



Centre of New

Located at the junction of Sims Drive and Aljunied Road, Sims Urban Oasis is a 99-year leasehold residence representing the best in city edge living. Its excellent connectivity means everything is close to you, including the Marina Bay, CBD, Aljunied MRT Station and more. This makes going to work or school or anywhere else a breeze – convenience you enjoy every day at this location. Encompassing a size and scale rare in Singapore, Sims Urban Oasis features lush greenery that stretches into the horizon, providing a wide space for outdoor activities. Three statuesque structures extend skyward, offering a priceless panorama of Singapore's skyline. Sims Urban Oasis is set to transform this location and set the standard for future properties.





Singapore City Skyline

Close to everything that matters



Excellent connectivity



Changi Airport

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. With excellent connectivity, you can enjoy more time for everything you love.

Enjoy your active lifestyle



Kallang River



Green spaces

More than an architectural wonder, 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. From cycling, walking, jogging and more, you can reap the health benefits and save the environment too.



Singapore Sports Hub

Credit: SNIGSOC

Culture and cuisine at your doorstep



Brewerkz

Live in the future of coveted residential areas where culture meets metropolis. Shop for groceries and satisfy your craving for local delights at nostalgic Sims Vista Market & Food Centre, and Geylang Serai Market. Discover Singapore's culture and 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. At Sims Urban Oasis, you're always within close proximity to good food and intriguing places.

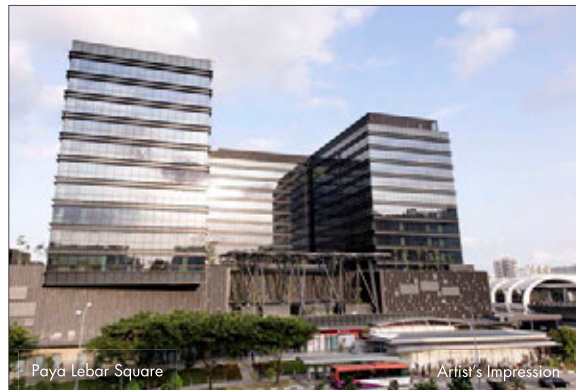


The Tuckshop



The Tuckshop

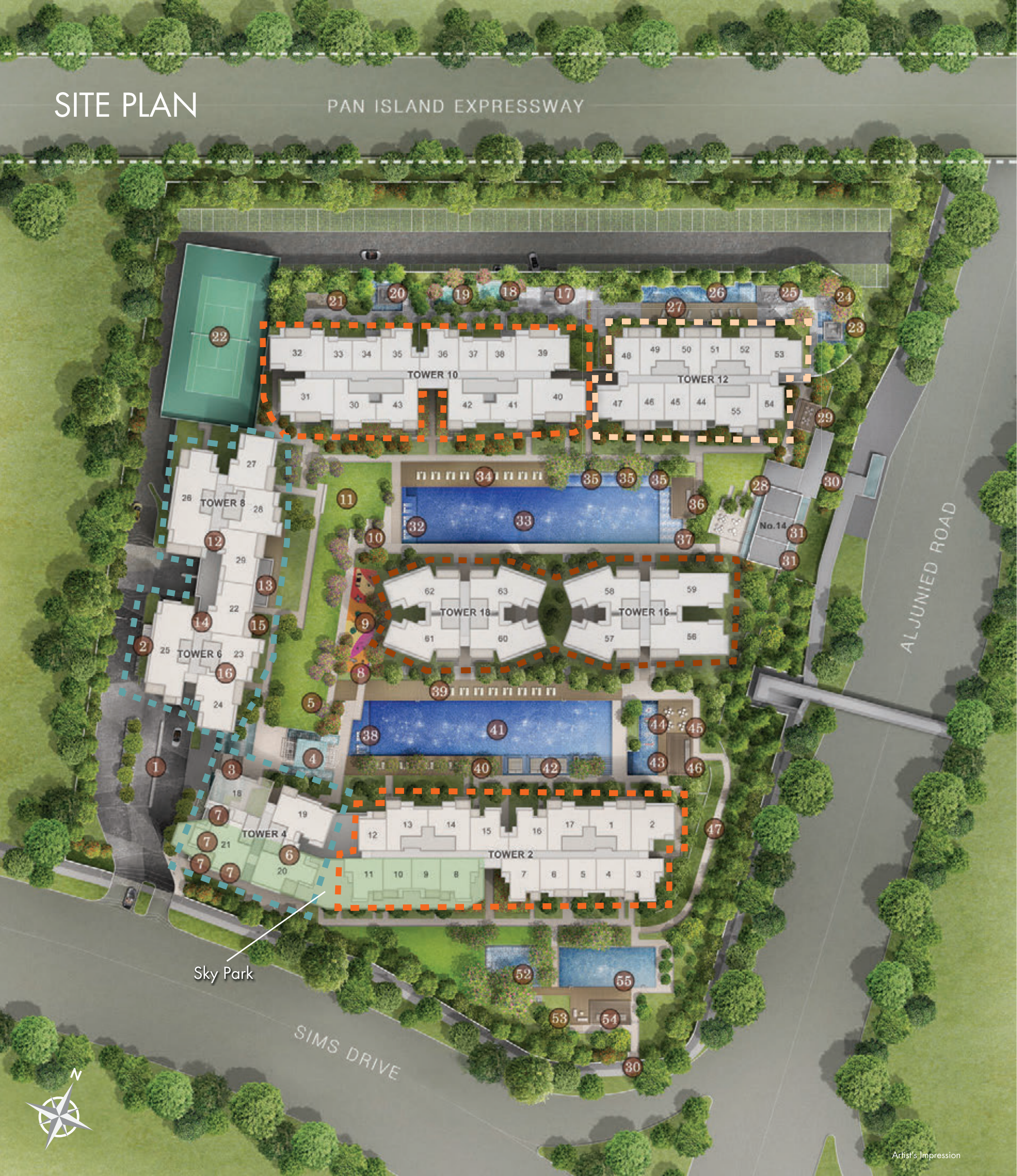
Rising new precinct



- Sims Urban Oasis is set to be the centre of all that's new. Come 2019, you can look forward to new and enhanced facilities, better transport connectivity and more opportunities to work near home.
- The new Paya Lebar Central will comprise 12-hectare cluster of offices, retail, F&B, e-commerce and public spaces.
- Geylang Serai will get a fresh new look with the unveiling of a new civic centre, Wisma Geylang Serai that will include community facilities, arts spaces and events, celebrating its rich history and heritage.
- One KM and Kallang Wave in addition to existing shopping malls, City Plaza and Leisure Park Kallang will rejuvenate the retail scene with newer, more competitive offerings.
- The Bidadari development will see the emergence of a futuristic new neighbourhood, integrated with a Heritage Walk, communal spaces and a 10-hectare park surrounding the beautiful Alkaff Lake.
- The area will also have a new 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.



