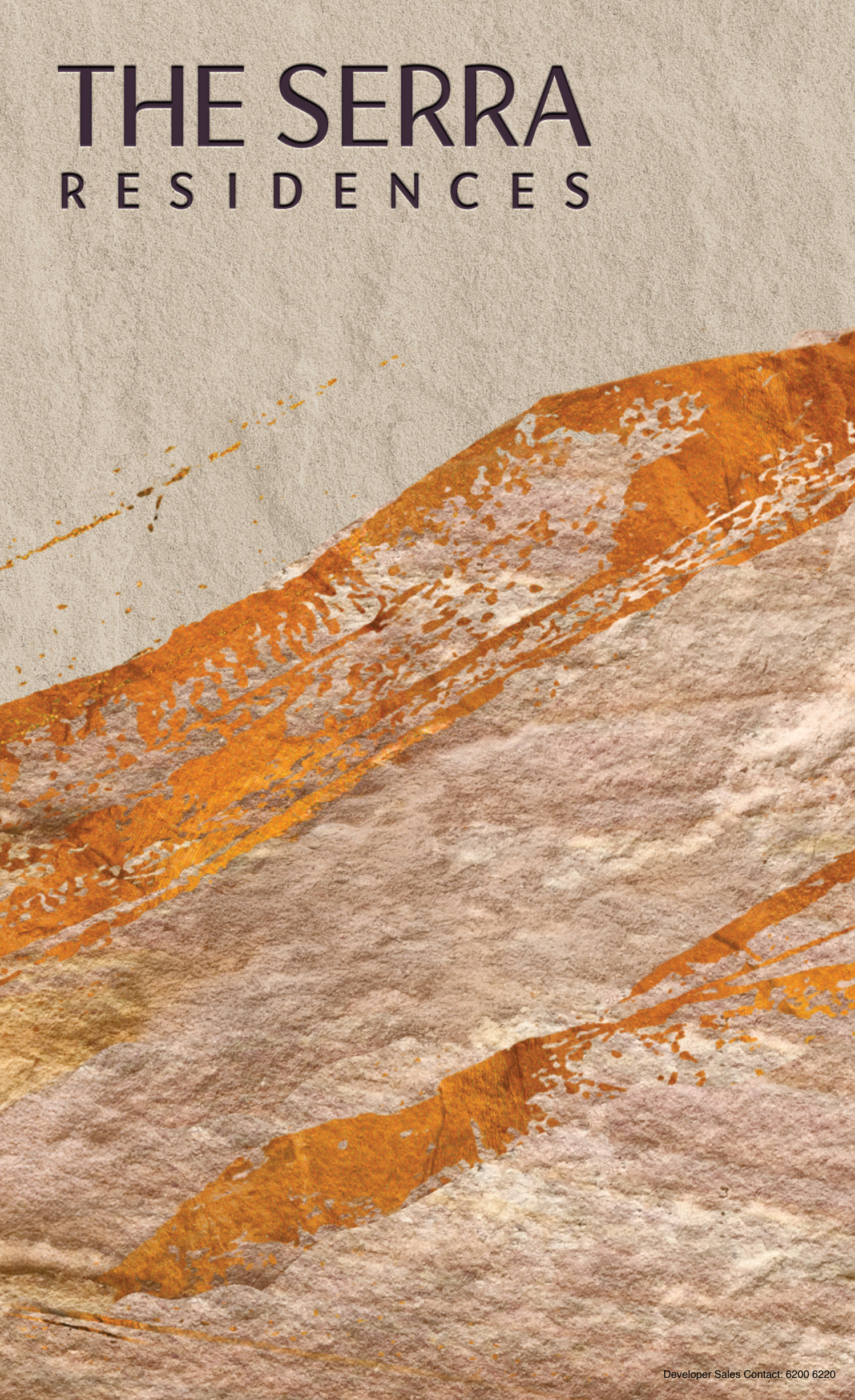
THE SERRA
RESIDENCES



Developer Sales Contact: 6200 6220

A NEW FREEHOLD CHAPTER IN NOVENA



Developer Sales Contact: 6200 6220

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

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.

