



Seeking Indication of Interest | Artist Impression



Thomson East Coast Line (TE27)
Marine Terrace Future MRT Station
9 mins walk



4 Primary schools within 1 kilometres -
Tao Nan School, St. Stephen's School, Ngee Ann Primary School,
CHIJ (Katong) Primary

Subject to the full disclaimer of this document



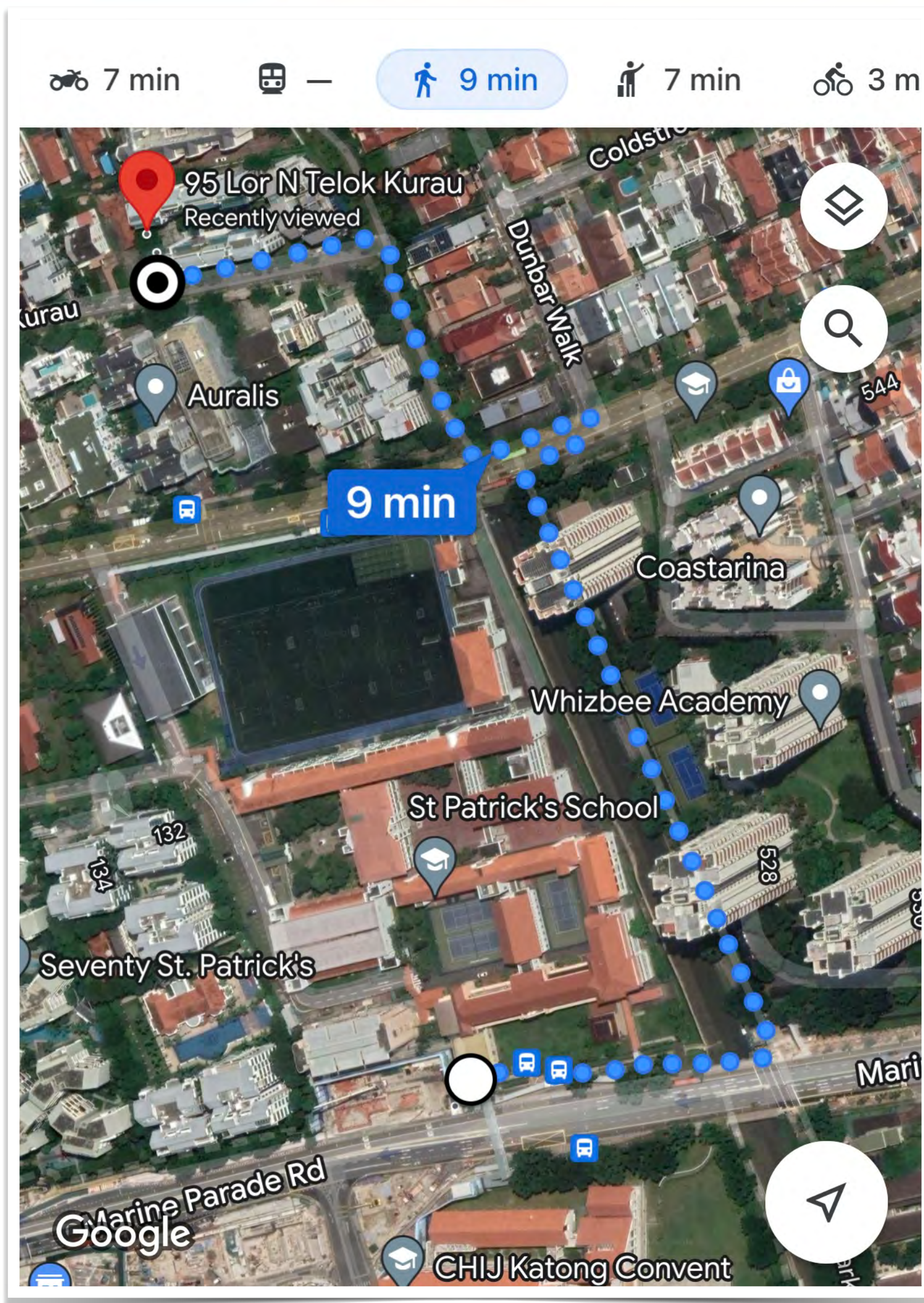
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Baywind Residences

95 Lorong N Telok Kurau

“A home that serve all needs”
Location, Schools, Connectivity



[Click to view Video](#)

THOMSON-EAST COAST LINE



BAYWIND
RESIDENCES

32
stations and
43km
when fully operational

The line will be opening in stages:



Fully underground,
driverless system

Why Buy Property Near Primary Schools Within 1KM?

Find Schools Near a
Building

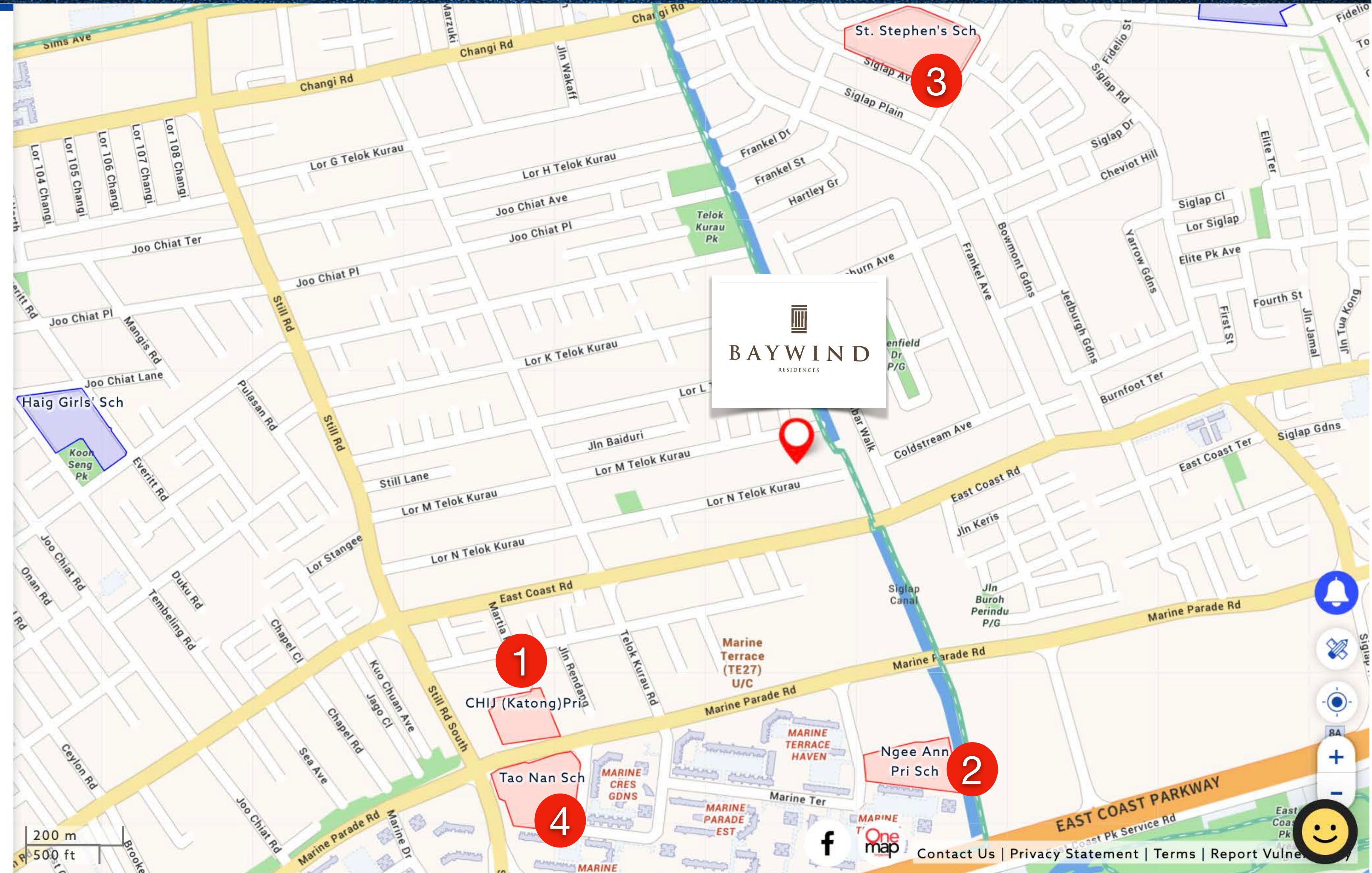
Find Buildings Near a
School

Schools within 1km

- 1 CHIJ (KATONG) PRIMARY
- 2 NGEEN ANN PRIMARY SCHOOL
- 3 ST. STEPHEN'S SCHOOL
- 4 TAO NAN SCHOOL

Schools between 1 - 2km

-  HAIG GIRLS' SCHOOL
-  OPERA ESTATE PRIMARY SCHOOL
-  TANJONG KATONG PRIMARY SCHOOL

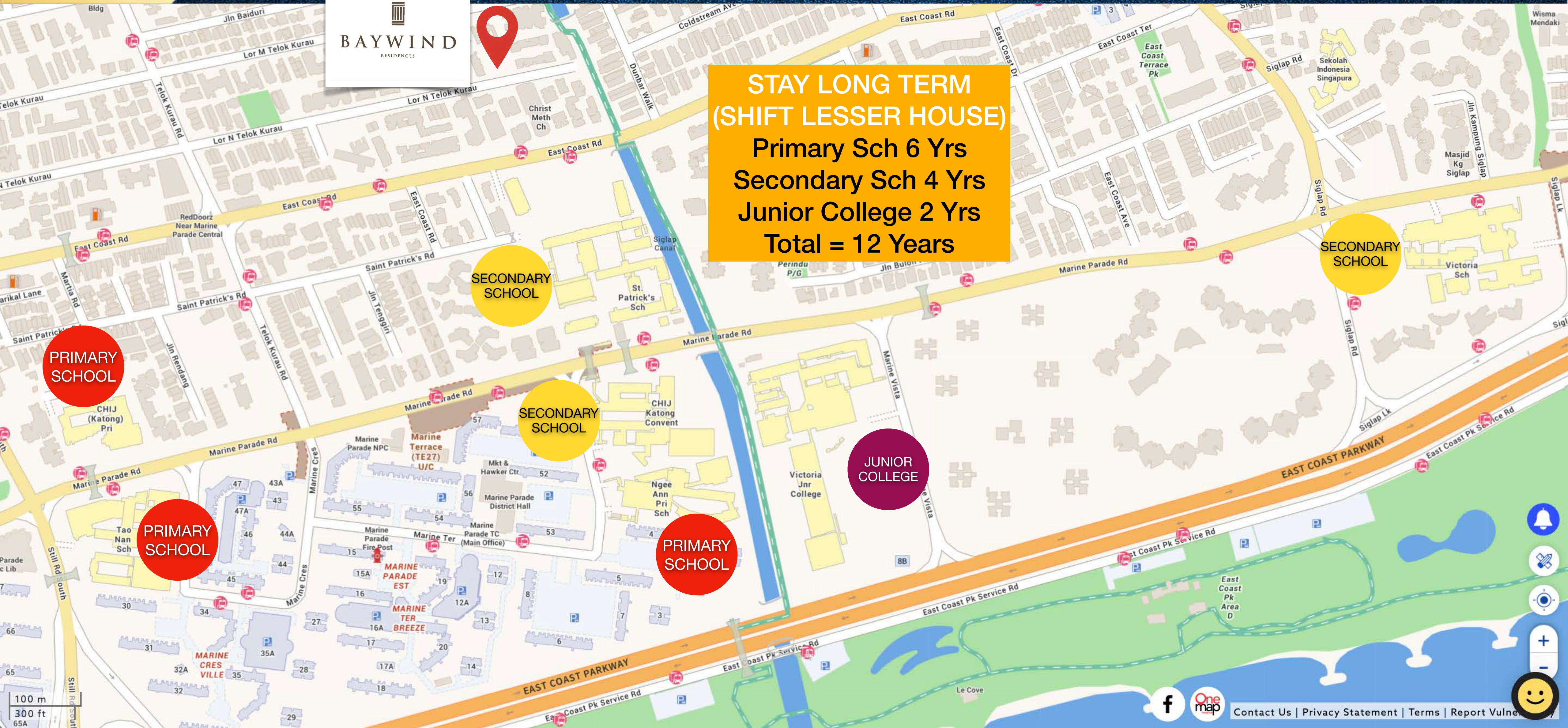


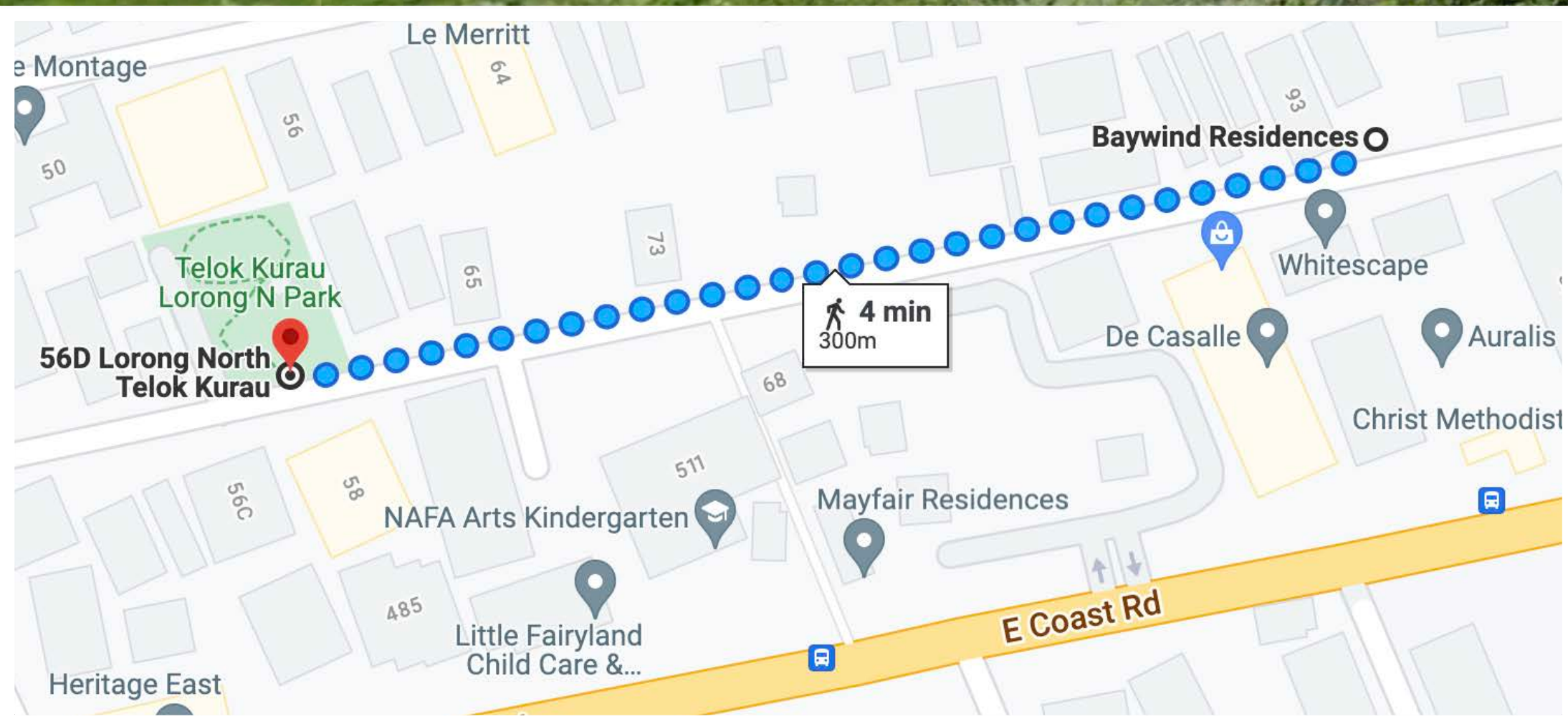
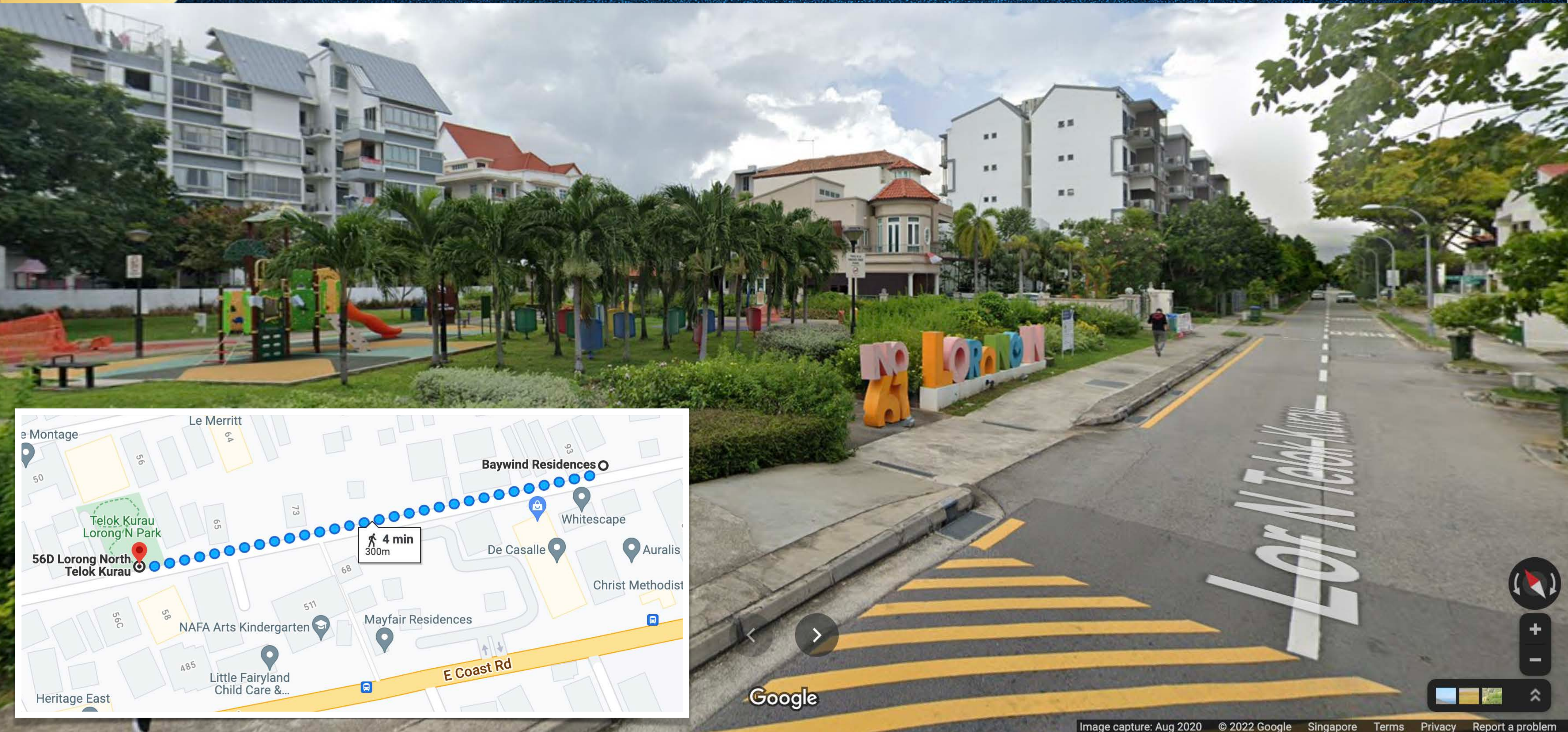
Map Source: [OneMap.gov.sg](https://www.onemap.gov.sg/)

