



VELA  
BAY 首航



*Anchors  
Aweigh!*

Inspired by luxury sailing yachts gliding across calm waters.

Named after Vela, Latin for “sails,” a symbol of elegance and motion.

Anchored by 首航 or “maiden voyage”, marking fresh beginnings and horizons.

Welcome to VELA BAY, the first luxury private residences in the new Bayshore precinct. Let's set sail into an exciting new chapter of coastal living.

**FIRST TO SAIL. FIRST IN LUXURY. FIRST ON THE BAY.**



PIONEERING THE FUTURE OF  
LUXURY SEAFRONT LIVING.

YOUR HOME.

YOUR BAY.

YOUR VISTA.

Every landmark draws admirers.  
The truly iconic ones invite residents.

Vela Bay is both a serene sanctuary and a  
bold statement in luxury coastal living.  
Here, the bay is your backyard, your playground,  
and your address.

And the view?

Horizon-wide vistas of coastal waters.  
With over 70% sea-facing units available.



FIRST TO SAIL.  
CONNECTING *Island Wide.*

# THE SEAFRONT IS YOUR OYSTER.

Located right at the doorstep of Bayshore MRT, Vela Bay, a pioneering presence in this coastal district, offers privileged access to a luxury seaside development at the heart of a transformational seafloor vision.

Discover an exciting bayside neighbourhood, and embrace a lifestyle defined by quiet prestige, refined leisure, and the timeless allure of open waters.

Welcome to a new era of luxury seafloor living.



Central Business District

Marina Bay Sands

Singapore Flyer

The Kallang

Dunman High School

Paya Lebar Quarter  
SingPost Centre  
Paya Lebar Square

Parkway Parade

i12 Katong

Parkway East Hospital

Tao Nan School

CHU Katong Convent

Victoria Junior College

Siglap Centre

Victoria School

East Coast Lagoon Food Village

Alaha Sea Sports Centre

Bedok Mall

Bedok MRT

Bedok Sports Complex

Bayshore MRT

Temasek Primary School

Temasek Secondary School

SAFRA Bayshore (Future)

East Coast Park

Singapore Expo

Changi City Point

Changi Business Park

Laguna National Golf and Country Club

Tanah Merah Country Club

Changi Airport



# EASTSIDE CONNECTIVITY, BAYSIDE SERENITY.

## SHOPPING & DINING

- 3 MRT stops Parkway Parade
- 9 MRT stops The Shoppes at Marina Bay Sands
- 4 mins drive East Coast Lagoon Food Village
- 5 mins drive Bedok Mall

- 6 mins drive Jewel Changi Airport
- 8 mins drive Changi City Point
- 10 mins drive i12 Katong
- 10 mins drive Joo Chiat Complex
- 12 mins drive PLQ Mall

## BUSINESS

- 6 mins drive Changi Business Park
- Singapore Expo
- 12 mins drive Suntec City
- Tai Seng / Ubi
- 13 mins drive Paya Lebar Quarter
- 15 mins drive Central Business District (CBD)
- Marina Bay Financial Centre

## SCHOOLS

- Within 1km Temasek Primary School
- Temasek Secondary School
- 5 mins drive Bedok Green Primary
- Victoria School (Secondary)
- 7 mins drive Tao Nan School

- 8 mins drive Bedok View Secondary
- 10 mins drive Singapore University of Technology and Design (SUTD)
- 13 mins drive Victoria Junior College
- 15 mins drive Haig Girls' School

## PARKS

- East Coast Park
- Gardens by the Bay
- Lucky Gardens
- Sennett Avenue Linear Park

Aye!  
Aye!

## CRAVINGS DOCK CLOSE BY!



Living at the doorstep of Bayshore MRT on the Thomson-East Coast Line puts the colourful and delectable East within easy reach.

From bustling shopping, dining, and lifestyle enclaves to charming streetscapes across Changi, Marine Parade, East Coast, Joo Chiat, Katong, and beyond, there's always something to explore.



## SHOPPING & DINING

- 3 MRT stops  
Parkway Parade
- 4 mins drive  
East Coast Lagoon Food Village
- 5 mins drive  
Bedok Mall
- 6 mins drive  
Jewel Changi Airport



- 8 mins drive  
Changi City Point
- i12 Katong
- 10 mins drive  
Joo Chiat Complex
- 12 mins drive  
PLQ Mall



# SMOOTH SAILING TO REPUTABLE SCHOOLS.

From playhouses for the little ones to primary, secondary, and tertiary education, every stage of learning is within easy reach and every school run is a breeze. Be it a morning drop-off, after-school activity, or a weekend enrichment, you are conveniently close by.

## EDUCATIONAL INSTITUTIONS

Within 1km  
 Temasek Primary School  
 Temasek Secondary School  
 5 mins drive  
 Bedok Green Primary  
 Victoria School (Secondary)

7 mins drive  
 Tao Nan School  
 8 mins drive  
 Bedok View Secondary



Victoria Junior College



Temasek Primary School

10 mins drive  
 Singapore University of  
 Technology and Design (SUTD)  
 13 mins drive  
 Victoria Junior College  
 15 mins drive  
 Haig Girls' School



Temasek Polytechnic



SUTD

# EFFORTLESS JOURNEY FROM SHORELINE TO SKYLINE.

Step out and move effortlessly between the East and the heart of the city. From Changi Business Park and Paya Lebar Quarter to Suntec City in Marina Central, the CBD, and Marina Bay Financial Centre, key enterprise destinations are in close proximity.

With everything connected, your day flows smoothly, whether it's an early work commute, an important meeting in town, or an evening event along the marina.



## ENTERPRISE ZONES

6 mins drive  
Changi Business Park  
Singapore Expo

12 mins drive  
Suntec City  
Tai Seng / Ubi

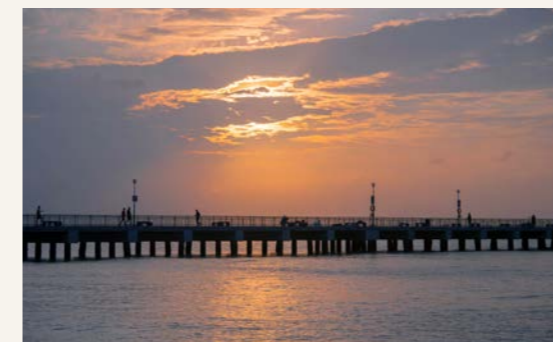
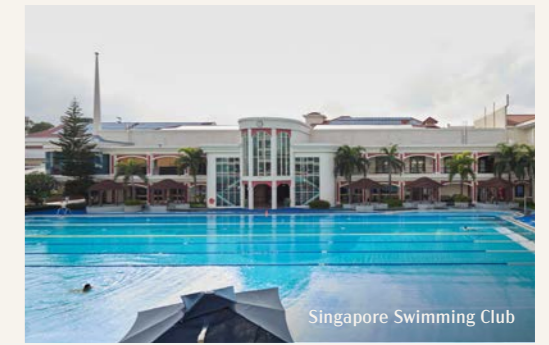
13 mins drive  
Paya Lebar Quarter

15 mins drive  
Central Business District (CBD)  
Marina Bay Financial Centre



ACTIVE LIVING  
AT EVERY TURN.

FROM *Coast* TO *Coast!*



## PARKS & RECREATION

Doorstep  
Park Connector  
to East Coast Park

7 mins walk  
Lucky Gardens Playground

10 mins walk  
Lucky Gardens  
Sennett Avenue Linear Park

3 mins bicycle  
Laguna Practice Driving Range

5 mins bicycle  
Aloha Sea Sports Centre  
East Coast Park

5 mins drive  
Tanah Merah Country Club

7 mins drive  
Laguna National Golf  
and Country Club

8 mins drive  
National Service Resort  
and Country Club

12 mins drive  
Singapore Swimming Club

Every day is an invitation to move, play, and recharge. There are nearby scenic park connectors, the East Coast Park, and upcoming green spaces for morning jogs, evening strolls, and weekend family outings, alongside the future SAFRA Bayshore – Singapore's largest SAFRA clubhouse – offering even more lifestyle and recreational options close to home.

Stretch a little further and you'll find yourself surrounded by parks and several pockets of gardens for even more space to cycle, exercise, or simply relax in nature.

# ANCHORED AMIDST MULTIPLE

*Masterplans.*

## ENHANCED CONNECTIVITY

The Thomson-East Coast Line (TEL) will extend to Changi Airport, providing a direct and seamless MRT ride from home. This extension will become the primary rail link to Changi Airport, including the future Terminal 5.



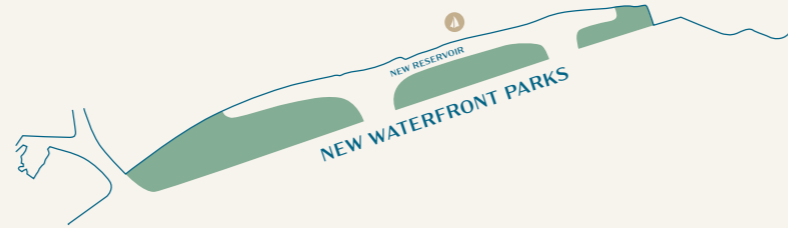
Bedok South MRT station, located at Upper East Coast Road and Bedok South Road, will be part of the Thomson-East Coast Line. Plans have been outlined for a future Integrated Transport Hub in the area, which is intended to enhance connectivity and convenience in the neighbourhood.



## REVITALISED BAYSHORE COMMUNITY



The future integrated Bayshore Central precinct will be a car-lite seafront residential community with integrated green spaces and parks, along the Thomson-East Coast Line. At its heart will be a lively central street with bus-priority lanes, shops, and community facilities.



Located near the Bayshore-Bedok South corridor, Singapore's Long Island vision involves the potential reclamation of about 800 hectares of land off the East Coast to support coastal protection and create a multipurpose seafront precinct. Plans under study include a new reservoir, possible recreational water activities, coastal and reservoir parks, and land for future housing and amenities.



# 800-HECTARE RECLAIMED PARADISE

## ELEVATED ACTIVE LIVING & WELLNESS

LARGEST SAFRA CLUBHOUSE

# >30,000 m<sup>2</sup>

SAFRA Bayshore, targeted to open in 2030 next to the future Bedok South MRT station, will be SAFRA's largest clubhouse. It is being designed to provide modern recreational and lifestyle facilities for NSmen and their families in the East.



Under the "Kallang Alive" masterplan, the Kallang sports recreation precinct will be redeveloped into a major integrated sports, training, and lifestyle hub. A new 18,000-seat indoor arena is planned, alongside the relocation of the Singapore Sports School to the precinct, and the consolidation of elite training, sports science and related facilities, all within a pedestrian-friendly environment.

## CHANGI TRANSFORMED

# 1,080

-HECTARE DEVELOPMENT



The Changi East expansion covers around 1,080 hectares and will be anchored by the upcoming Terminal 5, together with enhanced aviation and logistics facilities. The adjacent Changi East Urban District is planned as a business, lifestyle, and

recreation-friendly precinct, leveraging world-class airport connectivity and major transport links to create a well-connected hub for work, life, and travel in the East.



FIRST IN LUXURY.  
WITH *Horizon-Wide Views.*



## A CAPTIVATING PRESENCE ON THE BAYSIDE SKYLINE.

Two towers rise gracefully, 31 storeys high along the seafront, forming a striking addition to the Bayshore skyline, like two sleek yachts anchored elegantly along the coastal horizon. With a total of 515 units and a curated collection of one-bedroom residences to spacious five-bedroom homes and exclusive penthouses, Vela Bay offers elevated living for every stage of life.



Arrival Lobby

Artist's Impression

# YOUR INVITATION TO ESCAPE.

Glide into an arrival crafted to feel like your first step onto a private deck. Experience serenity amidst sophisticated surroundings that usher you into a world shaped by sea, sky, and effortless elegance. Do come in, your coastal sanctuary awaits.



The Vela Pool

Artist's Impression

# RISE AND SWIM!

Welcome to shimmering waters and invigorating ocean-inspired tranquility. Begin each day buoyed by nature's rhythm. Your morning dip becomes a ritual of renewal amidst lush waterscapes.

Inviting decks and pavilions by The Vela Pool await, in full view of the Kid's Pool for a truly family-friendly escape just a few steps from your front door.



A GRACIOUS SANCTUARY,

*A Bold Statement.*



The Vela Bay Clubhouse is an architecturally outstanding feature that channels the quiet confidence of a luxury yacht. Intimate, refined, and boldly contemporary.

At the Kid's Playground, youthful playfulness abounds. Every turn reveals spaces that invite exploration and awaken a sense of adventure.

Kid's Playground

Artist's Impression



Gymnasium



Artist's Impression

# A LIFE-ENHANCING DWELLING.

When it's time to step up your fitness routine, choose from the indoor Gymnasium, Wellness Deck, Calisthenics Corner, Swing Garden and Recreational Tennis Court. Whichever activity you decide is anchored in comfort and prestige.





Side Gate to Bayshore Drive

Artist's Impression

# THE PERFECT BALANCE OF ACCESSIBILITY AND RESPITE.

Seamless connectivity and discreet pathways place vibrant streetscapes within effortless reach, while gently buffering you from the constant buzz beyond.

Every departure feels unhurried, every arrival is quiet and contemplative. Home becomes a retreat, where body and mind drift into spaces of calming serenity, as if slowly carried away by the pages of a good book.





FIRST ON THE BAY.  
A LANDMARK IN COASTAL *Luxury.*

LET SPACIOUSNESS  
SURROUND YOU.

