



BAYWIND

RESIDENCES

Freehold Resort Living by the Bay

PROPOSED ERECTION OF A BLOCK OF 5 STOREY FLATS WITH ATTIC ROOF TERRACE [TOTAL 24 UNITS] WITH SURFACE CAR PARK AND PROVISION FOR A SWIMMING POOL ON LOTS 02847N, 02848X & 02849L MK 26 AT LORONG N TELOK KURAU (BEDOK PLANNING AREA)





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Site Information

Plot Ratio	1.4
No. Storey	5 Storey with Attic Roof Terrace
Total no. of units	24 units 1 Block 6 units per floor
Site Area	1719.540 sqm
Tenure of Land	Freehold
BP Approval No & Date	BP Approval No: A1404-00495-2021-BP01 BP Approval Date: 04 March 2022
Estimated TOP & Date of Legal Completion	Vacant Possession: 31 December 2025 Legal Completion: 31 December 2028
No. of Carpark Lots	24 car lots and 1 accessible car lot
No. of Lift	2 lift
No. of Bicycle Lots	4

LOCATION MAP



SITE INFORMATION

A NEIGHBOURHOOD TEEMING WITH LIFE

CONNECTIVITY

Marine Terrace MRT (U/C)	Walk	9 mins
ECP	Drive	5 mins
PIE	Drive	7 mins
Singapore Changi Airport	Drive	12 mins

BUSINESS

Paya Lebar Central	Drive	9 mins
Bugis	Drive	11 mins
MBFC / CBD	Drive	13 mins
Changi Business park	Drive	15 mins

DINING & RETAIL

I12 Katong	Drive	5 mins
Parkway Parade	Drive	6 mins
Jewel Changi Airport	Drive	12 mins
Siglap Cafes	Walk	10 mins
Katong Eateries	Drive	5 mins

EDUCATION

PRIMARY (WITHIN 1KM)

CHIJ (Katong) Primary	Drive	4 mins
Ngee Ann Primary School	Drive	6 mins
Tao Nan School	Drive	6 mins
St. Stephen's Primary School	Drive	7 mins

SECONDARY AND HIGH SCHOOL

Victoria Junior College	Cycle	6 mins
Victoria School	Drive	7 mins
Temasek Junior College	Drive	9 mins

TERTIARY INSTITUTIONS

Singapore University of Technology & Design	Drive	15 mins
Temasek Polytechnic	Drive	16 mins

NATURE & LEISURE

Siglap Park Connector	Walk	1 min
Telok Kurau Lorong N Park	Walk	4 mins
Telok Kurau Park	Walk	8 mins
East Coast Park	Cycle	6 mins

*Timing are estimates based on OneMap.gov.sg and it may varies according to traffic conditions during the time of the day.



CONNECTIVITY

Marine Terrace MRT (U/C) Walk 9 mins

EDUCATION

St Patrick's School Walk 7 mins

CHIJ Katong Convent Walk 9 mins

NATURE & LEISURE

Siglap Park Connector Walk 1 mins

Telok Kurau Lorong N Park Walk 4 mins

Telok Kurau Park Walk 8 mins

*Timing are estimates may vary according to traffic conditions during the time of the day



FREEHOLD RESORT LIVING BY THE BAY





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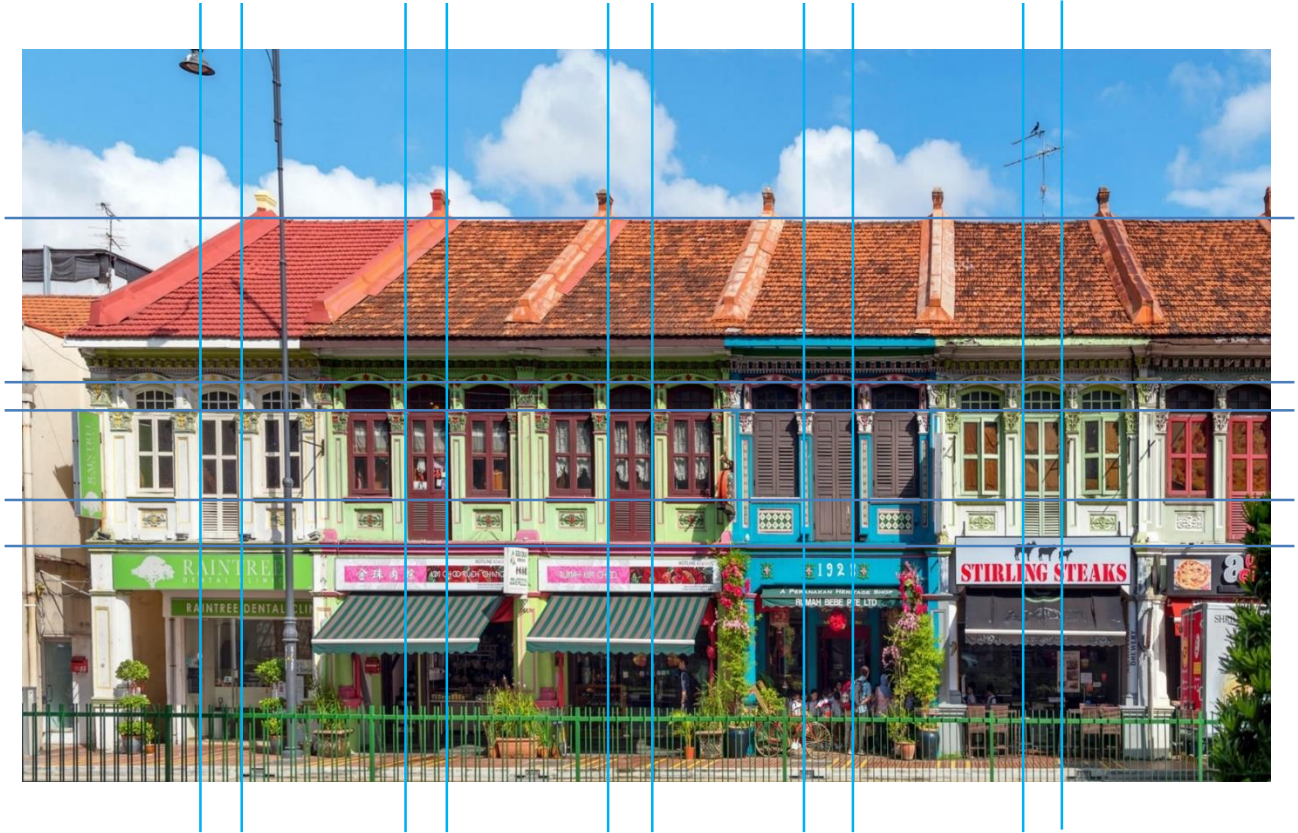
Development Information



The word *telok kurau* is Malay for “mango fish bay” – *telok* means “bay” and *kurau* is “mango fish”.

Since the 1960s, Telok Kurau has been a sleepy and tranquil suburbia in Katong, known mostly as a residential enclave.

The charm of this area has been attributed to the presence of unimposing buildings: a mix of modest bungalows, terrace and semidetached houses as well as low-rise apartments that exist among coffeeshops and small businesses. Despite the thronging urban development in nearby Katong, the Telok Kurau area has managed to retain its charm.



The laid-back lifestyle transcend through time and remains ever so present in the modern setting. As a nod to the old, the architecture looks to the shophouses that run along the streets to capture the atmosphere of nostalgia. By deconstructing the façade features of the shophouses, it is then reinterpreted in the form of screens that permeates through the development.



ARTIST IMPRESSION – SIDE ELEVATION

TAKING A LEAF FROM HERITAGE

Located along the historical shorelines of a mango fish bay, the development aspires to allude the memory of the sea breeze enjoyed from within the homes. Earthy tones and natural materials that induce the senses are specially curated to spruce up the bayfront living experience. Vertical lines, reminiscent of the shopfront landscape that surrounds, are ever-present throughout the development. Intricately prompting connectivity and sequence of spaces where home is a space that creates fond memories, and the union of human relationship is celebrated.







ARTIST IMPRESSION - VIEW FROM LORONG N TELOK KURAU



ARTIST IMPRESSION - SOCIAL PAVILION



ARTIST IMPRESSION - GARDEN COURTYARD



ARTIST IMPRESSION - LAGOON POOL, BAYFRONT OASIS AND ALFRESCO EDGE



ARTIST IMPRESSION - LAGOON POOL AND BAYFRONT OASIS



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Unit Distribution

DIAGRAMMATIC CHART

Attic Roof Terrace	Communal Roof Terrace					
Level 05	C2 1313 sqft	A2 969 sqft	C1 1270 sqft	B2 1066 sqft	A1 969 sqft	B1 1055 sqft
Level 04	C2 1313 sqft	A2 969 sqft	C1 1270 sqft	B2 1066 sqft	A1 969 sqft	B1 1055 sqft
Level 03	C2 1313 sqft	A2 969 sqft	C1 1270 sqft	B2 1066 sqft	A1 969 sqft	B1 1055 sqft
Level 02	C2 1313 sqft	A2 969 sqft	C1 1270 sqft	B2 1066 sqft	A1 969 sqft	B1 1055 sqft
Level 01	Carpark, Drop Off and Communal Facilities					
Unit	1	2	3	4	5	6

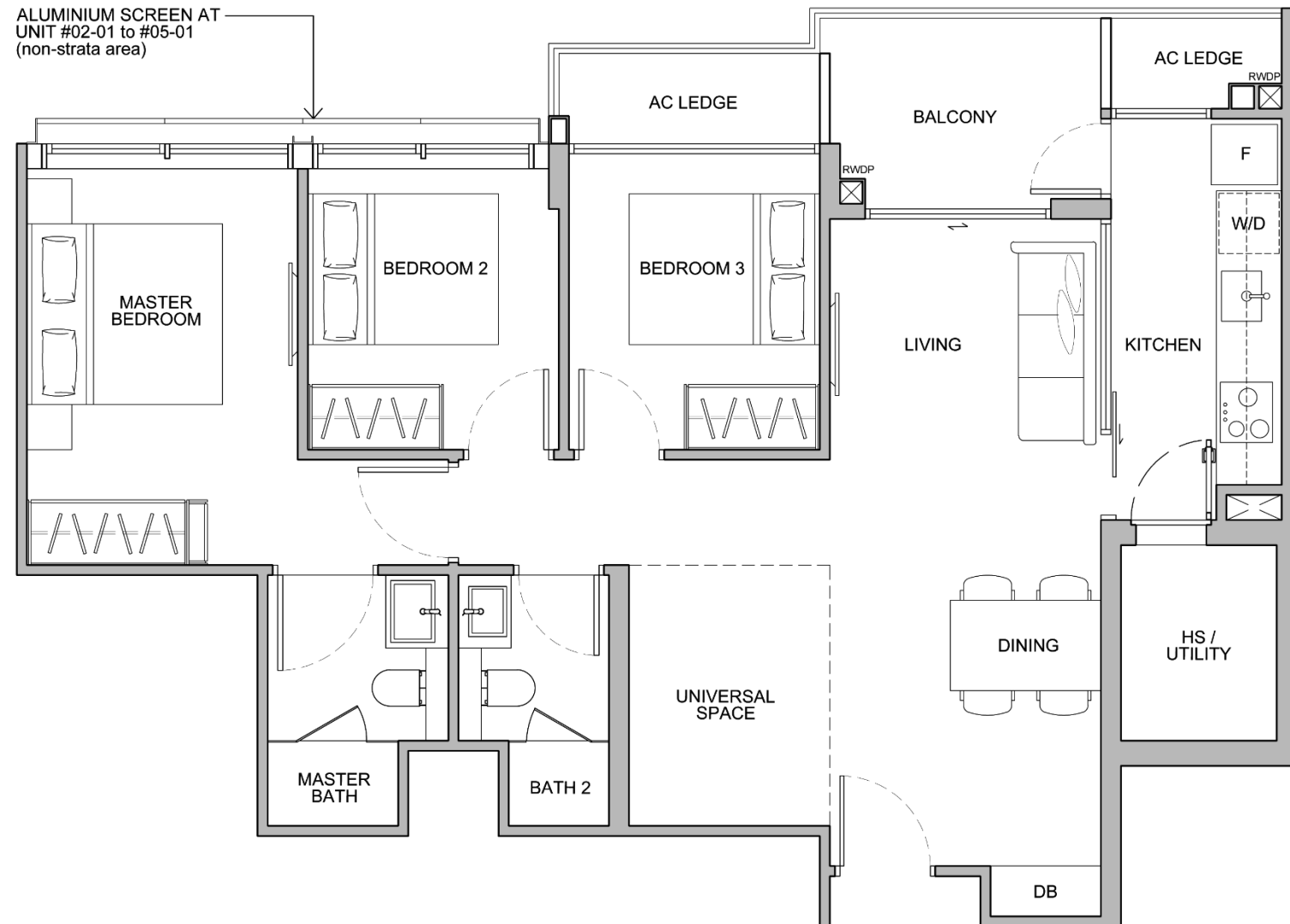


	3+1 Bedroom		3+1 Bedroom
	3+1 Bedroom		4+1 Bedroom
	3+1 Bedroom		4+1 Bedroom

UNIT DISTRIBUTION

Unique Selling Points (General):

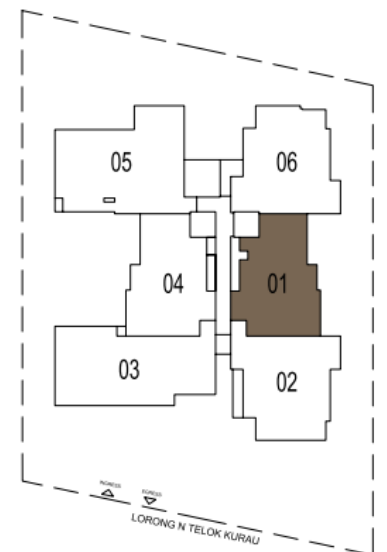
1. Seamless transition and connection between living, dining and balcony
2. Enclosed kitchen with gas hob provided for all units
3. The walls between all bedroom and living can be hacked away for a more expansive room space
4. Household shelter are sufficiently wide to fit a bed inside



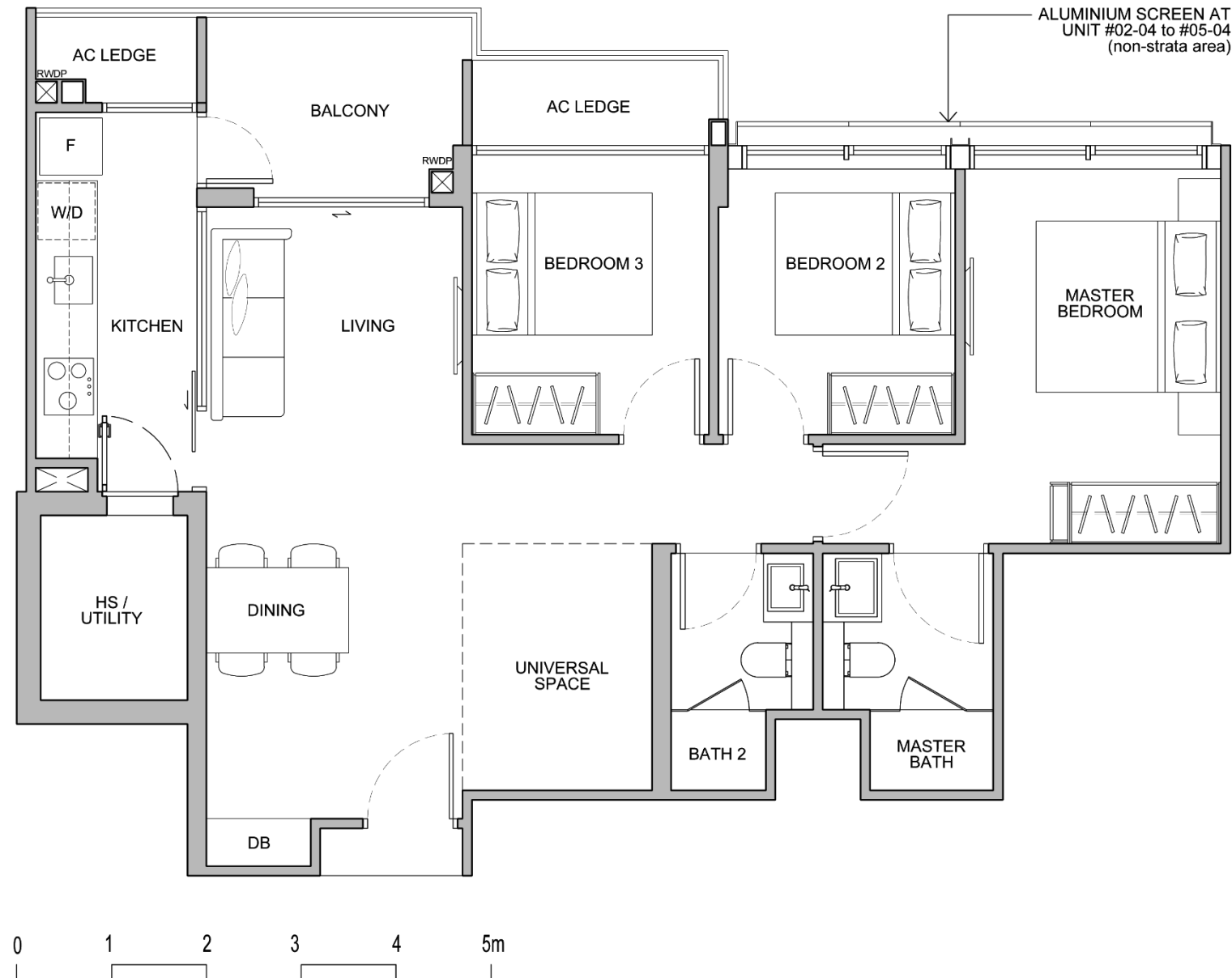
Unit Number #02-01 to #05-01
Unit Area 969 sq ft

Unique Selling Points

- Air conditioner is provided at the Universal Space



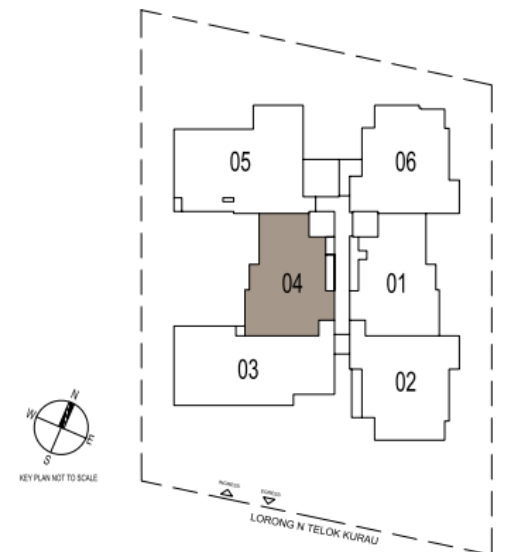
KEY PLAN NOT TO SCALE



Unit Number #02-04 to #05-04
Unit Area 969 sq ft

Unique Selling Points

- Air conditioner is provided at the Universal Space



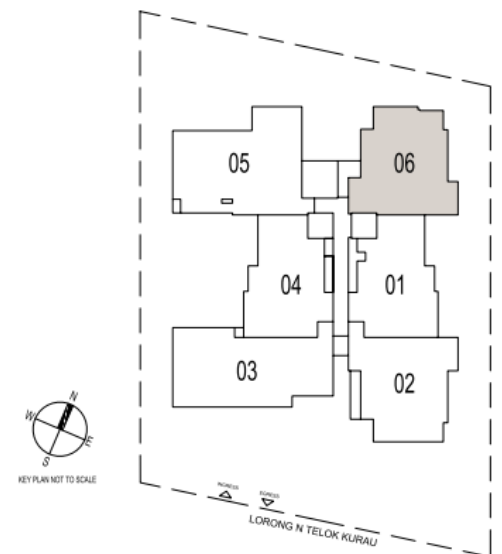


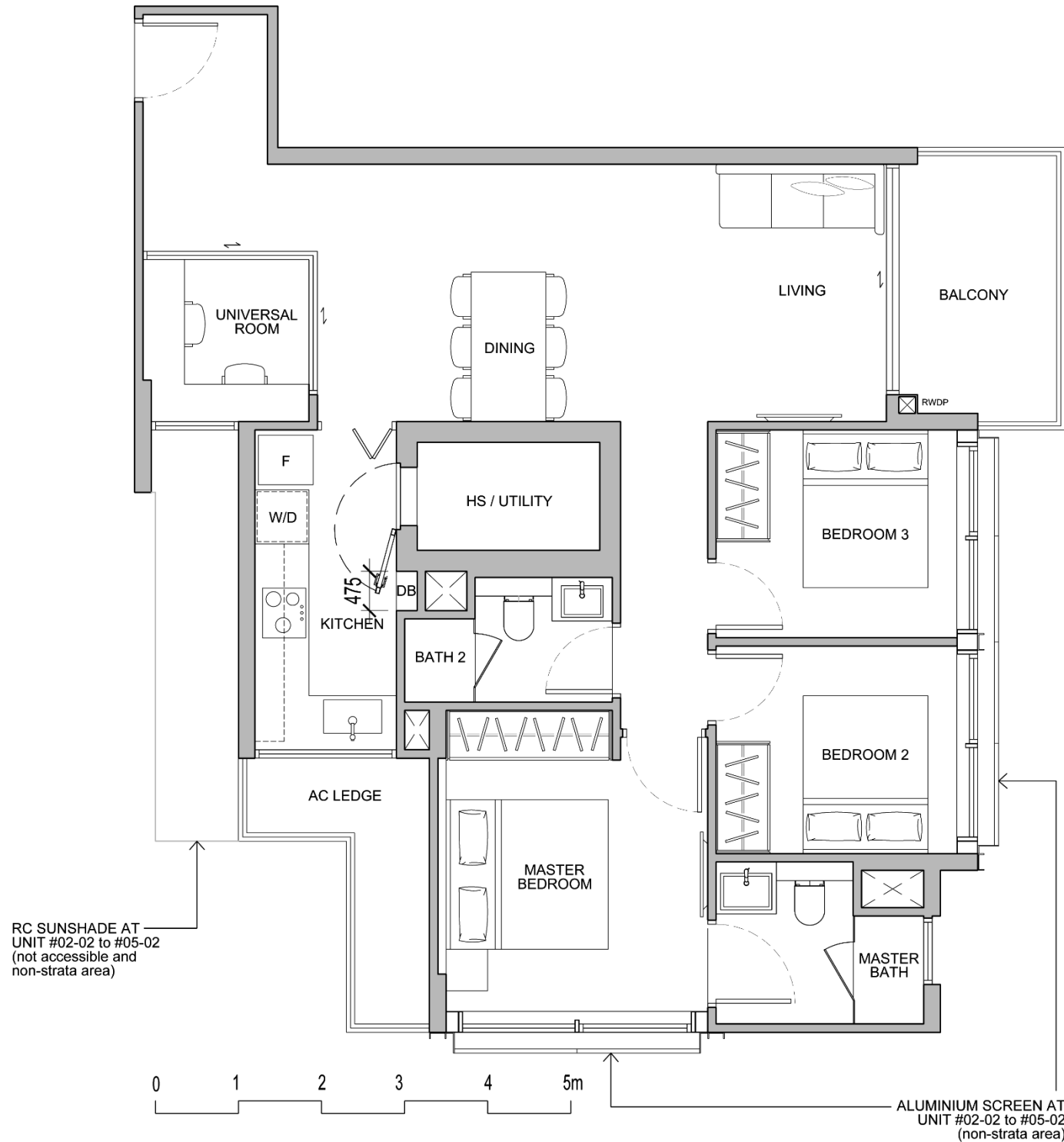
Unit Number #02-06 to #05-06

Unit Area 1055 sq ft

Unique Selling Points

- Universal Room is enclosed with direct window opening; or can be left opened for a more spacious living and dining space
- There are no condenser units located before the bedrooms



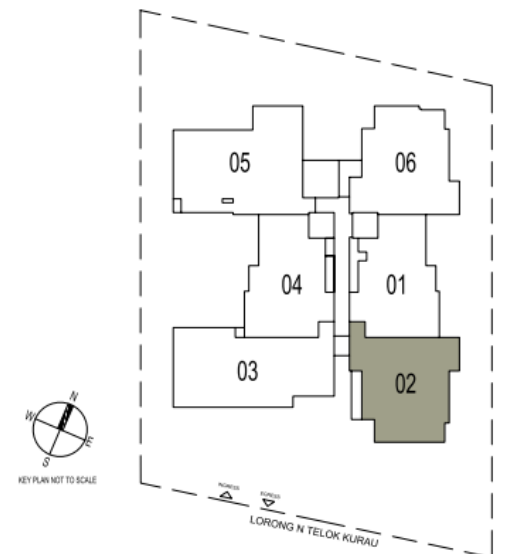


Unit Number #02-02 to #05-02

Unit Area 1066 sq ft

Unique Selling Points

- Universal Room is enclosed with direct window opening; or can be left opened for a more spacious living and dining space
- There are no condenser units located before the bedrooms

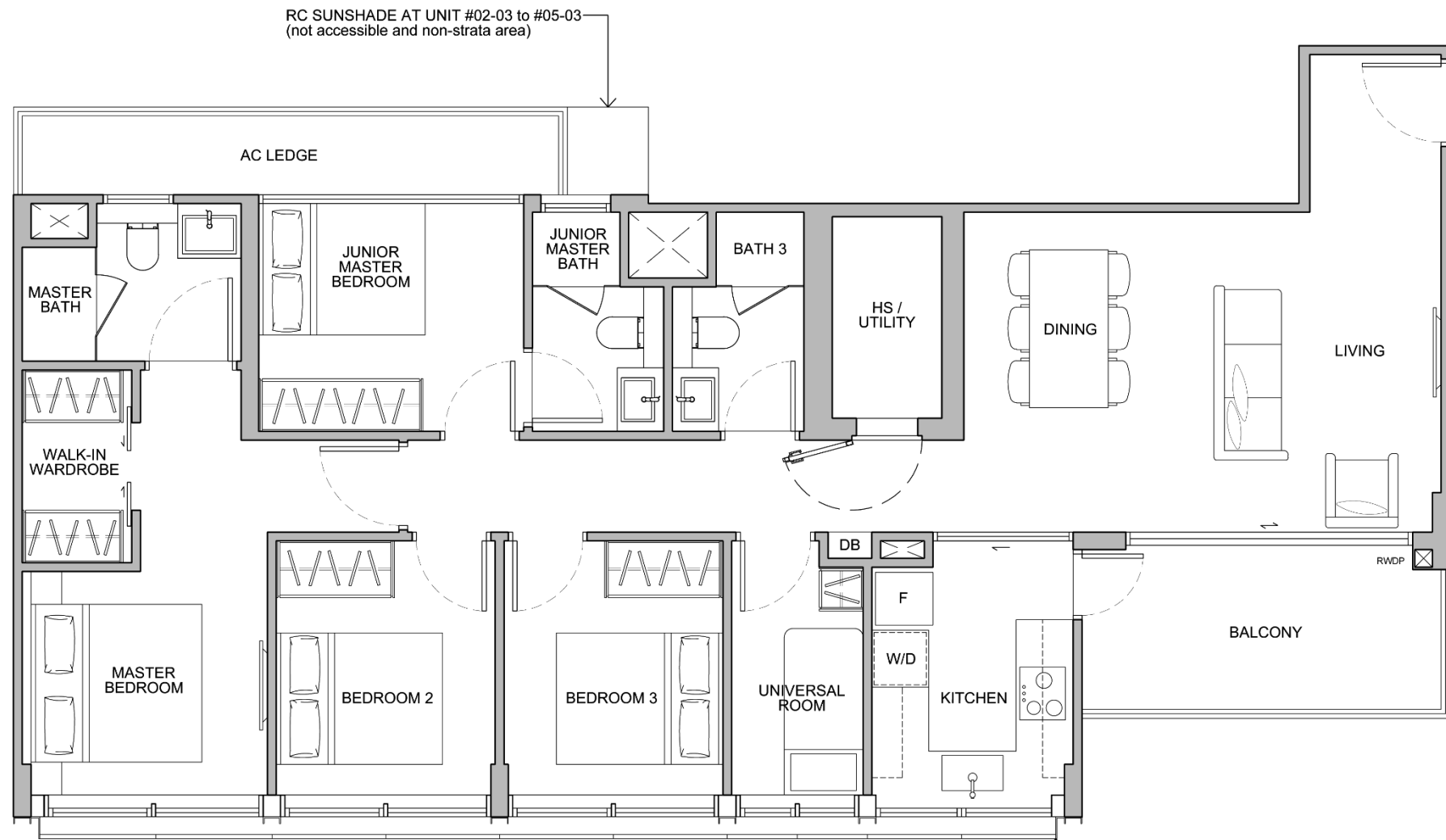


Unit Number #02-03 to #05-03

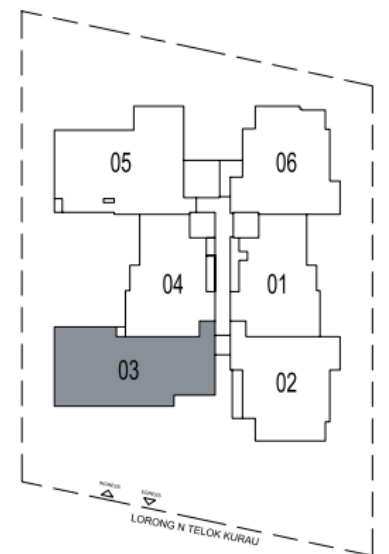
Unit Area 1270 sq ft

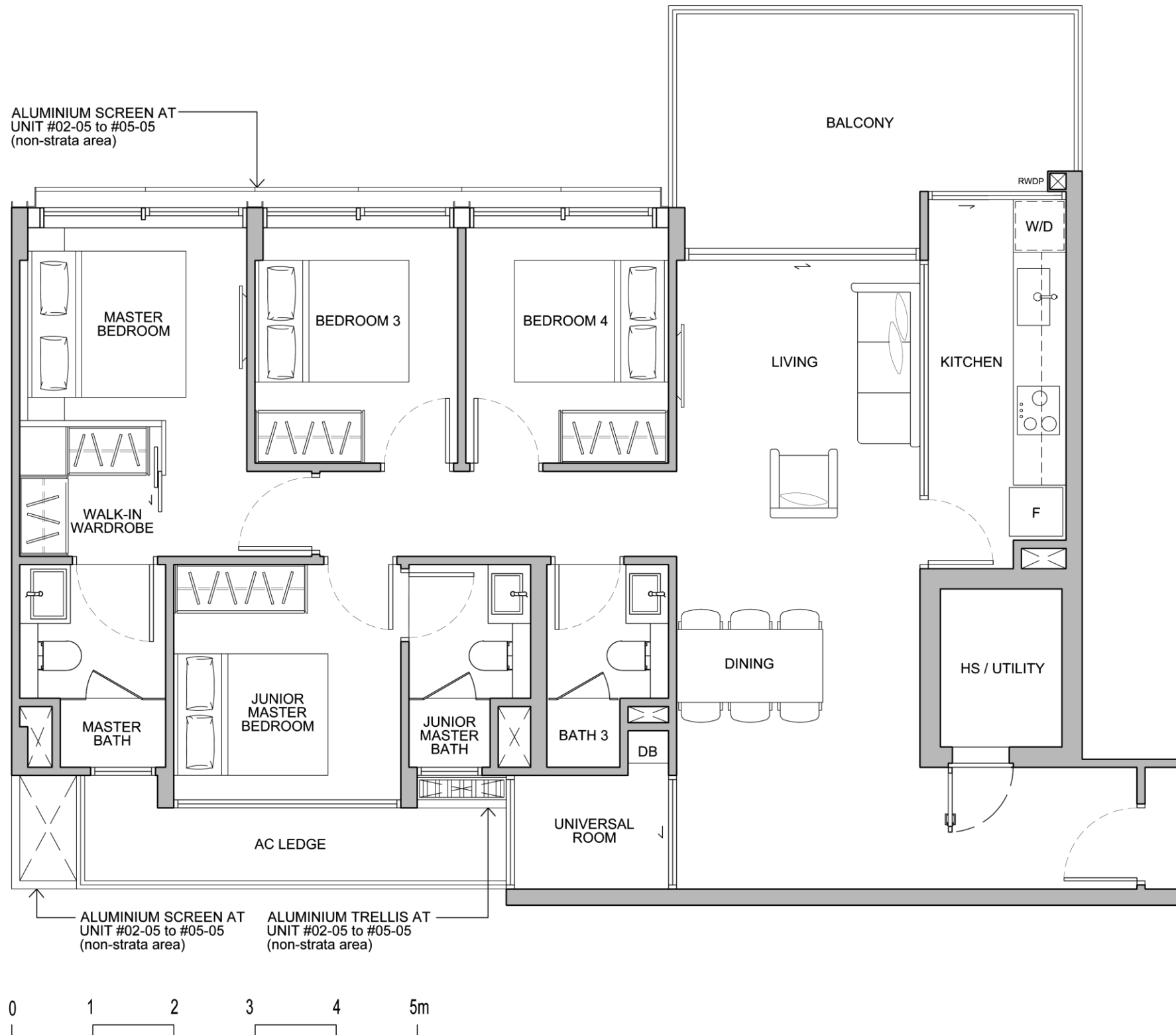
Unique Selling Points

- Provision of Junior Master Bedroom with attached Junior Master Bath
- Provision of Walk-in Wardrobe at the Master Bedroom
- Sufficiently large balcony area to place outdoor seating
- Universal Room is located between Bedroom 3 and Kitchen – able to be combined to form a larger kitchen or bedroom space



ALUMINIUM SCREEN AT UNIT #02-03 to #05-03 (non-strata area)

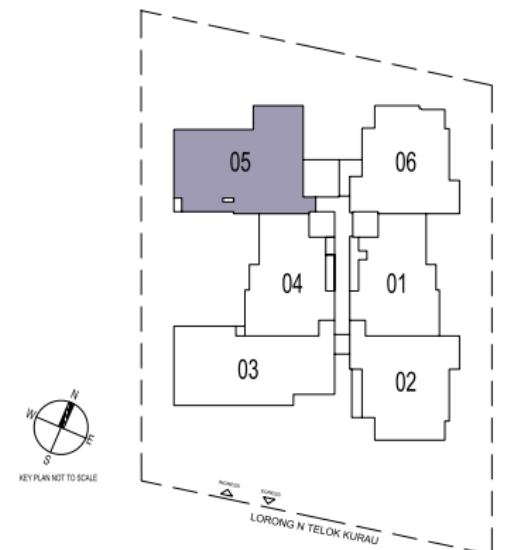




Unit Number #02-05 to #05-05
Unit Area 1313 sq ft

Unique Selling Points

- Provision of Junior Master Bedroom with attached Junior Master Bath
- Provision of Walk-in Wardrobe at the Master Bedroom
- Sufficiently large balcony area to place outdoor seating





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Thank you