



**M**  
RIVER MODERN



# THE FLAGSHIP OF RIVER VALLEY



@RIVER.MODERN

# Development Details

Project Name .....	<b>River Modern</b>
Address .....	<b>River Valley Green</b>
Site Area .....	<b>126,326.3 sqft</b>
Total Units .....	<b>455</b>
District .....	<b>09</b>
Tenure .....	<b>99 years wef 13 May 2025</b>
Est. TOP .....	<b>2H 2030</b>
Est. NOVP .....	<b>31 Dec 2032</b>
No. of carpark lots .....	<b>373 incl. 12 EV + 1 motorcycle + 5 accessible</b>
Construction Method .....	<b>PPVC</b>

# Development Consultants

Architect .....	<b>P&amp;T Consultants</b>
Design Architects .....	<b>IPLI Architects</b>
Landscape Architect .....	<b>Tinderbox Landscape Studio</b>
Interior & Public Amenities Designer .....	<b>IPLI Architects &amp; Nathan Yong Design</b>
Main Con .....	<b>China Construction (South Pacific) Development Co.</b>
Green Mark Consultant .....	<b>DP Sustainable Design</b>
Show Unit ID .....	<b>2BR - Nathan Yong Design 3BR - Peter Tay Studio 4BR - Nathan Yong Design</b>

# Development Highlights

1



**EXCELLENT CONNECTIVITY**  
INTEGRATED TO GREAT WORLD MRT (TEL)

2



**PRIME WATERFRONT LOCATION**  
UNBLOCKED SINGAPORE RIVER VIEWS

3



**NEARBY SCHOOL**  
DOORSTEP OF RIVER VALLEY PRIMARY

4



**CONVENIENT LIFESTYLE**  
SHELTERED TO GREAT WORLD MALL

5



**PRIME LOCATION**  
DISTRICT 09 RIVER VALLEY

# Estimated Unit Mix

Configuration	Type	Est. Unit Size (sqft)	No. of Units		% of Mix
2 Bedroom	B1	538	70	70	39%
	B2	646	35	105	
2 Bedroom Plus	B3	678	35		
	B4	689	35		
3 Bedroom	C1	797	35	105	46%
	C2	829	35		
	C4	904	35		
3 Bedroom Flex	C3	893	35	35	
3 Bedroom Plus	C5	1098	35	70	
	C6	1109	35		
4 Bedroom	D1	1464	35	35	15%
4 Bedroom Plus	D2	1830	35	35	

