

✿ FREEHOLD ✿ DISTRICT 15 ✿



STRAITS

AT JOO CHIAT

ANOTHER FREEHOLD
HERITAGE DEVELOPMENT

BY ROXY-PACIFIC HOLDINGS PTE LTD

THE BEST SIDE

Exciting Joo Chiat is where old school vibes meet new school finds. Heritage food meets world cuisine. Upmarket spots meet laid-back charm. There's something for everyone, including great food, excellent shopping, top schools, and pristine nature.



TRENDY SHOPS AT YOUR DOORSTEP

Elevate your lifestyle with trendy independent boutiques and all-in-one shopping malls like Kinex, i12 Katong, Parkway Parade, and PLQ Mall. All just moments away, so all you need is easily within reach.



RENOWNED SCHOOLS

Some of Singapore's best schools can be found in the vicinity of *Straits at Joo Chiat*. Within 1km is Haig Girls' School and CHIJ (Katong) Primary, and within 2km are Tao Nan School, St. Stephen's School, St. Patrick's School, Ngee Ann Primary School, and Tanjong Katong Secondary School.



OF

WORK-LIFE INTEGRATION

Strategically located near two business hubs — the Central Business District and Paya Lebar Central Commercial Hub — *Straits at Joo Chiat* gives you more time for work, and also more time for play.



NATURE & SPORTS

With East Coast Park just a 5-minute drive away, you can easily enjoy some fresh air and sports whenever you feel like it. Plans are also underway to transform the Kallang Alive precinct, just a short drive away, into an exciting destination for sports and world-class entertainment.



EAST SIDE LIVING

LOCALITY MAP

CONNECTIVITY

- EUNOS MRT STATION (EW7) 12min • within 1km
- KEMBANGAN MRT STATION (EW6) 15min
- PAN ISLAND EXPRESSWAY (PIE) 6min
- EAST COAST PARKWAY (ECP) 6min
- KALLANG-PAYA LEBAR EXPRESSWAY (KPE) 9min

SHOPPING & DINING

- JOO CHIAT EATERIES 12min
- DUNMAN FOOD CENTRE 13min
- KATONG EATERIES 14min
- HAIG ROAD MARKET AND COOKED FOOD CENTRE 4min
- SIGLAP EATERIES 5min
- TANJONG KATONG EATERIES 8min
- KINEX 4min
- 112 KATONG 4min
- IMALL (U/C) 4min
- KATONG V 5min
- PARKWAY PARADE 5min
- PLQ MALL 5min
- PAYA LEBAR SQUARE 5min
- SINGPOST CENTRE 7min

EDUCATION

- PCF SPARKLETOTS @ JOO CHIAT 5min • within 1km
- HAIG GIRLS' SCHOOL 11min • within 1km
- CHIJ (KATONG) PRIMARY 3min • within 1km
- TAO NAN SCHOOL 4min • within 2km
- ST. STEPHEN'S SCHOOL 4min • within 2km
- ST. PATRICK'S SCHOOL 4min • within 2km
- NGEE ANN PRIMARY SCHOOL 5min • within 2km
- TANJONG KATONG SECONDARY SCHOOL 5min • within 2km
- VICTORIA JUNIOR COLLEGE 6min

WORK

- PAYA LEBAR QUARTER 5min
- CENTRAL BUSINESS DISTRICT 17min
- MARINA BAY FINANCIAL CENTRE 17min

SPORTS & NATURE

- EAST COAST PARK 5min
- SINGAPORE SPORTS HUB (NATIONAL STADIUM, OCBC AQUATIC CENTRE, SINGAPORE INDOOR STADIUM) 11min
- GARDENS BY THE BAY 17min

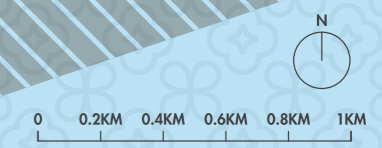
HERITAGE, ARTS & CULTURE

- THE YARDS 3min • within 1km
- TELOK KURAU STUDIOS 3min • within 1km
- JOO CHIAT PLACE PERANAKAN TERRACE HOUSES 8min • within 1km
- THE INTAN 11min
- RUMAH BEBE 3min



STRAITS
AT JOO CHIAT

TO
JEWEL
CHANGI
AIRPORT
19 MINS



* STATIONS WILL BE OPENED IN JUNE 2024.

