

RESIDENCES

The Capital Kempinski Hotel

CAPITOL

eden
residences

CAPITOL



*“Every human being has
a personal legend to be fulfilled,
and this is our reason for
being in the world.”*

-PAULO COELHO-



*Heritage
Icon*

3 HISTORICAL
BUILDINGS
1 LEGENDARY
DEVELOPMENT

1822

THE DISTRICT WHERE IT ALL BEGAN

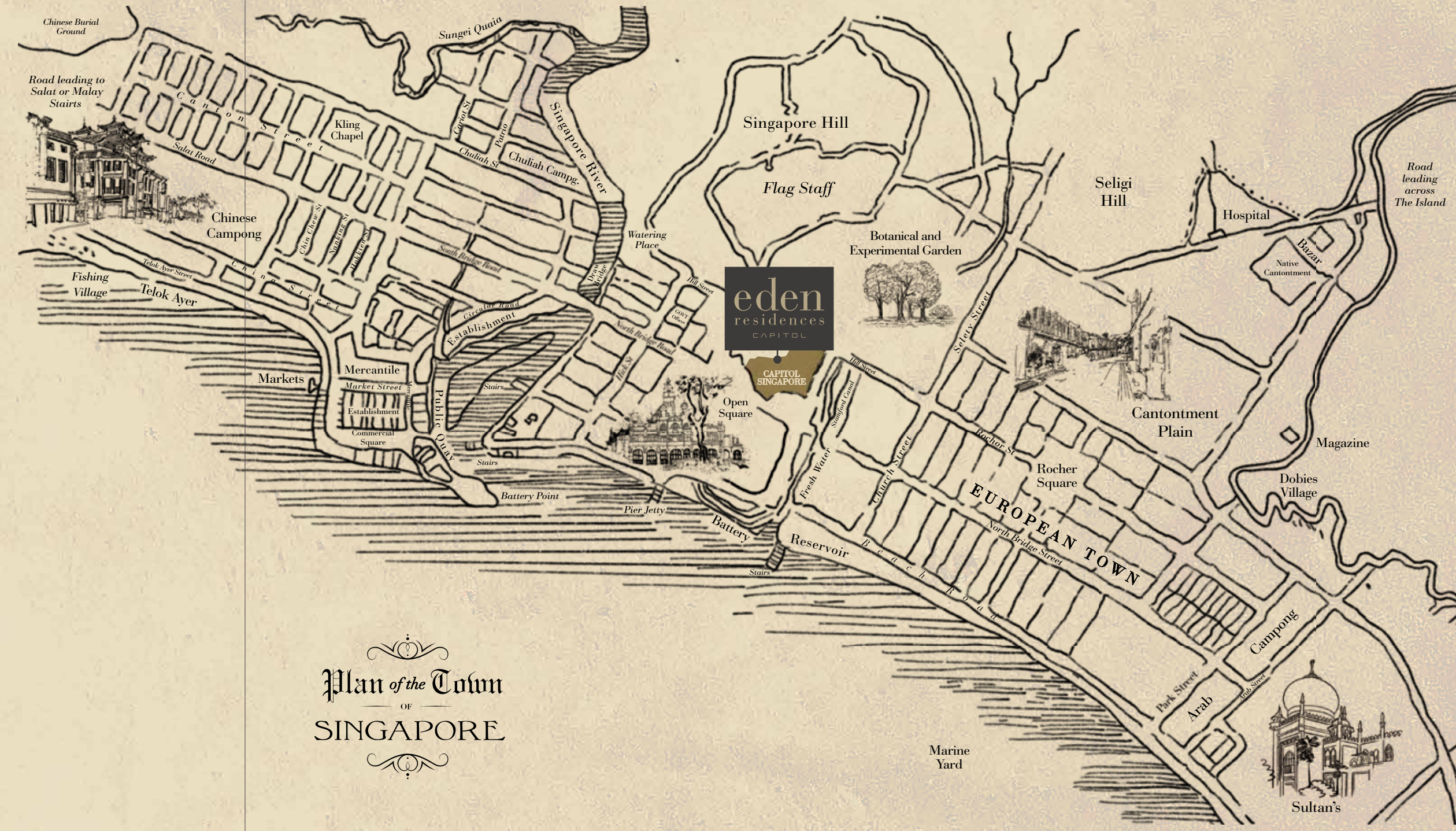
“Today, when you walk along Stamford Road, you are walking along the ancient wall of Singapura. There is history there.”

— Prime Minister Lee Hsien Loong, National Day Rally 2019

The Civic District was the birthplace of modern Singapore and the nerve centre of the island’s economic, administrative and business activity, according to the master plan of founder Sir Stamford Raffles. Flanked by both the Stamford Canal and Singapore River, the Civic District has shaped the historical, architectural and cultural significance of the nation.

And this where the story of Capitol Singapore begins and where Eden Residences Capitol is established.

Map is a recreation of the Jackson Plan, or the Raffles Town Plan, conceptualised in 1822.



Plan of the Town
OF
SINGAPORE

THEN



est. 1904

STAMFORD HOUSE

From being a retail and residential space to becoming a famed hotel, Stamford House has always found its place in Singapore's history.

First built and designed by Swan and Maclaren in the Venetian Renaissance-style, it was once known as the Oranje Building. Its Victorian ornamental detailing and moulding, as well as floral friezes imbue a sense of old-world charm to its surroundings.



est. 1930

CAPITOL BUILDING

Formerly known as Shaws Building and Namazie Mansions, Capitol Building was designed by British architects Keys and Dowdeswell, along with the Capitol Theatre.

Its distinctive neoclassical façade and portico have marked Singapore's most recognisable street corner for many a decade. It became an iconic dating and hangout spot, fondly remembered by many of Singapore baby boomers.



est. 1930

CAPITOL THEATRE

Designed by Keys and Dowdeswell, Capitol Theatre features an Art Deco-style entrance corner with its prominent 'Capitol' signage, as well as an arching dome-shaped Zodiac ceiling and a pair of Pegasus statues flanking both sides of the stage.

During its heyday, it was known as the most modern theatre in the Far East, where luminaries such as Charlie Chaplin, Ava Gardner and Douglas Fairbanks graced the red carpet.

Image Courtesy of National Archives of Singapore.

NOW



STAMFORD HOUSE

Stamford House's distinguished architecture has undergone many years of restoration to preserve and enhance its Classical elements.

Together with the Capitol Building, Stamford House is now home to the 155-room The Capitol Kempinski Hotel Singapore, part of the heritage collection of Kempinski Hotels, Europe's oldest luxury hotel group.



CAPITOL BUILDING

More than eight decades on, the building has been restored to its former glory.

It is still a beacon for those who enjoy the finer things in life, with the exclusive The Capitol Kempinski Hotel Singapore, an array of dining establishments at the Arcade @ The Capitol Kempinski and high-end street-front shops on its premises.



CAPITOL THEATRE

Also known as The Grande Dame, Capitol Theatre has one of the largest screens in Southeast Asia.

It is equipped with the region's first advanced rotational floor system and state-of-the-art audio and visual systems, making it a versatile venue that now plays host to red-carpet movie premieres, including the Singapore premiere of the blockbuster Crazy Rich Asians, and spectacular theatre productions, conferences, seminars and weddings.

IN THE COMPANY OF GREATNESS CONNECTING THE PAST TO THE FUTURE

Eden Residences Capitol is the centrepiece of an iconic integrated development comprising three landmarks – Stamford House, Capitol Building and Capitol Theatre.

Perched above Singapore's well-known historical street corner, the curved residential block offers a front row seat to the city's Civic and Cultural District as well as spectacular views of Marina Bay and beyond.

The residences are designed by Pritzker Prize-winning architect Richard Meier, who is no stranger to creating architectural icons including The Getty Center in Los Angeles and the Barcelona Museum of Contemporary Art in Spain. His vision for Eden Residences Capitol is an impressive one — for it to stand out as a lush, urban oasis in Singapore's city centre.

With only 39 exclusive apartments, Eden Residences Capitol presents a rare opportunity for the truly privileged to own a piece of history and establish their own legends.





A PLACE WHERE STARS DESCENDED,
A TREASURED LANDMARK
WITH AN ILLUSTRIOUS PAST.

EVEN NOW, THIS IS WHERE LEGENDS ARE MADE
AND IT IS HERE YOU WILL MAKE HISTORY.



*A Distinguished
District*

A GLOBAL
ADDRESS
A CITY'S
HEART



THIS IS YOUR PLACE ON THE WORLD'S STAGE

There is no other location befitting a residence of this stature. Not only are you surrounded by landmarks from the past, present and tomorrow, you own front-row seats to the best events that Singapore, and the world, have to offer. Eden Residences Capitol is where it all happens — revel in a bird's eye view of National Day fireworks and the Light to Night Festival.

WHERE HISTORY COMES ALIVE

The Civic District is the birthplace of Singapore's historical, architectural and cultural renaissance and this is where you can be in the heart of the action. You are only minutes away from captivating heritage buildings along the Singapore River. Discover masterpieces on an art trail at the National Gallery Singapore, immerse yourself in history and culture at the Asian Civilisations Museum or appreciate centuries-old architecture of CHIJMES as you wine and dine.

