THE COLLECTIVE

AT ONE SOPHIA

OFFICE . RETAIL . **RESIDENCE**



ONE SOPHIA

AN ENVIRONMENT AS DYNAMIC AS THE COMMUNITY

A mixed-use development comprising premium offices, bespoke residences, and an integrated retail podium — all housed in an iconic landmark located at the heart of the Civic District, where you are surrounded by the Central Business District and Singapore's famous lifestyle destination, Orchard Road.

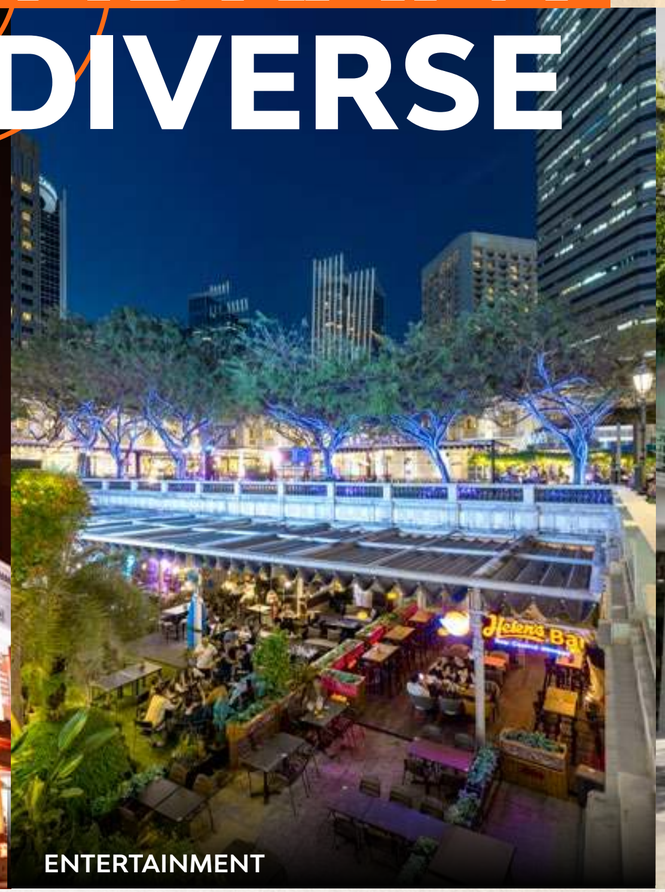
VIBRANT
BOLD
CULTURAL
TRANSFORMATIVE
INTEGRATED
CENTRAL
GAME-CHANGING
VISIONARY
FUN
ECLECTIC
INNOVATIVE
CONNECTED
DYNAMIC

SG

ECLECTIC
VIBRANT
DIVERSE

ADD COLOUR TO YOUR EVERYDAY LIFE


ARTS & CULTURE


ENTERTAINMENT



BUSINESS


EDUCATION

EXPLORE
THE CITY'S
HOT SPOTS

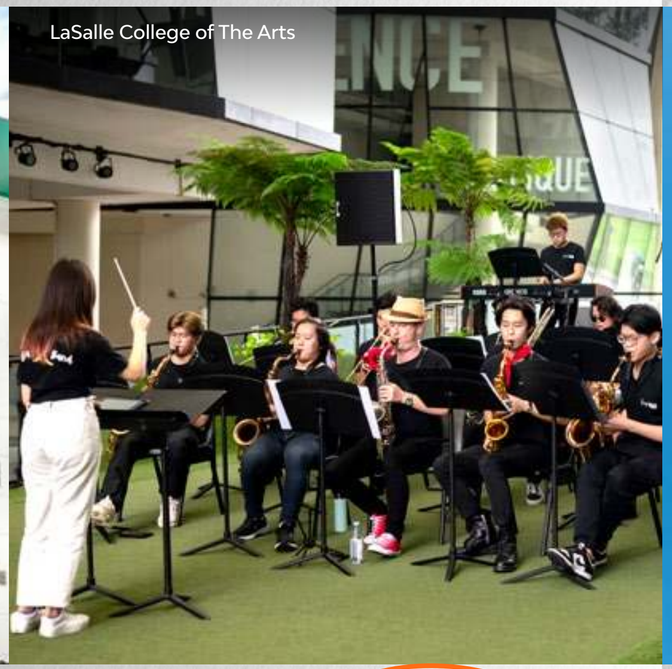
The Civic District — the birthplace of Singapore's architectural and cultural heritage that's transformed to become a unique destination to work, live and play. One Sophia will be at the forefront of this rejuvenation — breathing new life into an illustrious and storied precinct.

WHERE RENOWNED INSTITUTIONS INSPIRE GENERATIONS

280M	400M	550M	650M	800M	2KM
LaSalle College of The Arts	Nanyang Academy of Fine Arts	St. Margaret's School (Primary)	Singapore Management University	University of the Arts (UAS)	Anglo-Chinese School (Junior)



St. Margaret's School (Primary)


LaSalle College of The Arts



Nanyang Academy of Fine Arts



Singapore Management University

Embrace an environment that prioritises the growth of your loved ones above all else. Live in proximity to a globally renowned educational cluster that fosters creativity, learning, and innovation. With Singapore's first and only arts university nearby, be part of a community that's set to reshape the art and design landscape of the city.

