
RIVER MODERN
GuocoLand
ARTIST'S IMPRESSION



HOME BY THE SINGAPORE RIVER IN DISTRICT 9



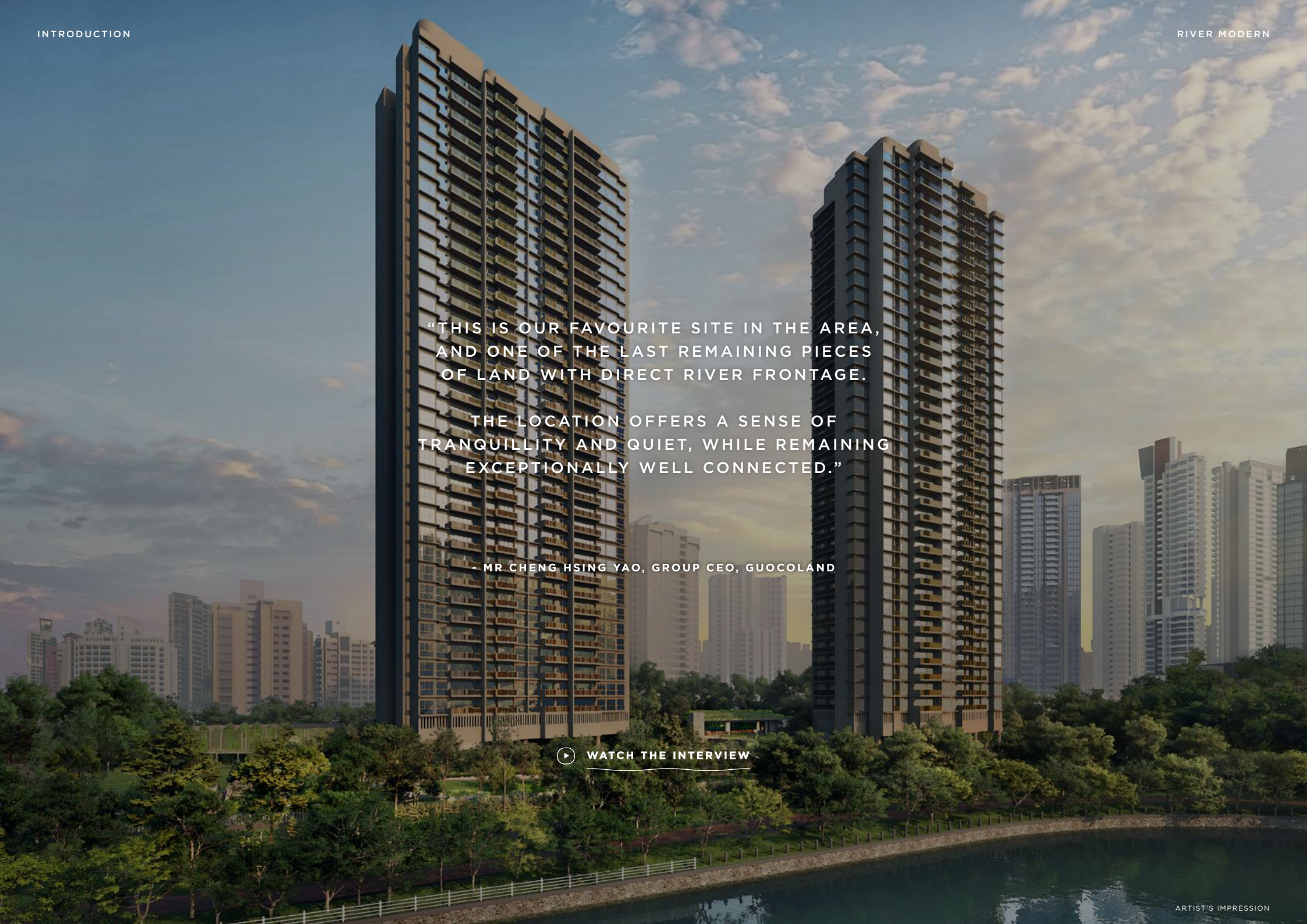
HOME IN THE CITY
LIFE BY THE RIVER

River Modern is a rare new residence in Prime District 9, situated next to the Singapore River and directly linked to Great World MRT Station.

From this prestigious address, Orchard Road, Marina Bay, and the CBD are all within easy reach. City living here feels modern and tranquil, shaped by timeless design.

WATCH LIFESTYLE VIDEO

ARTIST'S IMPRESSION



"THIS IS OUR FAVOURITE SITE IN THE AREA, AND ONE OF THE LAST REMAINING PIECES OF LAND WITH DIRECT RIVER FRONTAGE.

THE LOCATION OFFERS A SENSE OF TRANQUILLITY AND QUIET, WHILE REMAINING EXCEPTIONALLY WELL CONNECTED."

– MR CHENG HSING YAO, GROUP CEO, GUOCOLAND

WATCH THE INTERVIEW

ARTIST'S IMPRESSION

BRINGING TOGETHER THE BEST IN DESIGN

River Modern is shaped by a team of award-winning architects and designers, each recognised for their proven track record across leading residential projects. Brought together for this development, their collective expertise ensures every aspect of River Modern is thoughtfully considered and built to the highest standard.



DESIGN ARCHITECT AND INTERIOR & PUBLIC AMENITIES DESIGNER

Yip Yuen Hong
ipli Architects



PROJECT ARCHITECT

Kingsley Ng
P&T Architects and Engineers



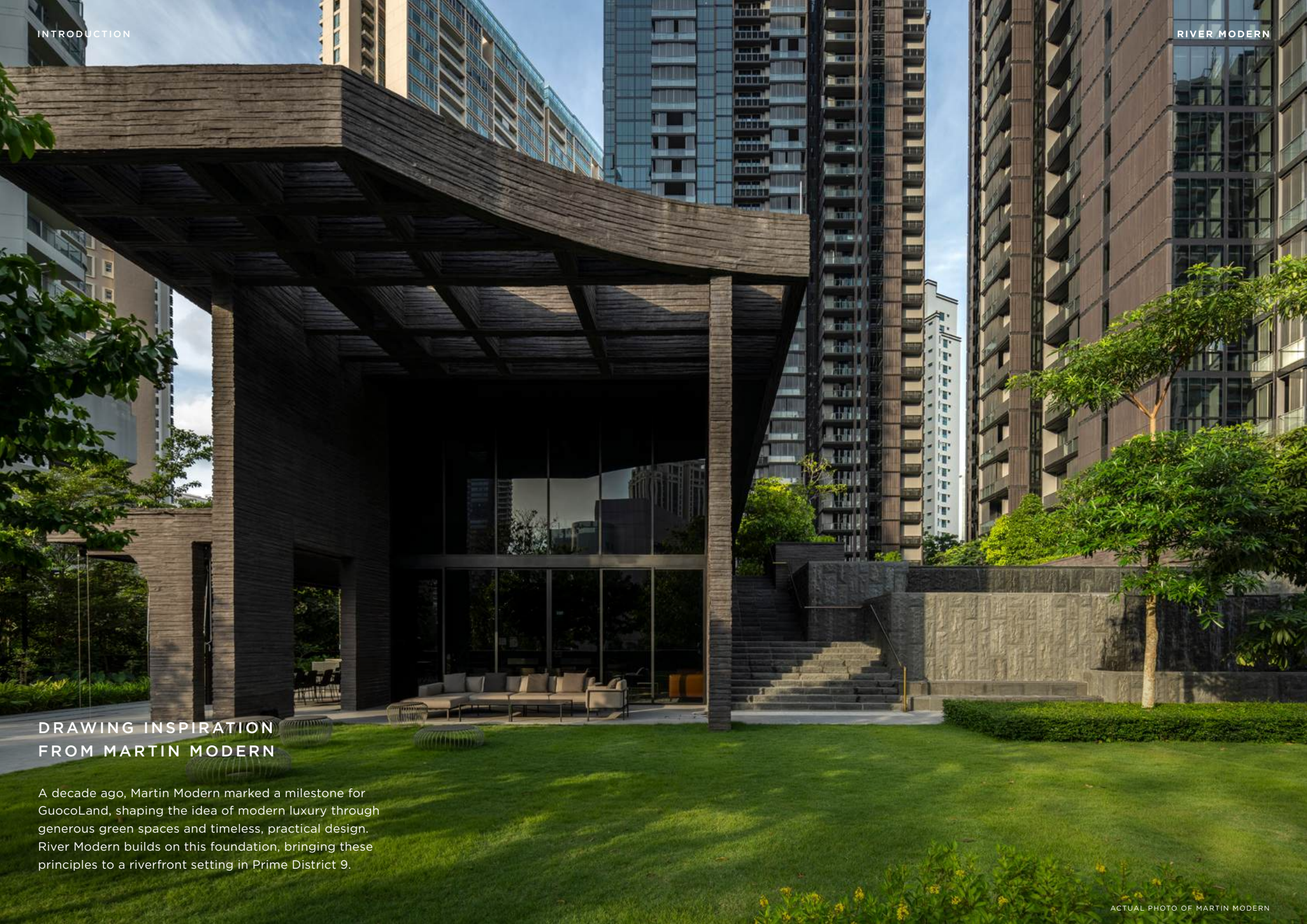
LANDSCAPE ARCHITECT

Tan Peck Cheong
Tinderbox Landscape Studio



INTERIOR & PUBLIC AMENITIES DESIGNER

Nathan Yong
Nathan Yong Design Pte Ltd



DRAWING INSPIRATION FROM MARTIN MODERN

A decade ago, Martin Modern marked a milestone for GuocoLand, shaping the idea of modern luxury through generous green spaces and timeless, practical design. River Modern builds on this foundation, bringing these principles to a riverfront setting in Prime District 9.