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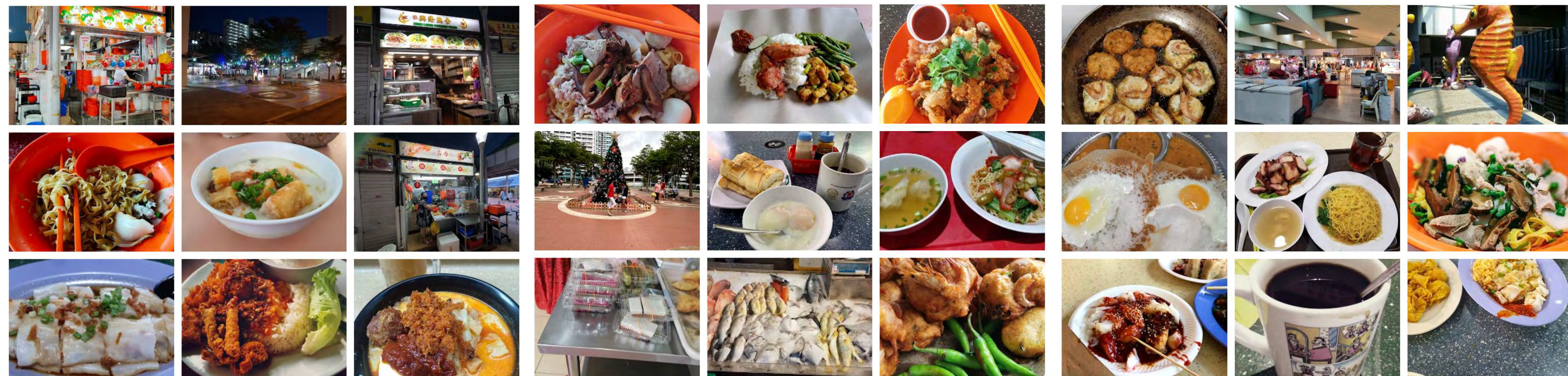
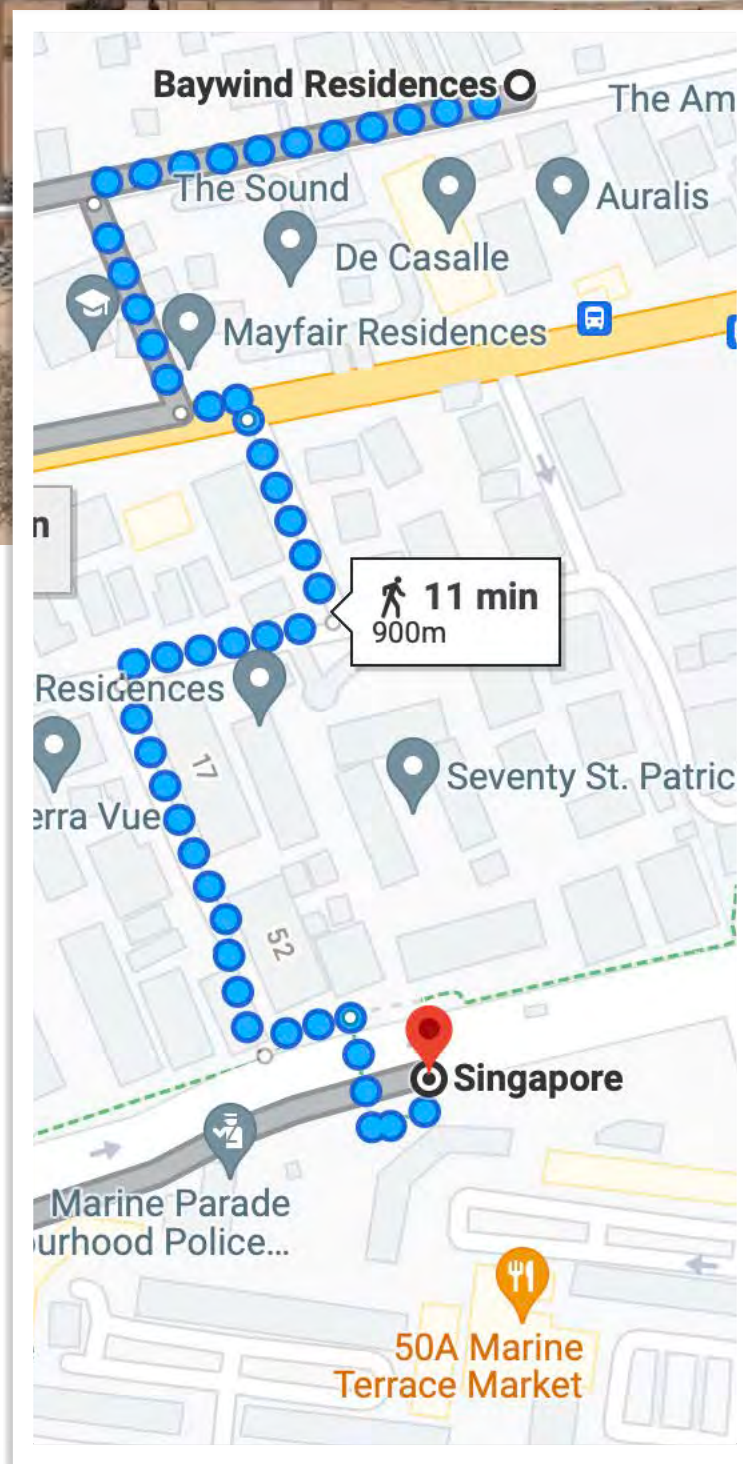
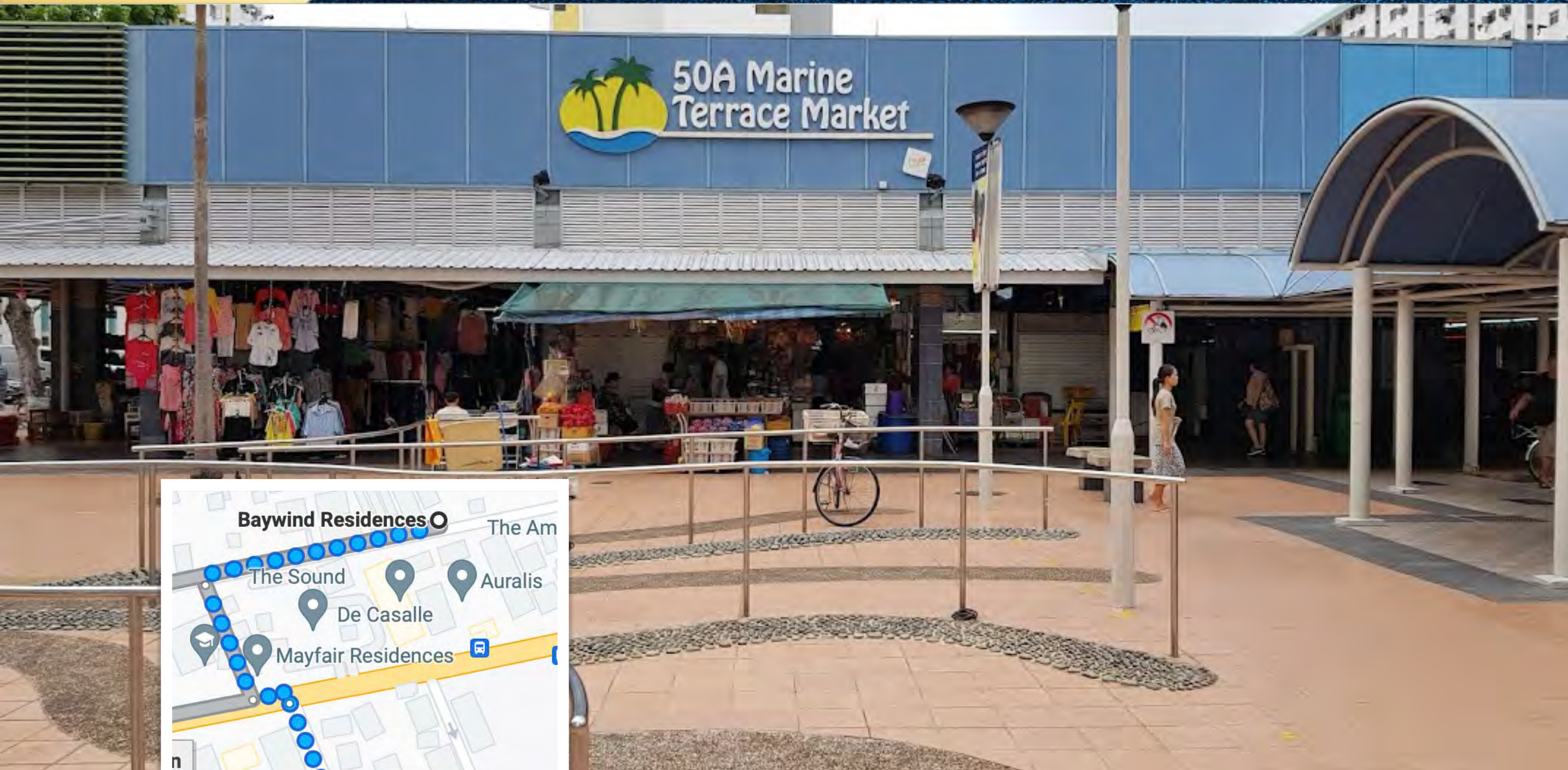
**STAY LONG TERM
(SHIFT LESSER HOUSE)**
Primary Sch 6 Yrs
Secondary Sch 4 Yrs
Junior College 2 Yrs
Total = 12 Years







Low rise landed estate with many good foods along East Coast Road!



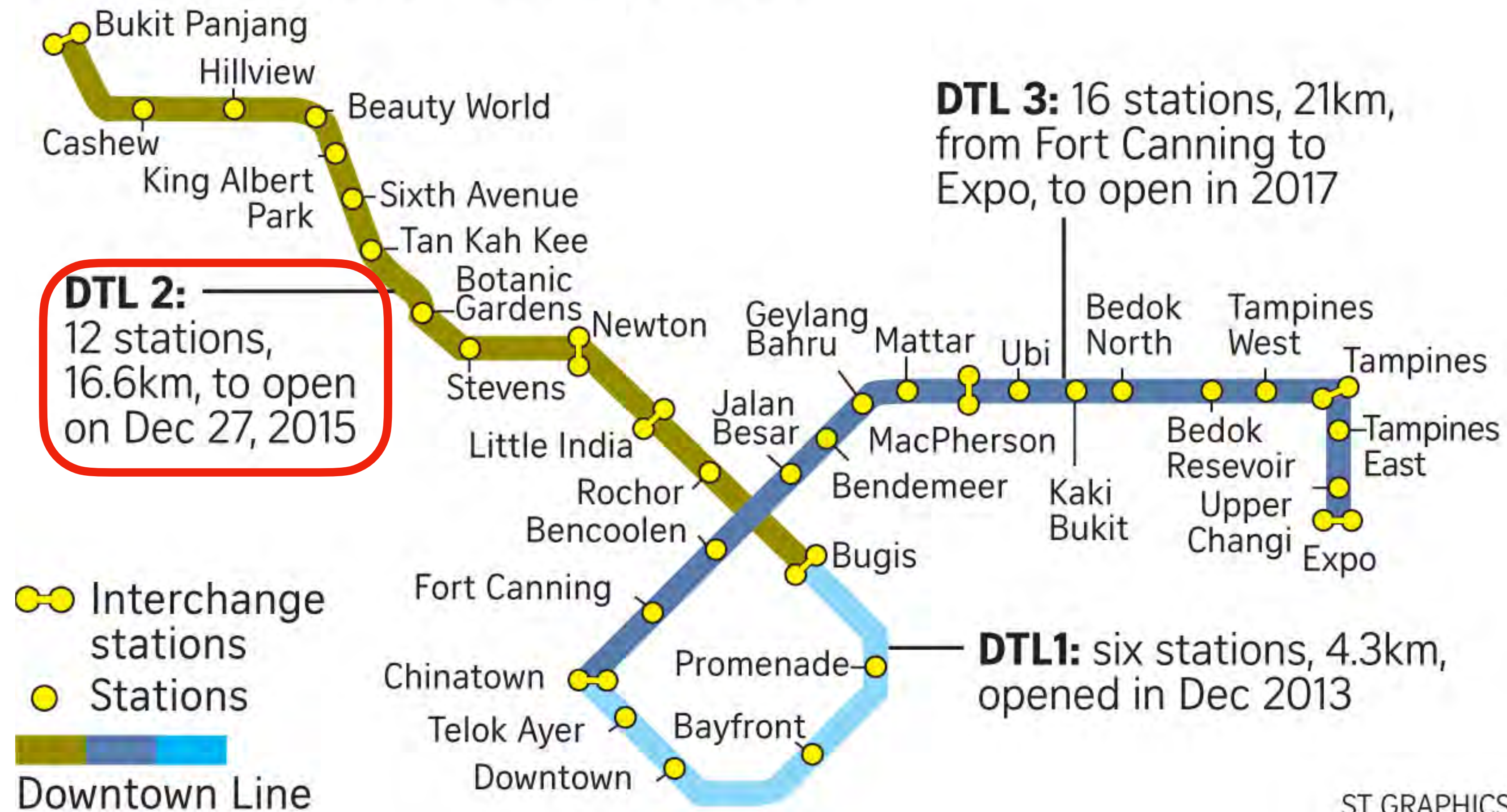


Price?

Let's be realistic.

