



VERTICUS

维雅轩



# A FREEHOLD MODERN SANCTUARY

Verticus is a dynamic freehold development that would be remarkable anywhere. Taking root in Balestier - once known as "Recreation Road" - makes it even more exemplary. Rising 28 floors, it houses leisure, sporty and holistic facilities across three stunning sky gardens. Such offering is a rarity in a single high-rise development, designed to thrill for years to come.



VERTICUS

# ARTFULLY ARTICULATED

Inspired by Balestier's Art Deco perspective, Verticus is detailed with three-dimensional boxed frames along a cantilevered sky terrace. Five floors up the streetscape, these artful displays present a tranquil environment of lush greenery that awaits your discovery within.



VERTICUS

Artist's Impression

# CITY FRINGE VIBRANCY

Verticus is the perfect starting point to experience everything Central Singapore has to offer. Gain direct connection to the city core while comfortably tucked away in the folds of Balestier's serenity.





## EASY CONNECTIVITY

From its prime location, and with MRT stations within minutes of you, reaching what you love and enjoy couldn't be simpler. Popular dining and shopping haunts on your doorstep, a good spread of reputable learning institutions, and road connections to the heart of the city via CTE and PIE.



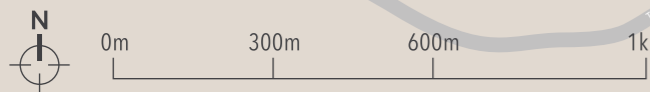
12 mins Toa Payoh Station



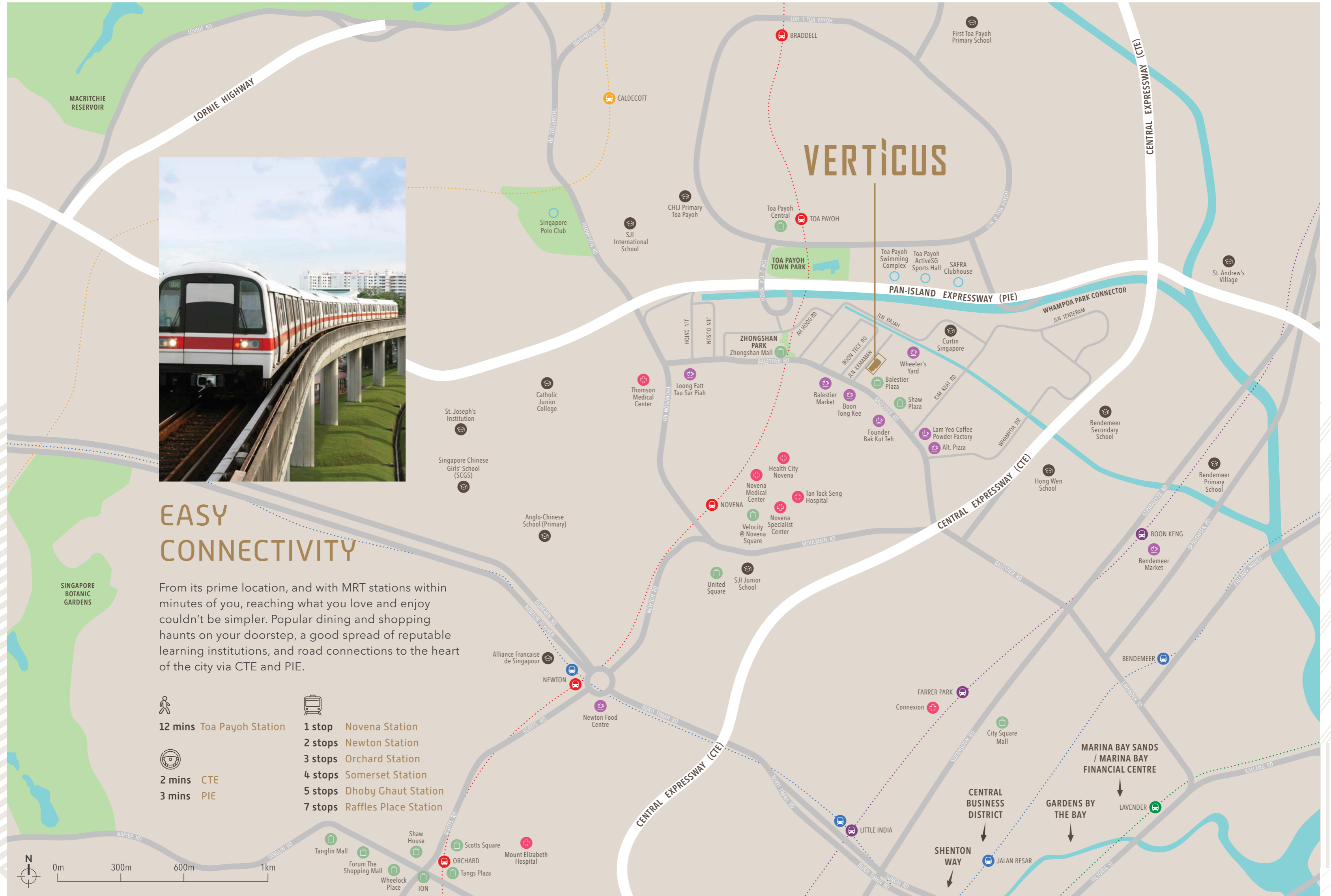
2 mins CTE  
3 mins PIE



- 1 stop Novena Station
- 2 stops Newton Station
- 3 stops Orchard Station
- 4 stops Somerset Station
- 5 stops Dhoby Ghaut Station
- 7 stops Raffles Place Station



\*All travel times are estimates and subject to actual traffic condition. Source: [www.onemap.sg](http://www.onemap.sg) and [www.google.com.sg/maps](http://www.google.com.sg/maps)



# TASTY FINDS EVERYWHERE



Formal or casual, business or leisure, local or international. Whatever you fancy, there is so much on the menu when it comes to eating out in your neighbourhood. Here are a few favourites - time honoured and trendsetting - to tickle your palate.



## DINING



- 2 mins Original Herbal Shop
- 3 mins Balestier Market
- 4 mins Boon Tong Kee • Wheeler's Yard
- 5 mins 21 on Rajah • Founder Bak Kut Teh • Loy Kee Chicken Rice • Stärker Bistro
- 6 mins Alt. Pizza • Artisan Boulangerie Co
- 7 mins Eastern Rice Dumpling • VIIO @ Balestier



- 2 mins 603 Tau Sar Piah • Lam Yeo Coffee Powder Factory
- 3 mins House Of Tau Sar Piah • Sweetlands Confectionery & Bakery • Whampoa Hawker Centre
- 4 mins GRUB Burger + Noodle Bar • Whampoa Keng Fish Head
- 5 mins Loong Fatt Tau Sar Piah
- 6 mins Bendemeer Market
- 7 mins Astons Specialties • Newton Food Centre
- 8 mins 545 Whampoa Prawn Noodles • Chan Teck Seng Coffeeshop
- 10 mins Chye Seng Huat
- 11 mins Wimby Lu

# ALL-EMBRACING CONVENIENCE



VERTICUS

Living on the fringe of the city connects you to a diverse array of indulgences. Everyday necessities, specialty malls, cultural attractions and haute couture fashion stores blend in with a variety of entertainment and business establishments. Commuting for work and leisure is effortless.

## SHOPPING FOR EVERY WHIM



3 mins Balestier Plaza • Zhongshan Mall

4 mins Shaw Plaza



5 mins Velocity @ Novena Square

6 mins City Square Mall • Mustafa Centre

7 mins United Square

9 mins Orchard Road

12 mins Bugis Junction • Marina Bay Sands • Toa Payoh Central



## THE CITY CORE



7 stops Raffles Place



11 mins CBD

12 mins Marina Bay Financial Centre • Shenton Way

## CULTURAL ATTRACTIONS



5 mins Malay Film Productions

7 mins Sim Kwong Ho Shophouses

9 mins Sun Yat Sen Nanyang Memorial Hall



# AT THE FOREFRONT OF NEW EXPERIENCES



## Health City Novena On The Horizon

The former "Recreation Road" in Balestier will, in the near future, find itself connected to Singapore's largest healthcare complex dubbed Health City Novena. The hub will integrate Tan Tock Seng Hospital, Mount Elizabeth Novena and Novena Medical Centre with as many as seven other healthcare-related facilities to form a complete healthcare eco-system.

