

News Release

9 November 2024

**GOOD RESPONSE FOR UNION SQUARE RESIDENCES,
LANDMARK DISTRICT 1 NEW LAUNCH
– 75 UNITS INCLUDING A SKY SUITE SOLD ON LAUNCH DAY**

- **75 out of 366 units sold, with one, two and three-bedroom premium units being the most popular**
- **One of two Sky Suites sold for S\$9.288 million**
- **Almost all homebuyers were Singaporeans and PRs**
- **Homebuyers drawn to the exciting opportunity to live within a mixed-use development with excellent transport connectivity**

City Developments Limited (CDL) commenced sales for the iconic 366-unit Union Square Residences at Havelock Road on Saturday, 9 November 2024. As at 6.00 pm today, 75 units have been sold. Average selling price (ASP) is about S\$3,200 per square foot (psf). The 2,476 square feet (sq ft) five-bedroom Sky Suite on level 38 was sold for S\$9.288 million (S\$3,751 psf). The remaining five-bedroom Sky Suite on level 39 is priced at S\$9.5 million (S\$3,837 psf). The two Sky Suites, together with the one and only exclusive Penthouse on level 40, offer spectacular views of the Singapore River and Marina Bay.

About 83% of the buyers are Singaporeans, while the remaining 17% comprise Permanent Residents (PRs) from China, Malaysia, the UK and the Netherlands, and foreigners from Norway and the USA. All unit types were well-received by homebuyers, with the one-bedroom, two-bedroom units and three-bedroom premium units being the most popular.

Located in the heart of the charming Singapore River precinct and at the gateway of the Central Business District (CBD), Union Square Residences is part of Union Square, a large-scale mixed-use development comprising office, retail and F&B space, and a co-living component with a hotel licence. The redevelopment project sits on the former sites of Central Mall (office and conservation buildings) and Central Square in prime District 1.

Housed in a 40-storey high residential tower with commercial units on levels 1 and 2, Union Square Residences offers breathtaking views of the Singapore River, Marina Bay, Pearl's Hill and Fort Canning Hill. It is seamlessly connected to the 20-storey Grade A premium office tower Union Square Central and a plethora of shops and restaurants. Apartments are priced from S\$1.38 million for a one-bedroom (463 sq ft), S\$1.998 million for a two-bedroom (700 sq ft), S\$2.82 million for a three-bedroom (990 sq ft), S\$4.62 million for a four-bedroom premium unit (1,518 sq ft), while the Sky Suite located at levels 38 and 39 will start from S\$9.288 million (2,476 sq ft).

Mr Sherman Kwek, CDL's Group Chief Executive Officer, said, "The encouraging take-up for Union Square Residences reflects the consistent interest from homebuyers who recognise the enduring value of a prime mixed-use development. Situated at the gateway of the CBD and within walking distance to three MRT stations, Union Square Residences offers a unique and coveted opportunity to be part of an iconic transformation. Buyers will appreciate the thoughtfully designed homes within a vibrant community with public spaces, retail outlets, offices and F&B options right at their doorstep. We are confident that the unique attributes and convenience of Union Square Residences will continue to attract keen interest."

Rare Home in Revitalised Mixed-use Development that Blends History and Culture

Conceived as an iconic landmark at the gateway to the CBD, Union Square Residences offers excellent connectivity with three MRT stations within walking distance (Clarke Quay, Chinatown and Fort Canning). Surrounded by a variety of lifestyle amenities, such as F&B, retail stores and conservation shophouses at its doorstep to the entertainment buzz of the newly rejuvenated Clarke Quay and the upcoming CanningHill Square, Union Square Residences is just minutes from the Orchard Road shopping belt, Marina Bay Sands, Chinatown, Esplanade, Fort Canning Park, Singapore Botanic Gardens and Gardens by the Bay; with many museums, galleries and theatres in the Civic District close by. Nearby educational institutions include LASALLE College of the Arts, Nanyang Academy of Fine Arts, School of the Arts and Singapore Management University.

Epitome of Luxury Riverside Living with Emphasis on Comfort and Indulgence

Union Square Residences offers comprehensive facilities across two key levels to enhance the living experience. The Social Vista on level 3 features a 30-metre lap pool, Aqua Gym and Wellness Pool. The Club Social is the perfect venue for gatherings, while the Co-working Studio provides a productive space for remote work. On level 34, the Union Vista presents a luxurious Club Union and Sky Gym that offer stunning city views, while the Sky Pool overlooks the Singapore River and Fort Canning Hill. One can also wine and dine at the fully equipped Club Gourmet and Alfresco Dining and rejuvenate in the Spa Alcove. Additionally, seven distinct Recreational Pods are seamlessly placed across different levels, transitioning from active zones to quiet retreats.

All apartments feature bespoke kitchens with premium brand appliances from Liebherr, De Dietrich and V-Zug, including the state-of-the-art MDi engineered stone induction hob by the European brand Inalco. Bathrooms are equipped with fittings from Hansgrohe and Geberit, complemented by engineered stone vanity tops.

The four-bedroom premium apartments, Sky Suites and Penthouse, are furnished with stylish walk-in wardrobes in the master bedroom by renowned Italian brand Rimadesio. Each unit has a Smart Home Gateway system with features such as a digital lockset, remote surveillance with a smart camera, smart voice control for home devices, smart air conditioning and lighting controls. Residents will also enjoy on-site Premier Residential Services for their concierge needs.

The Union Square Residences Sales Gallery, located along Merchant Road, is open daily from 10.00 am to 7.00 pm. Marketing agents are ERA, Huttons, PropNex, OrangeTee & Tie and SRI. For enquiries, please call the sales hotline: +65 8783 1818.

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UNION SQUARE RESIDENCES

FACT SHEET

DEVELOPMENT DETAILS			
Developer	CDL Libra Pte. Ltd. (Wholly-owned subsidiary of City Developments Limited)		
Project Name	Union Square Residences (誉岭峰)		
Location	28 Havelock Road (Residential)		
Development Layout	<p>Union Square Residences comprises 366 luxury apartments in a 40-storey tower, with commercial units on the 1st and 2nd storeys.</p> <p>The residential component is part of the mixed-use development called Union Square (誉岭广场). Other components of Union Square include:</p> <ul style="list-style-type: none"> • Union Square Central (誉岭大厦) – 20-storey office block • Retail – Estimated 65 shops and restaurants • Co-living (with hotel licence) – Estimated 134 units 		
Tenure	99 years leasehold from 11 October 2024		
Land Area	67,146 sq ft (Residential)		
Number of Apartments	366 <i>* With 186 parking lots, including three ready-to-use electric vehicle (EV) lots, 26 passive future provision EV lots and three accessible lots</i>		
Unit Mix	Unit Type	Units Area	No. of Units
	1-Bedroom 1-Bedroom + Study	463 sq ft 506 sq ft	102 units
	2-Bedroom 2-Bedroom + Study	700 – 732 sq ft 743 sq ft	169 units
	3-Bedroom 3-Bedroom Premium	990 sq ft 1,066 sq ft	57 units
	4-Bedroom Premium	1,518 sq ft	35 units
	Sky Suite	2,476 sq ft	2 units
	Penthouse	4,833 sq ft	1 unit

Recreational Facilities	<p>Social Vista (Level 3)</p> <ol style="list-style-type: none"> 1. Lap Pool 2. Aqua Lounge 3. Pool Deck 4. Aqua Gym 5. Outdoor Showers 6. Secret Garden 7. Wellness Pool 8. Gourmet Pavilion 9. Wellness Pod 10. Club Social 11. Kids' Club 12. Social Lounge 13. Yoga Studio 14. Co-Working Studio 15. Male Changing Room 16. Male Steam Room 17. Female Changing Room 18. Female Steam Room 19. Accessible Toilet 20. Management Office <p>Recreational Pods</p> <ol style="list-style-type: none"> 21. Fitness Pod (Level 8) 22. Relaxation Pod (Level 12) 23. Serenity Pod (Level 16) 24. Cosy Pod (Level 21) 25. Leisure Pod (Level 25) 26. Vista Pod (Level 29) <p>Union Vista (Level 34)</p> <ol style="list-style-type: none"> 27. Aqua Lounge 28. Sky Pool 29. Pool Deck 30. Club Gourmet 31. Alfresco Dining 32. Spa Alcove 33. Outdoor Showers 34. Eco Wall 35. Club Union 36. Sky Gym 37. Accessible Toilet
Expected Vacant Possession Date	15 March 2031
CONSULTANTS	
Architect	Aedas Pte Ltd (Lead Architect) ADDP Architects LLP (Residential Architect)
Landscape Consultant	Coen Design International Pte Ltd
Builder	Woh Hup (Private) Limited
Project Interior Designer	2nd Edition Pte Ltd
M&E Engineer	Alpha Consulting Engineers Pte Ltd
C&S Engineer	Mott Macdonald Singapore Pte Ltd

LOCATION MAP



Union Square Residences Sales Gallery	Union Square Residences – Actual Site
Along Merchant Road	28 Havelock Road

All information in the Fact Sheet is current at the time of release and is subject to such changes as required by the developer or the relevant authorities.