ACTUAL PHOTO OF MARTIN MODERN



DESIGNED FOR MODERN CITY LIVING

From timeless architecture to poetic landscapes and facilities for the whole family, River Modern offers generous spaces and refined detail for modern living in the city.

A PRESTIGIOUS ADDRESS

District 9
Riverfront Homes

2 Residential Towers

36 Storeys

455 Modern Residences

2-4 Bedroom Units

Panoramic River and City Vistas

The first residential floor is elevated about five storeys above the ground to optimise views

The two towers are orientated so that about 70% of the units overlook the Singapore River



Liveable Spaces for Families

Thoughtfully designed 2- to 4-bedroom homes

4-bedroom units offer over 6-metre wide frontage facing the river



Directly Linked to Great World MRT Station and Mall

A grand sense of arrival from the MRT station elevates your everyday journey home



Lush and Generous Landscape

Over 80% of the site is devoted to greenery and lifestyle amenities





A PRESTIGIOUS DISTRICT 9 ADDRESS, WHERE RARE RIVERFRONT TRANQUILLITY MEETS CITY CONVENIENCE

PANORAMIC VIEWS OF THE DISTRICT 9 SINGAPORE SKYLINE

Take in sweeping vistas across the Singapore River, Orchard Road, Marina Bay, and the CBD. Both residential towers are carefully orientated to open up breathtaking views of the iconic skyline.

360° EXPLORE THE VIEWS



VIBRANT LIFESTYLE BY THE RIVER

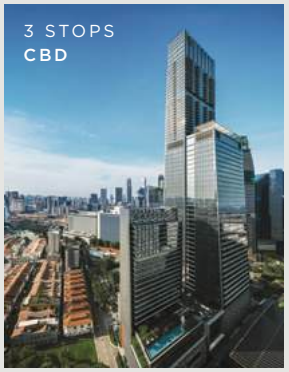


GREAT WORLD MRT STATION AT YOUR DOORSTEP

RIVER MODERN

EFFORTLESSLY CONNECTED, FROM CITY TO THE REST OF THE WORLD

Step directly into Great World MRT Station and move effortlessly across the city. Orchard Road is one stop away, and the CBD just three, with the Thomson–East Coast Line linking you to key districts, lifestyle destinations, and, in time, Changi Airport.





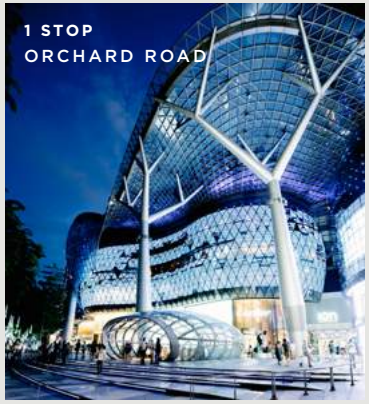


RIVER MODERN

DIRECT ACCESS
TO GREAT WORLD
MRT STATION & MALL

STEVENS
NAPIER
ORCHARD BOULEVARD
ORCHARD
GREAT WORLD
HAVELOCK
OUTRAM PARK
MAXWELL
SHENTON WAY
MARINA BAY
MARINA SOUTH (UPCOMING)
GARDENS BY THE BAY
MARINE PARADE
THOMSON-EAST COAST LINE
CHANGI AIRPORT TERMINAL 5 (U/C)











RIVER VALLEY
PRIMARY SCHOOL
ACROSS THE ROAD



ROBERTSON QUAY



NATIONAL GALLERY
SINGAPORE



DIRECT ACCESS
TO GREAT WORLD

RIVER MODERN



NEXT TO
KIM SENG PARK



CQ@CLARKE QUAY

RIVER VALLEY

CLARKE QUAY

CIVIC
DISTRICT

ALEXANDRA CANAL

SINGAPORE RIVER



JIAK KIM BRIDGE



BOAT QUAY SHOPHOUSES

BOAT
QUAY

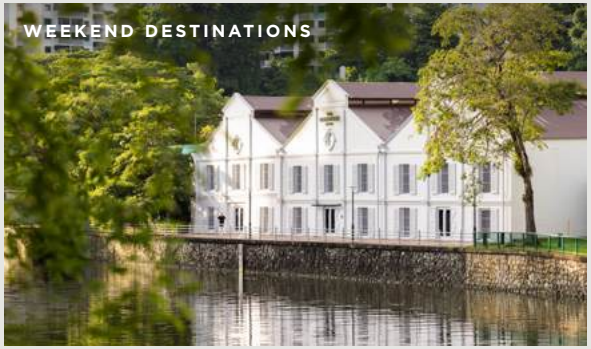
THE RIVER TAKES YOU FROM QUAY TO QUAY

From River Modern, follow the Singapore River all the way to Boat Quay and the Civic District. The iconic river becomes part of your everyday life, connecting home to the places you love.

A COMPLETE LIFESTYLE NEIGHBOURHOOD

Explore a world-class waterfront neighbourhood lined with restaurants, galleries, cafés, and greenery. Relax, shop, and dine with Robertson Quay at your doorstep and Orchard Road minutes away.











THE LOCATION

THE BEST OF DISTRICT 9

CONNECTIVITY

Great World MRT Station	Directly Connected
Central Expressway (CTE)	8 mins

SHOP & DINE

Great World Mall	Directly Connected
Zion Riverside Food Centre	5 mins
Robertson Quay	8 mins
New Bahru	9 mins
Tiong Bahru Market & Food Centre	4 mins
Funan	5 mins
Orchard Road Shopping Belt	5 mins
Raffles City Shopping Centre	7 mins
Marina Bay Sands	9 mins

EDUCATION

River Valley Primary School **(Via Sheltered Linkway)**	1 min
Alexandra Primary School	5 mins
St. Margaret's School (Primary)	7 mins
Anglo-Chinese School (Junior)	9 mins

NATURE

Kim Seng Park	< 1 min
Fort Canning Park	5 mins
Singapore Botanic Gardens	10 mins
Gardens by the Bay	11 mins

ARTS & CULTURE

Chinatown	5 mins
Victoria Theatre & Concert Hall	6 mins
National Gallery Singapore	6 mins
ArtScience Museum	9 mins
Esplanade - Theatres on the Bay	10 mins

BUSINESS

Central Business District	5 mins
Marina Bay Financial Centre	7 mins
Guoco Tower	8 mins
Suntec Singapore	9 mins

LEGEND

- East-West Line
- North-East Line
- District 9
- Downtown Line
- Circle Line
- Orchard Road Shopping Belt
- North-South Line
- Thomson-East Coast Line
- Great World MRT Station

ALL DISTANCES AND TRAVEL TIMES ARE APPROXIMATE, MEASURED FROM RIVER MODERN TO THE RESPECTIVE DESTINATIONS. ACTUAL TRAVEL TIMES MAY VARY DEPENDING ON THE TIME OF DAY.

MAP IS FOR ILLUSTRATION PURPOSES ONLY AND NOT DRAWN TO SCALE.





