

Development Factsheet and FAQ

A. DEVELOPMENT CONCEPT

1. What is the theme and design concept of the development?

LOCATION

River Modern is envisioned as a place maker along the Singapore River. Positioned to face the river bend, the development will change the skyline with twin 36-storey towers soaring from elevated grounds. It offers convenience with a direct connection to Great World MRT and Great World City mall, retail shops on the lower ground floor, and Park connector to Singapore River in a dynamic neighborhood.

The site is a short drive to Orchard Road, CBD and Marina Bay area. It enjoys close proximity to renowned schools such as River Valley Primary school, ACS Junior, St Margaret School (Primary) and Alexandra Primary School, making it ideal for families and professionals alike.

Positioned in District 9 in the Central Region, this development has a myriad selection of amenities, commercial space, and connection to nature and park.

ARCHITECTURAL APPROACH

The development consists of two 36-storeys tower blocks, and comprises 455 units in various layouts from 2 bedroom, 3 bedroom and 4 bedroom options.

Each block is carefully oriented to capture the best views of the surroundings while maintaining the preferred North-south orientation.

Tower 7 is positioned to face southeast to avoid facing other developments on the North. It is also orientated to face the swimming pool and Singapore River / Kim Seng Park to the south of the site.

Tower 5 is positioned to capture the river bend, to give a longer distance view to the river horizon and

The lowest level of residential units are elevated from 1st storey landscape deck to give a higher elevation vantage view to the river and to allow greenery to permeate below the towers. By lifting the blocks, a porous view can be created to connect Singapore River park connector to River Valley Green, where residents will be able to enjoy views of the lush green earth berm along Kim Seng Park to the internal open lawn, swimming pool edge and facilities

The architecture emphasizes gentle curves to the edges and to the crowns, with tiered landscaping slopes down towards Kim Seng Park, thereby creating a flowing greenery from the 2-storey building edge along River Valley Green towards the Park.

Designed with a tropical-adapted architectural language, the development embraces a tropical modernist approach with soft curves giving a sense of lightness and elegance.



Basic development data		
Developer	River Modern Pte. Ltd. (GuocoLand)	
Address & Postal Codes	TBA	
Land Size	11,736 sqm (126,326.3 sqft)	
Total Units	455	
Tenure & Commencement	99 years wef 13 May 2025	
Construction Method	PPVC	
Estimated TOP (to quote)	2H 2030	
Estimated Notice of VP	31 Dec 2032	
No of Units Per Floor	6 units per floor in Tower 5 7 units per floor in Tower 7	
No of Carpark lots & Location	A total of 373 car parking lots consisting of 367 car park lots (inclusive of 12 electric vehicle charging car park lots) + 1 motorcycle lot + 5 accessible car park lots	
No of EV Lots & Location	12 lots at Basement 1	
No of Bicycle Lots & Location	38 lots at Basement 1 62 lots at Basement 2 Total: 100 lots	
Consultants	Design Architect	Ipli Architects
	Project Architect	P&T Consultants
	Landscape Architect	Tinderbox
	Main Con	China Construction (South Pacific) Development Co.
	Interior & Public Amenities Designer	Ipli Architects & Nathan Yong Design
	Green Mark consultant	DP Sustainable Design
Show Units Interior Designers	2 Bdrm (Type B4) 689 sqft	Nathan Yong Design
	3 Bdrm (Type C5) 1098 sqft	Peter Tay Studio
	4 Bdrm (Type D2) 1830 sqft	Nathan Yong Design



RIVER MODERN

Unit Mix								
Configuration	Type	Unit Size (Approx)		No of Units		% of Mix	Share Value	Est Maintenance Fee
		Sqm	Sqft					
2 Bedroom	B1	50	538	70	70		5	
2 Bedroom Plus	B2	60	646	35	105	39%	6	
	B3	63	678	35				
	B4	64	689	35				
3 Bedroom	C1	74	797	35	105	46%	6	
	C2	77	829	35				
	C4	84	904	35				
3 Bedroom Flex	C3	83	893	35	35			
3 Bedroom Plus	C5	102	1098	35	70		7	
	C6	103	1109	35				
4 Bedroom	D1	136	1464	35	35		7	
4 Bedroom Plus	D2	170	1830	35	35		8	
TOTAL				455	455	100%		

