



Modern Sanctuary @ East Coast

EURO PROPERTIES COLLECTION



FREEHOLD | PRIME DISTRICT 15

EURO PROPERTIES IS PROUD TO  
PRESENT ANOTHER ICONIC PROJECT.

## K SUITES

THOUGHTFULLY CURATED,  
THIS COLLECTION REPRESENTS  
THE BEST OF DISTRICT 15  
LIVING IN THE HEART OF EAST COAST SINGAPORE.

## HEART OF DISTRICT 15



CENTRAL TO ALL ACCESS



- EAST WEST LINE
- NORTH SOUTH LINE
- NORTH EAST LINE
- CIRCLE LINE
- DOWNTOWN LINE
- THOMSON-EAST COAST LINE
- CHANGI AIRPORT LINE



### CONNECTIVITY

- Eunos MRT Station** - 4 mins drive/12 mins walk
- Kembangan MRT Station** - 7 mins drive/17 mins walk
- Marine Terrace MRT Station** - 5 mins drive/14 mins walk
- Marine Parade MRT Station** - 6 mins drive/15 mins walk
- Cental Business Distict (CBD)** - 2 traffic lights to ECP
- East Coast Parkway Expressway (ECP)** - 3 mins drive
- Pan-Island Expressway (PIE)** - 7 mins drive
- Changi Airport/Jewel (ECP)** - 7 mins drive
- Kallang-Paya Lebar Expressway (KPE)** - 10 mins drive



### EDUCATION

1. **Sparkle Tots Preschool** - 2 mins walk (within 100m)
2. **Tao Nan School** - 3 mins drive (within 1 km)
3. **CHIJ (Katong) Primary** - 10 mins walk (within 1 km)
4. **Haig Girls' School** - 8 mins walk (within 1 km)
5. **St. Patrick's School** - 10 mins walk (within 1 km)
6. **CHIJ Katong Convent** - 4 mins drive (within 2 km)
7. **Victoria Junior College** - 5 mins drive (within 2 km)
8. **Victoria School** - 6 mins drive (within 2 km)
9. **Canadian International School** - 10 mins drive (within 2 km)



### FOOD & DINING

1. **Telok Kurau Lor L Eateries** - 3 mins walk
2. **Katong Eateries** - 9 mins walk
3. **Joo Chiat Eateries** - 9 mins walk
4. **Siglap Eateries** - 6 mins drive
5. **East Coast Lagoon Food Village** - 7 mins drive
6. **Marine Cove** - 5 mins drive
7. **Parkland Green** - 4 mins drive
8. **Bedok Food centre** - 10 mins drive