ARTIST'S IMPRESSION

LIVE WELL IN THE HEART OF THE CITY

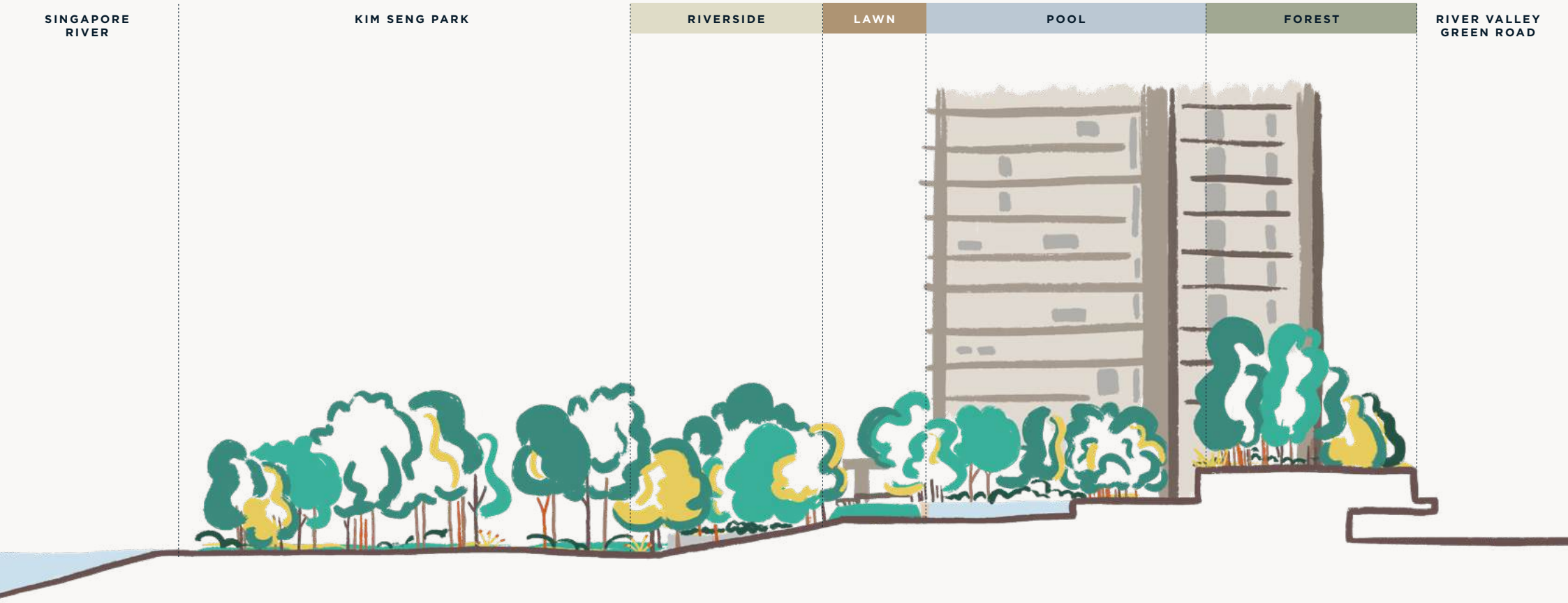
At River Modern, facilities set within generous expanses of greenery offer moments to pause and recharge in the city. Areas for relaxation, socialising, and time with family are part of everyday modern living.



ARTIST'S IMPRESSION

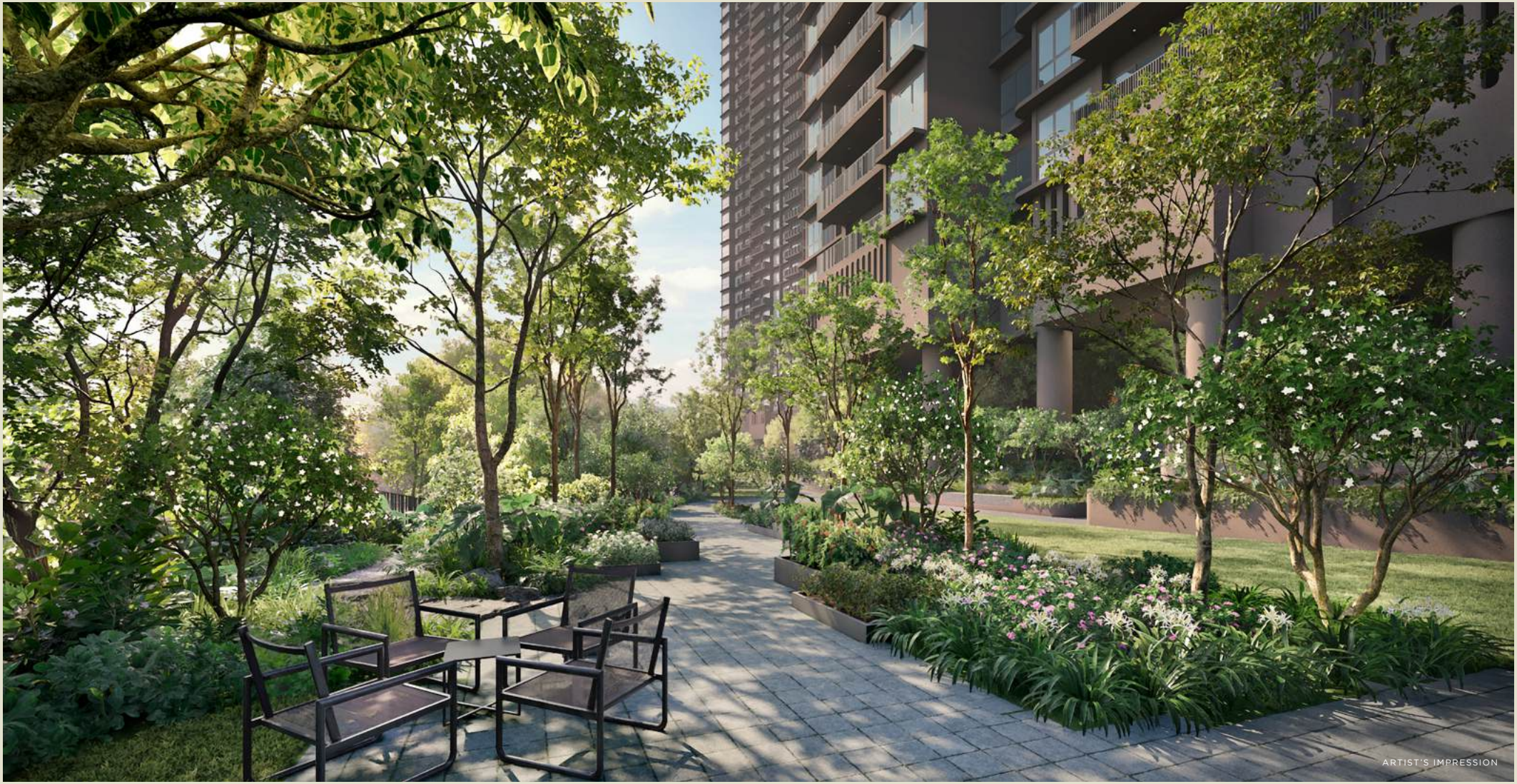
A JOURNEY FROM RIVER TO HOME

Follow a journey from the Singapore River, through Kim Seng Park, and into your home. At River Modern, this transition continues across four outdoor zones — Riverside, Lawn, Pool, and Forest — each offering a different setting to slow down, stay active, or spend time together.



LANDSCAPE ZONE 1

RIVERSIDE



RIVERSIDE DECK | RIVERSIDE LAWN | RIVERSIDE GARDEN
| ALLOTMENT GARDEN | RIVERSIDE TERRACE | RIVERSIDE TRAIL



DISCOVER THE BOTANICAL LIFE OF RIVER MODERN

Approximately 50 plant species line 170m of the nature trail, forming a calm, nature-rich edge that feels worlds away from the city.



LEEA RUBRA



RHODOMYRTUS TOMENTOSA



ASCLEPIAS CURASSAVICA



FICUS DELTOIDEA JACK



VOLKAMERIA INERMIS

FOR ILLUSTRATIVE PURPOSES ONLY

LANDSCAPE ZONE 2

LAWN



GRAND LAWN | LAWN PATIO I | LAWN PATIO II | GOURMET PAVILION I | GOURMET PAVILION II | PLAYGROUND | TENNIS COURT | VIEWING TERRACE



A GRAND GREEN EXPANSE

A hallmark of GuocoLand's landscape design, the Grand Lawn offers a rare sense of openness in the city, framed by lush greenery and outdoor dining rooms.

ARTIST'S IMPRESSION



EVENINGS AROUND THE TABLE

An alfresco gourmet pavilion creates a welcoming setting for dinners, conversation, and time spent together.



WHEN PLAY IS PART OF HOME

The tennis court offers a dedicated outdoor space, bringing play into everyday city living.

ARTIST'S IMPRESSION

LANDSCAPE ZONE 3

POOL



PLAY PATIO | PLAY POOL | POOLSIDE PATIO | 50M INFINITY POOL | POOLSIDE TERRACE | SPA PATIO | SPA POOL | CLUB DINING I | CLUB DINING II | CLUB VIEWING DECK



A TRANQUIL WATER SANCTUARY

A 50-metre infinity pool with spa alcoves and scalloped lounges forms the heart of the deck, opening towards the Singapore River.

ARTIST'S IMPRESSION



QUALITY FAMILY MOMENTS

Designed especially for the little ones, the kids' pool creates a relaxed environment for play, connection, and quality family time.

LANDSCAPE ZONE 4

FOREST



GYMNASIUM | CHANGING ROOM WITH STEAM ROOM | FOREST TERRACE | GARDEN LOUNGE I | POOLSIDE COVE | FOREST SANCTUARY I | FOREST SANCTUARY II | GARDEN LOUNGE II | GARDEN DECK I | GARDEN DECK II



A SETTING FOR MEMORABLE MOMENTS

The clubhouse offers flexible spaces for hosting, dining, and entertaining, with views extending across the Singapore River and the surrounding greenery.

ARTIST'S IMPRESSION



ARTIST'S IMPRESSION

WELLNESS WITH A VIEW

The gym opens out to views of trees and greenery,
bringing a sense of calm and focus to everyday movement.



