

M E T R

O P O L

I T A N

L I V I

N G

 URBAN  
VISTA

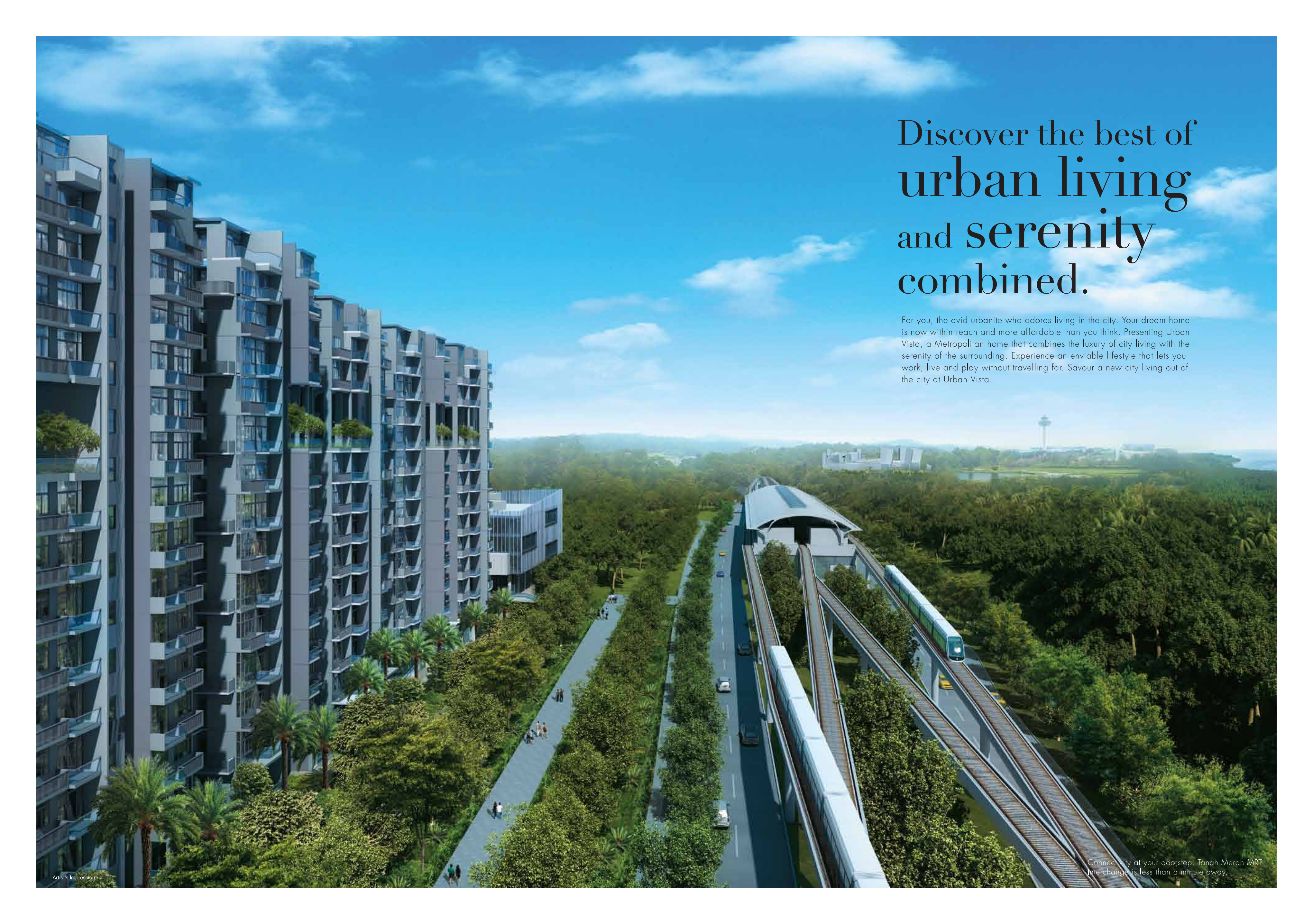




*Metropolitan Living in the East*

Look East  
for city living out of the city.



