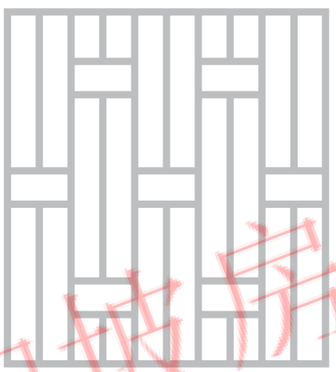

Sixteen35

residences

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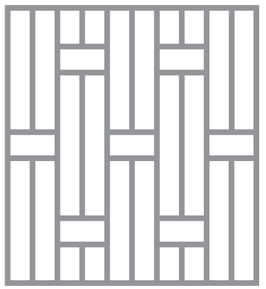

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ARTIST'S IMPRESSION

A FOOTPRINT OF HISTORY RICHLY PRESERVED IN BLACK AND WHITE

Situated at the historical locale of the Huang Shi Zong Hui (Singapore), stands a symbol of heritage and glory. The association is founded in 1924 to provide support for clansmen who ventured to Singapore in search of a brighter future. Today, it is a landmark of a vibrant neighbourhood that bridges our past to our future.

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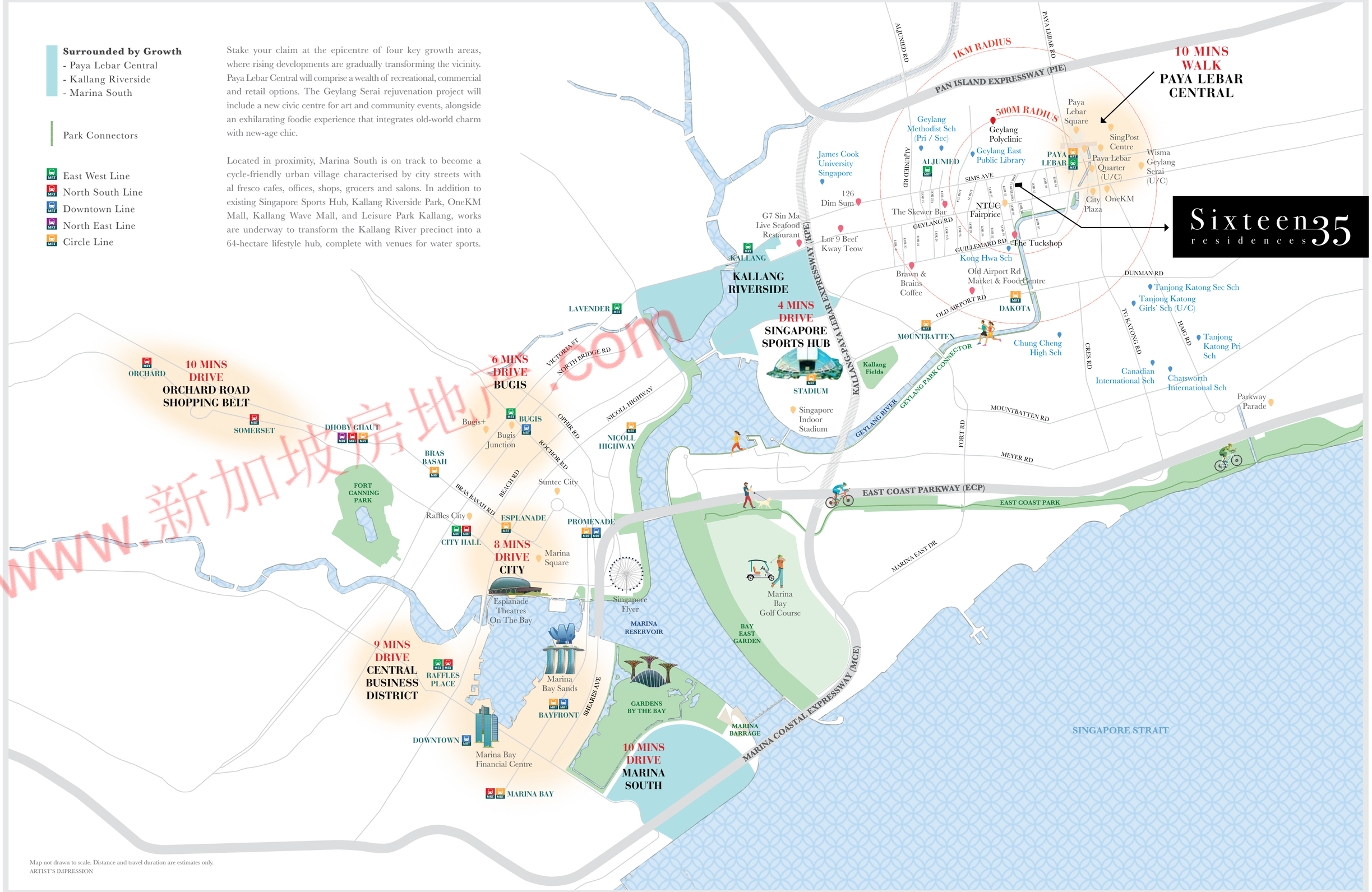
Surrounded by Growth
- Paya Lebar Central
- Kallang Riverside
- Marina South

Park Connectors

East West Line
North South Line
Downtown Line
North East Line
Circle Line

Stake your claim at the epicentre of four key growth areas, where rising developments are gradually transforming the vicinity. Paya Lebar Central will comprise a wealth of recreational, commercial and retail options. The Geylang Serai rejuvenation project will include a new civic centre for art and community events, alongside an exhilarating foodie experience that integrates old-world charm with new-age chic.

Located in proximity, Marina South is on track to become a cycle-friendly urban village characterised by city streets with al fresco cafes, offices, shops, grocers and salons. In addition to existing Singapore Sports Hub, Kallang Riverside Park, OneKM Mall, Kallang Wave Mall, and Leisure Park Kallang, works are underway to transform the Kallang River precinct into a 64-hectare lifestyle hub, complete with venues for water sports.



