

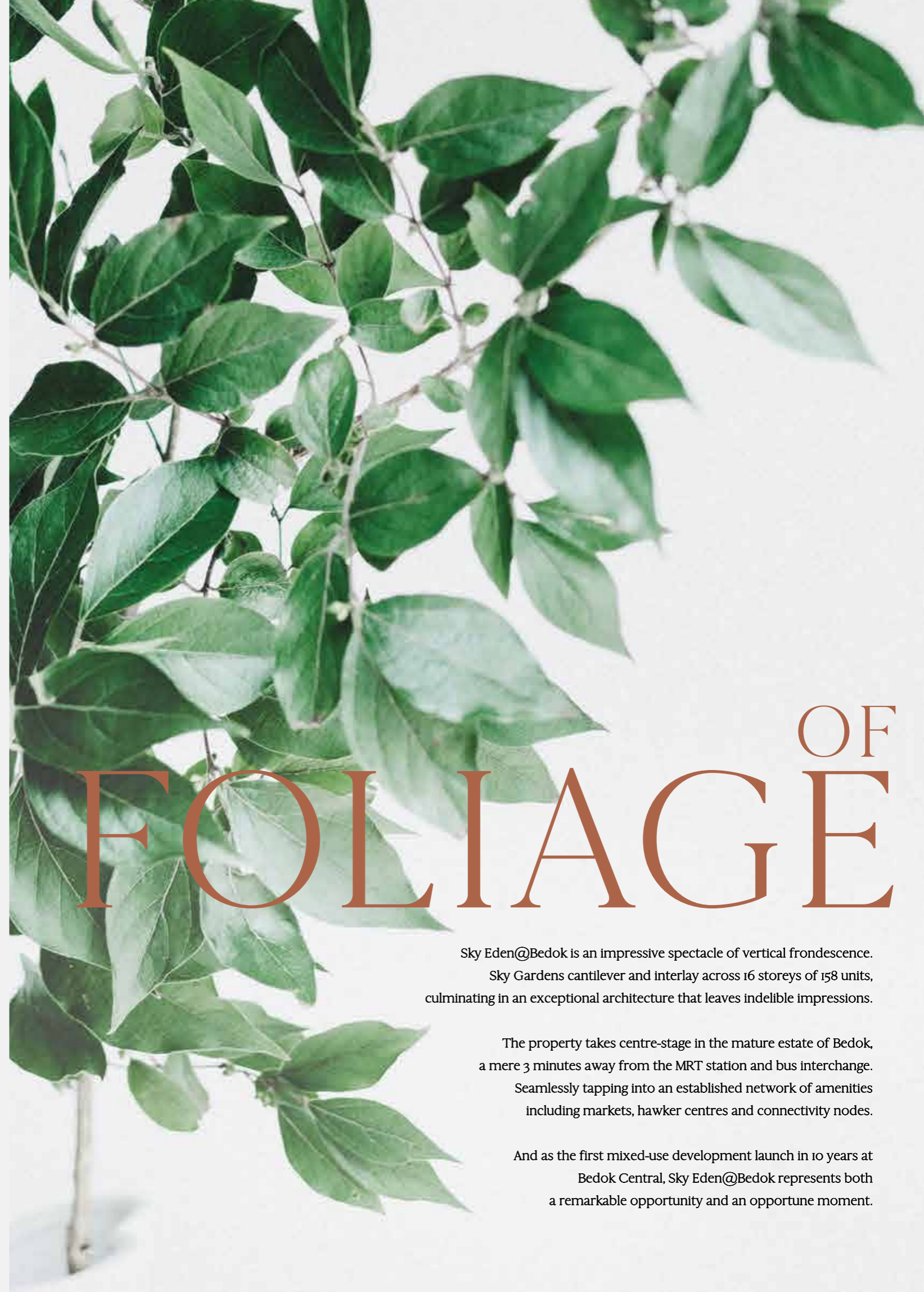
S K Y  E D E N  
@BEDOK

The main title "SKY EDEN" is centered on the page. The word "SKY" is in a dark grey, serif font. The word "EDEN" is also in a dark grey, serif font. Between "SKY" and "EDEN" is a stylized green graphic consisting of several horizontal, overlapping, curved shapes that resemble a modern architectural element or a stylized plant. Below the graphic is the text "@BEDOK" in a smaller, dark grey, sans-serif font.

A SKY GARDEN ON EVERY LEVEL

CAN

VAS



# FOLIAGE OF

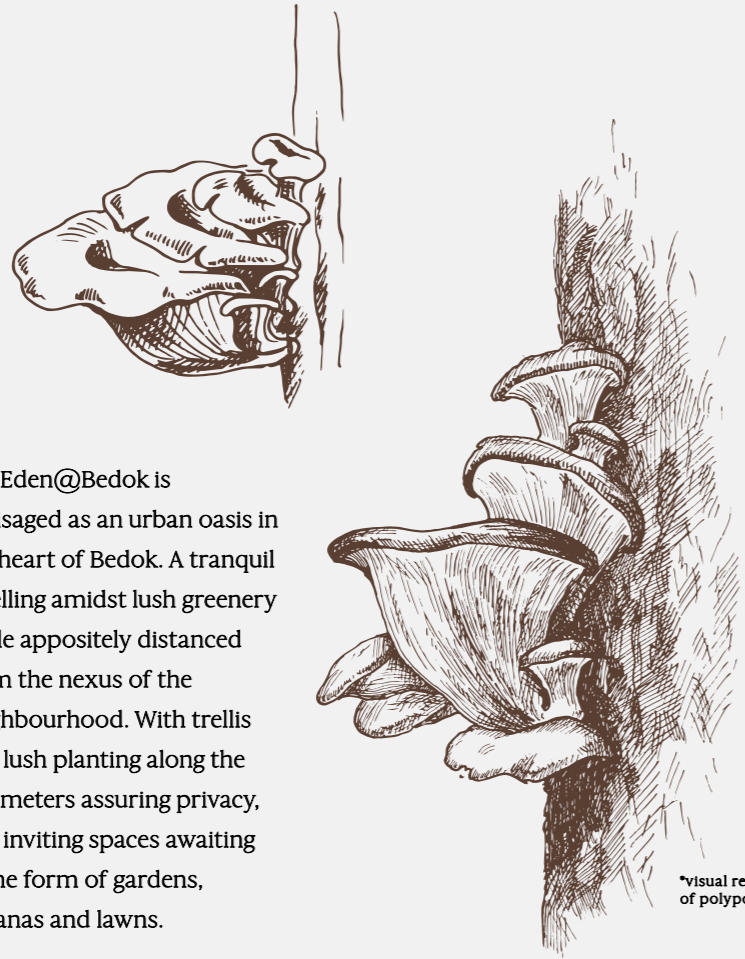
Sky Eden@Bedok is an impressive spectacle of vertical frondescence. Sky Gardens cantilever and interlay across 16 storeys of 158 units, culminating in an exceptional architecture that leaves indelible impressions.

The property takes centre-stage in the mature estate of Bedok, a mere 3 minutes away from the MRT station and bus interchange. Seamlessly tapping into an established network of amenities including markets, hawker centres and connectivity nodes.

And as the first mixed-use development launch in 10 years at Bedok Central, Sky Eden@Bedok represents both a remarkable opportunity and an opportune moment.



# A SKY GARDEN



Sky Eden@Bedok is envisaged as an urban oasis in the heart of Bedok. A tranquil dwelling amidst lush greenery while appositely distanced from the nexus of the neighbourhood. With trellis and lush planting along the perimeters assuring privacy, and inviting spaces awaiting in the form of gardens, cabanas and lawns.

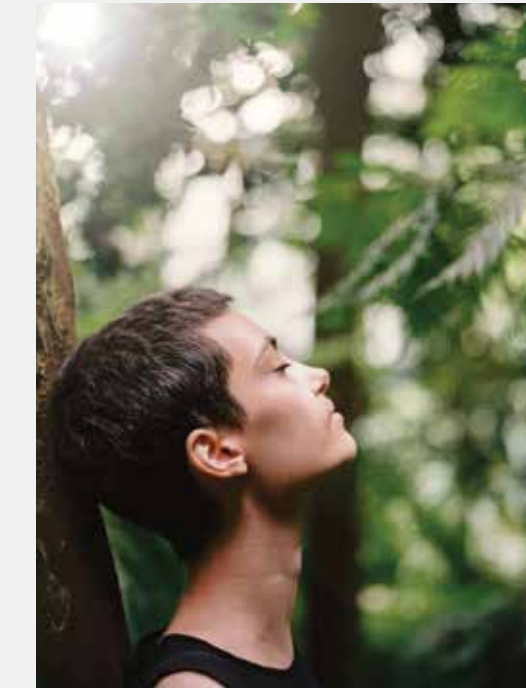
\*visual representation of polypores

To connect you with nature and maximise the verdure of the development, the architect has adopted a biophilic design inspired by the characteristics of Polypores. Leading to the creation of Sky Gardens that interlay between the different levels and form a visual connection of greenery. Each providing a serene environment for you to socialise or enjoy moments of quietude.

# ON EVERY LEVEL







So close, you can feel it.  
So near, you can smell it.  
The Sky Gardens bring nature  
ever closer to home.



The Sky Gardens ascend skywards  
right from the ground up, breaking out  
of monotony while drawing admiration  
both near and afar.

Artist's Impression

Artist's Impression



# A GARDEN NEXT TO EVERY HOME

It greets you with the fresh morning dew at every break of dawn,  
and offers a calming respite as each day draws to a close.

## GROW MORE LOVE FOR NATURE

Designated as social spaces between neighbours or solitary retreats for individuals, the Sky Gardens are akin to sanctuaries where both man and the environment can flourish. A tropical palette in mixed and naturalistic form lies undisturbed in the background as lookouts towards the surroundings make for a pretty picture.





AS NATURE  
LINES EACH  
CORRIDOR,

PERSONAL WORK SPACE



TEA APPRECIATION



YOGA SESSIONS



CHESS GAMES



GARDENING



ART AND CRAFT SESSIONS



The Sky Gardens are designed in clever response to the profile of the landscape planters and space articulation on every level. Paving the way for a distinctive and serene garden environment that invites you to enjoy a leisurely time painting, having an outdoor picnic while sheltered from the elements, or befriending neighbours over coffee or tea.

A GARDEN  
OPENS UP ON  
EVERY LEVEL





CONVENIENCES OF  
THE MATURE ESTATE,  
LUXURIES OF  
GARDEN-INSPIRED LIVING





# ARRIVE & EMBARK

An intimate drop-off point  
with a private residential  
lobby ensures that each day  
starts off on the front foot,  
and concludes on a warm  
and welcoming note.



SKY EDEN  
NORTH TOWER







# WHERE LIFESTYLE MEETS CONVENIENCES

To achieve a fine balance between tranquility amidst conveniences, a retail podium right below the development and along the pedestrian level provides easy access to necessities. This means that impromptu coffee runs and quick beauty sessions are all possible without leaving the comforts of home.



# COMPLEMENTED



CAFE



BAKERY



HEALTHCARE



F & B



GROOMING



MASSAGE & SPA



For illustration purposes only. Final tenant mix may differ.

## BY MODERN AMENITIES

You can look forward to a modern line-up of amenities such as restaurants, specialty cafes, and health & beauty services. Additionally, covered walkways will lead you under sheltered comfort to more hawker options towards Bedok Reservoir while further retail stores can be found along your walk to Bedok MRT.



