APERIA

Located at the fringe of the Central Business District (CBD), Aperia is an integrated development comprising a Business 1 development that is connected to a three-storey retail and F&B podium.

Aperia is well connected, easily accessible via the Central Expressway (CTE), Pan-Island Expressway (PIE), and East Coast Parkway (ECP). The property is also located within walking distance to the Lavender and Bendemeer MRT stations.

Aperia's comprehensive retail and F&B podium offers a diverse selection of specialty eateries, cafes, supermarkets, and a food court. Childcare services and enrichment centres are also available onsite for the convenience of working parents.

8-12 Kallang Avenue
Singapore

CapitaLand

LOCATION

- Tower 1: 8 Kallang Avenue, Singapore 339509
- Tower 2: 10 Kallang Avenue, Singapore 339510
- The Annex and retail mall: 12 Kallang Avenue, Singapore 339511

ACCESSIBILITY

- 5-minute walk to the Lavender MRT station (East-West Line) and the Bendemeer MRT station (Downtown Line)
- 5-minute drive to the Central Business District (CBD)
- Easily accessible to the Central Expressway (CTE), Pan-Island Expressway (PIE), and East Coast Parkway (ECP)

BUILDING SPECIFICATIONS

Type of Building

- Pair of Business 1 towers (17-storey & 14-storey)
- Annex block (The Annex)
- 3-storey retail and F&B podium
- BCA Green Mark Platinum Award
- Green features: Motion-sensor lightings in toilets and staircases, toilets with water saving fittings, recycling corner, high efficiency multi-tiered chiller plant, extensive greenery, EV charging provisions, and end-of-trip facilities (with shower facilities / bike racks)

Floor Area

- Net Lettable Area: 70,634 sqm
  - Towers and The Annex: Approx. 60,750 sqm
  - Retail: Approx. 9,884 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 and The Annex: 7.5 kN/sqm
- Retail: 5.0 kN/sqm

Ceiling Height (Maximum Height)

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

Column Grid

- 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 and 2: 1 x 2,000 kg each
    - Dimensions: 2.0 m (W) x 2.0 m (D) x 2.5 m (H)
    - Lift car door size: 1.4 m (W) x 2.3 m (D) x 2.5 m (H)
  - Retail: 1 x 3,000 kg
    - Dimensions: 2.4 m (W) x 2.3 m (D) x 2.5 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: 491
- Motorcycle: 44
- Parking lot allocation: 1 lot per 200 sqm leased

Air-Conditioning System

- Centralised chilled water system
- Towers:
  - Centralised air-conditioning system
  - Air-conditioning provided from Monday to Friday (8am - 6pm)
  - Unavailable on weekends and public holidays
- The Annex:
  - Fan coil unit provided
  - Chilled water provided from Monday to Friday (8am - 6pm)
  - Unavailable on weekends and public holidays
- Retail atrium:
  - Fan coil unit provided
  - Chilled water provision from Monday to Sunday (10am - 1pm)
- Link mall:
  - Fan coil unit provided
  - Chilled water provision from Monday to Sunday (8am - 10pm)

Air-Conditioning Charges

- Applicable outside standard operating hours
  - Towers:
    - $63 per AHU per hour (min. 2 AHUs per floor) or
    - Chilled water at $1.05 per RTH, subject to a minimum charge of $3,150 per month
  - The Annex:
    - $52.50 per FCU per hour (multiply by number of FCUs in the unit) OR
    - Chilled water at $42 per hour plus $1.05 per RTH

Power Supply Allocation

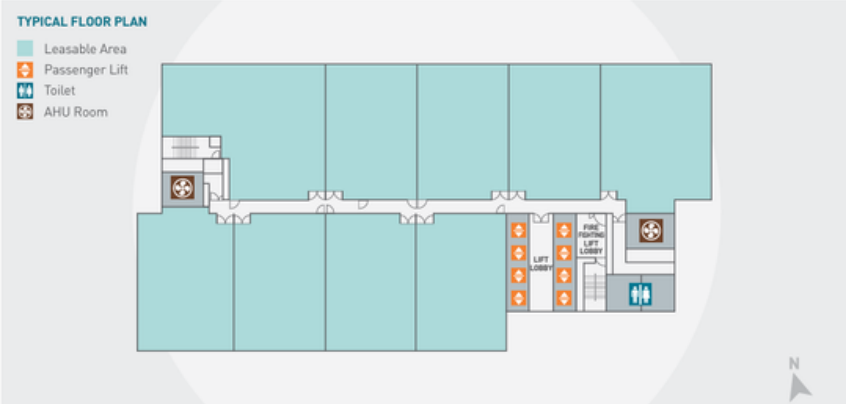
- Towers and The Annex: Approx. 150 watts per sqm of lettable area (3-Phase)
- Retail: Approx. 130 watts per sqm of lettable area

Provisions

- Towers: False ceiling, light fittings, raised floor system, and one floor trap per unit
- Secured access control
- 24-hour security surveillance /CCTV at common area
- Fire protection system

Amenities

- Business centre, childcare centre, and rooftop swimming pool



Leasing Enquiries sg.marketing@capitaland.com 6508 8686 9757 7000 (message-only service available on weekdays from 8.30am to 6pm)

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