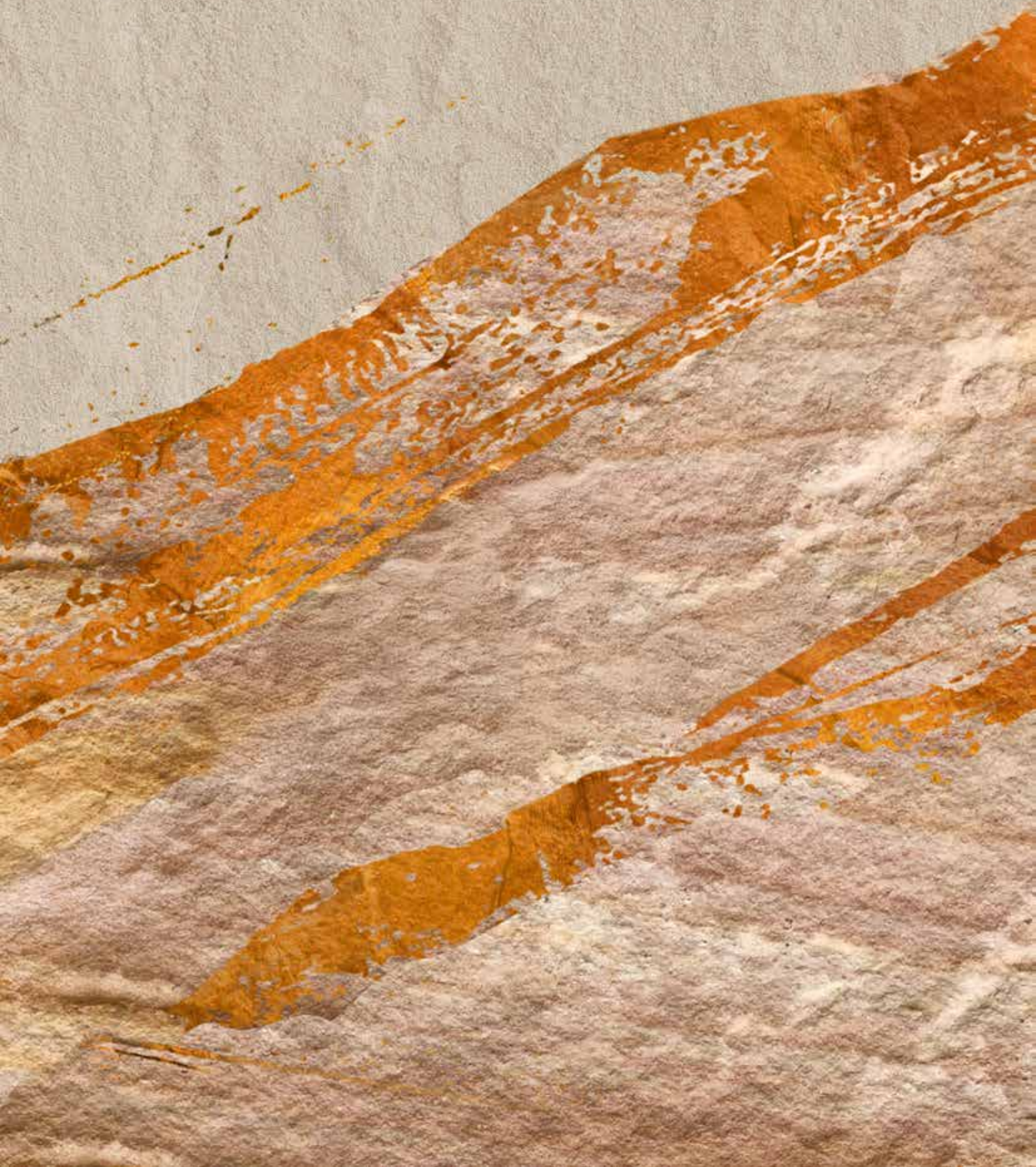


THE SERRA

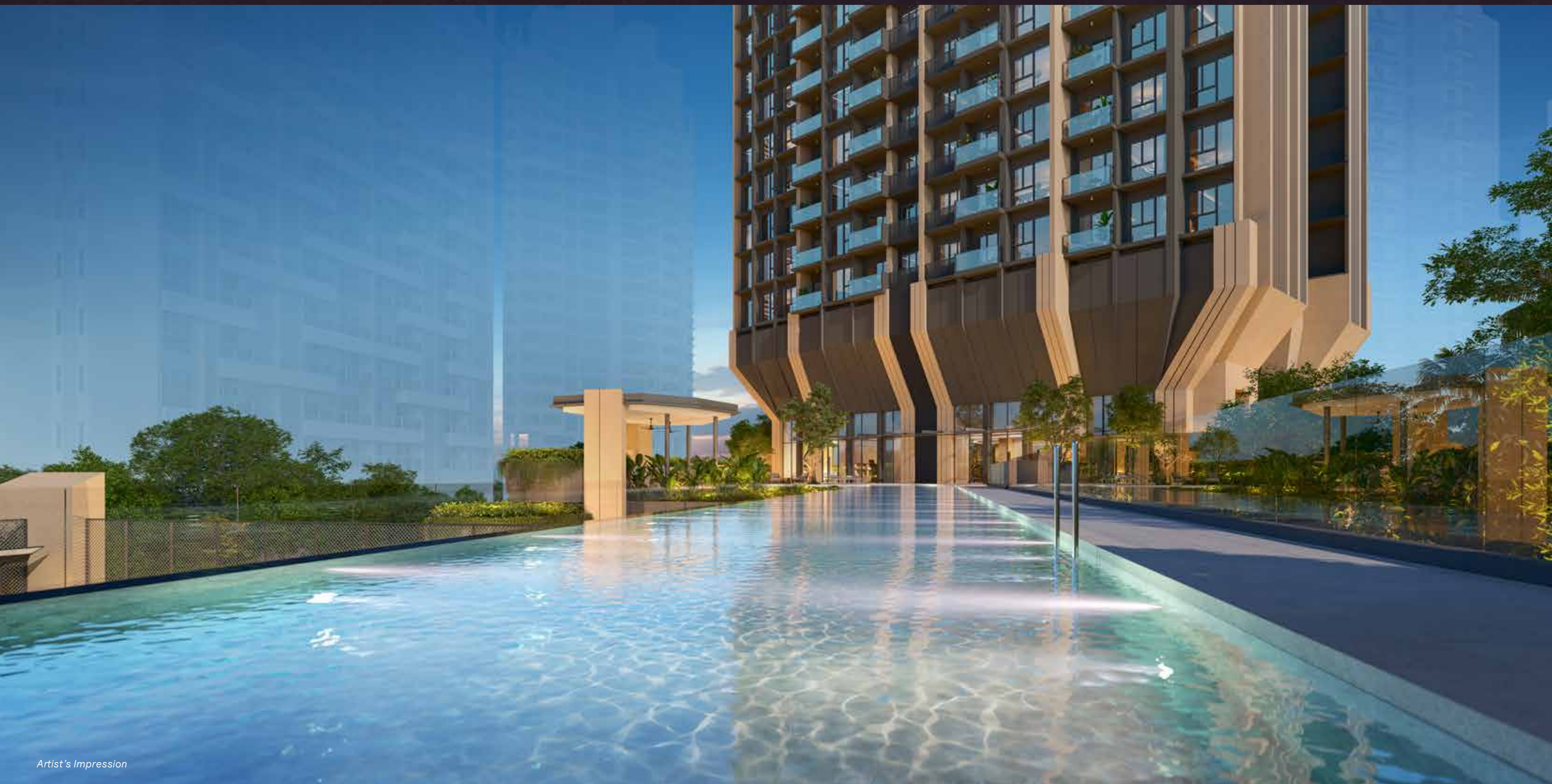
RESIDENCES



A NEW FREEHOLD CHAPTER IN NOVENA

A coveted address in District 11, The Serra Residences is set within a quiet enclave in Novena.

Intimately scaled yet generously appointed, this serene retreat features full lifestyle facilities, including a 50-metre Lap Pool, a Tennis Court and a Fitness Room. Social spaces like the Dining Room, BBQ Pavilion and Social Lounge are set within sculptural, landscaped grounds, offering a sense of calm and distinction.



Artist's Impression

50-METRE LAP POOL (LEVEL 3)

RENEWAL BEGINS WHERE NATURE AND DESIGN MEET

Each home at The Serra Residences is composed with intention. Efficient layouts ensure every space is purposeful, creating homes that feel open and adapt naturally to the way you live.

Carefully selected natural stone and wood materials bring warmth and texture to the interiors, while full-length windows maximise natural light and airflow.

The result is a collection of homes that quietly elevate everyday life, and where wellbeing is seamlessly woven in, day after day.



THE LOCATION

A PRIVATE ENCLAVE, FRAMED IN GREENERY



The Serra Residences sits within a quiet, gently elevated neighbourhood on Bassein Road, surrounded by lush greenery and open skies. Here, residents enjoy a rare sense of privacy, moments from the lively energy of Novena.



THE SERRA
RESIDENCES
7 BASSEIN ROAD

A DISTINCTIVE NOVENA ADDRESS

An eight-minute stroll from Novena MRT, The Serra Residences is surrounded by a vibrant array of everyday conveniences. Nearby lifestyle destinations including Square 2, Velocity@ Novena Square, and the new 2 Moulmein Road offer an abundance of dining, retail and entertainment.

The Serra Residences is also within 1km of sought-after schools including St Joseph's Institution Junior, Hong Wen Primary School and Lee Kong Chian School of Medicine (NTU).

- Lifestyle Hub
- ◆ Healthcare
- 🛍 Shopping Malls
- 📖 Schools
- 🚆 MRT Stations

MAP IS FOR ILLUSTRATION PURPOSES ONLY
AND NOT DRAWN TO SCALE.