A FOREST SANCTUARY TO RESET

Begin the day in a peaceful forest setting, where nature offers space to breathe, stretch, and slow the pace of city life.

ARTIST'S IMPRESSION



COMING HOME BY THE RIVER

A calm return from the city leads into a home defined by exclusivity, elegance and the river's gentle presence.



ARTIST'S IMPRESSION

SEAMLESSLY LINKED TO GREAT WORLD MRT

Direct access to Great World MRT Station offers a sheltered connection from train to home, bringing convenience to everyday travel.

SITE PLAN



ARTIST'S IMPRESSION

1ST STOREY FACILITIES

1. Grand Lawn
2. Lawn Patio I
3. Lawn Patio II
4. Gourmet Pavilion I
5. Gourmet Pavilion II
6. Playground
7. Tennis Court
8. Viewing Terrace
9. Play Patio
10. Play Pool
11. Gymnasium
12. Changing Room with Steam Room
13. Forest Terrace
14. Garden Lounge I
15. Poolside Cove
16. Forest Sanctuary I
17. Forest Sanctuary II
18. Poolside Patio
19. 50m Infinity Pool
20. Poolside Terrace
21. Spa Patio
22. Spa Pool
23. Club Dining I
24. Club Dining II
25. Club Viewing Deck
26. Garden Lounge II
27. Garden Deck I
28. Garden Deck II
29. Riverside Deck
30. Riverside Lawn
31. Riverside Garden
32. Allotment Garden
33. Riverside Terrace
34. Riverside Trail
35. Genset

LANDSCAPE ZONES

LAWN · POOL · FOREST · RIVERSIDE

N

0 10 20 30 50M

BASEMENT 2
BASEMENT 1/LOWER 1ST STOREY FACILITIES

36. Grand Arrival (Basement 1)
37. Side Gate (Basement 1)
38. Arrival Lounge (Lower 1st Storey)
39. Shops/Restaurants (Lower 1st Storey)
40. Management Office (Basement 1)
41. Bicycle Parking Spaces (Basement 1)
42. Bicycle Parking Spaces (Basement 2)
43. Bin Centre (Basement 2)
44. Substation (Basement 2)
45. Through Block Link (Basement 2)

Water Tank (Roof)

BUILDING APPROVAL NO. A1716-00044-2025-BP01 DATED 27 JAN 2026

DISCLAIMER: THIS IS NOT AN "AS-BUILT" PLAN. ANY MEASUREMENTS STATED OR DEPICTED IN THIS DRAWING ARE APPROXIMATE MEASUREMENTS AND ARE SUBJECT TO FINAL SURVEY.

UNIT DISTRIBUTION

LEGEND

2 BEDROOM
Type B1, B2, B3, B4

3 BEDROOM
Type C1, C2, C3, C4, C5, C6

4 BEDROOM
Type D1, D2

TOWER 7							TOWER 5							UNIT / FLOOR
07	08	09	10	11	12	13	01	02	03	04	05	06		
D1	B4	B3	C5	C2	B1	C1	C6	C3	D2	C4	B1	B2		36
D1	B4	B3	C5	C2	B1	C1	C6	C3	D2	C4	B1	B2		35
D1	B4	B3	C5	C2	B1	C1	C6	C3	D2	C4	B1	B2		34
D1	B4	B3	C5	C2	B1	C1	C6	C3	D2	C4	B1	B2		33
D1	B4	B3	C5	C2	B1	C1	C6	C3	D2	C4	B1	B2		32
D1	B4	B3	C5	C2	B1	C1	C6	C3	D2	C4	B1	B2		31
D1	B4	B3	C5	C2	B1	C1	C6	C3	D2	C4	B1	B2		30
D1	B4	B3	C5	C2	B1	C1	C6	C3	D2	C4	B1	B2		29
D1	B4	B3	C5	C2	B1	C1	C6	C3	D2	C4	B1	B2		28
D1	B4	B3	C5	C2	B1	C1	C6	C3	D2	C4	B1	B2		27
D1	B4	B3	C5	C2	B1	C1	C6	C3	D2	C4	B1	B2		26
D1	B4	B3	C5	C2	B1	C1	C6	C3	D2	C4	B1	B2		25
D1	B4	B3	C5	C2	B1	C1	C6	C3	D2	C4	B1	B2		24
D1	B4	B3	C5	C2	B1	C1	C6	C3	D2	C4	B1	B2		23
D1	B4	B3	C5	C2	B1	C1	C6	C3	D2	C4	B1	B2		22
D1	B4	B3	C5	C2	B1	C1	C6	C3	D2	C4	B1	B2		21
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D1	B4	B3	C5	C2	B1	C1	C6	C3	D2	C4	B1	B2		17
D1	B4	B3	C5	C2	B1	C1	C6	C3	D2	C4	B1	B2		16
D1	B4	B3	C5	C2	B1	C1	C6	C3	D2	C4	B1	B2		15
D1	B4	B3	C5	C2	B1	C1	C6	C3	D2	C4	B1	B2		14
D1	B4	B3	C5	C2	B1	C1	C6	C3	D2	C4	B1	B2		13
D1	B4	B3	C5	C2	B1	C1	C6	C3	D2	C4	B1	B2		12
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D1	B4	B3	C5	C2	B1	C1	C6	C3	D2	C4	B1	B2		6
D1	B4	B3	C5	C2	B1	C1	C6	C3	D2	C4	B1	B2		5
D1	B4	B3	C5	C2	B1	C1	C6	C3	D2	C4	B1	B2		4
D1	B4	B3	C5	C2	B1	C1	C6	C3	D2	C4	B1	B2		3
D1	B4	B3	C5	C2	B1	C1	C6	C3	D2	C4	B1	B2		2
														1

Great World MRT Station

Shops, Restaurants & B1 Carpark — B1 / Lower 1st Storey

B2M Carpark — B2M

B2 Carpark — B2

2 BEDROOM

TYPE B1

50 SQ M | 538 SQ FT

INCLUSIVE OF 3 SQM BALCONY

TOWER 5

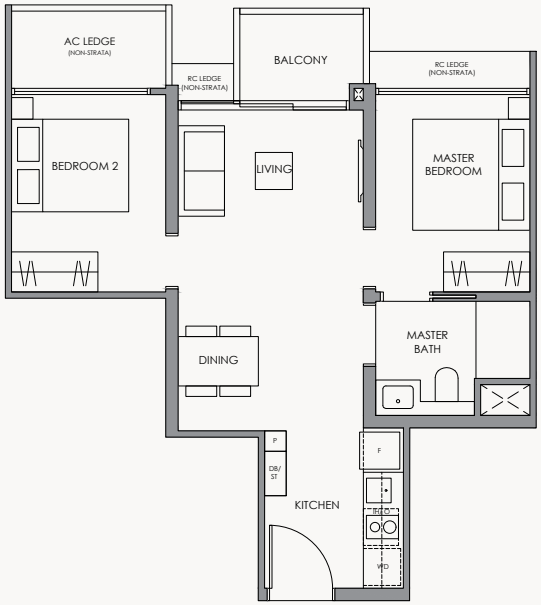
UNIT

#02-05 to #36-05*

TOWER 7

UNIT

#02-12 to #36-12



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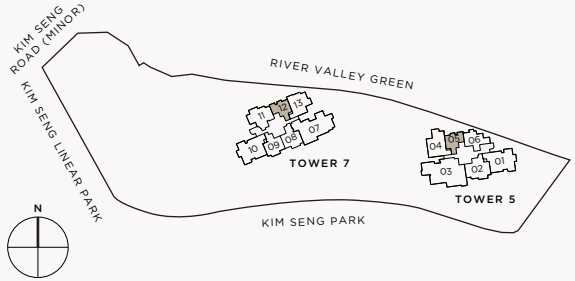
LEGEND (Where Applicable)

F	Fridge	**O**	Oven	**W**	Washer	**DB**	Distribution Board
IH	Induction Hob	**SO**	Steam Oven	**D**	Dryer	**ST**	Store
GH	Gas Hob	**WD**	Washer Dryer	**P**	Pantry		

* Mirror Image

ALL PLANS ARE SUBJECTED TO AMENDMENTS AS MAY BE APPROVED BY THE RELEVANT AUTHORITIES.
FLOOR AREAS ARE APPROXIMATE MEASUREMENTS AND ARE SUBJECTED TO FINAL SURVEY.