Overall Landscaping & Grounds

Question	Answer
What are the design concepts of the landscape.	<p>River Modern exemplifies serene luxury and sustainable living. It encourages community interaction, strengthens connectivity, and fosters a deep relationship with both its natural surroundings and urban context - making it a truly exemplary residential development.</p> <p>The parcel spans 11,736 sqm and sits next to the Singapore River. With 3 sides of the site facing Kim Seng Park and Kim Seng Linear Park, units are afforded generous openness and greenery</p> <p>At the western edge, the site is anchored by the existing Thomson – East Coast Line MRT (Great World MRT Exit 1). Along River Valley Green, a 2-storey building edge with a covered linkway will provide a seamless pedestrian connection to the MRT.</p> <p>The Southern and Eastern parts of the sites are characterized by a natural earth berm with lush vegetation fronting Kim Seng Park and the park connector, which links to the broader pedestrian and cycling network along Singapore River.</p> <p>To enhance public connectivity, a covered linkway offers a direct shortcut to the MRT entrance via the retail shops at Lower 1st Storey.</p> <p>The Arrival Lounge, located just steps from the MRT Exit 1 at the Lower 1st Storey, welcomes residents and visitors coming home from the MRT or Great World City mall. A passenger lift brings them to the Upper 1st Storey landscape deck, where a sheltered walkway connects the 2 residential towers.</p> <p>The landscape design is uniquely characterised by a hybrid of environmental deck openings towards the river, paired with a 2-storey building edge along River Valley Green.</p> <p>A large expansive lawn, a 50-meter infinity-edged pool, pavilions and various amenities are thoughtfully planned throughout the site. The Clubhouse is elevated to provide commanding views of the main swimming pool, Kim Seng Park and the Singapore River.</p> <p>A curated tiered landscape along River Valley Green, complemented by the Tennis court with a viewing terrace, creates a unique backdrop to the central facilities.</p> <p>This resort-inspired ambience, enhanced by tropical-adapted architectural elements, establishes a strong identity defined by layered landscape experiences, open spaces, and spatial elegance.</p>
What is the percentage of site coverage and landscape?	Site coverage: ~ 19.17%
What is the height of the residential blocks	+134m SHD / 36 Storeys

What are the recreational facilities

Basement 1/ Lower 1st		Level 1		
1	Through Block Link	6	Grand Lawn	23
2	Shops	7	Lawn Patio I	24
3	Grand Arrival	8	Lawn Patio II	25
4	Side Gate	9	Gourmet Pavilion I	26
5	Arrival Lounge	10	Gourmet Pavilion II	27
SUGGESTED CHANGES		11	Playground	28
SUGGESTED CHANGES		12	Tennis Court	29
SUGGESTED CHANGES		13	Viewing Terrace	30
SUGGESTED CHANGES		14	Play Patio	31
SUGGESTED CHANGES		15	Play Pool (~ 53 sqm)	32
SUGGESTED CHANGES		16	Gymnasium	33
SUGGESTED CHANGES		17	Changing Room with Steam Room	34
SUGGESTED CHANGES		18	Forest Terrace	35
SUGGESTED CHANGES		19	Garden Lounge I	36
SUGGESTED CHANGES		20	Poolside Cove	37
SUGGESTED CHANGES		21	Forest Sanctuary I	38
SUGGESTED CHANGES		22	Forest Sanctuary II	39

Facilities & Amenities

Item	Details
Clubhouse / function room / dining lounges	Arrival Lounge near MRT: ~ 30 sqm, 12pax Clubhouse: ~ 106 sqm, 71 pax
Gymnasium	1 x Gymnasium, ~ 107 sqm
Pool / Spa Pool / Children's Pool	<ul style="list-style-type: none"> 50m Infinity Pool ~ 50m x 7.5m wide (3 lanes), 1.2m depth 2 nos. Spa Pools located within the 50m Infinity Pool ~3m dia, semicircle, 0.9m depth. Play Pool ~ 6m x 9m, 0.5m depth.
Lawn Size (approx.)	<ul style="list-style-type: none"> Grand Lawn: Approx. 700 sqm (equivalent to 2.5 Tennis Courts) River Side Terrace: Approx. 500sqm (equivalent to 2 Tennis Courts) Poolside Terrace: Approx. 180 sqm (equivalent to 14 Carpark Lots)



