



# Mori

223 FREEHOLD  
PRIME DISTRICT 14  
MODERN WABI-SABI LIVING

# GUILLEMARD ROAD



# Mori

Meaning forest in Japanese, Mori is inspired by the modern wabi-sabi philosophy. The art of finding perfection in imperfection, a timeless creation of beauty.

**Wabi-Sabi**  
[wa:bɪ səbɪ] Japanese 侘寂

*(n.) "Wisdom in a natural simplicity".  
Finding beauty in imperfections;  
the acceptance of transience.*

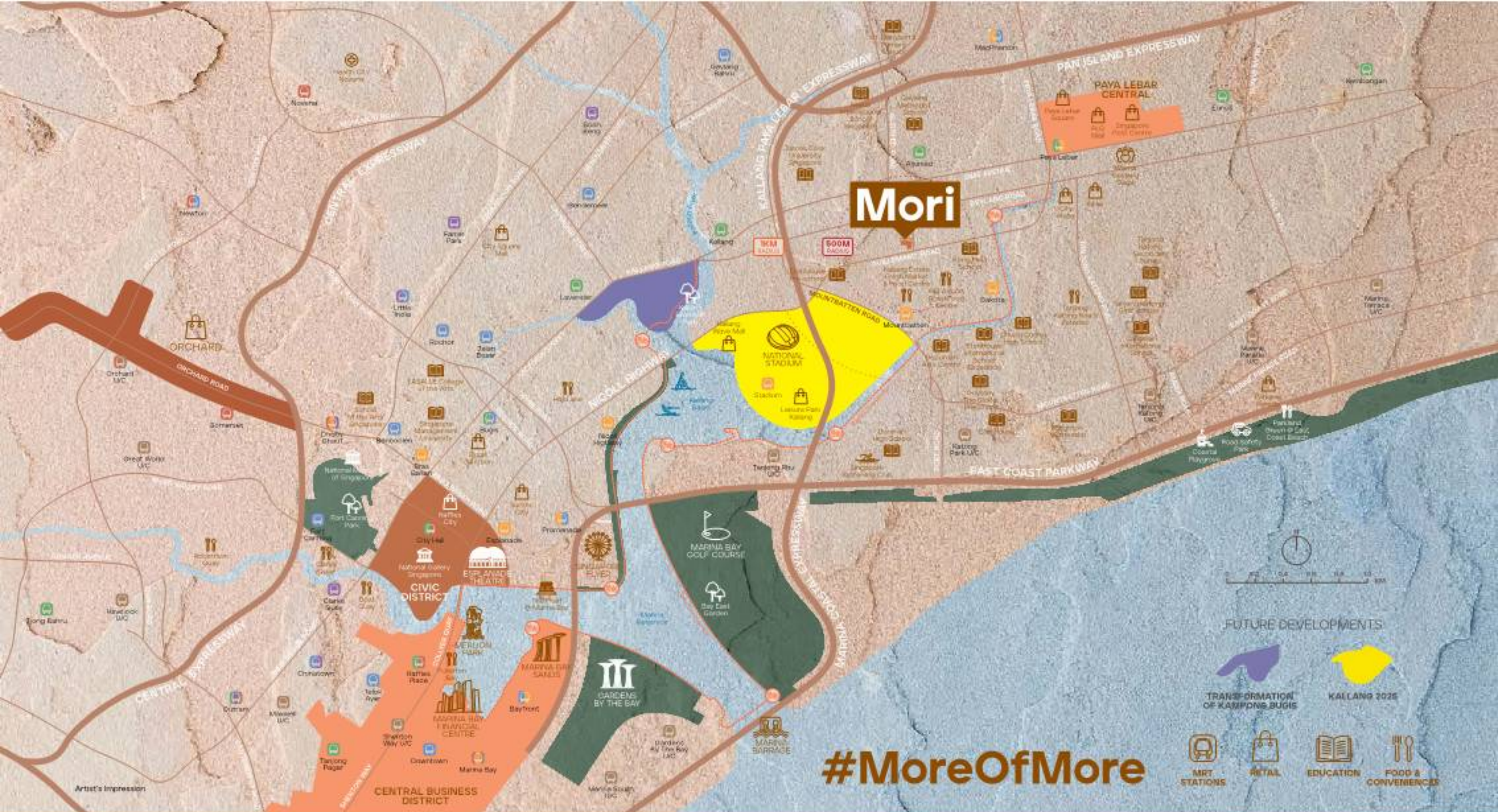




## A Neighbourhood with More

While Mori is a modern sanctuary endowed with calm and tranquility, beyond the home is a vibrant city fringe neighbourhood bustling with trendy cafes, world-class sports amenities, beautiful parks and top-notch schools. It is also extremely well-connected by major expressways and MRT stations. What's more, plans are set in motion to develop the surrounding area into an 89-hectare mixed-use lifestyle hub known as Kallang Alive.





