

SR

SR

SOPHIA 譽璟府
REGENCY



Here's to modern city dwellers with a fondness for nostalgia, nature and serenity. A great opportunity is knocking.

Welcome to Sophia Regency, a luxurious residence in a storied uphill neighbourhood that yields the promise of a rewarding living experience.

From iconic destinations to established schools, national gardens, and world-class shopping and great dining choices, residents will get to relish unending pleasures in one of the most liveable global cities.

All within minutes from a sleek dwelling of pure elegance. Sophia Regency is a true legacy of Luxury in a City of Possibilities.

FREEHOLD

Luxury in a City of Possibilities



Sophia Regency is located mere minutes from The Istana on Orchard Road. Standing majestically where Sophia Road meets Mount Sophia, the property is a sight to behold! Its prominent rounded edge creates a distinct facade in a picturesque enclave – a constant reminder that you dwell in one of the most coveted hamlets in the city.





Where the City Pivots

CONNECTIVITY



Dhoby Ghaut MRT Interchange	6-min Walk
City Hall MRT	1 MRT Stop
Raffles Place MRT	2 MRT Stops
Orchard MRT	2 MRT Stops
Bayfront MRT	4 MRT Stops



Central Expressway	6-min Drive
Nicol Highway	6-min Drive



Within a short walk is Dhoby Ghaut MRT Interchange. It is the only one in Singapore that connects commuters with three MRT lines that traverse the whole of Singapore.



An Envidable Address with a String of Gems

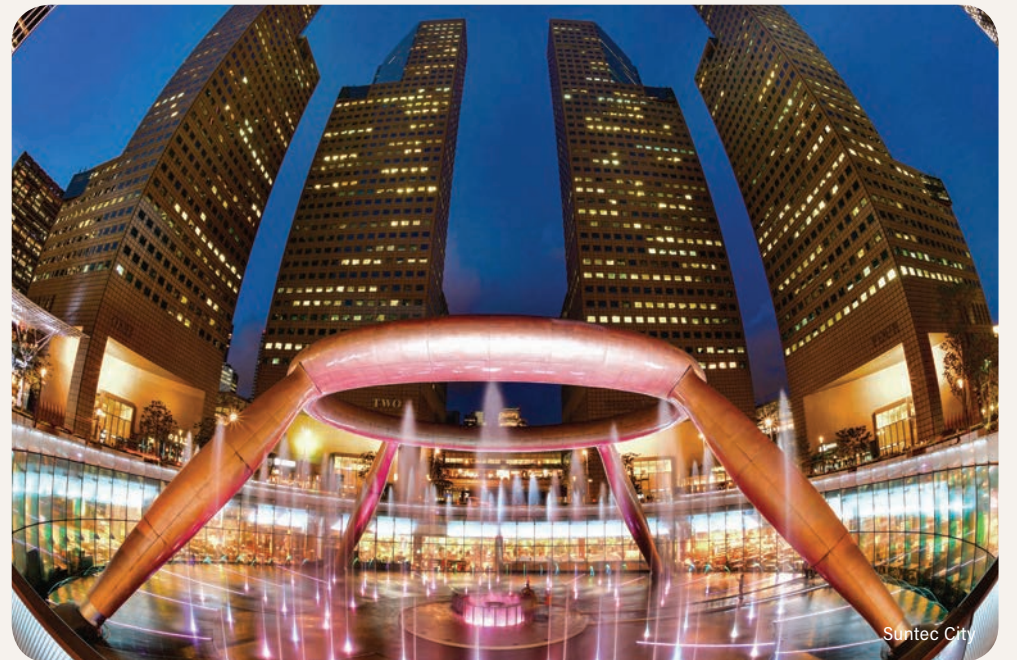
Sophia Regency is anchored by distinctive amenities that make the city of Singapore among the best in the world. Iconic malls, cultural destinations, recreational hubs, the CBD, the marina... the list goes on and the possibilities for excitement are endless.



Marina Bay Sands



Bugis Village



Suntec City



ION Orchard



313 Somerset



Plaza Singapura



Ngee Ann City



SHOPPING & DINING HUBS

Experience the World Without Leaving the City

There is nothing this district can't do. With great ease, it offers a wide range of destinations to suit every craving. It balances global and local experiences, business meetings and tête-à-têtes as well as sartorial and epicurean sprees, often within the same mall.

Wilkie Edge	4-min Walk
Plaza Singapura	5-min Walk
The Cathay	5-min Walk
GR.iD	5-min Walk
Bugis Junction	4-min Drive
Suntec City	5-min Drive
Ngee Ann City	6-min Drive
South Beach Avenue	6-min Drive
Paragon	7-min Drive
313 Somerset	1 MRT Stop
ION Orchard	2 MRT Stops
The Shoppes at Marina Bay Sands	3 MRT Stops



Marina Bay



SCHOOLS & BUSINESSES

Walk to Top Schools and Reach the CBD in 2 MRT Stops

Owning a home at Sophia Regency means living closer to where modern urban dwellers live, work, play and learn. Your next destination could be just a few steps or train stops away from your doorstep.



School of the Arts



Singapore Management University

- | | |
|---------------------------------|-------------|
| St Margaret's Pri Sch (U/C) | 1-min Walk |
| Nanyang Academy of Fine Arts | 5-min Walk |
| School of the Arts | 6-min Walk |
| LASALLE College of the Arts | 7-min Walk |
| Singapore Management University | 8-min Walk |
| Anglo-Chinese School Junior | 3-min Drive |
| Marina Bay Financial Centre | 8-Min Drive |
| Raffles Place MRT | 2 MRT Stops |



Istana Park



Singapore Art Museum



PARKS & CULTURE

Wander Around National Parks and Cultural Icons

Anywhere you look, your eyes will gaze at a green city growing in modernity and natural beauty. In your midst, you will also find a wide array of museums and cultural institutions that offer something to everybody.



Gardens by the Bay



National Museum of Singapore

Mount Emily Park

3-min Walk

Istana Park

3-min Drive

National Library

4-min Drive

National Museum of Singapore

4-min Drive

Singapore Art Museum

4-min Drive

Fort Canning Park

6-min Drive

Gardens by the Bay

4 MRT Stops

Singapore Botanic Gardens

4 MRT Stops

Come Home
to Refined City
Elegance



Sophia Regency has a welcoming arrival area where one can experience the fluid interplay between the openness of the surroundings and a sense of exclusivity. After all, there are only 38 homes with 1-bedroom, 2-bedroom, and dual-key units across five levels.



Artist's Impression

Luxuriate in Dramatic Greens and Cooling Blues



Every space within Sophia Regency is both spectacular and comfortable. It is a recurring theme that you will sense as you walk along the lush arrival pathway, the calming pool and the exclusive gym to your luxurious abode.



Artist's Impression



Live in Splendour

We've put a lot of thought into space and materials to create Sophia Regency. It is a liveable work of art with quality appliances from leading brands such as Miele and Blanco for the kitchen, and Hansgrohe and Toto for sanitary wares. Each unit also comes with smart home features delivering convenience and security in your hands.

Miele

hansgrohe

BLANCO

TOTO®

This is Home,
a Geometrical Maverick



SITE PLAN

FACILITIES

BASEMENT

- 1. Mechanised Car Park

1st STOREY

- 2. Recreational Swimming Pool
- 3. Outdoor Shower
- 4. Gym Room
- 5. Mechanised Car Park Lobby

2nd STOREY

- 6. Link Connection

ROOF

- 7. Artificial Lawn
- 8. Open Deck

- A. Main Entrance

- B. Bin Point

- C. Water Tank

- D. M&E Shafts



SITE PLAN

Artist's Impression

Schematic Diagram

105 Sophia Road

Unit Floor	01	02	03	04	05	06	07	08
	ROOF DECK							
5th	C1	B1	A1	A1	D	A2	C2	B2
4th	C1	B1	A1	A1	D	A2	C2	B2
3rd	C1	B1	A1	A1	D	A2	C2	B2
2nd	C1	B1	A1	A1	D	A2	C2	B2
1st	C1	B1	A1	A1			C2	B2
Basement	M&E / CARPARK							

- Type A1 / A2 - 1-Bedroom
- Type C1 - 2-Bedroom + Study
- Type D - 2-Bedroom Dual-Key
- Type B1 / B2 - 1-Bedroom + Study
- Type C2 - 2-Bedroom Premium + Study

TYPE A1 1 Bedroom

47 sq m | 506 sq ft

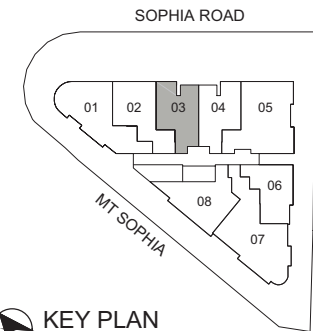
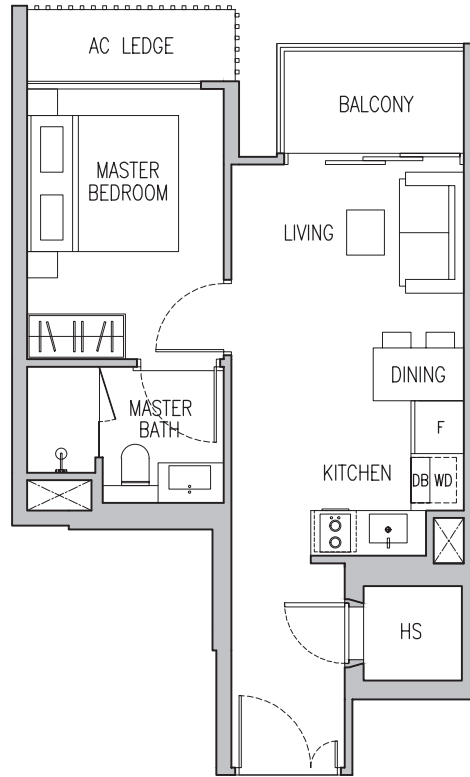
#01-03

#02-03

#03-03

#04-03

#05-03



KEY PLAN
(PLAN IS NOT TO SCALE)

0 | 1 | 3 | 5M

LEGEND (WHERE APPLICABLE)

- | | | | |
|--------------------------------|------------------------------------|---------------------------------|-------------------|
| WD - Washer cum Dryer | O - Oven (Below Cooker Hob) | UF - Undercounter Fridge | F - Fridge |
| DB - Distribution Board | BW - Bay Window | HS - Household Shelter | |

Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan.

BP No.: A1409-01945-2020-BP01, dated 10 Sept 2021.

TYPE A1

1 Bedroom

47 sq m | 506 sq ft

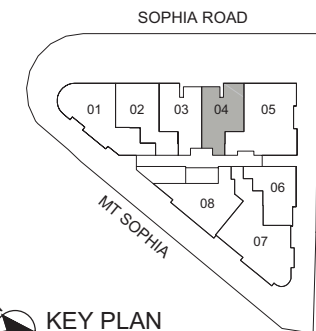
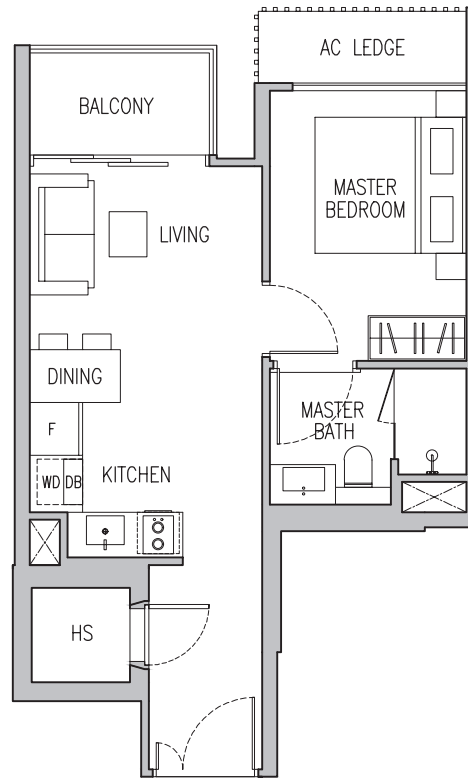
#01-04

#02-04

#03-04

#04-04

#05-04



KEY PLAN
(PLAN IS NOT TO SCALE)

0 | 1 | 3 | 5M

LEGEND (WHERE APPLICABLE)

WD - Washer cum Dryer	O - Oven (Below Cooker Hob)	UF - Undercounter Fridge	F - Fridge
DB - Distribution Board	BW - Bay Window	HS - Household Shelter	

Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan.

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TYPE A2

1 Bedroom

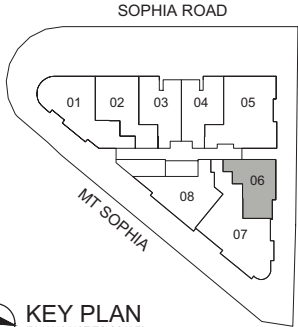
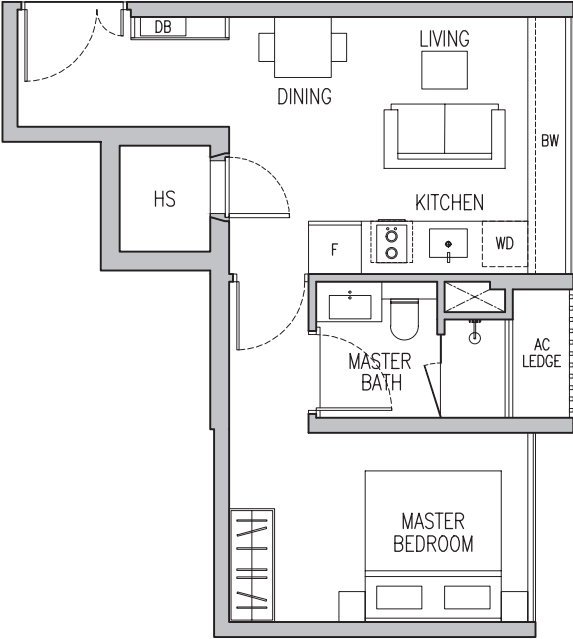
44 sq m | 474 sq ft

#02-06

#03-06

#04-06

#05-06



KEY PLAN
(PLAN IS NOT TO SCALE)



LEGEND (WHERE APPLICABLE)

- WD** - Washer cum Dryer **O** - Oven (Below Cooker Hob) **UF** - Undercounter Fridge **F** - Fridge
- DB** - Distribution Board **BW** - Bay Window **HS** - Household Shelter

Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan.

BP No.: A1409-01945-2020-BP01, dated 10 Sept 2021.

TYPE B1

1 Bedroom + Study

53 sq m | 570 sq ft

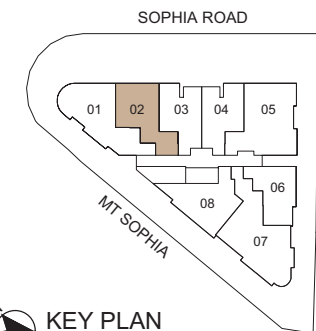
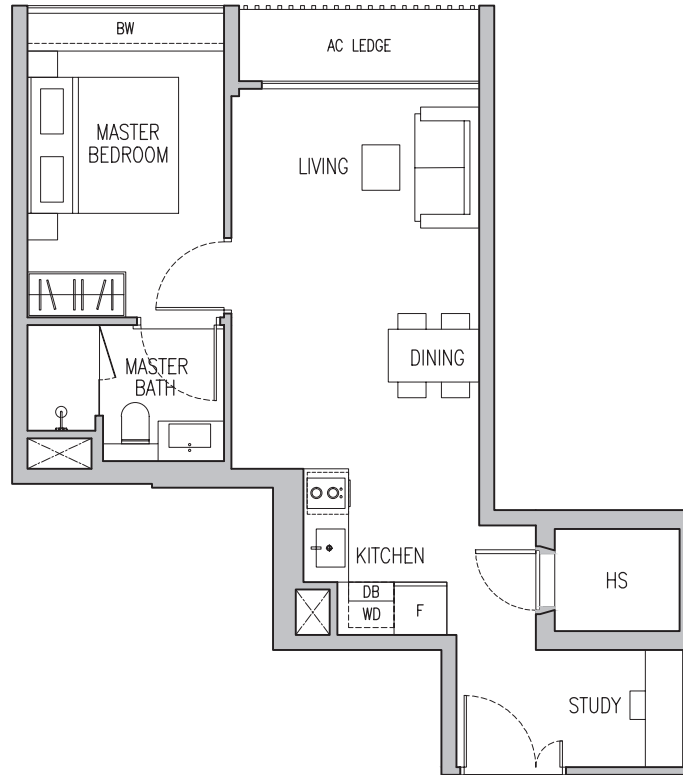
#01-02

#02-02

#03-02

#04-02

#05-02



KEY PLAN
(PLAN IS NOT TO SCALE)

0 | 1 | 3 | 5M

LEGEND (WHERE APPLICABLE)

- | | | | |
|--------------------------------|------------------------------------|---------------------------------|-------------------|
| WD - Washer cum Dryer | O - Oven (Below Cooker Hob) | UF - Undercounter Fridge | F - Fridge |
| DB - Distribution Board | BW - Bay Window | HS - Household Shelter | |

Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan.

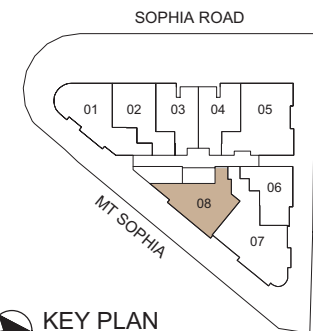
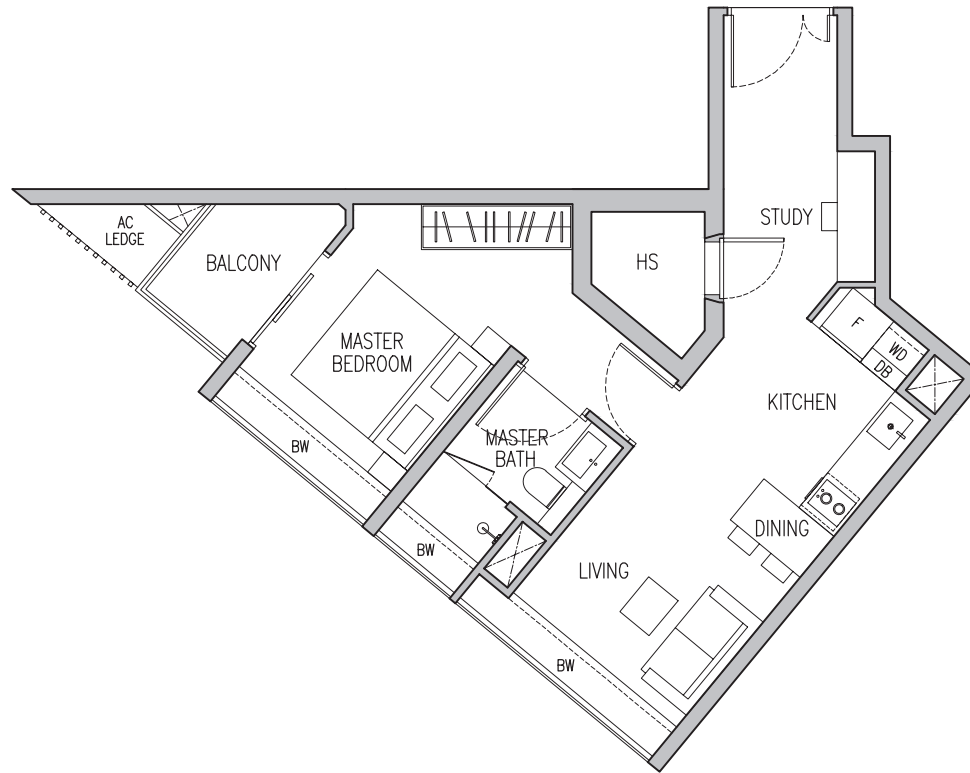
BP No.: A1409-01945-2020-BP01, dated 10 Sept 2021.

TYPE B2

1 Bedroom + Study

55 sq m | 592 sq ft

- #01-08
- #02-08
- #03-08
- #04-08
- #05-08



KEY PLAN
(PLAN IS NOT TO SCALE)



LEGEND (WHERE APPLICABLE)

- | | | | |
|--------------------------------|------------------------------------|---------------------------------|-------------------|
| WD - Washer cum Dryer | O - Oven (Below Cooker Hob) | UF - Undercounter Fridge | F - Fridge |
| DB - Distribution Board | BW - Bay Window | HS - Household Shelter | |

Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan.

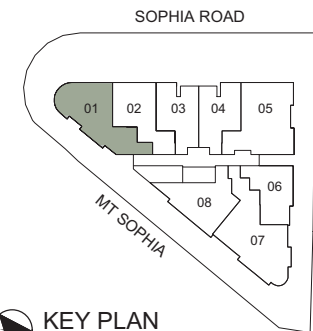
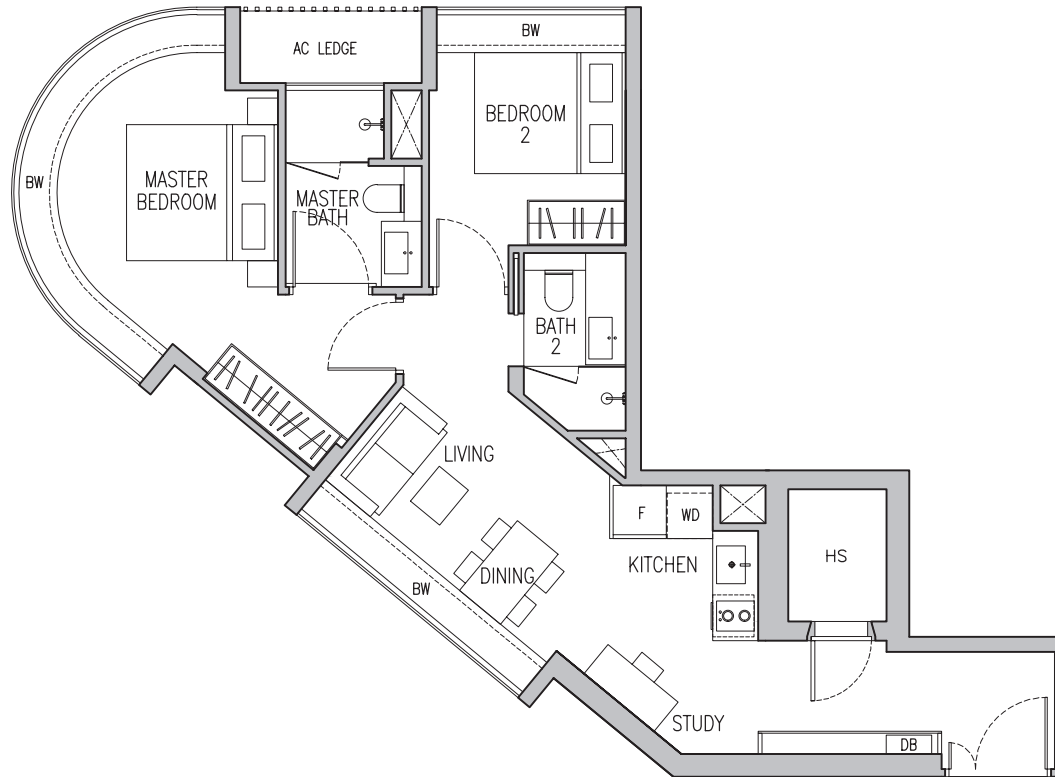
BP No.: A1409-01945-2020-BP01, dated 10 Sept 2021.

TYPE C1

2 Bedroom + Study

70 sq m | 753 sq ft

- #01-01
- #02-01
- #03-01
- #04-01
- #05-01



KEY PLAN
(PLAN IS NOT TO SCALE)



LEGEND (WHERE APPLICABLE)

- | | | | |
|--------------------------------|------------------------------------|---------------------------------|-------------------|
| WD - Washer cum Dryer | O - Oven (Below Cooker Hob) | UF - Undercounter Fridge | F - Fridge |
| DB - Distribution Board | BW - Bay Window | HS - Household Shelter | |

Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan.

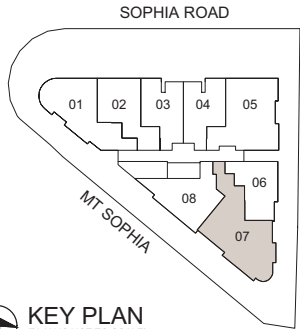
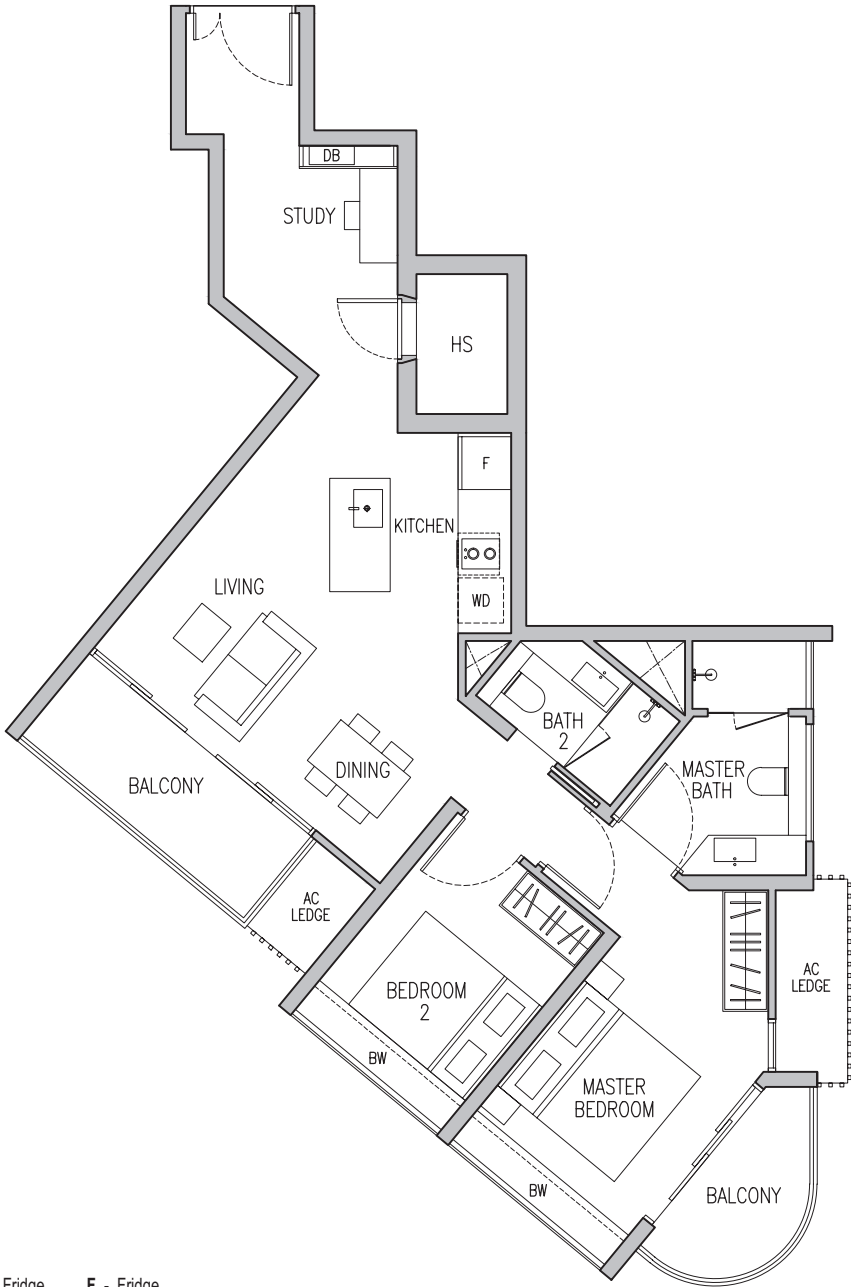
BP No.: A1409-01945-2020-BP01, dated 10 Sept 2021.

TYPE C2

2 Bedroom Premium + Study

88 sq m | 947 sq ft

- #01-07
- #02-07
- #03-07
- #04-07
- #05-07



KEY PLAN
(PLAN IS NOT TO SCALE)



Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan.

BP No.: A1409-01945-2020-BP01, dated 10 Sept 2021.

LEGEND (WHERE APPLICABLE)

- WD - Washer cum Dryer
- O - Oven (Below Cooker Hob)
- UF - Undercounter Fridge
- F - Fridge
- DB - Distribution Board
- BW - Bay Window
- HS - Household Shelter

TYPE D

2 Bedroom DK

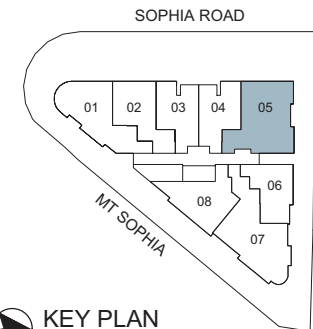
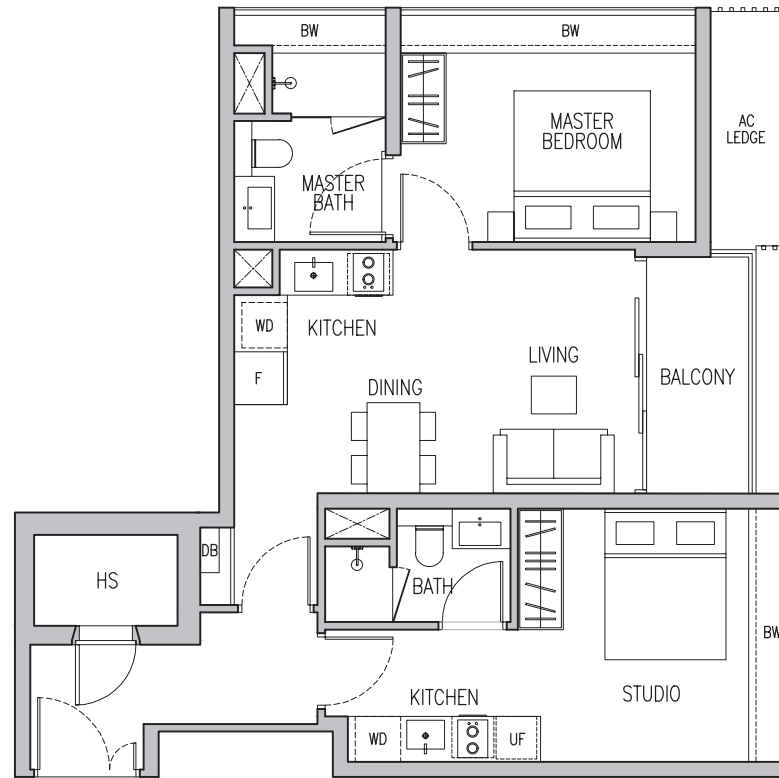
80 sq m | 861 sq ft

#02-05

#03-05

#04-05

#05-05



KEY PLAN
(PLAN IS NOT TO SCALE)



LEGEND (WHERE APPLICABLE)

- WD** - Washer cum Dryer **O** - Oven (Below Cooker Hob) **UF** - Undercounter Fridge **F** - Fridge
- DB** - Distribution Board **BW** - Bay Window **HS** - Household Shelter

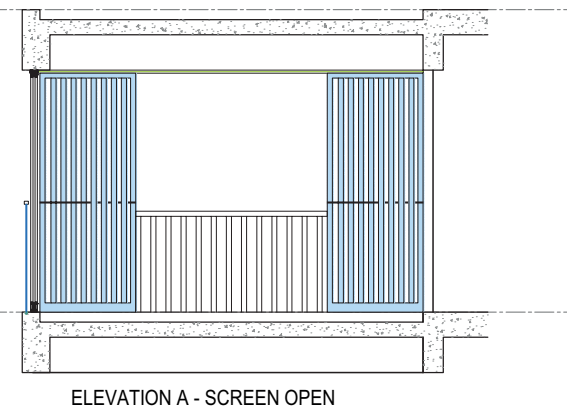
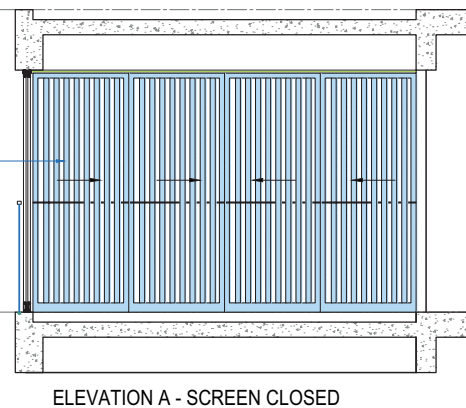
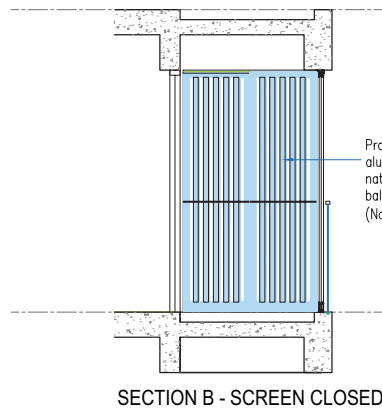
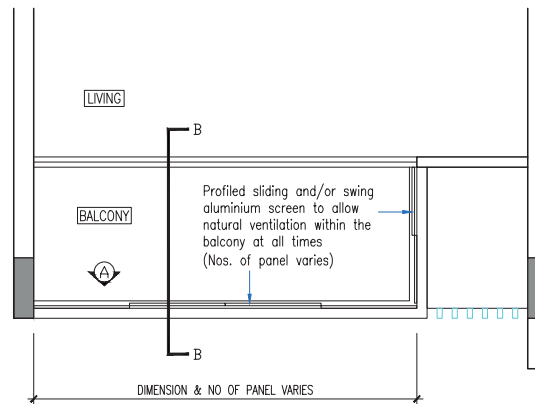
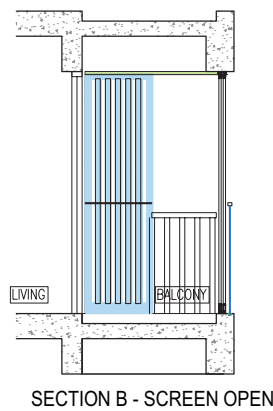
Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan.

BP No.: A1409-01945-2020-BP01, dated 10 Sept 2021.

Approved Balcony Screen

OPERABLE SCREEN FOR BALCONY

1. The Balcony shall not be enclosed. Only approved balcony screens are to be used. For illustration of the approved balcony screen, please refer to illustration below.
2. Screen design is provided for aesthetic uniformity of the estate.
3. The owner is required to refer to the Management Corporation when formed for any additional details and/or installation.
4. Fixing detail by contractor, and fixing shall not damage waterproofing or existing structure.
5. Material shall be of aluminium with powder coated finish to match the colour of aluminium door/window frame.
6. Porosity and design of balcony screen shall allow natural ventilation at all times and is capable of being fully drawn open/closed.
7. Spacing of louvre to be uniform and total free opening shall not be less than 50% of the panel.
8. This drawing is for reference only. Owner shall verify all dimensions prior to commencement of work.
9. Drawing not to scale.



东亚新华

开启您的新生活

OPEN YOUR NEW LIFE

Dongya Xinhua Group is a property developer with an extensive real estate development record in China. Established in Beijing in 2005, the development footprint of the Group covers 39 provinces and municipalities, including Beijing, Shanghai, Tianjin, Chongqing, Liaoning, Hebei, Inner Mongolia Autonomous Region, Shandong, Henan, Jiangsu, Jiangxi, Guangdong, Zhejiang, Yunnan, and others. The total development area of the Group covers 152 million square feet, with a cumulative gross sales revenue of over S\$21 billion. The Group has also won many prestigious awards and honours throughout the years. It has been ranked by China Real Estate Association in China's Top 500 Real Estate Development Enterprises across several years, and is ranked in China's Top 100 Property Management Companies for the year 2022.



东亚新华成立



北京 东亚·望京中心



北京 东亚·三环中心



沈阳 东亚·国际城



北京 东亚·马赛公馆



南昌 东亚·朝阳SOHO



包头 东亚·香堤雅舍



仪征 东亚·御景湾

2005

2006

2007

2008

2009

2010

2011

2012



北京 东亚·奥北中心



包头 东亚·世纪城



鞍山 东亚·豪庭



北京 东亚·上北鑫座



南昌 东亚·盛世滨江



北京 东亚·印象台湖



北京 东亚·瑞晶苑



北京 东亚·御栖庄园



江阴 东亚·乐府兰亭



北京 东亚·首航国际



北京 东亚·瑞晶苑



北京 东亚·御栖庄园



北京 东亚·创展国际



北京 东亚·中轴国际



宿迁 东亚·马赛公馆



北京 东亚·东五环国际



北京 东亚·马赛公馆



北京 东亚·东五环国际

天津 东亚·风尚国际



沈阳 东亚·优立方



沈阳 东亚·翰林世家



郑州 东亚·京尊



济南 东亚·尚城国际



菏泽 东亚·国睿华庭



秦皇岛 东亚·紫云府



浙江 东亚·珑泽苑



北京 东亚·朗悦居



上海 东亚·启航公馆



上海 东亚·梧桐公馆



北京 东亚·共享+



昌黎 东亚·香誉国际红酒
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重庆 东亚·白云湖



临安 东亚·溪雅香舍



丽江 东亚·国睿华庭



天津 东亚·国樾华府



2013

2014

2016

2017

2018

2018

2019

2020

2021

北京 东亚·尚品台湖



上海 东亚·阳光里



上海 东亚·金融大厦



南京 东亚·共享大厦·青珑寓



保定 东亚·朗琴园



惠州 东亚·俪景轩



乐清 东亚·怡和嘉苑



北戴河 东亚·云溪湖畔



保定 东亚·臻园



东营 东亚·清风小镇 / 帝景园



杭州 东亚·新干线



高碑店 东亚·九久城康养社区



惠州 东亚·宝丰华府



嘉兴 东亚·左岸嘉园



上海 东亚·威尼斯公馆



For Enquiries, Call 6980 7868

Developer: East Asia Sophia Development Pte. Ltd. • Co. Registration No.: 200901224E • Developer's Licence No.: C1392 • Tenure of Land: Freehold • Encumbrances: Mortgage(s) registered in favour of United Overseas Bank Limited • Building Plan Approval: A1409-01945-2020-BP01 dated 10 September 2021 • Date of Delivery of Vacant Possession under the S&P Agreement: No later than 31 December 2025 • Expected Date of Legal Completion: No later than 31 December 2028 or 3 years after the date of Notice of Delivery of Vacant Possession, whichever is earlier • Location & Lot No.: Lot 00501P TS 19 at Sophia Road.

While every reasonable care has been taken in preparing the sales brochure, unit plans and specifications (the "Materials"), the Developer and its agents and their respective servants and contractors do not warrant the accuracy of any of the Materials and shall in no way be held responsible for any inaccuracies in their contents or discrepancies between the Materials and the actual unit when built. The Developer shall not be bound by any statement, representation or promise (written or oral) by its agents & contractors. All statements and depictions are believed to be correct but are not to be regarded as statements or representation of fact. 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. All information, specifications, layout plans, building plans, location of facilities, finishes and appliance selection and visuals are subject to any changes as may be required by the Architect or Developer and/ or approved by the relevant authorities. The Materials are not intended to be contractual documents and shall not form part of any offer or contract. Visuals, renderings and illustrations are artist's impressions only and it shall not be regarded as representation of fact. Floor areas are approximate measurements only and it is subject to final survey verification. The property is subject to inspection by the relevant authorities to comply with current codes of practice.