

sora

Own your space. Your own space.



Artist's Impression

NAME RATIONALE

Sora | 水岸華庭 are the English and Chinese names for the development.

Sora symbolises the infinite sky, **水岸華庭** represents the infinite landscape around us. Together, they emphasise the unlimited possibilities available to the inhabitants creating their homes in the development.

In tandem with the name **Sora**, **水岸華庭** marks a new and boundless way of living - one that is built on the flexibility of contemporary life by blending the best of both worlds, thus highlighting the vast potential of the surrounding area.

BRAND NARRATIVE

Infinite Possibilities in a Boundless Oasis.

Sora is the graceful embodiment of flexible spaces. The essence of city living and pastoral carefree nature. Between two worlds, life is abundant. Freeing and empowering you to reimagine all the endless possibilities under a vast blue sky.

Great ideas begin within the space you inhabit. **Sora** is the key to unlocking all the grand adventures you are about to experience. Live creatively, work comfortably, play passionately.

Own a space that offers you just that.
Somewhere that is truly yours.

Own your space. Your own space.

PROJECT DESCRIPTION

The architectural design of **Sora** takes a biomorphic approach by embracing natural shapes and patterns and turning them into functional structures and spaces. At every storey, the balcony and sun shading ledges take on sinuous curves that softens the otherwise stoic building facade, furthermore the coloured ledges create a secondary organic rhythm that pulsates towards the roof crown. The roof crown is inspired by the ebb and flow of water; the wave-inspired form creates terraced roof gardens that serve as meaningful social spaces. Through the strong integration with landscape, the architecture aims to reinvigorate the residents' mind and body and honour the symbiosis between city and nature.

At the ground level, Jurong Lake Gardens extends into **Sora** through pockets of immersive landscape and gardens and the arrangement of pools echo the waterfront living concept at every tower. This coherence between architecture and its surrounding landscape exudes a sense of tranquillity within an oasis.

The landscape concept withdraws the essence of Japanese zen garden. The modern take of design details is intricately detailed and integrated with the architecture. Forms are strong and geometrically determined but inserted with great care into the landscape, balancing the rigour and articulated function nested comfortably to exactitude the precision of the spaces.

A future resident of **Sora** would find himself amazed with the sheer mass of architecture, with pavilions and outdoor spaces combined to provide an unforgettable experience. Clusters of different spaces are strategically designed to cater to different activities.

DEVELOPMENT DETAILS

Project Name	Sora 水岸華庭
Developer	Lakeside Residential Pte. Ltd.
General Description	Proposed residential flats development comprising 2 blocks of 20-storey & 2 blocks of 12-storey apartments (total: 440 units) with single basement carpark and communal facilities at MK06 on lot 00813V at Yuan Ching road (Jurong East Planning Area)
Address	72 Yuan Ching Road Singapore 619601 74 Yuan Ching Road Singapore 619602 76 Yuan Ching Road Singapore 619603 78 Yuan Ching Road Singapore 619604
Tenure	99 years commencing from 30 August 2023
Location	District 22
Site Area	17,834.8 sqm
Plot Ratio	2.1
No. of units	440 residential units
No. of Carpark Lots	352 + 4 accessible lots
Housing Developer's License No.	C1480
Building Plan Approval	A1720-00016-2022-BP01 A1720-00016-2022-BP03
Est. Date of Vacant Possession	31 October 2028
Est. Date of Legal Completion	31 October 2031
Project Account	Oversea-Chinese Banking Corporation Limited for Project Account No. 595-322033-001 of Lakeside Residential Pte. Ltd.
Telegraphic Transfer Details	Account Name: Bank Name: Bank account no.: Bank Swift code: Bank address:
	Lakeside Residential Pte. Ltd. – Project Account Oversea-Chinese Banking Corporation Limited 595-322033-001 OCBCSGSGXXX 65 Chulia Street, OCBC Centre, Singapore 049513
Architect	ADDP Architects Project References: Grandeur Park Residences, Park Colonial & Kopar at Newton)
Landscape Consultant	Ecoplan Asia Pte Ltd Project References: High Park Residences, Grandeur Park Residences & Park Colonial)
Main Contractor	Nakano Singapore Pte Ltd Project References: One North Eden & Artyzen Hotel
Sales Gallery & Showflat Interior Design	SuperFat Designs