Developer Sales Contact: 6200 6220

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

50-METRE LAP POOL (LEVEL 3)



Artist's Impression

TENNIS COURT (LEVEL 2)



Artist's Impression

DINING ROOM (LEVEL 3)



Artist's Impression

FITNESS ROOM (LEVEL 3)

LEVEL 2 AND 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)



Artist's Impression

LEVEL 17 FACILITIES PLAN

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

Artist's Impression

0 10 20 30 40 50M

N

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.

		NORTH				SOUTH		
	UNIT/FLOOR		05			01		
THE SUMMIT	28	PH2				PH1		
	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						
	UNIT/FLOOR	03	04	05	06	02	01	07
THE SERRA RESIDENCES	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
2-BEDROOM + STUDY		B1	710 sqft
		B1a	710 sqft
		B2	721 sqft
3-BEDROOM		C1	764 sqft
		C2	893 sqft
		C3	904 sqft
4-BEDROOM		D1	958 sqft

THE SUMMIT	TYPE		AREA
4-BEDROOM		D2	1,216 sqft
4-BEDROOM + STUDY		D3	1,335 sqft
4-BEDROOM PREMIUM WITH PRIVATE LIFT		D4	1,528 sqft
5-BEDROOM PREMIUM WITH PRIVATE LIFT		E	1,755 sqft
PENTHOUSE		PH1	2,648 sqft
		PH2	2,669 sqft

UNIT STACK PLAN (LEVEL 04 TO 16)

- **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





Artist's Impression

3-BEDROOM TYPE C1



Artist's Impression

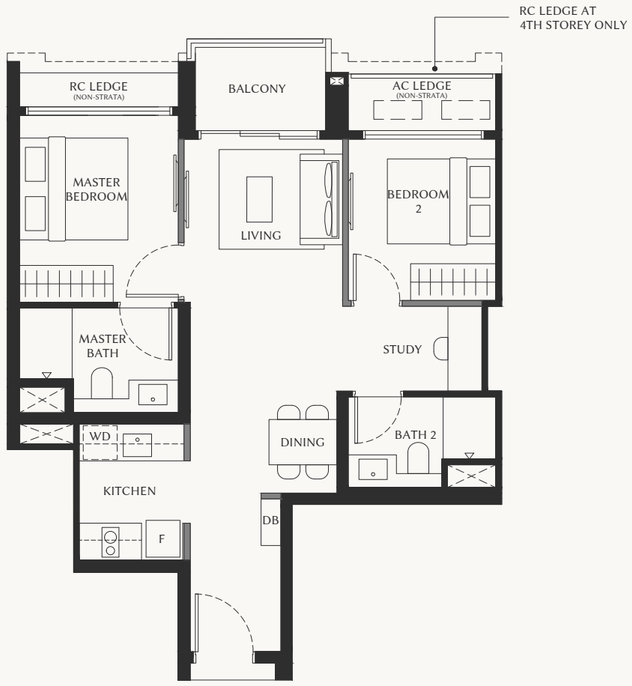
3-BEDROOM TYPE C2

2-BEDROOM + STUDY

TYPE B1

66 sqm / 710 sqft

#04-04 to #16-04

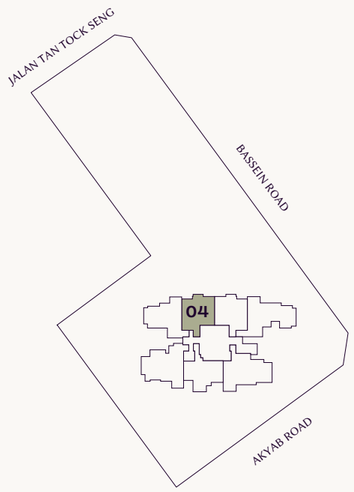


LEGEND:

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)

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

2-BEDROOM + STUDY

TYPE B1a

66 sqm / 710 sqft

#04-05 to #16-05



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

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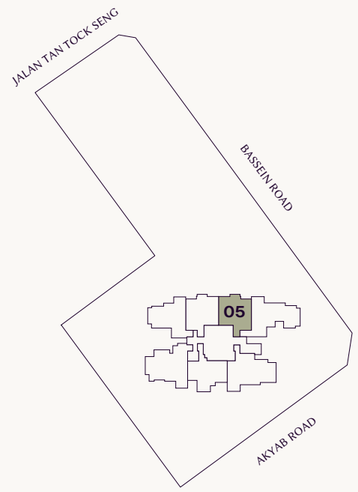