- 1 — CHIJMES
- 2 — National Museum of Singapore
- 3 — National Gallery Singapore
- 4 — St Andrew's Cathedral
- 5 — Victoria Theatre & Victoria Concert Hall
- 6 — Asian Civilisations Museum
- 7 — Armenian Church



LIVE IN THE DISTRICT OF TOMORROW

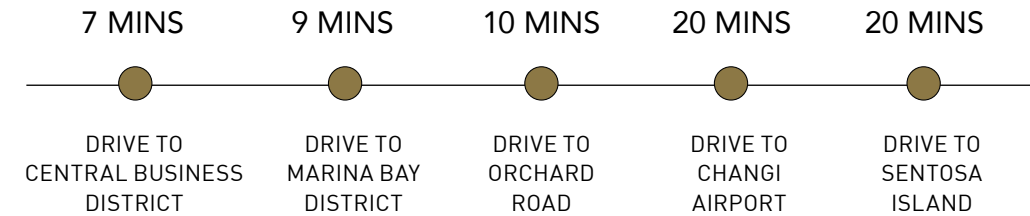
Of course, the neighbourhood is not all about revisiting the past. Discover boundary-pushing, futuristic buildings and museums designed by world-famous architects from the likes of Norman Foster to Moshe Safdie. Then explore the Super Trees of tomorrow at the Gardens by the Bay, discover groundbreaking exhibitions at the ArtScience Museum before ending the day watching spectacular laser projections at the Singapore Night Festival.



- 1 — Marina Bay Racing Street Circuit
- 2 — Capitol Theatre
- 3 — Marina Bay District
- 4 — Esplanade - Theatres on the Bay
- 5 — Singapore Flyer
- 6 — Gardens By The Bay

LEGENDARY LOCATION

For those who have attained all of life's pleasures, here is an address befitting of your life achievements. A rare find located in Singapore's prime and coveted District 6, Eden Residences Capitol is well-placed to be your trophy home. Located on the famed Stamford Road, it is a distinguished residence within a stone's throw from luxury boutiques, Michelin-starred restaurants and more.





*The
Neighbourhood*

A RAREFIED
LIFESTYLE
FOR THE
FEW

A WORLD IN WHICH TO LIVE, WORK AND PLAY

Here, you truly live at the centre of it all. Eden Residences Capitol is seamlessly integrated with the luxurious The Capitol Kempinski Hotel Singapore, the renowned Capitol Theatre, a cosmopolitan co-working club as well as a host of lifestyle amenities.

And should you choose to step out of the development, awaiting you at every turn are delightful shopping, fascinating galleries and Michelin-starred establishments.



Capitol Singapore

ALL YOU DESIRE, IN A HEARTBEAT

Living at Eden Residences Capitol gives you direct access to a premier retail mall, which is integrated with your residence. Choose from a wealth of dining, lifestyle, beauty, wellness and technology options right in front of your doorstep.

Your address at the heart of Singapore's undisputed city centre also puts you at walking distance to City Hall Mass Rapid Transit (MRT) Station which serves the North-South and East-West lines. So even the furthest reaches of the island are a quick ride away.

- 1 — Cortina Watch
 - 2 — Eccellente by HAO mart
 - 3 — Sulwhasoo Boutique
 - 4 — No18 | A Cosmopolitan Members' Club for Business
 - 5 — Wu Pao Chun Bakery
 - 6 — City Hall MRT
(Underpass from Capitol Singapore B2)
- NS** North-South Line
EW East-West Line



Arcade @ The Capitol Kempinski

SURPRISE YOUR SENSES

Indulge in a smorgasbord of international cuisine here with a carefully curated array of restaurants and dining establishments. From delectable local delights to exquisite exotic dishes, dining is elevated into an art form at Arcade @ The Capitol Kempinski. Eating well is one of life's finest pleasures, and here, you can expect an exceptional experience.



- 1 — Berthold Delikatessen
- 2 — Broadway American Diner
- 3 — La Scala Ristorante
- 4 — Frieda German Restaurant

The Capitol Kempinski Hotel Singapore

AN IMPECCABLY WONDROUS LIFE

Few residences are this well-connected to exquisite comforts. Residents of Eden Residences Capitol have privileged access to The Capitol Kempinski Hotel Singapore, a name synonymous with impeccable comfort, which include bespoke concierge services, housekeeping as well as use of its first-class facilities.



15 Stamford by Alvin Leung

GO ON A GASTRO- ADVENTURE LIKE NO OTHER

Helmed by Michelin-starred chef Alvin Leung, 15 Stamford by Alvin Leung will take you on a gastronomic adventure across Asia. Discover a truly luxurious and creative dining experience, perfect for complementing your evenings at Eden Residences Capitol.





*Eden Residences
Capitol*

WHERE
HOME
TRANSCENDS
TIME

Facilities

THE FINEST OF AMENITIES

Luxury in Eden Residences Capitol extends beyond your home. Leave the bustling city beneath your feet and enter an elevated oasis. Discover lush gardens, glistening pools and quiet spaces for unwinding. Your own private escape right in the heart of a cosmopolitan city.





Sky Garden & Yoga Pavilions

WIND DOWN AT THE TOP

Clear your mind and meditate next to a collection of stunning pools or venture to the Reflexology Garden, Yoga Pavilion or Sky Garden to recharge and unwind. Every moment is spectacular amidst greenery, with gardens and landscaping designed by the award-winning British landscape architecture practice Grant Associates.



Eden Clubhouse

MAKE SPACE FOR EXTRAORDINARY

Host exquisite parties for your esteemed guests at the exclusive Eden Clubhouse. Not only is it fully equipped with a chef's kitchen and bar, it provides outstanding service courtesy of The Capitol Kempinski Hotel Singapore. In this social sanctum, kick back with friends over fine food and drink as you relish every moment of living a legendary life.





AT THE HEIGHT OF LUXURY

Lavishly appointed, Eden Residences Capitol will satisfy the most discerning of sophisticates. Take in the spectacular view of the Singapore skyline with floor-to-ceiling windows — and while each apartment may have its own unique layout, they all boast the perfect vantage point to enjoy unblocked views of Marina Bay and beyond.

For those who love to entertain, the spacious living room and adjoining deck create a seamless sense of space. Step into unparalleled luxury with well-considered details like large windows that complement exquisite finishes and well-appointed fittings.

The perfect setting in which to Live Legendary.





*Eden Residences
Capitol*

SITE & FLOOR PLANS

Site Plan

A RESIDENCE FOR THE TRULY PRIVILEGED

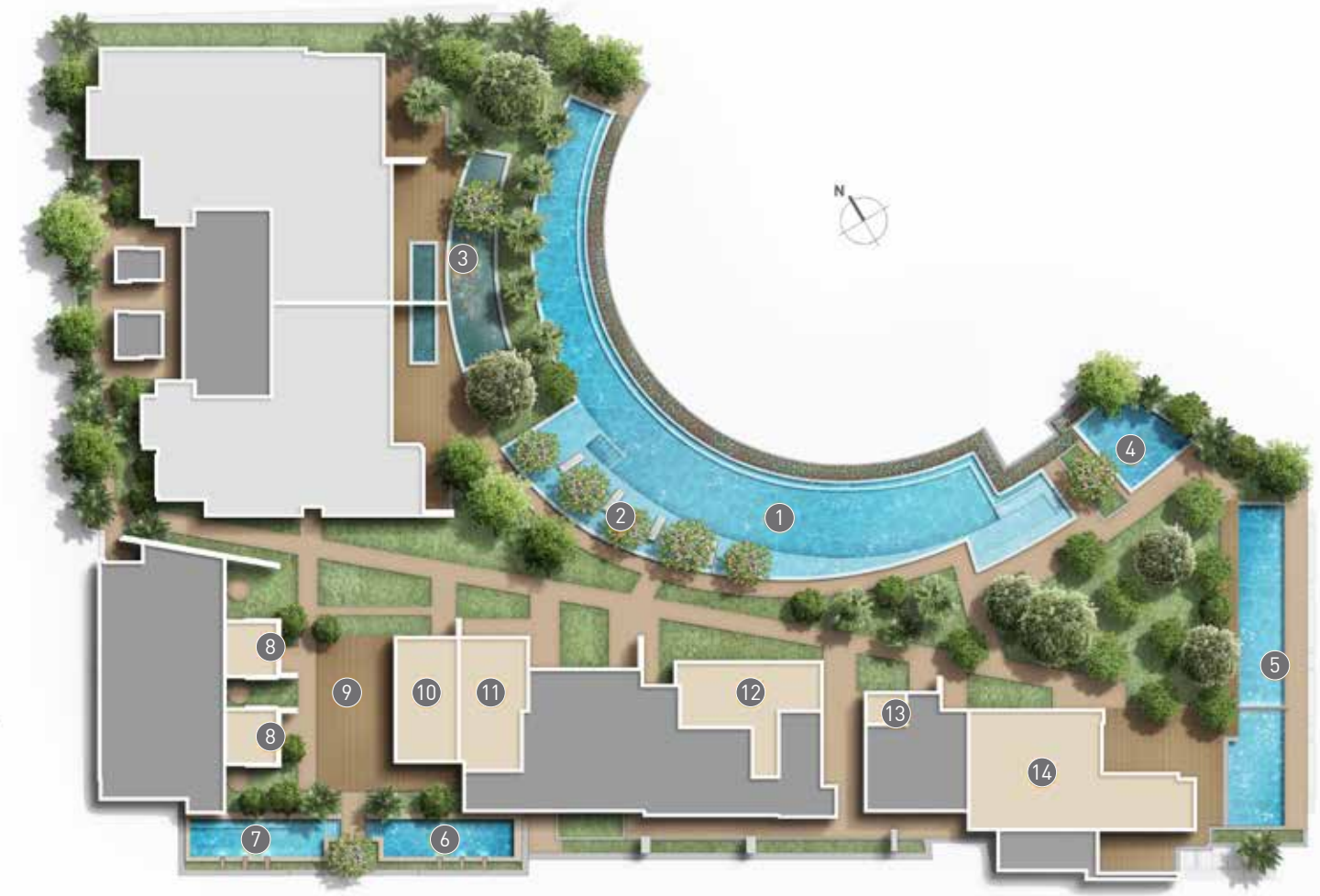
Discover true exclusivity that only a few can enjoy with only 39 apartments spread across 5 residential blocks. Each home boasts a view of the lush, manicured landscaping and the main pool alcove.



