

Aurea — Residences at The Golden Mile

District 7 · 802 Beach Road · 99-Year Leasehold · 188 Residences · Expected TOP Q2 2029

Aurea is Singapore's first integrated development anchored on a **conserved modernist landmark** — the 1973 Golden Mile Complex, the first large-scale post-independence building to be gazetted for conservation. Developed by **Perennial Holdings** and **Far East Organization**, it pairs a 45-storey 188-unit residential tower with the retained and rejuvenated 21-storey Golden Mile retail/office/medical complex, linked by an elevated pedestrian bridge at the 2nd storey. Sky terraces at Levels 3, 17 and 33 deliver over 3,000 sqm of residents-only amenities across three themed decks — *Resort, Lounge* and *Sky*.

Quick Facts

Project Name	Aurea (Residential) / The Golden Mile (Commercial)
Developer	GMC Property Pte. Ltd. — JV of Perennial Holdings & Far East Organization
Location	802 Beach Road, Singapore 199980 (District 7)
Tenure	99 years commencing 18 November 2024
Site Area	13,462.30 sqm (144,908 sq ft); Plot Ratio 5.6
Residential GFA	23,325.90 sqm
Storeys / Tower	45 storeys + 3 basements (1 residential tower)
Total Units	188 residential units (incl. 2 penthouses)
Carparks	129 lots + 3 accessible + 4 EV + 48 bicycle (residential)
Architect	DP Architects Pte Ltd
Conservation Specialist	Studio Lapis Conservation Pte Ltd
Estimated TOP	Q2 2029 (expected vacant possession 31 March 2030)
Developer Licence	C1497

Residential Unit Mix

Collection	Type	No.	Size (sqm)	Size (sqft)	Levels
Prestige	2 BR (B1/B1H/B2/B2H/B3/B3H)	84	59 – 66	635 – 710	L4 – L32
Prestige	3 BR (C1/C1H)	28	93	1,001	L4 – L32
Prestige	4 BR (D1/D1H/D1g/D1Hg)	28	134	1,442	L4 – L32
Prestige	4 BR Premium (D2/D2H/D2g/D2Hg)	28	167	1,798	L4 – L32
Signature	5 BR (E1)	9	266	2,863	L34 – L42
Signature	5 BR Premium (E2/E2g)	9	302	3,251	L34 – L42
Penthouse	5 BR Penthouse (PH1)	1	521	5,608	L43 – L45
Penthouse	6 BR Penthouse (PH2)	1	819	8,816	L43 – L45
	TOTAL	188			

Prestige Collection serves as entry and mid-tier stock across L4–L32. Signature Collection at L34–L42 offers private-lift 5-bedders with ~3,000 sqft of living. Two rare penthouses at L43–L45.

Connectivity & Amenities

MRT	Nicoll Highway MRT (CC5)	5 min walk / 0.4 km
	Lavender MRT (EW11)	9 min walk / 0.8 km
F&B / Retail	Golden Mile Food Centre	2 min walk / 0.2 km
	North Bridge Road Market	6 min walk / 0.5 km
	Kampong Glam Heritage District	9 min walk / 0.8 km
	Bugis Junction / Raffles City / Suntec City	3 – 4 min drive
	The Shoppes at Marina Bay Sands / Orchard Road	6 – 8 min drive
Parks / Leisure	Kallang Riverside Park	3 min walk / 0.3 km
	Esplanade – Theatres on the Bay	5 min drive
	Singapore Sports Hub / Indoor Stadium	9 min drive
	Gardens by the Bay	9 min drive
Business	Bugis / Beach Road Business Hub	2 min drive
	Shenton Way / Raffles Place / MBFC CBD	7 min drive
Education	NAFA (Bencoolen), LASALLE, SMU, SOTA	4 – 5 min drive
	Hong Wen School, Farrer Park Primary, St Margaret's	6 min drive
	Anglo-Chinese School (Junior), Kong Hwa School	7 min drive
Medical	Raffles Hospital	2 min drive
	Farrer Park Hospital	4 min drive
	Mount Elizabeth Hospital (Orchard)	11 min drive

Sky Terraces & Facilities (> 30 facilities, ~3,010 sqm across L3 / L17 / L33)

Resort (L3)	25m Grand Infinity lap pool; Spa Cove; Kids' Splash; The Retreat clubhouse; Sizzle (grill) and Sear (teppanyaki) dining pavilion.
Lounge (L17)	The Dining Room (function room); Lounge Cove; Viewing Point; Rock Garden; Hammock Garden; Alcove recreation.
Sky (L33)	22m Sky Infinity lap pool; Sky Spa; Water Jets; Sky Gym (24 hr); Serenity Deck (yoga); The Boulder climbing wall; Sky Fitness.

Why Aurea Stands Out

Conservation + New Build	First large-scale Singapore residence anchored on a gazetted conserved modernist landmark; DP Architects + S
Three Sky Terraces	Over 3,010 sqm of open-air amenities across L3, L17 and L33 — two lap pools, spa, 24-hour sky gym, bouldering
Near-Fresh 99-Yr Lease	Tenure commences 18 November 2024 — virtually the full 99 years left on lease at TOP, preserving resale value
Strategic Location	District 7 city-fringe; 5-min walk to Nicoll Highway MRT (CC Line); 2 min drive to Bugis/Beach Road Business H
Rare Scale	Only 188 residences — a boutique resident community sharing the podium with commercial, office and medical
Two Penthouses	PH1 at 5,608 sqft and PH2 at 8,816 sqft offer rare ultra-large floor plates with private home-lift (PH2) — among

LovelyHomes.com.sg | Independently prepared fact summary. All figures are indicative and subject to change at the developer's discretion. Source data: official developer factsheets dated 5 February 2025. For the latest pricing, unit availability and floor plans, please enquire directly via www.lovelyhomes.com.sg.