

CITY GATE
SHOPPES

**Rare
opportunity
to own a
commercial
unit or more
in the city
centre
masterpiece**



Within a **mixed-use** development with ready pool of discerning customers

In the heart of the city, the iconic landmark, City Gate, is a spectacular addition to the city skyline. Soaring tall at 30-storey high, this exclusive mixed-use development comprises 3 storeys of commercial spaces that will make up City Gate Shoppes, and City Gate Residences with 311 residential units atop, providing a ready pool of discerning customers to its commercial arena. Life is indeed wonderful when convenience is just at the doorstep and businesses flourish from inside out.



CITY GATE

In a perfect location that promises growth

4 key growth areas that surround

BEACH ROAD/
OPHIR-ROCHOR



KALLANG RIVERSIDE



MARINA BAY



MARINA SOUTH



Get ready to grow your wealth with Singapore's Master Plan that surrounds your perfect investment. The dynamic plans include four neighbouring precinct: Beach Road/Ophir-Rochor, Kallang Riverside, Marina Bay and Marina South. The current Central Business District (CBD) will also include Beach Road/Ophir-Rochor areas, bringing city centre right to your doorstep.

CITY GATE
SHOPPES

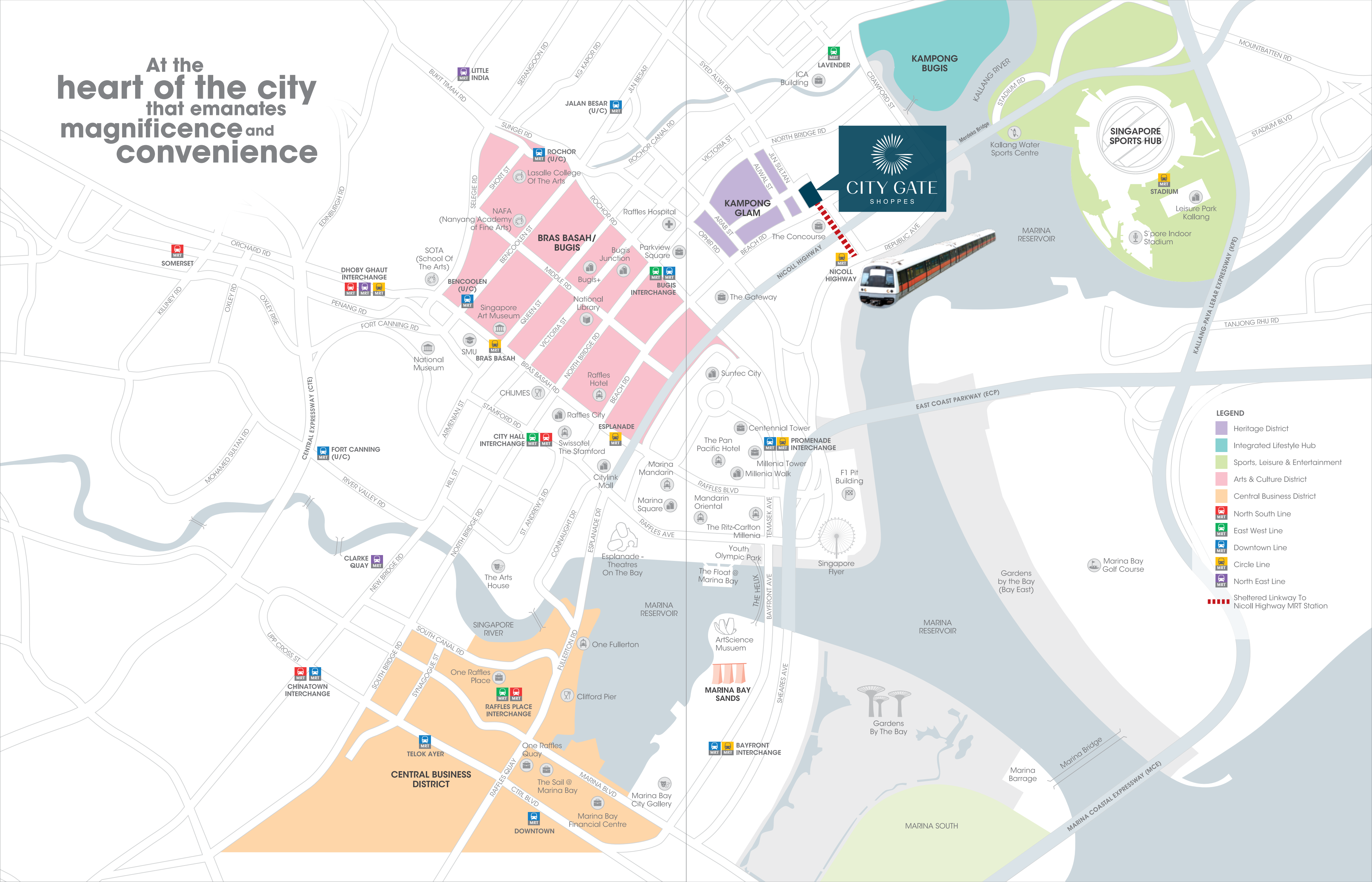


- 3 MINS WALK
DIRECT LINK TO NICOLL
HIGHWAY MRT STATION
- 1 MRT STOP
SINGAPORE
SPORTS HUB
- 2 MRT STOPS
MARINA BAY SANDS/
BUGIS MRT INTERCHANGE
- 4 MRT STOPS
DHOBY GHAUT/RAFFLES PLACE
(MRT INTERCHANGE)
- 6 MRT STOPS
ORCHARD

- 2 MINS DRIVE
ECP (EAST COAST
PARKWAY)
- 4 MINS DRIVE
KPE (KALLANG PAYA-LEBAR
EXPRESSWAY)
- 5 MINS DRIVE
CBD/MARINA BAY
FINANCIAL CENTRE
- 6 MINS DRIVE
MCE (MARINA COASTAL
EXPRESSWAY)
- 11 MINS DRIVE
MARINA BAY
GOLF

