

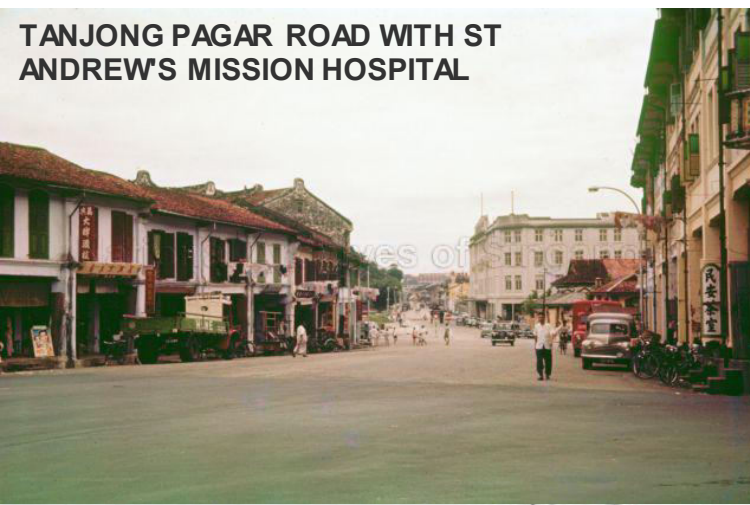
ONE
BERNAM
柏南华庭



Content

- WHAT'S IN THIS LOCALE?
- SITE DYNAMICS
- GREATER SOUTHERN WATERFRONT
- SALES GALLERY
- COVID RESPONSE PLAN

Since 1600s, Tanjong Pagar, located between the [docks](#) and the town, was an [enclave](#) for the thousands of Chinese and Indian dock workers who had [migrated](#) to Singapore from the mid-19th century.

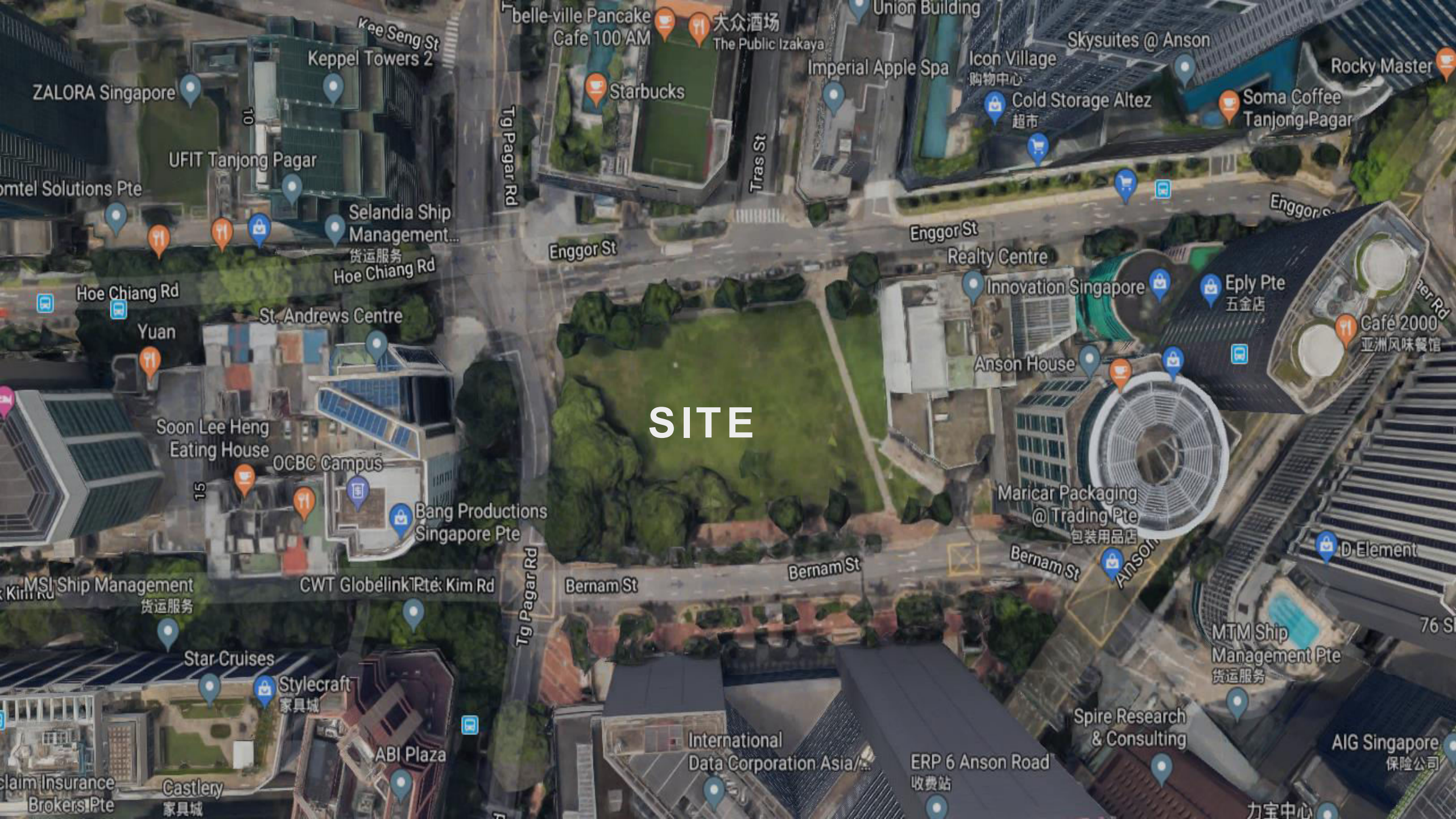


Tanjong Pagar now - historical architecture pieces with **modern skyscrapers**.
Tanjong Pagar contains over **200 beautiful shop houses built between 1870 and 1940**. Earlier houses have a breathtaking Chinese design, and the more modern ones have ethnic elements, including the Malay timber fretwork and the Chinese panel frescoes. Once you spend the entire day enjoying these beautiful attractions, you can spend the night enjoying peaceful serenity. For a less serene evening, there is also an abundance of bars, nightclubs, and other restaurants that go on well into the night.

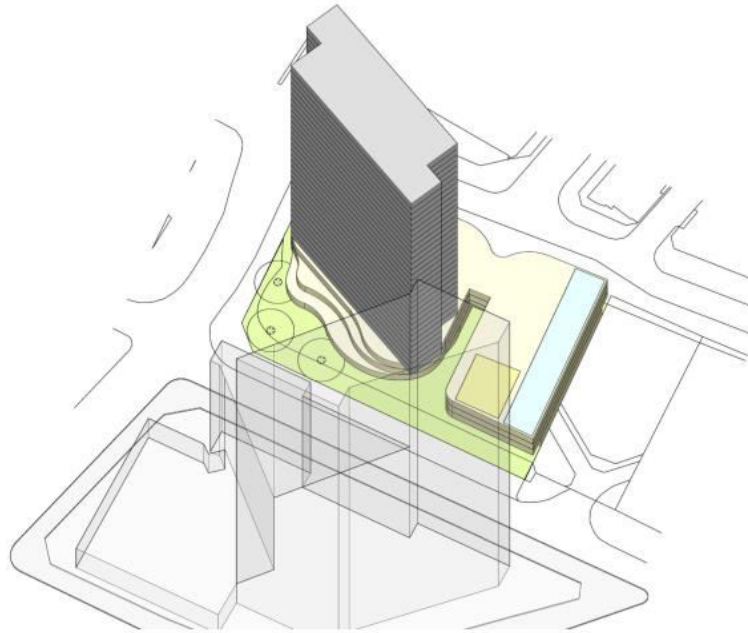


Guoco Tower(formerly known as Tanjong Pagar tower) was the tallest building in 2013

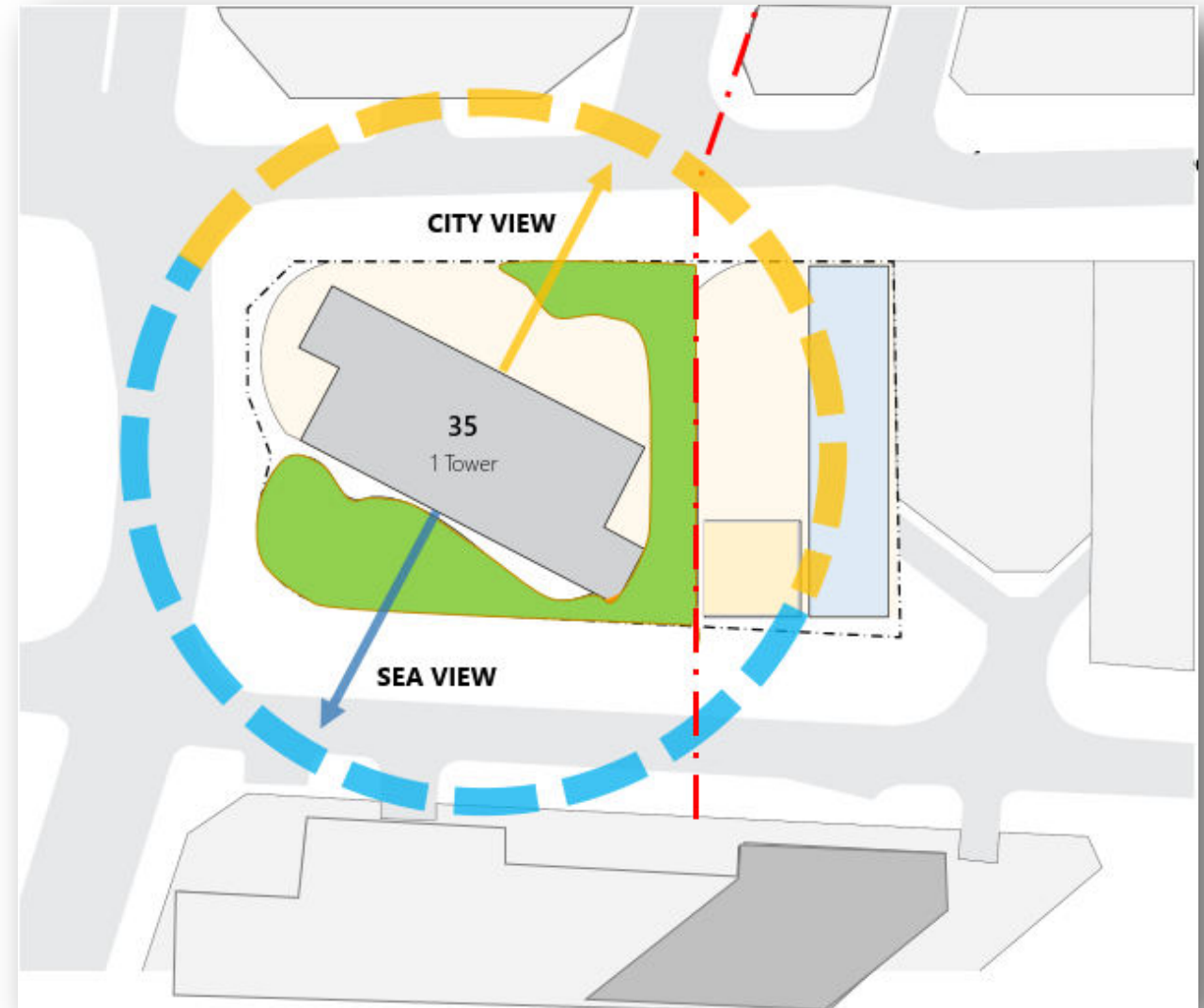
A Conservation district located within the Central Business District in Singapore, straddling the Outram Planning Area and the Downtown Core under the Urban Redevelopment Authority's urban planning zones.



SITE



- **360 degree panoramic view**
- **Framing the sea view**
- **Singular unified space between internal streets and nodals point**



Nearest MRT station?