#### WORK

PAYA LEBAR COMMERCIAL HUB	3min
CENTRAL BUSINESS DISTRICT	7min
MARINA BAY FINANCIAL CENTRE	9min

#### CONVENIENCES

MOUNTBATTEN CC (U/C)	8min • within 1km
KALLANG ESTATE FRESH MARKET & FOOD CENTRE	8min • within 1km
PAYA LEBAR QUARTER MALL	3min
KALLANG WAVE MALL	5min

#### EDUCATION

KONG HWA SCHOOL	7min • within 1km
ETONHOUSE PRESCHOOL (223 MOUNTBATTEN ROAD)	9min • within 1km
GEYLANG METHODIST SCHOOL (PRI & SEC)	2min • within 1km
JAMES COOK UNIVERSITY SINGAPORE	4min • within 1km
ETONHOUSE INTERNATIONAL SCHOOL (BROADRICK)	5min • within 1km
CHUNG CHENG HIGH SCHOOL (MAIN)	5min • within 1km

#### SPORTS & NATURE

EAST COAST PARK	5min
SINGAPORE SPORTS HUB (NATIONAL STADIUM, OCBC AQUATIC CENTRE, SINGAPORE INDOOR STADIUM)	6min
GARDENS BY THE BAY	14min

#### ARTS & CULTURE

GOODMAN ARTS CENTRE	4min
NATIONAL GALLERY SINGAPORE	11min

#### CONNECTIVITY

MOUNTBATTEN MRT STATION (CC7)	8min • within 0.5km
ALJUNIED MRT STATION (EW9)	8min • within 1km
DAKOTA MRT STATION (CC8)	9min • within 1km
NICOLL HIGHWAY	3min
PAN ISLAND EXPRESSWAY (PIE)	4min
KALLANG-PAYA LEBAR EXPRESSWAY (KPE)	5min
EAST COAST PARKWAY (ECP)	5min

All travelling time is approximate only and is taken from MORI to respective destination.

Source: [www.oreamap.sg](http://www.oreamap.sg) and [google.com/maps](http://google.com/maps)



Mori brings together more of life's best for you. A growing Prime City Fringe location between CBD and Paya Lebar Central Commercial Hub. Proximity to Park Connector Network and Singapore Sports Hub. Near top schools and MRT. Good food and lifestyle conveniences all around.

#MoreOfMore



## More Lifestyle

Mori's city fringe location puts you within the heart of the action. Singapore's best hawker food, hipster cafes, and the newest food obsessions can all be found within this well-loved neighbourhood. Whatever you crave, it's all within your reach.



## More Choices

Some of Singapore's most sought-after schools can be found nearby. EtonHouse Preschool, Kong Hwa School and Chung Cheng High School are within a 1km radius.





## More Buzz

Mori is also strategically located between two key business hubs – the well-established Central Business District and the growing Paya Lebar Central Commercial Hub. This means even greater convenience and more exciting opportunities for work and play.



## More Sports, More Nature

Get out and about and explore Singapore's extensive Park Connector Network. From Mori, you can jog or cycle easily to Marina Bay or head in the other direction towards scenic East Coast Park.



Kallang  
Riverside  
Park

Singapore  
Flyer

Merlion  
Park

Marina  
Bay Sands

Gardens  
by the Bay

Marina Barrage

Tanjong Rhu  
Promenade

## Mori

Singapore  
Sports Hub

East Coast Park



## More Growth

By 2030, the Kallang Alive precinct will be a destination where everyone can participate in community sports activities and enjoy world-class entertainment and sporting action. There are also plans to rezone Geylang and transform Kampong Bugis and Kallang Riverside Park into a vibrant and green precinct.





# Modern Wabi-Sabi Living

Whatever stage of life you are in — whether you are newly wedded, starting a family, planning for retirement, or enjoying singlehood — there is always beauty and joy to be found.

A good home becomes the foundation for experiencing life, with all its beauty and joy, to the fullest. It is a precious sanctuary away from the hustle and bustle of the everyday. An inner sanctum where life returns to being simple, relaxed and authentic.

#moreoflife  
#timelessness  
#agelessness  
#endlessness



# A rare collection of 137 freehold homes in Prime District 14.

Urban. Modern. Natural.

- 3 Exciting Lifestyle Zones
- 20 Curated Facilities
- Hot and Cold Onsen Pools
- 6 Assorted Pools
- Rooftop Facilities
- 137 Crafted Residences
- Generous Open Circulation Spaces
- Outdoor Terraces





A chic urban lifestyle awaits you at Mori.

Facilities are curated into 3 distinctive zones – **MoreSerene**, **MoreActive**, and **MoreSocial**.

Soothe your senses at the Onsen Hideaway. Re-energise your mind with an invigorating swim at the Rooftop Lap Pool. Have a drink with your closest friends at the Social Lounge.



Mori







## Onsen Hideaway

Nestled amidst lush gardens on the second floor is the Onsen Hideaway. Here, you can take a breather from the stresses of everyday life. Choose between the hot and cold spa and allow your mind to drift off blissfully.

# MoreSerene



Consisting of beautiful pools and gardens, the **MoreSerene zone** lets you immerse yourself in the therapeutic qualities of nature. From the Herb Garden and Floating Island to the Wellness and Hammock Pools, there is always somewhere to escape to whenever you need a little pick-me-up.



## Floating Island

Be surrounded by the calmness of the reflective waters as you lounge on the Floating Island. In the day, watch the reflection of passing clouds and landscape in the waters. At night, the masterful use of lights creates a mesmerising scenery.



Bubble Pool  
Floating Island  
Hammock Pool  
Herb Garden  
Onsen Hideaway

Pool Cabana  
Ripple Bay Alcove  
Serenity Pond  
Sun Loungers  
Wellness Pool

## Wellness Pool

Soothe your tired muscles with a relaxing bubble massage at the Wellness Pool. Surrounded by tropical trees and verdant greenery, it's just like you are on an idyllic, romantic resort getaway.







