

SOPHIA MEADOW

FACT SHEET

as at 7th Jan 2026

Location	132 Sophia Road
Developer	SIN THAI HIN DEVELOPMENT (PTE) LTD.
Land Tenure	leasehold estate of 103 years commencing on 15 March 2024
Building Plan Approval No.	TBC
Developer's License	C1517
Project Account Number	UOB 773-334-593-8
Plot Ratio	2.1
Site Area	1280.5 SqM
No. of Block/Storeys	5-STOREY RESIDENTIAL FLAT DEVELOPMENT (41 UNITS) WITH BASEMENT CARPARK
Total Units	41
Facilities	<p>Basement carpark</p> <p>Function room</p> <p>Barbeque Pit?</p> <p>Swimming Pool (Length 7.2m X Breadth 2.1 m X Depth 1.2m)</p> <p>Outdoor Shower</p> <p>Indoor Gym</p> <p>Roof Terrace</p> <p>Exercise Area</p> <p>Playground</p> <p>Communal Gathering</p>
No. of Carpark	22 car park lots (inclusive of 1 handicap parking lot and 2 electric vehicle charging parking lots)
Estimated Date of Vacant Possession	30th Nov 2029
Estimated Date of Legal Completion	30th Nov 2032
Architect	JGP Architecture (S) Pte Ltd
Civil & structural Engineer	KH CONSULTANTS
M&E Engineer	HPX CONSULTING ENGINEERS PTE. LTD.
Landscape Consultant	NIL
Conveyancing Solicitor	<p>TKQP Law LLP (T25LL0330D)</p> <p>Advocates & Solicitors, Singapore</p> <p>1 Wallich Street #07-02, Guoco Tower, Singapore 078881</p>
Project Account	<p>Bank Name:</p> <p>Address:</p> <p>Account Name:</p> <p>Bank Code:</p> <p>Branch Code:</p> <p>Account No.:</p> <p>Swift Code:</p>

Unit Type	Description	Size (sqft)	No. of Units	Percentage of Unit Type	Share Value	Estimated Maintenance Fee
A1	1 Bedroom + 1 Bath	484	10	24.4%		
A2	1 Bedroom + Study + 1 Bath	560	4	9.76%		
B1	2 Bedroom + 2 Bath	614	5	12.2%		
B2	2 Bedroom + 2 Bath	624	4	9.76%		
B3	2 Bedroom + 2 Bath	624	4	9.76%		
B4	2 Bedroom + 2 Bath	635	4	9.76%		
C1	3 Bedroom + 2 Bath	840	4	9.76%		
C1P	3 Bedroom + 2 Bath	840	1	2.44%		
C2	3 Bedroom + 2 Bath	850	3	7.32%		
C2P	3 Bedroom + 2 Bath	893	1	2.44%		

	Brand
Kitchen Appliances	Mayer
Refrigerator	Samsung
Sanitary Ware	Villeroy & Boch
Sanitary Fittings	Hansgrohe
Aluminium Windows & Aluminium Sliding Doors	Keyon

Unit Finishes		
Wall	Living / Dining	Plaster and or skin coat with emulsion paint finish
	Kitchen	Plaster and or skin coat with emulsion paint finish
		Homogenous and/or ceramic and/or porcelain tiles and/or laminated paneling
	Bathrooms	Homogenous and/or ceramic and/or porcelain tiles
	Bedrooms	Plaster and or skin coat with emulsion paint finish
Floor	Living / Dining	Plaster and or skin coat with emulsion paint finish
	Kitchen	Homogenous and/or ceramic and/or porcelain tiles
	Bathrooms	Homogenous and/or ceramic and/or porcelain tiles
	Bedrooms	Vinyl flooring with skirting where applicable
Ceiling	Living / Dining	Cements sand plaster and/or ceiling boards with emulsion paint
	Kitchen / Bathrooms	Cement & sand plaster and/or moisture resistant ceiling boards with emulsion paint
	Bedrooms	Cements sand plaster and/or ceiling boards with emulsion paint