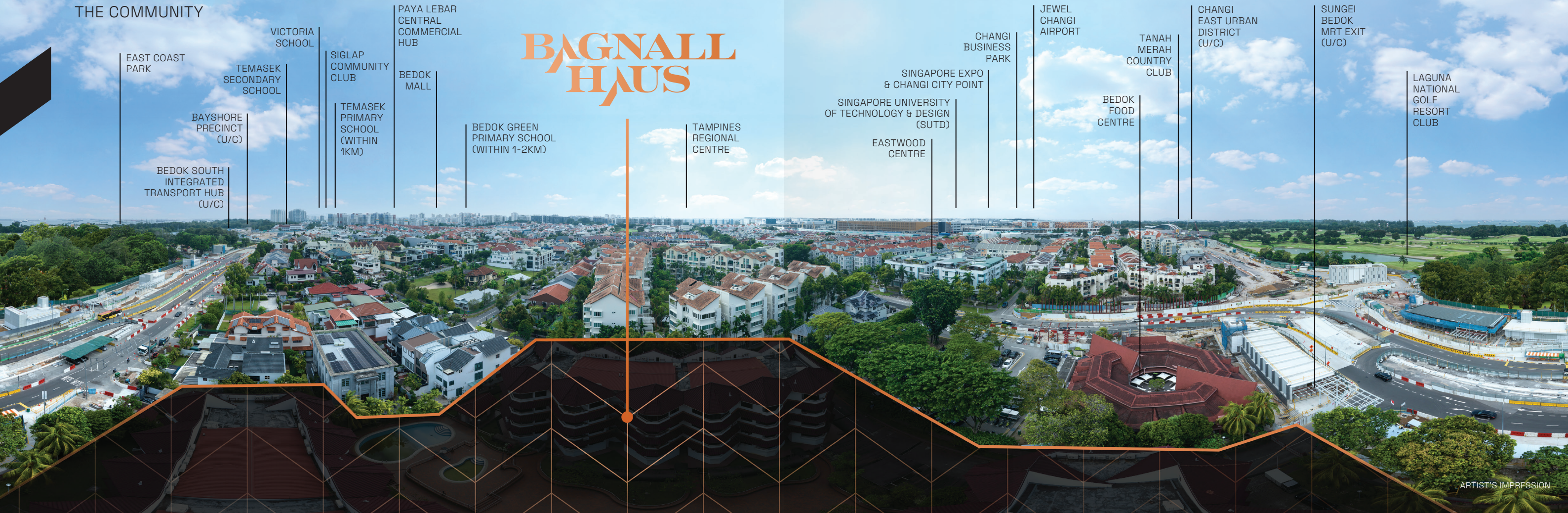




BAGNALL HAUS

A FREEHOLD
HERITAGE DEVELOPMENT

THE COMMUNITY



ARTIST'S IMPRESSION

LITE LIVING ON THE COAST AND BEYOND

MOVE LITE WITH THE DUAL-LINE SUNGEI BEDOK MRT

The Sungei Bedok MRT interchange connects the Downtown Line (DTL) and Thomson-East Coast Line (TEL), allowing you to travel further and faster. By 2040, Changi Airport Terminal 5 will only be a stop away, making international trips more convenient and accessible.



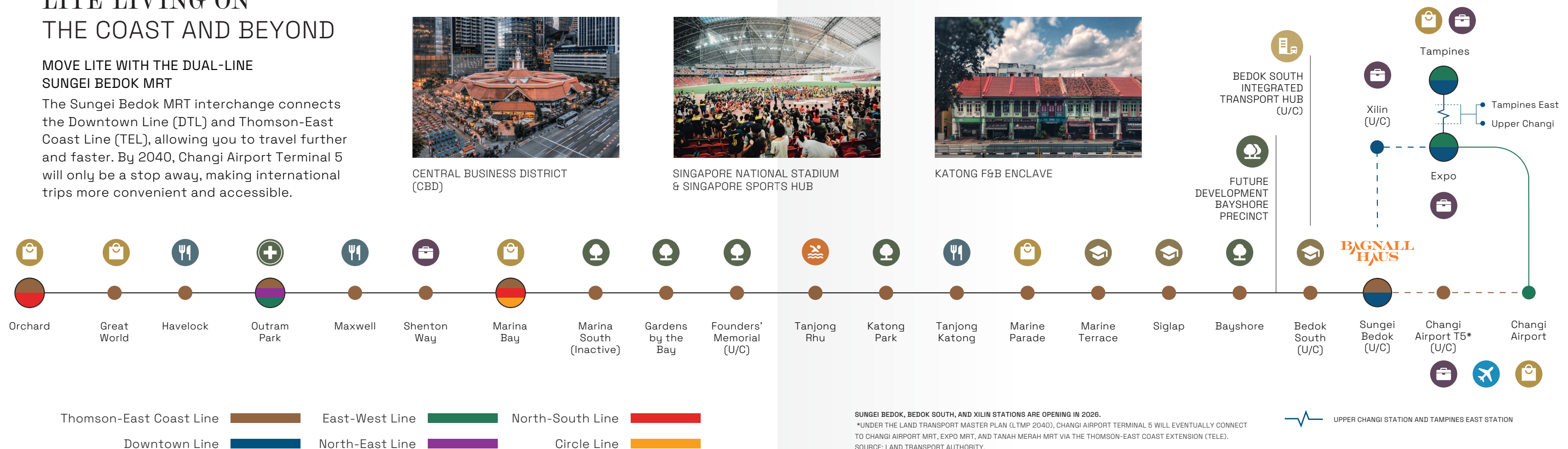
CENTRAL BUSINESS DISTRICT (CBD)



