



ONE BERNAM

THE LEVEL 4 SKY TERRACE IS HOME TO A VERDANT HIGH-RISE GARDEN, VARIOUS ENTERTAINMENT SPACES AND ACTIVITY DECK, PLUS A RELAXING LAP POOL

Living it up downtown

Affordable luxury urban living with close proximity to the future Greater Southern Waterfront and thriving F&B scene of Tanjong Pagar are some of the reasons why One Bernam has become the home of our dreams

BY JASMINE ALIMIN

If you've harboured dreams of downtown living, where work is just minutes away and your backyard consists of the best bars and restaurants in Singapore, look no further than One Bernam – a 351-unit mixed-use development located in the heart of Tanjong Pagar.

A destination in itself where one can enjoy integrated living and leisure under one roof, the 35-storey One Bernam, developed by Hao Yuan Investment and MCC Land, comes at the perfect time as the entire Core Central Region (CCR) of Singapore undergoes major revitalisation works to coincide with the introduction of the future Great Southern Waterfront.

This new coastal metropolis, located on the fringe of the CBD, stretches for 30km from Gardens by the Bay East all the way to Pasir Panjang, and will pave the way for more residential and lifestyle developments where waterfront living will be the new way of life.

While we wait for this major undertaking by the URA to take root, property developers have been hard at work with collective en bloc sales to rebuild the surrounding area into a prime lifestyle destination, and that includes the Anson-Tanjong Pagar district where you'll find One Bernam.

Perfect location with larger units

More than just a luxurious home in the city, One Bernam encompasses a life of infinite possibilities for you to live, work and play 24/7 in a multi-faceted location that blends old and new.

It is one of the first mixed-use projects in the vicinity to launch as part of the revival masterplan for Tanjong Pagar. This gives you not only the first-buyer advantage, but also first dibs to the district's exciting features such as new retail offerings, spacious courtyards that serve as outdoor "living rooms" for communities to gather, and greener streets linking the Rail Corridor to the CBD.

Its strategic location puts it across from Tanjong Pagar MRT Station and retail neighbours like 100AM and Guoco Tower. A short stroll will take you to some of the country's finest bars and restaurants in quaint conserved shophouses, plus comforting hawker fare including Michelin-listed stalls at nearby Chinatown.

One Bernam is also extremely well-connected. Tanjong Pagar MRT Station on the East-West Line is just one MRT stop from Raffles Place Interchange for the North-South and East-West Lines. Telok Ayer MRT Station on the Downtown Line is also within a few minutes' walk and two stops from Bayfront MRT Interchange for the Downtown and Circle Lines. Nearby, the upcoming Maxwell MRT Station on the Thomson-East Coast Line is expected to be completed within the next year.

Among other mixed-use projects in the CCR, One Bernam is by far the most affordable with prices from \$2,200 psf, giving investors and homeowners plenty of bang for their buck. On top of that, the interior spaces are comparatively more spacious than other developments with roomier bedrooms and bathrooms.

One-bedroom apartments are sized from 441 to 463 sq ft; two-bedroom and two-bedroom-plus study units range from 700 to 872 sq ft; three-bedroom homes measure at 1,421 sq ft; while three-bedroom penthouses are between 1,744 and 1,948 sq ft. The largest penthouse in the development is a 4,306 sq ft unit with five bedrooms.

Where nature meets architecture

Conceptualised by design behemoth DP Architects, One Bernam's streamlined façade takes inspiration from an urban forest where its towering height resembles tall pine trees, while the podium's curvilinear form is an expression of the forest floor.



THE SKY LOUNGE AT LEVEL 34 IS A TASTEFULLY-FURNISHED FUNCTION ROOM DESIGNED FOR UPSCALE PRIVATE EVENTS

The building is clearly segmented according to the layers of a rainforest. At the bottom, the Forest Floor features a two storey retail podium of 14 shops, and above that, a floor of 13 serviced offices, all to be managed by One Bernam. To create that dense forested feel, the podium will be fronted by a welcoming central piazza lined with conserved trees.

The Subcanopy Layer is the Level 4 Sky Terrace, home to a verdant high-rise garden split into two lifestyle zones, plus a lap pool with various activity decks and entertainment zones such as the Garden Dining Pavilion, Gourmet Function Room and Clubhouse.

The Canopy Layer that runs from Level 5 all the way to Level 34 will be composed of north-south facing residential units of all sizes.

The top-most Emergent Layer is Level 34's Sky Terrace, which enjoys spectacular high-rise views of the sea and cityscape. Over here, you'll find meditative corners like a Tatami Garden and Sky Hammock Garden for you to lay back and admire the sunrise or sunset. This is also the floor to enjoy an elevated workout at the Sky Fitness Club, and host stylish parties at the Sky Lounge Garden which features a tastefully-furnished function room with high ceilings, warm wood furniture and pendant lighting.

The penthouse will sit stoically on the 35th floor with nothing but endless sky above it.

The pinnacle of luxury living

The epitome of elevated living (in all senses of the word) begins five storeys above the main street where smaller units take up the lower floors, and move up in size as they go higher. For most of the three-bedroom units including the penthouse, residents will get to enjoy private lift access.

Each apartment reflects the very essence of refined luxury living with well-proportioned living spaces that exude timelessness, intuitiveness and enduring good taste, as seen in the choice of brands for fixtures and fittings.

For ceiling fans, the designers have chosen Haiku, a leading American brand that has won more than 75 international awards for exceptional design and technology. In the bathrooms, you'll find sanitaryware by Swiss brand Laufen and tapware from award-winning Italian brand Gessi. For kitchens, there's Swiss-made Franke for the basin and Gessi for the faucet; and world-renowned V Zug which will supply the cooker hood, hob, oven, washer, dryer and built-in fridge.

To take you into the future of a digitalised home, One Bernam makes smart living a reality through a Smart Gateway that connects and controls smart devices in your home from just one wireless hub.

Other high-tech features include a Smart Doorbell that allows you to see, hear and speak with visitors on the other side of your door; a Digital Lock to enjoy the convenience of going keyless; and Smart Air-Con Control that lets you turn your smartphone into an air-con remote control for the living and dining rooms. Penthouse owners will also enjoy the use of a Magic Mirror: a digital personal assistant that displays real-time updates on traffic, weather and your day's schedule.

A place to call home where you can work where you live, and live where you play, where it's all part of a massive revival masterplan for a brighter Singapore — One Bernam is the hottest property in the district and one worth investing in.

For more information, visit onebernarnam.com.sg



THE CENTRAL PIAZZA FRONTING THE RETAIL PODIUM OF ONE BERNAM OFFERS PLENTY OF SPACE FOR SOCIAL GATHERINGS

Artist's Impression



ONE BERNAM

THE CENTRAL PIAZZA FRONTING THE RETAIL PODIUM OF ONE BERNAM OFFERS PLENTY OF SPACE FOR SOCIAL GATHERINGS

Living it up downtown

Affordable luxury urban living with close proximity to the future Greater Southern Waterfront and thriving F&B scene of Tanjong Pagar are some of the reasons why One Bernam has become the home of our dreams

BY JASMINE ALIMIN

If you've harboured dreams of downtown living, where work is just minutes away and your backyard consists of the best bars and restaurants in Singapore, look no further than One Bernam – a 351-unit mixed-use development located in the heart of Tanjong Pagar.

A destination in itself where one can enjoy integrated living and leisure under one roof, the 35-storey One Bernam, developed by Hao Yuan Investment and MCC Land, comes at the perfect time as the entire Core Central Region (CCR) of Singapore undergoes major revitalisation works to coincide with the introduction of the future Great Southern Waterfront.

This new coastal metropolis, located on the fringe of the CBD, stretches for 30km from Gardens by the Bay East all the way to Pasir Panjang, and will pave the way for more residential and lifestyle developments where waterfront living will be the new way of life.

While we wait for this major undertaking by the URA to take root, property developers have been hard at work with collective en bloc sales to rebuild the surrounding area into a prime lifestyle destination, and that includes the Anson-Tanjong Pagar district where you'll find One Bernam.

Perfect location with larger units

More than just a luxurious home in the city, One Bernam encompasses a life of infinite possibilities for you to live, work and play 24/7 in a multi-faceted location that blends old and new.

It is one of the first mixed-use projects in the vicinity to launch as part of the revival masterplan for Tanjong Pagar. This gives you not only the first-buyer advantage, but also first dibs to the district's exciting features such as new retail offerings, spacious courtyards that serve as outdoor "living rooms" for communities to gather, and greener streets linking the Rail Corridor to the CBD.

Its strategic location puts it across from Tanjong Pagar MRT Station and retail neighbours like 100AM and Guoco Tower. A short stroll will take you to some of the country's finest bars and restaurants in quaint conserved shophouses, plus comforting hawker fare including Michelin-listed stalls at nearby Chinatown.

One Bernam is also extremely well-connected. Tanjong Pagar MRT Station on the East-West Line is just one MRT stop from Raffles Place Interchange for the North-South and East-West Lines. Telok Ayer MRT Station on the Downtown Line is also within a few minutes' walk and two stops from Bayfront MRT Interchange for the Downtown and Circle Lines. Nearby, the upcoming Maxwell MRT Station on the Thomson-East Coast Line is expected to be completed within the next year.

Among other mixed-use projects in the CCR, One Bernam is by far the most affordable with prices from \$2,200 psf, giving investors and homeowners plenty of bang for their buck. On top of that, the interior spaces are comparatively more spacious than other developments with roomier bedrooms and bathrooms.

One-bedroom apartments are sized from 441 to 463 sq ft; two-bedroom and two-bedroom-plus study units range from 700 to 872 sq ft; three-bedroom homes measure at 1,421 sq ft; while three-bedroom penthouses are between 1,744 and 1,948 sq ft. The largest penthouse in the development is a 4,306 sq ft unit with five bedrooms.

Where nature meets architecture

Conceptualised by design behemoth DP Architects, One Bernam's streamlined façade takes inspiration from an urban forest where its towering height resembles tall pine trees, while the podium's curvilinear form is an expression of the forest floor.



THE SKY LOUNGE AT LEVEL 34 IS A TASTEFULLY-FURNISHED FUNCTION ROOM DESIGNED FOR UPSCALE PRIVATE EVENTS

The building is clearly segmented according to the layers of a rainforest. At the bottom, the Forest Floor features a two storey retail podium of 14 shops, and above that, a floor of 13 serviced offices, all to be managed by One Bernam. To create that dense forested feel, the podium will be fronted by a welcoming central piazza lined with conserved trees.

The Subcanopy Layer is the Level 4 Sky Terrace, home to a verdant high-rise garden split into two lifestyle zones, plus a lap pool with various activity decks and entertainment zones such as the Garden Dining Pavilion, Gourmet Function Room and Clubhouse.

The Canopy Layer that runs from Level 5 all the way to Level 34 will be composed of north-south facing residential units of all sizes.

The top-most Emergent Layer is Level 34's Sky Terrace, which enjoys spectacular high-rise views of the sea and cityscape. Over here, you'll find meditative corners like a Tatami Garden and Sky Hammock Garden for you to lay back and admire the sunrise or sunset. This is also the floor to enjoy an elevated workout at the Sky Fitness Club, and host stylish parties at the Sky Lounge Garden which features a tastefully-furnished function room with high ceilings, warm wood furniture and pendant lighting.

The penthouse will sit stoically on the 35th floor with nothing but endless sky above it.

The pinnacle of luxury living

The epitome of elevated living (in all senses of the word) begins five storeys above the main street where smaller units take up the lower floors, and move up in size as they go higher. For most of the three-bedroom units including the penthouse, residents will get to enjoy private lift access.

Each apartment reflects the very essence of refined luxury living with well-proportioned living spaces that exude timelessness, intuitiveness and enduring good taste, as seen in the choice of brands for fixtures and fittings.

For ceiling fans, the designers have chosen Haiku, a leading American brand that has won more than 75 international awards for exceptional design and technology. In the bathrooms, you'll find sanitaryware by Swiss brand Laufen and tapware from award-winning Italian brand Gessi. For kitchens, there's Swiss-made Franke for the basin and Gessi for the faucet; and world-renowned V Zug which will supply the cooker hood, hob, oven, washer, dryer and built-in fridge.

To take you into the future of a digitalised home, One Bernam makes smart living a reality through a Smart Gateway that connects and controls smart devices in your home from just one wireless hub.

Other high-tech features include a Smart Doorbell that allows you to see, hear and speak with visitors on the other side of your door; a Digital Lock to enjoy the convenience of going keyless; and Smart Air-Con Control that lets you turn your smartphone into an air-con remote control for the living and dining rooms. Penthouse owners will also enjoy the use of a Magic Mirror: a digital personal assistant that displays real-time updates on traffic, weather and your day's schedule.

A place to call home where you can work where you live, and live where you play, where it's all part of a massive revival masterplan for a brighter Singapore — One Bernam is the hottest property in the district and one worth investing in.

For more information, visit onebernarnam.com.sg



THE COSY CLUBHOUSE FITTED WITH FLOOR-TO-CEILING WINDOWS OVERLOOK THE TRANQUILITY LAP POOL AND VERDANT GARDENS

Artist's Impression

