




SOUTH BEACH
RESIDENCES

“THE LADDER OF SUCCESS
IS NEVER CROWDED
AT THE TOP.”

—
NAPOLEON HILL

ICON
TO
MANY

HOME
TO
FEW

SKY
ABOVE



SOUTH BEACH
RESIDENCES

JW MARRIOTT
SINGAPORE SOUTH BEACH

WE'LL LET
THE VIEWS
SPEAK FOR
THEMSELVES

HOTEL
BELOW

SET WIDE
THE WINDOW
TO A
RAREFIED
WORLD



AN ABODE TO RIVAL THE HEIGHTS YOU SCALE

For the individual who demands absolute exclusivity, South Beach Residences is a landmark home without equal. Nestled within the iconic South Beach integrated development and perched atop the JW Marriott Singapore South Beach, this is an abode at the height of luxury.



TOWER ABOVE ALL

Located within the Civic District, enjoy an address that places you at the heart of Singapore's historical, architectural and cultural heritage. With myriad landmarks at your doorstep, bask in peerless views of the neighbouring arts and entertainment precinct as well as the nearby world-class business district.

RAFFLES HOTEL

Built in 1887 and named after the founder of modern Singapore, the grand dame perfectly encapsulates the island's colonial history and splendour.



SINGAPORE FLYER
Among the skyscrapers, the architectural icon boasts one of the most magnificent views of the city.

GARDENS BY THE BAY
This horticultural landmark dazzles even more at night when its futuristic supertrees and domed conservatories light up.

ARTSCIENCE MUSEUM
Discover new art and science coverage in this cutting-edge museum on the Marina Bay waterfront.

ESPLANADE – THEATRES ON THE BAY
Enjoy world-class concerts and performances at Singapore's premier arts venue, nicknamed "The Esplanade" for its unique facade.

CENTRAL BUSINESS DISTRICT
The most financial and commercial hub, home to the skyscrapers that form Singapore's distinctive skyline.

CIVILIAN WAR MEMORIAL
Commemorating the civilians who perished in World War II as well as the story of Singapore's four main races.

RAFFLES HOTEL
Built in 1887 and named after the founder of modern Singapore, this grand dame, partially restored, takes travellers to colonial history and splendour.

SUNTEC CITY

A sprawling shopping, dining and entertainment destination with five office towers, this is a convention and exhibition centre.

MARINA BAY SANDS

More than sophisticated entertainment, luxury hotels and celebrated restaurants, this integrated resort is an architectural highlight too.

NEW DOWNTOWN

Watch the new business district take shape before your very eyes.

SINGAPORE NIGHT RACE

The best seats to the race are right at home when you get a bird's eye view of the circuit.

THE PADANG

Meaning "flat field" in Malay, the Padang is the national heart of the Civil Defence.

NATIONAL GALLERY SINGAPORE

The former Supreme Court and City Hall are now home to the region's largest collection of modern Singapore and Southeast Asian art.



NOTHING IS QUITE LIKE THE EXQUISITE TASTE OF LIFE

As part of the transformative South Beach integrated development with its sublime fusion of past and present, South Beach Residences is perfectly placed to let you enjoy the very best that life has to offer.



Image courtesy of JW Marriott Singapore South Beach

JW MARRIOTT SINGAPORE SOUTH BEACH

A rare home deserves an equally rare place in society. South Beach Residences rises from level 22 to 45 atop this design-led luxury hotel which boasts 634 rooms and suites; five exciting restaurants and bars; The NCO Club, an entertainment and lifestyle venue; and the signature Spa by JW.



DINING AND ENTERTAINMENT

Indulge your palate with a host of options that run the gamut from casual modern to fine dining, including a restaurant by internationally acclaimed chef Akira Back, known for his fearless creativity.