A MODERN RETREAT IN THE HEART OF THE CITY

Novena is a vibrant hub where daily essentials, top schools and wellness amenities are within easy reach. Tucked away within this dynamic district, The Serra Residences offers a sense of tranquility amidst the energy of one of Singapore’s most connected neighbourhoods.



Shop, dine and socialise at nearby malls such as Square 2 and Velocity@Novena Square, which are seamlessly connected to Novena MRT Station.



Minutes’ drive to Orchard Road, Singapore’s premier retail and entertainment belt.



A new lifestyle hub at 2 Moulmein Road will offer restaurants, cafes, sports activities, playgrounds, parks, pet-friendly amenities and more.



HealthCity Novena will continue to expand its wellness and healthcare facilities, set for completion in 2030.

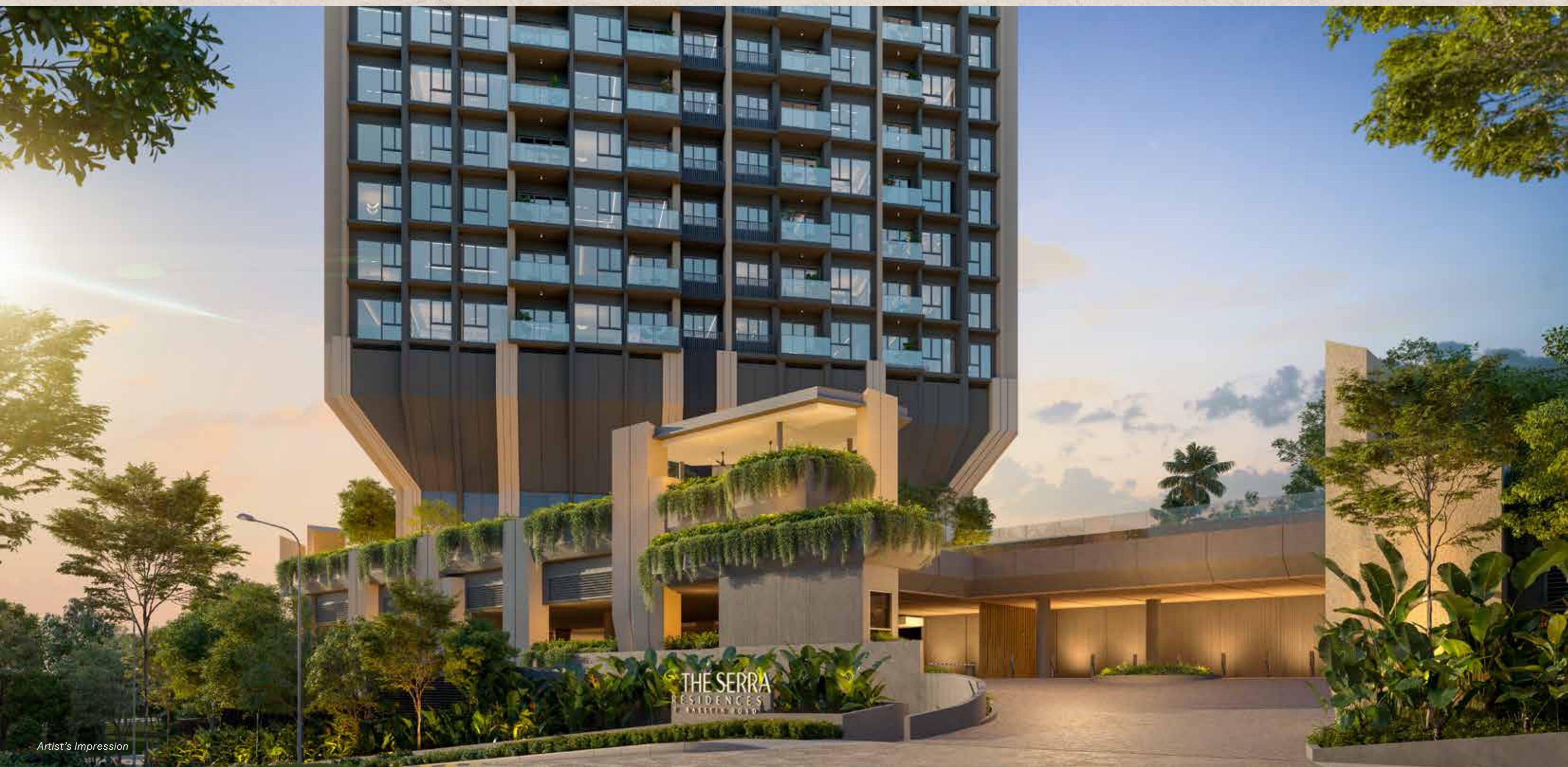


THE FACILITIES



A SENSE OF ARRIVAL

A wide entrance gently reveals shimmering water and lush greenery, opening into a world of quiet and ease.



Artist's Impression

LEVEL 2 & 3 FACILITIES PLAN

LEVEL 2 (BELOW)

- ① Guard House
- ② Arrival Bay
- ③ Bicycle Parking
- ④ Tennis Court
- ⑤ Management Office

LEVEL 3

- ⑥ 50-metre Lap Pool
- ⑦ Spa Pool
- ⑧ Sun Deck
- ⑨ BBQ Pavilion
- ⑩ Dining Room
- ⑪ Fitness Room
- ⑫ Female Changing Room
- ⑬ Male Changing Room
- ⑭ Steam Room
- ⑮ Sauna
- ⑯ Pets Park
- ⑰ Family Deck
- ⑱ Kids Pavilion
- ⑲ Kids Pool
- ⑳ Kids Playground

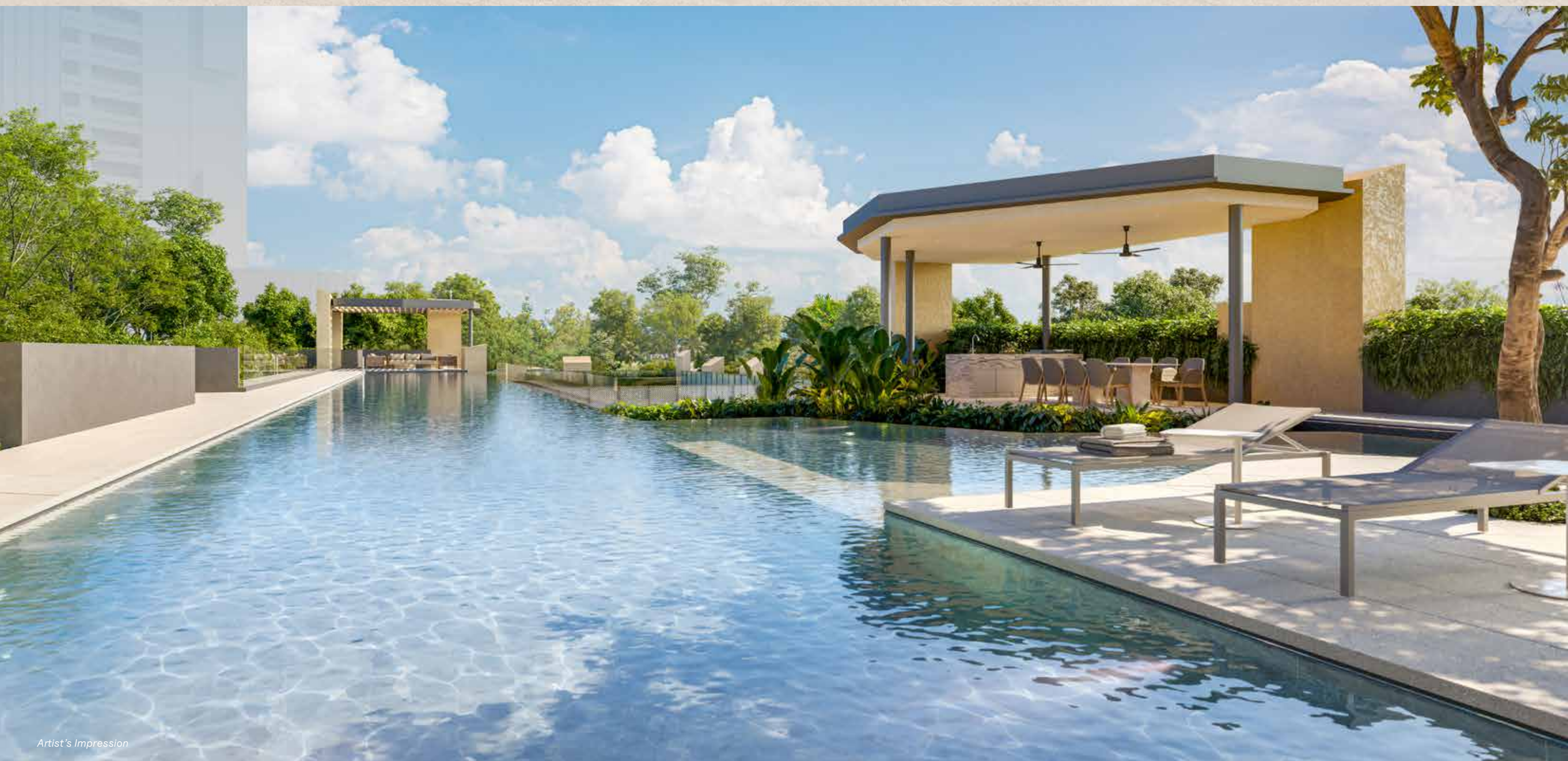
OTHERS

- a Accessible Toilet (L3)
- b Bin Centre (B1)
- c Bulk Meter (L1)
- d Driveway to Carpark (L2)
- e Outdoor Genset (L2)
- f Service Driveway (from L1 to B1)
- g Side gates (L1 & L2)
- h Transformer Room (B1)
- i Service Gate (L1)



SPACES FOR WELLBEING

Mornings begin with laps beneath open skies in a 50-metre cantilevered pool suspended over the entrance courtyard. Unwind in the afternoons with a game of tennis or a session at the Fitness Room.



