

**SIMS**  
**URBAN**  
**OASIS**



Sims Urban Oasis is the largest  
condominium development in a  
city-fringe area that is evolving into  
Singapore's next lifestyle enclave.  
Here, you can be close to the city centre,  
while enjoying all that the vibrant  
surroundings have to offer. And with  
over 50 facilities and a diversity of unit  
choices, Sims Urban Oasis is the one  
residence that is perfect for everyone.





CONNECTED CITY LIVING



## A WELL-POSITIONED INVESTMENT

Just 10 minutes from the city centre, Sims Urban Oasis presents a rare investment opportunity to own a beautifully conceptualized home.



ARTIST'S IMPRESSION



## POTENTIAL FOR GROWTH

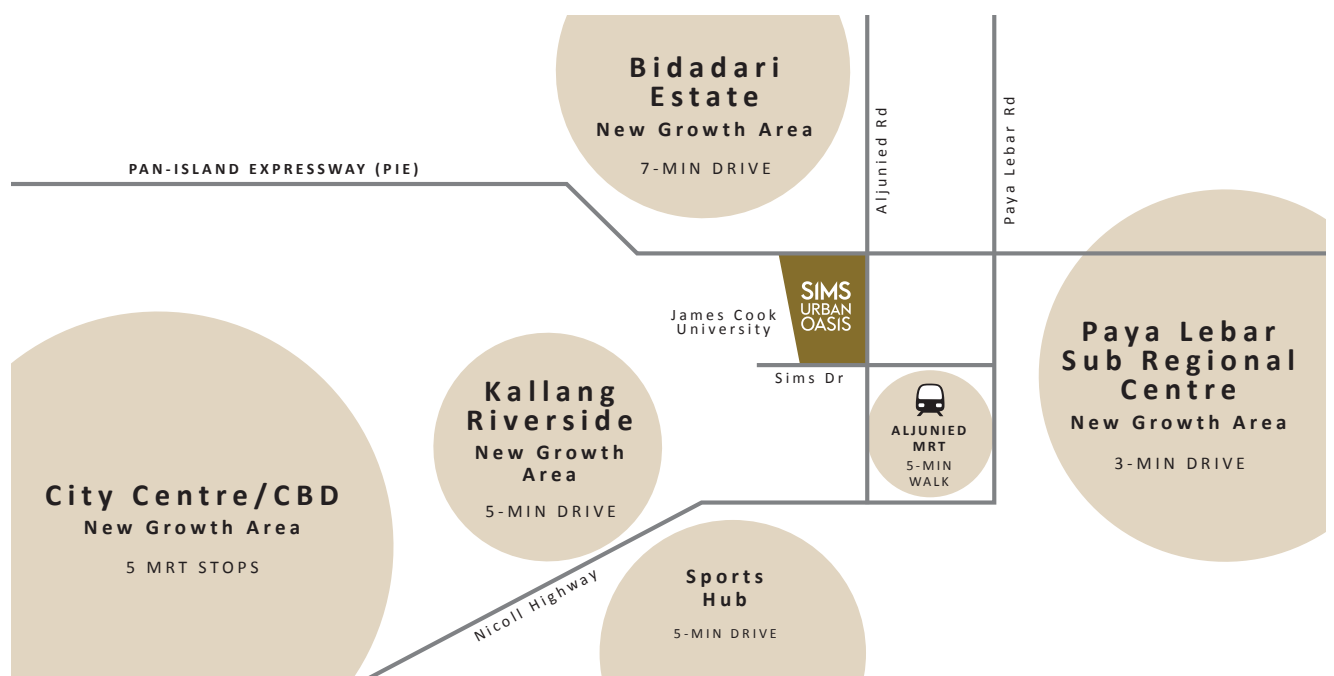
Be at the dynamic heart of four major growth areas. Future developments will transform and reshape the entire precinct.





## SURROUNDED BY NEW GROWTH AREAS

- The new Paya Lebar Central will comprise a 12-hectare cluster of offices, retail, F&B, e-commerce and public spaces
- The rejuvenation of Geylang Serai with a new civic centre that will offer community facilities, arts spaces and events
- One KM and Kallang Wave Mall, together with existing malls like City Plaza and Leisure Park Kallang, will create a more exciting shopping experience for all
- The future neighbourhood at the upcoming Bidadari development that will integrate with a Heritage Walk, communal spaces and a 10-hectare park around the beautiful Alkaff Lake
- The emergence of Singapore's next education hub which includes WDA Lifelong Learning Institute and the notable James Cook University that will expand its enrolment to 7,500 in 2019 up from 3,400 students in 2014



# THE NEW EPICENTRE TO LIVE, WORK AND PLAY

- 3 MRT stops to city centre
- 5 mins' walk to Aljunied MRT station
- 3 mins' cycle to Pelton Canal Park Connector
- 8 mins' cycle to Singapore Sports Hub
- 10 mins' drive to Central Business District





## CONNECTIVITY

Conveniently located at idyllic Sims Drive, earmarked for development to become the next iconic lifestyle enclave, you are near to what matters. The Marina Bay, CBD, Singapore Sports Hub, Changi Airport, reputable schools, Paya Lebar Central and Aljunied MRT station.

In addition to a myriad of entertainment, dining and shopping options, you can look forward to new facilities, communal plazas, as well as a splendid waterfront promenade.





## SHOPPING

Be pampered by a spectacular array of shopping delights at both the newest and trendiest shopping malls, as well as festive bazaars.

- Paya Lebar Square
- One KM
- Kallang Wave Mall
- City Plaza
- Geylang Serai Pedestrian Mall
- Aperia Shopping Mall
- Kallang Leisure Mall

## LEARNING HUB

The need for quality education is well catered for. There will also be a demand for students from these educational institutions for accommodation near their schools.

- James Cook University
- Geylang Methodist Primary School
- Kong Hwa School
- WDA Lifelong Learning Institute
- National Continuing Education Training Campus (Upcoming)



WDA Lifelong Learning Institute

Artist's Impression



## CULTURE & CUISINE

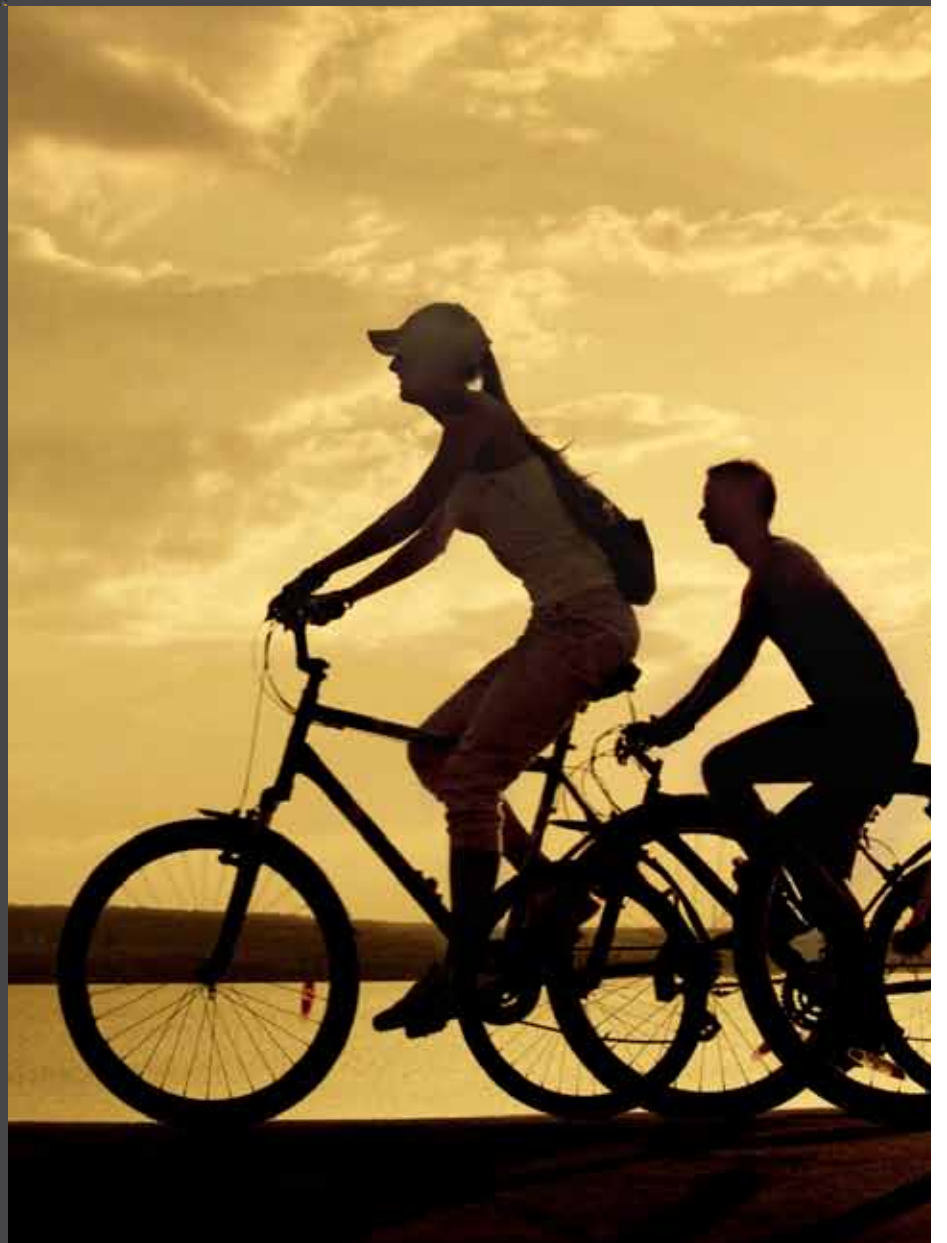
Live in the future of coveted residential areas where culture meets metropolis. Satisfy your craving for local delights at nostalgic Sims Vista Market & Food Centre, and Geylang Serai Market. Discover tradition as you stroll along colonial shophouses at Tanjong Katong. Immerse yourself in the present, with visits to chic cafes and swanky gastrobars in the vicinity.

- The Tuckshop
- Cafe Melba
- Char
- Maple and Market

## SPORTS & LEISURE

Sims Urban Oasis is designed to be a smart community hub that fosters an active lifestyle. Its vision for an active community is complemented by its accessibility to a cycling network via the nearby Pelton Canal Park Connector as well as revamped canals that offer even more opportunities for outdoor activities for all ages.

- Singapore Sports Hub
- Kallang Riverside Park
- Pelton Canal Park Connector
- Gardens By The Bay
- Marina Bay Golf Course
- Geylang Park Connector
- East Coast Park



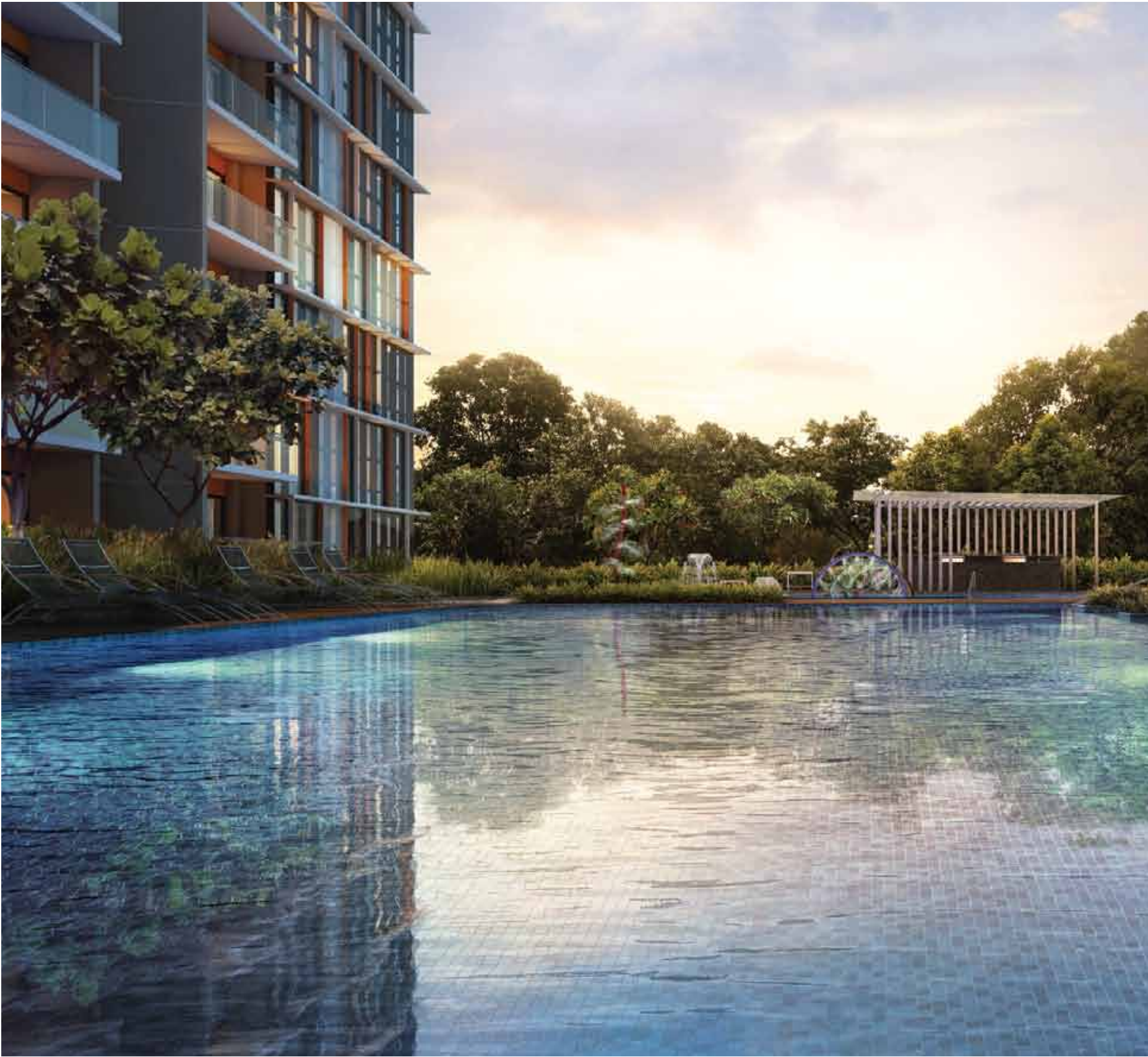


## AN OASIS IN THE SKY

See the city reveal its breathtaking splendour from the 19th storey skypark.



ARTIST'S IMPRESSION



## SPRAWLING RECREATIONAL SPACES

Encompassing a size and scale rare in Singapore, Sims Urban Oasis features large open spaces that stretch into the horizon, providing a wide space for outdoor activities.