An aerial view of a modern residential development. On the left, several tall, grey apartment buildings with blue-tinted balconies and glass facades rise vertically. A paved walkway with palm trees and other greenery runs alongside the buildings. In the center, a road with a few cars is visible. On the right, a light rail train is traveling on an elevated track. The background shows a vast, green landscape with a water tower and other buildings in the distance under a bright blue sky with scattered clouds.

# Discover the best of urban living and serenity combined.

For you, the avid urbanite who adores living in the city. Your dream home is now within reach and more affordable than you think. Presenting Urban Vista, a Metropolitan home that combines the luxury of city living with the serenity of the surrounding. Experience an enviable lifestyle that lets you work, live and play without travelling far. Savour a new city living out of the city at Urban Vista.

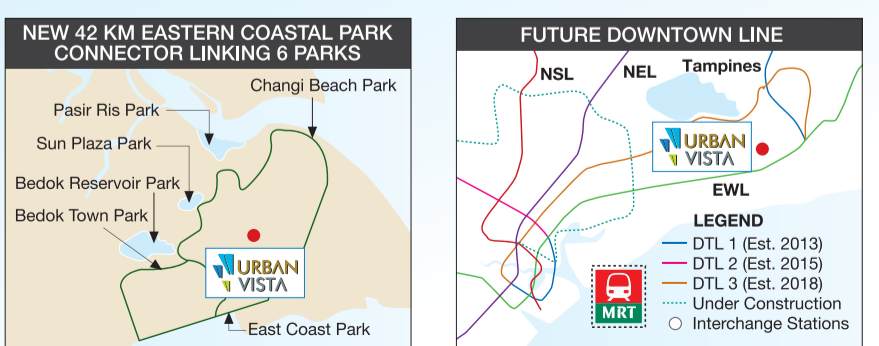
# Of course, convenience is mandatory!

Urban Vista is designed for city lovers who are enticed by the ease and convenience of living in the city. Everything you require is at your fingertips. Enjoy excellent connectivity with the MRT station literally at your doorstep and major expressways such as the ECP and PIE a mere 7-minutes drive away. Orchard Road, CBD and the Marina area are just only a short drive away by car, and a 14-minutes drive is all it takes to get you from home to Changi Airport.



**URBAN VISTA**  
 <1 min WALK  
 NEW UPPER CHANGI ROAD  
 TANAH MERAH MRT

- CONNECTIVITY**
    - Right next to Tanah Merah MRT Interchange
    - One MRT stop away from Bedok Central & East Point
    - Bedok Bus Interchange mere 4 bus stops away
    - ECP/PIE 9 minutes' away
    - 19 minutes' drive to Orchard, CBD/Marina area
    - Changi Airport just 2 stops away or a mere 10 minutes' drive
  - RECREATION**
    - East Coast Park
    - Bedok Reservoir Park/Forest Adventure
    - Bedok Town Park
    - Bedok Adventure Park
    - Bedok Stadium
    - Laguna National Golf and Country Club
    - Tanah Merah Country Club
    - National Service Resort and Country Club
    - Eastern Coastal Loop
  - EDUCATION**
    - Within 1 km: Temasek Pri Sch, Anglican High Sch and St Anthony's Canossian Pri Sch
    - Within 2 km: Yu Neng Pri Sch, Red Swastika Sch, Fengshan Pri Sch, Changkat Changi Sec Sch and Temasek Junior College
    - Tertiary institutions: Temasek Polytechnic and ITE College East
    - International schools: One World International Sch, United World College (East Campus), NPS International Sch, Global Indian International Sch (East Coast)
  - RETAIL/F&B OUTLETS**
    - East Village
    - Bedok Point
    - Changi City Point
    - Singapore Expo
    - Siglap Shopping Centre
    - East Coast Seafood Centre
    - Parkway Parade
    - East Point Mall
    - Tampines Mall
    - Tampines 1
    - Century Square
    - White Sands
  - BUSINESS/INDUSTRIAL**
    - One MRT stop away from Changi Business Park
    - Pasir Ris Wafer Fab Park
    - Defu Industrial Estate, Changi Business Park, Loyang Industrial Park and Changi North Industrial Park
- \* The above distances and times are based on estimates only