SITE PLAN



LEGEND

- ARRIVAL PLAZA
- HANGOUT
- WELLNESS
- URBAN EDGE
- SIDE WALK
- OASIS
- FAMILY
- SKY PARK
- PARTY TERRACE
1. Drop-off Point
2. Guard House
3. Arrival Water Feature
4. Arrival Pavilion
5. Arrival Lawn
6. Childcare Centre
7. Shops
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
17. Wellness Pod
18. Zen Pod
19. Spa Pod
20. Wellness Pavilion
21. Garden Fitness Pavilion
22. Tennis Court
23. Garden Pavilion
24. Urban Pavilion
25. Meeting Pod
26. Urban Edge Pool
27. Urban Deck
28. Side Walk Alfresco
29. Convening Pavilion
30. Side Gate
31. Shops
32. Oasis Aqua Bed
33. 50m Lap Pool
34. Oasis Chill Out Deck
35. Oasis Spa
36. Oasis Pavilion
37. Oasis Bubble Jet
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
48. Sky Pavilion
49. Celebration Deck
50. Celebration Pavilion
51. Sky Fitness Pavilion
52. Party Spa Pool
53. Swing Pod
54. BBQ Party Pavilion
55. 20m Party Pool





A new level of inclusiveness

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 and structures create opportunities for interaction. Whether it's a family with children, a single, or a couple, this is a residence where everyone belongs.



Sims Urban Oasis

A resplendent residence with a wide selection of units of different sizes and designs, there is a home to fit your modern lifestyle. Future living begins with your choice of residence.





For Illustration Only

RIGHT-SIZING YOUR LIFESTYLE

Well-thought and well-designed, the Suites are graced with compact space-efficiency and style. They offer flexibility, and the ability to maximise the space to fit your needs and store all your prized possessions.



For Illustration Only

THE SPACE TO FREE YOUR IMAGINATION

Set yourself apart from others horizontally and vertically. A blank canvas that reflects your imagination and vision. This is your sanctuary. It's time to be you.



For Illustration Only

BLISSFUL FAMILY TIME

Luxurious and stylish, this family residence is the perfect place for a happy home. Generous and roomy, without compromising on precious privacy. Let your kids roam free while you enjoy a romantic retreat to the tranquillity of your room. Multi-generational families will find that this is a home that every member of the family will love.



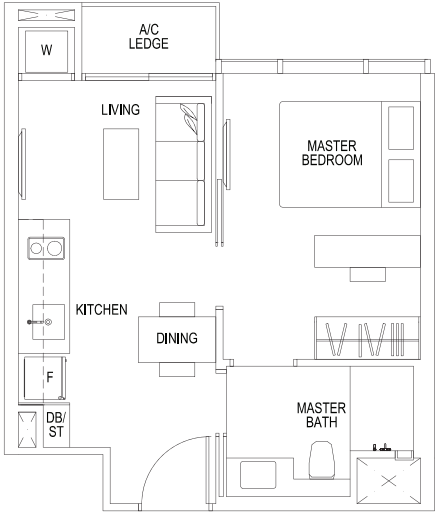
For Illustration Only

ANOTHER LEVEL OF LUXURY

Every day is a celebration when you reside in the best Sims Urban Oasis has to offer. Appointed with the finest finishings, this is the hallmark of luxury living. Be mesmerised by the exquisite design and lavish details as you take in sweeping panoramic views from every angle.



1 - BEDROOM SUITES

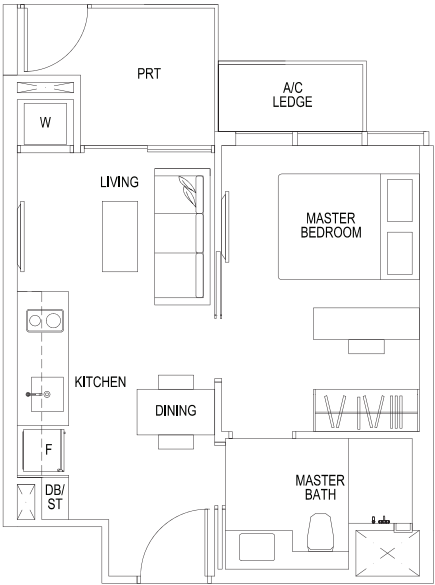


TYPE A1

38 sq m/ 409 sq ft
TOWER 10

#05-33 to #17-33
#05-37 to #17-37

#05-34* to #17-34*
#05-38* to #17-38*



TYPE A1-P

43 sq m/ 463 sq ft
TOWER 10

#04-33 and #04-37

#04-34* and #04-38*

* Mirror Image

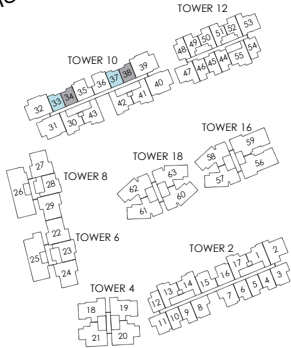


LEGEND:

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.
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Please refer to the key plan for orientation.

PAN ISLAND EXPRESSWAY (PIE)



