



M
RIVER MODERN

 GuocoLand

An aerial photograph of the Singapore River at sunset. The water is dark blue, reflecting the golden light of the setting sun. A small boat with a canopy is moving across the river, leaving a white wake. The sky is a deep, dark blue. In the bottom left corner, the silhouettes of palm trees and a building are visible.

HOME BY THE SINGAPORE RIVER IN DISTRICT 9

HOME IN THE CITY LIFE BY THE RIVER

River Modern is a rare new residence in Prime District 9, situated next to the Singapore River and directly linked to Great World MRT Station.

From this prestigious address, Orchard Road, Marina Bay, and the CBD are all within easy reach. City living here feels modern and tranquil, shaped by timeless design.

[▶ WATCH LIFESTYLE VIDEO](#)

“THIS IS OUR FAVOURITE SITE IN THE AREA,
AND ONE OF THE LAST REMAINING PIECES
OF LAND WITH DIRECT RIVER FRONTAGE.

THE LOCATION OFFERS A SENSE OF
TRANQUILLITY AND QUIET, WHILE REMAINING
EXCEPTIONALLY WELL CONNECTED.”

— MR CHENG HSING YAO, GROUP CEO, GUOCOLAND



[WATCH THE INTERVIEW](#)

THE LOCATION

THE BEST OF DISTRICT 9

CONNECTIVITY

Great World MRT Station Directly Connected
 Central Expressway (CTE) 8 mins

SHOP & DINE

Great World Mall Directly Connected
 Zion Riverside Food Centre 5 mins
 Robertson Quay 8 mins
 New Bahru 9 mins
 Tiong Bahru Market & Food Centre 4 mins
 Funan 5 mins
 Orchard Road Shopping Belt 5 mins
 Raffles City Shopping Centre 7 mins
 Marina Bay Sands 9 mins

EDUCATION

River Valley Primary School (Via Sheltered Linkway) 1 min
 Alexandra Primary School 5 mins
 St. Margaret's School (Primary) 7 mins
 Anglo-Chinese School (Junior) 9 mins

NATURE

Kim Seng Park < 1 min
 Fort Canning Park 5 mins
 Singapore Botanic Gardens 10 mins
 Gardens by the Bay 11 mins

ARTS & CULTURE

Chinatown 5 mins
 Victoria Theatre & Concert Hall 6 mins
 National Gallery Singapore 6 mins
 ArtScience Museum 9 mins
 Esplanade - Theatres on the Bay 10 mins

BUSINESS

Central Business District 5 mins
 Marina Bay Financial Centre 7 mins
 Guoco Tower 8 mins
 Suntec Singapore 9 mins

LEGEND

● East-West Line ● Downtown Line ● North-South Line
● North-East Line ● Circle Line ● Thomson-East Coast Line
 District 9 Orchard Road Shopping Belt Great World MRT Station

ALL DISTANCES AND TRAVEL TIMES ARE APPROXIMATE, MEASURED FROM RIVER MODERN TO THE RESPECTIVE DESTINATIONS. ACTUAL TRAVEL TIMES MAY VARY DEPENDING ON THE TIME OF DAY.

MAP IS FOR ILLUSTRATION PURPOSES ONLY AND NOT DRAWN TO SCALE.



GREAT WORLD
MRT STATION

RIVER VALLEY GREEN

KIM SENG PARK

SINGAPORE RIVER

ARTIST'S IMPRESSION

1ST STOREY FACILITIES

- | | | |
|---------------------------------|-----------------------|---------------------|
| ① Grand Lawn | ⑬ Forest Terrace | ⑳ Garden Lounge II |
| ② Lawn Patio I | ⑭ Garden Lounge I | ㉑ Garden Deck I |
| ③ Lawn Patio II | ⑮ Poolside Cove | ㉒ Garden Deck II |
| ④ Gourmet Pavilion I | ⑯ Forest Sanctuary I | ㉓ Riverside Deck |
| ⑤ Gourmet Pavilion II | ⑰ Forest Sanctuary II | ㉔ Riverside Lawn |
| ⑥ Playground | ⑱ Poolside Patio | ㉕ Riverside Garden |
| ⑦ Tennis Court | ⑲ 50m Infinity Pool | ㉖ Allotment Garden |
| ⑧ Viewing Terrace | ⑳ Poolside Terrace | ㉗ Riverside Terrace |
| ⑨ Play Patio | ㉑ Spa Patio | ㉘ Riverside Trail |
| ⑩ Play Pool | ㉒ Spa Pool | ㉙ Genset |
| ⑪ Gymnasium | ㉓ Club Dining I | |
| ⑫ Changing Room with Steam Room | ㉔ Club Dining II | |
| | ㉕ Club Viewing Deck | |

LANDSCAPE ZONES

- LAWN ● POOL ● FOREST ● RIVERSIDE

BASEMENT 2
BASEMENT 1/LOWER 1ST STOREY
FACILITIES

- | |
|----------------------------------------|
| ⑳ Grand Arrival (Basement 1) |
| ㉑ Side Gate (Basement 1) |
| ㉒ Arrival Lounge (Lower 1st Storey) |
| ㉓ Shops/Restaurants (Lower 1st Storey) |
| ㉔ Management Office (Basement 1) |
| ㉕ Bicycle Parking Spaces (Basement 1) |
| ㉖ Bicycle Parking Spaces (Basement 2) |
| ㉗ Bin Centre (Basement 2) |
| ㉘ Substation (Basement 2) |
| ㉙ Through Block Link (Basement 2) |

Water Tank (Roof)



0 10 20 30 50M

2 BEDROOM

TYPE B1

50 SQ M | 538 SQ FT

INCLUSIVE OF 3 SQM BALCONY

TOWER 5

UNIT
#02-05 to #36-05*

TOWER 7

UNIT
#02-12 to #36-12



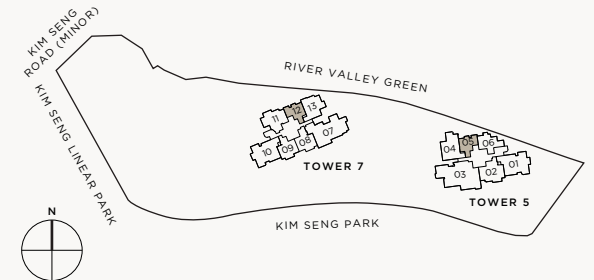
LEGEND (Where Applicable)

- | | | | |
|-------------------------|------------------------|-----------------|------------------------------|
| F Fridge | O Oven | W Washer | DB Distribution Board |
| IH Induction Hob | SO Steam Oven | D Dryer | ST Store |
| GH Gas Hob | WD Washer Dryer | P Pantry | |

* Mirror Image

ALL PLANS ARE SUBJECTED TO AMENDMENTS AS MAY BE APPROVED BY THE RELEVANT AUTHORITIES. FLOOR AREAS ARE APPROXIMATE MEASUREMENTS AND ARE SUBJECTED TO FINAL SURVEY.

BUILDING APPROVAL NO. A1716-00044-2025-BP01 DATED 27 JAN 2026



KEYPLAN IS NOT DRAWN TO SCALE

2 BEDROOM

TYPE B2

60 SQ M | 646 SQ FT

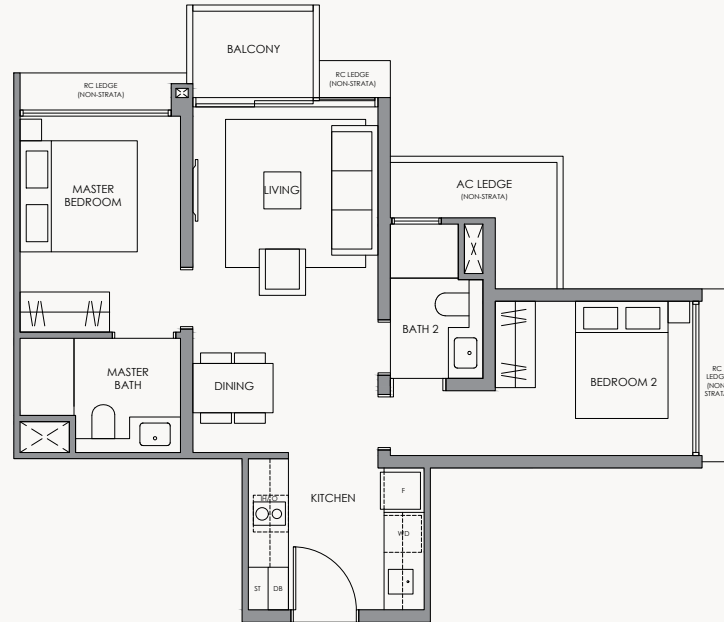
INCLUSIVE OF 3 SQM BALCONY

TOWER 5

UNIT

#02-06 to #36-06

360° VIRTUAL TOUR



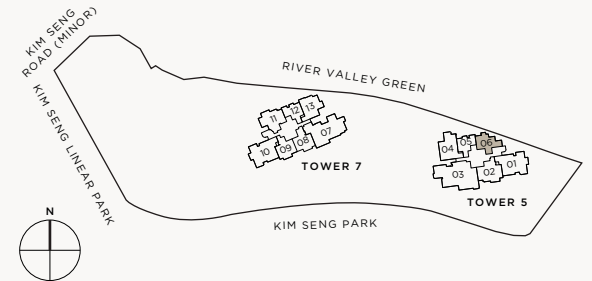
LEGEND (Where Applicable)

- | | | | |
|-------------------------|------------------------|-----------------|------------------------------|
| F Fridge | O Oven | W Washer | DB Distribution Board |
| IH Induction Hob | SO Steam Oven | D Dryer | ST Store |
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KEYPLAN IS NOT DRAWN TO SCALE

