



THE
ROBERTSON
OPUS

罗奥湾



匠心巨作
世代相传

雄踞第九区罗拔申码头黄金地段的999年地契豪华府邸



创世杰作, 始于笔触之下。
旷世才华, 出于高风自律。
欲远望, 先内省。
方领悟人生即是旅程也是目的地。
铸就传承, 必先奠定基石。
心怀广宇, 同时稳笃前行。

集人生至珍,
惜当下未来,

启世代传承。

传世杰作

隽永不朽

位于罗拔申码头的罗奥湾雄踞新加坡第九区的黄金地段，是999年地契的综合发展项目。这里依山傍水，坐拥福康宁山与新加坡河的静谧绿意，是喧嚣城市中的世外桃源，也是一处私密与宁静的城市绿洲。走出华宅，精彩的滨水生活近在咫尺，丰富的文化、高雅的格调与河畔的韵律相互交织，谱出隽永不凡的旷世经典。

为传承而造的 现世杰作

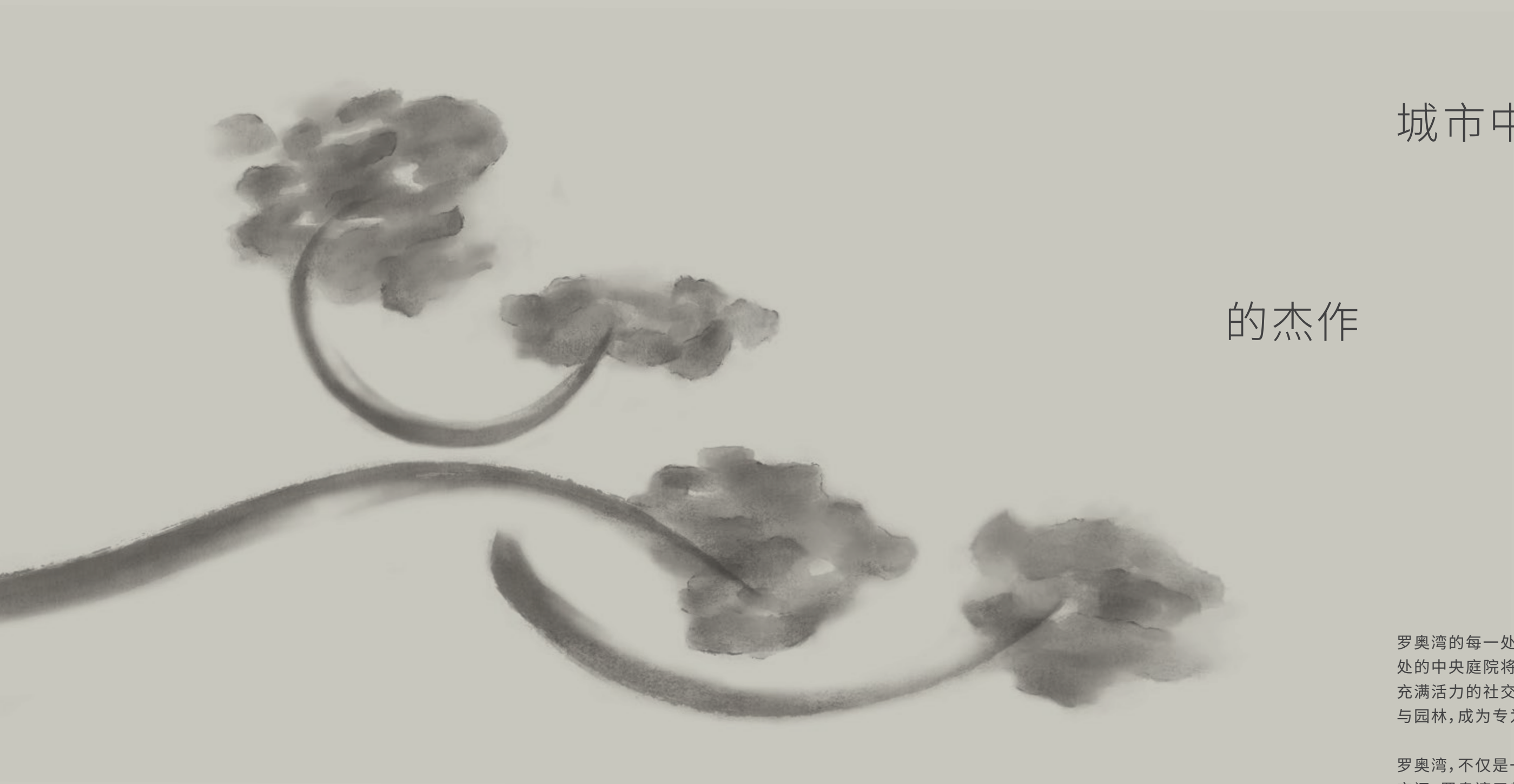
传承，始于我们当下的生活，蕴于我们的每一次选择、我们所秉持的价值观，以及我们用心滋养的联系。在一个瞬息万变的世界，传承是日积月累的人生准则，生根于生命的沉淀、意义的觉醒与记忆的铭刻。在您的静谧天地，集合至真至纯，为人生再添华章。



畅达城市繁华

从罗奥湾出发，数分钟可达福康宁、乌节路、滨海湾金沙、滨海湾花园及中央商业区等新加坡最负盛名的地标。





城市中

的杰作

罗奥湾的每一处空间,都经过深思熟虑的雕琢。入口处的中央庭院将餐饮、商业与大自然和谐融入,营造充满活力的社交空间。上方的私人公寓,则设有泳池与园林,成为专为休憩而设计的世外桃源。

罗奥湾,不仅是一处家园,更是一方精心雕琢的生活空间。罗奥湾于都市中心,滋养人生、敦亲睦邻,是名副其实的的心灵栖所。

灯火辉煌，迎接归来

迎宾广场处，绿叶环绕的柱廊与受自然启发的设计，共同迎接您的归来。由此处延伸而至的步行长廊，将城市、河景与远方风光无缝衔接。



THE ROBERTSON
OPUS



尊享宁静，不离繁华

在罗奥湾，宁静私密的居所与公共空间在一片翠绿中和谐并存。在布满零售与餐饮店的步道之上，空中花园与泳池露台层层递进，与植物墙构成一道绿意盎然的帷幕，悄然守护着上方的静谧世界。



效果示意图

疗愈身心的垂直伊甸园

罗奥湾的中心为绿洲庭院，一座绿意重叠、花木环抱的中央庭院。高耸的本土树木、葱翠的绿植墙与灵动的水幕墙，共同营造出这座疗愈身心的恒久谧境。



效果示意图

喧嚣之上的静谧憩所


绿洲庭院的上方，郁郁葱葱的休憩区于二层展开，悬臂式泳池邀您尽情畅游。此处的幽静花园有多个角落让人静思，泳池甲板环绕一汪碧水，是自然中的静谧憩所。



加深联系，丰富生活

在罗奥湾，每一处私密空间皆为珍贵时刻精心打造。您可在奥湾酒吧举杯畅谈，或在阅读室静思沉想，或于池畔酒廊惬意长谈。无论是宁静的清晨还是热闹的夜晚，每个角落都邀您开启与人与己的深度对话，让人生更添风采。

效果示意图



身心休憩之所， 安享私密时光

泳池甲板外，许多健康设施静候探索。精心设计的园林与波光粼粼的泳池营造宁静氛围，公寓俱乐部、健身房、蒸汽房与多功能厅相辅相成，助您焕活身心。这处幽静私密的健康天地，仿佛呼应着新加坡河的韵律，邀您前来。

效果示意图



水石明净，生生不息

静谧绿洲水景旁的美食亭，是您与亲友共聚的温馨场所。绿意环绕的梯式花园中，处处可见大自然的勃勃生机，是探索、放松与焕新自我的美好境地。

童心乐园，欢乐满载

罗奥湾儿童俱乐部坐落于花园谧境之中，为您的孩子提供一个安全有趣的活动空间。这里绿意环绕，隔绝都市喧嚣，宛若林中之林。充满想象力的设计邀孩子们尽情玩乐，嬉戏中建立友情。儿童感官花园通过树木与植物的探索，激发无限好奇。让童年的美好回忆，在这片绿色宁静中生根发芽。



空中林冠，寻幽览胜

罗奥湾顶层，四座悬挑式屋顶平台由空中步桥与观景台相连，于此可饱览新加坡河景与城市天际线。茂盛的本土植物助力城市生态多样性，层层树冠形成天然遮荫，让人在此清凉宜人处，静心休憩。



效果示意图

自然之境，理想家园

开阔的草坪是晨间瑜伽的绝佳场所，优雅的景观亭与绿色幽境是您静思冥想、与人畅聊，甚至投身园艺乐趣的理想空间。无垠天幕之下，这里既能静养身心又能与人联系，是理想家园的自然之境。



生活万象

盛景环绕

在罗拔申码头，城市魅力与都会风华交相辉映。居于罗奥湾，即身处餐饮、文化与夜生活的繁华中心。都市精粹环绕左右、自然意趣无缝融入。从翠绿的谧境从容举步，片刻即达活力四射的繁华都市。

独一无二的滨水胜地

罗拔申码头邻近新加坡河畔，是炙手可热的滨水住宅区。林荫步道之上，是精致餐饮、文化氛围与宁静绿意的完美融合。数分钟可达中央商业区及乌节路，信步亦可达六公里长的公园连道，罗奥湾堪称河畔雅致生活的典范之选。



效果示意图

第九区罗拔申码头黄金地段

交通枢纽

福康宁地铁站 (350米内)	5分钟
克拉码头地铁站	4分钟
大世界地铁站	4分钟

购物餐饮

New Bahr	1分钟
克拉码头	2分钟
世界城	6分钟
驳船码头	7分钟
乌节路	5分钟
赞美广场	7分钟
滨海湾金沙	9分钟

自然景观

福康宁公园	5分钟
珍珠山公园	4分钟
滨海湾花园	10分钟

文化艺术

新加坡专业剧场 (直通)	1分钟
新加坡泰勒版画院	2分钟
维多利亚剧院与音乐厅	6分钟
新加坡国家美术馆	6分钟
牛车水	7分钟
滨海艺术中心	9分钟

商务办公

中央商业区	7分钟
滨海湾金融中心	7分钟
新达城	9分钟
丹戎巴葛	10分钟

优质学府

立化小学 (1公里内)	9分钟
新加坡管理大学	6分钟
圣玛格烈小学 (2公里内)	6分钟
英华学校 (小学) (2公里内)	8分钟

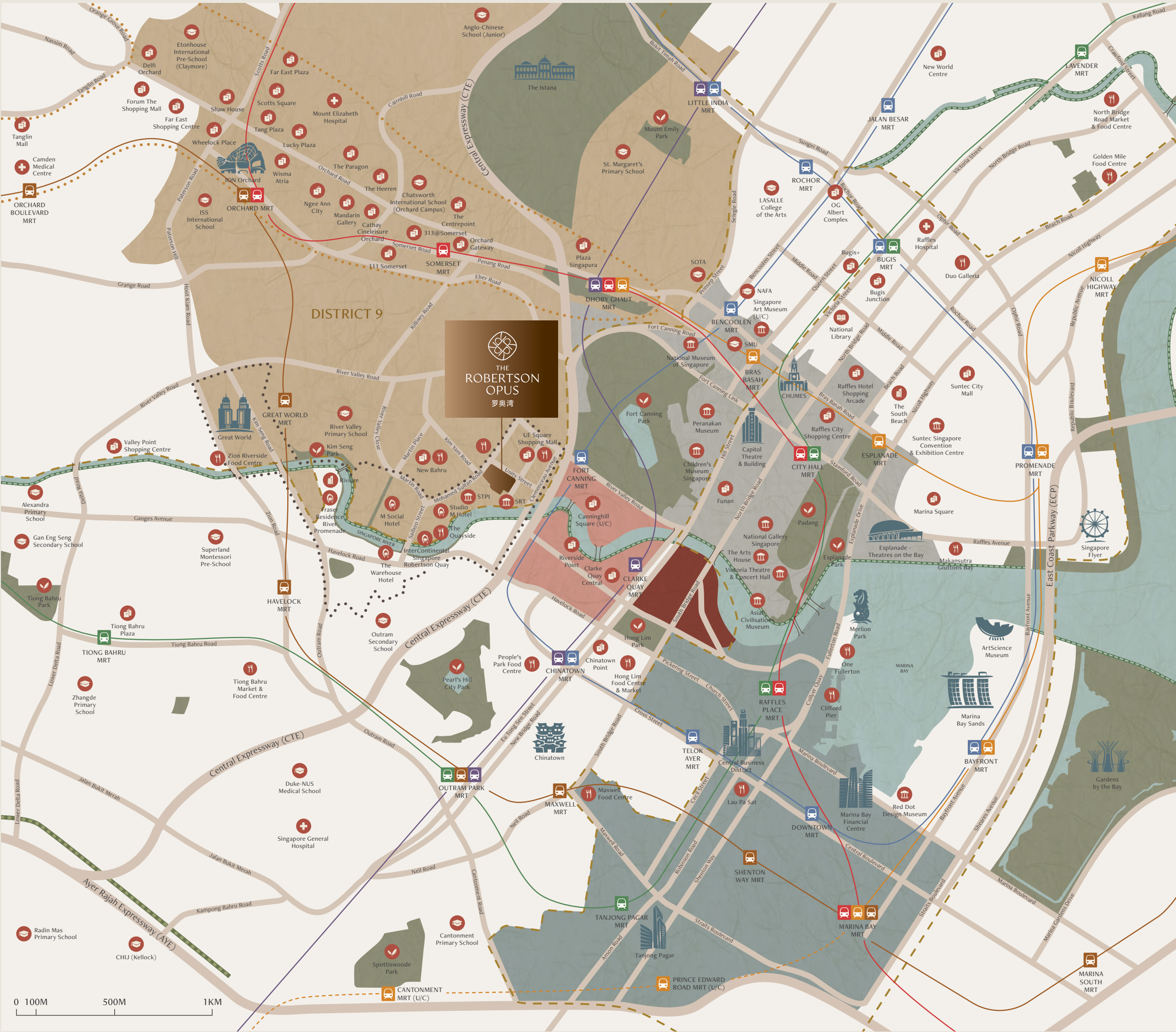
区域图例

第九区	克拉码头	市政区
罗拔申码头	驳船码头	中央商业区
乌节路购物带	核心中央区	

地铁路线图例

东西线	滨海市区线	南北线
东北线	环线	汤申-东海岸线

All distances and travel times are approximate, measured from The Robertson Opus to the respective destinations. Actual travel times may vary depending on the time of day. The map is for illustrative purposes only and is not drawn to scale.



