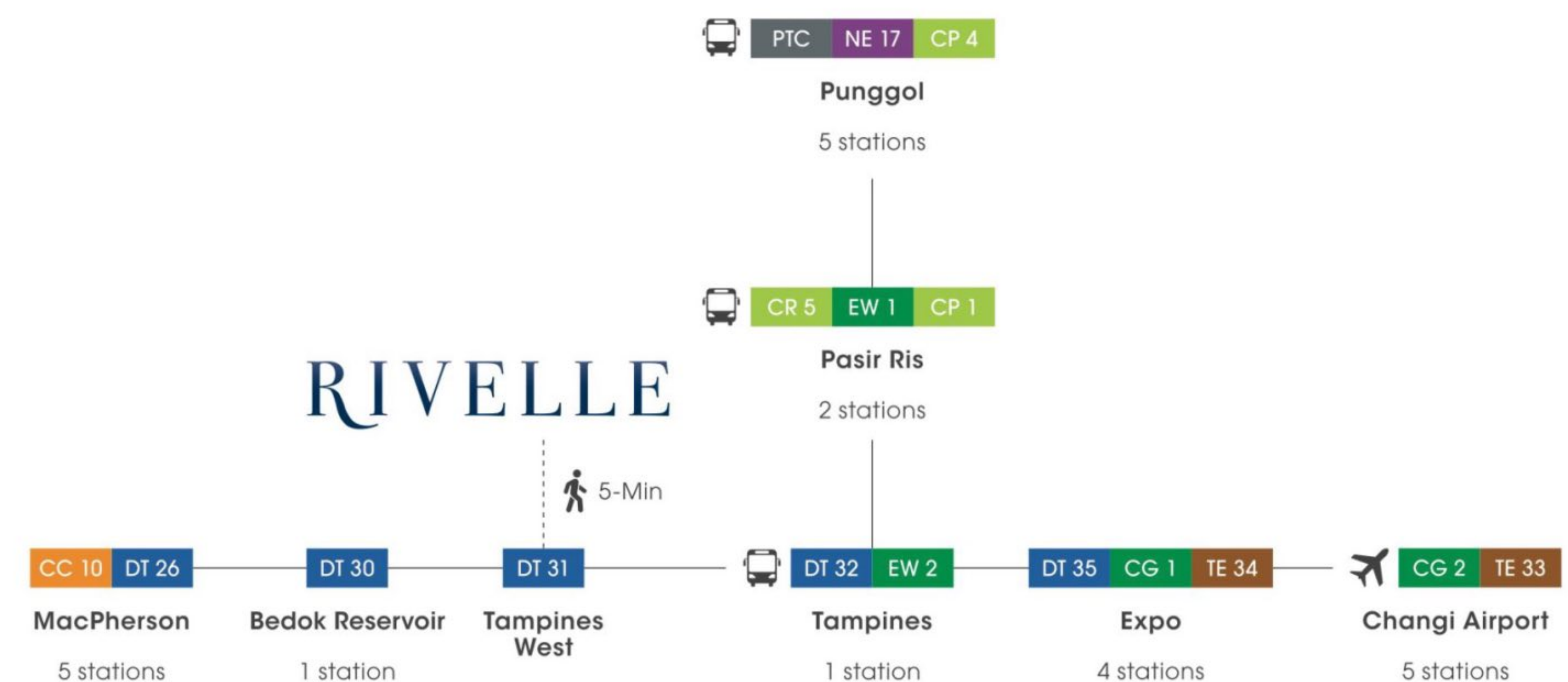
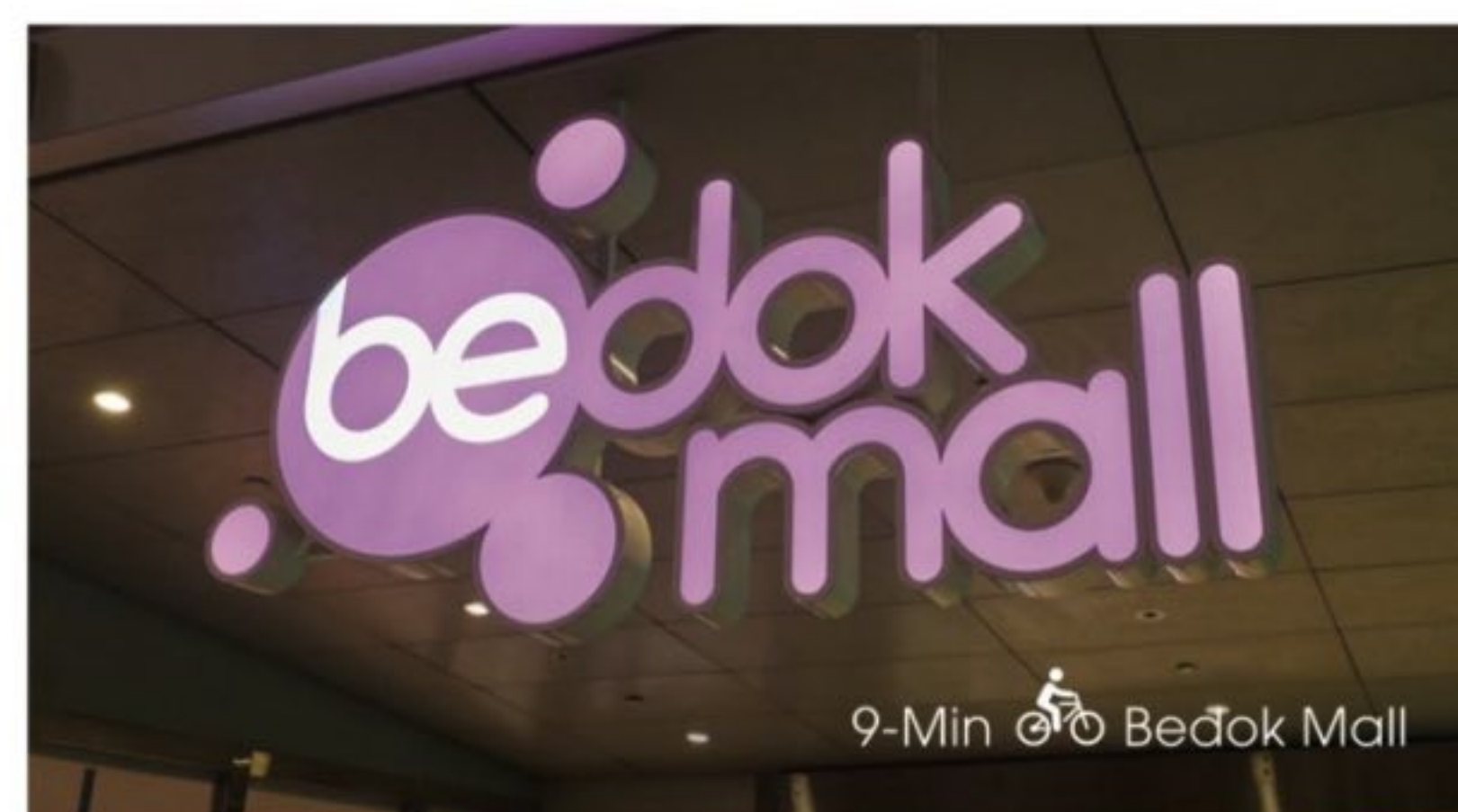


Discover a refreshing mix of lush greenery and serene waters at Bedok Reservoir Park, where you can stroll along verdant trails or dive into exciting water sports at PAssion WaVe @ Bedok Reservoir.



Your Vibrant World Within 10 Minutes

Experience the Tampines Walking-and-Cycling Town, where amenities are within a 10-minute walk or cycle. With seamless access to transport, retail, and lifestyle options, your everyday life is elevated with ease and enjoyment.



Thomson-East Coast Line & Cross Island Line under construction. All travel times are estimates and subject to actual traffic conditions.

The Address Of
Connectivity And
Convenience



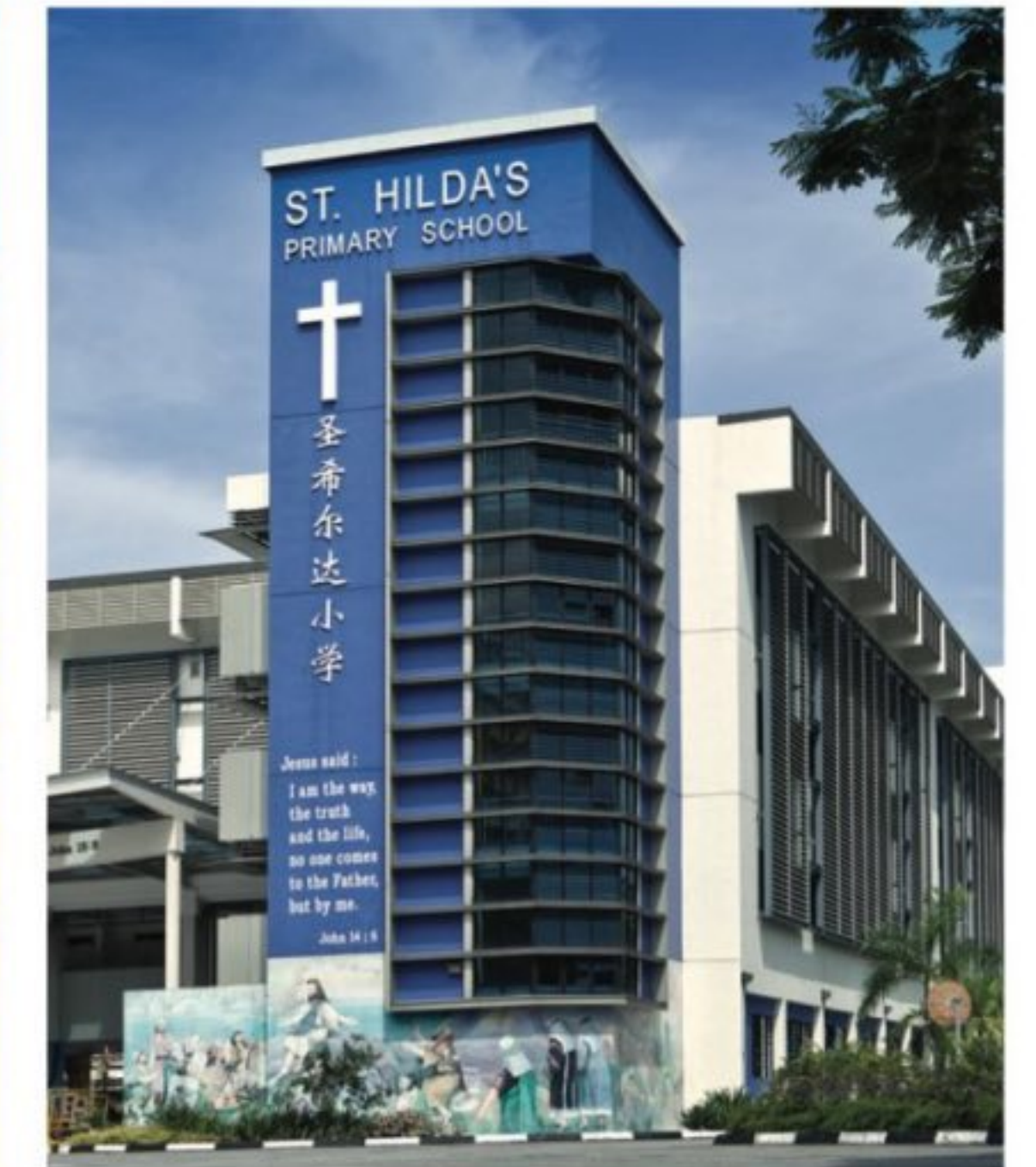


Downtown East

Close To
Home Closer To
Heart



Singapore University of Technology and Design (SUTD)



Immerse in a world of lifestyle comforts with renowned schools and amenities all within reach. Your days are enriched with comfort and ease.



A Promising Future Built Around You



Artist's Impression Courtesy of Changi Airport Group



Tampines Regional Centre

New homes, offices, community facilities, and an **Integrated Transport Hub**.



Changi Airport Terminal 5

Boosting total airport capacity to **140 million** passengers a year, with **200+** city connections.



Changi Aviation Park

Expanded with the **Changi East Industrial Zone**, along with new aviation-related industries.



Punggol Digital District

50ha smart & green precinct offering **28,000** jobs and fostering **12,000** young talents at Singapore Institute of Technology (SIT).



Paya Lebar Air Base Redevelopment

800ha new-generation town creating **150,000** new homes and boosting employment.



Changi City

Waterfront & Changi East Urban Districts featuring enhanced workspaces, serviced apartments, greenery, and transport links.

