

SPACE 21





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Where People And Space Ideally Connected










SPACE 21

is a rare and decreasing FREEHOLD B1 Industrial Building with one inclusive block of 5-storey industrial factory, total 19 units and 1 canteen at first floor.

It is located in District 14, Geylang and Sims area, and at the eastern fringe of the Central Region of Singapore, a great long term property asset suitable for either investment or own use.

DEVELOPMENT INSIGHTS

-  Freehold
-  Strategically Located Near Aljunied Mrt(Ew9) And Business Hubs
-  Island-wide Connectivity
-  Close Proximity To Malls And Eateries
-  Sheltered Carpark Space
-  High Ceiling Height
-  District 14

ATTRACTIONS OF **SPACE 21**

- Rare freehold B1 Industrial property.
- Convenient location in D14, the fringe of Central Region of Singapore, near to CBD and the vibrant Paya Lebar Business Hub.
- Doorstep to Aljunied MRT Station with only approximately 5 minutes walking distance, in line with government's car-lite initiatives for employees.
- Strategically located in the central area and easily accessible island-wide via PIE, KPE and ECP.
- Excellent investment opportunity without Additional Buyer's Stamp Duty (ABSD).
- Close proximity to multiple varieties of famous eateries, hawker centres and canteens in the Aljunied and vibrant Geylang vicinities.
- High ceiling with floor-to-floor Height of 7m. Dual key concept to give more flexibility to your choice.
- Each unit with attached toilet facilities