Tanjong Pagar – 5 mins walk

Prince Edward Road - U/C

Maxwell – U/C

LRT

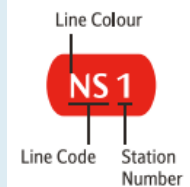
BP Bukit Panjang LRT

SK Sengkang LRT

PG Punggol LRT

Station Code

Interchange Code



NS 1 EW 24

Standard Transfer

NS 21 DT 11

Tap Out to Transfer

MRT

EWL East-West Line
1 2 3 4 5 6 7 8 9 10

NSL North-South Line
4 5

NEL North East Line
6 7

CCL Circle Line
8 9 10

DTL Downtown Line
11 12

TEL Thomson-East Coast Line
13 14

... Under Construction (U/C)

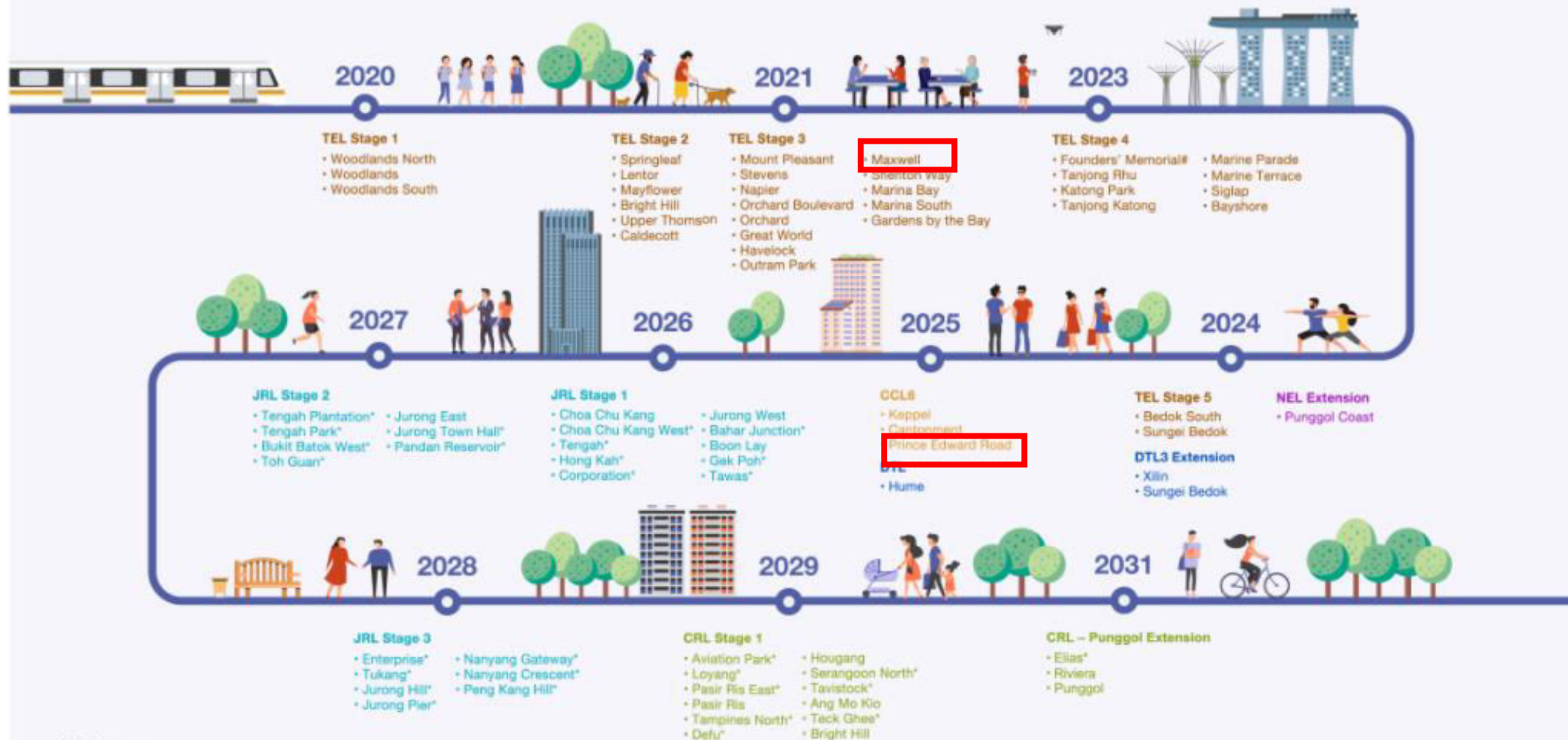


MRT NETWORK

In NDR 2010, PM Lee said that the next decade would see \$60 billion spent on the rail network, adding three major new lines: the Downtown, Thomson and Eastern Region lines.



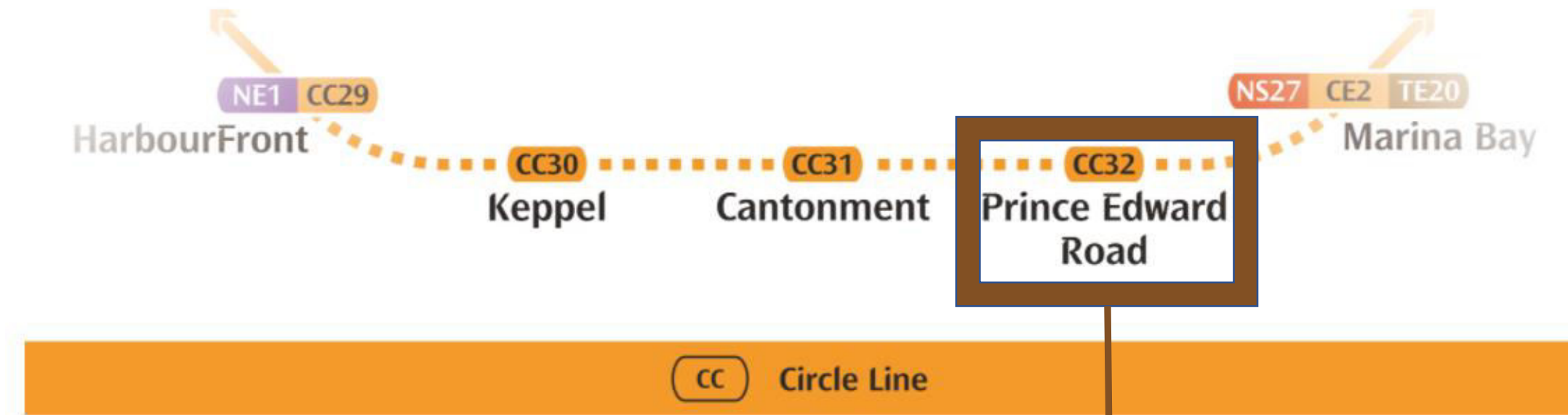
OPENING OF UPCOMING MRT LINES



* Working names

Founders' Memorial MRT station will be opened in tandem with Founders' Memorial. Opening date to be advised.

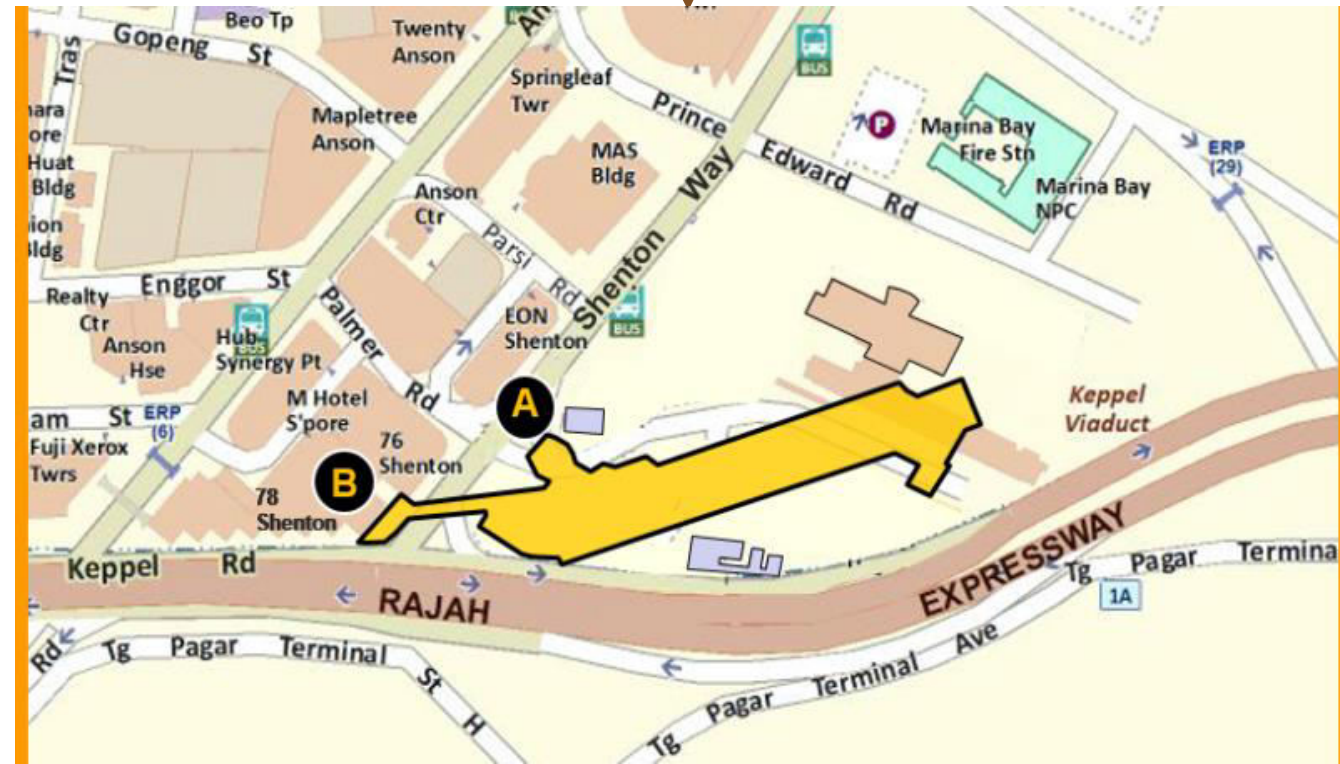
TEL Thomson-East Coast Line **NSL** North-South Line **NEL** North East Line **DTL** Downtown Line **CCL** Circle Line **JRL** Jurong Region Line **CRL** Cross Island Line



The Circle Line 6 (CCL6) extension will add three stations between HarbourFront and Marina Bay MRT stations, closing the loop for CCL. The stations are: Keppel, Cantonment and Prince Edward Road.

The complete CCL will link to all existing train lines and shorten travel time, while also giving commuters more alternative routes that bypass the busy interchanges at City Hall and Raffles Place.

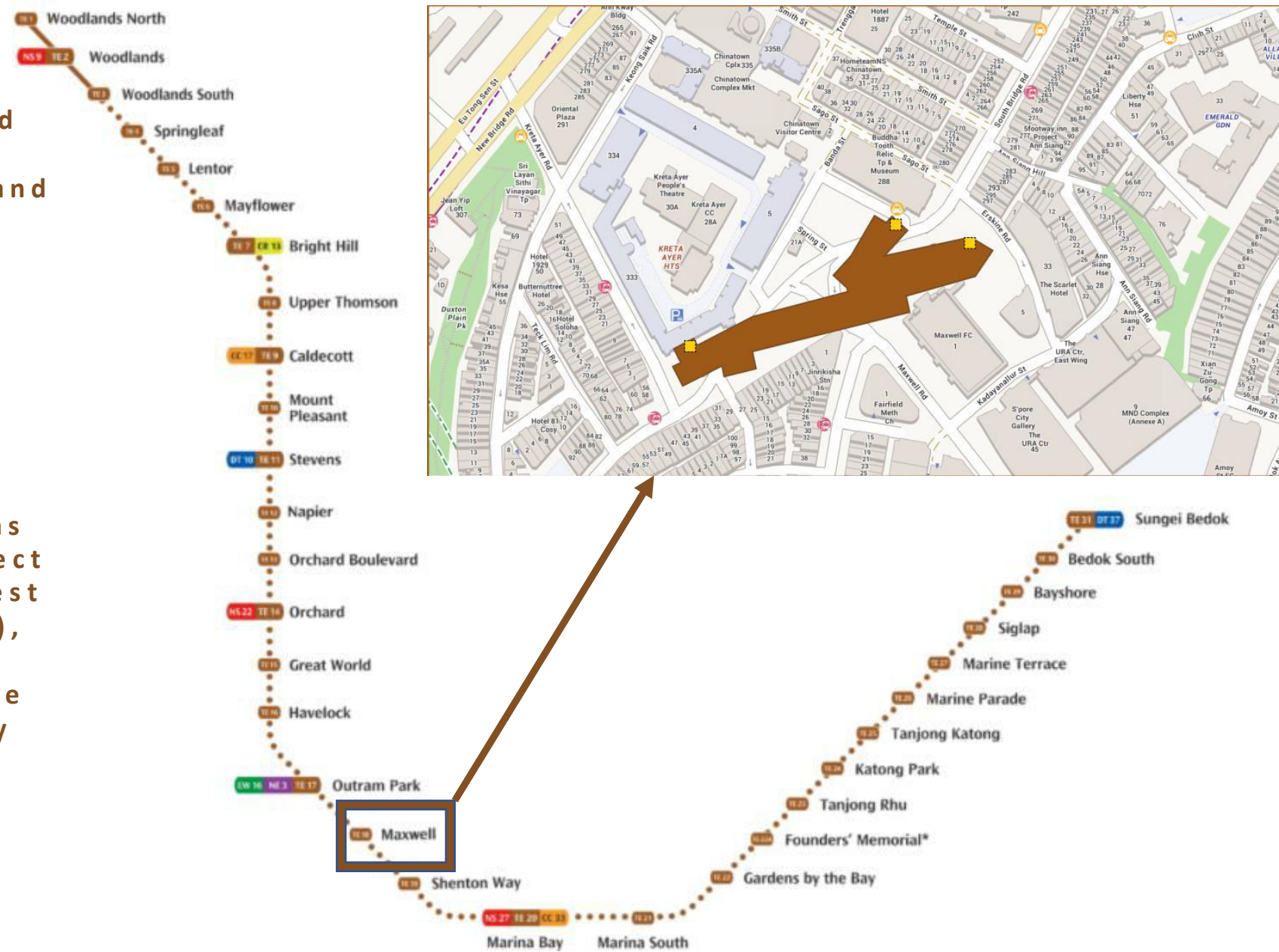
This will bring the total number of CCL stations to 33, including 12 interchange stations that connect to other MRT Lines.



