



M
RIVER MODERN

 GuocoLand

BRINGING TOGETHER THE BEST IN DESIGN

River Modern is shaped by a team of award-winning architects and designers, each recognised for their proven track record across leading residential projects. Brought together for this development, their collective expertise ensures every aspect of River Modern is thoughtfully considered and built to the highest standard.



DESIGN ARCHITECT AND
INTERIOR & PUBLIC AMENITIES DESIGNER

Yip Yuen Hong
ipli Architects



PROJECT ARCHITECT

Kingsley Ng
P&T Architects and Engineers



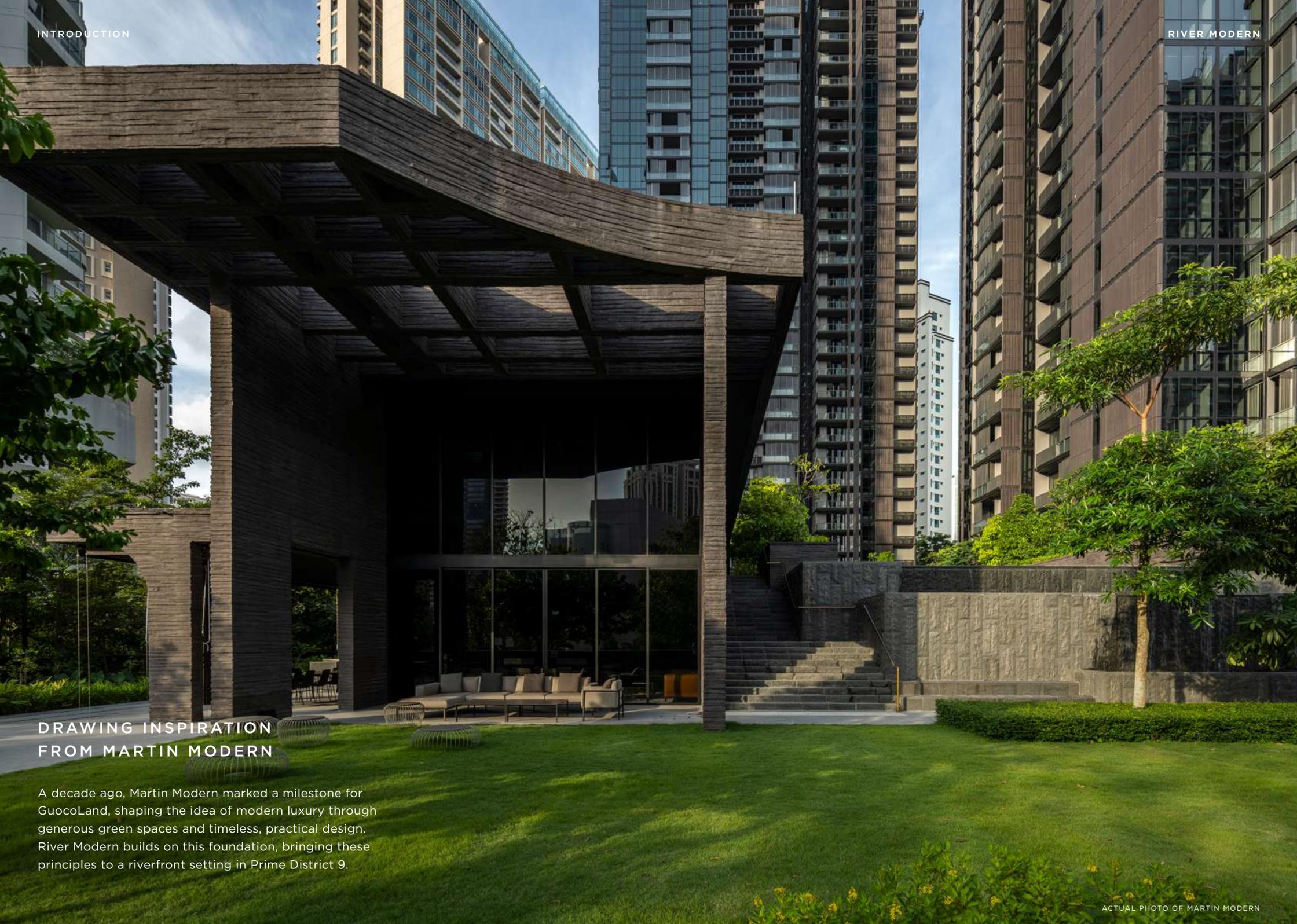
LANDSCAPE ARCHITECT

Tan Peck Cheong
Tinderbox Landscape Studio



INTERIOR & PUBLIC AMENITIES DESIGNER

Nathan Yong
Nathan Yong Design Pte Ltd



**DRAWING INSPIRATION
FROM MARTIN MODERN**

A decade ago, Martin Modern marked a milestone for GuocoLand, shaping the idea of modern luxury through generous green spaces and timeless, practical design. River Modern builds on this foundation, bringing these principles to a riverfront setting in Prime District 9.



