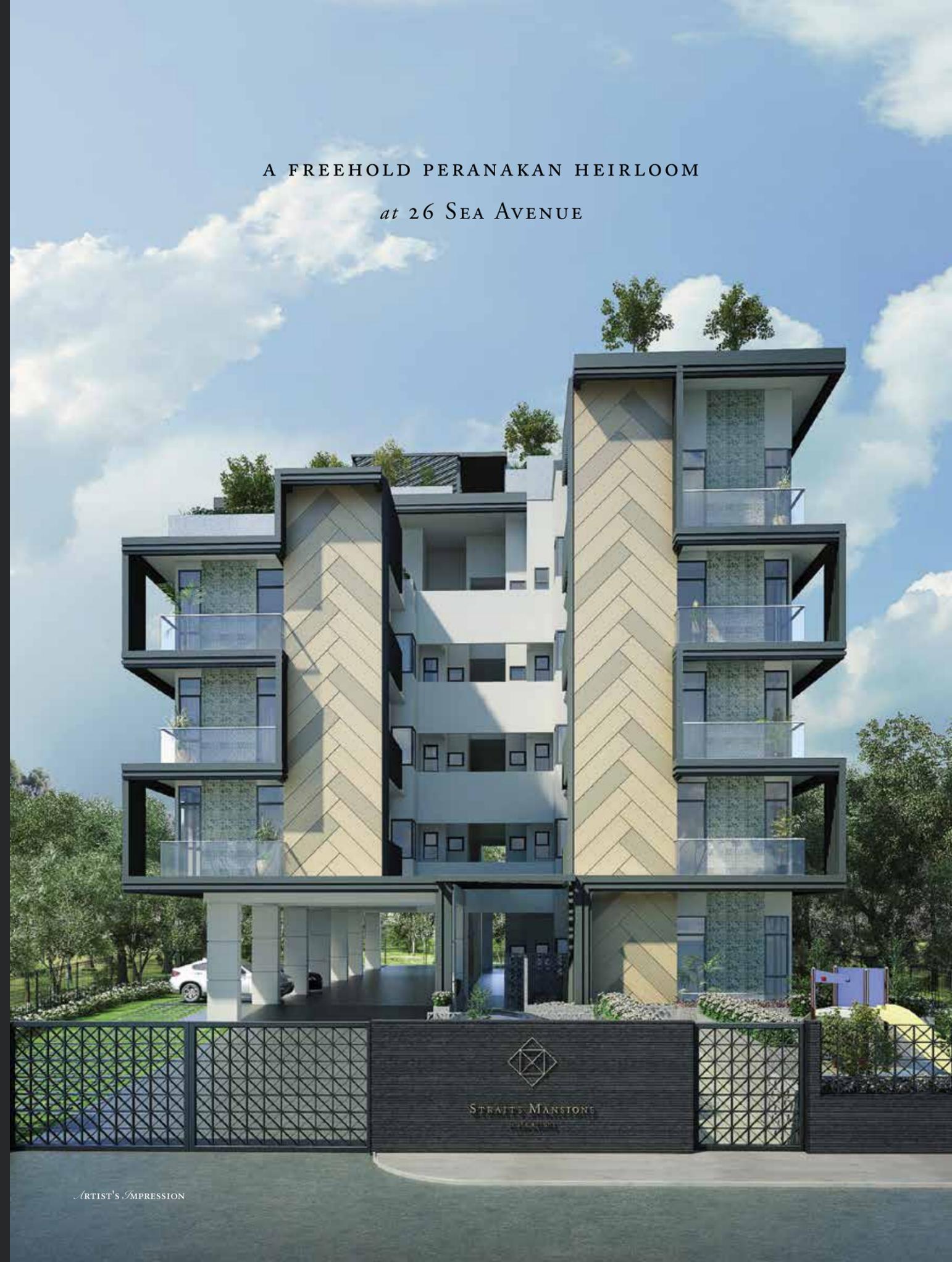


A FREEHOLD PERANAKAN HEIRLOOM

at 26 SEA AVENUE



ARTIST'S IMPRESSION



STRAITS MANSIONS

Building a legacy takes generations of dedication, willpower, robust values, and the occasional stroke of good luck. Here, the groundwork has been laid for you; a rich plethora of heritage shops and vibrant shopping malls, close proximity to the city centre and business parks, esteemed educational institutions in the vicinity, and recreation grounds and parks a stone's throw away. This is Straits Mansions, a rare 25-unit freehold site in the delightful district of Katong. A thoughtful balance of innovation, modern comforts, and an old-world Peranakan charm. This exclusive residence is the stepping stone to lay down the roots for your future. This is where you will build your family legacy.

26 SEA AVENUE



Before land reclamation, the streets that these stately buildings stood on had sweeping views of the shoreline and carried namesakes of the sea. Sea Avenue was rightly named so for it too had a spectacular view of the sea and beyond.

WE ARE AT KATONG, THE COLOURFUL RESIDENTIAL ENCLAVE OF DISTRICT 15. THE EARLY ELITE PERANAKAN FAMILIES CHOSE KATONG AS THEIR PLACE OF RESIDENCE FOR ITS PEACEFULNESS AND PROXIMITY TO THE SEA. THE LAVISH VILLAS AND MANSIONS THEY BUILT LINED THE SEAFRONT STREETS AND IMPARTED A SENSE OF PRESTIGE THAT IS STILL EVIDENT TODAY. SOME OF THESE HERITAGE BUILDINGS HAVE BEEN WONDERFULLY PRESERVED AND STAND AS MONUMENTS OF THE PERANAKAN STATURE. TODAY IT IS AN INTIMATE AND CLOSE-KNIT COMMUNITY OF WELCOMING HOMES AND GENUINE NEIGHBOURLINESS.