SINGAPORE NATIONAL STADIUM & SINGAPORE SPORTS HUB



KATONG F&B ENCLAVE



UPPER CHANGI STATION AND TAMPINES EAST STATION

SEAMLESSLY CONNECTED
TO COMFORTS AND NECESSITIES

Your coastal residence sits on the bend of Upper East Coast Road, an arterial road offering smooth access to the city centre via the East Coast Parkway expressway. If public transportation is your mode of travel, find the upcoming **Sungei Bedok MRT at your doorstep.**

Connectivity

- SUNGEI BEDOK MRT INTERCHANGE (DTL/TEL)(U/C) 1 MIN
- UPPER EAST COAST BUS TERMINAL 5 MINS
- BEDOK SOUTH INTEGRATED TRANSPORT HUB (U/C) 1 STOP
- PAN ISLAND EXPRESSWAY (PIE) 8 MINS
- EAST COAST PARKWAY (ECP) 9 MINS

Shopping and Dining

- BEDOK FOOD CENTRE 1 MIN
- EASTWOOD CENTRE / COLD STORAGE 3 MINS
- CHANGI CITY POINT 2 STOPS
- SIGLAP F&B ENCLAVE 3 STOPS
- JEWEL CHANGI AIRPORT 3 STOPS
- BEDOK MALL 4 STOPS
- PARKWAY PARADE 5 STOPS
- SIMPANG BEDOK / EAST VILLAGE 5 MINS

Education

- TEMASEK PRI SCHOOL WITHIN 1 KM 7 MINS
- BEDOK GREEN PRI SCHOOL WITHIN 1-2 KM 6 MINS
- TEMASEK SECONDARY SCHOOL 1 STOP
- VICTORIA SCHOOL 3 STOPS
- ANGLICAN HIGH SCHOOL 5 MINS
- TEMASEK JUNIOR COLLEGE 8 MINS
- VICTORIA JUNIOR COLLEGE 4 STOPS
- SINGAPORE UNIVERSITY OF TECHNOLOGY & DESIGN (SUTD) 3 STOPS
- ITE COLLEGE EAST 2 STOPS

Business Hubs

- CHANGI BUSINESS PARK 2 STOPS
- TAMPINES REGIONAL CENTRE 5 STOPS
- PAYA LEBAR CENTRAL COMMERCIAL HUB 7 STOPS
- CENTRAL BUSINESS DISTRICT (SHENTON WAY) 13 STOPS
- CHANGI EAST URBAN DISTRICT AND CHANGI AIRPORT TERMINAL 5 (U/C) 15 MINS

Recreation

- BAYSHORE PRECINCT (U/C) 1 STOP
- EASTERN COASTAL LOOP PARK CONNECTOR 1 MIN
- EAST COAST PARK 7 MINS
- SIGLAP COMMUNITY CLUB 7 MINS
- LAGUNA NATIONAL GOLF RESORT CLUB 9 MINS
- TANAH MERAH COUNTRY CLUB 9 MINS

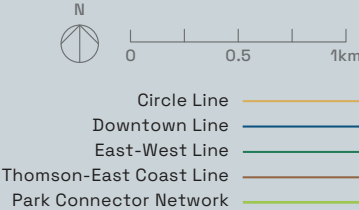
All travelling time is approximate only and is taken from Bagnall Haus to respective destination. For additional information, please visit onemap.gov.sg and google.com/maps.



TO CBD / SHENTON WAY
13 MRT STOPS

Long Island
Future Master Plan

BAGNALL
HAUS



INFORMATION ON THE PERMISSIBLE LAND USE AND DENSITY OF SITES AROUND THE HOUSING PROJECT CAN BE OBTAINED FROM THE MASTER PLAN ON THE WEBSITE OF THE URBAN REDEVELOPMENT AUTHORITY AT URA.GOV.SG. * STATIONS WILL BE OPENED IN 2026



SITE PLAN

Level 1 HAUS GROUNDS

- 01 HAUS ARRIVAL
- 02 GUARD HOUSE
- 03 PARCEL LOCKERS
- 04 LIFT LOBBY (BLOCK 811)
- 05 LIFT LOBBY (BLOCK 813)
- 06 LIFT LOBBY (BLOCK 815)
- 07 FOOT REFLEXOLOGY WALK
- 08 BICYCLE PARKING
- A PEDESTRIAN GATE
- B GENSET
- C BIN CENTRE
- D SUBSTATION
- E ACCESS TO UPCOMING SUNGEI BEDOK MRT
- S1 SHOP 1
- S2 SHOP 2

Level 2 HAUS COURTYARD

- 09 25M LAP POOL
- 10 SUNTAN LOUNGERS
- 11 COURTYARD CABANA
- 12 RAIN SHOWER
- 13 COURTYARD LOUNGE
- 14 ACCESSIBLE TOILET
- 15 COURTYARD CROSSING

