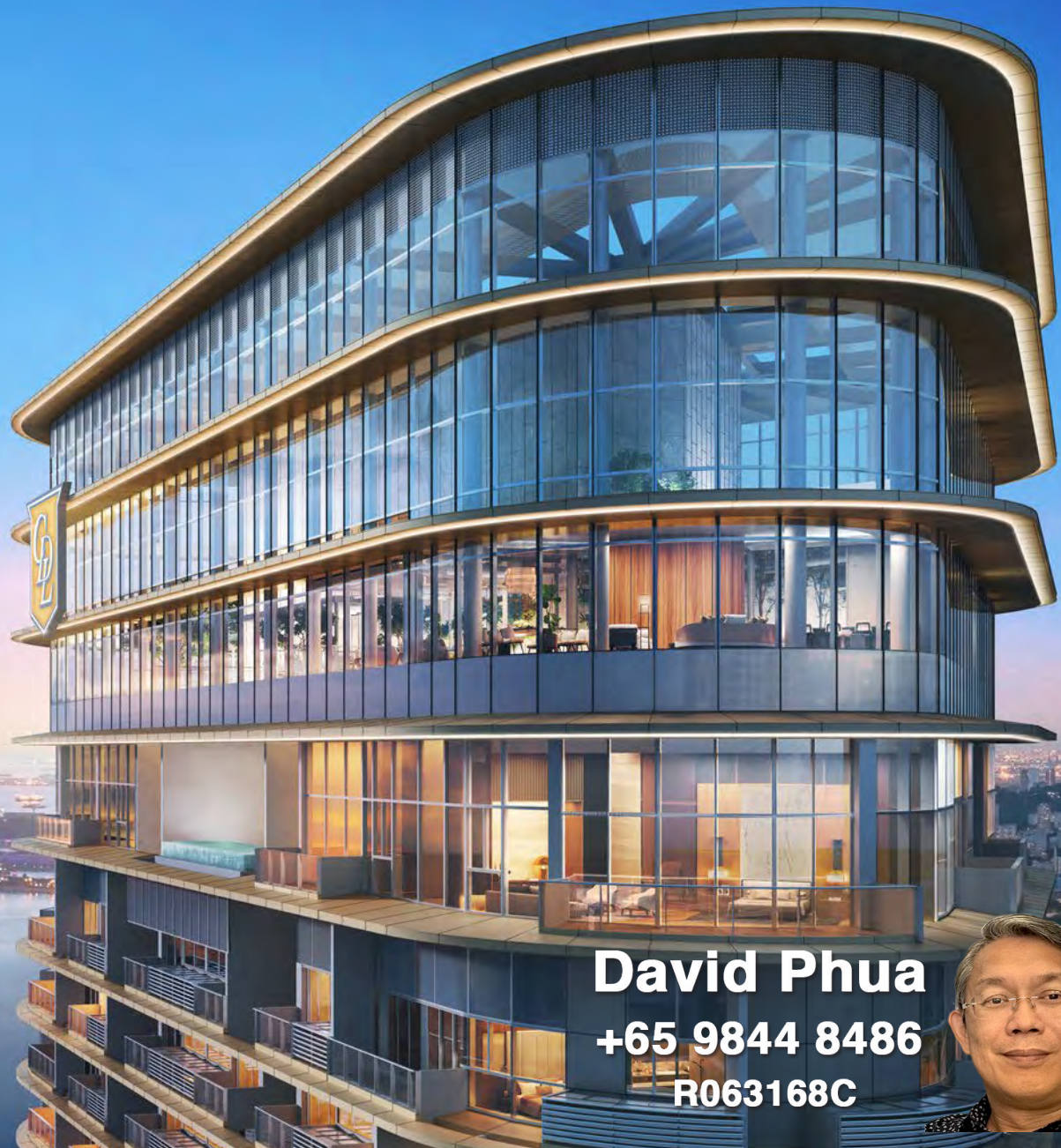


NEWPORT

RESIDENCES



David Phua
+65 9844 8486
R063168C





Chua Wan Khi, AVP
Sales & Marketing
City Developments Limited



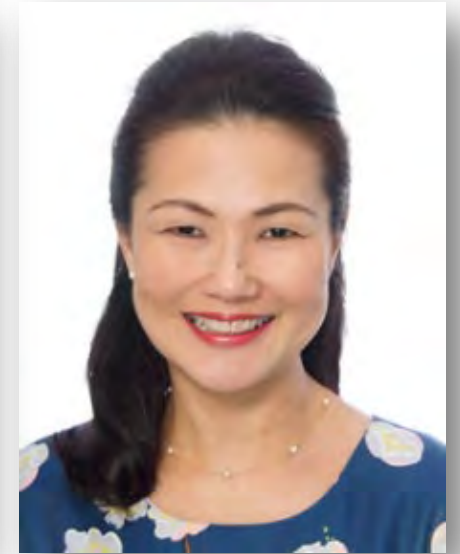
Takamori Yamazaki
Design Principal
Nikken Sekkei Limited



Alex Tang
Senior Principal Architect
ADDP Architects LLP



Thanapong (Gong)
Managing Director
Ecoplan Asia Pte. Ltd.



Cindy Tan, Senior Manager
Customer Service
City Developments Limited

CITY DEVELOPMENTS LIMITED

SINGAPORE'S TRUSTED PROPERTY PIONEER SINCE 1963

- 7 LISTED COMPANIES
IN SINGAPORE, NEW ZEALAND AND PHILIPPINES
- 21 MILLION SQ.FT.
OF GROSS FLOOR AREA IN RESIDENTIAL FOR LEASE, COMMERCIAL AND HOSPITALITY ASSETS GLOBALLY
- 50,000 RESIDENCES GLOBALLY
- 28 COUNTRIES & REGIONS
- 150 HOTELS GLOBALLY



Canning Hill Piers

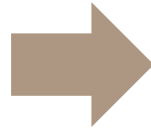


Boulevard 88



South Beach Residences

Former Fuji Xerox Towers



Newport Residences





- Famous Rhode Island maritime city
- Reflect the authentic maritime heritage yet imbue it with a sense of future forward possibilities once the current container park makes way for redevelopment
- Getaway to a global network, and with its prime location at the nexus of the CBD and the future Greater Southern Waterfront

Name rationale

NEWPORT
PLAZA

Newport Plaza
(Overall development name)
铂海综合大厦

NEWPORT
TOWER

Newport Tower
(Commercial component – Offices & Restaurants (F&B))
铂海中心

NEWPORT
RESIDENCES

Newport Residences
(Residential component)
铂海峰

Statement positioning:

A Home, An Icon, An Address for all time



Project Name	Newport Residences 铂海峰
Developer (Residential)	Hong Leong Properties Pte Limited (A wholly owned subsidiary of City Developments Limited)
Description	Newport Residences comprises 246 residences (including a super penthouse), elevated from level 23 to 45 Newport Residences is part of Newport Plaza, a 45-storey high mixed development
Address	80 Anson Road
District	02
Tenure	Estate in perpetuity
Expected Vacant Possession	1 March 2030
Land Area	Approximately 5,091.2 sqm / 54,802 sq ft
Total No. of Units	246
No. of Residential Carpark Lots	131 lots (including 3 accessible lots and 2 generously sized private car park lots exclusive to the super penthouse)

Unit Type *Note that residential level starts from 23rd to 45th storey	Size range	No. of units	%
1-Bedroom	431 - 495 sqft	86	79%
1-Bedroom + Study	581 sqft	22	
2-Bedroom	646 - 753 sqft	24	
2-Bedroom Premium	689 - 710 sqft	30	
2-Bedroom Premium + Ensuite Study/ Study	818 - 926 sqft	33	
3-Bedroom	980 sqft	7	21%
3-Bedroom Premium	1,206 sqft	15	
3-Bedroom Premium + Study	1,227 sqft	10	
4-Bedroom Premium	2,067 sqft	18	
Super Penthouse (dedicated lift and 2 generously sized private car park lots belonging to the Super Penthouse)	12,960 sqft	1	
		246	

Design Architect	Nikken Sekkei Ltd
Principal Architect	ADDP Architects LLP
Landscape Consultant	EcoPlan Asia Pte Ltd
Builder	Woh Hup (Private) Limited
Concept Interior Designer	FDAT Designs Pte Ltd
Project Interior Designer	ADDP Architects LLP

Nikken Sekkei Limited

- [About Nikken Sekkei](#)
- [Track records](#)
- [Design inspiration](#)

Nikken Sekkei

Founded in 1900, Japan-based Nikken Sekkei Ltd is a global architectural design firm with 14 overseas offices, including a Singapore Liaison Office. With a portfolio of iconic projects around the world, such as Tokyo Skytree, Singapore Rail Corridor masterplan, One Za'abeel (Dubai) and Shanghai Greenland Center (China), the company takes pride in its innovative, integrated approach across all disciplines of architectural design, utilizing talented teams that work collaboratively and multi-culturally to deliver superior solutions for clients. Going forward, the company's goal is to enhance the cherished social trust it has earned over the decades, and expand and evolve as a premier "social environment design platform."



