

SEA PAVILION  N  
residences



## A FUTURE STEEPED IN HERITAGE

---

---

In days of old, there was an outpost — a sea pavilion suspended over the wild waves that crested our coastline.

This iconic structure, which once overlooked Singapore's coastline, has been lovingly conserved and adapted for contemporary living.

Inspired by its classic architecture and rich heritage, we have built a new paradise for you to call home.

**All for you to build your future.**

---

---

Photo Credit: Hun Ping



Artist's impression



## A NEW LEGACY BEGINS

Nestled in the historic Upper East Coast Road, Sea Pavilion Residences is a haven of serenity, rooted in a rich colonial past.

This freehold development reflects its vibrant history in its preserved architectural facets and modern reinterpretations of its oceanfront past.

Steeped in heritage, and designed for modern luxury, it is a hidden gem for you to build a treasured future.

# SEA PAVILION

r e s i d e n c e s



## A VISION OF POSSIBILITIES

Located next to East Coast Park, the idyllic Bayshore Precinct is set to become a flexible, adaptable, future-ready community. Based on sustainable planning strategies and oriented as a people-centric development, the use of Autonomous Vehicles in the future will free up more space for parks and community facilities, connecting Bayshore to the inland neighbourhoods and making it a car-lite gateway to East Coast Park. Look forward to enjoying the lush greenery that marks the former coastline and a vibrant neighbourhood lined with cosy cafes, shops, childcare services and other amenities.

# A NEIGHBOURHOOD MADE FOR MORE







## SEA PAVILION residences

- East-West Line
  - Circle Line
  - - - Downtown Line Phase 3
  - . . . Downtown Line Phase 3 extension (under construction)
  - - - Thomson-East Coast Line (under construction)
  - - - Eastern Coastal Loop (PCN)
- Scale  500m 1000m










### ACCESSIBILITY

- Bayshore MRT Station  5 mins
- East Coast Parkway (ECP)  3 mins
- Changi Airport  7 mins
- Tanah Merah Ferry Terminal  10 mins

### BUSINESS

- Changi Business Park  9 mins
- Central Business District  12 mins

### LEISURE & SHOPPING

- Bedok Mall  5 mins
- Parkway Parade  6 mins
- Changi City Point  7 mins
- 112 Katong Mall  7 mins
- OneKM  9 mins
- Paya Lebar Quarter  10 mins
- Tampines 1  10 mins
- Kallang Wave Mall  12 mins
- Marina Bay Sands  12 mins

### PLAY & RELAXATION

- East Coast Park  4 mins
- Singapore Wake Park  5 mins
- Tanah Merah Country Club  6 mins
- Laguna National Golf and Country Club  7 mins
- Marine Cove  7 mins
- National Sailing Centre  10 mins
- National Service Resort & Country Club (NSRCC)  10 mins
- Bedok Reservoir  11 mins
- Wild Wild Wet  12 mins
- National Stadium  14 mins

### MICE

- Singapore Expo  9 mins
- Suntec Singapore  10 mins

*Travelling durations are estimates only.*



## PERFECT FOR WORK AND PLAY

Connect to the best of the city with a myriad of dining choices, shopping options and recreational offerings, all just a short drive away.



Temasek Primary School



Anglican High School



St. Patrick's School



Singapore University of Technology and Design

# A STUDY IN REFINEMENT

## PRIMARY

- Temasek Primary School  5 mins (Within 1km)
- Bedok Green Primary School  3 mins (Within 2km)

## SECONDARY

- Temasek Secondary School  6 mins
- Bedok View Secondary School  3 mins
- Anglican High School  4 mins
- Victoria School  4 mins
- Bedok South Secondary School  5 mins
- CHIJ Katong Convent  5 mins
- St. Patrick's School  5 mins
- Bedok Green Secondary School  7 mins
- Tanjong Katong Secondary School  9 mins

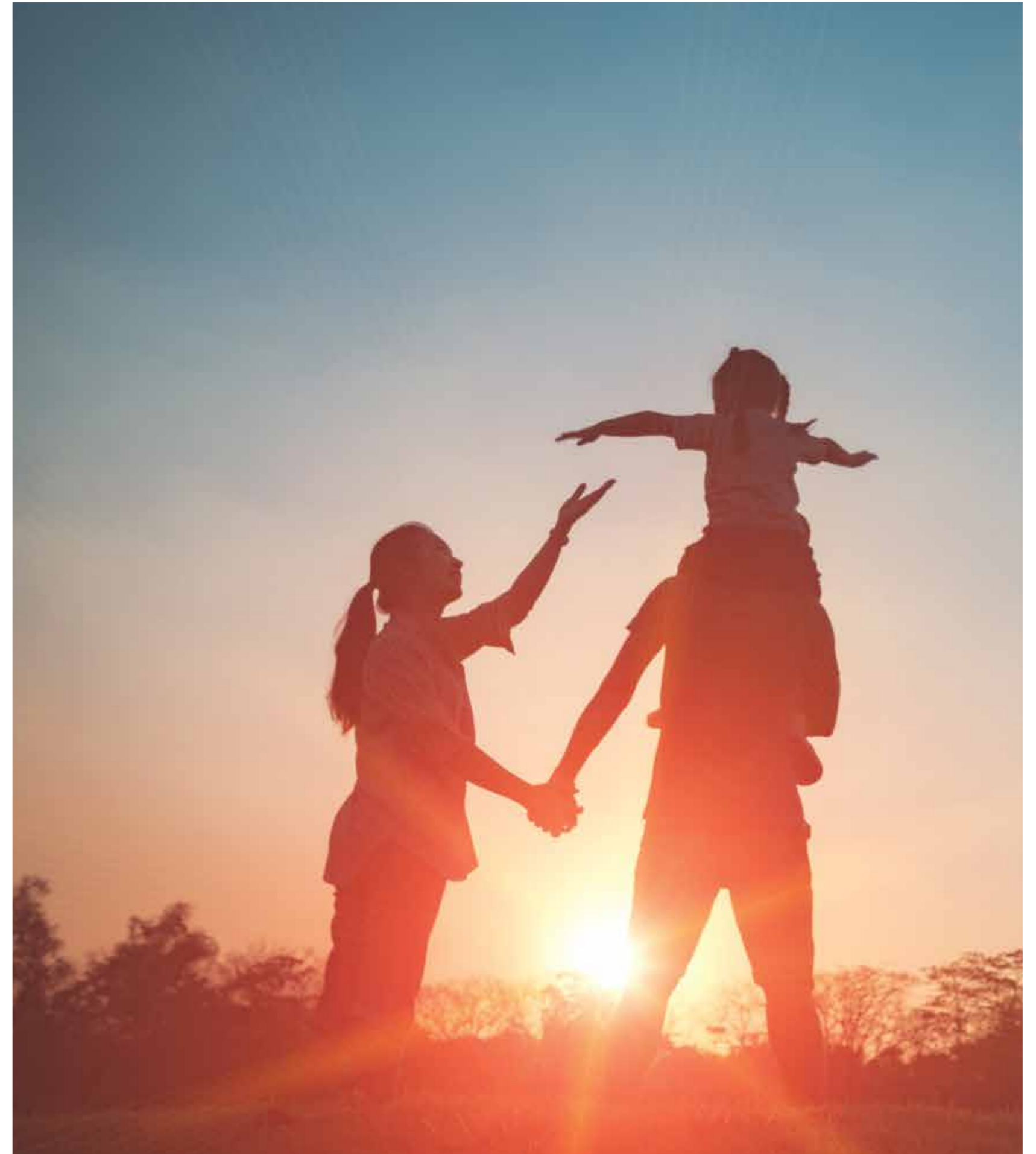
## TERTIARY

- Temasek Junior College  3 mins
- Victoria Junior College  4 mins
- Singapore University of Technology and Design (SUTD)  7 mins
- Temasek Polytechnic  8 mins

## LIBRARIES

- Bedok Public Library  5 mins
- Marine Parade Community Library  5 mins

*Travelling durations are estimates only.*



---

YOUR OWN  
PRIVATE HAVEN

---



Artist's impression



# WELCOME HOME TO BLISS

Come home to your hideaway of peace and harmony, away from the hustle and bustle of the city.