An Enchanting
Welcome Home



Resort Living, Every Day

Revel in the luxury of a getaway that welcomes you home every day.
As the heart of connection, the Rivelle Clubhouse is crafted for warm
gatherings with your loved ones and moments of pure delight.



A Refined Retreat At The
Heart Of The Home



Over
70
Resort Facilities
Overflowing With Indulgence

Designed to flow with every mood and occasion,
a full suite of pampering facilities leads you from
tranquil poolside retreats to exuberant celebrations.





In Every Splash, A Spark Of Joy

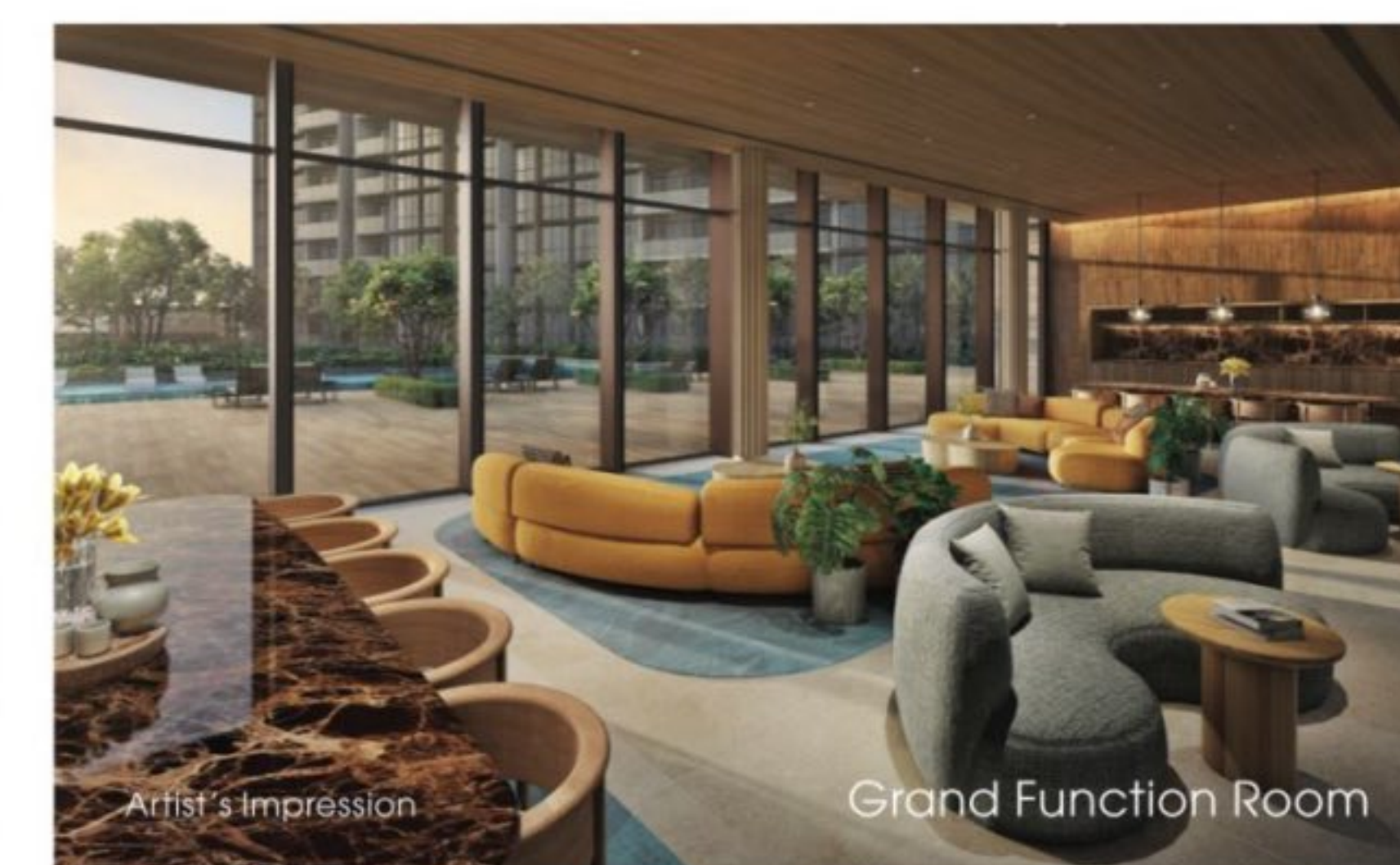
Where laughter glides along the shimmering water and fun fills the air. Curated play zones such as the Kids' Pool and Kids' Party Room are a reminder that the best moments are spent together with loved ones.





In Every Ripple, The Essence Of Home

Amidst tranquil waters and scenic views, Rivelle unveils a tapestry of spaces tailored for life's finer moments—from the verdant Relaxation Deck and elegant Grand Function Room to the versatile Collab Room and joy-filled Arcade Room.



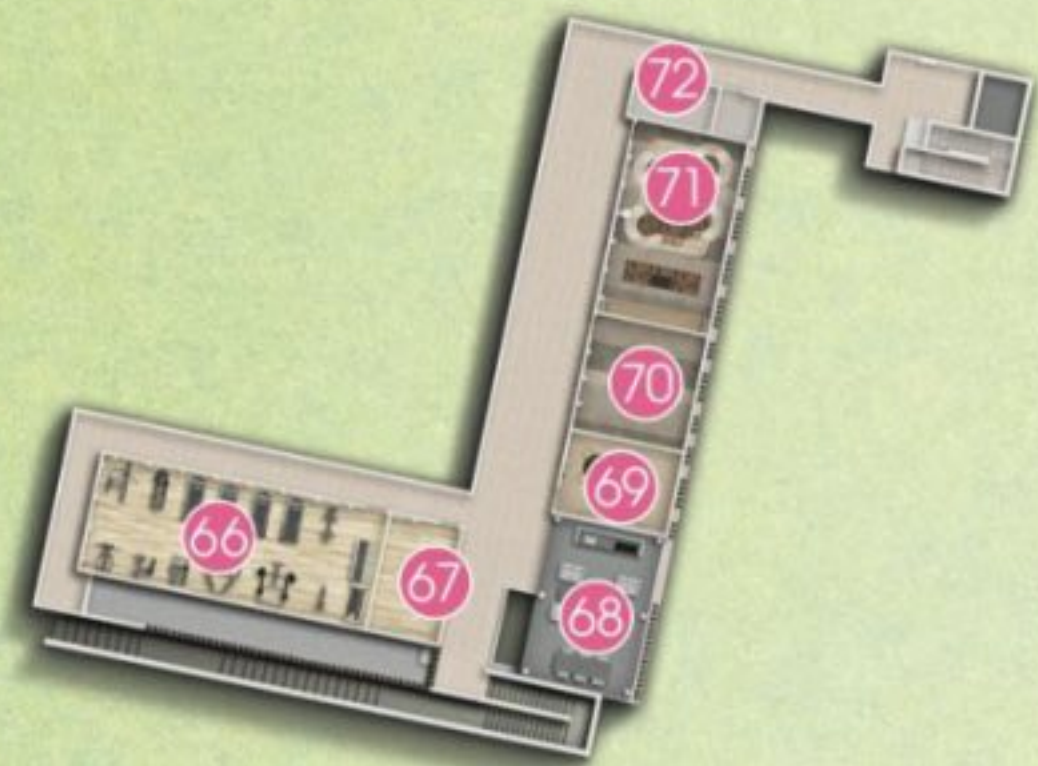
Site Plan



LEVEL 1



LEVEL 2



LEVEL 3

GRAND ARRIVAL

- 1 Arrival Bay
- 2 Green Pod
- 3 Green Lounge
- 4 Floating Courtyard
- 5 Crystal Pond
- 6 Relaxation Cove
- 7 Restroom

SERENE SANCTUARY

- 8 Pool Pavilion
- 9 50m Lap Pool (1.2m depth)
- 10 Main Pool Deck
- 11 Tranquillity Lawn
- 12 Active Alcove
- 13 Firefly Garden
- 14 Jogging Trail
- 15 Sensory Garden
- 16 Butterfly Garden
- 17 Tranquil Water Pavilion
- 18 Green Corridor
- 19 Water Patio

LEISURE OASIS

- 20 Oasis Deck
- 21 Leisure Pool (0.9m depth)
- 22 Picnic Meadow
- 23 Family Deck
- 24 Family Pool (0.9m depth)
- 25 Water Lounge
- 26 Family Terrace
- 27 Garden Swing
- 28 Kids' Pool (0.5m depth)
- 29 Kids' Water Play (0.5m depth)
- 30 Play Zone

VITALITY SPRINGS

- 31 Spa Pavilion
- 32 Spa Bed
- 33 Jacuzzi Seat
- 34 Wellness Pool (0.9m depth)
- 35 Spa Deck
- 36 Cabana Wellness
- 37 Aqua Aerobic Pool (0.9m depth)
- 38 Aqua Gym (0.9m depth)
- 39 Aqua Water Jets
- 40 Water Therapy (0.9m depth)
- 41 Aqua Lounge
- 42 Bubble Jets Pool
- 43 30m Lap Pool (1.2m depth)
- 44 Sun Deck
- 45 Grand Lawn
- 46 Zen Lawn
- 47 Yoga Deck

RIVELLE CLUBHOUSE

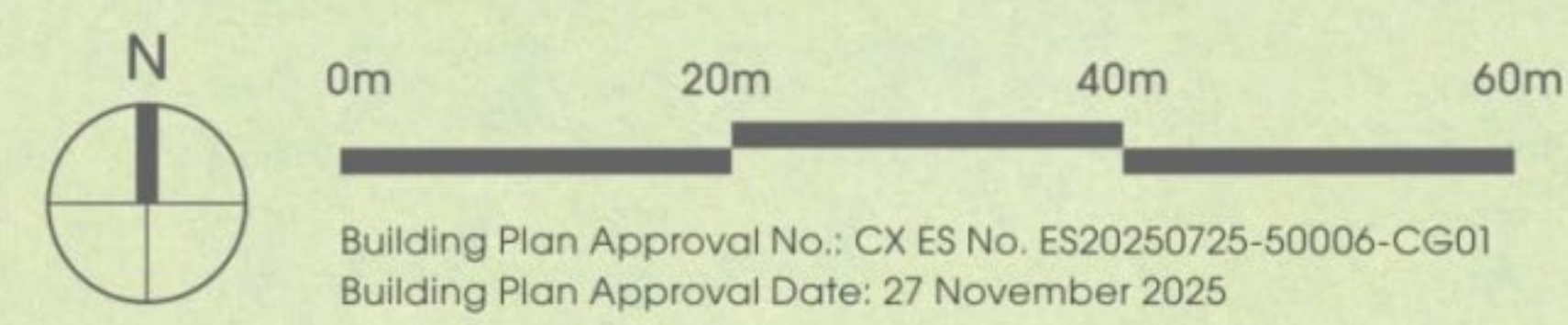
- Level 1
- 48 Kids' Party Room
 - 49 Family Function Room
 - 50 Grand Staircase
 - 51 BBQ Pavilion 1 & 2
 - 52 BBQ Pavilion 3 & 4
 - 53 Grand Function Room
 - 54 Water Cascade
 - 55 Leisure Tennis Court
 - 56 Restroom / Changing Rooms

- Level 2
- 57 Collab Room
 - 58 Wisdom Room
 - 59 Relaxation Deck
 - 60 Sky Garden Walk
 - 61 BBQ Pavilion 5 & 6
 - 62 Leisure Pickleball Court
 - 63 Sky Dining Deck
 - 64 Stargazing Lawn
 - 65 Restroom

- Level 3
- 66 Gymnasium
 - 67 Dance Studio
 - 68 Alfresco Lounge
 - 69 Game Studio
 - 70 Arcade Room
 - 71 Gourmet Function Room
 - 72 Restroom