Generous interiors and thoughtful layouts allow for effortless flow from one space to the next. Each room feels intuitively connected, enhancing both comfort and the ease of everyday living.

Expansive glass walls frame uninterrupted coastal panoramas that unfold from dawn to dusk. They fill each residence with natural light and a sense of openness.





For Illustration Only

LET EVERYDAY LIFE  
BREATHE ELEGANCE.

Every thoughtfully designed kitchen balances form, function, and finesse. The sleek cabinetry, generous preparation spaces, and Miele kitchen and cookware appliances deliver precision, performance, and timeless elegance. Integrated seamlessly are SMEG washer and dryer machines, while the dining area provides an inviting setting for casual meals and memorable gatherings.



## LET TRANQUILLITY TAKE THE HELM.

Your private sanctuaries offer serene proportions, soft natural light, and well-planned wardrobe spaces that balance elegance with practicality. Bathrooms come appointed with Newform sanitary fittings and Geberit sanitary wares, combining contemporary design, and enduring quality for a truly restorative experience.



# SMART AND GREEN SOLUTIONS.



## ON-SITE RENEWABLE ENERGY (SOLAR).

On-site systems offset at least 30% of the common area's energy consumption, significantly reducing reliance on conventional energy sources.

## ENERGY-EFFICIENT SYSTEMS.

Units and common areas are equipped with 5-tick energy-efficient air conditioning and high-efficiency LED lighting, achieving at least 60% energy savings. High-performance glazing in the facade helps reduce heat gain, while ceiling fans enhance thermal comfort.

## LOW VOLATILE ORGANIC COMPOUNDS (VOCs).

More than 60% of the development is designed with low-VOC materials rated 4 ticks under Singapore Green Building Product (SGBP) to promote healthier indoor living and a more sustainable lifestyle.

## SUSTAINABLE CONSTRUCTION.

The development is adopting 65% Advanced Precast Concrete System (APCS) minimising resource use and wastage.



Sustainable design, energy-efficient systems, and eco-friendly materials create healthier, balanced living, reducing environmental impact while enabling residents to connect with nature. Responsibly sourced, certified green products and low-impact materials further support eco-conscious living while minimising waste.

SingHaiyi Group integrates sustainability into its property developments, emphasising thoughtful design and environmental responsibility. The development is certified under Singapore's BCA Green Mark achieving Platinum Super-Low Energy award, featuring energy-saving measures such as solar panels and energy-saving lighting. These initiatives reflect the group's commitment to innovation and sustainable development.



## DIGITAL FEEDBACK PLATFORM.

Residents can easily manage their living experience through a digital platform – book facilities, register visitors, provide feedback, and stay updated on upcoming events and community activities.

## GREENERY FEATURES.

Extensive greenery is integrated within the development to reduce heat gain, enhance microclimate, and achieve a Green Plot Ratio.

## DEMAND CONTROL STRATEGIES.

Systems in common facilities automatically regulate lighting, air conditioning, and mechanical ventilation, switching off when spaces are unoccupied. Smart occupancy sensors enhance energy efficiency by minimising wastage across function rooms, the gym, and other common facilities.

## SUSTAINABLE ARCHITECTURAL AND LANDSCAPE MATERIALS.

Over 80% of architectural and landscape works use sustainable products and finishes rated at least two SGBP ticks.

# QUALITY FITTINGS FROM RENOWNED BRANDS.

Own top-quality fittings from four leaders in design and innovation. From sanitaryware and high-end tapware to precision cookware and premium washers, this collection brings exceptional quality, functionality, and international excellence to every home.



For Illustration Only



For Illustration Only

## GEBERIT

### SANITARYWARES

Geberit's intelligently designed sanitarywares ensure superior hygiene, comfort, and seamless integration into elegant bathroom spaces.

## Miele

### COOKWARE

Renowned for its German innovation, durability, and elegant design, Miele cookware elevates everyday cooking into a refined culinary experience.



For Illustration Only



For Illustration Only

## newform

### TAPWARE

Fully made in Italy, Newform products blend tradition and modernity, transforming everyday use into functional works of art.

## smeg

### WASHERS AND FRIDGE

SMEG is an Italian premium appliance brand, celebrated for its stylish design, reliable performance, and energy-efficient technology.

BAYSHORE DRIVE

BAYSHORE ROAD

EAST COAST EXPRESSWAY (ECP)

BAYSHORE WALK

# SITE PLAN

## ZONE 1 BAY COAST (1<sup>ST</sup> STOREY)

- |                               |                            |
|-------------------------------|----------------------------|
| 1 Vela Bay Lounge (Clubhouse) | 12 Calisthenics Corner     |
| 2 Toilet/Changing Room        | 13 Coral Terrace           |
| 3 Accessible Toilet           | 14 Coral Pods              |
| 4 The Vela Pool               | 15 Coral Garden            |
| 5 Aqua Bed                    | 16 The Vela Pavilion (BBQ) |
| 6 Aqua Spa Seat (Jacuzzi)     | 17 The Stern Pavilion      |
| 7 Kid's Pool                  | 18 The Bow Pavilion        |
| 8 Parent's Deck               | 19 Mist Garden             |
| 9 Poolside Coast Cabana       | 20 Link Bridge             |
| 10 Pool Deck                  | 21 Outdoor Shower Point    |
| 11 Swing Garden               |                            |

## ZONE 2 THE VELA CLUB (BASEMENT 1)

- |                                     |   |
|-------------------------------------|---|
| 22 Gymnasium                        | 28 Outdoor Fitness Corner   |
| 23 Toilet/Changing Room /Steam Room | 29 The Port Lounge  |
| 24 Accessible Toilet                | 30 Vela Bay Clubhouse (1st Storey)<br>- Vela Function Room<br>- Bay Function Room |
| 25 Wellness Deck                    | 31 Recreational Tennis Court  |
| 26 The Starboard Pavilion           |   |
| 27 Kid's Playground                 |   |

## ANCILLARY (BASEMENT 1)

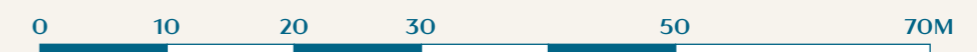
- |                                   |                                    |
|-----------------------------------|------------------------------------|
| A Arrival Lobby                   | H Lift 2 (Vela Bay Clubhouse)      |
| B Guard House                     | I Management Office                |
| C Service Ramp                    | J Substation                       |
| D Side Gate 1 (to Bayshore Walk)  | K Main Distribution Frame Room     |
| E Side Gate 2 (to MRT)            | L Genset                           |
| F Side Gate 3 (to Bayshore Drive) | M Water Bulk Meter                 |
| G Lift 1 (Arrival Lobby)          | N Telecommunication Equipment Room |

## ANCILLARY (BASEMENT 2)

- |              |                        |
|--------------|------------------------|
| O Bin Centre | P Consumer Switchrooms |
|--------------|------------------------|

## LEGEND

- Ventilation Shaft
- Water Tank at Roof





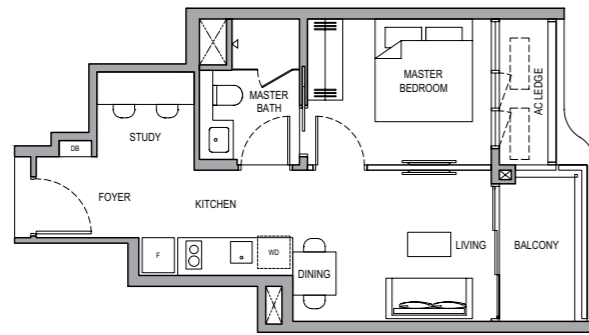
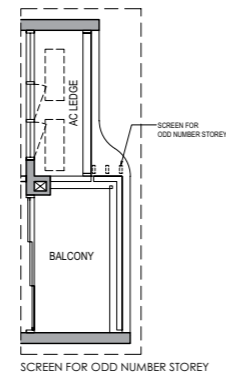
# 1-BEDROOM + STUDY

## TYPE 1BR + S (A)

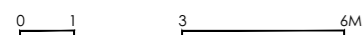
45 SQM / 484 SQFT  
(INCLUSIVE OF 5 SQM BALCONY)

BLOCK 1

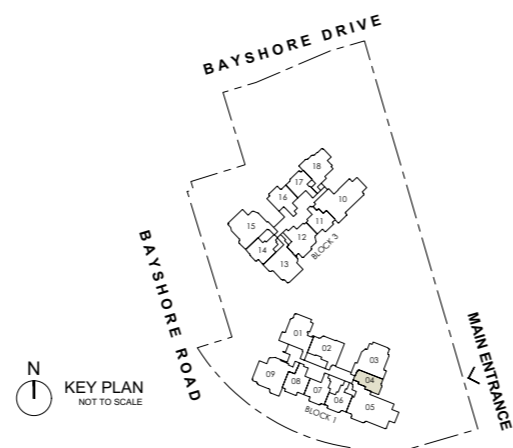
#05-04 to #31-04



- LEGEND:
- F FRIDGE
  - WD WASHER CUM DRYER
  - DB DISTRIBUTION BOARD
  - AC AIR-CONDITIONER (EXCLUDED FROM STRATA AREA)
  - RC REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
  - ☐ VOID SPACE (EXCLUDED FROM STRATA AREA)
  - ☒ RAINWATER DOWNPIPE FOR BALCONY (EXCLUDED FROM STRATA AREA)
  - ▨ WALLS NOT ALLOWED TO BE HACKED / ALTERED / DRILLED
  - ☐ AIR CONDITIONING CONDENSING UNIT



ALL PLANS ARE SUBJECT TO CHANGES BY THE RELEVANT AUTHORITIES.  
MEASUREMENTS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY.  
INFORMATION ACCURATE AT POINT OF PRINTING.  
BP NO.: A1716-00045-2025-8P01 DATED 09-FEB-2026



N  
KEY PLAN  
NOT TO SCALE

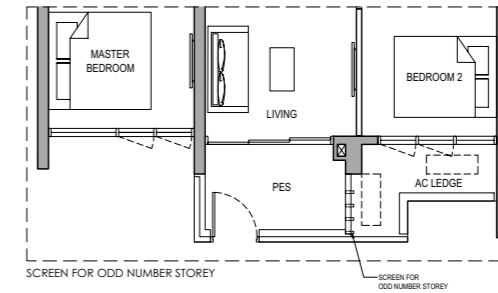
# 2-BEDROOM

## TYPE 2BR (A) PES

55 SQM / 592 SQFT  
(INCLUSIVE OF 5 SQM PES)

BLOCK 3

#01-11

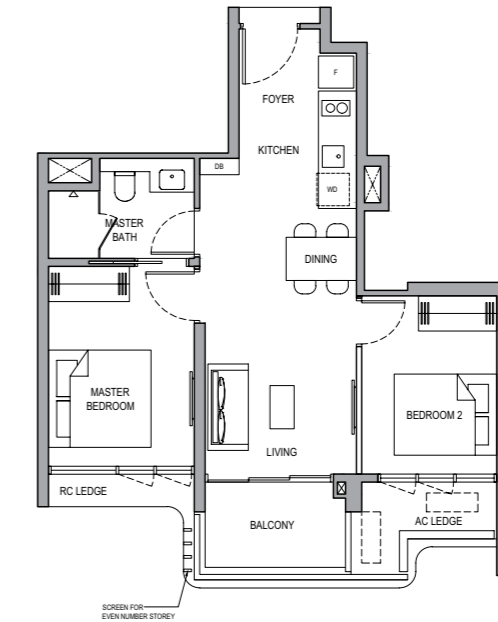


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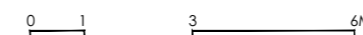
55 SQM / 592 SQFT  
(INCLUSIVE OF 5 SQM BALCONY)

BLOCK 3

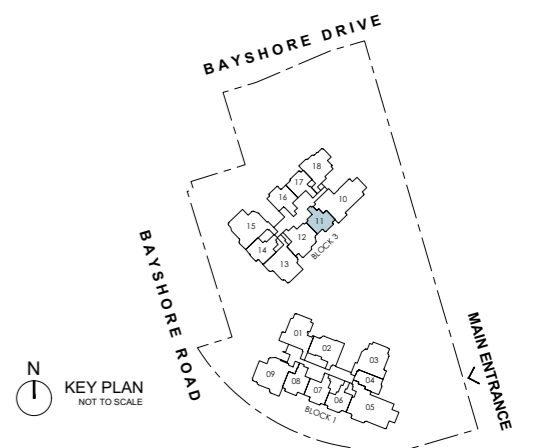
#02-11 to #30-11



- LEGEND:
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  - DB DISTRIBUTION BOARD
  - AC AIR-CONDITIONER (EXCLUDED FROM STRATA AREA)
  - RC REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
  - ☐ VOID SPACE (EXCLUDED FROM STRATA AREA)
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N  
KEY PLAN  
NOT TO SCALE