SOURCE: WWW.ONEMAP.SG, GOOGLE.COM/MAPS AND WWW.URA.GOV.SG/CORPORATE/PLANNING/MASTER-PLAN/DRAFT-MASTER-PLAN-2025/LONG-ISLAND

SITE PLAN



LEVEL 1

- 1 ARRIVAL POINT
- 2 ARRIVAL LOBBY
- 3 KIDS' CREATIVE PLAY
- 4 GARDEN NOOK

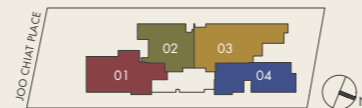
ROOF TERRACE

- 5 ORCHID GARDEN
- 6 BUTTERFLY PEA GARDEN
- 7 SWIMMING POOL
- 8 SUN DECK
- 9 GRILL AND DINE PAVILION
- 10 MULTI-FITNESS STATION
- A RAIN SHOWER
- B ACCESSIBLE TOILET

UNIT DISTRIBUTION

ROOF TERRACE	COMMUNAL FACILITIES / SWIMMING POOL			
5TH STOREY	TYPE B #05-01 + 114 SQM	TYPE AS #05-02 + 92 SQM	TYPE C #05-03 + 135 SQM	TYPE AG #05-04 + 97 SQM
4TH STOREY	TYPE B #04-01 + 114 SQM	TYPE AS #04-02 + 92 SQM	TYPE C #04-03 + 135 SQM	TYPE AG #04-04 + 97 SQM
3RD STOREY	TYPE B #03-01 + 114 SQM	TYPE AS #03-02 + 92 SQM	TYPE C #03-03 + 135 SQM	TYPE AG #03-04 + 97 SQM
2ND STOREY	TYPE B #02-01 + 114 SQM	TYPE AS #02-02 + 92 SQM	TYPE C #02-03 + 135 SQM	TYPE AG #02-04 + 97 SQM
1ST STOREY	COMMUNAL FACILITIES / CAR PARK			

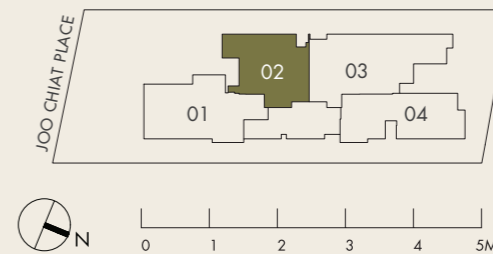
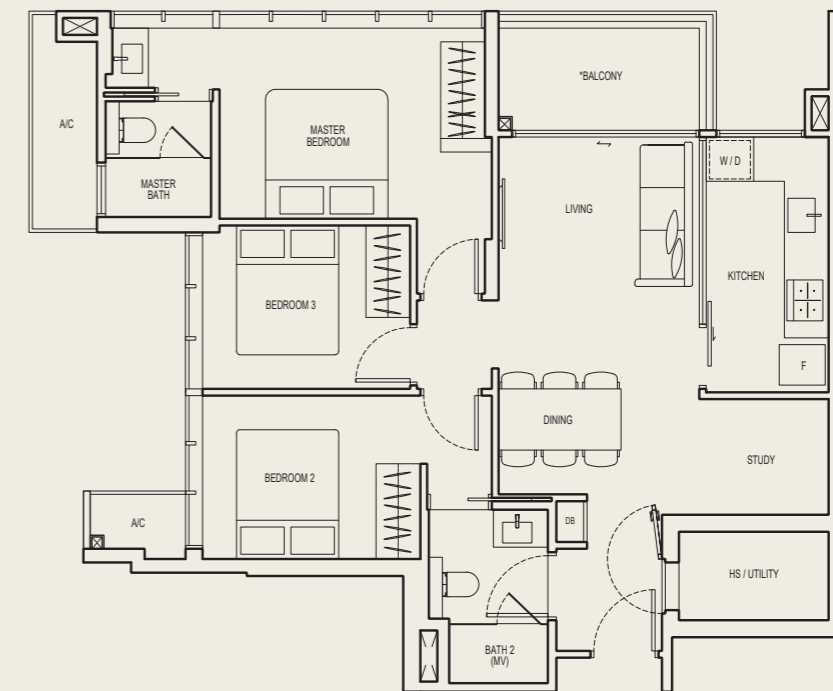
- **TYPE AS** — 3-BEDROOM + STUDY
- **TYPE B** — 4-BEDROOM
- **TYPE AG** — 3-BEDROOM + GUEST
- **TYPE C** — 5-BEDROOM



3 BEDROOM + STUDY

TYPE AS + 92 SQM

#02-02 TO #05-02



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 the relevant authorities.

