

where anticipation meets aspirations

THE
ORIE



PROP NEX . C O M

about

T H E

O R I E



- 'The Orie' takes inspiration from the Japanese words, "ORI" and "IE"— meaning "fold or origami" and "home" respectively.
- The Orie will exude a sense of quiet luxury, with depth & layers of shapes to unfold and experience.

The Orie is an upcoming residential development located in Toa Payoh, District 12, Singapore. The project is set to feature approximately 777 luxurious residential units on a site that spans around 168,993 square feet. Previously, the location was home to the Police Security Command.

Key highlights of The Orie include its strategic location near Braddell MRT station (North-South Line), offering convenient access to major areas like Novena and Orchard. Residents will benefit from a wealth of nearby amenities, such as Toa Payoh Town Centre, Junction 8, Zhongshan Mall, and Shaw Plaza. Additionally, the area is rich in educational institutions, including CHIJ Primary Toa Payoh and Raffles Institution, making it suitable for families.

Developed by a collaboration between City Development Ltd, Frasers Property and Sekisui House, the project emphasizes sustainability, eco-conscious living, and modern urban conveniences. Recreational facilities like Toa Payoh Town Park, Toa Payoh Swimming Complex, and SAFRA Toa Payoh are also nearby, ensuring a balanced lifestyle for its residents

table of contents



01 Fact Sheet

02 Developer Track Record

03 Location

04 Schools

05 Site Plan

06 Unit Mix

07 Perspectives



Fact Sheet



Project Name	THE ORIE
Developer	Transcend Residential (Toa Payoh) Pte Ltd (Joint ventured by City Developments Limited, Fraser Property , Sekisui House)
Location / Address	Lorong 1 Toa Payoh (Toa Payoh Planning Area) – District 12 2 blocks of 40-storey apartments with landscaped deck, basement carparks and communal facilities 10 Lorong 1 Toa Payoh S319974 12 Lorong 1 Toa Payoh S319975
Tenure	99 years from 15 November 2023
Project Type	Condominium Housing Development with Landscape Deck, common 1st storey & 2 blocks of 40-storey apartments with landscaped deck, basement carparks and communal facilities Basement Carpark. And Communal Facilities.
Site Area	Approx. 15,743 sqm / 169,458 sq ft
Plot Ratio	4.2
Proposed GFA (Residential)	Approx. 66,121 sqm
Expected Vacant Possession Date	31 May 2030
No. of Units	777 residential units
No. of Storeys	2 Towers of 40-Storey Apartment
No. of Parking	Estimated 627 lots including 19 electrical lots and 5 accessible lots
Consultants	
Architect	ADDP Architects LLP
Landscape Consultant	Tinderbox Pte Ltd
Main Contractor	Woh Hup (S) Pte Ltd
Structural	KCL Consultants Pte. Ltd.
M & E	Belmacs Pte. Ltd.
Land Surveyor	WT Partnership (S) Pte Ltd
Project Interior Designer	2nd Edition Pte Ltd

Developer



**CITY
DEVELOPMENTS
LIMITED**



**FRASERS
PROPERTY**



SEKISUI HOUSE

Current Residential Projects



**CITY
DEVELOPMENTS
LIMITED**



Lumina Grand



Norwood Grand



Canninghill Piers



Piccadilly Grand



Irwell Hill Residences



Tembusu Grand

Completed Projects



**FRASERS
PROPERTY**



Cote d'Azur



Martin Place Residences



Riviere



Soliel @ Sinaran



SEKISUI HOUSE

Completed Projects



Boathouse Residences



eCo



One Holland Village



Seaside Residences



Watertown



Woods Square

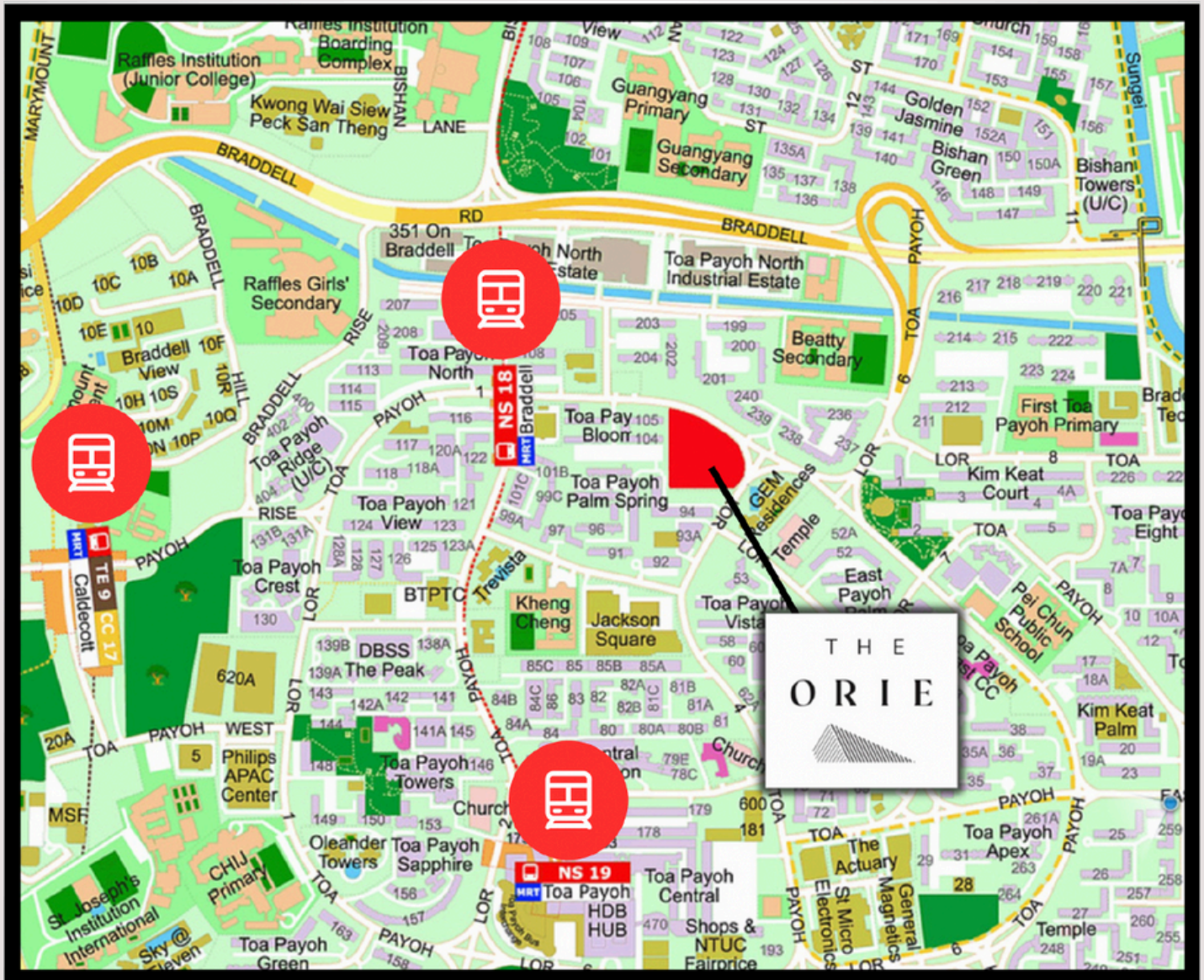


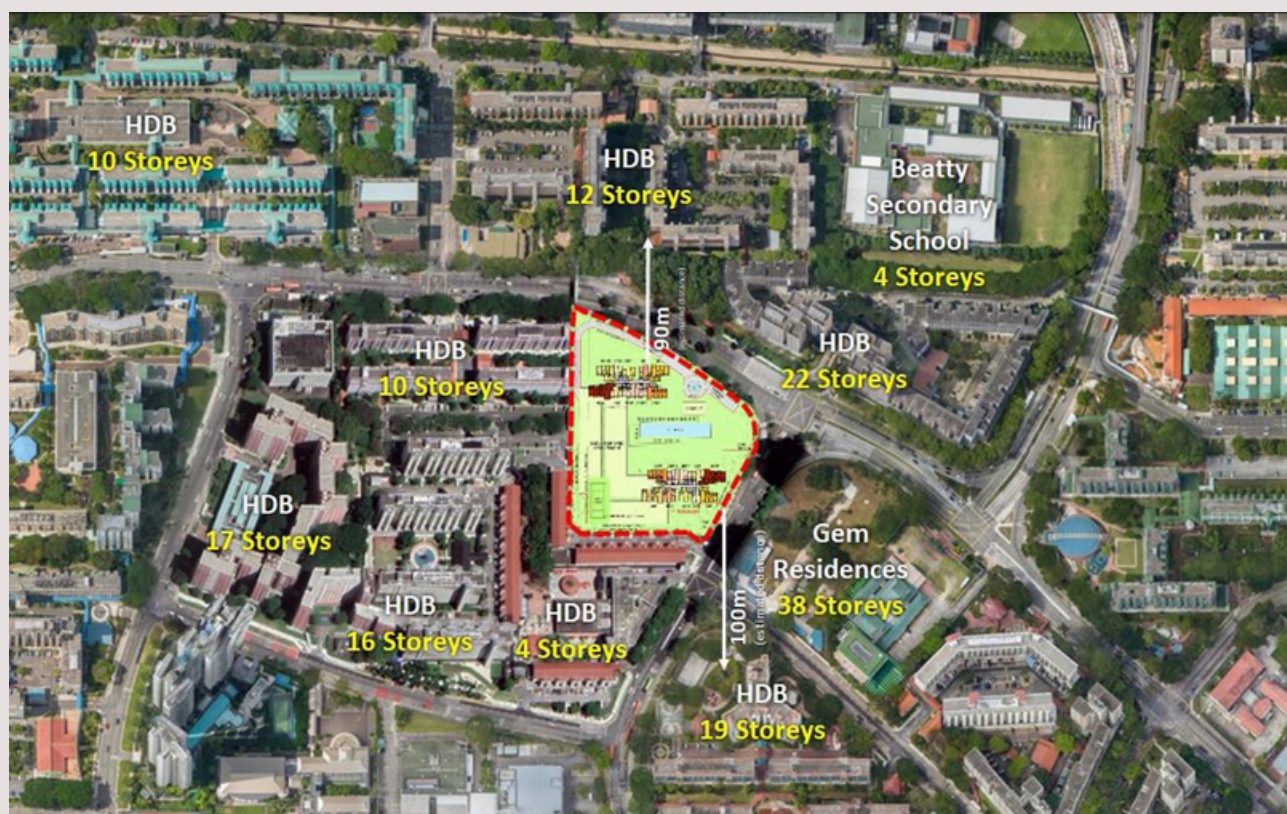
Flamingo Valley



North Park Residences

Location





A hand-drawn word cloud on a light gray background. The word 'SCHOOL' is the largest and most prominent, written in white capital letters on a thick, horizontal red brushstroke. Surrounding it are various other words in different sizes and orientations, including 'THINK', 'FACT', 'TEACH', 'CULTURE', 'READING', 'KNOWLEDGE', 'UNIVERSITY', 'PROGRAM', 'LESSON', 'INFORMATION', 'SCHOOL', 'TEACHING', 'INTELLIGENT', 'BOOKS', 'EDUCATION', 'COLLEGE', 'BASIC', 'LEVEL', 'UDY', 'CIENCE', 'LIFE', 'PROGRAM', 'SCHOOL', 'THINK', 'FACT', 'TEACH', 'CULTURE', 'READING', 'KNOWLEDGE', 'UNIVERSITY', 'PROGRAM', 'LESSON', 'INFORMATION', 'SCHOOL', 'TEACHING', 'INTELLIGENT', 'BOOKS', 'EDUCATION', 'COLLEGE', 'BASIC', 'LEVEL', 'UDY', 'CIENCE', 'LIFE'. A hand holding a black pen is visible in the bottom right corner, appearing to have just finished drawing the word 'SCHOOL'.

Pending confirmation from MOE

**Kheng Cheng
School**

**Pei Chun Public
School**

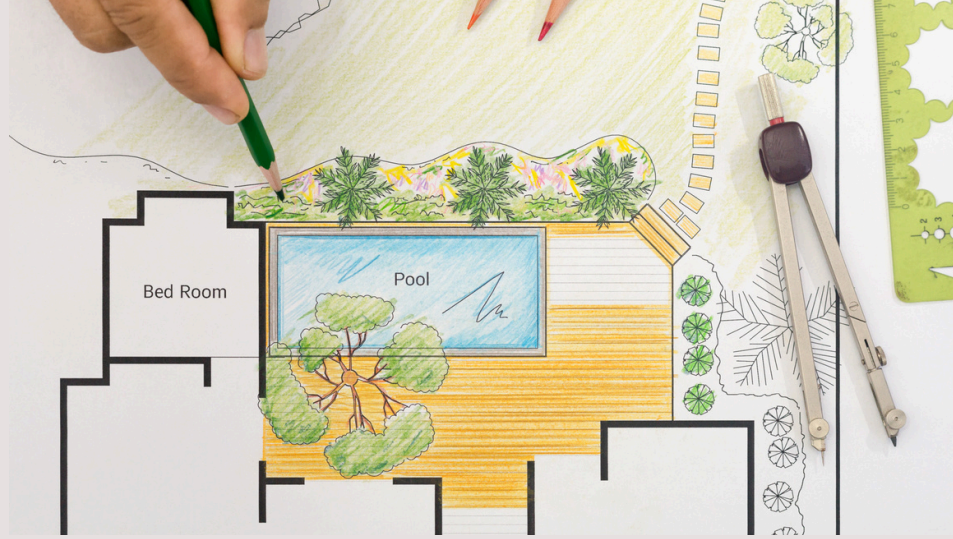
St Andrew Primary

The block contains four photographs of secondary schools in Singapore. From left to right: 1. A brick wall with the school crest and the name 'Sekolah Menengah Beatty' in English and Chinese. 2. A large, modern school building with a central tower and arched windows. 3. A school entrance with a sign that reads 'Raffles Institution' and 'Raffles Girls' School (Primary)'. 4. A white wall with the Raffles Institution crest and name.

Raffles Institution

P R O P N E X . C O M

Site Plan



We have from 1+study to 5-Bedrooms for your selection. All units are in a North South Orientation.

Unit Mix



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	40%
3 BR Premium	1,023 – 1,044	78	
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	

We have a total of 777 units with 60% consists of 1+study to 3 bedroom and balance 40% with a bigger floor plate of more than 1000 sqft ranging from 3 bedroom premium to 5 Bedroom for your selection.

Perspectives



Perspectives



want to learn more?



Thank You for Exploring **The Orie**
Your gateway to premium urban living in Toa Payoh.

Interested in becoming part of this extraordinary development?

- Register Your Interest Today to secure exclusive previews and direct developer pricing.

Don't miss the opportunity to live in Toa Payoh's most iconic and vibrant communities.

Contact Us Now or schedule a visit to our showflat to experience the future of luxurious living firsthand!

While reasonable care has been taken in the preparation of this brochure, neither the developer nor its agents assume any responsibility for any inaccuracies or omissions. The statements, information and depictions in this brochure are not to be relied upon as statements or representations of fact, offers or warranties (whether expressly or impliedly) by the developer or the developer's agents and they are not intended to form any part of the contract for the sale of the housing units. Visual representations such as renderings, illustrations, pictures and drawings are artist's impressions only and photographs are only decor suggestions and cannot be regarded as representations of fact. The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to the developer's architect's selection, market availability and at the sole discretion of the developer. All information and specifications contained in this brochure are subject to such changes as are required by the relevant authorities or the developer. All plans are subject to any amendments which are required by the relevant authorities. All areas and measurements stated in the brochure are approximate only and subject to final survey. The Sale and Purchase Agreement contains the entire agreement between the developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the developer and/or the developer's agent which are not embodied in the Sale and Purchase Agreement.

P R O P N E X . C O M