



M  
RIVER MODERN

 GuocoLand

HOME BY THE SINGAPORE RIVER IN DISTRICT 9



## HOME IN THE CITY LIFE BY THE RIVER

River Modern is a rare new residence in Prime District 9, situated next to the Singapore River and directly linked to Great World MRT Station.

From this prestigious address, Orchard Road, Marina Bay, and the CBD are all within easy reach. City living here feels modern and tranquil, shaped by timeless design.

[▶ WATCH LIFESTYLE VIDEO](#)

“THIS IS OUR FAVOURITE SITE IN THE AREA,  
AND ONE OF THE LAST REMAINING PIECES  
OF LAND WITH DIRECT RIVER FRONTAGE.

THE LOCATION OFFERS A SENSE OF  
TRANQUILLITY AND QUIET, WHILE REMAINING  
EXCEPTIONALLY WELL CONNECTED.”

— MR CHENG HSING YAO, GROUP CEO, GUOCOLAND

[▶ WATCH THE INTERVIEW](#)

## BRINGING TOGETHER THE BEST IN DESIGN

River Modern is shaped by a team of award-winning architects and designers, each recognised for their proven track record across leading residential projects. Brought together for this development, their collective expertise ensures every aspect of River Modern is thoughtfully considered and built to the highest standard.



