

9iNE

RESIDENCES

A Retreat to Sanctuary

Bespoke Link-Bungalow Homes

The Collection

CRAFTED BY

 **JG LAND**

CREATING EXTRAORDINARY EXPERIENCES

BESPOKE HOMES in the making

Located at 9 & 9A Aida Street, 9iNE Residences is influenced by modern sophistication and elegance. The staircase design, accompanied by glass bridges are just several of the striking architectural focal points in the homes, conceptualised and crafted to suit individual requirements and lifestyle.





A sense of exclusivity takes shape with the 9iNE Residences subtly set in beautifully-designed interiors and walkways. The breathtaking spaces, made possible by the generous ceiling height, offer lots of aesthetic appeal and dimension.



Sophistication speaks in the bathroom, where stunning floors, carefully chosen pieces and perfect lighting are present. Encased in entirety, are personal spaces with modern decadence, creating an elegant bathroom ambience.



a stunning
MASTERPIECE

9iNE Residences is the epitome of luxury living in the heart of Siglap - a verdant oasis away from the bustle of the city. The homes feature a Biophilic architecture design that incorporates natural lighting and ventilation to blend with nature. These sophisticated homes make use of voids to introduce a welcoming sense of space and light that flow throughout the entire home.





AN ADDRESS of distinction

True luxury, in homes and lifestyles, is a balanced amalgamation of history and traditions. Set amidst one of the most sought after locale in District 15 - Opera Estate, the 9iNE Residences along Aida bears road names inspired by European operas whose heritage gives depth, authenticity and credibility to a residence value, and intensifies the homeowner's appreciation for the nuances of art, culture and meticulous detailing that goes into creating a desirable living space. Opera Estate was also home to Singapore's first President Yusof bin Ishak.



a stone's throw to
AMENITIES

Enjoy great outdoors with a multitude of activities at the luxuriant parks and beaches. Discover new restaurants and cafés of this neighbourhood and Indulge in culinary delights. Be spoilt for choices at the myriad of dining and retail choices in the nearby shopping malls, or explore downtown Singapore with minutes drive via the ECP expressway. A slew of education institutions in the vicinity will prepare your children for their future. 9iNE Residences is a home which offers conveniences and memorable experiences for you and your love ones.



A GASTRONOMIC delight

From the all time favourites Kopi-tiams to decadently divine cafés and restaurants, Siglap is above its palate when it comes to gastronomical selection. Follow your taste buds as you immerse yourself in the storied melange of culinary delights with your family and friends - A vibrant brew that gives the neighbourhood its unique character.



RESTAURANTS, CAFES, KOPI-TIAMS & many more...

Restaurants

The Wine Connection
Etna Italian Restaurant
Baker & Cook
Plank Sourdough Pizza
Georges MADBar & Grill
House of Peranakan
Jin Wee Restaurant
Springleaf Prata Place
Mikawa Yakitori Bar

Cafes

Craftsmen Specialty Coffee
Dutch Colony Coffee Co.
Five Oars Coffee Roasters
Stamping Ground Coffee
Black & Ink

Kopi-tiams

Soy Eu Tua CoffeeShop
Teck Ee Siglap 936 Food House

a haven for SHOPPING

An exclusive residential community encircled by an array of shopping malls with a wide variety of cuisine and retail outlets. Get hold of your daily groceries or favourite clothes, shoes, bags and gadgets at Siglap Centre, Siglap V, Bedok Mall, Bedok Point as well as street level retail outlets.





a multitude of
EDUCATION
options

Having a head start and competitive edge in your children's education is one of the most important decision to make. Complemented by an array of education institutions ranging from kindergarten to tertiary education in the vicinity, 9iNE Residences is perfectly located to provide your children with the convenience and finest in their pursuit for life-long learning.

