

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**

# S ECLECTIC VIBRANT DIVERSE

ADD COLOUR TO  
YOUR EVERYDAY LIFE



ARTS & CULTURE



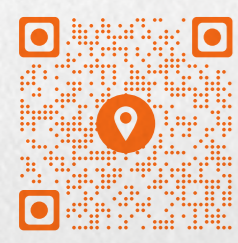
ENTERTAINMENT



BUSINESS









EDUCATION

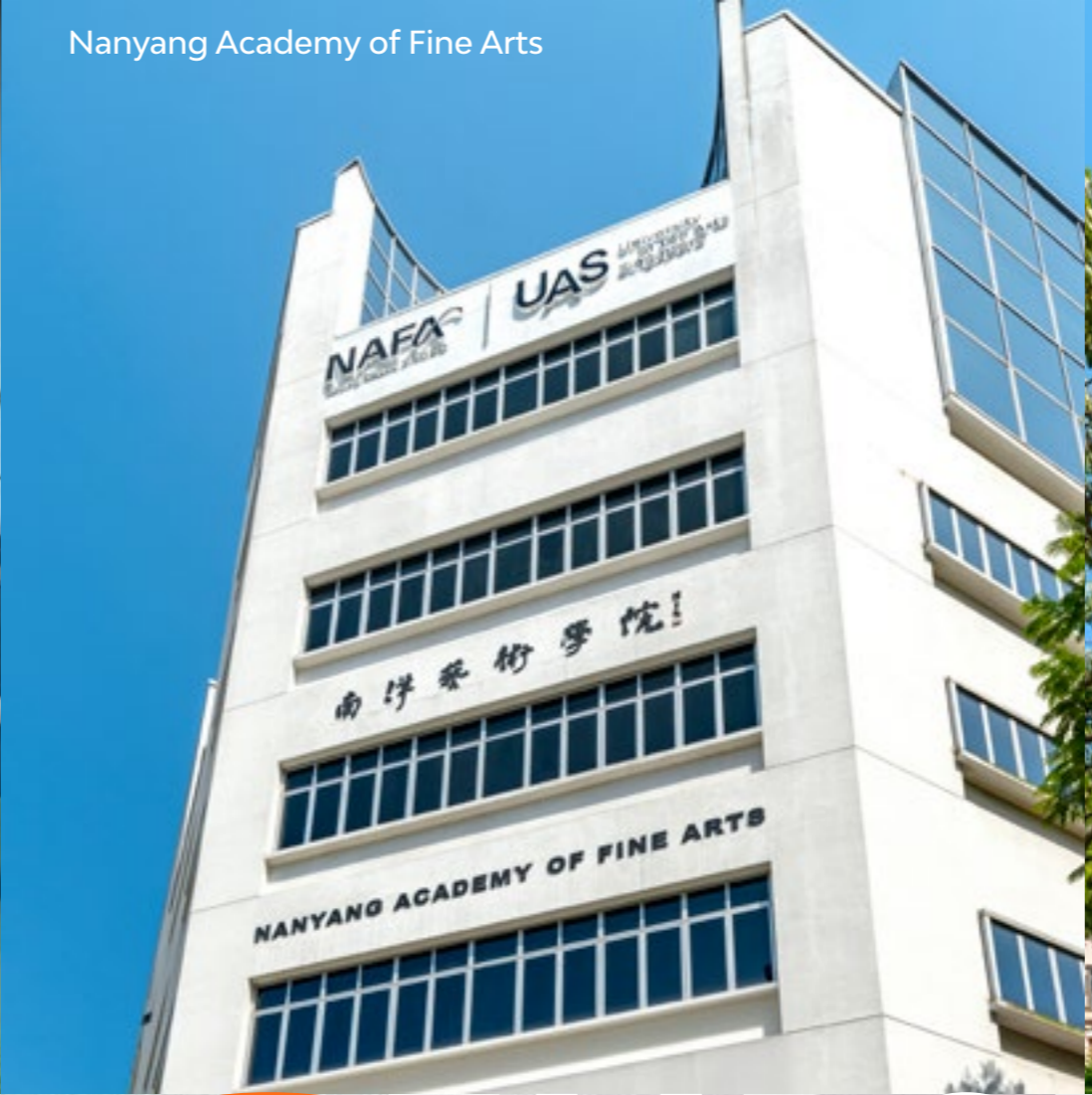


EXPLORE  
THE CITY'S  
HOT SPOTS

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)



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.

# SEMPowering 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

# 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



# 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)



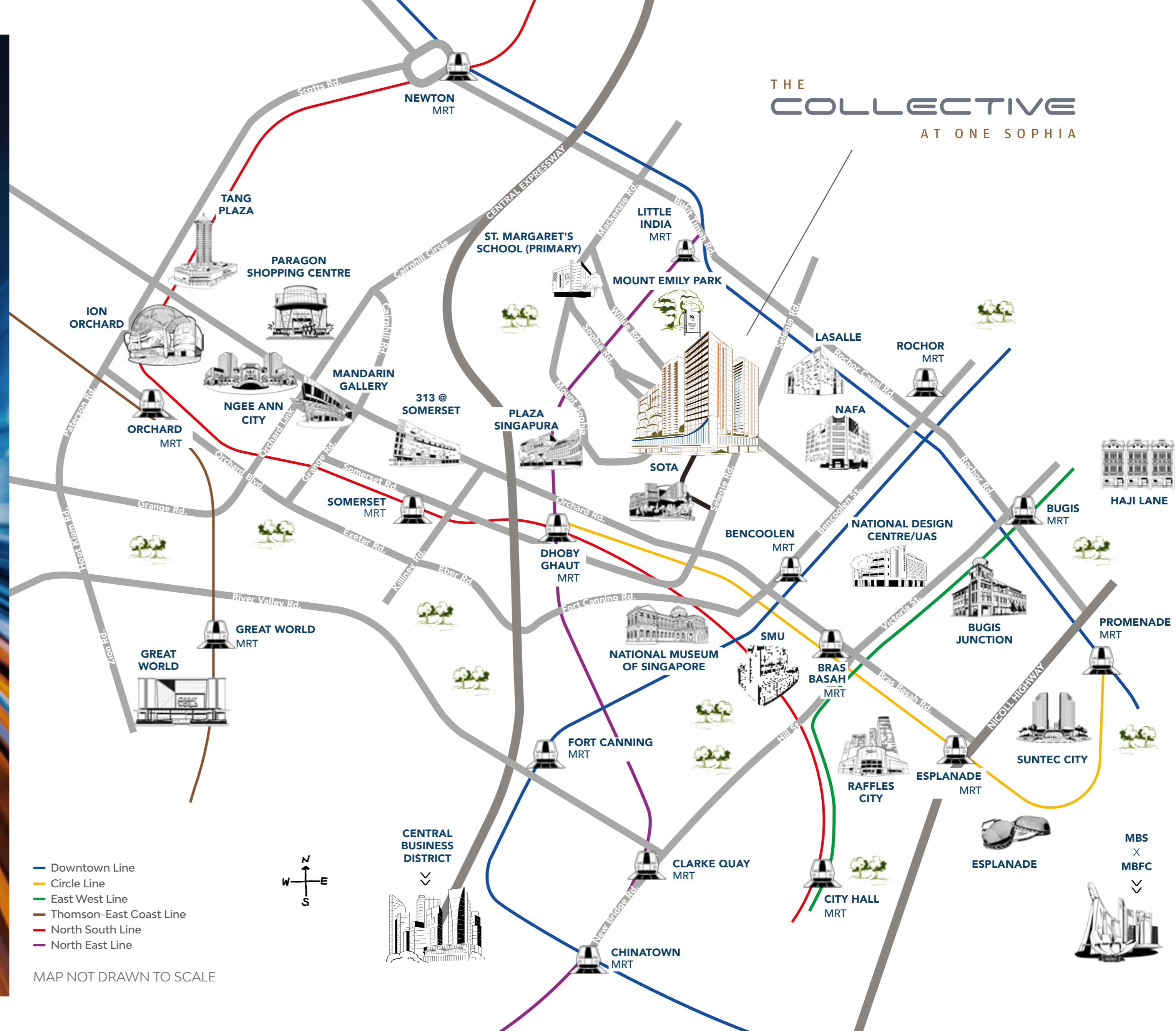
## Walking distance to Orchard Road

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.



