



## **River Modern – GuocoLand’s luxury riverfront condominium connected to MRT station in District 9**

- Located in prime District 9, adjacent to the Singapore River
- Direct access to Great World MRT station on the Thomson-East Coast Line
  - Prices for River Modern start from S\$2,877 psf
  - Sales preview begins 20 February 2026

**Singapore, 10 February 2026** – GuocoLand Limited (“GuocoLand”) has unveiled **River Modern**, its latest luxury riverfront development adjacent to the Singapore River in prime District 9.

River Modern sits on a 126,325 sq ft (or 11,736 sq m) site within River Valley along the Singapore River next to Kim Seng Park. Besides offering panoramic river and city views, River Modern offers great convenience as it is directly connected to Great World MRT station on the Thomson-East Coast Line (“TEL”) and Great World shopping mall, while River Valley Primary School is located right across the road.

Designed with owner-occupiers in mind, River Modern comprises two 36-storey residential towers with 455 units of two- to four-bedroom apartments. More than 60% of the units are three- and four-bedroom units. Both the spacious four-bedroom unit types (1,464 sq ft and 1,830 sq ft) come with a private lift and enjoy wide frontage of more than 6 metres. In addition, there are about 4,300 sq ft of commercial shops at the first storey which will form part of the condominium’s common area.

The two towers at River Modern are orientated so that about 70% of the apartments enjoy unblocked views of the Singapore River. The unit layouts are designed to showcase the unique views from each stack – from views of the river to views of Orchard Road, the wider River Valley district and even Marina Bay Sands. The towers are also elevated to give residents enhanced views from their homes while providing more open space for ground-level facilities and landscaping.

Mr Cheng Hsing Yao, Group Chief Executive Officer, GuocoLand, said, “River Modern is a very rare site in District 9 with river frontage and direct MRT connection – a prime address that offers tranquillity and connection. We are excited to return to the area since Martin Modern 10 years ago.”

Besides the retail offerings located at the first storey of River Modern, residents have more choices for shopping and dining at the Great World shopping mall which is seamlessly connected to the condominium via an underground pedestrian network.

In addition to River Valley Primary School located just across the road from River Modern, other primary schools within 2km of the development include Anglo-Chinese School (Junior), St. Margaret’s School (Primary) and Alexandra Primary School.

Prices at River Modern start from S\$2,877 per square foot (“psf”). Indicative starting prices for the various unit types are as follows:

- S\$1,548,000 (S\$2,877 psf) for a 538 sq ft two-bedroom unit
- S\$2,298,000 (S\$2,883 psf) for a 797 sq ft three-bedroom unit
- S\$4,588,000 (S\$3,134 psf) for a 1,464 sq ft four-bedroom unit

Please refer to **Annex A** for more details on the unit mix.

### **Luxury living and wellness amenities**

River Modern’s amenities are designed to support residents’ wellness and diverse lifestyles. More than 80% of River Modern’s site area is dedicated to landscaping and facilities, including a 170-metre nature trail lined by 50 species of plants. The nature trail is located next to the Kim Seng Park, which visually extends the development’s landscaping.

In addition to the nature trail, residents can look forward to GuocoLand’s signature Grand Lawn, tennis court, a gym that looks out to views of lush greenery, and a 50-metre infinity pool with spa alcoves and scalloped lounges to relax in and rejuvenate. The clubhouse has two function rooms that can be combined, and a viewing deck for alfresco dining while enjoying the cool evening air and serene views of the river.

### **Proximity to key destinations**

River Modern residents will enjoy exceptional connectivity, with key destinations such as Orchard Road and the Central Business District (“CBD”) just a short drive or bus ride away.

With the TEL at their doorstep, residents can also easily travel to Orchard Road, the CBD, Singapore Botanic Gardens, Marina Bay, and East Coast Park. In the future, they will enjoy even greater convenience when the TEL is connected to Changi Airport Terminal 5 and the Johor Bahru-Singapore Rapid Transit System Link (“RTS”) terminal at Woodlands North.

Ms Dora Chng, Residential Director, GuocoLand, said, “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.”

When completed, River Modern will attain the Building and Construction Authority’s Green Mark Platinum (Super Low Energy) certification with Maintainability Badge.

For high-resolution pictures, please download from the Media Kit [here](#).

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### **About GuocoLand Limited**

GuocoLand Limited (“GuocoLand”) and its subsidiaries (“the Group”) is a leading real estate group that is focused on its twin engines of growth in Property Investment and Property Development. It develops, invests in and manages a portfolio of quality commercial and mixed-use assets providing stable, recurring rental revenue with potential for capital appreciation. The Group has a strong track record in creating distinctive integrated mixed developments and premium residential properties that uplift and transform their local neighbourhoods.

The Group’s investment properties – the total value of which stood at S\$7.00 billion as at 31 December 2025 – are located across its key markets of Singapore, China and Malaysia, such as Guoco Tower and Guoco Midtown in Singapore, Guoco Changfeng City in Shanghai, and Damansara City in Kuala Lumpur. Iconic residential projects of the Group include Goodwood Residence, Leedon Residence, Wallich Residence, Martin Modern, Meyer Mansion, Midtown Modern, Midtown Bay, Lentor Modern, Lentor Mansion, Springleaf Residence and Faber Residence.

The Group’s full value chain capabilities span across the real estate value chain, from planning and design, property investment, property development, and property management to asset management.

GuocoLand is listed on the Mainboard of the Singapore Exchange. The parent company of GuocoLand is Guoco Group Limited, a company listed on the Main Board of The Stock Exchange of Hong Kong Limited. Both GuocoLand and Guoco Group Limited are members of Hong Leong Group in Malaysia.

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## RIVER MODERN

## DEVELOPMENT INFORMATION

<b>Total Units</b>	455 residential units	
<b>Land Size</b>	126,325.25 sq ft / 11,736 sq m	
<b>Tenure</b>	99 years from 13 May 2025	
<b>Estimated TOP</b>	2H 2030	
<b>No of Towers &amp; Units Per Floor</b>	2 residential towers of 7 units per floor and 6 units per floor respectively	
<b>No of Carpark Lots</b>	355 carpark lots and 5 accessible carpark lots located at Basement 1 and 2	
<b>No of EV Charging Lots</b>	12 EV charging lots at Basement 1	
<b>No of Retail Shops</b>	6 retail shops at Level 1	
<b>Consultants</b>	Design Architect	ipli Architects
	Project Architect	P&T Consultants Pte Ltd
	Landscape Architect	Tinderbox Pte Ltd
	Interior & Public Amenities Designer	ipli Architects Nathan Yong Design Pte Ltd
	Main Contractor	China Construction (South Pacific) Development Co Pte Ltd
	Green Mark Consultant	DP Sustainable Design Pte. Ltd.
<b>Construction Method</b>	PPVC (Prefabricated Prefinished Volumetric Construction)	

## UNIT MIX

Bedroom Types	Unit Size (sq ft)	Total		Price
		No.	%	
2-Bedroom	538 – 689	175	39%	Starting from S\$1,548,000
3-Bedroom	797 – 1109	210	46%	Starting from S\$2,298,000
4-Bedroom	1464 – 1830	70	15%	Starting from S\$4,588,000

## AMENITIES

<b>Connectivity</b>	<b>Estimated Time*</b>
Great World MRT Station	Directly Connected
Central Expressway (CTE)	8-min drive

<b>Retail &amp; F&amp;B</b>	<b>Estimated Time*</b>
Great World Mall	Directly Connected
Zion Riverside Food Centre	5-min walk
Robertson Quay	8-min walk
New Bahru	9-min walk
Tiong Bahru Market & Food Centre	4-min drive
Funan	5-min drive
Orchard Road Shopping Belt	5-min drive
Raffles City Shopping Centre	7-min drive
Marina Bay Sands	9-min drive

<b>Education</b>	<b>Estimated Time*</b>
River Valley Primary School (Via Sheltered Linkway)	1-min walk
Alexandra Primary School	5-min drive
St. Margaret's School (Primary)	7-min drive
Anglo-Chinese School (Junior)	9-min drive

<b>Nature</b>	<b>Estimated Time*</b>
Kim Seng Park	< 1-min walk
Fort Canning Park	5-min drive
Singapore Botanic Gardens	10-min drive
Gardens by the Bay	11-min drive

<b>Art &amp; Culture</b>	<b>Estimated Time*</b>
Chinatown	5-min drive
Victoria Theatre & Concert Hall	6-min drive
National Gallery Singapore	6-min drive
ArtScience Museum	9-min drive
Esplanade – Theatres on the Bay	10-min drive

<b>Business</b>	<b>Estimated Time*</b>
Central Business District	5-min drive
Marina Bay Financial Centre	7-min drive
Guoco Tower	8-min drive
Suntec Singapore	9-min drive

\*All distances and travel times are approximate, measured from River Modern to the respective destinations. Actual travel times may vary depending on the time of day.