RIVER MODERN

BBQ Pits & location	1 electric BBQ each at Gourmet Pavilion I and Gourmet Pavilion II
Steam room & location	Located within Changing rooms beside the Gymnasium
Electric car charging docks	12 EV lots at Basement 1
Concierge	Located at Grand Arrival, service hours TBA. Limited storage for parcel collection
Letter Boxes	Beside respective tower block lobbies at B1
Bin Centre	Basement 2
Refuse Collection system	Pneumatic Waste Conveyance System (PWCS)

Accessibility & Security

Question	Answer
How do visitors access the various residential towers?	Driving in: Register at Guard house, park, Audio video intercom at respective towers from basement tower lobbies. Coming from River Valley Green: Register at Guard house, enter via side gate here, and Audio video intercom at respective basement tower lobbies. Coming from MRT (by foot): For security reasons, visitors (if not accompanied by residents) need to go to Main Entrance at River Valley Green, register at Guard house – then follow steps above <i>(Note: Arrival lounge beside the MRT is for residents' access only)</i>
Will there be drop off points for all blocks?	Drop off is centralized between the two blocks.
What type of security systems adopted - Main lobbies (Basement) - Inside lifts	Main Basement Lobbies and Arrival Lounge: Card access and Audio Video Intercom Inside Lifts: Card access
Any handicapped / stroller-friendly access for residents to tower blocks from Arrival Lounge (near MRT) if lift is being serviced?	Residents with strollers / wheelchair can ramp down to B1 Lobby from the Arrival Lounge, and access the tower blocks from the B1 lift basement lobbies of respective blocks
Are there any side gates? Where are these gates leading to?	There is 1 side gate near Guardhouse beside main egress/ ingress. There is also an Arrival Lounge located just steps from the MRT Exit 1 at the Lower 1st Storey
Is the Arrival Lounge sheltered to Great World MRT Station Exit 1	Yes
Is there a sheltered walkway from Arrival Lounge to the 2 towers	Yes

Distances and Height (note all distances / heights are estimates)

Question	Answer
What is the distance from Arrival Lounge (near MRT) to MRT fare gate	Approx 80m from Arrival Lounge to MRT Fare Gate ~ 1min walk
What is the distance from Arrival Lounge to Great World Mall	Approx 270m from Arrival Lounge to MeidiYa supermarket at basement ~ 3min walk
What are the distances between blocks? (To attach plan view)	42m at the shortest points
What is the length of the site that is fronting the Singapore River / Kim Seng Park	Approx. 186m
Distance of nearest blocks to adjacent developments (approx)	Tower 5 Unit C6 is approx. 38m to River Valley Pri Sch at the nearest point. Tower 7 Unit C1 is approx. 99m to Yong An Park Highest point of River Valley Primary School roof SHD 19.9m When standing in 3rd sty units (SHD 19.79), will be higher than River Valley Primary School roof (SHD 19.91)
At what height (and storey) will units clear the trees to see Singapore River (estimates only)	2 nd sty (view of tree canopies) 4 th sty (may clear the trees)
How high are Level 2 units raised from the facilities deck	9.45m
How high are Level 2 units raised from the pavement of Kim Seng Park (estimate)	Approx. 14m
How high are Level 2 units raised from River Valley Green (estimate)	Approx. 13.5m

