999 TENURE

THE

RIVER OPUS

A 999-YEAR ADDRESS ON THE SINGAPORE RIVER

Brand New & 999YR Rare & Huge Land Parcel

~145,000sqft of 999YR Land,

407 Riverfront Homes

Including 30 Sky Villas
on the top 6 floors

*Artist Illustrations

PROJECT DETAILS

Developers	River Valley Properties Ltd (Jointly Developed by Frasers Property & Mitsubishi Estate)
Address	489/491/493/495/497 River Valley Road
Region & District	CCR, D10
Tenure	999-YR from June 1877
Site Area	13,439sqm / 144,656sqft
Total Units	407 Residential Homes including 30 Sky Villas (3 Residential Towers)
Carpark Lots	Estimated 80%
Project Architect	P&T Architects
Landscape Architect	SHMA Designs
Project ID	Atelier IKEBUCHI
Showflat ID	2nd Edition

KEY DATES

Preview	LATE FEB 2027
Booking	-To Be Announced-
Vacant Possession	April 2031 (Expected)

UNIT MIX

UNIT MIX	TYPE	NO.	SIZES (SQFT)	%
1+Study	AS1	19	527	4.7%
2 Bedroom	B1	19	614	48.4%
2 Bedroom Premium	BP1-6	127	689 - 732	
2 Bedroom + Study	BS1-2	51	786 - 807	
3 Bedroom	C1-2	76	904 - 947	27%
3 Bedroom Premium	CP1-2	34	1,076 - 1,087	
4 Bedroom	D1	34	1,267 - 1,475	12.5%
4 Bedroom Premium	DP1-2	17	1,636	
3 Bedroom Premium Sky Villa	CPS1	6	1,324	7.4%
4 Bedroom Premium Sky Villa	DP2-3	12	1,636 - 1,679	
5 Bedroom Sky Villa	E1-2	12	2,347 - 2,540	
TOTAL		407		100.00%

DEVELOPERS

Developed by FRASERS PROPERTY MITSUBISHI ESTATE



Dunearn House



Riviere



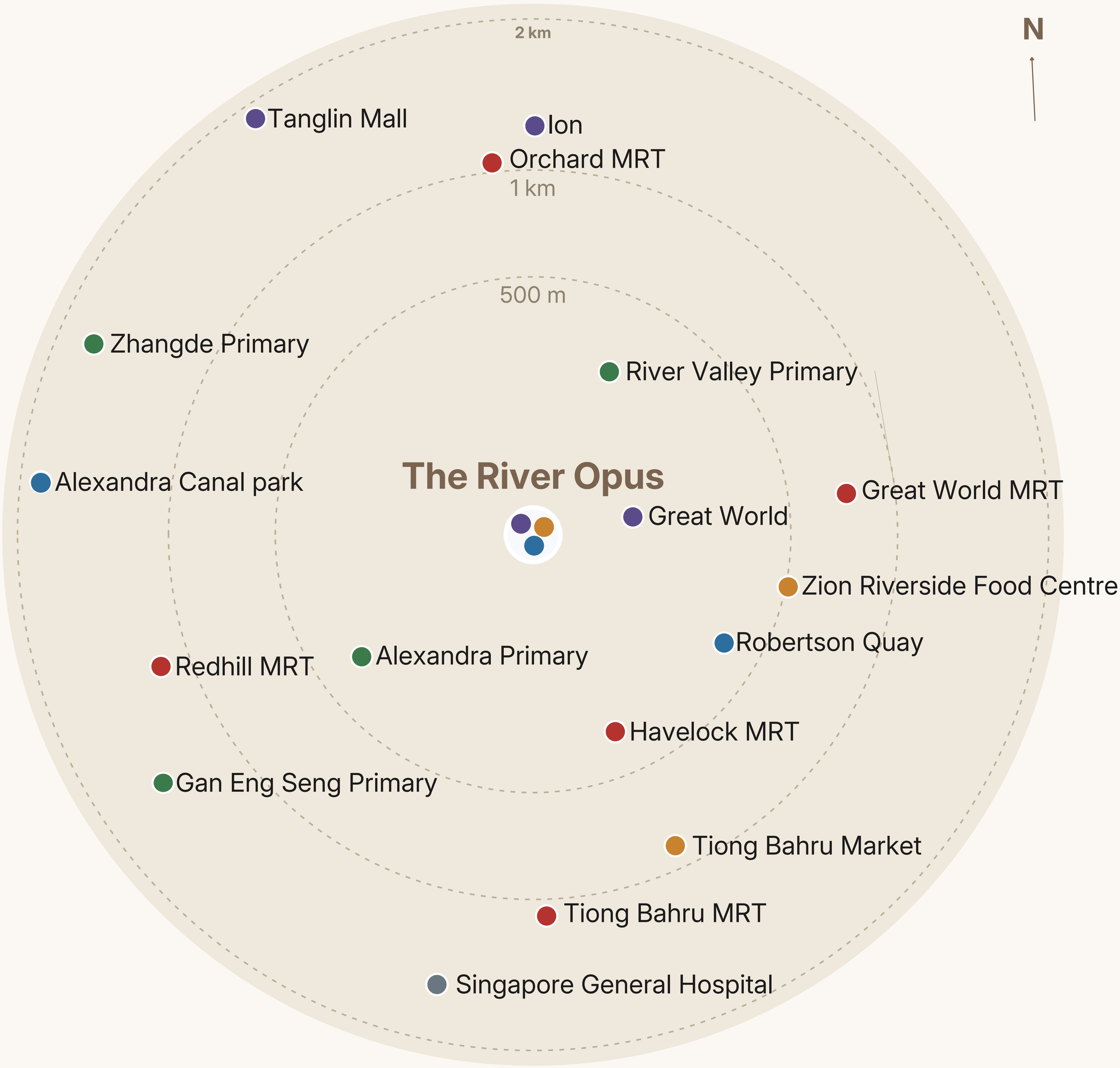
Seaside Residences

Over $40B of total assets with presence in over 20 countries.
FRASERS has stakes in Mixed-Use, Residential, Retail, Hospitality, Commerical & Business Park as well as Industrial & Logistics

We create places for good that inspire lasting experiences.
By **developing future-ready properties and fostering resilient communities**, we build sustainable value for people, businesses and the planet.

THE NEIGHBOURHOOD

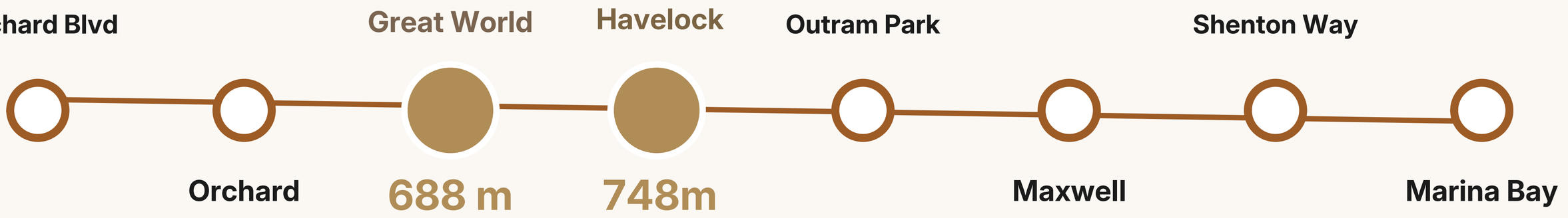
Everything within 2 km



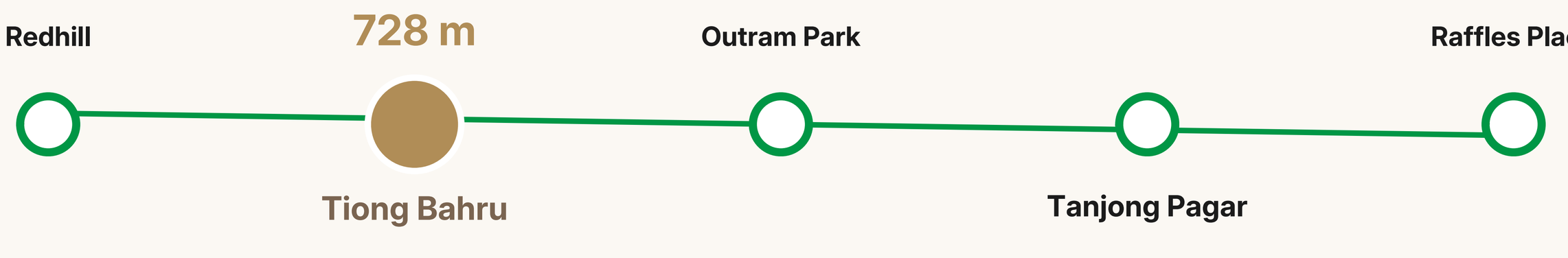
*ESTIMATED DISTANCES

CONNECTIVITY

THOMSON-EAST COAST LINE



EAST-WEST LINE



1

stop to Orchard & Outram Park (SGH Medical Campus)

2-3

stops to Tanjong Pagar, Raffles Place & Maxwell (Central Business District)

5

stops to Marina Bay

Great World City	515 m
ION Orchard	1.3 km
Singapore General Hospital	1.8 km

SCHOOLS

3 Primary Schools within 1 km



PRIMARY		SECONDARY	
Alexandra Primary	340 m	**Gan Eng Seng School**	570 m
Zhangde Primary	957 m	Crescent Girls' School	1.0 km
River Valley Primary	970 m	Queenstown Secondary	1.5 km
Gan Eng Seng Primary	1.5 km	Bukit Merah Secondary	1.7 km
CHIJ (Kellock)	2.0 km		
Radin Mas Primary	2.0 km		

**Distances subject to Final Survey on MOE Guide*

EVENINGS

Dinner by the river

Zion Riverside Food Centre	480 m
Robertson Quay	1.3 km
Clarke Quay	1.9 km

LIVING HERE

WEEKENDS

Slow mornings, easy weekends



River walk **Jog the Singapore River**

All the way to Robertson Quay.



640 m **Havelock Road Food Centre**



1.1 km **Tiong Bahru cafes**

SHOPPING

Orchard, one stop away

Great World	570 m
ION Orchard	1.3 km
Tanglin Mall	1.4 km

THE DEVELOPMENT

THE MASTERPLAN

Three towers by the river



Artist's impression from the developer briefing (draft), subject to change.

26
storeys, Tower 1 (extra 15 m approved)

2 x 20
storeys, Towers 2 and 3 face south

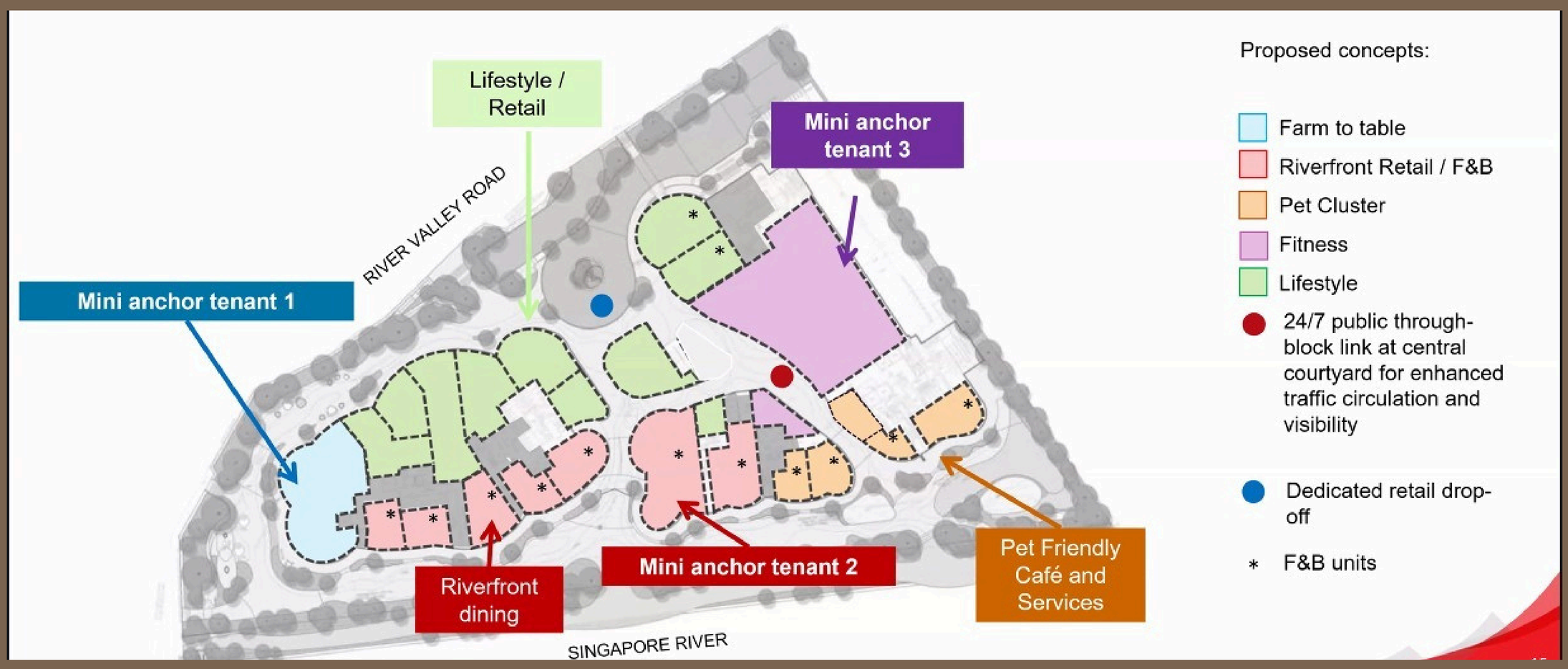
184
serviced apartment keys

24/7
public through-link

THE DEVELOPMENT

RETAIL

Your neighbourhood, downstairs



Proposed retail concepts from the developer briefing, subject to change.

25
shops on level 1, 14 of them F&B

900 - 1,000
sqm supermarket at B1

3
mini anchor tenants

Riverfront
dining and a pet-friendly cluster

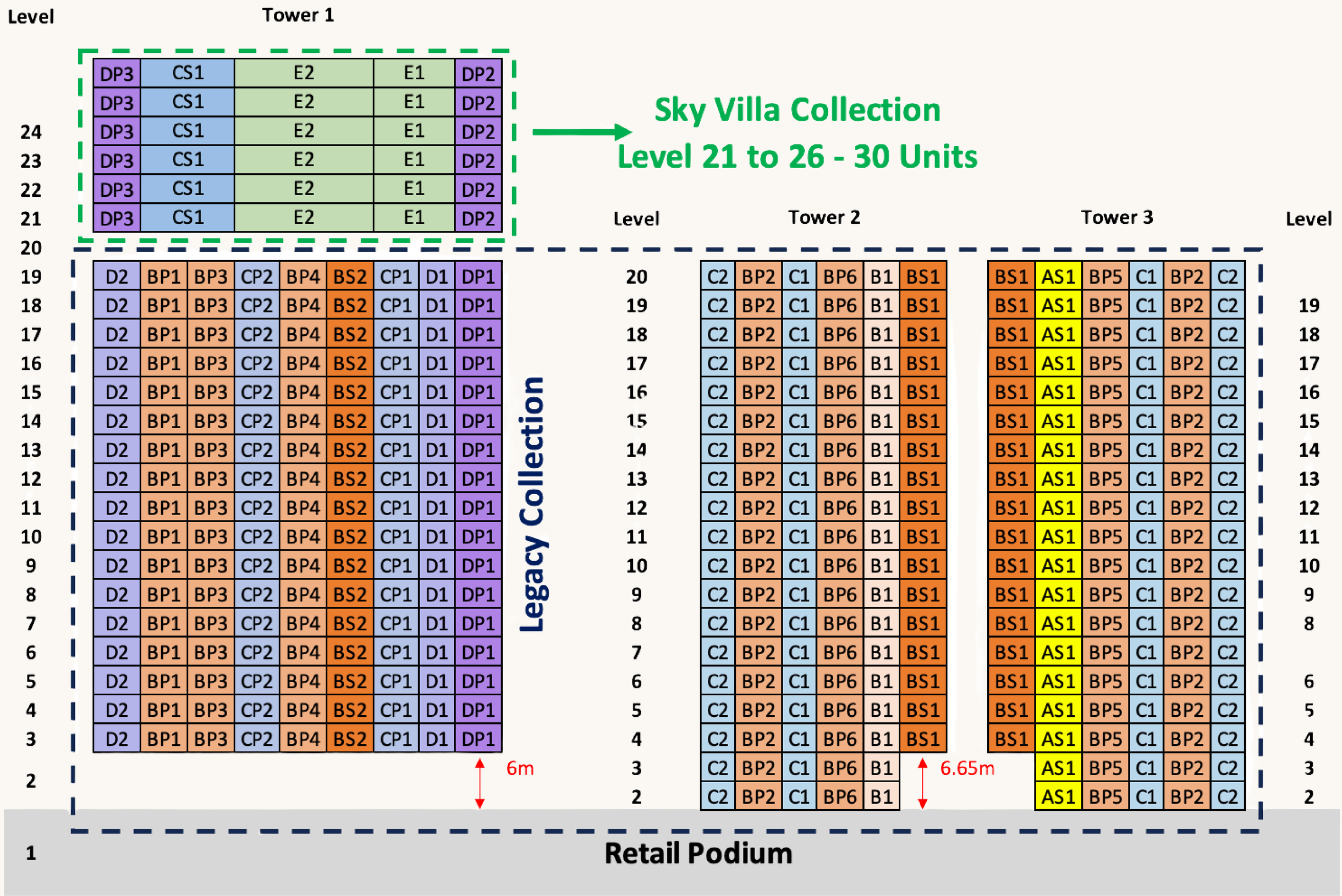
24/7
through-block link

1 Owner
Frasers curates the whole mix

THE DEVELOPMENT

TWO COLLECTIONS

Legacy and Sky Villa



Developer schematic (work in progress), subject to change.

377	30	1,330+	2,500
Legacy homes, 1 Bedroom + Study to 4 Bedroom	Sky Villas, levels 21 to 26, Tower 1	sqft, smallest Sky Villa	sqft, 5 Bedroom show unit (about)

FITTINGS & FINISHES

V ZUG

KITCHEN APPLIANCES

hansgrohe

BATH FITTINGS

DURAVIT

WC FITTINGS

AXOR

BATH FITTINGS

ernestomeda

KITCHENS

caccaro

WARDROBES

OLIVARI

DOOR HANDLES

valdama

WASH BASINS

Provisions for Sky Villa Collection



THE RIVER OPUS

INFORMATION as of NOVEMBER 2026

IMPORTANT NOTICE

It is not an offer or contract.
The River Opus has not been launched and is pending sales approval. All information, plans, renderings, specifications, unit mix, sizes, dates and figures are based on draft developer material and public sources as at November 2026, and are subject to change without notice. Artist's impressions are not to scale. Photos marked as illustrations do not show the actual development or places.
Distances are straight-line estimates from Valley Point measured on OneMap, not walking or driving distances. Primary school distance for registration is determined by SLA and MOE.
Market figures are taken from URA data and developer price lists for the dates stated. Past prices are not a guide to future prices.
Nothing in this eBook is financial, tax or legal advice. Buyers should do their own checks and read the sales documents before buying.