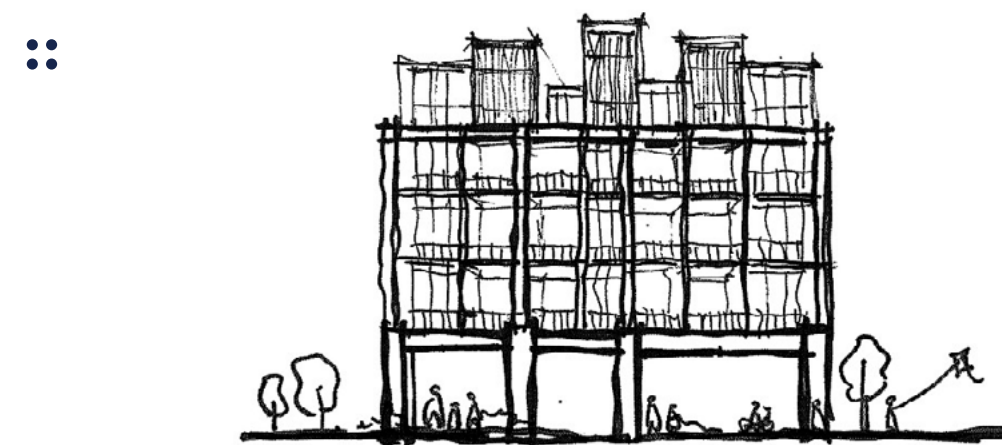
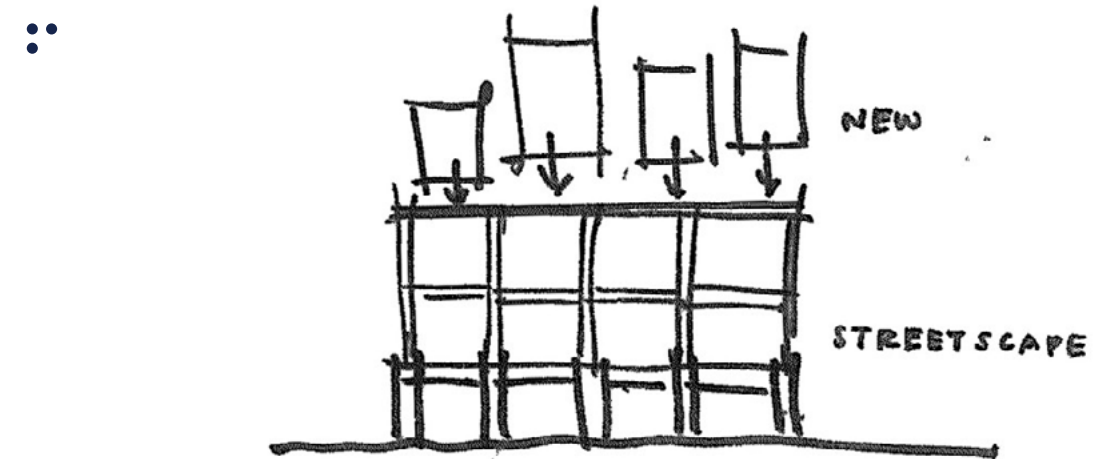
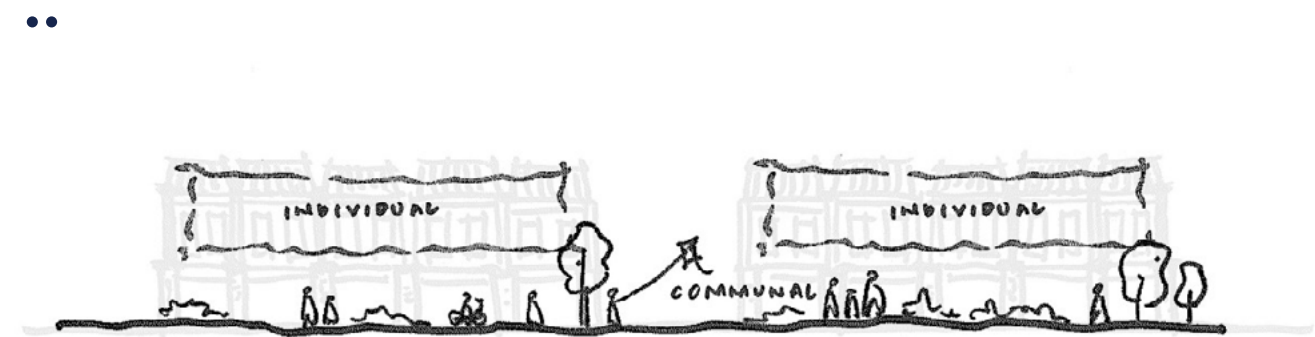


PARQ BELLA

Your bespoke freehold home in District 15

Reimagining an Architectural Gem

- Parq Bella is a unique addition to Tembeling Road, paying homage to the joys of communal living of the past whilst providing the modern amenities and luxuries of contemporary living.
- The design philosophy of Parq Bella is centred around the belief that communal living is essential to building a strong and thriving community. With this in mind, it features communal spaces on the ground floor that encourage residents to interact and connect with one another, not unlike the traditional shophouses of the past that surround it.
- As importantly, Parq Bella has been designed to provide residents with a sense of privacy, intimacy, and exclusivity. The units are designed to feel like modern versions of the upper levels of shophouses, with private balconies and views of the surrounding neighbourhood. Each apartment has been carefully designed to create a comfortable and welcoming atmosphere as residents return home each day.
- To further reinforce the sense of community, the façade of Parq Bella has been designed to be sympathetic in scale and geometries to its shophouse neighbours - the new and the old coexisting and in conversation. The Tembeling Road streetscape is refreshed, creating a harmonious and cohesive aesthetic that is both visually appealing and welcoming - all while retaining its heritage identity.



This is the One
Place to Call Home



PAROBELLA
24 TEMBELING ROAD

Artist's Impression

A Perfect Balance of Live, Work and Play

BY CAR

- 4-min drive to East Coast Park
- 6-min drive to Singapore Sports Hub
- 9-min drive to Gardens by The Bay
- 13-min drive to Central Business District

BY FOOT

- 5-min walk to i12 Katong, Katong Square
- 6-min walk to Dunman Food Centre

EDUCATIONAL INSTITUTES

- CHIJ Katong Convent
- CHIJ Katong (Primary)
- Chung Cheng High School (Main)
- Dunman High School
- Haig Girls' School
- Maple Bear Katong
- Ngee Ann Primary School
- Pat's Schoolhouse Preschool
- St. Patrick's School
- Tanjong Katong Girls' School
- Tao Nan School
- Victoria Junior College
- Victoria School



* Estimates are based on One Map (the Singapore Land Transport Authority). While the information is considered to be true and accurate as at the date of publication, changes in circumstances after the time of publication may impact the accuracy of the information. The information may change without notice and the developer is not in any way liable for the accuracy of any information printed and interpreted by the reader.

Every reasonable care has been taken in the preparation of the location map. The map is printed as at 1 June 2023.

Actual travel times may vary, subject to traffic conditions.

Excellent Connectivity to Major Lifestyle and Commercial Hotspots

Arrive at key destinations in **under 15 minutes**

By Foot

PARQ BELLA

5-min walk (600m) to the upcoming **Marine Parade MRT Station (TE26)**

8-min cycle to **Eastern Coastal Park Connector Network (ECPCN)**

By Car

4-min drive to **ECP**

7-min drive along **ECP to MCE and KPE**

10-min drive to **Paya Lebar hub**

13-min drive to **Central Business District**

15-min drive to **Somerset-Orchard District**

Within 1km Radius to Top Schools

Tao Nan School
Haig Girls' School
CHIJ Katong (Primary)
Tanjong Katong Primary School



Orchard Road
Singapore's busiest and most bustling shopping belt.



