

UNION SQUARE RESIDENCES

Luxury high-rise development featuring residential and commercial units with conserved shophouses worked into future-forward lifestyle while retaining the rustic charm of riverside living, proudly brought to you by Award-Winning Renowned Developer, City Developments Limited.



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Any opinions, interpretations, analyses, or forward-looking statements contained in this handbook are based on available information and assumptions at the time of writing and are subject to change without notice. Past performance and historical trends are not indicative of future outcomes.

Readers are encouraged to conduct their own independent verification and seek professional advice before making any property, financial, or investment decisions.

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OrangeTee

CHAPTER 01



+ village+towers



Multi-scale approach



Holistic Development

UNION SQUARE

City Development is transforming its Central Mall properties and the surrounding area into an ambitious, large-scale mixed-use development. This follows the acquisition of the former Central Square, adjacent to Central Mall, for SGD\$315 million.

Union Square Residences, formerly Central Square, is the residential component of this iconic new development under the URA Strategic Development Incentive (SDI) Scheme. CDL is redeveloping all three sites under this scheme. In addition to Union Square Residences, the new mixed-use development will include Union Square and Union Square Central, which will feature retail shops and office space.

Union Square Residences offers unit types ranging from 1 to 4 bedrooms, exclusive 5 bedrooms Sky Suites and Penthouse



UNION SQUARE



Union Square Residences

1 block of 34-storey and 40-storey high tower with 366 **residences and commercial units** on 1st and 2nd Storey



Co-living

Est. 130 rooms in 1 block of 3-storey new building and on 2nd & 3rd Storey of **conservation buildings**, with commercial units on 1st Storey



Union Square Central

1 block of 20-storey **high office tower with commercial units** on 1st Storey and rooftop



Commercial

Commercial units on 1st, 2nd and 3rd Storey of conservation buildings

UNION SQUARE RESIDENCES

City Developments Limited (CDL), a leading global real estate company, is set to redefine luxury living with its upcoming project, Union Square Residences. Situated in a prime location, Union Square Residences promises to deliver an unparalleled living experience, combining modern design, premium amenities, and an unbeatable urban lifestyle.

PROJECT INFORMATION	
PROJECT NAME	UNION SQUARE RESIDENCES 峇岭峰
DEVELOPER	CDL LIBRA PTE. LTD. (WHOLLY-OWNED SUBSIDIARY OF CITY DEVELOPMENTS LIMITED)
DISTRICT	01 – BOAT QUAY / RAFFLES PLACE
ADDRESS	28 HAVELOCK ROAD (RESIDENTIAL)
LAND AREA	APPROXIMATELY 6,238 SQM / 67,146 SQ FT
DESCRIPTION	1 BLOCK OF 40-STOREY HIGH RESIDENTIAL TOWER WITH 366 APARTMENTS AND COMMERCIAL UNITS AT 1 ST AND 2 ND STOREY
PARKING LOTS	186 CARPARK LOTS (INCLUSIVE OF 3 ACTIVE READY-TO-USE EV CHARGING LOTS, 26 PASSIVE FUTURE PROVISION EV CHARGING LOTS AND 3 ACCESSIBLE LOTS) 92 BICYCLE LOTS
TENURE	99 YEARS
EXPECTED DATE OF VACANT POSSESSION	15 MARCH 2031

TOP 10 SELLING PROPOSITIONS



Unparalleled Location

1. Strategically located in prime CBD and Singapore River precinct - perfect place to live, work and play
2. Conveniently located near three MRT stations and a stone's throw to Clarke Quay, Orchard Road and Fort Canning Park
3. Offers breathtaking views of the Singapore River, Marina Bay and the City



Iconic Development

4. Part of a mega mixed-use development comprising residential, office, retail, F&B and co-living spaces
5. Features two levels of comprehensive facilities and 7 recreational pods with retail and F&B options at doorsteps
6. Awarded the Green Mark Platinum Super Low Energy (SLE) certification, highlighting its exceptional energy efficiency



Exceptional Provision

7. Bespoke kitchens come with branded appliances from Liebherr, De Dietrich and Vzuga
8. Selected master bedrooms are furnished with stylish walk-in wardrobe from the renowned Italian brand Rimadesio
9. All units are equipped with engineered stone sink integrated with invisible induction hob (Inalco) that features state-of-the-art MDi induction technology
10. Thoughtful Smart Home Features and Premier Residential Services to cater to every need