Artist's impression

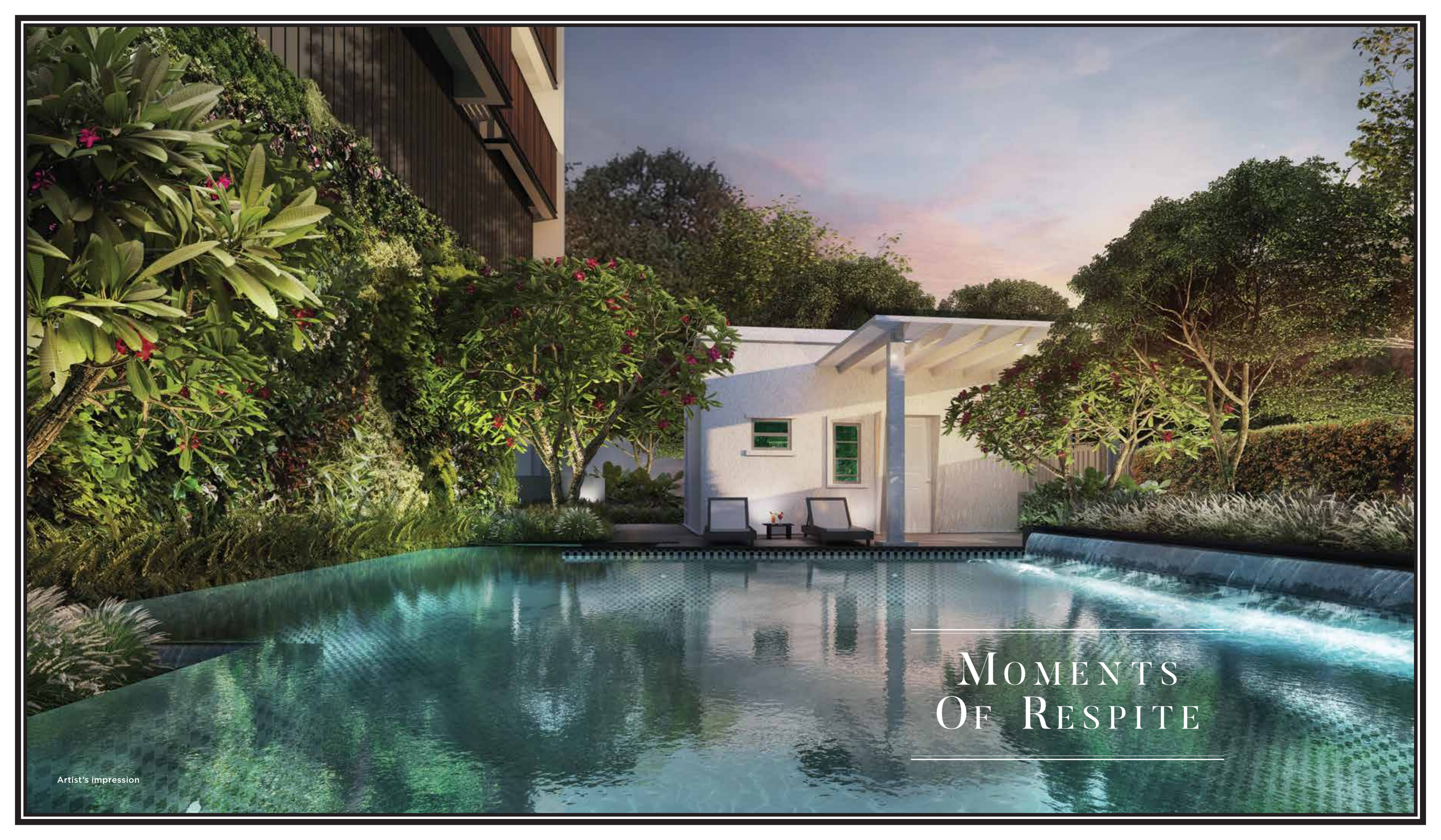


---

“A VISION OF THE FUTURE  
WITH A TOUCH OF THE PAST  
— REALISE THE BEST  
OF CONTEMPORARY LIVING.”

---





---

MOMENTS  
OF RESPITE

---

Artist's impression



## TRANQUILITIES & LUXURIES

Take a break from your worries and responsibilities, and treat yourself to the pampering you deserve.

### POOL & JACUZZI SEATS

Rejuvenate with a dip into cool waters, and enjoy a reinvigorating massage from the hydrojets.

### GYM

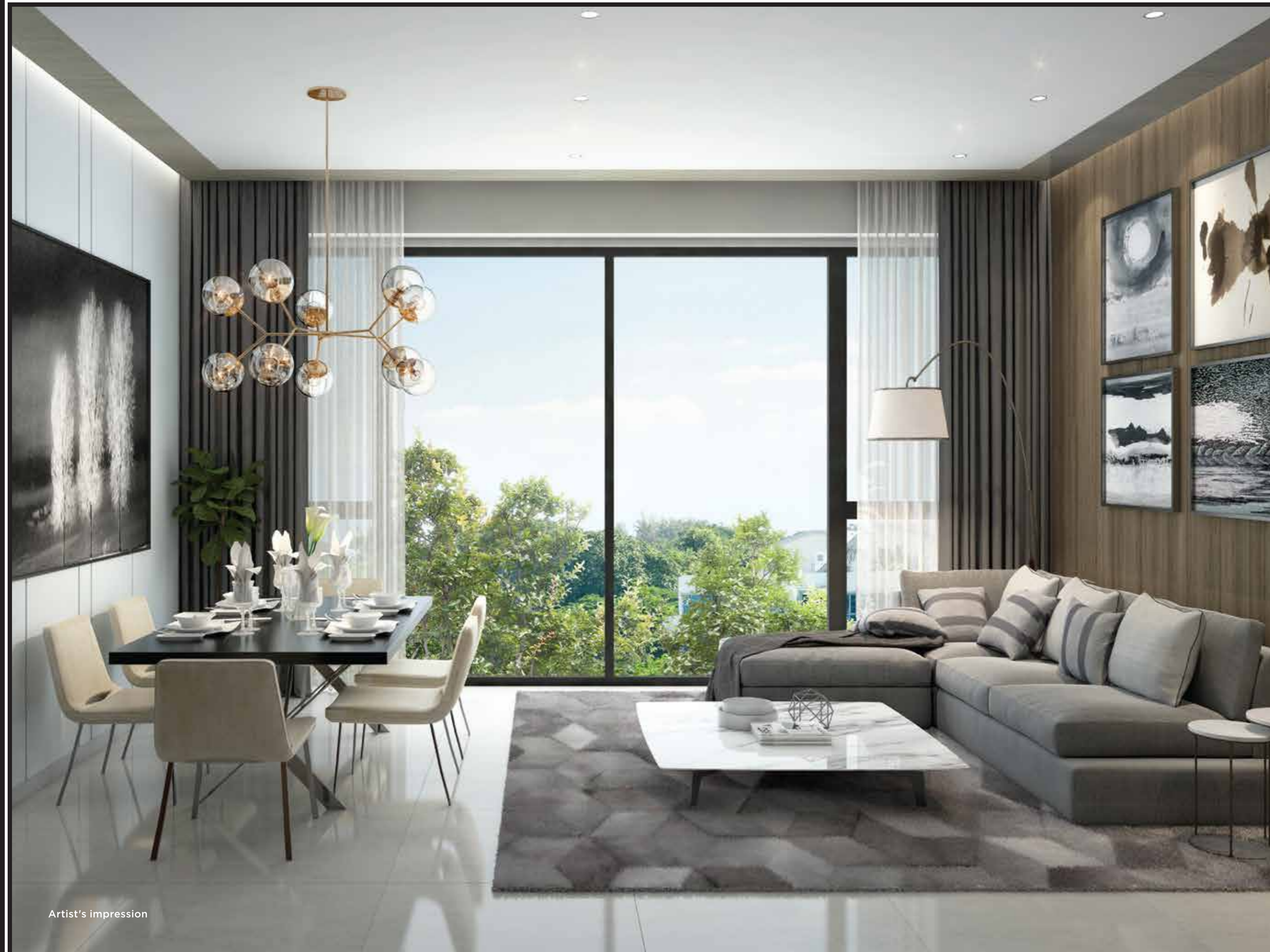
Achieve your fitness goals in a truly one-of-a-kind gym, surrounded by nature and history.