Artist's Impression



Artist's Impression

FITNESS ROOM (LEVEL 3)

BUILT FOR SOCIAL LIVING

Playful, relaxed afternoons seamlessly transition into convivial evenings, bringing friends and loved ones together in the Dining Room or around the grill in the BBQ Pavilion.

From spontaneous gatherings to moments worth celebrating, these spaces are crafted for every occasion.



Artist's Impression

BBQ PAVILION (LEVEL 3)

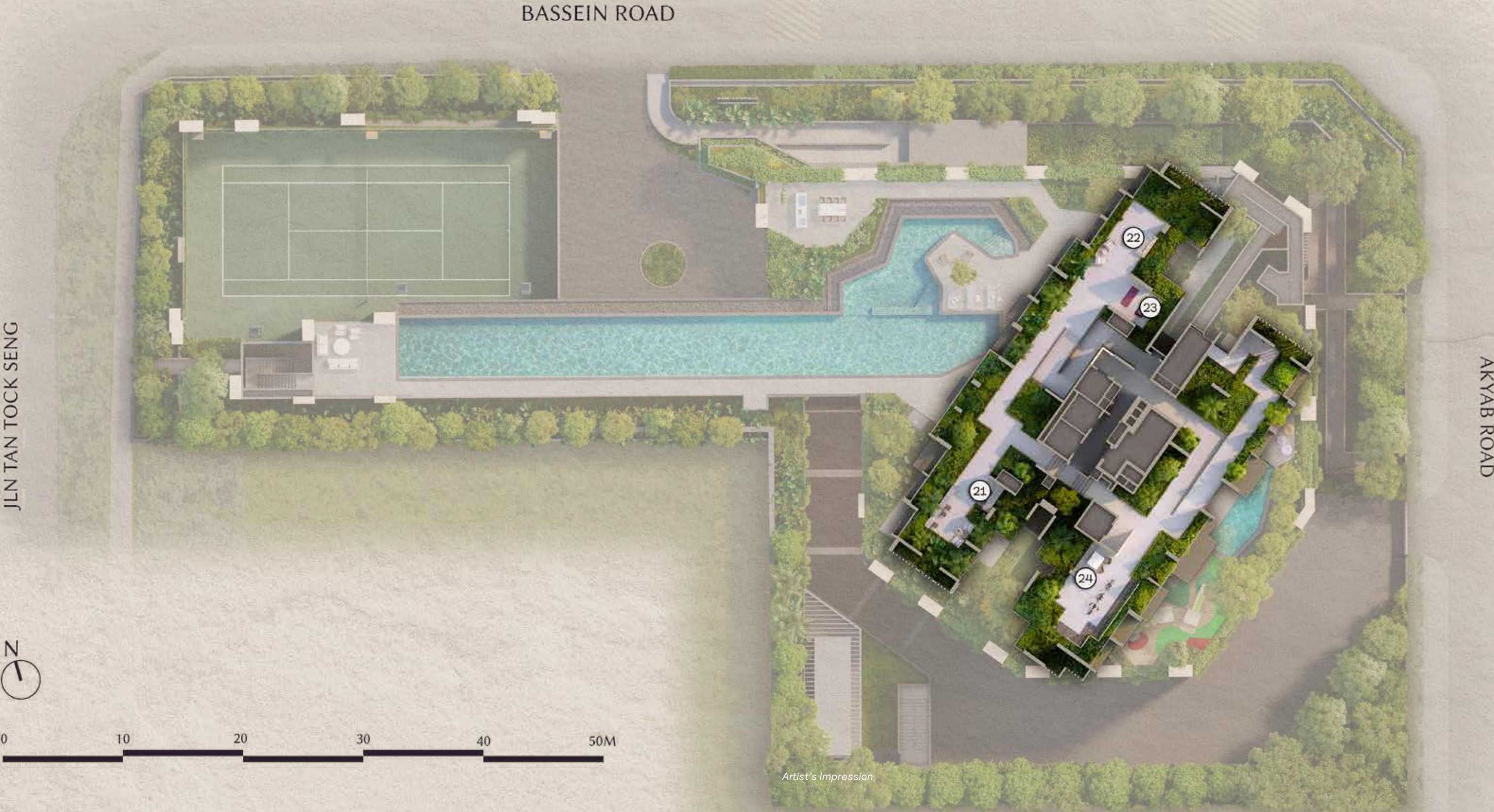


Artist's Impression

DINING ROOM (LEVEL 3)

LEVEL 17 FACILITIES PLAN

- 21 Social Lounge
- 22 Retreat Lounge
- 23 Zen Deck
- 24 Wellness Garden





Artist's Impression

RETREAT LOUNGE (LEVEL 17)



Artist's Impression

SOCIAL LOUNGE (LEVEL 17)

THE RESIDENCES



SCHEMATIC DIAGRAM

The Serra Residences offers 2-bedroom with study to 5-bedroom homes and penthouses, each thoughtfully designed to maximise natural light and airflow. Selected residences enjoy stunning views of the city skyline.



Artist's Impression

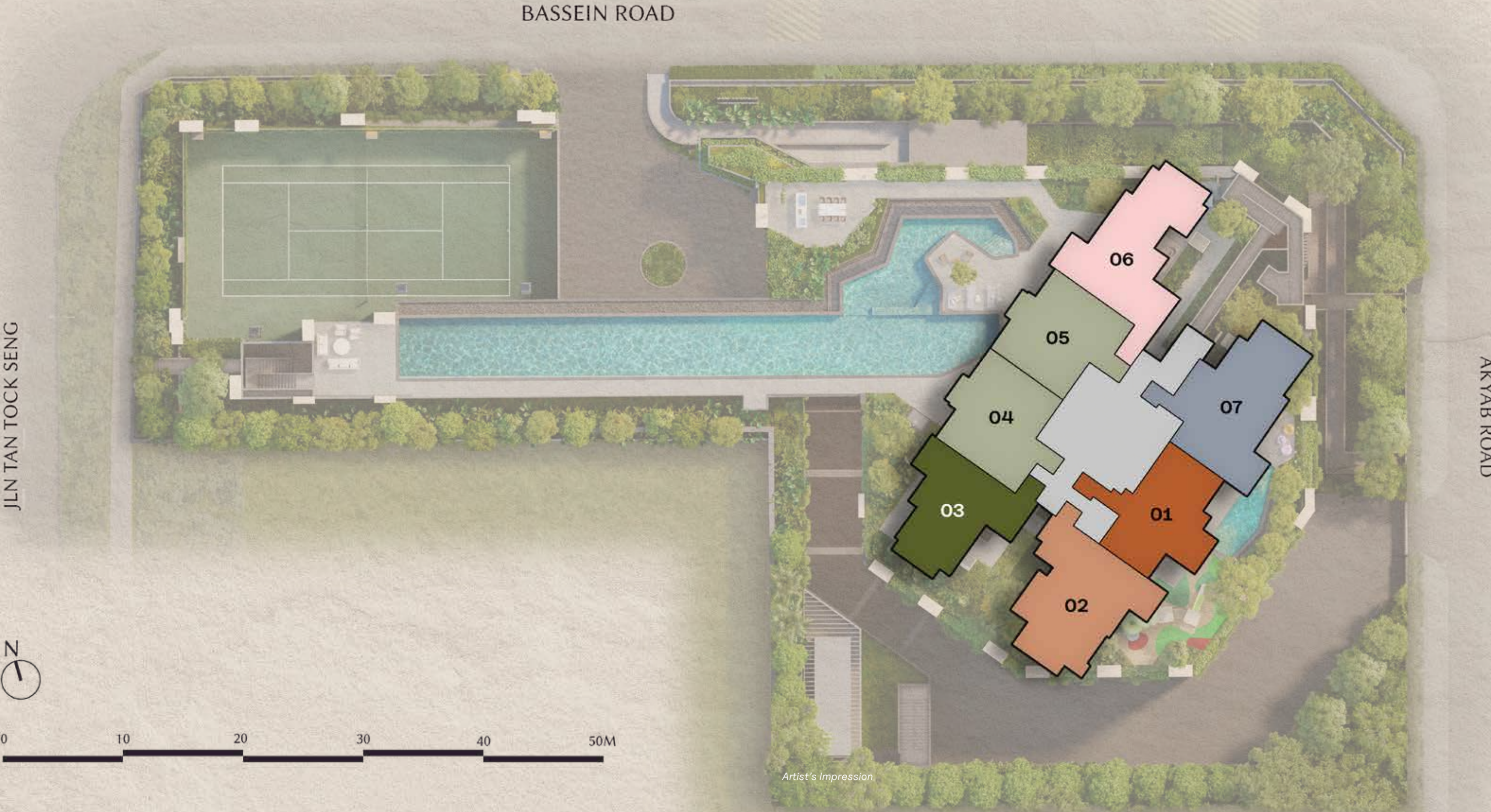
		NORTH				SOUTH			
UNIT/FLOOR		05				01			
28		PH2				PH1			
THE SUMMIT	UNIT/FLOOR	03		05		01		07	
	27	D3		E		D4		D2	
	26	D3		E		D4		D2	
	25	D3		E		D4		D2	
	24	D3		E		D4		D2	
	23	D3		E		D4		D2	
	22	D3		E		D4		D2	
	21	D3		E		D4		D2	
	20	D3		E		D4		D2	
	19	D3		E		D4		D2	
	18	D3		E		D4		D2	
17		SKY TERRACE							
THE SERRA RESIDENCES	UNIT/FLOOR	03	04	05	06	02	01	07	
	16	B2	B1	B1a	C3	C2	C1	D1	
	15	B2	B1	B1a	C3	C2	C1	D1	
	14	B2	B1	B1a	C3	C2	C1	D1	
	13	B2	B1	B1a	C3	C2	C1	D1	
	12	B2	B1	B1a	C3	C2	C1	D1	
	11	B2	B1	B1a	C3	C2	C1	D1	
	10	B2	B1	B1a	C3	C2	C1	D1	
	09	B2	B1	B1a	C3	C2	C1	D1	
	08	B2	B1	B1a	C3	C2	C1	D1	
	07	B2	B1	B1a	C3	C2	C1	D1	
	06	B2	B1	B1a	C3	C2	C1	D1	
	05	B2	B1	B1a	C3	C2	C1	D1	
	04	B2	B1	B1a	C3	C2	C1	D1	
03		FACILITIES AND LANDSCAPE							
02		ARRIVAL, TENNIS COURT AND CARPARK							
01		CARPARK							
B1		CARPARK							