NIKKEN
EXPERIENCE, INTEGRATED

Shanghai Greenland Centre, China



TOKYO SKYTREE®, Japan



©TOKYO-SKYTREETOWN

REJUVENATION OF THE CBD

The CBD area was Singapore's first major reclamation project. Newport Plaza aims to reinvigorate and greenify the surrounding urban fabric.

URBAN HILL

Amidst the towering steel, glass and concrete, Newport Plaza inject **BIOPHILIC DESIGN** to infuse new life into the district. Like an **Urban Hill**, this new iconic gateway will serve as a green lung for Anson Road.



Design inspiration

NEWPORT RESIDENCES

CASCADING GARDENS

Prioritizing the wellbeing of office workers and residents alike, the **Cascading Garden** interweave nature and building creating a healthy building ecosystem. Every component has its own communal spaces by carving multiple break-out spaces like **stepping Roof Terraces, Sky Terraces and Sky Gardens** at different levels affording visual connection with plants and flowers. Apart from mental wellness, nature reduces the urban island heat effect, solar heat-gain to the building and contributes to sustainable efforts.

Urban Vertical Green

To bring nature back into the concrete jungle, the biophilic concept of infusing greenery into the tower and the podium was introduced. Every component has its own greenery elements and has achieved more than 100% landscape replacement.

- Office: Green wall / linear Green Urban Edge/ Roof Terraces
- Serviced Apartment: Sky Terrace/ Sky Gardens
- Residential Apartment: Sky Terrace / Sky Garden / Main Roof Garden.



ADDP Architects LLP

- URA master plan, site analysis, orientation and views
- Architectural concept
- Night lighting
- Green features/ green mark platinum – super low energy

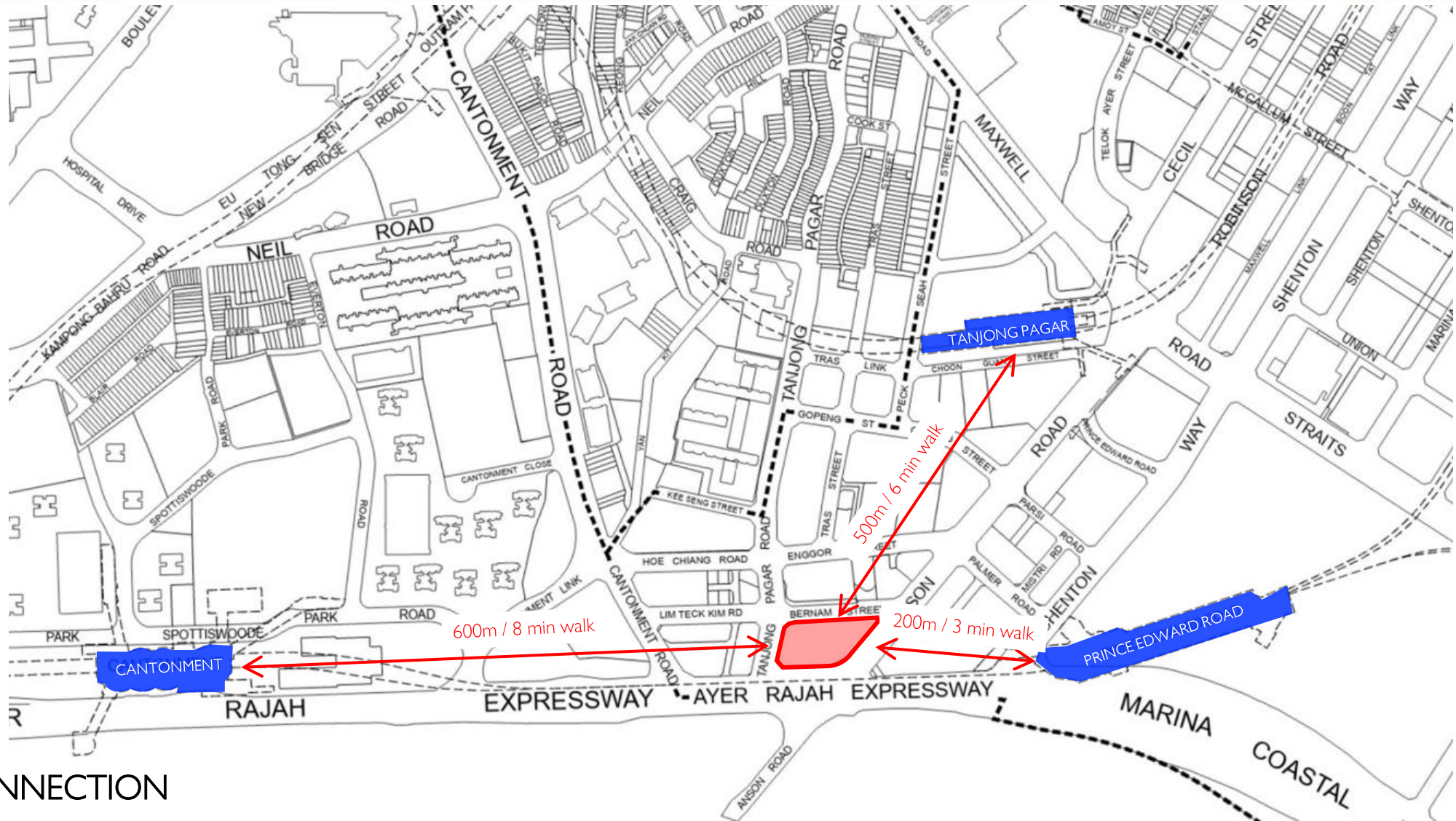
URA master plan, site analysis, orientation and views

- Residential
- Residential with Commercial at 1st storey
- Commercial & Residential
- Commercial
- Hotel
- White
- Business 1
- Civic & Community Institution
- Open Space
- Park
- Beach Area
- Sports & Recreation
- Waterbody
- Road
- Special Use
- Port / Airport
- Reserve Site

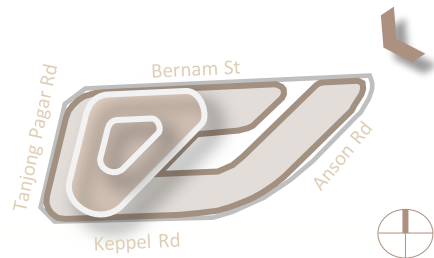




URA master plan, site analysis, orientation and views



MRT CONNECTION



CROWN

215M

EQUIV. TO 60 RESIDENTIAL STOREYS *

RESIDENTIAL (L23-L45 & ROOF GARDEN)

1 X MAIN ROOF GARDEN

1 X SKY TERRACES

4 X SKY GARDENS

SERVICED APARTMENTS (L10-L22)

2 X SKY TERRACES

2 X SKY GARDENS

OFFICES (L2-L9)

6 X ROOF TERRACES

* Ref only: Typical Residential projects have 3.15M F/F, for Newport Residences, this is 3.325M F/F