UNION SQUARE RESIDENCES



CHAPTER

02



**3 MRT STATIONS
WITHIN 500M**

LOCATION



Unparalleled City Views

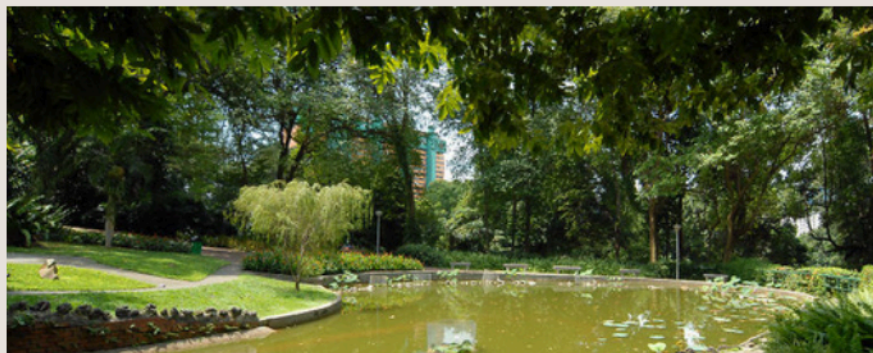


NATURE PARKS

For a city-center home, Union Square Residences offers an impressive amount of nearby nature. Just 1km away, Fort Canning Park is renowned for its historical significance and must-see ancient artifacts. The park's expansive lawns and greenery are particularly popular with nature enthusiasts.



Pearl's Hill City Park is just 600m from Union Square. Nestled in a corner of Chinatown, this park offers a green oasis amidst the bustling city. Take a break from your busy life and sit by the pond to enjoy a piece of nature.



DINING & SHOPPING

Union Square Residences at Havelock Road ensures that residents' every need is met, a notable advantage of a mixed-use development. Clarke Quay Central Shopping Mall and the Singapore River offer a variety of shopping and dining options, complemented by Clarke Quay's vibrant nightlife, especially during major events like New Year's Eve. For a different shopping experience, the Orchard Road Shopping District is just a 5-minute drive away.

Within a kilometre of the development, there are at least four hawker centres offering delicious yet affordable meals. Nearby hawker centres include Chinatown Complex Market & Food Centre, Maxwell Food Centre, Hong Lim Market & Food Centre, and Kukoh 21 Food Centre, among others.



AMENITIES

Schools

SivaSanta School of Knowledge	✦ 1 min (18 m)
MindChamps PreSchool @ River Valley	✦ 3 mins (160 m)
MAD School	✦ 3 mins (175 m)

Distance

MRT Stations

Clarke Quay	✦ 6 mins (366 m)
Chinatown	✦ 6 mins (412 m)
Fort Canning	✦ 7 mins (459 m)

Distance

Supermarkets

Sheng Siong Supermarket	✦ 3 mins (215 m)
Sheng Siong - Chin Swee 52 Supermarket	✦ 4 mins (224 m)
Yue Shin Siong Medical Hall Pte Ltd	✦ 4 mins (243 m)

Distance

Parks

Read Crescent Park	✦ 3 mins (193 m)
Hong Lim Park	✦ 6 mins (408 m)
Hong Lim Park - Speaker's Corner	✦ 6 mins (410 m)

Distance



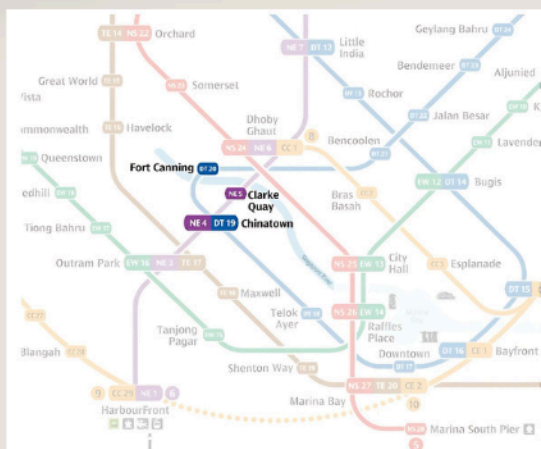
CHAPTER

03



CONNECTIVITY

Union Square Residences benefits from an extensive road network. Due to its central location, residents can reach the Raffles Place and Downtown CBDs in just 10 minutes by car. With access to numerous major roads and the Central Expressway (CTE), residents enjoy multiple route options, making it easier to avoid heavy traffic areas