DESIGN ARCHITECT AND  
INTERIOR & PUBLIC AMENITIES DESIGNER

Yip Yuen Hong  
ipli Architects



PROJECT ARCHITECT

Kingsley Ng  
P&T Architects and Engineers



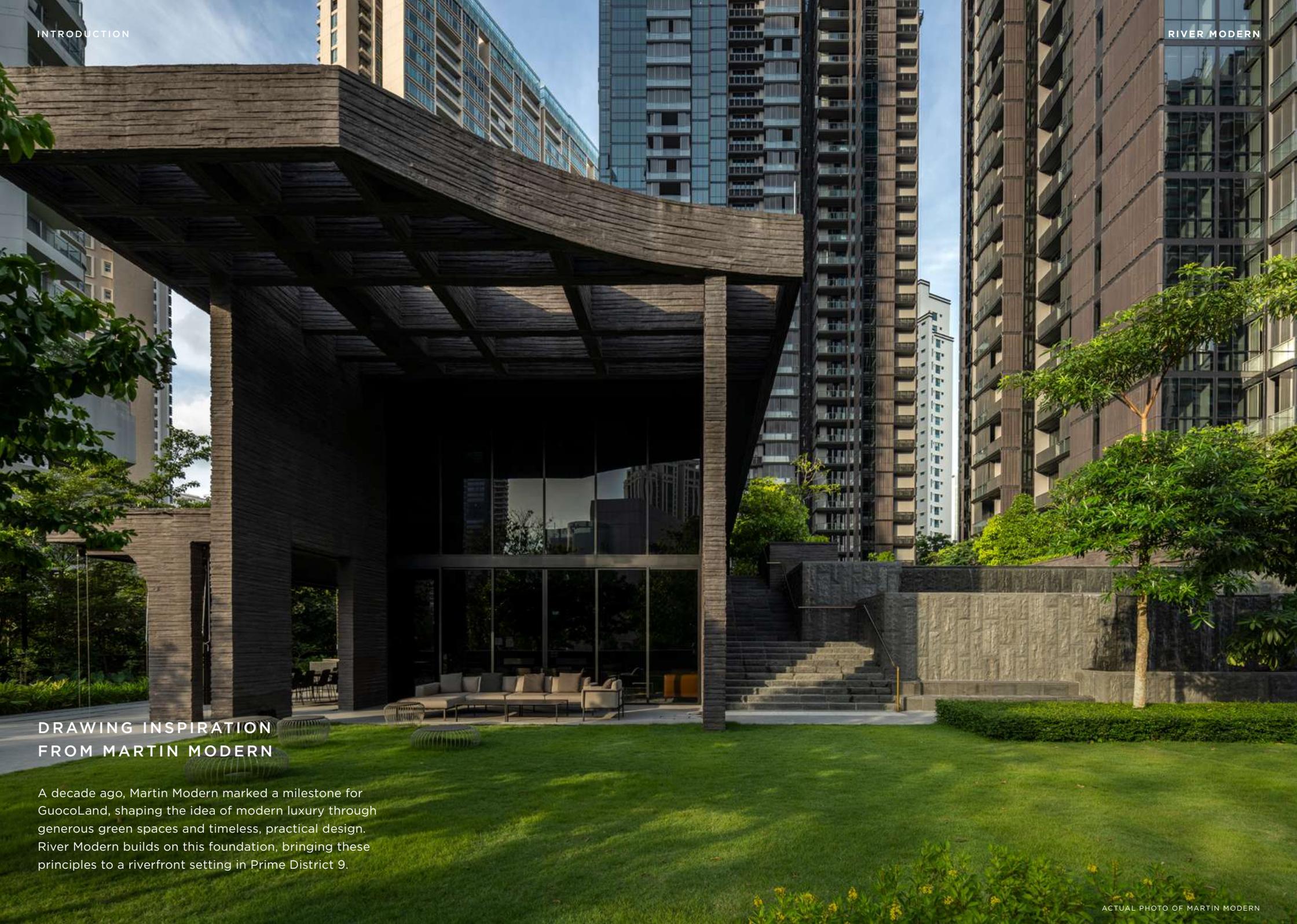
LANDSCAPE ARCHITECT

Tan Peck Cheong  
Tinderbox Landscape Studio



INTERIOR & PUBLIC AMENITIES DESIGNER

Nathan Yong  
Nathan Yong Design Pte Ltd



**DRAWING INSPIRATION  
FROM MARTIN MODERN**

A decade ago, Martin Modern marked a milestone for GuocoLand, shaping the idea of modern luxury through generous green spaces and timeless, practical design. River Modern builds on this foundation, bringing these principles to a riverfront setting in Prime District 9.



**DESIGNED FOR  
MODERN CITY LIVING**

From timeless architecture to poetic landscapes and facilities for the whole family, River Modern offers generous spaces and refined detail for modern living in the city.

**A PRESTIGIOUS ADDRESS**

District 9  
Riverfront Homes

**2** Residential  
Towers

**36** Storeys

**455** Modern  
Residences

**2-4** Bedroom  
Units

**Panoramic River and City Vistas**

The first residential floor is elevated about five storeys above the ground to optimise views

The two towers are orientated so that about 70% of the units overlook the Singapore River



**Liveable Spaces for Families**

Thoughtfully designed 2- to 4-bedroom homes

4-bedroom units offer over 6-metre wide frontage facing the river



**Directly Linked to  
Great World MRT  
Station and Mall**

A grand sense of arrival from the MRT station elevates your everyday journey home



**Lush and Generous  
Landscape**

Over 80% of the site is devoted to greenery and lifestyle amenities



A person is riding a bicycle on a modern, paved bridge over a river. The bridge has a sleek, metallic railing and a curved support structure. In the background, several tall skyscrapers are visible, reflecting the sky. The scene is set during sunset or sunrise, with a warm, golden light illuminating the bridge and the buildings. The overall atmosphere is one of urban tranquility and modern architecture.

A PRESTIGIOUS DISTRICT 9 ADDRESS,  
WHERE RARE RIVERFRONT TRANQUILLITY  
MEETS CITY CONVENIENCE

## PANORAMIC VIEWS OF THE DISTRICT 9 SINGAPORE SKYLINE

Take in sweeping vistas across the Singapore River, Orchard Road, Marina Bay, and the CBD. Both residential towers are carefully orientated to open up breathtaking views of the iconic skyline.

360° [EXPLORE THE VIEWS](#)



# VIBRANT LIFESTYLE BY THE RIVER



SINGAPORE RIVER



RIVER MODERN



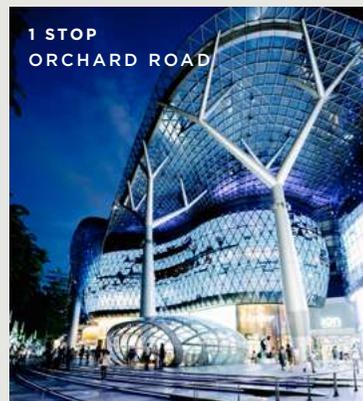
GREAT WORLD  
MRT STATION  
AT YOUR DOORSTEP

THOMSON-EAST COAST LINE

# EFFORTLESSLY CONNECTED, FROM CITY TO THE REST OF THE WORLD

Step directly into Great World MRT Station and move effortlessly across the city. Orchard Road is one stop away, and the CBD just three, with the Thomson-East Coast Line linking you to key districts, lifestyle destinations, and, in time, Changi Airport.

