



O n E
S H E N T O N

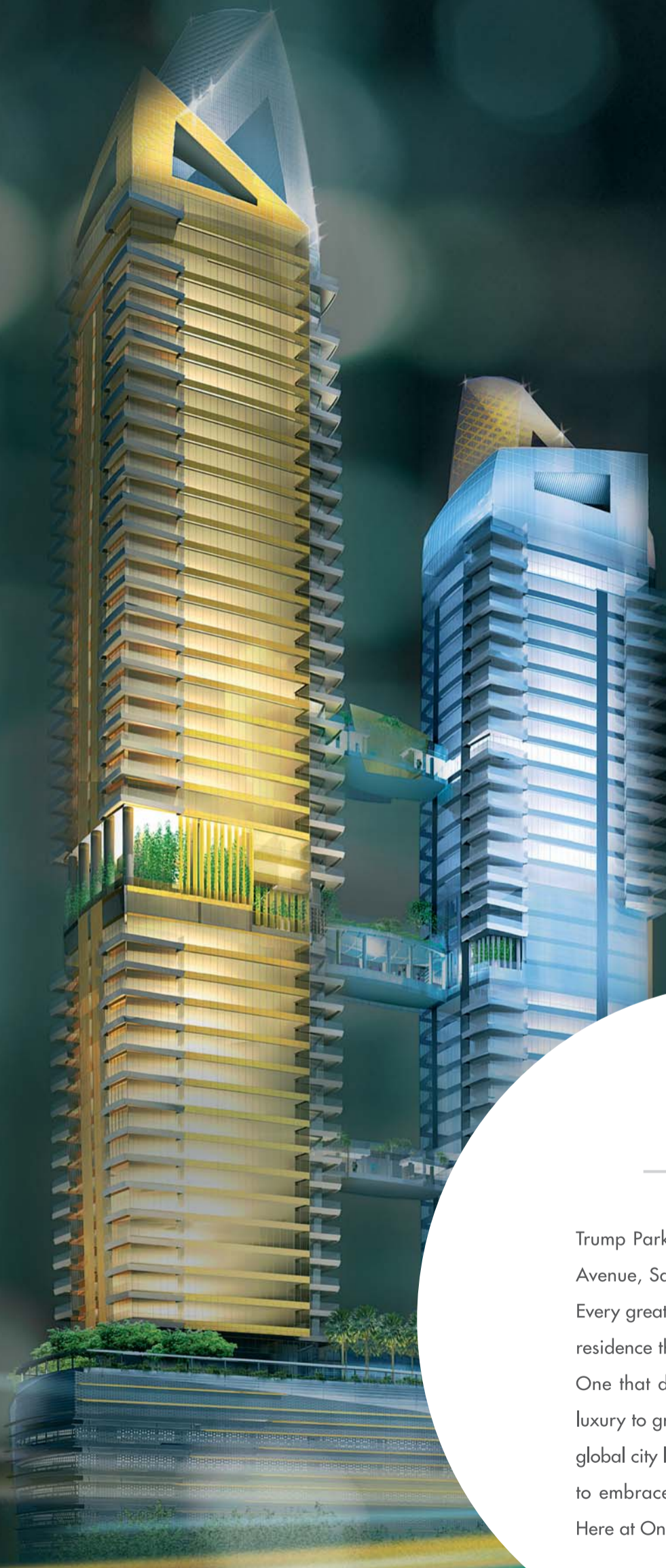


ONE
SHENTON

The future of city living.



ONE SHENTON.
A LANDMARK RESIDENCE.