Beyond health care, the 17-hectare future integrated hub will be home to research and educational infrastructures, as well as commercial, leisure and public spaces.



- 5 mins** Tan Tock Seng Hospital • Thomson Medical Centre
- 6 mins** Novena Medical Centre
- 8 mins** Novena Specialist Centre
- 9 mins** Mount Elizabeth Hospital



## At Home With Wellness

With the future mega Health City Novena emerging nearby, as well as a myriad of sports complexes and parks already surrounding you, there is no shortage of options to ignite your passion for sporty wellbeing.

### ACTIVE LIVING



- 5 mins** Ceylon Sports Club • Singapore Polo Club
- 6 mins** Singapore Chinese Recreation Club
- 7 mins** SAFRA Clubhouse
- 8 mins** MacRitchie Reservoir
- 12 mins** Toa Payoh ActiveSG Sports Hall
- 13 mins** Singapore Indoor Stadium • Singapore Sports Hub • Toa Payoh Swimming Complex

# AN EXQUISITE HOME TO COME INTO

Residents and guests are greeted by a welcoming pavilion, a portal to wondrous escapes. From the moment you arrive, feel serenity immediately setting in.



VERTICUS

# UNEXPECTEDLY FULL OF VIBRANCY

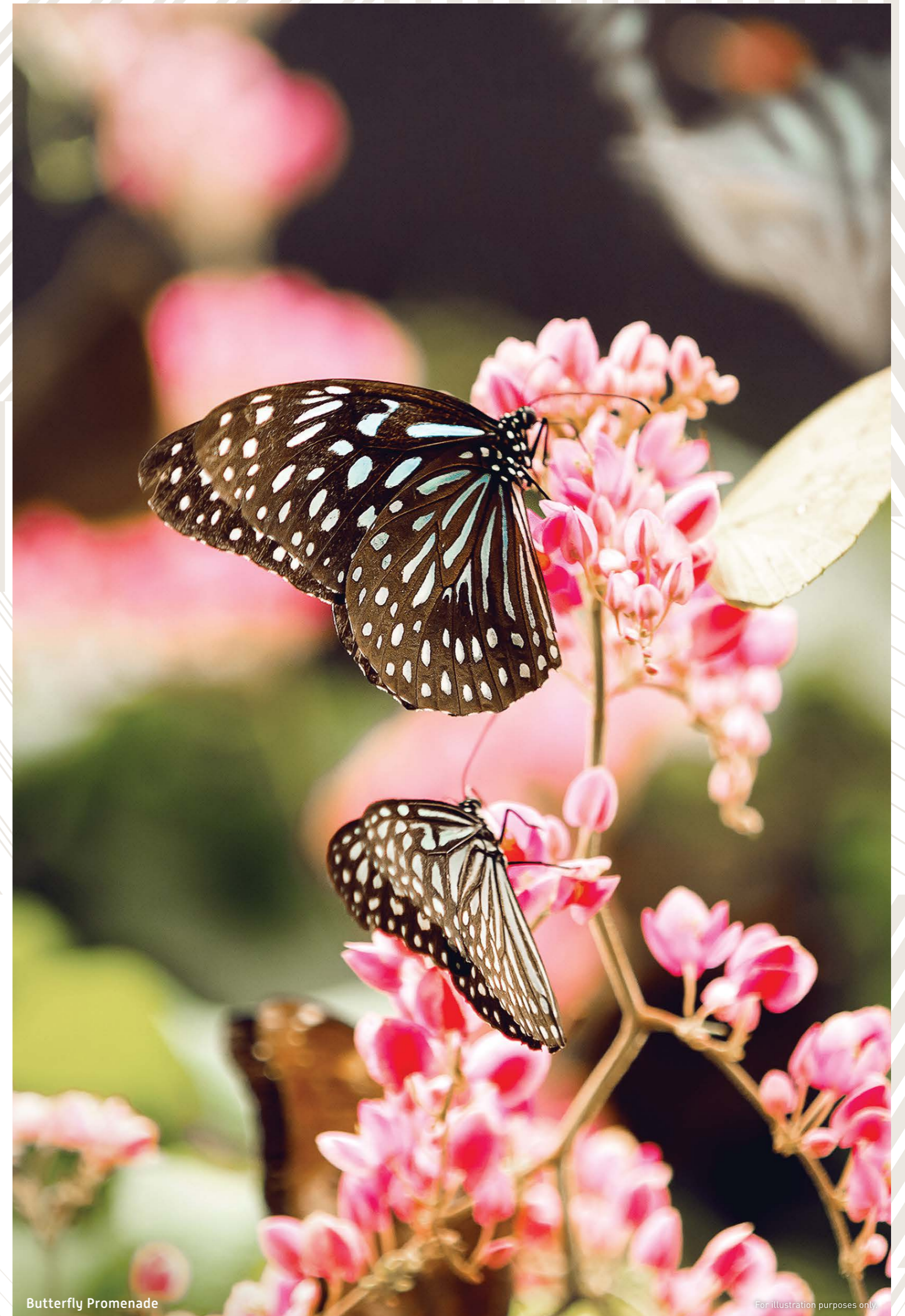


Verticus is packed with offerings that challenge the conventional such as having a full-sized Tennis Court within a single-tower residential development. There is also a Butterfly Promenade, a lush sanctuary that inspires delightful nature escapes. Energise. Relax. Unwind. Even before reaching your front door.



## Arrival Pavilion

- |                      |                           |                               |                      |
|----------------------|---------------------------|-------------------------------|----------------------|
| 1. Drop Off          | 6. Tennis Court           | 11. Bin Centre                | 16. Entrance Barrier |
| 2. Lobby             | 7. Butterfly Promenade    | 12. Recyclable Refuse Chamber | 17. Exit Barrier     |
| 3. Management Office | 8. Fire Engine Access Way | 13. Switch Room               |                      |
| 4. Pedestrian Gate   | 9. Outdoor Genset         | 14. Transformer Room          |                      |
| 5. Guardhouse        | 10. Truck Space           | 15. M&E Room                  |                      |





Leisure Pool

Artist's Impression

## 5<sup>TH</sup> STOREY PODIUM (SKY 5) – RE-CHARGE ON DEMAND

The 5th floor Sky Stadium is the first of three sky terraces at Verticus. It is a splendid oasis of recreational and sporty zones that will inspire you to take charge of your wellbeing. With breathtaking views and intriguing niches all around, experience wellness with an enhanced sense of space.



Junior Rock Wall & Tête-à-Terrace

Artist's impression



Lap Pool

Artist's impression

### Unwind at Blue Isle

Take your beach body to a whole new toned level, amp up your fitness routines, offer your mind a reprieve from its daily cares, and party the night away. In this oasis of adventures, life revolves around the energy of water.

#### Blue Isle

- |                 |                           |
|-----------------|---------------------------|
| 1. Lap Pool     | 7. Outdoor Shower         |
| 2. Spa Pool     | 8. Club Verticus          |
| 3. Aqua Gym     | 9. Party Deck             |
| 4. Leisure Pool | 10. Alfresco Dinette      |
| 5. Water Lounge | 11. Grill & Dine Pavilion |
| 6. Sun Deck     | 12. Toilet                |

### Rejuvenate at Active Parkland

Adults and little ones will find plenty of fun chill-out and exercise spaces amidst verdant greenery. Pockets of gardens come with a variety of flora, fragrances and colours. There are also pristine lawns and quiet walkways that lead to secluded corners offering fantastic views.

