

UNION SQUARE  
RESIDENCES

SKY SUITE & PENTHOUSE



# A RARE HOME IN A NEW MIXED-USE DEVELOPMENT







PENTHOUSE PANORAMIC VIEWS

ARTIST'S IMPRESSION

WHERE  
THE SKY  
MEETS  
THE CITY  
MEETS  
THE SEA

Step into a world of elevated luxury at the one-and-only Penthouse and two Sky Suites at Union Square Residences. Immerse yourself in sweeping vistas that stretch from the Singapore River to the city's bustling skyline. With the captivating panorama of Singapore's global financial hub as your backdrop, this is more than just a place to live; it's where historic Singapore meets the global city of the future.

Crowning the 40<sup>th</sup> storey is the exclusive Penthouse, while the Sky Suites reside on the 38<sup>th</sup> and 39<sup>th</sup> storeys. These expansive residences offer a unique blend of luxurious space and unmatched privacy. The Sky Suites, each spanning 2,476 sq ft, and the Penthouse, an impressive 4,833 sq ft, are rare sanctuaries in the heart of the city. As the sun sets, the enchanting glow transforms your home into the perfect setting for both intimate gatherings and grand celebrations.

Indulge in a lifestyle of incomparable elegance and sophistication befitting your stature, where every moment transcends the ordinary.



## THE LUXURY OF SPACE, CRAFTED WITH THE FINEST OF DETAILS

Enter from your private lift into a sanctuary where luxury unfolds in every detail. Expansive windows fill the room in natural light, unveiling panoramic views. The efficient layout seamlessly connects living, dining, and entertaining spaces, framed by sophisticated finishes and exquisite textures.

The Sky Suites and the Penthouse boast spacious living and dining areas — perfect for both formal entertaining and quiet moments of relaxation. The Penthouse, with its high ceilings in the dining and family living areas, provides an exceptional space for hosting and unwinding. Every aspect of this home has been thoughtfully curated with elegance and comfort, embodying timeless luxury and exclusivity.







PENTHOUSE DINING

ARTIST'S IMPRESSION

WHERE  
FINE DINING  
MEETS  
ELEGANT DESIGN  
MEETS  
EFFORTLESS  
ENTERTAINING

The generously-sized balcony augments the sense of space, serving as an extended alfresco dining area, offering an exquisite setting for hosting occasions of every kind.

The well-equipped dry kitchen paired with the versatility of space, seamlessly combines style and functionality.



## TAILORED FOR CULINARY EXCELLENCE AND EVERYDAY EASE

Designed for culinary enthusiasts, the kitchens offer a harmonious blend of high-performance functionality and refined aesthetics. Outfitted with top-of-the-line appliances from V-Zug, Liebherr, and De Dietrich, they elevate even the simplest meals to a gourmet experience.

With meticulous attention to detail, all kitchens are fitted with a sleek Corten invisible induction hob and pristine countertops crafted from premium MDI engineered stone by the European brand Inalco, elegantly blending form and function.

Additionally, all units are well-equipped with Liebherr fridge, wine chiller, V-Zug cooker hob and hood, combi steamer oven, and De Dietrich integrated dishwasher, washing machine, and clothes dryer.







WHERE  
TIMELESS  
ELEGANCE  
MEETS  
ULTIMATE  
SOPHISTICATION  
MEETS  
EXCEPTIONAL  
PRIVACY

Luxuriate in a fine selection of sensitive spatial design and a seamless layout that creates your private retreat. Thoughtfully designed bedrooms provide ample space for all that you love with captivating views. Every detail is elevated to offer the ultimate in luxury and privacy.





SALES ENQUIRIES  
(65) 6877 1818

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## IMPECCABLE FURNISHINGS FOR REFINED LIVING

Step into the dressing area and stylish walk-in wardrobe from the renowned Italian brand Rimadesio, epitomising exceptional craftsmanship. Meticulously designed, the wardrobe is thoughtfully assembled to showcase your collection at its finest.

Indulge in the serenity of a master bathroom designed to provide a spa-like retreat. The engineered stone vanity top with integrated basin blends seamlessly with elegant fittings and wares from Hansgrohe and Geberit, creating a perfect harmony of sophistication and functionality. Take in the views as you take a soak in the free-standing long bath surrounded by luxurious finishes that lend a touch of refinement.



