

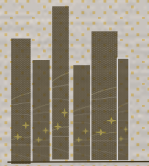


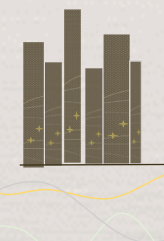
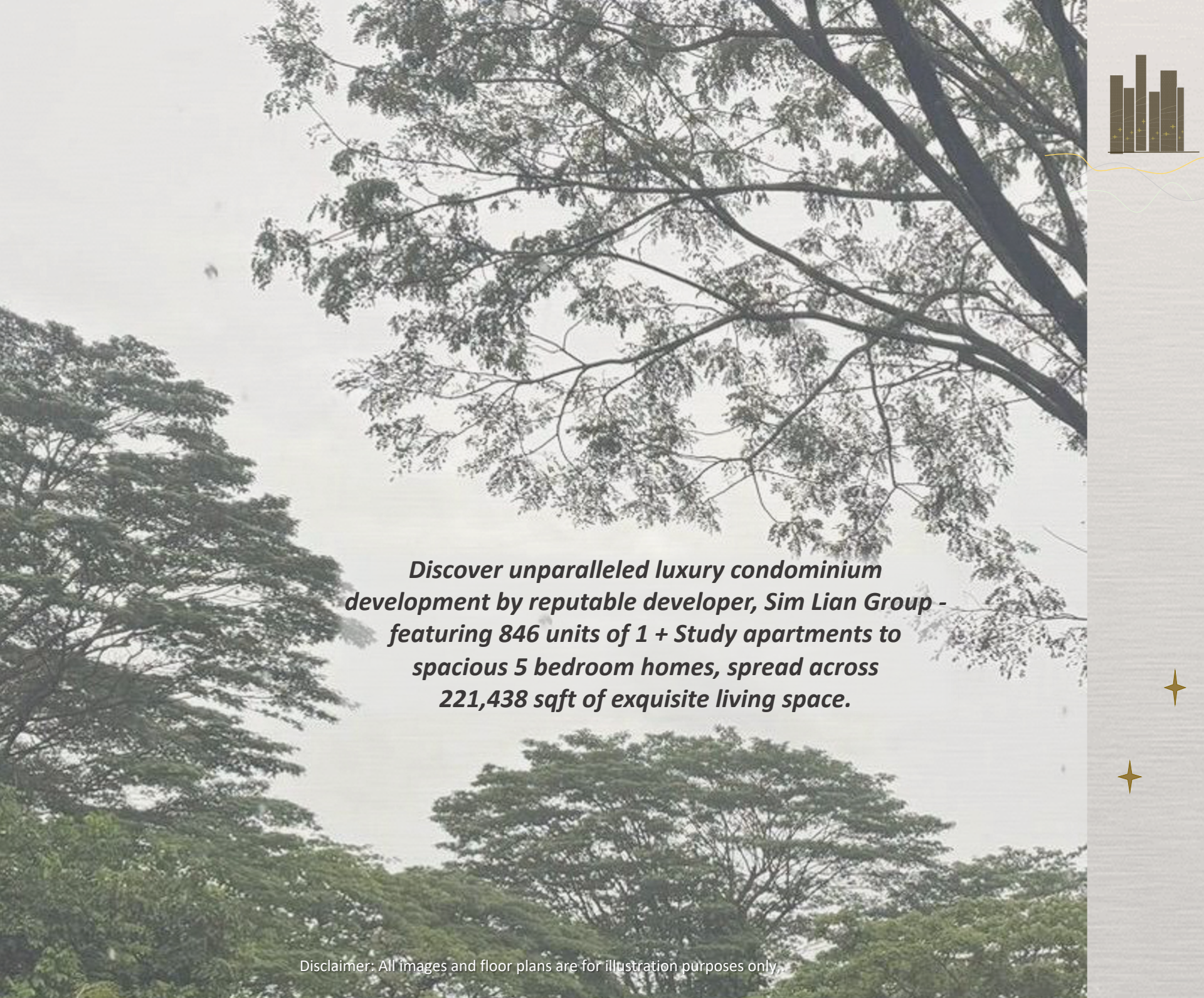
RENTAL OFFERS - NEW SHOWERS

OFFICIAL LAUNCH

EMERALD OF KATONG


Warmth ✦ Character ✦ Timeless Beauty



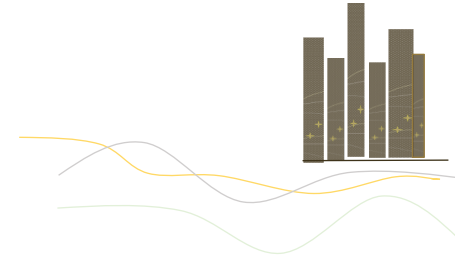


Discover unparalleled luxury condominium development by reputable developer, Sim Lian Group - featuring 846 units of 1 + Study apartments to spacious 5 bedroom homes, spread across 221,438 sqft of exquisite living space.