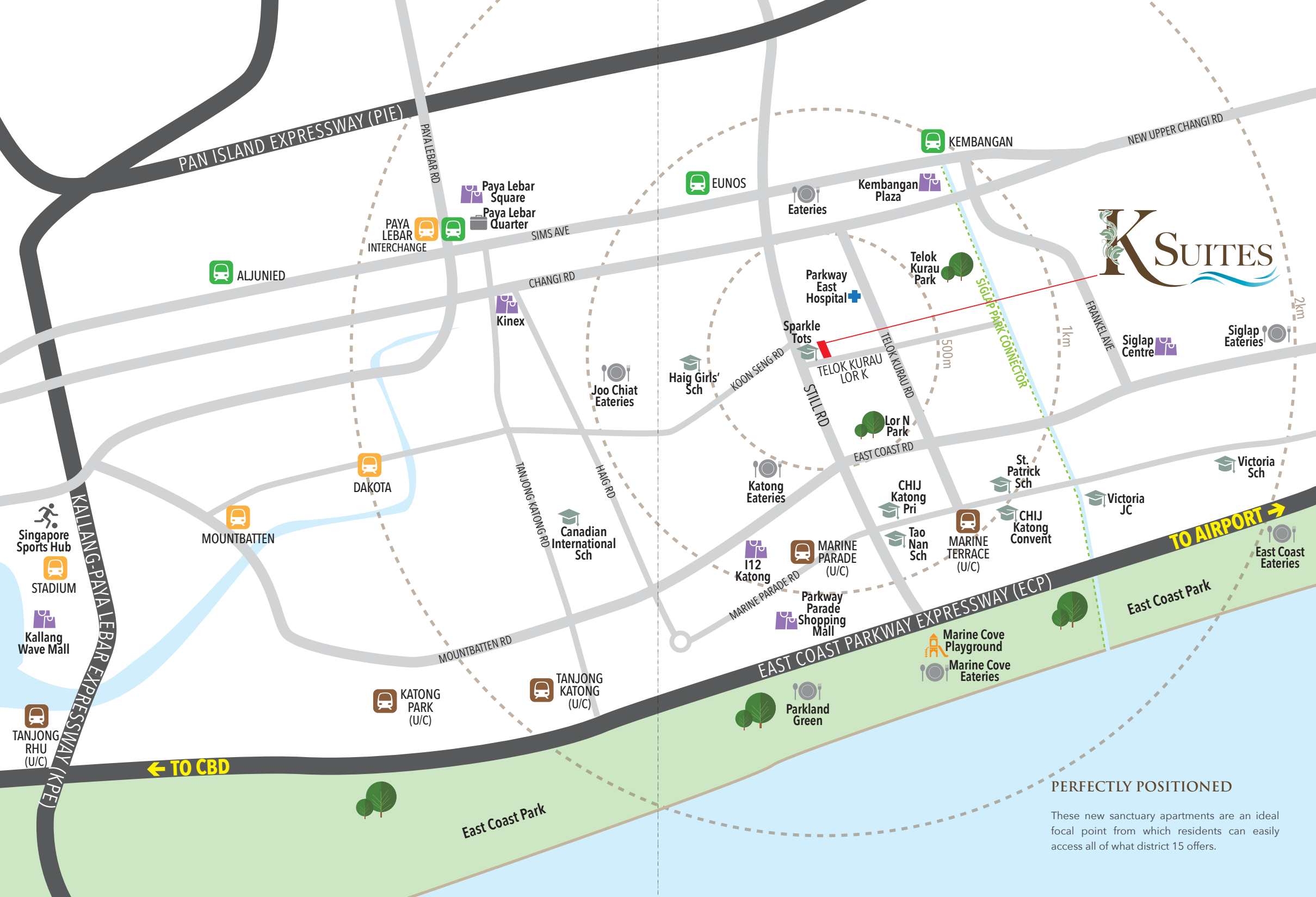
### SHOPPING

1. **112 Katong** - 4 mins drive
2. **Parkway Parade** - 6 mins drive
3. **Siglap Centre** - 6 mins drive
4. **Kembangan Plaza** - 5 mins drive
5. **Kinex** - 8 mins drive
6. **Paya Lebar Quarter** - 9 mins drive
7. **Kallang Wave Mall** - 10 mins drive
8. **Bedok Mall** - 10 mins drive



### PARK & RECREATIONAL

1. **Telok Kurau Park** - 8 mins walk
2. **Siglap Park Connector** - 8 mins walk
3. **Telok Kurau Lor N Park** - 7 mins walk
4. **Marine Cove Playground** - 5 mins drive
5. **East Coast Park** - 5 mins drive
6. **Singapore Wake Park** - 9 mins drive
7. **Singapore Sports Hub** - 10 mins drive
8. **Marina Bay Golf Course** - 10 mins drive
9. **Bay East Garden** - 10 mins drive



# K Suites

## PERFECTLY POSITIONED

These new sanctuary apartments are an ideal focal point from which residents can easily access all of what district 15 offers.