BUILDING APPROVAL NO. A1716-00044-2025-BP01 DATED 27 JAN 2026



KEYPLAN IS NOT DRAWN TO SCALE

2 BEDROOM

TYPE B2

60 SQ M | 646 SQ FT

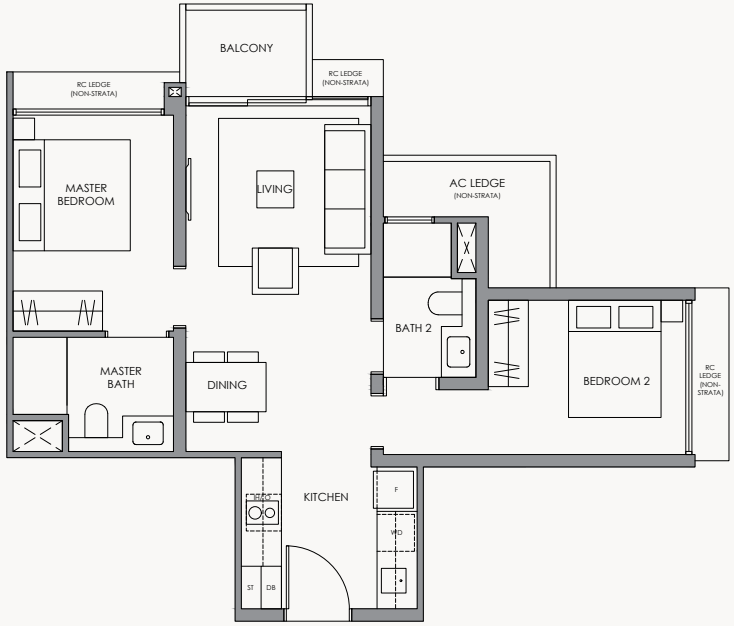
INCLUSIVE OF 3 SQM BALCONY

TOWER 5

UNIT

#02-06 to #36-06

360° VIRTUAL TOUR



0 1 2 3 4 5M

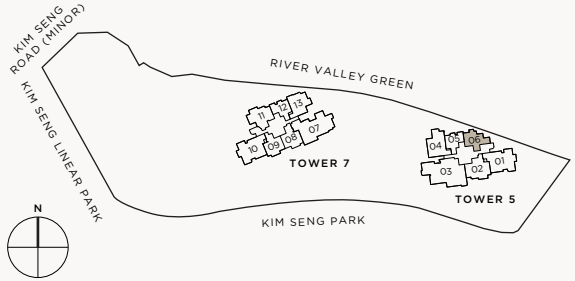
LEGEND (Where Applicable)

F	Fridge	**O**	Oven	**W**	Washer	**DB**	Distribution Board
IH	Induction Hob	**SO**	Steam Oven	**D**	Dryer	**ST**	Store
GH	Gas Hob	**WD**	Washer Dryer	**P**	Pantry		

* Mirror Image

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KEYPLAN IS NOT DRAWN TO SCALE

2 BEDROOM

TYPE B3

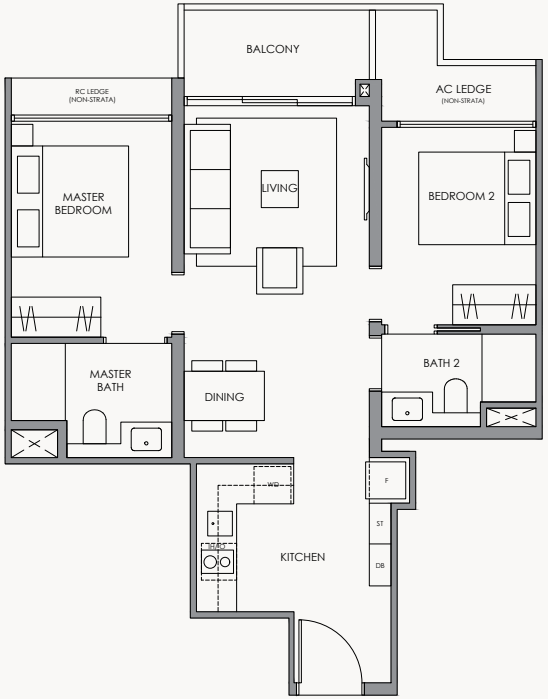
63 SQ M | 678 SQ FT

INCLUSIVE OF 5 SQM BALCONY

TOWER 7

UNIT

#02-09 to #36-09



0 1 2 3 4 5M

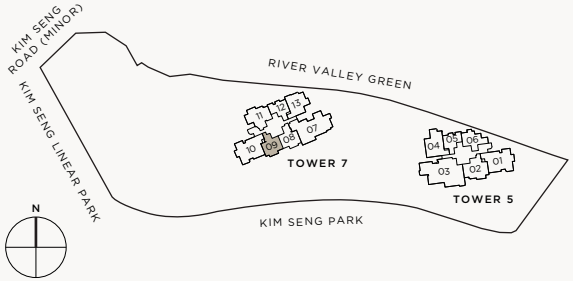
LEGEND (Where Applicable)

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IH	Induction Hob	**SO**	Steam Oven	**D**	Dryer	**ST**	Store
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* Mirror Image

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KEYPLAN IS NOT DRAWN TO SCALE

2 BEDROOM

TYPE B4

64 SQ M | 689 SQ FT

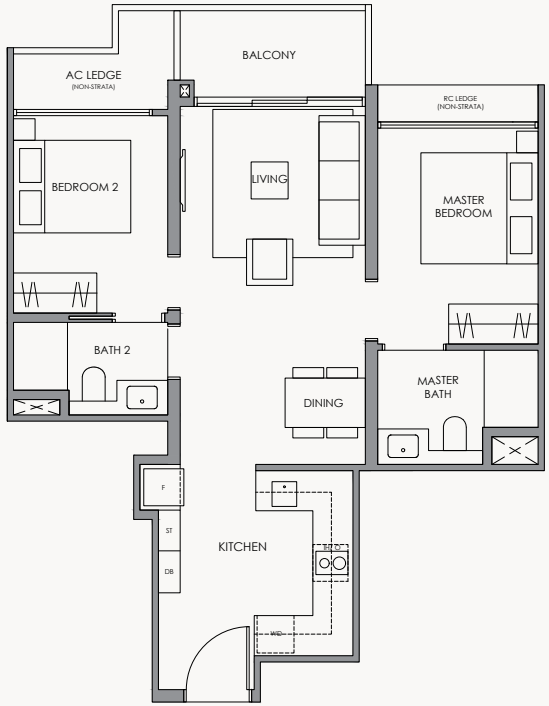
INCLUSIVE OF 5 SQM BALCONY

TOWER 7

UNIT

#02-08 to #36-08

360° VIRTUAL TOUR



0 1 2 3 4 5M

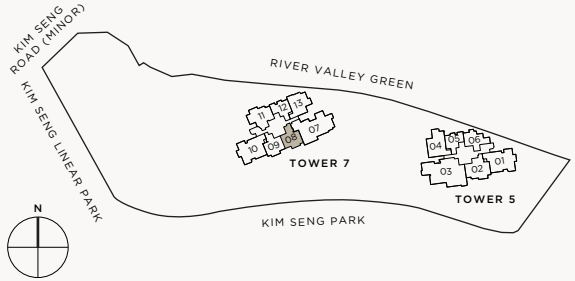
LEGEND (Where Applicable)

F	Fridge	**O**	Oven	**W**	Washer	**DB**	Distribution Board
IH	Induction Hob	**SO**	Steam Oven	**D**	Dryer	**ST**	Store
GH	Gas Hob	**WD**	Washer Dryer	**P**	Pantry		

* Mirror Image

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KEYPLAN IS NOT DRAWN TO SCALE

3 BEDROOM

TYPE C1

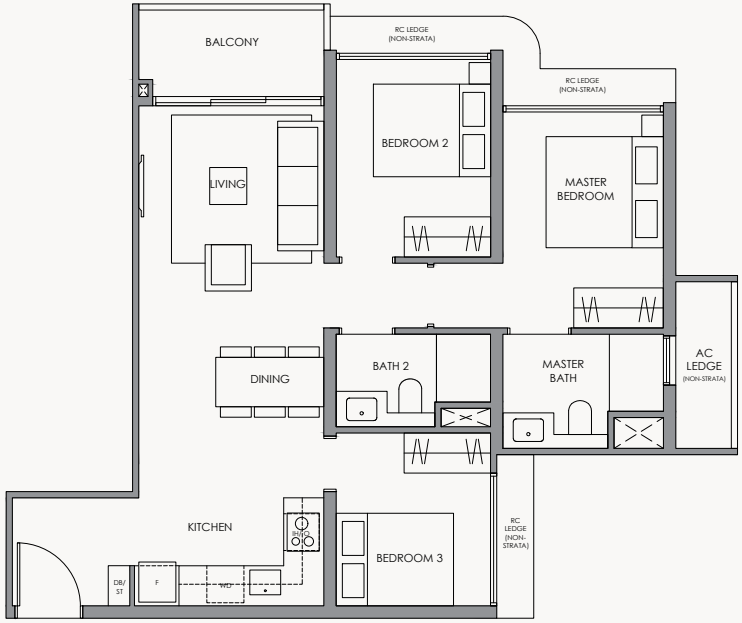
74 SQ M | 797 SQ FT

INCLUSIVE OF 5 SQM BALCONY

TOWER 7

UNIT

#02-13 to #36-13



0 1 2 3 4 5M

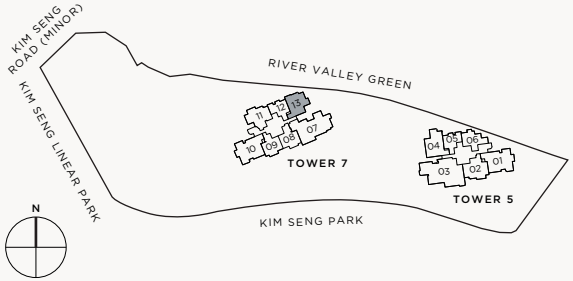
LEGEND (Where Applicable)