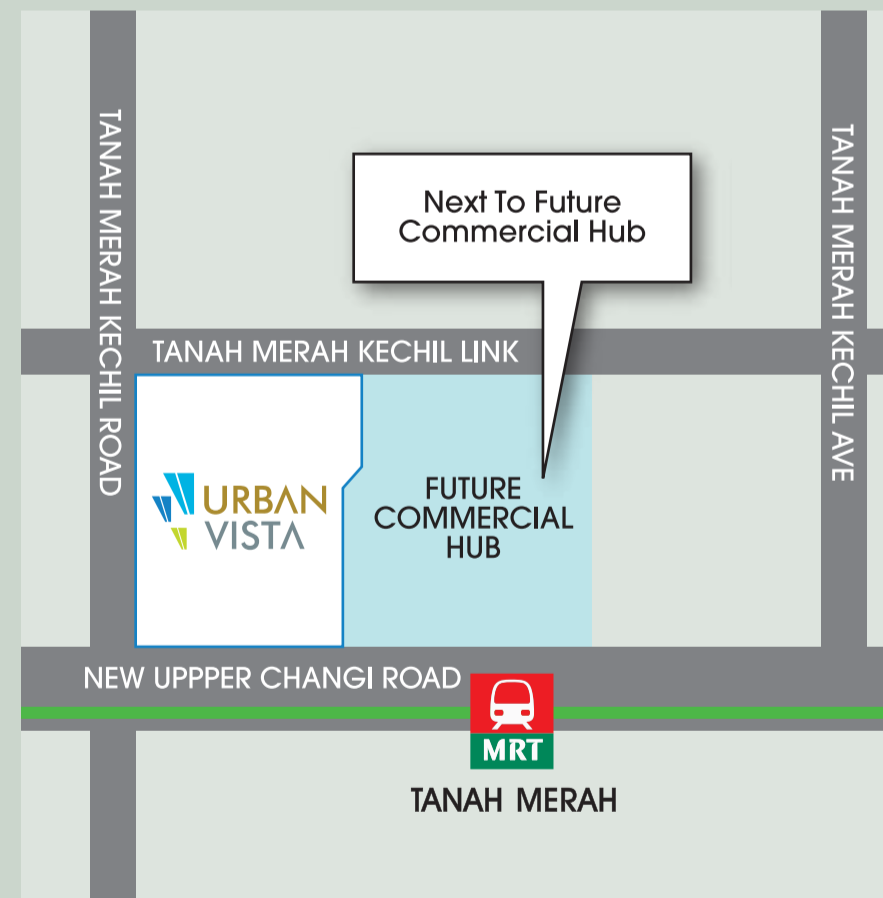


Connect to **work.**  
Connect to **life.**  
In less than a minute.

Getting connected has never been faster. Urban Vista is only less than a minute's walk to the Tanah Merah Interchange Station, so you are connected to life and work almost instantly. Zip from Pasir Ris to Joo Koon easily on the East-West line, or hop on the airport-bound train to get to Singapore Expo and Changi Airport.

# A multitude of lifestyle needs at your beck and call.

With its vantage location in the vicinity of private housing, residents of Urban Vista enjoy secluded privacy away from the crowd. Yet, its superb site next to an upcoming commercial hub pulls to it a slew of modern conveniences. Imagine having the supermarket, spas, hair salons and all you need just next door.





# Get down to business, fast.

Work where you live and live where you work. Urban Vista is within the proximity of many business and industrial parks, so you do not have to spend long hours commuting between work and home. Astute investors would not want to miss this excellent investment that has potential for great rental yields.



Integrated Retail, Hotel and Business Park developments



Singapore Expo is the largest Meetings, Incentives, Conferencing and Exhibitions venue in Singapore and is one of the most completely equipped centres in the whole of Asia.

