



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



Ai Tong School
Raffles Institution
Eunoia Junior College
Catholic High School

TOP SCHOOLS

5 mins
5 mins
5 mins
7 mins

FOOD AND RETAIL

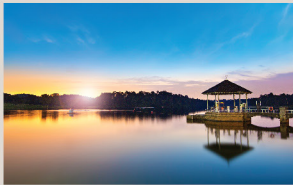


Upper Thomson Road Restaurants
Shunfu Mart (Food Centre & Market)
Thomson Plaza
Junction 8
AMK Hub

2 mins
4 mins

2 mins
8 mins
9 mins

NATURE PARKS



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

5 mins
5 mins
5 mins



Artist's Impression

Artisan 8
The fine art of inspired living

Developed by:



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.

DISCLAIMER: While every reasonable care has been taken in preparing this brochure and in constructing the show flats, the developer and the marketing agents cannot be held responsible for any inaccuracies or omissions. Visual representations, show flat displays and illustrations, photographs, art renderings and other graphic representations and references are intended to portray only artistic impressions of the development and cannot be regarded as representations of fact. The property is subject to inspection by the relevant authorities to comply with the current codes of practice. All information, specifications, renderings, visual representations and plans are current at the time of publication and are subject to change as may be required by us and/or the competent authorities and shall not be regarded as statements or representations of fact. All plans are subject to amendments as directed and/or approved by the building authorities. All areas are approximate measurements only and subject to the final survey. The Sales and Purchase Agreement shall form the entire agreement between us, the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to the signing of the Sale and Purchase Agreement and shall in no way be modified by any statements, representations or promises made by us or the Marketing Agent.

Unit Distribution Chart

Floor	Lobby A							Lobby B				
(Attic) 4	F1-PH #04-01 2174 sqft			D5S-PH #04-02 1808 sqft	D1-PH #04-03 1755 sqft	E1-PH #04-04 1884 sqft	B4H #04-05 721 sqft	C4-PH #04-06 1259 sqft	D6S-PH #04-07 1711 sqft	D2-PH #04-08 1313 sqft	D3-PH #04-09 1249 sqft	D4-PH #04-10 1582 sqft
3	A1 #03-01 495 sqft	B1 #03-02 667 sqft	A2 #03-03 398 sqft	B2 #03-04 700 sqft	B3 #03-05 786 sqft	C3S #03-06 1184 sqft	B4 #03-07 721 sqft	A3 #03-08 506 sqft	C1 #03-09 1023 sqft	B5 #03-10 732 sqft	B6 #03-11 678 sqft	C2 #03-12 850 sqft
2	A1 #02-01 495 sqft	B1 #02-02 667 sqft	A2 #02-03 398 sqft	B2 #02-04 700 sqft	B3 #02-05 786 sqft	C3S #02-06 1184 sqft	B4 #02-07 721 sqft	A3 #02-08 506 sqft	C1 #02-09 1023 sqft	B5 #02-10 732 sqft	B6 #02-11 678 sqft	C2 #02-12 850 sqft
1	Restaurant 1 #01-01 700 sqft		Take Away Food Shop 1 #01-02 280 sqft	Take Away Food Shop 2 #01-03 280 sqft	Restaurant 2 #01-04 1012 sqft		Restaurant 3 #01-05 1076 sqft	Shop 1 #01-06 743 sqft	Shop 2 #01-07 850 sqft	Supermarket #01-08 1195 sqft		
Basement	Carpark							Carpark				

Unit Type

Residential Units

	1 Bedroom	Type A1 Type A2 Type A3
	2 Bedroom	Type B1 Type B2 Type B3 Type B4 Type B4H Type B5 Type B6
	3 Bedroom	Type C1 Type C2
	3 Bedroom + 1 Study	Type C3S

Commercial Units

	Penthouse	Type C4-PH
	3 Bedroom	Type D1-PH Type D2-PH Type D3-PH Type D4-PH
	4 Bedroom	Type D5S-PH Type D6S-PH
	4 Bedroom + 1 Study	Type D5S-PH Type D6S-PH
	5 Bedroom	Type E1-PH
	4 Bedroom + 2 Study	Type F1-PH

	Shop 1 Shop 2 Restaurant 1 Restaurant 2 Restaurant 3 Take Away Food Shop 1 Take Away Food Shop 2 Supermarket
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Unit Mix

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

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Artisan 8 Residential Units

Configuration	Configuration	Type	Sqm	Sqft	Unit No.	No. of Units	Unit Mix	Share Value	Estimated Maintenance Fee per Month
Typical	1 Bedroom	A1	46	495	#02-01 & #03-01	2	6	172	\$212~\$232
		A2	37	398	#02-03 & #03-03	2		172	\$212~\$232
		A3	47	506	#02-08 & #03-08	2		172	\$212~\$232
	2 Bedroom	B1	62	667	#02-02 & #03-02	2	13	206	\$253~\$273
		B2	65	700	#02-04 & #03-04	2		206	\$253~\$273
		B3	73	786	#02-05 & #03-05	2		206	\$253~\$273
		B4	67	721	#02-07 & #03-07	2		206	\$253~\$273
		B4H	67	721	#04-05	1		206	\$253~\$273
		B5	68	732	#02-10 & #03-10	2		206	\$253~\$273
		B6	63	678	#02-11 & #03-11	2		206	\$253~\$273
	3 Bedroom	C1	95	1023	#02-09 & #03-09	2	4	206	\$253~\$273
		C2	79	850	#02-12 & #03-12	2		206	\$253~\$273
	3 Bedroom + 1 Study	C3S	110	1184	#02-06 & #03-06	2	2	240	\$295~\$315
	3 Bedroom	C4-PH	117	1259	#04-06	1	1	240	\$295~\$315
		D1-PH	163	1755	#04-03	1	4	275	\$338~\$358
		D2-PH	122	1313	#04-08	1		240	\$295~\$315
		D3-PH	116	1249	#04-09	1		240	\$295~\$315
		D4-PH	147	1582	#04-10	1		240	\$295~\$315
Penthouse	4 Bedroom	D5S-PH	168	1808	#04-02	1	2	275	\$338~\$358
		D6S-PH	159	1711	#04-07	1		275	\$338~\$358
		E1-PH	175	1884	#04-04	1	1	275	\$338~\$358
	4 Bedroom + 2 Study	F1-PH	202	2174	#04-01	1	1	309	\$380~\$400

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Info at a Glance

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
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.
Project Account No.:	Apex Asia (2) Pte. Ltd. - Project Account Account No. 770-307-472-7 United Overseas Bank Limited

ABSD - Additional Buyer's Stamp Duty				LOAN	1 st Housing Loan	2 nd Housing Loan	3 rd Housing Loan
CITIZEN	Rate on 1 st Purchase	Rate on 2 nd Purchase	Rate on 3 rd Purchase	LTV limit	75% IF <=30 Yrs loan or <=Age 65 Yrs	45% IF <=30 Yrs loan or <=Age 65 Yrs	35% IF <=30 Yrs loan or <=Age 65 Yrs
Singapore Citizen	N.A	20%	30%		55% IF > 30 Yrs loan or > Age 65 Yrs	25% IF > 30 Yrs loan or > Age 65 Yrs	15% IF > 30 Yrs loan or > Age 65 Yrs
Permanent Resident	5%	30%	35%	Minimum CASH downpayment	5% Cash / 20% CPF or Cash, for <=30 Yrs loan	25% of Purchase Price	25% of Purchase Price
Foreigner	60%	60%	60%		10% Cash / 35% CPF or Cash, for > 30 Yrs loan		
Corporate Entity	65%	65%	65%				
BSD - BUYER STAMP DUTY				Corporate Entity	15% LTV	15% LTV	15% LTV
Residential Properties: 1st \$180,000: 1% / Next \$180,000: 2% / Next \$640,000: 3% / Next \$500,000: 4% / Next \$1.5M: 5% / Above \$3M: 6% <i>Quick Formula as shown:</i> *Below \$1M, Purchase Price × 3% LESS \$5,400 **Below \$1.5M, Purchase Price × 4% LESS \$15,400 ***Below \$3M, Purchase Price × 5% LESS \$30,400 ***** Above \$3M, Purchase Price × 6% LESS \$60,400 Commercial & Industrial Properties 1st \$180,000: 1% / Next \$180,000: 2% / Next \$640,000: 3% Next \$500,000: 4% / Above \$1.5M: 5% <i>Quick Formula:</i> *Above \$1.5M, Purchase Price × 5% LESS \$30,400				TDSR Threshold: 55% (Fixed Income: 100%, Variable Income: 70%) Less Debt Obligation such as other loans and credit cards			
				Calculation of New Loan Monthly Repayment: (For Loan Eligibility) Residential: Medium term rate of 4.0% on housing loan or prevailing rate, whichever is higher. Non-Residential (Commercial / Industrial): Medium term rate of 5.0% on non-residential property loan or prevailing rate, whichever is higher.			
ABSD RELIEF	1 st PURCHASE	2 nd PURCHASE		SSD - SELLER'S STAMP DUTY			
SINGAPOREAN SPOUSE AND SPR / FOREIGNER SPOUSE	NO ABSD	DISPOSE 1 st PROPERTY IN 6 MONTHS FOR READY UNIT OR WITHIN 6 MONTHS OF TOP / CSC OF 2 nd PROPERTY		Residential Properties: 16% - 1 st year / 12% - 2 nd year / 8% - 3 rd year / 4% - 4 th year from Signing of S&P		Industrial Properties: 15% - 1 st year / 10% - 2 nd year / 5% - 3 rd year from Signing of S&P	
Foreigners exempted from ABSD if buying 1 st Residential Property: USA, ICELAND, NORWAY, LIECHTENSTEIN & SWITZERLAND				*Minimum Rental Period: 3 Months for Pte Residential (Announced 30 June 2017) *HDB remains as 6 Months.			

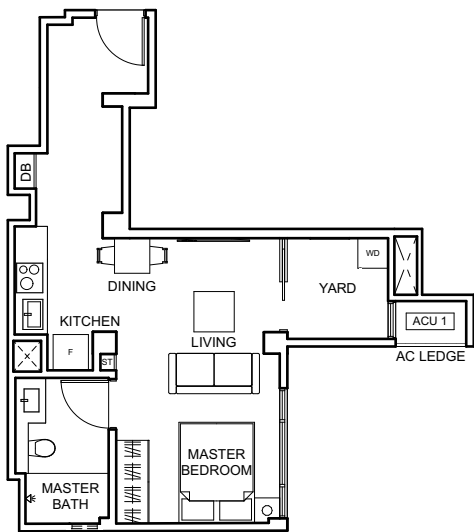
Updated as of 4 July 2025 (Subject to changes whenever new policies announced)

Source: MAS | IRAS

TYPE A1

46 sqm (495 sqft)

#02-01
#03-01



NOTE

- All walls are not allowed to be hacked or altered (including by way of drilling).

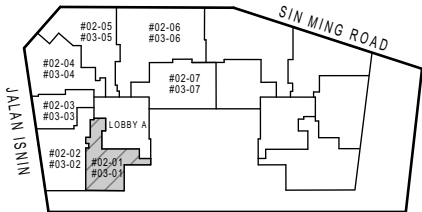
LEGEND

- WD - Washer cum Dryer
- F - Fridge
- DB - Electrical Distribution Board
- AC ledge - Air Conditioner Ledge
- ST - Store
- Air Conditioning Unit (ACU)



SCALE

Plan Ref: A2615-00045-2024 BP01 Dated 22 May 2025
A2615-00045-2024 BP02 Dated 01 July 2025

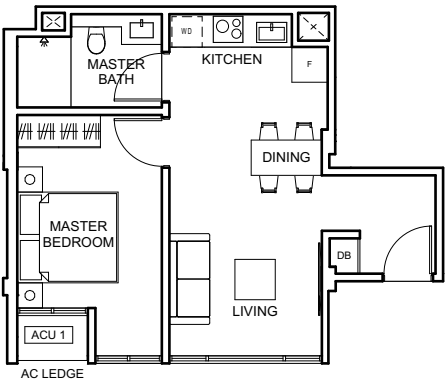


KEY PLAN
NOT TO SCALE

TYPE A3

47 sqm (506 sqft)