**M**  
**RIVER MODERN**  
**DIRECT ACCESS  
TO GREAT WORLD  
MRT STATION & MALL**





RIVER VALLEY  
PRIMARY SCHOOL  
ACROSS THE ROAD



ROBERTSON QUAY



NATIONAL GALLERY  
SINGAPORE



DIRECT ACCESS  
TO GREAT WORLD

**M**  
RIVER MODERN



NEXT TO  
KIM SENG PARK



CQ@CLARKE QUAY

CLARKE QUAY

CIVIC  
DISTRICT



JIAK KIM BRIDGE



BOAT QUAY SHOPHOUSES

BOAT  
QUAY

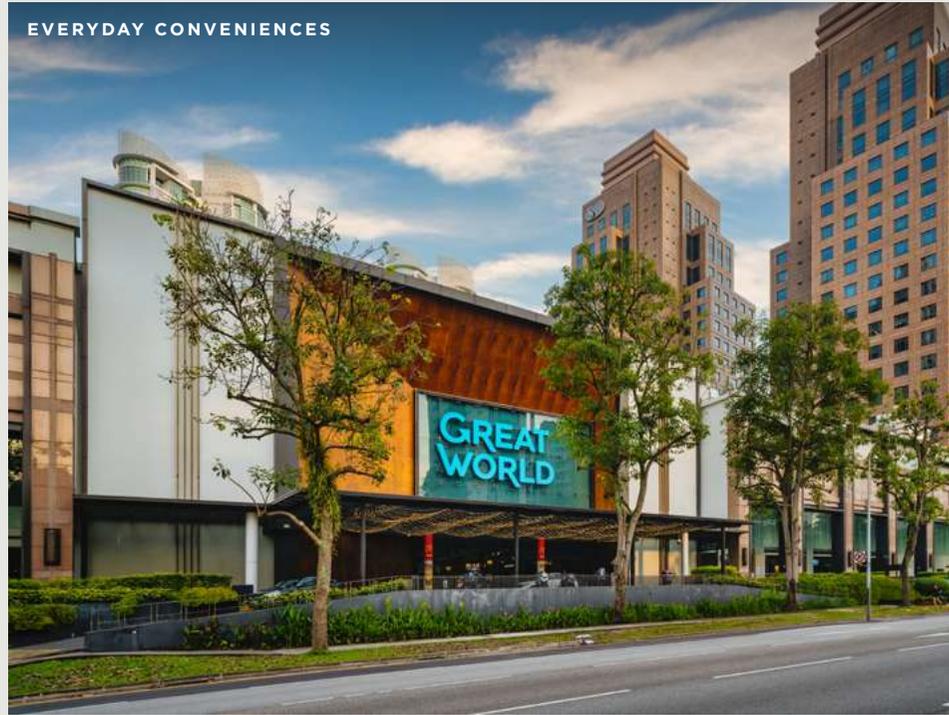
## THE RIVER TAKES YOU FROM QUAY TO QUAY

From River Modern, follow the Singapore River all the way to Boat Quay and the Civic District. The iconic river becomes part of your everyday life, connecting home to the places you love.

## A COMPLETE LIFESTYLE NEIGHBOURHOOD

Explore a world-class waterfront neighbourhood lined with restaurants, galleries, cafés, and greenery. Relax, shop, and dine with Robertson Quay at your doorstep and Orchard Road minutes away.

### EVERYDAY CONVENIENCES



### WEEKEND DESTINATIONS



### LOCAL GEMS



### RIVERSIDE LIFESTYLE



### ALFRESCO DINING



## THE LOCATION

# THE BEST OF DISTRICT 9

## CONNECTIVITY

Great World MRT Station Directly Connected  
 Central Expressway (CTE) 8 mins

## SHOP & DINE

Great World Mall Directly Connected  
 Zion Riverside Food Centre 5 mins  
 Robertson Quay 8 mins  
 New Bahru 9 mins  
 Tiong Bahru Market & Food Centre 4 mins  
 Funan 5 mins  
 Orchard Road Shopping Belt 5 mins  
 Raffles City Shopping Centre 7 mins  
 Marina Bay Sands 9 mins

