

MYRA



DISCOVER AN
EXTRAORDINARILY
CONNECTED LIVING
EXPERIENCE
NAMED MYRA

MYRA IS A FREEHOLD LUXURY DEVELOPMENT THAT IS GROUNDED ON THE PRINCIPLES OF LIVEABILITY. LOCATED IN POTONG PASIR, MYRA TAKES ROOT IN THE HEART OF A THRIVING, EXTRAORDINARILY CONNECTED COMMUNITY.



Potong Pasir - where MYRA is located - is a vibrant neighbourhood located in District 13. This is an unspoken haven for those who seek an unhurried lifestyle that perfectly balances work with quality time spent with family and friends, both indoors and outdoors.

AN ABODE
IN THE CITY

LOOKING NORTH

SURROUNDING VIEW



LOOKING SOUTH



In a time when things around us change so rapidly, here, traditions continue to thrive alongside the inevitable modernity. MYRA sits along a 4.2km long planned heritage corridor that cuts through various connected enclaves of landed homes and heritage shophouses, and leads all the way down to Upper Serangoon Road. The rustic charms of Potong Pasir's early morning market, its down-to-earth kopitiam's reassure with their photogenic authenticity amidst trendy cafes, the steel and glass shopping malls, and its ever-changing residential skyline.

WHERE VIBRANT TRADITIONS THRIVE



SURROUNDED BY GREEN CORRIDORS, PARKS & SCHOOLS



IMMERSE YOURSELF INTO THE LUSH, NEIGHBOURING PARKS VIA CYCLIST-FRIENDLY PARK CONNECTORS

MYRA's location is at the heart of a major URA initiative to intensify the greening of Serangoon. A mere kilometre away from MYRA is a new 1.6km-long park connector – the Bidadari Greenway and Bidadari Park. The park's masterplan envisions it to be a car-lite and cyclist-friendly community with seamless connectivity to Bishan, Kallang, Serangoon, Ang Mo Kio, Seletar, Sengkang, all the way up to Punggol. All around MYRA is a multitude of options.

Then there is the educational advantage that exists within one kilometre's radius, such as St Andrew's Junior and Secondary School, St Andrew's Junior College and Cedar Girls' Primary and Secondary Schools. With such proximity and multiple transport options, it is the shortest and easiest possible commute for the children, and complete peace-of-mind for parents.



Potong Pasir is strategically situated mid-way between the Central Business District and the east; surrounded by Pan Island Expressway (PIE), Central Expressway (CTE) and Kallang-Paya Lebar Expressway (KPE). The Potong Pasir MRT station connects its residents easily throughout the island.

**EVERYWHERE
WITHIN
REACH**



For information on the permissible land use and density of sites around the housing project, the Intending Purchaser may refer to the Master Plan available from the website of the Urban Redevelopment Authority at www.ur.gov.sg.



MRT STATIONS

POTONG PASIR STATION (EXIT C)	0.15km
BOON KENG	1 stop
SERANGOON INTERCHANGE	2 stops
FARRER PARK	2 stops
BISHAN INTERCHANGE	4 stops
DHOBY GHAUT INTERCHANGE	4 stops
BUGIS	5 stops
CITY HALL INTERCHANGE	5 stops
SOMERSET STATION	5 stops
ORCHARD	6 stops
PAYA LEBAR INTERCHANGE	6 stops
PROMENADE STATION	6 stops
RAFFLES PLACE INTERCHANGE	6 stops
BAYFRONT	7 stops
OUTRAM PARK INTERCHANGE	7 stops



EDUCATIONAL INSTITUTIONS

ST ANDREW'S SECONDARY & JUNIOR SCHOOL	0.2km
BENDEMEER PRIMARY SCHOOL	0.95km
CEDAR PRIMARY SCHOOL	1.02km
STAMFORD AMERICAN INTERNATIONAL SCHOOL	1.1km
PEI CHUN PUBLIC SCHOOL	1.5km
MARIS STELLA HIGH SCHOOL	1.6km



