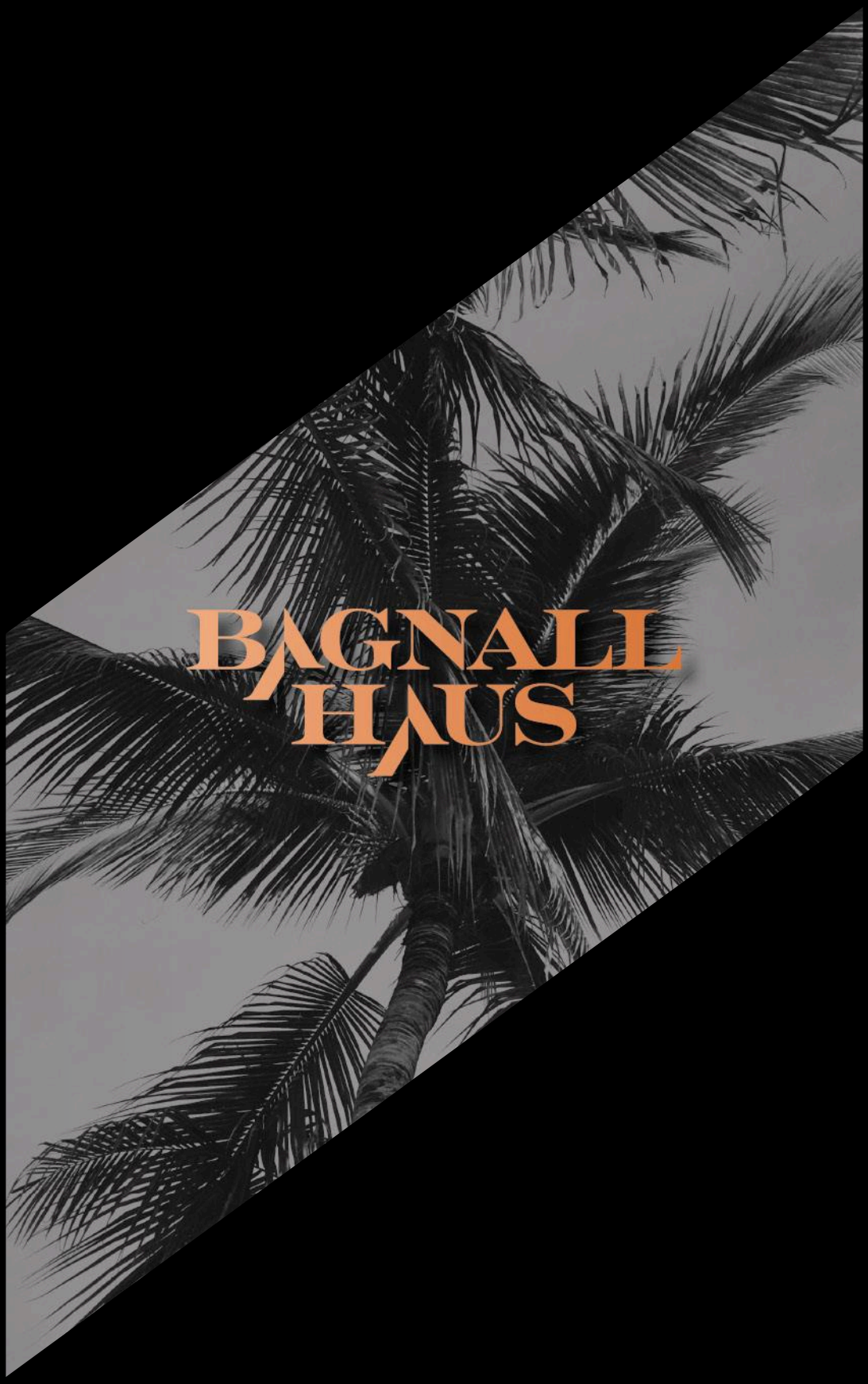

BAGNALL
HAUS


BAGNALL
HAUS
A FREEHOLD
HERITAGE DEVELOPMENT

A TIME HONOURED ESTATE EMBRACED BY THE COAST AND AN ABUNDANCE OF LIFESTYLE LANDMARKS

BAGNALL HAUS

EAST COAST PARK

VICTORIA SCHOOL

PAYA LEBAR CENTRAL COMMERCIAL HUB

TEMASEK SECONDARY SCHOOL

SIGLAP COMMUNITY CLUB

BEDOK MALL

BEDOK GREEN PRIMARY SCHOOL (WITHIN 1-2KM)

BAYSHORE PRECINCT (U/C)

TEMASEK PRIMARY SCHOOL (WITHIN 1KM)

BEDOK SOUTH INTEGRATED TRANSPORT HUB (U/C)

TAMPINES REGIONAL CENTRE

CHANGI BUSINESS PARK

SINGAPORE EXPO & CHANGI CITY POINT

SINGAPORE UNIVERSITY OF TECHNOLOGY & DESIGN (SUTD)

EASTWOOD CENTRE

JEWEL CHANGI AIRPORT

TANAH MERAH COUNTRY CLUB

CHANGI EAST URBAN DISTRICT (U/C)

SUNGEI BEDOK MRT EXIT (U/C)

BEDOK FOOD CENTRE

LAGUNA NATIONAL GOLF RESORT CLUB

ARTIST'S IMPRESSION





BE PART OF A LIVING, BREATHING LOCALE WHERE TIME STANDS STILL AND MOVES PURPOSEFULLY AT THE SAME TIME







SEAMLESSLY CONNECTED TO COMFORTS AND NECESSITIES

Your coastal residence sits on the bend of Upper East Coast Road, an arterial road offering smooth access to the city centre via the East Coast Parkway expressway. If public transportation is your mode of travel, find the upcoming **Sungei Bedok MRT at your doorstep.**

Connectivity

SUNGEI BEDOK MRT INTERCHANGE (DTL/TEL)(U/C)	1 MIN
UPPER EAST COAST BUS TERMINAL	5 MINS
BEDOK SOUTH INTEGRATED TRANSPORT HUB (U/C)	1 STOP
PAN ISLAND EXPRESSWAY (PIE)	8 MINS
EAST COAST PARKWAY (ECP)	9 MINS

Shopping and Dining

BEDOK FOOD CENTRE	1 MIN
EASTWOOD CENTRE	3 MINS
CHANGI CITY POINT	2 STOPS
SIGLAP F&B ENCLAVE	3 STOPS
JEWEL CHANGI AIRPORT	3 STOPS
BEDOK MALL	4 STOPS
PARKWAY PARADE	5 STOPS
SIMPANG BEDOK / EAST VILLAGE	5 MINS

Education

TEMASEK PRI SCHOOL WITHIN 1 KM	7 MINS
BEDOK GREEN PRI SCHOOL WITHIN 1-2 KM	6 MINS
TEMASEK SECONDARY SCHOOL	1 STOP
VICTORIA SCHOOL	3 STOPS
ANGLICAN HIGH SCHOOL	5 MINS
TEMASEK JUNIOR COLLEGE	8 MINS
VICTORIA JUNIOR COLLEGE	4 STOPS
SINGAPORE UNIVERSITY OF TECHNOLOGY & DESIGN (SUTD)	3 STOPS
ITE COLLEGE EAST	2 STOPS

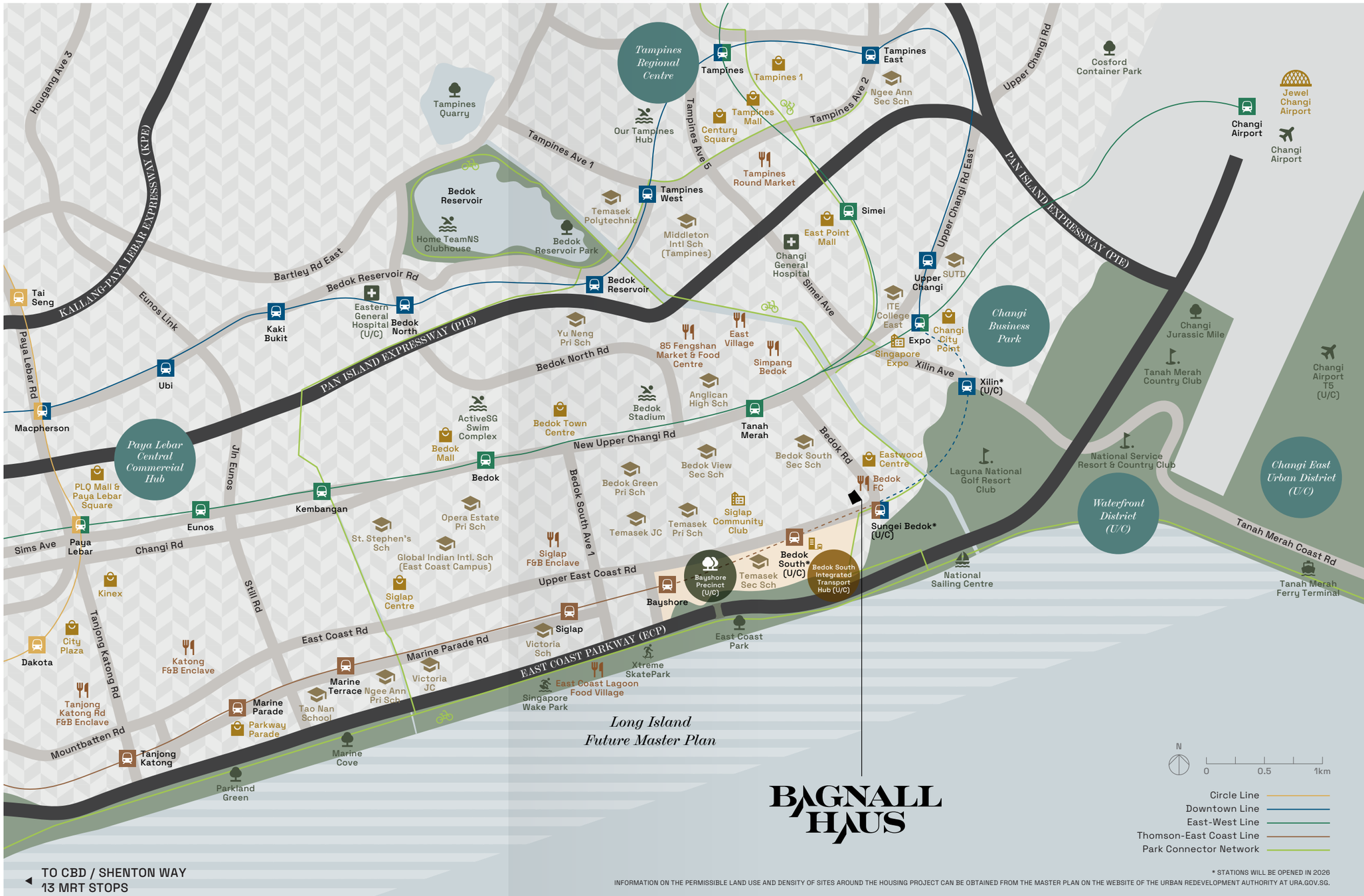
Business Hubs

CHANGI BUSINESS PARK	2 STOPS
TAMPINES REGIONAL CENTRE	5 STOPS
PAYA LEBAR CENTRAL COMMERCIAL HUB	7 STOPS
CENTRAL BUSINESS DISTRICT (SHENTON WAY)	13 STOPS
CHANGI EAST URBAN DISTRICT AND CHANGI AIRPORT TERMINAL 5 (U/C)	15 MINS

