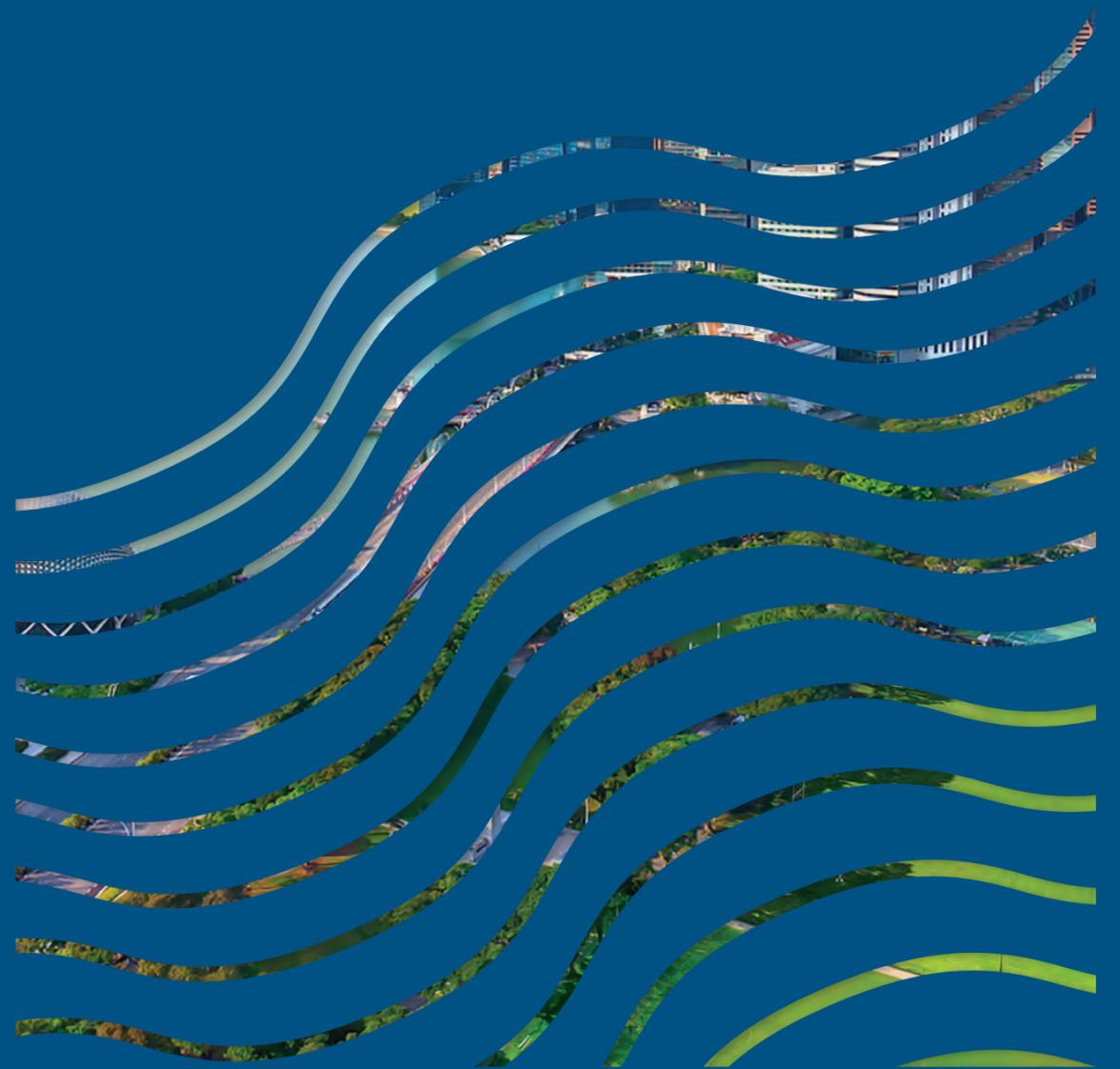




AVENUE SOUTH
RESIDENCE

RESERVED FOR VISIONARIES

A GLIMPSE OF SINGAPORE'S FUTURE

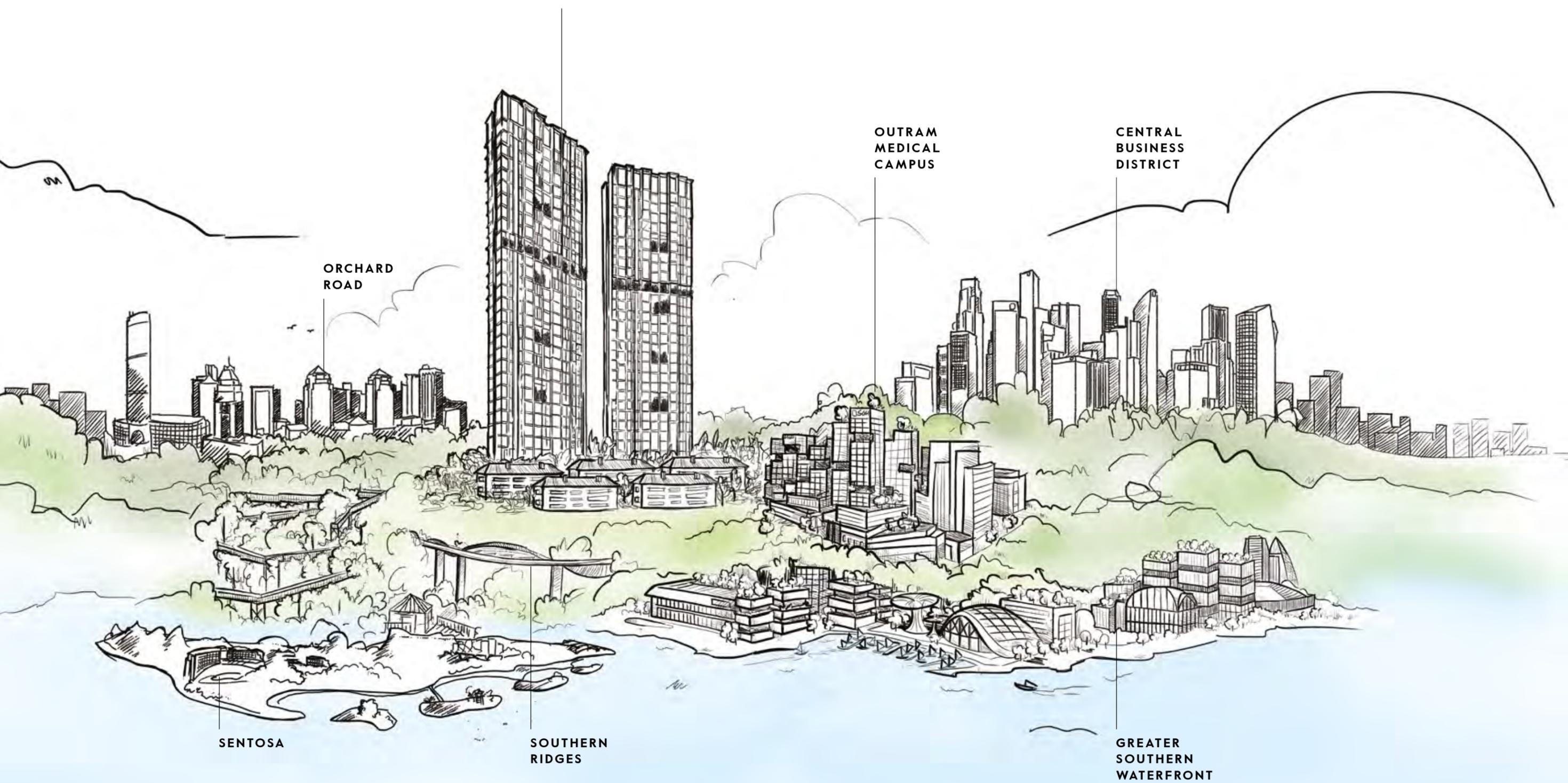






AVENUE SOUTH RESIDENCE

THE FIRST RESIDENTIAL DEVELOPMENT AT THE DOORSTEP
OF SINGAPORE'S NEWEST CENTRAL BUSINESS DISTRICT