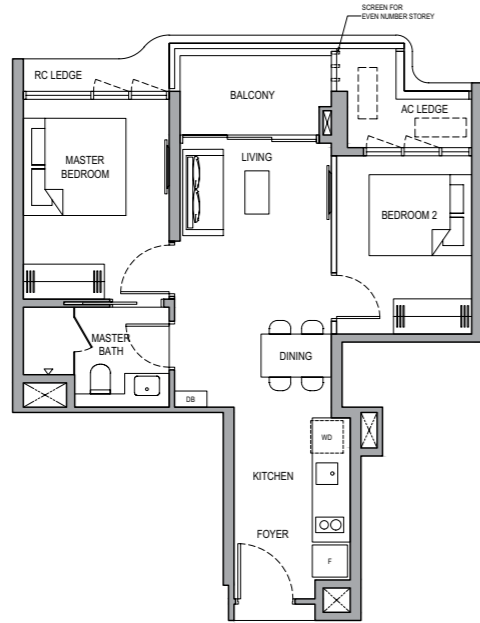
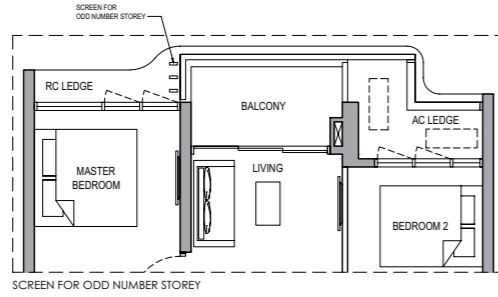
# 2-BEDROOM

## TYPE 2BR (B)

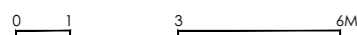
55 SQM / 592 SQFT  
(INCLUSIVE OF 5 SQM BALCONY)

BLOCK 3

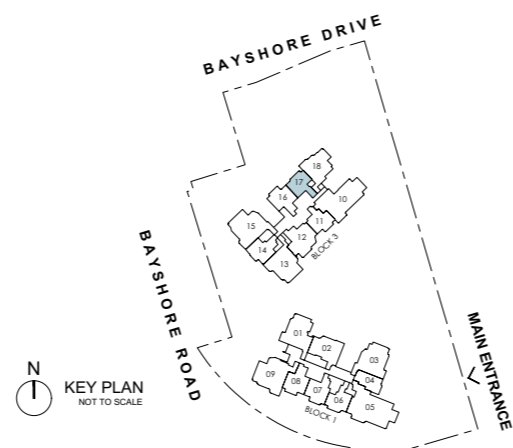
#03-17 to #30-17



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  - DB DISTRIBUTION BOARD
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  - RC REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
  - VOID SPACE (EXCLUDED FROM STRATA AREA)
  - RAINWATER DOWNPIPE FOR BALCONY (EXCLUDED FROM STRATA AREA)
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  - AIR CONDITIONING CONDENSING UNIT



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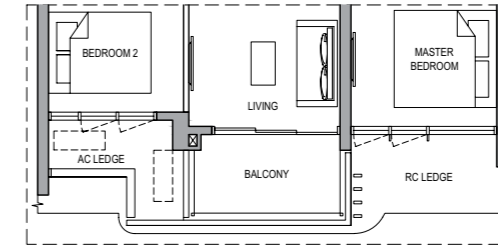
# 2-BEDROOM

## TYPE 2BR (C)

55 SQM / 592 SQFT  
(INCLUSIVE OF 5 SQM BALCONY)

BLOCK 1

#05-06

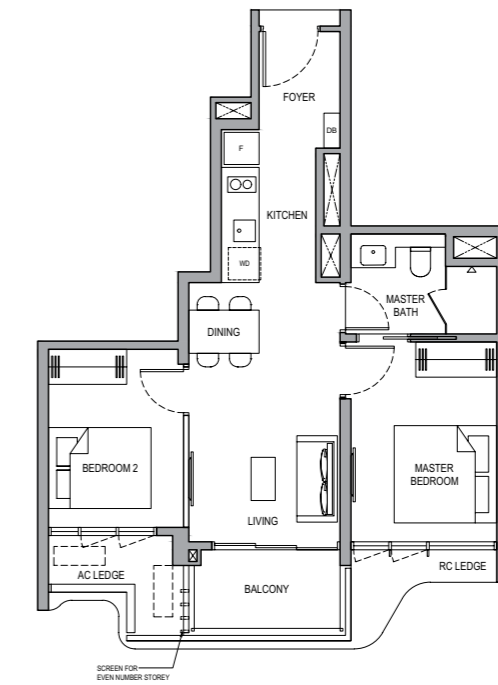
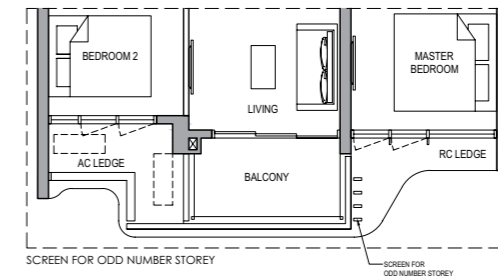


## TYPE 2BR (C)

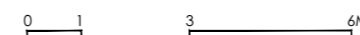
55 SQM / 592 SQFT  
(INCLUSIVE OF 5 SQM BALCONY)

BLOCK 1

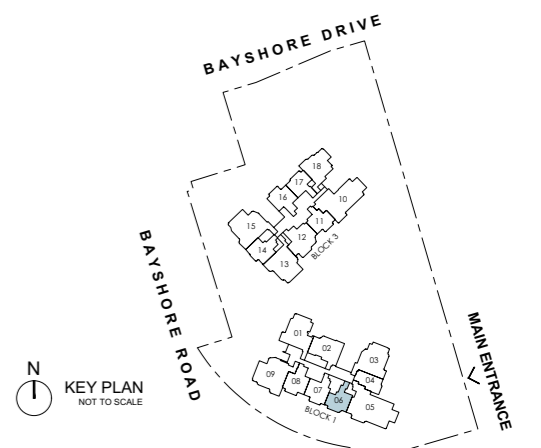
#06-06 to #30-06



- LEGEND:
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  - DB DISTRIBUTION BOARD
  - AC AIR-CONDITIONER (EXCLUDED FROM STRATA AREA)
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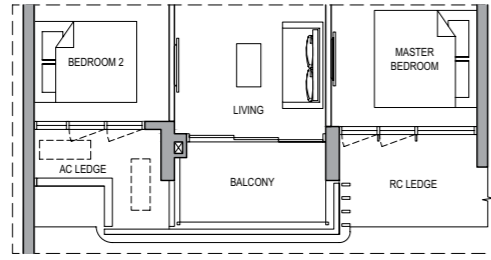


# 2-BEDROOM PREMIUM

## TYPE 2BR P (A)

64 SQM / 689 SQFT  
(INCLUSIVE OF 5 SQM BALCONY)

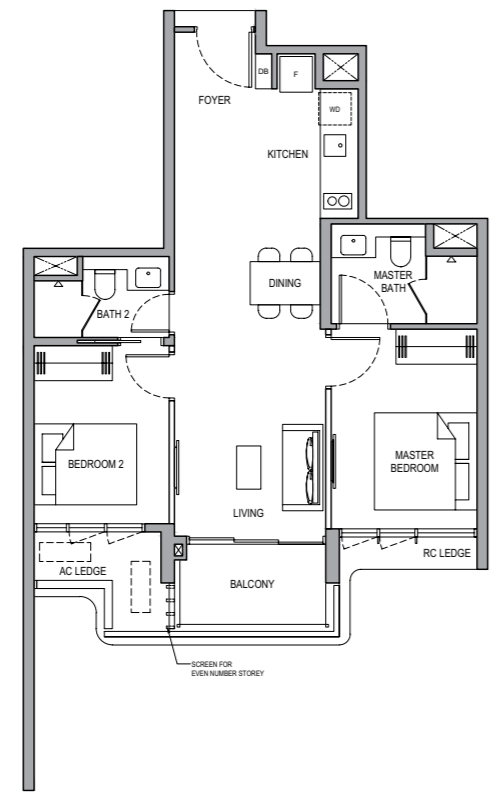
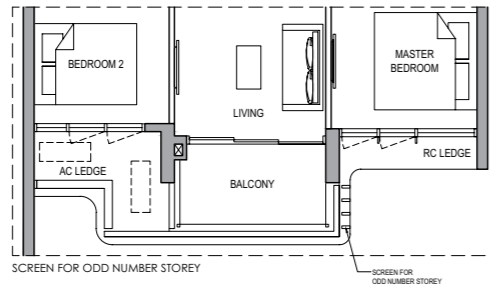
BLOCK 1  
#05-08



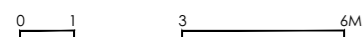
## TYPE 2BR P (A)

64 SQM / 689 SQFT  
(INCLUSIVE OF 5 SQM BALCONY)

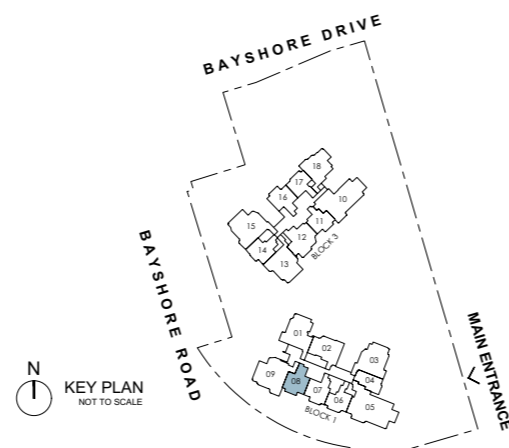
BLOCK 1  
#06-08 to #31-08



- LEGEND:
- F FRIDGE
  - WD WASHER CUM DRYER
  - DB DISTRIBUTION BOARD
  - AC AIR-CONDITIONER (EXCLUDED FROM STRATA AREA)
  - RC REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
  - ☐ VOID SPACE (EXCLUDED FROM STRATA AREA)
  - ☒ RAINWATER DOWNPIPE FOR BALCONY (EXCLUDED FROM STRATA AREA)
  - ▨ WALLS NOT ALLOWED TO BE HACKED / ALTERED / DRILLED
  - ⋯ AIR CONDITIONING CONDENSING UNIT



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INFORMATION ACCURATE AT POINT OF PRINTING.  
BP NO.: A1716-00045-2025-8P01 DATED 09-FEB-2025

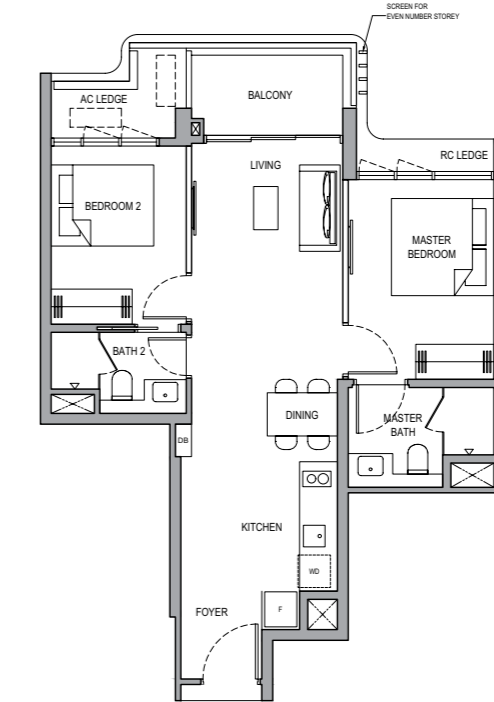
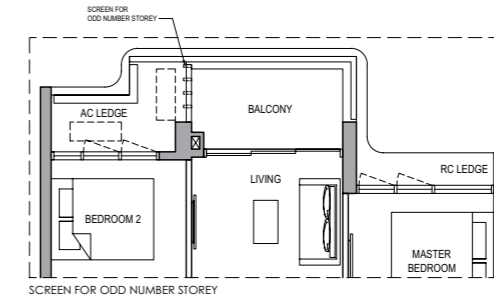


# 2-BEDROOM PREMIUM

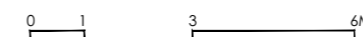
## TYPE 2BR P (B)

64 SQM / 689 SQFT  
(INCLUSIVE OF 5 SQM BALCONY)

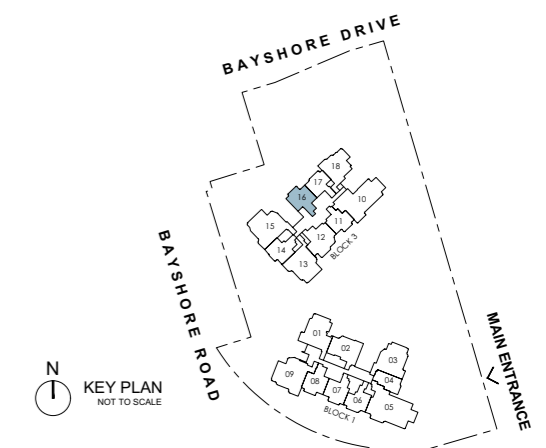
BLOCK 3  
#03-16 to #30-16



- LEGEND:
- F FRIDGE
  - WD WASHER CUM DRYER
  - DB DISTRIBUTION BOARD
  - AC AIR-CONDITIONER (EXCLUDED FROM STRATA AREA)
  - RC REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
  - ☐ VOID SPACE (EXCLUDED FROM STRATA AREA)
  - ☒ RAINWATER DOWNPIPE FOR BALCONY (EXCLUDED FROM STRATA AREA)
  - ▨ WALLS NOT ALLOWED TO BE HACKED / ALTERED / DRILLED
  - ⋯ AIR CONDITIONING CONDENSING UNIT



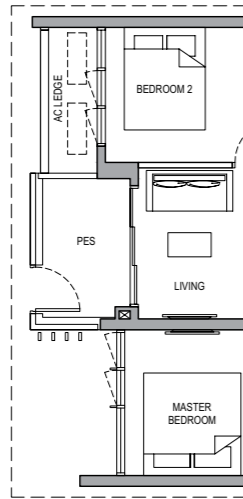
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INFORMATION ACCURATE AT POINT OF PRINTING.  
BP NO.: A1716-00045-2025-8P01 DATED 09-FEB-2025