Education is not preparation for life; education is life itself.
- John Dewey -

WELCOME HOME

9iNE Residences

Come home to your sanctuary after a hectic day - A retreat with a sense of comfort and style. These modern homes exudes sophistication by creating spaces that are both timeless and harmonious, with magnificent open plan areas great for family bonding and yet able to provides personal spaces where you can stay up late without disturbing the others.





home with a dramatic FIRST IMPRESSION

Few architectural elements add drama like a triple volume ceiling height to the living room, appending a touch of opulence while enlarging the space. The staircases are design as a work of art to marry form and functionality, while glass bridge spanning across the living area highlights the importance of the space within the house. The interior segues into the exterior through full-height glass doors, providing a harmonious blend of luxury with nature.





a modern KITCHEN

Having a functional and modern kitchen turns meal preparation into a pleasurable activity. It is also a fun gathering place to socialise, eat and cook together for a great family bonding experience.



A Modern Kitchen



AN EXTRA LUXE

The spiral staircase design is an elegant, curvy and surprising twist to any space. The curved steps brings about a sense of luxury and art while adding a strong aesthetic appeal to the living area.



a promise of
COMFORT

The design of bedrooms focus on creating airy cross-ventilated spaces to cocoon the inhabitant in tranquil environments. Each bedroom provides a soothing respite from the noise and activity of modern life. A place for retreat, relax and most importantly - rest.





THE BATHROOM

A soak in the bath is a fantastic way to unwind after a long, stressful day at work. Create a spa-like ambience, slip into a relaxing foaming bath and soak all of your cares away - The perfect way to pamper yourself!

KEY FEATURES

9iNE Residences
A Retreat to Sanctuary

Negative Ion & Antibacterial Tiles to selected areas offer many health benefits for you and your family including regulating sleep patterns while boosting immune system function. Negative ions, also known as “vitamins” of the air, helps dispel odour in addition to purifying the air.