INFO SUBJECT TO CHANGE



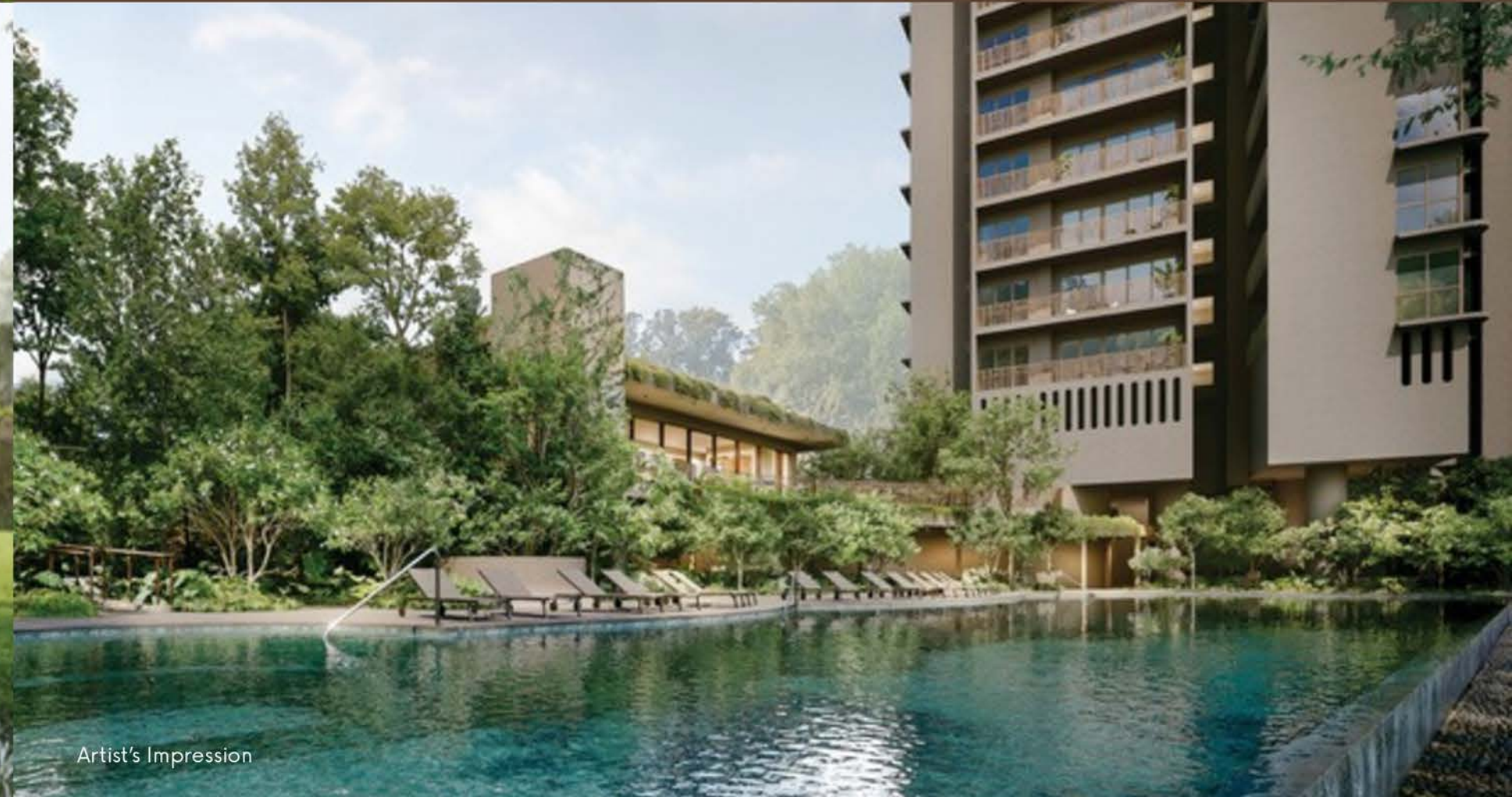
Artist's Impression

**River Modern** exemplifies serene luxury and sustainable living. It encourages community interaction, strengthens connectivity, and fosters a deep relationship with both its natural surroundings and urban context - making it a truly exemplary residential development.

The parcel spans 11,736 sqm and sits next to the Singapore River. With 3 sides of the site facing Kim Seng Park and Kim Seng Linear Park, units are afforded generous openness and greenery