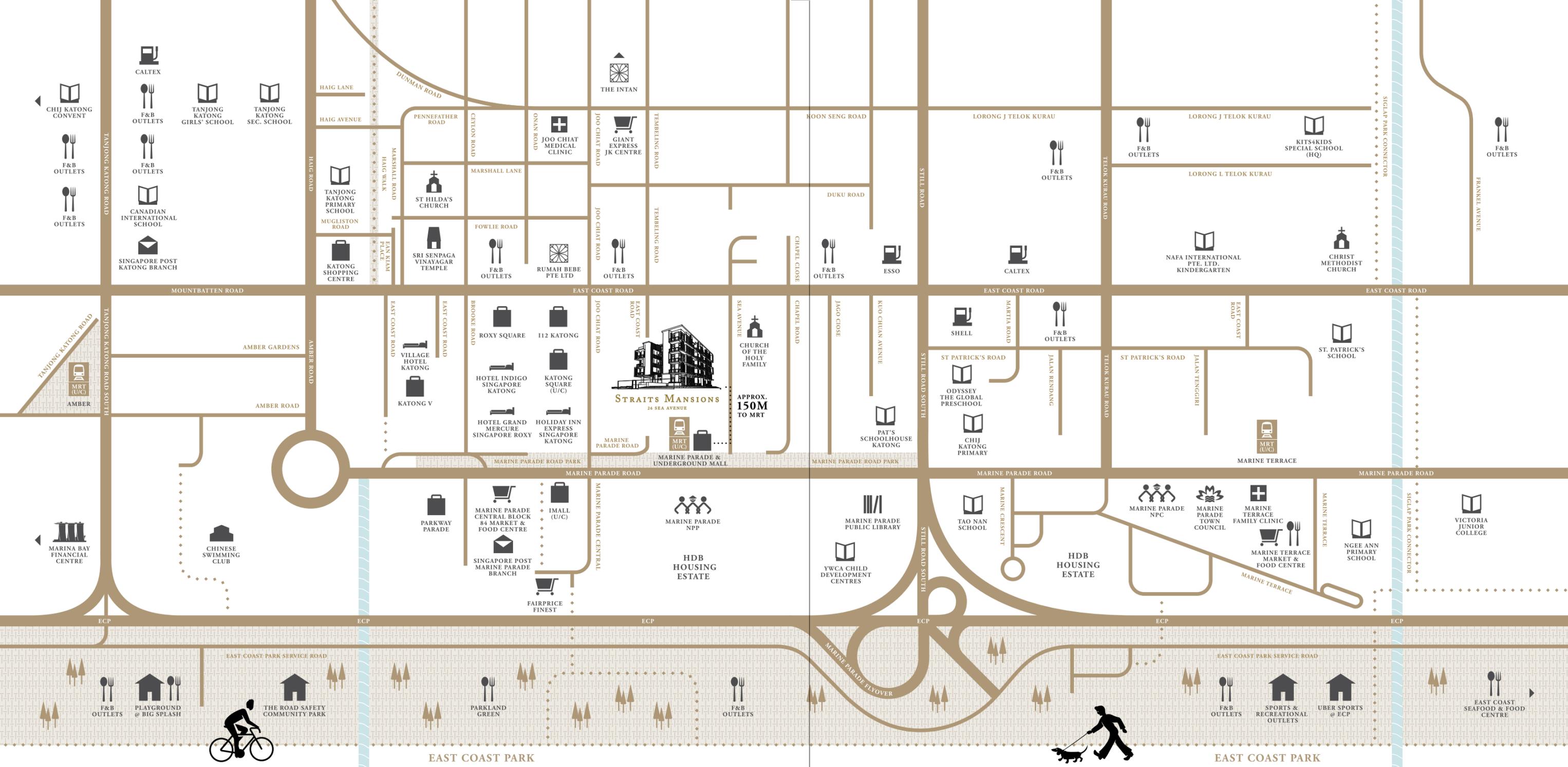
PERANAKAN
heritage and legacy





LIVE A LIFE *of* UNRIVALLED CONVENIENCE

	📍	🚗	🚶
SCHOOLS			
Tanjong Katong Primary School	Within 1.0 km*	2 minutes	13 minutes
Tao Nan School	Within 1.0 km*	2 minutes	15 minutes
CHIJ Katong Primary School	Within 1.0 km*	4 minutes	12 minutes
Pat's Schoolhouse	1.2 km	2 minutes	9 minutes
The Odyssey Global Preschool	1.5 km	3 minutes	9 minutes
Tanjong Katong Girls' School	1.7 km	3 minutes	21 minutes
NAFA International Pte. Ltd. Kindergarten	1.9 km	3 minutes	16 minutes
St. Patrick's School	2.0 km	4 minutes	17 minutes
Ngee Ann Primary School	2.1 km	4 minutes	23 minutes
Victoria Junior College	2.5 km	4 minutes	27 minutes
Canadian International School	2.5 km	4 minutes	19 minutes
DINING & SHOPPING			
112 Katong	0.4 km	2 minutes	5 minutes
328 Katong Laksa	0.4 km	2 minutes	5 minutes
Rabbit Carrot Gun	0.5 km	3 minutes	7 minutes
Katong V	0.8 km	3 minutes	10 minutes
Parkway Parade	1.0 km	4 minutes	11 minutes
Marine Parade Food Centre	1.0 km	4 minutes	11 minutes
Marine Terrace Market & Food Centre	1.9 km	7 minutes	20 minutes
TRANSPORTATION			
Marine Parade MRT	0.15 km	1 minutes	2 minutes
Marine Terrace MRT	0.8 km	2 minutes	9 minutes
Amber MRT	1.5 km	3 minutes	18 minutes
NATURE			
East Coast Park	5.4 km	8 minutes	25 minutes
CITY			
Marina Bay Financial Centre	8.3 km	11 minutes	33 minutes
PERANAKAN CULTURE			
Rumah Bebe	0.4 km	1 minute	5 minutes
The Intan	1.7 km	3 minutes	21 minutes



Nestled among historical Peranakan shophouses, traditional eateries and Parkway Parade, the exceptional location of Straits Mansions is unparalleled. Getting to the CBD, Orchard Road shopping belt, and Marina Bay Financial Centre is a brisk 11-minute drive. The highly anticipated Paya Lebar iPark and Defu Industrial Estate are also equally accessible. Families with school-going children will also appreciate the multitude of renowned educational institutions in the vicinity.

The upcoming Marine Parade MRT Station is a mere two minutes away on foot and East Coast Park is within leisure walking distance from Straits Mansions.