A Tranquility Garden

- 1 The Creek
- 2 Social Pavilion
- 3 Tea Pavilion
- 4 Coffee Pavilion
- 5 BBQ Pavilion 01
- 6 Pets' Corner
- 7 Bicycle Park
- 8 Dining Lounge

B Rejuvenation Corridor

- 9 Chess Garden
- 10 Swing Garden
- 11 Wellness Lawn
- 12 Bamboo Forest Camping
- 13 Fitness Court
- 14 The Central Gate

C The Moonlight Atrium

- 15 Moonlight Lobby
- 16 The Library
- 17 Oasis Function Room
- 18 Feature Plant
- 19 Moon Gate Atrium
- 20 Pool Deck
- 21 Serenity Pool

D Zen Court

- 22 Spa House
- 23 Zen Courtyard
- 24 Bamboo Corridor
- 25 Lantern Lawn
- 26 The Forest Adventure Play
- 27 Forest Putting Green
- 28 Forest Cardio
- 29 Firefly Forest

E Connection Cove

- 30 The Cabin
- 31 Gymnasium
- 40 Family Lawn
- 41 Social Deck
- 42 Family Deck
- 43 Kid's Pool
- 44 Family Pool
- 45 BBQ Pavilion 02
- 46 Tennis Court
- 47 Water Feature

F Lagoon Observatory

- 48 Sky Lounge
- 49 Social Pod
- 50 Community Garden
- 51 Relaxation Lounge
- 52 The Hang Out
- 53 Boxing Area

G Sunrise Dome

- 54 Social Pod
- 55 Community Garden
- 56 Hammock Alcove
- 57 Sky Bed
- 58 Rejuvenating Deck

H Moonrise Gazebo

- 59 Sky Bar
- 60 Vista Co Work
- 61 Relaxation Deck
- 62 Tea House
- 63 Tai Chi Deck
- 64 Community Garden

I Lakescape Lookout

- 65 Family Lounge
- 66 Stargazing Lawn
- 67 Relaxation Lounge
- 68 Boutique Lawn
- 69 Yoga Deck
- 70 Sky Dining
- 71 Community Garden

SG Side Gate



UNIT MIX BREAKDOWN

Bedroom Type	Unit Type	No. of units	Total no. of Units	Area in sqft	Est. Maintenance Fees*
1 BR + S	A1S	34	36	538	\$380
	A1S-T	2		689	
2 BR Deluxe	B1	20	60	646	\$456
	B1-P	2		646	
	B1-T	2		807	
	B2	34		667	
	B2-T	2		807	
2 BR Deluxe + S	B3S	88	138	732	\$456
	B3S-P	6		732	
	B3S-T	6		915	
	B4S	34		732	
	B4S-P	2		732	
	B4S-T	2		915	
3 BR Deluxe	C1	18	22	936	\$532
	C1-P	2		936	
	C1-T	2		1119	
3 BR Premium	C2	56	64	1098	\$532
	C2-P	4		1098	
	C2-T	4		1313	
3 BR Premium + S	C3S	20	84	1152	\$532
	C3S-P	2		1152	
	C3S-T	2		1367	
	C4S	36		1163	
	C4S-P	2		1163	
	C4S-T	2		1378	
	C5S	16		1195	
	C5S-P	2		1195	
	C5S-T	2		1410	
4 BR Luxury	D1	16	18	1528	\$608
	D1-P	1		1528	
	D1-T	1		1787	
5 BR Luxury	E1	16	18	1679	\$608
	E1-P	1		1679	
	E1-T	1		1938	

*Est. maintenance fees is at \$76.00 per share value per month and subject to prevailing GST.