Facilities Plan
LEVEL 3

LEGEND

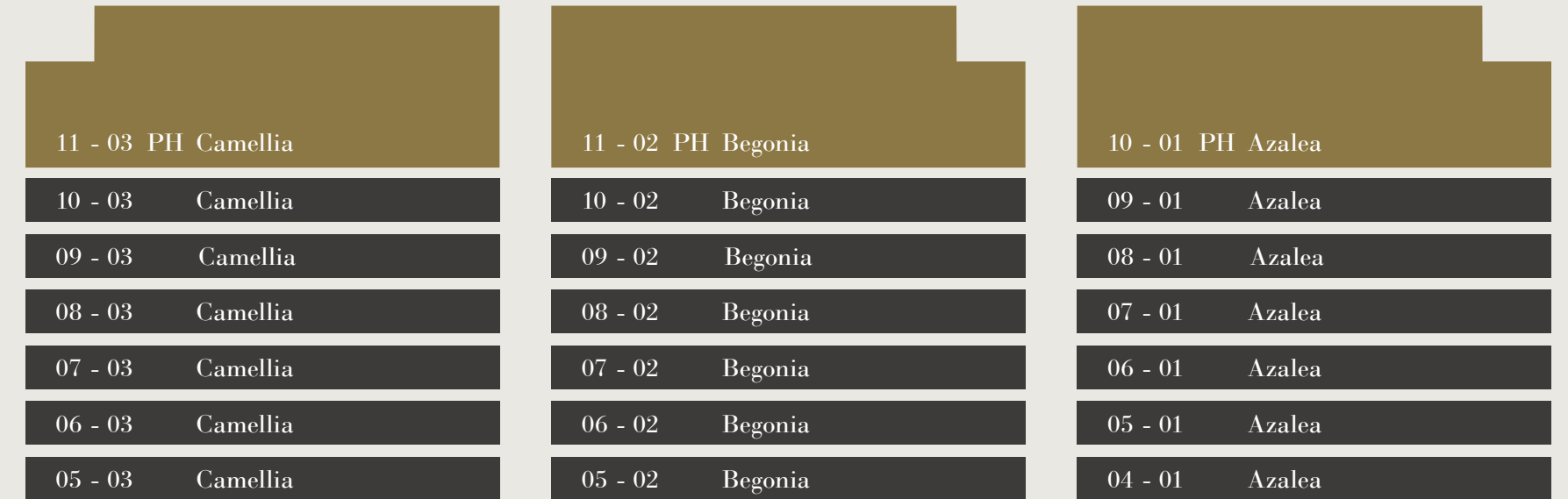
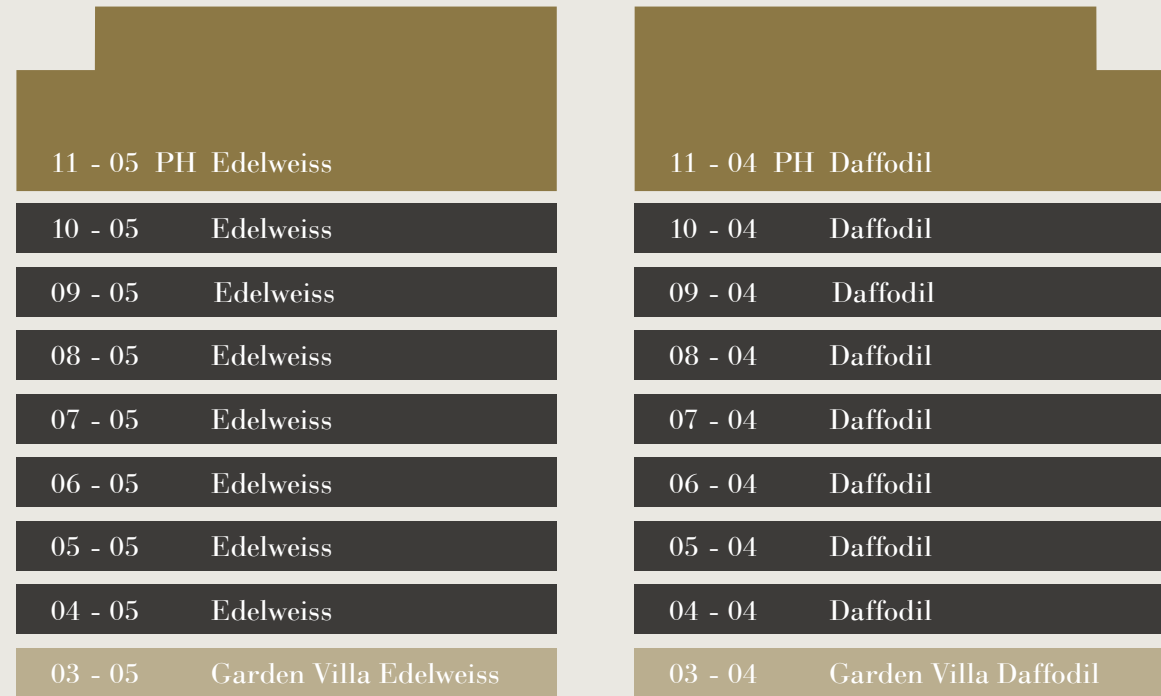
- ① Main Pool
- ② Pool Deck
- ③ Reflective Pool
- ④ Wading Pool
- ⑤ Lap Pool
- ⑥ Aqua Gym
- ⑦ Spa Pool
- ⑧ Yoga Pavilion
- ⑨ Outdoor Deck
- ⑩ Indoor Gym
- ⑪ Changing Room
- ⑫ Meeting Room
- ⑬ Concierge Desk
- ⑭ Function Room



UNIT DISTRIBUTION CHART

Choose from palatial 3-bedroom to 5-bedroom suites and penthouses with double-volume ceilings, each designed to cater to your every need.