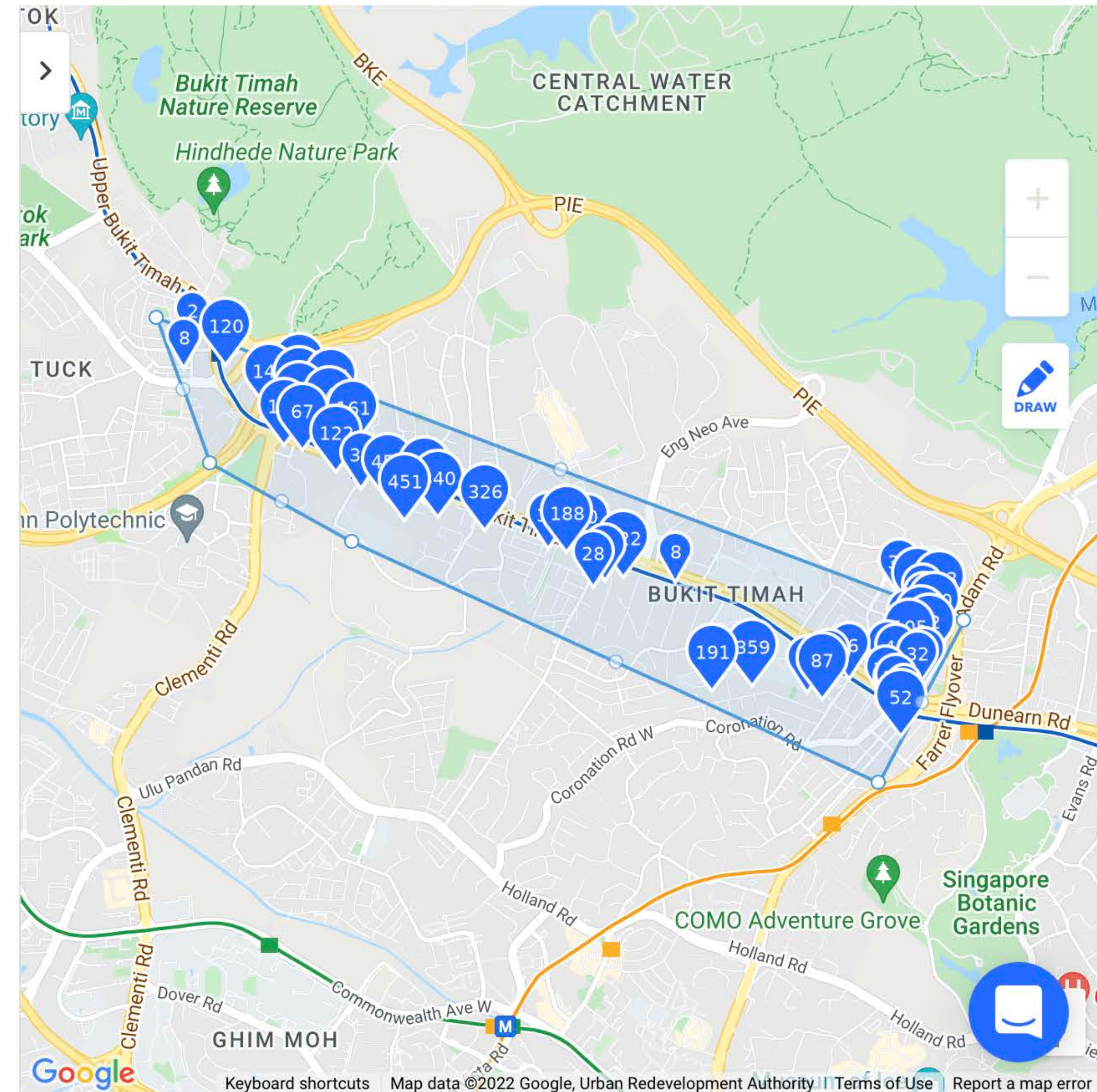


Source: LTA STRAITS TIMES GRAPHICS



Transaction trend

Data source: URA, Realis and 99.co



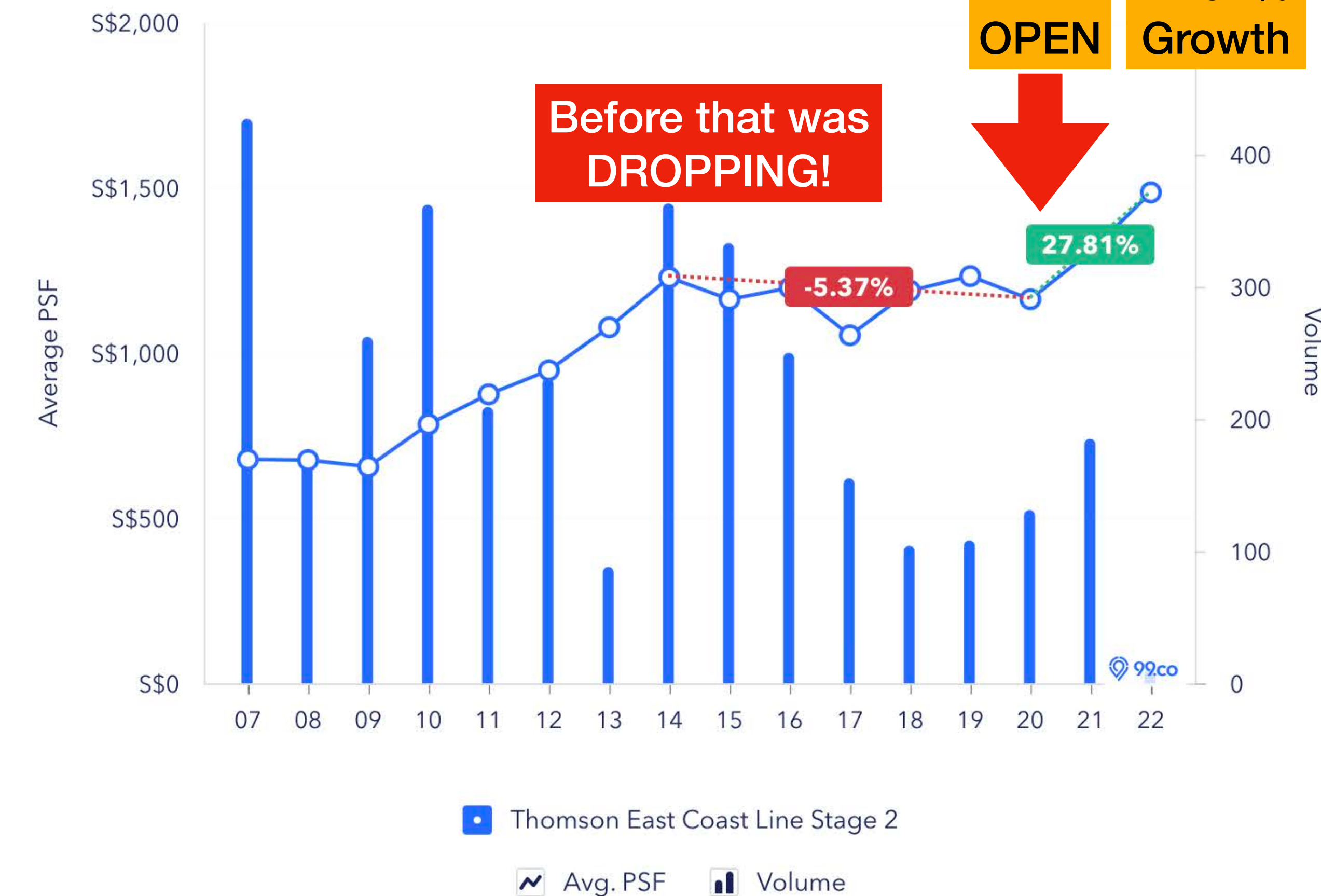
Transaction trend

Data source: URA, Realis and 99.co

Avg. PSF

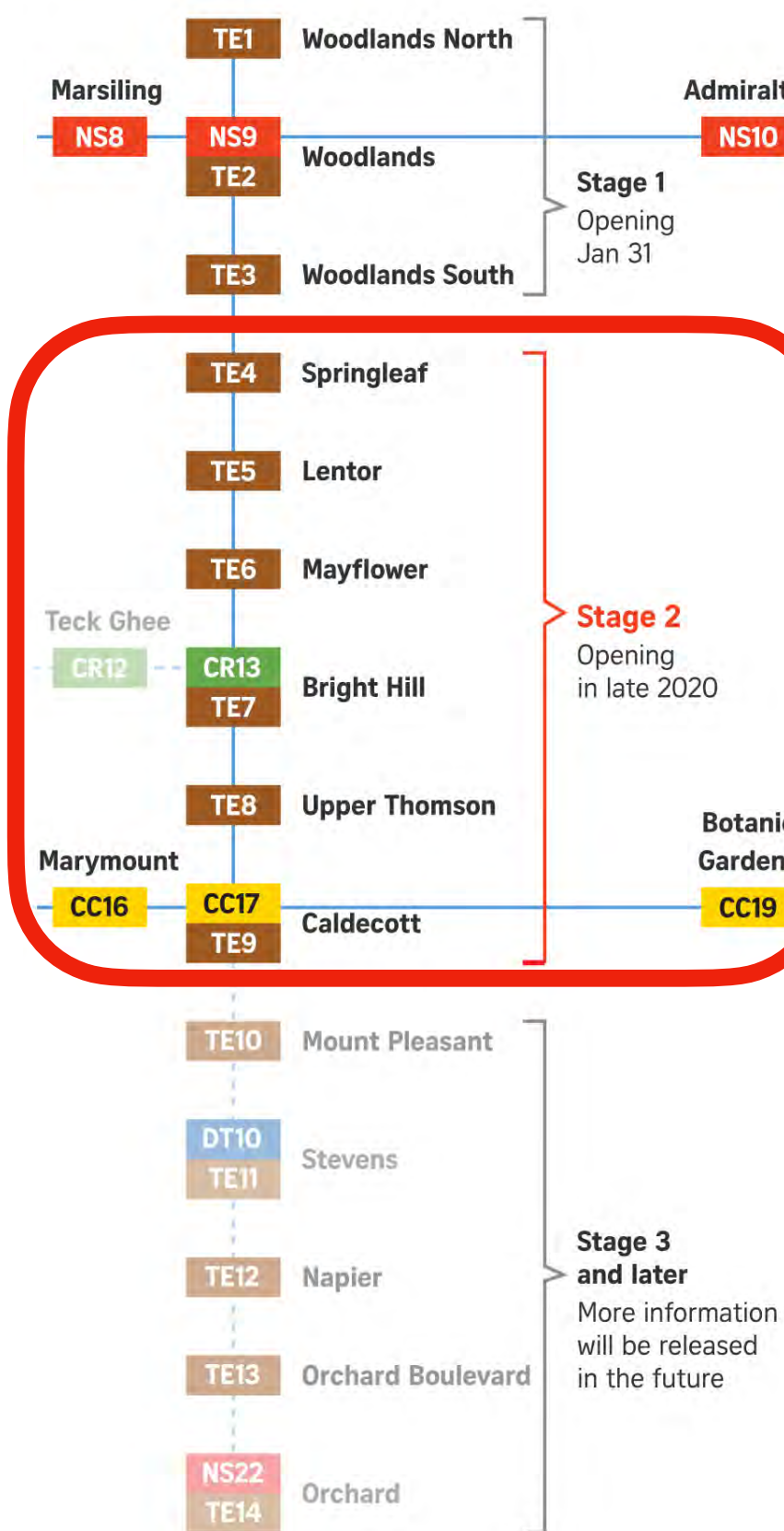
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Monthly Quarterly Yearly



Thomson-East Coast Line stations

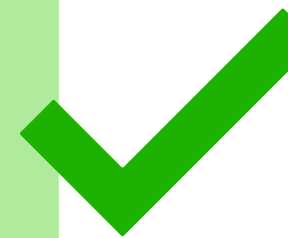
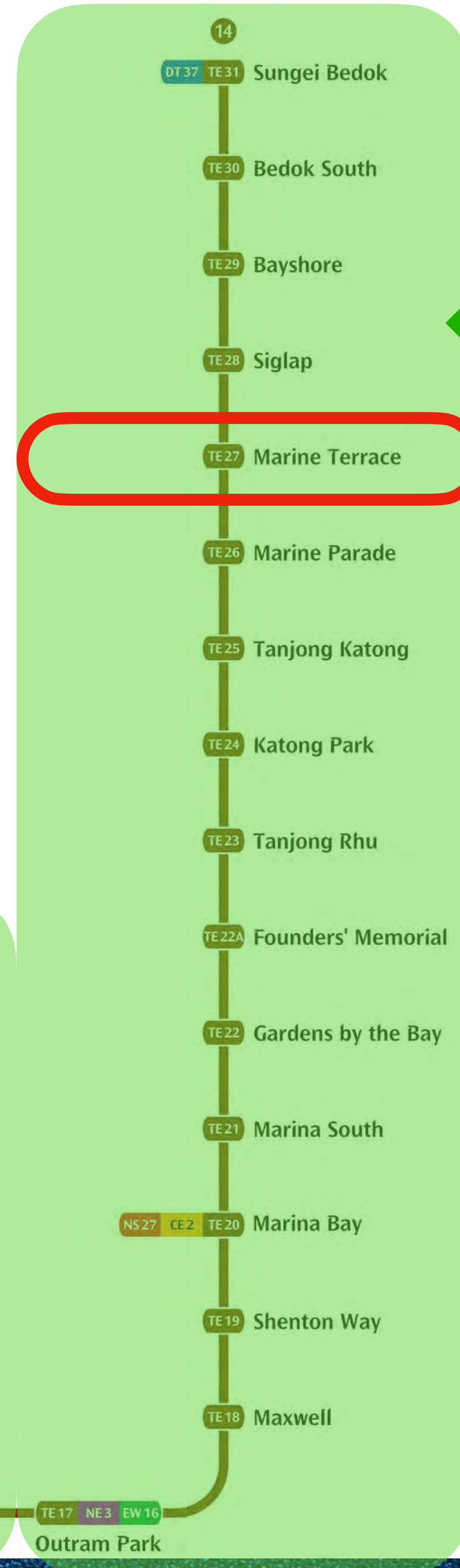
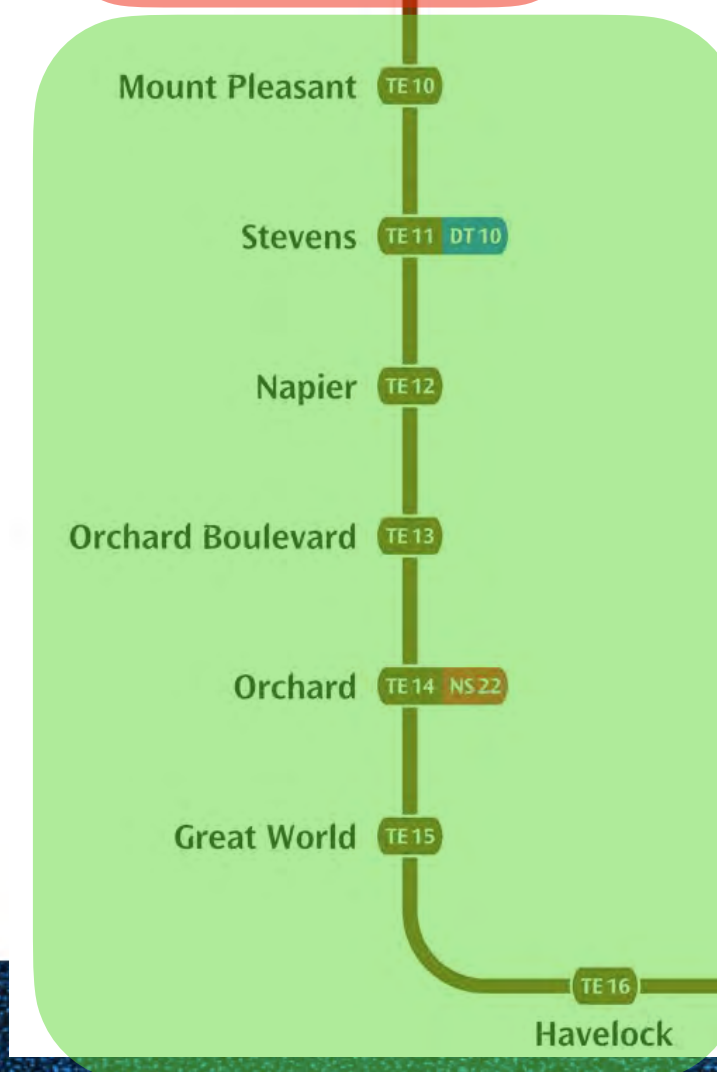
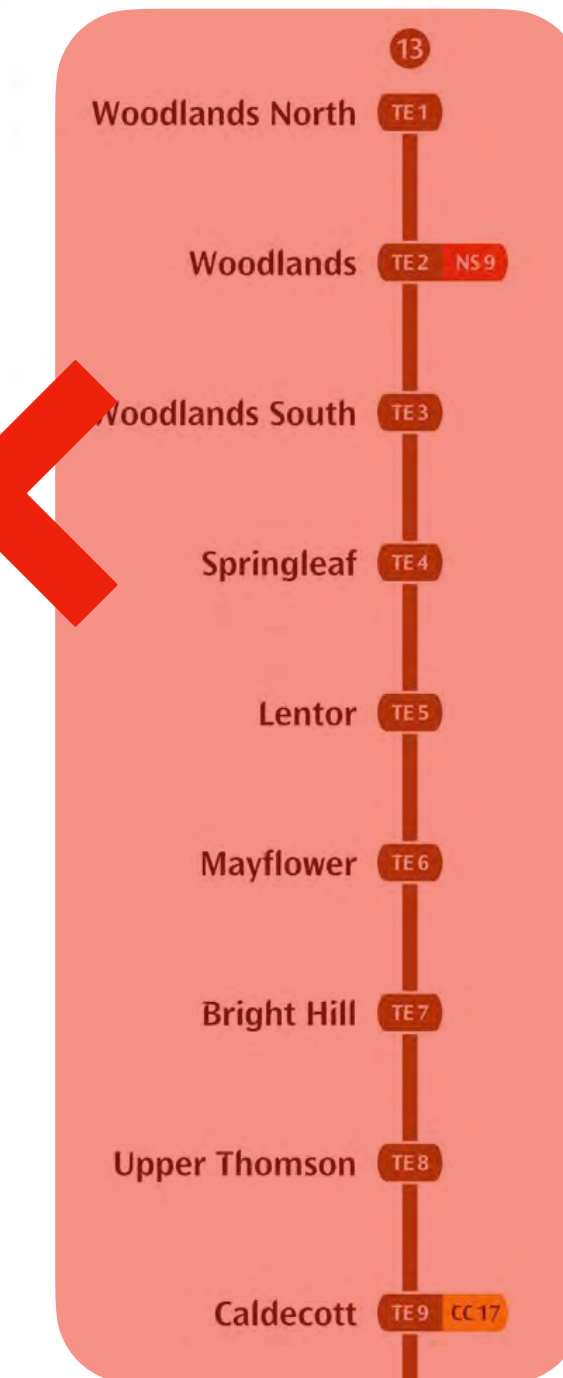
Thomson-East Coast Line North-South Line Cross Island Line
Downtown Line Circle Line