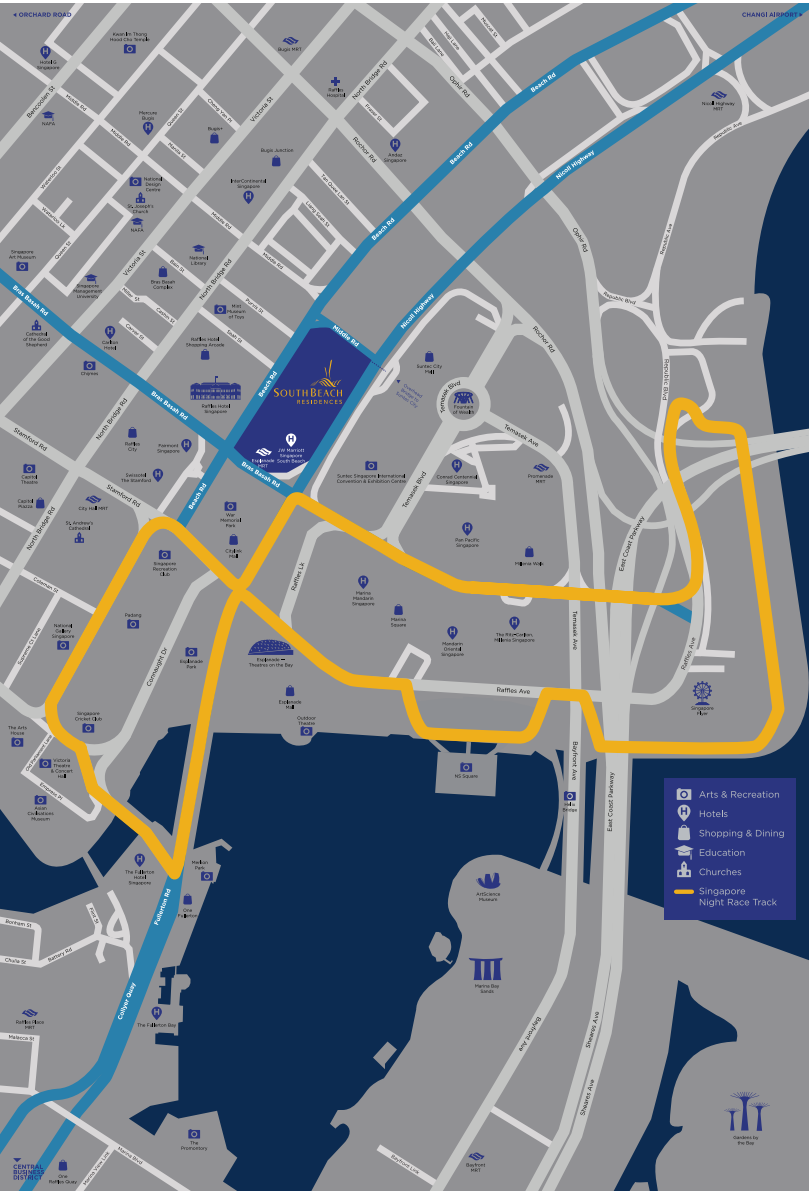
Image courtesy of Madame Fan

CONSERVATION BUILDINGS

Remembering the army camp history of the South Beach site, the four restored military buildings now serve as unique lifestyle and event venues. At the South Beach Quarter and The NCO Club, discover novel wine & dine concepts like Madame Fan by famed restaurateur Alan Yau. A cocktail bar and a suite of meeting rooms can be found at Assembly while the Grand Ballroom is set to impress with its stunning Forest of Lights installation.

SOUTH BEACH TOWER

The sister tower to South Beach Residences, and a dynamic business hub featuring 34 storeys of Grade A office space.