From Fort Canning MRT Station

- 1 stop to Chinatown Interchange
- 3 stops to Downtown (CBD)
- 4 stops to Bayfront Interchange (MBS)
- 6 stops to Bugis Interchange

From Clarke Quay MRT Station

- 1 stop to Chinatown Interchange
- 1 stop to Dhoby Ghaut Interchange
- 2 stops to Outram Park Interchange
- 3 stops to Harbour Front Interchange

From Chinatown Station

- 1 stop to Outram Park Interchange
- 2 stops to Downtown (CBD)
- 3 stops to Bayfront Interchange (MBS)
- 5 stops to Bugis Interchange

CHAPTER

04



EDUCATIONAL FACILITIES



EtonHouse®
Quayside Pre-School



EDUCATIONAL FACILITIES

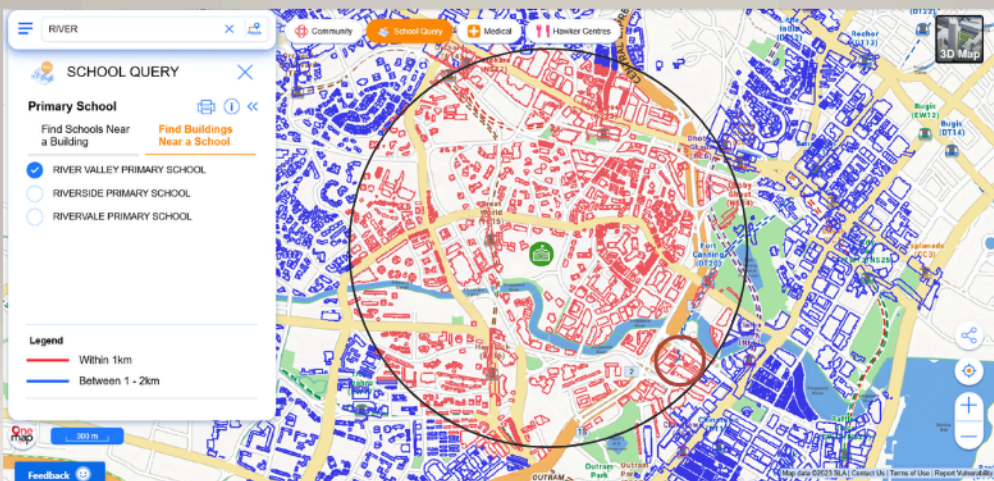
Union Square Residences, centrally situated and surrounded by various educational institutions, is ideal for families. Parents will find numerous preschools and local and international schools for all educational levels within walking distance.

Schools near Union Square Residences:

- Invictus Junior School (550m)
- Nanyang Institute of Management (600m)
- Outram Secondary School (750m)
- Camford International College (850m)
- Integrated International School (850m)
- River Valley Primary School (Approx 877m)
- MapleBear Havelock Kindergarten (1km)
- Cambridge @ Robertson (1km)
- EtonHouse Quayside Preschool (1km)
- Superland Preschool UESquare (1.1km)
- Saint Margaret's Primary School (1.7km)
- Impresario Aarts School (1.8km)
- Cantonment Primary School (2km)
- Washington Business School (2.1km)
- GIG International School (2.3km)
- Zhangde Primary School (2.4km)
- Insworld Institute (2.6km)

EDUCATIONAL FACILITIES

River Valley Primary School



CHAPTER

05

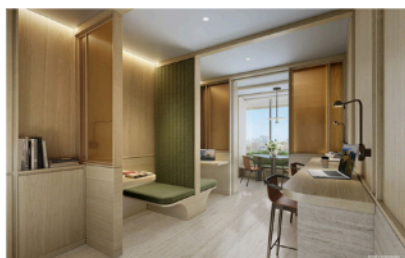


Artist's Impression

Unit Type	No. of Units	Estimated Size (Sq Ft)
1-Bedroom	30	483
1-Bedroom + Study	72	506
2-Bedroom	134	700 - 732
2-Bedroom + Study*	35	743
3-Bedroom	28	990
3-Bedroom Premium*	29	1,066
4-Bedroom Premium*	35	1,518
Sky Suite	2	2,476
Penthouse	1	4,833
	366	