#02-08
#03-08

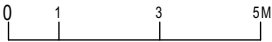


NOTE

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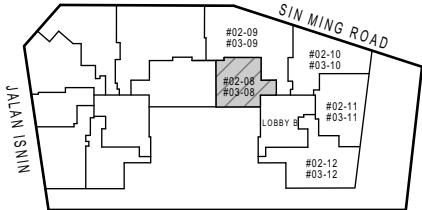
LEGEND

- WD - Washer cum Dryer
- F - Fridge
- DB - Electrical Distribution Board
- AC ledge - Air Conditioner Ledge
- ST - Store
- - Air Conditioning Unit (ACU)



SCALE

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A2615-00045-2024 BP02 Dated 01 July 2025

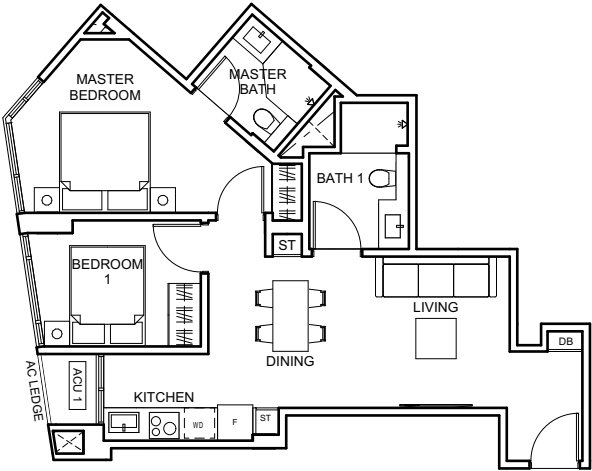


KEY PLAN
NOT TO SCALE

TYPE B2

65 sqm (700 sqft)

#02-04
#03-04

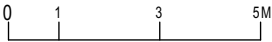


NOTE

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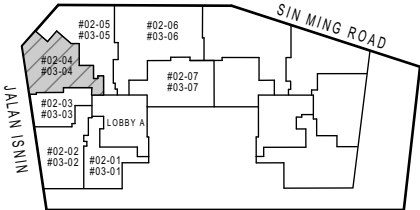
LEGEND

- WD - Washer cum Dryer
- F - Fridge
- DB - Electrical Distribution Board
- AC ledge - Air Conditioner Ledge
- ST - Store
-  - Air Conditioning Unit (ACU)



SCALE

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A2615-00045-2024 BP02 Dated 01 July 2025

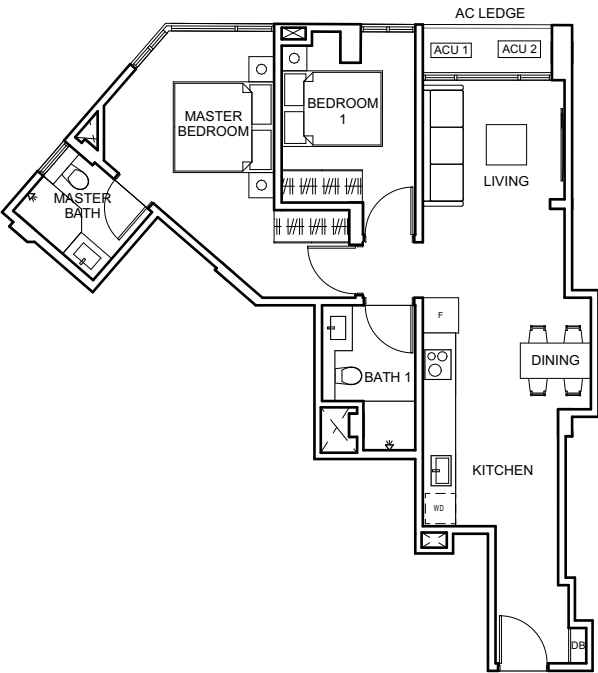


KEY PLAN
NOT TO SCALE

TYPE B3

73 sqm (786 sqft)

#02-05
#03-05

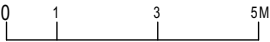


NOTE

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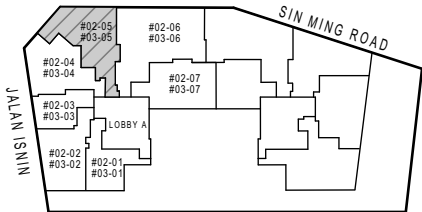
LEGEND

- WD - Washer cum Dryer
- F - Fridge
- DB - Electrical Distribution Board
- AC ledge - Air Conditioner Ledge
- ST - Store
-  - Air Conditioning Unit (ACU)



SCALE

Plan Ref: A2615-00045-2024 BP01 Dated 22 May 2025
A2615-00045-2024 BP02 Dated 01 July 2025

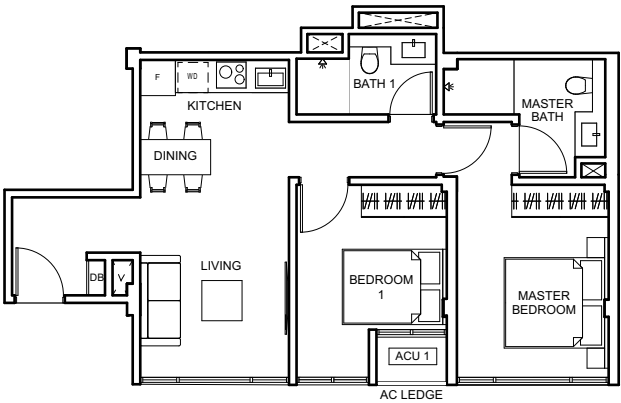


KEY PLAN
NOT TO SCALE

TYPE B4

67 sqm (721 sqft)