# COMMERCIAL SITE PLAN (GROUND LEVEL)

## LEGEND

### LEVEL 1

- A** RESIDENTIAL DROP-OFF
- B** LIFT LOBBY
- C** BIN CENTRE
- D** MANAGEMENT OFFICE
- E** RESIDENTIAL BICYCLE LOT
- F** COMMERCIAL BICYCLE LOT

### BASEMENT 1

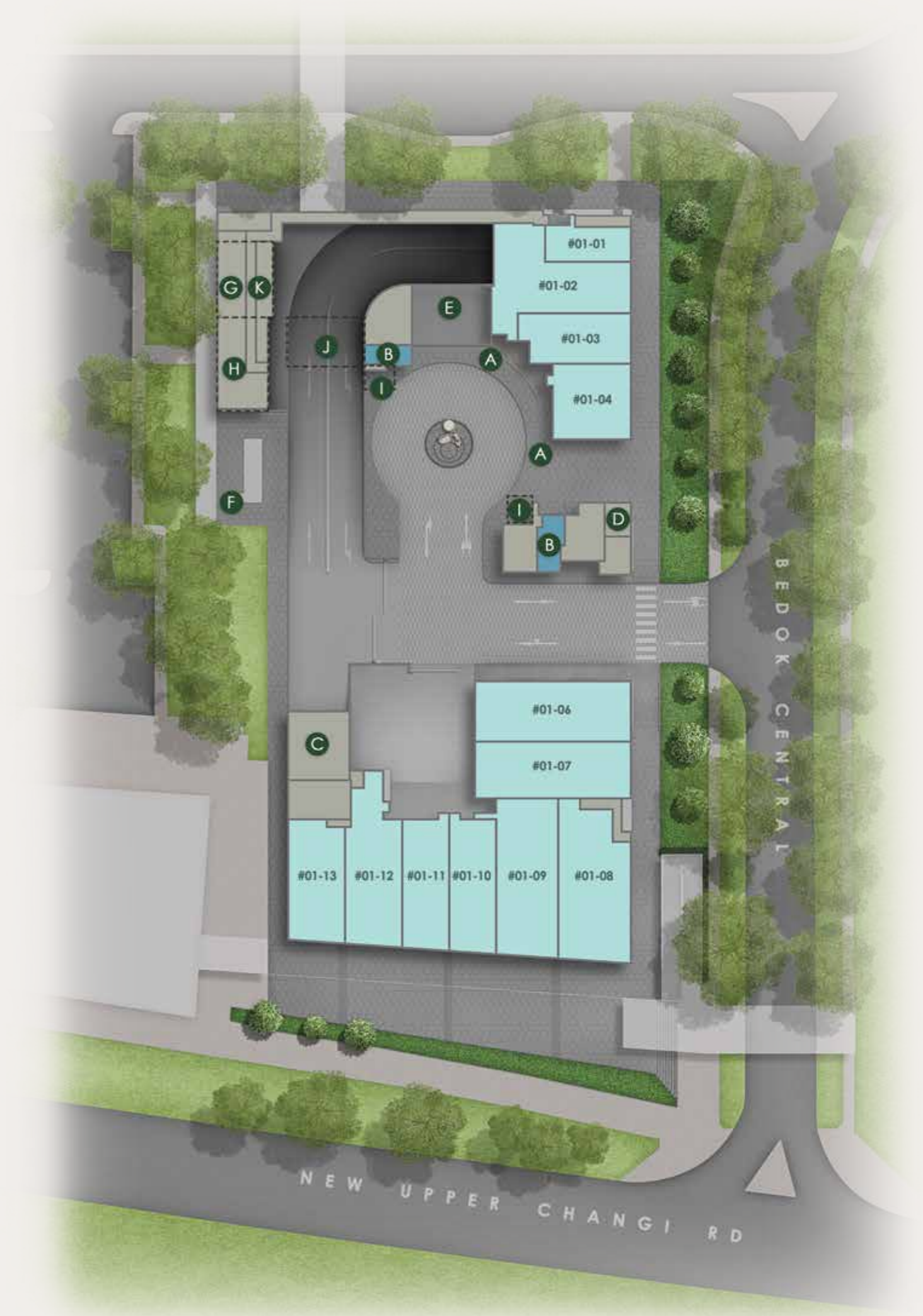
- G** SWITCH ROOM
- H** TRANSFORMER ROOM
- I** REFUSE CHAMBER

### BASEMENT 2

- J** SPRINKLER PUMP ROOM
- K** CABLE CHAMBER



BP NO.: A1720-00004-2020-BP01  
BP DATE : 27 MAY 2022.







Artist's Impression

# WELLNESS

IS WELL-DESERVED

Take a dip in the Infinity Lap Pool. Or get a quick work-out over at the Gym. A balanced lifestyle is key to one's overall wellbeing.



# FIND YOURSELF



The Social Clubhouse features a Kitchenette and Private Lounge where great conversations and hearty meals are best enjoyed with greater company.

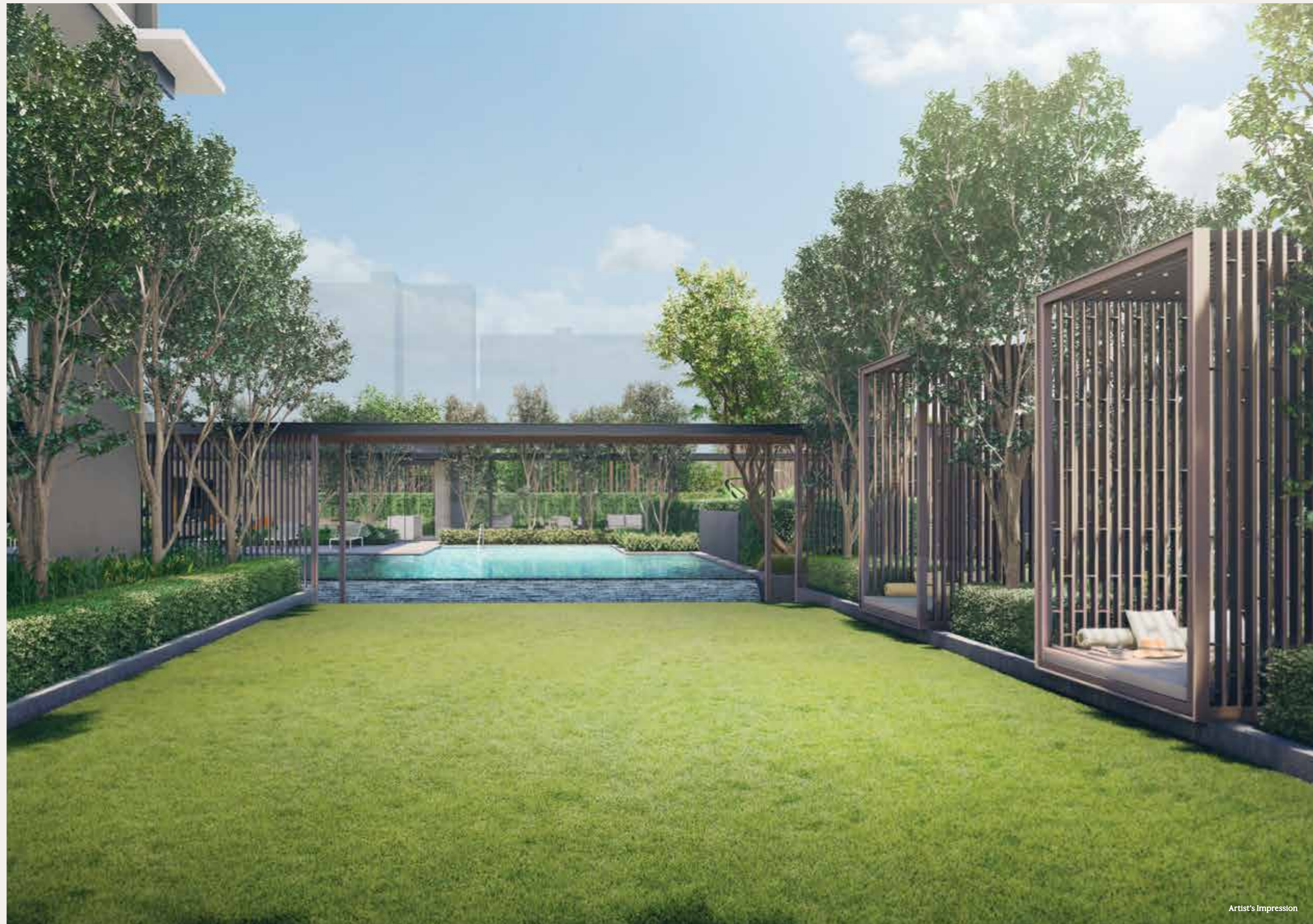
## WHILE FORGING CHERISHED CONNECTIONS

Artist's Impression



EVERYONE  
NEEDS  
A LITTLE  
**SPACE,**  
EVERY NOW  
AND THEN

Much like how the development is segregated from the hustle and bustle, the Function Lawn deviates from the clutter of amenities on the Landscape Deck. Paving the way for an open space that could be utilised for recreational and social purposes.





# FEEL CALM,



For moments of quietude or concentration, the Co-work Sanctuary is situated in a serene corner of the property right along the Lily Pond. Adjoined by a Co-work Patio and complete with individual work pods and a conference table that fits up to 5, this zone is designed for minimal distraction and optimal productivity.

Tucked right beside it is the Community Farm Garden where urban farming is encouraged and neighbourly ties are nurtured.



# & BE INSPIRED



BE SURROUNDED  
BY EVERY

WANT  
& NEED







JEWEL CHANGI AIRPORT



EDUCATIONAL INSTITUTIONS



TRANSPORTATION

# A BACKDROP OF MORE AMENITIES AWAITS



RECREATION PARKS



ADVENTURE PARKS



COMMERCIAL HUBS



## TRANSPORT

### INTEGRATED TRANSPORT HUB

- Bedok MRT (EW5) 3 min
- Bedok Bus Interchange 3 min

### MRT (INTERCHANGE)

- Tanah Merah (EW4/CG) 1 stop
- Paya Lebar (EW8/CC9) 3 stops
- Tampines (EW2/DT32) 3 stops

### EXPRESSWAYS

- Pan Island Expressway (PIE) 5 min
- East Coast Parkway (ECP) 6 min

## EDUCATION

### PRIMARY SCHOOL

- Yu Neng Primary School (within 1 km) 5 min
- Red Swastika School (within 1 km) 3 min
- St Anthony's Canossian Primary School 5 min

### SECONDARY SCHOOL

- Anglican High School 7 min
- Victoria School 7 min
- St Anthony's Canossian Secondary Sch 8 min

### JUNIOR COLLEGE

- Temasek Junior College (within 1 km) 6 min

### TERTIARY

- Singapore University of Technology & Design 11 min
- Temasek Polytechnic 8 min

## LIFESTYLE & WELLNESS

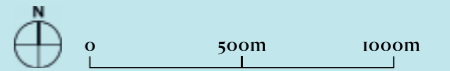
- Heartbeat@Bedok 3 min
- Bedok Stadium 10 min
- East Coast Park 8 min
- Bedok Reservoir 7 min

## BUSINESS

- Paya Lebar Central 3 stops
- Tampines Regional Centre 3 stops
- Changi Business Park 2 stops
- Central Business District (Raffles Place) 9 stops

