

PREVIEW BROCHURE
For Our Valued Working Partners
Prepared By: E.S.
Version 1.1

Fact Sheet

1. Project Information

Project Name	ARTRA
Developer Name	FEC Skyline Pte Ltd
Office Address	336 Smith Street #08-300, New Bridge Centre, Singapore 050336
Developer's License	C1216
Description	PROPOSED ERECTION OF A BLOCK OF 44-STOREY RESIDENTIAL FLATS (TOTAL: 400 UNITS), TWO LEVELS OF BASEMENT CAR PARK WITH PROVISION FOR A SWIMMING POOL AND COMMUNAL FACILITIES WITH COMMERCIAL AT 1ST STOREY (URA SALE PARCEL) MK01 ON LOT 03995V AND LOT 70002V (AIRSPACE) AT ALEXANDRA VIEW (BUKIT MERAH PLANNING AREA)
Distric	3
Address	10 Alexandra View, Singapore 158745
Expected TOP Date	TBA
Expected CSC Date	TBA
Tenure of Land	99 years
Site Area	Plot 1 = 8,398.5 sqm and Plot 2 (Stratum of Air Space) = 30.8 sqm
Plot Ratio	4.9
No. of Units	400 units 190 units of 2 Bedroom + Study 108 units of 3 Bedroom 64 units of 3 Bedroom + Study 32 units of 3 Bedroom + Study + Private Lift Lobby 6 units of 5 Bedroom + Family + Private Lift Lobby
No. of Carparks	324 residential lots (inclusive of 4 accessible car park lots)
Estimated Maintenance Fee	TBA
Facilities	TBA
Architects	JGP Architecture (S) Pte Ltd
Interior Designer	Peter Tay Studio
Landscape Architect	Coen design international Pte Ltd
Main Contractor	Tiong Seng Contractors (Pte) Ltd
Solicitor	Rajah & Tann Singapore LLP

Why ARTRA?

1. MRT project
2. Mix development, mall is managed. Expect a wide selections of shops.
3. High rentability (close proximity to CBD)
4. Good school: Crescent Girls, Gan Eng Seng
5. 10 mins to shopping haven
6. High End Concept
7. City Fringe
8. Matured estate with all amenities readily available (everything within 5mins)
9. Park Connector that leads to MBS
10. 5 mins to Botanic Gardens (UNESCO Site)

PROJECT DETAILS



- Spanning 44 stories high with 400 residential units in a single towering block and 21 commercial units, Artra condo will be built on a site area of 90,401 square feet with a gross area of 442,970 square feet.
- Winning with a bid of \$376.88 million dollars for the plot of land (**\$851** per square foot), the 99-year leasehold condominium will be developed by FEC Skyline Pte Ltd. It received about 10 bids for this plot of land, this is seen as a healthy interest and confidence in this area and market.
- Artra condominium will have 21,528 square feet of commercial facilities and amenities for its residents right at their doorstep. Daily necessities can be met without having to travel far from home. Shopping centers such as Central Plaza Shopping Centre, Anchorpoint Shopping Centre, Queenstown Shopping Centre and IKEA are merely a 5 minutes drive away from Artra.
- Artra Condominium will have full fledged facilities eg. Clubhouse, Pavilion, Tennis Court & Swimming Pool. There will be play area for kids to enjoy. The facilities will all be situated on the 3rd level for resident's enjoyment. 10,000 sqft childcare centre and outdoor play ground situated on the 2nd floor.

LOCATION



LOCATION



AMENITIES



	<u>Approx. Distance</u>	<u>Approx. Mins Drive</u>
Recreation		
Delta Swimming Complex	~400m	~5 mins
Delta Sports Hall	~400m	~5 mins
Shopping Centre		
Valley Point Shopping Centre	~1200m	~7 mins
Tiong Bahru Plaza	~1200m	~6 mins
Supermarket		
FairPrice@Dawson Place Blk 57	~700m	~4 mins
FairPrice@Tiong Bahru Plaza	~1200m	~6 mins
Medical Centre		
Bukit Merah Polyclinic	~700m	~7 mins

	<u>Approx. Distance</u>
MRT & Bus Interchange	
Redhill MRT	~50m
Bukit Merah Bus Interchange	~900m

AMENITIES



	Linear Measurement
Primary School	
Gan Eng Seng Primary School	~500m
Alexandra Primary School	~800m
Zhangde Primary School	~1200m

	Approx. Distance	Approx. Mins Drive
Secondary School & Tertiary School		
Crescent Girls' School	~400m	~3 mins
Bukit Merah Secondary School	~600m	~4 mins
Queenstown Secondary School	~600m	~3mins
Gan Eng Seng Secondary School	~800m	~3 mins

Top five bids

Rank	Tenderer	Tendered sale price	
		\$million	\$psf per plot ratio
1	Tang Skyline	376.88	851
2	Singland Homes and UOL Venture Investments	373.1	842
3	Kwan Hwee Investment (Low Kheng Huat subsidiary)	366	826
4	Nanshan Group Singapore	363.7	821
5	Far East Retail Trustee*, Oxley Hill Properties and Alexandra View (Far East Organization subsidiaries)	359.78	812

NOTE: *In its capacity as Trustee-Manager of Far East Retail Trust.