頂級餐飲、购物娱乐
举步即达



从米其林星级餐厅到特色咖啡馆，从露天酒廊到精品画廊，新加坡河沿岸汇聚各色都市精粹，满足您的味蕾、丰富您的体验。沿着绿意盎然的河畔漫步，探索滨海湾金沙、乌节路与克拉码头等世界级地标，享受生活近在咫尺。



01



02

- 01. 滨海湾金沙
- 02. 罗拔申码头咖啡馆与餐饮



03



05



04



03. 克拉码头
04. 乌节路
05. New Bahru

沉浸于艺术 与文化氛围



罗奥湾与新加坡专业剧场相毗邻，新加坡泰勒版画院信步即达，著名的新加坡国家美术馆与历史悠久的维多利亚剧院与音乐厅近在咫尺。绝佳地点邀您通过世界级演出、画廊展览、艺术工坊及导览活动，深入探索这座城市丰盛多元的文化版图。



01



02

- 01. 新加坡国家美术馆
- 02. 亚洲文明博物馆



03



04



05

- 03. 新加坡专业剧场
- 04. 新加坡泰勒版画院
- 05. 维多利亚剧院与音乐厅

静谧伊甸，自然环抱



河岸之外，葱翠的步道蜿蜒通向规划中的六公里蓝绿廊道。从福康宁公园的香料道，到珍珠山公园的香灰莉树，如诗如画的绿色谧境由廊道一一串联，举步可达。



01



02

汇聚各路商机



罗奥湾雄踞莱佛士坊金融区与滨海湾金融中心上游要地，毗邻全球银行机构、新兴科技企业总部及滨水休闲场所。此黄金区位汇聚四方商机，孕育无限发展潜力。



01

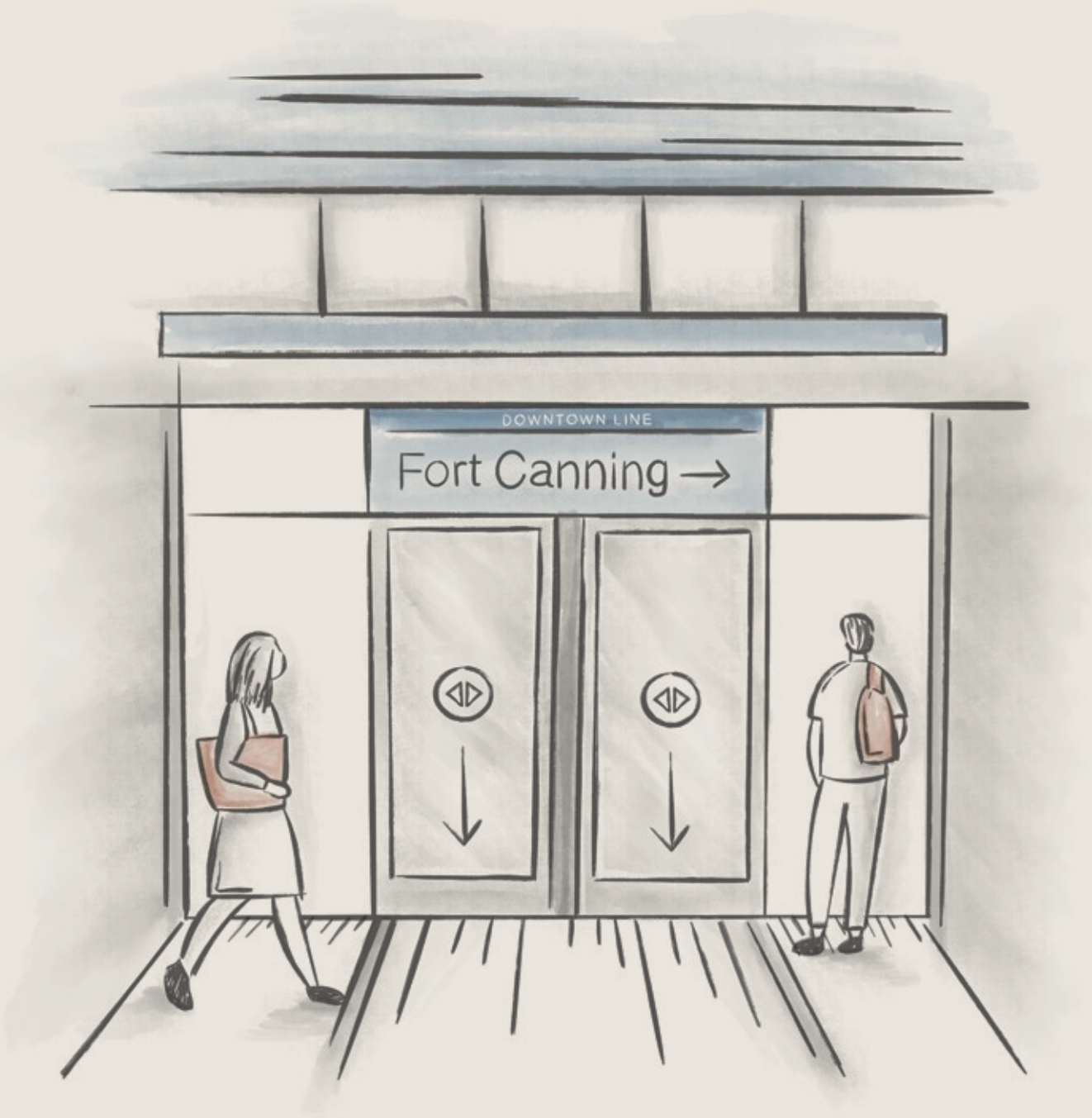


03

02

- 01. 中央商业区
- 02. 滨海湾金融中心
- 03. 莱佛士坊

游走四方，畅行无阻



福康宁地铁站(滨海市区线)、克拉码头地铁站(东北线)及大世界地铁站(汤申-东海岸线)举步即达。多条地铁路线四通八达，让您从容抵达商业区、文化场所与生活景点，以绿色低碳的出行方式畅游四方。



01



02

- 01. 福康宁地铁站
- 02. 大世界地铁站



传世之选

生命之韵

从静谧的空中泳池，到绿叶垂落的庭院，再至天台的参天林冠，每一处细节皆以和谐优雅的笔触精心谱就。罗奥湾不仅是一处居所，更是经得起时间淬炼，又能滋养世代生活的恒久传承。让未来在此生根发芽，恣意绽放。

二层平面示意图

此处以河岸景观为灵感,设45米标准泳池与水疗按摩池,园景花园与亭台环绕其间。健身、休闲、餐饮与绿色设施一应俱全,为您及家人提供贴近自然的生活体验。

效果示意图



0 10 20 50m

迎宾入口

- ① 绿洲庭院 (地下一层)
- ② 落客区 (一层)
- ③ 迎宾广场 (一层)
- ④ 罗拔申壁画 (一层)

葱翠绿洲

- ⑤ 美食亭一
- ⑥ 静谧绿洲
- ⑦ 休闲露台

天伦场所

- ⑧ 美食亭二
- ⑨ 天伦草坪
- ⑩ 儿童感官花园
- ⑪ 休憩露台

Opus 俱乐部

- ⑫ Opus餐饮吧
- ⑬ Opus社交廊
- ⑭ Robertson阅读室

- ⑮ Robertson儿童俱乐部
- ⑯ 男士蒸汽房
- ⑰ 女士蒸汽房
- ⑱ Opus健身房
- ⑲ 静逸花园
- ⑳ 自然步道
- ㉑ 花园雅座

健康谧境

- ㉒ 池畔休闲区
- ㉓ 45米标准泳池
- ㉔ 健康泳池
- ㉕ 阳光露台
- ㉖ 社交露台
- ㉗ 阅读露台
- ㉘ 静逸小径

附属设施

- Ⓐ 保安亭 (地下一层)
- Ⓑ 垃圾收集中心 (地下一层)
- Ⓒ 变电站 (地下一层)
- Ⓓ 脚踏车停放区 (一层)
- Ⓔ 地下停车场入口 (一层)
- Ⓕ 管理处 (二层)

Approved BP Plan: A1833-00004-2023-BP01
BP Approval Date: 02 April 2025

1ST STOREY



0 10 20 50m

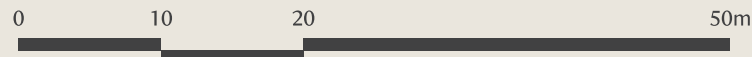
效果示意图

2ND STOREY 13 UNITY STREET



效果示意图

效果示意图



天台花园平面示意图

罗奥湾顶层设有四座悬挑式屋顶平台，构成一座拥有自然角落、健康草坪和社区花园的空中林园。这座位于高空的绿洲，能促进静思满活、友邻互动，是您回归自然与放慢身心的神圣空间。



空中花园

- 29 码头观景台
- 30 艺术角落
- 31 翠玉花园
- 32 社交亭一
- 33 空中步桥
- 34 都市观景台
- 35 紫丁香花园
- 36 社交亭二

- 37 森林步道
- 38 琥珀花园
- 39 社交亭三
- 40 城市观景台

空中康境

- 41 观望台
- 42 牧野花园
- 43 社交亭四
- 44 社区花园
- 45 姜园
- 46 社交亭五
- 47 健康草坪
- 48 河畔观景台

附属设施

- g 发电机组
- 水箱

户型分布图

7 Unity Street, Singapore 239591								
Unit/ Floor	1	2	3	4	5	6	7	8
Roof	天台花园							
10	B7-S	C5-S	C3-S	B2	B2	C6	B3	B7-S
9	B7-S	C5-S	C3-S	B2	B2	C6	B3	B7-S
8	B7-S	C5-S	C3-S	B2	B2	C6	B3	B7-S
7	B7-S	C5-S	C3-S	B2	B2	C6	B3	B7-S
6	B7-S	C5-S	C3-S	B2	B2	C6	B3	B7-S
5	B7-S	C5-S	C3-S	B2	B2	C6	B3	B7-S
4	B7-S	C5-S	C3-S	B2	B2	C6	B3	B7-S
3	B7-S	C5-S	C3-S	B2	B2	C6	B3	B7-S
2	B7-S (P)	C5-S (P)	C3-S (P)	B2 (P)	B2 (P)	C6 (P)	B3 (P)	B7-S (P)
1	商业空间							
Basement 1	商业空间/商业停车场							
Basement 2	住宅区停车场							
Basement 3	住宅区停车场							

11 Unity Street, Singapore 237995								
Unit/ Floor	13	14	15	16	17	18	19	20
Roof	天台花园							
10	B5	C4-S	C2-S	B4	B4	C1-S	B6	B5
9	B5	C4-S	C2-S	B4	B4	C1-S	B6	B5
8	B5	C4-S	C2-S	B4	B4	C1-S	B6	B5
7	B5	C4-S	C2-S	B4	B4	C1-S	B6	B5
6	B5	C4-S	C2-S	B4	B4	C1-S	B6	B5
5	B5	C4-S	C2-S	B4	B4	C1-S	B6	B5
4	B5	C4-S	C2-S	B4	B4	C1-S	B6	B5
3	B5	C4-S	C2-S	B4	B4	C1-S	B6	B5
2	B5 (P)	C4-S (P)	C2-S (P)	B4 (P)	B4 (P)	C1-S (P)	B6 (P)	B5 (P)
1	商业空间							
Basement 1	商业空间/商业停车场							
Basement 2	住宅区停车场							
Basement 3	住宅区停车场							

15 Unity Street, Singapore 239594														
Unit/ Floor	29	30	31	32	33	34	35	36	37	38	39	40	41	42
Roof	天台花园													
9	A1	A1	A1	B1	B1	S1a	S1	S1	S1	S1	B1	B1	A1	A1
8	A1	A1	A1	B1	B1	S1a	S1	S1	S1	S1	B1	B1	A1	A1
7	A1	A1	A1	B1	B1	S1a	S1	S1	S1	S1	B1	B1	A1	A1
6	A1	A1	A1	B1	B1	S1a	S1	S1	S1	S1	B1	B1	A1	A1
5	A1	A1	A1	B1	B1	S1a	S1	S1	S1	S1	B1	B1	A1	A1
4	A1	A1	A1	B1	B1	S1a	S1	S1	S1	S1	B1	B1	A1	A1
3	A1	A1	A1	B1	B1	S1a	S1	S1	S1	S1	B1	B1	A1	A1
2	A1 (P)	A1 (P)	A1 (P)	B1 (P)	B1 (P)	S1a (P)	S1 (P)	S1 (P)	S1 (P)	S1 (P)	B1 (P)	B1 (P)	A1 (P)	A1 (P)
1	商业空间													
Basement 1	商业空间/商业停车场													
Basement 2	住宅区停车场													
Basement 3	住宅区停车场													

9 Unity Street, Singapore 239592				
Unit/ Floor	9	10	11	12
Roof	天台花园			
10	D1-P	C2-P	C1-P	C1-P
9	D1-P	C2-P	C1-P	C1-P
8	D1-P	C2-P	C1-P	C1-P
7	D1-P	C2-P	C1-P	C1-P
6	D1-P	C2-P	C1-P	C1-P
5	D1-P	C2-P	C1-P	C1-P
4	D1-P	C2-P	C1-P	C1-P
3	D1-P	C2-P	C1-P	C1-P
2	D1-P (P)	C2-P (P)	C1-P (P)	C1-P (P)
1	商业空间			
Basement 1	商业空间/商业停车场			
Basement 2	住宅区停车场			
Basement 3	住宅区停车场			

13 Unity Street, Singapore 239593								
Unit/ Floor	21	22	23	24	25	26	27	28
Roof	天台花园							
10	B7-S	C7	C6	B2	B2	C6	C6	B7-S
9	B7-S	C7	C6	B2	B2	C6	C6	B7-S
8	B7-S	C7	C6	B2	B2	C6	C6	B7-S
7	B7-S	C7	C6	B2	B2	C6	C6	B7-S
6	B7-S	C7	C6	B2	B2	C6	C6	B7-S
5	B7-S	C7	C6	B2	B2	C6	C6	B7-S
4	B7-S	C7	C6	B2	B2	C6	C6	B7-S
3	Opus社交廊/Opus健身房							
2								
1	商业空间							
Basement 1	商业空间/商业停车场							
Basement 2	住宅区停车场							
Basement 3	住宅区停车场							

