



1953

RESIDENTIAL • RETAIL

**A NEW BREATH
OF LEGACY**

FREEHOLD



<p>SHOPPING / F&B</p> <p>9 Mins Walk</p> <ul style="list-style-type: none"> - Rangoon Road Food Street - City Square Mall <p>11 Mins Walk</p> <ul style="list-style-type: none"> - Mustafa Centre <p>2 Mins Drive</p> <ul style="list-style-type: none"> - Balestier Food Street - Shaw Plaza <p>3 MRT Stops</p> <ul style="list-style-type: none"> - Orchard Shopping Belt <p>BUSINESS HUB</p> <p>8 Mins Drive</p> <ul style="list-style-type: none"> - Paya Lebar Central <p>5 MRT Stops/9 Mins Drive</p> <ul style="list-style-type: none"> - Central Business District 	<p>LIFESTYLE</p> <p>3 Mins Drive</p> <ul style="list-style-type: none"> - Kallang Riverside <p>8 Mins Drive</p> <ul style="list-style-type: none"> - Spore Sports Hub - Esplanade Theatres On The Bay <p>13 Mins Drive</p> <ul style="list-style-type: none"> - Gardens By The Bay <p>CONNECTIVITY</p> <p>5 Mins Walk</p> <ul style="list-style-type: none"> - Boon Keng MRT <p>6 Mins Walk</p> <ul style="list-style-type: none"> - Farrer Park MRT <p>3 Mins Drive</p> <ul style="list-style-type: none"> - CTE & PIE 	<p>EDUCATION</p> <p>Within 1km</p> <p>9 Mins Walk</p> <ul style="list-style-type: none"> - Hong Wen School <p>2 Mins Drive</p> <ul style="list-style-type: none"> - Farrer Park Primary School <p>Within 2km</p> <p>2 Mins Drive</p> <ul style="list-style-type: none"> - Bendemeer Primary School <p>5 Mins Drive</p> <ul style="list-style-type: none"> - Saint Joseph's Institution Junior - Anglo-Chinese School (Junior) <p>MEDICAL HUB</p> <p>8 Mins Walk</p> <ul style="list-style-type: none"> - Connexion <p>3 Mins Drive</p> <ul style="list-style-type: none"> - Novena Health City
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A Luxury Development By

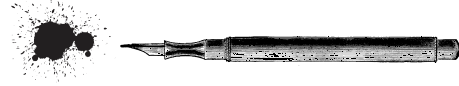


Developer: Oxley Amethyst Pte Ltd, Developer's Licence No.: C1316, Tenure of Land: Freehold, Mukim/Lot No.: Lot 98797A, 98795P, 98798K, 98845L and 98847M(PT) of TS 18 at 1, 3, 5, 7/7A, 9/9A & 11 Balestier Road and 3 Tessensohn Road, Encumbrances on the Land: Encumbrances in favour of Hong Leong Finance Limited, Expected Date of Vacant Possession: 31 December 2023, Expected date of Legal Completion: 31 December 2026

DISCLAIMER While reasonable care has been taken in the preparation of this brochure, the developer cannot be held responsible for any inaccuracies or omissions. The statements, information and depictions shall not be regarded or relied upon as statements or representations of facts, and are subject to such changes as may be required by the developer or the relevant authorities, and cannot form part of an offer or contract. Visual representations, digital images, models, showflat, illustrations, photographs, drawings, displays and art renderings are artist's impressions only (which serve only to give an approximate idea of the project), and cannot be regarded as representation of facts. All plans and layouts are not to scale and are subject to change/amendments as may be directed or approved by the relevant authorities or required by the architect. The floor areas indicated in the brochure are approximate measurements only and are subject to final survey. The information included in this brochure is accurate as at the time of printing and there may be changes subsequently as may be required by the architects and relevant authorities. For the avoidance of any doubt, the information herein shall not form part of the Option of Sales and Purchase Agreement governing the terms and conditions of the sale and purchase of the unit. All perspectives above are only artist's impression.