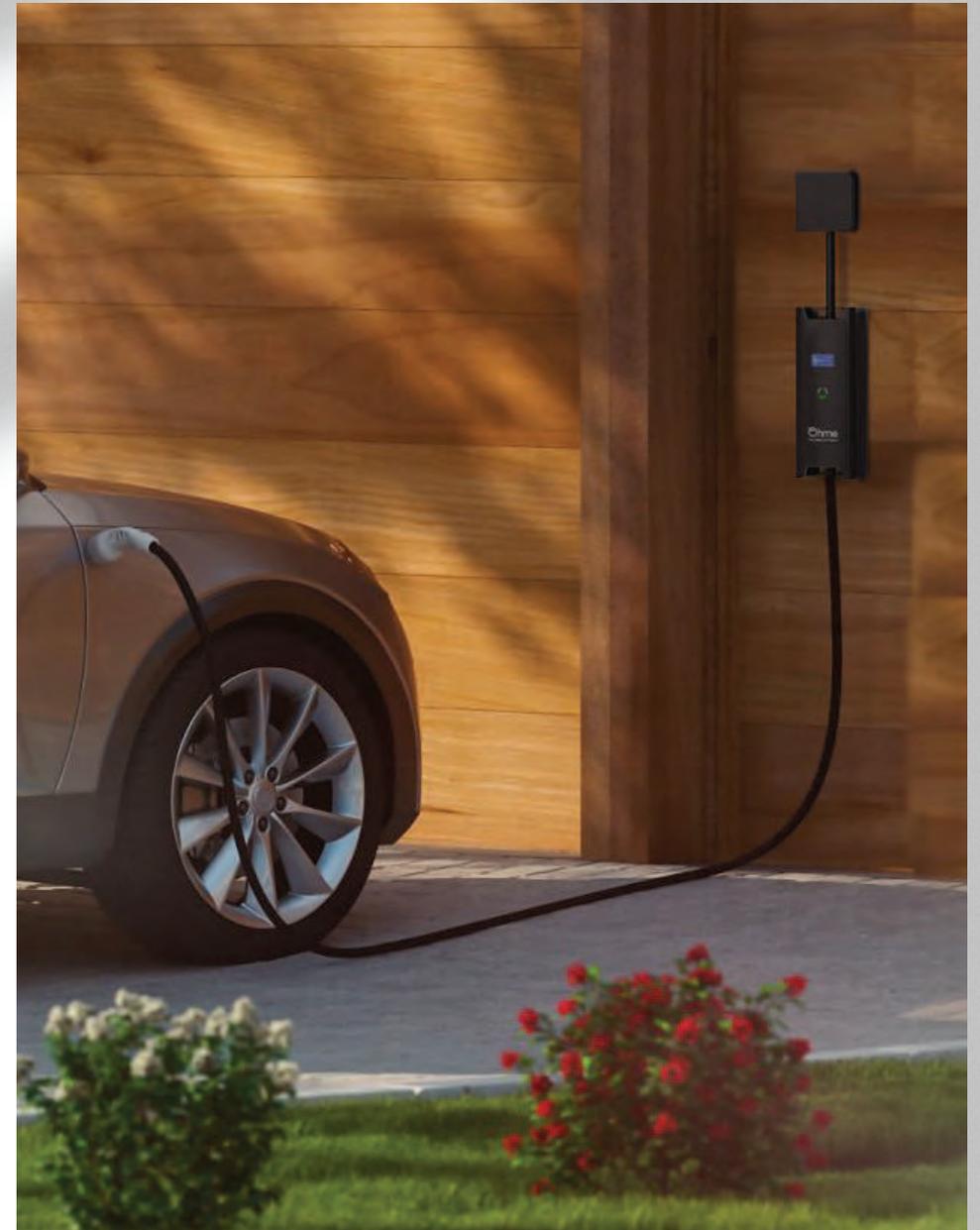


Elevator

Have fun with names! Label your levels the way you like it and choose your favourite music to play when using the elevator! You can also apply restricted access to selected levels for privacy.

Electric Vehicle Charging Point

Go environmental friendly with Electric Vehicles! Get ready to plug into the future of private transport with the planned phasing out of internal combustion engine vehicles.





Solar roof ventilator fan dissipates heat while lowering both the temperature and relative humidity in your home. This facilitates the efficient movement of air to cool your entire home in hot weather, while also preventing the build-up of humidity which may cause the growth of mould.

Therm-aire - Enjoy more than 40% energy savings with the World's most energy efficient air conditioning system. Therm-aire is certified Green Air Conditioner by Singapore Green Building Product and obtained the maximum BCA Green mark for energy efficiency. The Thermal Solar Hybrid air conditioning system reuse, recycle and reduce heat for a greener world.





Internet of Things (IoT) SMART HOME SYSTEM

Enjoy comfort and convenience at your fingertips with in-built smart home ready infrastructure.

FLOOR PLANS

9iNE Residences
A Retreat to Sanctuary

No. 9 & 9A Aida Street
Land Area : 278.7 m² | 3,000 ft²
Built-up Area : 502.83 m² | 5,412 ft²