Lower Roof HAUS CANOPY

- 16 CANOPY CLUBHOUSE
- 17 CANOPY GYM
- 18 ACCESSIBLE TOILET
- 19 SKY LAWN
- 20 CANOPY LOUNGE
- 21 SKY NOOK
- 22 SKY PLAYGROUND
- 23 ALFRESCO HAUS
- 24 TEPPANYAKI HAUS
- 25 GRILL HAUS
- 26 SKY SWINGS
- 27 CLOUD GARDEN
- 28 SKY CROSSING
- 29 CANOPY LOOKOUT
- 30 GAMES HAUS
- 31 YOGA YARD
- 32 WELLNESS YARD



UNIT DISTRIBUTION CHART

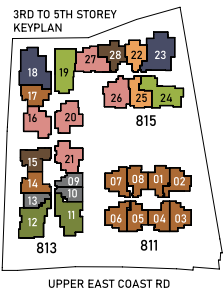
811 UPPER EAST COAST ROAD								
STACK \ FLOOR	01	02	03	04	05	06	07	08
05	B2a 69 sqm	B2f 70 sqm	B2e 70 sqm	B2b 70 sqm	B2c 70 sqm	B2d 70 sqm	B2d 70 sqm	B2a 69 sqm
04	B2a 69 sqm	B2f 70 sqm	B2e 70 sqm	B2b 70 sqm	B2c 70 sqm	B2d 70 sqm	B2d 70 sqm	B2a 69 sqm
03	B2a 69 sqm	B2f 70 sqm	B2e 70 sqm	B2b 70 sqm	B2c 70 sqm	B2d 70 sqm	B2d 70 sqm	B2a 69 sqm
02	B2a 69 sqm	B2f 70 sqm			B2c 70 sqm	B2d 70 sqm		B2a 69 sqm
01	SHOP 1 16 sqm	SHOP 2 16 sqm	CARPARK					

813 UPPER EAST COAST ROAD													
STACK FLOOR	09	10	11	12	13	14	15	16	17	18	19	20	21
05	A1 46 sqm	A1 46 sqm	E2a 116 sqm	E2b 116 sqm	A1 46 sqm	B2b 70 sqm	C1 75 sqm	D1 91 sqm	B2c 70 sqm	F1 142 sqm	E1a 116 sqm	D2 91 sqm	D2 91 sqm
04	A1 46 sqm	A1 46 sqm	E2a 116 sqm	E2b 116 sqm	A1 46 sqm	B2b 70 sqm	C1 75 sqm	D1 91 sqm	B2c 70 sqm	F1 142 sqm	E1a 116 sqm	D2 91 sqm	D2 91 sqm
03	A1 46 sqm	A1 46 sqm	E2a 116 sqm	E2b 116 sqm	A1 46 sqm	B2b 70 sqm	C1 75 sqm	D1 91 sqm	B2c 70 sqm	F1 142 sqm	E1a 116 sqm	D2 91 sqm	D2 91 sqm
02	A1 46 sqm	A1 46 sqm	E2a 116 sqm	E2b 116 sqm	A1 46 sqm	B2b 70 sqm	C1 75 sqm	D1 91 sqm	B2c 70 sqm	F1 142 sqm	E1a 116 sqm	D2 91 sqm	D2 91 sqm
01	CARPARK									F1-G 142 sqm	E1a-G 116 sqm	CARPARK	

815 UPPER EAST COAST ROAD							
STACK \ FLOOR	22	23	24	25	26	27	28
05	B1a 71 sqm	F2 142 sqm	E1b 116 sqm	B1b 72 sqm	D4 96 sqm	D3 96 sqm	C2 77 sqm
04	B1a 71 sqm	F2 142 sqm	E1b 116 sqm	B1b 72 sqm	D4 96 sqm	D3 96 sqm	C2 77 sqm
03	B1a 71 sqm	F2 142 sqm	E1b 116 sqm	B1b 72 sqm	D4 96 sqm	D3 96 sqm	C2 77 sqm
02	B1a 71 sqm	F2 142 sqm	E1b 116 sqm			D3 96 sqm	C2 77 sqm
01	B1a-G 71 sqm	F2-G 142 sqm	CARPARK			D3-G 96 sqm	C2-G 77 sqm

LEGEND

- 1 BEDROOM + FLEXI
- 2 BEDROOM
- 2 BEDROOM + FLEXI
- 2 BEDROOM + GUEST
- 3 BEDROOM + FLEXI
- 4 BEDROOM
- 4 BEDROOM + FLEXI
- 5 BEDROOM
- SHOP



1 BEDROOM + FLEXI
TYPE A1

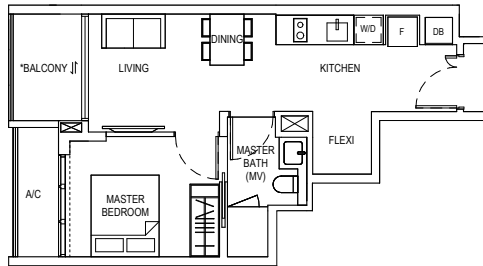
BLOCK 813

46 SQM

#02-09 TO #05-09

#02-10 TO #05-10 (MIRROR)