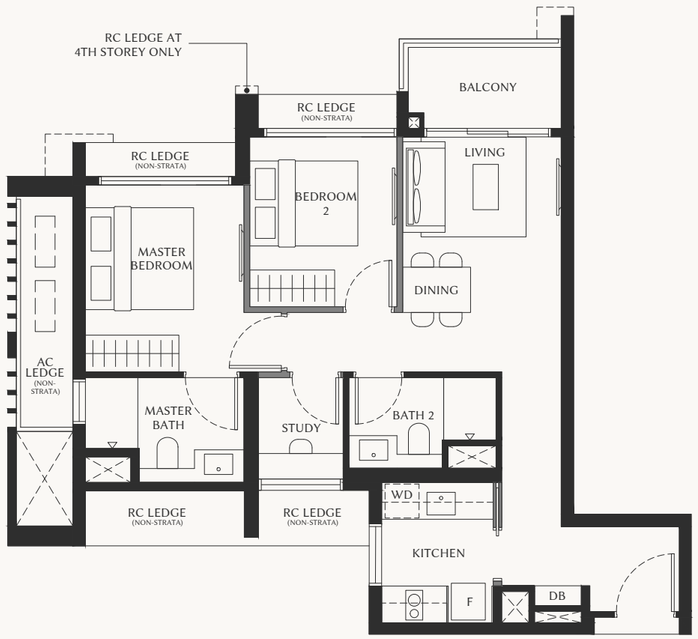
KEY PLAN
NOT TO SCALE

2-BEDROOM + STUDY

TYPE B2

67 sqm / 721 sqft

#04-03 to #16-03

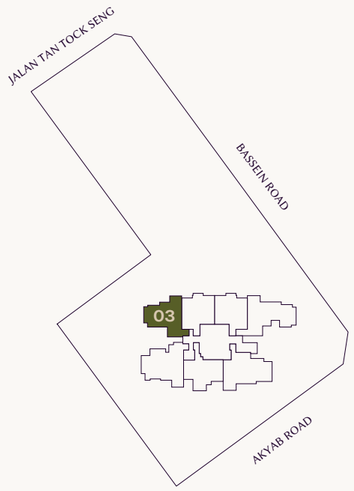


LEGEND:

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)

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.



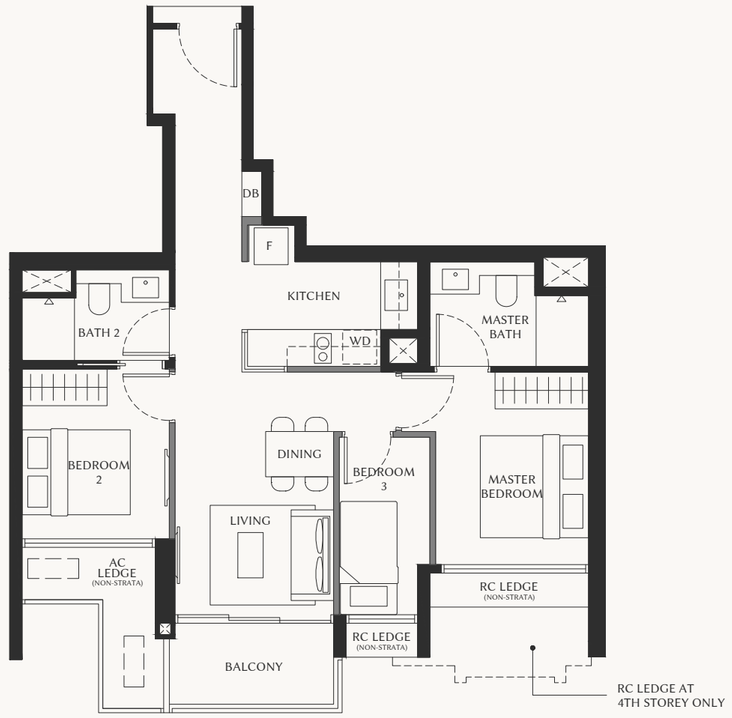
KEY PLAN
NOT TO SCALE

3-BEDROOM

TYPE 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)