The Thomson-East Coast Line (TEL) will bring residents in the east and along the North-South Corridor closer to a train station and hence giving them faster access to the city.

Commuters will enjoy a 35-minute journey from Woodlands South to Orchard on the TEL, compared to a 50-minute journey by bus and MRT today.

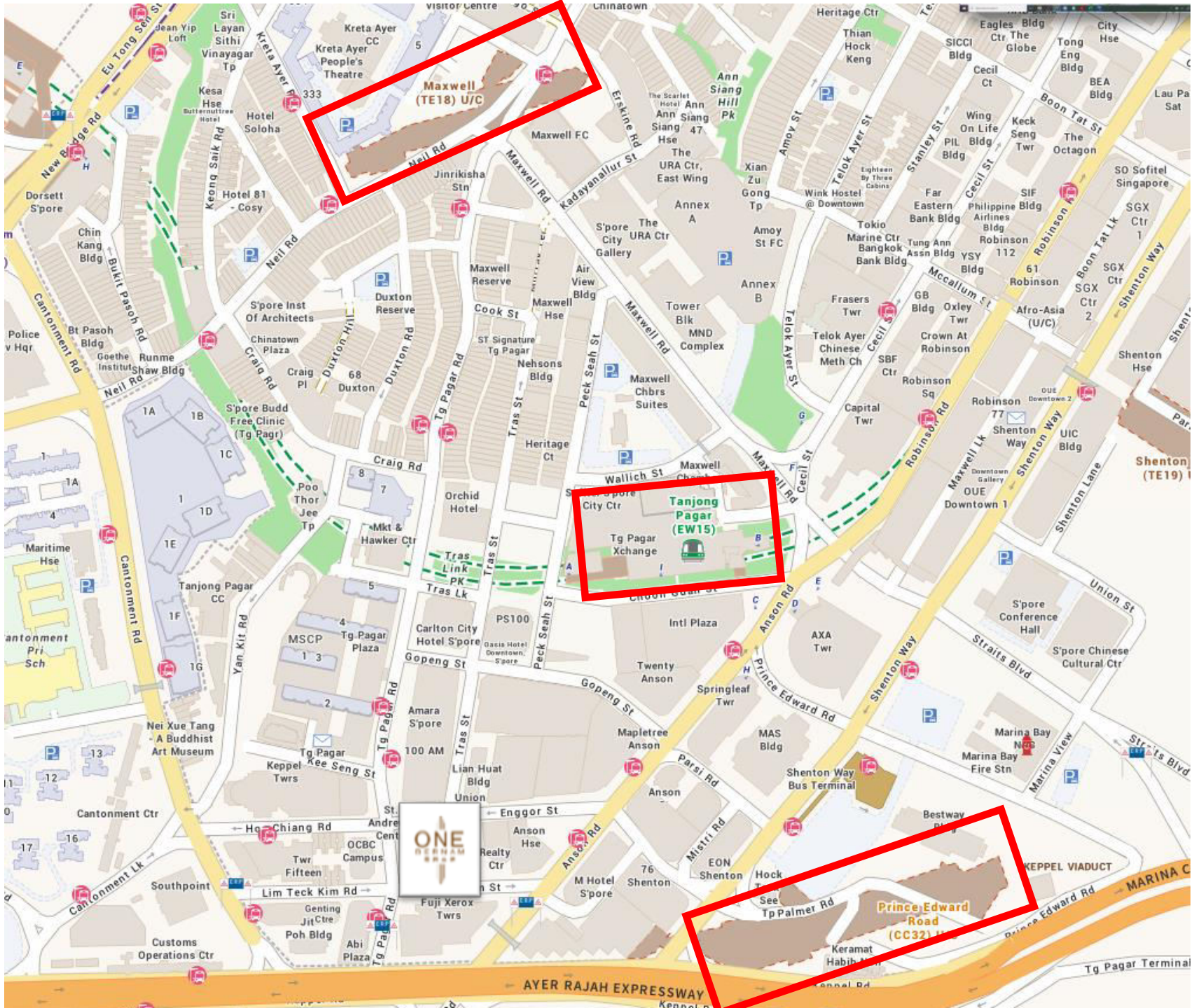
Look forward to more route options with eight interchanges that connect to all the major lines: the East-West Line (EWL), North-South Line (NSL), North East Line (NEL), Circle Line (CCL), Downtown Line (DTL) and the Cross Island Line (CRL). When fully completed, the line will bring convenience to about 1 million commuters daily and relieve crowding on the East-West and North-South Lines.



TE18
Maxwell
麦士威
மெச்ஸ்வெல்
Maxwell

EW15
Tanjong Pagar
丹戎巴葛
தஞ்சோங் பகார்
Tanjong Pagar

CC32
Prince Edward Road
爱德华太子路
பிரின்ஸ் எட்வர்ட் ரோடு
Prince Edward Road





Tanjong Pagar railway station is a former railway station located at 30 Keppel Road in Singapore. The station was the southern terminus of the network operated by Keretapi Tanah Melayu (KTM), the main railway operator in Malaysia, until 30 June 2011 when the station ceased operations with relocation of the KTM station to Woodlands Train Checkpoint.

**Tanjong Pagar Railway Station
1980**

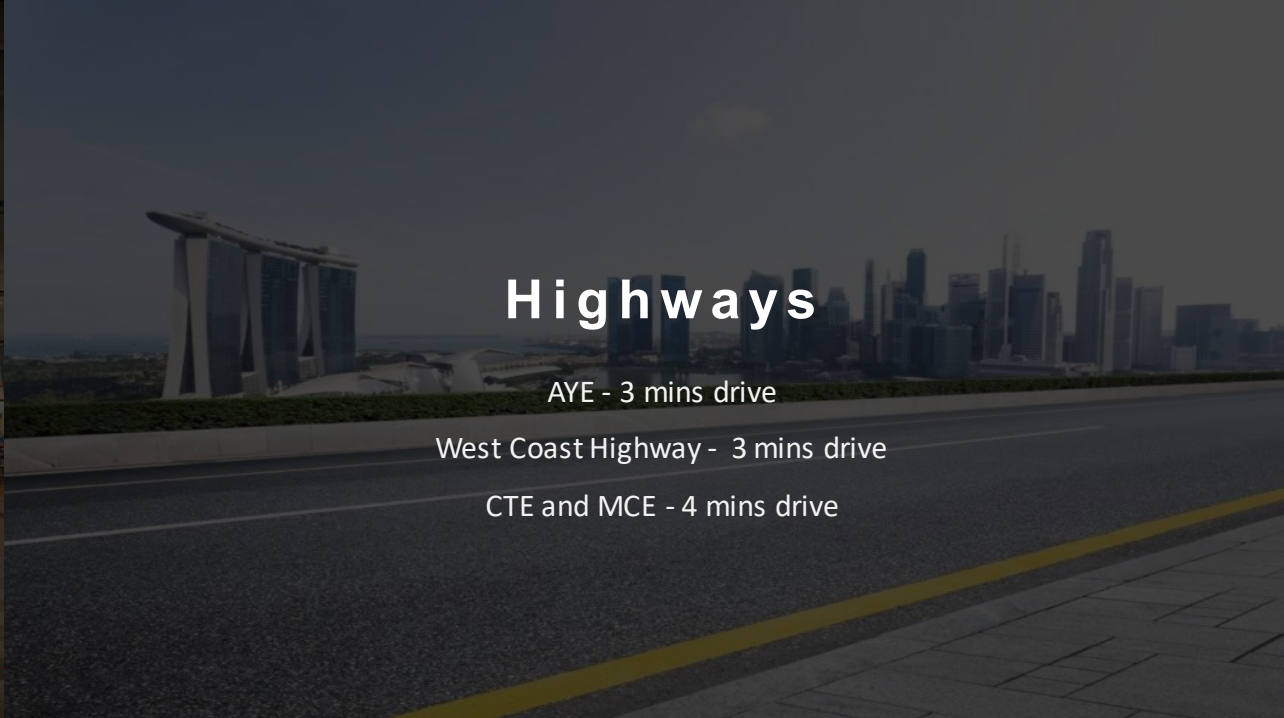
The Tanjong Pagar Railway Station (TPRS) will re-emerge in all its landmark glory at its old location thanks to an ambitious \$33.5 million heritage preservation effort. The 89-year-old building (since 1932) will be linked to the **Cantonment MRT station** upon completion in 2025, said





MRT Stations

Tanjong Pagar – 5 mins walk
Prince Edward Road - U/C
Maxwell – (U/C)



Highways

AYE - 3 mins drive
West Coast Highway - 3 mins drive
CTE and MCE - 4 mins drive



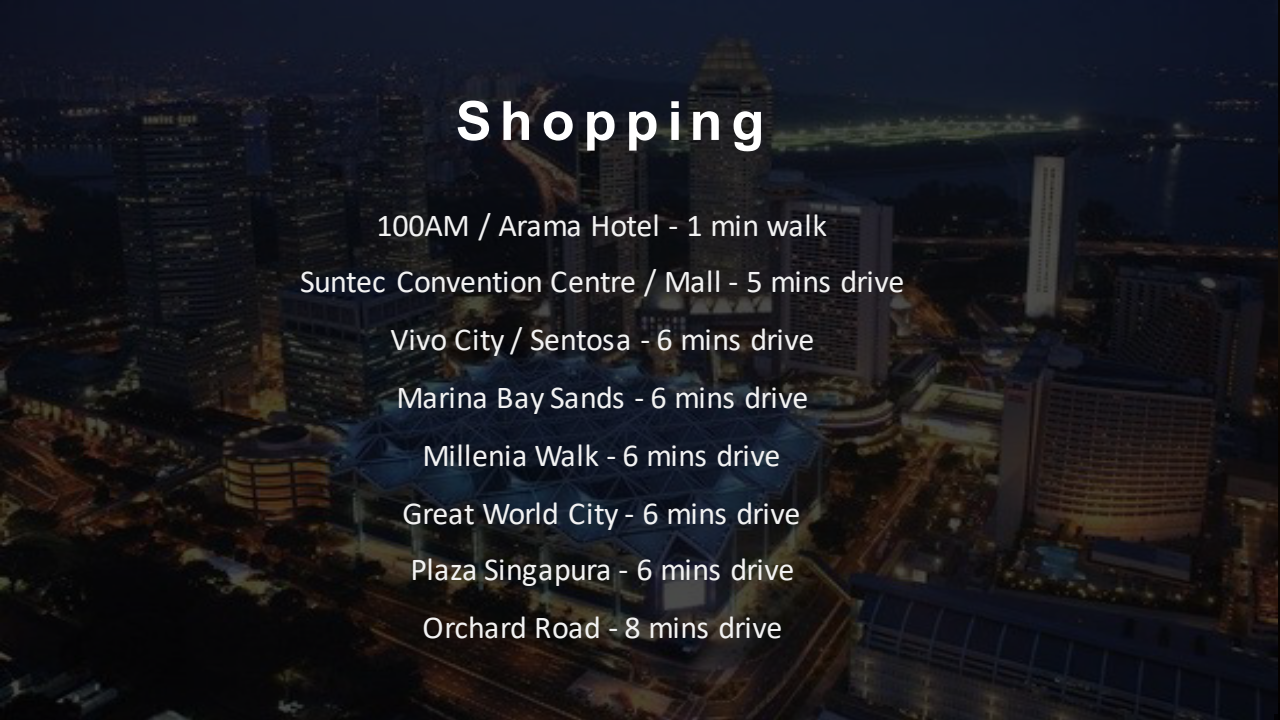
Leisure & Entertainment

Gardens By the Bay – 6 mins drive
Singapore Flyer – 6 mins drive
Marina Golf Course – 7 mins drive
Mount Faber Park – 7 mins drive



Dining

Tanjong Pagar Plaza - 1 min walk
Icon Village - 1 min walk
Shake Shack Tanjong Pagar - 5 mins walk
Maxwell Food Centre - 8 mins walk
Lau Pat Sat - 2 mins drive
Chinatown Point - 3 mins drive
Satay by the Bay - 6 mins drive
Amoy Street Food Centre - 6 mins drive

A nighttime aerial view of the Singapore skyline, featuring prominent skyscrapers like the Marina Bay Sands and the Esplanade - Theatres on the Bay, with city lights reflecting on the water.