Source: LAND TRANSPORT AUTHORITY
STRAITS TIMES GRAPHICS

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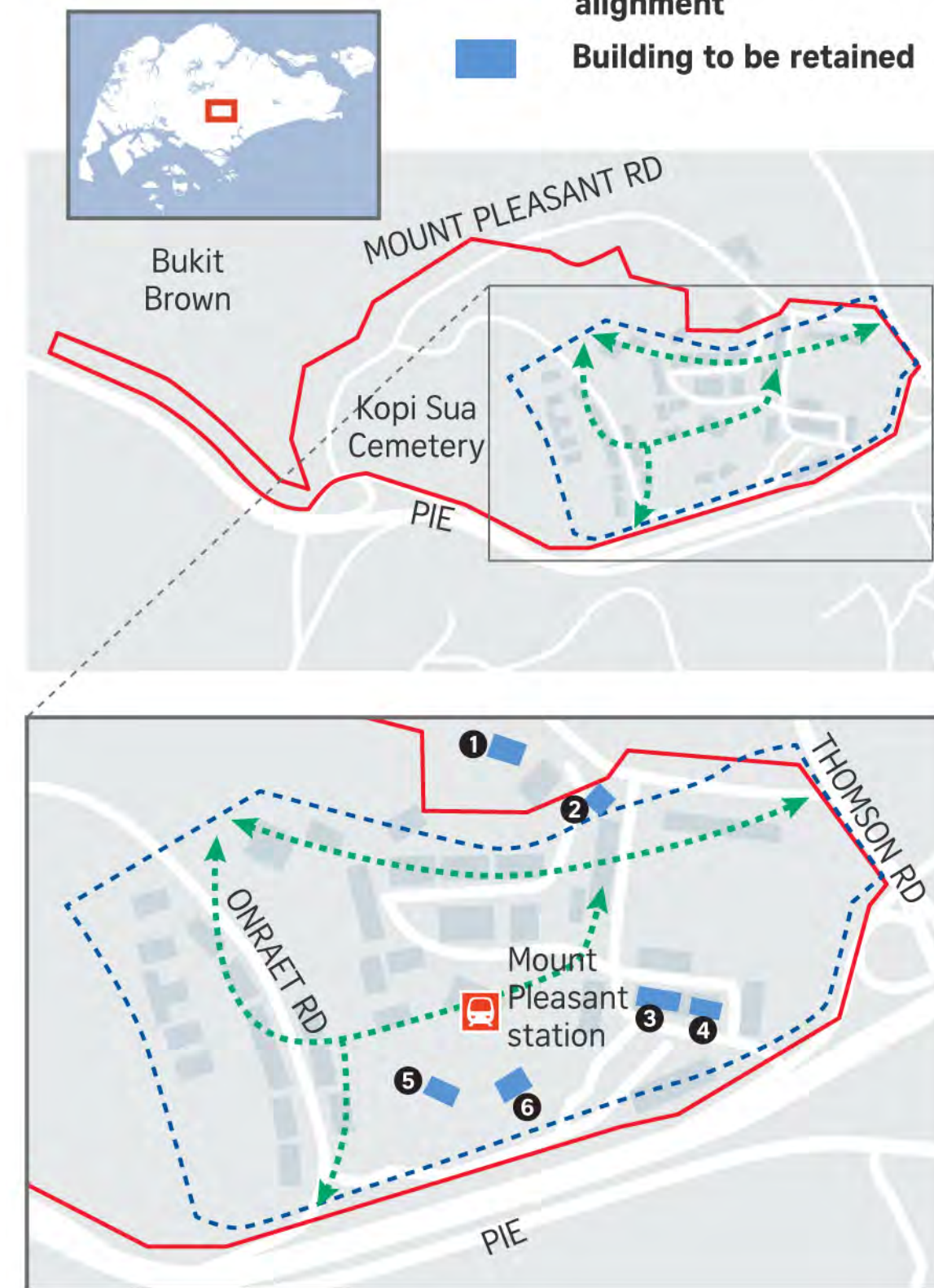
MISSED OPPORTUNITY!



GOT CHANCES!



New housing estate in Mount Pleasant



- 1 Blk 153
- 2 Blk 13
- 3 Blk 2
- 4 Blk 1
- 5 Blk 27
- 6 Blk 28

Source: HDB/URA/SLA
STRAITS TIMES GRAPHICS



NOT ALL MRT STATIONS GOT PROPERTY TO BUY

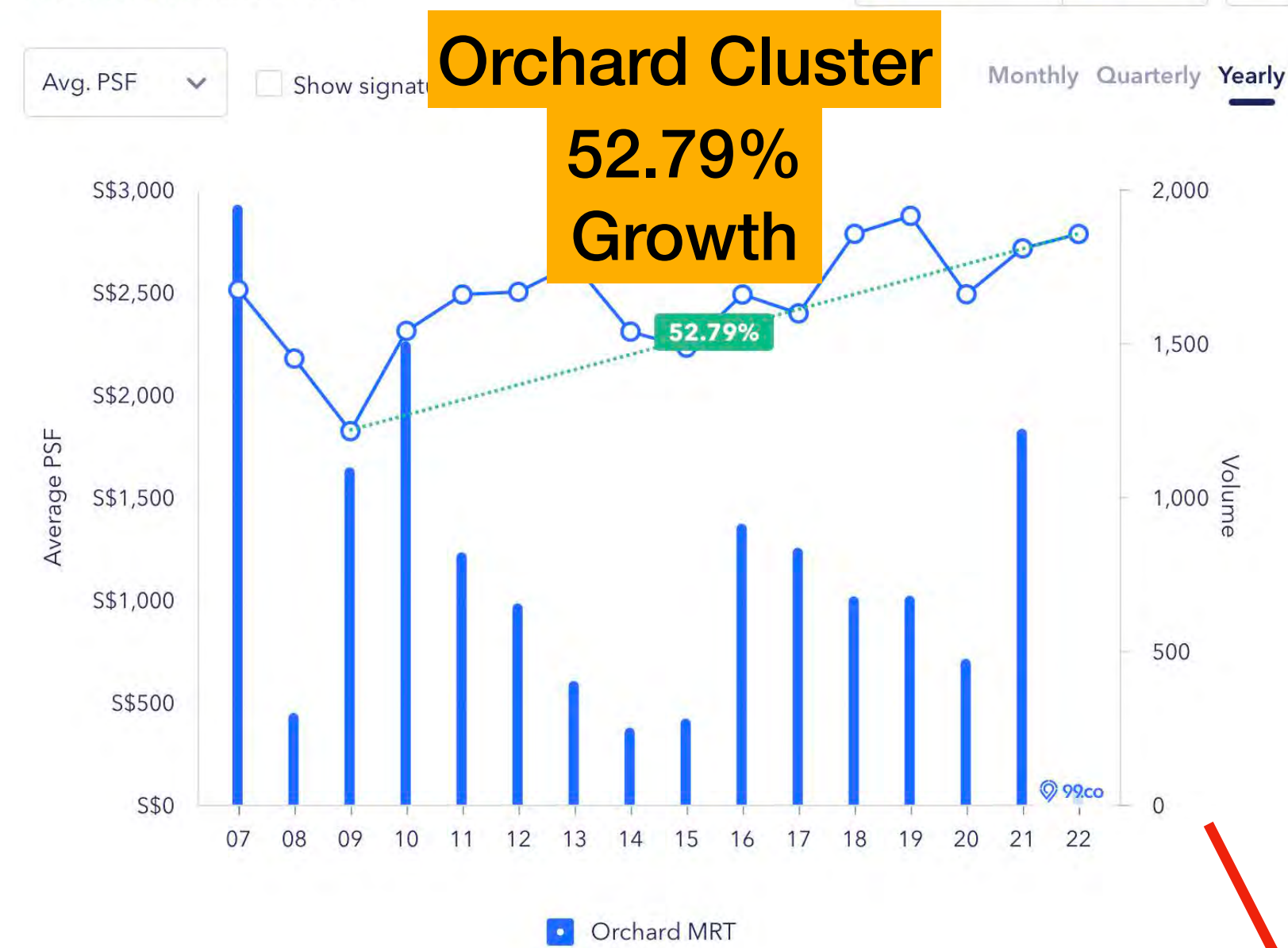
THE STRAITS TIMES

Mount Pleasant, Marina South MRT stations to open in tandem with housing developments

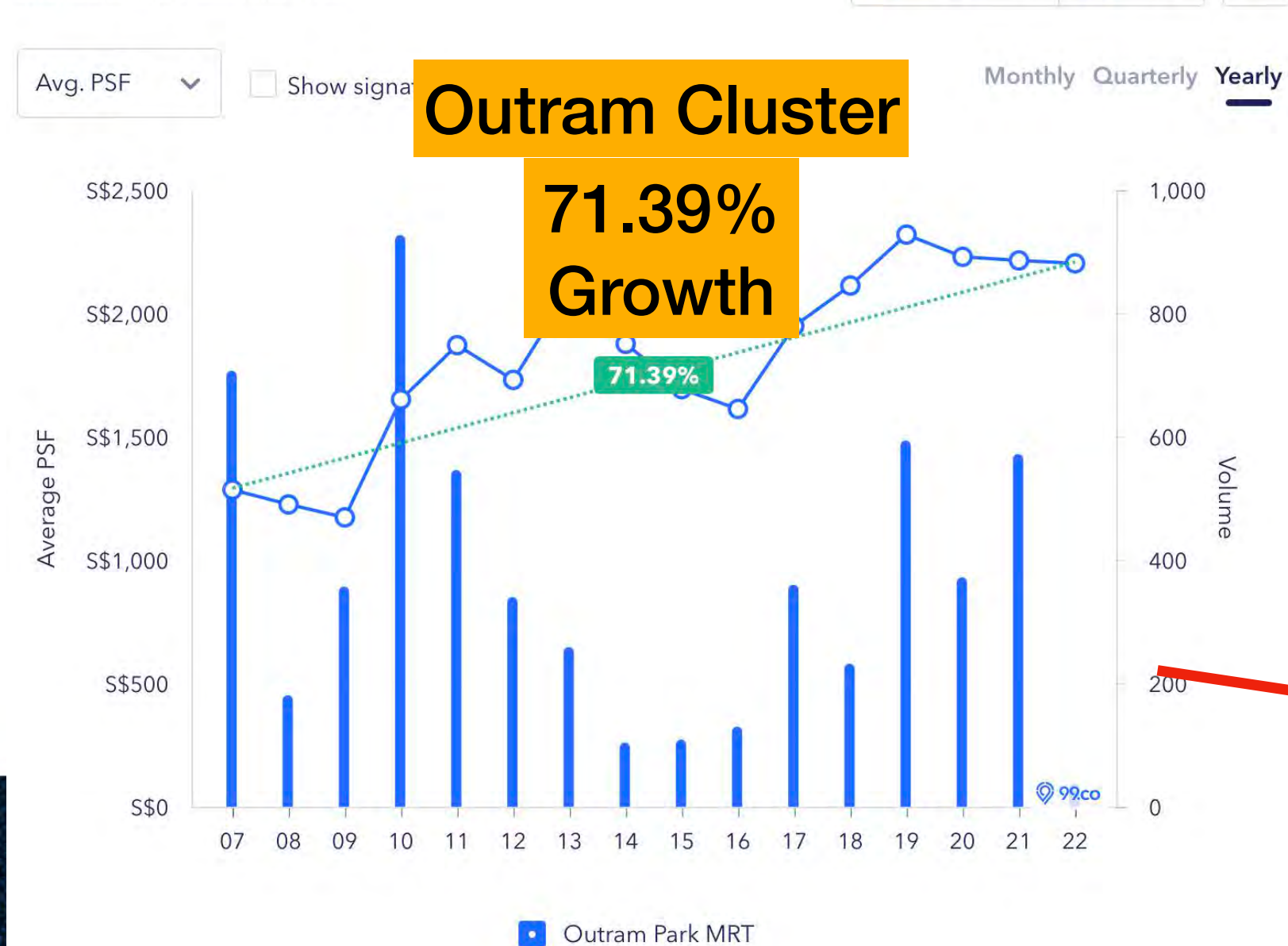
**MUST WAIT FOR NEW DEVELOPMENT!
NO HOUSING READY YET**

Look like upcoming Thomson East Coast Line Properties is Good Buy! But which one?

Transaction trend
Data source: URA, Realis and 99.co



Transaction trend
Data source: URA, Realis and 99.co



Transaction trend
Data source: URA, Realis and 99.co



**STATIONS WITH MRT READY
ALREADY TAKEN THE UPSIDE,
Some not once, but twice!**

Look like upcoming Thomson East Coast Line Properties is Good Buy! But which one?



**TEL STAGE 4
MOST IDEAL BUY!
READY (END 2023)
(After SSD can Sell!)**

BUT...
**Is all the prices the same at
TEL Stage 4?**

**TEL STAGE 3
MRT READY 2022
(Good buy already taken earlier)**

Let's Zoom into TEL Stage 4 (District 15 Zone)