### LOUNGE @ SEA PAVILION

Gather your friends and family for an intimate celebration, and add a dash of culture and tradition to your special event.

### SKY LOUNGE & SKY GARDEN

Take in the view of the horizon, as gentle exhalations of nature fill this quiet sanctuary. Lie back, relax, and take a moment all to yourself.



Artist's impression

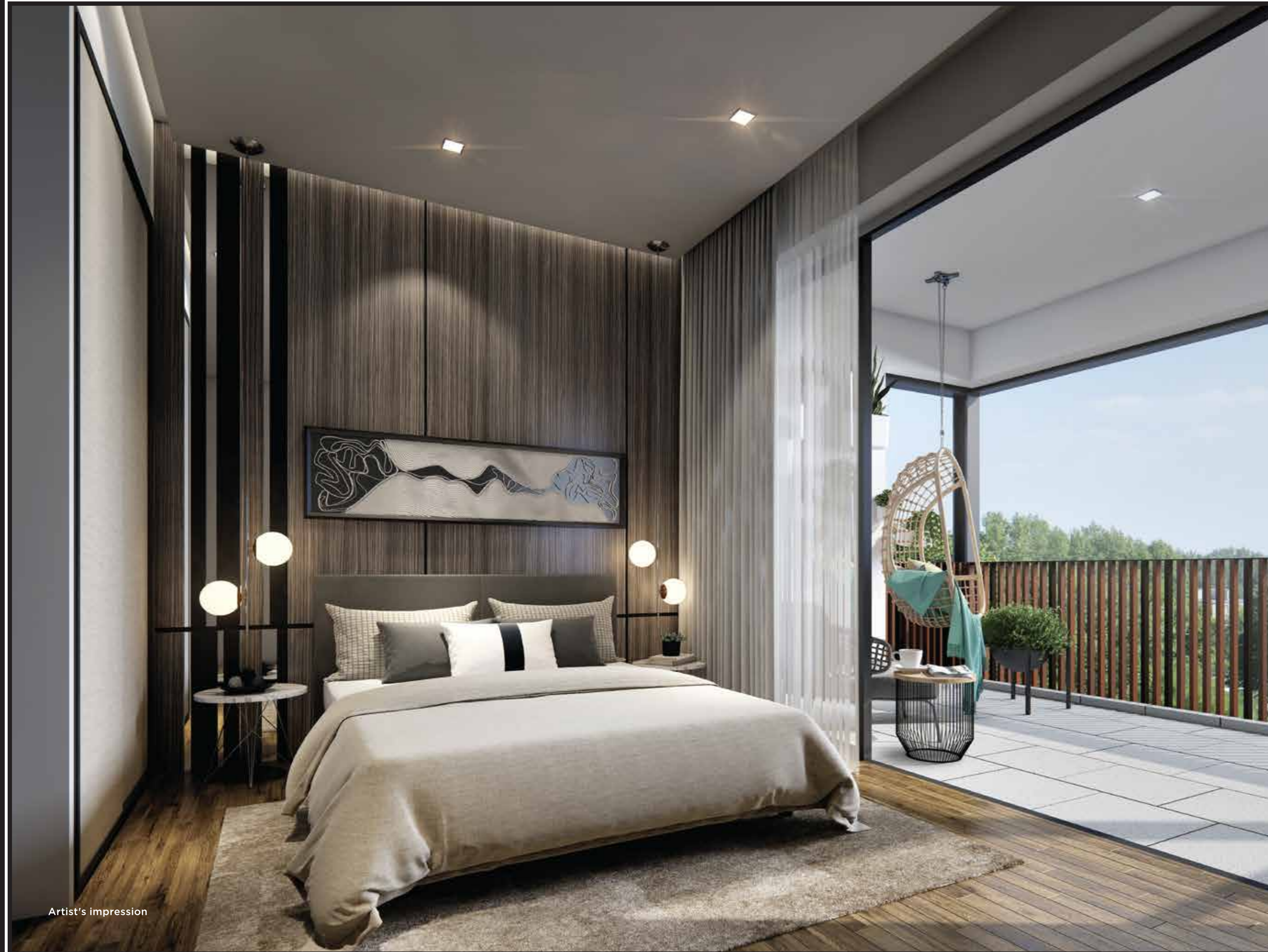


## WHERE YOU BELONG

---

Sea Pavilion Residences is a haven of beautiful homes that combine heritage, luxury and modern comfort. Thoughtfully designed units span from one to three bedrooms, with an arrangement of well-crafted details composed to soothe the senses. Relax with a view of the lush green surroundings and quaint neighbourhood, or unwind at the roof terrace amidst unobstructed views of the gorgeous sky. It's the perfect enclave of tranquillity.

---



Artist's impression



## DREAMS DO COME TRUE

---

Spacious yet intimate, your very own sanctuary is yours to create in the well-appointed spaces that are perfect for every taste. Industrial chic or mid-century modern, traditional or transitional — let your dream home become your reality.

Complete your home with an array of quality furnishings, curated for your convenience.

---



Artist's impression

# BRINGING TO YOU QUALITY FITTINGS AND FINISHES

Kitchen hood, hob and oven



Washer-dryer and fridge





Artist's impression

## LEGEND

### 1<sup>st</sup> Storey

1. Gymnasium
2. Lounge @ Sea Pavilion
3. BBQ Corner
4. Pool Deck
5. Platform Lift
6. Jacuzzi Seats
7. Greenery Wall
8. Swimming Pool
9. Mechanised Carpark
10. Accessible Carpark
11. Lift Lobby
12. Covered Linkway
13. Main Gate

### Attic

14. Sky Lounge
15. Sky Garden

## SITEPLAN



## DIAGRAMMATIC CHART

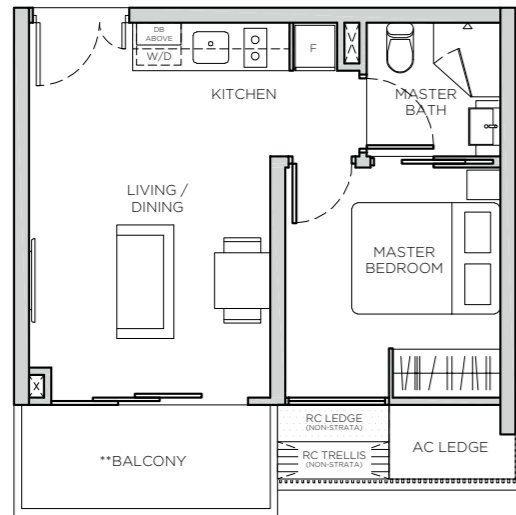
Attic	PH1 #05-01	PH3 #05-02	A1 #05-03	A1 #05-04	PH2 #05-05	PH4 #05-06
5						
4	B1 #04-01	C2 #04-02	A1 #04-03	A1 #04-04	C1 #04-05	C3 #04-06
3	B1 #03-01	C2 #03-02	A1 #03-03	A1 #03-04	C1 #03-05	C3 #03-06
2	B1 #02-01	C2 #02-02	A1 #02-03	A1 #02-04	C1 #02-05	C3 #02-06
1	Swimming Pool / Lobby / Carpark					