Click or scan the QR code to take a
Virtual Tour of 9iNE Residences





SECTIONAL ELEVATION LAYOUT PLAN



9iNE Residences | A Retreat to Sanctuary
1st Storey Layout Plan

No. 9 & 9A Aida Street

Built-up Area

210.67m² | 2,268 ft²

ALTERNATIVE LAYOUT





9iNE Residences | A Retreat to Sanctuary

2nd Storey Layout Plan

No. 9 & 9A Aida Street

Built-up Area

156.66 m² | 1,686 ft²



ALTERNATIVE LAYOUT



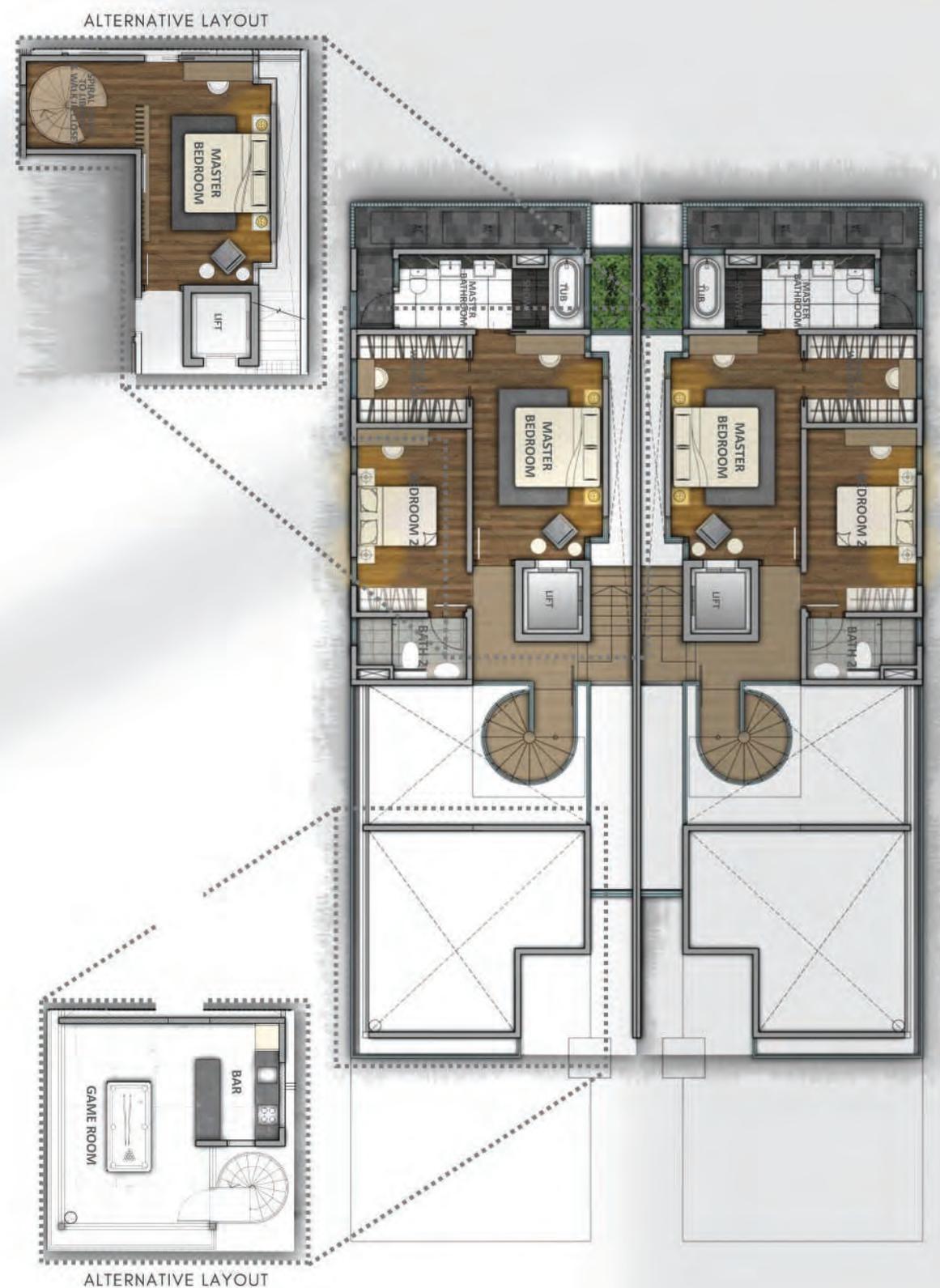
9iNE Residences | A Retreat to Sanctuary

2nd Storey Layout Plan (Mezzanine)