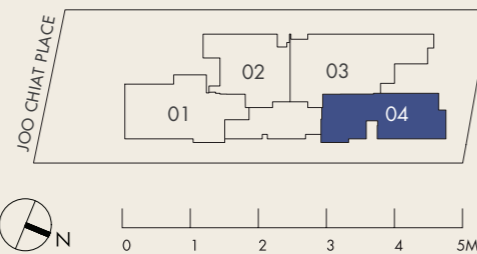
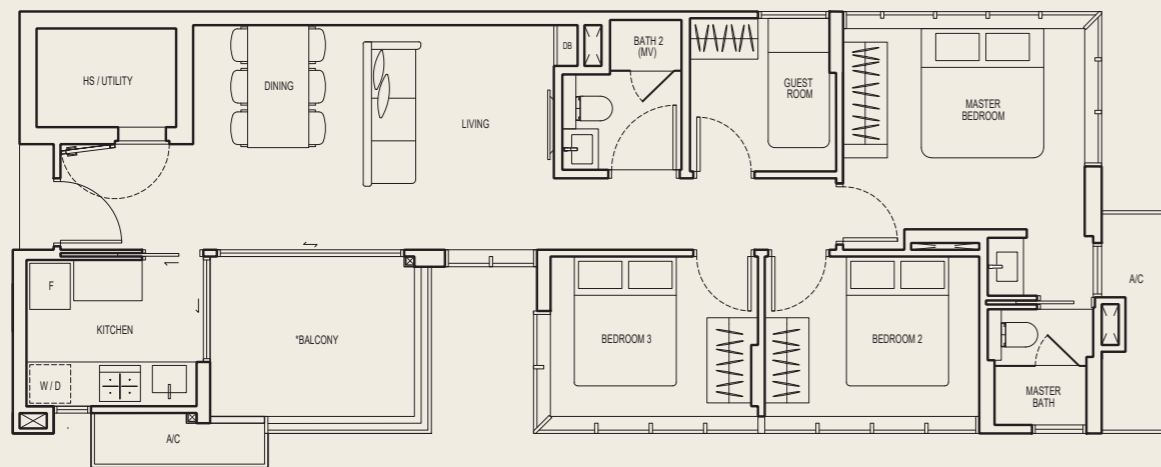
* The Balcony shall not be enclosed. Only approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to Approved Balcony Screen Design (Sample Panel) installed at the show unit.



3 BEDROOM + GUEST

TYPE AG + 97 SQM

#02-04 TO #05-04



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 the relevant authorities.

