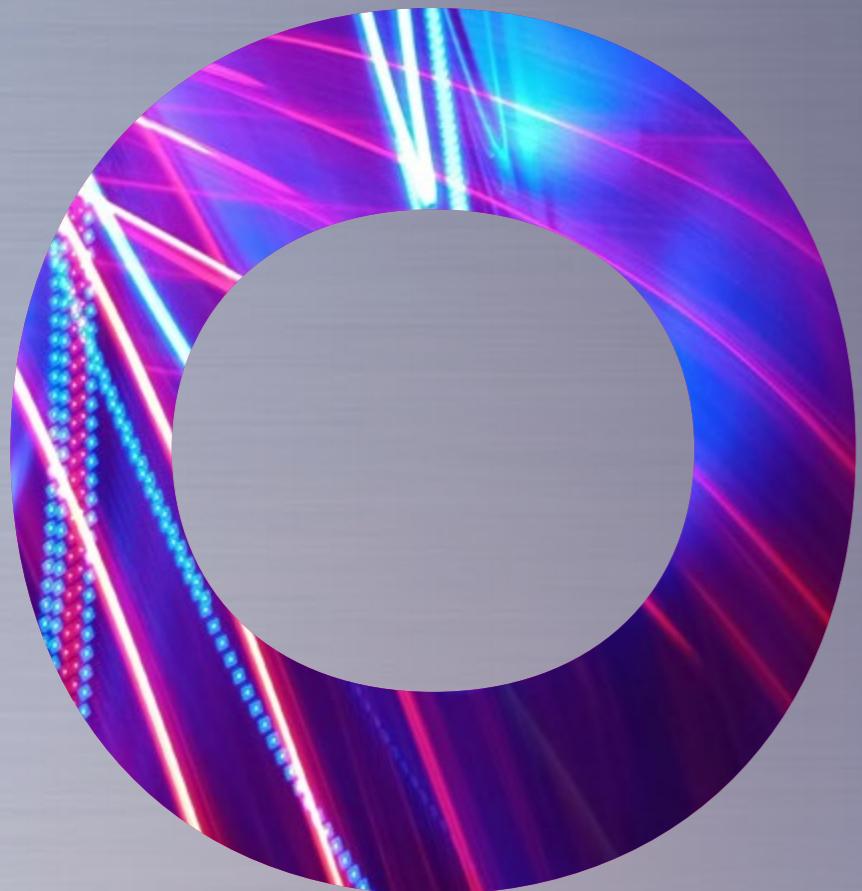




One  
SOPHIA

OFFICE . RETAIL . RESIDENCE



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

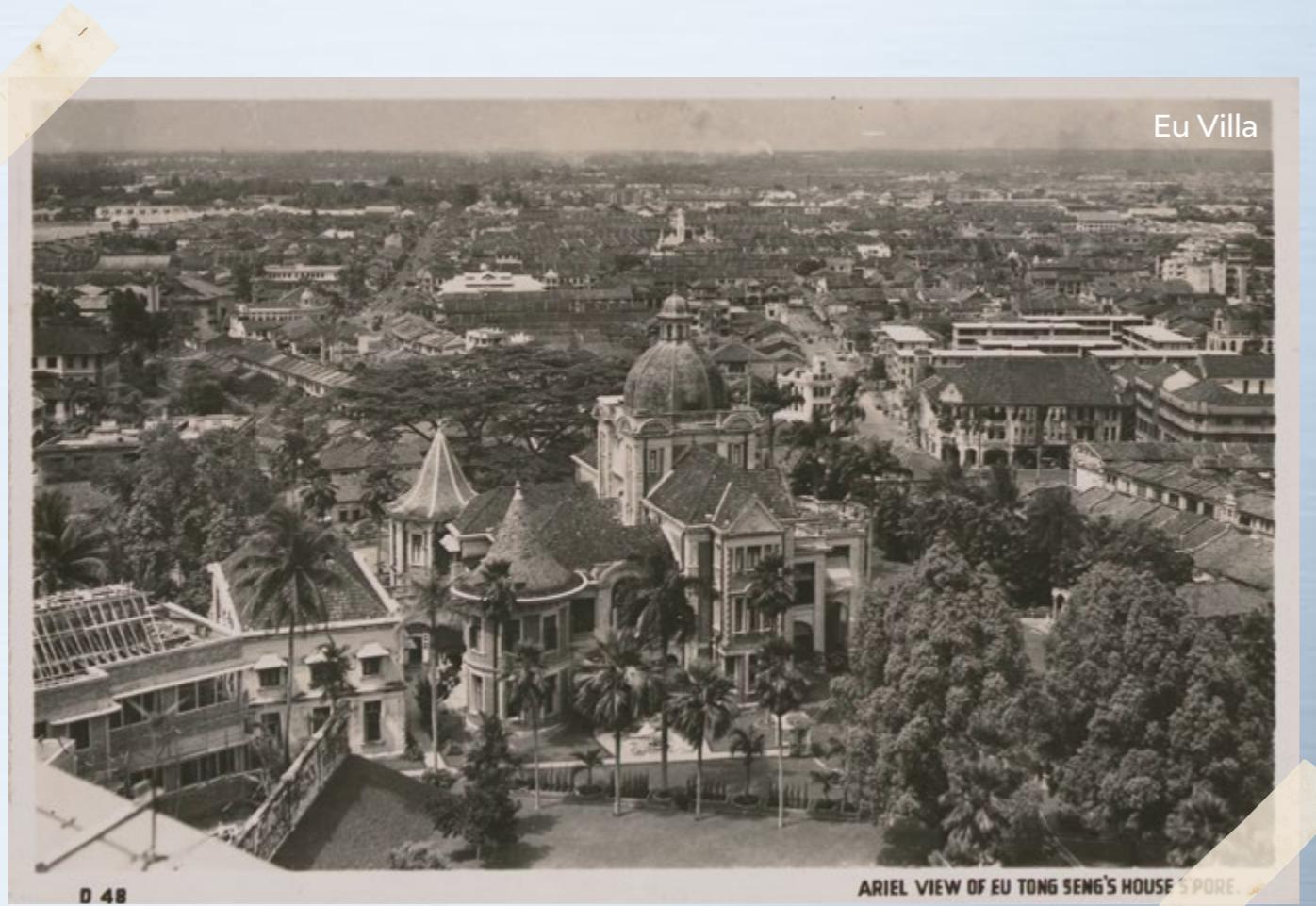


**ONE  
SOPHIA**

**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.

## MOUNT SOPHIA: A TIMELESS LEGACY



S  
O  
RICH  
CULTURAL  
VISIONARY

RICH  
CULTURAL  
VISIONARY

The preservation of Mount Sophia's streetscape and buildings pay homage to its rich heritage — from the shophouses along Niven Road that nurture diverse communities to a lush landscape of greenery at Mount Emily Park, and iconic structures that once housed educational institutions.

A testament to a bygone era, Mount Sophia seamlessly integrates historical elements into its urban modern fabric of today.

ADD COLOUR TO  
YOUR EVERYDAY LIFE

ARTS & CULTURE



EDUCATION



ENTERTAINMENT



BUSINESS



S  
O  
PHIA  
ECLECTIC  
VIBRANT  
DIVERSE



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.

# LIFE BEYOND THE 9-TO-5



# LIVELY VIVID DIFFERENT

Find yourself at the epicentre of lifestyle and urban culture — where work meets play. From artisanal shops to graffitied art walls and cool jazz bars — every corner has a story, and every day carries with it the creativity, culture, and essence of a district that echoes its own unmatched vibe.

THE LOCATION AT  
THE FOREFRONT OF IT ALL



# ALL THE RIGHT CONNECTIONS

ONE  
SOPHIA

OFFICE • RETAIL • RESIDENCE

CENTRAL  
BUSINESS  
DISTRICT

BUGIS  
JUNCTION  
TOWERS

NATIONAL  
GALLERY OF  
SINGAPORE

CHIJMES

CHINATOWN

FORT  
CANNING

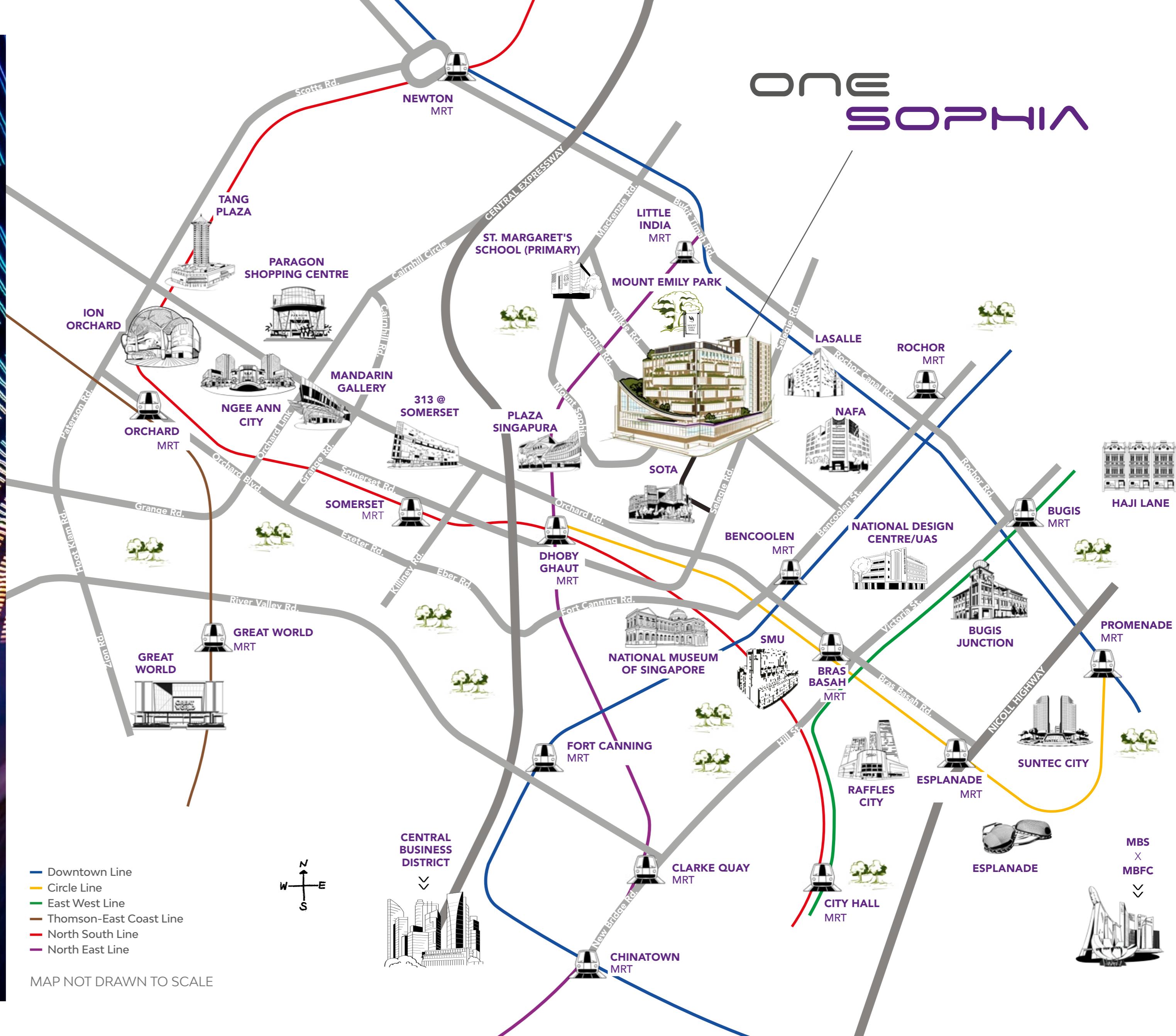
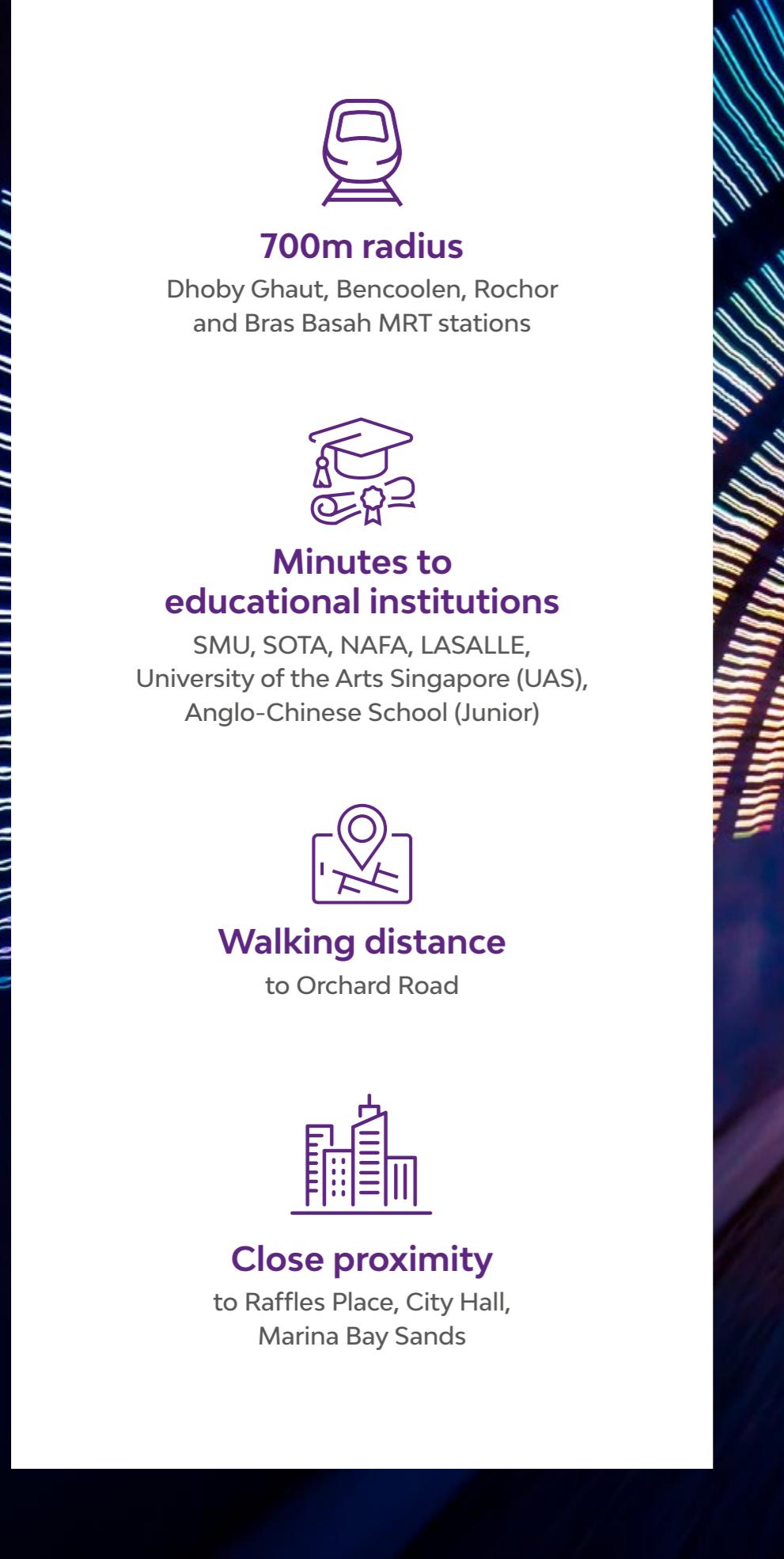
NATIONAL  
MUSEUM OF  
SINGAPORE

