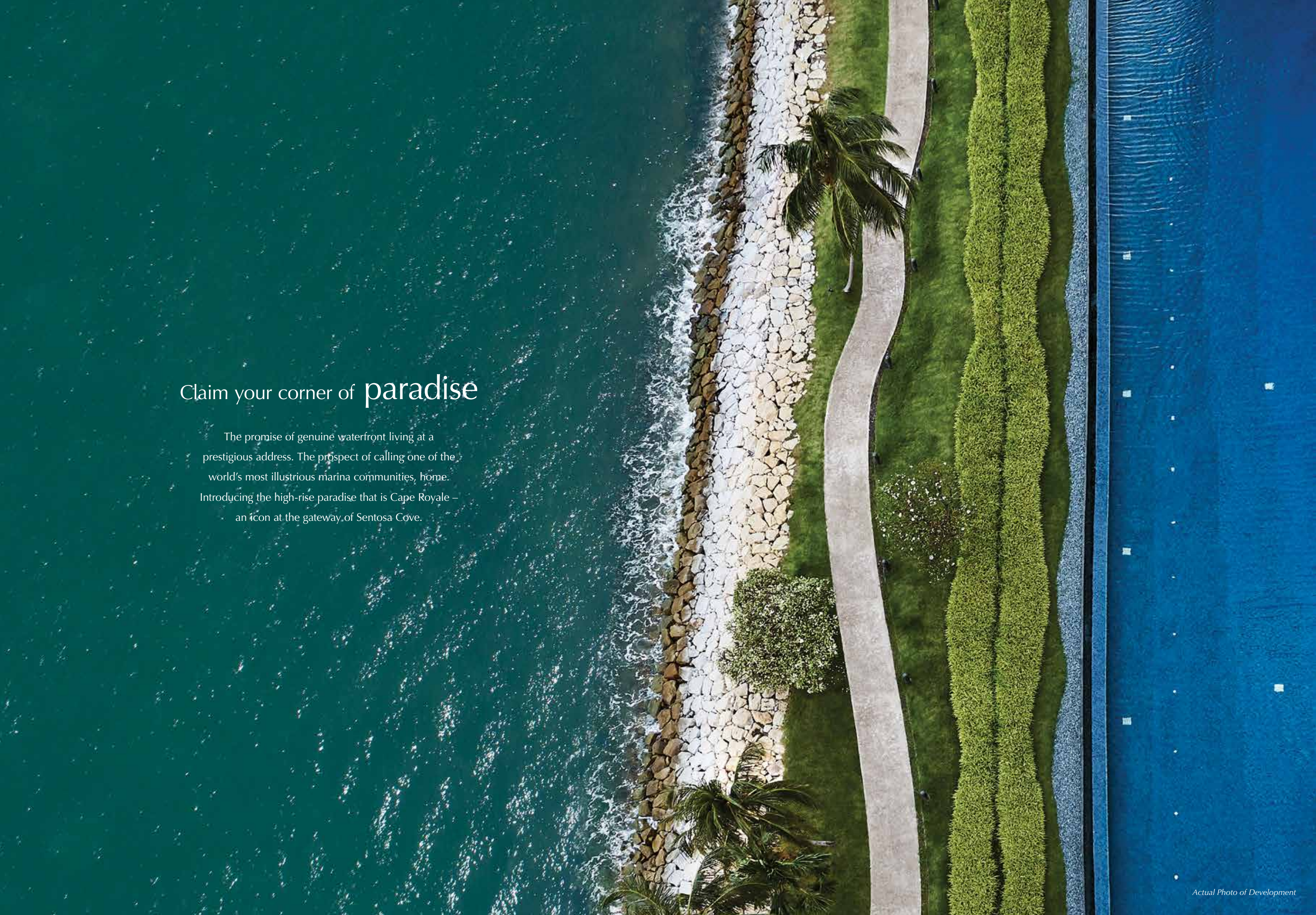




# CAPE ROYALE

SENTOSA COVE



An aerial photograph of a coastal development. On the left, a dark teal sea meets a breakwater made of light-colored stones. To the right of the breakwater is a green lawn with several palm trees. A light-colored, winding path runs along the coastline. Further inland, there are rows of green, rectangular garden beds. On the far right, a canal with a blue surface and small white floats runs parallel to the land.

## Claim your corner of paradise

The promise of genuine waterfront living at a prestigious address. The prospect of calling one of the world's most illustrious marina communities, home. Introducing the high-rise paradise that is Cape Royale – an icon at the gateway of Sentosa Cove.



# Cape Royale.

## The Waterfront Residence of Choice

This iconic development offers 302 luxuriously appointed units.

Residents can look forward to enjoying a unique integrated marina lifestyle against the backdrop of a tropical environment that's in itself a rare treat.







## Easy access to island attractions and mainland destinations

Cape Royale is easily accessible from the main island of Singapore via the HarbourFront MRT station and the Sentosa Gateway which links the development to major expressways, the shopping and business districts as well as the Greater Southern Waterfront. At around 2,000 hectares, the Greater Southern Waterfront stretches from Marina East to Pasir Panjang. Following the relocation of all port terminals to Tuas, the land will be redeveloped to include lifestyle enclaves, coastal promenades, an extension of the CBD and new commercial areas to bring work places closer to home.

## CAPE ROYALE





## Live the high life in a world-class destination

As well as a safe, politically-stable environment and proven reputation as a business haven established on strong economic principles, Singapore offers a rich array of lifestyle experiences for residents of Cape Royale.


Shop to your heart's content at countless designer boutiques. Sate discerning palates in Michelin-star restaurants. Immerse in world-class concerts and sporting events, such as the Formula One Night Race, too.




An easy drive to **landmark** venues




## CAPE ROYALE


Marina Bay Sands  
17-min  


Clarke Quay  
17-min  


Tanjong Pagar  
15-min  


Quayside  
Isle  
13-min  


Sentosa  
Golf Club  
6-min  


ONE°15  
Marina  
7-min  


VivoCity  
9-min  


◀ Changi Airport  
26-min  


Central Business District  
16-min  


Orchard Road  
20-min  


While Cape Royale enjoys all the tranquility of waterfront living, popular Singapore business, commercial and lifestyle destinations lie just a short drive away.





On-island amenities within easy reach



Sentosa Golf Club, 6-min drive.



The Buggy - Your Island Buddy



Quayside Isle, 13-min walk.



ONE°15 Marina, 7-min walk.



Tanjong Beach, 7-min drive.



Shop for groceries at Sentosa Arrival Plaza, 10-min walk.

Go from the comforts of your home to Sentosa Cove’s premier leisure destinations ONE°15 Marina and Quayside Isle in minutes, thanks to a resident-exclusive buggy service. From ‘me’ time to ‘tee’ time, the Sentosa Golf Club is just a short drive away. Spend the evening sipping a cocktail at the nearby Tanjong beach after a day filled with sun and fun.





Come home to your **comfort** zone



Artist's Impression

Nothing beats coming home to Cape Royale and feeling a welcome energising boost,  
the moment you catch sight of our Grand Plaza despite your long day.





# Iconic architecture amidst pristine waters

Cape Royale draws inspiration from its luxurious seafront location with iconic curvilinear design on its facade to create beautiful coral-like details that are breathtaking to behold. The height of the towers and their staggered positions are highly functional, enabling units to enjoy panoramic vistas of their immaculate surrounds. Across its manicured grounds, sea creature-inspired sculptures adorn the landscape, creating pockets of art along key water features in the development.





# Timeless views from the infinity pools



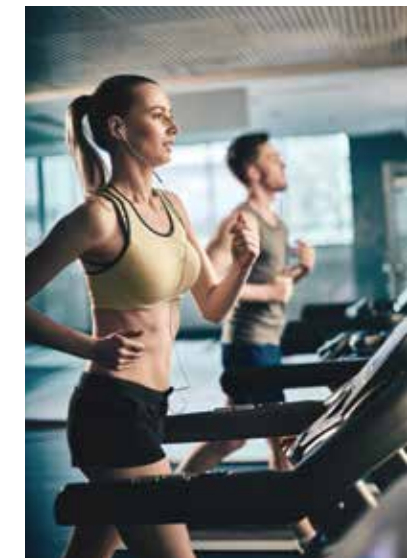
*Actual Photo of Development*

Indulge in a luxurious collection of water-themed facilities for the ultimate fun under the sun. The infinity edge of both the Ocean Pool and Serenity Pool offer spectacular views of the deep, blue sea while Jacuzzi Pods invite you to sit back and soak them in. The little ones can also look forward to a splashing good time in the Children's Wading Pool. Sensual Streams meander undisturbed, while exquisite sea-creature art, including Koi sculptures in the Koi Oasis, encapsulate nature's wonders in harmony with urban living.





Form and function go hand in hand



At Cape Royale, our gymnasium and function room are practically designed to meet the specific needs of users. Both are fully equipped with the best from the world's top lifestyle brands so you can emerge – from your workout or party – feeling exhilarated and gratified.





Actual Photo of Development

At Cape Royale, **relaxation**  
comes in various forms.



Actual Photo of Development



Actual Photo of Development



Take time out for peace and quiet at our two Relaxation Alcoves.

The Yoga Deck is the perfect place to stretch and perform your sun salutations. Entertain and bond over BBQ at the well-equipped Grill Pavilion. Or slow down for a leisurely stroll in our lush landscaped gardens.



Life looks picturesque from any point of view



Actual photo taken from development



Actual photo taken from development



Cape Royale's unblocked frontage presents you with sweeping views of the South China Sea from your own balcony. Turn around to the back of your unit and discover another picture-perfect panorama: a landed residential enclave reminiscent of a modern-day Venice, the lush green fairways of Sentosa Golf Club, and sightlines of the prestigious ONE°15 Marina as well as the city.



# Panoramic vistas beyond compare

As one of the tallest condominiums in Sentosa Cove, Cape Royale affords a view quite unlike any other: a breathtaking 180-degree span of unblocked viewing pleasure of the sea, sky and surrounds. Embrace the breathtaking sights, beheld from your very own expansive balcony. Having such a lavish space opens up endless possibilities for you and the ones you hold dear. Enjoy private moments of yoga, sip afternoon tea or evening wine with some friends, or indulge in an intimate alfresco dining experience with a significant other.

*Actual Photo of Development*



## The great indoors, your private sanctuary



*For Illustration Only*

At Cape Royale, spaces are aplenty to live large. To accommodate more of what you love. More breathing space. More room for treasured possessions. More space to express celebrations of life.

With your privacy of utmost importance, arrive at the basement car park that comes with a private lobby with a Video-Audio intercom system and lift access directly to your unit. Additionally, each unit comes equipped with a spacious private locker perfect for storing bulky items like golf clubs.





Master the art of **rest**



Much of value has been written  
about sleep, but rest is different;  
it is how we unwind, calm our minds  
and recharge our bodies.  
At Cape Royale, our master bedrooms  
are a thoughtful mix of style and  
sensibility, snug and spacious for  
a restful, balanced life.