ORCHARD
ROAD

OUTRAM
MEDICAL
CAMPUS

CENTRAL
BUSINESS
DISTRICT

SENTOSA

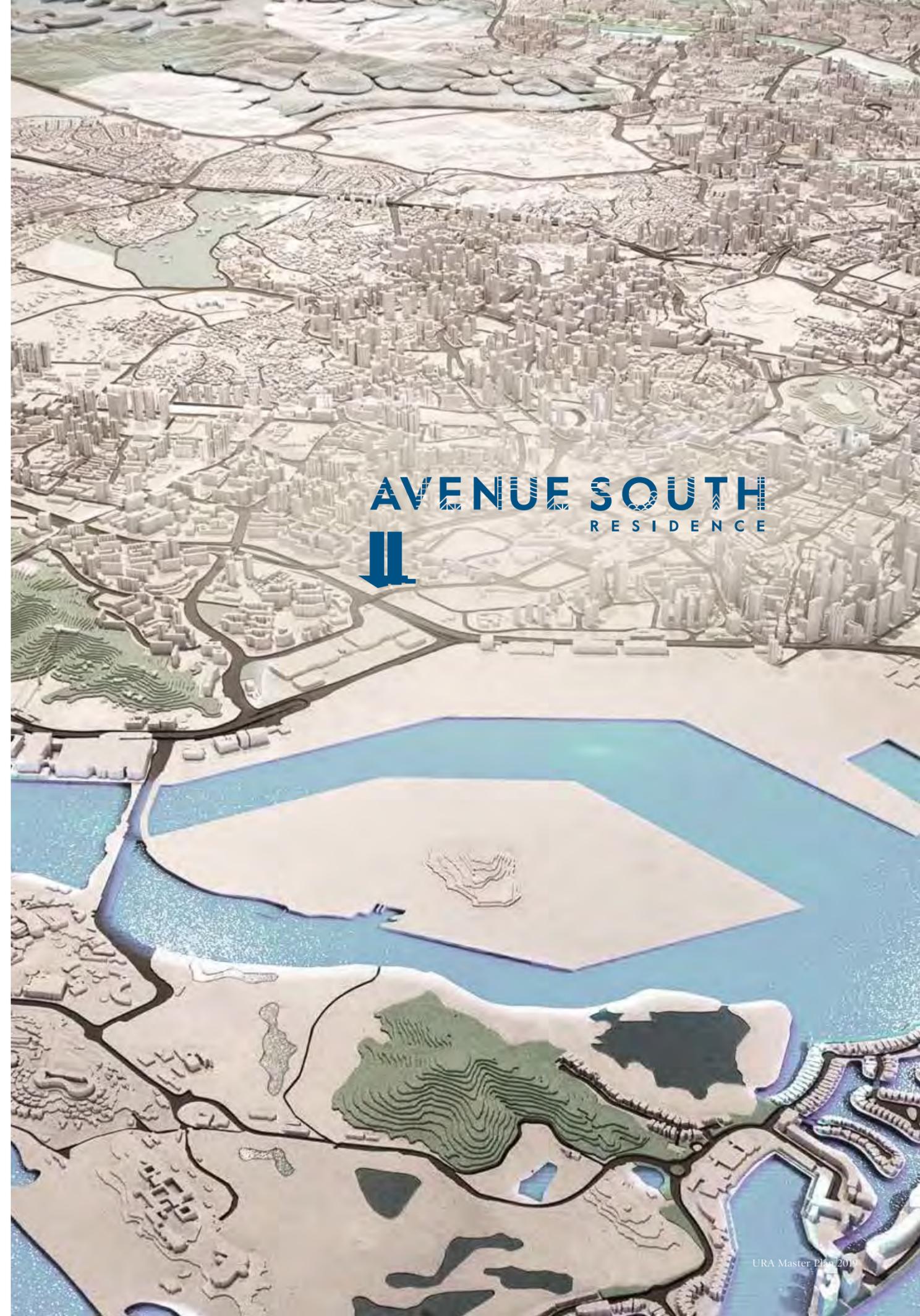
SOUTHERN
RIDGES

GREATER
SOUTHERN
WATERFRONT

SOARING ABOVE THE FUTURE

Avenue South Residence is envisioned to be a gateway to the live-work-play lifestyle of the future.