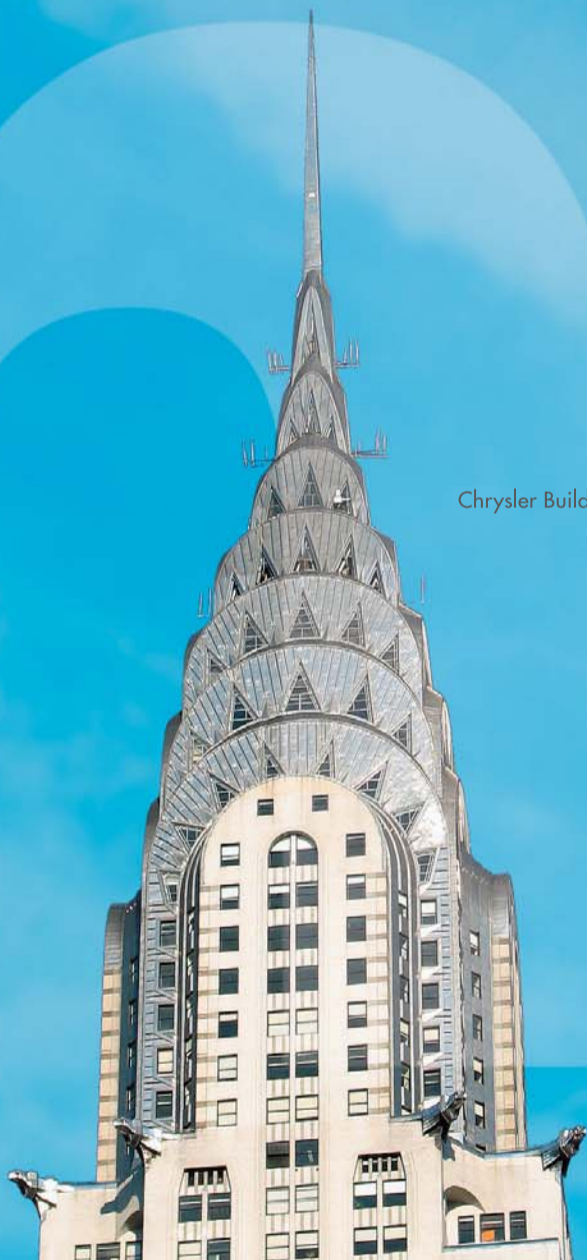
Trump Park Avenue, New York. Trellis Fifth Avenue, San Diego. Roppongi Hills, Tokyo. Every great city of the world boasts a unique residence that places it on the global arena. One that dares to push the perceptions of luxury to greater heights. One that redefines global city living. Now, Singapore gets ready to embrace one such landmark residence. Here at One Shenton.



Burj Al-Arab, Dubai

Taipei 101, Taipei

By their unique designs, renowned buildings in cities all over the world have reached iconic status to become recognisable symbols of architectural splendour. As the new luxury statement of style, One Shenton is set to be a true landmark with its distinctive architecture. Designed by world-acclaimed architect, Carlos Ott, the iconic crowns of One Shenton shall shine forth as twin gems in Singapore's glittering skyline, creating a sight to behold.



Chrysler Building, New York



One Shenton, Singapore

Artist's Impression

Iconic distinction:
A TRULY GLOBAL LANDMARK.

ARCHITECTURE OF DISTINCTION.

One Shenton is a timeless design that avoids the ephemeral fashionable trends, but creates a unique sculpture with strong silhouettes, and thus becomes a classical landmark.

The asymmetrical design consists of two exquisite gold and silver towers rising above an elegant silver podium, to soar 50 and 43 storeys high. The Sky Bridges are draped between the two towers like pendent golden gems. Right at the top of One Shenton's unique silhouette are two distinct glass and metal sculptures, shining like diamond crowns to dramatically enhance the city skyline.





Jade Beach
Sunny Isles, Miami

THE AWARD-WINNING ARCHITECT

With more than 35 years of experience, Carlos Ott is one of the world's leading architects. Winner of many international awards, his previous designs have become instant landmarks all over the world. Now, in his own distinctive style, Carlos Ott aims to place Singapore as the key architectural design centre of the world with his dramatic concept for One Shenton.