SG

EMPOWERING
HOLISTIC
ENRICHING

WHERE NATURE SURROUNDS AT EVERY TURN

Where parks and lush green spaces surround, escape the bustle of city life. Embrace nature and prioritise your well-being by living a healthier, more holistic lifestyle.



Mount Emily Park


Fort Canning Park


Istana Park


Botanic Gardens

SG

GREEN
NATURAL
REVITALISING

YOUR ONE-STOP LIFESTYLE DESTINATION

You can have it all at The Collective at One Sophia — enjoy proximity to Singapore's famous Orchard Road shopping belt, and a variety of entertainment and dining options with various shopping malls within reach.


Apartment Coffee


Mama Diam


Orchard Road

SO **LIVELY**
IMAGINATIVE
MODERN

Shopping Malls
ION Orchard
Orchard Central
Plaza Singapura
Bugis Junction
Raffles City

F&B
Wild Honey
Twenty Eight Cafe
Blu Jaz Cafe
Apartment Coffee
Mama Diam

Entertainment
Play Nation
The Mind Cafe
Cash Studio Karaoke
Golden Village
The Lemon Stand Comedy Club

ALL THE RIGHT CONNECTIONS

THE COLLECTIVE AT ONE SOPHIA

CENTRAL BUSINESS DISTRICT

BUGIS JUNCTION TOWERS

NATIONAL GALLERY OF SINGAPORE

CHIJMES

CHINATOWN

FORT CANNING

NATIONAL MUSEUM OF SINGAPORE

DHOBY GHAUT MRT

ORCHARD ROAD

ARTIST'S IMPRESSION

SO CONNECTED CENTRAL CONVENIENT

700m radius

Dhoby Ghaut, Bencoolen, Rochor and Bras Basah MRT stations

Minutes to educational institutions

SMU, SOTA, NAFA, LASALLE, University of the Arts Singapore (UAS), Anglo-Chinese School (Junior)

Walking distance

to Orchard Road

Proximity

to Raffles Place, City Hall, Marina Bay Sands

THE COLLECTIVE AT ONE SOPHIA

NEWTON MRT
Scotts Rd.
TANG PLAZA
PARAGON SHOPPING CENTRE
ION ORCHARD
ORCHARD MRT
NGEE ANN CITY
MANDARIN GALLERY
313 @ SOMERSET
SOMERSET MRT
Paterson Rd.
Orchard Blvd.
Orchard Link
Grange Rd.
Somerset Rd.
Cairnhill Circle
Cairnhill Rd.
CENTRAL EXPRESSWAY
Exeter Rd.
Killiney Rd.
Eber Rd.
River Valley Rd.
Fort Canning Rd.
Hoot Lugah Rd.
Port Rd.
GREAT WORLD MRT
GREAT WORLD
DHOBY GHAUT MRT
Orchard Rd.
PLAZA SINGAPURA
SOTA
Selegie Rd.
Bencoolen St.
BENCOOLEN MRT
LITTLE INDIA MRT
Macdonald Rd.
Bukit Timah Rd.
ST. MARGARET'S SCHOOL (PRIMARY)
MOUNT EMILY PARK
Willie Rd.
Sophia Rd.
Mount Sophia
LASALLE
Rochor Canal Rd.
ROCHOR MRT
NAFA
NATIONAL DESIGN CENTRE/UAS
BUGIS MRT
Rochor Rd.
HAJI LANE
BUGIS JUNCTION
Victoria St.
PROMENADE MRT
NATIONAL MUSEUM OF SINGAPORE
SMU
BRAS BASAH MRT
Bras Basah Rd.
Hill St.
NICOLL HIGHWAY
SUNTEC CITY
RAFFLES CITY
ESPLANADE MRT
ESPLANADE
MBS X MBFC
FORT CANNING MRT
CENTRAL BUSINESS DISTRICT
CLARKE QUAY MRT
New Bridge Rd.
CITY HALL MRT
CHINATOWN MRT

- Downtown Line
- Circle Line
- East West Line
- Thomson-East Coast Line
- North South Line
- North East Line

N W E S

MAP NOT DRAWN TO SCALE

THE
COLLECTIVE
AT ONE SOPHIA

MAKING URBAN LIVING AN ART FORM

Where 367 bespoke residences place you at the forefront of a transforming neighbourhood. With seamless access to a lifestyle and business hub, complemented by open green spaces, this is where everything is in place for you to lead a life of absolute ease, convenience, and indulgence.

PLAY VIDEO

ARTIST'S IMPRESSION

STEP INTO TRANQUILITY

ARTIST'S IMPRESSION

HOME, AT THE HEART OF IT ALL

One SOcial
ARTIST'S IMPRESSION



ARTIST'S IMPRESSION

RECHARGE. REJUVENATE. RELAX.

This is where every day gets a little more colourful. Make a splash in the Azure Pool or break a sweat at the Gymnasium. With the Playpen and the Patio, there's ample space to keep the little ones busy.

SC

REFRESHING
WELLNESS
ACTIVE

SOCIAL
WELCOMING
INTERACTIVE

The SOcial Club
ARTIST'S IMPRESSION



A SPACE TO CONNECT WITH LOVED ONES

Games Room
ARTIST'S IMPRESSION



RETAIL

SPACES AT YOUR CONVENIENCE

At the heart of One Sophia, a retail podium beats to its own rhythm. Discover everyday essentials, curated retail and dining experiences, all housed within sleek, contemporary spaces that come alive with LED-displays and avant-garde design.