Shopping

100AM / Arama Hotel - 1 min walk

Suntec Convention Centre / Mall - 5 mins drive

Vivo City / Sentosa - 6 mins drive

Marina Bay Sands - 6 mins drive

Millenia Walk - 6 mins drive

Great World City - 6 mins drive

Plaza Singapura - 6 mins drive

Orchard Road - 8 mins drive

A photograph of an art gallery interior with several framed artworks hanging on the walls and a person standing in the distance.

Arts & Culture

Buddha Tooth Relic Temple & Museum - 3 mins drive

Victoria Theatre & Concert Hall - 3 mins drive

National Gallery Singapore - 3 mins drive

National Library - 3 mins drive

Peranakan Museum - 3 mins drive

Singapore Art Museum - 3 mins drive

A photograph of a classroom where several students are sitting at a table, engaged in a group activity or project.

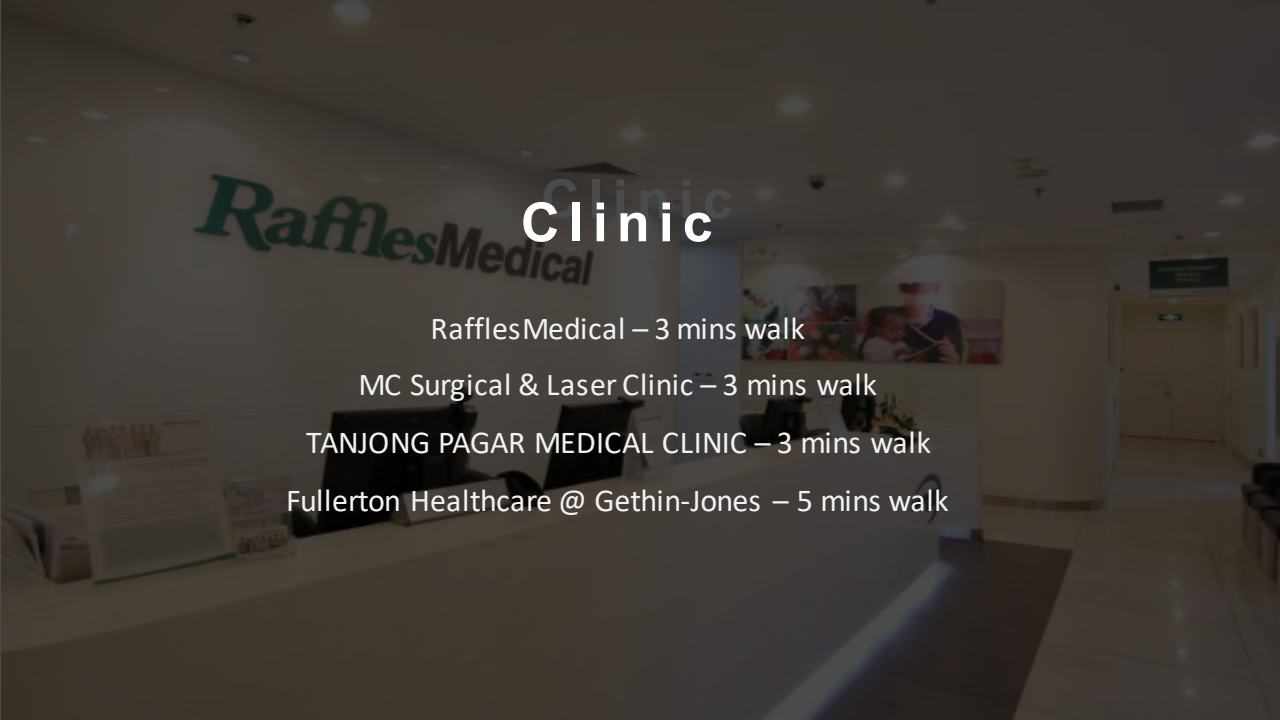
Education

Cantonment Primary School - 1 min walk

Singapore Management University (SMU) - 6 mins drive

LASALLE College of the Arts (McNally Campus) - 6 mins drive

National Academy of Fine Arts (NAFA) - 6 mins drive

A photograph of the reception area of a medical clinic, with a reception desk and a sign for 'Raffles Medical Clinic' in the background.

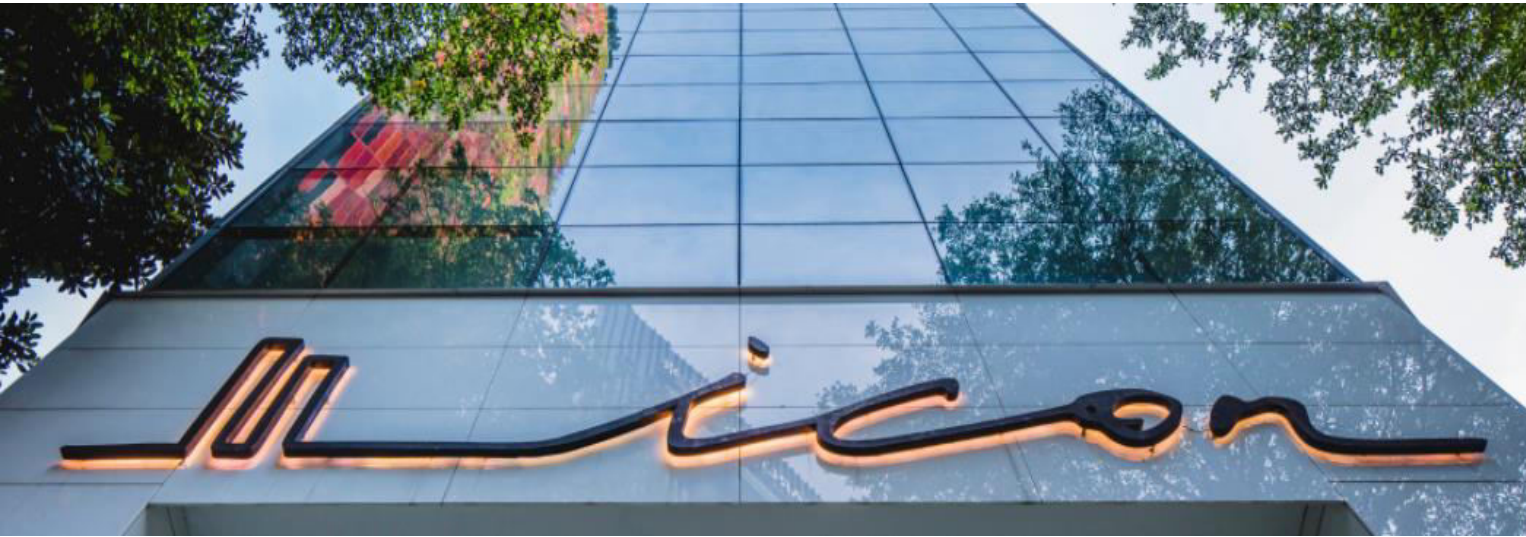
Clinic

RafflesMedical – 3 mins walk

MC Surgical & Laser Clinic – 3 mins walk

TANJONG PAGAR MEDICAL CLINIC – 3 mins walk

Fullerton Healthcare @ Gethin-Jones – 5 mins walk



ICON VILLAGE

- Icon Village serves as an contemporary urban mall, which is an integral part of a mixed-used development The Icon, Singapore first loft-style inner city living with more than 640 residential units.
- Icon Village is an independent mall where live, work, play and shop coexists in the same community to provide convenience with a lively mix of dining, shopping, beauty and wellness outlets.



Key tenants include Cold Storage, Two Men Bagel House, Salads & Wraps, Pizzeria L'Operatta, Whip Cupcakes and Patisserie Glace.





Redefining
Lifestyle

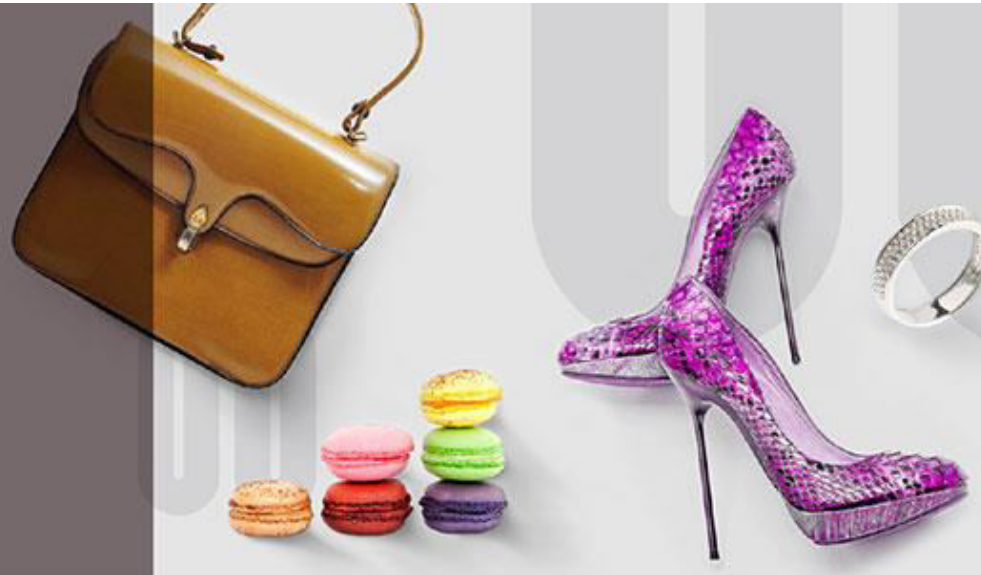
100 AM

100 am

- 100 AM (AM pronounced as 'em'), a lifestyle mall, owned and managed by Amara Hotel Properties Pte Ltd.
- 100 AM aims to create a unique shopping experience featuring a wide variety of retail, lifestyle and dining concepts tailored to meet the changing lifestyle in the vibrant and dynamic hub of Tanjong Pagar.
- 100 AM is only 2-min walk away from Tanjong Pagar MRT Station.

100
ann

A RETAIL MALL
THAT REDEFINES
LIFESTYLE



- 4 levels of retail therapy and dining as well as Basement 1
- Travelators linking Level 1 and Basement 1 – FairPrice Finest
- Level 1 linkway – connecting to Amara Singapore hotel lobby, restaurants, Lift Lobby to L2 to L4 in 100 AM and Carparks B1 to B3, Office Tower.
- External escalator from Level 1 to Level 3 – leading to shops, HIS Travel Agency (one of Japan's largest Travel Agencies), Itadakimasu by PARCO featuring 8 Japanese restaurants (Level 2 and 3) as well as Don Don Donki (Level 2 and 3)
- Escalator from Level 3 to Level 4 – leading to spas, beauty and hair salons, shops such as Daiso and Food Court
- Handicapped toilets and baby diaper changing facilities (located at Handicapped toilets) – Level 1 to Level 4

TANJONG PAGAR ROAD - LITTLE KOREAN TOWN

More than 15 Korean Restaurants and Korean Bridal shops



JAPANESE FOOD AT TANJONG PAGAR



Looking for LOCAL FOODS to eat?



TANJONG PAGAR PLAZA

Xiang Xiang Nasi Lemak

If the fragrance of coconut rice and juicy fried chicken wing wafts your nose, then you are sure to be near Xiang Xiang Nasi Lemak. One of the most famous eateries in Tanjong Pagar Plaza Market and Food centre, Xiang Xiang offers meals that start from \$4. Swarmed by crowds all day long, Xiang Xiang Nasi Lemak sells out on food by 12 pm.

Rolina Traditional Hainanese Curry Puff

Rolina Traditional Hainanese Curry Puff is served at \$1.40 per piece. These puffs are scrumptious and crisp. Packed with flavours and nutritional goodness, the puff is stuffed with curried potatoes and hardboiled chunks of egg. The outer covering of this puff is buttery and delicious. The sardine puff is one of the most special dishes of Rolina along with chewy glutinous rice price at \$2.

Delicious

This eatery truly lives up to its name. The Malay food served here is the best even though there are only three dishes offered including MeeSiam, Longtong and Mee Rebus. Mee Siam is one of the best dishes offered by this stall. It is made of rice vermicelli and is immersed in tangy gravy with a trace of coconut. Mee Rebus is another famous dish of Delicious which is made of yellow noodles in a sweet and sour gravy. All the dishes are worth \$3.