F	Fridge	**O**	Oven	**W**	Washer	**DB**	Distribution Board
IH	Induction Hob	**SO**	Steam Oven	**D**	Dryer	**ST**	Store
GH	Gas Hob	**WD**	Washer Dryer	**P**	Pantry		

* Mirror Image

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BUILDING APPROVAL NO. A1716-00044-2025-BP01 DATED 27 JAN 2026



KEYPLAN IS NOT DRAWN TO SCALE

3 BEDROOM

TYPE C2

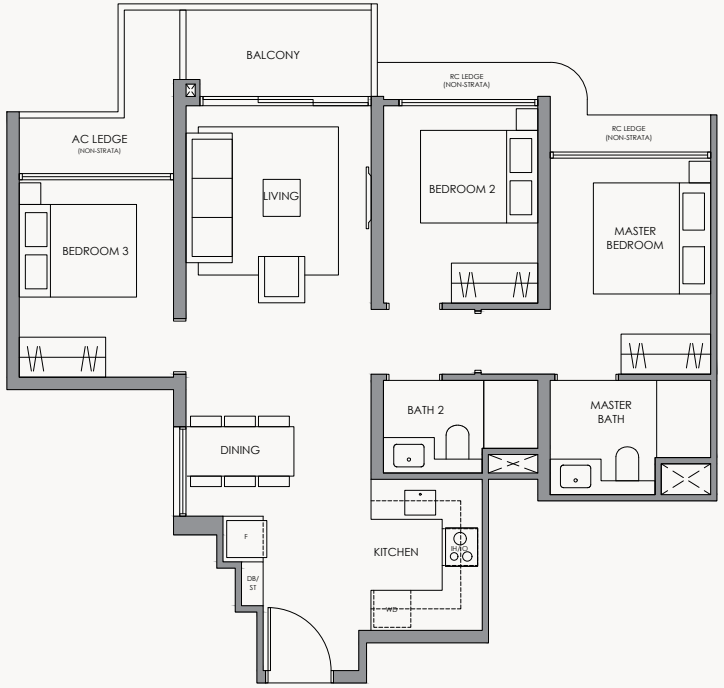
77 SQ M | 829 SQ FT

INCLUSIVE OF 5 SQM BALCONY

TOWER 7

UNIT

#02-11 to #36-11



0 1 2 3 4 5M

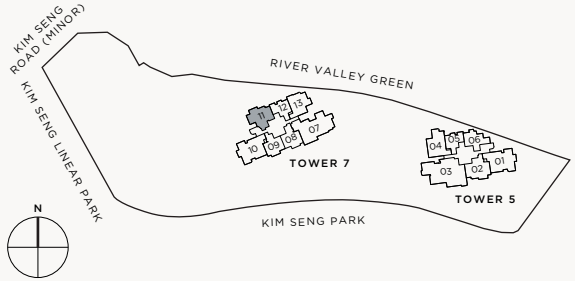
LEGEND (Where Applicable)

F	Fridge	**O**	Oven	**W**	Washer	**DB**	Distribution Board
IH	Induction Hob	**SO**	Steam Oven	**D**	Dryer	**ST**	Store
GH	Gas Hob	**WD**	Washer Dryer	**P**	Pantry		

* Mirror Image

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BUILDING APPROVAL NO. A1716-00044-2025-BP01 DATED 27 JAN 2026



KEYPLAN IS NOT DRAWN TO SCALE

3 BEDROOM

TYPE C3

83 SQ M | 893 SQ FT

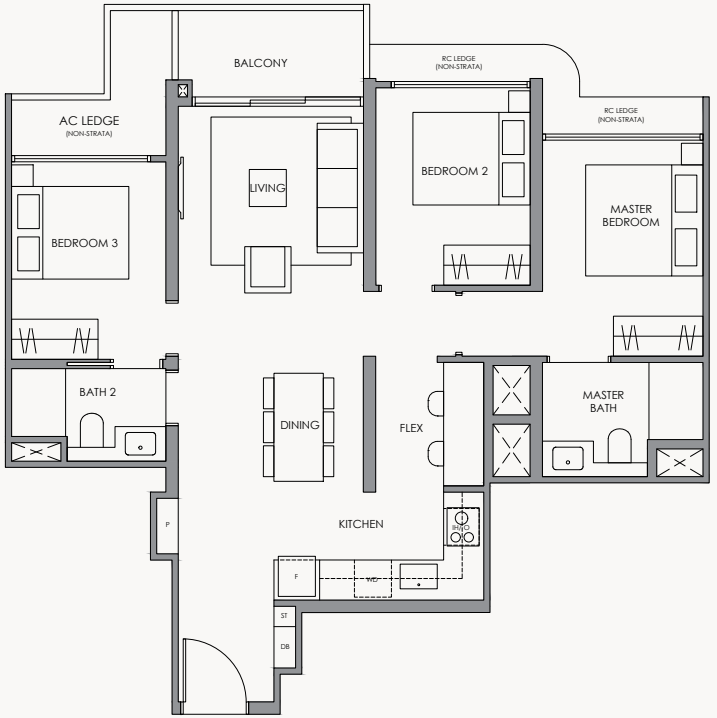
INCLUSIVE OF 5 SQM BALCONY

TOWER 5

UNIT

#02-02 to #36-02

360° VIRTUAL TOUR



0 1 2 3 4 5M

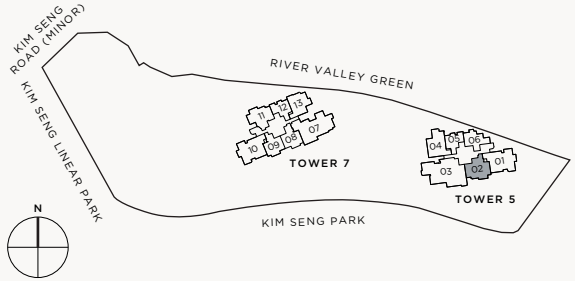
LEGEND (Where Applicable)

F	Fridge	**O**	Oven	**W**	Washer	**DB**	Distribution Board
IH	Induction Hob	**SO**	Steam Oven	**D**	Dryer	**ST**	Store
GH	Gas Hob	**WD**	Washer Dryer	**P**	Pantry		

* Mirror Image

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BUILDING APPROVAL NO. A1716-00044-2025-BP01 DATED 27 JAN 2026



KEYPLAN IS NOT DRAWN TO SCALE

3 BEDROOM

TYPE C4

84 SQ M | 904 SQ FT

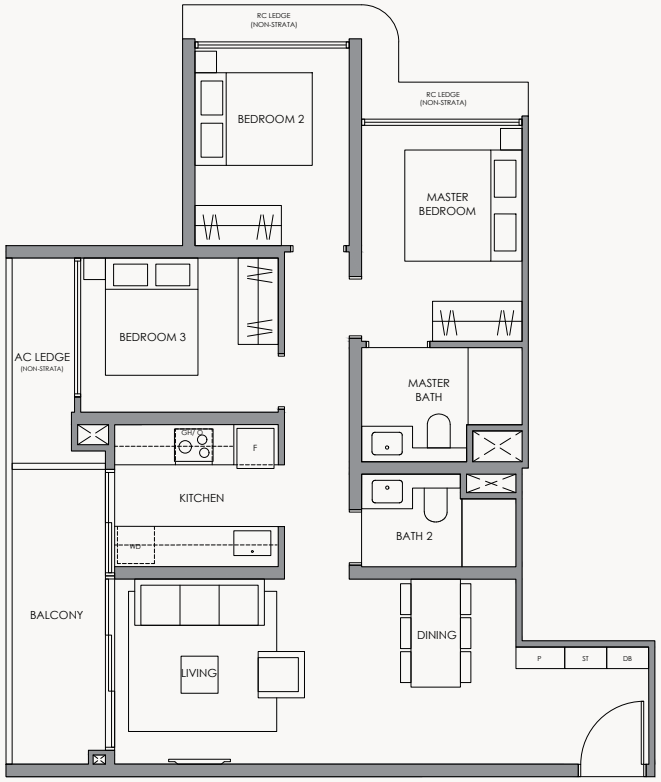
INCLUSIVE OF 8 SQM BALCONY

TOWER 5

UNIT

#02-04 to #36-04

360° VIRTUAL TOUR



0 1 2 3 4 5M

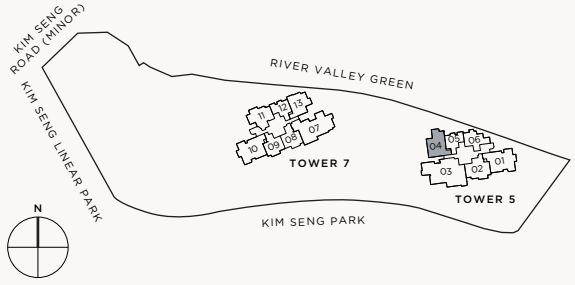
LEGEND (Where Applicable)

