

Fact Sheet

Project Name : Arina East Residences
Developer : ZACD LV Development Pte. Ltd.
Developer's Licence : C1455
District : 15
Address : 6C & 6D TANJONG RHU ROAD
Site Area : 4367.60 sqm / 47013 sqft
No. of Units : 107
No. of carpark lots : 86 car park lots (including 2 handicap car park lots)
Tenure : Estate in Fee Simple (Freehold)
Land lot : LOT 04222W MK 25 (Kallang Planning Area)

Project Account Details :

Account Name:	UOB Ltd for Project A/C No. 7693191339 of ZACD LV Development Pte Ltd
Bank:	United Overseas Bank Limited
Account Number:	769-319-133-9 (SGD)

Building Plan No. : A1149-05148-2022-BP01 dated 13/08/2024
A1149-05148-2022-BP02 dated 06/02/2025

Expected Date of
Vacant Possession : 31 December 2028

Expected Legal Completion : 31 December 2031

Solicitor : Rajah & Tann Singapore LLP

Consultant List :

Architect	Ong & Ong Pte Ltd
Landscape Consultant	Ong & Ong Pte Ltd
Main Contractor	Welltech Construction Pte Ltd
M&E consultant	UPC Consultancy Pte Ltd
Structural Consultant	E-Alliance Consultants Pte Ltd

Unit Mix

Bedroom Type	Unit Type	Area (Sqm / sqft)	No of units
1 Bedroom	A1	46 / 495	17
2 Bedroom Deluxe	B1, B1(p), B1a	63 / 678	17
2 Bedroom Premium	B2, B2(p), B2a, B2b	74 / 797	18
	B3	80 / 861	8
3 Bedroom Deluxe	C1, C1(p), C1a	90 / 969	9
3 Bedroom Premium	C2, C2(p), C2a	101 / 1,087	17
3 Bedroom Premium	C3	111 / 1,195	1
3 Bedroom Premium (Private Lift)	C4, C4(p)	115 / 1,238	5
4 Bedroom Premium	D1	123 / 1,324	1
4 Bedroom Premium (Private Lift)	D2, D2a	129 / 1,389	12
4 Bedroom Premium (Private Lift)	D2b	150 / 1,615	1
4 Bedroom Premium + Study	DS	156 / 1,679	1
TOTAL:			107

Share Value and Estimated Maintenance Fee

Unit Mix

Bedroom Type	Unit Type	Area (sqm / sqft)	Share Value	Estimated MF per mth (\$76/share)
1 Bedroom	A1	46 / 495	5	\$380
2 Bedroom Deluxe	B1, B1(p), B1a	63 / 678	6	\$456
2 Bedroom Premium	B2, B2(p), B2a, B2b	74 / 797	6	\$456
	B3	80 / 861	6	\$456
3 Bedroom Deluxe	C1, C1(p), C1a	90 / 969	6	\$456
3 Bedroom Premium	C2, C2(p), C2a	101 / 1,087	6	\$456
3 Bedroom Premium	C3	111 / 1,195	7	\$532
3 Bedroom Premium (Private Lift)	C4, C4(p)	115 / 1,238	7	\$532
4 Bedroom Premium	D1	123 / 1,324	7	\$532
4 Bedroom Premium (Private Lift)	D2, D2a	129 / 1,389	7	\$532
4 Bedroom Premium (Private Lift)	D2b	150 / 1,615	7	\$532
4 Bedroom Premium + Study	DS	156 / 1,679	7	\$532

Unique Selling Points

1. Freehold development at city fringe with exclusive 107 units with full condo facilities and 2 landscape decks
2. Floor area for common facilities at 71% of GFA (equivalent to a 200-unit and above condo)
3. Attention up to the minute modern design trends, interior design using ultra large format tiles with digital twinning technology and computerized production and cutting from factory.
4. 3 minutes walking distance to Katong Park MRT entrance of the Thomson East Coast Line. 2 MRT stations to Gardens by the Bay station & 4 MRT stations to Marina Bay Station.
5. 10 minutes' drive to CBD/Marina Bay, 15 minutes' drive to Changi Airport.
6. Proximity to premier sporting and lifestyle destinations such as Singapore Sports Hub, The Singapore Indoor Stadium, Gardens by the Bay East, Marina Bay Golf Course and East Coast Park.
7. Close proximity to abundant of amenities and food.
8. 3 min walk to Katong Park MRT Station.
9. Enjoy tranquil and quiet neighbourhood.
10. Enjoy great investment potential with the upcoming Kallang Alive Master plan, a vibrant sports and lifestyle destination.
11. Close to prestigious school like Dunman High school and Chung Cheng High (Main)
12. Premium appliances from Miele and sanitary wares from Kohler.
13. Kitchen of all unit types except 1 bedroom are naturally ventilated.
14. Smart Home features and Smart Community Living at your fingertips where ever you go.

Facilities in Arina East Residences (across landscape deck)

1st Storey

- 1) Guard House
- 2) Reflection Pool

2nd Storey

- 1) Swimming Pool
- 2) Pool Deck
- 3) Aqua Gym
- 4) Jacuzzi
- 5) Club House
- 6) Kids Play Area
- 7) Kids Pool

19TH STOREY

- 1) Communal Sky Terrace
- 2) Communal Garden

20th Storey

- 1) Sky Pool
- 2) Pool Deck Lounger
- 3) Sky Gym
- 4) Sky BBQ Pavillion

About the location and amenities (As confirmed by ZACD)

Ø Educational

Within 1km*:

- Dunman High School
- Etonhouse International Pre-School

Within 1-2km*:

- Canadian International School
- Chatsworth International School
- Kong Hwa School
- Geylang Methodist School (Primary)
- Tanjong Katong Primary School
- Chung Cheng High School (Main)
- Tanjong Katong Girl's School
- Tanjong Katong Secondary School

Ø Transportation

- Katong Park MRT Station (TEL)
- Tanjong Katong MRT Station (TEL)
- Mountbatten MRT Station (CCL)

Ø Food Centres

- Jalan Batu Hawker Centre
- Old Airport Road Food Centre
- Kallang Estate Food Centre

Ø Entertainment and Leisure

- Kallang Wave Mall
- Parkway Parade
- Kallang Leisure Park
- Singapore Sports Hub
- Goodman Arts Centre
- Singapore Swimming Club
- Katong Park
- East Coast Park

FAQ

Subject	Question	Answer
Side Gate	Any? Where is it located?	Yes. Located next development ingress/egress
Fibre Optic	Fibre Optic ready?	Yes
Wifi	Wifi provided at common area?	No
Waste Management	Where is the location of Bin Centre?	Located close to the development ingress/egress
	General waste and recycle refuse hopper per floor?	1x General waste refuse hopper 1x Recycle refuse hopper
	Pneumatic Refuse system?	No
Construction Method	PPVC or Cast-in-situ (CIS)?	CIS
Facilities		
Lap Pool	Where is it located?	2 nd & 20 th Storey
	Depth of the pool?	1.2m
	What is the length and width?	<u>2nd Storey</u> 9.7m (length) 5.7m (width) <u>20th Storey</u> 13m (length) 3.4m (Width)
Kids' Pool	Depth of the pool?	0.5m
	Size of the pool?	7.9m (Length) x 4.2m (Width)
Club House	What is the est. size and ceiling height of the Club House?	Size – 35sqm Ceiling Height – 3m

	Any kitchen appliances provided?	No
Carpark	How many lots in total?	86 CP Lots
	How many lots in the Basement?	67 CP Lots
	How many lots in on the 1 st storey?	19 CP Lots
	Any accessible lots?	2 HP Lots
	Any EV lots? How many? Location?	4 x Low powered chargers → 7.4 kW AC
	Cost of season parking?	To be advised by MCST when form
Bicycle lot	How many lots and where are they provided?	27 lots
Car Washing Bay	Any?	No
Private Lift	Card access in the lift? Open single/double side?	Yes Single Side
Parcel Box	Is parcel box provided?	No
Water Tank	Where are the water tanks located?	At Upper Roof level to indicate on site plan
Unit		
Balcony	Balcony railing height?	1.1m Railing + 0.075m kerb = 1.175m
	Any water and power point provided?	1 x tap point 1 x electrical point
	Is balcony screen provided? If not cost of installation?	No. Cost of installation refer to Sales Document
Window	What type of material?	Aluminium framed windows with minimum 6mm thick clear and/or tinted glass, where applicable.
	Is the glass double glazing, low E or acoustic treated?	No
	Is the glass tinted?	Yes
Wardrobe	Any lighting provided in the wardrobe?	Yes, Master Bedroom Only.
	What is the finishing?	Laminate finish
Kitchen	Town gas or cylinder gas provided?	Town Gas
	Is hot water provided?	Yes
	Is kitchen hood extracted or recirculated?	Recirculated

Door	Main door size?	2.3m(ht) x 1.3m(width) Based on door frame size
	Is digital lock provided at main door, private lift lobby and foyer door?	Unit Main Door & Private lift lobby (TBC)
Air Conditioning	Wall mounted or Ducted?	Wall mounted
Smart Home	What are the smart home features provided?	Smart Gateway / Digital Lock / Smart Air Con Control
	How does the residents unlock lift lobby door for visitors? Any monitor panel inside the unit?	VCP @ Lobbies to units