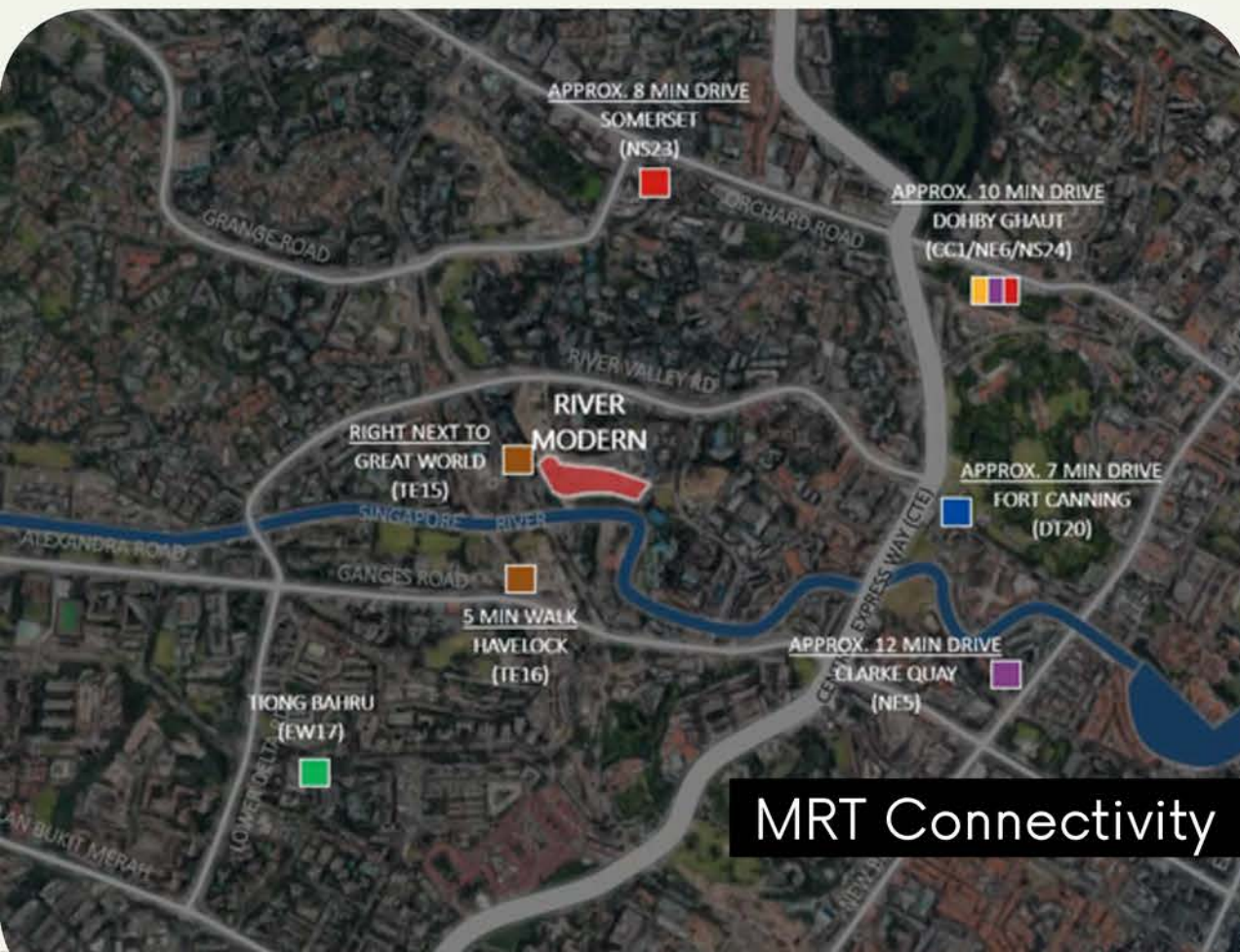
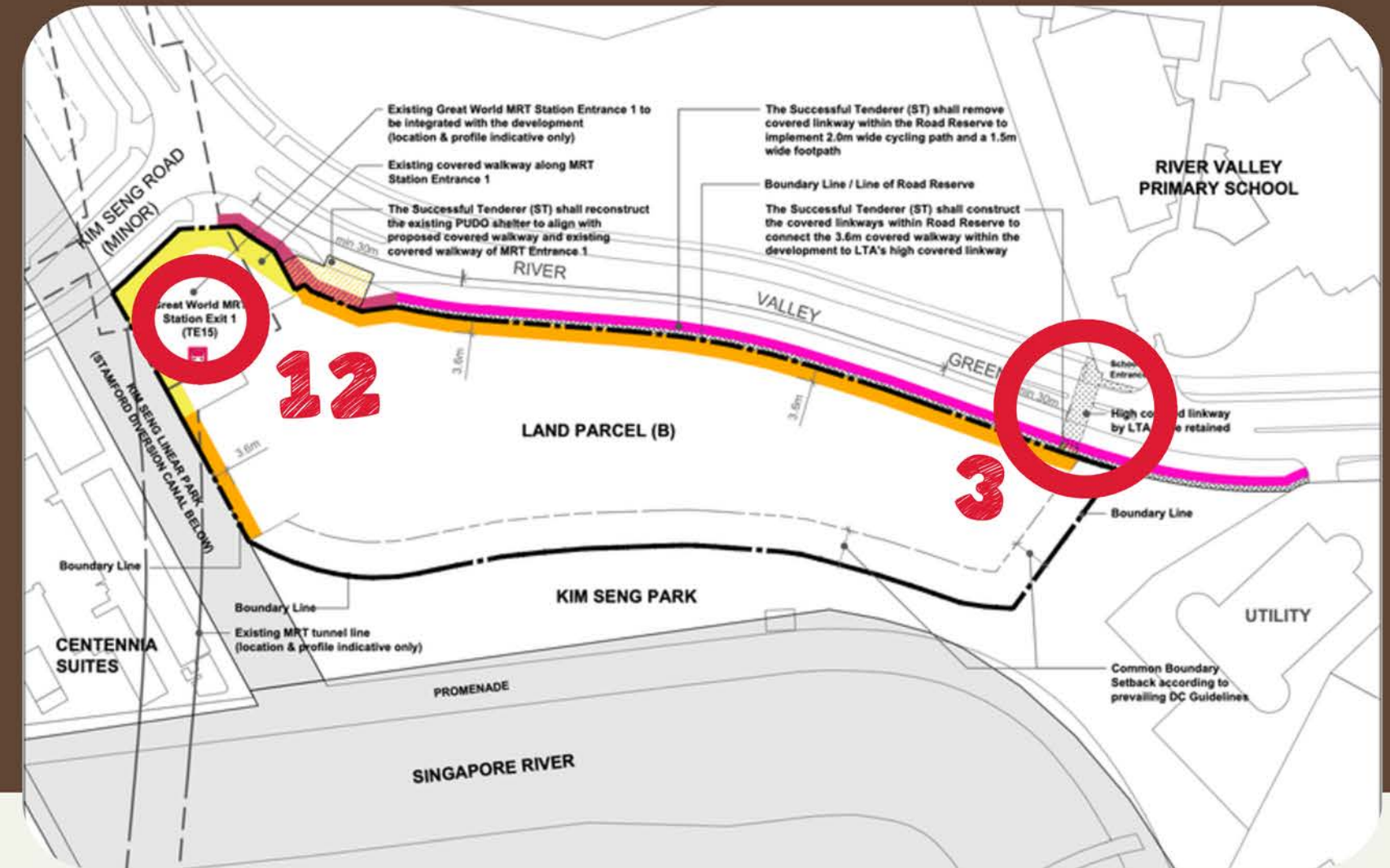
Artist's Impression



Artist's Impression

# A1 Location

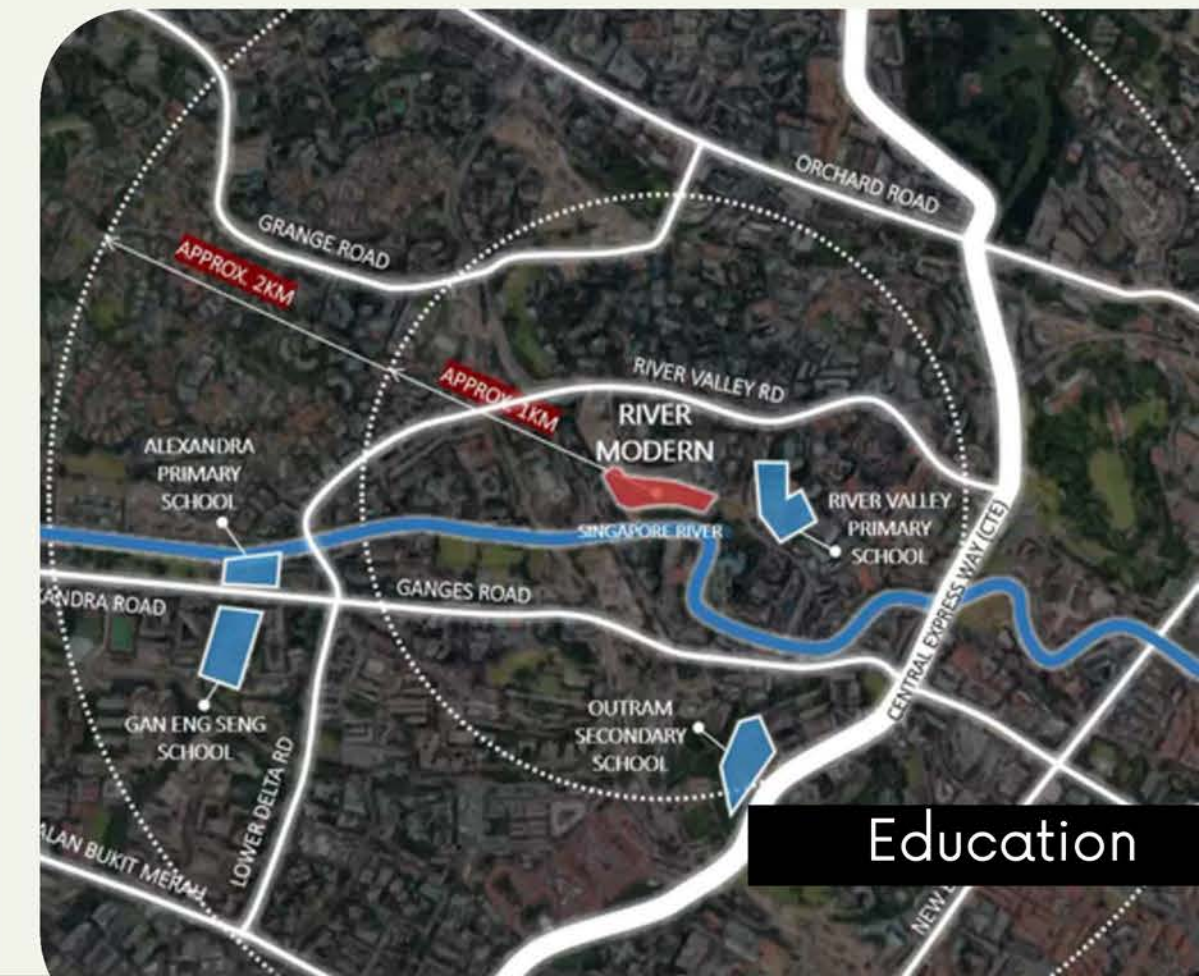
River Modern is nestled in the heart of Singapore's River Valley Planning Area, District 09. It is a testament to modern luxury and convenience with its prime location connected to **1. Great World MRT, 2. Mall and 3. School**



MRT Connectivity



Food & Retail



Education



MBS

River Valley Pri Sch

Jiak Kim Bridge

Kim Seng Park

Singapore River

Great World

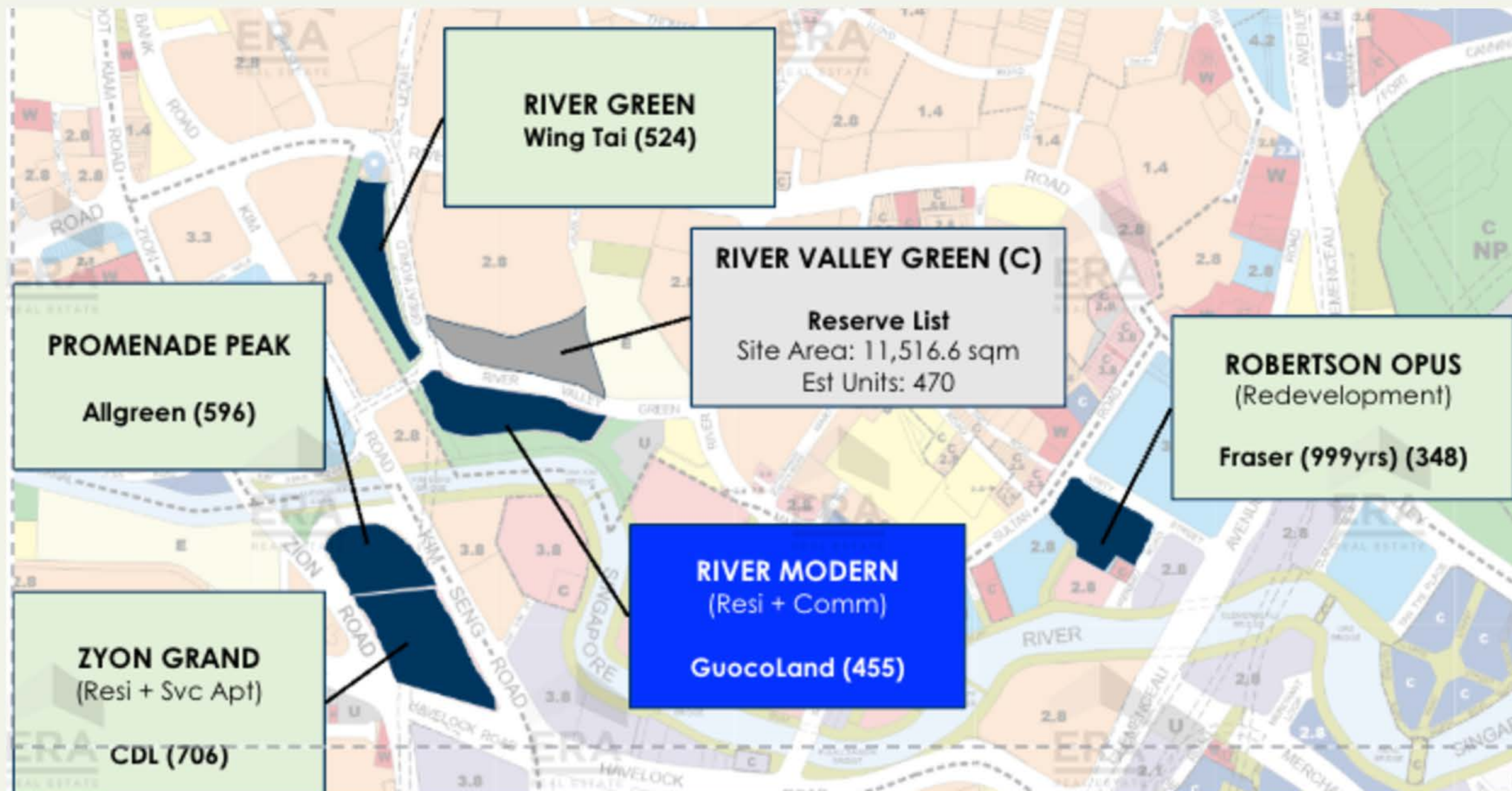
Great World MRT



M

RIVER MODERN

# Flagship Development of River Valley



**River Modern** is positioned as the flagship development of the entire River Valley precinct; the top-tier benchmark others will be measured against.

Mixed-use, branded, riverfront; **River Modern** is built to sell at a premium and still move fast.

# First-Mover Edge Before The Next CCR Wave

The Bukit Timah (Newton) GLS site drew 8 competitive bids, topping out at S1,820 psf ppr; a clear signal that developers remain bullish on prime locations despite higher land costs.

Against that backdrop, River Modern's land at just S1,420 psf ppr looks increasingly undervalued, offering buyers a S400 psf head-start before the next wave of CCR pricing catches up

## LAND PARCEL AT BUKIT TIMAH ROAD

ALLOWABLE DEVELOPMENT	:	RESIDENTIAL
SITE AREA	:	5,899.2 m <sup>2</sup>
MAXIMUM PERMISSIBLE GFA	:	28,907 m <sup>2</sup>
DATE OF LAUNCH	:	26 AUGUST 2025
DATE TENDER CLOSED	:	11 NOVEMBER 2025
LEASE PERIOD	:	99 YEARS

RANKING	NAME OF TENDERER	TENDERED SALE PRICE (\$)	TENDERED SALE PRICE IN \$PSM OF GFA
1	HH Investment Private Limited	566,291,711.95	19,590.12
2	Hoi Hup Realty Pte Ltd and Sunway Developments Pte. Ltd.	504,380,000.00	17,448.37
3	Winclass Investment Pte. Ltd.	483,988,888.00	16,742.96
4	CL Emerald Pte. Ltd. and MJR Investment Pte. Ltd.	483,960,000.00	16,741.97
5	COLI (Singapore) Pte. Ltd.	460,800,000.00	15,940.78
6	Garden Estates (Pte.) Limited and Intrepid Investments Pte. Ltd.	460,509,323.00	15,930.72
7	Aster Residential Pte. Ltd.	450,800,000.00	15,594.84
8	Japura Development Pte Ltd	408,000,000.00	14,114.23

# One-Stop Lifestyle Mall



## Our Services

- 01. Customer Service Counter
- 02. Borrow a Power Bank
- 03. Sale of Gift Voucher
- 04. First Aid Kit & AED
- 05. Wheelchair Loan
- 06. EV Charging Kiosks
- 07. TESLA Superchargers

Living near **GREAT WORLD** means having a complete lifestyle ecosystem at your doorstep; from gourmet dining and supermarket convenience to family edutainment, medical services, wellness facilities, and play spaces.