THE  
COLLECTIVE  
AT ONE SOPHIA

首福

← TO MALL



STEP INTO TRANQUILITY

HOME, AT THE HEART  
OF IT ALL





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.

# SO **REFRESHING** **WELLNESS** **ACTIVE**



S

**SOCIAL**  
**WELCOMING**  
**INTERACTIVE**



**A SPACE TO CONNECT  
WITH LOVED ONES**



# 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.

# SO

## TRENDY

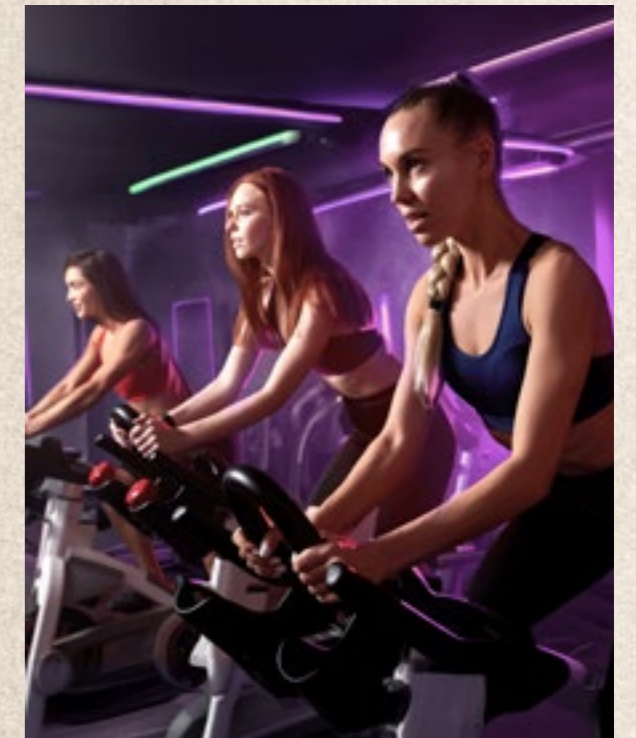
## INVITING

## CHIC

LEISURE & HEALTH



ARTIST'S IMPRESSION



CURATED F&B



ENTERTAINMENT

EVERYDAY  
CONVENIENCE



WELLNESS &  
LIFESTYLE

ARTISANAL  
EXPERIENCES





**VIA SOSPITO**

13	RENTAL OFFICE UNIT (COMMERCIAL)
12	RENTAL OFFICE UNIT (COMMERCIAL)
11	RENTAL OFFICE UNIT (COMMERCIAL)
10	RENTAL OFFICE UNIT (COMMERCIAL)
09	RENTAL OFFICE UNIT (COMMERCIAL)
08	RENTAL OFFICE UNIT (COMMERCIAL)
07	RENTAL OFFICE UNIT (COMMERCIAL)
06	RENTAL OFFICE UNIT (COMMERCIAL)
05	RENTAL OFFICE UNIT (COMMERCIAL)
04	RENTAL OFFICE UNIT (COMMERCIAL)
03	RENTAL OFFICE UNIT (COMMERCIAL)

# OFFICE

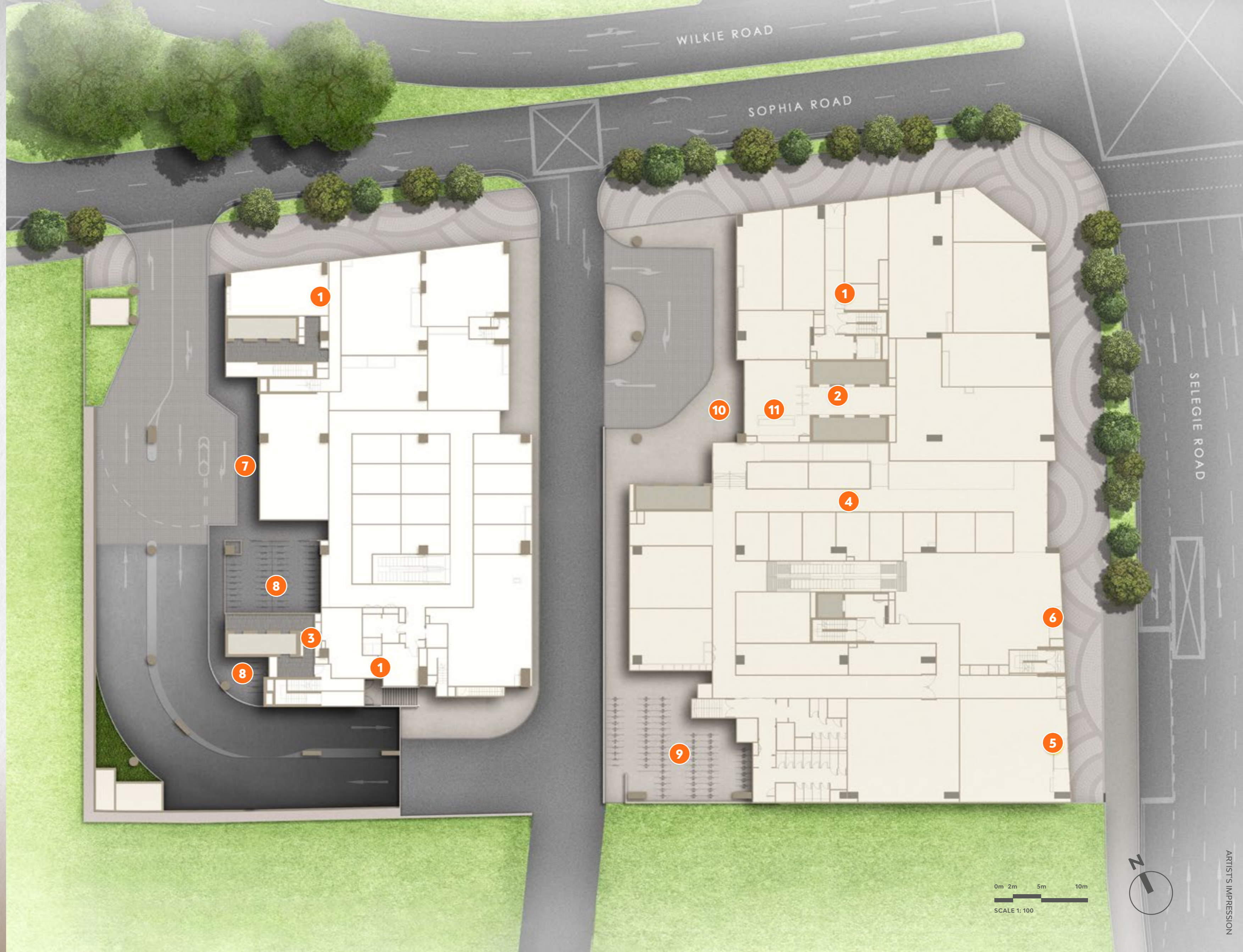
**NOT BUSINESS AS USUAL**

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.