URA master plan, site analysis, orientation and views

RESIDENTIAL STACK

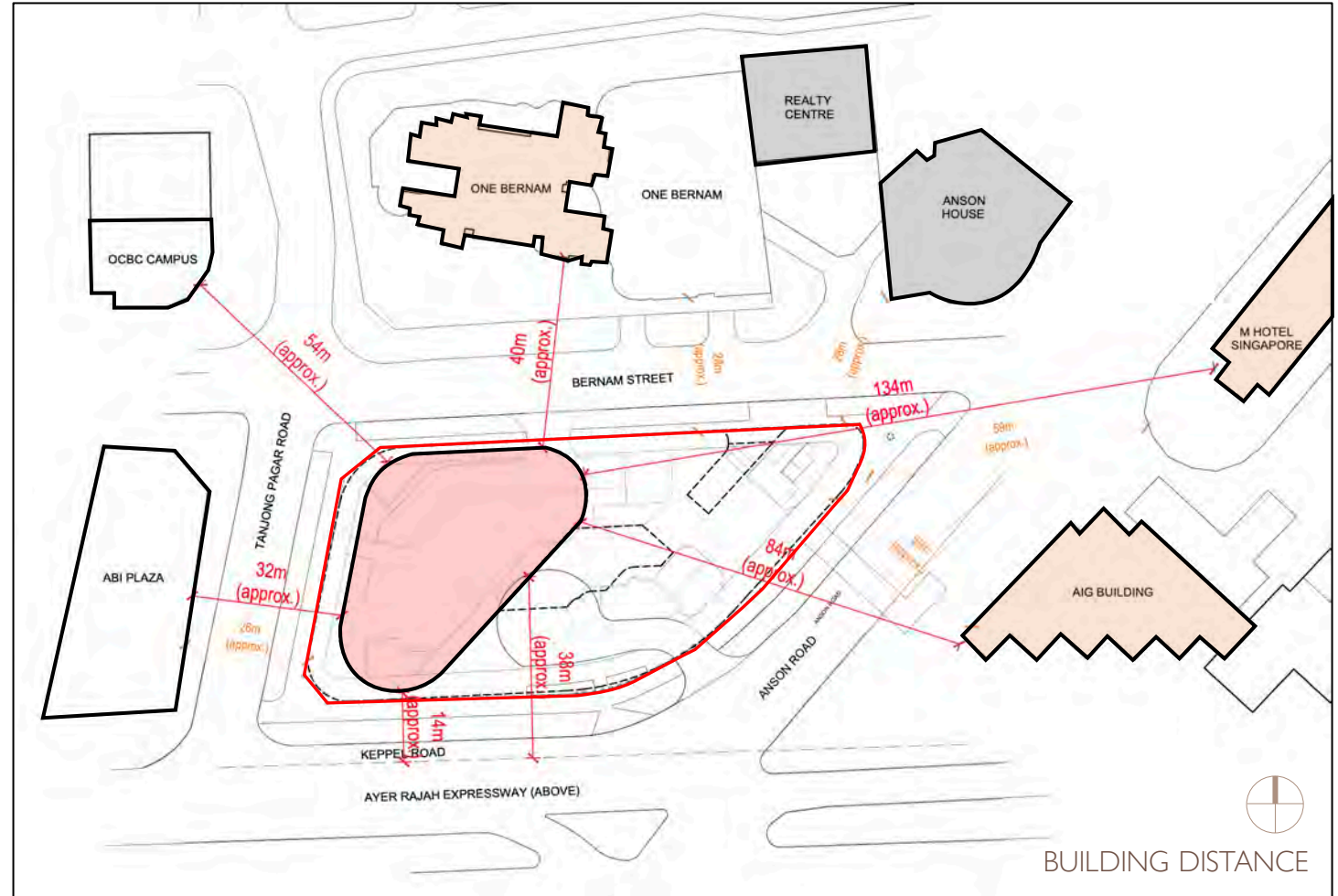
Lower stack : 23rd sty (@ approx. 111m) to 33rd sty
Upper stack : 35th sty (@ approx. 158m) to 45th sty

- ABI Plaza : 12- sty (approx. 70m high)
OCBC Campus : 10-sty (approx. 60m high)
AYE Express : Approx. min 20m high

- M Hotel : 29-sty (approx. 120m high)
AIG Building. : 34-sty (approx. 150m high)
One Bernam : 35-sty (approx. 155m high)
(under construction)

- Realty Center : 35-sty (approx. min 175m high) / en bloc
Anson House : 35-sty (approx. min 175m high) / en bloc

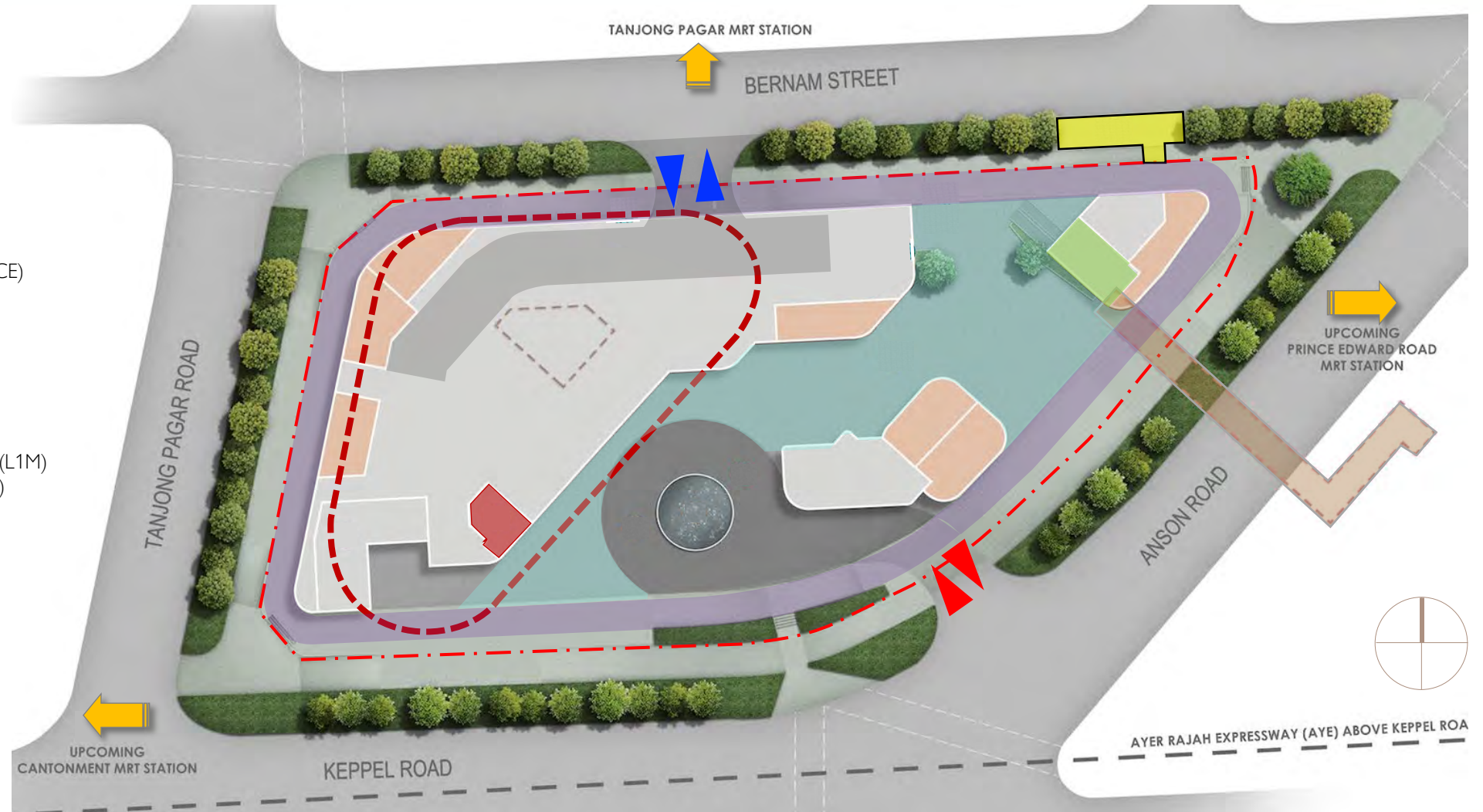
*All heights are approx. and subject to change.