# 2-BEDROOM PREMIUM

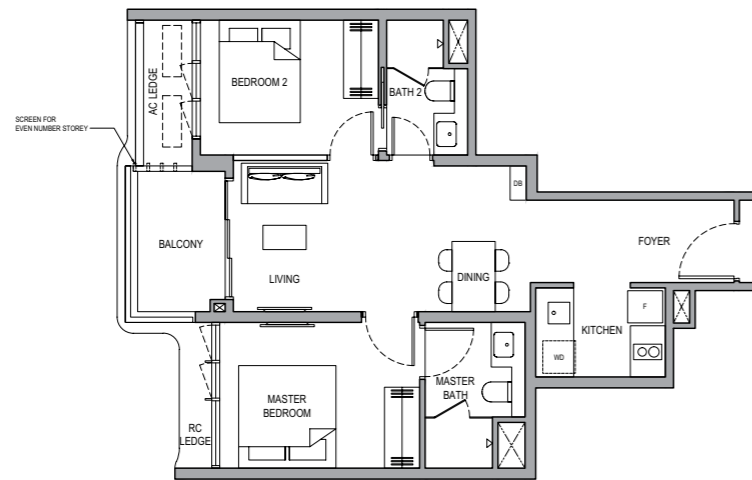
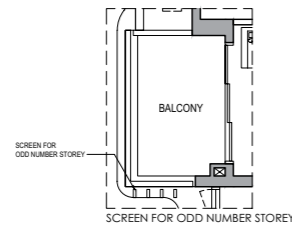
**TYPE 2BR P (C) PES**  
63 SQM / 678 SQFT  
(INCLUSIVE OF 5 SQM PES)

**BLOCK 3**  
#01-14

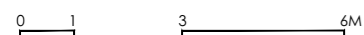


**TYPE 2BR P (C)**  
63 SQM / 678 SQFT  
(INCLUSIVE OF 5 SQM BALCONY)

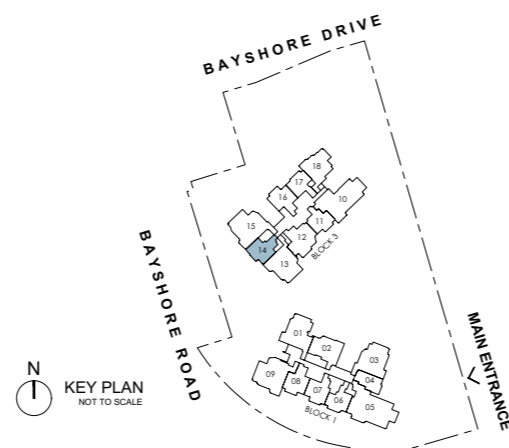
**BLOCK 3**  
#02-14 to #31-14



- LEGEND:**
- F FRIDGE
  - WD WASHER CUM DRYER
  - DB DISTRIBUTION BOARD
  - AC AIR-CONDITIONER (EXCLUDED FROM STRATA AREA)
  - RC REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
  - VOID SPACE (EXCLUDED FROM STRATA AREA)
  - RAINWATER DOWNPIPE FOR BALCONY (EXCLUDED FROM STRATA AREA)
  - WALLS NOT ALLOWED TO BE HACKED / ALTERED / DRILLED
  - AIR CONDITIONING CONDENSING UNIT



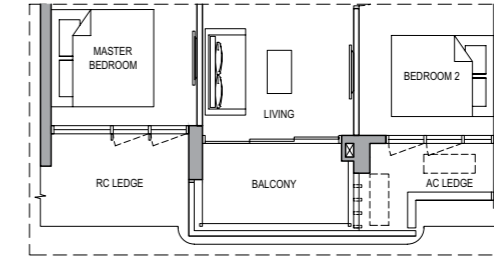
ALL PLANS ARE SUBJECT TO CHANGES BY THE RELEVANT AUTHORITIES.  
MEASUREMENTS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY.  
INFORMATION ACCURATE AT POINT OF PRINTING.  
BP NO.: A1716-00045-2025-8P01 DATED 09-FEB-2026



# 2-BEDROOM PREMIUM

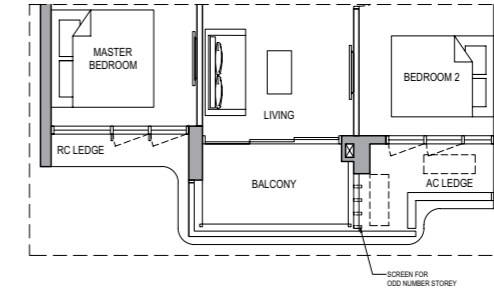
**TYPE 2BR P (D)**  
63 SQM / 678 SQFT  
(INCLUSIVE OF 5 SQM BALCONY)

**BLOCK 1**  
#05-07

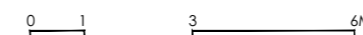


**TYPE 2BR P (D)**  
63 SQM / 678 SQFT  
(INCLUSIVE OF 5 SQM BALCONY)

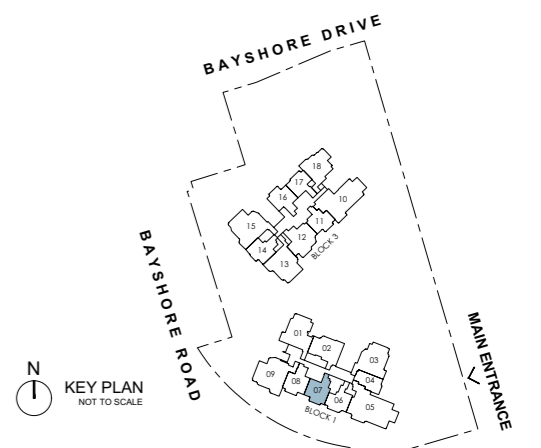
**BLOCK 1**  
#06-07 to #31-07



- LEGEND:**
- F FRIDGE
  - WD WASHER CUM DRYER
  - DB DISTRIBUTION BOARD
  - AC AIR-CONDITIONER (EXCLUDED FROM STRATA AREA)
  - RC REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
  - VOID SPACE (EXCLUDED FROM STRATA AREA)
  - RAINWATER DOWNPIPE FOR BALCONY (EXCLUDED FROM STRATA AREA)
  - WALLS NOT ALLOWED TO BE HACKED / ALTERED / DRILLED
  - AIR CONDITIONING CONDENSING UNIT



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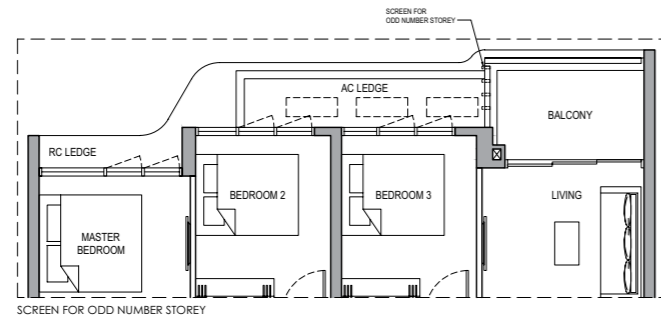
# 3-BEDROOM

## TYPE 3BR (A)

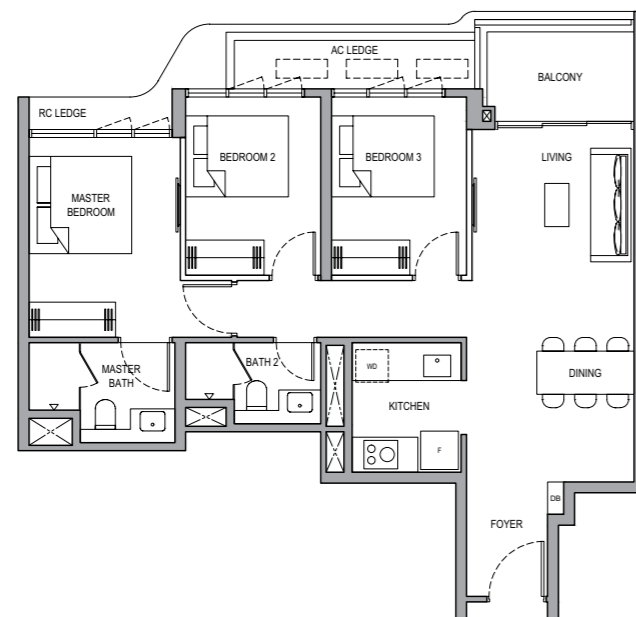
82 SQM / 883 SQFT  
(INCLUSIVE OF 6 SQM BALCONY)

BLOCK 1

#05-02 to #30-02

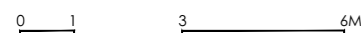


SCREEN FOR ODD NUMBER STOREY



LEGEND:

- F FRIDGE
- WD WASHER CUM DRYER
- DB DISTRIBUTION BOARD
- AC AIR-CONDITIONER (EXCLUDED FROM STRATA AREA)
- RC REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
- ⊠ VOID SPACE (EXCLUDED FROM STRATA AREA)
- ⊠ RAINWATER DOWNPIPE FOR BALCONY (EXCLUDED FROM STRATA AREA)
- ▬ WALLS NOT ALLOWED TO BE HACKED / ALTERED / DRILLED
- ⊠ AIR CONDITIONING CONDENSING UNIT



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INFORMATION ACCURATE AT POINT OF PRINTING.  
BP NO.: A1716-00045-2025-8P01 DATED 09-FEB-2026



N  
KEY PLAN  
NOT TO SCALE

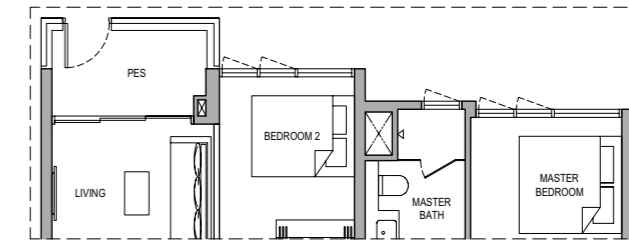
# 3-BEDROOM

## TYPE 3BR (B) PES

83 SQM / 893 SQFT  
(INCLUSIVE OF 6 SQM PES)

BLOCK 3

#01-18

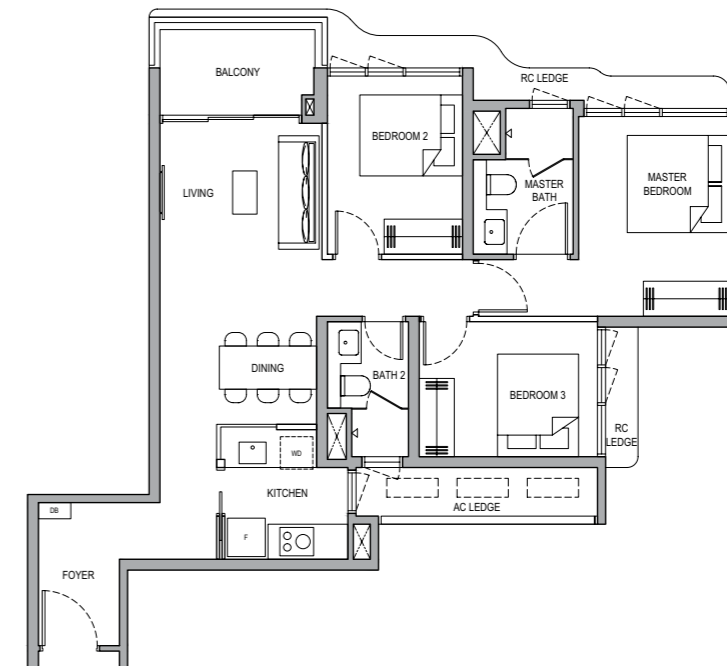


## TYPE 3BR (B)

83 SQM / 893 SQFT  
(INCLUSIVE OF 6 SQM BALCONY)

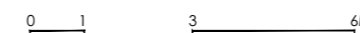
BLOCK 3

#02-18 to #30-18

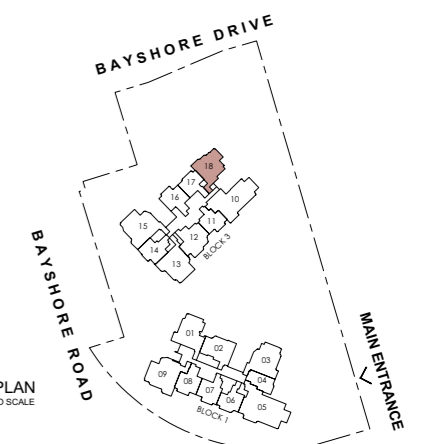


LEGEND:

- F FRIDGE
- WD WASHER CUM DRYER
- DB DISTRIBUTION BOARD
- AC AIR-CONDITIONER (EXCLUDED FROM STRATA AREA)
- RC REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
- ⊠ VOID SPACE (EXCLUDED FROM STRATA AREA)
- ⊠ RAINWATER DOWNPIPE FOR BALCONY (EXCLUDED FROM STRATA AREA)
- ▬ WALLS NOT ALLOWED TO BE HACKED / ALTERED / DRILLED
- ⊠ AIR CONDITIONING CONDENSING UNIT