Central Business District
Singapore's centre for commercial and financial activities.



East Coast Park
A 15-km long beach with a diversity of recreational, sporting and dining activities.

Source: <https://www.mmetal.com.sg/project/tao-nan-primary-school> | <https://olloicondo.com/news> | <https://zhengkeng.com.sg/2008-chij-katong> | <https://www.eistudy.com/k12-schools/tanjong-katong-primary-school>

This is Where Every Day Feels Like a Weekend



The Joo Chiat-Katong area has always been on the to-go list for locals and tourists alike.

From hearty brunches and vegan options to artisanal pastries, and freshly roasted coffee, you will never run out of options when you head for that casual cafe-hopping session.

* All images are for illustration purposes only

Experience the Timeless Stories of a Heritage Gem



"Katong on Singapore's East Coast is a foodie neighbourhood full of hot property that's attracting new residents."

Famous lifestyle magazine, Monocle (Issue 57)



Discover Peranakan culture as you stroll past heritage shophouses, quaint stores and local eateries in this charming corner of eastern Singapore.

For the foodies, indulge in famous Peranakan fare that has created a name for itself both locally and internationally.

For the adventure seekers, take a stroll through various heritage landmarks and hotspots in the cultural district – you will discover tales lost in time, and stories known only to a few.

Not forgetting the creative souls, who will love learning about the local crafts and artistry of the Peranakans. Not to mention, every corner of the district is picture-worthy!

Your Contemporary
Coastal Retreat



PARO BELLA
2015 AYALA ROAD



A Bespoke Architectural Gem in District 15





Artist's Impression

Relax and Recharge – Designed for
Maximum Comfort and Relaxation

Soothing Palettes Inspired by Nature



Artist's Impression



Artist's Impression



Artist's Impression



Artist's Impression

Quality Fittings with Attention to Design Details

Bathroom fittings by





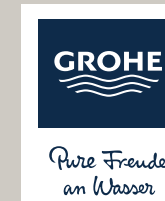
Artist's Impression

Enjoy Double-volume Spaces
that Bring Natural Sunlight
into Your Living Areas

Kitchen appliances and fittings by



BOSCH



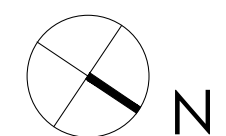
Artist's Impression

Site Plan



Legend

- 1 Car Park Entrance
- 2 Pedestrian Gate
- 3 Letterbox & Parcel Box
- 4 Single-Tier Bicycle Lots
- 5 Water Meter Chamber
- 6 Bin Point
- 7 Pedestrian Back Gate
- 8 Outdoor Barbeque
- 9 Refuse Chamber
- 10 Recycling Chamber
- 11 Lift Lobby
- 12 Function Room
- 13 Accessible Toilet
- 14 Pool Shower
- 15 Pool Deck
- 16 Swimming Pool
- 17 MDF Room
- 18 Consumer Switch Room

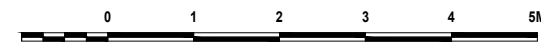
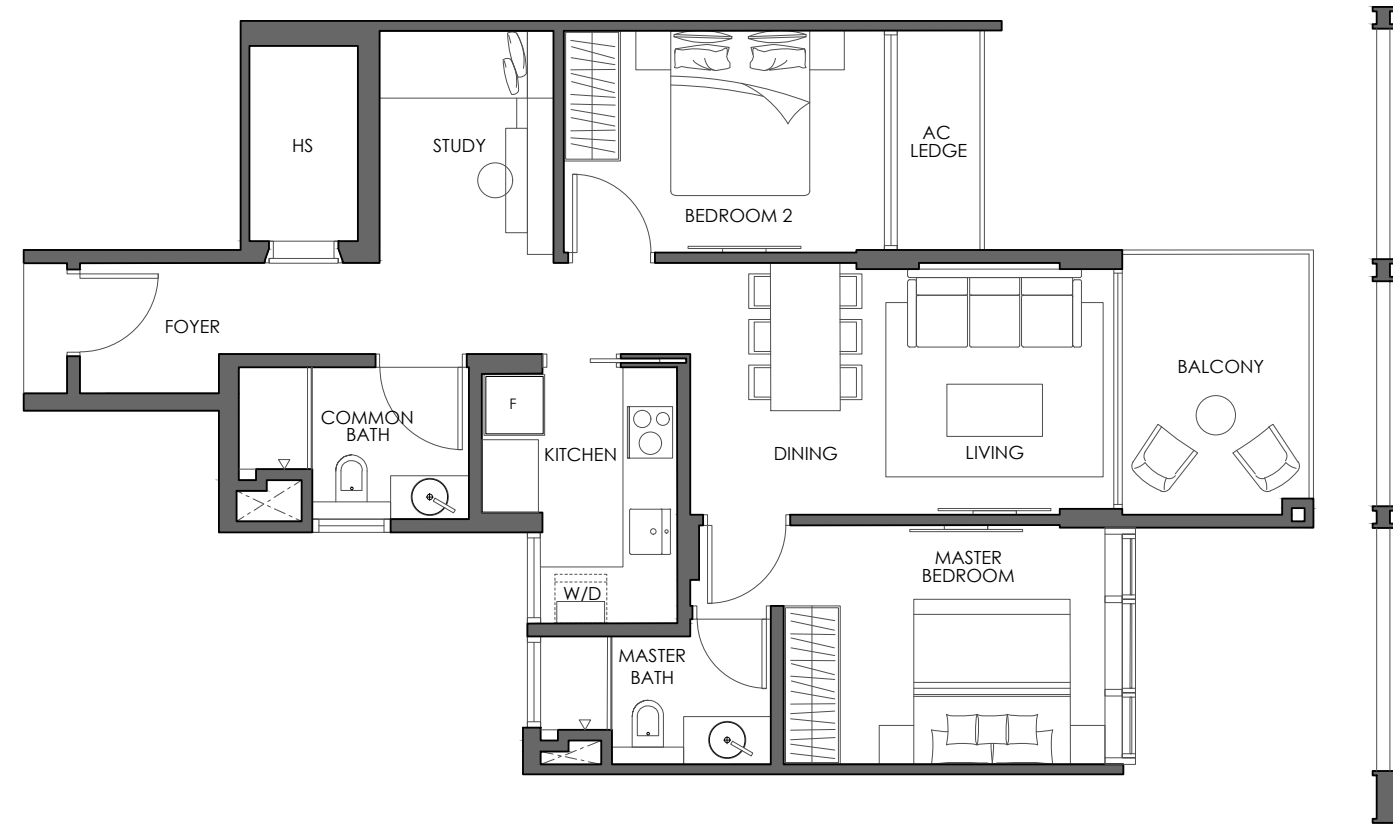


2 + 1 Bedroom

86 SQM / 926 SQFT

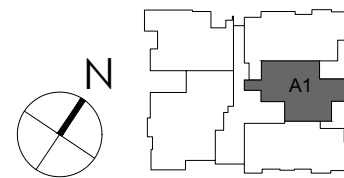
02-04 / 03-04 / 04-04

Type A1



SCALE 1 : 100 @ A4

ESTIMATED TOTAL
AREA OF PROPERTY
(INCLUDES A/C LEDGE,
BALCONY & VOIDS WHERE
APPLICABLE)