**DESIGNED FOR
MODERN CITY LIVING**

From timeless architecture to poetic landscapes and facilities for the whole family, River Modern offers generous spaces and refined detail for modern living in the city.

A PRESTIGIOUS ADDRESS

District 9
Riverfront Homes

2 Residential
Towers

36 Storeys

455 Modern
Residences

2-4 Bedroom
Units

Panoramic River and City Vistas

The first residential floor is elevated about five storeys above the ground to optimise views

The two towers are orientated so that about 70% of the units overlook the Singapore River



Liveable Spaces for Families

Thoughtfully designed 2- to 4-bedroom homes

4-bedroom units offer over 6-metre wide frontage facing the river



**Directly Linked to
Great World MRT
Station and Mall**

A grand sense of arrival from the MRT station elevates your everyday journey home



**Lush and Generous
Landscape**

Over 80% of the site is devoted to greenery and lifestyle amenities



PANORAMIC VIEWS OF THE DISTRICT 9 SINGAPORE SKYLINE

Take in sweeping vistas across the Singapore River, Orchard Road, Marina Bay, and the CBD. Both residential towers are carefully orientated to open up breathtaking views of the iconic skyline.

360° [EXPLORE THE VIEWS](#)





ARTIST'S IMPRESSION

EVENINGS AROUND THE TABLE

An alfresco gourmet pavilion creates a welcoming setting for dinners, conversation, and time spent together.



WHEN PLAY IS PART OF HOME

The tennis court offers a dedicated outdoor space, bringing play into everyday city living.



ARTIST'S IMPRESSION

COMING HOME BY THE RIVER

A calm return from the city leads into a home defined by exclusivity, elegance and the river's gentle presence.

GREAT WORLD
MRT STATION

RIVER VALLEY GREEN

KIM SENG PARK

SINGAPORE RIVER

ARTIST'S IMPRESSION

1ST STOREY FACILITIES

- | | | |
|---------------------------------|-----------------------|---------------------|
| ① Grand Lawn | ⑬ Forest Terrace | ⑳ Garden Lounge II |
| ② Lawn Patio I | ⑭ Garden Lounge I | ㉑ Garden Deck I |
| ③ Lawn Patio II | ⑮ Poolside Cove | ㉒ Garden Deck II |
| ④ Gourmet Pavilion I | ⑯ Forest Sanctuary I | ㉓ Riverside Deck |
| ⑤ Gourmet Pavilion II | ⑰ Forest Sanctuary II | ㉔ Riverside Lawn |
| ⑥ Playground | ⑱ Poolside Patio | ㉕ Riverside Garden |
| ⑦ Tennis Court | ⑲ 50m Infinity Pool | ㉖ Allotment Garden |
| ⑧ Viewing Terrace | ⑳ Poolside Terrace | ㉗ Riverside Terrace |
| ⑨ Play Patio | ㉑ Spa Patio | ㉘ Riverside Trail |
| ⑩ Play Pool | ㉒ Spa Pool | ㉙ Genset |
| ⑪ Gymnasium | ㉓ Club Dining I | |
| ⑫ Changing Room with Steam Room | ㉔ Club Dining II | |
| | ㉕ Club Viewing Deck | |

LANDSCAPE ZONES

- LAWN ● POOL ● FOREST ● RIVERSIDE

BASEMENT 2
BASEMENT 1/LOWER 1ST STOREY
FACILITIES

- | |
|--|
| ⑳ Grand Arrival (Basement 1) |
| ㉑ Side Gate (Basement 1) |
| ㉒ Arrival Lounge (Lower 1st Storey) |
| ㉓ Shops/Restaurants (Lower 1st Storey) |
| ㉔ Management Office (Basement 1) |
| ㉕ Bicycle Parking Spaces (Basement 1) |
| ㉖ Bicycle Parking Spaces (Basement 2) |
| ㉗ Bin Centre (Basement 2) |
| ㉘ Substation (Basement 2) |
| ㉙ Through Block Link (Basement 2) |

Water Tank (Roof)



0 10 20 30 50M

2 BEDROOM

TYPE B1

50 SQ M | 538 SQ FT

INCLUSIVE OF 3 SQM BALCONY

TOWER 5

UNIT
#02-05 to #36-05*

TOWER 7

UNIT
#02-12 to #36-12



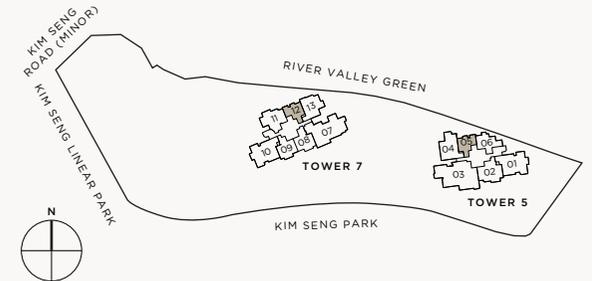
LEGEND (Where Applicable)