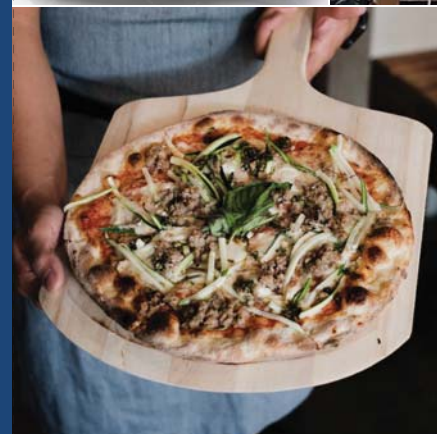


Within 1 Km Sparkle Tots Preschool  
Tao Nan School  
CHIJ (Katong) Primary  
Haig Girls' School

Within 2 Km Ngee Ann Primary School  
St. Stephen's School  
Tanjong Katong Primary School  
St. Patrick's School  
CHIJ (Katong) Convent  
Victoria School  
Victoria Junior College  
Canadian International School



WITHIN PROXIMITY  
TO TOP EDUCATION  
INSTITUTIONS  
FOR ALL AGES



**GASTRONOMIC  
DELIGHTS**

Surrounded with delicious foods,  
K Suites is a stone's throw away  
from an array of local delights &  
international cuisine.





## SURROUNDED BY NATURE

The East Coast of Singapore provides vital spaces to breathe, relax and unwind or simply spend time with friends to enjoy the surrounding beauty.



**PP**  
PARKWAY PARADE



*paya  
lebar  
quarter*



**i12**  
KATONG

## VIBRANT MALLS

Established malls in the vicinity for easy access to daily needs and amenities.

## CONNECTIVITY

K Suites is strategically located with easy access by car and public transport. Walking distance to 4 MRT stations, Orchard road, the CBD and Changi Airport are just a train ride away.



## YOUR SANCTUARY BEGINS

Experience your home from the moment you enter the main gate. The extensive landscaping, coupled with the surrounding greenery helps soothe your mind and drive away the tiredness and fatigue from your long day at work. A warm welcome home!



## DEVELOPMENT OVERVIEW

19 carefully curated apartments across 6 levels.



Choice of 3 - 4 Bedroom ground floor and lateral apartments  
and 4 - 5 Bedroom duplex penthouses.



Upper level apartments with panoramic unblocked views.



Selected ground level apartments with refreshing garden and pool views.



Highly refined specifications and exceptionally high ceilings throughout.



Designer Kitchens with a suite of fully premium integrated electrical appliances.



Luxurious bathrooms with extensive finishes.



Secure sheltered car park, EV lots and bicycle parking.



Extensive landscaping and outdoor fitness area.



Contemporary Pool with aqua gym and waterjet corner.



## HANDCRAFTED MODERNISM

Designed from the inside out, by JGP architects, each and every artful unit at K Suites is a high floor to floor residence with an extraordinary sense of volume. Your new apartment will be a statement of style.



Artist's impression only

BEAUTY IN SIMPLICITY



## SUBMERGE IN TRANQUILITY

Enjoy a workout in the lap pool and aqua gym or simply relax and indulge in our waterjet pool at the comfort of your doorstep.

Artist's impression only

SITE PLAN



- 1 Swimming Pool
- 2 Aqua Gym
- 3 Waterjet
- 4 Outdoor Fitness
- 5 Communal Pavilion
- 6 Pool Deck
- 7 Outdoor Shower
- 8 Lift Lobby
- 9 Electric Vehicle Charging
- 10 Sheltered Car Park
- 11 Bicycle Lots
- 12 Letter Box
- 13 Bin Point
- 14 Automatic Sliding Gate
- 15 Side Gate