THE SERRA RESIDENCES	TYPE	AREA	THE SUMMIT	TYPE	AREA
2-BEDROOM + STUDY	B1	710 sqft	4-BEDROOM	D2	1,216 sqft
	B1a	710 sqft	4-BEDROOM + STUDY	D3	1,335 sqft
	B2	721 sqft	4-BEDROOM PREMIUM WITH PRIVATE LIFT	D4	1,528 sqft
3-BEDROOM	C1	764 sqft	5-BEDROOM PREMIUM WITH PRIVATE LIFT	E	1,755 sqft
	C2	893 sqft	PENTHOUSE	PH1	2,648 sqft
	C3	904 sqft		PH2	2,669 sqft
4-BEDROOM	D1	958 sqft			

UNIT STACK PLAN (LEVEL 04 TO 16)

THE SERRA RESIDENCES

- 2-BEDROOM + STUDY
TYPE B1
- 2-BEDROOM + STUDY
TYPE B1a
- 2-BEDROOM + STUDY
TYPE B2
- 3-BEDROOM
TYPE C1
- 3-BEDROOM
TYPE C2
- 3-BEDROOM
TYPE C3
- 4-BEDROOM
TYPE D1

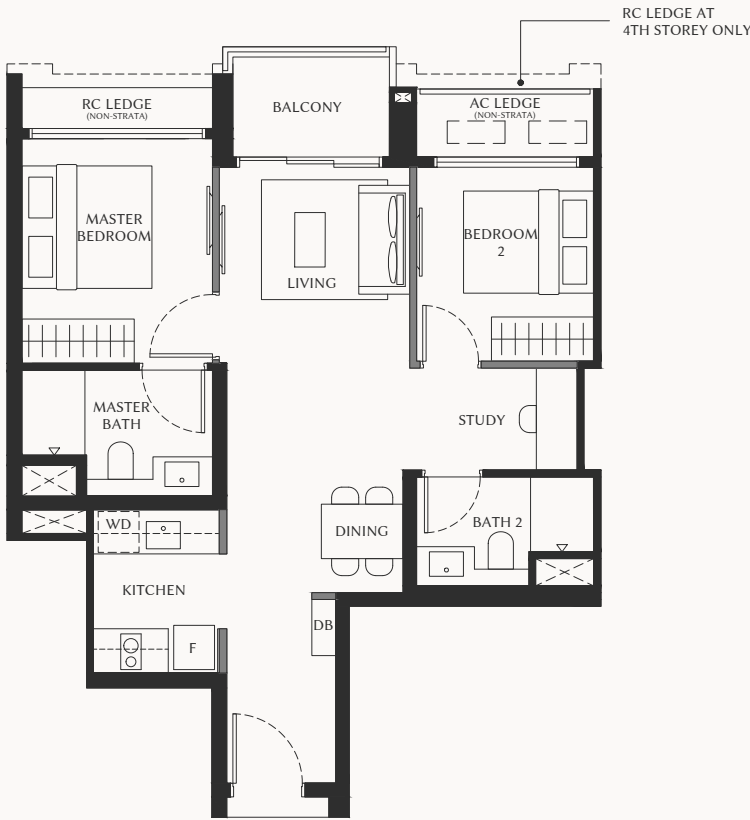


2-BEDROOM + STUDY

TYPE B1

66 sqm / 710 sqft

#04-04 to #16-04

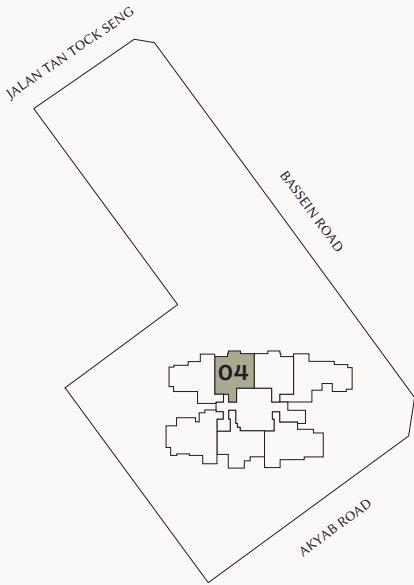


LEGEND:

- AC Air-conditioner
- DB Distribution Board
- F Fridge
- WD Washer Dryer Combo
- Wall not allowed to be hacked or altered (including by way of drilling)
- Void space (excluded from strata area)



DISCLAIMER: Area includes balcony where applicable and excludes among others, the AC ledge and RC ledge. Please refer to the key plan for orientation. 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 cost of screen and installation shall be borne by the purchaser.