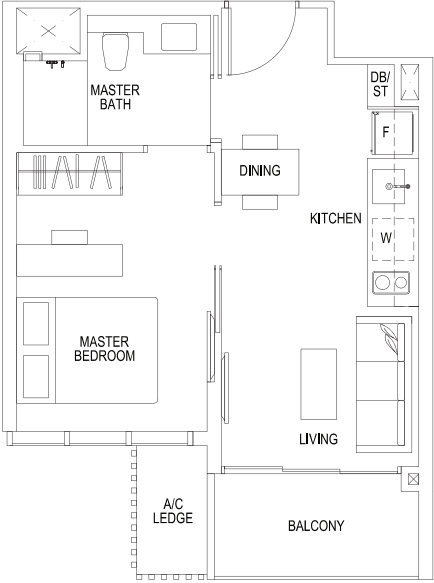
ALJUNIED ROAD



SIMS DRIVE

KEY PLAN

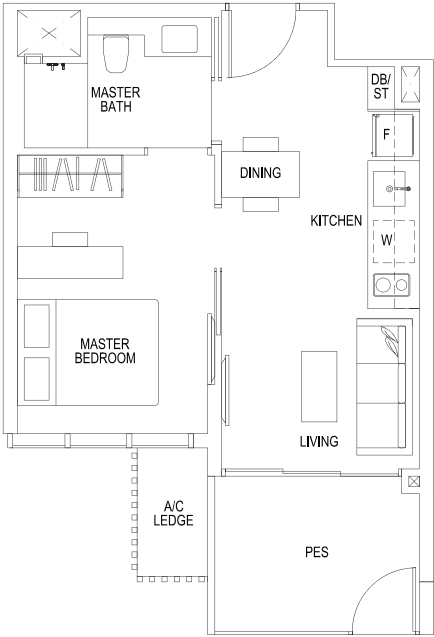
1 - BEDROOM SUITES



TYPE A2

43 sq m/ 463 sq ft
TOWER 2

#02-09 to #18-09
#02-10* to #18-10*



TYPE A2-P

45 sq m/ 484 sq ft
TOWER 2

#01-09
#01-10*

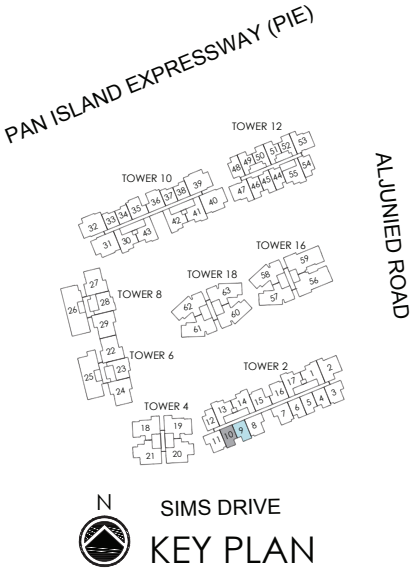
* Mirror Image



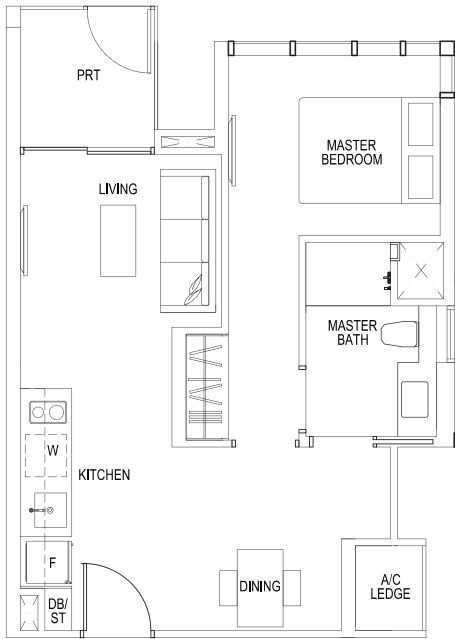
LEGEND:

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1 - BEDROOM SUITES



TYPE A4-P

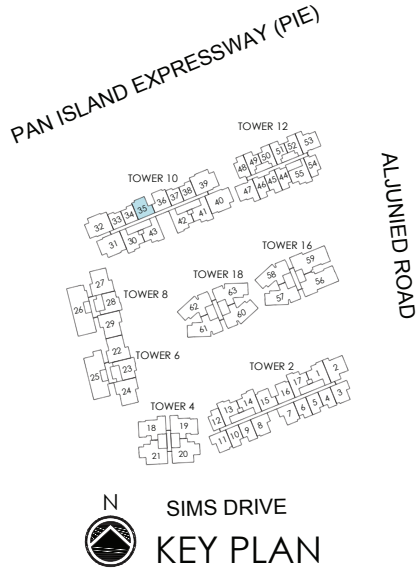
49 sq m/ 527 sq ft
TOWER 10

#04-35

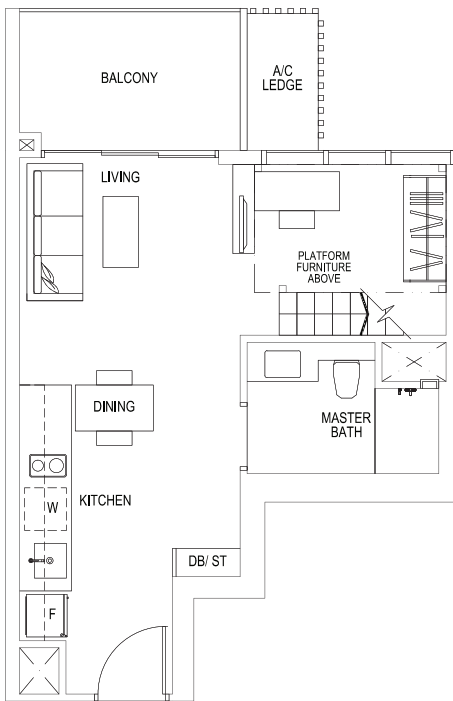


LEGEND:
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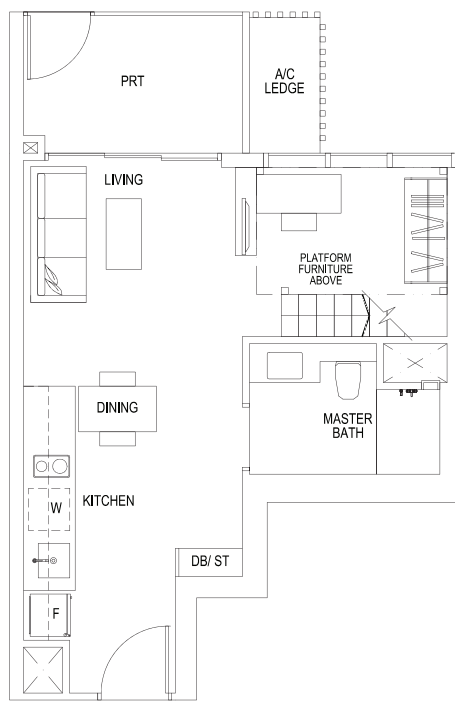
1 - BEDROOM LOFT



TYPE A1L

45 sq m/ 484 sq ft
TOWER 12

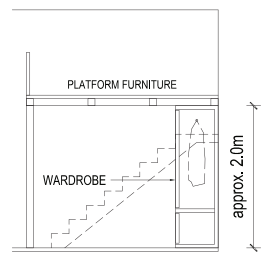
#05-49 to #14-49
#05-51 to #14-51
#05-50* to #14-50*
#05-52* to #14-52*