#### Active Parkland

- |                    |                      |
|--------------------|----------------------|
| 1. Lobby           | 8. Tête-à-Terrace    |
| 2. VIP Lounge      | 9. Cozy Alcove       |
| 3. Cocoon Haven    | 10. Seating Alcove   |
| 4. Fern Garden     | 11. Sky Vista        |
| 5. Outdoor Fitness | 12. Sensory Garden   |
| 6. Foliage Garden  | 13. Junior Rock Wall |
| 7. Tots Play Yard  |                      |





Sky Gourmet Bay & Sky Lounge

Artist's impression

## 14<sup>TH</sup> STOREY SKY TERRACE (SKY 14) – ACTIVATE HOLISTIC LIVING



### Sky 14

1. Lobby
2. Sky Gourmet Bay
3. Sky Lounge
4. Yoga Scape
5. Rejuvenation Enclave
6. Chill Out Terrace
7. Reading Carrel
8. Sky Gym



Verticus makes certain that no desire gets unfulfilled. Fourteen floors up, you'll discover a phenomenal environment that is akin to a luxury tree house for grownups. Wine, dine, lounge or escape in a good book. Meditate, flex your muscles or just take in the spectacular views. No time gets wasted here.



Sky Gym

Artist's impression



Yoga Scape

For illustration purposes only.



VERTICAL

For illustration purposes only.

# 28<sup>TH</sup> STOREY COMMUNAL GARDEN (SKY 28) – FEEL ON TOP OF THE WORLD

Find yourself celebrating the good life at Peak Garden within sight of the city skyline and with room to breathe above the pace and vitality of Balestier. Just pick your favourite viewing spot.



- Sky 28**
- 1. Lobby
  - 2. Peak Garden





For illustration purposes only.

## DEDICATED TO THE ART OF WELLBEING

Your inner sanctum is a haven of atmospheric hues. Light grey and earth tones for warmth, cool grey and brown tints that exude elegance, then there's luscious green to lift your mood. Your eyes will always be drawn towards tranquil settings.



# CRAFTED WITH HIGH-QUALITY LIVING SPACES



VERTICUS

Quality extends to every bathroom so you can do your daily ablutions in style, while your kitchen is designed to choreograph effortless cooking, dining and entertaining. Functional spaces are equipped with some of the most trusted brands of appliances.



# LUXURIATE IN COMFORT

Flawlessly finished, your home has all the hallmarks of real refinement - the soft swish of sliding doors, calming colour palettes, the elegance of large-paned windows and the serenity of natural light seeping through the deep balcony all the way to the kitchen. With an open-plan living concept, there is an amplified sense of space. Gather round. Immerse yourself in the exquisite.



# IN TOUCH WITH SMART LIVING

Nothing makes a house feel more like home than the confidence that you'll always feel safe, secure and in control. Your sanctuary of space and calm comes with a smart security and home automation system that you can remotely access via your smart phone or tablet.



For illustration purposes only.



## Digital Lock Set

Access your front door via Card, PIN, Key and Smart Phone or Tablet



## Parcel Locker

Reserve a smart locker to store and retrieve your incoming parcels via a one-time QR code sent to your smart phone



## Guest Access

Pre-register your guests / visitors and they'll receive a one-time QR Code to gain entry to the premises



## Automation Add-Ons\*

- Lighting Controls
- Air-con Controls
- Motorised Curtains
- Security Camera

\* Terms and conditions apply. The add-on compatible smart devices and features are not part of the provision for homeowners. Homeowners can choose to separately purchase the add-on compatible smart devices from the Smart Home vendor or any other vendors and install at their own cost after the handover of the unit.



FRESH AIR.  
FAMILY.  
FUTURE.

Verticus is a natural choice to settle  
in and nurture a growing family.  
True ownership, through generations.

6th - 13th & 15th - 24th STOREY SITE PLAN



28th STOREY SITE PLAN



25th - 27th STOREY SITE PLAN



## SCHEMATIC DIAGRAM

LEVEL	STACK	01	02	03	04	05	06	07	08
28		PH2	PH3 (#28-03)				PH1 (#28-06)		
27		C3P	B4S	C2P (#27-03)		C1	B6DK (#27-06)		
26		C3P	B4S	C2P (#26-03)		C1	B6DK (#26-06)		
25		C3P	B4S	C2P (#25-03)		C1	B6DK (#25-06)		
24		B5S	B4S	B1	A1	C1	B3	A2	B2
23		B5S	B4S	B1	A1	C1	B3	A2	B2
22		B5S	B4S	B1	A1	C1	B3	A2	B2
21		B5S	B4S	B1	A1	C1	B3	A2	B2
20		B5S	B4S	B1	A1	C1	B3	A2	B2
19		B5S	B4S	B1	A1	C1	B3	A2	B2
18		B5S	B4S	B1	A1	C1	B3	A2	B2
17		B5S	B4S	B1	A1	C1	B3	A2	B2
16		B5S	B4S	B1	A1	C1	B3	A2	B2
15		B5S	B4S	B1	A1	C1	B3	A2	B2
14	FACILITIES DECK (HIGH CEILING)								
13		B5S	B4S	B1	A1	C1	B3	A2	B2
12		B5S	B4S	B1	A1	C1	B3	A2	B2
11		B5S	B4S	B1	A1	C1	B3	A2	B2
10		B5S	B4S	B1	A1	C1	B3	A2	B2
09		B5S	B4S	B1	A1	C1	B3	A2	B2
08		B5S	B4S	B1	A1	C1	B3	A2	B2
07		B5S	B4S	B1	A1	C1	B3	A2	B2
06		B5S	B4S	B1	A1	C1	B3	A2	B2
05	FACILITIES DECK (HIGH CEILING)								
04	MULTI-STOREY CARPARK								
03	MULTI-STOREY CARPARK								
02	MULTI-STOREY CARPARK								
01	DROP OFF / MAIN ACCESS								

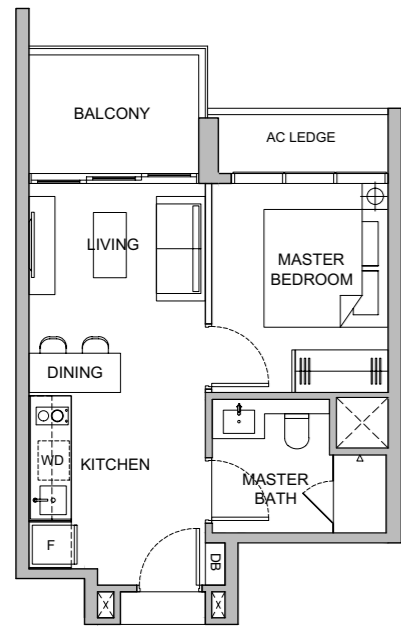
- UNIT TYPE**
- 1 BEDROOM**
    - A1
    - A2
  - 2 BEDROOM**
    - B1
    - B2
    - B3
  - 2 BEDROOM + STUDY**
    - B4S
    - B5S
  - 2 + 1 BEDROOM (DUAL KEY)**
    - B6DK
  - 3 BEDROOM**
    - C1
  - 3 BEDROOM (PREMIUM)**
    - C2P
    - C3P
  - PENTHOUSE**
    - 2 + 1 BEDROOM (DUAL KEY)
      - PH1
    - 3 BEDROOM
      - PH2
    - 4 BEDROOM + FAMILY + STUDY
      - PH3