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Penthouse

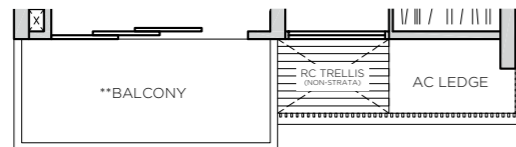


# 1 BEDROOM TYPE A1

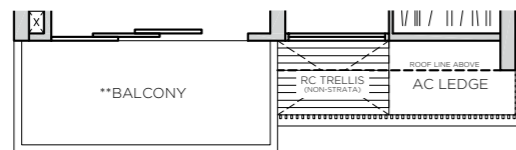
AREA : 42sqm / 452sqft



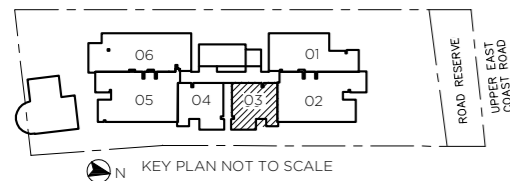
UNIT: #02-03



UNIT: #03-03  
#04-03



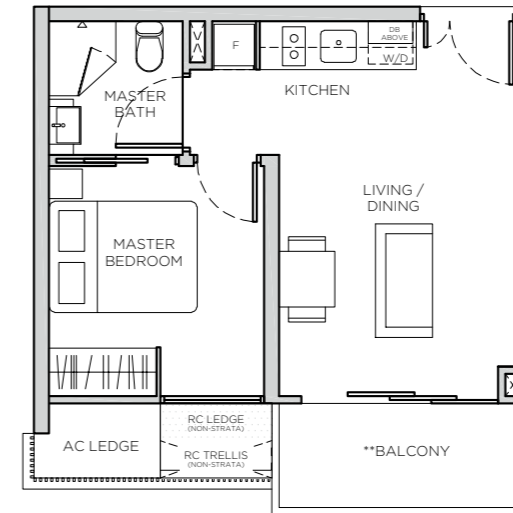
UNIT: #05-03



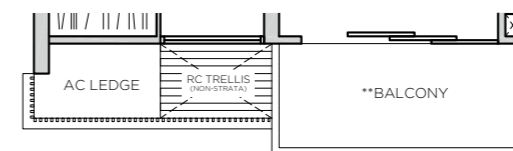
\*\* The Balcony shall not be enclosed. Only URA approved balcony screen are to be used. For an illustration of the approved balcony screen, please refer to page 41 of this brochure.  
Note: Areas include A/C ledge, balcony, private roof terrace (open to sky) and strata void where applicable. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. Plans are not to scale and subject to change as may be required or approved by the relevant authorities. All areas are subject to final survey.

# 1 BEDROOM TYPE A1M

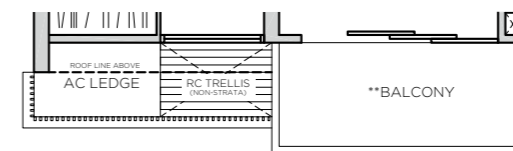
AREA : 42sqm / 452sqft



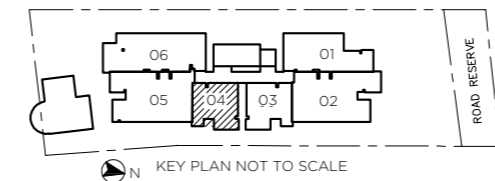
UNIT: #02-04



UNIT: #03-04  
#04-04



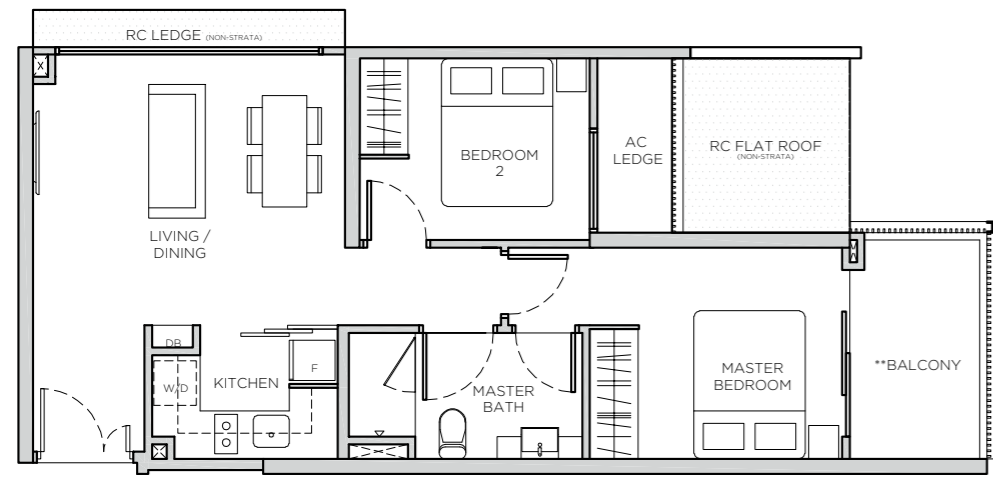
UNIT: #05-04



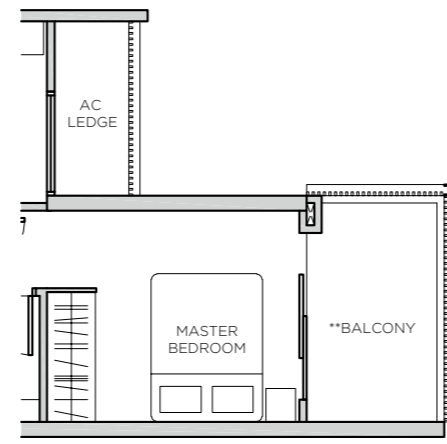
\*\* The Balcony shall not be enclosed. Only URA approved balcony screen are to be used. For an illustration of the approved balcony screen, please refer to page 41 of this brochure.  
Note: Areas include A/C ledge, balcony, private roof terrace (open to sky) and strata void where applicable. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. Plans are not to scale and subject to change as may be required or approved by the relevant authorities. All areas are subject to final survey.

# 2 BEDROOM TYPE B1

AREA : 62sqm / 667sqft



UNIT: #02-01

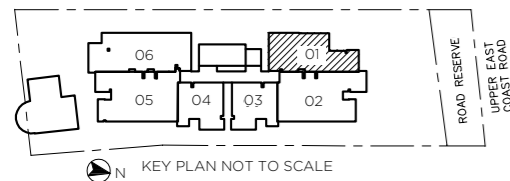
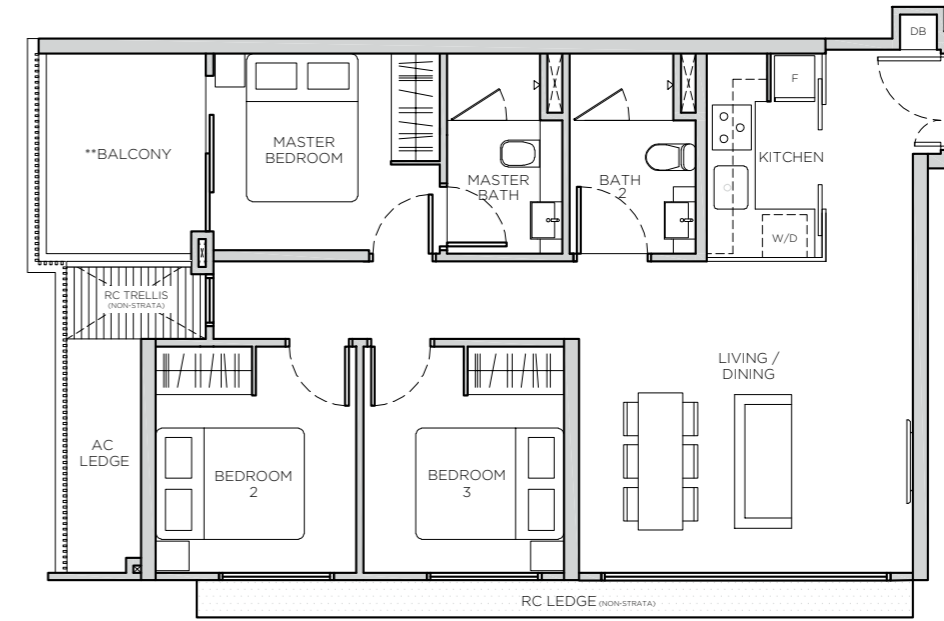