5th STOREY

*Typical Units
Ceiling Height
7000mm*



4th STOREY

*Ceiling Height
7000mm*

3rd STOREY

*Ceiling Height
7000mm*



2nd STOREY

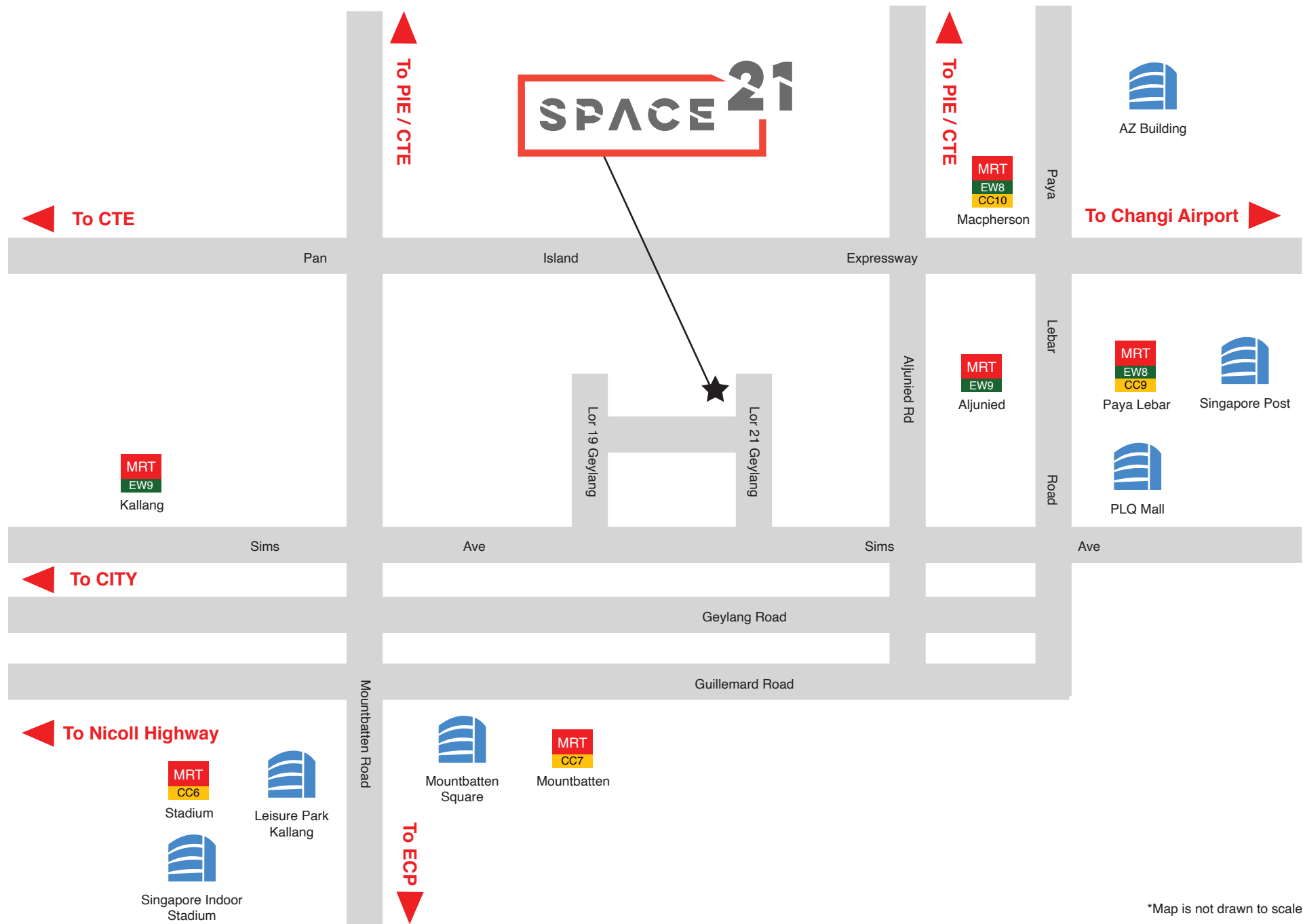
*Ceiling Height
7000mm*

1st STOREY

An Exclusive Canteen



STRATEGIC POSITION



*Map is not drawn to scale

SITE PLAN



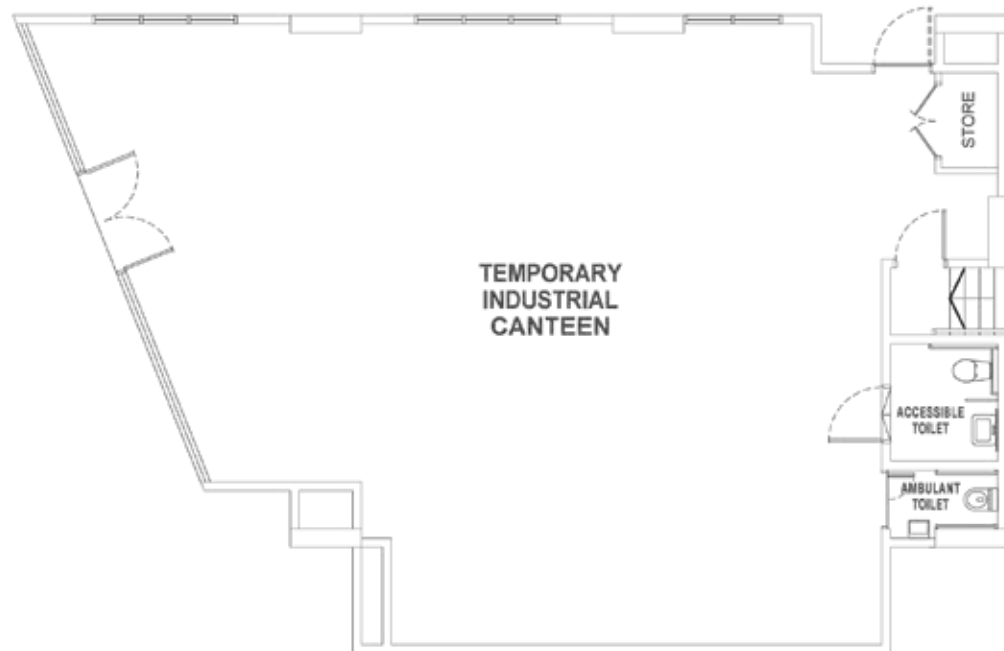
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1st Storey