F	Fridge	**O**	Oven	**W**	Washer	**DB**	Distribution Board
IH	Induction Hob	**SO**	Steam Oven	**D**	Dryer	**ST**	Store
GH	Gas Hob	**WD**	Washer Dryer	**P**	Pantry		

* Mirror Image

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BUILDING APPROVAL NO. A1716-00044-2025-BP01 DATED 27 JAN 2026



KEYPLAN IS NOT DRAWN TO SCALE

3 BEDROOM

TYPE C5

102 SQ M | 1098 SQ FT

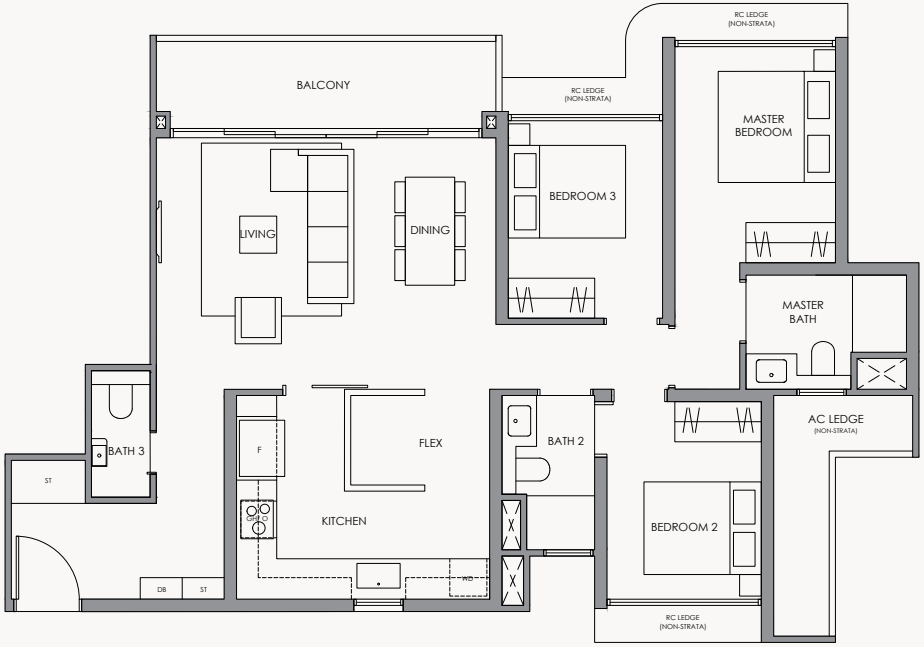
INCLUSIVE OF 9 SQM BALCONY

TOWER 7

UNIT

#02-10 to #36-10

360° VIRTUAL TOUR



0 1 2 3 4 5M

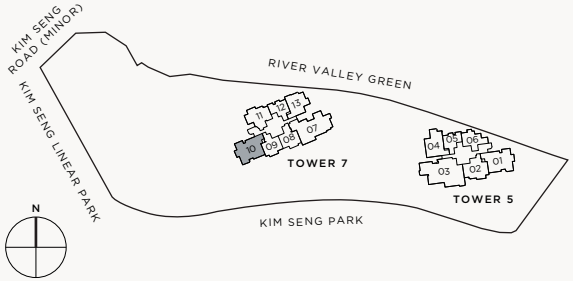
LEGEND (Where Applicable)

F	Fridge	**O**	Oven	**W**	Washer	**DB**	Distribution Board
IH	Induction Hob	**SO**	Steam Oven	**D**	Dryer	**ST**	Store
GH	Gas Hob	**WD**	Washer Dryer	**P**	Pantry		

* Mirror Image

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BUILDING APPROVAL NO. A1716-00044-2025-BP01 DATED 27 JAN 2026



KEYPLAN IS NOT DRAWN TO SCALE

3 BEDROOM

TYPE C6

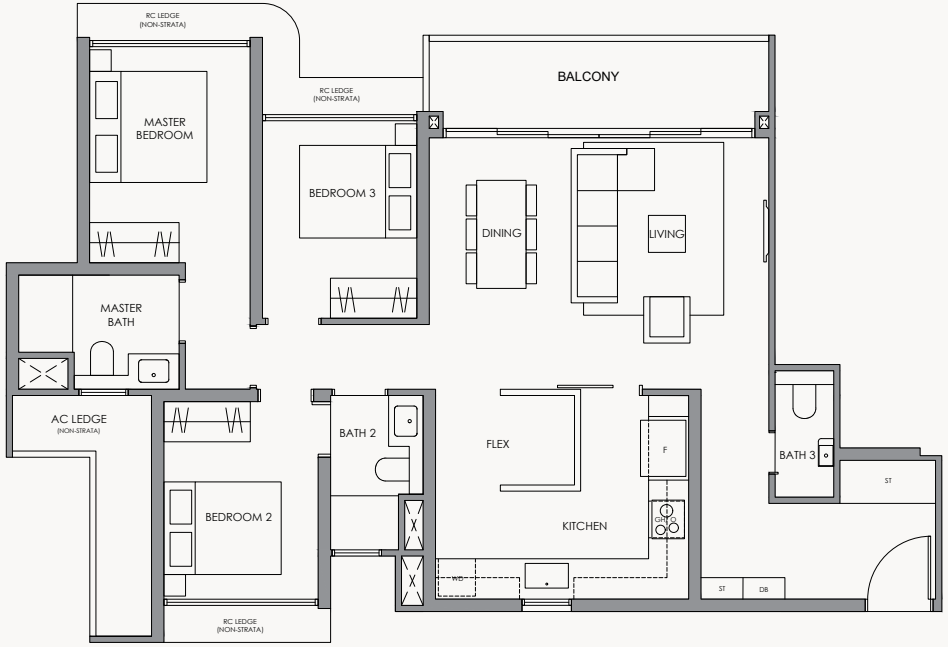
103 SQ M | 1109 SQ FT

INCLUSIVE OF 9 SQM BALCONY

TOWER 5

UNIT

#02-01 to #36-01



0 1 2 3 4 5M

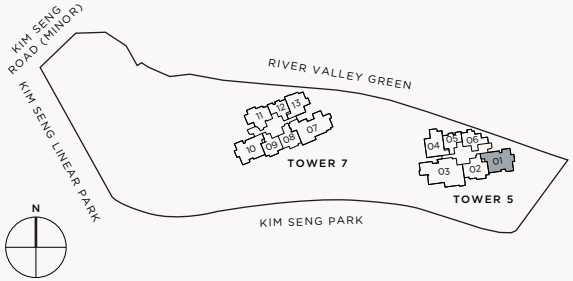
LEGEND (Where Applicable)

F	Fridge	**O**	Oven	**W**	Washer	**DB**	Distribution Board
IH	Induction Hob	**SO**	Steam Oven	**D**	Dryer	**ST**	Store
GH	Gas Hob	**WD**	Washer Dryer	**P**	Pantry		

* Mirror Image

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KEYPLAN IS NOT DRAWN TO SCALE