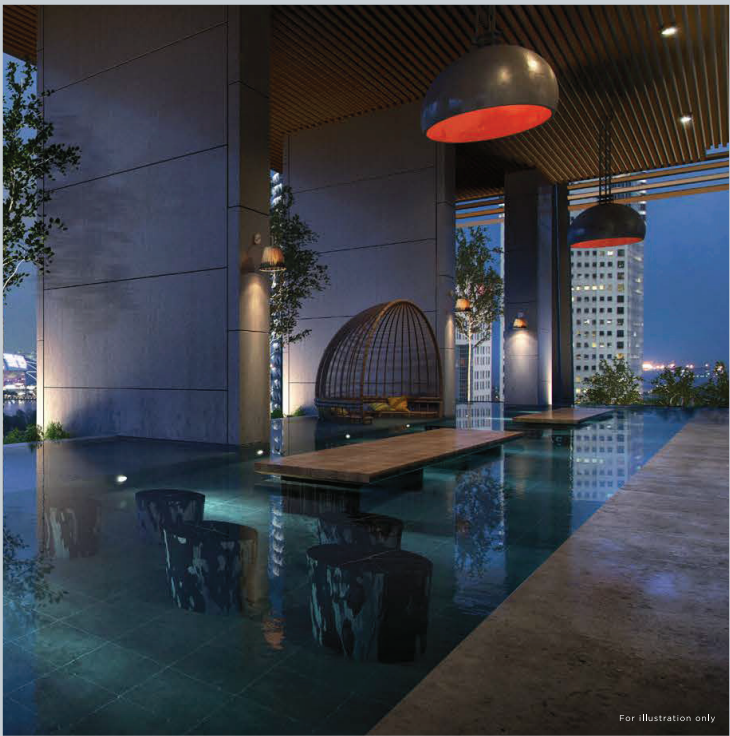
LIVE LARGE WITH NO BOUNDARIES



You will never be short of diversion with an address within the lively Civic District. The Esplanade is just minutes' walk away as are various galleries and museums. Nearby malls and shopping streets provide a plethora of retail and dining choices to sate every taste.

Connecting you to the island at large, Esplanade MRT Station and City Hall MRT Interchange can be directly accessed from South Beach itself. By car, key destinations are well within reach: 10 minutes to the world-famous Orchard Road shopping belt; and 15 minutes to Changi Airport.

WORLDS AWAY FROM ORDINARY



For illustration only

High above the city, the two verdant Sky Gardens offer retreat and recreation. To restore mind and body, head to Level 22. Take it easy with a relaxing soak in the jacuzzi or challenge yourself at the 50-metre lap pool. Work out in air-conditioned comfort at the indoor gymnasium or sweat it out at the outdoor fitness zone, then unwind with a rejuvenating session at the steam room.

At your disposal, the elegantly appointed function room comes with an adjoining kitchenette. Enjoy an intimate dining experience with a private chef, or if the mood takes you, feel free to exercise your culinary creativity and treat your guests to an unforgettable meal.



A LIFE OF LEISURE AT YOUR BECK AND CALL



Up at the Sky Garden on Level 32, spectacular views of the city form a dramatic backdrop for all your activities. Entertain in style at the gourmet pantry, the perfect venue for all sorts of celebrations, from cosy gatherings to the grandest of parties.

For those who prefer spending quality time with family, you'll find fun for all ages here. Bond over books in the reading room, or lose your inhibitions and join the children as they gambol around the playgrounds and play pool.

Completing your life of ease — our Signature Residential Services*. Well versed in the finer points of hospitality, our team of Residential Hosts are on hand to provide seamless assistance so you can simply put your feet up.

From organising a private soirée, securing restaurant reservations, to help with transport arrangements or laundry and housekeeping, consider it done.

*Selected services are chargeable. Terms and conditions apply.

WHERE
WINDOWS
FRAME
MASTERPIECES

With only 190 apartments, South Beach Residences is your exclusive sanctuary in the sky. Choose from two-, three- and four-bedroom suites to sprawling penthouses.

Revel in lavishly appointed interiors and a luxury of space rarely found in the city. Blurring the line between your home and the horizon, double-height floor-to-ceiling windows make the most of the panoramic views while a generously sized balcony adds to the vastness.



WHEN EVEN LUXURY HAS BECOME COMMONPLACE, IT'S TIME TO RAISE THE BAR

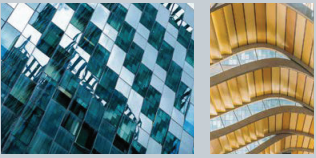
From sophisticated finishes and fittings to top-of-the-line designer appliances, no detail is overlooked to create an abode worthy of the most discerning.