图例

- 尊贵套房
- 两卧单位
- 两卧+书房单位
- 三卧+灵活空间单位
- 三卧双灵活单位
- 三卧优质单位
- 四卧优质单位
- 一卧单位



优质系列

套房、一卧及两卧单位

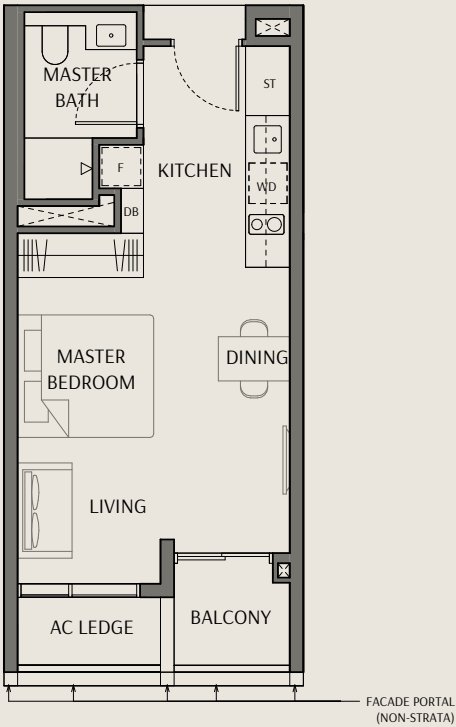
优质系列的套房、一卧与两卧单位专为都市精英匠心打造，以挑高空间升华日常起居。客厅、餐厅与厨房空间以自然大方的浅白瓷砖铺陈，每个单位均配备内置储物柜，贴心设计将外观与功能完美结合。精心布局的户型既敞亮又时尚，简约舒适之余又尽显不凡格调。

一卧展示单位
仅供参考

套房

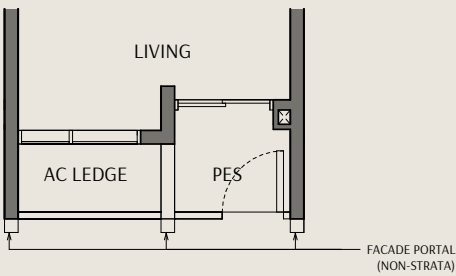
Type S1
Area: 40 sqm | 431 sqft

Unit(s): #03-35 to #09-35
#03-36 to #09-36
#03-37 to #09-37
#03-38* to #09-38*



Type S1 (P)
Area: 40 sqm | 431 sqft

Unit(s): #02-35
#02-36
#02-37
#02-38*



Legend:

- | | | | |
|----|--------------------|----|--|
| WD | Washer Cum Dryer | ST | Storage |
| F | Refrigerator | | Void Space (excluded from strata area) |
| DB | Distribution Board | | Wall not allowed to be hacked or altered |
- *Mirrored Unit

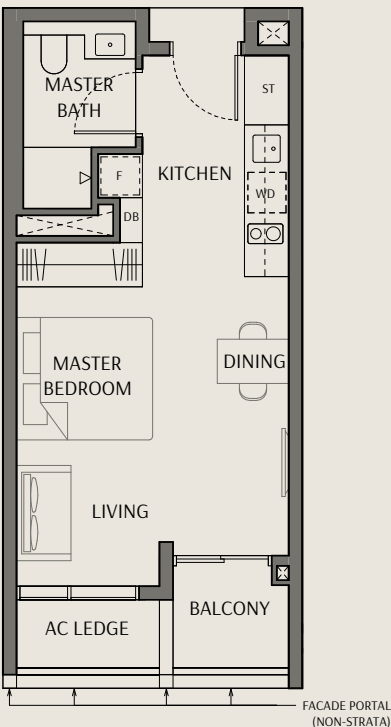
Area includes air conditioner (AC) ledge, balcony, PES and strata void where applicable. RC ledge do not form part of the unit strata area. The above plans are subject to change as may be approved by the relevant authorities. All floor plans are approximate measurements only and are subject to government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



套房

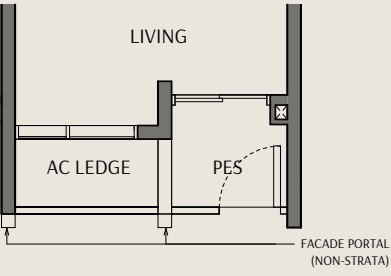
Type S1a
Area: 40 sqm | 431 sqft

Unit(s): #03-34 to #09-34



Type S1a (P)
Area: 40 sqm | 431 sqft

Unit(s): #02-34



Legend:

- | | | | |
|----|--------------------|----|--|
| WD | Washer Cum Dryer | ST | Storage |
| F | Refrigerator | | Void Space (excluded from strata area) |
| DB | Distribution Board | | Wall not allowed to be hacked or altered |

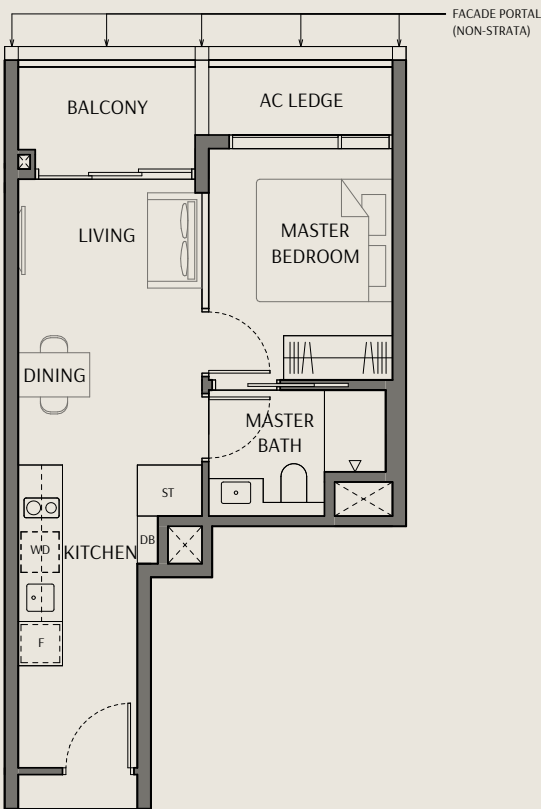
Area includes air conditioner (AC) ledge, balcony, PES and strata void where applicable. RC ledge do not form part of the unit strata area. The above plans are subject to change as may be approved by the relevant authorities. All floor plans are approximate measurements only and are subject to government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



一卧单位

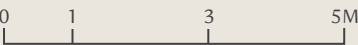
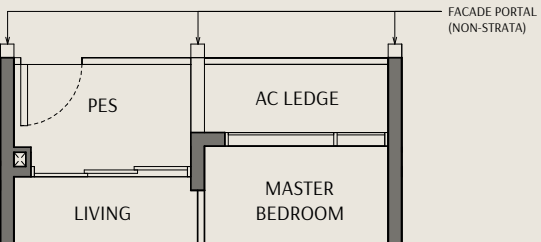
Type A1
Area: 46 sqm | 495 sqft

- Unit(s): #03-29* to #09-29*
#03-30 to #09-30
#03-31* to #09-31*
#03-41 to #09-41
#03-42 to #09-42



Type A1 (P)
Area: 46 sqm | 495 sqft

- Unit(s): #02-29*
#02-30
#02-31*
#02-41
#02-42



- Legend:
- | | | | |
|----|--------------------|----|--|
| WD | Washer Cum Dryer | ST | Storage |
| F | Refrigerator | | Void Space (excluded from strata area) |
| DB | Distribution Board | | Wall not allowed to be hacked or altered |
- *Mirrored Unit

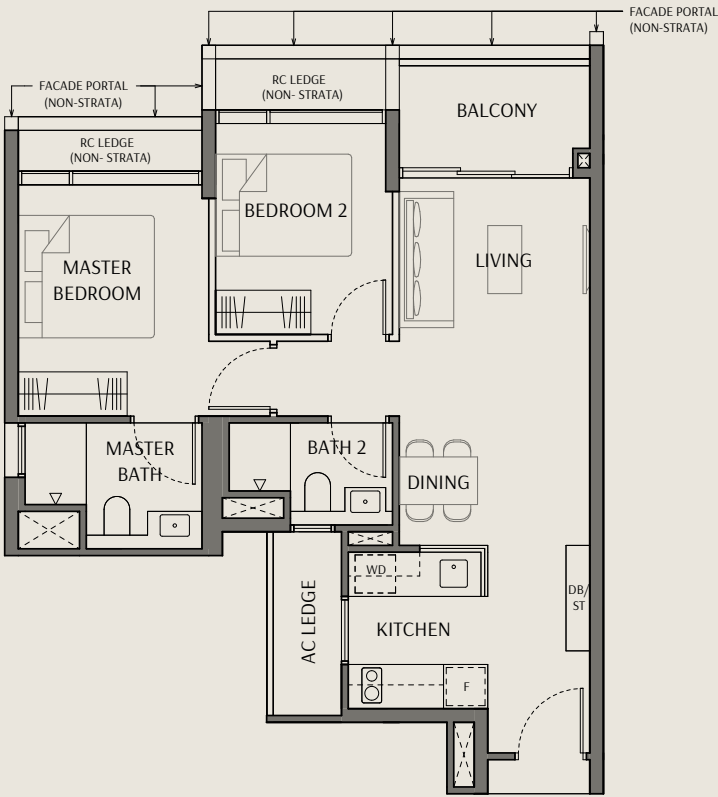
Area includes air conditioner (AC) ledge, balcony, PES and strata void where applicable. RC ledge do not form part of the unit strata area. The above plans are subject to change as may be approved by the relevant authorities. All floor plans are approximate measurements only and are subject to government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



两卧单位

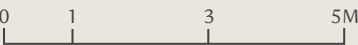
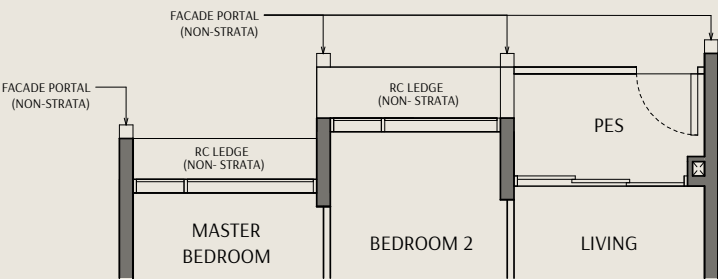
Type B1
Area: 67 sqm | 721 sqft

- Unit(s): #03-32* to #09-32*
#03-33 to #09-33
#03-39* to #09-39*
#03-40 to #09-40



Type B1 (P)
Area: 67 sqm | 721 sqft

- Unit(s): #02-32*
#02-33
#02-39*
#02-40



- Legend:
- | | | | |
|----|--------------------|----|--|
| WD | Washer Cum Dryer | ST | Storage |
| F | Refrigerator | | Void Space (excluded from strata area) |
| DB | Distribution Board | | Wall not allowed to be hacked or altered |
- *Mirrored Unit

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. These are for the purpose of visual presentation only. The balcony and PES shall not be enclosed unless with the approved balcony screen. The installation and cost of the screen shall be borne by the purchaser.





奢华系列

两卧单位、两卧+书房单位、三卧+灵活空间单位
及三卧双灵活单位

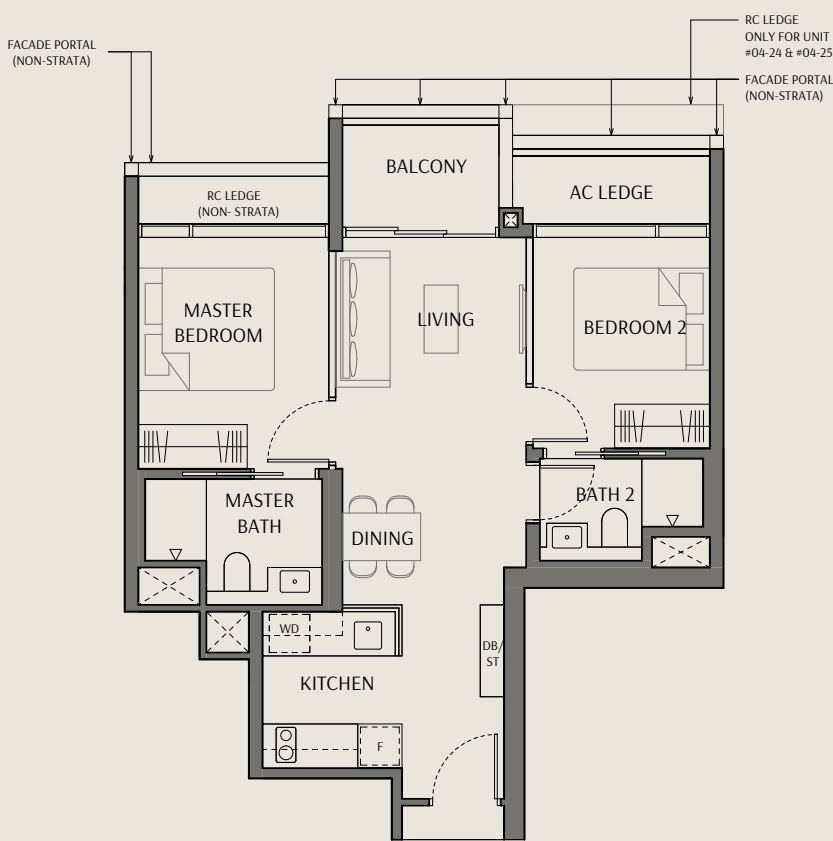
在奢华系列的两卧至三卧单位中，以绿色生活为设计理念，尽享舒适与优雅。宽敞的层高强化空间流动感，大地色调的石质大版砖、温润的层压板与工程木地板共同营造温馨而精致的室内氛围。部分三卧单位设有连通餐厅区的多功能灵活空间，无论是社交宴客、居家办公或是静享私人时光皆适宜。深思熟虑的每一处细节，在实用功能与恒久雅致之间取得完美平衡。

三卧双灵活展示单位
仅供参考

两卧单位

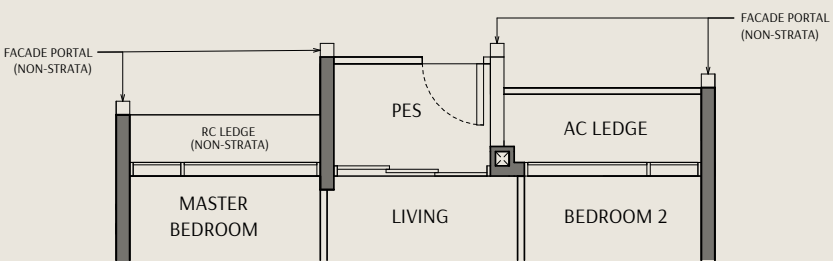
Type B2
Area: 64 sqm | 689 sqft

Unit(s): #03-04 to #10-04
 #03-05* to #10-05*
 #04-24 to #10-24
 #04-25* to #10-25*