DEVELOPMENT FEATURES

Appliances	Electrolux
Sanitary Ware & Fittings	Duravit, Geberit and Grohe

FLOOR FINISHES

Unit Type / Floor Finishing	Living/ Dining	All Bedrooms	All Bathrooms	All Kitchen	Balcony/ PES	Flexi	WC/Yard / Household
1 BR + S	Tiles with Skirting	Vinyl Flooring	Tiles with Skirting	Tiles with Skirting	Tiles with Skirting	NA	NA
2 BR Deluxe							
2 BR Deluxe + S							
3 BR Deluxe						Tiles with Skirting	
3 BR Premium						NA	Tiles with Skirting
3 BR Premium + S							
4 BR Luxury							
5 BR Luxury							

PROVISIONS

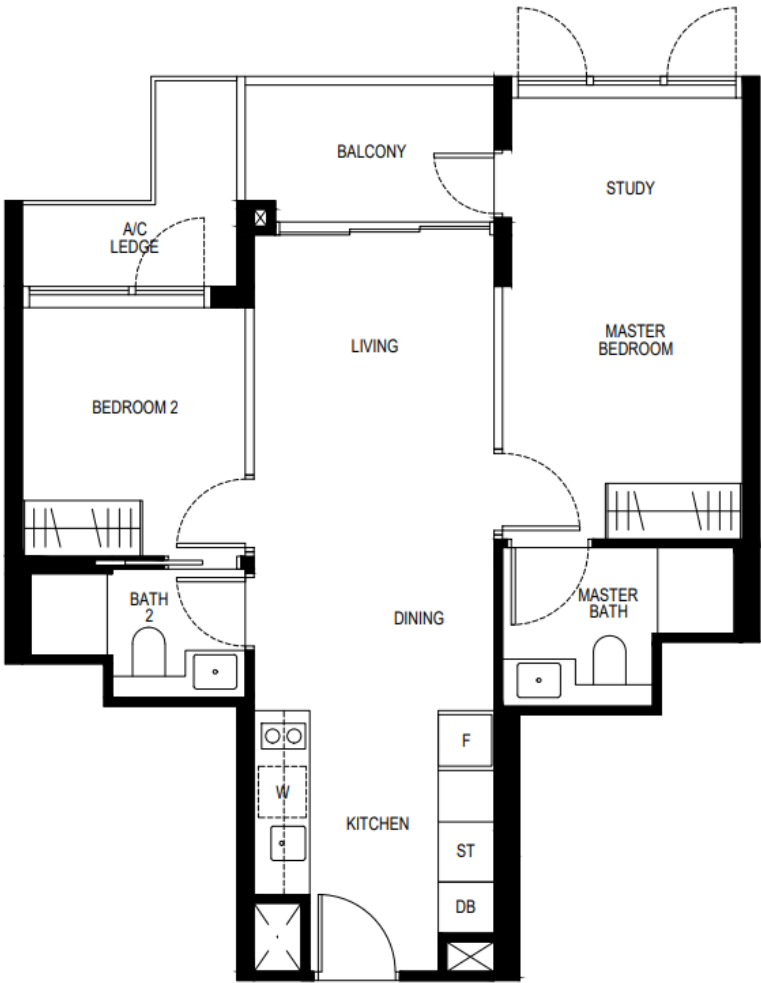
Unit Type / Items	1 BR + S	2 BR Deluxe / 2 BR Deluxe + S	3 BR Deluxe / 3 BR Premium / 3 BR Premium + S	4 BR Luxury	5 BR Luxury
Induction Hob with Hood	✓	✓			
Gas Hob with Hood			✓	✓	✓
Refrigerator	✓	✓	✓	✓	✓
Integrated Refrigerator				✓	✓
Built-in Oven	✓	✓	✓	✓	✓
Built-in Microwave Oven				✓	✓
Washer-cum-Dryer	✓	✓	✓		
Washer & Dryer				✓	✓
Smart Home System	✓	✓	✓	✓	✓

SHOW UNIT TYPES

Unit Type	Bedroom Type	Area
B3S	2 BR Deluxe + S	68 SQM 732 SQFT
C5S	3 BR Premium + S	111 SQM 1195 SQFT
E1	5 BR Luxury	156 SQM 1,679 SQFT