Connection

NEWPORT RESIDENCES

-  MAIN TOWER PROFILE
-  NEWPORT RESIDENCES LOBBY
-  RESTAURANT
-  POPS
(PRIVATELY OWNED PUBLIC SPACE)
-  SHORT TERM BICYCLE PARKING
-  TAXI STAND
-  PEDESTRIAN OVERHEAD BRIDGE (L1M)
(to Prince Edward Road MRT Station)
-  3.6M PERIMETER COVERED WALKWAY
-  MAIN INGRESS / EGRESS TO
BASEMENT PARKING
-  INGRESS / EGRESS TO
PICK-UP / DROP-OFF





LOWER STACK - L23 to L33
(typical floor)





13 unit per floor

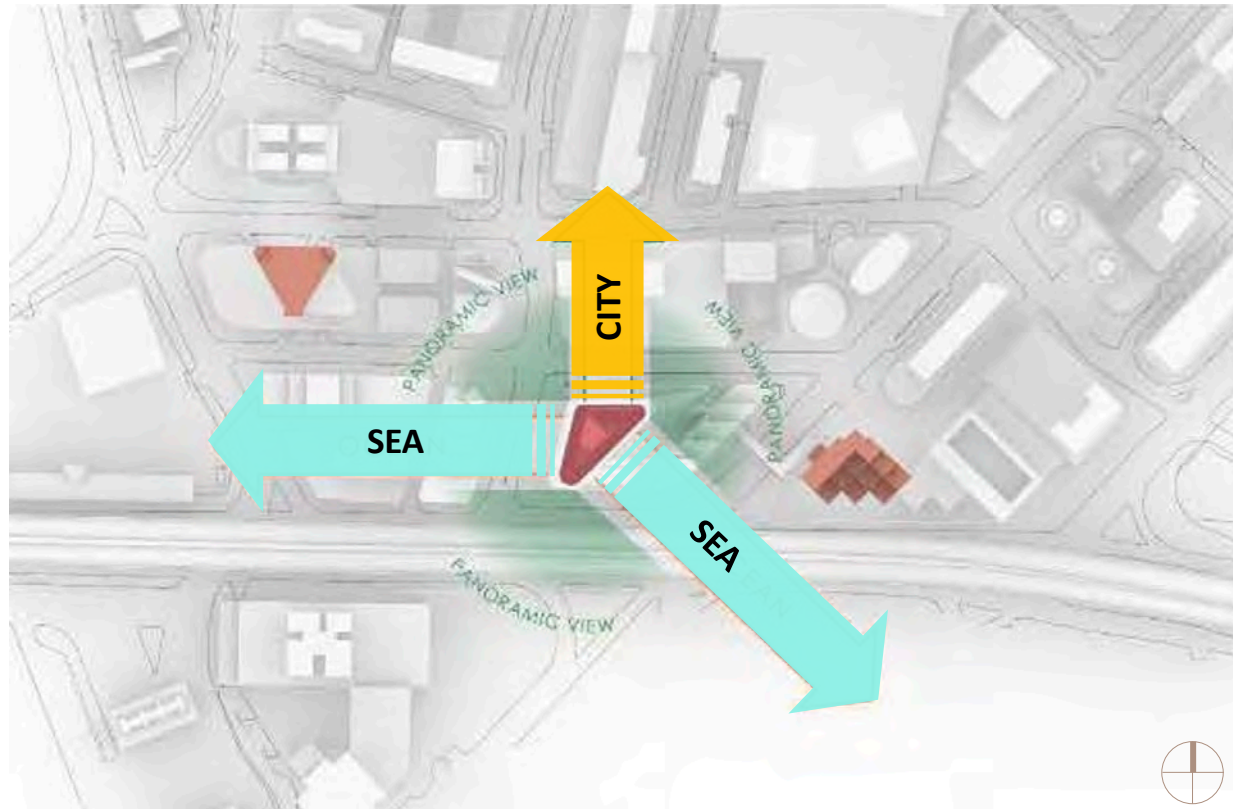


UPPER STACK - L35 to L44
(typical floor)

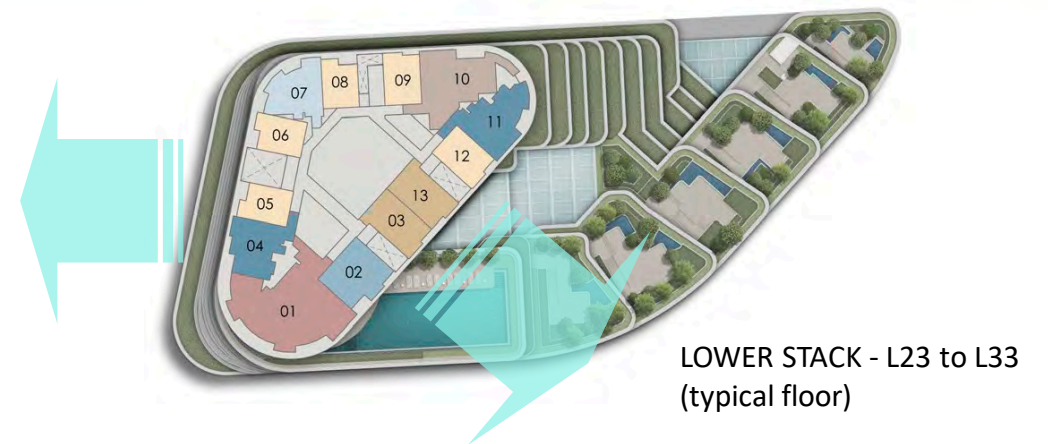


11 unit per floor

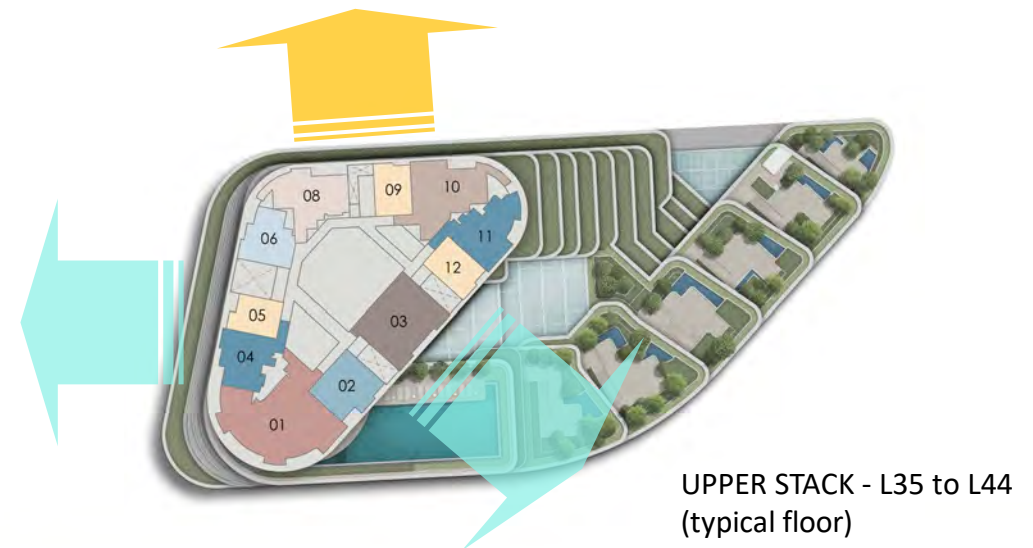
-  3 x passenger lift (17 pax approximately)
-  general waste chute + recycle waste chute



Unique triangular tower-form maximize view to Greater Southern Waterfront







LOWER STACK - L23 to L33
(typical floor)