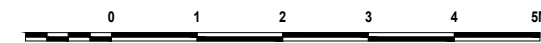
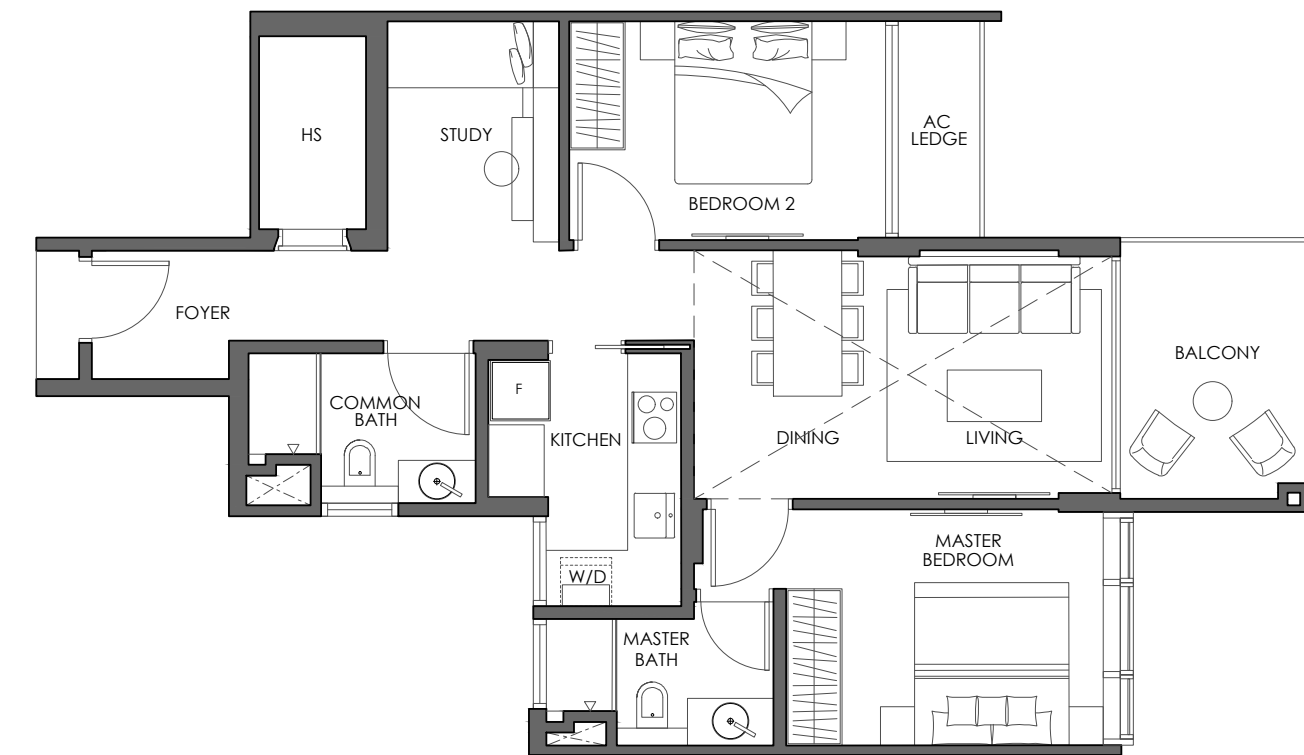
Please note: Floor area is estimated by a registered surveyor based on the approved building plan for the Property and is measured from mid-wall to mid-wall. The estimated floor areas for the different uses and spaces included as part of the Property are indicated solely for reference purposes and will not form part of the conditions for the sale and purchase of the Property. The aggregate of these estimated floor areas is unlikely to be equal to the estimated total floor area of the Property due to rounding adjustments. The floor plans are subject to such changes as may be approved by the relevant authorities, and the measurements and areas in the plans are approximates only and subject to final survey. The balcony shall not be enclosed unless with the approved balcony screens. For an illustration of the approved balcony screens, please refer to Annexures A1 and A2 of this brochure.

2 + 1 Bedroom

100 SQM / 1,076 SQFT

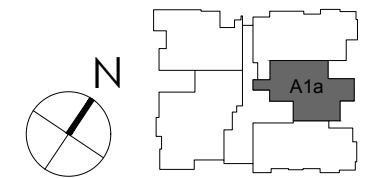
05-04

Type A1a



SCALE 1 : 100 @ A4

ESTIMATED TOTAL
AREA OF PROPERTY
(INCLUDES A/C LEDGE,
BALCONY & VOIDS WHERE
APPLICABLE)



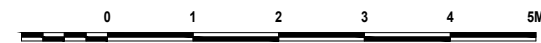
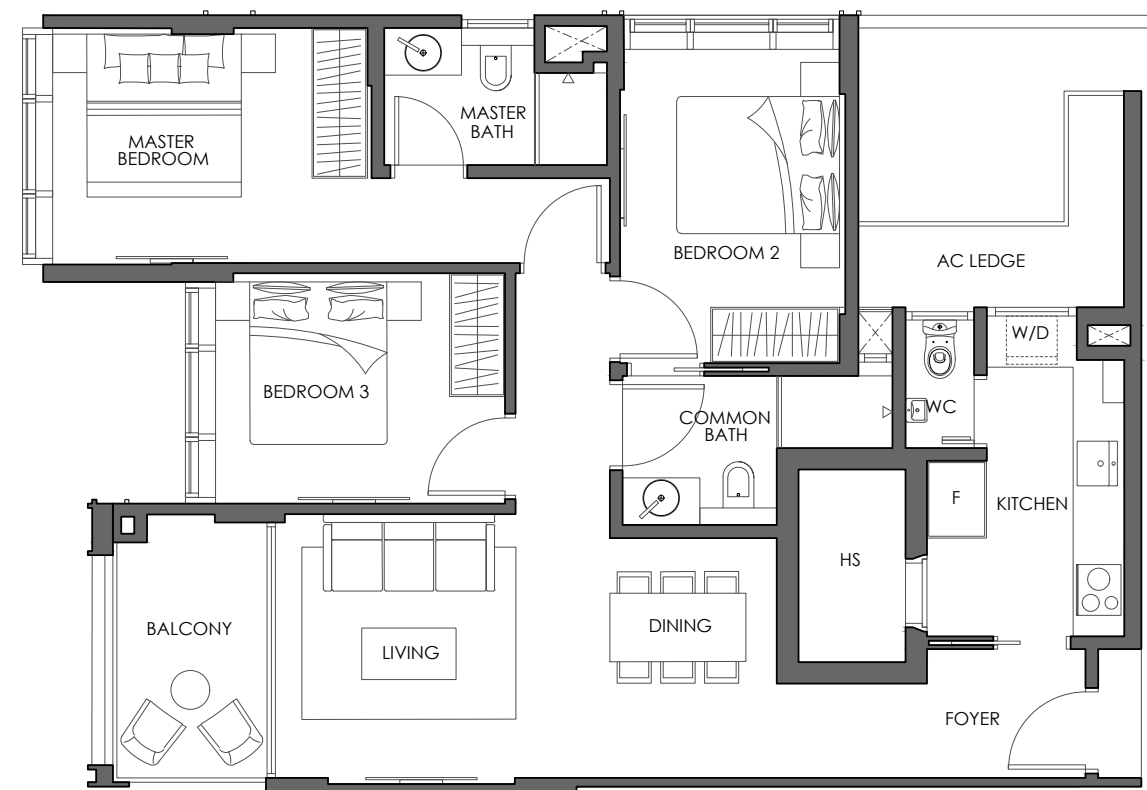
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3 Bedroom

100 SQM / 1,076 SQFT

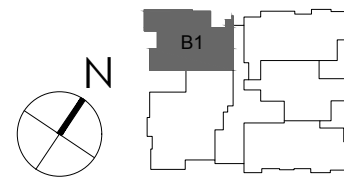
02-02 / 03-02 / 04-02

Type B1



SCALE 1:100 @ A4

ESTIMATED TOTAL
AREA OF PROPERTY
(INCLUDES A/C LEDGE,
BALCONY & VOIDS WHERE
APPLICABLE)