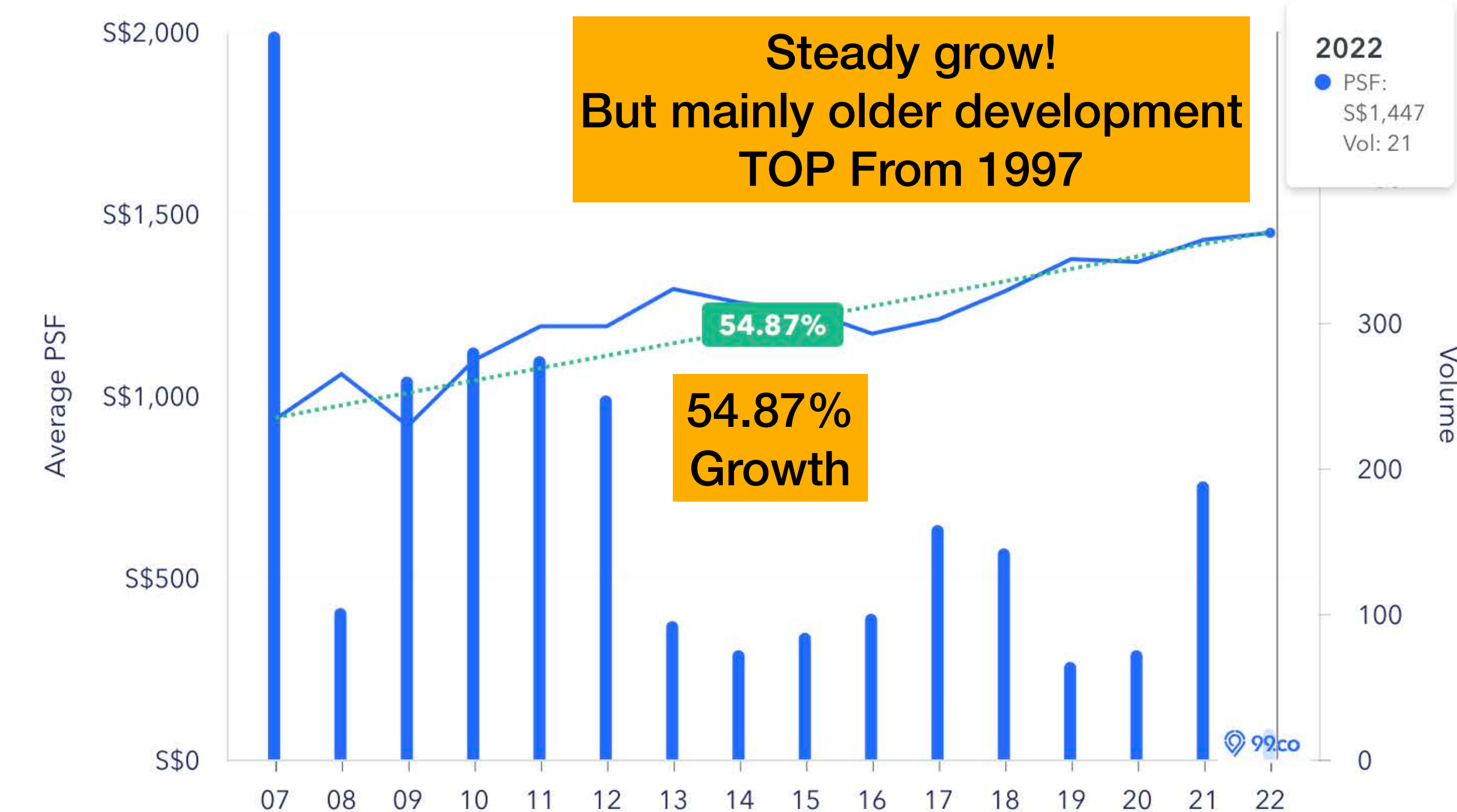
Transaction trend

Data source: URA, Realis and 99.co

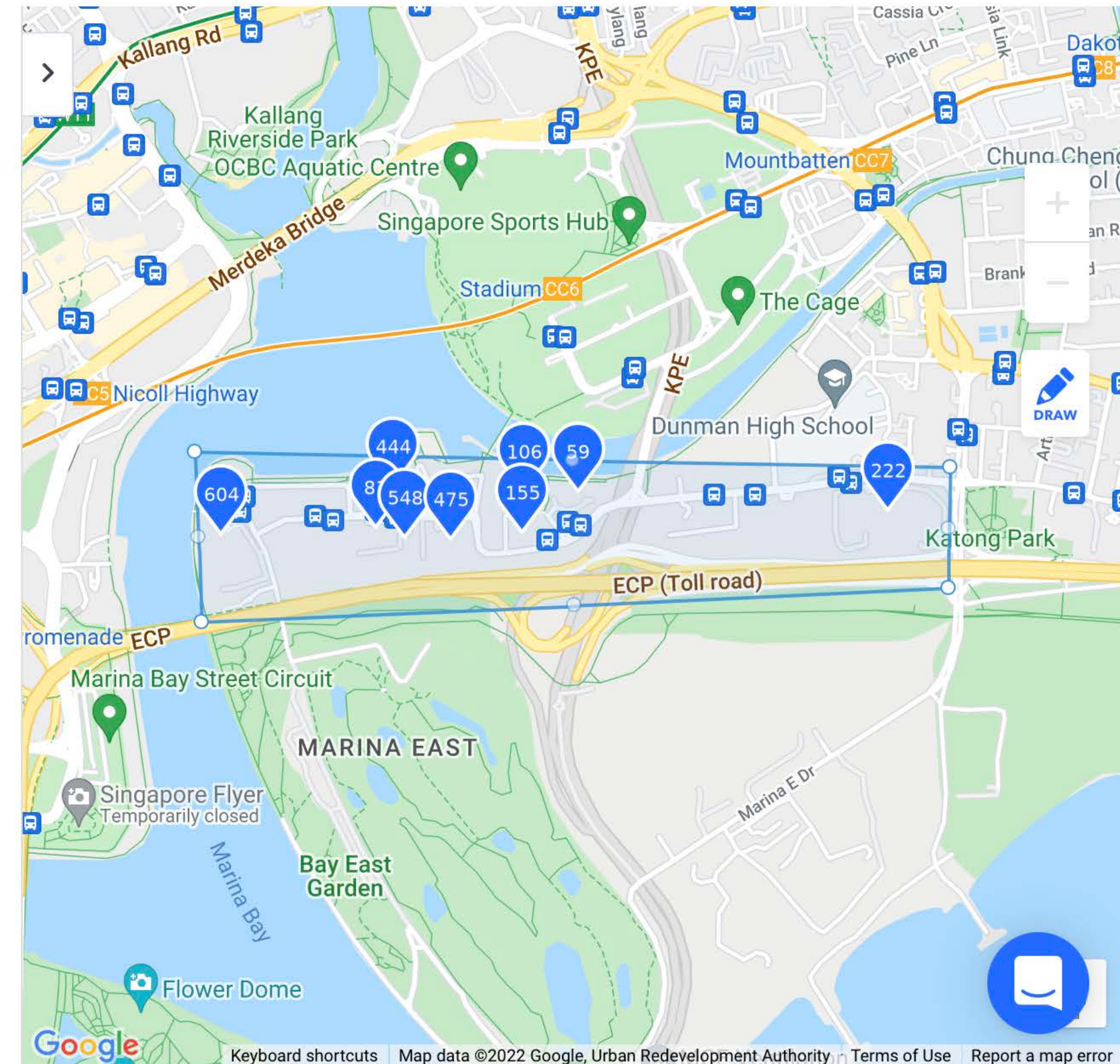


Monthly Quarterly **Yearly**

Avg. PSF ☐ Show signature



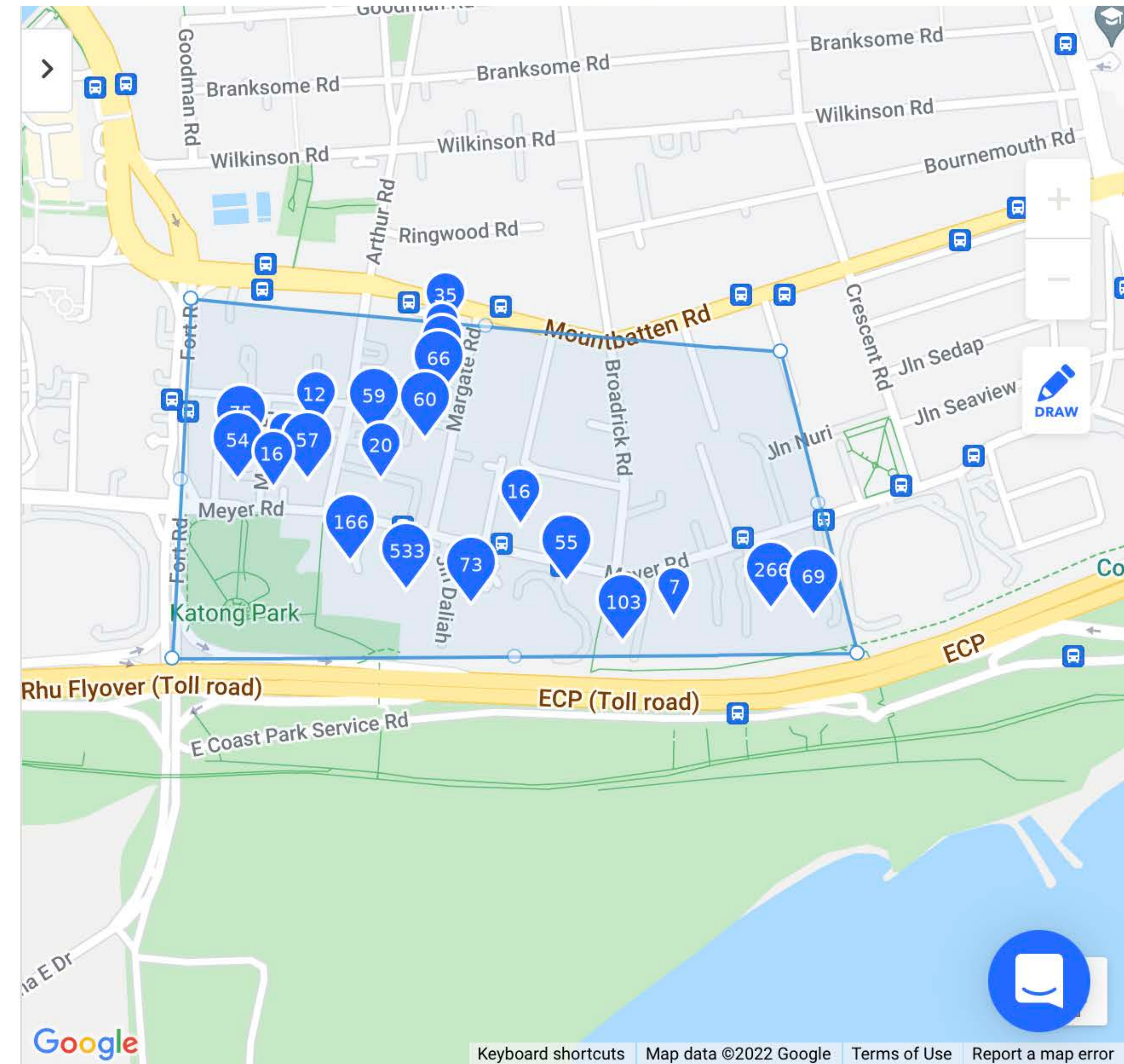
☒ **Tanjong Rhu MRT**



Let's Zoom into TEL Stage 4 (District 15 Zone)

Transaction trend

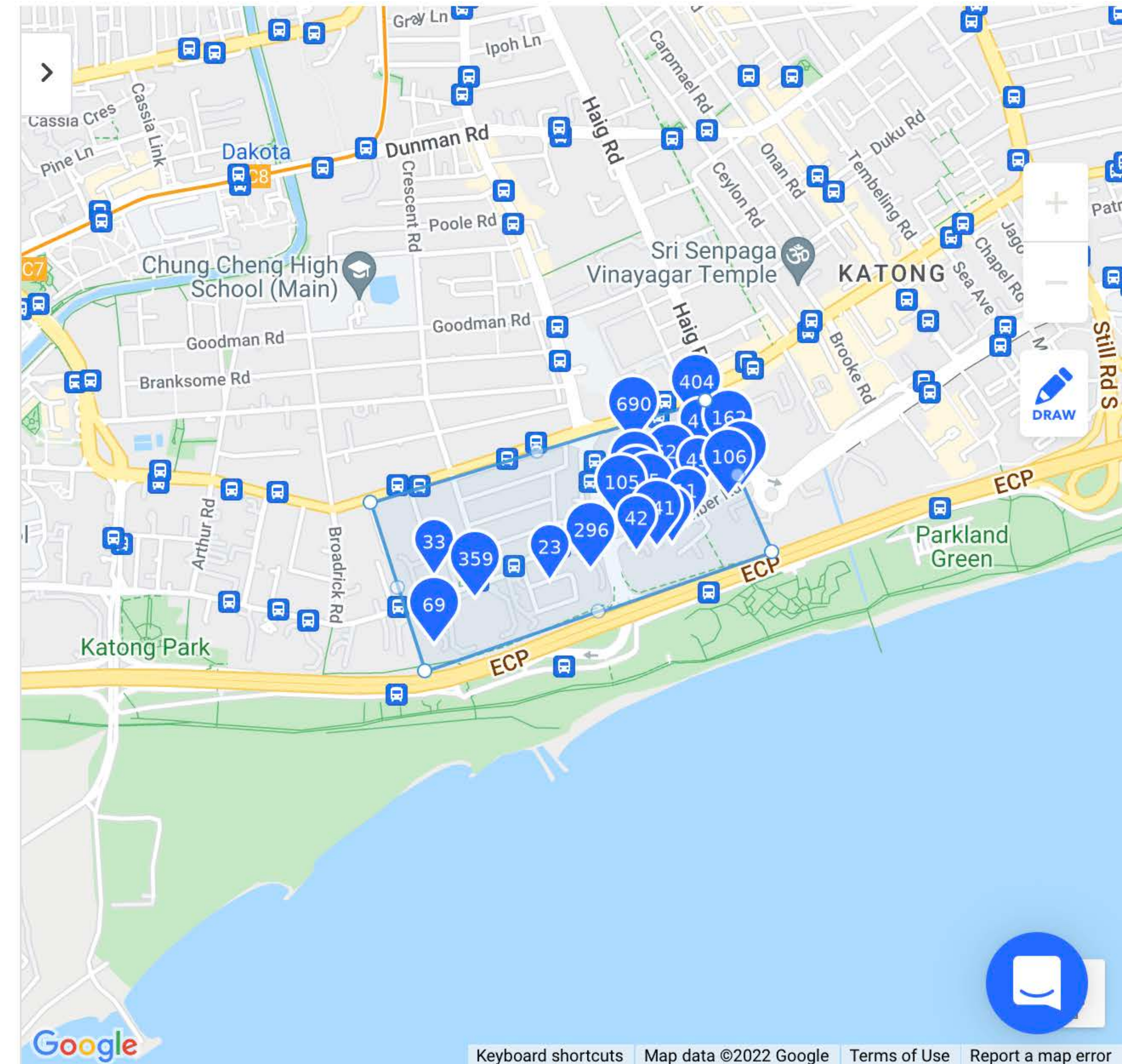
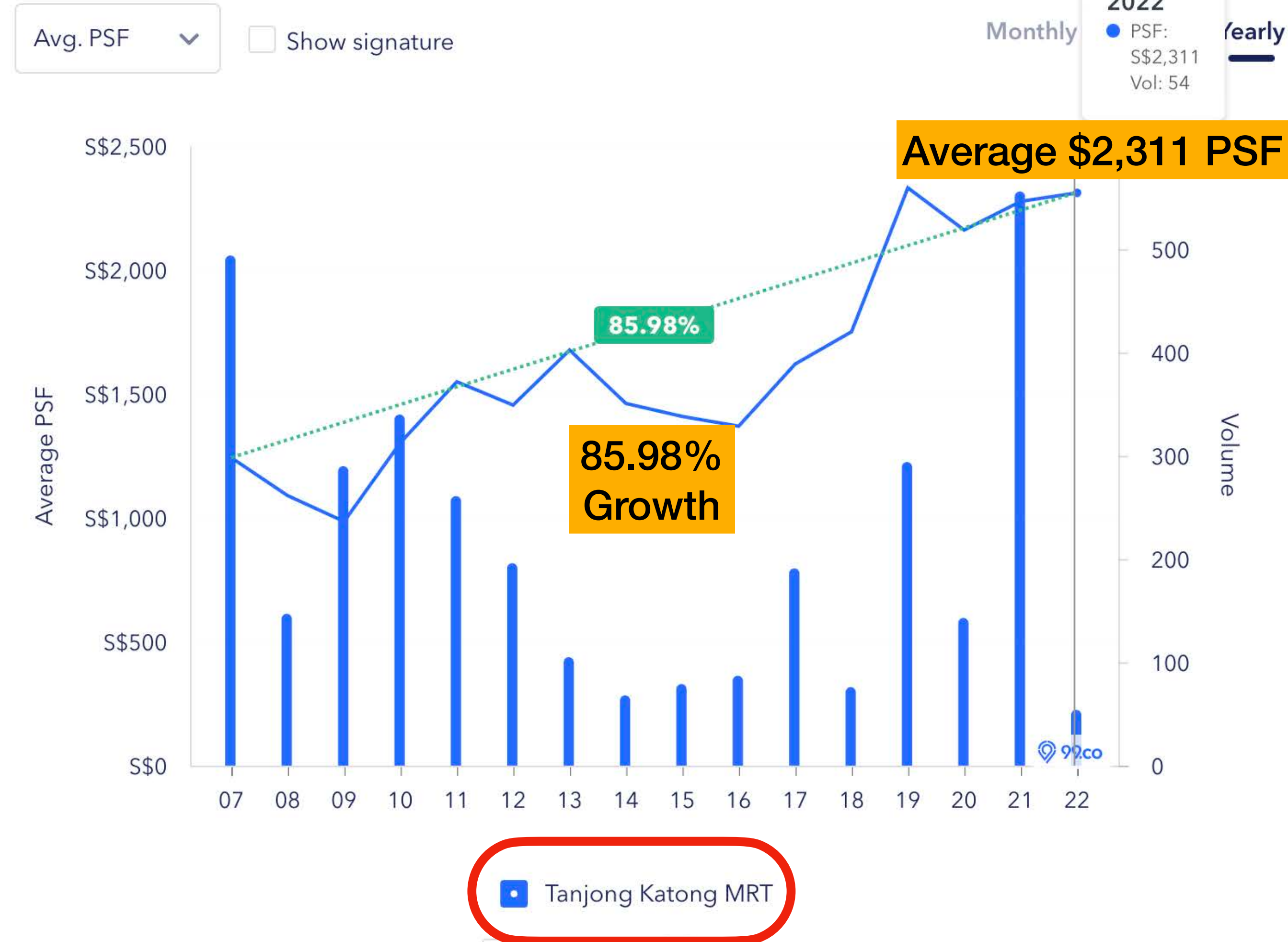
Data source: URA, Realis and 99.co



Let's Zoom into TEL Stage 4 (District 15 Zone)

Transaction trend

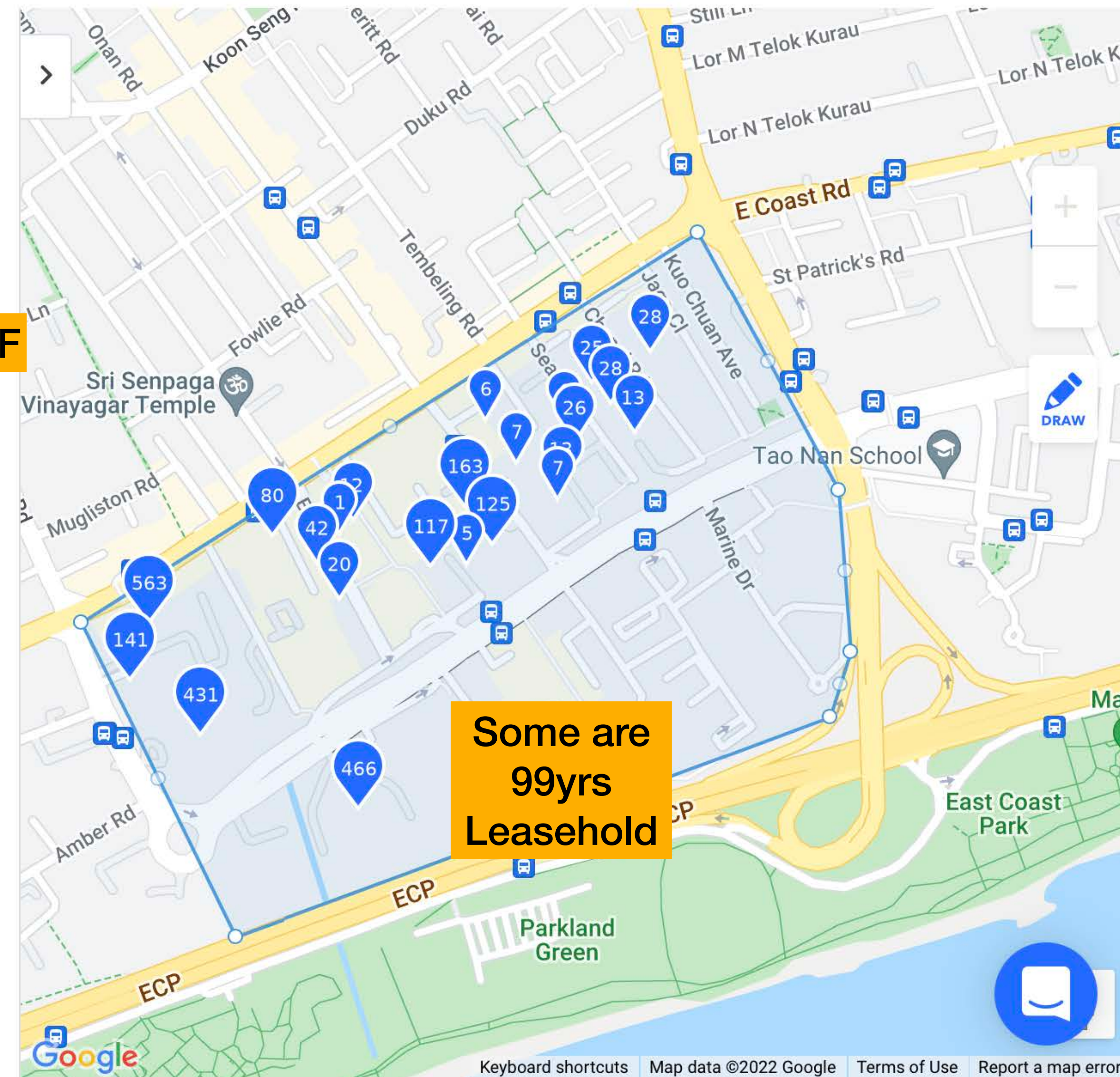
Data source: URA, Realis and 99.co



Let's Zoom into TEL Stage 4 (District 15 Zone)