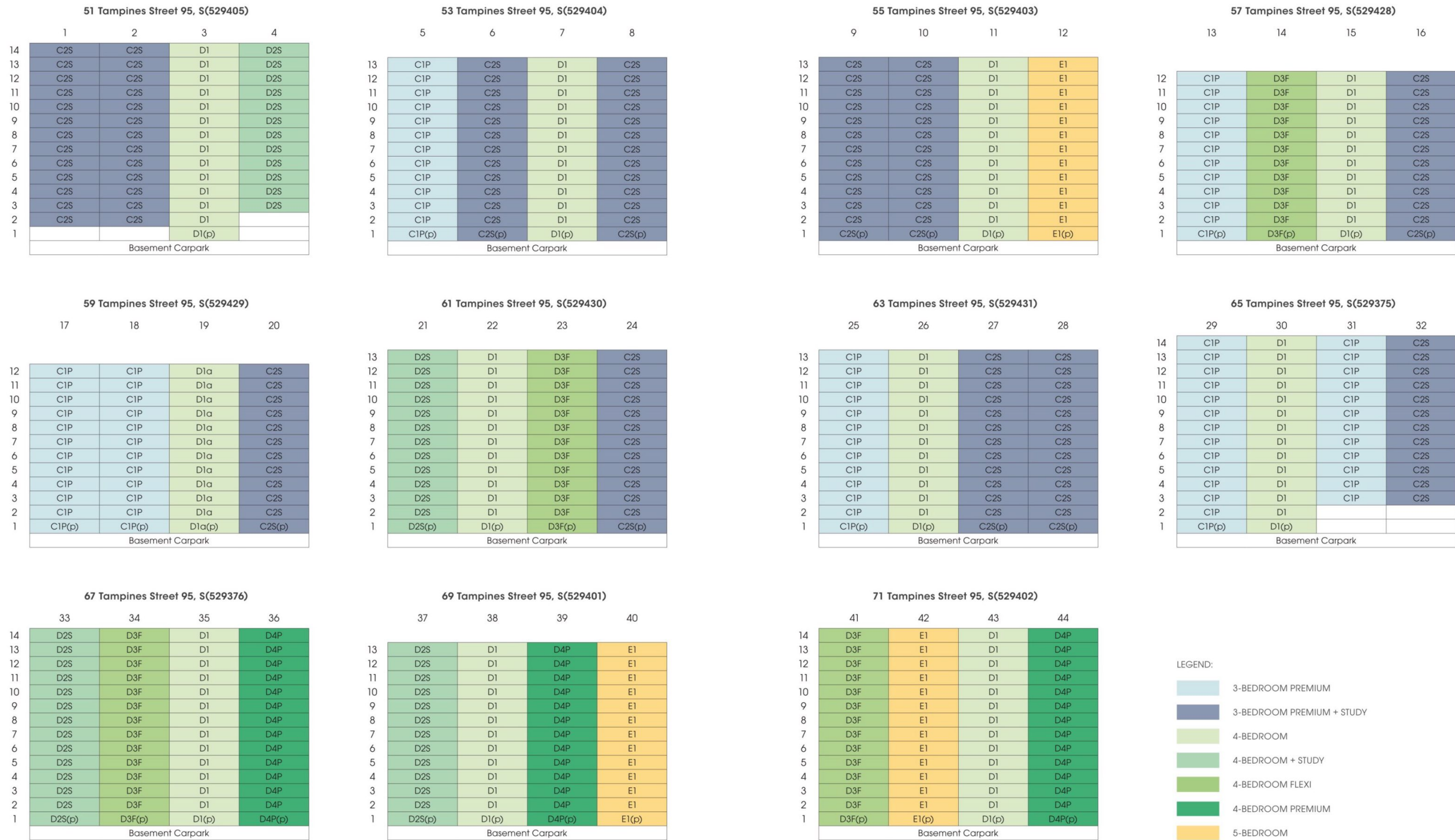
ANCILLARY

- A Side Gate
- B Bicycle Parking
- C Guardhouse
- D Management Office
- E Ventilation Shaft
- F Genset (B1)
- G Bin Centre (B1)
- H Substation (B1)
- I Water Tank (Roof)



Building Plan Approval No.: CX ES No. ES20250725-50006-CG01
Building Plan Approval Date: 27 November 2025

Distribution Chart



3-BEDROOM PREMIUM

TYPE C1P

82 sqm / 883 sqft
(Inclusive of 6 sqm Balcony)

BLK 53 #02-05 - #13-05
BLK 57 #02-13 - #12-13
BLK 59 #02-17 - #12-17
BLK 63 #02-25 - #13-25
BLK 65 #02-29 - #14-29
BLK 65 #03-31 - #14-31

MIRROR UNIT
BLK 59 #02-18 - #12-18

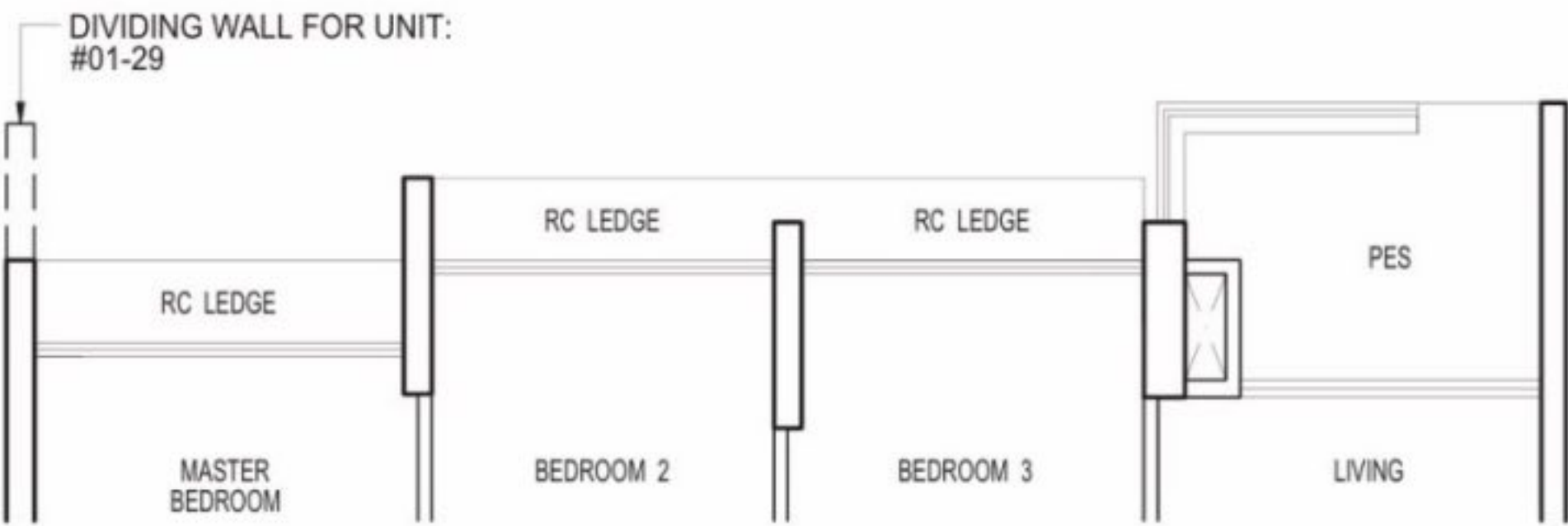


TYPE C1P (p)

82 sqm / 883 sqft
(Inclusive of 6 sqm PES)

BLK 53 #01-05
BLK 57 #01-13
BLK 59 #01-17
BLK 63 #01-25
BLK 65 #01-29

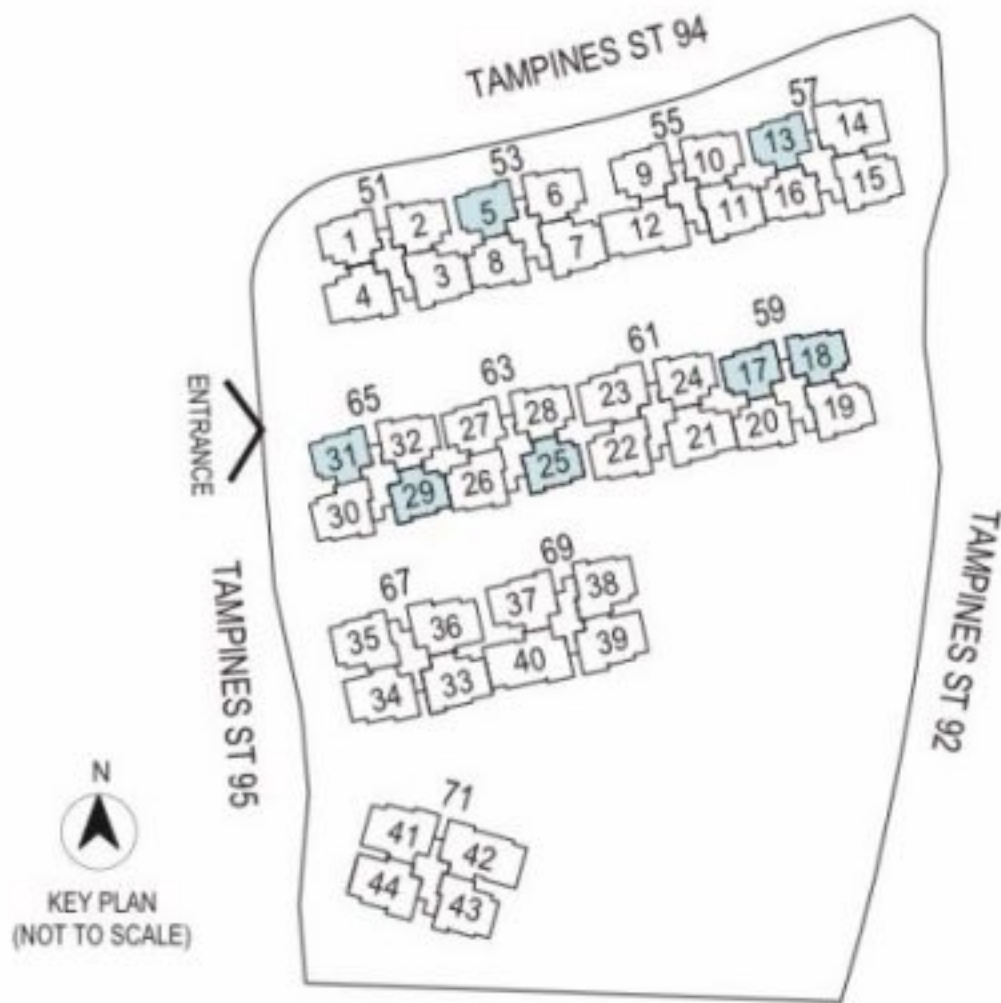
MIRROR UNIT
BLK 59 #01-18



LEGEND
F : Fridge (Not Included)
WD : Washer Cum Dryer (Included)
HS : Household Shelter
WC : Water Closet
DB : Distribution Board
ST : Storage
RC LEDGE : Reinforced Concrete Ledge (Non-strata)
AC LEDGE : Air-Conditioner Ledge (Non-strata)

Area includes balcony and Private Enclosed Space (PES) where applicable. All RC ledges and AC ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony and PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annexure A of this brochure.

0M 2.0M 5.0M



3-BEDROOM PREMIUM + STUDY

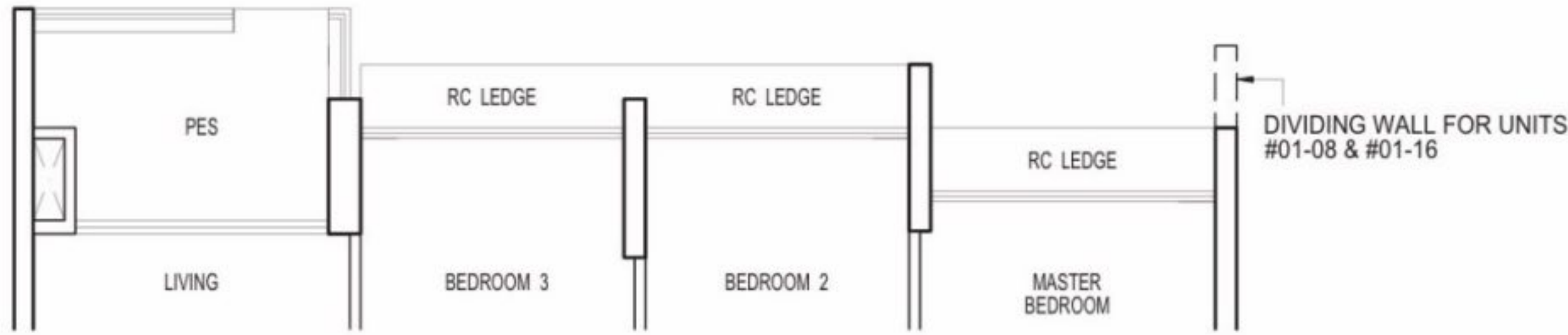


TYPE C2S

86 sqm / 926 sqft
(Inclusive of 6 sqm Balcony)

BLK 51 #02-02 - #14-02
BLK 53 #02-06 - #13-06
BLK 53 #02-08 - #13-08
BLK 55 #02-10 - #13-10
BLK 57 #02-16 - #12-16
BLK 59 #02-20 - #12-20
BLK 61 #02-24 - #13-24
BLK 63 #02-28 - #13-28
BLK 65 #03-32 - #14-32

MIRROR UNIT
BLK 51 #02-01 - #14-01
BLK 55 #02-09 - #13-09
BLK 63 #02-27 - #13-27



TYPE C2S (p)