PARKS & PARK CONNECTORS

KALLANG PARK CONNECTOR	0.26km
BIDADARI PARK & ALKAFF LAKE (U/C)	1.6km
ALJUNIED PARK	1.9km
MACRITCHIE RESERVOIR	5.5km



FOOD AMENITIES

TAI THONG CRESCENT SHOPHOUSES	0.6km
WOODLEIGH VILLAGE HAWKER CENTRE	1.1km



COMMUNITY CENTRE

POTONG PASIR CC	0.26km
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SHOPPING

(ATM/SUPERMARKET/FOOD/WATSONS/GUARDIAN)	
THE POIZ CENTRE	0.1km
THE VENUE RESIDENCES/SHOPPES	0.6km
MACPHERSON MALL	1.8km
NEX	2.8km
CITY SQUARE MALL	3.1km
UNITED SQUARE	4.1km
VELOCITY @ NOVENA SQUARE	4.1km
KALLANG WAVE MALL	4.5km



MEDICAL FACILITIES

TAN TOCK SENG HOSPITAL	2.4km
FARRER PARK HOSPITAL	3.3km
MOUNT ELIZABETH NOVENA HOSPITAL	4.3km
THOMSON MEDICAL CENTRE	4.5km



SPORTS FACILITIES

SAFRA CLUBHOUSE (TOA PAYOH)	1.5km
TOA PAYOH SPORTS CENTRE	2.7km
SERANGOON SPORTS CENTRE	3.5km
SINGAPORE SPORTS HUB	3.7km



BUSINESS DISTRICTS

PAYA LEBAR CENTRE	4.2km
MARINA BAY FINANCIAL CENTRE	7.1km

ICONIC LANDMARKS

TANJONG KATONG	5.7km
MARINA BAY SANDS	6.3km
ORCHARD	6.4km
GARDENS BY THE BAY	8.3km

CONNECTIVITY THAT PUTS YOU MINUTES FROM EVERYWHERE



ENJOY 5-STAR HOSPITALITY DELIVERED BY INTERNATIONAL BRANDS IN THE ICONIC MARINA BAY DISTRICT



CAPTURE INSTAGRAM-WORTHY MEMORIES AT PUNGGOL TOWN

Just few stops away are the established city centres (Raffles City, City Hall), financial business districts (Marina Bay Financial Centre), business parks (Paya Lebar Central), shopping belts (Orchard, Bugis, Marina Bay Sands), iconic landmarks (Gardens by the Bay, Esplanade, Fullerton Bay, and more), and a new medical centre (Novena). Choose from sky-high fine dining, restaurants, contemporary rooftop cafes, bistros by the river or enjoy a fabulous staycation at the many uber-luxury hotel brands or one-of-a-kind themed designer hotels. Swing into many amazing activities such as the annual international Formula 1 Grand Prix, Prudential Carnival, Artbox, live concerts at Padang, fireworks and much more.

Escape with the family to Punggol Town in just 10 minutes; it's just a short drive from MYRA, or 7 stops away from Potong Pasir MRT. This new and growing township is the perfect getaway for the family or simply for after-work rest and relaxation. There are plenty of green catchment spaces to indulge in outdoor activities such as roller blading, cycling, jogging, picnics and more. Punggol Town offers never-ending-picture-perfect opportunities around every corner – from its scenic lake, waterways and promenade to its many amenities, restaurants, bistros and shopping malls.



THE GRAND LOBBY
ARTIST IMPRESSION

Upon arrival, the sense of greenery embraces you – layer upon layer of trees, delicate ferns and shrubs, in a multitude of shapes, colours and textures. A gentle soothing breeze, made possible by maximising the natural cross ventilation, comforts you. Its elegant porte cochere extends out with its mirrored ceiling, providing shade and rain protection...invites you in. In the process, its vivid reflections extend and amplify its green landscapes.