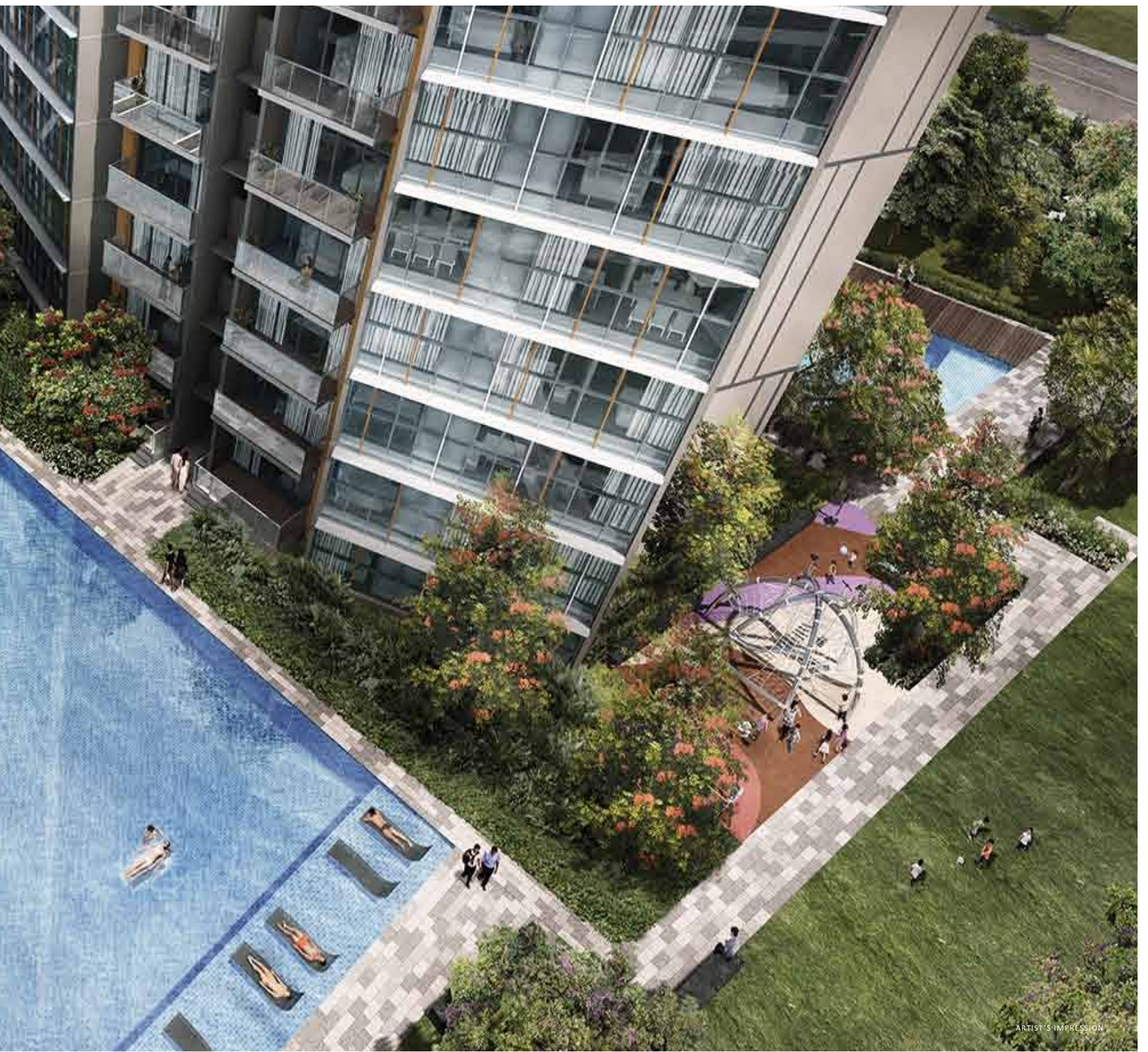


ARTIST'S IMPRESSION



## ULTIMATE RELAXATION AND REJUVENATION

Lounge on the Oasis Aqua Beds by the sparkling waters of the 50m lap pool.



ARTIST'S IMPRESSION



## LUSH AREAS FOR BONDING

Be surrounded by meticulously-designed landscaping that unifies lush greenery with serene waters. Host an al fresco grill soiree by the party pool and the adjoining party spa pool, and create an evening to remember.



ARTIST'S IMPRESSION



## A FULL ARRAY OF AMENITIES

Stay healthy at the Gymnasium that overlooks the verdant Grand Lawn, a lush venue for a garden party. At The Clubhouse, your guests can feast and mingle in style and comfort, while the children enjoy endless hours of fun at the Kid's Play Park.



ARTIST'S IMPRESSION

# SITE PLAN

## ARRIVAL PLAZA

1. Drop-off Point
2. Guard House
3. Arrival Water Feature
4. Arrival Pavilion
5. Arrival Lawn
6. Childcare Centre
7. Shops

## HANGOUT

8. Outdoor Fitness Area
9. Kid's Play Park
10. Lawn Hangout Seats
11. Grand Lawn
12. Changing Room
13. Hangout Area
14. Steam Room
15. The Club
16. Gymnasium

## WELLNESS

17. Wellness Pod
18. Zen Pod
19. Spa Pod
20. Wellness Pavilion
21. Garden Fitness Pavilion
22. Tennis Court

## URBAN EDGE

23. Garden Pavilion
24. Urban Pavilion
25. Meeting Pod
26. Urban Edge Pool
27. Urban Deck

## SIDE WALK

28. Side Walk Alfresco
29. Convening Pavilion
30. Side Gate
31. Shops

## OASIS

32. Oasis Aqua Bed
33. 50m Lap Pool
34. Oasis Chill Out Deck
35. Oasis Spa
36. Oasis Pavilion
37. Oasis Bubble Jet

## FAMILY

38. Family Wet Deck
39. Family Lounge Deck
40. Family Sun Deck
41. 50m Family Fun Pool
42. Sun Cabanas
43. Children's Wading Pool
44. Children's Play Pool
45. Family Alfresco Area
46. Family BBQ Pavilion
47. Jogging Trail

## SKY PARK

48. Sky Pavilion
49. Celebration Deck
50. Celebration Pavilion
51. Sky Fitness Pavilion

## PARTY TERRACE

52. Party Spa Pool
53. Swing Pod
54. BBQ Party Pavilion
55. 20m Party Pool

ALJUNIED ROAD







SIMS DRIVE

SKY PARK

TOWER 2

TOWER 4

TOWER 6

TOWER 8

TOWER 16

TOWER 18

TOWER 12

TOWER 10

No. 14



ARTIST'S IMPRESSION

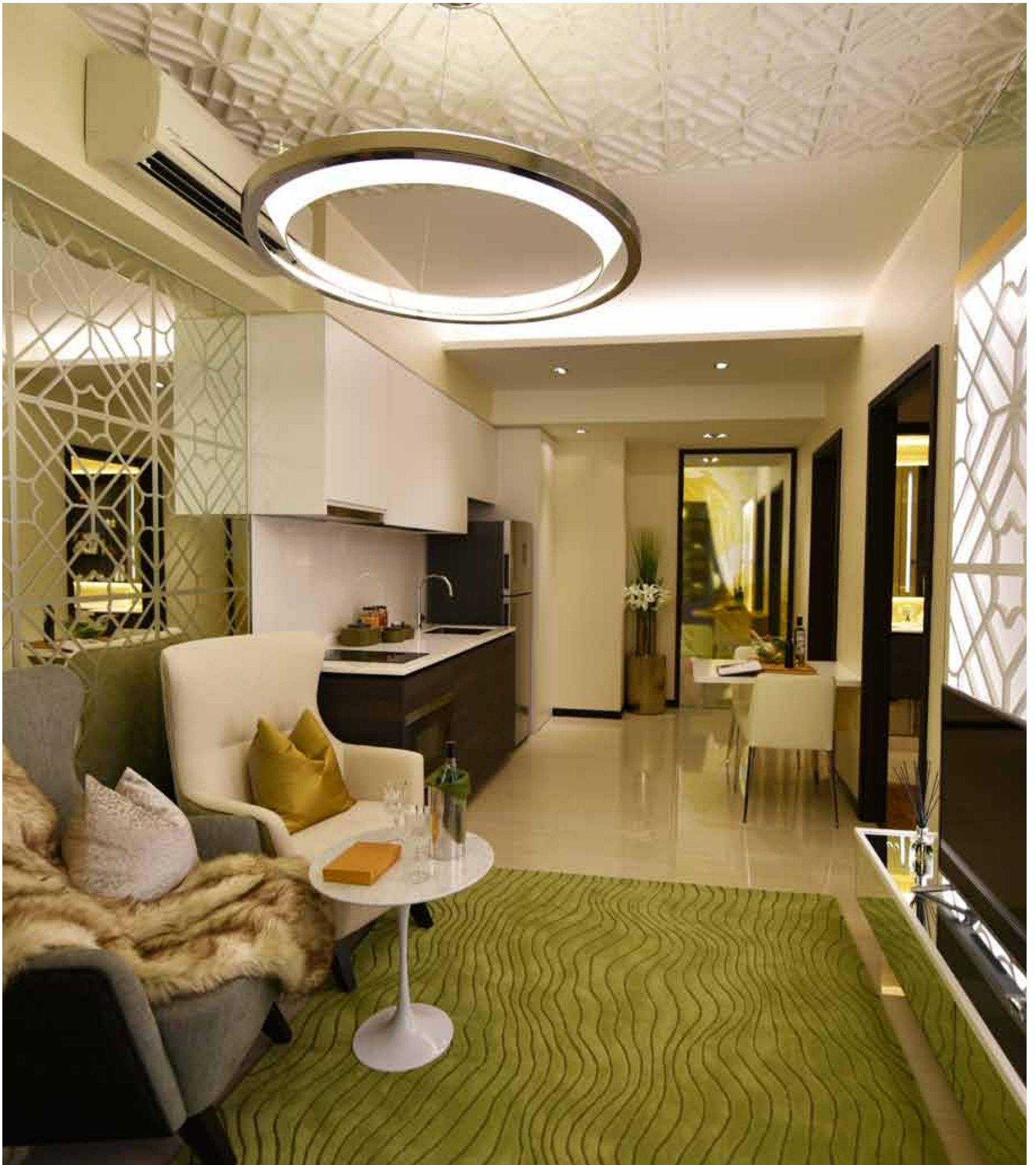
PAN ISLAND EXPRESSWAY



## THE PERFECT HOME FOR EVERY LIFESTYLE

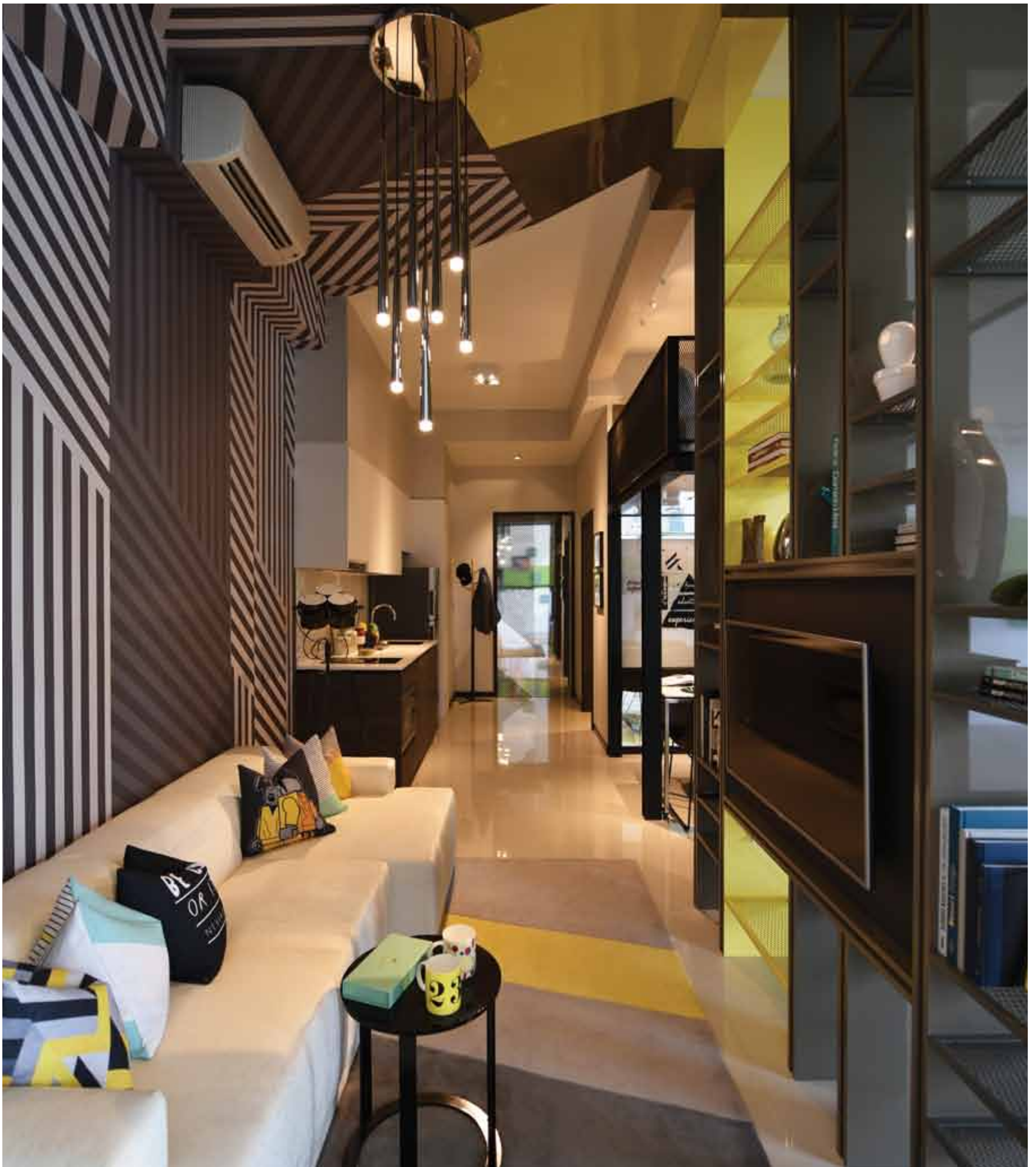
At Sims Urban Oasis, a home is more than a dwelling. A home is where harmonious family life is fostered, lasting friendships are forged and memorable moments are created. Thoughtfully designed, the amenities create opportunities for interaction. Whether it's a family with children, a single or a couple, this is a residence for everyone.





## SUITES

Designed to maximise space efficiency in a cosy setting.



## LOFT

With high ceilings and ample space, you can unleash your creativity and design the home you have always dreamed of.



## DELUXE

The perfect family residence with generous space for children to grow. Also ideal for multi-generation families, without compromising on privacy for all.



## GRAND

Luxury has a new meaning. Arrive home to a chic contemporary abode lavished with thoughtfully created and functional spaces.

