

HEART OF THE CITY,  
SOUL OF THE BEACH

ARINA EAST  
RESIDENCES  
KATONG

FREEHOLD

# URBAN CHIC WITH AN IDYLIC TWIST AT MARINA EAST

Welcome to Arina East Residences, an exquisite masterpiece that redefines luxury living in the prime and upcoming Marina East precinct. The development blends architectural brilliance with sublime serenity, creating an extraordinary dwelling for many generations to treasure.

A coveted freehold status ensures that Arina East Residence is not just a residence but a legacy in the making. This is a rare opportunity to own a piece of Singapore’s rich coastal heritage. Once rooted in shipbuilding, Marina East has evolved into an elite waterfront enclave, providing the perfect backdrop for a life well-lived.





Artist's Impression

## HEART OF THE CITY, SOUL OF THE BEACH

Marina East bridges the tranquil charm of the East with the excitement of the city. Lush greenery and calm waterbodies along the picturesque East Coast Park intersect with efficient transport and attractive work and lifestyle amenities. All these, together with exciting world-class attractions outlined in the Kallang Alive Master Plan, make Arina East enviable as a forever premium resort home.



A TOUCH OF CLASS  
WITH SKY-HIGH VISTAS

Stunning 270-degree views of a dynamic horizon welcome every resident's gaze. From an elevated vantage point, delight in knowing that home is a sanctuary of elegance and tranquillity amidst an ever-evolving bustling community in the charming East.

Artist's Impression



Artist's Impression

BESPOKE  
ATELIER COUTURE:  
A MASTERCLASS IN  
HANDCRAFTED LUXURY



DESIGN ARCHITECTURE:

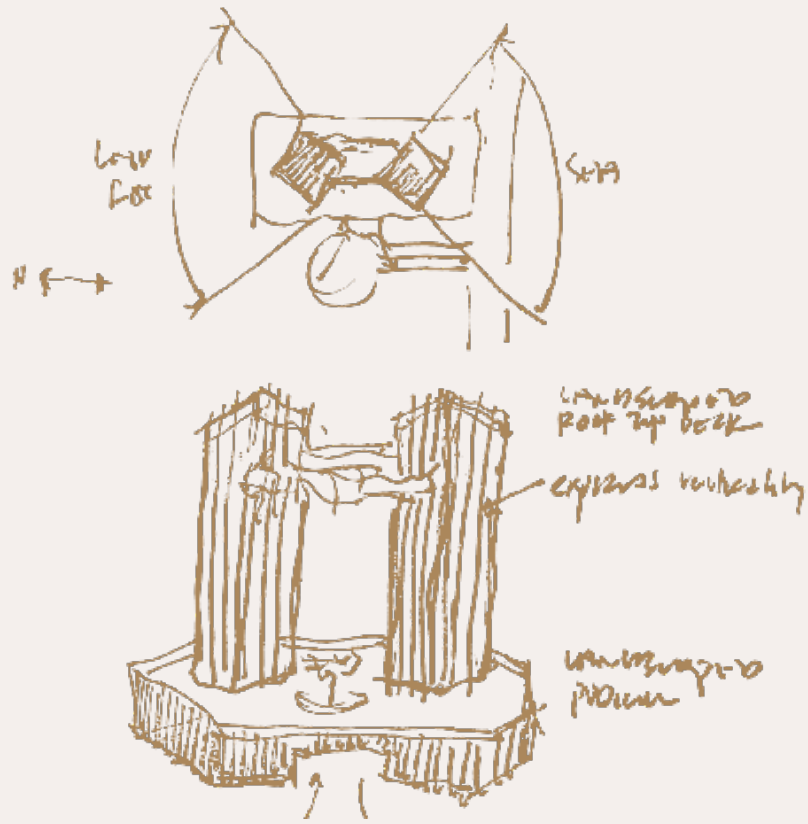
“The design splits a towering monolith into two distinct blocks, reimagining the conventional high-rise typology.

The dynamic separation allows all units to be corner-facing, ensuring no enclosed spaces and maximising natural ventilation.

These “Sky Villas” offer a panoramic 270-degree view, enhancing the experience of living above the city.

Below, a green plateau houses the car park and M&E rooms, elevating the towers above street level.

Above, Sky Terraces link the two blocks, forming a verdant tapestry that blends luxury with sustainability, elevating both function and beauty in urban living.”



Ashvinkumar Kantilal  
Group Chief Executive Officer  
ONG&ONG Pte Ltd



ORCHARD  
ROAD  
SHOPPING  
BELT

KAMPONG  
BUGIS

KALLANG  
RIVERSIDE

KATONG

JOO CHIAT

MOUNTBATTEN

CENTRAL  
BUSINESS  
DISSTRICIT

MARINA  
BAY

FUTURE  
LONG ISLAND

Arina East  
RESIDENCES  
KATONG

LEGEND

- CIRCLE LINE
- DOWNTOWN LINE
- EAST-WEST LINE
- NORTH-SOUTH LINE
- NORTHEAST LINE
- THOMSON-EAST COAST LINE

PARK CONNECTOR

EXPRESSWAY

A PRESTIGIOUS LOCATION IMMERSSED  
IN NATURE AND URBAN FLAIR





# A SEAMLESS BLEND OF CITY VIBRANCY AND CULTURAL LEGACY



Arina East Residences is a nod to modern urban living in harmony with the timeless cultural beauty of the East. Residents enjoy a lifestyle that is deeply connected to everything that matters, in proximity to the historical neighbourhoods of Katong and Joo Chiat, the coastal parks of East Coast, the lively Singapore Sports Hub, and our world-class Downtown Core.

Convenience, indulgence, and park-side living come together, offering an unparalleled balance of urban energy and eclectic surroundings.



## EXCELLENT CONNECTIVITY TO ANY DESTINATION

Katong Park MRT station on the Thomson-East Coast Line is only 200 meters from Arina East Residences, making it an easy three-minute walk. Marina Bay MRT Interchange is just three train stops away, bringing residents to the Marina Bay Financial Centre within minutes. Raffles Place and City Hall MRT interchanges are reachable in just 15 minutes.

Motorists will find the expressways easily accessible too, with the property located at the doorstep of the East Coast Parkway exit, providing direct link to the city and Changi International Airport.



### MRT STATIONS

- 3 mins Katong Park MRT
- 
- 6 mins Mountbaten MRT
- Paya Lebar Interchange  
2 stops from Mountbatten MRT

### EXPRESSWAYS

- 2 mins East Coast Parkway (ECP)
- 5 mins Pan Island Expressway (PIE)
- 6 mins Marina Coastal Expressway (MCE)
- 7 mins Kallang Paya Lebar Expressway (KPE)

### CITY HUBS

- Marina Bay Financial Centre  
3 stops from Katong Park MRT
- 9 mins Suntec Singapore Convention & Exhibition Centre
- 10 mins Singapore Flyer
- 11 mins ArtScience Museum
- 11 mins Esplanade
- 12 mins Central Business District
- 12 mins Goodman Arts Centre
- 12 mins Marina Bay Sands





## SCENIC SNAPSHOTS OF CULTURE MADE CHIC

District 15 is the quintessential East-side enclave encompassing historic Joo Chiat, Katong and Tanjong Rhu. This picturesque destination is home to a charming mix of conserved shophouses, modern-day commercial hot spots, entertainment centres, and a blend of cafés with a world of cuisines on their menus. Snap away and collect picture-perfect moments.

## SERVED WITH A PIPING BOWL OF TRADITION

While being spoilt for choice with nostalgic local dishes, residents can practically eat their way around the globe without leaving the district. Family-friendly dining is always just a heartbeat away. With the laid-back atmosphere of the neighbourhood, and the cultural vibe of the environment, the East is truly an ideal place to call home.



Joo Chiat

### SHOPPING LANDMARKS

- 6 mins KINEX
- 6 mins Parkway Parade
- 7 mins Kallang Wave Mall
- 7 mins I12 Katong
- 7 mins PLQ Mall
- 19 mins Jewel Changi Airport



### FOOD HUBS

- 4 mins Jalan Batu Market & Food Centre
- 12 mins Old Airport Road Food Centre
- 10 mins East Coast Lagoon Food Village



LEARN WELL  
LIVE GREEN  
PLAY MORE

Reputable primary and secondary schools including wide-ranging enrichment centres are within reach, and in proximity to sporty and recreational hubs.

EDUCATIONAL INSTITUTIONS

-  10 mins

*Preschools*

  - 4 mins EtonHouse International School
  - 8 mins Odyssey The Global Preschool
  - 8 mins The Schoolhouse by Busy Bees
  - 11 mins NAFA Arts Preschool
  - 12 mins Global Tots Preschool



*Primary Schools*

-  8 mins

  - 8 mins Ngee Ann Primary School
  - 8 mins Tanjong Katong Primary
  - 8 mins Tao Nan School

*Secondary Schools*

-  10 mins

 4 mins

  - 3 mins Dunman High
  - 6 mins Tanjong Katong Girls' School
  - 8 mins Tanjong Katong Secondary
  - 16 mins Nexus International School

A SKIP AND  
A HOP TO  
ADVENTURES

One thing Singaporeans truly appreciate about the East – next to its unique selection of food – is its unparalleled nearness to extensive parklands. Quick jaunts to green spaces, nature walks, coastal parklands and sporting facilities, are all part of enjoying the good life at Arina East Residences.

ACTIVE LIVING

-  2 mins

 7 mins

  - 6 mins
  - 11 mins
  - 16 mins
  - 16 mins
-  3 mins

  - 4 mins Stadium Walk (Supermarket)
  - 7 mins Chinese Swimming Club
  - 8 mins Singapore Sports Hub (OCBC Aquatic Centre)
- Singapore Swimming Club
  - Katong ActiveSG Swimming Complex



East Coast Park



East Coast Park

PARK ESCAPES

-  2 mins

 5 mins

  - 7 mins
  - 11 mins
-  4 mins

  - 4 mins Tanjong Rhu Promenade Park Connector
  - 6 mins Bay East Garden
  - 6 mins Coastal Playgrove
  - 7 mins Marina East Park
  - 8 mins Kallang Riverside Park
  - 9 mins East Coast Park
  - 10 mins Marina Reservoir PUB Fishing Site
  - 12 mins Gardens by the Bay
  - 12 mins Marina Barrage
-  14 mins

 8 mins

  - 10 mins Wilkinson Interim Park
  - 4 mins Kallang Leisure Park

Singapore Sports Hub

# EASY ACCESS TO THE EASTERN COASTAL LOOP

Cyclists, runners, and casual hikers can explore iconic attractions such as Tampines Eco Green and the 600m Bedok Park Connector along the seamless 18km green ribbon in the Eastern Corridor.