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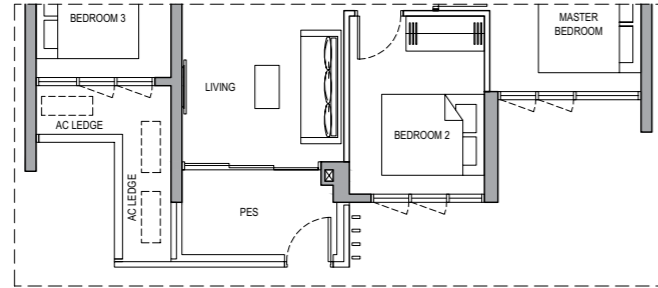
N  
KEY PLAN  
NOT TO SCALE

# 3-BEDROOM

## TYPE 3BR (C) PES

82 SQM / 883 SQFT  
(INCLUSIVE OF 6 SQM PES)

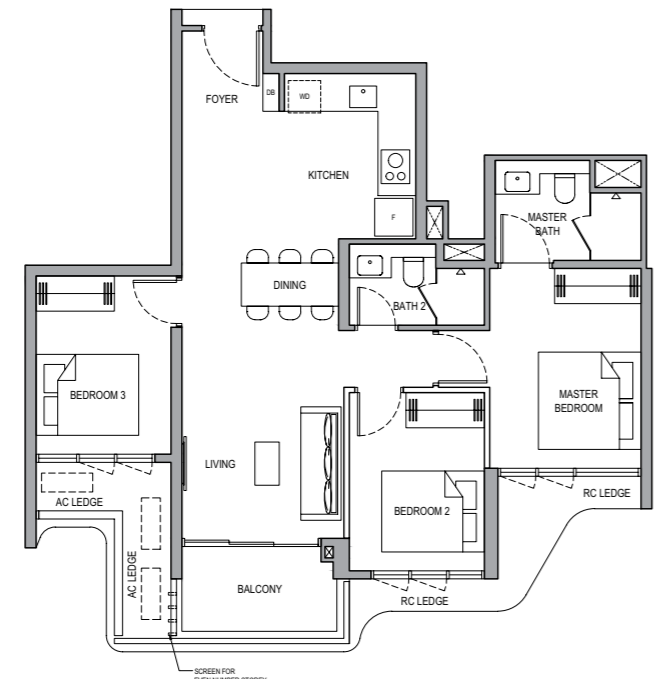
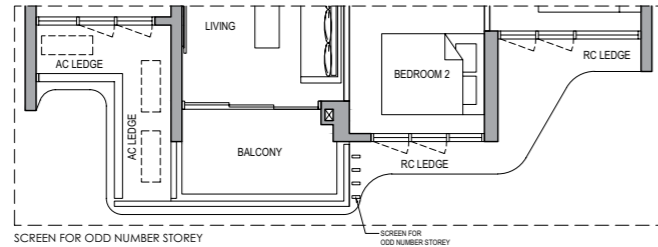
BLOCK 3  
#01-12



## TYPE 3BR (C)

82 SQM / 883 SQFT  
(INCLUSIVE OF 6 SQM BALCONY)

BLOCK 3  
#02-12 to #31-12

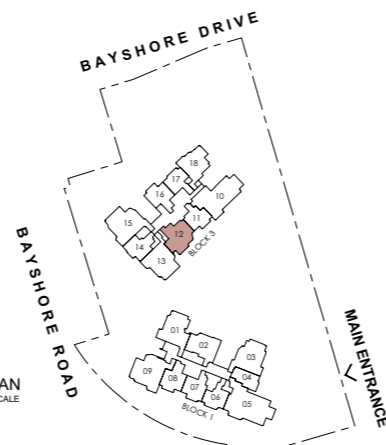


- LEGEND:
- F FRIDGE
  - W/D WASHER CUM DRYER
  - DB DISTRIBUTION BOARD
  - AC AIR-CONDITIONER (EXCLUDED FROM STRATA AREA)
  - RC REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
  - VOID SPACE (EXCLUDED FROM STRATA AREA)
  - RAINWATER DOWNPIPE FOR BALCONY (EXCLUDED FROM STRATA AREA)
  - WALLS NOT ALLOWED TO BE HACKED / ALTERED / DRILLED
  - AIR CONDITIONING CONDENSING UNIT

0 1 3 6M

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BP NO.: A1716-00045-2025-8P01 DATED 09-FEB-2026

N  
KEY PLAN  
NOT TO SCALE

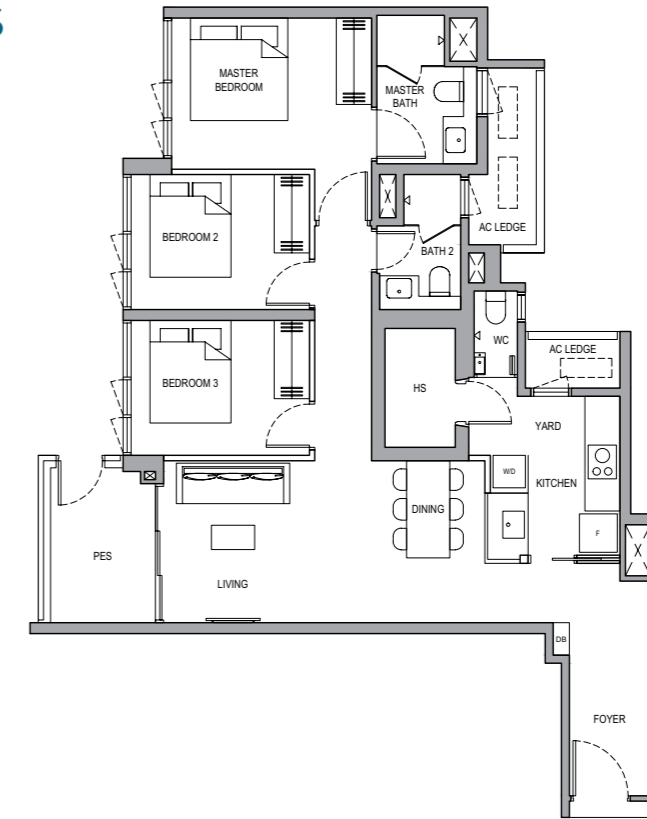


# 3-BEDROOM PREMIUM

## TYPE 3BR P (A) PES

96 SQM / 1,033 SQFT  
(INCLUSIVE OF 7 SQM PES)

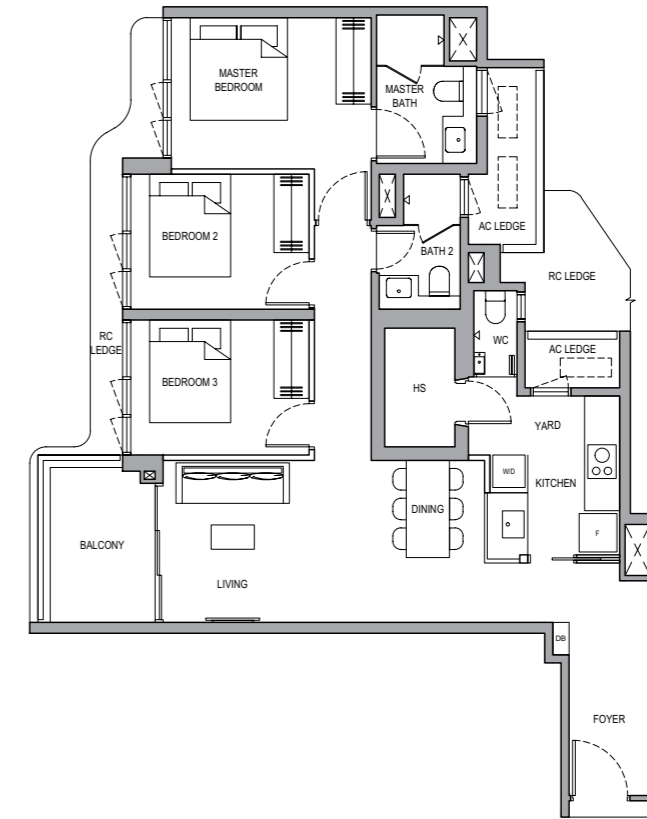
BLOCK 1  
#01-01



## TYPE 3BR P (A)

96 SQM / 1,033 SQFT  
(INCLUSIVE OF 7 SQM BALCONY)

BLOCK 1  
#02-01 to #30-01

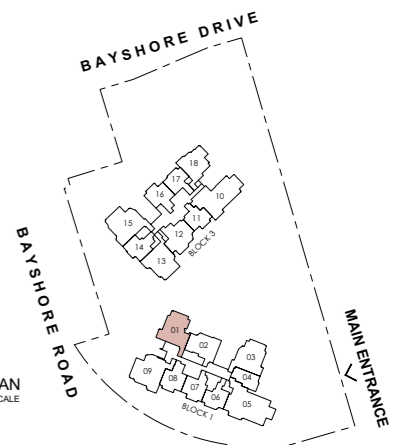


- LEGEND:
- F FRIDGE
  - W/D WASHER AND DRYER
  - DB DISTRIBUTION BOARD
  - WC WATER CLOSET
  - HS HOUSEHOLD SHELTER
  - AC AIR-CONDITIONER (EXCLUDED FROM STRATA AREA)
  - RC REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
  - VOID SPACE (EXCLUDED FROM STRATA AREA)
  - RAINWATER DOWNPIPE FOR BALCONY (EXCLUDED FROM STRATA AREA)
  - WALLS NOT ALLOWED TO BE HACKED / ALTERED / DRILLED
  - AIR CONDITIONING CONDENSING UNIT

0 1 3 6M

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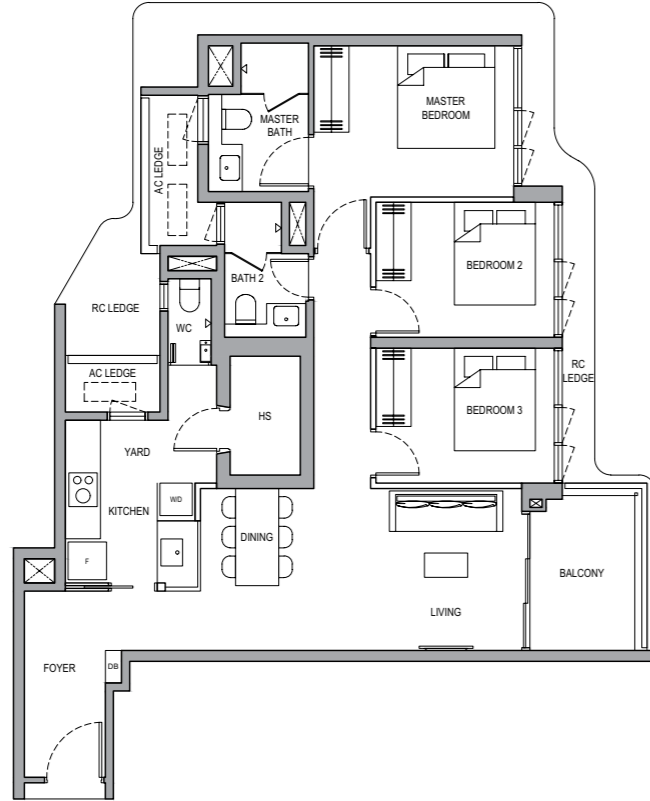
N  
KEY PLAN  
NOT TO SCALE



# 3-BEDROOM PREMIUM

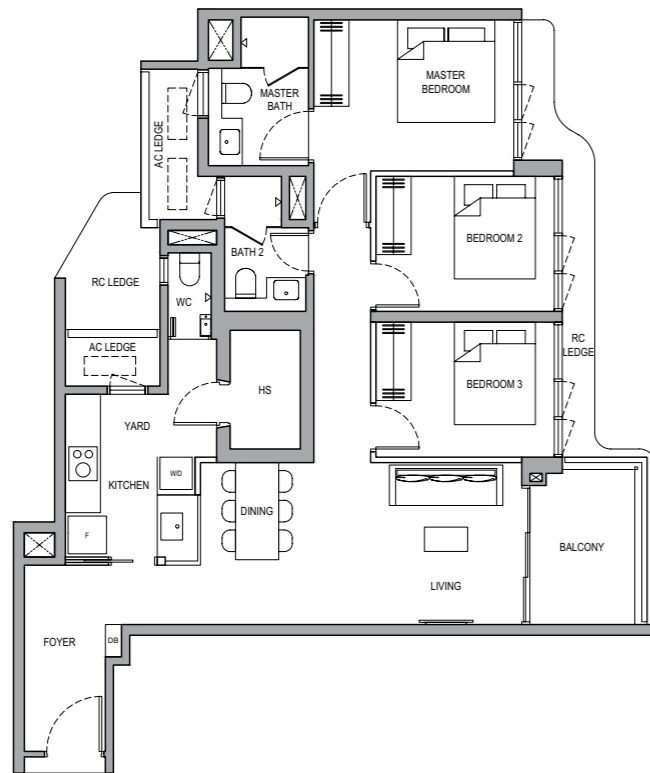
**TYPE 3BR P (B)**  
96 SQM / 1,033 SQFT  
(INCLUSIVE OF 7 SQM BALCONY)