Artist's impression

## Lap Pool

A morning dip. A mid-day siesta. A sunset swim. The rooftop pool with views of the city is the perfect spot to recharge any time of day. At 23-metre long, you can do laps or work up a tan for that luscious sun-kissed glow.

# MoreActive





## Multi-Fitness Station

Get some fresh air while hitting your fitness goals at the Multi-Fitness Station. It is equipped with both cardio and strength training machines to help you stay in tip-top shape.



Get set to sweat and boost feelings of happiness and positivity. Whether you want to swim, work out, run or cycle, you can do it all at the **MoreActive zone**.

Multi-Fitness Station  
Kids' Creative Play  
Lap Pool  
Play Pool



## Kids' Creative Play and Play Pool

Kids have their own imaginative play areas at Mori too. Arrange a fun playdate for your kids and their friends and watch them climb, slide, hide, splash, laugh and have the time of their lives!







## Social Lounge

Get into your favourite #holidaymood at the Social Lounge. Invite your friends, share some bubbly, and cheers to all that is worth celebrating in life. #beachvibes in the city #lifeisgood

# MoreSocial



One of the joys of home is that you can share it with family and friends. Other than letting you host memorable dinners and parties, the MoreSocial zone comes with a Projector Lounge and a Pool Lounge for you to invite your friends over to lounge and have a great time.

Grill and Dine Pavilion  
Pool Lounge  
Projector Lounge  
Social Dining  
Social Lounge



### Grill and Dine Pavilion Social Dining

Bond over great food and drinks at the Grill and Dine Pavilion. Let the conversations flow, share some laughter and watch the sun set over the spectacular city.



### Pool Lounge

Unwind with a refreshing G&T or crack open an iced-cold beer and watch the world go by from your breezy rooftop terrace at Mori.



### Projector Lounge

Gather a few friends and catch an exciting live match at the spacious Projector Lounge, surrounded by lush greenery.





# More views.

WELLNESS  
POOL

KIDS'  
CREATIVE  
PLAY

GRILL & DINE  
PAVILION

SOCIAL  
DINING

SUN  
LOUNGERS

LAP POOL

BUBBLE  
POOL

PLAY POOL

POOL  
CABANA

SOCIAL LOUNGE

POOL  
LOUNGE

HAMMOCK  
POOL







# More tactile.

At Mori, we have curated 2 interior palettes, each showcasing the beautiful characteristics and tactility of the materials.

## Light Scheme

Inspired by nature, this refined selection of finishes gives your interiors a light and airy feel. The versatile palette, centred around neutral and earthy tones, showcases the materials' unique patterns and textures. This is a home that brims with warmth and authenticity.



## Dark Scheme

For a bold and sophisticated look, a dark palette works wonders. This material selection follows a modern, more rugged and textured finish, elegantly representing the timelessness and character of the curated materials, and the beauty that time brings.







Type C1  
Living & Dining

Impression only

## Functional, Practical Layout

Mori is designed with practicality in mind. Meticulously considered floor plans let you use the space efficiently no matter which layout or unit type you choose. No wasted or unusable corners, just well-planned and expertly crafted spaces.

### Wabi-Sabi Tip #1:

Think about how you can introduce nature into your home. Use indoor plants, flowers, and even seashells or feathers. Pinterest is a wonderful source of inspiration!



# 1 BEDROOM

## TYPE A1 45 SQ M

#02-02\* (MIRROR)  
#03-02 to #08-02 (MIRROR)  
#02-05\*  
#03-05 to #08-05



0M 1M 2M 3M 4M 5M



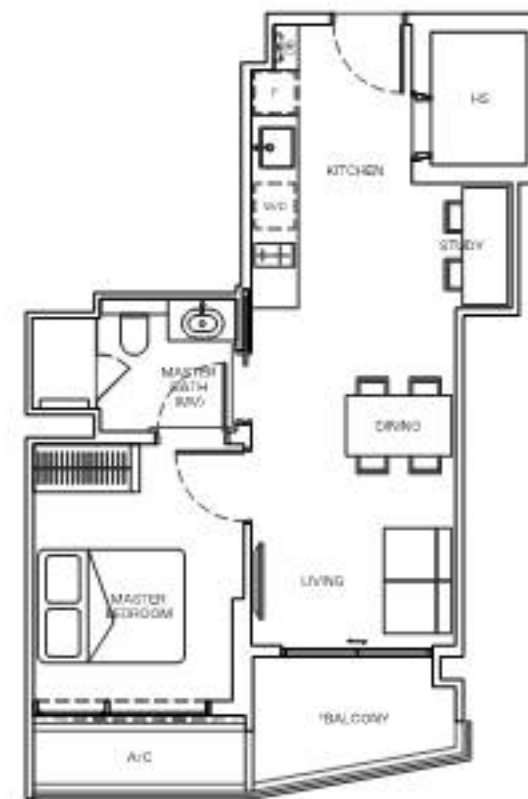
All floor areas indicated are inclusive of AC Ledge, Balcony and Strata Void where applicable.  
All floor areas are estimate only and subject to final survey.  
All floor plans are subject to changes as may be required or approved by the relevant authorities.

\* #02-02, #03-05 and #08-05 – The living and/or certain bedroom(s) within the Unit directly front various communal areas, facilities and swimming pool in the Housing Project.  
\* The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to page 61 of this brochure.

# 1 BEDROOM + STUDY

## TYPE B1 51 SQ M

#04-20 to #05-20



0M 1M 2M 3M 4M 5M



All floor areas indicated are inclusive of AC Ledge, Balcony and Strata Void where applicable.  
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All floor plans are subject to changes as may be required or approved by the relevant authorities.