86 sqm / 926 sqft
(Inclusive of 6 sqm PES)

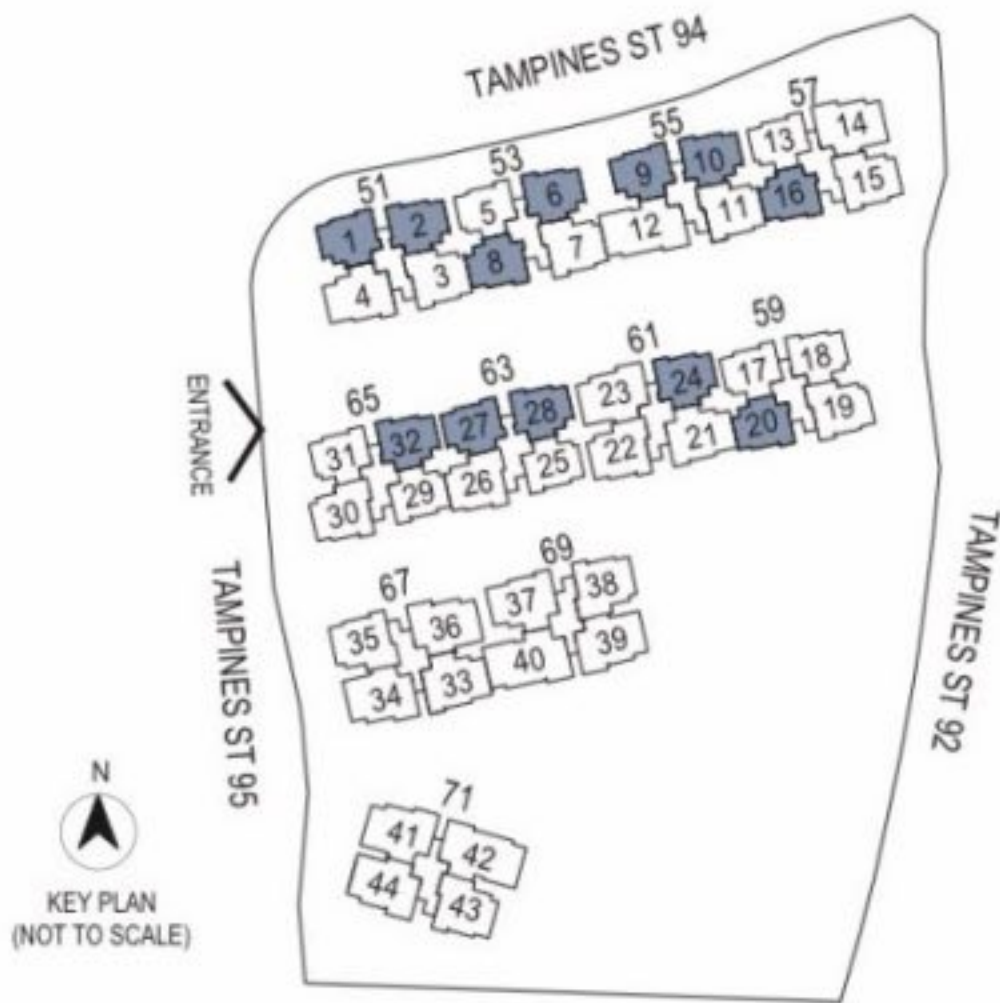
BLK 53 #01-06
BLK 53 #01-08
BLK 55 #01-10
BLK 57 #01-16
BLK 59 #01-20
BLK 61 #01-24
BLK 63 #01-28

MIRROR UNIT
BLK 55 #01-09
BLK 63 #01-27

LEGEND
F : Fridge (Not Included)
WD : Washer Cum Dryer (Included)
HS : Household Shelter
WC : Water Closet
DB : Distribution Board
ST : Storage
RC LEDGE : Reinforced Concrete Ledge (Non-strata)
AC LEDGE : Air-Conditioner Ledge (Non-strata)

Area includes balcony and Private Enclosed Space (PES) where applicable. All RC ledges and AC ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony and PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annexure A of this brochure.

0M 2.0M 5.0M



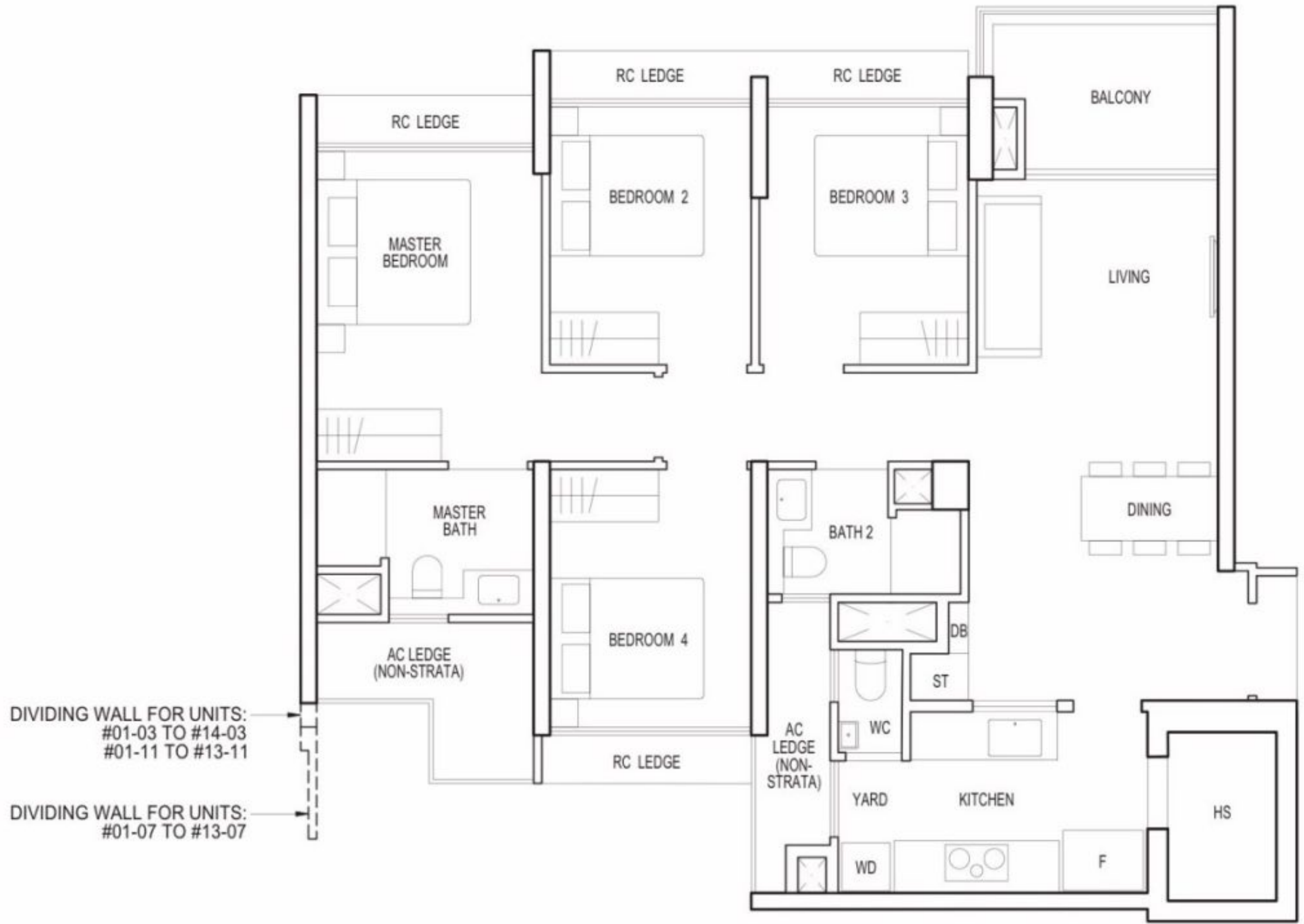
4-BEDROOM

TYPE D1

97 sqm / 1044 sqft
(Inclusive of 6 sqm Balcony)

BLK 51 #02-03 - #14-03
BLK 53 #02-07 - #13-07
BLK 55 #02-11 - #13-11
BLK 57 #02-15 - #12-15
BLK 67 #02-35 - #14-35
BLK 71 #02-43 - #14-43

MIRROR UNIT
BLK 61 #02-22 - #13-22
BLK 63 #02-26 - #13-26
BLK 65 #02-30 - #14-30
BLK 69 #02-38 - #13-38

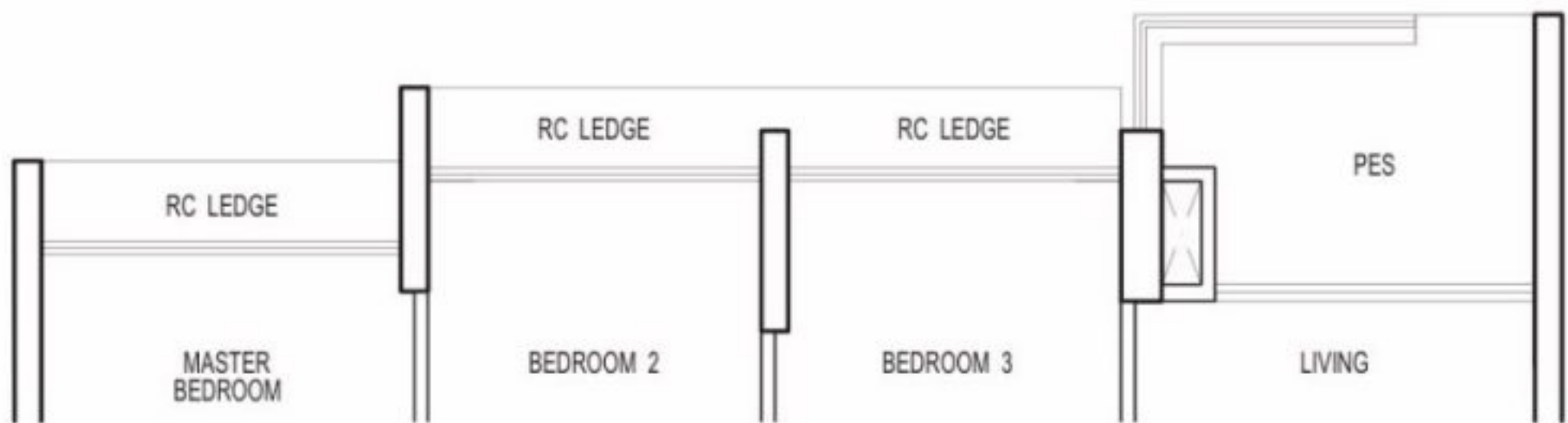


TYPE D1(p)

97 sqm / 1044 sqft
(Inclusive of 6 sqm PES)

BLK 51 #01-03
BLK 53 #01-07
BLK 55 #01-11
BLK 57 #01-15
BLK 67 #01-35
BLK 71 #01-43

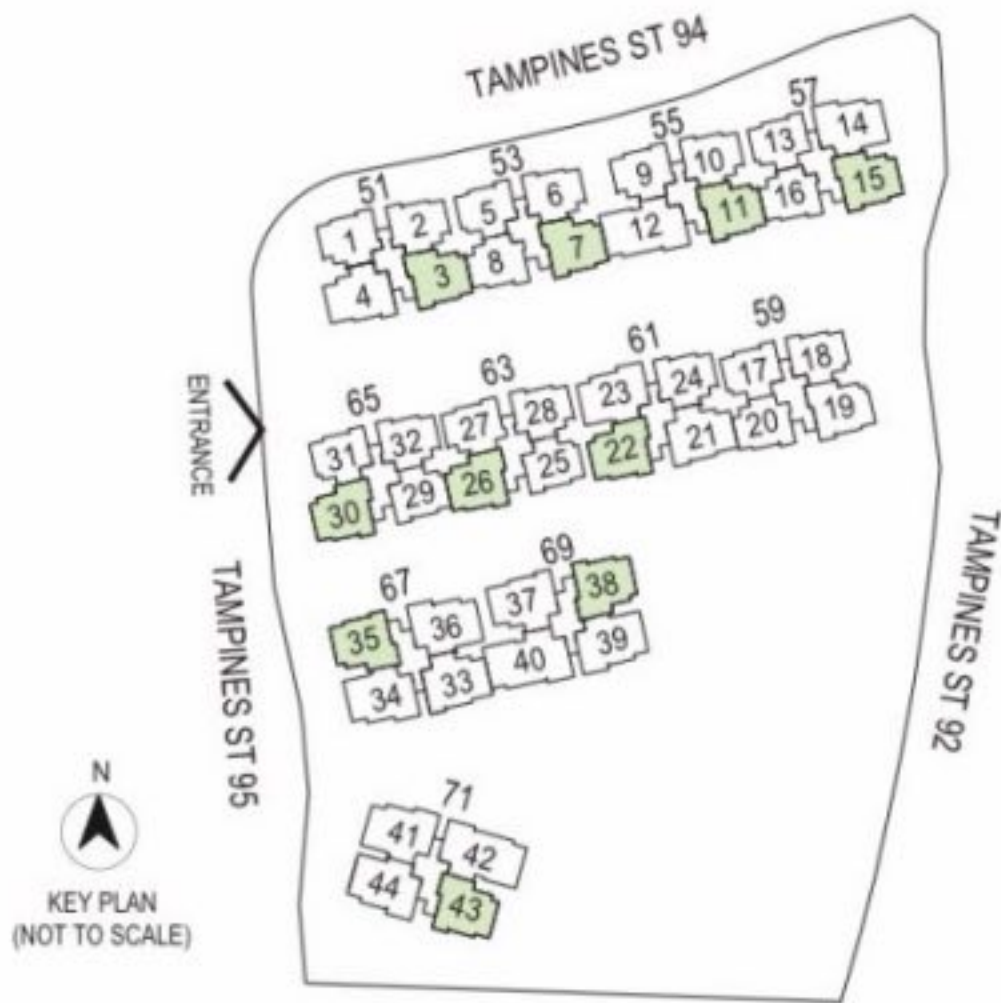
MIRROR UNIT
BLK 61 #01-22
BLK 63 #01-26
BLK 65 #01-30
BLK 69 #01-38