# SITE PLAN

## 1<sup>st</sup> 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



0m 2m 5m 10m  
SCALE 1: 100



# SITE PLAN

## 3<sup>rd</sup> 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)



0m 2m 5m 10m  
SCALE 1: 100



# UNIT DISTRIBUTION

LEGEND:

<span style="display:inline-block; width:15px; height:10px; background-color:#f9c996;"></span> A1 - Studio	<span style="display:inline-block; width:15px; height:10px; background-color:#4f7942;"></span> 1S1 - 1 Bedroom + Study	<span style="display:inline-block; width:15px; height:10px; background-color:#c4a33d;"></span> 2H1 - 2 Bedroom Premium
<span style="display:inline-block; width:15px; height:10px; background-color:#8b6914;"></span> A2 - Studio	<span style="display:inline-block; width:15px; height:10px; background-color:#c0392b;"></span> 2C1 - 2 Bedroom Deluxe	<span style="display:inline-block; width:15px; height:10px; background-color:#5d4037;"></span> 2S2 - 2 Bedroom Premium + Study
<span style="display:inline-block; width:15px; height:10px; background-color:#f1c40f;"></span> 1B1 - 1 Bedroom Suite	<span style="display:inline-block; width:15px; height:10px; background-color:#8e44ad;"></span> 2C2 - 2 Bedroom Deluxe	<span style="display:inline-block; width:15px; height:10px; background-color:#2e7d32;"></span> 3H1 - 3 Bedroom Premium
<span style="display:inline-block; width:15px; height:10px; background-color:#e67e22;"></span> 1B2 - 1 Bedroom Suite	<span style="display:inline-block; width:15px; height:10px; background-color:#a67c52;"></span> 2C3 - 2 Bedroom Deluxe	<span style="display:inline-block; width:15px; height:10px; background-color:#34495e;"></span> 3D1 - 3 Bedroom Luxury
<span style="display:inline-block; width:15px; height:10px; background-color:#27ae60;"></span> 1H1 - 1 Bedroom Premium	<span style="display:inline-block; width:15px; height:10px; background-color:#d4c09d;"></span> 2S1 - 2 Bedroom Deluxe + Study	<span style="display:inline-block; width:15px; height:10px; background-color:#2c3e50;"></span> 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	COMMERCIAL / BASEMENT CARPARK									
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	COMMERCIAL / BASEMENT CARPARK											
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.

# Studio

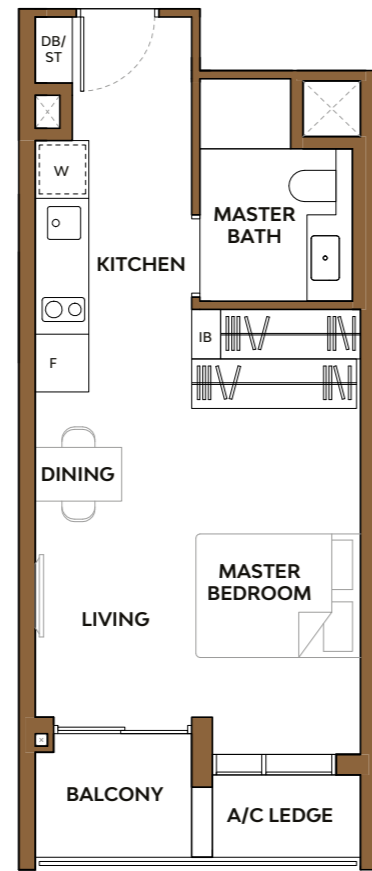
## Type A1

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



# Studio

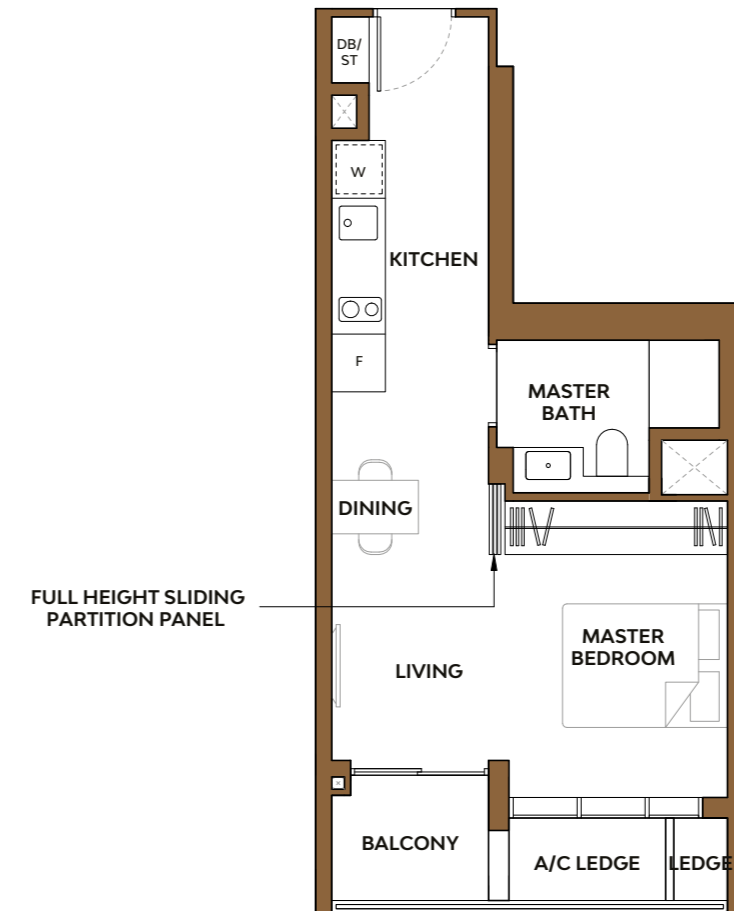
## Type A2

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



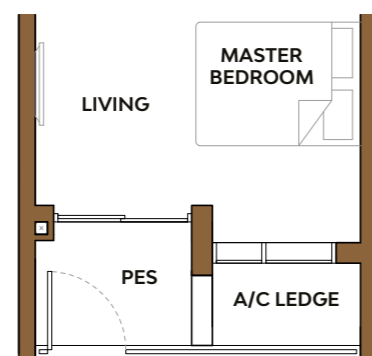
## Type A1-P

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

### Unit(s)

#03-36

#03-39



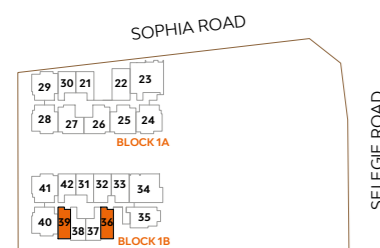
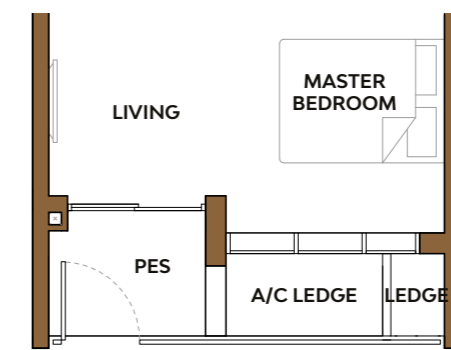
## Type A2-P