With its curated mix of lifestyle, F&B, family-friendly services, and direct MRT access, **GREAT WORLD** isn't just a mall, it's your everyday solution for convenience, connection, and quality living



# Connecting our Blue & Green Spaces

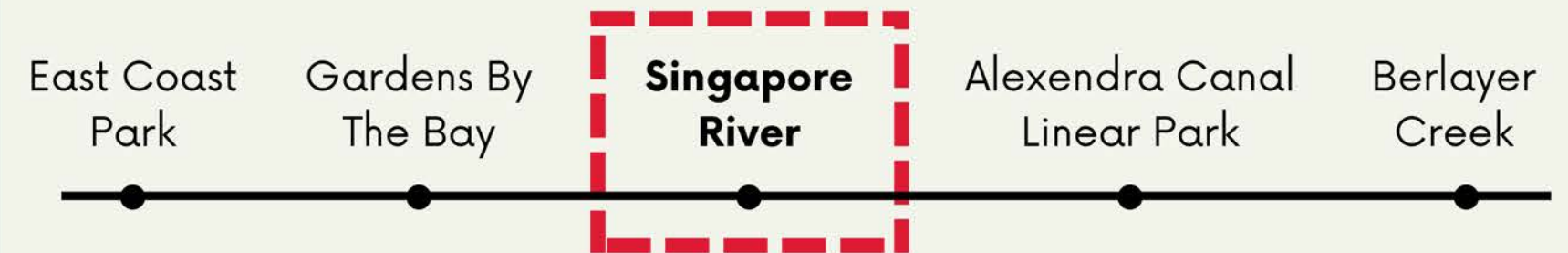
The Central Area features major recreational hubs like **Gardens by the Bay**, **Fort Canning Park**, and **Marina Bay**. Future 10km pedestrian-friendly routes will soon link the **Botanic Gardens** directly to the **Bay**.

By cycling, residents of River Modern can reach:

- Gardens by the Bay: ~6 min
- Raffles Place: ~10 min
- Downtown: ~11 min
- East Coast Park: ~26 mins



