

01 · MARINA SOUTH / DOWNTOWN CORE

# One Marina Gardens

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


**937**

RESIDENTIAL UNITS

**99 Years**

LEASEHOLD TENURE

**30 Apr 2029**

VACANT POSSESSION

**TE22**

MARINA SOUTH MRT AT DO

**L45**

SKY GYM PANORAMA

## PROJECT PARTICULARS

Developer	Kingford Marina Development Pte Ltd Kingsford Development marketing materials; project details dated 11
Address	1, 3, 5 Marina Gardens Lane
District	01 · Marina South / Downtown Core · CCR
Tenure	99-year leasehold
Site Area	12,245.1 sqm (131,805 sqft)
Blocks and Storeys	Block 3: 30 storeys · Block 5: 44 storeys
Total Units	937 residential units · 27 stacks
Integrated Uses	Landscape deck · childcare centre · shops · restaurant · communal facilities · basement carpark
Vacant Possession	30 April 2029
Legal Completion	30 April 2032
Car Park Lots	445 carpark lots plus 4 accessible lots
Landscape Architect	Ecoplan Asia Pte Ltd

## UNIT MIX & SIZES

Type	Size / Range	Note
1-Bedroom	420 - 452	1BR1 - 1BR8
2-Bedroom	646 - 667	2BR1 - 2BR6
2-Bedroom + Study	678	2BR S1
2-Bedroom with Home Study	689 - 732	2BR HS1 - HS6
3-Bedroom	904 - 1,012	3BR DK · 3BR1 - 3BR3
3-Bedroom Premium	1,066 - 1,238	3BR P1 - P3
4-Bedroom Premium	1,647	4BR P
Total	420 - 1,647	27 stacks

## INDICATIVE PRICING

1-BEDROOM LAUNCH GUIDE

**From S\$1.16M**

2-BEDROOM BALANCE

**From S\$1.835M**

3-BEDROOM BALANCE

**From S\$2.521M**

## WHY BUYERS ARE WATCHING

- 1 First-Mover in Marina Gardens — the pioneer private residential launch in the Marina South precinct. Every future GLS launch in this district will be benchmarked against One Marina Gardens.
- 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 — unbroken views over 101 hectares of botanical gardens, Supertree Grove, Cloud Forest, Flower Dome and the OCBC Skyway.
- 4 District 01 Address — one of the most prestigious postcodes in Singapore, where freehold is rare and leasehold pricing is anchored against Marina Bay comparables.
- 5 Sky Gym on Level 45 — a signature panoramic fitness pavilion in Block 5 with floor-to-ceiling views of Marina Bay Sands, the Singapore Flyer and the CBD.
- 6 Smart Homes with Premium Appliances — Smeg kitchens, Hafele hardware, Kohler sanitaryware and integrated smart home systems across every unit.

## LOCATION & CONNECTIVITY

### TRANSPORT

#### Marina South MRT (TE22)

Direct Thomson-East Coast Line to Orchard, Shenton Way, Stevens, Woodlands and Changi Airport. MCE, ECP, CTE and AYE expressways on the doorstep.

### LIFESTYLE

#### Gardens by the Bay

101 hectares of botanical gardens, Supertree Grove, Cloud Forest, Flower Dome and the OCBC Skyway — all a short walk across the precinct.

### RETAIL

#### Marina Bay Belt

Marina Bay Link Mall, The Shoppes at Marina Bay Sands, Marina Square, Millenia Walk, Suntec City and Raffles City — all within one MRT stop.

### SCHOOLS

#### School Belt

Cantonment Primary, Outram Secondary and Gan Eng Seng School within range. SMU, NAFA, LASALLE and NUS a short TEL ride away.

## FACILITIES HIGHLIGHTS

- Grand Arrival Entrance
- Arrival Lobby
- 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

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