\* #02-01 – The living and/or certain bedroom(s) within the Unit directly front various communal areas, facilities and swimming pool in the Housing Project.  
\* The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to page 61 of this brochure.





Impression only



Impression only



Impression only

#### Wabi-Sabi Tip #2:

Decorate your home with things that are personal to you. They don't have to be expensive. They just have to bring a smile to your face.



Type C1  
Kitchen

Impression only



# 2 BEDROOM

## TYPE C1 66 SQ M

#02-09 to #08-09  
#02-10 to #08-10 (MIRROR)  
#02-11 to #08-11  
#02-12 to #08-12 (MIRROR)  
#02-13 to #08-13  
#02-14 to #08-14 (MIRROR)



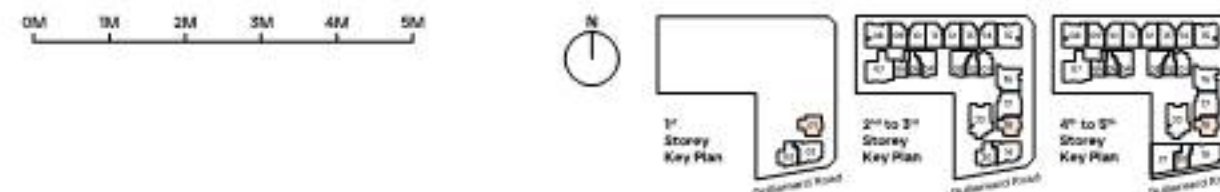
All floor areas indicated are inclusive of AC Ledge, Balcony and Strata Void where applicable.  
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# 2 BEDROOM

## TYPE C2 66 SQ M

#01-01  
#02-18 to #05-18



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# 2 BEDROOM

TYPE C3  
67 SQ M

#02-03\*  
#03-03 to #08-03  
#02-04\* (MIRROR)  
#03-04 to #08-04 (MIRROR)



All floor areas indicated are inclusive of A/C Ledge, Balcony and Store Void where applicable.  
All floor areas are estimate only and subject to final survey.  
All floor plans are subject to changes as may be required or approved by the relevant authorities.

\* #02-03 and #02-04 – The living and/or certain bedroom(s) within the Unit directly front various communal areas, facilities and swimming pool in the Housing Project.  
\* The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to page 61 of this brochure.



Type C1  
Master Bath

Representation only

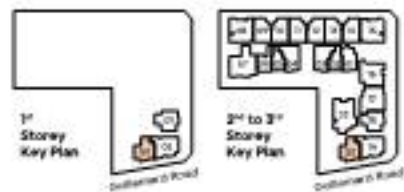


# 2 BEDROOM + STUDY

TYPE D  
67 SQ M

#01-03

#02-20 to #03-20



All floor areas indicated are inclusive of AC Ledge, Balcony and Strata Void where applicable.  
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\* The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to page 61 of this brochure.



Your bedroom is a place of rest and tranquility. Keep the space clutter-free with thoughtfully designed accessory drawers.



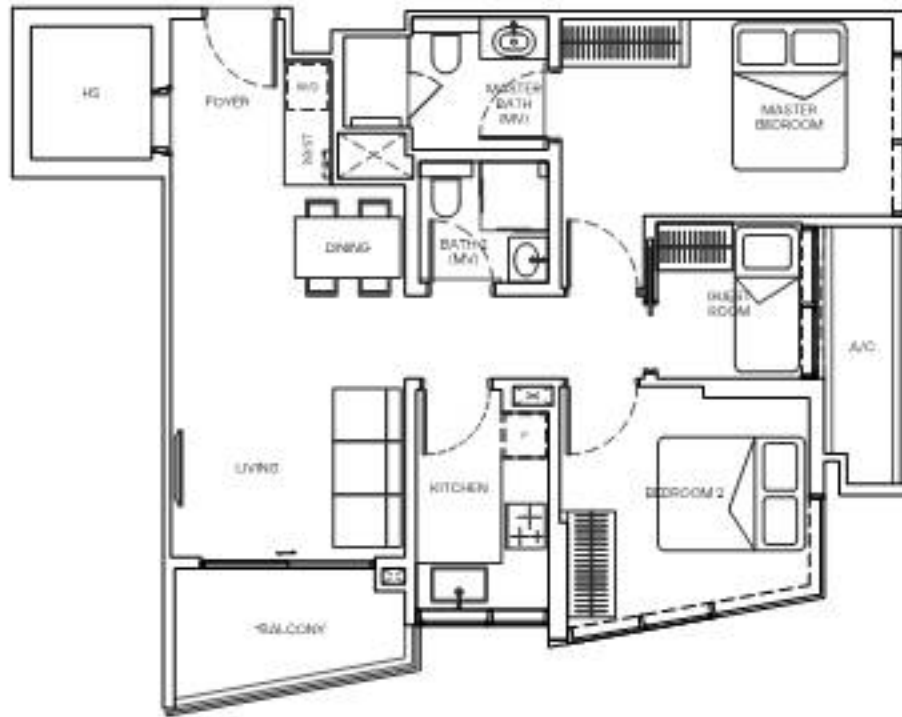
Type C1  
Master Bedroom



## 2 BEDROOM + GUEST

TYPE E  
82 SQ M

#01-02  
#02-19 to #03-19



0M 1M 2M 3M 4M 5M

All floor areas indicated are inclusive of AC Ledge, Balcony and Strata Void where applicable.  
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\* The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to page 61 of this brochure.

