

G E M S
V I L L E



F R E E H O L D



A freehold
address
for an elite
contemporary
lifestyle

Welcome to Gems Ville - an exceptional freehold address within the flourishing Geylang district. Sporting a uniquely modern facade, Gems Ville features a distinctive Brise Soleil architectural form with balconies adorning every unit - providing residents with unparalleled views of the lively surrounding neighbourhood.







A haven for the urbanites Live within Singapore's most vibrant modern district



Centrally located, this city fringe location is a true enclave of cuisines and culture. Vibrancy flows out from every alley, creating a unique invigorating energy that sparks excitement.

Indulge in local delights from speciality eateries mere streets away, or opt for international options within the wider Kallang community. Play tourist in your own backyard - with shophouses of history and colour all around you, there's always a new story to uncover in this district of heritage.

A world of cuisines
and cultures in
your community





A sparkling central location

With mere minutes to all forms of comforts, Gems Ville sits at a crossroads of conveniences and connectivity. Easy access to a selection of amenities ensures you'll never have to go far for your heart's desires, while quick connections to MRT stations within a 10-minute walk and a 6-minute drive to major expressways keep you connected to the wider Singapore around you.



CONNECTIVITY

- Kallang MRT Station 9 Mins Walk
- Aljunied MRT Station 2 Mins Drive
- Paya Lebar MRT Interchange 3 Mins Drive
- Mountbatten MRT Station 4 Mins Drive
- Nicoll Highway 6 Mins Drive
- Kallang Paya Lebar Expressway (KPE) 7 Mins Drive
- Pan Island Expressway (PIE) 9 Mins Drive
- Central Expressway (CTE) 10 Mins Drive
- East Coast Parkway Expressway (ECP) 12 Mins Drive
- Changi Airport 8 MRT Stops

SHOPPING & DINING

- Paya Lebar Square 3 Mins Drive
- Paya Lebar Quarter 3 Mins Drive
- SingPost Centre 3 Mins Drive
- KINEX Shopping Mall 4 Mins Drive
- City Plaza 4 Mins Drive
- Kallang Wave Mall 4 Mins Drive
- Leisure Park Kallang 4 Mins Drive
- Suntec City 5 Mins Drive
- Jewel Changi Airport 8 MRT Stops

FOOD & BEVERAGE

- Sims Vista Market & Food Centre 6 Mins Walk
- Old Airport Road Food Centre 4 Mins Drive
- Haig Road Market & Cooked Food Centre 5 Mins Drive

EDUCATION

- James Cook University Singapore 7 Mins Walk
- Geylang Methodist School 2 Mins Drive
- Canossa Convent Pri 3 Mins Drive
- Nexus International School 3 Mins Drive
- Kong Hwa School 5 Mins Drive

NATURE

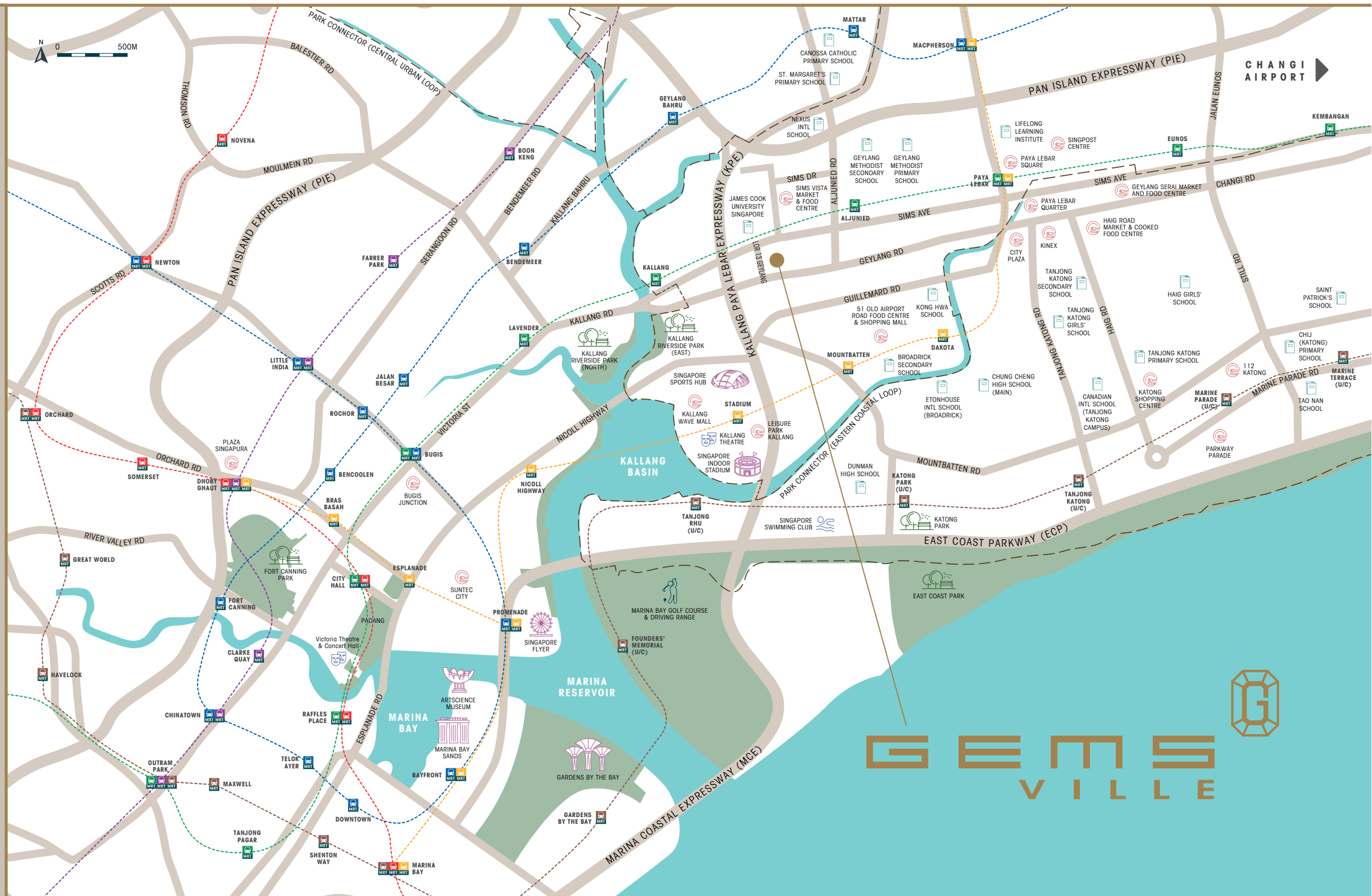
- Kallang Riverside Park 3 Mins Drive
- East Coast Park 8 Mins Drive
- Gardens by the Bay 9 Mins Drive

SPORTS/RECREATION

- Singapore Badminton Hall 5 Mins Walk
- Kallang Active SG Tennis Centre 4 Mins Drive
- Singapore Sports Hub (National Stadium) 4 Mins Drive
- Marina Bay Golf Course 9 Mins Drive

ARTS/ENTERTAINMENT

- Goodman Arts Centre 4 Mins Drive
- Singapore Indoor Stadium 7 Mins Drive
- Esplanade - Theatres on the Bay 7 Mins Drive
- Victoria Theatre and Concert Hall 8 Mins Drive
- Marina Bay Sands & ArtScience Museum 8 Mins Drive



GEMS VILLE

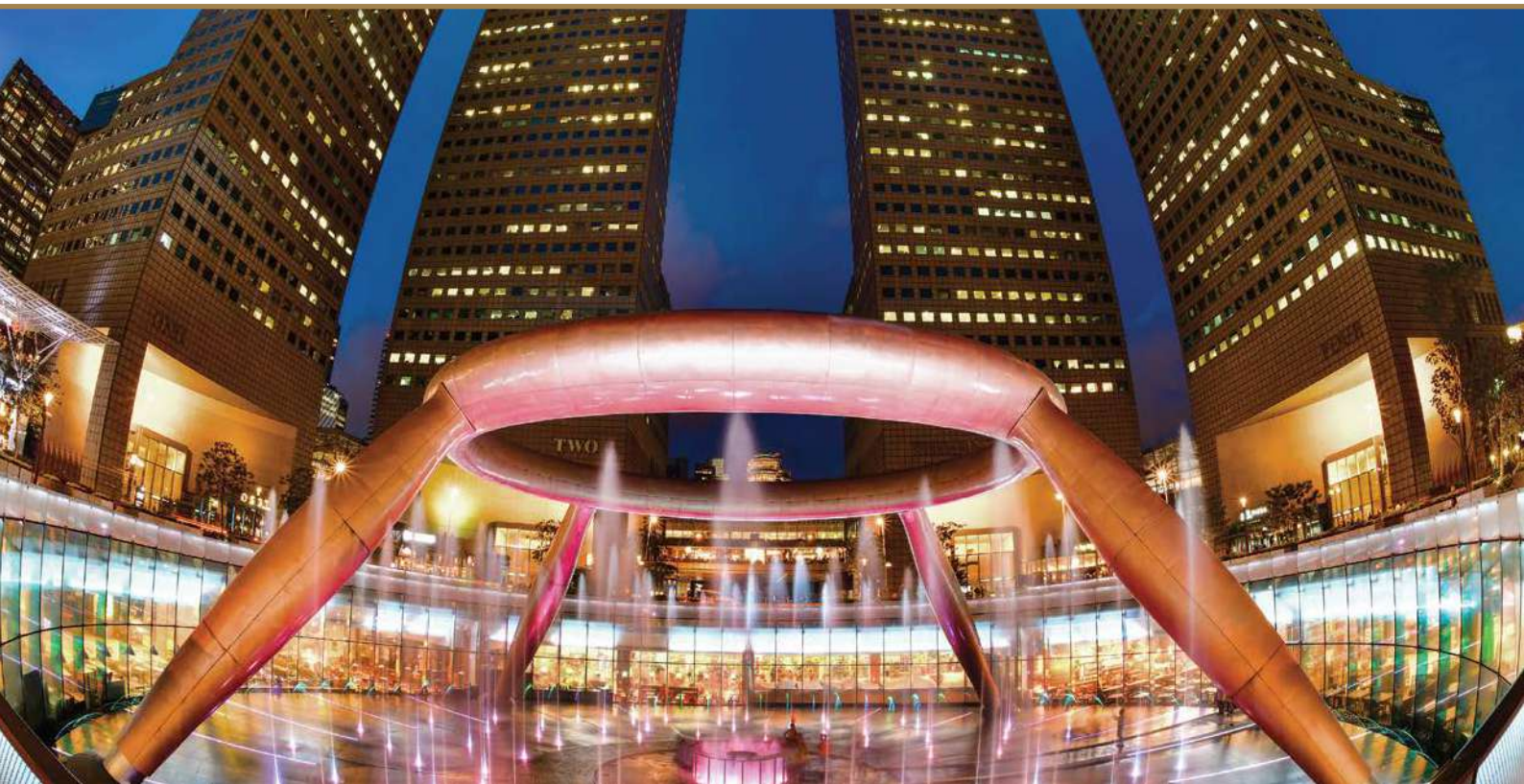


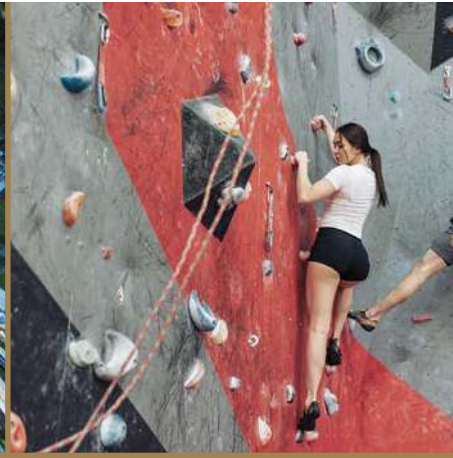


Feel the excitement that never
ends by the city



With a host of malls accessible within moments, all forms of excitement are in reach - from retail therapy at Paya Lebar Square and SingPost Centre to heart-pumping activities at Kallang Wave Mall. Whichever form of leisure you seek, feel the excitement and energy from day to night at Gems Ville.







Bask in nature
From the Kallang
River to the
East Coast Park





Nature and nurture in schools of your choice

A realm of blues and greens flows around you - with a first-hand view at the transformation of the Kallang Basin. Soak in vistas of serenity with connections to East Coast Park, Gardens by the Bay and the Kallang River for your dose of peaceful tranquility.

Empower the next generation for success with a path paved for every form of educational achievement. With established academic facilities from the primary to tertiary levels a heartbeat away, a quality education comes easy.





Artist's Impression



Arrive in style to a timeless
gem of modern luxuries

The grandest of entrances - from the moment of arrival, Gems Ville welcomes you home with a scene set for elevated living. A high volumetric lobby foyer creates a warm welcome, while maintaining a modern, yet rustic design.



The very peak of
finer living



At the top of Gems Ville,
a rooftop garden awaits -
an elevated clubhouse for
intimate occasions and
boisterous celebrations alike.

A rejuvenating pool, a
barbeque pit, a recreational
pavilion and an exclusive
gymnasium are just some
luxuries residents can
look forward to.





Artist's Impression



A spacious jewel of comfort and elegance

Spaciousness and luxury lies in wait, with 24 exclusive 1-bedroom + study to 3-bedroom dual key units ensuring privacy and seclusion. A refined level of comfort comes with every unit, with appliances and finishes from esteemed brands like Hansgrohe, Blanco, Toto and Bosch completing your home of satisfaction. Live unburdened, with modern smart home features bringing you security and convenience. This is a gem of an address, with a unparalleled sense of privilege and luxury to call your own.

hansgrohe

BLANCO

TOTO

 BOSCH



Site Plan



LEGEND:

1st STOREY

- 1 Garden
- 2 Mechanised Car Park

2nd STOREY

- 3 Garden (Non-accessible)

ROOF

- 4 Yoga Deck
- 5 Recreational Swimming Pool
- 6 Pool's Lounge
- 7 Outdoor Shower
- 8 Gym Room
- 9 BBQ
- 10 Alfresco Dining

- A Main Entrance
- B Side Gate
- C Bin Point
- D Lift
- E Lift Lobby
- F Water Tank on Roof



SITE PLAN

0 | 1 | 3 | 6 | 10M

Lorong 13 Geylang

Artist's Impression

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.