VERTICUS

# 1 BEDROOM

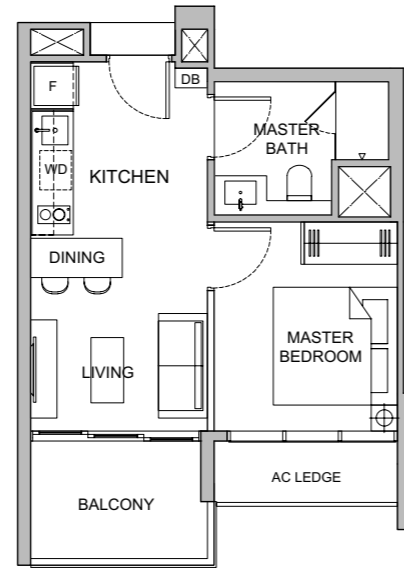
## Type A1

#06-04 to #13-04  
 #15-04 to #24-04  
 43 sq.m | 463 sq.ft



## Type A2

#06-07 to #13-07  
 #15-07 to #24-07  
 41 sq.m | 441 sq.ft



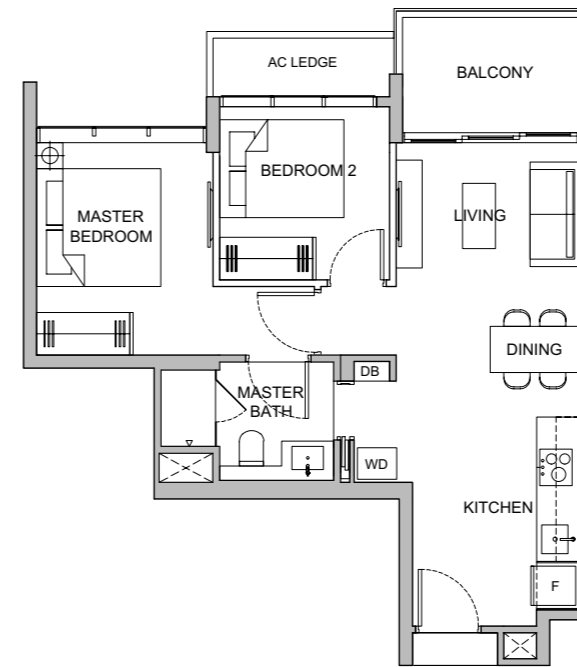
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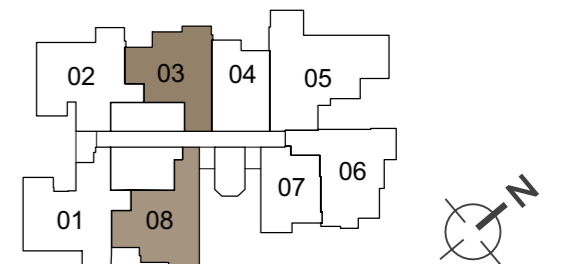
# 2 BEDROOM

## Type B1

#06-03 to #13-03  
 #15-03 to #24-03  
 59 sq.m | 635 sq.ft

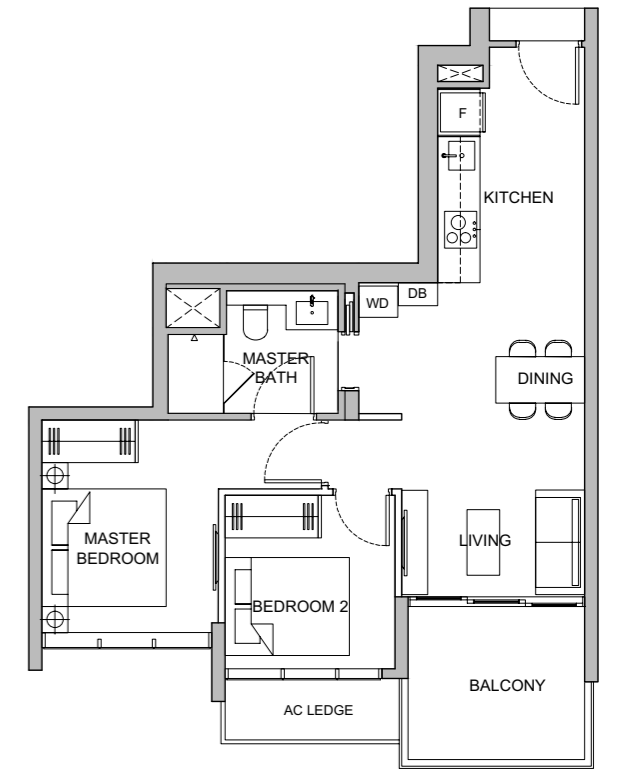


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## Type B2

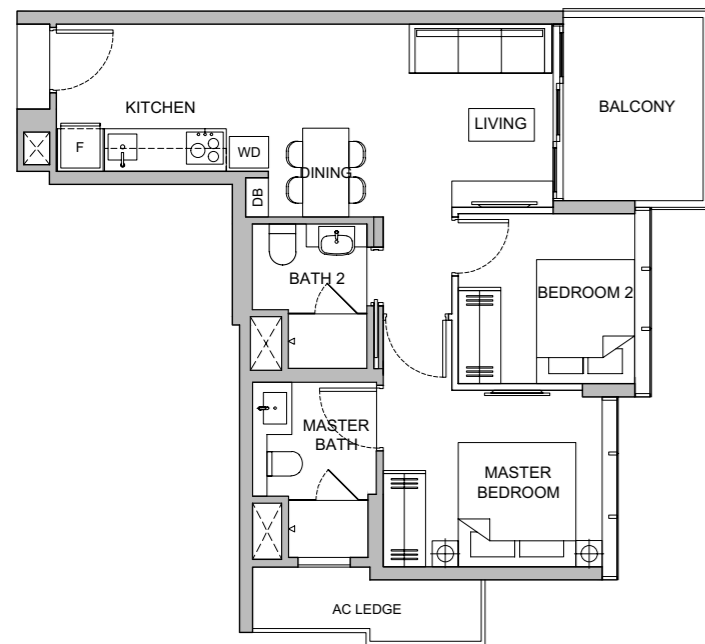
#06-08 to #13-08  
 #15-08 to #24-08  
 63 sq.m | 678 sq.ft



## 2 BEDROOM

### Type B3

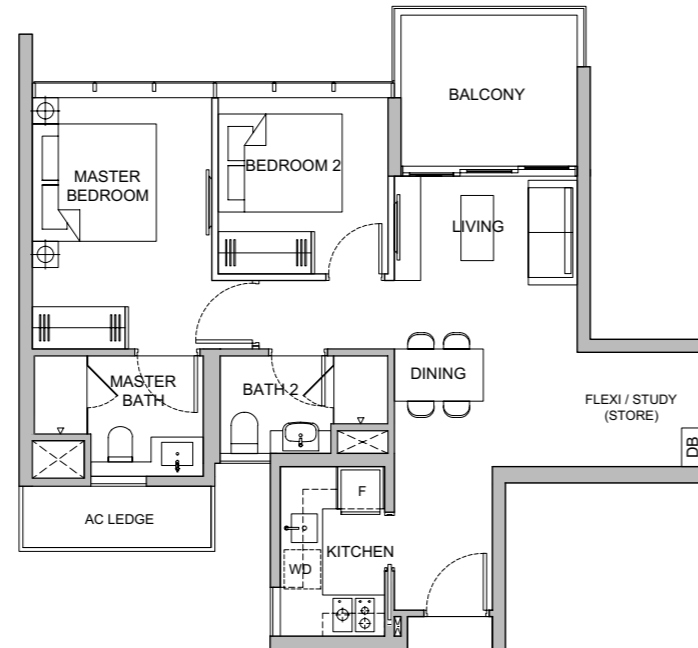
#06-06 to #13-06  
 #15-06 to #24-06  
 65 sq.m | 700 sq.ft



## 2 BEDROOM + STUDY

### Type B4S

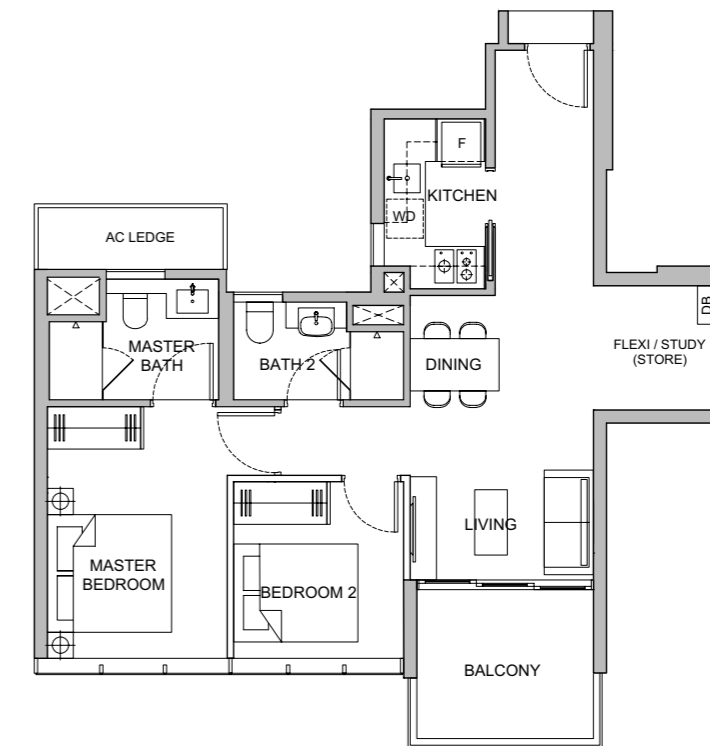
#06-02 to #13-02  
 #15-02 to #27-02  
 70 sq.m | 753 sq.ft



