

Fact Sheet For VERDÉ JOO CHIAT						
Project Name	VERDÉ JOO CHIAT					
Developer	MNG 108 Pte Ltd					
Address	108 Joo Chiat Terrace					
Architect	Metaphor Design + Architecture Pte Ltd					
District	15					
Tenure	Freehold					
Land Size	1316.1 sqm / 14,166.5 sqft					
No. of Units	18					
Unit Types	Type	Area (sqm)	Area (sqft)	Total No. of Units	Share Value	
	Type B1	75	807	2	6	
	Type B1-P	67	721	1	6	
	Type B1-D	75	807	1	6	
	Type C1	91	979	3	6	
	Type C1-P	95	1022	1	6	
	Type C2	91	979	3	6	
	Type C2-P	88	947	1	6	
	Type D1-P	114	1227	1	7	
	Type D1	114	1227	1	7	
	Type D1-D	114	1227	1	7	
	Type D1-PH	139	1496	1	7	
	Type D2-PH	139	1496	1	7	
	Type D3-PH	146	1571	1	7	
Note: The strata areas are indicative and subject to the strata surveyor's final measurement. Estimated \$85 per share.						
No. of Storeys	5					
No. Parking Lots	18 lots and 1 accessible parking lot Note: The number and layout of car parking lots are subject to the relevant authority's approval.					
Expected Date of TOP	20/01/2029					
Refuse and Recycling Chute	Centralised (Gravity-fed refuse chute)					
Facilities	Level 1 1. Arrival Lobby 2. Zen Garden 3. Bicycle Bays  Level 2 (The Retreat Deck) 1. 15.0M x 3.0M Lap Pool 2. Spa Pool 3. Fitness Studio (Gym) 4. Wellness Pod 5. Social Terrace  Attic Level 1. Function Room 2. BBQ					
Lift provision	3 no. of passenger lifts (10 pax)					
BP Number	A1525-00012-2024-BP01					

Project Account No.		SINGAPURA FINANCE LTD FOR PROJECT ACCOUNT NO. 999-P-00030991-0 OF MNG 108 PTE. LTD
Plot Ratio		1.4
Ceiling Height		Typical units – 3m Ground floor units – 4.5m

## Site Plan

From arrival and landscaped areas to wellness facilities and communal spaces above, movement through Verdé is intuitive, calm, and private.



### THE ARRIVAL TERRACE

Level 1

- 1 Arrival Lobby
- 2 Children's Play Lawn
- 3 Bicycle Bays

### THE RETREAT DECK

Level 2

- 4 Lap Pool
- 5 Spa Pool
- 6 Poolside Deck
- 7 Poolside Shower
- 8 Fitness Studio
- 9 Wellness Pod
- 10 The Social Terrace

### THE UPPER DECK

Attic Level

- 11 Verdé Room
- 12 Verdé Walk
- 13 Verdé Grill

### OTHERS

- A Private Lifts (All levels)
- B Central Lift (All levels)
- C Bin Point (Level 1)
- D Side Pedestrian Entrance (Level 1)
- E Exit Staircase (Level 1)
- F Water Tank & Pump (Attic level)
- G Genset (Attic level)



JOO CHIAT TERRACE

## QUALITY FITTINGS AND FINISHES

Unit Provision	
Floorings	<ol style="list-style-type: none"> <li>1. Living Room - Timeless luxury with book-matched marble flooring (1m x 1m).</li> <li>2. Bedrooms – Vinyl Flooring</li> <li>3. Kitchen – Homogenous Tiles (1.2m x 0.6m)</li> </ol>
Lightings	<ol style="list-style-type: none"> <li>1. Illumination from the very first day with soft downlighting installed. Only for the false ceiling.</li> </ol>
Air-con	<ol style="list-style-type: none"> <li>1. Daikin (All the units are above the door.)</li> </ol>
Wardrobe	<ol style="list-style-type: none"> <li>1. Master Bedroom (either) Option A - 2-door tempered glass wardrobe with a dressing table Option B - 2 x 2 door tempered glass wardrobe</li> <li>2. Bedroom - Wardrobe (Modern design as per material gallery)</li> </ol>
Kitchen	<ol style="list-style-type: none"> <li>1. Häfele Pull-down Dish Rack</li> <li>2. Blum Kitchen Systems</li> <li>3. Miele Oven</li> <li>4. Electrolux Induction hob</li> <li>5. Brandt Hood</li> <li>6. Wells The One Water Purifier Dispenser</li> <li>7. Franke sink with Hansgrohe tap</li> <li>8. Electrolux Fridge</li> <li>9. Whirlpool oven for a 4-bedroom dual key studio *</li> </ol>
Bar corner	<ol style="list-style-type: none"> <li>1. Cabinetry</li> <li>2. Wine Rack</li> <li>3. Wells The One Water Purifier Dispenser</li> <li>4. Nespresso Coffee</li> <li>5. Vintec Wine Chiller</li> </ol> <p>Bar corner with water purifier and wine chiller for 3-bedroom and above, Level 2 and up</p>
Drying Yard	<ol style="list-style-type: none"> <li>1. Steigen Laundry Automation System</li> <li>2. Electrolux Washer cum dryer</li> </ol>
SANITARY WARES & FITTINGS	<ol style="list-style-type: none"> <li>1. Duravit</li> <li>2. Hansgrohe</li> <li>3. IQartz Top</li> <li>4. Geberit</li> </ol>
Community Living	<ol style="list-style-type: none"> <li>1. Habitap Smart Living and Community System</li> </ol>
Door Frame and windows	<ol style="list-style-type: none"> <li>1. U channel frame - minimise damage</li> <li>2. Fascina</li> </ol>

## **Nearby Amenities for VERDÉ @ 108 Joo Chiat Terrace**

### 1. MRT Connectivity and accessibility

- Near Marine Parade MRT (TEL)
- Near Tanjong Katong MRT (TEL)
- Easy access to Eunos MRT and Paya Lebar MRT (EWL/CCL)
- Quick drive to CBD, Marina Bay, Changi Airport via ECP / PIE / MC

### 1 Shopping & Daily Conveniences

- Near i12 Katong
- Near Parkway Parade
- Near KINEX
- Near Katong Point
- Close to supermarkets like FairPrice and Cold Storage
- Geylang Serai Market and Food Centre
- Dunman Food Centre
- Paya Lebar Square / Business Hub
- Old Airport Food Centre
- Kallang Alive Plan

### 2 Lifestyle & Famous Food Belt

- Surrounded by the vibrant Joo Chiat Road / East Coast Road lifestyle enclave
- Famous cafes, bakeries & eateries nearby
- Heritage dining belt with strong expat appeal
- Michelin-recognised food and rich Peranakan culture atmosphere

#### Nearby heritage highlights:

- Peranakan Houses
- The Intan

### 3 Nature & Recreation

- Minutes to East Coast Park
- Cycling, jogging, beachside dining & family recreation
- Walking distance to Joo Chiat Terrace Park

### 4 Healthcare

- Near Parkway East Hospital for strong medical convenience

## SELLING POINTS

1. **Freehold Ownership**  
Rare freehold asset in the highly sought-after Joo Chiat / Katong enclave, offering strong legacy value and long-term wealth preservation.
2. **Exclusive Boutique Development**  
Only 18 units in the entire project, ensuring privacy, exclusivity, and low-density living, very different from mass-market developments.
3. **Prestigious Landed Neighbourhood Environment –** Located at 108 Joo Chiat Terrace, within one of District 15's most charming landed residential neighbourhoods, surrounded by multi-million-dollar landed homes and conservation residences, enhancing both status and long-term address value.
4. **Prime District 15 Location**  
One of Singapore's most desirable city-fringe residential districts with strong owner-occupier and tenant demand.
5. **Rare Heritage + Luxury Combination**  
Live within one of Singapore's most charming heritage districts while enjoying modern luxury and exclusivity that mass developments cannot replicate.
6. **Excellent Connectivity**  
Minutes to Marine Parade MRT, Tanjong Katong MRT, ECP, PIE, and quick access to CBD, Marina Bay, and Changi Airport.
7. **Lifestyle & F&B Paradise**  
Surrounded by the vibrant Joo Chiat Road, East Coast Road, and Katong lifestyle belt—famous cafes, restaurants, bakeries, boutique shops, and heritage dining.
8. **Near East Coast Park**  
Enjoy cycling, seaside dining, wellness lifestyle, and outdoor recreation just minutes away.
9. **Strong Expat & Tenant Magnet**  
East Coast lifestyle remains one of the strongest rental magnets for expatriates who value charm, food, beach lifestyle, and city accessibility.
10. **Strong School Catchment**  
Within 1km to Tanjong Katong Primary School and Haig Girls' School. Close to reputable schools such as CHIJ Katong Primary and Tao Nan School.
11. **High Rental Appeal**  
Strong tenant pool from expats, professionals, and families who prefer East Coast living with city access and character-rich surroundings.
12. **Modern Luxury in Heritage Enclave**  
Enjoy contemporary living within a charming conservation-rich neighbourhood—a rare blend of old-world charm and modern convenience.

13. **Quiet Luxury Living**  
Unlike noisy high-density condos, VERDÉ offers a peaceful sanctuary with boutique exclusivity and true residential prestige.
14. **Limited Supply, Strong Demand**  
Boutique freehold developments in Joo Chiat are extremely limited, making this a strong hold for both own-stay and investment.
  - Ideal for Legacy Buyers – A timeless asset for families looking to preserve wealth across generations in a blue-chip residential district.
15. **Everything Within Reach, Yet Away From the Crowd**  
A rare balance of tranquil landed living with vibrant urban convenience just around the corner.

**Live in the heart of Joo Chiat's heritage charm, where freehold exclusivity meets everyday convenience, vibrant lifestyle, and timeless East Coast prestige.**