**BLOCK 1**  
#05-03

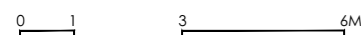


**TYPE 3BR P (B)**  
96 SQM / 1,033 SQFT  
(INCLUSIVE OF 7 SQM BALCONY)

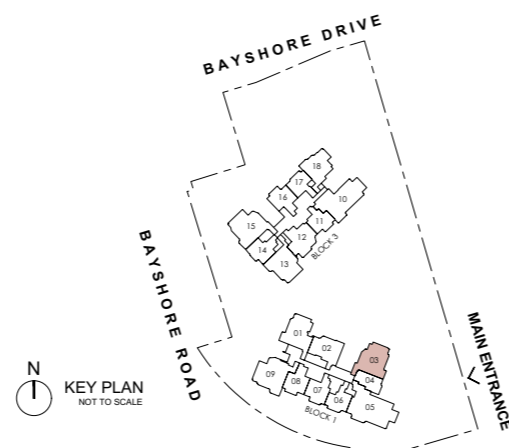
**BLOCK 1**  
#06-03 to #31-03



- LEGEND:
- F FRIDGE
  - W/D WASHER AND DRYER
  - DB DISTRIBUTION BOARD
  - WC WATER CLOSET
  - HS HOUSEHOLD SHELTER
  - AC AIR-CONDITIONER (EXCLUDED FROM STRATA AREA)
  - RC REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
  - ⊠ VOID SPACE (EXCLUDED FROM STRATA AREA)
  - ⊡ RAINWATER DOWNPIPE FOR BALCONY (EXCLUDED FROM STRATA AREA)
  - ▨ WALLS NOT ALLOWED TO BE HACKED / ALTERED / DRILLED
  - - - AIR CONDITIONING CONDENSING UNIT



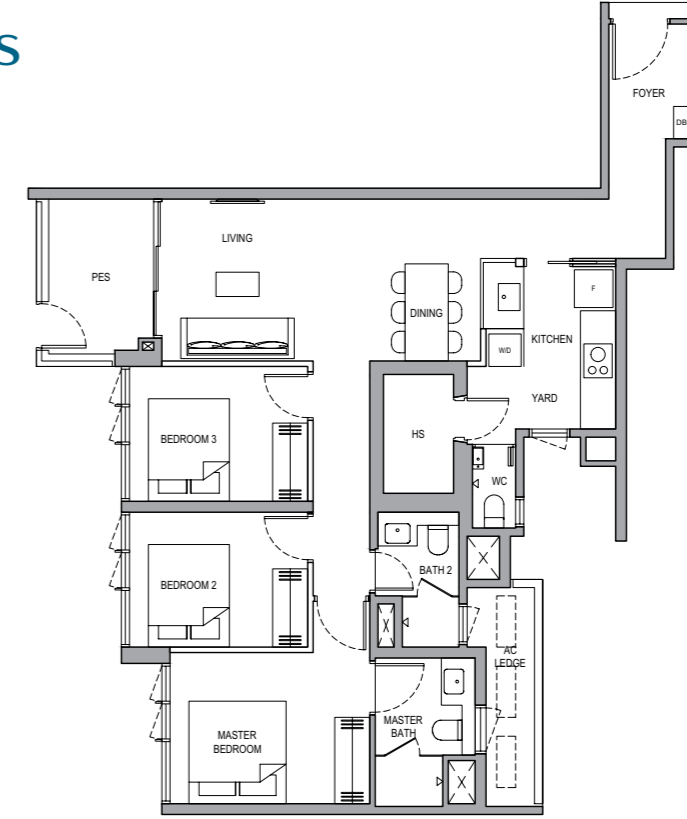
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# 3-BEDROOM PREMIUM

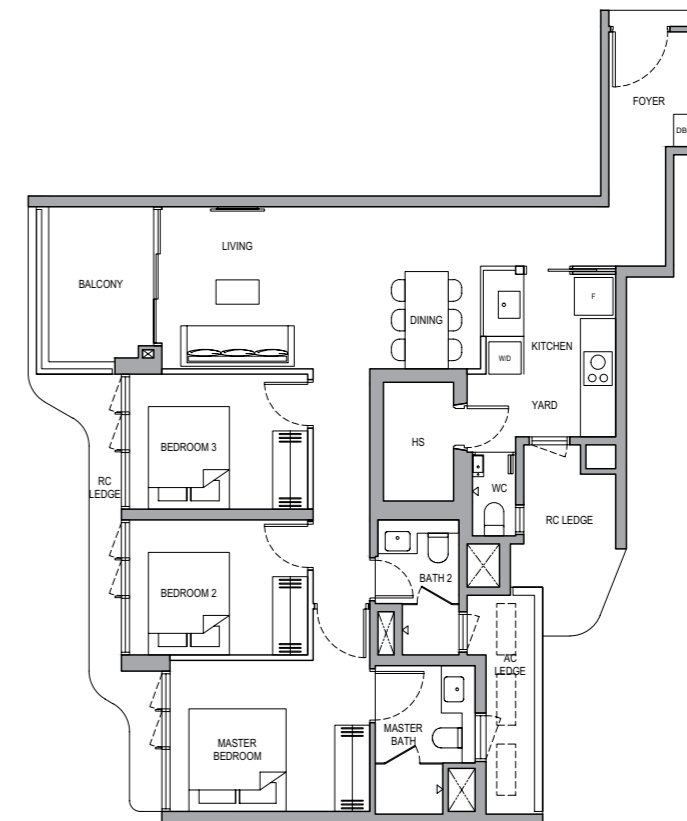
**TYPE 3BR P (C) PES**  
96 SQM / 1,033 SQFT  
(INCLUSIVE OF 7 SQM PES)

**BLOCK 3**  
#01-13

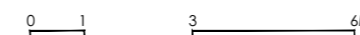


**TYPE 3BR P (C)**  
96 SQM / 1,033 SQFT  
(INCLUSIVE OF 7 SQM BALCONY)

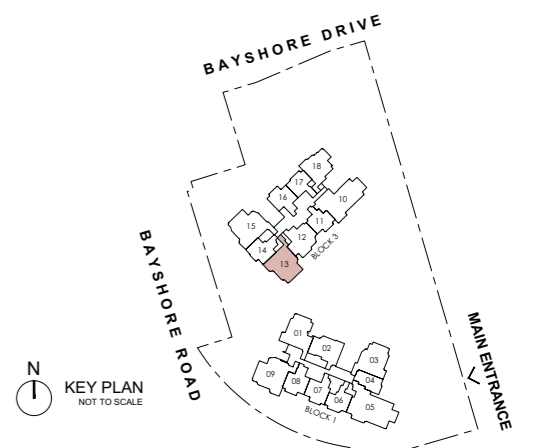
**BLOCK 3**  
#02-13 to #31-13



- LEGEND:
- F FRIDGE
  - W/D WASHER AND DRYER
  - DB DISTRIBUTION BOARD
  - WC WATER CLOSET
  - HS HOUSEHOLD SHELTER
  - AC AIR-CONDITIONER (EXCLUDED FROM STRATA AREA)
  - RC REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
  - ⊠ VOID SPACE (EXCLUDED FROM STRATA AREA)
  - ⊡ RAINWATER DOWNPIPE FOR BALCONY (EXCLUDED FROM STRATA AREA)
  - ▨ WALLS NOT ALLOWED TO BE HACKED / ALTERED / DRILLED
  - - - AIR CONDITIONING CONDENSING UNIT



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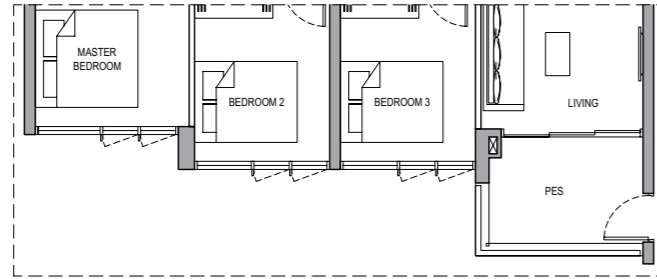


# 4-BEDROOM

## TYPE 4BR (A) PES

109 SQM / 1,173 SQFT  
(INCLUSIVE OF 7 SQM PES)

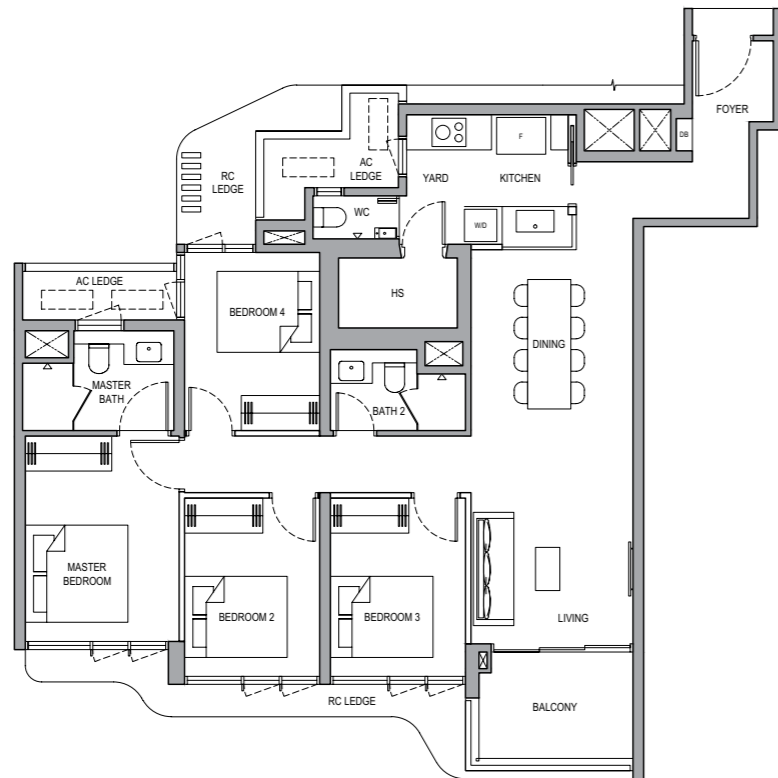
BLOCK 1  
#01-09



## TYPE 4BR (A)

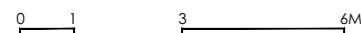
109 SQM / 1,173 SQFT  
(INCLUSIVE OF 7 SQM BALCONY)

BLOCK 1  
#02-09 to #31-09

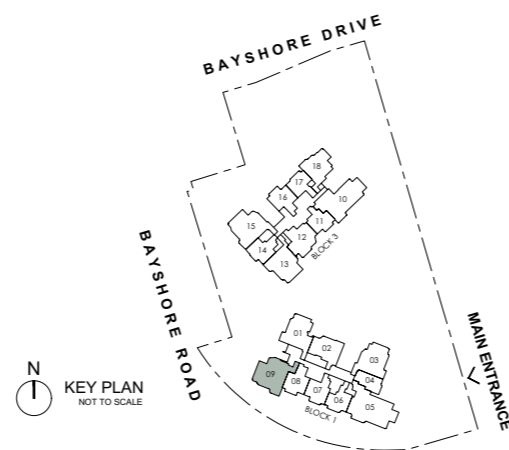


LEGEND:

- F FRIDGE
- W/D WASHER AND DRYER
- DB DISTRIBUTION BOARD
- WC WATER CLOSET
- HS HOUSEHOLD SHELTER
- AC AIR-CONDITIONER (EXCLUDED FROM STRATA AREA)
- RC REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
- ⊠ VOID SPACE (EXCLUDED FROM STRATA AREA)
- ⊠ RAINWATER DOWNPIPE FOR BALCONY (EXCLUDED FROM STRATA AREA)
- ▨ WALLS NOT ALLOWED TO BE HACKED / ALTERED / DRILLED
- ⊠ AIR CONDITIONING CONDENSING UNIT



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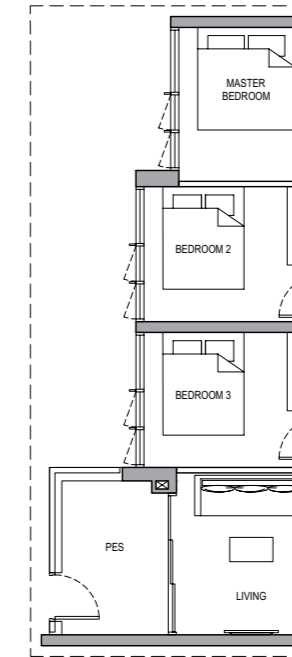


# 4-BEDROOM

## TYPE 4BR (B) PES

109 SQM / 1,173 SQFT  
(INCLUSIVE OF 7 SQM PES)

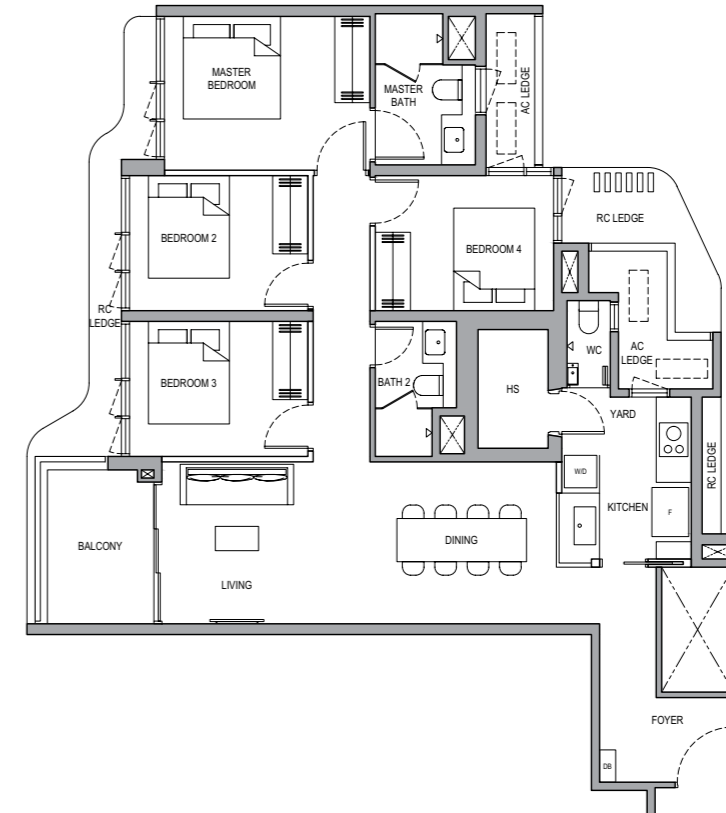
BLOCK 3  
#01-15



## TYPE 4BR (B)

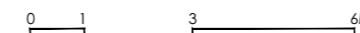
109 SQM / 1,173 SQFT  
(INCLUSIVE OF 7 SQM BALCONY)