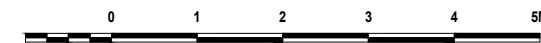
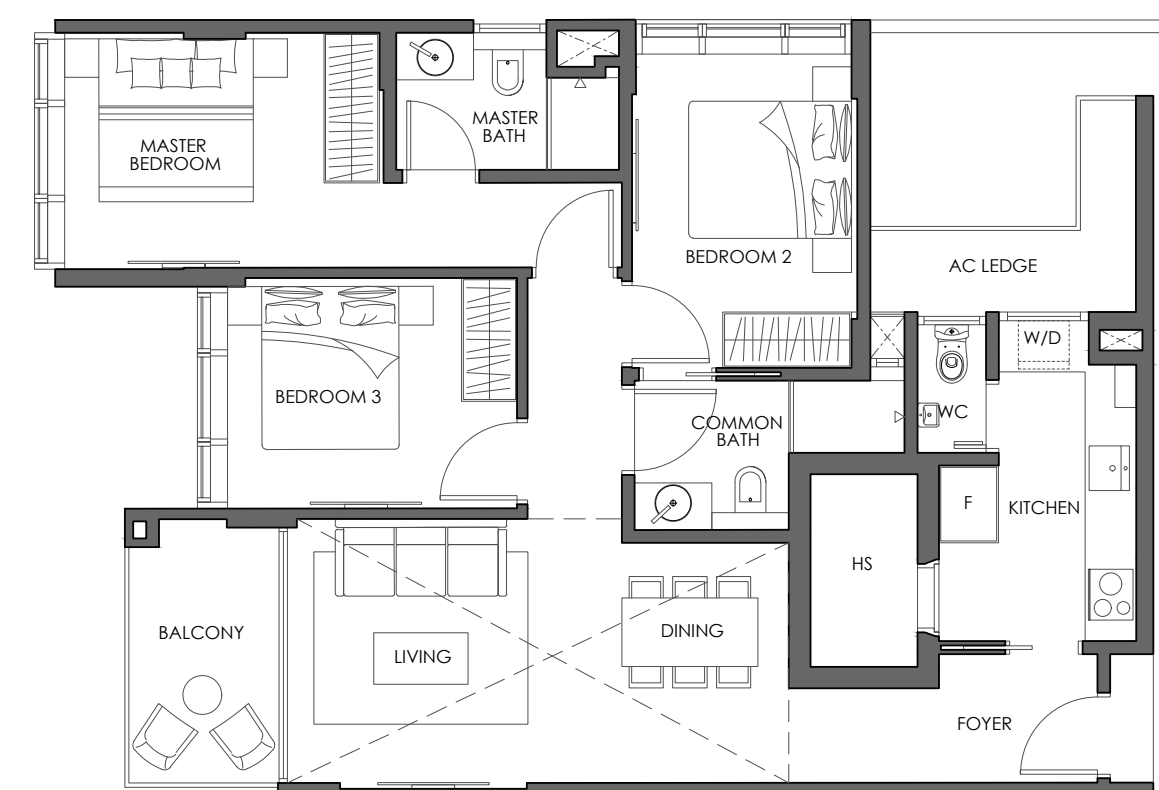
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3 Bedroom

116 SQM / 1,249 SQFT

05-02

Type B1a



SCALE 1:100 @ A4

ESTIMATED TOTAL
AREA OF PROPERTY
(INCLUDES A/C LEDGE,
BALCONY & VOIDS WHERE
APPLICABLE)



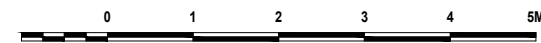
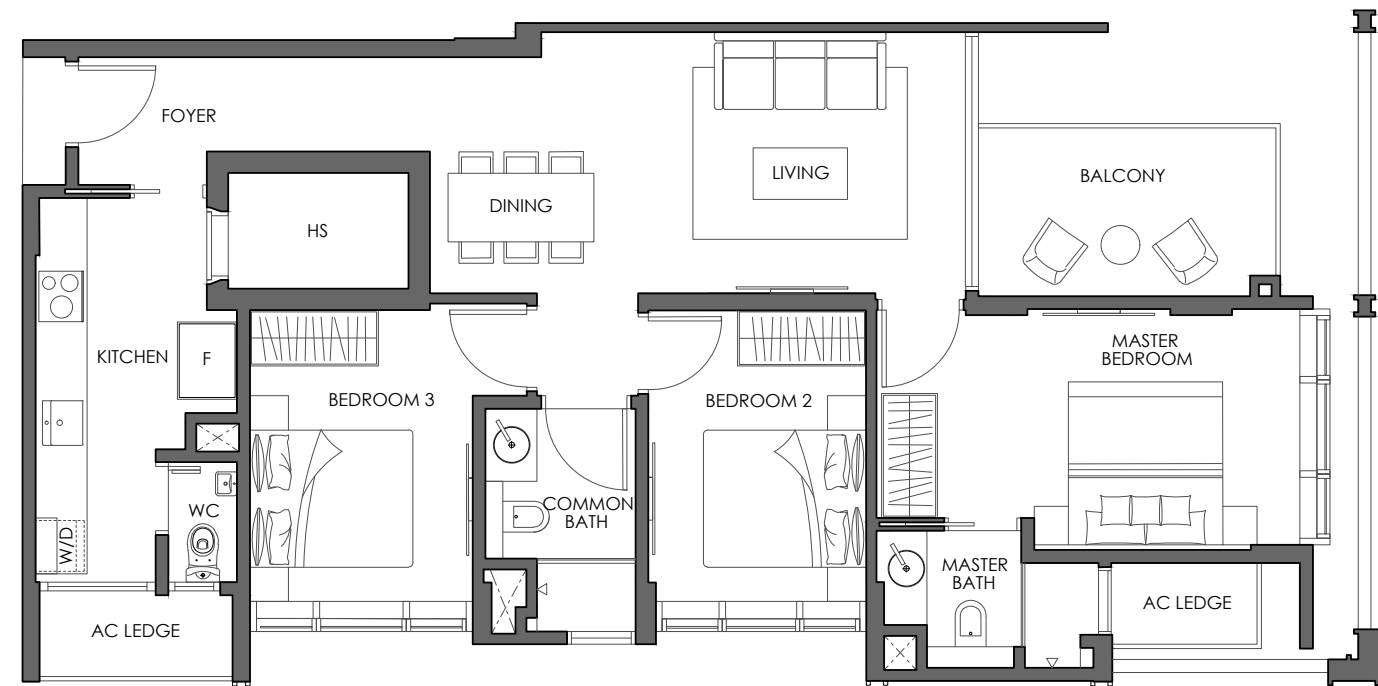
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3 Bedroom

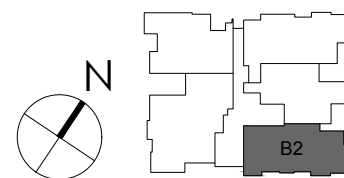
102 SQM / 1,098 SQFT

02-05 / 03-05 / 04-05

Type B2



SCALE 1 : 100 @ A4
**ESTIMATED TOTAL
 AREA OF PROPERTY**
 (INCLUDES A/C LEDGE,
 BALCONY & VOIDS WHERE
 APPLICABLE)