#02-13 TO #05-13



2 BEDROOM
TYPE B1a-G

BLOCK 815

71 SQM

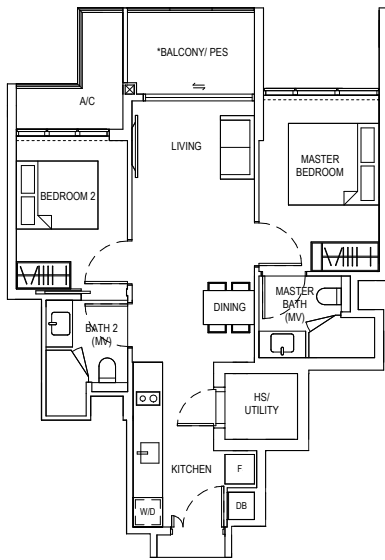
#01-22

TYPE B1a

BLOCK 815

71 SQM

#02-22 TO #05-22

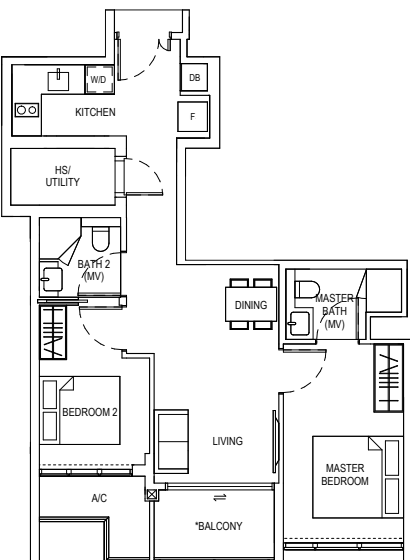


2 BEDROOM
TYPE B1b

BLOCK 815

72 SQM

#03-25 TO #05-25



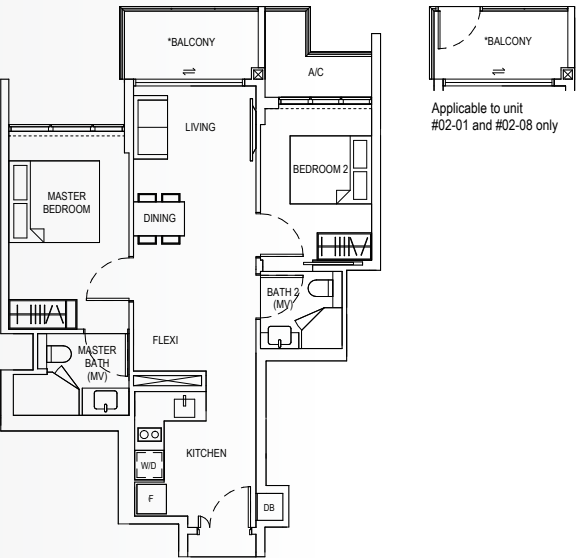
2 BEDROOM + FLEXI
TYPE B2a

BLOCK 811

69 SQM

#02-01 TO #05-01

#02-08 TO #05-08 (MIRROR)



2 BEDROOM + FLEXI
TYPE B2c

BLOCK 811

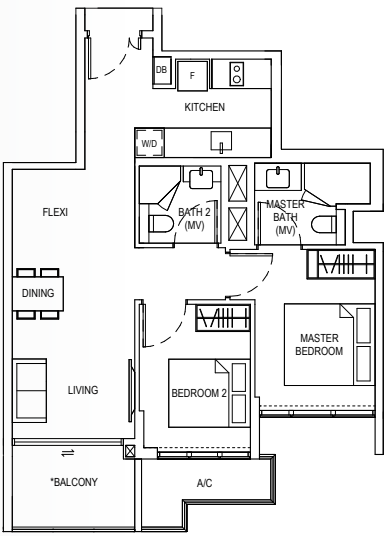
70 SQM

#02-05 TO #05-05

BLOCK 813

70 SQM

#02-17 TO #05-17



2 BEDROOM + FLEXI
TYPE B2b

BLOCK 811

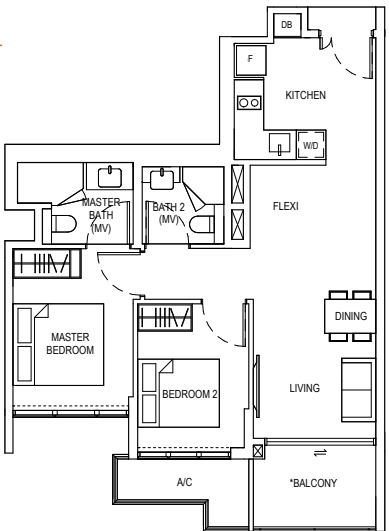
70 SQM

#03-04 TO #05-04

BLOCK 813

70 SQM

#02-14 TO #05-14



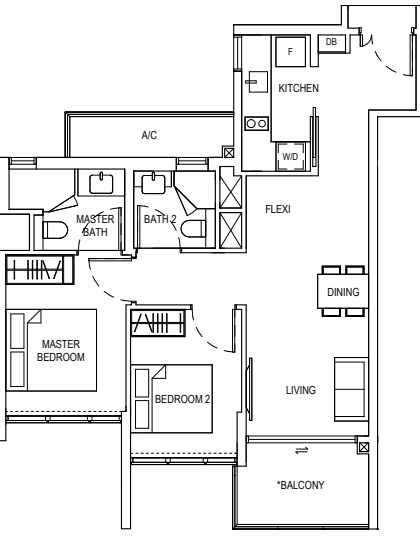
2 BEDROOM + FLEXI
TYPE B2d

BLOCK 811

70 SQM

#02-06 TO #05-06

#03-07 TO #05-07 (MIRROR)



ALL FLOOR AREAS INDICATED ARE INCLUSIVE OF AC LEDGE AND BALCONY / PES.
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APPROVED BALCONY SCREEN DESIGN (SAMPLE PANEL) INSTALLED AT THE SHOW UNIT.