SCHEMATIC PLAN

|                    | TYPE B                                                             | TYPE A                                                             | TYPE C                                                             | TYPE D                                                             |
|--------------------|--------------------------------------------------------------------|--------------------------------------------------------------------|--------------------------------------------------------------------|--------------------------------------------------------------------|
| 5th Floor (PH)     | PH 5 bdrm<br><b>#05-01</b><br>1625 sqft<br>(Including Strata Void) | PH 4 bdrm<br><b>#05-02</b><br>1389 sqft<br>(Including Strata Void) | PH 5 bdrm<br><b>#05-03</b><br>1647 sqft<br>(Including Strata Void) | PH 5 bdrm<br><b>#05-04</b><br>1679 sqft<br>(Including Strata Void) |
| 4th Floor          | 4 bdrm<br><b>#04-01</b><br>1076 sqft                               | 3 bdrm<br><b>#04-02</b><br>872 sqft                                | 4 bdrm<br><b>#04-03</b><br>1130 sqft                               | 4 bdrm<br><b>#04-04</b><br>1130 sqft                               |
| 3rd Floor          | 4 bdrm<br><b>#03-01</b><br>1076 sqft                               | 3 bdrm<br><b>#03-02</b><br>872 sqft                                | 4 bdrm<br><b>#03-03</b><br>1130 sqft                               | 4 bdrm<br><b>#03-04</b><br>1130 sqft                               |
| 2nd Floor          | 4 bdrm<br><b>#02-01</b><br>1076 sqft                               | 3 bdrm<br><b>#02-02</b><br>872 sqft                                | 4 bdrm<br><b>#02-03</b><br>1130 sqft                               | 4 bdrm<br><b>#02-04</b><br>1130 sqft                               |
| 1st Floor (Ground) | 4+1bdrm<br><b>#01-01</b><br>1270 sqft                              | 3+1bdrm<br><b>#01-02</b><br>1087 sqft                              | 3 bdrm<br><b>#01-03</b><br>797 sqft                                |                                                                    |



Artist's impression only

GROUND FLOOR LIVING

## TYPE B-G

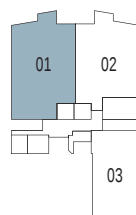
4+1 Bdrm  
118 sqm / 1270 sqft

#01-01



### UNIT HIGHLIGHTS

- 4.3M Floor-to-Floor Height
- Direct Access to Pool and Pavilion
- Direct Access to Communal Areas



KEY PLAN NOT TO SCALE



Artist's impression only

TAILORED LIVING DRIVEN BY DESIGN

## TYPE A-G

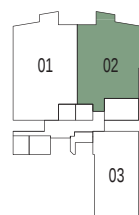
3+1 Bdrm  
101 sqm / 1087 sqft

#01-02



### UNIT HIGHLIGHTS

- 4.3M Floor-to-Floor Height
- Direct Access to Pool and Pavilion
- Direct Access to Communal Areas



KEY PLAN NOT TO SCALE



## TYPE C-G

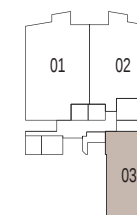
3 Bdrm  
74 sq m / 797 sqft

#01-03

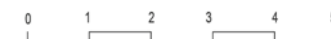


### UNIT HIGHLIGHTS

- 4.3M Floor-to-Floor Height
- Direct Access to Greenery and Fitness Area
- Direct Access to Communal Areas



KEY PLAN NOT TO SCALE





Artist's impression only

## TYPE B

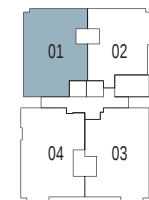
4 Bdrm  
100 sqm / 1076 sqft

#02-01  
#03-01  
#04-01



### UNIT HIGHLIGHTS

- 3.5M Floor-to-Floor Height
- Swimming Pool View
- Current Unblocked View to CBD for level 4 unit



KEY PLAN NOT TO SCALE



0 1 2 3 4 5m



PURE LUXURY

# TYPE A

3 Bdrm  
81 sqm / 872 sqft

#02-02

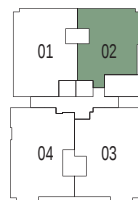
#03-02

#04-02



## UNIT HIGHLIGHTS

- 3.5M Floor-to-Floor Height
- Swimming Pool View
- Current Unblocked View to the east for level 4 unit



KEY PLAN NOT TO SCALE



Artist's impression only

A PLACE LIKE NO OTHER

## TYPE C

4 Bdrm  
105 sqm / 1130 sqft

#02-03  
#03-03  
#04-03



### UNIT HIGHLIGHTS

- 3.5M Floor-to-Floor Height
- Greenery & Green roofs View
- Current Unblocked View to the east for level 4 unit