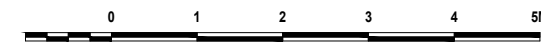
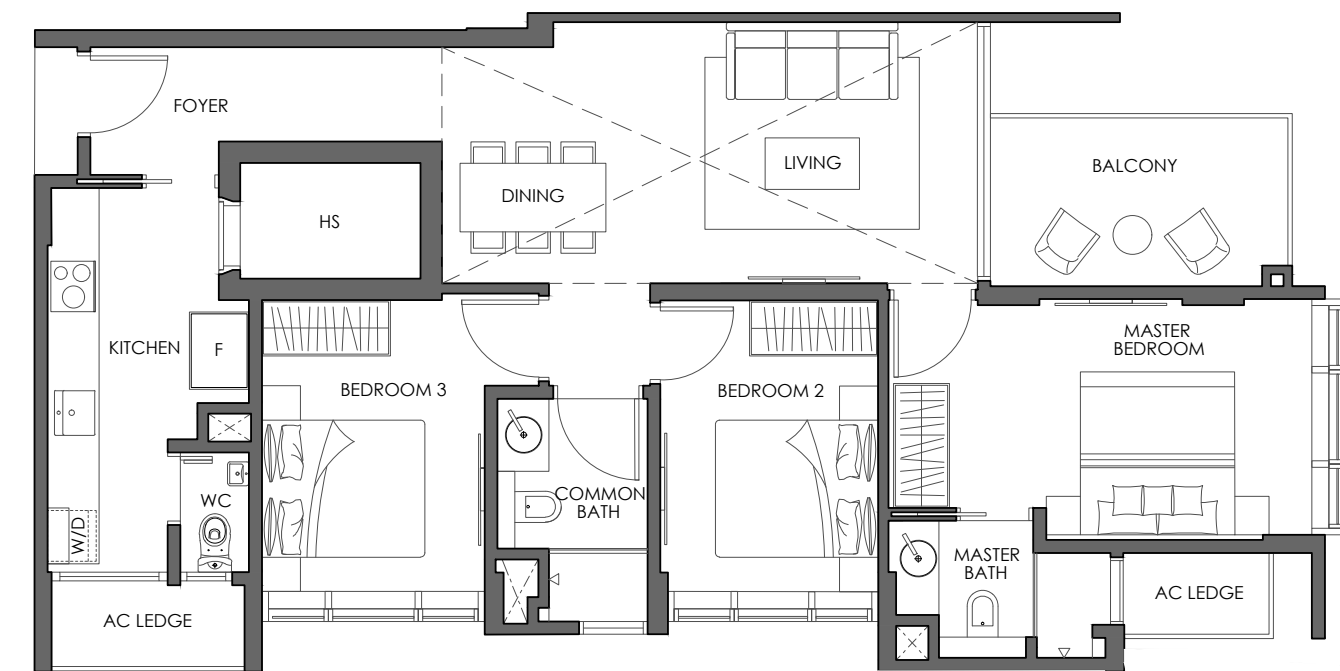
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3 Bedroom

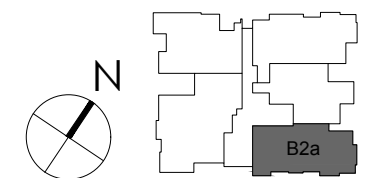
121 SQM / 1,302 SQFT

05-05

Type B2a



SCALE 1 : 100 @ A4
**ESTIMATED TOTAL
 AREA OF PROPERTY**
 (INCLUDES A/C LEDGE,
 BALCONY & VOIDS WHERE
 APPLICABLE)



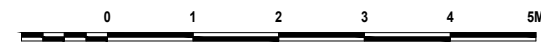
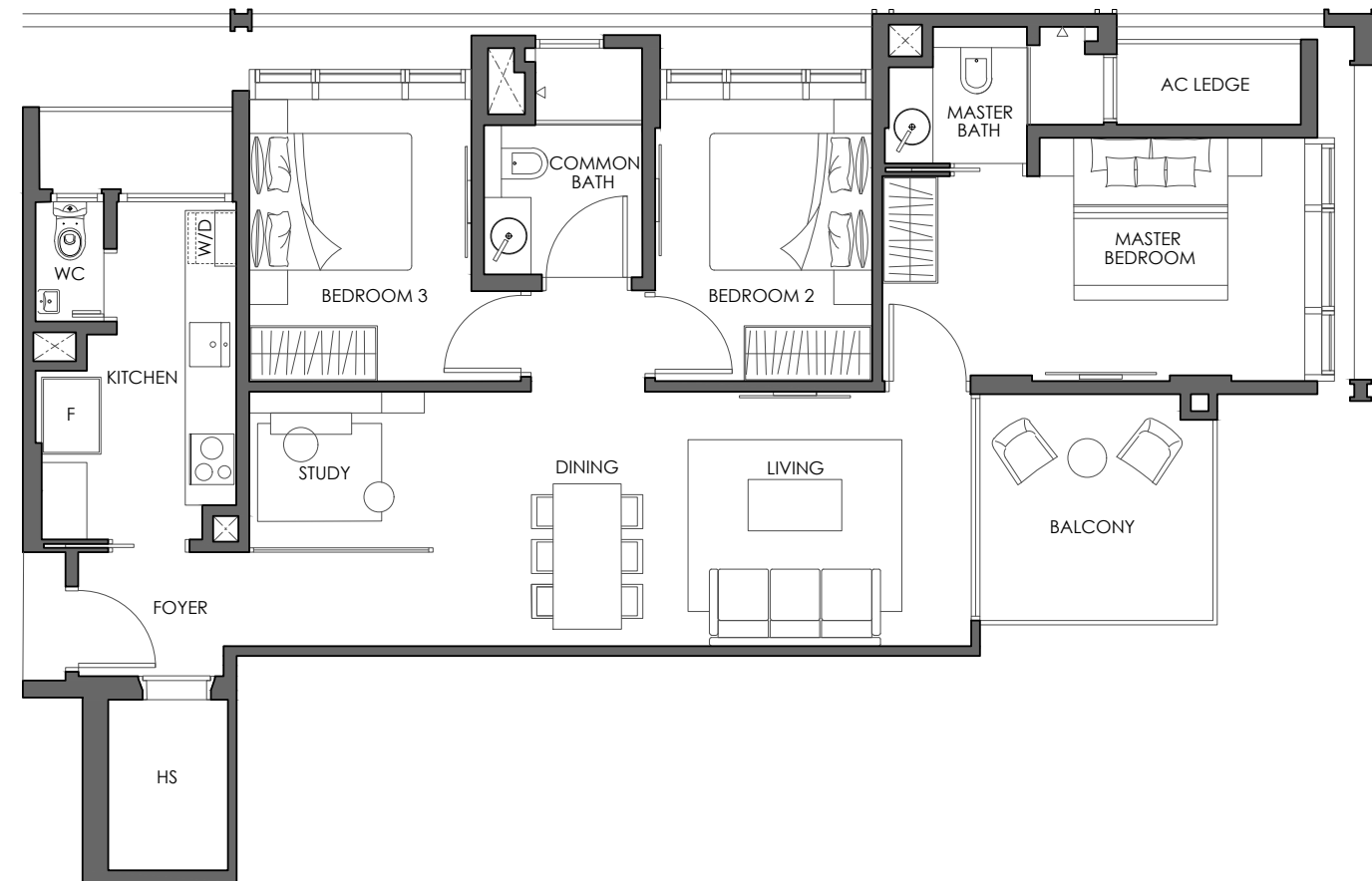
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3+1 Bedroom

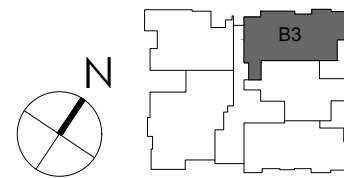
105 SQM / 1,130 SQFT

02-03 / 03-03 / 04-03

Type B3



SCALE 1 : 100 @ A4
ESTIMATED TOTAL AREA OF PROPERTY
 (INCLUDES A/C LEDGE, BALCONY & VOIDS WHERE APPLICABLE)



