

TAMPINES WEST, DISTRICT 18

Pinery Residences

Integrated mixed-use living above a commercial podium with direct Tampines West MRT access.

588

RESIDENTIAL UNITS

D18

TAMPINES WEST

99 years

TENURE

Q4 2029

RESIDENTIAL TOP

Direct MRT

CONNECTIVITY

PROJECT FACTS

Project Name	Pinery Residences
Property Type	Mixed-use condo
Address	Blocks 922-932 Bedok Reservoir Road; commercial at 91 Tampines Street 94
District	18
Tenure	99 years from 7 January 2025
Developer	Hoi Hup Sunway Tampines Residential Pte. Ltd.
Total Units	588 residential units
Site Area	23,512 sqm
Plot Ratio	2.63
TOP / VP	Residential TOP Q4 2029; Commercial TOP Q2 2029

UNIT MIX

Type	Size	Units
2 Bedroom	624-667 sqft	180
2 Bedroom Premium + Study	700 sqft	72
3 Bedroom / Deluxe	807-872 sqft	96
3 Bedroom Premium / + Study	990-1,055 sqft	120
4 Bedroom / Premium + Study	1,141-1,238 sqft	108
4 Bedroom Luxury + Study	1,389 sqft	12
5 Bedroom Luxury	1,475 sqft	12

KEY SELLING POINTS

- Integrated podium with supermarket, food court, early childhood development centre and retail/F&B.
- Direct underground pedestrian link to Tampines West MRT supports daily convenience.
- Six 14-storey residential blocks sit above an elevated landscaped deck.
- Hoi Hup Sunway track record and ADDP design team add buyer familiarity.

LOCATION & CONNECTIVITY

- Tampines West MRT direct link
- Tampines Street 94 / Bedok Reservoir Road
- Tampines Regional Centre nearby
- Future commercial podium conveniences

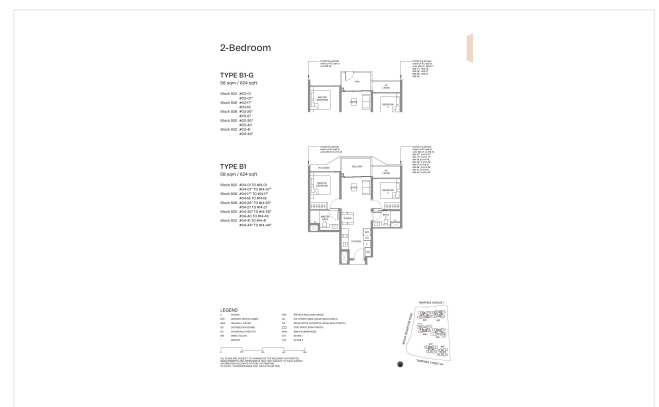
SCHOOLS NEARBY

St Hilda's Primary, Tampines Primary, Jun Yuan Primary, Temasek Polytechnic, SUTD

DEVELOPER & TEAM

Architect	ADDP Architects LLP
Main Contractor	Straits Construction Singapore Pte Ltd
M&E Engineer	Belmacs Pte Ltd
C&S Engineer	Mott MacDonald Singapore Pte Ltd
Landscape Consultant	Tinderbox Landscape Studio Pte Ltd
Interior Designer	2nd Edition Pte Ltd

SITE / FLOOR PLAN PREVIEW



SUSTAINABILITY & SPECS

- PPVC construction method
- North-south tower orientation to reduce solar heat gain
- Layered greenery and podium planting
- EV and bicycle lots provided