# 1-BEDROOM LOFT

## Type A2bL

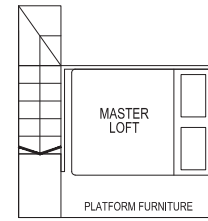
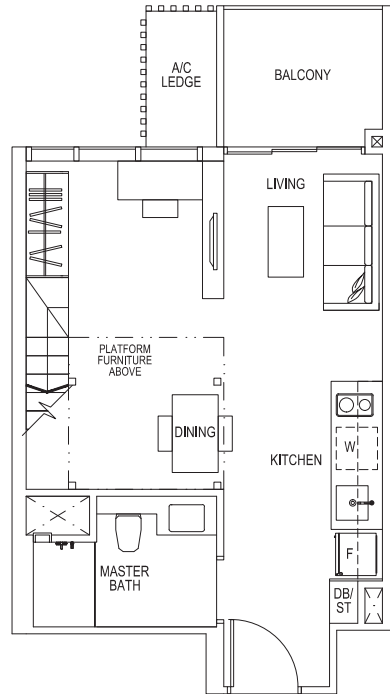
43 sq m/ 463 sq ft

### TOWER 12

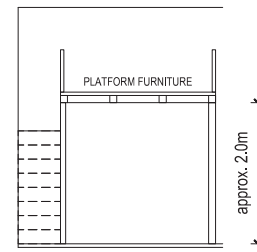
#02-44 to #14-44

#05-48 to #14-48

#02-45 to #14-45 (mirror)



UPPER DECK



SECTION

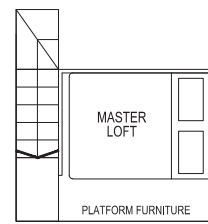
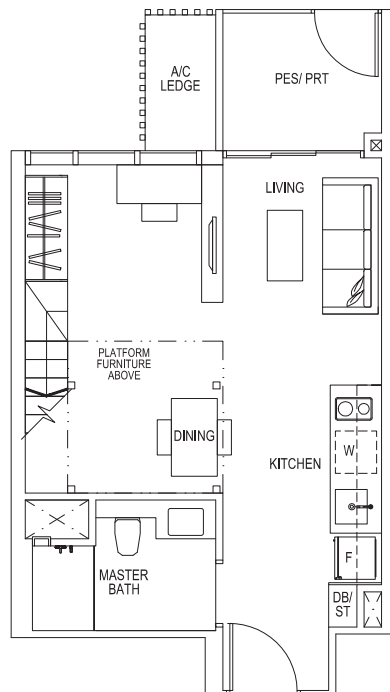
## Type A2bL-P

43 sq m/ 463 sq ft

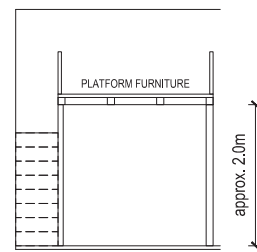
### TOWER 12

#01-44 and #04-48

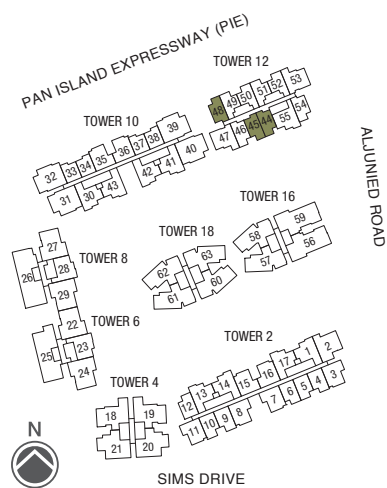
#01-45 (mirror)



UPPER DECK



SECTION

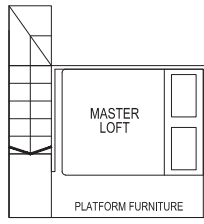


LEGEND: F - Fridge DB/ ST - Distribution Board W - Washing Machine cum Dryer A/C Ledge - Aircon Ledge

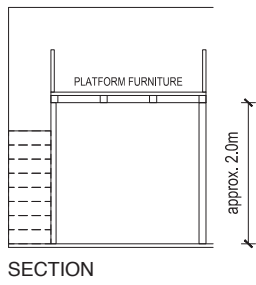
All areas stated herein include PES (private enclosed space), PRT (private roof terrace), balcony, A/C Ledge and void where applicable. All areas and measurements stated herein are approximate and subject to adjustment on final survey. Layout/ location of wardrobes, kitchen cabinets, fan coil units, DB, electrical points, door swing directions and plaster ceiling boards are subject to Developer's sole discretion and final design. Please refer to the key plan for orientation.



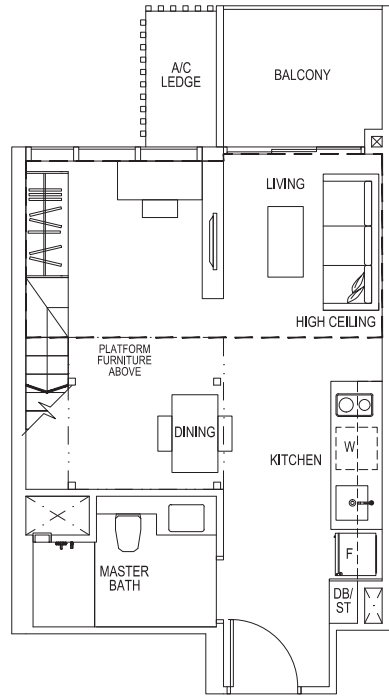
# 1-BEDROOM LOFT



UPPER DECK



SECTION

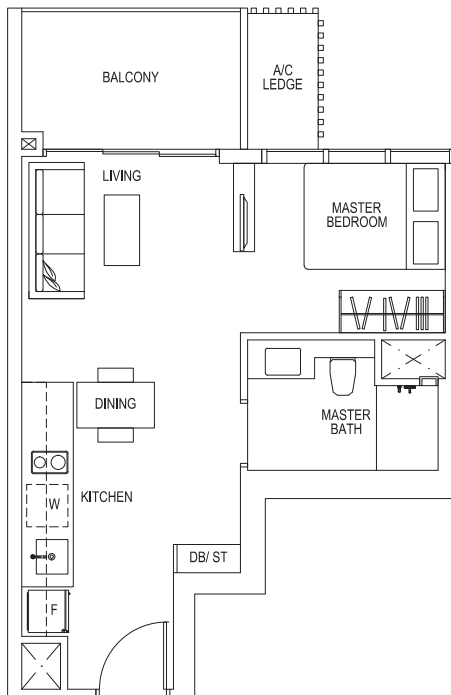


## Type A2bL-R

57 sq m/ 614 sq ft  
(inclusive of 14 sq m void)

### TOWER 12

#15-44, #15-46 and #15-48  
#15-45 (mirror)



## Type A1L

45 sq m/ 484 sq ft

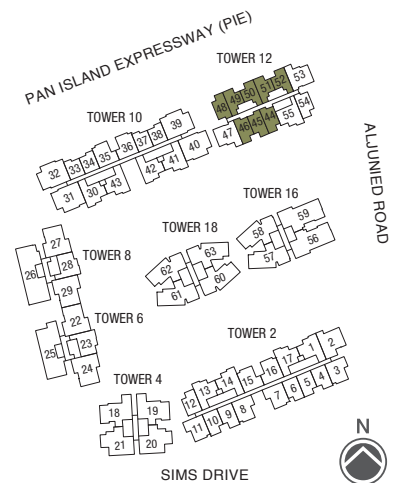
### TOWER 12

#05-49 to #14-49  
#05-51 to #14-51  
#05-50 to #14-50 (mirror)  
#05-52 to #14-52 (mirror)

LEGEND: F - Fridge DB/ ST - Distribution Board W - Washing Machine cum Dryer A/C Ledge - Aircon Ledge

All areas stated herein include PES (private enclosed space), PRT (private roof terrace), balcony, A/C Ledge and void where applicable. All areas and measurements stated herein are approximate and subject to adjustment on final survey. Layout/ location of wardrobes, kitchen cabinets, fan coil units, DB, electrical points, door swing directions and plaster ceiling boards are subject to Developer's sole discretion and final design. Please refer to the key plan for orientation.

0 1 2 3 4 5M



# 1-BEDROOM LOFT

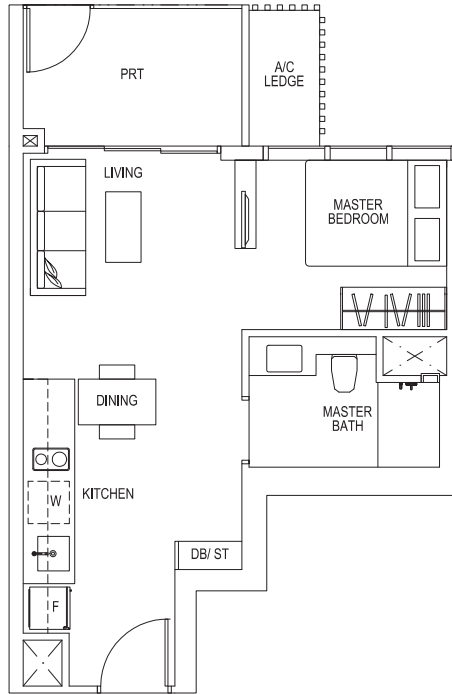
## Type A1L-P

45 sq m / 484 sq ft

TOWER 12

#04-49 and #04-51

#04-50 and #04-52 (mirror)



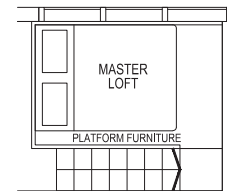
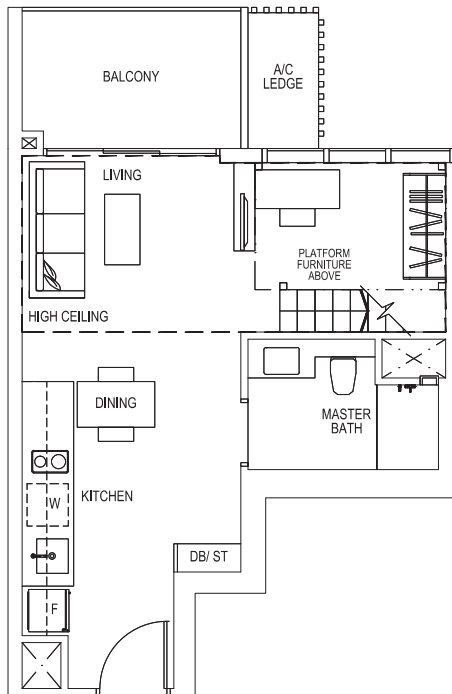
## Type A1L-R

61 sq m / 657 sq ft  
(inclusive of 16 sq m void)

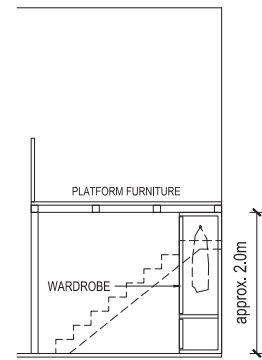
TOWER 12

#15-49 and #15-51

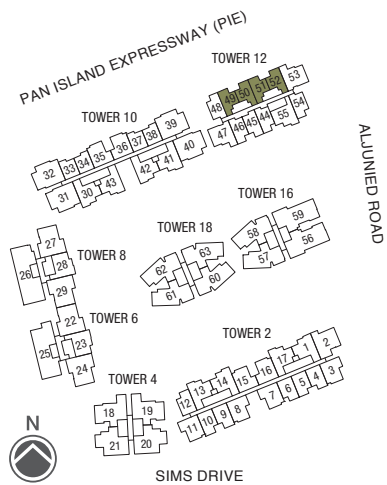
#15-50 and #15-52 (mirror)



UPPER DECK



SECTION



LEGEND: F - Fridge DB/ST - Distribution Board W - Washing Machine cum Dryer A/C Ledge - Aircon Ledge

All areas stated herein include PES (private enclosed space), PRT (private roof terrace), balcony, A/C Ledge and void where applicable. All areas and measurements stated herein are approximate and subject to adjustment on final survey. Layout/ location of wardrobes, kitchen cabinets, fan coil units, DB, electrical points, door swing directions and plaster ceiling boards are subject to Developer's sole discretion and final design. Please refer to the key plan for orientation.

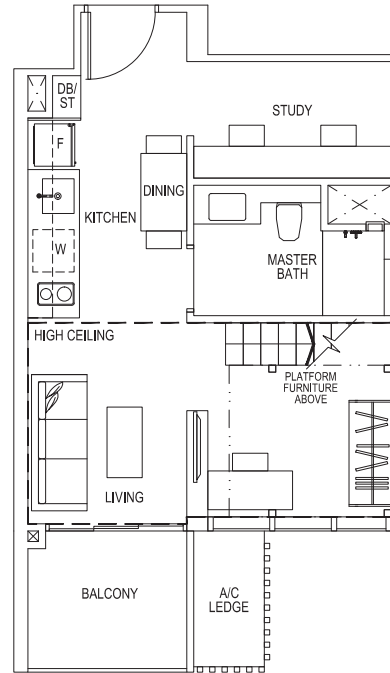
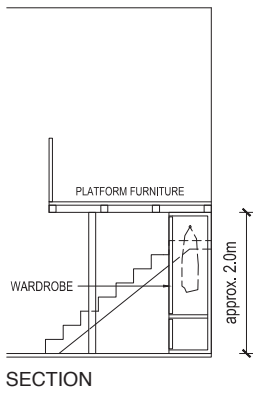
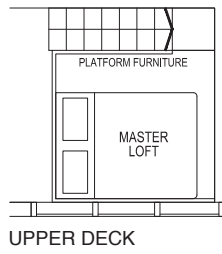
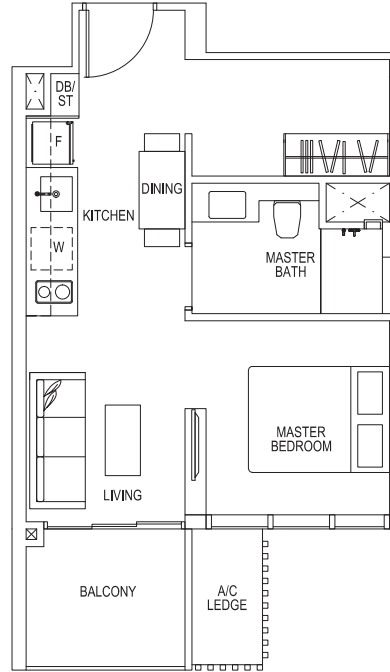
# 1-BEDROOM LOFT

## Type A2aL

43 sq m/ 463 sq ft

TOWER 12

#02-54 to #14-54



## Type A2aL-R

59 sq m/ 635 sq ft  
(inclusive of 16 sq m void)

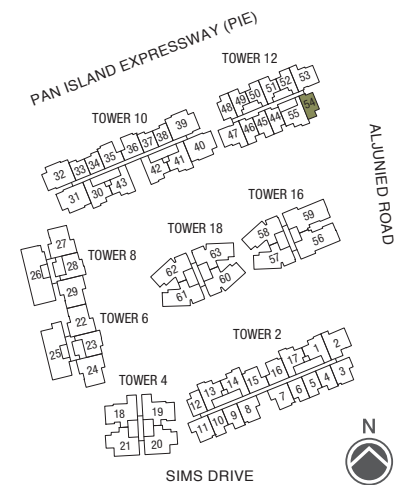
TOWER 12

#15-54

LEGEND: F - Fridge DB/ ST - Distribution Board W - Washing Machine cum Dryer A/C Ledge - Aircon Ledge

All areas stated herein include PES (private enclosed space), PRT (private roof terrace), balcony, A/C Ledge and void where applicable. All areas and measurements stated herein are approximate and subject to adjustment on final survey. Layout/ location of wardrobes, kitchen cabinets, fan coil units, DB, electrical points, door swing directions and plaster ceiling boards are subject to Developer's sole discretion and final design. Please refer to the key plan for orientation.

0 1 2 3 4 5M



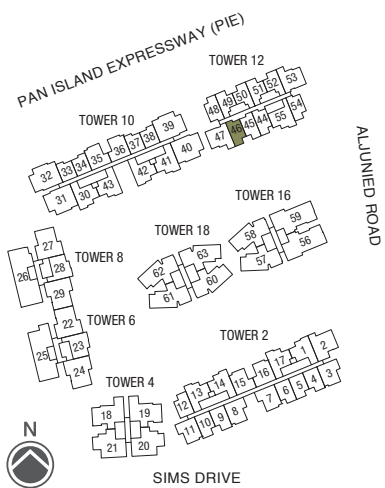
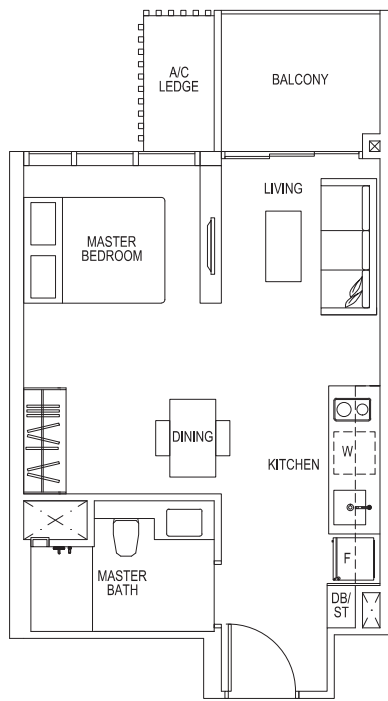
# 1-BEDROOM LOFT

## Type A2cL

43 sq m/ 463 sq ft

TOWER 12

#02-46 to #14-46



LEGEND: F - Fridge DB/ST - Distribution Board W - Washing Machine cum Dryer A/C Ledge - Aircon Ledge

All areas stated herein include PES (private enclosed space), PRT (private roof terrace), balcony, A/C Ledge and void where applicable. All areas and measurements stated herein are approximate and subject to adjustment on final survey. Layout/ location of wardrobes, kitchen cabinets, fan coil units, DB, electrical points, door swing directions and plaster ceiling boards are subject to Developer's sole discretion and final design. Please refer to the key plan for orientation.