# Round Island Route Phase 1

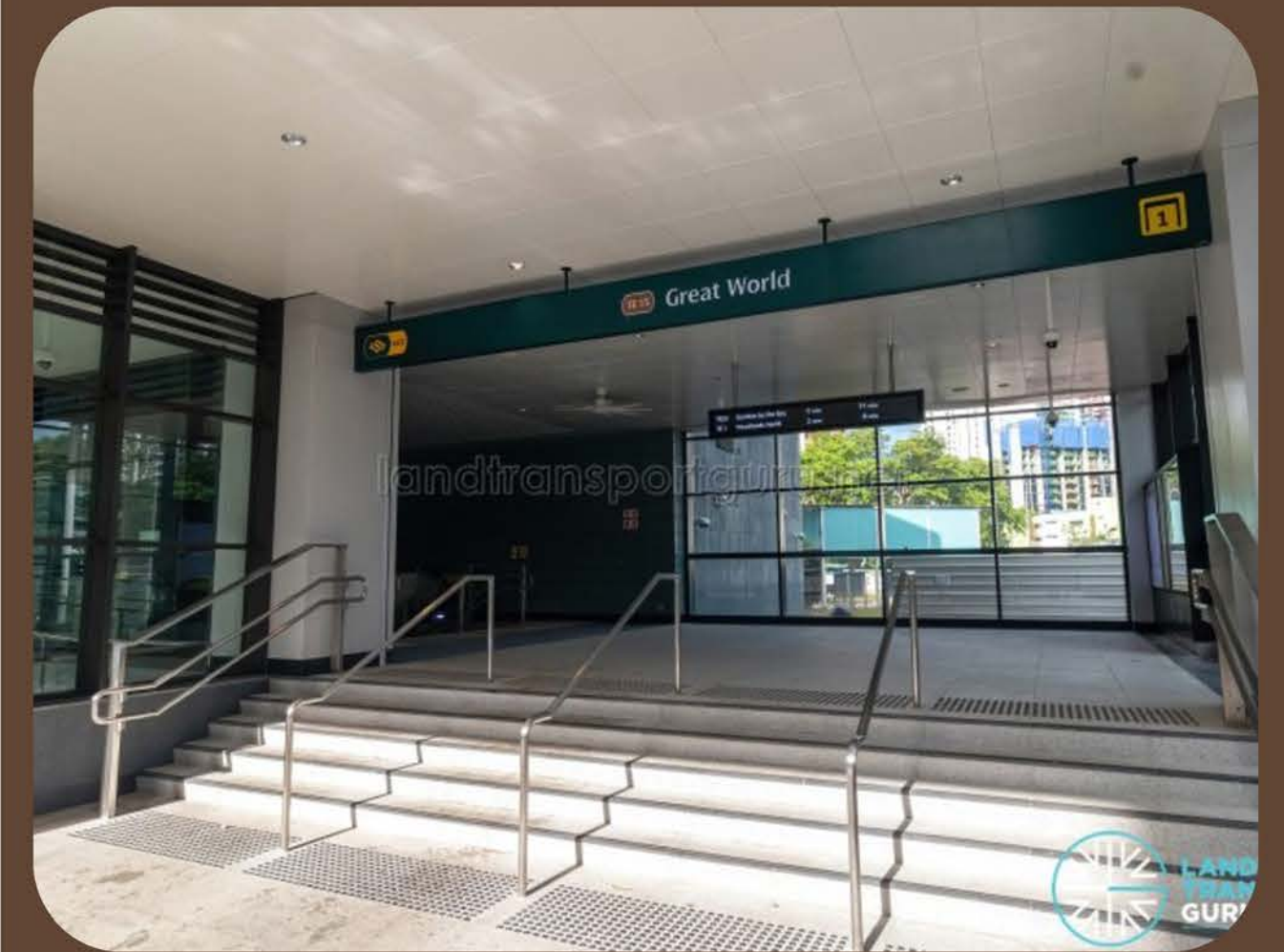
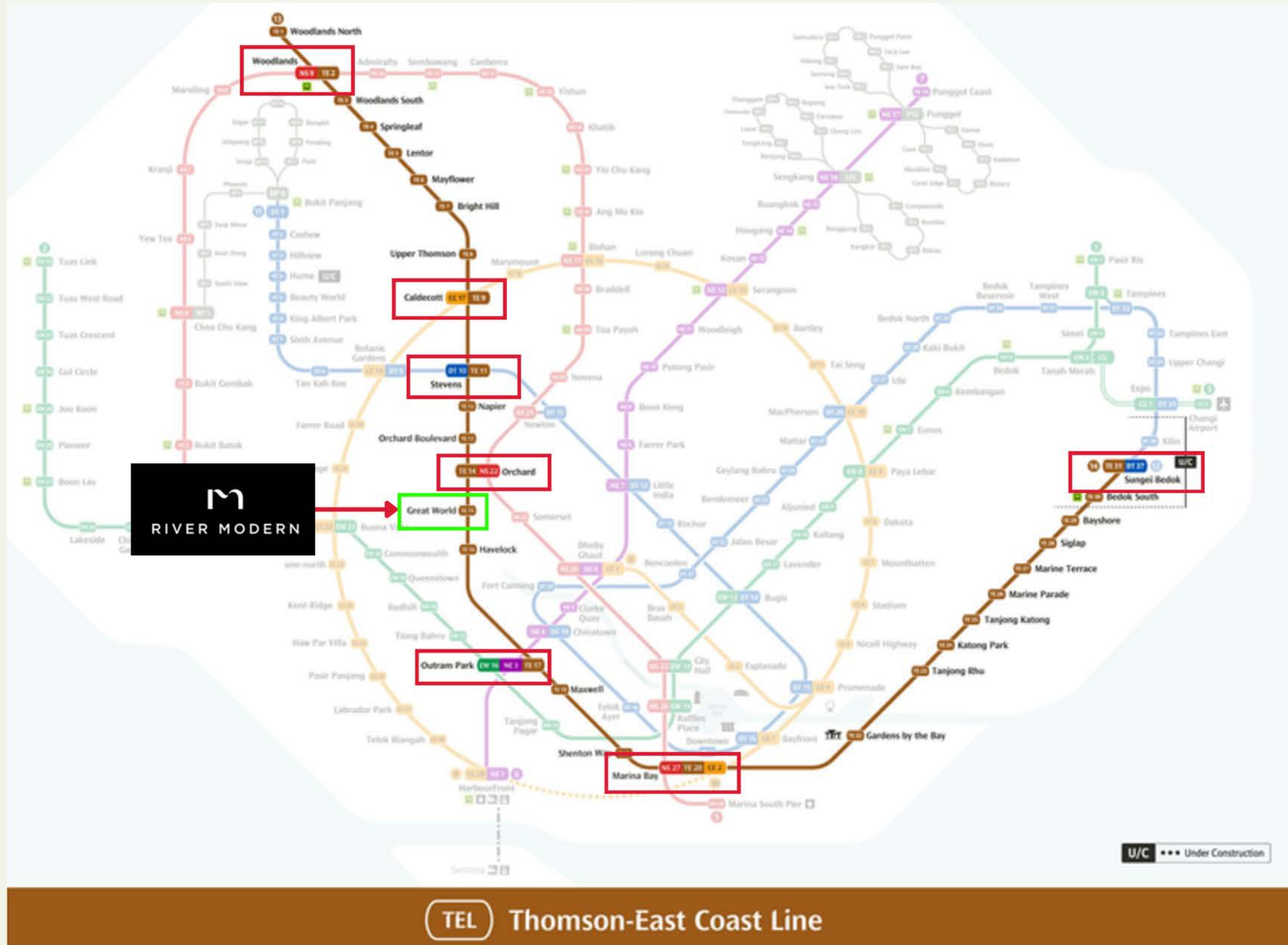


River Modern is seamlessly integrated into this extensive green network, offering residents direct access to the Round Island Route (RIR). This continuous 150km park connector, will be the longest recreational connection in this network. Provides more opportunities for nature-based recreation such as hiking and cycling.