Transaction trend

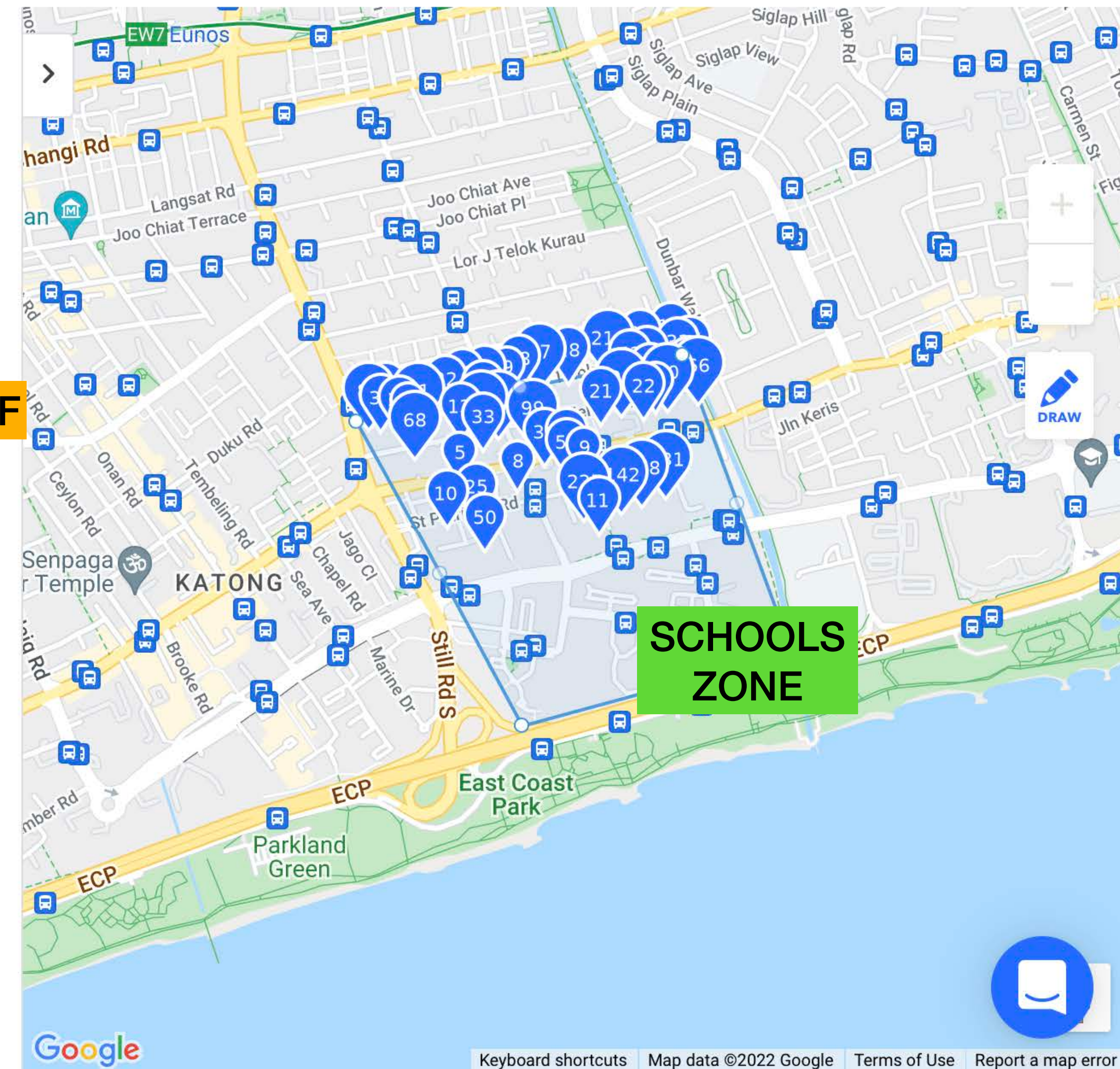
Data source: URA, Realis and 99.co



Let's Zoom into TEL Stage 4 (District 15 Zone)

Transaction trend

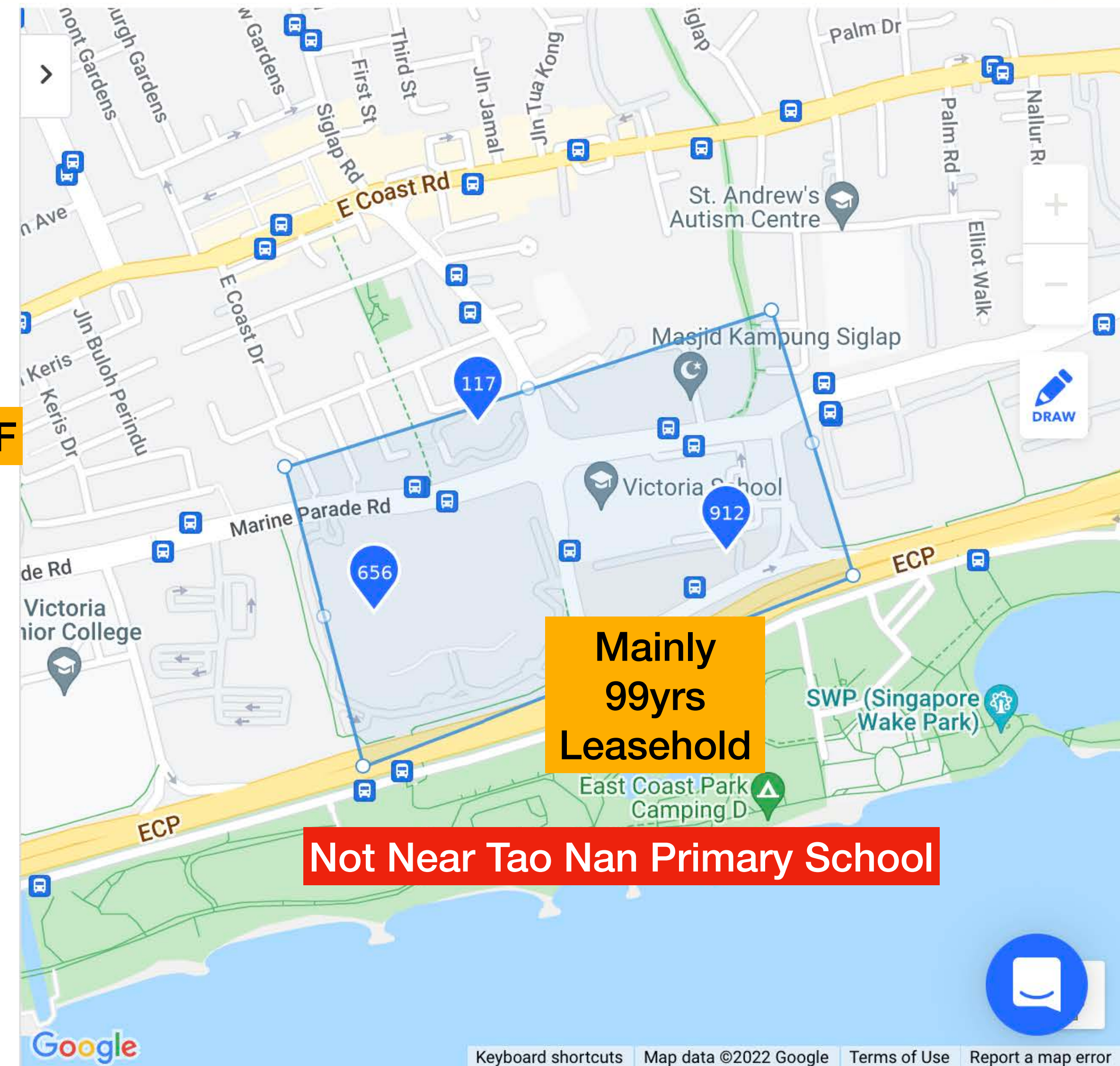
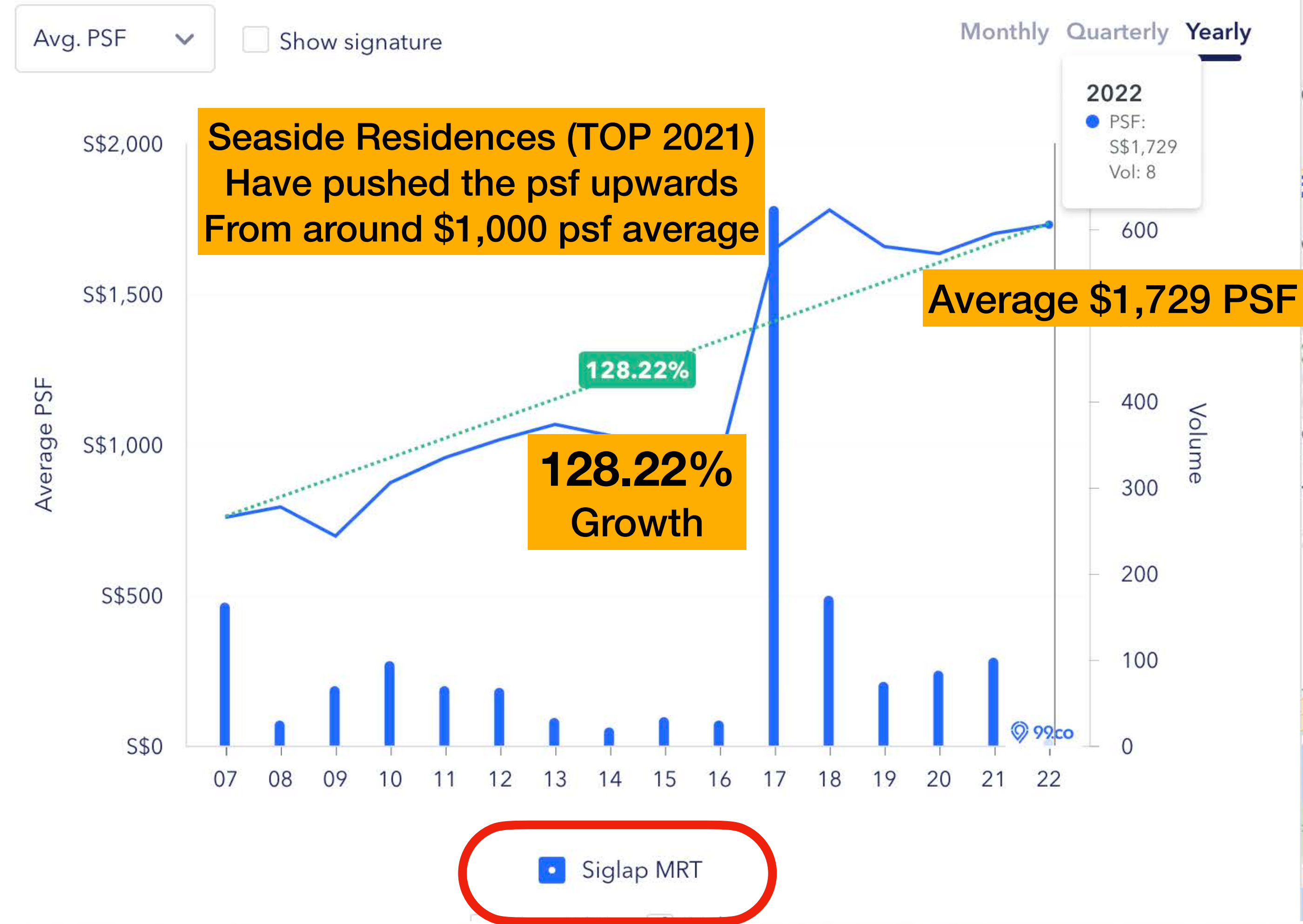
Data source: URA, Realis and 99.co



Let's Zoom into TEL Stage 4 (District 15 Zone)

Transaction trend

Data source: URA, Realis and 99.co



Why Buy Now?

Get ready to take action and seize the right opportunity!

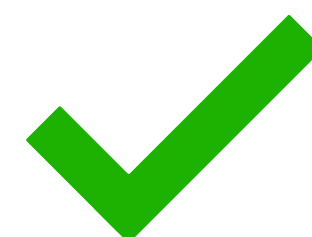
What Pricing Should District 15 Upcoming New Launch Should You Consider?

	TANJONG RHU MRT	KATONG PARK MRT	TANJONG KATONG MRT	MARINE PARADE MRT	MARINE TERRACE MRT	SIGLAP MRT	FIRST MOVER GAIN THE MINIMUM %
Average PSF Near MRT	\$1447	\$2388	\$2311	\$1685	\$1799	\$1729	
LATEST PROJECT NEAR BY	WATERPLACE 2005 99yrs	MEYER MANSION 2024 FH	MEYER HOUSE 2023 FH	AMBER 45 2020 FH	SEVENTY ST PATRICK'S 2017 FH	SEASIDE RESIDENCES 2021 99yrs	
LATEST PROJ HIGHEST PSF	\$1530	\$3295	\$2800	\$2573	\$2083	\$2667	
GAP IN PERCENTAGE	6%	38%	21%	53%	16%	54%	
BASE ON LOWEST GAIN 54% (Potential % Gain?)	48%	16%	33%	1%	38%	-0%	

With 54% Potential Gain From Average PSF, What Price Is Good To Buy?

	TANJONG RHU MRT	KATONG PARK MRT	TANJONG KATONG MRT	MARINE PARADE MRT	MARINE TERRACE MRT	SIGLAP MRT
Average PSF Near MRT	\$1447	\$2388	\$2311	\$1685	\$1799	\$1729
\$1800 PSF	-30%	-79%	-76%	-47%	-54%	-50%
\$2000 PSF	-16%	-70%	-67%	-35%	-43%	-38%
\$2200 PSF	-2%	-62%	-59%	-23%	-32%	-27%
\$2400 PSF	12%	-53%	-50%	-12%	-21%	-15%
\$2600 PSF	26%	-45%	-41%	0%	-9%	-4%
\$2800 PSF	40%	-37%	-33%	12%	2%	8%

	MARINE TERRACE MRT
Average PSF Near MRT	\$1799
\$1800 PSF	-54%
\$2000 PSF	-43%
\$2200 PSF	-32%
\$2400 PSF	-21%
\$2600 PSF	-9%
\$2800 PSF	2%



At What Price for Baywind Residences
That You **Won't** Buy?

At What Price for Baywind Residences
That You **MUST** Buy?
Only 24 Exclusive Units.

Beautiful Site that you can't miss!




BAYWIND
RESIDENCES

Huttons[®]
The Agency of Choice



BAYWIND

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[Site Information](#)

Plot Ratio	1.4
No. Storey	5 Storey with Attic Roof Terrace
Total no. of units	24 units 1 Block 6 units per floor
Site Area	1719.540 sqm
Tenure of Land	Freehold
BP Approval No & Date	BP Approval No: A1404-00495-2021-BP01 BP Approval Date: 04 March 2022
Estimated TOP & Date of Legal Completion	Vacant Possession: 31 December 2025 Legal Completion: 31 December 2028
No. of Carpark Lots	24 car lots and 1 accessible car lot
No. of Lift	2 lift
No. of Bicycle Lots	4

LOCATION MAP

A NEIGHBOURHOOD TEEMING WITH LIFE

CONNECTIVITY



Marine Terrace MRT (U/C)	Walk	9 mins
ECP	Drive	5 mins
PIE	Drive	7 mins
Singapore Changi Airport	Drive	12 mins

BUSINESS



Paya Lebar Central	Drive	9 mins
Bugis	Drive	11 mins
MBFC / CBD	Drive	13 mins
Changi Business park	Drive	15 mins

DINING & RETAIL



i12 Katong	Drive	5 mins
Parkway Parade	Drive	6 mins
Jewel Changi Airport	Drive	12 mins
Siglap Cafes	Walk	10 mins
Katong Eateries	Drive	5 mins

EDUCATION



PRIMARY (WITHIN 1KM)

CHIJ (Katong) Primary	Drive	4 mins
Ngee Ann Primary School	Drive	6 mins
Tao Nan School	Drive	6 mins
St. Stephen's Primary School	Drive	7 mins

SECONDARY AND HIGH SCHOOL

Victoria Junior College	Cycle	6 mins
Victoria School	Drive	7 mins
Temasek Junior College	Drive	9 mins

TERTIARY INSTITUTIONS

Singapore University of Technology & Design	Drive	15 mins
Temasek Polytechnic	Drive	16 mins