Linking East Coast Park to Pasir Ris Park through Bedok Reservoir Park, the corridor is part of the 75km Round Island Route, set to expand to 150km by 2035, making it Singapore's longest recreational route. In the pipeline are three new cycling bridges to connect Changi Beach Park, East Coast Park, and Changi Creek.

This will further promote Singapore's transformation into a 'City in Nature': a living ecosystem to foster greater community interaction and a deeper appreciation of the environment.



# A FRONT-ROW SEAT TO KALLANG’S VIBRANT TRANSFORMATION

Singapore is also awaiting the completion of the Kallang Alive Master Plan, which will transform Kallang into a vibrant waterfront hub for active living. It will include the Singapore Sports Hub with a revitalised 18,000-seat indoor arena, premium training facilities, and event venues. The broader vision is to reshape the southern coastline into a 120-kilometre waterfront, connecting Kallang Basin, Marina East, the Greater Southern Waterfront, and East Coast Long Island.

## Kallang to come alive with new sports and entertainment spaces

Redevelopment will see a velodrome, tennis centre and football hub built for the community by 2025.



**1 KALLANG FOOTBALL HUB**  
To be completed by next year, the facility will have one full-sized natural turf pitch, two full-sized artificial pitches and one half-sized pitch for five-a-side or seven-a-side games. It will also have four sheltered futsal pitches and a perimeter running track.



**2 SINGAPORE TENNIS CENTRE**  
Home of the National Training Centre for Tennis and ActiveSG Tennis Academy, the facility will have sheltered and open courts. This will replace the current centre and be open to the community.



**3 YOUTH HUB AND VELODROME**  
Sport Singapore is working with the National Youth Sports Institute to develop the area, which will include spaces for sports like speed climbing and parkour. The authorities are completing the feasibility study for the velodrome that will serve as a National Training Centre for track cycling and be open to the public.



**4 BENAAN KAPAL GREEN**  
An active community park space will be introduced along the waterfront and this could include park connectors, running trails and play areas for all ages.



**5 REDEVELOPMENT OF KALLANG THEATRE**  
The existing Kallang Theatre and its adjoining areas will be redeveloped into an integrated sport, entertainment and lifestyle centre. Among the ideas proposed are a multi-purpose indoor arena capable of hosting e-sports events, a themed hotel and an international sports medicine centre.



**6 ALIVE GATEWAY AND LOOP**  
A new iconic circular walking and cycling loop will be built to trace the original airfield of the Kallang Airport and link to the waterfront across Stadium Boulevard and Nicoll Highway.

Source: SPORT SINGAPORE. PHOTOS: SPORT SINGAPORE. STRAITS TIMES GRAPHICS.

DRAMATIC BY DESIGN –  
THE FOCAL POINT IN A  
COMMANDING SKYLINE

A stunning twin-tower development, Arina East Residences features double-tier sky gardens that create a striking silhouette of its indulgent urban oases. These sky gardens bridge the two towers like a necklace of green tapestries, showcasing modern facilities juxtaposed against dramatic views of the charming Tanjong Rhu neighbourhood, the lively city, and the idyllic coastline.

The generous allocation of communal facilities puts Arina East Residences heads and shoulders above condominiums of equivalent sizes, offering up to twice the floor area intended for landscaping, pools and clubhouse, equivalent to condominiums up to twice their size.



EVERY ARRIVAL,  
A PAUSE-WORTHY ENTRANCE  
TO A LIFE OF PREMIUM EXCLUSIVITY

Home. Finally.

A well-orchestrated entrance creates a gentle transition from the buzz of the world outside to the tranquil privacy of your home.

From the moment you arrive, a sense of calm and serenity welcomes you, reflecting the luxury and timeless elegance that define this property.



Arrival Drop-off | Artist's Impression



HOLIDAY WHERE YOU LIVE

While the property is of unquestionable architectural merit, it is from within that its splendour is revealed. Traversing the corridors and walkways towards the Clubhouse by the Kids' Pool, and the Swimming Pool with Aqua Gym, every terrain is designed to provide a sense of living in a meditative sanctuary.



Clubhouse & Kids' Pool | Artist's Impression



Swimming Pool with Aqua Gym | Artist's Impression



LUXURIATE WITH THE SKY

Next stop: The sky terrace. The panoramic scenes from this vantage point on the 20th floor are even more awe-inspiring. Swim and elevate your lounging moments at the Sky Pool. When it's time to party, gather family and guests at the Pavilion with BBQ Pit facilities.



BALANCING THE GRAND  
AND THE RELAXED



INTERIOR DESIGN BY THE  
AWARD-WINNING DESIGN FIRM,  
DESIGN INTERVENTION AND  
NIKKI HUNT



Arina East Residences has been crafted as a sanctuary of elegance and serenity, offering a haven that is a respite from the pace of urban living while reflecting modern sophistication. The interiors are thoughtfully designed to balance luxury with a sense of warmth, ensuring every element contributes to a lifestyle of effortless refinement.

Rich and creamy Travertino stone brings timeless elegance to the space, grounding it with natural warmth and subtle texture. To maintain an airy and inviting atmosphere, this is paired with light oak veneer, chosen for its ability to enhance the flow of natural light. This combination creates an expansive and open environment, yet it feels intimate and welcoming.

Every detail has been carefully considered, from the harmonious palette to the interplay of textures, ensuring a cohesive and polished finish. The design transcends trends, offering a timeless retreat that nurtures body and soul. At its core, this home expresses modern living, where sophistication and comfort coexist in perfect harmony.



Nikki Hunt  
Founder & Principal  
Design Intervention

EVERY NUANCE COUNTS –  
FROM LARGE-FORMAT TILES  
TO THE FINEST DESIGN DETAILS



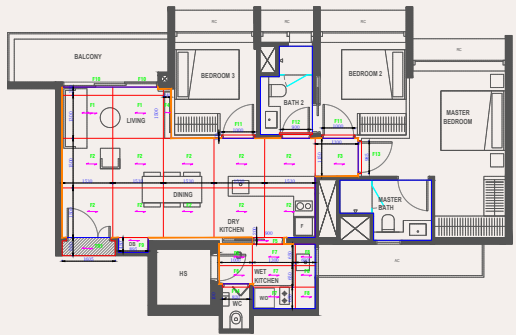
Innovative technology brings a new level of refinement to even the most everyday and often overlooked items. Faucets and bathroom taps have been perfected over the years, delivering luxurious colours and finishing with signature craftsmanship.



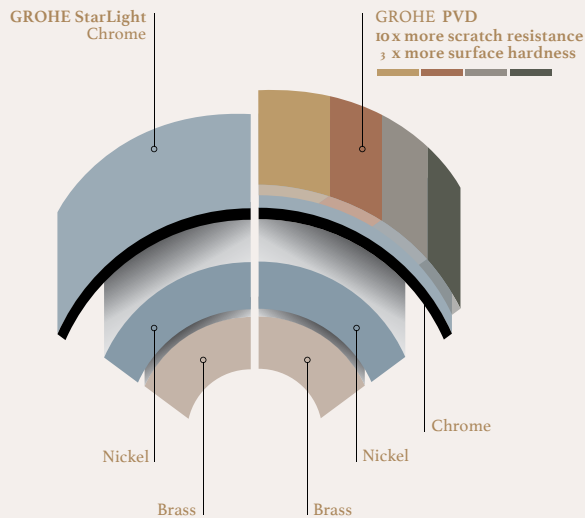
Just as a master tailor customises the finestsuits to fit every individual perfectly, Corten's ultra-large slab flooring and wall solutions are precisely tailored for every area of the home.

Each piece is meticulously set out and crafted to match the unique dimensions and design of the space, ensuring seamless integration and flaw-less beauty.

This personalised approach not only enhances a home's aesthetic appeal but also maximises durability, delivering a bespoke living experience unlike any other.



On a typical three-bedroom unit, only 12 tiles are used on the floors of the entire living and dining room spaces, giving the home an expansive feeling of seamless elegance.



Each unit at Arina East Residences is equipped with the most up-to-date appliances and interior fittings from Miele and Grohe. The touch of class continues into the smallest details.