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Map not drawn to scale. Distance and travel duration are estimates only.
ARTIST'S IMPRESSION

LIVE IN A WORLD
WHERE HERITAGE MEETS
THE FUTURESCAPE

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WITHIN 1KM
PAYA LEBAR CENTRAL

- Paya Lebar Square (mixed-use development)
- Paya Lebar Quarter (mixed-use development)
- Offices
- F&B
- Hotel (future)
- Al fresco dining by the river
- Attractive public spaces

RETAIL

- SingPost Centre (Cineplex by Golden Village)
- NTUC Fairprice
- OneKM
- City Plaza

EATERIES

- The Tuckshop
- The Skewer Bar
- 126 Dim Sum
- Beauty in The Pot
- Brawn & Brains Coffee
- Fruit Top 1 Departmental Store
- G7 Sin Ma Live Seafood Restaurant
- Old Airport Road Food Centre
- Lorong 9 Beef Kway Teow

EDUCATION

- Kong Hwa School
- Geylang Methodist School (Primary/Secondary)

WITHIN 1KM
3 MRT STATIONS

- Paya Lebar MRT (6 mins walk - 525m)
- Aljunied MRT (11 mins walk - 994m)
- Dakota MRT (11 mins walk - 955m)

NATURE

- Geylang Park Connector

WITHIN 5 MINS TO
EASY ACCESSIBILITY

- 2 mins drive to Pan Island Expressway (PIE)
- 5 mins drive to East Coast Parkway (ECP)

WITHIN 6 - 10 MINS DRIVE TO CITY

- 6 mins drive to Bugis Junction
- 7 mins drive to Parkway Parade
- 8 mins drive to Esplanade Theatres On The Bay
- 9 mins drive to CBD / Marina Bay Sands
- 10 mins drive to Orchard Road

WITHIN 4 - 11 MINS DRIVE TO
RECREATIONAL ACTIVITIES

- 4 mins drive to Singapore Sports Hub/ Singapore Indoor Stadium
- 7 mins drive to East Coast Park
- 11 mins drive to Gardens by the Bay

Sixteen35
residences

Distance and travel duration are estimates only.

SPICE UP YOUR LIFE WITH A TASTE OF REMINISCENCE

FROM EATING TO INDULGING,
SHOPPING TO ENTERTAINING,
AND SCHOOLING TO WORKING,
ALL AT A DISTINCTIVE LOCATION.

www.新加坡房地产.com

BISTROS WITHIN 1KM

- THE TUCKSHOP
- THE SKEWER BAR

- BEAUTY IN THE POT
- 126 DIM SUM
- BRAWN & BRAINS COFFEE
- FRUIT PARADISE

- G7 SIN MA LIVE SEAFOOD RESTAURANT
- OLD AIRPORT ROAD FOOD CENTRE
- LORONG 9 BEEF KWAY TEOW

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PAYA LEBAR CENTRAL

THE NEW DESTINATION IN THE EAST

APRIL 2018

SINGAPORE, 16 LORONG 35 GEYLANG

$2.00

Experience A New Lifestyle In A Rising And Vibrant Commercial Hub

Plans to develop a 12-hectare commercial hub brimming with life at Paya Lebar Central is already underway. Once completed, it is set to incorporate offices, hotels, retail and communal spaces, with the Geylang River running through. A new public plaza next to Paya Lebar MRT Interchange and pedestrian walkways lined with kiosks and delis will bring boundless vibrancy to the neighbourhood.

Total Convenience And Entertainment

The Paya Lebar MRT Interchange is within walking distance to your home, connecting you to the city in 4 stops. The Central Business District is accessible in 10 minutes via PIE and ECP. If you love the great outdoors, pick up your bike and head to the Geylang Park Connector that leads to a larger network of park connectors, waterfronts and parks, stretching as far as Gardens by the Bay and East Coast Park.

Live, Work And Play

Paya Lebar Central is set to become a major commercial cluster with approximately 90,000 sqm of office space. Leave the peak hour rush behind with a home in the new business heartbeat.

AMENITIES WITHIN 1KM FROM SIXTEEN35

Retail And F&B

Turn back time as you stroll along colonial shophouses at Tanjong Katong. Savour the flavours of a bygone era at Geylang Serai Market or satisfy your taste buds at Instagram-worthy cafes and restaurants. Catch the latest blockbusters at SingPost Centre's new cineplex. From high-rise malls to traditional bazaars, your shopping choices are endless with Paya Lebar Square, City Plaza, Geylang Serai Pedestrian Mall and Aperia Shopping Mall in the vicinity.

Renowned Schools

Reputable schools like Kong Hwa School and Geylang Methodist School bring great convenience to students and parents alike. In nearby Aljunied, you will also find WDA Lifelong Learning Institute, James Cook University, and more academic institutions making up Singapore's next education hub.

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WORLD CLASS CONNECTIVITY

4 MINS DRIVE
Singapore Sports Hub/Singapore Indoor Stadium

9 MINS DRIVE
CBD / Marina Bay Sands

10 MINS DRIVE
Orchard Road

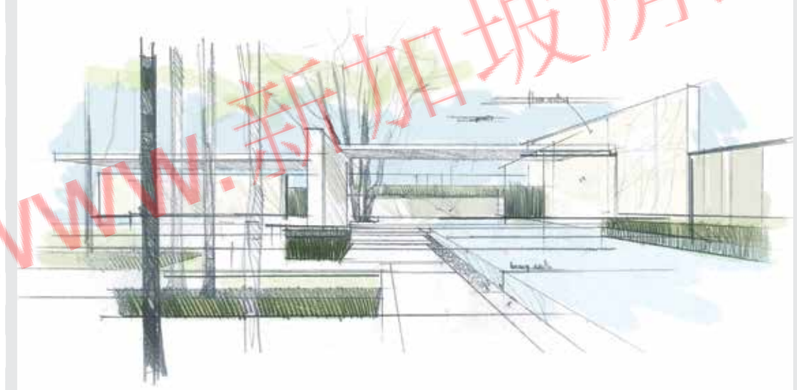
Distance and travel duration are estimates only.

www.[illegible].com

Be close to the heart of the city while enjoying the dynamic Bohemian enclave surrounding your door. The glistening skyscrapers and enigmatic nightlife of the CBD, Marina Bay Sands, Orchard Road and Bugis are no more than 15 minutes' drive from Sixteen35 Residences. Not forgetting the world-class Marina Bay Golf Course and Changi Airport in close proximity. This is where you know you want to be.

LEISURE LIVING IN THE URBAN GARDEN

Sixteen35 Residences represents an architectural masterpiece, poised to become an iconic landmark in the city-fringe. The luxurious mixed-use development comprises a single 5-storey block with 60 exclusive units of 1-bedroom, 1-bedroom + study, 2-bedroom premium, 2-bedroom + study, 2-bedroom + study premium and 3-bedroom units. The residence sits atop the historical Huang Shi Zong Hui (Singapore), which occupies the second and third levels.



Lush landscaping combined with natural stone surfaces enhance the richness of the space. An infinity forest harmonises with the clean, classical architecture to present modern living in the woods. At the heart of it all, the exquisite wall design inspired by the Barcelona pavilion stands in stark contrast to the intricately-crafted green foliage.

ARTIST'S IMPRESSION

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ARTIST'S IMPRESSION

DIVE INTO THE LAP OF LAVISH INDULGENCE

Luxury is escaping the hustle and bustle of city living. True luxury relaxing any time and day, whenever and wherever the mood rises. Immerse in the swimming pool while soaking up the golden sun. Sit by the serene waters while enjoying an aromatic BBQ dinner. Keep fit and get your health on track with ease at the gym.

ARTIST'S IMPRESSION

www.新加坡房地产.com

LIVE THE VOGUE LIFE

Break the monotony of everyday life with little moments of wonder. Sip your favourite bubbly and dine on gourmet delights by the pool side, or pick up your latest gadget and unwind by the pool lounge. At dusk, close the day with a visit to the fitness corner to give tired muscles a relaxing stretch.

ARTIST'S IMPRESSION

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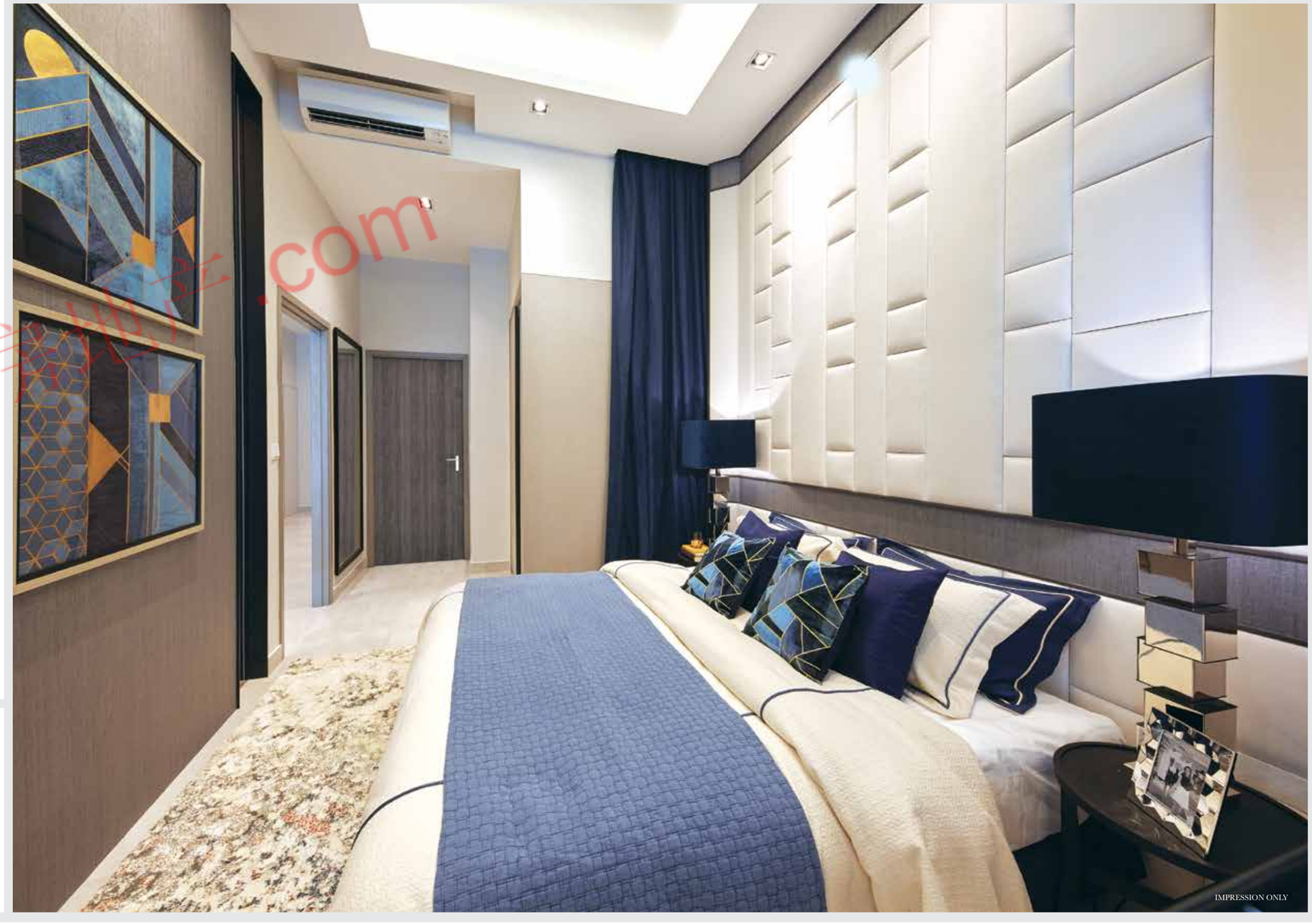
SANCTUARY
OF SIMPLE
SOPHISTICATION

IMPRESSION ONLY

www.新加坡房地产.com

AWAKEN YOUR SENSES TO HOMELY COMFORT



IMPRESSION ONLY

Calm your mind and regain your inner peace after a long day of adrenaline-pumping bustle. With the space to let your imagination run wild and create a personal haven, every moment will be a moment of Zen.

www.新加坡房地产.com

THE FINEST TOUCH OF PREMIUM LIVING

From whipping up a sumptuous meal for your loved ones, to entertaining party guests or spending a quiet day in with the family, every unit is designed to maximise space for ample comfort.

STUDY ROOM IMPRESSION ONLY

IMPRESSION ONLY

Turn your dream home into reality. Pamper your five senses and make every moment an ease with premium fittings from Bosch and Grohe.

BOSCH

GROHE
ENJOY WATER®

IMPRESSION ONLY

www.新加坡房地产.com

SITE PLAN

LEVEL 4 - FACILITIES DECK

A. Fitness Corner
B. Landscape Court
C. Lap Pool
D. Green Wall
E. Gymnasium
F. Pool Lounge
G. Pool Deck
H. Shower Area
I. BBQ
J. Dining Area
K. Lounge
L. Residential Lift Lobby

LEVEL 1

M. Huang Shi Zong Hui (Singapore) Entrance

ARTIST'S IMPRESSION

DIAGRAMMATIC CHART

	01	02	03	04	05	06	07	08	09	10	11	12
8th*	C1-H	BS4-H	A1-H	A2-H	BS3-H	BSP1-H	BSP3-H	AS1-H	BSP2-H	BS1-H	BS2-H	BP1-H
7th	C1	BS4	A1	A2	BS3	BSP1	BSP3	AS1	BSP2	BS1	BS2	BP1
6th	C1	BS4	A1	A2	BS3	BSP1	BSP3	AS1	BSP2	BS1	BS2	BP1
5th	C1	BS4	A1	A2	BS3	BSP1	BSP3	AS1	BSP2	BS1	BS2	BP1
4th	C1	BS4	A1	A2	BS3	BSP1	BSP3	AS1	BSP2	BS1	BS2	BP1
3rd	Huang Shi Zong Hui (Singapore)											
2nd	Huang Shi Zong Hui (Singapore)											
1st	Car park and lift lobby for association and residents											
B1	Car park and lift lobby for residents only											

1 Bedroom
1 Bedroom + Study
2 Bedroom (Premium)
2 Bedroom + Study
2 Bedroom + Study (Premium)
3 Bedroom

*Level 8 units (ie, A1-H, A2-H, AS1-H, BS1-H, BS2-H, BS3-H, BS4-H, BP1-H, BSP1-H, BSP2-H, BSP3-H, C1-H) come with ceiling height from approximately 2400mm up to 3.540mm (including localized bulkhead of approximately 2400mm to 3300mm). The other units on levels 4 to 7 come with ceiling height from approximately 2400mm up to 2890mm (including localized bulkhead of approximately 2400mm to 2650mm)