UNIT: #03-01  
#04-01

# 3 BEDROOM TYPE C1

AREA : 84sqm / 904sqft

UNIT : #02-05 | #03-05



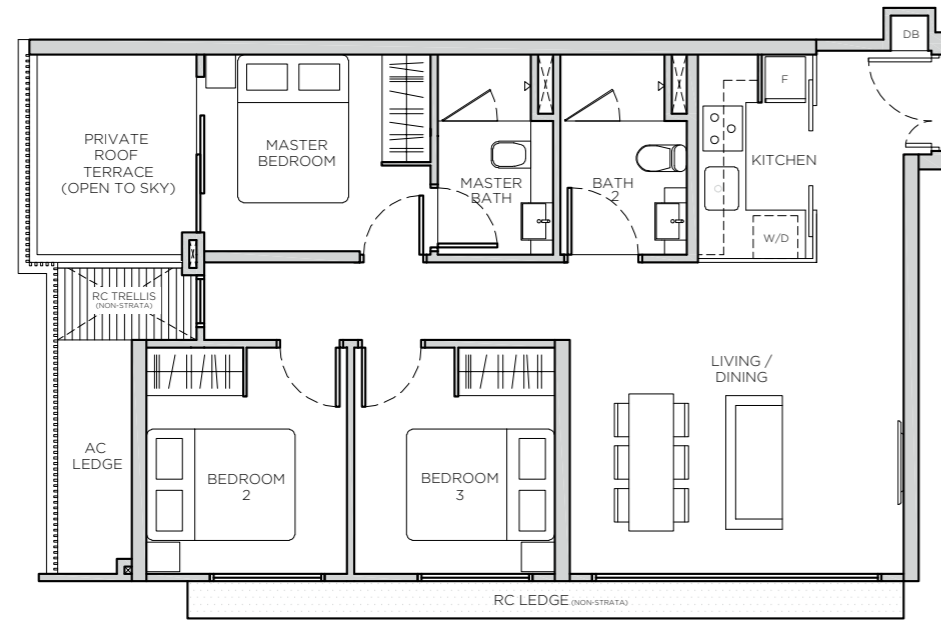
\*\* The Balcony shall not be enclosed. Only URA approved balcony screen are to be used. For an illustration of the approved balcony screen, please refer to page 41 of this brochure.  
 Note: Areas include A/C ledge, balcony, private roof terrace (open to sky) and strata void where applicable. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. Plans are not to scale and subject to change as may be required or approved by the relevant authorities. All areas are subject to final survey.



\*\* The Balcony shall not be enclosed. Only URA approved balcony screen are to be used. For an illustration of the approved balcony screen, please refer to page 41 of this brochure.  
 Note: Areas include A/C ledge, balcony, private roof terrace (open to sky) and strata void where applicable. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. Plans are not to scale and subject to change as may be required or approved by the relevant authorities. All areas are subject to final survey.

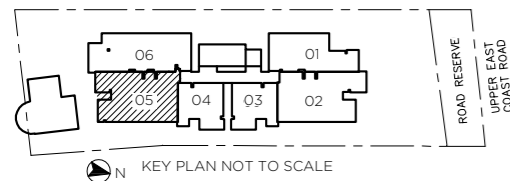
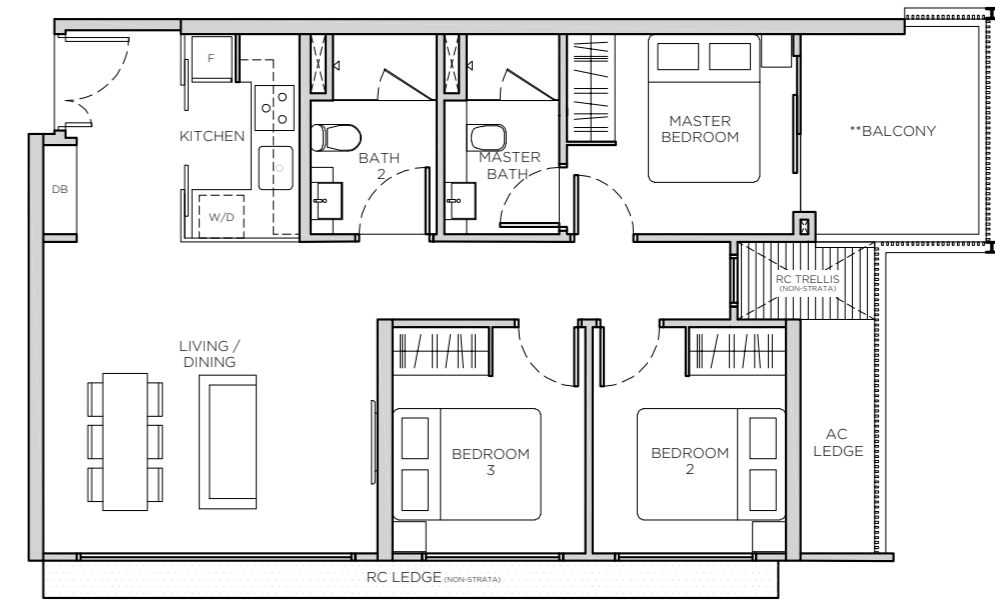
# 3 BEDROOM TYPE C1A

**AREA** : 84sqm/ 904sqft  
**UNIT** : #04-05

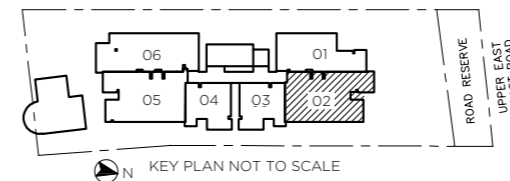


# 3 BEDROOM TYPE C2

**AREA** : 84sqm/ 904sqft  
**UNIT** : #02-02 | #03-02 | #04-02



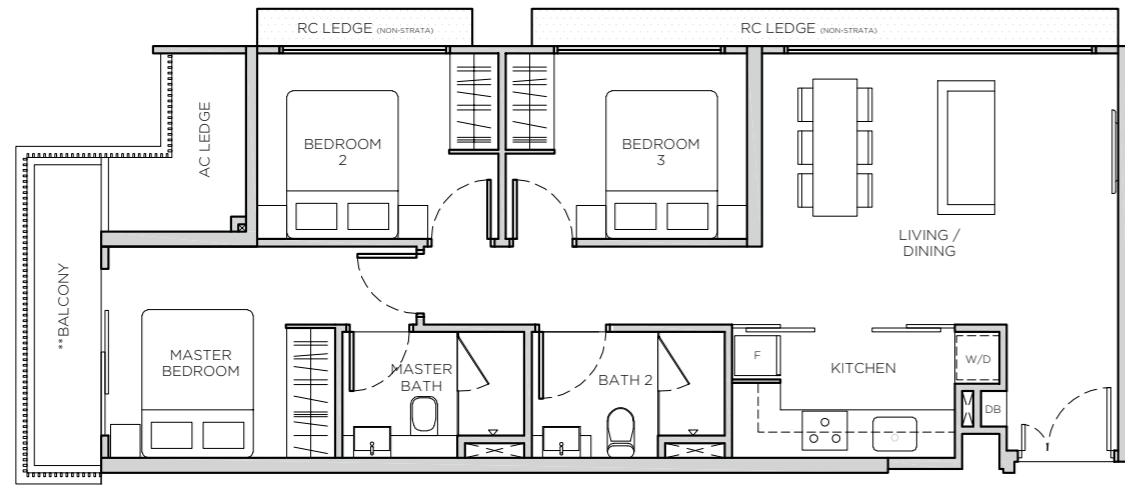
\*\* The Balcony shall not be enclosed. Only URA approved balcony screen are to be used. For an illustration of the approved balcony screen, please refer to page 41 of this brochure.  
 Note: Areas include A/C ledge, balcony, private roof terrace (open to sky) and strata void where applicable. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. Plans are not to scale and subject to change as may be required or approved by the relevant authorities. All areas are subject to final survey.



\*\* The Balcony shall not be enclosed. Only URA approved balcony screen are to be used. For an illustration of the approved balcony screen, please refer to page 41 of this brochure.  
 Note: Areas include A/C ledge, balcony, private roof terrace (open to sky) and strata void where applicable. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. Plans are not to scale and subject to change as may be required or approved by the relevant authorities. All areas are subject to final survey.