- | | | | |
|-------------------------|------------------------|-----------------|------------------------------|
| F Fridge | O Oven | W Washer | DB Distribution Board |
| IH Induction Hob | SO Steam Oven | D Dryer | ST Store |
| GH Gas Hob | WD Washer Dryer | P Pantry | |

* Mirror Image

ALL PLANS ARE SUBJECTED TO AMENDMENTS AS MAY BE APPROVED BY THE RELEVANT AUTHORITIES. FLOOR AREAS ARE APPROXIMATE MEASUREMENTS AND ARE SUBJECTED TO FINAL SURVEY.

BUILDING APPROVAL NO. A1716-00044-2025-BP01 DATED 27 JAN 2026



KEYPLAN IS NOT DRAWN TO SCALE

2 BEDROOM

TYPE B2

60 SQ M | 646 SQ FT

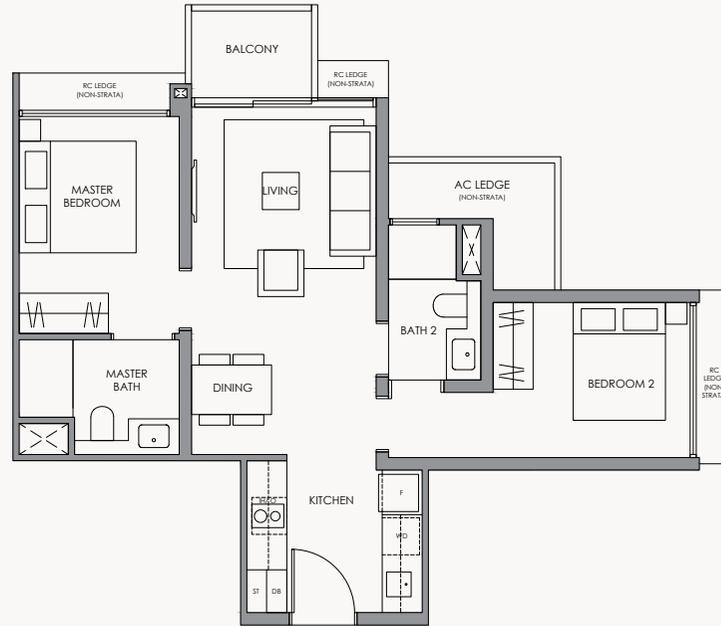
INCLUSIVE OF 3 SQM BALCONY

TOWER 5

UNIT

#02-06 to #36-06

360° VIRTUAL TOUR



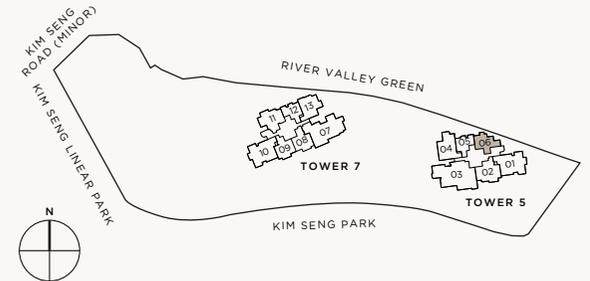
LEGEND (Where Applicable)

- | | | | |
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| F Fridge | O Oven | W Washer | DB Distribution Board |
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KEYPLAN IS NOT DRAWN TO SCALE

2 BEDROOM

TYPE B3

63 SQ M | 678 SQ FT

INCLUSIVE OF 5 SQM BALCONY

TOWER 7

UNIT

#02-09 to #36-09



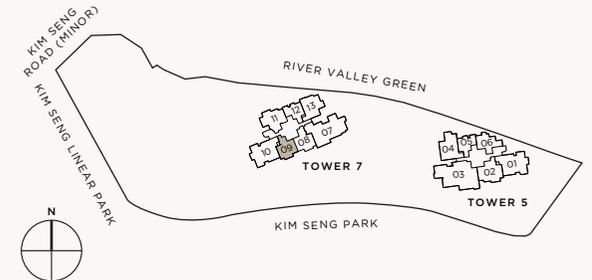
LEGEND (Where Applicable)

F Fridge	O Oven	W Washer	DB Distribution Board
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* Mirror Image

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KEYPLAN IS NOT DRAWN TO SCALE