LEGEND
F : Fridge (Not Included)
WD : Washer Cum Dryer (Included)
HS : Household Shelter
WC : Water Closet
DB : Distribution Board
ST : Storage
RC LEDGE : Reinforced Concrete Ledge (Non-strata)
AC LEDGE : Air-Conditioner Ledge (Non-strata)

Area includes balcony and Private Enclosed Space (PES) where applicable. All RC ledges and AC ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony and PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annexure A of this brochure.

0M 2.0M 5.0M



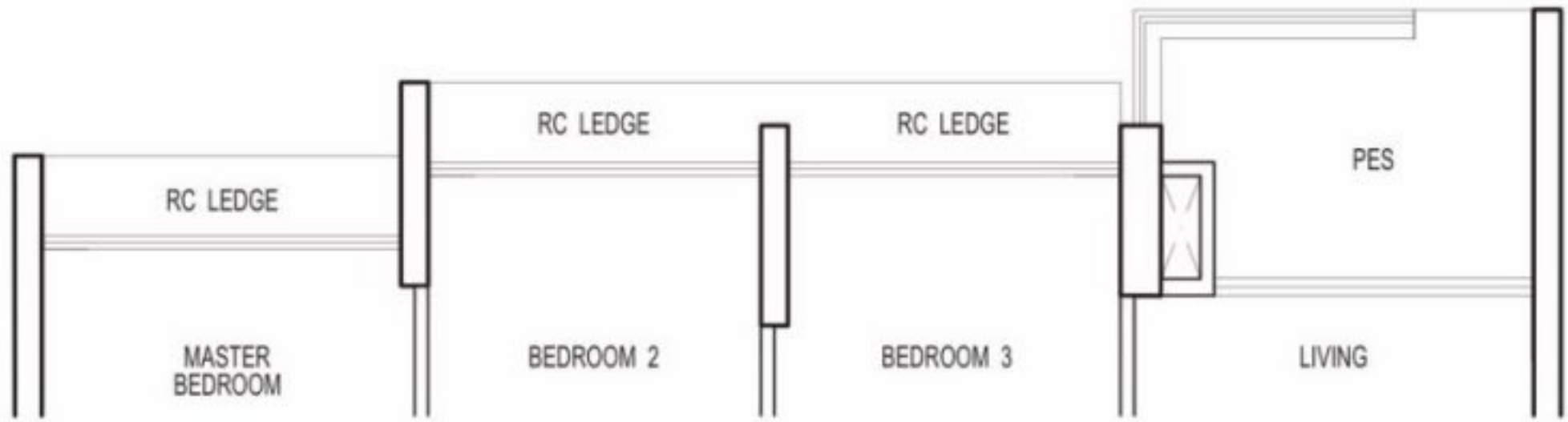
4-BEDROOM



TYPE D1a

97 sqm / 1044 sqft
(Inclusive of 6 sqm Balcony)

BLK 59 #02-19 - #12-19



TYPE D1a(p)

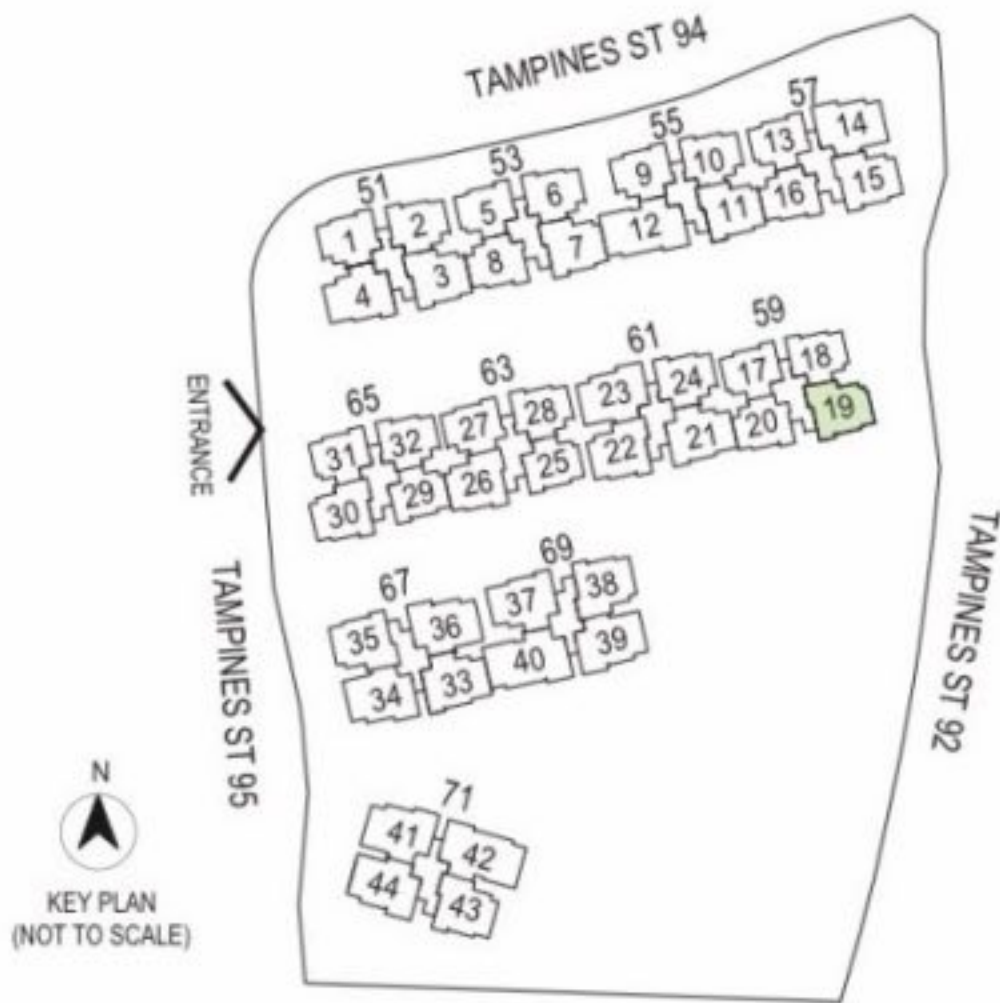
97 sqm / 1044 sqft
(Inclusive of 6 sqm PES)

BLK 59 #01-19

LEGEND
F : Fridge (Not Included)
WD : Washer Cum Dryer (Included)
HS : Household Shelter
WC : Water Closet
DB : Distribution Board
ST : Storage
RC LEDGE : Reinforced Concrete Ledge (Non-strata)
AC LEDGE : Air-Conditioner Ledge (Non-strata)

Area includes balcony and Private Enclosed Space (PES) where applicable. All RC ledges and AC ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony and PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annexure A of this brochure.

0M 2.0M 5.0M



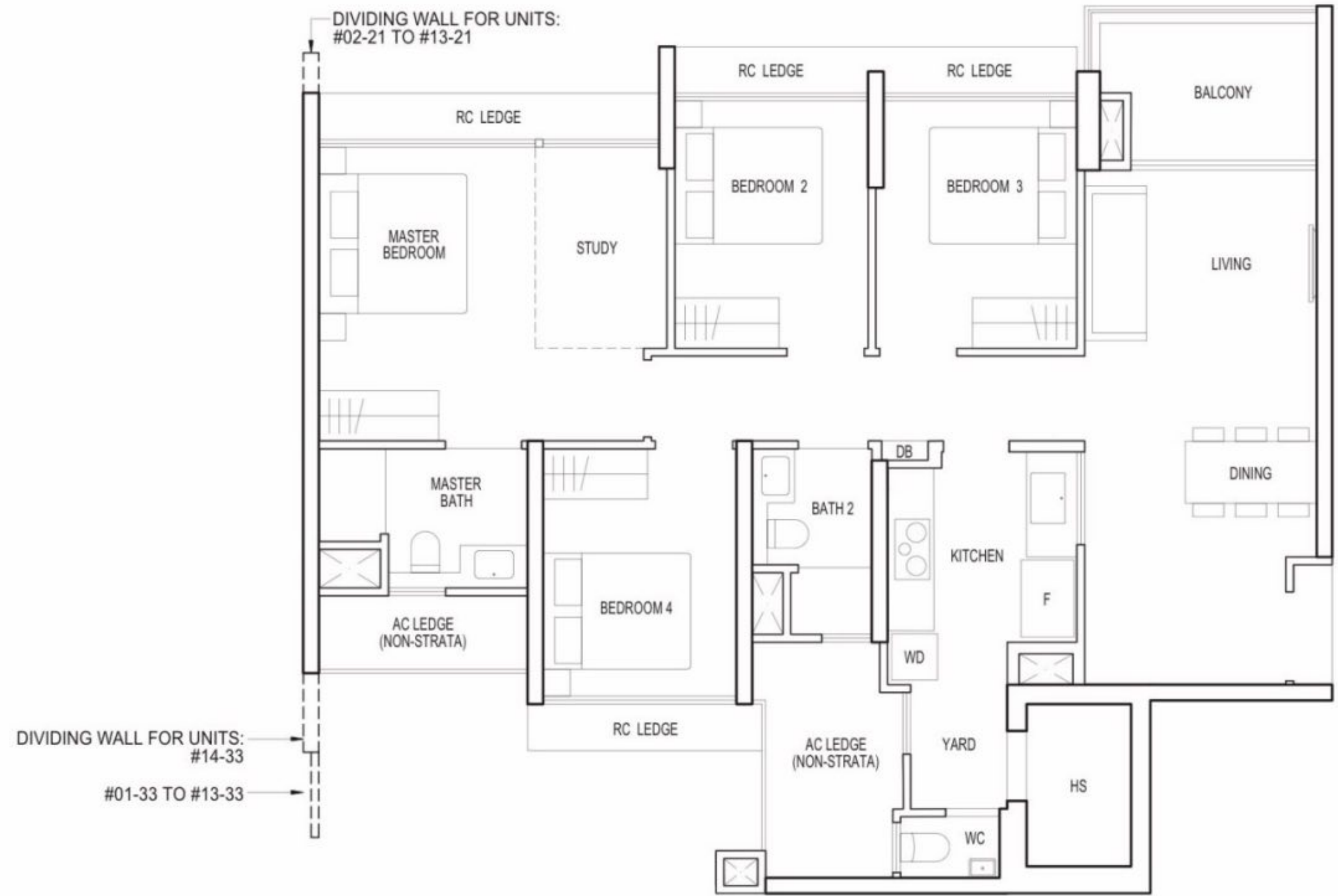
4-BEDROOM + STUDY

TYPE D2S

103 sqm / 1109 sqft
(Inclusive of 6 sqm Balcony)