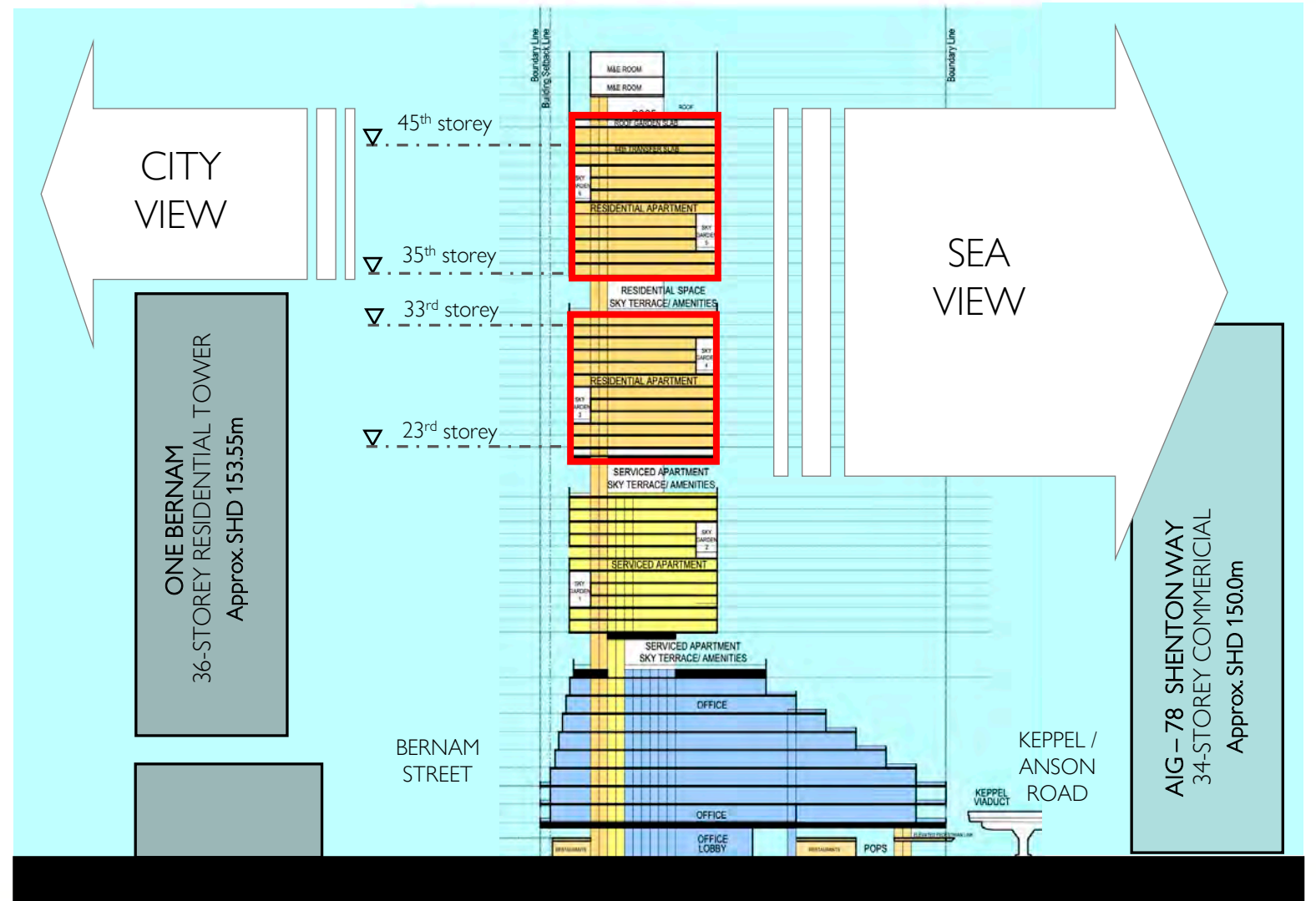
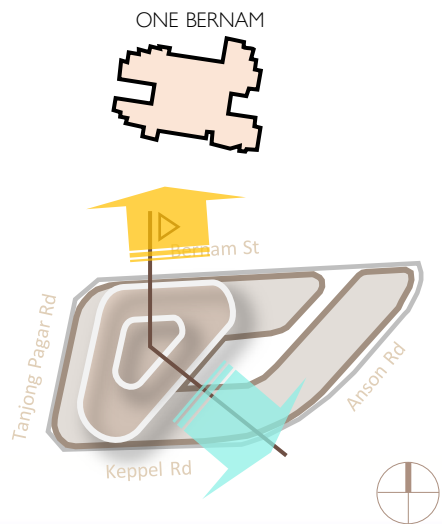


UPPER STACK - L35 to L44
(typical floor)

Views

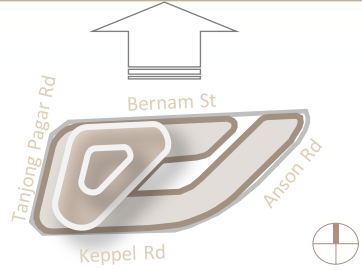
NEWPORT RESIDENCES

-  NEWPORT RESIDENCES
-  SERVICE APARTMENT
-  OFFICE
-  RESTAURANT



Views

NEWPORT RESIDENCES



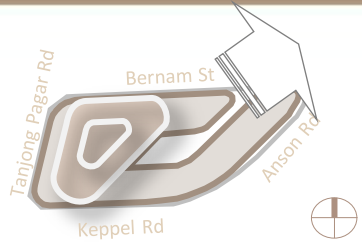
View at approx. L40
For reference only



Information is subject to change without prior notice. Strictly private and confidential and not for circulation.

Views

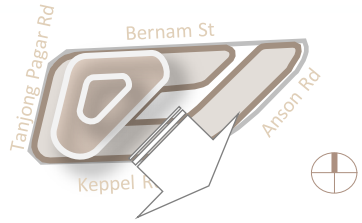
NEWPORT RESIDENCES



**View at approx. L40
For reference only**

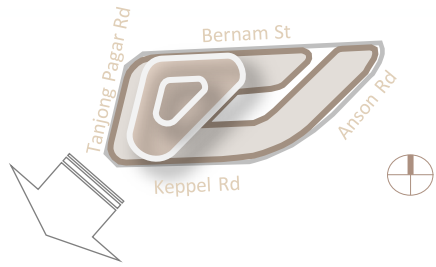


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**View at approx. L40
For reference only**





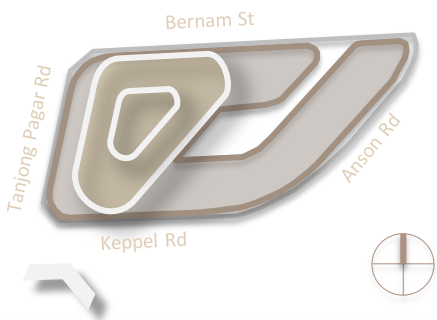
View at approx. L40
For reference only



NEWPORT RESIDENCES

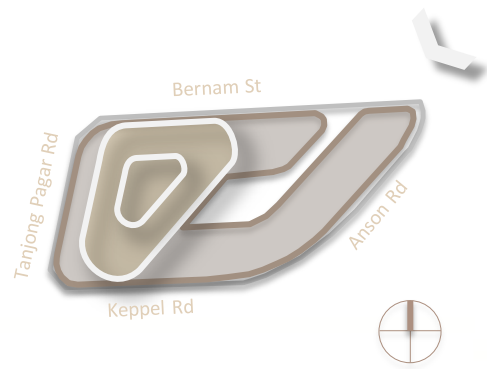


Artist's Impression



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NEWPORT RESIDENCES



Information is subject to change without prior notice. Strictly private and confidential and not for circulation.