# 2-BEDROOM LOFT



## Type B1L

66 sq m/ 710 sq ft

### TOWER 12

#02-47 to #14-47  
#05-53 to #14-53



## Type B1L-P

66 sq m/ 710 sq ft

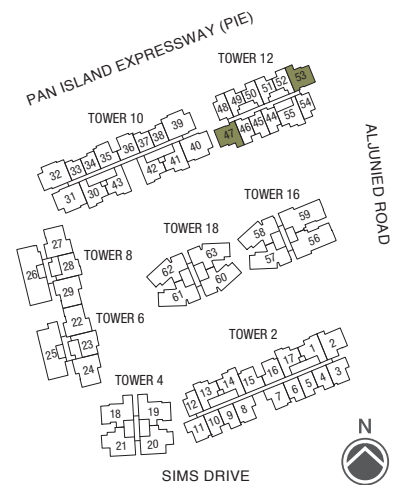
### TOWER 12

#01-47 and #04-53

LEGEND: F - Fridge DB/ ST - Distribution Board W - Washing Machine cum Dryer A/C Ledge - Aircon Ledge

All areas stated herein include PES (private enclosed space), PRT (private roof terrace), balcony, A/C Ledge and void where applicable. All areas and measurements stated herein are approximate and subject to adjustment on final survey. Layout/ location of wardrobes, kitchen cabinets, fan coil units, DB, electrical points, door swing directions and plaster ceiling boards are subject to Developer's sole discretion and final design. Please refer to the key plan for orientation.

0 1 2 3 4 5M



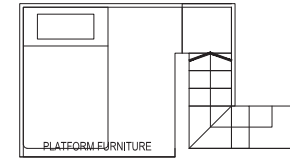
# 2-BEDROOM LOFT

## Type B1L-R

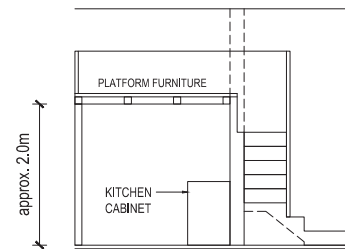
82 sq m/ 883 sq ft  
(inclusive of 16 sq m void)

TOWER 12

#15-47  
#15-53



UPPER DECK



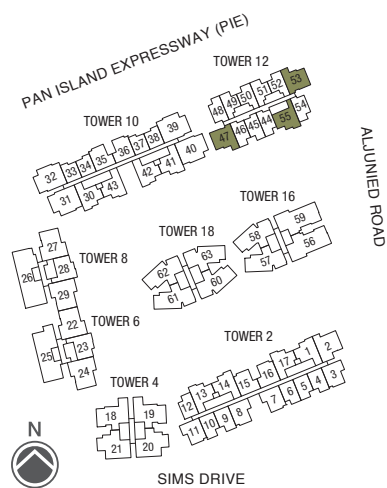
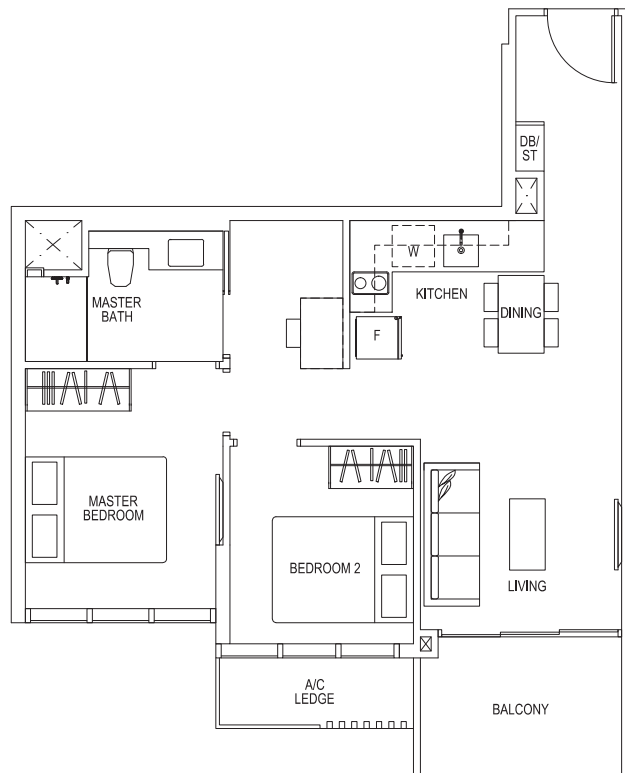
SECTION

## Type B2L

65 sq m/ 700 sq ft

TOWER 12

#02-55 to #14-55



LEGEND: F - Fridge DB/ ST - Distribution Board W - Washing Machine cum Dryer A/C Ledge - Aircon Ledge

All areas stated herein include PES (private enclosed space), PRT (private roof terrace), balcony, A/C Ledge and void where applicable. All areas and measurements stated herein are approximate and subject to adjustment on final survey. Layout/ location of wardrobes, kitchen cabinets, fan coil units, DB, electrical points, door swing directions and plaster ceiling boards are subject to Developer's sole discretion and final design. Please refer to the key plan for orientation.

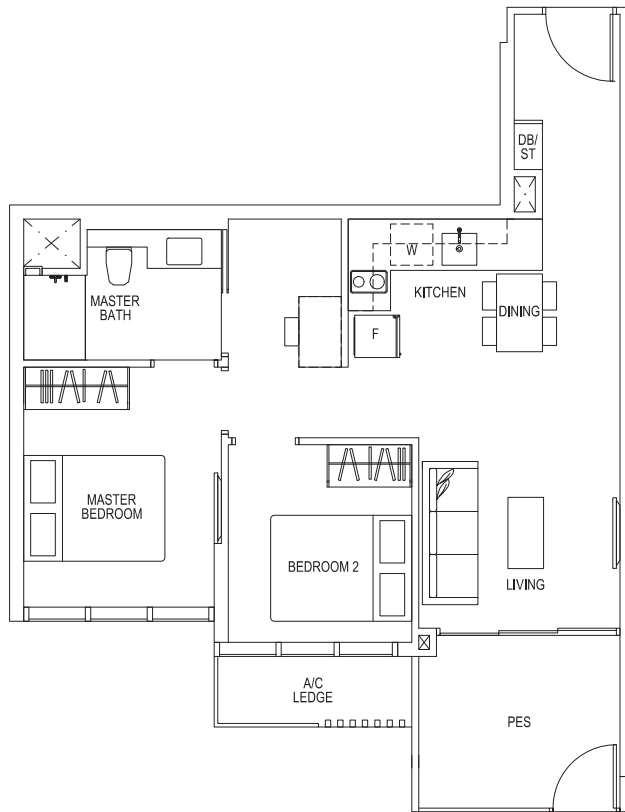
# 2-BEDROOM LOFT

## Type B2L-P

66 sq m / 710 sq ft

TOWER 12

#01-55

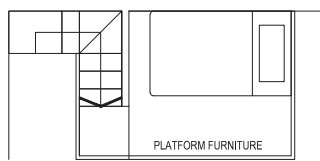
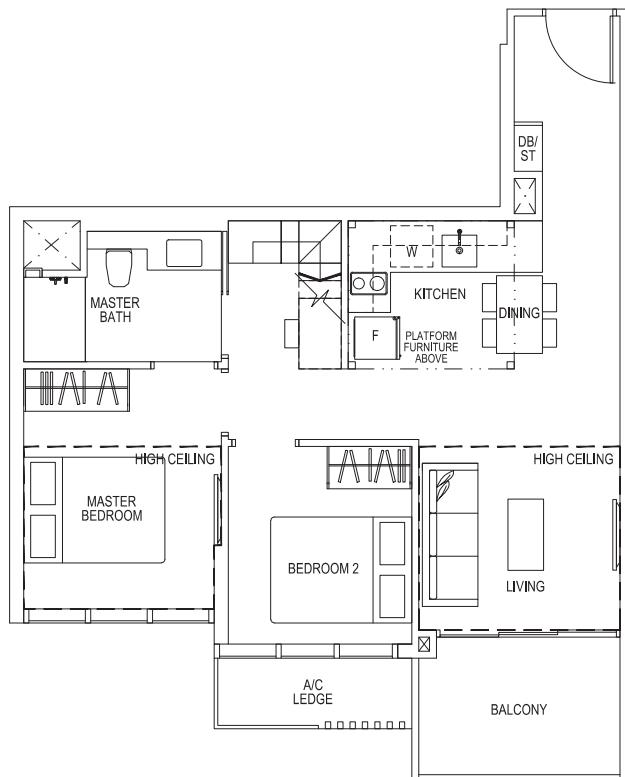


## Type B2L-R

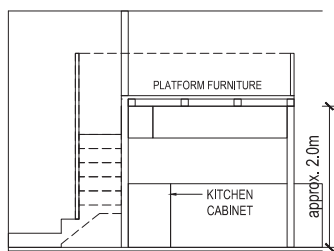
81 sq m / 872 sq ft  
(inclusive of 16 sq m void)

TOWER 12

#15-55



UPPER DECK

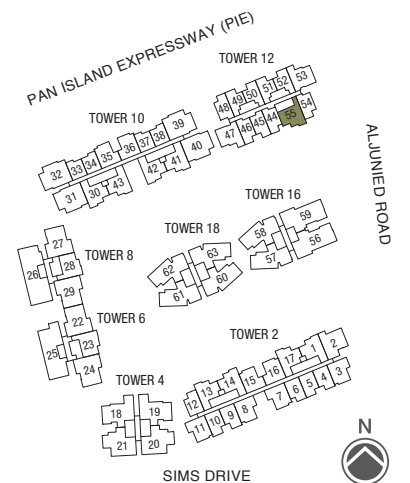


SECTION

LEGEND: F - Fridge DB/ ST - Distribution Board W - Washing Machine cum Dryer A/C Ledge - Aircon Ledge

All areas stated herein include PES (private enclosed space), PRT (private roof terrace), balcony, A/C Ledge and void where applicable. All areas and measurements stated herein are approximate and subject to adjustment on final survey. Layout/ location of wardrobes, kitchen cabinets, fan coil units, DB, electrical points, door swing directions and plaster ceiling boards are subject to Developer's sole discretion and final design. Please refer to the key plan for orientation.

0 1 2 3 4 5M



# 1-BEDROOM SUITES

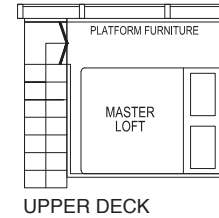
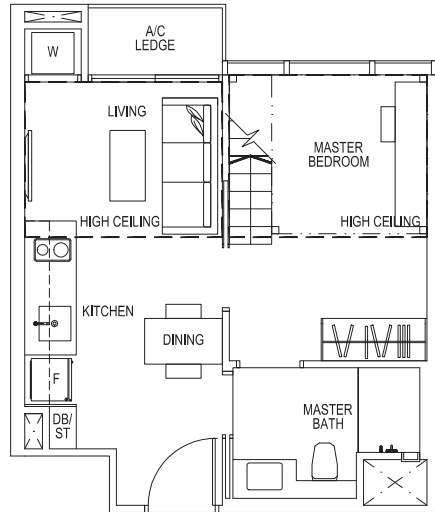
## Type A1-R

52 sq m/ 560 sq ft  
(inclusive of 14 sq m void)

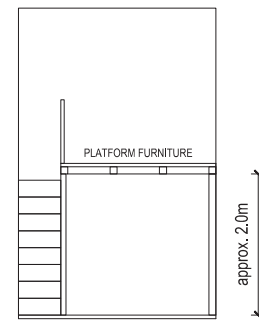
### TOWER 10

#18-33 and #18-37

#18-34 and #18-38 (mirror)



UPPER DECK



SECTION

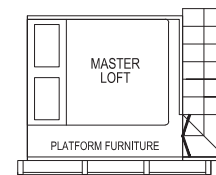
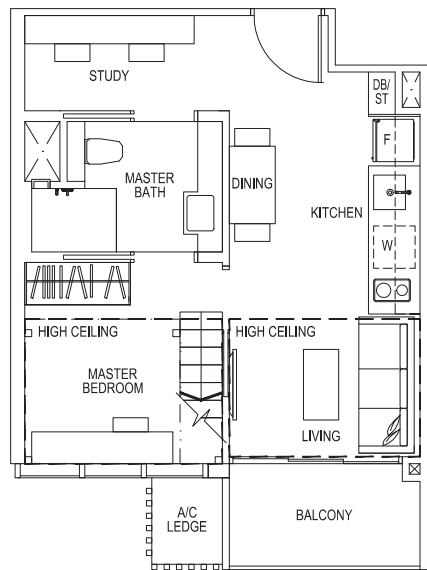
## Type A3a-R

54 sq m/ 581 sq ft  
(inclusive of 13 sq m void)

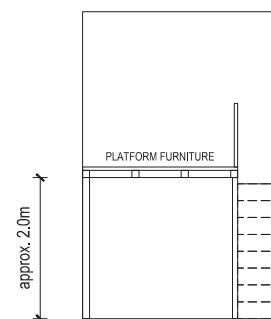
### TOWER 2

#19-04 and #19-06

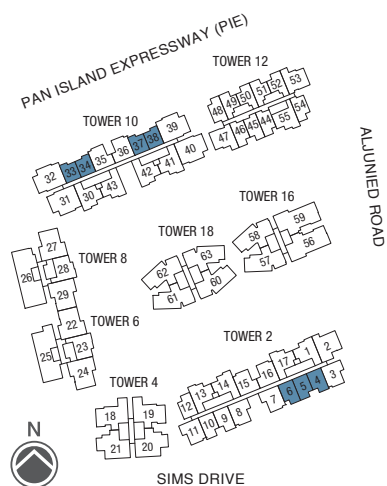
#19-05 (mirror)



UPPER DECK



SECTION



LEGEND: F - Fridge DB/ ST - Distribution Board W - Washing Machine cum Dryer A/C Ledge - Aircon Ledge

All areas stated herein include PES (private enclosed space), PRT (private roof terrace), balcony, A/C Ledge and void where applicable. All areas and measurements stated herein are approximate and subject to adjustment on final survey. Layout/ location of wardrobes, kitchen cabinets, fan coil units, DB, electrical points, door swing directions and plaster ceiling boards are subject to Developer's sole discretion and final design. Please refer to the key plan for orientation.



