

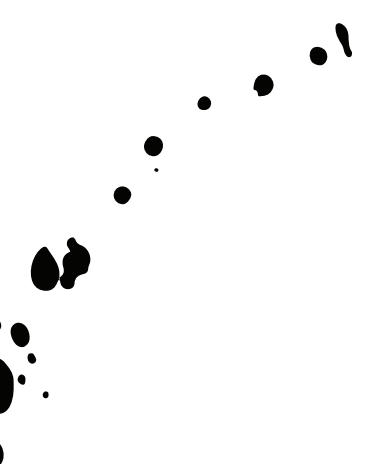






YOUR WAY OF LIVING







The space  
to pursue what you love.

To find  
your sustainable passion.

The path to meaning  
and essence of your being.



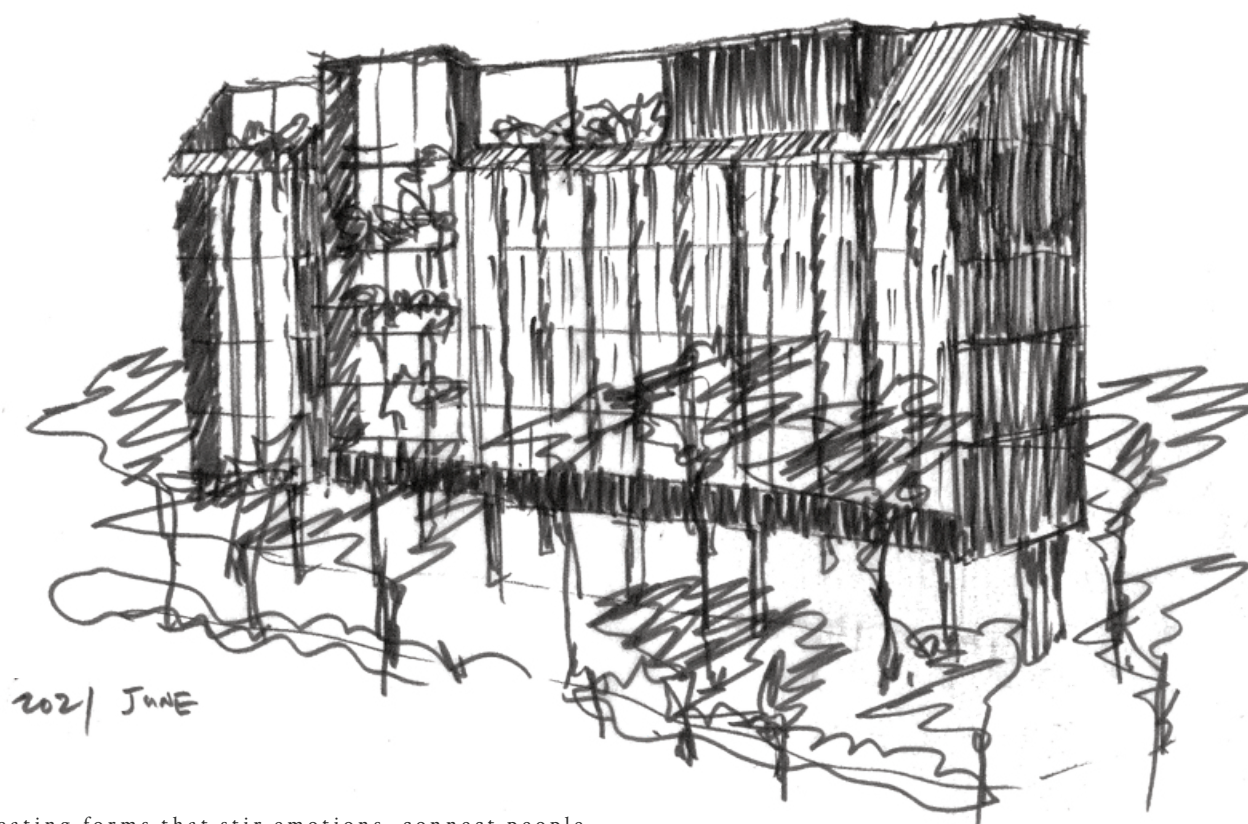
Come rain or shine,  
changes and the unexpected;  
yet unwavering your ikigai journeys with you  
towards serenity.







A quiet Zen-like charm  
with whispers of buzz  
from the nearby Novena district  
beckons as you arrive.



shreeshmy 2021 JUNE

Simple lines creating forms that stir emotions, connect people  
and weather the passage of time.



THE ART OF IKIGAI

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Tomoko Kawao

Japanese calligrapher

Tomoko Kawao, one of Japan’s most high-profile shodō (calligraphy) artists today, is behind the art of Ikigai. She started her practice of the art at six, taking up shodō classes in which she discovered her talent. In 2004, she took up apprenticeship with the shodō master Shoshu, embarking on the path to become a shodō artist after graduating from the university.

Now an artist in her own right, Tomoko has won multiple awards in Japan and abroad. Her works have appeared in the Rugby World Cup official movie and the opening film for NHK’s popular historical drama “Yae no Sakura”. She has also written signs for the Kyoto and Hankyu Arashiyama train stations, as well as the title of NHK’s new show, “Kyo koto Hajime”.

One of her masterpieces – *Correlation (Ko-ō)* series – focuses on brush movements in the air. Apart from two dark points of each piece of work, the myriad lines created were traces of ink dripping onto the paper from her brush above as it moved through between the two points. The other and more recent *Hitomoji* series sees the artist include herself as part of the characters and completed work.







My Ikigai is

shodō



Calligraphy art © Tomoko Kawao, Hitomoji Series 2015. Photo © enjoykyoto

#### **What did you hope for Ikigai to convey?**

As a concept, the idea of living in the present moment.

#### **How does Ikigai reflect your philosophy of art? What challenges did you face?**

As I created this piece, I made a conscious effort to focus on the flow of the writing, from start to finish, to not once let the brush stop moving. As I expressed in an earlier series of works titled *Ko-ō*, the droplets of ink that fall onto the work are a way of tracing the brush's movement through space. Though each written character is a separate form, they are all connected by a single thread of movement. I liken this to the temporal movement of our lives – something that's impossible to backtrack on, and also impossible to jump forward through. I want to express the spirit of living truly and powerfully in the moment.