#02-07
#03-07

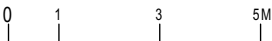


NOTE

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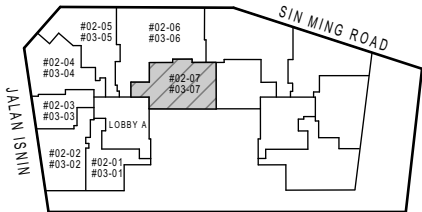
LEGEND

- WD - Washer cum Dryer
- F - Fridge
- DB - Electrical Distribution Board
- AC ledge - Air Conditioner Ledge
- ST - Store
-  - Air Conditioning Unit (ACU)



SCALE

Plan Ref: A2615-00045-2024 BP01 Dated 22 May 2025
A2615-00045-2024 BP02 Dated 01 July 2025

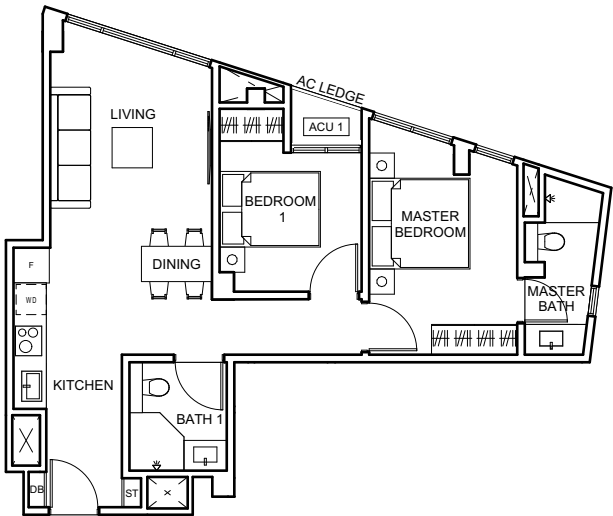


KEY PLAN
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TYPE B5

68 sqm (732 sqft)

#02-10
#03-10

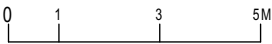


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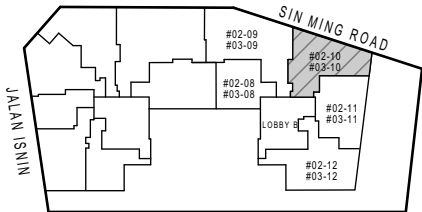
LEGEND

- WD - Washer cum Dryer
- F - Fridge
- DB - Electrical Distribution Board
- AC ledge - Air Conditioner Ledge
- ST - Store
- [Box] - Air Conditioning Unit (ACU)



SCALE

Plan Ref: A2615-00045-2024 BP01 Dated 22 May 2025
A2615-00045-2024 BP02 Dated 01 July 2025

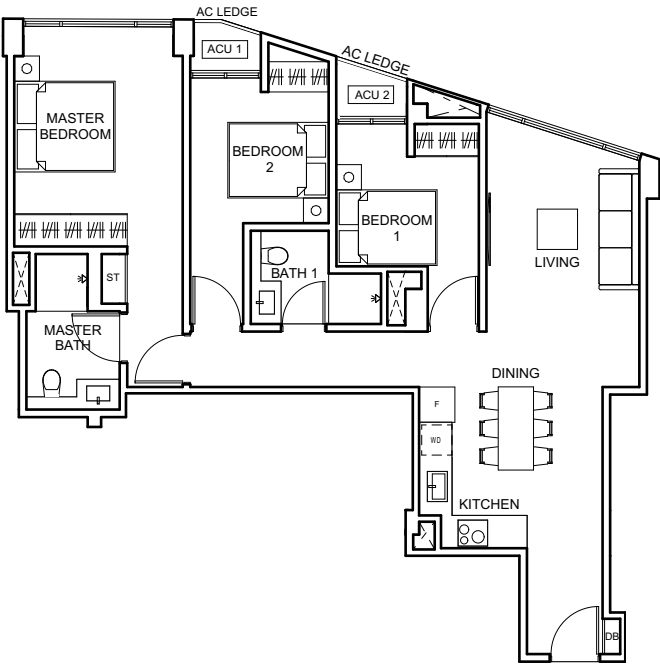


KEY PLAN
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TYPE C1

95 sqm (1023 sqft)

#02-09
#03-09

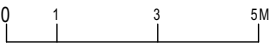


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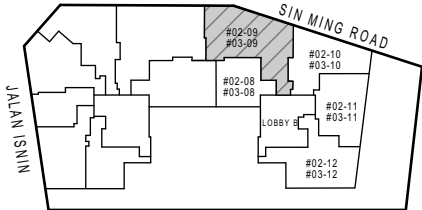
LEGEND

- WD - Washer cum Dryer
- F - Fridge
- DB - Electrical Distribution Board
- AC ledge - Air Conditioner Ledge
- ST - Store
- - Air Conditioning Unit (ACU)



SCALE

Plan Ref: A2615-00045-2024 BP01 Dated 22 May 2025
A2615-00045-2024 BP02 Dated 01 July 2025

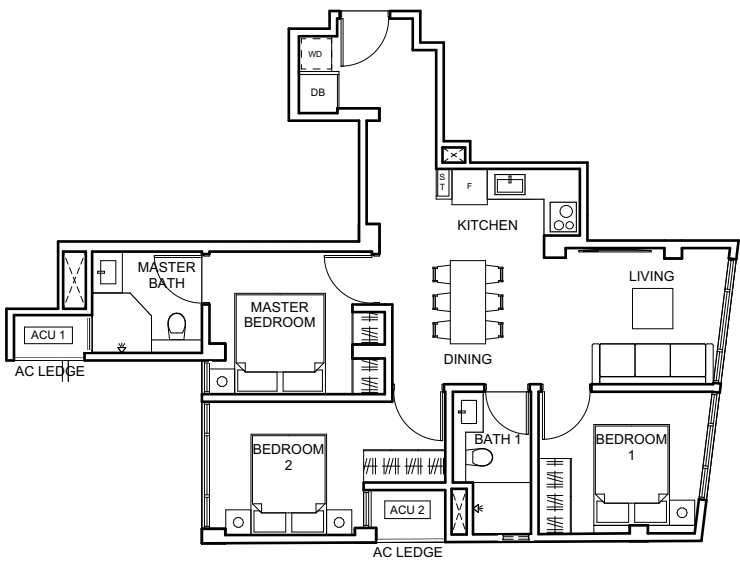


KEY PLAN
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TYPE C2

79 sqm (850 sqft)

