

PRIME





**GSH PLAZA** is a prestigious commercial and office tower in the heart of Singapore's Central Business District, well-positioned to deliver key advantages to investors looking to capitalise on its strategic location and premium offerings.

As one of the world's most business-friendly places, Singapore is poised to edge out major global cities with its allure as a gateway city, presenting investors with opportunities to ride the region's growth wave and strengthen international presence.

Asia's improved economy has led to an increase in the demand for office space across the region. GSH Plaza will tap onto this favourable demand and link businesses to a multitude of space solutions, and in turn provide investors with a prime platform for investment.



PRIME  
PRESENCE



# THE NEW FACE OF BUSINESS LUXURY



A colossus of steel and glass, GSH Plaza distinguishes itself with its modern architecture and impeccable interior design – setting the benchmark for the definitive look of business luxury.

GSH Plaza is a thoughtfully developed 28-storey office tower set to complement every business. Each of the premium office units is generously spaced and newly refurbished to reflect today's contemporary times. From studio-sized to amalgamation of multiple office units, every configuration can be tailored to suit all business needs.

A splendid lobby entrance creates a lasting impression, and reinforces the distinction of being associated with one of the world's most successful financial hubs. Office interiors exude professionalism and excellence, creating an exceptional working environment for maximum efficiency.

Retail opportunities are present on ground floor, creating inviting possibilities for pedestrians to explore and be revitalised from within. A retail edge adds to the district's bustling atmosphere, where lifestyle concept stores, gyms or food & beverage outlets encourage work-life balance and provide a convenient place for recreation and relaxation.

- Office units range from approximately 480 sq ft to 1,700 sq ft
- Multiple units can be amalgamated into one office space for large organisation
- Different layout configurations (with the option to amalgamate) to meet every need
- Independent air-conditioning system facilitates flexible operating hours

A woman with her hair in a bun, wearing a white blazer, is seated at a dark table in a cafe. She is holding a white coffee cup to her lips with her right hand and looking down at a menu or document on the table with her left hand. The background is blurred, showing other patrons and warm interior lighting.

PRIME  
POSITION



# IN THE HEART OF THE CENTRAL BUSINESS DISTRICT

Ideally located on the junction of Church Street and Cecil Street, GSH Plaza's iconic stature is set to enhance the Central Business District's vibrant landscape. As a pillar of commercial, financial and recreational establishments, it will thrive at the centre of the city's development, and continue to evolve for the future.

GSH Plaza's location presents itself as a monument to convenience and accessibility, as it is situated near global financial institutions, regional and multinational companies, as well as retail, cultural and entertainment hotspots – the perfect way to mix business with pleasure.

Marina Bay Sands, Gardens by the Bay, and the shopping precincts of Raffles City and Marina Square are close by, offering a myriad of dining, entertainment, shopping and leisure options. To soak up culture, one can make a short trip to the Chinatown heritage district. Aficionados of the arts and entertainment will appreciate the proximity to the National Arts Gallery, the Esplanade Theatres on the Bay and Mastercard Theatres at Marina Bay Sands.

Its prime position also places GSH Plaza within easy reach of transport networks, with Raffles Place and Telok Ayer MRT stations mere minutes away, connecting commuters to the East-West, North-South, Downtown and Thomson-East Coast (to be completed in 2019) MRT lines.

Being in the vicinity of prominent residential apartments complements the commercial and retail elements, creating a conducive environment to live, work and play.



# GSH PLAZA LOCATION MAP



OCBC Center

UOB Plaza

One Raffles Place

Republic Plaza

Ocean Financial  
Centre

Hong  
Leong  
Building

One Raffles Quay

The Sail at  
Marina Bay

Marina Bay Suites

Marina Bay Sands

Asia Square

Marina Bay  
Financial Centre



# PRIME PLACE



## CONNECTING YOU TO ANY POINT

GSH Plaza's prime address in the Central Business District is poised to facilitate commuters looking for easy connections to the rest of Singapore. It is connected to major expressways such as East Coast Parkway (ECP) and Marina Coastal Expressway (MCE).

The property's location is within walking distance to Raffles Place and Downtown MRT stations, which are two key points on the transport network. Being at the centre of it all also places commuters to nearby MRT Interchanges and significant stops such as City Hall, Marina Bay, Chinatown, Dhoby Ghaut and Orchard stations.

- Strategic location in the heart of the Central Business District
- Connected to major expressways
- Highly accessible via Raffles MRT