BLOCK 3  
#02-15 to #31-15

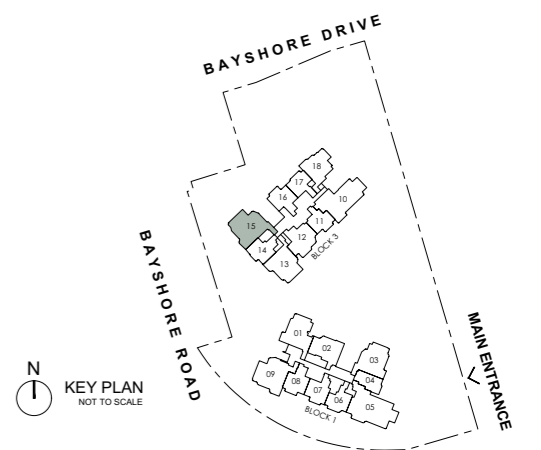


LEGEND:

- F FRIDGE
- W/D WASHER AND DRYER
- DB DISTRIBUTION BOARD
- WC WATER CLOSET
- HS HOUSEHOLD SHELTER
- AC AIR-CONDITIONER (EXCLUDED FROM STRATA AREA)
- RC REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
- ⊠ VOID SPACE (EXCLUDED FROM STRATA AREA)
- ⊠ RAINWATER DOWNPIPE FOR BALCONY (EXCLUDED FROM STRATA AREA)
- ▨ WALLS NOT ALLOWED TO BE HACKED / ALTERED / DRILLED
- ⊠ AIR CONDITIONING CONDENSING UNIT



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BP NO.: A1716-00045-2025-8P01 DATED 09-FEB-2026

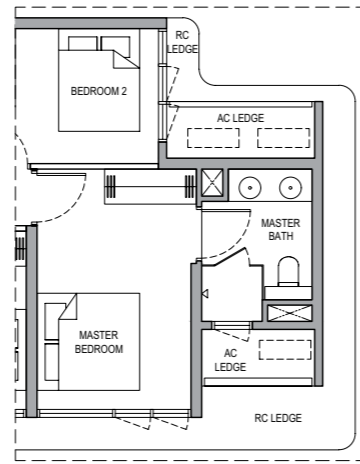


# 4-BEDROOM (PRIVATE LIFT)

## TYPE 4BR PL

128 SQM / 1,378 SQFT  
(INCLUSIVE OF 8 SQM BALCONY,  
4 SQM PRIVATE LIFT LOBBY)

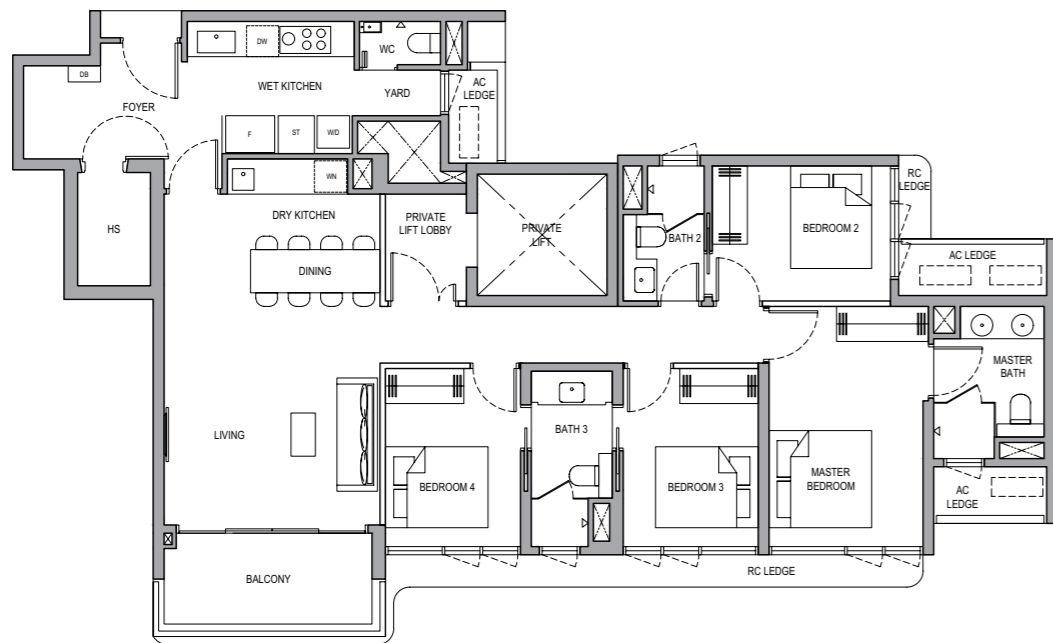
BLOCK 3  
#05-10



## TYPE 4BR PL

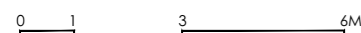
128 SQM / 1,378 SQFT  
(INCLUSIVE OF 8 SQM BALCONY,  
4 SQM PRIVATE LIFT LOBBY)

BLOCK 3  
#06-10 to #30-10

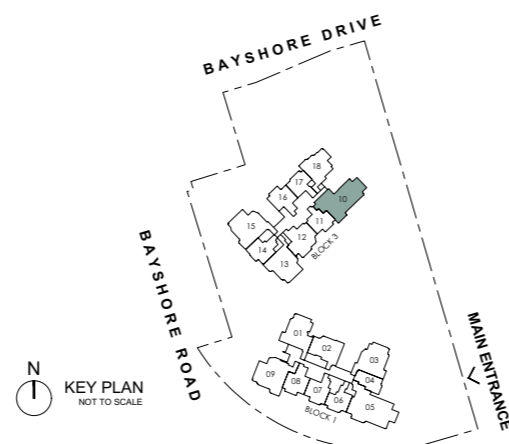


LEGEND:

- F FRIDGE
- W/D WASHER AND DRYER
- DB DISTRIBUTION BOARD
- ST STORE
- WC WATER CLOSET
- HS HOUSEHOLD SHELTER
- WN WINE CHILLER
- DW DISHWASHER
- AC AIR-CONDITIONER (EXCLUDED FROM STRATA AREA)
- RC REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
- ◻ VOID SPACE (EXCLUDED FROM STRATA AREA)
- ◻ RAINWATER DOWNPIPE FOR BALCONY (EXCLUDED FROM STRATA AREA)
- ◻ WALLS NOT ALLOWED TO BE HACKED / ALTERED / DRILLED
- ◻ AIR CONDITIONING CONDENSING UNIT



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BP NO.: A1716-00045-2025-8P01 DATED 09-FEB-2026

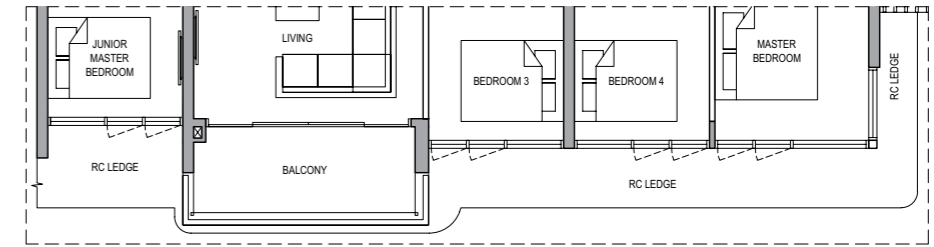


# 5-BEDROOM (PRIVATE LIFT)

## TYPE 5BR PL

147 SQM / 1,582 SQFT  
(INCLUSIVE OF 8 SQM BALCONY,  
4 SQM PRIVATE LIFT LOBBY)

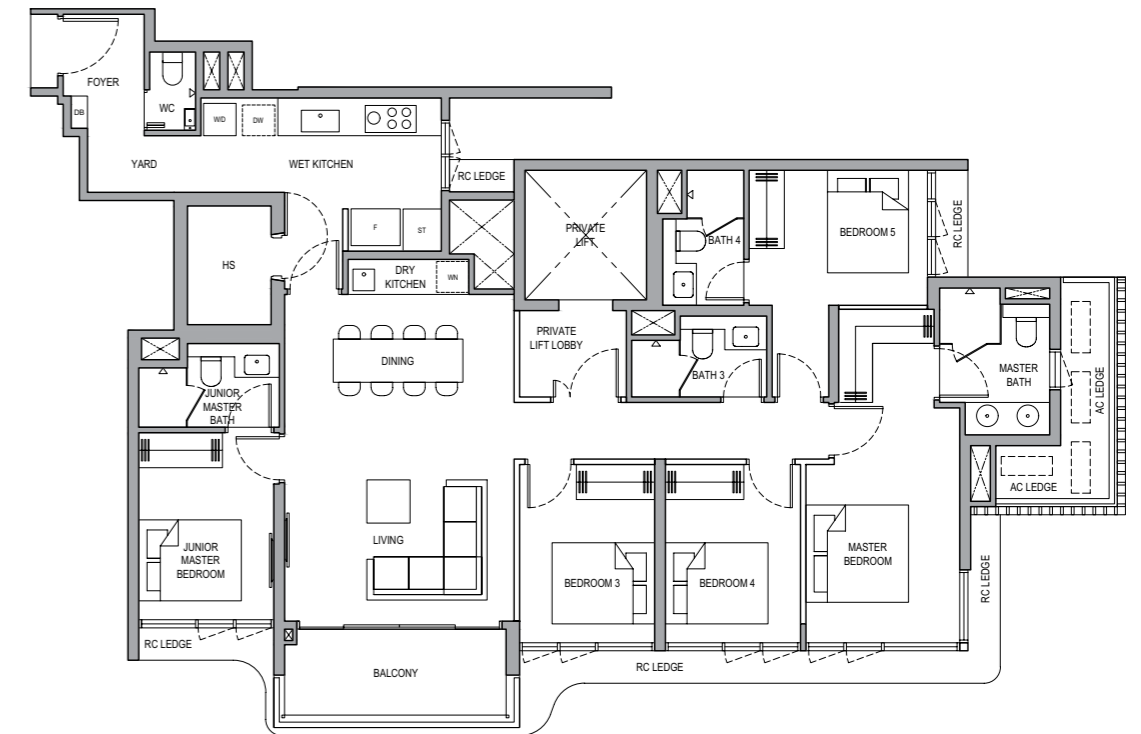
BLOCK 1  
#05-05



## TYPE 5BR PL

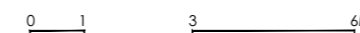
147 SQM / 1,582 SQFT  
(INCLUSIVE OF 8 SQM BALCONY,  
4 SQM PRIVATE LIFT LOBBY)

BLOCK 1  
#06-05 to #30-05

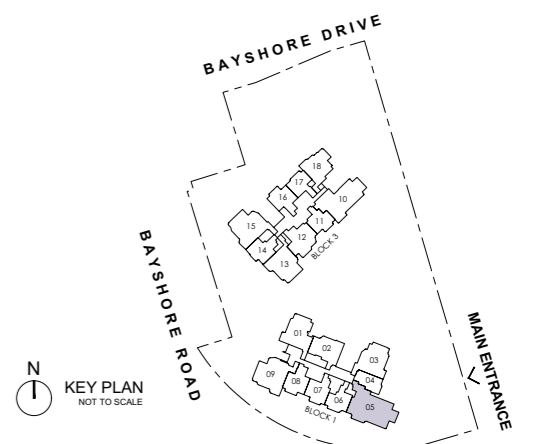


LEGEND:

- F FRIDGE
- W/D WASHER AND DRYER
- DB DISTRIBUTION BOARD
- ST STORE
- WC WATER CLOSET
- HS HOUSEHOLD SHELTER
- WN WINE CHILLER
- DW DISHWASHER
- AC AIR-CONDITIONER (EXCLUDED FROM STRATA AREA)
- RC REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
- ◻ VOID SPACE (EXCLUDED FROM STRATA AREA)
- ◻ RAINWATER DOWNPIPE FOR BALCONY (EXCLUDED FROM STRATA AREA)
- ◻ WALLS NOT ALLOWED TO BE HACKED / ALTERED / DRILLED
- ◻ AIR CONDITIONING CONDENSING UNIT