UNIT NO.	STRATA AREA	
	(sqm)	(sqft)
#01-02 Canteen	158	1701



#01-02 Floor Plan (Canteen)



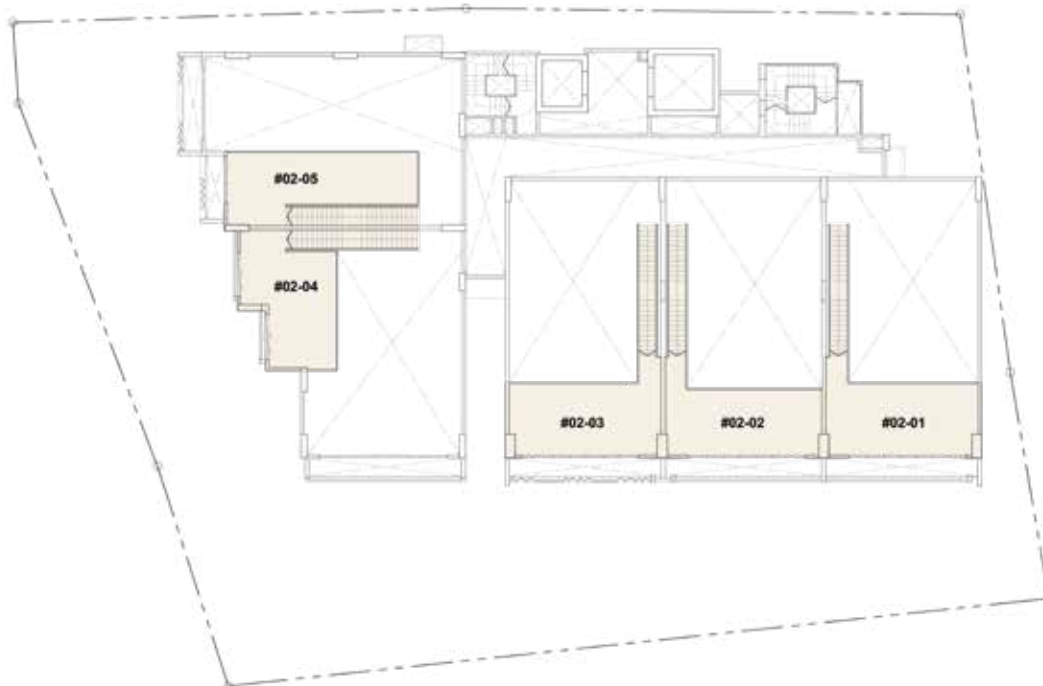
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2nd Storey

UNIT NO.	STRATA AREA	
	(sqm)	(sqft)
#02-01	226	2433
#02-02	233	2508
#02-03	226	2433
#02-04	230	2476
#02-05	227	2443