A TRADITION SENSE OF HERITAGE

THE INFLUENCE



ART DECO STYLE

By the mid 1900s, modern advances in technology in the world as well as post war economy started to exert influence on shophouse architecture. As the world was introduced to airliners, ships, and motorcars, shophouses also began to reflect the wonders of the Machine Age. The organically inspired ornamentation of the earlier period was discarded in favour of more streamlined designs, curved corners and strong horizontal lines. Geometric shapes, zigzag roofs and flagpoles were also common.

WHERE CAN YOU FIND THEM?

Other than Tiong Bahru, Art Deco shophouses can be found in Bukit Pasoh – most notably the Dong Ya building, which now houses Potato Head. An adaptive form of Art Deco, termed Tropical Deco can also be found in shophouses along Club Street and Cavan Road.

THE TRANSFORMATION



A NEW BREATH OF LEGACY



ICONIC ARTISTRY

Shaped by the rich heritage of the renowned Balestier, 1953 stands beautifully with a conserved facade to add on to a new legacy. The up and coming landmark will be iconic at the locale where new chapters unfold in a precinct filled with characters and conveniences. Welcome 1953.

THE PERFECT WEAVE

At the street of old-world charm, 1953 brings forth a new world of eclectic fronting and lifestyle. This perfect weave between heritage and modernity serves a reminiscence to those who understand the beauty of balestier and its thick history.

A NEW DAWN RISES IN AN OLD-WORLD CHARM



STUNNING

BEAUTY FROM OUTSIDE IN

A place where you can truly call your own is rare to find. At 1953, you can have the best of all worlds. Soak your life in a home that provides your lifestyle needs right at the heart of the city. Own 1953.

1ST STOREY

- 1 Grand Courtyard
- 2 Sculpture
- 3 Driveway (Ingress)
- 4 Driveway (Egress)
- 5 Heritage Walk (Covered Walkway)
- 6 MCP Reception Compartment/ Drive-through for the loading and unloading
- 7 Power Grid Substation
- 8 Switchroom
- 9 Main Distribution Frame Room
- 10 Recycling Bin Point
- 11 Refuse Bin Centre
- 12 Accessible Washroom (Retail)
- 13 Loading/Unloading
- 14 Double Tier Bicycle Parking
- 15 Covered Motorcycle Lot
- 16 Water Bulk Meter / Chamber Valve (Underground)
- 17 Basement Ventilation (at High Level)



Artist's Impression

*Plan subject to change

- 4TH STOREY**
- 10 Parking Storage
 - 11 Pool
 - 12 Covering Water Features
 - 13 Landscaping
 - 14 Amenity Space
 - 15 Accessible Washroom
 - 16 Covered Reception
 - 17 Play Territory
 - 18 Sun
 - 19 Accessible Washroom

- 3RD STOREY**
- 10 Pool Reception Desk / Fitness Pump Room
 - 11 Corridor
 - 12 PC Lab for Pedagogical & IT
 - 13 Large for Computer Presentation (100x120)
 - 14 Water Tank / Storage Purly



FACILITIES PLAN

*Plan subject to change



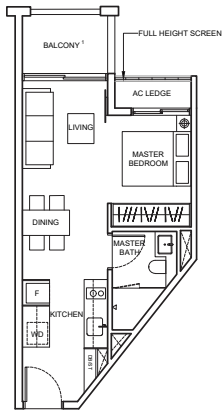
RESIDENTIAL STOREY PLAN

*Plan subject to change

DIAGRAMMATIC CHART

	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18
ATTIC									MES2-PH	MCF1-PH	MCF2-PH	MC2-PH	MBF1-PH	MCF3-PH	MCF3-PH	MCF3-PH	ME1-PH	
6									MCS2	MAS2	MAS4	MA2	MAS3	MAS5	MAS5	MAS5	MC1	
5									MCS1-P	MAS2	MAS4	MA2	MAS3	MAS5	MAS5	MAS5	MC1-P	
4																		
3						HBS2	HBS1	MC2	MAS1	MAS2	MAS4	MA2	MAS3	MAS5	MAS5	MAS5A	MAS5A	MA1
2	HD1	HC2	HC3	HC1	HC4	HBS2	HBS1	MC2	MAS1	MAS2	MAS4	MA2	MAS3	MAS5	MAS5	MAS5A	MAS5A	MA1
1	SHOPS								SHOPS									