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

### Unit(s)

#03-37\*

#03-38

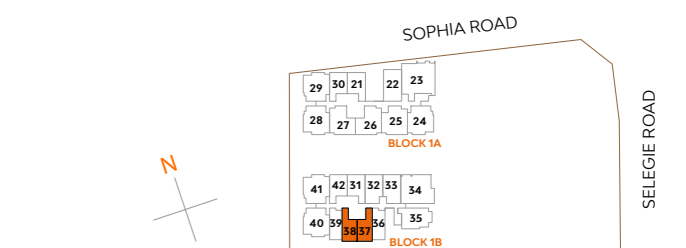


### LEGEND:

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.



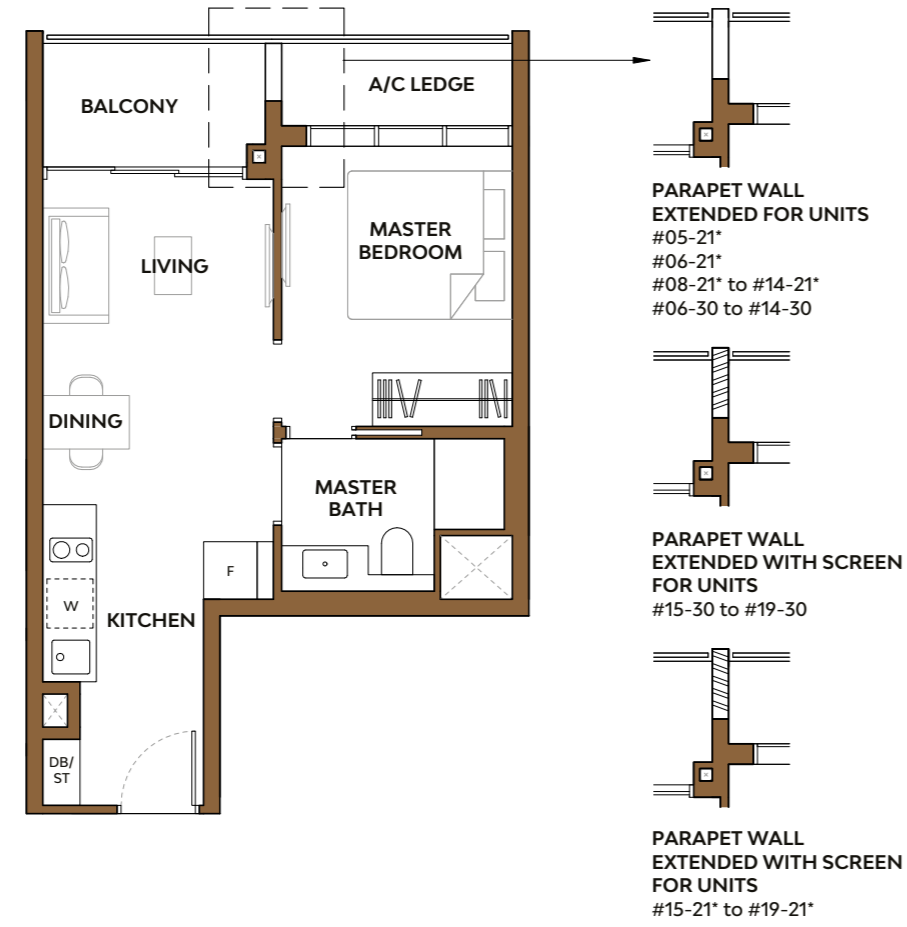
# 1-Bedroom Suite

## 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



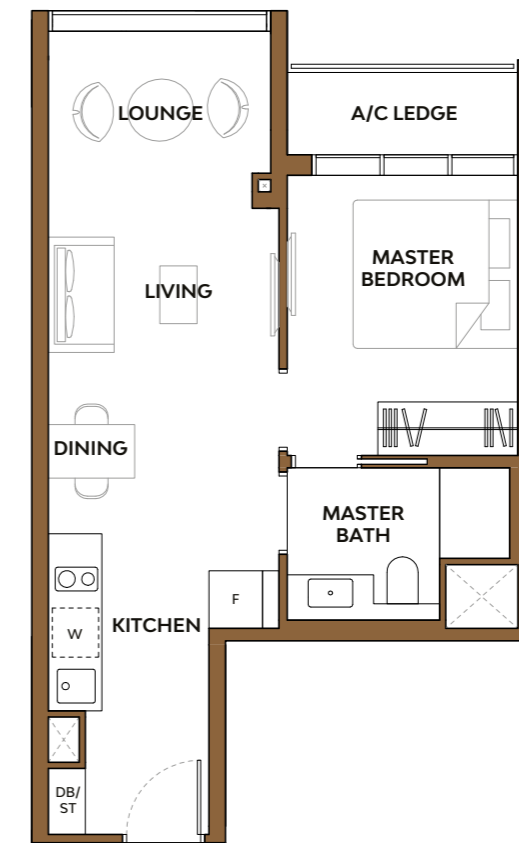
# 1-Bedroom Suite

## Type 1B2

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

### Unit(s)

- #04-21\*
- #07-21\*
- #05-30

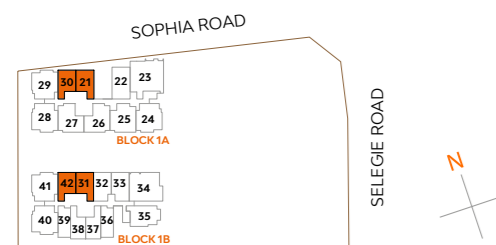
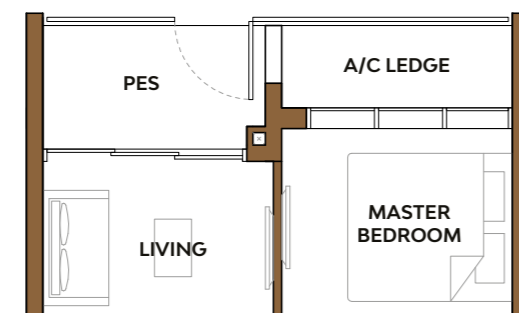


## Type 1B1-P

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

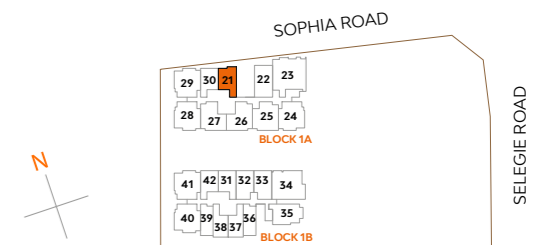
### Unit(s)