BLK 61 #02-21 - #13-21
BLK 67 #02-33 - #14-33
BLK 69 #02-37 - #13-37

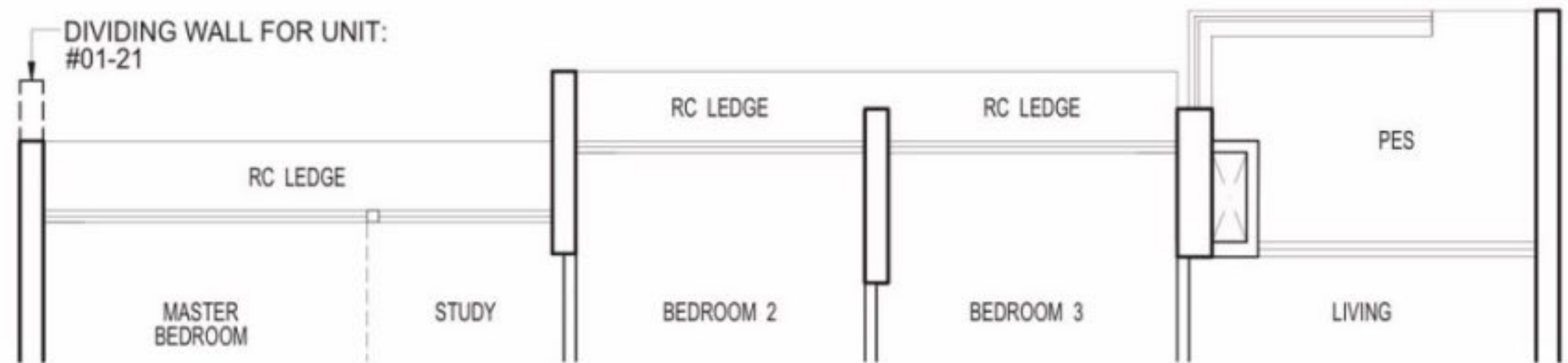
MIRROR UNIT
BLK 51 #03-04 - #14-04



TYPE D2S(p)

103 sqm / 1109 sqft
(Inclusive of 6 sqm PES)

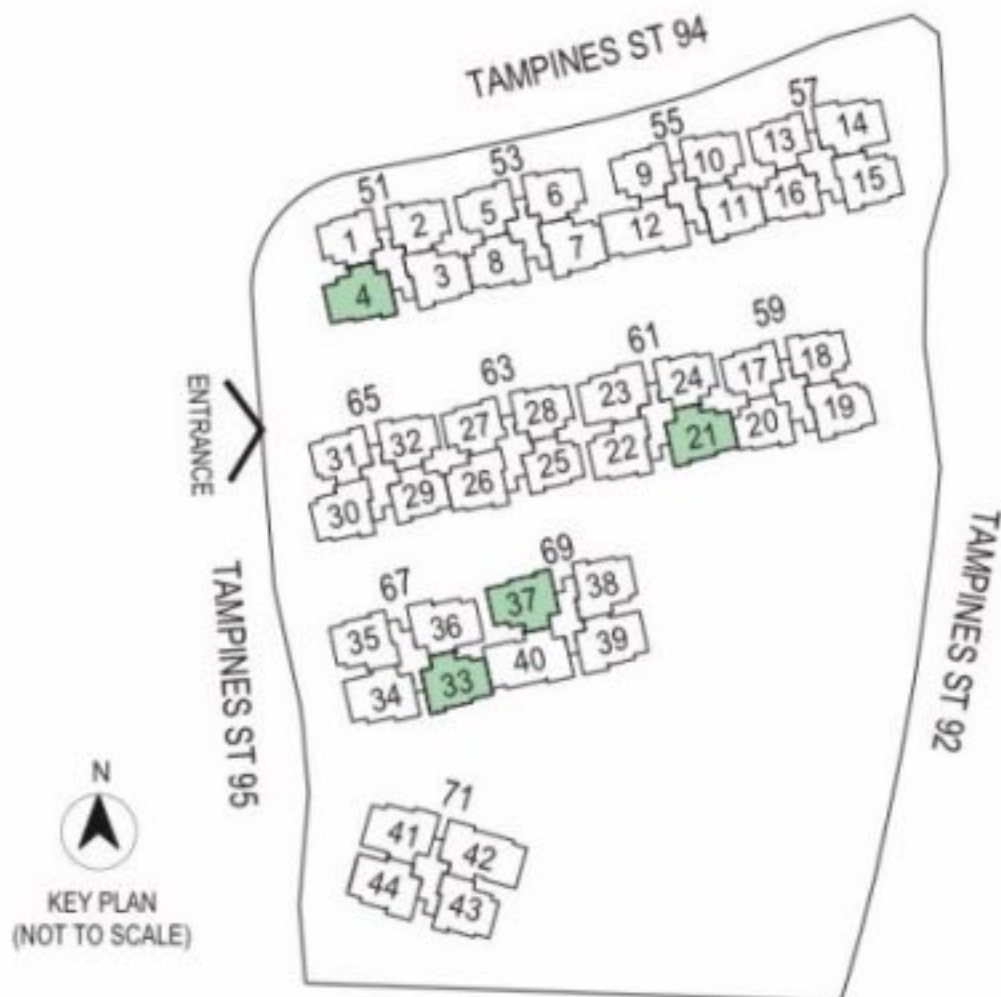
BLK 61 #01-21
BLK 67 #01-33
BLK 69 #01-37



LEGEND
F : Fridge (Not Included)
WD : Washer Cum Dryer (Included)
HS : Household Shelter
WC : Water Closet
DB : Distribution Board
ST : Storage
RC LEDGE : Reinforced Concrete Ledge (Non-strata)
AC LEDGE : Air-Conditioner Ledge (Non-strata)

Area includes balcony and Private Enclosed Space (PES) where applicable. All RC ledges and AC ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony and PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annexure A of this brochure.

0M 2.0M 5.0M



4-BEDROOM FLEXI

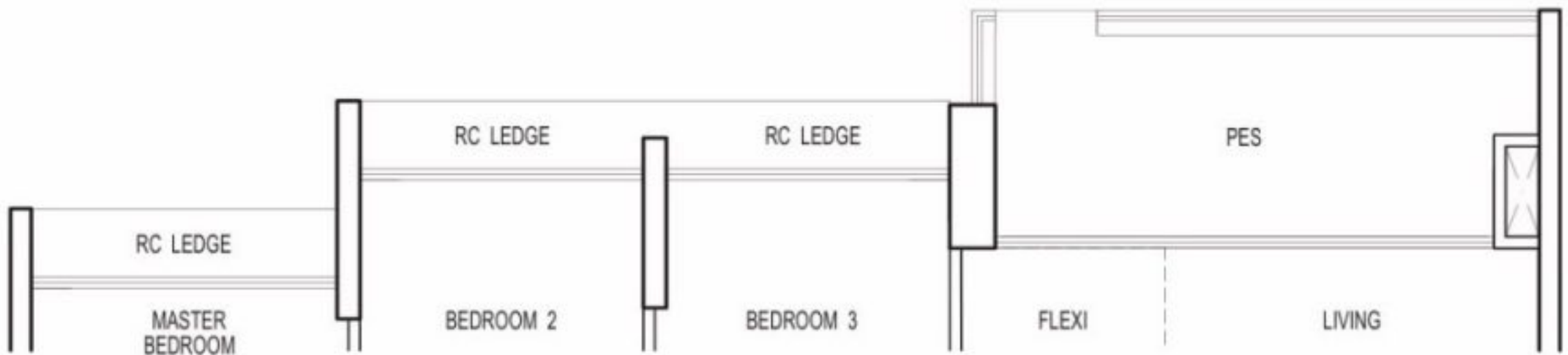


TYPE D3F

110 sqm / 1184 sqft
(Inclusive of 10 sqm Balcony)

BLK 61 #02-23 - #13-23
BLK 71 #02-41 - #14-41

MIRROR UNIT
BLK 57 #02-14 - #12-14
BLK 67 #02-34 - #14-34



TYPE D3F(p)

110 sqm / 1184 sqft
(Inclusive of 10 sqm PES)

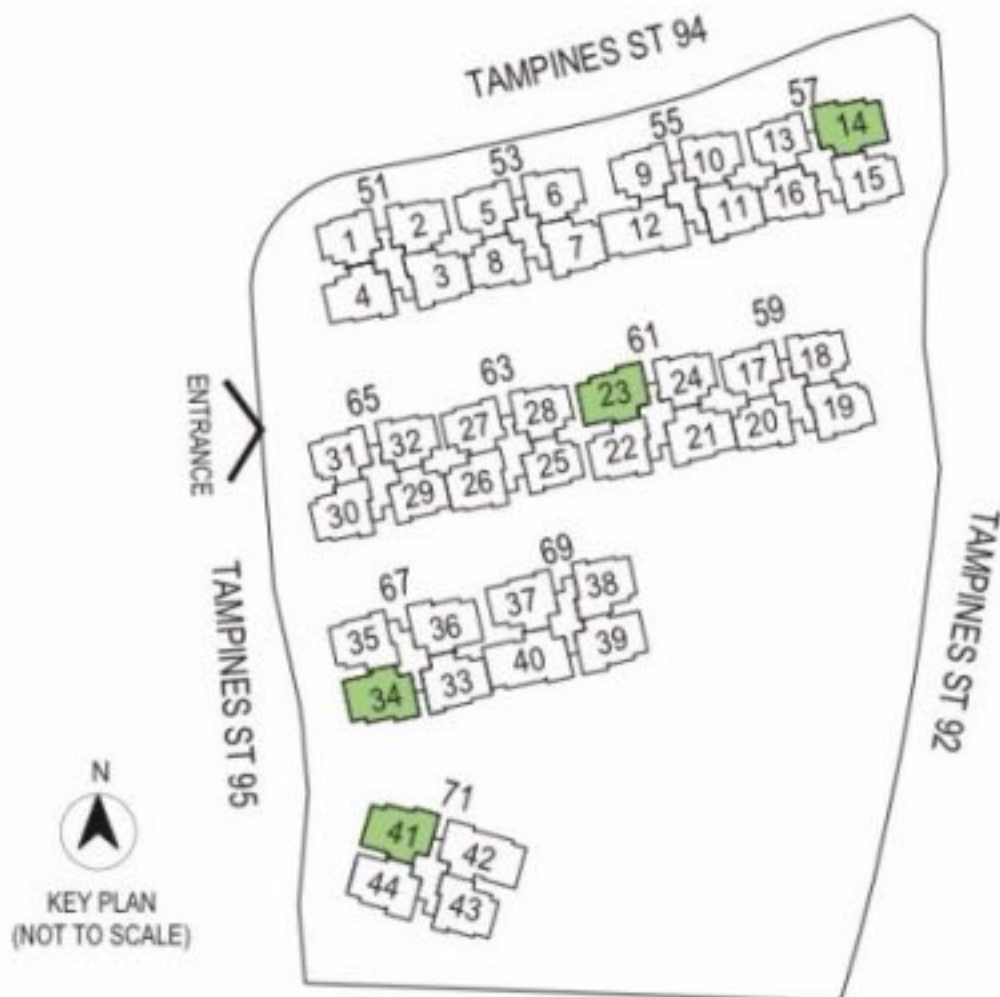
BLK 61 #01-23
BLK 71 #01-41

MIRROR UNIT
BLK 57 #01-14
BLK 67 #01-34

LEGEND
F : Fridge (Not Included)
WD : Washer Cum Dryer (Included)
HS : Household Shelter
WC : Water Closet
DB : Distribution Board
ST : Storage
RC LEDGE : Reinforced Concrete Ledge (Non-strata)
AC LEDGE : Air-Conditioner Ledge (Non-strata)

Area includes balcony and Private Enclosed Space (PES) where applicable. All RC ledges and AC ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony and PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annexure A of this brochure.