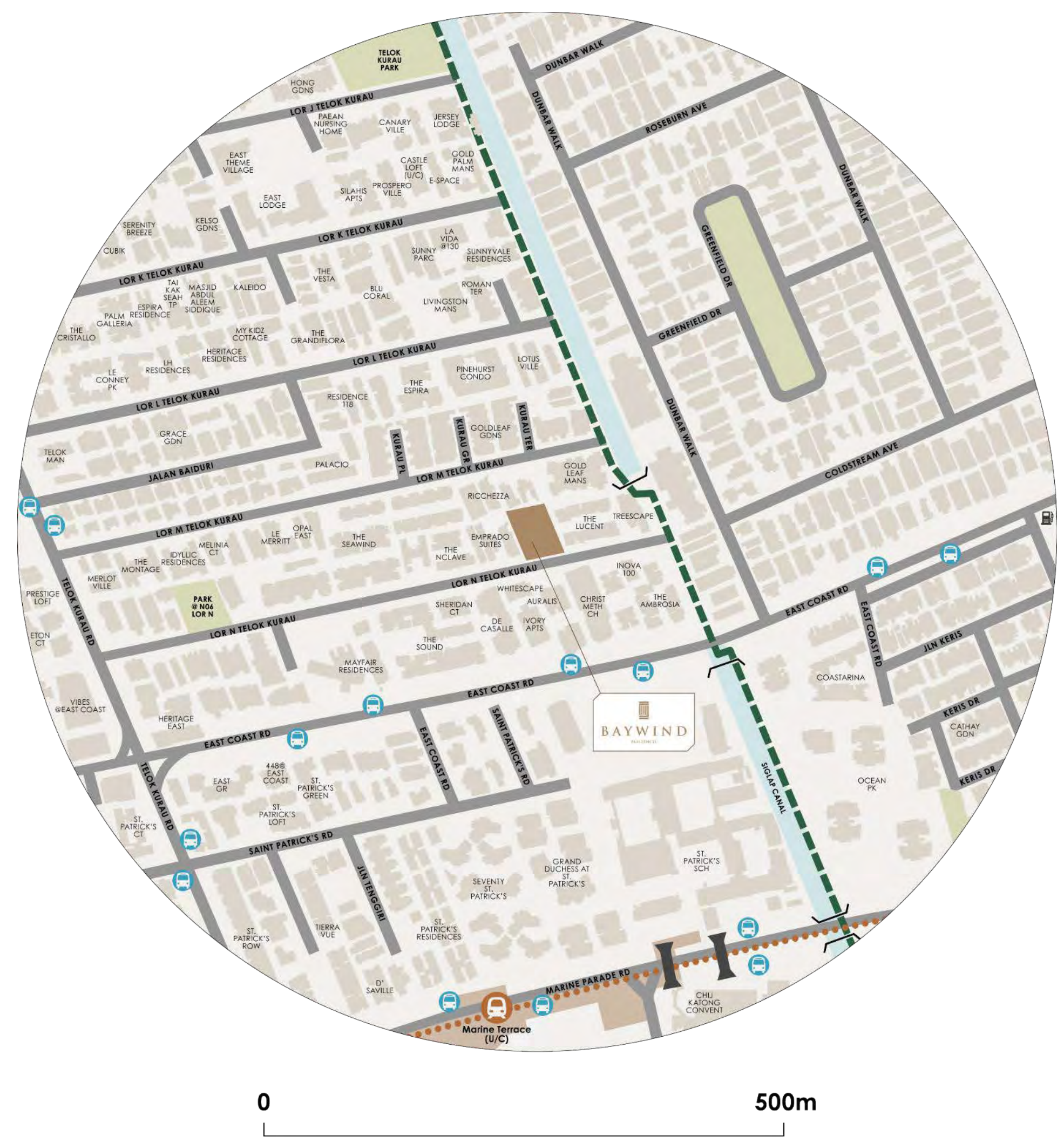
NATURE & LEISURE



Siglap Park Connector	Walk	1 min
Telok Kurau Lorong N Park	Walk	4 mins
Telok Kurau Park	Walk	8 mins
East Coast Park	Cycle	6 mins

*Timing are estimates based on OneMap.gov.sg and it may varies according to traffic conditions during the time of the day.





CONNECTIVITY

Marine Terrace MRT (U/C) Walk 9 mins

EDUCATION

St Patrick's School Walk 7 mins

CHIJ Katong Convent Walk 9 mins

NATURE & LEISURE

Siglap Park Connector Walk 1 mins

Telok Kurau Lorong N Park Walk 4 mins

Telok Kurau Park Walk 8 mins

*Timing are estimates may vary according to traffic conditions during the time of the day

FREEHOLD RESORT LIVING BY THE BAY



< Siglap Village > Katong >



BAYWIND

RESIDENCES

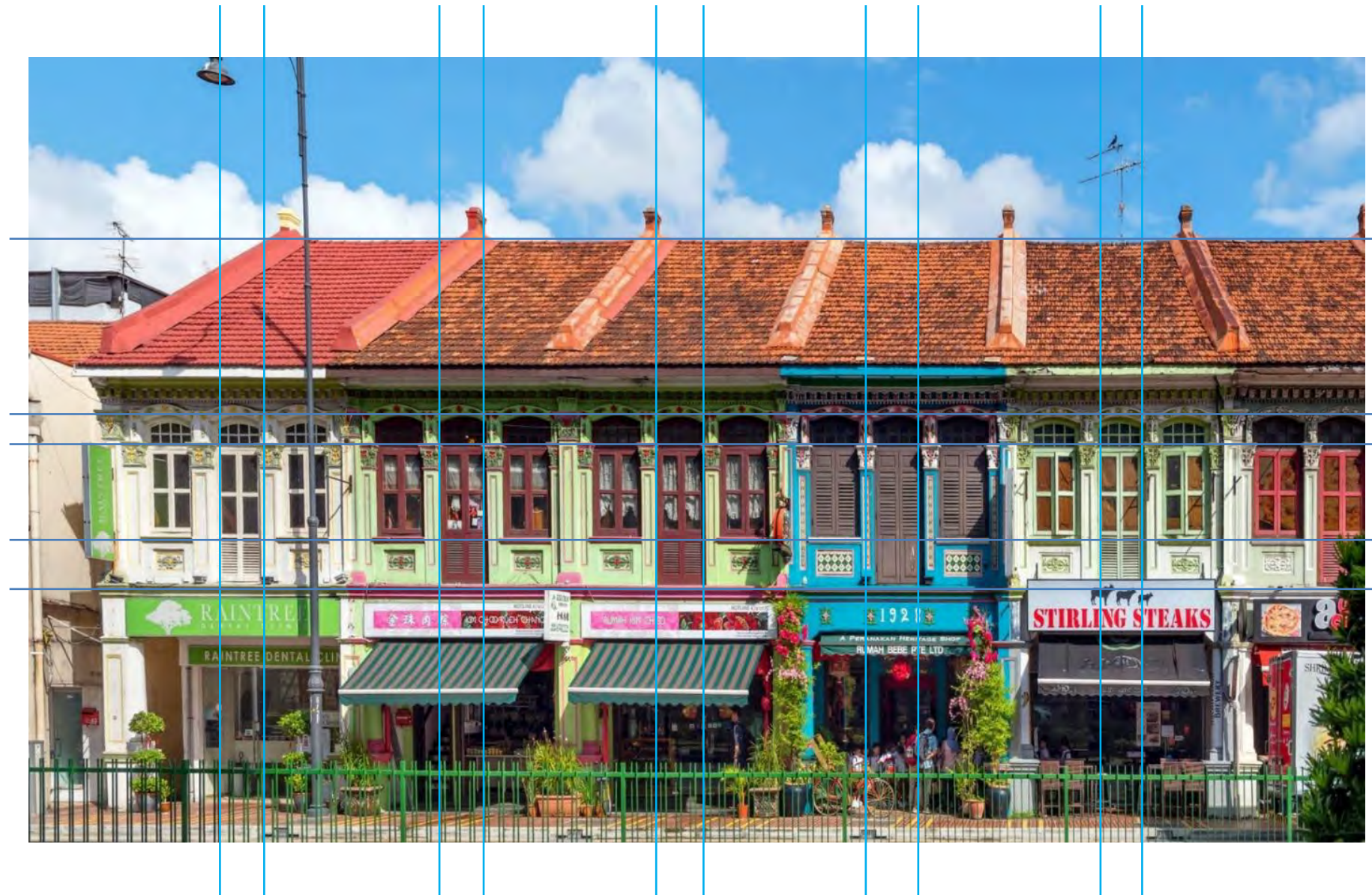
[Development Information](#)



The word *telok kurau* is Malay for “mango fish bay” – *telok* means “bay” and *kurau* is “mango fish”.

Since the 1960s, Telok Kurau has been a sleepy and tranquil suburbia in Katong, known mostly as a residential enclave.

The charm of this area has been attributed to the presence of unimposing buildings: a mix of modest bungalows, terrace and semidetached houses as well as low-rise apartments that exist among coffeeshops and small businesses. Despite the thronging urban development in nearby Katong, the Telok Kurau area has managed to retain its charm.



The laid-back lifestyle transcend through time and remains ever so present in the modern setting. As a nod to the old, the architecture looks to the shophouses that run along the streets to capture the atmosphere of nostalgia. By deconstructing the façade features of the shophouses, it is then reinterpreted in the form of screens that permeates through the development.



ARTIST IMPRESSION – SIDE ELEVATION

TAKING A LEAF FROM HERITAGE

Located along the historical shorelines of a mango fish bay, the development aspires to allude the memory of the sea breeze enjoyed from within the homes. Earthy tones and natural materials that induce the senses are specially curated to spruce up the bayfront living experience. Vertical lines, reminiscent of the shopfront landscape that surrounds, are ever-present throughout the development. Intricately prompting connectivity and sequence of spaces where home is a space that creates fond memories, and the union of human relationship is celebrated.



ACCESS ROUTE

DEVELOPMENT INFORMATION





ARTIST IMPRESSION - VIEW FROM LORONG N TELOK KURAU



ARTIST IMPRESSION - SOCIAL PAVILION



ARTIST IMPRESSION - GARDEN COURTYARD



ARTIST IMPRESSION - LAGOON POOL, BAYFRONT OASIS AND ALFRESCO EDGE



ARTIST IMPRESSION - LAGOON POOL AND BAYFRONT OASIS



BAYWIND

RESIDENCES

Unit Distribution

DIAGRAMMATIC CHART

Attic Roof Terrace		Communal Roof Terrace				
Level 05	C2 1313 sqft	A2 969 sqft	C1 1270 sqft	B2 1066 sqft	A1 969 sqft	B1 1055 sqft
Level 04	C2 1313 sqft	A2 969 sqft	C1 1270 sqft	B2 1066 sqft	A1 969 sqft	B1 1055 sqft
Level 03	C2 1313 sqft	A2 969 sqft	C1 1270 sqft	B2 1066 sqft	A1 969 sqft	B1 1055 sqft
Level 02	C2 1313 sqft	A2 969 sqft	C1 1270 sqft	B2 1066 sqft	A1 969 sqft	B1 1055 sqft
Level 01						
Carpark, Drop Off and Communal Facilities						
Unit	05	04	03	02	01	06



3+1 Bedroom

3+1 Bedroom

3+1 Bedroom

3+1 Bedroom

4+1 Bedroom

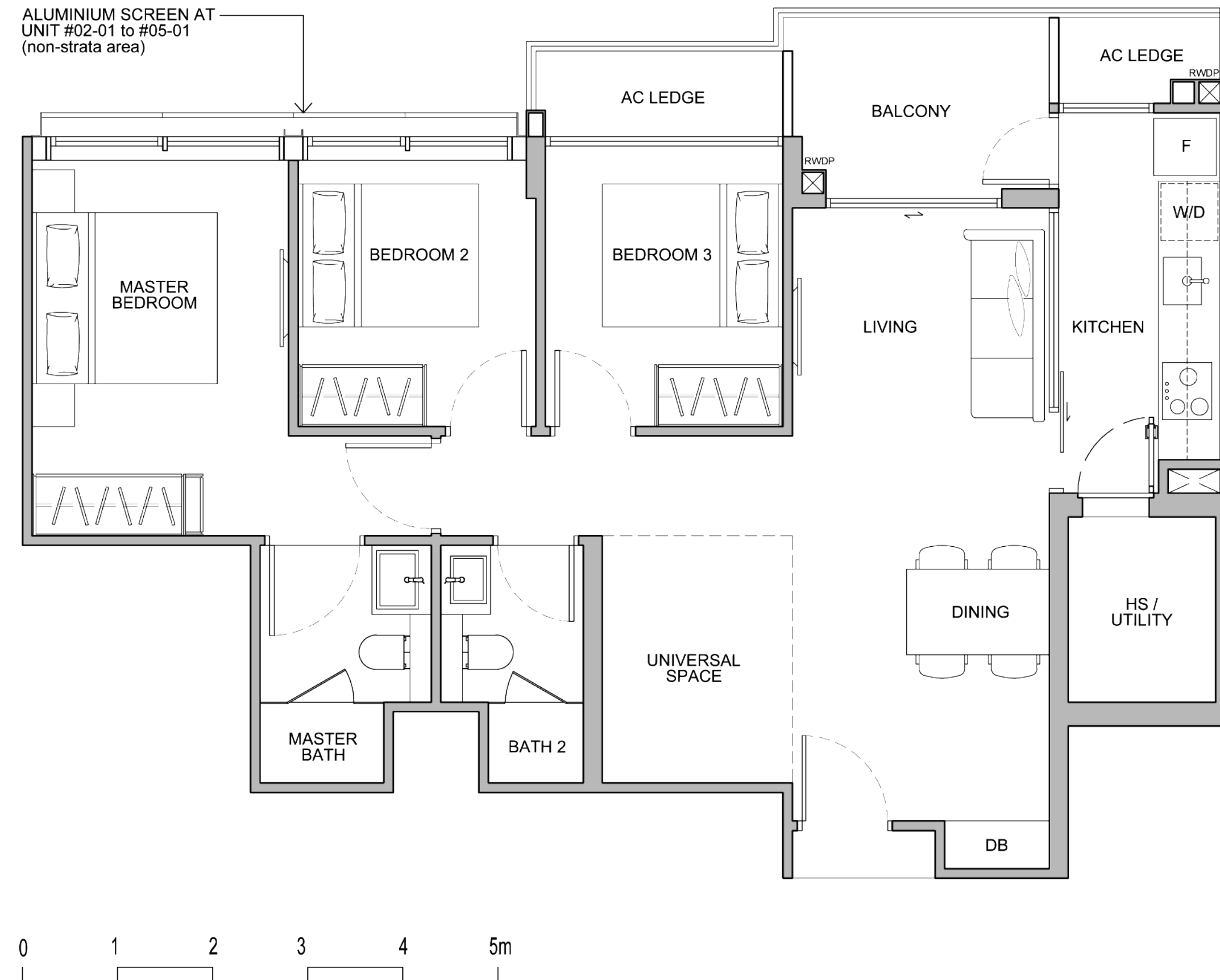
4+1 Bedroom

UNIT DISTRIBUTION

- Unique Selling Points (General):
- Seamless transition and connection between living, dining and balcony
 - Enclosed kitchen with gas hob provided for all units
 - The walls between all bedroom and living can be hacked away for a more expansive room space
 - Household shelter are sufficiently wide to fit a bed inside