## DINING & RETAIL

- Bedok Mall 3 min
- Changi City Point 2 stops
- PLQ Mall / Paya Lebar Square 3 stops
- Jewel Changi Airport 3 stops
- Sheng Siong (209 New Upper Changi) 2 min
- Fairprice (212 Bedok North Street 1) 3 min

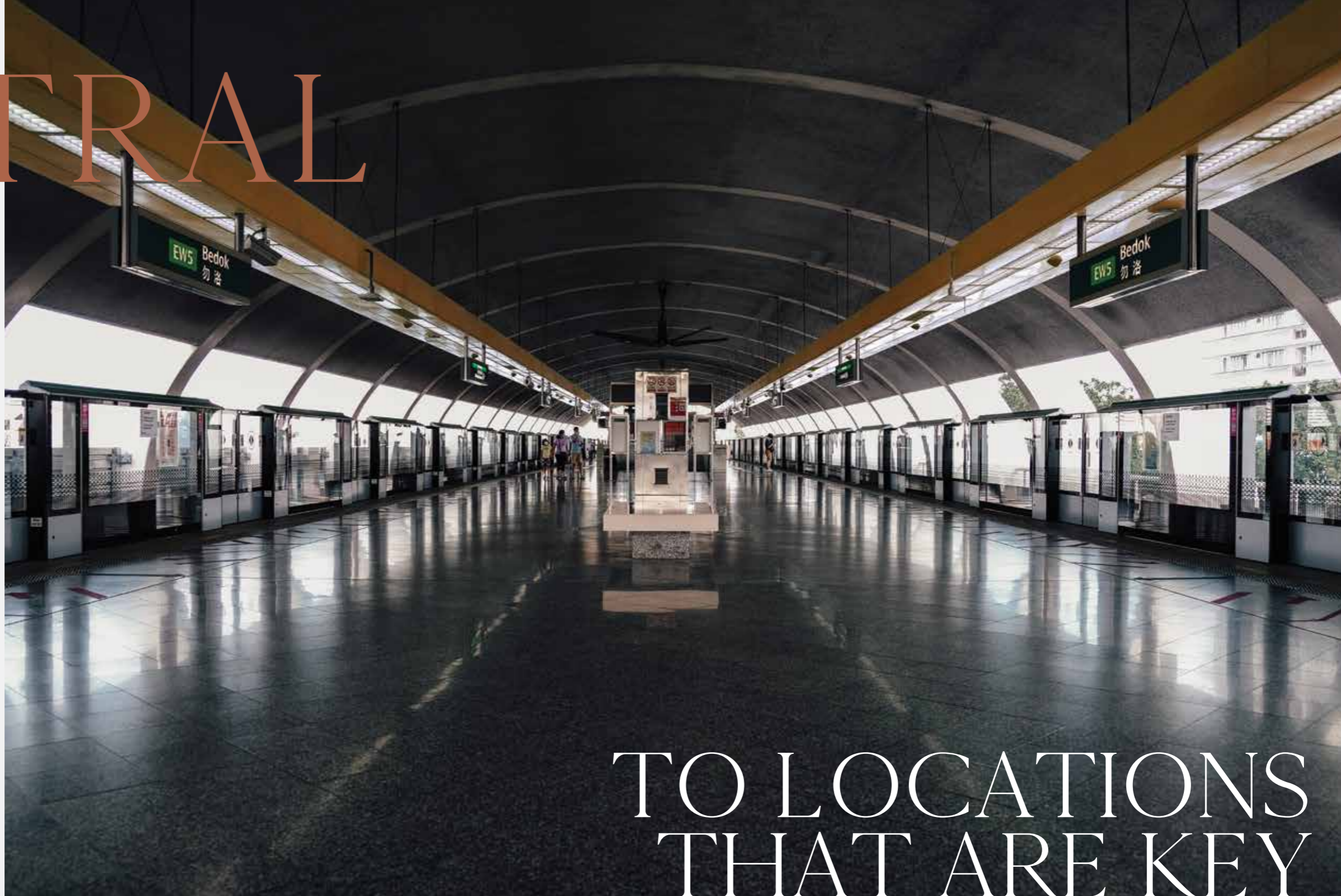


All travelling time is approximate only and taken from Sky Eden@Bedok to the respective destination.

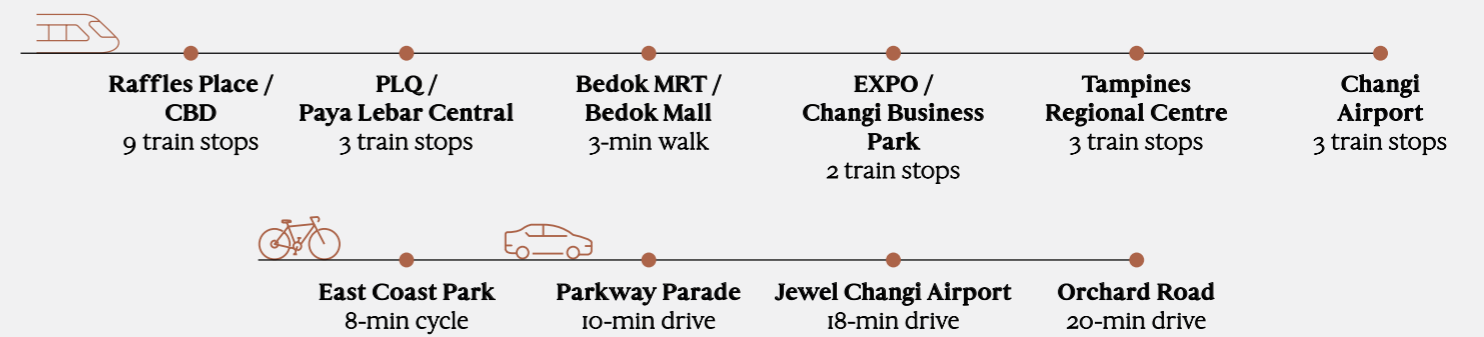


# CENTRAL

Sky Eden@Bedok's address puts you right in the middle of the estate and within stone's throw of main transport nodes Bedok MRT and Bedok Bus Interchange. With linkages to park connectors and the ever-popular East Coast Park, connectivity to and fro nature enclaves will be a breeze.



## TO LOCATIONS THAT ARE KEY







SUPERMARKET

BEDOK MALL



POLYCLINIC



BEDOK INTERCHANGE  
HAWKER CENTRE



Living centre-stage in Bedok means you get more than just access to conveniences. The amenities that the neighbourhood enjoys now revolve around you instead. Banks, hawker centers and supermarkets are all within proximity while eclectic stores such as a Record Shop and Skate Outlet are like hidden gems unearthed, specially for you.

CINEMA



418 SKATE SHOP



# RIGHT AT THE HEART OF BEDOK CENTRAL



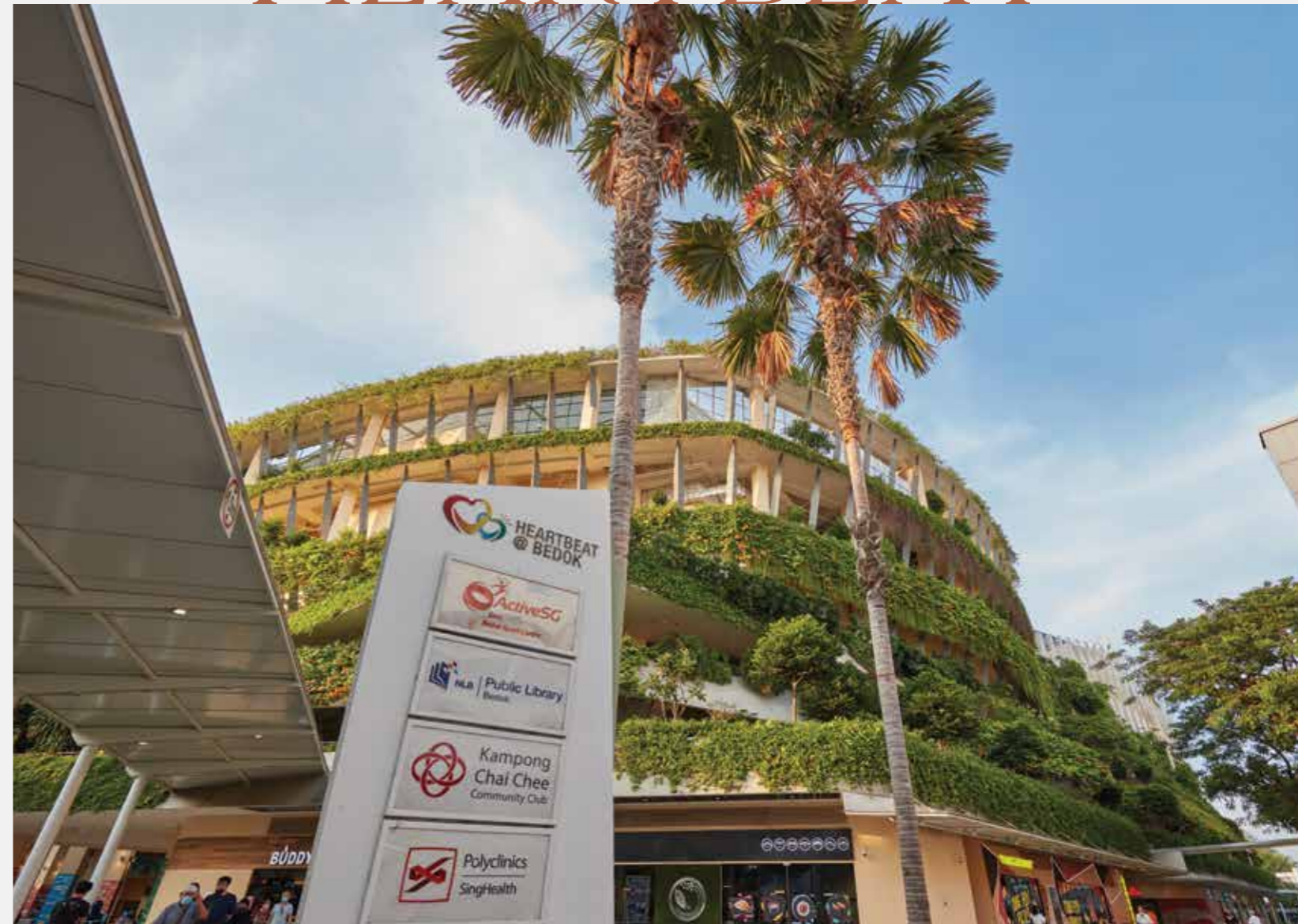


What better way to immerse yourself in the neighbourhood than at the heart of it all? Heartbeat@Bedok, which features a 3-storey library and a polyclinic, is a town-level community avenue aimed at promoting active and forward-looking lifestyles. Complementing the lush and tranquil settings back at home in Sky Eden@Bedok.

Thanks to an ActiveSG Sports Centre, the community enjoys access to facilities including an indoor sports hall, sheltered tennis courts and an Active Health Lab. Those in their twilight years can call upon the trusted services of an NTUC Silver Circle Senior Care Centre.



# RELAX IN A HEARTBEAT







# FOOD FOR THOUGHT

The neighbourhood of Bedok is every foodie's paradise, with an endless array of gastronomical delights that will keep you happy and full, from dawn to dusk. Local hawker fare is easily found in every corner of the estate, while late-risers are warmly welcomed for brunch at the numerous cafes. And as darkness begins to fall, you may even slip away for a happy hour or two.