0M 2.0M 5.0M



4-BEDROOM PREMIUM

TYPE D4P

110 sqm / 1184 sqft
(Inclusive of 10 sqm Balcony)

BLK 67 #02-36 - #14-36
BLK 71 #02-44 - #14-44

MIRROR UNIT
BLK 69 #02-39 - #13-39

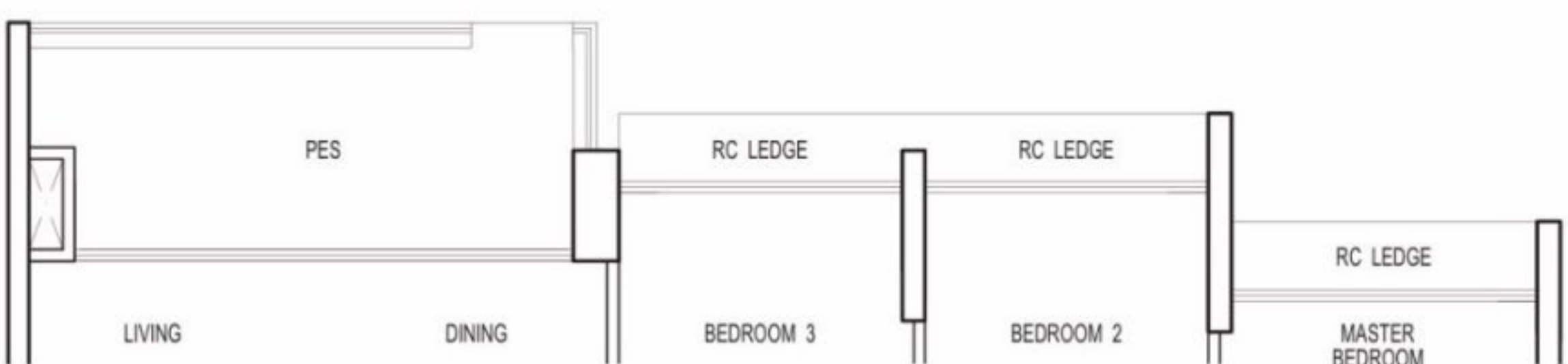


TYPE D4P(p)

110 sqm / 1184 sqft
(Inclusive of 10 sqm PES)

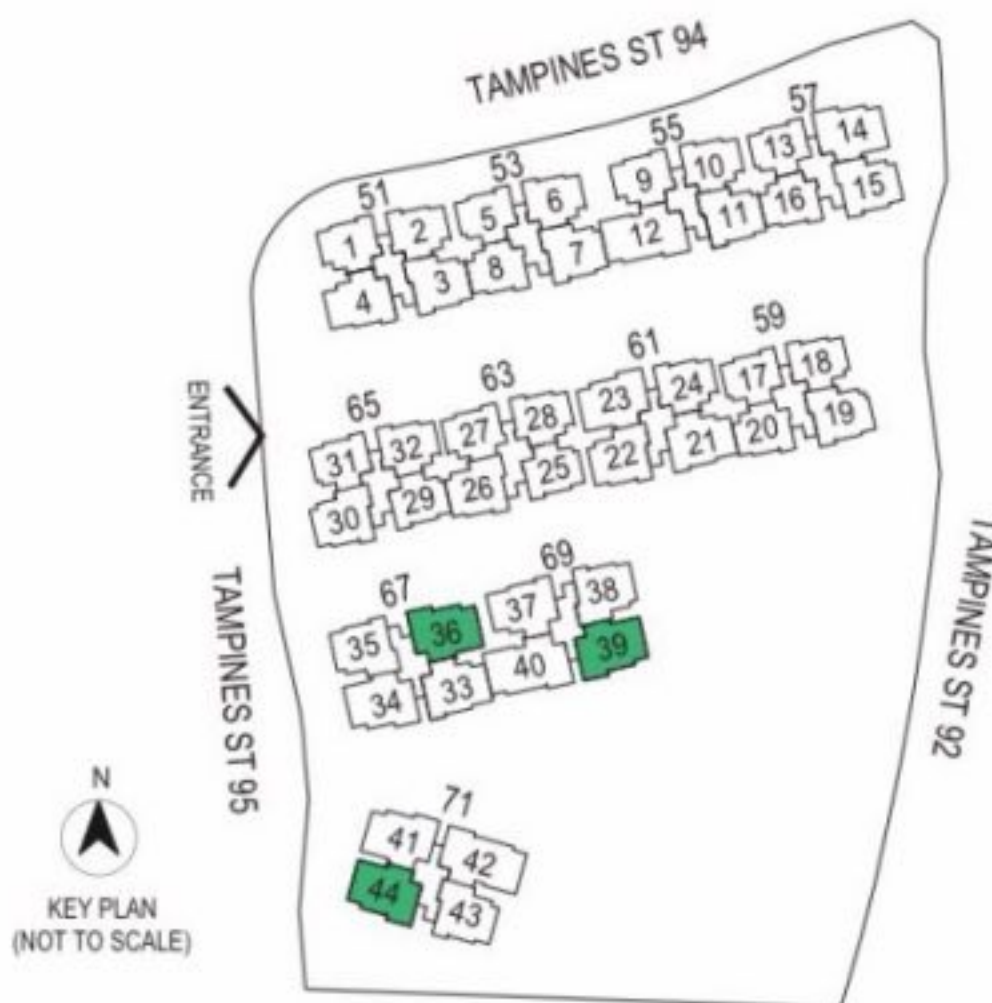
BLK 67 #01-36
BLK 71 #01-44

MIRROR UNIT
BLK 69 #01-39



LEGEND
F : Fridge (Not Included)
WD : Washer Cum Dryer (Included)
HS : Household Shelter
WC : Water Closet
DB : Distribution Board
ST : Storage
RC LEDGE : Reinforced Concrete Ledge (Non-strata)
AC LEDGE : Air-Conditioner Ledge (Non-strata)

Area includes balcony and Private Enclosed Space (PES) where applicable. All RC ledges and AC ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony and PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annexure A of this brochure.



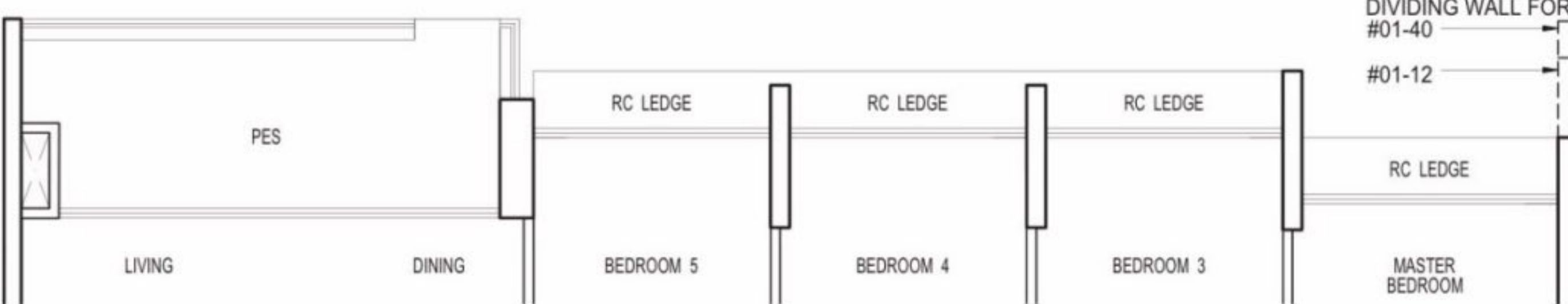
5-BEDROOM



TYPE E1

128 sqm / 1378 sqft
(Inclusive of 11 sqm Balcony)

BLK 55 #02-12 - #13-12
BLK 69 #02-40 - #13-40
BLK 71 #02-42 - #14-42



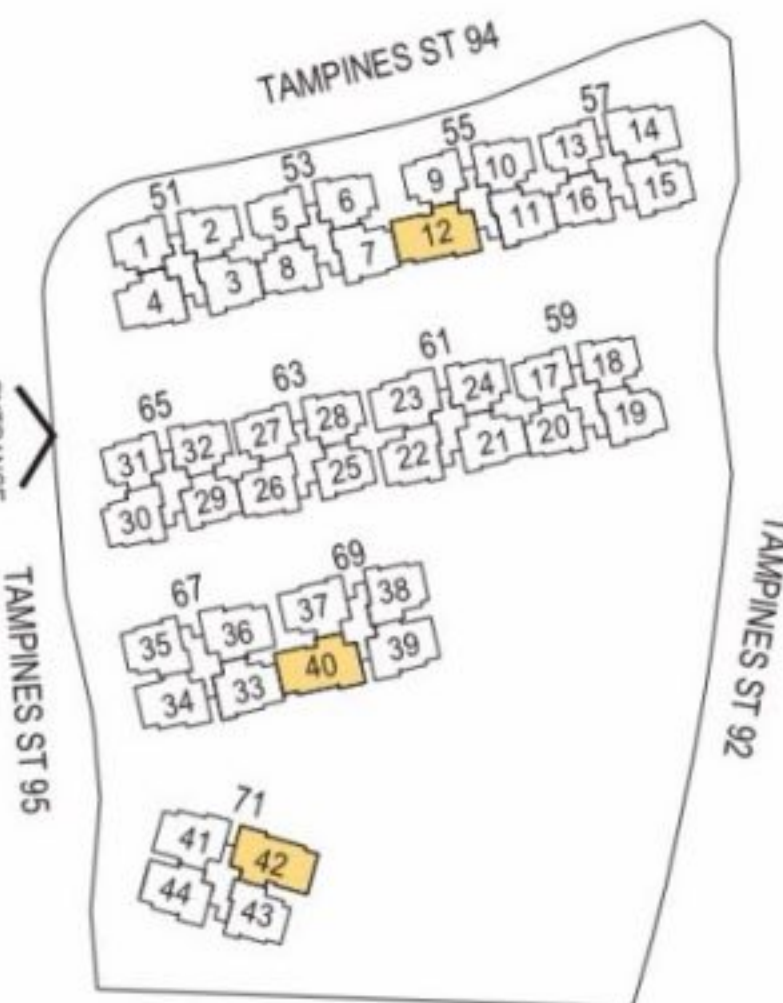
TYPE E1(p)

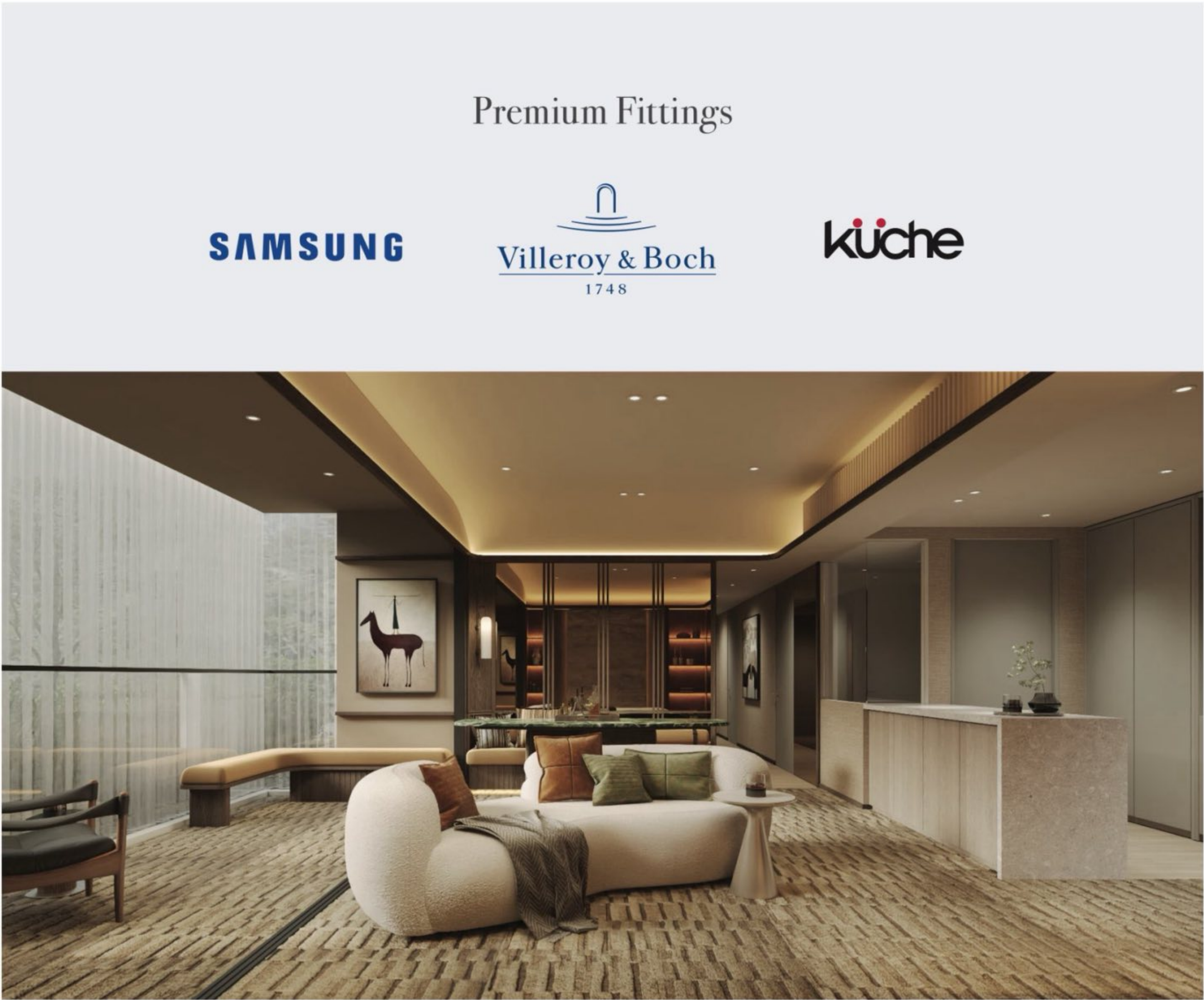
128 sqm / 1378 sqft
(Inclusive of 11 sqm PES)

BLK 55 #01-12
BLK 69 #01-40
BLK 71 #01-42

LEGEND
F : Fridge (Not Included)
WD : Washer Cum Dryer (Included)
HS : Household Shelter
WC : Water Closet
DB : Distribution Board
ST : Storage
RC LEDGE : Reinforced Concrete Ledge (Non-strata)
AC LEDGE : Air-Conditioner Ledge (Non-strata)

Area includes balcony and Private Enclosed Space (PES) where applicable. All RC ledges and AC ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony and PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annexure A of this brochure.





