

HOME TOUR BROCHURE GUIDE

GEM RESIDENCES

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PropNex
Service You Trust
SINGAPORE

STORYTICA


Bespoke
Pinnacle

A photograph of a modern high-rise apartment building with a swimming pool and playground in the foreground. The building has a glass and concrete facade with many balconies. The pool is in the foreground, and the playground is in the middle ground. The image is split diagonally, with the left side showing the building and pool, and the right side being a dark grey background with text.

GEM RESIDENCES

Welcome to Gem Residences, a distinctive 99-year leasehold development in District 12 that was completed in 2020.

Designed for both family living and investment appeal, the home is a 2-bedroom dual key unit that comprises a one-bedroom main unit and a self-contained studio suite, each with its own kitchen, bathroom, and balcony.

With its flexible dual-key layout, high rental appeal, and excellent transport connectivity, this unit at Gem Residences offers a rare combination of lifestyle convenience and investment potential.

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HOME FEATURES

PROPERTY TYPE

CONDOMINIUM

LEVEL

32ND

FLOOR SIZE

775QFT

BEDROOM

2

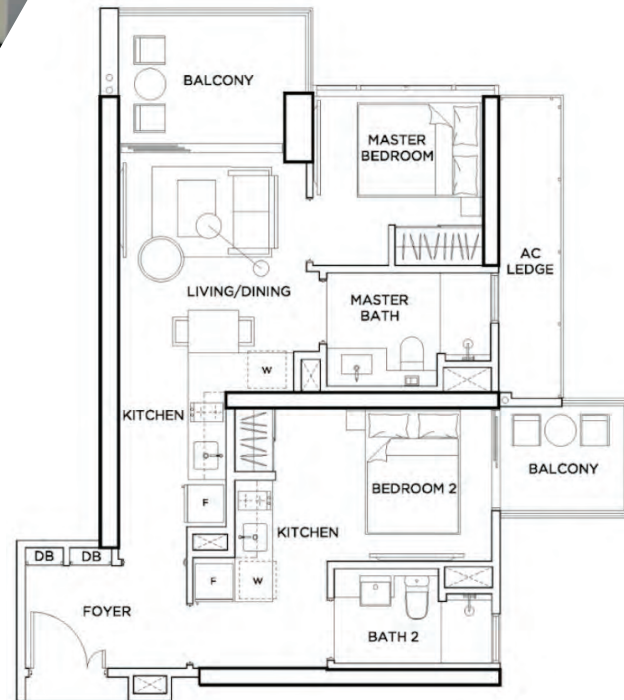
BATHROOM

2

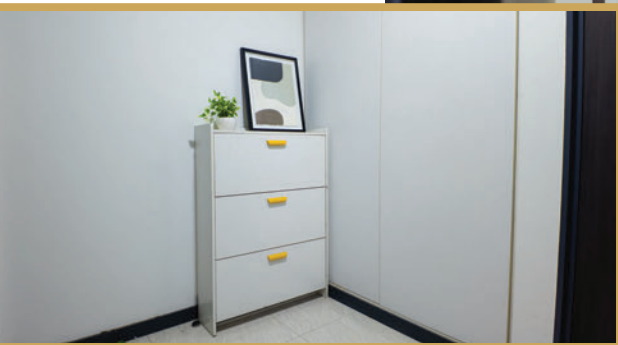
FEATURES

DUAL KEY STRUCTURE
HIGH FLOOR
GREAT CONNECTIVITY
PRIME LOCATION
EXCELLENT INVESTMENT VALUE

FLOORPLAN



FOYER



► Space for cabinetry

► Marble-textured flooring

► Private entrance to studio suite

KITCHENETTE



➤ Quality Appliances

➤ Washer-dryer unit

➤ Full-sized fridge

➤ Cabinetry



LIVING ROOM



Fits 2-seater sofa

► dining space for 2

► Space for study



BALCONY

- ▶ Wooden decking
- ▶ No afternoon heat
- ▶ Unblocked views



- 
- A large master bedroom with a queen-sized bed, a wooden bedside table, and a large window with a view of a city. The room features a brown leather headboard, white pillows, and a grey and white patterned duvet. A wooden tray with a wine bottle, glasses, and a small table lamp sits on the bed. The window has dark blue curtains and a view of a city skyline under a blue sky with clouds.
- Fits queen-sized bed
 - Bedside tables
 - Cove lighting