Marina Bay MRT



Chinatown MRT



Downtown MRT



Raffles Place MRT



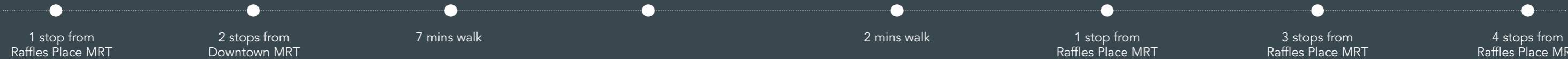
City Hall MRT



Dhoby Ghaut MRT



Orchard MRT



North South Line



Circle Line



Downtown Line



North East Line



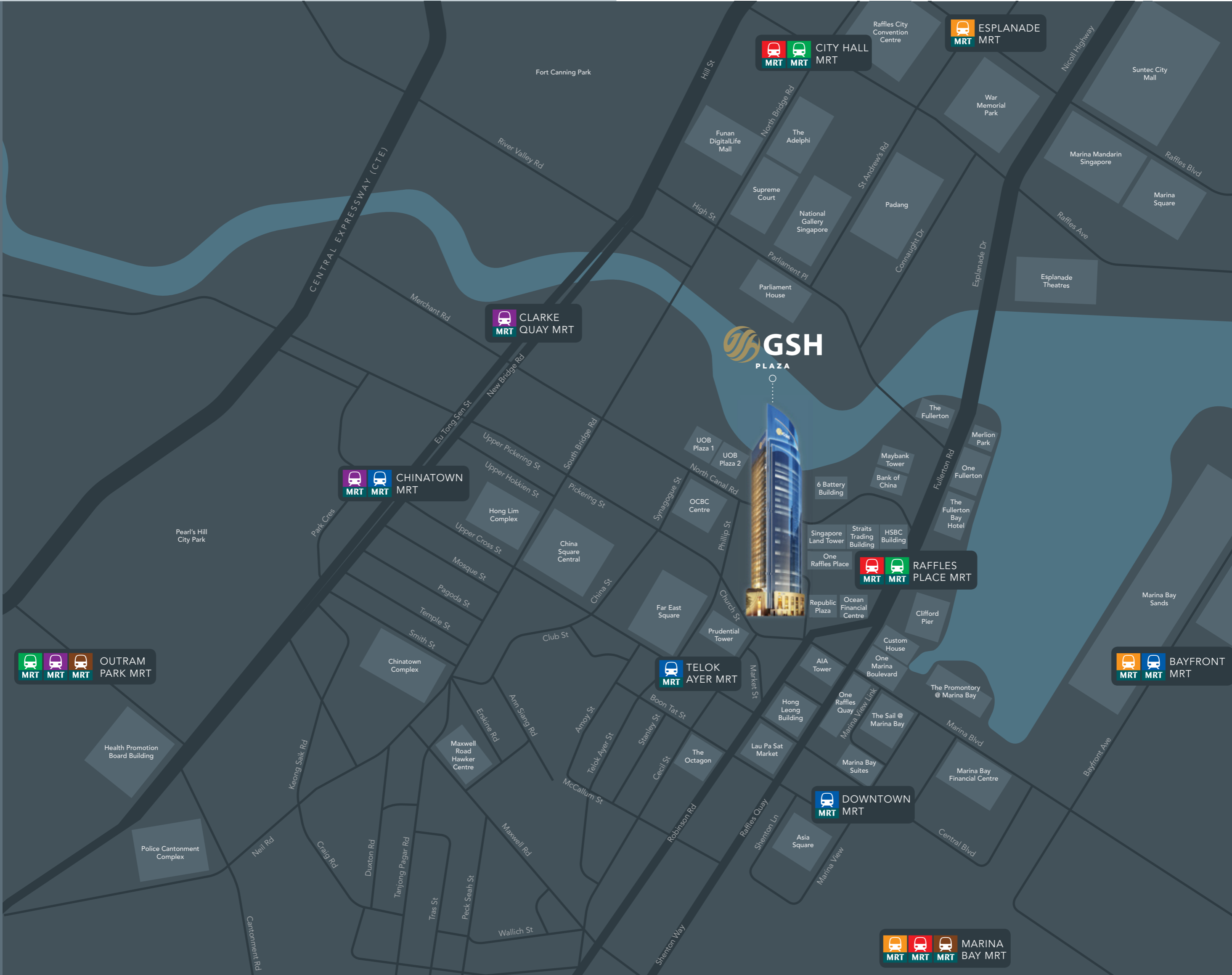
East West Line




Thomson-East Coast Line








  CITY HALL MRT

 ESPLANADE MRT

 CLARKE QUAY MRT

  CHINATOWN MRT

  RAFFLES PLACE MRT

   OUTRAM PARK MRT

 TELOK AYER MRT

  BAYFRONT MRT

 DOWNTOWN MRT

   MARINA BAY MRT

PRIME  
POTENTIAL





# DELIVERING GREATER YIELD

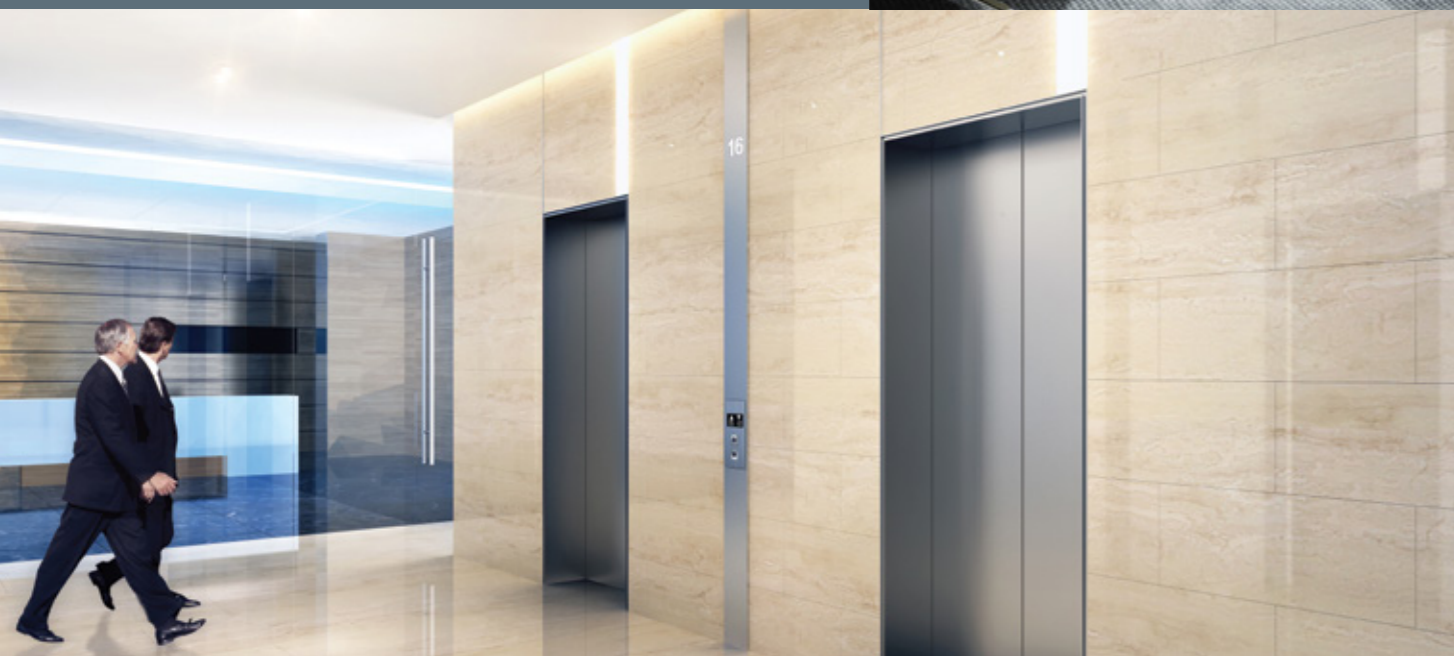
Beyond its strategic location, GSH Plaza promises the value of growth potential. As a premium development, GSH Plaza is one of the selected few properties offering strata title lands for sale within the downtown area. Its premium office units attract only the very best to compete, ensuring high occupancy rates with stable and long-term returns. In essence, a premium building status is both a testament and monument to the power and success of its tenants.

With a wide variety of office units available for selection and configuration, as well as options such as private access lobbies, these assets are poised to soar with the increasing demand to grow businesses in Asia.

Business opportunities for retail tenants abound with the benefits of the development's upscale location and prime clientele. The area is witness to surging foot traffic and retailers occupying prime space in GSH Plaza will be able to leverage on this to strengthen their customer base and enjoy greater growth, making this truly a prime investment that appreciates with time.

- Lofty open space lobby with security access
- Dedicated office entrance and lobby for select units enhances privacy and prestige
- Advanced security systems
- 24-hour CCTV surveillance system







