

Bagnall Haus: a rare freehold project steps from Sungei Bedok MRT, one stop from Bayshore's transformation

Bagnall Haus is set to be one of the most anticipated launches of 2025. Its preview drew a substantial crowd of prospective buyers keen to explore the freehold development that boasts access to an MRT interchange, which serves the Thomson-East Coast Line (TEL) and Downtown Line (DTL), right at its doorstep.

Positioned on the edge of the future Bayshore precinct, Bagnall Haus will benefit from the area's long-term rejuvenation plans and the development of the future integrated hub.

The site of the highly anticipated 113-unit freehold development, a project by established property developer Roxy-Pacific Holdings and its partners, was selected for its one-of-a-kind location.

"Bagnall Haus presents a rare opportunity for buyers to purchase a freehold project that benefits from an MRT interchange at its doorstep, as well as being located in an established district with limited private supply and unlimited growth potential for the future," says Teo Hong Lim, CEO of Roxy-Pacific Holdings.

The project has already generated strong interest from residents of the private landed estates of Kew and Siglap and condominium residents in the vicinity, as a new launch has not been seen in that area for over a decade.

One of Bagnall Haus' standout advantages lies in its proximity to Sungei Bedok MRT Interchange. For Bagnall Haus residents, the interchange will be conveniently located right at their doorstep, featuring a sheltered linkway that connects the property to one of the station's exits.

The interchange will eventually connect the Thomson-East Coast Line (TEL) to the Downtown Line (DTL). Once completed by 2026, it will be just two stops from the Singapore Expo and three stops from Changi Airport. It will also offer direct access to the CBD within 20 minutes. Popular lifestyle hubs such as the Katong neighbourhood, Gardens by the Bay and the Orchard Road shopping belt will also be easily accessible via this line.

Bagnall Haus is also strategically located in the East Coast region and it offers easy access to East Coast Park. Residents of Bagnall Haus can utilise the nearby network of connectors for direct access to the park, the seaside and a variety of amenities. Other notable attractions in the area include Eastwood Centre, Bedok Food Centre, East Village and the numerous dining options near Siglap.

Sungei Bedok Interchange will be one stop away from the future Bedok South Integrated Transport Hub (ITH) and likewise to the developing Bayshore precinct and



Bagnall Haus is a new 113-unit freehold project on Upper East Coast Road

Long Island Master Plan. The Bedok South ITH is a transport node for Bedok South MRT Station on the TEL and a new bus interchange, which will be housed in a new integrated development with retail and residential.

The upcoming Bayshore precinct and future Long Island Master Plan will collectively create a vibrant, integrated neighbourhood with new amenities and community services, such as expansive green spaces, public parks and a lively coastal town.

Heritage living

Bagnall Haus is also nestled in the historic East Coast neighbourhood, where traces of the island's past remain in the surrounding landed estates and enclaves. The developers have worked closely with renowned architectural firm DP Architects and prestigious interior design firm SuMisura to realise a design vision of Bagnall Haus that pays homage to the locale's heritage and history. Residents and visitors will appreciate the chevron motifs thoughtfully incorporated throughout the development. Inspired by the area's legacy of rubber trees and tapping, the design nods to the fan-shaped silhouettes of the coconut trees that once dot-

ted this seaside locale. The refined colour palette of the three 5-storey residential blocks reflects the laid-back lifestyle traditionally enjoyed by East Coast residents.

Inspired by the area's history as a bustling seaside town and the vast agricultural land that once defined the landscape, Bagnall Haus features architecture with subtle yet distinct heritage motifs.

The designers of Bagnall Haus were inspired by the seaside manors that were once common in this area when they designed the layout of the residential blocks and facilities. The residential blocks surround a central courtyard with an elevated pool deck.

This 25m swimming pool is part of the Haus Courtyard, which features lush landscapes and other facilities. The pool deck includes sun loungers, a courtyard cabana and a rain shower.

This Haus Courtyard also serves as a unifying focal point of the development and is a connecting point for a Courtyard Crossing, an elevated pedestrian linkway that connects each block back to the heart of the Haus. This connectivity is played out along the rooftop, where link bridges tie the rooftop space into a seamless outdoor space called the Haus Canopy. This

unique form of linkways and sky bridges that spatially connect the development is also seldom seen in other condominiums.

Spanning the rooftops of all three blocks, the Haus Canopy offers casual relaxation zones that flow into a seamless outdoor space. There are also plenty of social spaces for a range of lifestyle needs. Some of the landmark facilities here include the Canopy Clubhouse, Canopy Gym, Sky Lawn, Sky Playground, Alfresco Haus, Cloud Garden, Canopy Lookout and Wellness Yard.

These rooftop facilities crown the entire project and provide multiple vantage points for residents to enjoy the surrounding low-rise neighbourhoods. From the top of Bagnall Haus, residents will also enjoy unobstructed views of the nearby greens and landscape of the Laguna National Golf and Country Club.

Roxy-Pacific Holdings and its partners have used their expertise to design the layout and interiors of each unit, creating spacious, efficient homes that allow owners to maximise their living space.

Bagnall Haus features a wide range of units from one-bedroom flexi to five-bedroom units. Its efficiently designed one-bedroom flexi units measure 495 sq ft, two-bed-

room units are sized from 764 sq ft to 775 sq ft, two-bedroom flexi units measuring 743 sq ft to 753 sq ft and two-bedroom units with a guest room that range from 807 sq ft to 829 sq ft.

In addition, there are three-bedroom flexi units ranging from 980 sq ft to 1,033 sq ft, four-bedroom unit types spanning from 1,249 sq ft and five-bedroom units of 1,528 sq ft.

Thoughtfully designed spaces

The design of each unit is deliberate and resonates with cost-conscious buyers who are now more quantum-sensitive. For example, the two-bedroom plus-guest units are a compelling alternative for buyers who are looking for a compact or flexible three-bedroom because the developer's design of the guest room allows it to be converted into a compact bedroom. Meanwhile, the four- and five-bedroom units also come with more wardrobe space in the master bedroom and a double sink in the master bathroom.

The above design features are hallmarks unique to Roxy-Pacific. They have continued to appeal to buyers, who have praised the functionality and strong value proposition they offer. Moreover, units with flexible space allow owners to design the space according to their needs during different phases of life.

Each unit is fitted with high-quality appliances and finishes, including Franke kitchen sinks and mixers, an Electrolux hob, hood, oven, washer-dryer and fridge. Bravat-branded sanitary fittings and sanitary wares from Geberit are also featured.

Bagnall Haus has already proven to be one of the most anticipated new project launches of the year. During its opening preview weekend on Jan 4 and 5, it drew around 1,500 prospective buyers who showed up to view the project.

As the first new project of the year, Bagnall Haus has already captured the attention of prospective buyers and is an ideal choice for couples, families, investors and buyer profiles. The development is well-positioned to benefit from future growth plans reshaping the East Coast region.

The sales gallery of Bagnall Haus is at Jalan Langgar Bedok (beside Bedok South Secondary School). ■



An artist's impression of Haus Courtyard, the raised central courtyard of the development and the pool deck



Bagnall Haus offers a wide mix of lifestyle amenities, such as the Alfresco Haus on the outdoor rooftop deck

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