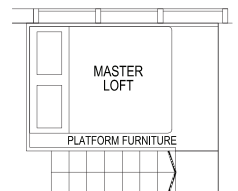
TYPE A1L-P

45 sq m/ 484 sq ft
TOWER 12

#04-49 and #04-51
#04-50* and #04-52*



SECTION
Applicable to Type A1L
and A1L-P only



UPPER DECK
Applicable to Type A1L
and A1L-P only

* Mirror Image

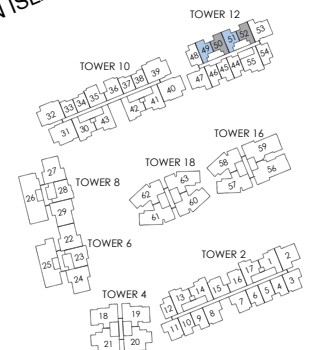


LEGEND:

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

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PAN ISLAND EXPRESSWAY (PIE)

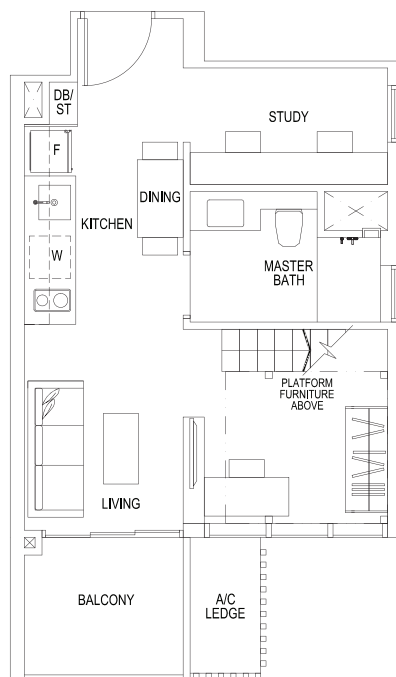


ALJUNIED ROAD



SIMS DRIVE
KEY PLAN

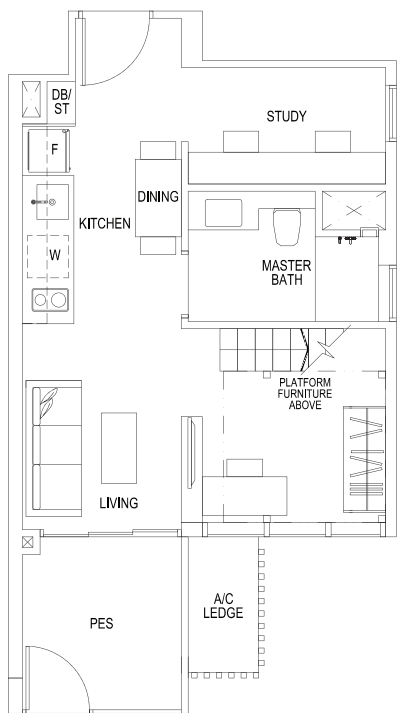
1 - BEDROOM LOFT



TYPE A2aL

43 sq m/ 463 sq ft
TOWER 12

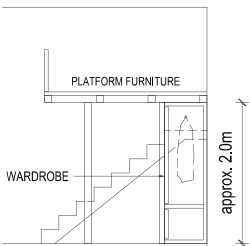
#02-54 to #14-54



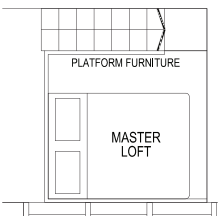
TYPE A2aL-P

44 sq m/ 474 sq ft
TOWER 12

#01-54



SECTION
Applicable to Type A2aL
and A2aL-P only

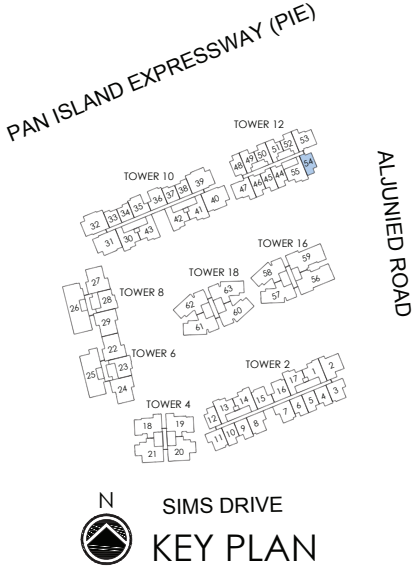


UPPER DECK
Applicable to Type A2aL
and A2aL-P only

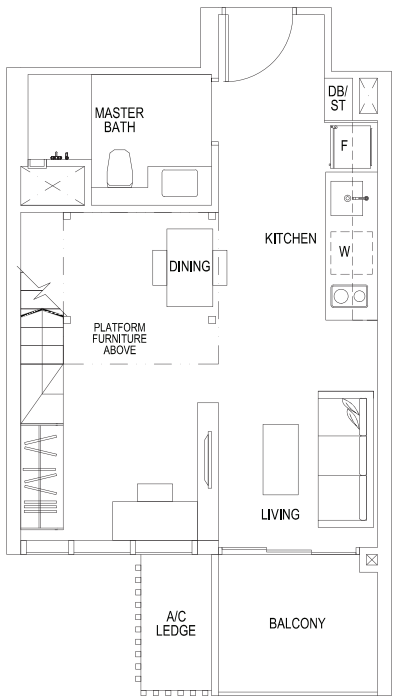


LEGEND:
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1 - BEDROOM LOFT



TYPE A2bL