Lead Architect	AEDAS PTE LTD
Residential Architect	ADDP ARCHITECTS LLP
Landscape Consultant	COEN DESIGN INTERNATIONAL PTE LTD
Builder	WOH HUP (PRIVATE) LIMITED
Project Interior Designer	2ND EDITION PTE LTD

FACILITIES

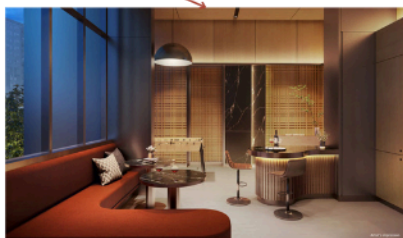


LEVEL 3 - SOCIAL VISTA

LEVEL 3 - SOCIAL VISTA

LEGEND

- 01 LAP POOL
- 02 AQUA LOUNGE
- 03 POOL DECK
- 04 AQUA CITY
- 05 OUTDOOR SHOWERS
- 06 SECRET GARDEN
- 07 WELLNESS POOL
- 08 GOURMET PAVILION
- 09 CLUB SOCIAL
- 10 KIDZ CLUB
- 11 SOCIAL LOUNGE
- 12 YOGA STUDIO
- 13 CO-WORKING STUDIO
- 14 MALE CHANGING ROOM
- 15 MALE STEAM ROOM
- 16 FEMALE CHANGING ROOM
- 17 FEMALE STEAM ROOM
- 18 ACCESSIBLE TOILET
- 19 MANAGEMENT OFFICE



FACILITIES - PREMIER SERVICES



PREMIER SERVICES @ SOCIAL LOUNGE



Welcome & Assistance

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

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

FACILITIES

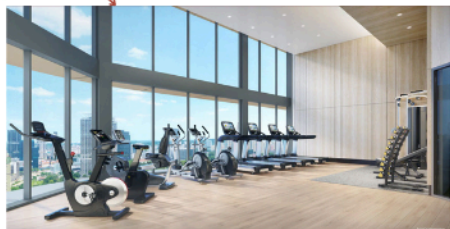


LEVEL 34 - UNION VISTA

LEVEL 34 - UNION VISTA

LEGEND

- 1 AQUA LOUNGE
- 2 SKY POOL
- 3 POOL DECK
- 4 CLUB GOURMET
- 5 ALFRESCO DINING
- 6 SPA ALCOVE
- 7 OUTDOOR SHOWERS
- 8 ECO WALL
- 9 CLUB UNION
- 10 SKY GYM
- 11 ACCESSIBLE TOILET



VIEWS FROM GYM

1 BEDROOM

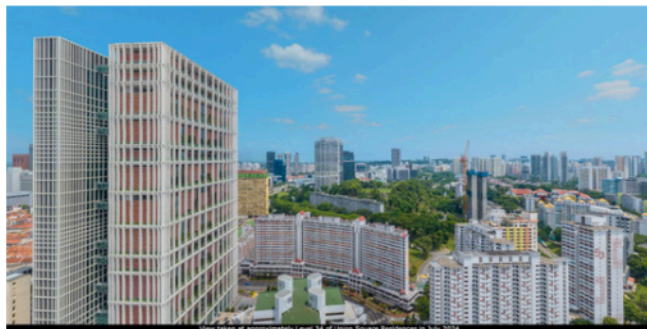
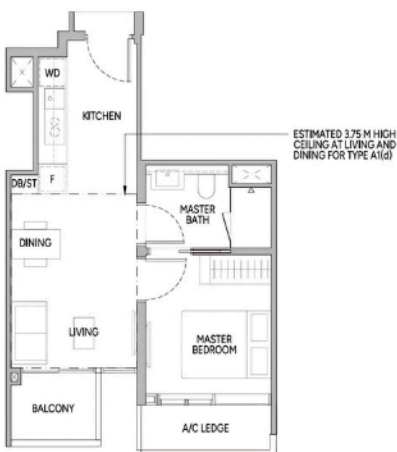
1-BEDROOM