## A HAVEN FOR INSPIRATION-SEEKERS

### 1ST FLOOR

- 1 Guardhouse
- 2 Side gate
- 3 Bin Centre
- 4 Genset
- 5 Transformer Room
- 6 Cable Chamber
- 7 Reflection Pool

### 2ND FLOOR

- 8 Swimming Pool
- 9 Aqua Gym
- 10 Jacuzzi
- 11 Clubhouse
- 12 Kids' Pool
- 13 Kids' Play Area
- Water Tank

## ELEVATING THE EXTRAORDINARY

### 19TH FLOOR

- 1 LOUNGE
- 2 Communal Planter



### 20TH FLOOR

- 1 Gym
- 2 Sky Pool
- 3 Pool Deck Lounge
- 4 Pavilion With BBQ Pit



SCHEMATIC  
DIAGRAM

| 6C Tanjong Rhu Road S (436885) |     |       |       |       |
|--------------------------------|-----|-------|-------|-------|
| Unit Level \                   | 01  | 02    | 03    | 04    |
| 20                             |     |       | DS    |       |
| 19                             |     | B2b   | D1    |       |
| 18                             | B1a | B2a   | C1a   | A1a   |
| 17                             | B1  | B2    | C1    | A1    |
| 16                             | B1  | B2    | C1    | A1    |
| 15                             | B1  | B2    | C1    | A1    |
| 14                             | B1  | B2    | C1    | A1    |
| 13                             | B1  | B2    | C1    | A1    |
| 12                             | B1  | B2    | C1    | A1    |
| 11                             | B1  | B2    | C1    | A1    |
| 10                             | B1  | B2    | C1    | A1    |
| 9                              | B1  | B2    | B3    | A1    |
| 8                              | B1  | B2    | B3    | A1    |
| 7                              | B1  | B2    | B3    | A1    |
| 6                              | B1  | B2    | B3    | A1    |
| 5                              | B1  | B2    | B3    | A1    |
| 4                              | B1  | B2    | B3    | A1    |
| 3                              | B1  | B2    | B3    | A1    |
| 2                              | B1  | B2(p) | B3(p) | A1(p) |

|    |           |    |                   |    |                                  |    |                                  |
|----|-----------|----|-------------------|----|----------------------------------|----|----------------------------------|
| A1 | 1-Bedroom | B1 | 2-Bedroom Deluxe  | C1 | 3-Bedroom Deluxe                 | D1 | 4-Bedroom Premium                |
|    |           | B2 | 2-Bedroom Premium | C2 | 3-Bedroom Premium                | D2 | 4-Bedroom Premium (Private Lift) |
|    |           | B3 |                   | C3 |                                  | DS | 4-Bedroom Premium + Study        |
|    |           |    |                   | C4 | 3-Bedroom Premium (Private Lift) |    |                                  |

6D Tanjong Rhu Road S (436886)

| Unit Level \ | 05    | 06    |
|--------------|-------|-------|
| 20           | D2b   |       |
| 19           | C3    |       |
| 18           | C2a   | D2a   |
| 17           | C2    | D2    |
| 16           | C2    | D2    |
| 15           | C2    | D2    |
| 14           | C2    | D2    |
| 13           | C2    | D2    |
| 12           | C2    | D2    |
| 11           | C2    | D2    |
| 10           | C2    | D2    |
| 9            | C2    | D2    |
| 8            | C2    | D2    |
| 7            | C2    | D2    |
| 6            | C2    | C4    |
| 5            | C2    | C4    |
| 4            | C2    | C4    |
| 3            | C2    | C4    |
| 2            | C2(p) | C4(p) |

1-Bedroom

46 sqm / 495 sqft

TYPE A1

A1p

#02-04

A1

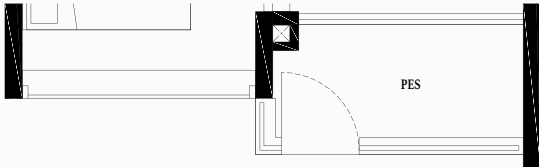
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A1a

#18-04



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#02-04



LEGEND

|     |                                                  |    |                                             |    |                                                                         |     |                        |
|-----|--------------------------------------------------|----|---------------------------------------------|----|-------------------------------------------------------------------------|-----|------------------------|
| W/D | WASHER CUM DRYER                                 | F  | FRIDGE                                      | DB | DISTRIBUTION BOARD                                                      | PES | PRIVATE ENCLOSED SPACE |
| AC  | AIRCON LEDGE                                     | RC | REINFORCED CONCRETE LEDGE (NON-STRATA AREA) | HS | HOUSEHOLD SHELTER                                                       |     |                        |
|     | RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA) |    |                                             |    | SERVICE VOID SPACE (NON-STRATA AREA)                                    |     |                        |
|     | NON-STRUCTURAL WALL                              |    |                                             |    | WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING) |     |                        |

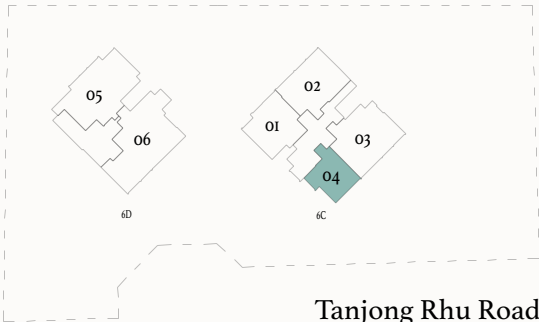
NOTE:

FOR INFORMATION OF VARYING LENGTH OF DIVIDING WALL BETWEEN ADJACENT UNITS AND/OR FACADE FEATURES VISIBLE TO UNITS, WHERE APPLICABLE, AND NOT DEPICTED IN THE UNIT FLOOR PLAN, PLEASE REFER TO THE RESPECTIVE BLOCK PLANS(S).

AREA INCLUDES AC LEDGE, BALCONY AND JULIET BALCONY WHERE APPLICABLE. THE ABOVE PLANS AND ILLUSTRATIONS ARE SUBJECT TO CHANGE AS MAYBE REQUIRED OR APPROVED BY THE RELEVANT AUTHORITIES. ALL FLOOR AREAS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY. PLEASE REFER TO KEY PLAN FOR ORIENTATION.

REFER TO SPECIFICATION FOR CEILING HEIGHT.

FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO 'BALCONY SCREEN' PAGE IN THIS BROCHURE.



Tanjong Rhu Road

N KEY PLAN

## 2-Bedroom Deluxe

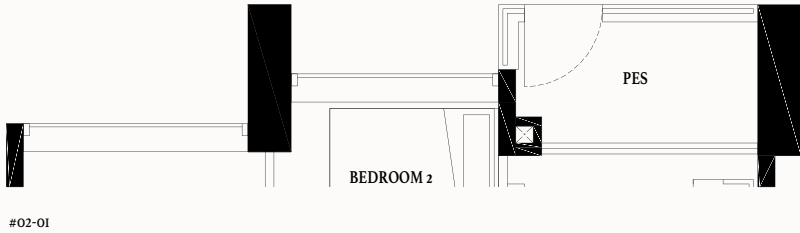
63 sqm / 678 sqft

### TYPE B1

B1p  
#02-01

B1  
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B1a  
#18-01



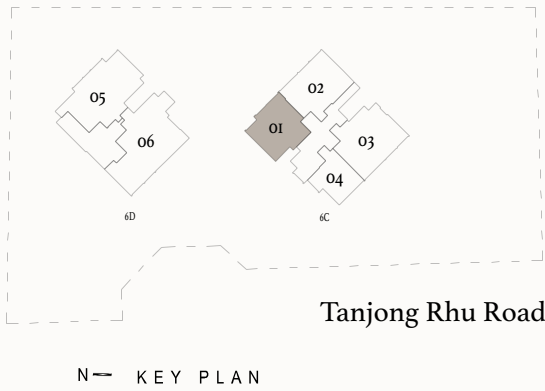
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#### LEGEND

|     |                                                  |    |                                                                         |    |                    |     |                        |
|-----|--------------------------------------------------|----|-------------------------------------------------------------------------|----|--------------------|-----|------------------------|
| W/D | WASHER CUM DRYER                                 | F  | FRIDGE                                                                  | DB | DISTRIBUTION BOARD | PES | PRIVATE ENCLOSED SPACE |
| AC  | AIRCON LEDGE                                     | RC | REINFORCED CONCRETE LEDGE (NON-STRATA AREA)                             | HS | HOUSEHOLD SHELTER  |     |                        |
|     | RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA) |    | SERVICE VOID SPACE (NON-STRATA AREA)                                    |    |                    |     |                        |
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REFER TO SPECIFICATION FOR CEILING HEIGHT.  
FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO 'BALCONY SCREEN' PAGE IN THIS BROCHURE.



## 2-Bedroom Premium

74 sqm / 797 sqft

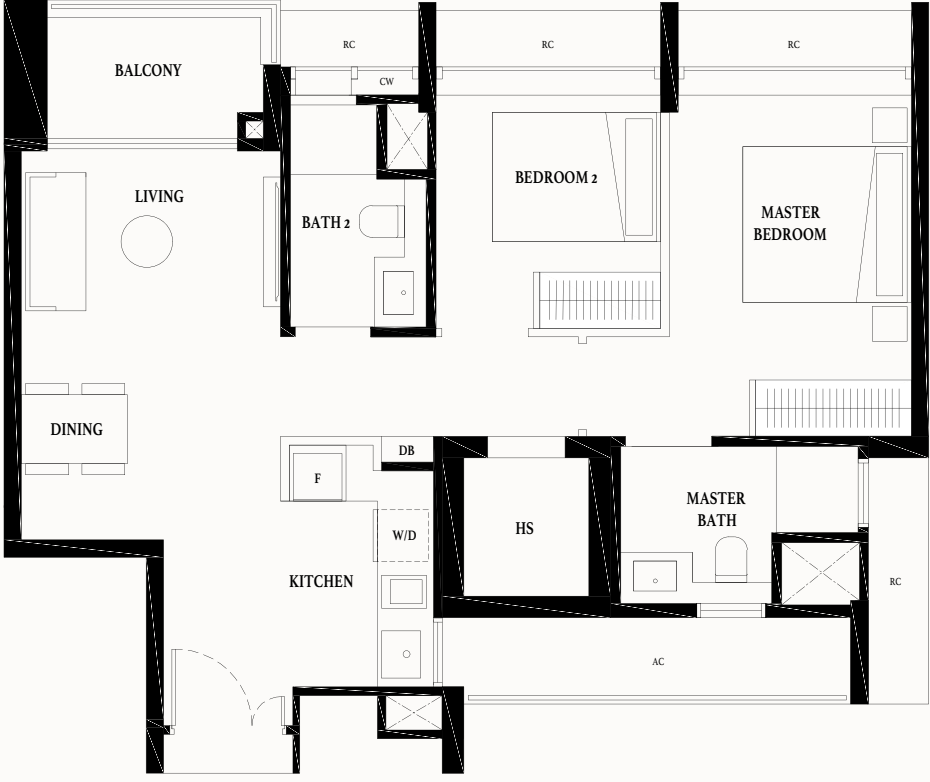
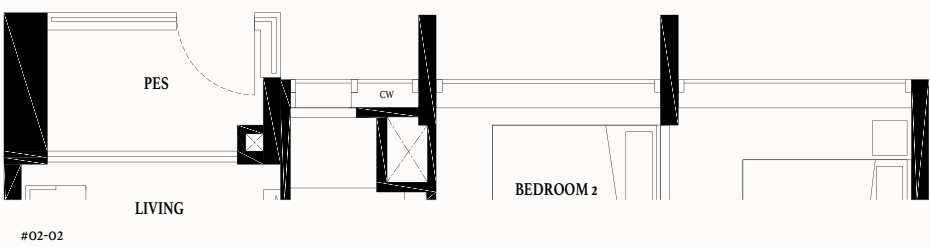
### TYPE B2