Residential Arrival Lobby

Artist's Impression



Residential Lobby

Artist's Impression

Night lighting

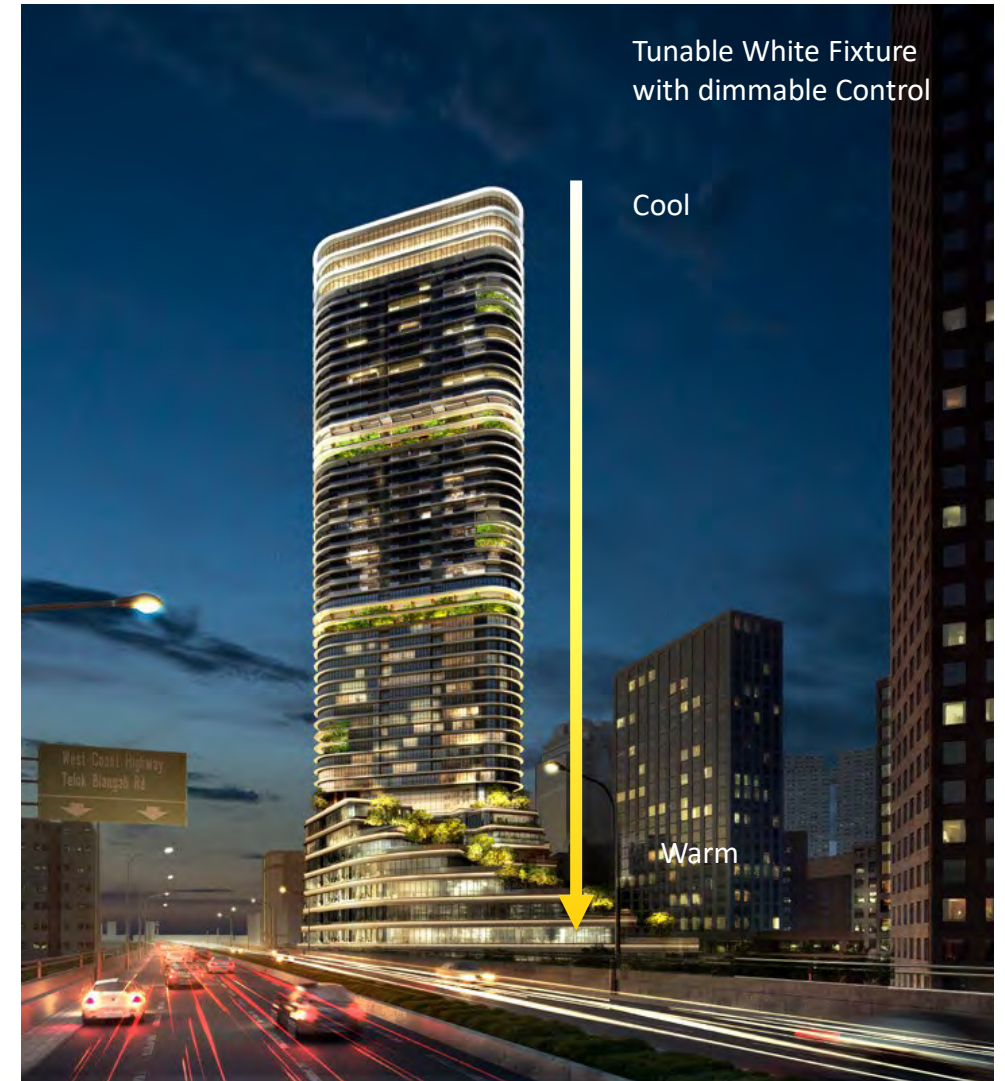
EXPRESSING THE CURVES ELEGANTLY

Characterised by cascading features, façade lighting accentuates the building curve profile, and greenery in a gentle yet elegant way.

GRADIATING COLOUR TEMPERATURES FROM BOTTOM UP

The cool lighting of the crown sets its contrast with the night sky and is reminiscent of natural lighting during the day.

Ambient lighting emits from nodes of the building amidst existing urban buildings and commands attention from the city side, as well as along the expressway.



Night lighting

NEWPORT
RESIDENCES



SCENE 1



SCENE 2



SCENE 3



A GREENER TOMORROW, TODAY

It is only fitting that a freehold development puts a sustainable future foremost. Testament to this commitment, Newport Residences is Singapore's first private residence as well as the first mixed development comprising a new concept serviced apartment, Grade A offices and restaurants to receive the prestigious BCA Green Mark Platinum Super Low Energy Award.



Passive design



Environmental quality and protection



Energy-efficient features



Water-efficient features



Other green features

Ecoplan Asia Pte. Ltd.

- Landscape concept
- Facilities

Landscape concept

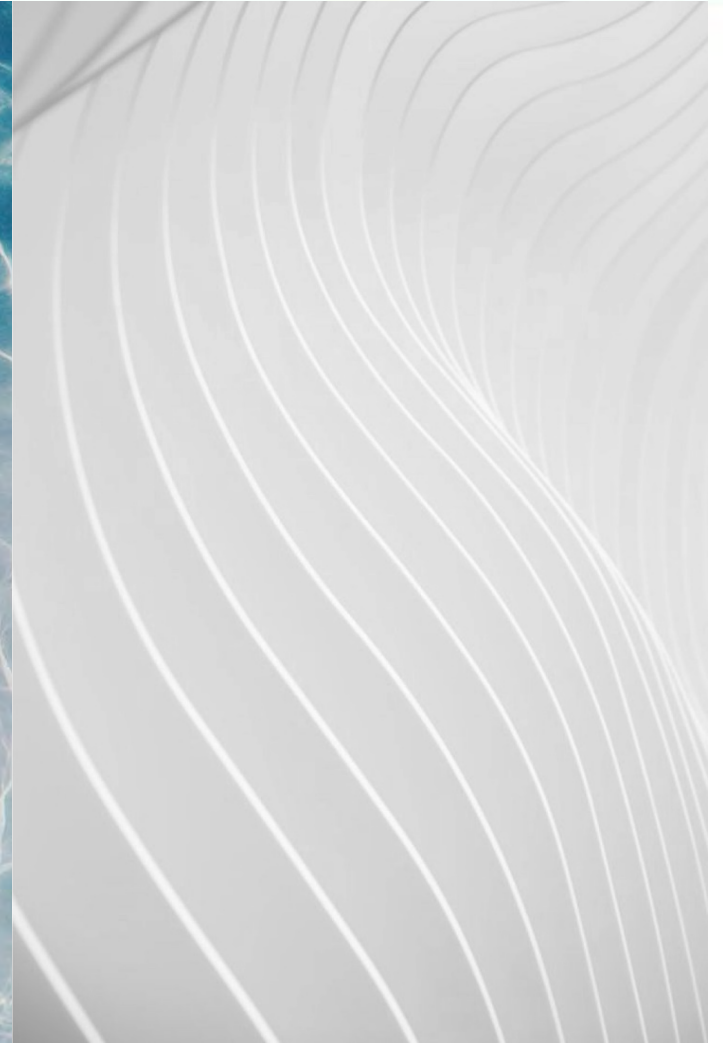
NEWPORT
RESIDENCES



Energy



Urban Synergy



Movement

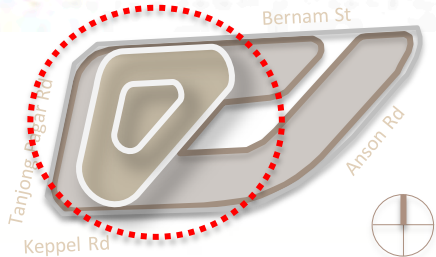


Space intimacy

Boutique design open terraces

LEGEND

- ① RESIDENTIAL SERVICES RECEPTION
- ② SKY CLUB
- ③ SKY LOUNGE
- ④ SKY PAVILION
- ⑤ KIDS' POOL
- ⑥ OUTDOOR SHOWER
- ⑦ POOL DECK
- ⑧ SKY SPA POOL
- ⑨ SKY POOL
- ⑩ WATER FEATURE
- ⑪ INDOOR JET POOL
- ⑫ STEAM ROOM
- ⑬ SKY GOURMET WITH BBQ GRILL