ISSAN THAI FOOD

Known for its authentic Thai dishes, Issan Thai Food is one of the most famous restaurants Tanjong Pagar Plaza Food Centre. Best dishes of the place include Basil chicken rice, Thai Fried Rice and Green Curry. The food served here is a tad bit spicy therefore, if you like spicy food then this is the perfect option for you. The most spicy dish found here is the Tom Yum Soup. Overall, Issan Thai Food is one of the best places to eat in Tanjong Pagar Plaza.

TRADITIONAL HAKKA RICE

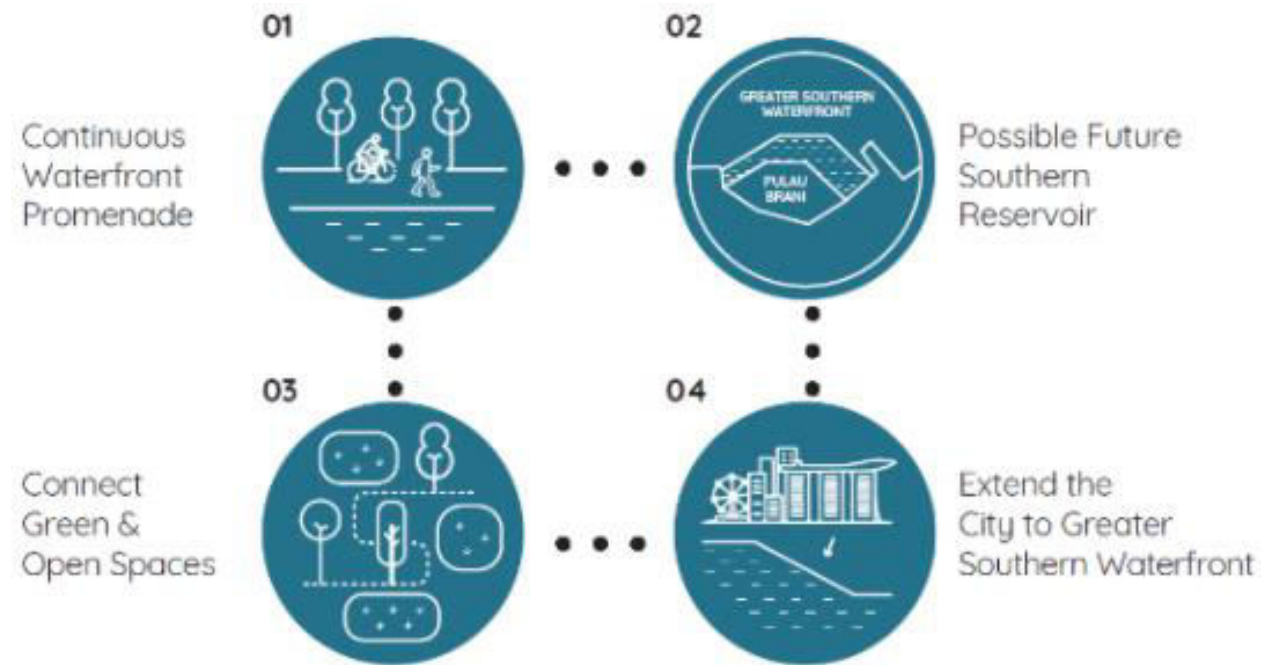
Extremely popular, this hawker stall is famous for Hakka Thunder Tea Rice which is always sold out early. Topped with Long beans, mustard green, cha poh, roast peanut and bean curd, this rice bowl is one of the best found in Singapore. The bowl is served along with Tea Soup which comprises of mint, peanuts, tea, sesame and basil. The side served here include meatballs, brown rice, white rice and bean curd stuffed with mincemeat.

Greater Southern Waterfront

The Greater Southern Waterfront stretches from Gardens by the Bay East to Pasir Panjang, comprising these areas:

- Gardens by the Bay East
- Cruise Hub & Coastal Park at Marina South/Straits View
- Keppel & Tanjong Pagar Terminals
- Mount Faber – Harbourfront
- Keppel – Labrador
- Pasir Panjang Power District
- Pasir Panjang Terminal
- Pulau Brani – future theme park
- Sentosa

The Greater Southern Waterfront, which extends from Pasir Panjang to Marina East, will be transformed into a new major gateway and location for urban living along Singapore's southern coast. Development will take place in phases, *starting with the former Pasir Panjang Power District, Keppel Club and Mount Faber in the next 5 to 10 years.*





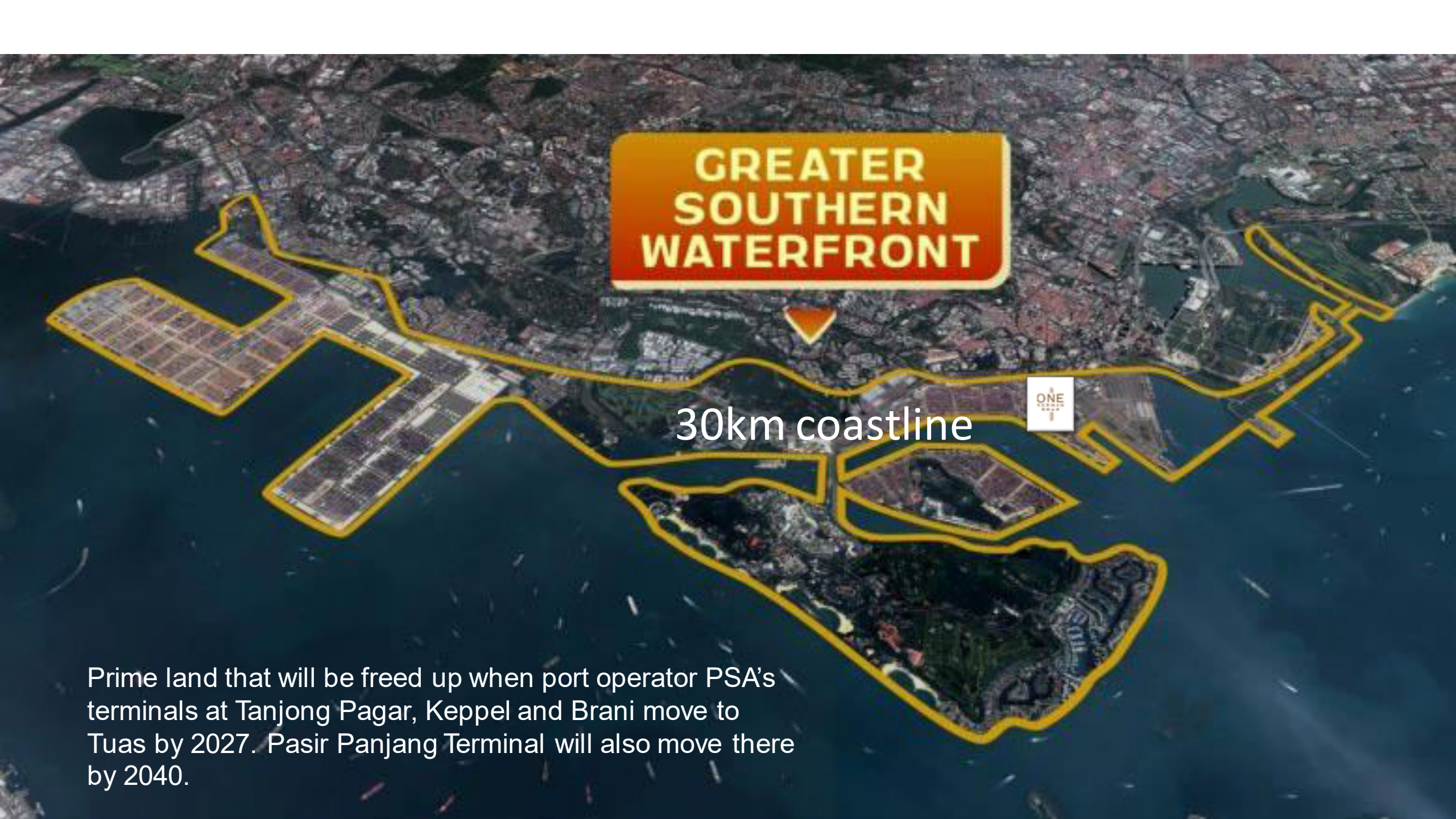
TUAS PORT

At NDR 2013, PM Lee said Tanjong Pagar Terminal will be moved to Tuas after 2027 when its lease ends. Doing so will free up 1,000ha - 2.5 times the size of Marina Bay - of prime land.



Existing terminals at Pasir Panjang, Keppel and Brani will also be moved progressively as their leases expire.





GREATER SOUTHERN WATERFRONT

30km coastline

Prime land that will be freed up when port operator PSA's terminals at Tanjong Pagar, Keppel and Brani move to Tuas by 2027. Pasir Panjang Terminal will also move there by 2040.