KATONG'S PREMIER APARTMENT
with
AN ALLURING PERANAKAN CHARM

Situated on the site of a former family home to an affluent Peranakan household, Straits Mansions pays homage to its romance, rich heritage, and prestige by melding Peranakan sensitivity into its design. This distinctive design feature is unprecedented in Katong, making Straits Mansions a highly desirable property to own. Every detail in each unit is thoroughly considered to indulge the homeowner in convenience, luxury, and a familiar homeliness.





The intricacy of Peranakan tiles is a statement piece in the home, a visual anchor unique to Straits Mansions.

IMMERSE
in
TRUE-BLUE PRESTIGE



ROOF TERRACE



LEVEL ONE

- A** CHILDREN'S PLAYGROUND
- B** READING PATIO

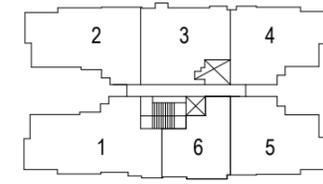
LEVEL FIVE

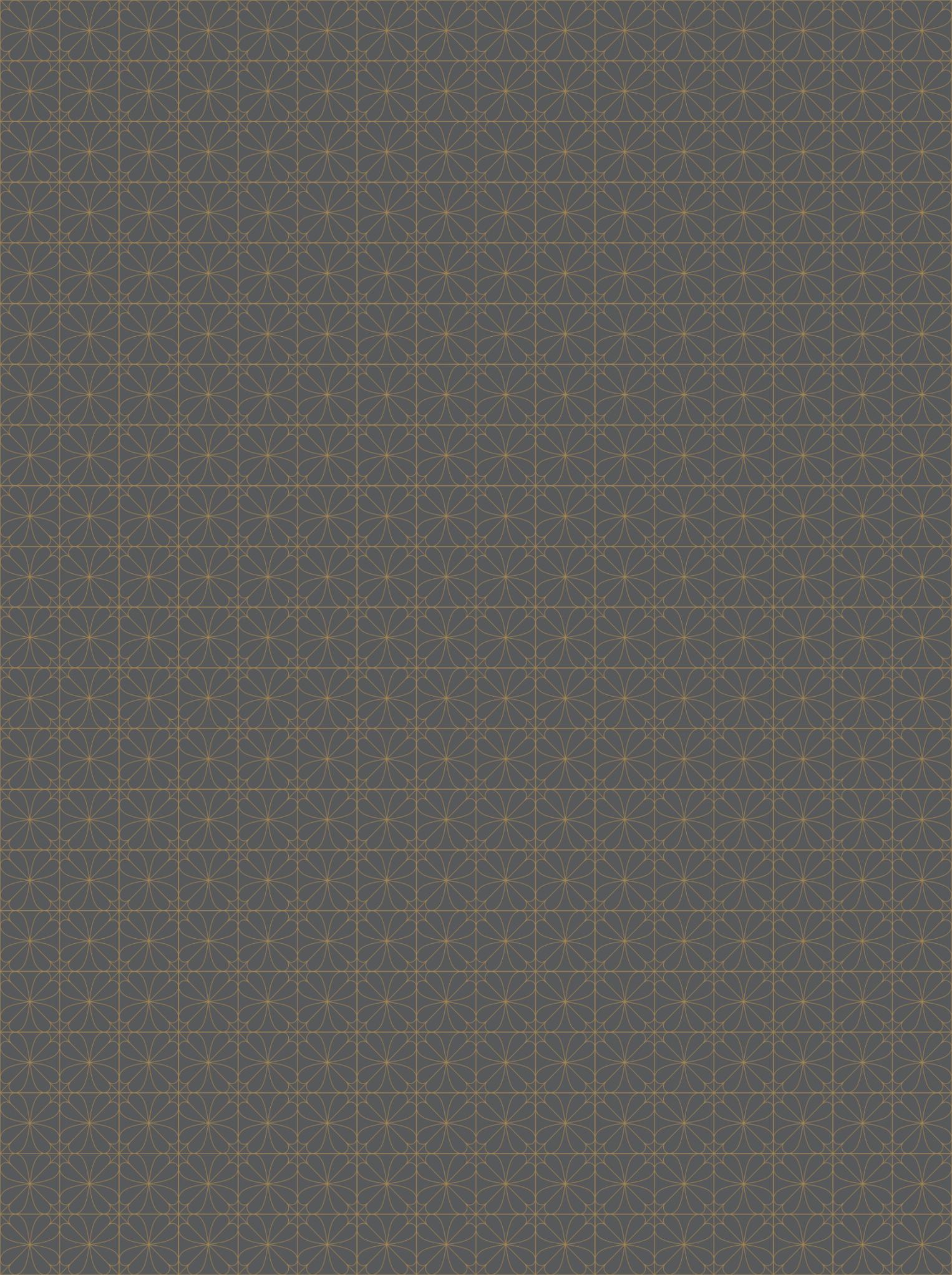
- C** FITNESS AREA

ROOF TERRACE

- D** SWIMMING POOL
- E** WATER JET
- F** BARBECUE AREA

SITE PLAN





GRAND SPACES

TYPE B1

-

LIVING/DINING ROOM

KITCHEN

MASTER BEDROOM

MASTER BATHROOM

TYPE B1
LIVING/DINING ROOM

*Home shall tell the story of
your own & be a collection
of what you love.*

Floorplan on page 33



TYPE B1
KITCHEN

*Every room needs a touch
of colour just as it needs at
least one antique piece.*

Floorplan on page 33



TYPE B1
MASTER BEDROOM

*“There are two things that make
a room timeless: a sense of history
and a piece of the future.”*