KEY PLAN NOT TO SCALE



## TYPE D

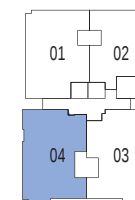
4 Bdrm  
105 sqm / 1130 sqft

#02-04  
#03-04  
#04-04



### UNIT HIGHLIGHTS

- 3.5M Floor-to-Floor Height
- Greenery & Green roofs View
- Current Unblocked View to the city for level 4 unit

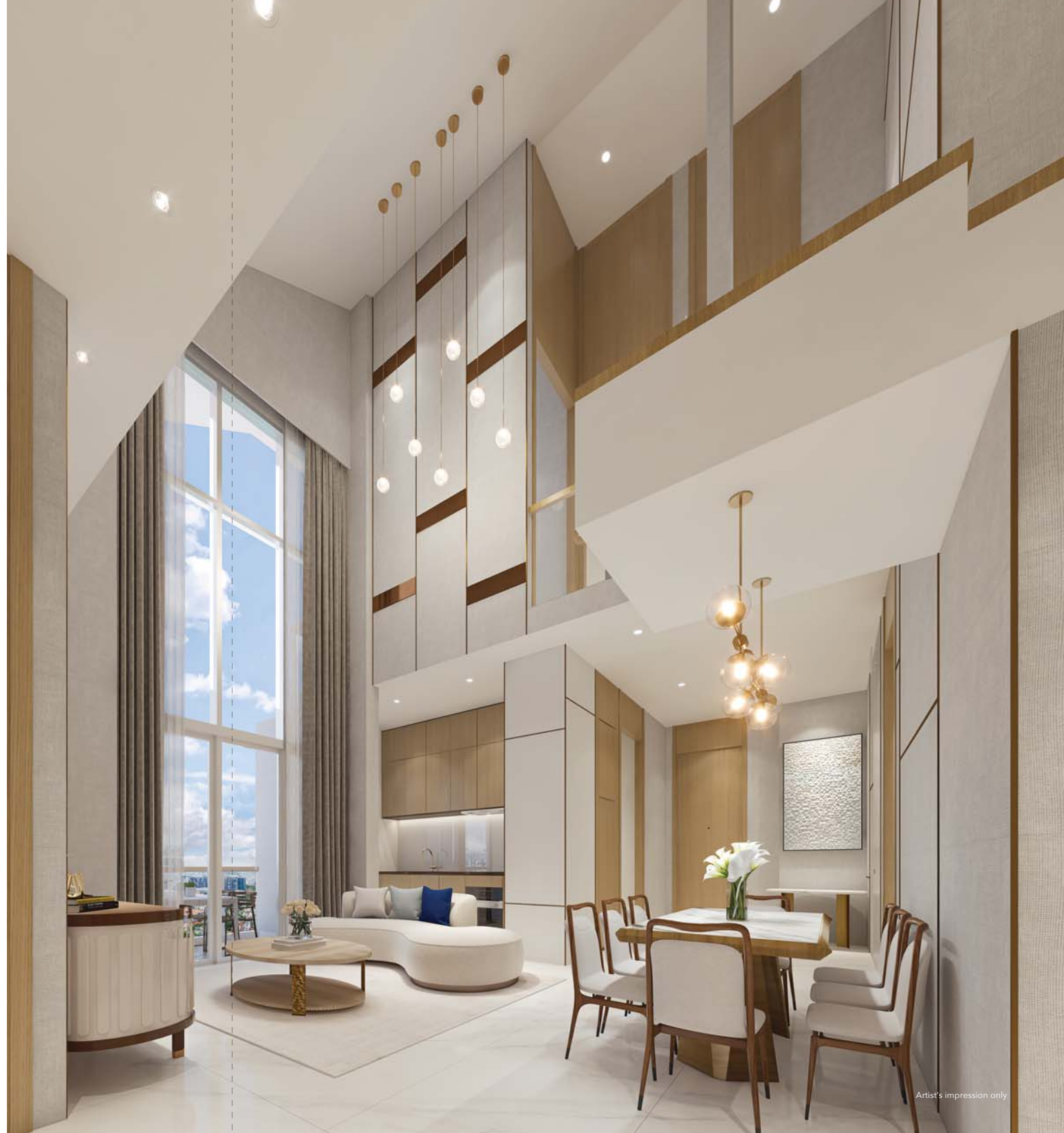


KEY PLAN NOT TO SCALE



## PENTHOUSE

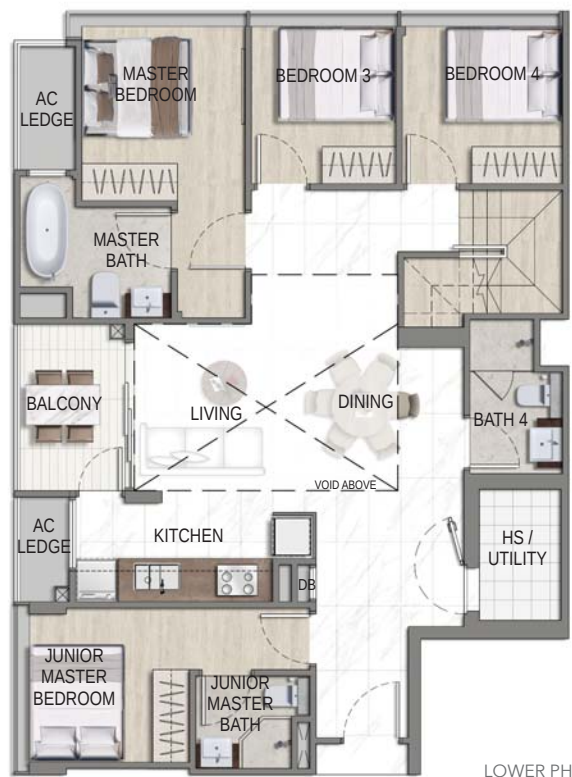
Ample natural light and ventilation, these double-height ceiling penthouses offer the perfect venue for hosting get-together and family events as well as unobstructed views to soothe your soul, an ultimate luxury living.