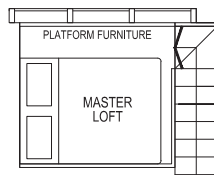
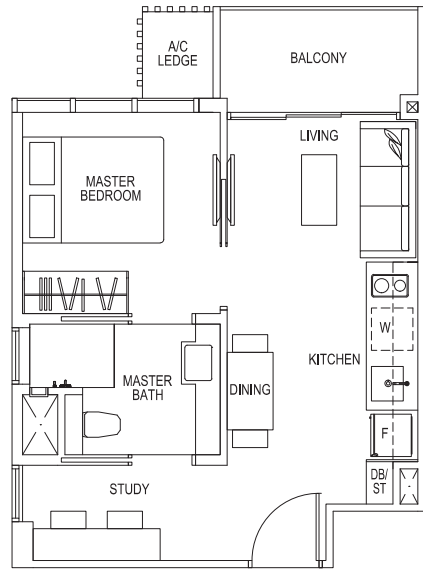
# 1-BEDROOM SUITES

## Type A3b

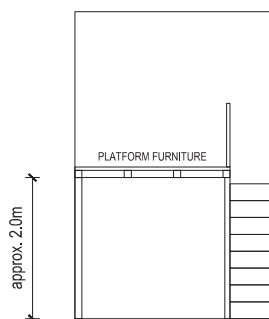
41 sq m/ 441 sq ft

TOWER 2

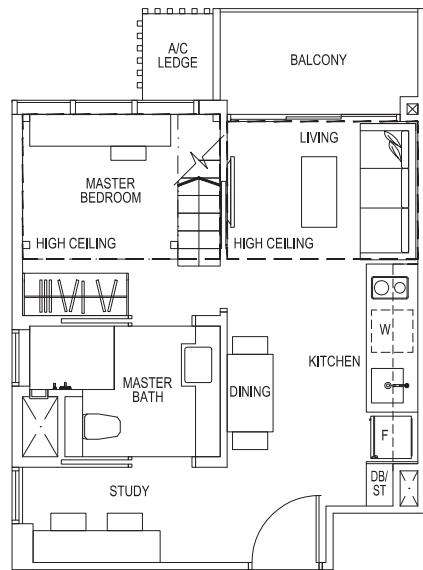
#03-12 to #18-12



UPPER DECK



SECTION



## Type A3b-R

54 sq m/ 581 sq ft  
(inclusive of 13 sq m void)

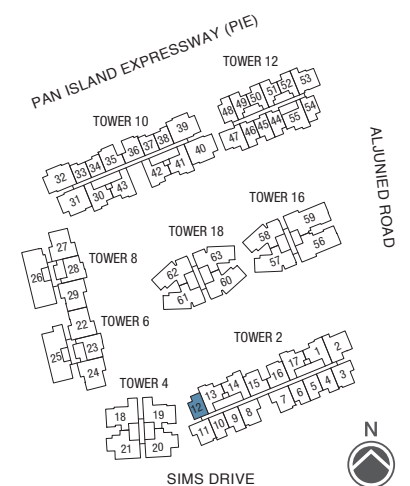
TOWER 2

#19-12

LEGEND: F - Fridge DB/ ST - Distribution Board W - Washing Machine cum Dryer A/C Ledge - Aircon Ledge

All areas stated herein include PES (private enclosed space), PRT (private roof terrace), balcony, A/C Ledge and void where applicable. All areas and measurements stated herein are approximate and subject to adjustment on final survey. Layout/ location of wardrobes, kitchen cabinets, fan coil units, DB, electrical points, door swing directions and plaster ceiling boards are subject to Developer's sole discretion and final design. Please refer to the key plan for orientation.

0 1 2 3 4 5M



# 2-BEDROOM SUITES

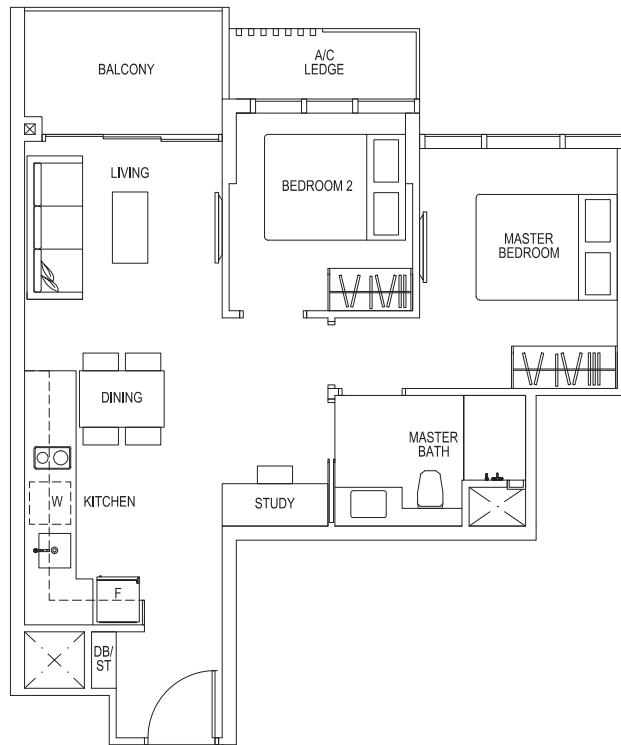
## Type B1

62 sq m/ 667 sq ft

### TOWER 2 & 10

#03-13 to #18-13  
 #03-17 to #18-17  
 #02-41 to #17-41  
 #02-43 to #17-43

#03-01 to #18-01 (mirror)  
 #03-14 to #18-14 (mirror)  
 #02-30 to #17-30 (mirror)  
 #02-42 to #17-42 (mirror)



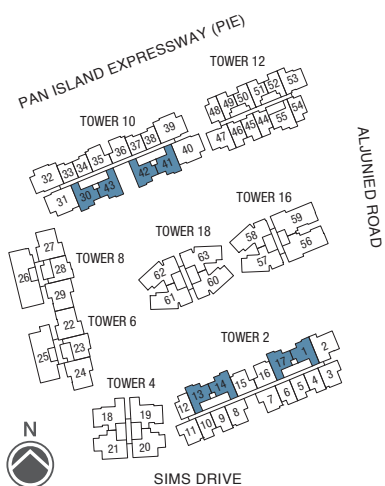
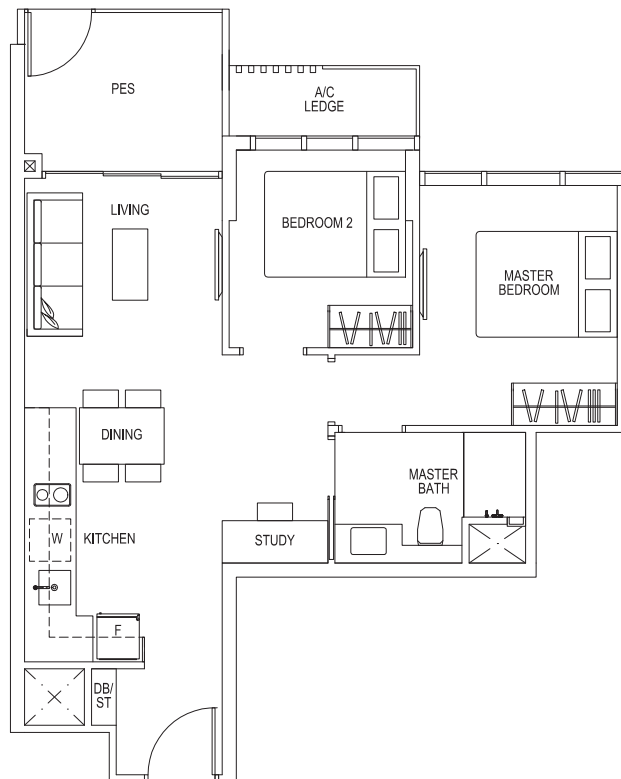
## Type B1-P

63 sq m/ 678 sq ft

### TOWER 2 & 10

#02-13, #02-17, #01-41  
 and #01-43

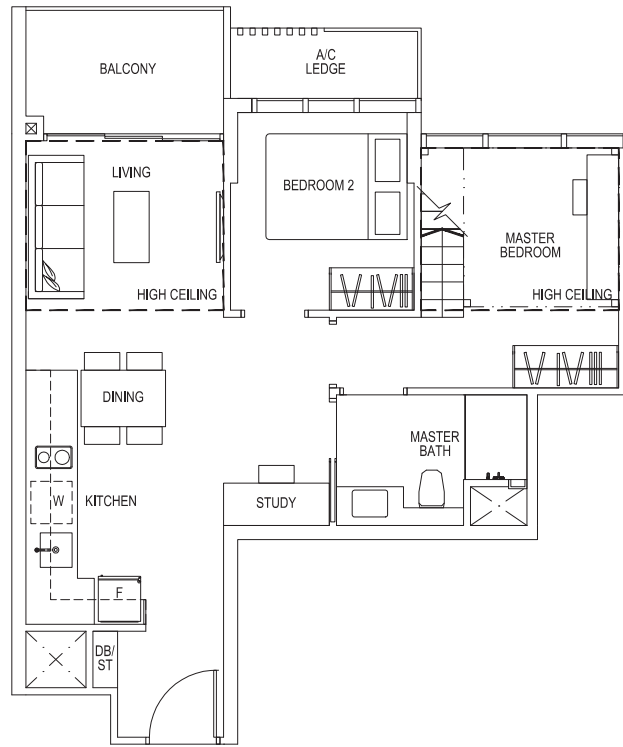
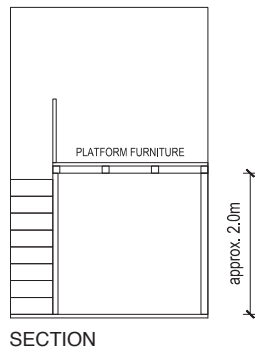
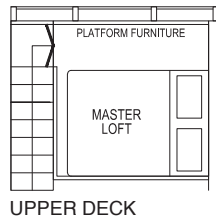
#02-01, #02-14, #01-30  
 and #01-42 (mirror)



LEGEND: F - Fridge DB/ ST - Distribution Board W - Washing Machine cum Dryer A/C Ledge - Aircon Ledge

All areas stated herein include PES (private enclosed space), PRT (private roof terrace), balcony, A/C Ledge and void where applicable. All areas and measurements stated herein are approximate and subject to adjustment on final survey. Layout/ location of wardrobes, kitchen cabinets, fan coil units, DB, electrical points, door swing directions and plaster ceiling boards are subject to Developer's sole discretion and final design. Please refer to the key plan for orientation.

# 2-BEDROOM SUITES



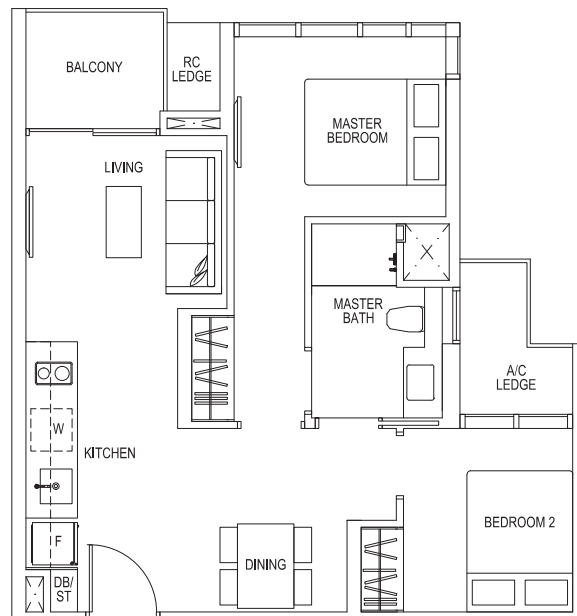
## Type B1-R

77 sq m/ 829 sq ft  
(inclusive of 15 sq m void)

### TOWER 2 & 10

#19-13, #19-17, #18-41 and #18-43

#19-01, #19-14, #18-30 and #18-42 (mirror)



## Type B2

58 sq m/ 624 sq ft

### TOWER 2 & 10

#02-07 to #18-07

#02-11 to #18-11

#03-15 to #18-15

#05-35 to #17-35

#02-03 to #18-03 (mirror)

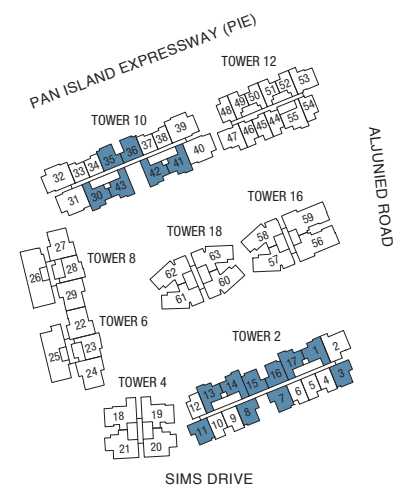
#02-08 to #18-08 (mirror)

#03-16 to #18-16 (mirror)

#05-36 to #17-36 (mirror)

LEGEND: F - Fridge DB/ ST - Distribution Board W - Washing Machine cum Dryer A/C LEDGE - Aircon Ledge

All areas stated herein include PES (private enclosed space), PRT (private roof terrace), balcony, A/C Ledge and void where applicable. All areas and measurements stated herein are approximate and subject to adjustment on final survey. Layout/ location of wardrobes, kitchen cabinets, fan coil units, DB, electrical points, door swing directions and plaster ceiling boards are subject to Developer's sole discretion and final design. Please refer to the key plan for orientation.



# 2-BEDROOM SUITES

## Type B2-P

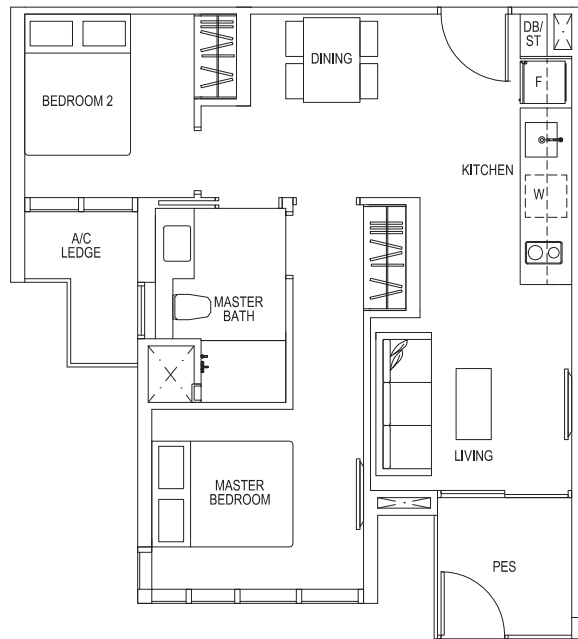
58 sq m/ 624 sq ft

TOWER 2

#01-07 and #01-11

TOWER 2 & 10

#01-03, #01-08, #02-16  
and #04-36 (mirror)



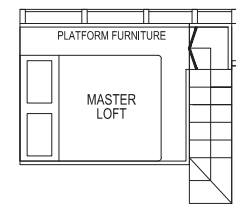
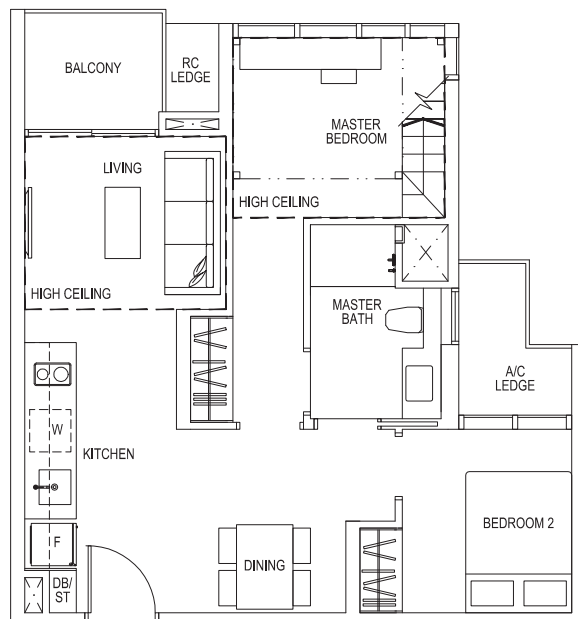
## Type B2-R

74 sq m/ 797 sq ft  
(inclusive of 16 sq m void)

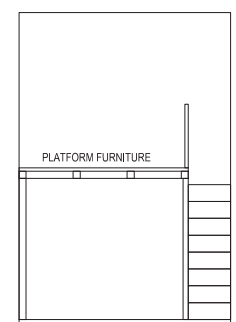
TOWER 2 & 10

#19-07, #19-15 and #18-35

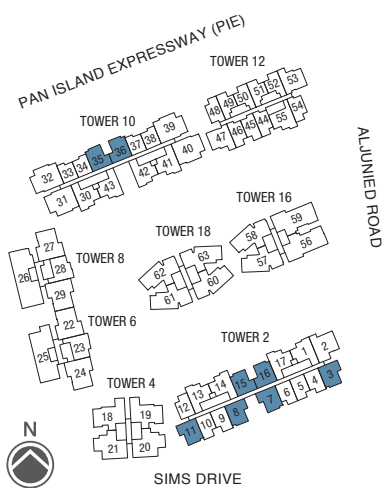
#19-03, #19-16 and #18-36  
(mirror)



UPPER DECK



SECTION



LEGEND: F - Fridge DB/ ST - Distribution Board W - Washing Machine cum Dryer A/C Ledge - Aircon Ledge

All areas stated herein include PES (private enclosed space), PRT (private roof terrace), balcony, A/C Ledge and void where applicable. All areas and measurements stated herein are approximate and subject to adjustment on final survey. Layout/ location of wardrobes, kitchen cabinets, fan coil units, DB, electrical points, door swing directions and plaster ceiling boards are subject to Developer's sole discretion and final design. Please refer to the key plan for orientation.