– Charlotte Moss

Floorplan on page 33



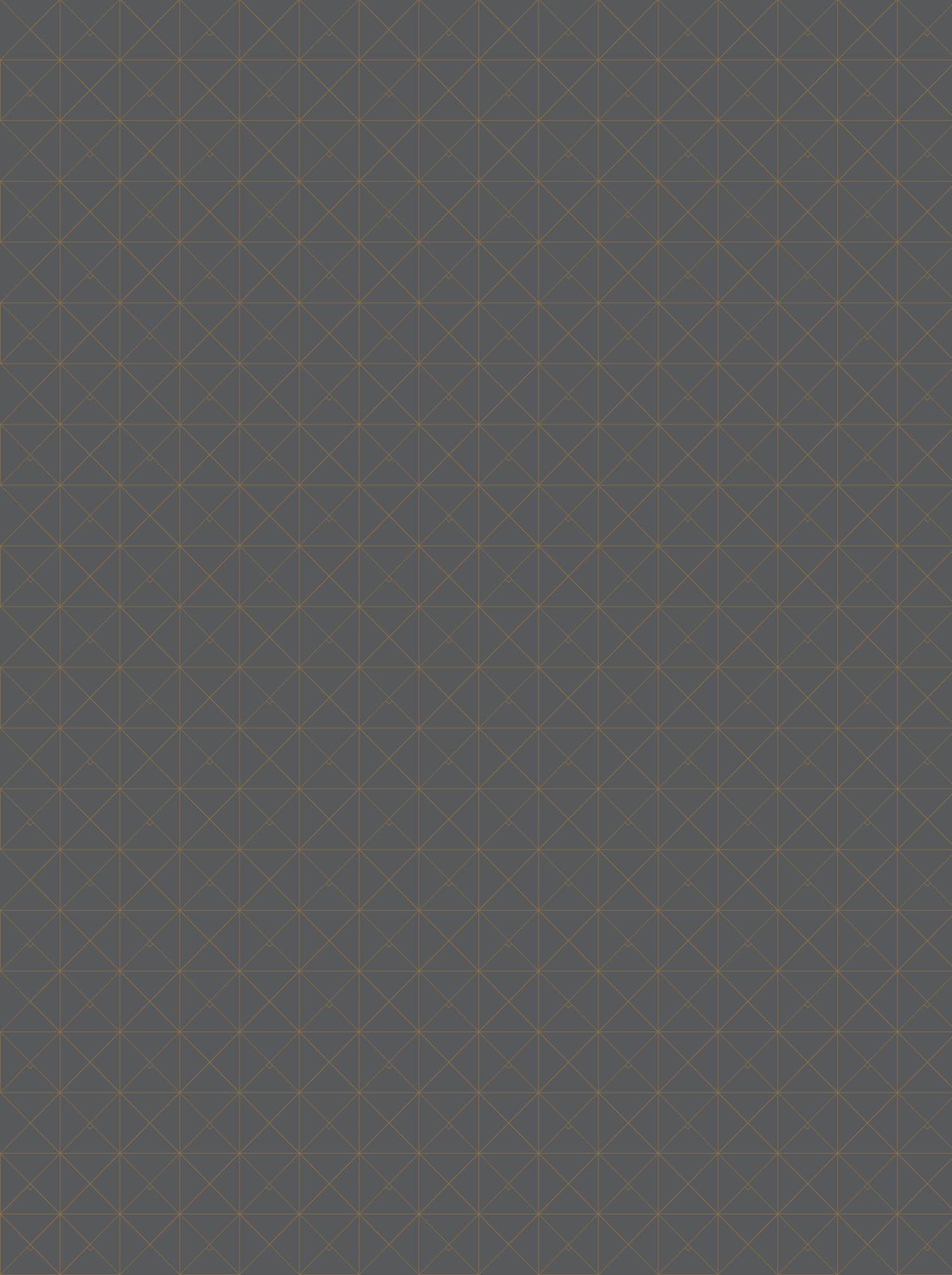
TYPE B1
MASTER BATHROOM

*“The soap in the bathroom,
the flowers in the garden,
the book on the bedside table
are all strong symbols of a life
in progress. You look at these
details and a world unfolds.”*

– Charlotte Moss

Floorplan on page 33





STRAITS MANSIONS

UNITS

-

TYPE A1, 67 sq m

TYPE B1, 99 sq m

TYPE B2, 94 sq m

TYPE C1, 116 sq m

TYPE D1, 124 sq m

TYPE D2-G | TYPE D2, 132 sq m

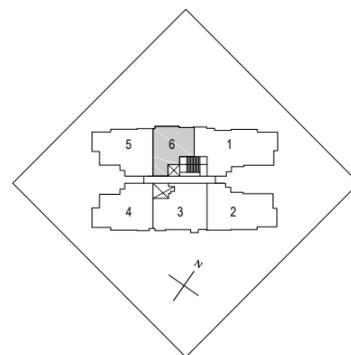
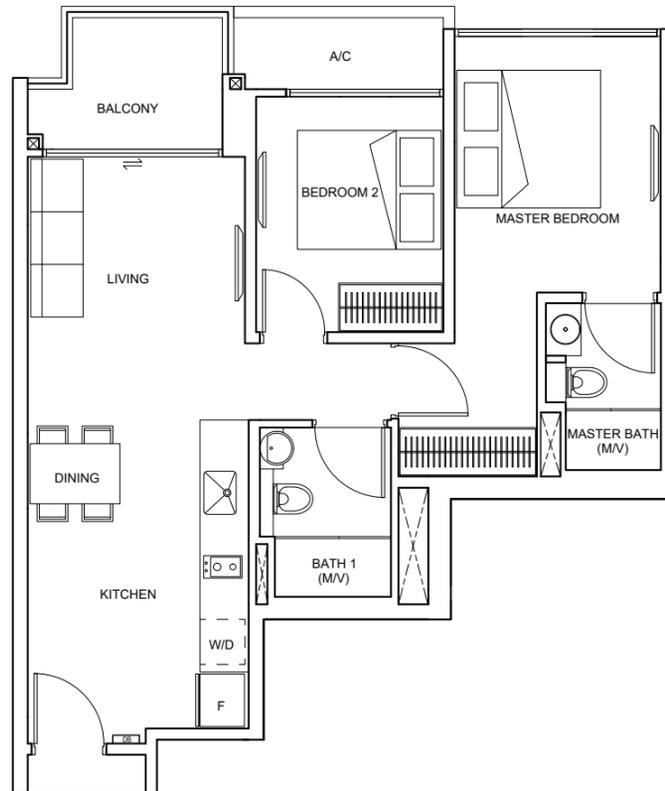
TYPE D3-G, 136 sq m