Type B2 (P)
Area: 64 sqm | 689 sqft

Unit(s): #02-04
 #02-05*



- Legend:
- | | | | |
|----|--------------------|----|--|
| WD | Washer Cum Dryer | ST | Storage |
| F | Refrigerator | | Void Space (excluded from strata area) |
| DB | Distribution Board | | Wall not allowed to be hacked or altered |
- *Mirrored Unit

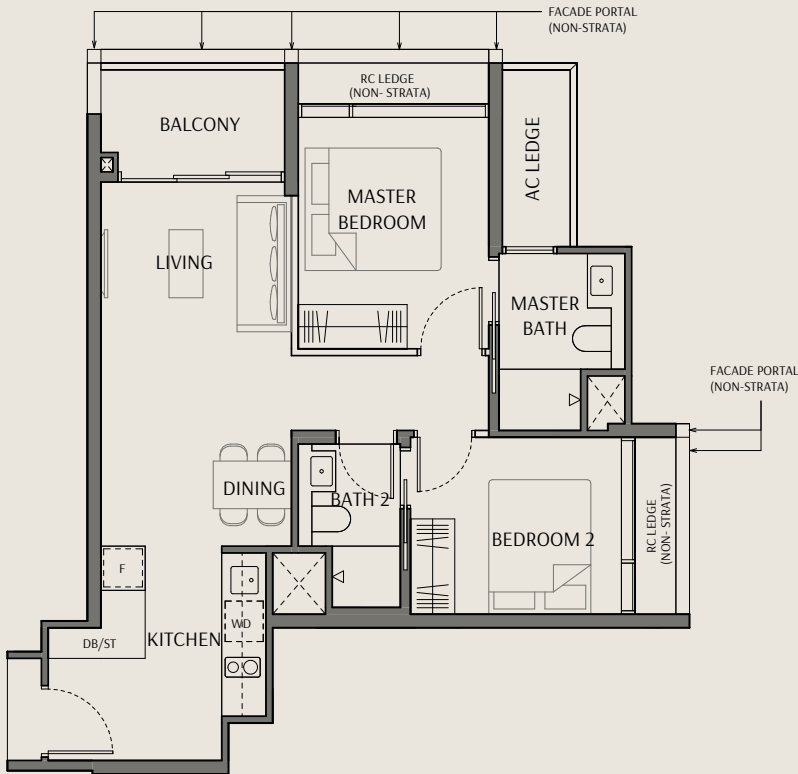
Area includes air conditioner (AC) ledge, balcony, PES and strata void where applicable. RC ledge do not form part of the unit strata area. The above plans are subject to change as may be approved by the relevant authorities. All floor plans are approximate measurements only and are subject to government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



两卧单位

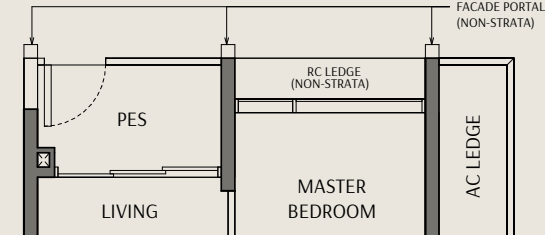
Type B3
Area: 66 sqm | 710 sqft

Unit(s): #03-07 to #10-07



Type B3 (P)
Area: 66 sqm | 710 sqft

Unit(s): #02-07



- Legend:
- | | | | |
|----|--------------------|----|--|
| WD | Washer Cum Dryer | ST | Storage |
| F | Refrigerator | | Void Space (excluded from strata area) |
| DB | Distribution Board | | Wall not allowed to be hacked or altered |

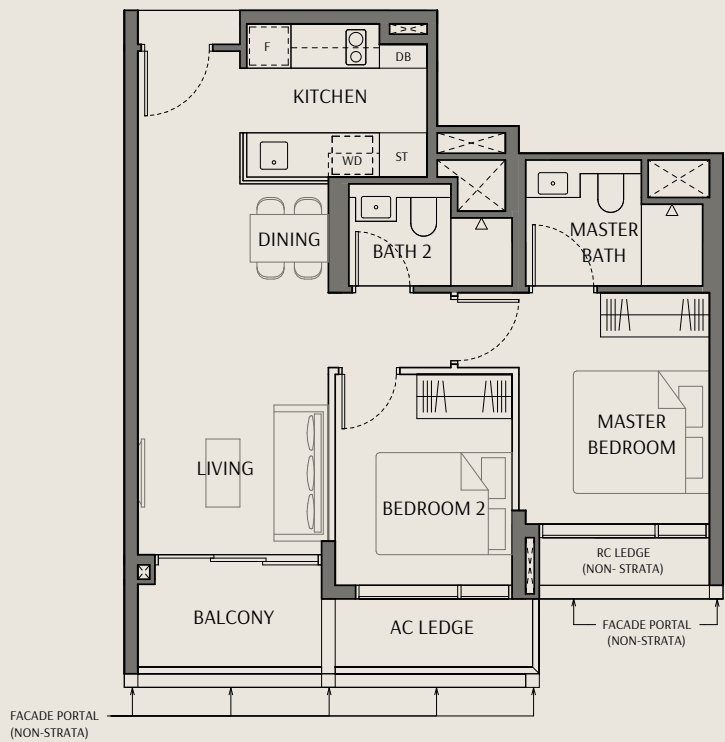
Area includes air conditioner (AC) ledge, balcony, PES and strata void where applicable. RC ledge do not form part of the unit strata area. The above plans are subject to change as may be approved by the relevant authorities. All floor plans are approximate measurements only and are subject to government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



两卧单位

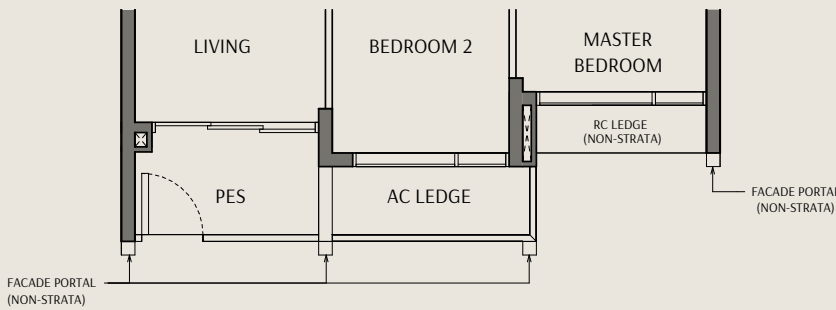
Type B4
Area: 67 sqm | 721 sqft

Unit(s): #03-16* to #10-16*
#03-17 to #10-17



Type B4 (P)
Area: 67 sqm | 721 sqft

Unit(s): #02-16*
#02-17



Legend:

- | | | | |
|----|--------------------|----|--|
| WD | Washer Cum Dryer | ST | Storage |
| F | Refrigerator | | Void Space (excluded from strata area) |
| DB | Distribution Board | | Wall not allowed to be hacked or altered |
- *Mirrored Unit

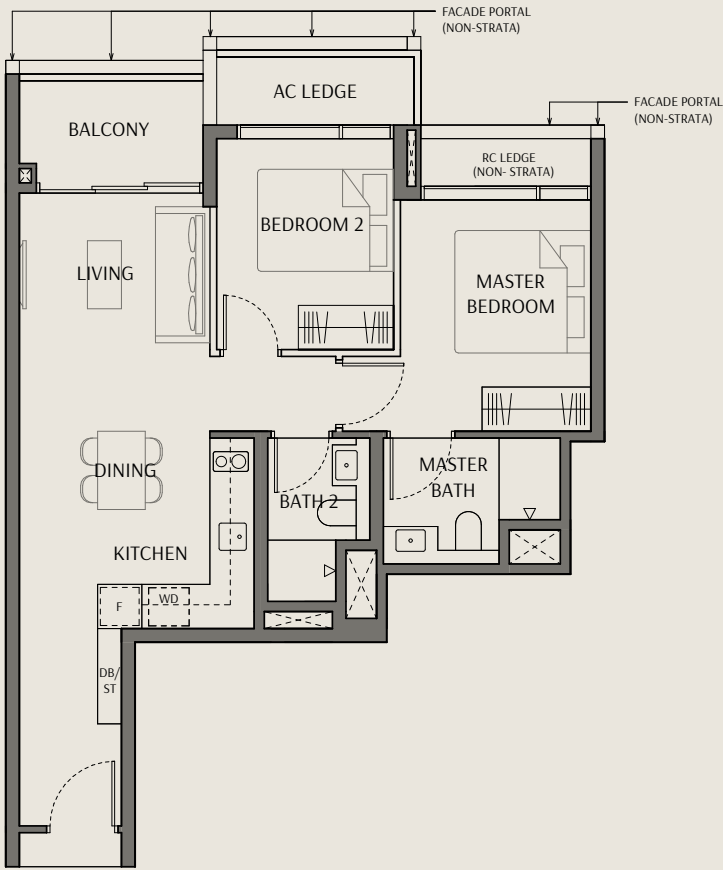
Area includes air conditioner (AC) ledge, balcony, PES and strata void where applicable. RC ledge do not form part of the unit strata area. The above plans are subject to change as may be approved by the relevant authorities. All floor plans are approximate measurements only and are subject to government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



两卧单位

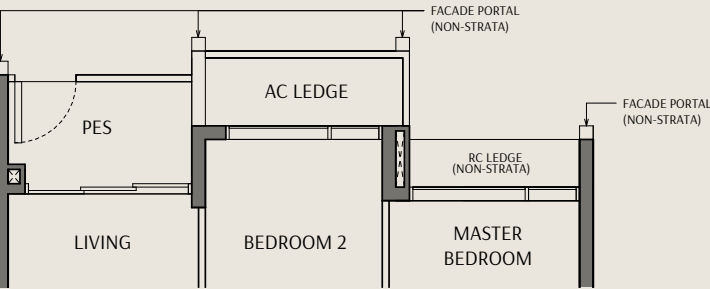
Type B5
Area: 67 sqm | 721 sqft

Unit(s): #03-13* to #10-13*
#03-20 to #10-20



Type B5 (P)
Area: 67 sqm | 721 sqft

Unit(s): #02-13*
#02-20



Legend:

- | | | | |
|----|--------------------|----|--|
| WD | Washer Cum Dryer | ST | Storage |
| F | Refrigerator | | Void Space (excluded from strata area) |
| DB | Distribution Board | | Wall not allowed to be hacked or altered |
- *Mirrored Unit

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. These are for the purpose of visual presentation only. The balcony and PES shall not be enclosed unless with the approved balcony screen. The installation and cost of the screen shall be borne by the purchaser.



两卧单位

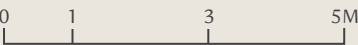
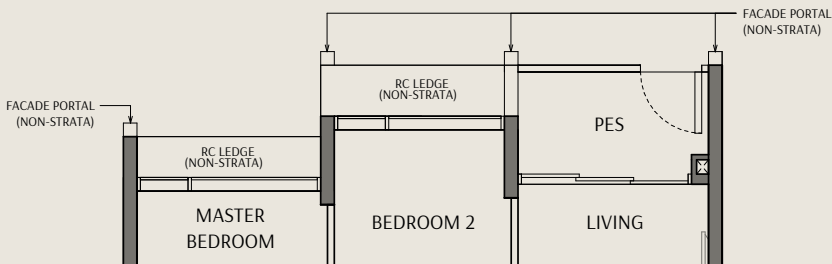
Type B6
Area: 67 sqm | 721 sqft

Unit(s): #03-19 to #10-19



Type B6 (P)
Area: 67 sqm | 721 sqft

Unit(s): #02-19



Legend:

WD	Washer Cum Dryer	ST	Storage
F	Refrigerator		Void Space (excluded from strata area)
DB	Distribution Board		Wall not allowed to be hacked or altered

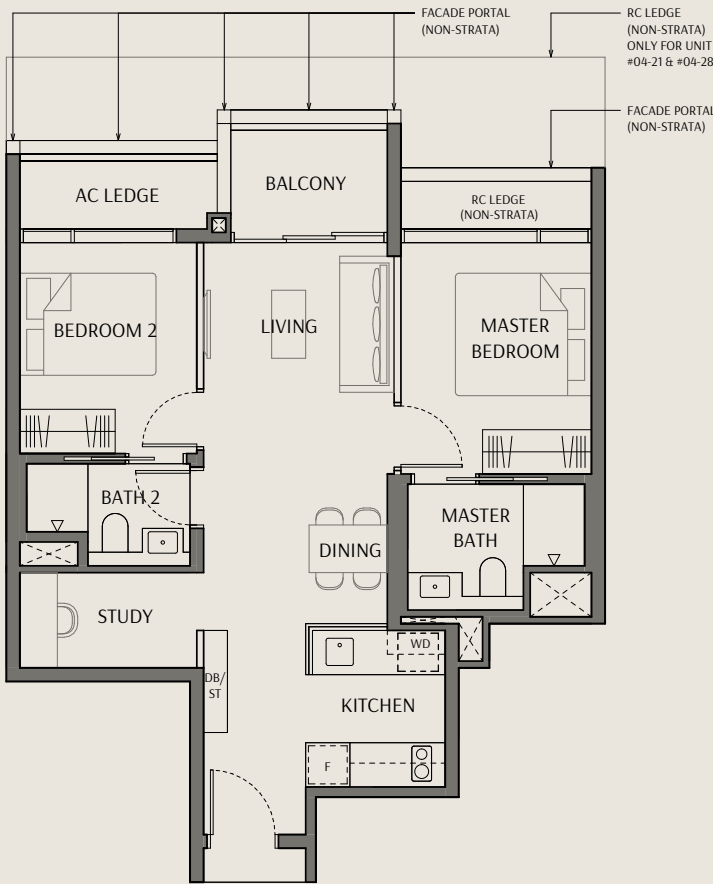
Area includes air conditioner (AC) ledge, balcony, PES and strata void where applicable. RC ledge do not form part of the unit strata area. The above plans are subject to change as may be approved by the relevant authorities. All floor plans are approximate measurements only and are subject to government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



两卧+书房单位

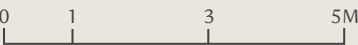
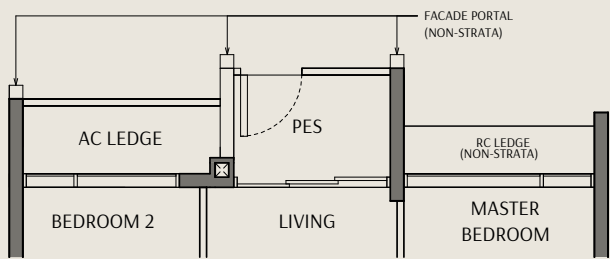
Type B7-S
Area: 69 sqm | 743 sqft