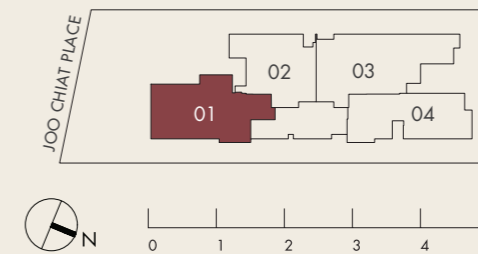
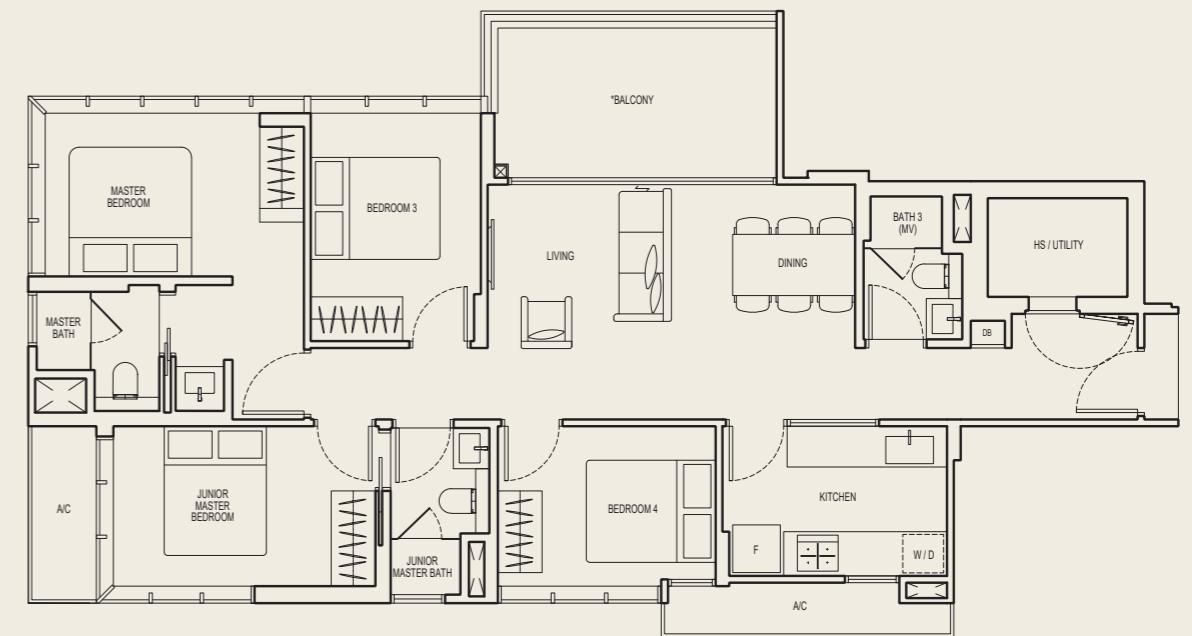
* The Balcony shall not be enclosed. Only approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to Approved Balcony Screen Design (Sample Panel) installed at the show unit.



4 BEDROOM

TYPE B + 114 SQM

#02-01 TO #05-01



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 the relevant authorities.

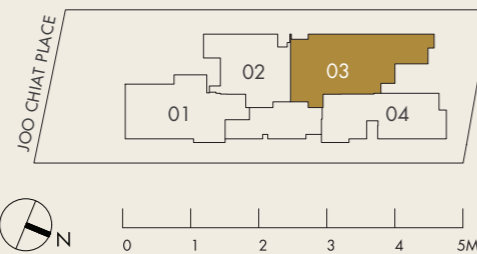
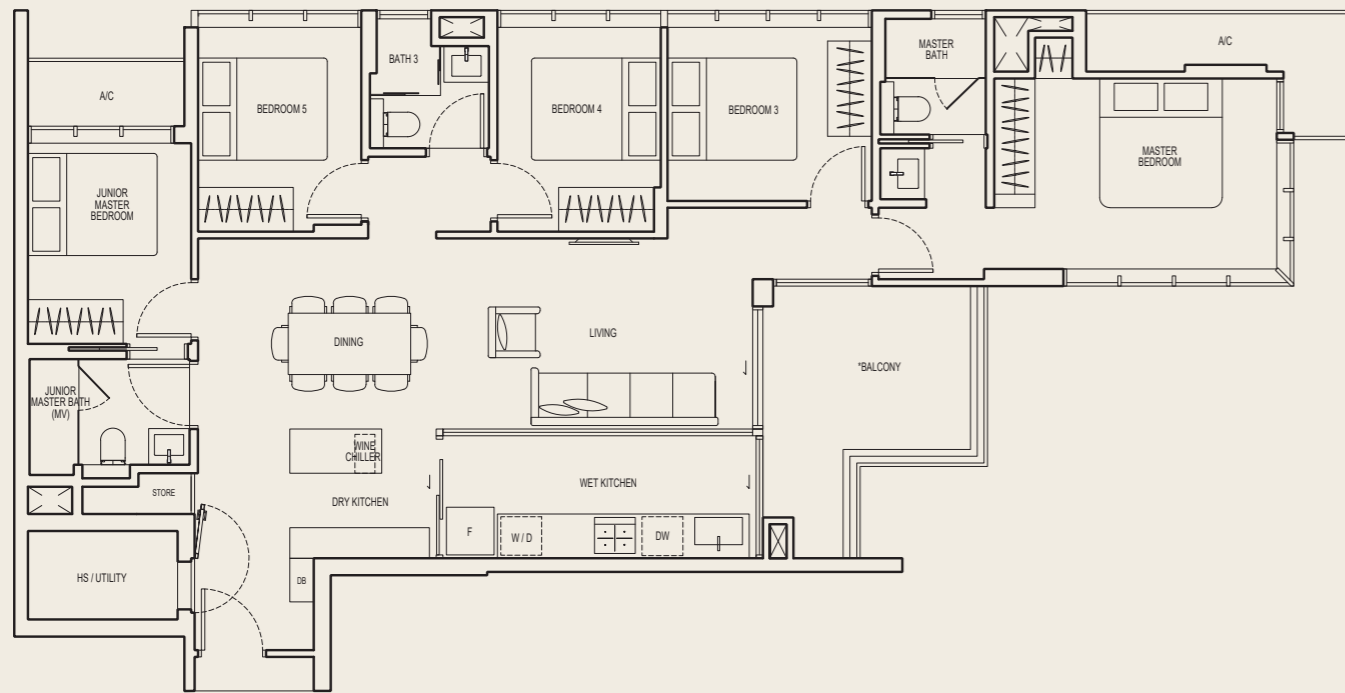
* The Balcony shall not be enclosed. Only approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to Approved Balcony Screen Design (Sample Panel) installed at the show unit.