Roof garden L46 – Newport Sky

Facilities

- 7 POOL DECK
- 8 SKY SPA POOL
- 9 SKY POOL

Roof garden L46 – Newport Sky

- Triple Volume Roofscape with sky pool
- Sheltered from strong wind
- Approx 200m up in the sky



Sky Pool

Artist's Impression

2 SKY CLUB

Roof garden L46 – Newport Sky
Sky Club presents a panoramic sea view
while you can entertain with the comforts
of a live kitchen



Sky Club

Artist's Impression

13 SKY GOURMET WITH BBQ GRILL

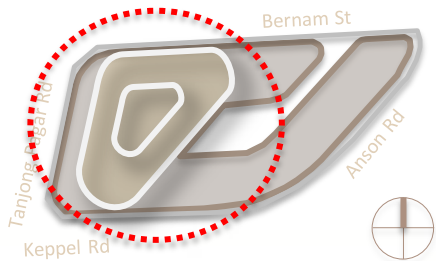


Sky Gourmet with BBQ Grill

Artist's Impression

LEGEND

- ① VISTA GYM
- ② VISTA LOUNGE
- ③ VISTA GOURMET
- ④ SOCIAL GARDEN
- ⑤ VISTA CO-WORK LOUNGE
- ⑥ CLUB LOUNGE
- ⑦ BOTANICAL LOUNGE



L34 – Club Vista

1 VISTA GYM

L34 – Club Vista
The Vista Gym offers magnificent views towards the sea



Vista Gym

Artist's Impression

② VISTA LOUNGE



Vista Lounge

Artist's Impression

FACILITIES

3 VISTA GOURMET

L34 – Club Vista
The Vista Gourmet continues the panorama of the sea while set within lush landscape



4 SOCIAL GARDEN



5 VISTA CO-WORK LOUNGE



Vista co-work lounge

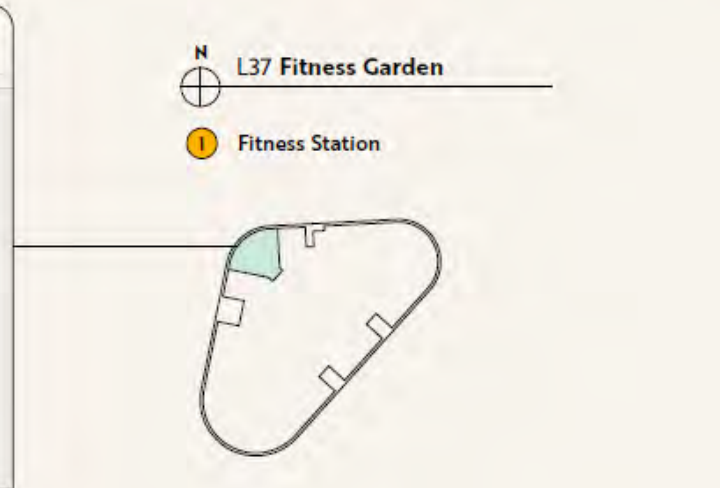
Artist's Impression



- N L41 Horizon Garden
- ① Horizon Co-Work Lounge



- N L37 Fitness Garden
- ① Fitness Station





- N
- L29 Wellness Garden
- 1 Yoga Deck
 - 2 Viewing Deck



- N
- L25 Play Garden
- 1 Kids' Playground



ADDP Architects LLP

- Unit mix/ plans
- Interior design/ provisions

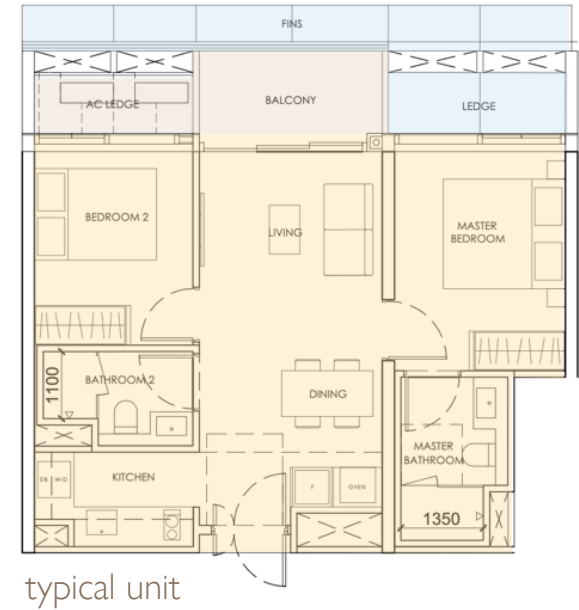
Schematic diagram

- 1-BEDROOM
- 1-BEDROOM + STUDY
- 2-BEDROOM
- 2-BEDROOM PREMIUM
- 2-BEDROOM PREMIUM + ENSUITE STUDY / STUDY
- 3-BEDROOM
- 3-BEDROOM PREMIUM
- 3-BEDROOM PREMIUM + STUDY
- 4-BEDROOM PREMIUM
- SUPER PENTHOUSE

246 UNITS

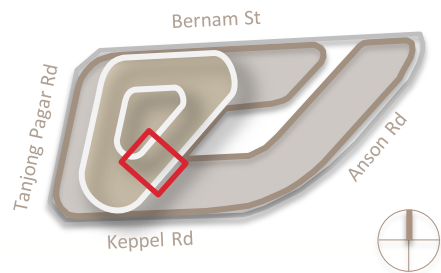
UNIT LEVEL	03	02	01	04	05	06	08	09	10	11	12			
NEWPORT SKY														
SPH (45-01)														
44	CPS1	BP2	D1	BPS1	A2	B1	C1	A3	CP1	BPS2	A4			
43	CPS1	BP2	D1	BPS1	A2	B1	C1	A3	BP1	HORIZON GARDEN	B2 (A3-12)			
42	CPS1	BP2	D1	BPS1	A2	B1	C1	A3	BP1		B2 (42-12)			
41	CPS1	BP2	D1	BPS1	A2	B1	C1	A3	BP1		B2 (41-12)			
40	CPS1	BP2	D1	BPS1	A2	B1	C1	A3	CP1	BPS2	A4			
39	CPS1	BP2	D1	BPS1	A2	A2	FITNESS GARDEN	VOID	A3	CP1	BPS2	A4		
38	CPS1	BP2	D1	BPS1	A2	A2		A1	A3	CP1	BPS2	A4		
37	CPS1	BP2	D1	BPS1	A2	A2		A1	A3	CP1	BPS2	A4		
36	CPS1	BP2	D1	BPS1	A2	B1	C1	A3	CP1	BPS2	A4			
35	CPS1	BP2	D1	BPS1	A2	B1	C1	A3	CP1	BPS2	A4			
CLUB VISTA														
UNIT LEVEL	13	03	02	01	04	05	06	07	08	09	10	11	12	
33	AS1	AS1	BP2	D1	BPS1	A2	A2	B3	A1	A3	CP1	BPS2	A4	
32	AS1	AS1	BP2	D1	BPS1	A2	A2	B3	A1	A3	CP1	BPS2	A4	
31	AS1	AS1	BP2	A5	WELLNESS GARDEN	BP3	A2	A2	B3	A1	A3	CP1	BPS2	A4
30	AS1	AS1	BP2	A5		BP3	A2	A2	B3	A1	A3	CP1	BPS2	A4
29	AS1	AS1	BP2			BP3	A2	A2	B3	A1	A3	CP1	BPS2	A4
28	AS1	AS1	BP2	D1a	BPS1	A2	A2	B3	A1	A3	CP1	BPS2	A4	
27	AS1	AS1	BP2	D1	BPS1	A2	A2	B3	A1	A3	BP1	PLAY GARDEN	B2 (27-12)	
26	AS1	AS1	BP2	D1	BPS1	A2	A2	B3	A1	A3	BP1		B2 (26-12)	
25	AS1	AS1	BP2	D1	BPS1	A2	A2	B3	A1	A3	BP1		B2 (25-12)	
24	AS1	AS1	BP2	D1	BPS1	A2	A2	B3	A1	A3	CP1	BPS2	A4	
23	AS1	AS1	BP2	D1	BPS1	A2	A2	B3	A1	A3	CP1	BPS2	A4	
SERVICED APARTMENT SKY TERRACE														
SERVICED APARTMENT WITH SKY GARDENS														
SERVICED APARTMENT SKY TERRACE														
OFFICE WITH ROOF TERRACES														
1M	MANAGEMENT OFFICE										ELEVATED PEDESTRIAN LINK			
1	LEVEL 1 LOBBY / RESTAURANTS / PRIVATELY-OWNED PUBLIC SPACES (POPS)													
B1	OFFICE / RESTAURANTS CARPARK													
B2	RESIDENTIAL / SERVICED APARTMENT CARPARK													
B3	RESIDENTIAL CARPARK													