4 BEDROOM

TYPE D1

136 SQ M | 1464 SQ FT

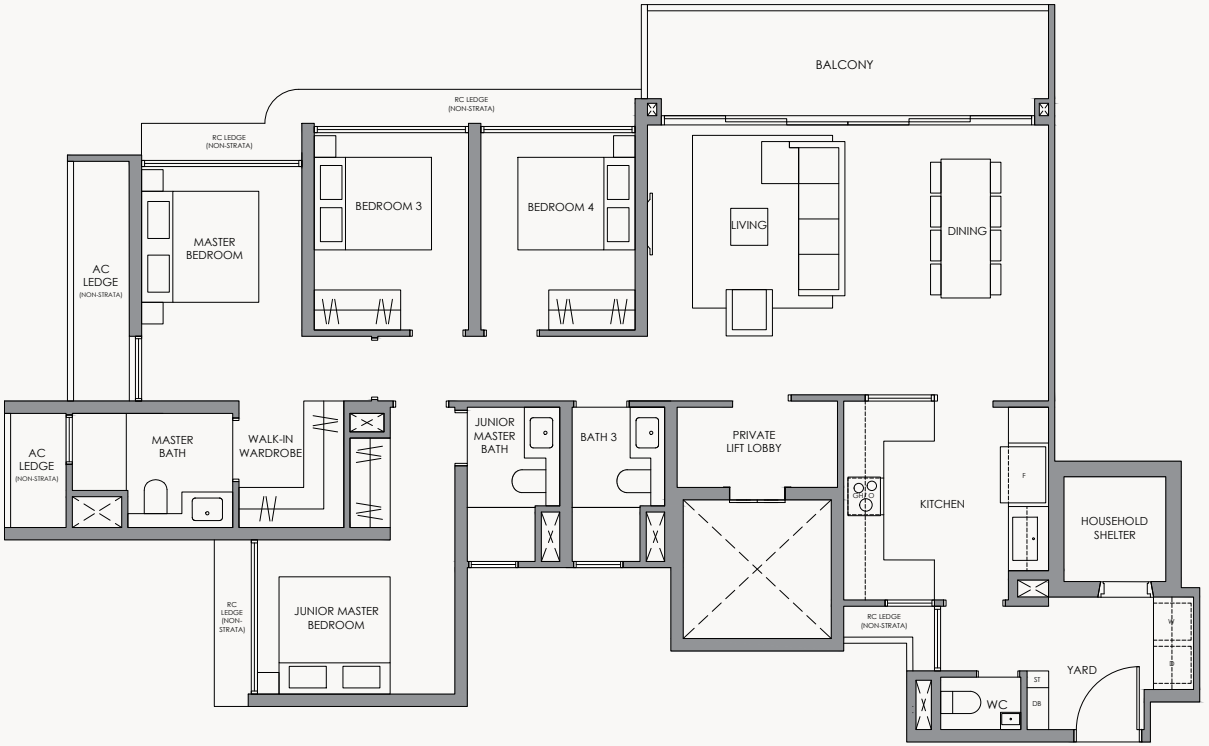
INCLUSIVE OF 12 SQM BALCONY

TOWER 7

UNIT

#02-07 to #36-07

360° VIRTUAL TOUR



0 1 2 3 4 5M

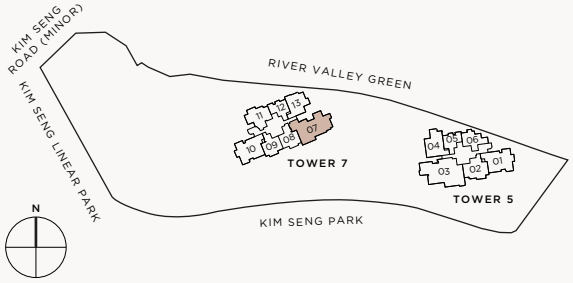
LEGEND (Where Applicable)

F	Fridge	**O**	Oven	**W**	Washer	**DB**	Distribution Board
IH	Induction Hob	**SO**	Steam Oven	**D**	Dryer	**ST**	Store
GH	Gas Hob	**WD**	Washer Dryer	**P**	Pantry		

* Mirror Image

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BUILDING APPROVAL NO. A1716-00044-2025-BP01 DATED 27 JAN 2026



KEYPLAN IS NOT DRAWN TO SCALE

4 BEDROOM

TYPE D2

170 SQ M | 1830 SQ FT

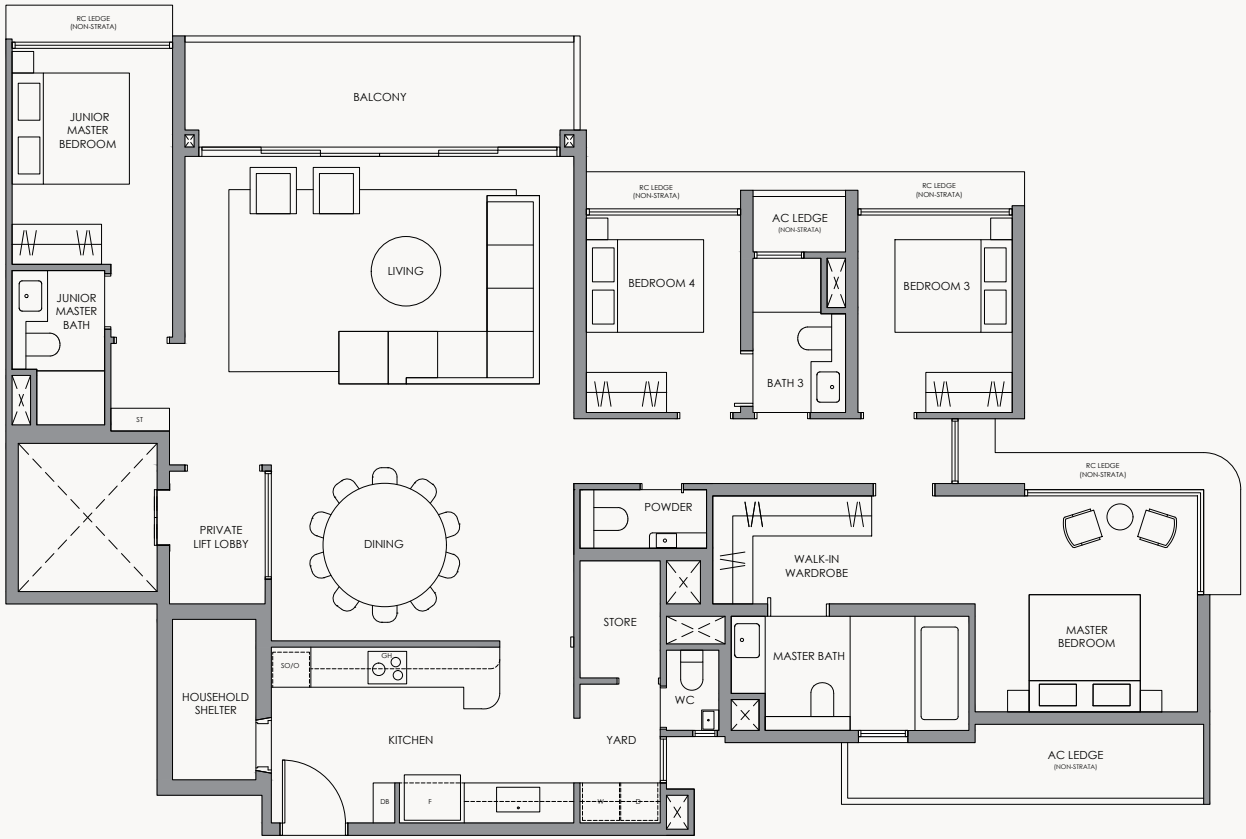
INCLUSIVE OF 12 SQM BALCONY

TOWER 5

UNIT

#02-03 to #36-03

360° VIRTUAL TOUR



0 1 2 3 4 5M

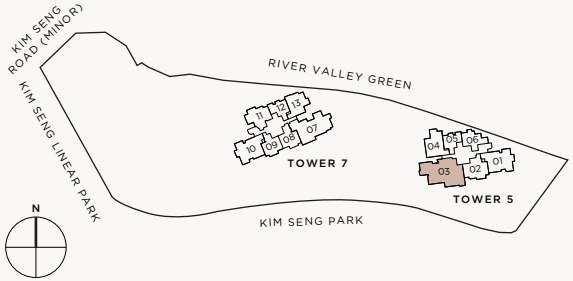
LEGEND (Where Applicable)

F	Fridge	**O**	Oven	**W**	Washer	**DB**	Distribution Board
IH	Induction Hob	**SO**	Steam Oven	**D**	Dryer	**ST**	Store
GH	Gas Hob	**WD**	Washer Dryer	**P**	Pantry		

* Mirror Image

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KEYPLAN IS NOT DRAWN TO SCALE

PREMIUM FITTINGS

Branded fittings and appliances are carefully selected to elevate the standard of quality and reliability. Every detail contributes to a home that is functional, refined, and luxurious.



ACTUAL PHOTO OF 2 BEDROOM SHOWFLAT



FOR ILLUSTRATIVE PURPOSES ONLY

SMART HOMES

Smart home features are thoughtfully integrated to support modern everyday living. From intelligent access to convenient lighting controls, these features enhance comfort and functionality throughout the home.

SMOKE DETECTOR

SMART DIGITAL MAIN DOOR LOCKSET

MOTION SENSOR FOR FOYER LIGHTING

WIRELESS CONTROL FOR FAN COIL

WIRELESS CONTROL OF LIGHTING



GuocoLand

NAME OF HOUSING PROJECT: RIVER MODERN • NAME OF HOUSING DEVELOPER: RIVER MODERN PTE. LTD. (CO. REG. NO. 201607577W) • LICENCE NO. OF HOUSING DEVELOPER: C1539 • TENURE OF LAND: LEASEHOLD ESTATE OF 99 YEARS COMMENCING ON 13 MAY 2025 • ENCUMBRANCES ON LAND: MORTGAGE IN FAVOUR OF OVERSEA-CHINESE BANKING CORPORATION LIMITED • LOCATION OF THE HOUSING PROJECT: LOT(S) 01688W, TS 21, AT RIVER VALLEY GREEN • EXPECTED DATE OF VACANT POSSESSION: 31 DECEMBER 2032 • EXPECTED DATE OF LEGAL COMPLETION: 31 DECEMBER 2035

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