- The Garden Villa at Eden
- The Eden Series
- The Penthouses at Eden



THE PENTHOUSES

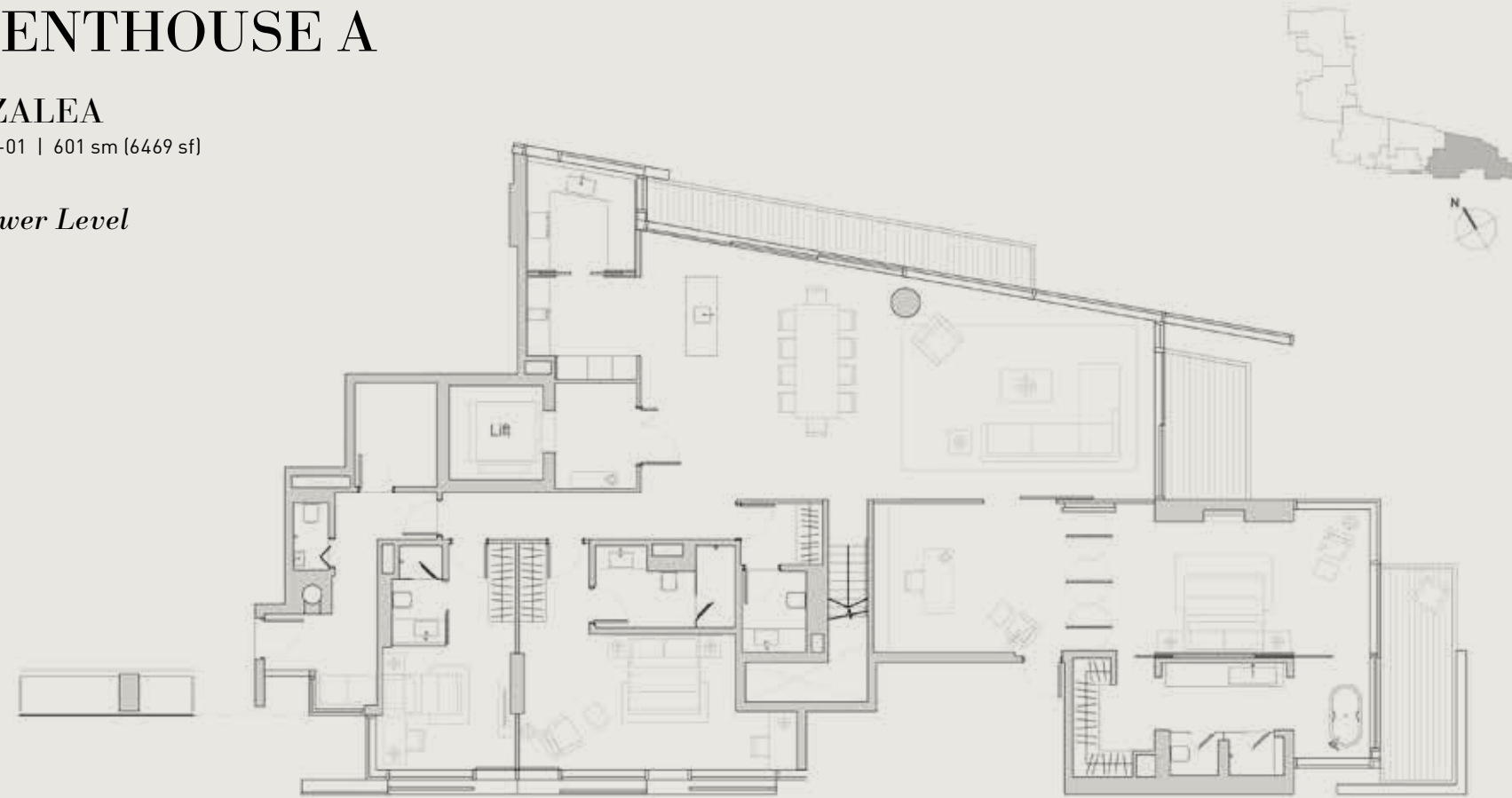


PENTHOUSE A

AZALEA

#10-01 | 601 sm (6469 sf)

Lower Level

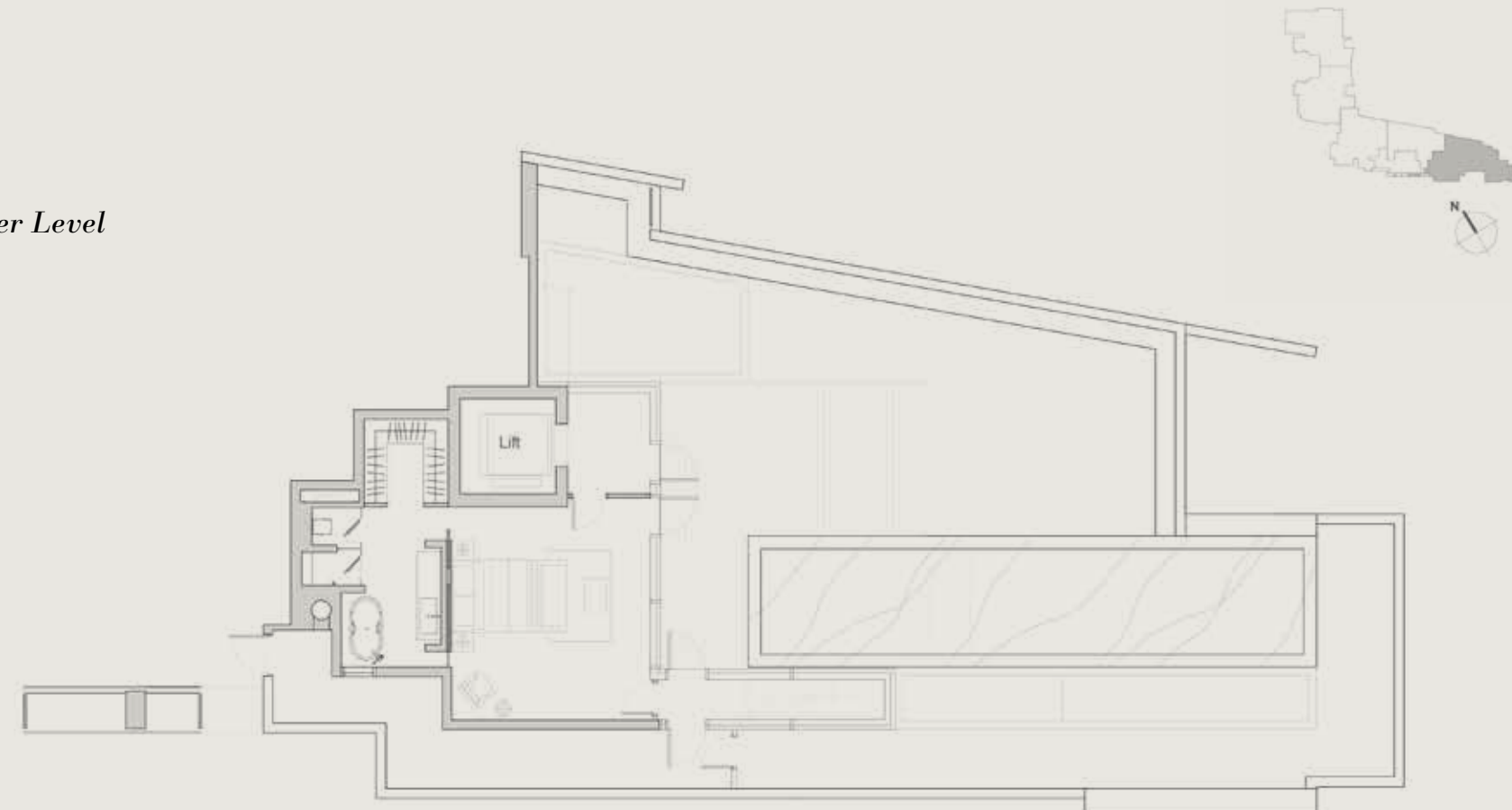


NOTE:

Low wall is built up to the height of approximately 540mm only.

Areas include A/C ledge, balcony, PES and void area. Furnitures shown in the plan are for illustration purpose only.

Upper Level



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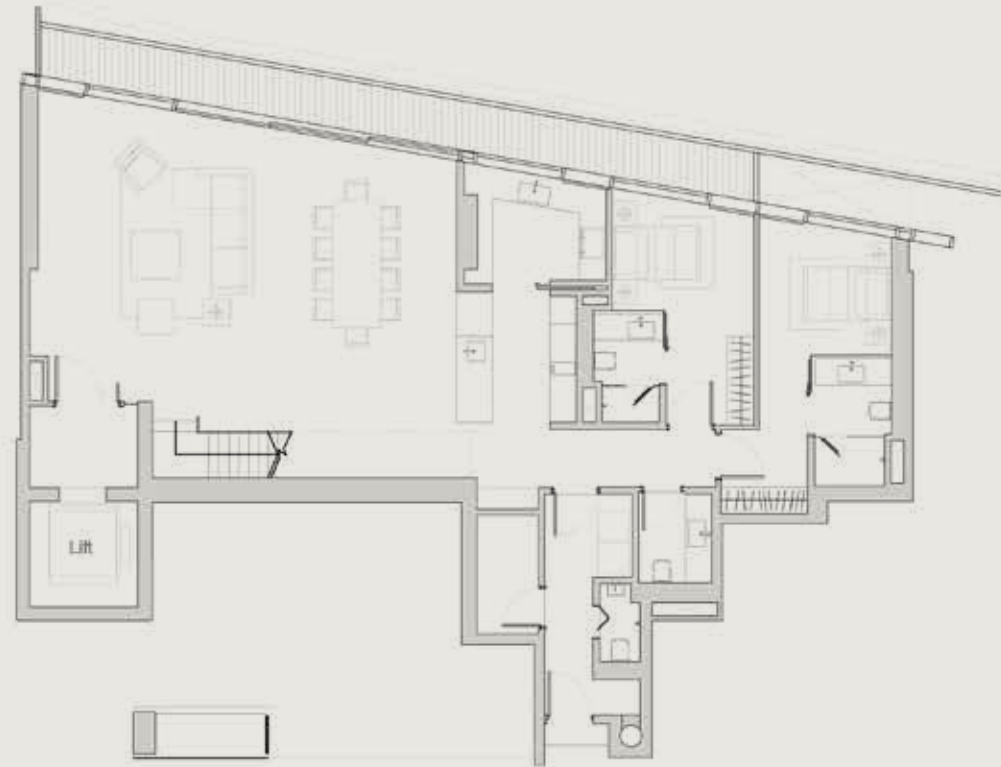
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PENTHOUSE B

BEGONIA

#11-02 | 383 sm (4221 sf)

