

Property Supporting Document: Lumina Royale Singapore

1. Property Overview

- **Name:** Lumina Royale Singapore
 - **Type:** Ultra-Luxury Mixed-Use Tower (Residential + Commercial)
 - **Total Floors:** 80 Storeys
 - **Location:** Marina Boulevard, Marina Bay, Singapore
 - **Average Unit Size:** 3,600 Sqft
 - **Price/Sqft:** SGD 5,250
 - **Freehold Ownership** (select units)
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2. Architectural Highlights

- **Designed by world-renowned firm:** Foster + Partners
 - **Façade:** Reflective energy-efficient glass with gold filigree patterns
 - **Structure includes:**
 - **Grand Lobby with Art Deco accents**
 - **Private Elevators for Residential Wings**
 - **Suspended Sky Garden Floors**
 - **Rooftop Infinity Pool and Lounge**
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3. Residential Features

- **Interior Finishes:**
 - **Imported Italian marble flooring**
 - **Bespoke quartz countertops with underlighting**
 - **Handcrafted wooden panel accents**
- **Technology:**
 - **AI-powered Smart Home Controls (lights, HVAC, blinds)**
 - **Facial Recognition Entry System**

- **Integrated Aromatherapy HVAC System**
 - **Climate-controlled wardrobes**
 - **Views:**
 - **Panoramic views of Marina Bay Sands, Gardens by the Bay, and Singapore Strait**
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4. Commercial Features

- **Grade-A Office Floors (Floors 8–25)**
 - **Co-working Lounge with concierge**
 - **Soundproof Executive Meeting Pods**
 - **Direct MRT Access via Basement Level 2**
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5. Amenities

- **Sky Horizon Club (Floor 78–80)**
 - **Signature Michelin-chef dining experience**
 - **Private Wellness Spa & Sauna Suites**
 - **Members-only Cigar Lounge**
 - **Library & Business Lounge**
 - **Infinity Sky Pool**
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6. Legal & Compliance

- **Developer: Royale Urban Living Pte Ltd**
 - **Project License No: SG-LUMINA-2025-88**
 - **UEN: 202543889Z**
 - **URA Zoning: Commercial + Residential Mixed-Use**
 - **BCA Approved: Yes (2025 Q1)**
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7. Investment Highlights

- **Freehold (Limited Units)**
 - **High rental yield: 4.5% – 5.2%**
 - **Strong resale growth in Marina Bay district**
 - **No capital gains tax**
 - **Foreign ownership allowed (subject to LDAU approval)**
 - **Qualifies for Singapore Investor Residency Scheme (via GIP)**
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8. Contact & Visits

- **Viewing By Appointment Only**
- **Contact: +65 8000 7722 / sales@luminaroyale.sg**
- **Virtual Tour & Model Unit Access Available**