What was most challenging was determining the amount of ink. I experimented many times with differing amounts of ink in the brush, in order to achieve just the right expression in the ink drop traces.

#### **What kind of emotions emerged and empowered you when you created this work?**

While I am creating a work, I focus completely on it, to the point where I cannot hear anything around me. In this moment I feel I am truly alive. Then once I have finished a piece of calligraphy, any sense of achievement I funnel into energy for my next one.

#### **What are the differences between writing in English and in Kanji characters?**

Obviously there are linguistic differences between English, which is a phonetic alphabet, and Kanji, which is an ideographic script whose characters each carry a distinct meaning. But when writing in English, I think of an entire word as if it were a single kanji character, and express it in such a way that the brush strokes and the flow of the form are unbroken.

#### **What does Ikigai mean for you?**

Through this work I was given the opportunity to think about my own ikigai, and once again, I was reminded just how essential calligraphy is to my life.

#### **What is your ikigai? When and how did you find it?**

In my junior high school and high school days, I became quite ill, and calligraphy was what got me through that time. Later, at university I came to a point where I considered giving up the practice forever. That's when I realised that I truly could not live without it.

#### **How has it guided your personal and artistic journeys?**

I believe that the expression I can accomplish through calligraphy is a link between me and the society. This is where my ikigai comes from. My next duty is to think about how I can give something back to the art form itself.







# THE DESIGN OF IKIGAI

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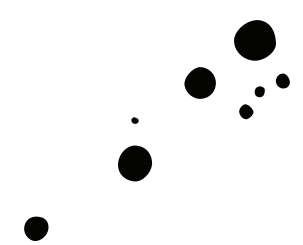


**Yip Yuen Hong**  
Award-winnning Architect

Ikigai is designed by four-time President’s Design Award winner Yip Yuen Hong and finds its unique place in Novena, the storied neighbourhood that is a juxtaposition of modern swanky architecture and cafes, and heritage shophouses and old bungalows.

Yuen Hong is an advocate and a practitioner of a solutions-driven design approach in which simplicity takes centrestage. That simplicity from distilling complex requirements to create a space that brings excitement and magic is thus, his ikigai.





**What is the design concept behind Ikigai?**

My concept is to create something of great serenity, of quietude and calm. It’s because I’m reacting to the noise that we have, the sort of visual noise that we have in abundance. From the user’s point of view, you’d be looking for clean, very no-fuss kind of look. Very subtle, very understated.

**How does your design philosophy speak to the brief for Ikigai?**

My tendency is to go for a simple and authentic expression. The vision is to create a sense of luxury with a minimal palette and finishes.

I’ve limited myself to using char wood, which is reinforced concrete with char wood texture. It [char wood] is a materiality that’s not much used or seen in this part of the world. What I’m trying to do is use this material and continue it all the way to the inside, with different types of wood, different tones of granite.

The idea is to have the two extremes in materiality - on the one hand something very brutalist, while on the other side, something very polished. For instance, when we use granite against char wood, this contrast of the polished versus the brutalist – from two different ends of the spectrum – result in something that’s very elegant.

It’s not easy to do, but this is what we’re striving towards. We want to create some kind of delight and excitement that lifts the spirit, and hopefully this will be that little magic we conjure up in the architecture.

**What does the design of Ikigai embody?**

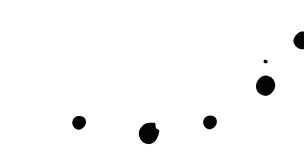
I’m trying to create a sanctuary, a haven for people to be themselves and to express themselves. It is also a refuge for people to shut down from the world and if possible, shut their minds too.

The colour scheme is very muted. The exterior is grey, almost black, with dark tinted glass curtain walling. Internally, we have different shades of grey, a variety of granite, and also different types of wood. We try to push the architectural expression to achieve something unqiue and different.

**What’s your ikigai?**

My design philosophy is about distillation but at the same time, to provide a practical living space for the homeowners. It is much in line with the modernists’ theory of Form follows Function, but with a dash of magic thrown in.

My Ikigai is distilling complexity into a form that delights





Living

with purpose,

to let brightness

eclipse shadows.





Loving

what you do, to do good and well,

through thick and thin.



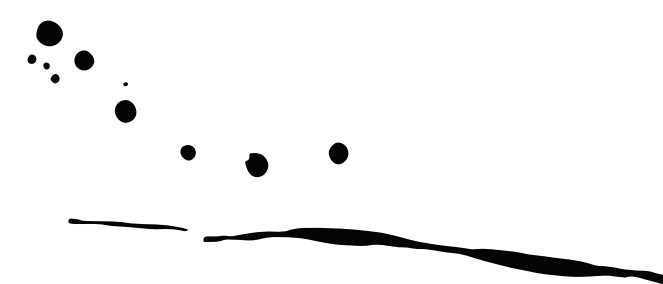




**Being** here,

for what you believe,

for those you love and for what's to come.





THE LOOK OF IKIGAI

A dwelling that blends

the green  
and peace of Shrewsbury Road

with the masterful strokes  
of brutalist and simplicity.



Artist's Impression: Facade



A bold mix of forms  
that encapsulates stillness yet it isn't static

Here, and now.

Where you root yourself.



Artist's Impression, Pavilion



Artist's Impression, Facade

Embrace life for all its wonders,  
as well as imperfections.





IKIGA I





## THE GARDEN OF IKIGAI

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The foliage, rocks and trees diffuse the tropical heat and humidity to transcend into coolness and a deep calm. Lush greenery and tranquility encircle the residence, designed to relieve you from the fast pace and stress of a modern-day lifestyle. A garden that ties you with the fundamentals of the world – trees and plants on the land laid with sand and stones, framed by the sky overhead. Peaceful, meditative and vibrantly green.

You amble through a line of graphite columns amid a rhapsody of towering trees, lively bushes and colourful blooms that sway with the gentle breeze. Sitting on one of the stone benches along the nature-filled path inspires reflection, to look inwards and at your life's journey. It is your oasis to quiet the heart and freshen the mind. To find beauty of the natural world, as well as depth of simple things.





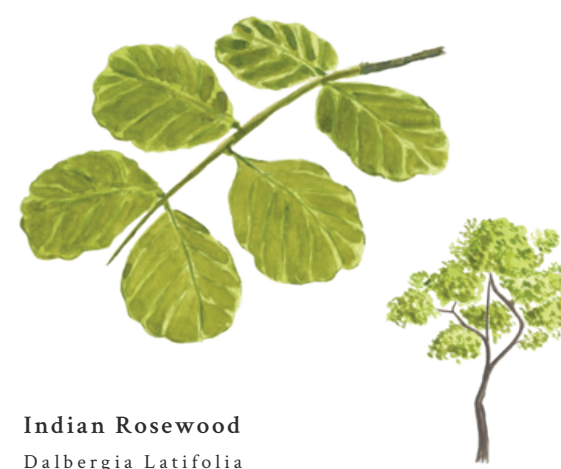


**Hong Kong Orchid**  
Bauhinia Blakeana

Live, grow, transition:

the garden's beautifiers,

purifiers and energisers.



**Indian Rosewood**  
Dalbergia Latifolia



**Japanese Yew**  
Podocarpus Macrophyllus 'Hedge'



**Crepe Jasmine**  
Ervatamia Coronaria





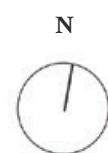
1st Floor Landscape Plan

**1st Floor**

1. Car Park Lots
2. Electric Vehicle Charging
3. Bicycle Park
4. Letterbox
5. Sheltered Pavilion
6. Lift Lobby
7. Gym
8. Toilets (Handicap)
9. Outdoor Shower
10. Swimming Pool
11. Kids Pool
12. Bin Point
13. Main Distribution Frame (MDF) Room
14. Consumer Switch Room (CSR)

Approved Building Plan :  
A1840-02004-2020-BP01 (25th Oct 2021), A1840-02004-2020-BP02 (07th Dec 2021)

0 5 10 Metres



ikigai



Roof Top Plan

**Roof Top**

15. Common Area

Approved Building Plan :  
A1840-02004-2020-BP01 (25th Oct 2021), A1840-02004-2020-BP02 (07th Dec 2021)

0 5 10 Metres













## THE INSIDE OF IKIGAI

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Simplicity extends into Ikigai's interior in a minimalist touch that combines the timeless elegance of Japanese aesthetics with the modern flair of Scandinavian design. The hybrid style combines art and nature for a balanced and perfect blend of function and form.

The similarities in design sensibilities of the two styles can be traced back to 150 years ago when ties between Japan and Scandinavia, especially Denmark, began in trade and cultural exchanges. While they are on the opposite sides of the globe, both value simplicity and functionality, sustainability and a love of natural materials like wood, as well as a deep respect for craftsmanship. Traces of Japanese influence are seen in today's Danish ceramics, furniture, architecture and minimalism, as is the case for Danish elements in Japanese art and aesthetics.

The crossover harmonises the Scandi notion of 'hygge', (cosiness) and Japanese 'wabi-sabi', (beauty in imperfection), using a plethora of natural materials, muted colours, clean lines with well-curated furnishings to create a calming atmosphere to unwind.



Artist's Impression, 2 Bedroom Living Room

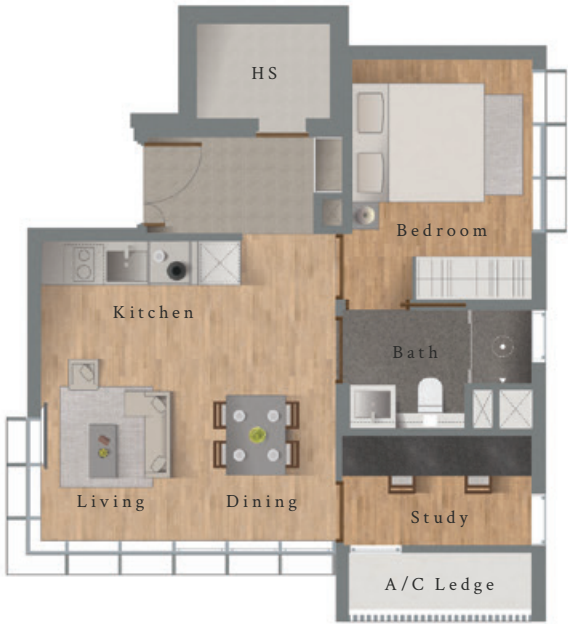


Relax, renew and revive,  
washing away the worries of the day

to reconnect with your mind and yourself



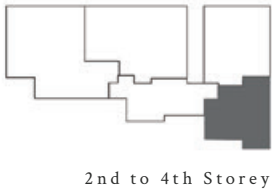
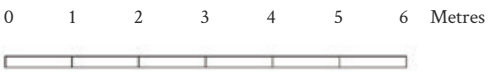




Unit A1  
#02-04, #03-04, #04-04

1 Bedroom + Study Room  
56 sq.m / 603 sq.ft  
(includes 3 sq.m A/C Ledge)

All plans are approximate measurements and are subjected to final survey.  
Amendments may be required, upon approval of the relevant authorities.  
Balcony, where applicable, shall not be enclosed unless with approved balcony screen.



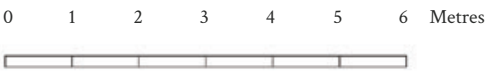
ikigai



Unit A2  
#02-03, #03-03, #04-03, #05-03

1 Bedroom + Study Space  
59 sq.m / 635 sq.ft  
(includes 3 sq.m A/C Ledge)

All plans are approximate measurements and are subjected to final survey.  
Amendments may be required, upon approval of the relevant authorities.  
Balcony, where applicable, shall not be enclosed unless with approved balcony screen.



2nd to 4th Storey

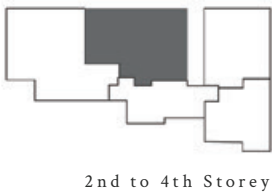




Unit B1  
#02-02, #03-02, #04-02

2 Bedroom Premium  
90 sq.m / 969 sq.ft  
(includes 4 sq.m A/C Ledge, 10 sq.m Balcony)

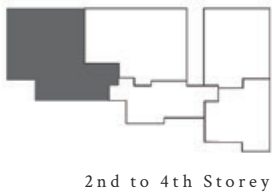
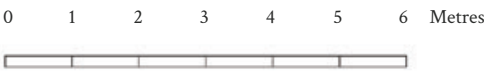
All plans are approximate measurements and are subjected to final survey.  
Amendments may be required, upon approval of the relevant authorities.  
Balcony, where applicable, shall not be enclosed unless with approved balcony screen.



Unit B2  
#02-01, #03-01, #04-01

2 Bedroom + Study Room Premium  
101 sq.m / 1087 sq.ft  
(includes 3 sq.m A/C Ledge, 12 sq.m Balcony)

All plans are approximate measurements and are subjected to final survey.  
Amendments may be required, upon approval of the relevant authorities.  
Balcony, where applicable, shall not be enclosed unless with approved balcony screen.



2nd to 4th Storey





Subtle and muted hues,  
enriched with the occasional strong shade.

Pared-down styling  
accentuated by materials from nature.





Artist's Impression, Penthouse Master Bedroom





Artist's Impression, Penthouse Dining & Kitchen

1. Foundation

Concrete piles, generally and concrete footing for lightweight structures.
2. Superstructure

Cast-in-situ reinforced concrete.
3. Walls

a. External Wall - Cast in-situ reinforced concrete wall and light concrete wall and curtain wall system and window system (where applicable).

b. Internal Wall - cast in-situ reinforced concrete wall and light concrete wall and dry wall partition system (where applicable).
4. Ceiling

a. Living, Dining, Kitchen, Bedrooms and Study - Skim Coat and fibrous plasterboard with emulsion paint.

b. Bathrooms, Powder Room, Balcony, Utility and WC - Skim Coat and moisture resistant fibrous plaster board with emulsion paint.

5. Finishes

For Apartments	Walls	Floor	Ceiling
Living, Dining, Kitchen, WC, Utility and Study	Plaster and skim coat (where applicable) with emulsion paint.	Engineered timber flooring and homogenous tile flooring.	Skim Coat and fibrous plasterboard with emulsion paint.
Bathrooms, Powder Room	Granite Finish up to false ceiling height and exposed surface only.	Granite Finish.	Skim Coat and moisture resistant fibrous plaster board with emulsion.
Balcony	Texture Plaster and skim coat (where applicable) with emulsion paint.	Composite Timber Flooring.	Textured Skim Coat with emulsion paint.
For Common Areas			
Lift Lobbies	Plaster and skim coat (where applicable) with emulsion paint and aluminium panel and/or stainless steel panel cladding.	Homogenous Tile and/or Stone Finish.	Skim Coat and fire rated plasterboard with emulsion paint and aluminium open cell panel.
Staircase	Plaster and skim coat (where applicable) with emulsion paint.	Cement and sand screed and/or power float concrete finish.	Skim Coat with emulsion paint.



6. Roof	Reinforced concrete flat roof with appropriate heat insulation and waterproofing system
7. Windows	a. Aluminium framed windows and curtain wall with clear and tinted glass. b. AC Ledge - Aluminium Trellis c. Balcony - Approved Balcony Screen
8. Doors	a. Entrance - Fire-rated timber door b. Bedrooms and Bathrooms - Timber door c. Powder Room - Timber door d. WC for unit C2-PH - Bi-Fold door e. Utility - Bi-Fold door f. Selected locksets and ironmongery to doors
9. Sanitary Wares & Fittings	a. Master Bathroom - Water closet, wash basin, basin mixer, shower screen with shower mixer, shower tray and paper holder b. Master Bathroom for C1-PH, C2-PH and C3-PH - Bath Tub and bath mixer, Water closet, wash basin, basin mixer, shower screen with shower mixer, shower tray and paper holder c. Common Bathroom - Water closet, wash basin, basin mixer, shower screen with shower mixer, shower tray and paper holder d. Powder Room (for unit C2-PH only) - Water closet, wash basin, basin mixer, paper holder e. WC (for unit C2-PH only) - Water closet, wash basin, basin mixer, shower mixer and paper holder
10.Total Car Park Lots:	13 car park lots and 1 accessible car park lot. Car parks are located at 1st Storey.
11.EV Charging	1 car park lot (1 of 13 car park lots provision)
12.Building Height:	5-Storey with 1 Attic

13. Electrical Schedule						
Description/Unit Type	Type A1&A2	Type B1	Type B2	Type C1	Type C2	Type C3
Lighting Point	14	23	25	27	30	24
Power Point	10	14	14	20	19	22
Television Point	1	2	2	2	2	2
Data Point	4	4	5	5	6	5
Intercom	1	1	1	1	1	1

14. Wardrobe / Cabinet Length							
Location	A1	A2	B1	B2	C1-PH	C2-PH	C3-PH
Hob	Ceramic (2-Zone Induction)	Ceramic (2-Zone Induction)	Ceramic (3-Zone Induction)	Ceramic (3-Zone Induction)	Ceramic (3-Zone Induction)	Ceramic (3-Zone Induction)	Ceramic (3-Zone Induction)
Hood	Stainless Steel, Pull-out						
Refrigerator	Integrated built-in fridge freezer						
Oven	Microwave Oven						
Wine Celler					Wine Celler to Penthouse Units		
Washing Machine	Washer-Dryer, Front Loading						

15. Notes to Specifications :

15.1 Engineered Timber Flooring  
Engineered Timber Flooring is a natural material with variation in appearance, colour and grain patterns within one species. Thus, it is not possible to achieve consistency of colour and grain opposed to a photographic layer in the selection and installation. The engineered timber board can display some, frequent knots which shall form part of the characteristic of the timber. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under the Sales & Purchase Agreement.

15.2 Composite Timber Flooring  
Composite timber flooring is manufactured material which contains tonality differences to match natural wood finish. Thus, it is not possible to achieve total consistency of colour and grain in its selection and installation. Composite timber floors are installed in modular planks and are subject to thermal expansion and contraction beyond the control of the builder and the Vendor. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under the Sales & Purchase Agreement.

15.3 Tiles  
Selected tile sizes and the tile surface flatness cannot be perfect and are subject to acceptable range described in Singapore Standard SS483:2000.

