



# APERIA

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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

Leasing Enquiries: 6508 8686 or [sg.marketing@capitaland.com](mailto:sg.marketing@capitaland.com)

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