Two MRT stops to Changi Airport

One MRT stop away. 66-hectare integrated business park with retail, hotel and business park facilities. Some of the world's leading companies at Changi Business Park include Honeywell, IBM, Invensys, Ultra Technologies, Xilinx and financial institutions such as DBS Asia Hub, Citibank, Credit Suisse and Standard Chartered Bank.



# Prestigious educational hub.

While you enjoy an exquisite lifestyle with unrivalled amenities, your children's education needs will be the last of your worries. With a mix of reputable pre-primary, primary, secondary and tertiary educational institutions within one to two kilometres of Tanah Merah, your school-going children can be assured of the best education in a conducive and prestigious environment. Even expatriates will feel right at home as a plethora of international schools are in close proximity for your selection.



SCHOOLS AND INSTITUTIONS	ESTIMATED DISTANCE (KM)*	ESTIMATED TIME*
<b>PRIMARY SCHOOLS</b>		
Temasek Primary School	1.0	5 mins drive
St. Anthony's Canossian Primary School	1.0	4 mins drive
Red Swastika School	2.9	8 mins drive
Yu Neng Primary School	3.4	9 mins drive
<b>SECONDARY SCHOOLS</b>		
Anglican High School	0.6	1 min drive
Victoria School	4.2	9 mins drive
<b>JUNIOR COLLEGES</b>		
Temasek Junior College	4.2	4 mins drive
Tampines Junior College	4.9	11 mins drive
Victoria Junior College	5.1	11 mins drive
<b>TERTIARY INSTITUTIONS</b>		
Singapore University of Technology and Design	3.5	8 mins drive
Temasek Polytechnic	4.3	9 mins drive
<b>INTERNATIONAL SCHOOLS</b>		
One World International School	2.9	6 mins drive
NPS International School	4.0	9 mins drive
United World College - East Campus	4.3	9 mins drive
Global Indian Int'l School - East Coast	4.8	11 mins drive

\*Schools are not listed in accordance of merit.  
Distance and travel times are estimated for information only.



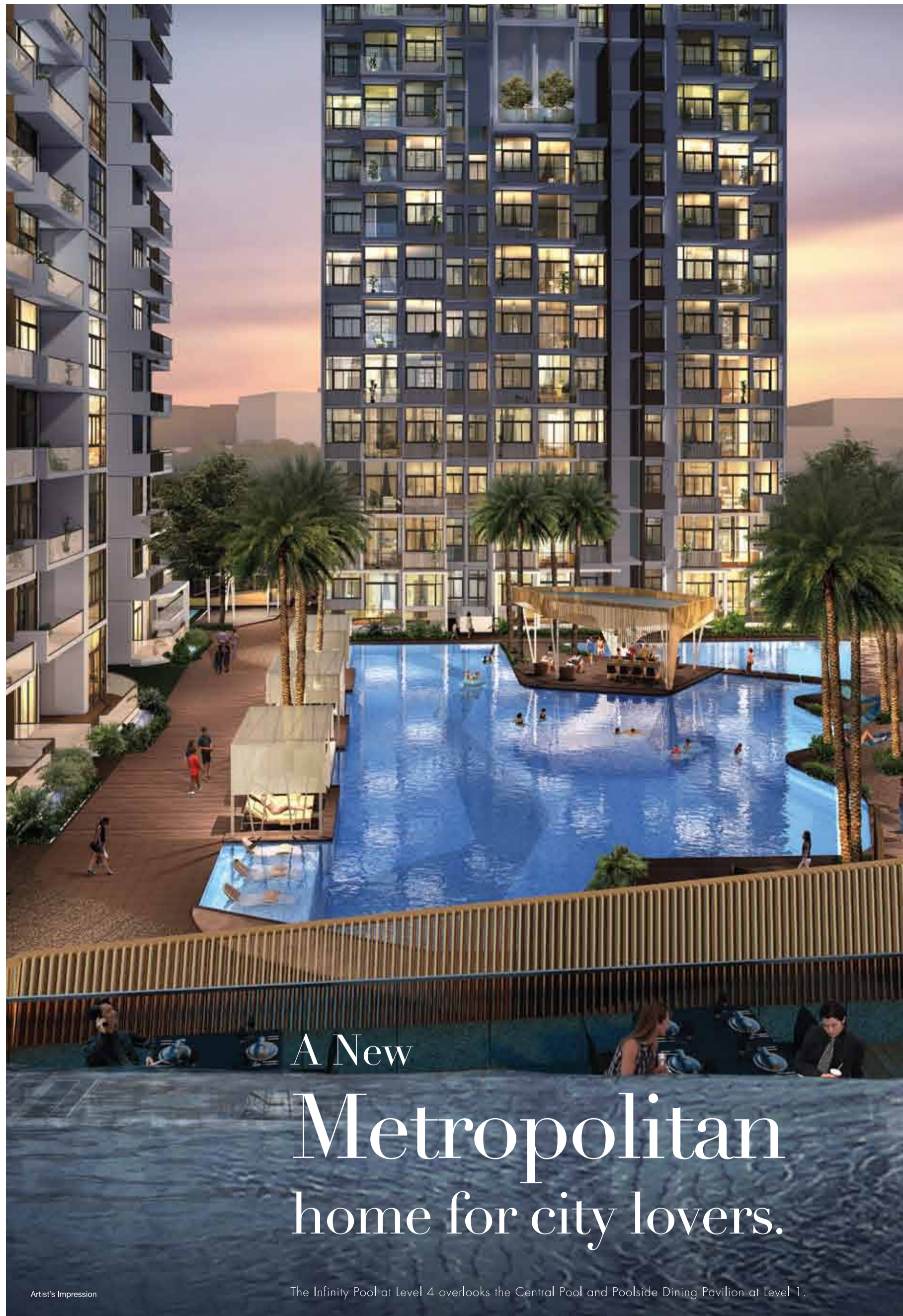
# Endless leisure options.