MASTER BEDROOM



Built-in wardrobe

MASTER ENSUITE



Separate shower area



Ventilation window



► Vinyl Flooring

STUDIO KITCHENETTE



► Essential Fittings

STUDIO BEDROOM



- Fits queen-sized bed
- Sides Tables



Built-in wardrobe



STUDIO BATHROOM

- ▶ High-quality fittings
- ▶ Dedicated shower area
- ▶ Ventilation window

STUDIO BALCONY



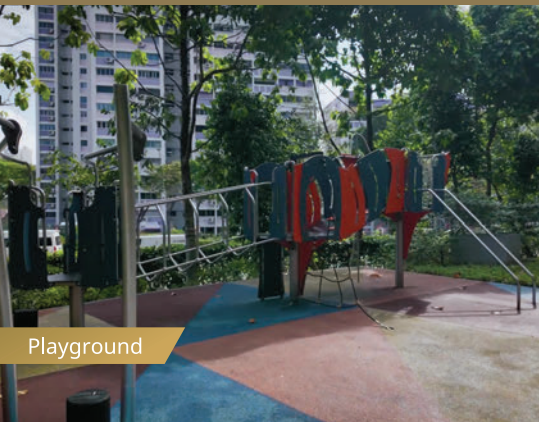
► Good morning light

FACILITIES



FACILITIES

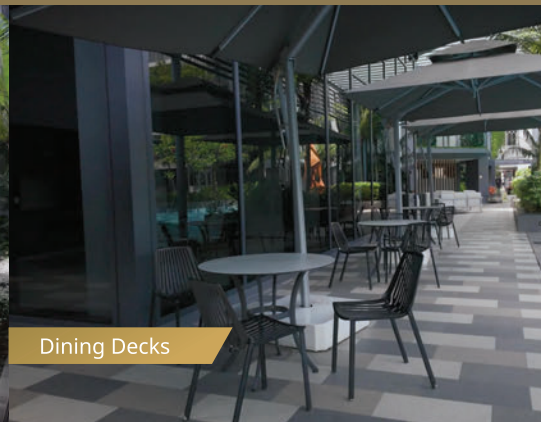
Within the condo itself, residents enjoy a suite of full amenities designed for all ages and interests.



Playground



Themed Gardens



Dining Decks



Outdoor Cooking



Pet Pool & Run



Concierge Services



AMENITIES

TRANSPORT

MRT STATIONS

Braddell (NS18)

Toa Payoh (NS19)

Caldecott (CC17) / (TE9)

BUS SERVICES

232 57 323 231 28 105 157

230 59 129 235 88 163 159

HIGHWAY

CTE

PIE

SHOPPING

Toa Payoh Mall

Toa Payoh Hub

Junction 8

EATERIES

Toa Payoh Palm Spring Market

Toa Payoh Vista Market

GROCERIES

Giant Supermarket

FairPrice

Ang Mo Supermarket

CLINICS / HOSPITAL

Camry Medical Centre

Mount Alvernia Hospital

Toa Payoh Polyclinic

RECREATION

Toa Payoh Lorong 7 Park

Toa Payoh Sensory Park

SAFRA Toa Payoh

Toa Payoh Central Community Club

SCHOOLS

PRIMARY SCHOOL



Kheng Cheng Primary School



Pei Chun Public Primary School

- First Toa Payoh Primary School
- CHIJ Primary Toa Payoh
- Marymount Convent School

SECONDARY SCHOOL



Beatty Secondary School



Guangyang Secondary School

- Raffles Girls' School (Secondary)
- Kuo Chuan Presbyterian Secondary
- CHIJ Secondary School

COLLEGE



Brighton College (Singapore)

INTERNATIONAL SCHOOL



Australian International School Singapore



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Hi there! I'm Sujun, a passionate real estate agent who began with humble beginnings and has grown into a trusted name in Singapore's property market. I firmly believe in asset acceleration because time is of the essence when it comes to property investments.

With over 30 properties in my portfolio, spanning commercial, industrial, and residential sectors, I have the hands-on experience to help you navigate the market with ease. One of my specialties is converting residential units into coliving spaces, which maximizes cash flow and boosts property value.

Whether you're a first-time homebuyer, a seasoned investor, or looking to diversify your portfolio, I'm here to guide you every step of the way. My commitment to client satisfaction, combined with a friendly and approachable nature, makes me the ideal partner for all your real estate needs. Let's work together to confidently navigate the property market and achieve your goals!



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