KEY PLAN
NOT TO SCALE

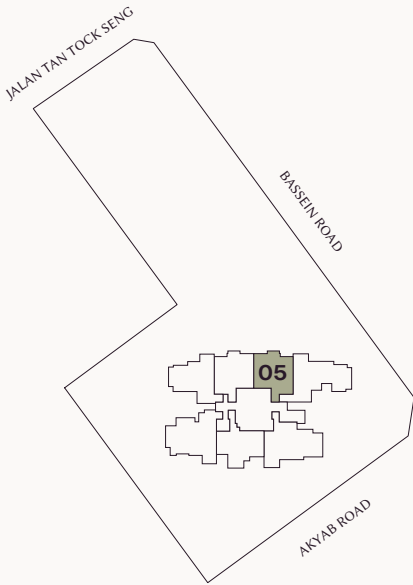


2-BEDROOM + STUDY

TYPE B1a

66 sqm / 710 sqft

#04-05 to #16-05



KEY PLAN
NOT TO SCALE

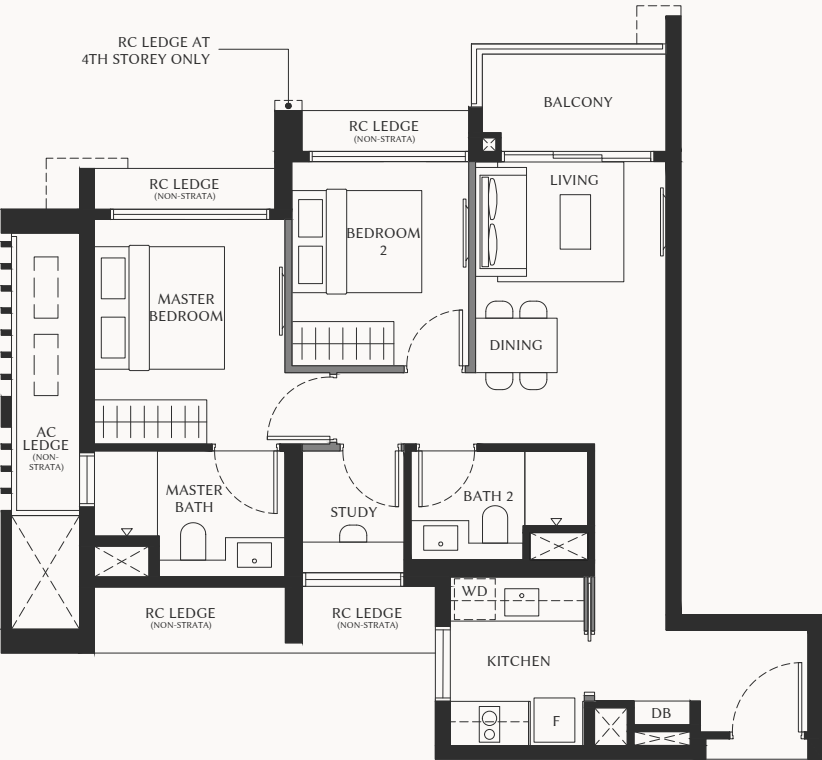


2-BEDROOM + STUDY

TYPE B2

67 sqm / 721 sqft

#04-03 to #16-03

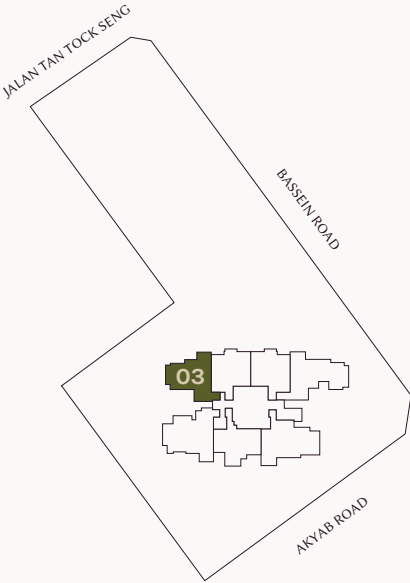


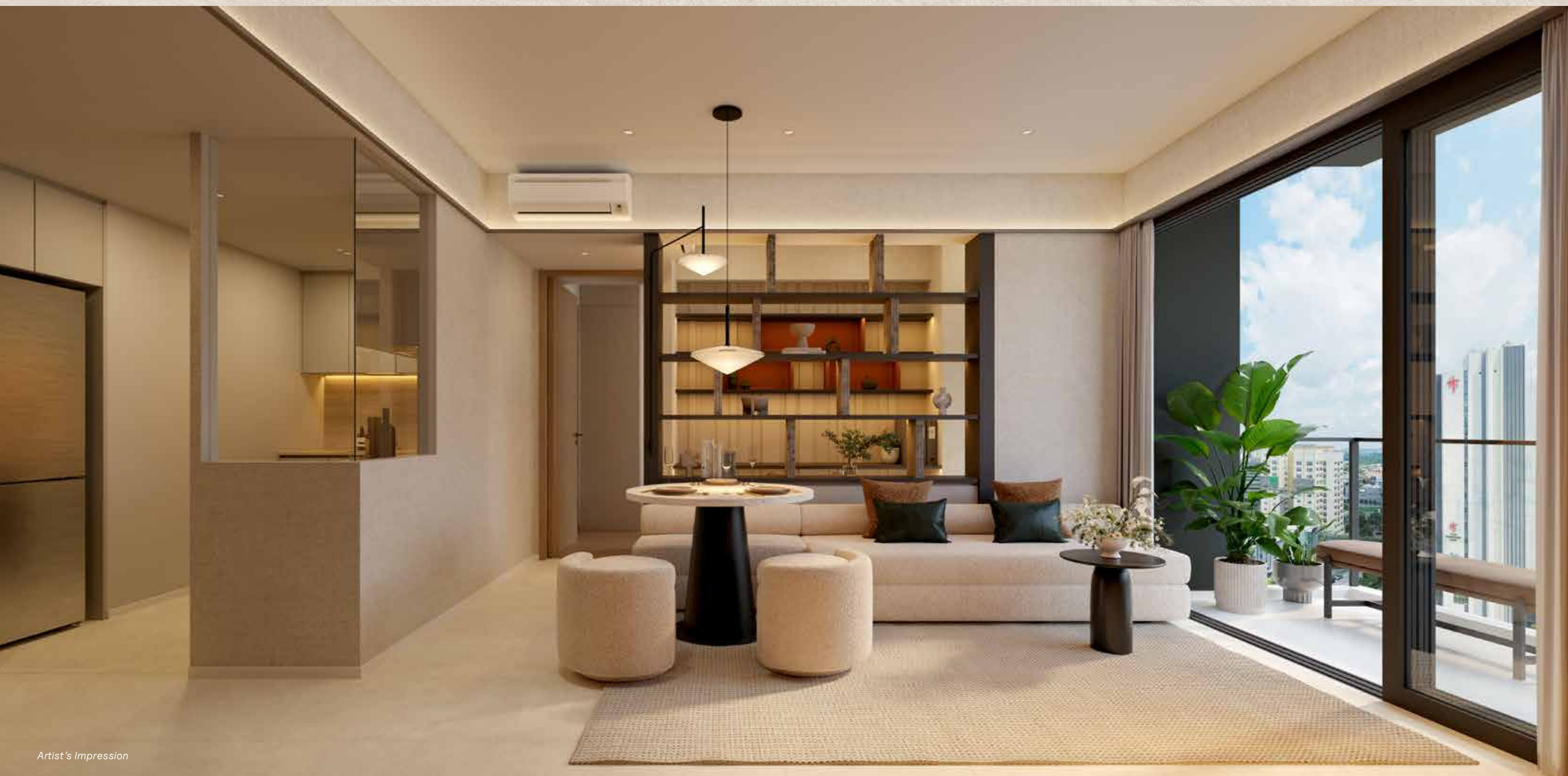
LEGEND:

- AC Air-conditioner
- DB Distribution Board
- F Fridge
- WD Washer Dryer Combo
- Wall not allowed to be hacked or altered (including by way of drilling)
- Void space (excluded from strata area)



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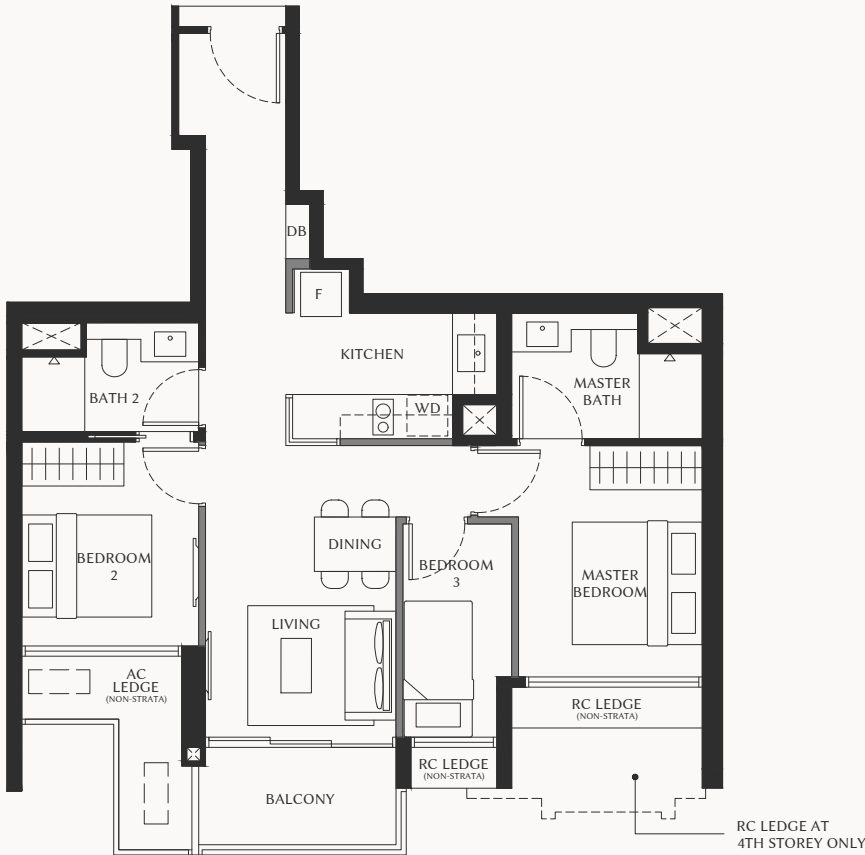
*Artist's Impression*

3-BEDROOM

TYPE C1

71 sqm / 764 sqft

#04-01 to #16-01

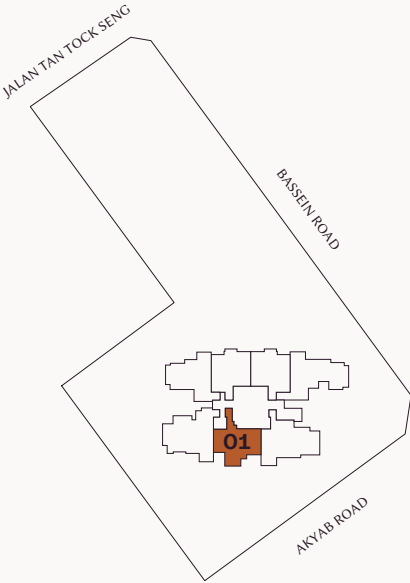


LEGEND:

- AC Air-conditioner
- DB Distribution Board
- F Fridge
- WD Washer Dryer Combo
- Wall not allowed to be hacked or altered (including by way of drilling)
- Void space (excluded from strata area)



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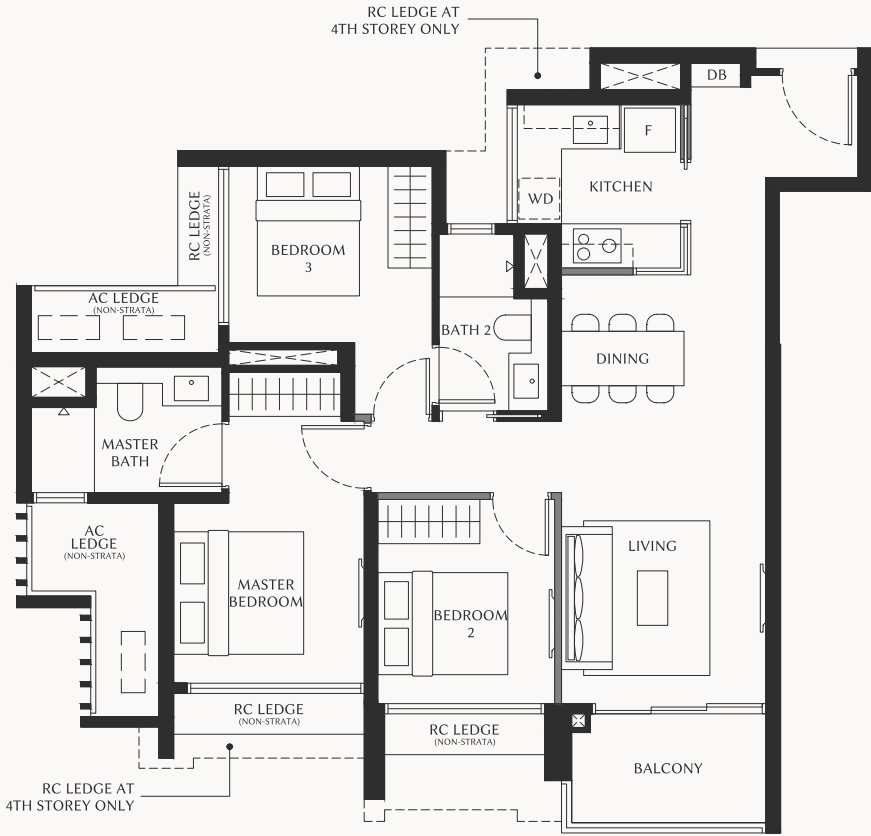
Artist's Impression

3-BEDROOM

TYPE C2

83 sqm / 893 sqft

#04-02 to #16-02

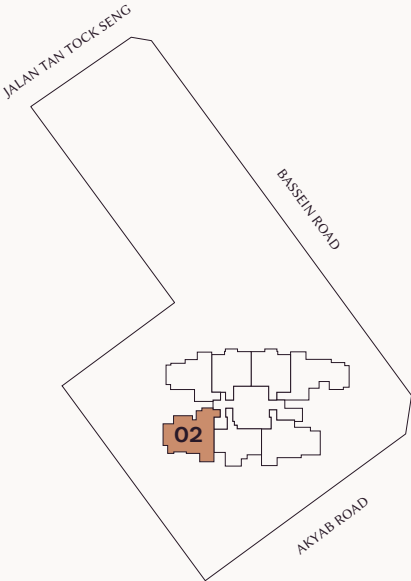


LEGEND:

- AC Air-conditioner
- DB Distribution Board
- F Fridge
- WD Washer Dryer Combo
- Wall not allowed to be hacked or altered (including by way of drilling)
- Void space (excluded from strata area)

0 1 2 3 5M

DISCLAIMER: Area includes balcony where applicable and excludes among others, the AC ledge and RC ledge. Please refer to the key plan for orientation. 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 cost of screen and installation shall be borne by the purchaser.