2nd Storey Mezzanine



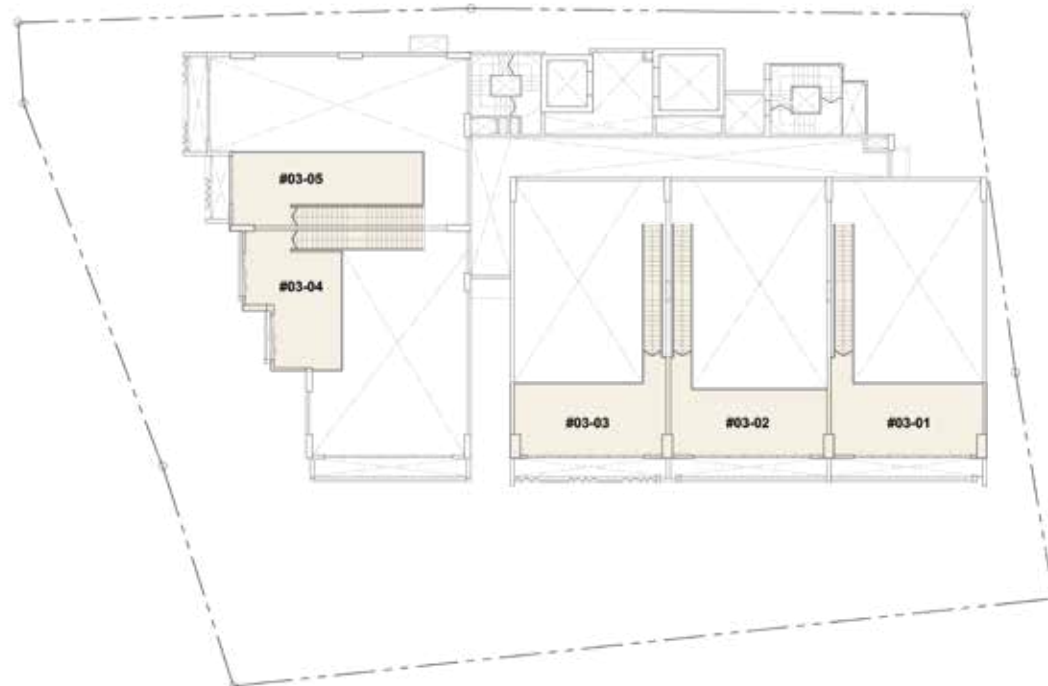
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3rd Storey

UNIT NO.	STRATA AREA	
	(sqm)	(sqft)
#03-01	226	2433
#03-02	233	2508
#03-03	226	2433
#03-04	230	2476
#03-05	227	2443



3rd Storey Mezzanine



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4th Storey

UNIT NO.	STRATA AREA	
	(sqm)	(sqft)
#04-01	226	2433
#04-02	233	2508
#04-03	226	2433
#04-04	230	2476
#04-05	227	2443



4th Storey Mezzanine



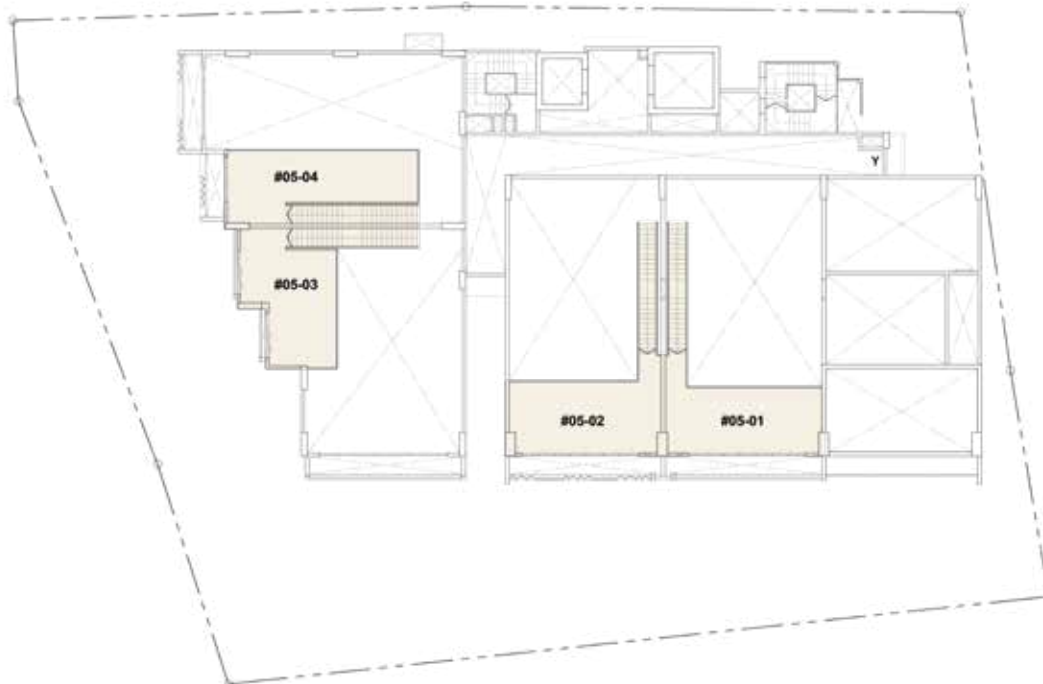
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5th Storey

