



BAYWIND

RESIDENCES

Freehold Resort Living By The Bay



Where a bay once stood facing crystalline waters, a tranquil sanctuary now resides. Baywind Residences is designed to replicate an exclusive resort.

Retaining both the laid-back vibes of living by the seaside, and the cool ocean drafts that have wafted throughout time. And long may they continue to breeze through, even as the streets are now lined with modern eats and prepares to welcome the upcoming Marine Terrace MRT an 9-minute stroll away from the development.



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.



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



| | | |
|----------------------|-------|---------|
| 112 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 | 3 mins |
| Ngee Ann Primary School | Drive | 5 mins |
| Tao Nan School | Drive | 5 mins |
| St. Stephen's Primary School | Drive | 7 mins |

SECONDARY AND HIGH SCHOOL

| | | |
|-------------------------|-------|--------|
| Victoria Junior College | Cycle | 5 mins |
| Victoria School | Drive | 6 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.



CONVENIENCES ARE APLENTY AMIDST LUXURY



Siglap Village

Victoria School

Siglap Park Connector

Victoria Junior College

East Coast Park

CHIJ Katong Convent

St Patrick's School

Ngee Ann Primary School

Marine Terrace MRT (U/C)

Marine Terrace Market

Tao Nan School

CHIJ (Katong) Primary

Katong



SIGLAP PARK CONNECTOR

NATURE ROUND THE CORNER

EAST COAST PARK

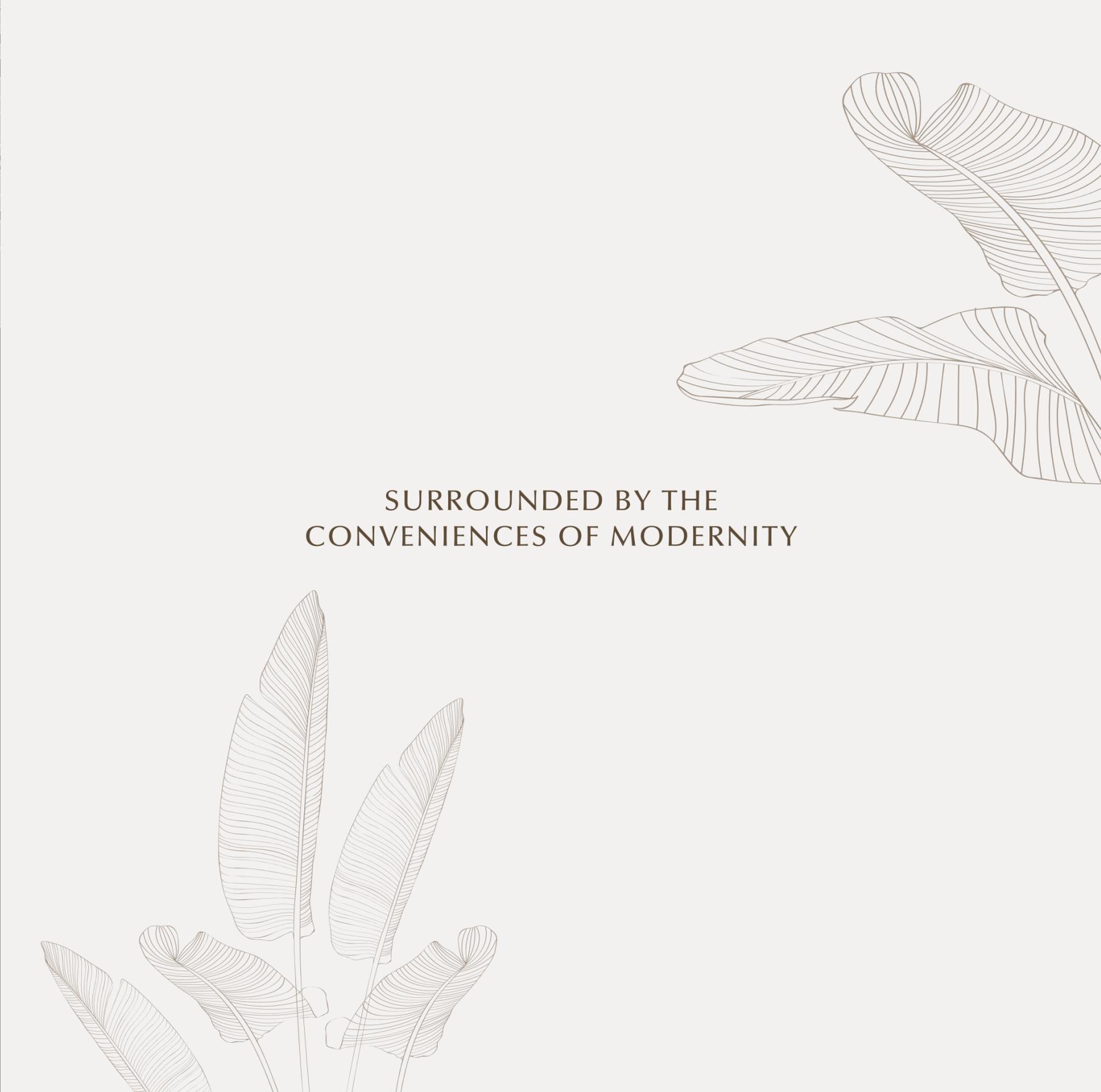


TELOK KURAU PARK





EMBRACED BY THE
COOL SEA BREEZE



SURROUNDED BY THE
CONVENIENCES OF MODERNITY



328 KATONG LAKSA, 5 MINS' DRIVE



BEACH ROAD PRAWN NOODLE HOUSE (EAST COAST ROAD), 8 MINS' WALK

TREAT THE TASTEBUDS TO THE ENTICING EATS OF THE EAST,

AMPANG NIANG TOU FU (EAST COAST ROAD), 6 MINS' DRIVE



OLD BIBIK'S PERANAKAN KITCHEN, 5 MINS' DRIVE

Photos are for illustration purposes only

OR THE WONDROUS WORLD OF WESTERN CUISINE.

RABBIT CARROT GUN, 3 MINS' DRIVE



BIRDS OF PARADISE GELATO BOUTIQUE, 3 MINS' DRIVE



PS CAFE EAST COAST PARK, 11 MINS' DRIVE

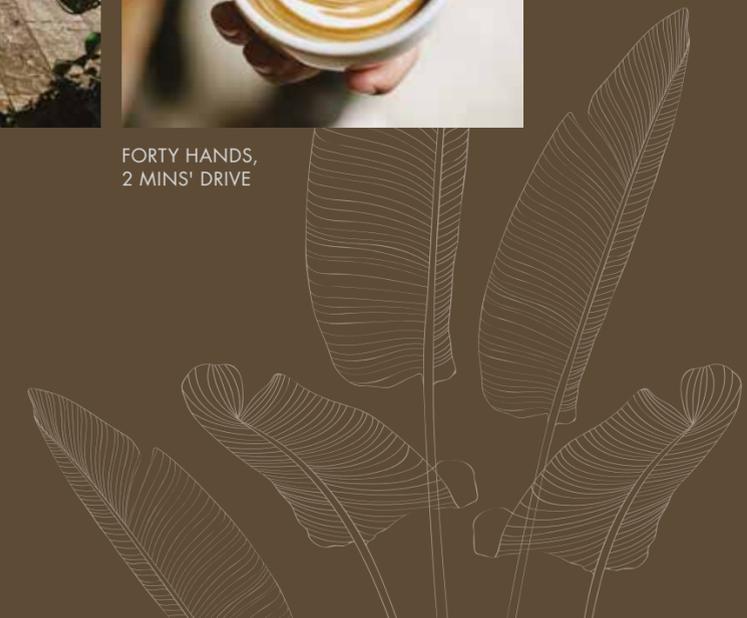


AL FORNO EAST COAST, 7 MINS' WALK



FORTY HANDS, 2 MINS' DRIVE

Photos are for illustration purposes only



MODERN SHOPPING EXPERIENCES

Marina Bay Sands, 8 MRT Stops.



Parkway Parade, 6 mins' drive



Jewel Changi Airport, 12 mins' drive

I12 Katong, 5 mins' drive



A HEALTHY MIX OF RETAIL & PHYSICAL THERAPY

SCENIC ADVENTURES ON TWO WHEELS



BALL GAMES WITH THE COMMUNITY



SURFING TO SET THE PULSES RACING





WHERE BUSINESS GETS DONE



PAYA LEBAR
Paya Lebar Central – 9 mins' drive



MARINA BAY FINANCIAL CENTRE
Central Business District – 13 mins' drive



CHANGI BUSINESS PARK
Changi Business Park – 15 mins' drive



WITHIN 1KM OF THE BEST PRESTIGIOUS SCHOOLS

CHIJ (KATONG) PRIMARY SCHOOL,
5 MINS' DRIVE



NGEE ANN PRIMARY SCHOOL,
5 MINS' DRIVE



VICTORIA JUNIOR COLLEGE,
5 MINS' DRIVE



TAO NAN SCHOOL,
5 MINS' DRIVE



ST. STEPHEN'S PRIMARY SCHOOL,
7 MINS' DRIVE





WHERE HOME IS A LUXURIOUS
COMFORT ZONE





INDULGE AT YOUR OWN PACE

On days when the soul yearns for a familiar tone.
Activities are not solely luxury, but also about being
close to nature and wellness

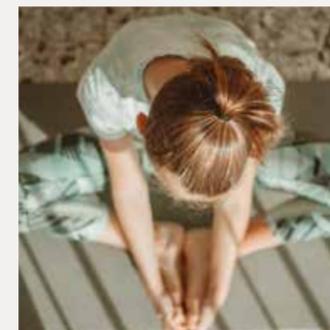
BBQ AREA



SWING LAWN



INDOOR GYM



ZEN SANCTUARY



AURA GARDEN



GARDEN COURTYARD



SITE PLAN



- LEGEND**
- 1 VEHICULAR INGRESS/ EGRESS
 - 2 ACCESS GATE
 - 3 PEDESTRIAN GATE
 - 4 PEDESTRIAN WALKWAY
 - 5 DROP OFF POINT
 - 6 LIFT LOBBY
 - 7 SWING LAWN
 - 8 GARDEN COURTYARD
 - 9 SOCIAL PAVILION
 - 10 BBQ AREA
 - 11 HEALING GARDEN
 - 12 AURA GARDEN
 - 13 ZEN SANCTUARY
 - 14 PET'S CORNER
 - 15 INDOOR GYM
 - 16 BICYCLE LOTS
 - 17 ACCESSIBLE TOILET
 - 18 BIN POINT
 - 19 WATER BULK METER
 - 20 REFUSE CHAMBER
 - 21 CONSUMER SWITCH ROOM
 - 22 MAIN DISTRIBUTION FRAME ROOM

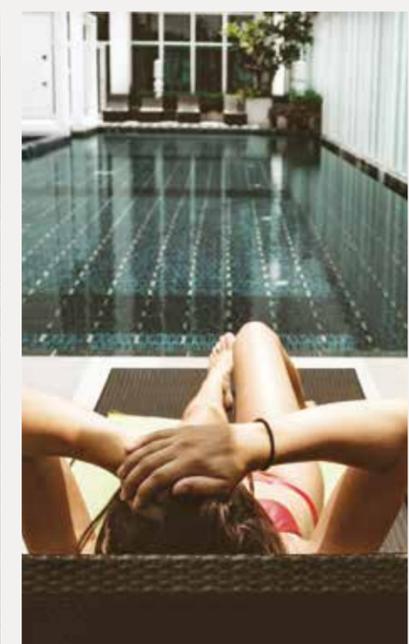


A SLICE OF PARADISE TO CALL YOUR OWN

Sometimes, the greatest pleasures are right under our nose.



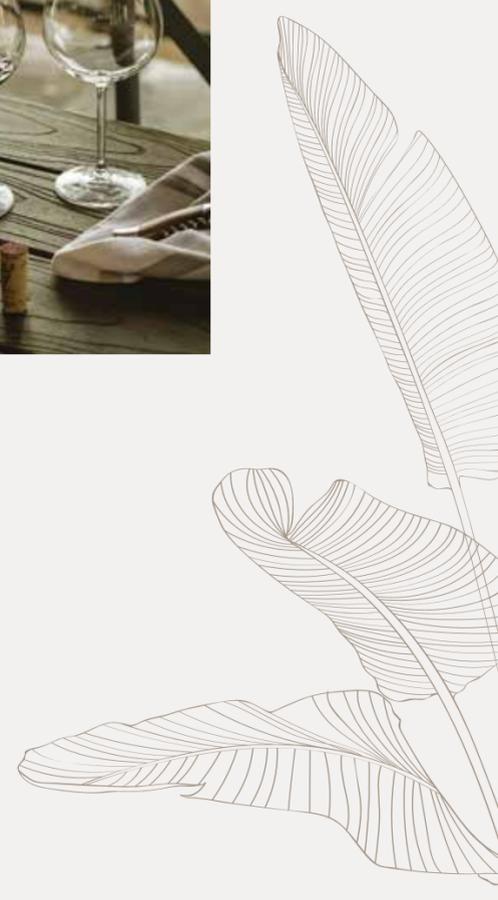
LAGOON POOL



SUNSET DECK



ALFRESCO EDGE



ATTIC ROOF TERRACE PLAN



ATTIC ROOF TERRACE PLAN

- LEGEND**
- 1 LIFT LOBBY
 - 2 SHOWER POINT
 - 3 SUNSET DECK
 - 4 LAGOON POOL
 - 5 BAYFRONT OASIS
 - 6 ALFRESCO EDGE
 - 7 ACCESSIBLE TOILET
 - 8 REFUSE CHUTE
 - 9 VENTILATION SHAFT
 - 10 WATER TANK



UNIVERSAL ROOM — VLOGGING



A ROOM FOR EVERY OCCASION

A universal space that works as a home office, guest bedroom, entertainment zone or even a vlogging station.



UNIVERSAL ROOM — MUSIC





CROSSING THE DIVIDE BETWEEN PREPPING & FEASTING

When home is a place for celebration and gatherings, the seamless transition between the living and dining rooms, kitchen and balcony means everyone is always a part of the party.



Artist's Impressions



For Illustration Only

LINK TO BALCONY



For Illustration Only

DINING ROOM

RETREAT INTO RESTFUL SLUMBER

COMMON BEDROOM



BATHROOM



MASTER BEDROOM

TECHNOLOGY THAT FACILITATES LAID-BACK RESORT LIVING

Life is a breeze with a seamlessly connected smart home. A smart hub lets you control devices from your mobile phone, while security is optimised with a smart lock and security system.



DIGITAL SMART LOCK



SMARTHOME IOT GATEWAY



IP CAMERA

DIAGRAMMATIC CHART

| Roof | | | | | | |
|---|-----------------------|------------------------|------------------------|-----------------------|------------------------|------------------------|
| Attic Roof Terrace | Communal Roof Terrace | | | | | |
| Level 05 | A1 969 sqft | B2 1066 sqft | C1 1270 sqft | A2 969 sqft | C2 1313 sqft | B1 1055 sqft |
| Level 04 | A1 969 sqft | B2 1066 sqft | C1 1270 sqft | A2 969 sqft | C2 1313 sqft | B1 1055 sqft |
| Level 03 | A1 969 sqft | B2 1066 sqft | C1 1270 sqft | A2 969 sqft | C2 1313 sqft | B1 1055 sqft |
| Level 02 | A1 969 sqft | B2 1066 sqft | C1 1270 sqft | A2 969 sqft | C2 1313 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

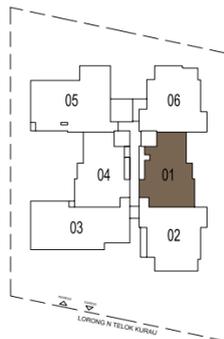
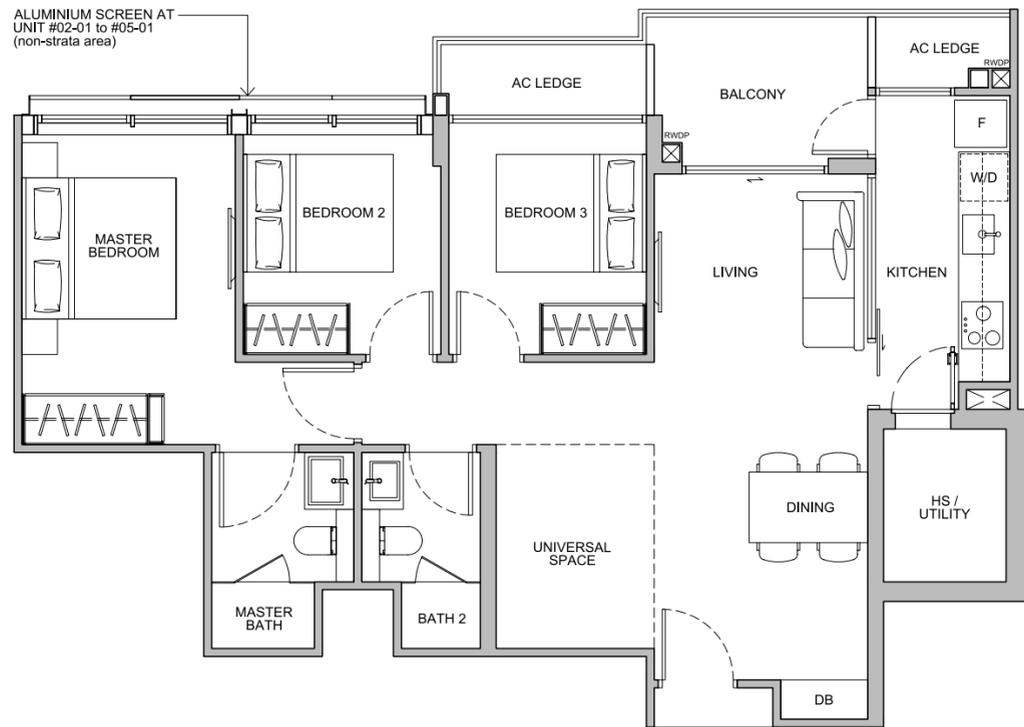


FLOOR PLAN

TYPE A1

3-BEDROOM

Area: 969 sqft
Unit: #02-01 to #05-01

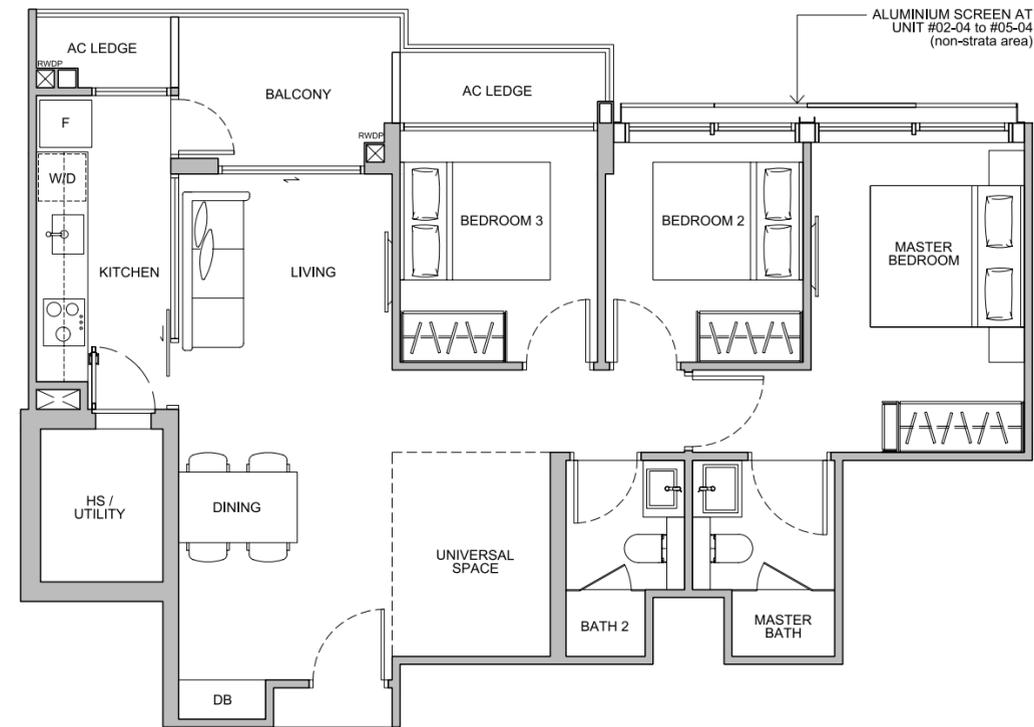


FLOOR PLAN

TYPE A2

3-BEDROOM

Area: 969 sqft
Unit: #02-04 to #05-04

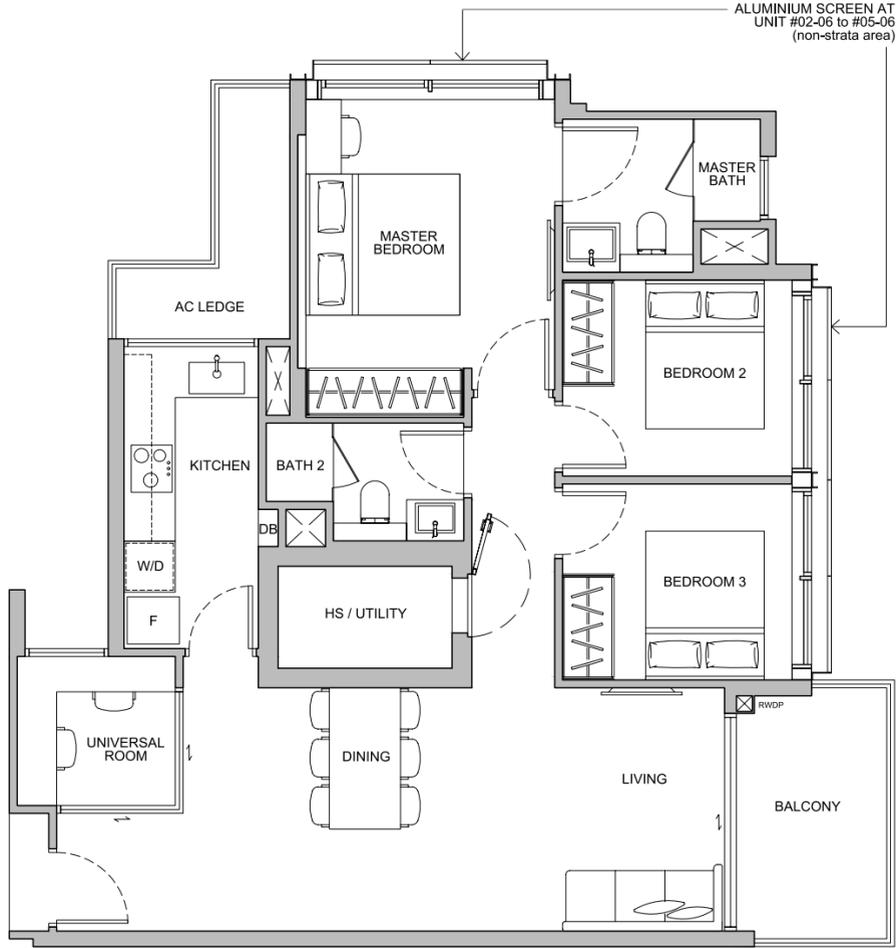


FLOOR PLAN

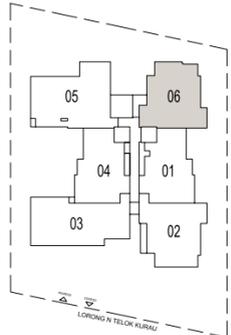
TYPE B1

3-BEDROOM

Area: 1,055 sqft
Unit: #02-06 to #05-06



ALUMINIUM SCREEN AT UNIT #02-06 to #05-06 (non-strata area)

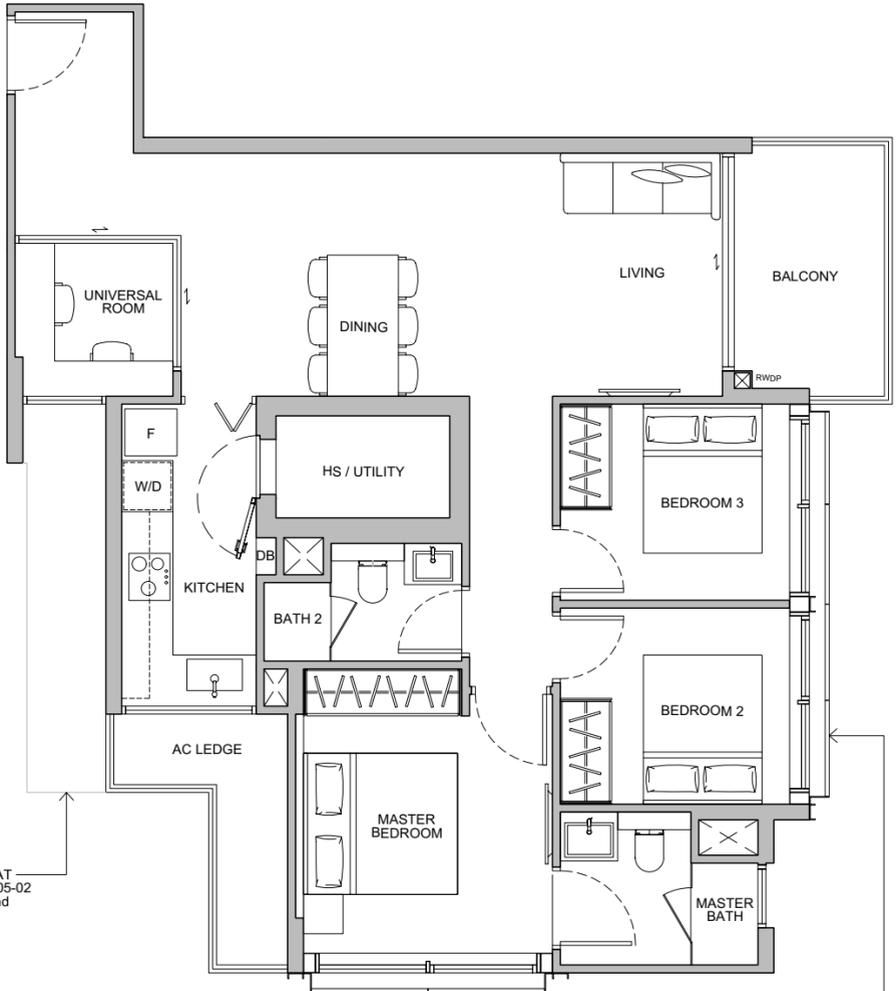


FLOOR PLAN

TYPE B2

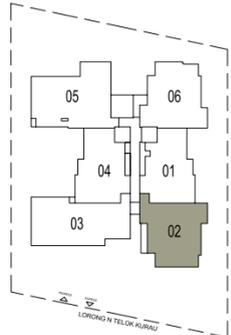
3-BEDROOM

Area: 1,066 sqft
Unit: #02-02 to #05-02



RC SUNSHADE AT UNIT #02-02 to #05-02 (not accessible and non-strata area)

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



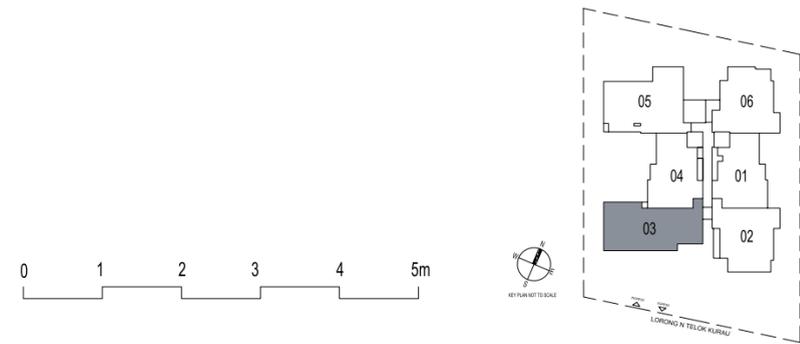
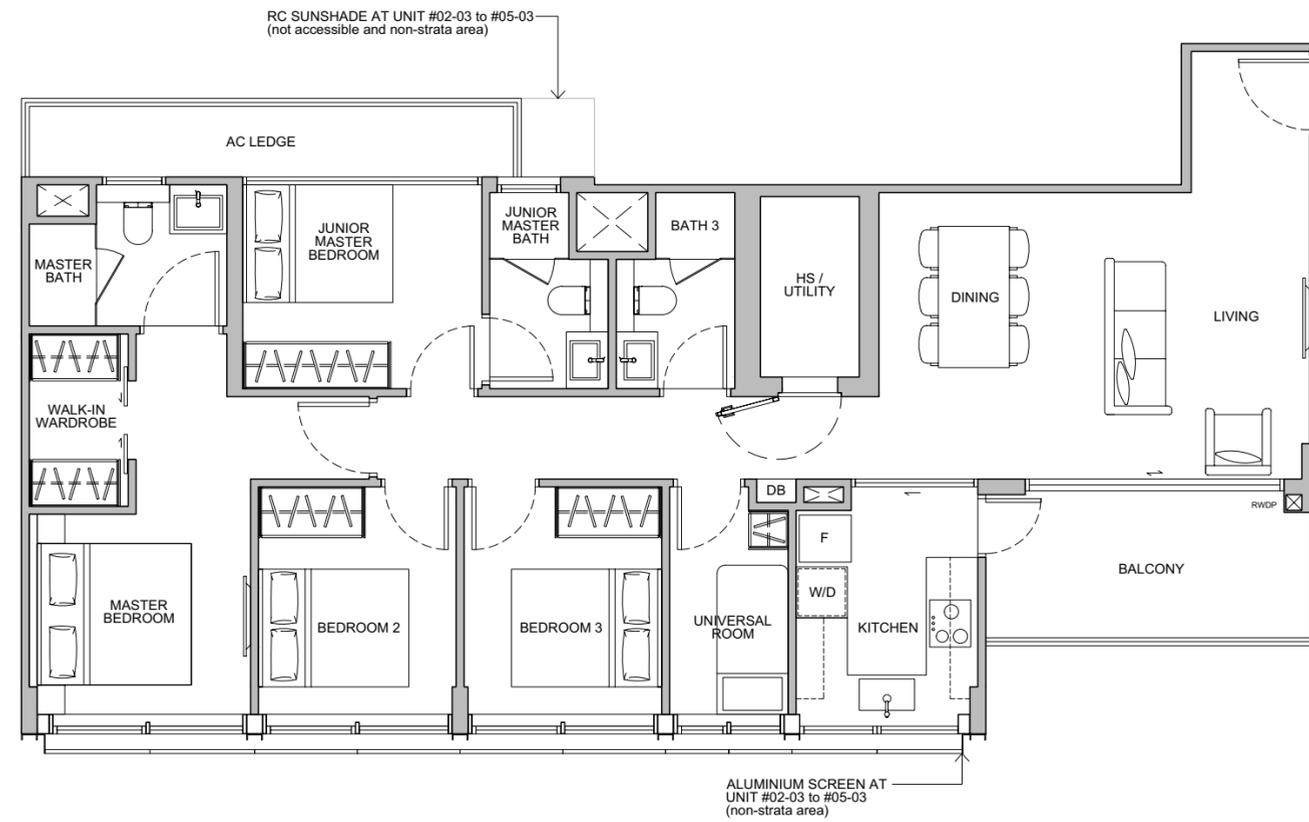
FLOOR PLAN

TYPE C1

4+1 BEDROOM

Area: 1,270 sqft

Unit: #02-03 to #05-03



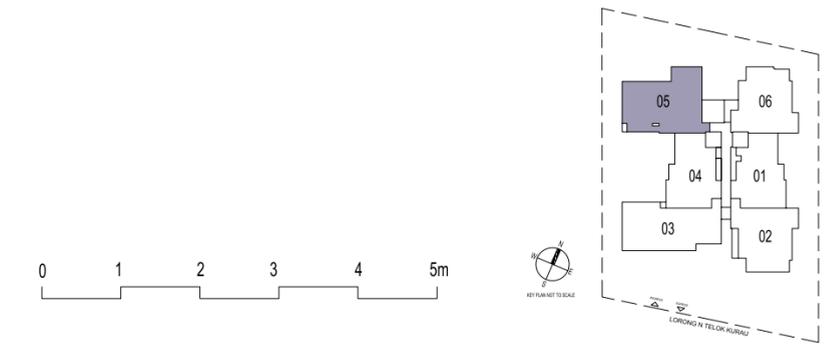
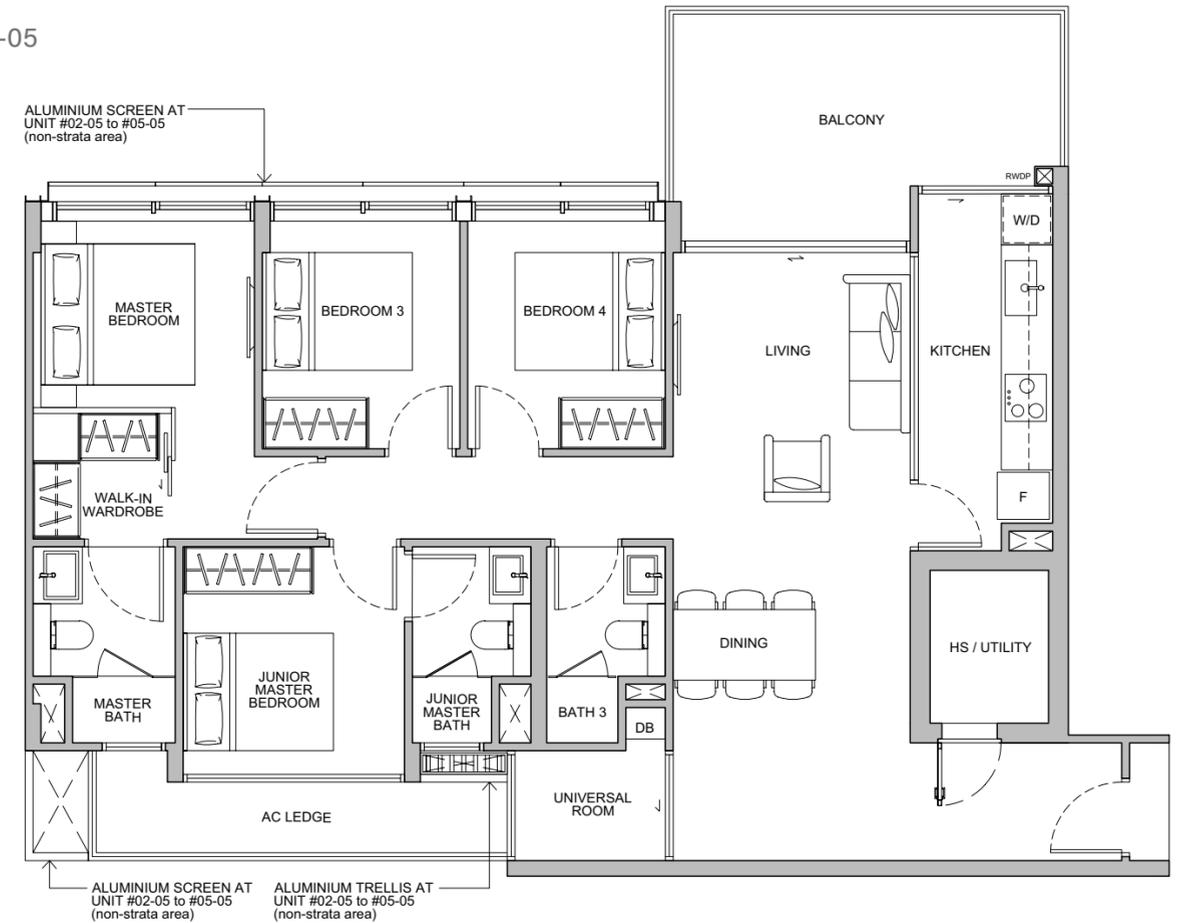
FLOOR PLAN

TYPE C2

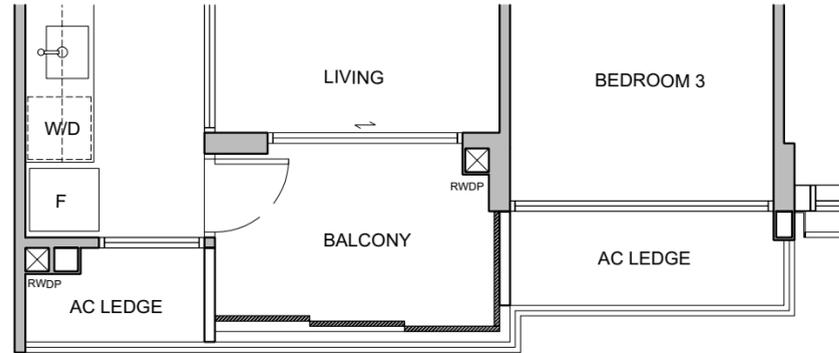
4+1 BEDROOM

Area: 1,313 sqft

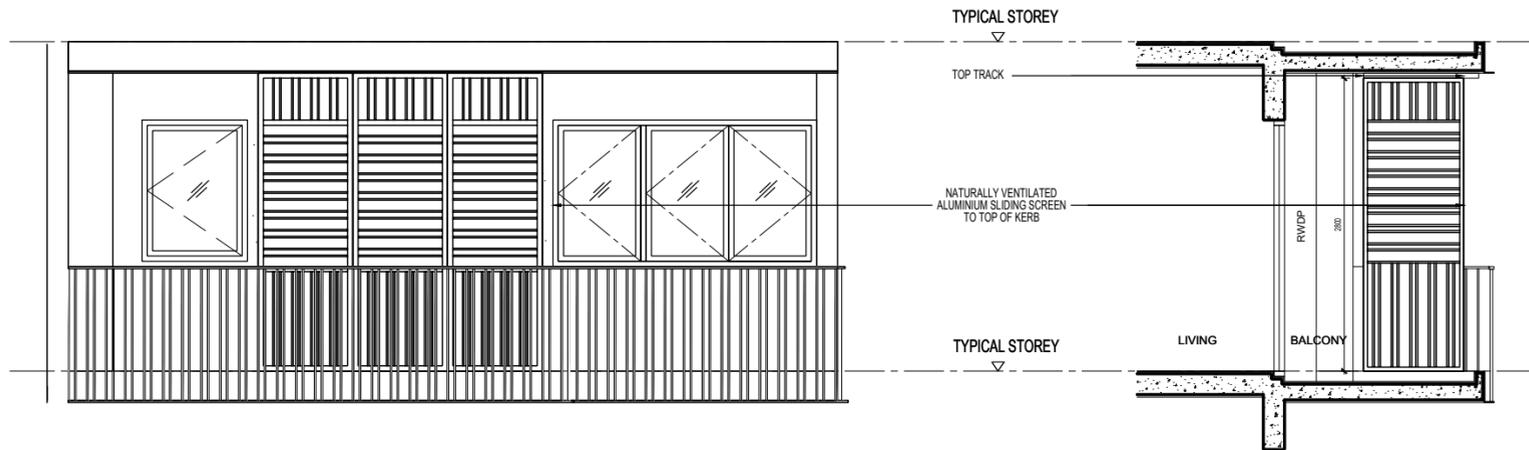
Unit: #02-05 to #05-05



BALCONY SCREEN DETAILS



PLAN



FRONT ELEVATION

SECTION

This drawing is for reference only. The screen design is provided for aesthetic uniformity of the development. Materials to be aluminium with powder coated finish. Fixing details are by contractor, and fixing shall not damage the existing waterproofing and structure. Owner shall verify all dimensions prior to fabrication and commencement of work. Drawings are not to scale. The cost of screen and installation shall be borne by the Owner.

CREDENTIALS



LWH Holdings Pte Ltd

Lim Wen Heng Holdings (est. 1994) is an established construction group in Singapore, registered as an A1 contractor with the Building and Construction Authority. Priding itself on its ability to build exquisite yet functional homes, Lim Wen Heng hopes to capitalize on their two decades of experience as a builder and realize their vision of "Creating Beautiful Homes for Everyone".

The Group's portfolio of recent project and joint ventures include Carmael Thirty-Eight, Neu at Novena and The Iveria.



CARMAEL THIRTY-EIGHT



NEU AT NOVENA



THE IVERIA



ABR Holdings Limited

Founded in 1978, ABR Holdings Limited is a Mainboard-listed company on the Singapore Exchange focusing on food services and property investments. Managing established brands including Swensens, Tip Top Curry Puffs, Season's Café, and Season Confectionary and Bakery, it has strategically expanded into property development within Singapore and the region driven by the belief that participation in quality property projects will open up new revenue opportunities and enhance its future prospects.