2 BEDROOM

TYPE B3

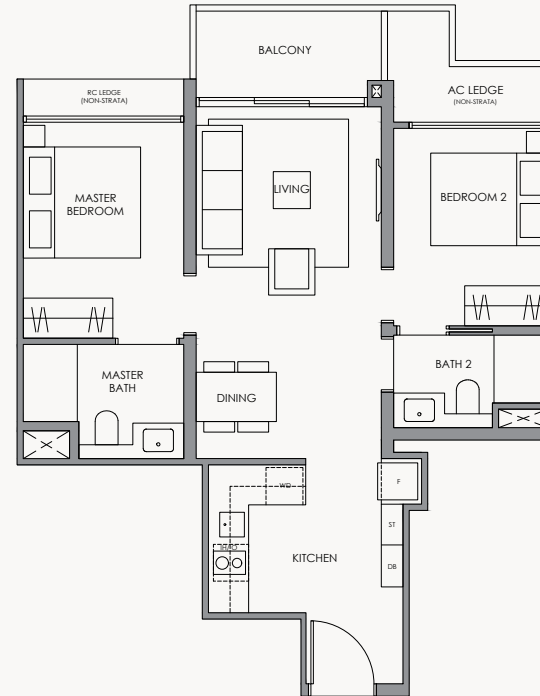
63 SQ M | 678 SQ FT

INCLUSIVE OF 5 SQM BALCONY

TOWER 7

UNIT

#02-09 to #36-09



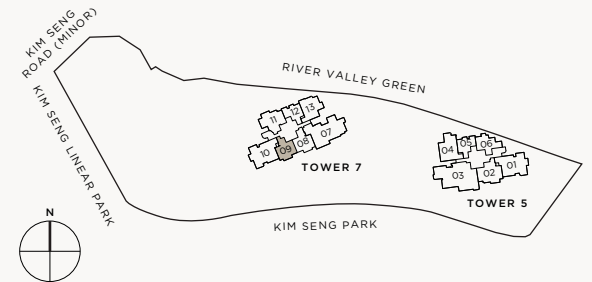
LEGEND (Where Applicable)

F Fridge	O Oven	W Washer	DB Distribution Board
IH Induction Hob	SO Steam Oven	D Dryer	ST Store
GH Gas Hob	WD Washer Dryer	P Pantry	

* Mirror Image

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BUILDING APPROVAL NO. A1716-00044-2025-BP01 DATED 27 JAN 2026



KEYPLAN IS NOT DRAWN TO SCALE

2 BEDROOM

TYPE B4
64 SQ M | 689 SQ FT
INCLUSIVE OF 5 SQM BALCONY

TOWER 7
UNIT
#02-08 to #36-08

360° VIRTUAL TOUR



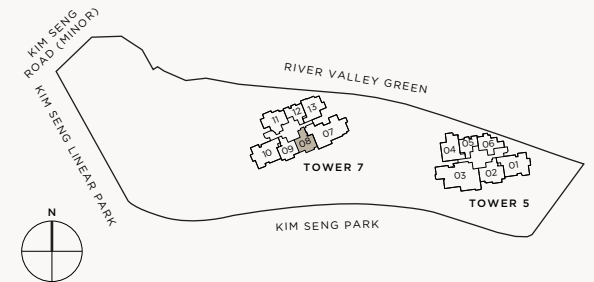
LEGEND (Where Applicable)

- | | | | |
|-------------------------|------------------------|-----------------|------------------------------|
| F Fridge | O Oven | W Washer | DB Distribution Board |
| IH Induction Hob | SO Steam Oven | D Dryer | ST Store |
| GH Gas Hob | WD Washer Dryer | P Pantry | |

* Mirror Image

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KEYPLAN IS NOT DRAWN TO SCALE

3 BEDROOM

TYPE C1

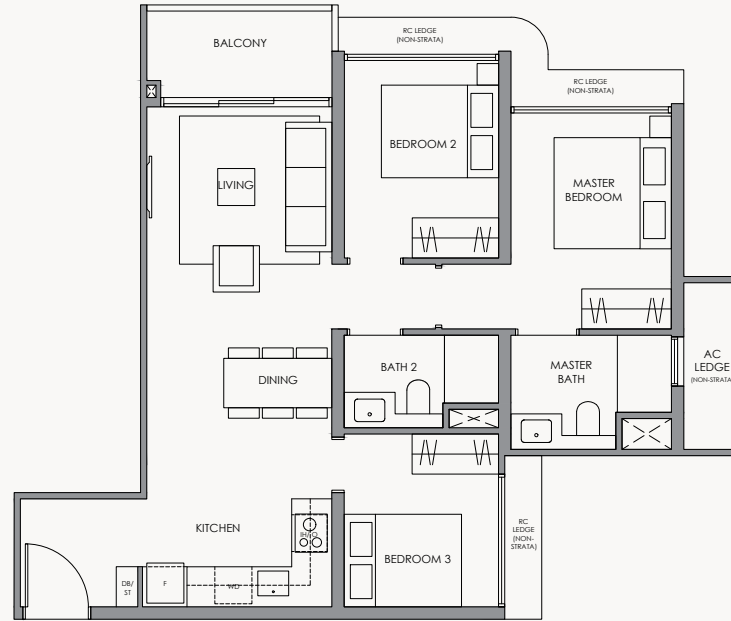
74 SQ M | 797 SQ FT

INCLUSIVE OF 5 SQM BALCONY

TOWER 7

UNIT

#02-13 to #36-13



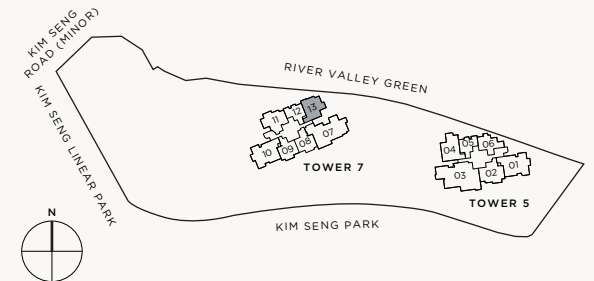
LEGEND (Where Applicable)

F Fridge	O Oven	W Washer	DB Distribution Board
IH Induction Hob	SO Steam Oven	D Dryer	ST Store
GH Gas Hob	WD Washer Dryer	P Pantry	

* Mirror Image

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KEYPLAN IS NOT DRAWN TO SCALE

3 BEDROOM

TYPE C2

77 SQ M | 829 SQ FT

INCLUSIVE OF 5 SQM BALCONY

TOWER 7

UNIT

#02-11 to #36-11



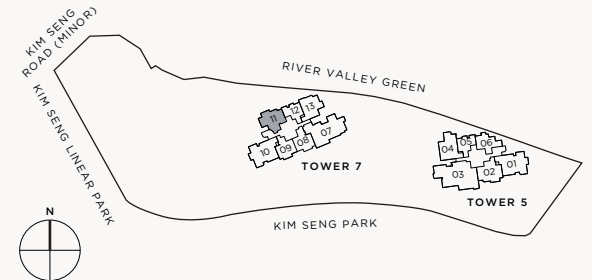
LEGEND (Where Applicable)

F Fridge	O Oven	W Washer	DB Distribution Board
IH Induction Hob	SO Steam Oven	D Dryer	ST Store
GH Gas Hob	WD Washer Dryer	P Pantry	

* Mirror Image

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BUILDING APPROVAL NO. A1716-00044-2025-BP01 DATED 27 JAN 2026



KEYPLAN IS NOT DRAWN TO SCALE

3 BEDROOM

TYPE C3

83 SQ M | 893 SQ FT

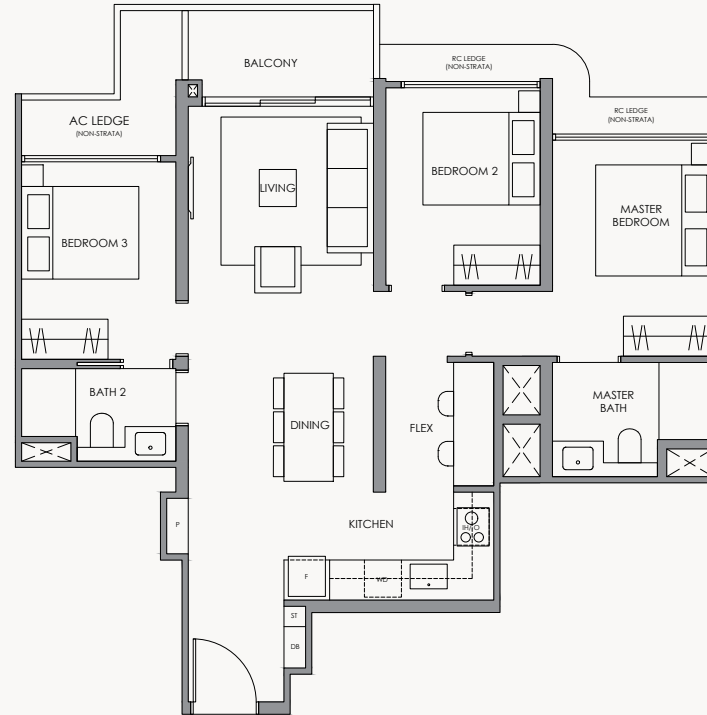
INCLUSIVE OF 5 SQM BALCONY

TOWER 5

UNIT

#02-02 to #36-02

360° VIRTUAL TOUR



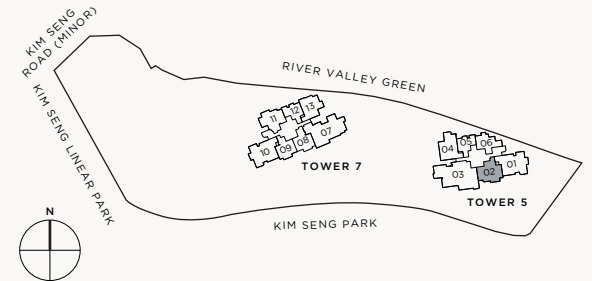
LEGEND (Where Applicable)

F Fridge	O Oven	W Washer	DB Distribution Board
IH Induction Hob	SO Steam Oven	D Dryer	ST Store
GH Gas Hob	WD Washer Dryer	P Pantry	

* Mirror Image

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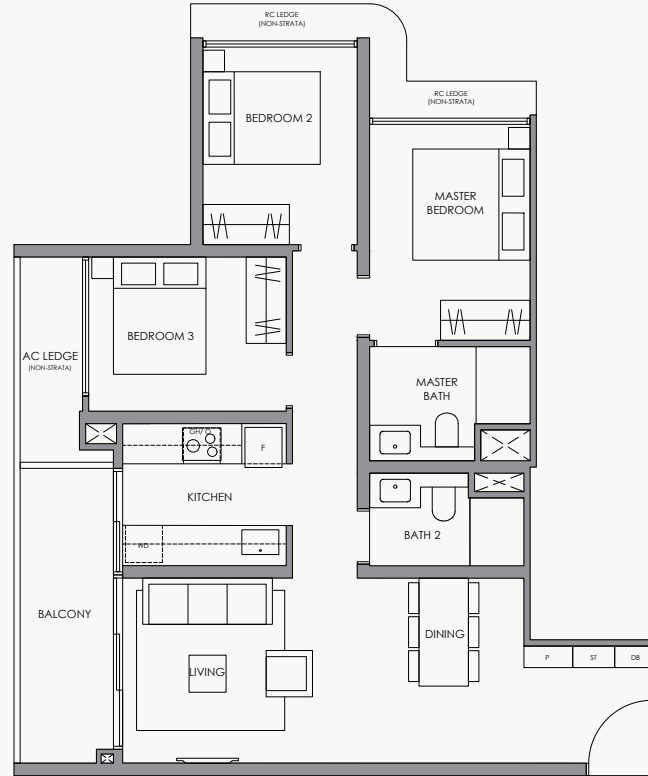
KEYPLAN IS NOT DRAWN TO SCALE

3 BEDROOM

TYPE C4
 84 SQ M | 904 SQ FT
 INCLUSIVE OF 8 SQM BALCONY

TOWER 5
 UNIT
 #02-04 to #36-04

360° VIRTUAL TOUR



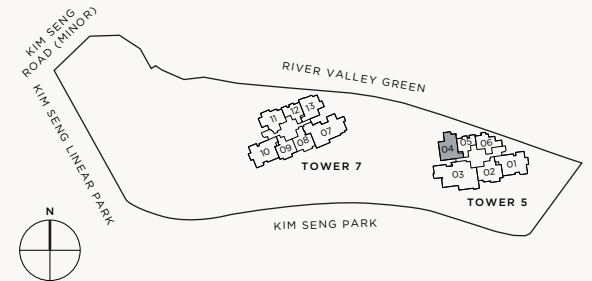
LEGEND (Where Applicable)

- | | | | |
|-------------------------|------------------------|-----------------|------------------------------|
| F Fridge | O Oven | W Washer | DB Distribution Board |
| IH Induction Hob | SO Steam Oven | D Dryer | ST Store |
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* Mirror Image

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3 BEDROOM

TYPE C5

102 SQ M | 1098 SQ FT

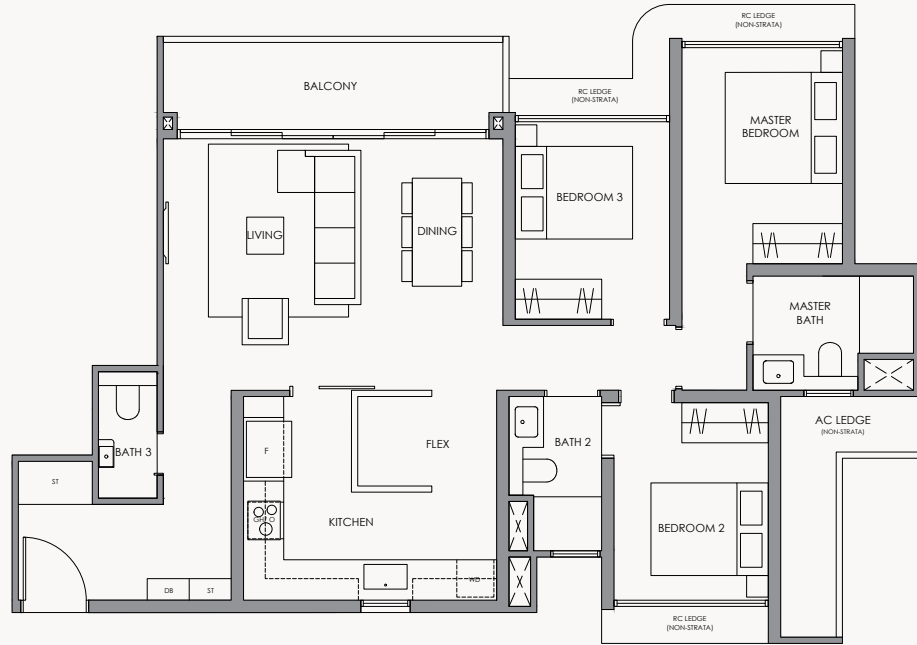
INCLUSIVE OF 9 SQM BALCONY

TOWER 7

UNIT

#02-10 to #36-10

360° VIRTUAL TOUR



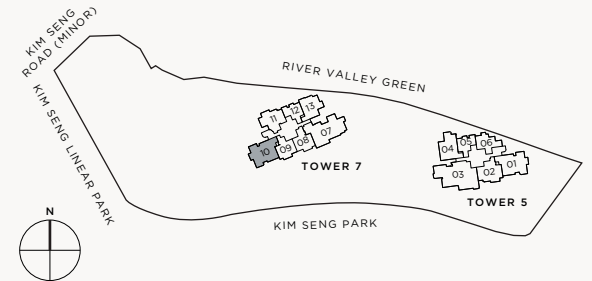
LEGEND (Where Applicable)

- | | | | |
|------------------|-----------------|----------|-----------------------|
| F Fridge | O Oven | W Washer | DB Distribution Board |
| IH Induction Hob | SO Steam Oven | D Dryer | ST Store |
| GH Gas Hob | WD Washer Dryer | P Pantry | |

* Mirror Image

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KEYPLAN IS NOT DRAWN TO SCALE

3 BEDROOM

TYPE C6

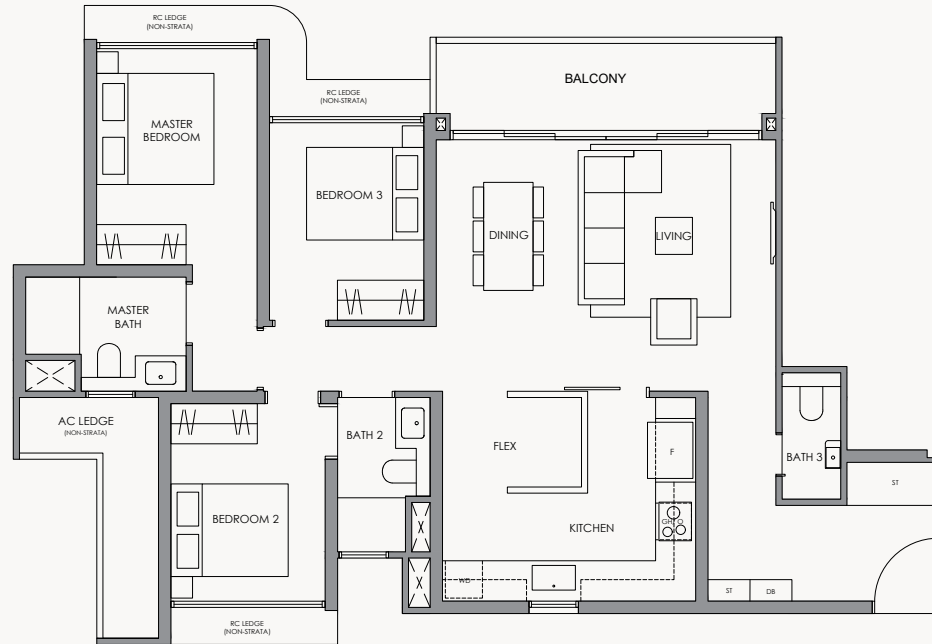
103 SQ M | 1109 SQ FT

INCLUSIVE OF 9 SQM BALCONY

TOWER 5

UNIT

#02-01 to #36-01



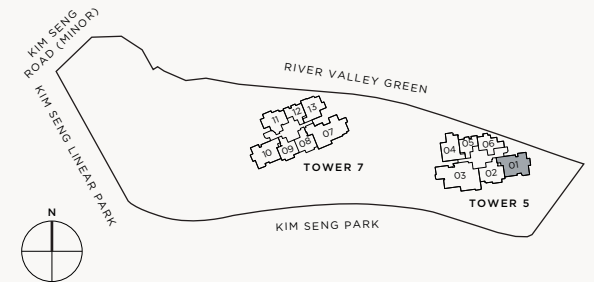
LEGEND (Where Applicable)

F Fridge	O Oven	W Washer	DB Distribution Board
IH Induction Hob	SO Steam Oven	D Dryer	ST Store
GH Gas Hob	WD Washer Dryer	P Pantry	

* Mirror Image

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KEYPLAN IS NOT DRAWN TO SCALE

4 BEDROOM

TYPE D1

136 SQ M | 1464 SQ FT

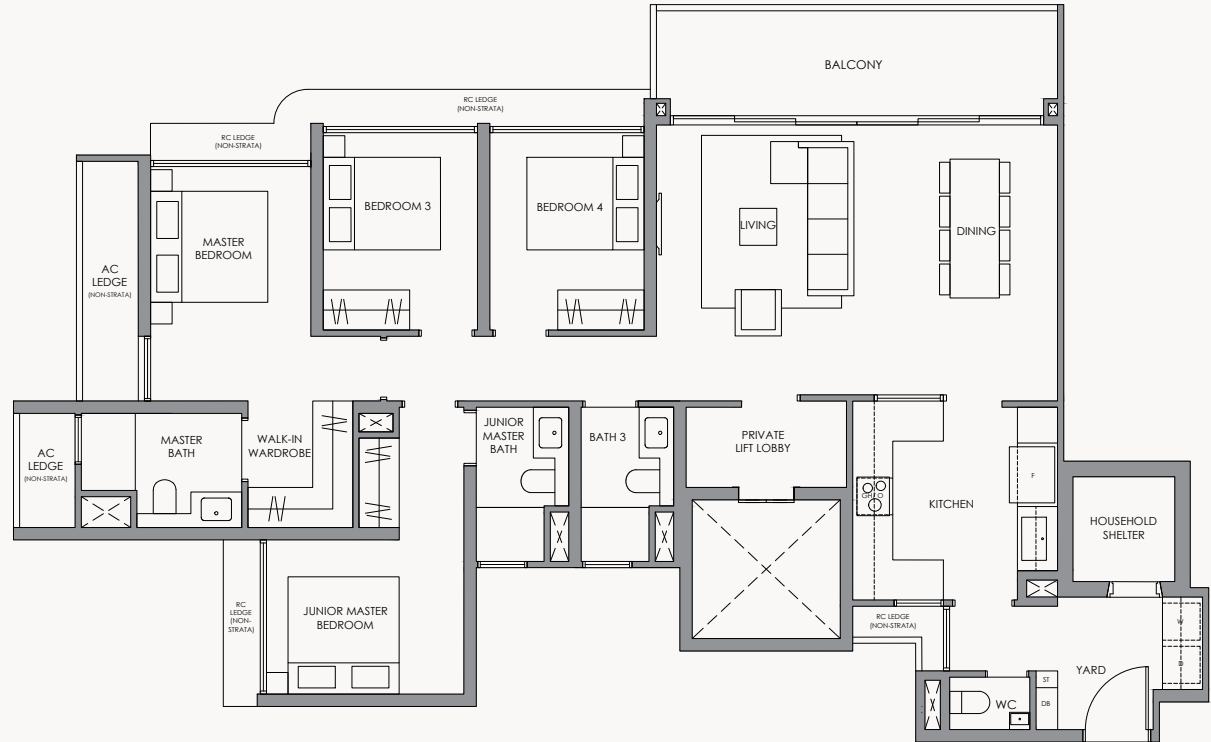
INCLUSIVE OF 12 SQM BALCONY

TOWER 7

UNIT

#02-07 to #36-07

360° VIRTUAL TOUR



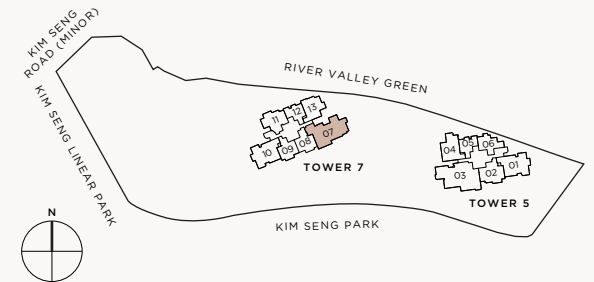
LEGEND (Where Applicable)

F Fridge	O Oven	W Washer	DB Distribution Board
IH Induction Hob	SO Steam Oven	D Dryer	ST Store
GH Gas Hob	WD Washer Dryer	P Pantry	

* Mirror Image

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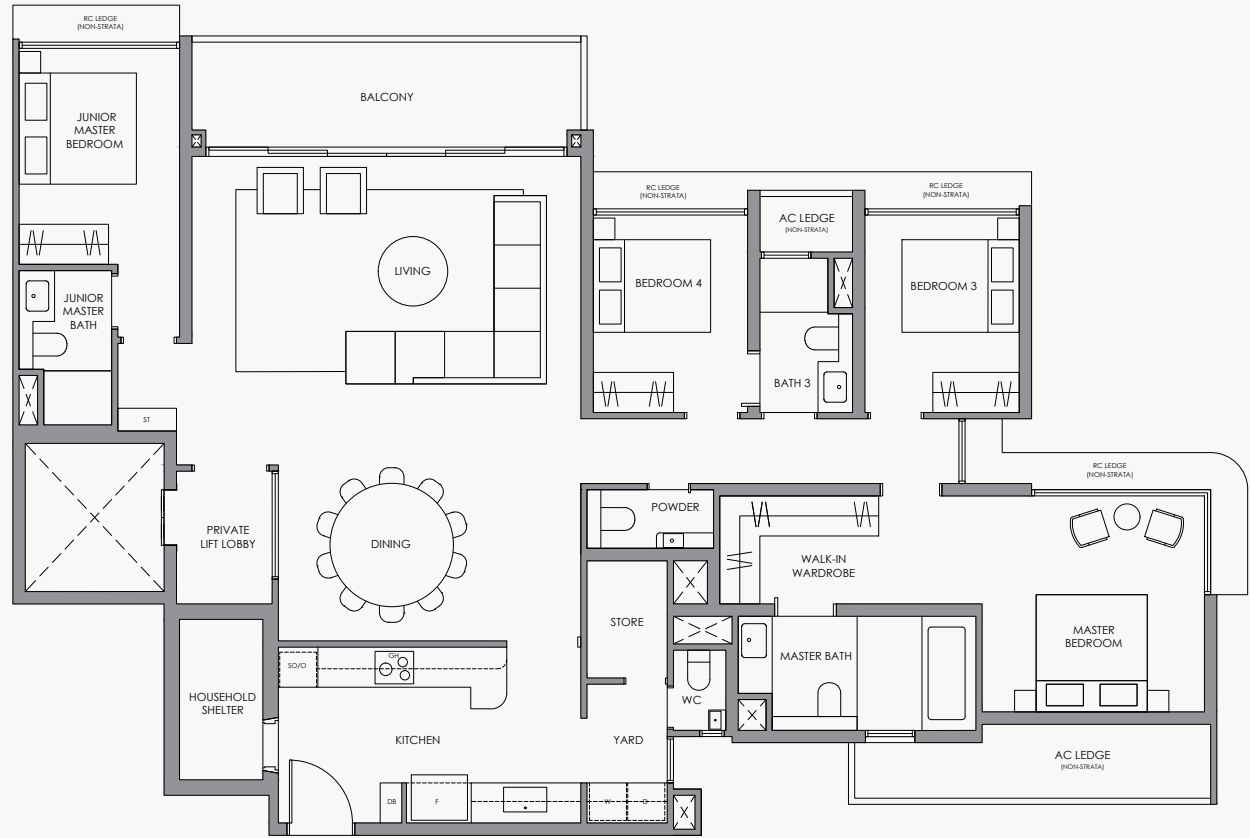
KEYPLAN IS NOT DRAWN TO SCALE

4 BEDROOM

TYPE D2
 170 SQ M | 1830 SQ FT
 INCLUSIVE OF 12 SQM BALCONY

TOWER 5
 UNIT
 #02-03 to #36-03

360° VIRTUAL TOUR



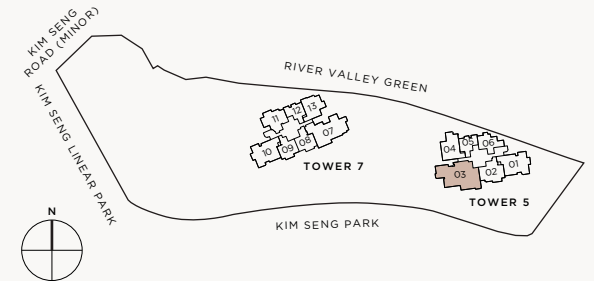
LEGEND (Where Applicable)