Disclaimer: All images and floor plans are for illustration purposes only.



A dream home is a sentiment filled with anticipation, warmth and a deep sense of belonging - Emerald Of Katong

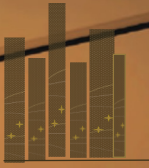


Step into our vibrant condominium community, where every member of your family and circle of friends will find something to delight in.



PHOTOS FROM DEVELOPER'S RECENTLY COMPLETED PROJECT -
TREASURE AT TAMPINES

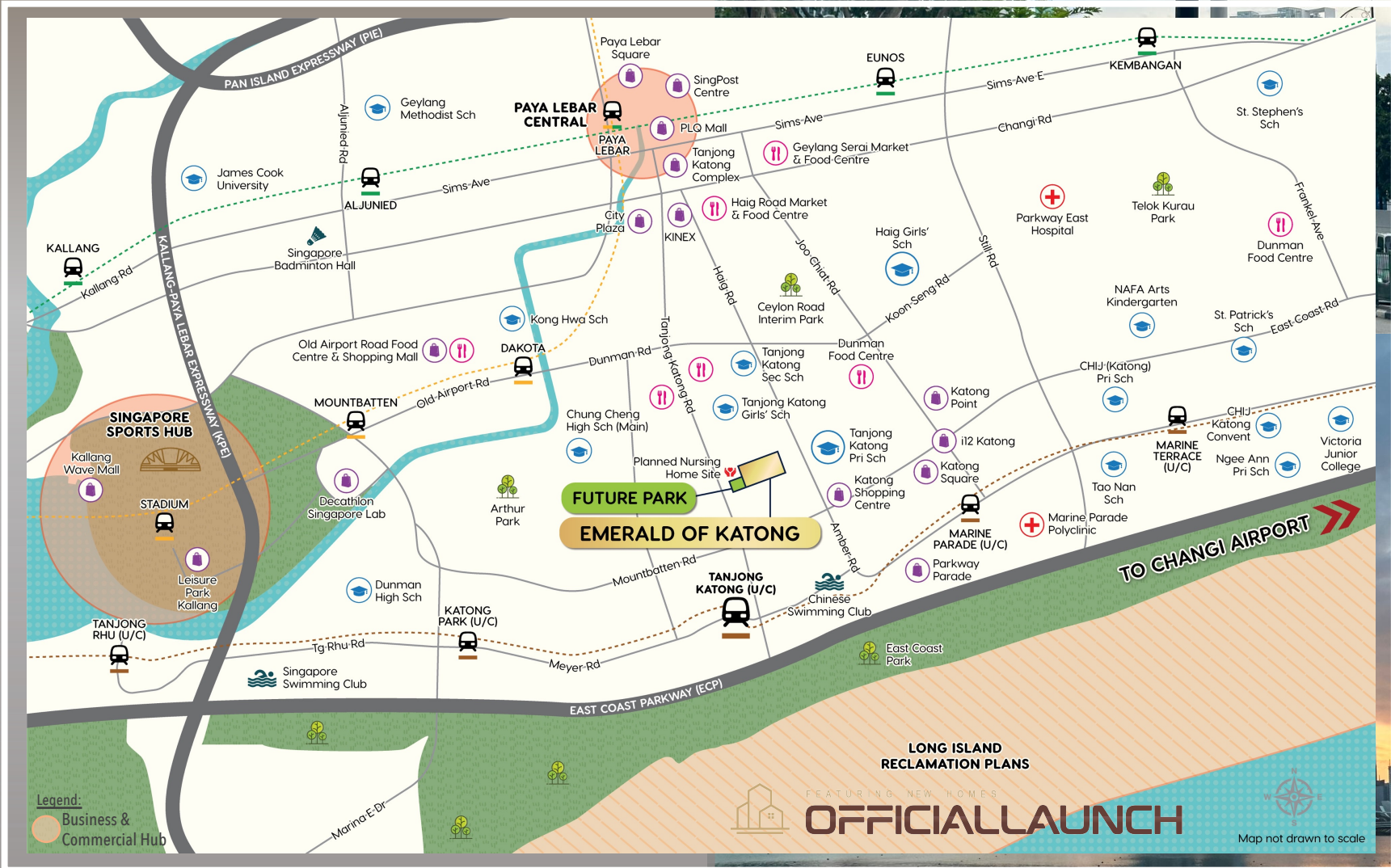
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Emerald Of Katong, a place to call your own, a sanctuary where you can always return to find peace, comfort and joy.