## BREAKFAST

Hawker-hop at  
Bedok Interchange  
Hawker Centre



## BRUNCH

Keep up with latest  
cafe scene along  
Bedok North Road



## DINNER

Take a drive and bring your  
appetite to the quaint  
restaurants along  
Upper East Coast Road



## HAPPY HOUR

Raise a glass  
under the stars at  
Bedok Marketplace

# AND THE SOUL



## MORE EXCITEMENT UNFOLDING IN THE EAST

Under URA's Master Plan to revitalise the east coast, Sky Eden@Bedok reaps the same added conveniences and amenities that the upscale Bayshore Precinct enjoys. Supplementing the wealth of green spaces will be the inclusion of a new linear park with heritage sea walls and a sea pavilion, while connectivity to the ever-popular East Coast Park is enhanced with a 4km Outdoor Play Corridor that starts from Bedok Reservoir. And to protect Singapore's coastline, a "Long Island" along the south-eastern coastline from Marina East to Changi would see coastal protection measures integrated with future land reclamation. Future developments could include residential homes, parks, recreational spaces and a new reservoir.

Thrill-seekers can revel in an exhilarating selection of activities over at the recently-completed HomeTeamNS Clubhouse, while jet-setters can get excited come 2030 as the new Terminal 5 at Changi Airport is slated to handle up to 50 million passengers a year.

# EXPLORATIONS



HERITAGE SEA WALLS



BAYSHORE / EAST COAST PARK



GREEN NODES / PARK CONNECTORS

AS BOUNDLESS AS THE SEAS



# POISED FOR



# BUSINESS

Sky Eden@Bedok is strategically placed for business, with an address right in the middle of key work-live-play destinations.

Train commutes eastwards will take you to Changi Business Park and its research and technology-driven institutes just 2 MRT stops away.

Meanwhile, the light manufacturing hub of Paya Lebar Regional Centre is located 3 MRT stops away in the opposite direction. Travelling to the core of the CBD is a breeze as well, with Marina Bay Financial Centre reachable in a mere 18 minutes via the ECP.



PAYA LEBAR CENTRAL



MARINA BAY FINANCIAL CENTRE



CHANGI BUSINESS PARK



# SITE PLAN

## LEGEND

### LEVEL 2

- 1 INFINITY LAP POOL
- 2 SUN DECK
- 3 SPA POOL
- 4 KIDS' POOL
- 5 KIDS' PLAY
- 6 SOCIAL PAVILION
  - BBQ GRILL
  - ALFRESCO DINING
  - OUTDOOR LOUNGE
- 7 SOCIAL CLUBHOUSE
  - KITCHENETTE
  - INDOOR DINING
  - PRIVATE LOUNGE
- 8 SOCIAL DECK
- 9 GYM
- 10 YOGA DECK
- 11 STEAM ROOM
- 12 READING POD
- 13 GARDEN PORTAL
- 14 FUNCTION LAWN
- 15 GARDEN CABANA
- 16 GARDEN TRAIL
- 17 COMMUNITY FARM GARDEN
- 18 CO-WORK PATIO
- 19 CO-WORK SANCTUARY (WITH WORK PODS)
- 20 LILY POND
- 21 FERN GARDEN
- 22 OUTDOOR SHOWER

### LEVEL 3 TO LEVEL 17

- 23 SKY GARDEN

 WATER TANK (ROOF LEVEL)

 GENSET (LEVEL 2)



TYPICAL STOREY (4TH, 6TH, 8TH, 10TH, 12TH, 14TH, 16TH STY)



TYPICAL STOREY (3RD, 5TH, 7TH, 9TH, 11TH, 13TH, 15TH, 17TH STY)



BP NO.: A1720-00004-2020-BP01  
BP DATE : 27 MAY 2022





# SCHEMATIC DIAGRAM

## 1 BEDOK CENTRAL

UNIT FLOOR	1	2	3	4	5	6	7	8	9	10
17	C2-PH	C2-PH	C1-PH	B1-PH	C1-PH	B3-PH	B2-PH	B2-PH	D1-PH	C3-PH
16	C2	C2	C1	B1	C1	B3	B2	B2	D1	C3
15	C2	C2	C1	B1	C1	B3	B2	B2	D1	C3
14	C2	C2	C1	B1	C1	B3	B2	B2	D1	C3
13	C2	C2	C1	B1	C1	B3	B2	B2	D1	C3
12	C2	C2	C1	B1	C1	B3	B2	B2	D1	C3
11	C2	C2	C1	B1	C1	B3	B2	B2	D1	C3
10	C2	C2	C1	B1	C1	B3	B2	B2	D1	C3
9	C2	C2	C1	B1	C1	B3	B2	B2	D1	C3
8	C2	C2	C1	B1	C1	B3	B2	B2	D1	C3
7	C2	C2	C1	B1	C1	B3	B2	B2	D1	C3
6	C2	C2	C1	B1	C1	B3	B2	B2	D1	C3
5	C2	C2	C1	B1	C1	B3	B2	B2	D1	C3
4	C2	C2	C1	B1	C1	B3	B2	B2	D1	C3
3	C2	C2	C1	B1	C1	B3	B2	B2	D1	
2	C2-P	C2-P	C1-P	B1-P	C1-P	B3-P	B2-P	B2-P	D1-P	
1	COMMERCIAL									
BASEMENT 1	CARPARKS									
BASEMENT 2	CARPARKS									

### LEGEND:

2-BEDROOM DELUXE	2-BEDROOM PREMIUM	3-BEDROOM DELUXE	3-BEDROOM PREMIUM	4-BEDROOM PREMIUM
TYPE B1	TYPE B2	TYPE C1	TYPE C2	TYPE D1
	TYPE B3		TYPE C3	





# LIMITED COLLECTION OF UNLIMITED POSSIBILITIES

With layouts modelled for efficiency, you can  
plan and design a home that best represents its  
most invaluable element - you.





# A BRIGHT

Besides maximising the north-south orientation of the apartment units, Sky Eden@Bedok's facade reduces solar heat gain so that temperatures remain cool and home is always a welcoming respite.

# & BREEZY WELCOME HOME





BE DELIGHTED BY  
PALATABLE  
DELIGHTS

Satiate your appetite for life, and the most appetising moments, around the dining room that enjoys abundant sunlight and breeze.



For illustration purposes only

2-bedroom units include the thoughtful addition of a Linen Closet that offers hidden storage space for a washing machine, an ironing board, and even a power outlet to charge your vacuum cleaner as it is tucked away.





# TWO BEDROOM

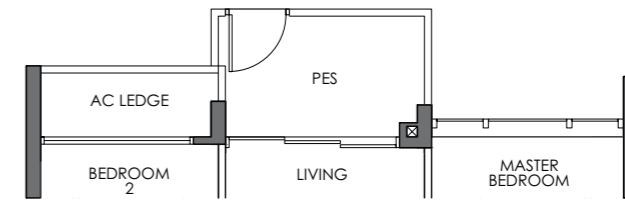
## 2 BEDROOM DELUXE

**NORTH TOWER  
1 BEDOK CENTRAL**

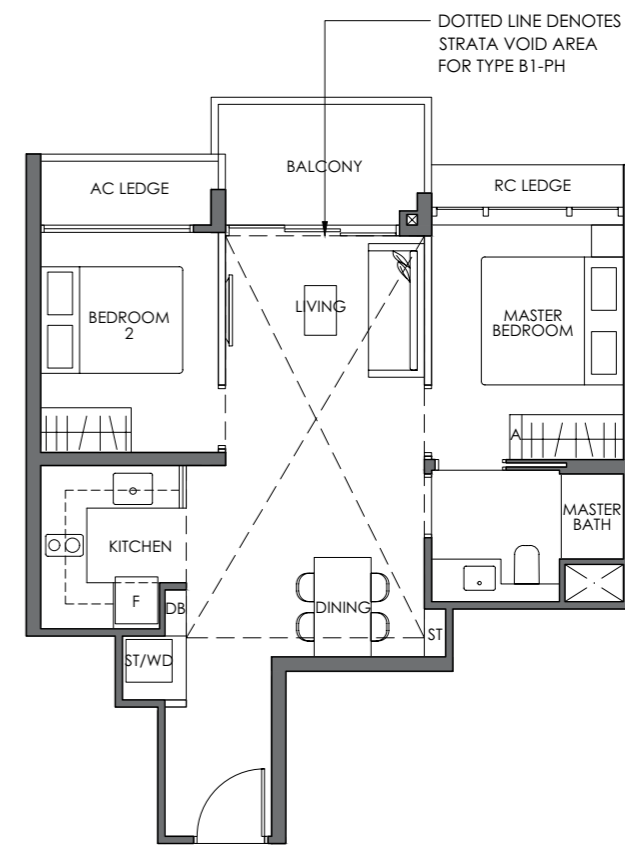
TYPE B1-P  
61 SQM / 657 SQFT  
#02-04

TYPE B1  
61 SQM / 657 SQFT  
#03-04 to #16-04

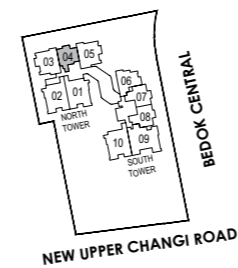
TYPE B1-PH  
79 SQM / 850 SQFT  
(INCLUSIVE OF 18 SQM STRATA VOID  
OVER LIVING / DINING)  
#17-04



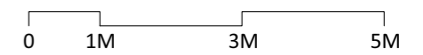
TYPE B1-P



DOTTED LINE DENOTES  
STRATA VOID AREA  
FOR TYPE B1-PH



KEY PLAN  
NOT TO SCALE



Wall not allowed to be hacked or altered

LEGEND (where applicable)

W	Washer	D	Dryer	WD	Washer Cum Dryer	DB	Distribution Board
HS	Household Shelter	F	Fridge	A	Accessory Panel	ST	Storage

Area includes air conditioner (AC) ledge, balcony, PES and strata void where applicable. RC Ledge do not form part of the unit strata area. The above plans are subject to change as may be approved by the relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. The installation and cost of the screen shall be borne by the purchaser.