KEY PLAN
NOT TO SCALE

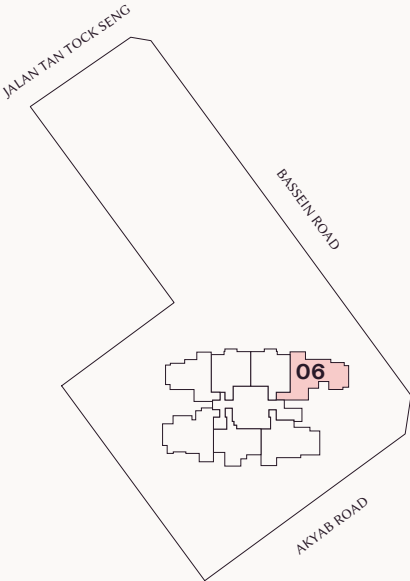
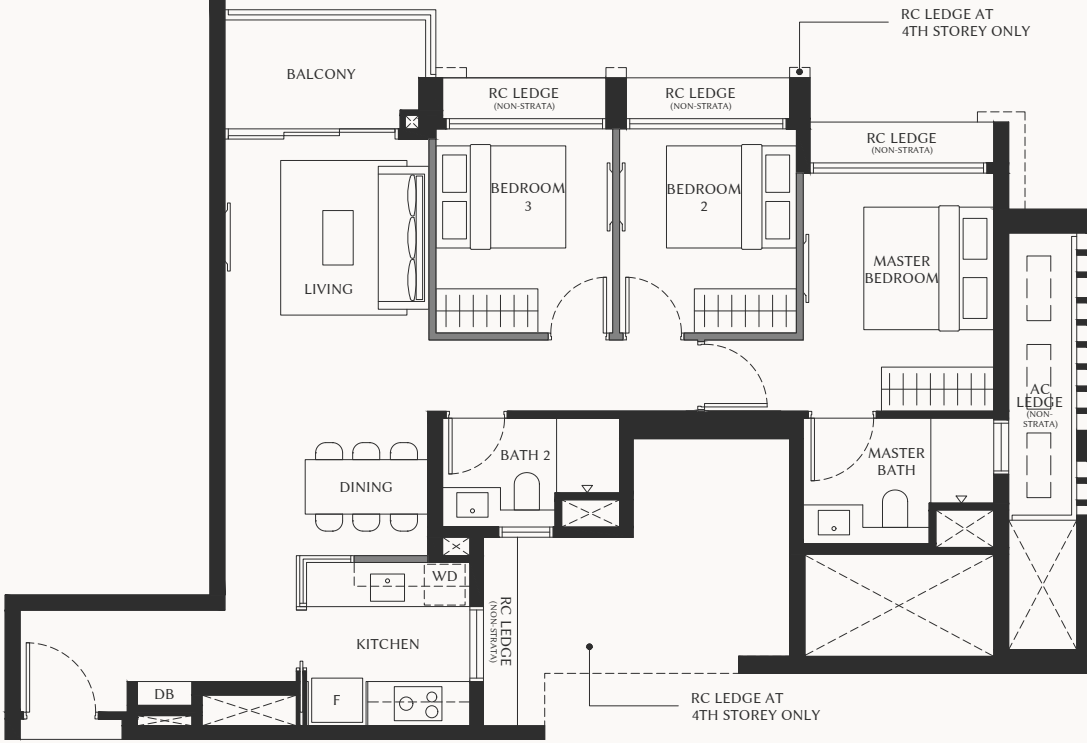


3-BEDROOM

TYPE C3

84 sqm / 904 sqft

#04-06 to #16-06



KEY PLAN
NOT TO SCALE

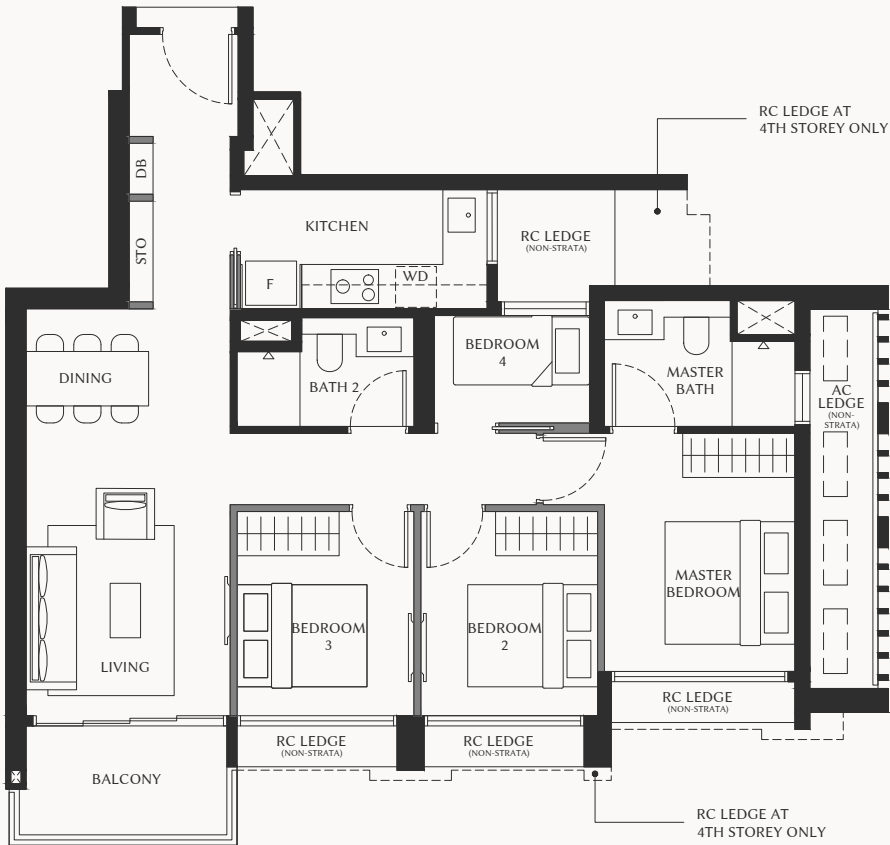


4-BEDROOM

TYPE D1

89 sqm / 958 sqft

#04-07 to #16-07

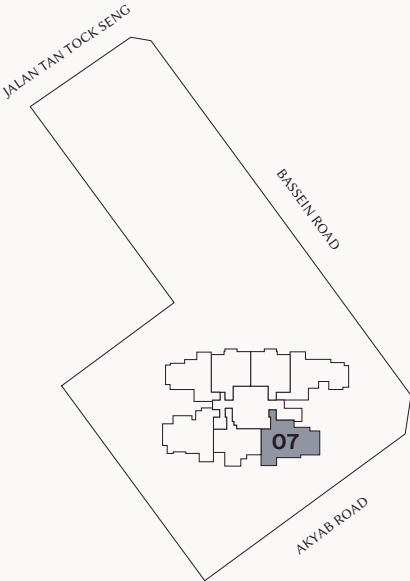


LEGEND:

- AC Air-conditioner
- DB Distribution Board
- F Fridge
- STO Store
- WD Washer Dryer Combo
- Wall not allowed to be hacked or altered (including by way of drilling)
- Void space (excluded from strata area)