Unit(s): #03-01 to #10-01
#03-08* to #10-08*
#04-21 to #10-21
#04-28* to #10-28*



Type B7-S (P)
Area: 69 sqm | 743 sqft

Unit(s): #02-01
#02-08*



Legend:

WD	Washer Cum Dryer	ST	Storage
F	Refrigerator		Void Space (excluded from strata area)
DB	Distribution Board		Wall not allowed to be hacked or altered

*Mirrored Unit

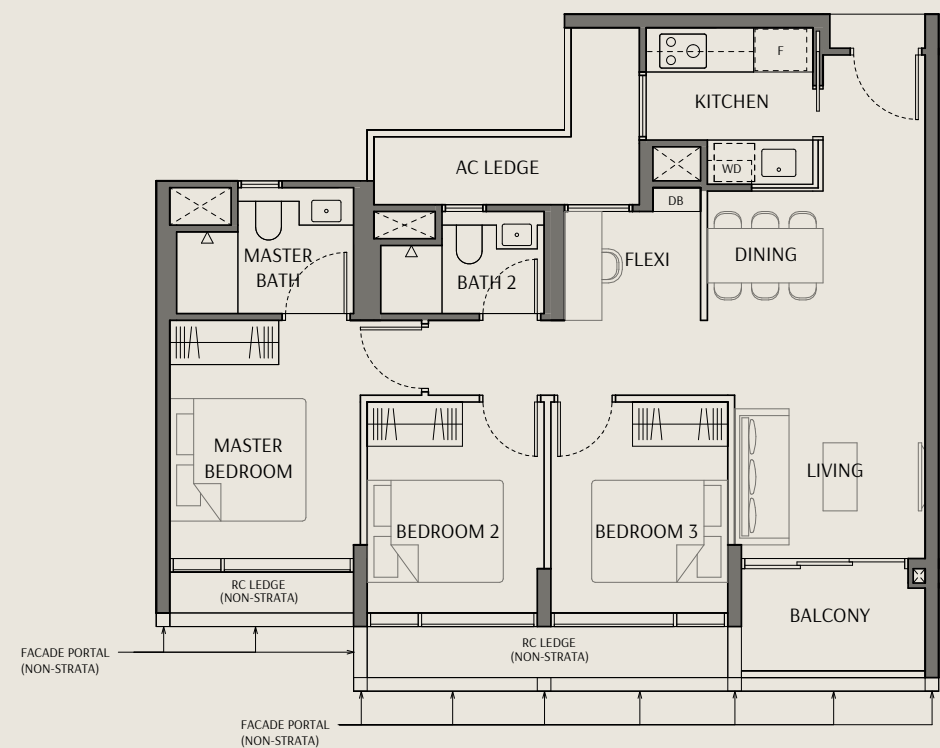
Area includes air conditioner (AC) ledge, balcony, PES and strata void where applicable. RC ledge do not form part of the unit strata area. The above plans are subject to change as may be approved by the relevant authorities. All floor plans are approximate measurements only and are subject to government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



三卧+
灵活空间单位

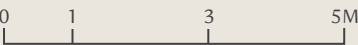
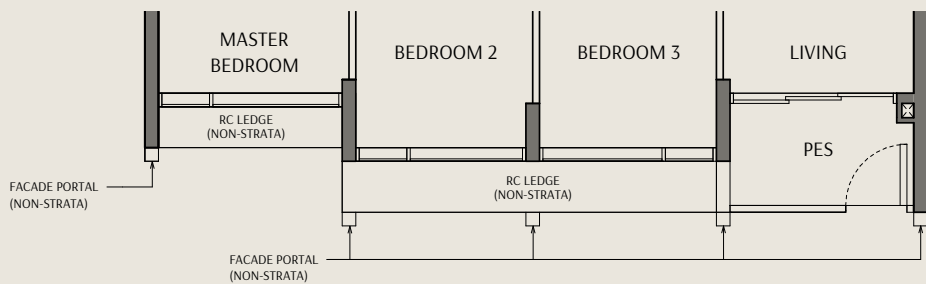
Type C1-S
Area: 86 sqm | 926 sqft

Unit(s): #03-18 to #10-18



Type C1-S (P)
Area: 86 sqm | 926 sqft

Unit(s): #02-18



Legend:

- | | | | |
|----|--------------------|--|--|
| WD | Washer Cum Dryer | | Void Space (excluded from strata area) |
| F | Refrigerator | | Wall not allowed to be hacked or altered |
| DB | Distribution Board | | |

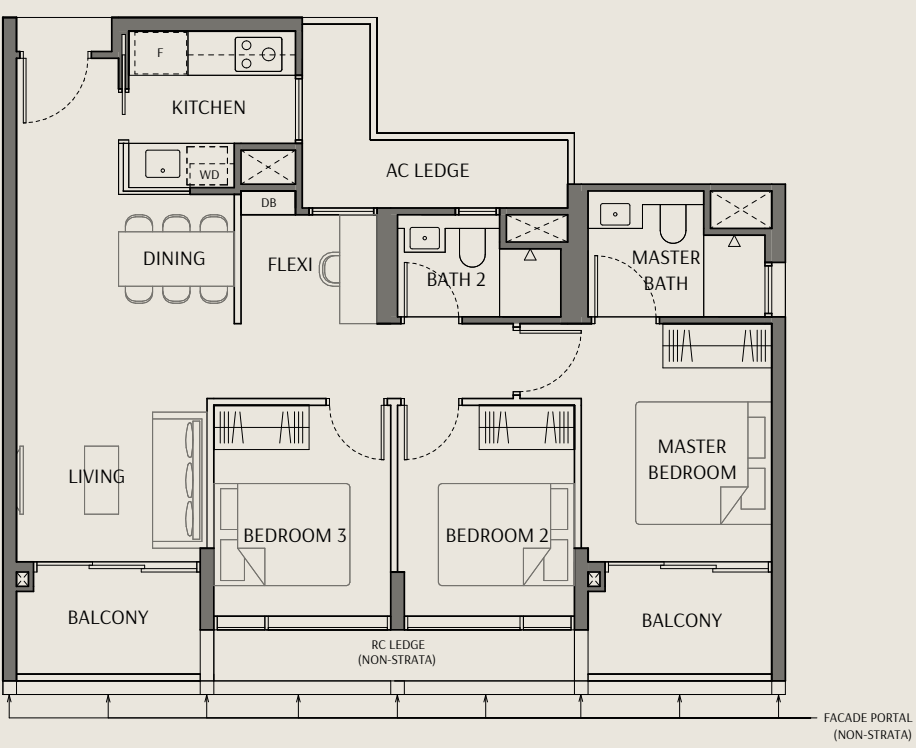
Area includes air conditioner (AC) ledge, balcony, PES and strata void where applicable. RC ledge do not form part of the unit strata area. The above plans are subject to change as may be approved by the relevant authorities. All floor plans are approximate measurements only and are subject to government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



三卧+
灵活空间单位

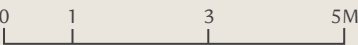
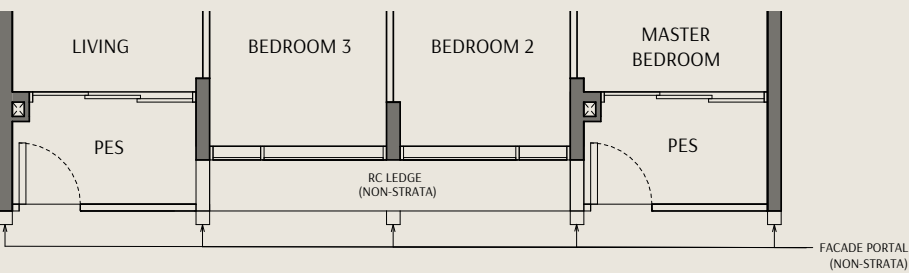
Type C2-S
Area: 91 sqm | 980 sqft

Unit(s): #03-15 to #10-15



Type C2-S (P)
Area: 91 sqm | 980 sqft

Unit(s): #02-15



Legend:

- | | | | |
|----|--------------------|--|--|
| WD | Washer Cum Dryer | | Void Space (excluded from strata area) |
| F | Refrigerator | | Wall not allowed to be hacked or altered |
| DB | Distribution Board | | |

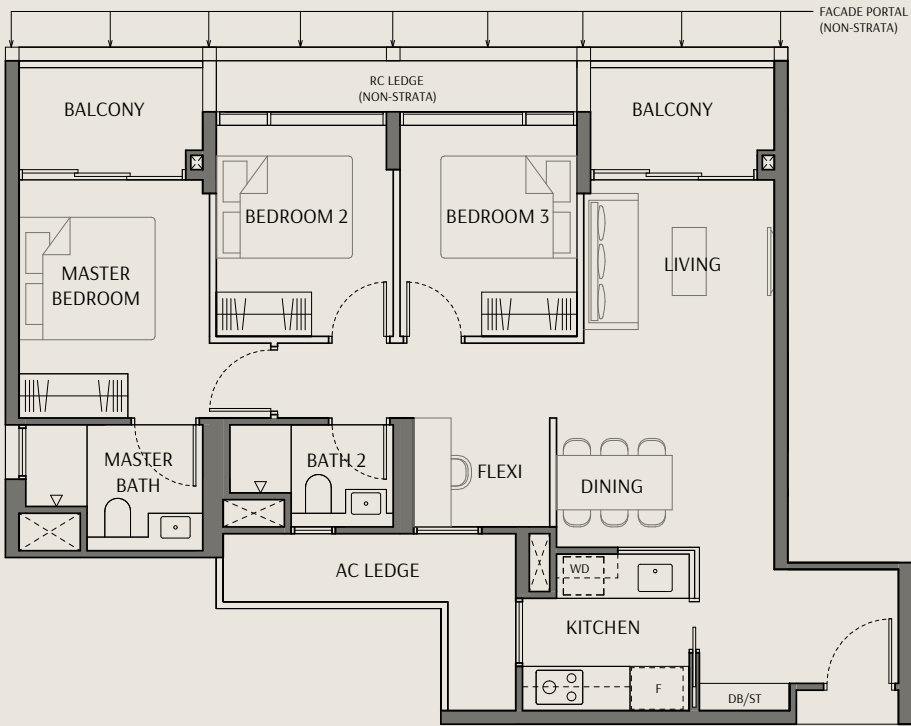
Area includes air conditioner (AC) ledge, balcony, PES and strata void where applicable. RC ledge do not form part of the unit strata area. The above plans are subject to change as may be approved by the relevant authorities. All floor plans are approximate measurements only and are subject to government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



三卧+
灵活空间单位

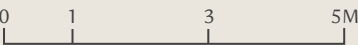
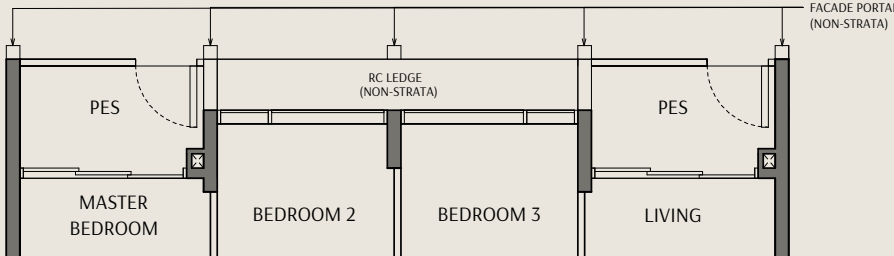
Type C3-S
Area: 94 sqm | 1012 sqft

Unit(s): #03-03 to #10-03



Type C3-S (P)
Area: 94 sqm | 1012 sqft

Unit(s): #02-03



- Legend:
- | | | | |
|----|--------------------|----|--|
| WD | Washer Cum Dryer | ST | Storage |
| F | Refrigerator | >< | Void Space (excluded from strata area) |
| DB | Distribution Board | ■ | Wall not allowed to be hacked or altered |

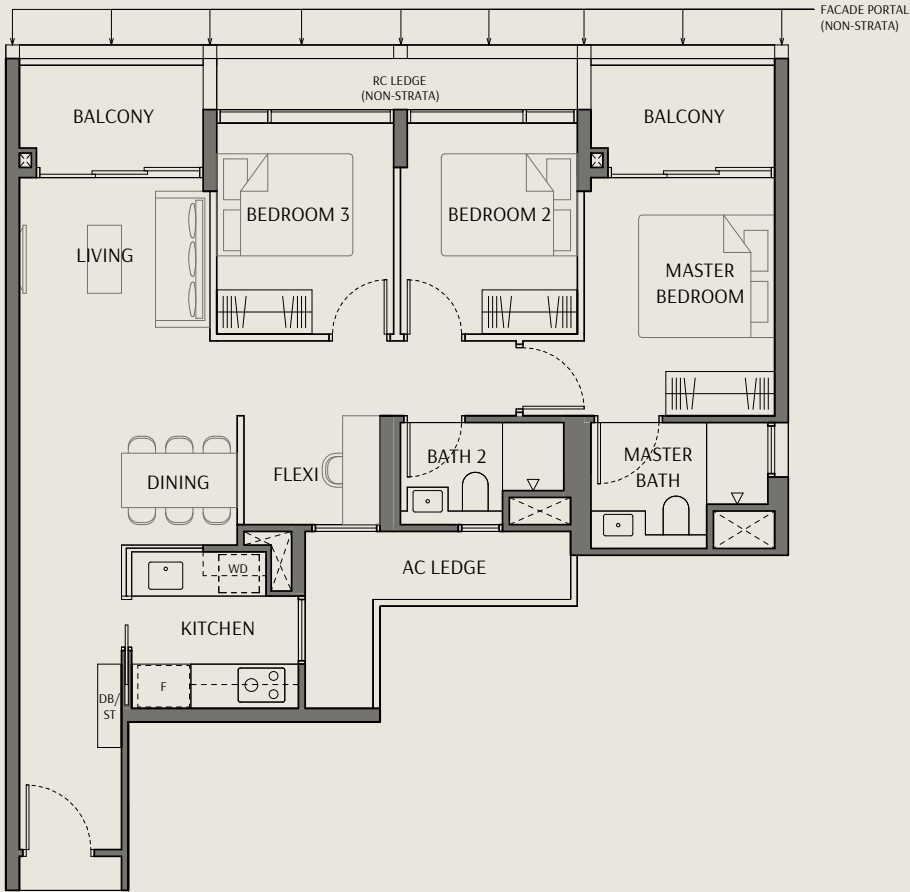
Area includes air conditioner (AC) ledge, balcony, PES and strata void where applicable. RC ledge do not form part of the unit strata area. The above plans are subject to change as may be approved by the relevant authorities. All floor plans are approximate measurements only and are subject to government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