Unit Specifications & Provisions

Question	Answer	
Any stacks with views towards the River? From which floor?	9 stacks have river views of varying vantage, views of river dependent on level of unit	
How many lifts are there in each residential tower?	3 common lifts in each tower block 1 private lift for each 4br unit	
Are the lift lobbies air-conditioned? - Basement - Level 1	Basement lift lobbies are air-conditioned while Level 1 is naturally ventilated.	
What is the finishing for lift landings?	Basement floor: Stone 1 st sty and typical residential floors: Tiles	
Where is the rubbish chute?	Outside the units along common corridor	
What type of window is used?	Casement or sliding (where applicable)	
Can the windows be fully opened?	Yes. Some windows come with restrictor for safety reasons	
Where are the water tanks located?	Roof & Basements	
Any special treatment for units on the highest floors?	No	
Any special treatment for units affected by the West sun?	No specific treatment but RC ledges above some unit windows are provided as part of the architectural facade treatment. No direct west facing units	
Are there any options for finishes	No	
What are the special features in the various layouts?	1. Herringbone vinyl in the bedrooms 2. DB with shoes cabinet and space for vacuum robot 3. C5 and C6 unit type comes with flexible layout – Flex (space) can be combined with Kitchen 4. 1 no. of Ceiling fan (white) for every unit 5. All master bedroom wardrobes come with dehumidifier	
For the Flex rooms, is there an option of not erecting the walls and cabinets ?	Option to remove C5 and C6 Flex walls, together with the sliding door and door frames at the Kitchen. Applicable to C5 and C6 only	
What are floor-to-ceiling heights for the units? Is it the same for all floors?	Living, Dining, Bedrooms	Min 2.825m
	Kitchen, yard, private lift lobby	Min 2.4m
	All bathrooms	Min 2.425m
	All balconies	Min 2.975m
Type of Flooring	Living & Dining	Porcelain Tiles
	Balcony	Porcelain Tiles
	Bathrooms	Porcelain Tiles
	Kitchen	Porcelain Tiles
	Bedrooms	Herringbone vinyl

What are the appliances provided? Which brands?	Hood and Hob	Miele
	Oven	Miele
	Fridge	SMEG
	Washing Machine / Dryer	SMEG
What are the brands of sanitary wares and fittings?	Bathroom and Powder Room: Duravit for sanitary wares and fittings WC: Casanova for sanitary wares and Arino for fittings	
What is the air-con system that will be used? What brand?	Mitsubishi Fan Coil Units (FCU)	
Any smart home features? What are they?	Smart lighting, smart aircon, smart HFAD, smart motion sensor and the rest of smart community like facilities booking, VCP etc.	
Are there bidet sprays in the bathrooms?	Yes	
Pipe gas or cylinder gas?	Piped town gas to unit types C4, C5, C6, D1, D2 only	
Are the kitchens open concept / enclosed	Open: Types B1, B2, B3, B4, C1, C2, C3, C4 Enclosed: Types C5, C6, D1, D2	
Can the walls between bedrooms be removed?	No	
Is the interior of the wardrobes fitted with lights?	Yes	
Are there screens provided in the balcony? Are there any pre-approved sunshade louvers for the balcony?	Balcony screen is not provided but design is pre-approved by URA	
Are there blinds provided?	No	
Can zip track be installed	Only pre-approved designs and colours	
What is the cost of the optional Balcony Screens	Unit Type	Cost of Balcony Screen
	B1, B2	\$35,000
	B3, B4	\$41,000
	C1	\$30,000
	C2	\$42,000
	C3	\$40,000
	C4	\$46,000
	C5, C6	\$48,000
	D1, D2	\$57,000
Are there power & water points on the balcony?	Yes, 1 bib tap and 1x13amp weather-proof SSO	
Is there lighting points at the balcony provided?	Yes	
Any acoustic / heat treatment for the windows or balconies?	Not required / necessary to provide	

Any shoe cabinets provided?	Yes
Will there be ceiling fans for all units? Where will they be installed?	Yes. 1 ceiling fan in white will be installed in Living/ Dining of every unit.
Are there any provision for water dispenser points in the kitchen (like Lentor Mansion)?	Yes, 1x13amp weather-proof SSO, 1xwater inlet and 1xdrainage outlet pipe below the kitchen sink
At B4 show unit, the washing machine's M&E points (i.e., electrical outlet w splashproof cover, water point and drainage outlet pipe) are housed <u>beside</u> it in a separate cabinetry, with an opening at the back to run the piping works. What other unit types have a similar layout?	B3, B4 (show unit), C2, C4: Separate Compartment B2, C1, C3: Sink Compartment B1, C5*, C6*, D1, D2: Behind washing machine <i>*Space for future dryer</i>
What is the specification of façade glass used for the development?	Casement Window: Tinted glass Bottom Fixed Glass: Tinted laminated glass AC Ledge bottom glass: Tinted frosted glass
What is the provision for water heaters? Tank or Gas?	Electrical Storage Water Heater for Type B1, B2, B3, B4, C1, C2, C3 Gas Water Heater for Type C4, C5, C6, D1, D2

SUBJECT TO CHANGES