B2p  
#02-02

B2  
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B2a  
#18-02

B2b  
#19-02



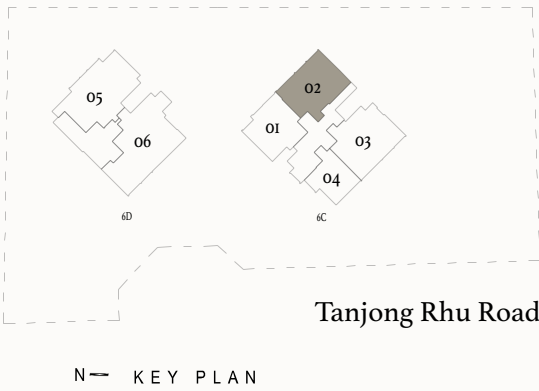
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#### LEGEND

|     |                                                  |    |                                                                         |    |                    |     |                                |
|-----|--------------------------------------------------|----|-------------------------------------------------------------------------|----|--------------------|-----|--------------------------------|
| W/D | WASHER CUM DRYER                                 | F  | FRIDGE                                                                  | DB | DISTRIBUTION BOARD | PES | PRIVATE ENCLOSED SPACE         |
| AC  | AIRCON LEDGE                                     | RC | REINFORCED CONCRETE LEDGE (NON-STRATA AREA)                             | HS | HOUSEHOLD SHELTER  | CW  | CURTAIN WALL (NON-STRATA AREA) |
|     | RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA) |    | SERVICE VOID SPACE (NON-STRATA AREA)                                    |    |                    |     |                                |
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REFER TO SPECIFICATION FOR CEILING HEIGHT.  
FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO 'BALCONY SCREEN' PAGE IN THIS BROCHURE.



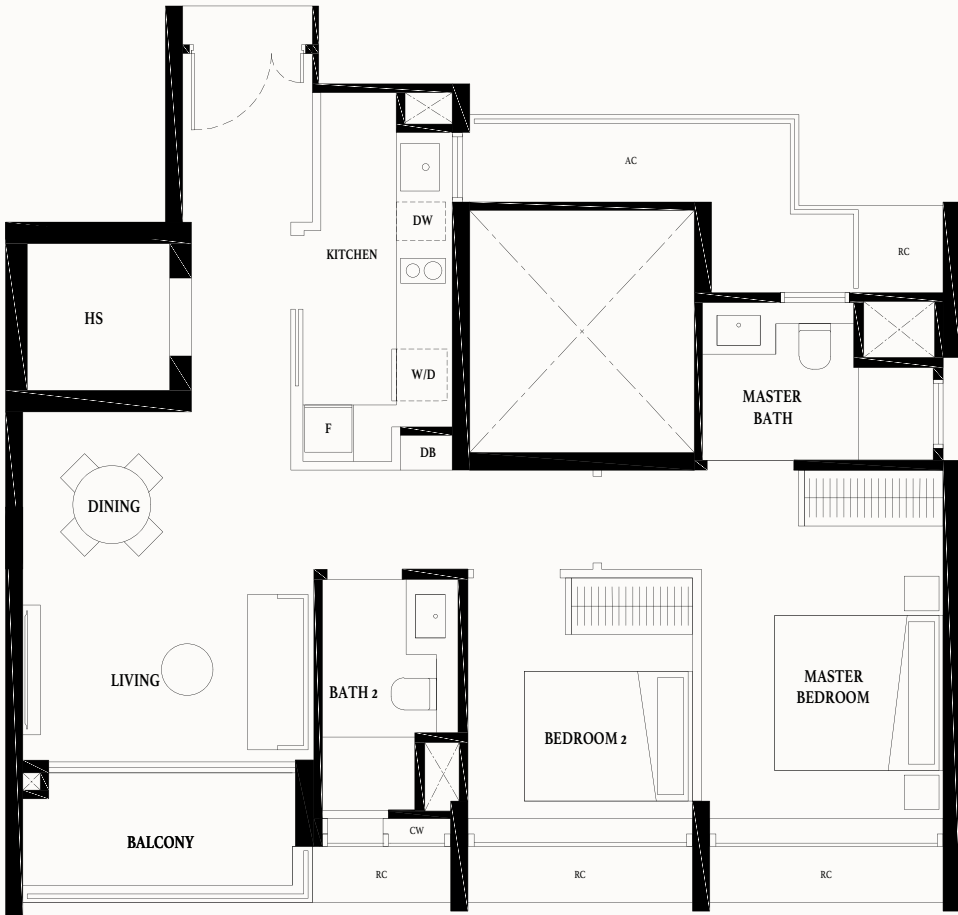
# 2-Bedroom Premium

80 sqm / 861 sqft

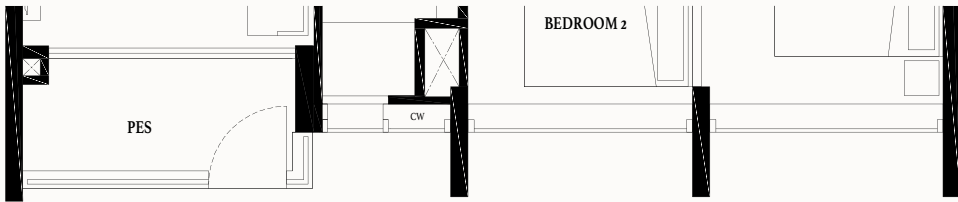
## TYPE B3

B3p  
#02-03

B3  
#03-03, #04-03, #05-03, #06-03, #07-03,  
#08-03, #09-03



#03-03, #04-03, #05-03, #06-03, #07-03, #08-03, #09-03

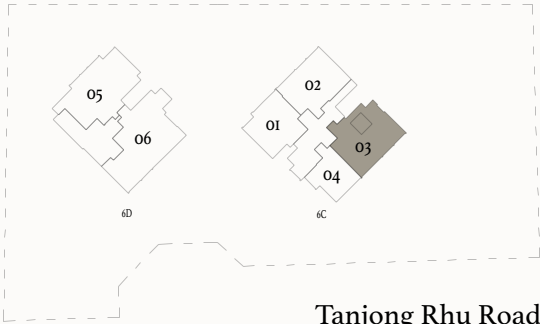


#02-03

### LEGEND

|     |                                                  |    |                                                                         |    |                                |     |                        |
|-----|--------------------------------------------------|----|-------------------------------------------------------------------------|----|--------------------------------|-----|------------------------|
| W/D | WASHER CUM DRYER                                 | F  | FRIDGE                                                                  | DB | DISTRIBUTION BOARD             | DW  | DISH WASHER            |
| AC  | AIRCON LEDGE                                     | RC | REINFORCED CONCRETE LEDGE (NON-STRATA AREA)                             | HS | HOUSEHOLD SHELTER              | PES | PRIVATE ENCLOSED SPACE |
|     | RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA) |    | SERVICE VOID SPACE (NON-STRATA AREA)                                    | CW | CURTAIN WALL (NON-STRATA AREA) |     |                        |
|     | NON-STRUCTURAL WALL                              |    | WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING) |    |                                |     |                        |

NOTE:  
FOR INFORMATION OF VARYING LENGTH OF DIVIDING WALL BETWEEN ADJACENT UNITS AND/OR FACADE FEATURES VISIBLE TO UNITS, WHERE APPLICABLE, AND NOT DEPICTED IN THE UNIT FLOOR PLAN, PLEASE REFER TO THE RESPECTIVE BLOCK PLAN(S).  
AREA INCLUDES A/C LEDGE, BALCONY AND JULIET BALCONY WHERE APPLICABLE. THE ABOVE PLANS AND ILLUSTRATIONS ARE SUBJECT TO CHANGE AS MAYBE REQUIRED OR APPROVED BY THE RELEVANT AUTHORITIES. ALL FLOOR AREAS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY. PLEASE REFER TO KEY PLAN FOR ORIENTATION.  
REFER TO SPECIFICATION FOR CEILING HEIGHT.  
FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO 'BALCONY SCREEN' PAGE IN THIS BROCHURE.



