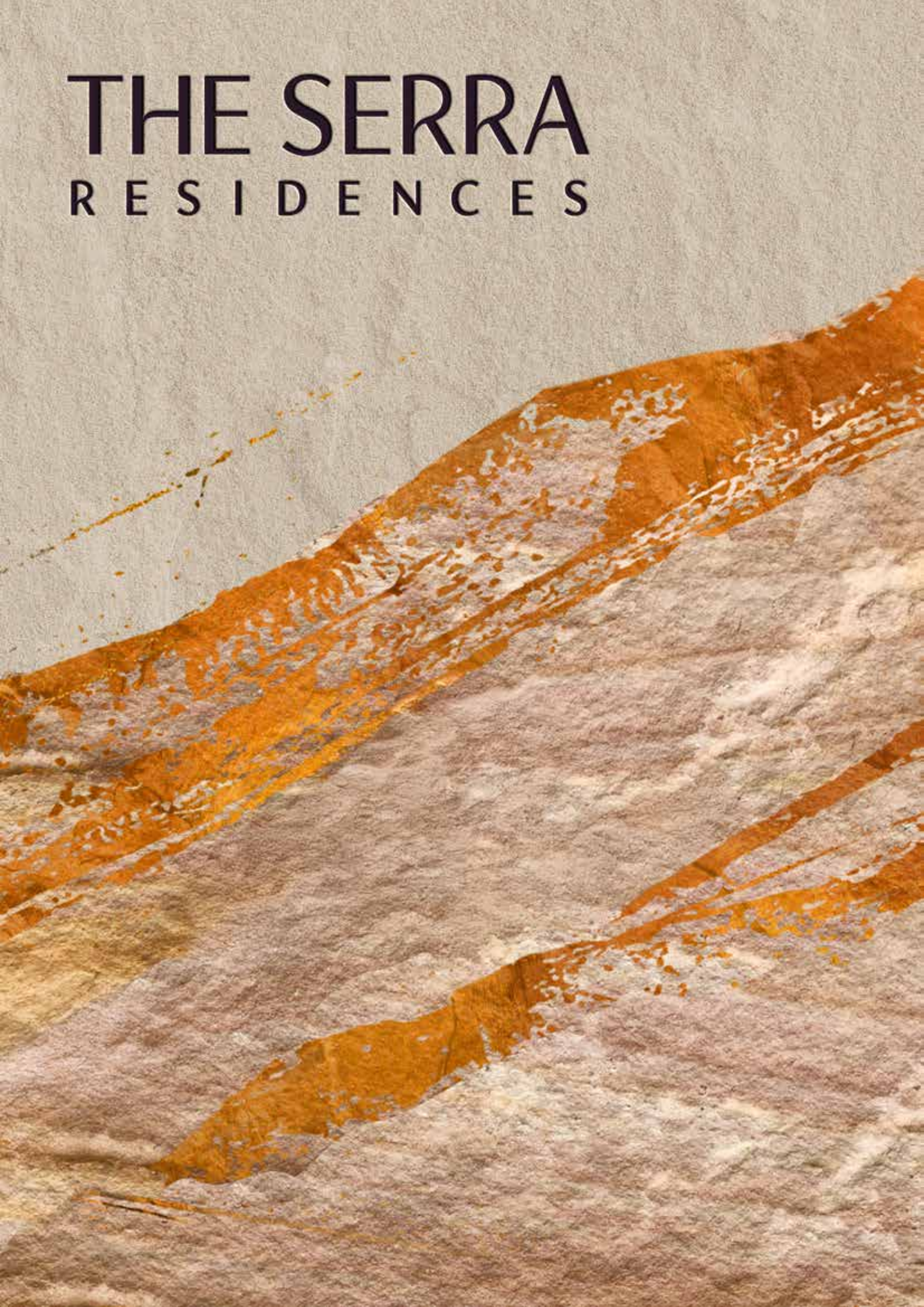
THE SERRA
RESIDENCES



A NEW FREEHOLD CHAPTER IN NOVENA

A coveted address in District 11,
The Serra Residences is set within a quiet enclave in Novena.

Intimately scaled yet generously appointed, this serene retreat features full lifestyle facilities, including a 50-metre Lap Pool, a Tennis Court and a Fitness Room. Social spaces like the Dining Room, BBQ Pavilion and Social Lounge are set within sculptural, landscaped grounds, offering a sense of calm and distinction.

Artist's Impression

Artist's Impression

50-METRE LAP POOL (LEVEL 3)

RENEWAL BEGINS WHERE NATURE AND DESIGN MEET

Each home at The Serra Residences is composed with intention. Efficient layouts ensure every space is purposeful, creating homes that feel open and adapt naturally to the way you live.

Carefully selected natural stone and wood materials bring warmth and texture to the interiors, while full-length windows maximise natural light and airflow.

The result is a collection of homes that quietly elevate everyday life, and where wellbeing is seamlessly woven in, day after day.

THE LOCATION

A PRIVATE ENCLAVE, FRAMED IN GREENERY



The Serra Residences sits within a quiet, gently elevated neighbourhood on Bassein Road, surrounded by lush greenery and open skies. Here, residents enjoy a rare sense of privacy, moments from the lively energy of Novena.

Artist's Impression

THE LOCATION

A DISTINCTIVE NOVENA ADDRESS

An eight-minute stroll from Novena MRT, The Serra Residences is surrounded by a vibrant array of everyday conveniences. Nearby lifestyle destinations including Square 2, Velocity@ Novena Square, and the new 2 Moulmein Road offer an abundance of dining, retail and entertainment.

The Serra Residences is also within 1km of sought-after schools including St Joseph's Institution Junior, Hong Wen Primary School and Lee Kong Chian School of Medicine (NTU).



- Lifestyle Hub
- Healthcare
- Shopping Malls
- Schools
- MRT Stations

MAP IS FOR ILLUSTRATION PURPOSES ONLY AND NOT DRAWN TO SCALE.

A MODERN RETREAT IN THE HEART OF THE CITY

Novena is a vibrant hub where daily essentials, top schools and wellness amenities are within easy reach. Tucked away within this dynamic district, The Serra Residences offers a sense of tranquility amidst the energy of one of Singapore's most connected neighbourhoods.



Shop, dine and socialise at nearby malls such as Square 2 and Velocity@Novena Square, which are seamlessly connected to Novena MRT Station.



MInutes' drive to Orchard Road, Singapore's premier retail and entertainment belt.





A new lifestyle hub at 2 Moulmein Road will offer restaurants, cafes, sports activities, playgrounds, parks, pet-friendly amenities and more.



HealthCity Novena will continue to expand its wellness and healthcare facilities, set for completion in 2030.



THE FACILITIES

A SENSE OF ARRIVAL

A wide entrance gently reveals shimmering water and lush greenery, opening into a world of quiet and ease.



Artist's Impression

ARRIVAL BAY

LEVEL 2 & 3 FACILITIES PLAN

LEVEL 2 (BELOW)

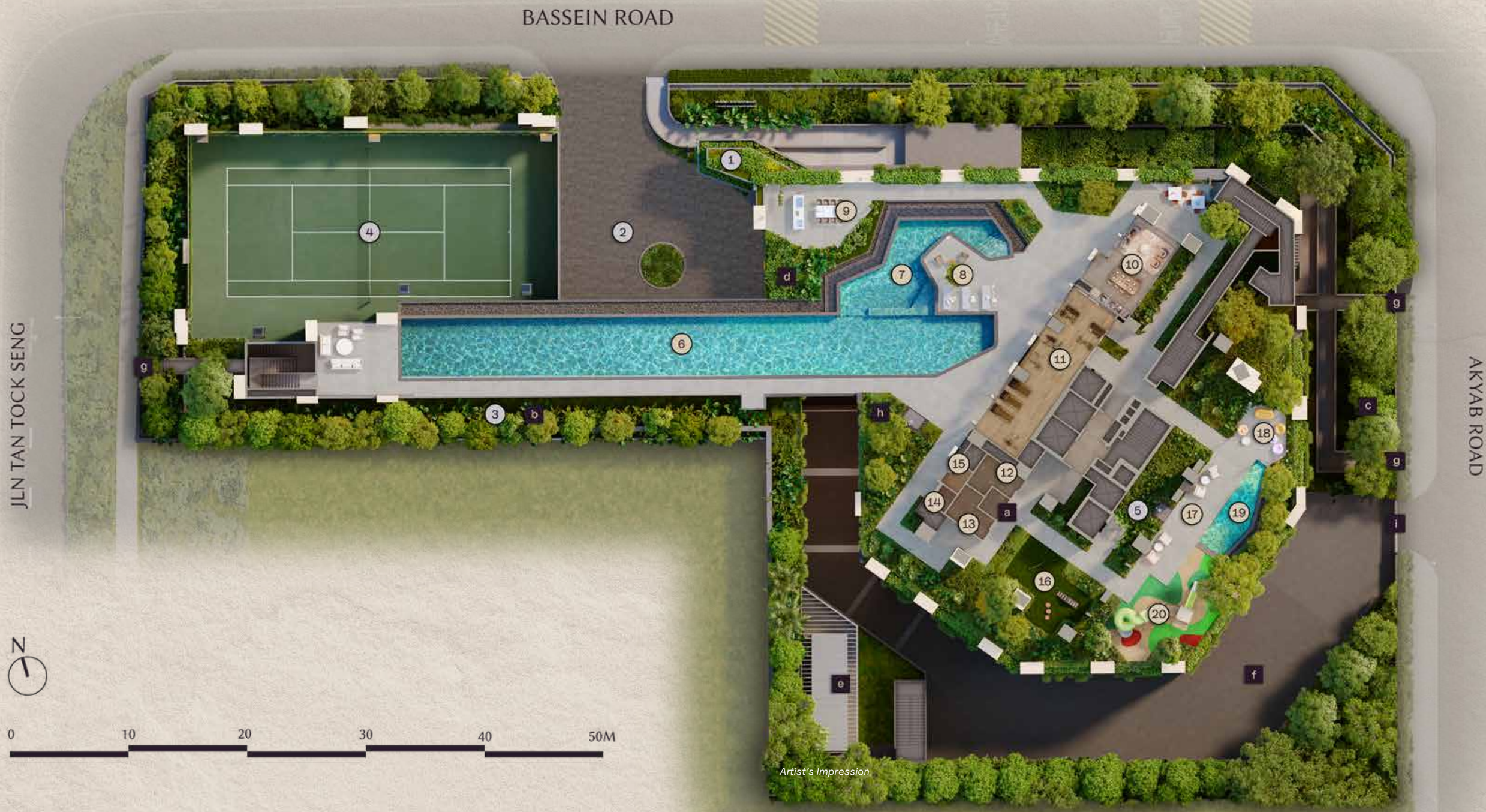
1. Guard House
2. Arrival Bay
3. Bicycle Parking
4. Tennis Court
5. Management Office

LEVEL 3

6. 50-metre Lap Pool
7. Spa Pool
8. Sun Deck
9. BBQ Pavilion
10. Dining Room
11. Fitness Room
12. Female Changing Room
13. Male Changing Room
14. Steam Room
15. Sauna
16. Pets Park
17. Family Deck
18. Kids Pavilion
19. Kids Pool
20. Kids Playground

OTHERS

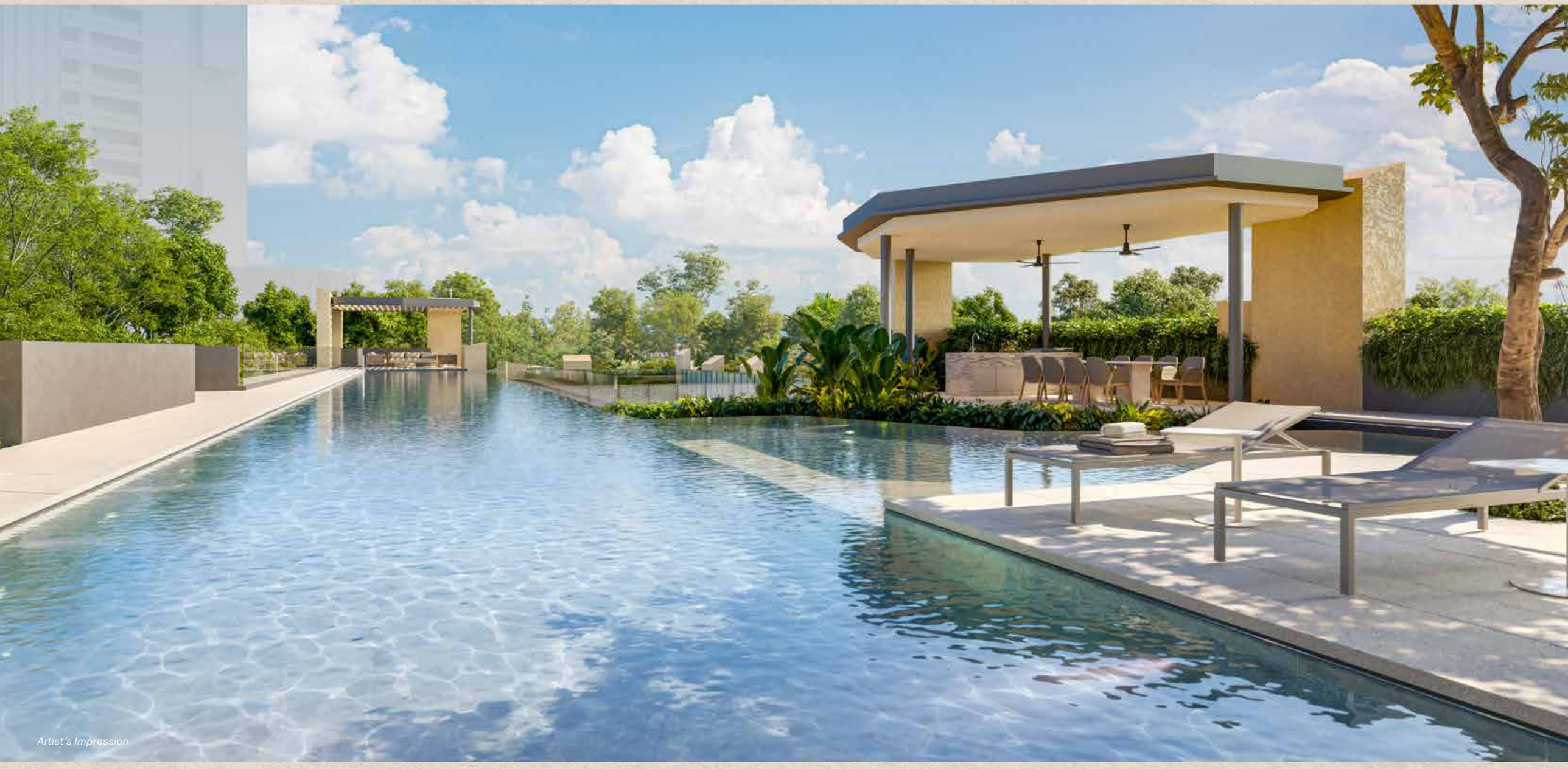
- a Accessible Toilet (L3)
- b Bin Centre (B1)
- c Bulk Meter (L1)
- d Driveway to Carpark (L2)
- e Outdoor Genset (L2)
- f Service Driveway (from L1 to B1)
- g Side gates (L1 & L2)
- h Transformer Room (B1)
- i Service Gate (L1)



Artist's Impression

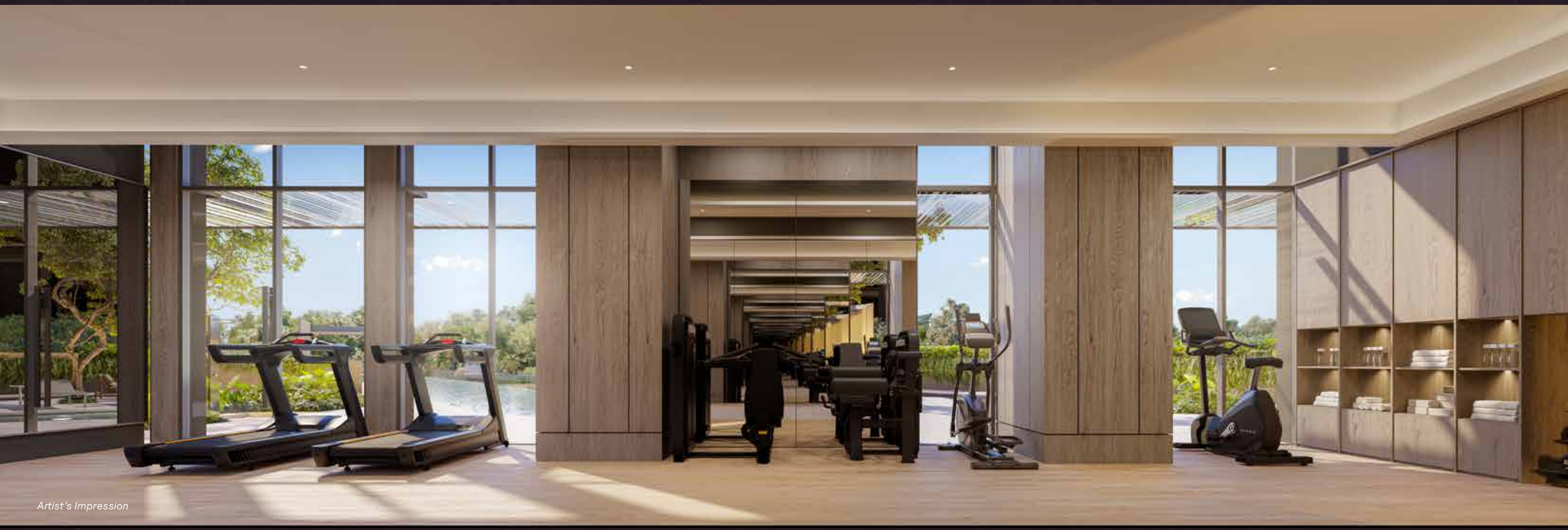
SPACES FOR WELLBEING

Mornings begin with laps beneath open skies in a 50-metre cantilevered pool suspended over the entrance courtyard. Unwind in the afternoons with a game of tennis or a session at the Fitness Room.



Artist's Impression

50-METRE LAP POOL (LEVEL 3)



Artist's Impression

FITNESS ROOM (LEVEL 3)

BUILT FOR SOCIAL LIVING

Playful, relaxed afternoons seamlessly transition into convivial evenings, bringing friends and loved ones together in the Dining Room or around the grill in the BBQ Pavilion.

From spontaneous gatherings to moments worth celebrating, these spaces are crafted for every occasion.



Artist's Impression

BBQ PAVILION (LEVEL 3)



Artist's Impression

DINING ROOM (LEVEL 3)

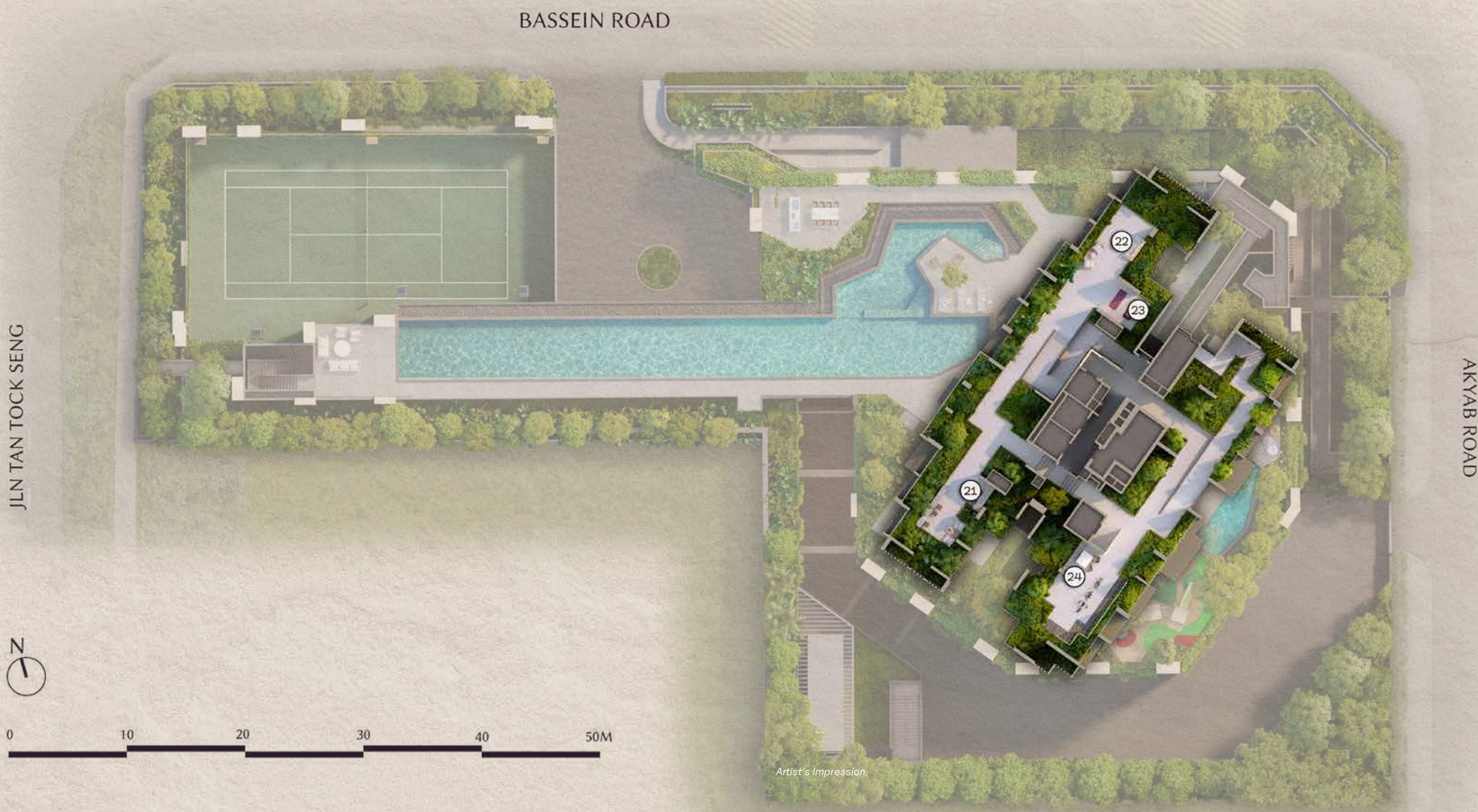
LEVEL 17 FACILITIES PLAN

21 Social Lounge

22 Retreat Lounge

23 Zen Deck

24 Wellness Garden



Artist's Impression



Artist's Impression

RETREAT LOUNGE (LEVEL 17)



Artist's Impression

SOCIAL LOUNGE (LEVEL 17)

THE RESIDENCES



SCHEMATIC DIAGRAM

The Serra Residences offers 2-bedroom with study to 5-bedroom homes and penthouses, each thoughtfully designed to maximise natural light and airflow. Selected residences enjoy stunning views of the city skyline.



Artist's Impression

		NORTH				SOUTH		
	UNIT/FLOOR			05		01		
THE SUMMIT	28	PH2				PH1		
	UNIT/FLOOR	03		05		01		07
	27	D3		E		D4		D2
	26	D3		E		D4		D2
	25	D3		E		D4		D2
	24	D3		E		D4		D2
	23	D3		E		D4		D2
	22	D3		E		D4		D2
	21	D3		E		D4		D2
	20	D3		E		D4		D2
	19	D3		E		D4		D2
	18	D3		E		D4		D2
	17	SKY TERRACE						
	UNIT/FLOOR	03	04	05	06	02	01	07
THE SERRA RESIDENCES	16	B2	B1	B1a	C3	C2	C1	D1
	15	B2	B1	B1a	C3	C2	C1	D1
	14	B2	B1	B1a	C3	C2	C1	D1
	13	B2	B1	B1a	C3	C2	C1	D1
	12	B2	B1	B1a	C3	C2	C1	D1
	11	B2	B1	B1a	C3	C2	C1	D1
	10	B2	B1	B1a	C3	C2	C1	D1
	09	B2	B1	B1a	C3	C2	C1	D1
	08	B2	B1	B1a	C3	C2	C1	D1
	07	B2	B1	B1a	C3	C2	C1	D1
	06	B2	B1	B1a	C3	C2	C1	D1
	05	B2	B1	B1a	C3	C2	C1	D1
	04	B2	B1	B1a	C3	C2	C1	D1
	03	FACILITIES AND LANDSCAPE						
	02	ARRIVAL, TENNIS COURT AND CARPARK						
	01	CARPARK						
	B1	CARPARK						

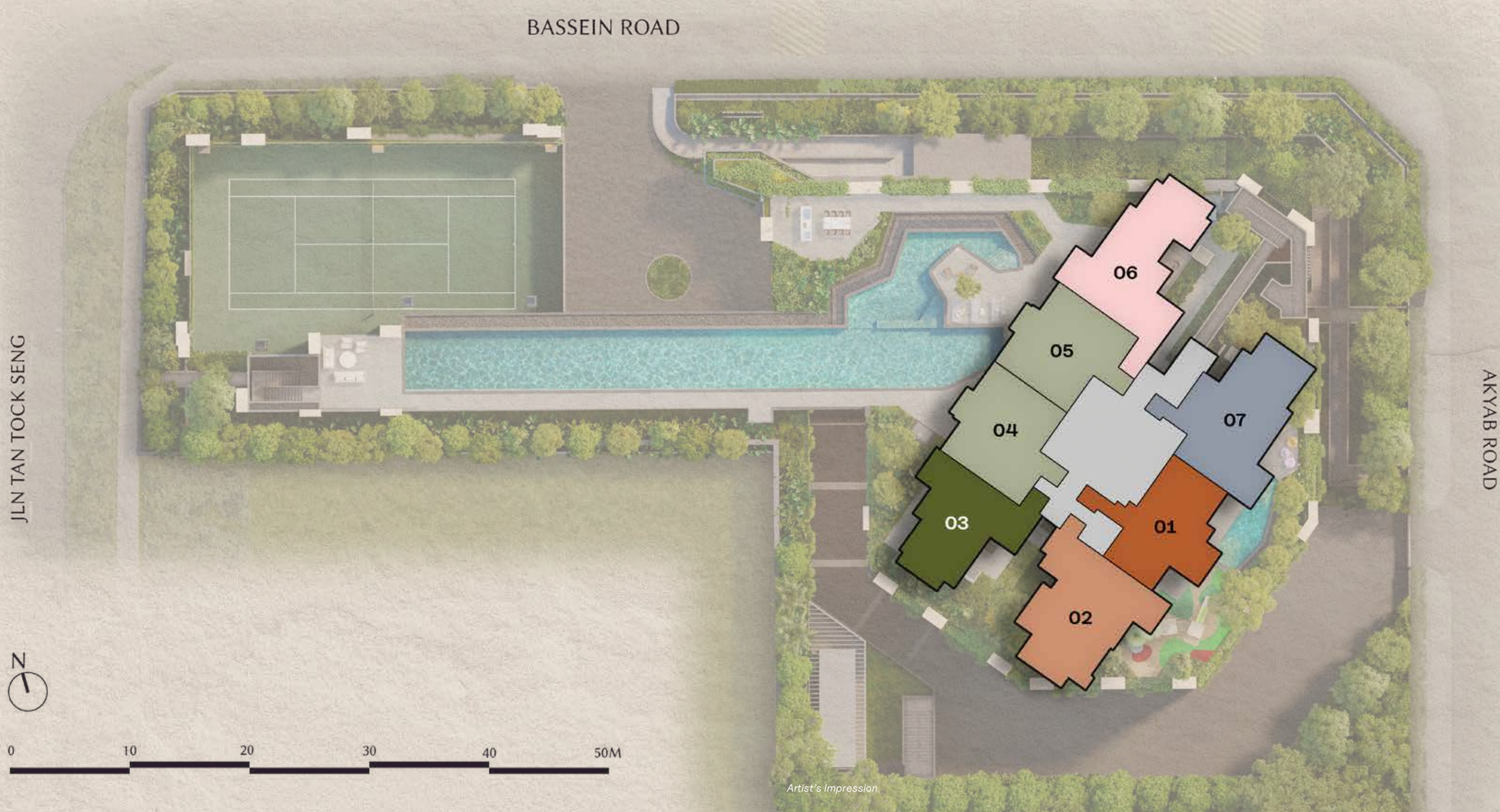
THE SERRA RESIDENCES	TYPE	AREA
2-BEDROOM + STUDY	B1	710 sqft
	B1a	710 sqft
	B2	721 sqft
3-BEDROOM	C1	764 sqft
	C2	893 sqft
	C3	904 sqft
4-BEDROOM	D1	958 sqft

THE SUMMIT	TYPE	AREA
4-BEDROOM	D2	1,216 sqft
4-BEDROOM + STUDY	D3	1,335 sqft
4-BEDROOM PREMIUM WITH PRIVATE LIFT	D4	1,528 sqft
5-BEDROOM PREMIUM WITH PRIVATE LIFT	E	1,755 sqft
PENTHOUSE	PH1	2,648 sqft
	PH2	2,669 sqft

UNIT STACK PLAN (LEVEL 04 TO 16)

THE SERRA RESIDENCES

- **2-BEDROOM + STUDY** TYPE B1
- **2-BEDROOM + STUDY** TYPE B1a
- **2-BEDROOM + STUDY** TYPE B2
- **3-BEDROOM** TYPE C1
- **3-BEDROOM** TYPE C2
- **3-BEDROOM** TYPE C3
- **4-BEDROOM** TYPE D1



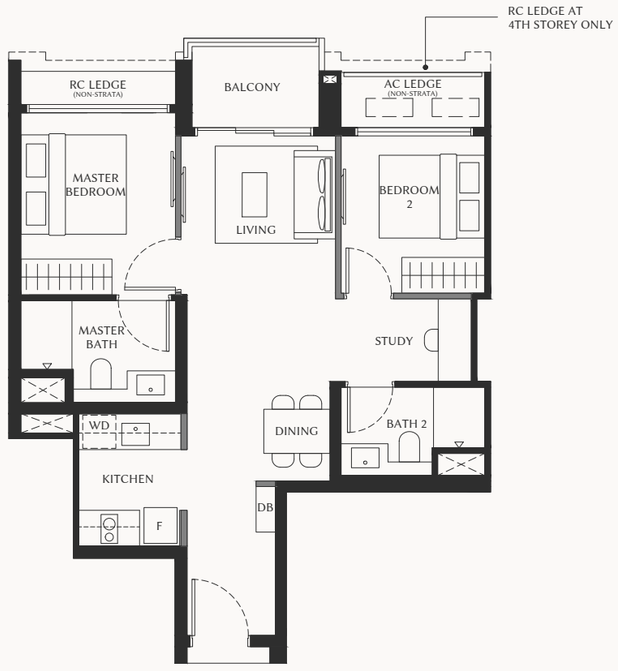
Artist's Impression

2-BEDROOM + STUDY

TYPE B1

66 sqm / 710 sqft

#04-04 to #16-04

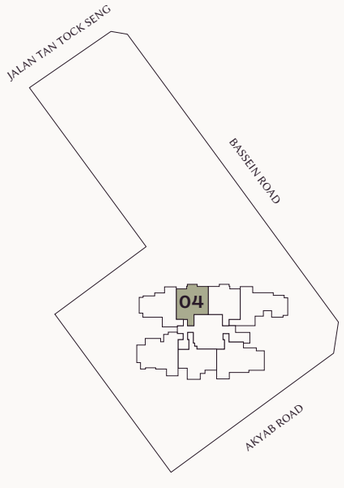


LEGEND:

AC	Air-conditioner
DB	Distribution Board
F	Fridge
WD	Washer Dryer Combo
■	Wall not allowed to be hacked or altered (including by way of drilling)
⊠	Void space (excluded from strata area)

0 1 2 3 5M

DISCLAIMER: Area includes balcony where applicable and excludes among others, the AC ledge and RC ledge. Please refer to the key plan for orientation. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. The cost of screen and installation shall be borne by the purchaser.



KEY PLAN
NOT TO SCALE

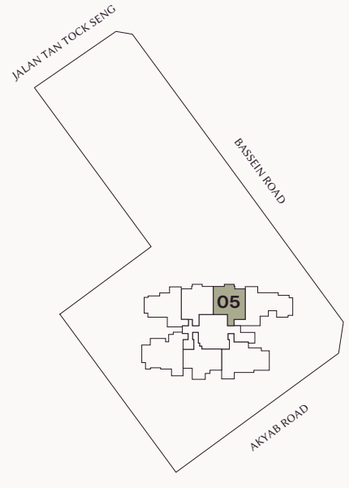
2-BEDROOM + STUDY

TYPE B1a

66 sqm / 710 sqft

#04-05 to #16-05





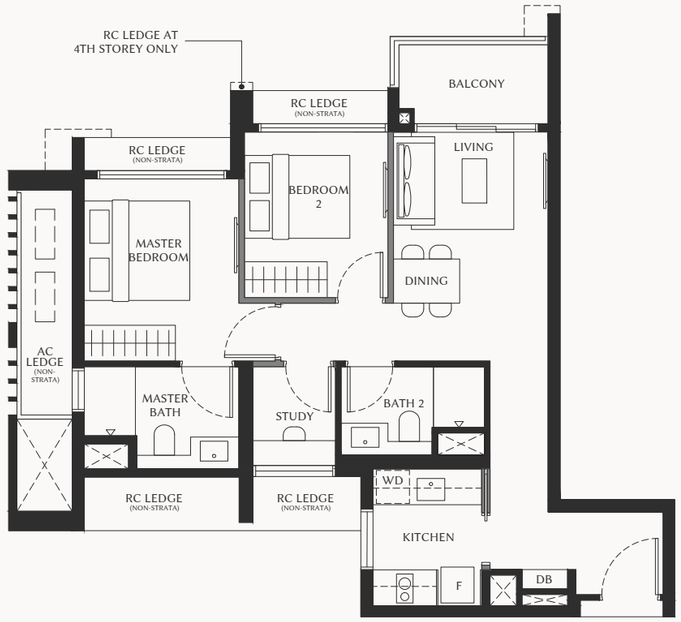
KEY PLAN
NOT TO SCALE

2-BEDROOM + STUDY

TYPE B2

67 sqm / 721 sqft

#04-03 to #16-03

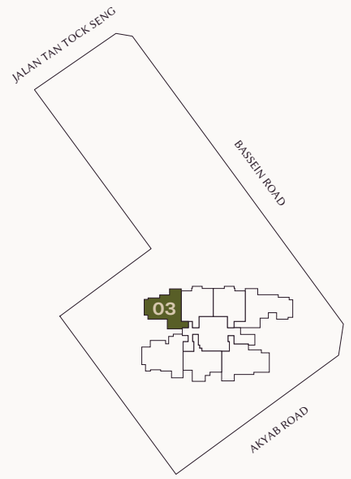


LEGEND:

AC	Air-conditioner
DB	Distribution Board
F	Fridge
WD	Washer Dryer Combo
■	Wall not allowed to be hacked or altered (including by way of drilling)
⋈	Void space (excluded from strata area)

0 1 2 3 5M

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KEY PLAN
NOT TO SCALE

N



Artist's Impression

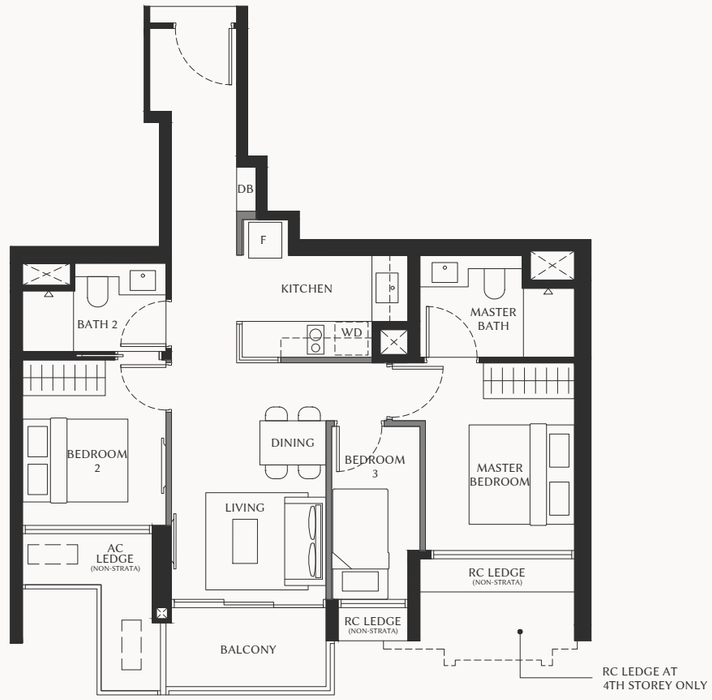
3-BEDROOM

3-BEDROOM

TYPE C1

71 sqm / 764 sqft

#04-01 to #16-01

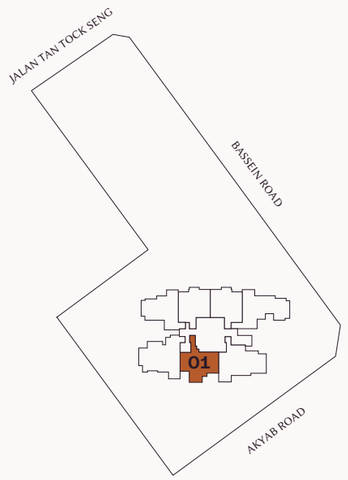


LEGEND:

AC	Air-conditioner
DB	Distribution Board
F	Fridge
WD	Washer Dryer Combo
■	Wall not allowed to be hacked or altered (including by way of drilling)
⊠	Void space (excluded from strata area)

0 1 2 3 5M

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KEY PLAN
NOT TO SCALE



Artist's Impression

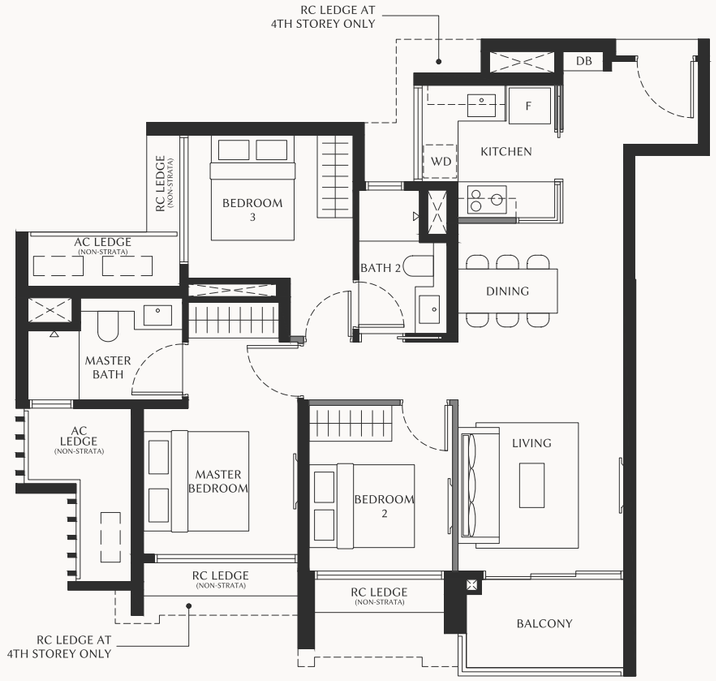
3-BEDROOM

3-BEDROOM

TYPE C2

83 sqm / 893 sqft

#04-02 to #16-02

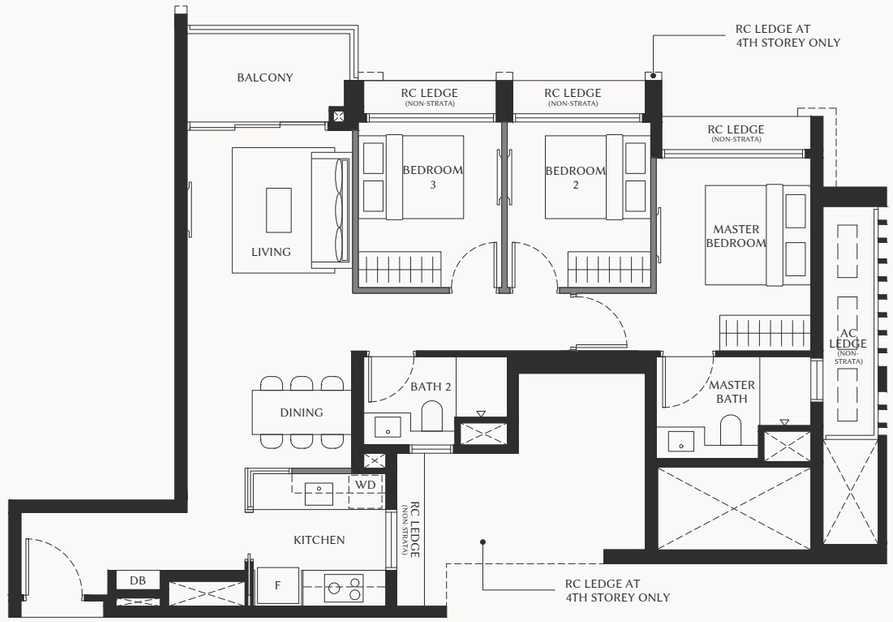


3-BEDROOM

TYPE C3

84 sqm / 904 sqft

#04-06 to #16-06

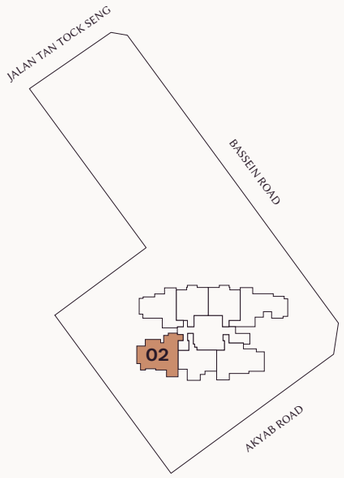


LEGEND:

AC	Air-conditioner
DB	Distribution Board
F	Fridge
WD	Washer Dryer Combo
■	Wall not allowed to be hacked or altered (including by way of drilling)
⊠	Void space (excluded from strata area)

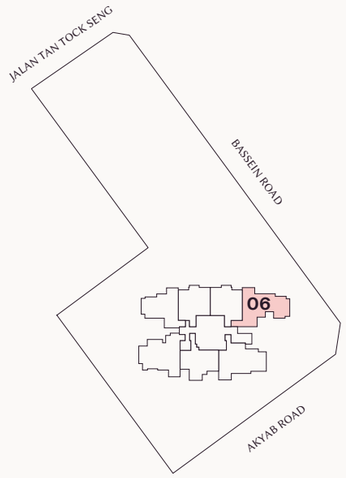
0 1 2 3 5M

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KEY PLAN
NOT TO SCALE

N



KEY PLAN
NOT TO SCALE

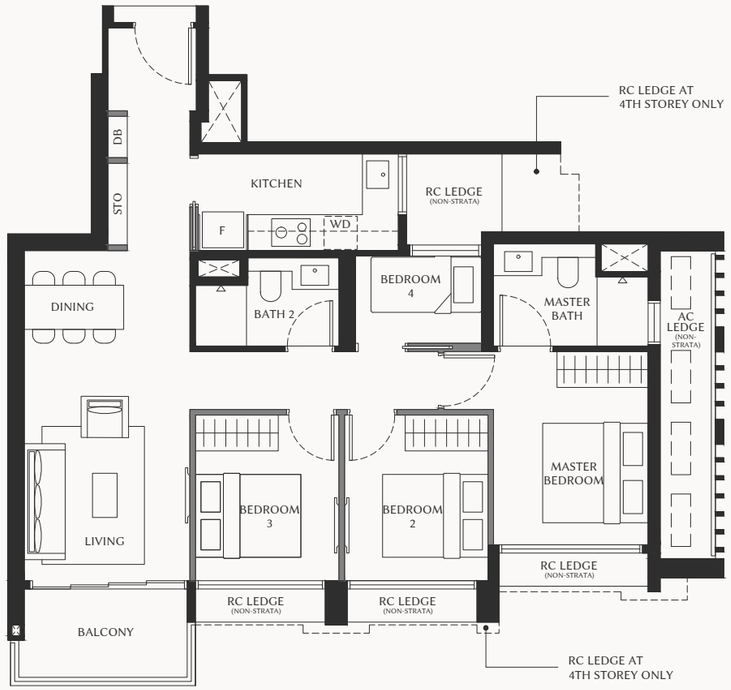
N

4-BEDROOM

TYPE D1

89 sqm / 958 sqft

#04-07 to #16-07

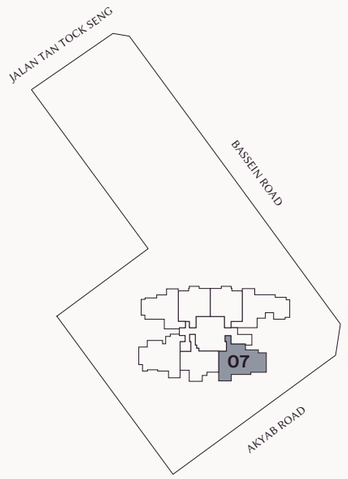


LEGEND:

AC	Air-conditioner
DB	Distribution Board
F	Fridge
STO	Store
WD	Washer Dryer Combo
■	Wall not allowed to be hacked or altered (including by way of drilling)
⊠	Void space (excluded from strata area)

0 1 2 3 5M

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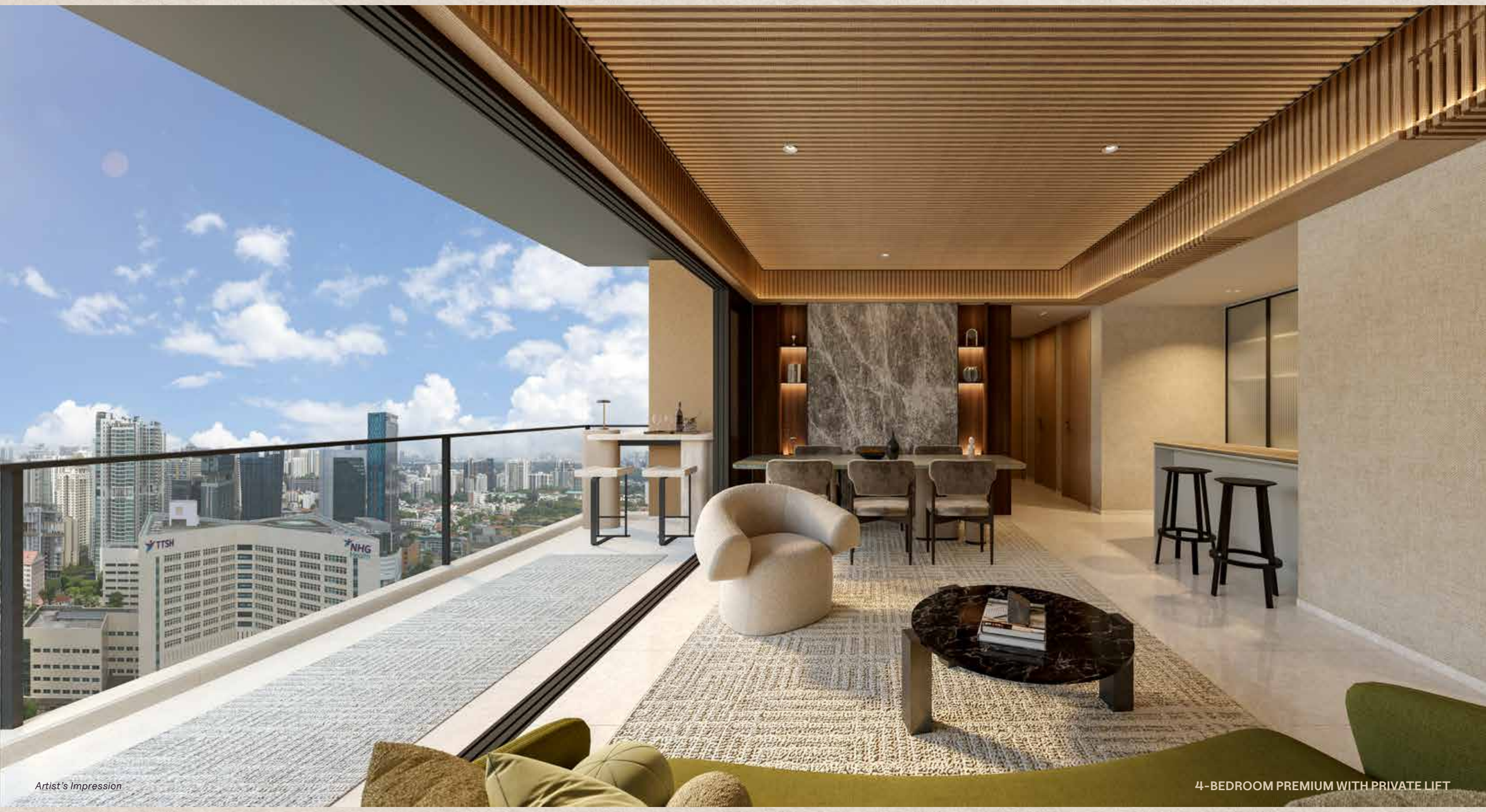


KEY PLAN
NOT TO SCALE

N

THE NEW HEIGHT OF REFINEMENT

Welcome to The Summit, an exclusive collection of homes set atop The Serra Residences, across levels 18 to 28. Thoughtfully proportioned from 1,216 square feet, these spacious residences offer luxurious marble flooring, wine chillers and premium appliances. Select units also feature private lift access.



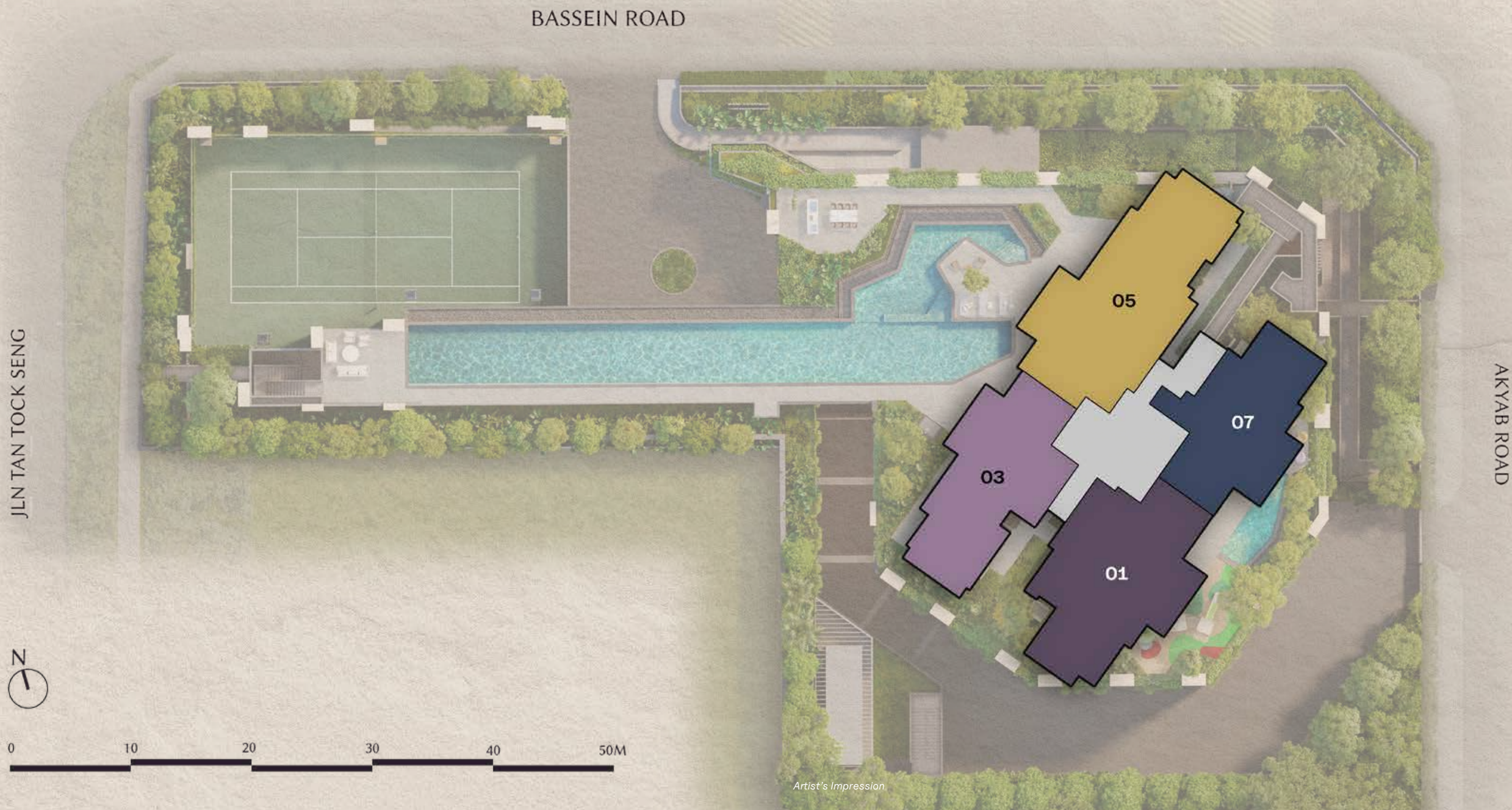
Artist's Impression

4-BEDROOM PREMIUM WITH PRIVATE LIFT

UNIT STACK PLAN (LEVEL 18 TO 27)

THE SUMMIT

- **4-BEDROOM**
  TYPE D2
- **4-BEDROOM + STUDY**
  TYPE D3
- **4-BEDROOM PREMIUM WITH PRIVATE LIFT**
  TYPE D4
- **5-BEDROOM PREMIUM WITH PRIVATE LIFT**
  TYPE E



Artist's Impression

4-BEDROOM

TYPE D2

113 sqm / 1,216 sqft

#18-07 to #27-07

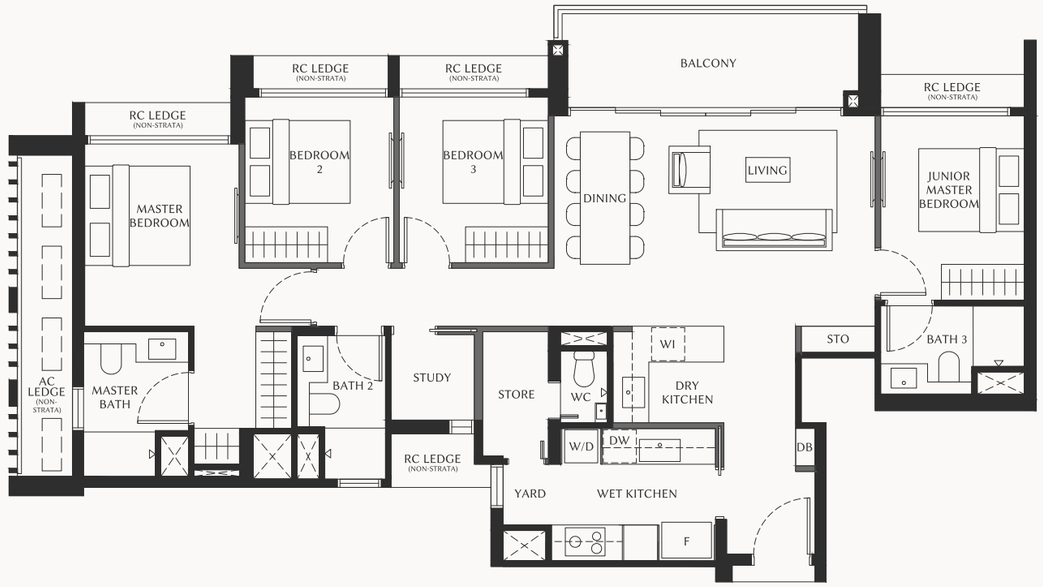


4-BEDROOM + STUDY

TYPE D3

124 sqm / 1,335 sqft

#18-03 to #27-03

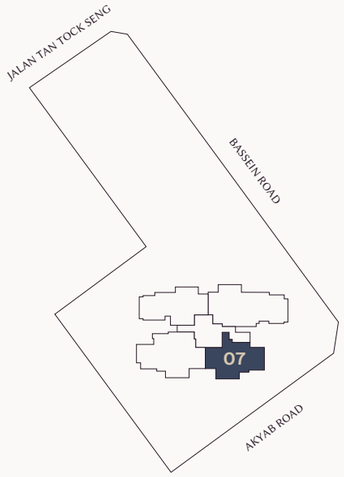


LEGEND:

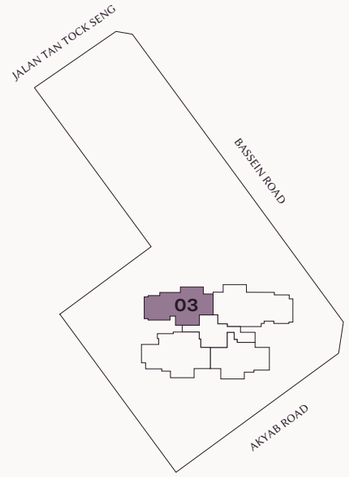
AC	Air-conditioner
DB	Distribution Board
DW	Dishwasher
F	Fridge
STO	Store
WI	Wine Chiller
WC	Water Closet
W/D	Washer Dryer Stack
■	Wall not allowed to be hacked or altered (including by way of drilling)
⊠	Void space (excluded from strata area)

0 1 2 3 5M

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KEY PLAN
NOT TO SCALE



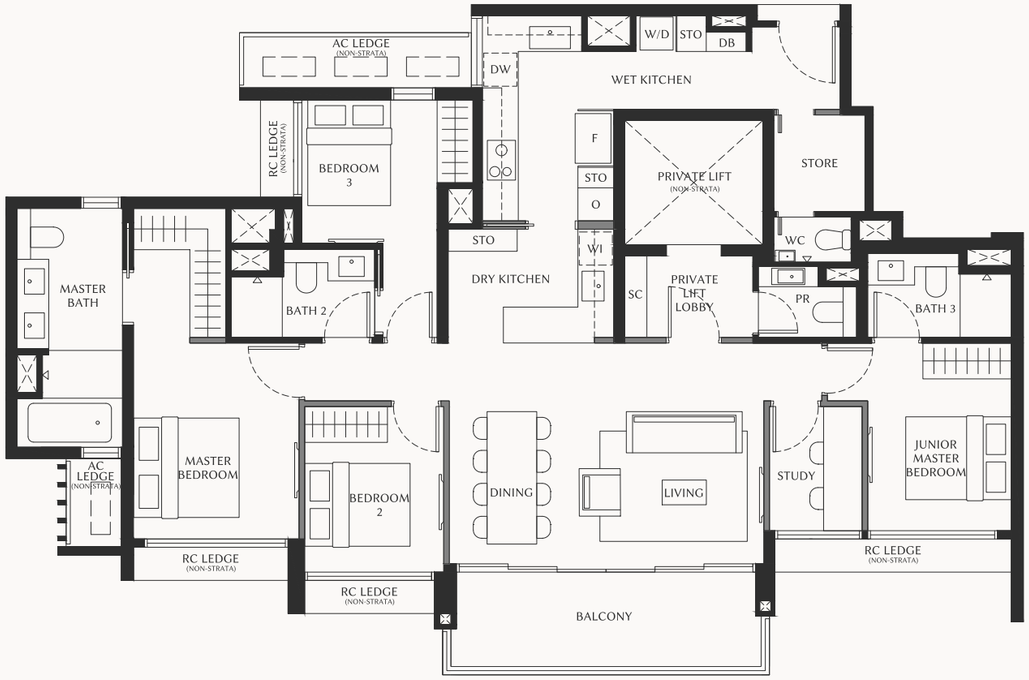
KEY PLAN
NOT TO SCALE

4-BEDROOM PREMIUM WITH PRIVATE LIFT

TYPE D4

142 sqm / 1,528 sqft

#18-01 to #27-01

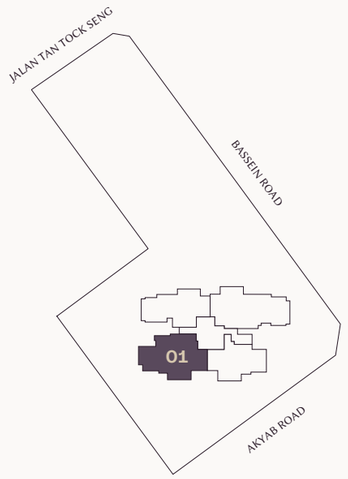


LEGEND:

AC	Air-conditioner
DB	Distribution Board
DW	Dishwasher
F	Fridge
O	Oven
PR	Powder Room
SC	Shoe Cabinet
STO	Store
WI	Wine Chiller
WC	Water Closet
W/D	Washer Dryer Stack
■	Wall not allowed to be hacked or altered (including by way of drilling)
⊠	Void space (excluded from strata area)

0 1 2 3 5M

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KEY PLAN
NOT TO SCALE

N



Artist's Impression

5-BEDROOM PREMIUM WITH PRIVATE LIFT

5-BEDROOM PREMIUM WITH PRIVATE LIFT

TYPE E

163 sqm / 1,755 sqft

#18-05 to #27-05

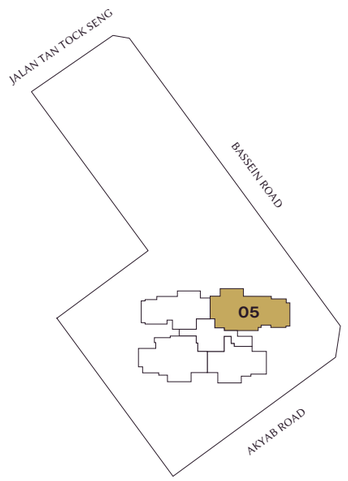


LEGEND:

AC	Air-conditioner
DB	Distribution Board
DW	Dishwasher
D	Dryer
F	Fridge
O/S	Oven Steamer Stack
PR	Powder Room
SC	Shoe Cabinet
WC	Water Closet
WI	Wine Chiller
WM	Washing Machine
■	Wall not allowed to be hacked or altered (including by way of drilling)
⊠	Void space (excluded from strata area)

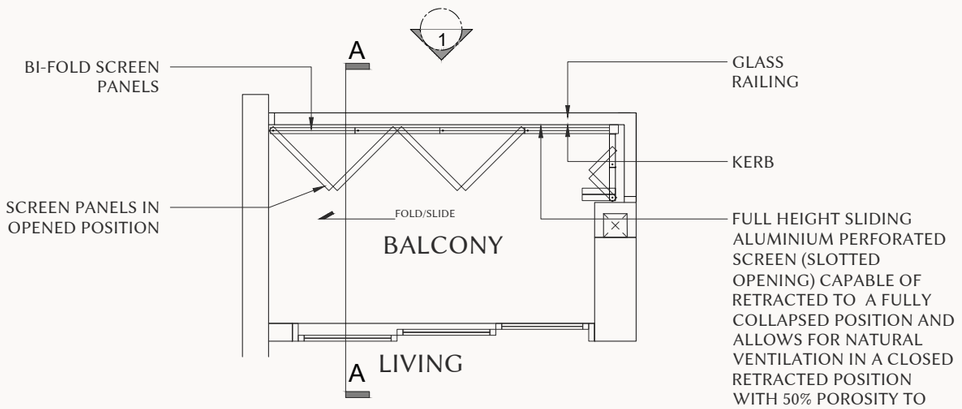
0 1 2 3 5M

DISCLAIMER: Area includes balcony where applicable and excludes among others, the AC ledge and RC ledge. Please refer to the key plan for orientation. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. The cost of screen and installation shall be borne by the purchaser.

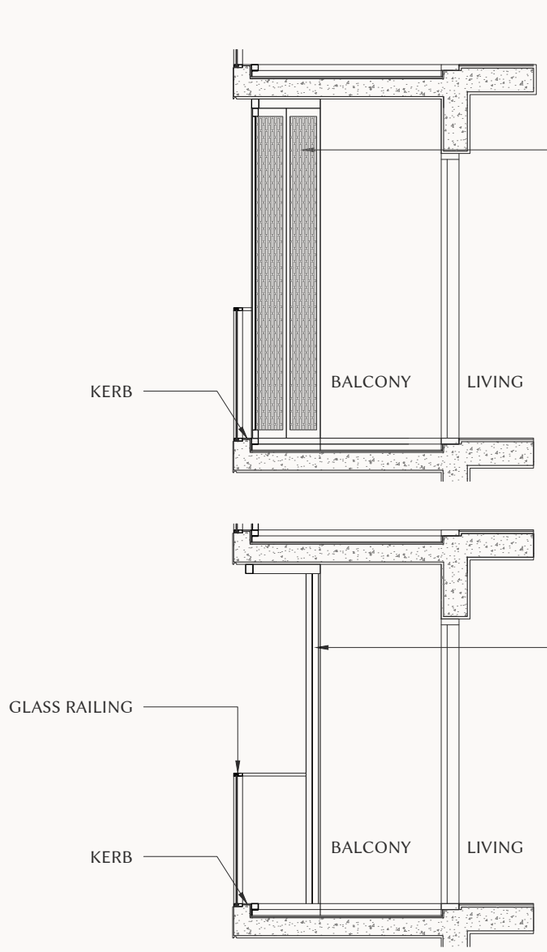


KEY PLAN
NOT TO SCALE

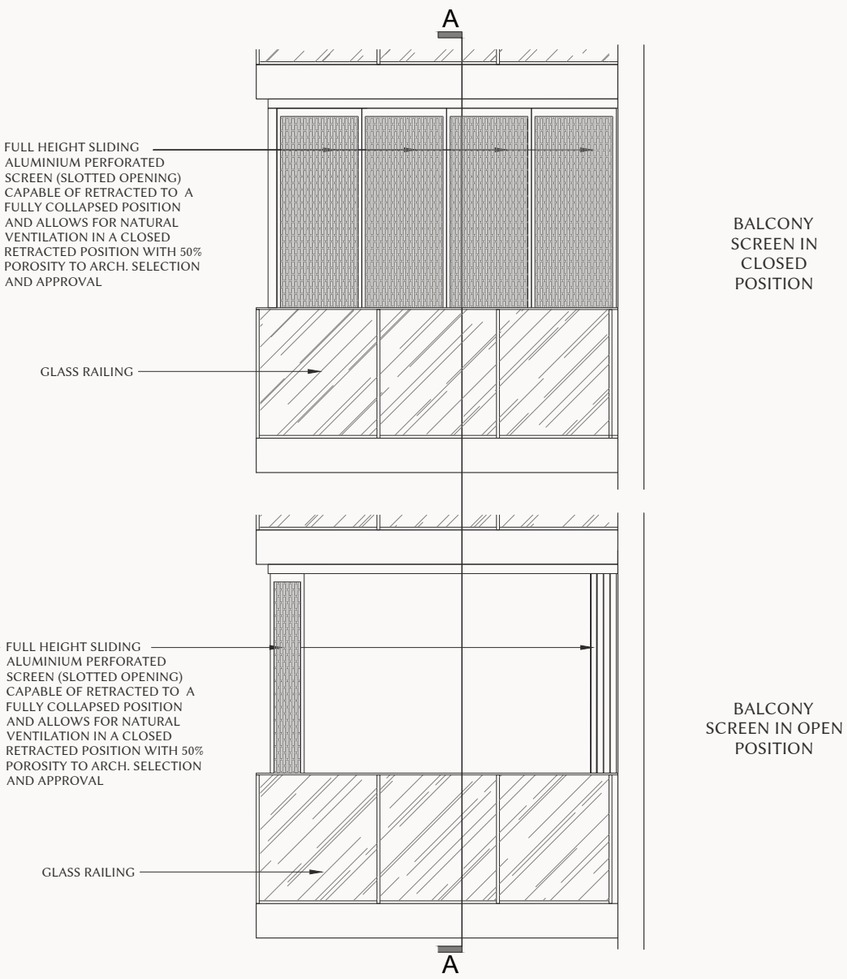
BALCONY SCREEN



TYPICAL BALCONY PLAN



TYPICAL BALCONY SCREEN (SECTION A-A)



TYPICAL BALCONY SCREEN ELEVATION

0 1 2 3 5M

Notes:
1. The balcony shall not be enclosed unless with approved typical balcony screen.
2. The balcony screen must be capable of being drawn open or fully retracted and allow ventilation at all times, even when the screen is fully drawn.
3. The cost of screen and installation shall be borne by the purchaser.

DISCLAIMER : This is not an as-built drawing. Any measurements stated or depicted in the plan are approximate measurements and are subject to final survey.



Artist's Impression

Far East Organization

INSPIRE BETTER LIVES

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Far East Organization is the largest private property developer in Singapore, having developed over 780 developments across all segments of real estate including 55,000 private homes in Singapore since its establishment in 1960. Far East Organization includes three listed entities: Far East Orchard Limited, Far East Hospitality Trust and Yeo Hiap Seng Limited.

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Developer: Transurban Properties Pte. Ltd. • Licence No.: C1556 • Tenure: Freehold • Encumbrance(s): Mortgage IE/1444485P registered in favour of Malayan Banking Berhad • Land Description: Lot TS29-00621K and TS29-00045L at Bassein Road • Expected Vacant Possession Date: 1 September 2031 • Expected Legal Completion Date: 1 September 2034