- #03-21\*
- #03-31\*
- #03-42



Note: \*Mirror Image

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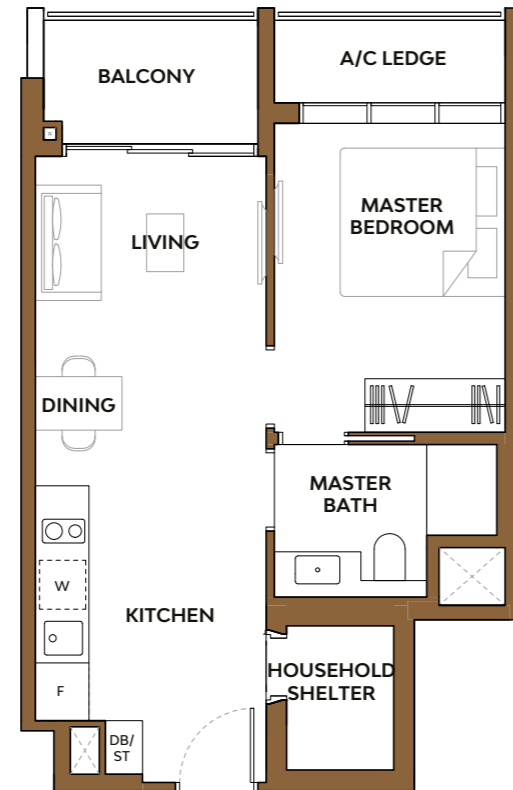
# 1-Bedroom Premium

## 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



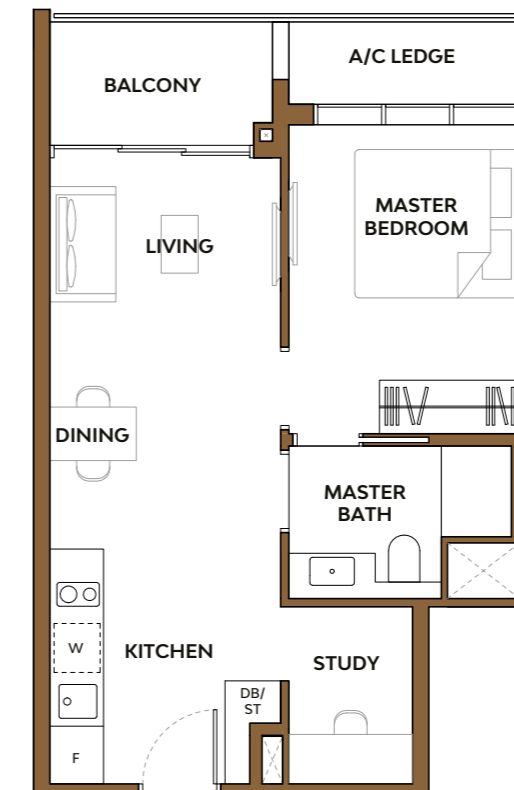
# 1-Bedroom + Study

## 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\*

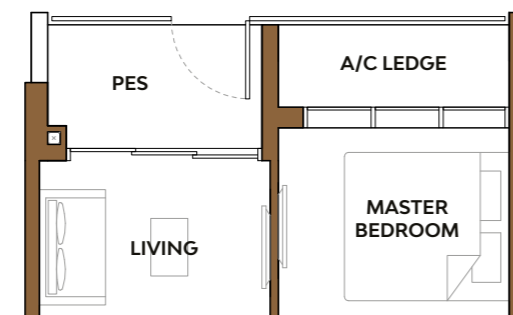


## Type 1H1-P

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

### Unit(s)

- #03-24
- #03-40\*
- #03-41

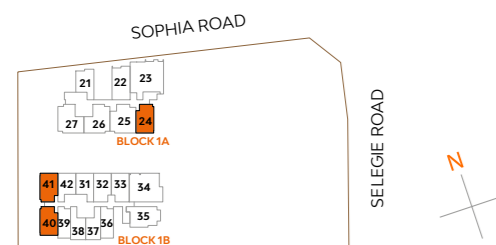
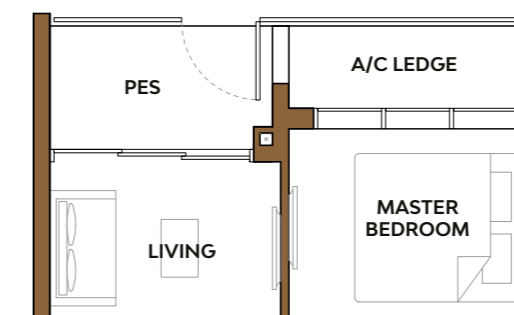


## Type 1S1-P

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

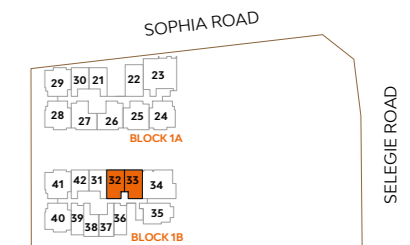
### Unit(s)