15.4 Marble/ Granite (if applicable)  
Marble/ granite (if applicable) are natural stone materials containing veins with tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble/ granite (if applicable) as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However, granite, being a much harder material than marble, cannot be re-polished before installation. Hence, some differences may be felt at the joints. The tonality and pattern of the marble or granite (if applicable) selected and installed shall be subject to availability.

15.5 Glass  
Glass is manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakage, which may occur in all glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under the Sales & Purchase Agreement.

15.6 Wall  
All wall finishes shall be terminated at false ceiling level. There will be no tiles/ stone works behind wardrobes/ kitchen cabinets/vanity cabinet/mirror.

15.7 Materials, Fittings, Equipment, Finishes, Installations and Appliances  
Subject to the specifications, the brand, colour and model as specified for all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to the Architect’s selection and market availability.

15.8 Balcony Screen Design  
Balcony(ies) (if any) and private enclosed space(s) (if any) shall not be enclosed unless with approved balcony screen. Purchaser to check with developer for different screen configuration requirement for different unit types. Approved balcony screen at the balcony(ies) / private enclosed space(s) (if any) are at purchaser’s own cost.

15.9 Television and/or Internet Access  
The Purchaser is liable to pay annual fee, subscription fee and such other fees to the television and/or internet service providers or any other relevant party or any relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective channels and/or internet access.

15.10 Layout/Location of Fan Coil Units, Electrical Points, Television Points, Data Points, Audio Video Intercom System, Door Swing Positions and False Ceilings  
Layout/Location of fan coil units, electrical points, television points, data points, audio video intercom system, door swing positions and false ceilings are subject to the Architect’s final decision and design. All services will be concealed wherever possible except for services exposed above false ceiling and above Distribution Board. Refer to Electrical Schedule for details.



15.11 False Ceiling

The false ceiling space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purposes. Where removal of equipment is needed, ceiling works will be required. Location of false ceiling is subject to the Architect’s sole discretion and final design.

15.12 Air-Conditioning System

To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filters, clearing of condensate pipes and changing of gas. The Purchaser is advised to engage his own contractor to service the air conditioning system regularly.

15.13 Mechanical Ventilation System

Mechanical ventilation fans and ductings are provided to toilets which are not naturally ventilated. To ensure good working condition of the mechanical ventilation system, the mechanical ventilation system for the exhaust system within internal toilets (where applicable) is to be maintained by the Purchaser on a regular basis.

15.14 Refuse chute

All units are provided with communal refuse hopper at the common area. There is no refuse chute within the Unit.

15.15 Lightning Protection System

Lightning protection system shall be provided in accordance with Singapore Standard SS 555:2018.

15.16 Waterproofing

Waterproofing shall be provided at bathrooms, powder room, kitchen (sink area only), balcony, WC, common areas planters, RC flat roof, toilets and attic landscape.

15.17 Warranties

Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor at the Unit, the Vendor will assign to the Purchaser such warranties at the time when vacant possession of the Unit is delivered to the Purchaser. Notwithstanding this note, the Vendor shall remain fully responsible for the performance of its obligations under the Sales & Purchase Agreement.

15.18 Web Portal and Mobile Applications of the Development

The Purchaser will have to pay annual fee, subscription fee or any such fee to the service provider of the Web Portal and Mobile Application(s) of the Development as may be appointed by the Vendor or the Management Corporation when it is formed.

15.19 Mobile Phone Reception

Telephone reception on mobile phones within the Housing Project is subject to availability/provision of satellite/ wireless coverage by the respective mobile telephone network service providers and is not within the purview/control of the Vendor.

15.20 Digital TV Service/Reception

A Building Master Antennae System is provided with necessary cablings or connections to enable the Purchaser to obtain digital TV services. The Purchaser will have to ensure that their television sets are digital ready and compatible in order to view the Free-To-Air (FTA) channels. The availability/provision of reception coverage by the respective media network service providers is not within the purview/control of the Vendor.

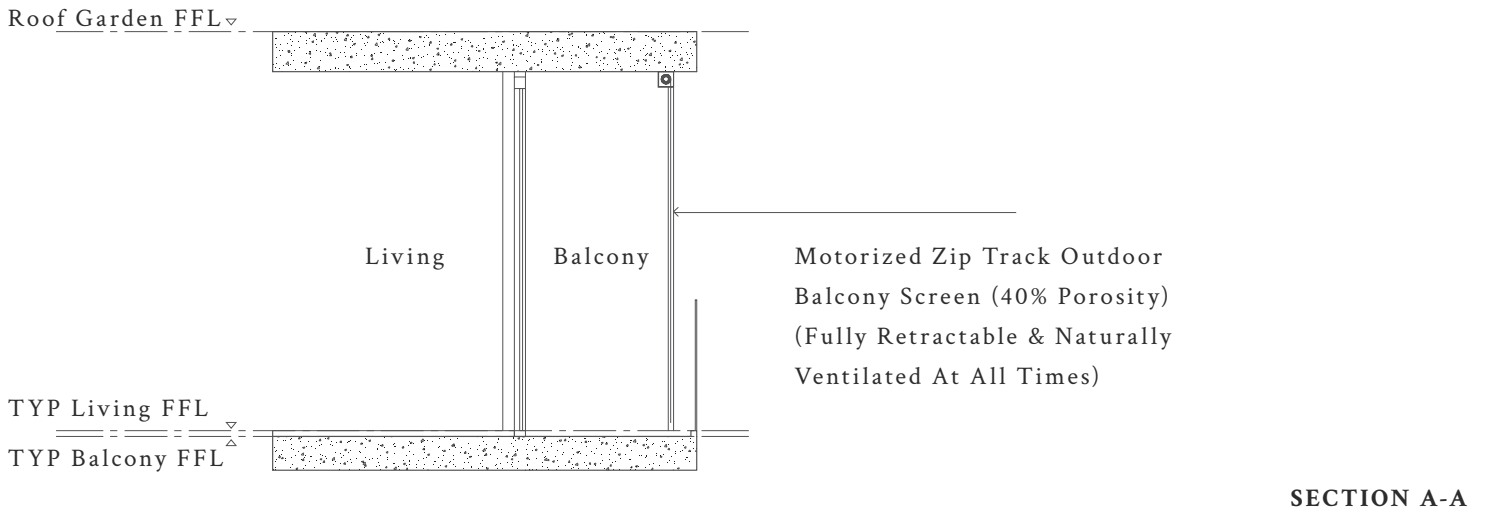
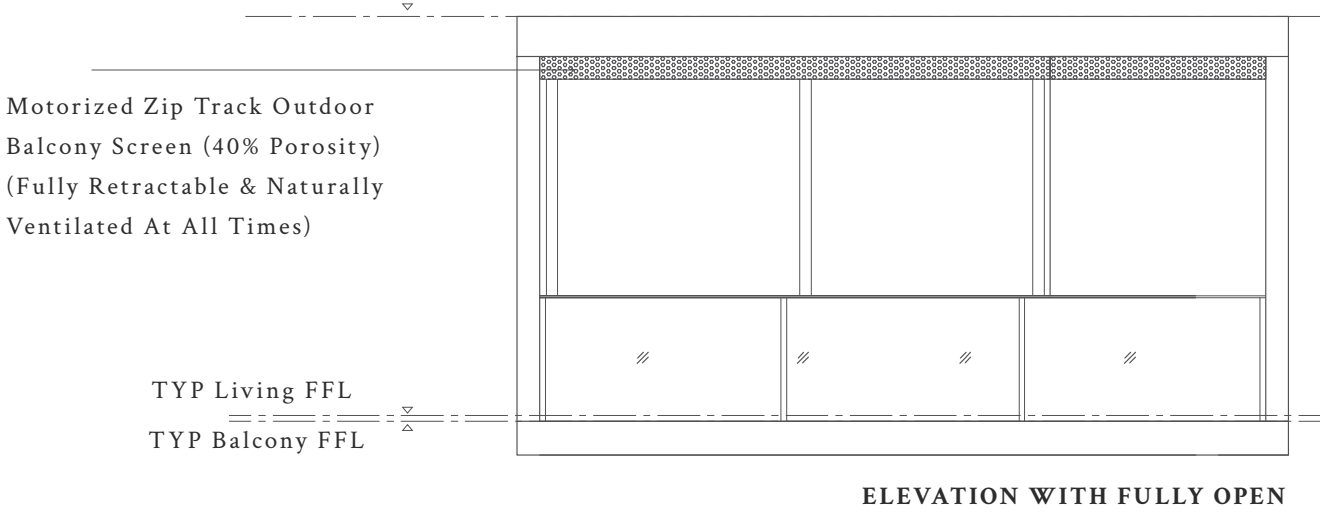
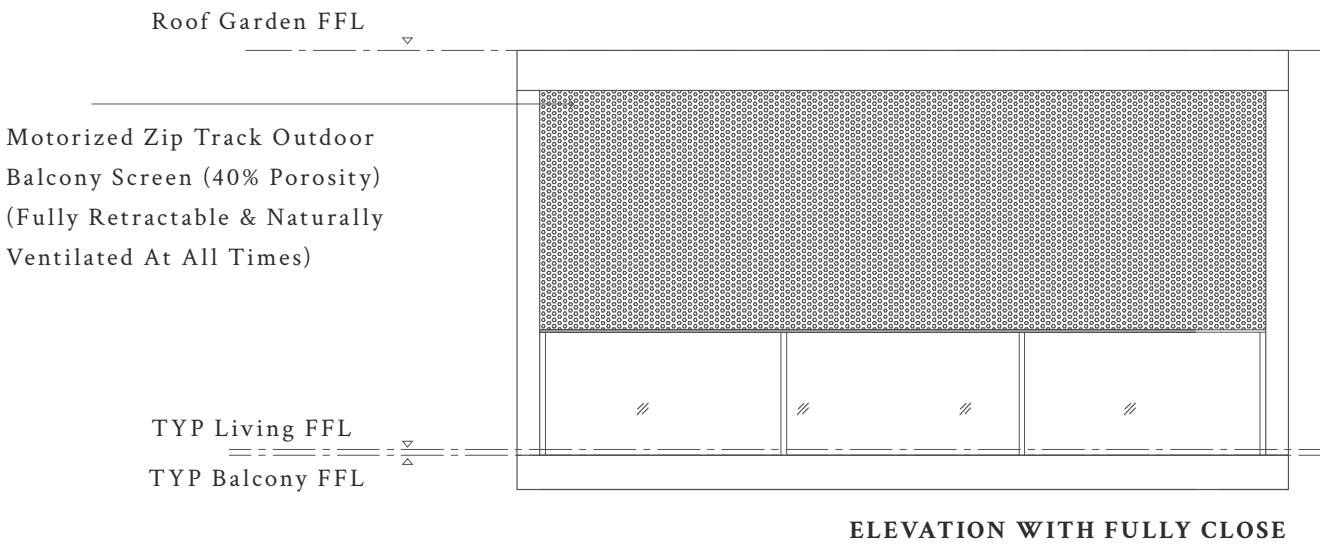
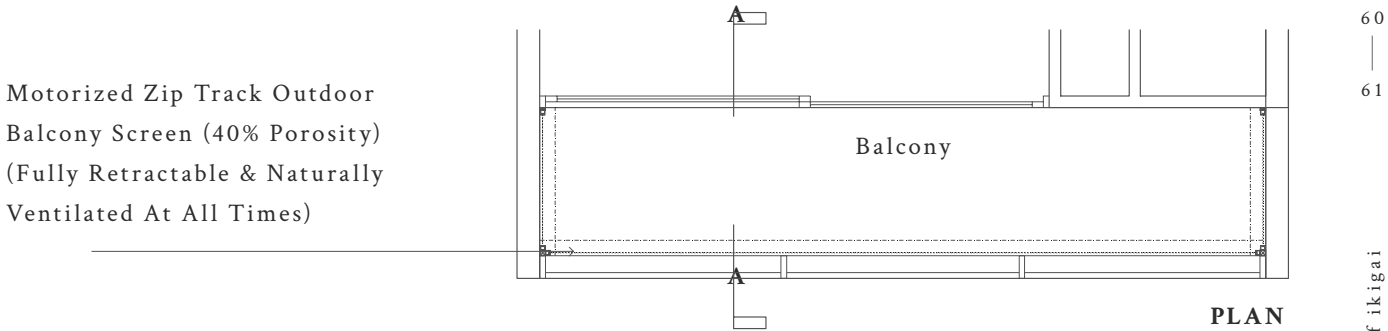
Featured brands



Smart Home



Electric Vehicle Port



Balcony(ies) (if any) and private enclosed space(s) (if any) shall not be enclosed unless with approved balcony screen. Purchaser to check with developer for different screen configuration requirement for different unit types. Approved balcony screen at the balcony(ies) / private enclosed space(s) (if any) are at purchaser's own cost.





## AROUND YOUR IKIGAI

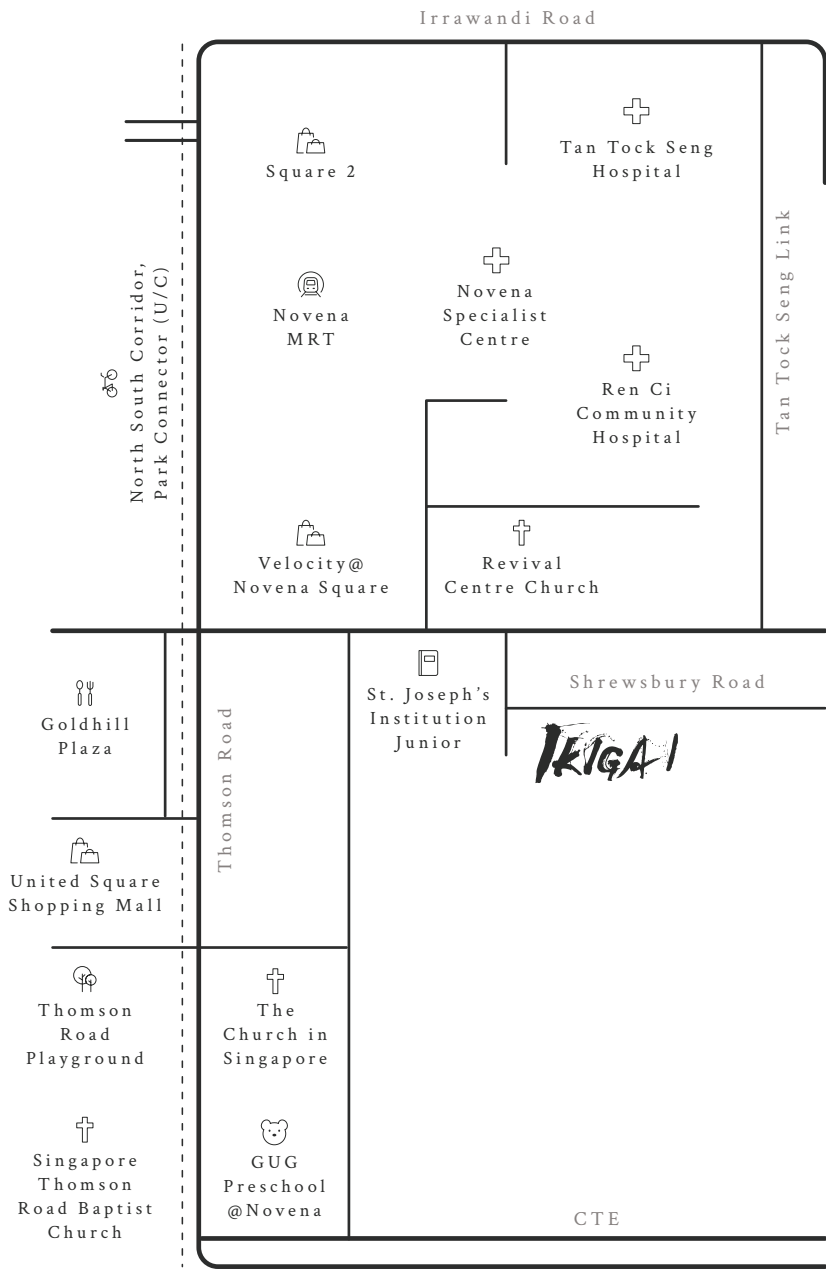
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The quiet of Shrewsbury Road exudes the atmosphere to find spiritual strength for those who seek, buttressed by several places of worship along its stretch.

Venture beyond to the nearby Novena district where a cluster of malls, cafes and restaurants will excite and entice with palatable delights for the senses. Or go further from the Novena MRT station that connects you to the rest of the island city. Ikigai is also easily accessible to some of the hotspots in the Central Region.



Tucked away  
from the bustling  
Moulmein Road  
along Shrewsbury Road



## AROUND YOUR IKIGAI

### Shopping Malls 🛍️

1. Square 2
2. Velocity@Novena
3. United Square Shopping Mall
4. Zhongshan Mall
5. City Square Mall
6. Far East Plaza
7. Forum the Shopping Mall
8. Wheelock Place
9. ION Orchard
10. Tangs Plaza
11. Wisma Atria
12. Paragon Shopping Centre
13. Ngee Ann City
14. Mandarin Gallery
15. 313@Somerset
16. Orchard Central
17. Plaza Singapura
18. The Cathay
19. Bugis+
20. Bugis Junction
21. Suntec City
22. Marina Bay Sands
23. Clarke Quay Central

### Parks & Nature 🌳

24. Singapore Botanic Gardens
25. Kallang Riverside Park
26. Fort Canning Park
27. Gardens by the Bay

### Recreation & Leisure 🎨

28. National Museum of Singapore
29. National Gallery Singapore
30. Asian Civilisation Museum
31. Esplanade - Theaters on the Bay
32. ArtScience Museum
33. Singapore Flyer
34. Merlion

### Market & Food Hubs 🍴

35. Goldhill Plaza
36. Whampoa
37. Pek Kio Market & Food Centre
38. Newton Food Centre
39. Tekka Centre
40. Kampong Glam
41. Clarke Quay

### Schools 🎒

42. St. Joseph's Institution Junior
43. San Yu Adventist School
44. St. Joseph's Institution
45. Singapore Chinese Girl's School
46. Anglo-Chinese School (Junior)
47. Farrer Park Primary School
48. Hong Wen School

### Childcares 🧸

49. Kiddiwinkie Schoolhouse@Novena
50. Little Woods Montessori Pre-School
51. EtonHouse Pre-School Newton
52. Grace House@Thomson
53. GUG Preschool@Thomson
54. Children's Cove@Novena

### Hospitals 🏥

55. Tan Tock Seng Hospital
56. Ren Ci Community Hospital
57. Novena Specialist Center
58. Mount Elizabeth Novena Hospital
59. Thomson Medical Centre
60. KK Women's and Children's Hospital

### Religious Institutions 🕌🛤️🕍🛎️

61. Church of Saint Alphonsus
62. Leong Wah Temple
63. Revival Centre Church
64. Masjid Abdul Hamid Kampung Pasiran
65. Barker Road Methodist Church
66. Church of Christ
67. Cairnhill Methodist Church
68. Singapore Thomson Road Baptist Church
69. Foochow Methodist Church
70. Masjid Angullia
71. Sri Srinivasa Perumal Temple
72. Sultan Mosque



LOCATION MAP



500M RADIUS MAP (1:7500)

Source: Onemap.sg



AROUND YOUR IKIGAI

Shopping Malls

1. Square 2
2. Velocity@Novena
3. United Square Shopping Mall
4. Zhongshan Mall
5. City Square Mall
6. Far East Plaza
7. Forum the Shopping Mall
8. Wheelock Place
9. ION Orchard
10. Tangs Plaza
11. Wisma Atria
12. Paragon Shopping Centre
13. Ngee Ann City
14. Mandarin Gallery
15. 313@Somerset
16. Orchard Central
17. Plaza Singapura
18. The Cathay
19. Bugis+
20. Bugis Junction
21. Suntec City
22. Marina Bay Sands
23. Clarke Quay Central

Parks & Nature

24. Singapore Botanic Gardens
25. Kallang Riverside Park
26. Fort Canning Park
27. Gardens by the Bay

Recreation & Leisure

28. National Museum of Singapore
29. National Gallery Singapore
30. Asian Civilisation Museum
31. Esplanade - Theaters on the Bay
32. ArtScience Museum
33. Singapore Flyer
34. Merlion

Market & Food Hubs

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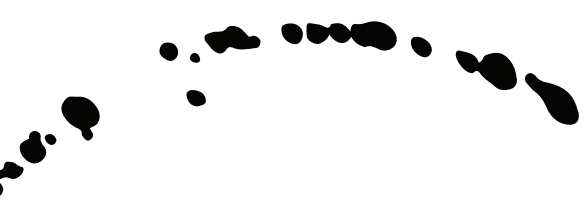
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**Orchard Road**

Shopping

7 minutes' drive

The premier shopping district with numerous malls and shopping centres like Tangs Plaza, ION Orchard, Paragon Shopping Centre, Ngee Ann City and Mandarin Gallery that are home to international and local brands, department stores, restaurants and cafes, as well as entertainment places.

**Civic District**

Arts, culture and heritage

13 minutes' drive

This is where Singapore's historical, architectural and cultural heritage began, within the city's historic buildings, in parks and behind monuments. The old Parliament House built in 1827 is now The Arts House. The Victoria Theatre and Concert Hall was built in 1862, and the former Supreme Court and City Hall were reborn as the National Gallery Singapore, housing the world's largest collection of Southeast Asian art. The district also extends to newer landmarks like Esplanade – Theatres on the Bay that was opened in 2002. Close by is the Bras Basah. Bugis precinct with its cluster of art museums and galleries – National Museum of Singapore, Singapore Art Museum, Peranakan Museum and the National Design Centre – as well as the National Library.

**Marina Bay**

Leisure and entertainment

15 minutes' drive

Where all things are modern and stylish, from trendy dinning options to exciting leisure spots. At the centre of the buzz is Marina Bay Sands, the integrated resort comprising shops and boutiques, a casino, a SkyPark on the 57th level with a 360-degree panorama of Singapore and celebrity chef restaurants, as well as performance venues. Adjacent to MBS is the sprawling Gardens by the Bay, a nature park consisting of three gardens and one of the world's largest glass greenhouses that showcase vibrant horticultural and garden artistry.

**Novena MRT**



9 minutes' walk, 3 minutes' drive

**Velocity@Novena Square**



9 minutes' walk, 3 minutes' drive

**Tan Tock Seng Hospital**



10 minutes' walk, 3 minutes' drive

**St. Joseph's Institution Junior**



17 minutes' walk, 3 minutes' drive

**Singapore Botanic Gardens**



10 minutes' drive

**CTE, Central Expressway**



6 minutes' drive

**PIE, Pan Island Expressway**



13 minutes' drive

**NSC, North-South Corridor**

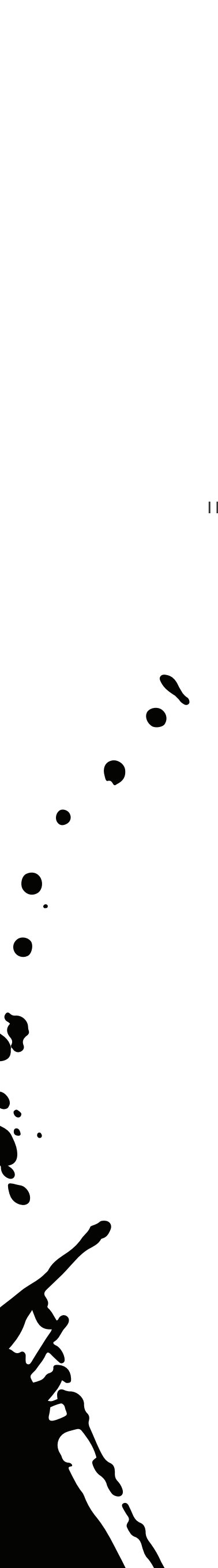


U/C

The travelling times from Ikigai (38 Shrewsbury Road) to respective destinations/areas are only approximations taken from Google Maps.

ikigai





Ikigai is your way of living.

It fuses your passion,  
purpose and mission.

To live the moment,  
and look forward to the future.



Artist's Impression, Façade





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in the View of Art.*

**Developer:** Opulent Development Pte. Ltd. **Developer's License No.:** C1405. **Tenure of Land:** Estate in Fee Simple.  
**Location Lot No.:** TS18-01709V. **Expected Date of TOP:** 10 May 2026. **Expected Date of Legal Completion:** 10 May 2028.

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