Scan to View Residential Storey  
Key Plans and Specifications



Vendor (Developer): CDL Libra Pte. Ltd. (Registration No. 202138812H) • Housing Developer's Licence No.: C1490 • Tenure of Land: Leasehold of 99 years commencing from 11 October 2024 • Lot No.: Lot(s) 00320N TS 08 at Havelock Road • Expected Date of Vacant Possession: 15 March 2031 • Expected Date of Legal Completion: 15 March 2034

While reasonable care has been taken in the preparation of this brochure, neither the developer nor its agents assume any responsibility for any inaccuracies or omissions. The statements, information and depictions in this brochure are not to be relied upon as statements or representations of fact, offers or warranties (whether expressly or impliedly) by the developer or the developer's agents and they are not intended to form any part of the contract for the sale of the housing units. Visual representations such as renderings, illustrations, pictures and drawings are artist's impressions only and photographs are only decor suggestions and cannot be regarded as representations of fact. The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to the developer's architect's selection, market availability and at the sole discretion of the developer. All information and specifications contained in this brochure are subject to such changes as are required by the relevant authorities or the developer. All plans are subject to any amendments which are required by the relevant authorities. All areas and measurements stated in the brochure are approximate only and subject to final survey. The Sale and Purchase Agreement contains the entire agreement between the developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the developer and/or the developer's agent which are not embodied in the Sale and Purchase Agreement.

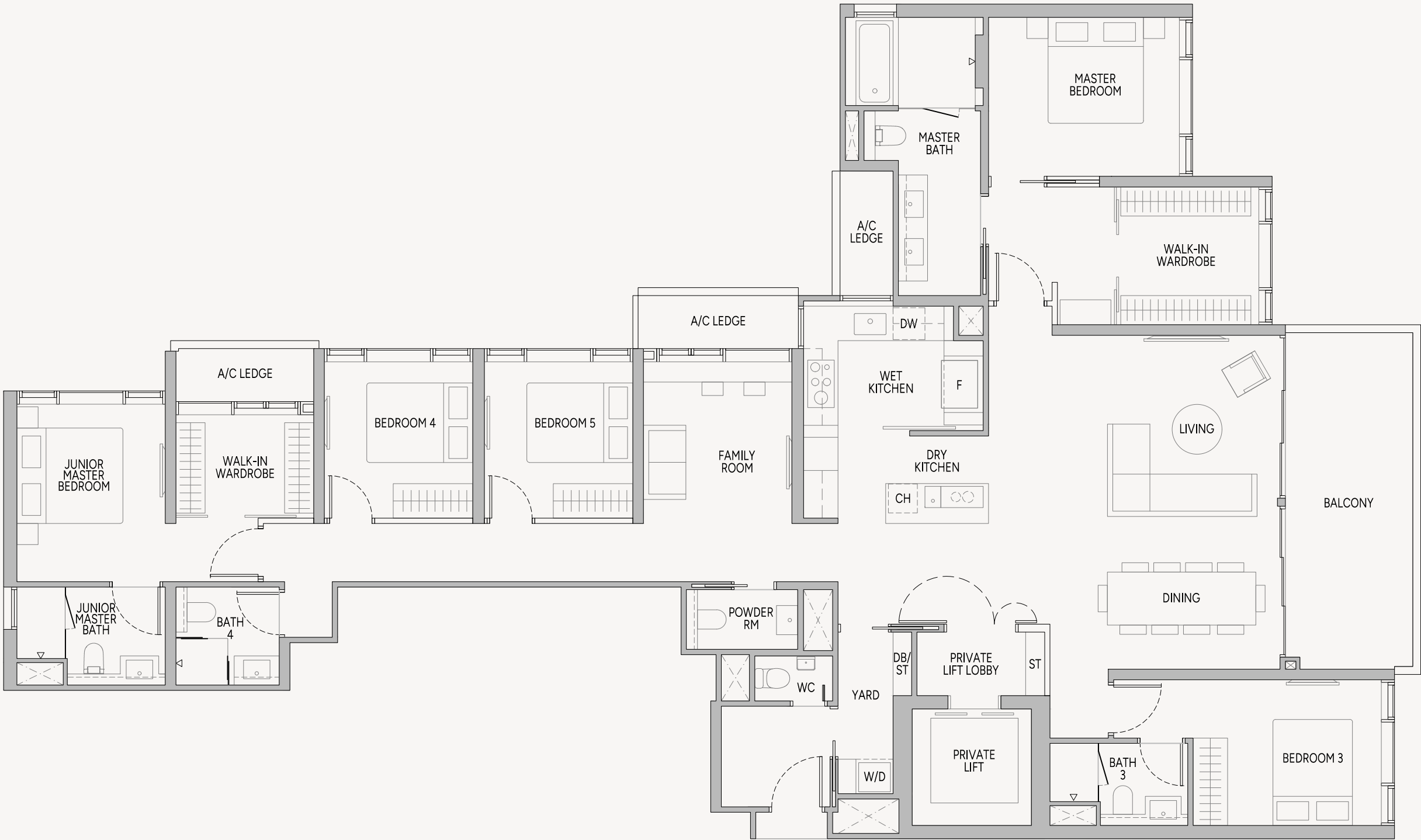
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SKY SUITE