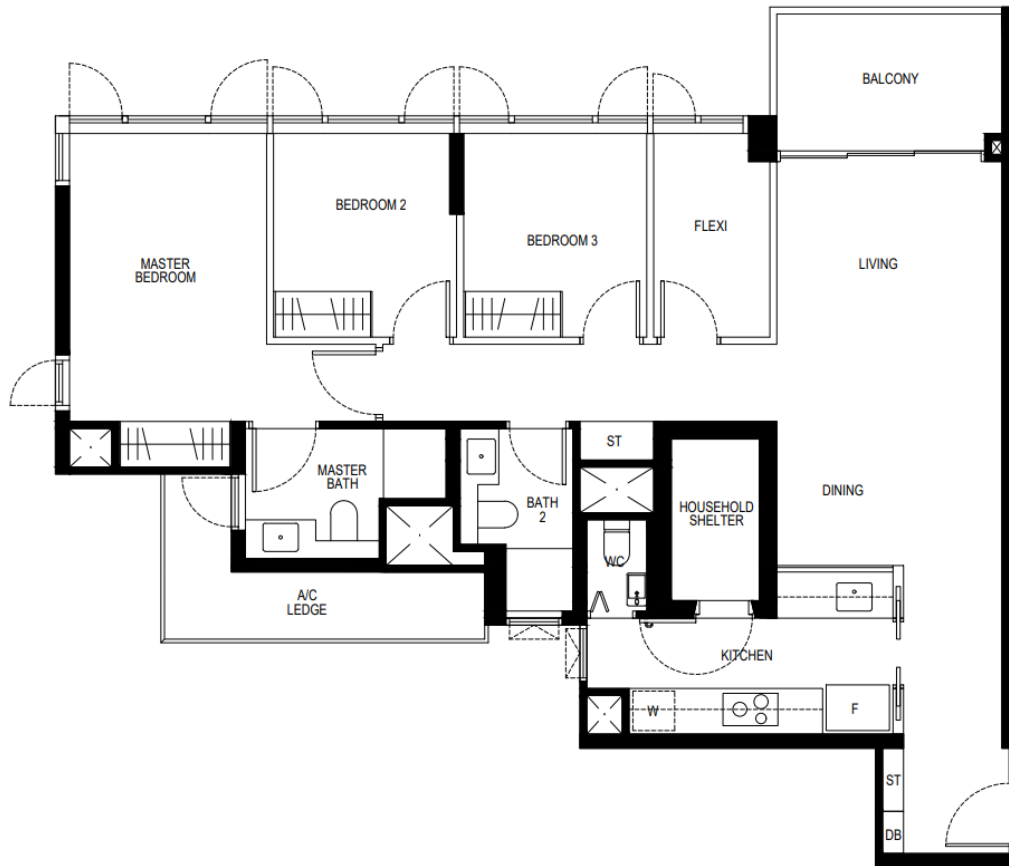
2 BR Deluxe + S (B3S)