#02-12
#03-12

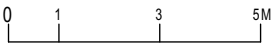


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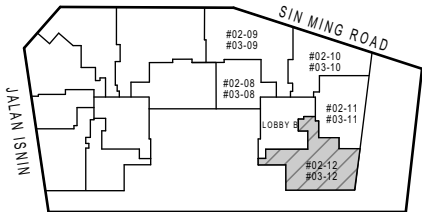
LEGEND

- WD - Washer cum Dryer
- F - Fridge
- DB - Electrical Distribution Board
- AC ledge - Air Conditioner Ledge
- ST - Store
- - Air Conditioning Unit (ACU)



SCALE

Plan Ref: A2615-00045-2024 BP01 Dated 22 May 2025
A2615-00045-2024 BP02 Dated 01 July 2025

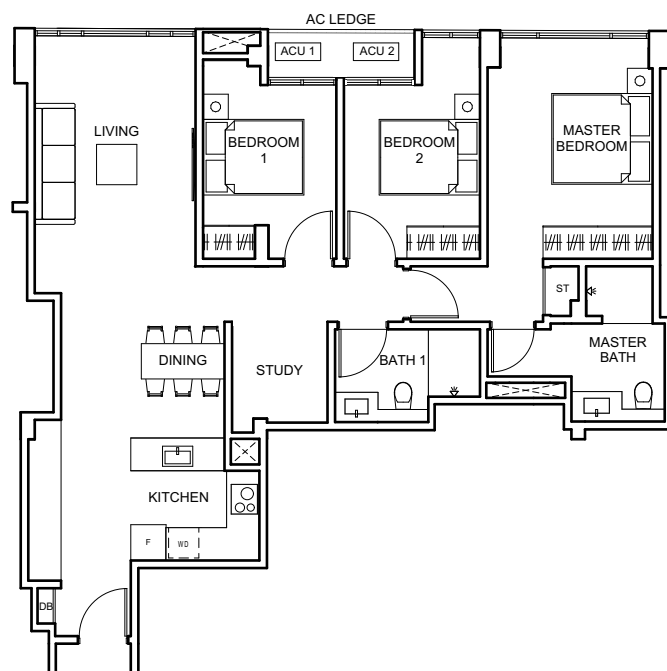


KEY PLAN
NOT TO SCALE

TYPE C3S

110 sqm (1184 sqft)

#02-06
#03-06



NOTE

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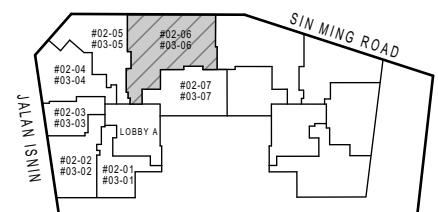
LEGEND

- WD - Washer cum Dryer
- F - Fridge
- DB - Electrical Distribution Board
- AC ledge - Air Conditioner Ledge
- ST - Store
-  - Air Conditioning Unit (ACU)

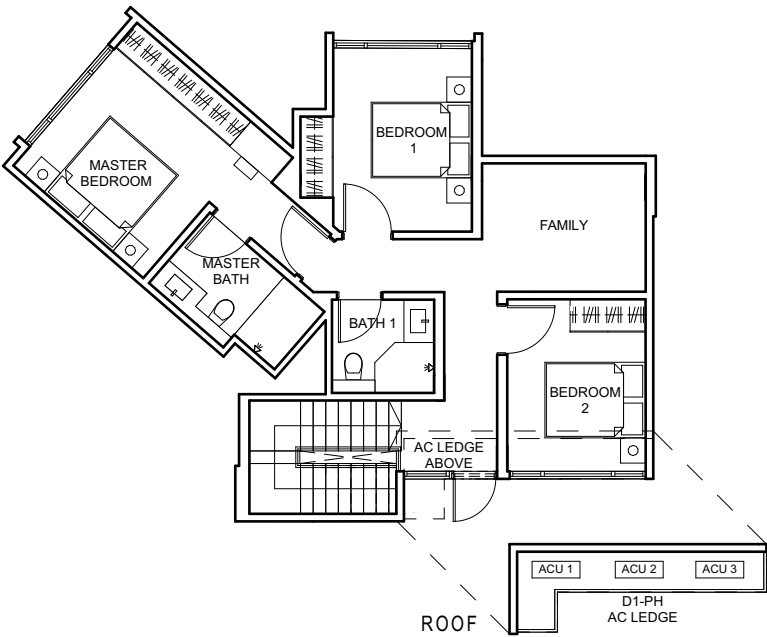


SCALE

Plan Ref: A2615-00045-2024 BP01 Dated 22 May 2025
A2615-00045-2024 BP02 Dated 01 July 2025



KEY PLAN
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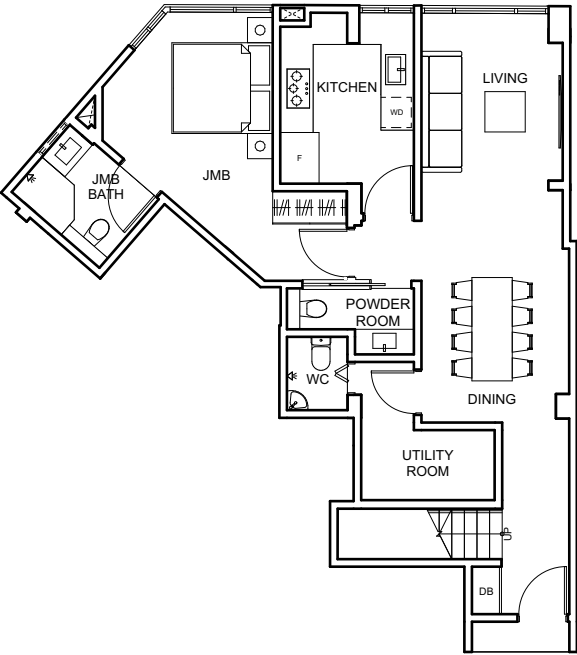