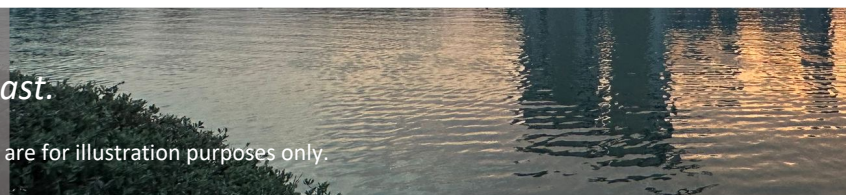
A world of possibilities just waiting to be explored.

Anticipate an unparalleled lifestyle in the heart of Katong, District 15, where rich heritage, culinary delights and modern comforts converge seamlessly within your luxurious condominium residence.



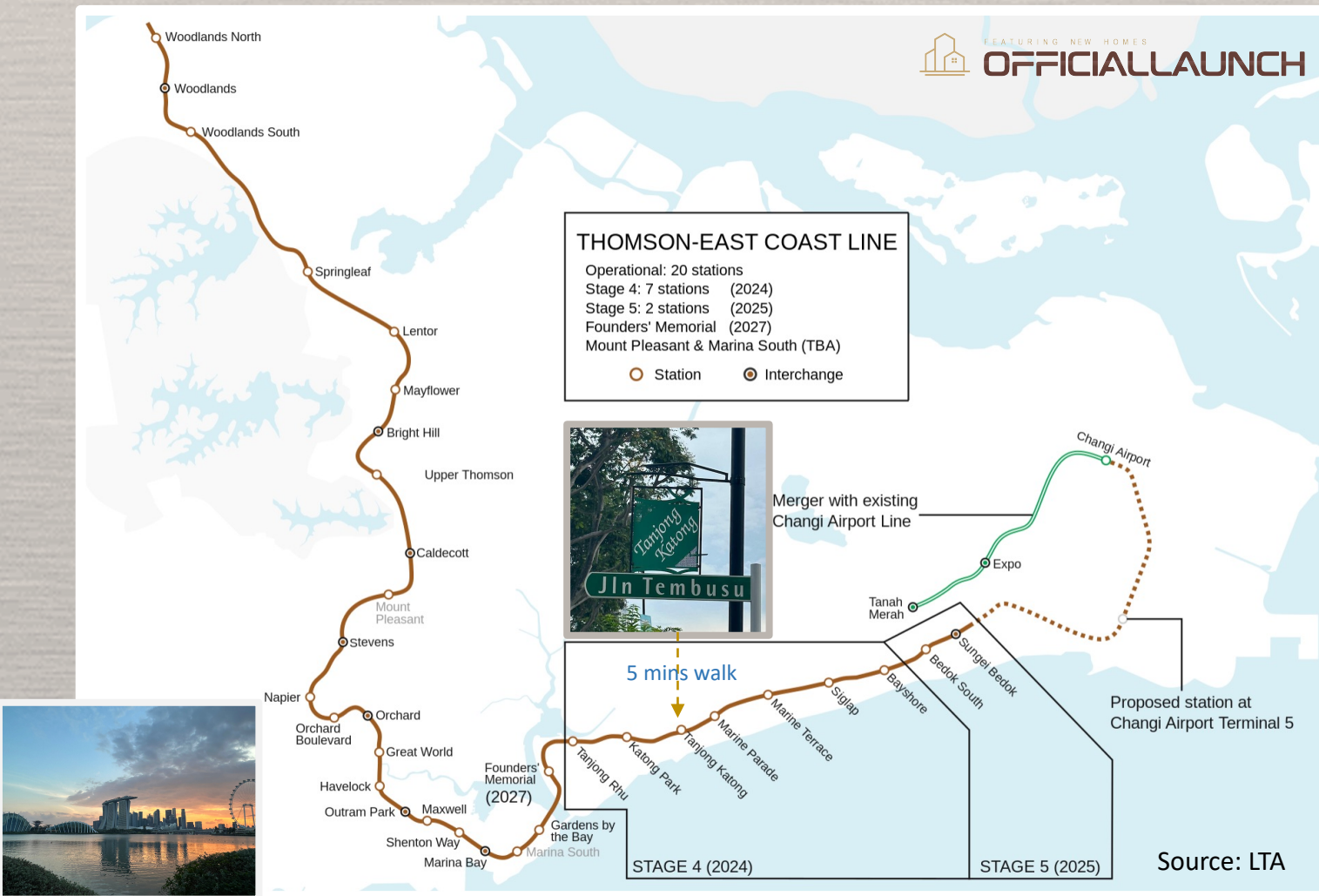
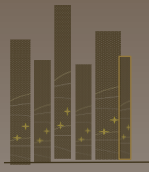
Emerald Of Katong is located in the Central Region of Singapore, in the enclave of Tanjong Katong and East Coast.