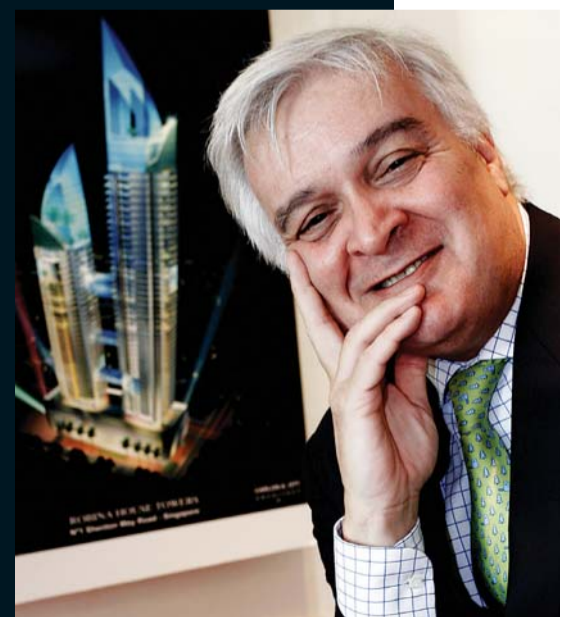
Artech Residences At Aventura, Miami



Opéra de la Bastille, Paris

"AT ONE SHENTON, THE BOLD
CONCEPT IS COMPOSED OF A
PODIUM AND TWO TOWERS
TAKING MAXIMUM ADVANTAGE
OF THE CITY AND SEA VIEWS."

- CARLOS OTT,
PRINCIPAL ARCHITECT FOR ONE SHENTON



Let your heart beat as one with the city. Let the energy never stop, day or night. Take pride of residence at One Shenton. You'll be at the centre of it all as Singapore's new city, Marina Bay, reveals its many splendours right before you.

REVEL IN THE
DYNAMISM OF A GLOBAL CITY.





AT THE VERY HEART OF A

Marina Barrage

- Transformation of Marina Bay into the future 48ha Marina Reservoir, a premier tourist destination and the stage for international and national events
- Expect a host of water sport activities: sailing, canoeing, dragon boating, fishing, wakeboarding, river cruises, even jet boating

Gardens by the Bay

- Three uniquely themed world-class gardens, 94ha of natural serenity in total
- Designs selected from a world-wide quest for the most innovative and spectacular gardens ever
- Cool climate conservatory, mass floral displays, water-based activities and amenities, open-air venues for performances in scenic surroundings

New Bridge

- Iconic 280m bridge completes the walking route round the bay and links Marina Bay to the existing hotel, retail and convention hub of Marina Centre
- With viewing platforms that extend over the water, the bridge will also be a must-see destination point for visitors to Marina Bay

Marina Bay Sands Integrated Resort

- Three hotel towers with Sky Park
- Approx. 110,000 sq m of exhibition and meeting space
- World-class entertainment in 2 grand theatres, casino
- ArtScience Museum, Event Piazza, nightly light shows
- International luxury shopping, unique floating pavilions

New Promenade

- Connecting all the major waterfront attractions and developments, this 11.7km waterfront pedestrian promenade encircles the new Marina Bay area

Business and Financial Centre

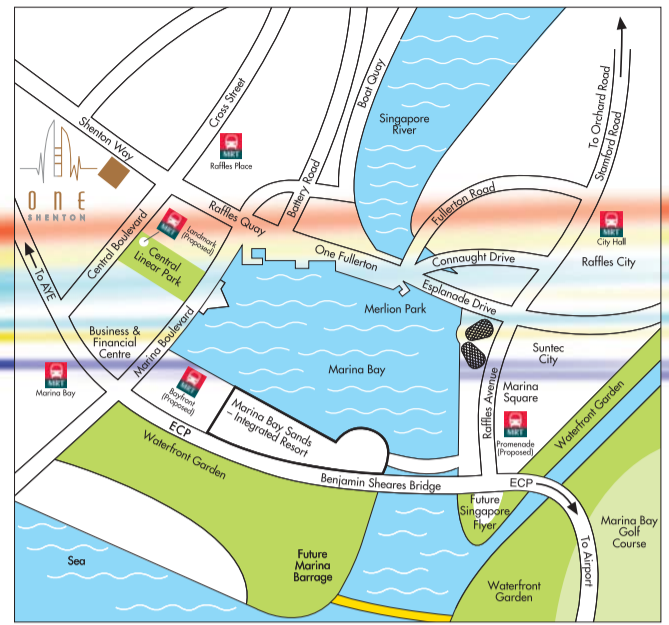
- Over 2 ha of state-of-the-art office space