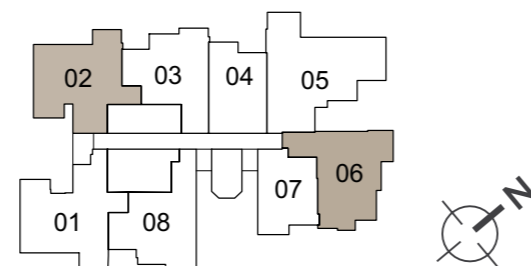
## 2 BEDROOM + STUDY

### Type B5S

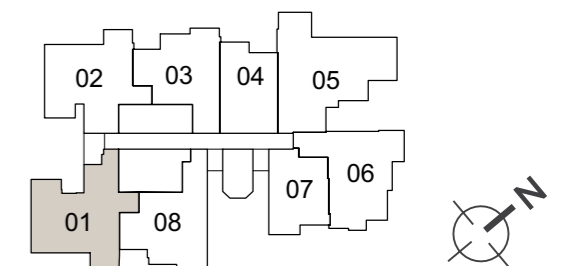
#06-01 to #13-01  
 #15-01 to #24-01  
 72 sq.m | 775 sq.ft



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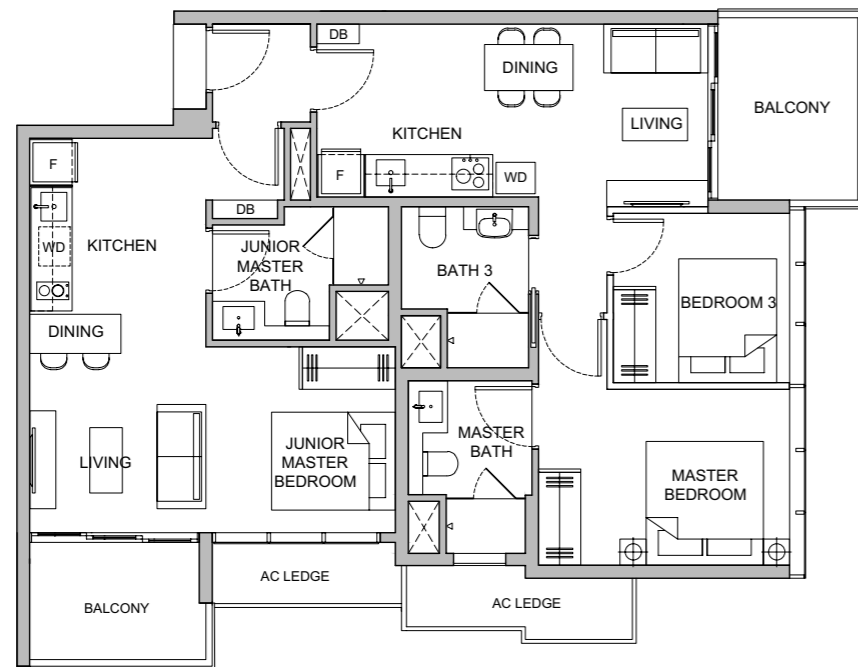


## 2 + 1 BEDROOM (DUAL KEY)

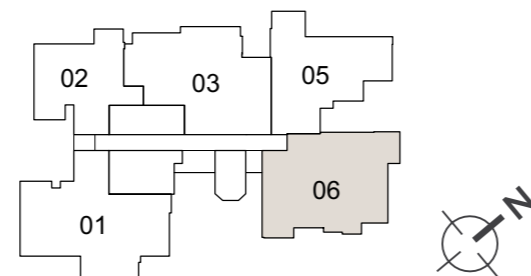
### Type B6DK

#25-06 to #27-06

108 sq.m | 1163 sq.ft



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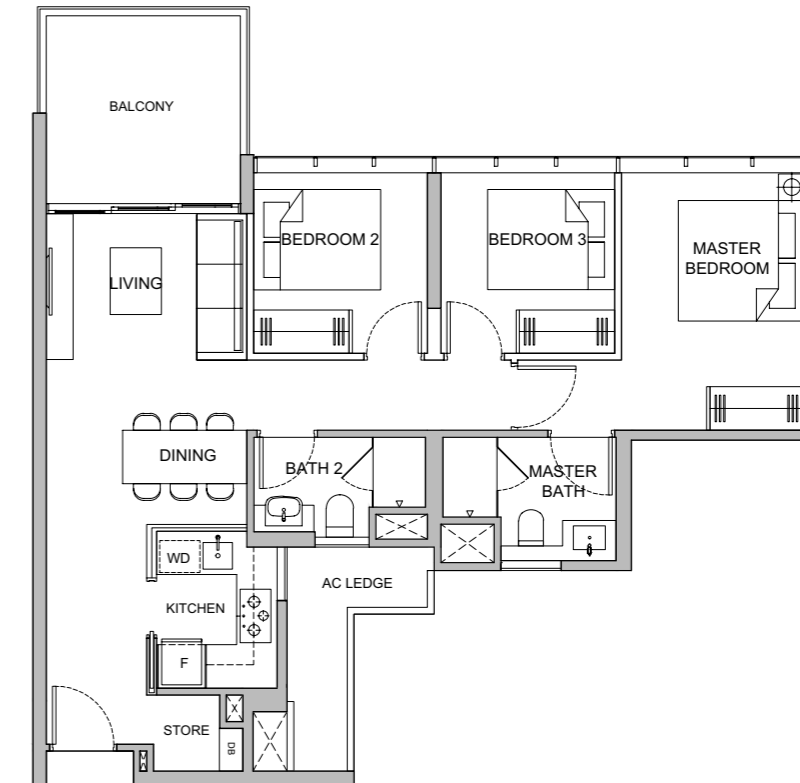
## 3 BEDROOM