- #03-32
- #03-33\*



Note: \*Mirror Image

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## 2-Bedroom Deluxe

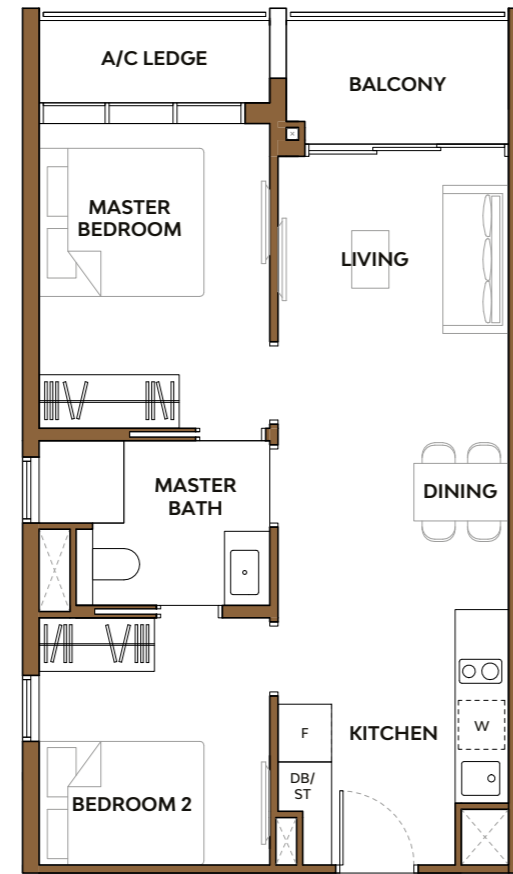
### Type 2C1

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



## 2-Bedroom Deluxe

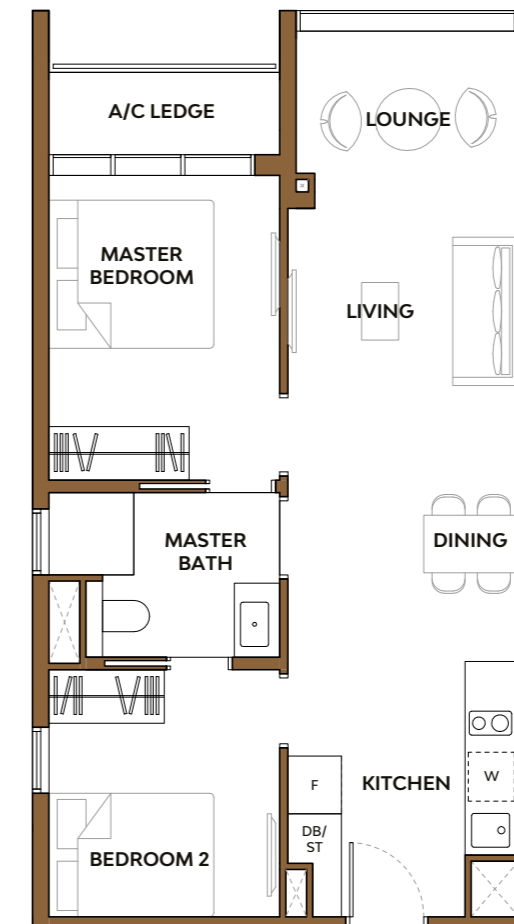
### Type 2C2

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

#### Unit(s)

#04-22

#08-22

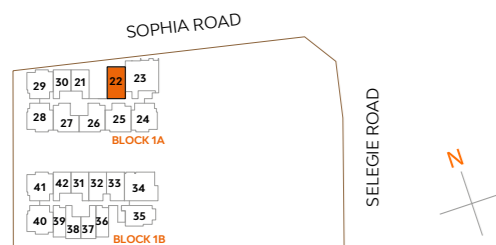


### Type 2C1-P

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

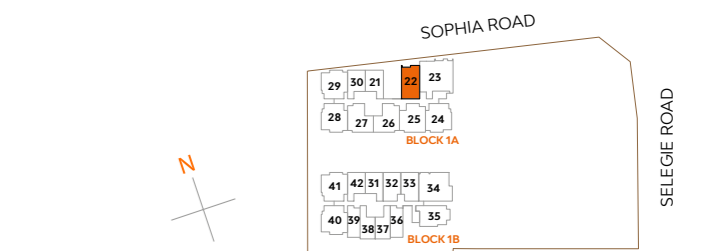
#### Unit(s)

#03-22



Note: \*Mirror Image

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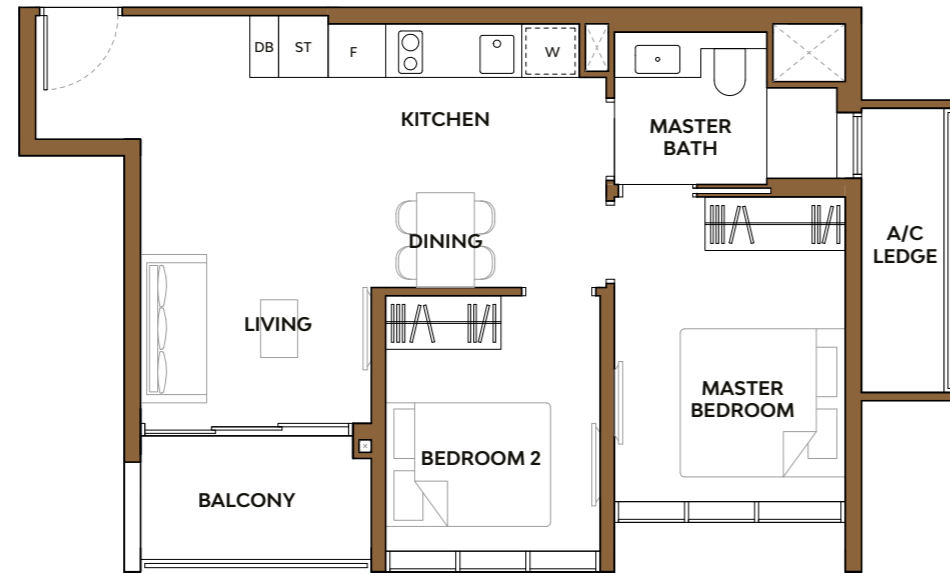
## 2-Bedroom Deluxe

### Type 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



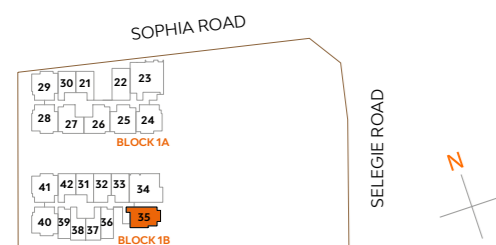
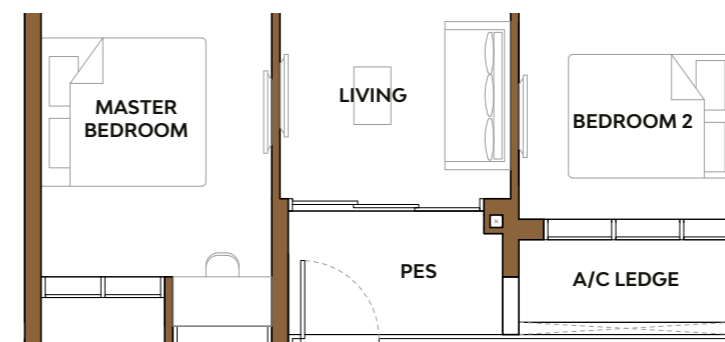
### Type 2S1-P

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

#### Unit(s)

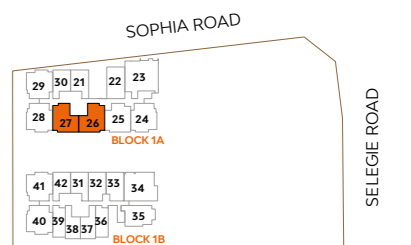
#03-26\*

#03-27



Note: \*Mirror Image

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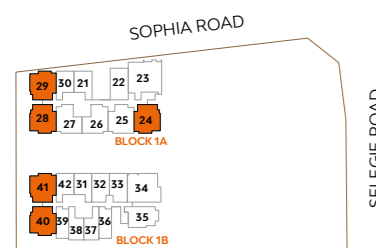
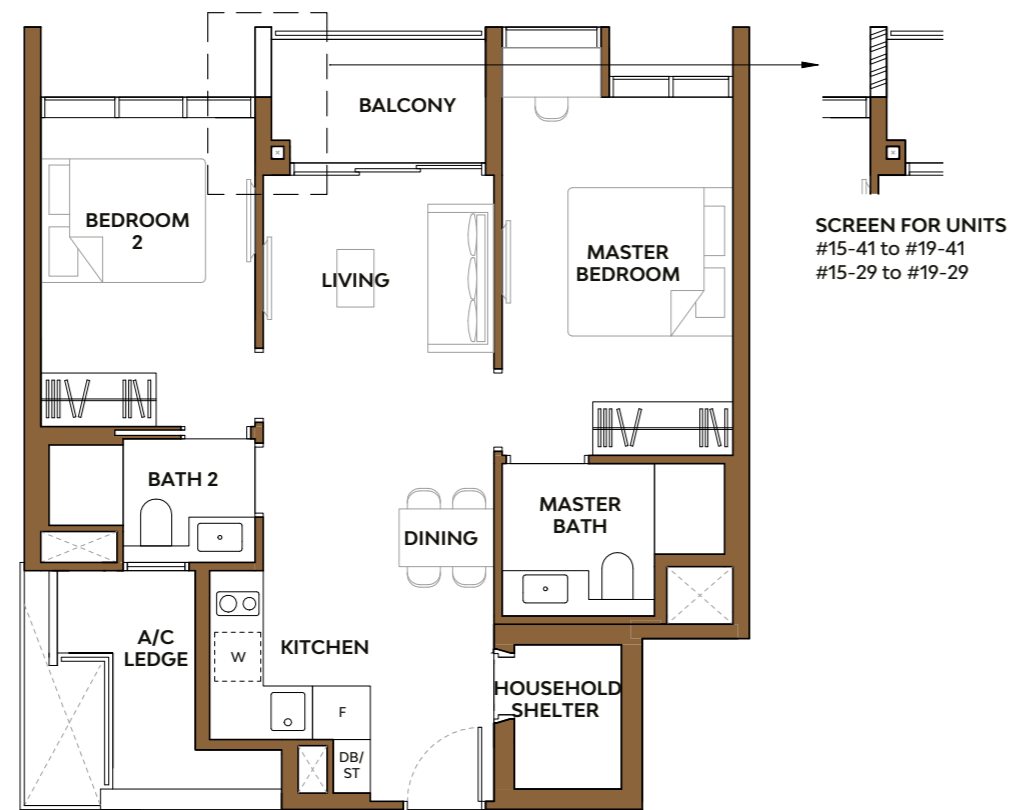
## 2-Bedroom Premium