Extending from Pasir Panjang to Marina East, the transformation of the Greater Southern Waterfront, comprising over 2,000 hectares of prime waterfront land, will contribute to a dynamic city centre with exuberant business and lifestyle opportunities.



AVENUE SOUTH
RESIDENCE

AT THE HEART OF NATURE

Seamlessly connected to Avenue South Residence, the Rail Corridor links our green heritage to the evolving cityscape.

Scheduled for completion in 2021, the 24km-long green artery will connect communities, spur development and rejuvenate the neighbourhood.



24KM
LUSH GREEN
STRETCH

- RAIL CORRIDOR
- HERITAGE
- RECREATIONAL
- BUSINESS

Map is not drawn to scale.
*Exact locations for future projects and amenities are to be determined by authorities.



IN PROXIMITY TO POSSIBILITIES

The central location of Avenue South Residence offers access to various commercial hotspots such as Raffles Place, Downtown Marina Bay, HarbourFront Centre and Mapletree Business City.

Future hotspots include the 43-hectare Outram Medical Campus and the expansion of the two Integrated Resorts — Resorts World Sentosa and Marina Bay Sands.





A HOME FOR VISIONARIES

GREATER SOUTHERN WATERFRONT

2,000HA
PRIME WATERFRONT LAND

6x
THE SIZE OF
MARINA BAY

INTEGRATED RESORTS

S\$9 BILLION
IN NEW ATTRACTIONS

60,000+
RELATED & EXISTING WORKFORCE

5,000+
NEW JOBS

RAIL CORRIDOR

10x
LONGER THAN THE
NEW YORK HIGH LINE

COMMERCIAL HOTSPOTS

20 MILLION+ SQFT
COMMERCIAL AREA

212,000+
EXISTING WORKFORCE

OUTRAM MEDICAL CAMPUS

43HA
TOTAL LAND AREA

10,000+
EXISTING WORKFORCE



Map is not drawn to scale.

Exact locations for future projects and amenities are to be determined by authorities. Although the data has been produced and processed from sources believed to be reliable, no warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, legality, reliability or usefulness of any information.

THIS LAND IS EXCEEDINGLY GOOD —
RIGHT IN THE CITY YET SURROUNDED BY NATURE

TIONG
BAHRU

OUTRAM
MEDICAL
CAMPUS

OUTRAM
PARK MRT

RAFFLES
PLACE

TANJONG
PAGAR

DOWNTOWN
MARINA BAY

CANTONMENT
MRT (U/C)*

RAIL
CORRIDOR

**GREATER
SOUTHERN
WATERFRONT**

KEPPEL
MRT (U/C)*

SENTOSA

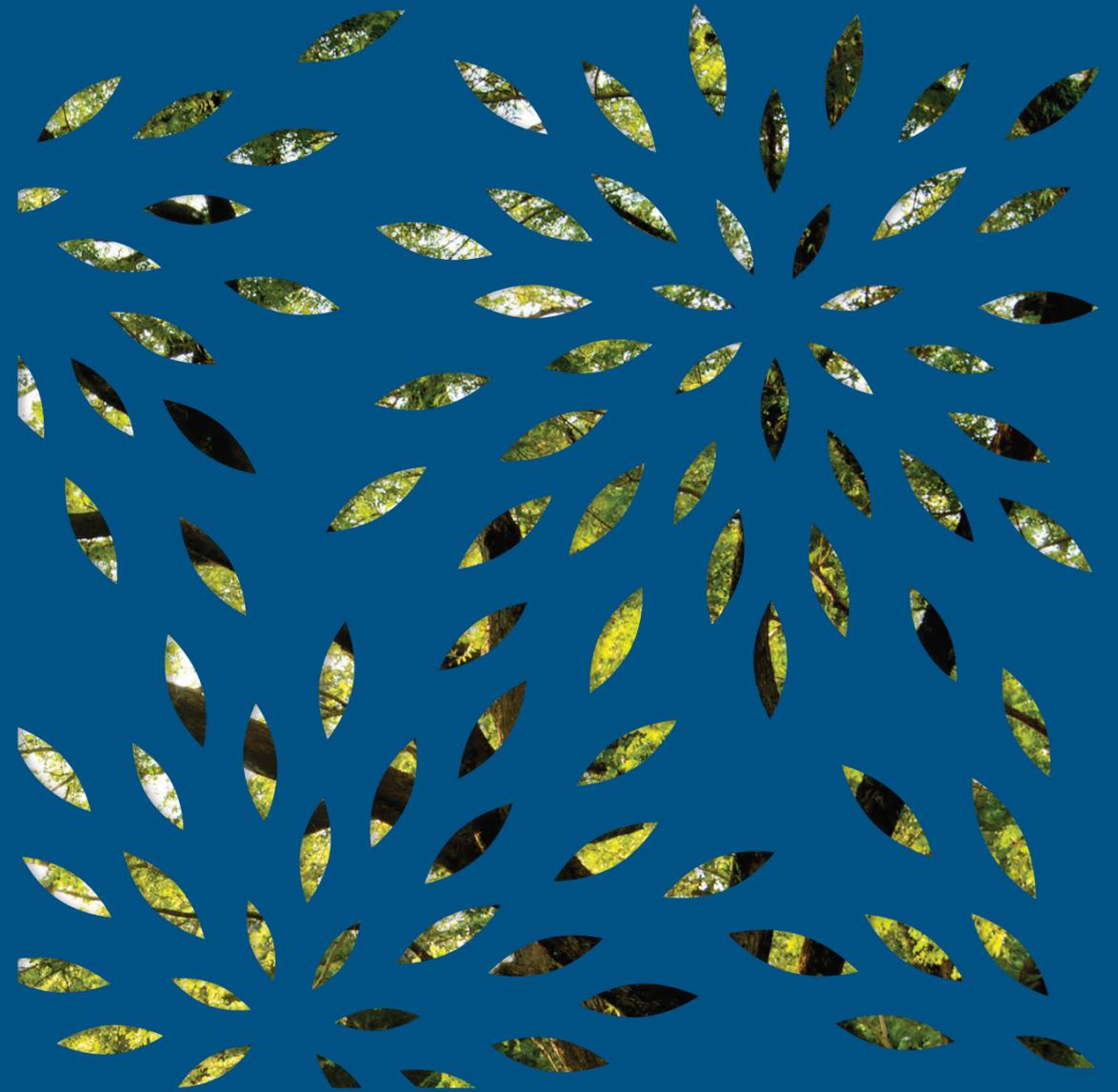
RESORTS
WORLD
SENTOSA

VIVOCITY

MOUNT
FABER
PARK

SOUTHERN
RIDGES

LOOK AROUND THE NEIGHBOURHOOD





ALL ROADS LEAD HOME

Enjoy effortless connectivity to all that Singapore has to offer.

DRIVE

Three expressways (AYE, CTE & MCE) connect Avenue South Residence to major hotspots around Singapore.

5 MINS

TO THE FUTURE GREATER SOUTHERN WATERFRONT

9 MINS

TO RESORTS WORLD SENTOSA

13 MINS

TO MARINA BAY SANDS

8 MINS

TO THE CENTRAL BUSINESS DISTRICT

9 MINS

TO THE ORCHARD ROAD SHOPPING BELT

CYCLE

The Rail Corridor offers residents the opportunity to cycle uninterrupted through vast stretches of nature, from Anson Road to Marina Bay.

WALK

4 MINS

TO OUTRAM MEDICAL CAMPUS

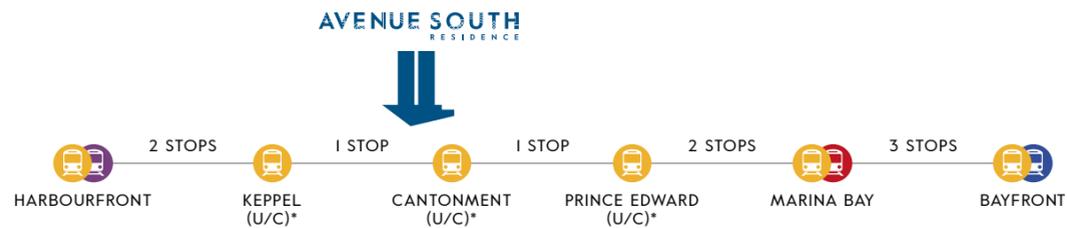
9 MINS

TO CANTONMENT MRT STATION (U/C)*

10 MINS

TO OUTRAM PARK MRT STATION

TRAIN



Travelling time is estimated based on normal traffic conditions.



Map is not drawn to scale.

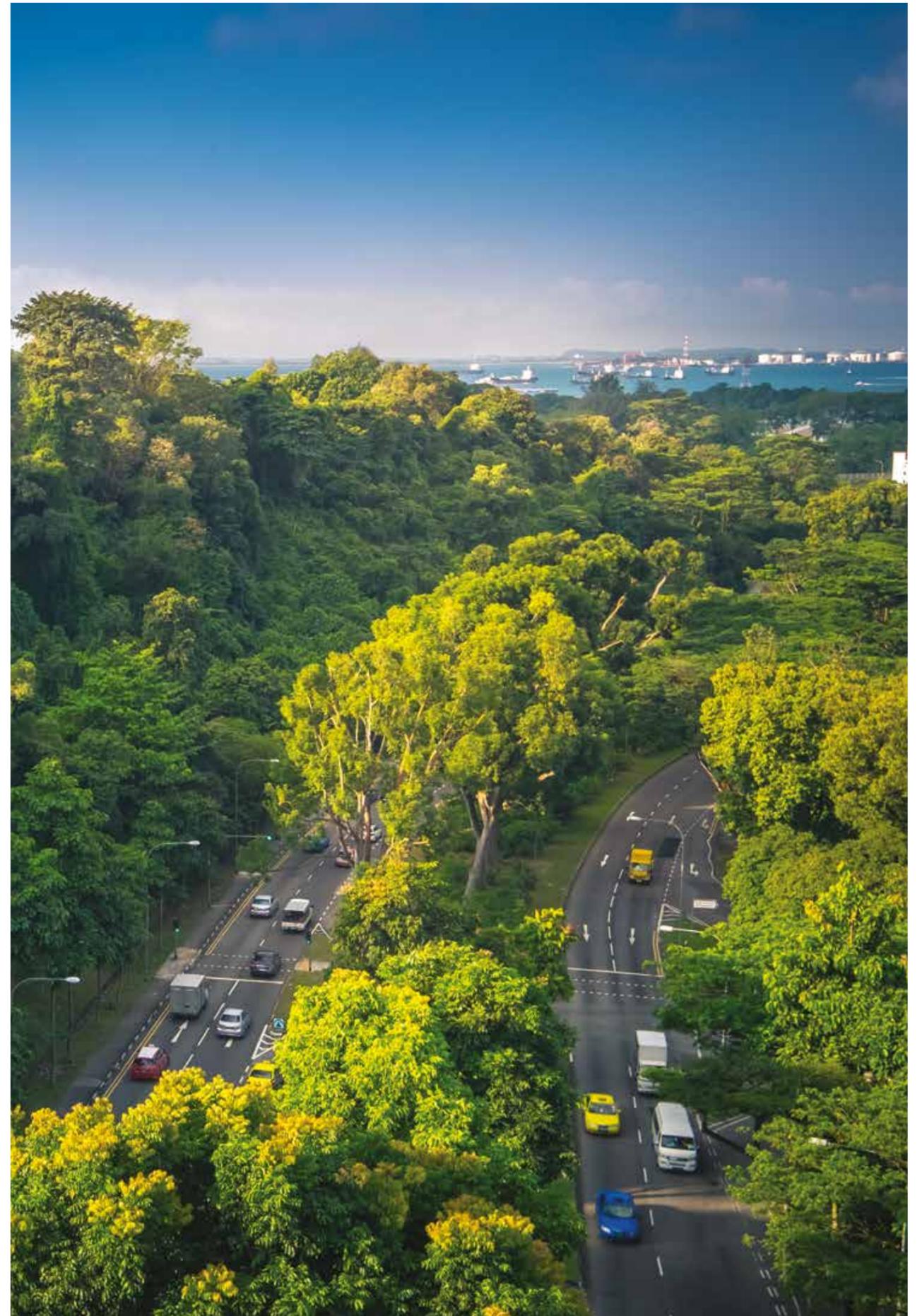
*Exact locations for future projects and amenities are to be determined by authorities.