Marina Bay, Bay of Celebration

- Venue for large-scale international events

Marina Centre

- Three major shopping malls with hundreds of leisure and F&B choices including cineplexes; five luxury hotels; convention centres and more



Central Linear Park
 - 3.8 ha of lush greenery right next to One Shenton, links the Central Business Districts to Marina Bay

The Sail @ Marina Bay



Central Business District
 - One of the world's financial capitals
 - Regional headquarters to many global business and banking corporations

Skyline of Singapore
 - One of the world's top five most impressive skylines (Source: emporis.com, as of Dec 2006)
 - A new city lighting plan to further enhance the night skyline

Upcoming lifestyle hub
 - Luxury boutique hotel
 - Waterfront dining, shopping and entertainment
 - Floating plaza and discotheque
 - Unique floating pods for functions and shops

The Civic District
 - Historical centre of Singapore with heritage buildings now housing new lifestyle indulgences
 - Museums, art galleries
 - Theatres and concert halls

The Esplanade – Theatres on the Bay
 - World-class arts and entertainment venue including a library and a host of F&B choices

One Shenton takes the coveted position of being in the heart of Singapore's city centre, between the existing and new Central Business District. At its doorstep will be Marina Bay. Envisioned to be a dynamic, waterfront 24/7, 'Garden City by the Bay', Marina Bay will reflect Singapore's position as a true global city. It is set to be the premier waterfront destination to explore new living and lifestyle options, to exchange new business ideas and information, and be entertained by rich cultural experiences.

The wait is over as anticipation turns into reality. May a world of never-ending discoveries and non-stop excitement revolve around you here at One Shenton.

Shop for a new elegant number at five.

lgy's for lunch at twelve.

RESIDE ABOVE
A CITY THAT SETS YOUR PULSE RACING.

Experience the future of city living at One.

Standing ovations at ten.





Feel the rush that comes running with the bulls in New York, London or Tokyo. From the comfort of your home. Now grab a power nap, and be back in action. No sweat at all. After all, your home at One Shenton is right in the centre of the financial hub. And with the masterplan to light up an entire city, the Central Business District will come ablaze with new vibrancy at night.

BUSINESS EMPIRES. FUTURE CITY.





Gardens by the Bay

Just minutes away, 94 ha of natural serenity awaits. Touted as the greatest gardens in the Tropics, three waterfront gardens collectively offer a multitude of activities, recreational options and entertainment. All amidst a lush yet distinctively unique environment.



Food and entertainment

Savour international cuisine or fine dining under the stars. Wherever your tastes may lead you, it's all around. Once you've had your fill, party till dawn at the clubs.

You've travelled the world over for the very finest in life. Now you can have it all at your doorstep. At any time you want it. After all, at One Shenton, the entire city is yours to revel in, day or night.

ONE CITY. MANY FACES.



Arts

From museums to world-class performing venues like The Esplanade - Theatres on the Bay, everything is just a scenic walk away.



Marina Bay Sands

Stroll down tree-lined boulevards to the highly-anticipated integrated resort. Look forward to celebrity artistes taking centrestage at auditoriums, clubs of international acclaim, restaurants with superstar chefs, a casino, famous luxury retailers from New York and the wonders of the ArtScience Museum.





An aerial, low-angle view of a modern building's facade. The building features a curved, multi-tiered structure with a grid of illuminated panels that glow with a warm, golden light. The perspective is from above, looking down at the building's edge as it curves away. The background shows a dense forest of trees in shades of green and brown, suggesting a lush, urban environment.

PERSONALISED FACILITIES. ELEVATED TO NEW LEVELS.



To someone who's used to the high life, One Shenton is, quite simply, the epitome of refinement. Literally, you'll be treated to many levels of incomparable excellence. From the concierge, dining and retail services at **Lobby Level**, to the pools and recreational facilities on the **Club Level**, to the breathtaking Sky Gym on the **Wellness Levels**, this is what luxurious city living is all about.





LOBBY LEVEL STEP IN. TO IMPECCABLE SERVICE.

Enjoy the luxurious hospitality that comes only with the finest in living. Even before you step into One Shenton. The privileged sense of arrival is enhanced by a personal touch as your doorman greets and welcomes you into the impressive lobby.