As you step into the Grand Lobby, you are welcomed by an 'oculus' – a circular skylight that draws your eye to the planting underneath and the adjacent lifts by day; while by night, draws your focus to the dramatic play of lighting and shadows; and during rainfall, directs the rain shower to the planter that sits beneath.

MYRA.
THE NEW
DEFINITION OF
EXCLUSIVITY

Designed by award-winning UK architects, Pitman Tozer Architects* in collaboration with local firm JGP Architecture*, and landscape architects Aspex of Design*, MYRA introduces a multi-layered experience... that gives new meaning to exclusivity.

From afar, MYRA cuts a distinctive profile with its softly rounded façade and subtly coloured, horizontal, aluminium 'ribbons' that change in tone upwards – from champagne at the lower floors, to muted gold at the topmost floor of the horizontal bands. However, more than just aesthetics, the horizontal 'ribbons' also serve more functional purposes – to protect both the occupants and the building from the sun and the tropical rain, and to shield the balconies and air conditioning ledges.

On closer view, a layered canopy of trees envelopes its residents with a verdant, green tranquillity amidst a play of sunlight and shadows and the sound of trickling water.

Comprising only 85 residences with only 7 or 8 units per floor, MYRA is a rare find amidst the sea of sameness that surrounds us.

85 RESIDENCES 12 STOREYS – ALL SET IN SERENITY

MYRA illustrates, beautifully, the promise of exclusive liveability. From its unique design form, lush landscapes, to its surrounding water body – MYRA invites exploration and contemplation.

* <http://www.pitmantozzer.com/>
<https://www.aspexofdesign.com/>
<http://www.jgp-group.com>



A TROPICAL
SANCTUARY
TO IMMERSE
YOUR BODY,
MIND & SPIRIT



SOAK IN THE SUN FROM YOUR BALCONY
ARTIST IMPRESSION



RELAX TO THE CALMING SOUND OF WATER RIVULETS AS THEY OVERFLOW FROM THE POOL
ARTIST IMPRESSION

MYRA's central feature is its series of interconnected pools, anchored by a 25m lap pool, all of which create multiple water edges with each edge opening up to a different space, and the luxury of different experiences.

At the north-east end lies a quiet zone, with its distinctive pool overflow feature designed as rivulets of water. Here, there are decks with sunbath loungers, a poolside walk, a quiet sitting area, an alfresco BBQ dining area, and even a 'Chill Deck'.

Moving down to the south-east end, the energy level picks up. Here is where you will find the hydro gym, the hydrotherapy pool, leading up to the outdoor gym, which appears to float on top of the pool, offering extensive water and garden views from its vantage position.

The pool culminates in the southern end with a more active and family-oriented zone comprising a shallow play pool and its own shallow pool deck, and, further down, a leisure lawn as well as a children's playground.