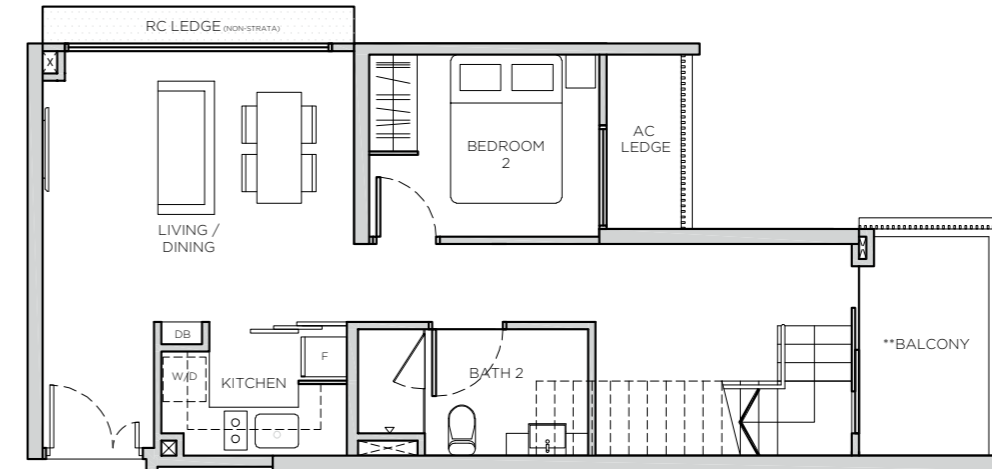
# 3 BEDROOM TYPE C3

**AREA** : 81sqm / 872sqft  
**UNIT** : #02-06 | #03-06 | #04-06

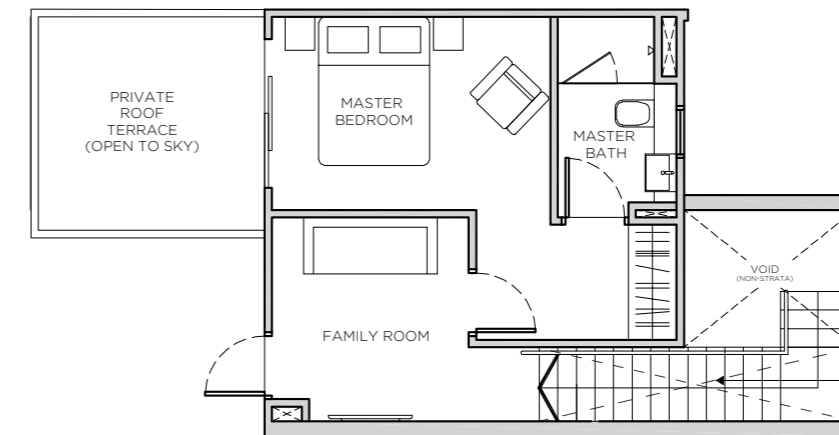


# PENTHOUSE (2 BEDROOM + FAMILY) TYPE PH1

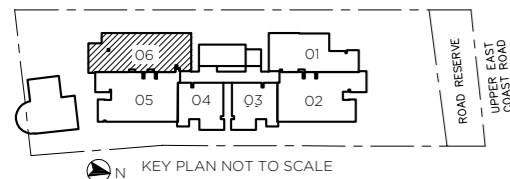
**AREA** : 106sqm / 1141sqft  
**UNIT** : #05-01



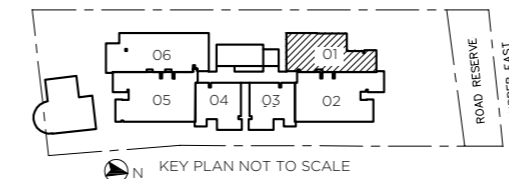
LOWER LEVEL



UPPER LEVEL



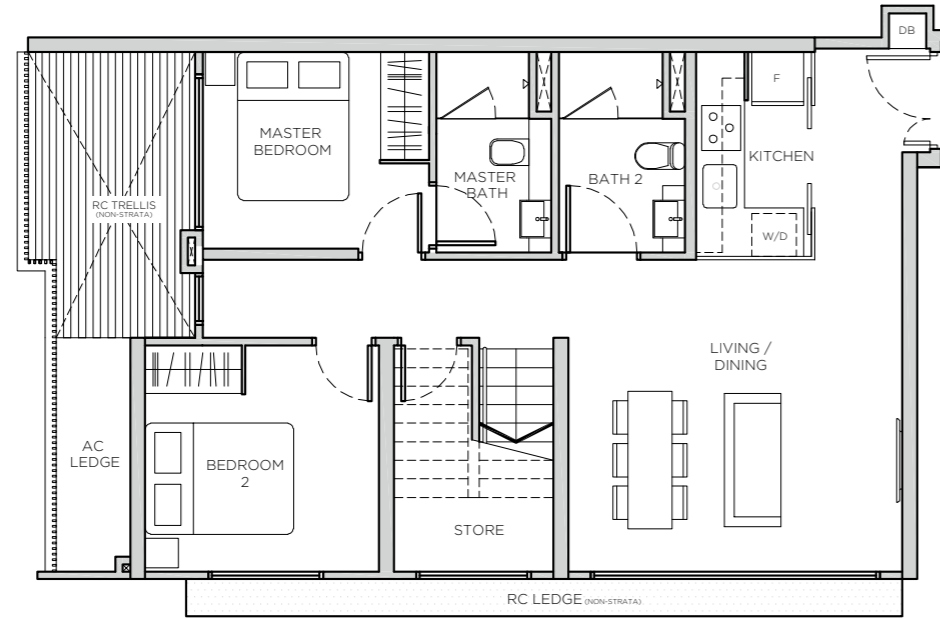
\*\* The Balcony shall not be enclosed. Only URA approved balcony screen are to be used. For an illustration of the approved balcony screen, please refer to page 41 of this brochure.  
Note: Areas include A/C ledge, balcony, private roof terrace (open to sky) and strata void where applicable. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. Plans are not to scale and subject to change as may be required or approved by the relevant authorities. All areas are subject to final survey.



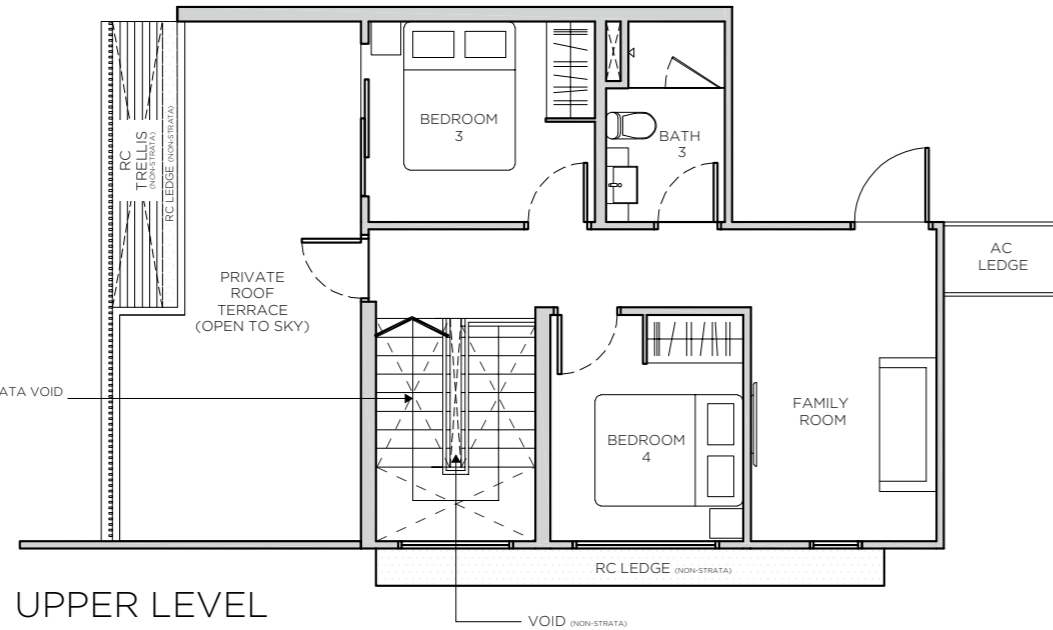
\*\* The Balcony shall not be enclosed. Only URA approved balcony screen are to be used. For an illustration of the approved balcony screen, please refer to page 41 of this brochure.  
Note: Areas include A/C ledge, balcony, private roof terrace (open to sky) and strata void where applicable. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. Plans are not to scale and subject to change as may be required or approved by the relevant authorities. All areas are subject to final survey.