## EDUCATION

River Valley Primary School (Via Sheltered Linkway) 1 min  
 Alexandra Primary School 5 mins  
 St. Margaret's School (Primary) 7 mins  
 Anglo-Chinese School (Junior) 9 mins

## NATURE

Kim Seng Park < 1 min  
 Fort Canning Park 5 mins  
 Singapore Botanic Gardens 10 mins  
 Gardens by the Bay 11 mins

## ARTS & CULTURE

Chinatown 5 mins  
 Victoria Theatre & Concert Hall 6 mins  
 National Gallery Singapore 6 mins  
 ArtScience Museum 9 mins  
 Esplanade - Theatres on the Bay 10 mins

## BUSINESS

Central Business District 5 mins  
 Marina Bay Financial Centre 7 mins  
 Guoco Tower 8 mins  
 Suntec Singapore 9 mins

## LEGEND

-  East-West Line
-  Downtown Line
-  North-South Line
-  North-East Line
-  Circle Line
-  Thomson-East Coast Line
-  District 9
-  Orchard Road Shopping Belt
-  Great World MRT Station

ALL DISTANCES AND TRAVEL TIMES ARE APPROXIMATE, MEASURED FROM RIVER MODERN TO THE RESPECTIVE DESTINATIONS. ACTUAL TRAVEL TIMES MAY VARY DEPENDING ON THE TIME OF DAY.

MAP IS FOR ILLUSTRATION PURPOSES ONLY AND NOT DRAWN TO SCALE.



IN THE CITY, BY THE RIVER, AT HOME

## LIVE WELL IN THE HEART OF THE CITY

At River Modern, facilities set within generous expanses of greenery offer moments to pause and recharge in the city. Areas for relaxation, socialising, and time with family are part of everyday modern living.

## A JOURNEY FROM RIVER TO HOME

Follow a journey from the Singapore River, through Kim Seng Park, and into your home. At River Modern, this transition continues across four outdoor zones — Riverside, Lawn, Pool, and Forest — each offering a different setting to slow down, stay active, or spend time together.