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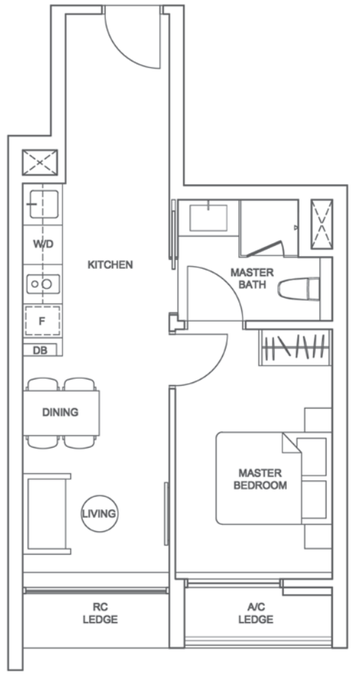
TYPE A1

Area 43 sqm / 463 sqft
Unit #05-03 to #07-03

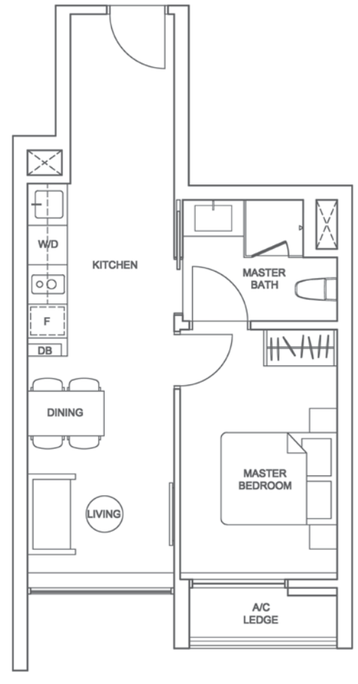
TYPE A1

Area 43 sqm / 463 sqft
Unit #04-03



TYPE A1-H

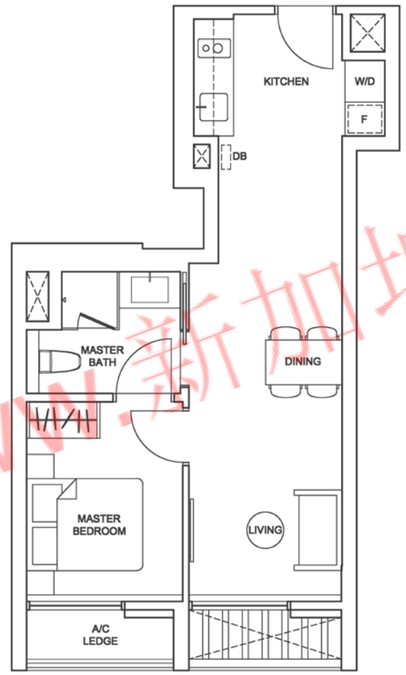
Area 43 sqm / 463 sqft
Unit #08-03



Areas include a/c ledge. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates and are subject to final survey.

TYPE A2

Area 45 sqm / 484 sqft
Unit #04-04

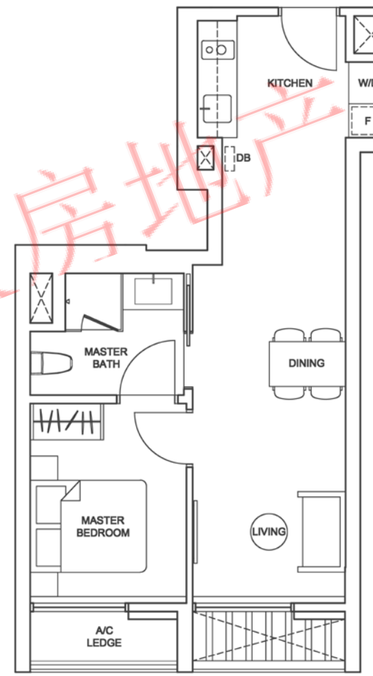


TYPE A2

Area 45 sqm / 484 sqft
Unit #05-04 to #07-04

TYPE A2-H

Area 45 sqm / 484 sqft
Unit #08-04



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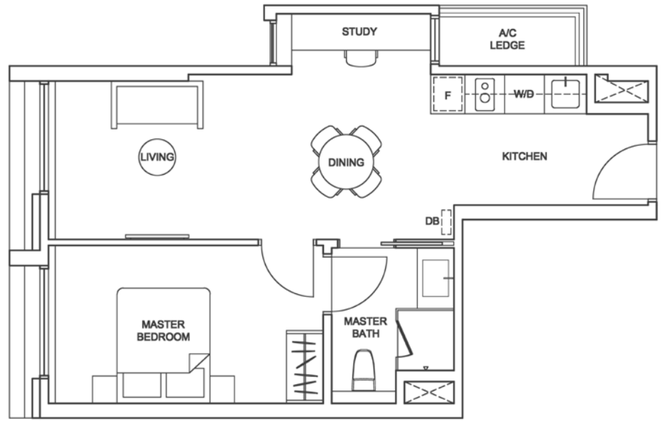
TYPE AS1

Area 50 sqm / 538 sqft
Unit #04-08

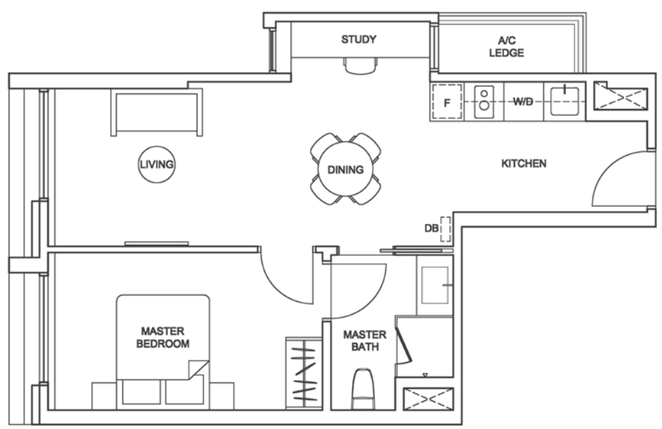


TYPE AS1

Area 50 sqm / 538 sqft
Unit #05-08 to #07-08

TYPE AS1-H

Area 50 sqm / 538 sqft
Unit #08-08



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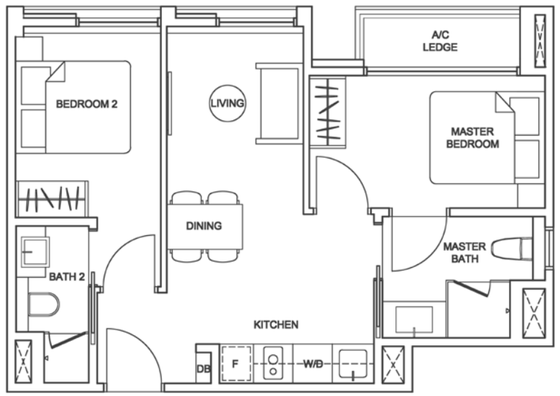
2-BEDROOM (PREMIUM)

