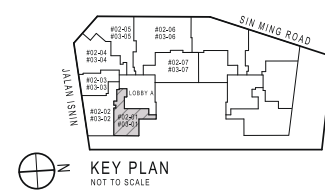
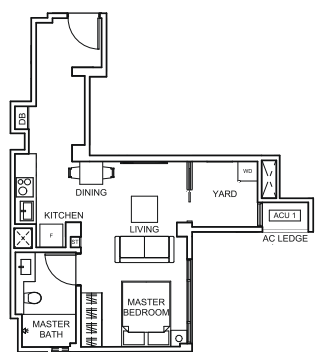


## Embrace the art of freehold living

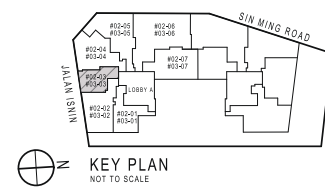
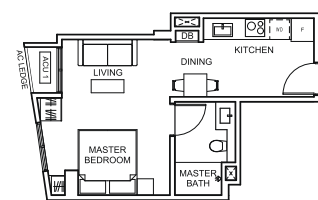
Discover a curated collection of 34 freehold homes, thoughtfully designed to inspire everyday living. From versatile layouts perfect for lively gatherings to serene spaces crafted for quiet retreat, Artisan 8 is a sanctuary where elegance meets ease – all nestled in the heart of Upper Thomson.

### 1 Bedroom

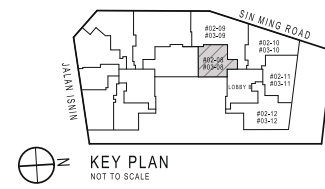
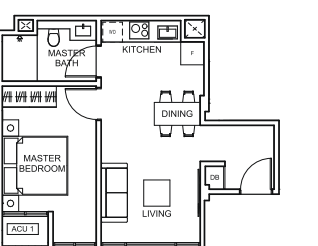
**TYPE A1**  
46 sqm (495 sqft)  
#02-01  
#03-01



**TYPE A2**  
37 sqm (398 sqft)  
#02-03  
#03-03

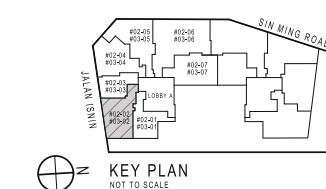
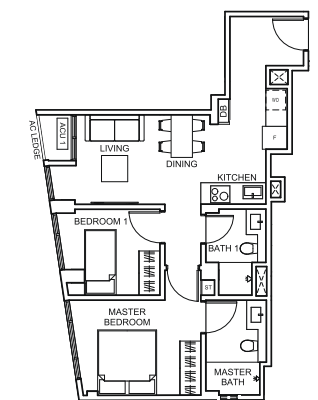


**TYPE A3**  
47 sqm (506 sqft)  
#02-08  
#03-08

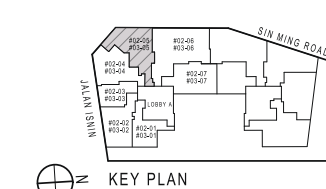
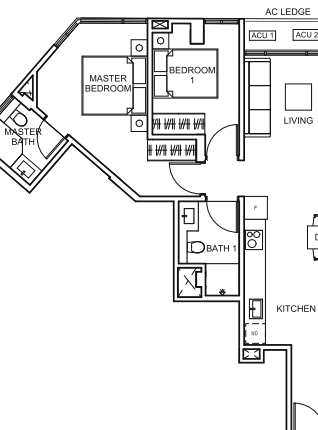


### 2 Bedroom

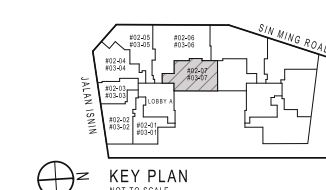
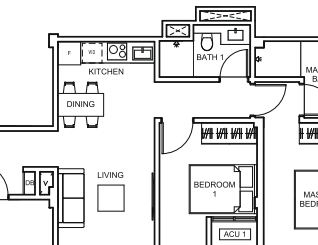
**TYPE B1**  
62 sqm (667 sqft)  
#02-02  
#03-02



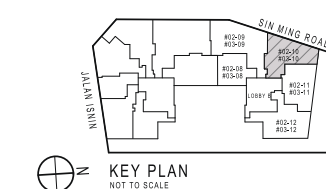
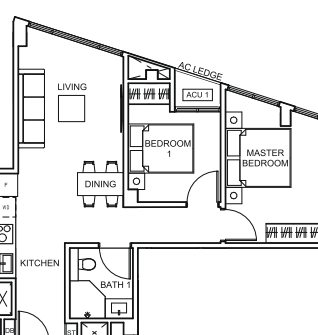
**TYPE B3**  
73 sqm (786 sqft)  
#02-05  
#03-05



**TYPE B4**  
67 sqm (721 sqft)  
#02-07  
#03-07

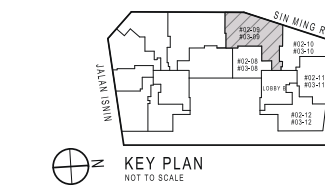
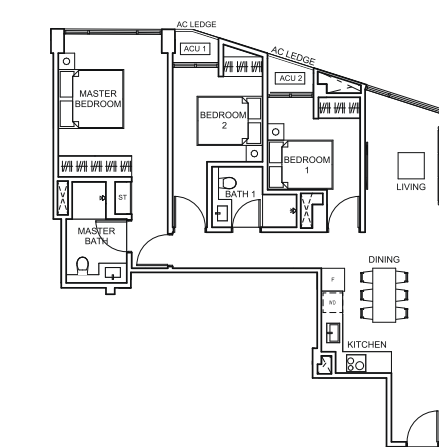


**TYPE B5**  
68 sqm (732 sqft)  
#02-10  
#03-10



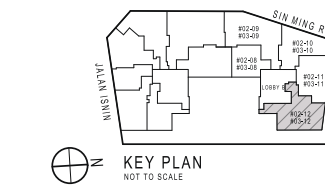
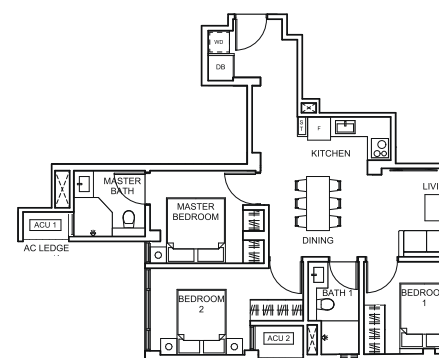
### 3 Bedroom

**TYPE C1**  
95 sqm (1023 sqft)  
#02-09  
#03-09



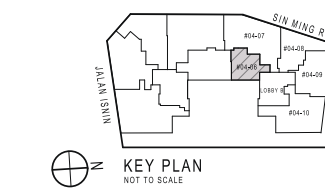
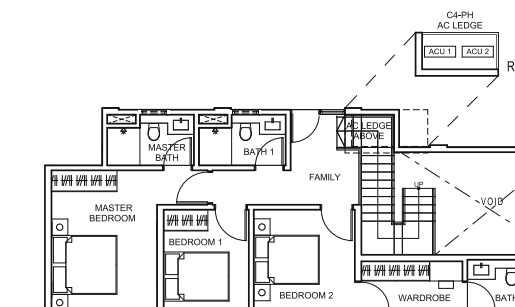
**NOTE**  
· All walls could not be hacked or altered.

**TYPE C2**  
79 sqm (850 sqft)  
#02-12  
#03-12



**NOTE**  
· All walls could not be hacked or altered.

**TYPE C4-PH**  
117 sqm (1259 sqft)  
#04-06



**NOTE**  
· All walls could not be hacked or altered.  
· The void area above the living area does not constitute part of the strata area.

**LEGEND**  
WD - Washer cum Dryer  
F - Fridge  
DB - Electrical Distribution Board  
AC Ledge - Air Conditioner Ledge  
ST - Store  
ACU - Air Conditioning Unit (ACU)

Plan Ref:  
A2615-00045-2024 BP01 Dated 22 May 2025  
A2615-00045-2024 BP02 Dated 01 July 2025

## Unit Distribution Chart

| Floor    | Lobby A                            |                          |   |                          |   |                            |                                     | Lobby B                  |                                     |                          |                              |                          |                               |  |                                    |  |                              |  |                              |  |
|----------|------------------------------------|--------------------------|---|--------------------------|---|----------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|------------------------------|--------------------------|-------------------------------|--|------------------------------------|--|------------------------------|--|------------------------------|--|
| Attic 4  | F1-PH<br>#04-01<br>2174 sqft       |                          | D5S-PH<br>#04-02<br>1808 sqft               |                          | D1-PH<br>#04-03<br>1755 sqft                |                            | E1-PH<br>#04-04<br>1884 sqft        |                          | B4H<br>#04-05<br>721 sqft           |                          | C4-PH<br>#04-06<br>1259 sqft |                          | D6S-PH<br>#04-07<br>1711 sqft |  | D2-PH<br>#04-08<br>1313 sqft       |  | D3-PH<br>#04-09<br>1249 sqft |  | D4-PH<br>#04-10<br>1582 sqft |  |
| 3        | A1<br>#03-01<br>495 sqft           | B1<br>#03-02<br>667 sqft | A2<br>#03-03<br>398 sqft                    | B2<br>#03-04<br>700 sqft | B3<br>#03-05<br>786 sqft                    | C3S<br>#03-06<br>1184 sqft | B4<br>#03-07<br>721 sqft            | A3<br>#03-08<br>506 sqft | C1<br>#03-09<br>1023 sqft           | B5<br>#03-10<br>732 sqft | B6<br>#03-11<br>678 sqft     | C2<br>#03-12<br>850 sqft |                               |  |                                    |  |                              |  |                              |  |
| 2        | A1<br>#02-01<br>495 sqft           | B1<br>#02-02<br>667 sqft | A2<br>#02-03<br>398 sqft                    | B2<br>#02-04<br>700 sqft | B3<br>#02-05<br>786 sqft                    | C3S<br>#02-06<br>1184 sqft | B4<br>#02-07<br>721 sqft            | A3<br>#02-08<br>506 sqft | C1<br>#02-09<br>1023 sqft           | B5<br>#02-10<br>732 sqft | B6<br>#02-11<br>678 sqft     | C2<br>#02-12<br>850 sqft |                               |  |                                    |  |                              |  |                              |  |
| 1        | Restaurant 1<br>#01-01<br>700 sqft |                          | Take Away Food Shop 1<br>#01-02<br>280 sqft |                          | Take Away Food Shop 2<br>#01-03<br>280 sqft |                            | Restaurant 2<br>#01-04<br>1012 sqft |                          | Restaurant 3<br>#01-05<br>1076 sqft |                          | Shop 1<br>#01-06<br>743 sqft |                          | Shop 2<br>#01-07<br>850 sqft  |  | Supermarket<br>#01-08<br>1195 sqft |  |                              |  |                              |  |
| Basement | Carpark                            |                          |   |                          |   |                            |                                     |                          |                                     |                          |                              |                          |                               |  | Carpark                            |  |                              |  |                              |  |

### Unit Type

#### Residential Units

|                     |  |
|---------------------|--|
| 1 Bedroom           | Type A1<br>Type A2<br>Type A3  |
| 2 Bedroom           | Type B1<br>Type B2<br>Type B3<br>Type B4<br>Type B4H<br>Type B5<br>Type B6 |
| 3 Bedroom           | Type C1<br>Type C2   |
| 3 Bedroom + 1 Study | Type C3S   |

#### Commercial Units

|                     |  |
|---------------------|--|
| 3 Bedroom           | Type C4-PH   |
| 4 Bedroom           | Type D1-PH<br>Type D2-PH<br>Type D3-PH<br>Type D4-PH |
| 4 Bedroom + 1 Study | Type D5S-PH<br>Type D6S-PH                           |
| 5 Bedroom           | Type E1-PH   |
| 4 Bedroom + 2 Study | Type F1-PH   |

|                       |                       |
|-----------------------|-----------------------|
| Shop 1                | Shop 2                |
| Restaurant 1          | Restaurant 2          |
| Restaurant 3          | Take Away Food Shop 1 |
| Take Away Food Shop 2 | Supermarket           |

**NOTE**  
· All walls could not be hacked or altered.

### LEGEND

|          |                                 |
|----------|---------------------------------|
| WD       | - Washer cum Dryer              |
| F        | - Fridge                        |
| DB       | - Electrical Distribution Board |
| AC Ledge | - Air Conditioner Ledge         |
| ST       | - Store                         |
| ACU      | - Air Conditioning Unit (ACU)   |

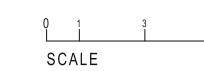


Plan Ref:  
A2615-00045-2024 BP01 Dated 22 May 2025  
A2615-00045-2024 BP02 Dated 01 July 2025

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### LEGEND

|          |                                 |
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Plan Ref:  
A2615-00045-2024 BP01 Dated 22 May 2025  
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Plan Ref:  
A2615-00045-2024 BP01 Dated 22 May 2025  
A2615-00045-2024 BP02 Dated 01 July 2025

# Elevating the art of freehold retail

Anchored in the vibrant Upper Thomson neighbourhood, Artisan 8 introduces eight exclusive freehold retail units crafted for forward-thinking businesses. With prominent street visibility, steady footfall and flexible layouts, these boutique spaces offer an ideal platform for brands to grow and flourish. From F&B to lifestyle concepts, each unit is a canvas for inspired retail – for today and tomorrow.



| ABSD - Additional Buyer's Stamp Duty |                                  |                                  |                                  |
|--------------------------------------|----------------------------------|----------------------------------|----------------------------------|
| CITIZEN                              | Rate on 1 <sup>st</sup> Purchase | Rate on 2 <sup>nd</sup> Purchase | Rate on 3 <sup>rd</sup> Purchase |
| Singapore Citizen                    | NA                               | 20%                              | 30%                              |
| Permanent Resident                   | 5%                               | 30%                              | 35%                              |
| Foreigner                            | 60%                              | 60%                              | 60%                              |
| Corporate Entity                     | 65%                              | 65%                              | 65%                              |

**BSD - BUYER STAMP DUTY**

**Residential Properties:**  
1st \$180,000: 1% / Next \$180,000: 2% / Next \$640,000: 3% / Next \$500,000: 4% / Above \$15M: 5% / Above \$3M: 6%  
Quick Formula as shown:  
\*Below \$1M, Purchase Price × 3% LESS \$5,400  
\*\*Below \$15M, Purchase Price × 4% LESS \$15,400  
\*\*\*Below \$3M, Purchase Price × 5% LESS \$30,400  
\*\*\*\*Above \$3M, Purchase Price × 6% LESS \$60,400

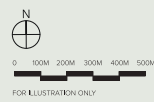
**Commercial & Industrial Properties:**  
1st \$180,000: 1% / Next \$180,000: 2% / Next \$640,000: 3% / Next \$500,000: 4% / Above \$15M: 5%  
Quick Formula: \*Above \$15M, Purchase Price × 5% LESS \$30,400

| ABSD RELIEF                                   | 1 <sup>st</sup> PURCHASE | 2 <sup>nd</sup> PURCHASE  |
|---|--------------------------|---|
| SINGAPOREAN SPOUSE AND SPR / FOREIGNER SPOUSE | NO ABSD                  | DISPOSE 1 <sup>st</sup> PROPERTY IN 6 MONTHS FOR READY UNIT OR WITHIN 6 MONTHS OF TOP / CSC OF 2 <sup>nd</sup> PROPERTY |

Foreigners exempted from ABSD if buying 1<sup>st</sup> Residential Property:  
USA, ICELAND, NORWAY, LIECHTENSTEIN & SWITZERLAND



Artist's Impression



- Motor Service
- Shopping
- Dining
- School
- Library
- Sports
- Community Club
- Golf
- Nature

Actual travel time may vary due to traffic conditions. All information is correct at time of printing and is subject to change without prior notice.

## Exceptional convenience and amenities at your doorstep

### MRT STATIONS

- Upper Thomson MRT
- Marymount MRT
- Caldecott MRT Interchange
- Stevens MRT Interchange
- Orchard MRT Interchange
- Bugis MRT Interchange



### NATURE PARKS

- MacRitchie Reservoir
- Bishan-Ang Mo Kio Park
- Lower Peirce Reservoir Park



- Ai Tong School
- Raffles Institution
- Eunoia Junior College
- Catholic High School

### TOP SCHOOLS

- 5 mins
- 5 mins
- 5 mins
- 7 mins

### FOOD AND RETAIL

- Upper Thomson Road Restaurants
- Shunfu Mart (Food Centre & Market)
- Thomson Plaza
- Junction 8
- AMK Hub



Artist's Impression

# Artisan 8

The fine art of inspired living

Developed by:



## Info at a Glance

|                                     |   |
|-------------------------------------|---|
| Project Name                        | Artisan 8 (耀茗軒)   |
| Developer:                          | Apex Asia (2) Pte Ltd   |
| Address:                            | 8 Sin Ming Road, Singapore 575628   |
| Tenure:                             | Freehold  |
| Expected Date of Vacant Possession: | 31 Dec 2028   |
| Expected Legal Completion:          | 31 Dec 2031   |
| Developer's Licence No.:            | C1520   |
| Lot No.:                            | Lot 14950C MK18   |
| Site Area:                          | Approx. 1,433.00 sqm   Approx. 15,424.67 sqft   |
| Plot Ratio:                         | 2.92  |
| Land Use:                           | Residential with Commercial at 1 <sup>st</sup> Storey   |
| Description:                        | Proposed Additions and Alterations to an Existing 4-Storey Building with Attic and Basement Car Park Comprising Shops (4 Units), Restaurant (3 Units) and Supermarket (1 Unit) at 1 <sup>st</sup> Storey and Residential Flats above (Total: 34 Units) on Lot 14950C MK18 at 8 Sin Ming Road (Bishan Planning Area) |
| No. of Units:                       | 8 Commercial Units and 34 Residential Units   |
| Carpark Facility:                   | 1 Handicapped Parking Lot; 26 Car Parking Lots; 1 Motorcycle Lot; 10 Bicycle Lots   |
| Project Team                        | M&Y Design Architects Pte. Ltd.   |
| Interior Designer:                  | M&Y Design Architects Pte. Ltd.   |
| C&S Consultant:                     | ANT Consultants Pte. Ltd.   |
| M&E Consultant:                     | United Project Consultants Pte. Ltd.  |
| Main Contractor:                    | Top Star Builder Pte. Ltd.  |
| Bank Details                        |   |
| Project Account No.:                | Apex Asia (2) Pte. Ltd. - Project Account<br>Account No. 770-307-472-7<br>United Overseas Bank Limited  |

## Unit Mix

### Artisan 8 Commercial Units

| Configuration         | Sqm | Sqft | Unit No. | No. of Units | Share Value | Estimated Maintenance Fee per Month |
|-----------------------|-----|------|----------|--------------|-------------|-------------------------------------|
| Restaurant 1          | 65  | 700  | #01-01   | 1            | 298         | \$367-\$387                         |
| Take Away Food Shop 1 | 26  | 280  | #01-02   | 1            | 119         | \$146-\$166                         |
| Take Away Food Shop 2 | 26  | 280  | #01-05   | 1            | 119         | \$146-\$166                         |
| Restaurant 2          | 94  | 1012 | #01-04   | 1            | 432         | \$551-\$551                         |
| Restaurant 3          | 100 | 1076 | #01-05   | 1            | 459         | \$565-\$585                         |
| Shop 1                | 69  | 743  | #01-06   | 1            | 317         | \$390-\$410                         |
| Shop 2                | 79  | 850  | #01-07   | 1            | 363         | \$446-\$466                         |
| Supermarket           | 111 | 1195 | #01-08   | 1            | 510         | \$627-\$647                         |

### Artisan 8 Residential Units

| Configuration       | Configuration | Type      | Sqm  | Sqft   | Unit No.        | No. of Units    | Unit Mix | Share Value | Estimated Maintenance Fee per Month |
|---------------------|---------------|-----------|------|--------|-----------------|-----------------|----------|-------------|-------------------------------------|
| Typical             | 1 Bedroom     | A1        | 46   | 495    | #02-01 & #03-01 | 2               |          | 172         | \$212-\$232                         |
|                     |               | A2        | 37   | 398    | #02-03 & #03-03 | 2               | 6        | 172         | \$212-\$232                         |
|                     |               | A3        | 47   | 506    | #02-08 & #03-08 | 2               |          | 172         | \$212-\$232                         |
|                     | 2 Bedroom     | B1        | 62   | 667    | #02-02 & #03-02 | 2               |          | 206         | \$253-\$273                         |
|                     |               | B2        | 65   | 700    | #02-04 & #03-04 | 2               |          | 206         | \$253-\$273                         |
|                     |               | B5        | 73   | 786    | #02-05 & #03-05 | 2               |          | 206         | \$253-\$273                         |
|                     |               | B4        | 67   | 721    | #02-07 & #03-07 | 2               | 15       | 206         | \$253-\$273                         |
|                     |               | B4H       | 67   | 721    | #04-05          | 1               |          | 206         | \$253-\$273                         |
|                     |               | B5        | 68   | 732    | #02-10 & #03-10 | 2               |          | 206         | \$253-\$273                         |
|                     | Penthouse     | 3 Bedroom | B6   | 65     | 678             | #02-11 & #03-11 | 2        |             | 206                                 |
| C1                  |               |           | 95   | 1023   | #02-09 & #03-09 | 2               | 4        | 206         | \$253-\$273                         |
| 3 Bedroom + 1 Study |               | C2        | 79   | 850    | #02-12 & #03-12 | 2               |          | 206         | \$253-\$273                         |
|                     |               | C3S       | 110  | 1184   | #02-06 & #03-06 | 2               | 2        | 240         | \$295-\$315                         |
| 4 Bedroom           |               | C4-PH     | 117  | 1259   | #04-06          | 1               | 1        | 240         | \$295-\$315                         |
|                     |               | D1-PH     | 163  | 1755   | #04-03          | 1               |          | 275         | \$338-\$358                         |
|                     |               | D2-PH     | 122  | 1313   | #04-08          | 1               |          | 240         | \$295-\$315                         |
|                     | D3-PH         | 116       | 1249 | #04-09 | 1               | 4               | 240      | \$295-\$315 |                                     |
|                     | D4-PH         | 147       | 1582 | #04-10 | 1               |                 | 240      | \$295-\$315 |                                     |
| 4 Bedroom + 1 Study | D5S-PH        | 168       | 1808 | #04-02 | 1               |                 | 275      | \$338-\$358 |                                     |
|                     | D6S-PH        | 159       | 1711 | #04-07 | 1               | 2               | 275      | \$338-\$358 |                                     |
| 5 Bedroom           | E1-PH         | 175       | 1884 | #04-04 | 1               | 1               | 275      | \$338-\$358 |                                     |
|                     | F1-PH         | 202       | 2174 | #04-01 | 1               | 1               | 309      | \$380-\$400 |                                     |

PROJECT INFORMATION: Developer: Apex Asia (2) Pte Ltd [2024129294]. Tenure: Freehold. Expected Date of Vacant Possession: 31 December 2028. Expected Date of Legal Completion: 31 December 2031. Encumbrance: Covenants/Mortgages in favour of United Overseas Bank Limited. Location: Lot 14950C MK18 at 8 Sin Ming Road. Developer's Licence No.: C1520.

DISCLAIMER: While every reasonable care has been taken in preparing this brochure and in constructing the show flats, the developer and the marketing agents cannot be held responsible for any inaccuracies or omissions. Visual representations, show flat displays and illustrations, photographs, art renderings and other graphic representations and references are intended to portray only artistic impressions of the development and cannot be regarded as representations of fact. The property is subject to inspection by the relevant authorities to comply with the current codes of practice. All information, specifications, renderings, visual representations and plans are current at the time of publication and are subject to changes as may be required by us and/or the competent authorities and shall not be regarded as statements or representations of fact. All plans are subject to amendments as directed and/or approved by the building authorities. All areas are approximate measurements only and subject to the final survey. The Sales and Purchase Agreement shall form the entire agreement between us, 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.



## Embrace the art of freehold living

Discover a curated collection of 34 freehold homes, thoughtfully designed to inspire everyday living. From versatile layouts perfect for lively gatherings to serene spaces crafted for quiet retreat, Artisan 8 is a sanctuary where elegance meets ease – all nestled in the heart of Upper Thomson.

## Unit Distribution Chart

| Floor     | Lobby A                      |                    |                                       |                    |                                       |                      |                               | Lobby B   |                               |                    |                        |                    |                        |  |                              |  |
|-----------|------------------------------|--------------------|---------------------------------------|--------------------|---------------------------------------|----------------------|-------------------------------|---|-------------------------------|--------------------|------------------------|--------------------|------------------------|--|------------------------------|--|
| (Attic) 4 | F1-PH #04-01 2174 sqft       |                    |                                       |                    |                                       |                      |                               | D5S-PH #04-02 1808 sqft, D1-PH #04-03 1755 sqft, E1-PH #04-04 1884 sqft, B4H #04-05 721 sqft, C4-PH #04-06 1259 sqft, D6S-PH #04-07 1711 sqft, D2-PH #04-08 1313 sqft, D3-PH #04-09 1249 sqft, D4-PH #04-10 1582 sqft |                               |                    |                        |                    |                        |  |                              |  |
| 3         | A1 #03-01 495 sqft           | B1 #03-02 667 sqft | A2 #03-03 398 sqft                    | B2 #03-04 700 sqft | B3 #03-05 786 sqft                    | C3S #03-06 1184 sqft | B4 #03-07 721 sqft            | A3 #03-08 506 sqft  | C1 #03-09 1023 sqft           | B5 #03-10 732 sqft | B6 #03-11 678 sqft     | C2 #03-12 850 sqft |                        |  |                              |  |
| 2         | A1 #02-01 495 sqft           | B1 #02-02 667 sqft | A2 #02-03 398 sqft                    | B2 #02-04 700 sqft | B3 #02-05 786 sqft                    | C3S #02-06 1184 sqft | B4 #02-07 721 sqft            | A3 #02-08 506 sqft  | C1 #02-09 1023 sqft           | B5 #02-10 732 sqft | B6 #02-11 678 sqft     | C2 #02-12 850 sqft |                        |  |                              |  |
| 1         | Restaurant 1 #01-01 700 sqft |                    | Take Away Food Shop 1 #01-02 280 sqft |                    | Take Away Food Shop 2 #01-03 280 sqft |                      | Restaurant 2 #01-04 1012 sqft |   | Restaurant 3 #01-05 1076 sqft |                    | Shop 1 #01-06 743 sqft |                    | Shop 2 #01-07 850 sqft |  | Supermarket #01-08 1195 sqft |  |
| Basement  | Carpark                      |                    |                                       |                    |                                       |                      |                               | Carpark   |                               |                    |                        |                    |                        |  |                              |  |

### Unit Type

#### Residential Units

|                     |  |                     |  |                     |
|---------------------|--|---------------------|--|---------------------|
| 1 Bedroom           | Type A1<br>Type A2<br>Type A3  | Penthouse           | 3 Bedroom  | Type C4-PH          |
| 2 Bedroom           | Type B1<br>Type B2<br>Type B3<br>Type B4<br>Type B4H<br>Type B5<br>Type B6 | 4 Bedroom           | Type D1-PH<br>Type D2-PH<br>Type D3-PH<br>Type D4-PH | 4 Bedroom + 1 Study |
| 3 Bedroom           | Type C1<br>Type C2   | 4 Bedroom + 2 Study | Type D5S-PH<br>Type D6S-PH                           | Type E1-PH          |
| 3 Bedroom + 1 Study | Type C3S   |                     |  |                     |

#### Commercial Units

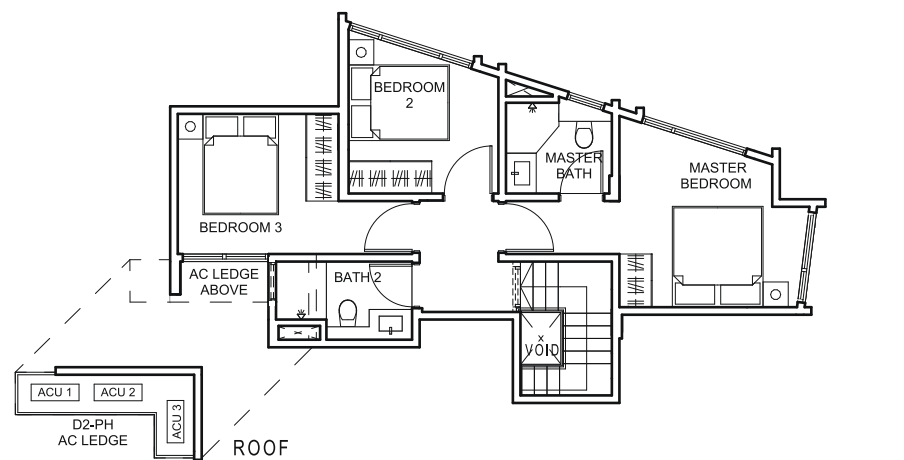
|        |        |              |              |              |                       |                       |             |
|--------|--------|--------------|--------------|--------------|-----------------------|-----------------------|-------------|
| Shop 1 | Shop 2 | Restaurant 1 | Restaurant 2 | Restaurant 3 | Take Away Food Shop 1 | Take Away Food Shop 2 | Supermarket |
|--------|--------|--------------|--------------|--------------|-----------------------|-----------------------|-------------|

### 4 Bedroom

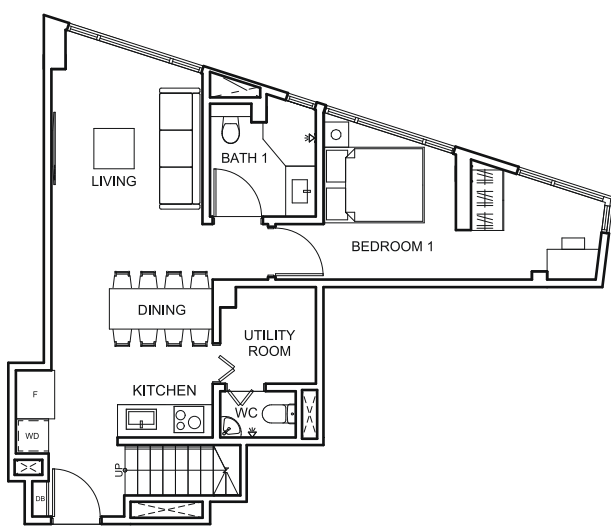
#### TYPE D2-PH

122 sqm (1313 sqft)

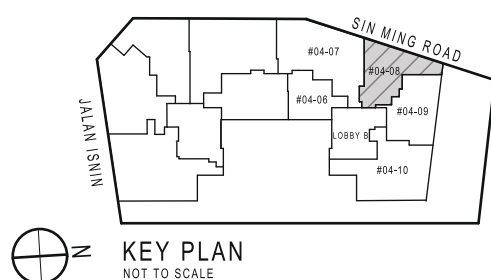
#04-08



UPPER PENTHOUSE



LOWER PENTHOUSE



KEY PLAN NOT TO SCALE



SCALE

Plan Ref:  
A2615-00045-2024 BP01 Dated 22 May 2025  
A2615-00045-2024 BP02 Dated 01 July 2025

#### NOTE

- All walls could not be hacked or altered.
- The void area above the WC area does not constitute part of the strata area.

#### LEGEND

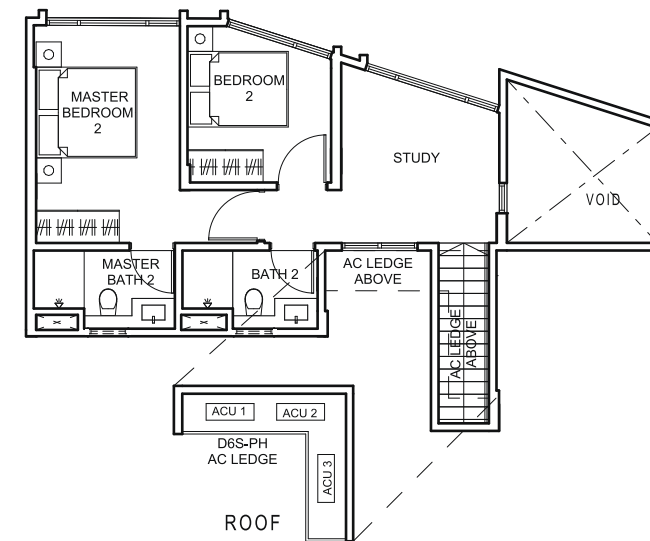
|          |                                 |
|----------|---------------------------------|
| WD       | - Washer cum Dryer              |
| F        | - Fridge                        |
| DB       | - Electrical Distribution Board |
| AC Ledge | - Air Conditioner Ledge         |
| ST       | - Store                         |
| [Box]    | - Air Conditioning Unit (ACU)   |

### 4 Bedroom + 1 Study

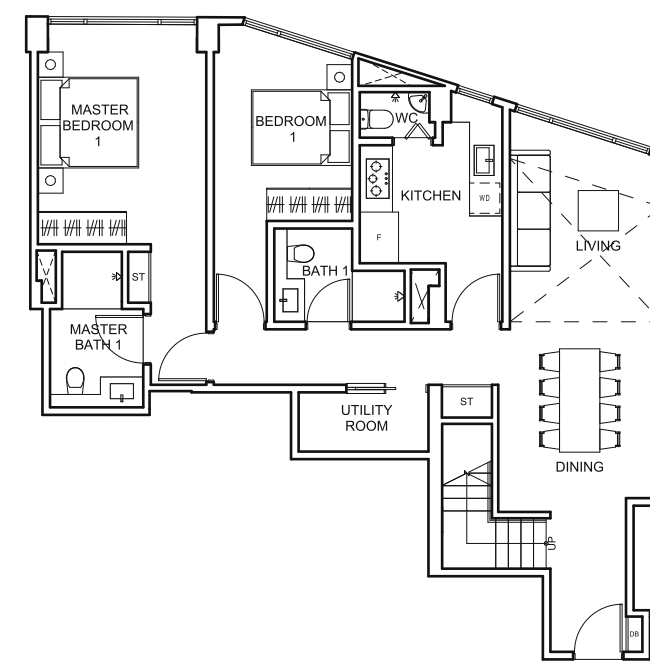
#### TYPE D6S-PH

159 sqm (1711 sqft)

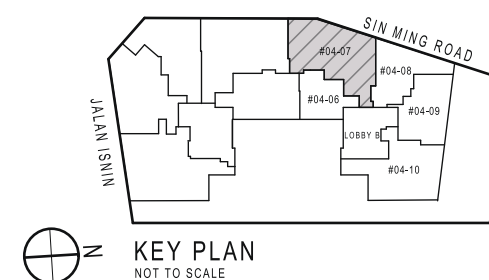
#04-07



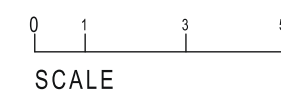
UPPER PENTHOUSE



LOWER PENTHOUSE



KEY PLAN NOT TO SCALE



SCALE

Plan Ref:  
A2615-00045-2024 BP01 Dated 22 May 2025  
A2615-00045-2024 BP02 Dated 01 July 2025

#### NOTE

- All walls could not be hacked or altered.
- The void area above the living area does not constitute part of the strata area.

#### LEGEND

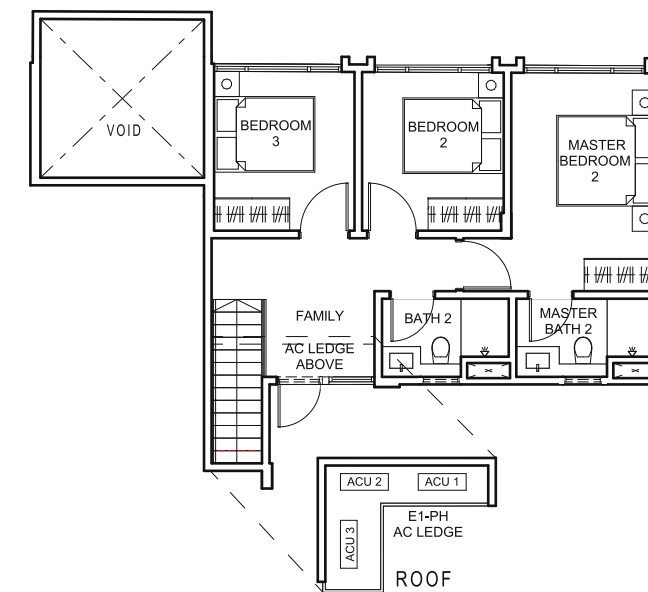
|          |                                 |
|----------|---------------------------------|
| WD       | - Washer cum Dryer              |
| F        | - Fridge                        |
| DB       | - Electrical Distribution Board |
| AC Ledge | - Air Conditioner Ledge         |
| ST       | - Store                         |
| [Box]    | - Air Conditioning Unit (ACU)   |

### 5 Bedroom

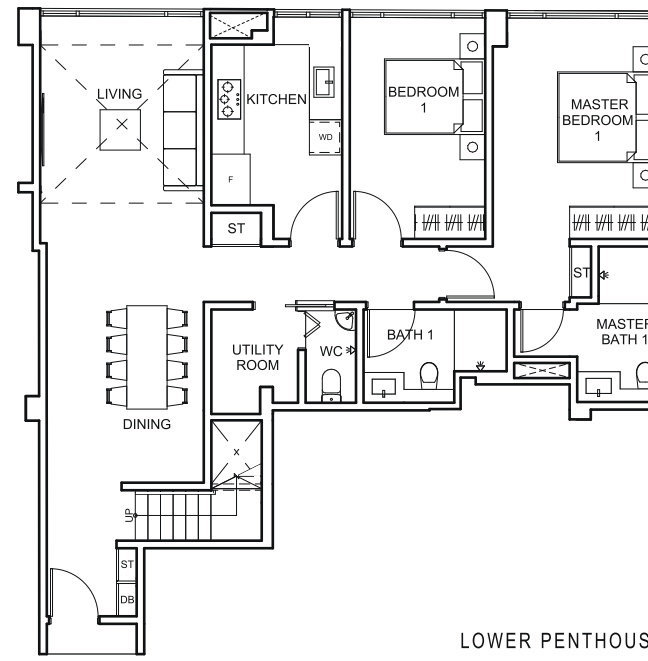
#### TYPE E1-PH

175 sqm (1884 sqft)

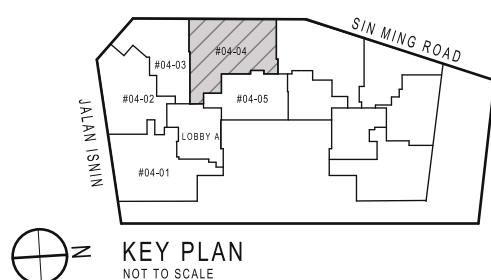
#04-04



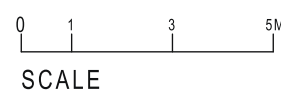
UPPER PENTHOUSE



LOWER PENTHOUSE



KEY PLAN NOT TO SCALE



SCALE

Plan Ref:  
A2615-00045-2024 BP01 Dated 22 May 2025  
A2615-00045-2024 BP02 Dated 01 July 2025

#### NOTE

- All walls could not be hacked or altered.
- The void area above the living area does not constitute part of the strata area.

#### LEGEND

|          |                                 |
|----------|---------------------------------|
| WD       | - Washer cum Dryer              |
| F        | - Fridge                        |
| DB       | - Electrical Distribution Board |
| AC Ledge | - Air Conditioner Ledge         |
| ST       | - Store                         |
| [Box]    | - Air Conditioning Unit (ACU)   |

# Elevating the art of freehold retail

Anchored in the vibrant Upper Thomson neighbourhood, Artisan 8 introduces eight exclusive freehold retail units crafted for forward-thinking businesses. With prominent street visibility, steady footfall and flexible layouts, these boutique spaces offer an ideal platform for brands to grow and flourish. From F&B to lifestyle concepts, each unit is a canvas for inspired retail – for today and tomorrow.



| ABSD - Additional Buyer's Stamp Duty |                                  |                                  |                                  |
|--------------------------------------|----------------------------------|----------------------------------|----------------------------------|
| CITIZEN                              | Rate on 1 <sup>st</sup> Purchase | Rate on 2 <sup>nd</sup> Purchase | Rate on 3 <sup>rd</sup> Purchase |
| Singapore Citizen                    | NA                               | 20%                              | 30%                              |
| Permanent Resident                   | 5%                               | 30%                              | 35%                              |
| Foreigner                            | 60%                              | 60%                              | 60%                              |
| Corporate Entity                     | 65%                              | 65%                              | 65%                              |

| BSD - BUYER STAMP DUTY |                                  |                                  |                                  |
|------------------------|----------------------------------|----------------------------------|----------------------------------|
| CITIZEN                | Rate on 1 <sup>st</sup> Purchase | Rate on 2 <sup>nd</sup> Purchase | Rate on 3 <sup>rd</sup> Purchase |
| Singapore Citizen      | NA                               | 20%                              | 30%                              |
| Permanent Resident     | 5%                               | 30%                              | 35%                              |
| Foreigner              | 60%                              | 60%                              | 60%                              |
| Corporate Entity       | 65%                              | 65%                              | 65%                              |

| ABSD RELIEF   | 1 <sup>st</sup> PURCHASE  | 2 <sup>nd</sup> PURCHASE  |
|---|---|---|
| SINGAPOREAN SPOUSE AND SPR / FOREIGNER SPOUSE   | NO ABSD   | DISPOSE 1 <sup>st</sup> PROPERTY IN 6 MONTHS FOR READY UNIT OR WITHIN 6 MONTHS OF TOP / CSC OF 2 <sup>nd</sup> PROPERTY |
| Foreigners exempted from ABSD if buying 1 <sup>st</sup> Residential Property: USA, ICELAND, NORWAY, LIECHTENSTEIN & SWITZERLAND | *Minimum Rental Period: 3 Months for Pte Residential (Announced 30 June 2017) |   |

Updated as of 4 July 2025 (Subject to changes whenever new policies announced)



Artist's Impression



Artist's Impression

## Exceptional convenience and amenities at your doorstep

### MRT STATIONS

- Upper Thomson MRT
- Marymount MRT
- Caldecott MRT Interchange
- Stevens MRT Interchange
- Orchard MRT Interchange
- Bugis MRT Interchange



3 mins  
10 mins

- 1 stop
- 2 stops
- 5 stops
- 6 stops



### NATURE PARKS

MacRitchie Reservoir  
Bishan-Ang Mo Kio Park  
Lower Peirce Reservoir Park

5 mins  
5 mins  
5 mins



Ai Tong School  
Raffles Institution  
Eunioa Junior College  
Catholic High School

### TOP SCHOOLS

5 mins  
5 mins  
5 mins  
7 mins

### FOOD AND RETAIL

Upper Thomson Road Restaurants  
Shunfu Mart (Food Centre & Market)  
Thomson Plaza  
Junction 8  
AMK Hub



2 mins  
4 mins  
2 mins  
8 mins  
9 mins



Artist's Impression

# Artisan 8

The fine art of inspired living

Developed by:



## Info at a Glance

|  |   |
|--|---|
| <b>Project Name</b>                        | Artisan 8 (耀茗轩)   |
| <b>Developer:</b>                          | Apex Asia (2) Pte Ltd   |
| <b>Address:</b>                            | 8 Sin Ming Road, Singapore 575628   |
| <b>Tenure:</b>                             | Freehold  |
| <b>Expected Date of Vacant Possession:</b> | 31 Dec 2028   |
| <b>Expected Legal Completion:</b>          | 31 Dec 2031   |
| <b>Developer's Licence No.:</b>            | C1520   |
| <b>Lot No.:</b>                            | Lot 14950C MK18   |
| <b>Site Area:</b>                          | Approx. 1,433.00 sqm   Approx. 15,424.67 sqft   |
| <b>Plot Ratio:</b>                         | 2.92  |
| <b>Land Use:</b>                           | Residential with Commercial at 1 <sup>st</sup> Storey   |
| <b>Description:</b>                        | Proposed Additions and Alterations to an Existing 4-Storey Building with Attic and Basement Car Park Comprising Shops (4 Units), Restaurant (3 Units) and Supermarket (1 Unit) at 1 <sup>st</sup> Storey and Residential Flats above (Total: 34 Units) on Lot 14950C MK18 at 8 Sin Ming Road (Bishan Planning Area) |
| <b>No. of Units:</b>                       | 8 Commercial Units and 34 Residential Units   |
| <b>Carpark Facility:</b>                   | 1 Handicapped Parking Lot; 26 Car Parking Lots; 1 Motorcycle Lot; 10 Bicycle Lots   |
| <b>Project Team</b>                        |   |
| <b>Architect:</b>                          | M&Y Design Architects Pte. Ltd.   |
| <b>Interior Designer:</b>                  | M&Y Design Architects Pte. Ltd.   |
| <b>C&amp;S Consultant:</b>                 | ANT Consultants Pte. Ltd.   |
| <b>M&amp;E Consultant:</b>                 | United Project Consultants Pte. Ltd.  |
| <b>Main Contractor:</b>                    | Top Star Builder Pte. Ltd.  |
| <b>Bank Details</b>                        |   |
| <b>Project Account No.:</b>                | Apex Asia (2) Pte. Ltd. - Project Account<br>Account No. 770-307-472-7<br>United Overseas Bank Limited  |

## Unit Mix

### Artisan 8 Commercial Units

| Configuration         | Sqm | Sqft | Unit No. | No. of Units | Share Value | Estimated Maintenance Fee per Month |
|-----------------------|-----|------|----------|--------------|-------------|-------------------------------------|
| Restaurant 1          | 65  | 700  | #01-01   | 1            | 298         | \$367-\$387                         |
| Take Away Food Shop 1 | 26  | 280  | #01-02   | 1            | 119         | \$146-\$166                         |
| Take Away Food Shop 2 | 26  | 280  | #01-05   | 1            | 119         | \$146-\$166                         |
| Restaurant 2          | 94  | 1012 | #01-04   | 1            | 432         | \$551-\$551                         |
| Restaurant 3          | 100 | 1076 | #01-05   | 1            | 459         | \$565-\$585                         |
| Shop 1                | 69  | 743  | #01-06   | 1            | 317         | \$390-\$410                         |
| Shop 2                | 79  | 850  | #01-07   | 1            | 363         | \$446-\$466                         |
| Supermarket           | 111 | 1195 | #01-08   | 1            | 510         | \$627-\$647                         |

### Artisan 8 Residential Units

| Configuration | Configuration       | Type   | Sqm  | Sqft            | Unit No.        | No. of Units | Unit Mix | Share Value | Estimated Maintenance Fee per Month |             |
|---------------|---------------------|--------|------|-----------------|-----------------|--------------|----------|-------------|-------------------------------------|-------------|
| Typical       | 1 Bedroom           | A1     | 46   | 495             | #02-01 & #03-01 | 2            | 6        | 172         | \$212-\$232                         |             |
|               |                     | A2     | 37   | 398             | #02-03 & #03-03 | 2            |          | 172         | \$212-\$232                         |             |
|               |                     | A3     | 47   | 506             | #02-08 & #03-08 | 2            |          | 172         | \$212-\$232                         |             |
|               | 2 Bedroom           | B1     | 62   | 667             | #02-02 & #03-02 | 2            | 15       | 206         | \$253-\$273                         |             |
|               |                     | B2     | 65   | 700             | #02-04 & #03-04 | 2            |          | 206         | \$253-\$273                         |             |
|               |                     | B5     | 73   | 786             | #02-05 & #03-05 | 2            |          | 206         | \$253-\$273                         |             |
|               |                     | B4     | 67   | 721             | #02-07 & #03-07 | 2            |          | 206         | \$253-\$273                         |             |
|               |                     | B4H    | 67   | 721             | #04-05          | 1            |          | 206         | \$253-\$273                         |             |
|               |                     | B5     | 68   | 732             | #02-10 & #03-10 | 2            |          | 206         | \$253-\$273                         |             |
|               | 3 Bedroom           | B6     | 65   | 678             | #02-11 & #03-11 | 2            | 4        | 206         | \$253-\$273                         |             |
| C1            |                     | 95     | 1023 | #02-09 & #03-09 | 2               | 206          |          | \$253-\$273 |                                     |             |
| C2            |                     | 79     | 850  | #02-12 & #03-12 | 2               | 206          |          | \$253-\$273 |                                     |             |
| C3S           |                     | 110    | 1184 | #02-06 & #03-06 | 2               | 240          |          | \$295-\$315 |                                     |             |
| Penthouse     | 3 Bedroom           | C4-PH  | 117  | 1259            | #04-06          | 1            | 4        | 240         | \$295-\$315                         |             |
|               |                     | D1-PH  | 163  | 1755            | #04-05          | 1            |          | 275         | \$338-\$358                         |             |
|               | 4 Bedroom           | D2-PH  | 122  | 1313            | #04-08          | 1            |          | 4           | 240                                 | \$295-\$315 |
|               |                     | D3-PH  | 116  | 1249            | #04-09          | 1            |          |             | 240                                 | \$295-\$315 |
|               |                     | D4-PH  | 147  | 1582            | #04-10          | 1            |          |             | 240                                 | \$295-\$315 |
|               |                     | D5S-PH | 168  | 1808            | #04-02          | 1            |          |             | 275                                 | \$338-\$358 |
|               | 4 Bedroom + 1 Study | D6S-PH | 159  | 1711            | #04-07          | 1            |          | 2           | 275                                 | \$338-\$358 |
|               |                     | E1-PH  | 175  | 1884            | #04-04          | 1            |          |             | 275                                 | \$338-\$358 |
|               | 5 Bedroom           | F1-PH  | 202  | 2174            | #04-01          | 1            |          | 1           | 309                                 | \$380-\$400 |

PROJECT INFORMATION: Developer: Apex Asia (2) Pte Ltd [2024129824]. Tenure: Freehold. Expected Date of Vacant Possession: 31 December 2028. Expected Date of Legal Completion: 31 December 2031. Encumbrance: Covenants/Mortgages in favour of United Overseas Bank Limited. Location: Lot 14950C MK18 at 8 Sin Ming Road. Developer's Licence No.: C1520.  
DISCLAIMER: While every reasonable care has been taken in preparing this brochure and in constructing the show flats, the developer and the marketing agents cannot be held responsible for any inaccuracies or omissions. Visual representations, show flat displays and illustrations, photographs, art renderings and other graphic representations and references are intended to portray only artistic impressions of the development and cannot be regarded as representations of fact. The property is subject to inspection by the relevant authorities to comply with the current codes of practice. All information, specifications, renderings, visual representations and plans are current at the time of publication and are subject to changes as may be required by us and/or the competent authorities and shall not be regarded as statements or representations of fact. All plans are subject to amendments as directed and/or approved by the building authorities. All areas are approximate measurements only and subject to the final survey. The Sales and Purchase Agreement shall form the entire agreement between us, 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.



# Elevating the art of freehold retail in vibrant Upper Thomson



## Exceptional convenience and amenities at your doorstep

### MRT STATIONS

- Upper Thomson MRT
- Marymount MRT
- Caldecott MRT Interchange
- Stevens MRT Interchange
- Orchard MRT Interchange
- Bugis MRT Interchange

3 mins  
10 mins

1 stop  
2 stops  
5 stops  
6 stops

### TOP SCHOOLS

- Ai Tong School
- Raffles Institution
- Eunoia Junior College
- Catholic High School

5 mins  
5 mins  
5 mins  
7 mins

### NATURE PARKS

- MacRitchie Reservoir
- Bishan-Ang Mo Kio Park
- Lower Peirce Reservoir Park

5 mins  
5 mins  
5 mins

### FOOD AND RETAIL

- Upper Thomson Road Restaurants
- Shunfu Mart (Food Centre & Market)
- Thomson Plaza
- Junction 8
- AMK Hub

2 mins  
4 mins

2 mins  
8 mins  
9 mins



Developed by:



**PROJECT INFORMATION:** Developer: Apex Asia (2) Pte Ltd (202412982H). Tenure: Freehold. Expected Date of Vacant Possession: 31 December 2028. Expected Date of Legal Completion: 31 December 2031. Encumbrance: Caveat(s)/Mortgage(s) in favour of United Overseas Bank Limited. Location: Lot 14950C MK18 at 8 Sin Ming Road. Developer's Licence No.: C1520.