# 3-BEDROOM SUITES

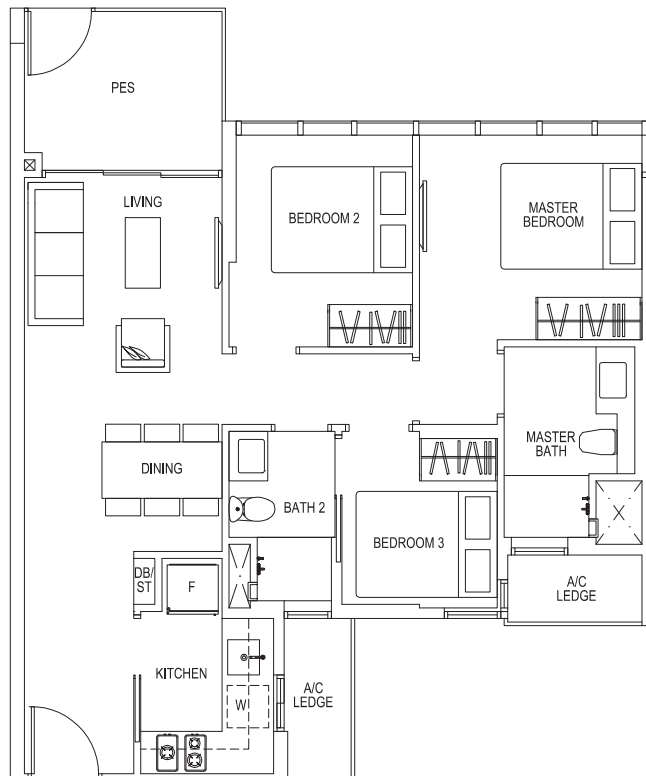


## Type Cc1

76 sq m/ 818 sq ft

TOWER 2

#03-02 to #18-02



## Type Cc1-P

77 sq m/ 829 sq ft

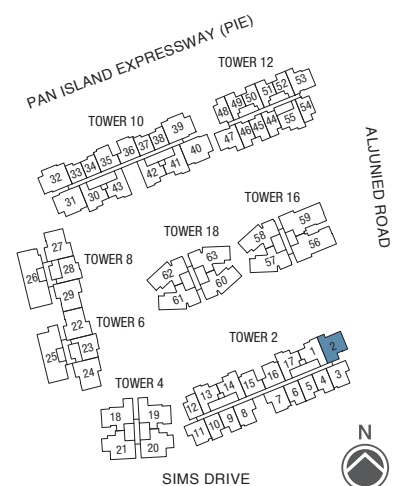
TOWER 2

#02-02

LEGEND: F - Fridge DB/ ST - Distribution Board W - Washing Machine cum Dryer A/C Ledge - Aircon Ledge

All areas stated herein include PES (private enclosed space), PRT (private roof terrace), balcony, A/C Ledge and void where applicable. All areas and measurements stated herein are approximate and subject to adjustment on final survey. Layout/ location of wardrobes, kitchen cabinets, fan coil units, DB, electrical points, door swing directions and plaster ceiling boards are subject to Developer's sole discretion and final design. Please refer to the key plan for orientation.

0 1 2 3 4 5M

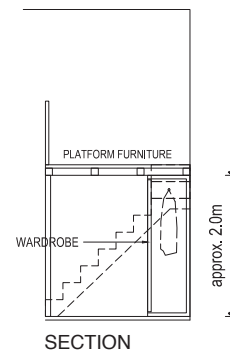
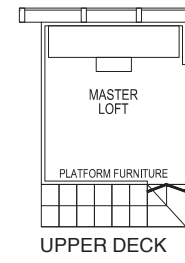


# 3-BEDROOM SUITES

## Type Cc1-R

93 sq m/ 1001 sq ft  
(inclusive of 17 sq m void)

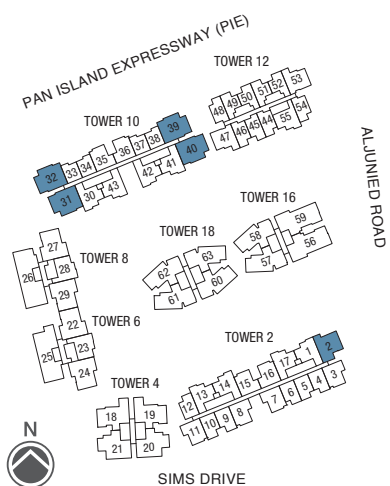
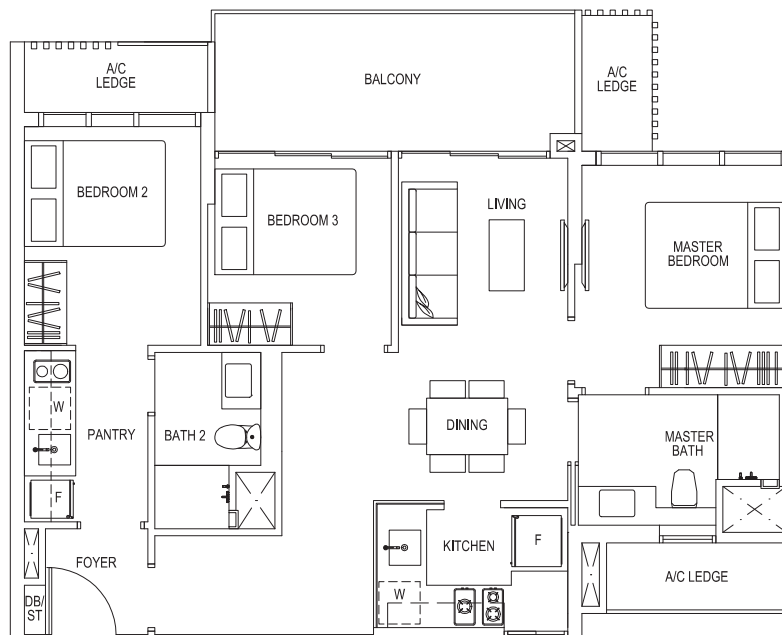
TOWER 2  
#19-02



## Type Cc2 DK

89 sq m/ 958 sq ft

TOWER 10  
#02-31 to #17-31  
#05-39 to #17-39  
#05-32 to #17-32 (mirror)  
#02-40 to #17-40 (mirror)



LEGEND: F - Fridge DB/ ST - Distribution Board W - Washing Machine cum Dryer A/C Ledge - Aircon Ledge

All areas stated herein include PES (private enclosed space), PRT (private roof terrace), balcony, A/C Ledge and void where applicable. All areas and measurements stated herein are approximate and subject to adjustment on final survey. Layout/ location of wardrobes, kitchen cabinets, fan coil units, DB, electrical points, door swing directions and plaster ceiling boards are subject to Developer's sole discretion and final design. Please refer to the key plan for orientation.

# 3-BEDROOM SUITES

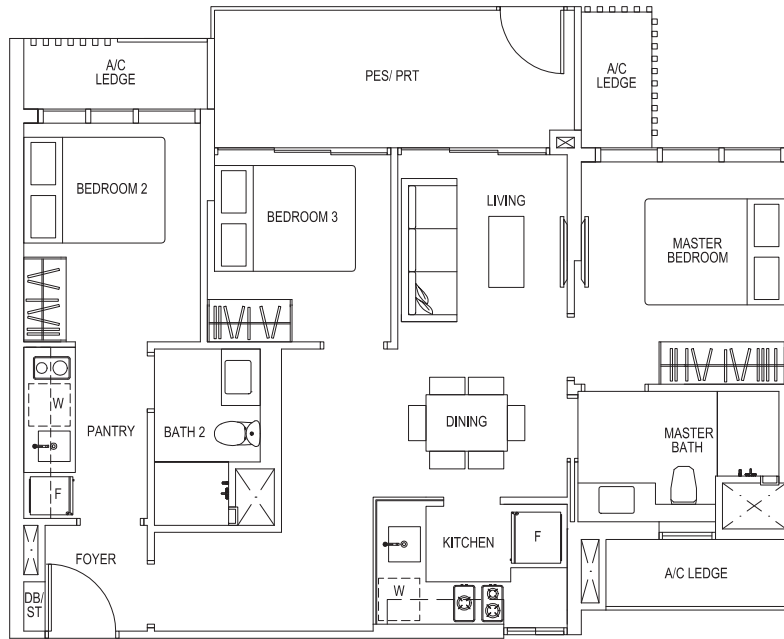
## Type Cc2 DK-P

89 sq m/ 958 sq ft

TOWER 10

#01-31 and #04-39

#04-32 and #01-40 (mirror)



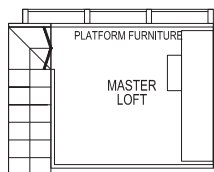
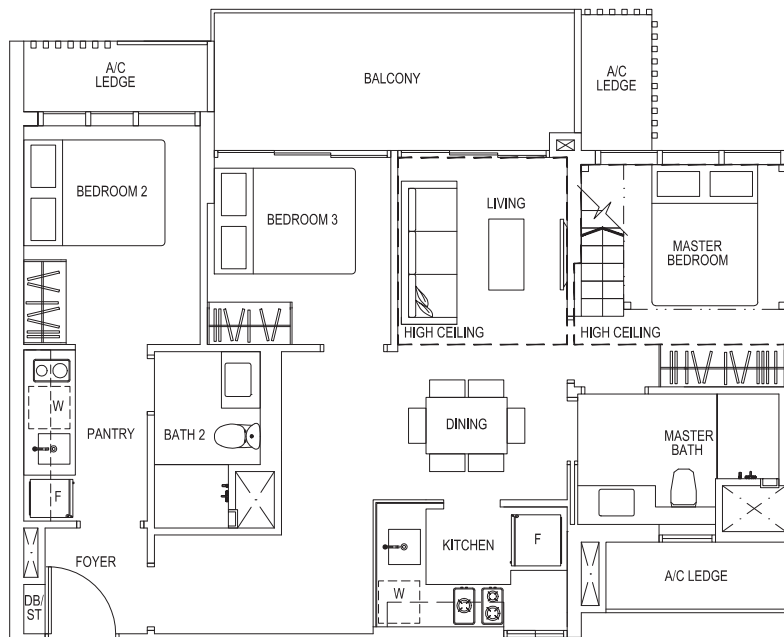
## Type Cc2 DK-R

105 sq m/ 1130 sq ft  
(inclusive of 16 sq m void)

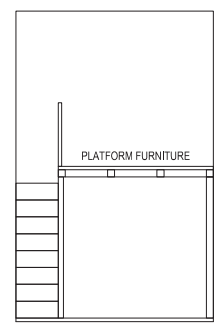
TOWER 10

#18-31 and #18-39

#18-32 and #18-40 (mirror)



UPPER DECK

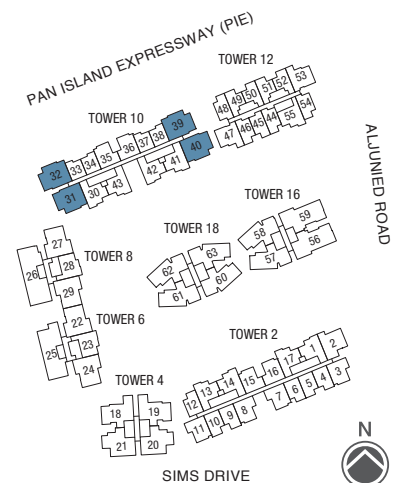


SECTION

LEGEND: F - Fridge DB/ ST - Distribution Board W - Washing Machine cum Dryer A/C Ledge - Aircon Ledge

All areas stated herein include PES (private enclosed space), PRT (private roof terrace), balcony, A/C Ledge and void where applicable. All areas and measurements stated herein are approximate and subject to adjustment on final survey. Layout/ location of wardrobes, kitchen cabinets, fan coil units, DB, electrical points, door swing directions and plaster ceiling boards are subject to Developer's sole discretion and final design. Please refer to the key plan for orientation.

0 1 2 3 4 5M



# 2-BEDROOM DELUXE

## Type B3 DK

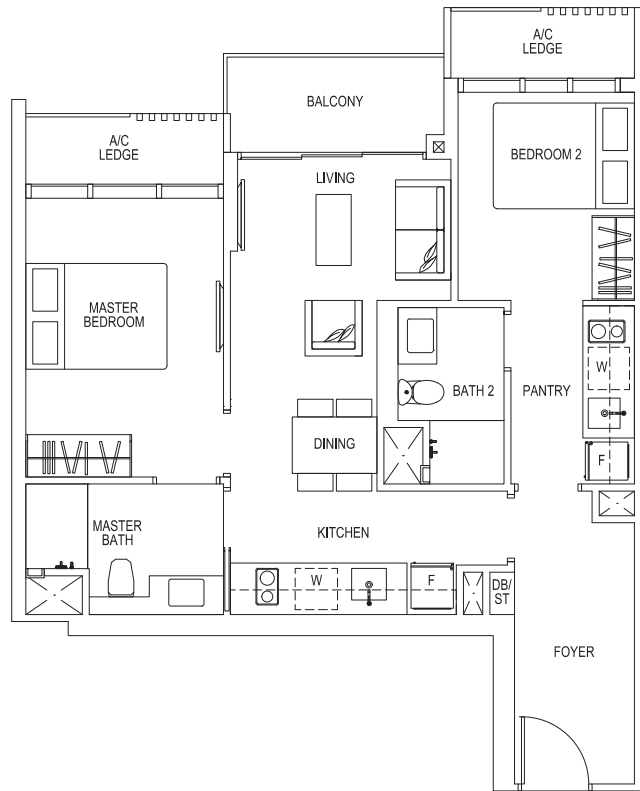
73 sq m/ 786 sq ft

TOWER 8

#04-28 to #17-28

TOWER 6

#04-23 to #17-23 (mirror)



## Type B3 DK-R

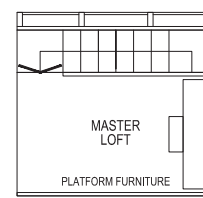
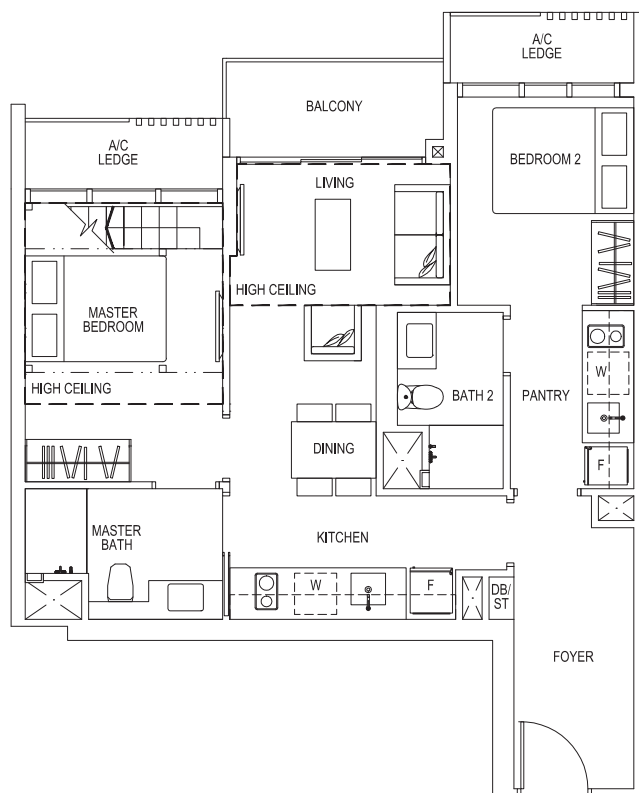
89 sq m/ 958 sq ft  
(inclusive of 16 sq m void)

TOWER 8

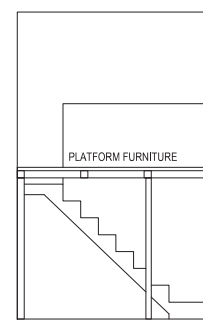
#18-28

TOWER 6

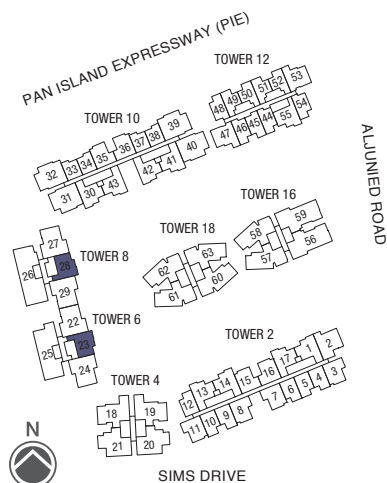
#18-23 (mirror)



UPPER DECK



SECTION



LEGEND: F - Fridge DB/ ST - Distribution Board W - Washing Machine cum Dryer A/C Ledge - Aircon Ledge

All areas stated herein include PES (private enclosed space), PRT (private roof terrace), balcony, A/C Ledge and void where applicable. All areas and measurements stated herein are approximate and subject to adjustment on final survey. Layout/ location of wardrobes, kitchen cabinets, fan coil units, DB, electrical points, door swing directions and plaster ceiling boards are subject to Developer's sole discretion and final design. Please refer to the key plan for orientation.