Recreation

BAYSHORE PRECINCT (U/C)	1 STOP
EASTERN COASTAL LOOP PARK CONNECTOR	1 MIN
EAST COAST PARK	7 MINS
SIGLAP COMMUNITY CLUB	7 MINS
LAGUNA NATIONAL GOLF RESORT CLUB	9 MINS
TANAH MERAH COUNTRY CLUB	9 MINS

All travelling time is approximate only and is taken from Bagnall Haus to respective destination. For additional information, please visit onemap.gov.sg and google.com/maps.



◀ TO CBD / SHENTON WAY
13 MRT STOPS

BAGNALL HAUS

* STATIONS WILL BE OPENED IN 2026

INFORMATION ON THE PERMISSIBLE LAND USE AND DENSITY OF SITES AROUND THE HOUSING PROJECT CAN BE OBTAINED FROM THE MASTER PLAN ON THE WEBSITE OF THE URBAN REDEVELOPMENT AUTHORITY AT URA.GOV.SG.

LITE LIVING ON THE COAST AND BEYOND

MOVE LITE WITH THE DUAL-LINE SUNGEI BEDOK MRT

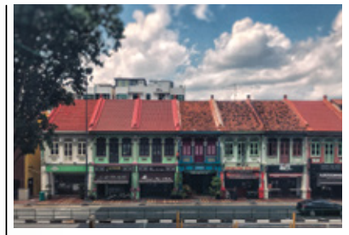
The Sungei Bedok MRT interchange connects the Downtown Line (DTL) and Thomson-East Coast Line (TEL), allowing you to travel further and faster. Go directly for meetings at Shenton Way on the TEL, or hop onto the DTL to visit your favourite neighbourhood malls. By 2040, Changi Airport Terminal 5 will only be a stop away, making international trips more convenient and accessible.



CENTRAL BUSINESS DISTRICT (CBD)



SINGAPORE NATIONAL STADIUM AND SINGAPORE SPORTS HUB



KATONG F&B ENCLAVE

BEDOK SOUTH INTEGRATED TRANSPORT HUB (U/C)

Tampines

Xilin (U/C)

Tampines East

Upper Changi

Expo

BAGNALL HAUS

Orchard

Great World

Havelock

Outram Park

Maxwell

Shenton Way

Marina Bay

Marina South (Inactive)

Gardens by the Bay

Founders' Memorial (U/C)

Tanjong Rhu

Katong Park

Tanjong Katong

Marine Parade

Marine Terrace

Siglap

Bayshore

FUTURE DEVELOPMENT BAYSHORE PRECINCT

Bedok South (U/C)

Sungei Bedok (U/C)

Changi Airport T5* (U/C)

Changi Airport

ORCHARD SHOPPING BELT



MARINA BAY SINGAPORE



GARDENS BY THE BAY



PARKWAY PARADE



JEWEL CHANGI AIRPORT



Thomson-East Coast Line

Downtown Line

East-West Line

North-East Line

North-South Line

Circle Line

SUNGEI BEDOK, BEDOK SOUTH, AND XILIN STATIONS ARE OPENING IN 2026.

*UNDER THE LAND TRANSPORT MASTER PLAN (LTMP 2040), CHANGI AIRPORT TERMINAL 5 WILL EVENTUALLY CONNECT TO CHANGI AIRPORT MRT, EXPO MRT, AND TANAH MERAH MRT VIA THE THOMSON-EAST COAST EXTENSION (TELe). SOURCE: LAND TRANSPORT AUTHORITY.

UPPER CHANGI STATION AND TAMPINES EAST STATION

BAYSHORE PRECINCT

AN INTEGRATED HUB — ONE MRT STOP AWAY FROM BAGNALL HAUS

The East Coast is set for rejuvenation in the coming years, notably with two key future development projects—Bayshore Precinct and Long Island —which will form the urban vision of waterfront living in the East.

The Bayshore Precinct, an 8-minute cycle or 1 MRT stop away from Bagnall Haus, will see an unveiling of amenities, green spaces and cycling connectors by the waterfront.

Future of Coastal Living

Plans are underway to construct distinctive waterfront homes in the East, of which 30% of 10,000 are private developments.

Seamless Connectivity

Expect accessible transport services for a car-lite lifestyle. This bustling neighbourhood is well-connected with cycling and walking paths and a bus-only Transit Priority Corridor (TPC) on the new street, Bayshore Drive.

Integrated Development and Interchange

A newly built bus interchange, the upcoming Bedok South MRT station, and an integrated development will also offer retail and F&B amenities.

Recreational Parks

New parks, including a 3-hectare Central Park and a Linear Park along the Bayshore Precinct, will provide ample space for recreational activities.

New Facilities and Amenities

A coastal town with an energetic community sprinkled with amenities is the ideal environment to maintain an active and healthy lifestyle.



Bayshore Precinct

Located next to East Coast Park and the sea, the upcoming 60-hectare Bayshore precinct is a lifestyle waterfront residential estate nestled in lush greenery. The area will enjoy comprehensive connectivity through the Thomson-East Coast Line at Bayshore and Bedok South stations, including the future Bedok South Integrated Transport Hub.

Long Island

(FUTURE MASTER PLAN)

The Long Island land reclamation project will create around 20km of waterfront parks and destinations, including a new reservoir, offering abundant community spaces.

- Bayshore Precinct (U/C)
- Bedok South Integrated Transport Hub (U/C)
- Future Landscape Bridge to East Coast Park
- Bayshore Drive (U/C)
- Future Housing and Amenities
- Upcoming Road Improvement
- Existing Park Connector Network
- Future Park Connector Network

SOURCE: HDB, URA
FOR ILLUSTRATION ONLY



GATHER INGREDIENTS AND REFRESHMENTS
FOR YOUR NEXT GET-TOGETHER
@ EASTWOOD CENTRE



CREDIT – NATIONAL HERITAGE BOARD

DIG INTO A HEARTY LUNCH AFTER A MORNING RUN
@ BEDOK FOOD CENTRE



ENJOY QUALITY TIME WITH YOUR FAMILY
STROLLING @ EAST COAST PARK



TAKE A WELL-DESERVED COFFEE BREAK
AND CHAT WITH FRIENDS @ BEDOK MALL



HOP BETWEEN BUSINESS
MEETINGS AND LUNCHEONS
@ CHANGI BUSINESS PARK



RELIEVE THE WEEK'S STRESS WITH GOLF
@ LAGUNA NATIONAL GOLF RESORT CLUB

JOURNEY THE PATHS OF GENERATIONS PAST WHILST REVELING IN EVERYDAY COMFORTS

With home situated just beside the beloved Bedok Food Centre, local delights for comforting everyday meals are literally right at your door. Enjoy the charm of a heritage estate made walkable and cyclable, with the coastal breeze as your everyday companion.





STEP INTO A HAUS WHERE EVERY CORNER IS AN ODE TO HERITAGE LIVING AND EVERY NOOK DESIGNED FOR MODERN DAY LUXURY







A TIMELESS REVERIE WHERE *HERITAGE* FINDS HOME

Bagnall Haus is a freehold residence crafted to be an homage to its locale's significance of a bustling seaside town and its acres of agricultural land. A place where history has seen coastal reverie through the ages, Bagnall Haus seeks to leave a cherished mark on a tapestry of evolving heritage.



ARTIST'S IMPRESSION



ARTIST'S IMPRESSION

Haus Arrival

SHOP FOR ESSENTIALS AT THE RESIDENCE

RETAIL SHOPS BY THE HAUS ARRIVAL

Seeking to redefine contemporary heritage living, the Haus Arrival possesses heritage-inspired motifs thoughtfully integrated into its distinctive facade. The allocation of retail spaces within the Haus Arrival makes it both purposeful and artful, creating a comforting homecoming.

AN ABODE THAT EMBODIES
THE ESSENCE OF COASTAL LIVING

Three distinguished residential blocks of 5 storeys house an intimate 113 units of 1-bedroom flexi to 5-bedroom homes. Inspired by the seaside manors of time past, a unifying courtyard and elevated pool deck sit enveloped between the blocks on lush, tiered grounds.



ARTIST'S IMPRESSION

Level 2 Haus Courtyard

BASK IN INTIMATE INTERLUDES GRACED WITH BRONZE HUES IN THIS HERITAGE SETTLEMENT

We maintain contemporary heritage living in the continuity of chevron motifs in residents' homes. The design derives from the location's rubber-tapping legacy and history as a seaside resort decorated with coconut trees—where herringbone patterns marked the tree trunks, and the leaves of coconut trees made fan-shaped shadows.

The Courtyard Crossing unveils the vision of luxury heritage living in Bagnall Haus, connecting each block to the heart of the Haus.

ARTIST'S IMPRESSION

Level 2 Haus Courtyard

IMMERSE IN THE TRANQUILLITY OF MANICURED GREEN AND REFLECTIVE POOLS



25M LAP POOL

ARTIST'S IMPRESSION



Cocooned by three blocks, the elevated Haus Courtyard brings you closer to nature's blessing. Indulge in the heart of Bagnall Haus, listening to the soothing sounds of the rippling aquamarine Lap Pool. Unwind on the Suntan Loungers with a good book or dive into riveting conversation with friends on the Courtyard Cabana.