2 BEDROOM

TYPE B4

64 SQ M | 689 SQ FT

INCLUSIVE OF 5 SQM BALCONY

TOWER 7

UNIT

#02-08 to #36-08

360° VIRTUAL TOUR



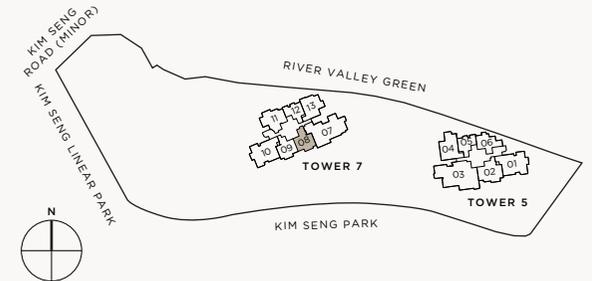
LEGEND (Where Applicable)

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KEYPLAN IS NOT DRAWN TO SCALE

3 BEDROOM

TYPE C1

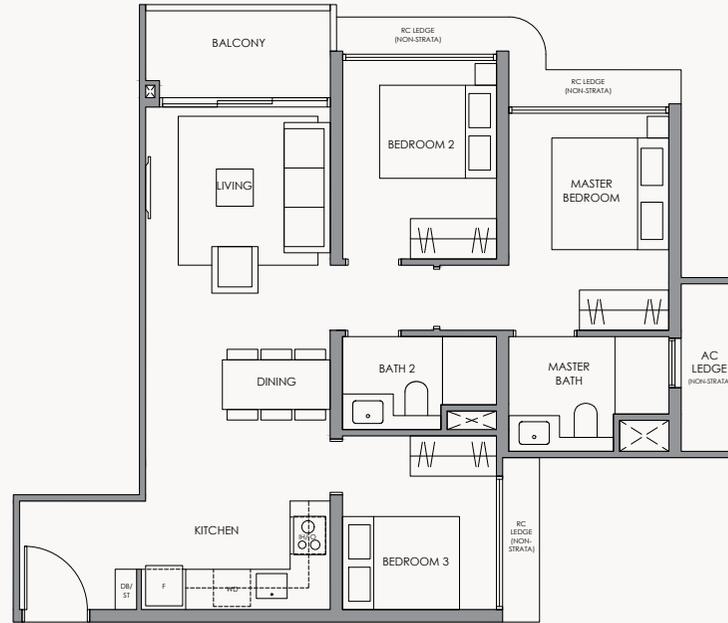
74 SQ M | 797 SQ FT

INCLUSIVE OF 5 SQM BALCONY

TOWER 7

UNIT

#02-13 to #36-13



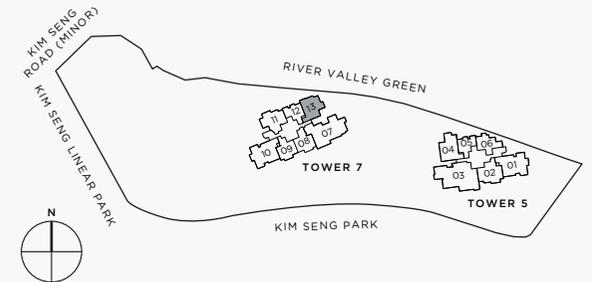
LEGEND (Where Applicable)

F Fridge	O Oven	W Washer	DB Distribution Board
IH Induction Hob	SO Steam Oven	D Dryer	ST Store
GH Gas Hob	WD Washer Dryer	P Pantry	

* Mirror Image

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KEYPLAN IS NOT DRAWN TO SCALE

3 BEDROOM

TYPE C2

77 SQ M | 829 SQ FT

INCLUSIVE OF 5 SQM BALCONY

TOWER 7

UNIT

#02-11 to #36-11



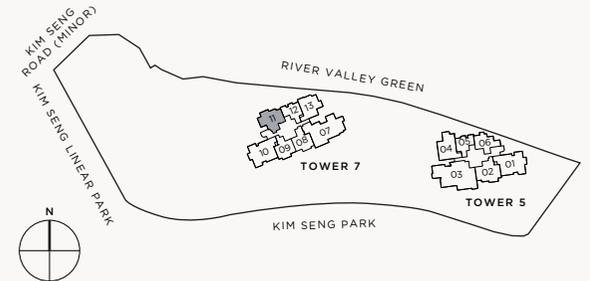
LEGEND (Where Applicable)

F Fridge	O Oven	W Washer	DB Distribution Board
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KEYPLAN IS NOT DRAWN TO SCALE