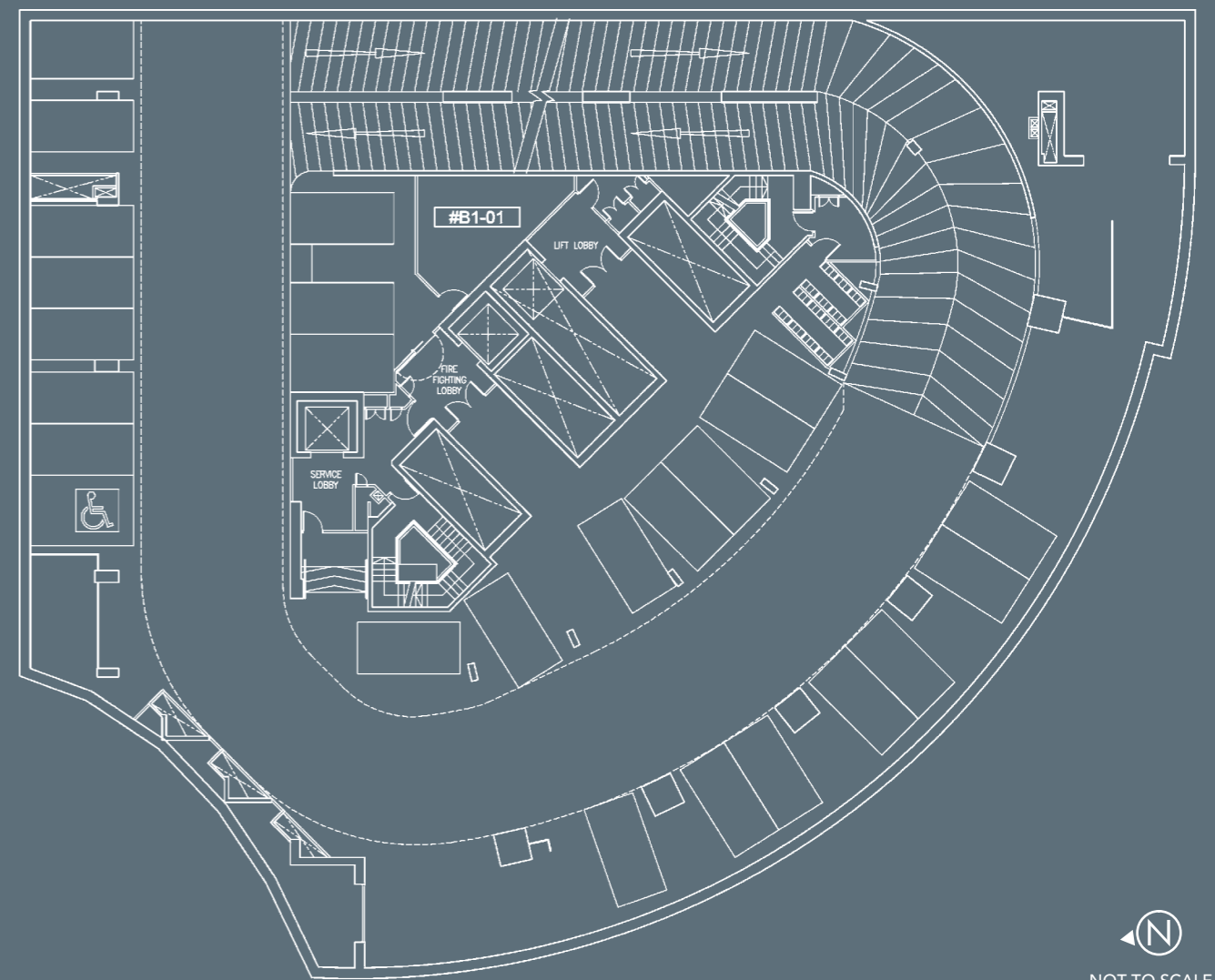
PRIME  
PICK



# PLANNED TO COMPLEMENT EVERY NEED

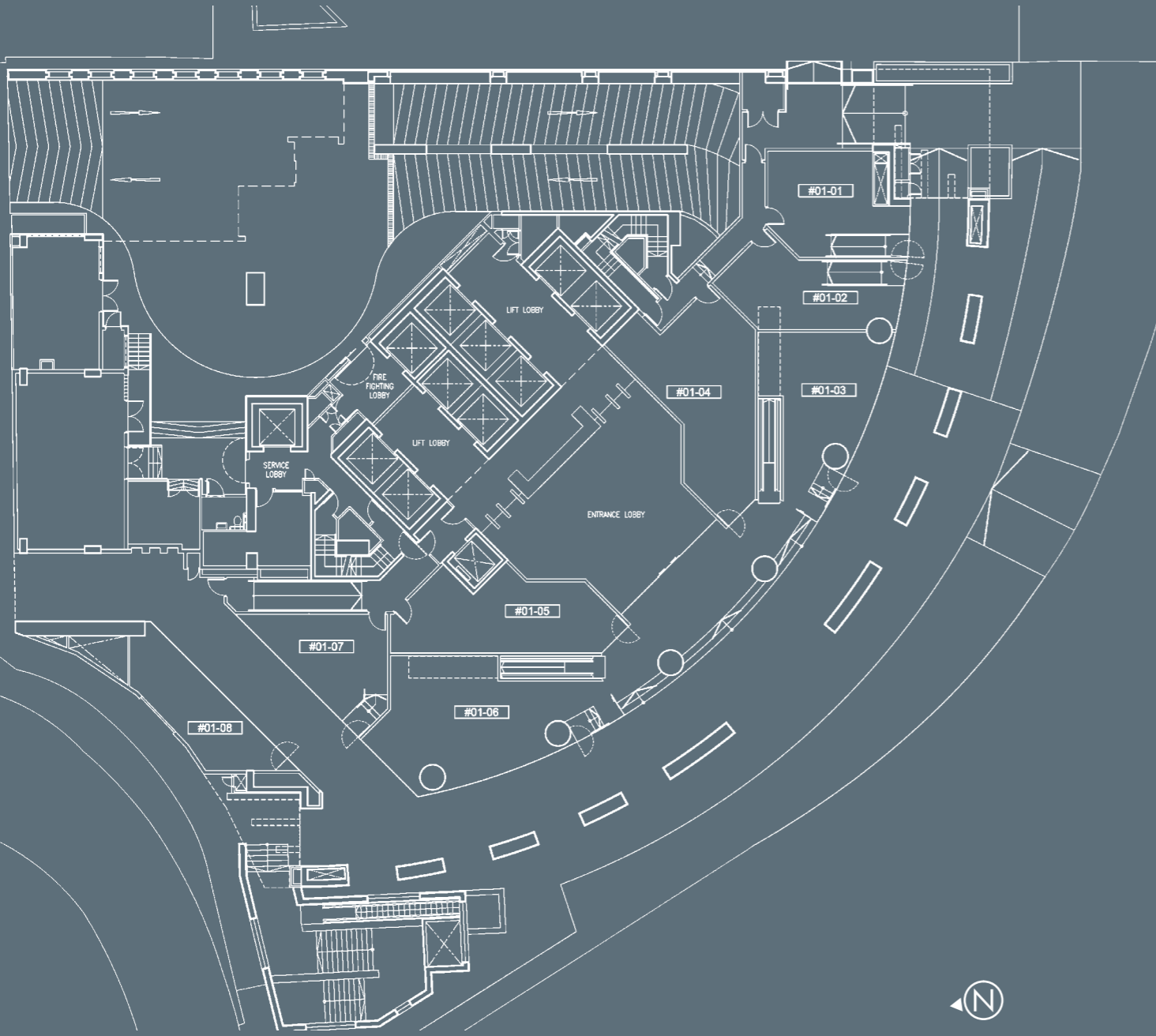
FLOOR PLAN

## BASEMENT 1



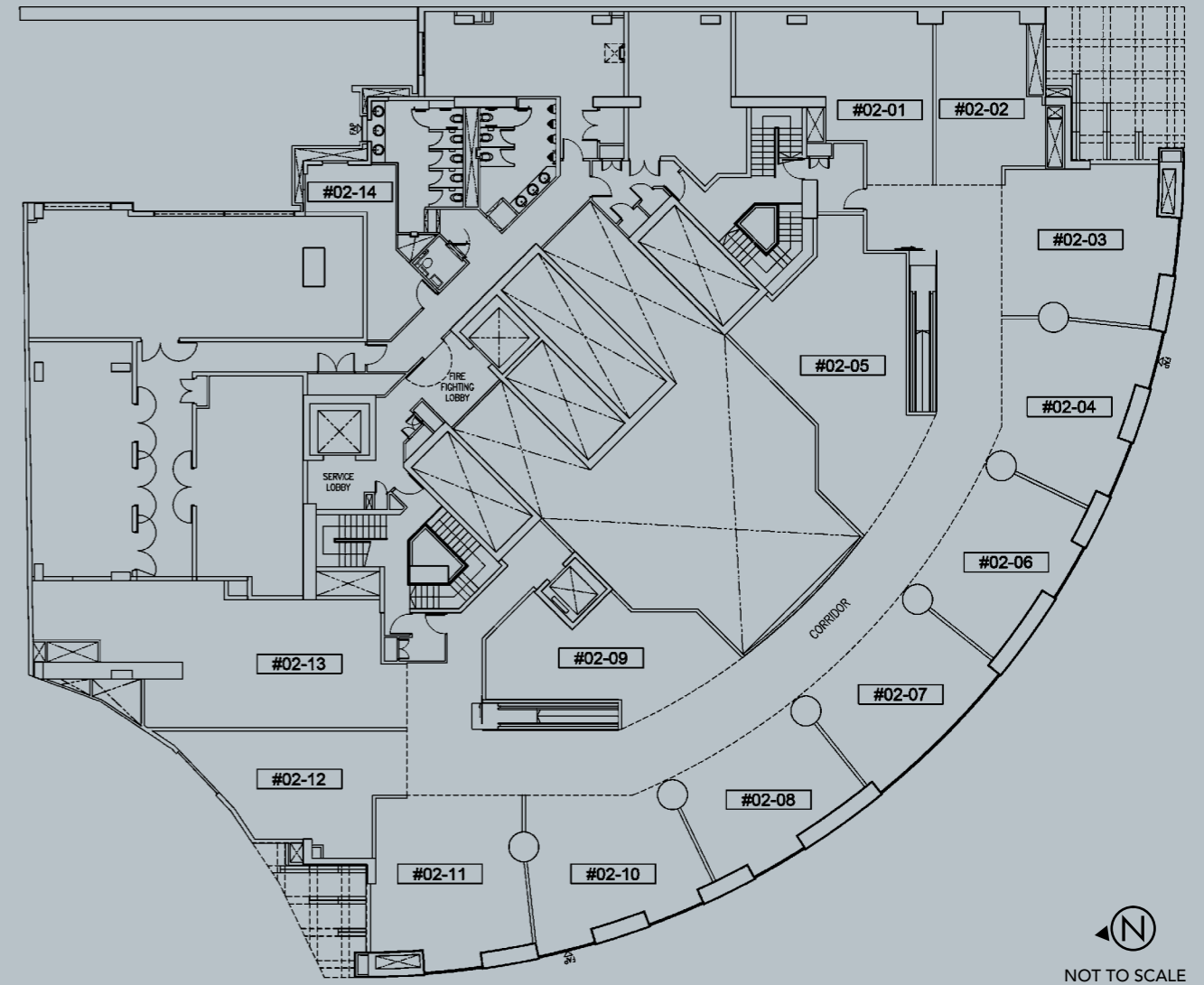
NOT TO SCALE

# 1<sup>ST</sup> STOREY



UNIT NO.	AREA (m <sup>2</sup> )
#01-01 (F&B)	43
#01-02 (F&B)	44
#01-03 (F&B)	54
#01-04 (F&B)	65
#01-05 (F&B)	53
#01-06 (F&B)	75
#01-07 (F&B)	37
#01-08 (Retail)	36