The beauty of living in the East is you are blessed with an abundance of recreation and urban essentials all around. Be spoilt for choice with plenty of shopping malls, leisure and dining options in Bedok, Siglap, Marina Parade, Tampines and Pasir Ris. For a lazy weekend of sun and sand, pack a picnic basket and head for the beaches at East Coast, Changi or Pasir Ris.

A chic  
**urban lifestyle**  
you desire.

Welcome to a new Metropolitan living in the East, where you are surrounded by private residences of the well heeled. Luxuriate in exquisite pampering amenities, as the alluring sunsets take your breath away.





A New  
**Metropolitan**  
home for city lovers.

Artist's Impression

The Infinity Pool at Level 4 overlooks the Central Pool and Poolside Dining Pavilion at Level 1.



Artist's Impression

Urban Vista's sleek and contemporary architecture spells style and exuberance. That's precisely what the development was conceptualised to be – a metropolitan home for city lovers who enjoy life on the fast track, fuelled with excitement and luxury. Experience privileges and indulgences designed to gratify your sophisticated taste. Relax at the Chill Out Deck that overlooks the 35m Central Pool, Poolside Dining Pavilion, Sun Cabanas and Hammock Bay.



Artist's Impression

Two enclave zones  
*Family Vista* and *Urban Bay*,  
for endless fun and relaxation.





Wind down with a leisure swim under the enchanting night sky or simply lounge at the Aqua Beds to people watch.

# Family Vista

## Indulgence, it's your right.

Designed with a variety of spaces for different activities, Family Vista provides fun and relaxation for everyone. Unwind and relax in the Jacuzzi, practise yoga, organise a BBQ party or spend quality time with the little ones in the Kids' Play Pool. With a wide array of facilities at your beck and call, you'll never be short of activities for your happy hour.



Social parties or intimate family get-togethers, the Main Clubhouse is the perfect venue for all your celebrations.



Impress your guests with a romantic dinner under the stars at the Poolside Dining Pavilion.



Artist's Impression

Chill over drinks and good company at the Alfresco Dining Pavilions.