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Seamless Connectivity via THOMSON-EAST COAST LINE (TEL)

Say goodbye to long hours spent commuting and hello to a more balanced and fulfilling lifestyle, where you can spend less time on the road and more time doing the things you love. Emerald Of Katong is 5 mins walk to the upcoming Tanjong Katong MRT (TEL) that's opening in June 2024.



LIVE, WORK & PLAY

Encapsulates the essence of a lifestyle that seamlessly integrates residential, professional, and leisure activities into one cohesive experience.

With seamless access to public transportation options and well-connected road networks, such as ECP, KPE and PIE, your journey to work has never been easier or more enjoyable. Travelling to Central Business District (CBD), Marina Bay or other business hubs from your home at *Emerald Of Katong* becomes a stress-free experience, allowing you to focus on what truly matters—your career and personal pursuits.



Elevate your lifestyle to new heights of comfort, luxury and convenience with lots of shopping choices within short distance from your residence at Emerald Of Katong, such as:

- i12 Katong
- Parkway Parade
- Paya Lebar Quarters & Paya Lebar Square
- Kallang Wave Mall

Enjoy the ultimate gastronomic adventure with the convenience of walking to Katong and East Coast eateries, where a world of delectable cuisines awaits just steps from your doorstep.



Treat your taste buds to a culinary adventure like no other as you wander through the colourful streets of Katong and Joo Chiat - From traditional Peranakan delights to international cuisines and trendy cafes, the dining options are endless.



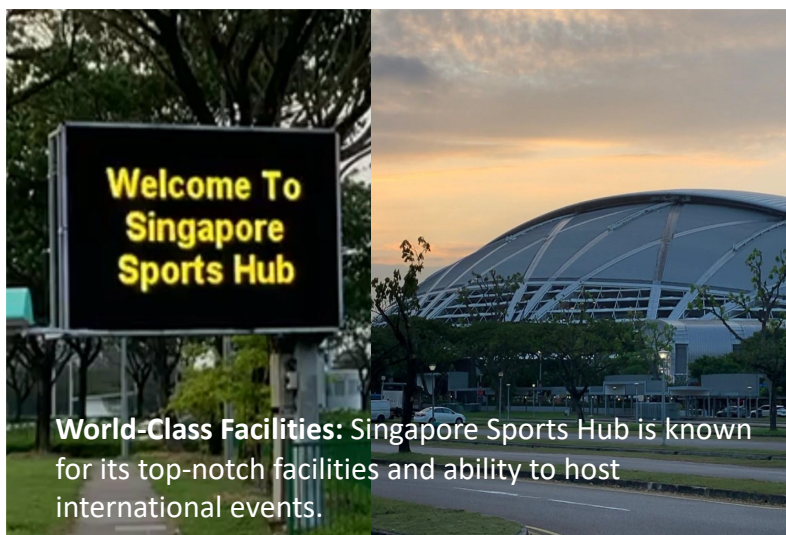
Discover the charm of Joo Chiat's heritage and culture, where vibrant traditions meet modern allure.

EXPERIENCE THE LIFESTYLE

FULFILL your healthy lifestyle needs with more outdoor activities options with your loved ones near your home such as, East Coast Park, Singapore Sports Hub and many more.



Experience the excitement of Singapore Sports Hub and the fun of Kallang Leisure Park.

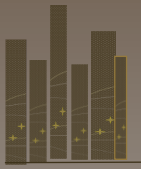
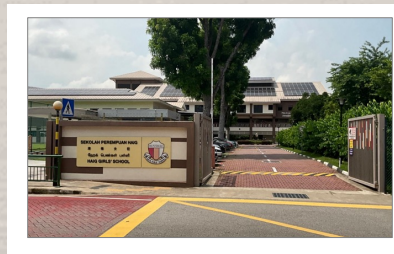


Situated close to each other, one can easily enjoy the attractions of both Kallang Leisure Park and Singapore Sports Hub in a single trip.

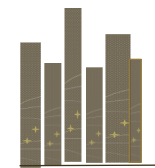
BUILDING BRIGHT FUTURES

Early childhood and primary school educations are instrumental in laying the groundwork for children's academic success, personal development and lifelong learning journey.

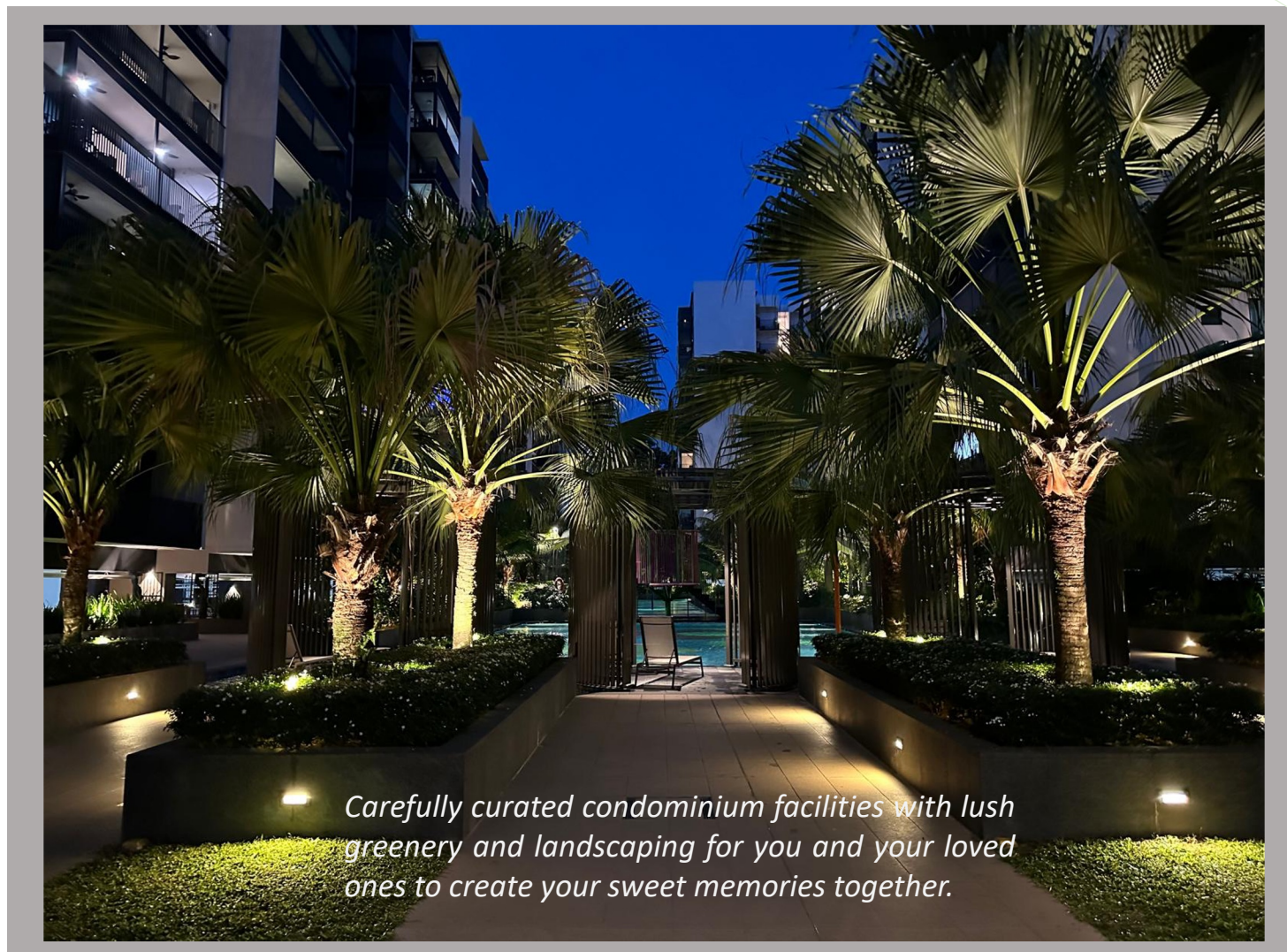
Emerald Of Katong is strategically located within 1 km to popular Tanjong Katong Primary and Haig Girls' School.



Distance	Preschool	Primary School	Secondary School & Post-secondary
< 1 KM	<ul style="list-style-type: none"> • Shaws Preschool @ Mountbatten Road 	<ul style="list-style-type: none"> • Tanjong Katong Primary School • Haig Girls' School 	<ul style="list-style-type: none"> • Tanjong Katong Girls' School • Tanjong Katong Secondary School • Chung Cheng High School (Main)
1-2 KM or Within 10 mins Drive	<ul style="list-style-type: none"> • EtonHouse Pre-School Mountbatten 223 • The Schoolhouse Katong • NAFA Arts Kindergarten (East Coast Road) 	<ul style="list-style-type: none"> • Kong Hwa School • Tao Nan Primary School • CHIJ Katong (Primary) 	<ul style="list-style-type: none"> • CHIJ Katong Convent • Dunman High School • Saint Patrick's School • Victoria Junior College • Temasek Junior College

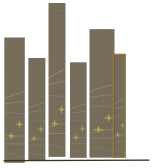


Returning to a dream home is more than just a physical journey – it's a deeply emotional experience that speaks to the heart and soul.



PHOTOS FROM DEVELOPER'S RECENTLY COMPLETED PROJECT -
TREASURE AT TAMPINES

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Having a diverse range of facilities for family and friends is essential for creating memorable experiences and fostering a sense of community.

Each corner holds cherished memories and personal touches that reflect your unique personality and style.

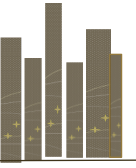


Each step brings you closer to the sanctuary you've created - *Emerald Of Katong*, a place where you feel completely at ease and truly yourself.



PHOTOS FROM DEVELOPER'S RECENTLY COMPLETED PROJECT - TREASURE AT TAMPINES

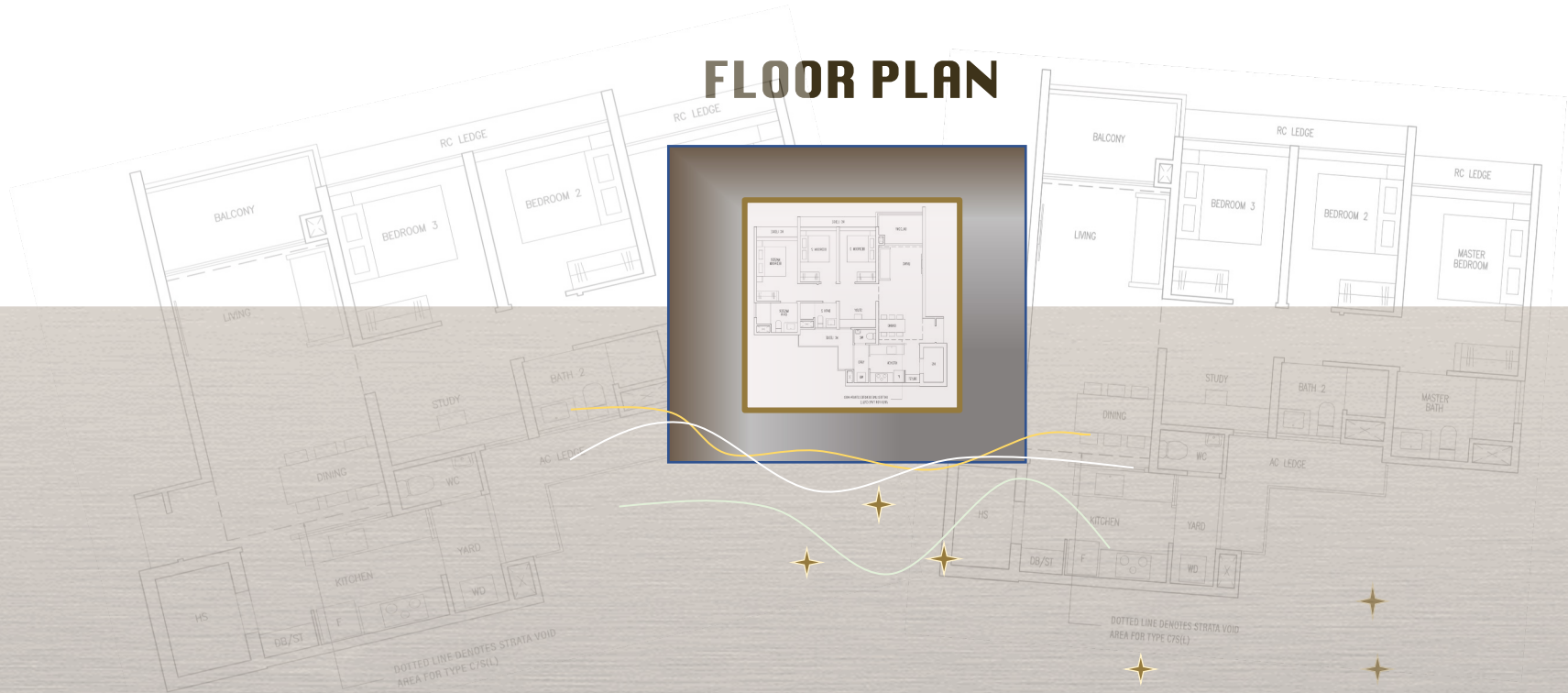
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EFFICIENT PLANNING OF SPACE

Whether you prefer a cozy one bedroom apartment or a spacious family home, our thoughtfully designed living spaces are sure to exceed your expectations

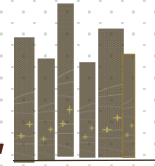
FLOOR PLAN



FEATURING NEW HOMES

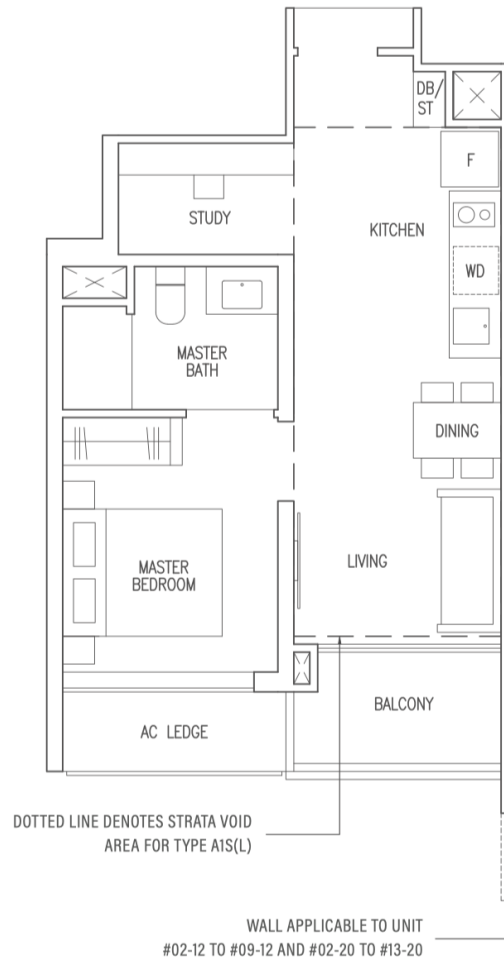
OFFICIAL LAUNCH

1 Bedroom+Study

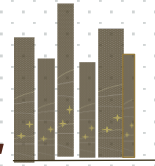


TYPE A1S

47 sqm / 506 sqft

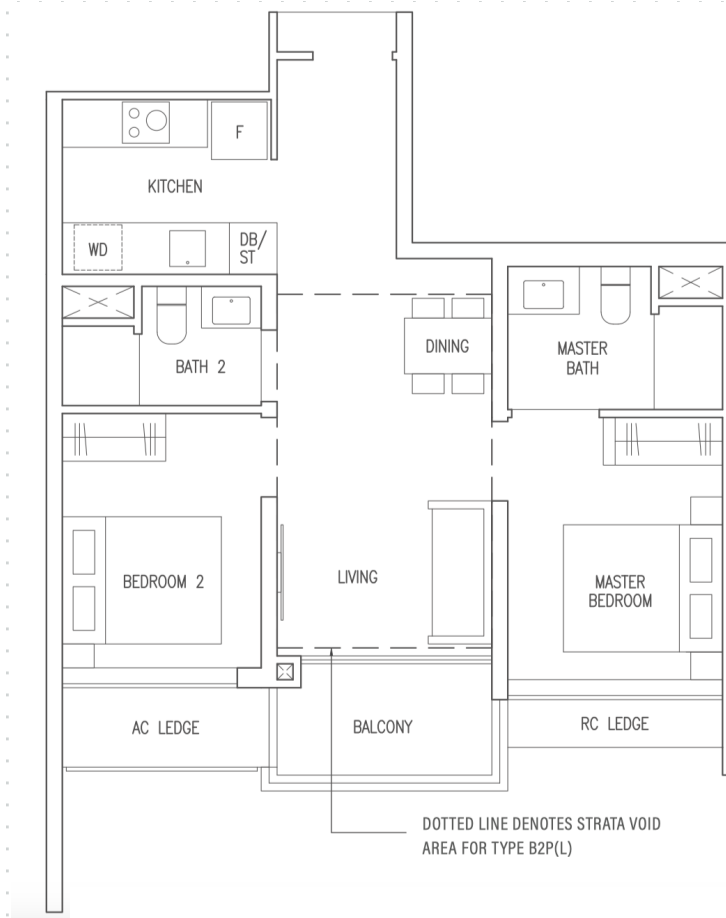


2 Bedroom

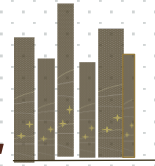


TYPE B2P

63 sqm / 678 sqft

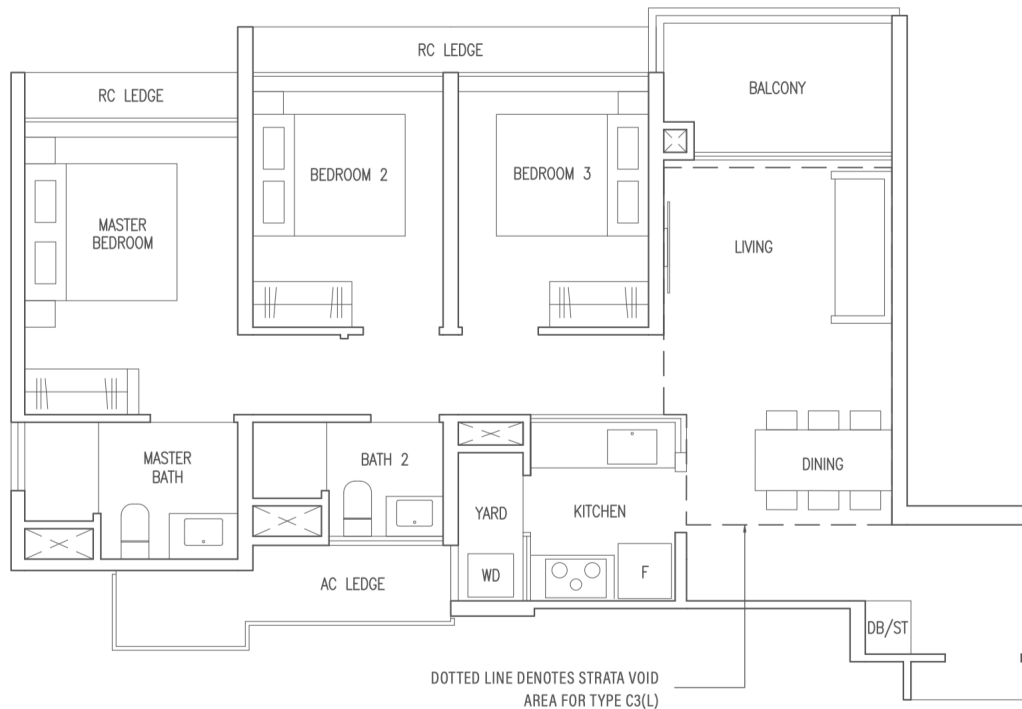


3 Bedroom

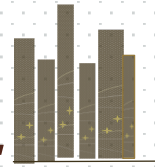


TYPE C3

86 sqm / 926 sqft



3 Bedroom



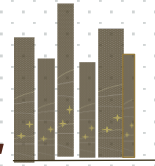
TYPE C7S

100 sqm / 1076 sqft



DOTTED LINE DENOTES STRATA VOID AREA FOR TYPE C7S(L)

4 Bedroom



TYPE D2

120 sqm / 1292 sqft



DOTTED LINE DENOTES STRATA VOID
AREA FOR TYPE D2(L)

FROM THE BOTANY E-BROCHURE
FLOOR PLAN IS NOT DRAWN TO SCALE

About The Developer

SIM LIAN LAND

Sim Lian Land, a subsidiary of Sim Lian Group Limited, has a remarkable track record of more than 40 years. The Group enjoyed a reputable standing as an established developer of residential developments and construction group with an extensive portfolio of development built on the core foundations of prime location, quality workmanship and efficient space planning. The Group's impressive list of property development projects include The Lincoln Residences, Rochelle at Newton, Viz at Holland, Hillion Residences, Clover by the Park, The Pearl at Mount Faber, A Treasure Trove and Waterview.

