

# One Sophia

integrated 99-year Civic District landmark with office, retail and residential components at the former Peace Centre / Peace Mansion site

**616**

TOTAL UNITS

**99 Years**

TENURE

**D9**

DISTRICT

**31 Dec 2029**

EXPECTED VP

## Project Facts

<b>Developer</b>	Sophia Commercial Pte. Ltd. and Sophia Residential Pte. Ltd.
<b>Address</b>	1 Sophia Road, Singapore 228149; residential addresses at 1A and 1B Sophia Road
<b>District</b>	District 9 - Orchard / River Valley / Civic District
<b>Tenure</b>	99 years commencing from 6 December 2023
<b>Site Area</b>	7,118 sqm
<b>Total Units</b>	122 strata office units, 127 strata retail units and 367 residences
<b>Expected TOP</b>	Expected vacant possession 31 December 2029
<b>Project Type</b>	Mixed-use office, retail and residential development

## Unit Mix

<b>Strata Office</b>	Selected office units from 67-423 sqm in source schedule	122
<b>Strata Retail</b>	Retail podium units	127
<b>Residences</b>	The Collective at One Sophia	367
<b>Total</b>	Office, retail and residences	616

# One Sophia - Buyer Snapshot

## Indicative Pricing

Office units

Not stated in source

Retail units

Not stated in source

Residential units

Verify live list

Current developer price list was not found in the reviewed local source set; verify live availability and pricing before booking.

## Why Buyers Are Watching

### Civic District

Arts, culture, education, entertainment and business amenities converge around Bras Basah, Bugis and Dhoby Ghaut.

### Integrated mix

Office, retail and residential components support daily work, shopping and living within one address.

### Garden concept

The project is designed around a suspended garden and landscaped communal spaces.

### Education belt

SMU, SOTA, NAFA, LASALLE and other institutions strengthen rental and weekday demand.

### Orchard proximity

Orchard Road, Plaza Singapura and Bugis Junction are nearby retail anchors.

## Location and Facilities

MRT: Dhoby Ghaut, Bencoolen, Rochor and Bras Basah MRT stations are within the surrounding network.

Roads: Located at Sophia Road, Middle Road and Selegie Road with Orchard Road and the CBD nearby.

Lifestyle: Bugis, Orchard, Plaza Singapura, CHIJMES and cultural venues surround the site.

Suspended garden - Garden alcove - Garden lounge - Office lift lobby - Retail podium - Commercial drop-off point - Basement carpark - Accessible lots - Family lot - Bicycle lots - Office units - Retail units - Residential towers - Communal gardens - Landscaped terraces - Urban plaza - Lift lobbies - Service lift - Lactation room - Male and female toilets