

PROJECT FACTSHEET - NEW LAUNCH

JALAN LOYANG BESAR - PASIR RIS - D17

The Shorefront

23

RESIDENTIAL UNITS

99 Years

TENURE

31 December 2026

TOP / VP

DISTRICT

Not stated

INDICATIVE PRICE

The Shorefront is a 23-unit Jalan Loyang Besar boutique residence with long 999-year lease tenure, beach-side positioning and roof-terrace facilities.

PROJECT PARTICULARS

DEVELOPER	165@Loyang Pte Ltd	PLOT RATIO	1.4
ADDRESS	165 Jalan Loyang Besar, Singapore	BLOCKS & STOREYS	5-storey boutique private residential development with roof-terrace facilities
TENURE	999 years leasehold commencing from 27 November 1937	TOTAL UNITS	23 residential units
SITE AREA	1,479.20 sqm	EXPECTED TOP	Estimated vacant possession 31 December 2026

UNIT MIX & SIZES

TYPE	SIZE	UNITS	PRICE
2 Bedroom	775-883 sqft	9 units	Not stated
3 Bedroom	926-980 sqft	12 units	Not stated
3 Bedroom + Flexi + Study	1,679 sqft	1 unit	Not stated
4 Bedroom	1,572 sqft	1 unit	Not stated
Total	775-1,679 sqft	23 units	Not stated

THE SHOREFRONT - CONTINUED

PRICING - HIGHLIGHTS - LOCATION

INDICATIVE PRICING

2 BEDROOM

Not stated

3 BEDROOM

Not stated

3 BEDROOM + FLEXI + ST

Not stated

4 BEDROOM

Not stated

TOTAL

Not stated

PRICE STATUS

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 THE SHOREFRONT

- 1 Source factsheet states only 23 private residential units.
- 2 Tenure is stated as 999 years leasehold commencing from 27 November 1937.
- 3 The project address is 165 Jalan Loyang Besar in District 17.
- 4 Facilities include sky pool, sky gym, sky bar, sky dining, sky jacuzzi, aqua deck and beach deck.
- 5 Expected vacant possession is stated as 31 December 2026.
- 6 The source brochure shows a real site plan and representative floor plans.

LOCATION & CONNECTIVITY

COAST

Jalan Loyang Besar

The source brochure positions The Shorefront by the Pasir Ris and Loyang coastal lifestyle area.

LIFESTYLE

Beach / park / resort amenities

Source imagery and amenities pages highlight beach-side and resort-style living.

MRT

Pasir Ris

The broader location maps place the project in the Pasir Ris transport catchment.

ROADS

Loyang Avenue / TPE

The site connects through Jalan Loyang Besar toward Loyang Avenue and the eastern expressway network.

FACILITIES HIGHLIGHTS (30+ IN TOTAL)

Sky Pool	Sky Gym	Sky Bar
Sky Dining	Sky Jacuzzi	Aqua Deck
Beach Deck	Outdoor Shower	Bicycle Parking
Beach lifestyle	Pasir Ris Park	Loyang amenities
Arrival Lobby	Drop-off	Swimming Pool
Pool Deck	Clubhouse	Function Room
Residents' Lounge	Gymnasium	Children's Play
BBQ Pavilion	Landscape Deck	Garden Seating
Reading Corner	Outdoor Dining	Fitness Zone
Family Spaces	Management Office	Accessible Facilities