# TYPE B-PH

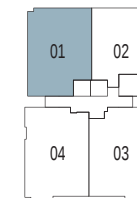
5 Bdrm  
151 sqm / 1625 sqft

#05-01



## UNIT HIGHLIGHTS

- 3.5M Floor-to-Floor Height
- 7M High Ceiling for Living & Dining Area
- Swimming Pool View
- Current Unblocked View to CBD



KEY PLAN NOT TO SCALE



# TYPE A-PH

4 Bdrm  
129 sqm / 1389 sqft

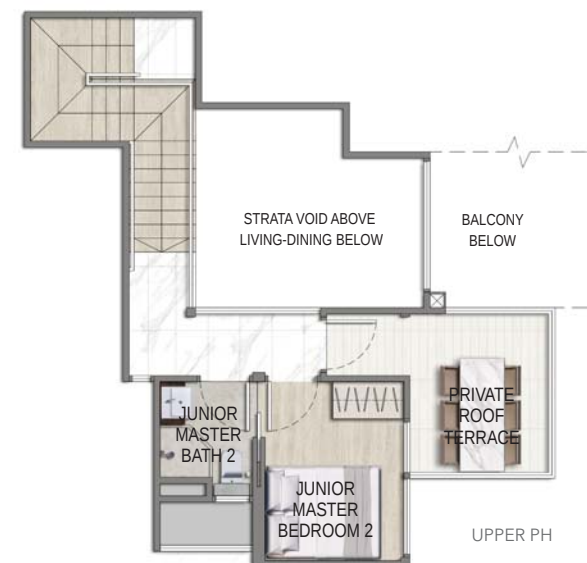
#05-02



LOWER PH



0 1 2 3 4 5m



UPPER PH

## UNIT HIGHLIGHTS

- 3.5M Floor-to-Floor Height
- 7M High Ceiling for Living & Dining Area
- Swimming Pool View
- Current Unblocked View to the East



