



CITY GATE

SHOPPES • RESIDENCES



TAKING A LEAF FROM THE GREAT CITIES OF THE WORLD

*What makes a great city tick? Is it the people, the vibe or the buzz of excitement in the air?
Discover the one place that will bring them all together. Transforming everything around it,
prepare for an experience like never before. Here at City Gate.*



SINGAPORE SPORTS HUB

SINGAPORE INDOOR STADIUM

LEISURE PARK KALLANG

WATER SPORTS CENTRE

SPORTS MUSEUM

MARINA BAY KALLANG BASIN

MARINA BAY GOLF COURSE

MARINA BARRAGE

MARINA SOUTH

GARDENS BY THE BAY

MARINA BAY CRUISE CENTRE

SINGAPORE FLYER

MARINA BAY SANDS

MARINA BAY FINANCIAL CENTRE

ONE RAFFLES QUAY

CENTRAL BUSINESS DISTRICT

ARTSCIENCE MUSEUM

ESPLANADE THEATRES ON THE BAY

NATIONAL LIBRARY

NATIONAL DESIGN CENTRE

ARTS & CULTURE DISTRICT

SINGAPORE ART MUSEUM

NANYANG ACADEMY OF FINE ARTS

BUGIS VILLAGE

KAMPONG GLAM

NATIONAL MUSEUM

LASALLE COLLEGE OF THE ARTS

NEW RESIDENTIAL DEVELOPMENTS

KALLANG RIVERSIDE

KAMPONG BUGIS

NEW WATERFRONT HOTELS



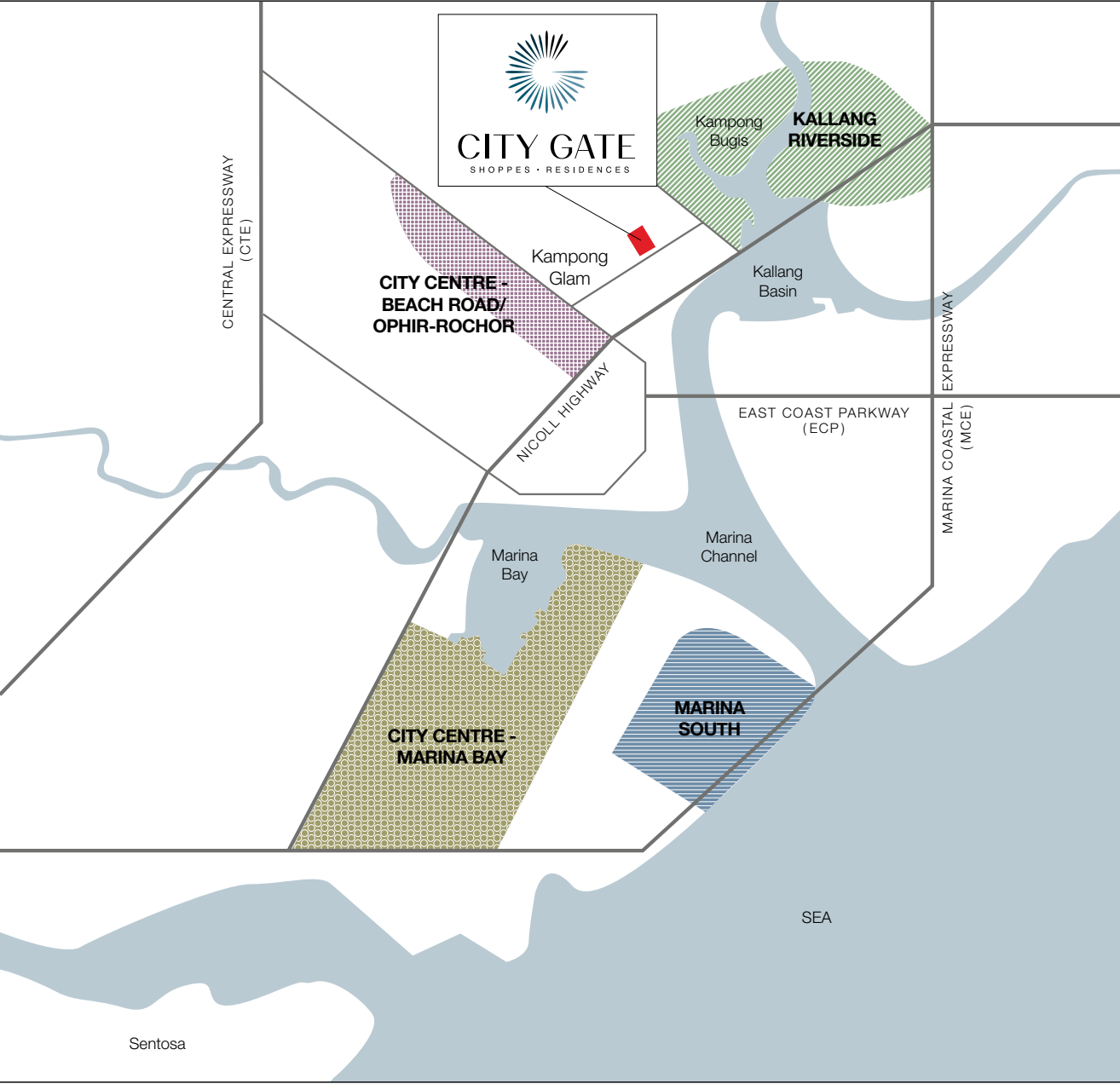
IGNITING BEACH ROAD,
LAUNCHING A NEW ERA