TYPE BP1

Area 50 sqm / 538 sqft
Unit #04-12

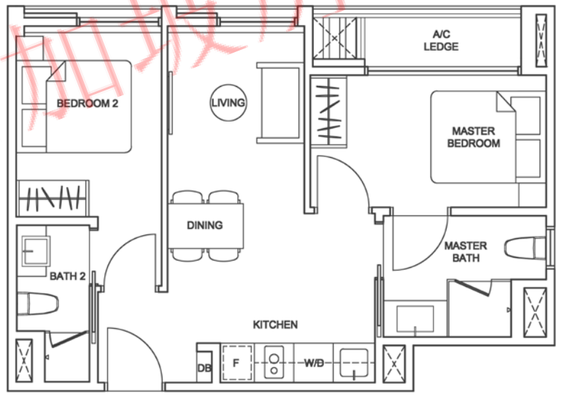


TYPE BP1

Area 50 sqm / 538 sqft
Unit #05-12 to #07-12

TYPE BP1-H

Area 50 sqm / 538 sqft
Unit #08-12



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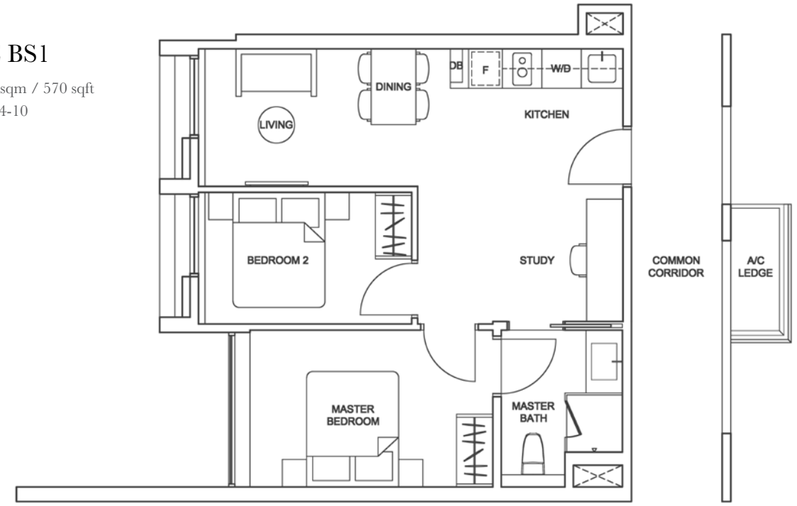
2-BEDROOM + STUDY

TYPE BS1

Area 53 sqm / 570 sqft
Unit #04-10

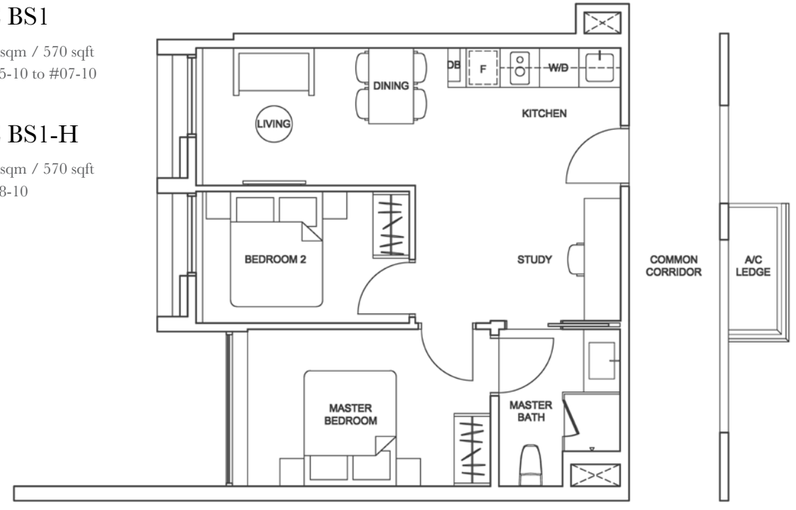


TYPE BS1

Area 53 sqm / 570 sqft
Unit #05-10 to #07-10

TYPE BS1-H

Area 53 sqm / 570 sqft
Unit #08-10



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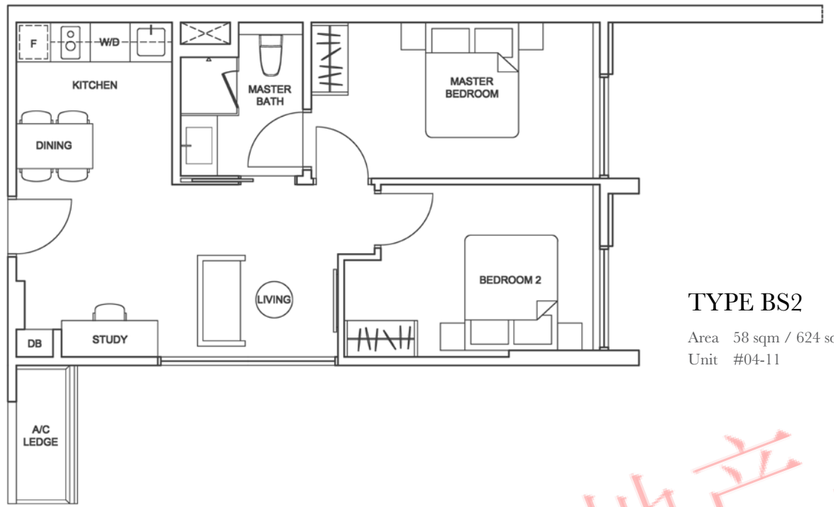
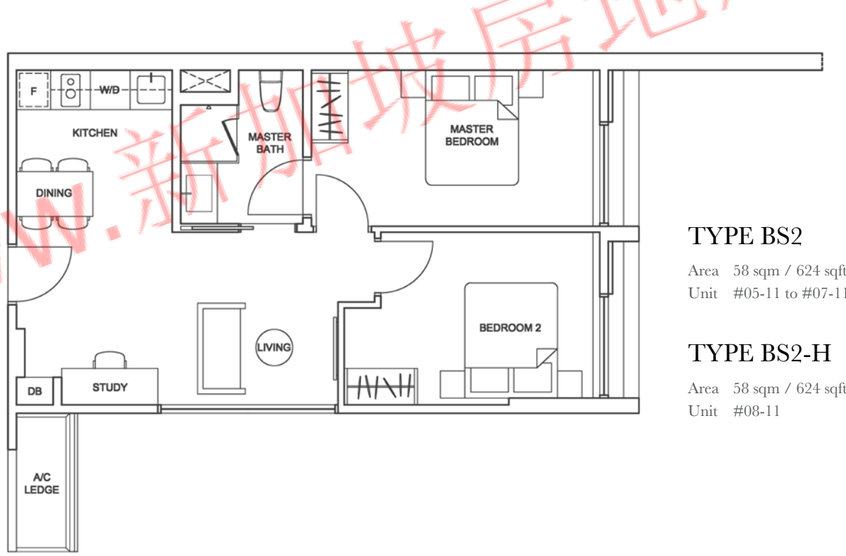


TYPE BS2

Area 58 sqm / 624 sqft
Unit #04-11



TYPE BS2

Area 58 sqm / 624 sqft
Unit #05-11 to #07-11

TYPE BS2-H

Area 58 sqm / 624 sqft
Unit #08-11

Areas include a/c ledge. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates and are subject to final survey.