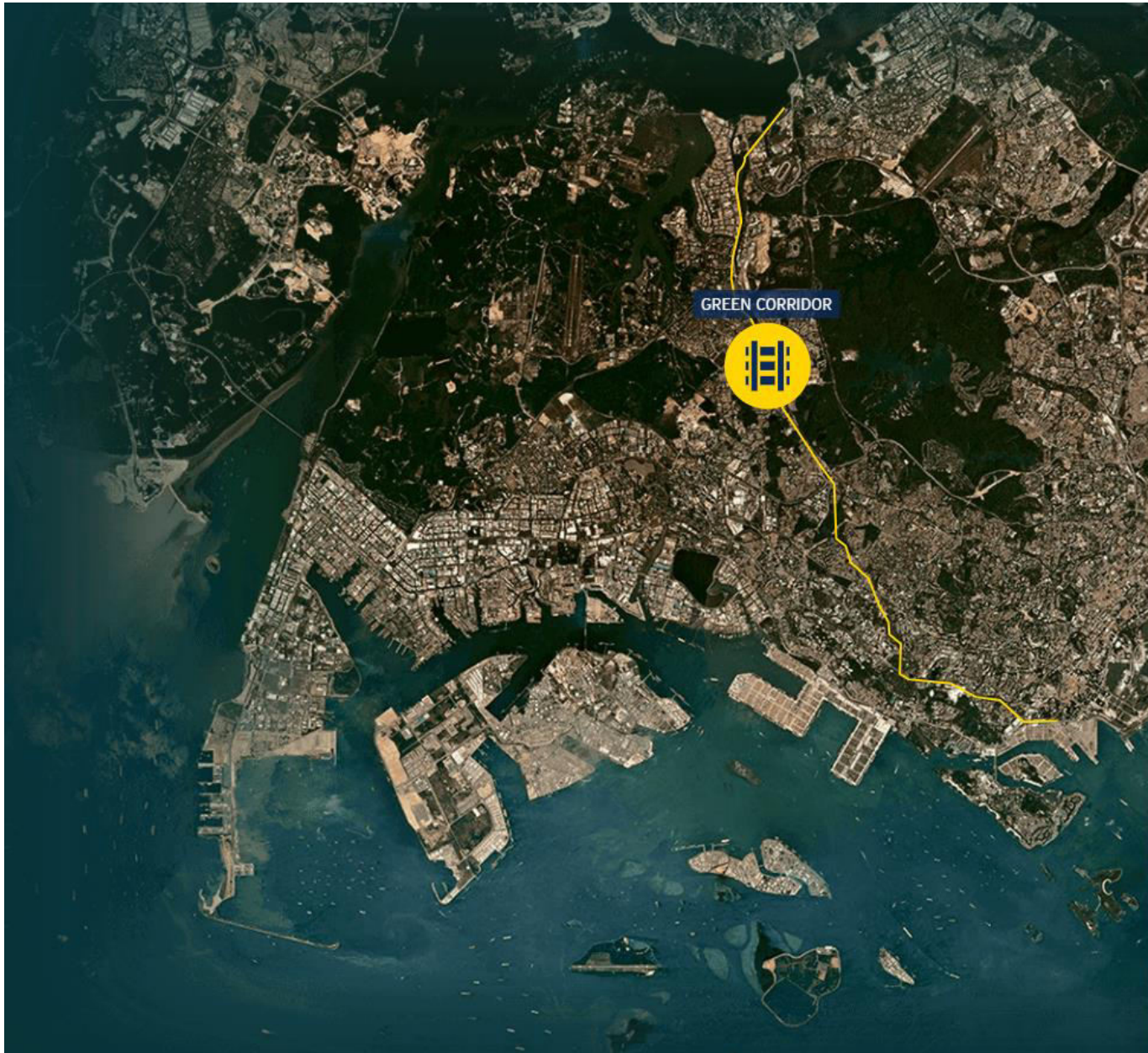
**GREATER
SOUTHERN
WATERFRONT**

**6 TIMES
MARINA BAY**

**MARINA
BAY**

30km
of southern coastline



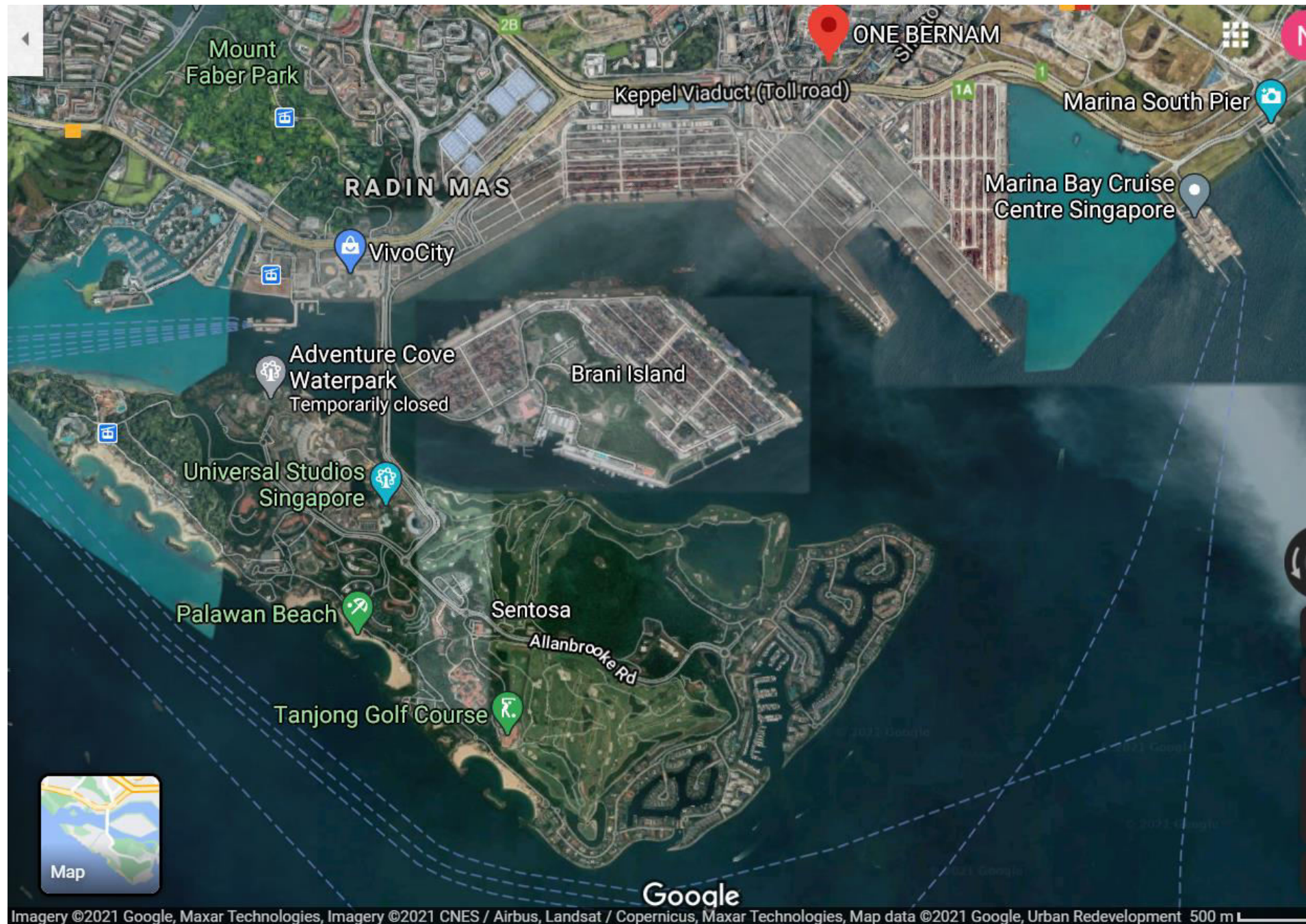


CITY IN A GARDEN

In 2011, PM Lee highlighted plans to create a City in the Garden by linking up green spaces islandwide.

Plans released in March 2019 show 1,000ha more green space islandwide (a 13 per cent increase), with over 400km of park connectors in the next 15 years, up from about 300km now.





1st phase of Sentosa-Brani Master Plan to be completed by 2022

The Sentosa-Brani master plan is expected to be implemented in phases over the next **two to three decades**, but construction on the first milestone project – a 30,000 sq m multi-sensory walkway - will begin in the fourth quarter of 2021. The S\$90 million walkway is expected to be completed in 2022.

The redeveloped islands will feature five distinct zones, with each zone delivering its own experience, such as **nature and heritage trails**, **adventure attractions**, **eco-resorts**, **water shows** and **beach events**.



Sentosa-Brani masterplan

Long-term plans to reshape the resort island and the adjacent Pulau Brani into a premier leisure and tourism destination.

BY THE NUMBERS

5 Number of distinct zones in the redeveloped islands.

2022
Target completion of first milestone project, Sentosa Sensoryscape.

\$90 million

Cost of Sentosa Sensoryscape, which will link Resorts World Sentosa with the island's beaches.

30,000 sq m

Total area of Sentosa Sensoryscape, approximately the size of 5½ football fields.



TWO ISLANDS TO BE SPLIT INTO FIVE ZONES

1 Vibrant Cluster

It spans the two islands, will have large-scale attractions.

2 Island Heart

It will feature hotels, conference spaces, dining and retail shops.

3 Waterfront

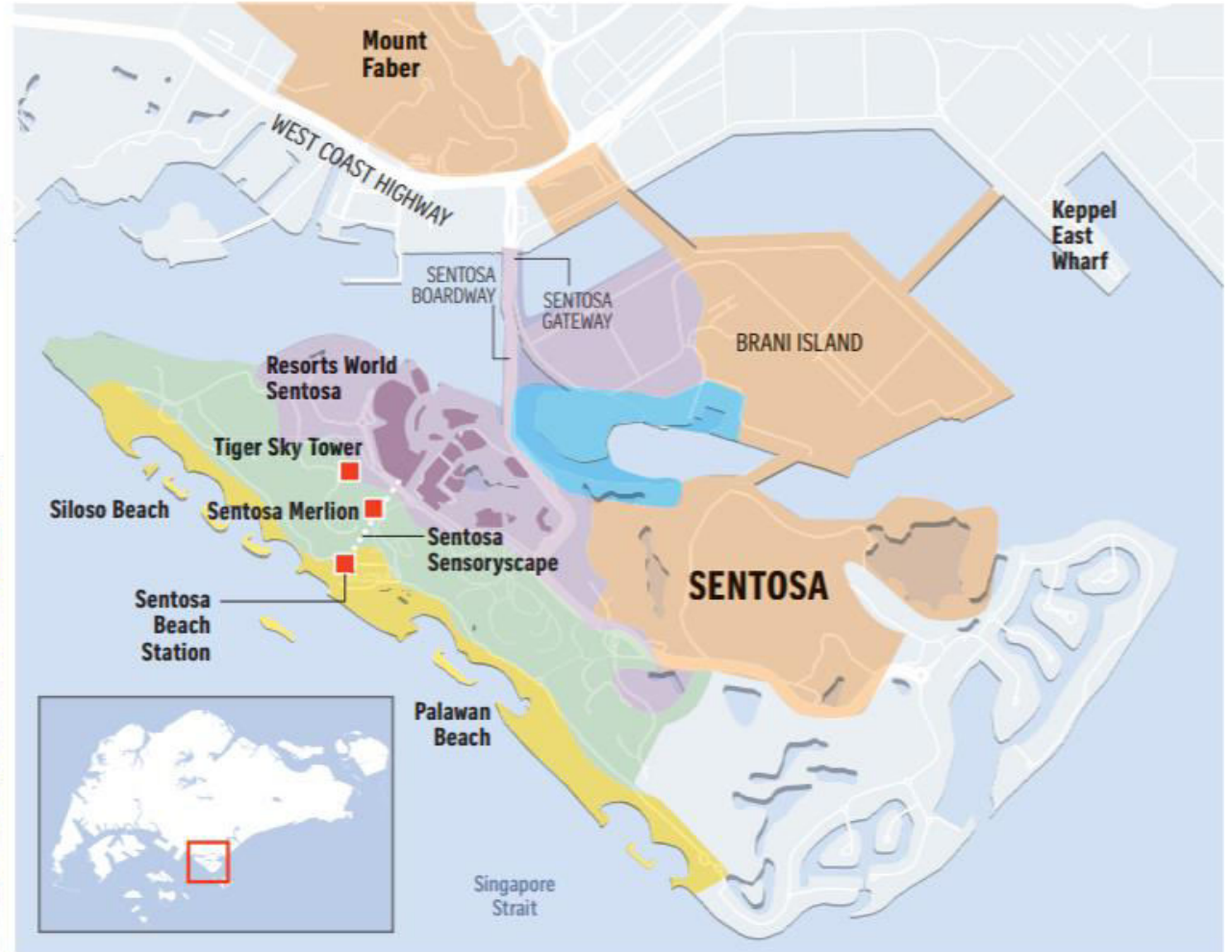
On Pulau Brani, it will house a "futuristic" Discovery Park.

4 Ridgeline

It will connect green spaces from Mount Faber to Mount Imbiah and feature nature and heritage attractions.

5 Beachfront

It will be rejuvenated with a water show, fairgrounds and other attractions.



VIBRANT CLUSTER



New attractions will sit alongside Resorts World Sentosa.

ISLAND HEART



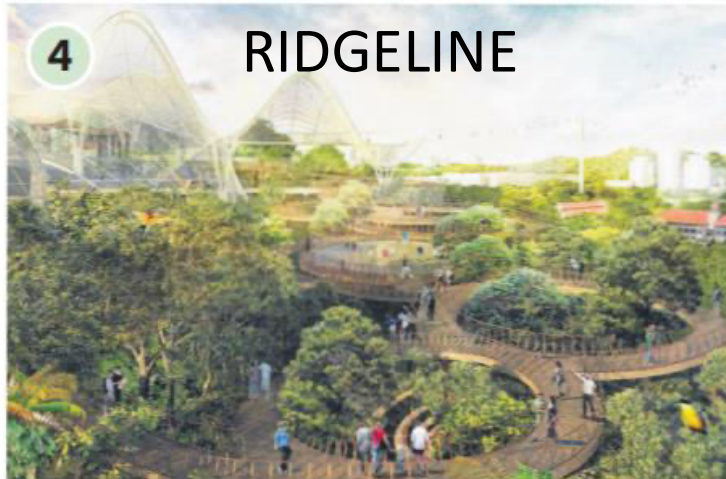
s in the heart of the island.

WATERFRONT



Pulau Brani will house a "futuristic" Discovery Park.

RIDGELINE



Expanded nature and heritage trails and attractions.

BEACHFRONT



Sentosa's revitalised beaches will be connected to the mainland.