2 BEDROOM

TYPE A1

Area 67 sq m

#02-06 #03-06 #04-06 #05-06



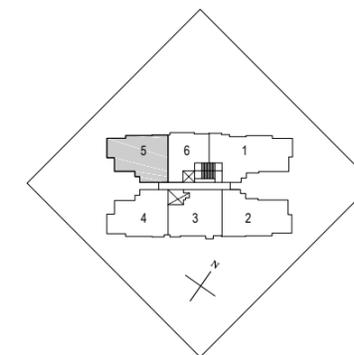
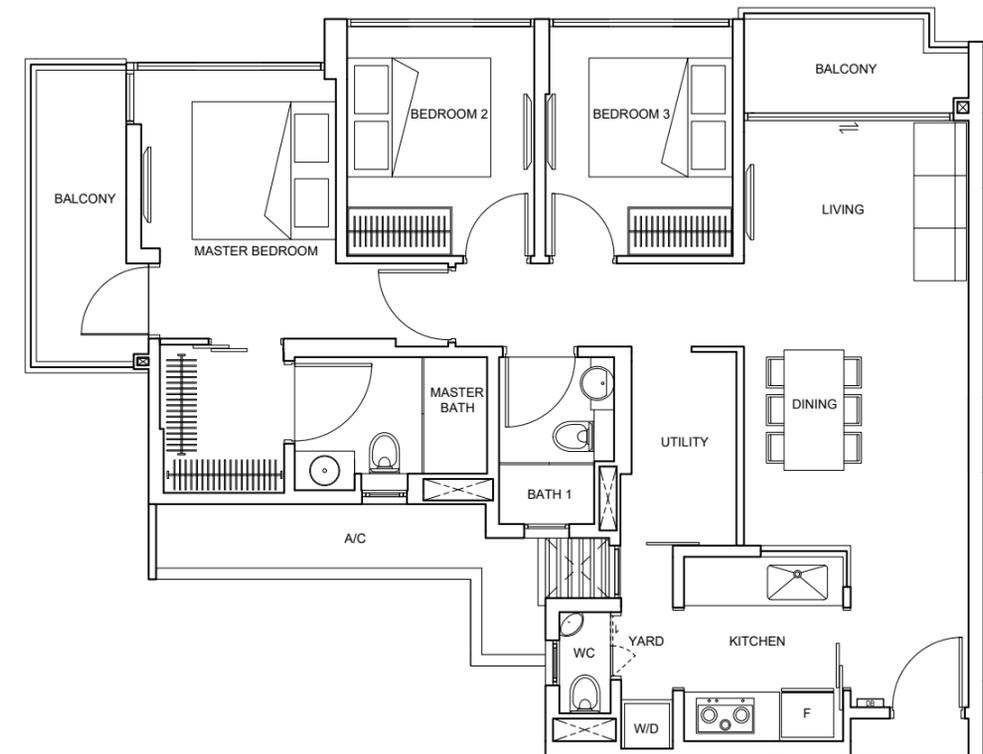
All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and are subject to final survey.
Plans are not drawn to scale and do not form part of the contract.

3 + U BEDROOM

TYPE B1

Area 99 sq m

#02-05 #03-05 #04-05 #05-05



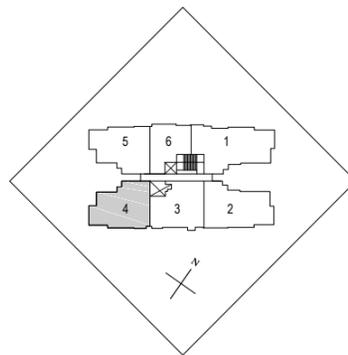
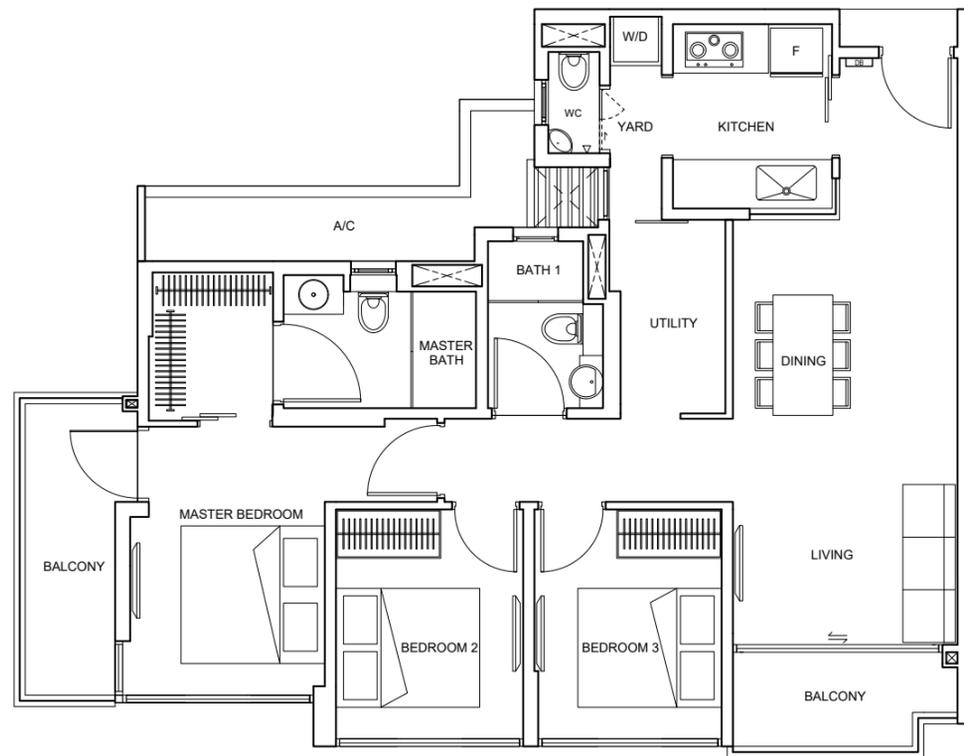
All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and are subject to final survey.
Plans are not drawn to scale and do not form part of the contract.