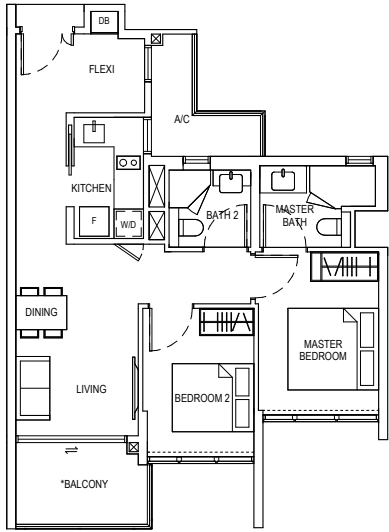
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2 BEDROOM + FLEXI
TYPE B2e

BLOCK 811

70 SQM

#03-03 TO #05-03

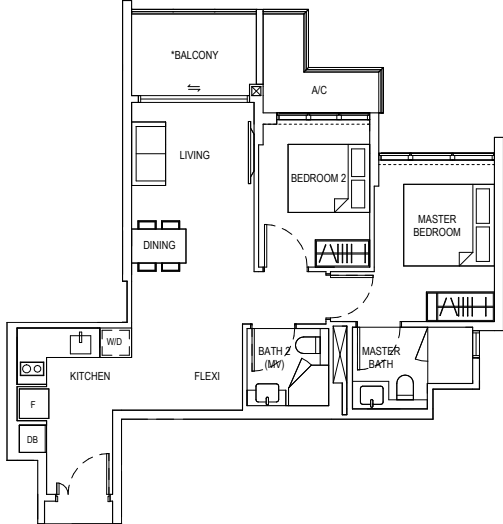


2 BEDROOM + FLEXI
TYPE B2f

BLOCK 811

70 SQM

#02-02 TO #05-02

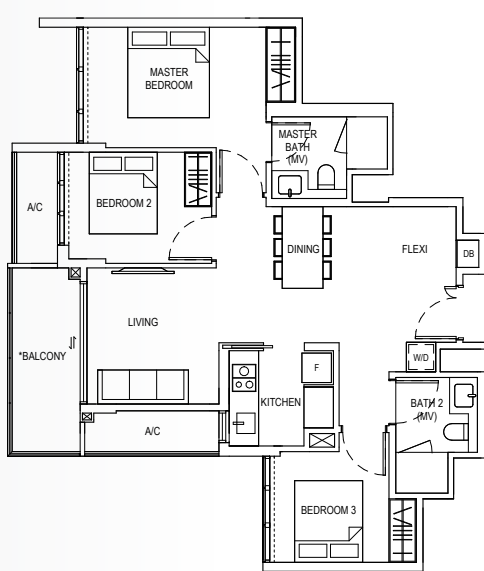


3 BEDROOM + FLEXI
TYPE D1

BLOCK 813

91 SQM

#02-16 TO #05-16



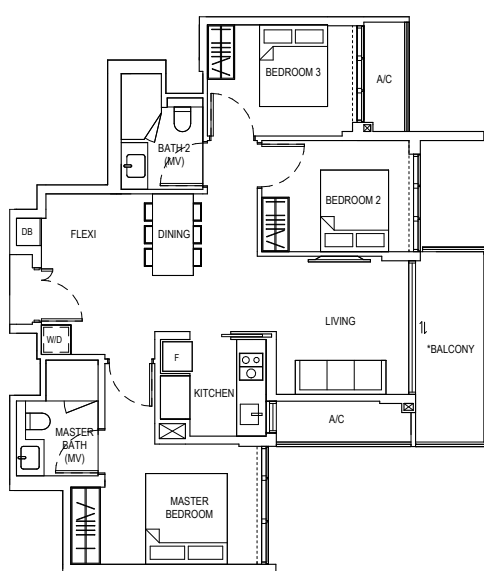
3 BEDROOM + FLEXI
TYPE D2

BLOCK 813

91 SQM

#02-20 TO #05-20

#02-21 TO #05-21 (MIRROR)