Premium Fittings



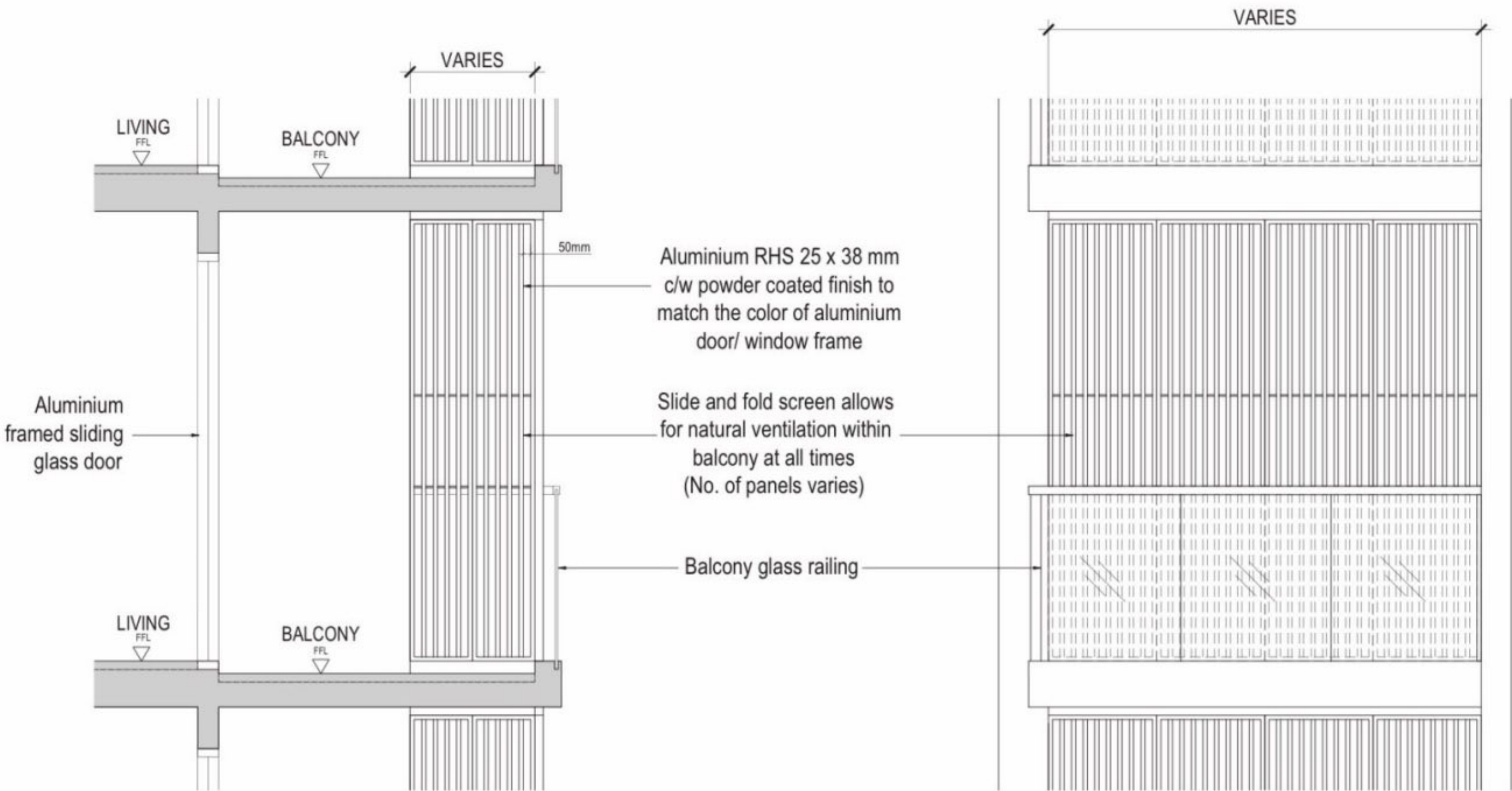
Smart Home System



The Smart Community



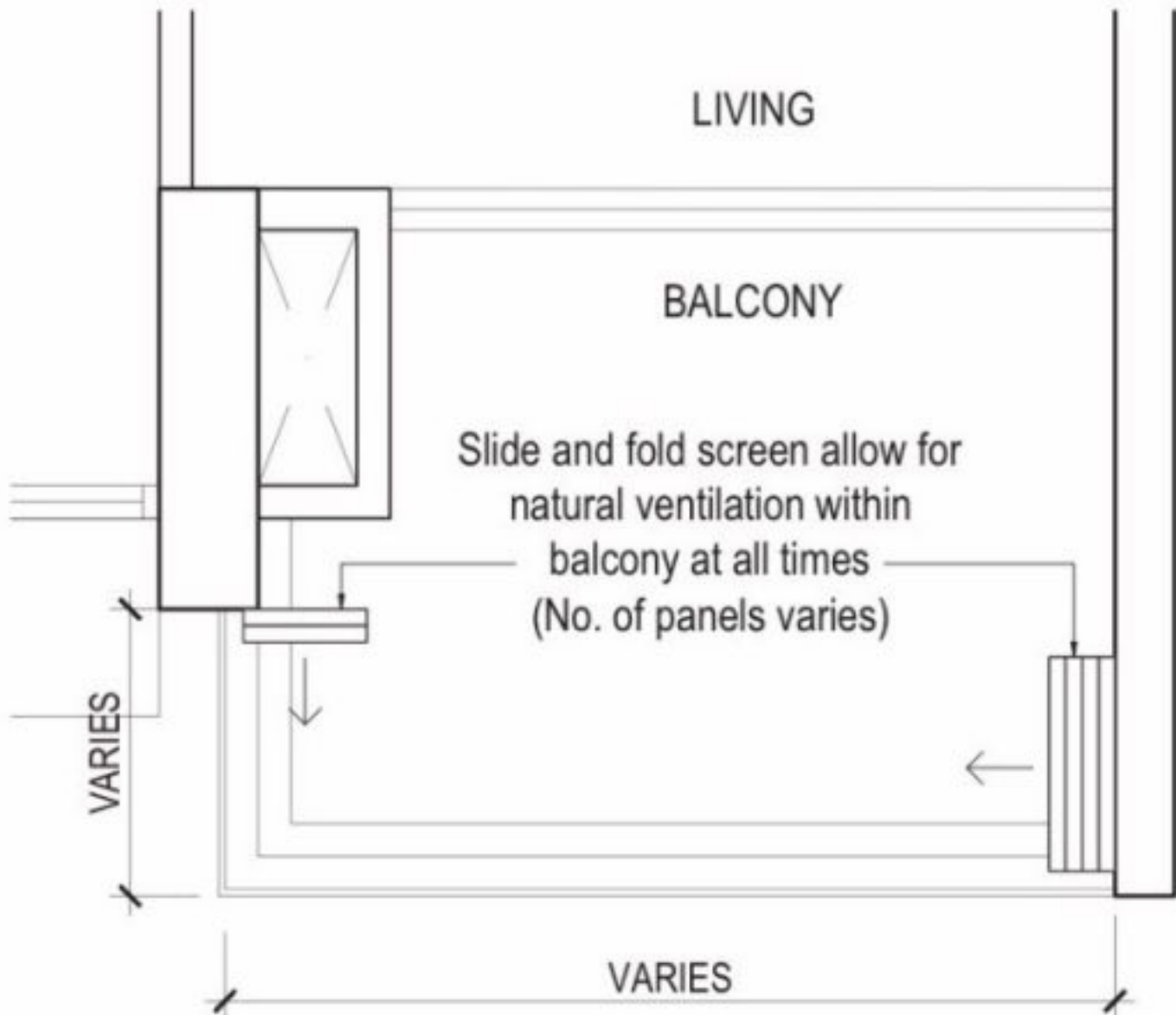
Approved Balcony Screen (Annexure A)



SECTION

FRONT ELEVATION (FROM EXTERNAL)

1. The balcony/ Private Enclosed Space (PES) shall not be enclosed unless with the approved balcony screen. For the approved balcony screen, please refer to the illustration.
2. The balcony screen shall allow natural ventilation at all times when the screens are fully closed.
3. The balcony screen will not be provided in the depicted units and development.
4. The Purchaser may opt to pre-install the balcony screen.
5. The cost of balcony screen and installation shall be borne by the Purchaser.
6. The drawing is not drawn to scale and is solely for reference purpose only. Please take measurements at actual unit before commencement of work.
7. Material shall be aluminium with powder coated finish to match the colour of aluminium door/ window frame. Approval from the MCST is required before installation.
8. Spacing of louvre to be uniform and total free opening shall not be less than 50% of the panel.
9. Fixing detail by the Purchaser's contractor shall not damage waterproofing of existing structure.
10. The Purchaser shall refer to the MCST for any additional details required.



TYPICAL BALCONY PLAN

Developer: Sim Lian JV (Tampines 7) Pte. Ltd. (UEN: 202445793G) • Housing Developer's Licence No.: C1535 • Location: Lot No. 7831X of Mukim 28 • Tenure of Land: Remainder of leasehold estate of 99 years commencing on 5 February 2025 • Encumbrances on Land: Mortgage UJ/866025G in favour of OCBC Ltd • Date of Vacant Possession: 30 June 2030 • Expected Date of Legal Completion: 30 June 2033

While reasonable care has been taken in preparing the sales brochure, unit plans, specifications, constructing the sales models, sales gallery and show units (the "Materials"), the Developer and its agents and their respective servants and contractors do not warrant the accuracy of any of the Materials and shall in no way be held responsible for any inaccuracies in their contents or discrepancies between the Materials and the actual unit when built. The Developer shall not be bound by any statement, representation or promises (written or oral) by its agents and contractors. All statements and depictions are believed to be correct but are not to be regarded as statements or representations of fact. 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. All information, specifications, layout plans, building plans, location of facilities, finishes and appliances selection and visuals are subject to any changes as may be required by the Architect or Developer and/ or approved by the relevant authorities. The Materials are not intended to be contractual documents and shall not form part of any offer or contract. Visuals, renderings, illustrations, models, showflat displays and photography are artist's impressions and for illustrations only and shall not be regarded as representation of fact. Floor areas are approximate measurements only and subject to final survey. The property is subject to inspection by the relevant authorities to comply with current codes of practice. All travel times are estimates and subject to traffic conditions. We expressly disclaim liability for any error or omission in the material.



Icon of Excellence

The Sim Lian group of companies, including its subsidiaries Sim Lian Land and Sim Lian Development, is a leading real estate development and construction company with over 47 years of experience in crafting quality residential, commercial, retail and business spaces. Renowned for its extensive portfolio, the Group excels in delivering impressive developments built on the core foundations of prime location, quality workmanship and efficient space planning.

Sim Lian's outstanding list of residential property development projects includes Emerald of Katong, Aurelle of Tampines, The Botany at Dairy Farm, Treasure at Tampines, Waterview, A Treasure Trove, Parc Vera, The Pearl at Mount Faber, Clover by the Park, Viz at Holland, Rochelle at Newton, The Lincoln Residences and more. Iconic integrated developments include Hillion Mall and Hillion Residences, and Vision Exchange in Jurong Lake District. The Group has expanded regionally with presence in Australia and Malaysia, with notable investment portfolio in retail, office and service apartments.

Exquisite craftsmanship and finishing, dedicated attention to intricate details and carefully thought through designs are the criteria Sim Lian adheres to in delivering quality homes. These are the distinctive hallmarks that are reflected in the Sim Lian brand, having been ranked amongst the Top 10 Developers in Singapore by BCI Asia in 2015 and 2016.

The Group is committed to value creation and takes great pride in developing contemporary and efficient spaces that meet the evolving needs of its users. With a focus on quality and service excellence, Sim Lian remains steadfast to its pursuit of Creating Space, Creating Homes.

JOINTLY DEVELOPED BY

SIM LIAN LAND PTE LTD | SIM LIAN DEVELOPMENT PTE LTD

WWW.SIMLIAN.COM.SG