### 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



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

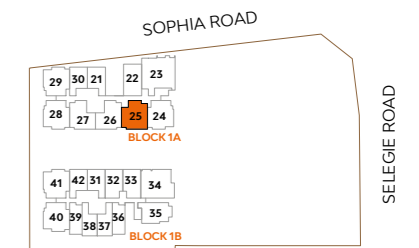


### Type 2S2-P

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

#### Unit(s)

#03-25



SELEGIE ROAD

## 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



## 3-Bedroom Luxury

### Type 3D1

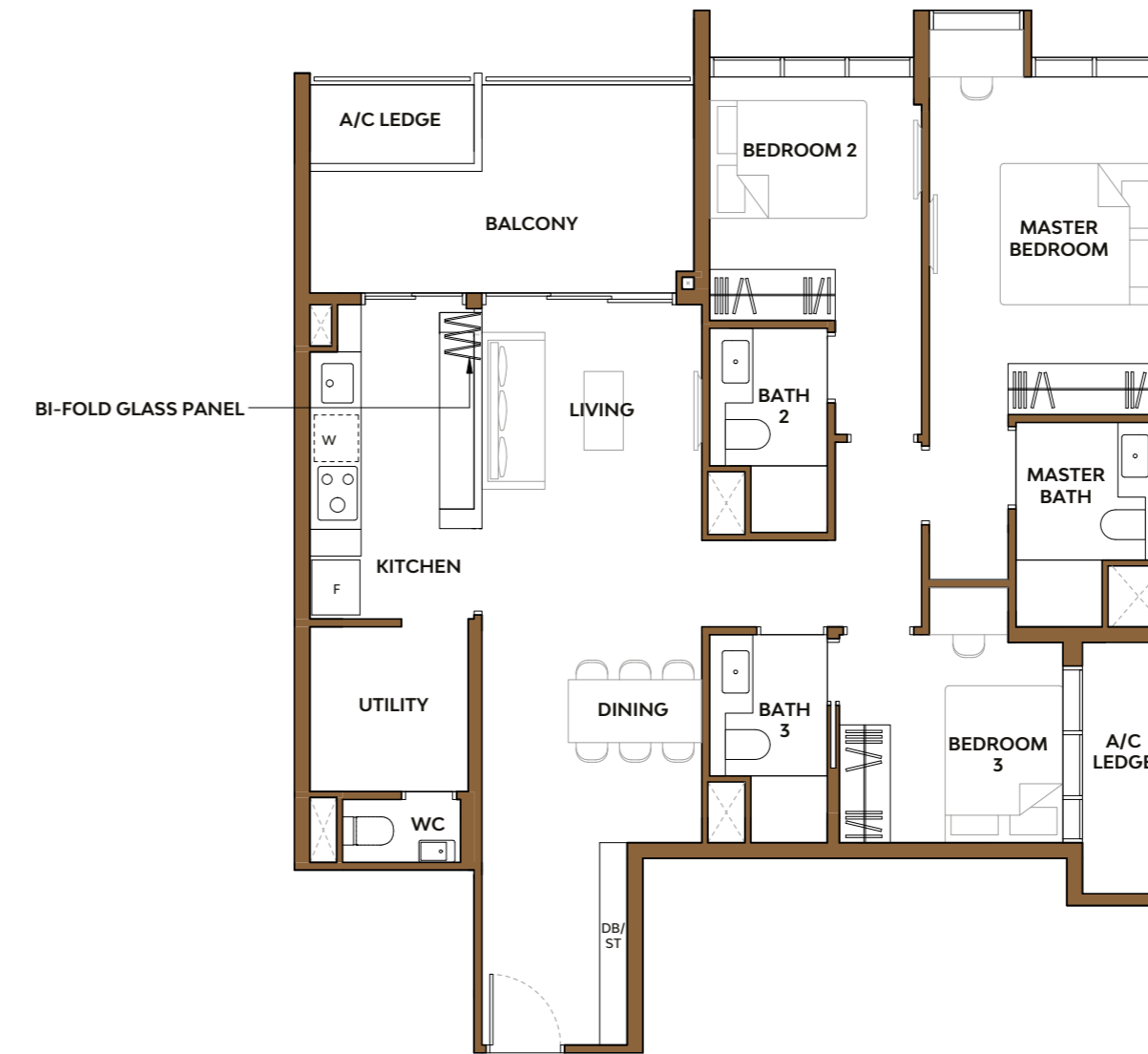
Area: 114 sq m  
(include Balcony 12 sq m, A/C ledge 6 sq m)

### Unit(s)

#04-23

#06-23

#08-23 TO #19-23



### Type 3H1-P

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

### Unit(s)

#03-34

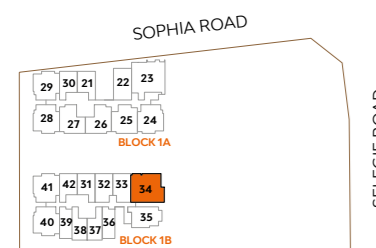
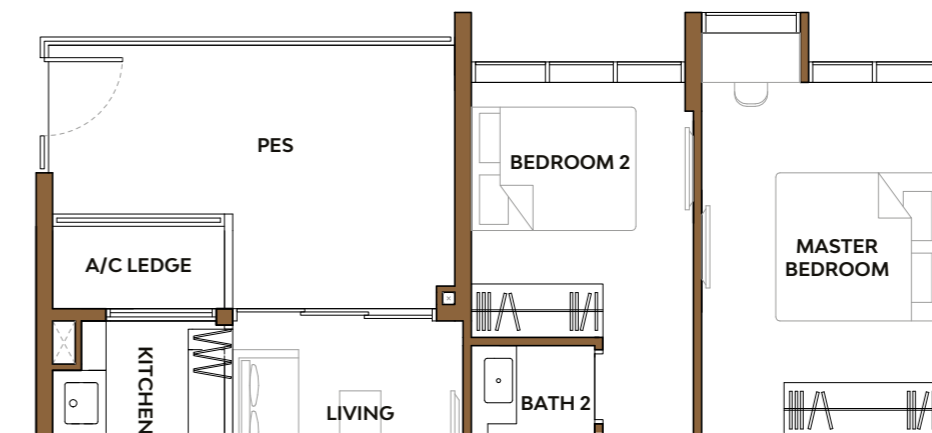


