

MARINA SOUTH · DISTRICT 1 · CCR

One Marina Gardens 滨海花园一号

The first new private launch in Singapore's Marina South district — 937 homes between Marina Bay, Gardens by the Bay and the future Greater Southern Waterfront

937

RESIDENTIAL UNITS

99 Years

LEASEHOLD

2030

EXPECTED TOP

D1

MARINA SOUTH · CCR

From S\$1.30M

1-BR INDICATIVE

PROJECT PARTICULARS

Developer	Kingsford Group × Obsidian Development
Address	Marina Gardens Lane · D1
District	1 · Marina South · CCR
Tenure	99-year leasehold
Site Area	~12,950 sqm
Total Units	937 across 4 towers
Architect	ADDP Architects
Sustainability	BCA Green Mark Platinum
Sales Launch	2026
Expected TOP	2030

UNIT MIX & SIZES

TYPE	SIZE (SQFT)	UNITS
1-Bedroom	420-474	TBC
2-Bedroom	678-818	TBC
3-Bedroom	947-1,184	TBC
4-Bedroom	1,378-1,485	TBC
Total	420 - 1,485	937

Highlights:

Marina Bay address — 5-min walk to Gardens by the Bay, direct access to Marina South MRT and the Greater Southern Waterfront masterplan.

INDICATIVE PRICING

1-BEDROOM FROM

S\$1.30M

2-BEDROOM FROM

S\$1.85M

3-BEDROOM FROM

S\$2.85M

WHY BUYERS ARE WATCHING

- 1 First mover in Marina South** — the first new private launch in this CCR precinct in years; URA's Greater Southern Waterfront masterplan will reshape the district over the next decade.
- 2 Marina Bay frontage** — direct sight lines to Gardens by the Bay and the Marina Bay skyline; 5-min walk to Marina South MRT (TEL).
- 3 Trophy CBD address** — D1 is Singapore's most prestigious postal district — capital values are anchored by the financial district and Marina Bay's iconic skyline.
- 4 Dual-line MRT access** — Marina South MRT (TEL) opening will link residents to the Thomson-East Coast Line and the broader rail network.
- 5 Integrated lifestyle precinct** — short walks to Gardens by the Bay, MBS, Esplanade, Helix Bridge — Singapore's premier waterfront entertainment cluster.
- 6 Foreign-buyer eligible (subject to ABSD)** — prime D1 freehold-equivalent location; international buyer interest typically robust.

LOCATION & CONNECTIVITY

MRT

Marina South MRT (TEL)

5-min walk to the Thomson-East Coast Line. Onward to Marina Bay, Orchard, Woodlands and beyond.

DRIVE

ECP / KPE / MCE

CBD ~6 min · Changi Airport ~17 min via ECP · Gardens by the Bay 5-min walk.

LIFESTYLE

Gardens by the Bay

Direct access to Singapore's flagship 101-hectare waterfront garden + Marina Bay attractions.

SCHOOLS

Cantonment Primary

Cantonment Primary 1.6 km · Singapore Management University 5 min · NUS via MRT.

FACILITIES HIGHLIGHTS

- Lap Pool · Sky Garden · Yoga Deck · Function Room · Gymnasium · BBQ Pavilion · Children's Pool · Reading Pavilion · Tennis Court · Wellness Spa · Cabanas · Kids Playground · Aqua Gym · Rooftop Pavilion · Concierge Lounge · Garden Walk · Reflection Pool · Family Pool

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