

THE ORIE

where anticipation meets aspirations



ALL INFORMATION ARE SUBJECTED TO FURTHER CHANGES WITHOUT PRIOR NOTICE

PROJECT INFORMATION

Project Name	The Orie
Developer	Transcend Residential (Toa Payoh) Pte. Ltd. (Joint Venture among CDL, Frasers Property and Sekisui House)
Description	2 blocks of 40-storey apartments with landscaped deck, basement carpark and communal facilities
Region	RCR – District 12
Address	10 Lorong 1 Toa Payoh S319974 12 Lorong 1 Toa Payoh S319975
Tenure	99 years leasehold
Est. Land Area	15,743 sqm / 169,458 sq ft
Number of units	777
Expected Date of Vacant Possession	31 May 2030
Est. Number of Carpark Lots	Estimated 627 lots including 19 electrical lots and 5 accessible lots

UNIT MIX

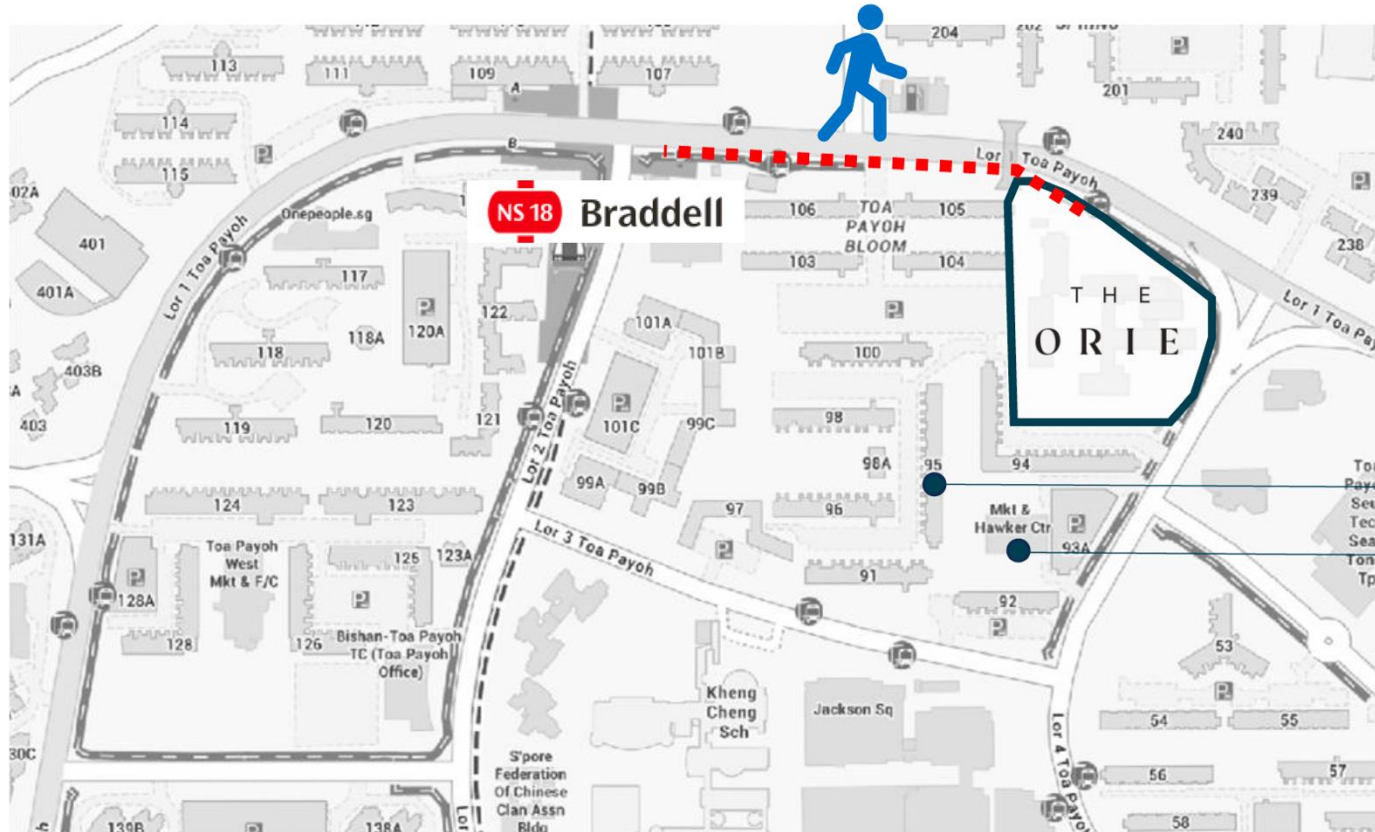
Areas are estimates only and are subject to change and final survey

Unit Type	Estimated Size (Sq ft)	No. of Units	% Unit mix
1 BR + Study	517	78	60%
2 BR (1 Bath)	592	78	
2 BR (2 Bath)	646	77	
2 BR Premium	678	77	
2 BR Premium + Study	700	78	
3 BR	850	78	
3 BR Premium	1,023 – 1,044	78	40%
3 BR Dual Key	1,130	39	
4 BR	1,216	78	
4 BR Premium + Study	1,367	39	
5 BR (with Private Lift)	1,453	77	

777

LOCATION

5 Minutes' Walk to Braddell MRT



Shops, F&B and supermarket
Toa Payoh Palm Spring
Market and Hawker Centre



MacRitchie Reservoir– 10 Mins

By Car



Singapore Island Country Club – 15 Mins

AMENITIES WITHIN REACH



3 Stops
Serangoon
Interchange



JUNCTI8N



Bishan
Interchange
1 Stop



Braddell



Toa Payoh
1 Stop



Toa Payoh Integrated
Development



Orchard
Interchange
4 Stops



Raffles Place
Interchange
8 Stops



Botanic
Gardens
4 Stops

SCHOOLS IN THE VICINITY

THE
ORIE



Pei Chun Public School



Kheng Cheng School



First Toa Payoh Primary School



RAFFLES
GIRLS' SCHOOL

Raffles Girls' School
(Secondary)



Raffles Institution



ST. JOSEPH'S
INSTITUTION
INTERNATIONAL

St. Joseph's Institution
International

Info as of 6 Nov 2024
Please refer to One Map for Home-School Distance
Source: MOE, Google

LEVEL 40 – SOUTHERN VIEWS



View taken at approximately Level 40 of The Orie in October 2024

LEVEL 40 - NORTHERN VIEWS



View taken at approximately Level 35 of The Orie in October 2024

10 UNIQUE SELLING POINTS

T H E O R I E



1. 2 blocks of majestic 40-storey high towers with panoramic views of the City
2. Jointly developed by 3 renowned developers – CDL, Frasers Property and Sekisui House
3. Comprehensive facilities and thoughtful residential services to cater to the needs of the residents
4. Efficient layout with branded provisions from De Detrich, Samsung, Hansgrohe, Duravit
5. Poised to achieve BCA's Green Mark Platinum Super Low Energy (SLE) Building Certification with 100% landscape replacement area
6. First luxurious private residential launch in Toa Payoh since 2016
7. 5-min walk to Braddell MRT Station and 1 stop to Bishan MRT Interchange (North South/Circle Line)
8. Junction 8 shopping mall, TPY HDB Hub and the upcoming Toa Payoh Integrated Development within reach
9. Close proximity to popular schools, including Pei Chun Public School, Raffles Girls Secondary and SJI International
10. Accessible to major expressways (PIE and CTE) as well as the upcoming North-South Corridor

PLANS ARE NOT TO SCALE



DRAFT SITE PLAN

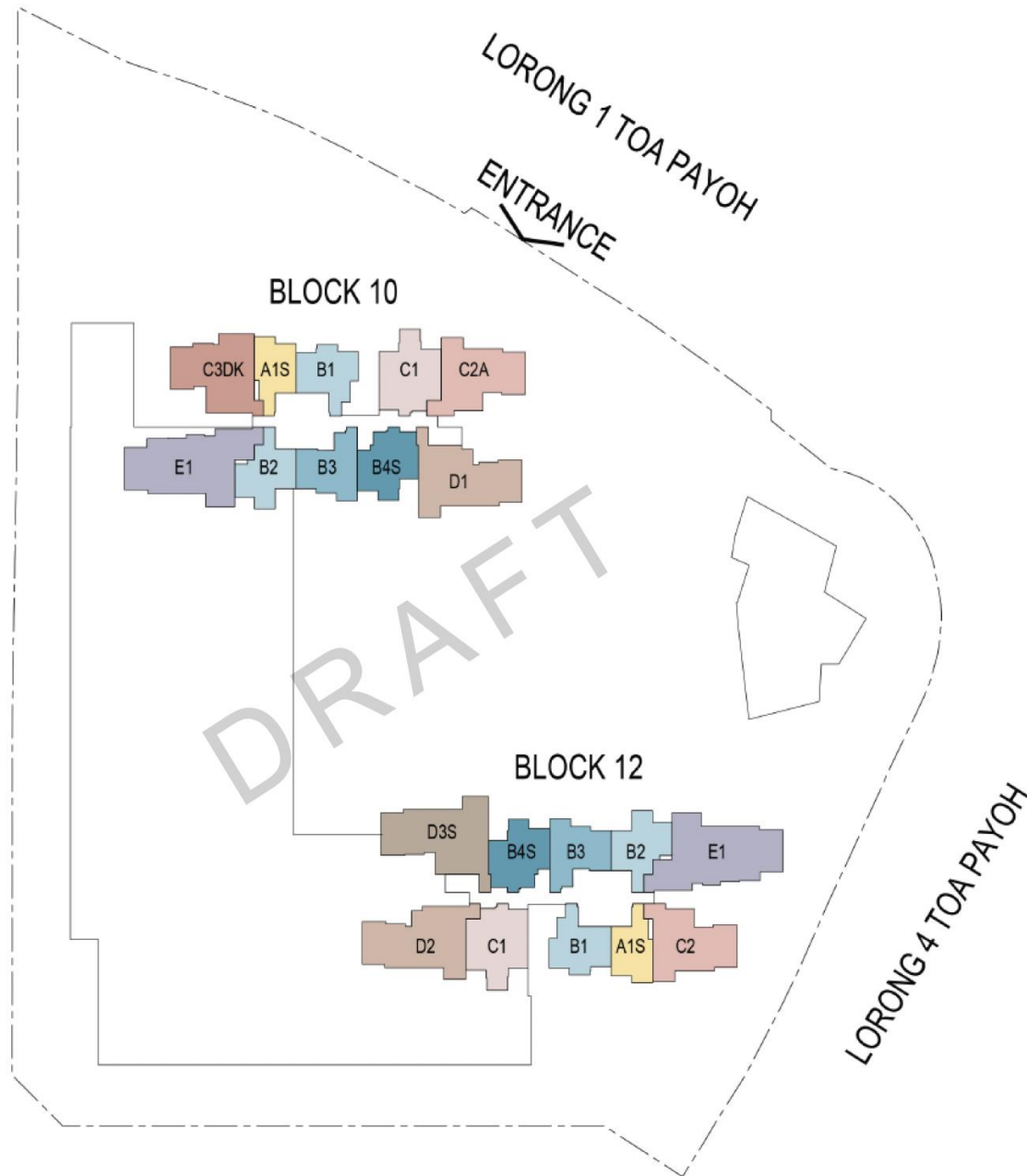
the orie

site plan

- A** Swimming
- B** Tennis Court
- C** BBQ & Pavillion
- D** Playground
- E** Substation & Bin Centre (Basement)
- F** Club House & Gym
- G** Multipurpose Rooms
- H** Outdoor Fitness
- I** Lush Landscaping
- Vehicular Ingress/Egress
- Pedestrian Side Gate
- Driveway
- 1st Storey Carpark
- 4 numbers Conserved

Disclaimer: The plans are subjected to amendments as may be required by the relevant authorities

