

SORA

D22 EC · 440 Units · Jurong Lake District

EXECUTIVE CONDOMINIUM · DISTRICT 22 · JURONG LAKE DISTRICT

SORA EC Singapore 水岸華庭

SORA 水岸華庭 EC Singapore — a new launch in Singapore.

440

TOTAL UNITS

Oct 2028

EST. TOP

99-Year

LEASEHOLD

D22

JURONG LAKE DISTRICT

EC Pricing

FROM ~\$900K

PROJECT PARTICULARS

Project Name	Sora (水岸華庭)
Developer	Lakeside Residential Pte. Ltd. (SingHaiyi Group)
Address	72, 74, 76, 78 Yuan Ching Road, Singapore 619601-619604
District	22 (Jurong East Planning Area)
Tenure	99 Years commencing 30 August 2023
Site Area	17,834.8 sq m
Plot Ratio	2.1
Total Units	440 residential units (Executive Condominium)
Configuration	4 Blocks — 2 × 20-storey (Blks 76 & 78) + 2 × 12-storey (Blks 72 & 74) with basement carpark
Est. TOP (VP)	31 October 2028
Est. Legal Completion	31 October 2031
Architect	ADDP Architects LLP
Landscape Consultant	Ecoplan Asia Pte. Ltd.
Main Contractor	Nakano Singapore Pte. Ltd.

UNIT MIX & SIZES

TYPE	SIZE (SQFT)	UNITS
1-Bedroom + Study	A1S / A1S-T	538-689
2-Bedroom Deluxe	B1 / B1-P / B1-T / B2 / B2-T	646-807
2-Bedroom Deluxe + Study	B3S / B4S series	732-915
3-Bedroom Deluxe	C1 / C1-P / C1-T	936-1,119
3-Bedroom Premium	C2 / C2-P / C2-T	1,098-1,313
3-Bedroom Premium + Study	C3S / C4S / C5S series	1,152-1,410
4-Bedroom Luxury	D1 / D1-P / D1-T	1,528-1,787
5-Bedroom Luxury	E1 / E1-P / E1-T	1,679-1,938
Total	1 - 5	65855978

Highlights:

SORA 水岸華庭 EC Singapore — see the live project page for full details, floor plans and the latest pricing.

INDICATIVE PRICING

1-BR + STUDY (538 SQFT)

From ~S\$900K

3-BR PREMIUM (1,098 SQFT)

From ~S\$1.6M

5-BR LUXURY (1,679 SQFT)

From ~S\$2.4M

WHY BUYERS ARE WATCHING

- 76% of units face Jurong Lake Gardens directly** – No other EC in the current supply pipeline occupies a site with this proportion of garden-fronting units – a structural advantage for both owner-occupier quality of life and secondary-market pricing once the MOP expires.
- Jurong Lake District masterplan is the largest outside-CBD** – 20,000 new homes, 100,000 sq m of additional retail/F&B, 73,000 new jobs, a future HSR terminus – JLD's transformation makes Sora one of the most structurally positioned ECs of the 2023–2028 cohort.
- ADDP Architects brings a proven track record of EC quality** – ADDP's portfolio includes Grandeur Park Residences (D16, 720 units), Park Colonial (D19, 805 units), and Kopar at Newton (D11, 378 units) – all of which performed strongly at MOP resale. The architect's involvement signals a premium finish.
- Shuttle bus to Lakeside MRT and Jurong East MRT for two year** – This directly addresses the single most cited buyer concern for the Yuan Ching Road site – MRT distance (~1.7 km to Lakeside). Jurong East MRT (NSL/EWL/JRL interchange) is Singapore's second most connected interchange outside the city.
- Four-block layout creates genuine privacy between blocks** – Block spacing of 40 m between Blocks 74 and 76 (the widest gap) avoids the corridor-facing conditions common in denser EC sites. This contributes directly to the 76% lake-view statistic.
- Town gas provision for 4-Bedroom and 5-Bedroom unit types** – A feature increasingly eliminated from new EC builds to reduce construction cost, town gas for the larger unit types enables genuine gourmet cooking – a selling point for owner-occupier families upgrading from HDB.

LOCATION & CONNECTIVITY

MRT LINES

Lakeside MRT (EWL) ~1.7 km

Jurong East MRT (NSL/EWL/JRL) ~2.5 km · Shuttle bus provided 2 years post-TOP · Pioneer MRT (EWL) ~1.5 km

EXPRESSWAYS

PIE on-ramp ~1.0 km

AYE ~1.5 km · CBD via PIE/AYE ~20 min · Jurong Island ~15 min by car

WALKABLE (15 MIN)

Jurong Lake Gardens (West) direct

Chinese Garden MRT ~1.8 km · Jurong Lake Park · Lakeside Village F&B · Taman Jurong Market

DRIVE TIMES

Raffles Place ~20 min

Changi Airport ~30 min · one-north/Biopolis ~15 min · Jurong Innovation District ~10 min

FACILITIES HIGHLIGHTS

- 40m Lap Pool
- Archipelago Pool (255 sqm)
- SPA Cove (Hydrojets)
- Kids' Pool
- Coastal Gym (Ground)
- Sky Gym (26F, Air Bikes/Rowers)
- Gourmet Pavilion (BBQ)
- Function Rooms × 2
- Club Lounge (44 sqm)
- Arrival Pavillion
- Garden Walk
- Reflection Pool
- Zen Garden
- Children's Play Area
- Lakeside Promenade
- Bicycle Bays (41 lots)
- EV Charging (4 lots)
- Smart Home System
- Video Intercom
- 24-Hour Security
- CCTV Surveillance
- Pneumatic Refuse System
- Management Office
- Parcel Boxes

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