TYPE A1
43 sq m | 463 sq ft

BLK 28
#03-02 to #31-02

TYPE A1(d)
43 sq m | 463 sq ft

#32-02



1 BEDROOM + STUDY

1-BEDROOM + STUDY

TYPE A2S

47 sq m | 506 sq ft

BLK 28

#03-07 to #37-07



1 BEDROOM + STUDY

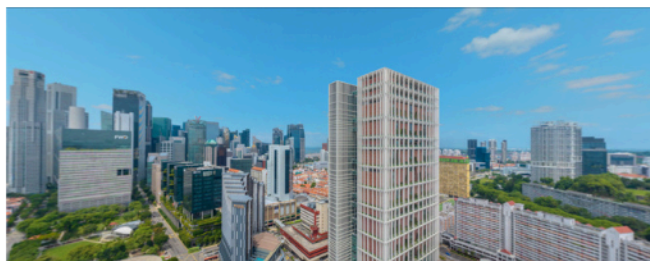
1-BEDROOM + STUDY

TYPE A3S

47 sq m | 506 sq ft

BLK 28

#03-10 to #39-10

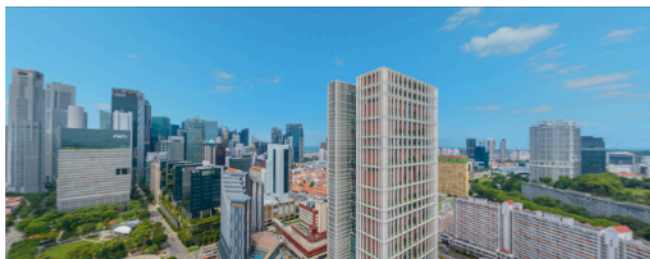


2 BEDROOM

2-BEDROOM

TYPE B1
66 sq m | 710 sq ft

BLK 28
#03-11 to #39-11



2 BEDROOM

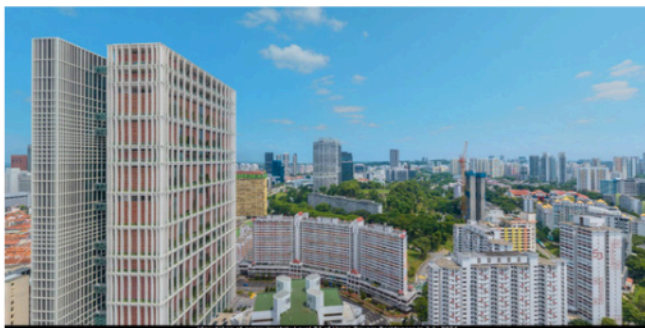
2-BEDROOM

TYPE B2
65 sq m | 700 sq ft

BLK 28
#03-01 to #31-01

TYPE B2(d)
65 sq m | 700 sq ft

#32-01



2 BEDROOM



2-BEDROOM

TYPE B3
67 sq m | 721 sq ft

BLK 28
#03-05 to #31-05

TYPE B3(d)
67 sq m | 721 sq ft

#32-05



2 BEDROOM

2-BEDROOM

TYPE B4
68 sq m | 732 sq ft

BLK 28
 #03-09 to #39-09



View taken at approximately Level 34 of Union Square Residences in July 2024



Key Plan is not drawn to scale

2 BEDROOM + STUDY

2-BEDROOM + STUDY

TYPE B5S

69 sq m | 743 sq ft

BLK 28

#03-06 to #37-06



3 BEDROOM

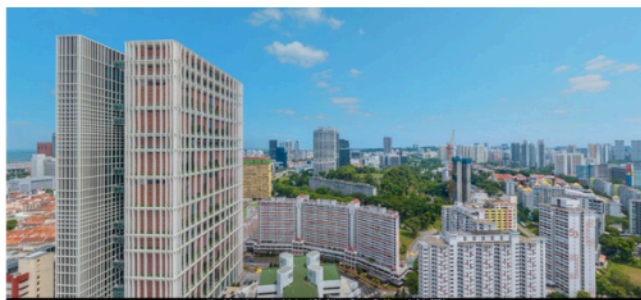
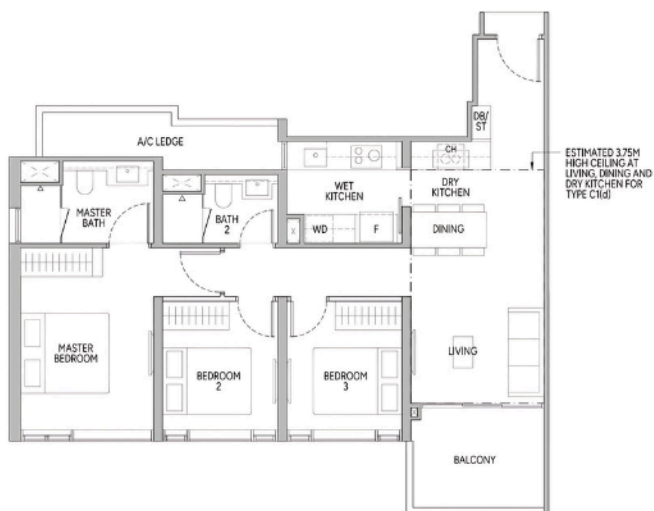
3-BEDROOM