Source: URA
ST GRAPHICS



Artist Impression



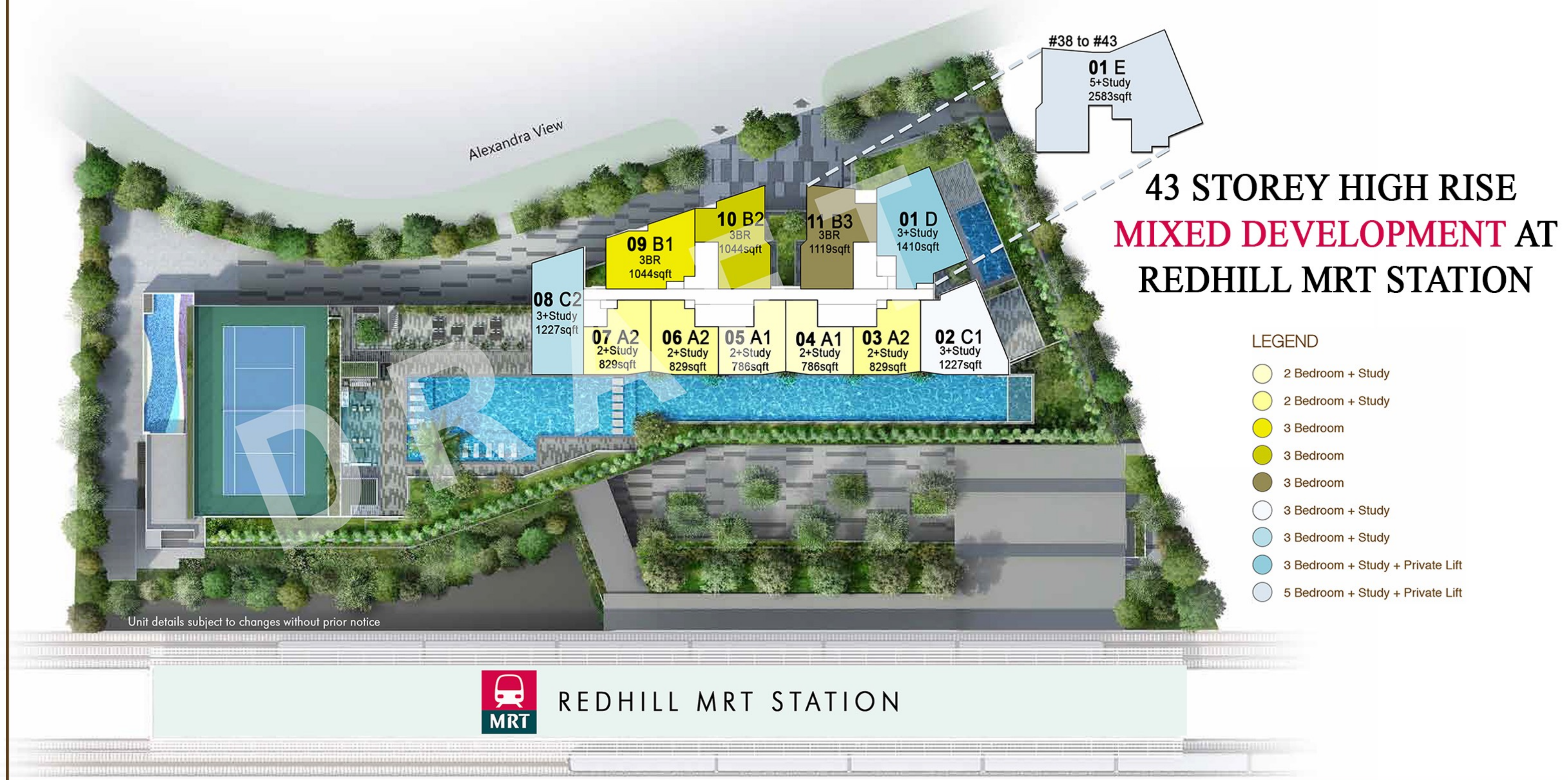
Artist Impression



Artist Impression



Artist Impression



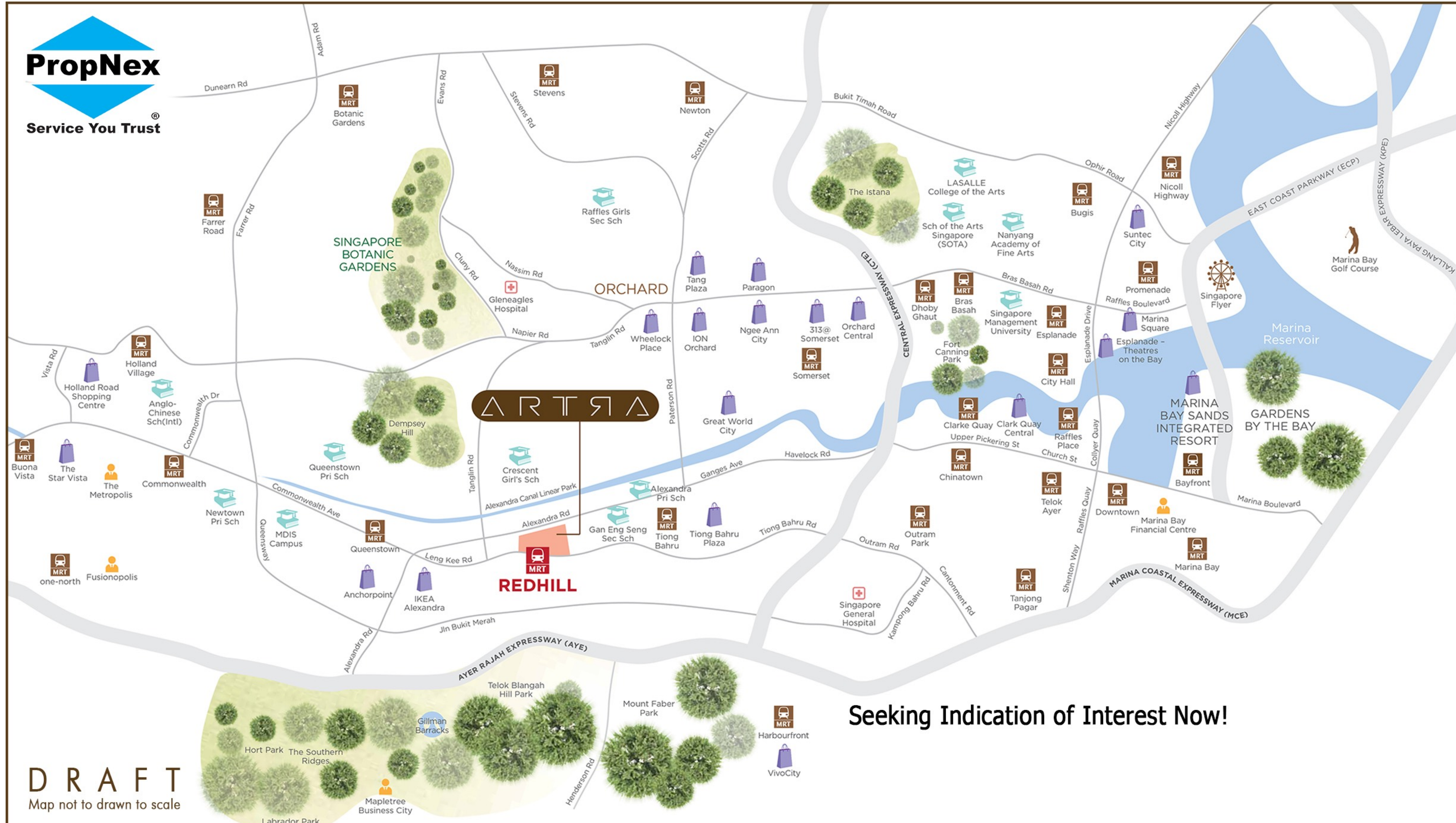
2+1 Bedroom
Approx. 786-829sqft
190 units

3 Bedroom
Approx. 1044 - 1119sqft
108 units

3+1 Bedroom
Approx. 1227 - 1410sqft
96 units

5+1 Bedroom
Approx. 2583sqft
6 units

Floor Plans Coming Soon



Seeking Indication of Interest Now!

DRAFT
Map not to drawn to scale

<p>Near to CBD</p> 	<p>Supermarket</p> 	<p>Childcare</p> 	<p>Linked to MRT</p> 	<p>Park Connector</p> 	<p>High Capital Gain & Rental Potential</p> 	<p>Seamless Connectivity</p> 	<p>Eateries</p> 	<p>Amenities</p> 
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