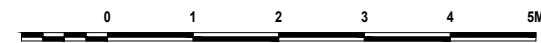
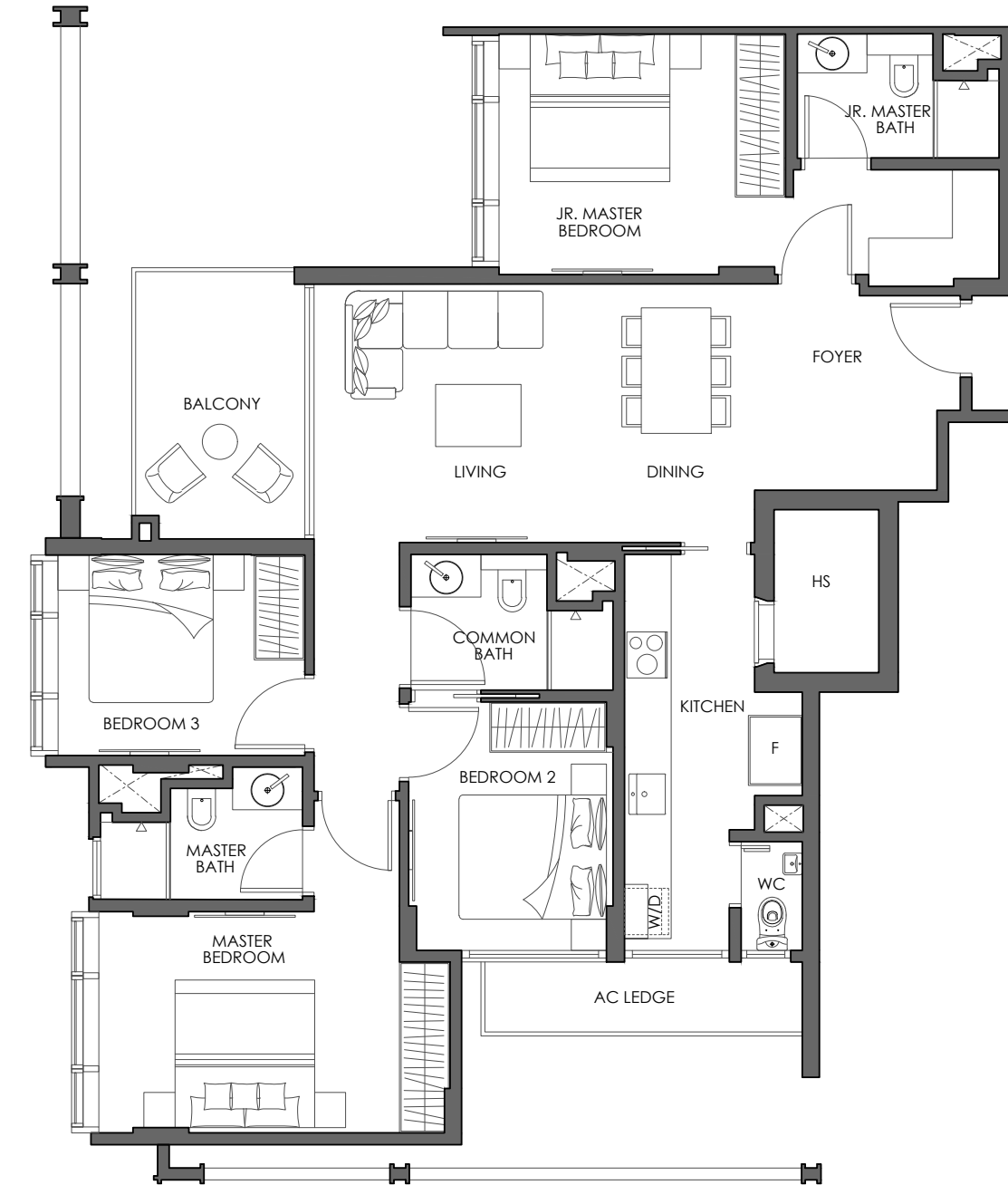
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4 Bedroom

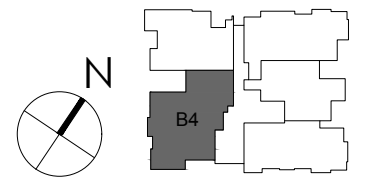
127 SQM / 1,367 SQFT

02-01 / 03-01 / 04-01

Type B4



SCALE 1 : 100 @ A4
ESTIMATED TOTAL AREA OF PROPERTY
 (INCLUDES A/C LEDGE, BALCONY & VOIDS WHERE APPLICABLE)



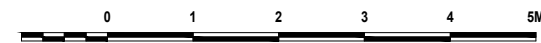
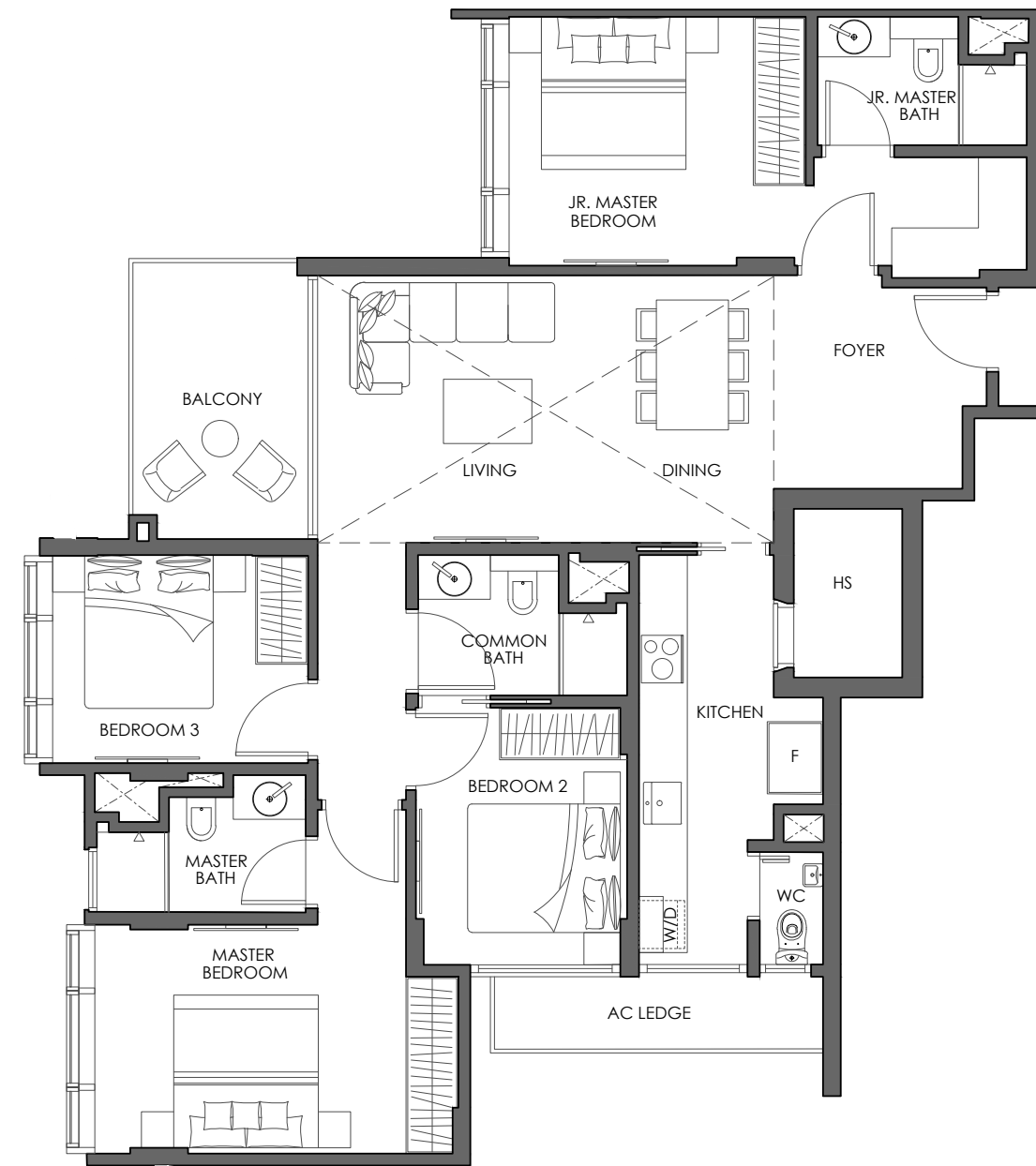
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4 Bedroom

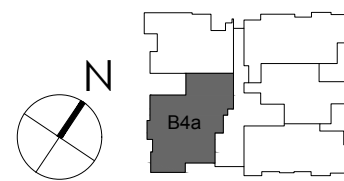
148 SQM / 1,593 SQFT

Type B4a

05-01



SCALE 1:100 @ A4
ESTIMATED TOTAL AREA OF PROPERTY
 (INCLUDES A/C LEDGE, BALCONY & VOIDS WHERE APPLICABLE)



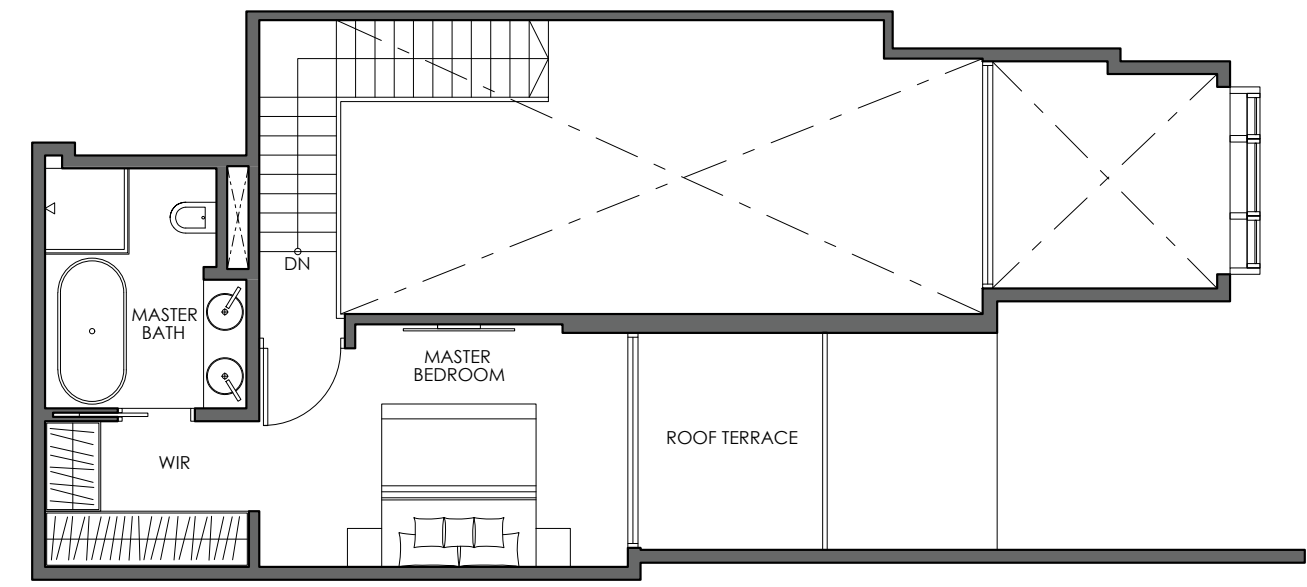
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4 Bedroom

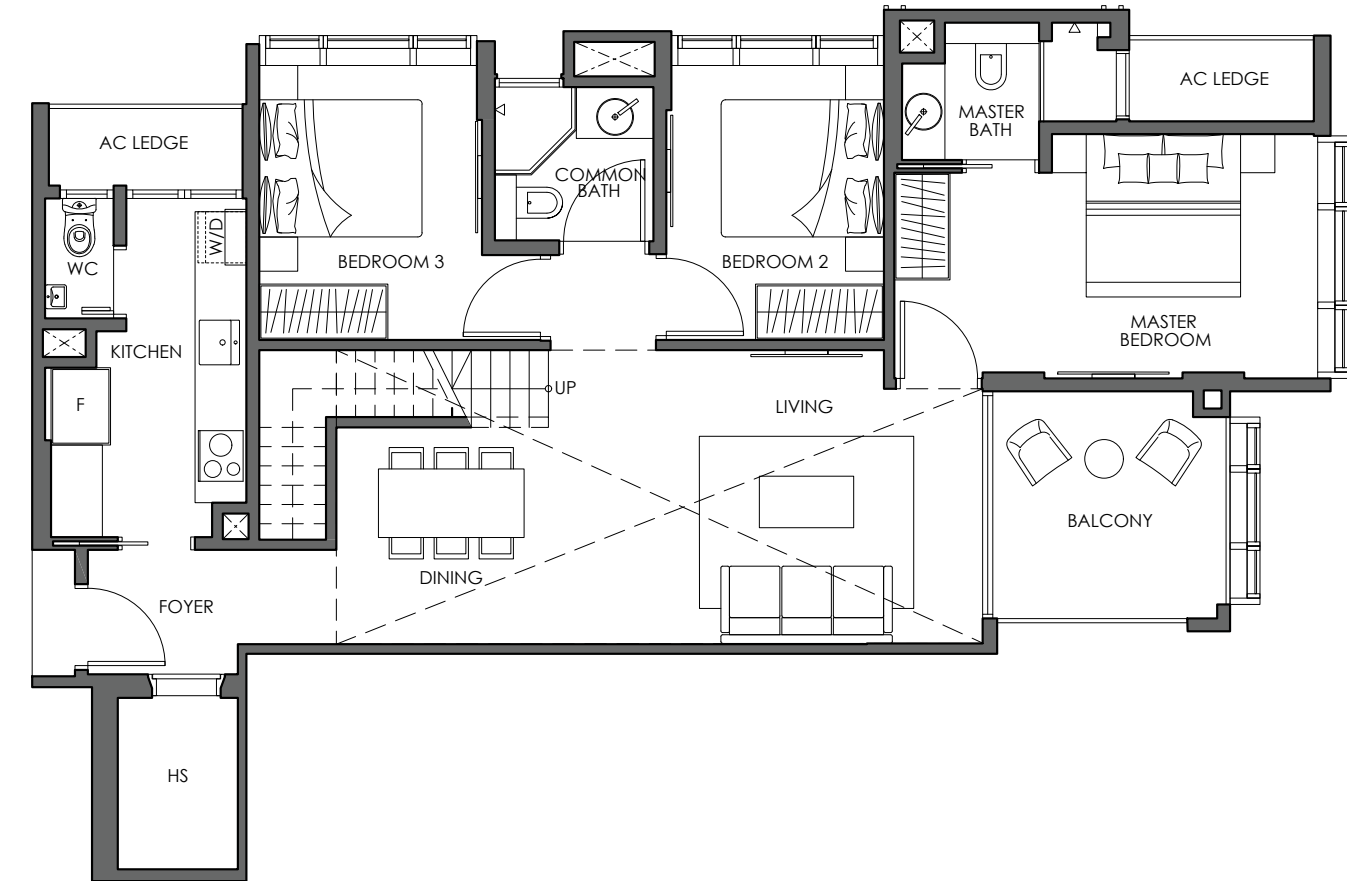
166 SQM / 1,787 SQFT

Type C1

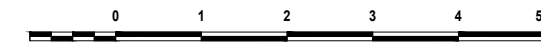
05-03



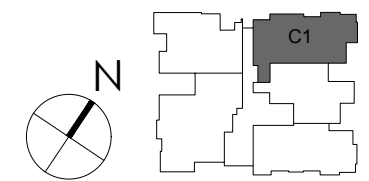
UPPER STOREY



LOWER STOREY

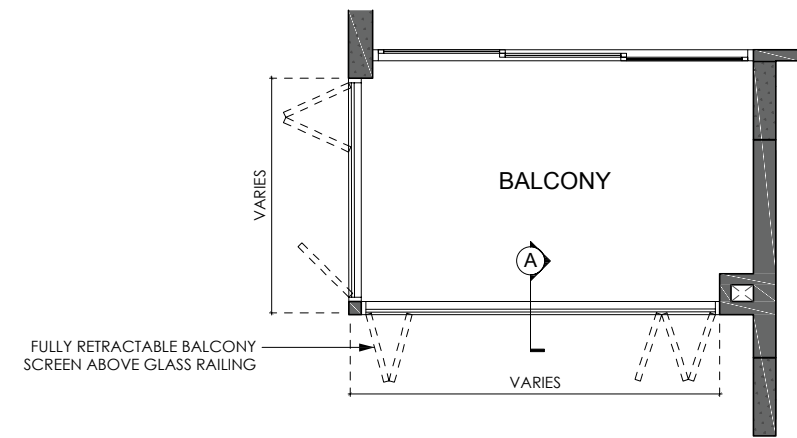


SCALE 1:100 @ A4
ESTIMATED TOTAL AREA OF PROPERTY
 (INCLUDES A/C LEDGE, BALCONY & VOIDS WHERE APPLICABLE)

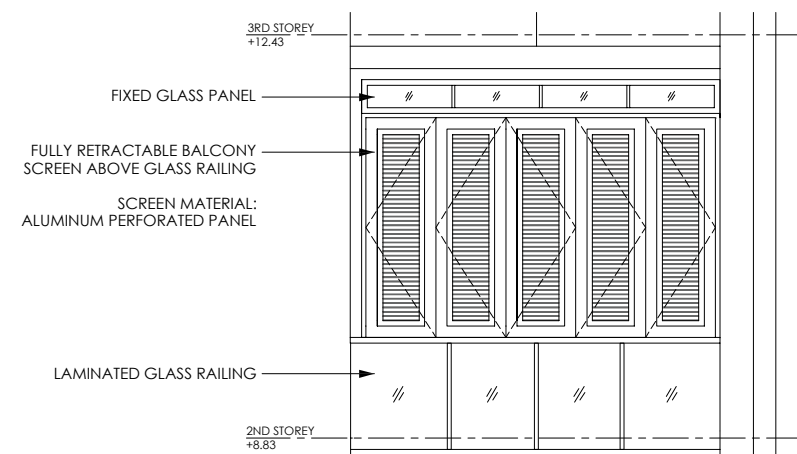


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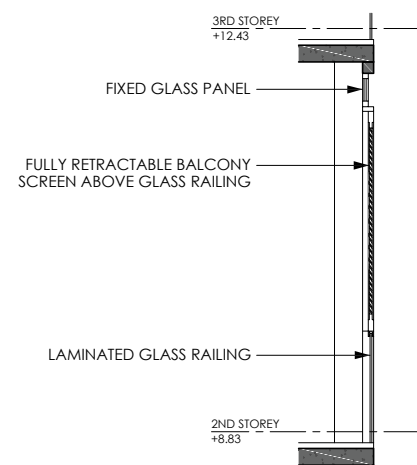
ANNEXURE A1
APPROVED TYPICAL BALCONY SCREEN - TYPE 1
 PLAN / FRONT ELEVATION / SECTION



TYPICAL BALCONY PART PLAN



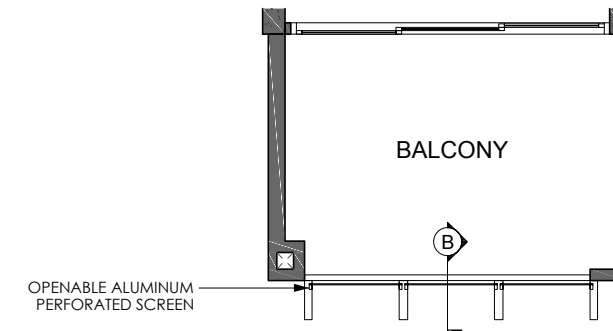
TYPICAL BALCONY FRONT ELEVATION



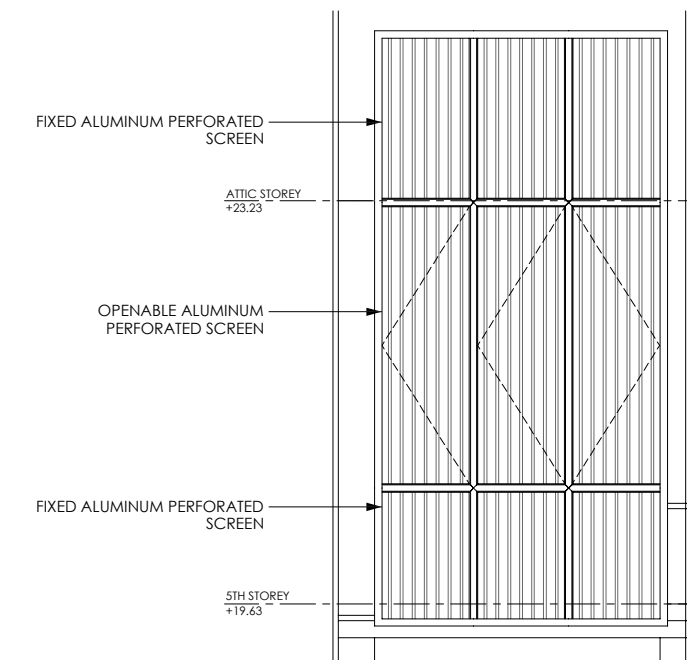
TYPICAL BALCONY SECTION A

THE BALCONY SCREENS ARE TO ALLOW NATURAL VENTILATION WITHIN THE BALCONY AT ALL TIMES AND THE PROPOSED BALCONY SCREEN IS CAPABLE OF BEING DRAWN OR RETRACTED FULLY. THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN. THE BALCONY SCREEN WILL NOT BE PROVIDED. THE COST OF THE SCREEN AND INSTALLATION SHALL BE BORNE BY THE PURCHASER.

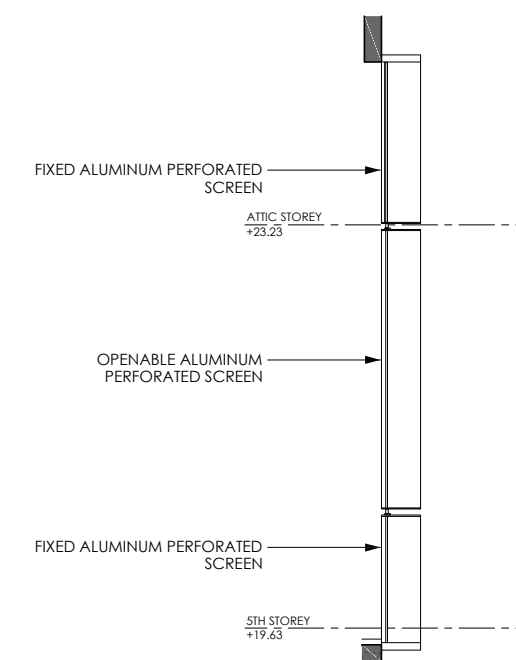
ANNEXURE A2
APPROVED TYPICAL BALCONY SCREEN - TYPE 2
 PLAN / FRONT ELEVATION / SECTION



TYPICAL BALCONY PART PLAN



TYPICAL BALCONY FRONT ELEVATION



TYPICAL BALCONY SECTION B

THE BALCONY SCREENS ARE TO ALLOW NATURAL VENTILATION WITHIN THE BALCONY AT ALL TIMES AND THE PROPOSED BALCONY SCREEN IS CAPABLE OF BEING DRAWN OR RETRACTED FULLY. THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN. THE BALCONY SCREEN WILL NOT BE PROVIDED. THE COST OF THE SCREEN AND INSTALLATION SHALL BE BORNE BY THE PURCHASER.