3 BEDROOM

TYPE C3

83 SQ M | 893 SQ FT

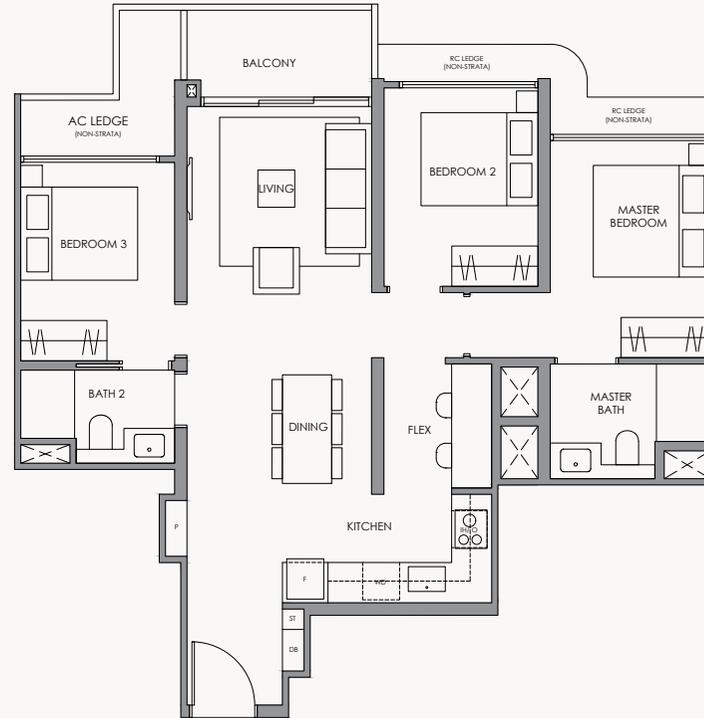
INCLUSIVE OF 5 SQM BALCONY

TOWER 5

UNIT

#02-02 to #36-02

360° VIRTUAL TOUR



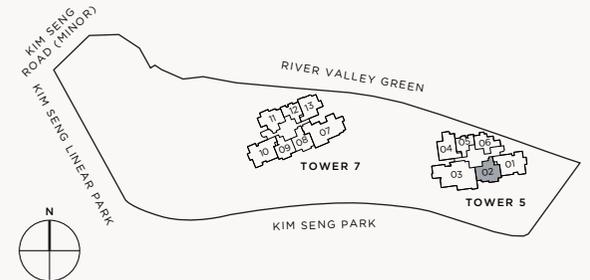
LEGEND (Where Applicable)

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* Mirror Image

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KEYPLAN IS NOT DRAWN TO SCALE

3 BEDROOM

TYPE C4

84 SQ M | 904 SQ FT

INCLUSIVE OF 8 SQM BALCONY

TOWER 5

UNIT

#02-04 to #36-04

360° VIRTUAL TOUR



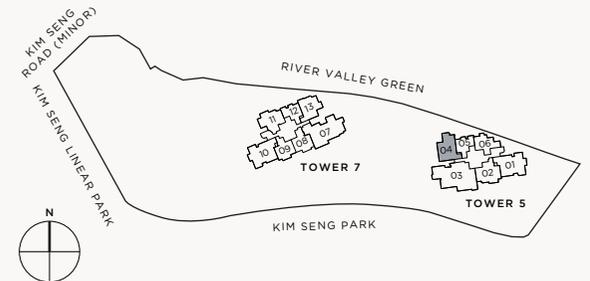
LEGEND (Where Applicable)

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KEYPLAN IS NOT DRAWN TO SCALE

