

South Beach Tower



Brief Description

South Beach Tower - the office component of the South Beach development, encompasses over 510,000 sqft of Grade A office space. The 34-storey north facing tower is characterised by its convenient location and proximity to some of Singapore's most iconic landmarks including Raffles Hotel, Esplanade – Theatres on the Bay, and the Marina Bay Sands integrated resort.

Located within the city's most dynamic business hub, South Beach Tower has an added advantage of direct connectivity to the Esplanade MRT and City Hall MRT Interchange while also being served by major roads and expressways linking it to the Central Business District, the airport, and all parts of the city.

With South Beach Tower only minutes away from Suntec Convention and Exhibition Centre and the Central Business District, it is ideally positioned as the new global hub in the heart of Downtown Singapore.

1. Developer

South Beach Consortium
(Joint Venture – City Developments Limited and IOI Properties Group Berhad)

2. Location

38 Beach Road

3. Total NLA

510,000sqft

4. Architectural Firm and ID Firm

Foster + Partners

5. Average Floor Plate (34 storeys)

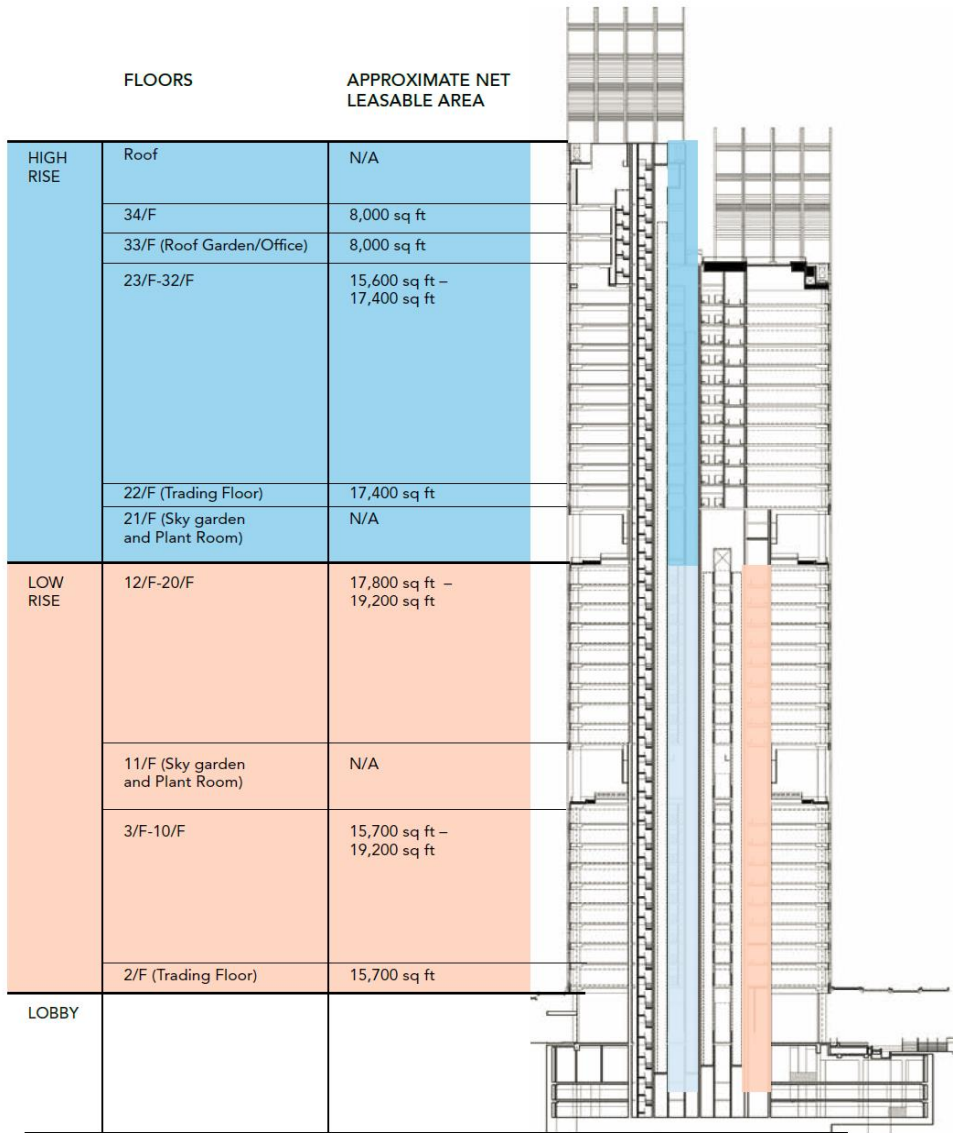
15,600sqft – 19,200sqft

6. Sustainable Green Features

With a strong emphasis on eco design, South Beach has many sustainable features in addition to its stunning environmental canopy filter. Designed to conserve energy, solar thermal panels, photovoltaic cells, waste-heat recovery system and energy-efficient fittings have been incorporated into South Beach. The building shape and slanting façades of the towers are oriented and designed to catch prevailing winds and direct air flow down to the lower areas of the development to cool the ground level spaces, while sun-shading louvers and double-glazed glass further help to reduce solar heat. Moreover, strategically-positioned sky gardens and vertical green walls planted with lush foliage help to minimise the urban heat island effect. To help save water, water-efficient fittings and fixtures have been incorporated and rainwater is collected off the towers and the canopy and recycled for irrigation purposes.



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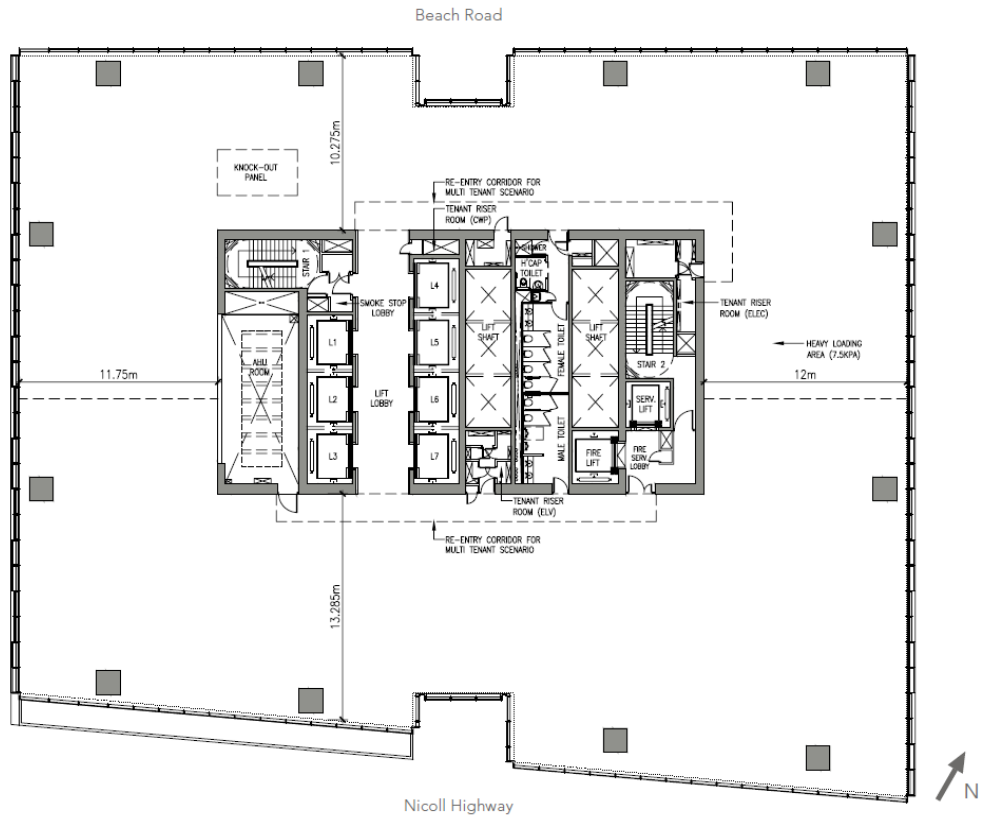


Note: There will be spaces allocated for future tenant transformers, chillers and generator sets.