A trove of indulgences



SITE PLAN

- A. Ocean Pool
- B. Serenity Pool
- C. Jacuzzi Pods
- D. Children's Wading Pool
- E. Reflective Ponds
- F. ECO Ponds
- G. Koi Oasis
- H. Grill Pavilion
- I. Relaxation Alcove
- J. Yoga Deck
- K. Function Room
- L. Gym
- M. Grand Plaza
- N. Guard House
- O. Main Entrance
- P. Service Entrance



# Unit Distribution Chart

15 COVE WAY			17 COVE WAY				19 COVE WAY			25 COVE WAY			
Floor/ Unit	05	06	Floor/ Unit	07	08	09	10	Floor/ Unit	11	12	Floor/ Unit	17	18
17	TYPE P4 430 sqm / 4,629 sqft	TYPE P2 315 sqm / 3,391 sqft	16	TYPE P2 315 sqm / 3,391 sqft	TYPE P3 273 sqm / 2,939 sqft	TYPE P3 273 sqm / 2,939 sqft	TYPE P2 315 sqm / 3,391 sqft	17	TYPE P2 315 sqm / 3,391 sqft	TYPE P1 276 sqm / 2,971 sqft	18	TYPE P4 430 sqm / 4,629 sqft	TYPE P4a 434 sqm / 4,672 sqft
16	TYPE B1 233 sqm / 2,508 sqft	TYPE A2 177 sqm / 1,905 sqft	15	TYPE A2 177 sqm / 1,905 sqft	TYPE A3 156 sqm / 1,679 sqft	TYPE A3 156 sqm / 1,679 sqft	TYPE A2 177 sqm / 1,905 sqft	16	TYPE A2 177 sqm / 1,905 sqft	TYPE A1 160 sqm / 1,722 sqft	17	TYPE B1 233 sqm / 2,508 sqft	TYPE B2 235 sqm / 2,530 sqft
15	TYPE B1 233 sqm / 2,508 sqft	TYPE A2 177 sqm / 1,905 sqft	14	TYPE A2 177 sqm / 1,905 sqft	TYPE A3 156 sqm / 1,679 sqft	TYPE A3 156 sqm / 1,679 sqft	TYPE A2 177 sqm / 1,905 sqft	15	TYPE A2 177 sqm / 1,905 sqft	TYPE A1 160 sqm / 1,722 sqft	16	TYPE B1 233 sqm / 2,508 sqft	TYPE B2 235 sqm / 2,530 sqft
14	TYPE B1 233 sqm / 2,508 sqft	TYPE A2 177 sqm / 1,905 sqft	13	TYPE A2 177 sqm / 1,905 sqft	TYPE A3 156 sqm / 1,679 sqft	TYPE A3 156 sqm / 1,679 sqft	TYPE A2 177 sqm / 1,905 sqft	14	TYPE A2 177 sqm / 1,905 sqft	TYPE A1 160 sqm / 1,722 sqft	15	TYPE B1 233 sqm / 2,508 sqft	TYPE B2 235 sqm / 2,530 sqft
13	TYPE B1 233 sqm / 2,508 sqft	TYPE A2 177 sqm / 1,905 sqft	12	TYPE A2 177 sqm / 1,905 sqft	TYPE A3 156 sqm / 1,679 sqft	TYPE A3 156 sqm / 1,679 sqft	TYPE A2 177 sqm / 1,905 sqft	13	TYPE A2 177 sqm / 1,905 sqft	TYPE A1 160 sqm / 1,722 sqft	14	TYPE B1 233 sqm / 2,508 sqft	TYPE B2 235 sqm / 2,530 sqft
12	TYPE B1 233 sqm / 2,508 sqft	TYPE A2 177 sqm / 1,905 sqft	11	TYPE A2 177 sqm / 1,905 sqft	TYPE A3 156 sqm / 1,679 sqft	TYPE A3 156 sqm / 1,679 sqft	TYPE A2 177 sqm / 1,905 sqft	12	TYPE A2 177 sqm / 1,905 sqft	TYPE A1 160 sqm / 1,722 sqft	13	TYPE B1 233 sqm / 2,508 sqft	TYPE B2 235 sqm / 2,530 sqft
11	TYPE B1 233 sqm / 2,508 sqft	TYPE A2 177 sqm / 1,905 sqft	10	TYPE A2 177 sqm / 1,905 sqft	TYPE A3 156 sqm / 1,679 sqft	TYPE A3 156 sqm / 1,679 sqft	TYPE A2 177 sqm / 1,905 sqft	11	TYPE A2 177 sqm / 1,905 sqft	TYPE A1 160 sqm / 1,722 sqft	12	TYPE B1 233 sqm / 2,508 sqft	TYPE B2 235 sqm / 2,530 sqft
10	TYPE B1 233 sqm / 2,508 sqft	TYPE A2 177 sqm / 1,905 sqft	9	TYPE A2 177 sqm / 1,905 sqft	TYPE A3 156 sqm / 1,679 sqft	TYPE A3 156 sqm / 1,679 sqft	TYPE A2 177 sqm / 1,905 sqft	10	TYPE A2 177 sqm / 1,905 sqft	TYPE A1 160 sqm / 1,722 sqft	11	TYPE B1 233 sqm / 2,508 sqft	TYPE B2 235 sqm / 2,530 sqft
9	TYPE B1 233 sqm / 2,508 sqft	TYPE A2 177 sqm / 1,905 sqft	8	TYPE A2 177 sqm / 1,905 sqft	TYPE A3 156 sqm / 1,679 sqft	TYPE A3 156 sqm / 1,679 sqft	TYPE A2 177 sqm / 1,905 sqft	9	TYPE A2 177 sqm / 1,905 sqft	TYPE A1 160 sqm / 1,722 sqft	10	TYPE B1 233 sqm / 2,508 sqft	TYPE B2 235 sqm / 2,530 sqft
8	TYPE B1 233 sqm / 2,508 sqft	TYPE A2 177 sqm / 1,905 sqft	7	TYPE A2 177 sqm / 1,905 sqft	TYPE A3 156 sqm / 1,679 sqft	TYPE A3 156 sqm / 1,679 sqft	TYPE A2 177 sqm / 1,905 sqft	8	TYPE A2 177 sqm / 1,905 sqft	TYPE A1 160 sqm / 1,722 sqft	9	TYPE B1 233 sqm / 2,508 sqft	TYPE B2 235 sqm / 2,530 sqft
7	TYPE B1 233 sqm / 2,508 sqft	TYPE A2 177 sqm / 1,905 sqft	6	TYPE A2 177 sqm / 1,905 sqft	TYPE A3 156 sqm / 1,679 sqft	TYPE A3 156 sqm / 1,679 sqft	TYPE A2 177 sqm / 1,905 sqft	7	TYPE A2 177 sqm / 1,905 sqft	TYPE A1 160 sqm / 1,722 sqft	8	TYPE B1 233 sqm / 2,508 sqft	TYPE B2 235 sqm / 2,530 sqft
6	TYPE B1 233 sqm / 2,508 sqft	TYPE A2 177 sqm / 1,905 sqft	5	TYPE A2 177 sqm / 1,905 sqft	TYPE A3 156 sqm / 1,679 sqft	TYPE A3 156 sqm / 1,679 sqft	TYPE A2 177 sqm / 1,905 sqft	6	TYPE A2 177 sqm / 1,905 sqft	TYPE A1 160 sqm / 1,722 sqft	7	TYPE B1 233 sqm / 2,508 sqft	TYPE B2 235 sqm / 2,530 sqft
5	TYPE B1 233 sqm / 2,508 sqft	TYPE A2 177 sqm / 1,905 sqft	4	TYPE A2 177 sqm / 1,905 sqft	TYPE A3 156 sqm / 1,679 sqft	TYPE A3 156 sqm / 1,679 sqft	TYPE A2 177 sqm / 1,905 sqft	5	TYPE A2 177 sqm / 1,905 sqft	TYPE A1 160 sqm / 1,722 sqft	6	TYPE B1 233 sqm / 2,508 sqft	TYPE B2 235 sqm / 2,530 sqft
4	TYPE B1 233 sqm / 2,508 sqft	TYPE A2 177 sqm / 1,905 sqft	3	TYPE A2 177 sqm / 1,905 sqft	TYPE A3 156 sqm / 1,679 sqft	TYPE A3 156 sqm / 1,679 sqft	TYPE A2 177 sqm / 1,905 sqft	4	TYPE A2 177 sqm / 1,905 sqft	TYPE A1 160 sqm / 1,722 sqft	5	TYPE B1 233 sqm / 2,508 sqft	TYPE B2 235 sqm / 2,530 sqft
3	TYPE B1 233 sqm / 2,508 sqft	TYPE A2 177 sqm / 1,905 sqft	2	TYPE A2 177 sqm / 1,905 sqft	TYPE A3 156 sqm / 1,679 sqft	TYPE A3 156 sqm / 1,679 sqft	TYPE A2 177 sqm / 1,905 sqft	3	TYPE A2 177 sqm / 1,905 sqft	TYPE A1 160 sqm / 1,722 sqft	4	TYPE B1 233 sqm / 2,508 sqft	TYPE B2 235 sqm / 2,530 sqft
2	TYPE B1 233 sqm / 2,508 sqft	TYPE A2 177 sqm / 1,905 sqft	1	TYPE A2g-2 193 sqm / 2,077 sqft	TYPE A3g 175 sqm / 1,884 sqft	TYPE A3g 175 sqm / 1,884 sqft	TYPE A2g-2 193 sqm / 2,077 sqft	2	TYPE A2 177 sqm / 1,905 sqft	TYPE A1 160 sqm / 1,722 sqft	3	TYPE B1 233 sqm / 2,508 sqft	TYPE B2 235 sqm / 2,530 sqft
1	TYPE B1g-1 245 sqm / 2,637 sqft	TYPE A2g-3 183 sqm / 1,970 sqft						1	TYPE A2g-2 193 sqm / 2,077 sqft	TYPE A1g 177 sqm / 1,905 sqft	2	TYPE B1 233 sqm / 2,508 sqft	TYPE B2 235 sqm / 2,530 sqft
											1	TYPE B1g-2 250 sqm / 2,691 sqft	TYPE B2g 252 sqm / 2,713 sqft

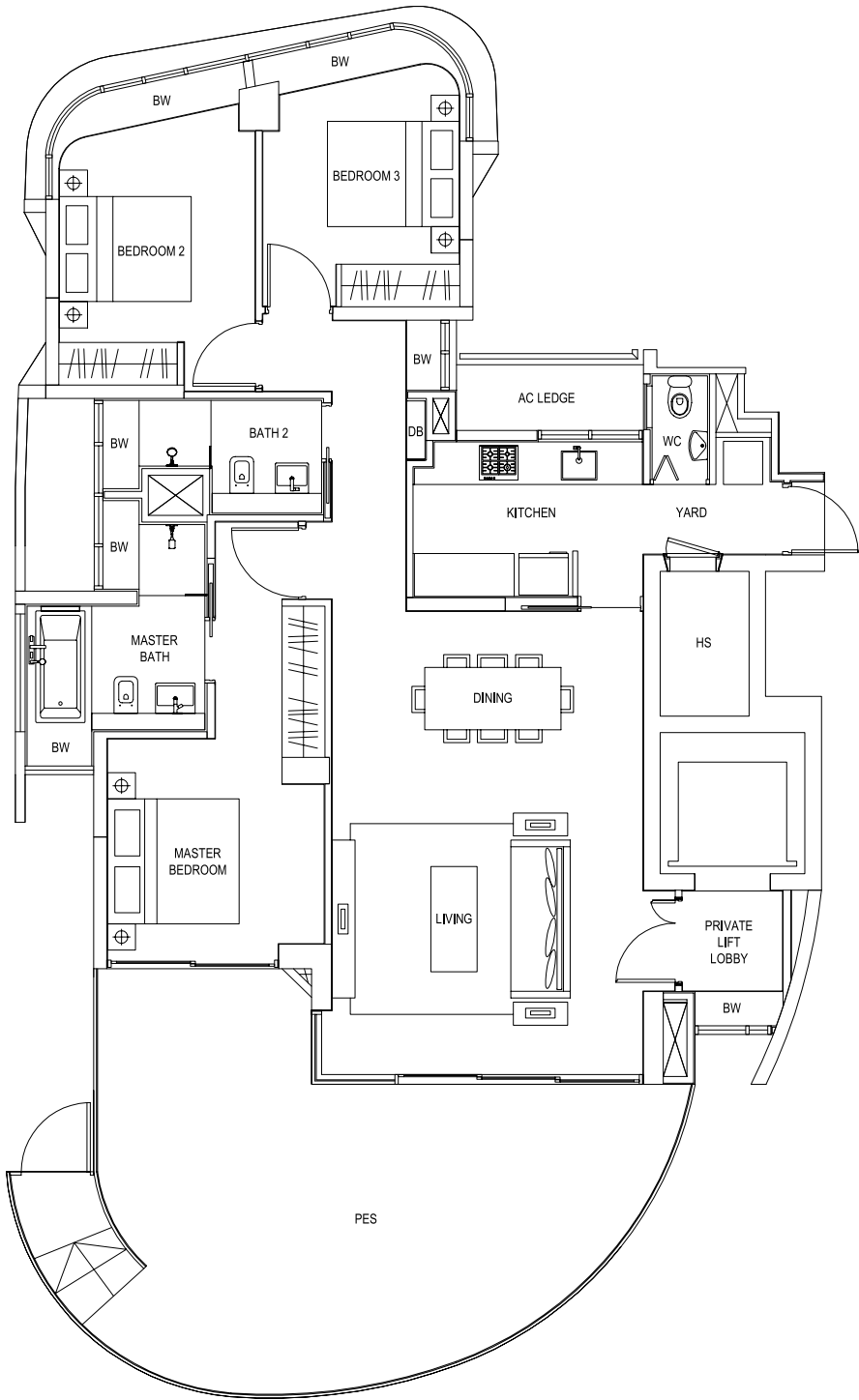


3-BEDROOM  
(PES)

TYPE A1g

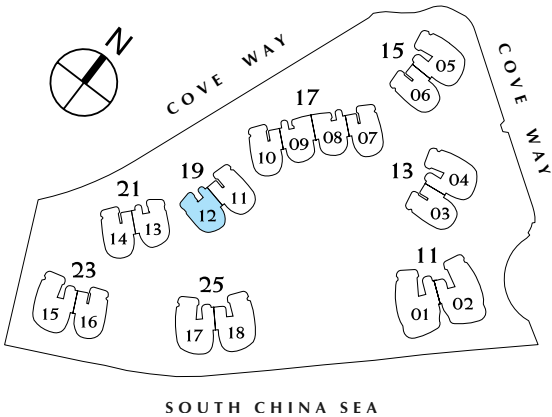
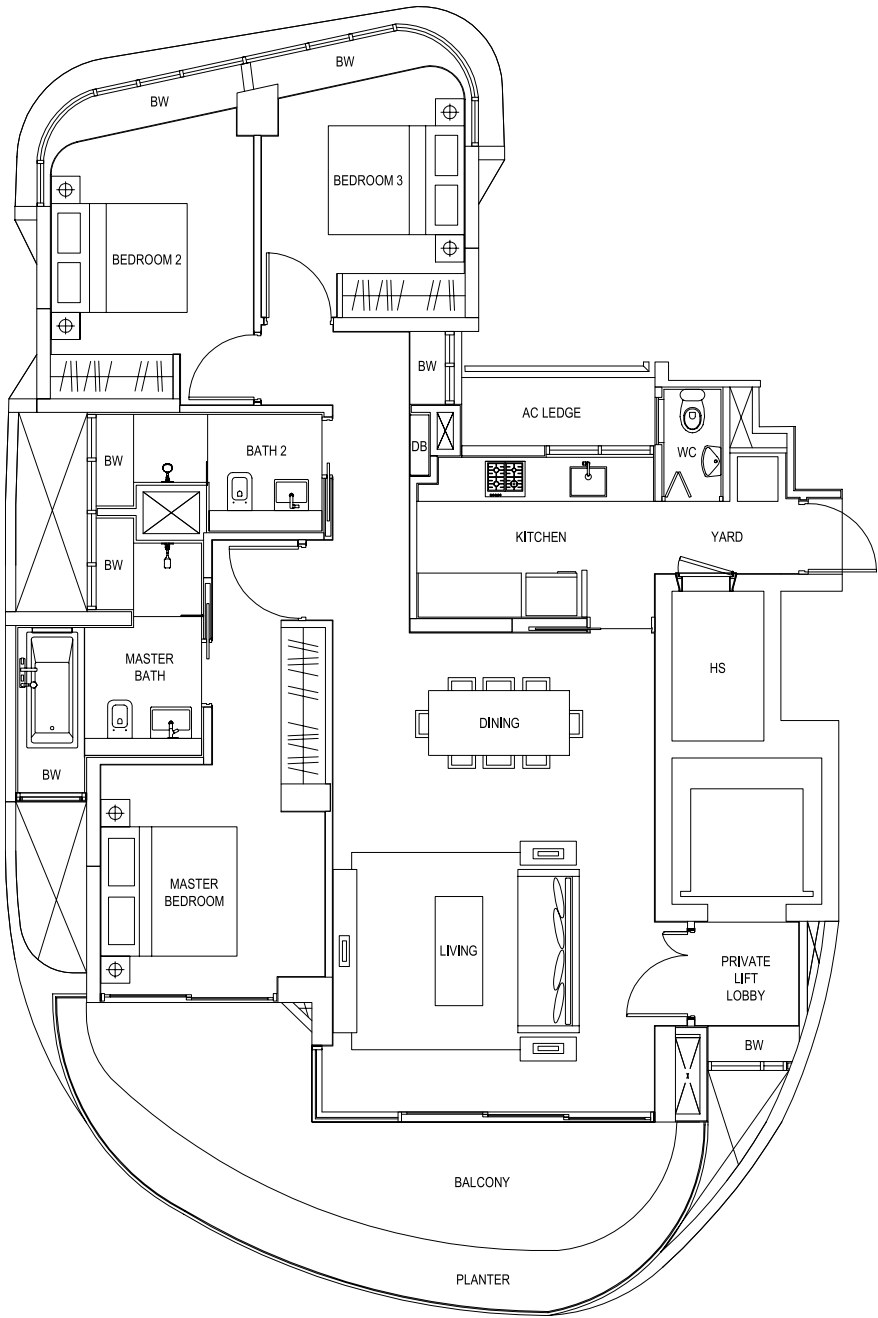
177 sqm / 1,905 sqft  
(including PES of 43 sqm / 463 sqft)

#01-12



3-BEDROOM  
TYPE A1

160 sqm / 1,722 sqft  
#02-12 to #16-12





# 3-BEDROOM (PES)

## TYPE A2g-2

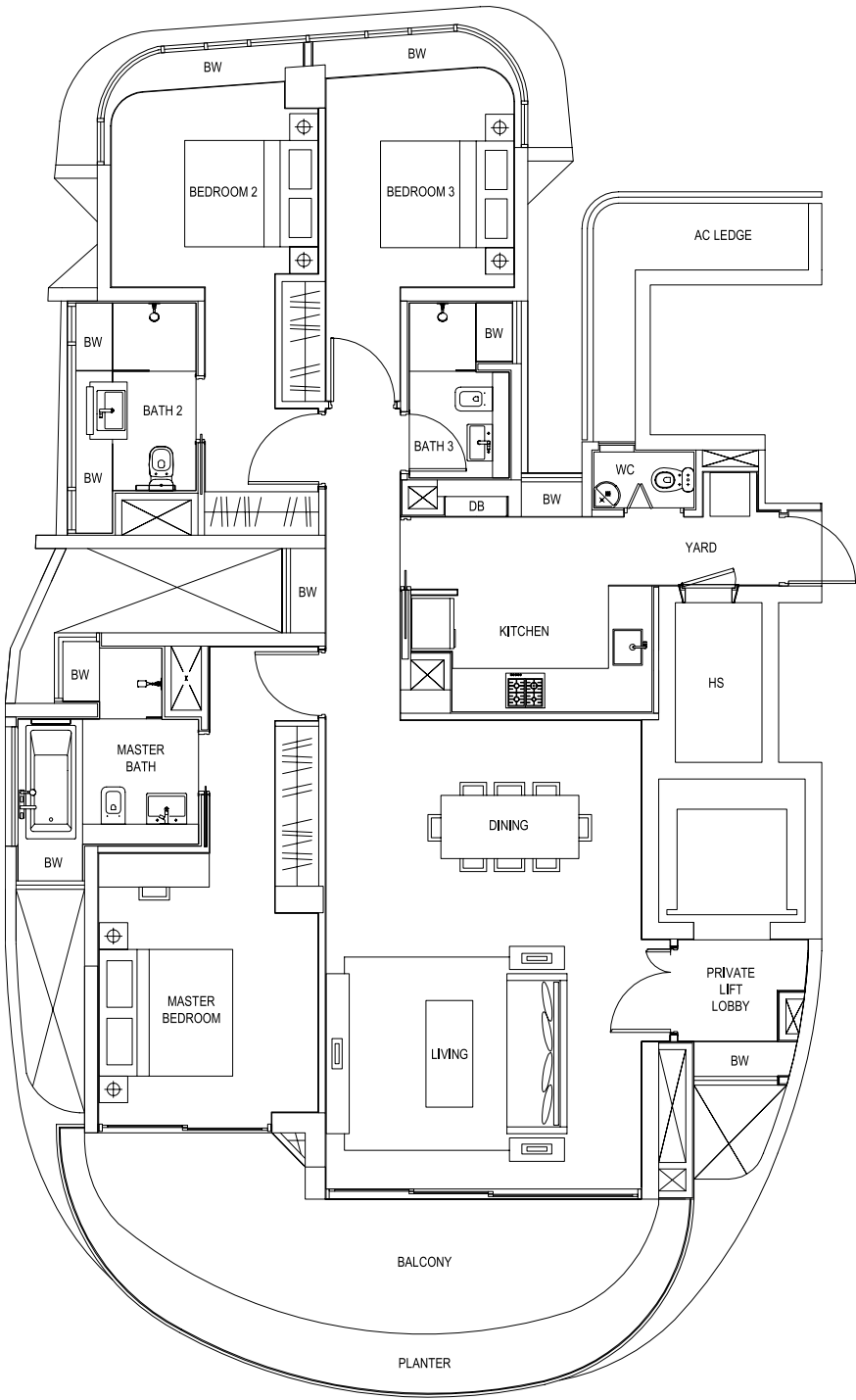
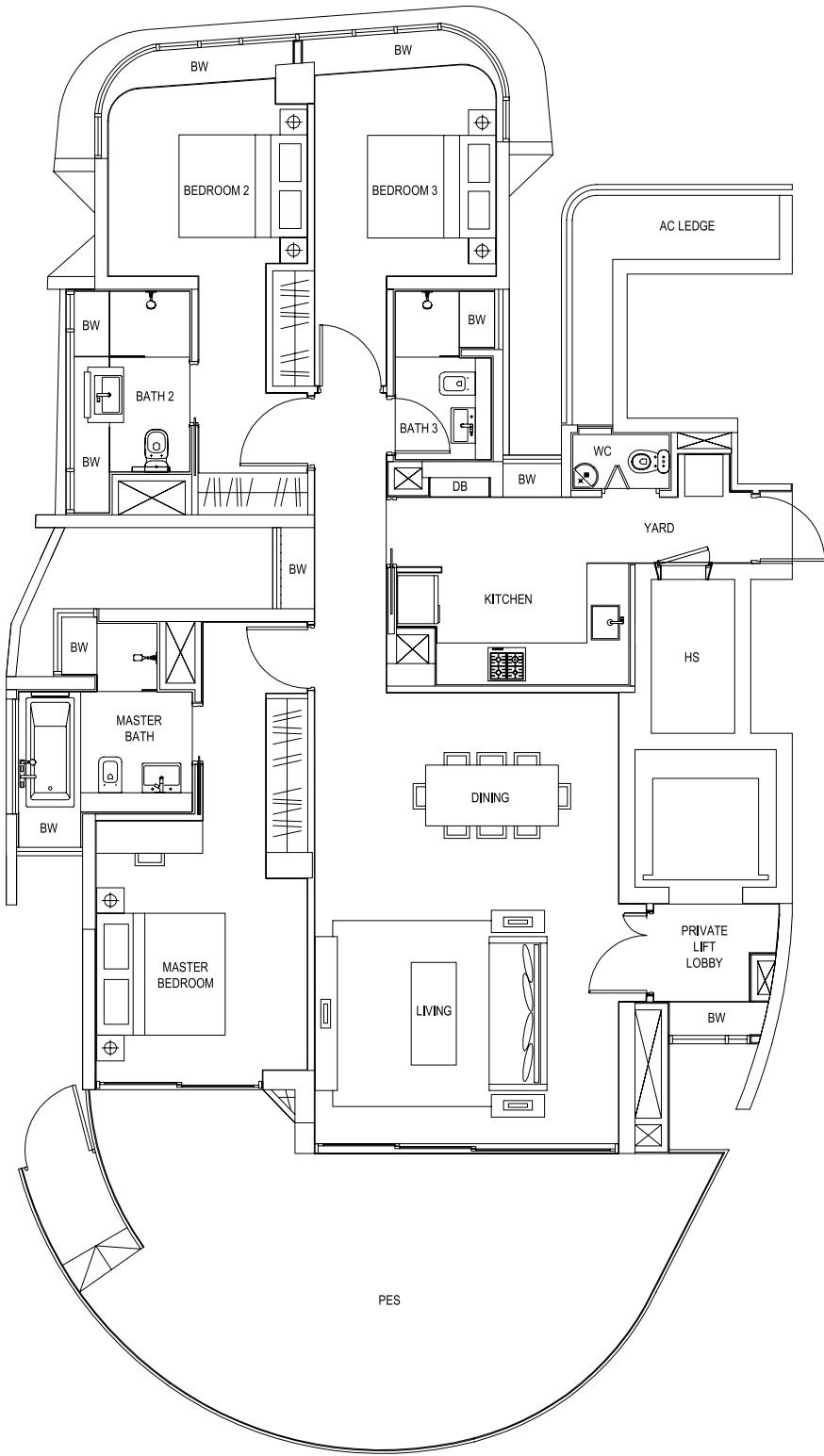
193 sqm / 2,077 sqft  
(including PES of 42 sqm / 452 sqft)

- #01-07 (Mirror)
- #01-10
- #01-11 (Mirror)

## TYPE A2g-3

183 sqm / 1,970 sqft  
(including PES of 32 sqm / 344 sqft)

- #01-06

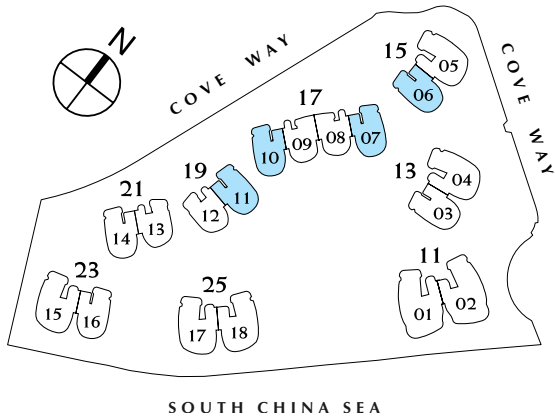


Differences between Types A2g-2, A2g-3 are in the shape and sizes of the PES areas.  
The rest of their layouts are otherwise identical.

# 3-BEDROOM TYPE A2

177 sqm / 1,905 sqft

- #02-06 to #16-06
- #02-07 to #15-07 (Mirror)
- #02-10 to #15-10
- #02-11 to #16-11 (Mirror)



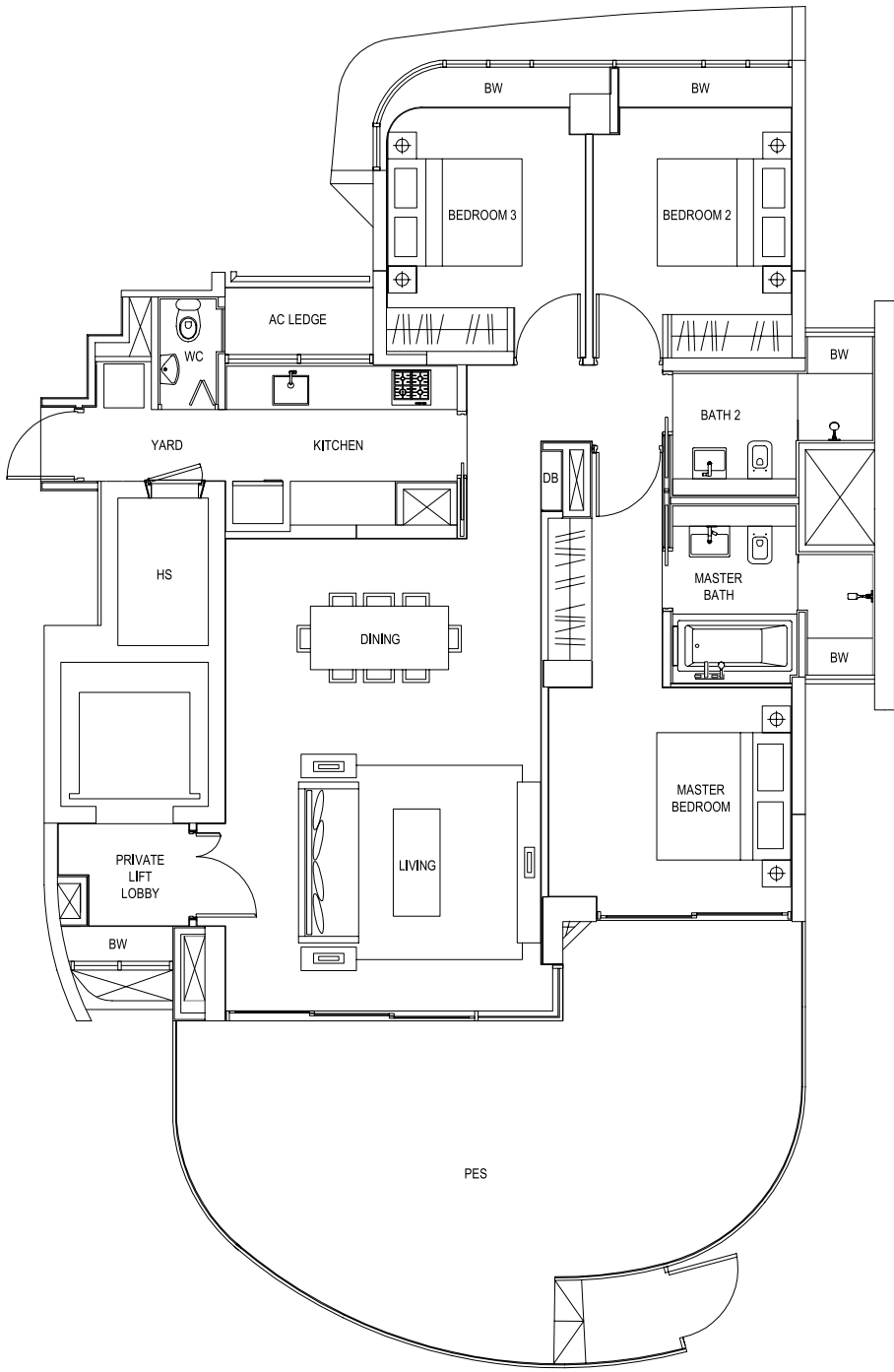


# 3-BEDROOM (PES)

## TYPE A3g

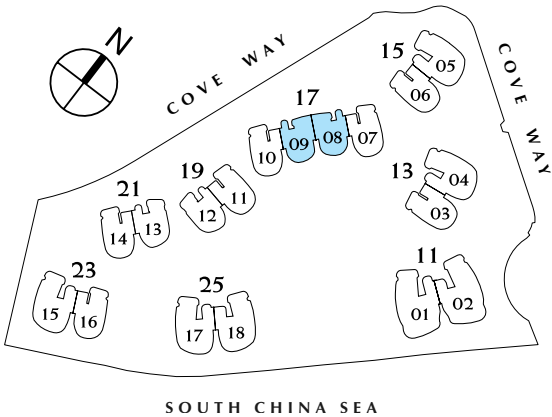
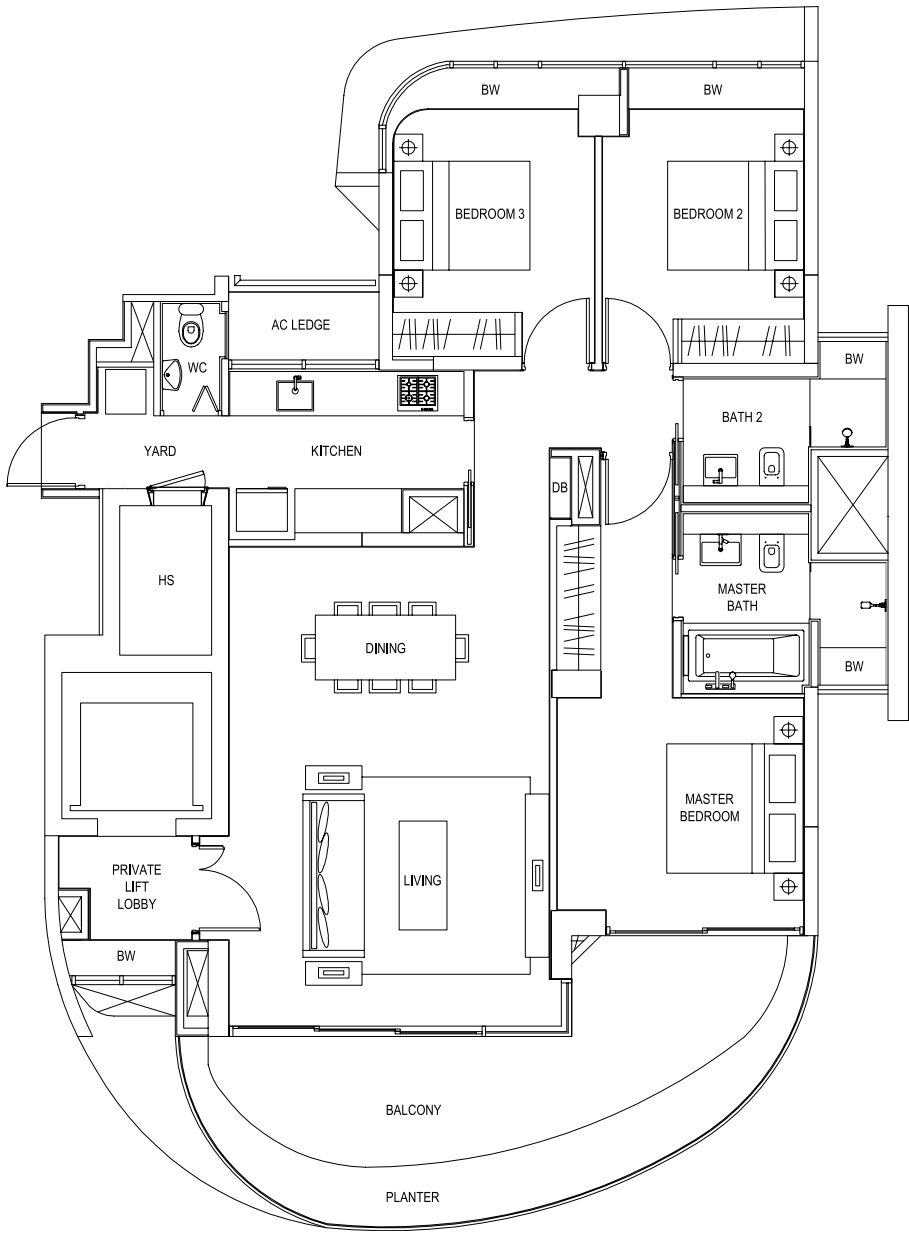
175 sqm / 1,884 sqft  
(including PES of 44 sqm / 474 sqft)

#01-08 (Mirror)  
#01-09



# 3-BEDROOM TYPE A3

156 sqm / 1,679 sqft  
#02-08 to #15-08 (Mirror)  
#02-09 to #15-09





# 4-BEDROOM (PES)

## TYPE B1g-1

245 sqm / 2,637 sqft  
(including PES of 49 sqm / 527 sqft)  
#01-05 (Mirror)

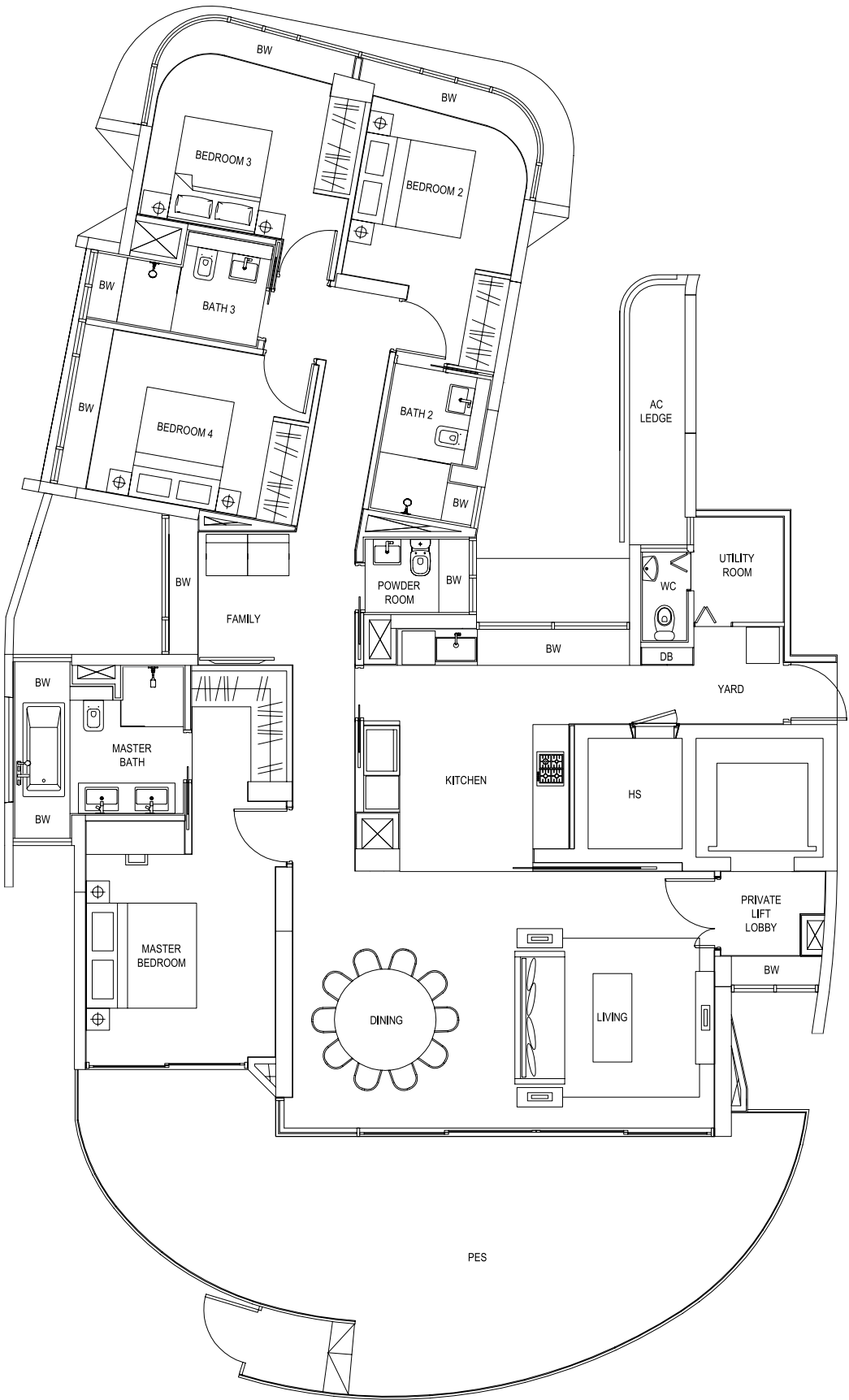
## TYPE B1g-2

250 sqm / 2,691 sqft  
(including PES of 54 sqm / 581 sqft)  
#01-17

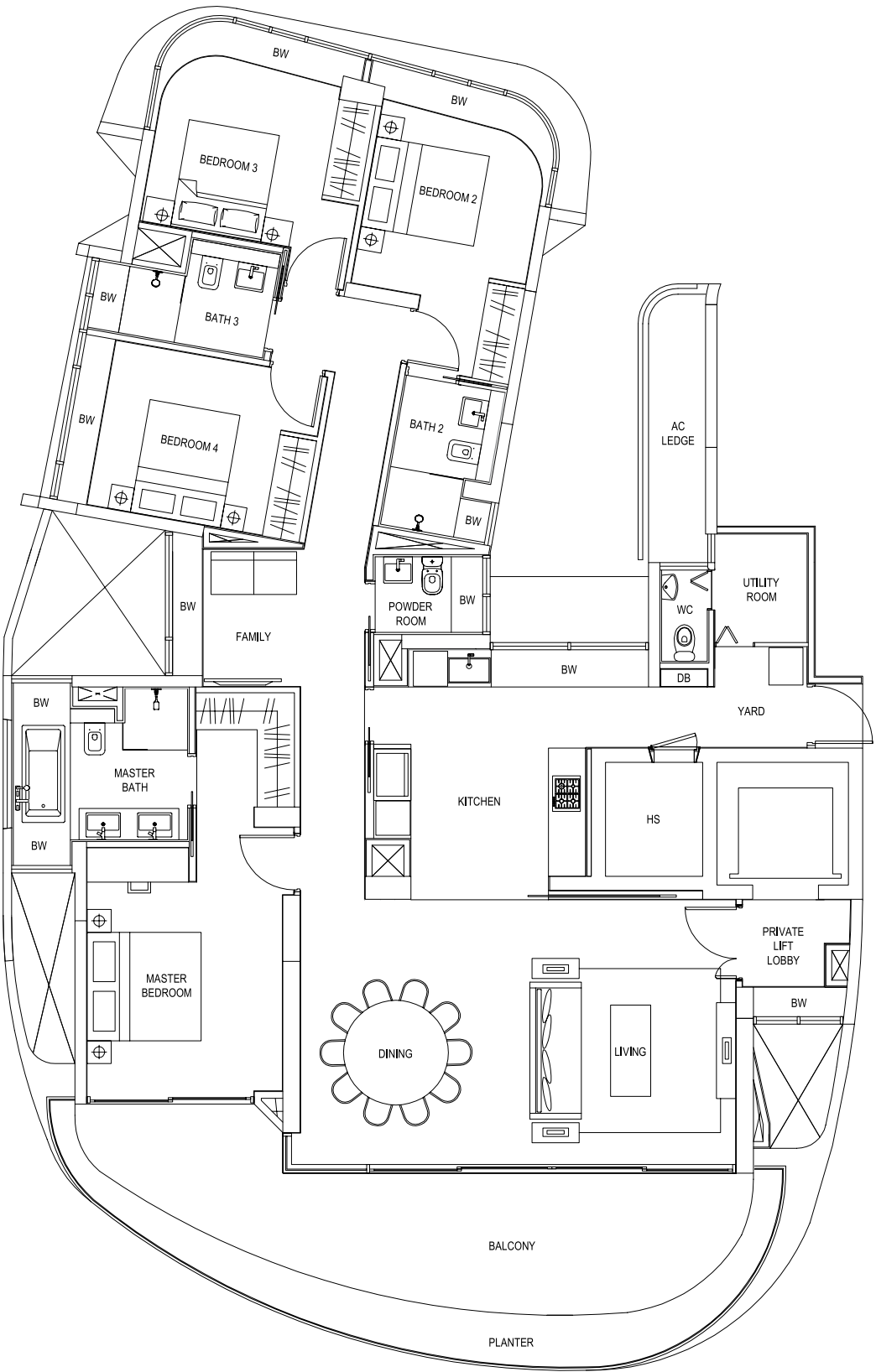
# 4-BEDROOM (PES)

## TYPE B2g

252 sqm / 2,713 sqft  
(including PES of 54 sqm / 581 sqft)  
#01-18 (Mirror)



Differences between Types B1g-1, B1g-2 and B2g are in the shape and sizes of the PES areas.  
The rest of their layouts are otherwise identical.



Differences between Types B1 and B2 are in the shape and sizes of the a/c ledge areas.  
The rest of their layouts are otherwise identical.

# 4-BEDROOM

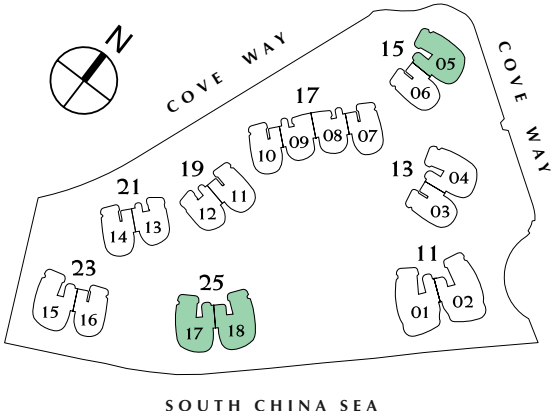
## TYPE B1

233 sqm / 2,508 sqft  
#02-05 to #16-05 (Mirror)  
#02-17 to #17-17

# 4-BEDROOM

## TYPE B2

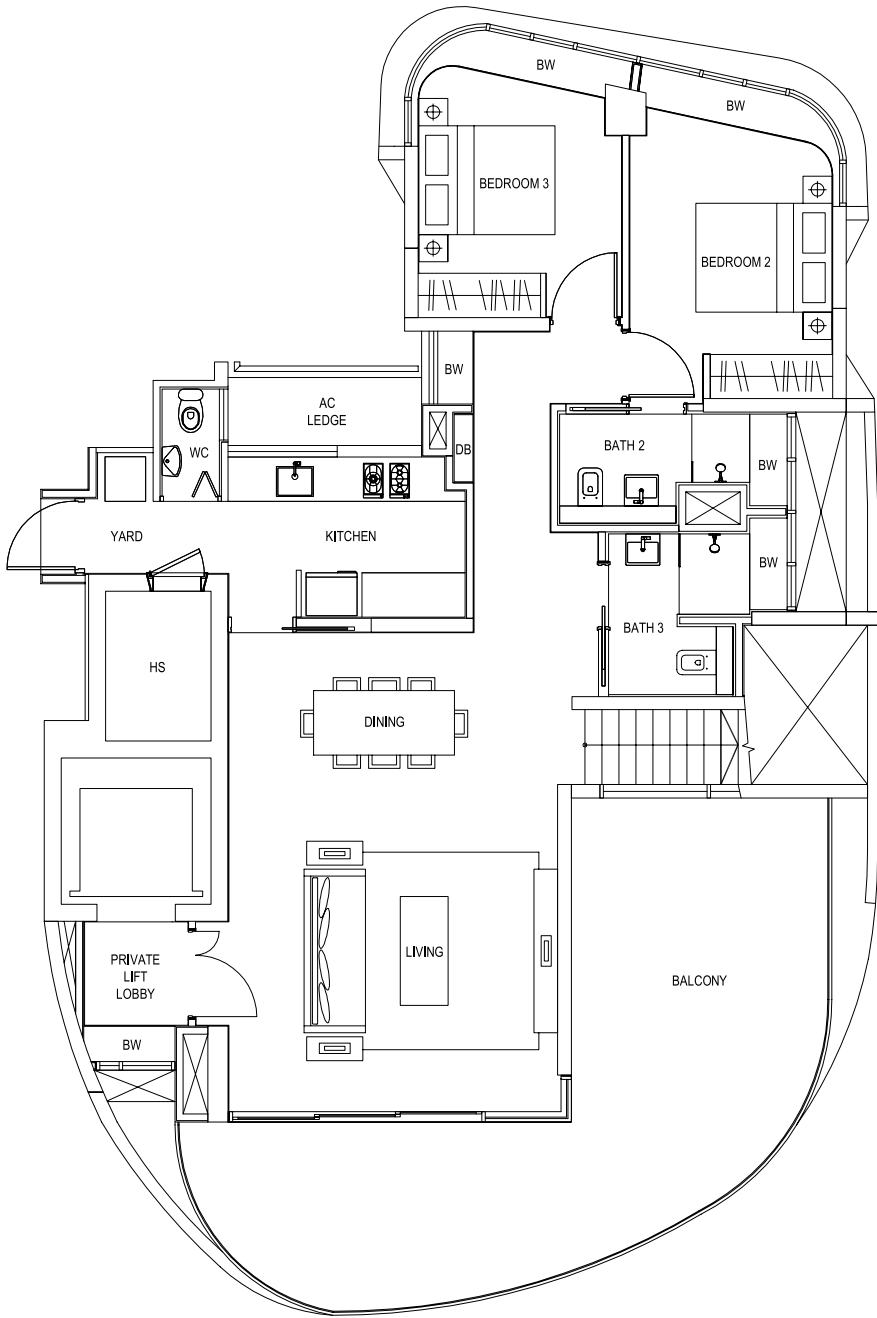
235 sqm / 2,530 sqft  
#02-18 to #17-18 (Mirror)



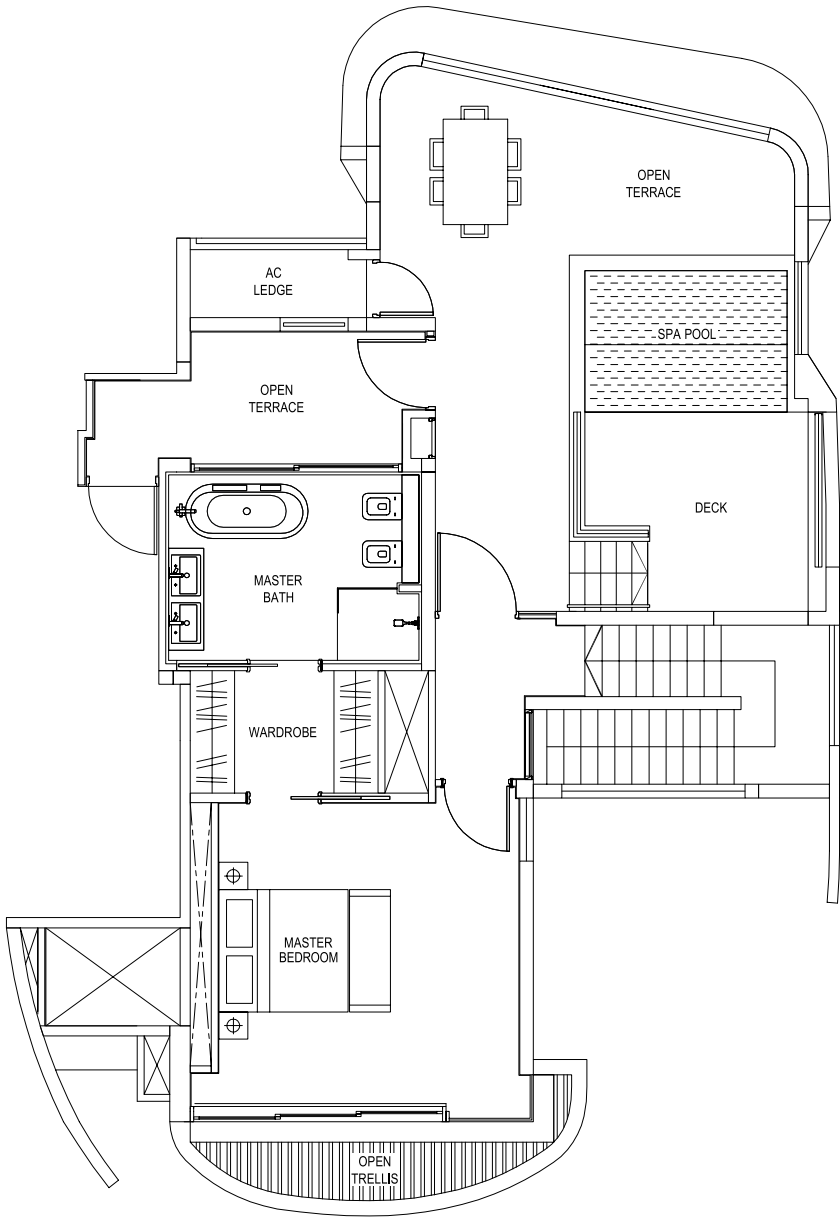


PENTHOUSE  
TYPE P1

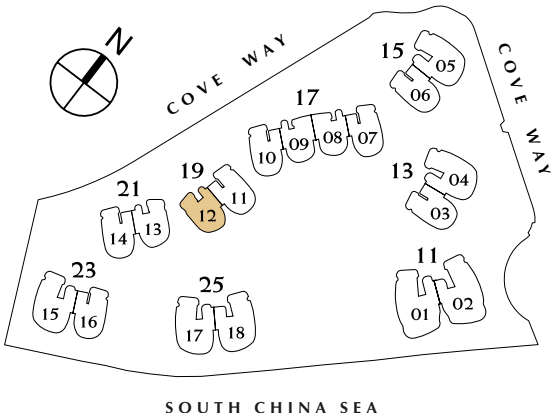
276 sqm / 2,971 sqft  
#17-12 (Mirror)



LOWER LEVEL



UPPER LEVEL



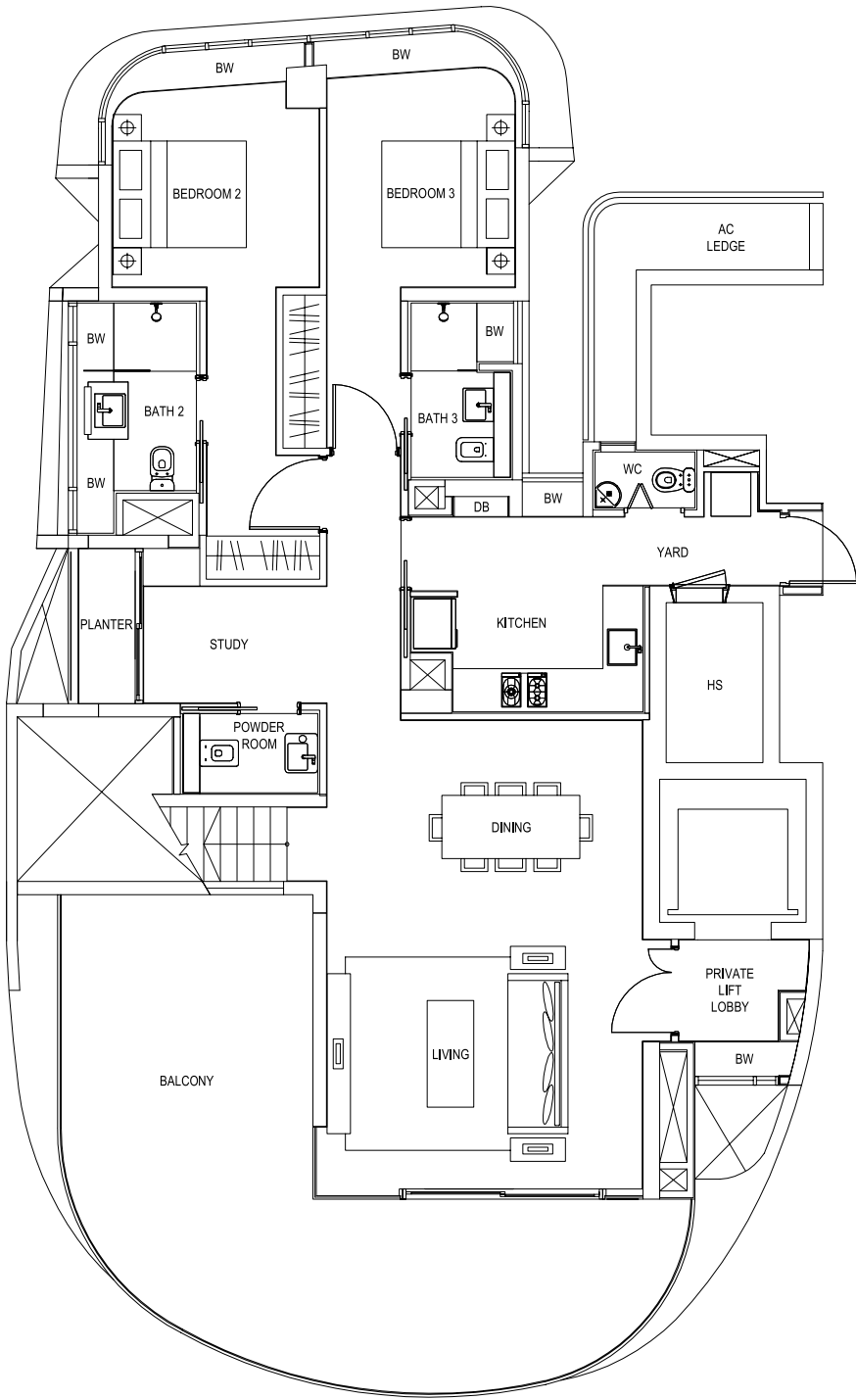
All areas are approximate and the plans are not drawn to scale. They are for the purpose of a visual representation of the different layouts that are available. The developer and its agents cannot be held liable for any inaccuracies.



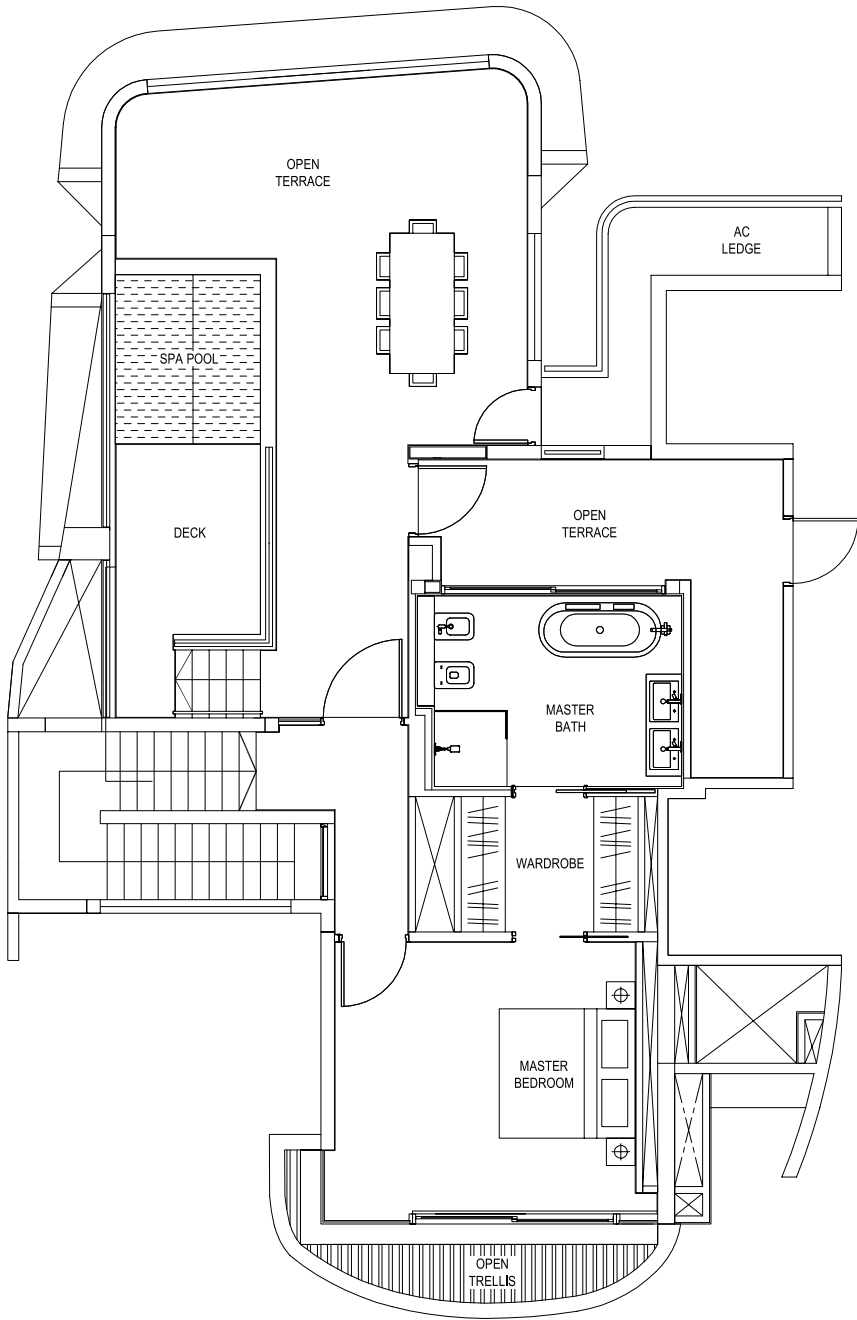
PENTHOUSE  
TYPE P2

315 sqm / 3,391 sqft

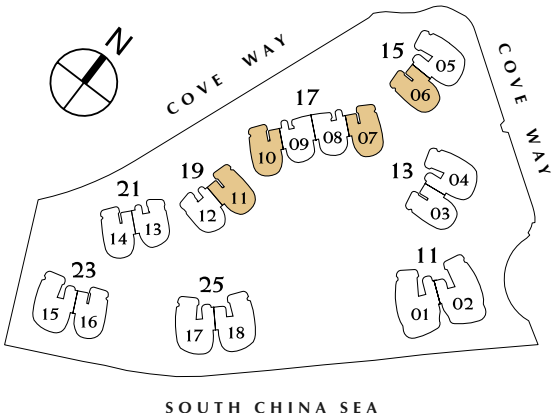
- #17-06
- #16-07 (Mirror)
- #16-10
- #17-11 (Mirror)



LOWER LEVEL



UPPER LEVEL

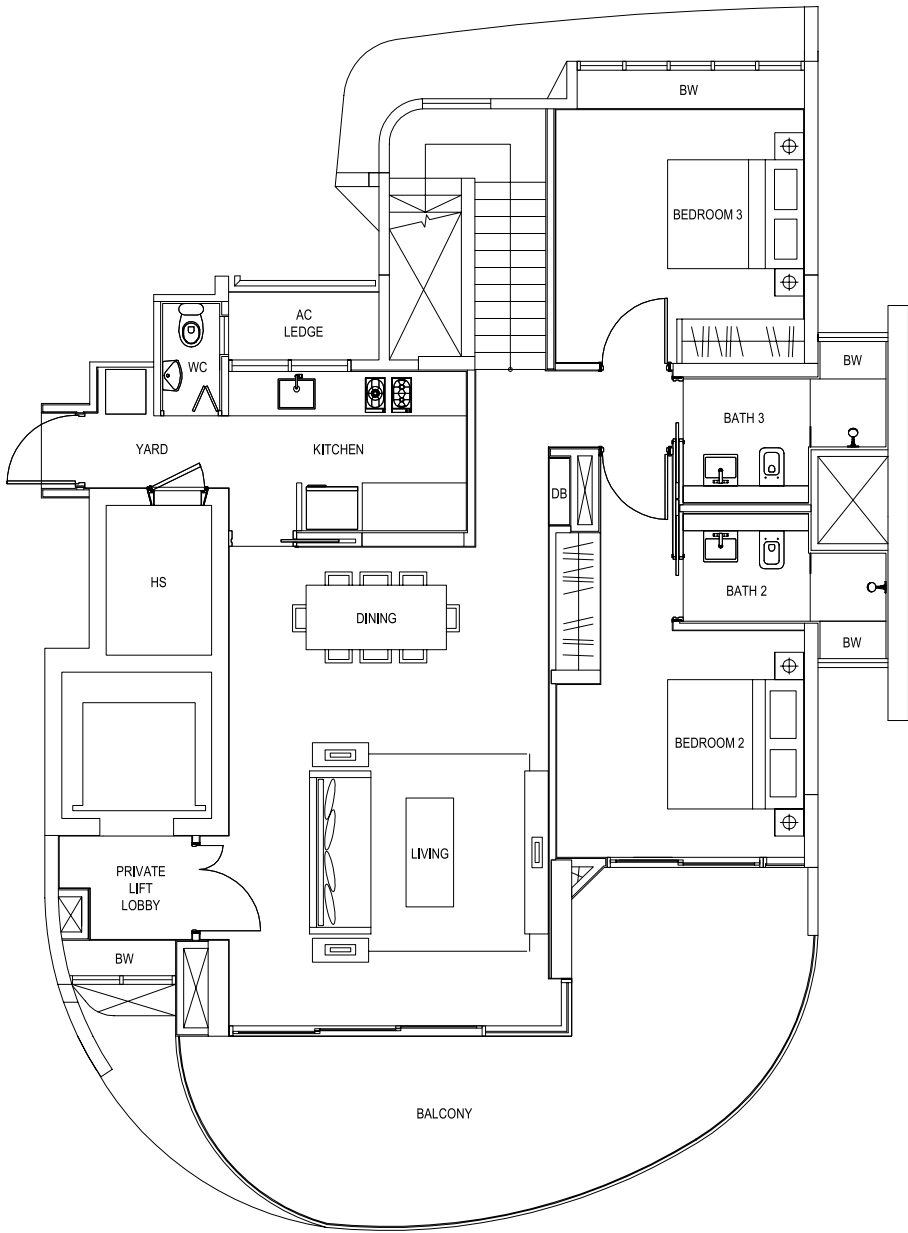


All areas are approximate and the plans are not drawn to scale. They are for the purpose of a visual representation of the different layouts that are available. The developer and its agents cannot be held liable for any inaccuracies.

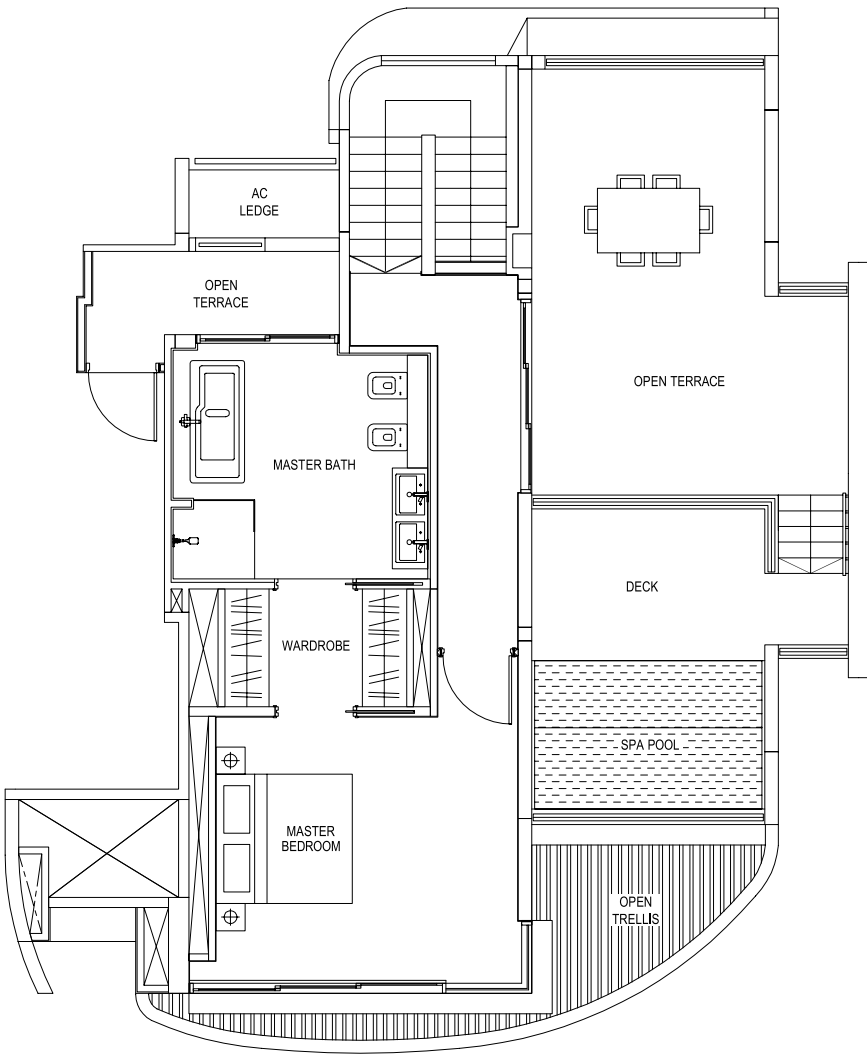


PENTHOUSE  
TYPE P3

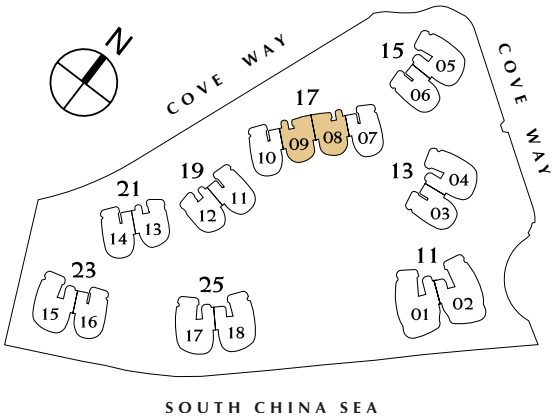
273 sqm / 2,939 sqft  
#16-08 (Mirror)  
#16-09



LOWER LEVEL



UPPER LEVEL



All areas are approximate and the plans are not drawn to scale. They are for the purpose of a visual representation of the different layouts that are available. The developer and its agents cannot be held liable for any inaccuracies.



PENTHOUSE

TYPE P4

430 sqm / 4,629 sqft

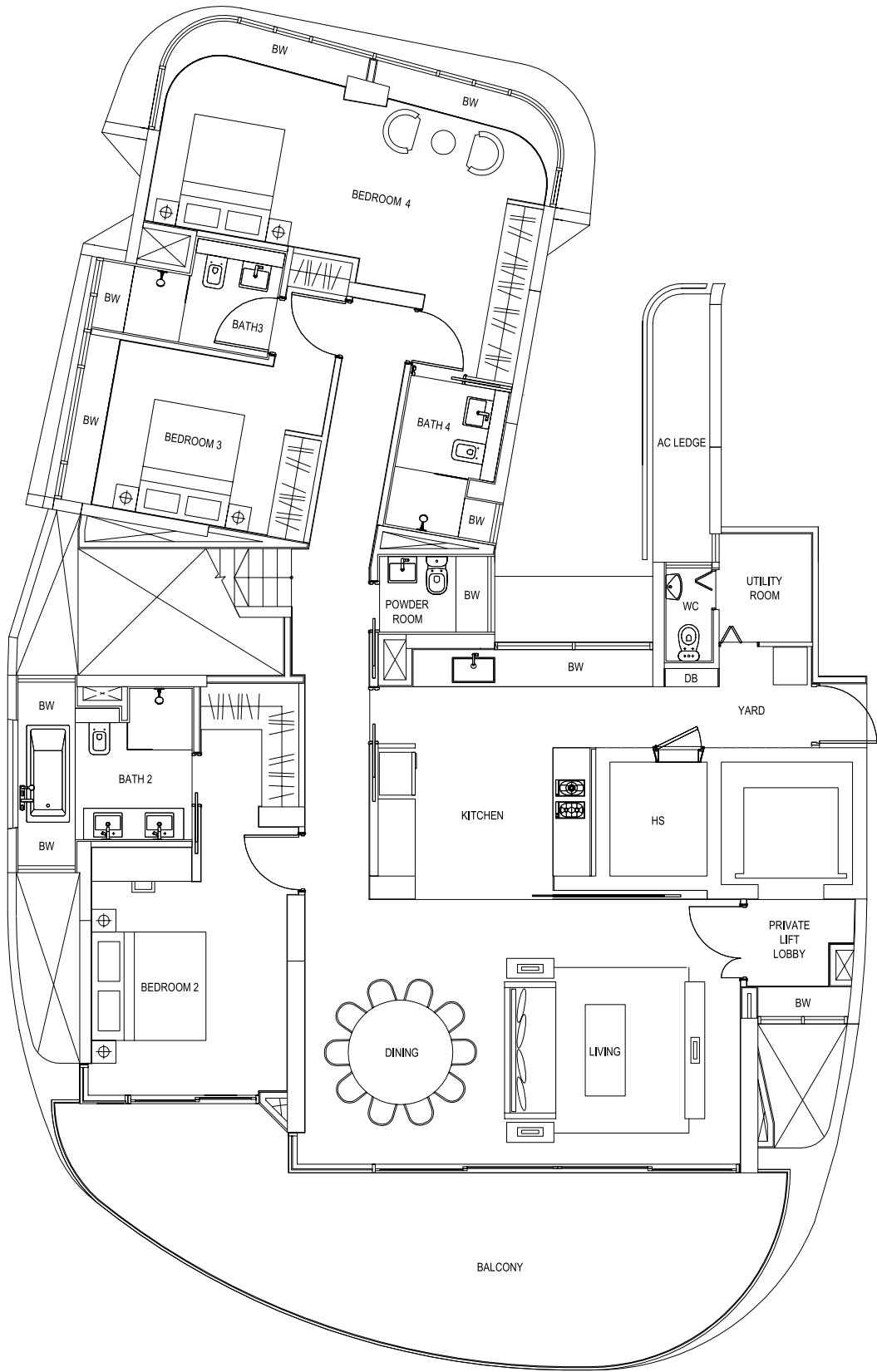
#17-05 (Mirror)

#18-17

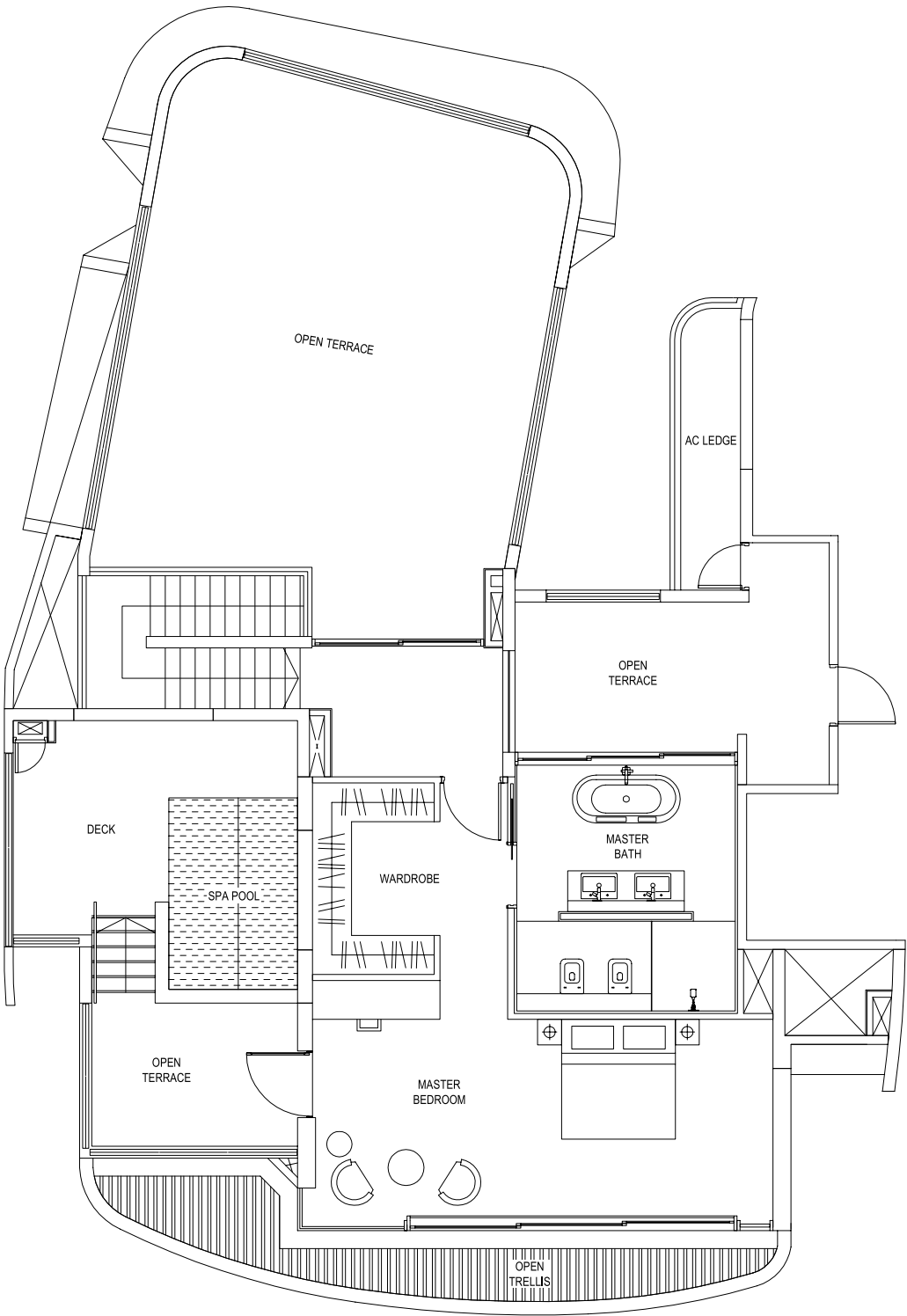
TYPE P4a

434 sqm / 4,672 sqft

#18-18 (Mirror)

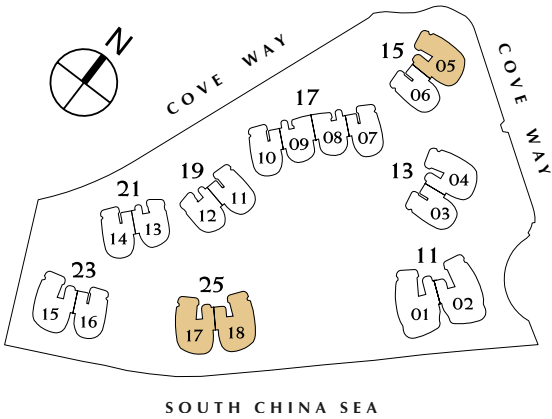


LOWER LEVEL



UPPER LEVEL

Differences between Types P4 and P4a are in the shape and sizes of the a/c ledge areas.  
The rest of their layouts are otherwise identical.



All areas are approximate and the plans are not drawn to scale. They are for the purpose of a visual representation of the different layouts that are available. The developer and its agents cannot be held liable for any inaccuracies.



# Developers



## HO BEE LAND LIMITED

Ho Bee Land Limited was listed on the Mainboard of the Singapore Exchange in 1999. Headquartered in Singapore, Ho Bee also has property investments and developments in Australia, China, United Kingdom and Europe. The real estate development and investment company has a portfolio that covers many quality residential, commercial and high-tech industrial projects since its establishment in 1987.

In Singapore, apart from being the leading developer of luxury homes in the exclusive residential enclave of Sentosa Cove, its portfolio of investment properties includes the commercial landmark in the one-north precinct, The Metropolis. Other buildings in its portfolio of overseas investment properties include The Scalpel, Ropemaker Place, 1 St Martin's Le Grand, 60 St Martin's Lane, 39 Victoria Street, 110 Park Street, Apollo & Lunar House and 67 Lombard Street in London.



Seascape



Turquoise



**IOI PROPERTIES**  
Trusted.

## IOI PROPERTIES

IOI Properties Group is a leading public-listed and an award-winning property developer with property developments and assets within Klang Valley, Penang and Johor in Malaysia as well as in Singapore and Xiamen, People's Republic of China. With experience spanning close to four decades in the property industry, its core business includes property development, property investment, and hospitality and leisure. To date, the Group has a total development landbank of approximately 3,735 hectares in Malaysia and abroad.

Apart from being an established township property developer, the Group is renowned as an integrated property developer that builds and manages its investment properties. Under its property investment portfolio, it manages a total of 6.4 million square feet of net lettable area, comprising retail spaces, purpose-built offices and others. The Group also owns world-class hotels and premier golf courses.



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