



M
RIVER MODERN

 GuocoLand

An aerial photograph of the Singapore River at sunset. The water is dark blue with shimmering golden reflections from the setting sun. A small boat with a canopy is moving across the river, leaving a white wake. In the bottom left corner, the silhouettes of palm trees and a building are visible against the dark water.

HOME BY THE SINGAPORE RIVER IN DISTRICT 9

HOME IN THE CITY LIFE BY THE RIVER

River Modern is a rare new residence in Prime District 9, situated next to the Singapore River and directly linked to Great World MRT Station.

From this prestigious address, Orchard Road, Marina Bay, and the CBD are all within easy reach. City living here feels modern and tranquil, shaped by timeless design.

[▶ WATCH LIFESTYLE VIDEO](#)

“THIS IS OUR FAVOURITE SITE IN THE AREA,
AND ONE OF THE LAST REMAINING PIECES
OF LAND WITH DIRECT RIVER FRONTAGE.

THE LOCATION OFFERS A SENSE OF
TRANQUILLITY AND QUIET, WHILE REMAINING
EXCEPTIONALLY WELL CONNECTED.”

— MR CHENG HSING YAO, GROUP CEO, GUOCOLAND

[▶ WATCH THE INTERVIEW](#)

BRINGING TOGETHER THE BEST IN DESIGN

River Modern is shaped by a team of award-winning architects and designers, each recognised for their proven track record across leading residential projects. Brought together for this development, their collective expertise ensures every aspect of River Modern is thoughtfully considered and built to the highest standard.



DESIGN ARCHITECT AND
INTERIOR & PUBLIC AMENITIES DESIGNER

Yip Yuen Hong
ipli Architects



PROJECT ARCHITECT

Kingsley Ng
P&T Architects and Engineers



LANDSCAPE ARCHITECT

Tan Peck Cheong
Tinderbox Landscape Studio



INTERIOR & PUBLIC AMENITIES DESIGNER

Nathan Yong
Nathan Yong Design Pte Ltd

DRAWING INSPIRATION FROM MARTIN MODERN

A decade ago, Martin Modern marked a milestone for GuocoLand, shaping the idea of modern luxury through generous green spaces and timeless, practical design. River Modern builds on this foundation, bringing these principles to a riverfront setting in Prime District 9.



**DESIGNED FOR
MODERN CITY LIVING**

From timeless architecture to poetic landscapes and facilities for the whole family, River Modern offers generous spaces and refined detail for modern living in the city.

A PRESTIGIOUS ADDRESS

District 9
Riverfront Homes

2 Residential
Towers

36 Storeys

455 Modern
Residences

2-4 Bedroom
Units

Panoramic River and City Vistas

The first residential floor is elevated about five storeys above the ground to optimise views

The two towers are orientated so that about 70% of the units overlook the Singapore River



Liveable Spaces for Families

Thoughtfully designed 2- to 4-bedroom homes

4-bedroom units offer over 6-metre wide frontage facing the river



**Directly Linked to
Great World MRT
Station and Mall**

A grand sense of arrival from the MRT station elevates your everyday journey home



**Lush and Generous
Landscape**

Over 80% of the site is devoted to greenery and lifestyle amenities



A PRESTIGIOUS DISTRICT 9 ADDRESS,
WHERE RARE RIVERFRONT TRANQUILLITY
MEETS CITY CONVENIENCE



PANORAMIC VIEWS OF THE DISTRICT 9 SINGAPORE SKYLINE

Take in sweeping vistas across the Singapore River, Orchard Road, Marina Bay, and the CBD. Both residential towers are carefully orientated to open up breathtaking views of the iconic skyline.

360° **EXPLORE THE VIEWS**



VIBRANT LIFESTYLE BY THE RIVER



SINGAPORE RIVER

THOMSON-EAST COAST LINE



RIVER MODERN



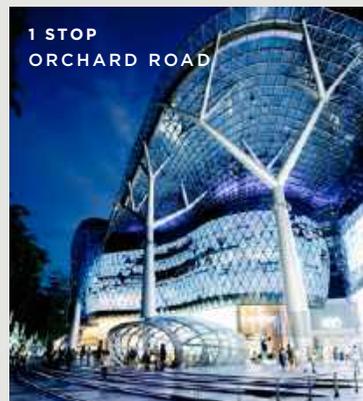
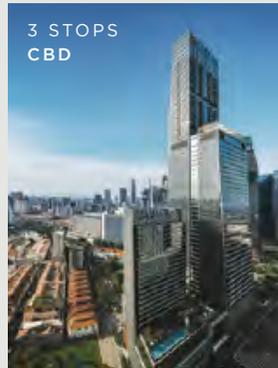
GREAT WORLD
MRT STATION
AT YOUR DOORSTEP

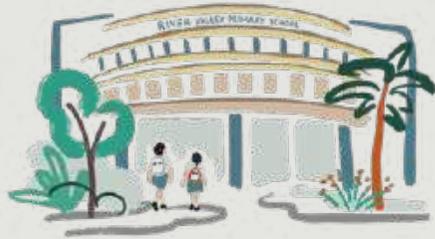
EFFORTLESSLY CONNECTED, FROM CITY TO THE REST OF THE WORLD

Step directly into Great World MRT Station and move effortlessly across the city. Orchard Road is one stop away, and the CBD just three, with the Thomson-East Coast Line linking you to key districts, lifestyle destinations, and, in time, Changi Airport.

M
RIVER MODERN

**DIRECT ACCESS
TO GREAT WORLD
MRT STATION & MALL**





RIVER VALLEY
PRIMARY SCHOOL
ACROSS THE ROAD



ROBERTSON QUAY



NATIONAL GALLERY
SINGAPORE



DIRECT ACCESS
TO GREAT WORLD

M
RIVER MODERN



NEXT TO
KIM SENG PARK



CQ@CLARKE QUAY

CLARKE QUAY

CIVIC
DISTRICT



JIAK KIM BRIDGE



BOAT QUAY SHOPHOUSES

BOAT
QUAY

THE RIVER TAKES YOU FROM QUAY TO QUAY

From River Modern, follow the Singapore River all the way to Boat Quay and the Civic District. The iconic river becomes part of your everyday life, connecting home to the places you love.

A COMPLETE LIFESTYLE NEIGHBOURHOOD

Explore a world-class waterfront neighbourhood lined with restaurants, galleries, cafés, and greenery. Relax, shop, and dine with Robertson Quay at your doorstep and Orchard Road minutes away.

EVERYDAY CONVENIENCES



WEEKEND DESTINATIONS



LOCAL GEMS



RIVERSIDE LIFESTYLE



ALFRESCO DINING



THE LOCATION

THE BEST OF DISTRICT 9

CONNECTIVITY

Great World MRT Station Directly Connected
 Central Expressway (CTE) 8 mins

SHOP & DINE

Great World Mall Directly Connected
 Zion Riverside Food Centre 5 mins
 Robertson Quay 8 mins
 New Bahru 9 mins
 Tiong Bahru Market & Food Centre 4 mins
 Funan 5 mins
 Orchard Road Shopping Belt 5 mins
 Raffles City Shopping Centre 7 mins
 Marina Bay Sands 9 mins

EDUCATION

River Valley Primary School (Via Sheltered Linkway) 1 min
 Alexandra Primary School 5 mins
 St. Margaret's School (Primary) 7 mins
 Anglo-Chinese School (Junior) 9 mins

NATURE

Kim Seng Park < 1 min
 Fort Canning Park 5 mins
 Singapore Botanic Gardens 10 mins
 Gardens by the Bay 11 mins

ARTS & CULTURE

Chinatown 5 mins
 Victoria Theatre & Concert Hall 6 mins
 National Gallery Singapore 6 mins
 ArtScience Museum 9 mins
 Esplanade - Theatres on the Bay 10 mins

BUSINESS

Central Business District 5 mins
 Marina Bay Financial Centre 7 mins
 Guoco Tower 8 mins
 Suntec Singapore 9 mins

LEGEND

-  East-West Line
-  Downtown Line
-  North-South Line
-  North-East Line
-  Circle Line
-  Thomson-East Coast Line
-  District 9
-  Orchard Road Shopping Belt
-  Great World MRT Station

ALL DISTANCES AND TRAVEL TIMES ARE APPROXIMATE, MEASURED FROM RIVER MODERN TO THE RESPECTIVE DESTINATIONS. ACTUAL TRAVEL TIMES MAY VARY DEPENDING ON THE TIME OF DAY.

MAP IS FOR ILLUSTRATION PURPOSES ONLY AND NOT DRAWN TO SCALE.



IN THE CITY, BY THE RIVER, AT HOME

LIVE WELL IN THE HEART OF THE CITY

At River Modern, facilities set within generous expanses of greenery offer moments to pause and recharge in the city. Areas for relaxation, socialising, and time with family are part of everyday modern living.

A JOURNEY FROM RIVER TO HOME

Follow a journey from the Singapore River, through Kim Seng Park, and into your home. At River Modern, this transition continues across four outdoor zones — Riverside, Lawn, Pool, and Forest — each offering a different setting to slow down, stay active, or spend time together.

SINGAPORE RIVER

KIM SENG PARK

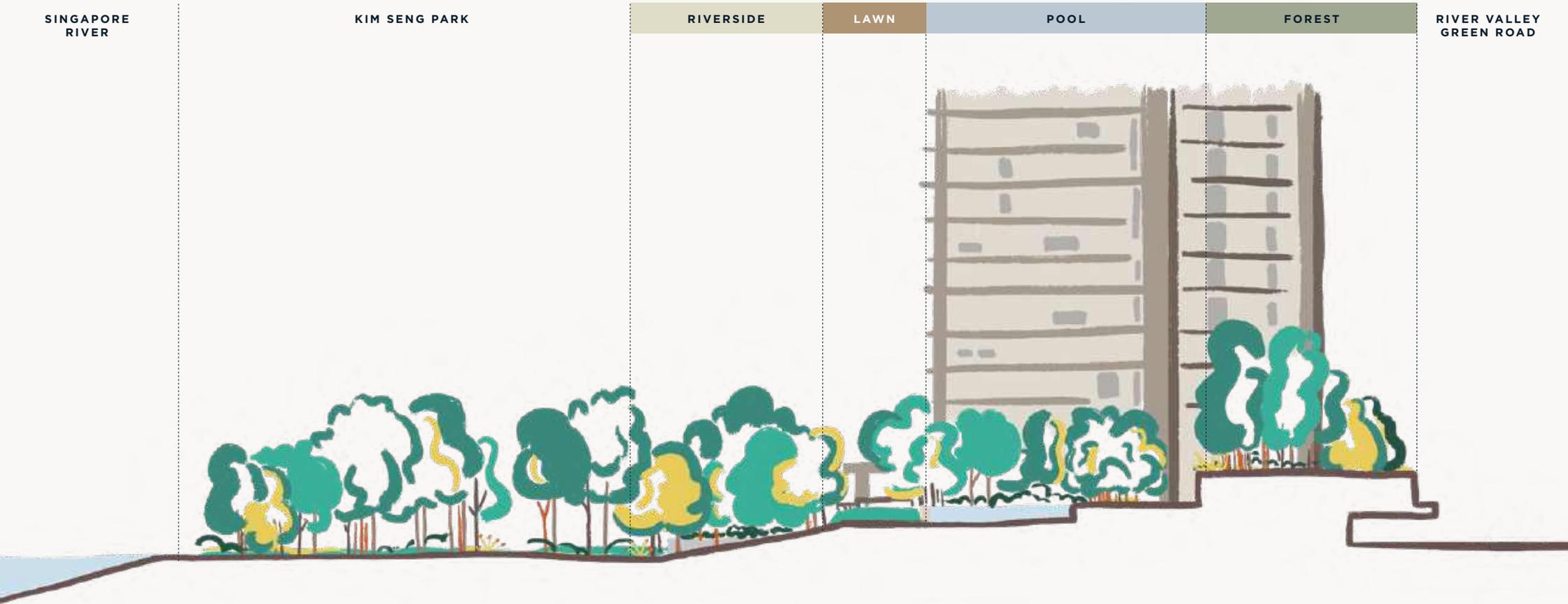
RIVERSIDE

LAWN

POOL

FOREST

RIVER VALLEY GREEN ROAD



LANDSCAPE ZONE 1

RIVERSIDE



ARTIST'S IMPRESSION

RIVERSIDE DECK | RIVERSIDE LAWN | RIVERSIDE GARDEN
| ALLOTMENT GARDEN | RIVERSIDE TERRACE | RIVERSIDE TRAIL



ARTIST'S IMPRESSION

DISCOVER THE BOTANICAL LIFE OF RIVER MODERN

Approximately 50 plant species line 170m of the nature trail, forming a calm, nature-rich edge that feels worlds away from the city.



LEEA RUBRA



RHODOMYRTUS
TOMETOSA



ASCLEPIAS
CURASSAVICA



FICUS
DELTOIDEA JACK



VOLKAMERIA
INERMIS

LANDSCAPE ZONE 2

LAWN



ARTIST'S IMPRESSION

GRAND LAWN | LAWN PATIO I | LAWN PATIO II | GOURMET PAVILION I
| GOURMET PAVILION II | PLAYGROUND | TENNIS COURT | VIEWING TERRACE



A GRAND GREEN EXPANSE

A hallmark of GuocoLand's landscape design, the Grand Lawn offers a rare sense of openness in the city, framed by lush greenery and outdoor dining rooms.



ARTIST'S IMPRESSION

EVENINGS AROUND THE TABLE

An alfresco gourmet pavilion creates a welcoming setting for dinners, conversation, and time spent together.



WHEN PLAY IS PART OF HOME

The tennis court offers a dedicated outdoor space, bringing play into everyday city living.

LANDSCAPE ZONE 3

POOL



ARTIST'S IMPRESSION

PLAY PATIO | PLAY POOL | POOLSIDE PATIO | 50M INFINITY POOL | POOLSIDE TERRACE
| SPA PATIO | SPA POOL | CLUB DINING I | CLUB DINING II | CLUB VIEWING DECK



A TRANQUIL WATER SANCTUARY

A 50-metre infinity pool with spa alcoves and scalloped lounges forms the heart of the deck, opening towards the Singapore River.



ARTIST'S IMPRESSION

QUALITY FAMILY MOMENTS

Designed especially for the little ones, the kids' pool creates a relaxed environment for play, connection, and quality family time.

LANDSCAPE ZONE 4

FOREST



ARTIST'S IMPRESSION

GYMNASIUM | CHANGING ROOM WITH STEAM ROOM | FOREST TERRACE | GARDEN LOUNGE I | POOLSIDE COVE
| FOREST SANCTUARY I | FOREST SANCTUARY II | GARDEN LOUNGE II | GARDEN DECK I | GARDEN DECK II

A SETTING FOR MEMORABLE MOMENTS

The clubhouse offers flexible spaces for hosting, dining, and entertaining, with views extending across the Singapore River and the surrounding greenery.



ARTIST'S IMPRESSION

WELLNESS WITH A VIEW

The gym opens out to views of trees and greenery, bringing a sense of calm and focus to everyday movement.

A FOREST SANCTUARY TO RESET

Begin the day in a peaceful forest setting, where nature offers space to breathe, stretch, and slow the pace of city life.



ARTIST'S IMPRESSION

COMING HOME BY THE RIVER

A calm return from the city leads into a home defined by exclusivity, elegance and the river's gentle presence.



SEAMLESSLY LINKED TO GREAT WORLD MRT

Direct access to Great World MRT Station offers a sheltered connection from train to home, bringing convenience to everyday travel.

GREAT WORLD
MRT STATION

RIVER VALLEY GREEN

KIM SENG PARK

SINGAPORE RIVER

ARTIST'S IMPRESSION

1ST STOREY FACILITIES

- | | | |
|---------------------------------|-----------------------|---------------------|
| ① Grand Lawn | ⑬ Forest Terrace | ⑳ Garden Lounge II |
| ② Lawn Patio I | ⑭ Garden Lounge I | ㉑ Garden Deck I |
| ③ Lawn Patio II | ⑮ Poolside Cove | ㉒ Garden Deck II |
| ④ Gourmet Pavilion I | ⑯ Forest Sanctuary I | ㉓ Riverside Deck |
| ⑤ Gourmet Pavilion II | ⑰ Forest Sanctuary II | ㉔ Riverside Lawn |
| ⑥ Playground | ⑱ Poolside Patio | ㉕ Riverside Garden |
| ⑦ Tennis Court | ⑲ 50m Infinity Pool | ㉖ Allotment Garden |
| ⑧ Viewing Terrace | ⑳ Poolside Terrace | ㉗ Riverside Terrace |
| ⑨ Play Patio | ㉑ Spa Patio | ㉘ Riverside Trail |
| ⑩ Play Pool | ㉒ Spa Pool | ㉙ Genset |
| ⑪ Gymnasium | ㉓ Club Dining I | |
| ⑫ Changing Room with Steam Room | ㉔ Club Dining II | |
| | ㉕ Club Viewing Deck | |

LANDSCAPE ZONES

- LAWN
 ● POOL
 ● FOREST
 ● RIVERSIDE

BASEMENT 2
BASEMENT 1/LOWER 1ST STOREY
FACILITIES

- | |
|--|
| ⑳ Grand Arrival (Basement 1) |
| ㉑ Side Gate (Basement 1) |
| ㉒ Arrival Lounge (Lower 1st Storey) |
| ㉓ Shops/Restaurants (Lower 1st Storey) |
| ㉔ Management Office (Basement 1) |
| ㉕ Bicycle Parking Spaces (Basement 1) |
| ㉖ Bicycle Parking Spaces (Basement 2) |
| ㉗ Bin Centre (Basement 2) |
| ㉘ Substation (Basement 2) |
| ㉙ Through Block Link (Basement 2) |

 Water Tank (Roof)



0 10 20 30 50M

BUILDING APPROVAL NO. A1716-00044-2025-BP01 DATED 27 JAN 2026

DISCLAIMER: THIS IS NOT AN "AS-BUILT" PLAN. ANY MEASUREMENTS STATED OR DEPICTED IN THIS DRAWING ARE APPROXIMATE MEASUREMENTS AND ARE SUBJECT TO FINAL SURVEY.

2 BEDROOM

TYPE B1

50 SQ M | 538 SQ FT

INCLUSIVE OF 3 SQM BALCONY

TOWER 5

UNIT

#02-05 to #36-05*

TOWER 7

UNIT

#02-12 to #36-12



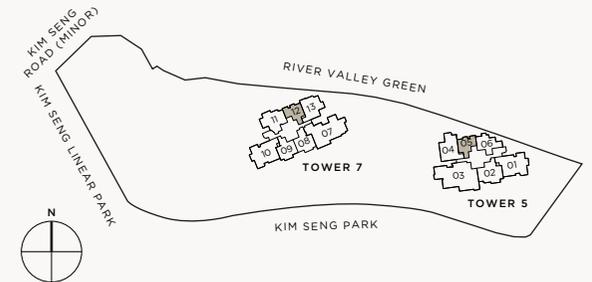
LEGEND (Where Applicable)

F Fridge	O Oven	W Washer	DB Distribution Board
IH Induction Hob	SO Steam Oven	D Dryer	ST Store
GH Gas Hob	WD Washer Dryer	P Pantry	

* Mirror Image

ALL PLANS ARE SUBJECTED TO AMENDMENTS AS MAY BE APPROVED BY THE RELEVANT AUTHORITIES. FLOOR AREAS ARE APPROXIMATE MEASUREMENTS AND ARE SUBJECTED TO FINAL SURVEY.

BUILDING APPROVAL NO. A1716-00044-2025-BP01 DATED 27 JAN 2026



KEYPLAN IS NOT DRAWN TO SCALE

2 BEDROOM

TYPE B2

60 SQ M | 646 SQ FT

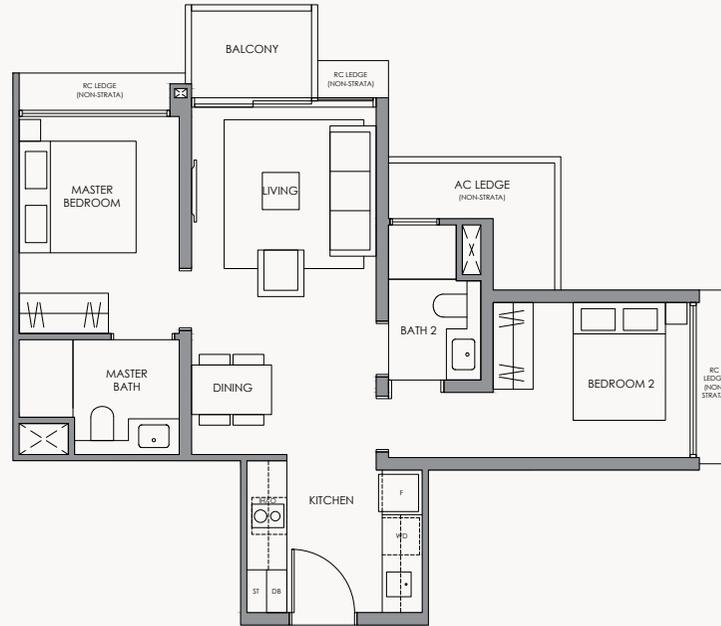
INCLUSIVE OF 3 SQM BALCONY

TOWER 5

UNIT

#02-06 to #36-06

360° VIRTUAL TOUR



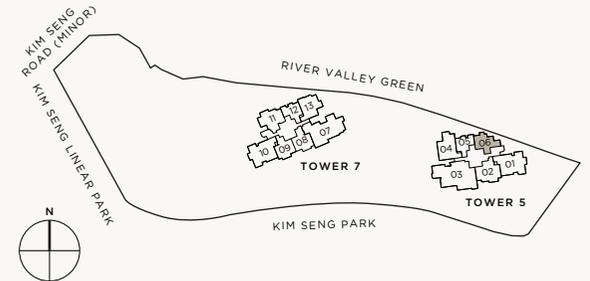
LEGEND (Where Applicable)

- | | | | |
|-------------------------|------------------------|-----------------|------------------------------|
| F Fridge | O Oven | W Washer | DB Distribution Board |
| IH Induction Hob | SO Steam Oven | D Dryer | ST Store |
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* Mirror Image

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KEYPLAN IS NOT DRAWN TO SCALE

2 BEDROOM

TYPE B3

63 SQ M | 678 SQ FT

INCLUSIVE OF 5 SQM BALCONY

TOWER 7

UNIT

#02-09 to #36-09



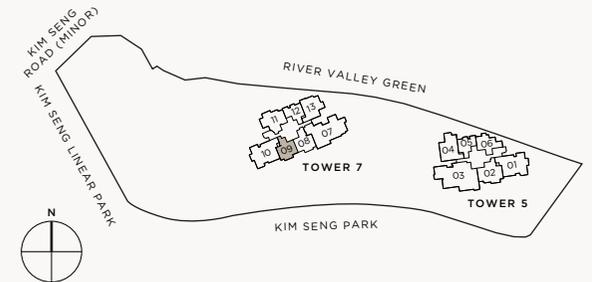
LEGEND (Where Applicable)

F Fridge	O Oven	W Washer	DB Distribution Board
IH Induction Hob	SO Steam Oven	D Dryer	ST Store
GH Gas Hob	WD Washer Dryer	P Pantry	

* Mirror Image

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BUILDING APPROVAL NO. A1716-00044-2025-BP01 DATED 27 JAN 2026



KEYPLAN IS NOT DRAWN TO SCALE

2 BEDROOM

TYPE B4

64 SQ M | 689 SQ FT

INCLUSIVE OF 5 SQM BALCONY

TOWER 7

UNIT

#02-08 to #36-08

360° VIRTUAL TOUR



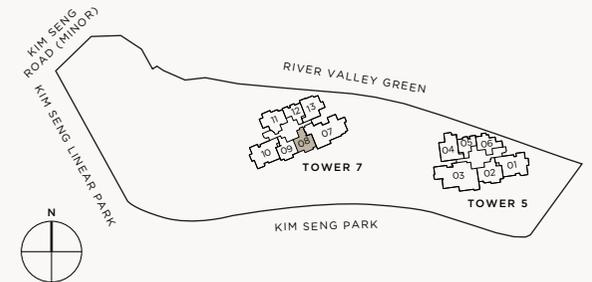
LEGEND (Where Applicable)

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KEYPLAN IS NOT DRAWN TO SCALE

3 BEDROOM

TYPE C1

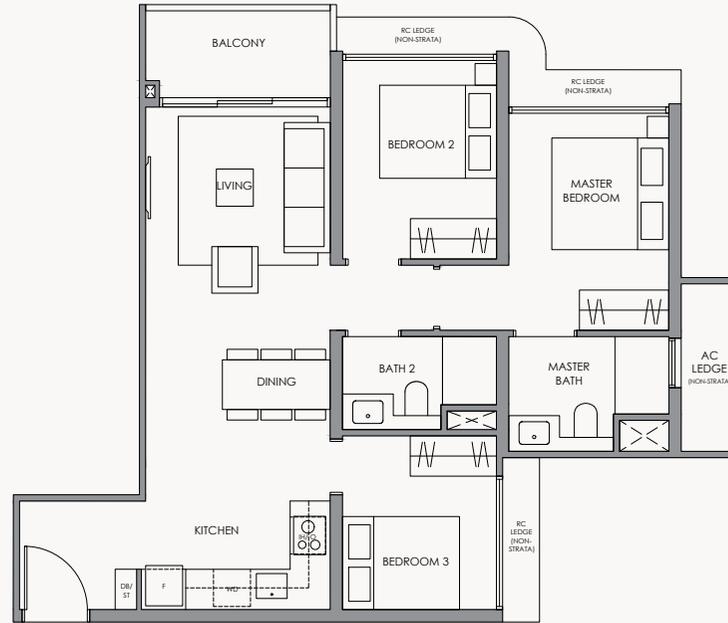
74 SQ M | 797 SQ FT

INCLUSIVE OF 5 SQM BALCONY

TOWER 7

UNIT

#02-13 to #36-13



0 1 2 3 4 5M

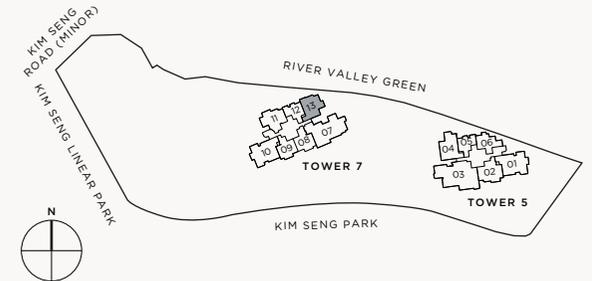
LEGEND (Where Applicable)

- | | | | |
|-------------------------|------------------------|-----------------|------------------------------|
| F Fridge | O Oven | W Washer | DB Distribution Board |
| IH Induction Hob | SO Steam Oven | D Dryer | ST Store |
| GH Gas Hob | WD Washer Dryer | P Pantry | |

* Mirror Image

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KEYPLAN IS NOT DRAWN TO SCALE

3 BEDROOM

TYPE C2

77 SQ M | 829 SQ FT

INCLUSIVE OF 5 SQM BALCONY

TOWER 7

UNIT

#02-11 to #36-11



0 1 2 3 4 5M

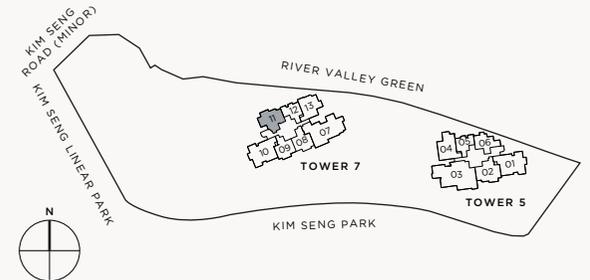
LEGEND (Where Applicable)

- | | | | |
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KEYPLAN IS NOT DRAWN TO SCALE

3 BEDROOM

TYPE C3

83 SQ M | 893 SQ FT

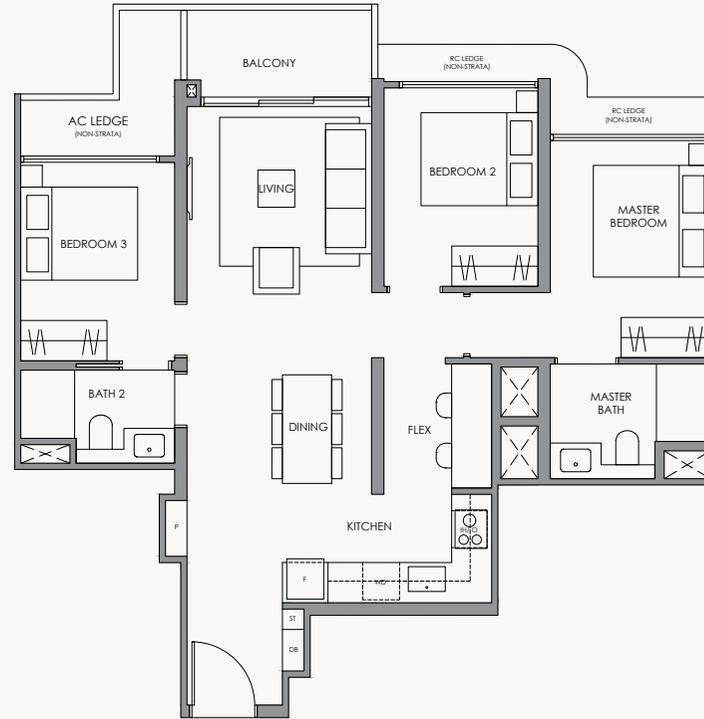
INCLUSIVE OF 5 SQM BALCONY

TOWER 5

UNIT

#02-02 to #36-02

360° VIRTUAL TOUR



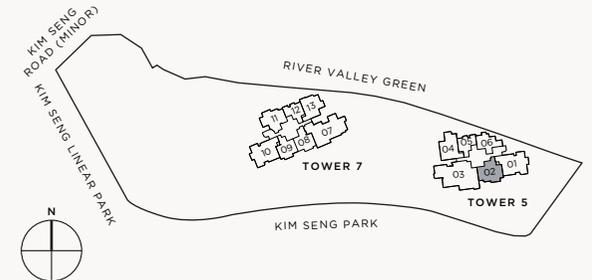
LEGEND (Where Applicable)

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IH Induction Hob	SO Steam Oven	D Dryer	ST Store
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* Mirror Image

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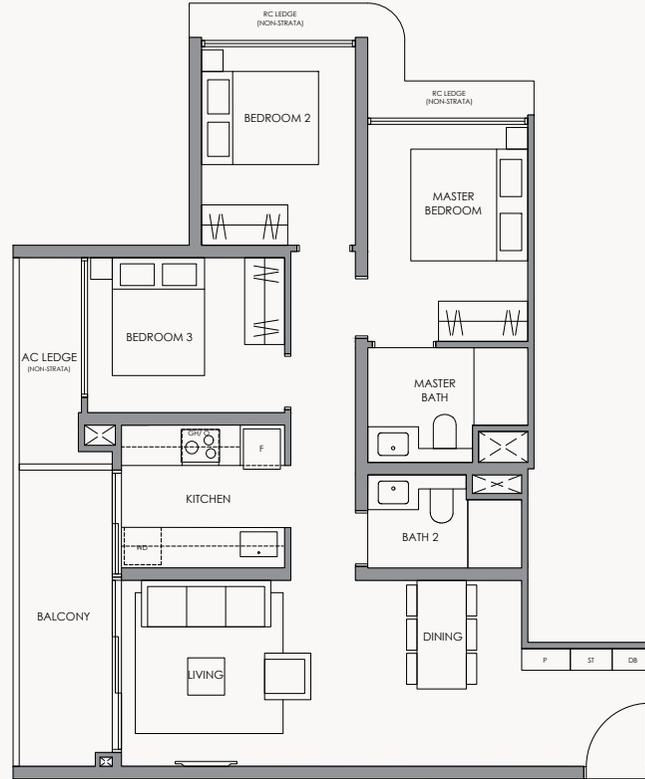
KEYPLAN IS NOT DRAWN TO SCALE

3 BEDROOM

TYPE C4
84 SQ M | 904 SQ FT
INCLUSIVE OF 8 SQM BALCONY

TOWER 5
UNIT
#02-04 to #36-04

360° VIRTUAL TOUR



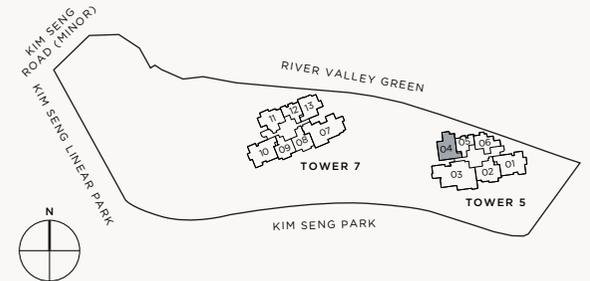
LEGEND (Where Applicable)

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|-------------------------|------------------------|-----------------|------------------------------|
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KEYPLAN IS NOT DRAWN TO SCALE

3 BEDROOM

TYPE C5

102 SQ M | 1098 SQ FT

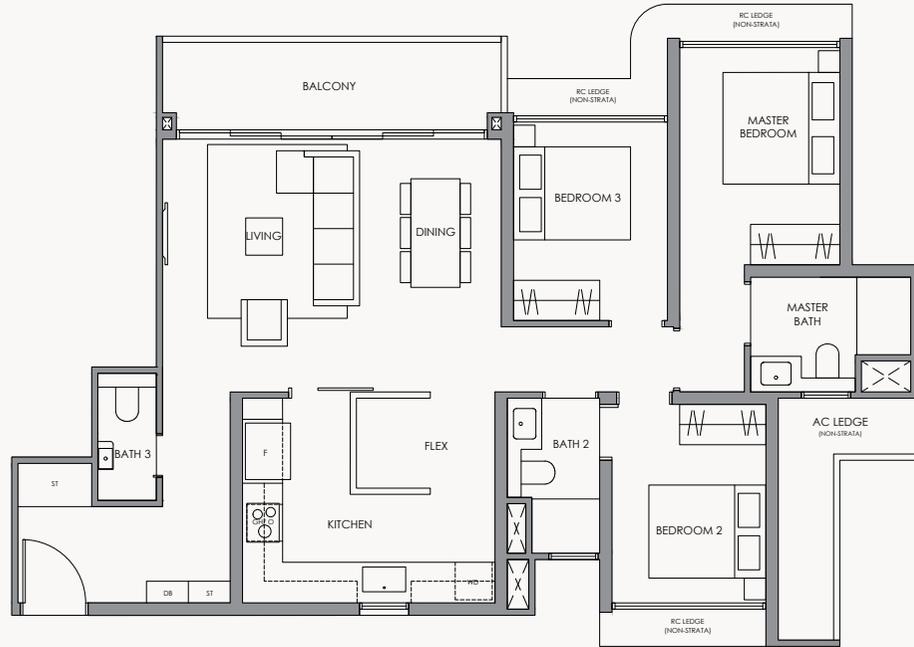
INCLUSIVE OF 9 SQM BALCONY

TOWER 7

UNIT

#02-10 to #36-10

360° VIRTUAL TOUR



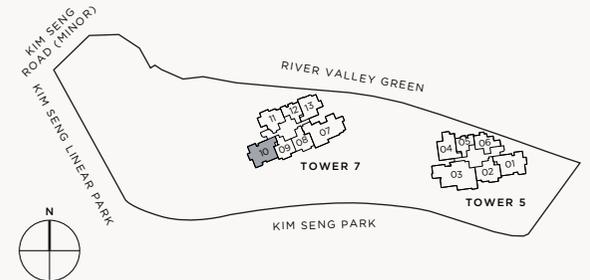
LEGEND (Where Applicable)

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KEYPLAN IS NOT DRAWN TO SCALE

3 BEDROOM

TYPE C6

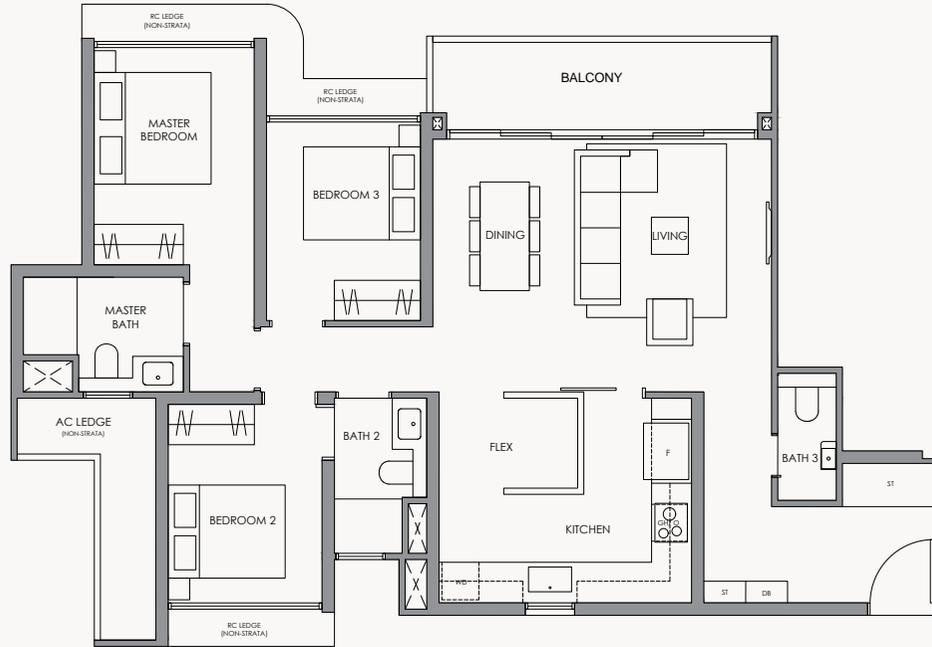
103 SQ M | 1109 SQ FT

INCLUSIVE OF 9 SQM BALCONY

TOWER 5

UNIT

#02-01 to #36-01



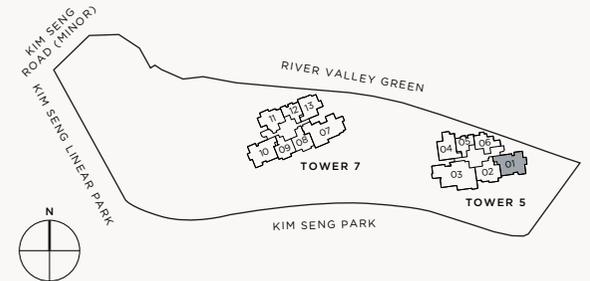
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KEYPLAN IS NOT DRAWN TO SCALE

4 BEDROOM

TYPE D1

136 SQ M | 1464 SQ FT

INCLUSIVE OF 12 SQM BALCONY

TOWER 7

UNIT

#02-07 to #36-07

360° VIRTUAL TOUR



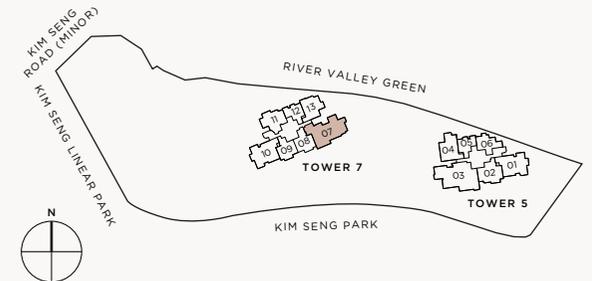
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KEYPLAN IS NOT DRAWN TO SCALE

4 BEDROOM

TYPE D2

170 SQ M | 1830 SQ FT

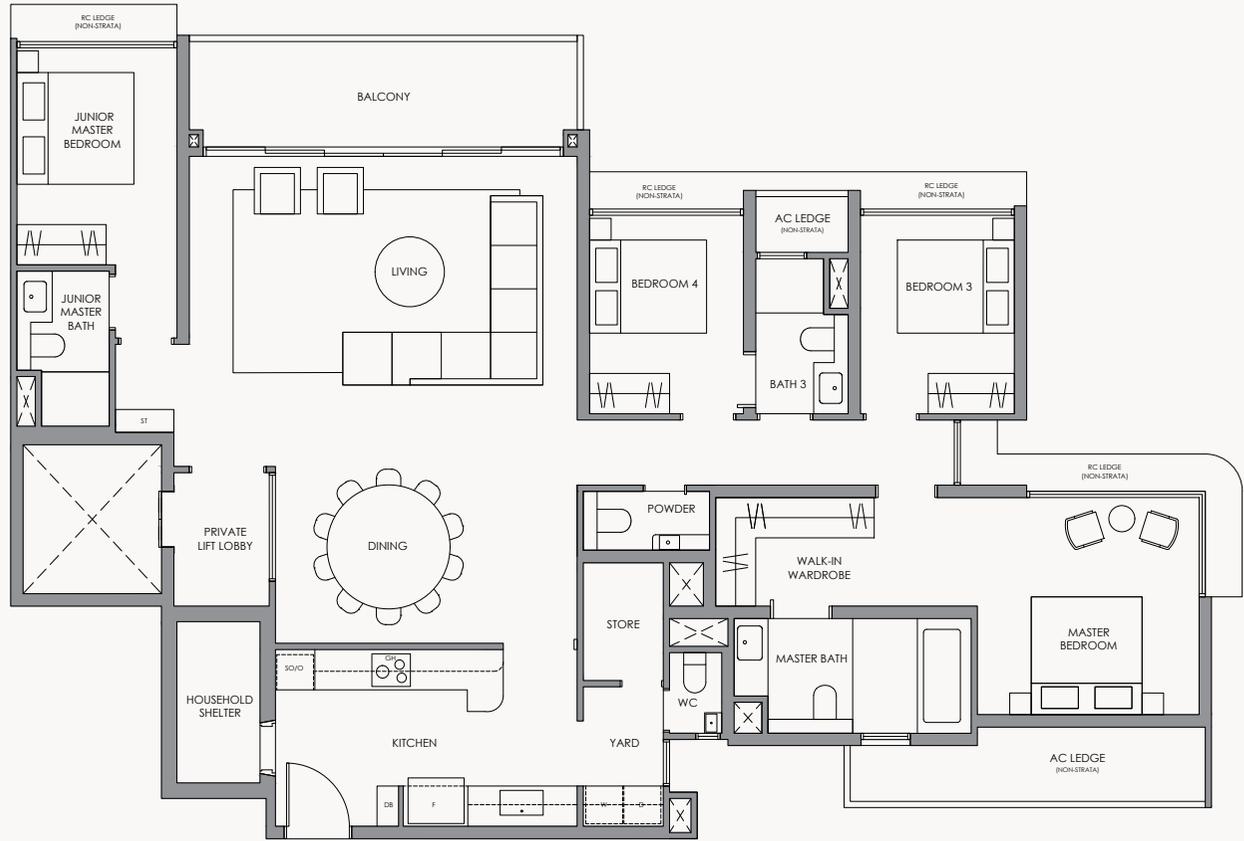
INCLUSIVE OF 12 SQM BALCONY

TOWER 5

UNIT

#02-03 to #36-03

360° VIRTUAL TOUR



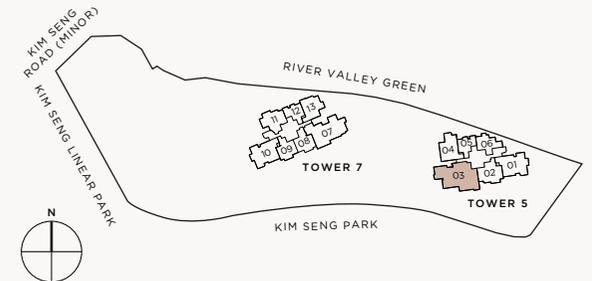
LEGEND (Where Applicable)

F Fridge	O Oven	W Washer	DB Distribution Board
IH Induction Hob	SO Steam Oven	D Dryer	ST Store
GH Gas Hob	WD Washer Dryer	P Pantry	

* Mirror Image

ALL PLANS ARE SUBJECT TO AMENDMENTS AS MAY BE APPROVED BY THE RELEVANT AUTHORITIES. FLOOR AREAS ARE APPROXIMATE MEASUREMENTS AND ARE SUBJECT TO FINAL SURVEY.

BUILDING APPROVAL NO. A1716-00044-2025-BP01 DATED 27 JAN 2026

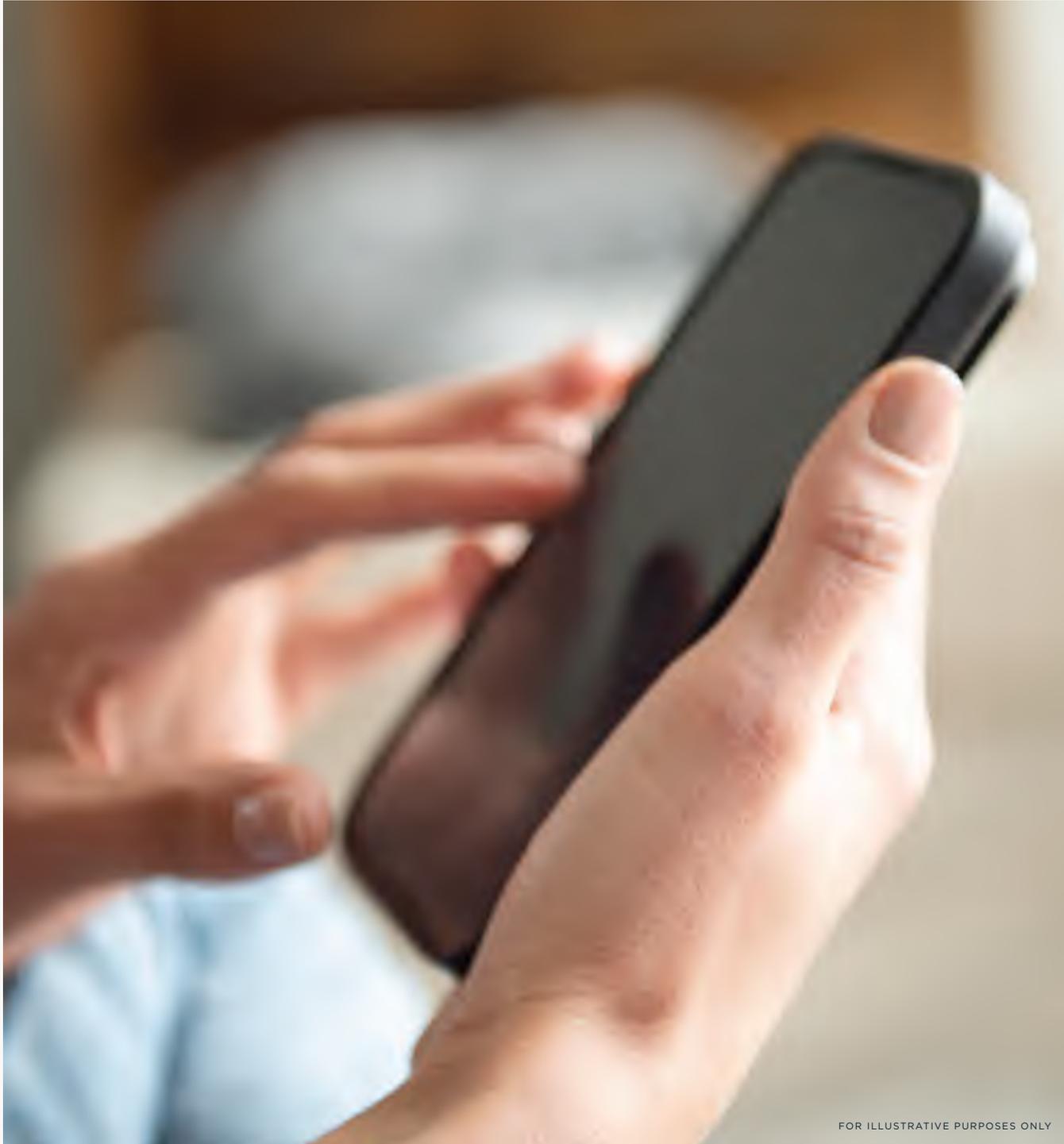


KEYPLAN IS NOT DRAWN TO SCALE

PREMIUM FITTINGS

Branded fittings and appliances are carefully selected to elevate the standard of quality and reliability. Every detail contributes to a home that is functional, refined, and luxurious.





FOR ILLUSTRATIVE PURPOSES ONLY

SMART HOMES

Smart home features are thoughtfully integrated to support modern everyday living. From intelligent access to convenient lighting controls, these features enhance comfort and functionality throughout the home.



SMOKE DETECTOR



**SMART DIGITAL
MAIN DOOR LOCKSET**



**MOTION SENSOR
FOR FOYER LIGHTING**



**WIRELESS CONTROL
FOR FAN COIL**



**WIRELESS CONTROL
OF LIGHTING**



NAME OF HOUSING PROJECT: RIVER MODERN • NAME OF HOUSING DEVELOPER: RIVER MODERN PTE. LTD. (CO. REG. NO. 201607577W) • LICENCE NO. OF HOUSING DEVELOPER: C1539 • TENURE OF LAND: LEASEHOLD ESTATE OF 99 YEARS COMMENCING ON 13 MAY 2025 • ENCUMBRANCES ON LAND: MORTGAGE IN FAVOUR OF OVERSEA-CHINESE BANKING CORPORATION LIMITED • LOCATION OF THE HOUSING PROJECT: LOT(S) 01688W, TS 21, AT RIVER VALLEY GREEN • EXPECTED DATE OF VACANT POSSESSION: 31 DECEMBER 2032 • EXPECTED DATE OF LEGAL COMPLETION: 31 DECEMBER 2035

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