SINGAPORE RIVER

KIM SENG PARK

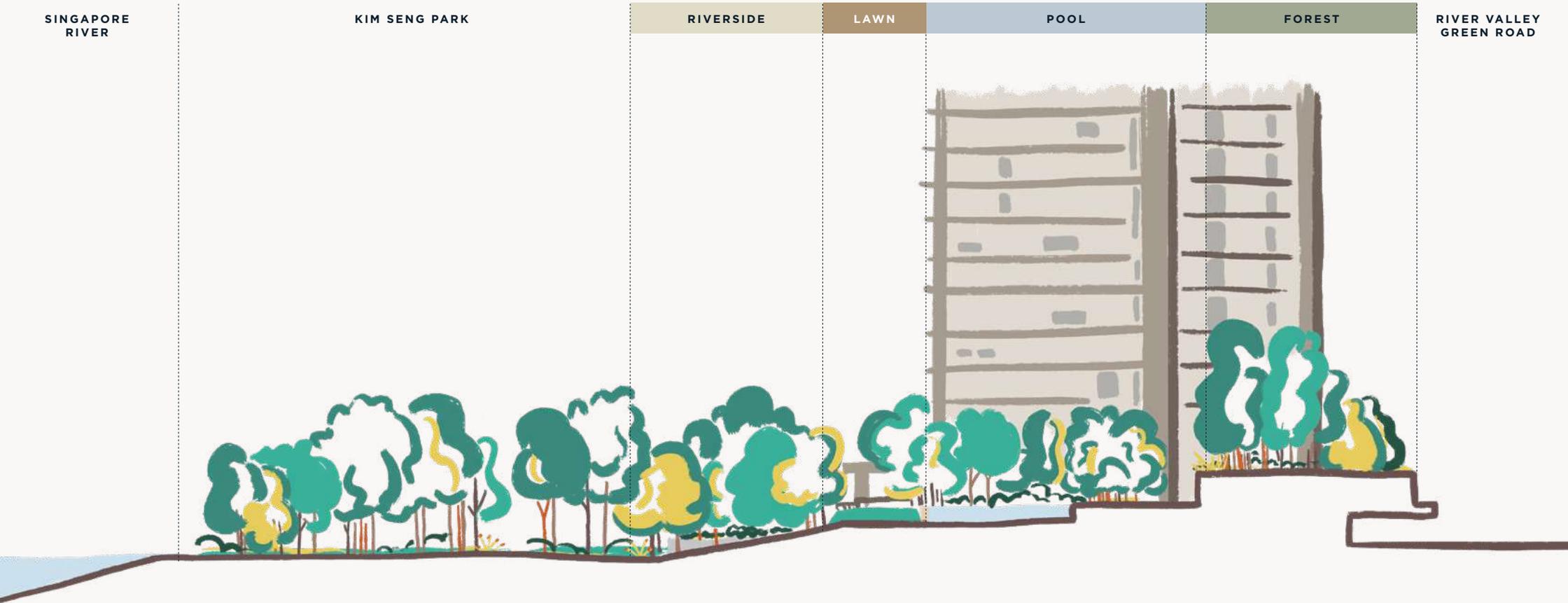
RIVERSIDE

LAWN

POOL

FOREST

RIVER VALLEY GREEN ROAD



LANDSCAPE ZONE 1

# RIVERSIDE

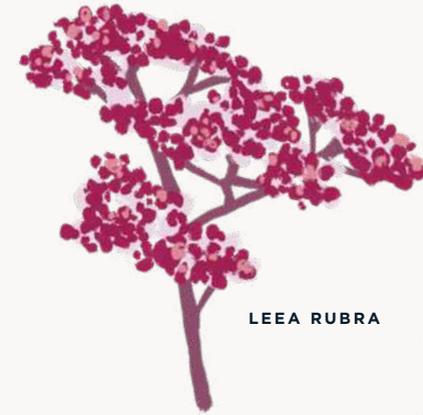


RIVERSIDE DECK | RIVERSIDE LAWN | RIVERSIDE GARDEN  
| ALLOTMENT GARDEN | RIVERSIDE TERRACE | RIVERSIDE TRAIL



## DISCOVER THE BOTANICAL LIFE OF RIVER MODERN

Approximately 50 plant species line 170m of the nature trail, forming a calm, nature-rich edge that feels worlds away from the city.



LEEAE RUBRA



RHODOMYRTUS  
TOMETOSA



ASCLEPIAS  
CURASSAVICA



FICUS  
DELTOIDEA JACK



VOLKAMERIA  
INERMIS

LANDSCAPE ZONE 2

# LAWN



GRAND LAWN | LAWN PATIO I | LAWN PATIO II | GOURMET PAVILION I  
| GOURMET PAVILION II | PLAYGROUND | TENNIS COURT | VIEWING TERRACE

## A GRAND GREEN EXPANSE

A hallmark of GuocoLand's landscape design, the Grand Lawn offers a rare sense of openness in the city, framed by lush greenery and outdoor dining rooms.



ARTIST'S IMPRESSION

## EVENINGS AROUND THE TABLE

An alfresco gourmet pavilion creates a welcoming setting for dinners, conversation, and time spent together.



## WHEN PLAY IS PART OF HOME

The tennis court offers a dedicated outdoor space, bringing play into everyday city living.

