1953

H

HERITAGE MEETS MODERNITY

A TRUE HERITAGE

THE INFLUENCE

ART DECO STYLE

By the mid 1900s, modern advances in technology in the world as well as post war economy started to exert influence on shophouse architecture. As the world was introduced to airliners, ships, and motorcars, shophouses also began to reflect the wonders of the Machine Age. The organically inspired ornamentation of the earlier period was discarded in favour of more streamlined designs, curved corners and strong horizontal lines. Geometric shapes, zigzag roofs and flagpoles were also common.

WHERE CAN YOU FIND THEM?

Other then Tiong Bahru, Art Deco shophouses can be found in Bukit Pasoh — most notably the Dong Ya building, which now houses Potato Head. An adaptive form of Art Deco, termed Tropical Deco can also be found in shophouses along Club Street and Cavan Road.

THE TRANSFORMATION

A NEW BREATH OF LEGACY

A NEW DAWN RISES IN AN OLD-WORLD CHARM

ICONIC ARTISTRY

Shaped by the rich heritage of the renowned Baliestier, 1953 stands beautifully with a conserved facade to create a new legacy. The up and coming landmark will be iconic where new chapters unfold in a precinct filled with charisma and conveniences. **Welcome to 1953.**

Artist's Impression

Quintessence

THE PERFECT WEAVE

At the street of old-world charm, 1953 is the perfect weave between heritage and modernity that serves as a reminiscence to those who truly appreciate the beauty of Balestier and its thick history. **Cherish 1953.**

NOTABLE

YOUR CELEBRATED NEIGHBOURHOOD

At 1953, everywhere draws close. International brands are mere minutes away. Savour a world of hawker fare and posh restaurants. **Taste 1953.**

Mount Elizabeth Novena Hospital
Square 2
Health City Novena
NOVENA
Novena Square
Goldhill Shopping Centre
United Square
St Joseph's Instn Jnr
Anglo-Chinese School (Barker Road)
Hong Wen Sch
Bendemeer Mkt/FC
Bendemeer Shopping Mall
GEYLANG BAHRU
BOON KENG
BENDEMEER
KALLANG
KALLANG BAHRU
NEWTON
Newton Food Centre
Anglo-Chinese Sch (Junior)
KK Women's And Children's Hospital
Farrer Park Pri Sch
FARRER PARK
Connexion
City Square Mall
Mustafa Centre
LITTLE INDIA
ISTANA
St. Margaret's Pri Sch
ROCHOR
Lasalle College Of The Arts
JALAN BESAR
Shaw House
Scotts Square
Tang Plaza
ION ORCHARD
Mount Elizabeth Hospital
The Paragon
Wisma Atria
Ngee Ann City
Handarin Gallery
Orchard Gateway
The Centrepoint
313@ Somerset
Cathay Cineleisure Orchard
Orchard Central
SOMERSET
Plaza Singapura
Nanyang Academy Of Fine Arts
School Of The Arts (SOTA)
DHOBY GHAUT
The Cathay
Singapore Management University
BENCOOLEN
National Museum Of Singapore
SAM at 8Q & Singapore Art Museum
BRAS BASAH
FORT CANNING PARK
Peranakan Museum
CHIJMES
Raffles City
CITY HALL
HORT CANNING
Rugis+
Rugis Junction
BUGIS
The South Beach
Bugis City Hall
MARINA BARRAGE
MARINA RESERVOIR
Singapore Sports Hub
S'pore Indoor Stadium
NICOLL HIGHWAY
EAST COAST PARKWAY (ECP)
1953
Map not drawn to scale.
Artist's Impression

SHOPPING / F&B

9 Mins Walk
- Rangoon Road Food Street
- City Square Mall

11 Mins Walk
- Mustafa Centre

2 Mins Drive
- Balestier Food Street
- Shaw Plaza

3 MRT Stops
- Orchard Shopping Belt

BUSINESS HUB

8 Mins Drive
- Paya Lebar Central

5 MRT Stops/9 Mins Drive
- Central Business District

LIFESTYLE

3 Mins Drive
- Kallang Riverside

8 Mins Drive
- Spore Sports Hub
- Esplanade Theatres On The Bay

13 Mins Drive
- Gardens By The Bay

CONNECTIVITY

5 Mins Walk
- Boon Keng MRT

6 Mins Walk
- Farrer Park MRT

3 Mins Drive
- CTE & PIE

EDUCATION

Within 1km

9 Mins Walk
- Hong Wen School

2 Mins Drive
- Farrer Park Primary School

Within 2km

2 Mins Drive
- Bendemeer Primary School

5 Mins Drive
- Saint Joseph's Institution Junior
- Anglo-Chinese School (Junior)

MEDICAL HUB

8 Mins Walk
- Connexion

3 Mins Drive
- Health City Novena

1953
廊坊號成全
CHOP CHUAN SENG TIMBER MERCHANT
廊坊號成全
CHOP CHUAN SENG TIMBER MERCHANT
南興麵廠
南興粿條廠
EMMAS
Saturday
MICK ROSE
Clean Bean Bag
CANNOLY
1933
Artist's Impression

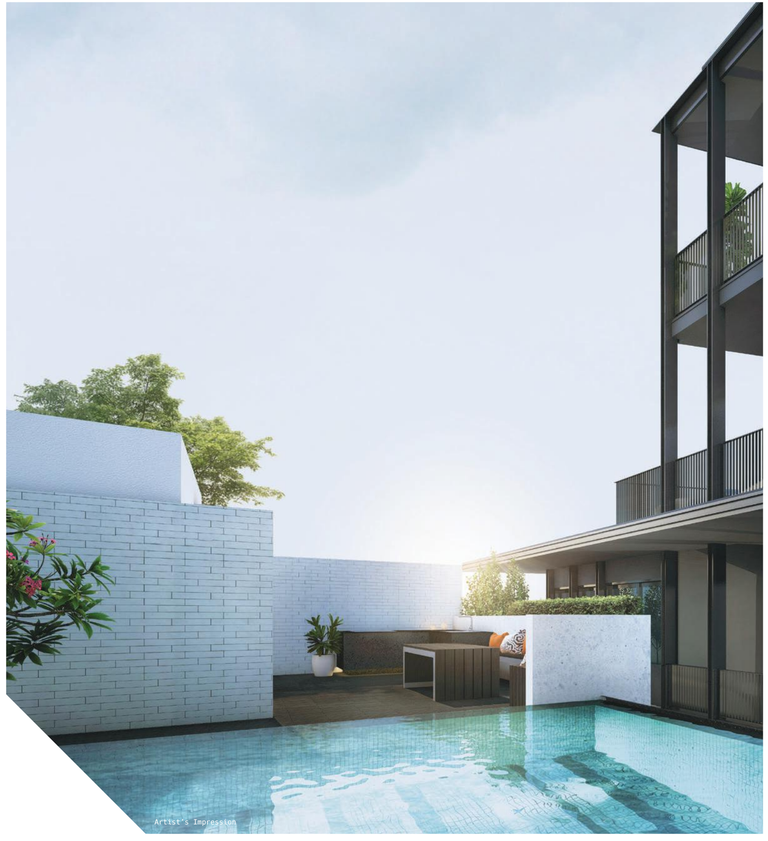
A

STUNNING

BEAUTY FROM OUTSIDE IN

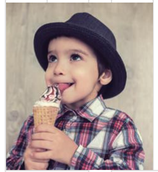
A place where you can truly call your own is rare to find. At 1953, you can have the best of all worlds. Indulge in a home that provides your lifestyle needs right at the heart of the city. **Own 1953.**

Artist's Impression


Artist's Impression

Artist's Impression

Artist's Impression



There's nothing you can't do at 1953. Bask in the sun or work out at the gym, take a dip in the pool or invite your friends and loved ones for a chill-out. Enjoy your life like never before. **Explore 1953.**

eCLECTIC

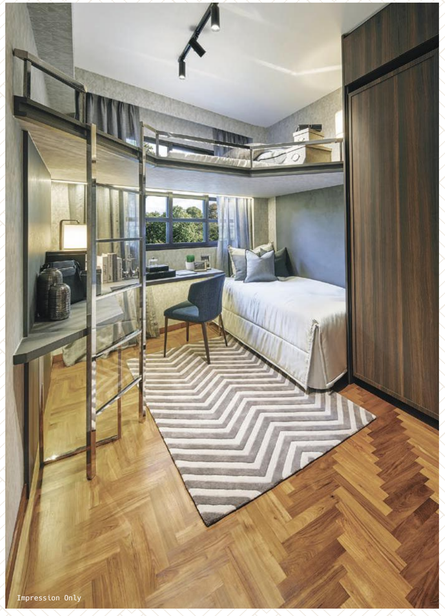
EMBRACES LIFE'S FINEST

A nest is where you can lay your head with pride and dignity, satisfaction and joy. 1953 will make the next sought-after home. A home is where the heart truly belongs. **Desire 1953.**

At 1953, every detail is meticulously designed to meet life’s expectations. From resting sanctuary to personal bath, living and dining room, you can truly indulge your life every single day. **Love 1953.**

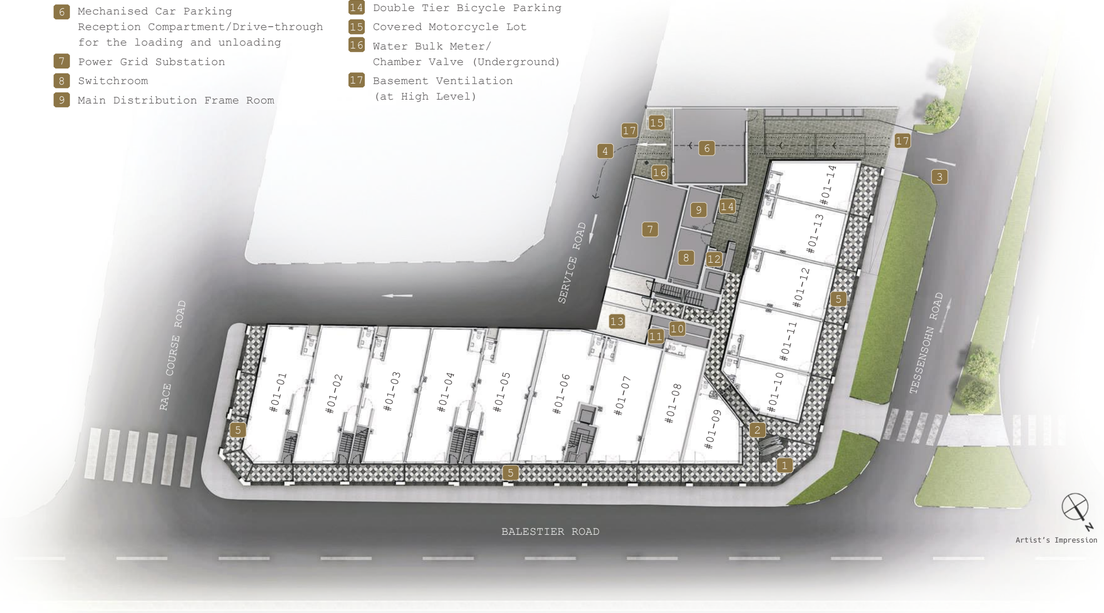
Impression Only

Impression Only


Impression Only

1ST STOREY

1. Grand Courtyard
2. Sculpture
3. Driveway (Ingress)
4. Driveway (Egress)
5. Heritage Walk (Covered Walkway)
6. Mechanised Car Parking Reception Compartment/Drive-through for the loading and unloading
7. Power Grid Substation
8. Switchroom
9. Main Distribution Frame Room
10. Recycling Bin Point
11. Refuse Bin Centre
12. Accessible Washroom (Retail)
13. Loading/Unloading
14. Double Tier Bicycle Parking
15. Covered Motorcycle Lot
16. Water Bulk Meter/ Chamber Valve (Underground)
17. Basement Ventilation (at High Level)



Artist's Impression

4TH STOREY

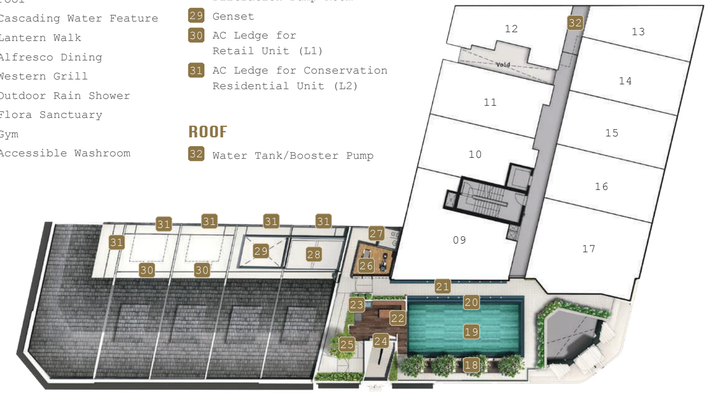
18. Poolside Lounge
19. Pool
20. Cascading Water Feature
21. Lantern Walk
22. Alfresco Dining
23. Western Grill
24. Outdoor Rain Shower
25. Flora Sanctuary
26. Gym
27. Accessible Washroom

3RD STOREY

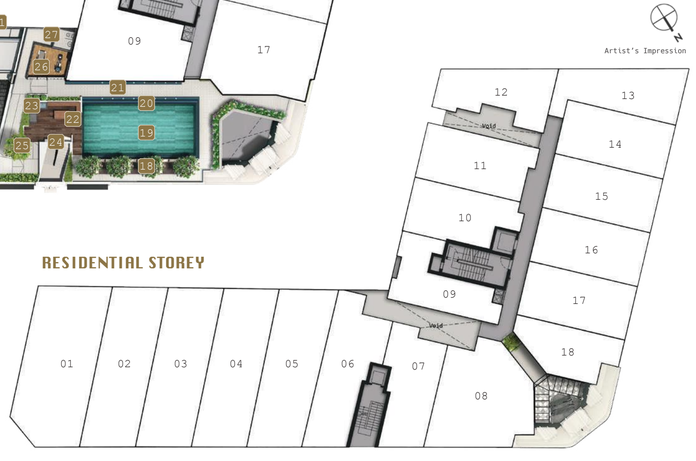
28. Pool Balancing Tank/ Filtration Pump Room
29. Genset
30. AC Ledge for Retail Unit (L1)
31. AC Ledge for Conservation Residential Unit (L2)

ROOF

32. Water Tank/Booster Pump



Artist's Impression



Artist's Impression

DIAGRAMMATIC CHART

UNIT / FLOOR	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18
ATTIC									MES2-PH	MCF1-PH	MCF2-PH	MC2-PH	MBF1-PH	MCF3-PH	MCF3-PH	MCF3-PH	ME1-PH	
6									MCS2	MAS2	MAS4	MA2	MAS3	MAS5	MAS5	MAS5	MC1	
5									MCS1-P	MAS2	MAS4	MA2	MAS3	MAS5	MAS5	MAS5	MC1-P	
4						HBS2	HBS1	MC2	MAS1	MAS2	MAS4	MA2	MAS3	MAS5	MAS5	MAS5A	MAS5A	MA1
3	HD1	HC2	HC3	HC1	HC4	HBS2	HBS1	MC2	MAS1	MAS2	MAS4	MA2	MAS3	MAS5	MAS5A	MAS5A	MAS5A	MA1
2	SHOPS													SHOPS				
1																		

MODERN SERIES

- SHOP
- STUDIO
- 1-BEDROOM
- 1-BEDROOM + STUDY
- 3-BEDROOM
- 3-BEDROOM + STUDY

PENTHOUSE SERIES

- 2-BEDROOM + FAMILY AREA
- 3-BEDROOM
- 3-BEDROOM + FAMILY AREA
- 5-BEDROOM
- 5-BEDROOM + STUDY

HERITAGE SERIES

- 2-BEDROOM + STUDY
- 3-BEDROOM
- 4-BEDROOM

MODERN SERIES

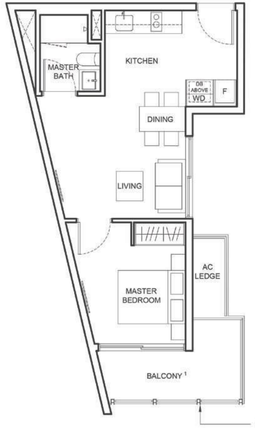
TYPE MA1

41 sqm/441 sqft

#02-18 TO #03-18

STUDIO

KEY PLAN NOT TO SCALE



TYPE MA2

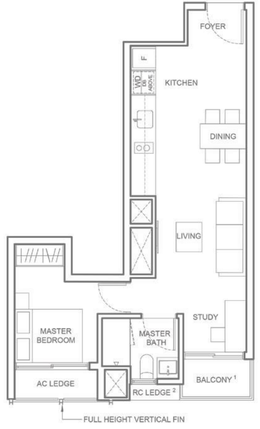
51 sqm/549 sqft

#02-12 TO #05-12

1-BEDROOM

KEY PLAN NOT TO SCALE

1. PES/Balcony/Open Balcony/Roof Terrace shall not be enclosed.
   Only URA approved balcony screen/ roof terrace cover design are to be used. For an illustration of the approved balcony screen/roof terrace cover design please refer to Appendix A in this brochure.
2. RC ledge/ RC slab / RC Flat roof is non strata area.
   Areas include AC ledge, Balcony, Open Balcony, PES, Roof Terrace and strata void. (where applicable).
   Orientation and facings will differ depending on the unit you are purchasing. Please refer to the key plan.
   Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates and are subject to final survey.



TYPE MAS1

47 sqm/506 sqft

#02-09 TO #03-09

TYPE MAS2

53 sqm/ 570 sqft

#02-10 TO #05-10

1 PES/Balcony/Open Balcony/Roof Terrace shall not be enclosed.
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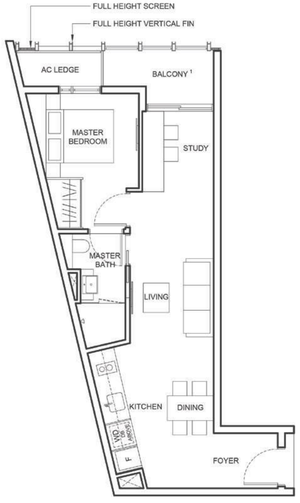
1-BEDROOM + STUDY



TYPE MAS3

57 sqm/ 614 sqft

#02-13 TO #05-13

TYPE MAS4

57 sqm/ 614 sqft

#02-11 TO #05-11

1 PES/Balcony/Open Balcony/Roof Terrace shall not be enclosed.
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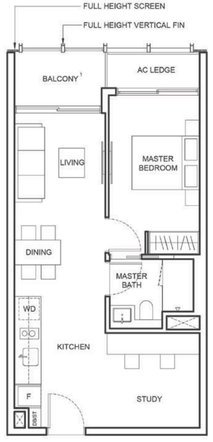
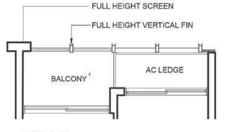
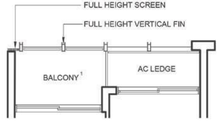
1-BEDROOM + STUDY





#02-14*



#03-15

TYPE MAS5

57 sqm/ 614 sqft

#03-14* TO #05-14*

#04-15 TO #05-15

#04-16 TO #05-16

*Denotes mirror unit

KEY PLAN NOT TO SCALE

TYPE MAS5a

57 sqm/ 614 sqft

#02-15

#02-16 TO #03-16

#02-17* TO #03-17*

*Denotes mirror unit

KEY PLAN NOT TO SCALE

1 PES/Balcony/Open Balcony/Roof Terrace shall not be enclosed.
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2 RC ledge/ RC slab / RC Flat roof is non strata area.
Areas include AC ledge, Balcony, Open Balcony, PES, Roof Terrace and strata void (where applicable).
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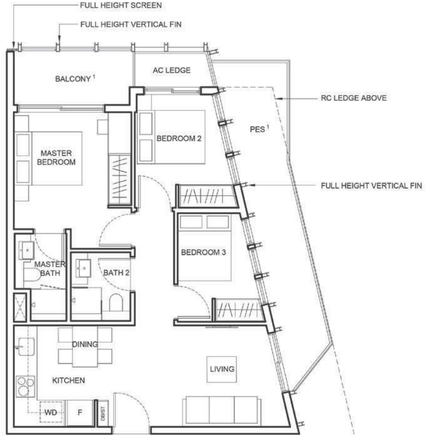
1-BEDROOM + STUDY

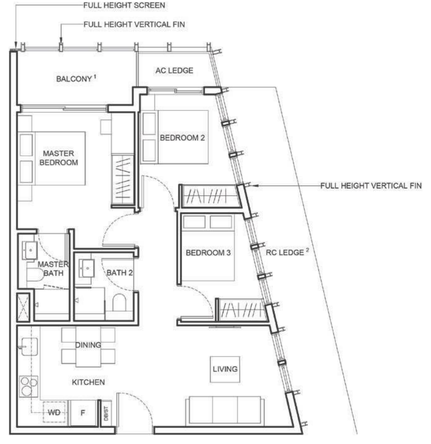


TYPE MC1-P

87 sqm/ 936 sqft

#04-17

KEY PLAN NOT TO SCALE



TYPE MC1

73 sqm/ 786 sqft

#05-17

KEY PLAN NOT TO SCALE

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3-BEDROOM

TYPE MC2

83 sqm / 893 sqft

#02-08 TO #03-08

KEY PLAN NOT TO SCALE

3-BEDROOM

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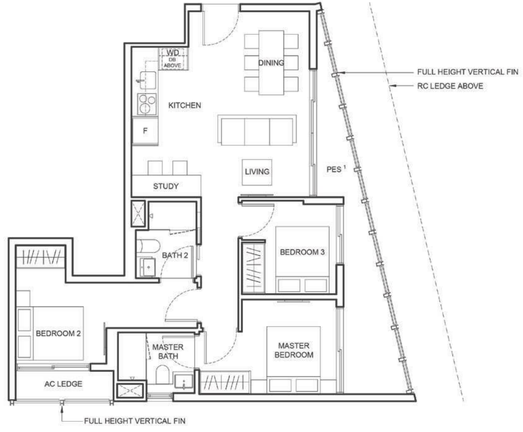
MODERN SERIES

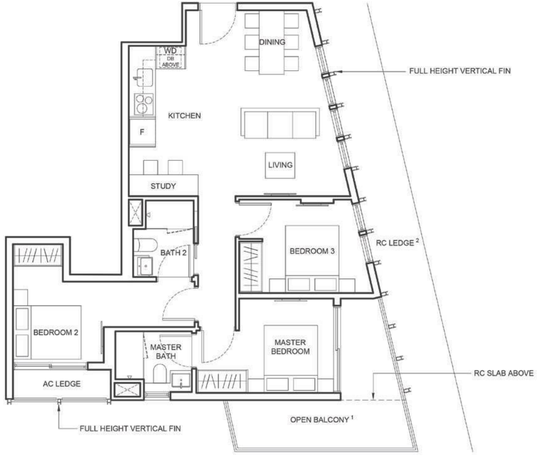


TYPE MCS1-P

85 sqm/ 915 sqft

#04-09

KEY PLAN NOT TO SCALE



TYPE MCS2

90 sqm/ 969 sqft

#05-09

KEY PLAN NOT TO SCALE

3-BEDROOM + STUDY

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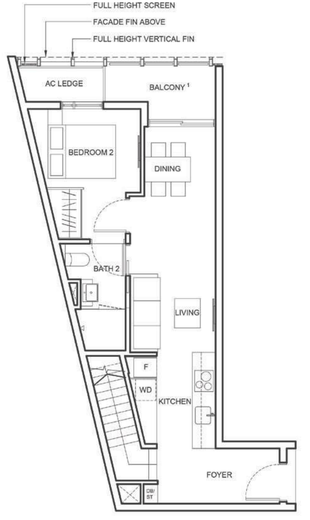
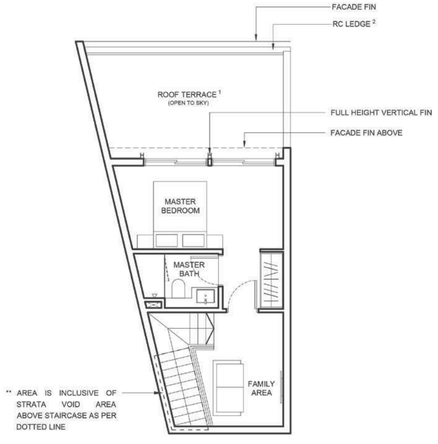


Lower Level



Upper Level

KEY PLAN NOT TO SCALE

TYPE MBF1-PH

105 sqm / 1130 sqft**

#06-13

1. PES/Balcony/Open Balcony/Roof Terrace shall not be enclosed.
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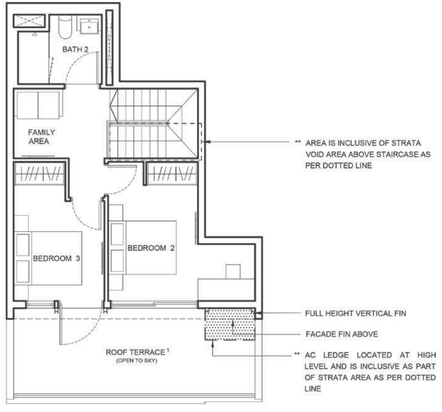
2-BEDROOM + FAMILY AREA

PENTHOUSE SERIES

Lower Level



Upper Level

KEY PLAN NOT TO SCALE

TYPE MCF1-PH

114 sqm/ 1227 sqft**

#06-10

1. PES/Balcony/Open Balcony/Roof Terrace shall not be enclosed.
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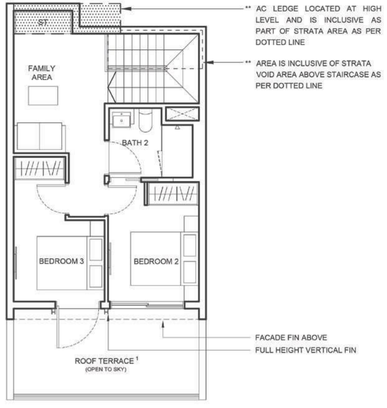
3-BEDROOM + FAMILY AREA

Lower Level



Upper Level

T Y P E MCF2-PH

115 sqm/ 1238 sqft**

#06-11

1. PES/Balcony/Open Balcony/Roof Terrace shall not be enclosed.
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   Areas include AC ledge, Balcony, Open Balcony, PES, Roof Terrace and strata void (where applicable).
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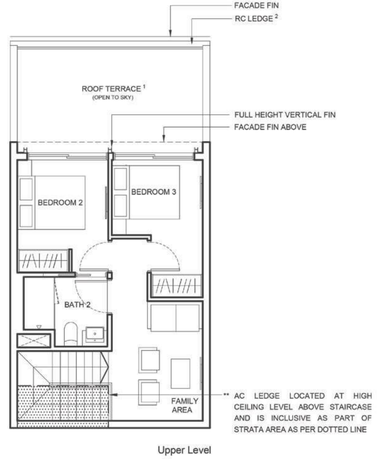
3-BEDROOM + FAMILY AREA

PENTHOUSE SERIES

Lower Level



Upper Level

T Y P E MCF3-PH

114 sqm/ 1227 sqft**

#06-14

#06-15*

#06-16*

*Denotes mirror unit

1. PES/Balcony/Open Balcony/Roof Terrace shall not be enclosed.
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   Orientation and facings will differ depending on the unit you are purchasing. Please refer to the key plan.
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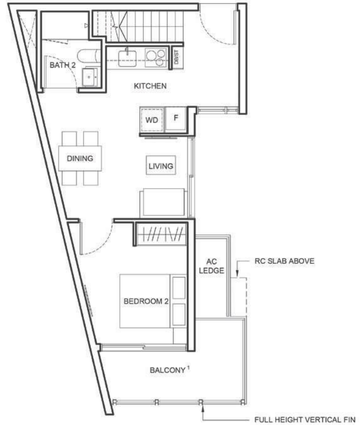
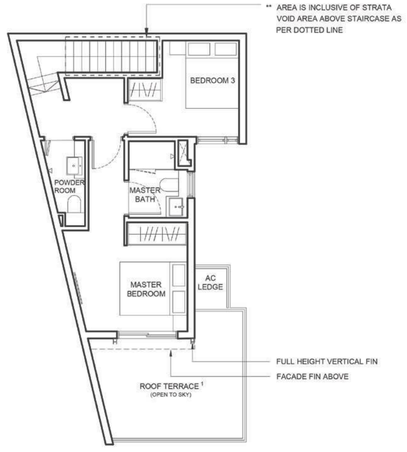
3-BEDROOM + FAMILY AREA



Lower Level



Upper Level

TYPE MC2-PH

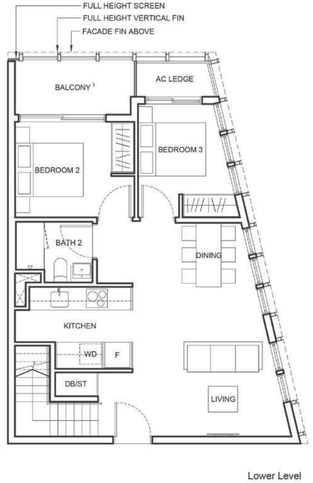
104 sqm/ 1119 sqft**

#06-12

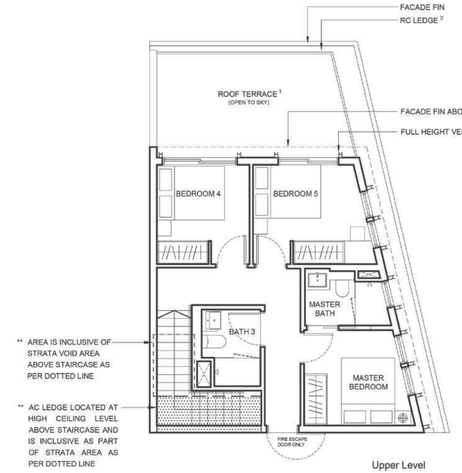
3-BEDROOM

1. PES/Balcony/Open Balcony/Roof Terrace shall not be enclosed.
   Only URA approved balcony screen/roof terrace cover design are to be used. For an illustration of the approved balcony screen/roof terrace cover design please refer to Appendix A in this brochure.
2. RC ledge/ RC slab / RC Flat roof is non strata area.
   Areas include AC ledge, Balcony, Open Balcony, PES, Roof Terrace and strata void (where applicable).
   Orientation and facings will differ depending on the unit you are purchasing. Please refer to the key plan.
   Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates and are subject to final survey.

PENTHOUSE SERIES



Lower Level



Upper Level

TYPE ME1-PH

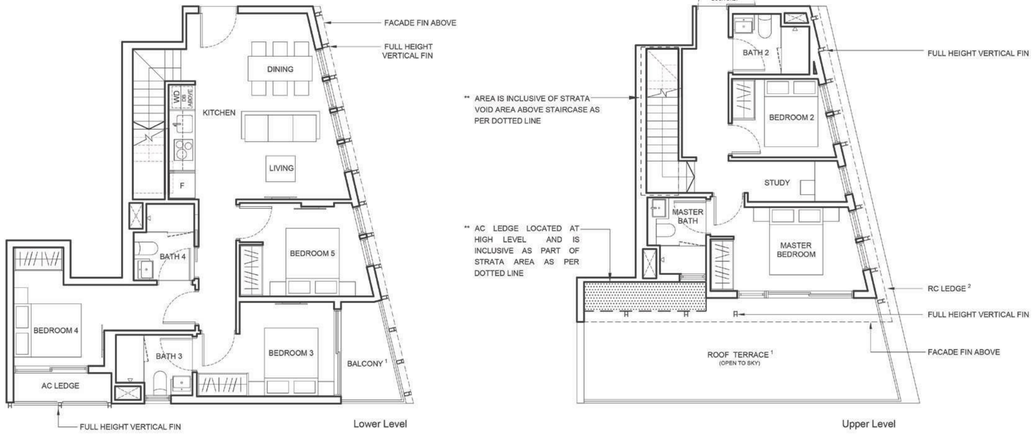
140 sqm/ 1507 sqft**

#06-17

5-BEDROOM

1. PES/Balcony/Open Balcony/Roof Terrace shall not be enclosed.
   Only URA approved balcony screen/roof terrace cover design are to be used. For an illustration of the approved balcony screen/roof terrace cover design please refer to Appendix A in this brochure.
2. RC ledge/ RC slab / RC Flat roof is non strata area.
   Areas include AC ledge, Balcony, Open Balcony, PES, Roof Terrace and strata void (where applicable).
   Orientation and facings will differ depending on the unit you are purchasing. Please refer to the key plan.
   Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates and are subject to final survey.

PENTHOUSE SERIES



TYPE MES2-PH

154 sqm/ 1658 sqft**

#06-09

1. PES/Balcony/Open Balcony/Roof Terrace shall not be enclosed.
   Only URA approved balcony screen/roof terrace cover design are to be used. For an illustration of the approved balcony screen/roof terrace cover design please refer to Appendix A in this brochure.
2. RC ledge/ RC slab / RC Flat roof is non strata area.
   Areas include AC ledge, Balcony, Open Balcony, PES, Roof Terrace and strata void (where applicable).
   Orientation and facings will differ depending on the unit you are purchasing. Please refer to the key plan.
   Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates and are subject to final survey.

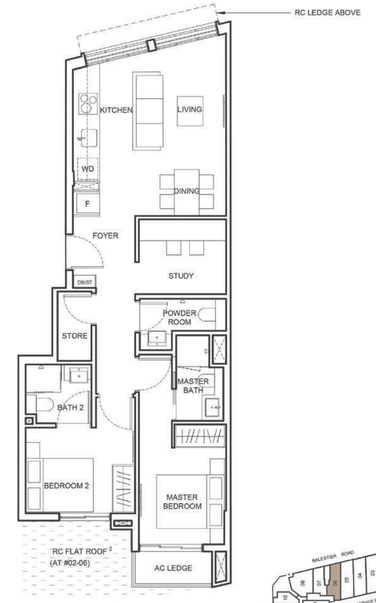
5-BEDROOM + STUDY

HERITAGE SERIES

TYPE HBS1

57 sqm/ 614 sqft

#02-07 TO #03-07



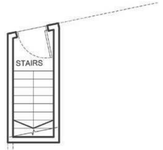
TYPE HBS2

73 sqm/ 786 sqft

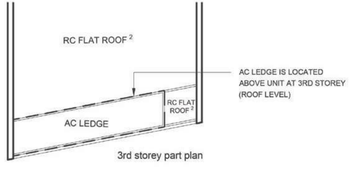
#02-06 TO #03-06

1. PES/Balcony/ Open Balcony/Roof Terrace shall not be enclosed.
   Only URA approved balcony screen/roof terrace cover design are to be used. For an illustration of the approved balcony screen/ roof terrace cover design please refer to Appendix A in this brochure.
2. RC ledge/ RC slab / RC Flat roof is non strata area. No access to RC flat roof except for maintenance and fire escape purposes only.
   Areas include AC ledge, A/C ledge, Balcony, Open Balcony, PES, Roof Terrace and strata void (where applicable).
   Orientation and facings will differ depending on the unit you are purchasing. Please refer to the key plan.
   Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates and are subject to final survey.

2-BEDROOM + STUDY



1st storey part plan



AC LEDGE IS LOCATED ABOVE UNIT AT 3RD STOREY (ROOF LEVEL)

3rd storey part plan

** AREA IS INCLUSIVE OF STRATA VOID AREA ABOVE LIVING, DINING AND KITCHEN AREA AS PER DOTTED LINE

2nd storey plan

TYPE HC1

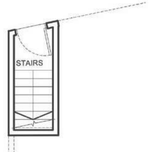
105 sqm/ 1130 sqft**

#02-04

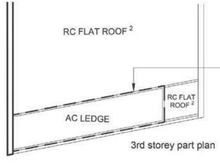
3-BEDROOM

1 PES/Balcony/ Open Balcony/Roof Terrace shall not be enclosed.
Only URA approved balcony screen/roof terrace cover design are to be used. For an illustration of the approved balcony screen/ roof terrace cover design please refer to Appendix A in this brochure.

2 RC ledge/ RC slab / RC Flat roof is non strata area. No access to RC flat roof except for maintenance and fire escape purposes only.
Areas include AC ledge, A/C ledge, Balcony, Open Balcony, PES, Roof Terrace and strata void (where applicable).
Orientation and facings will differ depending on the unit you are purchasing. Please refer to the key plan.
Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates and are subject to final survey.



1st storey part plan



AC LEDGE IS LOCATED ABOVE UNIT AT 3RD STOREY (ROOF LEVEL)

3rd storey part plan

** AREA IS INCLUSIVE OF STRATA VOID AREA ABOVE LIVING,DINING AND KITCHEN AREA AS PER DOTTED LINE

2nd storey plan

TYPE HC2

106 sqm/ 1141 sqft**

#02-02

3-BEDROOM

1 PES/Balcony/ Open Balcony/Roof Terrace shall not be enclosed.
Only URA approved balcony screen/roof terrace cover design are to be used. For an illustration of the approved balcony screen/ roof terrace cover design please refer to Appendix A in this brochure.

2 RC ledge/ RC slab / RC Flat roof is non strata area. No access to RC flat roof except for maintenance and fire escape purposes only.
Areas include AC ledge, A/C ledge, Balcony, Open Balcony, PES, Roof Terrace and strata void (where applicable).
Orientation and facings will differ depending on the unit you are purchasing. Please refer to the key plan.
Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates and are subject to final survey.

** AREA IS INCLUSIVE OF STRATA VOID AREA ABOVE LIVING, DINING AND KITCHEN AREA AS PER DOTTED LINE

1st storey part plan

2nd storey plan

AC LEDGE IS LOCATED ABOVE UNIT AT 3RD STOREY (ROOF LEVEL)

3rd storey part plan

TYPE HC3

107 sqm/1152 sqft**

#02-03

1 PES/Balcony/ Open Balcony/Roof Terrace shall not be enclosed.
Only URA approved balcony screen/roof terrace cover design are to be used. For an illustration of the approved balcony screen/ roof terrace cover design please refer to Appendix A in this brochure.

2 RC ledge/ RC slab / RC Flat roof is non strata area. No access to RC flat roof except for maintenance and fire escape purposes only.
Areas include AC ledge, A/C ledge, Balcony, Open Balcony, PES, Roof Terrace and strata void (where applicable).
Orientation and facings will differ depending on the unit you are purchasing. Please refer to the key plan.
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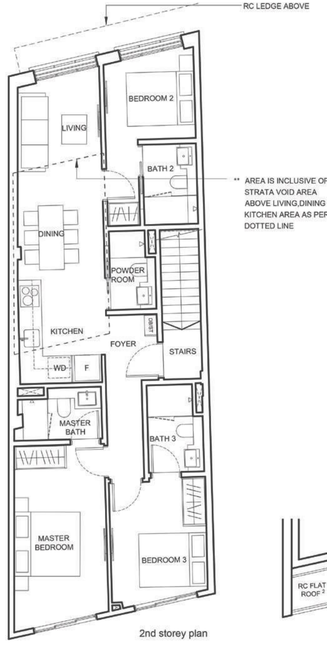
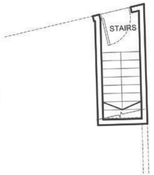
3-BEDROOM

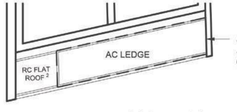


** AREA IS INCLUSIVE OF STRATA VOID AREA ABOVE LIVING,DINING AND KITCHEN AREA AS PER DOTTED LINE



1st storey part plan

2nd storey plan



AC LEDGE IS LOCATED ABOVE UNIT AT 3RD STOREY (ROOF LEVEL)

3rd storey part plan

TYPE HC4

106 sqm/ 1141 sqft**

#02-05

1 PES/Balcony/ Open Balcony/Roof Terrace shall not be enclosed.
Only URA approved balcony screen/roof terrace cover design are to be used. For an illustration of the approved balcony screen/ roof terrace cover design please refer to Appendix A in this brochure.

2 RC ledge/ RC slab / RC Flat roof is non strata area. No access to RC flat roof except for maintenance and fire escape purposes only.
Areas include AC ledge, A/C ledge, Balcony, Open Balcony, PES, Roof Terrace and strata void (where applicable).
Orientation and facings will differ depending on the unit you are purchasing. Please refer to the key plan.
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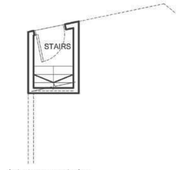
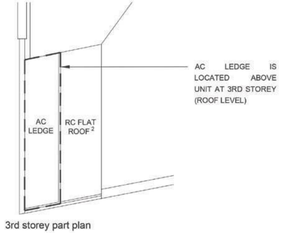
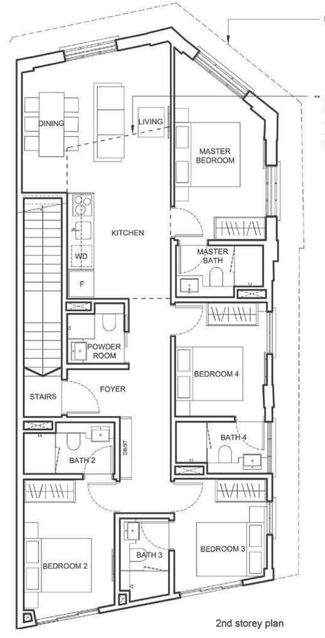
3-BEDROOM



1st storey part plan



3rd storey part plan



2nd storey plan

TYPE HD1

130 sqm/ 1399 sqft**

#02-01

1 PES/Balcony/ Open Balcony/Roof Terrace shall not be enclosed.
Only URA approved balcony screen/roof terrace cover design are to be used. For an illustration of the approved balcony screens/ roof terrace cover design please refer to Appendix A in this brochure.

2 RC ledge/ RC slab / RC Flat roof is non strata area, No access to RC flat roof except for maintenance and fire escape purposes only.
Areas include AC ledge, A/C ledge, Balcony, Open Balcony, PES, Roof Terrace and strata void (where applicable).
Orientation and facings will differ depending on the unit you are purchasing. Please refer to the key plan.
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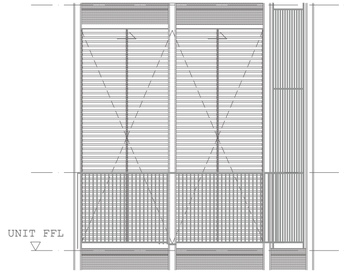
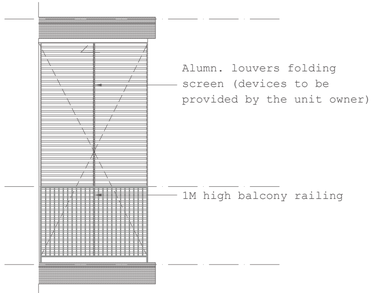
4-BEDROOM

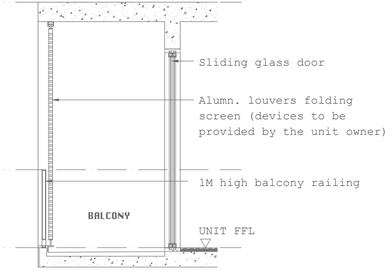
APPROVED TYPICAL BALCONY SCREEN DESIGN



Front Elevation
(Screen Closed)



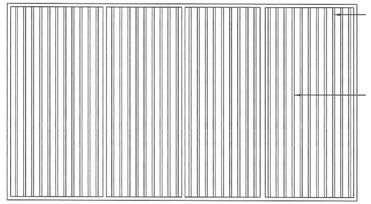
Side Elevation
(Screen Closed)

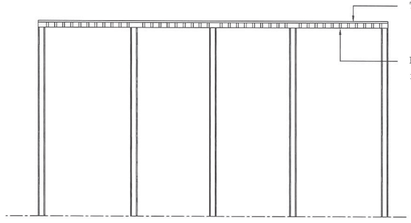


Section

The balcony shall not be enclosed unless with the approved typical balcony screen. The cost of the screen and installation shall be borne by the Purchaser. Purchaser may install screens that are is accordance with the URA approved design as shown in the illustration above.

APPROVED TYPICAL AD-HOC COVERINGS OF PRIVATE ROOF TERRACE





The Private Roof Terrace shall not be enclosed unless with the approved typical ad-hoc coverings. The cost of the roof terrace covering and installation shall be borne by the Purchaser. Purchaser may install the roof terrace covering that are in accordance with the URA approved design as shown in the illustration above.

OXLEY HOLDINGS LIMITED

THE DEVELOPER

Oxley Holdings Limited ("Oxley" or "the Group") is a home-grown Singaporean property developer, engages in the business of property development and property investment. Since its inception, the Group's accelerated growth has resulted in a burgeoning presence both locally and overseas. With a dynamic presence across twelve geographical markets, Oxley is listed on the Main Board of the SGX-ST with a market capitalisation of approximately S$2.12 billion. The Group has a diversified portfolio comprising development and investment projects in Singapore, the United Kingdom, Ireland, Cyprus, Cambodia, Malaysia, Indonesia, China, Australia, Myanmar and Vietnam.

Oxley's property development portfolio encompasses choice residential, commercial and industrial projects. Key elements of the Group's choice developments include prime locations, desirable lifestyle features and preferred designs. In 2013, the Group acquired a 20% stake in Galliard (Group) Limited, a leading property developer in the United Kingdom. Galliard (Group) is a property development, hospitality and management group overseeing a wide variety of developments across London and Southern England. Oxley also acquired a 40% stake in Pindan Group Pty Ltd, an integrated project group based in Western Australia, and a 15% stake in United Engineers, a Singaporean property development and engineering company that was founded in 1912.

UNITED KINGDOM
ROYAL WHARF

IRELAND
DUBLIN LANDINGS

MALAYSIA
OXLEY TOWERS
KUALA LUMPUR CITY CENTRE

CAMBODIA
THE PEAK

SINGAPORE
KENT RIDGE HILL RESIDENCES

SINGAPORE
OXLEY TOWER

SINGAPORE
MAYFAIR GARDENS

SINGAPORE
RIVERFRONT RESIDENCES

SINGAPORE
AFFINITY AT SERANGOON

SINGAPORE
THE VERANDAH RESIDENCES

SINGAPORE
NOVOTEL ON STEVENS,
MERCURE ON STEVENS

All perspectives above are only artist's impressions.

Developer: Oxley Amethyst Pte Ltd • Developer's Licence No.: C1316 • Tenure of Land: Freehold • Mukim/Lot No.: Lot 98797A, 98795P, 98798K, 98845L and 98847M(PT) of TS 18 at 1, 3, 5, 7/7A, 9/9A & 11 Balestier Road and 3 Tessensohn Road • Encumbrances on the Land: Encumbrances in favour of Hong Leong Finance Limited • Expected Date of Vacant Possession: 31 December 2023 • Expected date of Legal Completion: 31 December 2026

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