Lower Level

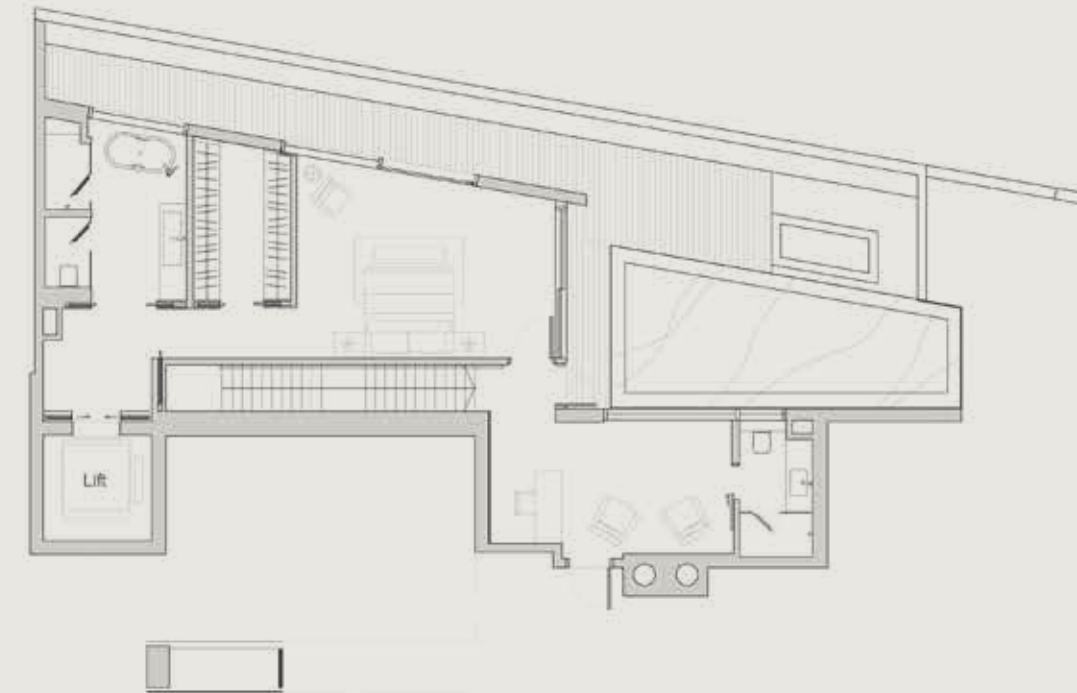


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Upper Level



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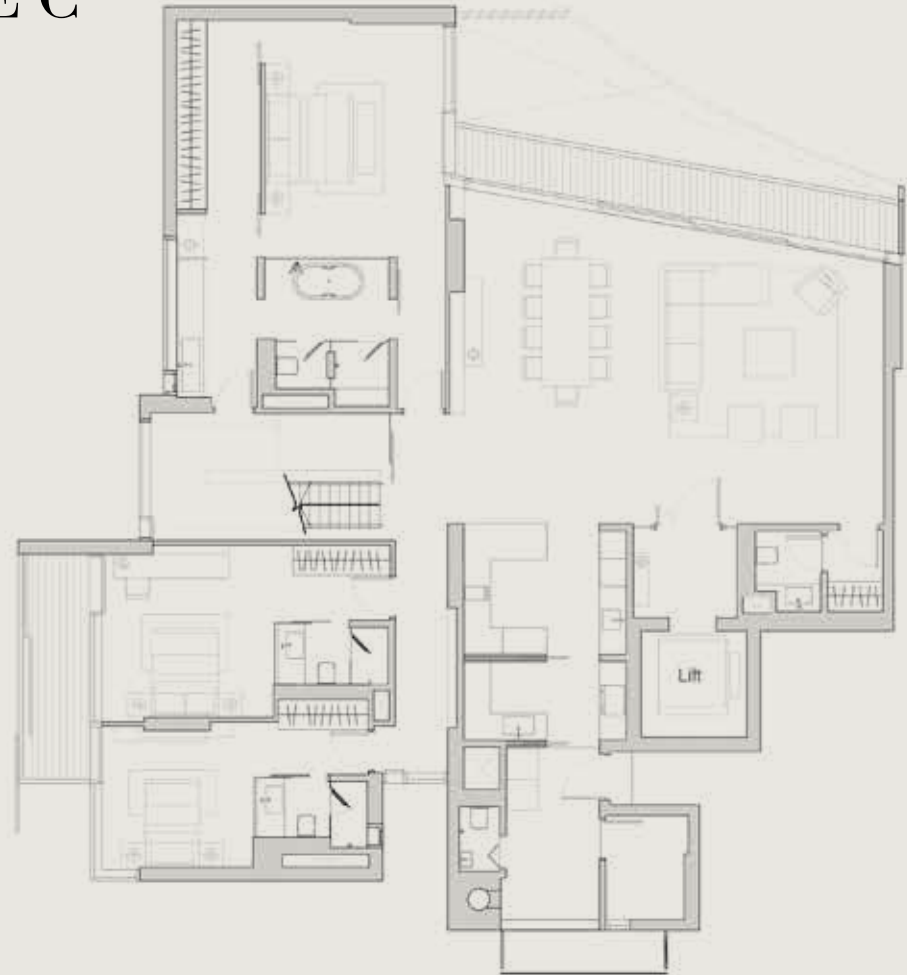
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PENTHOUSE C

CAMELLIA

#11-03 | 539 sm (5802 sf)

Lower Level

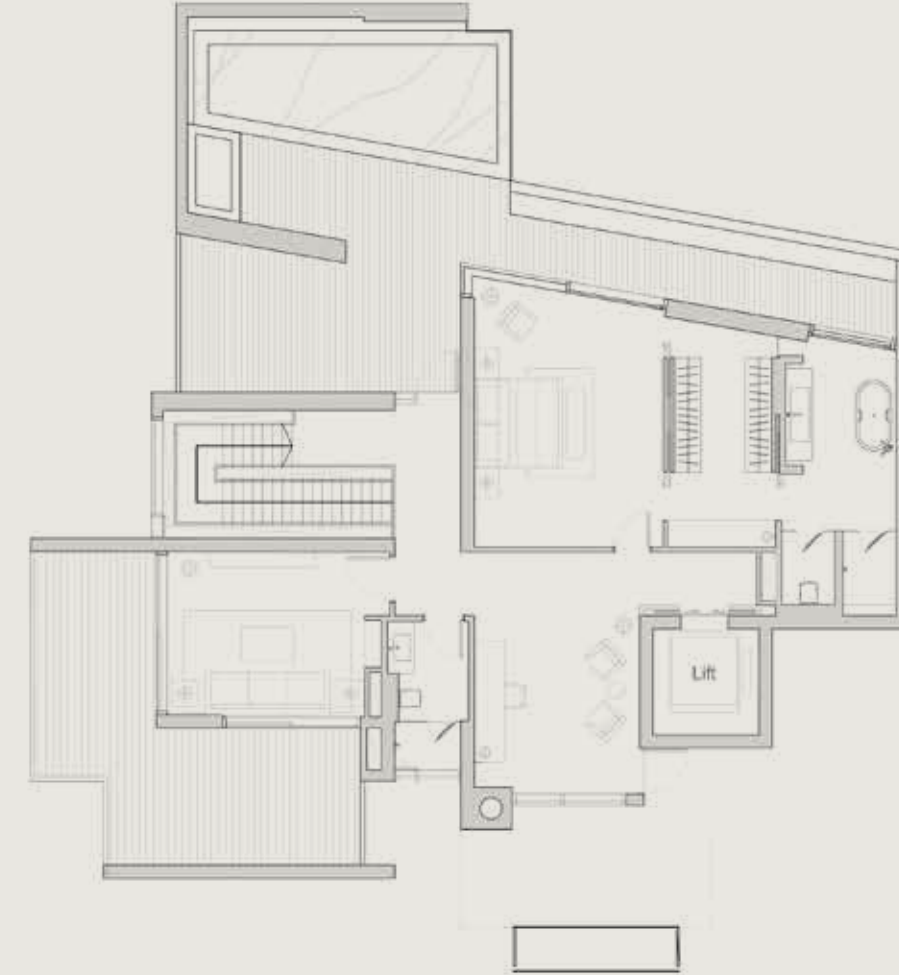


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Upper Level



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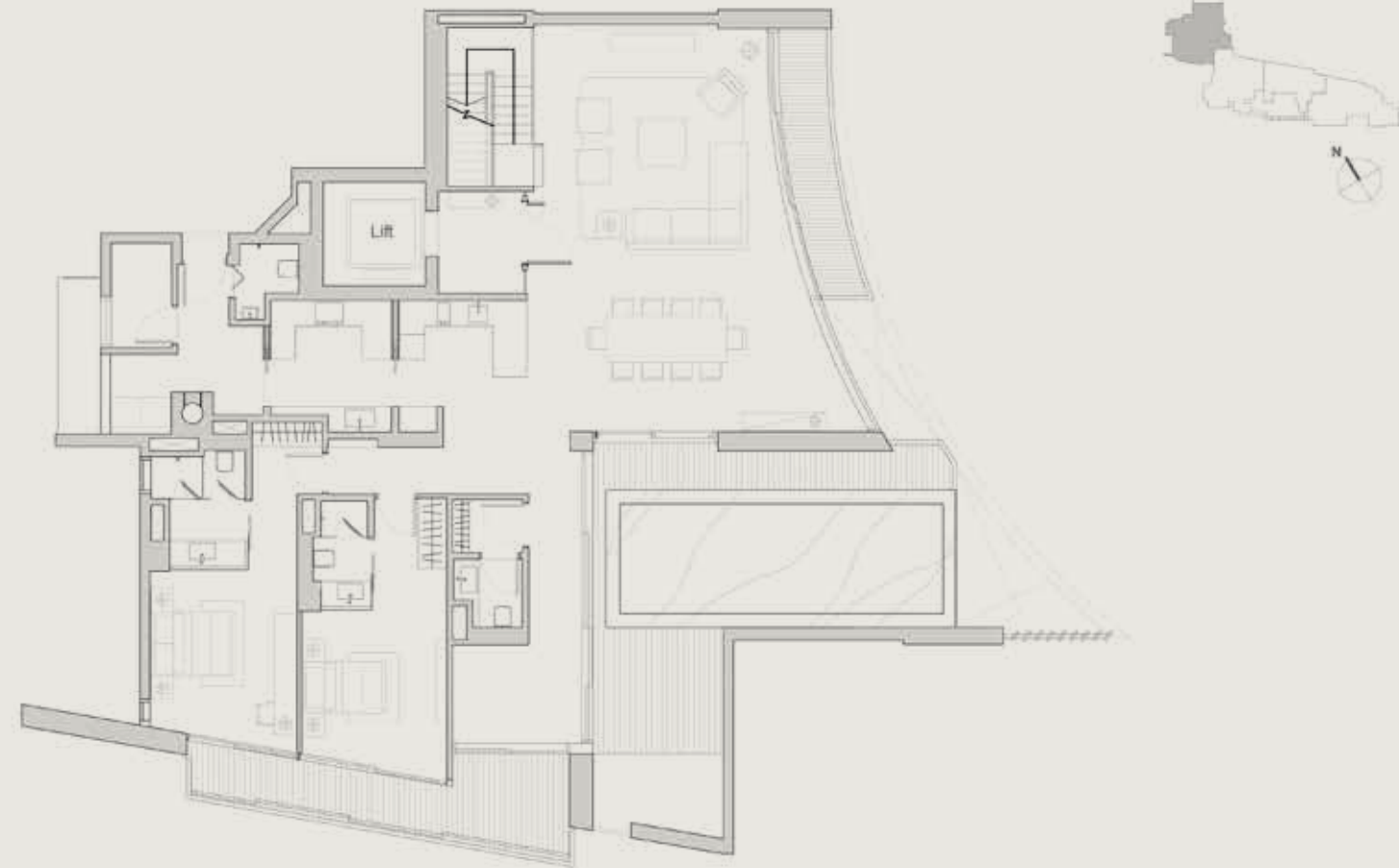
Areas include A/C ledge, balcony, PES and void area. Furnitures shown in the plan are for illustration purpose only.