3 + U BEDROOM

TYPE B1 (MIRROR)

Area 99 sq m

#02-04 #03-04 #04-04 #05-04



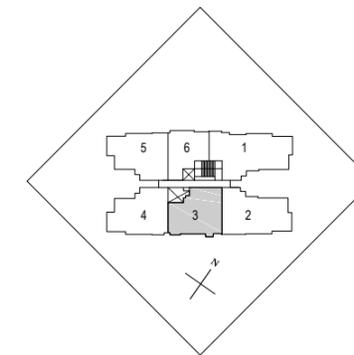
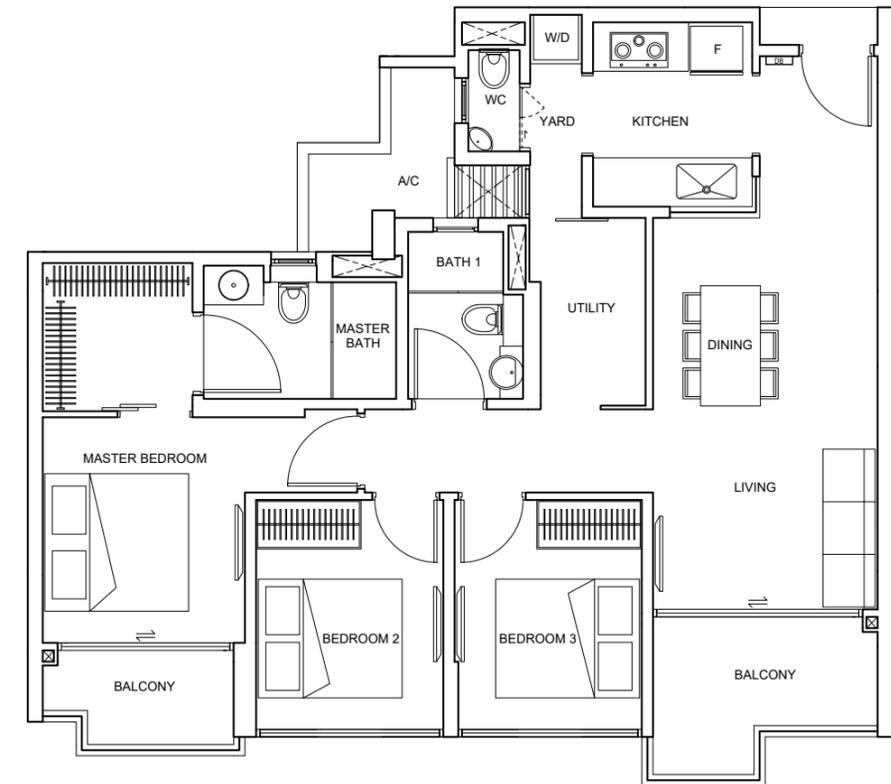
All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and are subject to final survey. Plans are not drawn to scale and do not form part of the contract.

3 + U BEDROOM

TYPE B2

Area 94 sq m

#02-03 #03-03 #04-03



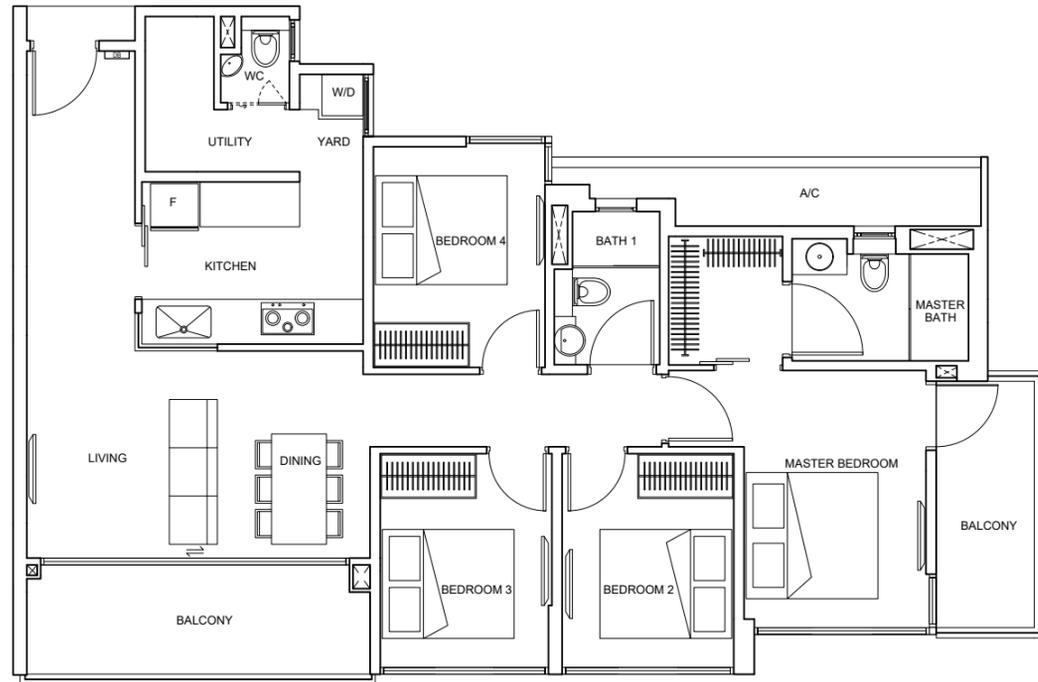
All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and are subject to final survey. Plans are not drawn to scale and do not form part of the contract.