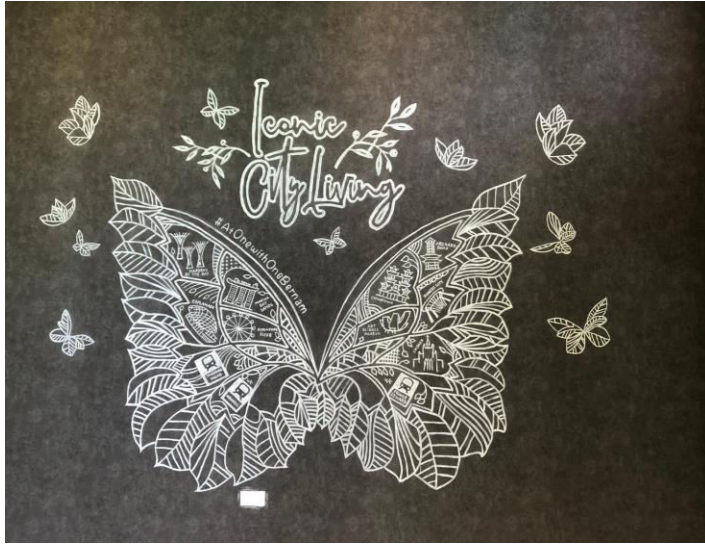
- SALES GALLERY & SHOWFLATS



**NO PARKING LOTS HERE
PEDESTRIAN ENTRY ONLY**

WE APOLOGISE FOR
THE INCONVENIENCE



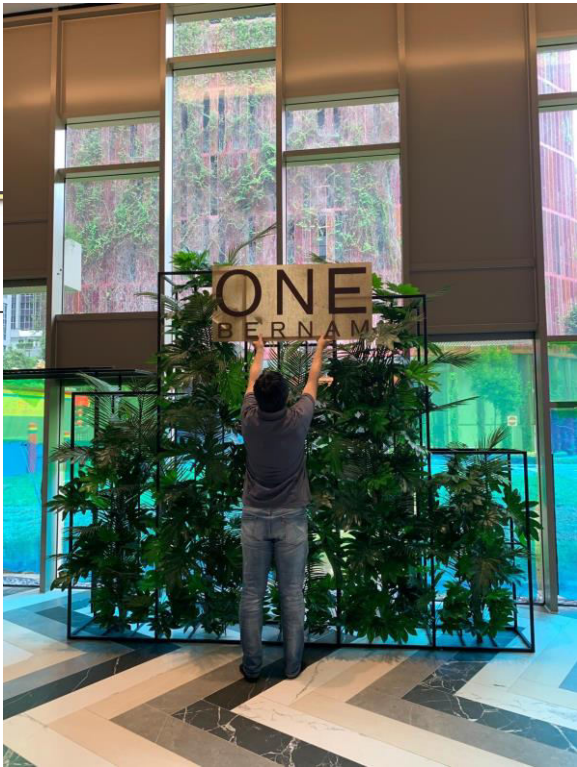
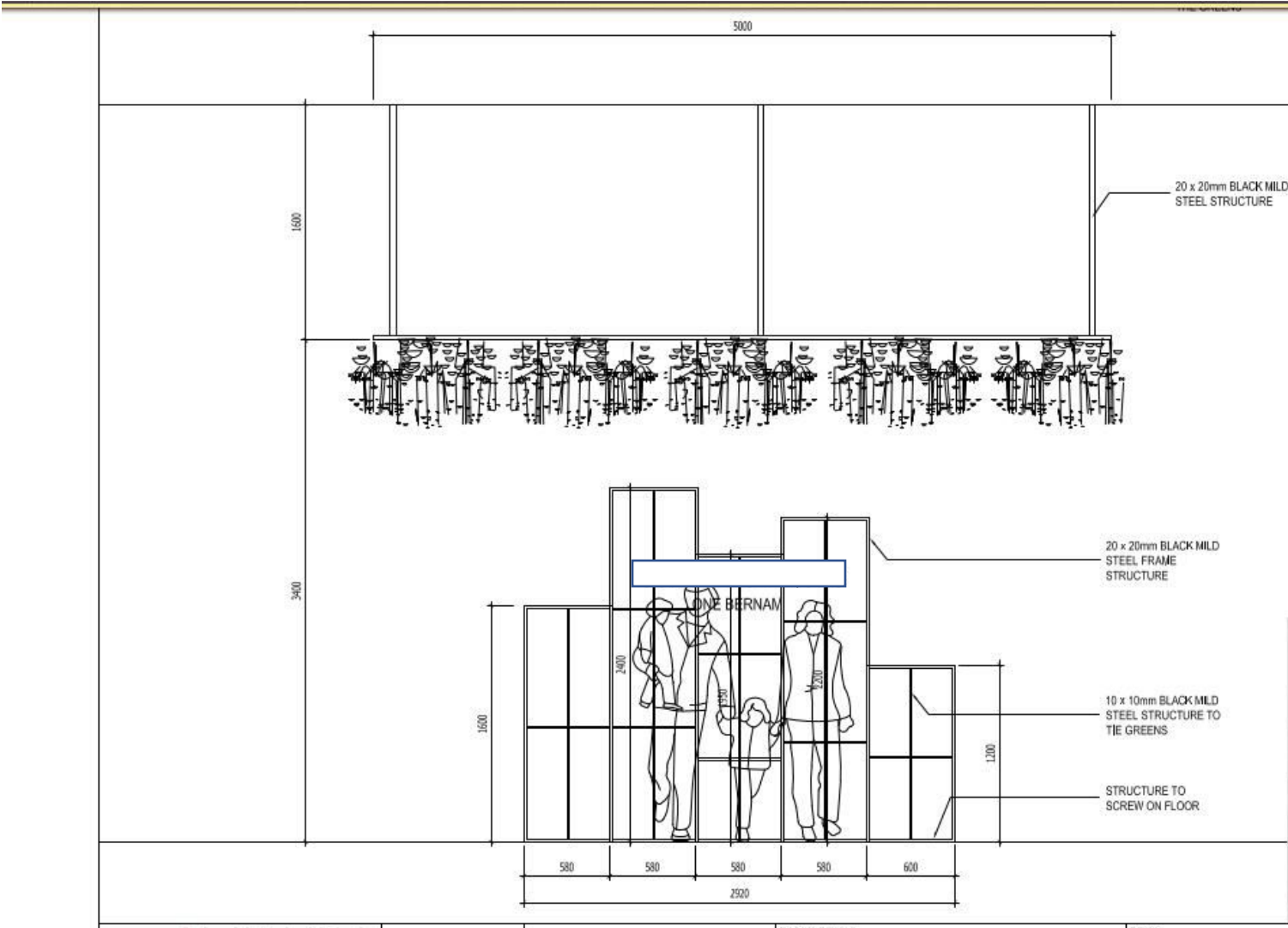


ICONIC CITY LIVING
#AtOnewithOneBernam

INSTAGRAM WALL
@ ENTRANCE



INSTAGRAM WALL NEAR VIP ROOMS



Black steel Frames and hang green inside

Naming and identifications of various A&P Walls

BEHIND MEDIA WALL

FACILITIES WALL

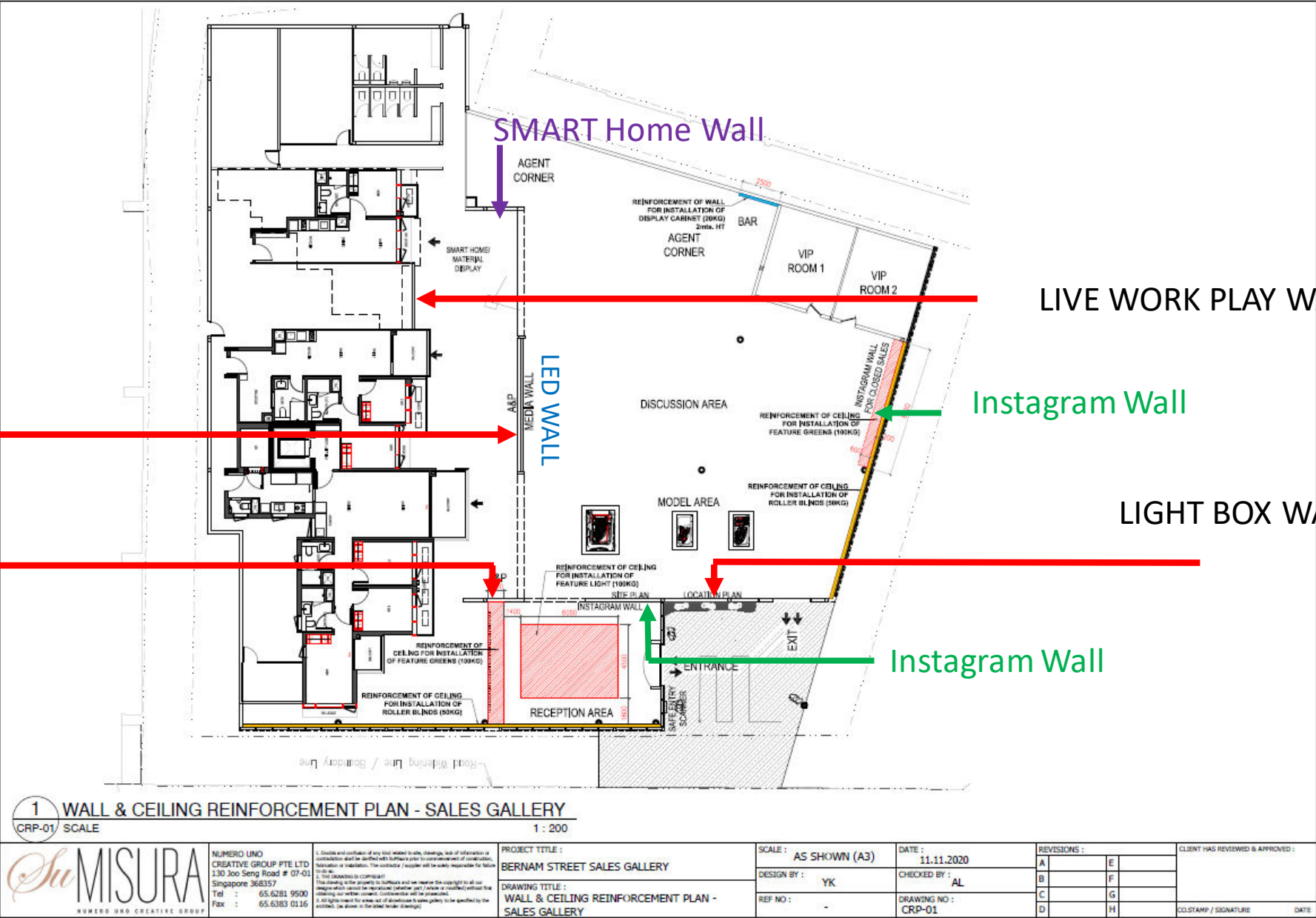
SMART Home Wall

LIVE WORK PLAY WALL

Instagram Wall

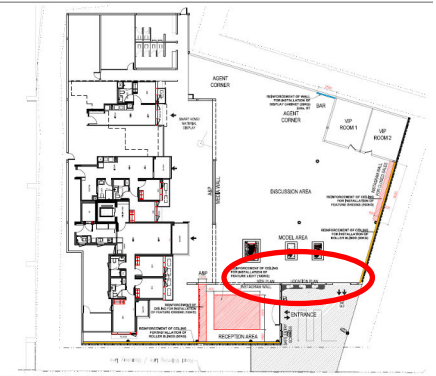
LIGHT BOX WALL

Instagram Wall



LIGHT BOX WALL

- Wall reinforced
- Full wall covered with wall paper

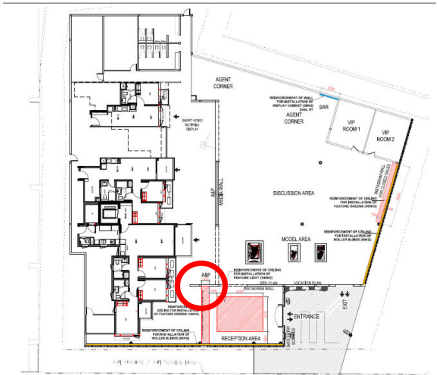


SPLENDID WONDERS, AT ONE WITH YOUR DESIRES

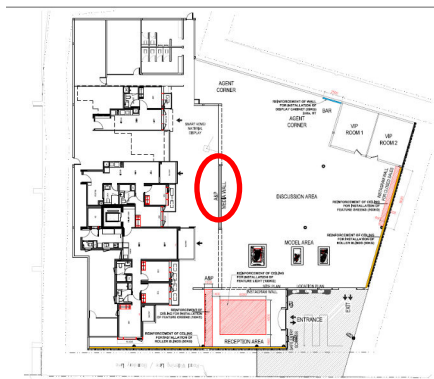
LEVEL 4



LEVEL 34



Behind TV Media Wall



ONE
BERNAM
柏南華庭

ALL THE
WORLD IN ONE
CITY ADDRESS

Architectural rendering of the ONE BERNAM building. The building is a tall, modern skyscraper with a distinctive design, featuring a mix of glass and metal cladding. It has a unique, stepped-top structure. The rendering shows the building against a dark blue sky.

Architectural rendering of the Central Plaza building. The building is a multi-story commercial structure with a curved facade and large glass windows. It has a modern, urban design. The rendering shows the building at dusk, with people walking in the foreground plaza. The text 'Central Plaza' is visible in the bottom left corner of the image.