ARTIST'S IMPRESSION

SO TRENDY INVITING CHIC



ARTIST'S IMPRESSION

LEISURE & HEALTH



CURATED F&B





ENTERTAINMENT

EVERYDAY CONVENIENCE





WELLNESS & LIFESTYLE

ARTISANAL EXPERIENCES



OFFICE

NOT BUSINESS AS USUAL

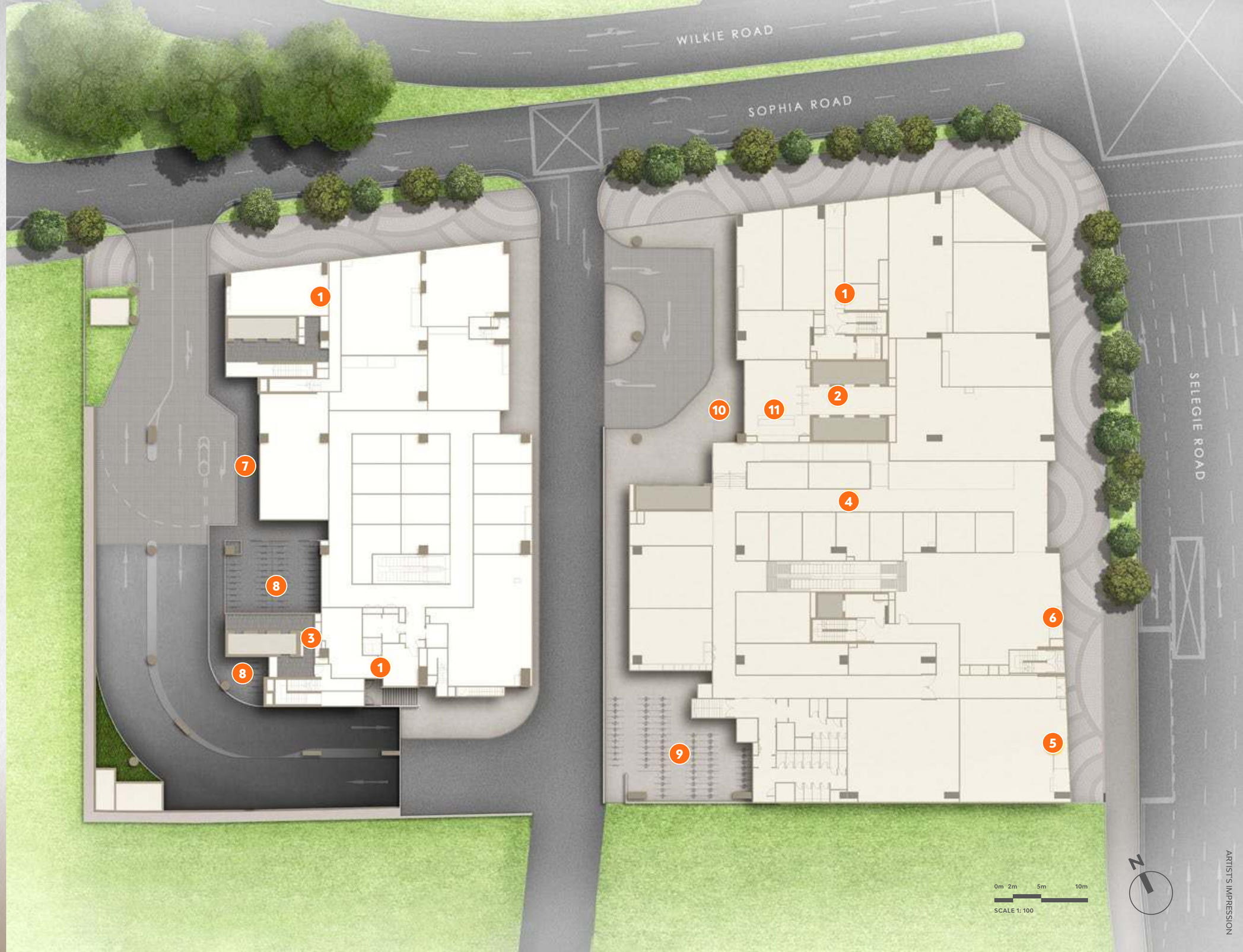
Live in a tight-knit community where spaces are designed to encourage interactions and maximise your comfort. With seamless connections to an urban business hub, reduce your travel time to work and focus on what's truly important.