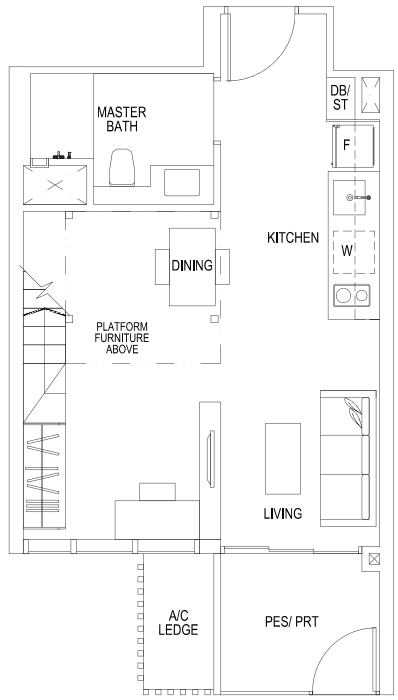
43 sq m/ 463 sq ft
TOWER 12

#02-45 to #14-45

#02-44* to #14-44*

#02-46* to #14-46*

#05-48* to #14-48*

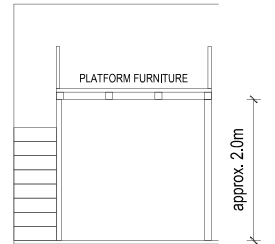


TYPE A2bL-P

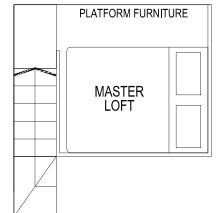
43 sq m/ 463 sq ft
TOWER 12

#01-45

#01-44*, #01-46* and #04-48*



SECTION
Applicable to Type A2bL
and A2bL-P only



UPPER DECK
Applicable to Type A2bL
and A2bL-P only

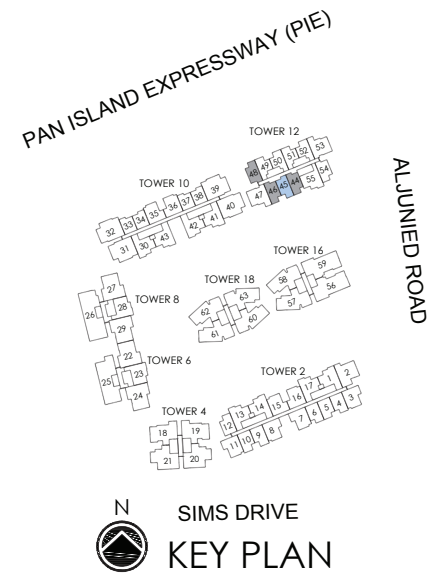
* Mirror Image



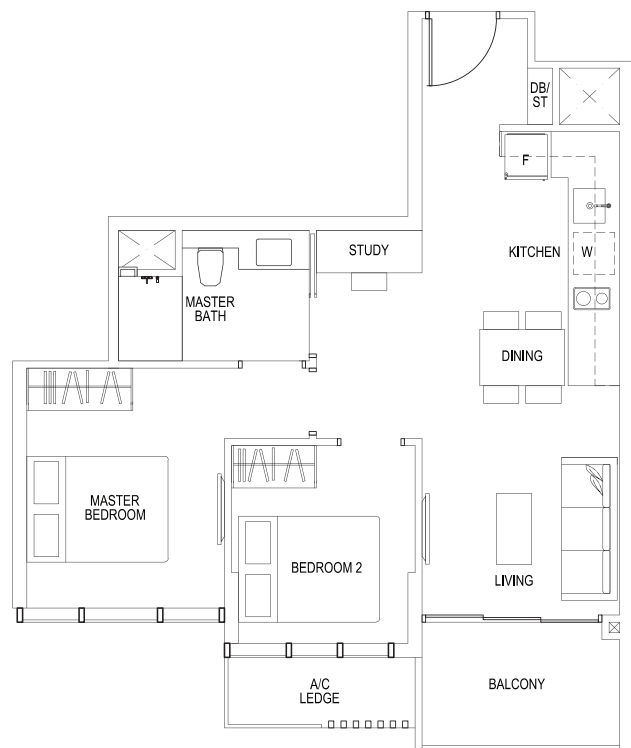
LEGEND:

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

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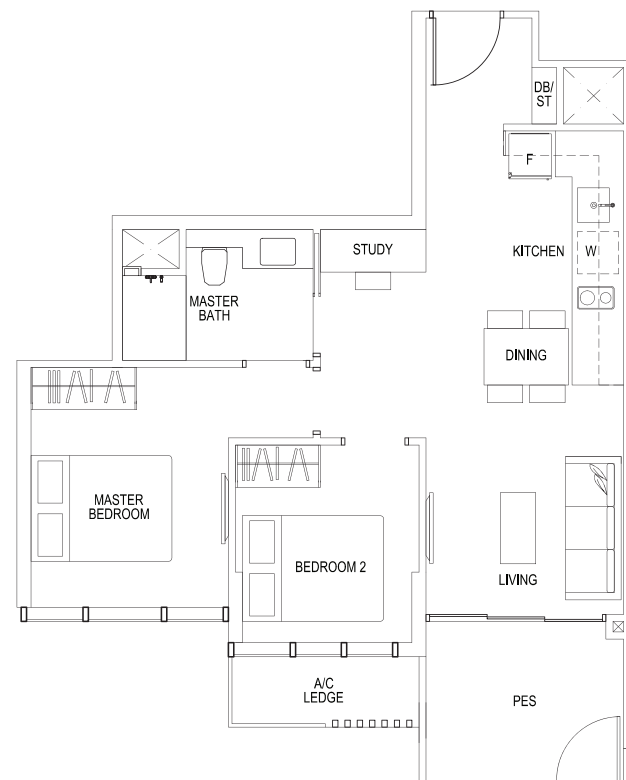
2 - BEDROOM SUITES



TYPE B1

62 sq m/ 667 sq ft
TOWER 10

#02-41 to #17-41
#02-43 to #17-43
#02-30* to #17-30*
#02-42* to #17-42*



TYPE B1-P

63 sq m/ 678 sq ft
TOWER 10

#01-41 and #01-43
#01-30* and #01-42*

* Mirror Image

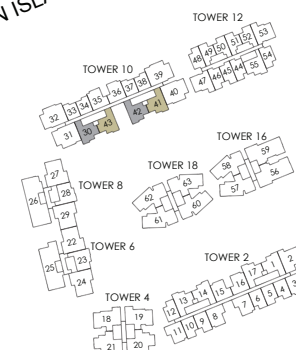


LEGEND:

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PAN ISLAND EXPRESSWAY (PIE)