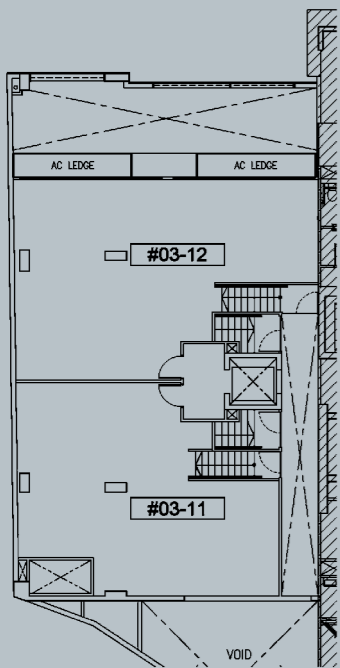
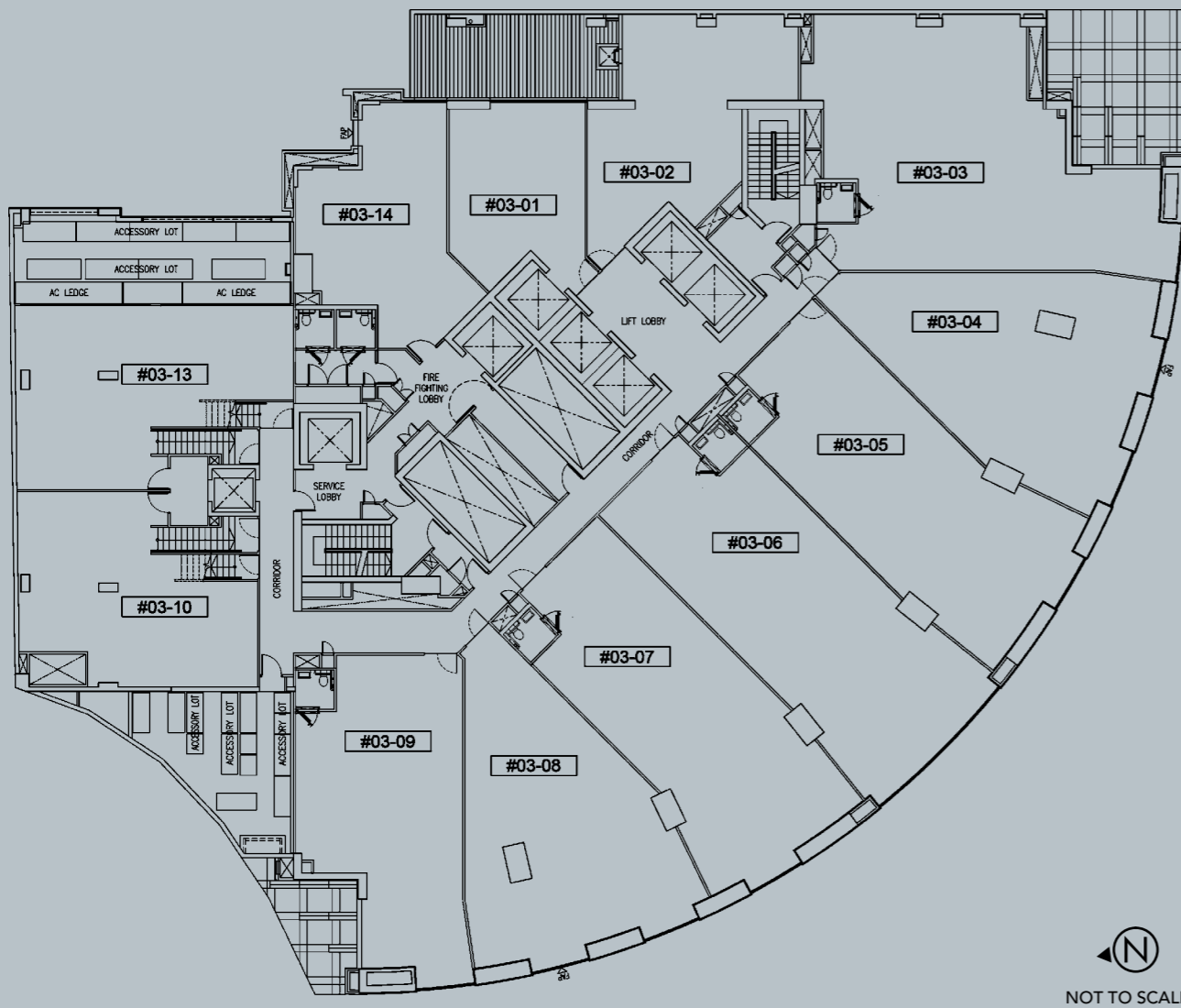
# 2<sup>ND</sup> STOREY



UNIT NO.	AREA (m <sup>2</sup> )
#02-01 (F&B)	58
#02-02 (F&B)	39
#02-03 (Retail)	58
#02-04 (Retail)	53
#02-05 (F&B)	76
#02-06 (Retail)	46
#02-07 (Retail)	48
#02-08 (Retail)	46
#02-09 (F&B)	50
#02-10 (Retail)	53
#02-11 (Retail)	58
#02-12 (F&B)	50
#02-13 (F&B)	96



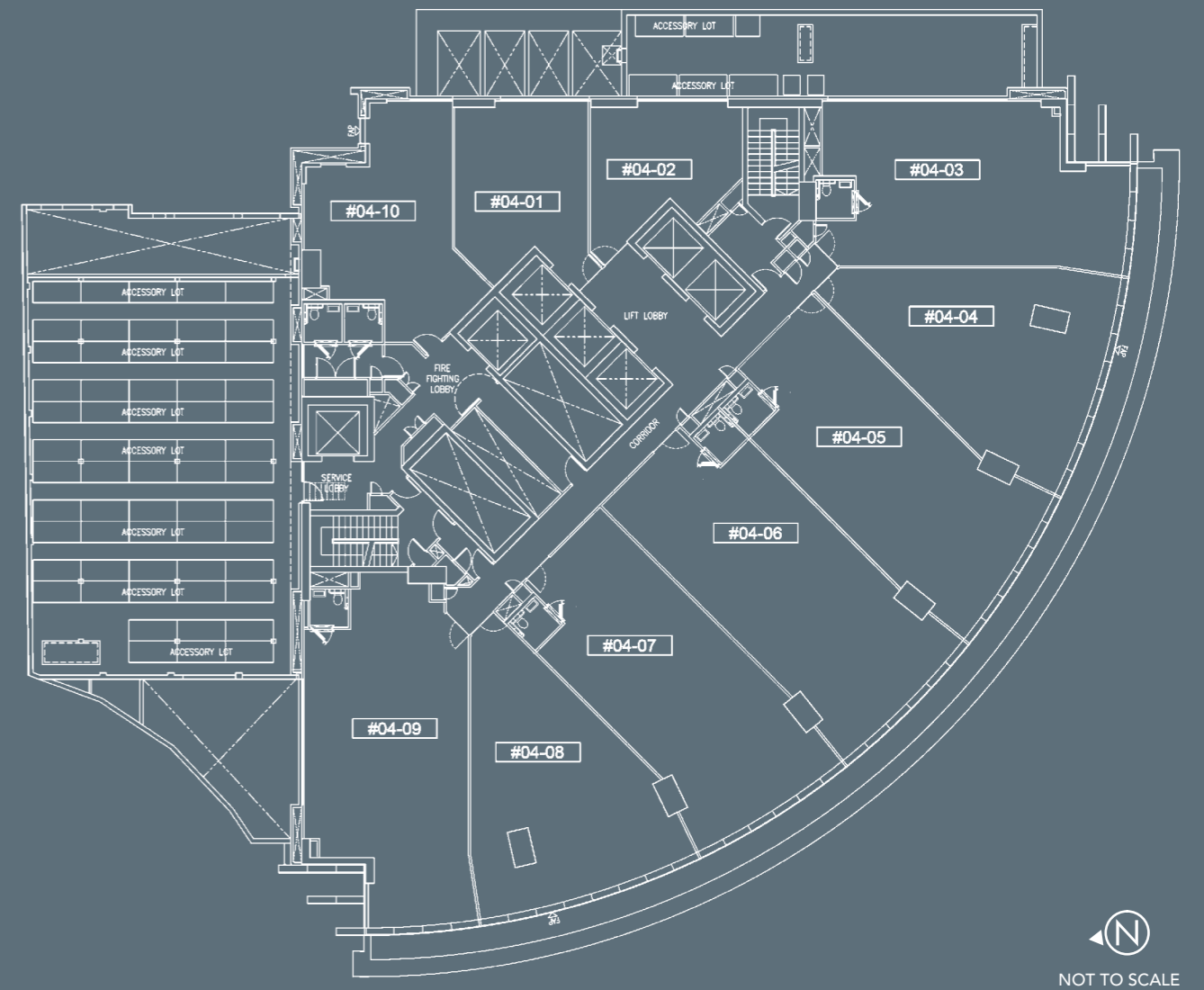
### 3<sup>RD</sup> STOREY



3RD MEZZANINE

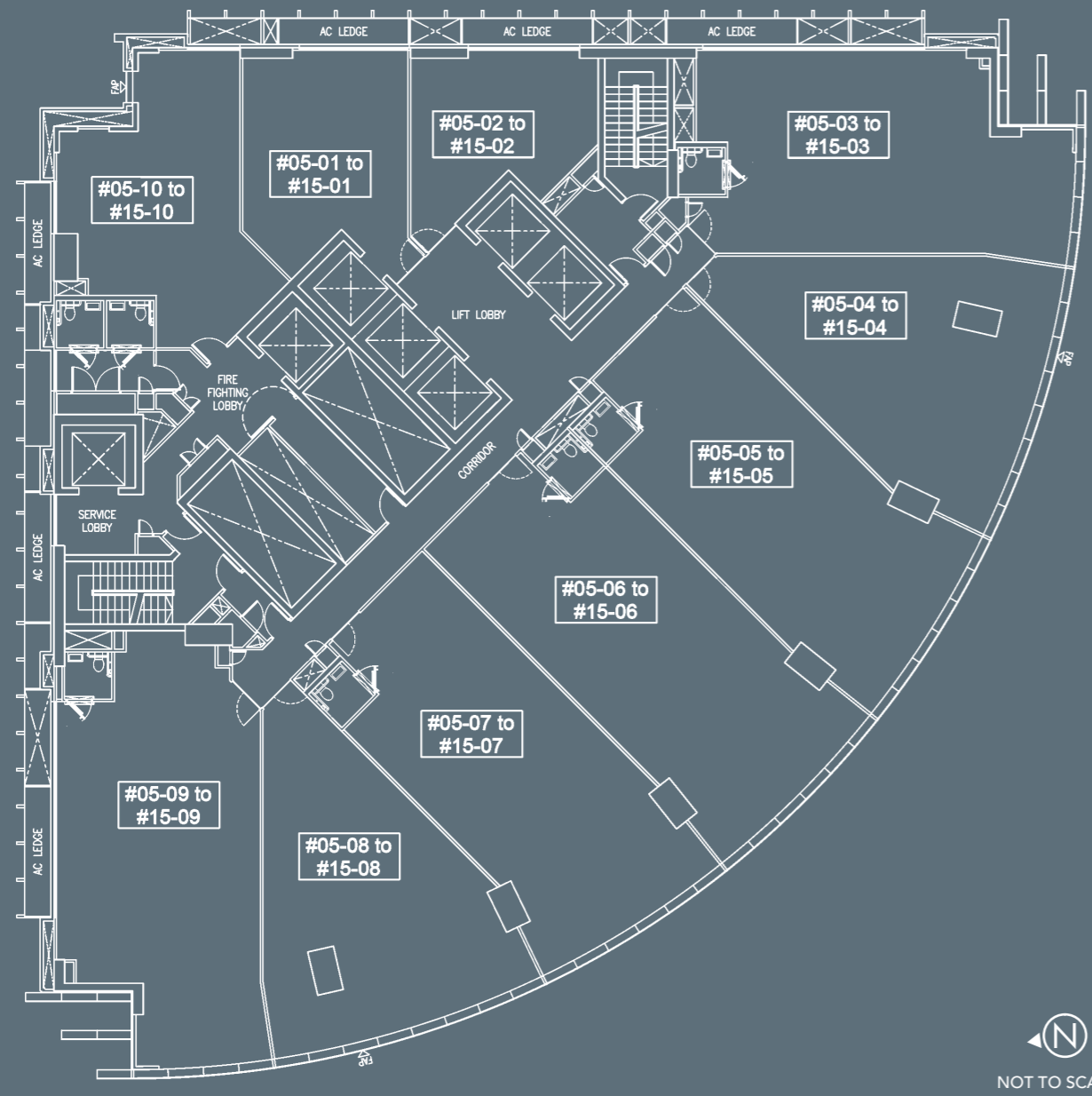
UNIT NO.	AREA (m <sup>2</sup> )
#03-01	54
#03-02	78
#03-03	159
#03-04	119
#03-05	132
#03-06	142
#03-07	132
#03-08	120
#03-09	105
#03-10	94
#03-11	92
#03-12	102
#03-13	107
#03-14	73

### 4<sup>TH</sup> STOREY



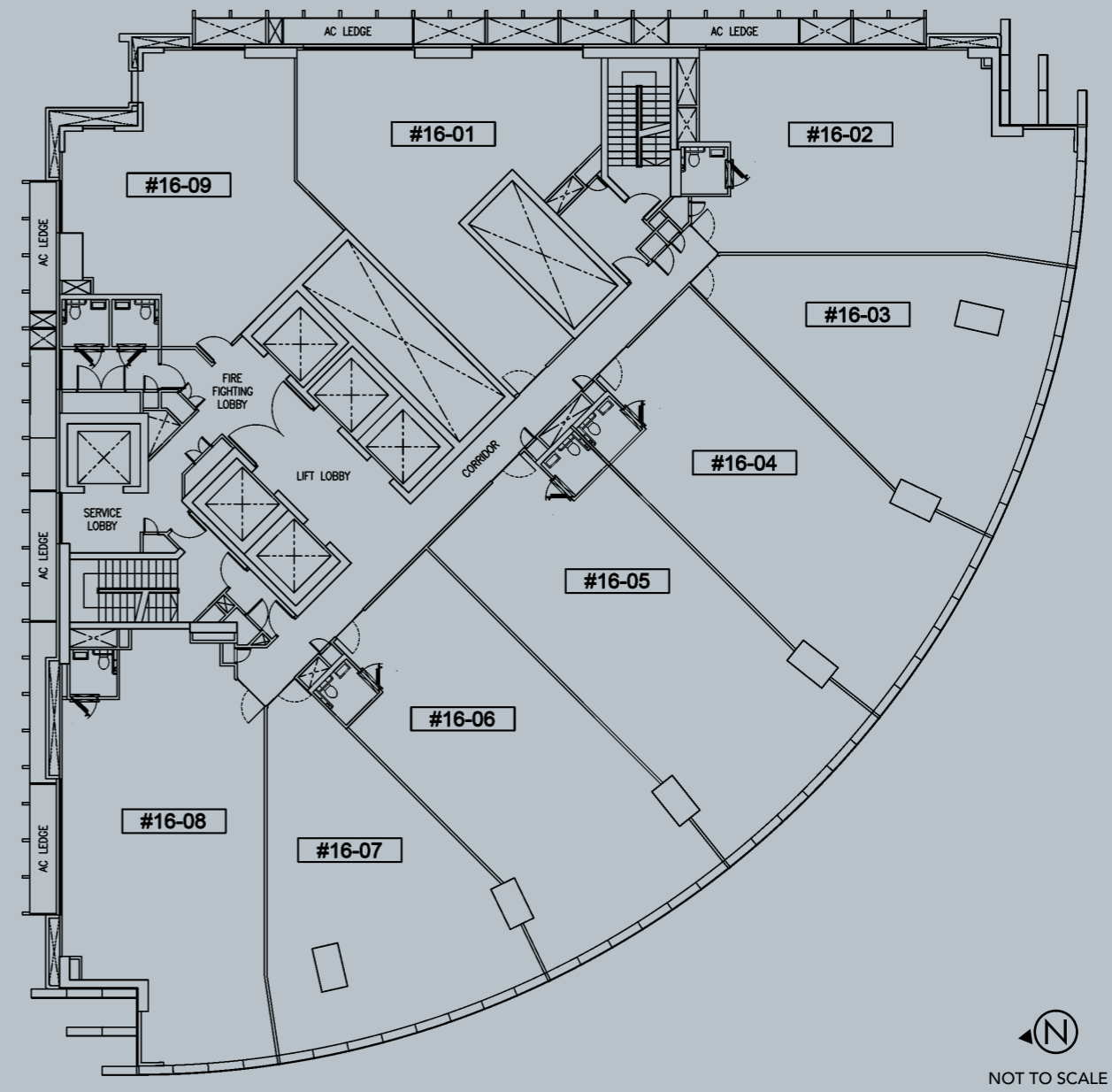
UNIT NO.	AREA (m <sup>2</sup> )
#04-01	54
#04-02	45
#04-03	111
#04-04	99
#04-05	118
#04-06	126
#04-07	118
#04-08	99
#04-09	120
#04-10	70

5<sup>TH</sup> - 15<sup>TH</sup> STOREY (11 FLOORS)



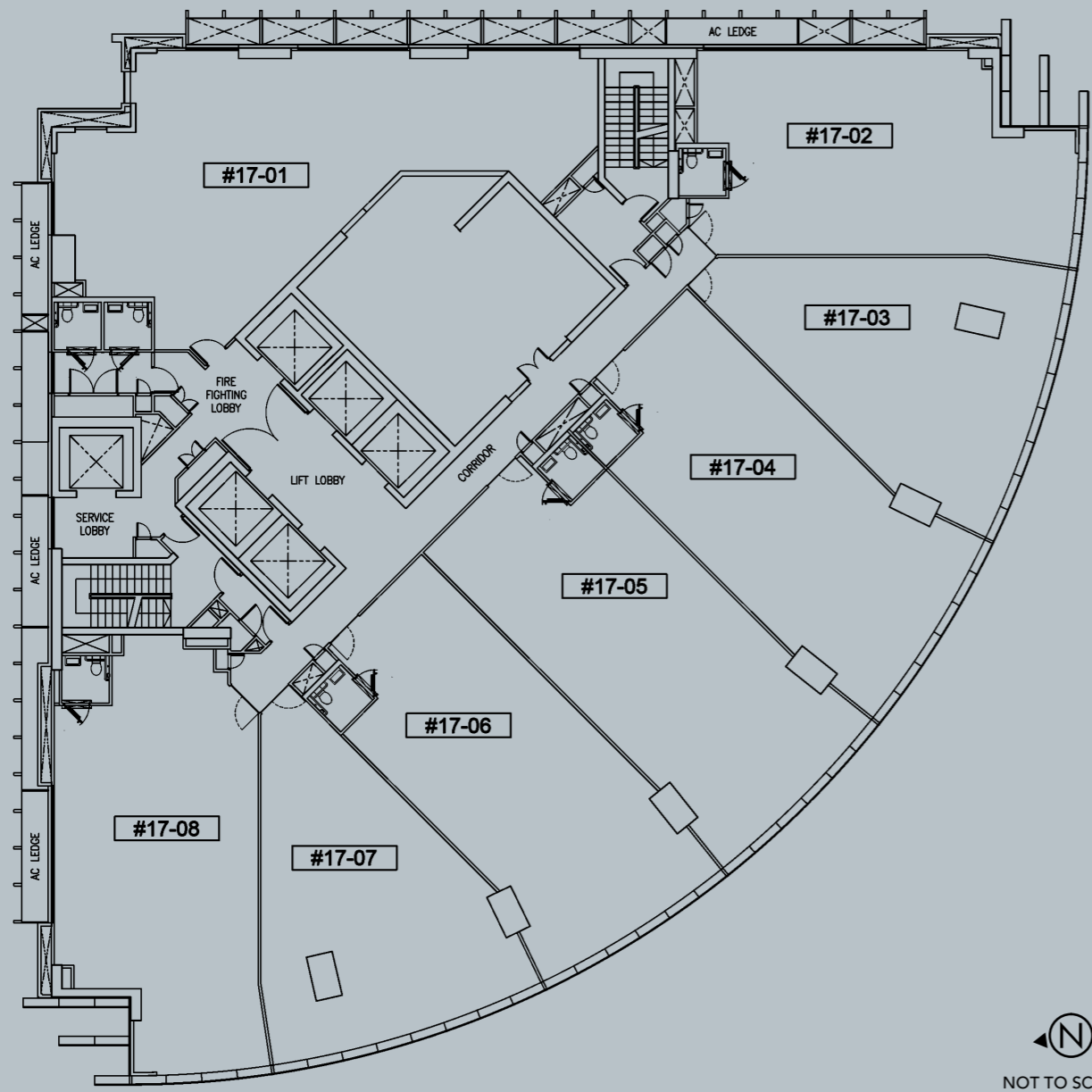
UNIT NO.	AREA (m <sup>2</sup> )
#05~15-01	58
#05~15-02	48
#05~15-03	115
#05~15-04	99
#05~15-05	118
#05~15-06	126
#05~15-07	118
#05~15-08	102
#05~15-09	124
#05~15-10	73

16<sup>TH</sup> STOREY



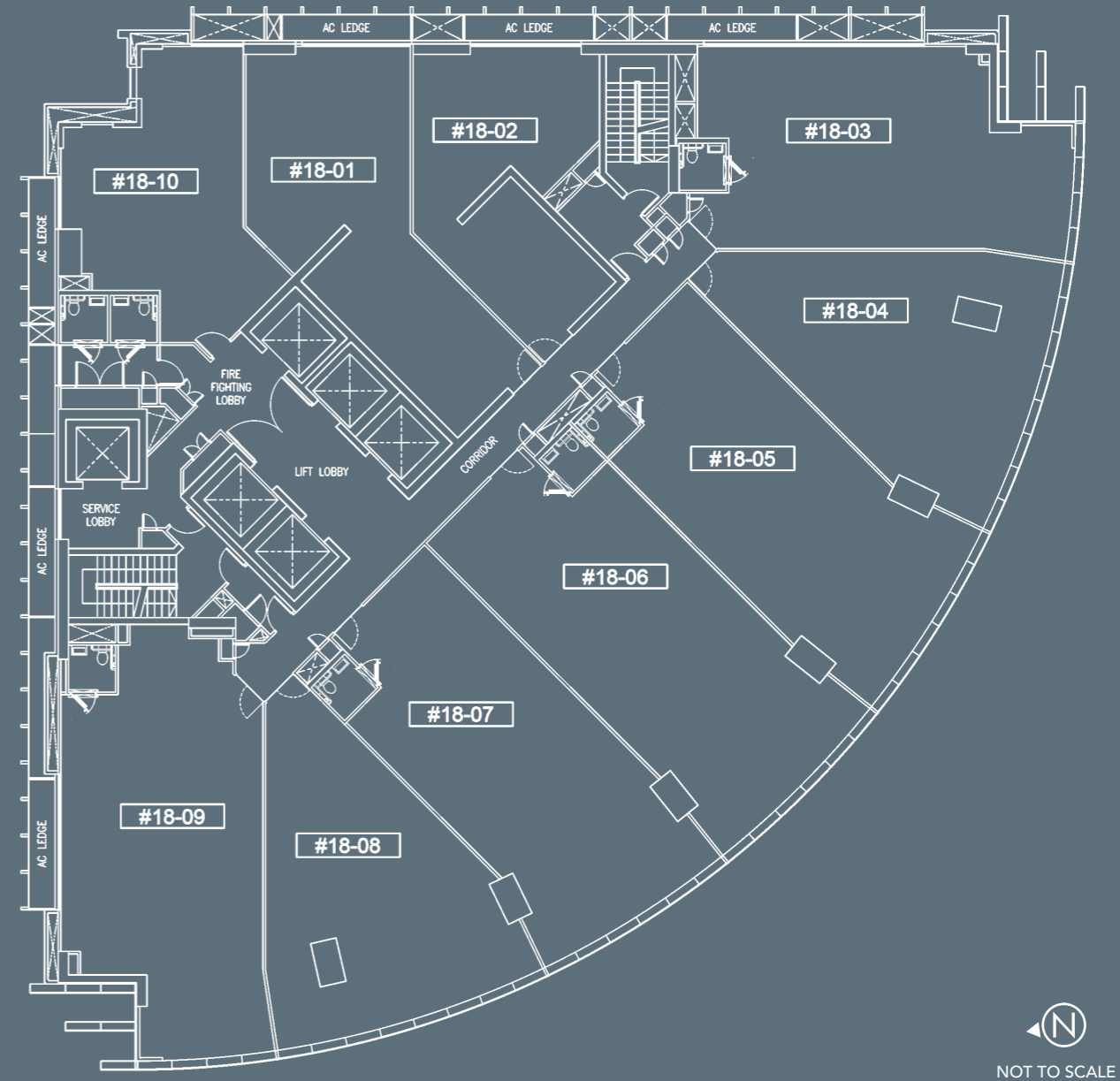
UNIT NO.	AREA (m <sup>2</sup> )
#16-01	103
#16-02	115
#16-03	99
#16-04	118
#16-05	126
#16-06	118
#16-07	102
#16-08	123
#16-09	92

## 17<sup>TH</sup> STOREY



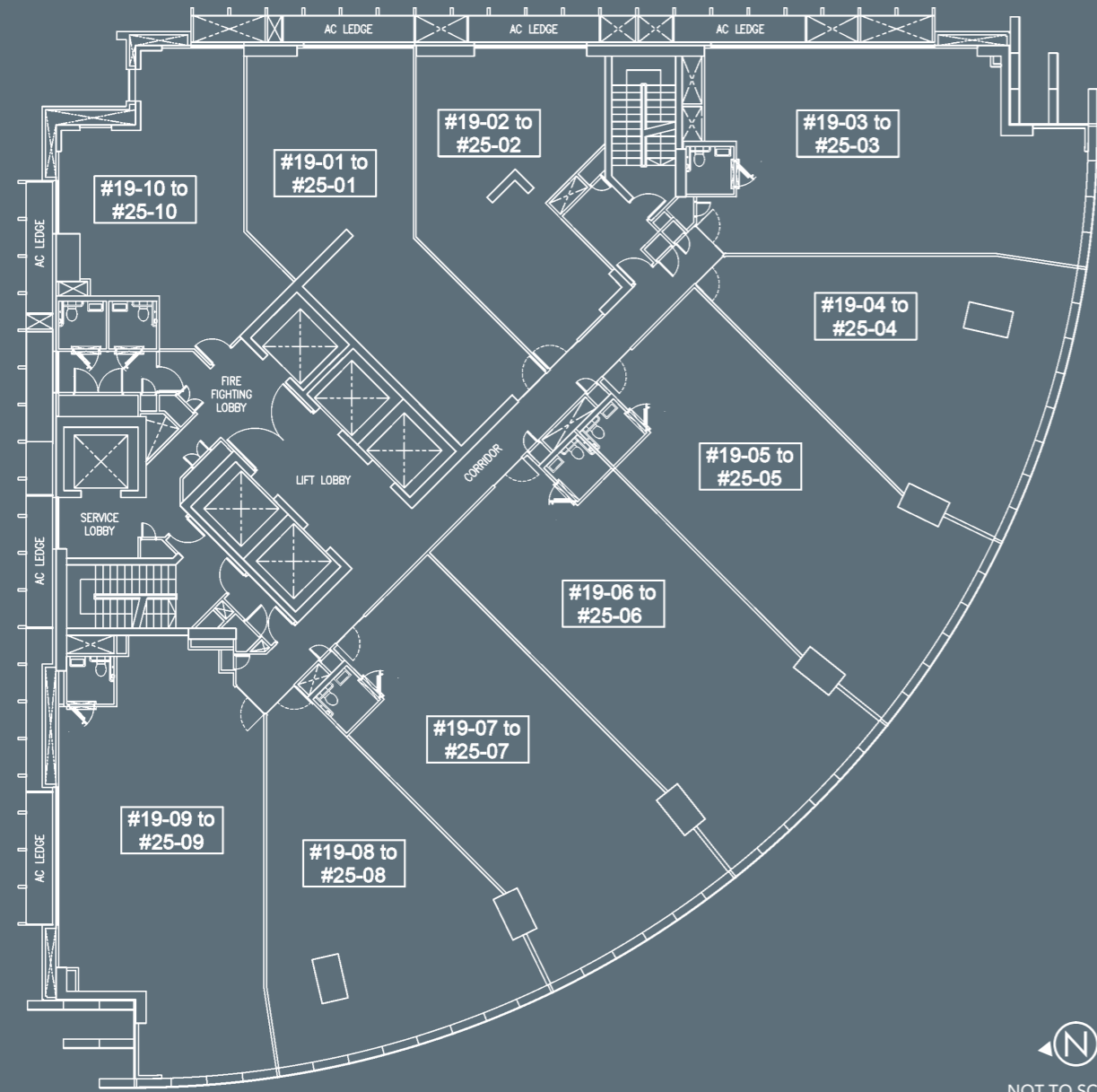
UNIT NO.	AREA (m <sup>2</sup> )
#17-01	153
#17-02	115
#17-03	99
#17-04	118
#17-05	126
#17-06	118
#17-07	102
#17-08	123