TYPE C1
92 sq m | 990 sq ft

BLK 28
#05-03 to #31-03

TYPE C1(d)
92 sq m | 990 sq ft

#32-03



3 BEDROOM PREMIUM

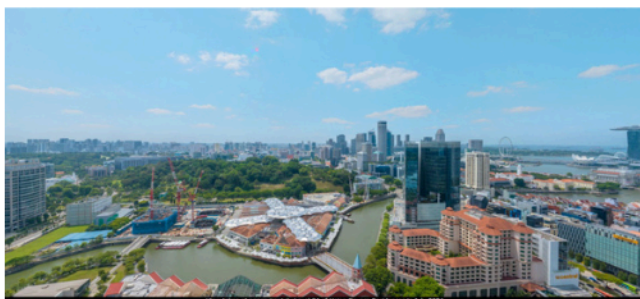
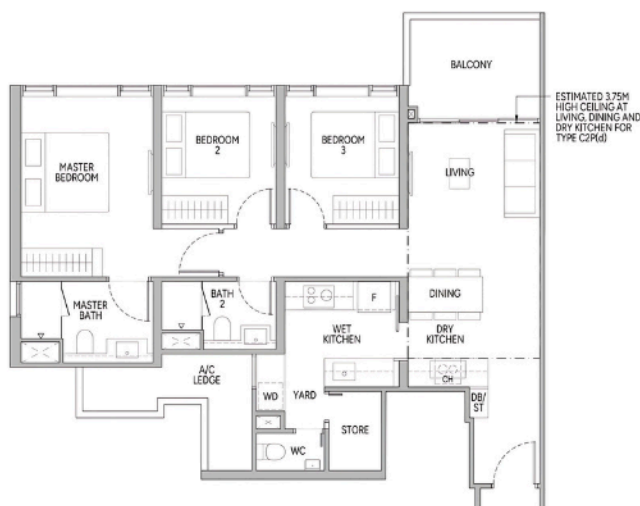
3-BEDROOM PREMIUM

TYPE C2P
99 sq m | 1066 sq ft

BLK 28
#04-04 to #31-04

TYPE C2P(d)
99 sq m | 1066 sq ft

#32-04



4 BEDROOM PREMIUM



4-BEDROOM PREMIUM

TYPE D1P

141 sq m | 1518 sq ft

BLK 28

#03-08 to #37-08



View taken at approximately Level 34 of Union Square Residences in July 2024



Key Plan is not drawn to scale

CHAPTER 06



Introduction of Engineered Stone , Inalco MDi made in Spain (MDi - Minerals, Design innovation)
in **High Quality, Sustainable innovation and Antibacterial property.**

KITCHEN PROVISIONS

2-BEDROOM + STUDY SHOW UNIT

- BUILT IN OVEN & HOOD
- ENCLOSED WASHER CUM DRYER
- INTEGRATED FRIDGE
- INTEGRATED SINK WITH MDI INDUCTION TOP AND INVISIBLE COOKING HOB



3-BEDROOM PREMIUM SHOW UNIT DRY KITCHEN

- DISPLAY GLASS CABINET
- MDI INDUCTION TOP WITH INVISIBLE COOKING HOB
- BUILT IN WINE CHILLER



3-BEDROOM PREMIUM SHOW UNIT WET KITCHEN

- GAS HOB COOKING WITH BUILT IN HOOD, BUILT IN OVEN AND WITH SINK
- SLIDING GLASS DOOR ENCLOSURE
- ENCLOSED WASHER CUM DRYER



4-BEDROOM PREMIUM SHOW UNIT DRY KITCHEN

- DISPLAY SHELVES
- INTEGRATED SINK WITH MDI INDUCTION TOP AND INVISIBLE COOKING HOB
- BUILT IN WINE CHILLER
- SLIDING GLASS DOOR ENCLOSURE