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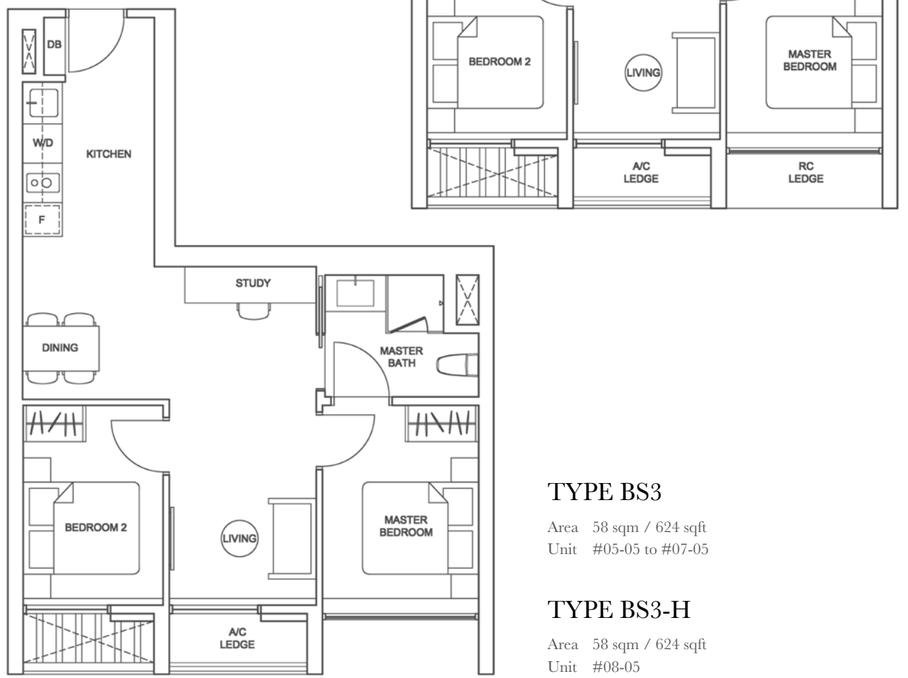


TYPE BS3

Area 58 sqm / 624 sqft
Unit #04-05

TYPE BS3

Area 58 sqm / 624 sqft
Unit #05-05 to #07-05

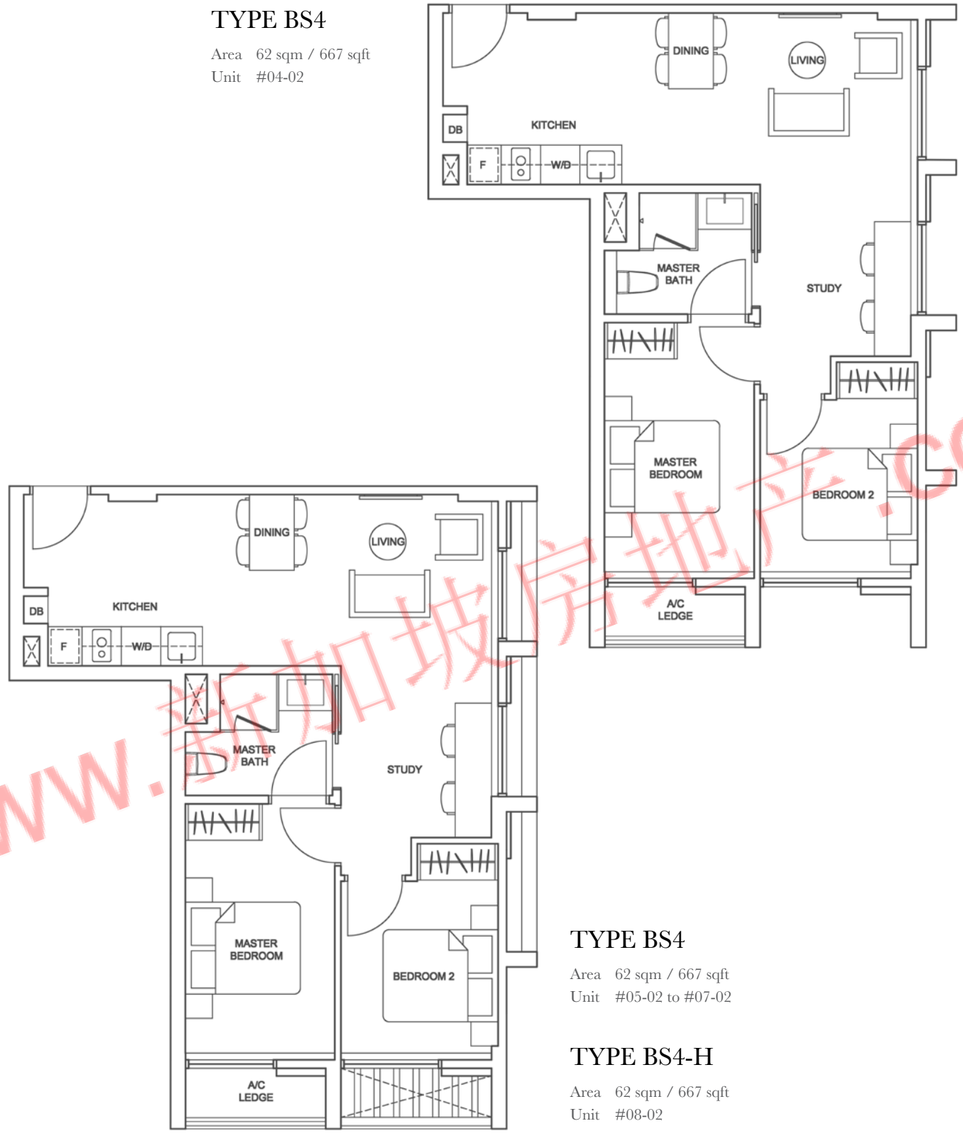
TYPE BS3-H

Area 58 sqm / 624 sqft
Unit #08-05

Areas include a/c ledge. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates and are subject to final survey.

TYPE BS4

Area 62 sqm / 667 sqft
Unit #04-02



TYPE BS4

Area 62 sqm / 667 sqft
Unit #05-02 to #07-02

TYPE BS4-H

Area 62 sqm / 667 sqft
Unit #08-02

Areas include a/c ledge. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates and are subject to final survey.