三卧+
灵活空间单位

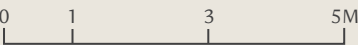
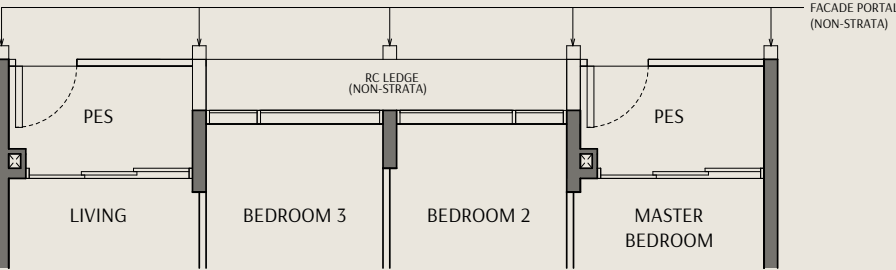
Type C4-S
Area: 95 sqm | 1023 sqft

Unit(s): #03-14 to #10-14



Type C4-S (P)
Area: 95 sqm | 1023 sqft

Unit(s): #02-14



- Legend:
- | | | | |
|----|--------------------|----|--|
| WD | Washer Cum Dryer | ST | Storage |
| F | Refrigerator | >< | Void Space (excluded from strata area) |
| DB | Distribution Board | ■ | Wall not allowed to be hacked or altered |

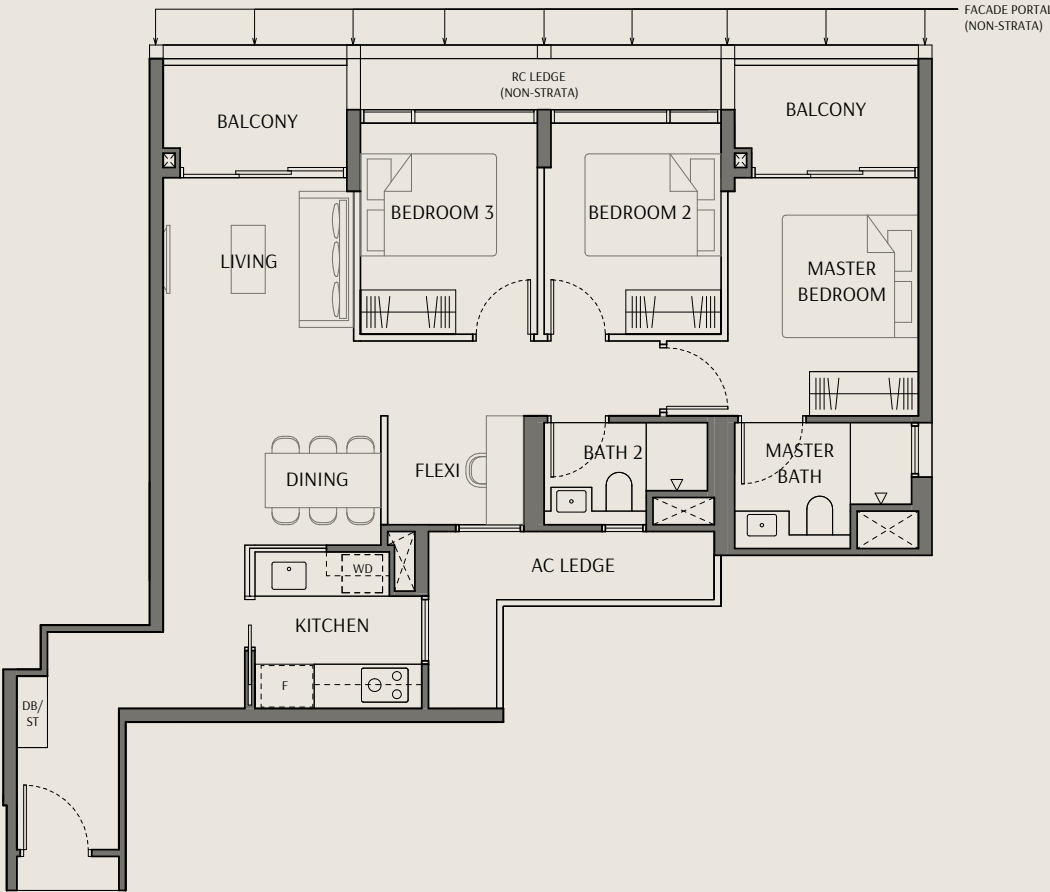
Area includes air conditioner (AC) ledge, balcony, PES and strata void where applicable. RC ledge do not form part of the unit strata area. The above plans are subject to change as may be approved by the relevant authorities. All floor plans are approximate measurements only and are subject to government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



三卧+
灵活空间单位

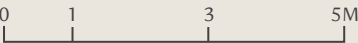
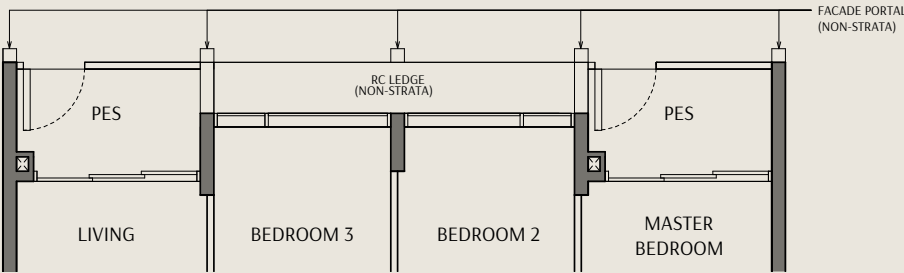
Type C5-S
Area: 97 sqm | 1044 sqft

Unit(s): #03-02 to #10-02



Type C5-S (P)
Area: 97 sqm | 1044 sqft

Unit(s): #02-02



- Legend:
- | | | | |
|----|--------------------|----|--|
| WD | Washer Cum Dryer | ST | Storage |
| F | Refrigerator | | Void Space (excluded from strata area) |
| DB | Distribution Board | | Wall not allowed to be hacked or altered |

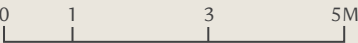
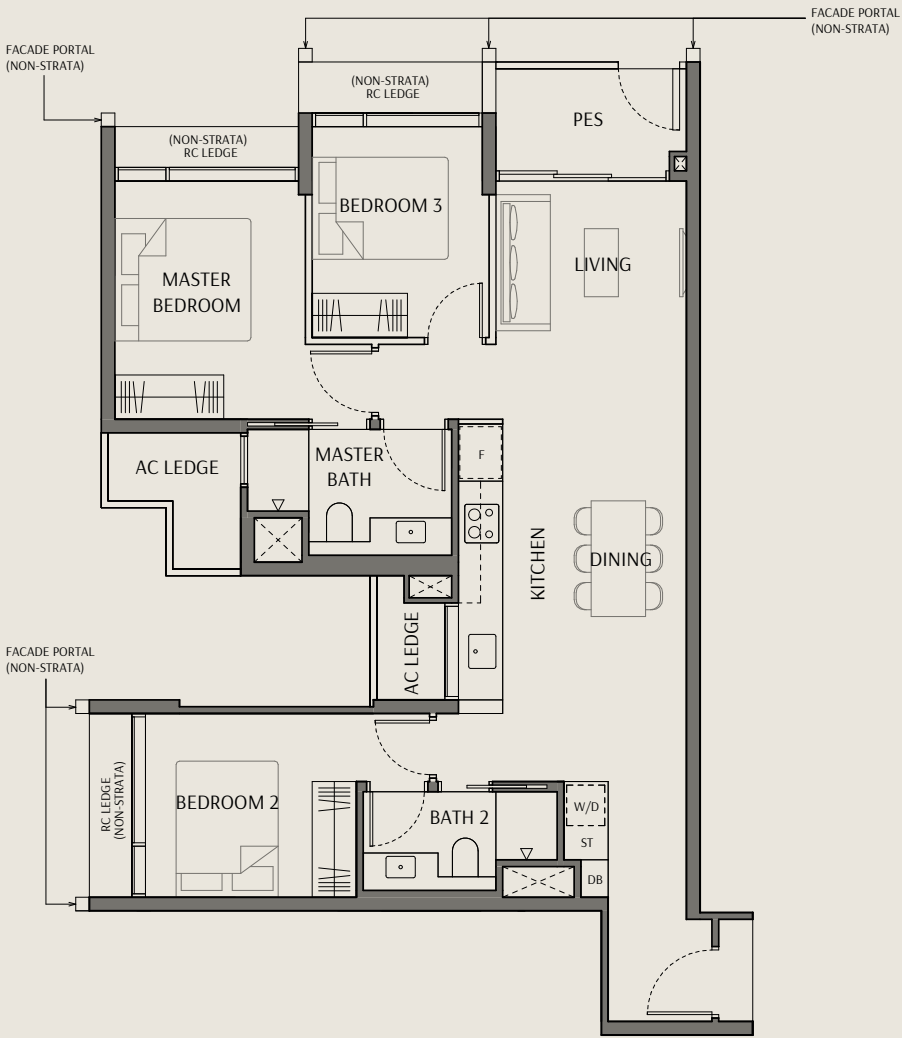
Area includes air conditioner (AC) ledge, balcony, PES and strata void where applicable. RC ledge do not form part of the unit strata area. The above plans are subject to change as may be approved by the relevant authorities. All floor plans are approximate measurements only and are subject to government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



三卧双灵活单位

Type C6 (P)
Area: 92 sqm | 990 sqft

Unit(s): #02-06



- Legend:
- | | | | |
|-----|--------------------|----|--|
| W/D | Washer and Dryer | ST | Storage |
| F | Refrigerator | | Void Space (excluded from strata area) |
| DB | Distribution Board | | Wall not allowed to be hacked or altered |

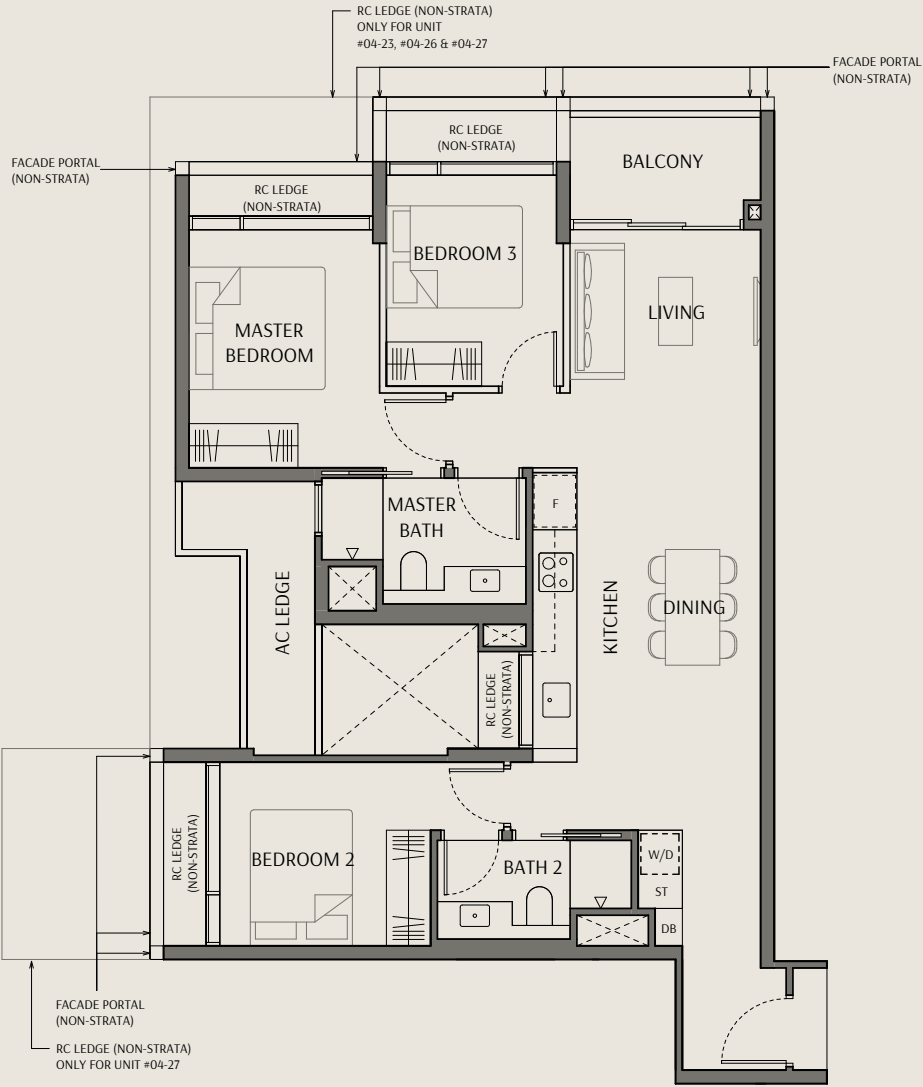
Area includes air conditioner (AC) ledge, balcony, PES and strata void where applicable. RC ledge do not form part of the unit strata area. The above plans are subject to change as may be approved by the relevant authorities. All floor plans are approximate measurements only and are subject to government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



三卧双灵活单位

Type C6
Area: 92 sqm | 990 sqft

Unit(s): #03-06 to #10-06
#04-23* to #10-23*
#04-26 to #10-26
#04-27* to #10-27*



- Legend:
- | | | | |
|-----|--------------------|----|--|
| W/D | Washer and Dryer | ST | Storage |
| F | Refrigerator | >< | Void Space (excluded from strata area) |
| DB | Distribution Board | ■ | Wall not allowed to be hacked or altered |
- *Mirrored Unit