TYPE E1P  
230 sq m | 2476 sq ft

BLOCK 28  
#38-08 to #39-08



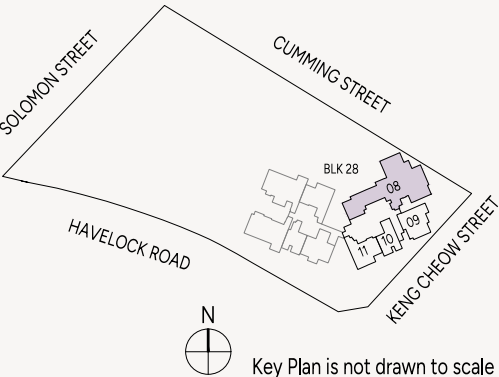
Please refer to the residential storey key plans and the approved building plans for the position of the Ledges (which include but are not limited to any reinforced concrete ledges) which do not form part of the strata area of the Unit. For the avoidance of doubt, the air-conditioner (A/C) ledge does not form part of the Ledges.



LEGEND (WHERE APPLICABLE)

F	Fridge	DW	Dishwasher	CH	Wine Chiller	DB/ST	Distribution Board/Storage	Wall not allowed to be hacked or altered
ST	Storage	W/D	Washer and Dryer	WC	Water Closet	A/C	Air-Conditioner	Services void space (excluded from strata area)

DISCLAIMER: Strata area includes air-conditioner (A/C) ledge and balcony (where applicable), and excludes amongst others, the Ledges (as depicted in the approved building plans) which include but are not limited to any reinforced concrete ledges. For the avoidance of doubt, the air-conditioner (A/C) ledge does not form part of the Ledges. The plans are subject to change as may be required by relevant authorities. All floor plans and areas are subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen, more particularly illustrated under the header "Approved Balcony Screen". Please refer to the letter containing the Particulars, Documents and Information relating to the unit and the development, for the floor plan relating to the unit you intend to purchase. The Sale and Purchase Agreement contains the entire agreement between the developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the developer and/ or the developer's agent which are not embodied in the Sale and Purchase Agreement.