I G N I T E

IT BEGINS WITH A SPARK OF INSPIRATION. AN IDEA GROWS, A BOLD
VISION TAKES SHAPE. THIS IS THE GATEWAY TO A NEW FUTURE.
THIS IS THE PLACE THAT WILL SET EVERYTHING AROUND ABLAZE
WITH NEW EXCITEMENT, NEW VIBRANCY AND NEW LIFE.





-  CITY CENTRE - BEACH ROAD/OPHIR-ROCHOR
-  KALLANG RIVERSIDE
-  CITY CENTRE - MARINA BAY
-  MARINA SOUTH

CITY CENTRE -
BEACH ROAD/OPHIR-ROCHOR



KALLANG RIVERSIDE



CITY CENTRE -
MARINA BAY



MARINA SOUTH



Artist's Impression

THE FUTURE REVOLVES AROUND YOU

Singapore's Master Plan for the city centre will see exciting plans take shape in four key areas around City Gate: Beach Road/Ophir-Rochor, Kallang Riverside, Marina Bay and Marina South.

The present Central Business District will grow to include the Beach Road/Ophir-Rochor areas, bringing the city centre right to your doorstep. Look forward to numerous entertainment, cultural

and lifestyle attractions, all set in lush garden settings. Nearby, nature and leisure await at Kallang Riverside. This area will transform into a waterfront lifestyle destination with beachside lagoons and walkways to connect you to the Singapore Sports Hub and Gardens by the Bay. The area is also planned to be an environmentally-friendly precinct where commuters can get around easily on foot, bus, train or water taxi to Clarke Quay and Raffles Place.

