

SORA PRELIMINARY FACTSHEET

Project Name	SORA
Developer	LAKESIDE RESIDENTIAL PTE LTD (JV between CEL Development Pte Ltd, Sing-Haiyi Pearl Pte Ltd and TK 189 Development Pte Ltd)
Description	2 BLOCKS OF 20-STOREY (Blk 1 & 2) & 2 BLOCKS OF 12-STOREY (Blk 3 & 4)
Address	72 - 78 Yuan Ching Road (Pending approval)
District	22
Total Number of Units	440
Parking Lot	352 lots + 4 accessible lots (Basement 1)
Site Area	Approximately 17,834.8 SQM / 191,974 SQFT
Tenure	99 Years Leasehold from 30 August 2023
Expected Vacant Possession	30-Jun-28
Main Contractor	TBC
Architect	ADDP Architects
C&S Engineer	TBC
M&E Engineer	TBC
Landscape Consultant	ECOPlan Asia Pte Ltd
Project Interior Design	ADDP Architects
Conveyance Solicitor	TBC
Project Account	TBC

S/N	Unit Mix	No. of Units	% of Units	Est. Area	Est. Monthly Maintenance Fee
1	1 - BEDROOM + STUDY	36	8.18%	50 sqm - 63 sqm	Tbc
2	2 - BEDROOM DELUXE	60	13.64%	60 sqm - 75 sqm	Tbc
3	2 - BEDROOM DELUXE + STUDY	138	31.36%	68 sqm - 85 sqm	Tbc
4	3 - BEDROOM DELUXE	22	5.00%	88 sqm - 104 sqm	Tbc
5	3 - BEDROOM PREMIUM	64	14.55%	102 sqm - 122 sqm	Tbc
6	3 - BEDROOM PREMIUM + STUDY	84	19.09%	107 sqm - 131 sqm	Tbc
7	4 - BEDROOM LUXURY	18	4.09%	142 sqm - 165 sqm	Tbc
8	5 - BEDROOM LUXURY	18	4.09%	156 sqm - 179 sqm	Tbc
	Total	440	100%		Tbc



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sora

Own your space. Your own space.

DRAFT ROOF GARDEN TERRACES - SKY 360



Block 1 (20 Storey)

- ① Family Lounge
- ② Stargazing Lawn
- ③ Relaxation Lounge
- ④ Boutique Lawn
- ⑤ Yoga Deck
- ⑥ Community Garden

Block 2 (20 Storey)

- ① Sky Bar
- ② Vista Co Work
- ③ Relaxation Carvana
- ④ Tea House
- ⑤ Tai Chi Deck
- ⑥ Community Garden

Block 3 (12 Storey)

- ① Sky Garden
- ② Social Pod
- ③ Community Garden
- ④ Hammock Alcove
- ⑤ Sky Bed
- ⑥ Rejuvenating Deck

Block 4 (12 Storey)

- ① Sky Lounge
- ② Social Pod
- ③ Community Garden
- ④ Relaxation Lounge
- ⑤ The Hang Out
- ⑥ Boxing Area

Draft Sky 360 subject to changes without prior notice

LOCATION MAP



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UNIQUE SELLING POINTS (USP)

1.	Rare and Huge Land Size Of >191,000sft with 300m Frontage to maximise views.
2.	Indulge with Over 60 Facilities with 6 curated zones from ground floor to sky!
3.	Iconic Masterpiece! 3-tiers roof sky terraces with Wave Inspired Sky + Skybridge!
4.	Located Within Jurong Lake District and next to Jurong Innovative District Transformations.
5.	Proximity to Popular Schools such as Rulang Primary School, Shuqun Primary School and Lakeside Primary School.
6.	Between 2 MRT Stations- Lakeside & Chinese Garden. Free 1 Year shuttle bus service for residents to MRT
7.	Strong Pool of Tenants from International School, Jurong Lake District and Jurong Innovation District.
8.	Direct access to 90 ha of green spaces and recreational zones within the Jurong Lake Gardens.
9.	Located within Jurong Lake District, the largest mixed-use business and world-class sustainability district outside the city center.
10.	Access to 90 ha of green spaces and recreational zones within the Jurong Lake Gardens.

Within 1KM

- Lakeside Primary School
- Jurong Secondary School
- Yuan Ching Secondary School
- Yuvabharathi International School

Within 2KM

- Boon Lay Garden Primary School
- Fuhua Primary School
- Jurong Primary School
- Rulang Primary School
- Shuqun Primary School
- Yuhua Primary School
- Fu Hua Secondary School
- Yuhua Secondary School
- Canadian International School (Lakeside Campus)

RETAIL & LIFESTYLE

Supermarkets

- FairPrice Taman Jurong Shopping Centre
- FairPrice Yung Kuang Road
- Sheng Shiong Supermarket Jurong Super Bowl
- FairPrice Jurong East Blk 345
- FairPrice Jurong West
- Giant Express Jurong West Blk 491
- Giant Express Jurong West Blk 492
- FairPrice Jurong East

Market & Food Centre

- Taman Jurong Market & Food Centre
- Yuhua Village Market and Food Centre
- Yuhua Market and Hawker Centre
- Blk 505 Jurong West Ave 1
- Blk 493 Jurong West St 41
- Blk 221A Boon Lay Place
- Blk 216 Boon Lay Ave
- Pioneer Mall Hawker Centre and Market

Shopping Malls

- Taman Jurong Shopping Centre
- Teban Place
- Boon Lay Shopping Centre
- Jurong Point
- IMM
- JEM
- West Gate
- Ximi Vogue
- Pioneer Mall
- Gek Poh Shopping Centre
- West Mall
- Le Quest Shopping Mall
- FairPrice Hub

RECREATION & LEISURE

Recreation Parks

- Jurong Lake Garden
- Chinese Garden
- Youth Park @ Jurong Lake Garden
- Toh Guan Park
- Jurong Lake Park
- Pandan Garden Leisure Park
- Terrace Garden Boon Lay Place
- Taman Jurong Park
- Jurong Central Park
- Palm View Garden
- Teban Neighbourhood Park

Blk 1 View taken from Roof Top



Blk 2 View taken from Roof Top



Blk 3 View taken from Roof Top



Blk 4 View taken from Roof Top