N — KEY PLAN

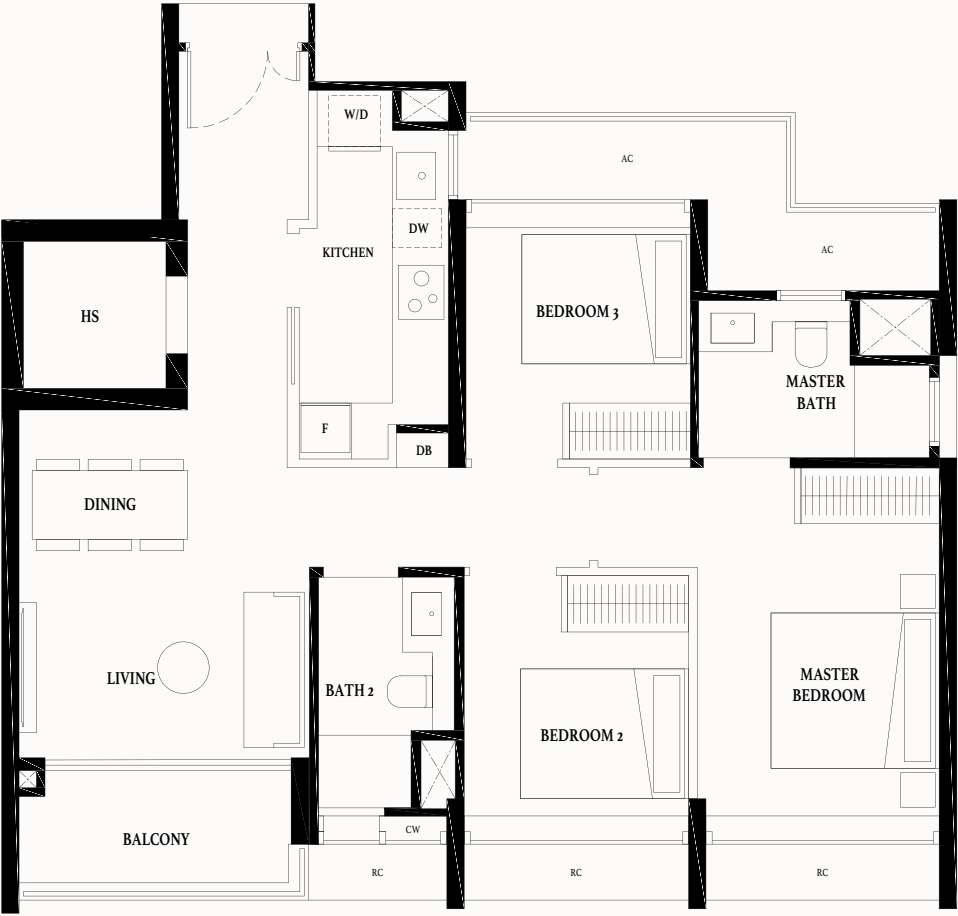
# 3-Bedroom Deluxe

90 sqm / 969 sqft

## TYPE C1

C1  
#10-03, #11-03, #12-03, #13-03, #14-03,  
#15-03, #16-03, #17-03

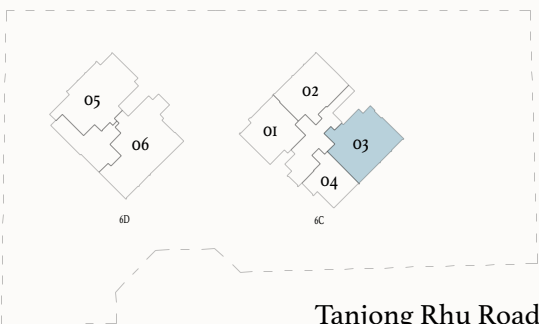
C1a  
#18-03



### LEGEND

|     |                                                  |    |                                                                         |    |                                |     |                        |
|-----|--------------------------------------------------|----|-------------------------------------------------------------------------|----|--------------------------------|-----|------------------------|
| W/D | WASHER CUM DRYER                                 | F  | FRIDGE                                                                  | DB | DISTRIBUTION BOARD             | DW  | DISH WASHER            |
| AC  | AIRCON LEDGE                                     | RC | REINFORCED CONCRETE LEDGE (NON-STRATA AREA)                             | HS | HOUSEHOLD SHELTER              | PES | PRIVATE ENCLOSED SPACE |
|     | RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA) |    | SERVICE VOID SPACE (NON-STRATA AREA)                                    | CW | CURTAIN WALL (NON-STRATA AREA) |     |                        |
|     | NON-STRUCTURAL WALL                              |    | WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING) |    |                                |     |                        |

NOTE:  
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REFER TO SPECIFICATION FOR CEILING HEIGHT.  
FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO 'BALCONY SCREEN' PAGE IN THIS BROCHURE.



N — KEY PLAN

# 3-Bedroom Premium

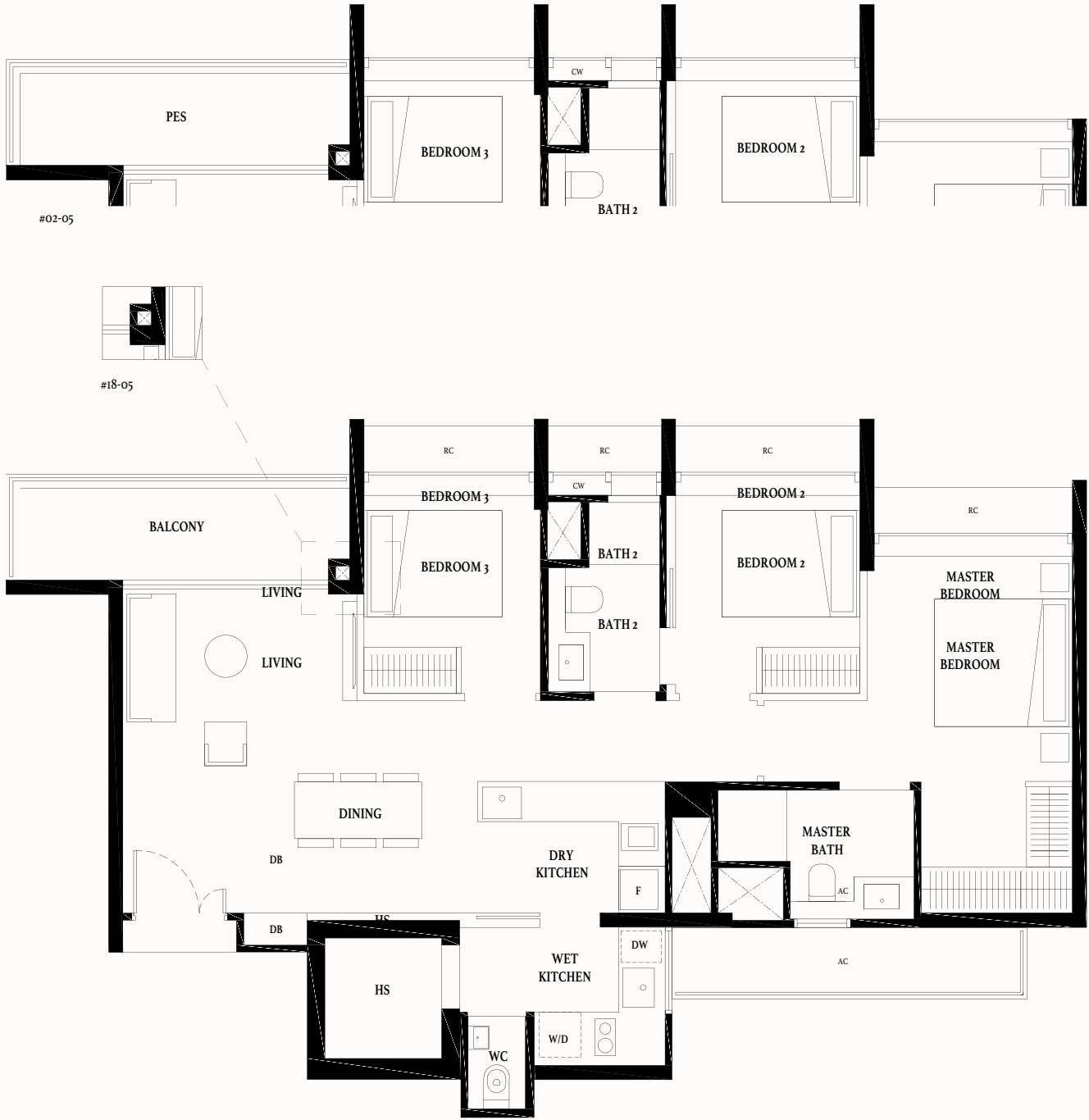
101 sqm / 1087 sqft

## TYPE C2

C2p  
#02-05

C2  
#03-05, #04-05, #05-05, #06-05, #07-05, #08-05, #09-05, #10-05, #11-05, #12-05, #13-05, #14-05, #15-05, #16-05, #17-05

C2a  
#18-05



### LEGEND

|     |                                                                         |    |                                             |    |                    |     |                        |
|-----|-------------------------------------------------------------------------|----|---------------------------------------------|----|--------------------|-----|------------------------|
| W/D | WASHER CUM DRYER                                                        | F  | FRIDGE                                      | DB | DISTRIBUTION BOARD | DW  | DISH WASHER            |
| AC  | AIRCON LEDGE                                                            | RC | REINFORCED CONCRETE LEDGE (NON-STRATA AREA) | HS | HOUSEHOLD SHELTER  | PES | PRIVATE ENCLOSED SPACE |
|     | RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA)                        |    |                                             |    |                    |     |                        |
|     | NON-STRUCTURAL WALL                                                     |    |                                             |    |                    |     |                        |
|     | SERVICE VOID SPACE (NON-STRATA AREA)                                    |    |                                             |    |                    |     |                        |
|     | CURTAIN WALL (NON-STRATA AREA)                                          |    |                                             |    |                    |     |                        |
|     | WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING) |    |                                             |    |                    |     |                        |

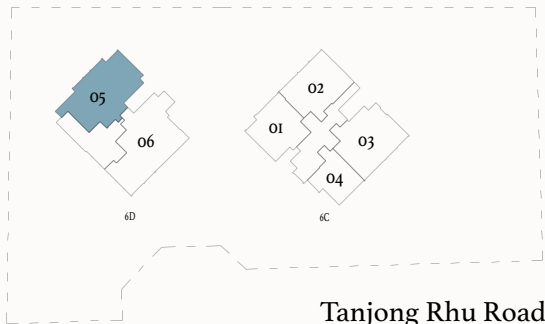
NOTE:  
FOR INFORMATION OF VARYING LENGTH OF DIVIDING WALL BETWEEN ADJACENT UNITS AND/OR FACADE FEATURES VISIBLE TO UNITS, WHERE APPLICABLE, AND NOT DEPICTED IN FLOOR PLAN, PLEASE REFER TO THE RESPECTIVE BLOCK PLANS).

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REFER TO SPECIFICATION FOR CEILING HEIGHT.

FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO "BALCONY SCREEN" PAGE IN THIS BROCHURE.