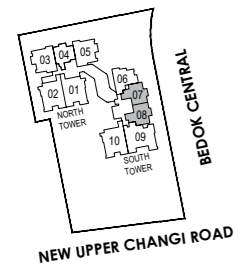
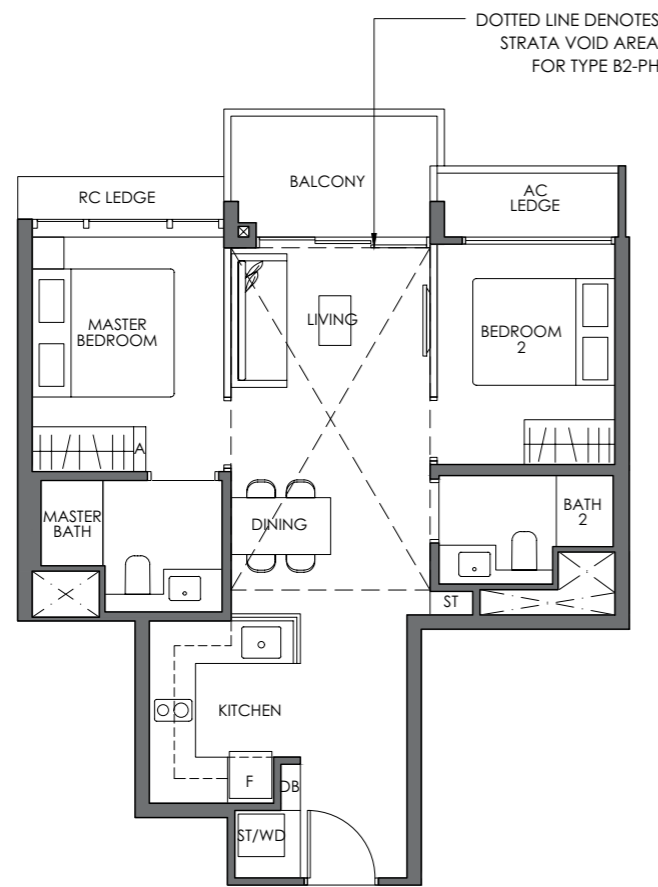
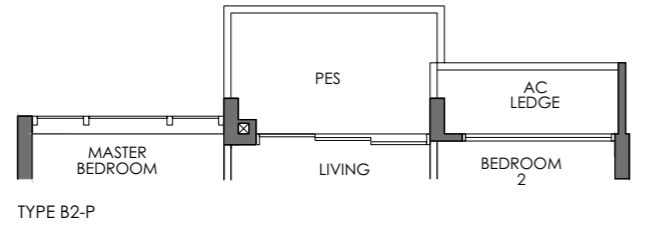
# 2 BEDROOM PREMIUM

**SOUTH TOWER**  
**1 BEDOK CENTRAL**

TYPE B2-P  
64 SQM / 689 SQFT  
#02-07  
#02-08 \*

TYPE B2  
64 SQM / 689 SQFT  
#03-07 to #16-07  
#03-08 to #16-08 \*

TYPE B2-PH  
78 SQM / 840 SQFT  
(INCLUSIVE OF 14 SQM STRATA VOID OVER LIVING / DINING)  
#17-07  
#17-08 \*



Wall not allowed to be hacked or altered  
\* Mirrored Unit

LEGEND (where applicable)

W Washer	D Dryer	WD Washer Cum Dryer	DB Distribution Board
HS Household Shelter	F Fridge	A Accessory Panel	ST Storage

Area includes air conditioner (AC) ledge, balcony, PES and strata void where applicable. RC Ledge do not form part of the unit strata area. The above plans are subject to change as may be approved by the relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. The installation and cost of the screen shall be borne by the purchaser.

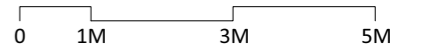
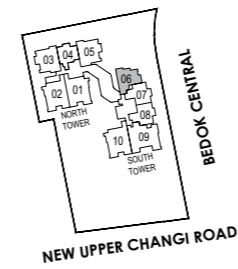
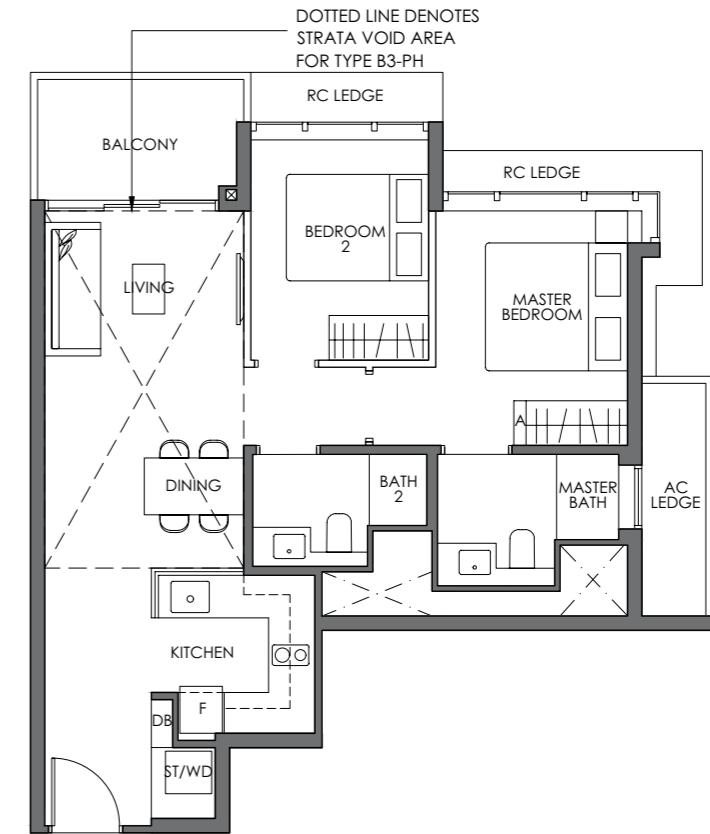
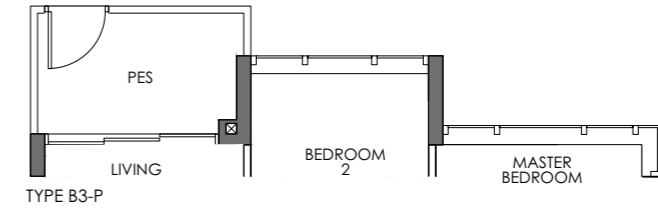
# 2 BEDROOM PREMIUM

**SOUTH TOWER**  
**1 BEDOK CENTRAL**

TYPE B3-P  
69 SQM / 743 SQFT  
#02-06

TYPE B3  
69 SQM / 743 SQFT  
#03-06 to #16-06

TYPE B3-PH  
84 SQM / 904 SQFT  
(INCLUSIVE OF 15 SQM STRATA VOID OVER LIVING / DINING)  
#17-06



Wall not allowed to be hacked or altered

LEGEND (where applicable)

W Washer	D Dryer	WD Washer Cum Dryer	DB Distribution Board
HS Household Shelter	F Fridge	A Accessory Panel	ST Storage

Area includes air conditioner (AC) ledge, balcony, PES and strata void where applicable. RC Ledge do not form part of the unit strata area. The above plans are subject to change as may be approved by the relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. The installation and cost of the screen shall be borne by the purchaser.



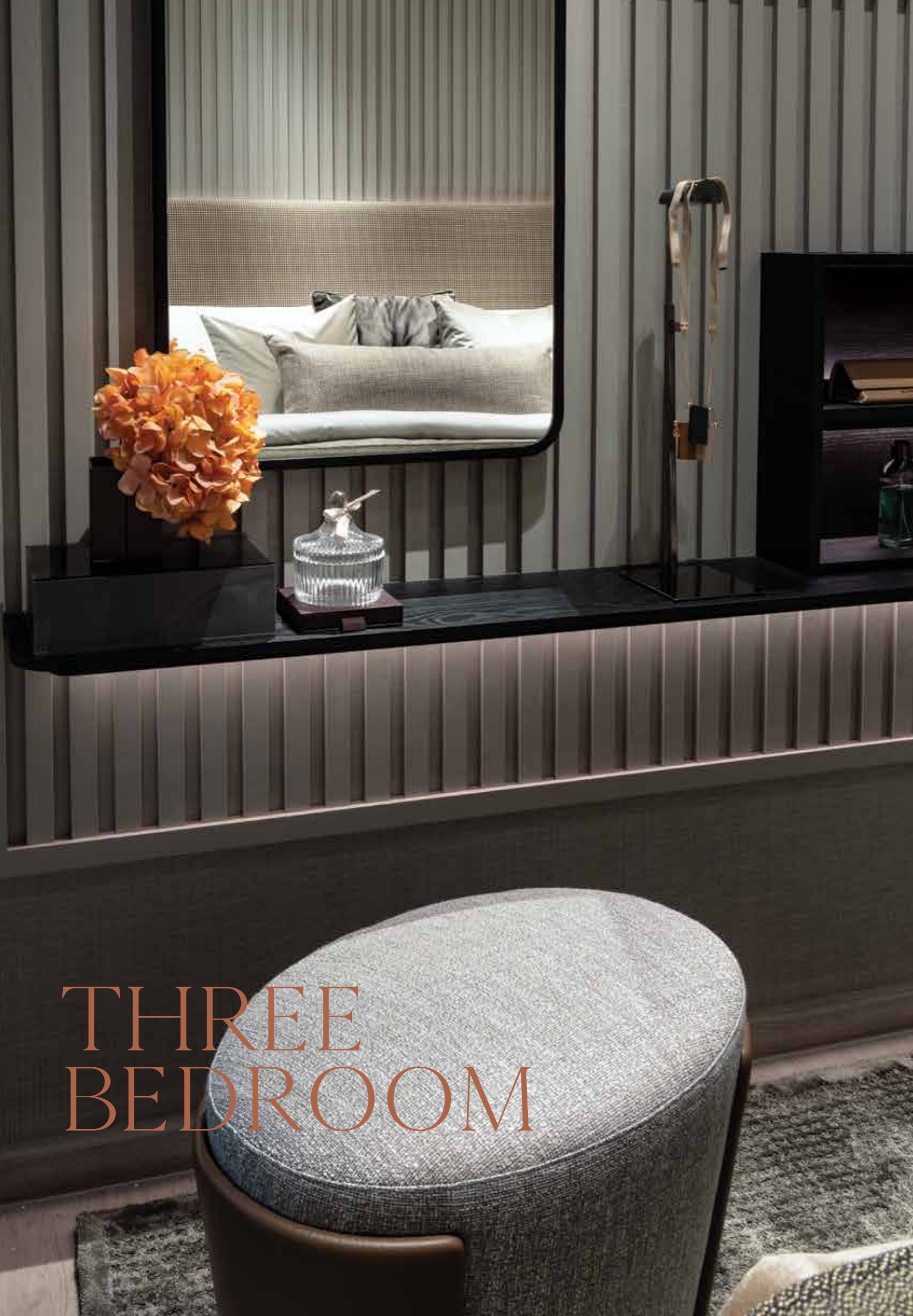
FOR BIGGER FAMILIES,



Why choose between the things you want and what you need, when space is aplenty for more of both?