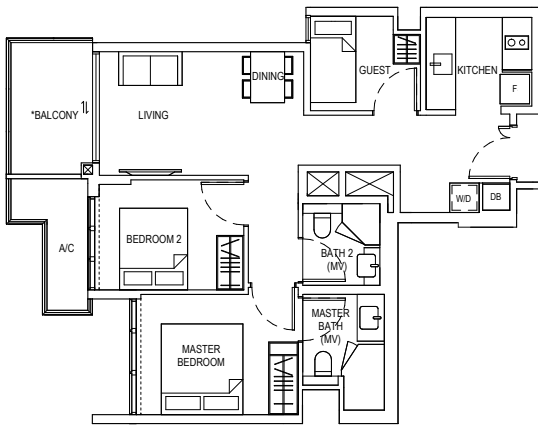


2 BEDROOM + GUEST
TYPE C1

BLOCK 813

75 SQM

#02-15 TO #05-15



2 BEDROOM + GUEST
TYPE C2-G

BLOCK 815

77 SQM

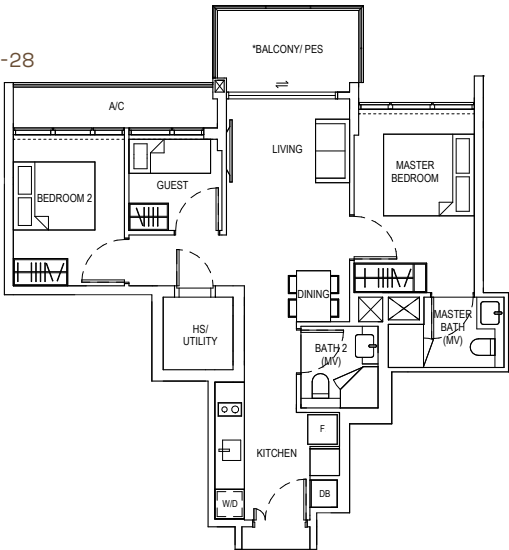
#01-28

TYPE C2

BLOCK 815

77 SQM

#02-28 TO #05-28



3 BEDROOM + FLEXI
TYPE D3-G

BLOCK 815

96 SQM

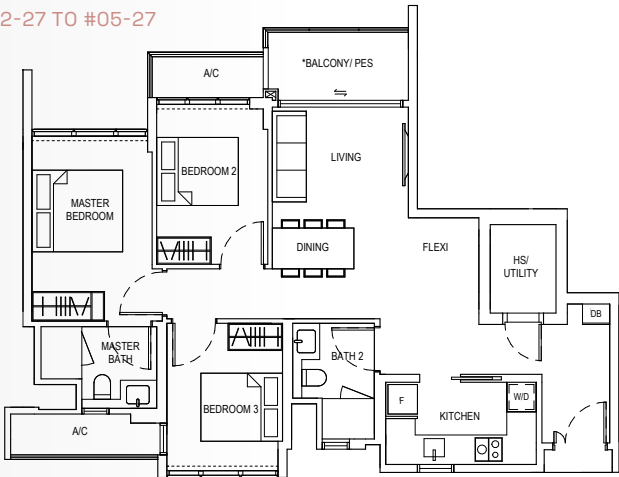
#01-27

TYPE D3

BLOCK 815

96 SQM

#02-27 TO #05-27

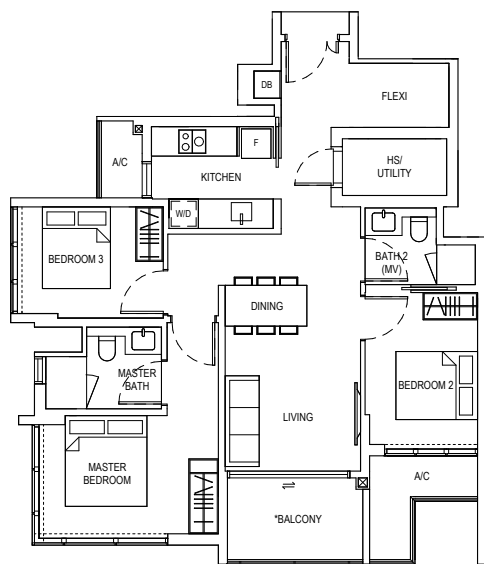


3 BEDROOM + FLEXI
TYPE D4

BLOCK 815

96 SQM

#03-26 TO #05-26



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4 BEDROOM
TYPE E1a-G

BLOCK 813

116 SQM

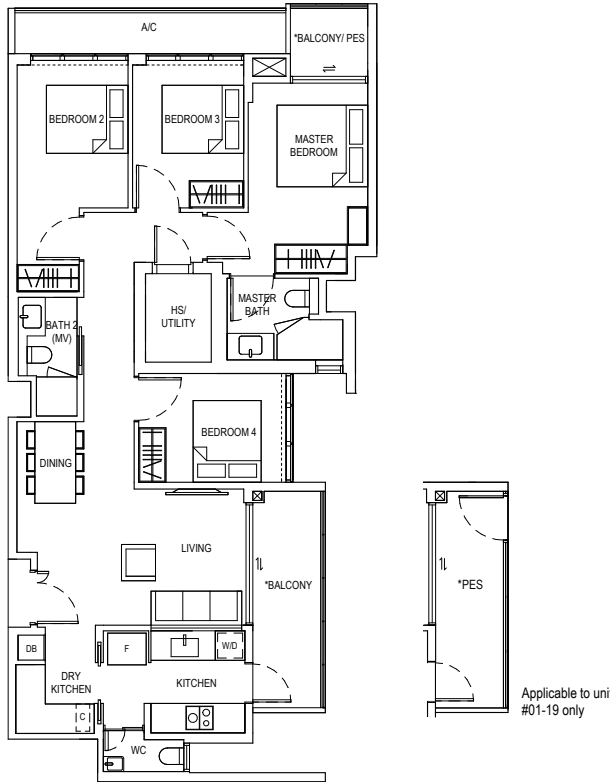