# Go from solitude to sociable at the Urban Bay.

Up at the Urban Bay on Level 4, the pressure of being in the rat race dissipates and life is much more relaxing and pleasurable. Enjoy the company of solitude in the quiet reading pods or get sociable and host a party in the Urban Lounge, the Alfresco Dining Pavilion or the Alfresco Party Deck.



Artist's Impression

The Tropical Cabanas on level 4 offer a quiet respite, or hit the gym if you'd rather work out.



Artist's Impression

Take the party outdoors to the Alfresco Party Deck for a fun time in the pool.

# Site plan

## LEVEL 1 - FAMILY VISTA

1. Entrance
2. Guard House
3. Landscape
4. Drop-off Point
5. Reflective Pool with Alfresco Area
6. Main Clubhouse
  - Sauna @ 1st Storey
  - Clubhouse Function Room @ Mezzanine Storey
  - Clubhouse Activities Deck @ Roof Deck
7. Side Gate
8. To Basement/Multi-Storey Carpark
9. Bin Centre
10. Meeting Pod
11. Chill Out Deck
12. Aqua Bed
13. Sun Cabana
14. Central Pool (35M Length)
15. Poolside Dining Pavilion
16. Kids' Play Pool
17. Spa Pool
18. Jacuzzi
19. Hammock Bay
20. Yoga Pavilion
21. Tennis Court
22. Relaxation Pavilion
23. Jogging Trail
24. Barbecue Pavilion
25. Kids' Play Park
26. Outdoor Fitness Station
27. Serene Garden
28. Wellness Garden
29. Zen Garden

## LEVEL 4 - URBAN BAY

30. Gym
31. Infinity Pool
32. Aqua Gym
33. Tropical Cabana
34. Aqua Deck
35. Sun Deck
36. Sunken Pool Bar
37. Party Pool
38. Reading Pod
39. Private Party Pavilion
40. Chill Bar
41. Meditation Deck
42. Alfresco Party Deck
43. Alfresco Dining Pavilion
44. Urban Lounge





# Style is nothing without comfort.

Understated yet elegantly beautiful, your abode at Urban Vista is crafted to complement your fine taste. Yet no effort is spared to ensure utmost comfort and luxury for your enjoyment. Relax in spacious layouts, quality finishes and branded fittings by Hansgrohe and Bosch.



# SOHO

Unleash your creativity to design the home of your dream. Space is your canvas in these 1- and 2-bedroom SOHO units. With high ceilings, the possibilities are many. Let your imagination run free, would it be a stylish home or an efficient home office? Work, live and play, the choice is yours.



Your personal  
expression.  
It is home as you  
define it.



# SUITE

If you are one for low maintenance of the house, the 1- or 2-bedroom suites are just perfect. Marvel at the innovative space design that will change your perception of compact home units. Discover how spacious and versatile your intimate apartment can turn out to be.



Intimately yours.  
Live and redefine spaces.



# CONDO

Enjoy family bliss in utmost comfort and style at Urban Vista. Our selection of 3- and 4-bedroom condominium units is ideal for homebuyers with a large family or who love the luxury of space. The units come with a high ceiling so you have the flexibility to reconfigure the layout to suit your needs.



Spacious,  
stylish, luxurious.

# DUAL KEY

Living together in the same house doesn't mean having to compromise on one's privacy. Urban Vista's dual key apartments are thoughtfully designed to cater to the needs of multi-generational living. With separate living space and entrances for two households, residents can enjoy family bliss with the knowledge that their personal space is preserved. With greater privacy and convenience, homeowners also have the flexibility to set up a home office or let the apartment out for rental income. The dual key collection is available in 2-, 3- and 4-bedroom units.



One family, two homes.  
Same address, true privacy.

