

PROJECT FACTSHEET - NEW LAUNCH

UPPER EAST COAST ROAD - DISTRICT 16 - D16

Bagnall Haus

113

RESIDENTIAL UNITS

Freehold

TENURE

31 December 2028

TOP / VP

DISTRICT

Not stated

INDICATIVE PRICE

Bagnall Haus is a freehold Upper East Coast residential launch with 113 homes, two shops, three low-rise blocks and direct access toward the upcoming Sungei Bedok MRT station.

PROJECT PARTICULARS

DEVELOPER	RL Bagnall Pte. Ltd.	PLOT RATIO	Not stated in reviewed source files
ADDRESS	811, 813 and 815 Upper East Coast Road, Singapore	BLOCKS & STOREYS	Three 5-storey residential blocks at 811, 813 and 815 Upper East Coast Road with Level 1 Haus Grounds, Level 2 Haus Courtyard and lower-roof
TENURE	Estate in fee simple / Freehold	TOTAL UNITS	113 residential units and 2 shops
SITE AREA	Lot 07390X, 07391L PT and 10348K PT of MK 27 at Upper East Coast Road; site area not stated in reviewed source	EXPECTED TOP	Expected vacant possession 31 December 2028

UNIT MIX & SIZES

TYPE	SIZE	UNITS	PRICE
Shop	16 sqm	2 shops	Not stated
1 Bedroom + Flexi	46 sqm / about 495	Selected stacks in s	Not stated
2 Bedroom	71-72 sqm / about	Selected stacks in s	Not stated
2 Bedroom + Flexi / Guest	69-77 sqm / about	Selected stacks in s	Not stated
3 Bedroom + Flexi	91-96 sqm / about	Selected stacks in s	Not stated
4 Bedroom / 4 Bedroom + Flexi	116 sqm / about 1,	Selected stacks in s	Not stated
5 Bedroom	142 sqm / about 1,	Selected stacks in s	Not stated

BAGNALL HAUS - CONTINUED

PRICING - HIGHLIGHTS - LOCATION

INDICATIVE PRICING

SHOP

Not stated

1 BEDROOM + FLEXI

Not stated

2 BEDROOM

Not stated

2 BEDROOM + FLEXI / GU

Not stated

3 BEDROOM + FLEXI

Not stated

4 BEDROOM / 4 BEDROOM

Not stated

The reviewed local images and downloaded source e-brochure do not include a released current official price list; indicative pricing is marked as not stated.

WHY BUYERS ARE WATCHING BAGNALL HAUS

- 1 The source e-brochure states 113 homes in three 5-storey residential blocks.
- 2 Developer legal information states RL Bagnall Pte. Ltd. and freehold tenure.
- 3 The site plan marks direct access to the upcoming Sungei Bedok MRT station.
- 4 Facilities are arranged across Haus Grounds, Haus Courtyard and lower-roof Haus Canopy levels.
- 5 Representative source floor plans cover shop, 1-bedroom + flexi, 2-bedroom, 2-bedroom + flexi/guest, 3-bedroom + flexi, 4-bedroom and 5-bedroom layouts.
- 6 The developer profile page identifies Roxy-Pacific Holdings, KSH Holdings, Macly Group and LWH Holdings as joint-venture partners.

LOCATION & CONNECTIVITY

MRT

Sungei Bedok MRT

The source site plan marks access to the upcoming Sungei Bedok MRT station.

ADDRESS

Upper East Coast Road

The source distribution chart identifies blocks at 811, 813 and 815 Upper East Coast Road.

LIFESTYLE

East Coast / Bayshore

The source brochure frames the neighbourhood around future coastal-town and Bayshore precinct rejuvenation.

ROADS

Upper East Coast / Bedok South

Upper East Coast Road connects the project into Bedok, East Coast and Changi-side routes.

FACILITIES HIGHLIGHTS (30+ IN TOTAL)

Haus Arrival	Guard House	Parcel Lockers
Foot Reflexology Walk	Bicycle Parking	25m Lap Pool
Suntan Loungers	Courtyard Cabana	Rain Shower
Courtyard Lounge	Canopy Clubhouse	Canopy Gym
Sky Lawn	Canopy Lounge	Sky Nook
Sky Playground	Alfresco Haus	Teppanyaki Haus
Grill Haus	Sky Swings	Cloud Garden
Canopy Lookout	Games Haus	Yoga Yard
Wellness Yard	Arrival Lobby	Drop-off
Swimming Pool	Pool Deck	Clubhouse