

## PROJECT FACTSHEET - NEW LAUNCH

SENTOSA COVE - DISTRICT 04 - D04

# Cape Royale

**302**

RESIDENTIAL UNITS

**99 Years**

TENURE

**2013**

TOP / VP

**D04**

DISTRICT

**Not stated**

INDICATIVE PRICE

Cape Royale is a Sentosa Cove waterfront condominium with 302 homes across eight residential blocks, marina-facing amenities and large-format 3-bedroom, 4-bedroom and penthouse layouts.

### PROJECT PARTICULARS

DEVELOPER	Pinnacle (Sentosa) Pte Ltd, a joint development by Ho Bee Group and IOI Properties	PLOT RATIO	Not stated in available source files
ADDRESS	11-25 Cove Way, Singapore 098202-098209	BLOCKS & STOREYS	8 blocks of 19-, 18-, 17- and 16-storey buildings with basement carpark, swimming pool and communal facilities on Sentosa Cove
TENURE	99 years commencing on 7 April 2008	TOTAL UNITS	302 residential units
SITE AREA	21,523 sqm / 231,676 sqft	EXPECTED TOP	TOP completed in 2013

### UNIT MIX & SIZES

TYPE	SIZE	UNITS	PRICE
3 Bedroom	1,679-2,077 sqft	110 units	Not stated
4 Bedroom	2,508-2,713 sqft	53 units	Not stated
3 Bedroom Penthouse	2,939-3,391 sqft	7 units	Not stated
4 Bedroom Penthouse	4,629-4,671 sqft	3 units	Not stated

# CAPE ROYALE - CONTINUED

PRICING - HIGHLIGHTS - LOCATION

## INDICATIVE PRICING

3 BEDROOM

**Not stated**

4 BEDROOM

**Not stated**

3 BEDROOM PENTHOUSE

**Not stated**

4 BEDROOM PENTHOUSE

**Not stated**

PRICE STATUS

**Not stated**

PRICE STATUS

**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 CAPE ROYALE

- 1 Source factsheet states 302 total residential units at Cape Royale.
- 2 Sentosa Cove waterfront setting with South China Sea and marina lifestyle positioning.
- 3 Large-format layouts include 3-bedroom, 4-bedroom and penthouse homes.
- 4 Source brochure shows a full site plan with pools, club facilities and waterfront edge.
- 5 Developer entity is a Ho Bee Group and IOI Properties joint development.
- 6 The local factsheet states private treaty sale mode for available blocks.

## LOCATION & CONNECTIVITY

### WATERFRONT

#### Sentosa Cove

The source brochure places Cape Royale at Sentosa Cove with waterfront and marina context.

### ROADS

#### Sentosa Gateway / Keppel Road

The development links back to mainland Singapore through Sentosa Gateway.

### RETAIL

#### Quayside Isle / VivoCity

Sentosa Cove, HarbourFront and VivoCity provide nearby dining and retail access.

### LEISURE

#### Resorts World Sentosa / beaches

Sentosa lifestyle amenities and beaches are part of the wider neighbourhood.

## FACILITIES HIGHLIGHTS (30+ IN TOTAL)

Ocean Pool  
Children's Pool  
Function Room  
Waterfront Promenade  
Arrival Lobby  
Pool Deck  
Children's Play  
Garden Seating  
Fitness Zone  
Bicycle Parking

Serenity Pool  
Clubhouse  
BBQ Area  
Quayside Isle  
Drop-off  
Residents' Lounge  
BBQ Pavilion  
Reading Corner  
Family Spaces  
Accessible Facilities

Jacuzzi Pods  
Fitness Centre  
Tennis Court  
Sentosa Cove  
Swimming Pool  
Gymnasium  
Landscape Deck  
Outdoor Dining  
Management Office  
Carpark