All travel timings indicated are based on estimated walking distances sourced from Google Maps and estimated driving distances sourced from www.onemap.sg, and are subject to actual traffic conditions.

At the heart of the city that emanates magnificence and convenience





VIBRANT
ENERGETIC
LIVELY
PRESTIGE

Centre of arts and culture

Beach Road/Ophir-Rochor

When it comes to arts and culture, from Kampong Glam to Bugis and Bras Basah, there are always numerous pools of artistic young adults, families, working class executives and tourists who will be attracted to these places. With City Gate in proximity, anyone will conveniently swing by as shoppers and diners. Coupled with Kampong Glam, a local attraction just across the road, City Gate will always be filled with discerning ready customers.



Centre of seamless waterfront activities

Kallang Riverside/ Kallang Basin

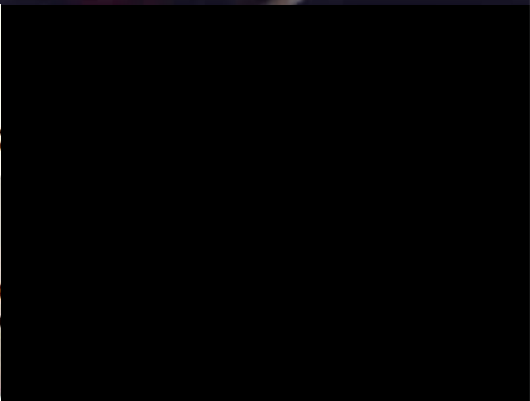
A renowned Kallang River ready for total transformation into environmentally-friendly lifestyle precinct. A much-awaited Singapore Sports Hub with a dynamic 55,000 capacity and many attractions from within. Just across the river from these exciting arenas, sits an iconic landmark - City Gate, ready for all who seek relaxation over a glass of wine or relish on a shopping therapy after a day of excitement.



Centre of business and leisure

Central Business District and Marina Bay

A destination where the world calls home when it comes to work and leisure. From the renowned Marina Bay Sands to multi-nationals corporations, banking and financial institutions as well as convention centres, City Gate can easily expect a pool of well-heeled customers with high spending power when comes to food and lifestyle.