PENTHOUSE D

DAFFODIL

#11-04 | 554 sm (5964 sf)

Lower Level

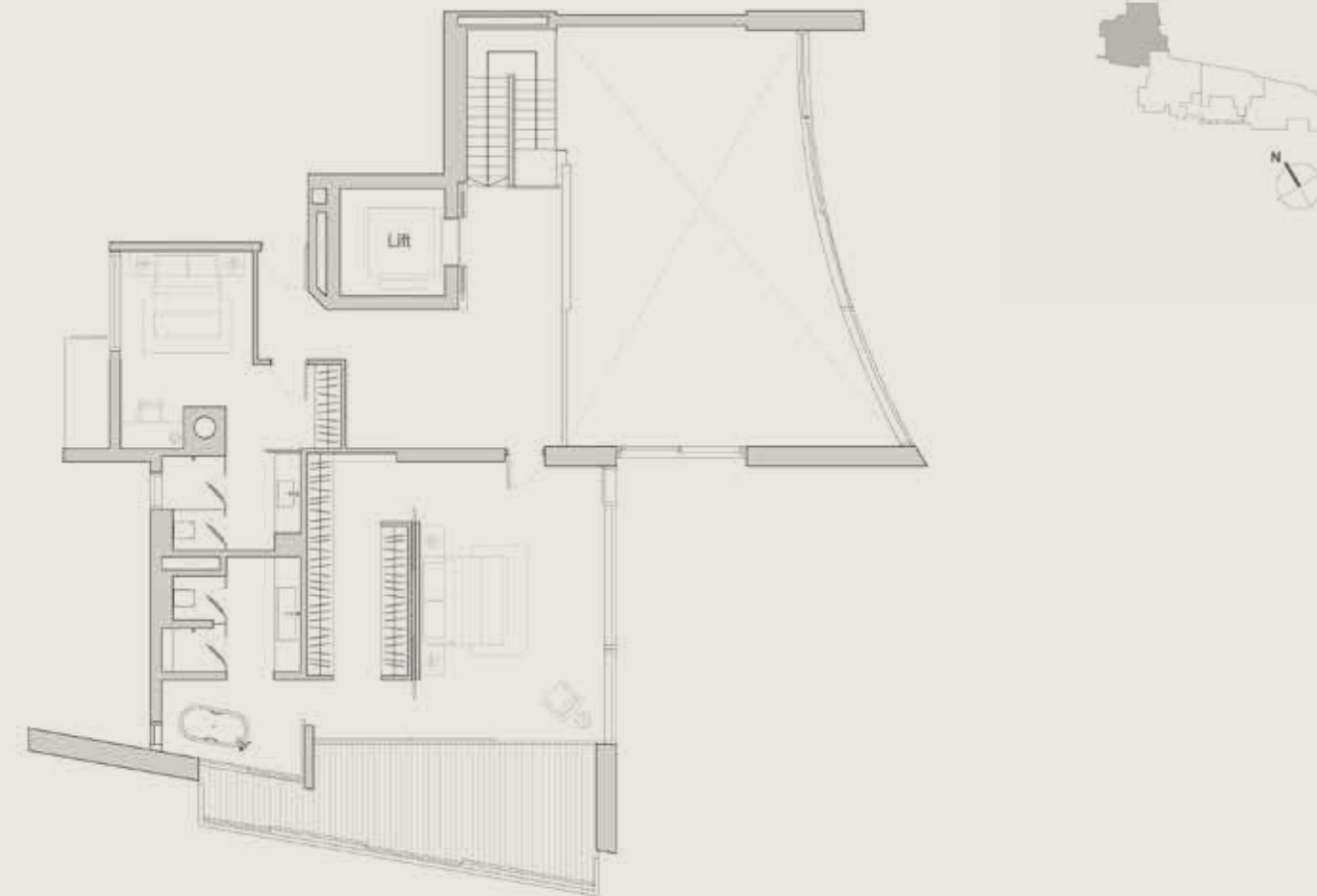


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Upper Level



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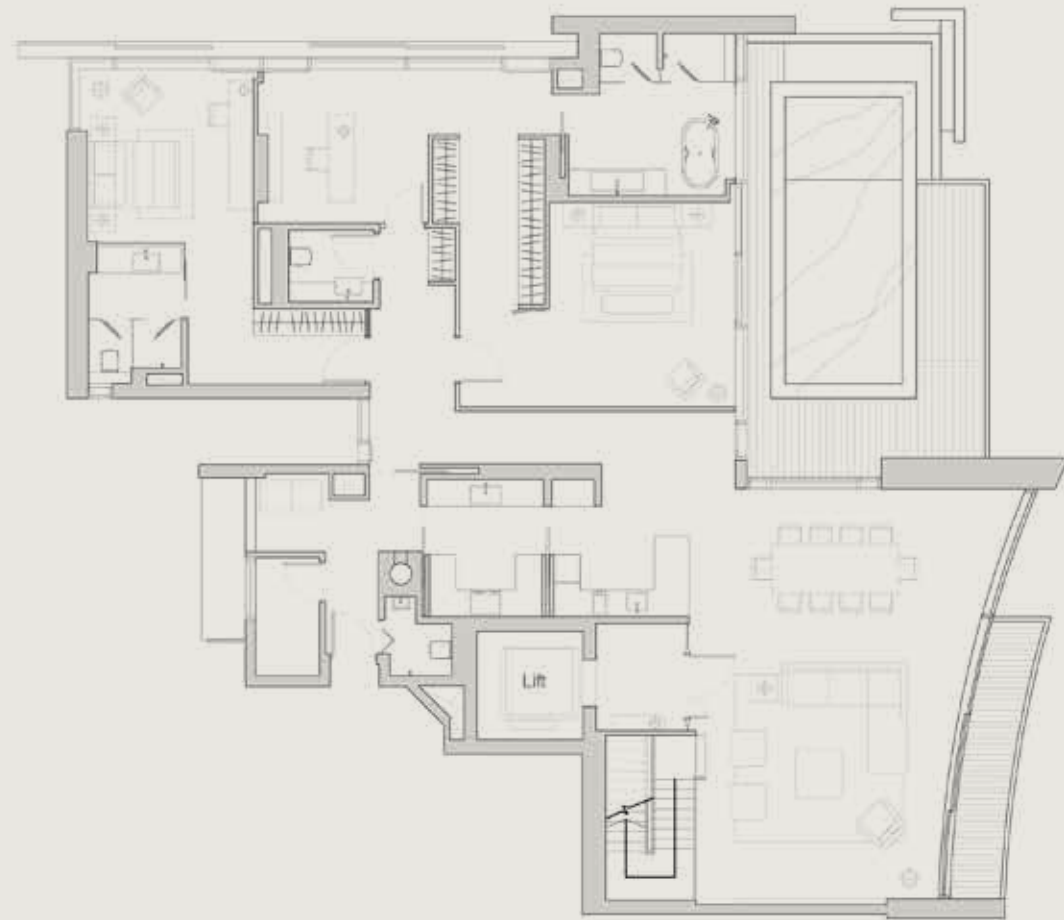
Areas include A/C ledge, balcony, PES and void area. Furnitures shown in the plan are for illustration purpose only.