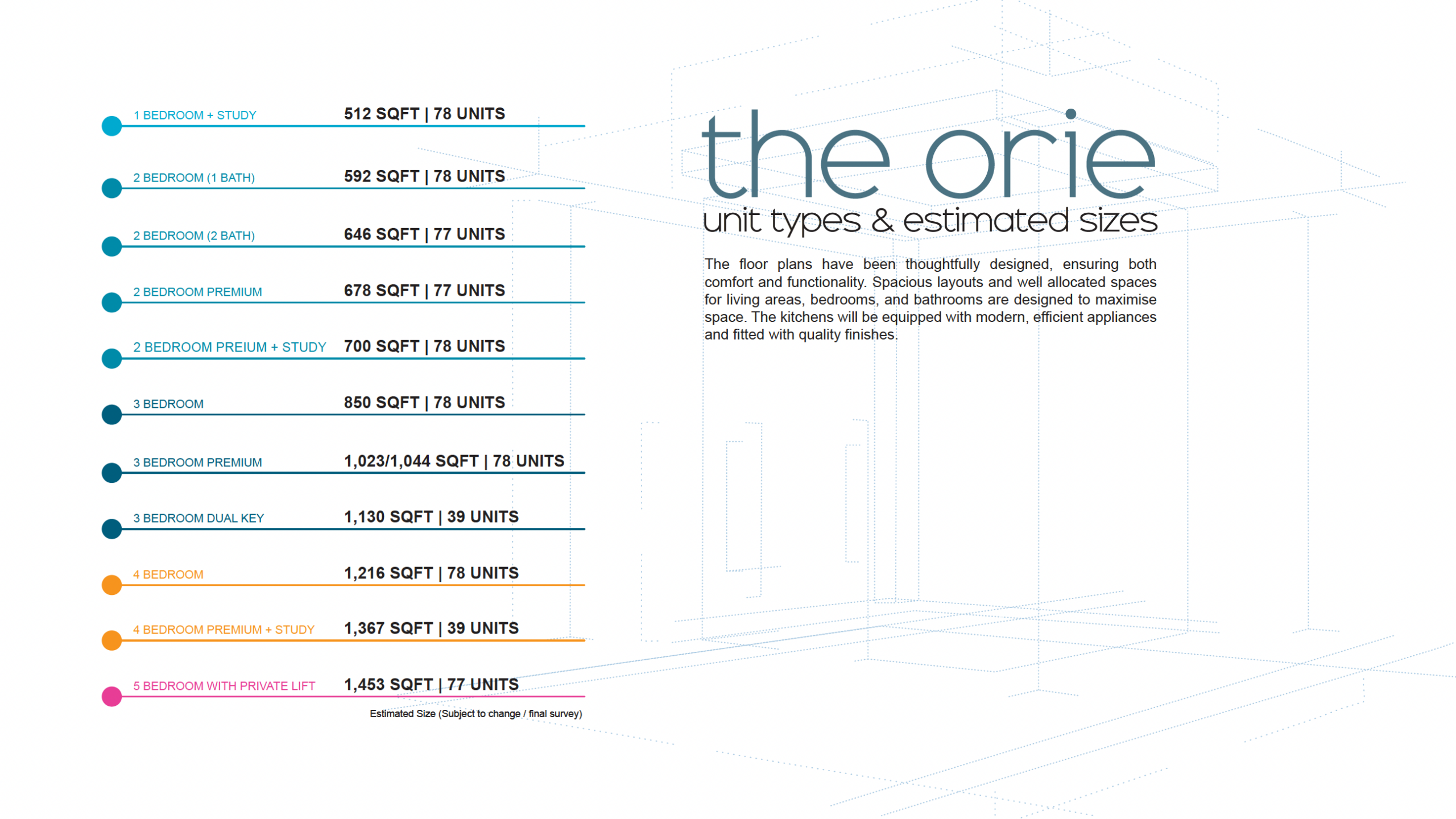
SCHEMATIC CHART



LEGEND:

TYPE A1S	= 1 BEDROOM + STUDY
TYPE B1	= 2 BEDROOM (1 bath)
TYPE B2	= 2 BEDROOM (2 bath)
TYPE B3	= 2 BEDROOM PREMIUM
TYPE B4S	= 2 BEDROOM PREMIUM + STUDY
TYPE C1	= 3 BEDROOM
TYPE C2A	= 3 BEDROOM PREMIUM
TYPE C2	= 3 BEDROOM PREMIUM
TYPE C3DK	= 3 BEDROOM DUAL-KEY
TYPE D1	= 4 BEDROOM
TYPE D2	= 4 BEDROOM
TYPE D3S	= 4 BEDROOM PREMIUM + STUDY
TYPE E1	= 5 BEDROOM w PRIVATE LIFT

TYPE	No. of Units	No. of Stacks
	Proposed	Proposed
A1S	78	2
B1	78	2
B2	77	2
B3	77	2
B4S	78	2
C1	78	2
C2A	39	1
C2	39	1
C3DK	39	1
D1	39	1
D2	39	1
D3S	39	1
E1	77	2
TOTAL	777	20



1 BEDROOM + STUDY	512 SQFT 78 UNITS
2 BEDROOM (1 BATH)	592 SQFT 78 UNITS
2 BEDROOM (2 BATH)	646 SQFT 77 UNITS
2 BEDROOM PREMIUM	678 SQFT 77 UNITS
2 BEDROOM PREMIUM + STUDY	700 SQFT 78 UNITS
3 BEDROOM	850 SQFT 78 UNITS
3 BEDROOM PREMIUM	1,023/1,044 SQFT 78 UNITS
3 BEDROOM DUAL KEY	1,130 SQFT 39 UNITS
4 BEDROOM	1,216 SQFT 78 UNITS
4 BEDROOM PREMIUM + STUDY	1,367 SQFT 39 UNITS
5 BEDROOM WITH PRIVATE LIFT	1,453 SQFT 77 UNITS

Estimated Size (Subject to change / final survey)

the orie

unit types & estimated sizes

The floor plans have been thoughtfully designed, ensuring both comfort and functionality. Spacious layouts and well allocated spaces for living areas, bedrooms, and bathrooms are designed to maximise space. The kitchens will be equipped with modern, efficient appliances and fitted with quality finishes.

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floor plans

1 Bedroom + Study | A1S
48sqm | 517sqft



2 Bedroom (1 Bath) | B1
55sqm | 592sqft



2 Bedroom (2 Bath) | B2
60sqm | 646sqft



2 Bedroom Premium + Study | B4S
65sqm | 700sqft

[SHOW UNIT](#)



5 Bedroom (With Private Lift) | E1
135sqm | 1,453sqft

[SHOW UNIT](#)



3 Bedroom | C2A
97sqm | 1,044sqft



4 Bedroom | D2
113sqm | 1,216sqft

[SHOW UNIT](#)



3 Bedroom Premium (Dual Key) | C3DK
105sqm | 1,130sqft



4 Bedroom Premium + Study | D3S
127sqm | 1,367sqft



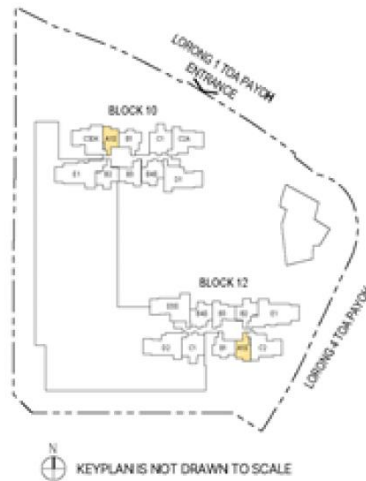
*Disclaimer All plans are subjected to changes as may be approved by the relevant authorities. Floor area are approximately measurements and are subjected to government survey. *Key Plans is Not Drawn To Scale

1 – BEDROOM + STUDY

Type A1S

48sqm/517sqft
(estimated area)

*Floor Plans and area are
pending authorities' approval
and subject to change*

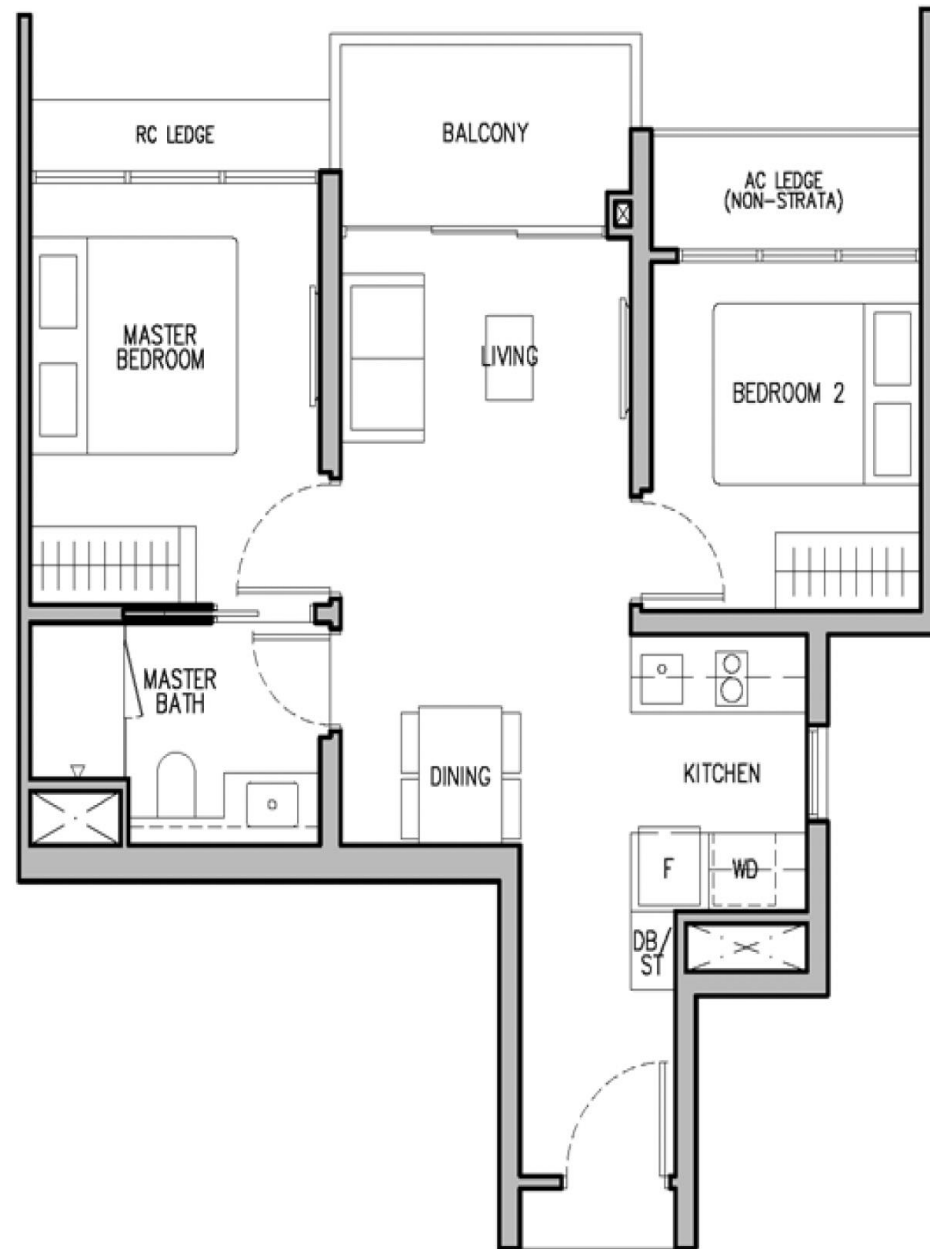
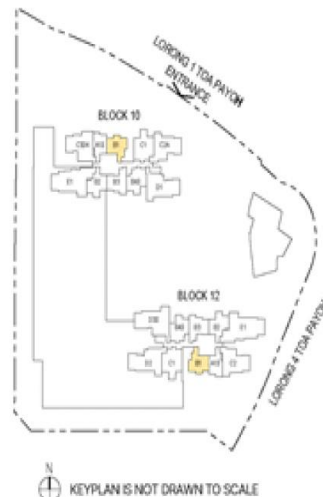


2 – BEDROOM (1 BATH)

Type B1

55sqm/592sqft
(estimated area)

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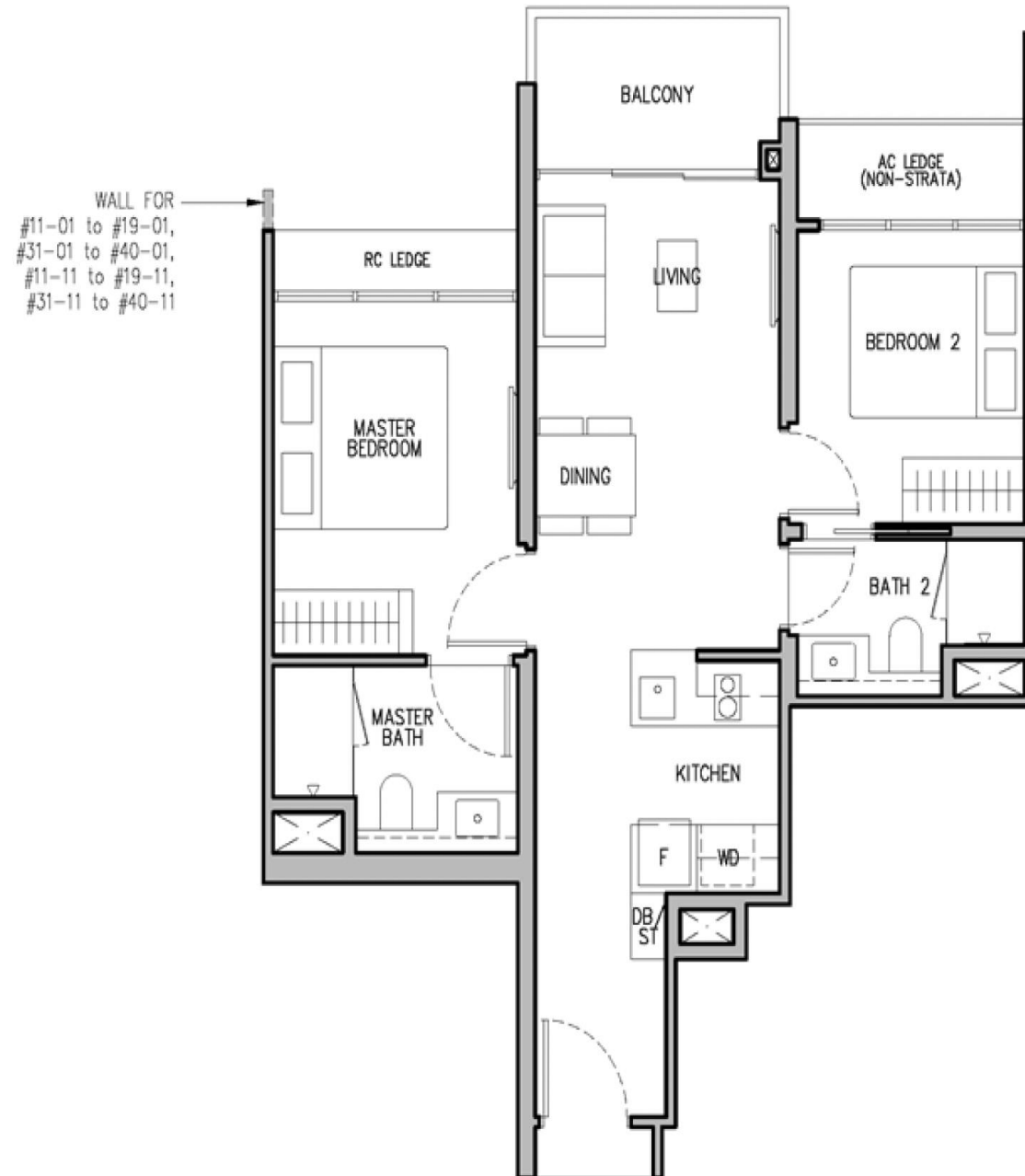
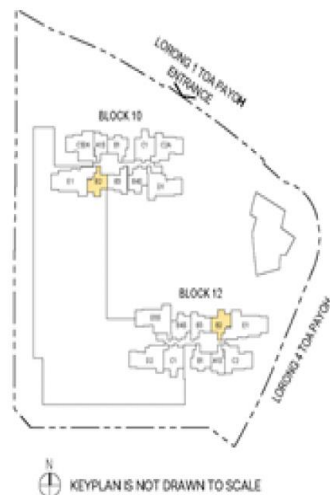


2 – BEDROOM (2 BATH)

Type B2

60sqm/646sqft
(estimated area)

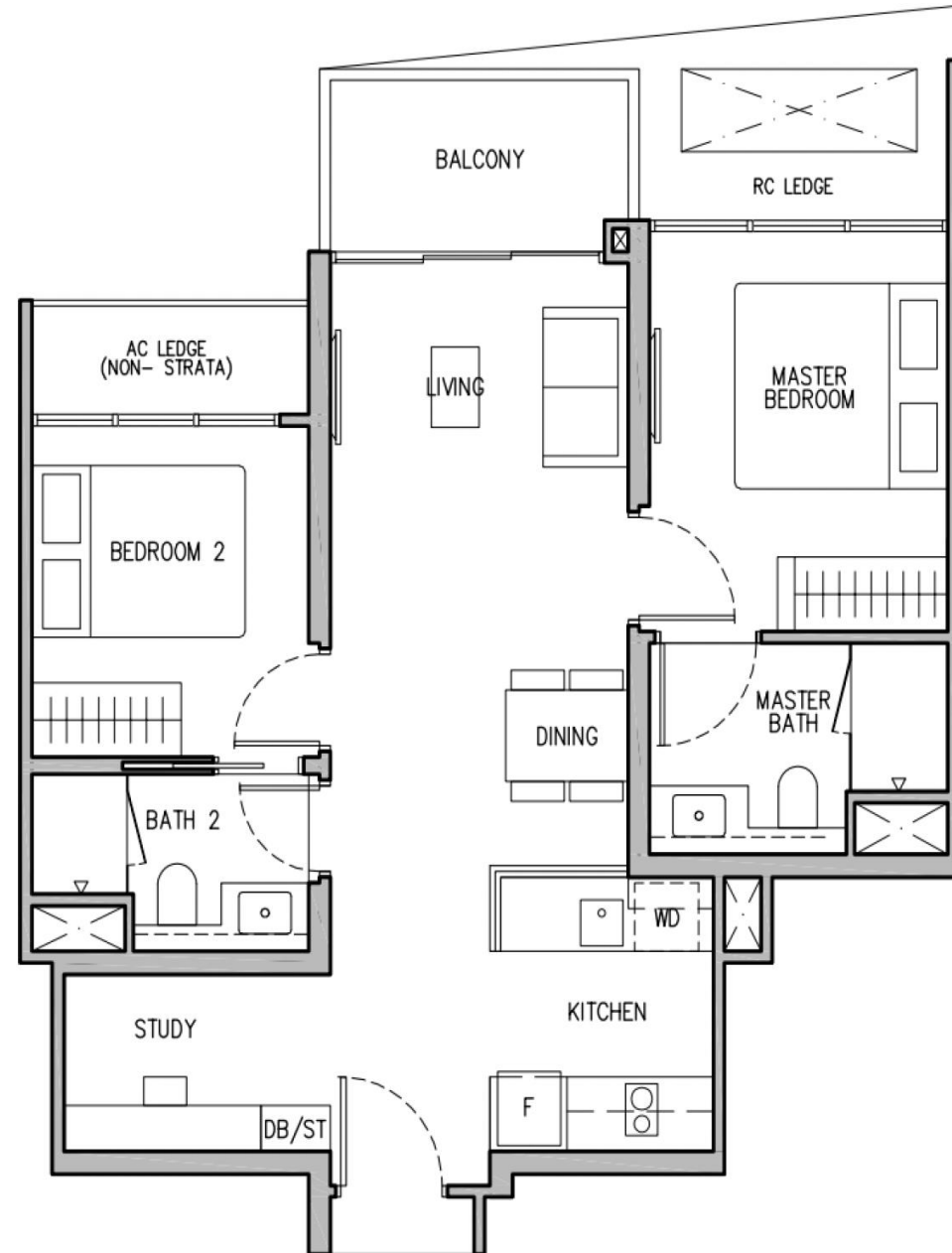
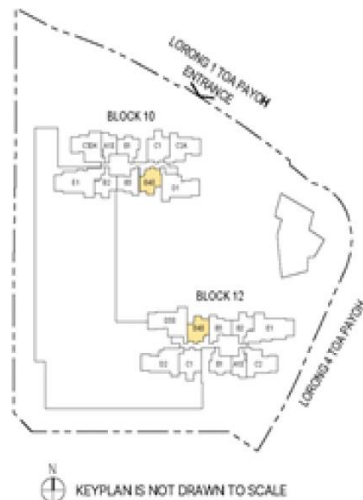
*Floor Plans and area are
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Type B4S

65sqm/700sqft
(estimated area)

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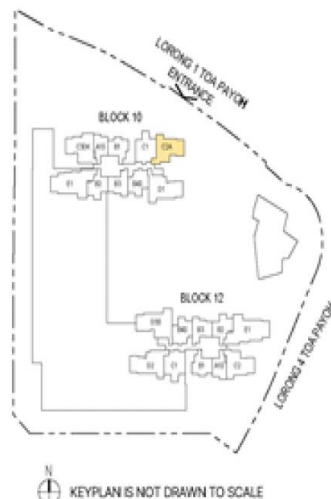


3 – BEDROOM PREMIUM

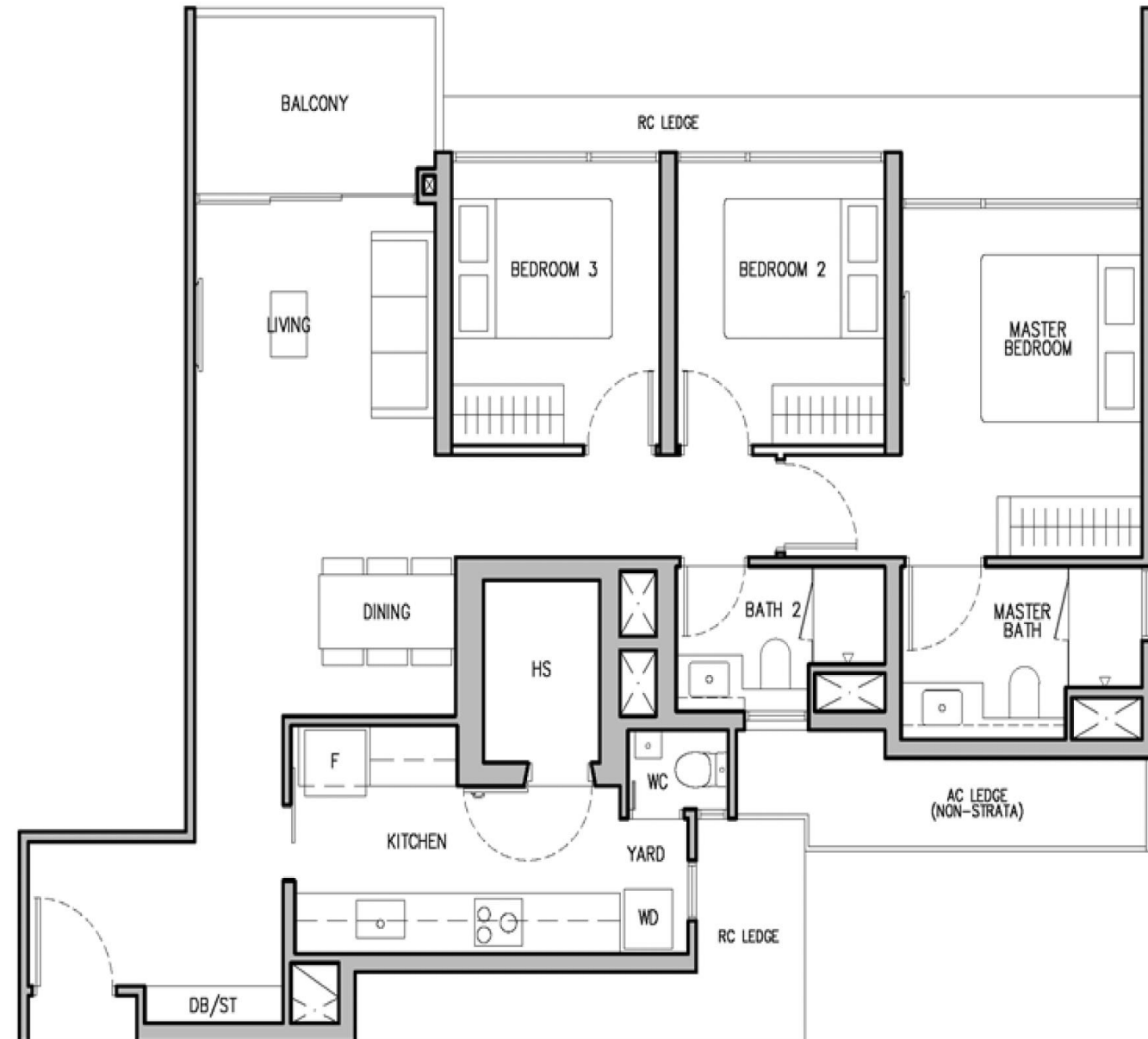
Type C2A

97sqm/1044sqft
(estimated area)

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KEYPLAN IS NOT DRAWN TO SCALE

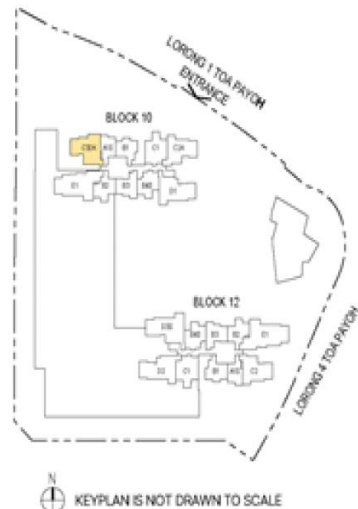


3 – BEDROOM PREMIUM DUAL-KEY

Type C3DK

105sqm/1130sqft
(estimated area)

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pending authorities' approval
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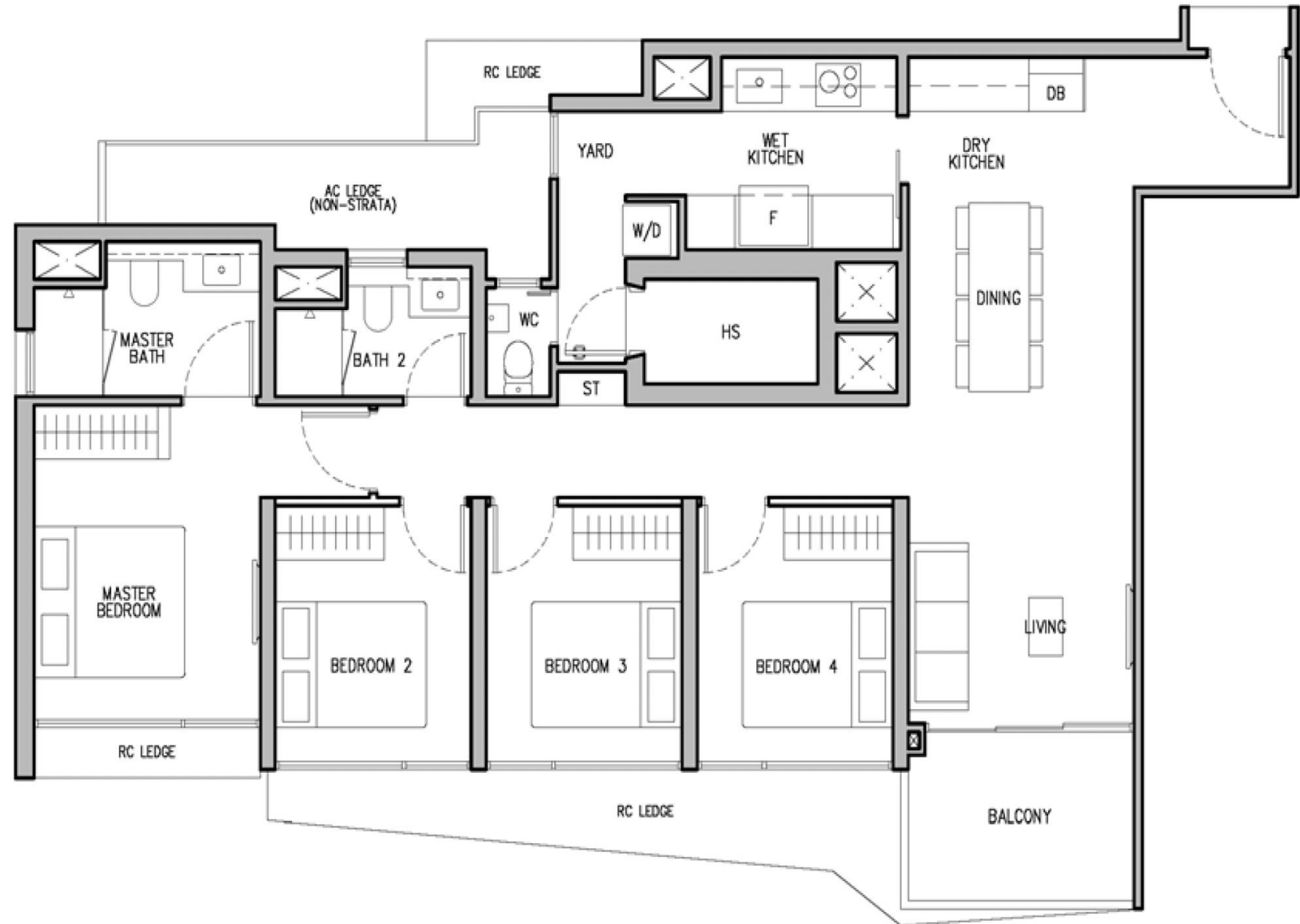


4 – BEDROOM

Type D2

113sqm/1216sqft
(estimated area)

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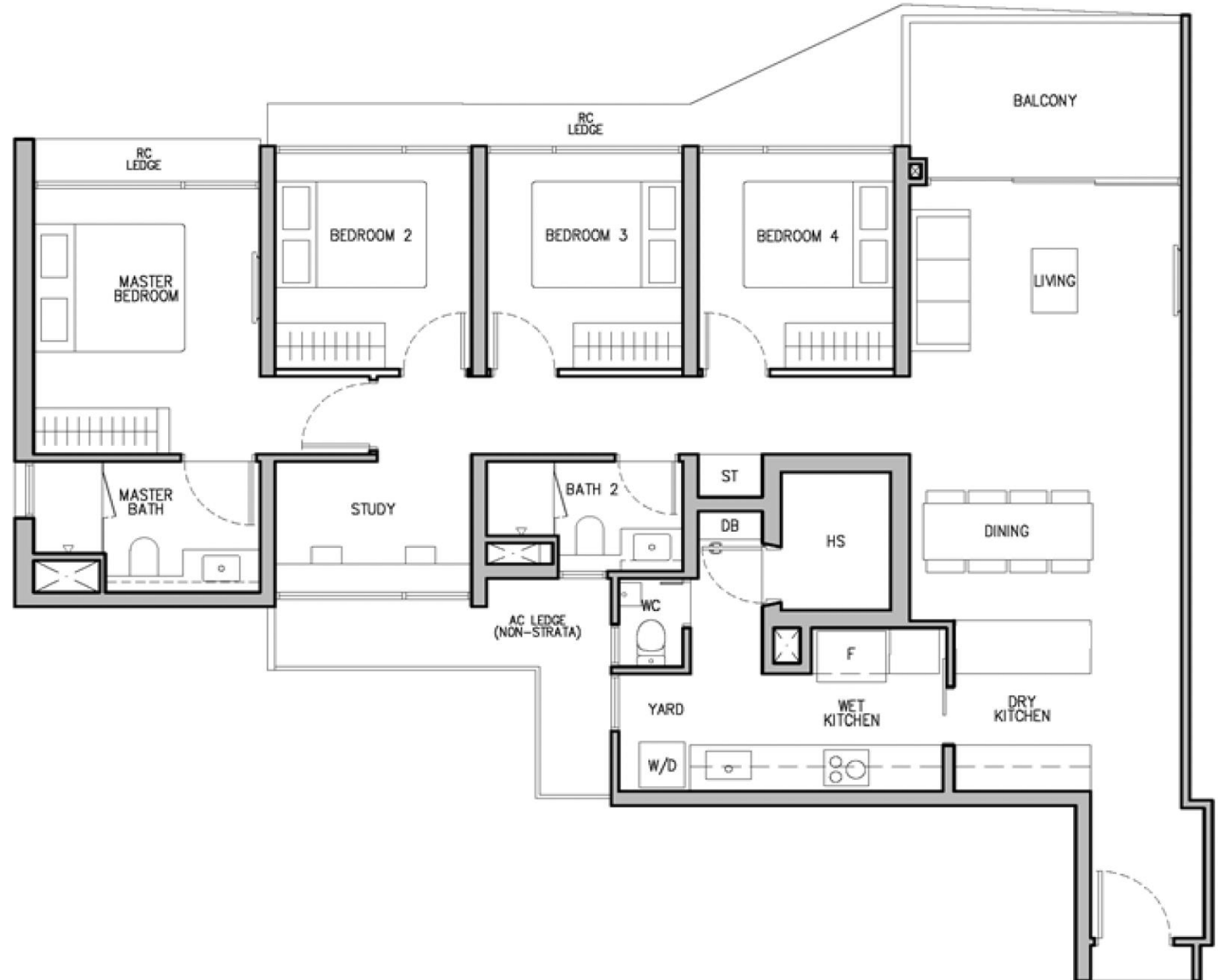


4 – BEDROOM PREMIUM + STUDY

Type D3S

127sqm/1367sqft
(estimated area)

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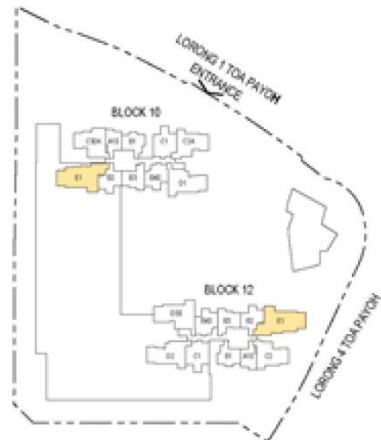


5 – BEDROOM (WITH PRIVATE LIFT)

Type E1

135sqm/1453sqft
(estimated area)

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KEY PLAN IS NOT DRAWN TO SCALE



PLANS ARE NOT DRAWN TO SCALE

CITY DEVELOPMENTS LIMITED (CDL) is a leading global real estate company with a network spanning 112 locations in 29 countries and regions. Listed on the Singapore Exchange, the Group is one of the largest companies by market capitalization. Its income-stable and geographically-diverse portfolio comprises residences, offices, hotels, serviced apartments, shopping malls and integrated developments.

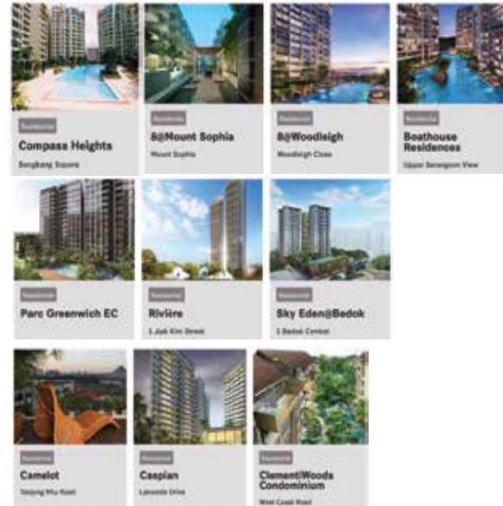
With a proven track record of over 55 years in real estate development, investment and management, the Group has developed over 47,000 homes and owns over 23 million square feet of gross floor area in residential, commercial and hospitality assets globally. Its diversified global land bank offers 3.5 million square feet of land area.

www.cdihomes.com.sg



FRASERS PROPERTY SINGAPORE is a strategic business unit of SGX-listed Frasers Property Limited, a multinational company that owns, develops, and manages a diverse and integrated property portfolio. Frasers Property Singapore owns, develops and/or manages residential, retail, office and business space properties in Singapore. Over the years, it has developed over 22,000 quality homes. It oversees a portfolio of 12 shopping malls in Singapore and six office and business space properties. Nine of the retail assets and one office property is held under Frasers Centrepoint Trust, and another office property is held under Frasers Logistics & Commercial Trust.

www.frasersproperty.com



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developer's profile

SEKISUI HOUSE - Partnering with local developers to develop housing with high added value that corresponds with the lifestyle of the area. Sekisui House is committed to developing sustainable communities, such as One Holland Village, a large-scale housing and commercial complex that is attracting much attention. The company works with local partners to adapt its concept and design of housing and community development to local lifestyles, to deliver development projects with high added value.

www.sekisuihouse-global.com