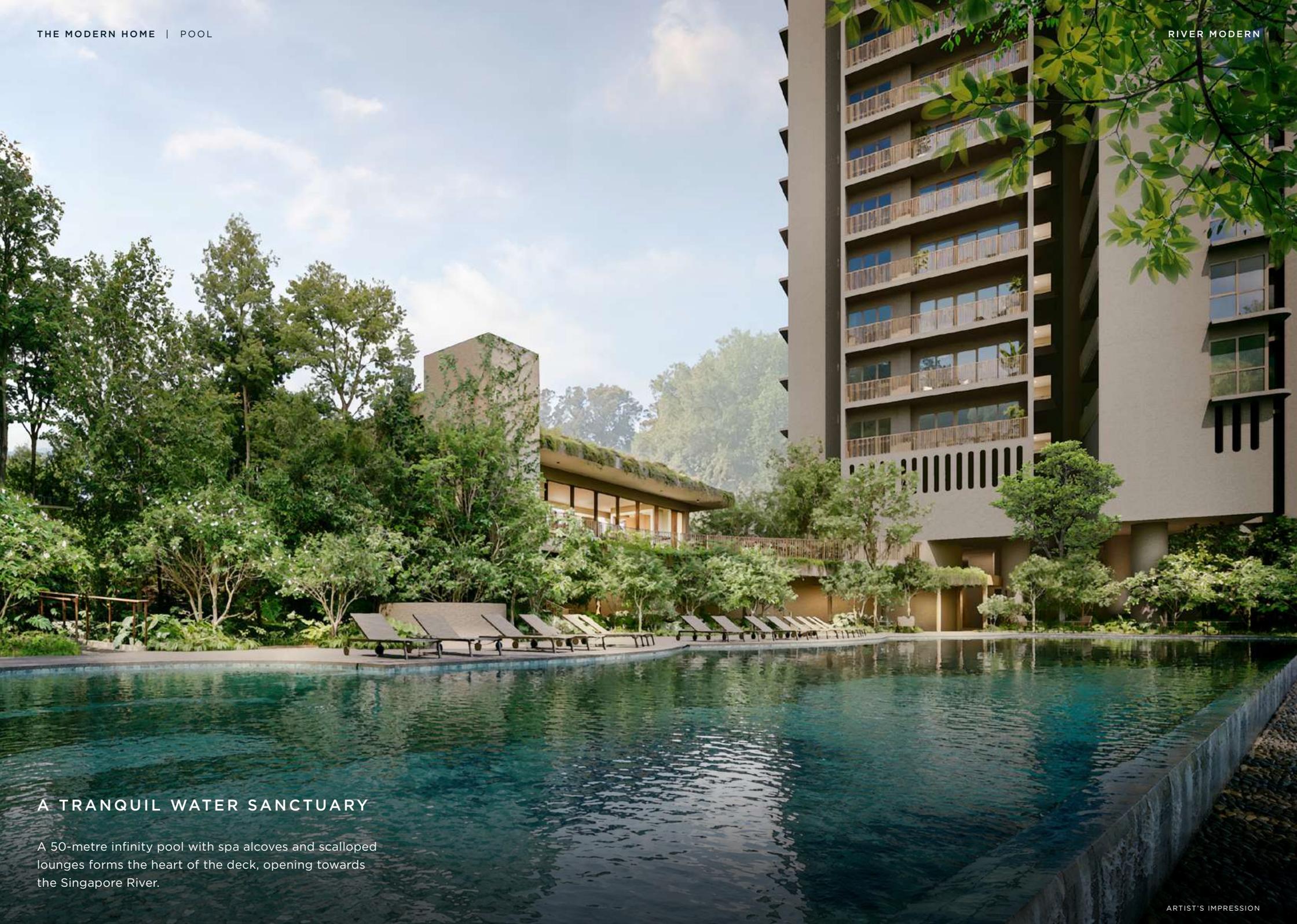
LANDSCAPE ZONE 3

POOL



ARTIST'S IMPRESSION

PLAY PATIO | PLAY POOL | POOLSIDE PATIO | 50M INFINITY POOL | POOLSIDE TERRACE  
| SPA PATIO | SPA POOL | CLUB DINING I | CLUB DINING II | CLUB VIEWING DECK



## A TRANQUIL WATER SANCTUARY

A 50-metre infinity pool with spa alcoves and scalloped lounges forms the heart of the deck, opening towards the Singapore River.



ARTIST'S IMPRESSION

## QUALITY FAMILY MOMENTS

Designed especially for the little ones, the kids' pool creates a relaxed environment for play, connection, and quality family time.

LANDSCAPE ZONE 4

# FOREST



ARTIST'S IMPRESSION

GYMNASIUM | CHANGING ROOM WITH STEAM ROOM | FOREST TERRACE | GARDEN LOUNGE I | POOLSIDE COVE  
| FOREST SANCTUARY I | FOREST SANCTUARY II | GARDEN LOUNGE II | GARDEN DECK I | GARDEN DECK II

## A SETTING FOR MEMORABLE MOMENTS

The clubhouse offers flexible spaces for hosting, dining, and entertaining, with views extending across the Singapore River and the surrounding greenery.



ARTIST'S IMPRESSION

## WELLNESS WITH A VIEW

The gym opens out to views of trees and greenery, bringing a sense of calm and focus to everyday movement.

## A FOREST SANCTUARY TO RESET

Begin the day in a peaceful forest setting, where nature offers space to breathe, stretch, and slow the pace of city life.