AND LOFTIER DREAMS





# THREE BEDROOM

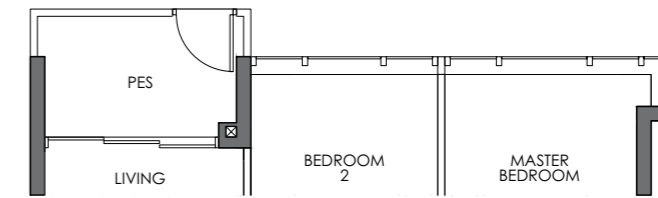
## 3 BEDROOM DELUXE

**NORTH TOWER  
1 BEDOK CENTRAL**

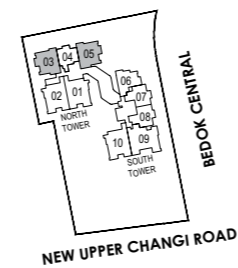
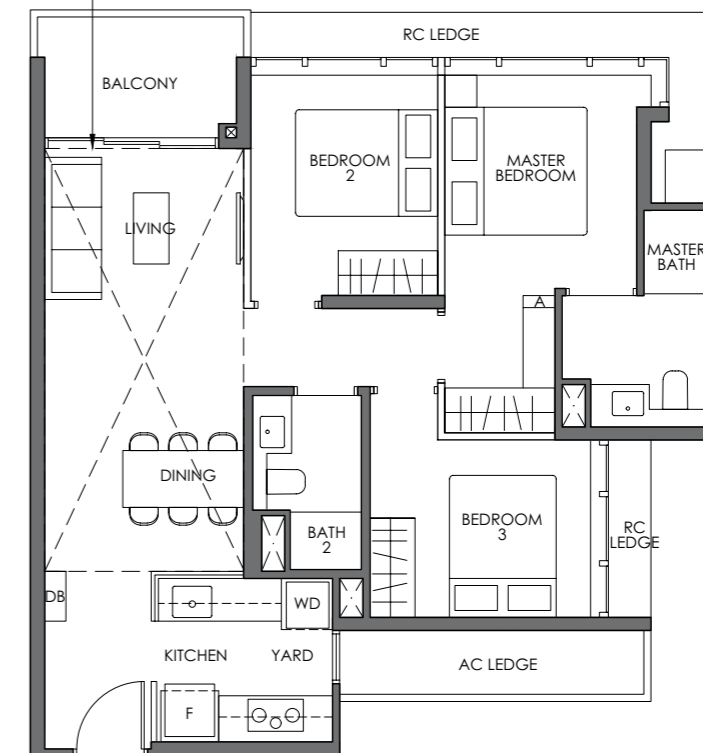
**TYPE C1-P**  
83 SQM / 893 SQFT  
#02-03 \*  
#02-05

**TYPE C1**  
83 SQM / 893 SQFT  
#03-03 to #16-03 \*  
#03-05 to #16-05

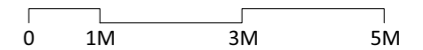
**TYPE C1-PH**  
101 SQM / 1087 SQFT  
(INCLUSIVE OF 18 SQM STRATA VOID  
OVER LIVING / DINING)  
#17-03 \*  
#17-05



TYPE C1-P  
DOTTED LINE DENOTES  
STRATA VOID AREA  
FOR TYPE C1-PH



**KEY PLAN**  
NOT TO SCALE



Wall not allowed to be hacked or altered

\* Mirrored Unit

LEGEND (where applicable)

W	Washer	D	Dryer	WD	Washer Cum Dryer	DB	Distribution Board
HS	Household Shelter	F	Fridge	A	Accessory Panel	ST	Storage

Area includes air conditioner (AC) ledge, balcony, PES and strata void where applicable. RC Ledge do not form part of the unit strata area. The above plans are subject to change as may be approved by the relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. The installation and cost of the screen shall be borne by the purchaser.



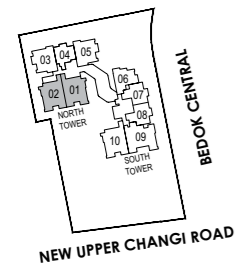
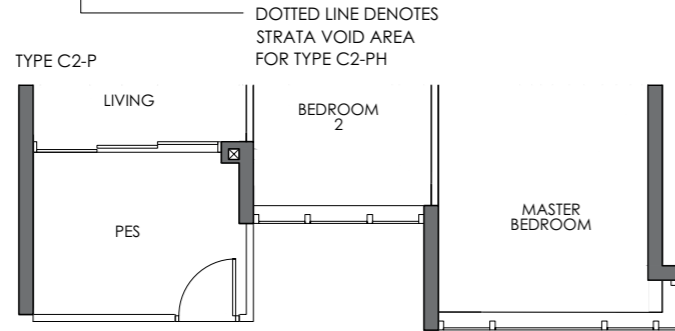
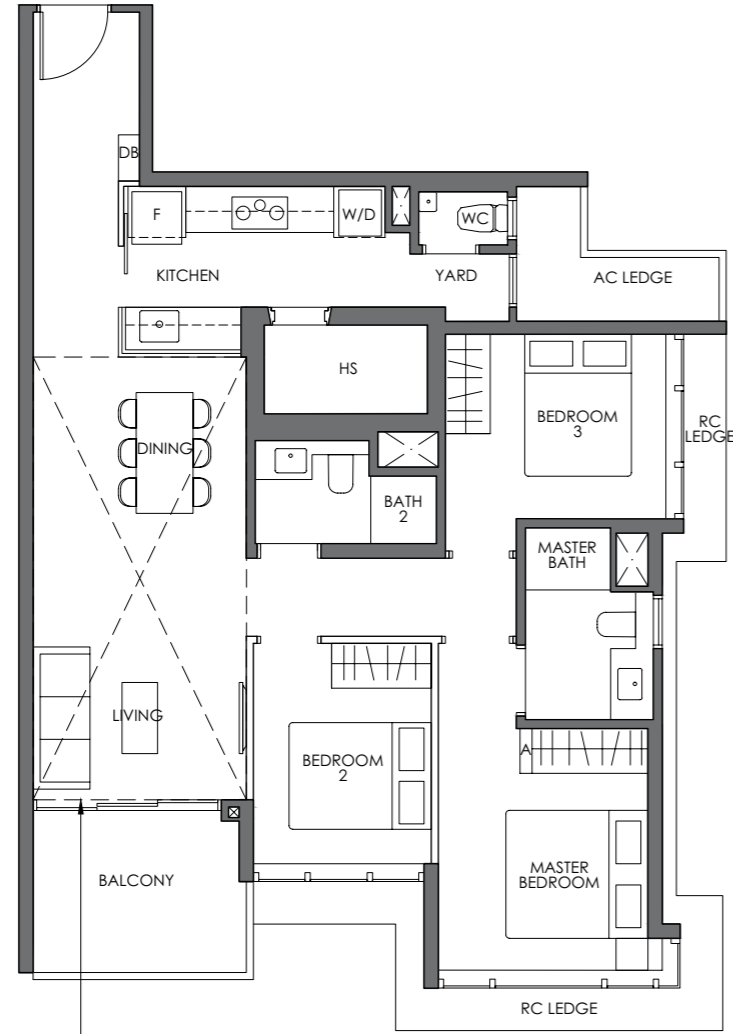
# 3 BEDROOM PREMIUM

**NORTH TOWER**  
**1 BEDOK CENTRAL**

TYPE C2-P  
101 SQM / 1087 SQFT  
#02-01  
#02-02 \*

TYPE C2  
101 SQM / 1087 SQFT  
#03-01 to #16-01  
#03-02 to #16-02 \*

TYPE C2-PH  
121 SQM / 1302 SQFT  
(INCLUSIVE OF 20 SQM STRATA VOID OVER LIVING / DINING)  
#17-01  
#17-02 \*



KEY PLAN  
NOT TO SCALE

0 1M 3M 5M

Wall not allowed to be hacked or altered

\* Mirrored Unit

LEGEND (where applicable)

W	Washer	D	Dryer	WD	Washer Cum Dryer	DB	Distribution Board
HS	Household Shelter	F	Fridge	A	Accessory Panel	ST	Storage

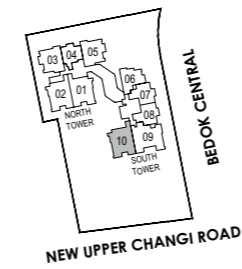
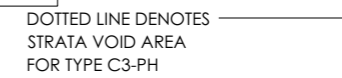
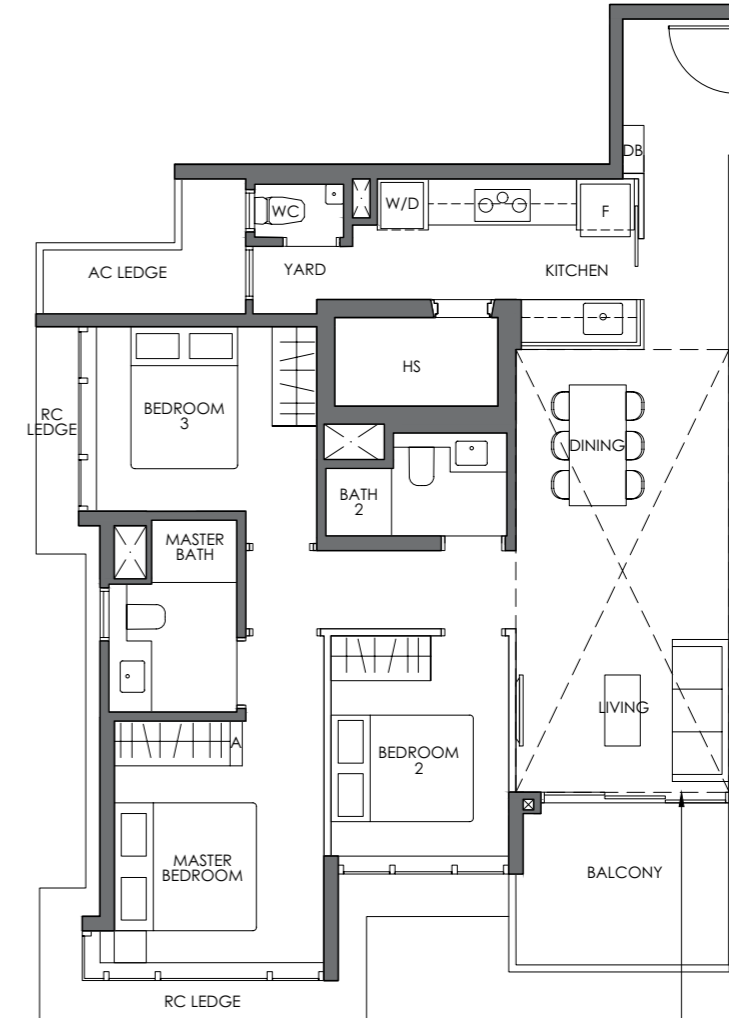
Area includes air conditioner (AC) ledge, balcony, PES and strata void where applicable. RC Ledge do not form part of the unit strata area. The above plans are subject to change as may be approved by the relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. The installation and cost of the screen shall be borne by the purchaser.

# 3 BEDROOM PREMIUM

**SOUTH TOWER**  
**1 BEDOK CENTRAL**

TYPE C3  
101 SQM / 1087 SQFT  
#04-10 to #16-10

TYPE C3-PH  
121 SQM / 1302 SQFT  
(INCLUSIVE OF 20 SQM STRATA VOID OVER LIVING / DINING)  
#17-10



KEY PLAN  
NOT TO SCALE

0 1M 3M 5M

Wall not allowed to be hacked or altered

LEGEND (where applicable)

W	Washer	D	Dryer	WD	Washer Cum Dryer	DB	Distribution Board
HS	Household Shelter	F	Fridge	A	Accessory Panel	ST	Storage

Area includes air conditioner (AC) ledge, balcony, PES and strata void where applicable. RC Ledge do not form part of the unit strata area. The above plans are subject to change as may be approved by the relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. The installation and cost of the screen shall be borne by the purchaser.