Lower Roof Haus Canopy

POCKETS OF UPSCALE AMENITIES WOVEN SEAMLESSLY INTO A SINGLE CONTINUOUS LIFESTYLE SPACE

Enjoy spacious pockets of upscale amenities on the rooftop—the Haus Canopy. Spanning the three blocks, each facility is distinct yet seamlessly interwoven into a single continuous lifestyle space.

Generously spaced and airy, it is perfect for relaxation and casual recreation amidst a cooling breeze and essentially unblocked views of neighbouring landed estates and greenery. You can engage in all manners of recreation, from leisure to active, individual and communal.



ARTIST'S IMPRESSION

Lower Roof Haus Canopy

LINGER IN THE WARMTH OF CONVERSATION AND PERSONAL RECREATION AMID A SPLENDOROUS SKY VIEW

The Haus Canopy features plenty of social spaces, addressing your lifestyle needs. The Alfresco Haus is ideal for a momentary soak in the sun after a satisfying workout in the Canopy Gym. Pavilions for social gatherings, such as the Teppanyaki Haus, are also available. Grill up delicious seafood as you enjoy the sunset and breeze.



ALFRESCO HAUS

ARTIST'S IMPRESSION



TEPPANYAKI HAUS

ARTIST'S IMPRESSION



CANOPY GYM

ARTIST'S IMPRESSION

Lower Roof Haus Canopy

BE HOST TO AN INTIMATE COOKOUT IN THE CANOPY CLUBHOUSE

Host an intimate cookout with style in the Canopy Clubhouse. Imbued with coastal elegance and heritage-inspired elements, immerse yourself in conversation in this warm space.

The Canopy Clubhouse has a wall-mounted TV and a fully equipped kitchenette—a kitchen hood and hob, an integrated fridge, and a built-in microwave oven.

ARTIST'S IMPRESSION

SITE PLAN





Level 1
HAUS GROUNDS

01	HAUS ARRIVAL
02	GUARD HOUSE
03	PARCEL LOCKERS
04	LIFT LOBBY (BLOCK 811)
05	LIFT LOBBY (BLOCK 813)
06	LIFT LOBBY (BLOCK 815)
07	FOOT REFLEXOLOGY WALK
08	BICYCLE PARKING

A	PEDESTRIAN GATE
B	GENSET
C	BIN CENTRE
D	SUBSTATION
E	ACCESS TO UPCOMING SUNGEI BEDOK MRT
S1	SHOP 1
S2	SHOP 2

Level 2
HAUS COURTYARD

09	25M LAP POOL
10	SUNTAN LOUNGERS
11	COURTYARD CABANA
12	RAIN SHOWER
13	COURTYARD LOUNGE
14	ACCESSIBLE TOILET
15	COURTYARD CROSSING

Lower Roof
HAUS CANOPY

16	CANOPY CLUBHOUSE
17	CANOPY GYM
18	ACCESSIBLE TOILET
19	SKY LAWN
20	CANOPY LOUNGE
21	SKY NOOK
22	SKY PLAYGROUND

23	ALFRESCO HAUS
24	TEPPANYAKI HAUS
25	GRILL HAUS
26	SKY SWINGS
27	CLOUD GARDEN
28	SKY CROSSING
29	CANOPY LOOKOUT

30	GAMES HAUS
31	YOGA YARD
32	WELLNESS YARD



TYPE E1a
LIVING & DINING

IMPRESSION ONLY

COME HOME TO COASTAL ELEGANCE

Come home to the rejuvenating effects of the coast that permeate all spaces. Welcome friends and family into the seamless living and dining area, which has a serene ambience and a light, breezy feel.



TYPE E1a
KITCHEN

IMPRESSION ONLY



IMPRESSION ONLY



IMPRESSION ONLY



IMPRESSION ONLY

A KITCHEN OF SLEEK FUNCTIONALITY AND FLOW

The kitchen provides ample countertop space and ease of movement, making meal preparations efficient for the family. It features a sintered stone countertop and warm-toned cabinetry for a sleek and modern aesthetic.

Fully functional, the kitchen cabinetry includes a spice rack and space allocations for built-in microwave oven and other appliances. 4- and 5-bedroom units have a dry kitchen and a dedicated pantry area for morning coffee and afternoon tea breaks. The white-tiled backsplash, designed with a continuous pattern of heritage motifs, accentuates a coastal ambience.

Select units overlook the adjoining living and dining areas, allowing natural light to flow while maintaining a seamless connection between the spaces.



TYPE E1a
MASTER BATH

IMPRESSION ONLY



IMPRESSION ONLY



IMPRESSION ONLY

REFRESH YOUR SENSES IN A LUXURIOUS BATHROOM OASIS

The bathroom exudes quiet luxury with a spacious layout. A light terrazzo pattern sets a coastal ambience, creating a peaceful, laid-back bathroom to refresh and unwind.

The Master Bath features a rain shower. An under-counter basin with a brushed nickel faucet offers an elegant and sleek touch. Accompanying it are a custom backlit mirror and a wall-hung water closet (WC) for an airy appearance.



TYPE E1a
MASTER BEDROOM

IMPRESSION ONLY



TYPE E1a
MASTER BEDROOM WARDROBE

IMPRESSION ONLY

RETREAT TO A COSY HAVEN OF WARMTH AND STYLE

The Master Bedroom is relaxing and inviting, with warm neutral tones and plush textures. It can be fitted with a king-sized bed, leaving a comfortable space for bedside tables and lighting options.

Functionally stylish, the wardrobe provides ample display and storage compartments for clothing and accessories, illuminated by sensor lights for heightened convenience and a luxury feel.

UNIT DISTRIBUTION CHART

811 UPPER EAST COAST ROAD								
STACK / FLOOR	01	02	03	04	05	06	07	08
05	B2a 69 sqm	B2f 70 sqm	B2e 70 sqm	B2b 70 sqm	B2c 70 sqm	B2d 70 sqm	B2d 70 sqm	B2a 69 sqm
04	B2a 69 sqm	B2f 70 sqm	B2e 70 sqm	B2b 70 sqm	B2c 70 sqm	B2d 70 sqm	B2d 70 sqm	B2a 69 sqm
03	B2a 69 sqm	B2f 70 sqm	B2e 70 sqm	B2b 70 sqm	B2c 70 sqm	B2d 70 sqm	B2d 70 sqm	B2a 69 sqm
02	B2a 69 sqm	B2f 70 sqm			B2c 70 sqm	B2d 70 sqm		B2a 69 sqm
01	SHOP 1 16 sqm	SHOP 2 16 sqm	CARPARK					

813 UPPER EAST COAST ROAD													
STACK / FLOOR	09	10	11	12	13	14	15	16	17	18	19	20	21
05	A1 46 sqm	A1 46 sqm	E2a 116 sqm	E2b 116 sqm	A1 46 sqm	B2b 70 sqm	C1 75 sqm	D1 91 sqm	B2c 70 sqm	F1 142 sqm	E1a 116 sqm	D2 91 sqm	D2 91 sqm
04	A1 46 sqm	A1 46 sqm	E2a 116 sqm	E2b 116 sqm	A1 46 sqm	B2b 70 sqm	C1 75 sqm	D1 91 sqm	B2c 70 sqm	F1 142 sqm	E1a 116 sqm	D2 91 sqm	D2 91 sqm
03	A1 46 sqm	A1 46 sqm	E2a 116 sqm	E2b 116 sqm	A1 46 sqm	B2b 70 sqm	C1 75 sqm	D1 91 sqm	B2c 70 sqm	F1 142 sqm	E1a 116 sqm	D2 91 sqm	D2 91 sqm
02	A1 46 sqm	A1 46 sqm	E2a 116 sqm	E2b 116 sqm	A1 46 sqm	B2b 70 sqm	C1 75 sqm	D1 91 sqm	B2c 70 sqm	F1 142 sqm	E1a 116 sqm	D2 91 sqm	D2 91 sqm
01	CARPARK									F1-G 142 sqm	E1a-G 116 sqm	CARPARK	

815 UPPER EAST COAST ROAD							
STACK / FLOOR	22	23	24	25	26	27	28
05	B1a 71 sqm	F2 142 sqm	E1b 116 sqm	B1b 72 sqm	D4 96 sqm	D3 96 sqm	C2 77 sqm
04	B1a 71 sqm	F2 142 sqm	E1b 116 sqm	B1b 72 sqm	D4 96 sqm	D3 96 sqm	C2 77 sqm
03	B1a 71 sqm	F2 142 sqm	E1b 116 sqm	B1b 72 sqm	D4 96 sqm	D3 96 sqm	C2 77 sqm
02	B1a 71 sqm	F2 142 sqm	E1b 116 sqm			D3 96 sqm	C2 77 sqm
01	B1a-G 71 sqm	F2-G 142 sqm	CARPARK			D3-G 96 sqm	C2-G 77 sqm

LEGEND

- 1 BEDROOM + FLEXI
- 2 BEDROOM
- 2 BEDROOM + FLEXI
- 2 BEDROOM + GUEST
- 3 BEDROOM + FLEXI
- 4 BEDROOM
- 4 BEDROOM + FLEXI
- 5 BEDROOM
- SHOP

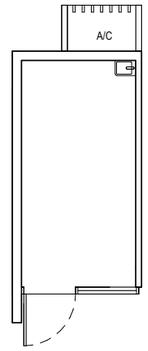


SHOP FLOOR PLAN

SHOP 1

BLOCK 811
16 SQM

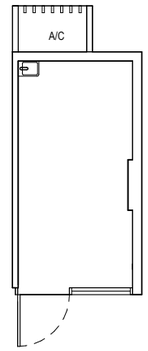
#01-01



SHOP 2

BLOCK 811
16 SQM

#01-02



ALL FLOOR AREAS INDICATED ARE INCLUSIVE OF AC LEDGE.
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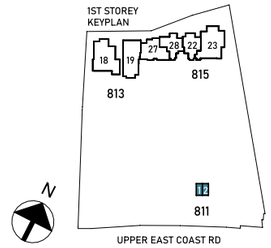
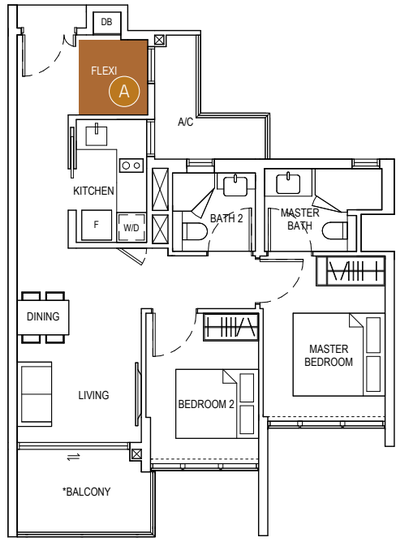


FLEXI SPACE

2 BEDROOM + FLEXI
TYPE B2e

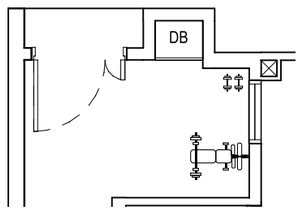
ORIGINAL LAYOUT



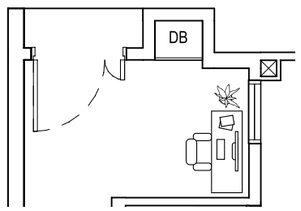
Our house designs consciously integrate a flexible layout to give residents more control over their living quarters. With this purposeful addition of a flexi space, this heritage home sees to a household's growth—where adaptations are endlessly possible.