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Artist's Impression

## Where retail thrives, freehold endures and Thomson inspires

- 8 bespoke street-front retail units in a freehold mixed-use development
- 3 mins walk to Upper Thomson MRT (TEL) and 10 mins walk to Marymount MRT (CCL)
- Excellent visibility and footfall in a thriving neighbourhood
- Flexible layouts thoughtfully designed for F&B, retail, wellness and enrichment pursuits
- No ABSD, suitable for all types of buyers

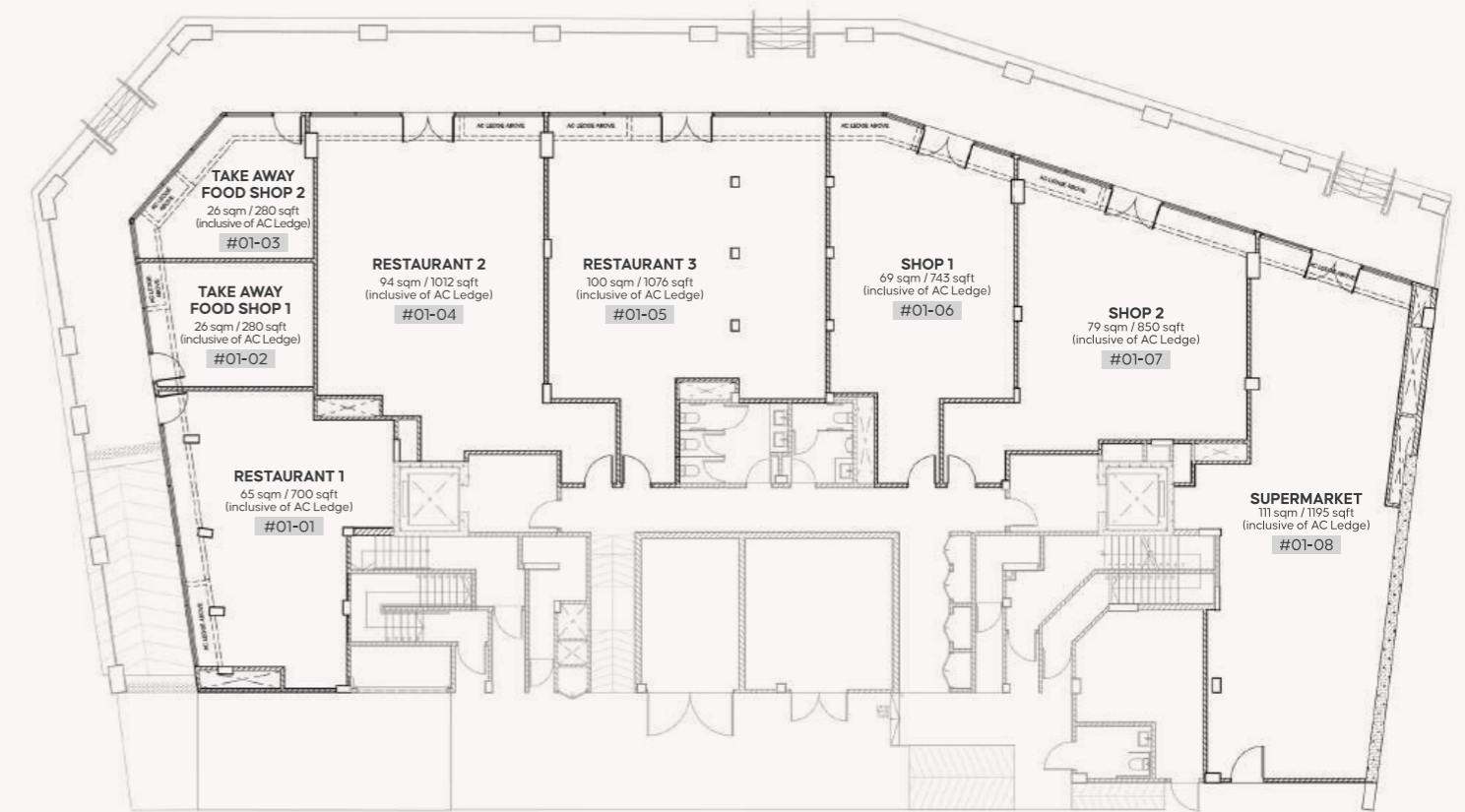


## Info at a Glance

|                                     |   |
|-------------------------------------|---|
| <b>Project Name</b>                 | <b>Artisan 8 (福茗軒)</b>  |
| Developer:                          | Apex Asia (2) Pte Ltd   |
| Address:                            | 8 Sin Ming Road, Singapore 575628   |
| Tenure:                             | Freehold  |
| Expected Date of Vacant Possession: | 31 Dec 2028   |
| Expected Legal Completion:          | 31 Dec 2031   |
| Developer's Licence No.:            | C1520   |
| Lot No.:                            | Lot 14950C MK18   |
| Site Area:                          | Approx. 1,433.00 sqm   Approx. 15,424.67 sqft   |
| Plot Ratio:                         | 2.92  |
| Land Use:                           | Residential with Commercial at 1 <sup>st</sup> Storey   |
| Description:                        | Proposed Additions and Alterations to an Existing 4-Storey Building with Attic and Basement Car Park Comprising Shops (4 Units), Restaurant (3 Units) and Supermarket (1 Unit) at 1 <sup>st</sup> Storey and Residential Flats above (Total: 34 Units) on Lot 14950C MK18 at 8 Sin Ming Road (Bishan Planning Area) |
| No. of Units:                       | 8 Commercial Units and 34 Residential Units   |
| Carpark Facility:                   | 1 Handicapped Parking Lot; 26 Car Parking Lots; 1 Motorcycle Lot; 10 Bicycle Lots   |
| <b>Project Team</b>                 |   |
| Architect:                          | M&Y Design Architects Pte. Ltd.   |
| Interior Designer:                  | M&Y Design Architects Pte. Ltd.   |
| C&S Consultant:                     | ANT Consultants Pte. Ltd.   |
| M&E Consultant:                     | United Project Consultants Pte. Ltd.  |
| Main Contractor:                    | Top Star Builder Pte. Ltd.  |
| <b>Bank Details</b>                 |   |
| Project Account No.:                | Apex Asia (2) Pte. Ltd. - Project Account<br>Account No. 770-307-472-7<br>United Overseas Bank Limited  |

## Artisan 8 Commercial Units

| Configuration         | Sqm | Sqft | Unit No. | No. of Units | Share Value | Estimated Maintenance Fee per Month |
|-----------------------|-----|------|----------|--------------|-------------|-------------------------------------|
| Restaurant 1          | 65  | 700  | #01-01   | 1            | 298         | \$367~\$387                         |
| Take Away Food Shop 1 | 26  | 280  | #01-02   | 1            | 119         | \$146~\$166                         |
| Take Away Food Shop 2 | 26  | 280  | #01-03   | 1            | 119         | \$146~\$166                         |
| Restaurant 2          | 94  | 1012 | #01-04   | 1            | 432         | \$531~\$551                         |
| Restaurant 3          | 100 | 1076 | #01-05   | 1            | 459         | \$565~\$585                         |
| Shop 1                | 69  | 743  | #01-06   | 1            | 317         | \$390~\$410                         |
| Shop 2                | 79  | 850  | #01-07   | 1            | 363         | \$446~\$466                         |
| Supermarket           | 111 | 1195 | #01-08   | 1            | 510         | \$627~\$647                         |
|                       |     |      |          | 8            |             |                                     |



**1ST STOREY PLAN**  
Scale 1:250  
\*Not to scale

All area are inclusive of AC Ledge. All plans and illustrations are subject to change as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey.