VIBRANT
BOLD
CULTURAL
TRANSFORMATIVE
INTEGRATED
CENTRAL
GAME-CHANGING
VISIONARY
FUN
ECLECTIC
INNOVATIVE
CONNECTED
DYNAMIC

ONE SOPHIA

AN ENVIRONMENT AS DYNAMIC AS THE COMMUNITY

A mixed-use development comprising premium offices, bespoke residences, and an integrated retail podium — all housed in an iconic landmark located at the heart of the Civic District, where you are surrounded by the Central Business District and Singapore's famous lifestyle destination, Orchard Road.

MOUNT SOPHIA: A TIMELESS LEGACY

Eu Villa

Niven Road Shophouses

Mount Emily Park

SO RICH CULTURAL VISIONARY

The preservation of Mount Sophia's streetscape and buildings pay homage to its rich heritage — from the shophouses along Niven Road that nurture diverse communities to a lush landscape of greenery at Mount Emily Park, and iconic structures that once housed educational institutions.

A testament to a bygone era, Mount Sophia seamlessly integrates historical elements into its urban modern fabric of today.

ADD COLOUR TO YOUR EVERYDAY LIFE

ECLECTIC VIBRANT DIVERSE

The Civic District — the birthplace of Singapore's architectural and cultural heritage that's transformed to become a unique destination to work, live and play. One Sophia will be at the forefront of this rejuvenation — breathing new life into an illustrious and storied precinct.

LIFE BEYOND THE 9-TO-5

LIVELY VIVID DIFFERENT

Find yourself at the epicentre of lifestyle and urban culture — where work meets play. From artisanal shops to graffitied art walls and cool jazz bars — every corner has a story, and every day carries with it the creativity, culture, and essence of a district that echoes its own unmatched vibe.

THE LOCATION AT THE FOREFRONT OF IT ALL

ARTIST'S IMPRESSION

ALL THE RIGHT CONNECTIONS

ONE SOPHIA

OFFICE • RETAIL • RESIDENCE

ARTIST'S IMPRESSION

SO CONNECTED CENTRAL CONVENIENT

700m radius

Dhoby Ghaut, Bencoolen, Rochor and Bras Basah MRT stations

Minutes to educational institutions

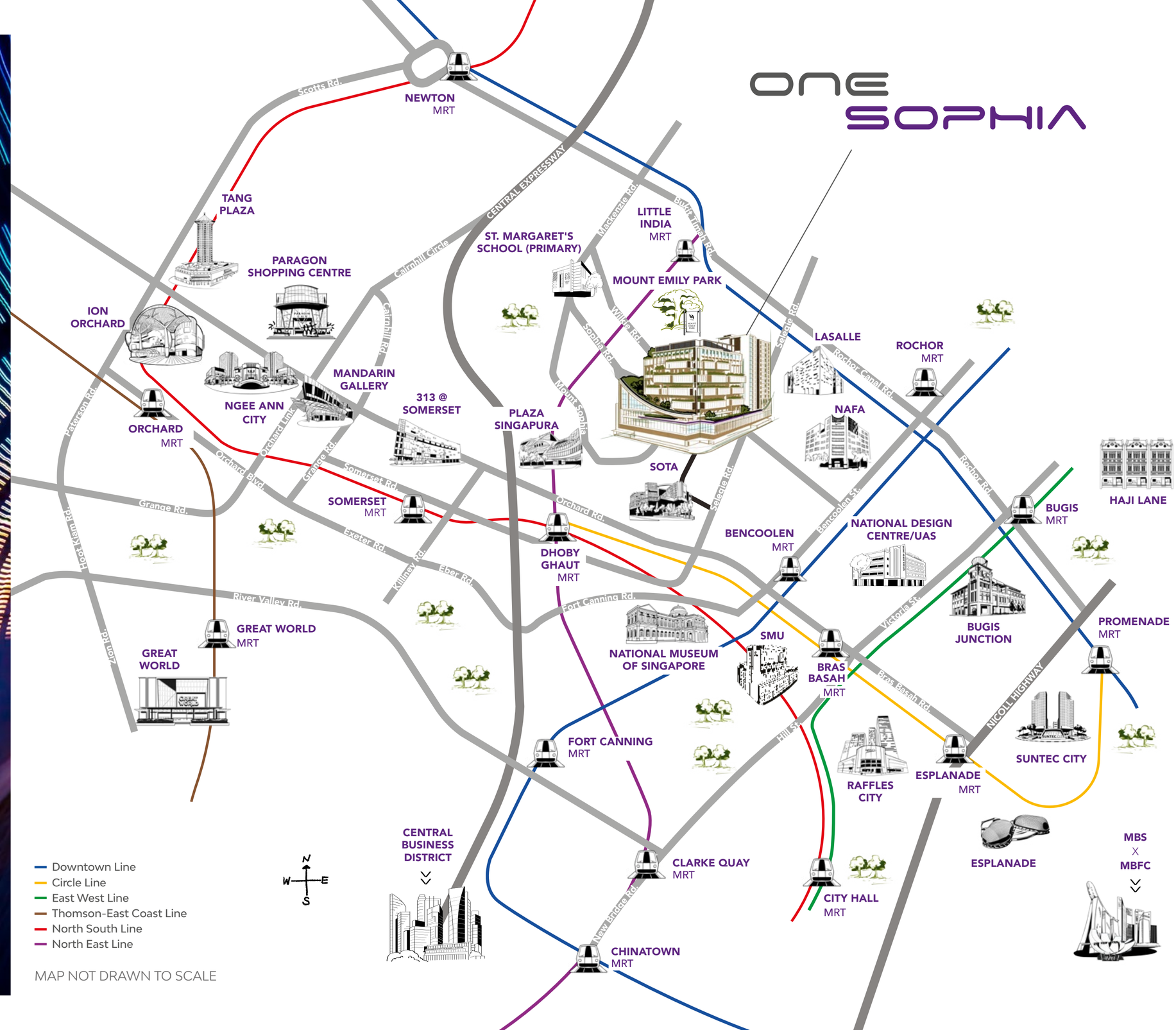
SMU, SOTA, NAFA, LASALLE, University of the Arts Singapore (UAS), Anglo-Chinese School (Junior)

Walking distance

to Orchard Road

Close proximity

to Raffles Place, City Hall, Marina Bay Sands



MAP NOT DRAWN TO SCALE

A BOLD STATEMENT

One Sophia's unique design includes distinctive cantilevered boxes and elegant bronze fins that wrap the facade with pockets of lush greenery. The facade features a curved, suspended garden, one that creates the illusion of a suspended forest, taking 'nature in the city' to an altogether new level.

Conceptualised by award-winning ADDP Architects and Studio Milou, One Sophia is leading the charge for transformation in the Bras Basah.Bugis district.

ARTIST'S IMPRESSION

ONE SOPHIA

THE ADDRESS

1 SOPHIA ROAD

WITHIN **CENTRAL AREA**

PRIME DISTRICT **9**

11 STOREYS OF PREMIUM OFFICES

220,000 SQ FT OFFICE SPACE

MIXED-USE DEVELOPMENT

OFFICE
RETAIL
RESIDENCE

90,000 SQ FT INTEGRATED RETAIL SPACE

3-STOREY BASEMENT CARPARK

367 BESPOKE RESIDENCES

OFFICE SPACE

RANGING FROM **720** SQ FT TO **4,530** SQ FT

WHOLE FLOOR PLATE FROM 12,600 SQ FT

EXCLUSIVE **COMMERCIAL** DROP-OFF POINT

OUTDOOR COMMUNAL **GARDENS**

EXCEPTIONAL, FROM THE GROUND UP

1. Office
2. Retail
3. Exclusive Commercial Drop-off
4. Retail Linkway
5. Carpark
6. Residence
7. Residential Drop-off
8. Carpark Ingress and Egress

ARTIST'S IMPRESSION

EXCLUSIVE COMMERCIAL DROP-OFF POINT

ARTISTS IMPRESSION

STYLISH. BOLD. AVANT-GARDE.

Enter with a sense of awe as you step into One Sophia's office lobby featuring its impressive 4-metre high ceiling and grid chandelier, accompanied by reflective mirror panels and convenient F&B options just next to the lift lobby.

ARTIST'S IMPRESSION

SC

INTUITIVE
CONDUCIVE
COLLABORATIVE

Workspaces designed to encourage interactions and maximise comfort.

ARTISTS IMPRESSION

URBAN TRANQUIL LUSH

With our SOcial Lounge and SOcial Cove, here's where a tight-knit community comes together to collaborate and innovate.

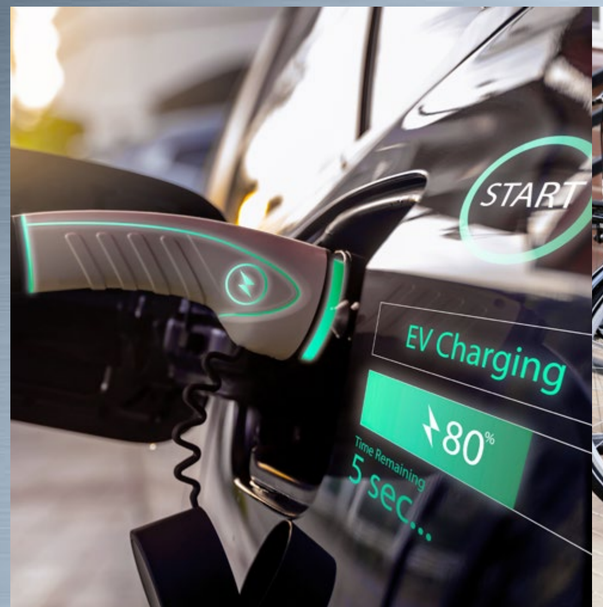
ARTIST'S IMPRESSION

State-of-the-art
biometric security system

Destination Control Lift System
for optimised efficiency

FUTURE-PROOF INTERACTIVE PRODUCTIVE

In a city that pushes the boundaries of business evolution, this is where creativity, vision and collaboration co-exist. Every exacting detail of One Sophia reflects a commitment to supporting a greener, healthier workplace.



EV charging points
for convenient charging of electric vehicles

End-of-trip facilities
including bicycle parking lots, changing rooms and lockers

Energy efficient
air-conditioning system

RETAIL

SPACES AT YOUR CONVENIENCE

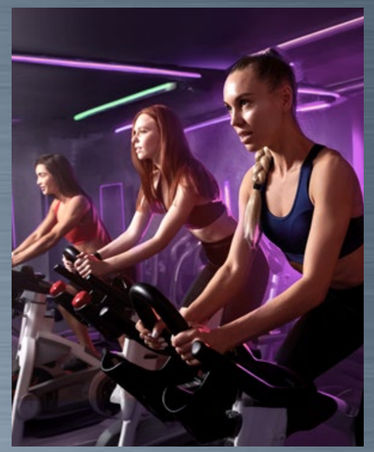
At the heart of One Sophia, a retail podium beats to its own rhythm. Discover everyday essentials, curated retail and dining experiences, all housed within sleek, contemporary spaces that come alive with LED-displays and avant-garde design.

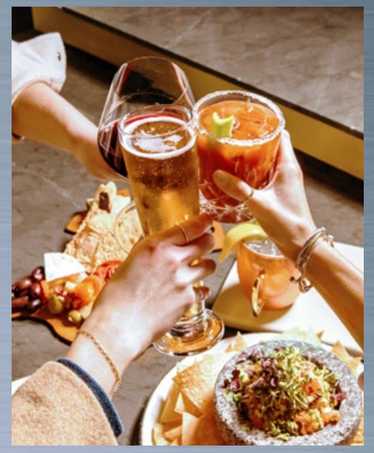
ARTIST'S IMPRESSION

SO TRENDY INVITING CHIC

ARTIST'S IMPRESSION

LEISURE & HEALTH





CURATED F&B

ENTERTAINMENT

EVERYDAY CONVENIENCE

WELLNESS & LIFESTYLE

ARTISANAL EXPERIENCES

THE COLLECTIVE AT ONE SOPHIA

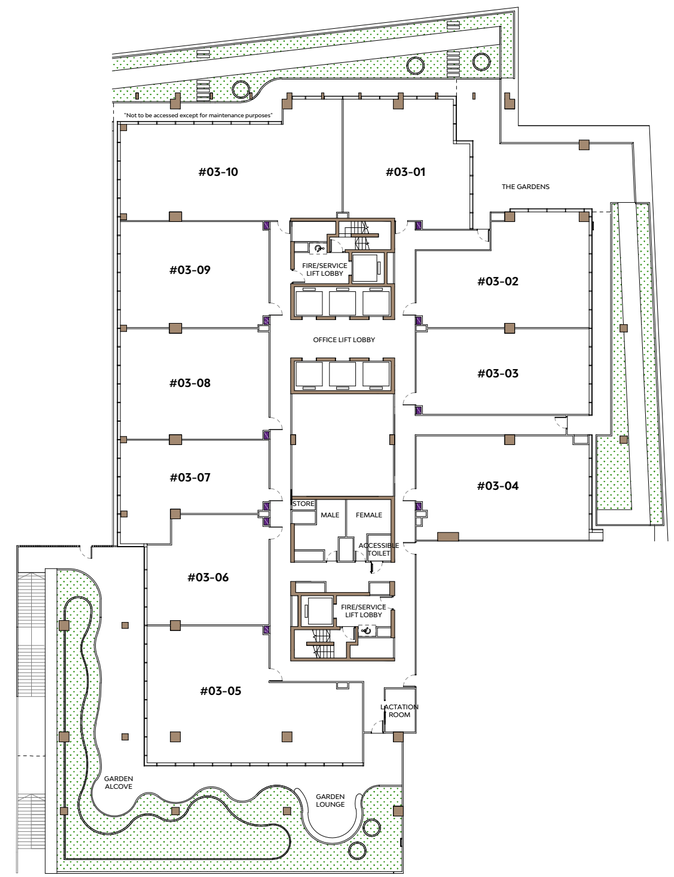
MAKING URBAN LIVING AN ART FORM

Where 367 bespoke residences place you at the forefront of a transforming neighbourhood. With seamless access to a lifestyle and business hub, complemented by open green spaces, this is where everything is in place for you to lead a life of absolute ease, convenience, and indulgence.

RESIDENCE

ARTIST'S IMPRESSION

OFFICE FLOOR PLANS



3rd STOREY PLAN

#03-01
Area: 107 sq m
(including A/C ledge 3 sq m)

#03-02
Area: 118 sq m
(including A/C ledge 3 sq m)

#03-03
Area: 102 sq m
(including A/C ledge 3 sq m)

#03-04
Area: 123 sq m
(including A/C ledge 3 sq m)

#03-05
Area: 168 sq m
(including A/C ledge 3 sq m)

#03-06
Area: 89 sq m
(including A/C ledge 3 sq m)

#03-07
Area: 88 sq m
(including A/C ledge 3 sq m)

#03-08
Area: 113 sq m
(including A/C ledge 3 sq m)

#03-09
Area: 109 sq m
(including A/C ledge 3 sq m)

#03-10
Area: 158 sq m
(including A/C ledge 3 sq m)

LEGEND:

WATER/ELECTRICAL CLOSET

LANDSCAPE/PLANTER

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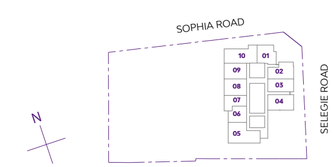


4th STOREY PLAN

#04-01
Area: 160 sq m
(including A/C ledge 3 sq m)

#04-02
Area: 152 sq m
(including A/C ledge 3 sq m)

#04-03
Area: 130 sq m
(including A/C ledge 3 sq m)

#04-04
Area: 104 sq m
(including A/C ledge 3 sq m)

#04-05
Area: 174 sq m
(including A/C ledge 3 sq m)

#04-06
Area: 351 sq m
(including A/C ledge 5 sq m)

#04-07
Area: 273 sq m
(including A/C ledge 5 sq m)

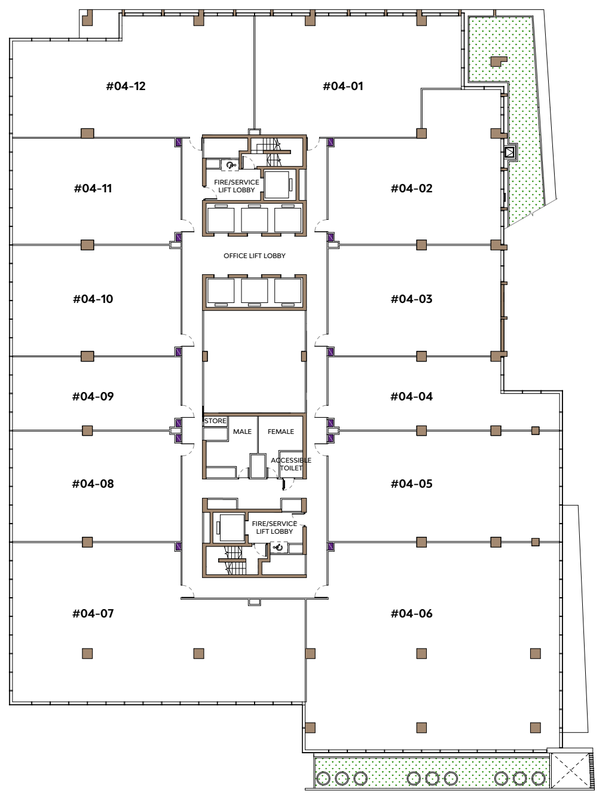
#04-08
Area: 128 sq m
(including A/C ledge 3 sq m)

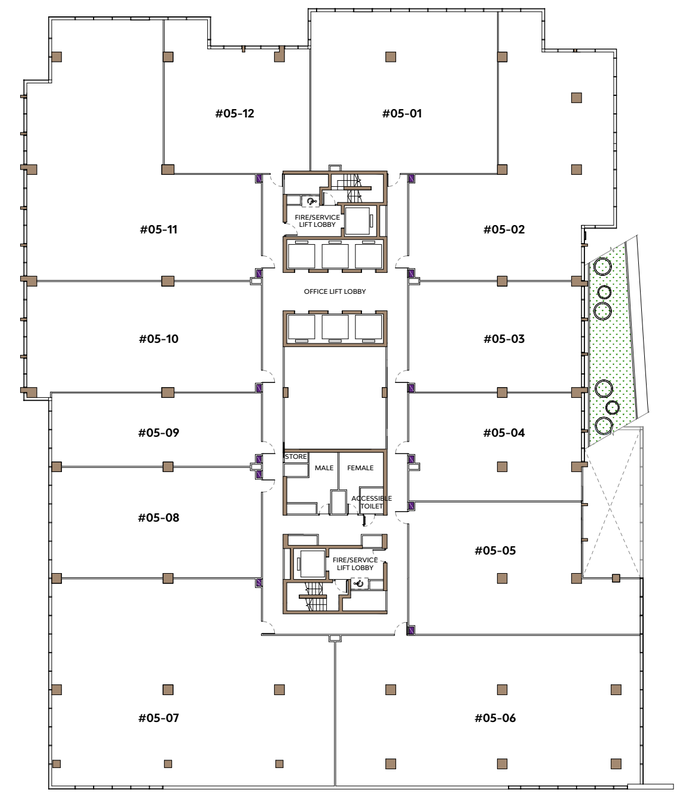
#04-09
Area: 86 sq m
(including A/C ledge 3 sq m)

#04-10
Area: 128 sq m
(including A/C ledge 3 sq m)

#04-11
Area: 123 sq m
(including A/C ledge 3 sq m)

#04-12
Area: 184 sq m
(including A/C ledge 3 sq m)





5th STOREY PLAN

#05-01
Area: 205 sq m
(including A/C ledge 3 sq m)

#05-02
Area: 248 sq m
(including A/C ledge 5 sq m)

#05-03
Area: 131 sq m
(including A/C ledge 3 sq m)

#05-04
Area: 127 sq m
(including A/C ledge 3 sq m)

#05-05
Area: 177 sq m
(including A/C ledge 3 sq m)

#05-06
Area: 314 sq m
(including A/C ledge 5 sq m)

#05-07
Area: 371 sq m
(including A/C ledge 5 sq m)

#05-08
Area: 158 sq m
(including A/C ledge 3 sq m)

#05-09
Area: 106 sq m
(including A/C ledge 3 sq m)

#05-10
Area: 177 sq m
(including A/C ledge 3 sq m)

#05-11
Area: 304 sq m
(including A/C ledge 5 sq m)

#05-12
Area: 134 sq m
(including A/C ledge 3 sq m)

LEGEND:

WATER/ELECTRICAL CLOSET

LANDSCAPE/PLANTER

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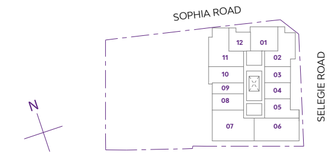


6th STOREY PLAN

#06-01
Area: 186 sq m
(including A/C ledge 3 sq m)

#06-02
Area: 126 sq m
(including A/C ledge 3 sq m)

#06-03
Area: 131 sq m
(including A/C ledge 3 sq m)

#06-04
Area: 82 sq m
(including A/C ledge 3 sq m)

#06-05
Area: 108 sq m
(including A/C ledge 3 sq m)

#06-06
Area: 366 sq m
(including A/C ledge 5 sq m)

#06-07
Area: 421 sq m
(including A/C ledge 5 sq m)

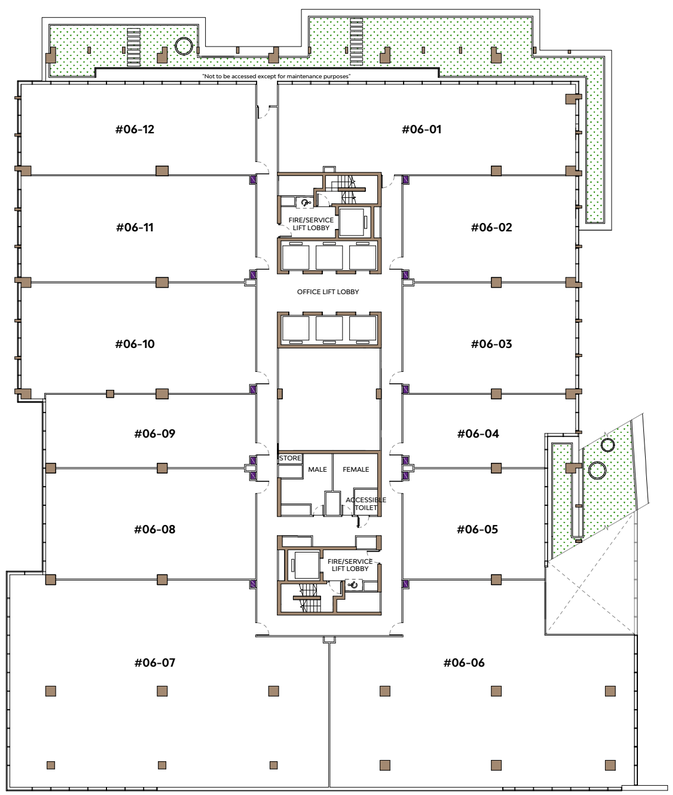
#06-08
Area: 158 sq m
(including A/C ledge 3 sq m)

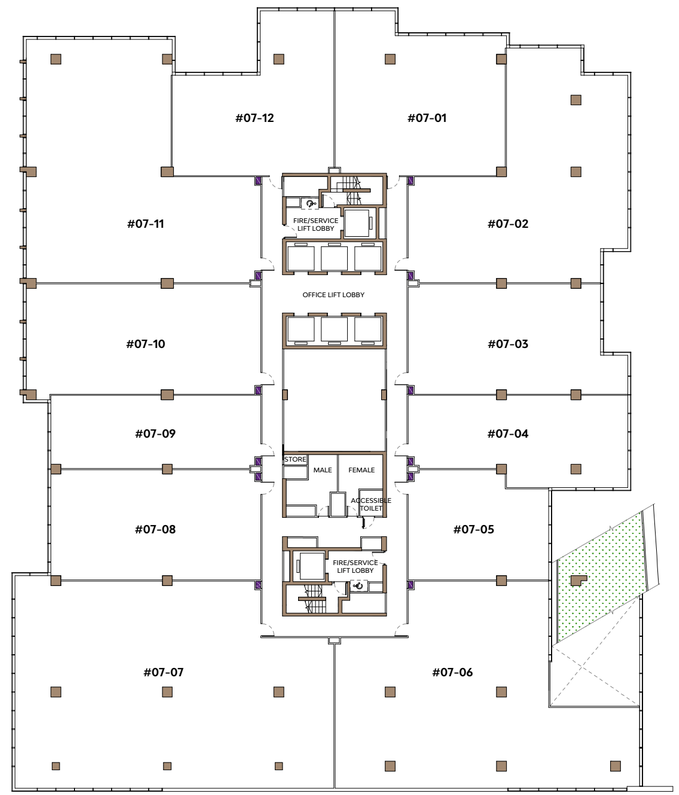
#06-09
Area: 106 sq m
(including A/C ledge 3 sq m)

#06-10
Area: 177 sq m
(including A/C ledge 3 sq m)

#06-11
Area: 169 sq m
(including A/C ledge 3 sq m)

#06-12
Area: 149 sq m
(including A/C ledge 3 sq m)





7th STOREY PLAN

#07-01
Area: 174 sq m
(including A/C ledge 3 sq m)

#07-02
Area: 253 sq m
(including A/C ledge 5 sq m)

#07-03
Area: 153 sq m
(including A/C ledge 3 sq m)

#07-04
Area: 128 sq m
(including A/C ledge 3 sq m)

#07-05
Area: 102 sq m
(including A/C ledge 3 sq m)

#07-06
Area: 325 sq m
(including A/C ledge 5 sq m)

#07-07
Area: 423 sq m
(including A/C ledge 5 sq m)

#07-08
Area: 158 sq m
(including A/C ledge 3 sq m)

#07-09
Area: 106 sq m
(including A/C ledge 3 sq m)

#07-10
Area: 177 sq m
(including A/C ledge 3 sq m)

#07-11
Area: 307 sq m
(including A/C ledge 5 sq m)

#07-12
Area: 145 sq m
(including A/C ledge 3 sq m)

LEGEND:

WATER/ELECTRICAL CLOSET

LANDSCAPE/PLANTER

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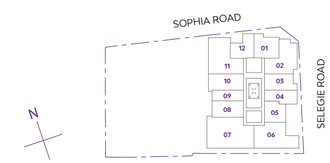
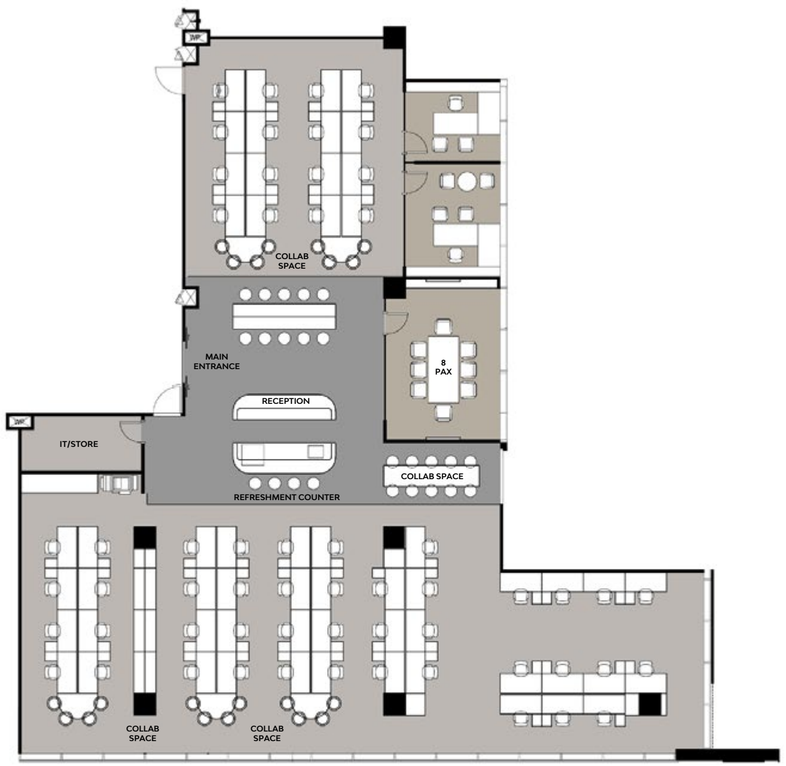


TEST FIT LAYOUT - DYNAMIC

#07-05 TO 06

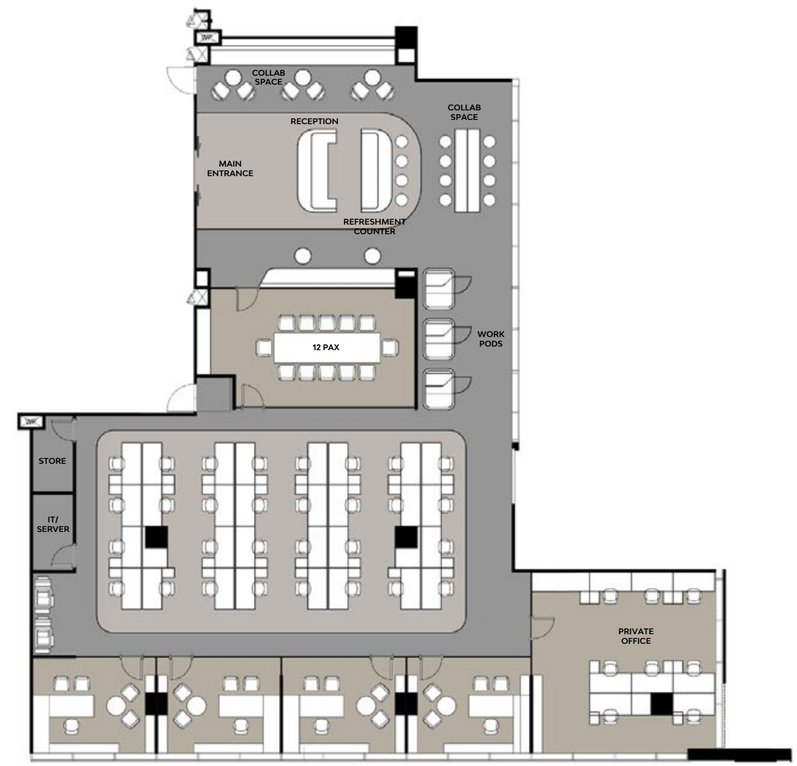
Unit Size (sq m)	419
Total Pax	60
No. of Work Stations	58
No. of Manager Rooms	2
No. of Meeting Rooms	1
No. of Collaboration Spaces	40
Reception	1
Refreshment Counter	1
IT Server Room	1



TEST FIT LAYOUT - COLLABORATIVE

#07-05 TO 06

Unit Size (sq m)	419
Total Pax	42
No. of Work Stations	38
No. of Manager Rooms	4
No. of Meeting Rooms	1
No. of Work Pods	3
No. of Collaboration Spaces	14
Reception	1
Refreshment Counter	1
IT Server Room	1



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Test-fit plans are for the purpose of visual representation only

#07-05 TO **06**

ARTIST'S IMPRESSION

8th STOREY PLAN

#08-01
Area: 167 sq m
(including A/C ledge 3 sq m)

#08-02
Area: 126 sq m
(including A/C ledge 3 sq m)

#08-03
Area: 138 sq m
(including A/C ledge 3 sq m)

#08-04
Area: 129 sq m
(including A/C ledge 3 sq m)

#08-05
Area: 201 sq m
(including A/C ledge 3 sq m)

#08-06
Area: 206 sq m
(including A/C ledge 3 sq m)

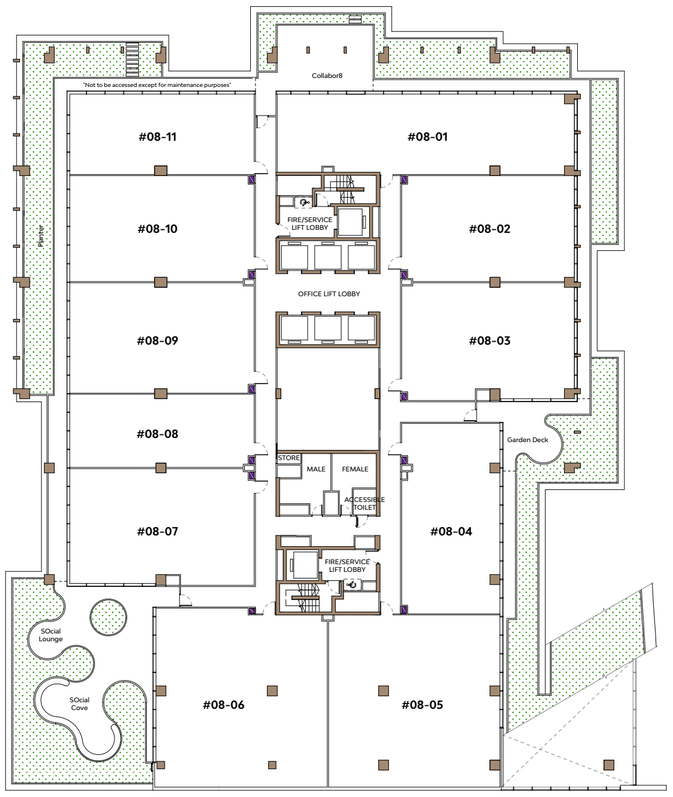
#08-07
Area: 146 sq m
(including A/C ledge 3 sq m)

#08-08
Area: 94 sq m
(including A/C ledge 3 sq m)

#08-09
Area: 139 sq m
(including A/C ledge 3 sq m)

#08-10
Area: 134 sq m
(including A/C ledge 3 sq m)

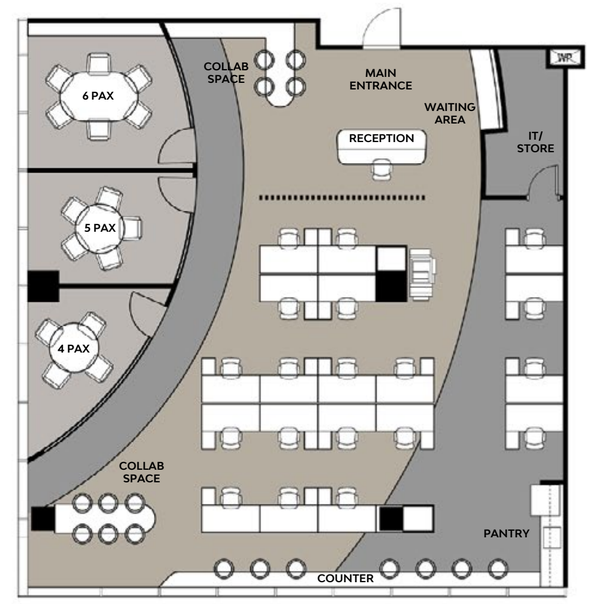
#08-11
Area: 106 sq m
(including A/C ledge 3 sq m)



TEST FIT LAYOUT - COLLABORATIVE

#08-06

Unit Size (sq m)	203
Total Pax	19
No. of Work Stations	19
No. of Meeting Rooms	3
No. of Collaboration Spaces	10
Reception	1
Refreshment Counter	1
IT Server Room	1
Pantry	1



LEGEND:

WATER/ELECTRICAL CLOSET

LANDSCAPE/PLANTER

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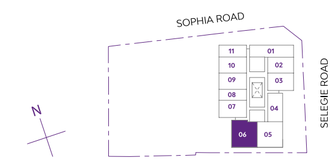


#08-06
ARTIST'S IMPRESSION

9th STOREY PLAN

#09-01
Area: 204 sq m
(including A/C ledge 3 sq m)

#09-02
Area: 227 sq m
(including A/C ledge 3 sq m)

#09-03
Area: 168 sq m
(including A/C ledge 3 sq m)

#09-04
Area: 88 sq m
(including A/C ledge 3 sq m)

#09-05
Area: 166 sq m
(including A/C ledge 3 sq m)

#09-06
Area: 305 sq m
(including A/C ledge 5 sq m)

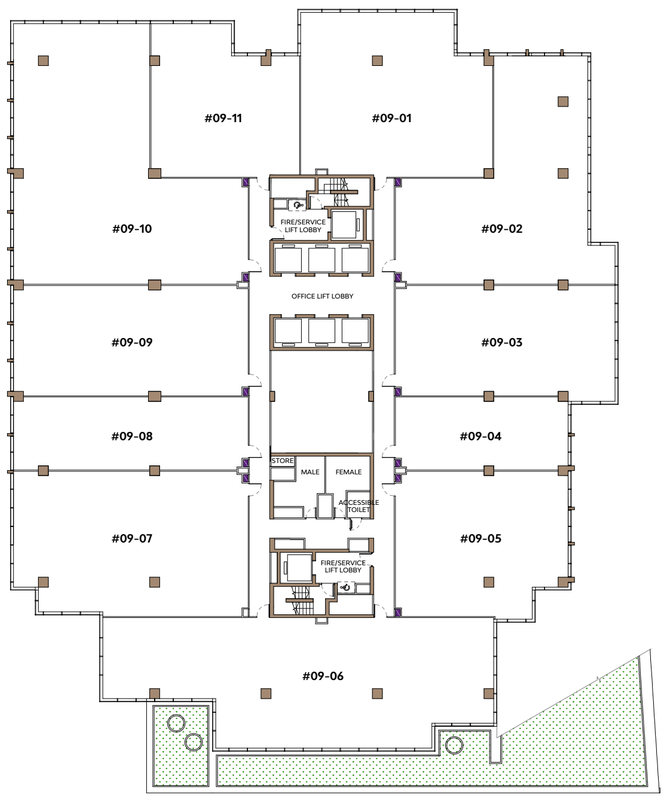
#09-07
Area: 225 sq m
(including A/C ledge 3 sq m)

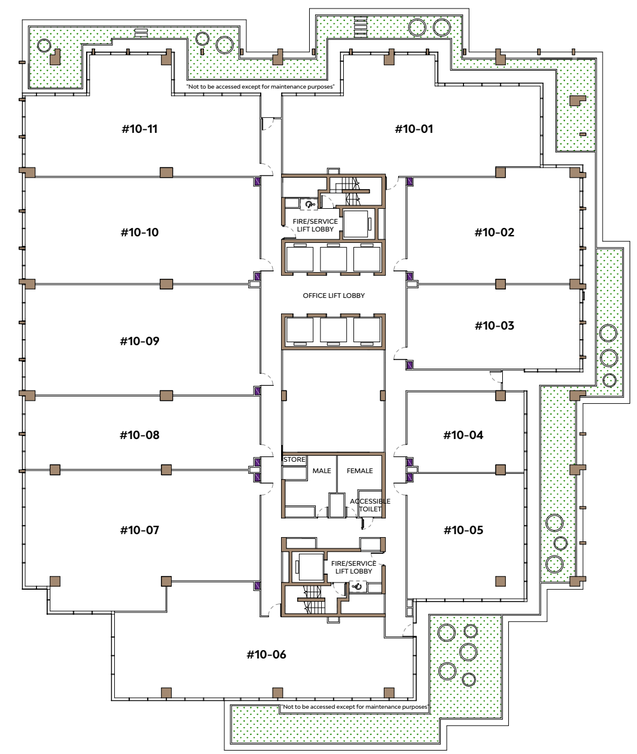
#09-08
Area: 118 sq m
(including A/C ledge 3 sq m)

#09-09
Area: 176 sq m
(including A/C ledge 3 sq m)

#09-10
Area: 314 sq m
(including A/C ledge 5 sq m)

#09-11
Area: 143 sq m
(including A/C ledge 3 sq m)





10th STOREY PLAN

#10-01
Area: 175 sq m
(including A/C ledge 3 sq m)

#10-02
Area: 131 sq m
(including A/C ledge 3 sq m)

#10-03
Area: 102 sq m
(including A/C ledge 3 sq m)

#10-04
Area: 67 sq m
(including A/C ledge 3 sq m)

#10-05
Area: 104 sq m
(including A/C ledge 3 sq m)

#10-06
Area: 190 sq m
(including A/C ledge 3 sq m)

#10-07
Area: 202 sq m
(including A/C ledge 3 sq m)

#10-08
Area: 118 sq m
(including A/C ledge 3 sq m)

#10-09
Area: 176 sq m
(including A/C ledge 3 sq m)

#10-10
Area: 169 sq m
(including A/C ledge 3 sq m)

#10-11
Area: 157 sq m
(including A/C ledge 3 sq m)

LEGEND:

WATER/ELECTRICAL CLOSET

LANDSCAPE/PLANTER

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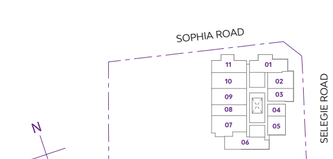


11th STOREY PLAN

#11-01
Area: 176 sq m
(including A/C ledge 3 sq m)

#11-02
Area: 231 sq m
(including A/C ledge 3 sq m)

#11-03
Area: 131 sq m
(including A/C ledge 3 sq m)

#11-04
Area: 88 sq m
(including A/C ledge 3 sq m)

#11-05
Area: 162 sq m
(including A/C ledge 3 sq m)

#11-06
Area: 264 sq m
(including A/C ledge 5 sq m)

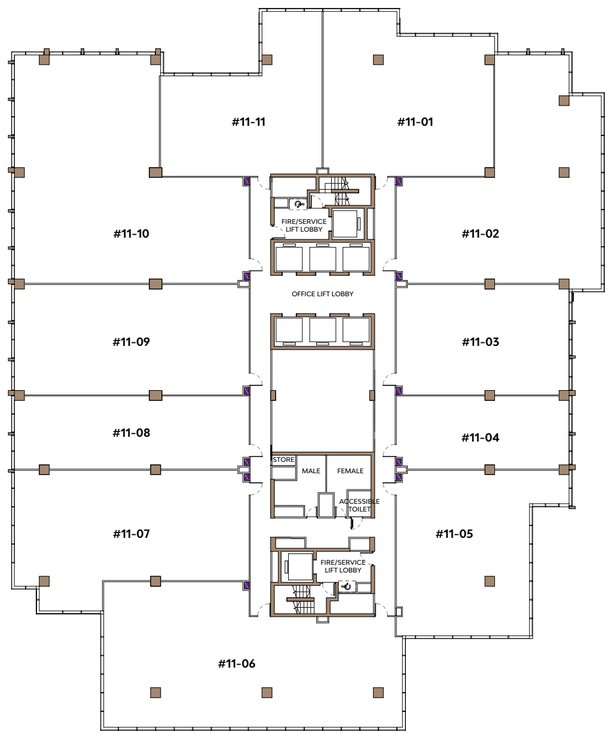
#11-07
Area: 191 sq m
(including A/C ledge 3 sq m)

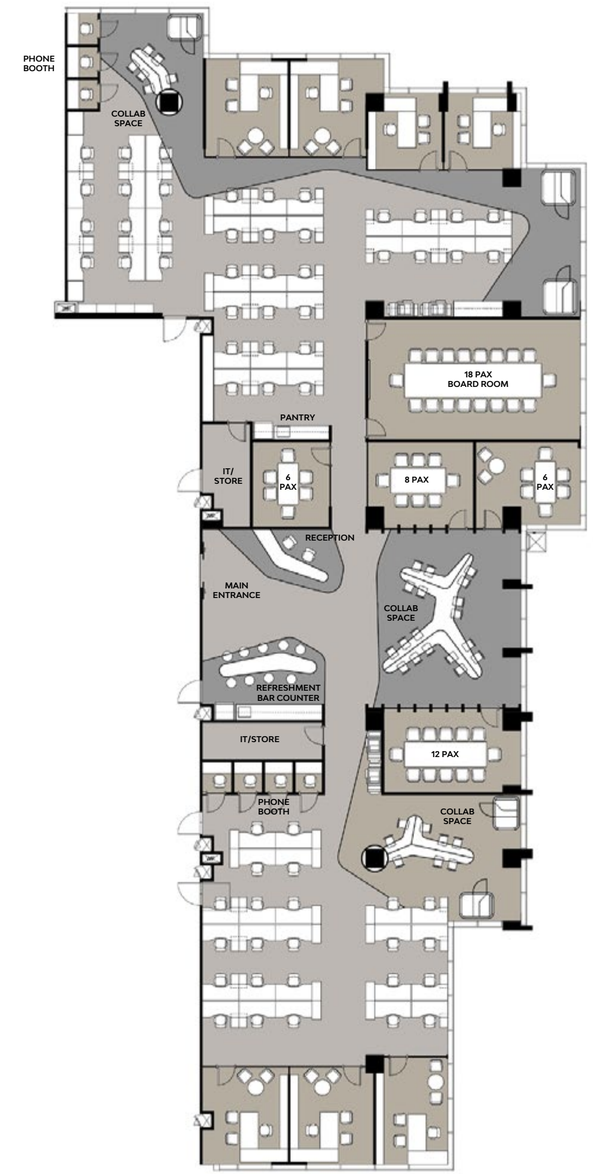
#11-08
Area: 118 sq m
(including A/C ledge 3 sq m)

#11-09
Area: 176 sq m
(including A/C ledge 3 sq m)

#11-10
Area: 292 sq m
(including A/C ledge 5 sq m)

#11-11
Area: 140 sq m
(including A/C ledge 3 sq m)





TEST FIT LAYOUT - DYNAMIC

#11-01 TO 05

Unit Size (sq m)	773
Total Pax	69
No. of Work Stations	62
No. of Manager Rooms	7
No. of Meeting Rooms	5
No. of Work Pods	12
No. of Collaboration Spaces	32
Reception	1
Refreshment Counter	1
IT Server Room	1
Pantry	1

LEGEND:

WATER/ELECTRICAL CLOSET

LANDSCAPE/PLANTER

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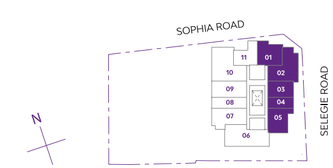
Test-fit plans are for the purpose of visual representation only



#11-01 TO 05
ARTIST'S IMPRESSION

12th STOREY PLAN

#12-01
Area: 157 sq m
(including A/C ledge 3 sq m)

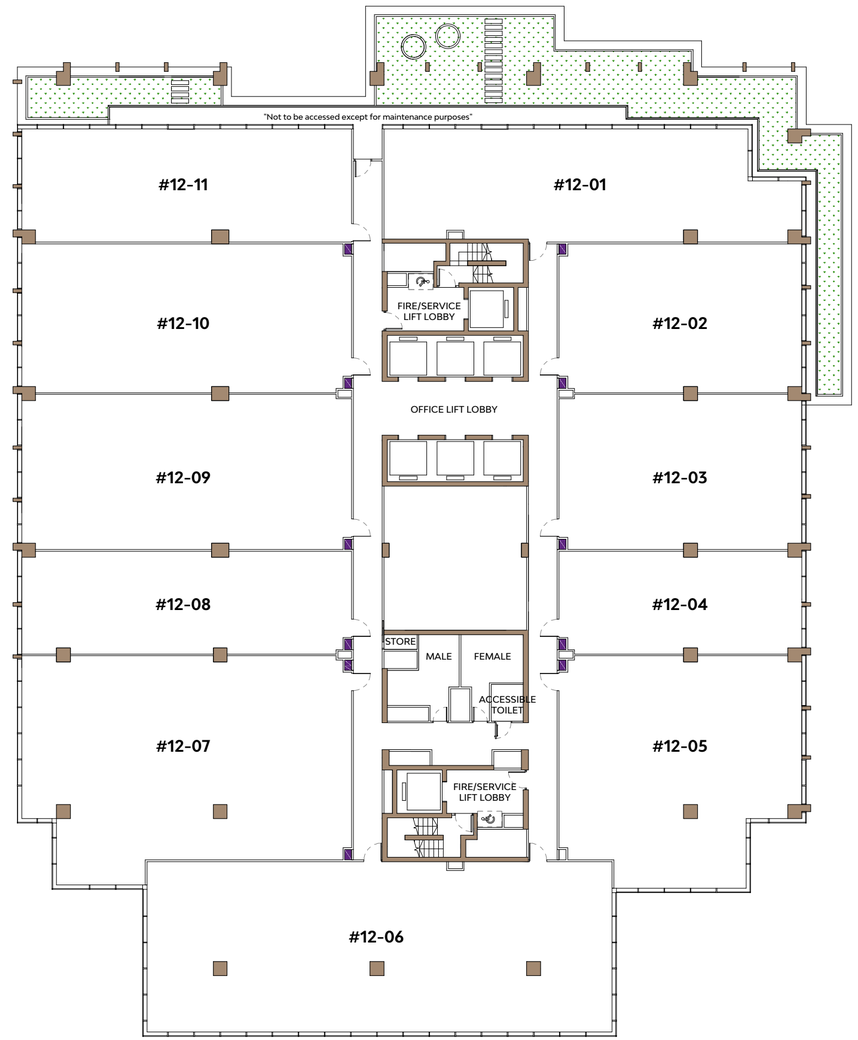
#12-02
Area: 126 sq m
(including A/C ledge 3 sq m)

#12-03
Area: 131 sq m
(including A/C ledge 3 sq m)

#12-04
Area: 88 sq m
(including A/C ledge 3 sq m)

#12-05
Area: 178 sq m
(including A/C ledge 3 sq m)

#12-06
Area: 278 sq m
(including A/C ledge 5 sq m)



#12-07
Area: 236 sq m
(including A/C ledge 5 sq m)

#12-08
Area: 118 sq m
(including A/C ledge 3 sq m)

#12-09
Area: 176 sq m
(including A/C ledge 3 sq m)

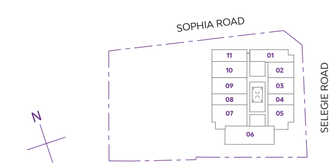
#12-10
Area: 169 sq m
(including A/C ledge 3 sq m)

#12-11
Area: 134 sq m
(including A/C ledge 3 sq m)

LEGEND:

WATER/ELECTRICAL CLOSET

LANDSCAPE/PLANTER



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13th STOREY PLAN

#13-01
Area: 124 sq m
(including A/C ledge 3 sq m)

#13-02
Area: 99 sq m
(including A/C ledge 3 sq m)

#13-03
Area: 110 sq m
(including A/C ledge 3 sq m)

#13-04
Area: 112 sq m
(including A/C ledge 3 sq m)

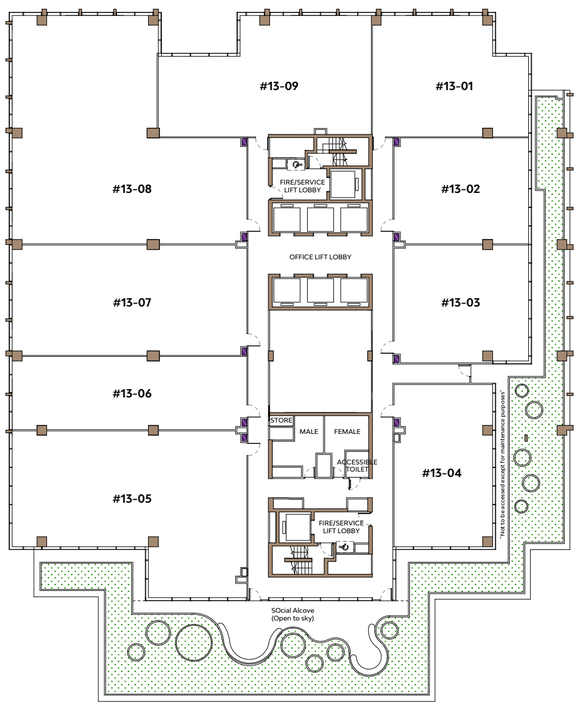
#13-05
Area: 221 sq m
(including A/C ledge 3 sq m)

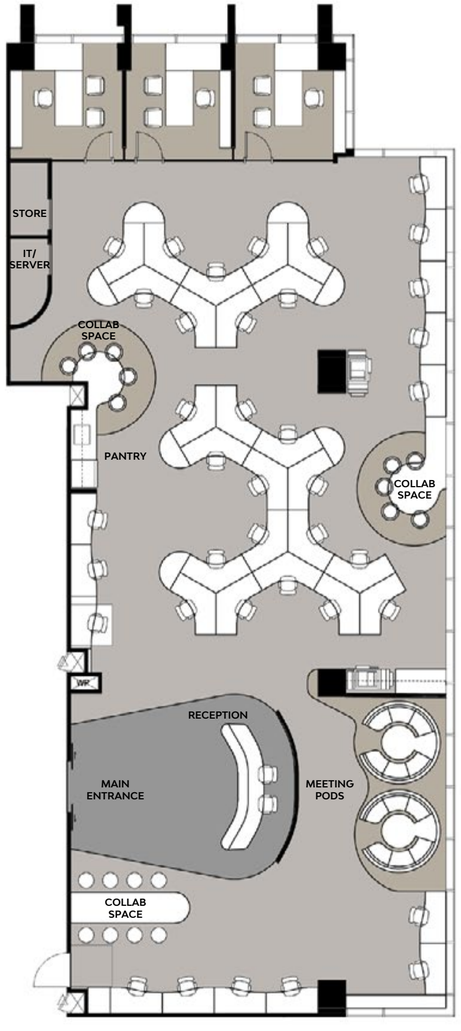
#13-06
Area: 118 sq m
(including A/C ledge 3 sq m)

#13-07
Area: 176 sq m
(including A/C ledge 3 sq m)

#13-08
Area: 293 sq m
(including A/C ledge 5 sq m)

#13-09
Area: 155 sq m
(including A/C ledge 3 sq m)





TEST FIT LAYOUT - COLLABORATIVE

#13-01 TO 03

Unit Size (sq m)	324
Total Pax	41
No. of Work Stations	38
No. of Manager Rooms	3
No. of Meeting Pods	2
No. of Collaboration Spaces	18
Reception	1
IT Server Room	1
Pantry	1
Store	1

LEGEND:

WATER/ELECTRICAL CLOSET

LANDSCAPE/PLANTER

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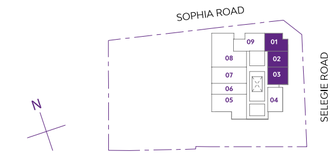
Test-fit plans are for the purpose of visual representation only



#13-01 TO **03**

ARTIST'S IMPRESSION

SPECIFICATIONS

TOTAL NO. OF FLOORS	11 storeys			
NO. OF STRATA UNITS PER FLOOR	L3: 10 Strata Units L4: 12 Strata Units L5: 12 Strata Units	L6: 12 Strata Units L7: 12 Strata Units L8: 11 Strata Units	L9: 11 Strata Units L10: 11 Strata Units L11: 11 Strata Units	L12: 11 Strata Units L13: 9 Strata Units
FLOOR LOADING	3.0kN/m^2			
FLOOR-TO-SOFFIT HEIGHT	3.10m			
DOOR	Glass door with lockset provided.			
FLOOR FINISH	Reinforced concrete slab with 150mm drop from common corridor floor finish.			
AIR CONDITIONING SYSTEM	VRV fan coil unit based on 100 watts per m^2, for future ducting connection and dedicated VRV condensing unit at office tower roof. Fresh air supply terminated within unit for future connection.			
ELECTRICAL INSTALLATION	Electrical isolator provision within the units at high level for future connection to distribution board.			
	Unit No.			**Provisions**
	#03-01, #03-02, #03-03, #03-04, #03-06, #03-07, #03-08, #03-09, #04-03, #04-04, #04-08, #04-09, #04-10, #04-11, #05-03, #05-04, #05-09, #05-10, #05-12, #06-02, #06-03, #06-04, #06-05, #06-09, #06-12, #07-04, #07-05, #07-09, #07-12, #08-02, #08-03, #08-04, #08-07, #08-08, #08-09, #08-10, #08-11, #09-04, #09-08, #09-11, #10-02, #10-03, #10-04, #10-05, #10-08, #11-03, #11-04, #11-08, #11-11, #12-02, #12-03, #12-04, #12-08, #12-11, #13-01, #13-02, #13-03, #13-04 & #13-06			40A 3-Phase
	#03-05, #03-10, #04-01, #04-02, #04-05, #04-12, #05-01, #05-05, #05-08, #06-01, #06-08, #06-10, #06-11, #07-01, #07-03, #07-08, #07-10, #08-01, #08-05, #08-06, #09-01, #09-02, #09-03, #09-05, #09-07, #09-09, #10-01, #10-06, #10-07, #10-09, #10-10, #10-11, #11-01, #11-02, #11-05, #11-07, #11-09, #12-01, #12-05, #12-09, #12-10, #13-05, #13-07 & #13-09			63A 3-Phase
	#04-06, #04-07, #05-02, #05-06, #05-07, #05-11, #06-06, #06-07, #07-02, #07-06, #07-07, #07-11, #09-06, #09-10, #11-06, #11-10, #12-06, #12-07 & #13-08			80A 3-Phase
PLUMBING, SANITARY	Plumbing - Provision of 25mm water supply pipe capped off at high level for future connection.			
	Sanitary – Provision of 1 no. of floor trap.			
FIRE PROTECTION	Fire protection provided in compliance with statutory requirements. Only one layer of sprinkler will be provided.			
TELECOMMUNICATION	All units – 2-way air-blown fibre micro-ducts provided inside all units ready for Purchaser to connect their telecommunication/internet services/subscription.			
LIFTS AND ESCALATORS	Passenger Lifts: 6 nos.	Service Lifts: 2 nos.		
SECURITY	Biometric security system.			
BUILDING MANAGEMENT SYSTEM (BMS)	Comprehensive BMS monitoring and control of building services including energy performance of the air-conditioning system.			

ONE SOPHIA
THE ADDRESS
THAT'S DEFINING THE DISTRICT
ARTIST'S IMPRESSION