4-BEDROOM PREMIUM SHOW UNIT WET KITCHEN

- GAS HOB COOKING WITH BUILT IN HOOD, BUILT IN OVEN AND WITH SINK
- BUILT IN DISHWASHER



BATHROOM PROVISIONS

Curated bathroom evokes quiet luxury aesthetic inspired by A Spa-Like Ambience at Home

- INTEGRATED VANITY BASIN WITH PULL OUT DRAWER STORAGE
- SLAB CUT SIZE FLOOR AND WALL IN INALCO MDI SURFACE
- ALUMINUM CLADDED OPEN SHELF AND WALL MIRROR CABINET COMES WITH BUILT IN UNDER COUNTER LIGHTING



• POLISHED BLACK CHROME FINISHING FOR FITTINGS TO 4BRP, SKY SUITES AND PENTHOUSE BATHROOMS

• MASTER BATH OF THESE PREMIUM UNITS TO BE FITTED WITH AXOR HANSGRÖHE THERMOSTATIC SHOWER MIXER AND OVERHEAD RAIN SHOWER

PROVISION TABLE & BCA AWARD

LIEBHERR



De Dietrich

CORTEN

	Brand	1 & 2-BEDROOM (A1, A106, A25, A35, B1, B2, B306, B4, B50)	3-BEDROOM (C1, C106, C2P, C3P106)	4-BEDROOM PREMIUM (D1P)	5-BEDROOM SKYLINE (E1P)	5-BEDROOM PENTHOUSE (PH)
Integrated Concealed Cooker Hood with Recirculation Kit	V-Zug	✓	✓	✓	✓	✓
Invisible Induction Hob (2 Zone)	Corten	✓	✓	✓	✓	✓
Gas Hob (3 Burner / 5 Burner)	V-Zug		✓ (3 Burner)	✓ (5 Burner)	✓ (5 Burner)	✓ (5 Burner)
Built-In oven	V-Zug	✓	✓			✓
Built-In Combi Steamer Oven	V-Zug			✓	✓	✓
Integrated Dishwasher	De Dietrich			✓	✓	✓
Free Standing Fridge Freezer (75cm / 90cm)	Liebherr		✓ (75cm)	✓ (90cm)	✓ (90cm)	✓ (90cm)
Built-In Fridge Freezer (60cm)	Liebherr	✓				✓
Built-In Wine Chiller	Liebherr		✓	✓		
Undercounter Wine Chiller	Liebherr				✓	✓
Built-In Combi Washer Dryer	De Dietrich	✓	✓			✓
Free Standing Washer and Dryer	De Dietrich			✓	✓	✓

GEBERIT

hansgrohe

1BR to 3BRP
*Bath fittings in POLISHED CHROME

4BRP, SS & PH
*Bath fittings in POLISHED BLACK CHROME

	Brand	1-BEDROOM (A1 / A106 / A25/A35)	2-BEDROOM (B1/B2/B3/B4/B50 / B316 / B4 / B50)	3-BEDROOM (C1 / C106 / C2P / C3P106)	4-BEDROOM PREMIUM (D1P)	5-BEDROOM SKYLINE (E1P)	5-BEDROOM PENTHOUSE (PH)
Integrated Engineered Stone Basin	Corten	✓	✓	✓	✓	✓	✓
Wall Hung WC	Geberit	✓	✓	✓	✓	✓	✓
Wall Hung WC with Electronic Bidet	Geberit				✓ (Master Bath only)	✓ (Master & Jr Master Bath only)	✓ (Master, Jr Master & Super Jr Master Bath only)
Built-In Bath Tub	Geberit				✓ (Master Bath only)	✓ (Master Bath only)	✓ (Jr Master & Super Jr Master Bath only)
Free-standing Bath Tub	Geberit						✓ (Master Bath Only)
Basin Mixer	Hansgrohe	✓	✓	✓	✓	✓	✓
Shower Mixer Set	Hansgrohe	✓	✓	✓	✓	✓	✓
Bath Mixer Set	Hansgrohe				✓ (Master Bath only)	✓ (Master Bath only)	✓ (Jr Master & Super Jr Master Bath only)
Free-standing Bath Mixer	Hansgrohe						✓ (Master Bath only)
Pedestal Water Closet (WC)	Casanova			✓ (C2P & C3P106 only)	✓	✓	✓
Wall Hung Basin & Cold Tap (WC)	Aus & Monic			✓ (C2P & C3P106 only)	✓	✓	✓
Shower Set (WC)	Monic			✓ (C2P & C3P106 only)	✓	✓	✓