4 + U BEDROOM

TYPE C1

Area 116 sq m

#02-02 #03-02 #04-02

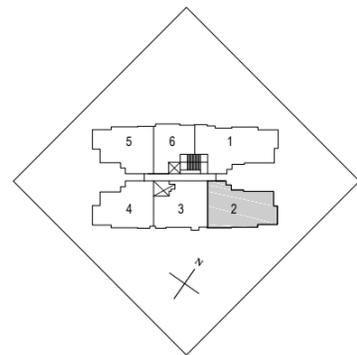
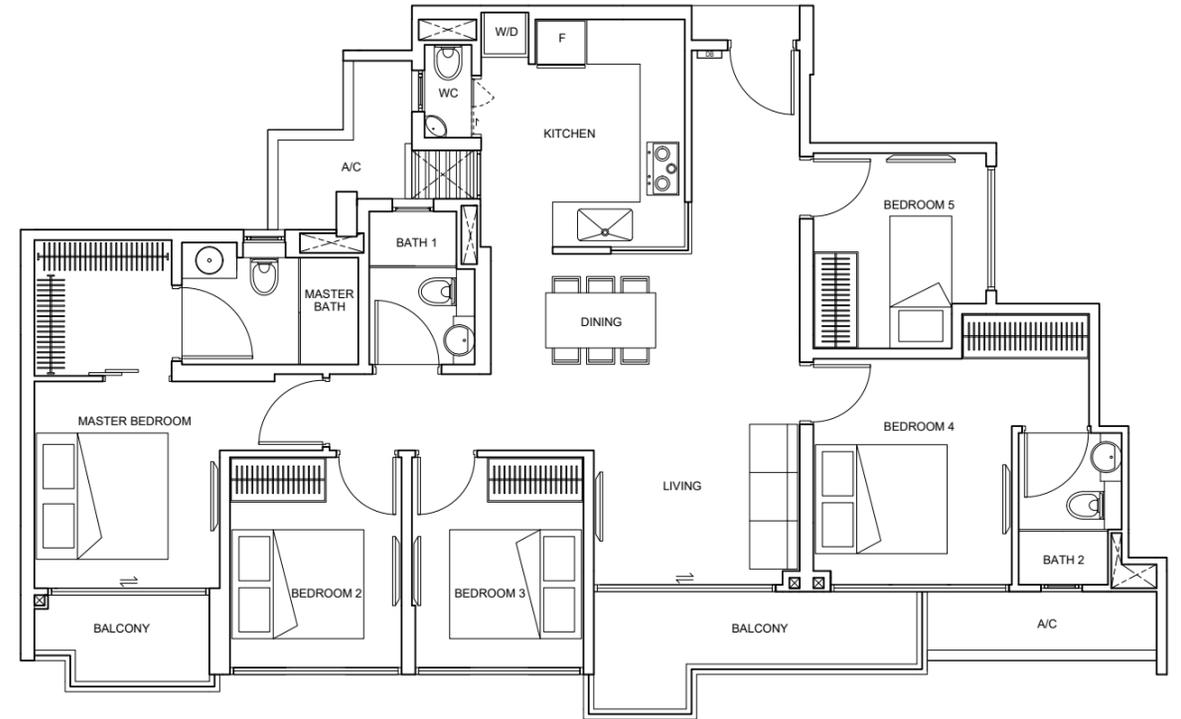


5 BEDROOM

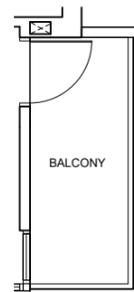
TYPE D1

Area 124 sq m

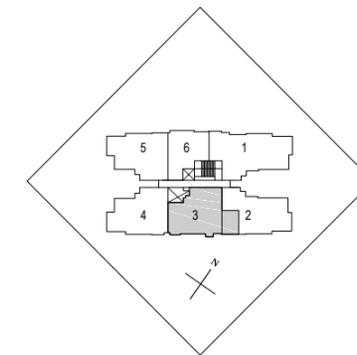
#05-03



TYPE C1
#03-02



All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and are subject to final survey. Plans are not drawn to scale and do not form part of the contract.



All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and are subject to final survey. Plans are not drawn to scale and do not form part of the contract.

