

BAYSHORE PRECINCT · DISTRICT 16 · RCR

# Vela Bay 首航

The first private residential launch in Singapore's revitalised Bayshore enclave — 515 sea-facing homes at the heart of Bayshore MRT and East Coast Park.

**515**

RESIDENTIAL UNITS

**99 Years**

LEASEHOLD

**Dec 2031**

EXPECTED TOP

**TE29**

BAYSHORE MRT

**~72%**

SEA-FACING

## PROJECT PARTICULARS

Developer	Bayshore Walk Pte Ltd (SingHaiyi x Haiyi Holdings)
Address	Bayshore Road / Bayshore Drive · D16
District	16 · East Coast / Bayshore
Tenure	99-year leasehold from 25 Jun 2025
Site Area	10,497 sqm (~113,000 sqft)
Total GFA	47,442 sqm · Plot Ratio 4.52
Blocks & Storeys	2 blocks · 31 storeys each
Total Units	515 · 9 units per core
Carpark	258 lots (50% car-lite) · 4 EV · 129 bicycle
Architect	P&T Consultants Pte Ltd
Landscape	Ecoplan Asia Pte Ltd
Sustainability	Green Mark Platinum · Super Low Energy
Sales Launch	11 April 2026
Expected TOP	31 December 2031

## UNIT MIX & SIZES

TYPE	SIZE (SQFT)	UNITS
1-Bedroom	484	27
2-Bedroom	592	84
2-Bedroom Premium	688	113
3-Bedroom	893	87
3-Bedroom Premium	1,033	88
4-Bedroom	1,173	62
4-Bedroom Private Lift	1,378	26
5-Bedroom Private Lift	1,582	26
Penthouse	1,765	2
<b>Total</b>	<b>484 - 1,765</b>	<b>515</b>

### Highlights:

13 of 18 stacks are sea-facing (~72% of units); 52% have confirmed unblocked sea views from Level 11 upwards. New landscaped bridge to East Coast Park.

## INDICATIVE PRICING

1-BEDROOM FROM

**S\$1.20M**

2-BEDROOM FROM

**S\$1.40M**

3-BEDROOM FROM

**S\$2.20M**

## WHY BUYERS ARE WATCHING

- 1 First-Mover in Bayshore** — the only new private launch in this emerging precinct in 26 years. Tight competing supply means limited price benchmarks to anchor against.
- 2 MRT at the Doorstep** — Bayshore MRT (TE29) is directly above the development on the Thomson-East Coast Line, linking to Marina Bay, Orchard, CBD and Changi Airport.
- 3 East Coast Park Across the Road** — a new landscaped bridge across the ECP connects the site to the beach and the island-wide Park Connector Network.
- 4 Temasek Primary within 1 km** — plus Temasek Sec, Bedok View, Victoria JC, Temasek JC and SUTD all within a short commute.
- 5 ~72% Sea-Facing** — 13 of 18 stacks are oriented toward the sea; roughly 52% of units have confirmed sea views from Level 11 and above.
- 6 Bayshore Masterplan Upside** — car-lite precinct, 1 km community spine, transit-priority corridor and a gateway bridge to East Coast Park planned by URA/HDB.

## LOCATION & CONNECTIVITY

### TRANSPORT

#### Bayshore MRT (TE29)

Direct TEL to Marina Bay, Orchard, CBD, Tanjong Rhu, Outram Park and Changi Airport Terminal.

### LIFESTYLE

#### East Coast Park

Beach, cycling paths, park connector network and iconic seafront dining across the ECP.

### RETAIL

#### Mall Belt

Parkway Parade, Bedok Mall, i12 Katong and Jewel @ Changi — all within a short drive.

### SCHOOLS

#### School Belt

Temasek Primary & Secondary within 1 km. Victoria JC, Temasek JC, SUTD all nearby.

## FACILITIES HIGHLIGHTS

- The Vela Pool
- Aqua Spa Seat
- Kid's Pool
- Poolside Coast Cabana
- Pool Deck
- The Vela Lounge (Clubhouse)
- Vela Function Room
- Bay Function Room
- The Vela Pavilion (BBQ)
- Stern · Bow · Starboard · Port Pavilions
- Link Bridge
- Gymnasium
- Wellness Deck
- Steam Room
- Recreational Tennis Court
- Calisthenics Corner
- Outdoor Fitness Corner
- Swing Garden
- Coral Garden
- The Port Lounge
- Arrival Lobby
- Outdoor Shower Points

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