- CIRCLE LINE
- EAST-WEST LINE
- NORTH-SOUTH LINE
- NORTH-EAST LINE
- DOWNTOWN LINE

ONE WITH NATURE

Well-connected to green pockets, Avenue South Residence offers access to a range of outdoor activities including cycling, jogging and trekking.

Rail Corridor | Mount Faber Park | Southern Ridges
Labrador Park | Marang Trail | Imbiah Nature Trail



A FEAST FOR YOUR SENSES

Avenue South Residence is nestled within a blossoming kaleidoscope of eclectic start-ups, cafes, bars and restaurants.

Enjoy the juxtaposition of old and new at some of Singapore's most popular hotspots — Tiong Bahru, Keong Saik Road, New Bridge Road and Duxton Hill.



COME HOME TO CONVENIENCE

Enjoy everyday convenience with over 10,000 sqft of commercial facilities available within the property including retail outlets, a Childcare Centre* and more.



*There will be a Childcare Centre providing infant care and/or childcare services within the development. Such Childcare Centre, located in the conservation buildings, will form part of common property and shall have a minimum gross floor area of 450 sqm. The Childcare Centre shall be there for a minimum of 10 years from the date of issuance of the Childcare Centre license (after such 10-year period, the possibility of conversion to other uses is subject to relevant rules and regulations, and the relevant authorities' approvals).





A collection of luxury homes where sophisticated high-rise living gets intimate with the elements of nature.

Overlooking the evolving waterfront, the 56-storey twin towers will emerge as a new landmark as they soar with elegant monumentality over the city.

**THIS PLACE IS
AVENUE SOUTH RESIDENCE**

INFUSED WITH NATURE

The sharp lines of the twin towers are sprinkled with sky gardens to embrace a green and wholesome lifestyle. Elements of tropical architecture such as balconies, window ledges and wood-coloured sun-shading screens add texture to the futuristic personality of the high-rise towers.

PEAK COLLECTION

The Height of Luxury

Towering above the sky court on the 36th storey, these premium apartments present unrivalled views of the Southern Gateway of Asia.

HORIZON COLLECTION

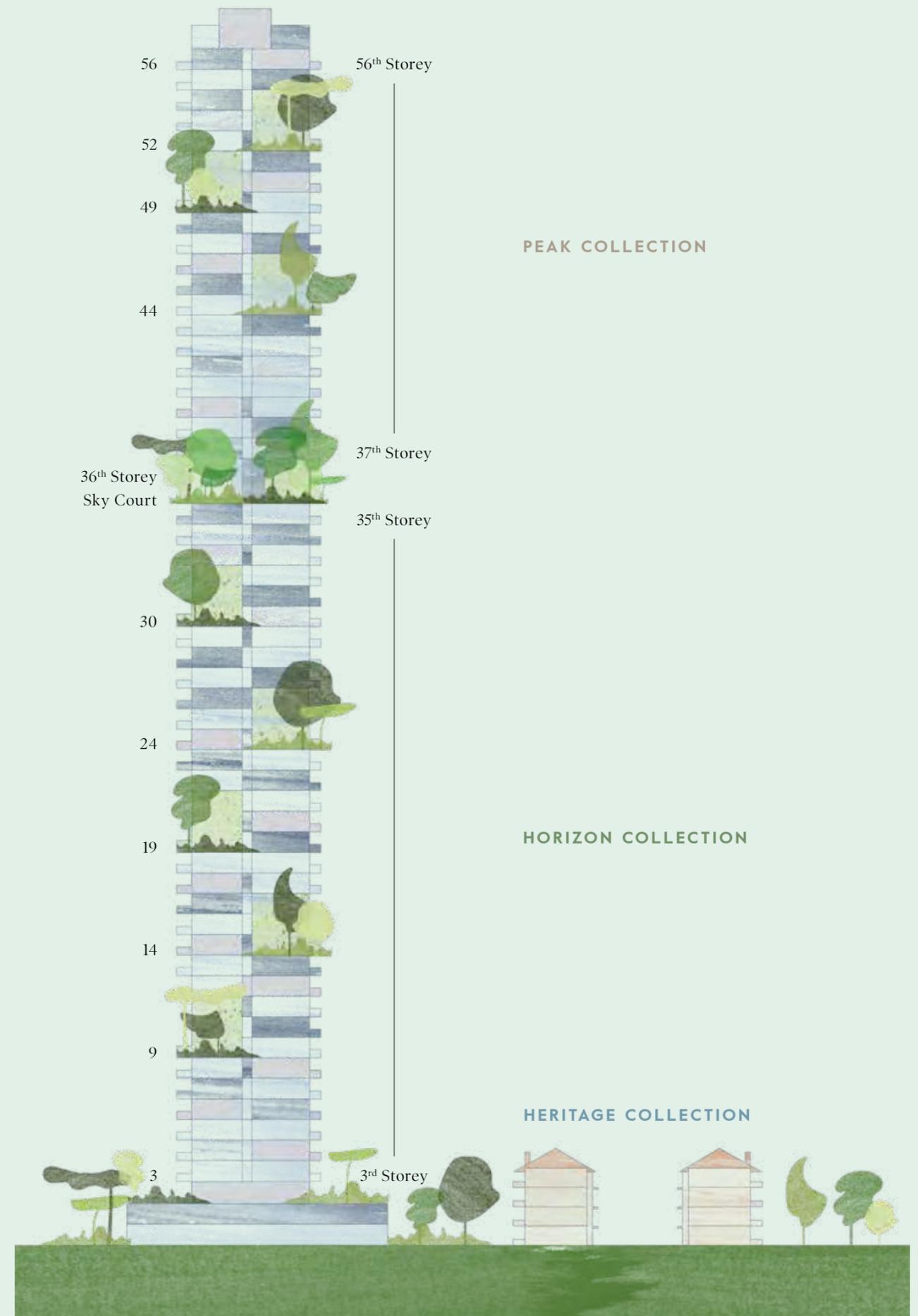
The Skyline of Prestige

Located between the 3rd and 35th storey, this collection caters to a life of sophistication befitting visionaries.

HERITAGE COLLECTION

The Live | Work Suites

The five heritage buildings on the site have been restored with adaptable layouts that offer the flexibility of a live-work lifestyle.





Artist's Impression

Avenue South Residence overlooks the abundant present as well as the exciting future of Singapore.



EXPLORE THE AMENITIES





AMENITIES ALL AROUND

Indulge in a life of luxury with 8 unique zones featuring over 80 amenities dedicated to entertainment, relaxation and recreation.



8
UNIQUE ZONES

- THE PRELUDE
- THE PARK
- THE WILDERNESS
- THE OASIS
- THE COURTYARD
- THE SANCTUARY
- THE RESORT
- THE CLOUD

18
EXPERIENTIAL SKY GARDENS

18
UNIQUE DINING & ENTERTAINMENT VENUES

Map is not drawn to scale.
Artist's Impression

THE PRELUDE

Welcome to Avenue South Residence. A unique juxtaposition of urban living and tranquil greenery awaits.





THE PRELUDE

- 1 Arrival | Drop-off
- 2 Water Forecourt
- 3 Guard House
- 4 Side Gate

THE PARK

- 5 Tiny Tots
- 6 Junior Playscape
- 7 Childcare Centre*
- 8 Shops | Restaurants
Commercial School
- P Public Park with
Playground*

THE WILDERNESS

The Ridge

- 9 Bicycle Park
(Basement)

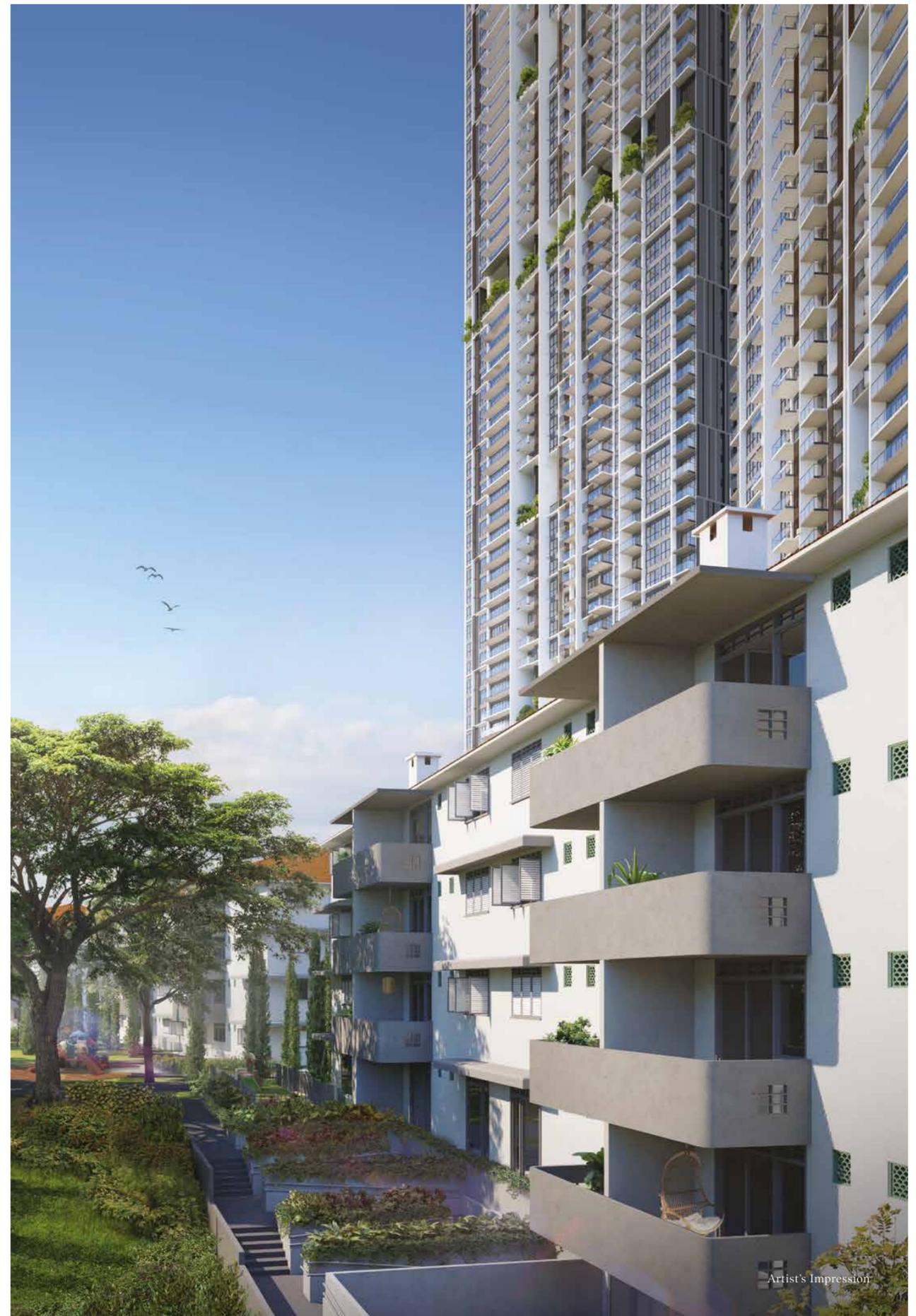
Fantasy Adventure

- 10 The Lion - Playground
- 11 The Fort - King Crawler
- 12 The Rock Wall
- 13 The Lookout