0 1 2 3 5M

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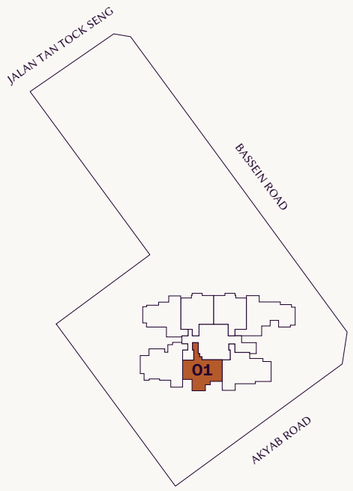


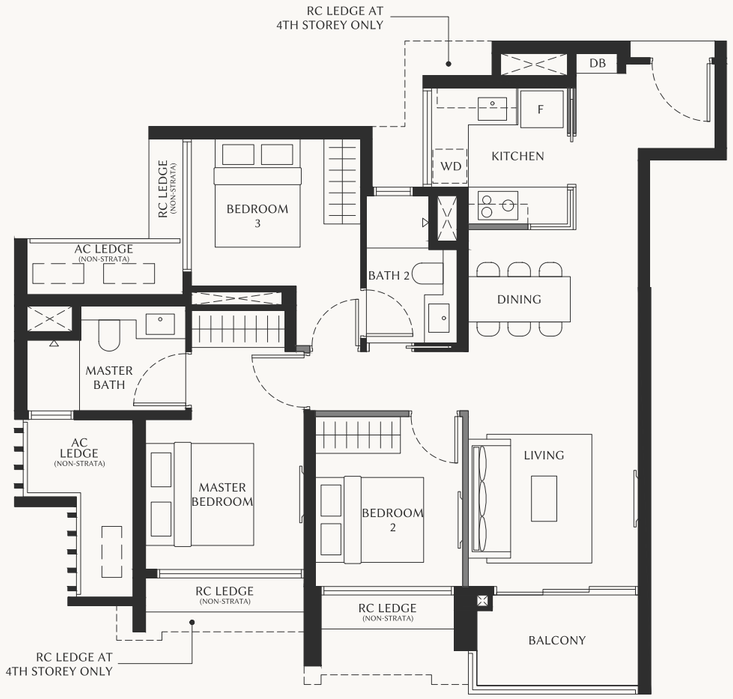
KEY PLAN
NOT TO SCALE

3-BEDROOM

TYPE C2

83 sqm / 893 sqft

#04-02 to #16-02

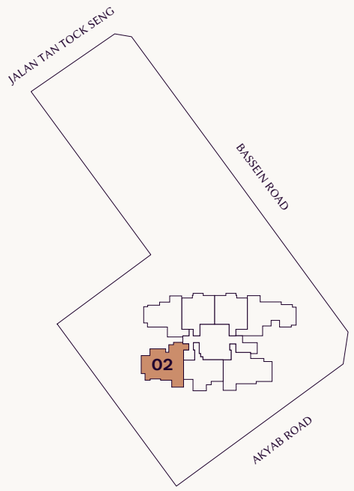


LEGEND:

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

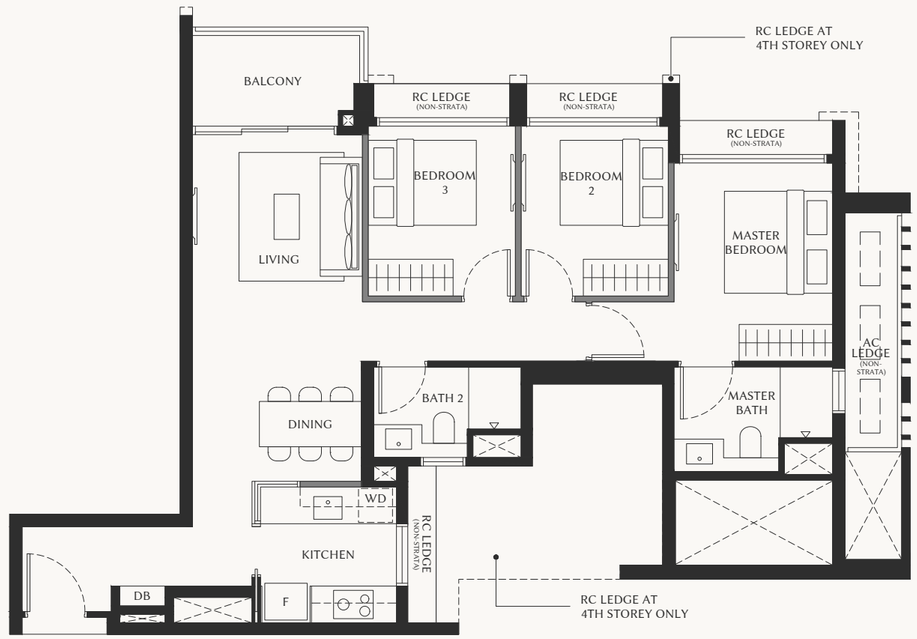
N

3-BEDROOM

TYPE C3

84 sqm / 904 sqft

#04-06 to #16-06



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

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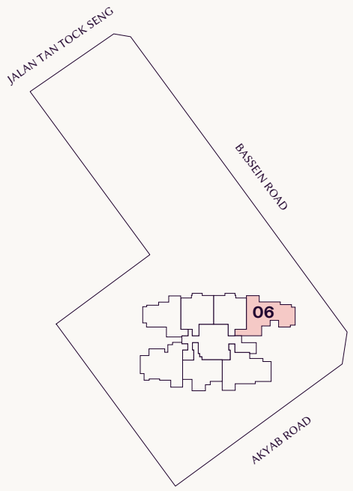

KEY PLAN
NOT TO SCALE

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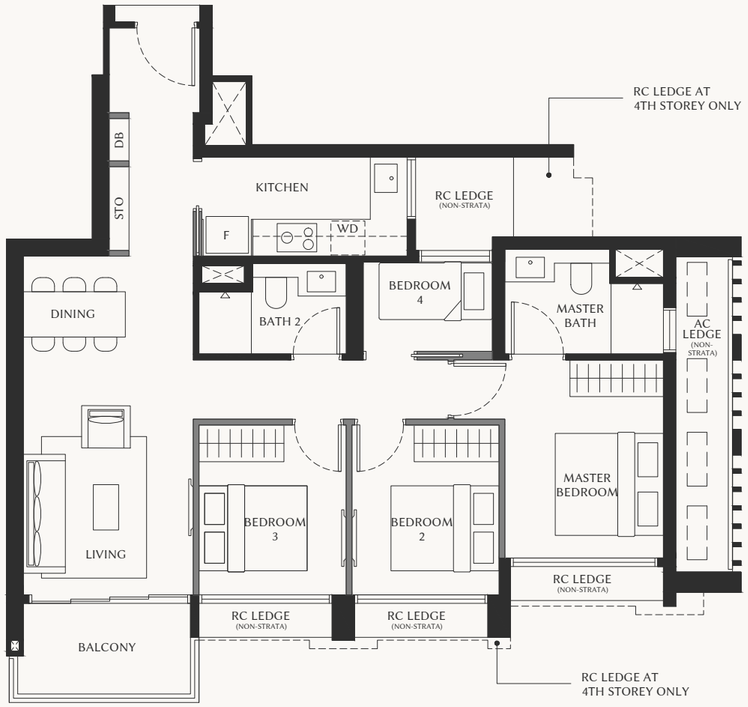
4-BEDROOM

TYPE D1

89 sqm / 958 sqft

#04-07 to #16-07

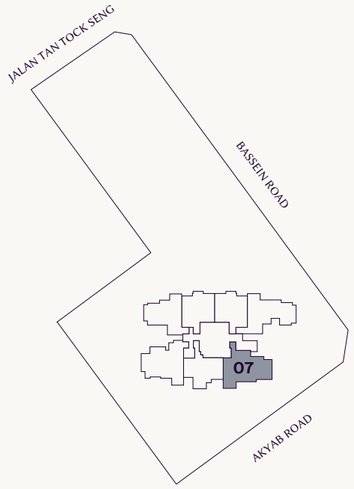


LEGEND:

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)

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

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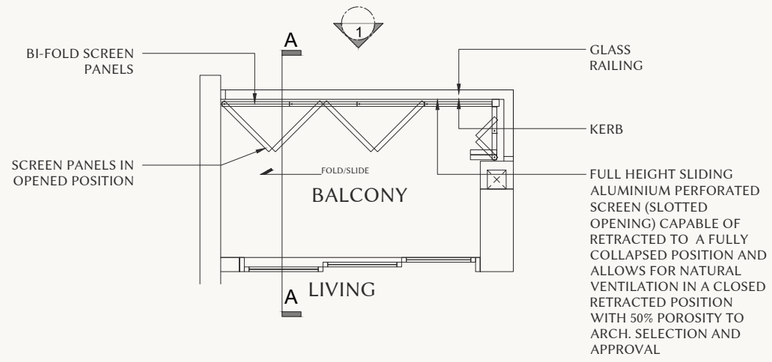
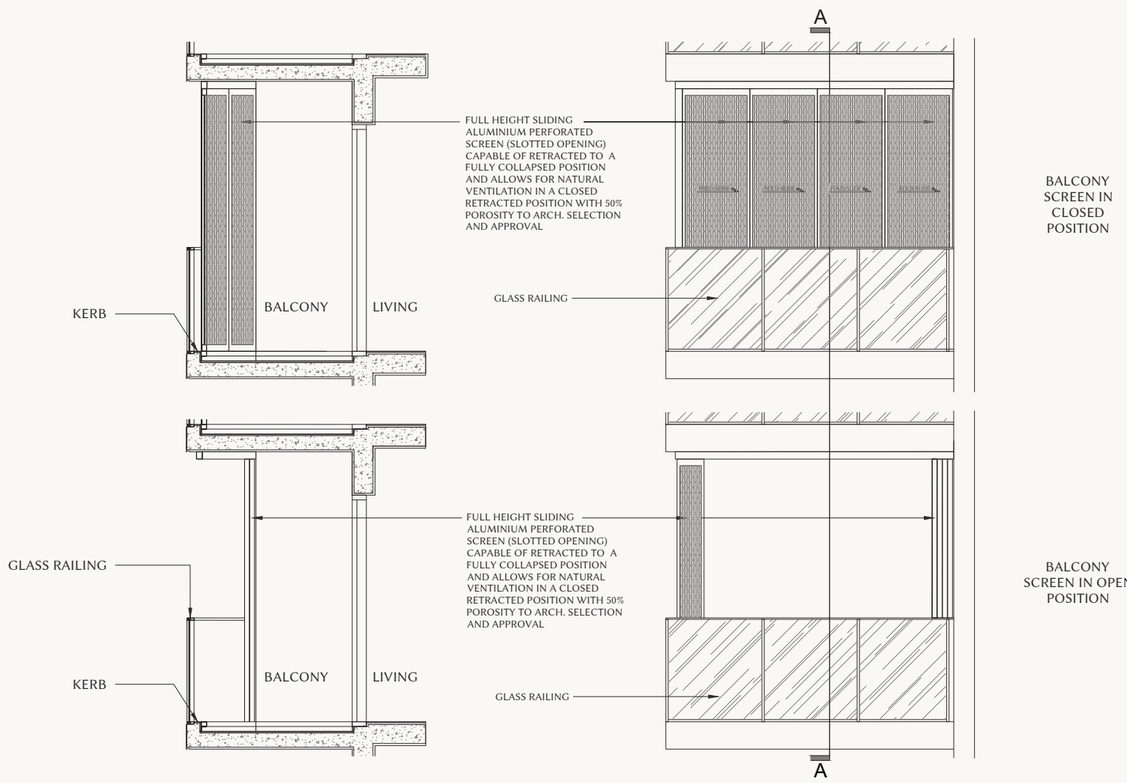
BALCONY SCREEN



TYPICAL BALCONY PLAN



TYPICAL BALCONY SCREEN (SECTION A-A)

TYPICAL BALCONY SCREEN ELEVATION

0 1 2 3 5M

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

INSPIRE BETTER LIVES

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.

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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

Developer Sales Contact: 6200 6220