#01-19

TYPE E1a

BLOCK 813

116 SQM

#02-19 TO #05-19

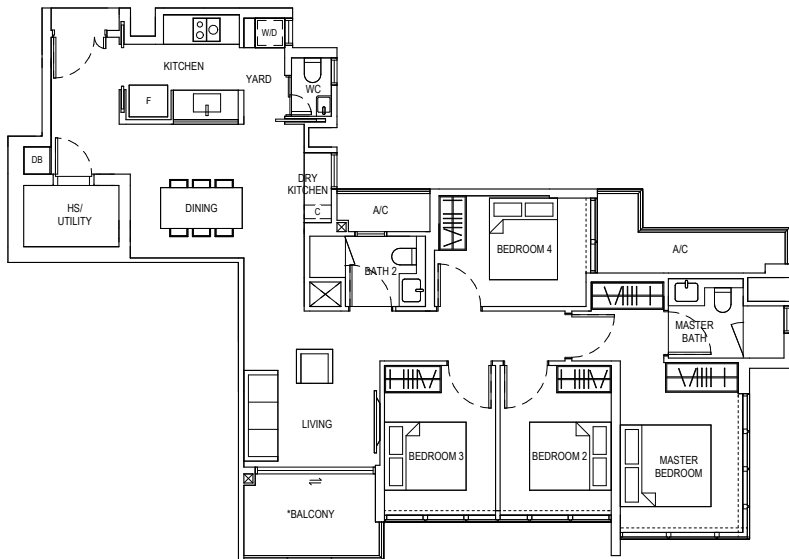


4 BEDROOM
TYPE E1b

BLOCK 815

116 SQM

#02-24 TO #05-24



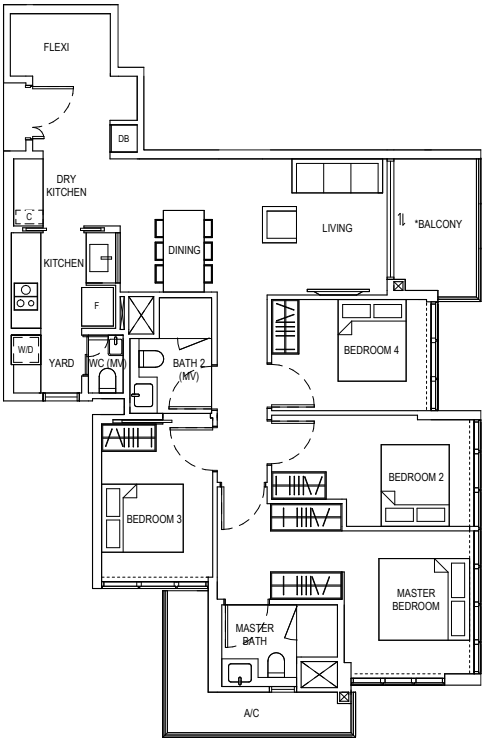
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4 BEDROOM + FLEXI
TYPE E2a

BLOCK 813

116 SQM

#02-11 TO #05-11

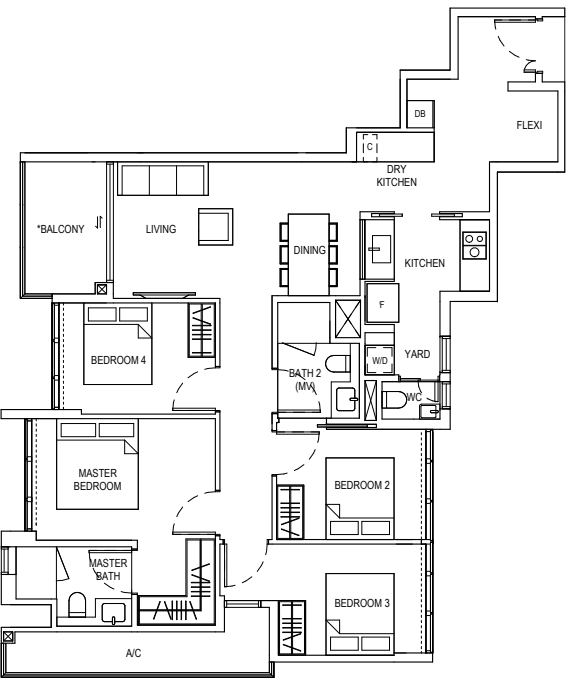


4 BEDROOM + FLEXI
TYPE E2b

BLOCK 813

116 SQM

#02-12 TO #05-12



ALL FLOOR AREAS INDICATED ARE INCLUSIVE OF AC LEDGE AND BALCONY / PES.
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APPROVED BALCONY SCREEN DESIGN (SAMPLE PANEL) INSTALLED AT THE SHOW UNIT.