- Shop
- 2-bedroom + Family Area (Penthouse)
- 2-bedroom + Study (Conservation)
- Studio
- 3-bedroom (Penthouse)
- 3-bedroom (Conservation)
- 1-bedroom
- 3-bedroom + Family Area (Penthouse)
- 3-bedroom + Study
- 1-bedroom + Study
- 5-bedroom (Penthouse)
- 3-bedroom
- 3-bedroom + Study
- 5-bedroom + Study (Penthouse)



TYPE MA1

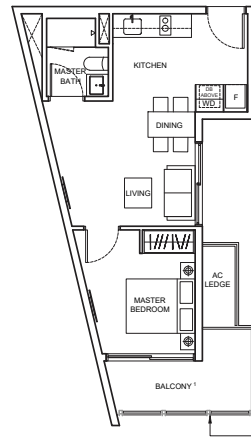
41.00 sqm/441 sqft
#02-18 TO #03-18

STUDIO

- 1 PES/Balcony/Open Balcony/Roof Terrace shall not be enclosed.
Only URA approved balcony screen/ roof terrace cover design are to be used. For an illustration of the approved balcony screen/roof terrace cover design please refer to Appendix A in this brochure.
- 2 RC ledge/ RC slab/ RC Flat roof is non strata area.
Areas include AC ledge, Balcony, Open Balcony, PES, Roof Terrace and strata void (where applicable).
Orientation and facings will differ depending on the unit you are purchasing. Please refer to the key plan.
Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates and are subject to final survey.



KEY PLAN NOT TO SCALE



TYPE MA2

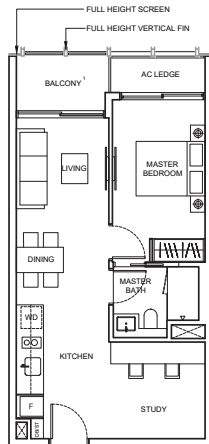
51.00 sqm/549 sqft
#02-12 TO #05-12

1-BEDROOM



KEY PLAN NOT TO SCALE

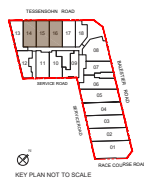
*Plan subject to change



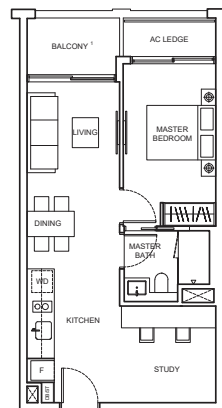
TYPE MAS5

57.00 sqm/ 614 sqft
#02-14* TO #05-14*
#03-15 TO #05-15
#04-16 TO #05-16
*Denotes mirror unit

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- 2 RC ledge/ RC slab/ RC Flat roof is non strata area.
Areas include AC ledge, Balcony, Open Balcony, PES, Roof Terrace and strata void (where applicable).
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KEY PLAN NOT TO SCALE



TYPE MAS5a

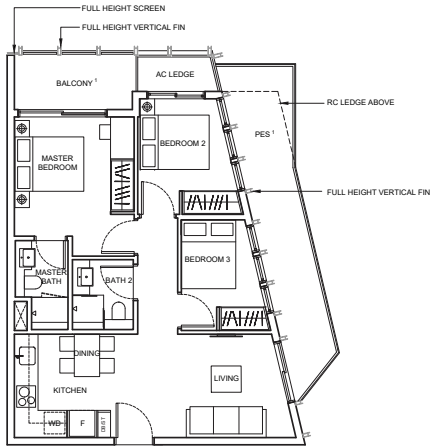
57.00 sqm/ 614 sqft
#02-15
#02-16 TO #03-16
#02-17* TO #03-17*
*Denotes mirror unit

