



COASTAL

C A B A N A

SEASIDE LIVING, MALLSIDE CONVENIENCE

# COASTAL CABANA



**PUNGGOL DIGITAL DISTRICT**

**PUNGGOL COAST**

**PAYA LEBAR AIR BASE (FUTURE NEW TOWN)**

**PASIR RIS**

**TAMPINES REGIONAL HUB**

**SINGAPORE CHANGI AIRPORT TERMINAL 5 (U/C)**

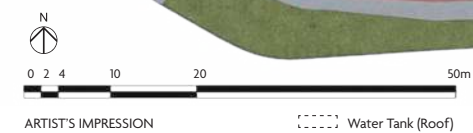
- Future Cross Island Line (CRL)
- Downtown Line (DTL)
- East-West Line (EWL)
- North East Line (NEL)
- Thomson-East Coast Line (TEL)
- Park Connector
- MRT stations under construction

0 200m 400m 800m



# SITE PLAN

JALAN LOYANG BESAR



- 3-Bedroom Deluxe
- 4-Bedroom Classic
- 4-Bedroom Premium + Study
- 3-Bedroom Premium
- 4-Bedroom Deluxe
- 4-Bedroom Premium + Flexi
- 5-Bedroom Premium
- 3-Bedroom Premium + Study
- 4-Bedroom Premium

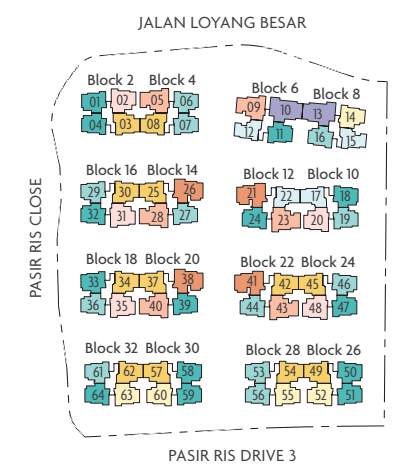
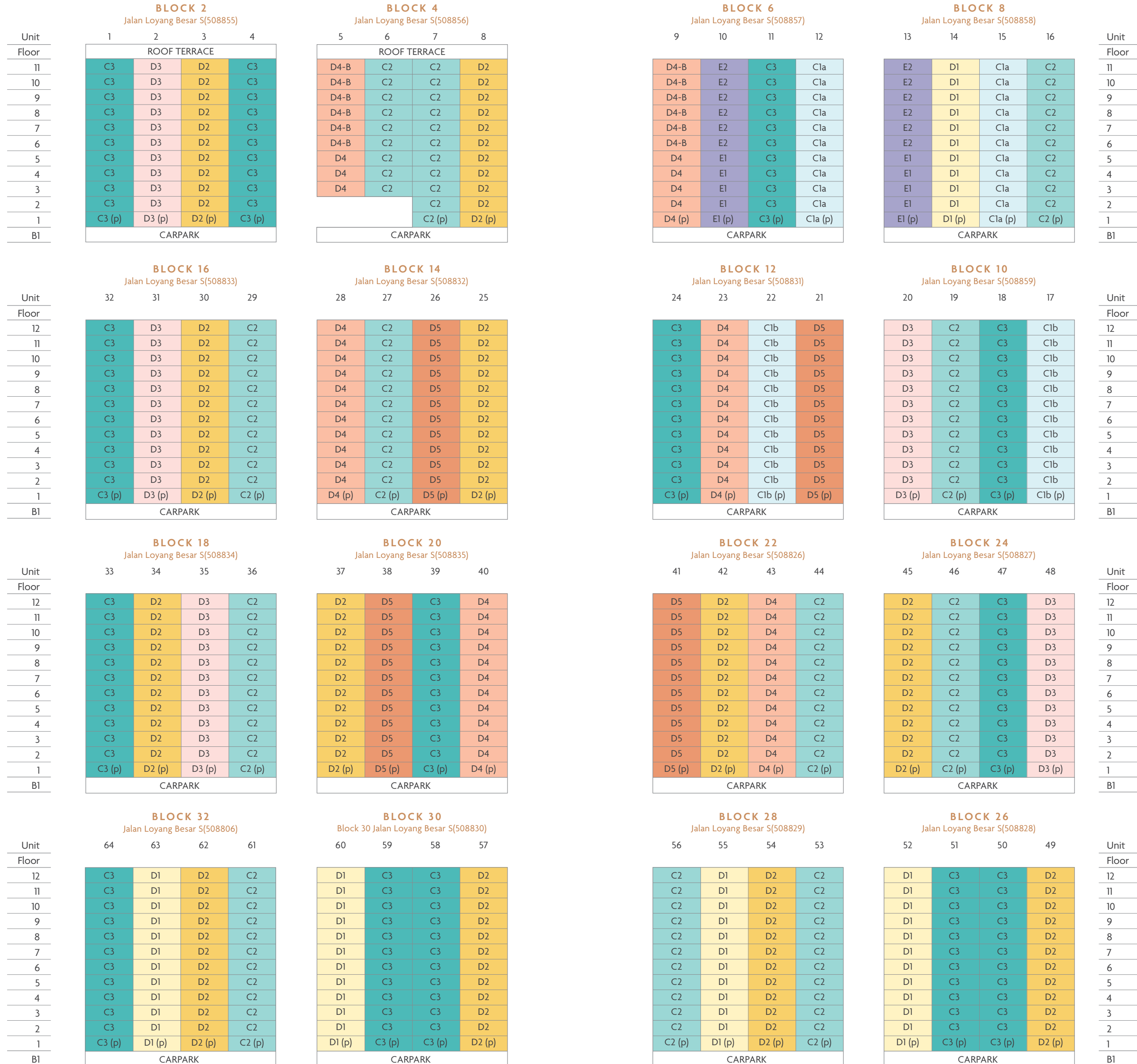
PASIR RIS DRIVE 3

# THE UPPER DECK (ROOF)



- GRAND BOULEVARD**
- 01 Coastal Arrival
- 02 Grand Boulevard Lobby
- 03 Cascading Flight
- 04 Canopy Lounge
- 05 Boulevard Lounge
- 06 Boulevard Lawn
- 07 Central Water Stream
- 08 Boulevard Swing
- 09 Boulevard Walk
- 10 Central Sculpture
- 11 Resting Grove
- 12 Lantern Grove
- 13 Central Pavilion
- LUSH OASIS**
- 14 Grand Lawn
- 15 Boutique Lawn
- 16 Firefly Garden
- 17 Meadow Lawn
- 18 Tea Marquee
- 19 Scented Garden
- 20 Garden Water Feature
- 21 Putting Green
- 22 Maze Garden
- 23 Sensory Garden
- 24 Floral Garden
- AZURE BAY**
- 25 50m Grand Pool
- 26 Grand Pool Deck
- 27 Aqua Spa
- 28 Picnic Lawn
- FAMILY COVE**
- 39 Kids Adventure Park
- 40 Splash Pool
- 41 Family Pool
- 42 Family Pool Deck
- 43 Gathering Lounge
- THE COASTAL CLUB**
- 44 Social Club
- 45 Kids Club
- 46 Function Room 1 - Sea Suite
- 47 Function Room 2 - Bay Suite
- 48 BBQ Courtyard I
- 49 BBQ Courtyard II
- 50 Male Changing & Steam Room
- 51 Female Changing & Steam Room
- SECOND STOREY**
- 52 Function Room 3 - Boulevard Suite
- 53 Function Room 4 - Coastal Suite
- WELLNESS SANCTUARY**
- 33 Spa Pod
- 34 Zen Deck
- 35 Aqua Foot Spa
- 36 Aqua Lounger
- 37 Aqua Gym
- 38 Bubbling Pool
- THE UPPER DECK (ROOF)**
- 63 Portside Deck
- 64 Starboard Deck
- 65 Sea View Pavilion
- 66 Chill Out Pavilion
- 67 Viewing Deck
- 68 Yoga Deck
- BASEMENT**
- 54 Karaoke Room
- 55 Music Room
- 56 Games Club
- FITNESS GROVE**
- 57 Gym (2nd Storey)
- 58 Yoga Studio
- 59 Fitness Park
- 60 Tennis Court (Recreational)
- 61 Bicycle Parking (Basement)
- 62 Bicycle Station (Basement)
- ANCILLARY**
- A Guard House
- B Side Gate 1, 2 & 3
- C Accessible Toilet
- D Management Office
- E Ventilation Shaft
- F Genset
- G Substation (Basement)
- H Bin Centre (Basement)

# DISTRIBUTION CHART



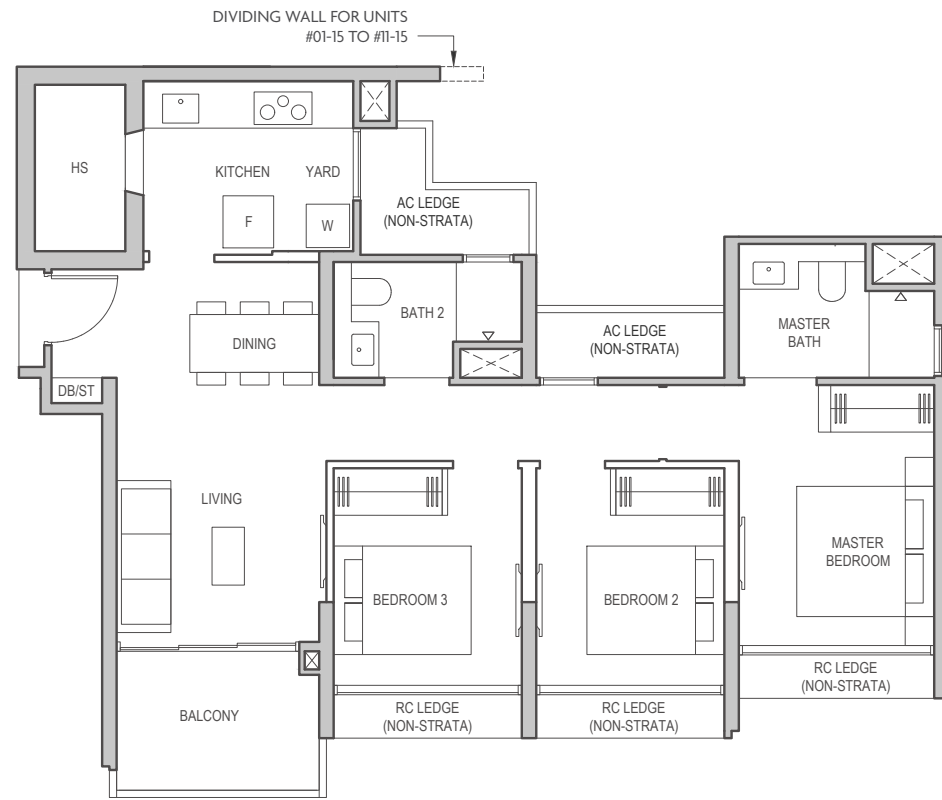
- 3-Bedroom Deluxe
- 3-Bedroom Premium
- 3-Bedroom Premium + Study
- 4-Bedroom Classic
- 4-Bedroom Deluxe
- 4-Bedroom Premium
- 4-Bedroom Premium + Study
- 4-Bedroom Premium + Flexi
- 5-Bedroom Premium

3-BEDROOM DELUXE

Type C1a  
81 sqm (872 sq ft)

Block 8 #02-15 to #11-15

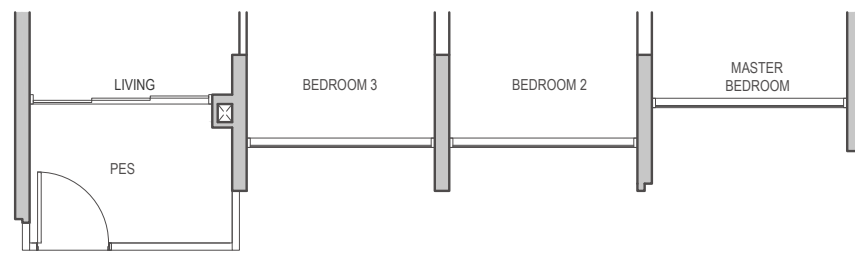
\*Mirrored Units  
Block 6 #02-12\* to #11-12\*



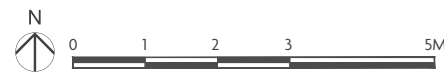
Type C1a (p)  
81 sqm (872 sq ft)

Block 8 #01-15

\*Mirrored Units  
Block 6 #01-12\*

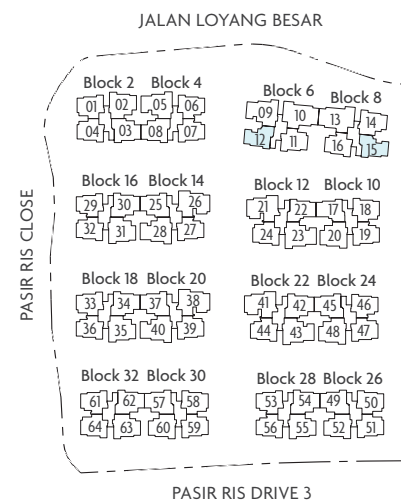


- PES - Private Enclosed Space
- WC - Water Closet
- F - Fridge (not included)
- W - Washer (not included)
- DB/ST - Distribution Board/Storage
- HS - Household Shelter
- RC - Reinforced Concrete
- AC - Air-Conditioner
- - Wall not allowed to be hacked or altered



Key plan is not drawn to scale

Area includes balcony or private enclosed space (PES), where applicable. All AC ledges and RC ledges (non-load bearing) are excluded from strata area. The above plans and illustrations are subject to change as may be required or approved by the relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.

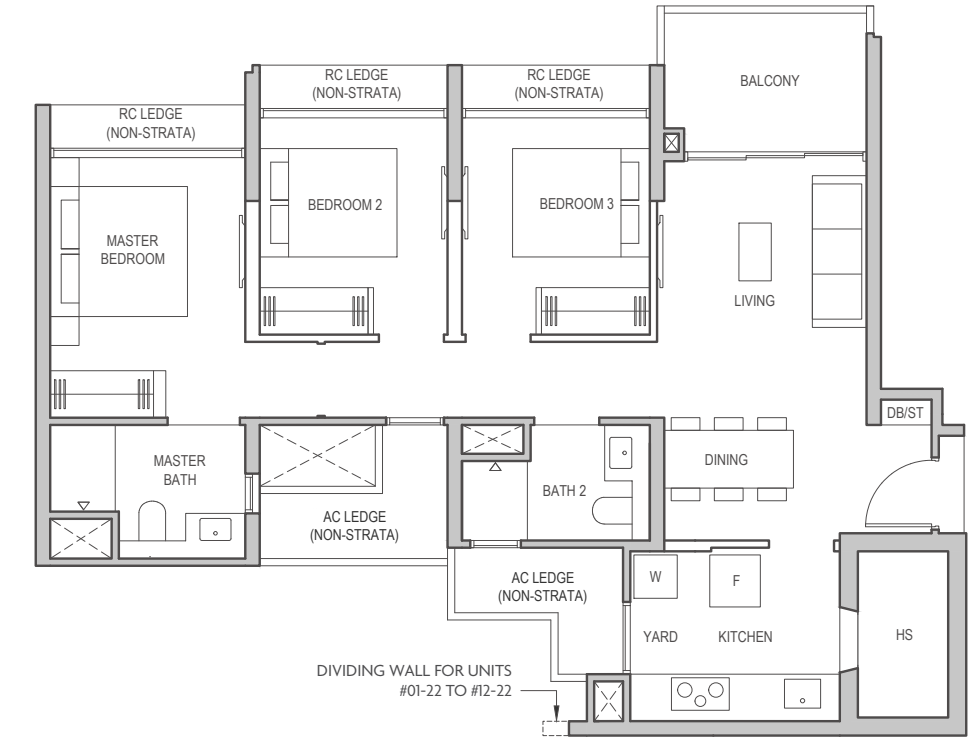


3-BEDROOM DELUXE

Type C1b  
81 sqm (872 sq ft)

Block 10 #02-17 to #12-17

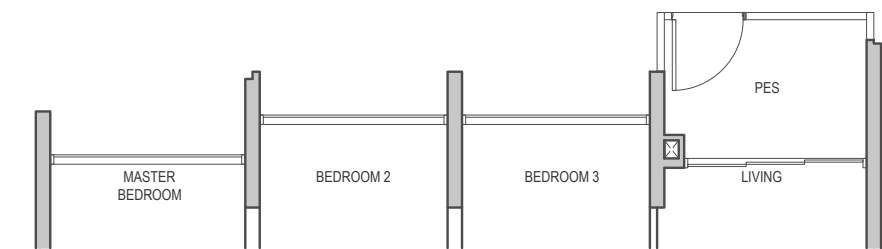
\*Mirrored Units  
Block 12 #02-22\* to #12-22\*



Type C1b (p)  
81 sqm (872 sq ft)

Block 10 #01-17

\*Mirrored Units  
Block 12 #01-22\*

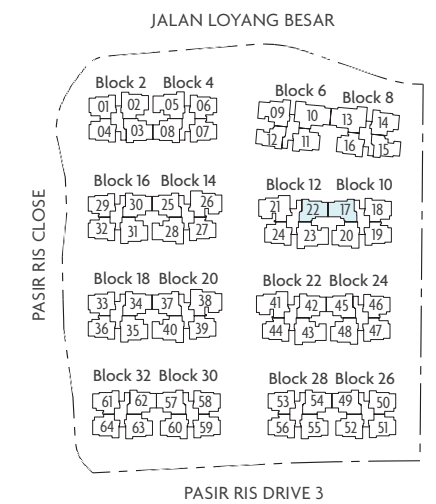


- PES - Private Enclosed Space
- WC - Water Closet
- F - Fridge (not included)
- W - Washer (not included)
- DB/ST - Distribution Board/Storage
- HS - Household Shelter
- RC - Reinforced Concrete
- AC - Air-Conditioner
- - Wall not allowed to be hacked or altered



Key plan is not drawn to scale

Area includes balcony or private enclosed space (PES), where applicable. All AC ledges and RC ledges (non-load bearing) are excluded from strata area. The above plans and illustrations are subject to change as may be required or approved by the relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.