# PENTHOUSE (4 BEDROOM + FAMILY) TYPE PH2

AREA : 148sqm / 1593sqft  
UNIT : #05-05

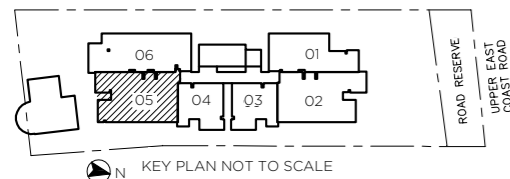


LOWER LEVEL



UPPER LEVEL

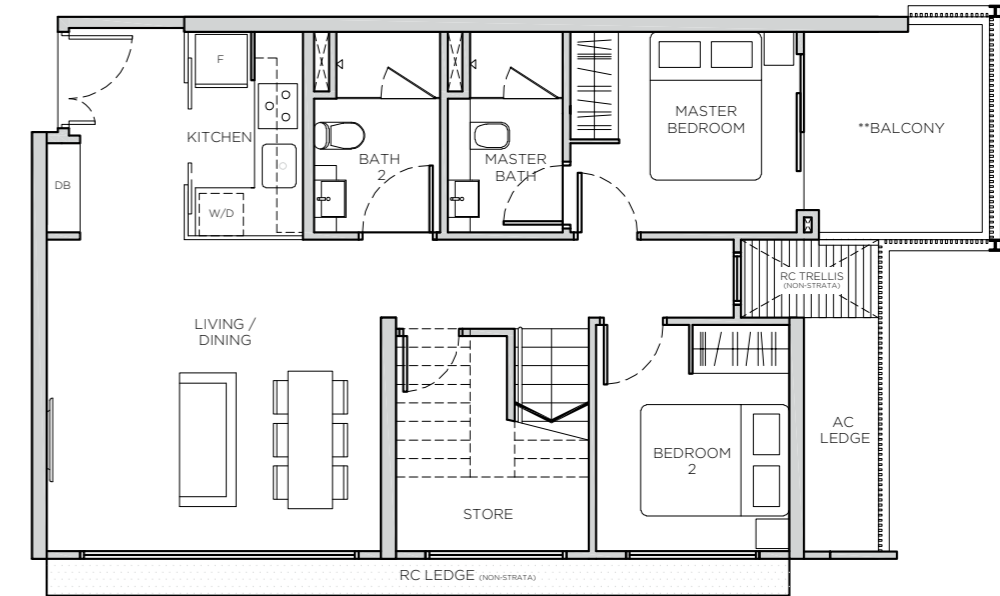
STRATA AREA IS INCLUSIVE OF STRATA VOID ABOVE STAIRCASE



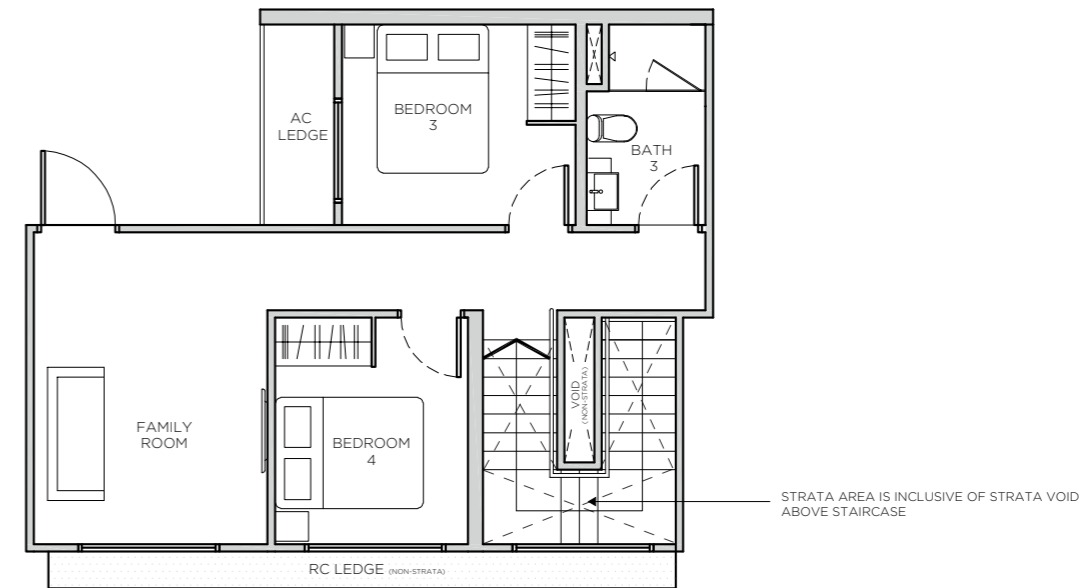
\*\* The Balcony shall not be enclosed. Only URA approved balcony screen are to be used. For an illustration of the approved balcony screen, please refer to page 41 of this brochure.  
Note: Areas include A/C ledge, balcony, private roof terrace (open to sky) and strata void where applicable. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. Plans are not to scale and subject to change as may be required or approved by the relevant authorities. All areas are subject to final survey.