1-BEDROOM + STUDY



KEY PLAN NOT TO SCALE

*Plan subject to change

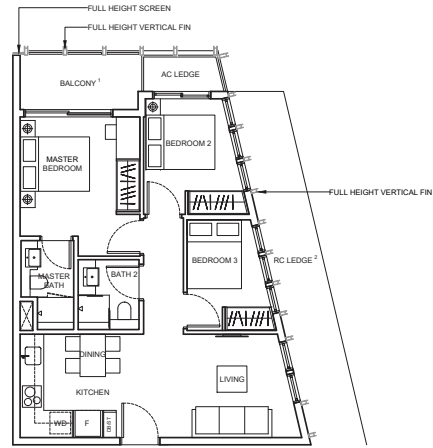


TYPE MC1-P

87.00 sqm/ 936 sqft
#04-17



- 1 PES/Balcony/Open Balcony/Roof Terrace shall not be enclosed.
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- 2 RC ledge/ RC slab/ RC Flat roof is non-struct area.
Areas include AC ledge, Balcony, Open Balcony, PES, Roof Terrace and strata void (where applicable).
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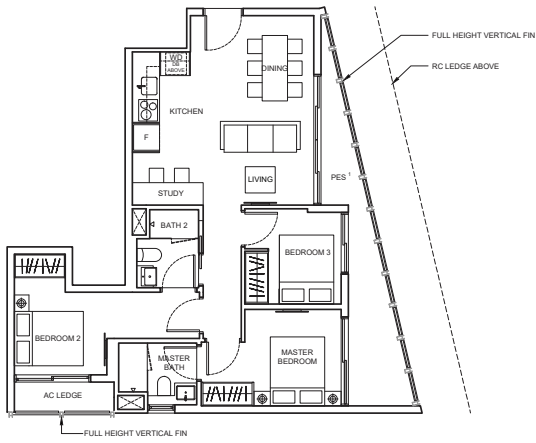
TYPE MC1

73.00 sqm/ 786 sqft
#05-17



3- BEDROOMS

*Plan subject to change

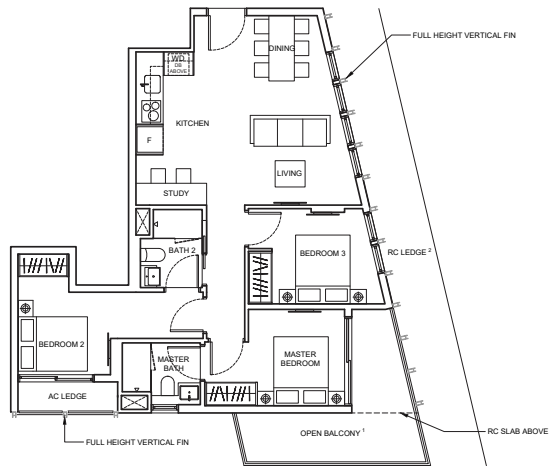


TYPE MCS1-P

85.00 sqm/ 915 sqft
#04-09



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- 2 RC ledge/ RC slab/ RC Flat roof is non-struct area.
Areas include AC ledge, Balcony, Open Balcony, PES, Roof Terrace and strata void (where applicable).
Orientation and facings will differ depending on the unit you are purchasing. Please refer to the key plan.
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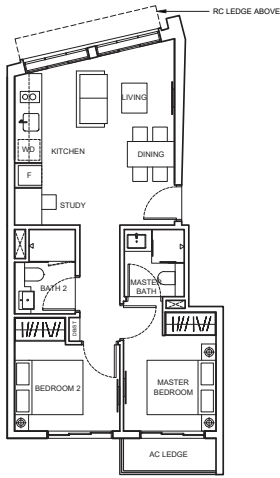
TYPE MCS2