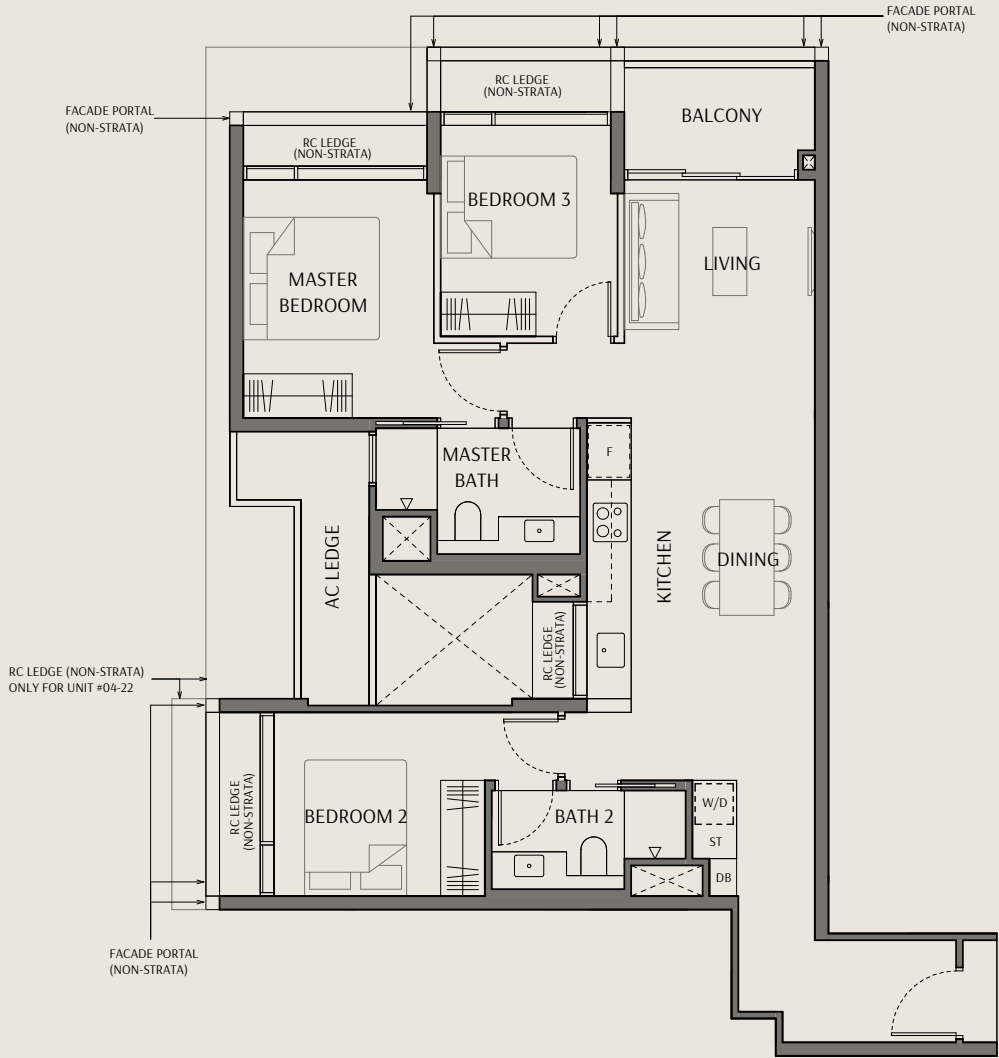
Area includes air conditioner (AC) ledge, balcony, PES and strata void where applicable. RC ledge do not form part of the unit strata area. The above plans are subject to change as may be approved by the relevant authorities. All floor plans are approximate measurements only and are subject to government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



三卧双灵活单位

Type C7
Area: 95 sqm | 1023 sqft

Unit(s): #04-22 to #10-22



- Legend:
- | | | | |
|-----|--------------------|----|--|
| W/D | Washer and Dryer | ST | Storage |
| F | Refrigerator | >< | Void Space (excluded from strata area) |
| DB | Distribution Board | ■ | Wall not allowed to be hacked or altered |

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. These are for the purpose of visual presentation only. The balcony and PES shall not be enclosed unless with the approved balcony screen. The installation and cost of the screen shall be borne by the purchaser.





传世系列

三卧优质单位及四卧优质单位

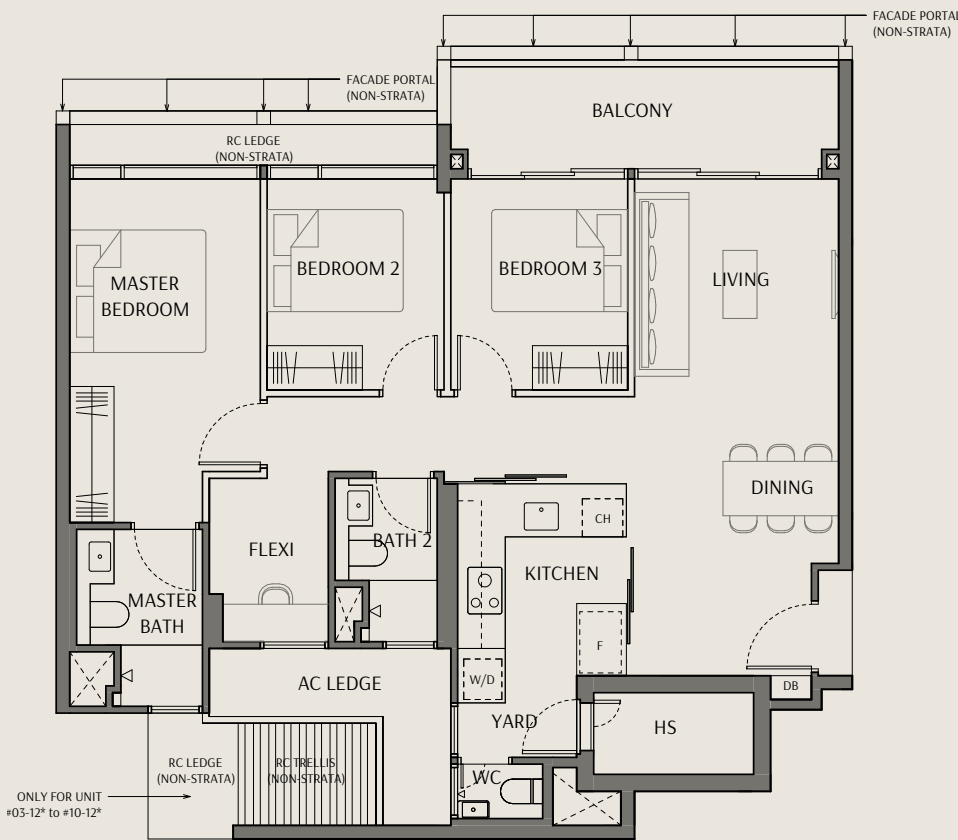
传世系列的三卧与四卧优质单位，专为家庭生活打造，低调奢华中尽显高贵格调。Ernestomeda橱柜、V-ZUG电器与Rimadesio移门，以欧式工艺奠定优雅基调。大理石饰面、茶色玻璃橱柜与工程木地板，为敞亮的空间增添温润质感。宽敞阳台进一步开阔视野，缔造优美静谧、值得世代珍藏的传世府邸。

三卧优质展示单位
仅供参考

三卧优质单位

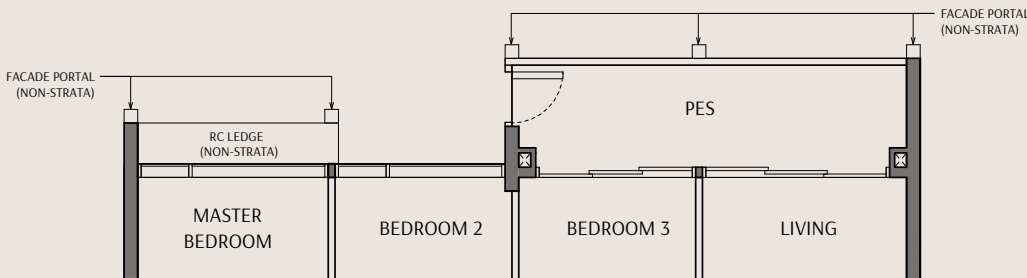
Type C1-P
Area: 107 sqm | 1152 sqft

Unit(s): #03-11 to #10-11
 #03-12* to #10-12*



Type C1-P (P)
Area: 107 sqm | 1152 sqft

Unit(s): #02-11
 #02-12*



- Legend:
- | | | | |
|----------------|-------------------|----|--|
| HS | Household Shelter | CH | Wine Chiller |
| W/D | Washer and Dryer | DB | Distribution Board |
| F | Refrigerator | >< | Void Space (excluded from strata area) |
| *Mirrored Unit | | ■ | Wall not allowed to be hacked or altered |

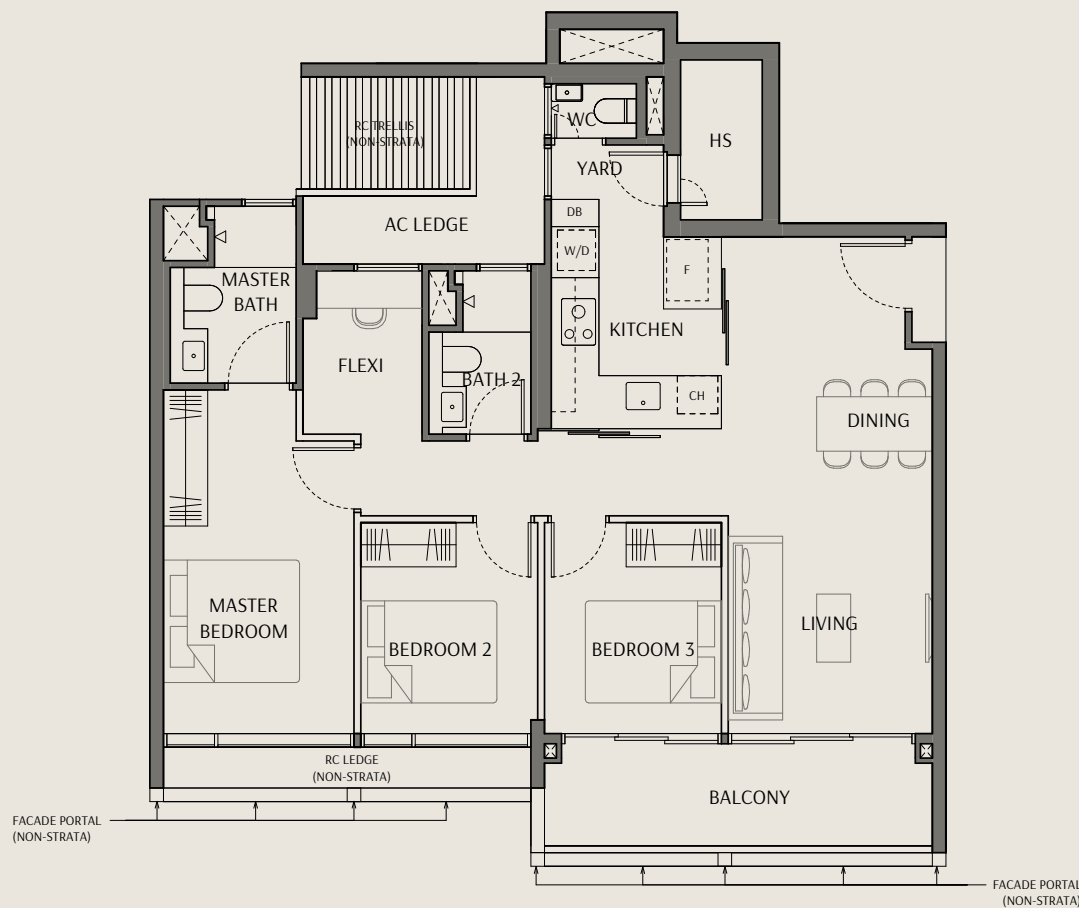
Area includes air conditioner (AC) ledge, balcony, PES and strata void where applicable. RC ledge do not form part of the unit strata area. The above plans are subject to change as may be approved by the relevant authorities. All floor plans are approximate measurements only and are subject to government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



三卧优质单位

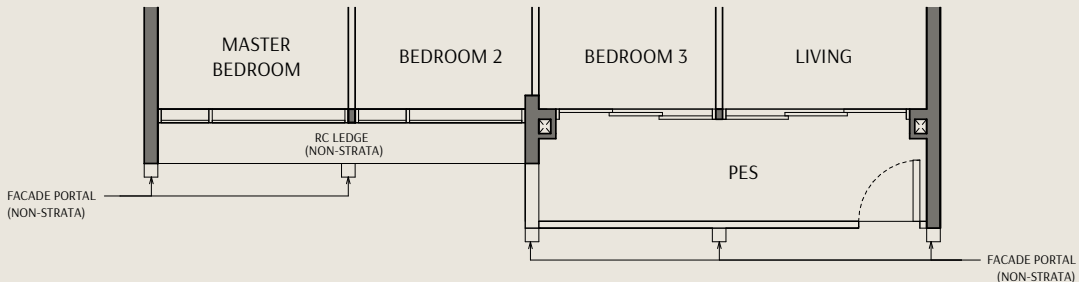
Type C2-P
Area: 107 sqm | 1152 sqft

Unit(s): #03-10 to #10-10



Type C2-P (P)
Area: 107 sqm | 1152 sqft

Unit(s): #02-10



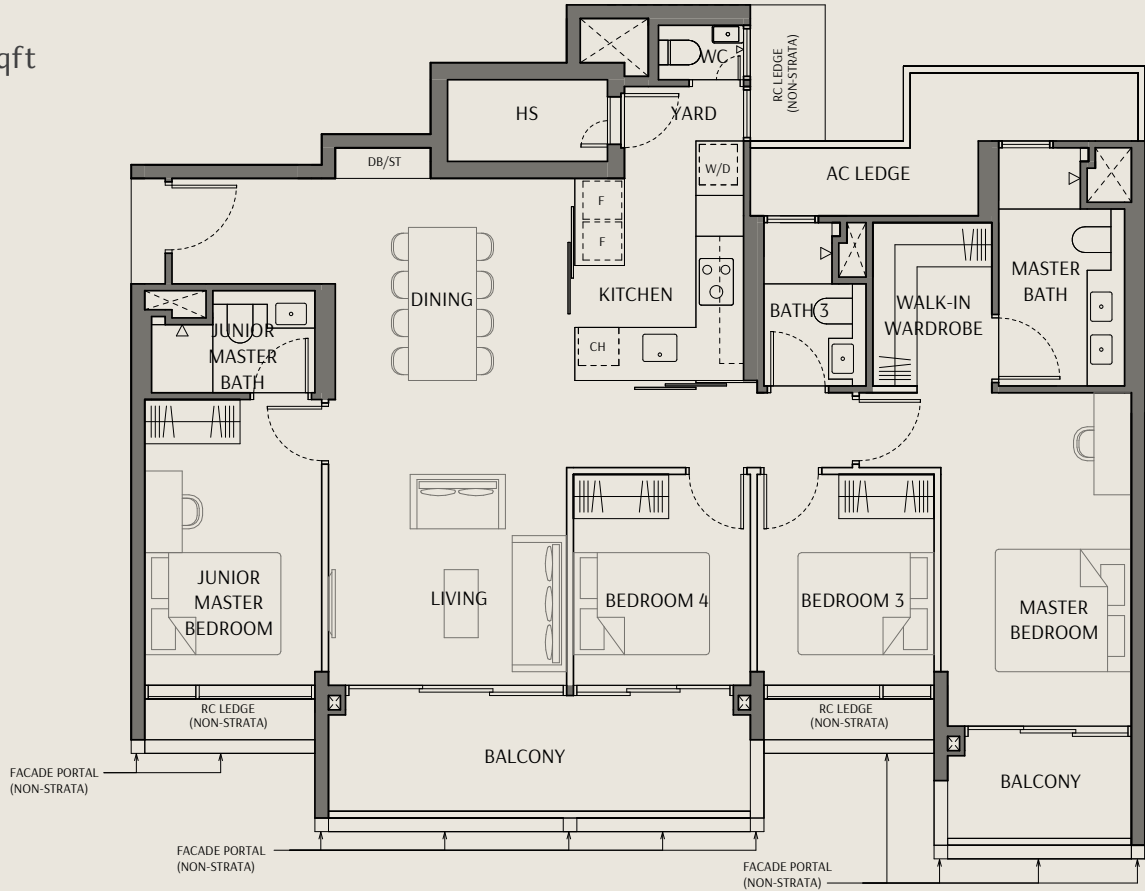
- Legend:
- | | | | |
|-----|-------------------|----|--|
| HS | Household Shelter | CH | Wine Chiller |
| W/D | Washer and Dryer | DB | Distribution Board |
| F | Refrigerator | >< | Void Space (excluded from strata area) |
| | | ■ | Wall not allowed to be hacked or altered |

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. These are for the purpose of visual presentation only. The balcony and PES shall not be enclosed unless with the approved balcony screen. The installation and cost of the screen shall be borne by the purchaser.

