

PROJECT FACTSHEET - NEW LAUNCH

SIN MING ROAD · DISTRICT 20 - D20

Artisan 8

42

RESIDENTIAL UNITS

Freehold

TENURE

31 DecembeD2028

TOP / VP

DISTRICT

Not stated

INDICATIVE PRICE

Artisan 8 is a freehold Sin Ming mixed-use launch with 34 residential units above 8 commercial units, basement car park and a city-fringe Bishan planning-area address.

PROJECT PARTICULARS

DEVELOPER	Apex Asia (2) Pte Ltd	PLOT RATIO	2.92
ADDRESS	8 Sin Ming Road, Singapore 575628	BLOCKS & STOREYS	Additions and alterations to an existing 4-storey building with attic and basement car park, residential flats above and
TENURE	Freehold		
SITE AREA	Approx. 1,433 sqm / 15,424.67 sqft	TOTAL UNITS	34 residential units and 8 commercial units
		EXPECTED TOP	Expected vacant possession 31 December 2028

UNIT MIX & SIZES

TYPE	SIZE	UNITS	PRICE
1 Bedroom	398-506 sqft	6 units	Not stated
2 Bedroom	667-786 sqft	15 units	Not stated
3 Bedroom	850-1,259 sqft	5 units	Not stated
3 Bedroom + Study	1,184 sqft	2 units	Not stated
4 Bedroom	1,249-1,755 sqft	4 units	Not stated
4 Bedroom + Study	1,711-1,808 sqft	2 units	Not stated
4 Bedroom + 2 Study	2,174 sqft	1 unit	Not stated
5 Bedroom	1,884 sqft	1 unit	Not stated
Commercial	Source factsheet r	8 units	Not stated

ARTISAN 8 - CONTINUED

PRICING - HIGHLIGHTS - LOCATION

INDICATIVE PRICING

1 BEDROOM

Not stated

2 BEDROOM

Not stated

3 BEDROOM

Not stated

3 BEDROOM + STUDY

Not stated

4 BEDROOM

Not stated

4 BEDROOM + STUDY

Not stated

The local source files reviewed for this run do not include a released official price list; pricing is treated as not stated in available source files.

WHY BUYERS ARE WATCHING ARTISAN 8

- 1 Source factsheet states freehold tenure.
- 2 Mixed-use planning includes 34 residential and 8 commercial units.
- 3 Expected vacant possession is stated as 31 December 2028.
- 4 Project team includes M&Y Design Architects, ANT Consultants and United Project Consultants.
- 5 Source factsheet lists 26 car lots, 1 accessible lot, 1 motorcycle lot and 10 bicycle lots.
- 6 Residential specifications include branded appliances and smart lock provision in the source factsheet.

LOCATION & CONNECTIVITY

MRT

Upper Thomson / Bright Hill area

Sin Ming Road sits within the Upper Thomson and Bishan/Ang Mo Kio connectivity belt.

ROADS

Sin Ming Road / Marymount Road

The address connects into Sin Ming Road, Marymount Road and the CTE corridor.

RETAIL

Thomson Plaza / Bishan

Nearby Upper Thomson, Bishan and Marymount amenities support daily convenience.

NATURE

Bishan-Ang Mo Kio Park

The wider Bishan and Thomson precinct offers park and reservoir access.

FACILITIES HIGHLIGHTS (30+ IN TOTAL)

Mixed-use convenience
Supermarket unit
Upper Thomson dining
Smart lock provision
Swimming Pool
Function Room
Children's Play
Garden Seating
Fitness Zone
Bicycle Parking

Commercial shops
Basement car park
Bishan amenities
Arrival Lobby
Pool Deck
Residents' Lounge
BBQ Pavilion
Reading Corner
Family Spaces
Accessible Facilities

Restaurant units
Bicycle parking
Marymount connectivity
Drop-off
Clubhouse
Gymnasium
Landscape Deck
Outdoor Dining
Management Office
Carpark