### Type C1

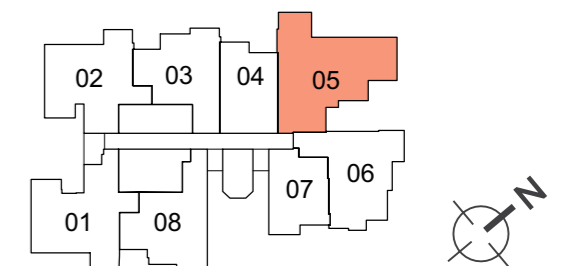
#06-05 to #13-05

#15-05 to #27-05

87 sq.m | 936 sq.ft



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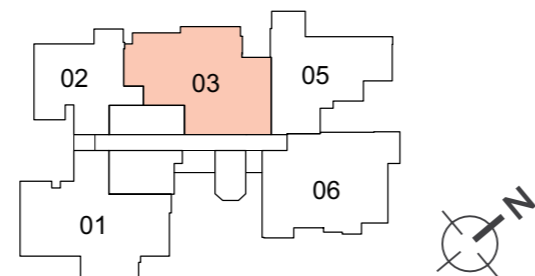
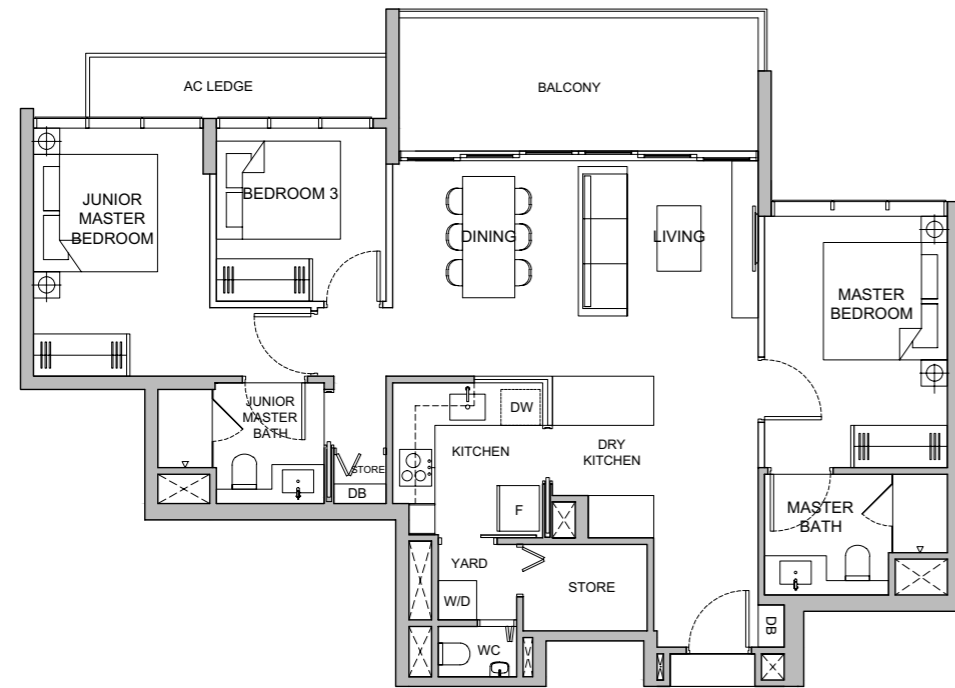


# 3 BEDROOM (PREMIUM)

## Type C2P

#25-03 to #27-03

107 sq.m | 1152 sq.ft



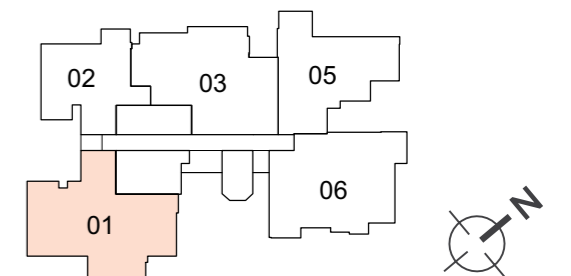
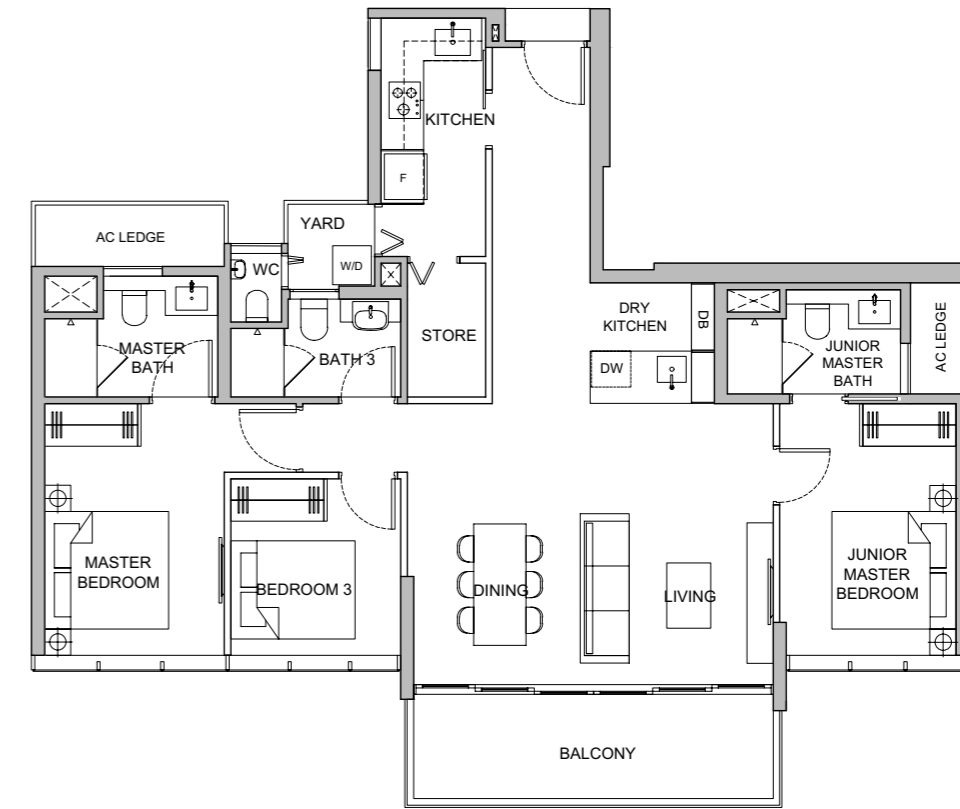
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# 3 BEDROOM (PREMIUM)

## Type C3P

#25-01 to #27-01

116 sq.m | 1249 sq.ft



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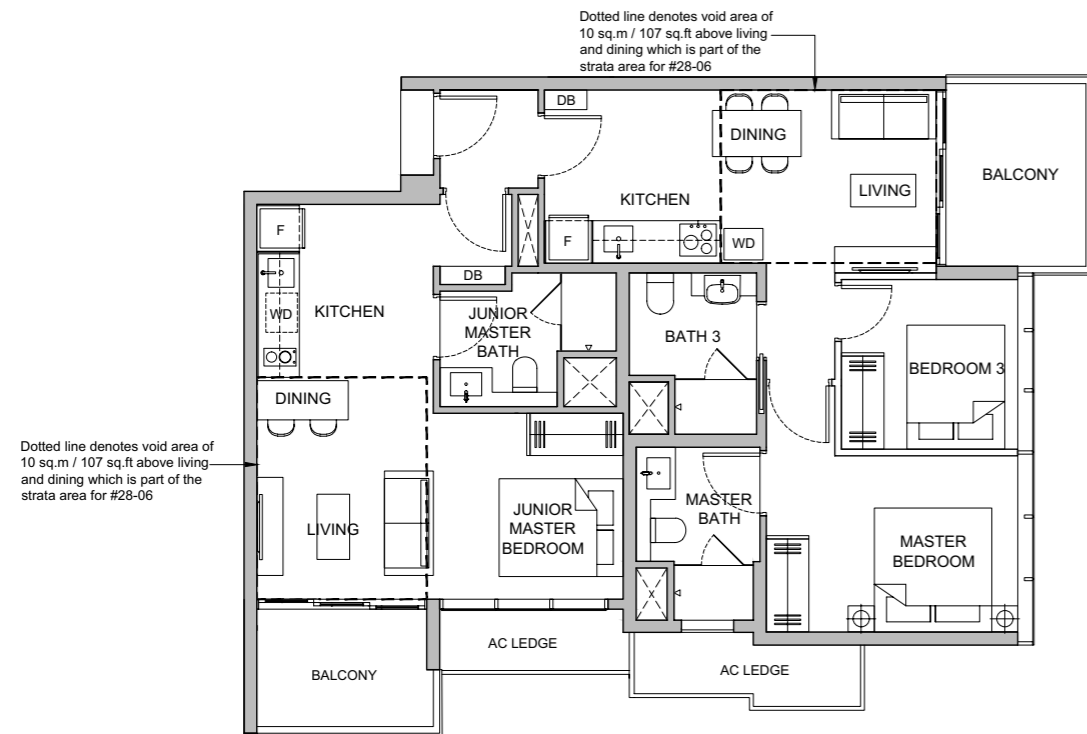
# PENTHOUSE