90.00 sqm/ 969 sqft
#05-09



3- BEDROOMS + STUDY

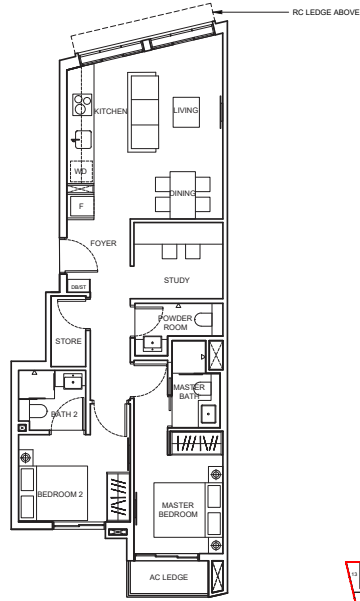
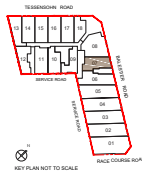
*Plan subject to change



TYPE HBS1

57.00sqm/ 614 sqft

#02-07 TO #03-07



TYPE HBS2

73.00 sqm/ 786 sqft

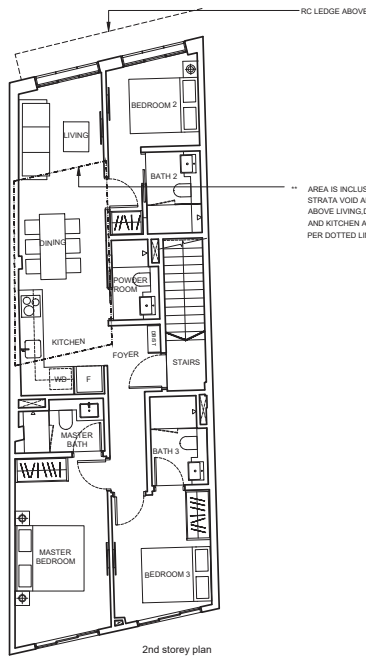
#02-06 TO #03-06



1. FRC/Battery Open Battery/Roof Terrace shall not be enclosed.
 2. Only USA approved battery enclosed/terrace cover designs are to be used. For an illustration of the approved battery enclosed/terrace cover design please refer to Appendix A in this brochure.
 3. RC ledge/RC wall - FRC Flat roof is not suitable area. No access to RC flat roof except for maintenance and fire escape purposes only.
 4. Areas include AC ledge/AC ledge/Battery Open Battery/ FRC Roof Terrace and strata void (where applicable).
- Orientation and bearings will differ depending on the unit you are purchasing. Please refer to the key plan.
- Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates and are subject to final survey.

2 - BEDROOMS + STUDY

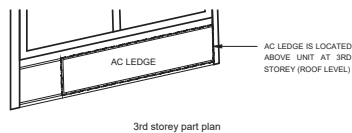
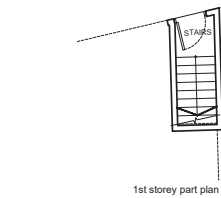
*Plan subject to change



TYPE HC4

106.00 sqm/ 1141 sqft **

#02-05



1. FRC/Battery Open Battery/Roof Terrace shall not be enclosed.
 2. Only USA approved battery enclosed/terrace cover designs are to be used. For an illustration of the approved battery enclosed/terrace cover design please refer to Appendix A in this brochure.
 3. RC ledge/RC wall - FRC Flat roof is not suitable area. No access to RC flat roof except for maintenance and fire escape purposes only.
 4. Areas include AC ledge/AC ledge/Battery Open Battery/ FRC Roof Terrace and strata void (where applicable).
- Orientation and bearings will differ depending on the unit you are purchasing. Please refer to the key plan.
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3 - BEDROOMS

*Plan subject to change