#03-05, #04-05, #05-05, #06-05, #07-05, #08-05, #09-05, #10-05, #11-05, #12-05, #13-05, #14-05, #15-05, #16-05, #17-05



N KEY PLAN

# 3-Bedroom Premium

111 sqm / 1195 sqft

## TYPE C3

#19-05



### LEGEND

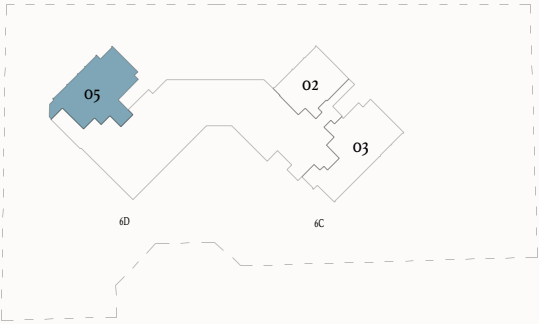
|     |                                                                         |    |                                             |    |                    |     |                        |
|-----|-------------------------------------------------------------------------|----|---------------------------------------------|----|--------------------|-----|------------------------|
| W/D | WASHER CUM DRYER                                                        | F  | FRIDGE                                      | DB | DISTRIBUTION BOARD | DW  | DISH WASHER            |
| AC  | AIRCON LEDGE                                                            | RC | REINFORCED CONCRETE LEDGE (NON-STRATA AREA) | HS | HOUSEHOLD SHELTER  | PES | PRIVATE ENCLOSED SPACE |
|     | RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA)                        |    |                                             |    |                    |     |                        |
|     | NON-STRUCTURAL WALL                                                     |    |                                             |    |                    |     |                        |
|     | SERVICE VOID SPACE (NON-STRATA AREA)                                    |    |                                             |    |                    |     |                        |
|     | CURTAIN WALL (NON-STRATA AREA)                                          |    |                                             |    |                    |     |                        |
|     | WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING) |    |                                             |    |                    |     |                        |

NOTE:  
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REFER TO SPECIFICATION FOR CEILING HEIGHT.

FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO "BALCONY SCREEN" PAGE IN THIS BROCHURE.



N KEY PLAN

# 3-Bedroom Premium (Private Lift)

115 sqm / 1238 sqft

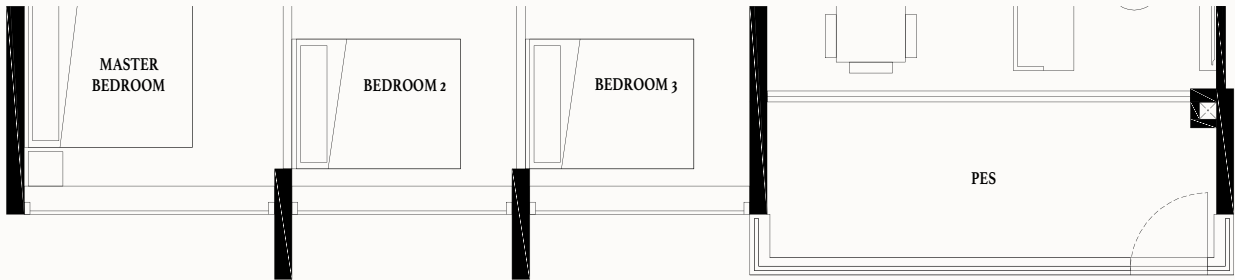
TYPE C4

C4p  
#02-06

C4  
#03-06, #04-06, #05-06, #06-06



#03-06, #04-06, #05-06, #06-06



#02-06



## LEGEND

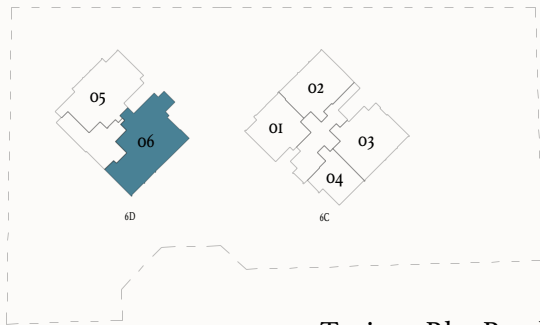
|                                                                                     |                                                  |    |                                             |                                                                                     |                                                                         |     |                        |
|-------------------------------------------------------------------------------------|--------------------------------------------------|----|---------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------|-----|------------------------|
| W/D                                                                                 | WASHER CUM DRYER                                 | F  | FRIDGE                                      | DB                                                                                  | DISTRIBUTION BOARD                                                      | DW  | DISH WASHER            |
| AC                                                                                  | AIRCON LEDGE                                     | RC | REINFORCED CONCRETE LEDGE (NON-STRATA AREA) | HS                                                                                  | HOUSEHOLD SHELTER                                                       | PES | PRIVATE ENCLOSED SPACE |
|  | RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA) |    |                                             |  | SERVICE VOID SPACE (NON-STRATA AREA)                                    |     |                        |
|  | NON-STRUCTURAL WALL                              |    |                                             |  | WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING) |     |                        |

NOTE:  
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REFER TO SPECIFICATION FOR CEILING HEIGHT.

FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO "BALCONY SCREEN" PAGE IN THIS BROCHURE.



Tanjong Rhu Road

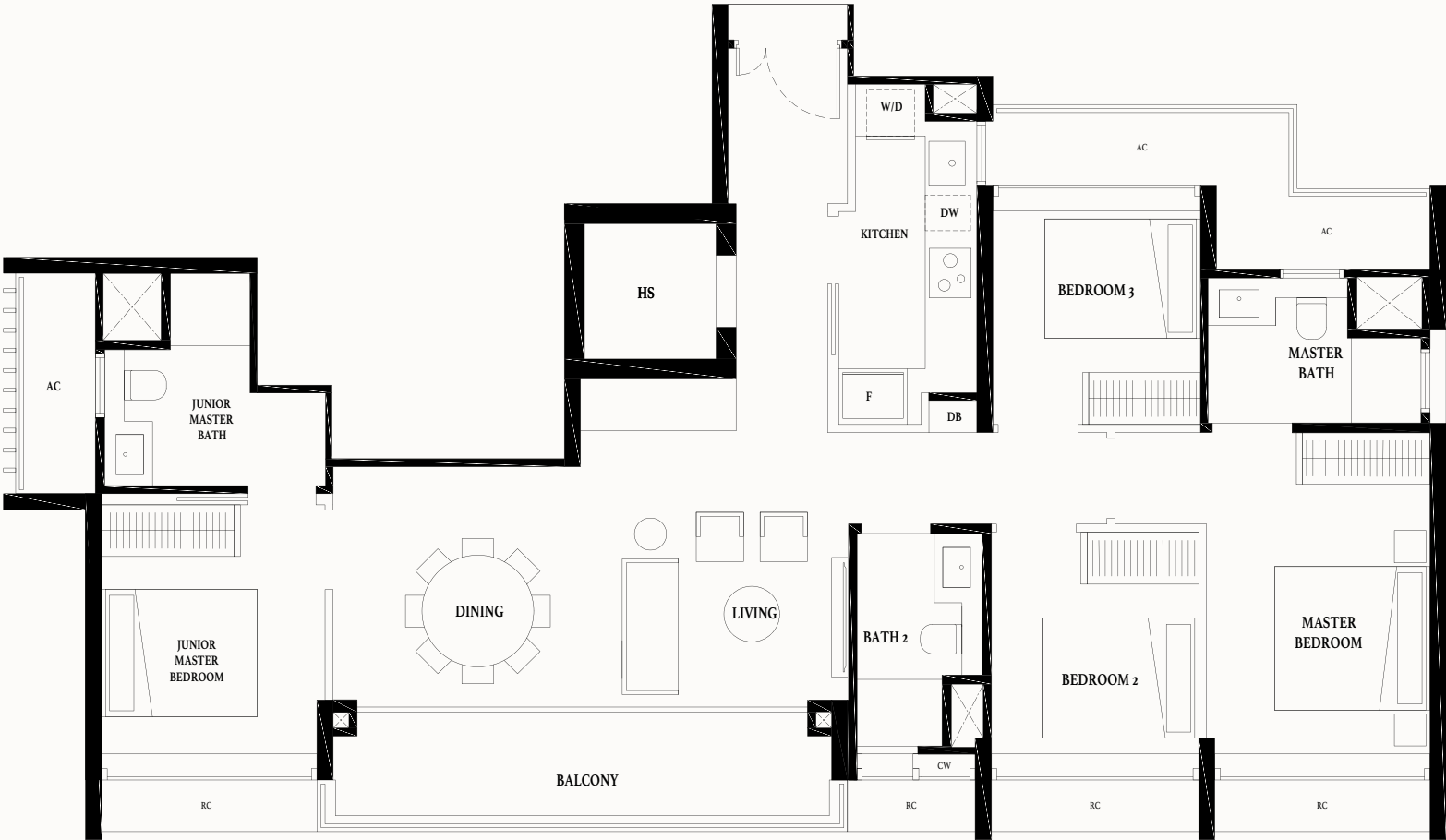
N KEY PLAN

# 4-Bedroom Premium

123 sqm / 1324 sqft

TYPE D1

#19-03



## LEGEND

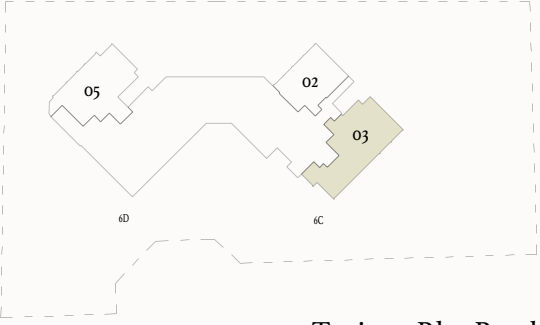
|     |                                                  |    |                                             |    |                                                                         |     |                                |
|-----|--------------------------------------------------|----|---------------------------------------------|----|-------------------------------------------------------------------------|-----|--------------------------------|
| W/D | WASHER CUM DRYER                                 | F  | FRIDGE                                      | DB | DISTRIBUTION BOARD                                                      | DW  | DISH WASHER                    |
| AC  | AIRCON LEDGE                                     | RC | REINFORCED CONCRETE LEDGE (NON-STRATA AREA) | HS | HOUSEHOLD SHELTER                                                       | PES | PRIVATE ENCLOSED SPACE         |
|     | RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA) |    | SERVICE VOID SPACE (NON-STRATA AREA)        |    | WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING) |     | CURTAIN WALL (NON-STRATA AREA) |
|     | NON-STRUCTURAL WALL                              |    |                                             |    |                                                                         |     |                                |

NOTE:  
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REFER TO SPECIFICATION FOR CEILING HEIGHT.

FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO "BALCONY SCREEN" PAGE IN THIS BROCHURE.



Tanjong Rhu Road

N KEY PLAN

# 4-Bedroom Premium (Private Lift)

129 sqm / 1389 sqft

## TYPE D2

D2  
#07-06, #08-06, #09-06,  
#10-06, #11-06, #12-06, #13-06,  
#14-06, #15-06, #16-06, #17-06

D2a  
#18-06



### LEGEND

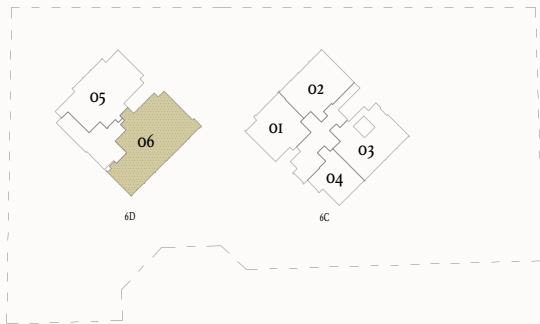
|     |                                                                         |    |                                             |    |                    |     |                        |
|-----|-------------------------------------------------------------------------|----|---------------------------------------------|----|--------------------|-----|------------------------|
| W/D | WASHER CUM DRYER                                                        | F  | FRIDGE                                      | DB | DISTRIBUTION BOARD | DW  | DISH WASHER            |
| AC  | AIRCON LEDGE                                                            | RC | REINFORCED CONCRETE LEDGE (NON-STRATA AREA) | HS | HOUSEHOLD SHELTER  | PES | PRIVATE ENCLOSED SPACE |
|     | RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA)                        |    |                                             |    |                    |     |                        |
|     | NON-STRUCTURAL WALL                                                     |    |                                             |    |                    |     |                        |
|     | SERVICE VOID SPACE (NON-STRATA AREA)                                    |    |                                             |    |                    |     |                        |
|     | WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING) |    |                                             |    |                    |     |                        |

NOTE:  
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REFER TO SPECIFICATION FOR CEILING HEIGHT.

FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO "BALCONY SCREEN" PAGE IN THIS BROCHURE.



KEY PLAN

# 4-Bedroom Premium (Private Lift)

150 sqm / 1615 sqft

## TYPE D2b

#20-05



DOTTED LINE DENOTES STRATA VOID ABOVE LIVING AND DINING



### LEGEND

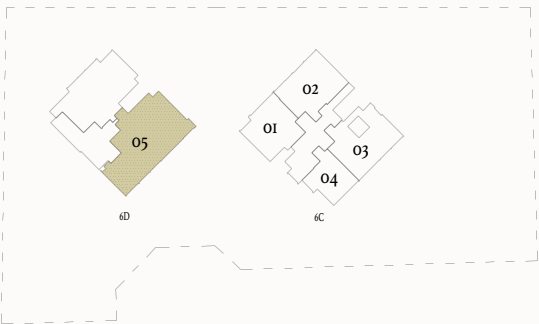
|     |                                                                         |    |                                             |    |                    |     |                        |
|-----|-------------------------------------------------------------------------|----|---------------------------------------------|----|--------------------|-----|------------------------|
| W/D | WASHER CUM DRYER                                                        | F  | FRIDGE                                      | DB | DISTRIBUTION BOARD | DW  | DISH WASHER            |
| AC  | AIRCON LEDGE                                                            | RC | REINFORCED CONCRETE LEDGE (NON-STRATA AREA) | HS | HOUSEHOLD SHELTER  | PES | PRIVATE ENCLOSED SPACE |
|     | RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA)                        |    |                                             |    |                    |     |                        |
|     | NON-STRUCTURAL WALL                                                     |    |                                             |    |                    |     |                        |
|     | SERVICE VOID SPACE (NON-STRATA AREA)                                    |    |                                             |    |                    |     |                        |
|     | WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING) |    |                                             |    |                    |     |                        |

NOTE:  
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REFER TO SPECIFICATION FOR CEILING HEIGHT.

FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO "BALCONY SCREEN" PAGE IN THIS BROCHURE.



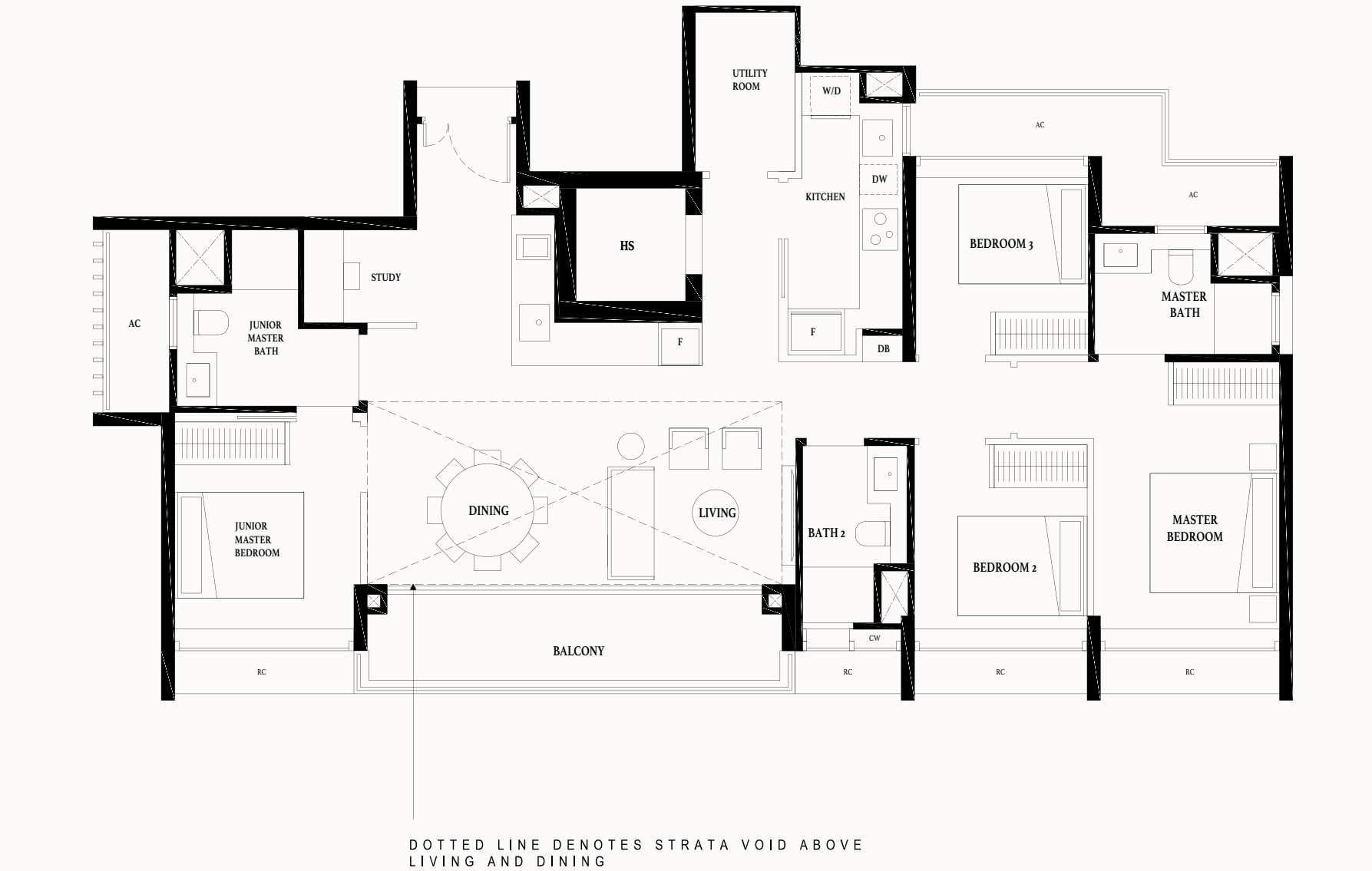
KEY PLAN

# 4-Bedroom Premium + Study

156 sqm / 1679 sqft

TYPE DS

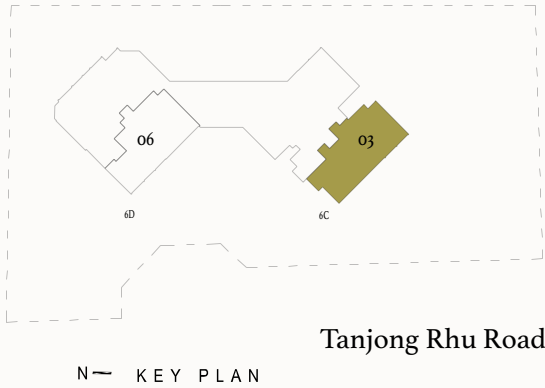
#20-03



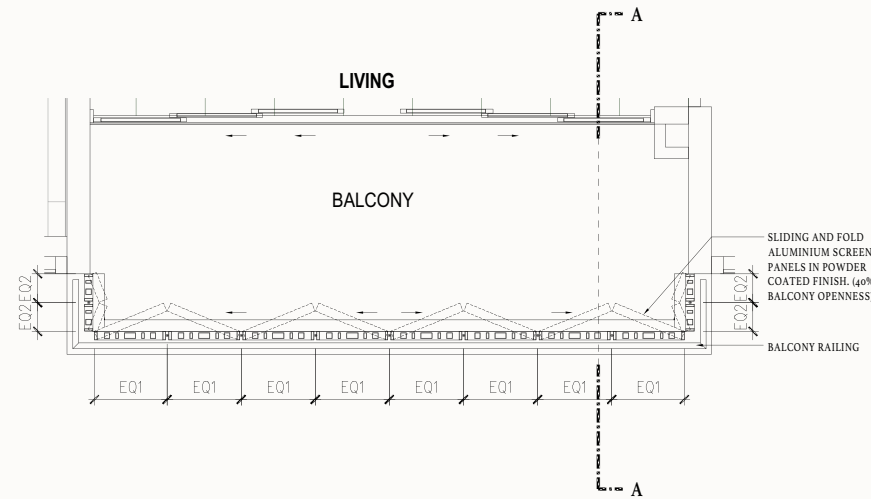
## LEGEND

|     |                                                  |    |                                                                         |    |                                |     |                        |
|-----|--------------------------------------------------|----|-------------------------------------------------------------------------|----|--------------------------------|-----|------------------------|
| W/D | WASHER CUM DRYER                                 | F  | FRIDGE                                                                  | DB | DISTRIBUTION BOARD             | DW  | DISH WASHER            |
| AC  | AIRCON LEDGE                                     | RC | REINFORCED CONCRETE LEDGE (NON-STRATA AREA)                             | HS | HOUSEHOLD SHELTER              | PES | PRIVATE ENCLOSED SPACE |
|     | RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA) |    | SERVICE VOID SPACE (NON-STRATA AREA)                                    | CW | CURTAIN WALL (NON-STRATA AREA) |     |                        |
|     | NON-STRUCTURAL WALL                              |    | WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING) |    |                                |     |                        |