## 2 + 1 BEDROOM (DUAL KEY)

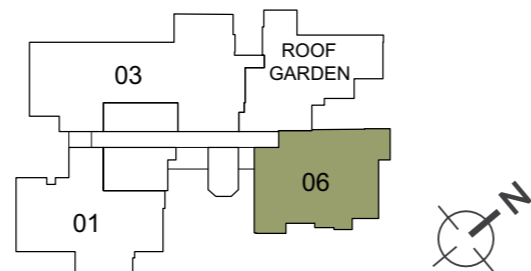
### Type PH1

#28-06

128 sq.m | 1378 sq.ft  
[incl. void 20 sq.m | 214 sq.ft]



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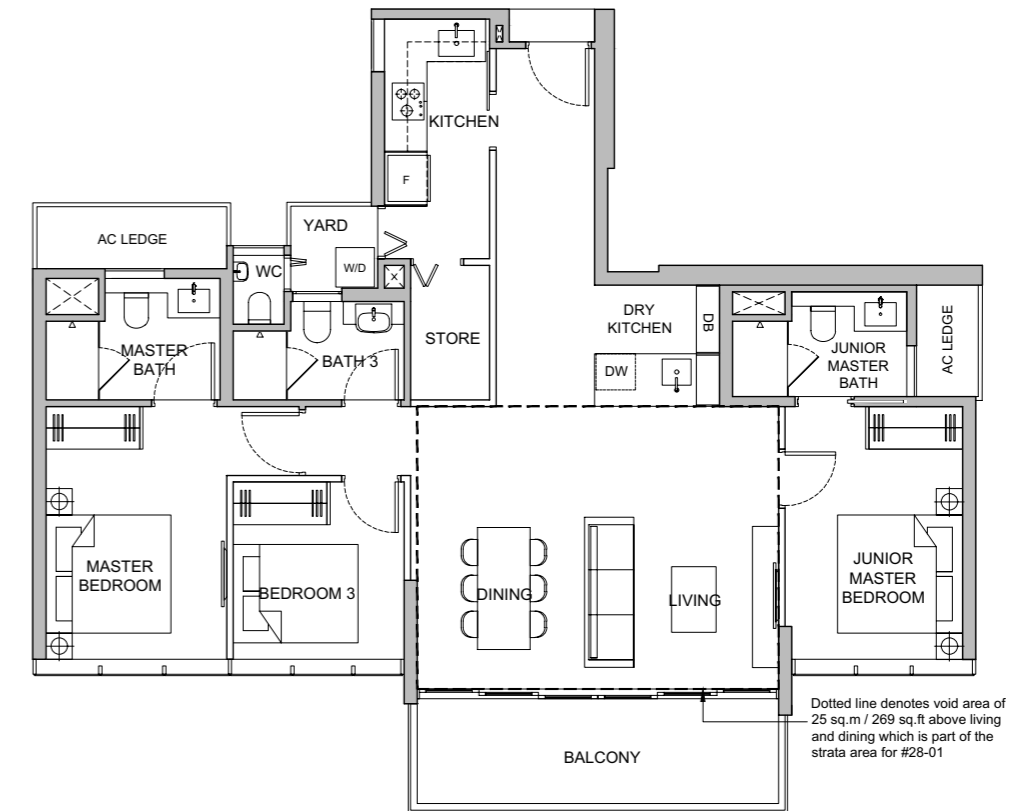
# PENTHOUSE

## 3 BEDROOM

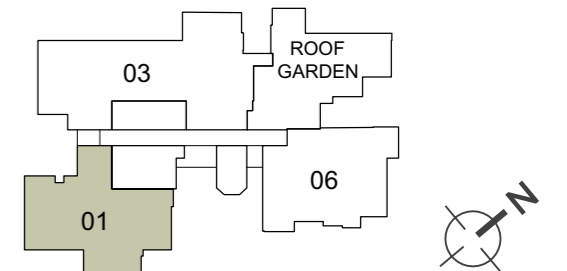
### Type PH2

#28-01

141 sq.m | 1518 sq.ft  
[incl. void 25 sq.m | 269 sq.ft]



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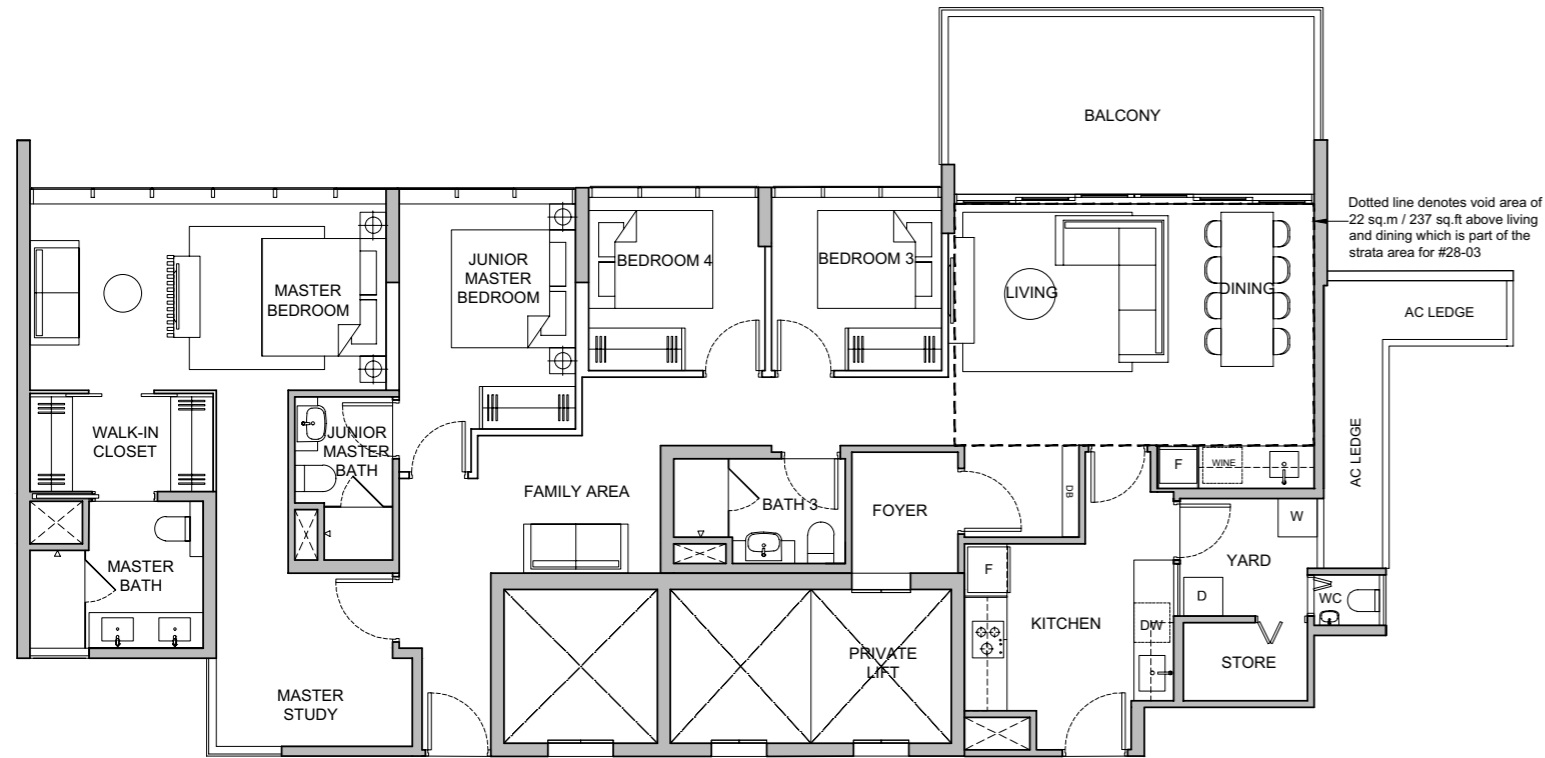
# PENTHOUSE