ARTIST'S IMPRESSION

## COMING HOME BY THE RIVER

A calm return from the city leads into a home defined by exclusivity, elegance and the river's gentle presence.



ARTIST'S IMPRESSION

## SEAMLESSLY LINKED TO GREAT WORLD MRT

Direct access to Great World MRT Station offers a sheltered connection from train to home, bringing convenience to everyday travel.

GREAT WORLD  
MRT STATION

RIVER VALLEY GREEN

KIM SENG PARK

SINGAPORE RIVER

ARTIST'S IMPRESSION

1ST STOREY FACILITIES

- |                                 |                       |                     |
|---------------------------------|-----------------------|---------------------|
| ① Grand Lawn                    | ⑬ Forest Terrace      | ⑳ Garden Lounge II  |
| ② Lawn Patio I                  | ⑭ Garden Lounge I     | ㉑ Garden Deck I     |
| ③ Lawn Patio II                 | ⑮ Poolside Cove       | ㉒ Garden Deck II    |
| ④ Gourmet Pavilion I            | ⑯ Forest Sanctuary I  | ㉓ Riverside Deck    |
| ⑤ Gourmet Pavilion II           | ⑰ Forest Sanctuary II | ㉔ Riverside Lawn    |
| ⑥ Playground                    | ⑱ Poolside Patio      | ㉕ Riverside Garden  |
| ⑦ Tennis Court                  | ⑲ 50m Infinity Pool   | ㉖ Allotment Garden  |
| ⑧ Viewing Terrace               | ⑳ Poolside Terrace    | ㉗ Riverside Terrace |
| ⑨ Play Patio                    | ㉑ Spa Patio           | ㉘ Riverside Trail   |
| ⑩ Play Pool                     | ㉒ Spa Pool            | ㉙ Genset            |
| ⑪ Gymnasium                     | ㉓ Club Dining I       |                     |
| ⑫ Changing Room with Steam Room | ㉔ Club Dining II      |                     |
|                                 | ㉕ Club Viewing Deck   |                     |

LANDSCAPE ZONES

- LAWN   
 ● POOL   
 ● FOREST   
 ● RIVERSIDE

BASEMENT 2  
BASEMENT 1/LOWER 1ST STOREY  
FACILITIES

- |  |
|--|
| ⑳ Grand Arrival (Basement 1)           |
| ㉑ Side Gate (Basement 1)               |
| ㉒ Arrival Lounge (Lower 1st Storey)    |
| ㉓ Shops/Restaurants (Lower 1st Storey) |
| ㉔ Management Office (Basement 1)       |
| ㉕ Bicycle Parking Spaces (Basement 1)  |
| ㉖ Bicycle Parking Spaces (Basement 2)  |
| ㉗ Bin Centre (Basement 2)              |
| ㉘ Substation (Basement 2)              |
| ㉙ Through Block Link (Basement 2)      |

  Water Tank (Roof)