### Type 3D1-P

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

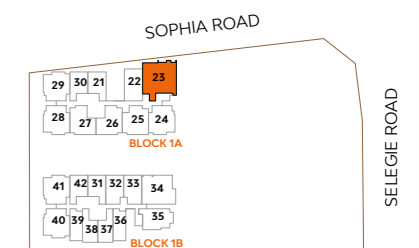
### Unit(s)

#03-23



Note: \*Mirror Image

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SELEGIE ROAD

# 3-Bedroom Luxury

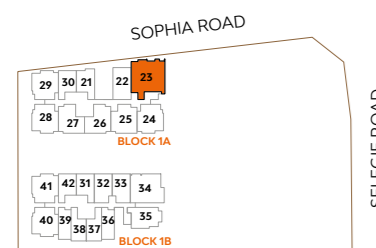
## Type 3D2

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

### Unit(s)

#05-23

#07-23

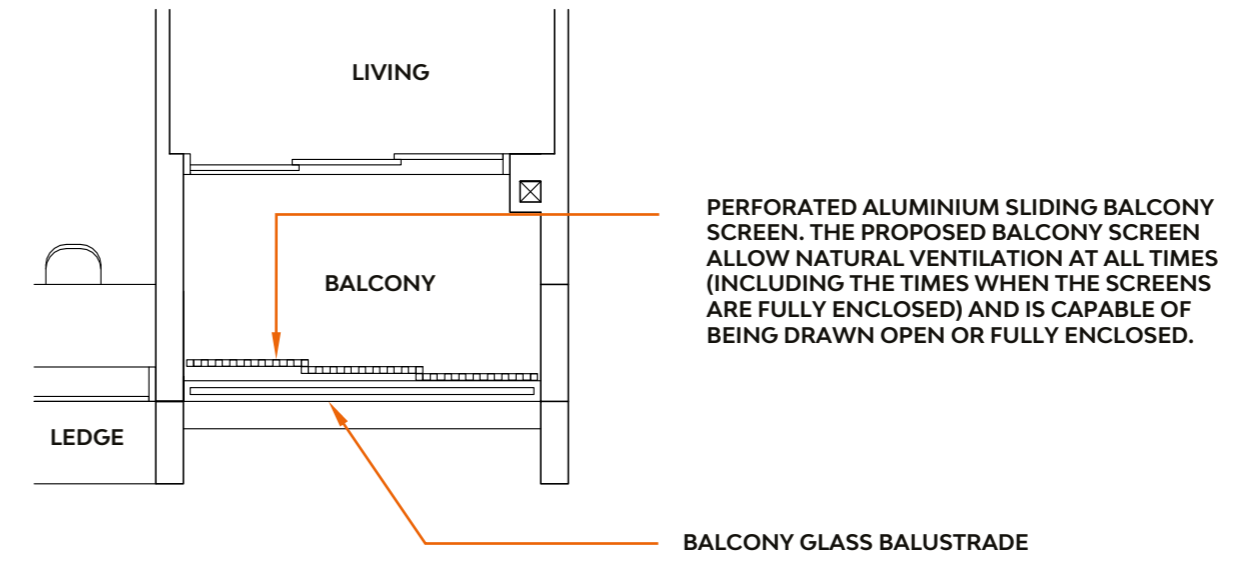
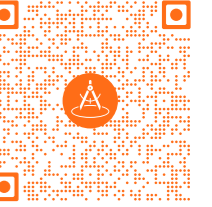


Note: "Mirror Image"

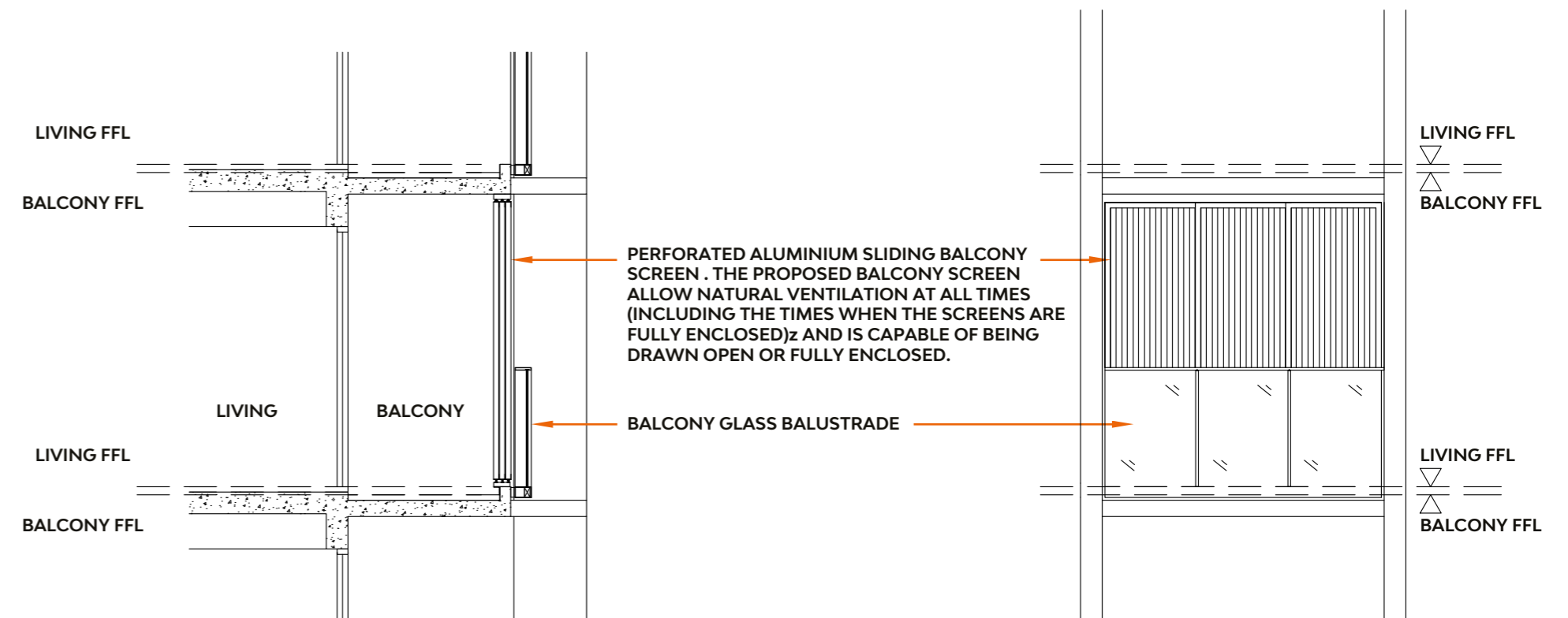
Plans are subject to change/amendments as may be required and/or approved by the Developer and/or the relevant authorities and do not form part of any offer or contract. These are not drawn to scale and are for the purpose of visual representation only. The balcony shall not be enclosed unless with the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

# 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**

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 show flats, 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, show flat 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.