DHOBY GHAUT  
MRT

ORCHARD  
ROAD



# SO CONNECTED CENTRAL CONVENIENT





## A BOLD STATEMENT

One Sophia's unique design includes distinctive cantilevered boxes and elegant bronze fins that wrap the facade with pockets of lush greenery. The facade features a curved, suspended garden, one that creates the illusion of a suspended forest, taking 'nature in the city' to an altogether new level.

Conceptualised by award-winning ADDP Architects and Studio Milou, One Sophia is leading the charge for transformation in the Bras Basah.Bugis district.

ONE  
SOPHIA

THE ADDRESS

**1 SOPHIA  
ROAD**



WITHIN  
CENTRAL  
AREA

PRIME  
DISTRICT

**9**

MIXED-USE DEVELOPMENT

**OFFICE  
RETAIL  
RESIDENCE**

**3-STOREY  
BASEMENT CARPARK**

**90,000  
SQ FT  
INTEGRATED  
RETAIL SPACE**

**367  
BESPOKE  
RESIDENCES**

**11  
STOREYS  
OF PREMIUM  
OFFICES**

**OFFICE SPACE**

RANGING  
FROM

**720 SQ FT TO 4,530 SQ FT**

WHOLE FLOOR PLATE FROM 12,600 SQ FT

**EXCLUSIVE  
COMMERCIAL  
DROP-OFF POINT**

**OUTDOOR  
COMMUNAL  
GARDENS**

# EXCEPTIONAL, FROM THE GROUND UP

- 1 Office
- 2 Retail
- 3 Exclusive Commercial Drop-off
- 4 Retail Linkway
- 5 Carpark





**EXCLUSIVE COMMERCIAL  
DROP-OFF POINT**



## STYLISH. BOLD. AVANT-GARDE.

Enter with a sense of awe as you step into One Sophia's office lobby featuring its impressive 4-metre high ceiling and grid chandelier, accompanied by reflective mirror panels and convenient F&B options just next to the lift lobby.



**SC** INTUITIVE  
CONDUCIVE  
COLLABORATIVE

Workspaces designed to encourage  
interactions and maximise comfort.



# SO URBAN TRANQUIL LUSH

With our SOcial Lounge and SOcial Cove, here's where a tight-knit community comes together to collaborate and innovate.

# SO

## FUTURE-PROOF INTERACTIVE PRODUCTIVE

In a city that pushes the boundaries of business evolution, this is where creativity, vision and collaboration co-exist. Every exacting detail of One Sophia reflects a commitment to supporting a greener, healthier workplace.



**State-of-the-art**  
biometric security system



**Destination Control Lift System**  
for optimised efficiency



**EV charging points**  
for convenient charging of electric vehicles



**End-of-trip facilities**  
including bicycle parking lots, changing rooms and lockers



**Energy efficient**  
air-conditioning system





# 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.



# TRENDY INVITING CHIC



ENTERTAINMENT



EVERYDAY  
CONVENIENCE



ARTIST'S IMPRESSION

LEISURE & HEALTH



CURATED F&B



ARTISANAL  
EXPERIENCES



WELLNESS &  
LIFESTYLE

THE  
**COLLECTIVE**  
AT ONE SOPHIA

**MAKING URBAN LIVING  
AN ART FORM**

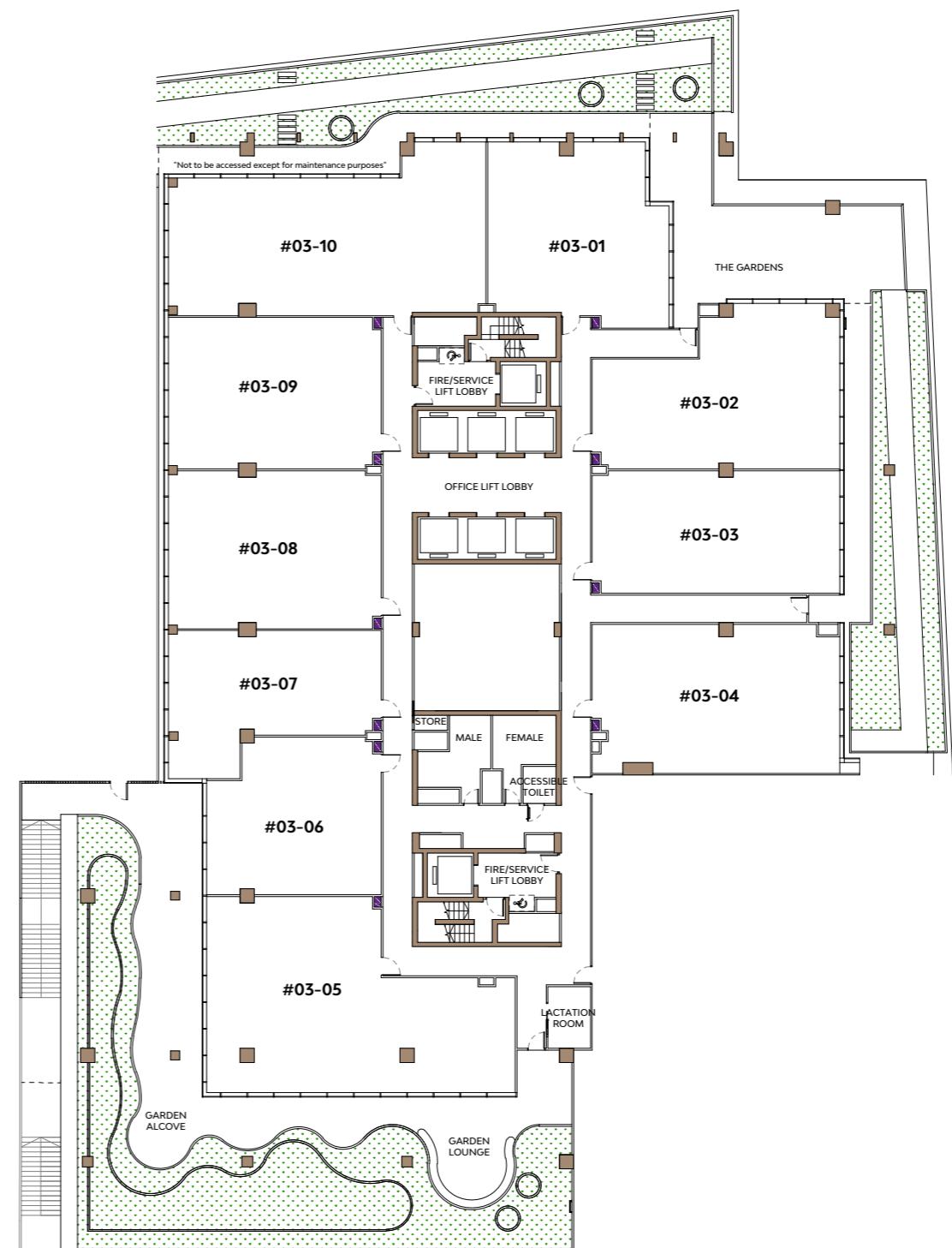


RESIDENCE

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.

# OFFICE FLOOR PLANS

## 3rd STOREY PLAN



### #03-01

Area: 107 sq m  
(including A/C ledge 3 sq m)

### #03-02

Area: 118 sq m  
(including A/C ledge 3 sq m)

### #03-03

Area: 102 sq m  
(including A/C ledge 3 sq m)

### #03-04

Area: 123 sq m  
(including A/C ledge 3 sq m)

### #03-05

Area: 168 sq m  
(including A/C ledge 3 sq m)

### #03-06

Area: 89 sq m  
(including A/C ledge 3 sq m)

### #03-07

Area: 88 sq m  
(including A/C ledge 3 sq m)

### #03-08

Area: 113 sq m  
(including A/C ledge 3 sq m)

### #03-09

Area: 109 sq m  
(including A/C ledge 3 sq m)

### #03-10

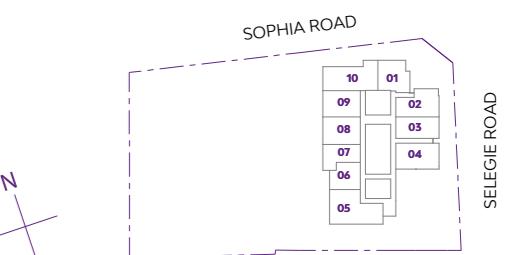
Area: 158 sq m  
(including A/C ledge 3 sq m)

#### LEGEND:

WATER/ELECTRICAL CLOSET

LANDSCAPE/PLANTER

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.



## 4<sup>th</sup> STOREY PLAN

### #04-01

Area: 160 sq m  
(including A/C ledge 3 sq m)

### #04-02

Area: 152 sq m  
(including A/C ledge 3 sq m)

### #04-03

Area: 130 sq m  
(including A/C ledge 3 sq m)

### #04-04

Area: 104 sq m  
(including A/C ledge 3 sq m)

### #04-05

Area: 174 sq m  
(including A/C ledge 3 sq m)

### #04-06

Area: 351 sq m  
(including A/C ledge 5 sq m)

### #04-07

Area: 273 sq m  
(including A/C ledge 5 sq m)

### #04-08

Area: 128 sq m  
(including A/C ledge 3 sq m)

### #04-09

Area: 86 sq m  
(including A/C ledge 3 sq m)

### #04-10

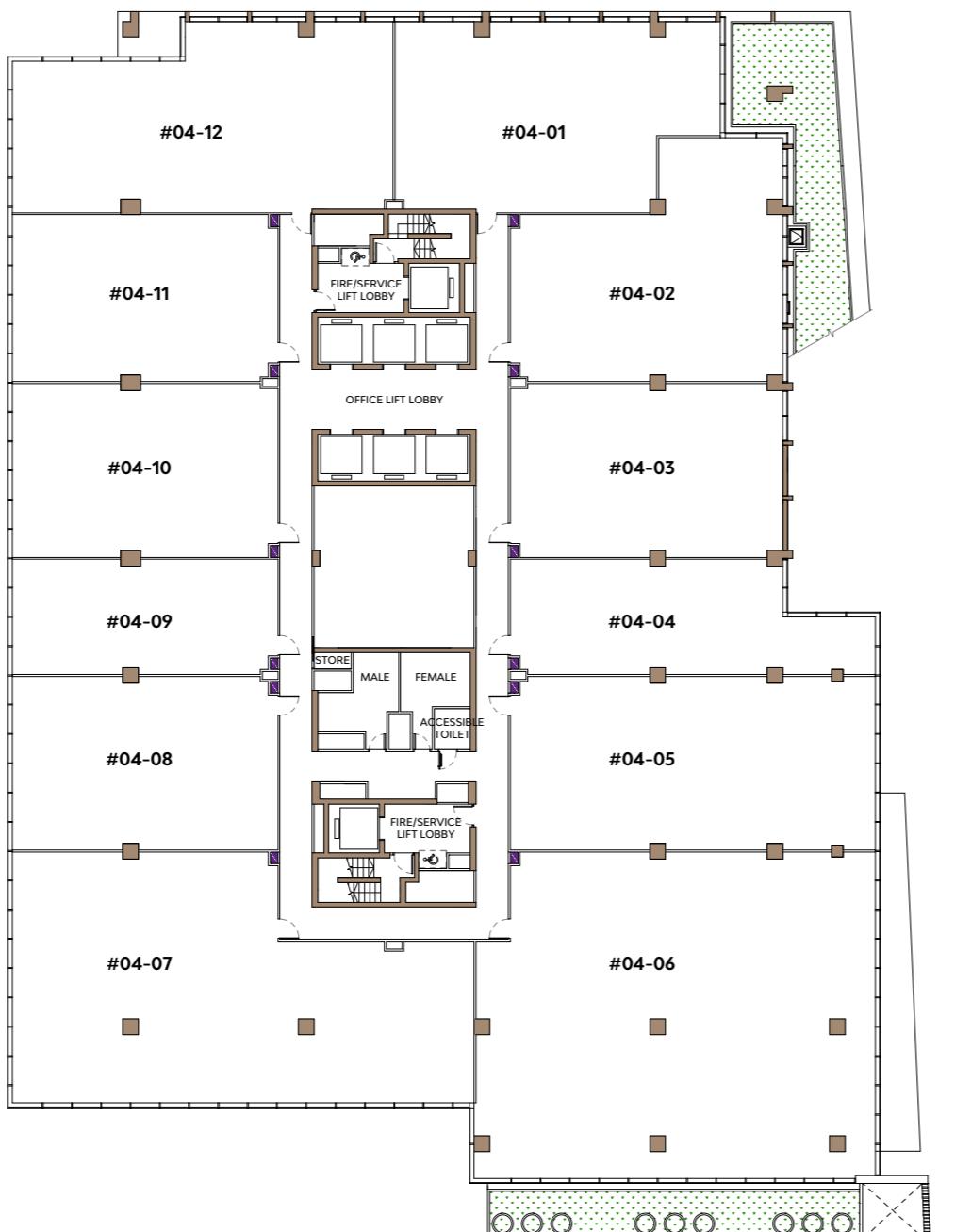
Area: 128 sq m  
(including A/C ledge 3 sq m)

### #04-11

Area: 123 sq m  
(including A/C ledge 3 sq m)

### #04-12

Area: 184 sq m  
(including A/C ledge 3 sq m)



## 5<sup>th</sup> STOREY PLAN

### #05-01

Area: 205 sq m  
(including A/C ledge 3 sq m)

### #05-02

Area: 248 sq m  
(including A/C ledge 5 sq m)

### #05-03

Area: 131 sq m  
(including A/C ledge 3 sq m)

### #05-04

Area: 127 sq m  
(including A/C ledge 3 sq m)

### #05-05

Area: 177 sq m  
(including A/C ledge 3 sq m)

### #05-06

Area: 314 sq m  
(including A/C ledge 5 sq m)

### #05-07

Area: 371 sq m  
(including A/C ledge 5 sq m)

### #05-08

Area: 158 sq m  
(including A/C ledge 3 sq m)

### #05-09

Area: 106 sq m  
(including A/C ledge 3 sq m)

### #05-10

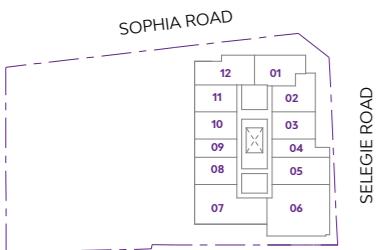
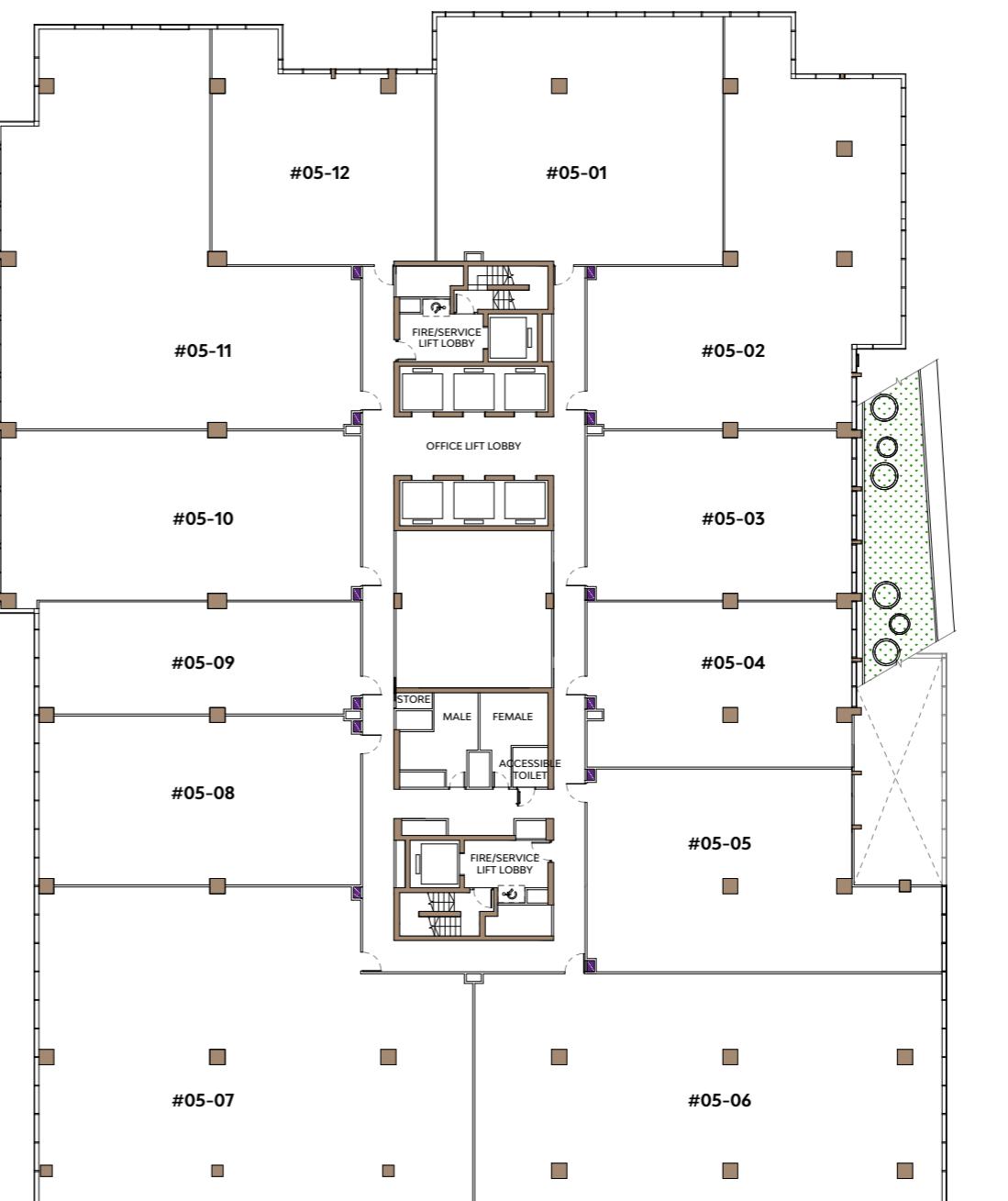
Area: 177 sq m  
(including A/C ledge 3 sq m)

### #05-11

Area: 304 sq m  
(including A/C ledge 5 sq m)

### #05-12

Area: 134 sq m  
(including A/C ledge 3 sq m)

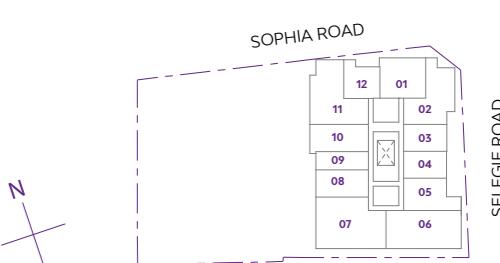


### LEGEND:

WATER/ELECTRICAL CLOSET

LANDSCAPE/PLANTER

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.



# 6th STOREY PLAN

## #06-01

Area: 186 sq m  
(including A/C ledge 3 sq m)

## #06-02

Area: 126 sq m  
(including A/C ledge 3 sq m)

## #06-03

Area: 131 sq m  
(including A/C ledge 3 sq m)

## #06-04

Area: 82 sq m  
(including A/C ledge 3 sq m)

## #06-05

Area: 108 sq m  
(including A/C ledge 3 sq m)

## #06-06

Area: 366 sq m  
(including A/C ledge 5 sq m)

## #06-07

Area: 421 sq m  
(including A/C ledge 5 sq m)

## #06-08

Area: 158 sq m  
(including A/C ledge 3 sq m)

## #06-09

Area: 106 sq m  
(including A/C ledge 3 sq m)

## #06-10

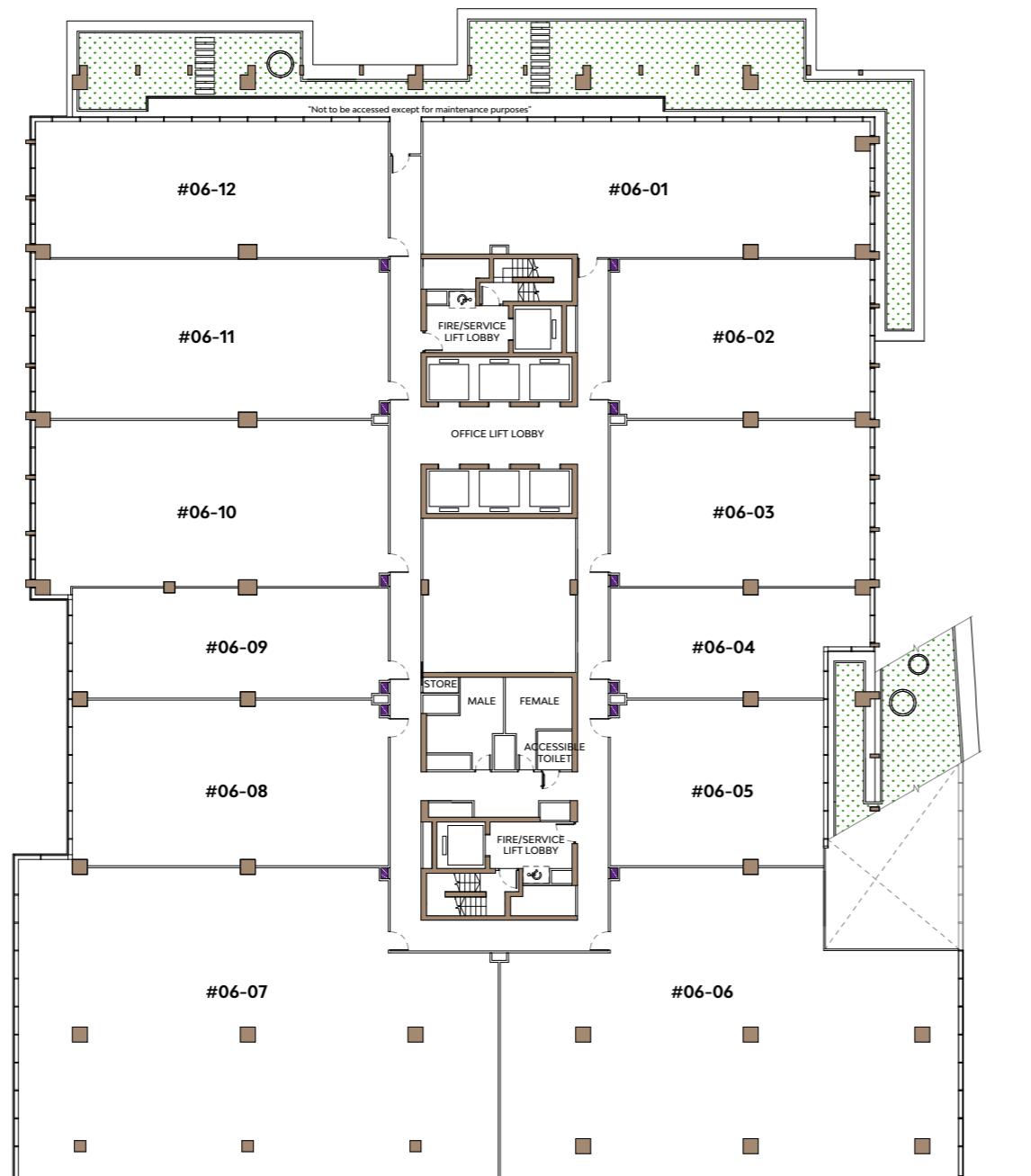
Area: 177 sq m  
(including A/C ledge 3 sq m)

## #06-11

Area: 169 sq m  
(including A/C ledge 3 sq m)

## #06-12

Area: 149 sq m  
(including A/C ledge 3 sq m)



# 7th STOREY PLAN

## #07-01

Area: 174 sq m  
(including A/C ledge 3 sq m)

## #07-02

Area: 253 sq m  
(including A/C ledge 5 sq m)

## #07-03

Area: 153 sq m  
(including A/C ledge 3 sq m)

## #07-04

Area: 128 sq m  
(including A/C ledge 3 sq m)

## #07-05

Area: 102 sq m  
(including A/C ledge 3 sq m)

## #07-06

Area: 325 sq m  
(including A/C ledge 5 sq m)

## #07-07

Area: 423 sq m  
(including A/C ledge 5 sq m)

## #07-08

Area: 158 sq m  
(including A/C ledge 3 sq m)

## #07-09

Area: 106 sq m  
(including A/C ledge 3 sq m)

## #07-10

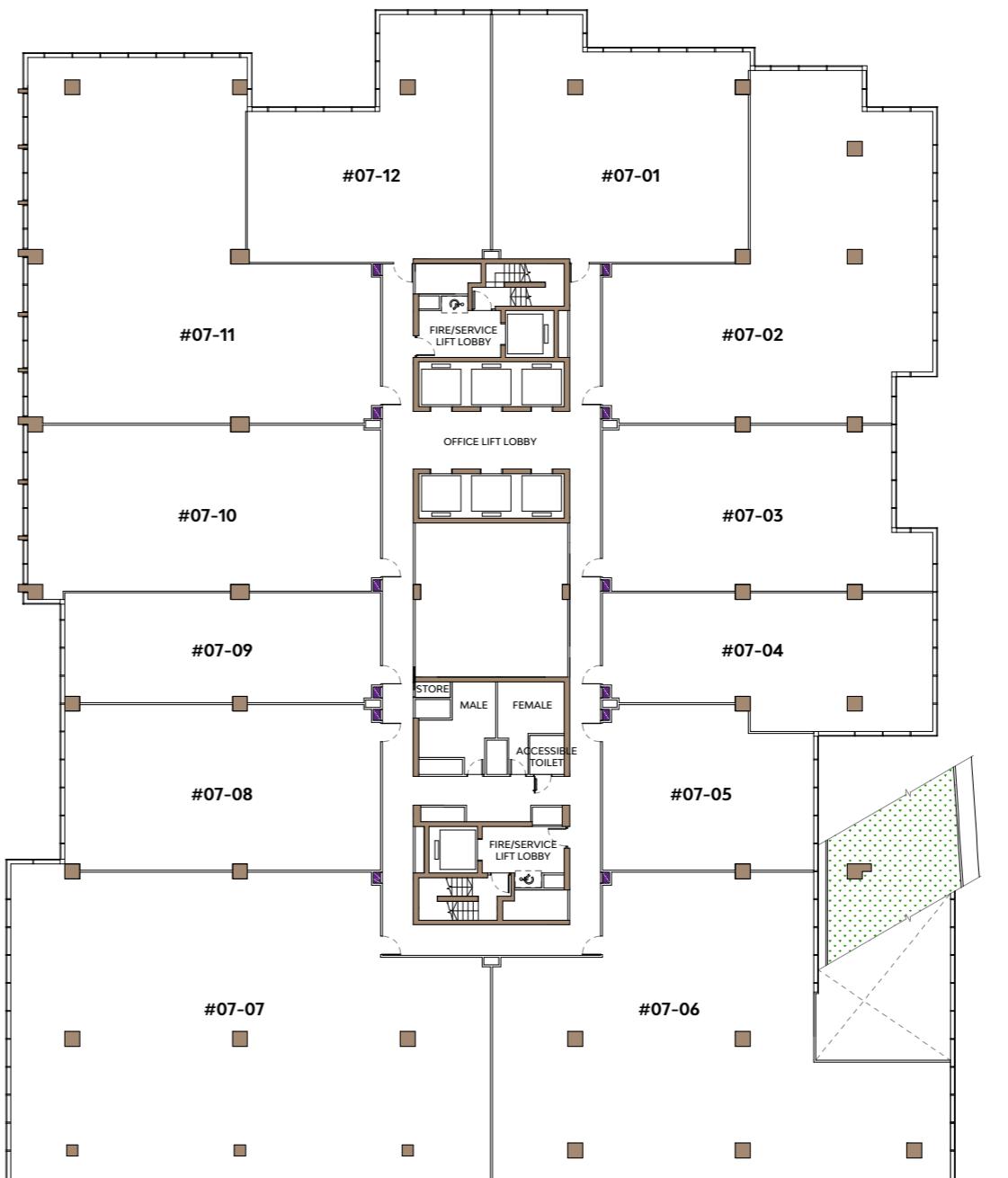
Area: 177 sq m  
(including A/C ledge 3 sq m)

## #07-11

Area: 307 sq m  
(including A/C ledge 5 sq m)

## #07-12

Area: 145 sq m  
(including A/C ledge 3 sq m)

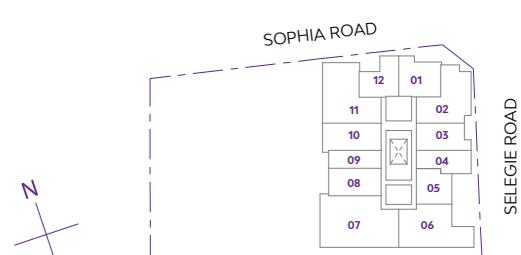
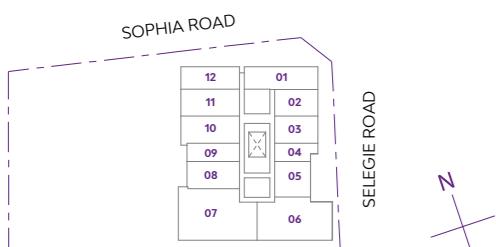


### LEGEND:

WATER/ELECTRICAL CLOSET

LANDSCAPE/PLANTER

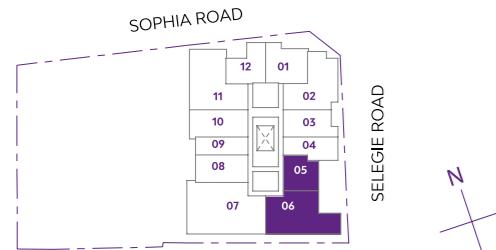
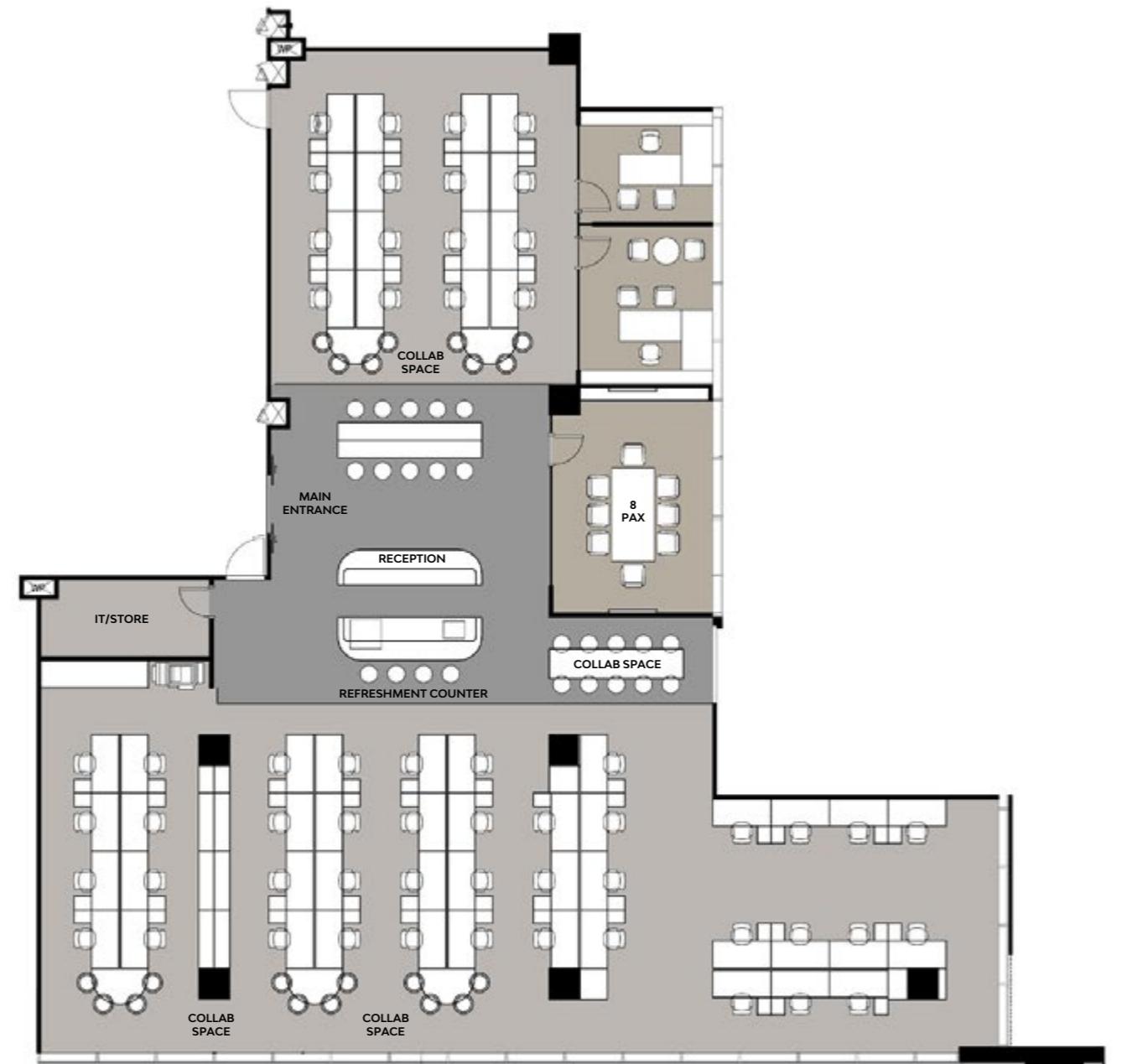
Plans are subject to change/amendments as may be required and/or approved by the Developer and/or the relevant authorities and do not form part of any offer or contract. These are not drawn to scale and are for the purpose of visual representation only.



**TEST FIT LAYOUT  
- DYNAMIC**

**#07-05 TO 06**

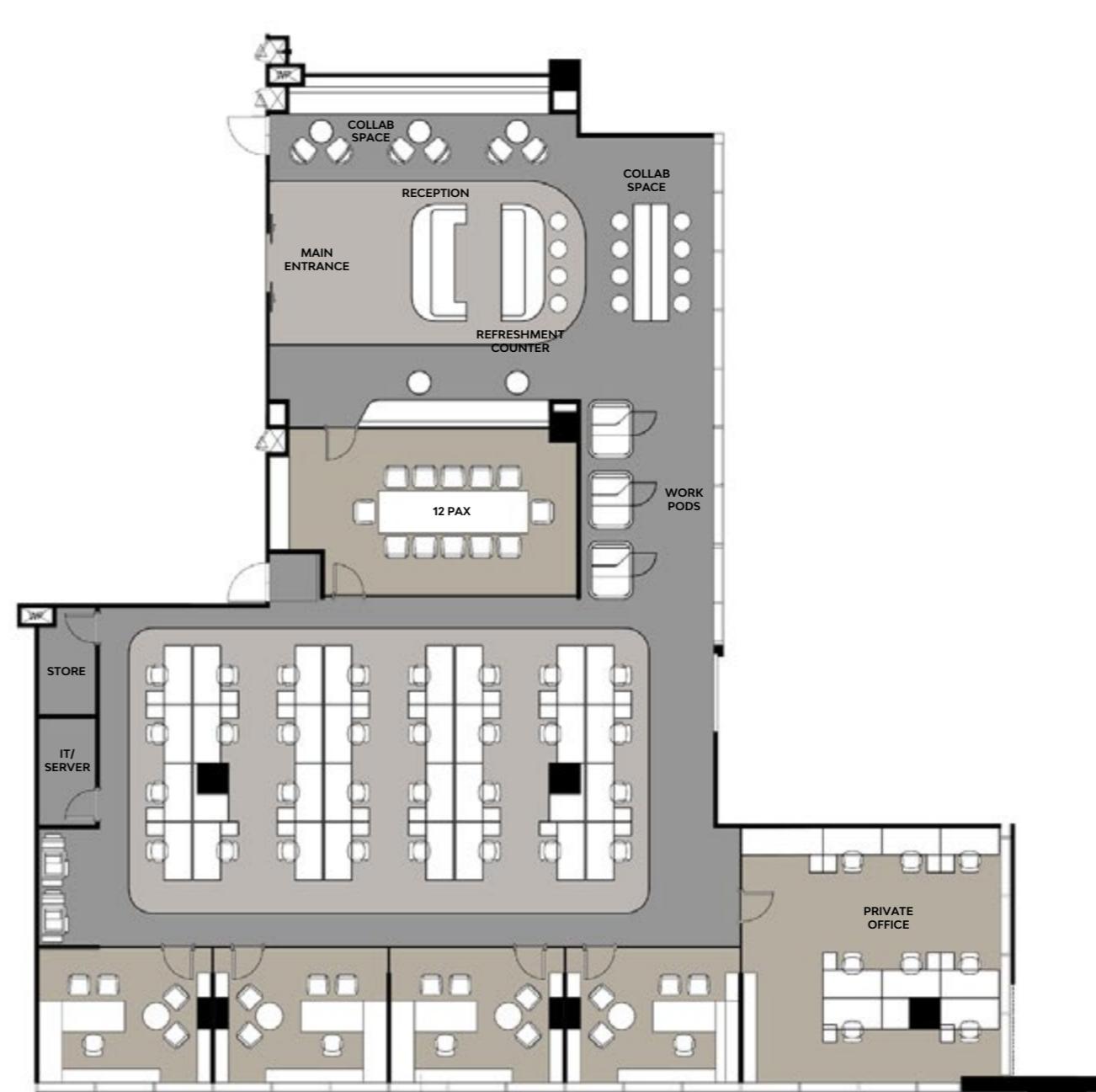
<b>Unit Size (sq m)</b>	419
<b>Total Pax</b>	60
<b>No. of Work Stations</b>	58
<b>No. of Manager Rooms</b>	2
<b>No. of Meeting Rooms</b>	1
<b>No. of Collaboration Spaces</b>	40
<b>Reception</b>	1
<b>Refreshment Counter</b>	1
<b>IT Server Room</b>	1



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.

**TEST FIT LAYOUT  
- COLLABORATIVE**

**#07-05 TO 06**



Test-fit plans are for the purpose of visual representation only



**#07-05 TO 06**

# 8th STOREY PLAN

## #08-01

Area: 167 sq m  
(including A/C ledge 3 sq m)

## #08-02

Area: 126 sq m  
(including A/C ledge 3 sq m)

## #08-03

Area: 138 sq m  
(including A/C ledge 3 sq m)

## #08-04

Area: 129 sq m  
(including A/C ledge 3 sq m)

## #08-05

Area: 201 sq m  
(including A/C ledge 3 sq m)

## #08-06

Area: 206 sq m  
(including A/C ledge 3 sq m)

## #08-07

Area: 146 sq m  
(including A/C ledge 3 sq m)

## #08-08

Area: 94 sq m  
(including A/C ledge 3 sq m)

## #08-09

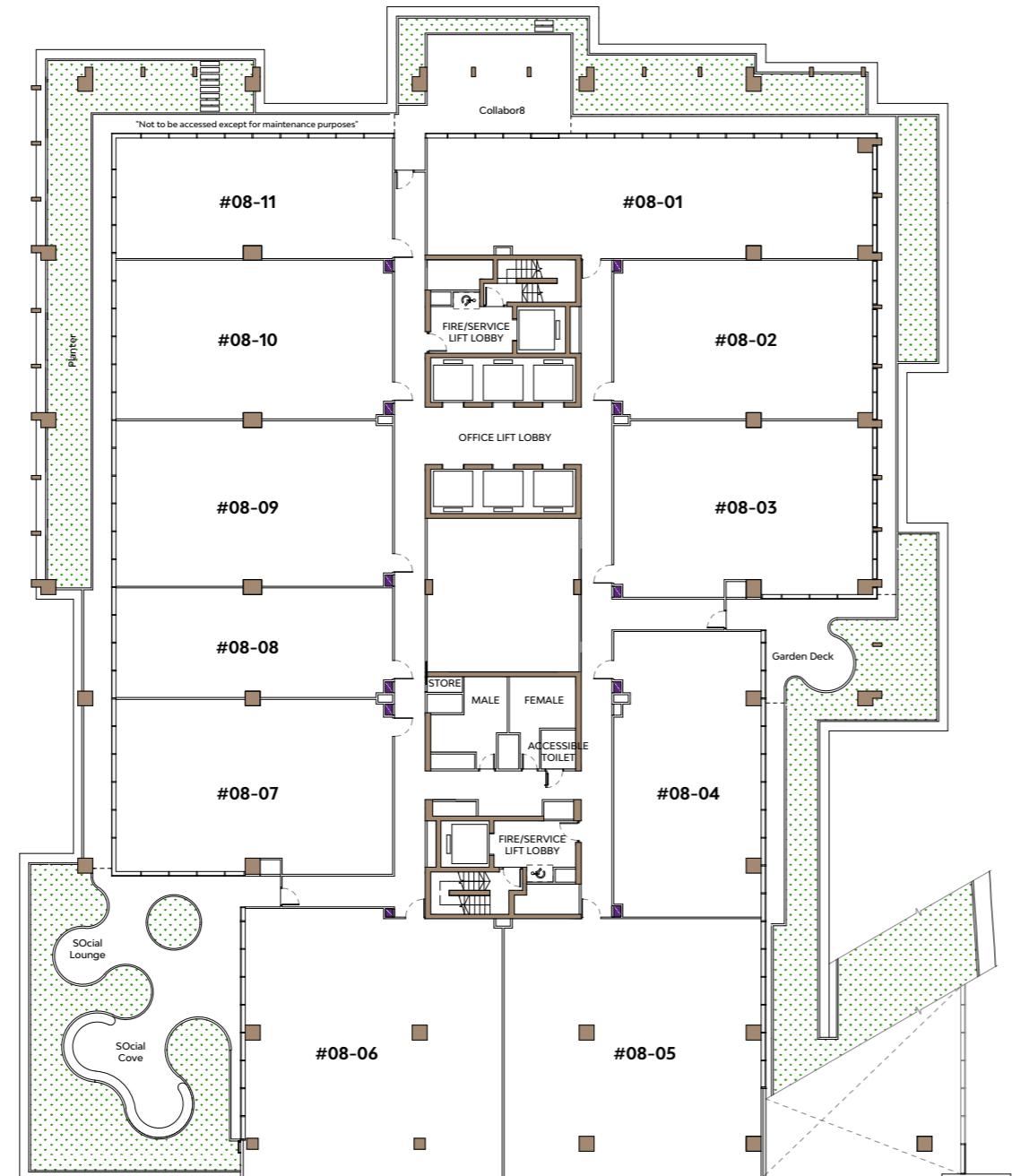
Area: 139 sq m  
(including A/C ledge 3 sq m)

## #08-10

Area: 134 sq m  
(including A/C ledge 3 sq m)

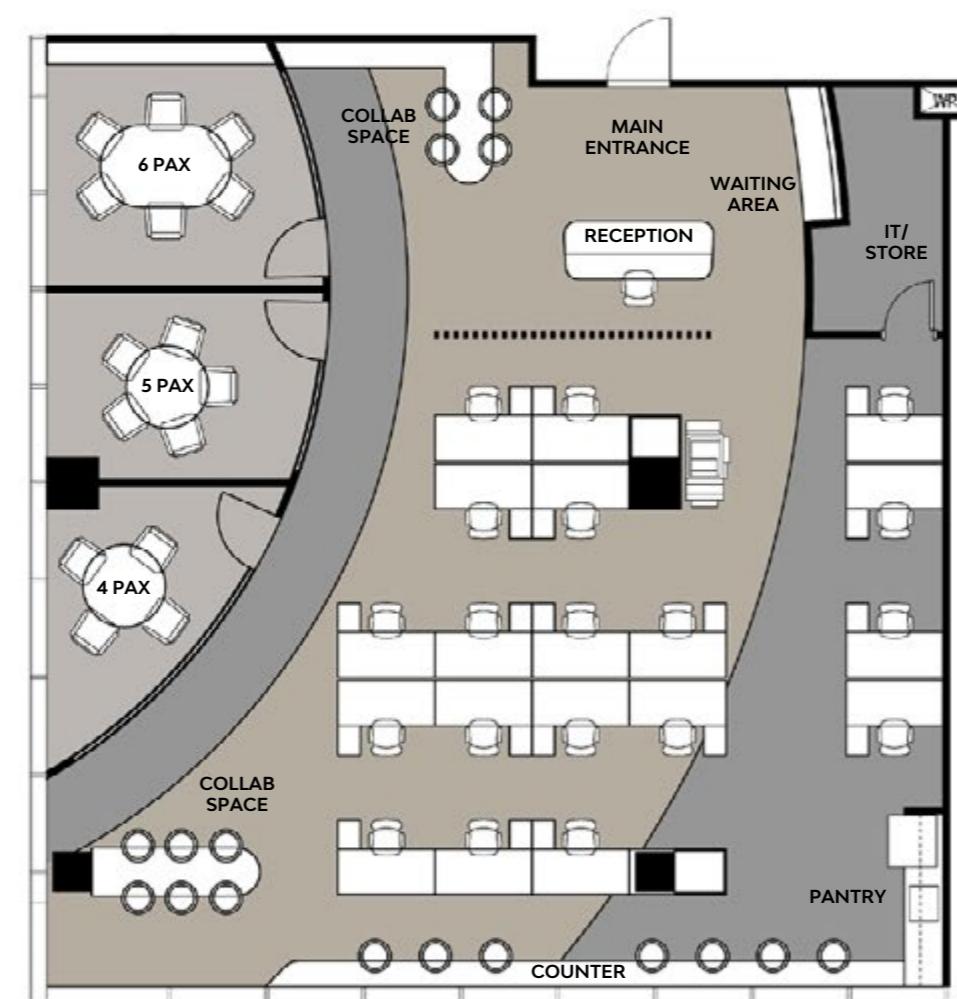
## #08-11

Area: 106 sq m  
(including A/C ledge 3 sq m)



## TEST FIT LAYOUT - COLLABORATIVE

## #08-06



Unit Size (sq m)	203
Total Pax	19
No. of Work Stations	19
No. of Meeting Rooms	3
No. of Collaboration Spaces	10
Reception	1
Refreshment Counter	1
IT Server Room	1
Pantry	1

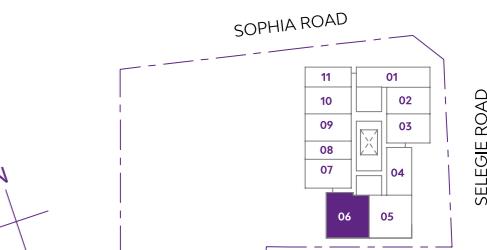


### LEGEND:

- WATER/ELECTRICAL CLOSET
- LANDSCAPE/PLANTER

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.

Test-fit plans are for the purpose of visual representation only





#08-06

360°

CLICK TO VIEW  
INTERACTIVE  
FITTED UNIT

## 9th STOREY PLAN

**#09-01**

Area: 204 sq m  
(including A/C ledge 3 sq m)

**#09-02**

Area: 227 sq m  
(including A/C ledge 3 sq m)

**#09-03**

Area: 168 sq m  
(including A/C ledge 3 sq m)

**#09-04**

Area: 88 sq m  
(including A/C ledge 3 sq m)

**#09-05**

Area: 166 sq m  
(including A/C ledge 3 sq m)

**#09-06**

Area: 305 sq m  
(including A/C ledge 5 sq m)

**#09-07**

Area: 225 sq m  
(including A/C ledge 3 sq m)

**#09-08**

Area: 118 sq m  
(including A/C ledge 3 sq m)

**#09-09**

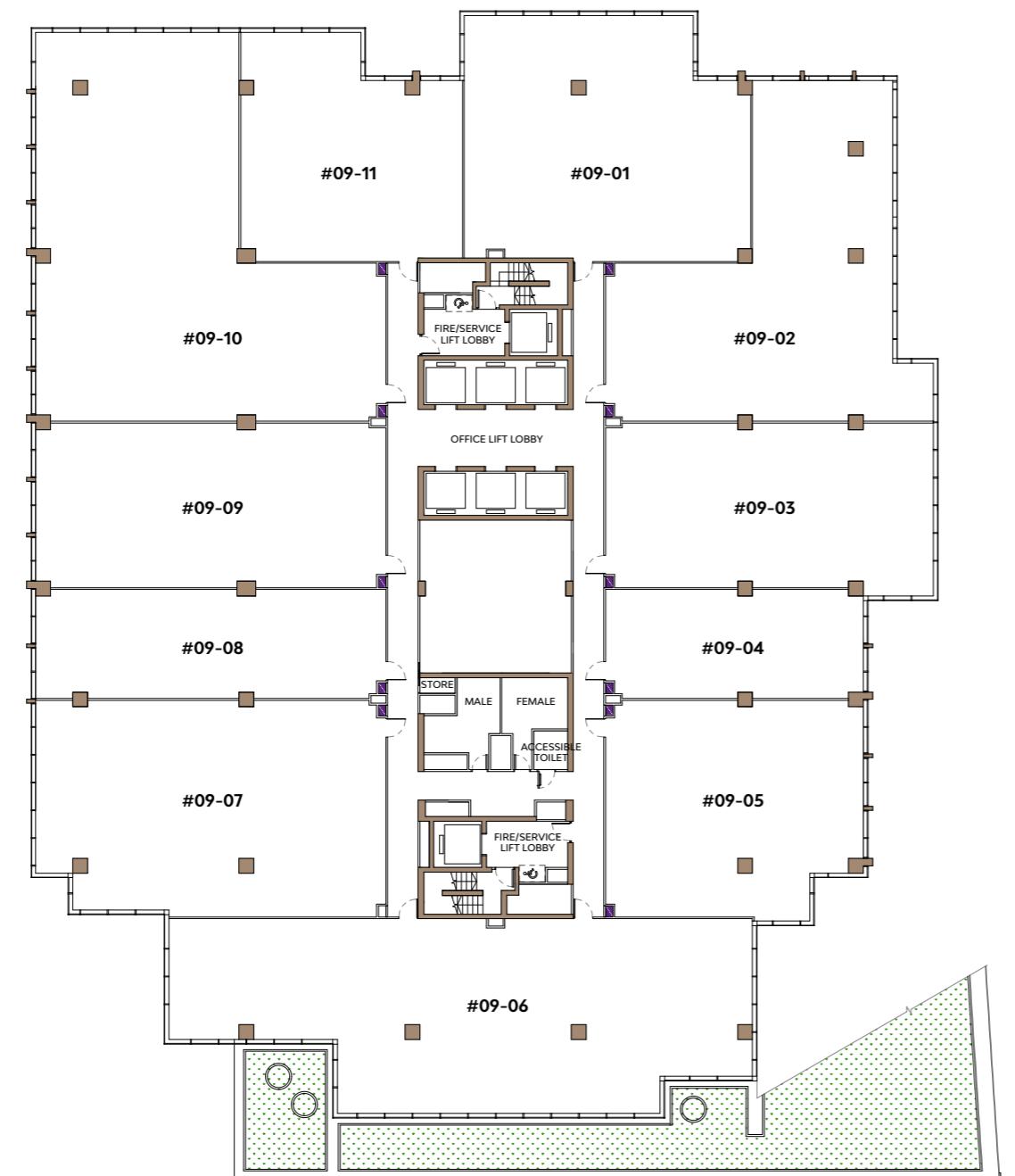
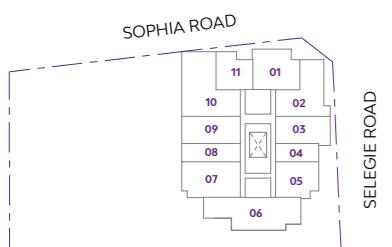
Area: 176 sq m  
(including A/C ledge 3 sq m)

**#09-10**

Area: 314 sq m  
(including A/C ledge 5 sq m)

**#09-11**

Area: 143 sq m  
(including A/C ledge 3 sq m)



## 10th STOREY PLAN

**#10-01**

Area: 175 sq m  
(including A/C ledge 3 sq m)

**#10-02**

Area: 131 sq m  
(including A/C ledge 3 sq m)

**#10-03**

Area: 102 sq m  
(including A/C ledge 3 sq m)

**#10-04**

Area: 67 sq m  
(including A/C ledge 3 sq m)

**#10-05**

Area: 104 sq m  
(including A/C ledge 3 sq m)

**#10-06**

Area: 190 sq m  
(including A/C ledge 3 sq m)

**#10-07**

Area: 202 sq m  
(including A/C ledge 3 sq m)

**#10-08**

Area: 118 sq m  
(including A/C ledge 3 sq m)

**#10-09**

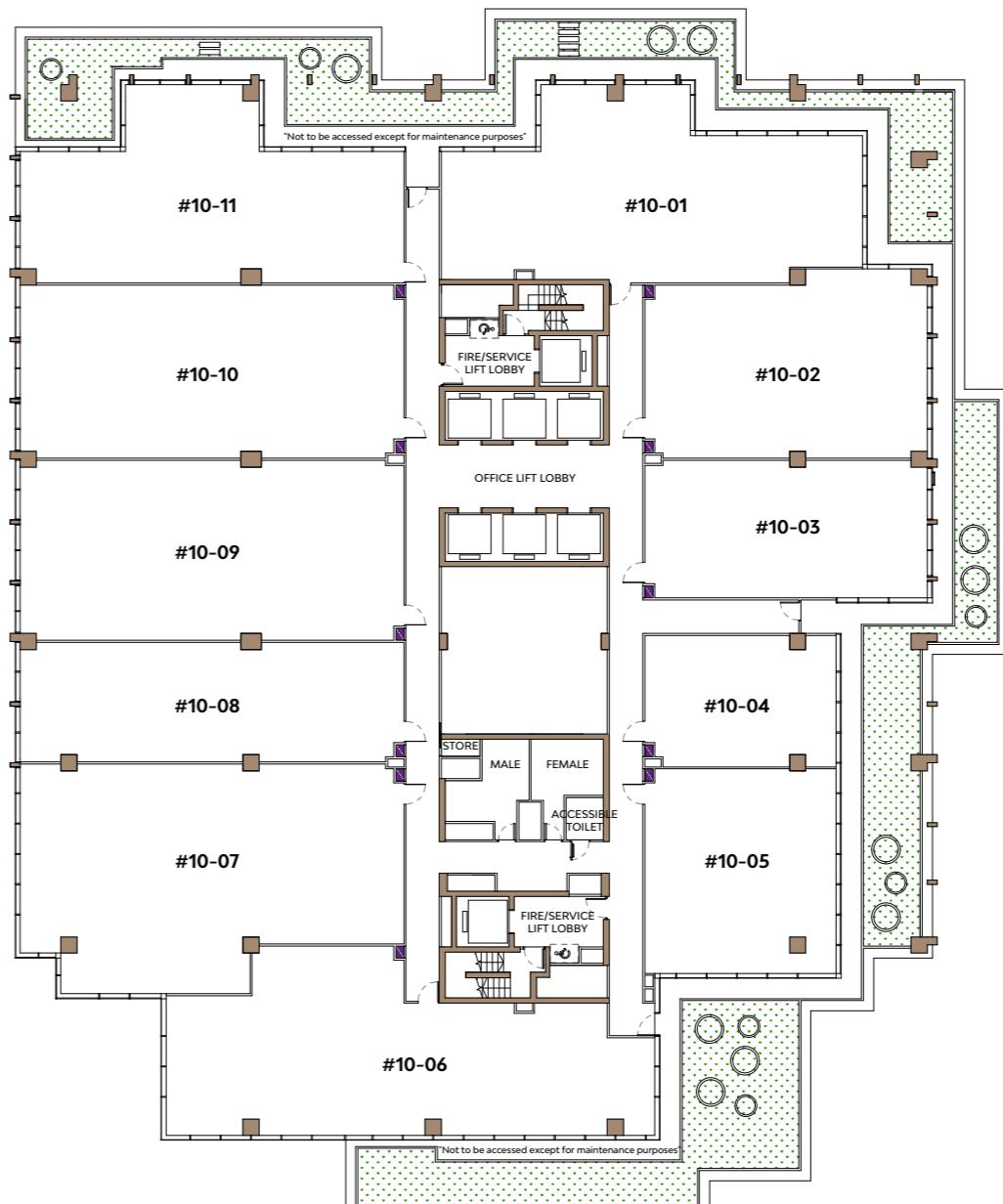
Area: 176 sq m  
(including A/C ledge 3 sq m)

**#10-10**

Area: 169 sq m  
(including A/C ledge 3 sq m)

**#10-11**

Area: 157 sq m  
(including A/C ledge 3 sq m)

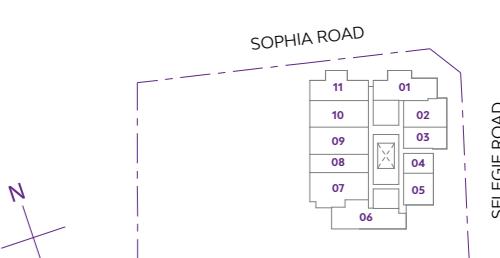


### LEGEND:

WATER/ELECTRICAL CLOSET

LANDSCAPE/PLANTER

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.



# 11th STOREY PLAN

## #11-01

Area: 176 sq m  
(including A/C ledge 3 sq m)

## #11-02

Area: 231 sq m  
(including A/C ledge 3 sq m)

## #11-03

Area: 131 sq m  
(including A/C ledge 3 sq m)

## #11-04

Area: 88 sq m  
(including A/C ledge 3 sq m)

## #11-05

Area: 162 sq m  
(including A/C ledge 3 sq m)

## #11-06

Area: 264 sq m  
(including A/C ledge 5 sq m)

## #11-07

Area: 191 sq m  
(including A/C ledge 3 sq m)

## #11-08

Area: 118 sq m  
(including A/C ledge 3 sq m)

## #11-09

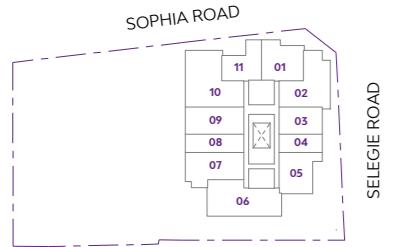
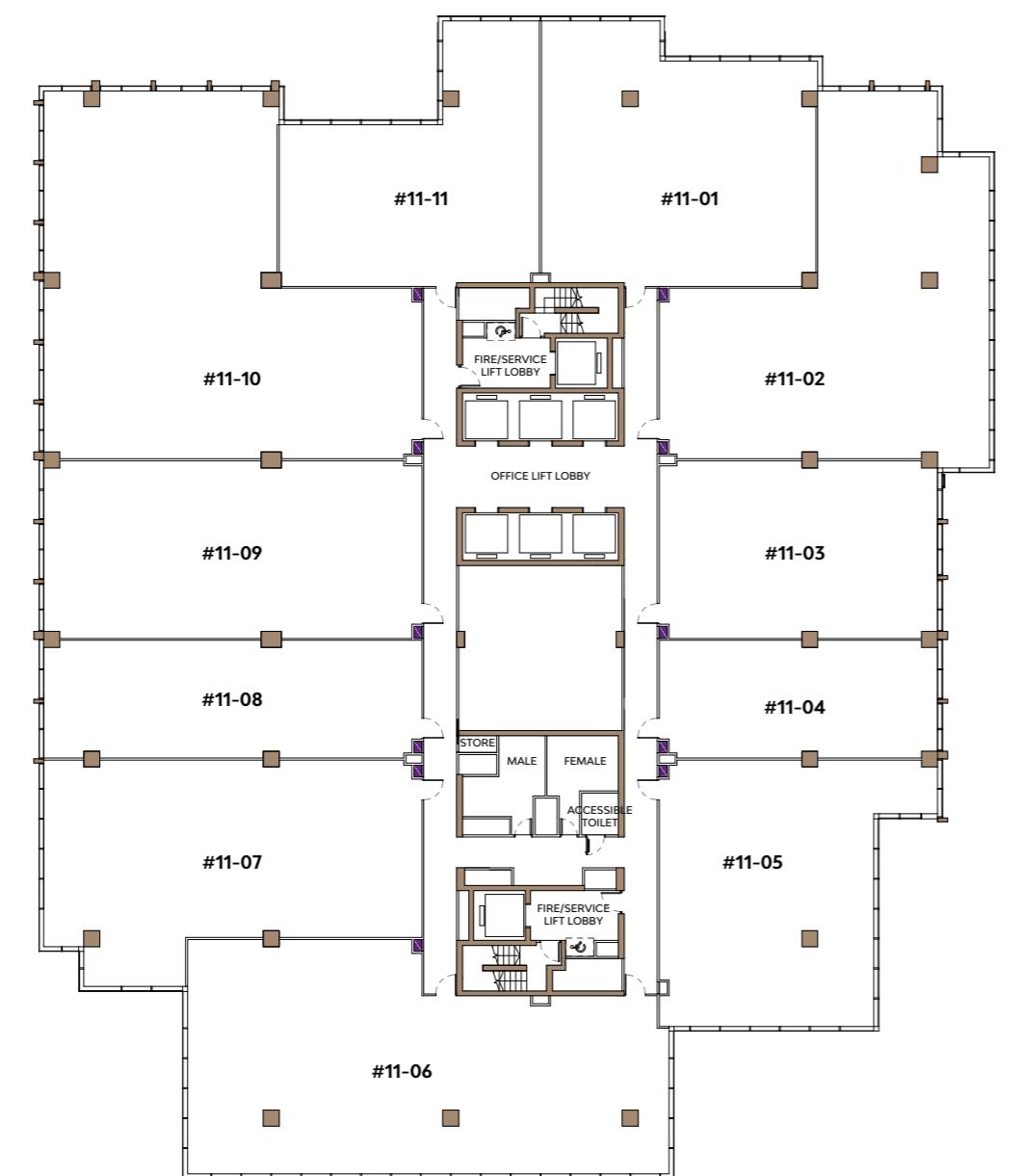
Area: 176 sq m  
(including A/C ledge 3 sq m)

## #11-10

Area: 292 sq m  
(including A/C ledge 5 sq m)

## #11-11

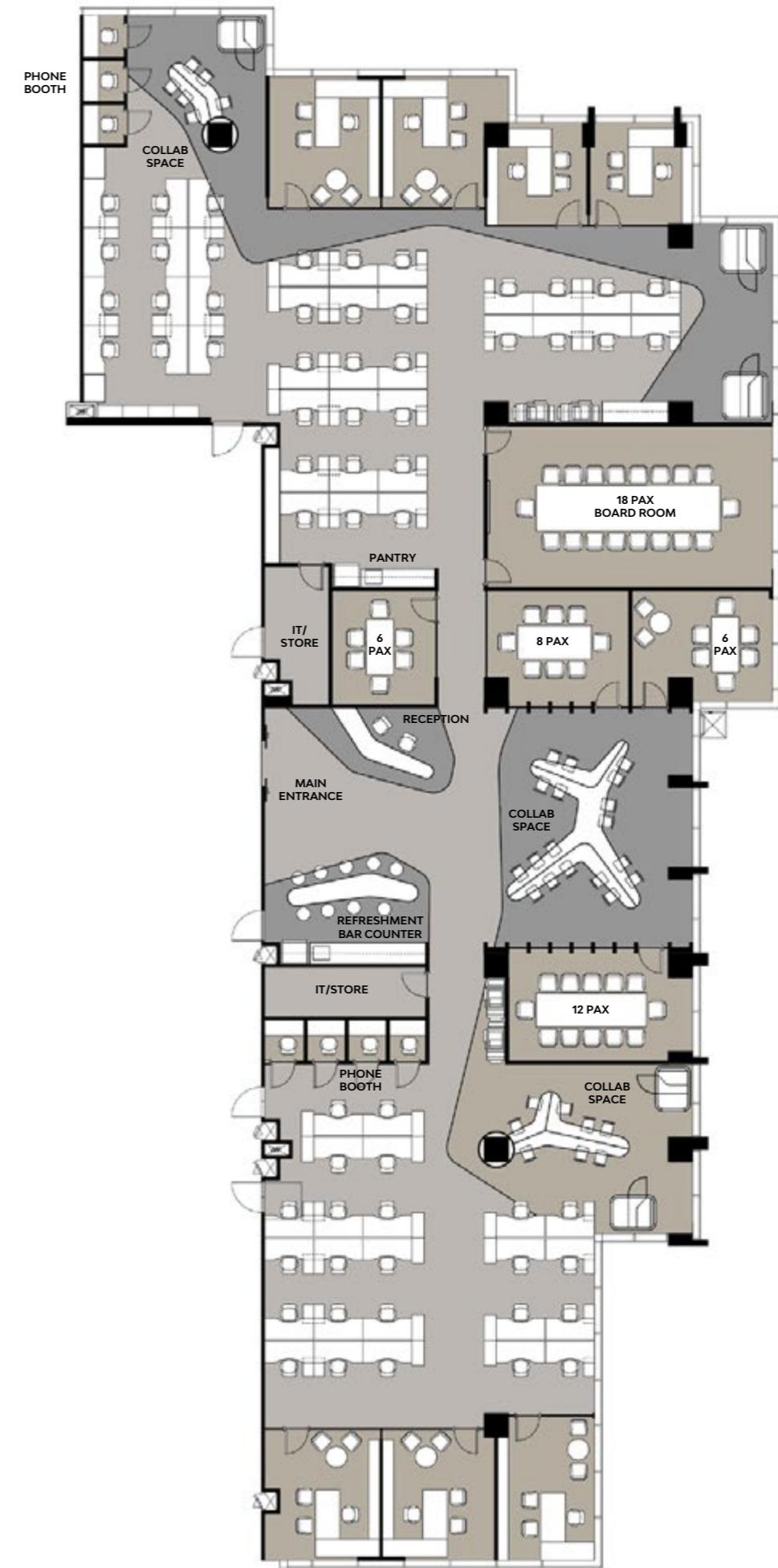
Area: 140 sq m  
(including A/C ledge 3 sq m)



### LEGEND:

- WATER/ELECTRICAL CLOSET
- LANDSCAPE/PLANTER

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.

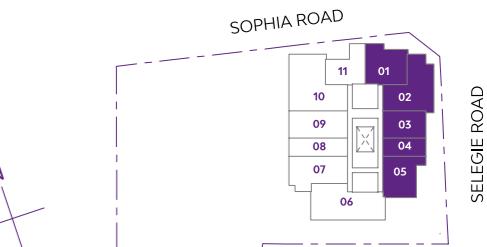


Test-fit plans are for the purpose of visual representation only

### TEST FIT LAYOUT - DYNAMIC

## #11-01 TO 05

<b>Unit Size (sq m)</b>	773
<b>Total Pax</b>	69
<b>No. of Work Stations</b>	62
<b>No. of Manager Rooms</b>	7
<b>No. of Meeting Rooms</b>	5
<b>No. of Work Pods</b>	12
<b>No. of Collaboration Spaces</b>	32
<b>Reception</b>	1
<b>Refreshment Counter</b>	1
<b>IT Server Room</b>	1
<b>Pantry</b>	1





**#11-01 TO 05**

360°  
CLICK TO VIEW  
INTERACTIVE  
FITTED UNIT

# 12th STOREY PLAN

**#12-01**  
Area: 157 sq m  
(including A/C ledge 3 sq m)

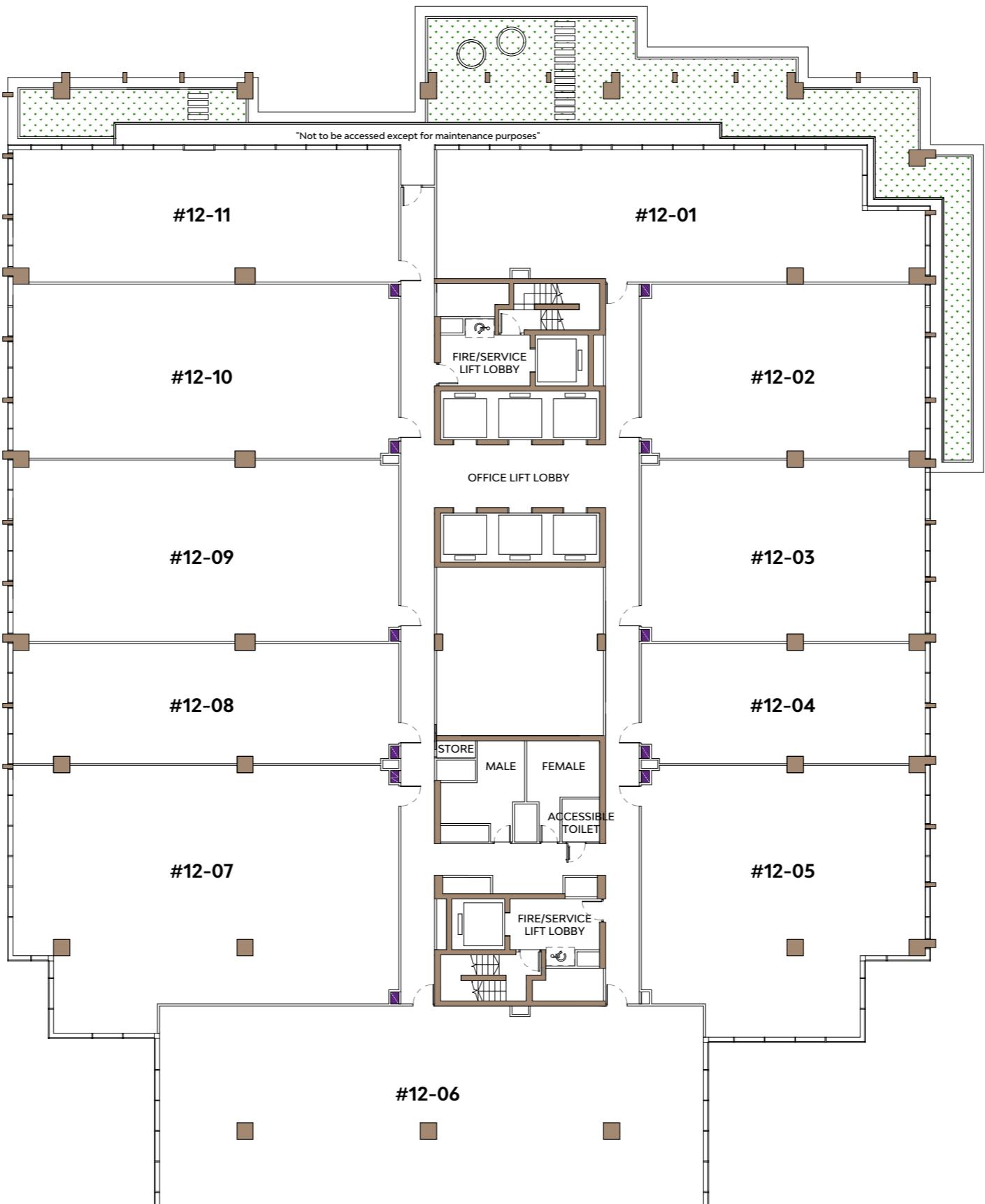
**#12-02**  
Area: 126 sq m  
(including A/C ledge 3 sq m)

**#12-03**  
Area: 131 sq m  
(including A/C ledge 3 sq m)

**#12-04**  
Area: 88 sq m  
(including A/C ledge 3 sq m)

**#12-05**  
Area: 178 sq m  
(including A/C ledge 3 sq m)

**#12-06**  
Area: 278 sq m  
(including A/C ledge 5 sq m)



**#12-07**  
Area: 236 sq m  
(including A/C ledge 5 sq m)

**#12-08**  
Area: 118 sq m  
(including A/C ledge 3 sq m)

**#12-09**  
Area: 176 sq m  
(including A/C ledge 3 sq m)

**#12-10**  
Area: 169 sq m  
(including A/C ledge 3 sq m)

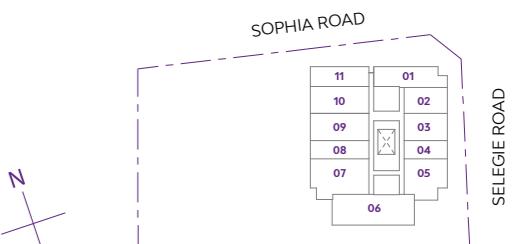
**#12-11**  
Area: 134 sq m  
(including A/C ledge 3 sq m)

## LEGEND:

WATER/ELECTRICAL CLOSET

LANDSCAPE/PLANTER

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.



# 13th STOREY PLAN

## #13-01

Area: 124 sq m  
(including A/C ledge 3 sq m)

## #13-02

Area: 99 sq m  
(including A/C ledge 3 sq m)

## #13-03

Area: 110 sq m  
(including A/C ledge 3 sq m)

## #13-04

Area: 112 sq m  
(including A/C ledge 3 sq m)

## #13-05

Area: 221 sq m  
(including A/C ledge 3 sq m)

## #13-06

Area: 118 sq m  
(including A/C ledge 3 sq m)

## #13-07

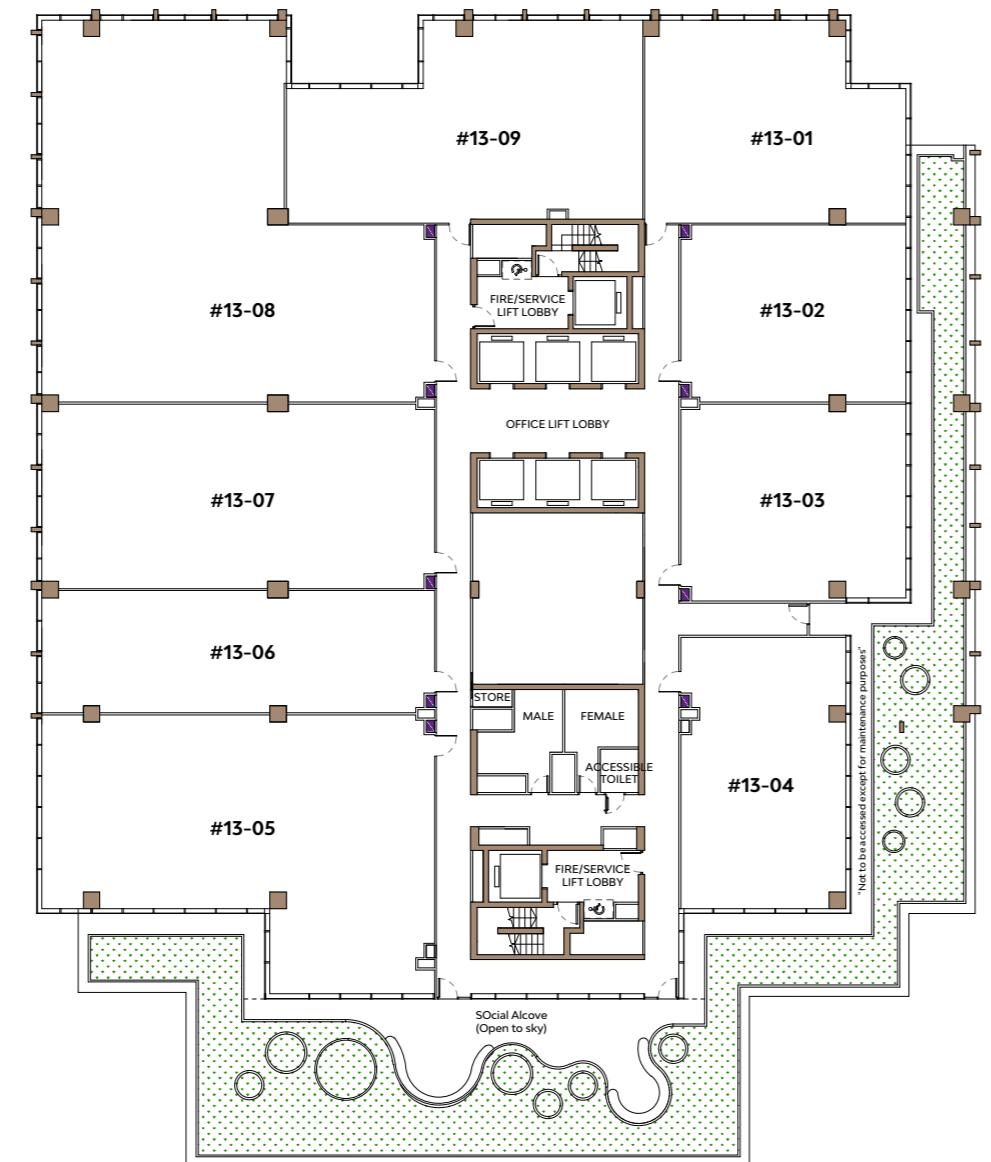
Area: 176 sq m  
(including A/C ledge 3 sq m)

## #13-08

Area: 293 sq m  
(including A/C ledge 5 sq m)

## #13-09

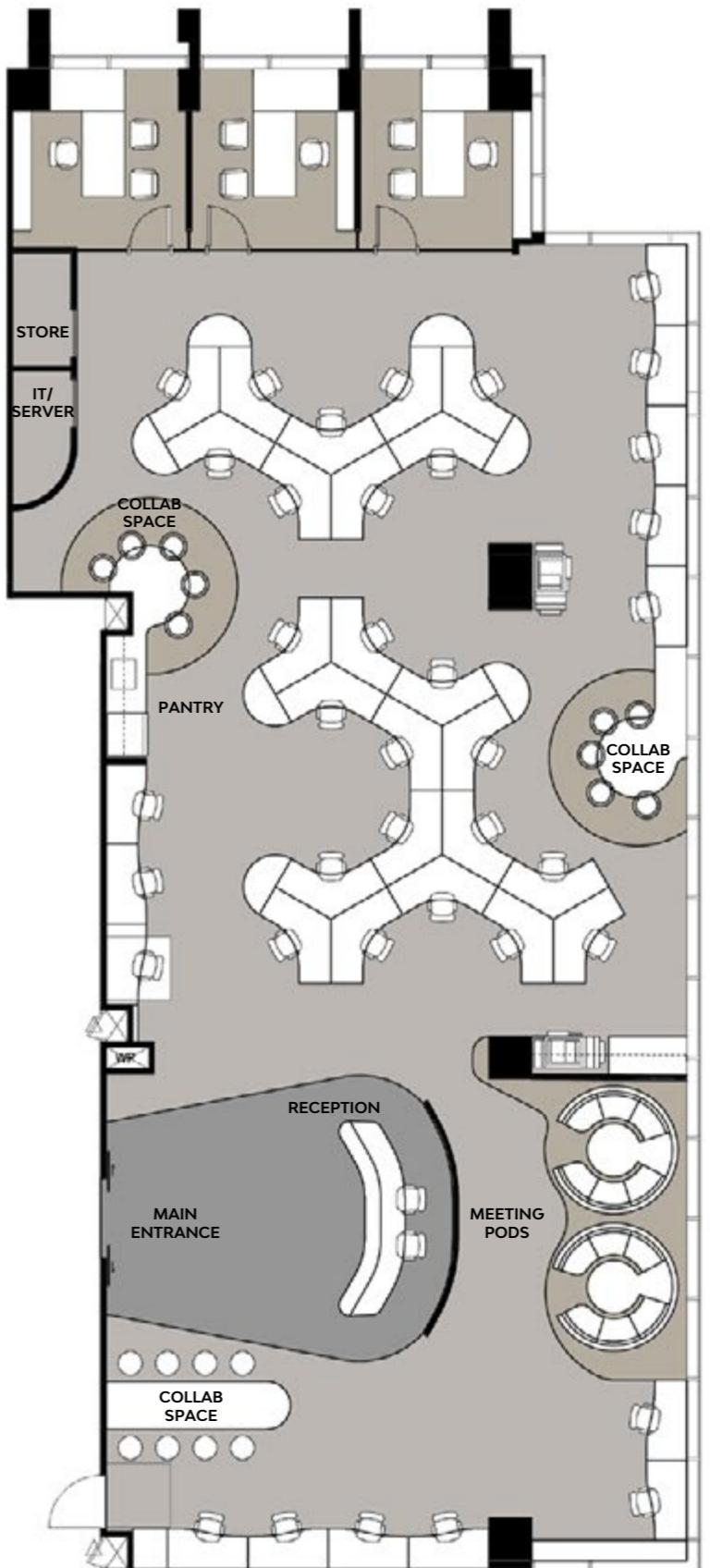
Area: 155 sq m  
(including A/C ledge 3 sq m)



### LEGEND:

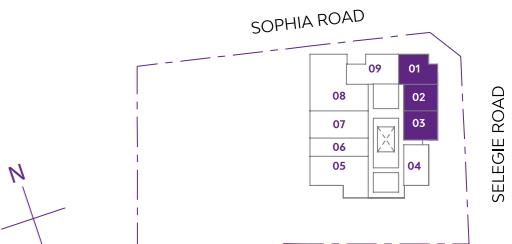
- WATER/ELECTRICAL CLOSET
- LANDSCAPE/PLANTER

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.



## TEST FIT LAYOUT - COLLABORATIVE #13-01 TO 03

Unit Size (sq m)	324
Total Pax	41
No. of Work Stations	38
No. of Manager Rooms	3
No. of Meeting Pods	2
No. of Collaboration Spaces	18
Reception	1
IT Server Room	1
Pantry	1
Store	1



Test-fit plans are for the purpose of visual representation only



**#13-01 TO 03**

# SPECIFICATIONS

<b>TOTAL NO. OF FLOORS</b>	11 storeys							
<b>NO. OF STRATA UNITS PER FLOOR</b>	L3: 10 Strata Units L4: 12 Strata Units L5: 12 Strata Units	L6: 12 Strata Units L7: 12 Strata Units L8: 11 Strata Units	L9: 11 Strata Units L10: 11 Strata Units L11: 11 Strata Units	L12: 11 Strata Units L13: 9 Strata Units				
<b>FLOOR LOADING</b>	3.0kN/m <sup>2</sup>							
<b>FLOOR-TO-SOFFIT HEIGHT</b>	3.10m							
<b>DOOR</b>	Glass door with lockset provided.							
<b>FLOOR FINISH</b>	Reinforced concrete slab with 150mm drop from common corridor floor finish.							
<b>AIR CONDITIONING SYSTEM</b>	VRV fan coil unit based on 100 watts per m <sup>2</sup> , for future ducting connection and dedicated VRV condensing unit at office tower roof. Fresh air supply terminated within unit for future connection.							
<b>ELECTRICAL INSTALLATION</b>	Electrical isolator provision within the units at high level for future connection to distribution board.							
	<b>Unit No.</b>				<b>Provisions</b>			
	#03-01, #03-02, #03-03, #03-04, #03-06, #03-07, #03-08, #03-09, #04-03, #04-04, #04-08, #04-09, #04-10, #04-11, #05-03, #05-04, #05-09, #05-10, #05-12, #06-02, #06-03, #06-04, #06-05, #06-09, #06-12, #07-04, #07-05, #07-09, #07-12, #08-02, #08-03, #08-04, #08-07, #08-08, #08-09, #08-10, #08-11, #09-04, #09-08, #09-11, #10-02, #10-03, #10-04, #10-05, #10-08, #11-03, #11-04, #11-08, #11-11, #12-02, #12-03, #12-04, #12-08, #12-11, #13-01, #13-02, #13-03, #13-04 & #13-06	40A 3-Phase						
	#03-05, #03-10, #04-01, #04-02, #04-05, #04-12, #05-01, #05-05, #05-08, #06-01, #06-08, #06-10, #06-11, #07-01, #07-03, #07-08, #07-10, #08-01, #08-05, #08-06, #09-01, #09-02, #09-03, #09-05, #09-07, #09-09, #10-01, #10-06, #10-07, #10-09, #10-10, #10-11, #11-01, #11-02, #11-05, #11-07, #11-09, #12-01, #12-05, #12-09, #12-10, #13-05, #13-07 & #13-09	63A 3-Phase						
	#04-06, #04-07, #05-02, #05-06, #05-07, #05-11, #06-06, #06-07, #07-02, #07-06, #07-07, #07-11, #09-06, #09-10, #11-06, #11-10, #12-06, #12-07 & #13-08	80A 3-Phase						
<b>PLUMBING, SANITARY</b>	Plumbing - Provision of 25mm water supply pipe capped off at high level for future connection. Sanitary - Provision of 1 no. of floor trap.							
<b>FIRE PROTECTION</b>	Fire protection provided in compliance with statutory requirements. Only one layer of sprinkler will be provided.							
<b>TELECOMMUNICATION</b>	All units - 2-way air-blown fibre micro-ducts provided inside all units ready for Purchaser to connect their telecommunication/internet services/subscription.							
<b>LIFTS AND ESCALATORS</b>	Passenger Lifts: 6 nos.	Service Lifts: 2 nos.						
<b>SECURITY</b>	Biometric security system.							
<b>BUILDING MANAGEMENT SYSTEM (BMS)</b>	Comprehensive BMS monitoring and control of building services including energy performance of the air-conditioning system.							

ONE  
SOPHIA

THE ADDRESS  
THAT'S DEFINING THE DISTRICT



**DEVELOPED BY**  
**Sophia Residential Pte Ltd and Sophia Commercial Pte Ltd**

While every reasonable care has been taken in preparing this brochure, the specifications and the attached plans, and in constructing the sales models and showflats, the Developer and its agents shall not be held responsible for any inaccuracies or omissions. All statements, specifications, information, depictions and plans in the brochure are believed to be accurate at the time of publication but shall not be regarded or relied upon as statements or representations of fact. All information, specifications and plans are subject to change/ amendments as may be required and/or approved by the Developer and/or the building authorities and other relevant authorities and do not form part of an offer or contract. Visual representations, illustrations, photographs, graphic representations, sales models, showflat displays, pictures and other art renderings are only artist's impressions of the development and are not to be regarded or relied upon as statements and representations of fact. Photographs for images contained in this brochure do not necessarily represent as built standard specifications. All areas are approximate measurements only and are subject to final survey. The property is subject to final inspection by the relevant authorities to comply with current codes of practice. The sale and purchase agreement shall form the entire agreement between the Developer and the purchaser and shall supersede all statements, representations or promises made prior to the signing of the sale and purchase agreement and shall in no way be modified by any such statements, representations or promises made.

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.