- | | | | |
|-------------------------|------------------------|-----------------|------------------------------|
| F Fridge | O Oven | W Washer | DB Distribution Board |
| IH Induction Hob | SO Steam Oven | D Dryer | ST Store |
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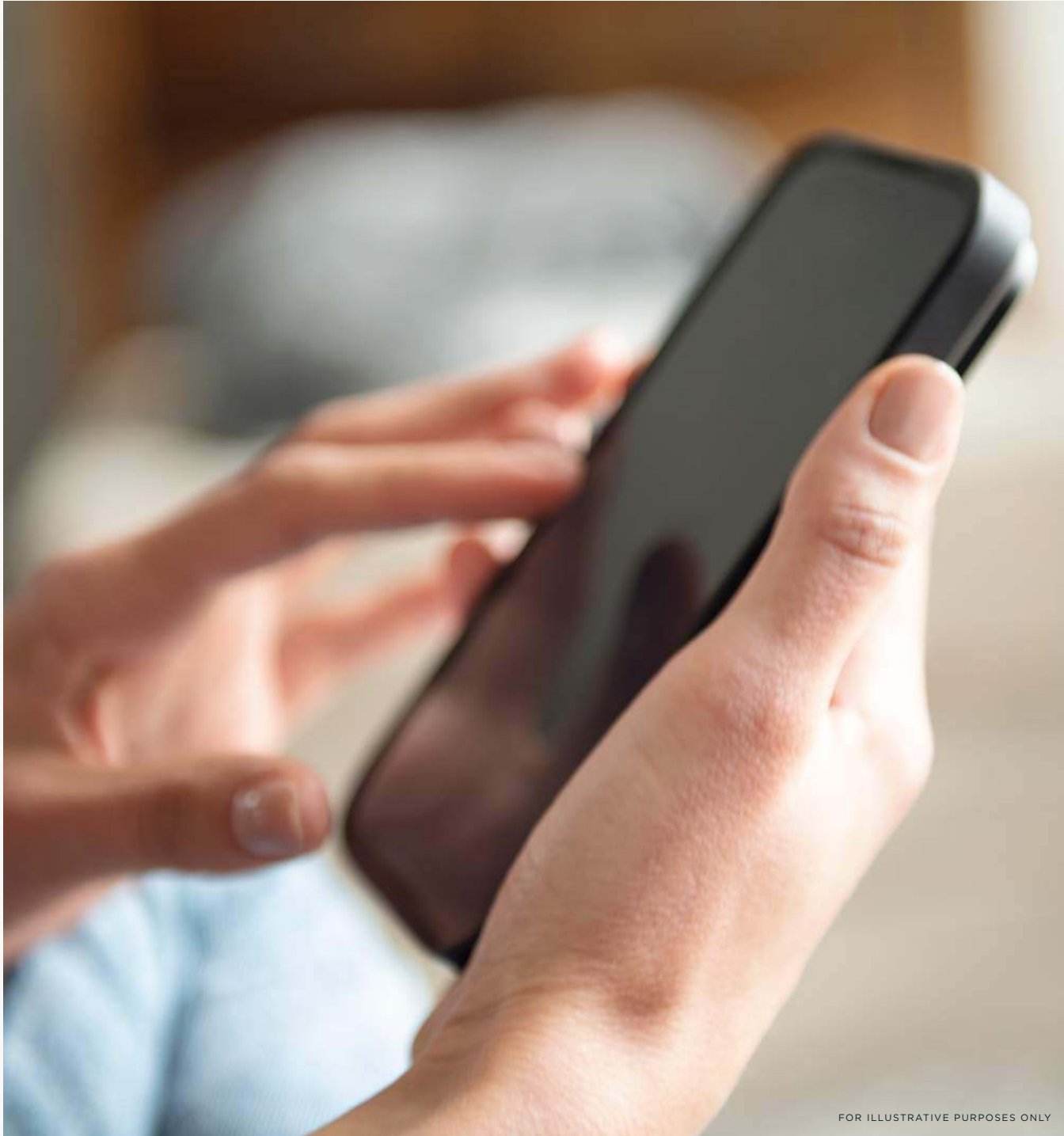


KEYPLAN IS NOT DRAWN TO SCALE

PREMIUM FITTINGS

Branded fittings and appliances are carefully selected to elevate the standard of quality and reliability. Every detail contributes to a home that is functional, refined, and luxurious.





FOR ILLUSTRATIVE PURPOSES ONLY

SMART HOMES

Smart home features are thoughtfully integrated to support modern everyday living. From intelligent access to convenient lighting controls, these features enhance comfort and functionality throughout the home.



SMOKE DETECTOR



**SMART DIGITAL
MAIN DOOR LOCKSET**



**MOTION SENSOR
FOR FOYER LIGHTING**



**WIRELESS CONTROL
FOR FAN COIL**



**WIRELESS CONTROL
OF LIGHTING**



NAME OF HOUSING PROJECT: RIVER MODERN • NAME OF HOUSING DEVELOPER: RIVER MODERN PTE. LTD. (CO. REG. NO. 201607577W) • LICENCE NO. OF HOUSING DEVELOPER: C1539 • TENURE OF LAND: LEASEHOLD ESTATE OF 99 YEARS COMMENCING ON 13 MAY 2025 • ENCUMBRANCES ON LAND: MORTGAGE IN FAVOUR OF OVERSEA-CHINESE BANKING CORPORATION LIMITED • LOCATION OF THE HOUSING PROJECT: LOT(S) 01688W, T5 21, AT RIVER VALLEY GREEN • EXPECTED DATE OF VACANT POSSESSION: 31 DECEMBER 2032 • EXPECTED DATE OF LEGAL COMPLETION: 31 DECEMBER 2035

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