ARTIST'S IMPRESSION

SITE PLAN

1st Storey Plan

1. Letterbox Station (Basement 1 & 3)
2. Management Office (Basement 1, 2, 3)
3. Guardhouse (Basement 2)
4. Bin Centre (Basement 2)
5. Loading/Unloading Bay (Basement 2)
6. Electrical Substation (Basement 1)
7. Residential Drop-off
8. Residential Bicycle Park
9. Common Bicycle Park/ End-of-trip Facilities
10. Commercial Drop-off
11. Office Lobby



SITE PLAN

3rd Storey Plan

12 The SOcial Club

13 Games Room

14 Lounge Deck

15 Azure Spa

16 Azure Pool

17 Gymnasium

18 The Patio

19 The Playpen

20 The Fitness Zone

21 Sky Alcove
(Level 5, 7, 9, 12, 14, & 19)

22 One SOcial (Level 19)



UNIT DISTRIBUTION

LEGEND:

- A1 - Studio
- A2 - Studio
- 1B1 - 1 Bedroom Suite
- 1B2 - 1 Bedroom Suite
- 1H1 - 1 Bedroom Premium
- 1S1 - 1 Bedroom + Study
- 2C1 - 2 Bedroom Deluxe
- 2C2 - 2 Bedroom Deluxe
- 2C3 - 2 Bedroom Deluxe
- 2S1 - 2 Bedroom Deluxe + Study
- 2H1 - 2 Bedroom Premium
- 2S2 - 2 Bedroom Premium + Study
- 3H1 - 3 Bedroom Premium
- 3D1 - 3 Bedroom Luxury
- 3D2 - 3 Bedroom Luxury

1A SOPHIA ROAD, SINGAPORE 229508

UNIT / FLR	21	22	23	24	25	26	27	28	29	30
19	1B1	2C1	3D1	2H1	2S2	2S1	2S1	2H1	2H1	1B1
18	1B1	2C1	3D1	2H1	2S2	2S1	2S1	2H1	2H1	1B1
17	1B1	2C1	3D1	2H1	2S2	2S1	2S1	2H1	2H1	1B1
16	1B1	2C1	3D1	2H1	2S2	2S1	2S1	2H1	2H1	1B1
15	1B1	2C1	3D1	2H1	2S2	2S1	2S1	2H1	2H1	1B1
14	1B1	2C1	3D1	2H1	2S2	2S1	2S1	2H1	2H1	1B1
13	1B1	2C1	3D1	2H1	2S2	2S1	2S1	2H1	2H1	1B1
12	1B1	2C1	3D1	2H1	2S2	2S1	2S1	2H1	2H1	1B1
11	1B1	2C1	3D1	2H1	2S2	2S1	2S1	2H1	2H1	1B1
10	1B1	2C1	3D1	2H1	2S2	2S1	2S1	2H1	2H1	1B1
9	1B1	2C1	3D1	2H1	2S2	2S1	2S1	2H1	2H1	1B1
8	1B1	2C2	3D1	2H1	2S2	2S1	2S1	2H1	2H1	1B1
7	1B2	2C1	3D2	2H1	2S2	2S1	2S1	2H1	2H1	1B1
6	1B1	2C1	3D1	2H1	2S2	2S1	2S1	2H1	2H1	1B1
5	1B1	2C1	3D2	2H1	2S2	2S1	2S1	2H1	1H1	1B2
4	1B2	2C2	3D1	1H1	2S2	2S1	2S1	GAMES ROOM	THE SOCIAL CLUB	
3	1B1-P	2C1-P	3D1-P	1H1-P	2S2-P	2S1-P	2S1-P			
2	COMMERCIAL									
1										
B1	COMMERCIAL / BASEMENT CARPARK									
B2	BASEMENT CARPARK									
B3	BASEMENT CARPARK									

1B SOPHIA ROAD, SINGAPORE 229509

UNIT / FLR	31	32	33	34	35	36	37	38	39	40	41	42
19	1B1	1S1	1S1	3H1	ONE SOCIAL	A1	A2	A2	A1	2H1	2H1	1B1
18	1B1	1S1	1S1	3H1	2C3	A1	A2	A2	A1	2H1	2H1	1B1
17	1B1	1S1	1S1	3H1	2C3	A1	A2	A2	A1	2H1	2H1	1B1
16	1B1	1S1	1S1	3H1	2C3	A1	A2	A2	A1	2H1	2H1	1B1
15	1B1	1S1	1S1	3H1	2C3	A1	A2	A2	A1	2H1	2H1	1B1
14	1B1	1S1	1S1	3H1	2C3	A1	A2	A2	A1	2H1	2H1	1B1
13	1B1	1S1	1S1	3H1	2C3	A1	A2	A2	A1	2H1	2H1	1B1
12	1B1	1S1	1S1	3H1	2C3	A1	A2	A2	A1	2H1	2H1	1B1
11	1B1	1S1	1S1	3H1	2C3	A1	A2	A2	A1	2H1	2H1	1B1
10	1B1	1S1	1S1	3H1	2C3	A1	A2	A2	A1	2H1	2H1	1B1
9	1B1	1S1	1S1	3H1	2C3	A1	A2	A2	A1	2H1	2H1	1B1
8	1B1	1S1	1S1	3H1	2C3	A1	A2	A2	A1	2H1	2H1	1B1
7	1B1	1S1	1S1	3H1	2C3	A1	A2	A2	A1	2H1	2H1	1B1
6	1B1	1S1	1S1	3H1	2C3	A1	A2	A2	A1	2H1	2H1	1B1
5	1B1	1S1	1S1	3H1	2C3	A1	A2	A2	A1	2H1	2H1	1B1
4	1B1	1S1	1S1	3H1	2C3	A1	A2	A2	A1	1H1	1H1	1B1
3	1B1-P	1S1-P	1S1-P	3H1-P	2C3-P	A1-P	A2-P	A2-P	A1-P	1H1-P	1H1-P	1B1-P
2	COMMERCIAL											
1												
B1	COMMERCIAL / BASEMENT CARPARK											
B2	BASEMENT CARPARK											
B3	BASEMENT CARPARK											

Studio
ARTIST'S IMPRESSION

DRIVEN BY DESIGN

A home that mirrors your personality and style. Where bold and vibrant accents create dynamic living spaces that are authentically you.

SPACES, UNEQUIVOCALLY YOU

Where luxury seamlessly blends with understated sophistication and functionality, experience the freedom of adaptable living in a space that evolves with you.

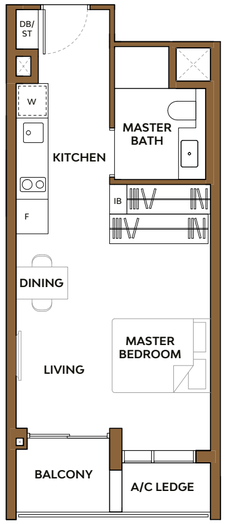
3 Bedroom Luxury
ARTIST'S IMPRESSION

Studio

Type A1

Area: 40 sq m
(include Balcony 3 sq m, A/C ledge 2 sq m)

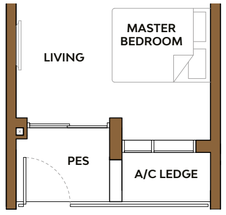
Unit(s)
#04-36 TO **#19-36**
#04-39 TO **#19-39**

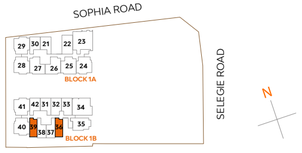


Type A1-P

Area: 40 sq m
(include PES 3 sq m, A/C ledge 2 sq m)

Unit(s)
#03-36
#03-39





LEGEND:

IB: IRONING BOARD

*Note: *Mirror Image*

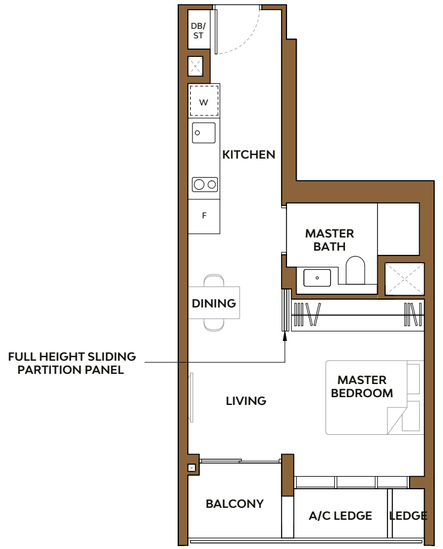
Plans are subject to change/amendments as may be required and/or approved by the Developer and/or the relevant authorities and do not form part of any offer or contract. These are not drawn to scale and are for the purpose of visual representation only. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to APPROVED BALCONY SCREEN DESIGN page of this brochure.

Studio

Type A2

Area: 42 sq m
(include Balcony 3 sq m, A/C ledge 2 sq m)

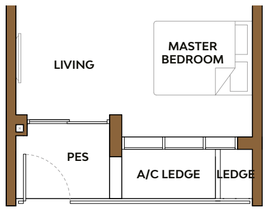
Unit(s)
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#04-38 TO **#19-38**

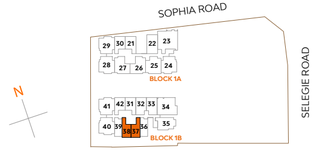


Type A2-P

Area: 42 sq m
(include PES 3 sq m, A/C ledge 2 sq m)

Unit(s)
#03-37*
#03-38



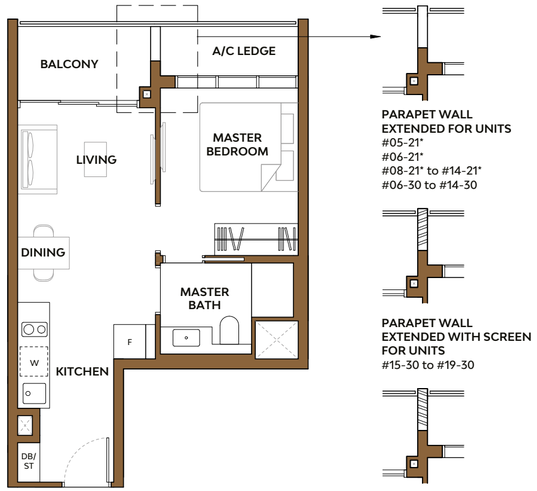


1-Bedroom Suite

Type 1B1

Area: 45 sq m
(include Balcony 5 sq m, A/C ledge 3 sq m)

Unit(s)
#05-21*
#06-21*
#08-21* TO **#19-21***
#06-30 TO **#19-30**
#04-31* TO **#19-31***
#04-42 TO **#19-42**



PARAPET WALL
EXTENDED FOR UNITS
#05-21*
#06-21*
#08-21* to #14-21*
#06-30 to #14-30

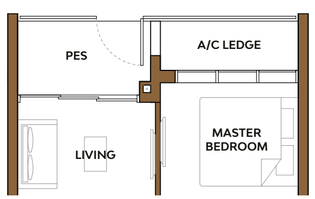
PARAPET WALL
EXTENDED WITH SCREEN
FOR UNITS
#15-30 to #19-30

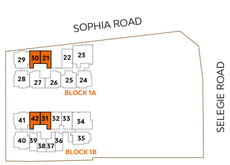
PARAPET WALL
EXTENDED WITH SCREEN
FOR UNITS
#15-21* to #19-21*

Type 1B1-P

Area: 45 sq m
(include PES 5 sq m, A/C ledge 3 sq m)

Unit(s)
#03-21*
#03-31*
#03-42







*Note: *Mirror Image*

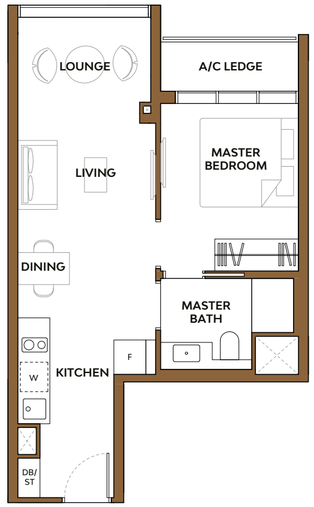
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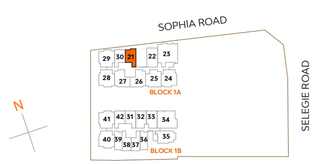
1-Bedroom Suite

Type 1B2

Area: 47 sq m (include A/C ledge 3 sq m)

Unit(s)
#04-21*
#07-21*
#05-30



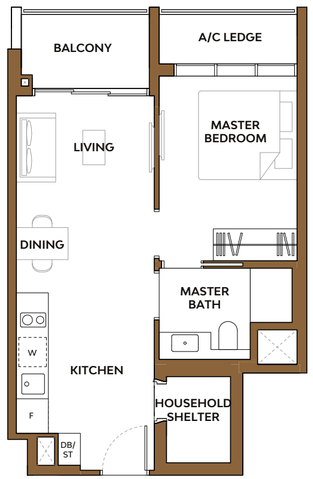


1-Bedroom Premium

Type 1H1

Area: 50 sq m
(include Balcony 5 sq m, A/C ledge 3 sq m)

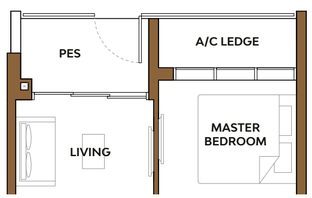
Unit(s)
#04-24
#04-40*
#04-41
#05-29

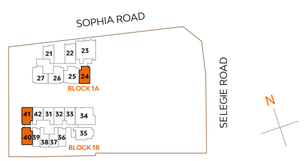


Type 1H1-P

Area: 50 sq m
(include PES 5 sq m, A/C ledge 3 sq m)

Unit(s)
#03-24
#03-40*
#03-41





*Note: *Mirror Image*

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1-Bedroom + Study

Type 1S1

Area: 51 sq m
(include Balcony 5 sq m, A/C ledge 3 sq m)

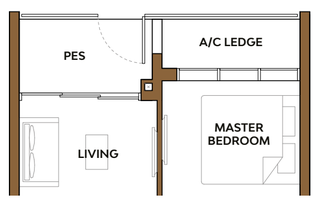
Unit(s)
#04-32 TO **#19-32**
#04-33* TO **#19-33***

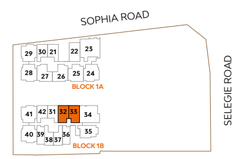


Type 1S1-P

Area: 51 sq m
(include PES 5 sq m, A/C ledge 3 sq m)

Unit(s)
#03-32
#03-33*



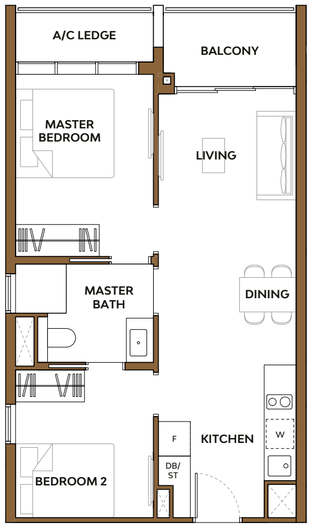


2-Bedroom Deluxe

Type 2C1

Area: 60 sq m
(include Balcony 5 sq m, A/C ledge 3 sq m)

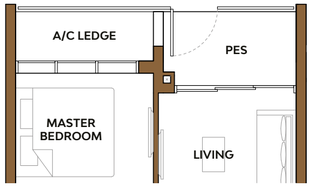
Unit(s)
#05-22 TO **#07-22**
#09-22 TO **#19-22**

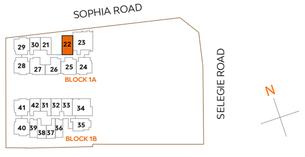


Type 2C1-P

Area: 60 sq m
(include PES 5 sq m, A/C ledge 3 sq m)

Unit(s)
#03-22





*Note: *Mirror Image*

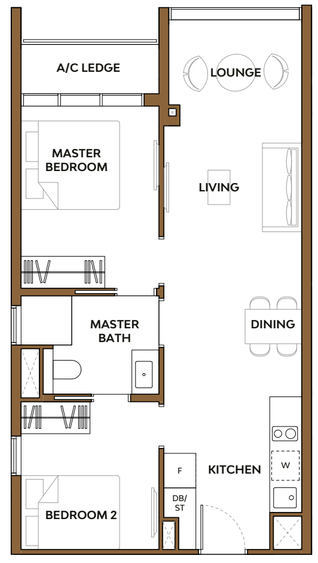
Plans are subject to change/amendments as may be required and/or approved by the Developer and/or the relevant authorities and do not form part of any offer or contract. These are not drawn to scale and are for the purpose of visual representation only. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to APPROVED BALCONY SCREEN DESIGN page of this brochure.

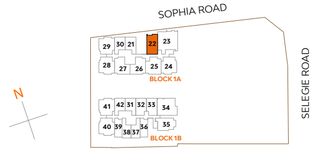
2-Bedroom Deluxe

Type 2C2

Area: 62 sq m (include A/C ledge 3 sq m)

Unit(s)
#04-22
#08-22



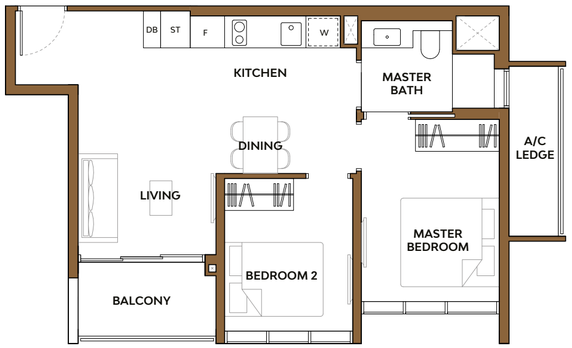


2-Bedroom Deluxe

Type 2C3

Area: 62 sq m
(include Balcony 5 sq m, A/C ledge 4 sq m)

Unit(s)
#04-35 TO **#18-35**

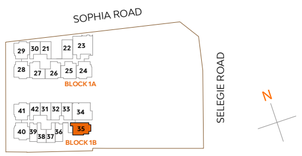


Type 2C3-P

Area: 62 sq m
(include PES 5 sq m, A/C ledge 4 sq m)

Unit(s)
#03-35





*Note: *Mirror Image*

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2-Bedroom Deluxe + Study

Type 2S1

Area: 65 sq m
(include Balcony 5 sq m, A/C ledge 3 sq m)

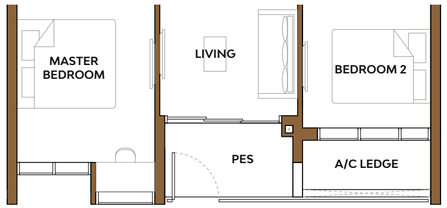
Unit(s)
#04-26* TO **#19-26***
#04-27 TO **#19-27**

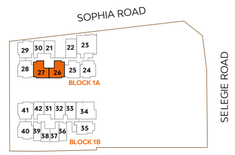


Type 2S1-P

Area: 65 sq m
(include PES 5 sq m, A/C ledge 3 sq m)

Unit(s)
#03-26*
#03-27





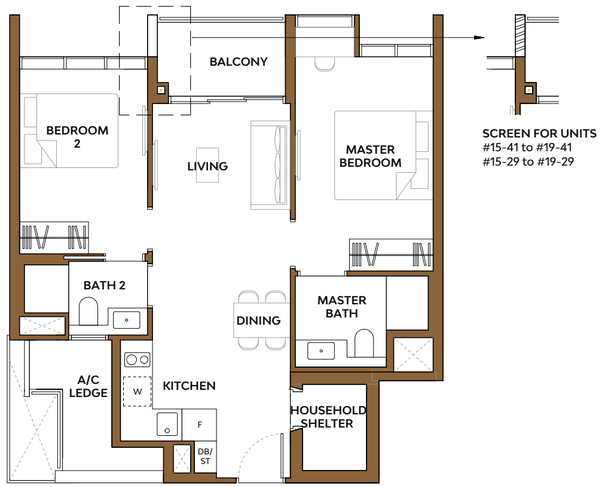
2-Bedroom Premium

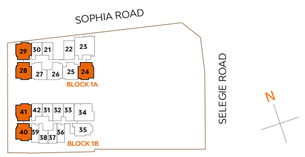
Type 2H1

Area: 71 sq m
(include Balcony 5 sq m, A/C ledge 5 sq m)

Unit(s)

#05-24 TO **#19-24**
#05-28* TO **#19-28***
#05-40* TO **#19-40***
#05-41 TO **#19-41**
#06-29 TO **#19-29**





*Note: *Mirror Image*

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2-Bedroom Premium + Study

Type 2S2

Area: 71 sq m
(include Balcony 5 sq m, A/C ledge 3 sq m)

Unit(s)

#04-25 TO **#19-25**

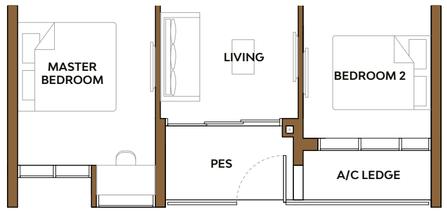


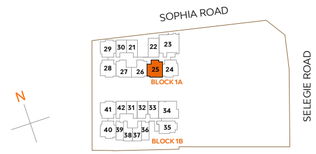
Type 2S2-P

Area: 71 sq m
(include PES 5 sq m, A/C ledge 3 sq m)

Unit(s)

#03-25





3-Bedroom Premium

Type 3H1

Area: 95 sq m
(include Balcony 8 sq m, A/C ledge 5 sq m)

Unit(s)
#04-34 TO **#19-34**

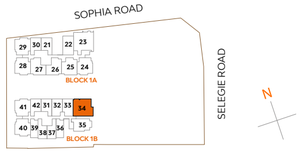


Type 3H1-P

Area: 95 sq m
(include PES 8 sq m, A/C ledge 5 sq m)

Unit(s)
#03-34





*Note: *Mirror Image*

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3-Bedroom Luxury

Type 3D1

Area: 114 sq m
(include Balcony 12 sq m, A/C ledge 6 sq m)

Unit(s)
#04-23
#06-23
#08-23 TO **#19-23**

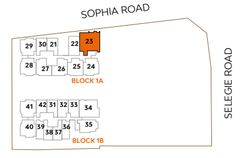


Type 3D1-P

Area: 116 sq m
(include PES 14 sq m, A/C ledge 6 sq m)

Unit(s)
#03-23





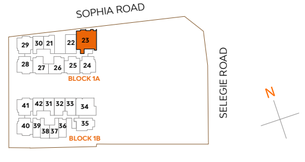
3-Bedroom Luxury

Type 3D2

Area: 116 sq m
(include A/C ledge 6 sq m)

Unit(s)
#05-23
#07-23



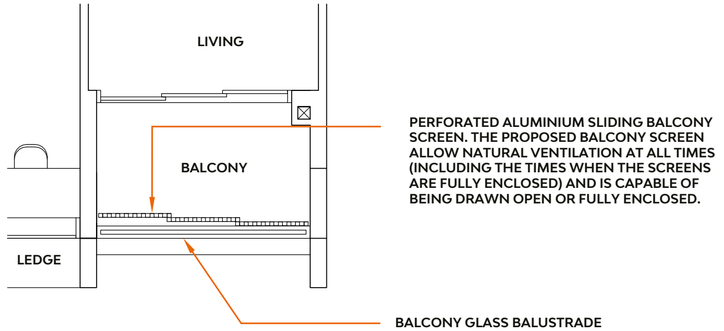


*Note: *Mirror Image*

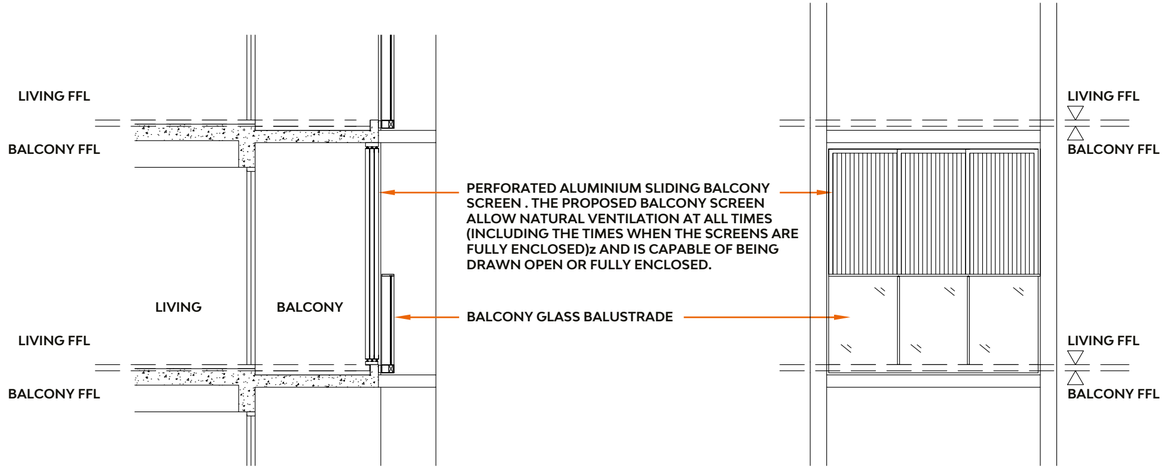
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Approved Balcony Screen Design

SCAN TO VIEW SPECIFICATIONS



BALCONY SCREEN - PLAN



SECTION

ELEVATION 1

The Balcony (if any) or private enclosed space (if any), where applicable, are not to be enclosed except with a balcony screen which has been approved and complies with the competent authorities' guidelines. Purchaser may opt to have approved balcony screen installed at the balcony (if any) or private enclosed space (if any), where applicable, at the unit at purchaser's own cost

THE
COLLECTIVE
AT ONE SOPHIA

EVERYTHING YOU WANT, HERE AT THE ONE

ARTIST'S IMPRESSION

DEVELOPED BY

Sophia Residential Pte Ltd and Sophia Commercial Pte Ltd

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Developer: Sophia Residential Pte. Ltd. (UEN: 202143194G) & Sophia Commercial Pte. Ltd. (UEN: 202143184N) • Housing Developer's Licence No: C1468 • Tenure of Land: 99 years leasehold estate commencing on 6 Dec 2023 • Encumbrances: Mortgage(s) in favour of DBS Bank Ltd • Expected Date of Vacant Possession: 31 Dec 2029 • Expected Date of Legal Completion: 31 Dec 2032 • Location: Lot 220P Town Subdivision 19 at Sophia Road.