On your return home, a state-of-the-art biometric access system with fingerprint recognition puts your mind at ease so you can relax and luxuriate in the comforts provided. Those with a penchant for cooking will appreciate the fully equipped Bulthaup kitchen outfitted with elegant appliances from Miele.

In the penthouses, the ultimate in fine living is yours to savour with luxurious touches such as the refrigerator and wine chiller by Sub-Zero, a worthy companion to your collection of vintage.



AS MUCH A VISION AS IT IS VISIONARY



There is no mistaking this icon envisioned by leading British architectural firm Foster+Partners. Blending innovative form with environmentally conscious design, South Beach is poised to be a benchmark for sustainable urban living with its multitude of clever green technologies.

The undulating microclimatic canopy is not only distinctive but engineered to maximise ventilation, filtering out heat while converting sunlight into electricity. Its unique shape also facilitates rainwater harvesting. On the towers, high-performance glass is used, with shingles on the North and South-facing sides to mitigate the sun's glare and provide clear views out at the same time. A second layer of louvres shield against more direct sunlight on the East-West facings.

With over 10,800 square metres of greenery on the ground and a further 3,400 square metres of gardens within the residential tower to absorb carbon dioxide, heat and noise, South Beach is truly designed to work in harmony with nature. In recognition of its commitment to sustainability, South Beach has been conferred two Green Mark Platinum Awards (Residential and Commercial). It was also honoured with the prestigious FIABCI Singapore Awards, topping the Sustainable Development category.

FOSTER+PARTNERS

An internationally lauded architecture and integrated design practice founded by Pritzker Prize winner Norman Foster. For over four decades, Foster+Partners has been at the forefront of pioneering work in their pursuit of a sustainable approach to architecture. Their strikingly wide range includes urban masterplans, public infrastructure, airports, civic and cultural buildings, offices and workplaces to private houses and product design.





JOINTLY DEVELOPED BY



**CITY
DEVELOPMENTS
LIMITED**



IOI PROPERTIES

SINGAPORE'S TRUSTED PROPERTY PIONEER SINCE 1963

City Developments Limited (CDL) is a Singapore-listed international real estate operating company with a global presence spanning 97 locations in 26 countries. As one of Singapore's largest companies by market capitalisation, its income-stable and geographically-diversified portfolio comprises residences, offices, hotels, serviced apartments, integrated developments and shopping malls, totalling over 18 million square feet of floor area globally.

CDL has hotel assets in one of the world's largest hotel groups - its London-listed subsidiary, Millennium & Copthorne Hotels plc (M&C), has over 130 hotels globally, many in key gateway cities. Globally, CDL has developed over 40,000 homes and is one of Singapore's largest commercial landlords, with one of the biggest landbanks amongst Singapore private-sector developers.

Building on its track record of over 50 years in real estate development, investment and management, CDL has developed growth platforms in five key international markets - UK, US, China, Japan and Australia. The Company is also leveraging its stable of prime assets and growing its real estate funds management business. It currently has over \$3.5 billion in funds under management.

MALAYSIA'S LEADING PROPERTY DEVELOPER

Spanning more than three decades in the property development industry, IOI Properties Group Berhad (IOI Properties) is one of the leading public-listed property developers in Malaysia with successful developments of sustainable townships and commercial enclaves in high-growth areas within Klang Valley and in the state of Johor. On the international front, IOI Properties has developments in Singapore and Xiamen, China.

Apart from being an established township property developer, IOI Properties is one of the few integrated property developers that builds and manages its investment properties such as hotels, golf courses, shopping malls and office buildings.

The Group has a vast landbank of approximately 10,000 acres. Under its investment property portfolio, it manages a total of 6.7 million square feet of lettable area, comprising retail, purpose-built offices and others. The Group also owns four hotels with 4 to 5-star ratings, offering a total of more than 1,800 keys.