TYPE D1-PH

163 sqm (1755 sqft)

#04-03

UPPER PENTHOUSE



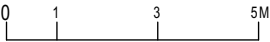
LOWER PENTHOUSE

NOTE

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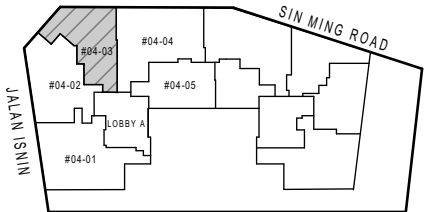
LEGEND

- WD - Washer cum Dryer
- F - Fridge
- DB - Electrical Distribution Board
- AC ledge - Air Conditioner Ledge
- ST - Store
- JMB - Junior Master Bedroom
- - Air Conditioning Unit (ACU)

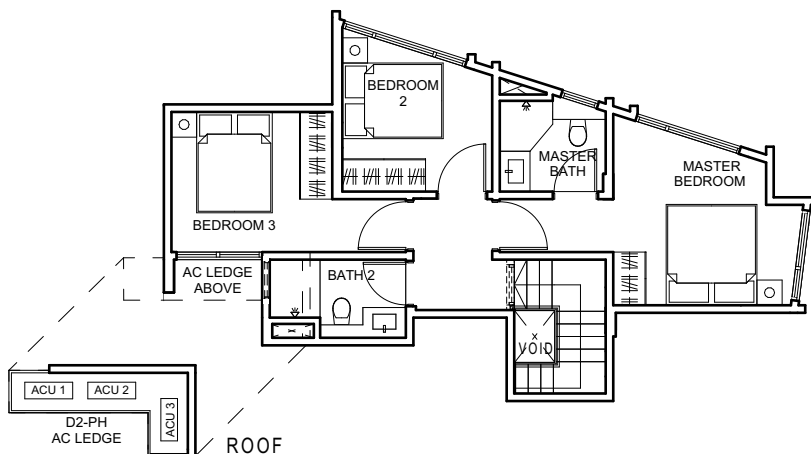


SCALE

Plan Ref: A2615-00045-2024 BP01 Dated 22 May 2025
A2615-00045-2024 BP02 Dated 01 July 2025



KEY PLAN
NOT TO SCALE

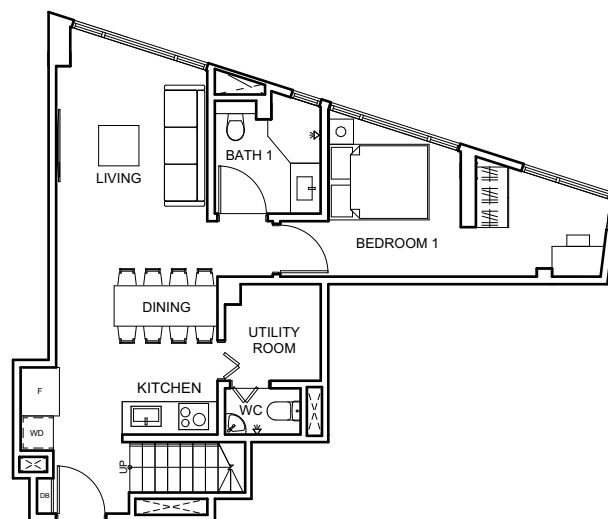


TYPE D2-PH

122 sqm (1313 sqft)

#04-08

UPPER PENTHOUSE



LOWER PENTHOUSE

NOTE

- All walls are not allowed to be hacked or altered (including by way of drilling).
- The void area above the WC area does not constitute part of the strata area.

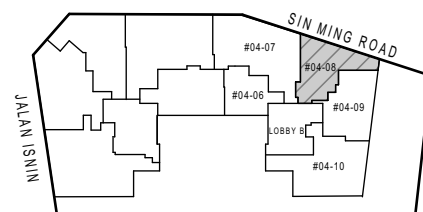
LEGEND

- WD - Washer cum Dryer
- F - Fridge
- DB - Electrical Distribution Board
- AC ledge - Air Conditioner Ledge
- ST - Store
- - Air Conditioning Unit (ACU)

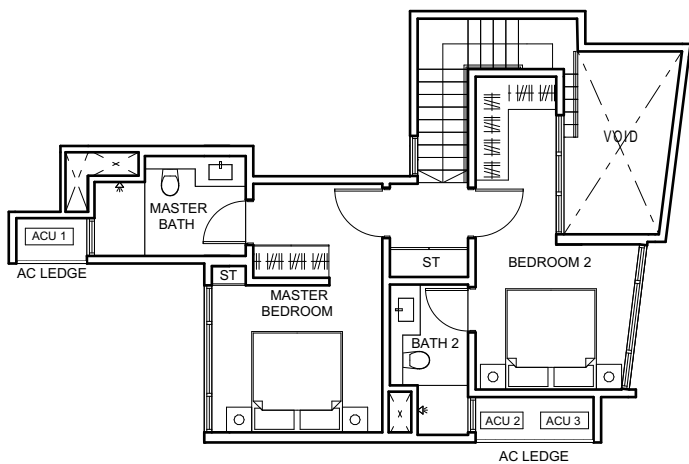


SCALE

Plan Ref: A2615-00045-2024 BP01 Dated 22 May 2025
A2615-00045-2024 BP02 Dated 01 July 2025