0 10 20 30 50M























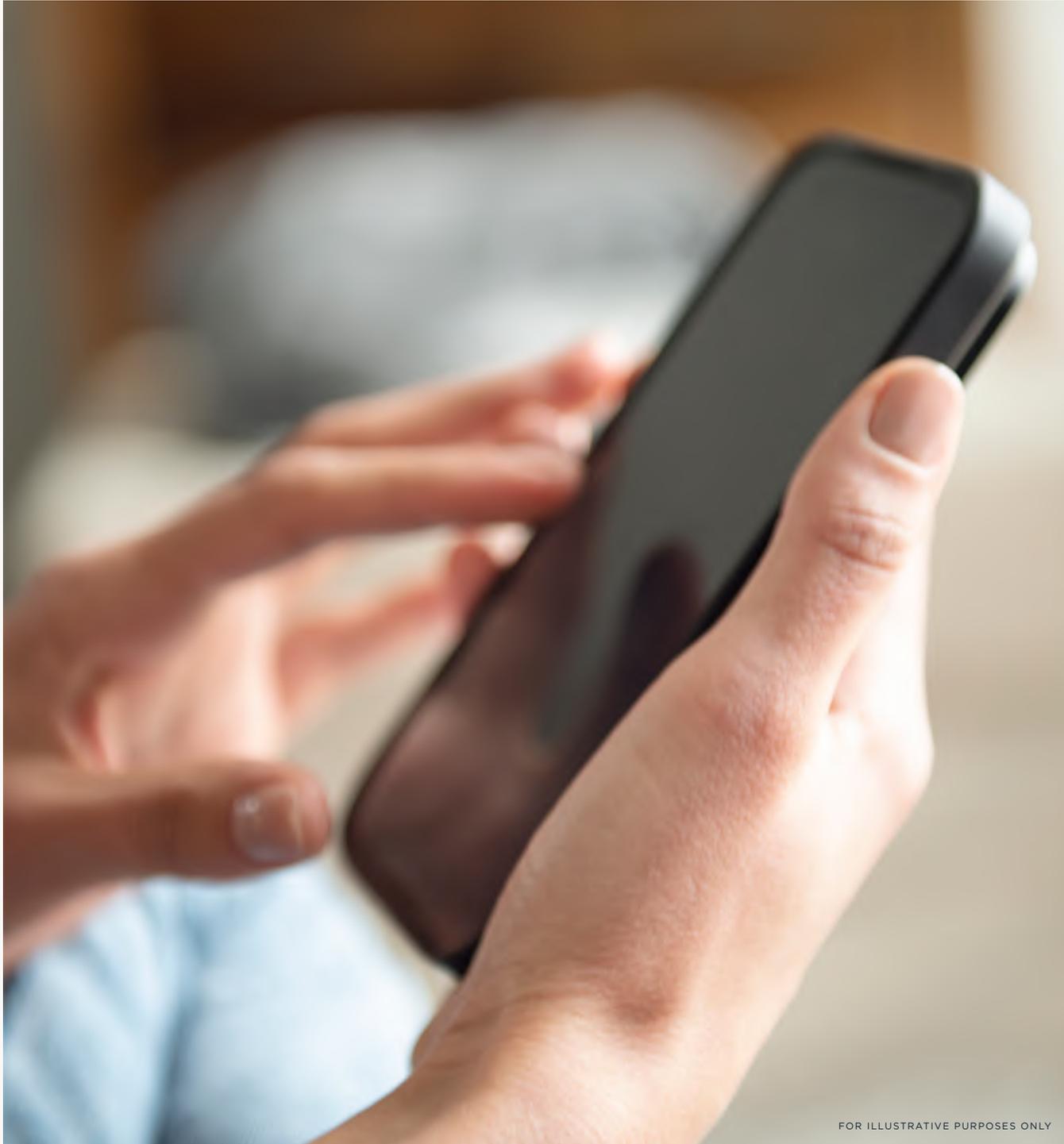




## PREMIUM FITTINGS

Branded fittings and appliances are carefully selected to elevate the standard of quality and reliability. Every detail contributes to a home that is functional, refined, and luxurious.





FOR ILLUSTRATIVE PURPOSES ONLY

## SMART HOMES

Smart home features are thoughtfully integrated to support modern everyday living. From intelligent access to convenient lighting controls, these features enhance comfort and functionality throughout the home.



**SMOKE DETECTOR**



**SMART DIGITAL  
MAIN DOOR LOCKSET**



**MOTION SENSOR  
FOR FOYER LIGHTING**



**WIRELESS CONTROL  
FOR FAN COIL**



**WIRELESS CONTROL  
OF LIGHTING**

OFFICIAL MARKETING AGENCY

# Huttons

SINGAPORE'S LARGEST  
PRIVATE REAL ESTATE AGENCY

ESTATE AGENT LICENCE NO.: L3008899K

NAME OF HOUSING PROJECT: RIVER MODERN • NAME OF HOUSING DEVELOPER: RIVER MODERN PTE. LTD. (CO. REG. NO. 201607577W) • LICENCE NO. OF HOUSING DEVELOPER: C1539 • TENURE OF LAND: LEASEHOLD ESTATE OF 99 YEARS COMMENCING ON 13 MAY 2025 • ENCUMBRANCES ON LAND: MORTGAGE IN FAVOUR OF OVERSEA-CHINESE BANKING CORPORATION LIMITED • LOCATION OF THE HOUSING PROJECT: LOT(S) 01688W, TS 21, AT RIVER VALLEY GREEN • EXPECTED DATE OF VACANT POSSESSION: 31 DECEMBER 2032 • EXPECTED DATE OF LEGAL COMPLETION: 31 DECEMBER 2035

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