5 BEDROOM
TYPE F1-G

BLOCK 813

142 SQM

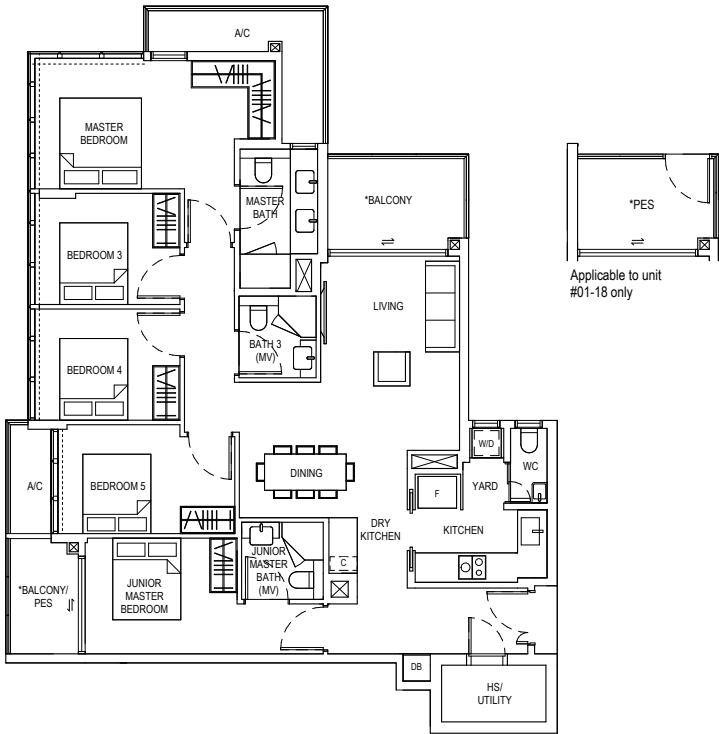
#01-18

TYPE F1

BLOCK 813

142 SQM

#02-18 TO #05-18



5 BEDROOM
TYPE F2-G

BLOCK 815

142 SQM

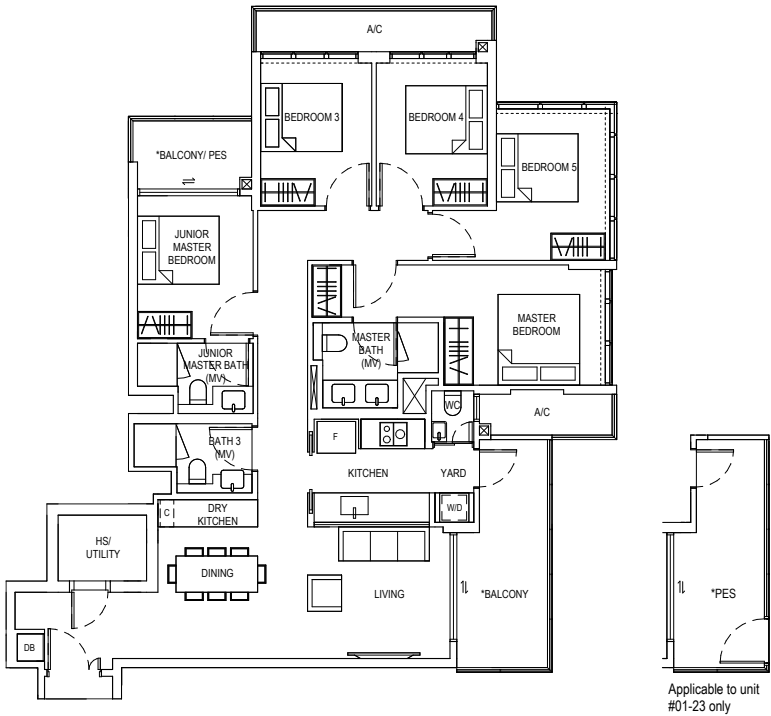
#01-23

TYPE F2

BLOCK 815

142 SQM

#02-23 TO #05-23



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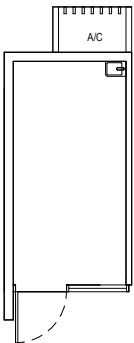
SHOP
FLOOR PLAN

SHOP 1

BLOCK 811

16 SQM

#01-01

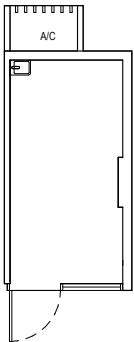


SHOP 2

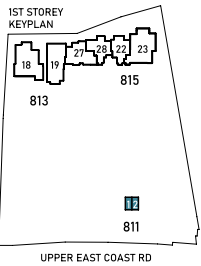
BLOCK 811

16 SQM

#01-02



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A TIMELESS REVERIE WHERE *HERITAGE* FINDS HOME

Bagnall Haus is a freehold residence crafted to be an homage to its locale's significance of a bustling seaside town and its acres of agricultural land. A place where history has seen coastal reverie through the ages, Bagnall Haus seeks to leave a cherished mark on a tapestry of evolving heritage.

A JOINT VENTURE BETWEEN



Roxy-Pacific
Holdings Pte Ltd



SLB Development Ltd.
新聯明發展有限公司



KSH HOLDINGS LIMITED



HO LEE GROUP



Developer: RL Bagnall Pte. Ltd. • Company Registration Number: 202301443W • Developer's Licence No.: C1504 • Tenure of Land: Estate in fee simple • Encumbrances: Mortgage(s) / Deed(s) of assignment and mortgage(s)-in-escrow in favour of Hong Leong Finance Limited • Location: Lot 07390X, 07391L PT, 10348K PT of MK 27 at Upper East Coast Road • Expected Date of Vacant Possession: 31 December 2028 • Expected Date of Legal Completion: 31 December 2031

Whilst every reasonable care has been taken in preparing this brochure, the Developer and its agents shall not be held responsible or liable for any inaccuracies or omissions. All statements are believed to be correct but shall not be regarded as statements or representations of fact. All information and specifications are current at the time of print and are subject to change as may be required without prior notice. Nothing herein shall form part of any offer or contract. Visual representations including models, drawings, illustrations, photographs and art renderings portray artistic impressions only and are not to be taken as representations of fact. Floor areas and other measurements are approximate only and are subject to final survey. The Developer shall not be bound by any statements, representations or promises (whether written or oral) by its agents or otherwise, except as expressly set forth in the Sale and Purchase Agreement. The Sale and Purchase Agreement shall form the entire contract between the Developer and the Purchaser and shall supersede all statements, representations or promises (whether written or oral) made prior to the signing of the Sale and Purchase Agreement and shall in no way be modified by any statements, representations or promises (whether written or oral) made by the Developer and its agents unless approved by the Controller of Housing (if required) and expressly agreed to in writing between the parties.