PENTHOUSE E

EDELWEISS

#11-05 | 614 sm (6610 sf)

Lower Level

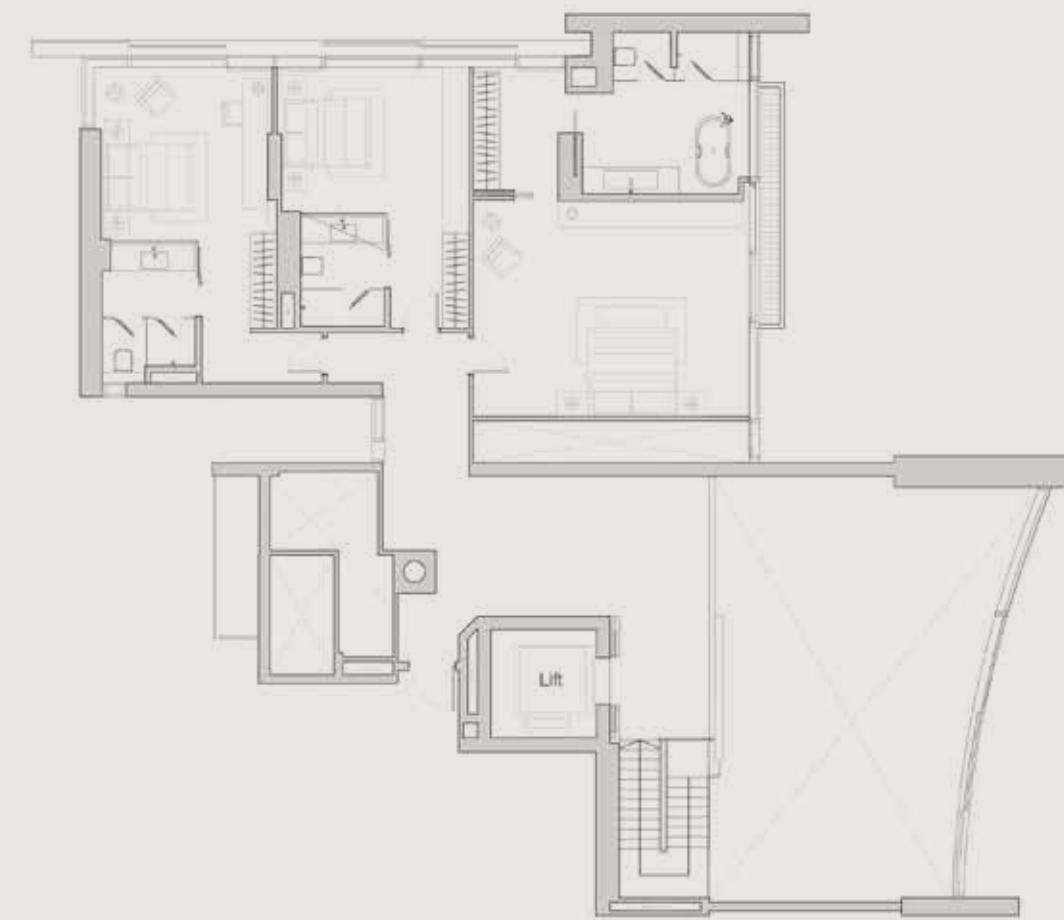


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Upper Level



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THE GARDEN VILLAS



GARDEN VILLA

DAFFODIL

#03-04 | 253 sm (2723 sf)



NOTE:

Low wall is built up to the height of approximately 540mm only.

Areas include A/C ledge, balcony, PES and void area. Furnitures shown in the plan are for illustration purpose only.

GARDEN VILLA

EDELWEISS

#03-05 | 328 sm (3531 sf)



NOTE:

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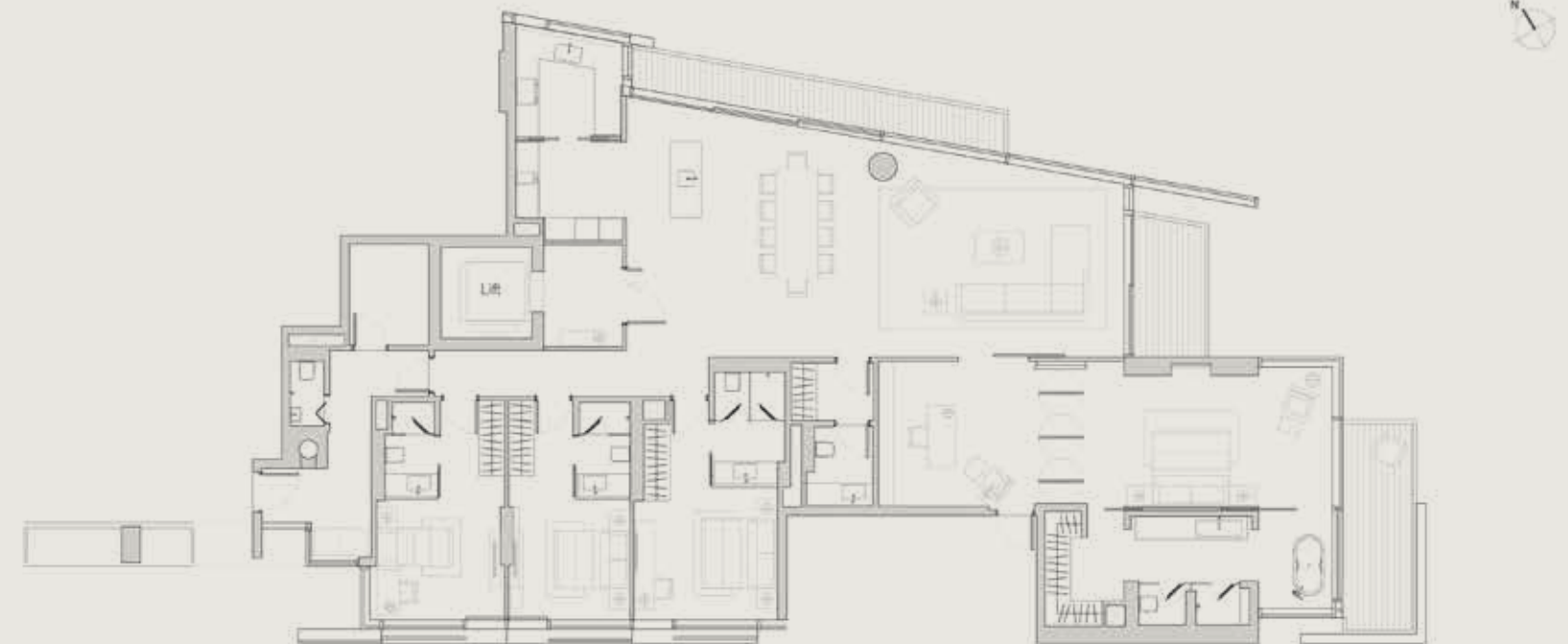
THE EDEN SERIES



TYPE A

AZALEA

#05-01 to #09-01 | 315 sm (3391 sf)



NOTE:

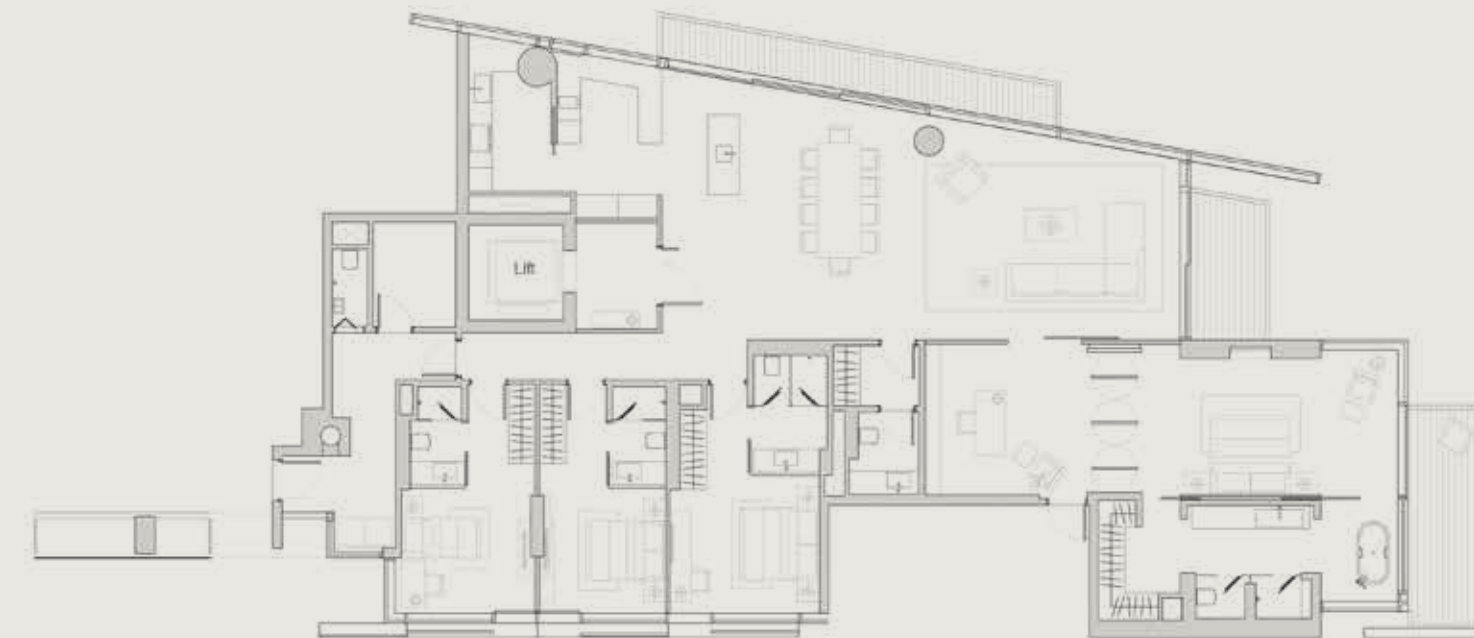
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TYPE A1

