
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.

SO

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

# 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** LaSalle College of The Arts

**400M** Nanyang Academy of Fine Arts

**550M** St. Margaret's School (Primary)

**650M** Singapore Management University

**800M** University of the Arts (UAS)

**2KM** 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

SG

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




Artist's impression

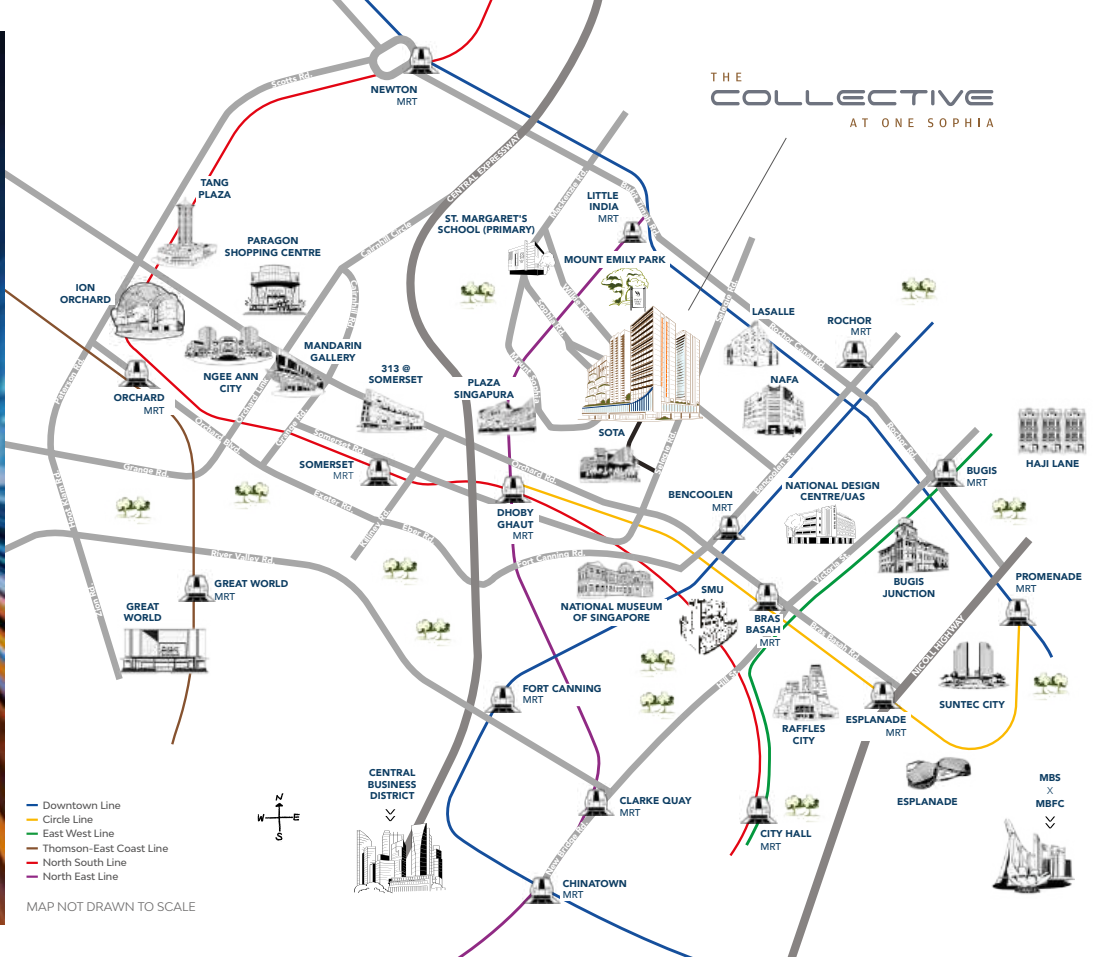
# SO CONNECTED CENTRAL CONVENIENT

**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
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
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




**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




LEISURE & HEALTH





CURATED F&B



ARTISANAL EXPERIENCES



ENTERTAINMENT

EVERYDAY CONVENIENCE





WELLNESS & LIFESTYLE




# OFFICE

## NOT BUSINESS AS USUAL

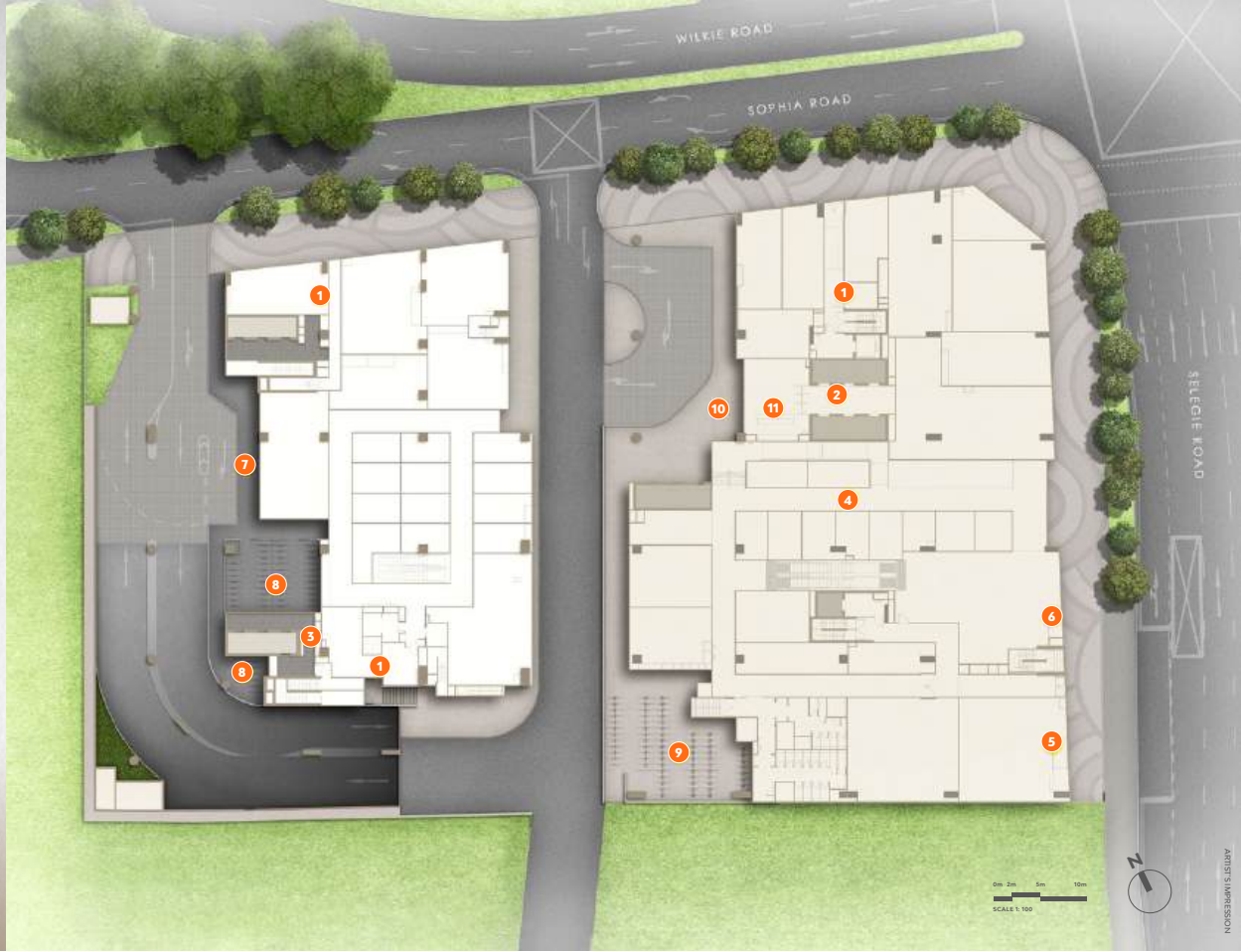
Live in a tight-knit community where spaces are designed to encourage interactions and maximise your comfort. With seamless connections to an urban business hub, reduce your travel time to work and focus on what's truly important.

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)




ARTIST'S IMPRESSION

# 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.

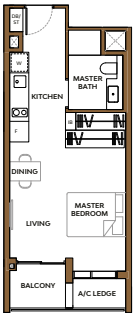
**3 Bedroom Luxury**
ARTIST'S IMPRESSION

# 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*

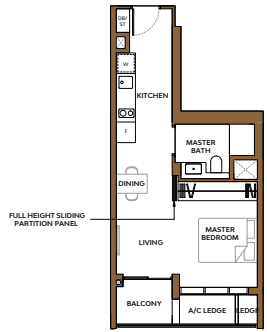
Plans are subject to change/amendments as may be required and/or approved by the Developer and/or the relevant authorities and do not form part of any offer or contract. These are not drawn to scale and are for the purpose of visual representation only. The balcony shall not be enclosed unless with the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

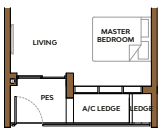
Unit(s)
**#04-37*** TO **#19-37***
**#04-38** TO **#19-38**




## Type A2-P

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

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



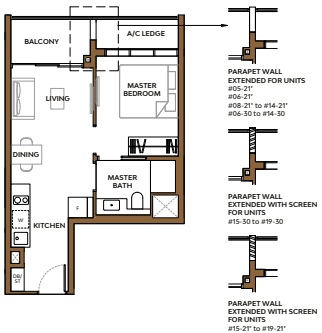



# 1-Bedroom Suite

## 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**




## 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*

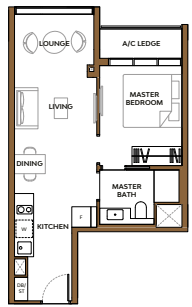
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# 1-Bedroom Suite

## 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)

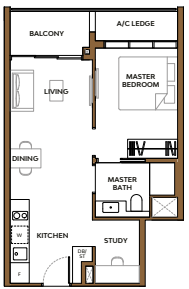
Unit(s)
**#04-24**
**#04-40***
**#04-41**
**#05-29**




## 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***



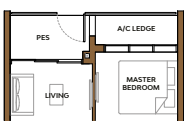

### Type 1H1-P
Area: 50 sq m
(include PES 5 sq m, A/C ledge 3 sq m)

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




### Type 1S1-P
Area: 51 sq m
(include PES 5 sq m, A/C ledge 3 sq m)

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










*Note: *Mirror Image*

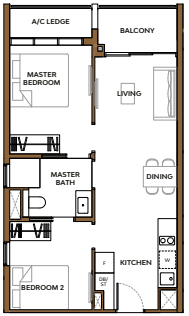
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## 2-Bedroom Deluxe

### 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**







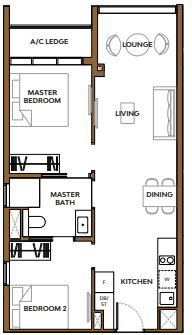
*Note: *Mirror Image*

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## 2-Bedroom Deluxe

### Type 2C2
Area: 62 sq m (include A/C ledge 3 sq m)

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

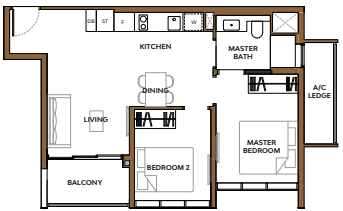





## 2-Bedroom Deluxe

### Type 2C3
Area: 62 sq m
(include Balcony 5 sq m, A/C ledge 4 sq m)

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




## 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 2C3-P
Area: 62 sq m
(include PES 5 sq m, A/C ledge 4 sq m)

Unit(s)
**#03-35**




### Type 2S1-P
Area: 65 sq m
(include PES 5 sq m, A/C ledge 3 sq m)

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









Note: *Mirror Image

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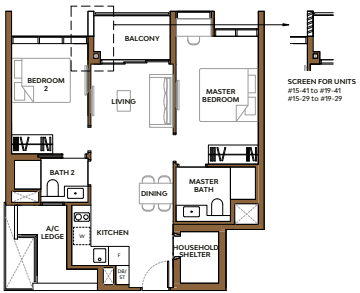
## 2-Bedroom Premium

### 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**




## 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**









*Note: *Mirror Image*

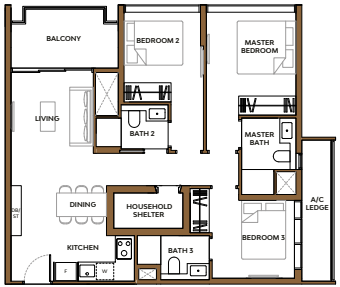
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## 3-Bedroom Premium

### 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**




## 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**










*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.



# 3-Bedroom Luxury

## Type 3D2

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

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





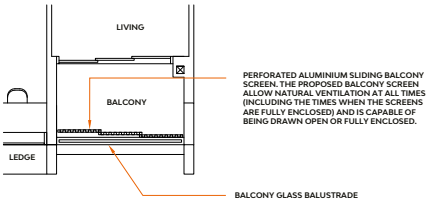


Note: *Mirror Image*

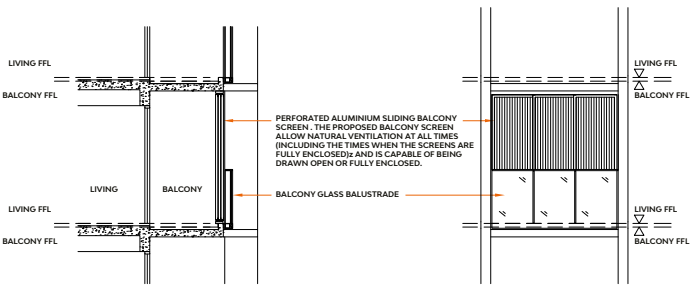
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# Approved Balcony Screen Design

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