# 3-BEDROOM DELUXE



## Type C3

89 sq m/ 958 sq ft

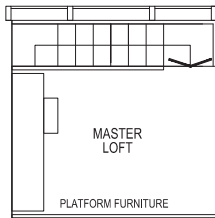
TOWER 6 & 8

#04-24 to #17-24

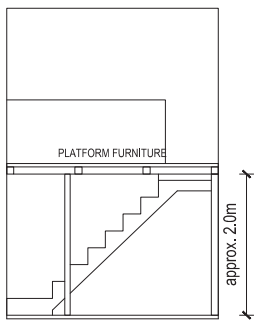
#04-29 to #17-29

#04-22 to #17-22 (mirror)

#04-27 to #17-27 (mirror)



UPPER DECK



SECTION



## Type C3-R

110 sq m/ 1184 sq ft  
(inclusive of 21 sq m void)

TOWER 6 & 8

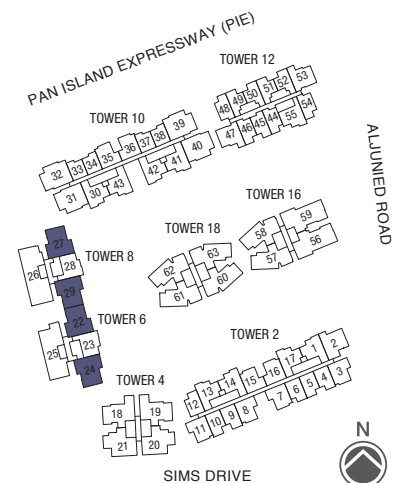
#18-24 and #18-29

#18-22 and #18-27 (mirror)

LEGEND: F - Fridge DB/ ST - Distribution Board W - Washing Machine cum Dryer A/C Ledge - Aircon Ledge

All areas stated herein include PES (private enclosed space), PRT (private roof terrace), balcony, A/C Ledge and void where applicable. All areas and measurements stated herein are approximate and subject to adjustment on final survey. Layout/ location of wardrobes, kitchen cabinets, fan coil units, DB, electrical points, door swing directions and plaster ceiling boards are subject to Developer's sole discretion and final design. Please refer to the key plan for orientation.

0 1 2 3 4 5M



# 3-BEDROOM DELUXE

## Type C2

95 sq m/ 1023 sq ft

TOWER 4

#04-20 to #18-20

#04-21 to #18-21 (mirror)



# 4-BEDROOM DELUXE

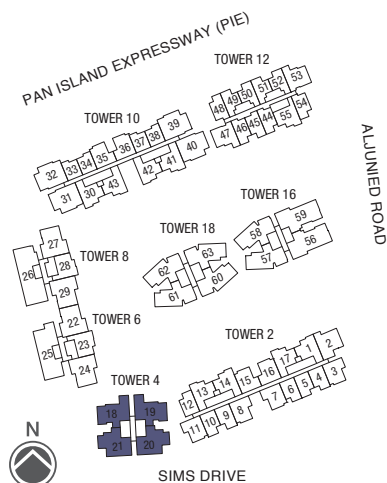
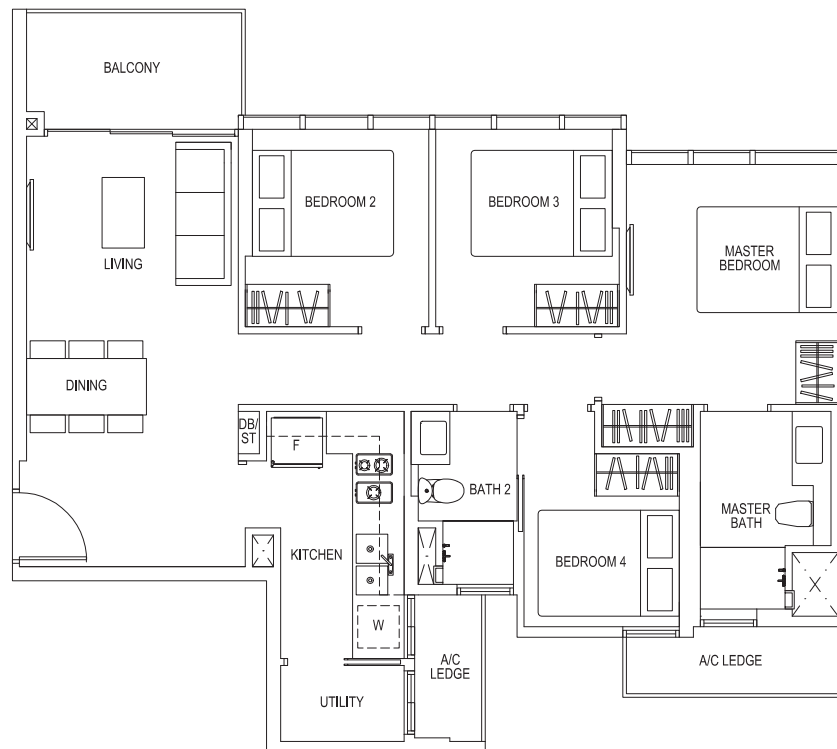
## Type Dc1

92 sq m/ 990 sq ft

TOWER 4

#05-19 to #18-19

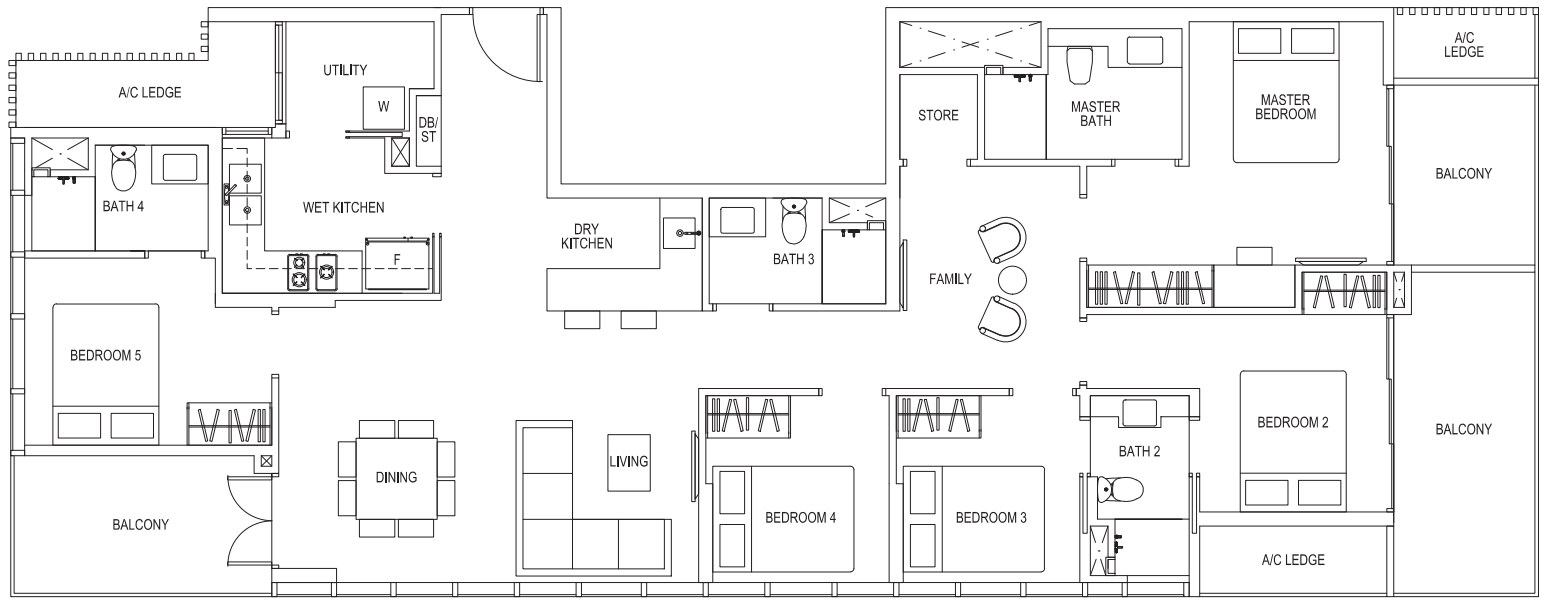
#05-18 to #18-18 (mirror)



LEGEND: F - Fridge DB/ ST - Distribution Board W - Washing Machine cum Dryer A/C Ledge - Aircon Ledge

All areas stated herein include PES (private enclosed space), PRT (private roof terrace), balcony, A/C Ledge and void where applicable. All areas and measurements stated herein are approximate and subject to adjustment on final survey. Layout/ location of wardrobes, kitchen cabinets, fan coil units, DB, electrical points, door swing directions and plaster ceiling boards are subject to Developer's sole discretion and final design. Please refer to the key plan for orientation.

# 5-BEDROOM DELUXE



## Type E1

161 sq m/ 1733 sq ft

TOWER 8

#04-26 to #17-26

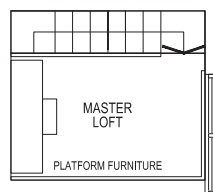


## Type E1-R

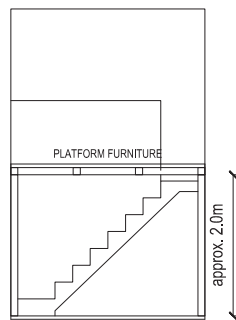
189 sq m/ 2034 sq ft  
(inclusive of 28 sq m void)

TOWER 8

#18-26



UPPER DECK

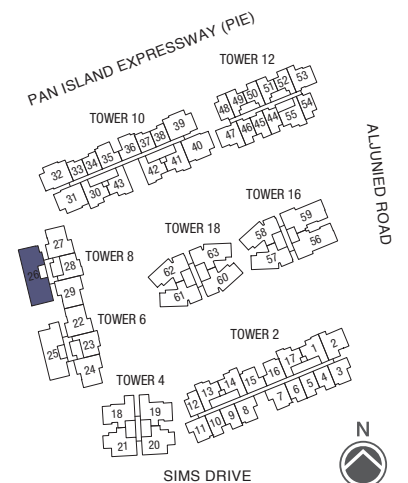


SECTION

0 1 2 3 4 5M

LEGEND: F - Fridge DB/ST - Distribution Board W - Washing Machine cum Dryer A/C Ledge - Aircon Ledge

All areas stated herein include PES (private enclosed space), PRT (private roof terrace), balcony, A/C Ledge and void where applicable. All areas and measurements stated herein are approximate and subject to adjustment on final survey. Layout/ location of wardrobes, kitchen cabinets, fan coil units, DB, electrical points, door swing directions and plaster ceiling boards are subject to Developer's sole discretion and final design. Please refer to the key plan for orientation.



# 3-BEDROOM GRAND

## Type C1

96 sq m/ 1033 sq ft

TOWER 16 & 18

#02-57 to #17-57

#02-61 to #17-61

#02-63 to #17-63

#02-58 to #17-58 (mirror)

#02-60 to #17-60 (mirror)

#02-62 to #17-62 (mirror)



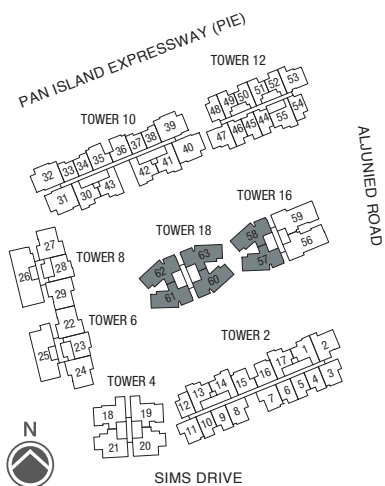
## Type C1-P

99 sq m/ 1066 sq ft

TOWER 16 & 18

#01-57, #01-61 and #01-63

#01-58, #01-60 and #01-62 (mirror)



LEGEND: F - Fridge DB/ ST - Distribution Board W - Washing Machine cum Dryer A/C Ledge - Aircon Ledge

All areas stated herein include PES (private enclosed space), PRT (private roof terrace), balcony, A/C Ledge and void where applicable. All areas and measurements stated herein are approximate and subject to adjustment on final survey. Layout/ location of wardrobes, kitchen cabinets, fan coil units, DB, electrical points, door swing directions and plaster ceiling boards are subject to Developer's sole discretion and final design. Please refer to the key plan for orientation.