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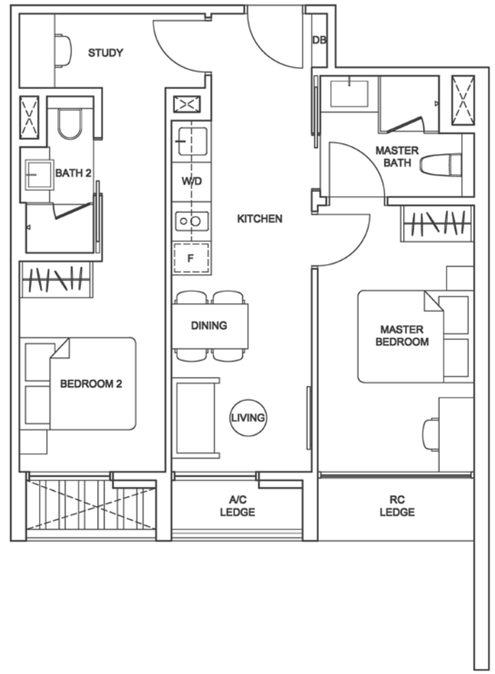
TYPE BSP1

Area 59 sqm / 635 sqft
Unit #04-06



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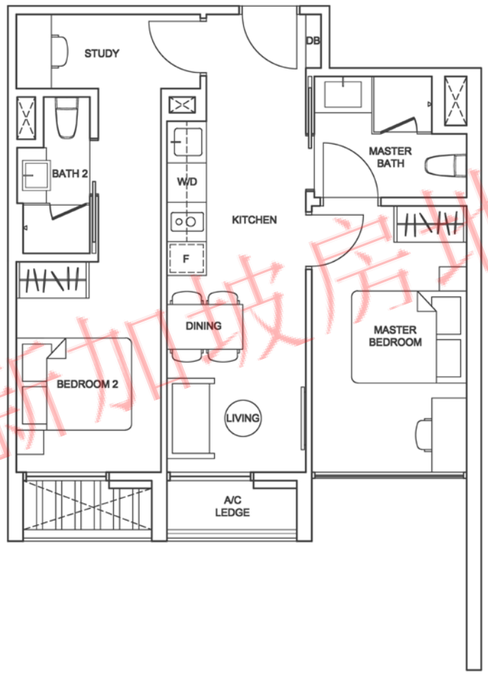
TYPE BSP1

Area 59 sqm / 635 sqft
Unit #05-06 to #07-06

TYPE BSP1-H

Area 59 sqm / 635 sqft
Unit #08-06



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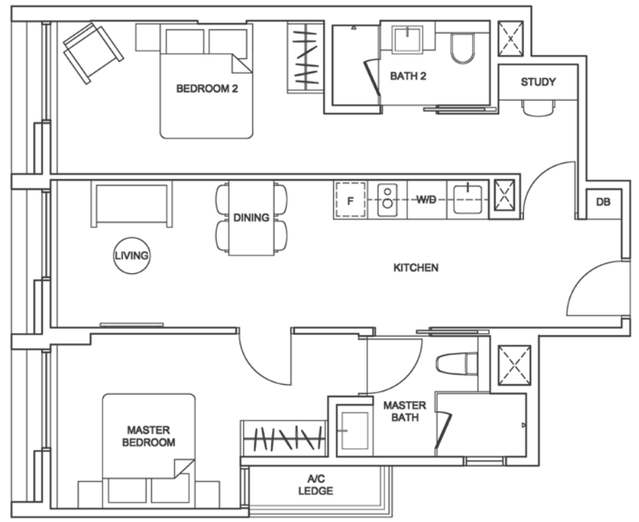
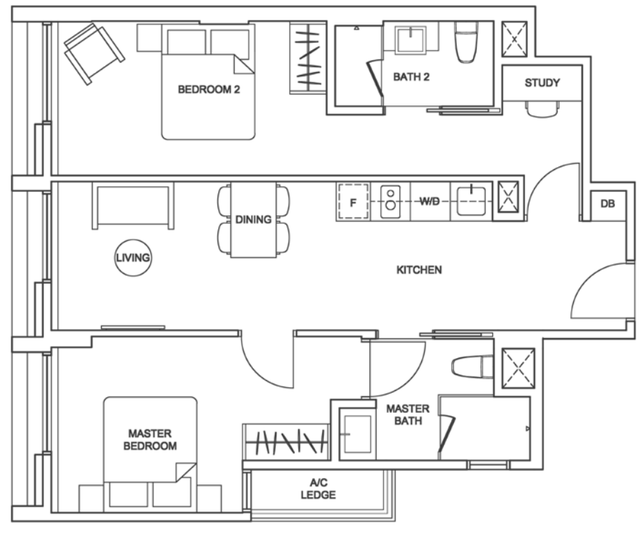
2-BEDROOM + STUDY (PREMIUM)



TYPE BSP2

Area 69 sqm / 743 sqft
Unit #04-09



TYPE BSP2

Area 69 sqm / 743 sqft
Unit #05-09 to #07-09

TYPE BSP2-H

Area 69 sqm / 743 sqft
Unit #08-09

Areas include a/c ledge. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates and are subject to final survey.

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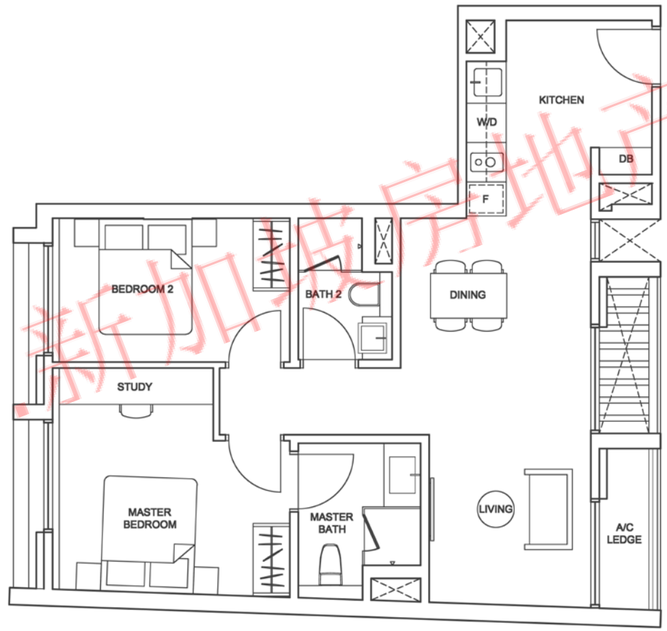
TYPE BSP3

Area 70 sqm / 753 sqft
Unit #04-07



Key plan not to scale

Areas include a/c ledge. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates and are subject to final survey.

