

BAYSHORE PRECINCT · DISTRICT 16

Vela Bay 首航

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

Draft Artist's Impression
515

RESIDENTIAL UNITS

99 Years

LEASEHOLD TENURE

Dec 2031

EXPECTED TOP

TE29

BAYSHORE MRT AT DOOR

~72%

SEA-FACING STACKS

PROJECT PARTICULARS

Developer	Bayshore Walk Pte Ltd JV of SingHaiyi & Haiyi Holdings
Address	Bayshore Road / Bayshore Drive
District	16 · East Coast / Bayshore
Tenure	99-year leasehold from 25 Jun 2025
Site Area	10,497 sqm
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 · 3 accessible · 129 bicycle
Sustainability	Green Mark Platinum · Super Low Energy
Architect	P & T Consultants Pte Ltd
Landscape	Ecoplan Asia Pte Ltd
Expected TOP	31 December 2031
Launch	11 April 2026

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
Total	484 – 1,765	515

Orientation: 13 of 18 stacks are sea-facing (≈ 72% of units); 52% confirmed sea view from Level 11 and above.

PRICING · HIGHLIGHTS · LOCATION

Why Buyers Are Watching Vela Bay

Indicative prices, the six upside drivers our analysts flag, and how the Bayshore precinct connects you to the rest of Singapore.

INDICATIVE PRICING

1-BEDROOM FROM S\$1.20M	2-BEDROOM FROM S\$1.40M	3-BEDROOM FROM S\$2.20M
4-BEDROOM FROM S\$3.10M	5-BEDROOM PL FROM S\$4.50M	PENTHOUSE FROM S\$4.80M+

PSF benchmark: ~S\$2,500+ psf starting, ~S\$2,700 psf average · Overall range: S\$1.2M – S\$5.3M. Prices indicative only and subject to developer confirmation at booking.

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.
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FACILITIES HIGHLIGHTS (30+ IN TOTAL)

- 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

See the full Vela Bay project page

Floor plans · marketing videos · site & location maps · buyer guides

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