

## PROJECT FACTSHEET - NEW LAUNCH

JALAN BESAR · DISTRICT 08 - D08

# ARC 380

**167**

TOTAL UNITS

**Freehold**

TENURE

**2018**

TOP / VP

**D08**

DISTRICT

**Not stated**

INDICATIVE PRICE

ARC 380 is a freehold city-fringe commercial strata project at Jalan Besar with retail, office units, sky terraces and facilities near Bendemeer MRT.

### PROJECT PARTICULARS

DEVELOPER	Prominent Site Private Limited and Prominent Plaza Investments Private Limited	PLOT RATIO	Not stated in available source files
ADDRESS	380 Jalan Besar, Singapore 209000	BLOCKS & STOREYS	16-storey mixed-use commercial building with retail units on Level 1, office units on Levels 5-16, lifestyle facilities and sky terraces
TENURE	Freehold	TOTAL UNITS	Approx. 144 office units and 23 retail/restaurant units, derived from source floor plates
SITE AREA	Not stated in available source files	EXPECTED TOP	Completed 2018

### UNIT MIX & SIZES

TYPE	SIZE	UNITS	PRICE
Retail / Restaurant	21-96 sqm	23 units	Not stated
Office Level 5-16	65-93 sqm	Approx. 144 units	Not stated
Sky / Roof Facilities	Facilities levels	Shared facilities	Not stated

## ARC 380 - CONTINUED

PRICING - HIGHLIGHTS - LOCATION

### INDICATIVE PRICING

RETAIL / RESTAURANT

**Not stated**

OFFICE LEVEL 5-16

**Not stated**

SKY / ROOF FACILITIES

**Not stated**

PRICE STATUS

**Not stated**

PRICE STATUS

**Not stated**

PRICE STATUS

**Not stated**

The local source files reviewed for this run include commercial positioning but no current developer price list; pricing is treated as not stated in available source files.

### WHY BUYERS ARE WATCHING ARC 380

- Source deck states freehold tenure.
- Source deck states a 5-minute walk to Bendemeer MRT.
- Foreigners and foreign entities are marked eligible to buy in the source sales deck.
- No ABSD and SSD are stated as commercial selling points in the source sales deck.
- Source material identifies dual views of Kallang Basin and city skyline.
- The building won 2019 FIABCI Singapore and Asia Property Awards according to the source deck.

### LOCATION & CONNECTIVITY

#### MRT

##### Bendemeer MRT

The source deck states about 5 minutes' walk to Bendemeer MRT.

#### ROADS

##### PIE / CTE

Source brochure highlights 3 minutes' drive to PIE and 2 minutes' drive to CTE.

#### BUSINESS

##### CBD / Marina Bay

The source deck positions CBD and Marina Bay about 8 minutes' drive away.

#### COMMERCIAL

##### Paya Lebar / Sports Hub

Paya Lebar Commercial Hub and Singapore Sports Hub are cited nearby in source material.

### FACILITIES HIGHLIGHTS (30+ IN TOTAL)

Covered Drop-off  
Lap Pool  
BBQ Area  
Kallang Basin View  
Swimming Pool  
Residents' Lounge  
Landscape Deck  
Outdoor Dining  
Management Office  
Carpark

Sky Terrace  
Gymnasium  
Garden and Lawn  
Arrival Lobby  
Pool Deck  
Children's Play  
Garden Seating  
Fitness Zone  
Bicycle Parking  
EV Lots

Roof Terrace  
Function Room  
Retail Shops  
Drop-off  
Clubhouse  
BBQ Pavilion  
Reading Corner  
Family Spaces  
Accessible Facilities  
Security