



APERIA

Aperia offers a three-storey retail and F&B podium that is integrated with an iconic Business 1 development. It is located at the fringe of CBD and within walking distance to the Lavender MRT station. A diverse selection of specialty eateries, cafes, food court, supermarket as well as childcare services and enrichment centres has been brought together to serve our customers and visitors.

Kallang Avenue
Singapore





LOCATION

- Tower 1: 8 Kallang Avenue, Singapore 339509
- Tower 2: 10 Kallang Avenue, Singapore 339510
- The Annex & Retail Mall: 12 Kallang Avenue, Singapore 339511

ACCESSIBILITY

- 5 minutes' walk to Lavender MRT station (East-West Line) and Bendemeer MRT station (Downtown Line)
- Within 5 minutes' drive to Central Business District
- Easily accessible to Central, Pan-Island and East Coast Parkway Expressways

BUILDING SPECIFICATIONS

Type of Building

- 17- & 14- storey Business 1 towers and annex block (The Annex)
- Integrated retail mall with F&B, lifestyle amenities and multi-storey carpark

Floor Area

- Net Lettable Area:
 - Towers & The Annex: Approx. 58,912 sqm
 - Retail: Approx. 9,823 sqm

Typical Floor Plate

- Tower 1: Approx. 2,240 sqm
- Tower 2: Approx. 2,263 sqm
- The Annex: Unit size ranging from 149 sqm to 284 sqm

Floor Loading

- Towers & The Annex: 7.5 kN/sqm
- Retail: 5.0 kN/sqm

Ceiling Height

- Slab to slab: 5.0 m
- Floor to false ceiling: 3.6 m

Column Grid

- Towers: Approx. 12.0 m x 12.0 m

Lifts

- Passenger lifts:
 - Tower 1: 7 x 1,630 kg (24 persons)
 - Tower 2: 6 x 1,150 kg (17 persons)
 - Retail: 3 x 1,150 kg / 1,350 kg (17/20 persons)
- Service lifts:
 - Towers: 1 x 2,000 kg per Tower
 - Dimension: 2.1 m (W) x 2.0 m (D) x 2.8 m (H)
 - Lift car door size: 1.4 m (W) x 2.4 m (H)
 - Retail: 1 x 3,000 kg
 - Dimension: 2.5 m (W) x 2.35 m (D) x 2.8 m (H)
 - Lift car door size: 1.8 m (W) x 2.4 m (H)

Loading Bay Facilities

- 25 loading/unloading bays

Parking Lots

- Car: Approx. 495
- Motorcycle: Approx. 39
- Parking lot allocation: 1 lot per 200 sqm leased

Air-conditioning System

- Central Chilled water system
- Towers:
 - Centralised air-con from Mon to Fri (8am - 6pm) except Public Holidays
- The Annex:
 - Fan Coil Unit provided
 - Chilled water provided from Mon to Fri (8am - 6pm) except Public Holidays
- Retail Atrium:
 - Fan Coil Unit provided
 - Chilled water provision from Mon to Sun (10am - 10pm)
- Link Mall:
 - Fan Coil Unit provided
 - Chilled water provision from Mon to Sun (8am - 10pm)

Air-conditioning Charges

- Applicable outside standard operating hours
 - Towers: \$60 per AHU per hour (min. 2 AHUs per floor) OR Chilled Water at \$1.00 per RTH subject to a minimum charge of \$3,000 per month
 - The Annex: \$50 per FCU per Hour (multiply by number of FCUs in the unit) OR Chilled Water at \$40 per hour plus \$1.00 per RTH

Power Supply Allocation

- Towers and The Annex: Approx. 150 watts per sqm of lettable area (3-Phase)
- Retail: Approx. 130 watts per sqm of lettable area

Provisions

- Towers: False ceiling, light fittings, raised floor system, one floor trap per unit
- Secured Card Access Control
- 24-hour Security/CCTV at common area
- Fire Protection System

Amenities

- Business Centre, childcare centre and rooftop Swimming Pool

Lease Enquiries: 6508 8686 or sg.marketing@capitaland.com

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