Rail Adventure

- 14 Balancing Trail
- 15 Boulder Climb
- 16 Discovery Trail
- 17 Majestic Trees Trail
- 18 Boardwalk

- 19 Vegetated Swale
- 20 Suspension Bridge
- 21 Tree Trunk Cluster
- 22 Log Trail



*There will be a Childcare Centre providing infant care and/or childcare services within the development. Such Childcare Centre, located in the conservation buildings, will form part of common property and shall have a minimum gross floor area of 450 sqm. The Childcare Centre shall be there for a minimum of 10 years from the date of issuance of the Childcare Centre license (after such 10-year period, the possibility of conversion to other uses is subject to relevant rules and regulations, and the relevant authorities' approvals).

Indicative; subject to relevant authorities' approval.



Artist's Impression

Bond with nature through the seamless connection to the Rail Corridor that invites nature to extend inwards.







THE OASIS

1st Storey

- | | | | |
|---|---|---------------------------|------------------|
| 23 Gourmet Club - Function Room 1 - Function Room 2 | 25 Grill Pavilion - BBQ 1 - BBQ 2 | 27 50m Lap Pool | 33 Green Lounge |
| 24 Fitness Suite (Upper Floor) - Gymnasium - Studio - Outdoor Terrace | 26 Poolside Pavilion & Bar - BBQ 3 - BBQ 4 | 28 Poolside Lounge | 34 Dipping Pool |
| | | 29 Sun Terrace | 35 Pool Terrace |
| | | 30 Sun Deck | 36 Play Lawn |
| | | 31 Spa Pool | 37 Mini Golf |
| | | 32 Children's Splash Pool | 38 Water Cascade |
| | | | 39 Eco Pond |

THE COURTYARD

1st Storey

- | | | |
|-------------------|-----------------|-----------------|
| 40 The Lawn | 42 Croquet Lawn | 44 Fruit Garden |
| 41 Sensory Garden | 43 Herb Garden | 45 Pet Maze |



Artist's Impression



Artist's Impression





Artist's Impression

Plunge into the cool waters of the 50m Lap Pool.



Artist's Impression

Break a sweat against the soothing view of rich greenery.





THE SANCTUARY

3rd Storey

- | | | | |
|---|--|--|----------------------------------|
| 46 Epicurean Club - Function Room 3 - Function Room 4 | 48 Sanctuary Clubhouse - Karaoke 1 - Karaoke 2 - Pavilion Lounge - The Study - Piano Room | 49 Sanctuary Pool 50 Lounge Pool 51 Sun Deck | 52 Forest Alcove 53 Sun Plaza |
|---|--|--|----------------------------------|

THE RESORT

3rd Storey

- | | | | |
|-----------------------------|-------------|------------------|-------------------|
| 54 Eco Fitness Garden Trail | 57 Aqua Gym | 59 Infinity Spa | 61 Harvest Garden |
| 55 Tennis Court | 58 Cabanas | 60 Garden Alcove | 62 Pebble Plaza |
| 56 Outdoor Fitness Plaza | | | |

THE CLOUD

56th Storey

- | | | |
|---|---|--|
| 63 Tower II - Function Room 5 - Function Room 6 | 64 Tower I3 - Function Room 7 - Function Room 8 | Lower 1 st Storey A. Bin Centre B. Sub Station C. Outdoor Genset Water Tank |
|---|---|--|





Lounge in the Cabanas to rejuvenate the body, mind and soul.



Artist's Impression

Daydream on the Sun Deck by the Lounge and Sanctuary Pool.

THE CLOUD

Play the perfect host at the 56th storey function rooms that grant breathtaking views of Singapore's skyline.