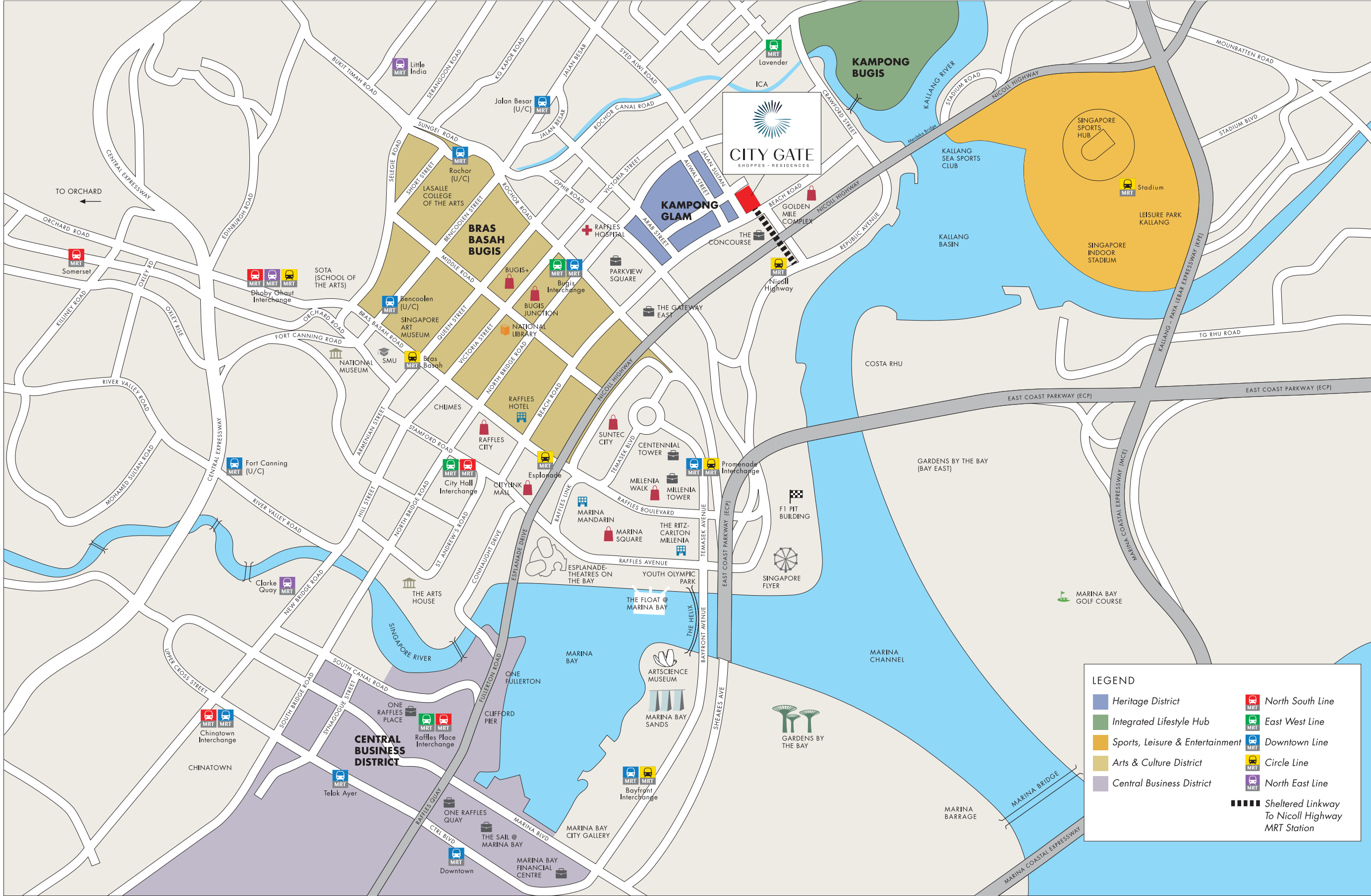
Just down the road is Marina Bay. With its iconic attractions and commercial buildings, this area will further establish itself as Singapore's new financial and leisure district. In the near future, Marina South will also be developed into a green and vibrant precinct consisting of residences, offices, hotels and entertainment choices.

IN THE CENTRE OF THE CITY'S NEW KEY GROWTH AREAS



NICOLL HIGHWAY MRT STATION AT YOUR DOORSTEP

Getting around is a breeze. A sheltered overhead walkway directly connects you to Nicoll Highway MRT station. For fast access to anywhere in Singapore, City Gate is also close to major expressways like Nicoll Highway, Marina Coastal Expressway (MCE), East Coast Parkway (ECP), Kallang-Paya Lebar Expressway (KPE) and more.





I N S P I R E

YOU ARE THE CENTRE OF EVERYTHING. AND EVERYTHING IS HERE

FOR A REASON: YOU. LET THE CITY TAKE YOU ON A JOURNEY.

DISCOVER THE UNEXPECTED AND EXPECT NOTHING LESS THAN THE BEST.

THERE IS NO BETTER PLACE TO BE THAN RIGHT HERE, RIGHT NOW.





THE CENTRE OF COSMOPOLITAN LIVING

Non-stop excitement from dawn to dusk? Private moments of indulgence? Whatever you want, whenever you want it, it's all within reach. Such is the beauty of world-class city living.

From international designer boutiques at Marina Bay to independent labels at Haji Lane, prepare to shop until you drop. Tantalise your tastebuds with an international smorgasbord of cuisines, from celebrity chef restaurants to some of Singapore's

hippest cafes and best local delights right at your doorstep. Chill over bespoke cocktails at exclusive bars. Or party the night away at amazing nightspots with the glittering city skyline as backdrop. The city is all yours to savour.