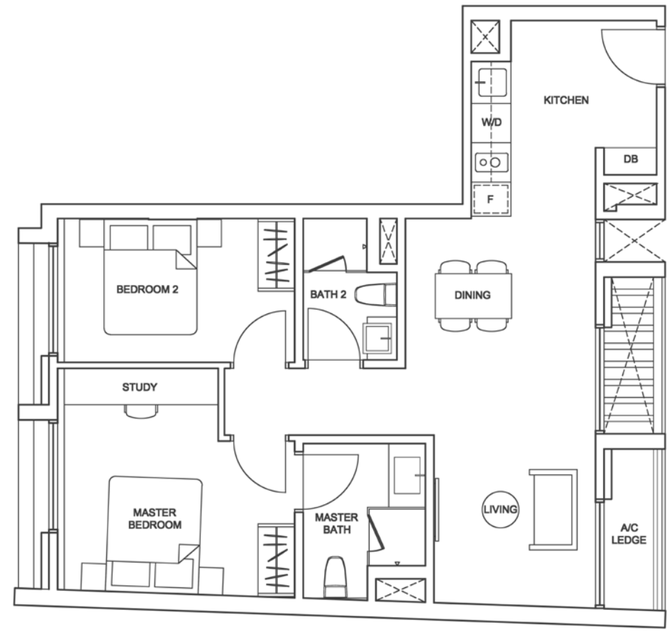
2-BEDROOM + STUDY (PREMIUM)

TYPE BSP3

Area 70 sqm / 753 sqft
Unit #05-07 to #07-07

TYPE BSP3-H

Area 70 sqm / 753 sqft
Unit #08-07



Key plan not to scale

Areas include a/c ledge. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates and are subject to final survey.

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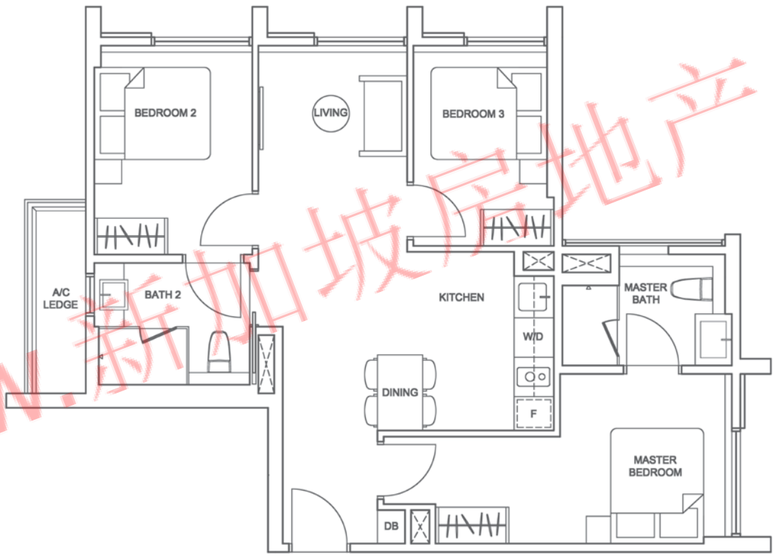
TYPE C1

Area 74 sqm / 797 sqft
Unit #04-01



Key plan not to scale

Areas include a/c ledge. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates and are subject to final survey.

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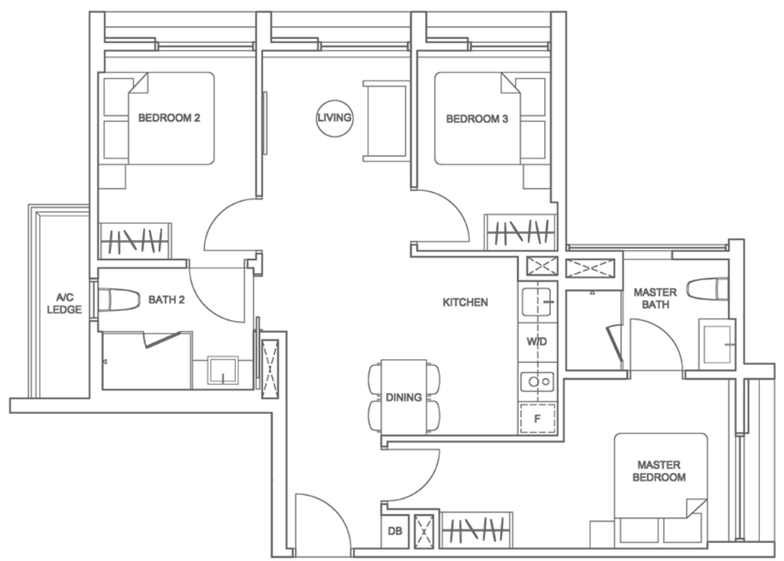
TYPE C1

Area 74 sqm / 797 sqft
Unit #05-01 to #07-01

TYPE C1-H

Area 74 sqm / 797 sqft
Unit #08-01



Key plan not to scale

Areas include a/c ledge. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates and are subject to final survey.

OXLEY HOLDINGS LIMITED

Oxley Holdings Limited ("Oxley" or "the Group") is a home-grown Singaporean property developer. Oxley is principally engaged in the business of property development and property investment. Since its inception, the Group's accelerated growth has resulted in a burgeoning presence both locally and overseas. It now has a presence across twelve geographical markets. Oxley is listed on the Main Board of the SGX-ST and has a market capitalisation of approximately S$2.12 billion.

The Group has a diversified portfolio comprising development and investment projects in Singapore, the United Kingdom, Ireland, Cyprus, Cambodia, Malaysia, Indonesia, China, Myanmar, Australia, Japan and Vietnam. Oxley's expertise does not lie solely in property development; the Group also renders project management and consultancy expertise in Myanmar.

Oxley's property development portfolio encompasses choice residential, commercial and industrial projects. Key elements of the Group's choice developments include prime locations, desirable lifestyle features and preferred designs. With a keen grasp of market sentiments and trends, Oxley has achieved remarkable growth since its inception.

As part of its strategic expansion, the Group has also entered into partnerships with reputable local and overseas developers as well as business partners. In 2013, the Group acquired a 20% stake in Galliard (Group) Limited, a leading property developer in the United Kingdom. Galliard (Group) is a property development, hospitality and management group overseeing a wide variety of developments across London and Southern England. Since then, Oxley has also acquired a 40% stake in Pindan Group Pty Ltd, an integrated project group based in Western Australia, and an 15% stake in United Engineers, a Singaporean property development and engineering company that was founded in 1912.

UNITED KINGDOM
ROYAL WHARF

IRELAND
DUBLIN LANDINGS

MALAYSIA
OXLEY TOWERS
KUALA LUMPUR CITY CENTRE

SINGAPORE
OXLEY TOWER

SINGAPORE
NOVOTEL ON STEVENS,
MERCURE ON STEVENS

CAMBODIA
THE PEAK

CAMBODIA
THE BRIDGE

SINGAPORE
THE RISE @ OXLEY

INDONESIA
OXLEY CONVENTION CITY

SINGAPORE
THE FLOW

MYANMAR
MIN RESIDENCES

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All perspectives above are only artist's impression.

Name of housing project: Sixteen35 Residences • Developer: Oxley Pearl Pte Ltd (UEN 201604527E) • Developer Licence No.: C1270 • Tenure of Land : 99 Years Commencing From 6 April 2018 • Lot No.: Lot 98849K MK24 at 16 Lorong 35 Geylang • Expected Date of Vacant Possession: 31 Dec 2023 • Expected Date of Legal Completion: 31 Dec 2026 • Encumbrances On The Land: Nil

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