Artist's Impression

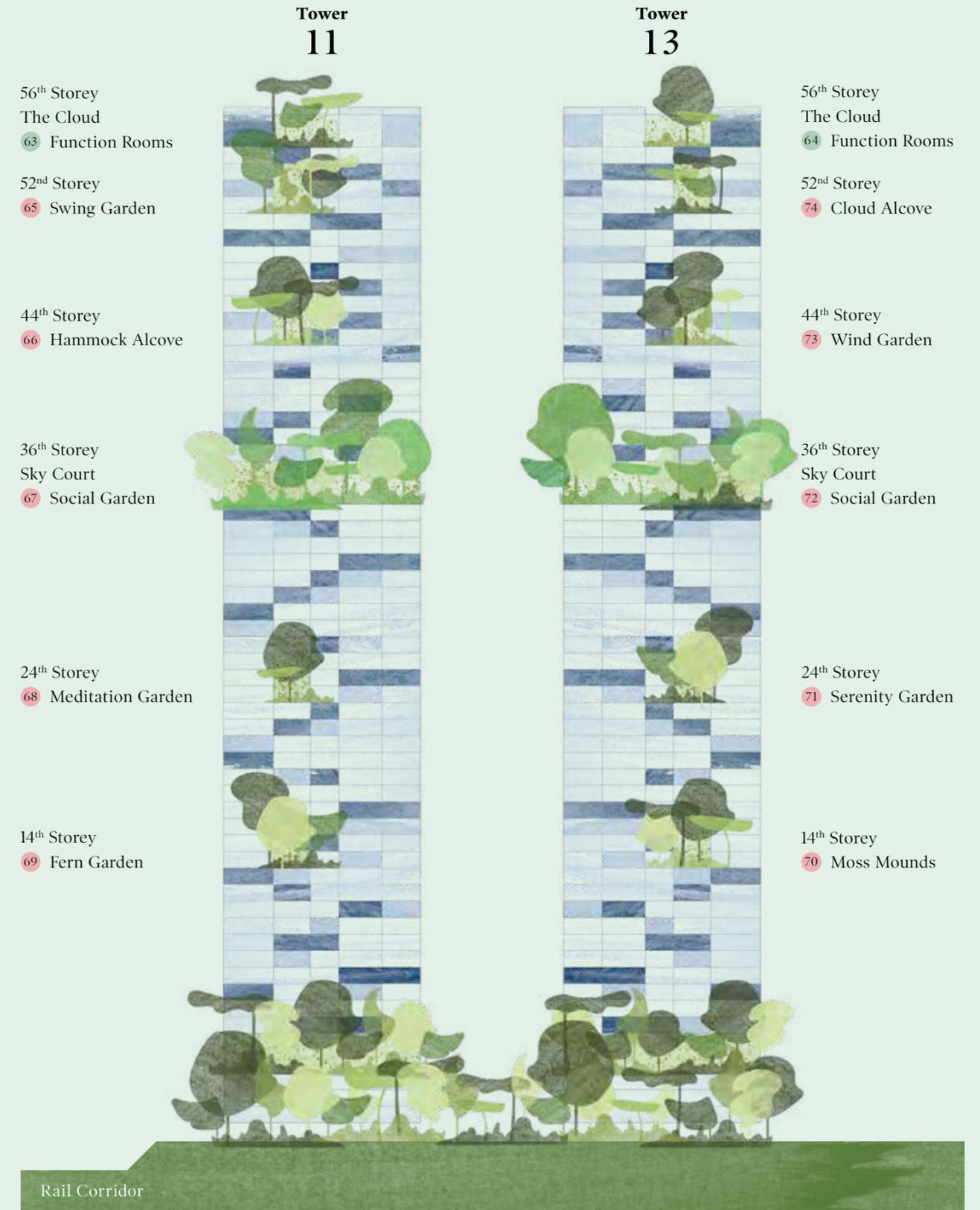
SKY GARDENS & SKY COURTS

Spend quality time with friends and family at unique venues located throughout the towers.



SOUTH-FACING

The gardens in the south facade have been designed as social spaces for interaction and relaxation.



NORTH-FACING

The north facade is rich with elements of play and exploration to capture the imagination of the younger residents.

Tower 13

Tower 11

49th Storey
75 Observatory Garden

36th Storey
Sky Court
76 Discovery Garden

30th Storey
77 Hanging Garden

19th Storey
78 Sculpture Garden

9th Storey
79 Camp Grounds

49th Storey
84 Star-gazing Alcove

36th Storey
Sky Court
83 Discovery Garden

30th Storey
82 Scent Garden

19th Storey
81 Firefly Garden

9th Storey
80 Rolling Dunes



Rail Corridor



Move into the future with Avenue South Residence.

**THIS SHALL BE A PLACE OF
EXCITING OPPORTUNITIES**



A PREMIUM DEVELOPMENT BY

UOL GROUP LIMITED

We have been building dreams since 1963, and with each development continue to shape Singapore's residential landscape with innovative and inspirational living concepts.

Our commercial properties are just as much a reflection of the standards we uphold. From setting benchmarks to building landmarks, our commercial portfolio represents our dedication to creative excellence and sustainable development.

As a leading property developer, we remain focused on strategic expansion and seek new ways to enhance our overseas presence by seizing the right opportunities as they arise.

It's not just how you live, but where you live that brings you everyday joy.



DEDICATED TO CREATING A
MASTERPIECE

KHENG LEONG COMPANY

Incorporated in 1949, KHENG LEONG COMPANY began operations as an international commodity and spice trading company. Over the years, the company has kept pace with the changing business landscape and has evolved as an investment group with interests in property development and real estate investment.

Today, the Kheng Leong Group has a growing portfolio of development projects and business interests, through direct investment or collaboration with strategic partners, that spans across the Asia Pacific region from Shanghai and Hong Kong to Sydney as well as London and Los Angeles.

The Group has chalked up a proven track record in developing refined residences and built up a brand voice that connotes quality and value. A forerunner in the development of refined cluster houses in Singapore, the Group has built up a portfolio that includes both residential developments and retail projects in choice locations and prime districts.



KHENG LEONG CO.

UNITED INDUSTRIAL CORPORATION LIMITED (UIC)

Established in 1963, United Industrial Corporation (UIC) has grown to become a premier listed property investment and development company in Singapore. Each of our development is a reflection of innovative and inspirational concepts and our properties uphold the high standards which is embedded in our culture. From setting benchmarks to building landmarks, our residential and commercial portfolio represents our dedication to creative excellence and sustainable development. As a leading property developer, we remain focused in our unwavering dedication to deliver quality products and services in all our business ventures and create long-term sustainable value to our shareholders.

We will continue to expand our presence by seizing the right opportunities as they arise.



AVENUE SOUTH

R E S I D E N C E

DEVELOPER

United Venture Development (Silat) Pte Ltd

COMPANY REGISTRATION NO.

201818498C

DEVELOPER'S LICENSE NO.

C1334

TENURE OF LAND

99 years commencing on 14 August 2018

ENCUMBRANCES

Mortgage registered in favour of DBS Bank Ltd
as security agent

EXPECTED DATE OF NOTICE OF VACANT POSSESSION

15 May 2023

EXPECTED DATE OF NOTICE OF LEGAL COMPLETION

15 May 2026

LOT & MUKIM NUMBER

LOT 04175C, 04179P and 01485K MK01