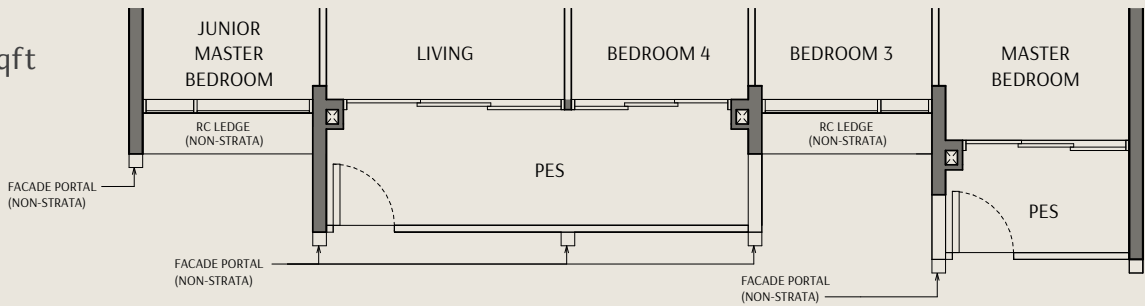


四卧优质单位

Type D1-P
 Area: 143 sqm | 1539 sqft
 Unit(s): #03-09 to #10-09



Type D1-P (P)
 Area: 143 sqm | 1539 sqft
 Unit(s): #02-09



- Legend:
- HS Household Shelter
 - W/D Washer and Dryer
 - F Refrigerator
 - ST Storage
 - CH Wine Chiller
 - DB Distribution Board
 - Void Space (excluded from strata area)
 - Wall not allowed to be hacked or altered

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. These are for the purpose of visual presentation only. The balcony and PES shall not be enclosed unless with the approved balcony screen. The installation and cost of the screen shall be borne by the purchaser.



三卧优质展示单位
 仅供参考

智能家居系统

智能家居系统让您尽享安心的轻松生活。从远程门铃和智能门锁操控，到冷气调节、烟雾警报与实时用电监测，所有功能旨在让您的生活更加轻松便捷。智能安全的家居管理系统，如今尽在掌中。



无线网络门铃

访客到来时及时接收画面通知，并与其交流沟通。



智能门锁

提供远程开关门锁的便利。使用个人密码、生物识别、钥匙或门禁卡即可操作。



能源监控

实时追踪家庭用电量，助您保持永续生活的良好习惯。



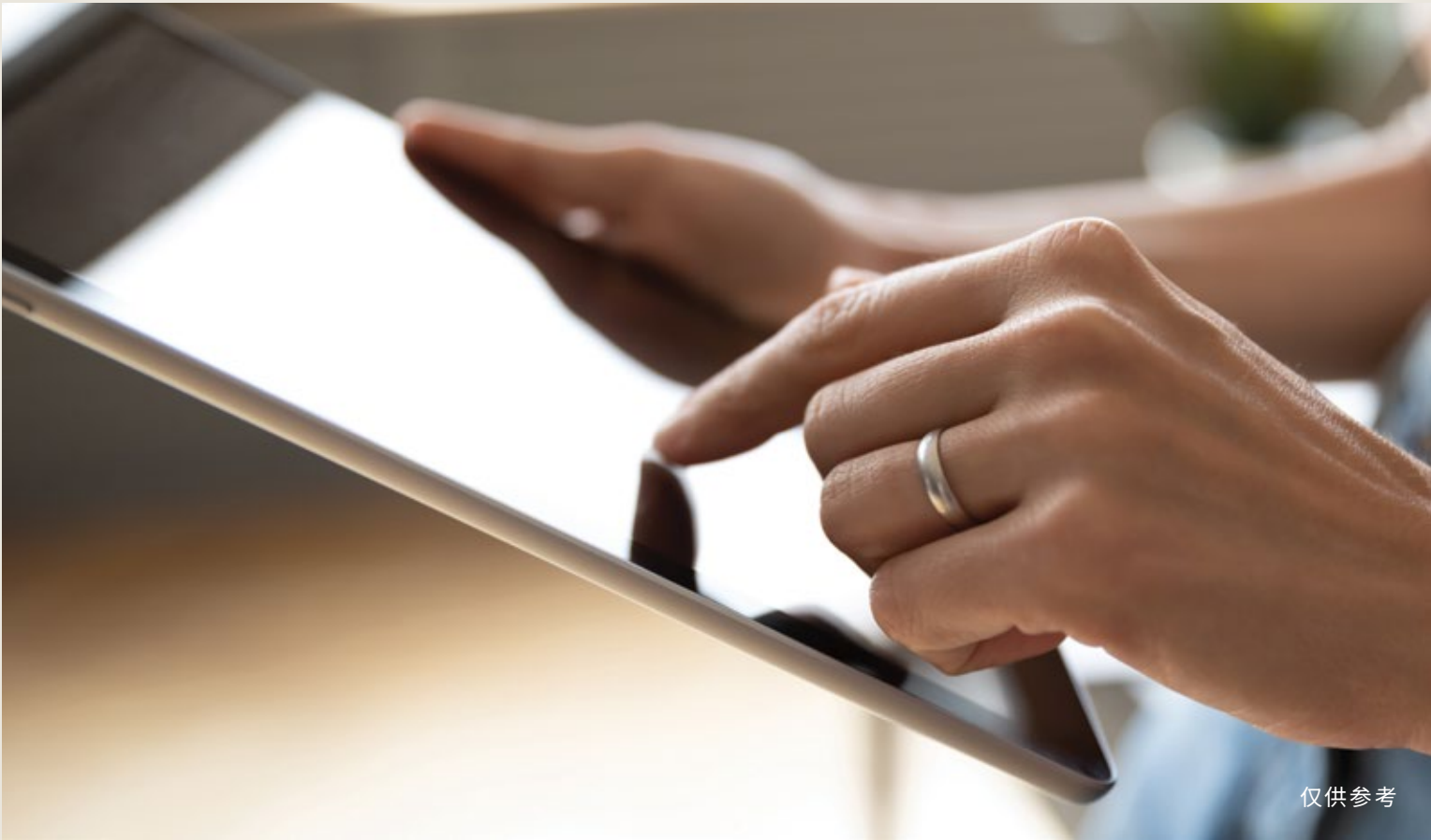
智能冷气

远程启动家中冷气，到家即可享受阵阵凉意。



烟雾探测器

一旦探测到烟雾立即触发警报，即使您在外也能通过手机接收通知。



仅供参考

智能社区应用

您的居住体验将通过一体化的应用程序得到提升。预先注册兼管理访客进出、预订公寓设施、开启信箱，一切皆可通过智能社区应用轻松完成。这款现代社区生活的最佳助手，让便捷与互联触手可及。



智能迎宾系统

预先注册，访客便能扫描二维码进入。



智能音视频对讲系统

在访客到达时接获通知，并通过应用程序远程开门。



智能预订

通过手机应用轻松查询并预订公寓设施。



无钥匙信箱

通过安全便捷的无钥匙方式收取邮件。



仅供参考

顶级品牌高端设备

罗奥湾严选顶级家居设备，以匠心打造卓越生活体验，为您提供坚实品质保障。这些国际知名品牌将前沿科技与优质材质完美融合，凭借创新设计与精湛工艺，为您缔造恒久舒适、优雅不凡的居家体验。

*仅传世系列单位配有 Rimadesio、Ernestomeda与Axor 设备

AXOR ·

hansgrohe

Rimadesio

ernestomeda

DURAVIT

LIEBHERR

ZUG





效果示意图

永续建筑，造福世代

罗奥湾由理念相同的伙伴联手打造，旨在以长远眼光与实践精神实现永续发展的目标，以匠心筑就能造福人群、社区与环境的理想居所。

在罗奥湾，这一愿景通过高效节能系统、环保材料与悉心设计得以实现，以打造绿意空间并有效降低碳排放。我们精心选用能吸引蝴蝶与鸟类的本地植物，巧妙将其融入景观设计，于都市中心营造出葱郁繁茂、自然和谐的居住环境。罗奥湾重视每一位居者的舒适、康健与福祉，不仅是为当下生活负责，更是为子孙后代构筑未来。



与自然和谐共居

- 公寓的绿化面积超过3,800平方米，包括衔接各楼天台并长达240米的空中森林步道。
- 栽种逾200棵树木与2,000多株灌木，涵盖40余种本地及区域植物。
- 沉浸式绿色空间带来天然遮荫，有效降低环境温度。
- 园景设计营造生态栖息地，吸引蝴蝶与鸟类等野生动物，促进生物多样性。
- 层叠式垂直绿化与流水式垂直花园，有效缓解城市热岛效应。



以智能顺应自然

- 户内与公共区域皆配备智能电表。
- 采用高效节能的冷气机与干衣机。
- 太阳能板为公寓设施供电，降低能源消耗。
- 社区空间设置动静与需求感应的照明及通风系统。
- 配备电动车充电桩与脚踏车位，支持低碳出行。



以健康为家之本

- 二层以上的公寓大堂自然通风。
- 使用低挥发性有机化合物涂料与粘合剂，提升室内空气质量。
- 精心设计的绿色空间，有助放松并促进身心健康。
- 从亭台、社区花园到奥湾俱乐部，多元社交空间促进邻里互动。
- 所有社区空间均贯彻无障碍通行设计。



以风光影为启发

- 精心设计的建筑立面有效降低太阳得热系数，荣获绿色建筑标志超金奖。
- 以设计促进空气流通，营造更凉爽、自然通风的室内环境。
- 遮阴阳台与棚架减少热量吸收，保持室内清凉。

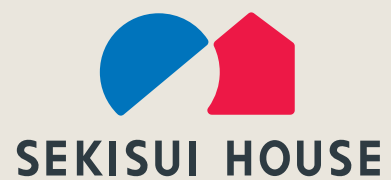
奢华生活的国际新典范

星狮地产与积水住宅株式会社强强联手，以逾百年的综合地产开发经验，共同呈献合作里程碑——罗奥湾。这一世界级滨水综合项目坐落于新加坡第九区黄金地段，重塑奢华与优雅的至高标准，彰显两大行业巨擘的卓越实力与深厚积淀。

自2011年起，星狮地产与积水住宅已在新加坡和澳大利亚成功打造多项优质住宅及综合项目，并始终以永续经典的匠心设计树立行业新标杆。



星狮地产是一家跨国房地产企业，结合业主、营运商和开发商为一体的商业模式，涵盖商业与商务园区、住宿服务、工业与物流房产、住宅及零售物业。星狮地产的业务遍及东南亚、澳大利亚、欧盟、英国及中国，其住宿业务拥有及营运的服务式公寓与酒店遍布20个国家。星狮地产致力于创造至上体验，构筑美好空间，在开发管理产业方面成就斐然，包括遍布全球的精选住宅，总量已达13万套以上，其中仅在新加坡就打造了超过2.3万套品质住宅。



积水住宅株式会社作为日本领先的住宅产业开发商之一，自1960年起已在全球建造超过270万套住宅。积水住宅以其一体化的房地产与建筑专业能力闻名，秉持着“以人为本”的企业理念，打造舒适、安全并与自然和谐共生的优质住宅。企业目前业务已拓展至美国、澳大利亚和新加坡等多个国家。





THE
ROBERTSON
OPUS
罗奥湾

OFFICIAL MARKETING AGENCY

Huttons

SINGAPORE'S LARGEST
PRIVATE REAL ESTATE AGENCY

ESTATE AGENT LICENCE NO.: L3008899K

Name of Project: The Robertson Opus | Developer: Riverside Property Pte Ltd (UEN No.: 198200389H) | Housing Developer's License Number: C1533 | Lot No.: 245X and 246L both of Town Subdivision 9 at 7/9/11/13/15/17 Unity Street | Tenure Of Land: 999 Years Commencing From 1 July 1841 | Encumbrances on the Land: Mortgage in favour of DBS Bank Ltd. | Expected Date of Vacant Possession: 30 June 2030 | Expected Date Of Legal Completion: 30 June 2033

Disclaimer: While every reasonable care has been taken in preparing this brochure and in constructing the models and showflats, the developer and the marketing agent and/or their servants cannot be held responsible for any inaccuracies or omissions. Visual representations, models, showflat displays and illustrations, photographs, art renderings and other graphic representations and references are intended to portray only artistic impressions of the development and cannot be regarded as representation of fact. Floor areas are approximate measurements and subject to final survey. The property is subject to inspection by the relevant authorities to comply with the current codes of practice. All statements, information, specifications, renderings, visual representations and plans are current and believed to be accurate only at the time of publication and are subject to change as may be required by us and/or the competent authorities and shall not be regarded or relied upon as statements or representations of facts, and they are not intended to form part of an offer or any part of the contract for the sale of the housing units.

All plans are subject to amendments as directed and/or approved by the competent authorities. All areas are approximate measurements only and subject to final survey. The Sale and Purchase Agreement shall form the entire agreement between us, the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to the signing of the Sale and Purchase Agreement and shall in no way be modified by any statements, representations or promises made by us, the marketing agent and/or their servants.