Extra Room with Separate Key



1. Grandparents



2. Young Adult

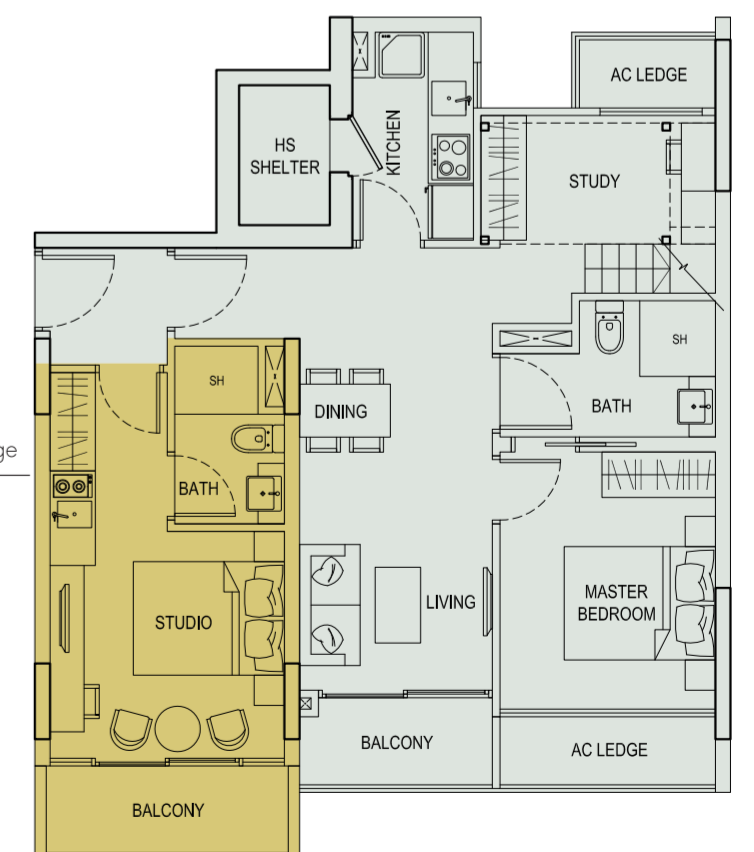


3. Home Office



4. Tenant

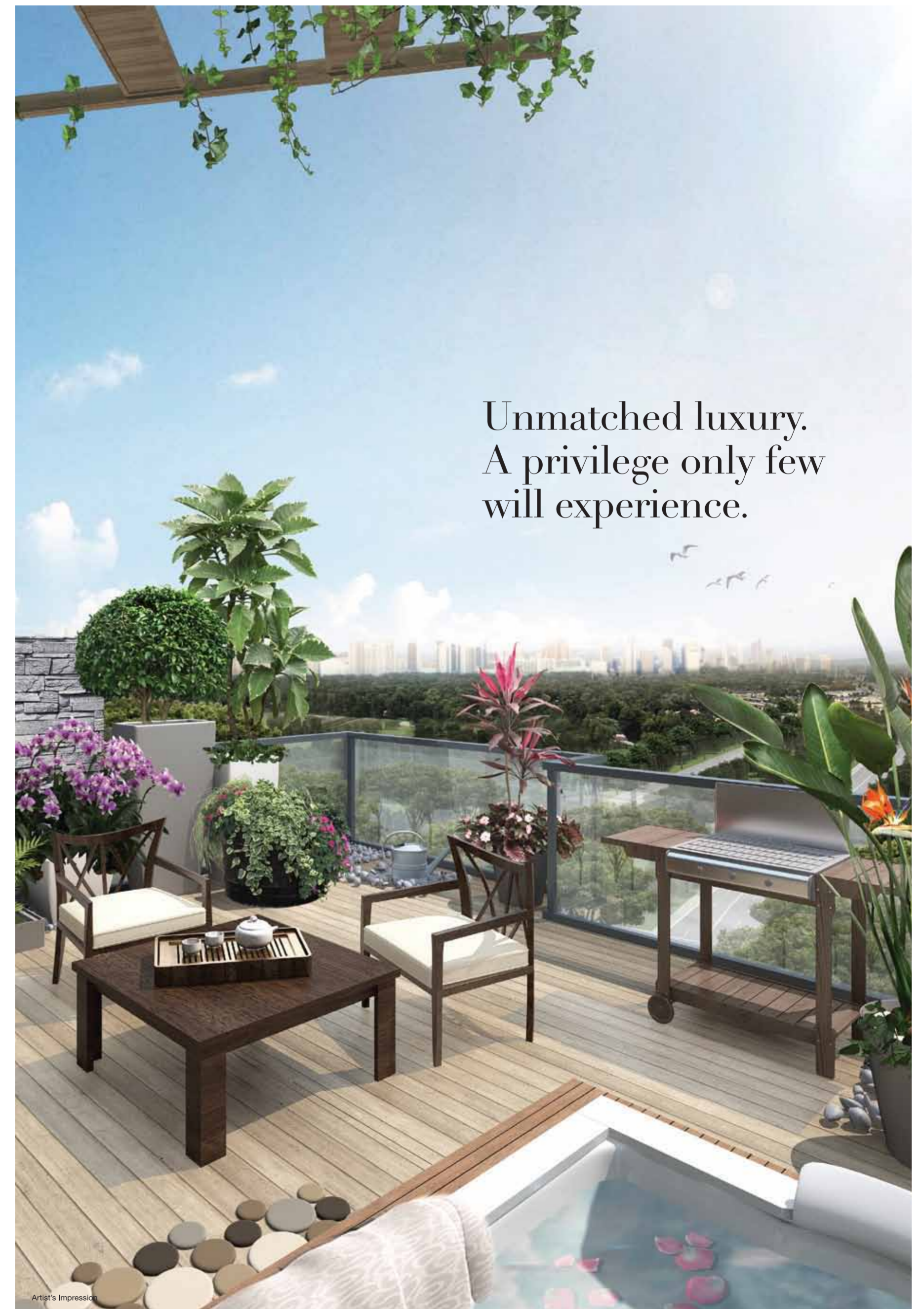
Suggested Usage



\*Type 2A. The above plans are subject to changes as may be approved by relevant authorities. Plans are not drawn to scale.

# PENTHOUSE

Experience the epitome of luxury. The double-storey penthouse units feature an open roof terrace on the upper deck. Entertain in style as your guests awe at the astounding panoramic views.



# GARDEN HOME

Enjoy the luxury of having your living areas extended seamlessly out to a private enclosed space. Turn it into a garden or use it as an alfresco dining area as your party spills out to the exterior.



Exclusively yours.  
Space for your  
private enjoyment.





## FRAGRANCE GROUP LIMITED

(Incorporated in the Republic of Singapore)  
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Tel: 6346 6888 Website: [www.fragrancegroup.com.sg](http://www.fragrancegroup.com.sg)

Fragrance Group Limited was listed on the main-board of Singapore Exchange in Year 2005, with its core businesses focusing on real estate, investment and hospitality.

Today, Fragrance Group Limited are moving ahead to establish itself as one of the leading developers in Singapore offering quality residential properties and business spaces. Fragrance Group Limited have successfully launched and completed more than 70 projects located at various parts of Singapore.



## WORLD CLASS LAND

World Class Land is one of the front runners in residential real estate, offering landed housing to luxurious condominium projects. Since its inception in 1999, World Class Land has successfully developed, marketed and managed over 30 small and large-scale projects.

Over the years, World Class Land has displayed an innovative and intuitive edge when it comes to understanding the needs and desires of today's homebuyers.





Developer: Bayfront Realty Pte Ltd | Company Reg No: 201219438Z | Tenure of Land: 99 years from 5 November 2012 | Lot No & Mukim No: MK27-10765A | Building Plan: A1211-12011-2012-BP01 | Approved On: 8 February 2013 | Expected Date of T.O.P.: 30 Mar 2017 | Expected Date of Legal Completion: 30 Mar 2020 | Developer's License No:C1003

While all reasonable care has been taken in preparing this brochure, the developer and its agent cannot be held responsible for any inaccuracies. All statements are believed to be correct but are not to be registered as statements or representation of facts. All information and specifications are current at time of printing and are subject to change as may be required and cannot form part of the contract. All plans are subject to any amendments approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey. All plans are not drawn to scale. Likewise the perspectives, model(s) and show flats are artist's impressions only and should not be considered as representation of facts.



Another Prestigious Project Jointly Developed By



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