AZALEA

#04-01 | 317 sm (3413 sf)



NOTE:

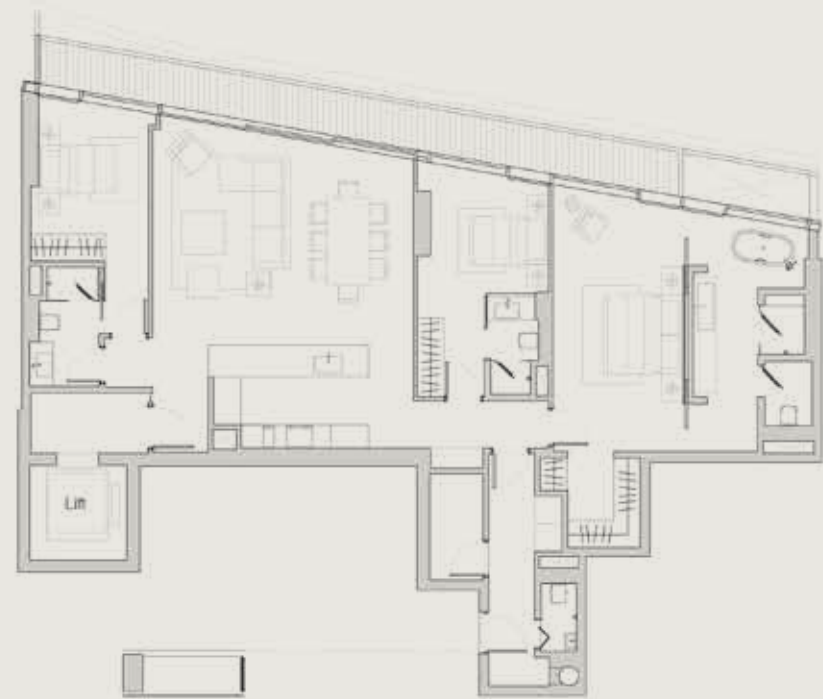
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TYPE B

BEGONIA

#05-02 to #10-02 | 197 s m (2120 sf)



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Areas include A/C ledge, balcony, PES and void area. Furnitures shown in the plan are for illustration purpose only.

TYPE C

CAMELLIA

#05-03 to #10-03 | 279 sm (3004 sf)



NOTE:

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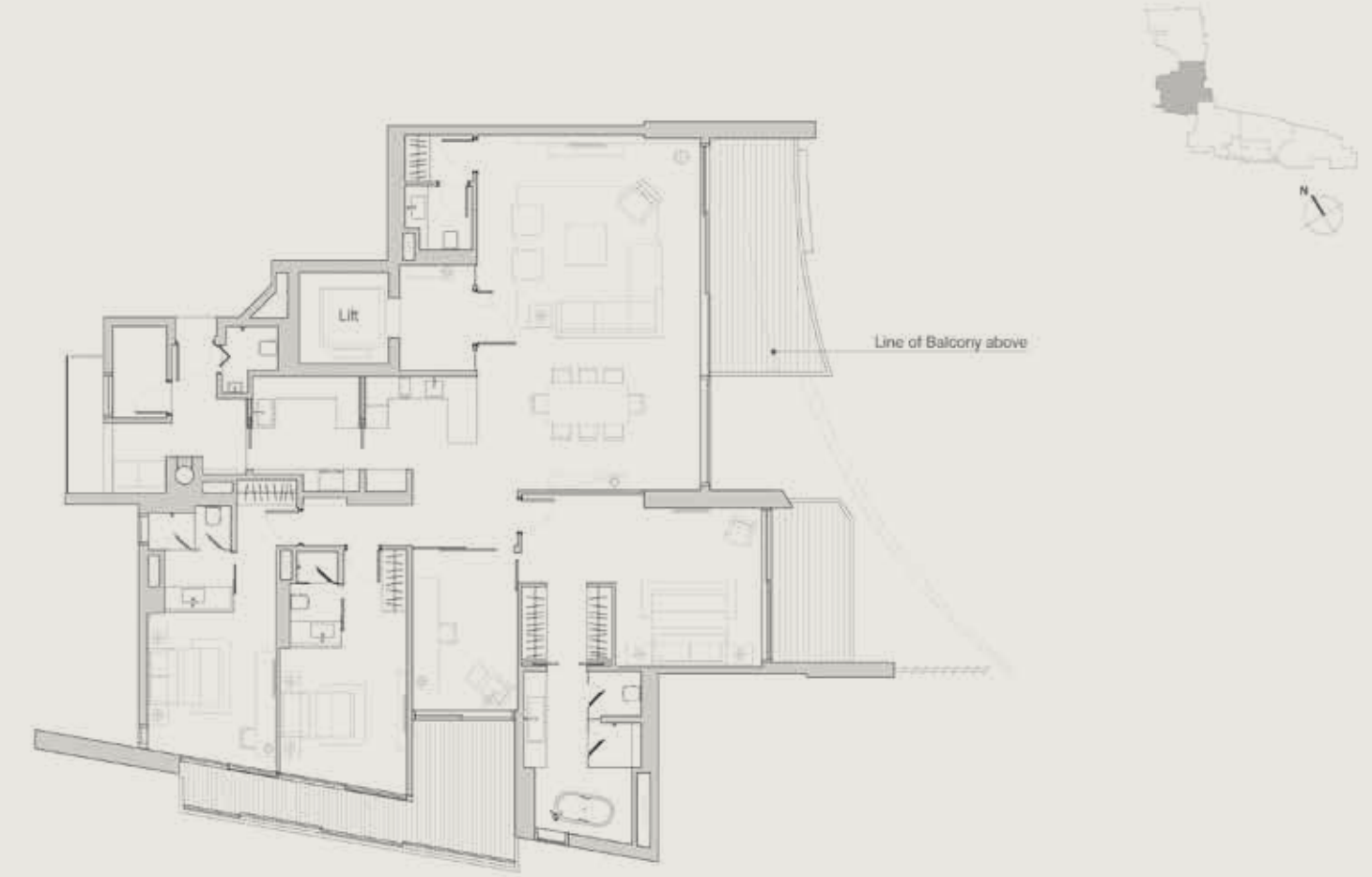
Areas include A/C ledge, balcony, PES and void area. Furnitures shown in the plan are for illustration purpose only.



TYPE D

DAFFODIL

#10-04 | 285 sm (3068 sf)



NOTE:

Low wall is built up to the height of approximately 540mm only.

Areas include A/C ledge, balcony, PES and void area. Furnitures shown in the plan are for illustration purpose only.

TYPE D1A

DAFFODIL

#05-04 to #09-04 | 285 sm (3068 sf)



NOTE:

Low wall is built up to the height of approximately 540mm only.

Areas include A/C ledge, balcony, PES and void area. Furnitures shown in the plan are for illustration purpose only.

TYPE D2

DAFFODIL

#04-04 | 214 sm (2304 sf)



NOTE:

Low wall is built up to the height of approximately 540mm only.

Areas include A/C ledge, balcony, PES and void area. Furnitures shown in the plan are for illustration purpose only.



TYPE E1

EDELWEISS

#06-05 to #10-05 | 313 sm (3370 sf)



NOTE:

Low wall is built up to the height of approximately 540mm only.

Areas include A/C ledge, balcony, PES and void area. Furnitures shown in the plan are for illustration purpose only.

TYPE E1A

EDELWEISS

#05-05 | 316 sm (3402 sf)



NOTE:

Low wall is built up to the height of approximately 540mm only.

Areas include A/C ledge, balcony, PES and void area. Furnitures shown in the plan are for illustration purpose only.

TYPE E2

EDELWEISS

#04-05 | 263 sm (2831 sf)



NOTE:

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Areas include A/C ledge, balcony, PES and void area. Furnitures shown in the plan are for illustration purpose only.



ABOUT DEVELOPER

Perennial Holdings Private Limited ("Perennial") is an integrated real estate and healthcare company headquartered in Singapore. As a real estate owner, developer and manager, Perennial focuses on large-scale mixed-use developments and has a presence in China, Singapore, Malaysia, Indonesia, Myanmar, Sri Lanka and Ghana with a combined portfolio spanning approximately 76 million square feet in gross floor area. Perennial is also a healthcare services owner, operator and provider in China with two core business segments, being hospitals and medical centres, as well as eldercare and senior housing.

Recognised for its expertise in integrated mixed-use developments, Perennial's projects seamlessly incorporate components ranging from retail, residential, serviced apartments, hotels, offices and event spaces, to healthcare and eldercare facilities. Residential projects in its portfolio include luxurious bungalows, high-rise condominiums and residential precincts.

Perennial's diversified real estate portfolio includes Capitol Singapore, CHIJMES, AXA Tower, Caldecott Hill site and Forett at Bukit Timah in Singapore, Chengdu East High Speed Railway ("HSR") Integrated Development, Xi'an North HSR Integrated Development, Perennial Tianjin South HSR International Healthcare and Business City, Perennial Kunming South HSR International Healthcare and Business City, Hangzhou West HSR Integrated Development and Beijing Tongzhou Integrated Development in China, The Light City in Malaysia and The Sanctuary Collection in Indonesia.

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