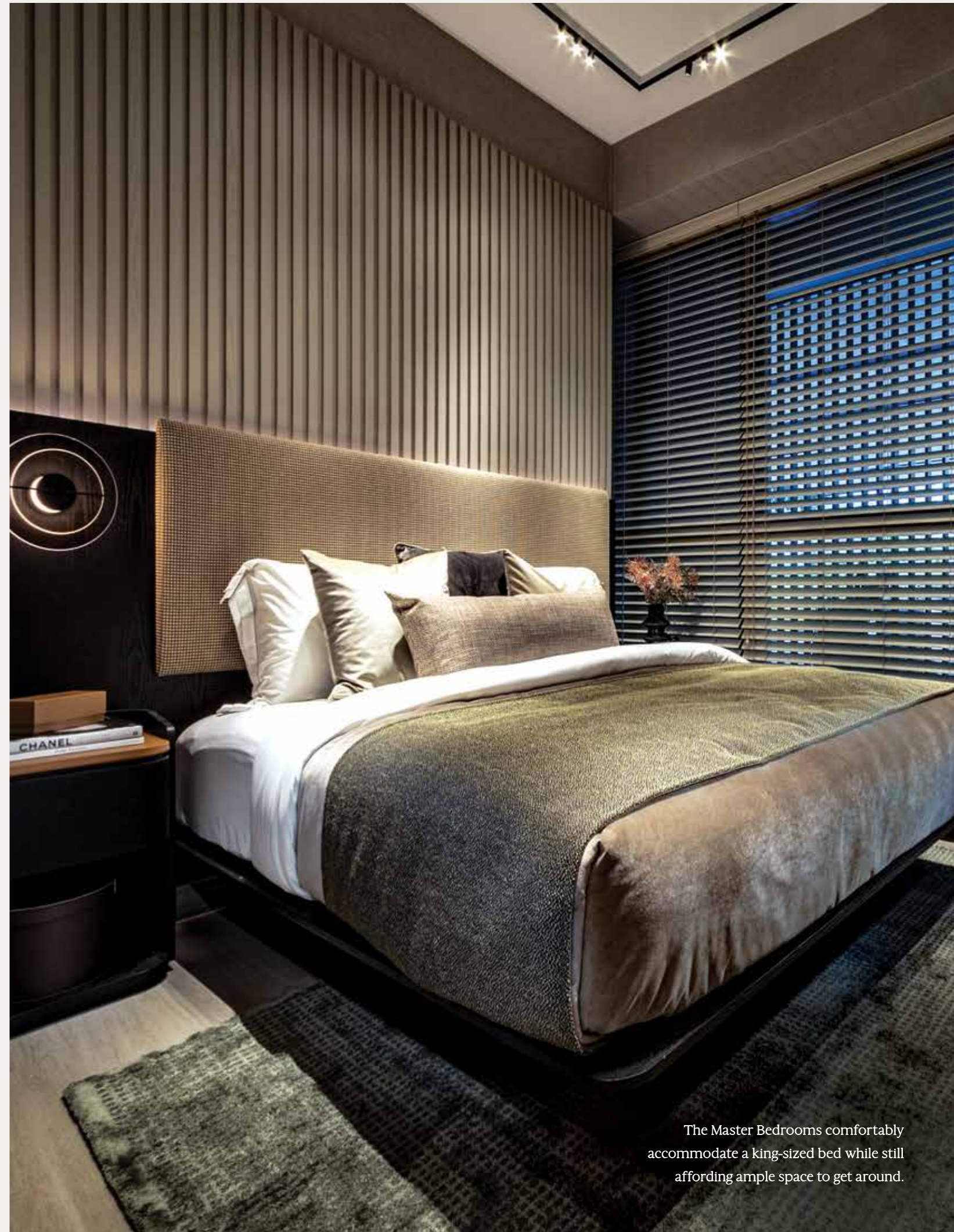


# YOUR CANVAS



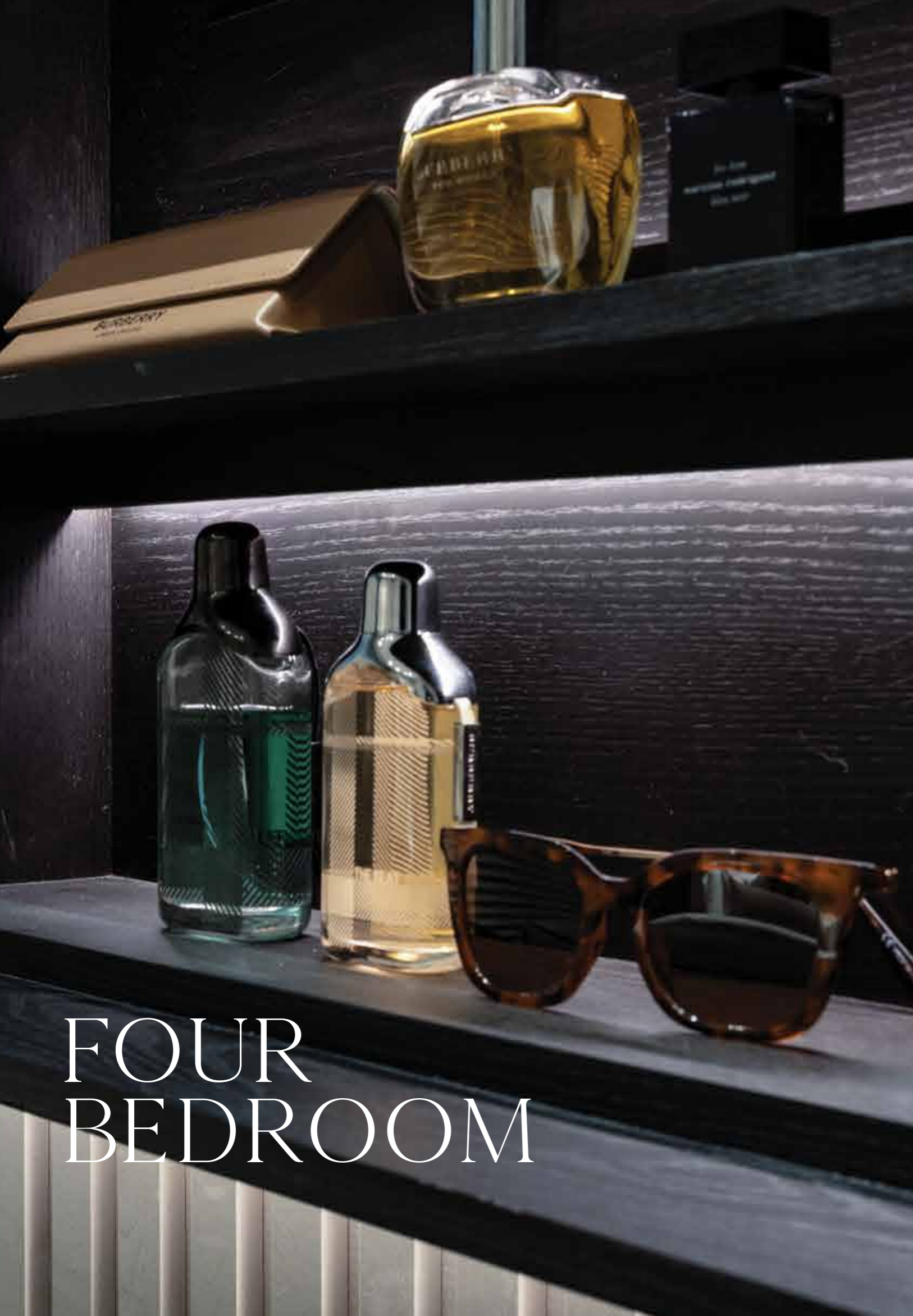
Special consideration has been made through the selection of slip-resistant flooring in the bathrooms which are safer yet, luxurious to the touch.

# YOUR SPACE



The Master Bedrooms comfortably accommodate a king-sized bed while still affording ample space to get around.





# FOUR BEDROOM

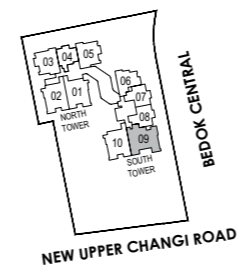
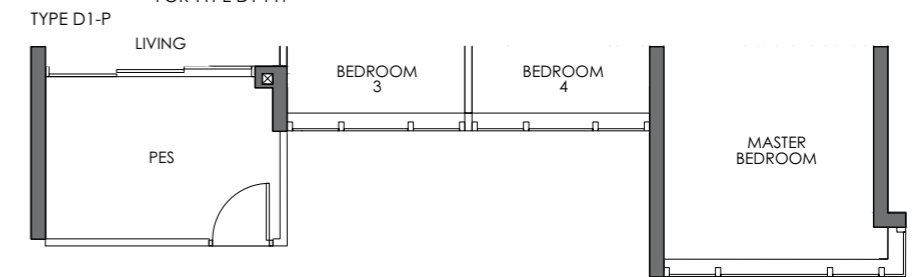
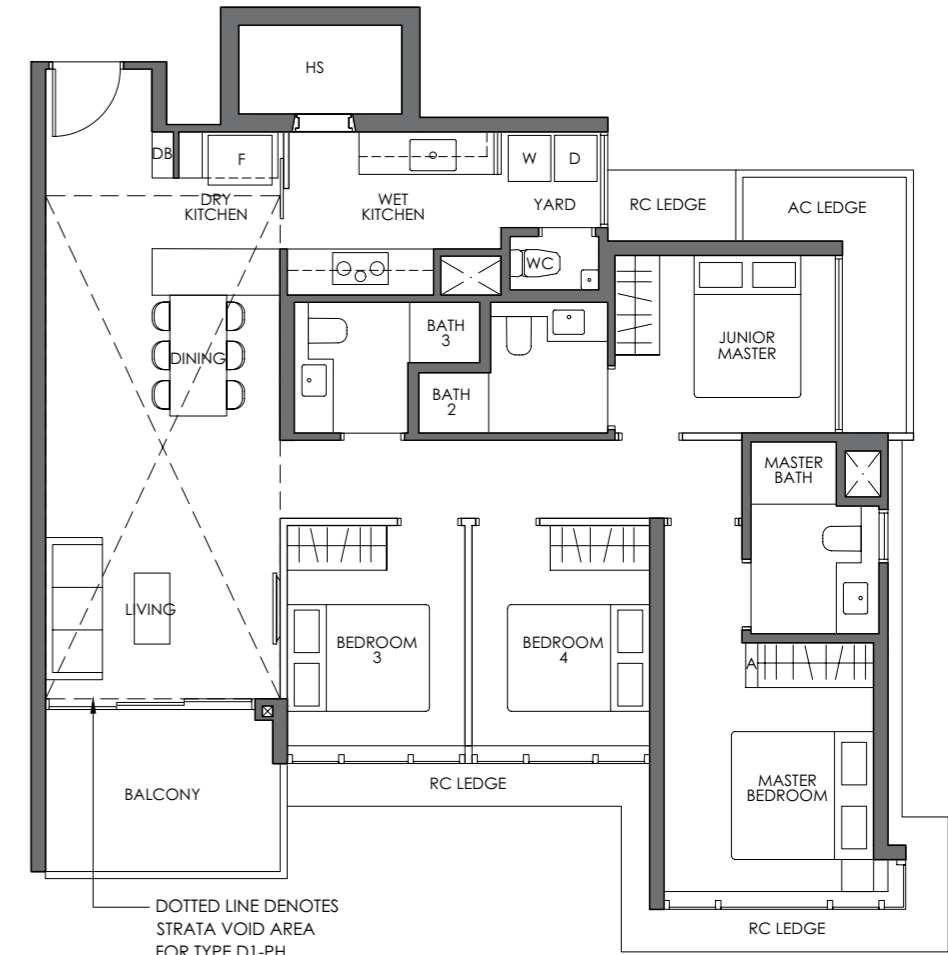
## 4 BEDROOM PREMIUM

**SOUTH TOWER  
1 BEDOK CENTRAL**

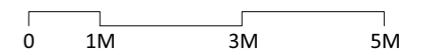
TYPE D1-P  
121 SQM / 1302 SQFT  
#02-09

TYPE D1  
121 SQM / 1302 SQFT  
#03-09 to #16-09

TYPE D1-PH  
146 SQM / 1572 SQFT  
(INCLUSIVE OF 25 SQM STRATA VOID  
OVER LIVING / DINING / DRY KITCHEN)  
#17-09



KEY PLAN  
NOT TO SCALE



Wall not allowed to be hacked or altered

LEGEND (where applicable)

- |    |                   |   |        |    |                  |    |                    |
|----|-------------------|---|--------|----|------------------|----|--------------------|
| W  | Washer            | D | Dryer  | WD | Washer Cum Dryer | DB | Distribution Board |
| HS | Household Shelter | F | Fridge | A  | Accessory Panel  | ST | Storage            |

Area includes air conditioner (AC) ledge, balcony, PES and strata void where applicable. RC Ledge do not form part of the unit strata area. The above plans are subject to change as may be approved by the relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. The installation and cost of the screen shall be borne by the purchaser.