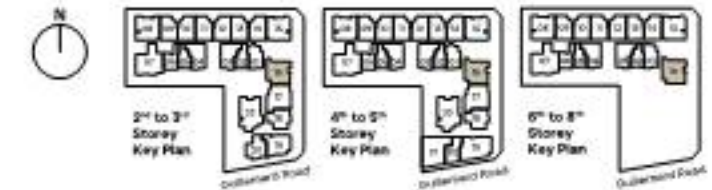
## 3 BEDROOM

TYPE F1  
89 SQ M

#02-16\*  
#03-16 to #05-16  
#06-16\*  
#07-16 to #08-16



0M 1M 2M 3M 4M 5M



All floor areas indicated are inclusive of AC Ledge, Balcony and Strata Void where applicable.  
All floor areas are estimate only and subject to final survey.  
All floor plans are subject to changes as may be required or approved by the relevant authorities.

\* #02-16 and #06-16 – The living and/or certain bedroom(s) within the Unit directly front various communal areas, facilities and swimming pool in the Housing Project.  
\* The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to page 61 of this brochure.





Type G3  
Living & Dining

Impression only

Mori is a freehold home that can accommodate to your changing needs. Flexible and practical layouts let you reimagine a myriad of lifestyle possibilities by combining or opening up spaces. Whether you prefer a cosy dining nook, turning one of the rooms into a walk-in wardrobe, or winding down with drinks at the balcony, the choice is all yours.



# 3 BEDROOM

## TYPE F2 91 SQ M

#02-15 to #08-15



0M 1M 2M 3M 4M 5M

All floor areas indicated are inclusive of AC Ledge, Balcony and Strata Void where applicable.  
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\* The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to page 61 of this brochure.

# 3 BEDROOM

## TYPE F3 92 SQ M

#02-08 to #08-08



0M 1M 2M 3M 4M 5M



All floor areas indicated are inclusive of AC Ledge, Balcony and Strata Void where applicable.  
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\* The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to page 61 of this brochure.



Your dream kitchen at Mori comes with generous countertop spaces and pull-out storage to keep things tidy and organised.



#### Wabi-Sabi Tip #3:

Consider all your five senses. From the smell of freshly toasted croissants to an artfully laid out table setting, little details can make your home feel extra cosy.

## 3 BEDROOM + GUEST

TYPE G1  
95 SQ M

#02-17\*  
#03-17 to #05-17



0M 1M 2M 3M 4M 5M



All floor areas indicated are inclusive of AC Ledge, Balcony and Stairs Void where applicable.  
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\* #02-17 - The living and/or certain bedroom(s) within the Unit directly front various communal areas, facilities and swimming pool in the Housing Project.  
\* The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to page 61 of this brochure.

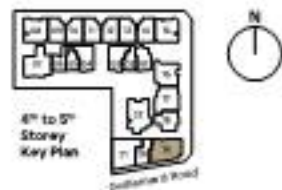
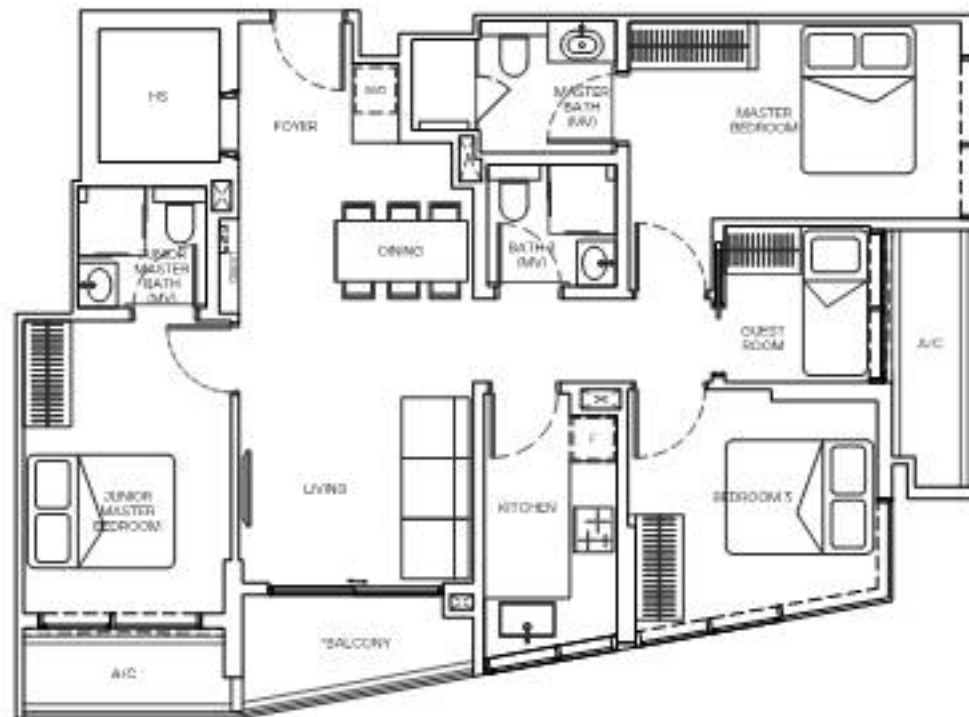
Type G1  
Kitchen