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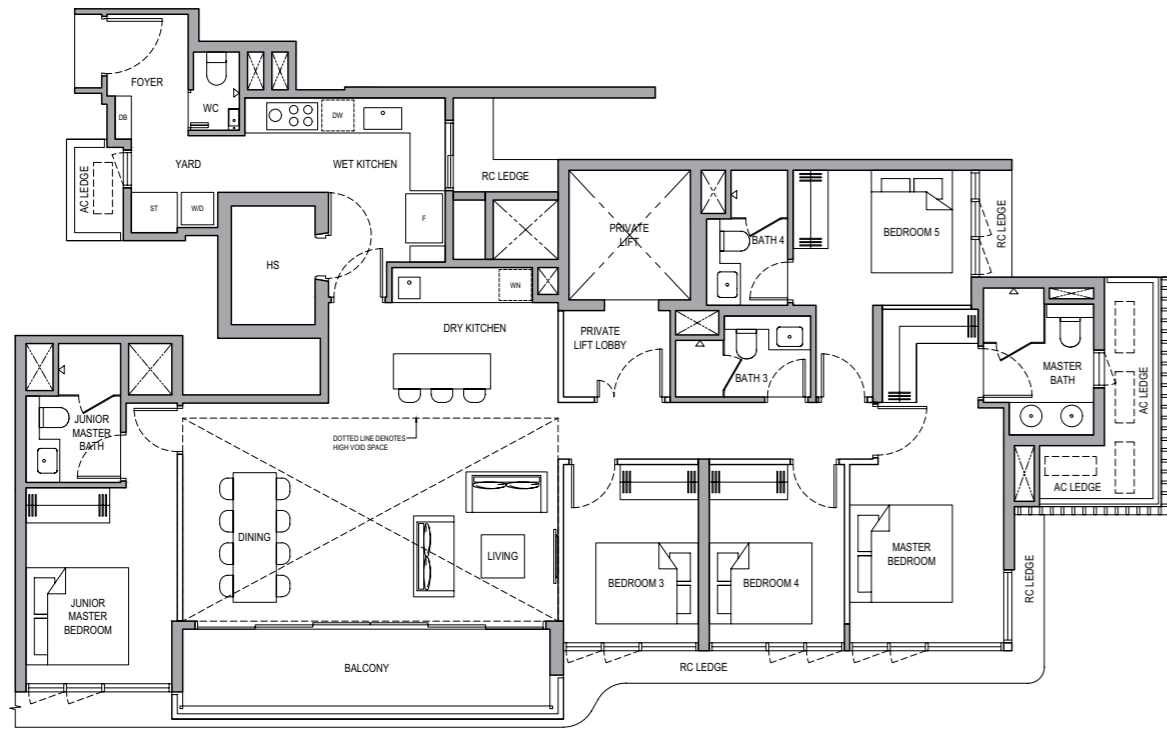


# PENTHOUSE 1

## TYPE PH1

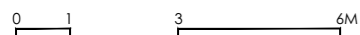
164 SQM / 1,765 SQFT  
(INCLUSIVE OF 12 SQM BALCONY,  
4 SQM PRIVATE LIFT LOBBY)

BLOCK 1  
#31-05

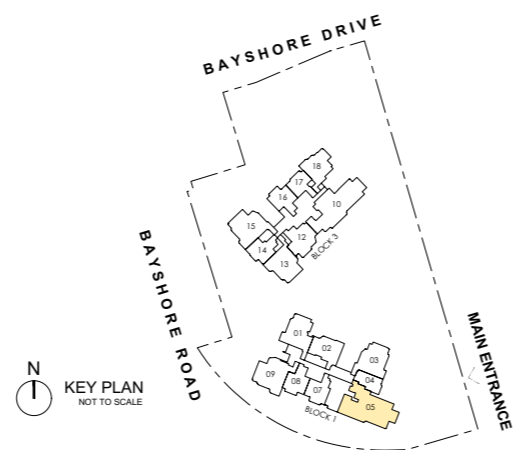


LEGEND:

- F FRIDGE
- W/D WASHER AND DRYER
- DB DISTRIBUTION BOARD
- ST STORE
- WC WATER CLOSET
- HS HOUSEHOLD SHELTER
- WN WINE CHILLER
- DW DISHWASHER
- AC AIR-CONDITIONER (EXCLUDED FROM STRATA AREA)
- RC REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
- ⊠ VOID SPACE (EXCLUDED FROM STRATA AREA)
- ⊡ HIGH VOID SPACE (EXCLUDED FROM STRATA AREA)
- ▨ WALLS NOT ALLOWED TO BE HACKED / ALTERED / DRILLED
- ⊞ AIR CONDITIONING CONDENSING UNIT



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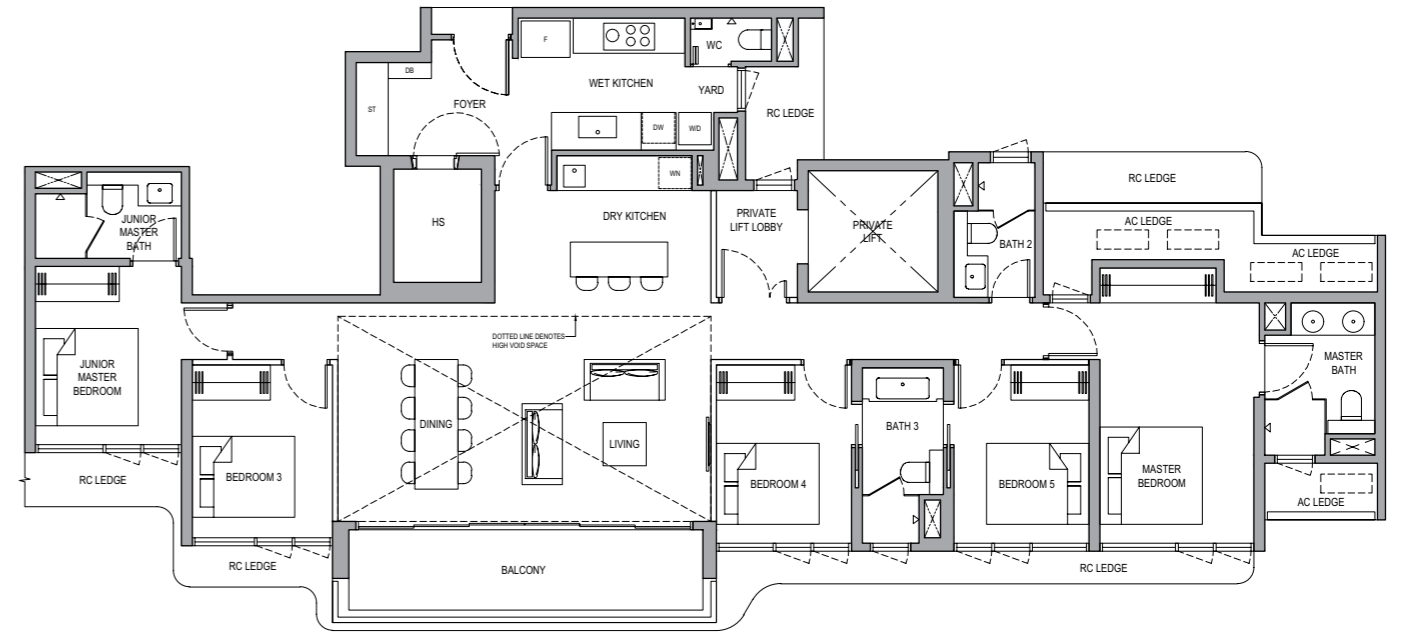
N  
KEY PLAN  
NOT TO SCALE

# PENTHOUSE 2

## TYPE PH2

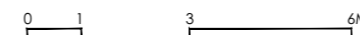
164 SQM / 1,765 SQFT  
(INCLUSIVE OF 12 SQM BALCONY,  
4 SQM PRIVATE LIFT LOBBY)

BLOCK 3  
#31-10

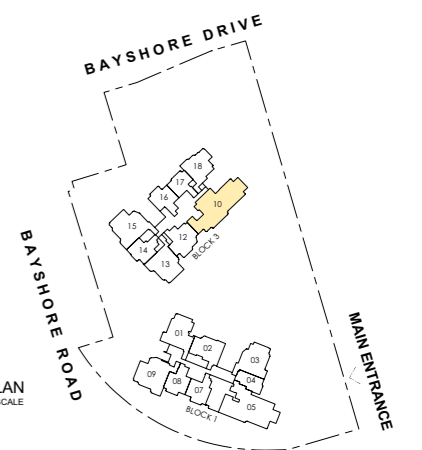


LEGEND:

- F FRIDGE
- W/D WASHER AND DRYER
- DB DISTRIBUTION BOARD
- ST STORE
- WC WATER CLOSET
- HS HOUSEHOLD SHELTER
- WN WINE CHILLER
- DW DISHWASHER
- AC AIR-CONDITIONER (EXCLUDED FROM STRATA AREA)
- RC REINFORCED CONCRETE (EXCLUDED FROM STRATA AREA)
- ⊠ VOID SPACE (EXCLUDED FROM STRATA AREA)
- ⊡ HIGH VOID SPACE (EXCLUDED FROM STRATA AREA)
- ▨ WALLS NOT ALLOWED TO BE HACKED / ALTERED / DRILLED
- ⊞ AIR CONDITIONING CONDENSING UNIT



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N  
KEY PLAN  
NOT TO SCALE

OPEN SKY. OPEN SEA.

*Fair Winds  
Ahead!*





# SHAPING A NEW CHAPTER OF COASTAL LIVING.

At SingHaiyi, we create highly liveable, enduring communities through our strict focus on quality construction, thoughtful design, and strong investment potential.

We are backed by a diversified portfolio spanning commercial and hospitality assets, anchoring us to a stable foundation and enabling us to deliver with confidence across market cycles.

Guided by our philosophy of “精誠存信 佳業傳承,” which reflects our commitment to acting with sincerity and upholding trust, we strive to build a legacy of excellence that endures across generations. We build homes you can trust and shape communities designed to stand the test of time.

As Singapore’s East Coast continues to evolve, we are committed to realising the Bayshore vision of bringing you the very best in connectivity, lifestyle, and quality living.



GRAND DUNMAN



PARC CLEMATIS



PARC KOMO



SORA



TMW MAXWELL



THE COLLECTIVE AT ONE SOPHIA



9 PENANG ROAD



SINGHAIYI GROUP PTE LTD  
Recognised by BCA for consistent construction quality of private residential projects over the past six years

CONQUAS BANDING (BAND 1)



THE GAZANIA • THE LILIUM •  
9 PENANG ROAD • THE VALES

CONSTRUCTION QUALITY  
ASSESSMENT SYSTEM



SINGAPORE PRESTIGE  
BRAND AWARD 2020 / 2021

## EDGEPROP SINGAPORE EXCELLENCE AWARDS

**SINGHAIYI GROUP**

EdgeProp SINGAPORE EXCELLENCE AWARDS 2024: Top Developer

EdgeProp SINGAPORE EXCELLENCE AWARDS 2024: Top Selling Project in RCR, Top Mega Development

EdgeProp SINGAPORE EXCELLENCE AWARDS 2024: Landscape Excellence, Design Excellence, Marketing Excellence, Showflat Excellence

EdgeProp SINGAPORE EXCELLENCE AWARDS 2025: Top Development

EdgeProp SINGAPORE EXCELLENCE AWARDS 2025: Showflat Excellence

**2024 GRAND DUNMAN**

**2025 SORA**

**2024 TMW MAXWELL**

**2025 ONE SOPHIA**

## ASIA PROPERTY AWARDS SINGAPORE

PropertyGuru ASIA PROPERTY AWARDS SINGAPORE

**2018 THE VALES**

- WINNER: BEST EXECUTIVE CONDO INTERIOR DESIGN (The Vales by Anchorvale Residences Pte Ltd)
- WINNER: BEST EXECUTIVE CONDO ARCHITECTURAL DESIGN (The Vales by Anchorvale Residences Pte Ltd)
- WINNER: BEST EXECUTIVE CONDO DEVELOPMENT (The Vales by Anchorvale Residences Pte Ltd)
- WINNER: BEST MEGA - SCALE CONDO DEVELOPMENT (Parc Clematis by Sing-Haiyi Gold Pte Ltd)
- WINNER: BEST STRATA HOUSING INTERIOR DESIGN (Parc Clematis by Sing-Haiyi Gold Pte Ltd)
- WINNER: BEST UNIVERSAL DESIGN DEVELOPMENT (Parc Clematis by Sing-Haiyi Gold Pte Ltd)

**2019 PARC CLEMATIS**

**2023 GRAND DUNMAN**

- HIGHLY COMMENDED: BEST SALES GALLERY ARCHITECTURAL DESIGN (Grand Dunman by Grand Dunman Pte. Ltd.)
- HIGHLY COMMENDED: BEST PRIVATE CONDO DEVELOPMENT (Grand Dunman by Grand Dunman Pte. Ltd.)
- WINNER: BEST MEGA SCALE CONDO LANDSCAPE DESIGN (Grand Dunman by Grand Dunman Pte. Ltd.)
- WINNER: BEST MEGA SCALE CONDO ARCHITECTURAL DESIGN (Grand Dunman by Grand Dunman Pte. Ltd.)
- WINNER: BEST MEGA SCALE CONDO DEVELOPMENT (Grand Dunman by Grand Dunman Pte. Ltd.)

## BCA GREEN MARK AWARD



VELA BAY Green Mark Platinum Super Low Energy (SLE)

GRAND DUNMAN Green Mark Platinum Super Low Energy (SLE)

THE LILIUM Green Mark Gold Plus

THE GAZANIA Green Mark Gold Plus

PARC CLEMATIS Green Mark Gold Plus

Developer: Bayshore Walk Pte. Ltd. (UEN: 202517243M). Housing Developer's License No.: C1542. Tenure of Land: Leasehold estate of 99 years commencing on 25 June 2025. Expected Date of Vacant Possession: 31 December 2031. Expected Date of Legal Completion: 31 December 2034. Lot & Mukim No.: Lot 11342L of MK 27 at Bayshore Walk. Encumbrances: Caveat IK/129630R and Mortgage IK/86592T (in escrow) in favour of United Overseas Bank Limited.

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