UNIT TYPE A1 – 3 + 1 BEDROOM

UNIT FLOOR PLANS



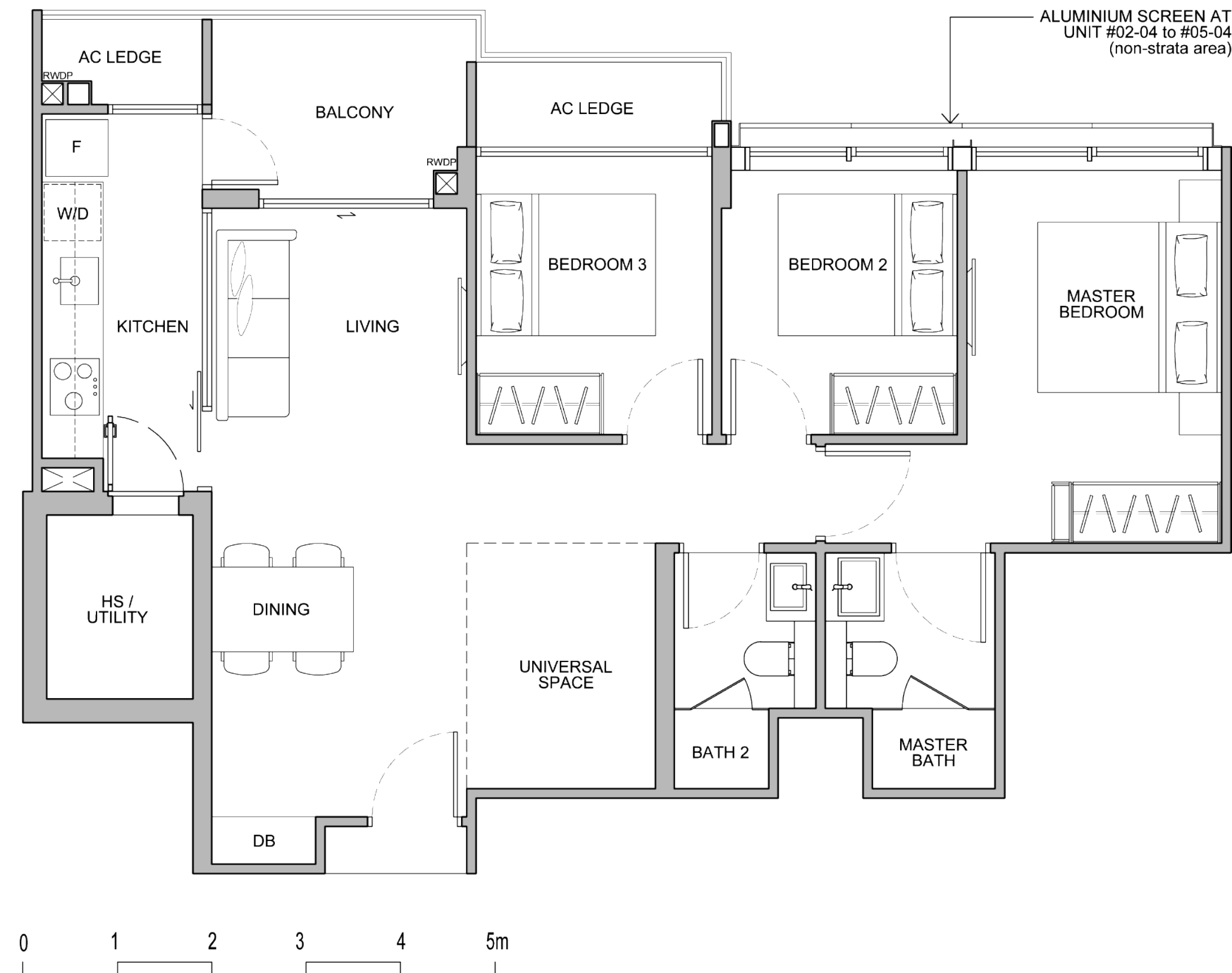
Unit Number #02-01 to #05-01

Unit Area 969 sq ft

Unique Selling Points

- Air conditioner is provided at the Universal Space





Unit Number #02-04 to #05-04

Unit Area 969 sq ft

Unique Selling Points

- Air conditioner is provided at the Universal Space



UNIT TYPE B1 – 3 + 1 BEDROOM

UNIT FLOOR PLANS



Unit Number #02-06 to #05-06
Unit Area 1055 sq ft

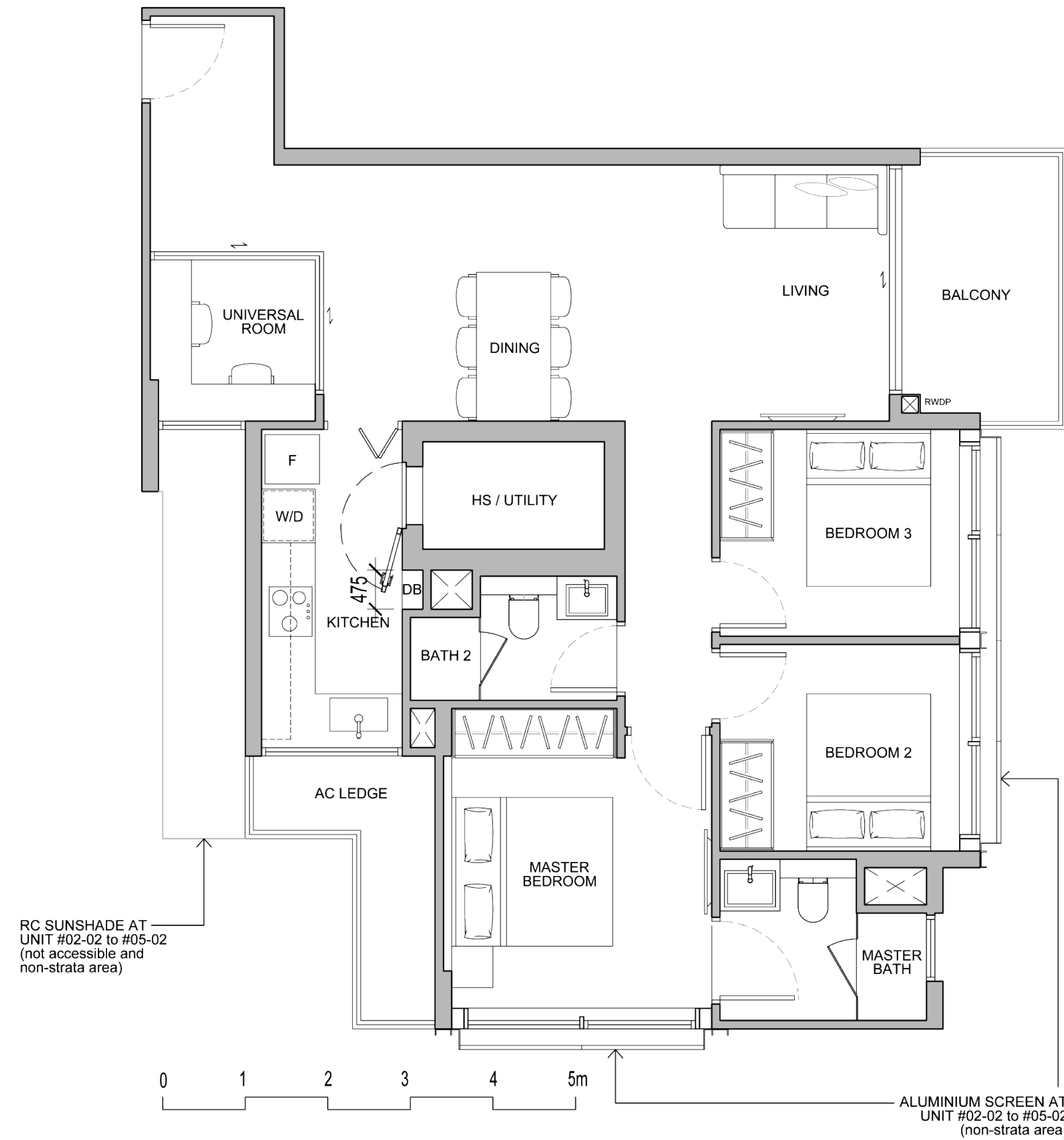
Unique Selling Points

- Universal Room is enclosed with direct window opening; or can be left opened for a more spacious living and dining space
- There are no condenser units located before the bedrooms



UNIT TYPE B2 – 3 + 1 BEDROOM

UNIT FLOOR PLANS



Unit Number #02-02 to #05-02
Unit Area 1066 sq ft

Unique Selling Points

- Universal Room is enclosed with direct window opening; or can be left opened for a more spacious living and dining space
- There are no condenser units located before the bedrooms



UNIT TYPE C1 – 4 + 1 BEDROOM

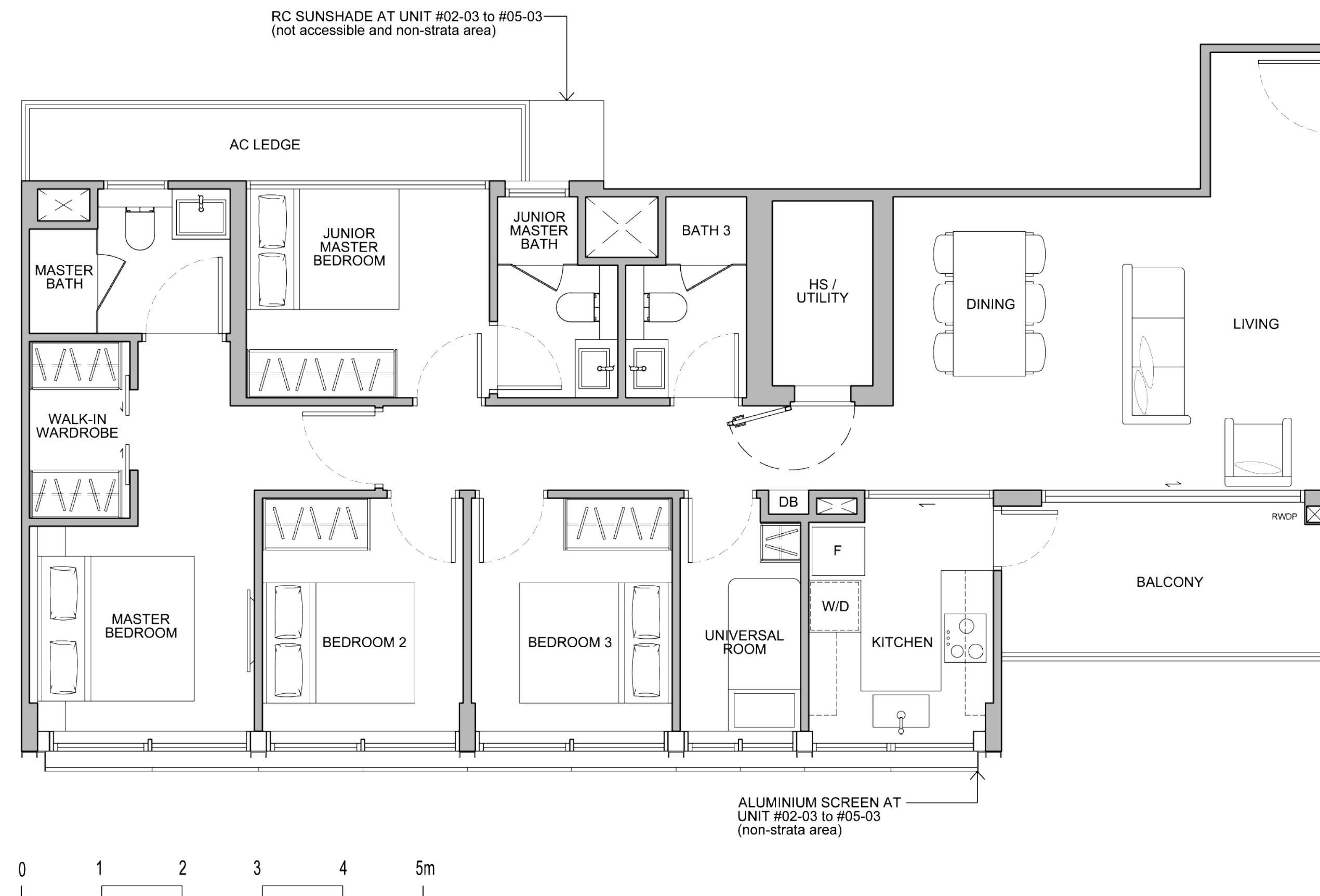
UNIT FLOOR PLANS

Unit Number #02-03 to #05-03

Unit Area 1270 sq ft

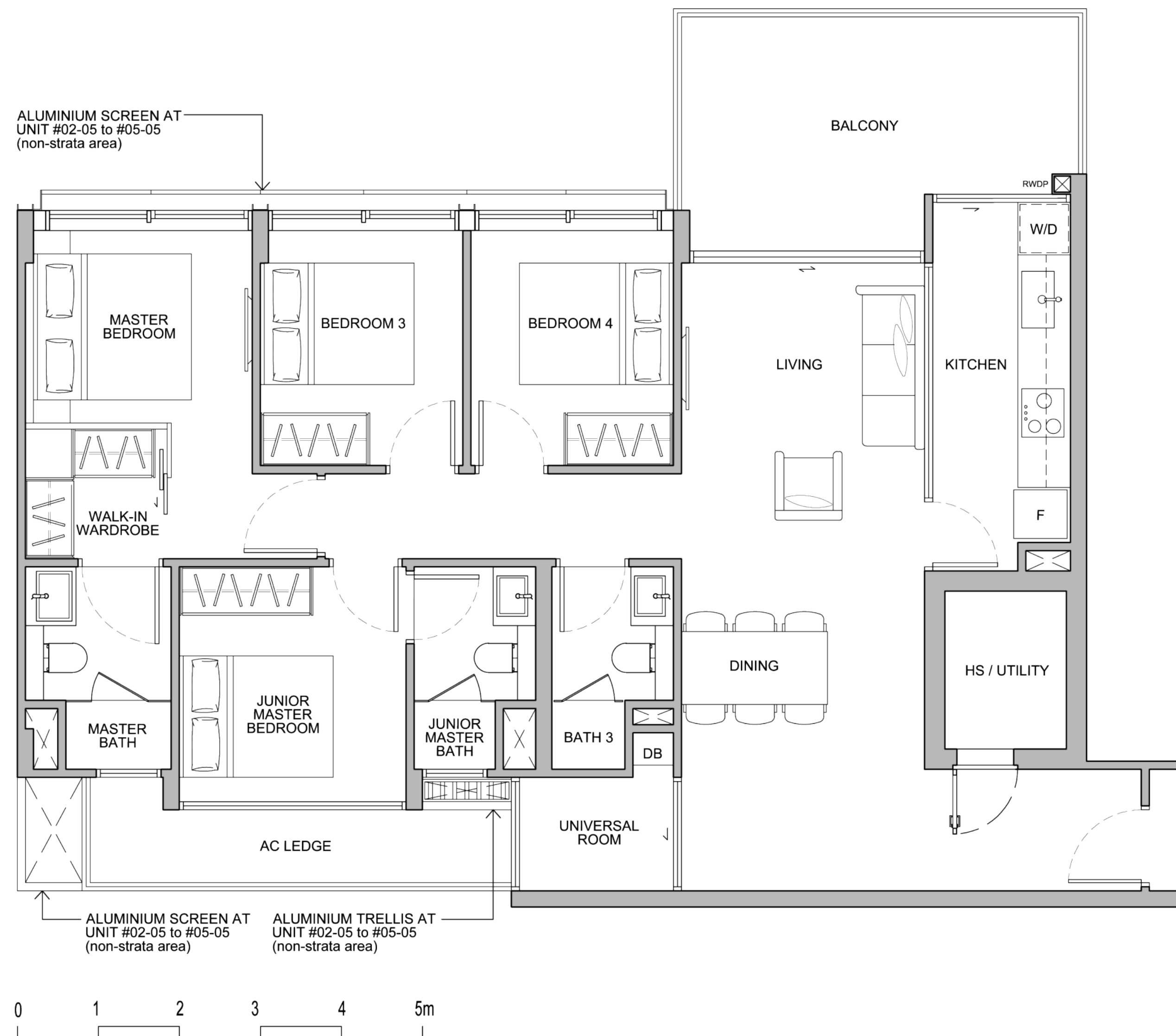
Unique Selling Points

- Provision of Junior Master Bedroom with attached Junior Master Bath
- Provision of Walk-in Wardrobe at the Master Bedroom
- Sufficiently large balcony area to place outdoor seating
- Universal Room is located between Bedroom 3 and Kitchen – able to be combined to form a larger kitchen or bedroom space



UNIT TYPE C2 – 4 + 1 BEDROOM

UNIT FLOOR PLANS



Unit Number #02-05 to #05-05
Unit Area 1313 sq ft

Unique Selling Points

- Provision of Junior Master Bedroom with attached Junior Master Bath
- Provision of Walk-in Wardrobe at the Master Bedroom
- Sufficiently large balcony area to place outdoor seating





BAYWIND

RESIDENCES

[Unit Information](#)

CEILING HEIGHT SCHEDULE

Ceiling Height – floor finish level to the underside of slab/ # false ceiling where applicable (in mm)																	
Unit Type	Living	Dining	Kitchen	Universal Room	Universal Space	Master Bedroom	Master Bath	Walk-in Wadrobe	Junior Master	Bedroom 2	Bedroom 3	Junior Bath	Bath 2	Bath 3	Household Shelter / Utility	Balcony	AC Ledge
A1	2850 / #2400	2850 / #2400	#2400	n.a.	2850 / #2400	2850 / #2400	#2400	n.a.	n.a.	2850 / #2400	2850 / #2400	n.a.	#2400	n.a.	2850	2950	2950
A2	2850 / #2400	2850 / #2400	#2400	n.a.	2850 / #2400	2850 / #2400	#2400	n.a.	n.a.	2850 / #2400	2850 / #2400	n.a.	#2400	n.a.	2850	2950	2950
B1	2850 / #2400	2850 / #2400	#2400	2850 / #2400	n.a.	2850 / #2400	#2400	n.a.	n.a.	2850 / #2400	2850 / #2400	n.a.	#2400	n.a.	2850	2950	2950
B2	2850 / #2400	2850 / #2400	#2400	2850 / #2400	n.a.	2850 / #2400	#2400	n.a.	n.a.	2850 / #2400	2850 / #2400	n.a.	#2400	n.a.	2850	2950	2950
C1	2850 / #2400	2850 / #2400	#2400	2850 / #2400	n.a.	2850 / #2400	#2400	2850 / #2400	2850 / #2400	2850 / #2400	2850 / #2400	#2400	n.a.	#2400	2850	2950	2950
C2	2850 / #2400	2850 / #2400	#2400	2850 / #2400	n.a.	2850 / #2400	#2400	2850 / #2400	2850 / #2400	2850 / #2400	2850 / #2400	#2400	n.a.	#2400	2850	2950	2950

Electrical Schedule												
Unit Type	Lighting Point	Power Point	TV Point	Data Point	Bell Point	Washing Machine Point	Fridge Point	Cooker Hob	Cooker Hood	Oven Point	Water Heater	Isolator Point
A1	11	17	5	6	1	1	1	1	1	1	2	3
A2	11	17	5	6	1	1	1	1	1	1	2	3
B1	11	17	5	6	1	1	1	1	1	1	2	3
B2	11	17	5	6	1	1	1	1	1	1	2	3
C1	14	20	6	7	1	1	1	1	1	1	3	4
C2	14	20	6	7	1	1	1	1	1	1	3	4

* LPG Cylinder Gas shall be used

Brand of Kitchen



Brand of Sanitary Wares & Fittings



Brand of Smart Home Features



Fan Coil Unit Schedule	Unit Types					
	A1	A2	B1	B2	C1	C2
Living	-	-	1	1	1	1
Dining	1	1	1	1	1	1
Kitchen	-	-	-	-	-	-
Universal Room	-	-	1	1	1	1
Universal Space	1	1	-	-	-	-
Master Bedroom	1	1	1	1	1	1
Junior Master Bedroom	-	-	-	-	1	1
Bedroom 2	1	1	1	1	1	1
Bedroom 3	1	1	1	1	1	1
Total No.	5	5	6	6	7	7
Condenser Unit Schedule	Unit Types					
	A1	A2	B1	B2	C1	C2
Total No.	3	3	3	3	4	4

Brand of FCU





THANK YOU

Prepared by
Huttons Project Lead IC
For Baywind Residences