# PENTHOUSE (4 BEDROOM + FAMILY) TYPE PH3

AREA : 139sqm / 1496sqft  
UNIT : #05-02

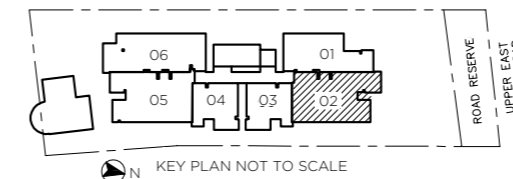


LOWER LEVEL



UPPER LEVEL

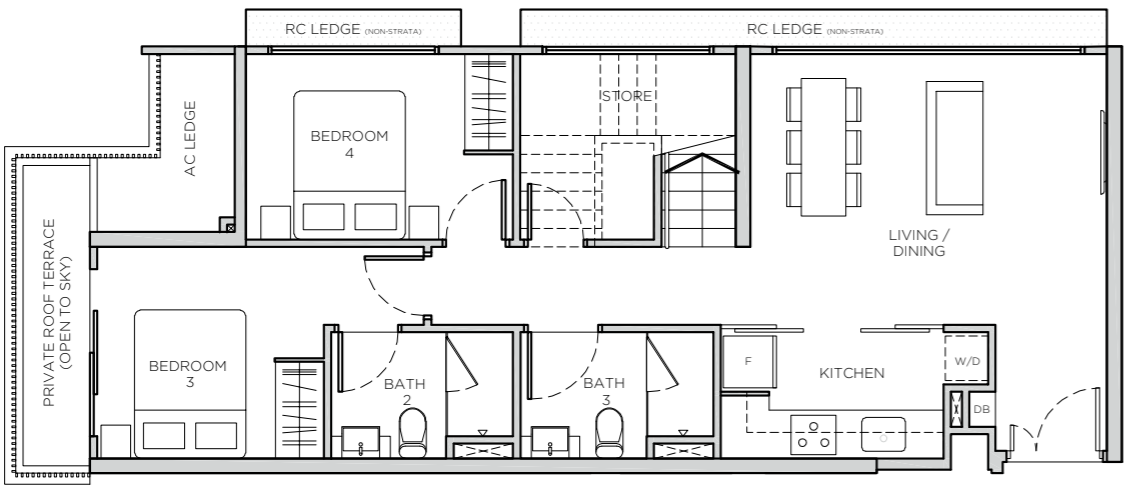
STRATA AREA IS INCLUSIVE OF STRATA VOID ABOVE STAIRCASE



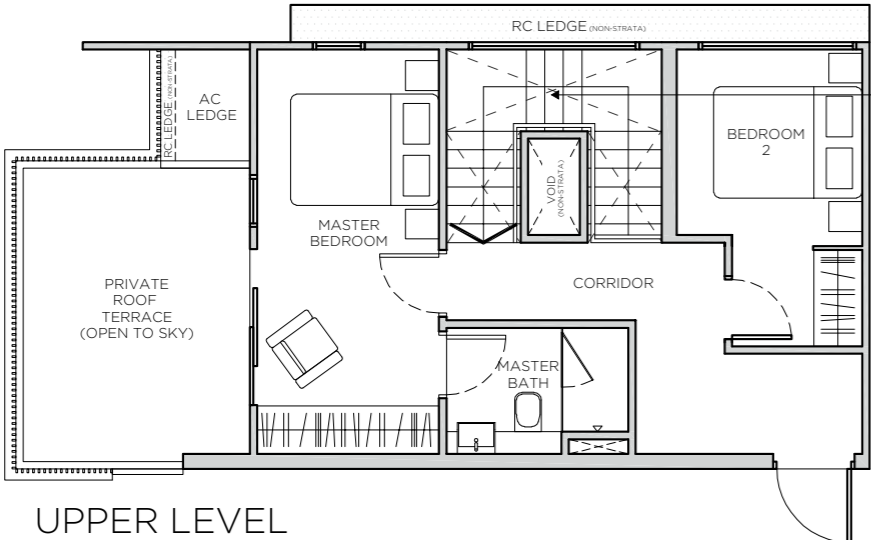
\*\* The Balcony shall not be enclosed. Only URA approved balcony screen are to be used. For an illustration of the approved balcony screen, please refer to page 41 of this brochure.  
Note: Areas include A/C ledge, balcony, private roof terrace (open to sky) and strata void where applicable. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. Plans are not to scale and subject to change as may be required or approved by the relevant authorities. All areas are subject to final survey.

# PENTHOUSE (4 BEDROOM) TYPE PH4

**AREA** : 142sqm/ 1528sqft  
**UNIT** : #05-06

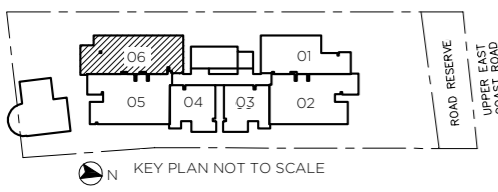


LOWER LEVEL



UPPER LEVEL

STRATA AREA IS INCLUSIVE OF STRATA VOID ABOVE STAIRCASE



\*\* The Balcony shall not be enclosed. Only URA approved balcony screen are to be used. For an illustration of the approved balcony screen, please refer to page 41 of this brochure.  
Note: Areas include A/C ledge, balcony, private roof terrace (open to sky) and strata void where applicable. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. Plans are not to scale and subject to change as may be required or approved by the relevant authorities. All areas are subject to final survey.

## BALCONY SCREENS

Balcony screens are not provided by the developer.  
Buyer may install screen that are in accordance with the URA approved design as shown in the illustration below

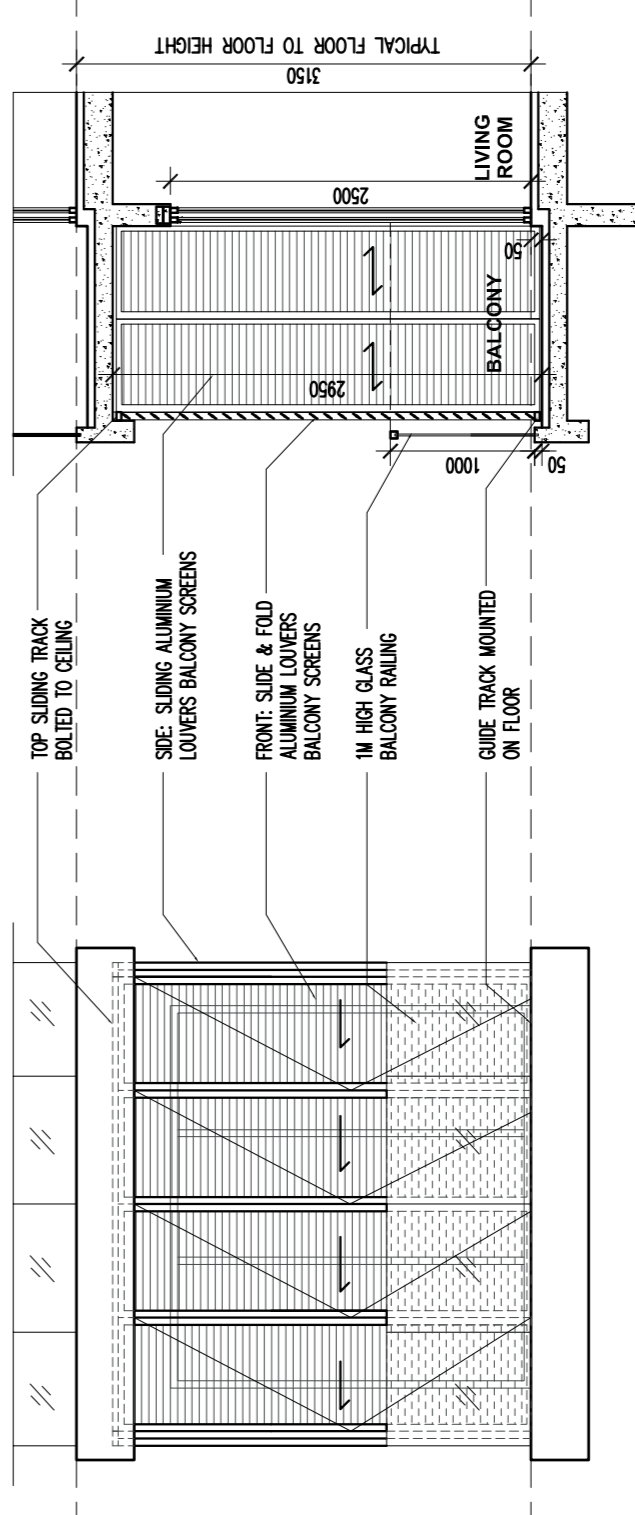


ILLUSTRATION OF TYPICAL BALCONY SCREEN APPROVED BY URA



Since 2010, Oxley Holdings Limited (“Oxley” or “the Group”) has established itself as a renowned international lifestyle property developer. Headquartered and listed in Singapore, Oxley specializes in the development of quality residential, commercial and industrial projects.

By forging strong partnerships with elite developers and business partners, the Group has expanded its business presence across wide geographical markets including Singapore, the United Kingdom (UK), Ireland, Cambodia, Malaysia, Indonesia, China, Japan, Myanmar, Australia and Cyprus.

Oxley’s developments are strategically located in key locations, comprising of retail elements, and lifestyle features. The Group’s iconic commercial project in Singapore, Oxley Tower, was completed in 2016. The key overseas projects include a waterfront township development in London, UK and two mixed-use developments, The Bridge and The Peak in Phnom Penh, Cambodia. In Dublin, Ireland, the Group is developing a site of 235 hectares next to the proposed new headquarters of the Central Bank of Ireland, comprising Grade A office, retail space and luxury residential. In Kuala Lumpur, the Oxley Towers Kuala Lumpur City Centre, located at stone’s throw away from the iconic Petronas Twin Towers, shine as the Group’s crowning achievement in the region. The two hotel towers, SO Sofitel and Jumeirah with residences and one office tower, offer exceptional living on prime real estate.

While pursuing lavish opportunities abroad, Oxley continues to seize opportunities in Singapore to replenish its landbank in view of the upcoming market potential. The Group has also diversified into investments on property as part of its fixed assets. Projects include the hotel, Novotel on Stevens and Mercure on Stevens, Singapore.



**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 Park



**Cambodia**  
The Bridge



**Singapore**  
The Rise @ Oxley



**Indonesia**  
Oxley Convention Centre



**Singapore**  
The Flow



**Myanmar**  
Mini Residences