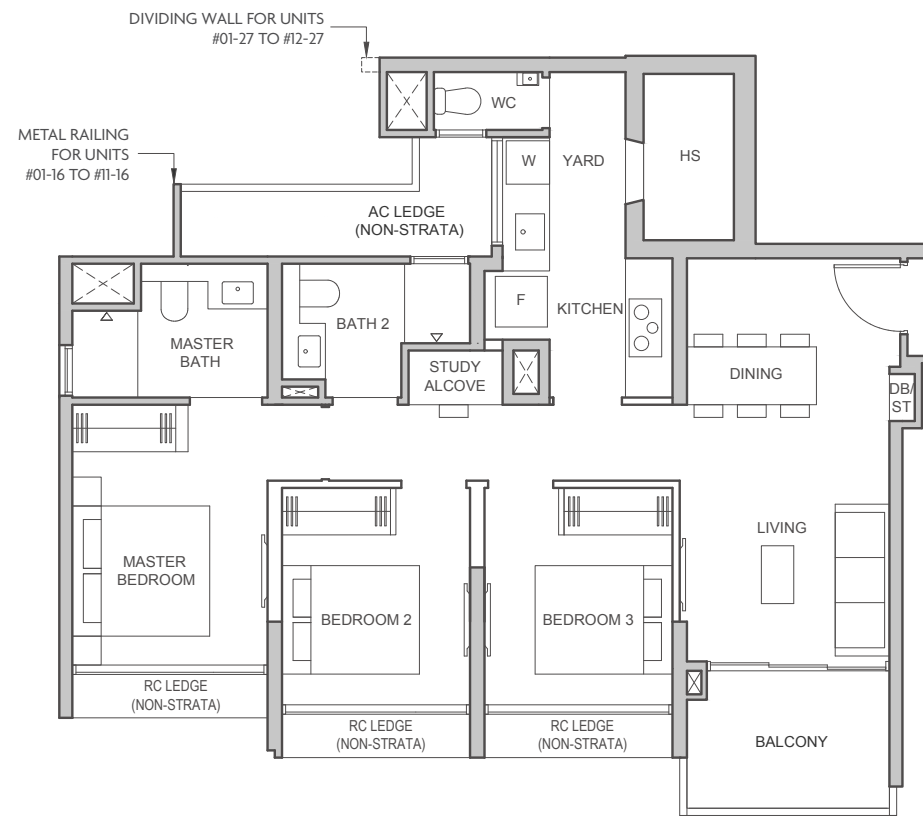
### 3-BEDROOM PREMIUM

#### Type C2 85 sqm (915 sq ft)

- Block 4 #03-06 to #11-06
- Block 8 #02-16 to #11-16
- Block 18 #02-36 to #12-36
- Block 22 #02-44 to #12-44
- Block 24 #02-46 to #12-46
- Block 28 #02-56 to #12-56

\*Mirrored Units

- Block 4 #02-07\* to #11-07\*
- Block 10 #02-19\* to #12-19\*
- Block 14 #02-27\* to #12-27\*
- Block 16 #02-29\* to #12-29\*
- Block 28 #02-53\* to #12-53\*
- Block 32 #02-61\* to #12-61\*

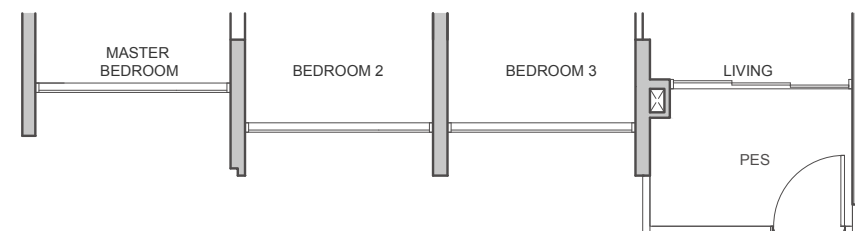


#### Type C2 (p) 85 sqm (915 sq ft)

- Block 8 #01-16
- Block 18 #01-36
- Block 22 #01-44
- Block 24 #01-46
- Block 28 #01-56

\*Mirrored Units

- Block 4 #01-07\*
- Block 10 #01-19\*
- Block 14 #01-27\*
- Block 16 #01-29\*
- Block 28 #01-53\*
- Block 32 #01-61\*

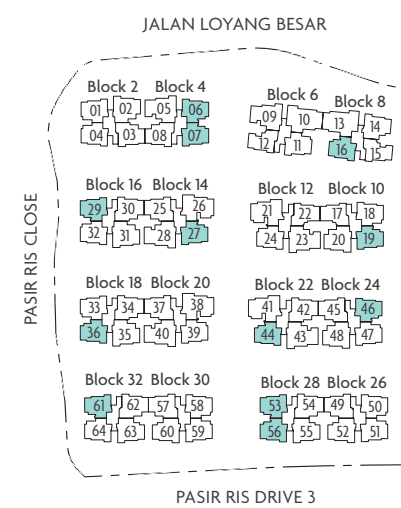


- PES - Private Enclosed Space
- WC - Water Closet
- F - Fridge (not included)
- W - Washer (not included)
- DB/ST - Distribution Board/Storage
- HS - Household Shelter
- RC - Reinforced Concrete
- AC - Air-Conditioner
- - Wall not allowed to be hacked or altered



Key plan is not drawn to scale

Area includes balcony or private enclosed space (PES), where applicable. All AC ledges and RC ledges (non-load bearing) are excluded from strata area. The above plans and illustrations are subject to change as may be required or approved by the relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.



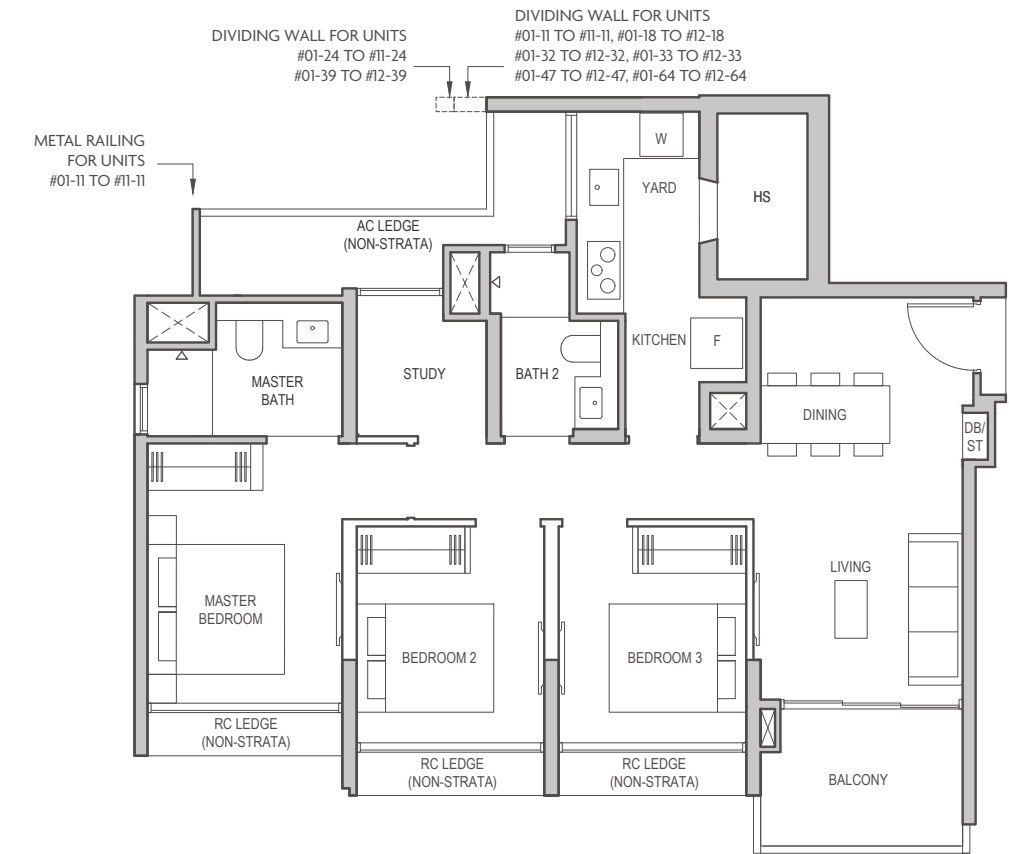
### 3-BEDROOM PREMIUM + STUDY

#### Type C3 85 sqm (915 sq ft)

- Block 2 #02-04 to #11-04
- Block 10 #02-18 to #12-18
- Block 12 #02-24 to #12-24
- Block 16 #02-32 to #12-32
- Block 26 #02-50 to #12-50
- Block 30 #02-58 to #12-58
- Block 32 #02-64 to #12-64

\*Mirrored Units

- Block 2 #02-01\* to #11-01\*
- Block 6 #02-11\* to #11-11\*
- Block 18 #02-33\* to #12-33\*
- Block 20 #02-39\* to #12-39\*
- Block 24 #02-47\* to #12-47\*
- Block 26 #02-51\* to #12-51\*
- Block 30 #02-59\* to #12-59\*

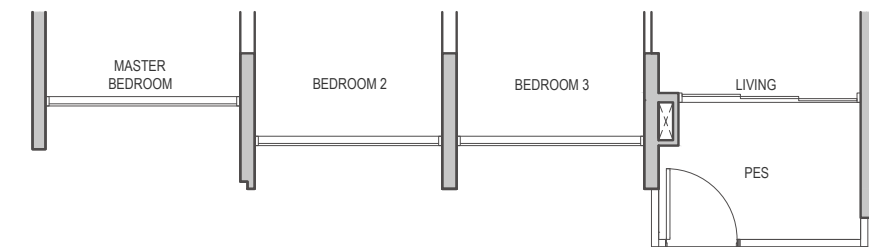


#### Type C3 (p) 85 sqm (915 sq ft)

- Block 2 #01-04
- Block 10 #01-18
- Block 12 #01-24
- Block 16 #01-32
- Block 26 #01-50
- Block 30 #01-58
- Block 32 #01-64

\*Mirrored Units

- Block 2 #01-01\*
- Block 6 #01-11\*
- Block 18 #01-33\*
- Block 20 #01-39\*
- Block 24 #01-47\*
- Block 26 #01-51\*
- Block 30 #01-59\*

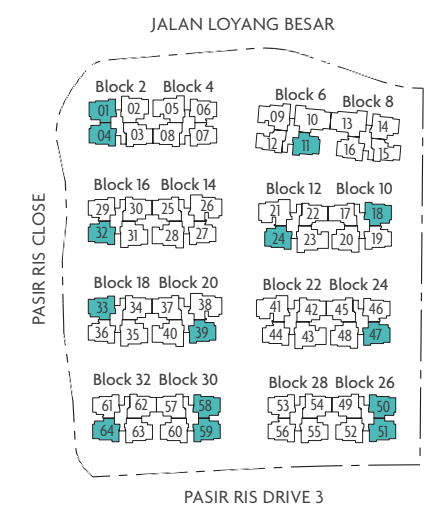


- PES - Private Enclosed Space
- WC - Water Closet
- F - Fridge (not included)
- W - Washer (not included)
- DB/ST - Distribution Board/Storage
- HS - Household Shelter
- RC - Reinforced Concrete
- AC - Air-Conditioner
- - Wall not allowed to be hacked or altered



Key plan is not drawn to scale

Area includes balcony or private enclosed space (PES), where applicable. All AC ledges and RC ledges (non-load bearing) are excluded from strata area. The above plans and illustrations are subject to change as may be required or approved by the relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.

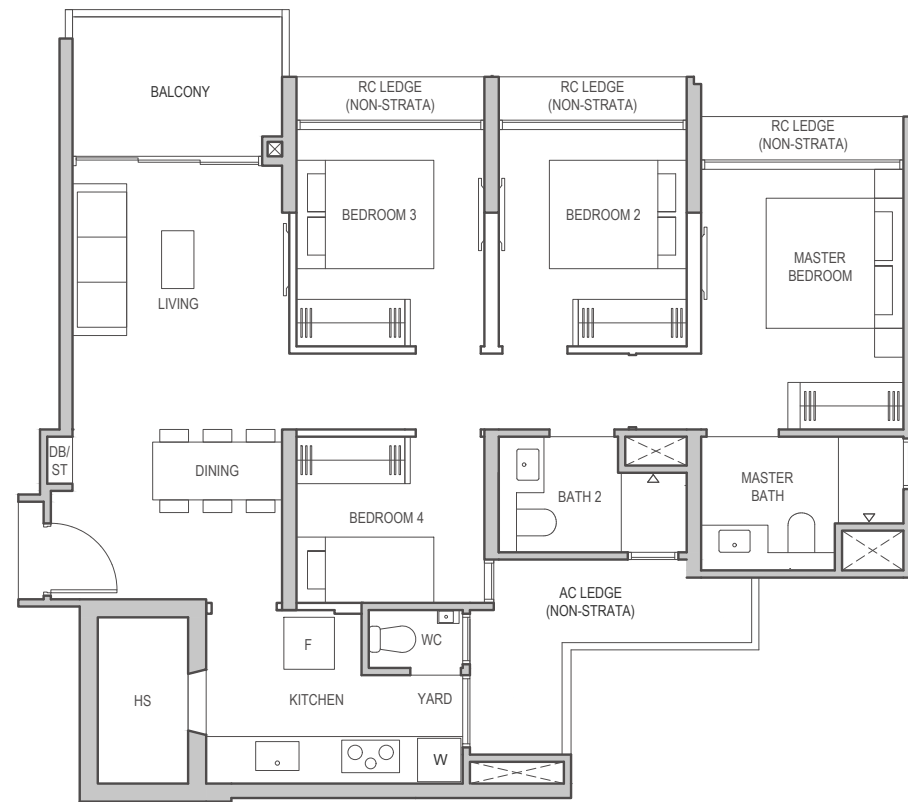


## 4-BEDROOM CLASSIC

### Type D1 92 sqm (990 sq ft)

Block 8 #02-14 to #11-14  
Block 26 #02-52 to #12-52  
Block 30 #02-60 to #12-60

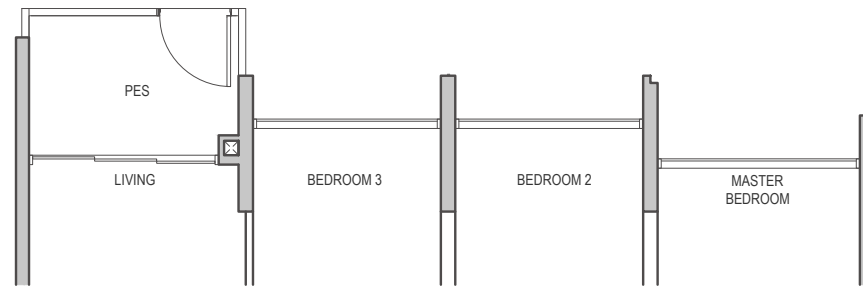
\*Mirrored Units  
Block 28 #02-55\* to #12-55\*  
Block 32 #02-63\* to #12-63\*



### Type D1 (p) 92 sqm (990 sq ft)

Block 8 #01-14  
Block 26 #01-52  
Block 30 #01-60

\*Mirrored Units  
Block 28 #01-55\*  
Block 32 #01-63\*

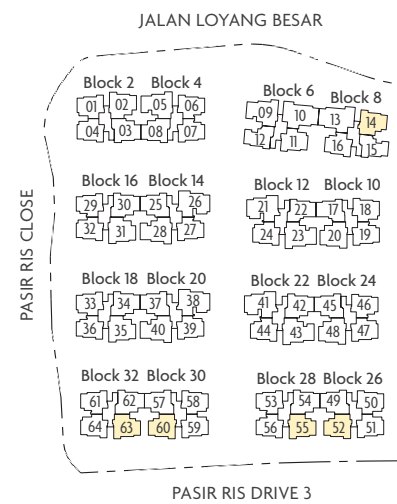


- PES - Private Enclosed Space
- WC - Water Closet
- F - Fridge (not included)
- W - Washer (not included)
- DB/ST - Distribution Board/Storage
- HS - Household Shelter
- RC - Reinforced Concrete
- AC - Air-Conditioner
- - Wall not allowed to be hacked or altered



Key plan is not drawn to scale

Area includes balcony or private enclosed space (PES), where applicable. All AC ledges and RC ledges (non-load bearing) are excluded from strata area. The above plans and illustrations are subject to change as may be required or approved by the relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.

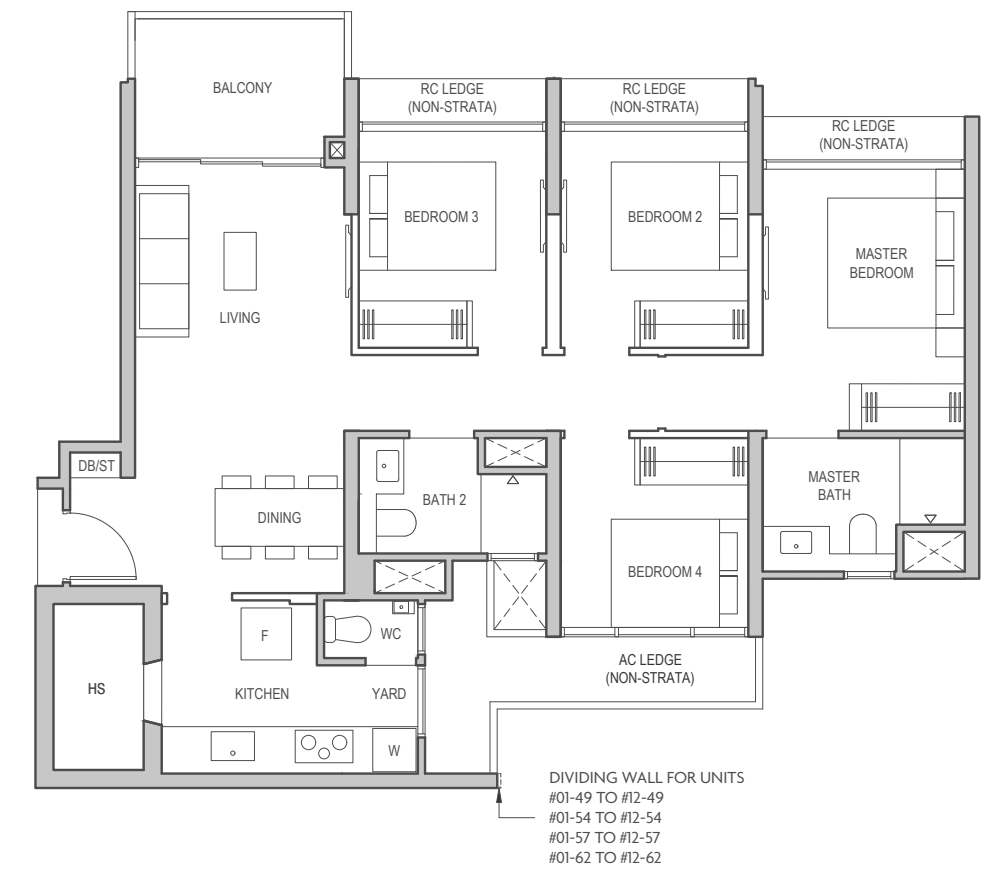


## 4-BEDROOM DELUXE

### Type D2 94 sqm (1012 sq ft)

Block 4 #02-08 to #11-08  
Block 16 #02-30 to #12-30  
Block 18 #02-34 to #12-34  
Block 22 #02-42 to #12-42  
Block 28 #02-54 to #12-54  
Block 32 #02-62 to #12-62

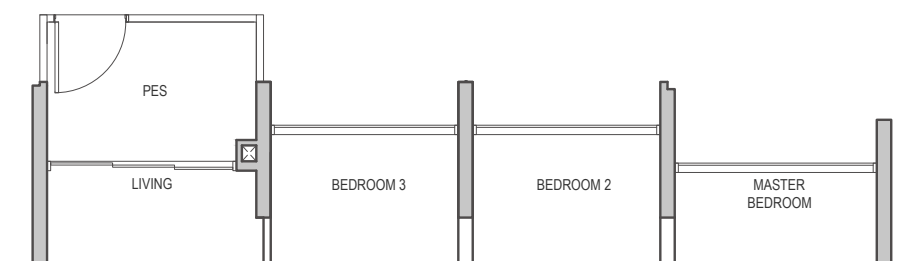
\*Mirrored Units  
Block 2 #02-03\* to #11-03\*  
Block 14 #02-25\* to #12-25\*  
Block 20 #02-37\* to #12-37\*  
Block 24 #02-45\* to #12-45\*  
Block 26 #02-49\* to #12-49\*  
Block 30 #02-57\* to #12-57\*



### Type D2 (p) 94 sqm (1012 sq ft)

Block 4 #01-08  
Block 16 #01-30  
Block 18 #01-34  
Block 22 #01-42  
Block 28 #01-54  
Block 32 #01-62

\*Mirrored Units  
Block 2 #01-03\*  
Block 14 #01-25\*  
Block 20 #01-37\*  
Block 24 #01-45\*  
Block 26 #01-49\*  
Block 30 #01-57\*

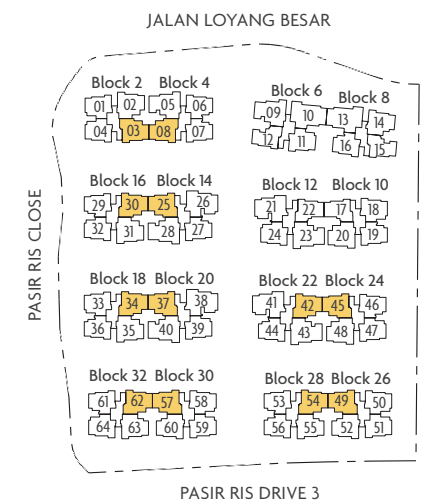


- PES - Private Enclosed Space
- WC - Water Closet
- F - Fridge (not included)
- W - Washer (not included)
- DB/ST - Distribution Board/Storage
- HS - Household Shelter
- RC - Reinforced Concrete
- AC - Air-Conditioner
- - Wall not allowed to be hacked or altered



Key plan is not drawn to scale

Area includes balcony or private enclosed space (PES), where applicable. All AC ledges and RC ledges (non-load bearing) are excluded from strata area. The above plans and illustrations are subject to change as may be required or approved by the relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.



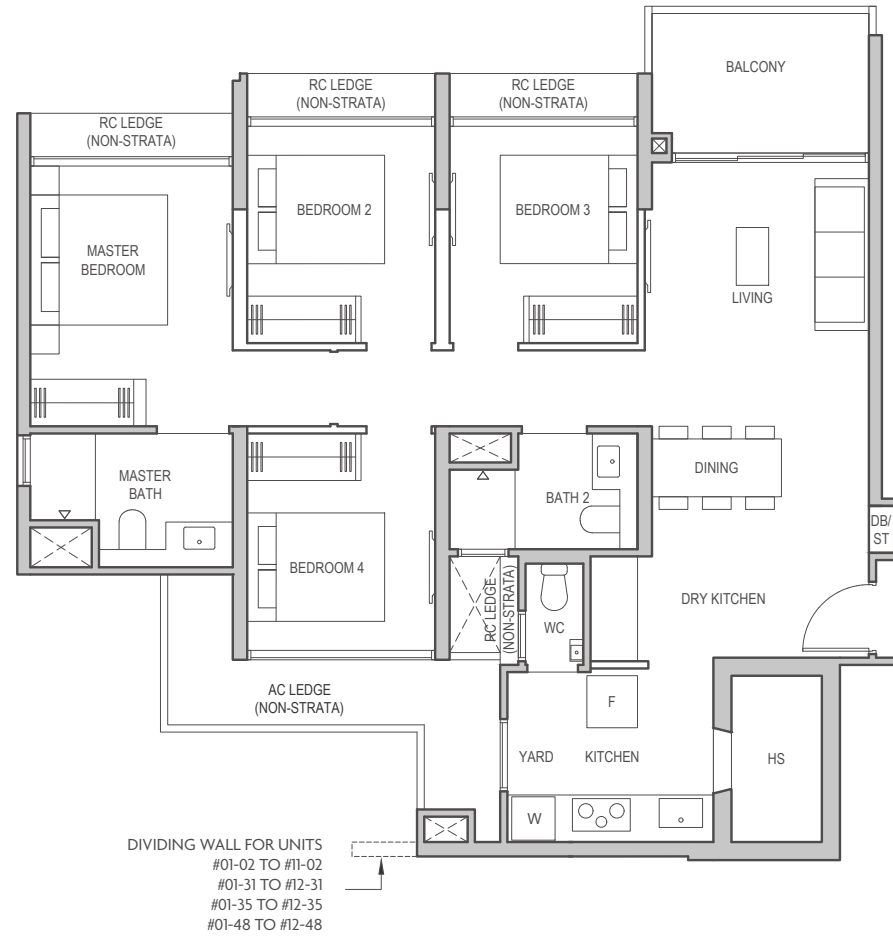
4-BEDROOM PREMIUM

Type D3  
98 sqm (1055 sq ft)

Block 16 #02-31 to #12-31  
Block 18 #02-35 to #12-35

\*Mirrored Units

Block 2 #02-02\* to #11-02\*  
Block 10 #02-20\* to #12-20\*  
Block 24 #02-48\* to #12-48\*

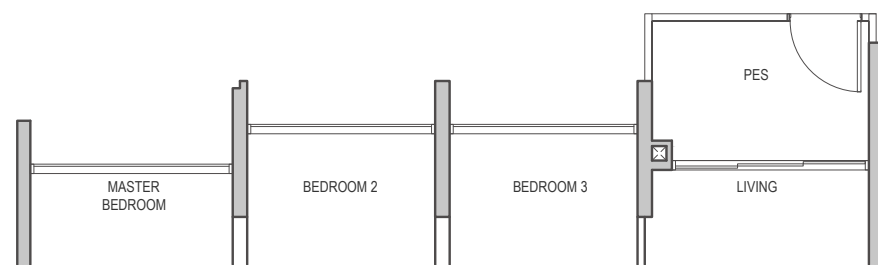


Type D3 (p)  
98 sqm (1055 sq ft)

Block 16 #01-31  
Block 18 #01-35

\*Mirrored Units

Block 2 #01-02\*  
Block 10 #01-20\*  
Block 24 #01-48\*

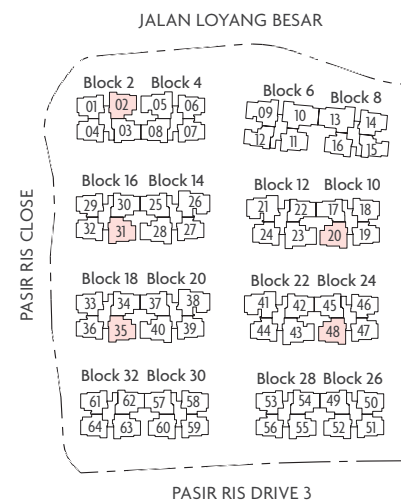


- PES - Private Enclosed Space
- WC - Water Closet
- F - Fridge (not included)
- W - Washer (not included)
- DB/ST - Distribution Board/Storage
- HS - Household Shelter
- RC - Reinforced Concrete
- AC - Air-Conditioner
- - Wall not allowed to be hacked or altered



Key plan is not drawn to scale

Area includes balcony or private enclosed space (PES), where applicable. All AC ledges and RC ledges (non-load bearing) are excluded from strata area. The above plans and illustrations are subject to change as may be required or approved by the relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.



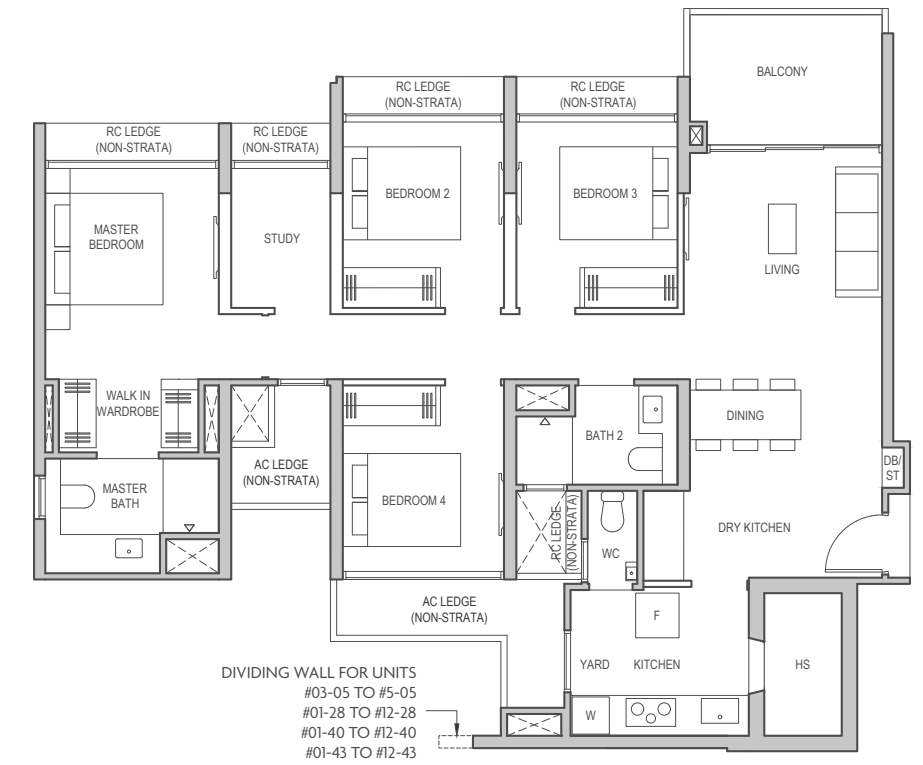
4 BEDROOM PREMIUM + STUDY

Type D4  
108 sqm (1163 sq ft)

Block 12 #02-23 to #12-23  
Block 22 #02-43 to #12-43

\*Mirrored Units

Block 14 #02-28\* to #12-28\*  
Block 20 #02-40\* to #12-40\*



Block 4 #03-05 to #05-05  
Block 6 #02-09 to #05-09

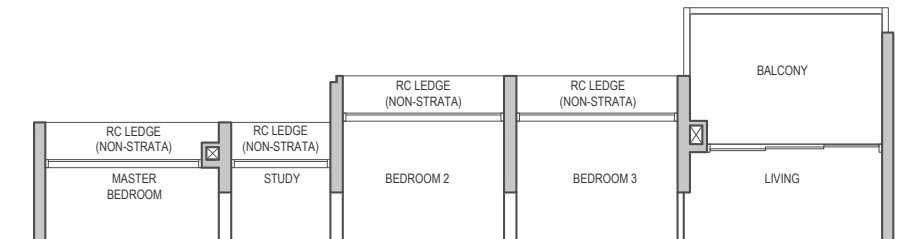
Type D4 (p)  
108 sqm (1163 sq ft)

Block 12 #01-23  
Block 22 #01-43

\*Mirrored Units

Block 14 #01-28\*  
Block 20 #01-40\*

Block 6 #01-09

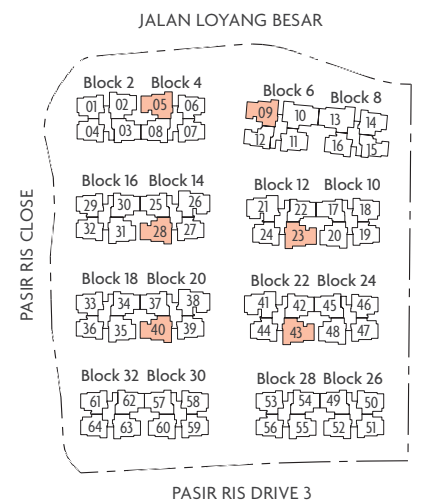


- PES - Private Enclosed Space
- WC - Water Closet
- F - Fridge (not included)
- W - Washer (not included)
- DB/ST - Distribution Board/Storage
- HS - Household Shelter
- RC - Reinforced Concrete
- AC - Air-Conditioner
- - Wall not allowed to be hacked or altered



Key plan is not drawn to scale

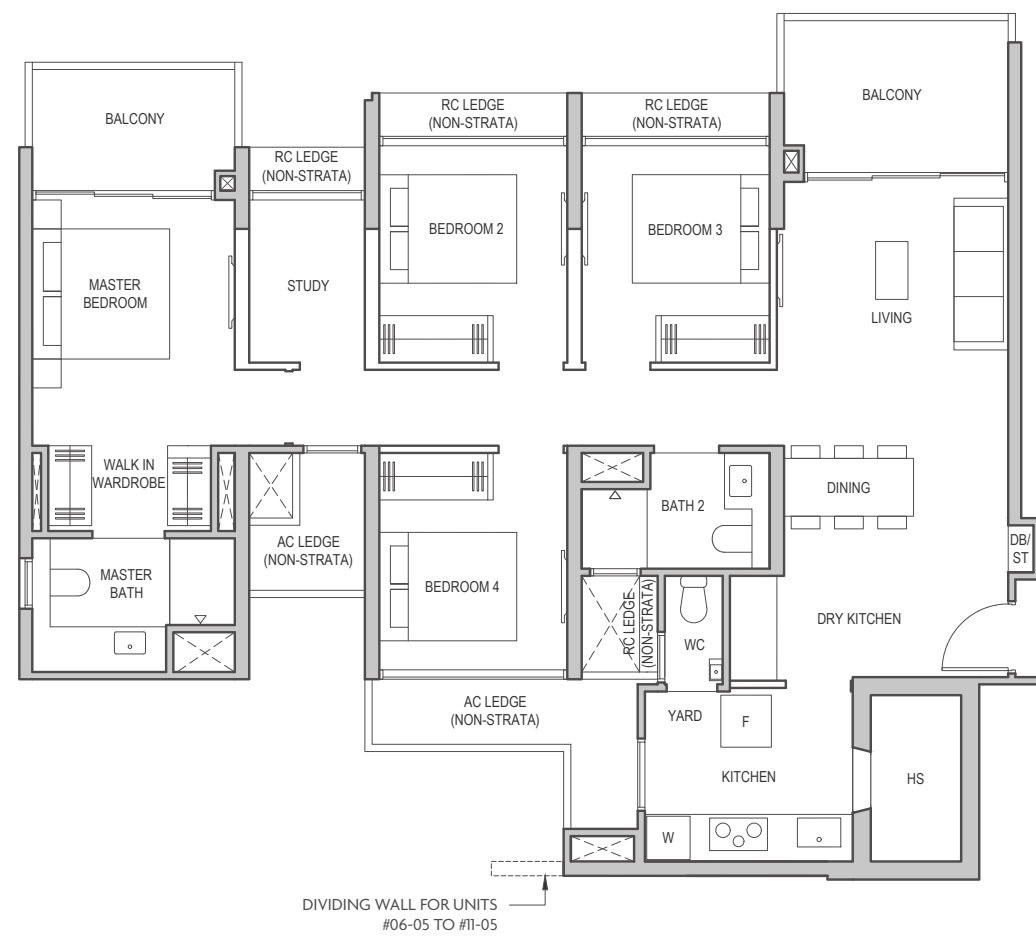
Area includes balcony or private enclosed space (PES), where applicable. All AC ledges and RC ledges (non-load bearing) are excluded from strata area. The above plans and illustrations are subject to change as may be required or approved by the relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.



4 BEDROOM PREMIUM + STUDY

Type D4-B  
113 sqm (1216 sq ft)

Block 4 #06-05 to #11-05  
Block 6 #06-09 to #11-09



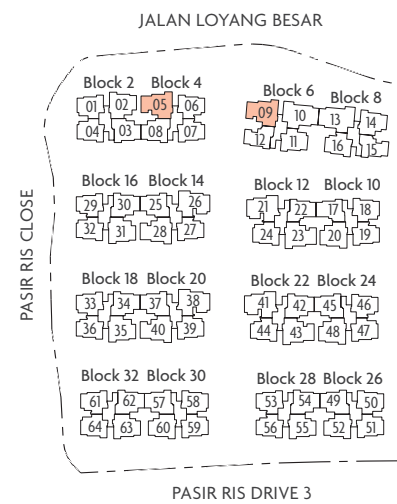
DIVIDING WALL FOR UNITS  
#06-05 TO #11-05

- PES - Private Enclosed Space
- WC - Water Closet
- F - Fridge (not included)
- W - Washer (not included)
- DB/ST - Distribution Board/Storage
- HS - Household Shelter
- RC - Reinforced Concrete
- AC - Air-Conditioner
- - Wall not allowed to be hacked or altered



Key plan is not drawn to scale

Area includes balcony or private enclosed space (PES), where applicable. All AC ledges and RC ledges (non-load bearing) are excluded from strata area. The above plans and illustrations are subject to change as may be required or approved by the relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.

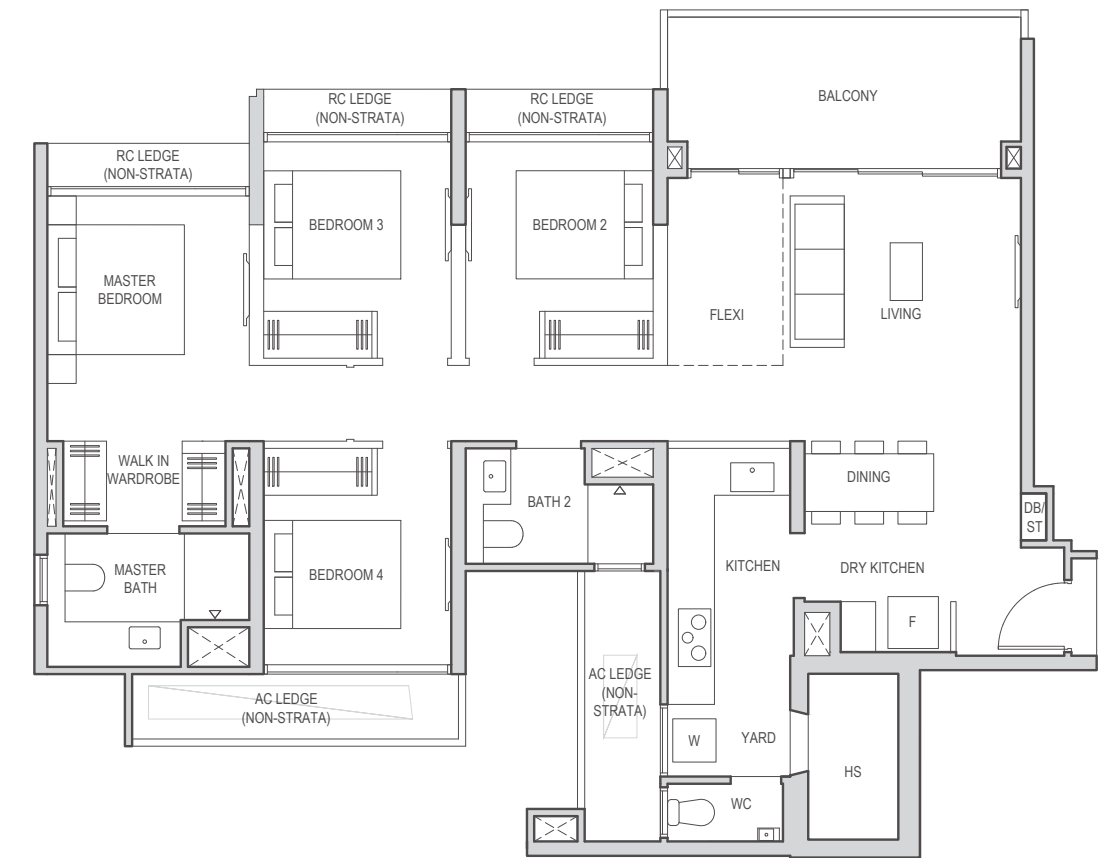


4 BEDROOM PREMIUM + FLEXI

Type D5  
112 sqm (1206 sq ft)

Block 12 #02-21 to #12-21  
Block 22 #02-41 to #12-41

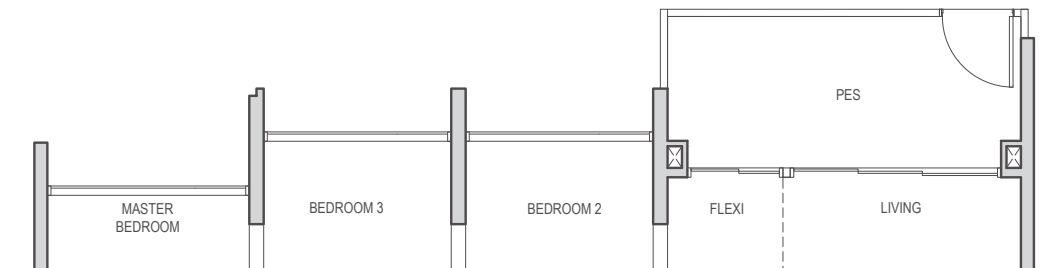
\*Mirrored Units  
Block 14 #02-26\* to #12-26\*  
Block 20 #02-38\* to #12-38\*



Type D5 (p)  
112 sqm (1206 sq ft)

Block 12 #01-21  
Block 22 #01-41

\*Mirrored Units  
Block 14 #01-26\*  
Block 20 #01-38\*

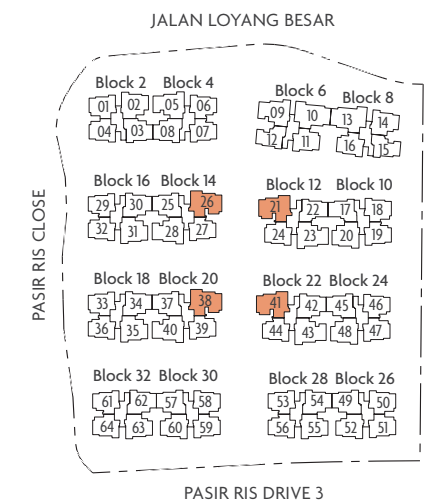


- PES - Private Enclosed Space
- WC - Water Closet
- F - Fridge (not included)
- W - Washer (not included)
- DB/ST - Distribution Board/Storage
- HS - Household Shelter
- RC - Reinforced Concrete
- AC - Air-Conditioner
- - Wall not allowed to be hacked or altered



Key plan is not drawn to scale

Area includes balcony or private enclosed space (PES), where applicable. All AC ledges and RC ledges (non-load bearing) are excluded from strata area. The above plans and illustrations are subject to change as may be required or approved by the relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.



5 BEDROOM PREMIUM

Type E1  
127 sqm (1367 sq ft)

Block 8 #02-13 to #5-13

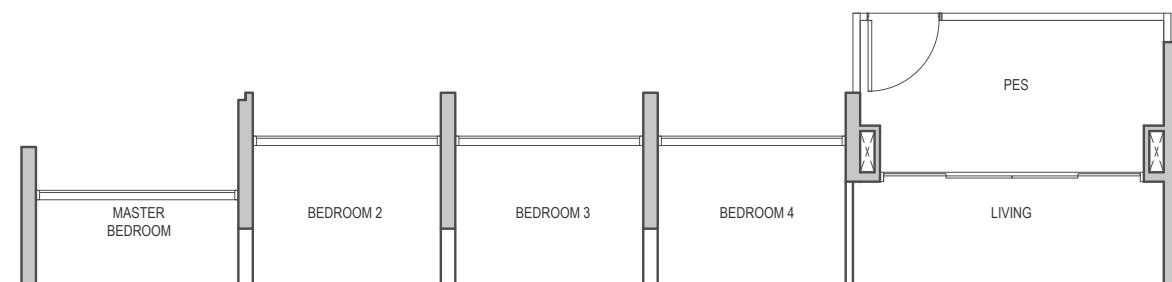
\*Mirrored Units  
Block 6 #02-10\* to #5-10\*



Type E1 (p)  
127 sqm (1367 sq ft)

Block 8 #01-13

\*Mirrored Units  
Block 6 #01-10\*

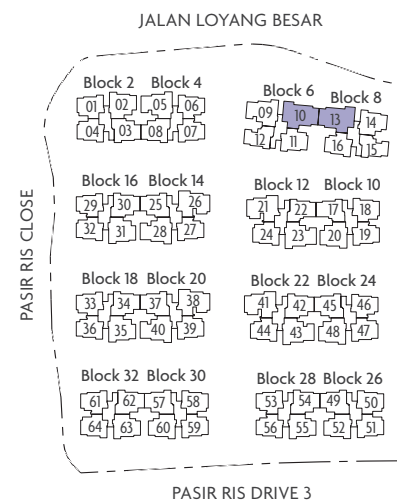


- PES - Private Enclosed Space
- WC - Water Closet
- F - Fridge (not included)
- W - Washer (not included)
- DB/ST - Distribution Board/Storage
- HS - Household Shelter
- RC - Reinforced Concrete
- AC - Air-Conditioner
- - Wall not allowed to be hacked or altered



Key plan is not drawn to scale

Area includes balcony or private enclosed space (PES), where applicable. All AC ledges and RC ledges (non-load bearing) are excluded from strata area. The above plans and illustrations are subject to change as may be required or approved by the relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.



PASIR RIS DRIVE 3

5 BEDROOM PREMIUM

Type E2  
132 sqm (1421 sq ft)

Block 8 #06-13 to #11-13

\*Mirrored Units  
Block 6 #06-10\* to #11-10\*

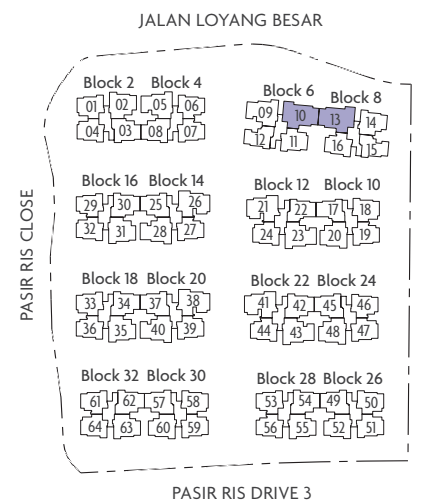


- PES - Private Enclosed Space
- WC - Water Closet
- F - Fridge (not included)
- W - Washer (not included)
- DB/ST - Distribution Board/Storage
- HS - Household Shelter
- RC - Reinforced Concrete
- AC - Air-Conditioner
- - Wall not allowed to be hacked or altered



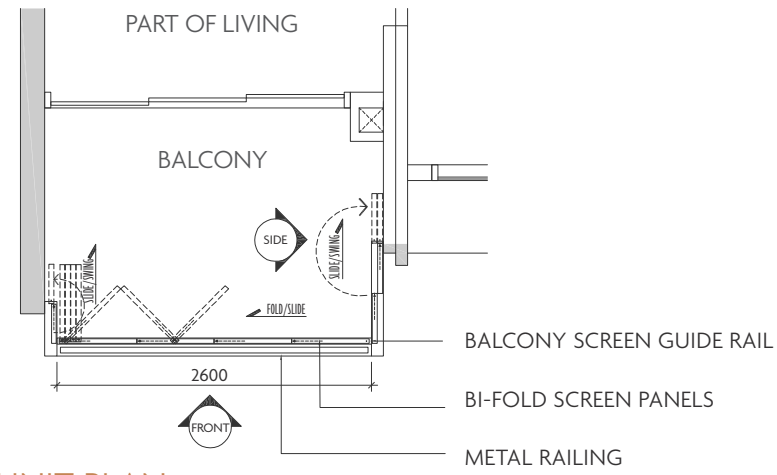
Key plan is not drawn to scale

Area includes balcony or private enclosed space (PES), where applicable. All AC ledges and RC ledges (non-load bearing) are excluded from strata area. The above plans and illustrations are subject to change as may be required or approved by the relevant authorities. All areas and measurements stated herein as approximate and subject to final survey.

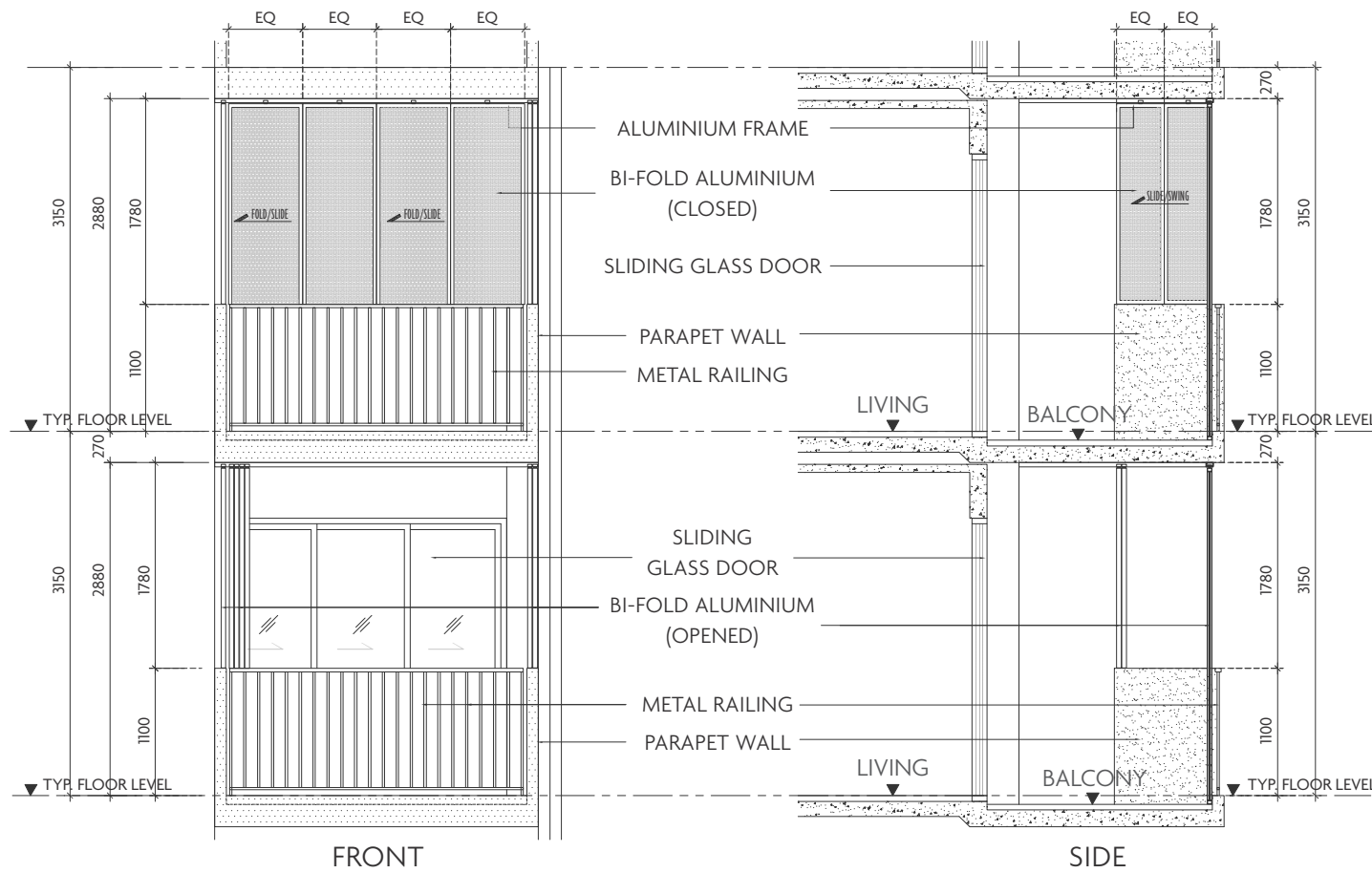


PASIR RIS DRIVE 3

BALCONY AND PES ENCLOSURE RESTRICTION  
(APPROVED BALCONY SCREEN)



TYPICAL UNIT PLAN  
SCALE 1:75



ELEVATIONS  
SCALE 1:75

- NOTES:
- Balcony(ies) (if any) and Private Enclosed space(s) (if any) in the unit is/are not to be enclosed, either partially or in full, except with the approved balcony screens.
  - The proposed Balcony(ies) and Private Enclosed space(s) screen shall allow natural ventilation at all times including when the screens are fully closed and are capable of being fully retracted.
  - The installation and cost of such screens shall be at the Purchaser's own cost and expense.
  - Information is accurate at point of printing.

- EQ: Equal Division



QINGJIAN REALTY (SOUTH PACIFIC) GROUP PTE LTD

Qingjian Realty (South Pacific) Group Pte Ltd (Qingjian Realty) is the regional HQ of Qingjian Group's real estate development arm in Southeast Asia. We specialise in property development in the residential, commercial, and industrial sectors. Throughout the years, Qingjian Realty has constantly innovated to provide thoughtful, award-winning homes that complement the ever-changing lifestyles of today's homeowners. We paved the way for smart home living in Singapore, with the launch of The Visionaire – the city's first executive condominium with homes fully suited with cutting-edge smart technology. Our commitment to providing quality, contemporary homes as a reputed developer in Singapore has been widely recognised. Qingjian Realty has consistently received the BCI Asia Top Ten Award, various awards from Asia Property Awards, and the BCA Awards, amongst many others.



FORSEA HOLDINGS PTE LTD

Forsea Holdings Pte Ltd is a subsidiary of a globally renowned Fortune 500 construction group, an infrastructure powerhouse in China, and is dedicated to innovative and high-quality real estate development. With years of building expertise, Forsea takes pride as the reliable partner in providing extensive solutions and end-products of exceptional quality. Forsea's commitment to quality is backed by the Company's large pool of resources, engineering expertise and proven experience. Based on strong client collaboration, effective communication, as well as supportive management, Forsea is devoted to delivering quality homes that transcend generations.

Developer: Pasir Ris Development Pte. Ltd. • UEN: 202436619N • Developer License: C1530 • Encumbrances: Mortgage No. IJ/730095Q in favour of Oversea-Chinese Banking Corporation Limited  
• Lot/Mukim No.: MK31 ON LOT 05452V at Jalan Loyang Besar • Tenure of Land: 99 years commencing from 13 Nov 2024 • Expected date of Vacant Possession: 31 March 2029 • Expected date  
of legal completion: 31 March 2032

While every reasonable care has been taken in preparing this brochure, specifications, constructing the sales models and sales gallery/showflat (the "Materials"), the Developer and its agents and their respective servants and contractors do not warrant the accuracy of any of the Materials and shall in no way be held responsible for any inaccuracies in their contents or between the Materials and the actual unit when built. The Developer shall not be bound by any statement, representation or promise (written or oral) by its agents and contractors. All statements and depictions are believed to be correct but are not to be regarded as statements or representations of fact. The Sale and Purchase Agreement shall form the entire agreement between the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to signing of the Sale and Purchase Agreement. All information, specifications, layout plans, building plans, location of facilities, finishes and appliance selection and visuals are subject to any changes as may be required and approved by the Architect, Developer and/or by the relevant authorities and may be changed without notice. The Materials are not intended to be contractual documents and shall not form part of any offer or contract. Visuals, renderings, illustrations, models, showflat displays and photography are artist's impressions only and none can be regarded as representation of fact. Floor areas are approximate measurements only and not to scale. It is subject to final survey. The property is subject to inspection by the relevant authorities to comply with current codes of practice. All information, specifications, renderings, visual representations and plans are current at the time of publication and are subject to change as may be required by us and/or the competent authorities, and shall not form part of any offer or contract nor constitute any warranty by us and shall not be regarded as statements of representations of fact. All plans are subject to amendments as direct and/or approved by the building authorities. The Sale and Purchase Agreement shall form the entire agreement between us as the Developer and the Purchaser, and shall supersede all statements, representations or promises made prior to the signing of the Sale and Purchase Agreement and shall in no way be modified by any statements, representations or promises made by us or the Marketing Agent(s).

