



Elevating the art of freehold retail in vibrant Upper Thomson



Exceptional convenience and amenities at your doorstep

MRT STATIONS



- Upper Thomson MRT
- Marymount MRT
- Caldecott MRT Interchange
- Stevens MRT Interchange
- Orchard MRT Interchange
- Bugis MRT Interchange

3 mins
10 mins

1 stop
2 stops
5 stops
6 stops



TOP SCHOOLS

- Ai Tong School
- Raffles Institution
- Eunomia Junior College
- Catholic High School

5 mins
5 mins
5 mins
7 mins



NATURE PARKS

- MacRitchie Reservoir
- Bishan-Ang Mo Kio Park
- Lower Peirce Reservoir Park

5 mins
5 mins
5 mins

FOOD AND RETAIL



- Upper Thomson Road Restaurants
- Shunfu Mart (Food Centre & Market)
- Thomson Plaza
- Junction 8
- AMK Hub

2 mins
4 mins

2 mins
8 mins
9 mins

PROJECT INFORMATION: Developer: Apex Asia (2) Pte Ltd (202412982H). Tenure: Freehold. Expected Date of Vacant Possession: 31 December 2028. Expected Date of Legal Completion: 31 December 2031. Encumbrance: Caveat(s)/Mortgage(s) in favour of United Overseas Bank Limited. Location: Lot 14950C MK18 at 8 Sin Ming Road. Developer's Licence No.: C1520.

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Developed by:



Artist's Impression



Artist's Impression

Where retail thrives, freehold endures and Thomson inspires

- 8 bespoke street-front retail units in a freehold mixed-use development
- 3 mins walk to Upper Thomson MRT (TEL) and 10 mins walk to Marymount MRT (CCL)
- Excellent visibility and footfall in a thriving neighbourhood
- Flexible layouts thoughtfully designed for F&B, retail, wellness and enrichment pursuits
- No ABSD, suitable for all types of buyers