KEY PLAN NOT TO SCALE



0 1 2 3 4 5m

# TYPE C-PH

5 Bdrm  
153 sqm / 1647 sqft

#05-03



LOWER PH



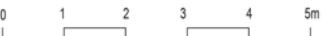
UPPER PH

## UNIT HIGHLIGHTS

- 3.5M Floor-to-Floor Height
- 7M High Ceiling for Living & Dining Area
- Greenery & Green roofs View
- Current Unblocked View to the East



KEY PLAN NOT TO SCALE



# TYPE D-PH

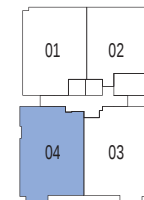
5 Bdrm  
156 sqm / 1679 sqft

#05-04

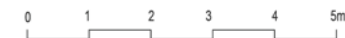


## UNIT HIGHLIGHTS

- 3.5M Floor-to-Floor Height
- 7M High Ceiling for Living & Dining Area
- Greenery & Green roofs View
- Current Unblocked View to CBD



KEY PLAN NOT TO SCALE



PREMIUM FITTINGS | Home Appliances



PREMIUM FITTINGS | Smart Living

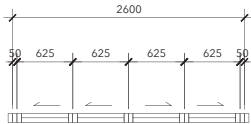


Smart Lock System



Electric Vehicle Charging

ADD-ON FEATURE | Optional Balcony Screen



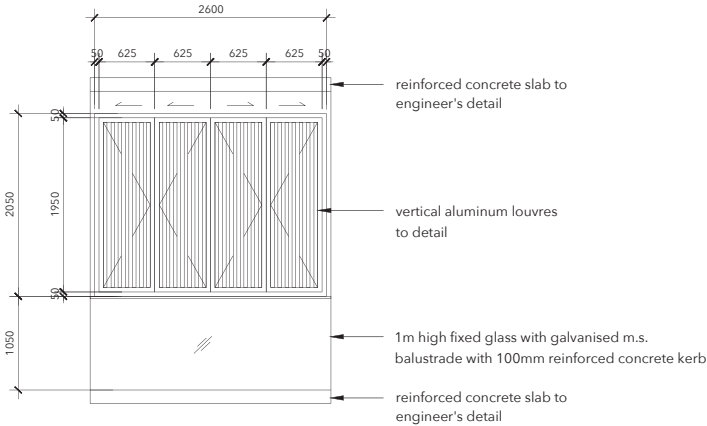
PLAN - ALUMINUM BIFOLD SLIDING WINDOW (CLOSED)

SCALE 1:50



PLAN - ALUMINUM BIFOLD SLIDING WINDOW (OPEN)

SCALE 1:50



ELEVATION - ALUMINUM BIFOLD SLIDING WINDOW

SCALE 1:50

This drawing is for reference only. The approved balcony screen design is provided for aesthetic uniformity of the development. Materials to be aluminium with powder coated finish. Fixing details are by contractor, and fixing shall not damage the existing waterproofing and structure. Owner shall verify all dimensions prior to fabrication and commencement of work. Drawings are not to scale. The cost of approved balcony screen and installation shall be borne by the Owner.

## SPECTACULAR VIEW AT HIGHER LEVELS



Developer : **EG Properties Pte. Limited** License No. : **C1431** Tenure of Land: **Freehold** Legal Description : **Lot MK26-06540W & MK26-06541V, 21 Lorong K Telok Kurau (D15) Singapore 425617**  
Building Approval no. : **A1359-00494-2021-BP01 dated 06 Sep 2022** Expected date of vacant possession: **31 December 2025** Expected date of legal completion: **31 December 2027**  
**Note on Encumbrances:** Mortgage in favour of United Overseas Bank Limited

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