## 18<sup>TH</sup> STOREY



UNIT NO.	AREA (m <sup>2</sup> )
#18-01	93
#18-02	75
#18-03	115
#18-04	99
#18-05	118
#18-06	126
#18-07	118
#18-08	102
#18-09	123
#18-10	73

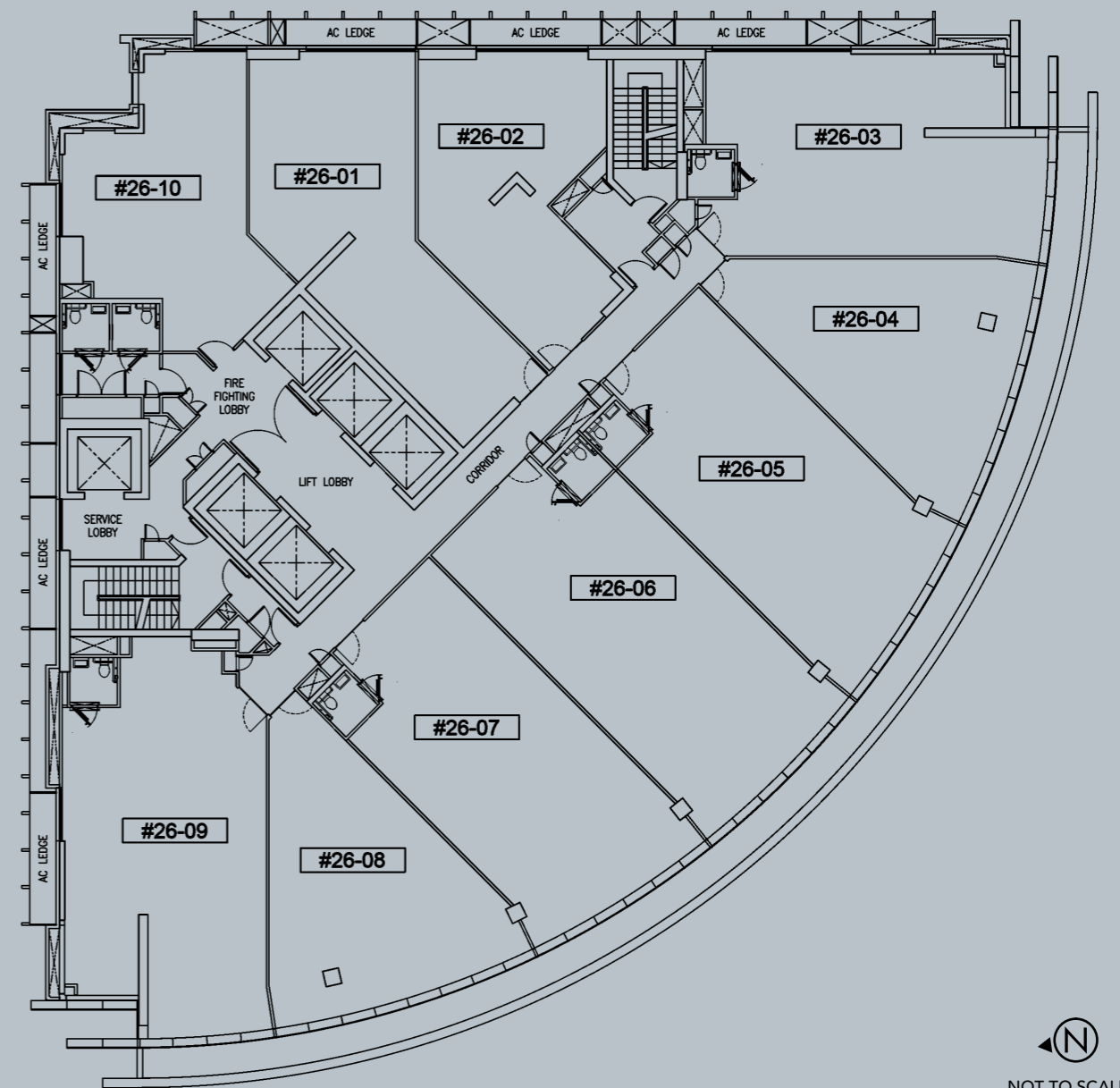
19<sup>TH</sup> - 25<sup>TH</sup> STOREY (7 FLOORS)



NOT TO SCALE

UNIT NO.	AREA (m <sup>2</sup> )
#19~25-01	93
#19~25-02	75
#19~25-03	115
#19~25-04	99
#19~25-05	118
#19~25-06	126
#19~25-07	118
#19~25-08	102
#19~25-09	123
#19~25-10	73