LEGEND
 HIGH RISE LIFT SHAFT
 LOW RISE LIFT SHAFT

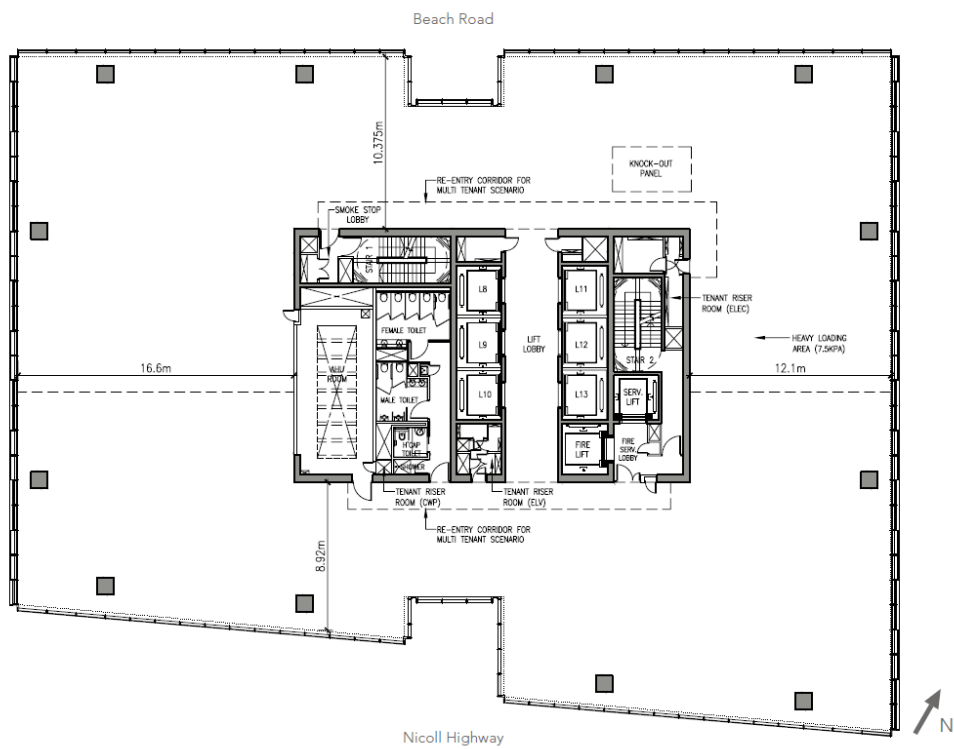
Low Rise (Level 2 – 20)

Approximately 15,700 sqft – 19,200 sqft



High Rise (Level 22 - 34)

Approximately 15,600 sqft – 17,400 sqft



About South Beach

South Beach is a mixed-use development, strategically located on Beach Road bordering Singapore's Central Business District. A joint venture between City Developments Limited and IOI Properties Group Berhad, it will seamlessly blend the four historic buildings on site with two new towers to feature approximately 510,000 sqft of office space, 190 luxury residences, a 634-room JW Marriott Hotel and around 32,000 sqft of retail space.

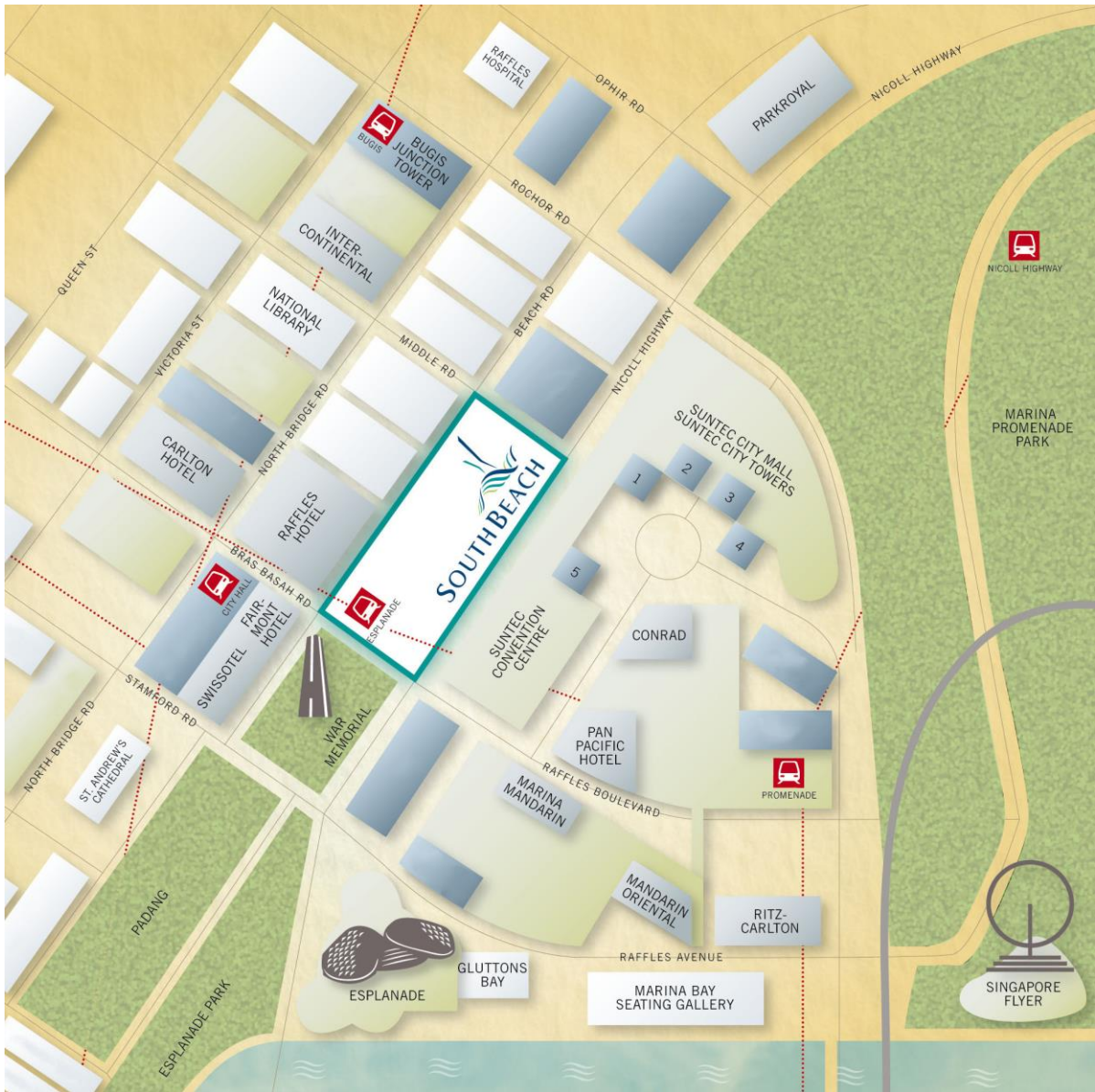
The development's convenient location directly links it to the newly completed Esplanade MRT station and City Hall MRT Interchange. Through an extensive network of arterial roads and expressways Singapore's prime business hub -comprising Raffles Place and the Marina Bay Financial Centre- can be reached in a mere five minutes, while Orchard Road and Changi Airport are under 15 minutes away. With a distinctive design including a state-of-the-art environmental canopy, South Beach has already won two green mark platinum awards and is set to be the new defining structure in Singapore's vibrant skyline.

<http://www.southbeach-sb.com>

Site Plan



Location Map



For Leasing Enquiries,
Please contact 6672 5722 or email info-sbc@cdl.com.sg