3 BEDROOM

TYPE C5

102 SQ M | 1098 SQ FT

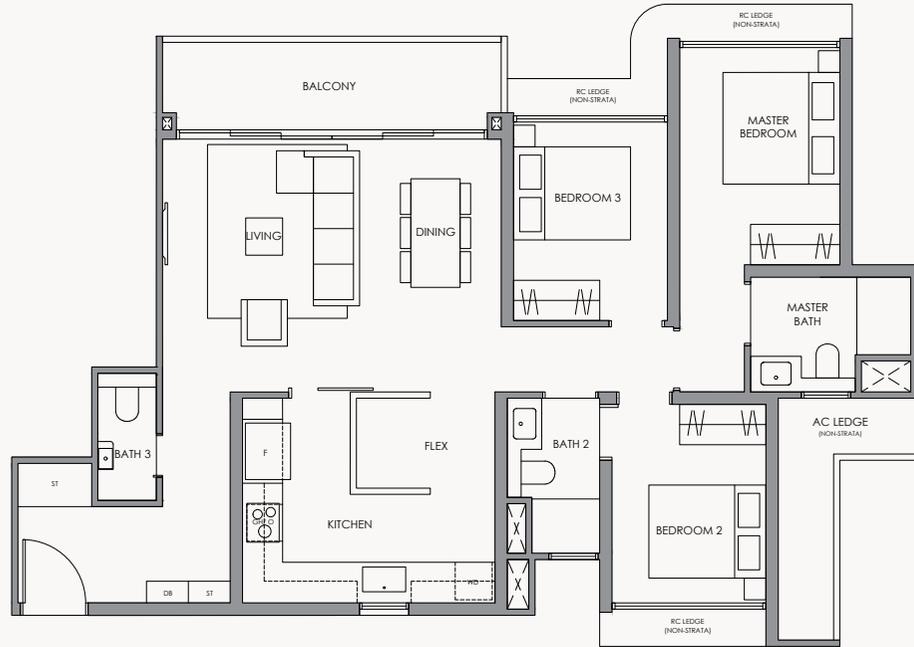
INCLUSIVE OF 9 SQM BALCONY

TOWER 7

UNIT

#02-10 to #36-10

360° VIRTUAL TOUR



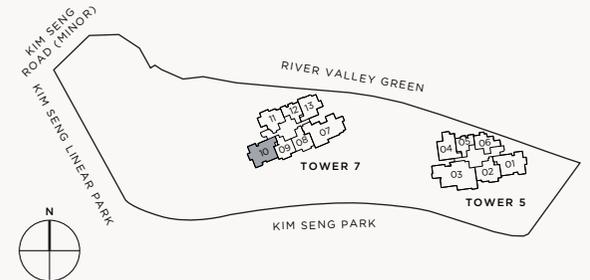
LEGEND (Where Applicable)

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IH Induction Hob	SO Steam Oven	D Dryer	ST Store
GH Gas Hob	WD Washer Dryer	P Pantry	

* Mirror Image

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KEYPLAN IS NOT DRAWN TO SCALE

3 BEDROOM

TYPE C6

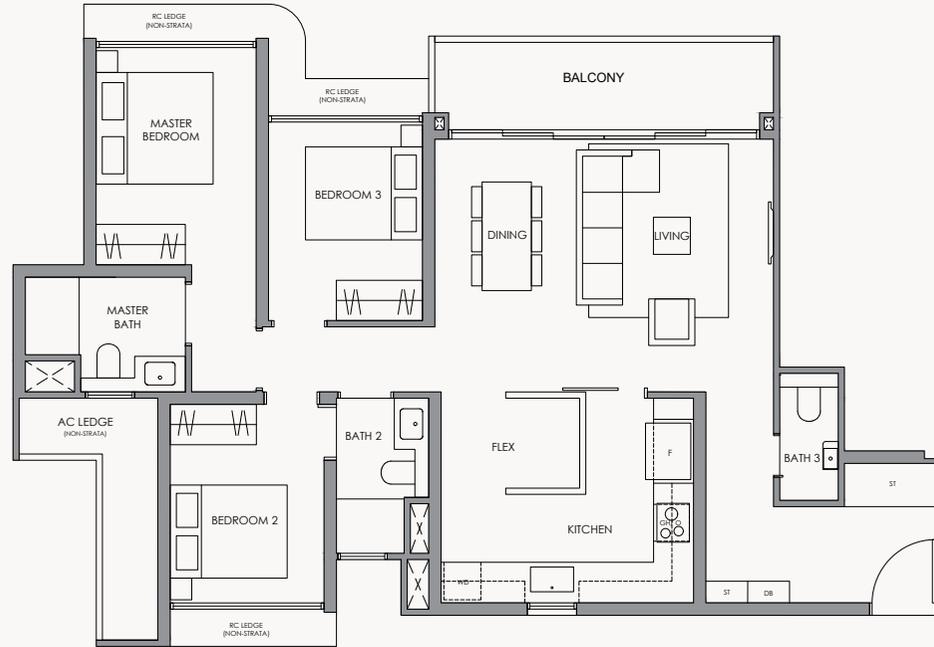
103 SQ M | 1109 SQ FT

INCLUSIVE OF 9 SQM BALCONY

TOWER 5

UNIT

#02-01 to #36-01



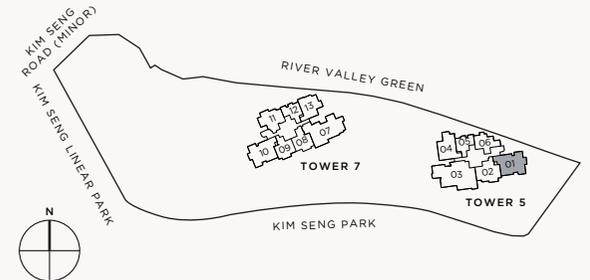
LEGEND (Where Applicable)

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|-------------------------|------------------------|-----------------|------------------------------|
| F Fridge | O Oven | W Washer | DB Distribution Board |
| IH Induction Hob | SO Steam Oven | D Dryer | ST Store |
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* Mirror Image

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BUILDING APPROVAL NO. A1716-00044-2025-BP01 DATED 27 JAN 2026