SPACES DESIGNED WITH YOUR WELLBEING IN MIND



25M LAP POOL, HYDRO GYM, HYDROTHERAPY POOL
ARTIST IMPRESSION



FLOATING OUTDOOR GYM
ARTIST IMPRESSION

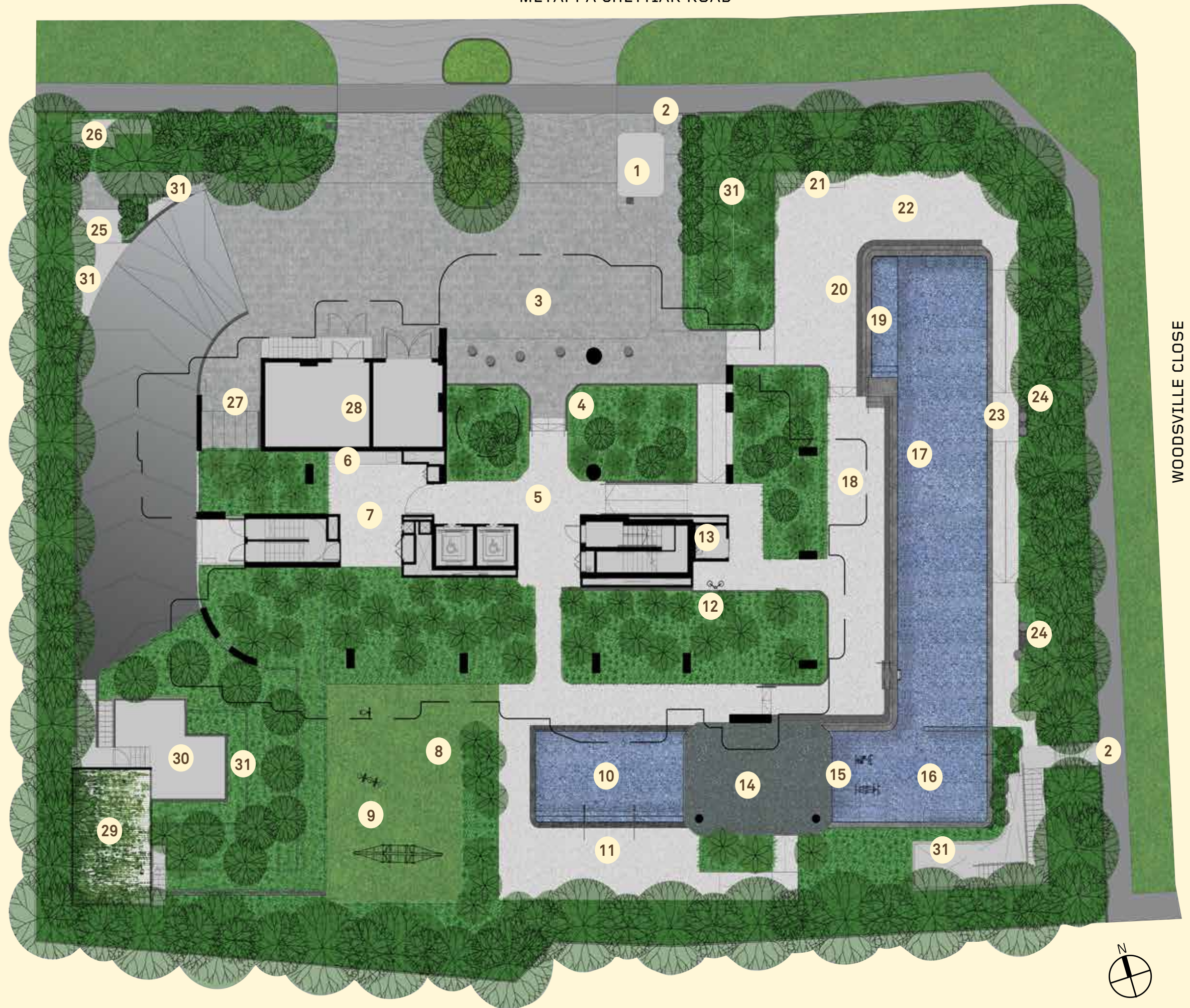
Then, northwards, discreetly shaded by a thicket of plantings that spans almost the entire breadth of the tower, lies the outdoor dining area with an attached bar. In this serene setting that is just adjacent to the Grand Lobby, you're surrounded by lush ferns and fern trees that will make a truly memorable dining experience.

Altogether, MYRA's tall columns and mirrored ceilings, the layers of greenery, the many different stepped spaces and water edges, and the surrounding body of water work seamlessly to create an unmistakably elegant, sophisticated, sanctuary of peace and tranquillity that is almost... therapeutic.