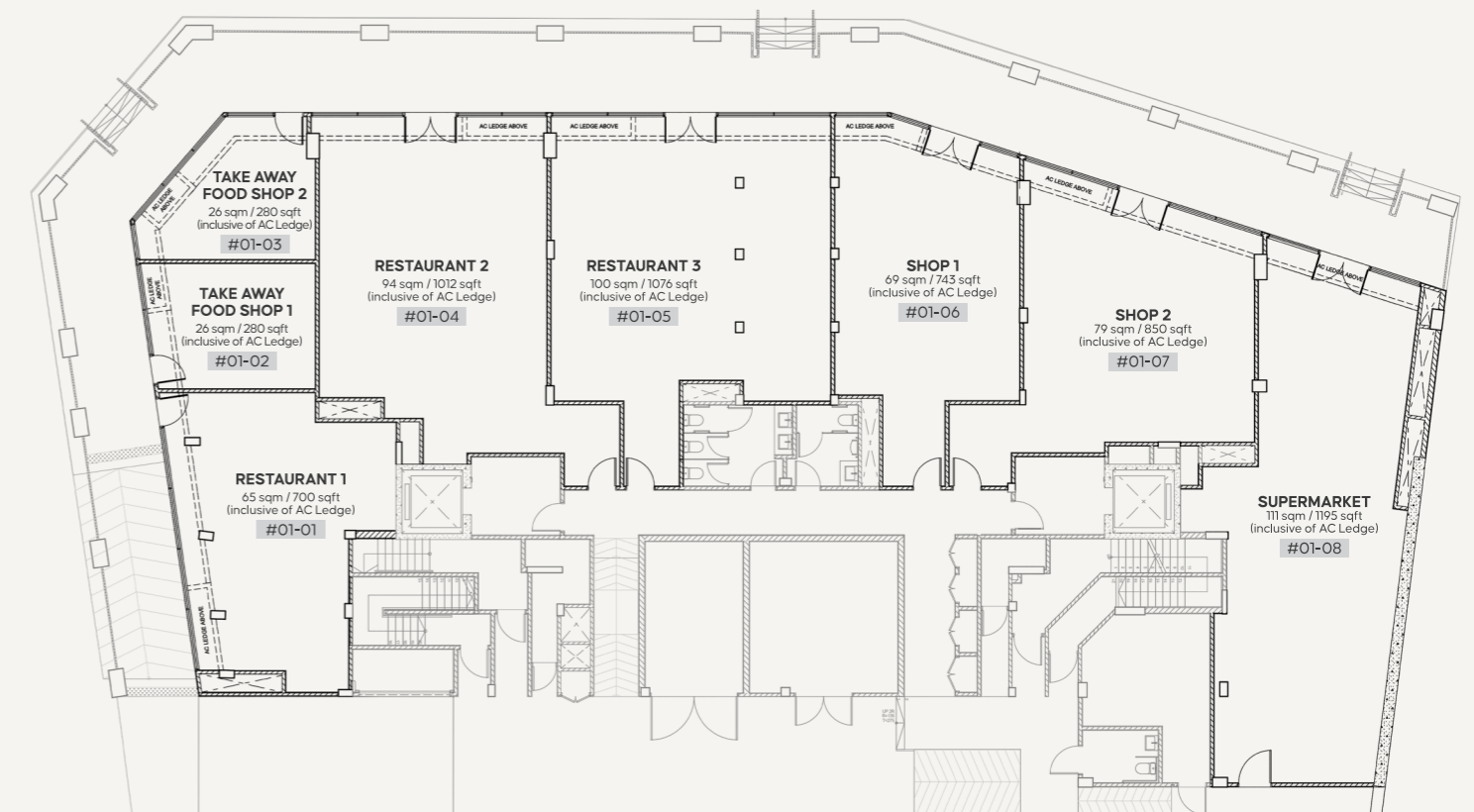


Info at a Glance

Project Name	Artisan 8 (福茗軒)
Developer:	Apex Asia (2) Pte Ltd
Address:	8 Sin Ming Road, Singapore 575628
Tenure:	Freehold
Expected Date of Vacant Possession:	31 Dec 2028
Expected Legal Completion:	31 Dec 2031
Developer's Licence No.:	C1520
Lot No.:	Lot 14950C MK18
Site Area:	Approx. 1,433.00 sqm Approx. 15,424.67 sqft
Plot Ratio:	2.92
Land Use:	Residential with Commercial at 1 st Storey
Description:	Proposed Additions and Alterations to an Existing 4-Storey Building with Attic and Basement Car Park Comprising Shops (4 Units), Restaurant (3 Units) and Supermarket (1 Unit) at 1 st Storey and Residential Flats above (Total: 34 Units) on Lot 14950C MK18 at 8 Sin Ming Road (Bishan Planning Area)
No. of Units:	8 Commercial Units and 34 Residential Units
Carpark Facility:	1 Handicapped Parking Lot; 26 Car Parking Lots; 1 Motorcycle Lot; 10 Bicycle Lots
Project Team	
Architect:	M&Y Design Architects Pte. Ltd.
Interior Designer:	M&Y Design Architects Pte. Ltd.
C&S Consultant:	ANT Consultants Pte. Ltd.
M&E Consultant:	United Project Consultants Pte. Ltd.
Main Contractor:	Top Star Builder Pte. Ltd.
Bank Details	
Project Account No.:	Apex Asia (2) Pte. Ltd. - Project Account Account No. 770-307-472-7 United Overseas Bank Limited

Artisan 8 Commercial Units

Configuration	Sqm	Sqft	Unit No.	No. of Units	Share Value	Estimated Maintenance Fee per Month
Restaurant 1	65	700	#01-01	1	298	\$367~\$387
Take Away Food Shop 1	26	280	#01-02	1	119	\$146~\$166
Take Away Food Shop 2	26	280	#01-03	1	119	\$146~\$166
Restaurant 2	94	1012	#01-04	1	432	\$531~\$551
Restaurant 3	100	1076	#01-05	1	459	\$565~\$585
Shop 1	69	743	#01-06	1	317	\$390~\$410
Shop 2	79	850	#01-07	1	363	\$446~\$466
Supermarket	111	1195	#01-08	1	510	\$627~\$647
				8		



1ST STOREY PLAN
Scale 1:250
*Not to scale

All area are inclusive of AC Ledge. All plans and illustrations are subject to change as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey.