



F R E E H O L D



# A freehold address for an elite contemporary lifestyle

Welcome to Gems Ville - an exceptional freehold address within the flourishing Geylang district. Sporting a uniquely modern facade, Gems Ville features a distinctive Brise Soleil architectural form with balconies adorning every unit - providing residents with unparalleled views of the lively surrounding neighbourhood.







# A haven for the urbanites Live within Singapore's most vibrant modern district



**C**entrally located, this city fringe location is a true enclave of cuisines and culture. Vibrancy flows out from every alley, creating a unique invigorating energy that sparks excitement.

Indulge in local delights from speciality eateries mere streets away, or opt for international options within the wider Kallang community. Play tourist in your own backyard - with shophouses of history and colour all around you, there's always a new story to uncover in this district of heritage.

A world of cuisines  
and cultures in  
your community





# A sparkling central location

With mere minutes to all forms of comforts, Gems Ville sits at a crossroads of conveniences and connectivity. Easy access to a selection of amenities ensures you'll never have to go far for your heart's desires, while quick connections to MRT stations within a 10-minute walk and a 6-minute drive to major expressways keep you connected to the wider Singapore around you.



## CONNECTIVITY

Kallang MRT Station  
Aljunied MRT Station  
Paya Lebar MRT Interchange  
Mountbatten MRT Station  
Nicoll Highway  
Kallang Paya Lebar Expressway (KPE)  
Pan Island Expressway (PIE)  
Central Expressway (CTE)  
East Coast Parkway Expressway (ECP)  
Changi Airport

9 Mins Walk  
2 Mins Drive  
3 Mins Drive  
4 Mins Drive  
6 Mins Drive  
7 Mins Drive  
9 Mins Drive  
10 Mins Drive  
12 Mins Drive  
8 MRT Stops

## SHOPPING & DINING

Paya Lebar Square  
Paya Lebar Quarter  
SingPost Centre  
KINEX Shopping Mall  
City Plaza  
Kallang Wave Mall  
Leisure Park Kallang  
Suntec City  
Jewel Changi Airport

3 Mins Drive  
3 Mins Drive  
3 Mins Drive  
4 Mins Drive  
4 Mins Drive  
4 Mins Drive  
4 Mins Drive  
5 Mins Drive  
8 MRT Stops

## FOOD & BEVERAGE

Sims Vista Market & Food Centre  
Old Airport Road Food Centre  
Haig Road Market & Cooked Food Centre

6 Mins Walk  
4 Mins Drive  
5 Mins Drive

## EDUCATION

James Cook University Singapore  
Geylang Methodist School  
Canossa Convent Pri  
Nexus International School  
Kong Hwa School

7 Mins Walk  
2 Mins Drive  
3 Mins Drive  
3 Mins Drive  
5 Mins Drive

## NATURE

Kallang Riverside Park  
East Coast Park  
Gardens by the Bay

3 Mins Drive  
8 Mins Drive  
9 Mins Drive

## SPORTS/RECREATION

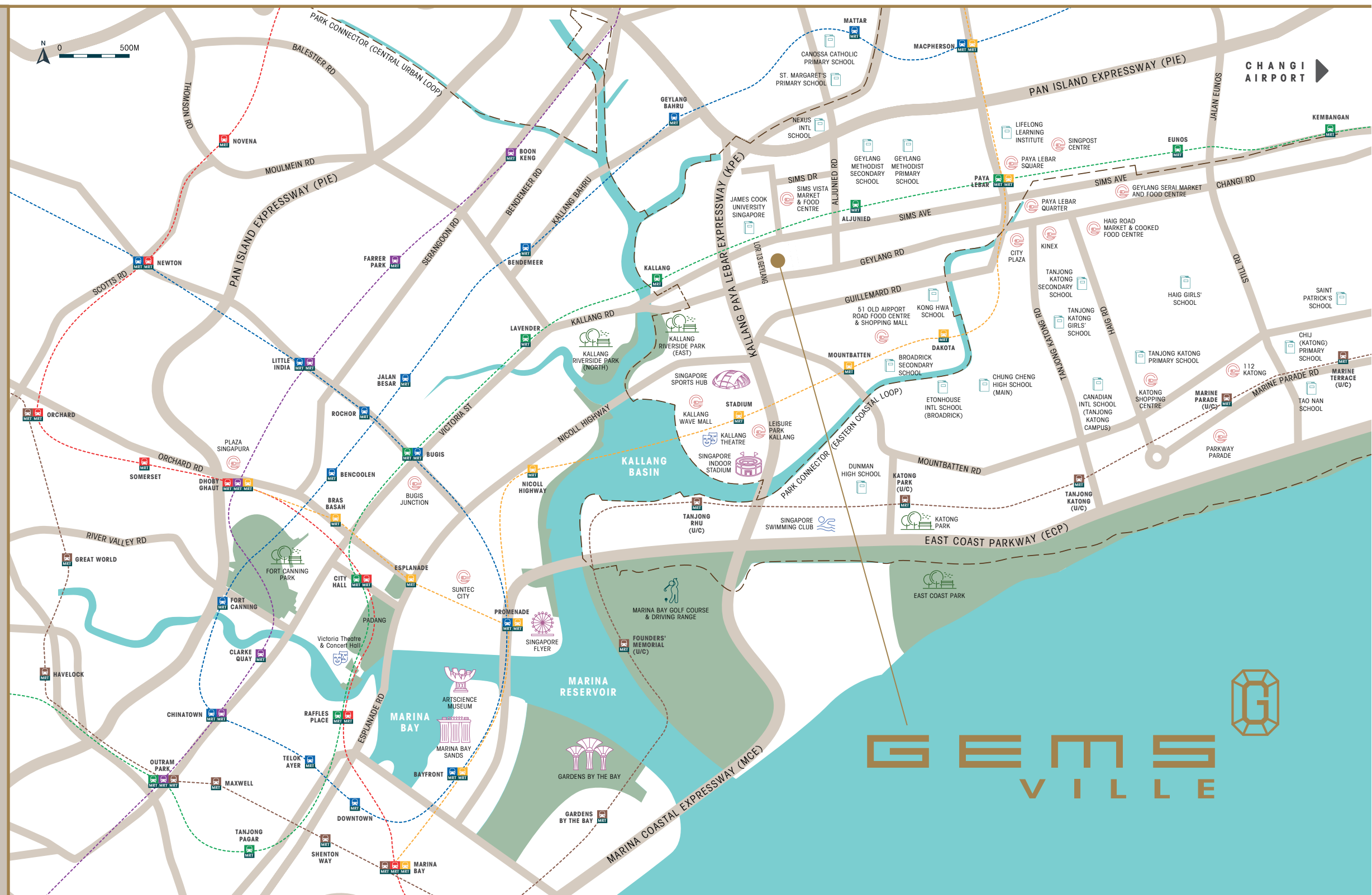
Singapore Badminton Hall  
Kallang Active SG Tennis Centre  
Singapore Sports Hub (National Stadium)  
Marina Bay Golf Course

5 Mins Walk  
4 Mins Drive  
4 Mins Drive  
9 Mins Drive

## ARTS/ENTERTAINMENT

Goodman Arts Centre  
Singapore Indoor Stadium  
Esplanade - Theatres on the Bay  
Victoria Theatre and Concert Hall  
Marina Bay Sands & ArtScience Museum

4 Mins Drive  
7 Mins Drive  
7 Mins Drive  
8 Mins Drive  
8 Mins Drive



GEMS  
VILLE

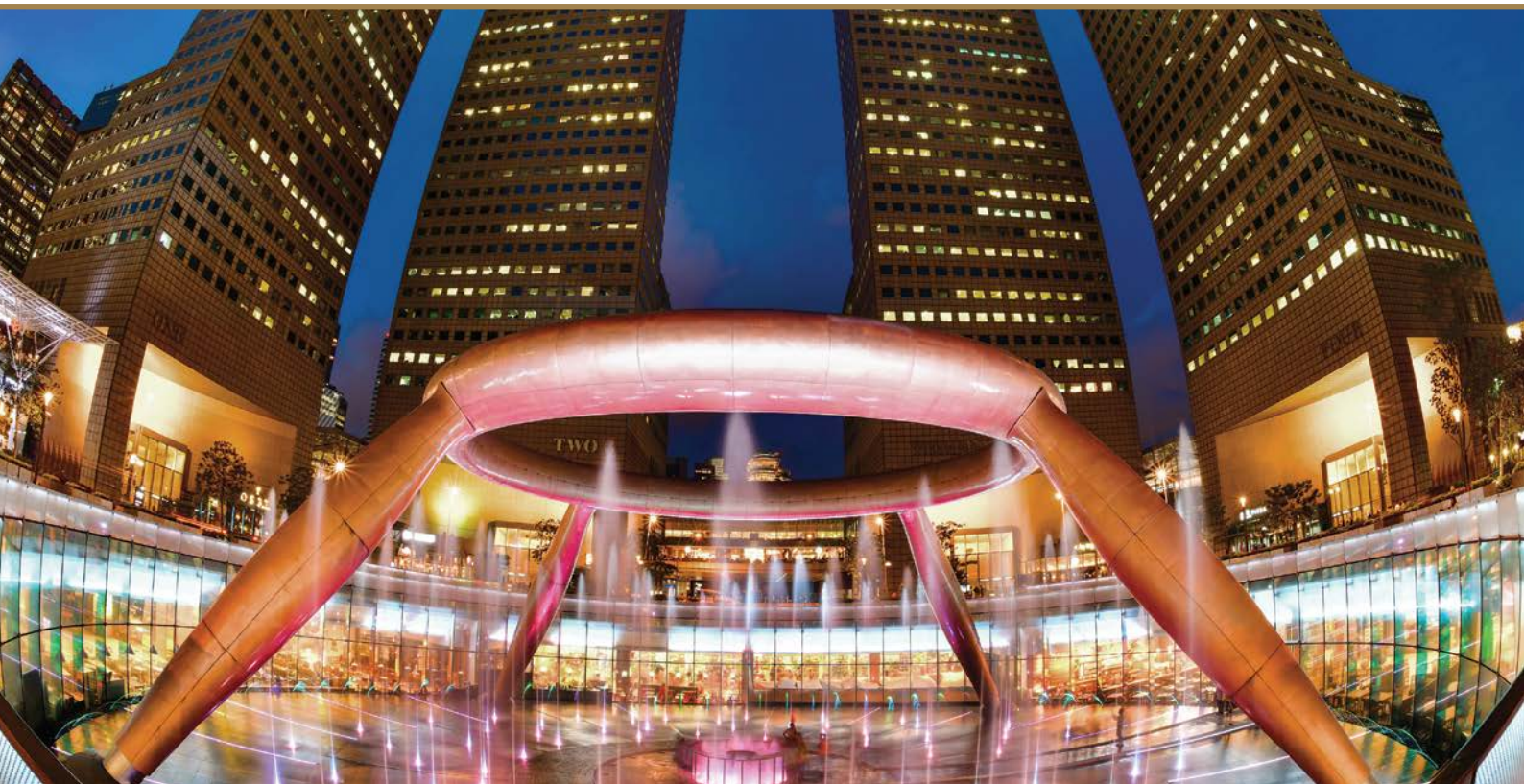


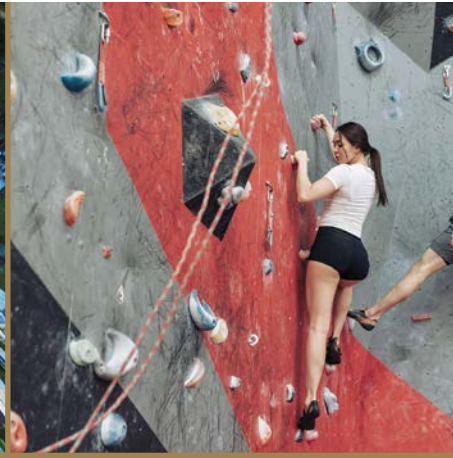


Feel the excitement that never  
ends by the city



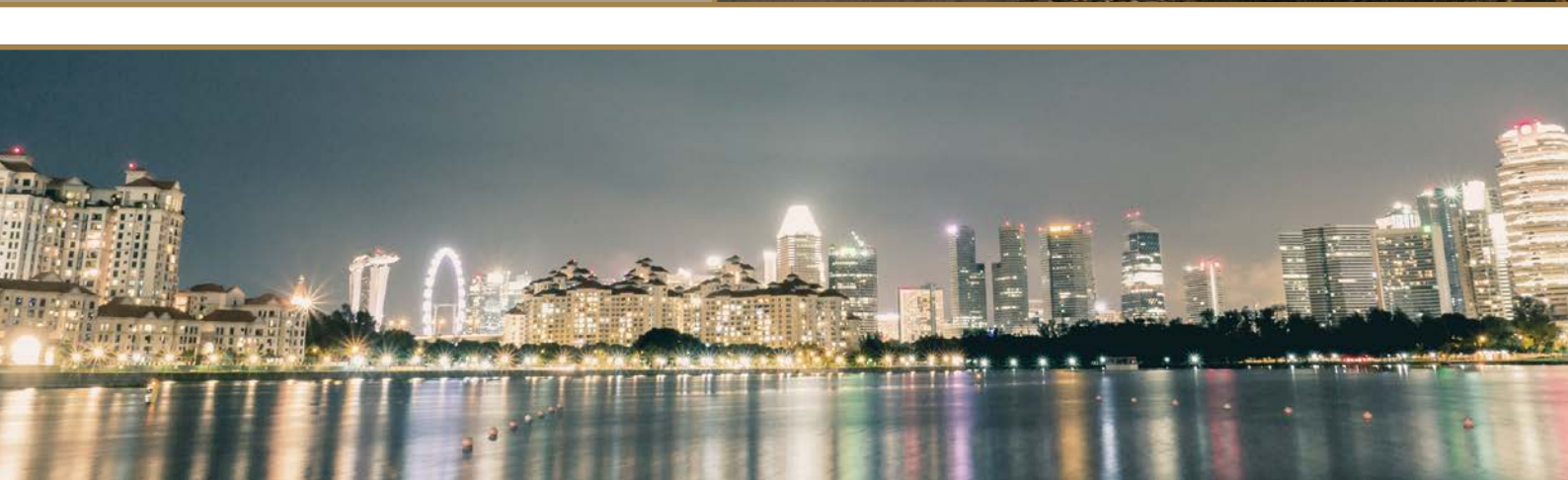
**W**ith a host of malls accessible within moments, all forms of excitement are in reach - from retail therapy at Paya Lebar Square and SingPost Centre to heart-pumping activities at Kallang Wave Mall. Whichever form of leisure you seek, feel the excitement and energy from day to night at Gems Ville.







Bask in nature  
From the Kallang  
River to the  
East Coast Park





## Nature and nurture in schools of your choice

**A** realm of blues and greens flows around you - with a first-hand view at the transformation of the Kallang Basin. Soak in vistas of serenity with connections to East Coast Park, Gardens by the Bay and the Kallang River for your dose of peaceful tranquility.

Empower the next generation for success with a path paved for every form of educational achievement. With established academic facilities from the primary to tertiary levels a heartbeat away, a quality education comes easy.





Artist's Impression



Arrive in style to a timeless  
gem of modern luxuries

The grandest of entrances - from the moment of arrival, Gems Ville welcomes you home with a scene set for elevated living. A high volumetric lobby foyer creates a warm welcome, while maintaining a modern, yet rustic design.

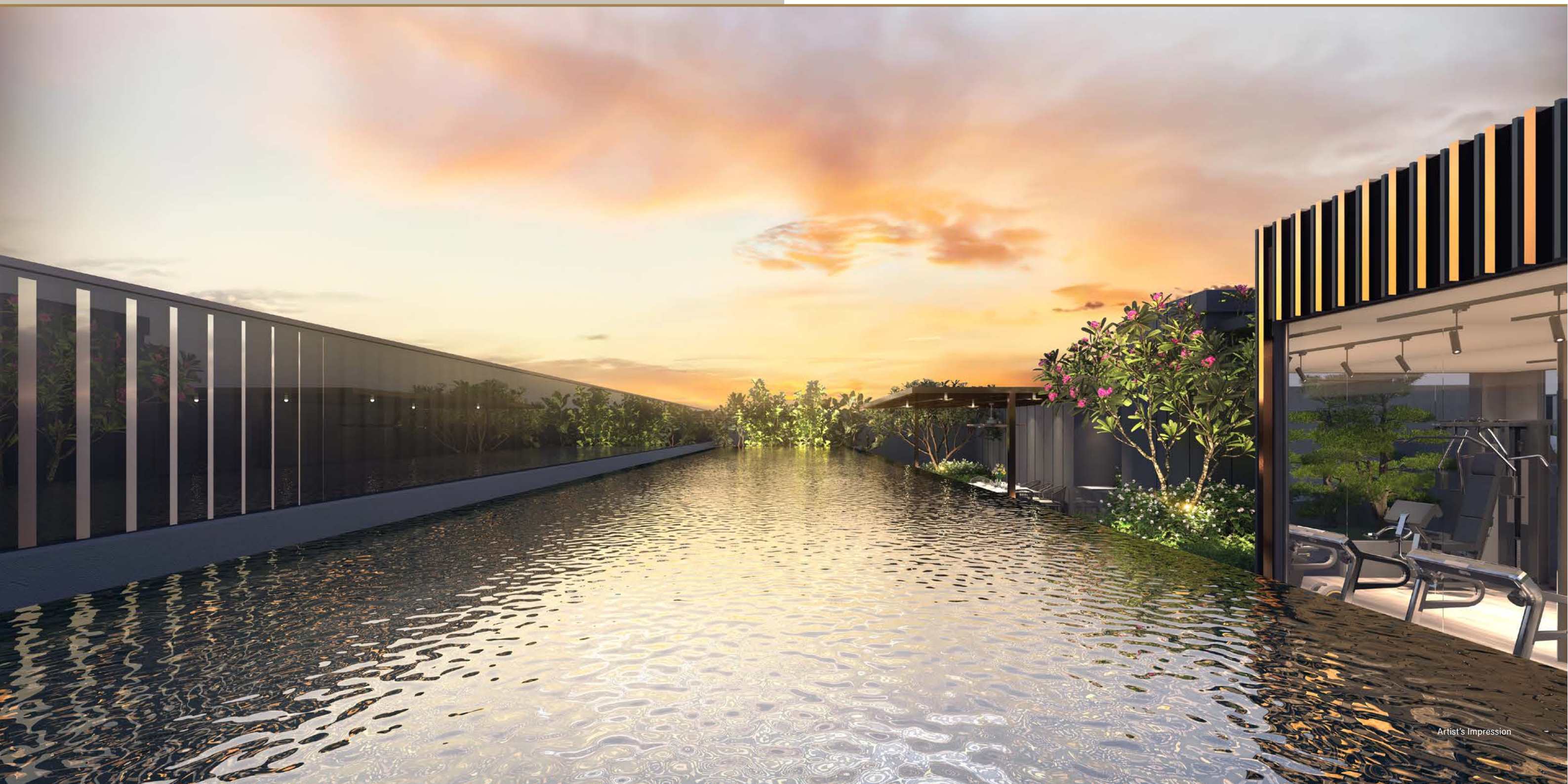


The very peak of  
finer living



**A**t the top of Gems Ville,  
a rooftop garden awaits -  
an elevated clubhouse for  
intimate occasions and  
boisterous celebrations alike.

A rejuvenating pool, a  
barbeque pit, a recreational  
pavilion and an exclusive  
gymnasium are just some  
luxuries residents can  
look forward to.





Artist's Impression



# A spacious jewel of comfort and elegance

Spaciousness and luxury lies in wait, with 24 exclusive 1-bedroom + study to 3-bedroom dual key units ensuring privacy and seclusion. A refined level of comfort comes with every unit, with appliances and finishes from esteemed brands like Hansgrohe, Blanco, Toto and Bosch completing your home of satisfaction. Live unburdened, with modern smart home features bringing you security and convenience. This is a gem of an address, with a unparalleled sense of privilege and luxury to call your own.

**hansgrohe**

**BLANCO**

**TOTO**

**BOSCH**



## Site Plan



### LEGEND:

#### 1<sup>st</sup> STOREY

- 1 Garden
- 2 Mechanised Car Park

#### 2<sup>nd</sup> STOREY

- 3 Garden (Non-accessible)

#### ROOF

- 4 Yoga Deck
- 5 Recreational Swimming Pool
- 6 Pool's Lounge
- 7 Outdoor Shower
- 8 Gym Room
- 9 BBQ
- 10 Alfresco Dining

- A Main Entrance
- B Side Gate
- C Bin Point
- D Lift
- E Lift Lobby
- F Water Tank on Roof



## SITE PLAN

0 1 3 6 10M

Lorong 13 Geylang

Artist's Impression

# Schematic Diagram

## 8 Lorong 13 Geylang

### BLOCK 8

|      | 01          | 04      | 03 | 02 |
|------|-------------|---------|----|----|
| ROOF | ROOF GARDEN |         |    |    |
| 7th  | C2          | A       | B  | C1 |
| 6th  | C2          | A       | B  | C1 |
| 5th  | C2          | A       | B  | C1 |
| 4th  | C2          | A       | B  | C1 |
| 3rd  | C2          | A       | B  | C1 |
| 2nd  | C2          | A       | B  | C1 |
| 1st  |             | CARPARK |    |    |

 A —1 Bedroom + Study

 C1 —3 Bedroom

 B —2 Bedroom

 C2 —3 Bedroom DK

# 1 Bedroom +Study

## TYPE A

48 sq m / 517 sq ft

#02-04

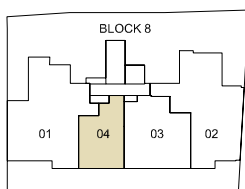
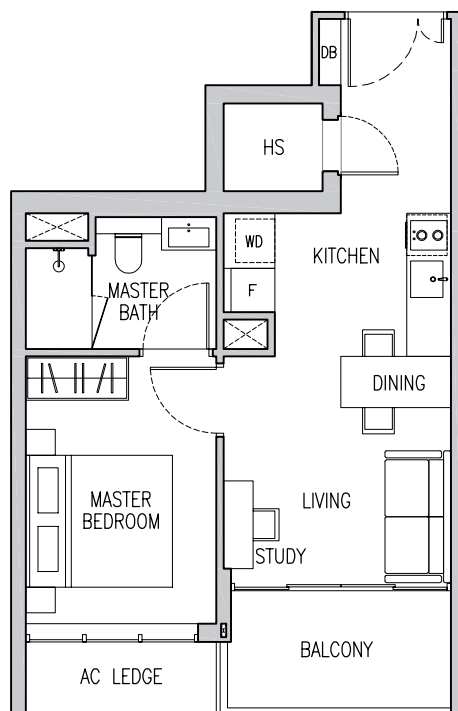
#03-04

#04-04

#05-04

#06-04

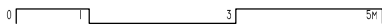
#07-04



LORONG 13 GEYLANG



**KEY PLAN**  
(PLAN IS NOT TO SCALE)



BP No. : A1888-01946-2020-BP01, dated 18 Oct 2021.

Orientations and facings will differ depending on the unit you are purchasing.  
Please refer to the key plan.

### LEGEND (WHERE APPLICABLE)

WD - Washer cum Dryer      O - Oven (Below Cooker Hob)  
DB - Distribution Board      HS - Household Shelter  
F - Fridge

# 2 Bedroom

## TYPE B

74 sq m / 797 sq ft

#02-03

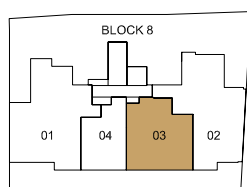
#03-03

#04-03

#05-03

#06-03

#07-03



LORONG 13 GEYLANG



0 3 5M

BP No. : A1888-01946-2020-BP01, dated 18 Oct 2021.

Orientations and facings will differ depending on the unit you are purchasing.  
Please refer to the key plan.

### LEGEND (WHERE APPLICABLE)

WD - Washer cum Dryer      O - Oven (Below Cooker Hob)  
DB - Distribution Board      HS - Household Shelter  
F - Fridge

# 3 Bedroom

## TYPE C1

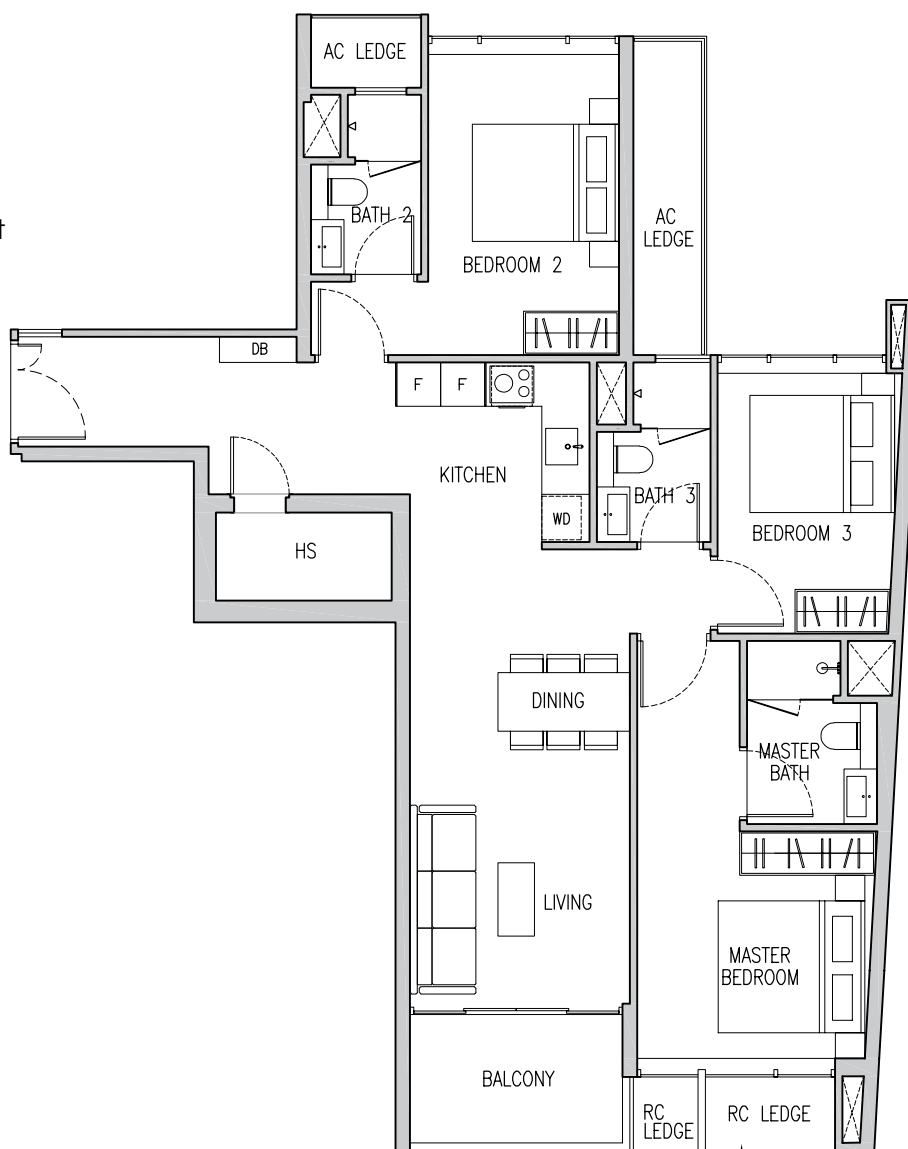
105 sq m / 1130 sq ft

#02-02

#03-02

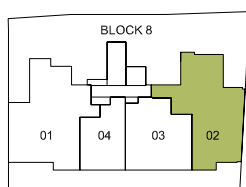
#06-02

#07-02



VERTICAL FIN AT 2ND, 3RD,  
6TH & 7TH STOREY ONLY

RC LEDGE AT 2ND  
& 6TH STOREY ONLY



LORONG 13 GEYLANG

**KEY PLAN**  
(PLAN IS NOT TO SCALE)

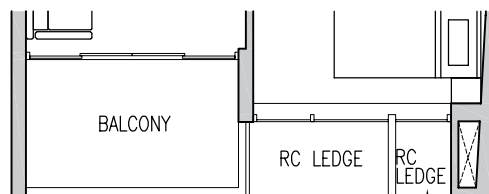
0 3 5M

BP No. : A1888-01946-2020-BP01, dated 18 Oct 2021.

Orientations and facings will differ depending on the unit you are purchasing.  
Please refer to the key plan.

### LEGEND (WHERE APPLICABLE)

WD - Washer cum Dryer      O - Oven (Below Cooker Hob)  
DB - Distribution Board      HS - Household Shelter  
F - Fridge



#04-02

#05-02

VERTICAL FIN AT 4TH,  
& 5TH STOREY ONLY

RC LEDGE AT 4TH  
STOREY ONLY

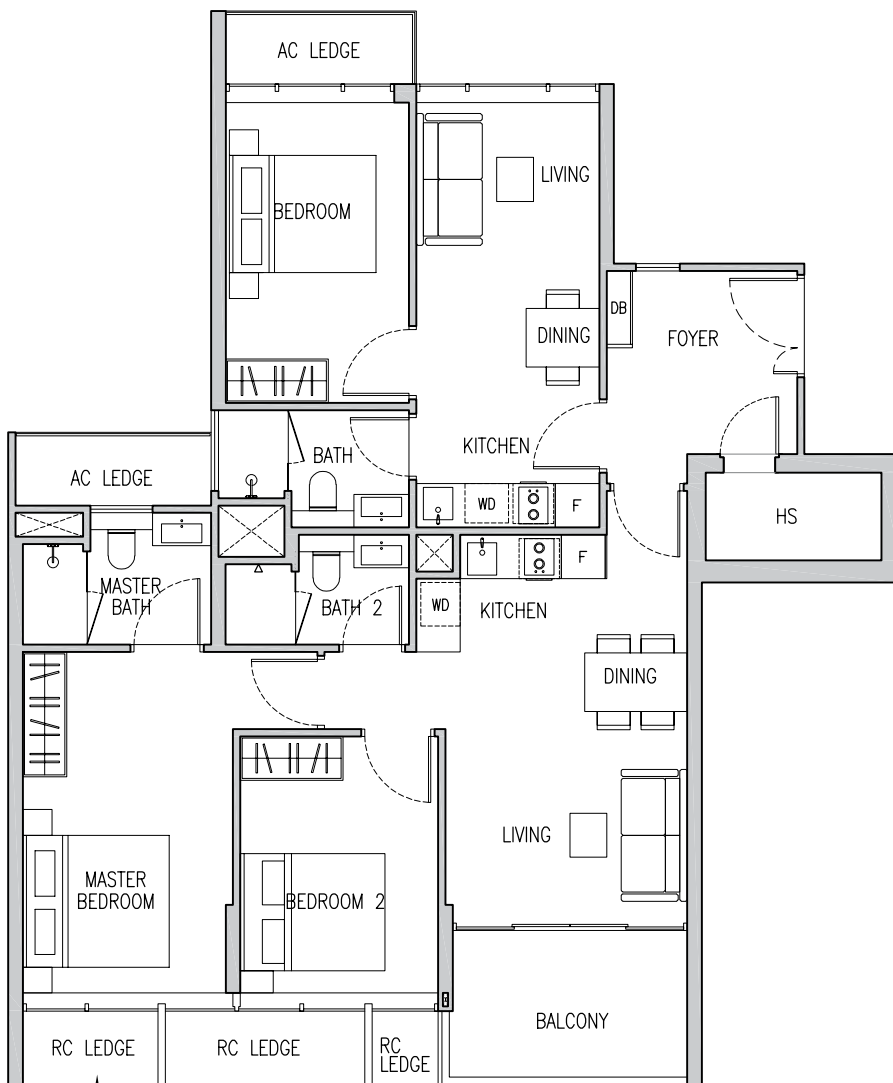
# 3 Bedroom DK

## TYPE C2

113 sq m / 1216 sq ft

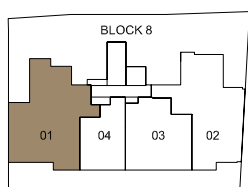
#02-01

#03-01



RC LEDGE AT 2ND  
STOREY ONLY

VERTICAL FIN AT 2ND  
& 3RD STOREY ONLY



LORONG 13 GEYLANG



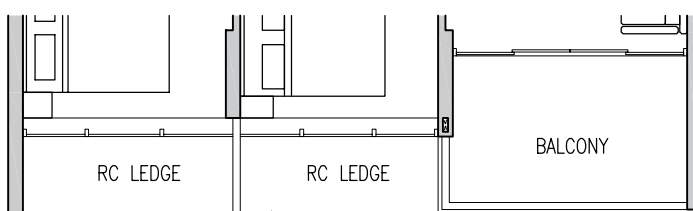
0 3 5M

BP No. : A1888-01946-2020-BP01, dated 18 Oct 2021.

Orientations and facings will differ depending on the unit you are purchasing.  
Please refer to the key plan.

### LEGEND (WHERE APPLICABLE)

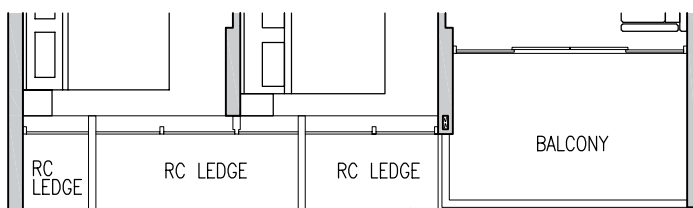
WD - Washer cum Dryer    O - Oven (Below Cooker Hob)  
DB - Distribution Board    HS - Household Shelter  
F - Fridge



#04-01  
#05-01

RC LEDGE AT 4TH  
STOREY ONLY

VERTICAL FIN AT 4TH  
& 5TH STOREY ONLY



#06-01  
#07-01

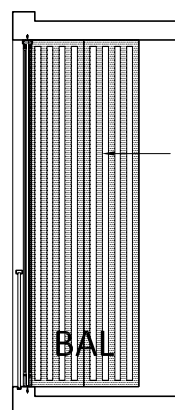
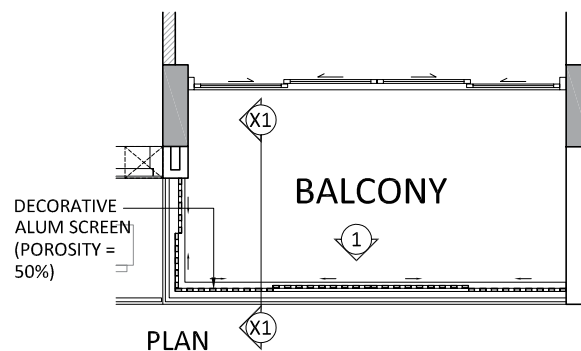
RC LEDGE AT 6TH  
STOREY ONLY

VERTICAL FIN AT 6TH  
& 7TH STOREY ONLY

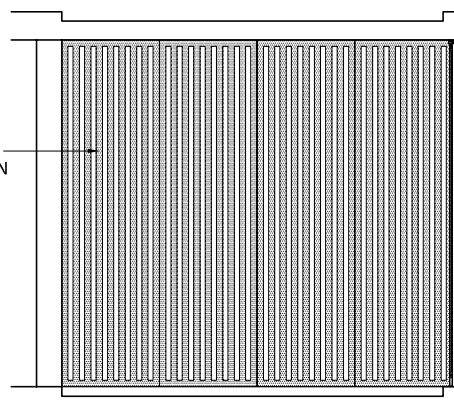
## Approved Balcony Screen

### OPERABLE SCREEN FOR BALCONY

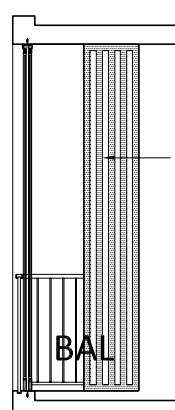
1. The Balcony shall not be enclosed. Only approved balcony screen are to be used. For illustration of the approved balcony screen, please refer to illustration below.
2. Screen design is provided for aesthetic uniformity of the estate.
3. The owner is required to refer to the Management Corporation when formed for any additional details and/or installation.
4. Fixing detail by contractor, and fixing shall not damage waterproofing or existing structure.
5. Material shall be of aluminium with powder coated finish to match the colour of aluminium door/window frame.
6. Porosity and design of balcony screen shall allow natural ventilation at all times and is capable of being fully drawn open/closed.
7. Spacing of louvre to be uniform and total free opening shall not be less than 50% of the panel.
8. This drawing is for reference only. Owner shall verify all dimensions prior to commencement of work.
9. Drawing not to scale.



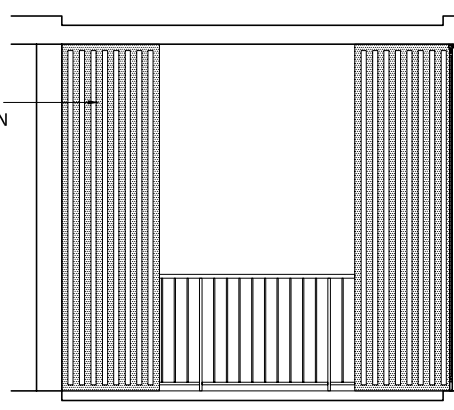
SECTION X1-X1  
(SCREEN CLOSE)



ELEVATION 1  
(SCREEN CLOSE)



SECTION X1-X1  
(SCREEN OPEN)



ELEVATION 1  
(SCREEN OPEN)



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Dongya Xinhua Group is a property developer with an extensive real estate development record in China. Established in Beijing in 2005, the development footprint of the Group covers 39 provinces and municipalities, including Beijing, Shanghai, Tianjin, Chongqing, Liaoning, Hebei, Inner Mongolia Autonomous Region, Shandong, Henan, Jiangsu, Jiangxi, Guangdong, Zhejiang, Yunnan, and others. The total development area of the Group covers 152 million square feet, with a cumulative gross sales revenue of over S\$21 billion. The Group has also won many prestigious awards and honours throughout the years. It has been ranked by China Real Estate Association in China's Top 500 Real Estate Development Enterprises across several years, and is ranked in China's Top 100 Property Management Companies for the year 2022.

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Developer: East Asia Geylang Development Pte. Ltd. • Co. Registration No.: 202010598C • Developer's Licence No.: C1403 • Tenure of Land: Freehold • Encumbrances: Mortgage(s) registered in favour of United Overseas Bank Limited • Building Plan Approval: A1888-01946-2020-BP01 dated 18 October 2021 • Date of Delivery of Vacant Possession under the S&P Agreement: No later than 30 June 2025 • Expected Date of Legal Completion: No later than 30 June 2028 or 3 years after the date of Notice of Delivery of Vacant Possession, whichever is earlier • Location & Lot No.: Lot 05623L MK 24 at Lorong 13 Geylang.

While every reasonable care has been taken in preparing the sales brochure, unit plans and specifications (the "Materials"), the Developer and its agents and their respective servants and contractors do not warrant the accuracy of any of the Materials and shall in no way be held responsible for any inaccuracies in their contents or discrepancies between the Materials and the actual unit when built. The Developer shall not be bound by any statement, representation or promise (written or oral) by its agents & contractors. All statements and depictions are believed to be correct but are not to be regarded as statements or representation of fact. The Sale and Purchase Agreement shall form the entire agreement between the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to the signing of the Sale and Purchase Agreement. All information, specifications, layout plans, building plans, location of facilities, finishes and appliance selection and visuals are subject to any changes as may be required by the Architect or Developer and/ or approved by the relevant authorities. The Materials are not intended to be contractual documents and shall not form part of any offer or contract. Visuals, renderings and illustrations are artist's impressions only and it shall not be regarded as representation of fact. Floor areas are approximate measurements only and it is subject to final survey verification. The property is subject to inspection by the relevant authorities to comply with current codes of practice.