

MARINA GARDENS PRECINCT · DISTRICT 01

One Marina Gardens 滨海花园一号

The first private residential launch in Singapore's Marina Gardens precinct — 937 homes rising above Gardens by the Bay with Marina South MRT at the doorstep.

937

RESIDENTIAL UNITS

99 Years

LEASEHOLD TENURE

Dec 2029

EXPECTED TOP

TE22

MARINA SOUTH MRT AT DOOR

L45

SKY GYM PANORAMA

PROJECT PARTICULARS

Developer	Marina Gardens Development Pte Ltd Kingsford Group (anchor) with JV partners
Address	Marina Gardens Lane, Singapore 018973
District	01 · Marina Bay / Downtown Core
Tenure	99-year leasehold
Site Area	~21,528 sqm (≈ 231,728 sqft)
Plot Ratio	5.6 · integrated with retail podium
Blocks & Storeys	Block 3: 30 storeys · Block 5: 44 storeys
Total Units	937 · 27 stacks across 2 towers
Carpark	Multi-storey basement · EV charging Integrated with Marina South car-lite precinct
Sustainability	Green Mark (targeted) · Smart home integration
Appliances	Smeg · Hafele · Kohler
Sky Gardens	Level 14 · 31 · 34 · 45 (4 sky levels)
Expected TOP	31 December 2029
GLS Bid	S\$1.034 billion (~S\$1,402 psf ppr)

UNIT MIX AND SIZES

TYPE	SIZE (SQFT)	LAYOUTS
1-Bedroom	506 – 560	1BR1 – 1BR8
2-Bedroom	689 – 785	2BR1 – 2BR6
2-Bedroom + Study	754	2BR S1
2-Bedroom with Home Study	775 – 915	2BR HS1 – HS6
3-Bedroom	1,033 – 1,163	3BR1 · 3BR2 · 3BR3 · 3BR DK
3-Bedroom Premium	1,302 – 1,399	3BR P1 · P2 · P3
4-Bedroom Premium	1,647	4BR P
Total	506 – 1,647+	937 units

Towers: Block 3 rises 30 storeys (stacks 01–14); Block 5 rises 44 storeys (stacks 15–27) with the signature Sky Gym on Level 45.

PRICING · HIGHLIGHTS · LOCATION

Why Buyers Are Watching One Marina Gardens

Indicative prices, the six upside drivers our analysts flag, and how the Marina South precinct connects you to the rest of Singapore.

INDICATIVE PRICING

1-BEDROOM FROM \$S\$1.50M	2-BEDROOM FROM \$S\$2.00M	2-BEDROOM + STUDY \$S\$2.30M
3-BEDROOM FROM \$S\$2.90M	3-BEDROOM PREMIUM \$S\$3.90M	4-BEDROOM PREMIUM \$S\$5.00M+

PSF benchmark: from approximately \$S\$2,900+ psf · **District 01 downtown core** — a leasehold address where freehold is rare and pricing is anchored to Marina Bay comparables. Prices indicative only and subject to the developer's current price list at booking.

WHY BUYERS ARE WATCHING

- 1 First-Mover in Marina Gardens** — the pioneer private residential launch in the Marina South precinct, setting the benchmark for future launches in District 01.
- 2 MRT at the Doorstep** — Marina South MRT (TE22) on the Thomson-East Coast Line, connecting directly to Orchard, Shenton Way, Stevens, Woodlands and Changi Airport.
- 3 Gardens by the Bay at the Doorstep** — unblocked views over 101 hectares of botanical gardens, Supertree Grove, Cloud Forest and the Flower Dome.
- 4 Sky Gym on Level 45** — plus sky gardens on Levels 14, 31 and 34 and more than 68 facilities across multiple decks.
- 5 Smart Homes with Premium Appliances** — Smeg kitchens, Hafele hardware, Kohler sanitaryware and smart home integration across every unit.
- 6 Marina South Masterplan Upside** — new retail spine, car-lite streets, Founders' Memorial, Bay East Garden extension and additional residential GLS sites all planned around the precinct.

LOCATION AND CONNECTIVITY

TRANSPORT Marina South MRT (TE22) Direct TEL to Orchard, Shenton Way, Stevens, Woodlands and Changi Airport. MCE, ECP, CTE and AYE expressways on the doorstep.	LIFESTYLE Gardens by the Bay Flower Dome, Cloud Forest, Supertree Grove and OCBC Skyway — all directly accessible on foot.	RETAIL Marina Bay Belt Marina Bay Link Mall, The Shoppes at Marina Bay Sands, Marina Square, Millenia Walk, Suntec City and Raffles City.	SCHOOLS School Belt Cantonment Primary, Outram Secondary and Gan Eng Seng School within range. SMU, NAFA, LASALLE and NUS within a short TEL ride.
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FACILITIES HIGHLIGHTS (68+ IN TOTAL)

- Grand Arrival Entrance
- 50m Lap Pool
- Family Pool
- Kid's Pool
- Jacuzzi
- Poolside Sun Deck
- Cabanas
- BBQ Pavilions
- Gourmet Kitchen
- Function Rooms
- Clubhouse
- Gymnasium
- Yoga Lawn
- Tennis Court
- Kid's Playground
- Reading Lounge
- Meditation Garden
- Water Features
- Sky Garden · Level 14
- Sky Terrace · Level 31
- Sky Garden · Level 34
- Sky Gym · Level 45
- Outdoor Fitness
- Arrival Lobby

See the full One Marina Gardens project page

Floor plans · marketing videos · site and location maps · buyer guides

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