CREATIVE USE OF SPACE

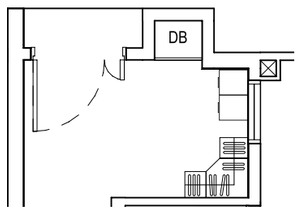
A Adapt this flexi space into a personal gym, recreation area, or storage space. Slightly isolated from the rest of the home, it is an ideal quiet space for moments of relaxation or concentration.



PERSONAL GYM



RECREATION AREA



STORAGE SPACE

ALL FLOOR AREAS INDICATED ARE INCLUSIVE OF AC LEDGE AND BALCONY.
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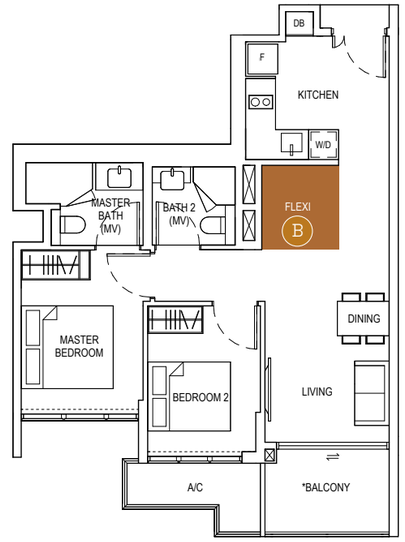
* THE BALCONY SHALL NOT BE ENCLOSED. ONLY APPROVED BALCONY SCREENS ARE TO BE USED.
FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO ANNEX A OF THIS BROCHURE.

FLEXI SPACE

2 BEDROOM + FLEXI
TYPE B2b

ORIGINAL LAYOUT



FLEXIBLE SPACE FOR EVERYONE

B Next to the living and dining area, this flexi space is perfect for quality time with friends and family. Treat it as an extension for hosting or a playpen. Alternatively, configure it into an office separate from more intimate spaces like the bedrooms.



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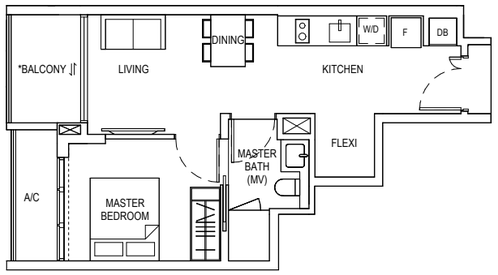
1 BEDROOM + FLEXI
TYPE A1

BLOCK 813
46 SQM

#02-09 TO #05-09
#02-10 TO #05-10 (MIRROR)
#02-13 TO #05-13



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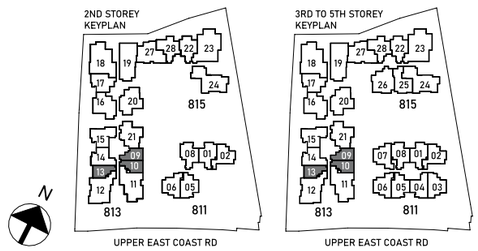
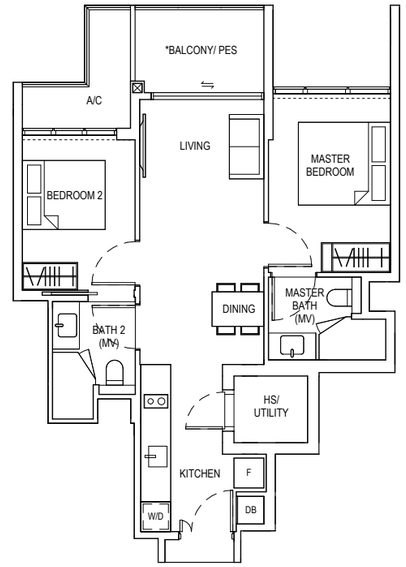
* THE BALCONY SHALL NOT BE ENCLOSED. ONLY APPROVED BALCONY SCREENS ARE TO BE USED.
FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO ANNEX A OF THIS BROCHURE.



2 BEDROOM
TYPE B1a-G

BLOCK 815
71 SQM

#01-22



TYPE B1a

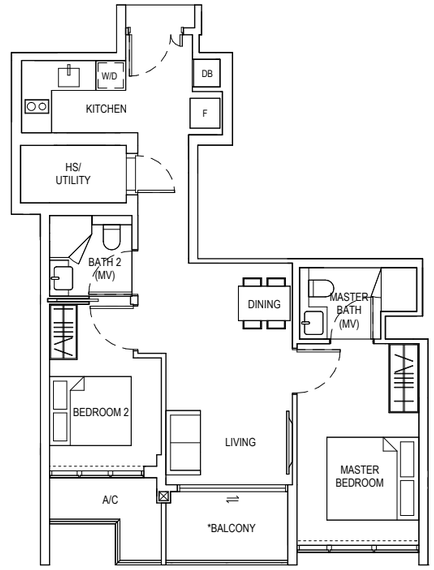
BLOCK 815
71 SQM

#02-22 TO #05-22

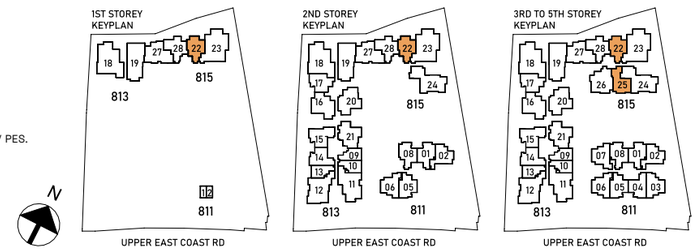
2 BEDROOM
TYPE B1b

BLOCK 815
72 SQM

#03-25 TO #05-25



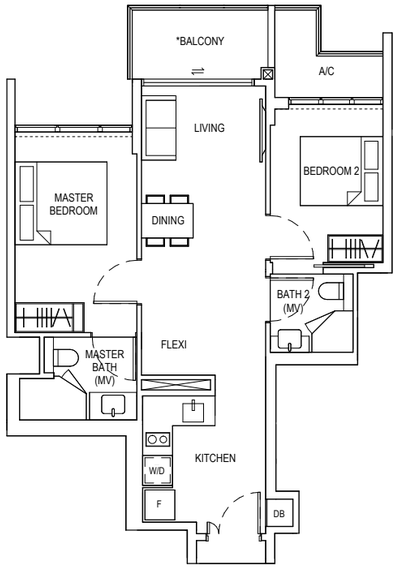
ALL FLOOR AREAS INDICATED ARE INCLUSIVE OF AC LEDGE AND BALCONY/ PES.
ALL FLOOR AREAS ARE ESTIMATE ONLY AND SUBJECT TO FINAL SURVEY.
ALL FLOOR PLANS ARE SUBJECT TO CHANGES AS MAY BE REQUIRED OR APPROVED BY RELEVANT AUTHORITIES.
* THE BALCONY/ PES SHALL NOT BE ENCLOSED.
ONLY APPROVED BALCONY / PES SCREENS ARE TO BE USED.
FOR AN ILLUSTRATION OF THE APPROVED BALCONY/PES SCREEN,
PLEASE REFER TO ANNEX A OF THIS BROCHURE.

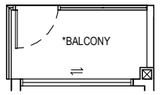


2 BEDROOM + FLEXI
TYPE B2a

BLOCK 811
69 SQM

#02-01 TO #05-01
#02-08 TO #05-08 (MIRROR)





Applicable to unit
#02-01 and #02-08 only

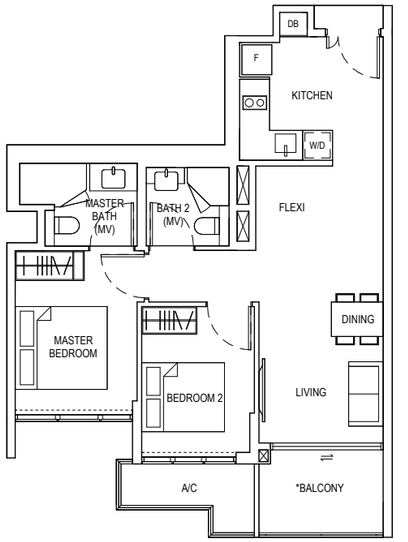
2 BEDROOM + FLEXI
TYPE B2b

BLOCK 811
70 SQM

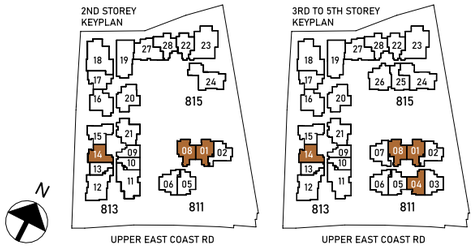
#03-04 TO #05-04

BLOCK 813
70 SQM

#02-14 TO #05-14



ALL FLOOR AREAS INDICATED ARE INCLUSIVE OF AC LEDGE AND BALCONY.
ALL FLOOR AREAS ARE ESTIMATE ONLY AND SUBJECT TO FINAL SURVEY.
ALL FLOOR PLANS ARE SUBJECT TO CHANGES AS MAY BE REQUIRED OR APPROVED BY RELEVANT AUTHORITIES.
* THE BALCONY SHALL NOT BE ENCLOSED. ONLY APPROVED BALCONY SCREENS ARE TO BE USED.
FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO ANNEX A OF THIS BROCHURE.



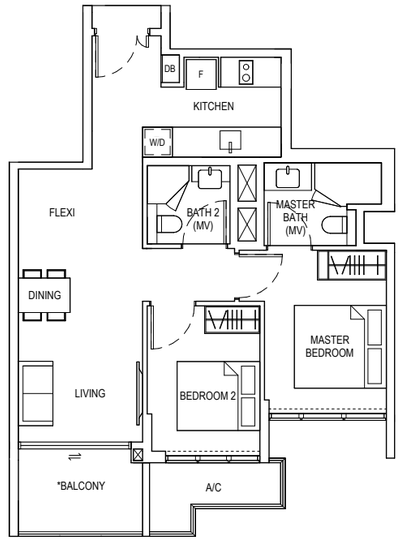
2 BEDROOM + FLEXI
TYPE B2c

BLOCK 811
70 SQM

#02-05 TO #05-05

BLOCK 813
70 SQM

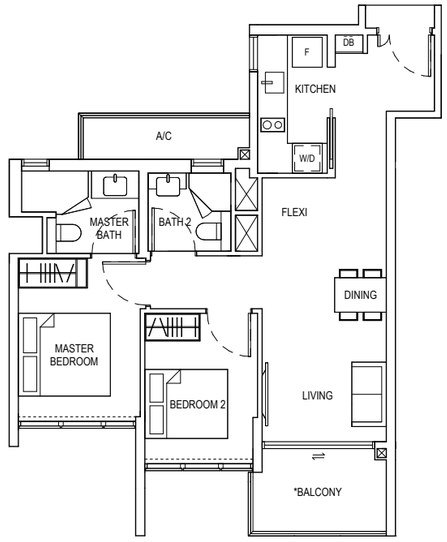
#02-17 TO #05-17



2 BEDROOM + FLEXI
TYPE B2d

BLOCK 811
70 SQM

#02-06 TO #05-06
#03-07 TO #05-07 (MIRROR)



ALL FLOOR AREAS INDICATED ARE INCLUSIVE OF AC LEDGE AND BALCONY.
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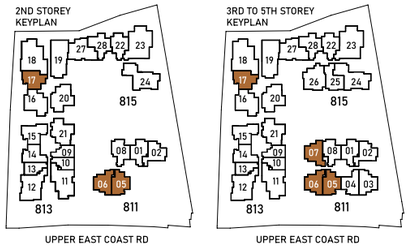
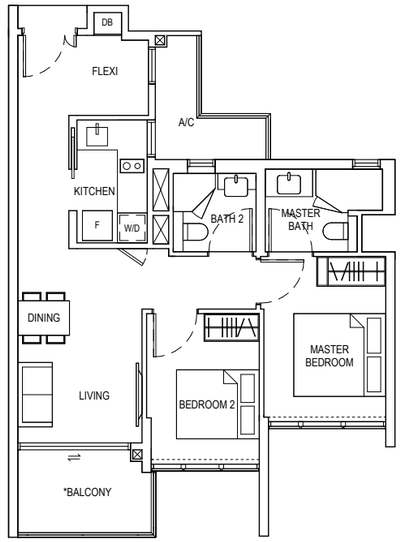
FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO ANNEX A OF THIS BROCHURE.



2 BEDROOM + FLEXI
TYPE B2e

BLOCK 811
70 SQM

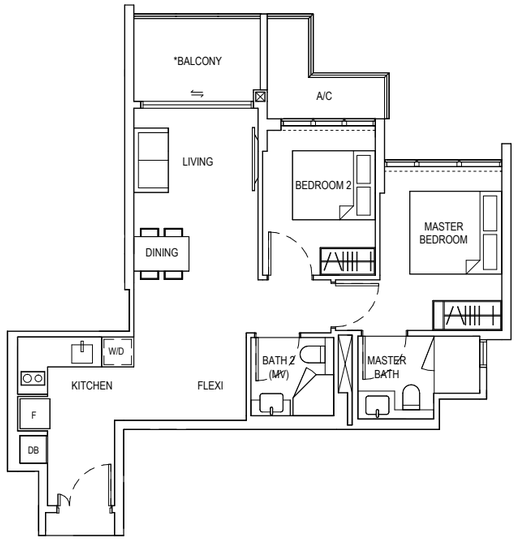
#03-03 TO #05-03



2 BEDROOM + FLEXI
TYPE B2f

BLOCK 811
70 SQM

#02-02 TO #05-02



ALL FLOOR AREAS INDICATED ARE INCLUSIVE OF AC LEDGE AND BALCONY.
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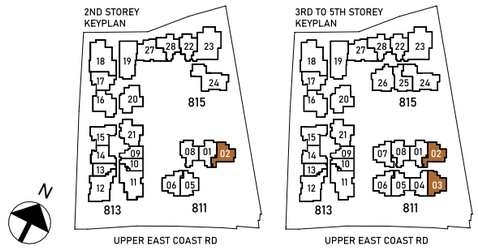
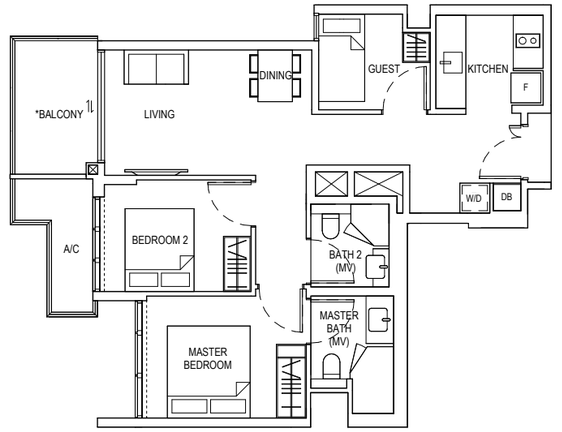
* THE BALCONY SHALL NOT BE ENCLOSED. ONLY APPROVED BALCONY SCREENS ARE TO BE USED.
FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO ANNEX A OF THIS BROCHURE.



2 BEDROOM + GUEST
TYPE C1

BLOCK 813
75 SQM

#02-15 TO #05-15



2 BEDROOM + GUEST
TYPE C2-G

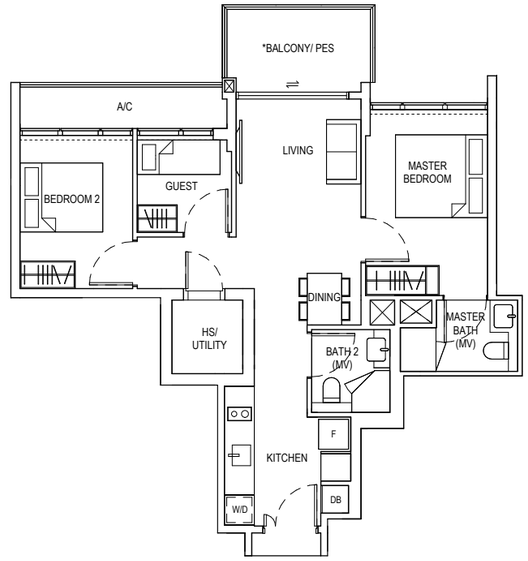
BLOCK 815
77 SQM

#01-28

TYPE C2

BLOCK 815
77 SQM

#02-28 TO #05-28



ALL FLOOR AREAS INDICATED ARE INCLUSIVE OF AC LEDGE AND BALCONY/ PES.
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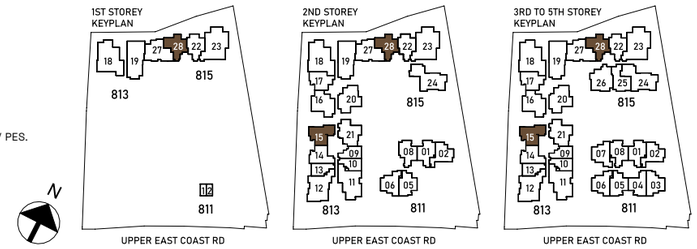
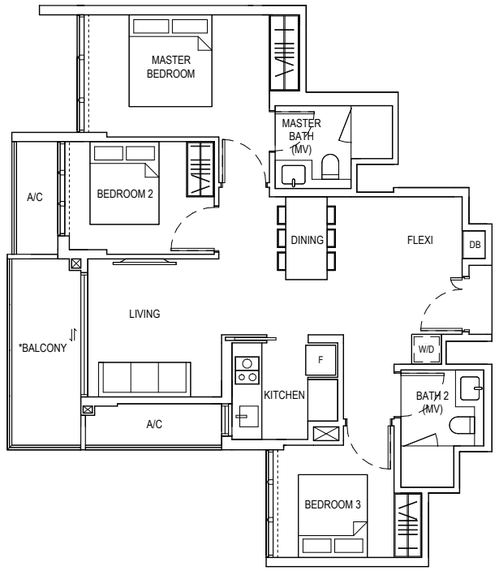
FOR AN ILLUSTRATION OF THE APPROVED BALCONY/PES SCREEN,
PLEASE REFER TO ANNEX A OF THIS BROCHURE.



3 BEDROOM + FLEXI
TYPE D1

BLOCK 813
91 SQM

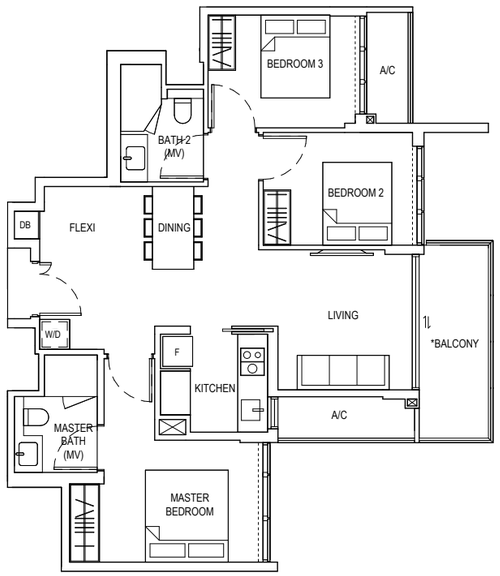
#02-16 TO #05-16



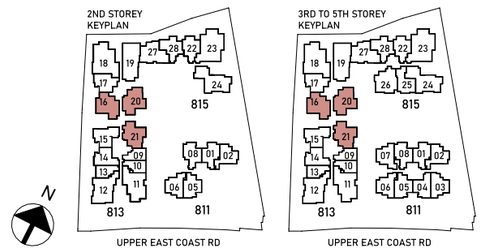
3 BEDROOM + FLEXI
TYPE D2

BLOCK 813
91 SQM

#02-20 TO #05-20
#02-21 TO #05-21 (MIRROR)



ALL FLOOR AREAS INDICATED ARE INCLUSIVE OF AC LEDGE AND BALCONY.
ALL FLOOR AREAS ARE ESTIMATE ONLY AND SUBJECT TO FINAL SURVEY.
ALL FLOOR PLANS ARE SUBJECT TO CHANGES AS MAY BE REQUIRED OR APPROVED BY RELEVANT AUTHORITIES.
* THE BALCONY SHALL NOT BE ENCLOSED. ONLY APPROVED BALCONY SCREENS ARE TO BE USED.
FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO ANNEX A OF THIS BROCHURE.



3 BEDROOM + FLEXI
TYPE D3-G

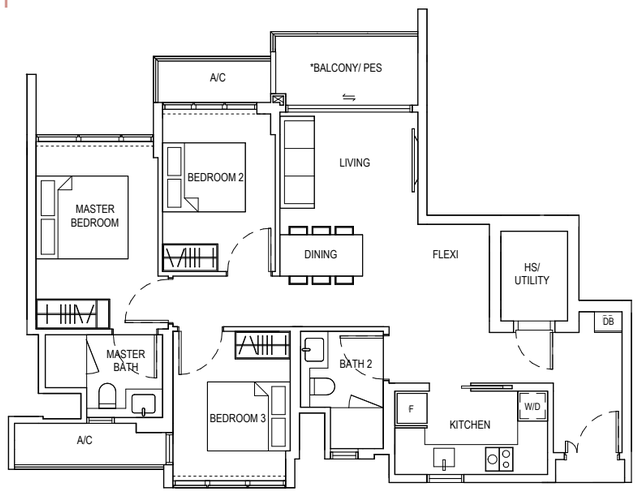
BLOCK 815
96 SQM

#01-27

TYPE D3

BLOCK 815
96 SQM

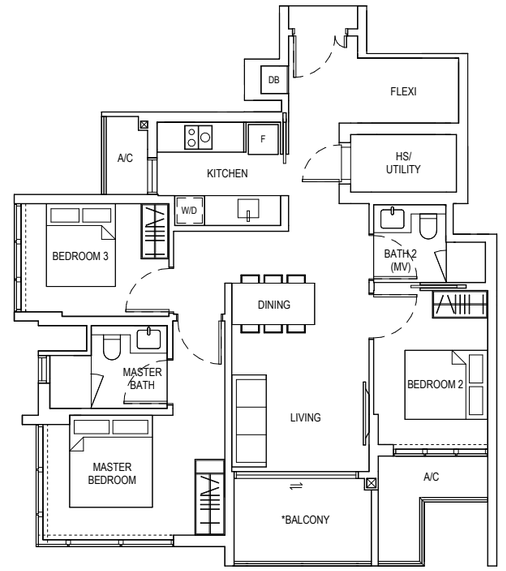
#02-27 TO #05-27



3 BEDROOM + FLEXI
TYPE D4

BLOCK 815
96 SQM

#03-26 TO #05-26



ALL FLOOR AREAS INDICATED ARE INCLUSIVE OF AC LEDGE AND BALCONY/ PES.
ALL FLOOR AREAS ARE ESTIMATE ONLY AND SUBJECT TO FINAL SURVEY.
ALL FLOOR PLANS ARE SUBJECT TO CHANGES AS MAY BE REQUIRED OR APPROVED BY RELEVANT AUTHORITIES.
* THE BALCONY/ PES SHALL NOT BE ENCLOSED.
ONLY APPROVED BALCONY / PES SCREENS ARE TO BE USED.
FOR AN ILLUSTRATION OF THE APPROVED BALCONY/PES SCREEN,
PLEASE REFER TO ANNEX A OF THIS BROCHURE.



4 BEDROOM
TYPE E1a-G

BLOCK 813
116 SQM

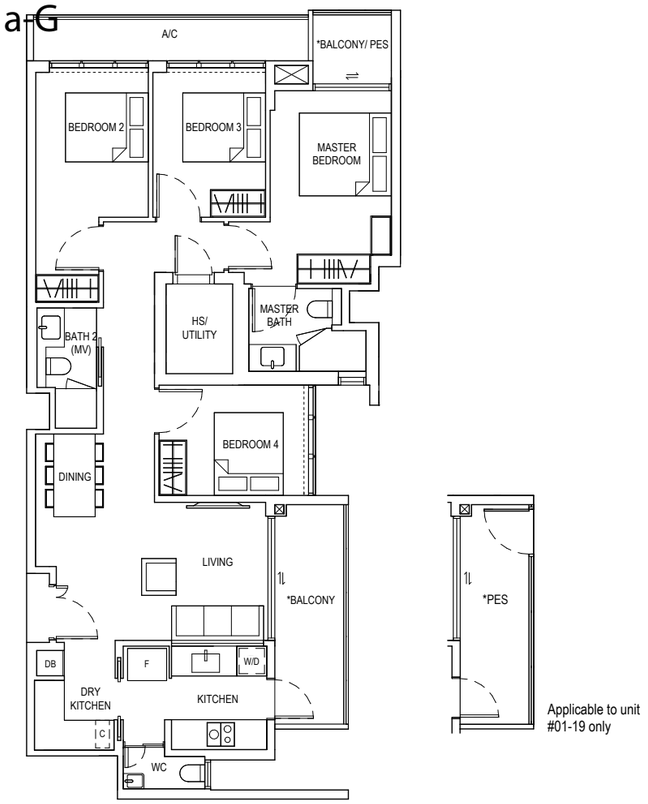
#01-19

TYPE E1a

BLOCK 813
116 SQM

#02-19 TO #05-19

E1a-G



Applicable to unit
#01-19 only

ALL FLOOR AREAS INDICATED ARE INCLUSIVE OF AC LEDGE AND BALCONY/ PES.
ALL FLOOR AREAS ARE ESTIMATE ONLY AND SUBJECT TO FINAL SURVEY.
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* THE BALCONY/ PES SHALL NOT BE ENCLOSED.
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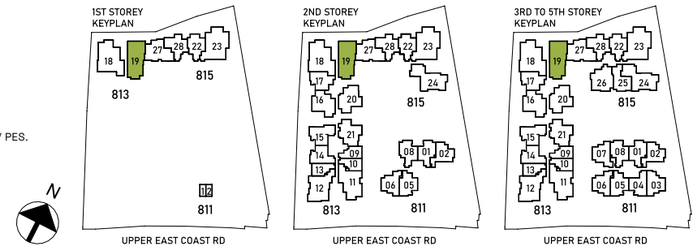
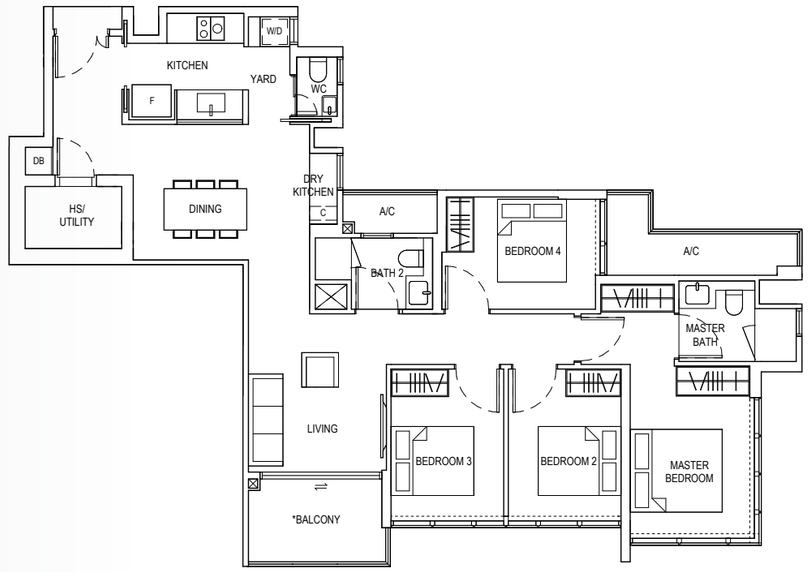
FOR AN ILLUSTRATION OF THE APPROVED BALCONY/PES SCREEN, PLEASE REFER TO ANNEX A OF THIS BROCHURE.



4 BEDROOM
TYPE E1b

BLOCK 815
116 SQM

#02-24 TO #05-24



ALL FLOOR AREAS INDICATED ARE INCLUSIVE OF AC LEDGE AND BALCONY.
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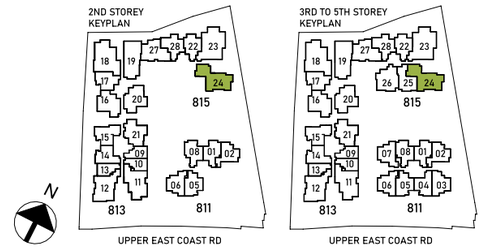
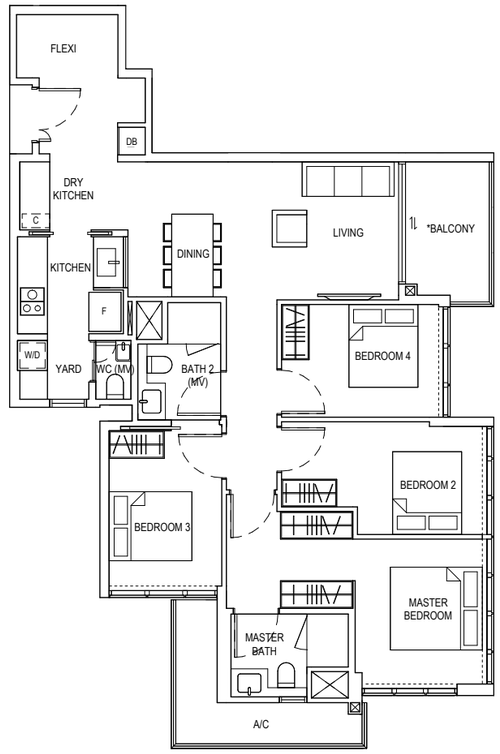
* THE BALCONY SHALL NOT BE ENCLOSED. ONLY APPROVED BALCONY SCREENS ARE TO BE USED.
FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO ANNEX A OF THIS BROCHURE.



4 BEDROOM + FLEXI
TYPE E2a

BLOCK 813
116 SQM

#02-11 TO #05-11



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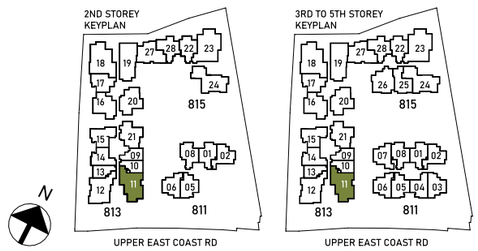
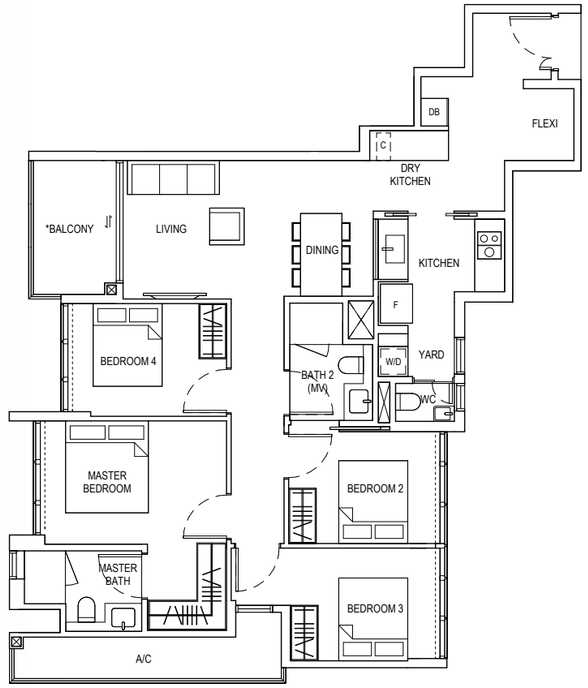
FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO ANNEX A OF THIS BROCHURE.



4 BEDROOM + FLEXI
TYPE E2b

BLOCK 813
116 SQM

#02-12 TO #05-12



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* THE BALCONY SHALL NOT BE ENCLOSED. ONLY APPROVED BALCONY SCREENS ARE TO BE USED.
FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO ANNEX A OF THIS BROCHURE.



5 BEDROOM
TYPE F1-G

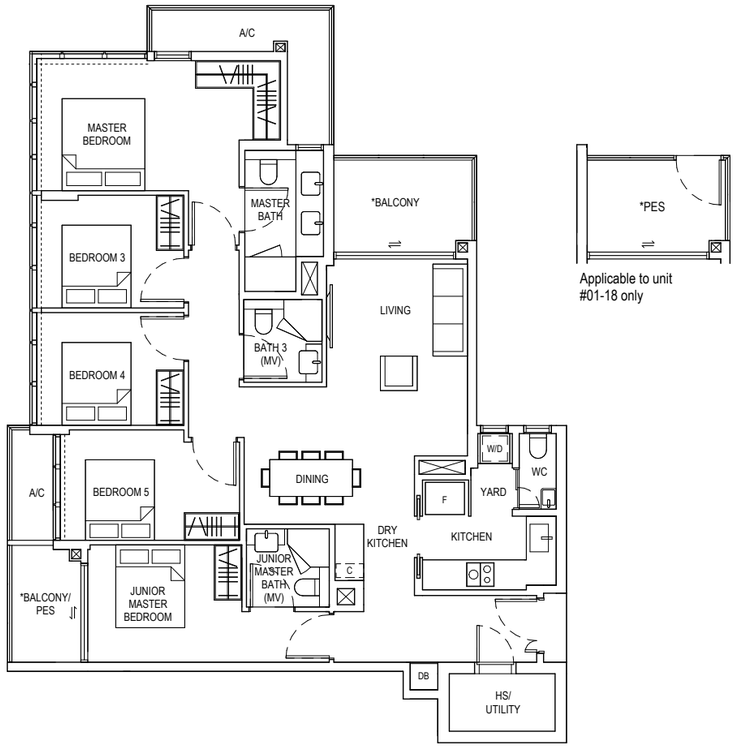
BLOCK 813
142 SQM

#01-18

TYPE F1

BLOCK 813
142 SQM

#02-18 TO #05-18





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ALL FLOOR AREAS ARE ESTIMATE ONLY AND SUBJECT TO FINAL SURVEY.
ALL FLOOR PLANS ARE SUBJECT TO CHANGES AS MAY BE REQUIRED OR APPROVED BY RELEVANT AUTHORITIES.
* THE BALCONY/ PES SHALL NOT BE ENCLOSED.
ONLY APPROVED BALCONY / PES SCREENS ARE TO BE USED.
FOR AN ILLUSTRATION OF THE APPROVED BALCONY/PES SCREEN, PLEASE REFER TO ANNEX A OF THIS BROCHURE.

5 BEDROOM
TYPE F2-G

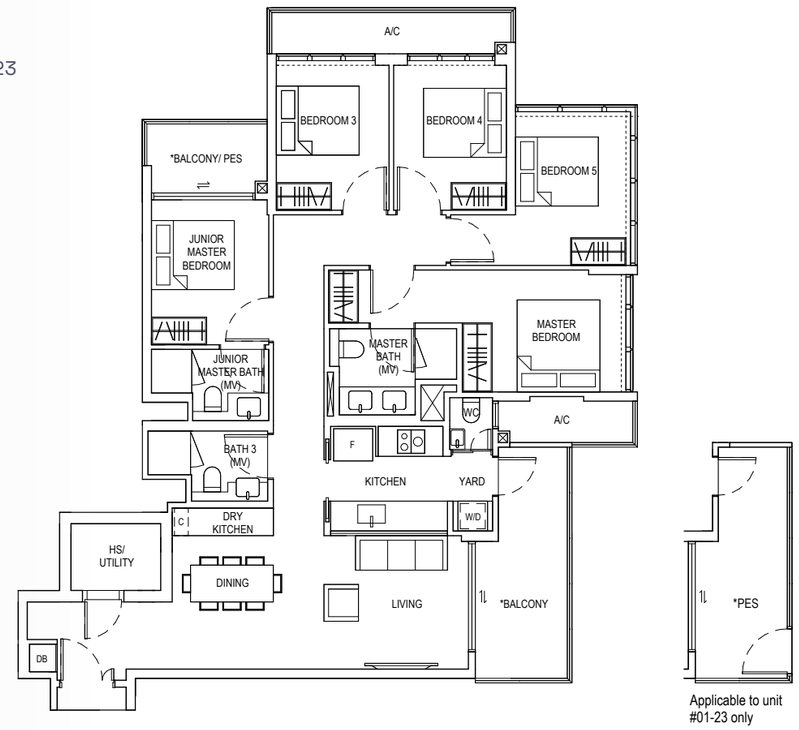
BLOCK 815
142 SQM

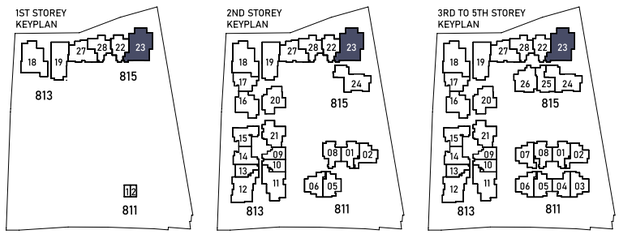
#01-23

TYPE F2

BLOCK 815
142 SQM

#02-23 TO #05-23





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FOR AN ILLUSTRATION OF THE APPROVED BALCONY/PES SCREEN, PLEASE REFER TO ANNEX A OF THIS BROCHURE.

A SMARTER WAY OF LIFE

Everyday routines are made that much easier with integrated smart home features at Bagnall Haus, leaving you precious time for the things and people that matter the most.



Digital Smart Lock

Provides 5 in 1 access, including fingerprint, pin code and RFID keytag.

Let visitors in remotely through the Smart Home App.

IP Camera

Enjoy peace of mind knowing home security is accounted for through an IP camera integrated with two way audio, high definition day and night video modes and automatic panning and tilting.

Smart Hub

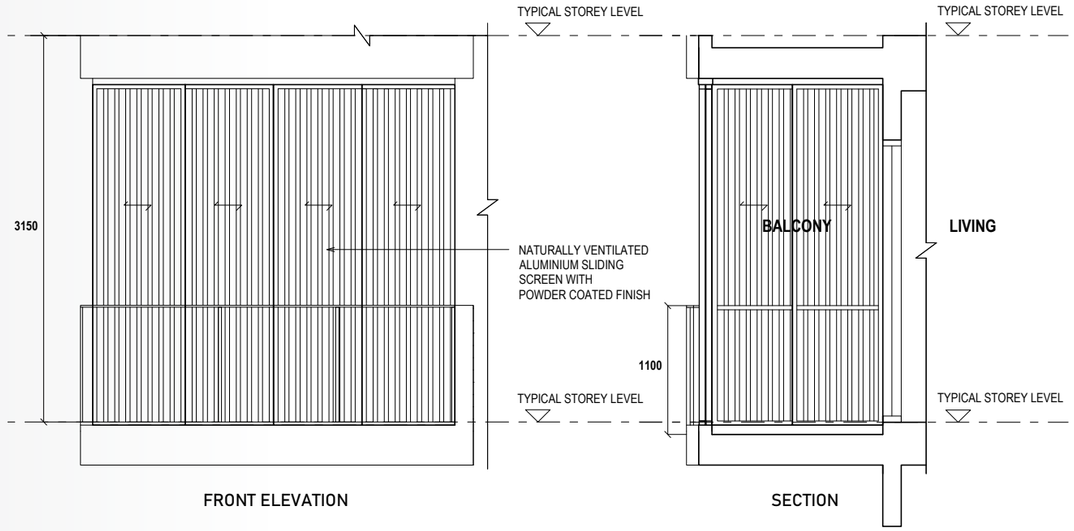
Your all-in-one solution for a seamless smart home experience. Effortlessly control your front door, IP cameras, and more, all through a hub compatible with most smart home devices.

Manage your home remotely with ease and convenience.

Features are subject to the Developer's selection, market availability and the sole discretion of the Developer.
For illustration purposes only.