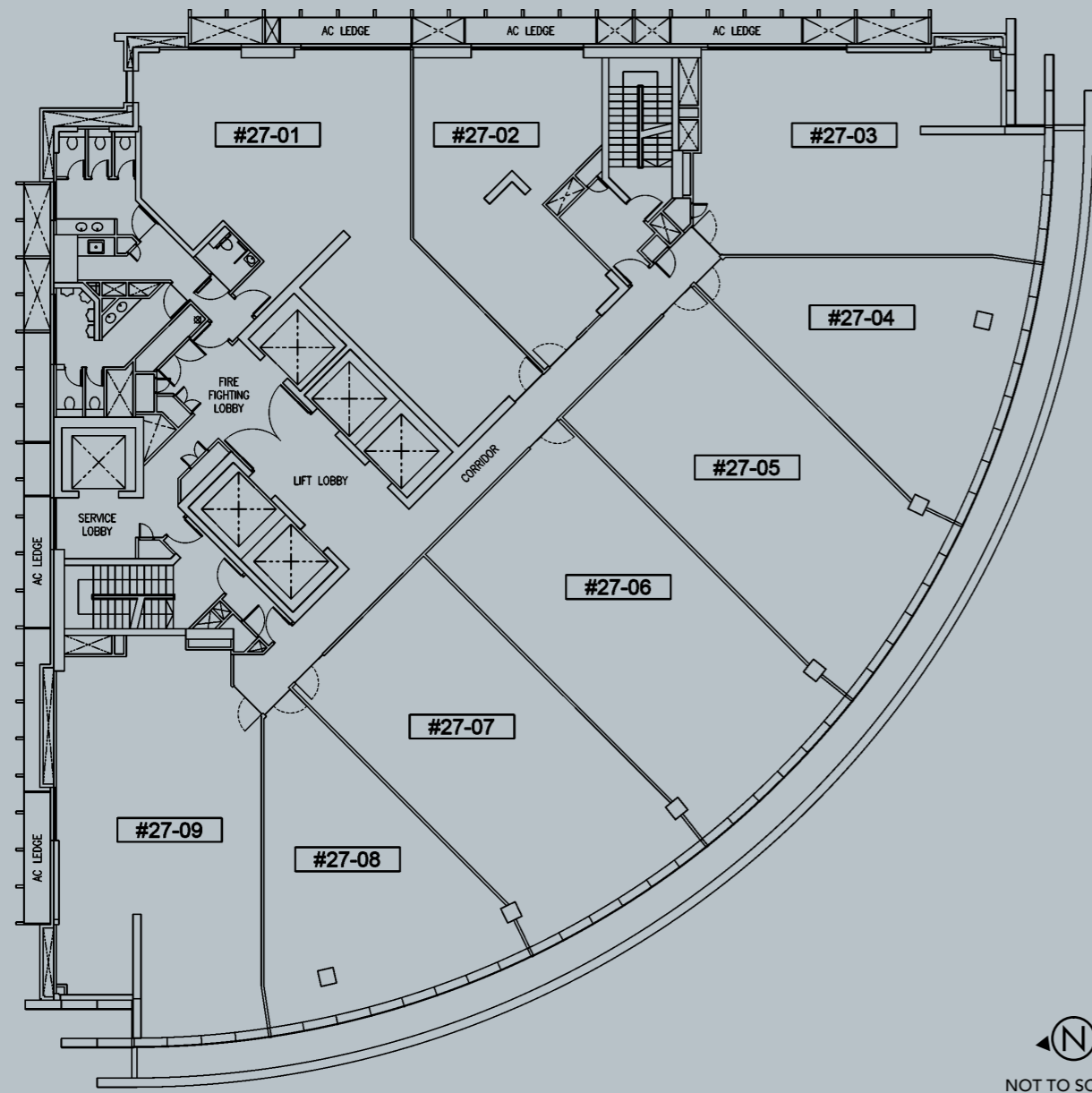
26<sup>TH</sup> STOREY



NOT TO SCALE

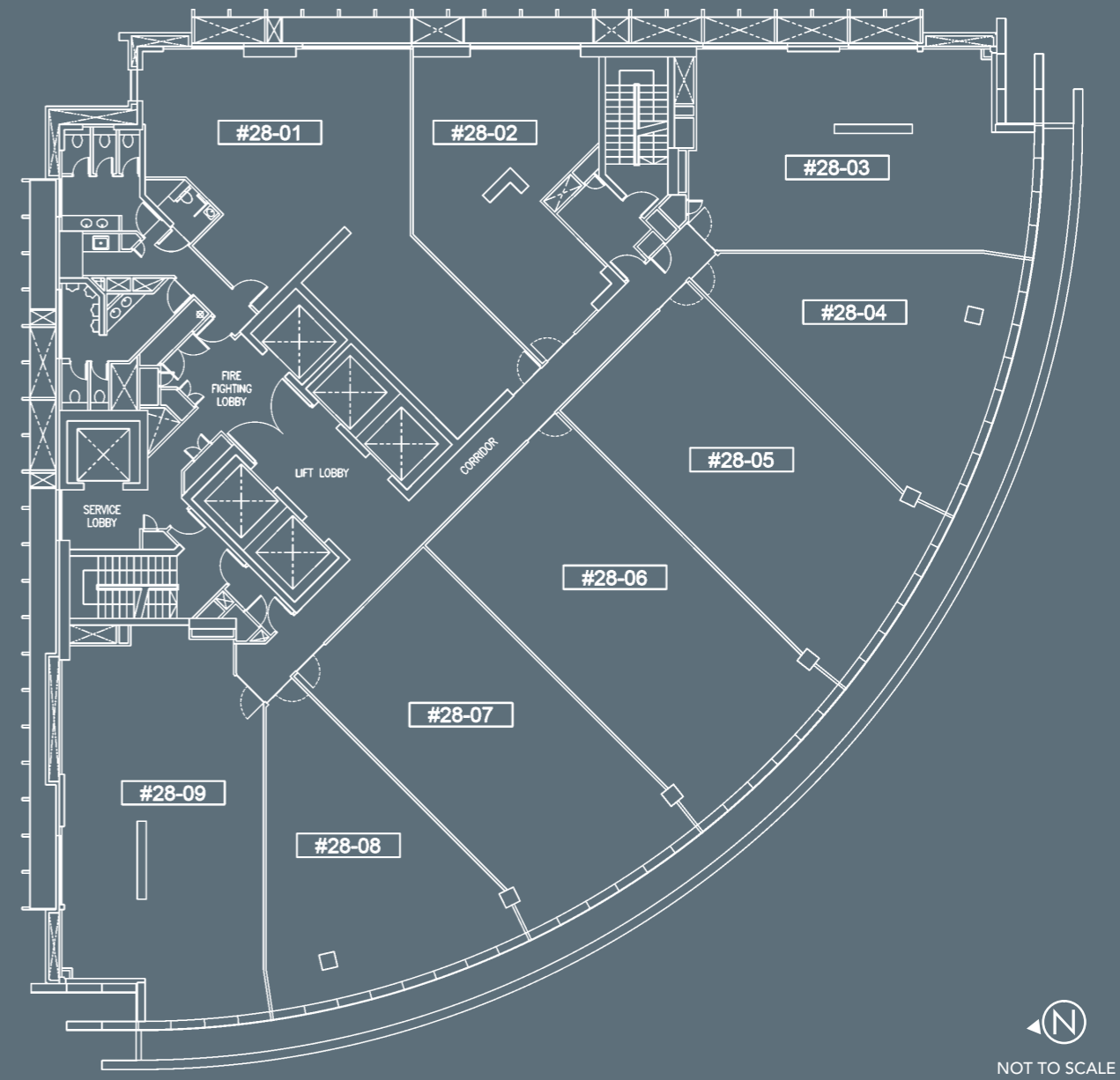
UNIT NO.	AREA (m <sup>2</sup> )
#26-01	93
#26-02	75
#26-03	109
#26-04	81
#26-05	107
#26-06	116
#26-07	107
#26-08	84
#26-09	117
#26-10	73

## 27<sup>TH</sup> STOREY



UNIT NO.	AREA (m <sup>2</sup> )
#27-01	124
#27-02	75
#27-03	107
#27-04	81
#27-05	108
#27-06	117
#27-07	108
#27-08	84
#27-09	118

## 28<sup>TH</sup> STOREY



UNIT NO.	AREA (m <sup>2</sup> )
#28-01	119
#28-02	71
#28-03	103
#28-04	81
#28-05	108
#28-06	117
#28-07	108
#28-08	81
#28-09	114

# BUILDING SPECIFICATION

1. **STRUCTURE**  
Raft foundation with reinforced concrete structure
2. **WALLS**
  - a. **External Walls:**  
Concrete and/or Masonry walls and/or Pre-cast and/or Aluminium & Glazing Wall cladding
  - b. **Internal Walls:**  
Concrete and/or masonry and/or partition wall
3. **ROOF**  
Reinforced concrete flat roof with waterproofing system with or without insulation
4. **CEILING**  
All ceiling with skim coat unless otherwise stated. Ceiling board with painted finishes to corridors, main lobby and lift lobby.
5. **FINISHES**
  - a. **Wall:**  
Masonry and/or dry partition wall plastered and paint. Imported tiles to washroom, lift lobby and corridors. Plastered and paint to basement wall.
  - b. **Floor:**  
Cement rendered finishes to all units unless otherwise stated. Imported tiles to washroom, lift lobby and corridors. Epoxy paint finish to basement carpark and driveway.
6. **WINDOWS**

Office Unit:  
Window and/or Casement Window with Aluminum frame (where applicable)  
Double Glazed glass and/or Double Glazed Safety glass (where applicable)

Shop, Restaurant Unit:  
Shopfront glass panels
7. **DOORS**

Office Unit:  
Glass and/or timber doors and PSB's approved fire-rated doors where applicable.

Shop, Restaurant Unit:  
Glass door
8. **IRONMONGERY**  
Office, Shop, Restaurant Unit:  
Imported good quality ironmongery
9. **SANITARY FITTINGS (CHANGE TO SANITARY AND PLUMBING IF REQUIRED)**  
Office Unit:  
Imported good quality sanitary wares, fittings and accessories (To applicable units only)
10. **ELECTRICAL INSTALLATION**  
415V three phase isolator for shop, restaurant and office units.
11. **GAS SYSTEM**  
Restaurant Unit:  
Town gas supply
12. **AIR-CONDITIONING SYSTEM AND MECHANICAL VENTILATION**  
Individual Air-conditioning system provided for shop, restaurant and office units.  
Air-conditioning system provided to all lobbies and corridors. Mechanical Ventilation will be provided if required.
13. **LIFTS**  
Lift to all floors
14. **TELECOMMUNICATION SERVICES**  
Provision of Cable network  
Each unit will be provided with the telephone block terminal
15. **LIGHTNING PROTECTION**  
Lightning Protection System shall be provided in accordance with Singapore Standard 555: 2010
16. **WATERPROOFING**

Office Unit:  
Waterproofing to unit washrooms

Shop, Restaurant Unit: Nil

Common Areas:  
Waterproofing to common Toilets, Pantry, Bin Centre and Reinforced Concrete Roof
17. **DRIVEWAY**  
Stone paving to designated 1st Storey areas of driveway
18. **SECURITY SYSTEM**  
Card Access control system to selected locations  
Proximity transponder for vehicular entry at entrances  
CCTV, surveillance cameras at strategic locations
19. **FLOOR LOADING**  
The maximum allowable floor loading for Shops/ Restaurant Units and Office Units are as follows:
  - i) Restaurant Unit/Shop (1st and 2nd Storey) – 5.0kN/m<sup>2</sup>
  - ii) Office Unit (3rd to 28th Storey) – 4.0kN/m<sup>2</sup>

**DISCLAIMER:**

While reasonable care has been taken in preparing the sales brochure, unit plans, specifications, constructing the sales models, sales gallery and marketing collaterals (the 'Materials'), the Developer and its agents and their respective servants and contractors do not warrant the accuracy of any of the Materials and shall be in no way be held responsible for any inaccuracies in their contents or discrepancies between the Materials and the actual project and/or units when built. The Developer shall not be bound by any statement, representation or promise (written or oral) by its agent or contractors. All statements and depictions are believed to be correct but are not to be regarded as statements or representations of fact. The Sale and Purchase Agreement shall form the entire agreement between the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to the signing of the Sale and Purchase Agreement. All information, specifications, layout plans, building plans, location of facilities, finishes and visuals are subject to any changes as may be required by the Architect or Developer and/or approved by the relevant authorities. The Materials are not intended to be contractual documents and shall not form part of any offer or contract. Visuals, renderings, illustrations, models, displays and photography are artist's impressions only and it shall not be regarded as representation of fact. Floor areas are approximate measurements only and it is subject to final survey verification. The property is subject to inspection by the relevant authorities to comply with the current codes of practice.

DEVELOPED BY



Developer: Plaza Ventures Pte Ltd [Co. Reg. No. 201418211Z] • Legal Description: TS01 on Lot No. 00604P  
Written Permission: WPP1\_ES20150122R0167 • Building Plan Approval No.: A1506-00004-2014-BP01  
Tenure of Land: Leasehold of 99 years commencing from 7 December 1989  
Expected Date of Vacant Possession: 31 August 2017 • Expected Date of Legal Completion: 31 August 2020