UNIT NO.	STRATA AREA	
	(sqm)	(sqft)
#05-01	233	2508
#05-02	226	2433
#05-03	230	2476
#05-04	227	2443



5th Storey Mezzanine



SPECIFICATIONS

Foundation	Generally reinforced concrete bored pile foundation
Structure	Cast in-Situ reinforced concrete frame
Roof	Reinforced concrete flat Rrof with appropriate waterproofing and insulation system and metal roofing over the factory units
Internal Wall	Generally lightweight concrete panel/block wall/ impact-resistant drywall with skim coat and emulsion paint
	Homogenous wall tiles to toilets to 2400mm height and emulsion paint on skim coat above 2400mm height.
	Homogeneous wall tile to lift lobbies
External Wall	Reinforced concrete/lightweight concrete panel/ block wall where appropriate with skim coat and painting.
Floor Loading	Factory floor:7.5kN/m2
	Mezzanine floor: 3.0KN/m2
Floor to Floor Height	1st storey: 5.185m
	2nd to 5th storey: 7.0m
Windows	Aluminum-framed glazing / Aluminum louvres/ Aluminum-framed window system with glazing
Doors	Approved timber door with quality lockset to main entrance of units
	Slide and fold PVC door with lockset to toilets
	Glazing at 1st storey where applicable
Ceiling	Units: Skim coat and emulsion paint finish
	Toilets: Suspended ceiling
	Common areas: Plaster and emulsion paint finish/suspended ceiling

Floor Finishes	Generally power float concrete floor to all areas except lift lobbies and toilets
	Homogeneous tile to lift lobbies, common corridor and toilets
Electrical Supply	60A 3Phase Isolator provided to individual unit
	KWH Meter located inside the common electrical riser
Gas Supply	There is no gas provision to the building
Fire Protection	Sprinkler, fire alarm , dry risers, hose reel systems, fire extinguishers, voice communication systems, emergency lighting, exit signs are provided in compliance with statutory requirements
Air Conditioning /Mechanical	Provision of air conditioning to lift lobbies
	Mechanical ventilation in compliance to authority requirements for designated areas
Lifts	1 service lift and 1 passenger/fire lift
Plumbing and Sanitary	Accessible toilets in compliance with statutory requirements
	Units: 1 water closet; 1 wall-hung wash basin with mixer tap; 1 bidet spray; 1 toilet paper holder
	Sanitary and plumbing installation systems are provided in compliance with Government Authority requirements
	Piping works from meter compartment to unit with cap off at unit entrance
Telecommunication	Infrastructure(cable tray and/or trunking and/or conduit) for telecommunication is provided in compliance with IDA requirements
Lightning Protection	Lightning Protection System provided in compliance with statutory requirements
PA System	Voice Communication system provided in compliance with statutory requirements
	2 speakers provided per individual unit
Loading Bays	2 loading bays at 1st storey
Car Parks	6 car spaces inclusive of accessible lot for disabled at 1st storey
Refuse Disposal	One common bin point at 1st storey

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Developer : JVA KATONG PTE LTD (UEN NO.: 201613308D)
a subsidiary of JVA VENTURE PTE LTD
Project address : 51 Lorong 21 Geylang, Singapore 388466
Tenure : Freehold
Land Lot No. : MK24-03957N
Expected Date of Vacant Possession: 30-Jun-2023
Expected Date of Legal Completion : 30-Jun-2026
BP Approval : A0659-00319-2019-BP01 Dated 11 th May 2021

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