Unit façade features

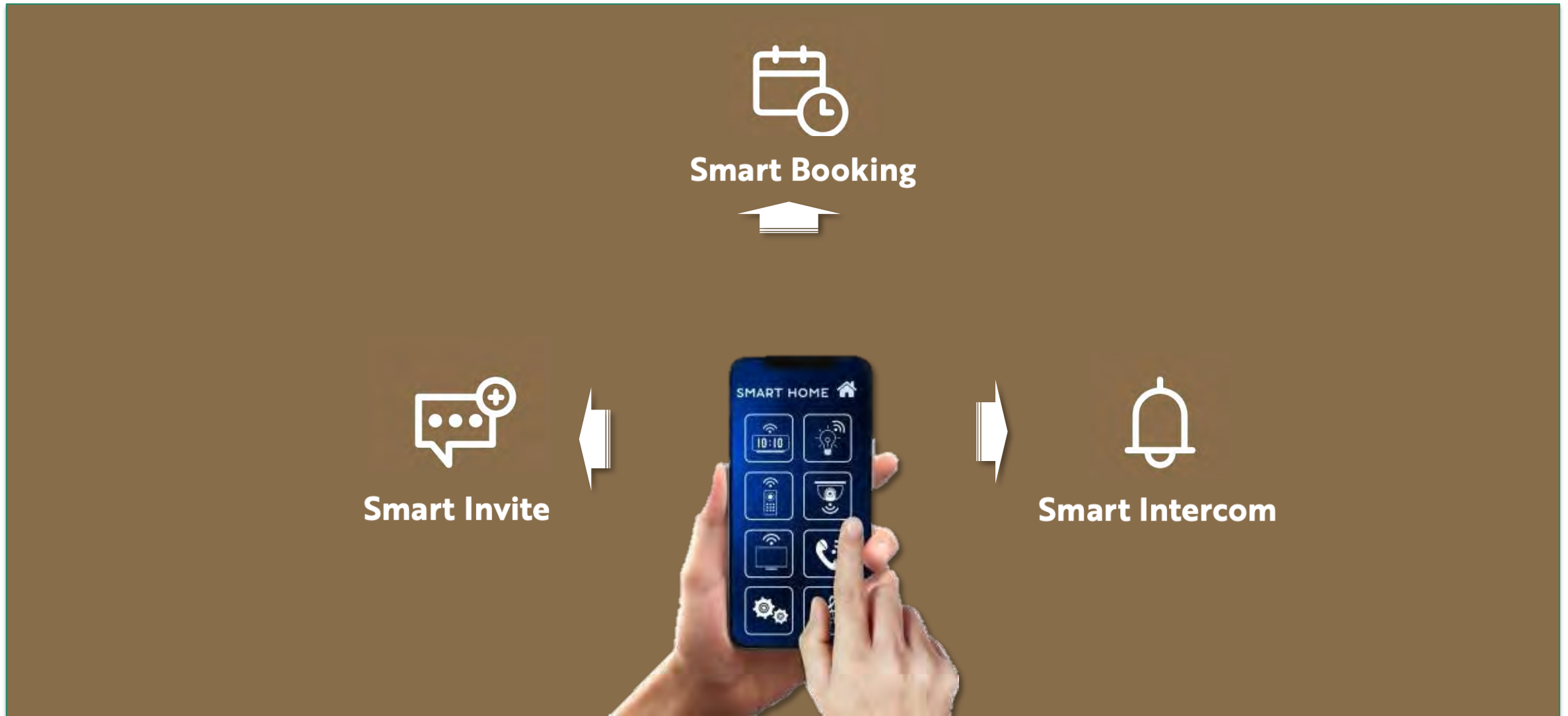


FAÇADE DESIGN FEATURES :

- Approx 3.325m floor-to-floor height
- Full-height curtain-wall system façade
- High performance glazing to lower thermal heat-gain to residential unit interior
- Deep balcony and perimeter horizontal fins to shade residential unit interior
- Laminated glass balustrade to balcony for unblock view and better acoustic







CITY DEVELOPMENTS LIMITED

- RESIDENTIAL SERVICES

RESIDENTIAL SERVICES

However big or small the task, our Residential Host team is here for you.

We can be your biggest asset, providing dependable support through an empathetic approach for every facet of your living experience at Newport Residences.

We understand that even the smallest details can affect overall outcomes in life. Creating time to live is key in delivering a premier lifestyle and our hosts are here to deliver on that promise.

We focus on people, not just things and on experiences, not just efficiencies.

You are our purpose.

Welcome & Assistance

- Reception Service & General Enquiries
- Concierge Recommendations
- Transport Arrangements
- Visitor Assistance
- Moving-in Assistance
- Loan of Wheelchair

Living Experience

- Towel Service
- Estate & Local Information
- Facility Reservations & Assistance
- Parcel Acceptance
- Residential Events

Service Requests*

- Business Services
- Hotel & Restaurant Reservations
- Laundry & Housekeeping Services
- Private Chef/Caterer for Parties
- Pet Care/Grooming Services
- Mail & Courier Services
- Handyman and Pest Control Services

**Terms & Conditions apply*

Available daily at Residential Lobby & Sky Lounge

RESIDENTIAL EVENTS



Summary

- Designed by renowned Japanese architecture firm Nikken Sekkei Limited
- Spectacular views of the city and the sea
- Rare **freehold** residences elevated from level 23 to 45 (Super Penthouse level)
- Provides **premier residential services**
- Each residence is **efficient with spacious layout** and fitted with **smart home features**, designer kitchen appliances such as **V-Zug** and **De Dietrich** and branded bathroom fittings and wares from **DornBracht** and **Duravit**
- Features **4 lifestyle gardens** (level 25 – Play Garden, level 29 – Wellness Garden, level 37 – Fitness Garden, Level 41 – Horizon Garden) and **2 levels of lifestyle facilities** (level 34 – Club Vista and Roof garden level – Newport Sky)
- Singapore's **first private residence** as well as the **first mixed development** comprising of serviced apartments, office and restaurants (F&B) to attain the prestigious **BCA Green Mark Platinum Super Low Energy Awards**
- Proximity to **Tanjong Pagar MRT Station** (East-West line), upcoming **Prince Edward Road MRT Station** (Circle Line) and **Cantonment MRT Station** (Circle Line).

For payment made by way of Cheque should crossed “Account payee only” and drawn in favour of

UOB for Project A/c No. 451-314-468-1 of Newport Residences

For payment made by way of Telegraphic Transfer

Bank : United Overseas Bank Limited, Singapore
SWIFT code : UOVBSGSG
For account of : NEWPORT RESIDENCES
Account No. : 451-314-468-1
Message : Block, unit number and name of purchase
Note : Please inform purchaser to add an additional SGD \$50 to the 5% booking fee for local bank charges, if any.

Booking Fee can be accepted through Local Funds Transfer via internet banking (FAST –Fast and Secure Transfer)

Please note:

- Fast transfers have a max limit of \$200,000 per transaction
- Fast is only available for participating banks*
- Payee account for Newport Residences:
UOB for Project A/c No. 451-314-468-1 of Newport Residences
- Include message on the Block, unit no. and name of purchaser and send a screen shot of payment to your agent.