# 3 BEDROOM + GUEST

TYPE G2  
102 SQ M

#04-19 to #05-19



0M 1M 2M 3M 4M 5M

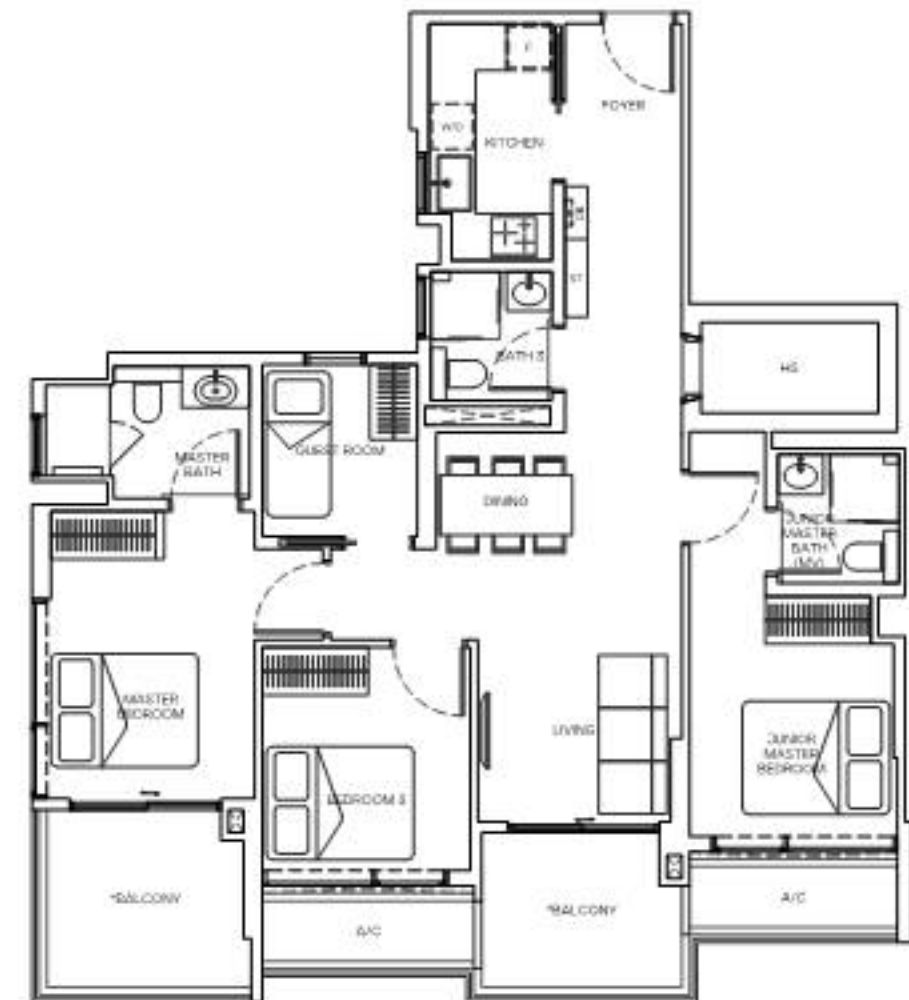
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# 3 BEDROOM + GUEST

TYPE G3  
109 SQ M

#02-07\*  
#03-07 to #08-07



0M 1M 2M 3M 4M 5M



All floor areas indicated are inclusive of AC Ledge, Balcony and Strata Void where applicable.  
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All floor plans are subject to changes as may be required or approved by the relevant authorities.

\* #02-07 – The living and/or certain bedroom(s) within the Unit directly front various communal areas, facilities and swimming pool in the Housing Project.  
\* The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to page 61 of this brochure.





Type G3  
Master Bath

Impression only

Whether you are starting or ending the day, a well-fitted bathroom brings focus and calm to your mind.

#### Wabi-Sabi Tip #4

Create pockets of composure. A beautiful adjustable mirror. A candle with your favourite scent. A thoughtfully arranged bouquet.

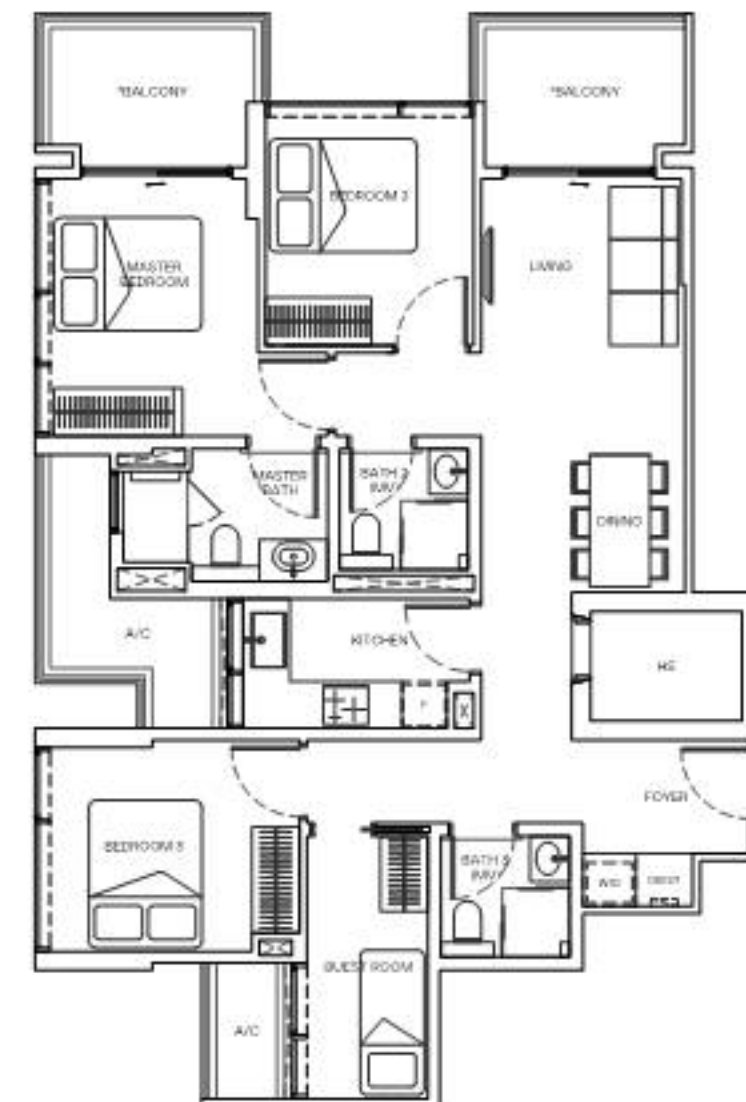


Impression only

## 3 BEDROOM + GUEST

TYPE G4  
110 SQ M

#02-22\*  
#03-22 to #05-22



0M 1M 2M 3M 4M 5M



All floor areas indicated are inclusive of AC Ledge, Balcony and Strata Void where applicable.  
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All floor plans are subject to changes as may be required or approved by the relevant authorities.

\* #02-22 – The living and/or certain bedrooms within the Unit directly front various communal areas, facilities and swimming pool in the Housing Project.  
\* The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to page 61 of this brochure.



# 4 BEDROOM

TYPE H  
117 SQ M

#04-21 to #05-21



0M 1M 2M 3M 4M 5M

All floor areas indicated are inclusive of AC Ledge, Balcony and Strata Void where applicable.  
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\* The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to page 61 of this brochure.

Enjoy functional and efficient storage spaces that have been thoughtfully designed for your everyday needs. Not too much such that it's a waste of space, and not too little such that it's not enough. Here, everything is just right.



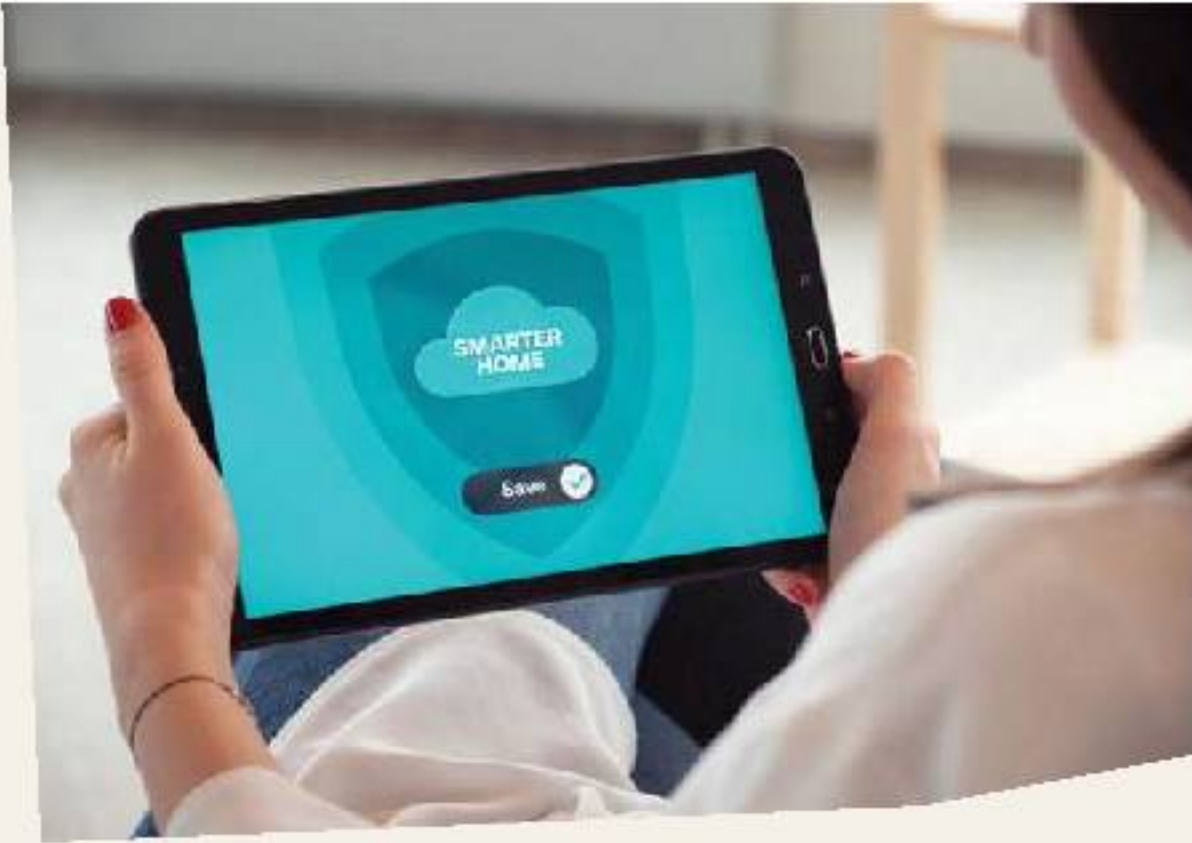
Wabi-Sabi Tip #5:

Decluttering not only saves you time and money, it also helps you make space for the things you really love.



Type G3  
Master Bedroom





## Smarter Home Gateway

Make life easier with a seamlessly connected smart home. From a smart lock and security system to a smart hub that lets you control your devices from your mobile phone, your home at Mori is equipped to make your everyday more convenient.



### Digital Smart Lock



#### Various access

5-in-one to access the lock  
Fingerprint, Pin Code, RFID Card,  
Key Override, Zwave (via Smart  
Home App)

#### Control who has access

Let visitors in when you are not  
at home

#### Automatic locking



### IP Camera



Day and night video



Two way audio



Pan-tilt



Cloud storage on Dropbox



Alarm message for motion  
and sound detection



### Smart Hub

Given separately  
as loose piece.

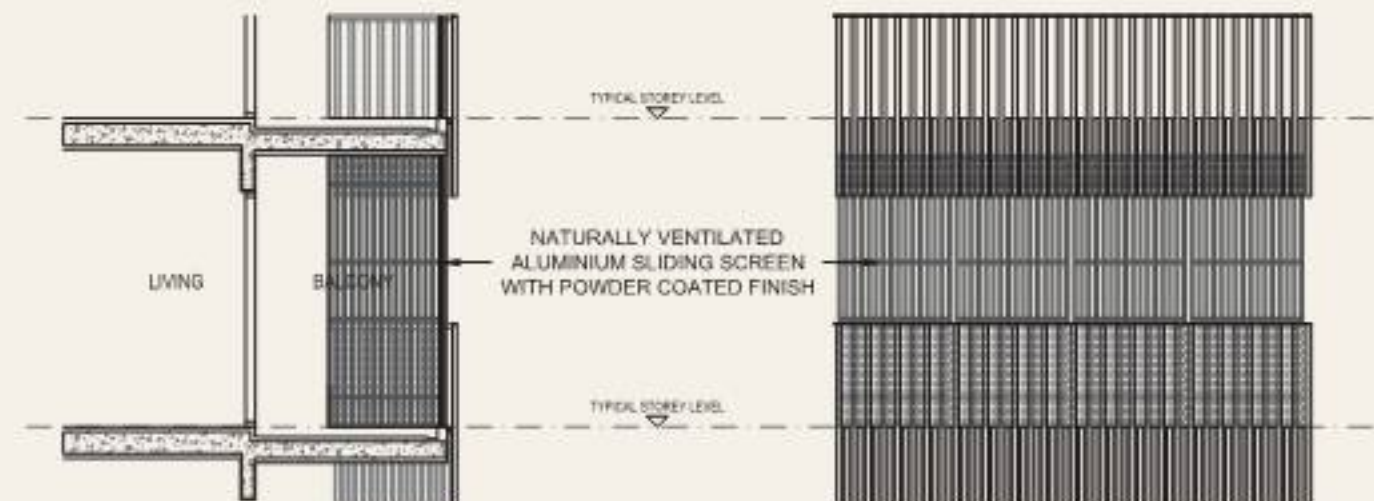


For illustration purposes only. Subject to the developer's selection, market availability and the sole discretion of the developer.

## Balcony Screen Design



PLAN



SECTION

FRONT ELEVATION

1. This drawing is for reference only. Drawings are not to scale.
2. The screen design is provided for aesthetic uniformity of the development.
3. Materials to be aluminium with powder coated finish.
4. Fixing details are by contractor and fixing shall not damage the existing waterproofing and structure.
5. Owner shall verify all dimensions prior to fabrication and commencement of work.
6. The balcony shall not be enclosed unless with the pre-approved balcony screen.
7. Balcony screen can be installed by the Developer at a cost.
8. Balcony screen will be provided and installed by the vendor for the unit types B1, D, E, G2 and H only.



## A PREMIER DEVELOPMENT BY ROXY-PACIFIC HOLDINGS LIMITED

Roxy-Pacific Holdings Limited ("the Group") is an established property and hospitality corporation with an Asia-Pacific focus and a track record dating back to May 1967. Listed on the SGX Mainboard since 12 March 2008, the Group is engaged primarily in the development and sale of residential and commercial properties ("Property Development"), Hotel ownership and other investment properties in Asia-Pacific ("Hotel Ownership and Property Investment"), including the ownership of Grand Mercure Singapore Roxy. Since 2013, the three main arms - Property Development, Property Investment and Hotel Ownership have extended their reach beyond Singapore, to countries such as Malaysia, Australia, Thailand, Japan and Maldives.

### SINGAPORE

Arena Residences



Fyre Derbyshire



Neu at Novena



Dunearn 386



### OVERSEAS

Wisma Infinitem,  
Malaysia



West End Residences,  
Australia



Noku,  
Maldives



Noku,  
Kyoto



Developer: RL East Pte. Ltd. | Company Registration Number: 202035650R | Developer's License No.: C140B | Tenure of Land: Estate in fee simple | Encumbrances: Mortgage(s) in favour of United Overseas Bank Limited | Expected Date of Vacant Possession: 31 December 2026 | Expected Date of Legal Completion: 31 December 2029 | Location: Lots 01472P, 01473T, 01474A, 01475K, 01661M, 01662W, 01663V, 01664P, 01665T, 01666A, 01667K, 01668N, 01669X, 01670K and 01671N all of MK 25 at 223 Outram Road

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A PREMIER  
DEVELOPMENT BY



**Roxy-Pacific  
Holdings Limited**





A MODERN WABI-SABI HOME CRAFTED WITH YOU IN MIND.