KEY PLAN
NOT TO SCALE

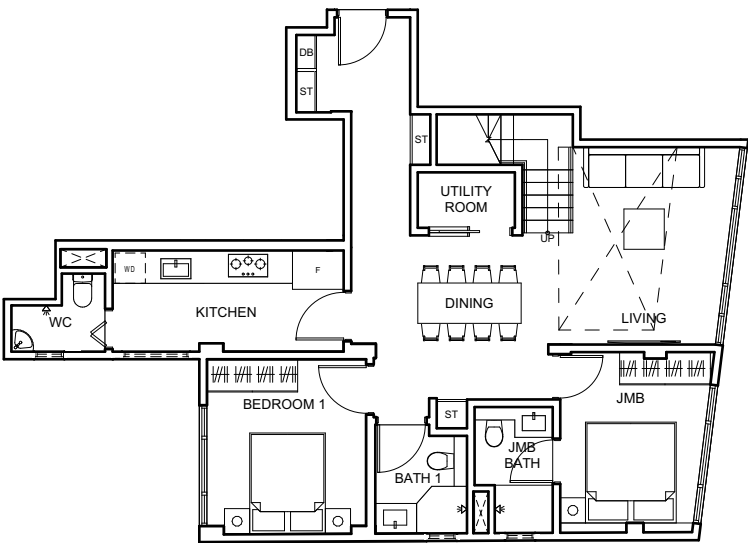


UPPER PENTHOUSE

TYPE D4-PH

147 sqm (1582 sqft)

#04-10



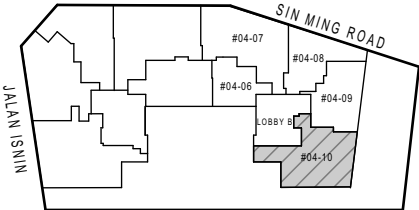
LOWER PENTHOUSE

NOTE

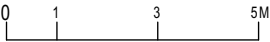
- All walls are not allowed to be hacked or altered (including by way of drilling).
- The void area above the living area does not constitute part of the strata area.

LEGEND

- WD - Washer cum Dryer
- F - Fridge
- DB - Electrical Distribution Board
- AC ledge - Air Conditioner Ledge
- ST - Store
- JMB - Junior Master Bedroom
- - Air Conditioning Unit (ACU)



KEY PLAN
NOT TO SCALE

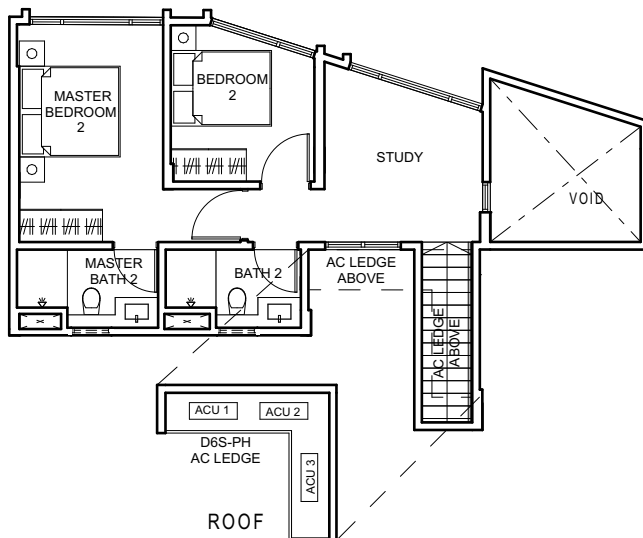


SCALE

TYPE D6S-PH

159 sqm (1711 sqft)

#04-07



UPPER PENTHOUSE



LOWER PENTHOUSE

NOTE

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- The void area above the living area does not constitute part of the strata area.

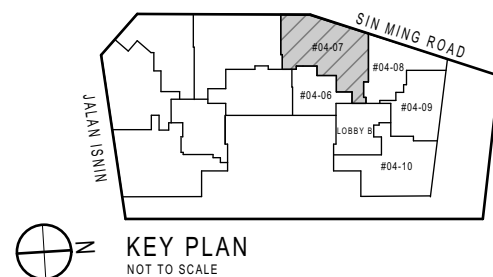
LEGEND

- WD - Washer cum Dryer
- F - Fridge
- DB - Electrical Distribution Board
- AC ledge - Air Conditioner Ledge
- ST - Store
- - Air Conditioning Unit (ACU)

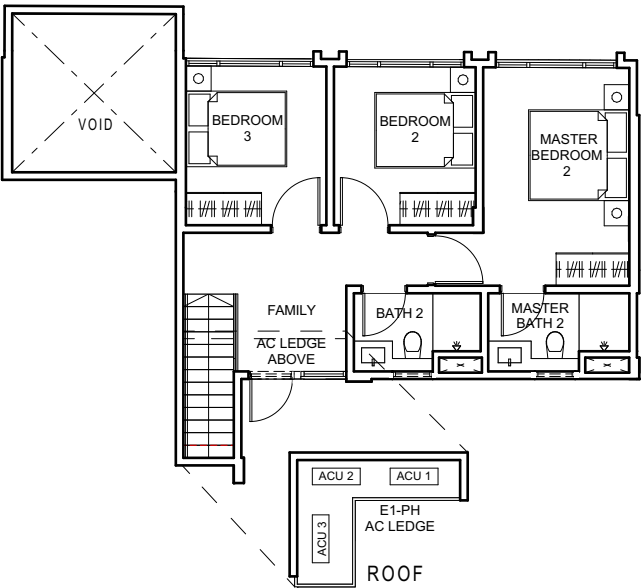


SCALE

Plan Ref: A2615-00045-2024 BP01 Dated 22 May 2025
A2615-00045-2024 BP02 Dated 01 July 2025



KEY PLAN
NOT TO SCALE

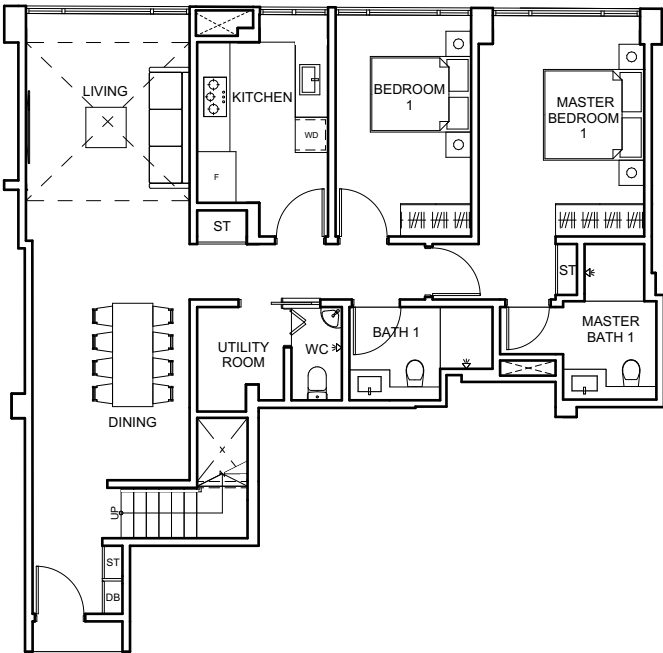


TYPE E1-PH

175 sqm (1884 sqft)

#04-04

UPPER PENTHOUSE



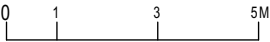
LOWER PENTHOUSE

NOTE

- All walls are not allowed to be hacked or altered (including by way of drilling).
- The void area above the living area does not constitute part of the strata area.