# 3-BEDROOM GRAND

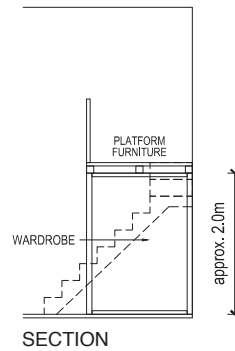
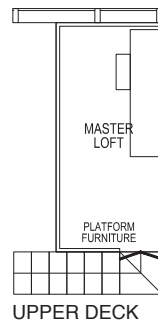
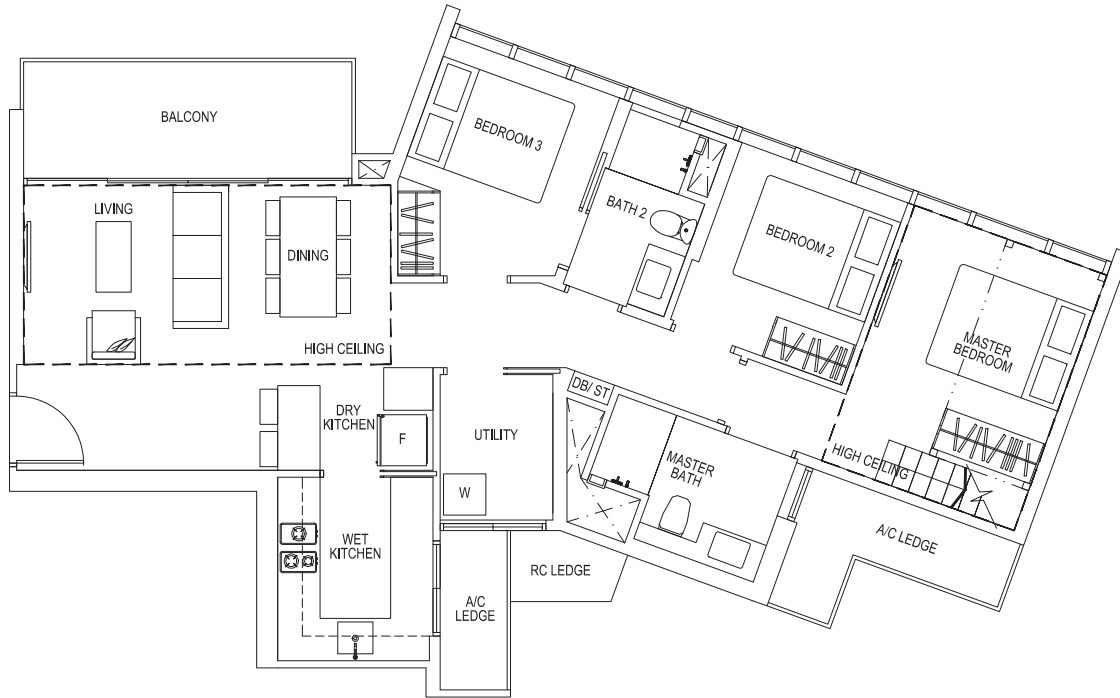
## Type C1-R

123 sq m/ 1324 sq ft  
(inclusive of 27 sq m void)

### TOWER 16 & 18

#18-57, #18-61 and  
#18-63

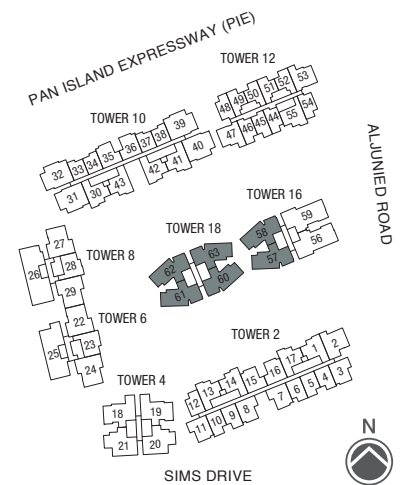
#18-58, #18-60 and  
#18-62 (mirror)



LEGEND: F - Fridge DB/ ST - Distribution Board W - Washing Machine cum Dryer A/C Ledge - Aircon Ledge

All areas stated herein include PES (private enclosed space), PRT (private roof terrace), balcony, A/C Ledge and void where applicable. All areas and measurements stated herein are approximate and subject to adjustment on final survey. Layout/ location of wardrobes, kitchen cabinets, fan coil units, DB, electrical points, door swing directions and plaster ceiling boards are subject to Developer's sole discretion and final design. Please refer to the key plan for orientation.

0 1 2 3 4 5M



# 4-BEDROOM GRAND

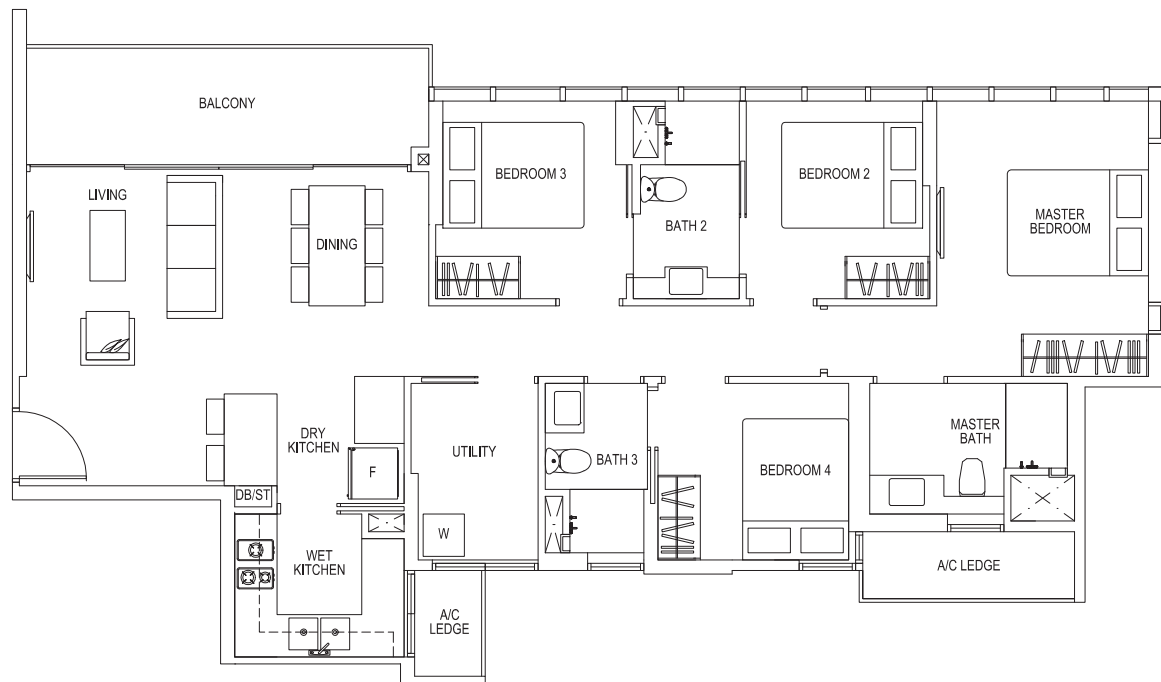
## Type D1

112 sq m/ 1206 sq ft

TOWER 16

#02-59 to #17-59

#02-56 to #17-56 (mirror)



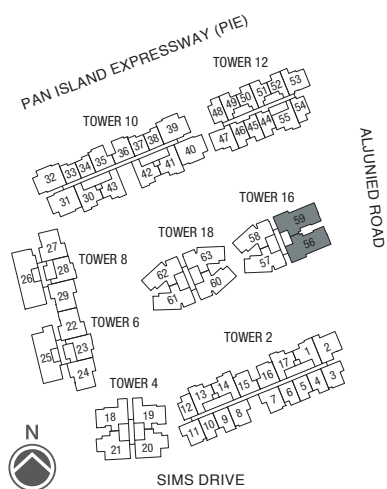
## Type D1-P

116 sq m/ 1249 sq ft

TOWER 16

#01-59

#01-56 (mirror)



LEGEND: F - Fridge DB/ ST - Distribution Board W - Washing Machine cum Dryer A/C Ledge - Aircon Ledge

All areas stated herein include PES (private enclosed space), PRT (private roof terrace), balcony, A/C Ledge and void where applicable. All areas and measurements stated herein are approximate and subject to adjustment on final survey. Layout/ location of wardrobes, kitchen cabinets, fan coil units, DB, electrical points, door swing directions and plaster ceiling boards are subject to Developer's sole discretion and final design. Please refer to the key plan for orientation.

# 4-BEDROOM GRAND

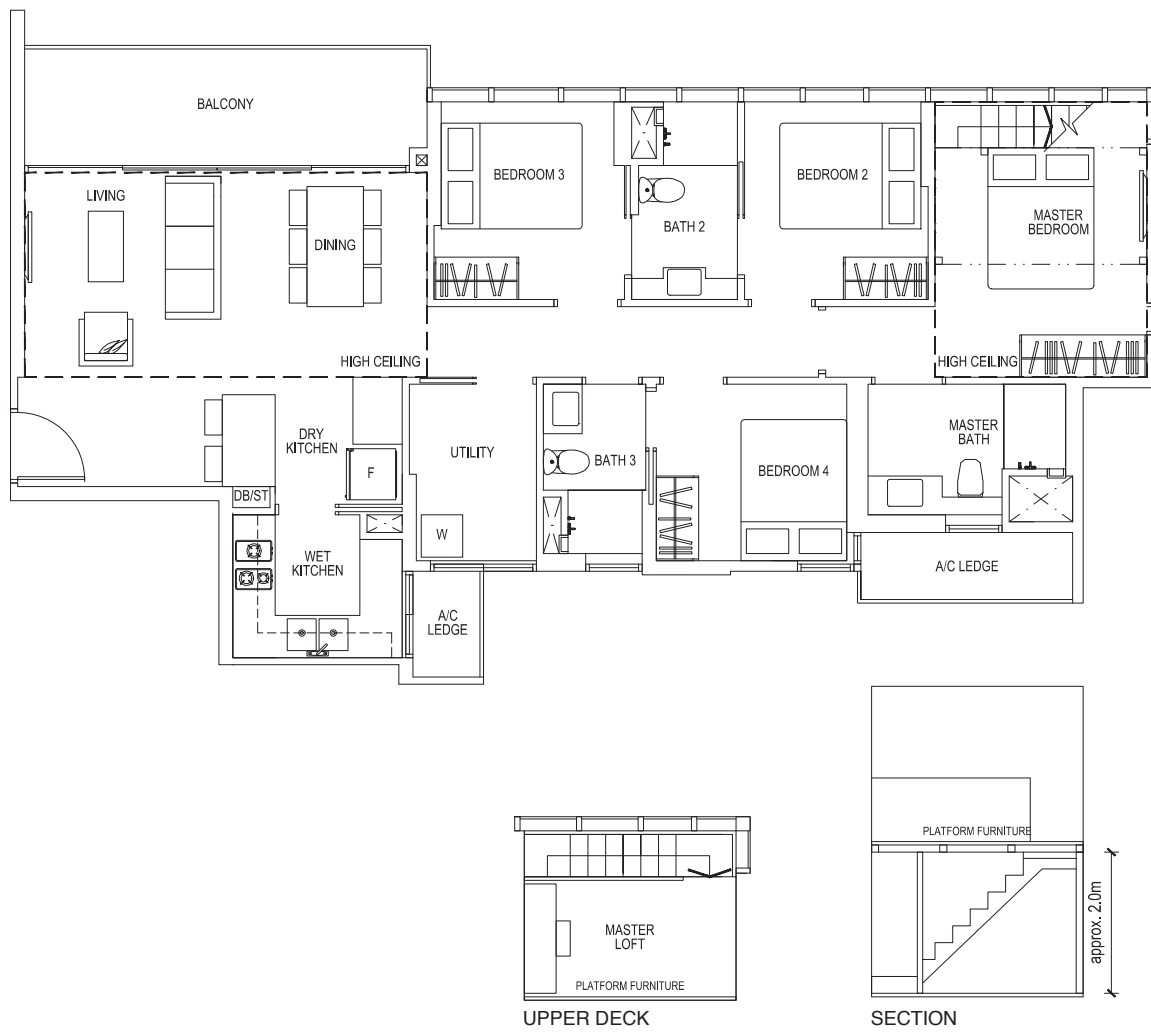
## Type D1-R

143 sq m/ 1539 sq ft  
(inclusive of 31 sq m void)

TOWER 16

#18-59

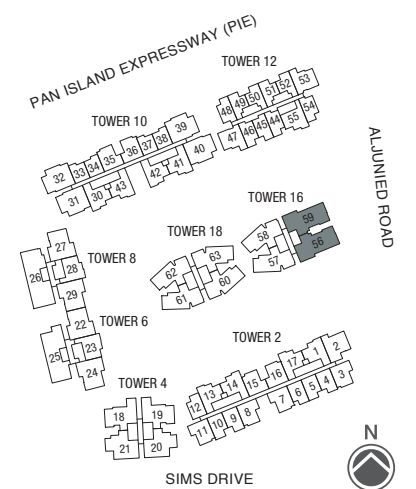
#18-56 (mirror)



LEGEND: F - Fridge DB/ ST - Distribution Board W - Washing Machine cum Dryer A/C Ledge - Aircon Ledge

All areas stated herein include PES (private enclosed space), PRT (private roof terrace), balcony, A/C Ledge and void where applicable. All areas and measurements stated herein are approximate and subject to adjustment on final survey. Layout/ location of wardrobes, kitchen cabinets, fan coil units, DB, electrical points, door swing directions and plaster ceiling boards are subject to Developer's sole discretion and final design. Please refer to the key plan for orientation.

0 1 2 3 4 5M



**About Guocoland**

GuocoLand Limited is a public company listed on the Singapore Exchange since 1978. The principal business activities of its subsidiaries are property development, property investment, hotel operations and property management. As a premier regional property company, GuocoLand is focused on achieving scalability, sustainability and growth in its core markets through its property development, investment and management businesses.

Creating thoughtful spaces for communities.

**Projects in Singapore**

In Singapore, GuocoLand has successfully developed and sold 33 residential projects yielding more than 9,000 apartments and homes over the last 25 years. GuocoLand now holds a portfolio of premium developments in the prime districts of Singapore, its flagship development being the Tanjong Pagar Centre, a multi-billion integrated mixed-use development in the Central Business District (CBD). To be completed in 2016, it has already achieved the LEED (CS) (Leadership in Energy and Environmental Design) Platinum Pre-certification. The commercial components have also been presented with the Singapore BCA (Building and Construction Authority) Green Mark Platinum Award. GuocoLand is also responsible for notably eco-friendly buildings such as the Green Mark award-winning Goodwood Residence and Sophia Residence. Other projects, such as Tanjong Pagar Centre, Leedon Residence, Elliot at East Coast, The Quartz and The Waterline have also won the prestigious award, which is the highest honour for certified green buildings in Singapore.



**Projects Overseas**

GuocoLand China (GLC), has been active in China since 1994. GLC is an established property developer in China with a sizeable portfolio of properties in Beijing, Shanghai, Nanjing and Tianjin, including integrated mixed-use developments Beijing Guoson Centre and Shanghai Guoson Centre, which have both won awards at the Asia Pacific International Property Awards 2010. The Group has also developed properties in Malaysia and Vietnam, most notably mixed-use project Damansara City, KLCC's luxury condo The Oval and boutique gated bungalow community The Rise in Kuala Lumpur, and The Canary, an integrated development 30 minutes away from Ho Chi Minh City.





Enquiries: 6225 9000

[www.simsurbanoasis.com.sg](http://www.simsurbanoasis.com.sg)

Name of Housing Project: sims Urban Oasis • Name of Developer: Sims Urban Oasis Pte. Ltd. (Reg no. 199503121C) • Developer's licence: C1154 • Tenure of land: Leasehold of 99 years commencing 29 July 2014 • Encumbrance on land: Presently encumbered to Oversea-Chinese Banking Corporation Limited (as mortgagee and security trustee) pursuant to an Assignment and Mortgage executed-in-escrow in favour of Oversea-Chinese Banking Corporation Limited (as mortgagee and security trustee) • Legal description of land: Lot 10713L of Mukim 24 at Sims Drive • Expected date of vacant possession: 30 June 2020 • Expected date of legal completion: 30 June 2023

While every reasonable care has been taken in preparing this brochure, neither the Developer nor its agents will be held responsible for any inaccuracies or omissions arising from any change of facts or circumstances occurring after the date of print of this brochure. All information and specifications are current at the time of going to press and are subject to such changes as may be required by the Developer and/or approved by the relevant authorities and notified to the Developer after the date of print of this brochure. All plans and models are drawn to scale but are subject to any amendments which are required by the Developer and/or approved by the relevant authorities and notified to the Developer after the date of print. All renderings and illustrations are artist's impressions only and photographs are only decor suggestions and cannot be regarded as representations of fact. While drawn to scale, all areas and other measurements are approximate only and subject to final survey and/or any amendments which are required by the Developer and/or approved by the relevant authorities and notified to the Developer after the date of print. Full reference must be made to the Form 3 Information Package which will be shown upon request where available. The Sale and Purchase Agreement embodies all the terms and conditions between the Developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, expressions of opinion, whether written or oral made by the Developer and/or the Developer's agent which are not embodied in the Sale and Purchase Agreement.

NOTES:



