



THE
AVENIR

FEW ARE
THOSE WHO
HAVE ARRIVED

FEWER STILL
THOSE WITH
THE KEYS
TO THIS LIFE



LET YOURS BE THE LUXURY OF SPACE — AND TIME



LET YOURS BE THE LUXURY OF SPACE — AND TIME



WITH A RARE FREEHOLD HOME IN THE HEART OF THE CITY

Artist's impression



NOT ALL HOMES ARE CREATED EQUAL

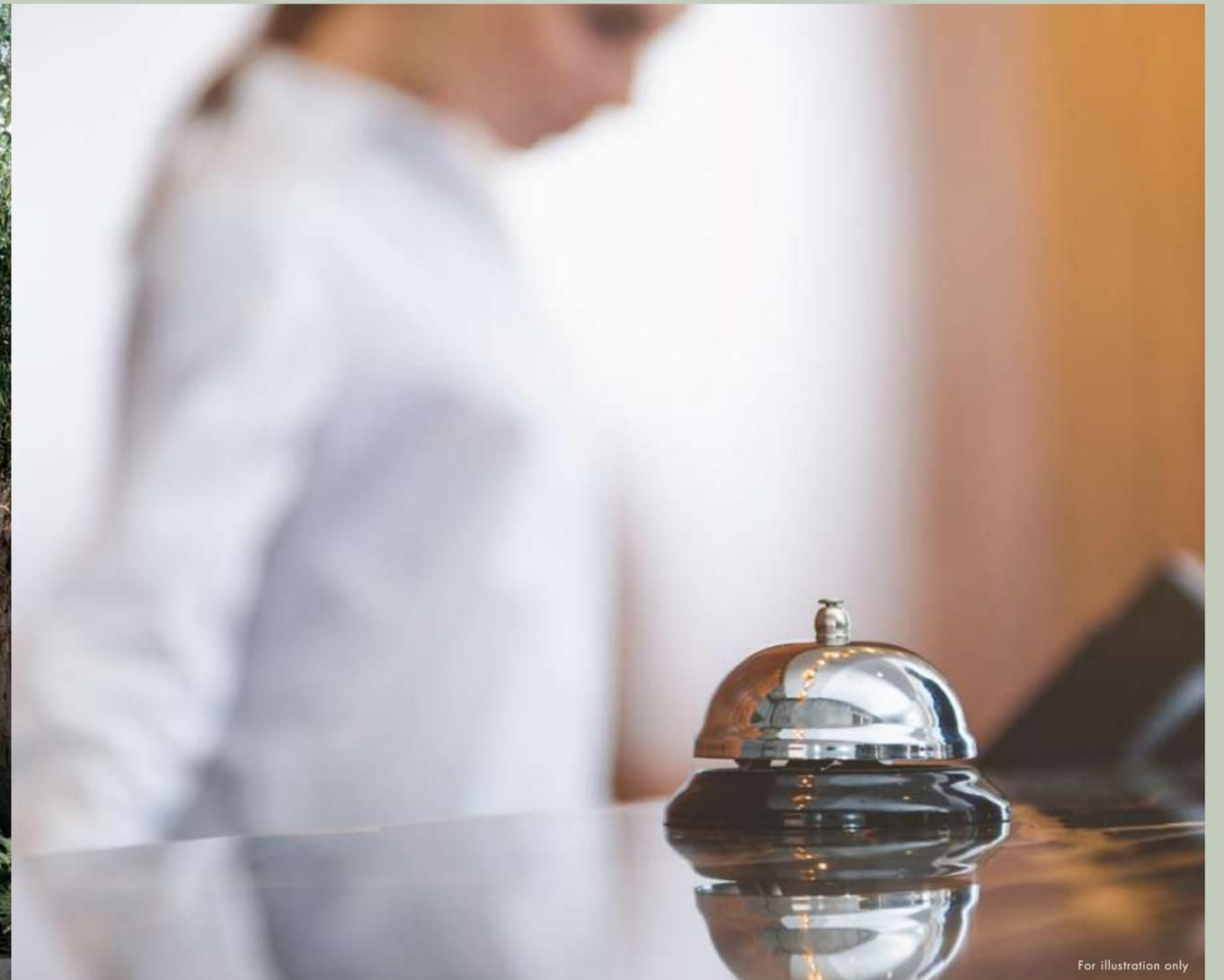
Meet the abode for those who refuse to settle for anything less than exceptional. Start with the coveted freehold address in prime District 9. Add a rare vantage point, overlooking Orchard Road at one end and Singapore River at the other. Then there's the matter of pedigree, courtesy of ADDP and studioMilou, the latter the architects behind the iconic transformation of the National Gallery Singapore. It all makes for so much more than a home. Meet the newest landmark in town — The Avenir.

ARRIVE TO A DEPARTURE



From the moment of arrival, the scene is set for elevated living. Sleekly detailed with luxe verdant accents, the Arrival Courtyard is a tantalising hint of what awaits within.

FROM THE ORDINARY



Ease into a life of comfort with the Concierge team on hand to tend to your needs and wants. From transport arrangements, laundry and housekeeping, to catering for parties or scheduling a personal trainer, help is just a call away.*

*Please note that these services are chargeable and are provided by third-party vendors. Our Concierge will assist in making arrangements, but residents will have to bear all chargeable costs incurred. Services may be modified according to availability and at the discretion of the management. Terms and conditions apply.

NO EXPANSE

SPARED



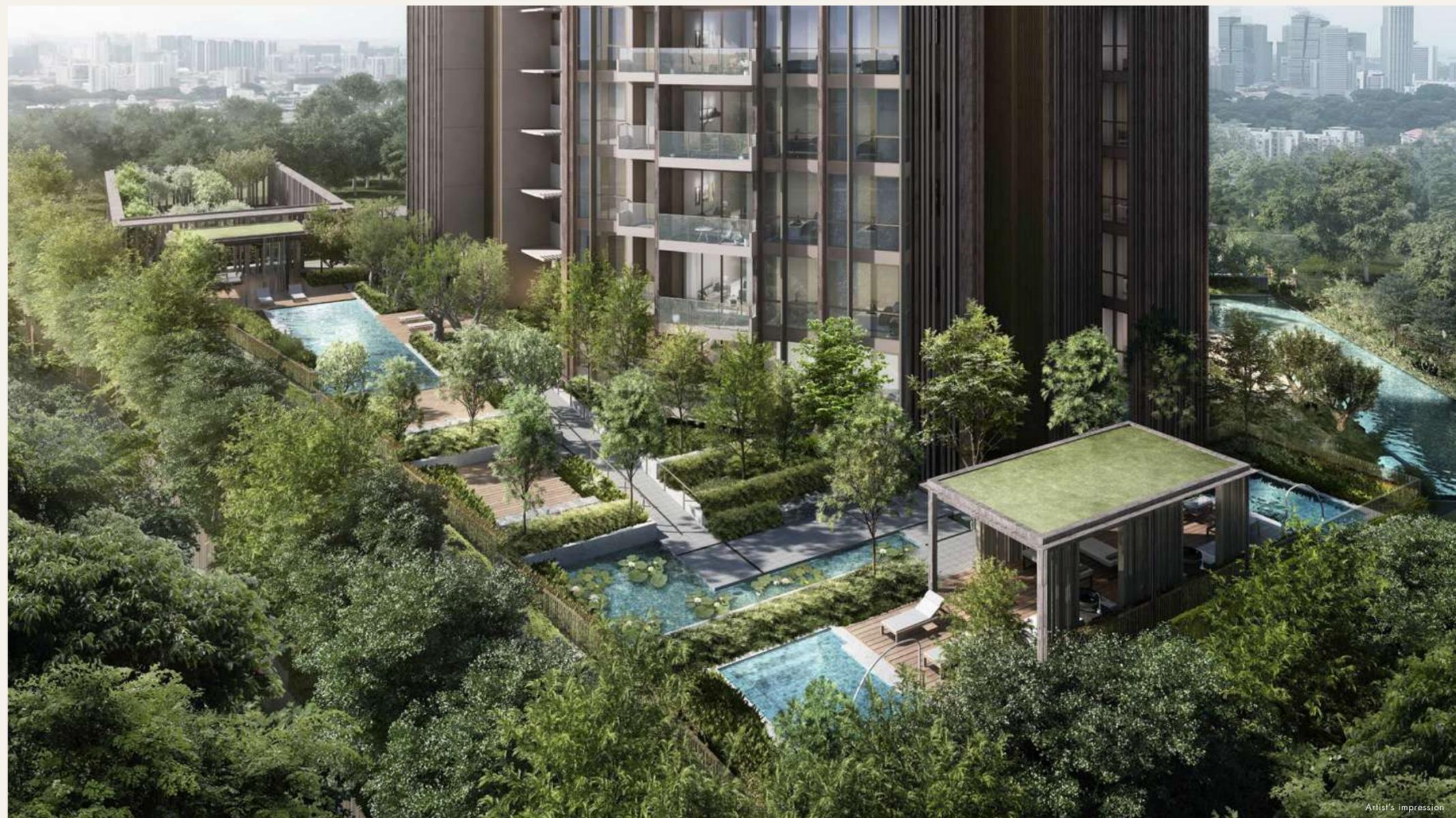
Artist's impression

In contemporary city living, what truer measure of luxury than space to breathe? The perfect foil to the two towering residential blocks, the landscaping is designed to heighten that rare sense of freedom.

Taking centre stage is the Great Lawn, an expanse of emerald green flanked by the sapphire blue of the 50m Lap Pool. With the gymnasium cantilevering over the lawn, let the open vista inspire your workouts.

STEP UP TO NEW LEVELS OF RELAXATION

Taking full advantage of the sloping grounds is a distinctive stepped architecture, with recreational facilities and lush landscaping interwoven. Along with cantilevered spaces, the staggered heights and depths of the terraces imbue these modern-day hanging gardens with a lively sense of movement and dynamism.



50m Lap Pool



Artist's impression

Next to the Great Lawn, the 50m Lap Pool beckons you to take a dip.

Tranquillity Garden



Escape to this tranquil spot when you need respite from the world, book in one hand and cup of tea in the other.

Gourmet Salon



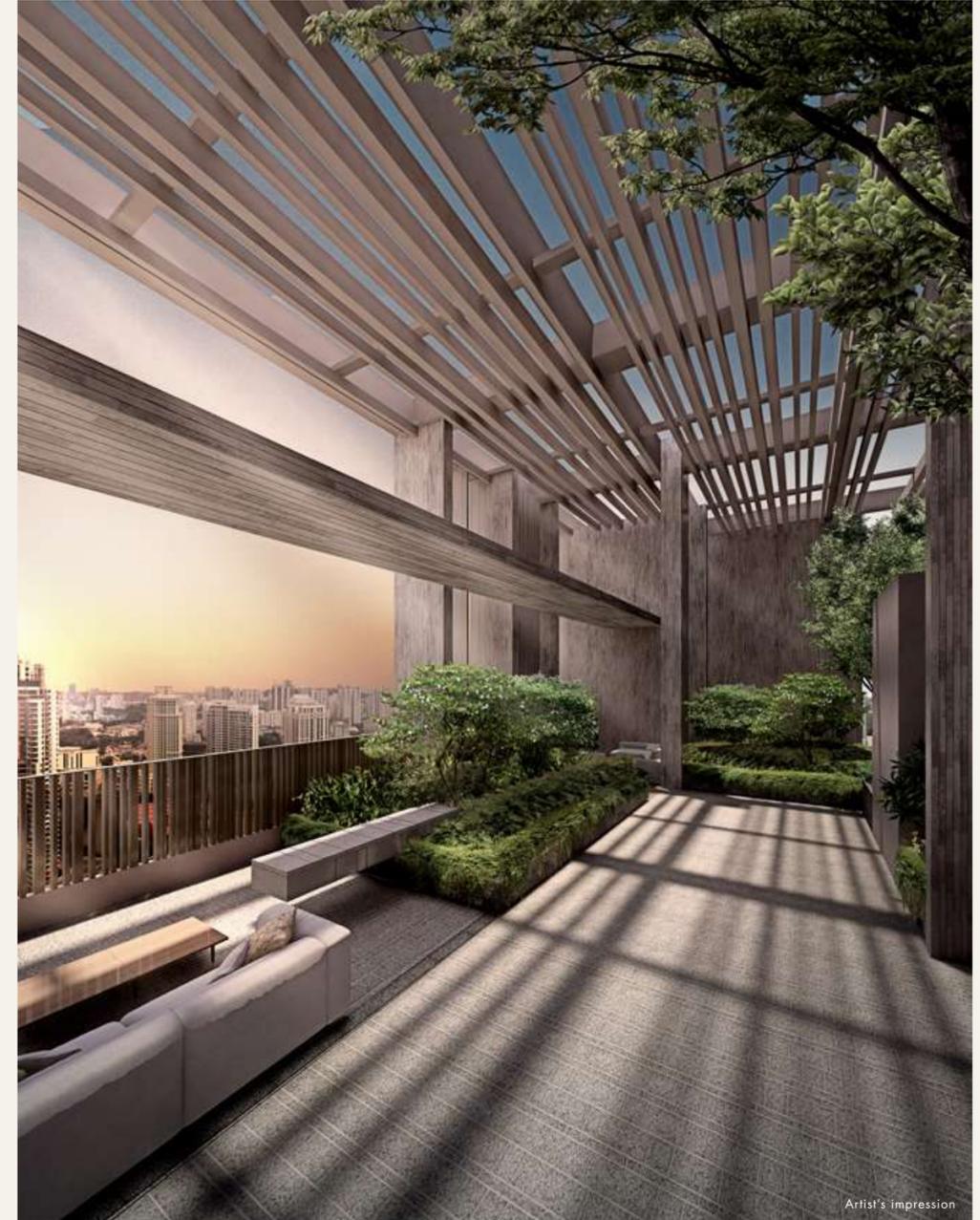
Host a party or gather your friends and family for a casual cookout.

Hydrotherapy Pool



Rejuvenate your mind and body, step in and let the spa jets massage the day's worries away.

Roof Garden



Up on the roof of both residential towers, bask in unrivalled panoramas of the city.

HAVE THE WORLD
AT YOUR FEET

With the Orchard Road shopping belt at one end and the Singapore River precinct
at the other, The Avenir has you perfectly placed to enjoy the best of life.





THE AVENIR

ROBERTSON QUAY

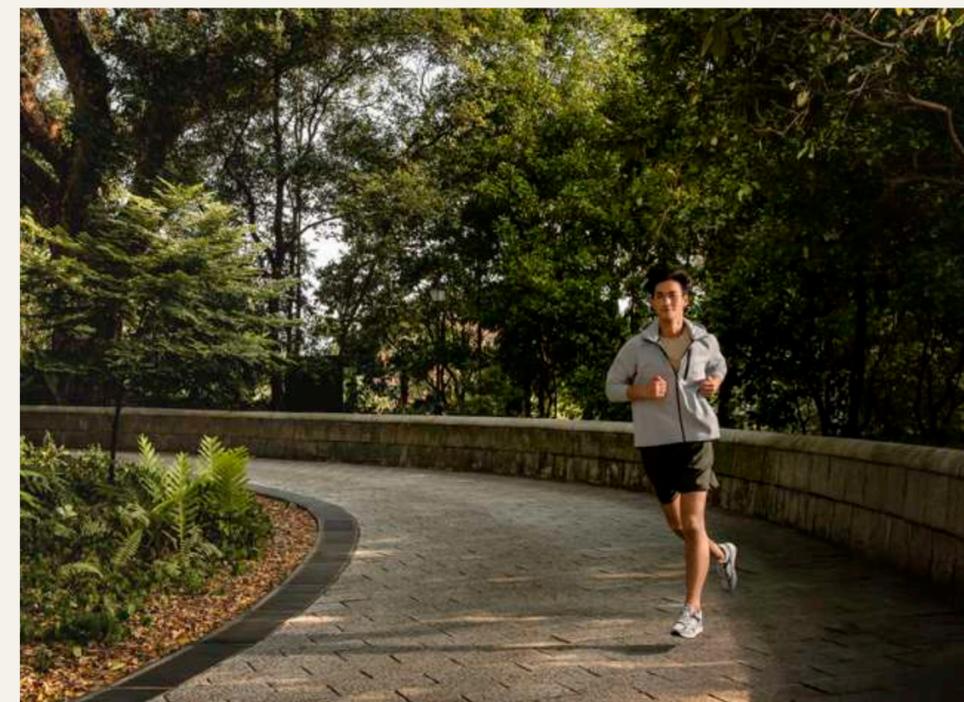
CLARKE QUAY

BOAT QUAY



NEVER A DULL MOMENT FROM DAWN TO DUSK

With a home literally minutes away from all that is interesting and important, every new day brings new pleasures and surprises.



8 A M

Go safe with your usual order or brave the latest coffee fad? With the plethora of cafes in the vicinity, this wouldn't be your only tough decision.

9 A M

Home to ancient artefacts, Fort Canning Park is an exercise in history as well as an exercise for your body.



1 2 P M

Indulge in retail therapy at the ever-evolving Orchard Road, a vibrant shopping street on par with the best in the world.

2 P M

Classical or contemporary, local or international, discover art of all spectrum at the museums and galleries nearby.

7 P M

Lovers of dance, music and theatre will relish the lineup of world-class performances over at the Esplanade.



1 0 P M

Wind down with a lovely stroll along the Singapore River. Hats off to those who can resist dessert or a nightcap at the bistros and bars lining Boat Quay.



WISE ARE THOSE WHO SAY
BEAUTY IS ON THE INSIDE



For illustration only



For illustration only

An exquisite collection of one to four-bedroom apartments await your pleasure, with your choice of views towards the city or completely unblocked towards Singapore River.

Savour an uncommon spaciousness with thoughtful layouts, and a generously sized balcony which extends from the living area and lends it an open, airy ambience.



For illustration only



For illustration only



For illustration only



For illustration only

At the end of the day, retire to interiors that are as lavish as they are large. In the kitchen, you will find a full suite of appliances to turn even the simplest of meals into a work of art.

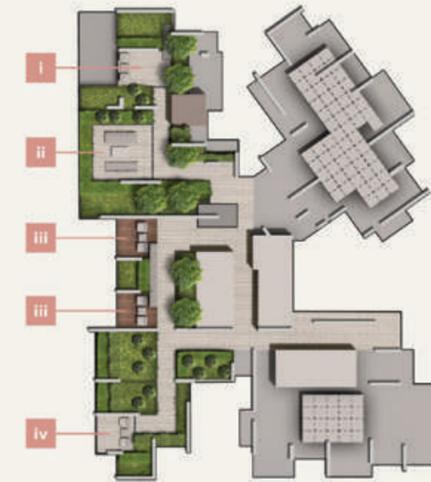
The same attention to detail is evident in the master bath graced by sophisticated wares befitting this most private of sanctuaries.

SCHEMATIC DIAGRAM

8 RIVER VALLEY CLOSE, SINGAPORE 238432							
UNIT FLOOR	01	02	03	04	05	06	07
R	ROOF GARDEN						
36	(2)a	(1)b	(3)a	(2)b	(3L)b	(3)a	(1)a
35	(2)a	(1)b	(3)a	(2)b	(3L)b	(3)a	(1)a
34	(2)a	(1)b	(3)a	(2)b	(3L)b	(3)a	(1)a
33	(2)a	(1)b	(3)a	(2)b	(3L)b	(3)a	(1)a
32	(2)a	(1)b	(3)a	(2)b	(3L)b	(3)a	(1)a
31	(2)a	(1)b	(3)a	(2)b	(3L)b	(3)a	(1)a
30	(2)a	(1)b	(3)a	(2)b	(3L)b	(3)a	(1)a
29	(2)a	(1)b	(3)a	(2)b	(3L)b	(3)a	(1)a
28	(2)a	(1)b	(3)a	(2)b	(3L)b	(3)a	(1)a
27	(2)a	(1)b	(3)a	(2)b	(3L)b	(3)a	(1)a
26	(2)a	(1)b	(3)a	(2)b	(3L)b	(3)a	(1)a
25	(2)a	(1)b	(3)a	(2)b	(3L)b	(3)a	(1)a
24	(2)a	(1)b	(3)a	(2)b	(3L)b	(3)a	(1)a
23	(2)a	(1)b	(3)a	(2)b	(3L)b	(3)a	(1)a
22	(2)a	(1)b	(3)a	(2)b	(3L)b	(3)a	(1)a
21	(2)a	(1)b	(3)a	(2)b	(3L)b	(3)a	(1)a
20	(2)a	(1)b	(3)a	(2)b	(3L)b	(3)a	(1)a
19	(2)a	(1)b	(3)a	(2)b	(3L)b	(3)a	(1)a
18	(2)a	(1)b	(3)a	(2)b	(3L)b	(3)a	(1)a
17	(2)a	(1)b	(3)a	(2)b	(3L)b	(3)a	(1)a
16	(2)a	(1)b	(3)a	(2)b	(3L)b	(3)a	(1)a
15	(2)a	(1)b	(3)a	(2)b	(3L)b	(3)a	(1)a
14	(2)a	(1)b	(3)a	(2)b	(3L)b	(3)a	(1)a
13	(2)a	(1)b	(3)a	(2)b	(3L)b	(3)a	(1)a
12	(2)a	(1)b	(3)a	(2)b	(3L)b	(3)a	(1)a
11	(2)a	(1)b	(3)a	(2)b	(3L)b	(3)a	(1)a
10	(2)a	(1)b	(3)a	(2)b	(3L)b	(3)a	(1)a
9	(2)a	(1)b	(3)a	(2)b	(3L)b	(3)a	(1)a
8	(2)a	(1)b	(3)a	(2)b	(3L)b	(3)a	(1)a
7	(2)a	(1)b	(3)a	(2)b	(3L)b	(3)a	(1)a
6	(2)a	(1)b	(3)a	(2)b	(3L)b	(3)a	(1)a
5	(2)a	(1)b	(3)a	(2)b	(3L)b	(3)a	(1)a
4	(2)a	(1)b	(3)a	(2)b	(3L)b	(3)a	(1)a
3	(2)a	(1)b	(3)a	(2)b	(3L)b	(3)a	(1)a
2				(2)b	(3L)b	(3)a	(1)a
1	CARPARK			LOBBY			
B1				LOBBY	CARPARK		
B2				LOBBY	CARPARK		

10 RIVER VALLEY CLOSE, SINGAPORE 238438				
UNIT FLOOR	08	09	10	11
R	ROOF GARDEN			
36	(3L)a	(4)a	(4)b	(4+1)a
35	(3L)a	(4)a	(4)b	(4+1)a
34	(3L)a	(4)a	(4)b	(4+1)a
33	(3L)a	(4)a	(4)b	(4+1)a
32	(3L)a	(4)a	(4)b	(4+1)a
31	(3L)a	(4)a	(4)b	(4+1)a
30	(3L)a	(4)a	(4)b	(4+1)a
29	(3L)a	(4)a	(4)b	(4+1)a
28	(3L)a	(4)a	(4)b	(4+1)a
27	(3L)a	(4)a	(4)b	(4+1)a
26	(3L)a	(4)a	(4)b	(4+1)a
25	(3L)a	(4)a	(4)b	(4+1)a
24	(3L)a	(4)a	(4)b	(4+1)a
23	(3L)a	(4)a	(4)b	(4+1)a
22	(3L)a	(4)a	(4)b	(4+1)a
21	(3L)a	(4)a	(4)b	(4+1)a
20	(3L)a	(4)a	(4)b	(4+1)a
19	(3L)a	(4)a	(4)b	(4+1)a
18	(3L)a	(4)a	(4)b	(4+1)a
17	(3L)a	(4)a	(4)b	(4+1)a
16	(3L)a	(4)a	(4)b	(4+1)a
15	(3L)a	(4)a	(4)b	(4+1)a
14	(3L)a	(4)a	(4)b	(4+1)a
13	(3L)a	(4)a	(4)b	(4+1)a
12	(3L)a	(4)a	(4)b	(4+1)a
11	(3L)a	(4)a	(4)b	(4+1)a
10	(3L)a	(4)a	(4)b	(4+1)a
9	(3L)a	(4)a	(4)b	(4+1)a
8	(3L)a	(4)a	(4)b	(4+1)a
7	(3L)a	(4)a	(4)b	(4+1)a
6	(3L)a	(4)a	(4)b	(4+1)a
5	(3L)a	(4)a	(4)b	(4+1)a
4	(3L)a	(4)a	(4)b	(4+1)a
3			(4)b	(4+1)a
2	LOBBY			
1	CARPARK		LOBBY	
B1	CARPARK		LOBBY	

ROOF GARDEN PLAN



**ROOF PLAN OF BLOCK 8
(ABOVE 36TH STOREY)**

Facilities at Roof Garden, consisting of:

- i Sunset lounge
- ii Twilight lounge
- iii Sky lounge (2 nos)
- iv Quiet alcove



**ROOF PLAN OF BLOCK 10
(ABOVE 36TH STOREY)**

Facilities at Roof Garden, consisting of:

- i Solitaire patio
- ii Riverview lounge
- iii Sky lounge (2 nos)
- iv Cityview corner

- 1-Bedroom
- 3-Bedroom
- 4-Bedroom (with Private Lift)
- 2-Bedroom
- 3-Bedroom (with Private Lift)
- 4-Bedroom + Family (with Private Lift)



SITE PLAN



FACILITIES AT 1ST STOREY OF BLOCK 8 & 2ND STOREY OF BLOCK 10:

- a Arrival courtyard
- b Guard house
- c Welcome lounge
- d Sculpture court
- e Tranquillity garden, consisting of:
 - Serenity garden walk
 - Garden lounges (3 nos)
 - Reflection pool

- f Putting green
- g Gym
- h Reading patio (4 nos)
- i Lazy lounge
- j Social terrace
- k Bin centre
- l Substation
- m Generator
- n Pedestrian side gate
- o Bicycle park

FACILITIES AT BASEMENT 1 OF BLOCK 8 & 1ST STOREY OF BLOCK 10:

- p Clubhouse, consisting of:
 - Living room
 - Private dining room with kitchen
 - Reading lounge
 - Changing room
 - Concierge service counter

- q Great lawn
- r Picnic lounge (2 nos)
- s Gourmet salon (with bbq pit)
- t Afternoon-tea terrace
- u 50m lap pool (surfacing area approx. 500m²)
- v Sun deck
- w Wading pool with water play equipment
- x Fun deck

- y Social corner
- z Children's playground
- aa Spice garden
- bb BBQ pits (2 nos)
- cc Tennis court (1 no, hard court)
- dd Pedestrian side gate

FACILITIES AT 2ND STOREY OF BLOCK 8:

- ee Spa pavilion with jacuzzi (2 nos)
- ff Water lily pond
- gg Meditation deck
- hh Yoga deck
- ii Hydrotherapy pool
- jj Pool deck
- kk Relaxation pavilion
- ll Outdoor fitness corner
- mm Garden seating
- nn Herbs garden
- oo Urban farm

FACILITIES AT ROOF OF BLOCK 8:

- pp Roof garden, consisting of:
 - Sunset lounge
 - Twilight lounge
 - Sky lounge (2 nos)
 - Quiet alcove

FACILITIES AT ROOF OF BLOCK 10:

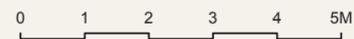
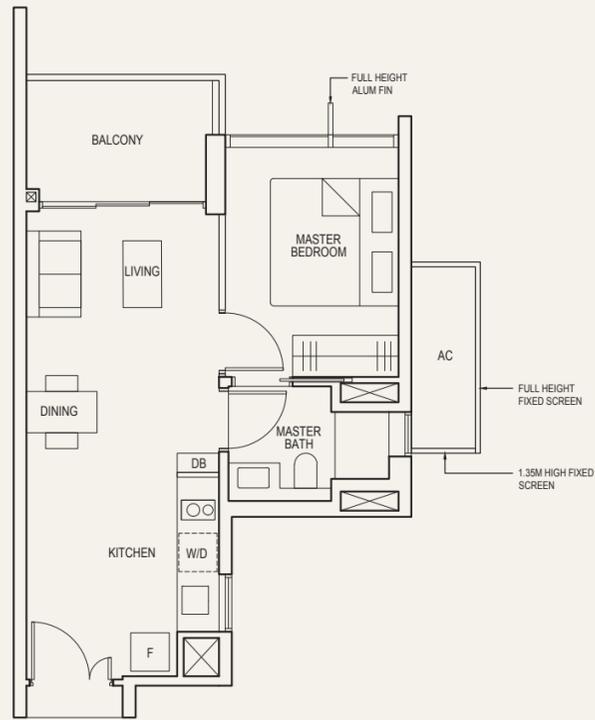
- qq Roof garden, consisting of:
 - Solitaire patio
 - Riverview lounge
 - Sky lounge (2 nos)
 - Cityview corner

- 1-Bedroom
- 2-Bedroom
- 3-Bedroom
- 3-Bedroom (with Private Lift)
- 4-Bedroom (with Private Lift)
- 4-Bedroom + Family (with Private Lift)
- Water Tank Position (Roof Level)

1-BEDROOM

TYPE (1) a

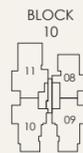
#02-07 to #36-07
50 sq m



LEGEND:

DB - Distribution Board F - Fridge W/D - Clothes Washer cum Dryer AC - Aircon Ledge

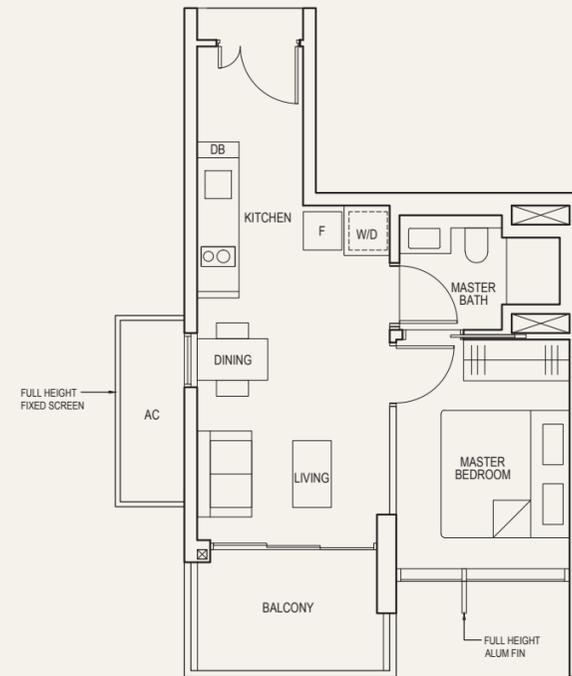
• AREA INCLUDES AIRCON (AC) LEDGE AND BALCONY.
• THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN. FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO THE DIAGRAM ANNEXED HERETO AS "ANNEXURE 1".



1-BEDROOM

TYPE (1) b

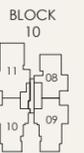
#03-02 to #36-02
49 sq m



LEGEND:

DB - Distribution Board F - Fridge W/D - Clothes Washer cum Dryer AC - Aircon Ledge

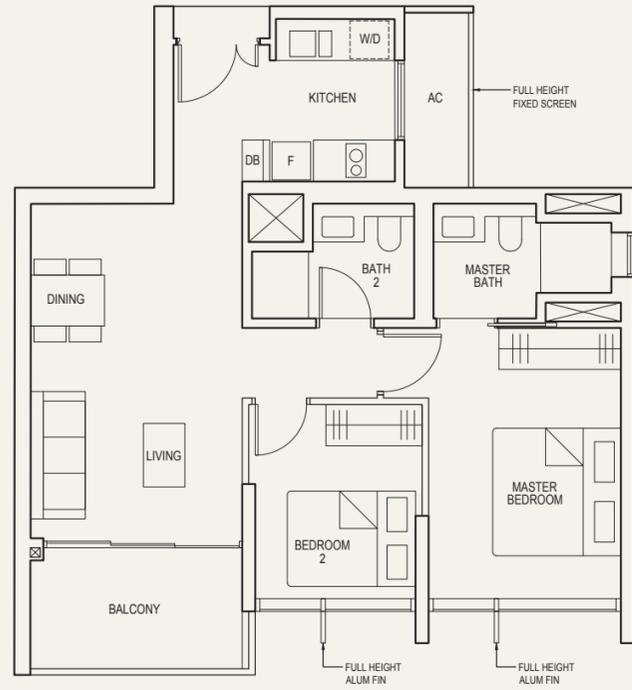
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2-BEDROOM

TYPE (2) a

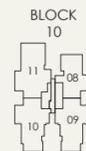
#03-01 to #36-01
77 sq m



LEGEND:

DB - Distribution Board F - Fridge W/D - Clothes Washer cum Dryer AC - Aircon Ledge

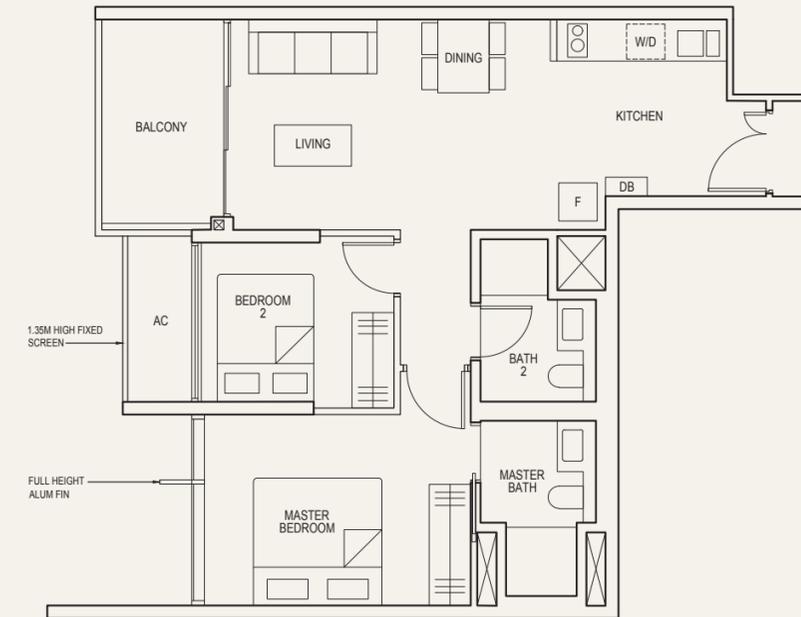
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2-BEDROOM

TYPE (2) b

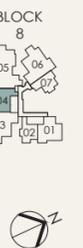
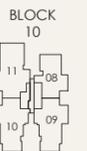
#02-04 to #36-04
75 sq m



LEGEND:

DB - Distribution Board F - Fridge W/D - Clothes Washer cum Dryer AC - Aircon Ledge

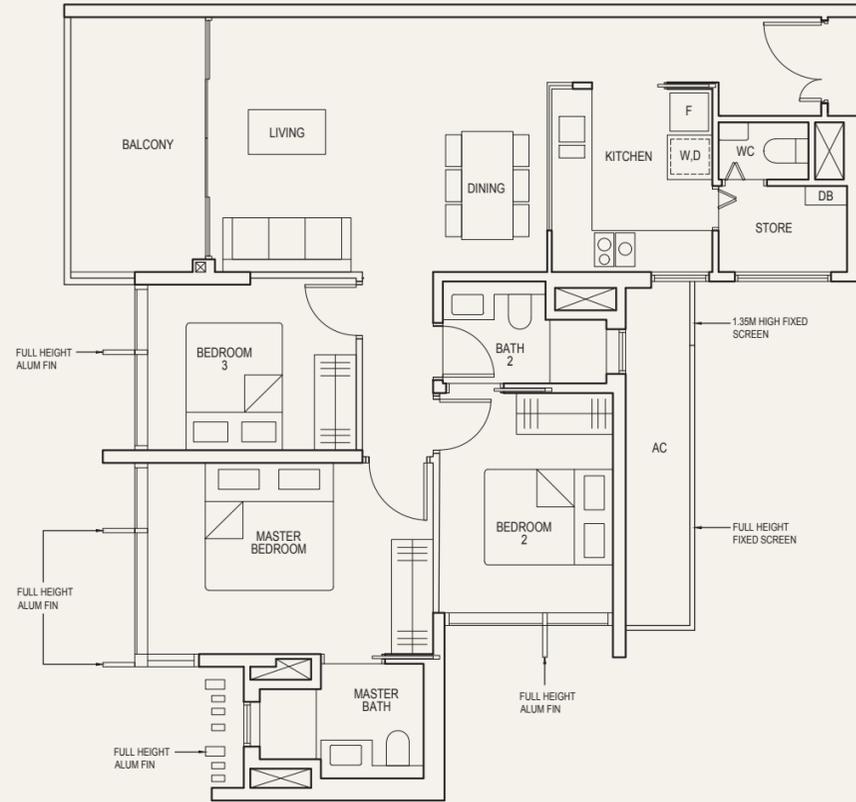
• AREA INCLUDES AIRCON (AC) LEDGE AND BALCONY.
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3-BEDROOM

TYPE (3) a

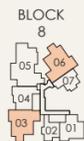
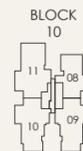
#03-03 to #36-03, #02-06 to #36-06
106 sq m



LEGEND:

DB - Distribution Board F - Fridge W - Clothes Washer D - Clothes Dryer AC - Aircon Ledge WC - Water Closet

• AREA INCLUDES AIRCON (AC) LEDGE AND BALCONY.
• THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN. FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO THE DIAGRAM ANNEXED HERETO AS "ANNEXURE 1".

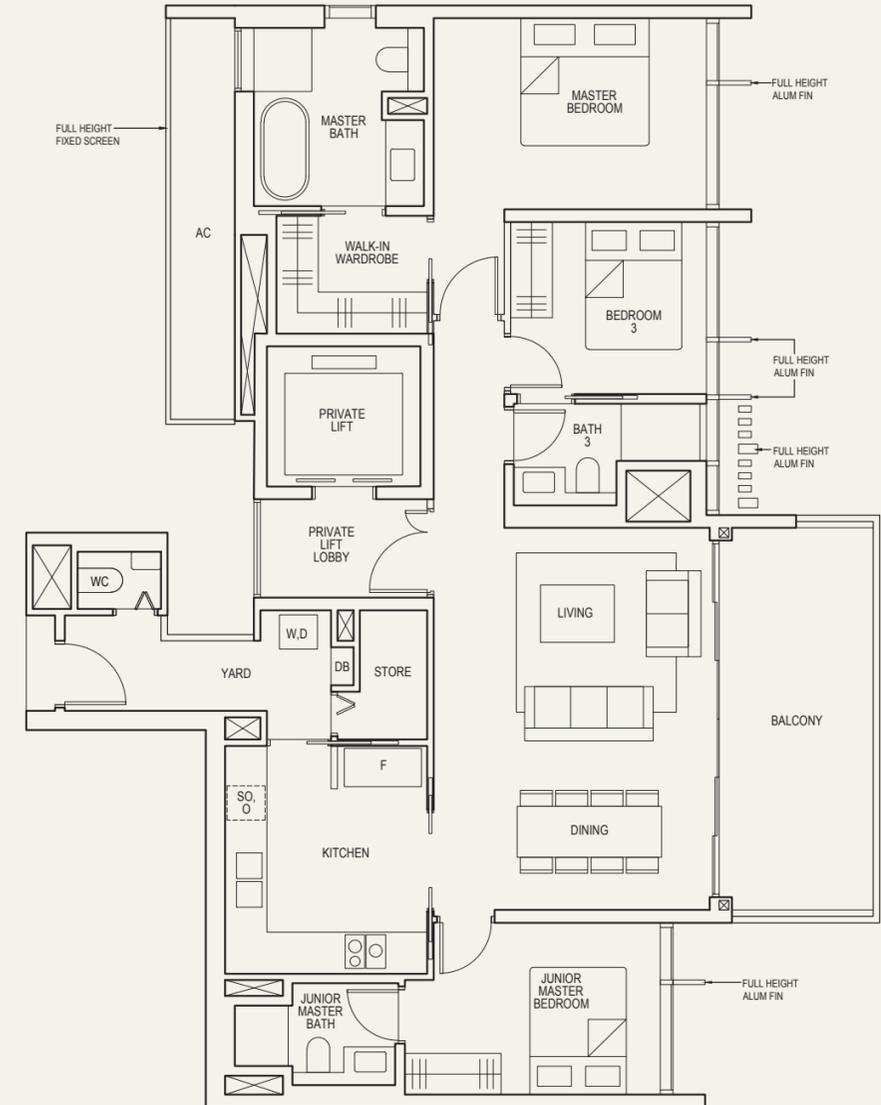


3-BEDROOM

(with Private Lift)

TYPE (3L) a

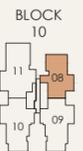
#04-08 to #36-08
146 sq m



LEGEND:

DB - Distribution Board F - Fridge O - Oven SO - Steamer Oven
W - Clothes Washer D - Clothes Dryer AC - Aircon Ledge WC - Water Closet

• AREA INCLUDES AIRCON (AC) LEDGE AND BALCONY.
• THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN. FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO THE DIAGRAM ANNEXED HERETO AS "ANNEXURE 1".



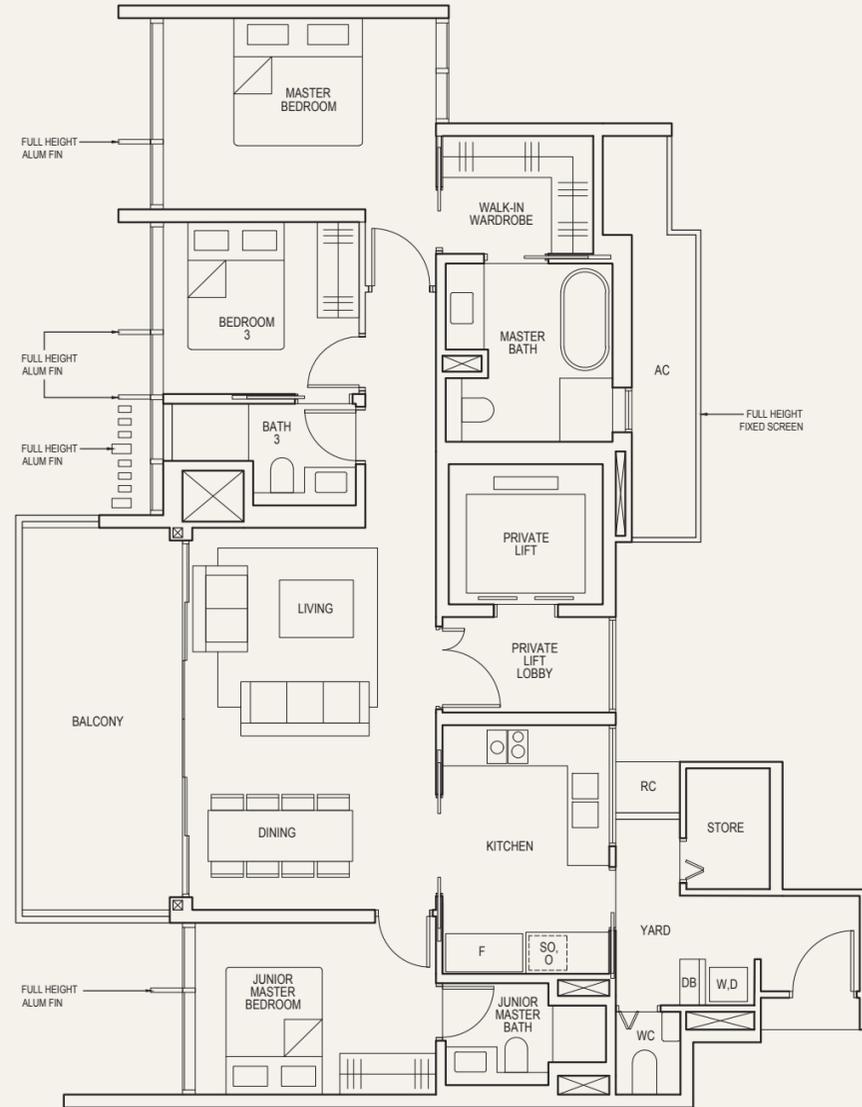
3-BEDROOM

(with Private Lift)

TYPE (3L)b

#02-05 to #36-05

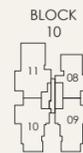
142 sq m



LEGEND:

- DB - Distribution Board F - Fridge O - Oven SO - Steamer Oven RC - Reinforced Concrete Ledge
- W - Clothes Washer D - Clothes Dryer AC - Aircon Ledge WC - Water Closet

• AREA INCLUDES AIRCON (AC) LEDGE AND BALCONY.
 • THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN. FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO THE DIAGRAM ANNEXED HERETO AS "ANNEXURE 1".



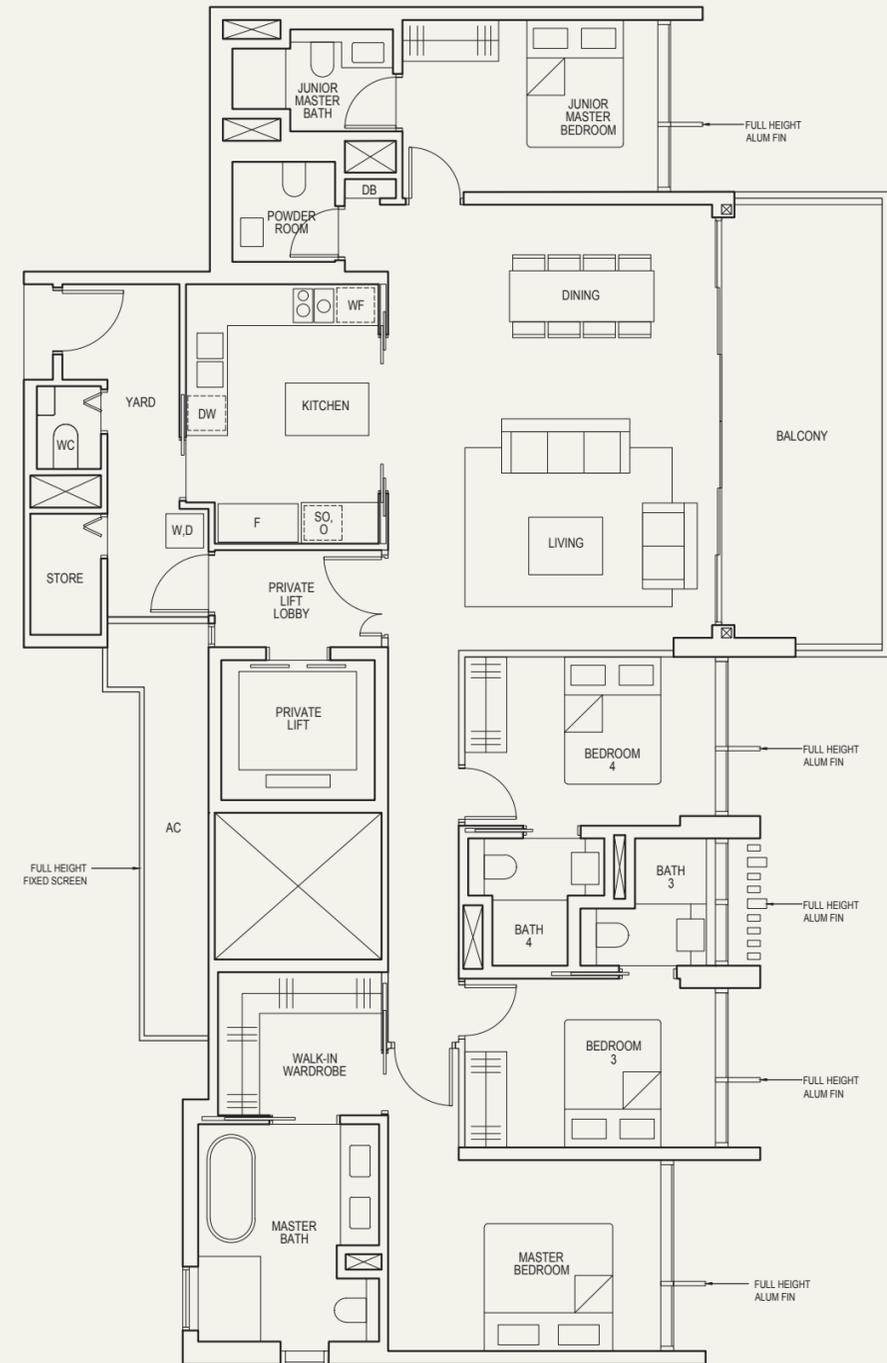
4-BEDROOM

(with Private Lift)

TYPE (4)a

#04-09 to #36-09

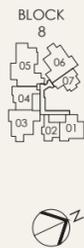
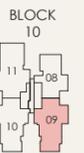
191 sq m



LEGEND:

- DB - Distribution Board F - Fridge O - Oven SO - Steamer Oven WF - Wine Fridge
- W - Clothes Washer D - Clothes Dryer DW - Dish Washer AC - Aircon Ledge WC - Water Closet

• AREA INCLUDES AIRCON (AC) LEDGE AND BALCONY.
 • THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN. FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO THE DIAGRAM ANNEXED HERETO AS "ANNEXURE 1".

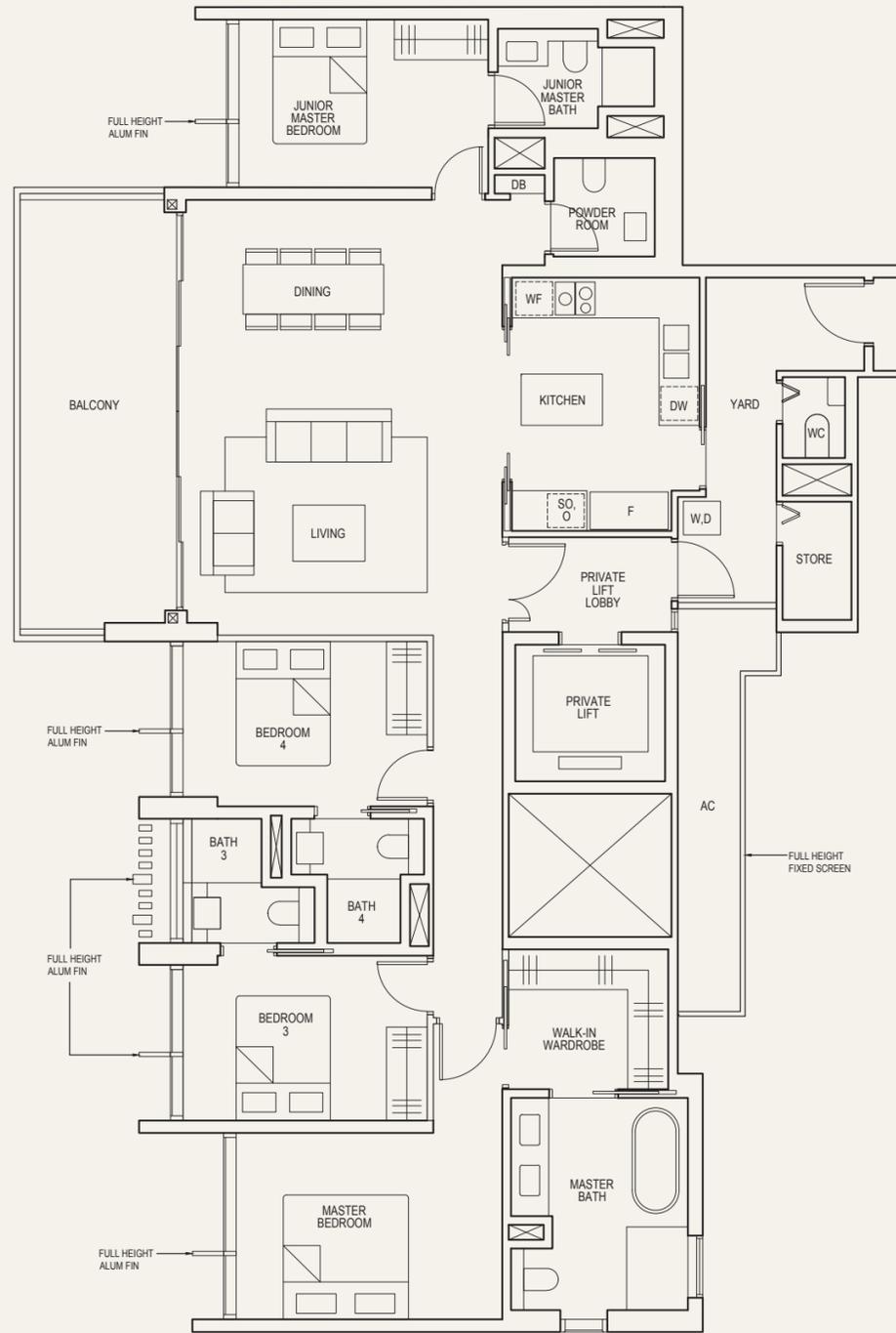


4-BEDROOM

(with Private Lift)

TYPE (4) b

#03-10 to #36-10
192 sq m

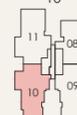


LEGEND:

DB - Distribution Board F - Fridge O - Oven SO - Steamer Oven WF - Wine Fridge
W - Clothes Washer D - Clothes Dryer DW - Dish Washer AC - Aircon Ledge WC - Water Closet

• AREA INCLUDES AIRCON (AC) LEDGE AND BALCONY.
• THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN. FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO THE DIAGRAM ANNEXED HERETO AS "ANNEXURE 1".

BLOCK 10



BLOCK 8

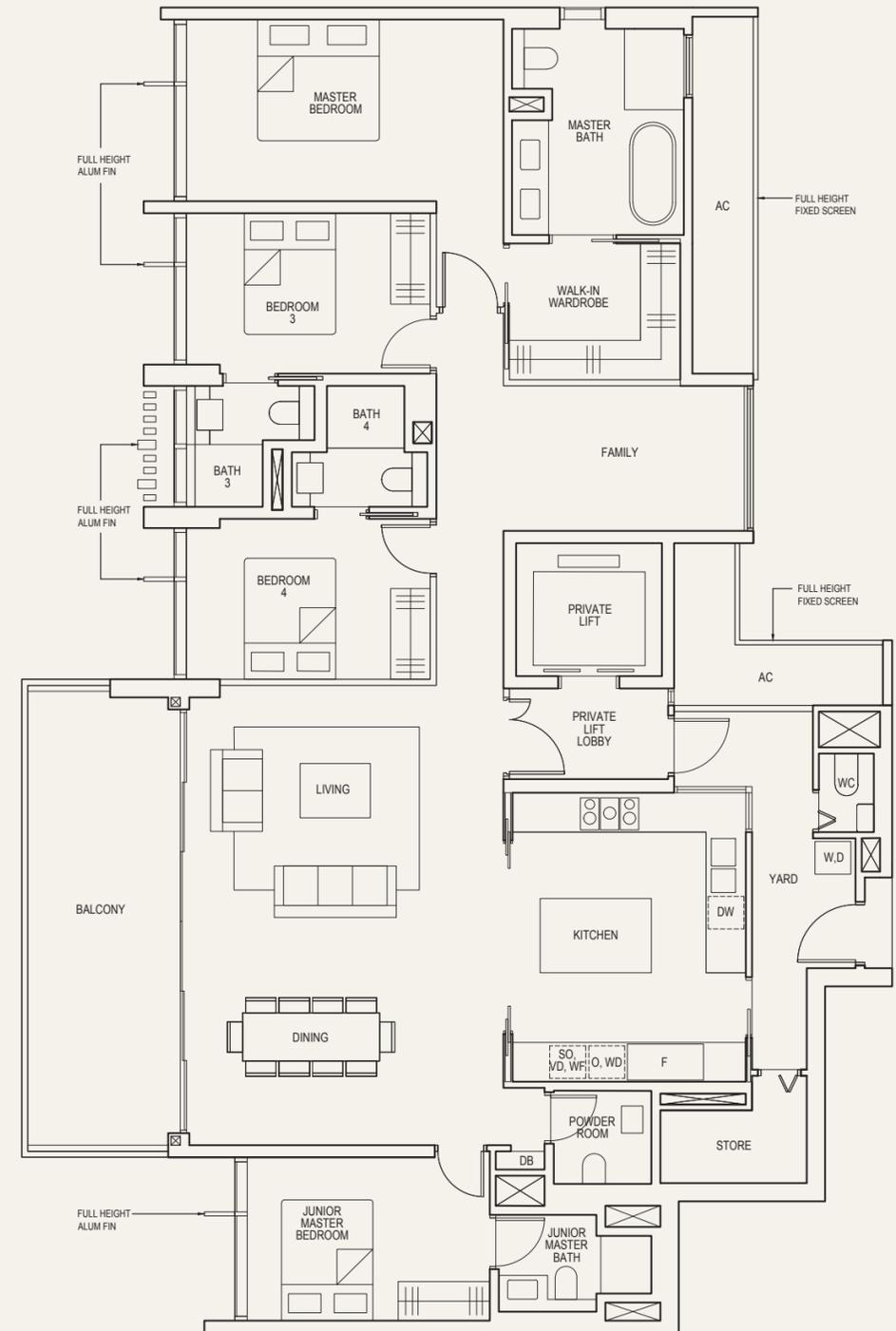


4-BEDROOM + FAMILY

(with Private Lift)

TYPE (4+1) a

#03-11 to #36-11
224 sq m

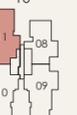


LEGEND:

DB - Distribution Board F - Fridge O - Oven SO - Steamer Oven WF - Wine Fridge W - Clothes Washer
D - Clothes Dryer DW - Dish Washer WD - Warming Drawer VD - Vacuum Drawer AC - Aircon Ledge WC - Water Closet

• AREA INCLUDES AIRCON (AC) LEDGE AND BALCONY.
• THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN. FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO THE DIAGRAM ANNEXED HERETO AS "ANNEXURE 1".

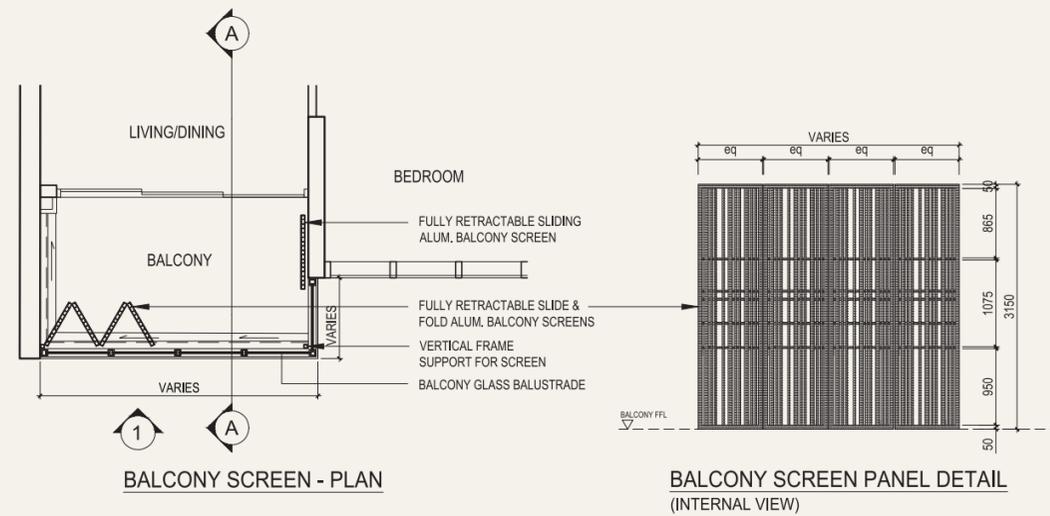
BLOCK 10



BLOCK 8



Approved Screen for Balcony



PARTNERS IN EXCELLENCE



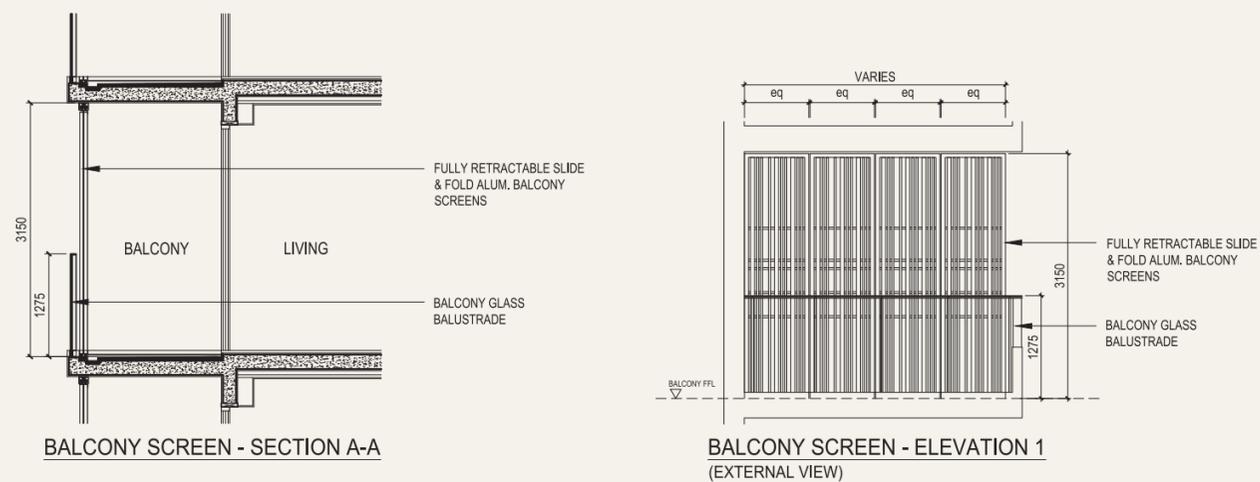
Hong Leong Holdings Limited (HLHL) was established in 1968 as the privately-held property development and investment arm of the Hong Leong Group. As one of the pioneers of the real estate scene in Singapore, HLHL has since emerged as a major player in the property market. As a forward-looking developer that continues to pursue improvement and expansion while maintaining its high design, customer service and sustainability standards, HLHL takes pride in being responsible for some of the most distinctive and iconic residential developments in Singapore.



Listed on the Singapore Exchange since 1978, GuocoLand Limited is an award-winning real estate developer distinguished by quality, innovative design and concepts. In Singapore, the Group has successfully developed 36 residential projects yielding approximately 11,000 apartments and homes, and the iconic integrated mixed-use development Guoco Tower — the tallest building in the city-state reaching a height of 290 metres. With established operations in Singapore, China, Malaysia and Vietnam, GuocoLand's portfolio comprises residential, hospitality, commercial, retail and integrated developments spanning across the region.

HONG REALTY (PRIVATE) LIMITED

Hong Realty (Private) Limited is an established real estate developer incorporated in 1962.



NOTES:
 1. THE BALCONY SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED SCREEN AS SHOWN ABOVE ("APPROVED SCREEN");
 2. BALCONY SCREEN IS NOT PROVIDED. THE COST OF SCREEN AND INSTALLATION OF THE APPROVED SCREEN SHALL BE BORNE BY THE PURCHASER; AND
 3. ON-SITE VERIFICATION IS NECESSARY TO OBTAIN ACTUAL MEASUREMENTS PRIOR TO FABRICATION AND INSTALLATION OF THE APPROVED SCREEN.



Official Marketing Agency

Developer: Carmel Development Pte. Ltd. (UEN. 201811966Z) • Developer's Licence No.: C1354 • Tenure of Land: Estate in Fee Simple (Freehold) • Encumbrances: Mortgage in favour of United Overseas Bank Limited (as security trustee for United Overseas Bank Limited and Oversea-Chinese Banking Corporation Limited) • Date of Notice of Vacant Possession under the Sale and Purchase Agreement: No later than 1 August 2025 • Expected Date of Legal Completion: No later than 1 August 2028 or 3 years after the date of delivery of Vacant Possession, whichever is the earlier • Lot No. & Location: Lots 933L and 1651K (formerly Lots 1247K PT and 1246A PT) of TS 21 at 8 & 10 River Valley Close, Singapore.

A joint venture between Hong Leong Holdings Limited (UEN. 196800290Z), GuocoLand Limited (UEN. 197600660W) and Hong Realty (Private) Limited (UEN. 196200244W)

While every reasonable care has been taken in preparing this brochure, the developer cannot be held responsible for any inaccuracies. All statements are believed to be correct but are not to be regarded as statement or representation of facts. Visual representations, illustrations, photographs and renderings are intended to portray only impressions of the development. All information and specifications are current at the time of press and are subject to change as may be required and cannot form part of an offer or contract.