KEYPLAN IS NOT DRAWN TO SCALE

4 BEDROOM

TYPE D1

136 SQ M | 1464 SQ FT

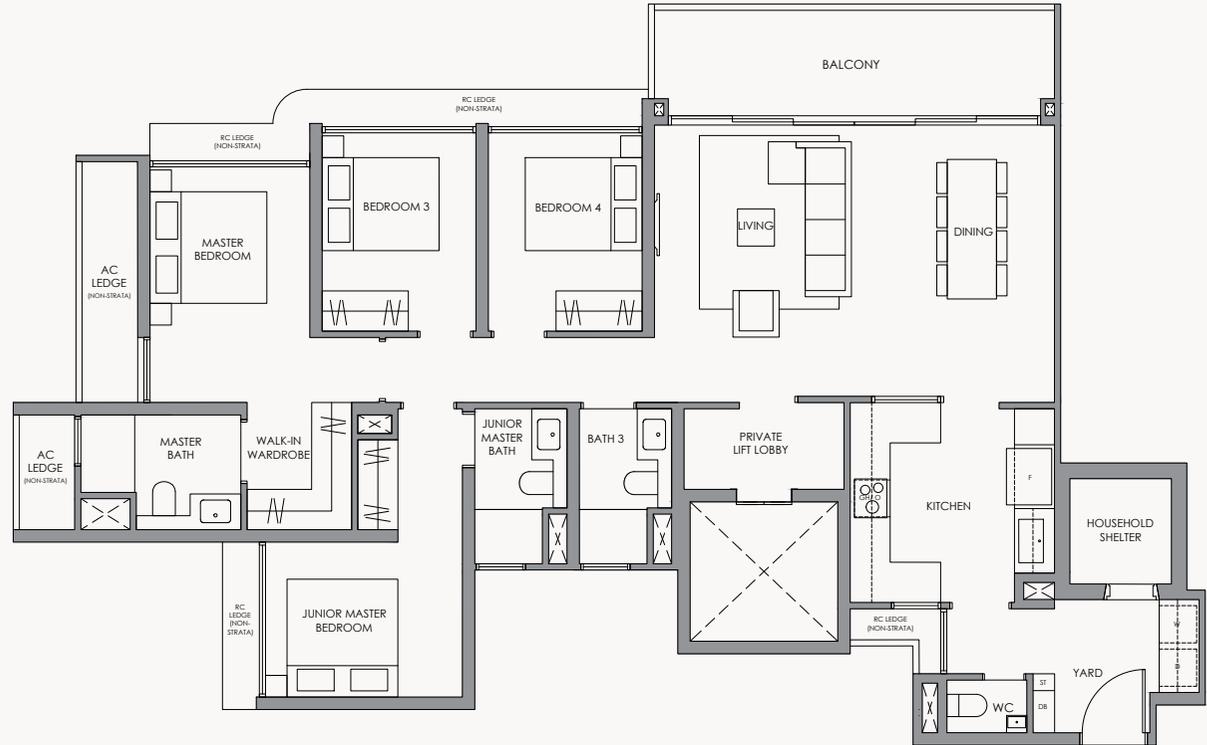
INCLUSIVE OF 12 SQM BALCONY

TOWER 7

UNIT

#02-07 to #36-07

360° VIRTUAL TOUR



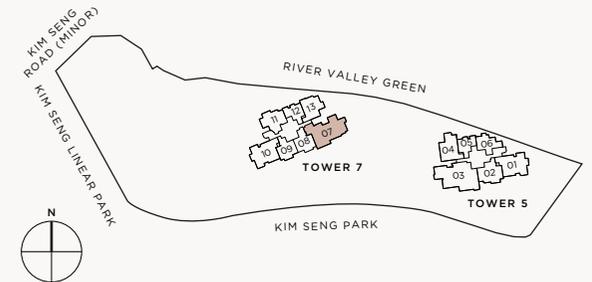
LEGEND (Where Applicable)

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* Mirror Image

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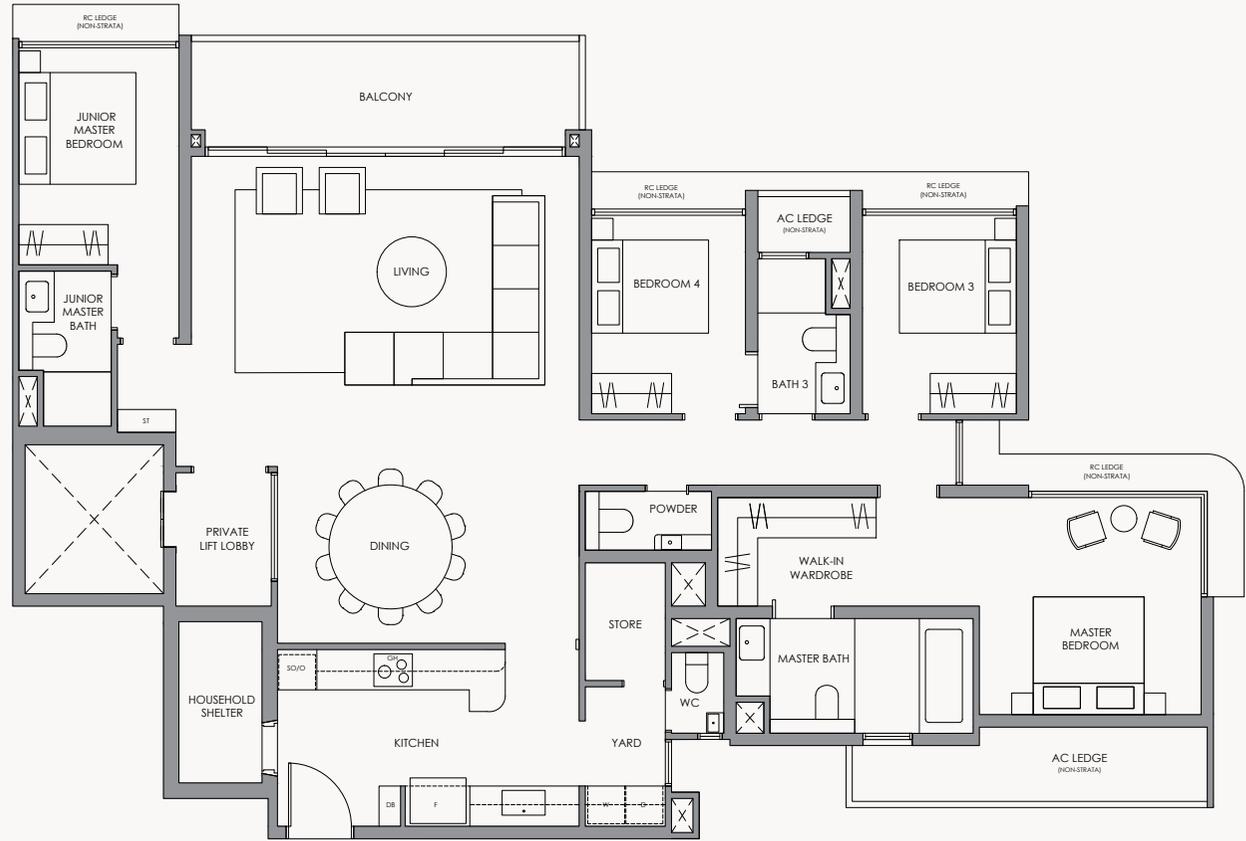
KEYPLAN IS NOT DRAWN TO SCALE

4 BEDROOM

TYPE D2
 170 SQ M | 1830 SQ FT
 INCLUSIVE OF 12 SQM BALCONY

TOWER 5
 UNIT
 #02-03 to #36-03

360° VIRTUAL TOUR



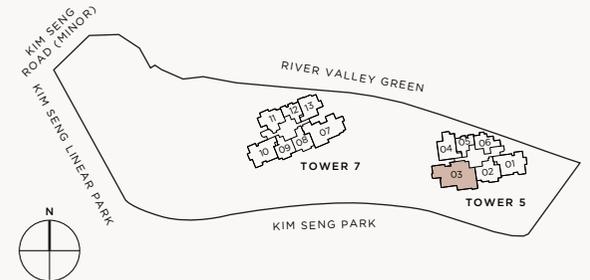
LEGEND (Where Applicable)

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|------------------|-----------------|----------|-----------------------|
| F Fridge | O Oven | W Washer | DB Distribution Board |
| IH Induction Hob | SO Steam Oven | D Dryer | ST Store |
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* Mirror Image

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BUILDING APPROVAL NO. A1716-00044-2025-BP01 DATED 27 JAN 2026



KEYPLAN IS NOT DRAWN TO SCALE



NAME OF HOUSING PROJECT: RIVER MODERN • NAME OF HOUSING DEVELOPER: RIVER MODERN PTE. LTD. (CO. REG. NO. 201607577W) • LICENCE NO. OF HOUSING DEVELOPER: C1539 • TENURE OF LAND: LEASEHOLD ESTATE OF 99 YEARS COMMENCING ON 13 MAY 2025 • ENCUMBRANCES ON LAND: MORTGAGE IN FAVOUR OF OVERSEA-CHINESE BANKING CORPORATION LIMITED • LOCATION OF THE HOUSING PROJECT: LOT(S) 01688W, TS 21, AT RIVER VALLEY GREEN • EXPECTED DATE OF VACANT POSSESSION: 31 DECEMBER 2032 • EXPECTED DATE OF LEGAL COMPLETION: 31 DECEMBER 2035

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