THE CENTRE OF ARTS AND CULTURE

Elevate your mind. Nourish your soul. Dazzle your senses. Life seems so much richer when the arts, culture and heritage are flourishing all around you. Enjoy Shakespeare under the stars at Fort Canning Park. Listen to the world's greatest orchestras play at the newly-reopened Victoria Concert Hall or Esplanade – Theatres on the Bay. See the greatest collection of Southeast Asia artworks at the new National Gallery Singapore. Or rediscover oneself through heritage walks in the Civic District or the Historic District of Kampong Glam. And look forward to more exciting developments in the nearby Kampong Glam and Brash Basah-Bugis districts.

KAMPONG GLAM

Just across the road from City Gate, the Aliwal Arts Centre is one of the initiatives to take advantage of the burgeoning proliferation of arts in the area. Take a walk along the historic streets of Kampong Glam and you may chance upon a photo exhibition or poetry reading in a hip café. You may even come across a cultural performance at the Malay Heritage Centre.

BUGIS • BRAS BASAH

This area is already home to numerous museums, arts venues and schools like the Nanyang Academy of Fine Arts, School of the Arts and the Lasalle College of the Arts. The development of the Waterloo Street Arts Belt and the revitalisation of Bras Basah Complex will further establish this area as the Arts, Culture and Education Hub of Singapore's city centre.



THE CENTRE OF EXCITEMENT AND RELAXATION



SINGAPORE SPORTS HUB, INTEGRATING SPORTS,
ENTERTAINMENT AND LIFESTYLE

Across the river from City Gate is the much-awaited Singapore Sports Hub. From elite athletes to families, there's something for everyone here. The centrepiece of this sports and recreation destination is the state-of-the-art 55,000 capacity National Stadium. Playing host to world-class sporting and entertainment events, it is complemented by the Singapore Indoor Stadium. There is also an aquatic centre, water theme park, sports library and museum, shopping and dining at the mall, multi-purpose sports halls and water sports centre for canoeing or kayaking. The choices for enjoyment are endless!



KALLANG RIVERSIDE, RECREATION AND LEISURE BY THE WATERFRONT

Take a leisurely stroll and within minutes, you are at the beach! Kallang Riverside will be transformed into an environmentally-friendly lifestyle precinct and will boast of beachside lagoons, alfresco dining, and scenic waterfront walkways that will connect you to the Singapore Sports Hub and Gardens by the Bay. There will also be facilities where you can enjoy a host of water sports activities, like water skiing, kayaking and dragon boating. Residences, hotels, offices, entertainment facilities and water taxi services to Clarke Quay and Raffles Place are also in the pipeline to bring new vibrancy to Kallang River.



THE CENTRE OF BUSINESS AND FINANCE



City Gate is conveniently located near to the Central Business District (CBD) where many multi-national corporations, banking and financial institutions, as well several convention centres, are located. And as City Gate is directly linked to the Nicoll Highway MRT station, you can be right in centre of the CBD within a few quick minutes.

As the CBD expands to include Marina Bay and even right up to Beach Road / Ophir-Rochor areas, you will find that getting to work will be so much faster from your home at City Gate. And when the commute is made even shorter, you can spend the time saved on doing more of the things that you enjoy.

GET READY FOR A 3-STOREY
SHOPPING AND DINING PODIUM
THAT WILL BRING YOU NEW
DISCOVERIES AND EXPERIENCES





City Gate Shoppes consists of three levels of 188 commercial units that come in sizes to suit your business needs. Own your retail space in this strategically located mall that is surrounded by four key growth areas in Singapore's city centre. As such, the potential for growth is set to be exponential.

You will have a ready pool of discerning resident customers from the luxurious City Gate Residences. Adding to that will be residents from nearby developments, including new ones planned for Kampong Bugis. Those working in neighbouring office buildings and designer studios will also add to your ever-widening customer base.

In addition, the numerous arts schools and venues around will bring to your business a steady stream of youths, as well as a hipster and bohemian clientele who will inject colour, diversity and youthful energy. This will, no doubt, also attract tourists and visitors from the Kampong Glam heritage district who are looking for unique experiences.

City Gate is also just one stop away from the Singapore Sports Hub. Look forward to attracting the large capacity crowds of visitors and thousands of event-goers from the National Stadium, Singapore Indoor Stadium and the various sports venues.



Artist's Impression

UNLIMITED POTENTIAL, UNIQUE TARGET AUDIENCE

BEST INVESTMENT, PERFECT OPPORTUNITY

With its sleek curves and contemporary design, City Gate Shoppes is set to bring new life to Beach Road. The expansive 250m wide street frontage stretches across the busy junction of Jalan Sultan and Beach Road for maximum exposure. The façade will also add sparkle at night to enliven the entire vicinity with a new vibrancy. Designed to increase the flow of foot traffic into City Gate Shoppes, a sheltered

overhead walkway will directly link Nicoll Highway MRT station right into the mall. Whether you are buying a unit for your own business or owning one for investment, maximise your returns in the future by seizing this business opportunity now.



Artist's Impression



BASEMENT LEVEL

A food court anchors the basement. Complement the food court with unique culinary offerings of your own. The food court will also bring heavy foot traffic to this level, making it ideal for all types of trade.



THE XCHANGE



1ST LEVEL

The glass façade and its wide street frontage allows for maximum exposure to the street level, facing either Jalan Sultan or Beach Road. This enables you to create impactful visual merchandising or shop designs and concepts to attract your target audience.



THE HIGH STREET



2ND LEVEL

On level 2, you will find the anchor tenant supermarket and a sheltered overhead walkway that will link Nicoll Highway MRT station directly into the mall. Together, this will attract a high volume of customers to your business.



THE LINK



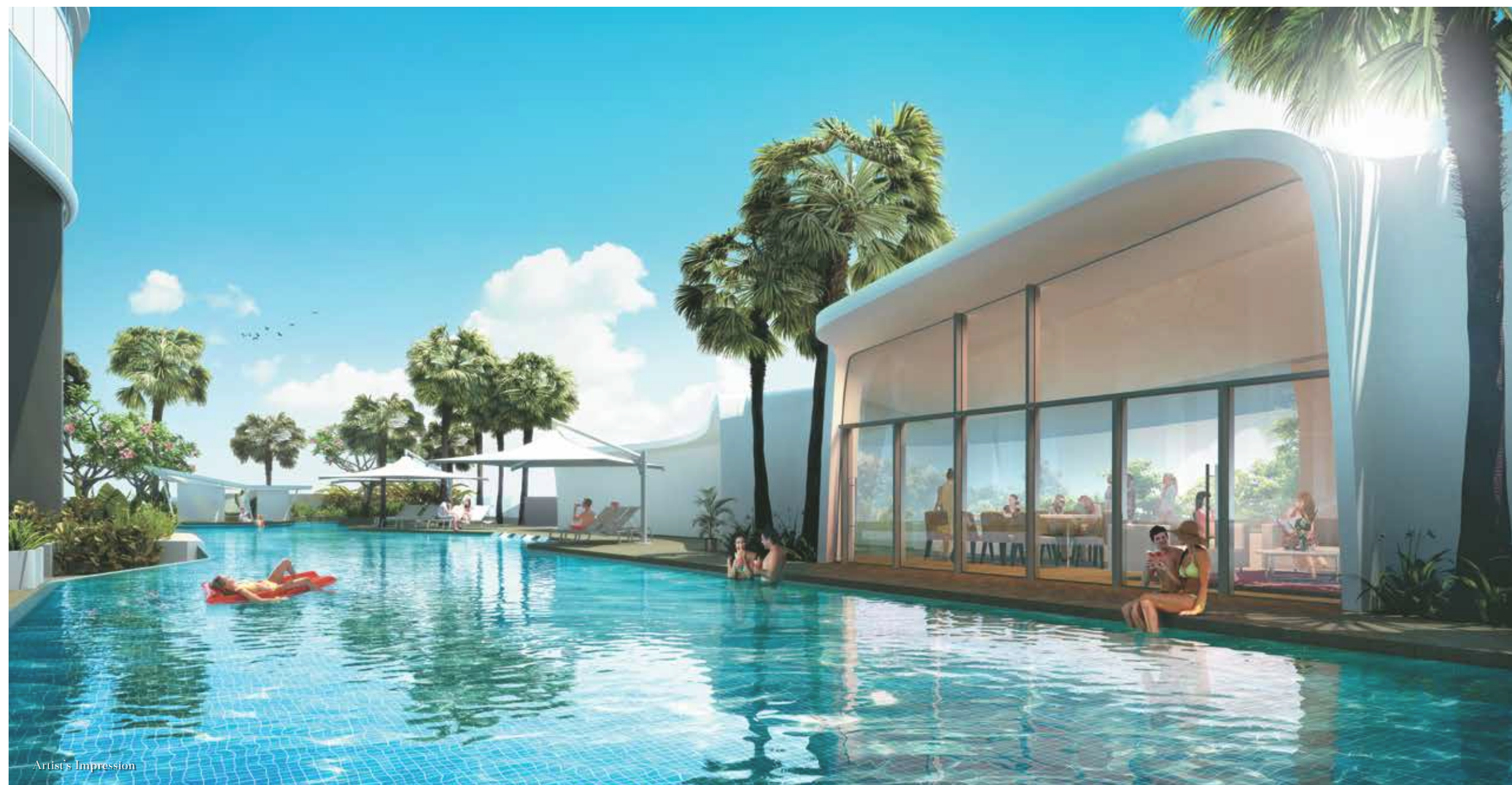
I N V I G O R A T E

REJUVENATE, REVITALISE, RELAX. STEP IN AND LEAVE YOUR WORRIES

AT THE DOOR. THIS IS YOUR SANCTUARY, YOUR HAVEN OF LUXURY.

HIGH ABOVE THE CROWDS AND RUSH OF EVERYDAY LIFE,
TAKE YOUR SENSES TO A HIGHER STATE OF BLISS. WELCOME TO YOUR HOME.





Artist's Impression

City Gate Residences is the iconic residential development that soars high above Beach Road. Ideally located between the bustling city and the tranquil riverside, everything you would ever want is within easy reach. Three levels of exciting shopping and dining await just downstairs. Enjoy all that the city has to offer.

When it's time, come home to your exclusive oasis of luxury. Take in the spectacular views of the city skyline, tranquil Kallang Riverside Park and beyond. And relish in the fact that they are all for your indulgence.

LIVE ABOVE ALL



Artist's Impression

THE GRAND LEVEL (6TH STOREY)



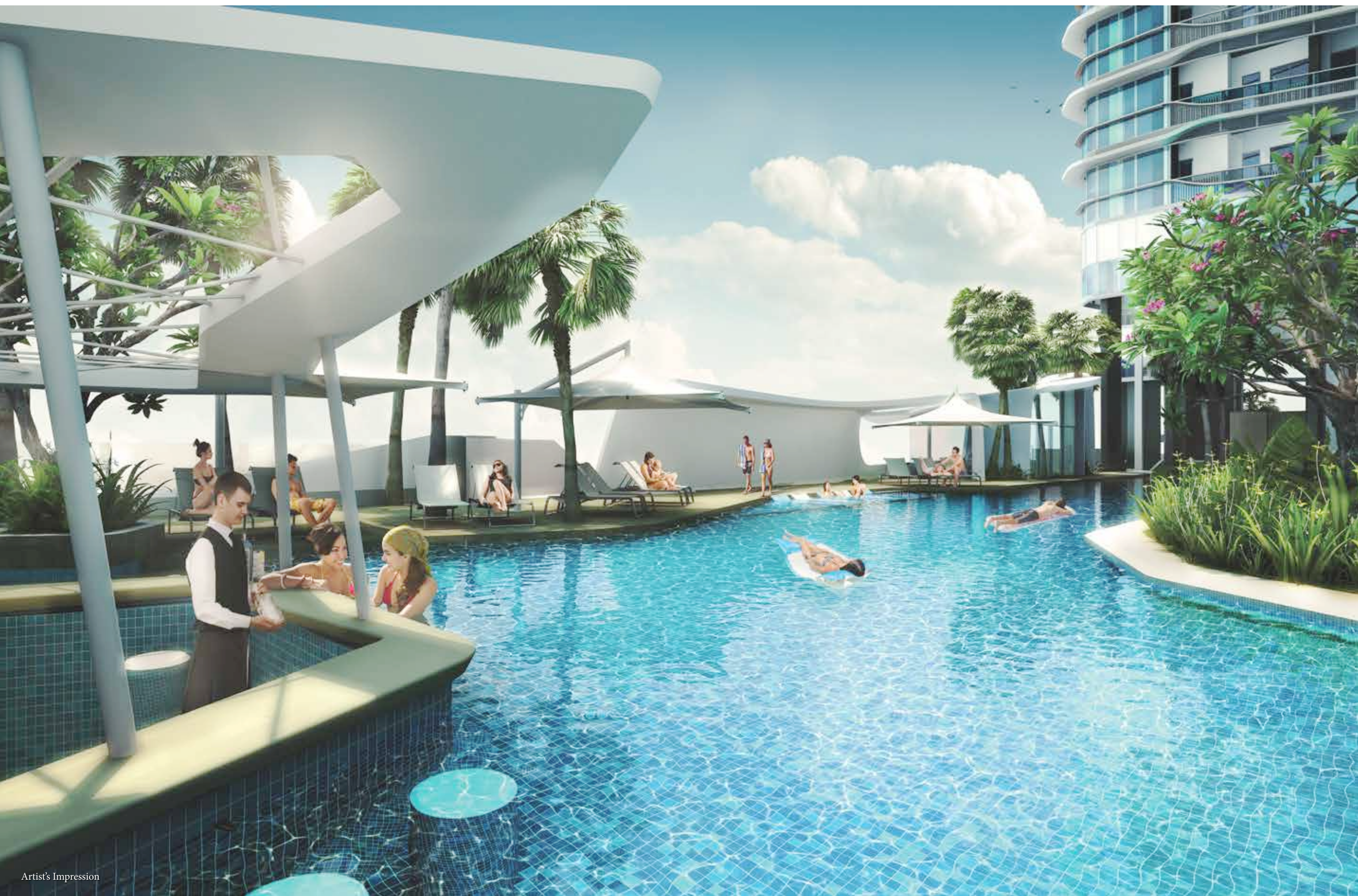
Artist's Impression

LEGEND

- | | | | | | |
|---------------------|-----------------------|-------------------------|------------------------|-----------------------|--------------------|
| 1 The Grand Pool | 7 Sun Deck | 13 The Dining Terrace | 19 Recreation Island | 25 Pebble Garden | 31 Leisure Pod |
| 2 The Tropical Deck | 8 Garden Waterfall | 14 Changing Room/Toilet | 20 Garden Swing Island | 26 Reflexology Garden | 32 Botanic Terrace |
| 3 Spa Cove | 9 Splash Pool | 15 Table Tennis | 21 Relaxation Island | 27 Outdoor Fitness | |
| 4 Pool Bar | 10 Sandbox Playground | 16 Hot Stone Grill | 22 Horseshoe Bar | 28 Reading Pod | |
| 5 Spa Jets | 11 Water Wall | 17 Reflective Pool | 23 Residential Lobby | 29 Social Pod | |
| 6 Sun Lounger | 12 The Residence Room | 18 Picnic Island | 24 Chill-out Deck | 30 Tranquil Pod | |



EXCLUSIVITY HIGH
ABOVE THE CITY



DISCOVER THE LUXURY OF CHOICE

Lush landscaping and abundant water features create a hip modern resort ambience to pamper its residents. Enjoy leisurely laps in The Grand Pool or a drink or two at the sunken Pool Bar. See and be seen at the Sun Deck or enjoy private moments at the Spa Cove. Spend quality time with friends or family at the Horseshoe Bar, Picnic Island or unique Hot Stone Grill. There are also numerous spots where you can curl up with your favourite book or just have tea for two.

And everywhere you are, you will always be surrounded by the magnificent views of tranquil Kallang River and the stunning city skyline.

THE SKY CLUB (24TH STOREY)



Artist's Impression

LEGEND

- | | | | | | |
|---------------------|--------------------|-------------------|--------------------|-------------------------|-----------------------------|
| 1 Children Sky Play | 4 Floral Sanctuary | 7 The Sky Gym | 10 Meditation Deck | 13 Sky Gourmet Dining | 16 Reflective Pool |
| 2 Water Terrace | 5 Toilet | 8 Putting Green | 11 Yoga Deck | 14 Sky Teppanyaki Grill | 17 Observatory Sky Pavilion |
| 3 Outdoor Gym | 6 Fitness Corner | 9 Relaxation Deck | 12 Zen Garden | 15 Moonlight Lounge | 18 Sky Lounge |



INDULGENCE IN THE SKY

For indulgence on a higher level, head up to The Sky Club on the 24th storey. Be greeted by captivating views of the city, river and the sea. Every moment up here will always be breathtaking, no matter what time of the day it may be. As the sun rises and casts its first rays of light over the city, enjoy a quiet yoga session or meditative moment. Savour cocktails, cognac and the sea views at the Sky Lounge. Host a dinner party to remember at the Sky Teppanyaki Grill. Or end the day with an invigorating workout at the Sky Gym as the lights of the city glitter all around you.



BREATHTAKING VIEWS OF THE CITY, THE RIVER AND BEYOND

*In a league of its own, City Gate stands on the very best of locations
to encompass vibrant city, tranquil river and spectacular sea views.*



DINE ON THE HIGH LIFE

Unique dining experiences with stunning views create the perfect recipe for unforgettable parties or gatherings.



Artist's Impression

AWAKEN.
A CITY OF BOUNDLESS
OPPORTUNITIES
AWAITS.

STEP OUT.
THE CITY SHINES
WITH YOU AS ITS
MOST BRILLIANT STAR.



Artist's Impression



Artist's Impression



Artist's Impression

THE IDEAL HOMES FOR EVERY LIFESTYLE NEED

Take your pick from a choice of 1 to 3-bedroom units which come with furniture decks. The ways in which you can use this creative space are endless. If you prefer the flexibility in living needs, choose the dual-key units which also come with furniture decks. You have your own home, as well as another self-contained ensuite with its own key and entrance. Opt to rent it out, turn it into a home office or have your parents or grown children living there. And for the ultimate in luxury living, choose the penthouses that come with grand 3.9m high ceilings.

Whichever unit type you choose, you will enjoy magnificent views of the vibrant city, tranquil Kallang River or the breathtaking sea.

A man and a woman in formal attire stand on a balcony overlooking a city skyline at dusk. The man is wearing a grey tuxedo with a bow tie, and the woman is wearing a long, flowing, light-colored gown. They are standing close together, looking towards the camera. The balcony has a glass railing. In the background, a dense city skyline is visible, with many buildings lit up. The sky is a mix of orange, yellow, and blue, suggesting sunset or sunrise. The overall mood is romantic and sophisticated.

A PANORAMIC SKYLINE THAT DAZZLES THE SENSES

The captivating views. The energy of the city. The tranquility of the river. The cosmopolitan lifestyle. There is only one place to enjoy them all. Welcome home to City Gate.



FRAGRANCE GROUP LIMITED

(Incorporated in the Republic of Singapore)
Company Registration No. 200006656M
168 Changi Road, #05-01 Fragrance Building, Singapore 419730
Tel: 6346 6888 Website: www.fragrancegroup.com.sg



Fragrance Group Limited has been listed on the main-board of Singapore Exchange since Year 2005, with its core businesses focusing on real estate & investment. Today, Fragrance Group Limited is moving ahead as one of the leading developers in Singapore offering quality residential properties and business spaces. Fragrance Group Limited has successfully launched and completed more than 70 projects located at various parts of Singapore.

A subsidiary of Singapore-based mainboard-listed Aspiat Corporation Limited, World Class Land is a leading developer of luxurious landed, condominium, and commercial projects. World Class Land is committed to creating innovative and effective spaces through exceptional design, quality, functionality and value. Established in 1999, World Class Land has successfully completed a diverse portfolio of major developments in Singapore. On the international front, World Class Land has established a presence in Malaysia and Australia.

Another Prestigious Project Developed By:



FRAGRANCE GROUP LIMITED

(Incorporated in the Republic of Singapore)
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WORLD CLASS LAND

Developer: Bayfront Ventures Pte Ltd • Company Reg No: 201209732Z • Tenure of Land: 99 years from 25-Apr-2014 • Lot No & Mukim No: Lot 534W TS 15 • Building Plan: A1365-02013-2013-BP02 • Approved On: 5-May-2014 • Expected TOP Date: 31-Oct-2019 • Expected Date of Legal Completion: 31-Oct-2022 • Developer's License No: C1132

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