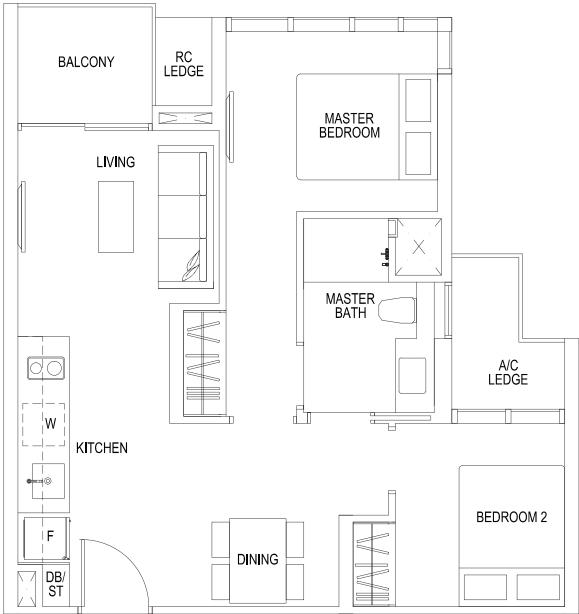


ALJUNIED ROAD



SIMS DRIVE
KEY PLAN

2 - BEDROOM SUITES

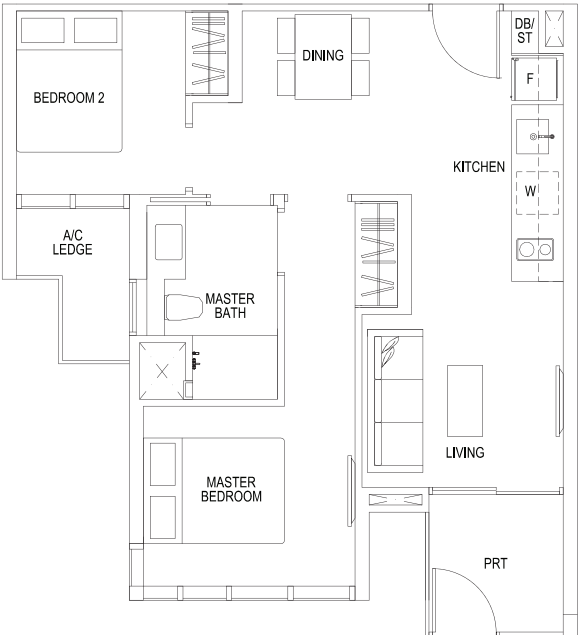


TYPE B2

58 sq m/ 624 sq ft
TOWER 10

#05-35 to #17-35

#05-36* to #17-36*



TYPE B2-P

58 sq m/ 624 sq ft
TOWER 10

#04-36*

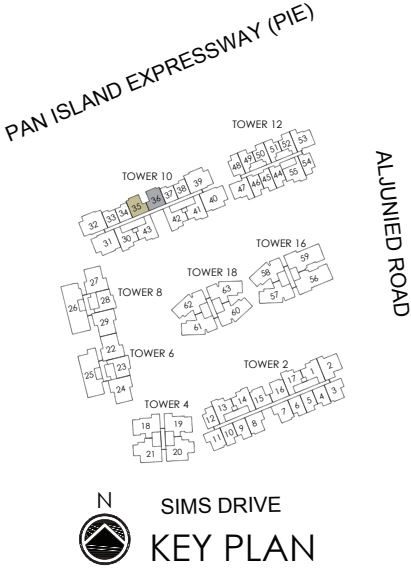
* Mirror Image



LEGEND:

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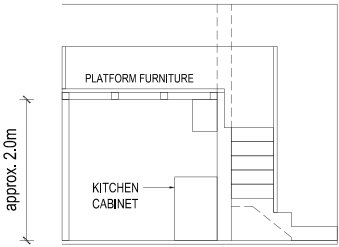
2 - BEDROOM LOFT



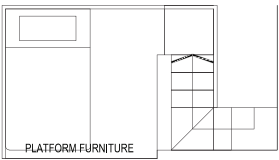
TYPE B1L

66 sq m/ 710 sq ft
TOWER 12

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



SECTION
Applicable to Type B1L only

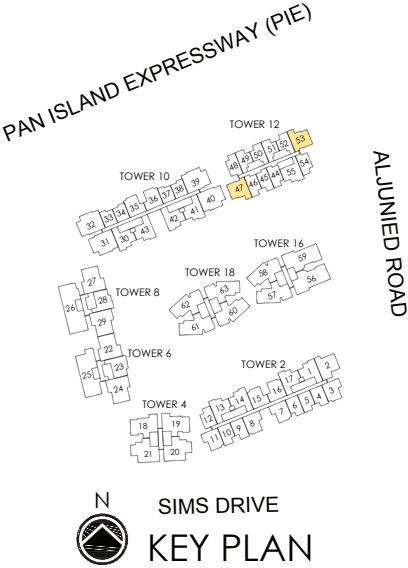


UPPER DECK
Applicable to Type B1L only



LEGEND:
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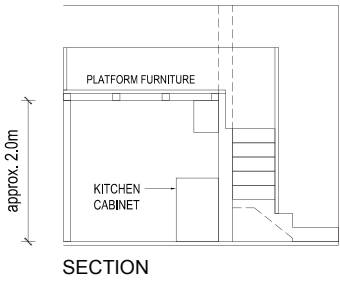
2 - BEDROOM LOFT



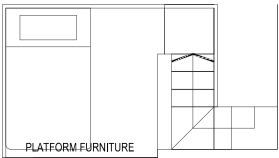
TYPE B1L-P

66 sq m/ 710 sq ft
TOWER 12

#01-47 and #04-53



SECTION



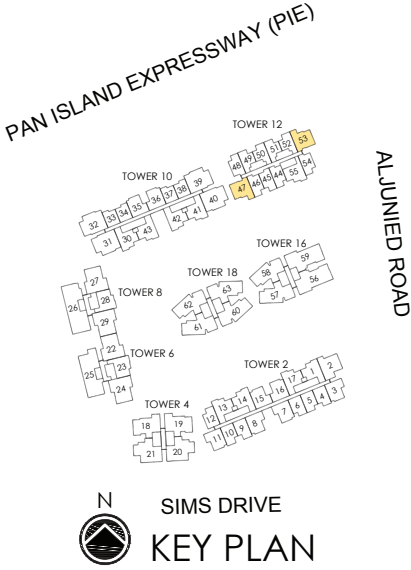
UPPER DECK



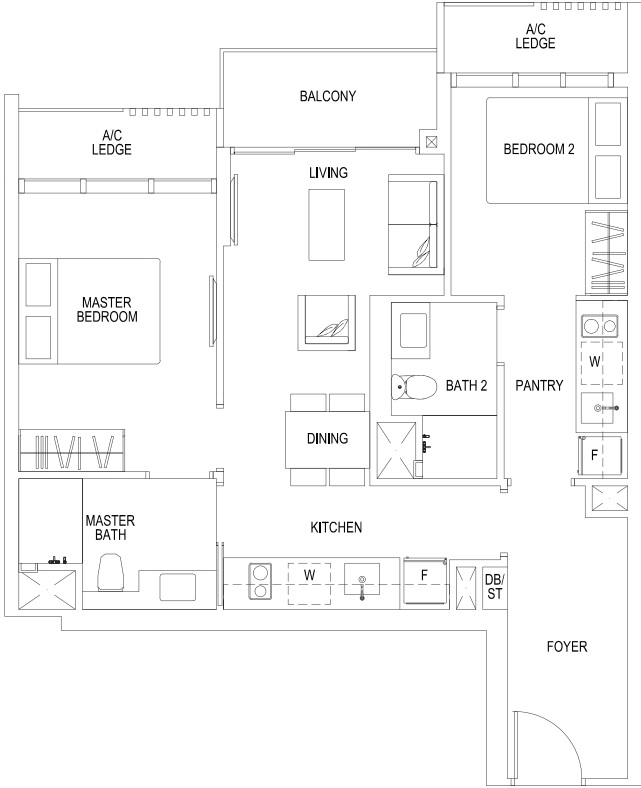
LEGEND:

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2 - BEDROOM DELUXE



TYPE B3 DK

73 sq m/ 786 sq ft
TOWER 6 & 8

#04-28 to #17-28

#04-23* to #17-23*

* Mirror Image

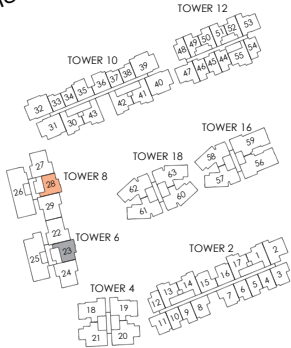


LEGEND:

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PAN ISLAND EXPRESSWAY (PIE)



ALJUNIED ROAD



SIMS DRIVE
KEY PLAN

3 - BEDROOM SUITES



TYPE Cc1

76 sq m/ 818 sq ft
TOWER 2

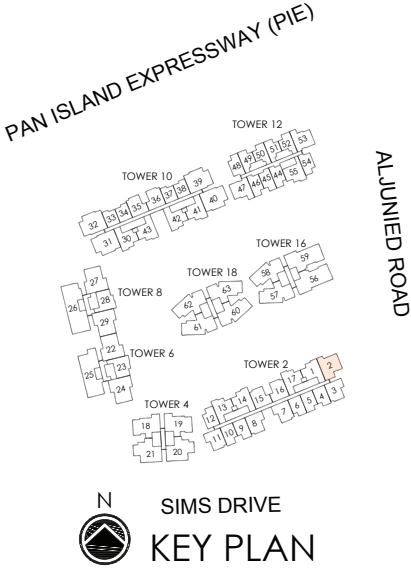
#03-02 to #18-02



LEGEND:

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

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3 - BEDROOM SUITES



TYPE Cc1-P

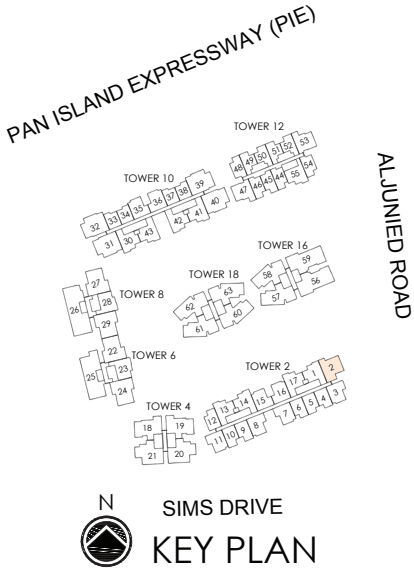
77 sq m/ 829 sq ft
TOWER 2

#02-02

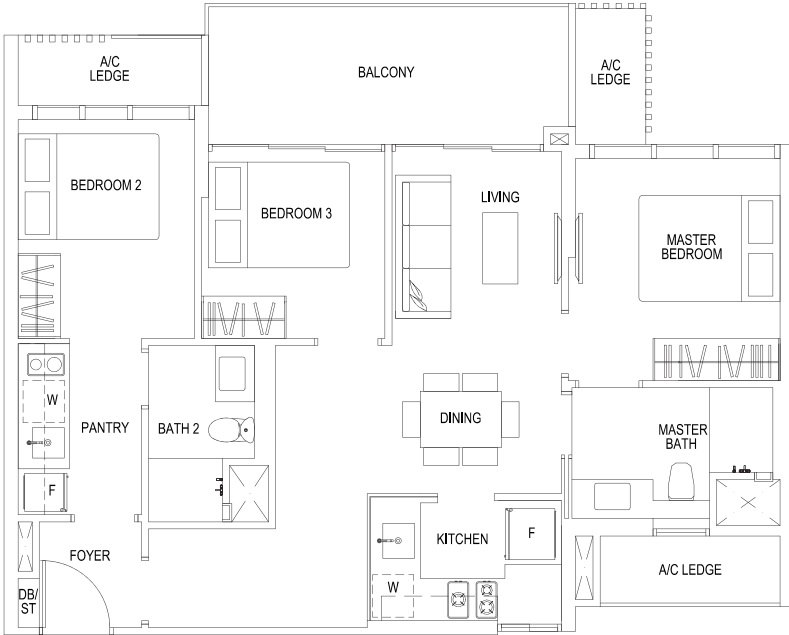


LEGEND:
F - Fridge DB/ ST - Distribution Board W - Washing Machine cum Dryer A/C Ledge - Aircon Ledge

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.



3 - BEDROOM SUITES



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*
#02-40* to #17-40*

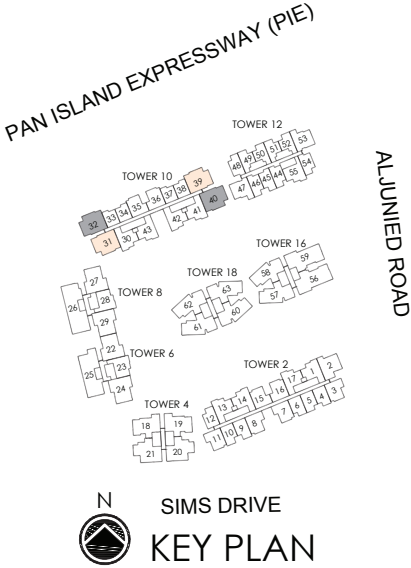
* Mirror Image



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.
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3 - BEDROOM SUITES



TYPE Cc2 DK-P

89 sq m/ 958 sq ft
TOWER 10

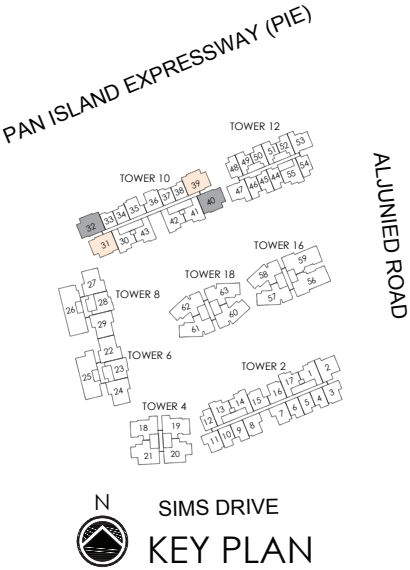
#01-31 and #04-39
#04-32* and #01-40*

* Mirror Image



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.
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3 - BEDROOM DELUXE



