

SPECIAL FEATURE

River Modern: A rare District 9 riverfront site with superior connectivity to Great World MRT Station

All the attributes of tranquility and quiet, with all the convenience of easy connectivity – River Modern is the newest luxury residence in the prime District 9 and possibly the last of its kind in the area. As its name suggests, the upcoming riverfront development is adjacent to the Singapore River, situated on one of the last pieces of land in the area with direct riverfrontage.

Property developer GuocoLand returns to River Valley nearly a decade after the successful launch of Martin Modern. Revisiting the winning architectural features and landscaping, GuocoLand has unveiled the 455-unit River Modern, a 99-year leasehold luxury development in one of Singapore's most prestigious addresses.

Situated on a 126,325 sq ft site within River Valley next to Kim Seng Park, River Modern sits on GuocoLand's "favourite site in the area", says group CEO Cheng Hsing Yao. "It's going to be difficult to find another site with these kinds of attributes coming by soon."

Already minutes away from Singapore's shopping and business districts, River Modern also boasts direct connectivity to Great World MRT Station on the Thomson-East Coast Line via Exit 1, which also offers underpass access to Great World shopping mall.

The seamless integration between the public and private spaces cannot be overstated – River Modern residents can arrive home through a private, air-conditioned lobby just steps away from Great World MRT Station.

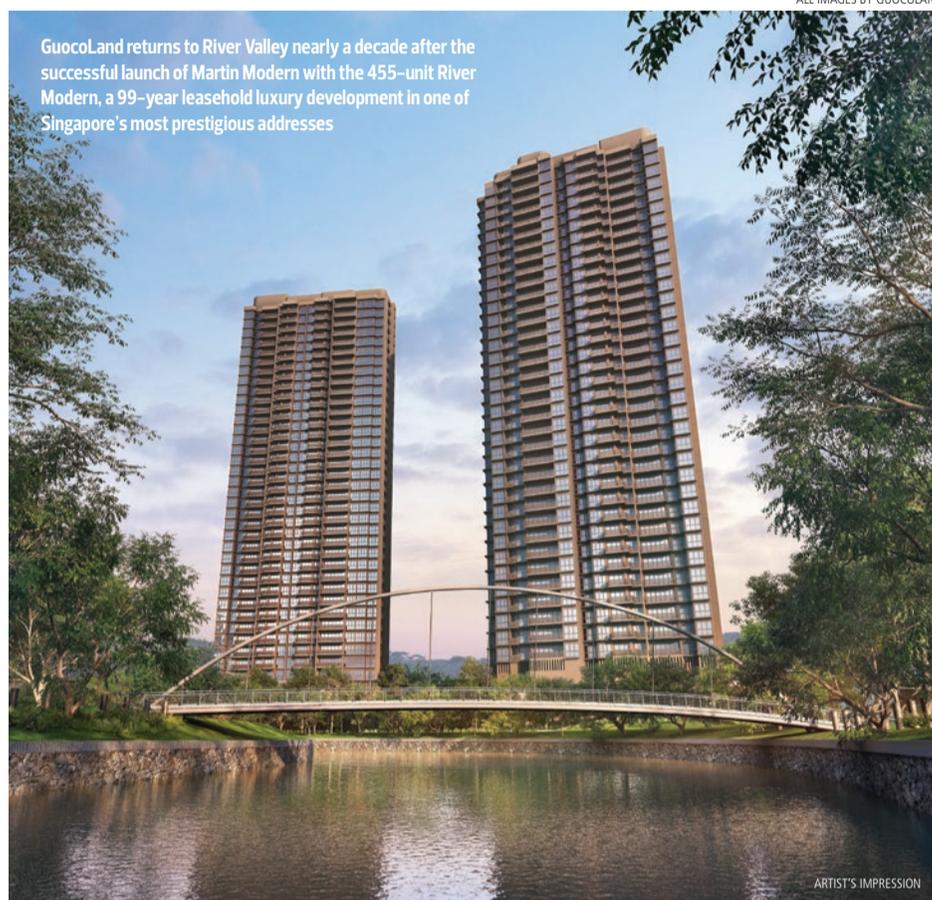
In addition to the retail offerings at Great World shopping mall, River Modern has six retail shops on the ground floor, totalling about 4,300 sq ft of commercial space. The retail units will not be sold. Instead, rental will be collected to subsidise maintenance costs. The units will only be rented out after the Management Corporation Strata Title (MCST) has been set up, after which the committee will then decide on the retail tenant mix to suit residents' various needs.

Wide frontage, broad views

River Modern comprises two 36-storey residential towers, with six units per floor in one tower and seven in the other.

River Modern is designed with families in mind, with the popular River Valley Primary School just across the road, accessible via a sheltered walkway. Other primary schools within 2km of the development include Anglo-Chinese School (Junior), St Margaret's School (Primary) and Alexandra Primary School.

With configurations ranging from two to four bedrooms, all units are generously



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ARTIST'S IMPRESSION

sized, with no "shoebox" layout. In fact, more than 60% of River Modern's units are three- and four-bedroom units.

Prices start at \$2,877 psf (\$1.548 million) for a 538 sq ft two-bedroom unit, \$2,883 psf (\$2.298 million) for a 797 sq ft three-bedroom unit and \$3,134 psf (\$4.588 million) for a 1,464 sq ft four-bedroom unit.

Both the four-bedroom unit types (1,464 sq ft and 1,830 sq ft) come with a private lift. In the premium four-bedroom stack, the living area is 6.3m wide, offering ample space for family activities and gatherings while maximising river-facing vistas.

The unit layouts are designed to showcase

the unique views from each stack. The placement of the two blocks was designed so they do not overlap or overlook one another. The towers are then placed 48m apart and rotated for optimal orientation and views; about 70% of the apartments at River Modern enjoy unblocked views of the Singapore River.

Residents can expect views of the river, the wider River Valley district and even Marina Bay Sands for higher-level units.

The towers are also elevated to give residents enhanced views from their homes while providing more open space for ground-level facilities and landscaping. In fact, the

first residential level is about five storeys above the Kim Seng Park level.

Luxe living, wellness amenities

River Modern's amenities support residents' wellness and diverse lifestyles. More than 80% of River Modern's site area is dedicated to landscaping and facilities, including a 170m nature trail lined by approximately 50 species of plants.

Instead of a boundary wall separating River Modern from the neighbouring Kim Seng Park, the development employs a series of stepped "tiers" that gradually elevate the terrain from the riverside to the lawn, the pool and the residential towers. This visually extends the development's landscaping while allowing residents to savour their vantage point of 186m of the Singapore River.

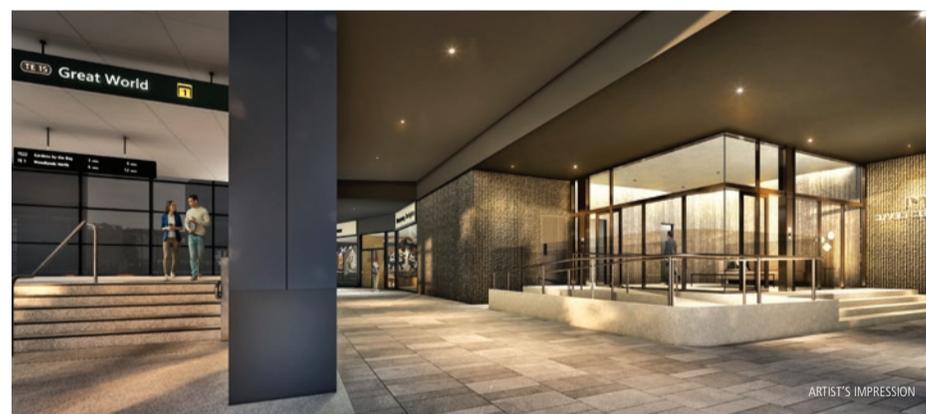
In addition to the nature trail, residents can look forward to a tennis court, a gym overlooking lush greenery, and a 50m infinity pool with spa alcoves and scalloped lounges for relaxation and rejuvenation.

The clubhouse has two function rooms that can be combined, and a viewing deck for alfresco dining, where you can enjoy the cool evening air and serene river views.

When completed, River Modern will attain the Building and Construction Authority's Green Mark Platinum (Super Low Energy) certification with Maintainability Badge. The estimated Temporary Occupation Permit (TOP) date is in 2H2030.

For residents who drive, there are 355 carpark lots and five accessible carpark lots, spread across two basement levels. There are also 12 electric vehicle (EV) charging lots on Basement 1.

Dora Chng, residential director at GuocoLand, says: "It is rare for a site to enjoy such a unique combination of attributes. River Modern will appeal to owner-occupiers with its highly desirable location and connectivity, spacious units with efficient and flexible living spaces, attractive amenities and views of the Singapore River and city." **E**



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Sales preview for River Modern begins Feb 20. Book your exclusive showflat viewing now at 8125 9625 or visit the official development website at www.rivermodern.com.sg



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