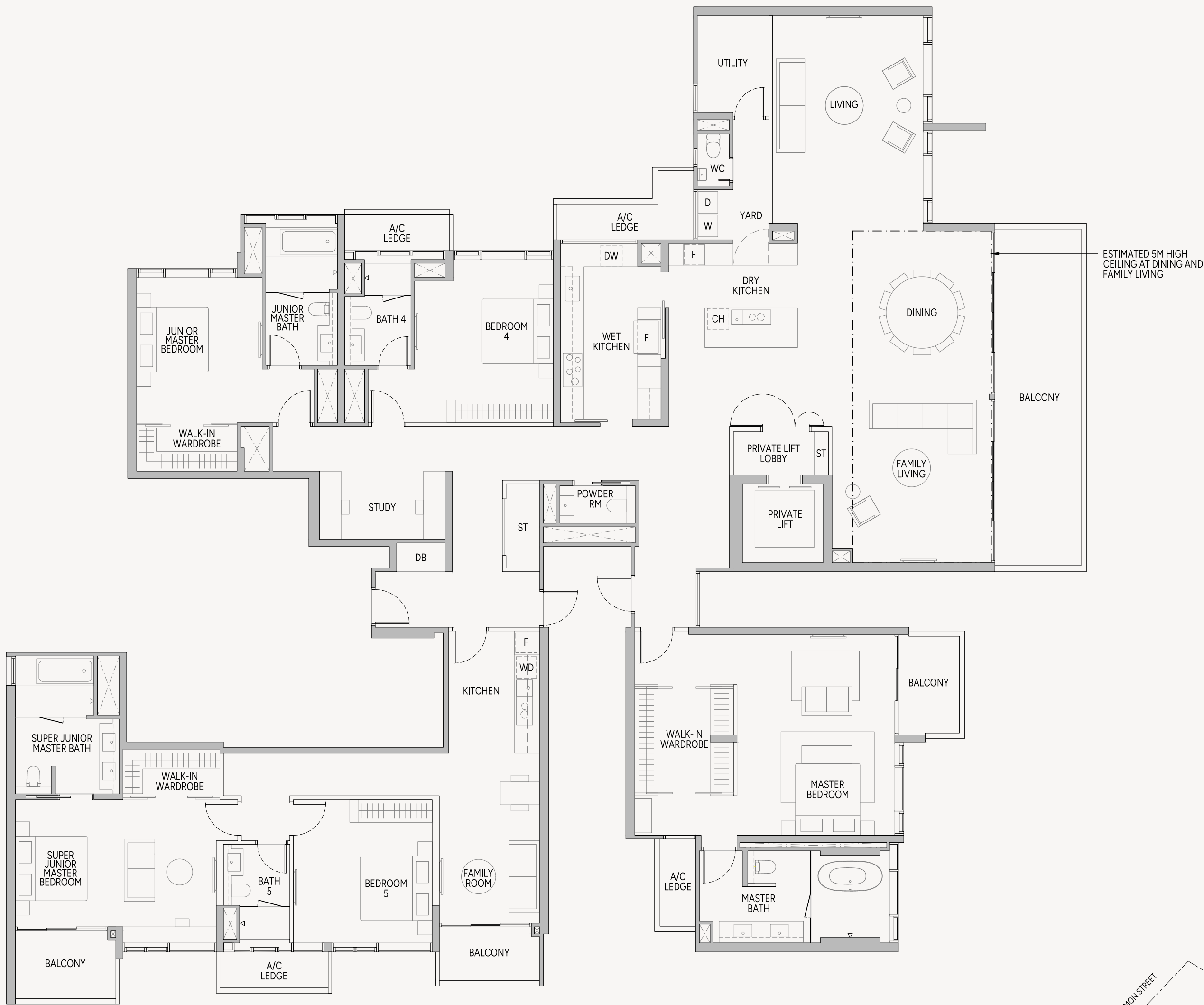
Key Plan is not drawn to scale



PENTHOUSE

TYPE PH  
449 sq m | 4833 sq ft

BLOCK 28  
#40-08



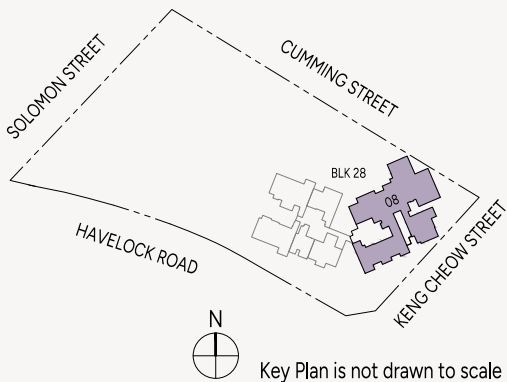
Please refer to the residential storey key plans and the approved building plans for the position of the Ledges (which include but are not limited to any reinforced concrete ledges) which do not form part of the strata area of the Unit. For the avoidance of doubt, the air-conditioner (A/C) ledge does not form part of the Ledges.



LEGEND (WHERE APPLICABLE)

F	Fridge	DW	Dishwasher	CH	Wine Chiller	DB	Distribution Board	ST	Storage		Wall not allowed to be hacked or altered
WD	Washer cum Dryer	W	Washer	D	Dryer	WC	Water Closet	A/C	Air-Conditioner		Services void space (excluded from strata area)

DISCLAIMER: Strata area includes air-conditioner (A/C) ledge and balcony (where applicable), and excludes amongst others, the Ledges (as depicted in the approved building plans) which include but are not limited to any reinforced concrete ledges. For the avoidance of doubt, the air-conditioner (A/C) ledge does not form part of the Ledges. The plans are subject to change as may be required by relevant authorities. All floor plans and areas are subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen, more particularly illustrated under the header "Approved Balcony Screen". Please refer to the letter containing the Particulars, Documents and Information relating to the unit and the development, for the floor plan relating to the unit you intend to purchase. The Sale and Purchase Agreement contains the entire agreement between the developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the developer and/ or the developer's agent which are not embodied in the Sale and Purchase Agreement.



Key Plan is not drawn to scale