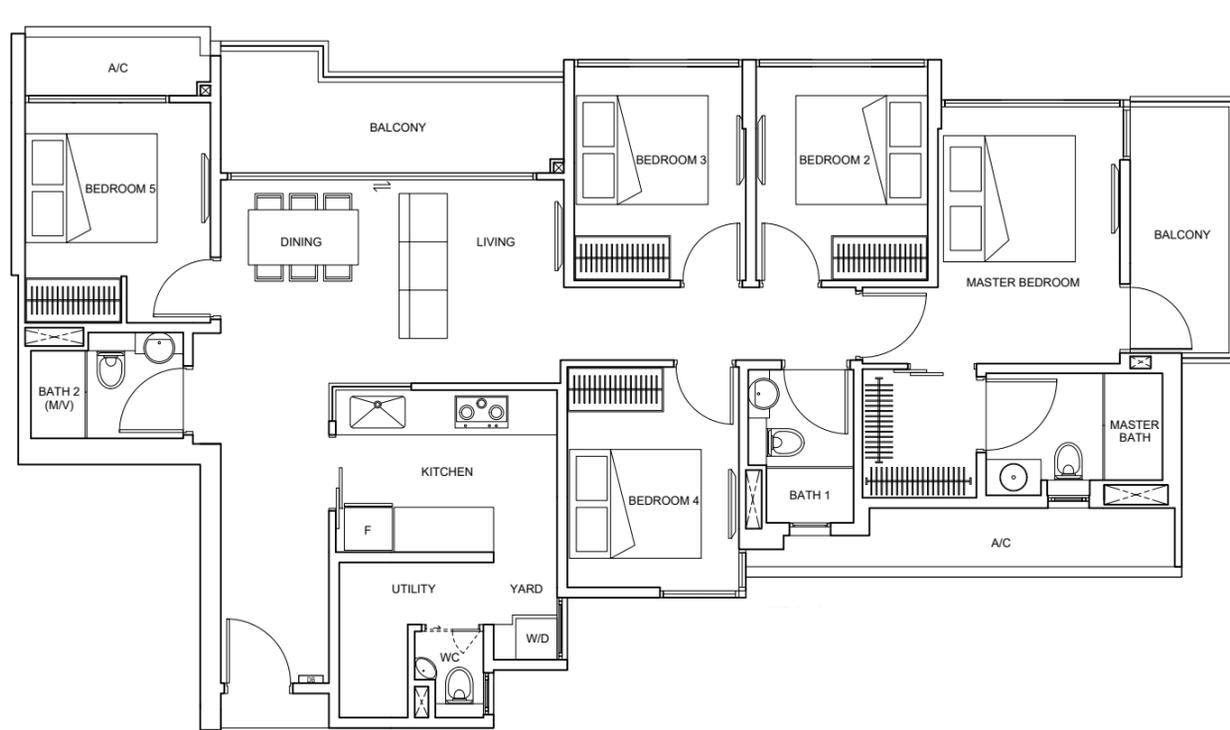
5 + U BEDROOM

TYPE D2-G | TYPE D2

Area 132 sq m

TYPE D2-G #01-01

TYPE D2 #02-01 #03-01 #04-01 #05-01

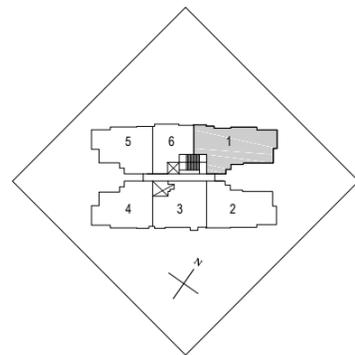
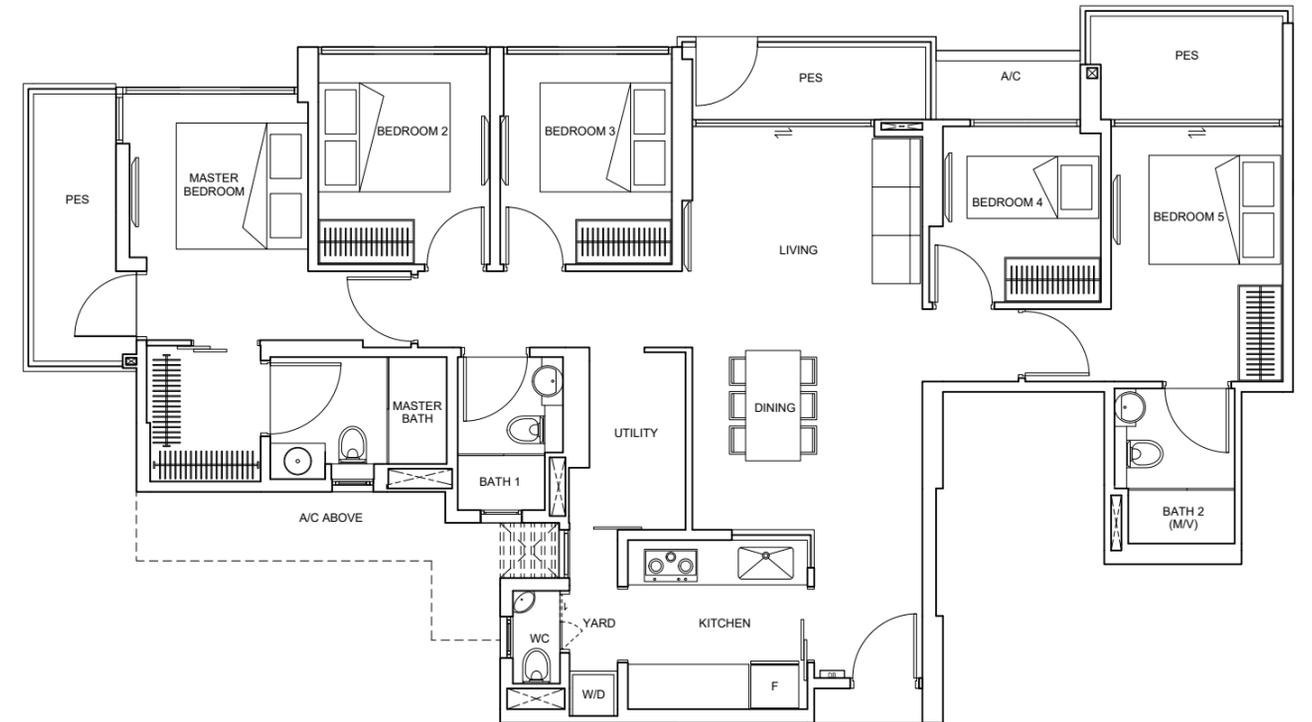


5 + U BEDROOM

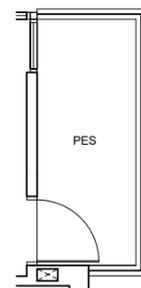
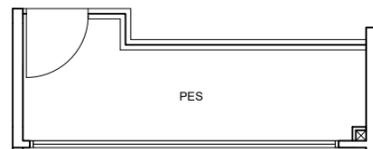
TYPE D3-G

Area 136 sq m

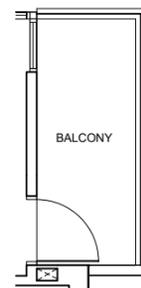
#01-05



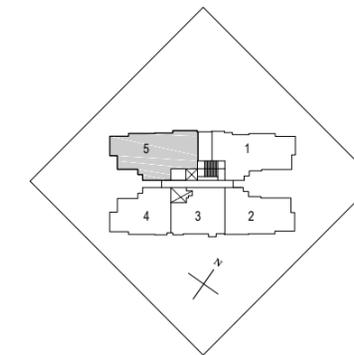
TYPE D2-G
#01-01



TYPE D2
#03-01, #05-01



All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and are subject to final survey. Plans are not drawn to scale and do not form part of the contract.



All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and are subject to final survey. Plans are not drawn to scale and do not form part of the contract.

— A PERANAKAN HEIRLOOM —

Build your family legacy,

Live your future today.



A premier development by
Roxy-Pacific Holdings Limited

SINGAPORE



SPOTTISWOODE

Suspended between the earth and the sky



EON SHENTON

Residential-City at your doorstep

Roxy-Pacific Holdings Limited is an established property and hospitality group with an Asia-Pacific focus and a track record that extends back to May 1967. Listed on the SGX Mainboard on 12 March 2008, the Group is principally engaged in the development and sale of residential and commercial properties ("Property Development") and the ownership of Grand Mercure Roxy Hotel and other investment properties ("Hotel Ownership and Property Investment"). Since 2013, our three main arms — Property Development, Property Investment, and Hotel Ownership have extended the reach beyond Singapore, in countries such as Malaysia, Australia, Thailand, Japan and Maldives.

A HALLMARK for QUALITY & VALUE

A premier development by
Roxy-Pacific Holdings Limited

OVERSEAS



WISMA INFINITUM, MALAYSIA

Residence . Retail . Club



117 CLARENCE STREET, AUSTRALIA

B grade building with NLA of 12,571 sq m and a NABERS rating of 4 star

WWW.ROXPACIFIC.COM.SG