What's more, be it concert tickets or dinner reservations at the finest restaurants in town, your concierge is available with the knowledge and desire to meet your needs and requests.

Experience the exclusivity of excellent service:
Doorman; Concierge, Dining and Retail Indulgences



The doorman and concierge are at your service here at the Grand Lobby



Enjoy a special selection of retail and dining experiences including the award-winning restaurant, Iggy's



CLUB LEVEL INDULGENCE. ABOVE THE CITY.

High above the excitement of Shenton Way's business district, a serene sanctuary awaits. The Club Level, on the 8th floor, is where an oasis of luxury offers a calming invitation. Dive into the lap pool or soak in the spa pool. Let tranquility take over and lose yourself in the relaxing ambience.

For that special occasion, the outdoor gourmet dining area offers a venue with a spectacular difference. With the city skyline as your backdrop, host a memorable party with close friends or enjoy a romantic al fresco dinner just for two.

Bask in a wealth of recreational and leisure facilities:

50m Lap Pool; Spa Pool; Leisure Pool; Wading Pool; Sun Deck; Cabanas; Lawn; Entertainment Terrace; Outdoor Gourmet Area; Terrace Decks; Social Patio; Reflection Pods; Outdoor Reading Area; Library; Games Rooms; Bridge Lounge; Refreshment/Juice Bar; Function Room; Theatrette; Landscape Feature Ponds; Laundrette



Framed by palm trees, relish in the resort ambience of the Sun Deck



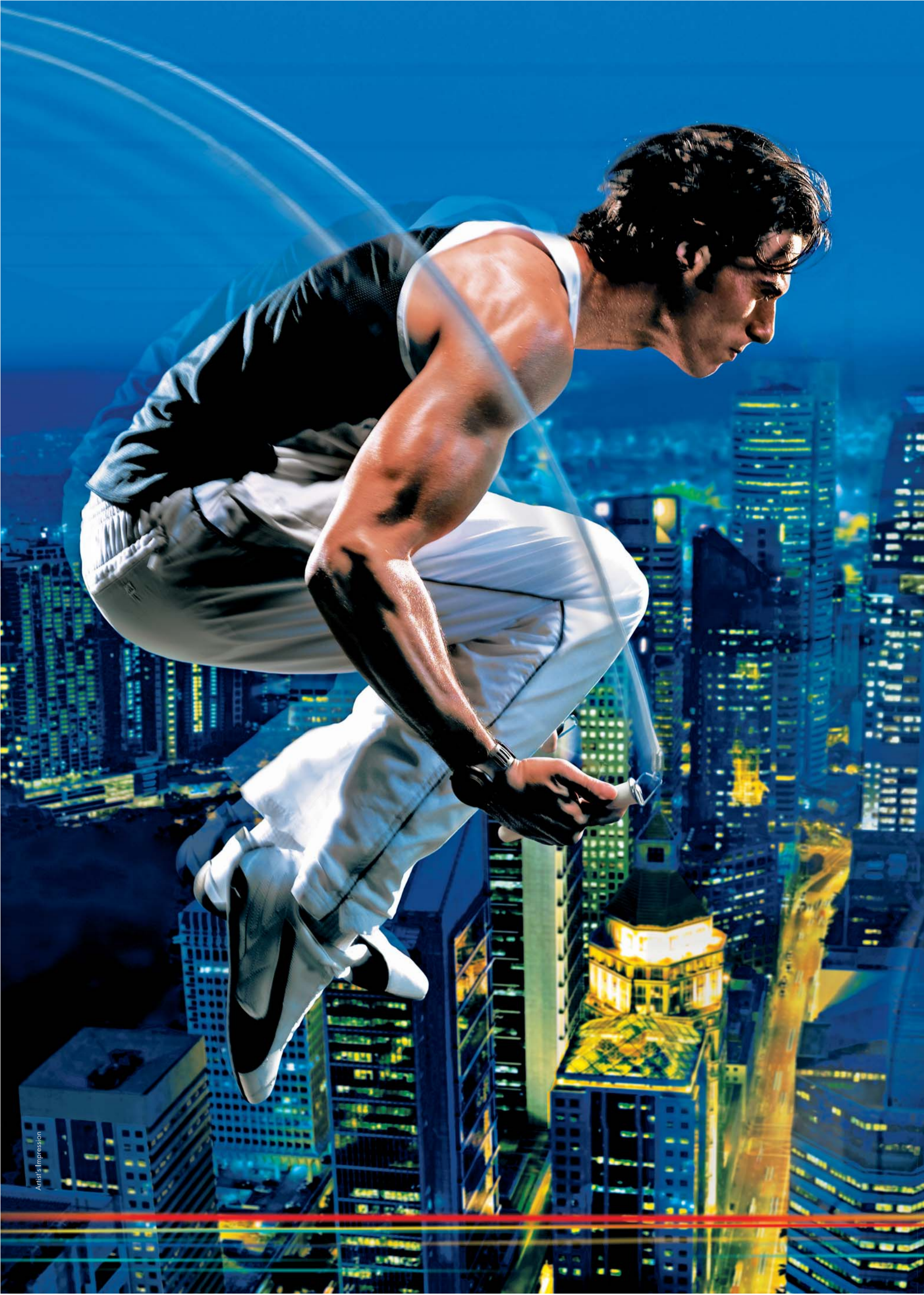
Let your personal chef present culinary delights for your private party at the Outdoor Gourmet Area



Spend a quiet afternoon at the Library



Enjoy quiet moments with spectacular views at the Cabanas

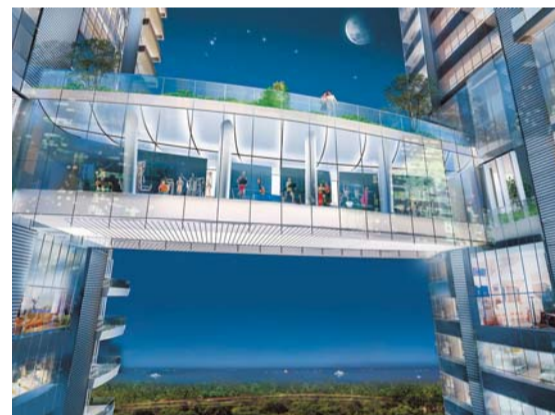


WELLNESS LEVELS REJUVENATION. AMONG THE CLOUDS.

The jewels of the crown are surely the Wellness Levels that bridge the two towers on Level 24, and offer panoramic views of the city and sea all around. Enjoy an exhilarating workout at the Sky Gym and take in the stunning views. Rejuvenate with a spa session at the outdoor Spa Lounge or Spa Garden. Or take a moment for yourself at the Yoga Terrace. And for true luxury, indulge in a champagne brunch at the Sky Lounge or Relaxation Alcove.

Revel in a host of facilities for the mind, body and soul:

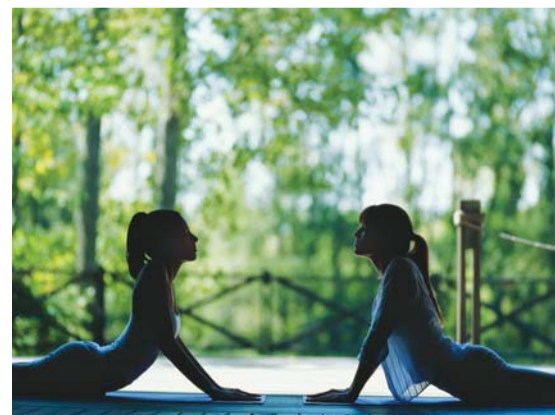
Spa Lounge; Spa Garden; Outdoor Exercise Terrace; Sky Gymnasium; Sky Lounge; Outdoor Fitness Area; Yoga Terrace; Relaxation Alcove



Great views and state-of-the-art equipment offer an inspiring place to sculpt your body



Stay connected at the Club and Wellness Levels, via super high-speed wireless internet connectivity



Discover holistic well-being at the Yoga Terrace



Engage your personal therapist for a pampering spa session at the Spa Garden

WELCOME TO A HAVEN OF LUXURY,
WHERE BREATHTAKING VIEWS AWAIT.

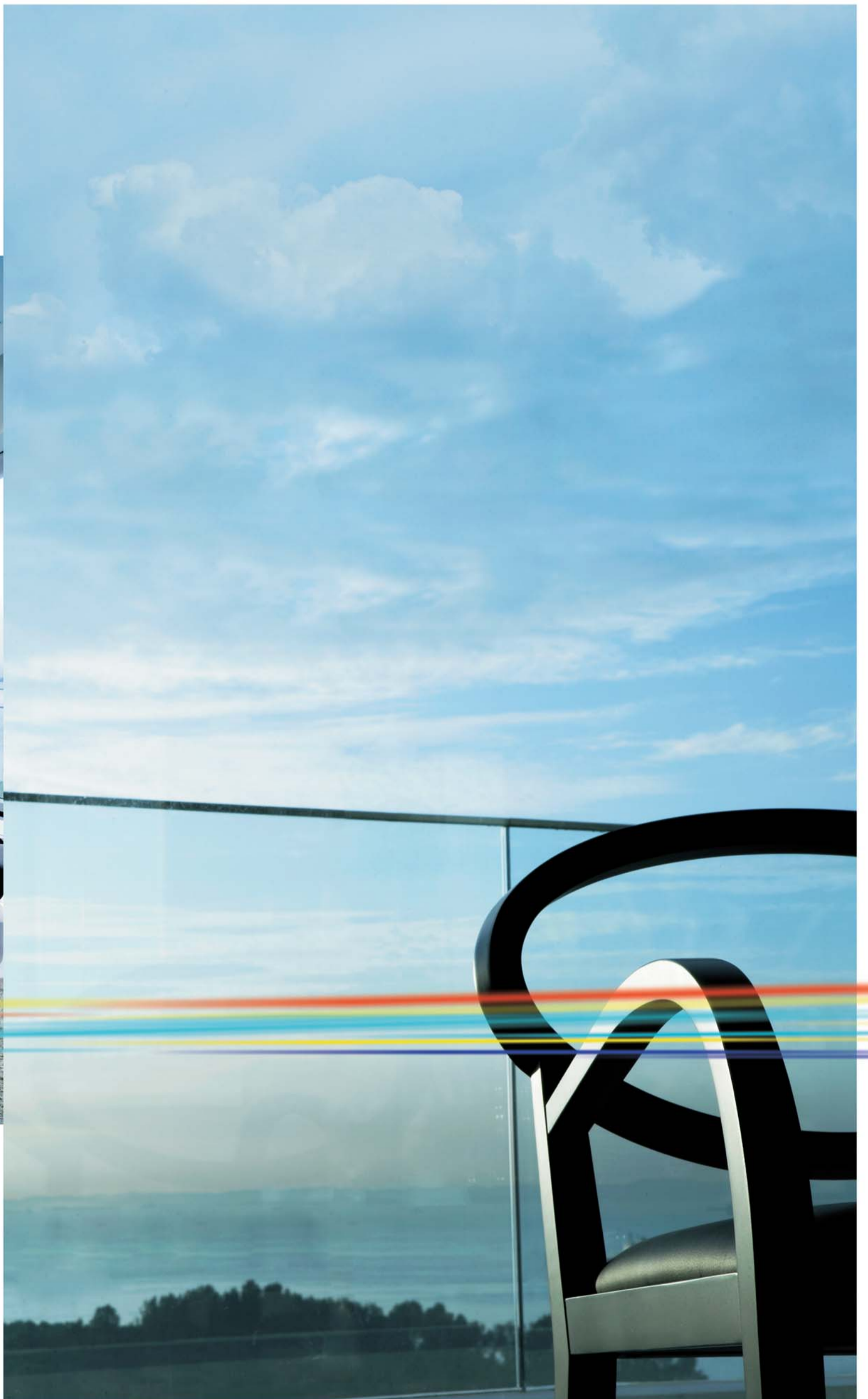






EXPERIENCE THE SPLENDOUR OF SPACE.

From gracious one-bedroom apartments to ultra-luxurious Sky Villas, every apartment has been detailed and conceived to ensure the best for your discerning lifestyles. And with the magnificent views of the city or sea, together with full-height windows and balconies for most apartments, One Shenton truly takes city living to greater heights.





EVERYTHING YOUR HEART DESIRES.

Be in a world of your own. Even as the city of Singapore radiates from where you live. Surround yourself with the distinctive sense of exclusivity. And take comfort in the privacy that you desire the moment you arrive home.



THE TOUCH OF ULTIMATE LUXURY EVERYWHERE.

The finest details have been taken care of. Luxuriously. Wine and dine in style. Your gourmet kitchen comes fully fitted, including a premium Miele cooker hob, hood and oven. Every apartment also comes fitted with an integrated refrigerator and washer-cum-dryer. The unmistakable feel of luxury also extends to the bathrooms. All Master Bathrooms are fully finished in marble while every bathroom is accessorised with designer fittings from Villeroy & Boch, Dornbracht Alape and Hansgrohe Axor collections. At One Shenton, no compromise has been made to giving you the very best.









INDULGE IN
THE FUTURE OF CITY LIVING TODAY.

As the views of the city and sea take your breath away, feel the entire city pulsate with excitement. Feel its energy, from morning, noon to night. And when the world seeks respite, come home to accustomed privilege. Here at One Shenton, your luxurious abode above the city awaits.

WORLD-CLASS LUXURY DEVELOPMENTS BY SINGAPORE'S LEADING RESIDENTIAL DEVELOPER.

Since its establishment in Singapore in 1963, City Developments Limited (CDL) has grown to become an international property and hotel conglomerate involved in real estate development and investment, hotel ownership and operations, as well as the provision of hospitality solutions.

With a global presence in over 20 countries across Asia, Europe, North America and Australasia, CDL has over 250 subsidiaries and associated companies including six companies listed on notable stock exchanges in Amsterdam, Hong Kong, London, New Zealand, the Philippines and Singapore.

As a leading residential developer, CDL has to its name over 20,000 luxury residences in more than 100 prestigious developments in Singapore and around the region. Its latest developments in Singapore include The Sail @ Marina Bay, The Oceanfront @ Sentosa Cove and St. Regis Residences. CDL is also one of Singapore's biggest commercial landlords, with approximately five million square feet of lettable office, industrial and retail space.

CDL's London-listed subsidiary, Millennium & Copthorne Hotels plc is a dynamic, global hotel company with over 100 hotels across major gateway cities in 18 countries around the world.

Leveraging on its experience and expertise of more than 40 years, CDL creates yet another new benchmark for all residential developments with One Shenton.



THE SAIL @ MARINA BAY



THE OCEANFRONT @ SENTOSA COVE



ST. REGIS RESIDENCES, SINGAPORE



CITY DEVELOPMENTS LIMITED

36 Robinson Road #20-01 City House Singapore 068877

Reasonable care has been taken in the preparation of this brochure, and the construction of the scale model and the show-flat (collectively "the Collaterals"), but the developer does not warrant the accuracy of the Collaterals. The statements, information and depictions in the Collaterals may not be relied upon as statements or representations of fact, and they are not intended to form any part of the contract for the sale of the housing units. In particular, visual representations such as pictures and drawings are artists' impressions only, and are not representations of fact. All information contained in the Collaterals, including plans and specifications, are current at the time of printing, and are subject to such changes as are required by the developer or the relevant authorities. The floor areas stated in the brochure are approximate measurements and subject to final survey.

Project Details • Developer : CDL Land Pte Ltd [Co. Regn. No. 198501107D] • Tenure of Land : 99 years with effect from 14 October 2005 • Lot No. : Lots 78A and 286T TS 30 at Shenton Way • Developer License no. : C0115 • Building Plan Approval No. & date : A1252-00280-2004-BP01 (29/11/2006) • Expected Date of TOP : 30th September 2011 • Expected Date of Legal Completion : 30th September 2014 • Design Consultant : Carlos Ott • Architect : Architect 61 Pte Ltd • Landscape Consultant : Tierra Designs (S) Pte Ltd • M&E Engineer : Parsons Brinckerhoff Pte Ltd • C&S Engineer : Meinhardt Group • Quantity Surveyor : KPK Quantity Surveyors Singapore Pte Ltd • Project Interior Designer : Index Design Pte Ltd