TYPE C2

95 sq m/ 1023 sq ft
TOWER 4

#04-20 to #18-20

#04-21 * to #18-21 *

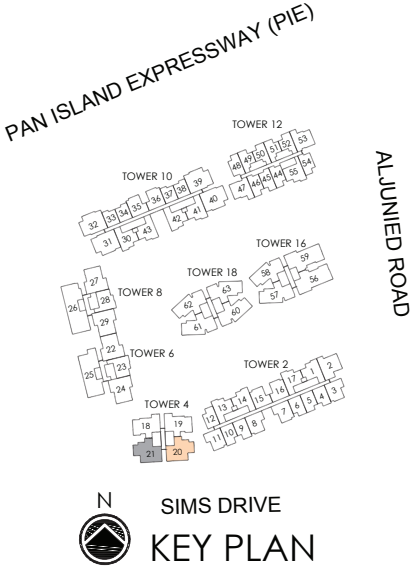
* Mirror Image



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.
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3 - BEDROOM DELUXE



TYPE C3

89 sq m/ 958 sq ft
TOWER 6 & 8

#04-24 to #17-24
#04-29 to #17-29

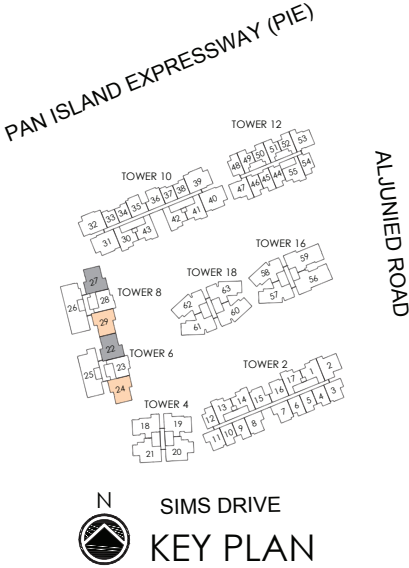
#04-22* to #17-22*
#04-27* to #17-27*

* Mirror Image



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.
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4 - BEDROOM DELUXE



TYPE Dc1

92 sq m/ 990 sq ft
TOWER 4

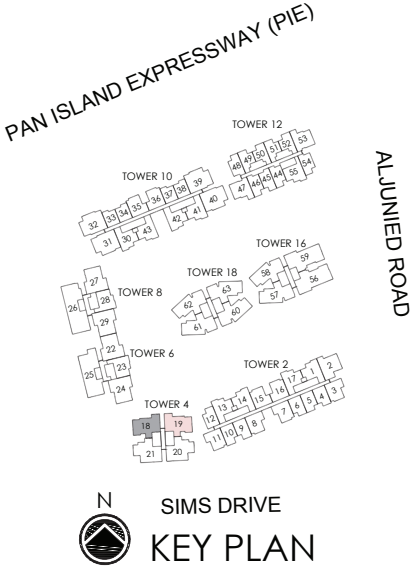
#05-19 to #18-19
#05-18* to #18-18*

* Mirror Image



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.
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4 - BEDROOM GRAND



TYPE D1

112 sq m/ 1206 sq ft
TOWER 16

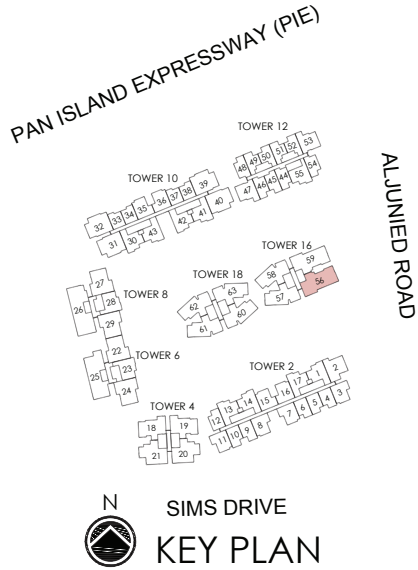
#02-56 to #17-56



LEGEND:

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

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4 - BEDROOM GRAND



TYPE D1-P
116 sq m/ 1249 sq ft
TOWER 16
#01-56

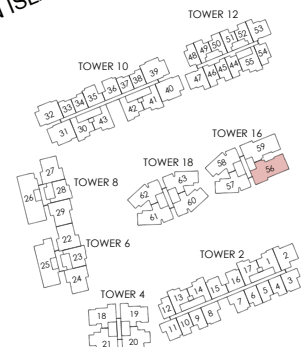


LEGEND:

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.
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PAN ISLAND EXPRESSWAY (PIE)



ALJUNIED ROAD



SIMS DRIVE
KEY PLAN

4 - BEDROOM DELUXE



TYPE D2 DK

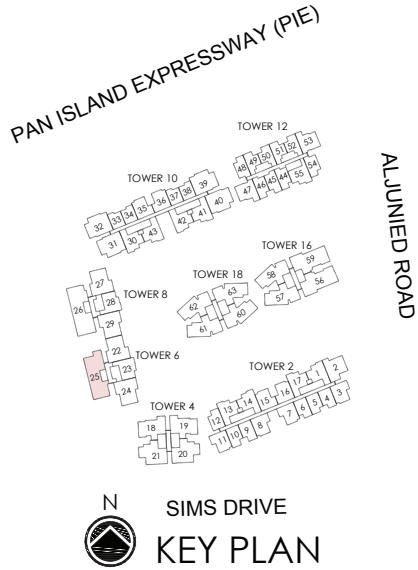
134 sq m/ 1442 sq ft
TOWER 6

#04-25 to #17-25



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

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5 - BEDROOM DELUXE



TYPE E1

160 sq m/ 1722 sq ft
TOWER 8

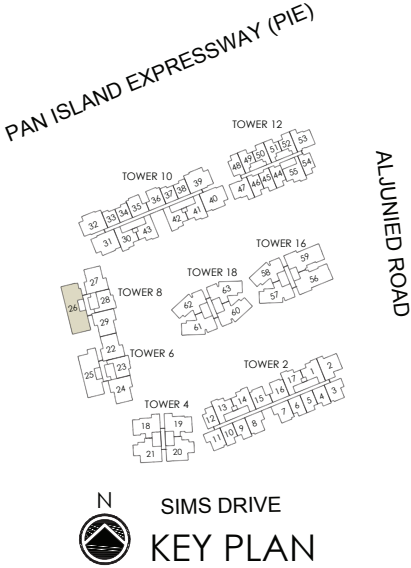
#04-26 to #17-26



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.
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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.



For enquiries call **6225 9000**
www.simsurbanoasis.com.sg

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.

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 • Date of print: 9 February 2015