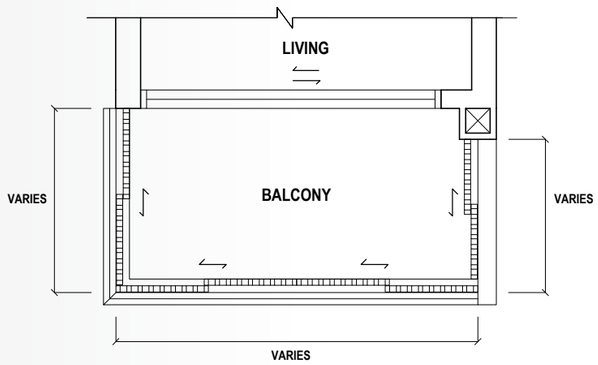
APPROVED BALCONY SCREEN DESIGN

(ANNEX A)



FRONT ELEVATION

SECTION



PLAN

1. THIS DRAWING IS FOR REFERENCE ONLY. DRAWINGS ARE NOT TO SCALE.
2. THE SCREEN DESIGN IS PROVIDED FOR AESTHETIC UNIFORMITY OF THE DEVELOPMENT.
3. MATERIALS TO BE ALUMINIUM WITH POWDER COATED FINISH.
4. FIXING DETAILS ARE BY CONTRACTOR AND FIXING SHALL NOT DAMAGE THE EXISTING WATERPROOFING AND STRUCTURE.
5. OWNER SHALL VERIFY ALL DIMENSIONS PRIOR TO FABRICATION AND COMMENCEMENT OF WORK.
6. THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE PRE-APPROVED BALCONY SCREEN.
7. PURCHASER MAY OPT TO HAVE APPROVED BALCONY SCREEN INSTALLED AT THE BALCONY AT THE PURCHASER'S OWN COST.

PARTNERS
IN EXCELLENCE



ROXY-PACIFIC HOLDINGS PTE LTD

Roxy-Pacific Holdings Pte Ltd ("Roxy-Pacific" or the "Group") is an established property and hospitality group with a track record dating back to 1967. Armed with more than 50 years of experience and expertise, the Group is primarily engaged in the development and sale of residential and commercial properties, property investments and hospitality operations in key locations across the Asia-Pacific region.

The Group's residential development projects typically comprise of small-to-medium sized residential developments such as apartments and condominiums. Between 2004 and 2022 the Group developed and launched more than 60 developments comprising a total of more than 5,000 residential and commercial units in Singapore, Malaysia and Australia.

Grand Mercure Singapore Roxy, a major asset of the Group, is self-managed under franchise agreement with international hotel operator, Accor Group. Beyond Singapore, the Group self-operates three hotels under its Noku Roxy brand—two boutique hotels in Kyoto and Osaka, Japan, and a resort in Phuket, Thailand. The Group also owns Noku Maldives, which is managed by IHG under the Vignette Collection.

In terms of property investments, the Group owns 56 retail shops at Roxy Square Shopping Centre in Singapore. In Melbourne, Australia, the Group owns a 45% interest in a commercial building at 312 St Kilda Road and a 40% interest in a commercial tower located at 350 Queen Street. Additionally, the Group owns a 40% interest in a commercial building at 33 Argyle Street and a 100% interest in 165 Walker Street, Sydney. In Auckland, the Group owns NZI Centre and has a 50% interest in an office building at 205 Queen Street.



KSH HOLDINGS LIMITED

KSH Holdings Limited ("KSH", or "Group") is a long-standing construction, real estate development and investment corporation with more than 40 years of experience, listed on the SGX-ST Mainboard since 2007. Backed by a strong and diversified track record, the Group boasts a wide range of construction and real estate projects across various sectors both locally and abroad, with a geographical presence in Singapore, United Kingdom, Australia, Japan, Malaysia and China.

KSH is a main contractor for both public and private sectors. With a Grade A1 rating under BCA CW01, it is capable of bidding for Public Sector construction projects of unlimited value. The group is also rated A2 under BCA's CW02 for civil works. KSH has won several BCA Construction Excellence Awards for projects including Fullerton Bay Hotel, NUS University Town's Education Resource Centre, Madison Residences, Mount Alvernia Hospital etc. In 2019, it received BCA Construction Excellence Award (Excellence) for NUS University Sports Centre and Construction Excellence Award (Merit) for Heartbeat @ Bedok.

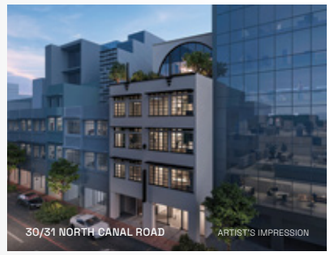
Through strategic alliances and joint ventures, KSH's property development and investment presence spans across various real estate sectors including residential, commercial, hospitality, and mixed-use developments. Apart from having successfully executed residential and mixed-use development projects in Singapore and China, the Group has jointly acquired properties in other geographies including the United Kingdom, Australia, Malaysia and Japan. It will continue to explore opportunities in new markets with a focus on Southeast Asia.

While the Group is actively involved in major residential developments in Singapore with joint-venture partners, KSH has successfully delivered residential, mixed development, office and commercial in Singapore including Riverfront Residences, Rezi 24, High Park Residences, Affinity@Serangoon, Park Colonial, Sky Green, Trio, The Boutiq, NEWest and Hexacube etc. Meanwhile, The Arcady at Boon Keng was launched in Jan 2024, sora at Yuan Ching Road and the mixed development of One Sophia / The Collective at One Sophia are among other new launches.

Other real estate developments in China include the completed Liang Jing Ming Ju (靓景明居 Phase 1, 2 and 3), and Sequoia Mansion (红衫公馆) in Beijing; and the ongoing projects of Sino Singapore Health City. Zhong Xin Yue Lang (中新健康城 . 中新悦朗) and Zhong Xin Yue Shang (中新悦上) in Gaobeidian.

On the Property Investment front, the Group invests in yield-accretive assets that generate a sustainable stream of income with potential capital gains. These include a 36-Storey retail and office complex, Tianjin Tianxing Riverfront Square, in the heart of the business district of Tianjin, China.

The Group seeks to continue broadening its businesses and projects, and explore opportunities in new markets while striving towards sustainable growth to enhance shareholder value.



SLB DEVELOPMENT LTD

Listed on the Catalist Board of the Singapore Exchange since April 2018, SLB Development Ltd ("SLB") is a diversified property developer with extensive experience and track record across the residential, mixed-use, industrial and commercial sectors as well as property development projects ranging from small to large scale. The diversified nature of its portfolio allows effective management of exposure to the fluctuations in demand and/or changes in regulations for each type of property development. From 2019, SLB has expanded into fund management business to broaden its recurring income steams, establishing fund management businesses in partnerships with experienced industry veterans from the United Kingdom ("UK"), Hong Kong and Australia, with the aim of actively pursuing investment opportunities in real estate funds and various segments of the real estate value chain. Led by an experienced management team, SLB has built a strong network of business relationships with other property developers and contractors, and has expanded its presence beyond Singapore to the People's Republic of China ("PRC"), UK and Australia.



H10 HOLDINGS PTE LTD, HO LEE GROUP

The growth of Singapore from the early 70's to the early 90's saw the expansion of Ho Lee's business from a single entity dealing with general plumbing works to one that carries out various construction-related businesses from general building construction to specialised metal works, formwork fabrication and sales and rental of construction machines and equipment. These various companies were group together in 1996 and saw the incorporation of Ho Lee Group (HLG).

The grouping allows all these companies to adopt a similar corporate culture which focuses on an open communication and the sharing of ideas. This, in turn, encourage corporation and collaboration between colleagues and business partners to derived workable construction solutions for our customers and improving the construction industry. By drawing upon the experience and knowledge of its people that are serving the different needs of the construction industry, it also promotes further diversification into other new business areas that the individual company had never ventured into previously.

From its inception in 1996, HLG had gone on to acquire Wee Poh Construction Co. (Pte) Ltd (WPC) in 2005 which is a civil engineering construction company graded by the Building Construction Authority of Singapore (BCA) with an A1 grading (the highest grade) under the workhead CW02. The Group also acquire Liang Huat Aluminium Ltd in 2007 which is an Aluminium and Curtain Wall Specialist listed on the Main Board of the Stocks Exchange of Singapore (SGX).

The Group also ventured into the development of commercial and residential properties either individually or with its business partners and had to date developed projects such as the Built-to-Order Mauser Factory in Tuas, Singapore, The Watercolour Executive Condominium, The Heron Bay Executive Condominium, to name a few. The Group was also one of the major sponsors of the Viva Industrial Trust during its IPO listing on the SGX in November 2013.

The strong corporate culture of the Group is a cornerstone in the success of the Group thus far and the strong partnership that we have established with our business associates and customers over the years will be further enhanced as we push for further growth into the future.

We look forward to every opportunity to collaborate and work with people that share our vision of providing construction solution for our customer and improving the construction industry.



FT DEVELOPMENT PTE LTD, LJHB HOLDINGS

LJHB Holdings is a Singapore-based enterprise group that upholds the corporate philosophy of "Excellence Beyond Boundaries, Infinite Hope". Centered in Singapore, the company is dedicated to investment management and international trade, establishing an efficient development model that combines international strategy with localized management.

LJHB Holdings operates a diversified business portfolio, including equity investment, project investment, and international trade. The company's operations span over 20 countries worldwide, including Singapore, the United States, Japan, and Europe covering the major global economies.

Over the years, LJHB Holdings has significantly expanded its footprint in Singapore by investing in a comprehensive enterprise that specializes in general construction contracting, real estate, and hotel investment. This growth encompasses areas such as general construction contracting, real estate and hotel development, smart building technology, and public infrastructure construction. Notable asset investments include managing and investing in two high-end resort hotels in the Maldives and holding equity in two hotels in Singapore. Additionally, the company is dedicated to investing in premium projects through a mix of equity, debt, and financial products.

LJHB Holdings fosters a corporate culture of integrity and pragmatism, collaborating with like-minded partners to complement each other's strengths, achieving steady development in regional and global markets. Together, we create a world of partnerships and shared success!

BAGNALL HAUS

A JOINT VENTURE BETWEEN

Roxy-Pacific Holdings Pte Ltd

SLB Development Ltd. 新聯明發展有限公司

KSH HOLDINGS LIMITED

HO LEE GROUP

CHG

Developer: RL Bagnall Pte. Ltd. • Company Registration Number: 202301443W • Developer's Licence No.: C1504 • Tenure of Land: Estate in fee simple • Encumbrances: Mortgage(s) / Deed(s) of assignment and mortgage(s)-in-escrow in favour of Hong Leong Finance Limited • Location: Lot 07390X, 07391L PT, 10348K PT of MK 27 at Upper East Coast Road • Expected Date of Vacant Possession: 31 December 2028 • Expected Date of Legal Completion: 31 December 2031

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