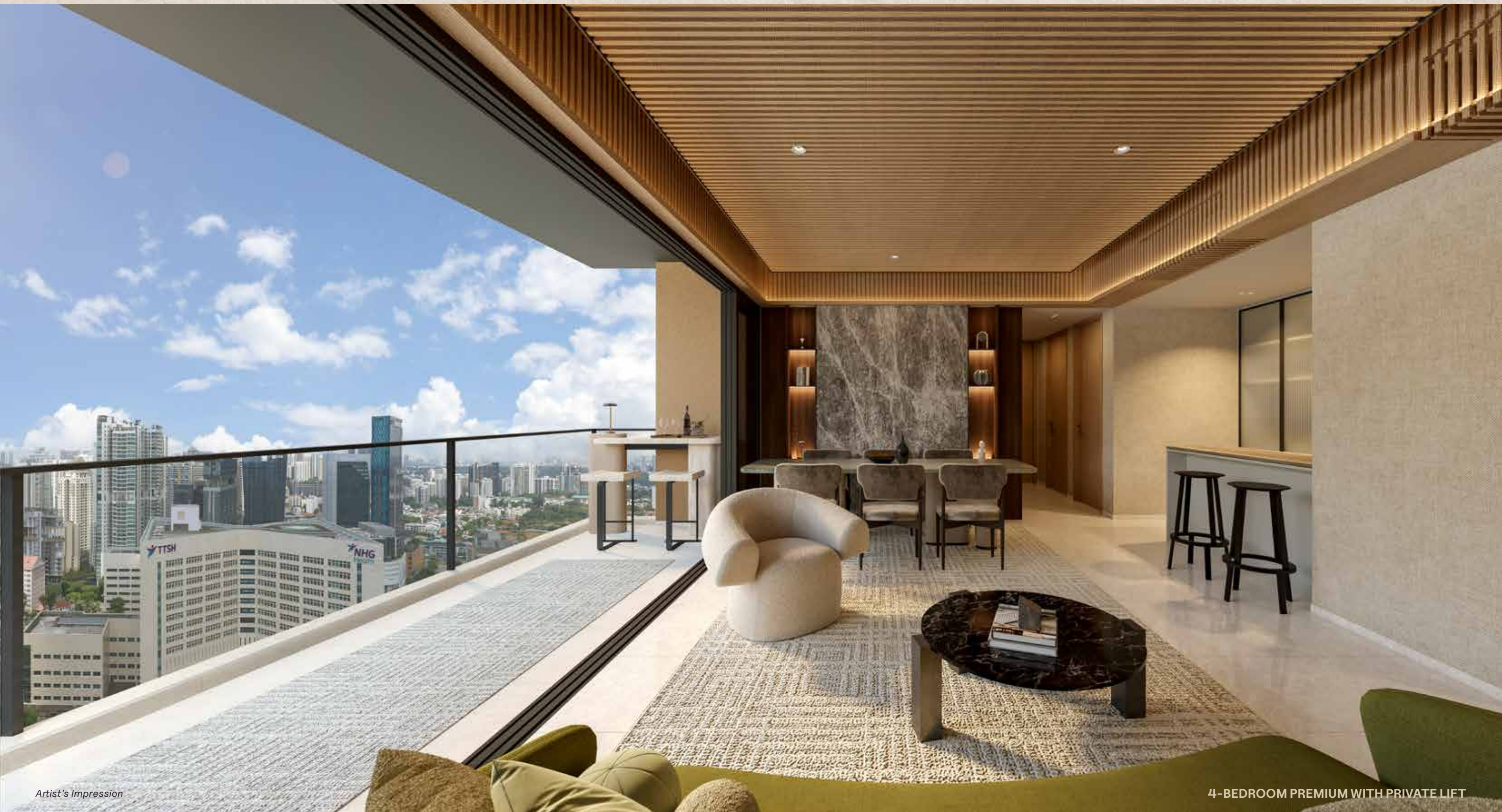


DISCLAIMER: Area includes balcony where applicable and excludes among others, the AC ledge and RC ledge. Please refer to the key plan for orientation. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. The cost of screen and installation shall be borne by the purchaser.



THE NEW HEIGHT OF REFINEMENT

Welcome to The Summit, an exclusive collection of homes set atop The Serra Residences, across levels 18 to 28. Thoughtfully proportioned from 1,216 square feet, these spacious residences offer luxurious marble flooring, wine chillers and premium appliances. Select units also feature private lift access.



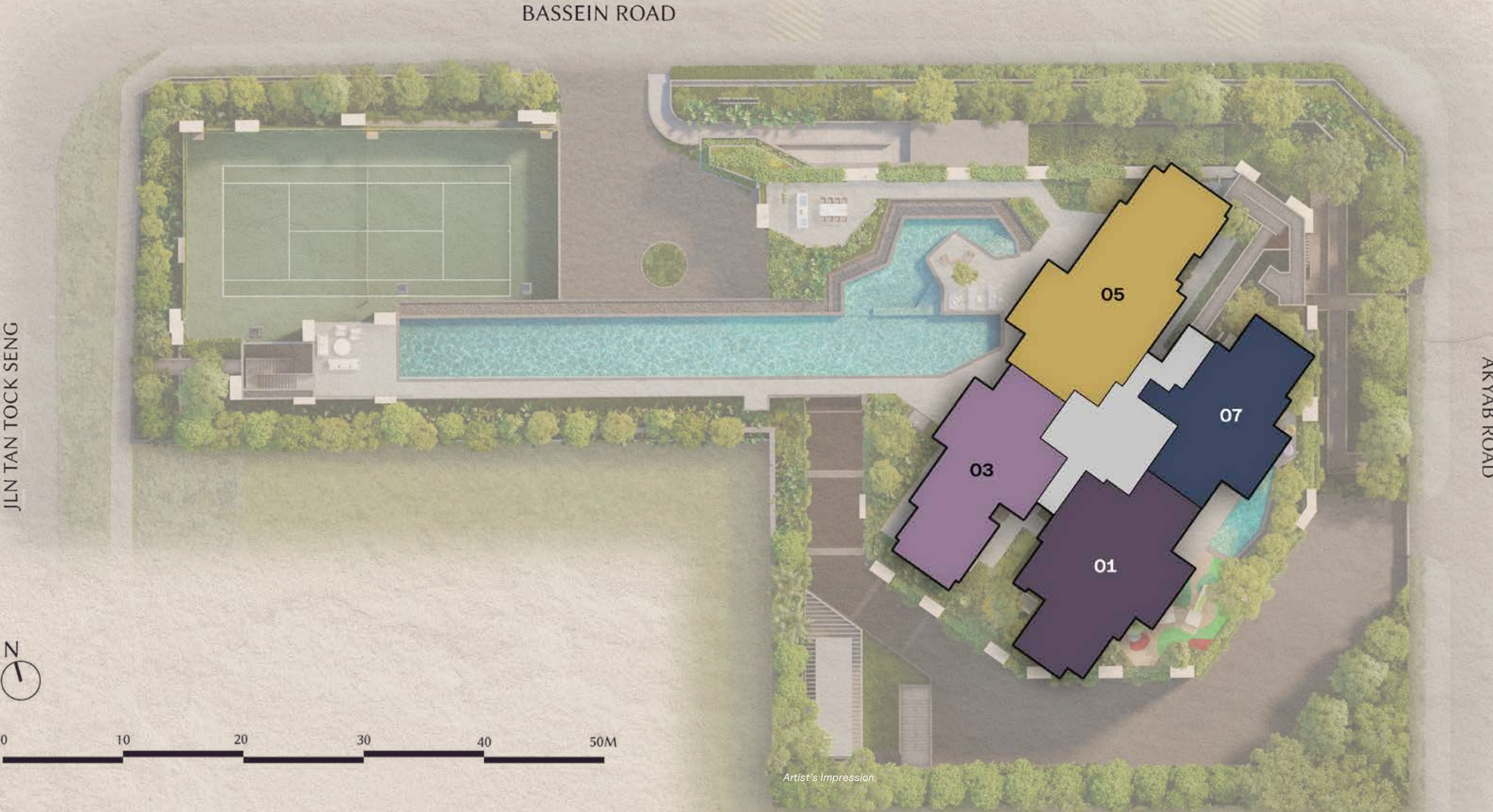
Artist's Impression

4-BEDROOM PREMIUM WITH PRIVATE LIFT

UNIT STACK PLAN (LEVEL 18 TO 27)

THE SUMMIT

- 4-BEDROOM
TYPE D2
- 4-BEDROOM + STUDY
TYPE D3
- 4-BEDROOM PREMIUM WITH PRIVATE LIFT
TYPE D4
- 5-BEDROOM PREMIUM WITH PRIVATE LIFT
TYPE E



4-BEDROOM

TYPE D2

113 sqm / 1,216 sqft

#18-07 to #27-07



DISCLAIMER: Area includes balcony where applicable and excludes among others, the AC ledge and RC ledge. Please refer to the key plan for orientation. 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 cost of screen and installation shall be borne by the purchaser.

4-BEDROOM + STUDY

TYPE D3

124 sqm / 1,335 sqft

#18-03 to #27-03



KEY PLAN
NOT TO SCALE

4-BEDROOM PREMIUM WITH PRIVATE LIFT

TYPE D4

142 sqm / 1,528 sqft

#18-01 to #27-01

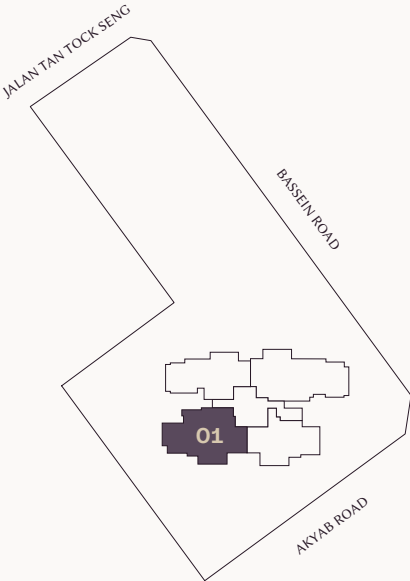


LEGEND:

- AC Air-conditioner
- DB Distribution Board
- DW Dishwasher
- F Fridge
- O Oven
- PR Powder Room
- SC Shoe Cabinet
- STO Store
- WI Wine Chiller
- WC Water Closet
- W/D Washer Dryer Stack
- Wall not allowed to be hacked or altered (including by way of drilling)
- Void space (excluded from strata area)



DISCLAIMER: Area includes balcony where applicable and excludes among others, the AC ledge and RC ledge. Please refer to the key plan for orientation. 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 cost of screen and installation shall be borne by the purchaser.