The first phase of the Round Island Route was launched on 22 January 2022. Stretching across 75km, it covers the eastern half of Singapore, from Rower's Bay in the north-east, past the Singapore River to Berlayer Creek in the south.



# The Best-Connected MRT line



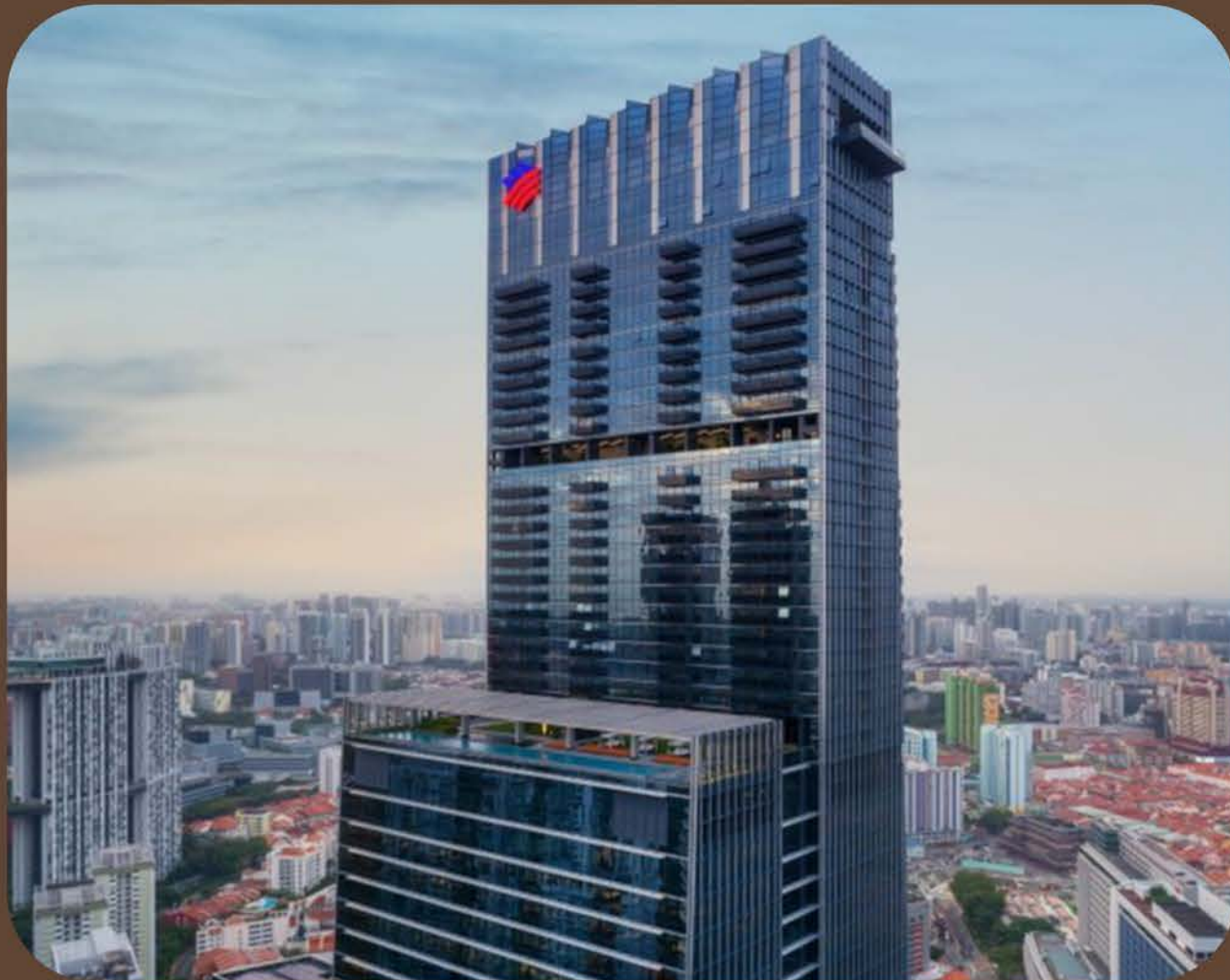
The **Thomson–East Coast Line (TEL)** is Singapore's most connected MRT line; it links to **every other major MRT line** in the network.

With **GREAT WORLD** station on **TEL**, you're right at the centre of the island's most seamless urban connectivity.

# Renowned Developer

**GUOCOLAND** is a leading real estate group distinguished by quality, innovative concepts and design. The Group has a strong track record in creating distinctive integrated mixed developments and premium residential properties.

In Singapore, GuocoLand has developed over 11,000 homes across more than 40 residential projects. Recognised for its commitment to quality and timeless design, GuocoLand is widely known for its placemaking capabilities. Its landmark integrated mixed developments, Guoco Tower and Guoco Midtown, have played a key role in uplifting their surrounding urban precincts.



# TARGET PREVIEW: 20<sup>TH</sup> FEBRUARY 2026

SHOWFLAT REGISTRATION STARTS NOW!