68 SQM | 732 SQFT



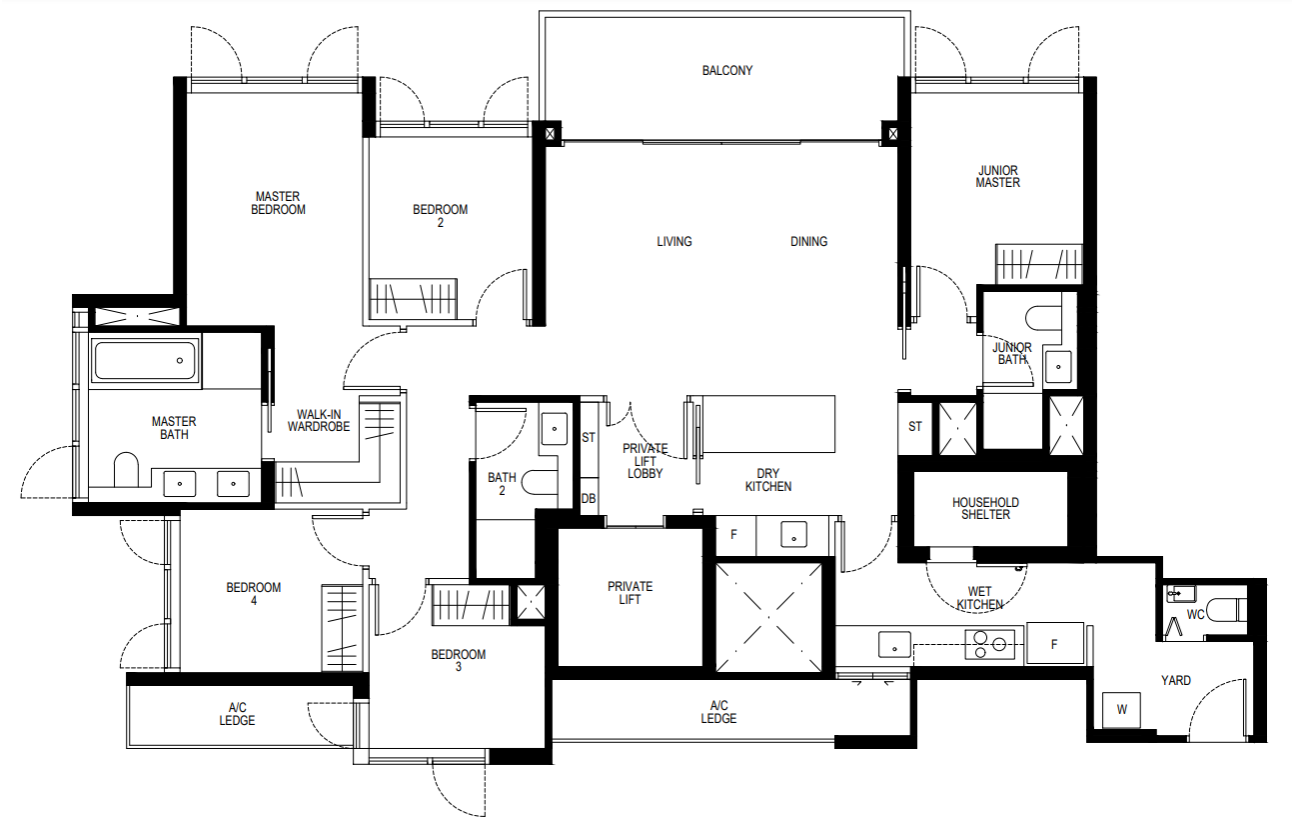
3 BR Premium + S (C5S)

111 SQM | 1195 SQFT



5 BR Luxury (E1)

156 SQM | 1,679 SQFT



PROJECT USPs

- 2 blocks of 20-storey and 2 blocks of 12-storey apartments with basement carparking. Sora offers 60 over facilities spanning from the grand Moonlight Lobby to the wave-inspired Sky 360 (rooftop sky terraces), promising the most stunning views on the horizon.
- Next to Jurong Lake Gardens, residents of Sora will have access to 90-hectare of green spaces and recreational zones within the Jurong Lake Gardens, an ActiveSG gym, proximity to MRT stations and an extensive cycling path network.
- Sora has a 300m frontage of Jurong Lake Gardens. Major new attractions will surround Jurong Lake, adding to the variety of recreation and water activities. The Chinese and Japanese Gardens, which are currently under redevelopment, will be completed in 2024. The new Science Centre, when completed around 2027, and a future tourism development, will line the waterfront with exciting educational, leisure and entertainment offerings.
- Jurong Lake District (JLD) is a 410-hectare new growth area located in the west of Singapore. The district is envisioned as the largest mixed-use business district outside the city centre, a model for urban sustainability and innovation, and a place to grow businesses, homes and communities by Jurong Lake and Jurong Lake Gardens, our third national gardens. The district will serve as a place to redefine live, work, play and learn, and an opportunity for companies to build high quality offices, grow brand-new campuses and scale up easily.
- JLD will be the focus of new office developments in the 10 to 15 years to support decentralisation and new economic growth.
- JLD is a major transport hub today and well-served by the Ayer Rajah Expressway (AYE) and Pan-Island Expressway (PIE). JLD also enjoys excellent rail connectivity, with two new MRT lines, Jurong Region Line and Cross Island Line. Together with the existing North-South and East-West lines, these four train lines will connect JLD to our CBD, other major business centres and education hubs in the West and Central regions within 30 mins.
- A whole world at your doorstep – from nature & recreation to shopping & dining, there's something for everyone just a stone's throw away.