*Artist's Impression***5-BEDROOM PREMIUM WITH PRIVATE LIFT**

5-BEDROOM PREMIUM WITH PRIVATE LIFT

TYPE E

163 sqm / 1,755 sqft

#18-05 to #27-05

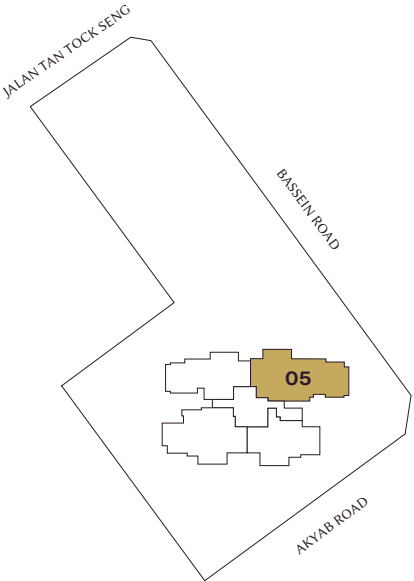


LEGEND:

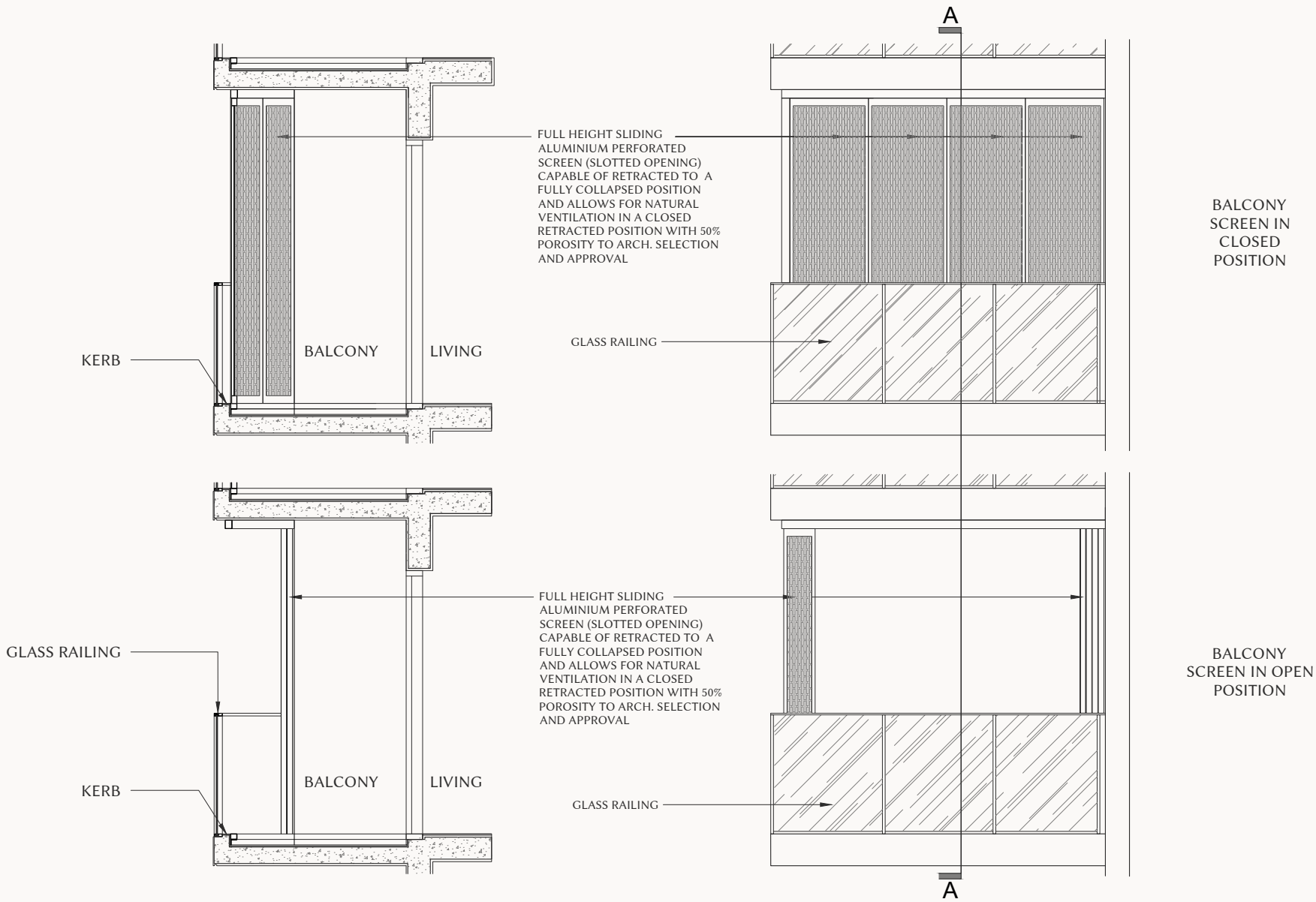
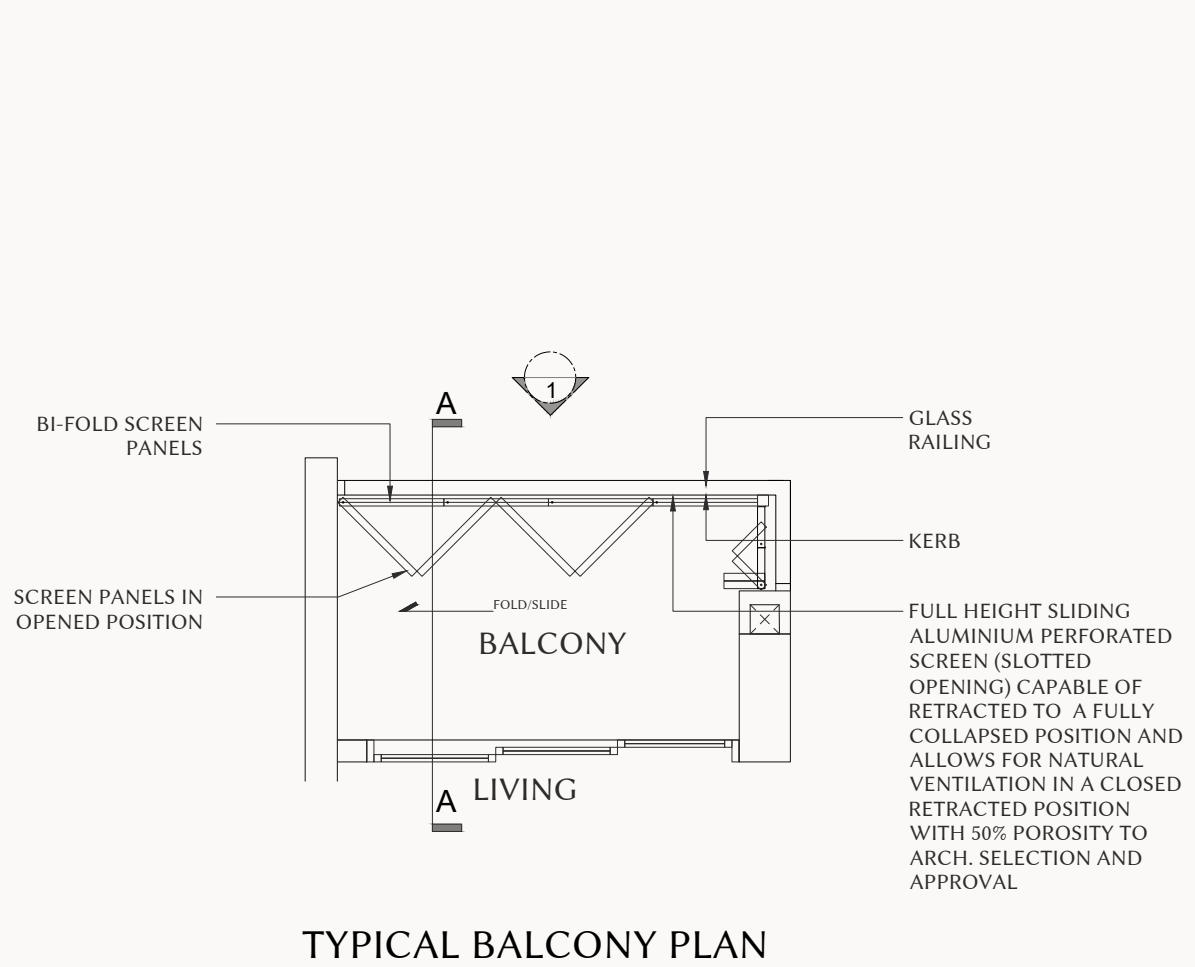
- AC Air-conditioner
- DB Distribution Board
- DW Dishwasher
- D Dryer
- F Fridge
- O/S Oven Steamer Stack
- PR Powder Room
- SC Shoe Cabinet
- WC Water Closet
- WI Wine Chiller
- WM Washing Machine
- Wall not allowed to be hacked or altered (including by way of drilling)
- Void space (excluded from strata area)



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BALCONY SCREEN



- Notes:
- 1. The balcony shall not be enclosed unless with approved typical balcony screen.
 - 2. The balcony screen must be capable of being drawn open or fully retracted and allow ventilation at all times, even when the screen is fully drawn.
 - 3. The cost of screen and installation shall be borne by the purchaser.

DISCLAIMER : This is not an as-built drawing. Any measurements stated or depicted in the plan are approximate measurements and are subject to final survey.



Artist's Impression



Far East Organization is a Christian enterprise, which develops real estate and operates businesses by serving with grace, love, integrity and honesty. Together with its Hong Kong-based sister company Sino Group, it operates in Singapore, Malaysia, Australia, China (Mainland and Hong Kong), Japan and Taiwan, and maintains a presence in Vietnam, UK and USA.

Far East Organization is the largest private property developer in Singapore, having developed over 780 developments across all segments of real estate including 55,000 private homes in Singapore since its establishment in 1960. Far East Organization includes three listed entities: Far East Orchard Limited, Far East Hospitality Trust and Yeo Hiap Seng Limited.

Far East Organization is the winner of 14 FIABCI World Prix d'Excellence awards, the highest honour in international real estate.

fareast.com

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Developer: Transurban Properties Pte. Ltd. • Licence No.: C1556 • Tenure: Freehold • Encumbrance(s): Mortgage IE/144485P registered in favour of Malayan Banking Berhad • Land Description: Lot TS29-00621K and TS29-00045L at Bassein Road • Expected Vacant Possession Date: 1 September 2031 • Expected Legal Completion Date: 1 September 2034