Centre of evergreen prestige

Marina South

In the near future to develop Marina South into a green, vibrant and prestigious precinct, City Gate will also grow in its worth as it is of proximity to this dynamic location. While the future revolves around City Gate, you can seriously get ready to reap what you sowed.





Home to some. Destination to all.

READY POOL OF CUSTOMERS AROUND CITY GATE

COMMERCIAL UNIT CATCHMENT	NUMBER OF OFFICES
Bras Basah	6,920
Kallang Basin	1,650
Geylang	3,050
Marina Square	2,490
Orchard	6,600
Robinson (CBD)	10,910
Total	31,620

Source: Singpost (6 July 2015)

RESIDENTIAL CATCHMENT	NUMBER OF PEOPLE
Kallang	102,290
Marine Parade	49,040
Geylang	119,130
Rochor	14,740
Downtown Core	3,720
Total	288,920

Catchment details herein extracted on 4 September 2015 from www.onemap.sg
(Data source: Singapore Department of Statistics)

STUDENT CATCHMENT	NUMBER OF STUDENTS
Singapore Management University	7,451
LASALLE College of the Arts	3,000
Nanyang Academy of Fine Arts	2,300
Total	12,751

Enrollment numbers are approximate 2014



Impressive 250m wide street frontage with high visibility

Prominent key junction at Beach Road



**Foreigners Eligible
No Sub-Sale Restrictions
No Additional Buyer's Stamp Duty
No Seller's Stamp Duty**



**Less than 5 MRT stops
to major interchanges**



**On-going human
traffic from City Gate
Residences and
surrounding
growth areas**



**Over 155,000 sq ft of
retail and F&B units**



Direct link to MRT

A food court anchors the basement. Complement the food court with unique culinary offerings of your own. The food court will also bring heavy foot traffic to this level, making it ideal for all types of trade.

BASEMENT LEVEL THE XCHANGE



Artist's Impression



Centrally located at the bustling junction of Beach Road, City Gate Shoppes spans across a 250m wide street frontage with maximum exposure and high traffic flow. The magnificent glass facade also enables impactful visual merchandising or concept shops to attract shoppers.

1ST LEVEL

THE HIGH STREET





On level 2, you will find the anchor tenant supermarket and a sheltered overhead walkway that will link Nicoll Highway MRT station directly into the mall. Together, this will attract a high volume of customers to your business.

2ND LEVEL THE LINK



DEVELOPERS' PROFILE

Fragrance Group Limited has been listed on the main-board of Singapore Exchange since Year 2005, with its core businesses focusing on real estate & investment. Today, Fragrance Group Limited is moving ahead as one of the leading developers in Singapore offering quality residential properties and business spaces. Fragrance Group Limited has successfully launched and completed more than 70 projects located at various parts of Singapore.



BUNGALOWS BY THE SEA



URBAN VISTA
JV by Fragrance Group Ltd and World Class Land



PARC ROSEWOOD
JV by Fragrance Group Ltd and World Class Land

World Class Land, a subsidiary of Singapore-based mainboard-listed Aspiat Corporation Limited, is a leading developer of luxurious landed, condominium, and commercial projects. World Class Land is committed to creating innovative and effective spaces through exceptional design, quality, functionality and value. Established in 1999, World Class Land has successfully completed a diverse portfolio of major developments in Singapore. On the international front, World Class Land has established a presence in Malaysia and Australia.



AUSTRALIA 108



AVANT, MELBOURNE



WATERFRONT@FABER

Jointly developed by:



FRAGRANCE GROUP LIMITED
(Incorporated in the Republic of Singapore)
Company Registration No. 200006656M



WORLD CLASS LAND

Developer: Bayfront Ventures Pte Ltd • Company Reg No.: 201209732Z • Tenure of Land: 99 years from 25-Apr-2014 • Lot No. & Mukim No.: Lot 534W TS 15 • Building Plan: A1365-02013-2013-BP02 • Approved On: 5-May-2014 • Expected TOP Date: 30-June-2020 • Expected Date of Legal Completion: 31-Oct-2022 • Developer's License No.: C1132

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Catchment details are accurate at time of print.

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.

All perspectives above are only artist's impression.