LIVE WORK PLAY WALL



LIVE MORE PLAY UP WORK WONDERS

CHIC & TRENDY DINING

- 10 MINS WALK, Maxwell Food Centre
- 2 MINS DRIVE, Amoy Street Food Centre
- 3 MINS DRIVE, Lau Pa Sat
- 4 MINS DRIVE, Ann Seng Hill
- 4 MINS DRIVE, Chinatown Point
- 8 MINS DRIVE, Sassy by the Bay

WORLD-CLASS LEISURE

- 7 MINS DRIVE, Esplanade Theatres On The Bay
- 7 MINS DRIVE, Singapore Flyer
- 16 MINS DRIVE, Marina Golf Course

FAMED SHOPPING MALLS

- 1 MIN WALK, 100 AM / Amara Hotel
- 6 MINS DRIVE, Cross World City
- 6 MINS DRIVE, Marina Bay Sands

ARTS & CULTURE LANDMARKS

- 3 MINS DRIVE, Victoria Theatre & Concert Hall
- 6 MINS DRIVE, National Library
- 7 MINS DRIVE, National Museum of Singapore
- 7 MINS DRIVE, Singapore Art Museum

COSMOPOLITAN EDUCATION

- WITHIN 1KM, Cantonment Primary School
- 6 MINS DRIVE, Singapore Management University (SMU)
- 7 MINS DRIVE, National Academy of Fine Arts (NAFA)
- 8 MINS DRIVE, LASALLE College of the Arts (McNally Campus)

BUSINESS & CIVIC DESTINATIONS

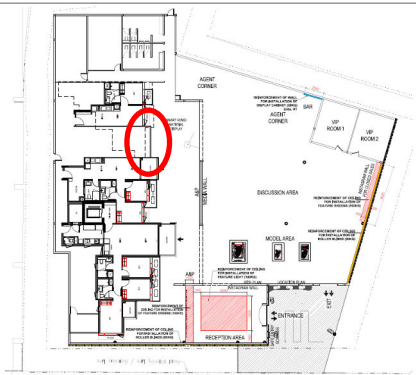
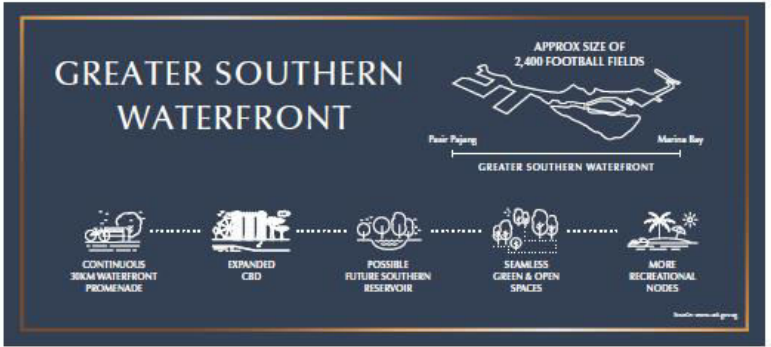
- 1 MRT STOP, Raffles Place
- 3 MINS DRIVE, Chinatown
- 3 MINS DRIVE, Quarm Park
- 4 MINS DRIVE, Collyer Quay
- 7 MINS DRIVE, Suntec City Convention & Exhibition Centre
- 8 MINS DRIVE, Marina Bay Financial Centre

LEGEND

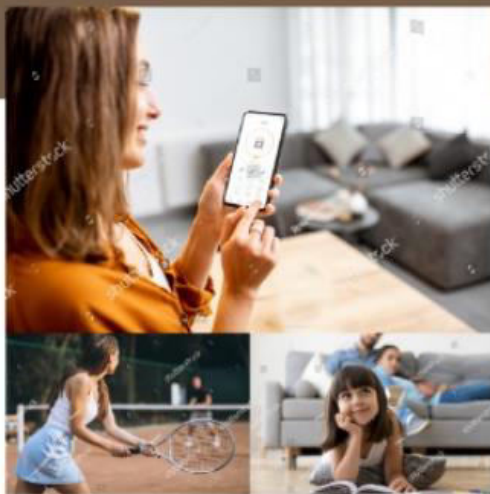
- Food/Beverage
- Culture/Heritage
- Dining
- Education
- Office
- Cinema/Spa
- Shopping
- East West Line
- North South Line
- North East Line
- Circle Line
- Downtown Line
- Thomson East Coast Line (ETC)



ON YOUR DOORSTEP, ALL THE RIGHT CONNECTIONS



SMART HOME



Experience ease and convenience in controlling all smart features with a tap. Enter a whole new level of convenience.



Where Smart Begins Now

Bringing the Future of Smart Living



Smart Gateway

Connect wirelessly to wide range of smart devices and controls in one hub. Monitor and control connected devices in your home. Receive alerts from these devices when unexpected activities are sensed at home.



Digital Lock

Enjoy the convenience of going keyless while ensuring that home security remains uncompromised.



Smart Doorbell

See, hear and speak to visitors outside your door from anywhere at home.



Smart Air-con Control

On and off from your smartphone anywhere in your home. Remote controls will be a thing of the past.



Magic Mirror

Go through your morning routine you can look at your mirror and see a traffic report, weather forecast for the day, and your day's schedule.

3150MM (H)



175CM (H)

*Some features may apply



Response Plan for show flat launch during COVID-19 pandemic

One Bernam

Total Pax allowed in Show Flat	180 pax
Weekday Opening Hours	10am to 10pm
Weekend Opening Hours	10am to 10pm
Hours per slot	60 Minutes Viewing + 30 minutes Buffer for disinfectant (15min for existing group to exit and 15 min for new group to enter)
Number of Slots	Weekday – 8 Weekend – 8
Max Number of Groups / Slot	18
Max Number of Pax / Group	8 pax
Max Number of Groups / Day	Weekday – 144 Weekend – 144

Temperature Scanner to be installed at the entrance of the Show Flat



Sales Gallery Area (incl. show units) – 1444.35 sqm
Show Unit Area – 251 sqm

- Type A1 (1BR) – 42 sqm
- Type BS1 (2BR+S) – 77 sqm
- Type C1 (3BR) – 132 sqm

Type A1 - 1BR – Max 5 pax

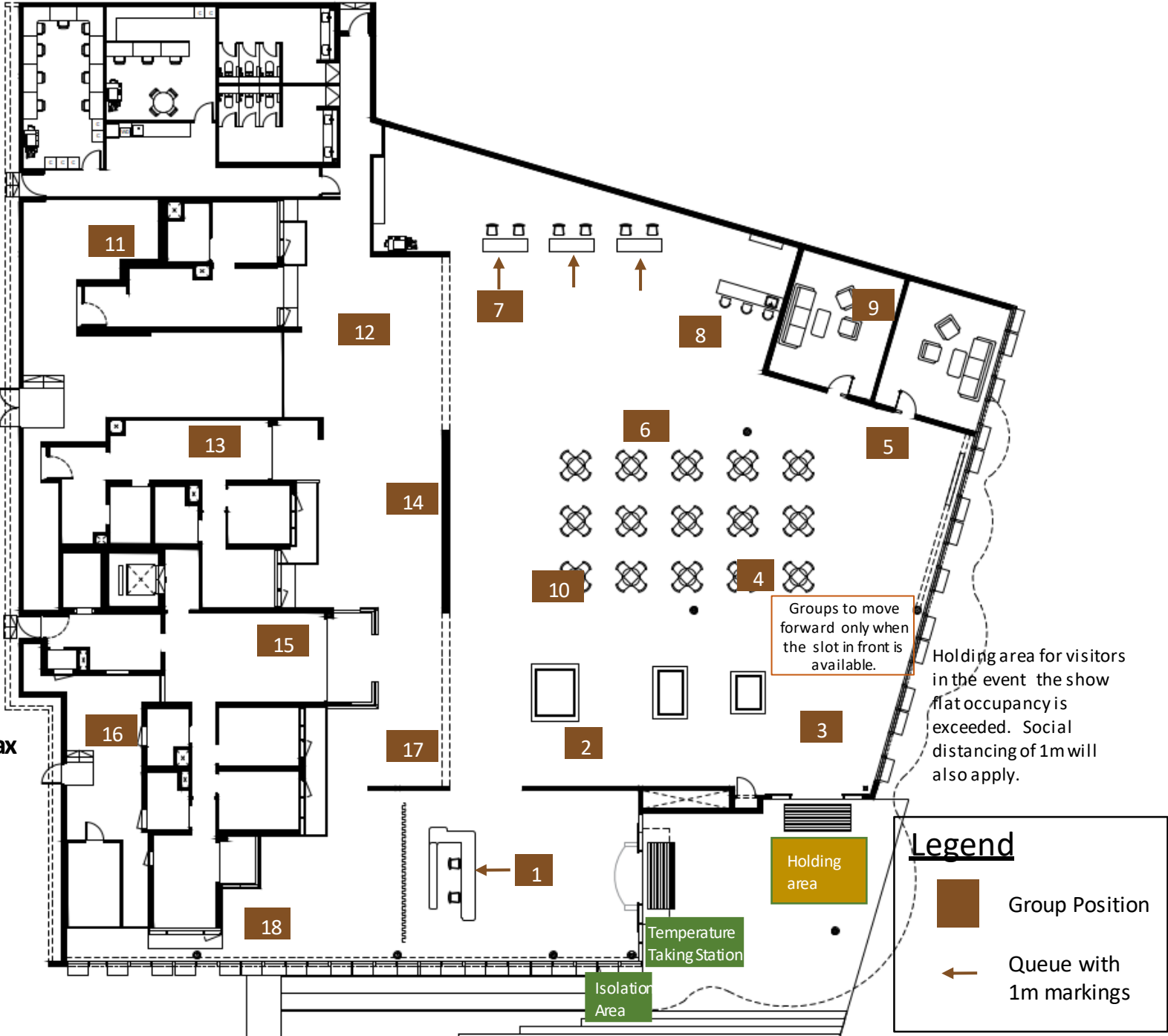
Type BS1 - 2BR+Study – Max 9 pax

Total number allowed in Show Flat – 180 pax
(Note: Each group to comprises max 8 Pax)

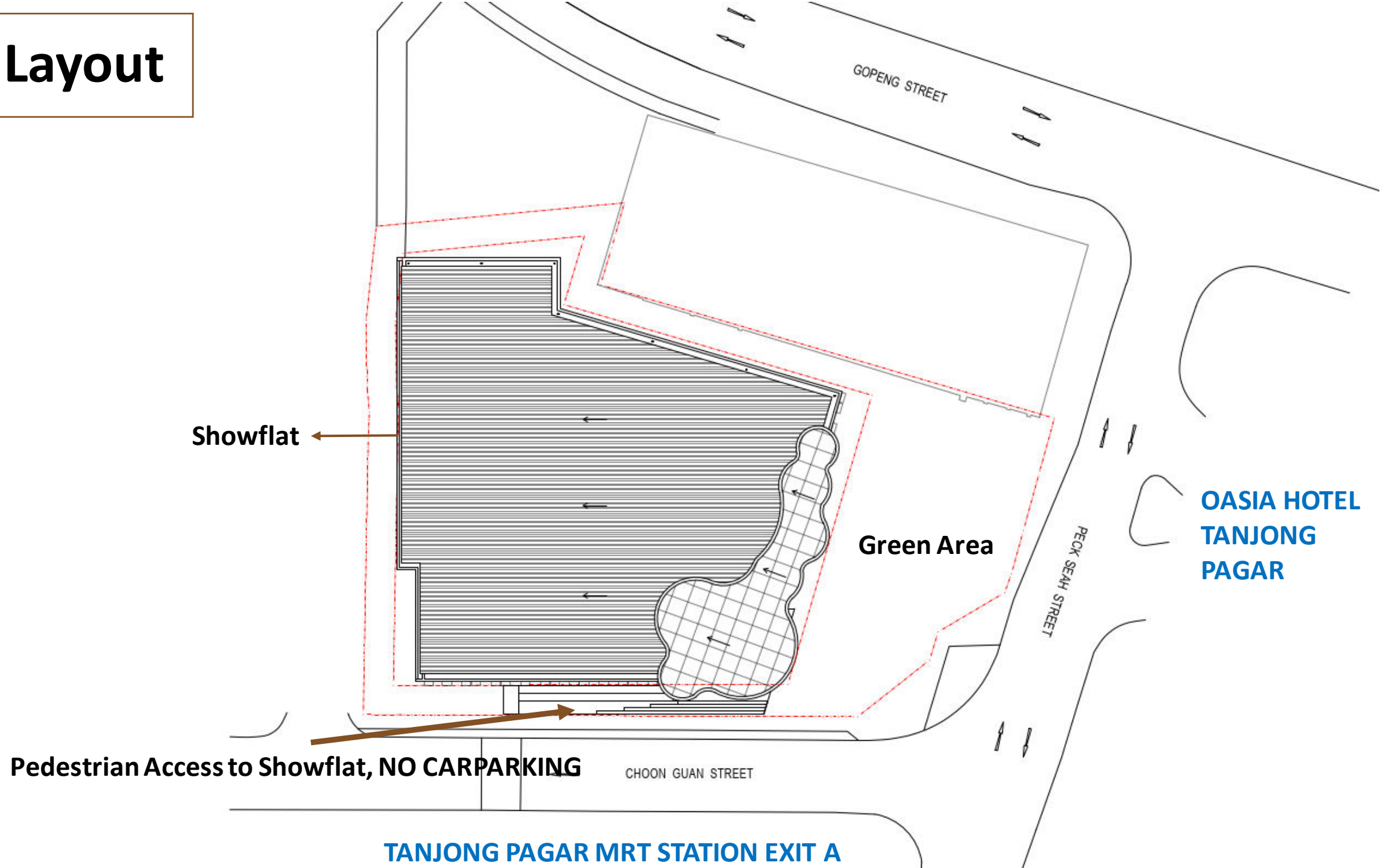
Each agency 48 pax per hour x
3 agencies

Type C1- 3BR – Max 16 pax

Exclude 2 headcount at agent
counter and 2 headcount in
agent room, total 4.



Site Layout





THANK YOU