BCA GREEN MARK

Green Mark 2021 (GDM 2021)

CERTIFICATE

Platinum SLE



presented to

Union Square Residences

Energy-Efficient Design

- good natural ventilation in the common areas and residential units
- Building façade designed to reduce solar heat gain

Environmental Quality and Protection

- Use of environmentally friendly and sustainable materials
- Landscape and water features at the podium reduce urban heat build-up at the public area

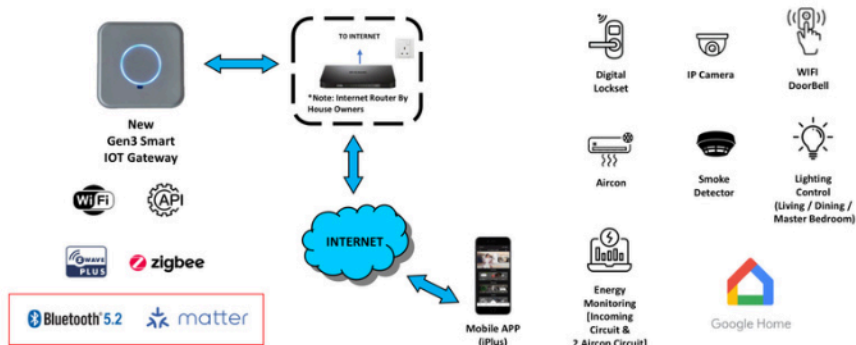
Energy-Efficient Features

- Energy-efficient air-conditioning system for all residential units
- Energy-efficient lighting design with use of LED lighting

Water-Efficient Features

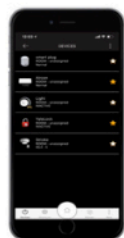
- Water-efficient sanitary fittings in all residential units
- Water-efficient auto-irrigation system for major landscape areas

SMART HOME

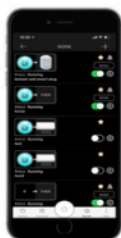


MULTIPLE WAYS OF CONTROLLING YOUR SMART HOME

ENERGY MONITORING



Mobile App



Scene Setting



Voice Control
(Available in Play Store & App Store)



- Real Time Monitoring of current, power, energy, voltage, frequency
- Monitoring incoming Power RCCB & Outgoing for Living & Master Bedroom Aircon Isolators
- Data will be store locally if WiFi is unavailable
- Easily Expandable with additional modules in the DB

SMART HOME

DIGITAL LOCKSET



Unlock Your Main door
Anywhere, anytime



5 ways to unlock door

-  100 nos. Fingerprint
-  PIN Code
-  2 nos. Manual Key
-  Mobile App
* Requires to link to Smart Home
-  4 nos. Yale Keytag

WIFI CAMERA DOORBELL



- View who is outside your door
- Speak to your visitor



Door Chime
(To be plug at 1x 13A SSO)

SMART COMMUNITY

iPlusliving Community App



Notices

Notices

- Announcements
- Events
- Polls
- Classifieds



Facilities

Facilities

- Book your favourite facility anytime, anywhere



Smart Home

Smart Home

- Control your Smart Devices



Service Request

Service Request

- Request Service Support



Documents

Documents

- Resident's Handbook
- House Rules
- Unit As-built Drawing
- User Manuals
- Warranty Letters



Online Forms

Online Forms

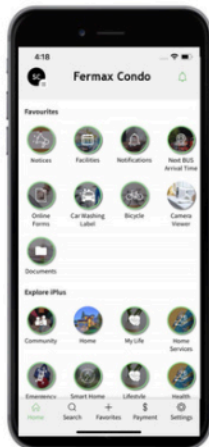
- Renovation Forms
- Purchase access cards
- Secondary Carpark Lot



Intercom Call

Intercom Call

- Receive Intercom Calls from Lift lobby and send visitor to your floor



UNION SQUARE RESIDENCES

ONE ADDRESS ENDLESS EXPERIENCES

**OFFICIAL
MARKETING AGENCY**



OrangeTee

