

PROJECT FACTSHEET - NEW LAUNCH

JALAN LOYANG BESAR · DISTRICT 18 - D18

Coastal Cabana

748

RESIDENTIAL UNITS

99 Years

TENURE

31 March 2029

TOP / VP

D18

DISTRICT

Not stated

INDICATIVE PRICE

Coastal Cabana is a Pasir Ris executive condominium beside the coastal lifestyle belt, planned with 748 homes and extensive clubhouse, pool and landscape facilities.

PROJECT PARTICULARS

DEVELOPER	Pasir Ris Development Pte Ltd	PLOT RATIO	2.5
ADDRESS	Blocks 2-32 Jalan Loyang Besar, Pasir Ris, Singapore	BLOCKS & STOREYS	4 blocks of 11 storeys and 12 blocks of 12 storeys with roof terrace, basement carpark, pool, tennis court and communal facilities
TENURE	99 years leasehold	TOTAL UNITS	748 residential units
SITE AREA	28,405.50 sqm	EXPECTED TOP	Expected Vacant Possession 31 March 2029

UNIT MIX & SIZES

TYPE	SIZE	UNITS	PRICE
3 Bedroom Deluxe	872 sqft	46 units	Not stated
3 Bedroom Premium	915 sqft	139 units	Not stated
3 Bedroom Premium + Study	915 sqft	165 units	Not stated
4 Bedroom Classic	990 sqft	59 units	Not stated
4 Bedroom Deluxe	1,012 sqft	142 units	Not stated
4 Bedroom Premium	1,055 sqft	59 units	Not stated
4 Bedroom Premium + Study	1,163-1,216 sqft	68 units	Not stated
4 Bedroom Premium + Flexi	1,206 sqft	48 units	Not stated
5 Bedroom Premium	1,367-1,421 sqft	22 units	Not stated

COASTAL CABANA - CONTINUED

PRICING - HIGHLIGHTS - LOCATION

INDICATIVE PRICING

3 BEDROOM DELUXE

Not stated

3 BEDROOM PREMIUM

Not stated

3 BEDROOM PREMIUM + ST

Not stated

4 BEDROOM CLASSIC

Not stated

4 BEDROOM DELUXE

Not stated

4 BEDROOM PREMIUM

Not stated

The local source files reviewed for this run do not include a current official price list; indicative pricing is marked as not stated.

WHY BUYERS ARE WATCHING COASTAL CABANA

- 1 Source architect briefing states 748 total residential units.
- 2 The source site information states 99-year leasehold tenure and 28,405.50 sqm site area.
- 3 Parking provision is stated as 748 residential carpark lots, including 5 EV lots and 6 accessible lots.
- 4 The development includes swimming pool, tennis court, clubhouse and communal facilities.
- 5 Source unit mix spans 3-bedroom deluxe to 5-bedroom premium layouts.
- 6 Pasir Ris Park, Downtown East and future Cross Island Line connectivity are highlighted in the source briefing.

LOCATION & CONNECTIVITY

COAST

Pasir Ris Park / beach

The local brochure positions the project beside the Pasir Ris coastal lifestyle belt.

MRT

Pasir Ris / future CRL

Source connectivity pages reference Pasir Ris and Cross Island Line expansion context.

RETAIL

Downtown East

The architect briefing highlights living right next to Downtown East.

ROADS

Jalan Loyang Besar

The site is located at Jalan Loyang Besar in the Pasir Ris planning area.

FACILITIES HIGHLIGHTS (30+ IN TOTAL)

Clubhouse
Communal Facilities
Basement Carpark
Downtown East
Arrival Lobby
Function Room
Children's Play
Reading Corner
Family Spaces
Accessible Facilities

Swimming Pool
Roof Terrace
Pasir Ris Park
Park connector network
Drop-off
Residents' Lounge
BBQ Pavilion
Outdoor Dining
Management Office
Carpark

Tennis Court
Landscape Deck
Beach lifestyle
Coastal amenities
Pool Deck
Gymnasium
Garden Seating
Fitness Zone
Bicycle Parking
EV Lots