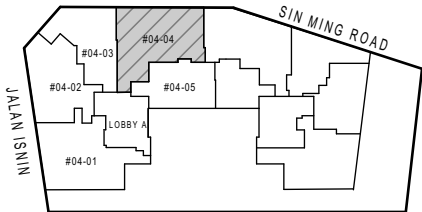
LEGEND

- WD - Washer cum Dryer
- F - Fridge
- DB - Electrical Distribution Board
- AC ledge - Air Conditioner Ledge
- ST - Store
- Air Conditioning Unit (ACU)

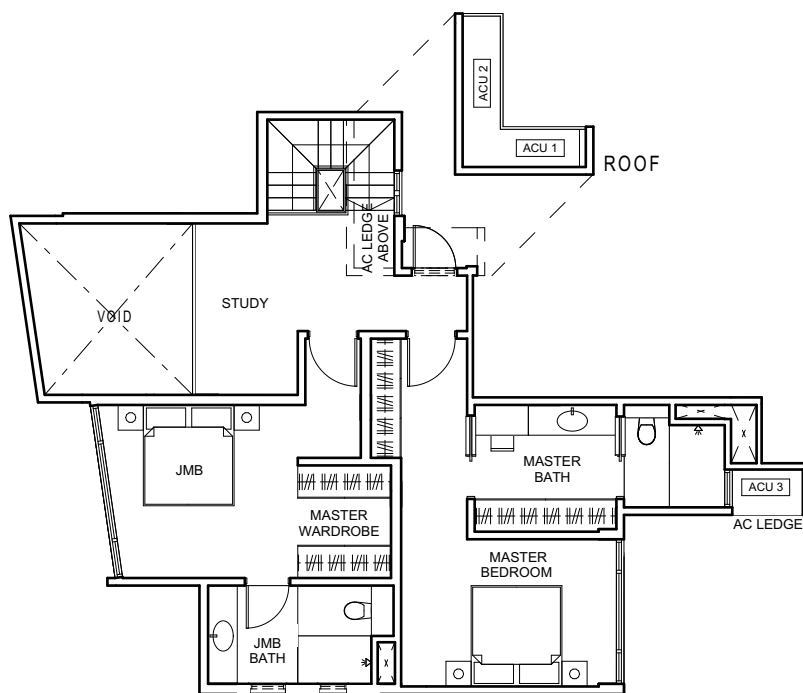


SCALE

Plan Ref: A2615-00045-2024 BP01 Dated 22 May 2025
A2615-00045-2024 BP02 Dated 01 July 2025



KEY PLAN
NOT TO SCALE

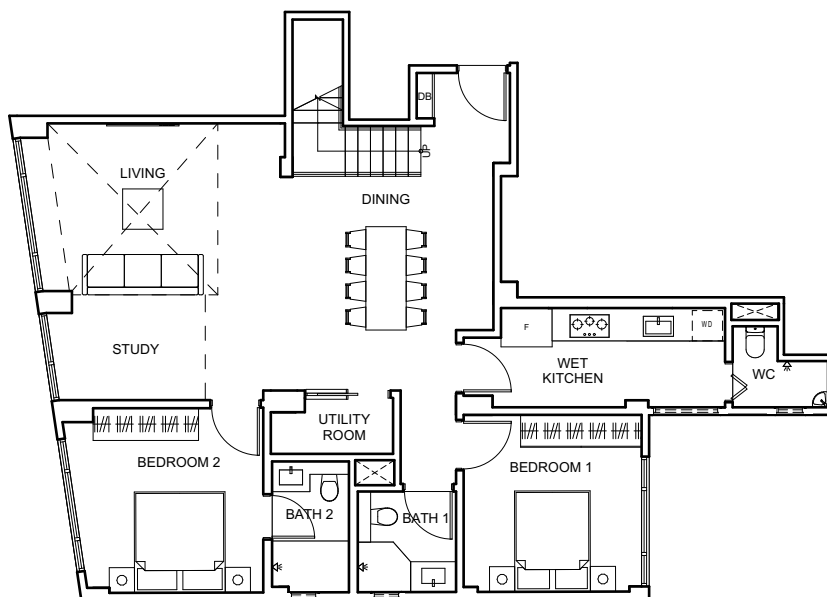


UPPER PENTHOUSE

TYPE F1-PH

202 sqm (2174 sqft)

#04-01



LOWER PENTHOUSE

NOTE

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- The void area above the living area does not constitute part of the strata area.

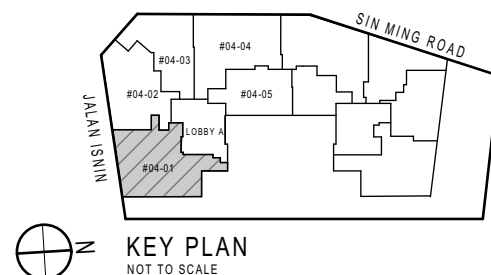
LEGEND

- WD - Washer cum Dryer
- F - Fridge
- DB - Electrical Distribution Board
- AC ledge - Air Conditioner Ledge
- ST - Store
- JMB - Junior Master Bedroom
- - Air Conditioning Unit (ACU)



SCALE

Plan Ref: A2615-00045-2024 BP01 Dated 22 May 2025
A2615-00045-2024 BP02 Dated 01 July 2025



KEY PLAN
NOT TO SCALE