## 4 BEDROOM + FAMILY + STUDY

### Type PH3

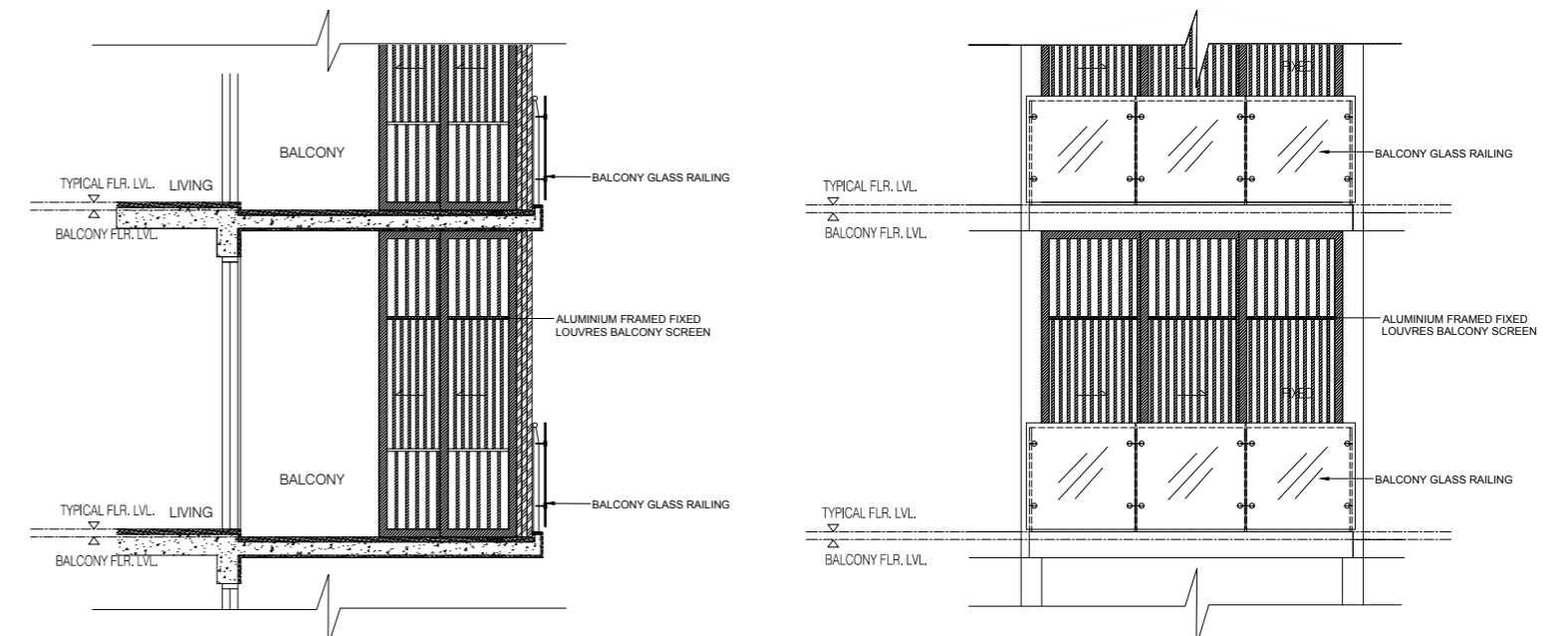
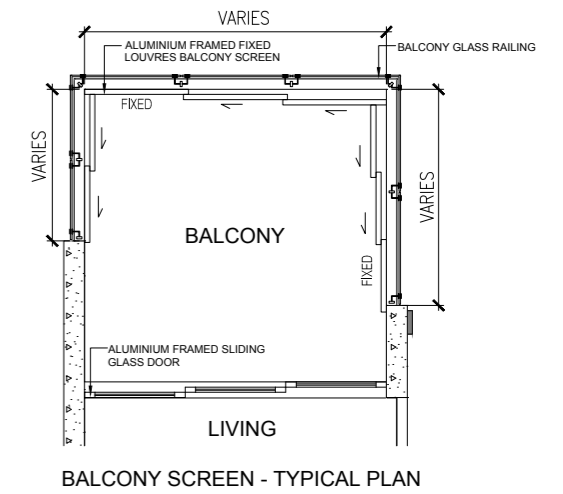
#28-03

190 sq.m | 2045 sq.ft  
[incl. void 22 sq.m | 237 sq.ft]

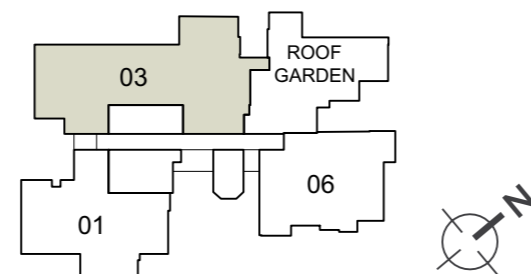


## APPROVED BALCONY SCREEN DESIGN (ANNEXURE 1)

1. The balconies shall not be enclosed unless with the approved screen.  
For illustration of the approved balcony screen, please refer to the illustration.
2. Screen design is provided for aesthetic uniformity of the estate.
3. The purchaser is required to refer to the Management (MCST) for any additional details.
4. Material to be of aluminium with powder coated finish to match the colour of aluminium door/window frame.
5. Fixing detail by the purchaser's contractor, and fixing shall not damage waterproofing of existing structure.
6. This drawing is for reference only. The purchaser shall verify all dimensions prior to commencement of work.
7. Drawings are not to scale, and shall not be regarded as a representation of fact.
8. The cost of the screen and installation shall be borne by the purchaser.
9. Balcony screen shall allow natural ventilation at all times when the screens are fully closed.



Plans are not to scale and subject to any changes as may be required or approved by the relevant authorities and do not form part of an offer or contract. All floor areas indicated are inclusive of AC Ledge, Balcony and Strata Void where applicable. All floor areas are estimates only and subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annexure 1 of this brochure.





Leonie Parc View

Artist's impression



The Mezzo

Artist's impression



Meier Suites

Artist's impression



Rosehill Residences, Yangon

Artist's impression



Montbleu

Artist's impression

## CONSTRUCT

One-stop end-to-end construction services include general construction, civil engineering, design-and-build, turnkey construction, precast & PPVC and project management services

A1 grading by Building and Construction Authority (BCA) in CW01 (General Building) to tender for public sector projects without value limitation

A2 grading by BCA in CW02 (Civil Engineering) to tender for public sector civil engineering projects valued up to S\$90 million

## DEVELOP

Leading integrated property group with an established track record of constructing, developing and managing an award-winning portfolio of residential and business space properties

Soilbuild's capabilities cover the full spectrum of real estate value chain from end-to-end construction, property development for sale or lease, asset management and fund management

## MANAGE

Soilbuild Business Space REIT's principal investment strategy is to invest on a long-term basis, directly or indirectly, in a portfolio of income-producing real estate used primarily for business space purposes in Singapore as well as real estate-related assets

SB REIT Management Pte Ltd is the Manager of Soilbuild Business Space REIT, with in-house capabilities in lease management, asset management and fund management

Manages a diverse portfolio of business space assets in Singapore, which includes 4 key sponsored assets – Solaris @ one-north, Eightrium @ Changi Business Park, Tuas Connection and West Park BizCentral

DEVELOPED BY



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Name of Development: Verticus • Developer: SB (Kemaman) Development Pte. Ltd. (a subsidiary of Soilbuild Group Holdings Ltd) • Company Registration No.: 201820978R • Housing Developer's License No.: C1328 • Lot/Mukim No.: LOT 7061A of Mukim 17 • Tenure of Land: Estate in Fee Simple • Encumbrances: Mortgage in Favour of Oversea-Chinese Banking Corporation • Expected Date of Vacant Possession: 31 Dec 2024 • Expected Date of Legal Completion: 31 Dec 2027

Disclaimer: The information contained in this brochure is subject to change as may be approved by the relevant authorities and cannot form part of an offer or contract. While every reasonable care has been taken in providing this information, the Developer or its agents cannot be held responsible for any inaccuracy in its content. The pictures and artist's impressions serve only to give an approximate idea of the project. All information is correct at the time of printing.