# THE FINEST IN EVERY DETAIL

Designer fittings such as Hansgrohe faucets and Bosch appliances are what truly define living on the finer side of life.

# WHAT BENEFITS THE ENVIRONMENT, INHERENTLY BENEFITS YOU

Sky Eden@Bedok respects the environment we live in, and is designed to cater to sustainability and biodiversity. It reciprocates in wonderful ways that both we and our loved ones can enjoy and appreciate.



**Urban Greenery**  
Planted flora aid in air filtration and heat absorption while boosting air quality.



**Thermal Comfort**  
Reduce heat transfer into units and creates a cooler interior for optimum comfort.



**Biophilic Design**  
Physical and visual connectivity to greenery improves moods, reduces stress and mental fatigue, and benefits cognitive health.



**Resource Efficiency**  
Energy-efficient systems, reduced load on air-conditioning and water-efficient fittings promote energy and water conservation.



**Biodiversity**  
A 'Nature Positive' approach reduces negative impacts on biodiversity while creating habitats for native beneficial fauna.







# A SMART HOME FOR LUXURY LIVING

## SMART HOME



**Smart IoT Gateway**  
Lets you control and monitor your smart home devices via a mobile app.



**Aircon Control**  
Enhance comfort from the comforts of a smartphone. A mobile app lets you adjust aircon temperatures, switch between fan speeds, and displays the status of the living room and master bedroom.



**Digital Lockset**  
Never worry about security, or lost keys, as the Digital Lockset is unique to fingerprint, access card, a mechanical key, a PIN code or a mobile app.



**WiFi Camera Doorbell**  
Welcome guests before they even step foot into your residence, and be notified through a mobile app even when you are not home.



**Smart Home Control**  
Control over your Smart Home is seamlessly integrated with either a mobile app, Scene Setting, or Google Home Voice Control.



**Future Smart Expansions**  
Homeowners will have the flexibility of adding further smart features such as IP Cameras, Lighting Controls, Motion Sensors, Motorised Curtains, Panic Buttons and Smart Plugs.

## SMART COMMUNITY

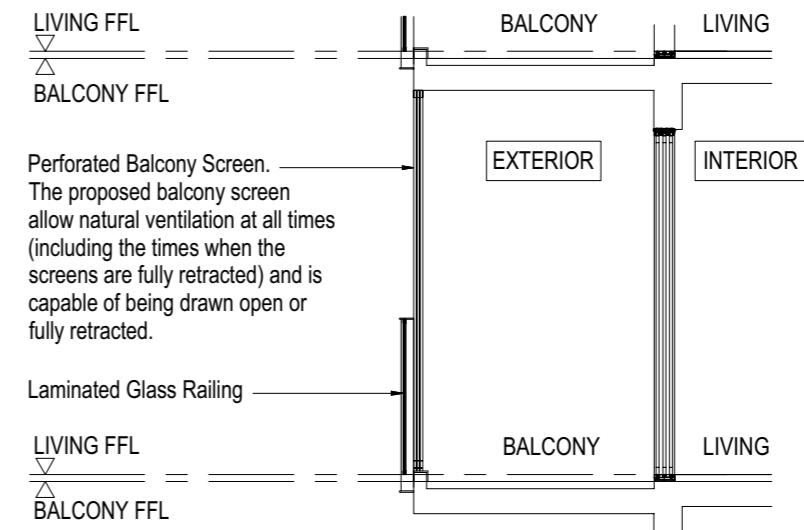


**Visitor Invite**  
Extend your invitations and greetings along with a QR code that allows your registered guests access into the premises.

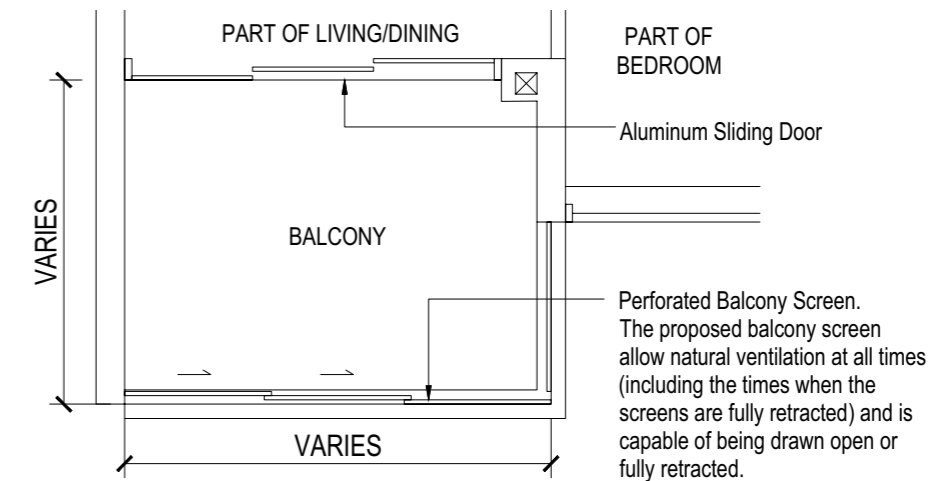


**Facilities Booking**  
Conveniently book any of the luxurious facilities available from an app on your mobile phone.

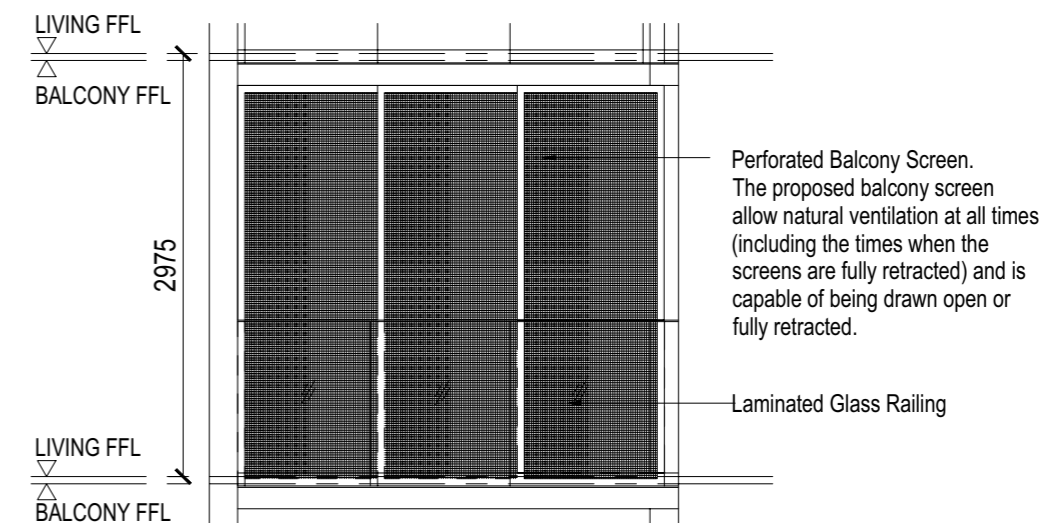
## APPROVED BALCONY SCREEN



TYPICAL BALCONY SCREEN SECTION  
1:50



TYPICAL RETRACTABLE BALCONY SCREEN - PLAN  
1:50



TYPICAL RETRACTABLE BALCONY SCREEN - ELEVATION (CLOSED)  
1:50

**Note:**

1. Approved balcony screen will not be provided, purchasers have to bear the costs of installing the balcony screen;
2. The balcony shall not be enclosed unless with the approved balcony screen;
3. Number of balcony screen panels varies according to different unit types
4. Hatching pattern is indicative





RIVIÈRE, SINGAPORE



FRASERS TOWER, SINGAPORE



NORTHPOINT CITY, SINGAPORE



CENTRAL PARK SYDNEY, AUSTRALIA



ONE BANGKOK, THAILAND

# SYNONYMOUS WITH QUALITY

Frasers Property Limited ("Frasers Property" and together with its subsidiaries, the "Frasers Property Group" or the "Group"), is a multi-national developer-owner-operator of real estate products and services across the property value chain. Listed on the Main Board of the Singapore Exchange Securities Trading Limited ("SGX-ST") and headquartered in Singapore, the Group has total assets of approximately S\$40.7 billion as at 31 March 2022.

Frasers Property's multi-national businesses operate across five asset classes, namely, residential, retail, commercial & business parks, industrial & logistics as well as hospitality. The Group has businesses in Southeast Asia, Australia, Europe and China, and its well-established hospitality business owns and/or operates serviced apartments and hotels in over 20 countries and 70 cities across Asia, Australia, Europe, the Middle East and Africa.

Frasers Property is also the sponsor of two real estate investment trusts ("REITs") and one stapled trust listed on the SGX-ST. Frasers Centrepoint Trust and Frasers Logistics & Commercial Trust are focused on retail, and industrial & commercial properties, respectively. Frasers Hospitality Trust (comprising Frasers Hospitality Real Estate Investment Trust and Frasers Hospitality

Business Trust) is a stapled trust focused on hospitality properties. In addition, the Group has two REITs listed on the Stock Exchange of Thailand. Frasers Property (Thailand) Public Company Limited is the sponsor of Frasers Property Thailand Industrial Freehold & Leasehold REIT, which is focused on industrial & logistics properties in Thailand, and Golden Ventures Leasehold Real Estate Investment Trust, which is focused on commercial properties.

The Group is committed to inspiring experiences and creating places for good for its stakeholders. By acting progressively, producing and consuming responsibly, and focusing on its people, Frasers Property aspires to raise sustainability ideals across its value chain, and build a more resilient business. It is committed to be a net-zero carbon corporation by 2050. Building on its heritage as well as leveraging its knowledge and capabilities, the Group aims to create lasting shared value for its people, the businesses and communities it serves. Frasers Property believes in the diversity of its people and are invested in promoting a progressive, collaborative and respectful culture.

For more information on Frasers Property, please visit [frasersproperty.com](https://www.frasersproperty.com) or follow us on LinkedIn.





Estate Agent Licence No: L3008899K

Name of Project: Sky Eden@Bedok | Developer: Chempaka Development Pte Ltd (UEN No. 199405575R) | Developer's License No: C1434 | Lot No: LOT 10529L, 04711V, 04710W & 10530N  
MK27 at 1 Bedok Central | Tenure of Land: 99 years leasehold commencing on 05 January 2022 | Encumbrances on the Land: Mortgage in favor of DBS Bank Ltd. | Expected Date of Vacant Possession: 30 June 2027 | Expected Date of Legal Completion: 30 June 2030

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