Exquisite craftsmanship and finishing, dedicated attention to intricate details and carefully thought through designs are the criteria the Group adhere to in delivering quality homes. These are the distinctive hallmarks that are reflected in the Sim Lian brand, having ranked amongst the Top 10 Developer in Singapore by BCI Asia in 2015 and 2016.

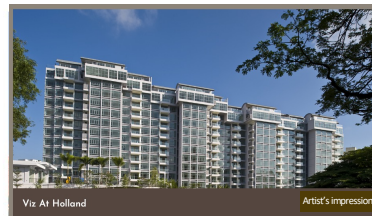
SIM LIAN DEVELOPMENT

Sim Lian Development Pte Ltd is a subsidiary of Sim Lian Holdings Pte Ltd (SLH). Incorporated in 1996, Sim Lian Holdings' developments include commercial office buildings, retail malls, business spaces and private residential developments. It has presence in Singapore and Australia and is looking to diversify into other markets and asset classes.

Some iconic projects developed by Sim Lian Holdings include Vision Exchange in Jurong Lake District, Hillion Mall and Hillion Residences in Bukit Panjang. Other investment assets include office towers in Brisbane and Melbourne.

Jointly Developed By

SIM LIAN LAND PTE LTD | SIM LIAN DEVELOPMENT PTE LTD



DEVELOPER

Sim Lian JV (Katong) Pte Ltd

DEVELOPER'S LICENCE NO.

C1485

LOT NO. / MUKIM

07845A / MK 25 at Jalan Tembusu (Marine Parade Planning Area)

TENURE OF LAND

99 years leasehold

EXPECTED DATE OF NOTICE OF VACANT POSSESSION

TBA

EXPECTED DATE OF LEGAL COMPLETION

TBA



ENQUIRY

86663339

OFFICIAL MARKETING AGENCY

Huttons

SINGAPORE'S LARGEST
PRIVATE REAL ESTATE AGENCY

ESTATE AGENT LICENCE NO.: L300899K

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