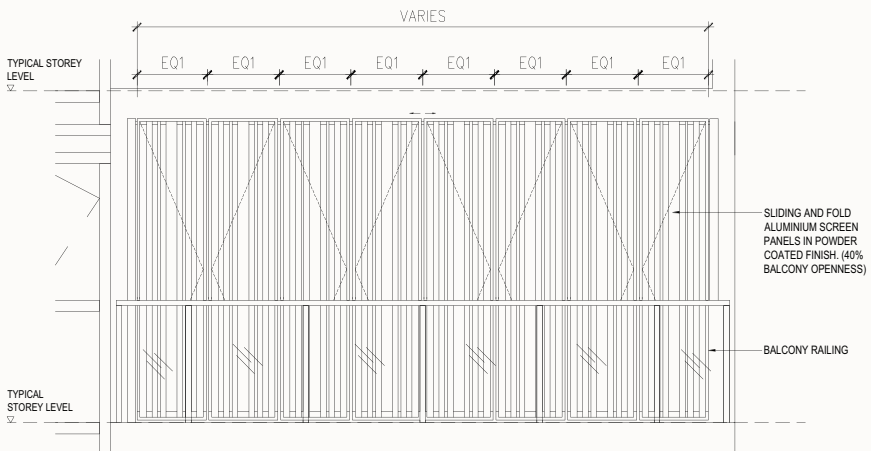
NOTE:  
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REFER TO SPECIFICATION FOR CEILING HEIGHT.  
FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO "BALCONY SCREEN" PAGE IN THIS BROCHURE.



## APPROVED SCREEN FOR BALCONY AND PRIVATE ENCLOSED SPACE (PES)



BALCONY/ PES SCREEN - PLAN

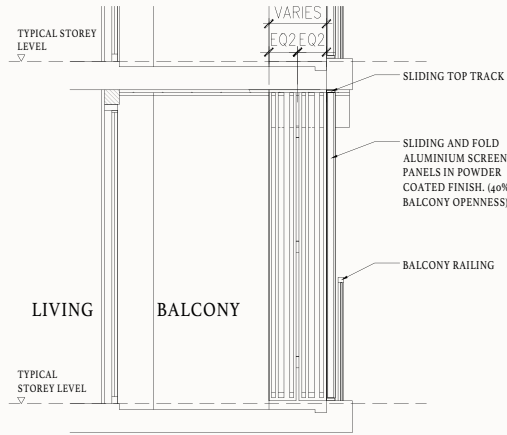


BALCONY/ PES SCREEN - FRONT ELEVATION  
(External View) When Screen is Closed

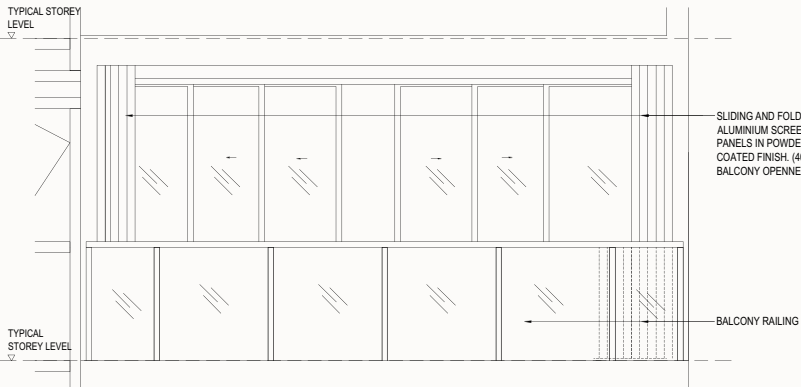
- NOTES:
- ON SITE VERIFICATION IS NECESSARY TO OBTAIN ACTUAL MEASUREMENT PRIOR TO FABRICATION AND INSTALLATION OF THE APPROVED BALCONY SCREEN FOR BALCONY & PES.
  - THE BALCONY / PES SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED SCREEN AS SHOWN ABOVE.
  - THE COST OF SCREEN AND INSTALLATION SHALL BE BORNE BY THE PURCHASER.

EQ - EQUIDISTANT

Approved BP No: A1149-05148-2022-BP01 dated 13 August 2024.  
Approved BP No: A1149-05148-2022-BP02 dated xx



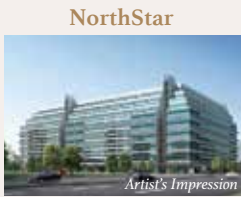
BALCONY/ PES SCREEN - SECTION A-A  
(Internal View)



BALCONY/ PES SCREEN - FRONT ELEVATION  
(External View) When Screen is Opened

zacd

EXCELLENCE  
THROUGH THE YEARS



Arina East Residences is brought to you by the ZACD Group, a trusted name in Singapore's industrial and residential real estate development. Since 2005, ZACD, together with our various joint-venture partners, has developed many notable Industrial high-spec industrial projects, the latest being the award winning FoodFab which has attained TOP in 2023. Since 2008, ZACD has also started its foray into residential developments, with notable joint-venture private residential and executives- condominium projects including the acclaimed Jadescape and the latest being The Landmark which is attaining top in 2025.

Each of these projects exemplifies ZACD Group's commitment to quality, innovation, and customer satisfaction. With a proven track record of excellence, ZACD Group continues to set new standards in luxury living, offering homes that meet the evolving needs of residents while maintaining the highest levels of craftsmanship and design integrity.



## DEVELOPERS’ PROFILES



ZACD Group Limited (“ZACD”) is an integrated asset manager listed in Hong Kong. Headquartered in Singapore, ZACD specialises in wealth management with core competencies in real estate acquisition and project management, investment management, property and facilities management, as well as financial advisory services across Asia Pacific.

As of March 2025, ZACD has managed more than \$\$530 mil in total equity funds as Asset Under Management (“AUM”), with an asset portfolio size of approximately S\$10.6 billion.

ZACD has jointly invested and managed over 37 multi-class real estate projects across Asia Pacific. Some of these projects include Northstar @ AMK, Flo Residence, Woodlands Industrial Xchange, Parc Centros, Le Quest, Frontier Industrial Park in Johor Bahru, The Sebel West Perth Aire Apartments and a three-storey office building in Melbourne.



Founded in 1987, Welltech Construction Pte Ltd is one of the most established construction companies in Singapore.

We have a paid-up capital of S\$35 million and our portfolio ranges from Government Institutional to Housing Projects. We have accomplished large varieties of distinguished projects over the past three decades and is recognized and ranked as Grade A1 Builder for General Building Works and Grade B1 for Civil Engineering Works by the Singapore’s Building & Construction Authority. We are ISO 9001:2015, ISO 14001:2015, ISO 45001:2018 certified, BCA Green and Gracious accredited and have achieved and received awards for recognition and honoring of our quality and safety performance.



FRX Capital is an award-winning landed and boutique developer affiliated with the esteemed Tong Eng Group and Hong How Group. With numerous years of combined expertise in development, construction, design, and capital markets, FRX Capital is a trusted name in the real estate sector. Managing a portfolio exceeding \$500 million in projects globally, the company blends visionary leadership with unparalleled industry knowledge.

Driven by the principle of inclusivity and collaboration, FRX Capital thrives on forming strategic partnerships to unlock real estate opportunities and deliver enduring value. While the company’s influence spans international markets, its unwavering commitment to excellence remains deeply rooted in Singapore.

FRX Capital’s achievements are underscored by a host of prestigious accolades, including multiple awards for boutique and landed development. These honors highlight its dedication to crafting innovative, high-quality developments that resonate with investors and buyers alike.



For enquiries

8288 2133

[www.arinaeastresidences.com.sg](http://www.arinaeastresidences.com.sg)

Developer: ZACD LV Development Pte Ltd Company Reg No.: 202107556H Developer Licence No.: C1455. Tenure of Land: Estate in Fee Simple (Freehold), Lot No.: Lot 04222W MK 25 at Tanjong Rhu Road (Kallang Planning Area), Expected Date of Vacant Possession: 31 December 2028, Expected Date of Legal Completion: 31 December 2031, Encumbrances on the Land: Mortgage in favour of United Oversea Bank Limited.

While every reasonable care has been taken in preparing this brochure and in constructing the models and sales gallery or show flat, neither the brochure nor any of its contents shall constitute part of an offer or contract, and neither the Developer nor its agents will be held responsible for any inaccuracies or omissions. All statements are believed to be correct but are not to be regarded as statements or representations of fact. All information and specifications are current at the time of going to the press and are subject to such changes may be required by the Developer. All plans and models are not to scale unless expressly stated and are subject to any amendments which are required or approved by the relevant authorities. Renderings and illustrations are artist’s impressions only and photographs are only décor suggestions and cannot be regarded as representations of fact. All areas and other measurements are approximate only and subject to final survey. The Sale and Purchase Agreement embodies all the terms and conditions between the Developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the Developer and/or its agents which are not embodied in the Sale and Purchase Agreement.