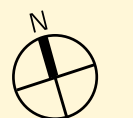
FACILITIES PLAN

MEYAPPA CHETTIAR ROAD

1. GUARD HOUSE
2. PEDESTRIAN GATE
3. ARRIVAL PLAZA
4. REFLECTION GARDEN
5. GRAND LOBBY
6. BAR COUNTER
7. OUTDOOR DINING
8. LEISURE LAWN
9. CHILDREN'S PLAYGROUND
10. SHALLOW PLAY POOL
11. SHALLOW POOL DECK
12. OUTDOOR SHOWERS
13. CHANGING ROOM/TOILET
14. OUTDOOR GYM
15. HYDRO GYM
16. HYDROTHERAPY POOL
17. 25M LAP POOL
18. POOL DECK
19. POOL SUNBATH LOUNGER
20. "RIVULET" POOL OVERFLOW
21. ALFRESCO BBQ DINING
22. POOL VIEW CHILL DECK
23. POOLSIDE WALK
24. SEATING AREA
25. BIN CENTRE
26. WATER BULK METER (VALVE CHAMBER)
27. BICYCLE PARKING LOTS
28. ELECTRICAL SUBSTATION
29. GENERATOR
30. DOMESTIC WATER TRANSFER TANK AND PUMP
31. VENTILATION SHAFT FOR BASEMENT



WOODSVILLE CLOSE





MASTER BEDROOM (TYPE D1)
SHOW UNIT PHOTO

INNER CALM, OUTER SERENITY

MYRA's residences adopt a thoroughly modernist spatial design. From the outside, its design exudes a discreet and understated simplicity in deference to its location and the community at large. Yet its façade, with its gently rounded corners, quietly and confidently expresses its own individuality.

Inside, a startling sense of space and natural light embraces you with the promise of a totally new perspective to how luxury living should be. The spaciousness is both liberating and intimate.



LIVING & DINING (TYPE D1)
SHOW UNIT PHOTO

KITCHEN (TYPE D1)
SHOW UNIT PHOTO



BEDROOM 4 (TYPE D1)
SHOW UNIT PHOTO

The materials and finishes chosen are simple and without pretence and fuss, so as to be in harmony with its environment. Yet every residence is without question a luxury home.

The marriage of function and aesthetics is evident throughout the 85 residences; every aspect has been considered with the homeowners' needs and ultimate satisfaction in mind.

There's a certain rhythmic order – from the seamlessness of its living spaces, to the generosity of space and views that open up to the green canopy of trees and landscapes below, right up to the quality of the finish.

MYRA has been designed with an understated grace that inspires an inner sense of peace so as to resonate perfectly with the tranquillity of its surroundings.



JUI RESIDENCES (ON-GOING)

JUI RESIDENCES (ON-GOING)
117 units of contemporary residences, inspired by heritage. Facing Serangoon Road, and next to Kallang Park Connector Network.

ONE DRAYCOTT (ON-GOING)
64 units of well-crafted luxury apartments situated in one of Singapore's most sought-after addresses.

VILLAGE AT PASIR PANJANG
148 units of apartments situated next to a 7,000 sq ft three-dimensional lawn with water features.

HIJAUAN ON CAVENAGH
41 handcrafted low-rise luxury apartments in a coveted green lung located off Orchard Road.

JIA
An exclusive 7-storey development with only 22 units located just off Orchard Road.

GILSTEAD TWO
A 34-storey luxury development in the prime Newton locale.

OKIO
An 18-storey stylish contemporary residential and commercial development located on Balestier Road.

UNA (ON-GOING)
316 units of Serviced Apartments inspired by the early skyscrapers in New York, located in the heart of Kuala Lumpur.

SQWHERE
A mixed development with direct connection to MRT consisting of Serviced Apartment, SOVO and Retail Offices located in Sg Buloh.

WINDOWS ON THE PARK
8.9 acres of parkland surrounding 540 units of condominiums ranging from 916 sq ft – 4,311 sq ft with stunning views of the surroundings.

THE HUB @ SS2
Gardens, rooftop swimming pool, fully-equipped gym, open air promenade have made The Hub a great place to think, work and connect.

DEDAUN
A freehold low-rise development of 38 limited edition luxury residences, nestled in a secluded corner of Kuala Lumpur City Center.

LAMAN & BAYU
A guarded community comprising 72 units of 2-storey and 2-storey semi-D's with excellent connectivity located in Puchong South.

BY THE SEA
138 beach front luxury suites with panoramic views. Located on Batu Ferringhi, Penang.

FIVE STONES
A collection of 377 units of low and high-rise condominiums with extensive facilities located in Petaling Jaya.

AMEERA RESIDENCES
A residential development in SS2 Petaling Jaya – comprises of a low-rise block and a 30-storey tower block.

PARK SEVEN
105 units of luxury condominiums at Persiaran KLCC, 700m from the iconic Petronas Twin Towers.

20TREES
A 201-unit mixed development overlooking the world's longest quarts ridge, just 15km from Kuala Lumpur City Centre.

20TREES WEST
An exclusive collection of 48 bungalows with private pools adjacent to 20trees.

AMAN SARI
Located in Puchong, this development comprising of semi-D's and bungalow homes in a gated and guarded enclave.



WINDOWS ON THE PARK

SDB PROJECTS IN SINGAPORE

SDB PROJECTS IN MALAYSIA

VILLAGE AT PASIR PANJANG



ONE DRAYCOTT (ON-GOING)

SQWHERE



UNA (ON-GOING)

Incorporated in 1962, Selangor Dredging Berhad (SDB) was, until the 1980's, principally involved in tin mining. Today, SDB has evolved into an award-winning property developer.

As a brand, SDB is known for its niche luxury developments and innovative designs, and consistently recognised for its excellence and innovation by numerous professional bodies such as International Real Estate Federation (FIABCI), Singapore Institute of Architects (SIA), and Pertubuhan Arkitek Malaysia (PAM) for setting new benchmarks in the industry.

SDB is firmly committed to its brand promise of "Driving Excellence, Building Lifelong Relationships".



THE FIABCI PRIX
D'EXCELLENCE
AWARDS 2019,
2018, 2017, 2016,
2013 & 2010



THE ASIA PACIFIC
INTERNATIONAL
PROPERTY AWARDS
2019, 2017, 2012,
2011 & 2010



THE FIABCI MALAYSIA
PROPERTY AWARD
2016, 2015,
2012 & 2009



THE FIABCI SINGAPORE
PROPERTY AWARDS
2018, 2017



PERTUBUHAN ARKITEK
MALAYSIA (PAM) AWARD
2014, 2011, 2007 & 2006



SOUTH-EAST ASIA
PROPERTY AWARDS
2013 & 2011



THE INTERNATIONAL
STAR FOR LEADERSHIP
IN QUALITY AWARD 2012



SINGAPORE INSTITUTE
OF ARCHITECTS (SIA)
ARCHITECTURAL DESIGN
AWARDS 2010 & 2006



THE ASIA PACIFIC
ENTREPRENEURSHIP
AWARD (APEA),
MALAYSIA 2012



THE ASIA RESPONSIBLE
ENTREPRENEURSHIP
AWARD (AREA),
SOUTH-EAST ASIA 2017,
2015, 2014 & 2012

EXTRAORDINARY LIVING EXPERIENCES BY SDB



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 /selangordredgingberhad
 @selangordredging

Name of Housing Project: MYRA • Developer: Tiara Land Pte Ltd • Developer License Number: C1340 • Tenure of Land: Estate in Fee Simple •
Encumbrances: Mortgage in favour of Oversea-Chinese Banking Corporation Limited • Expected TOP: 30 November 2024 • Expected Legal Completion:
30 November 2027 • Lot Number: Lots 97411V, 97410W, 05807T, 05809K, 05808A, 97439V, 05351T, 00692W, 00693V, 06301M, 6302W, 10940C of Mukim
17 at Meyappa Chettiar Road / Woodsville Close • BP Number: A1359-00462-2018-BP02 (Dated 7 April 2020)

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