5 BEDROOM

TYPE C + 135 SQM

#02-03 TO #05-03



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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 Approved Balcony Screen Design (Sample Panel) installed at the show unit.

MATERIAL & FINISHES



IMAGE IS FOR ILLUSTRATION PURPOSES ONLY.

- 1** LIVING / DINING / KITCHEN / BALCONY FLOOR TILES
- 2** KITCHEN COUNTERTOP / BACKSPASH
- 3** COMMON BATH / KITCHEN ACCENT TILES
- 4** COMMON BATH VANITY TOP
- 5** COMMON BATH SHOWER AREA FEATURE WALL TILES
- 6** COMMON BATH FLOOR TILES / WALL TILES
- 7** MASTER BATH VANITY AREA ACCENT TILES
- 8** MASTER BATH VANITY TOP
- 9** MASTER BATH SHOWER AREA FEATURE WALL TILES
- 10** MASTER BATH FLOOR TILES / WALL TILES
- 11** BEDROOM VINYL FLOORING
- 12** WARDROBE / DB / KITCHEN TOP HUNG CABINET LAMINATE
- 13** MASTER BATH VANITY CABINET LAMINATE
- 14** KITCHEN BOTTOM CABINET LAMINATE
- 15** COMMON BATH VANITY CABINET LAMINATE

❁ EXCLUSIVE 16 UNITS ❁ 3-5 BEDROOM ❁

Experience

CONTEMPORARY PERANAKAN

*lifestyle at your new home in
Straits at Joo Chiat.*



ARTIST'S IMPRESSION

- ❁ Freehold District 15
- ❁ Distinctive architecture inspired by contemporary Peranakan design
- ❁ 16 exclusive and spacious 3 – 5 bedroom units
- ❁ Low-rise, low-density east-side living in a private landed district
- ❁ Charming and multicultural neighbourhood steeped in Peranakan culture and rich architectural heritage
- ❁ Highly sought after for its trendy lifestyle and vibrant street life
- ❁ Established schools nearby
- ❁ Superb connectivity
- ❁ Lifestyle shops offering everything from daily necessities to upmarket products
- ❁ Cafes, bars and restaurants for weeknight drinks, weekend brunches and everything in between

DEVELOPER: RH KATONG PTE. LTD. | COMPANY REGISTRATION NUMBER: 202245407E | DEVELOPER'S LICENSE NO.: C1483 | TENURE OF LAND: ESTATE IN FEE SIMPLE
ENCUMBRANCES: MORTGAGE(S) IN FAVOUR OF HONG LEONG FINANCE LIMITED | LOCATION: LOTS 5583W AND 5584V BOTH OF MK 26 AT JOO CHIAT PLACE
EXPECTED DATE OF VACANT POSSESSION: 30 NOVEMBER 2027 | EXPECTED DATE OF LEGAL COMPLETION: 30 NOVEMBER 2030

A PREMIER DEVELOPMENT BY



**Roxy-Pacific
Holdings Pte Ltd**

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