No. 9 & 9A Aida Street

Buil-up Area

83.56 m² | 899 ft²

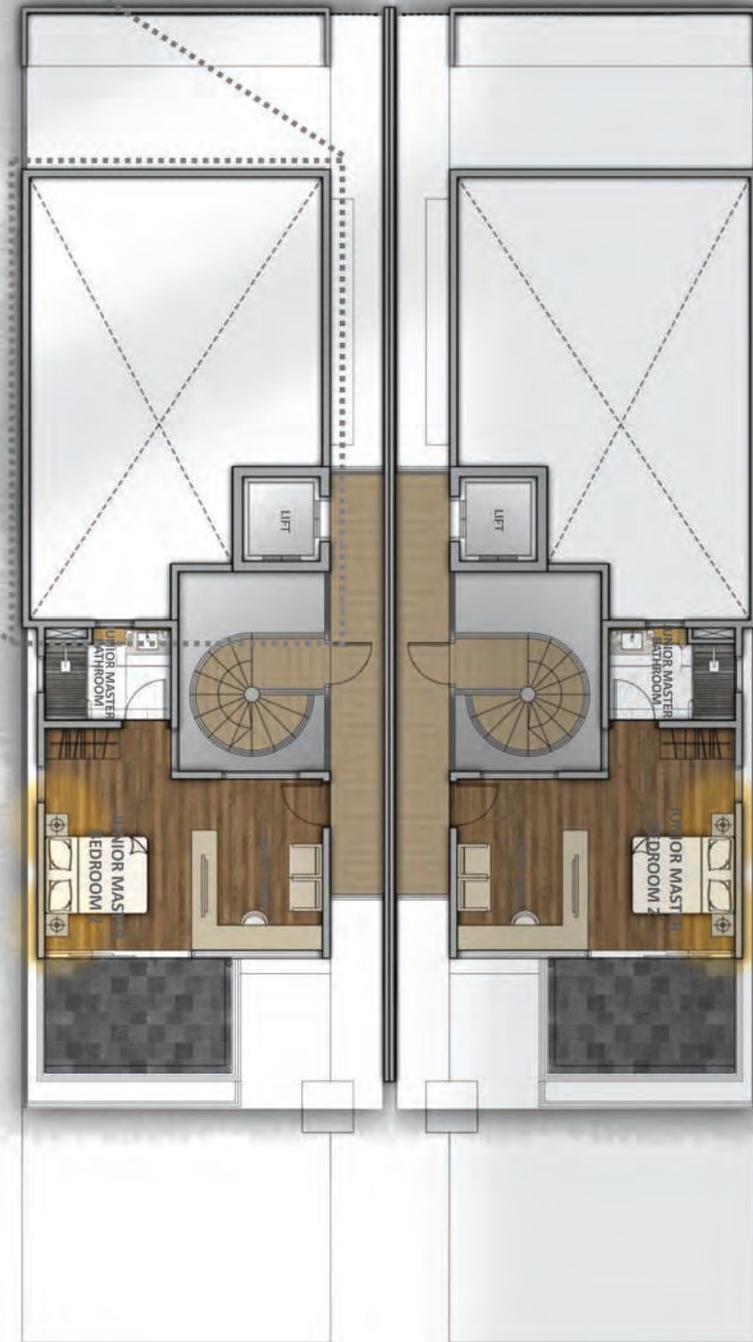




9iNE Residences | A Retreat to Sanctuary
Attic Layout Plan

No. 9 & 9A Aida Street

Built-up Area
51.94 m² | 559 ft²



SPECIFICATIONS

GENERAL

Marble flooring to 1st storey living and dining
Timber flooring from 2nd storey to attic
Timber staircase with handrails
Fitted wardrobes in bedrooms
Timber doors with Ironmongery

WET KITCHEN

Custom-fitted kitchen carpentry
Quartz stone work surfaces
Built-in Teka kitchen appliances

MASTER BATHROOM

Marble floor and wall
Double-countertop basin units
Bravat and other Sanitary fittings

TYPICAL BATHROOMS

Homogeneous and/or Ceramic tiles to floors and walls
Bravat and other Sanitary fittings

ELECTRICAL

Ceiling fan points in all bedrooms
Solar thermal hybrid air-conditioning system
Traction passenger lift

SECURITY & AUDIO VISUAL

Audio visual intercom system

INTERIOR

Reinforce fair-faced concrete wall
Drywall partition (where applicable)

EXTERIOR

Aerated Lightweight Concrete walls (where applicable)
Sukabumi stone to swimming pool



About Us

JG Land Pte Ltd is a Singapore based real estate developer focusing on Lifestyle driven developments. We endeavour to go beyond expectations in creating a distinctive live, learn, work and play sanctuary for you and your loved ones.

Our mission of building acclaimed developments, conceptualising the lifestyle of this millennium is evident in our relentless pursuit for individualistic architectural blueprint. Recognising the ever-changing needs and lifestyles, we seek to continually enhance the living experience through product innovation and thoughtful designs.

Driven by our passion to create developments with distinction, we seek to bring about in a myriad combination of architectural and building excellence, carefully crafted developments showcasing the JG Experience.



On Going
Projects

Inter & Corner Terraces

The Jardin Residences
295 Lorong Chuan

Corner Terrace

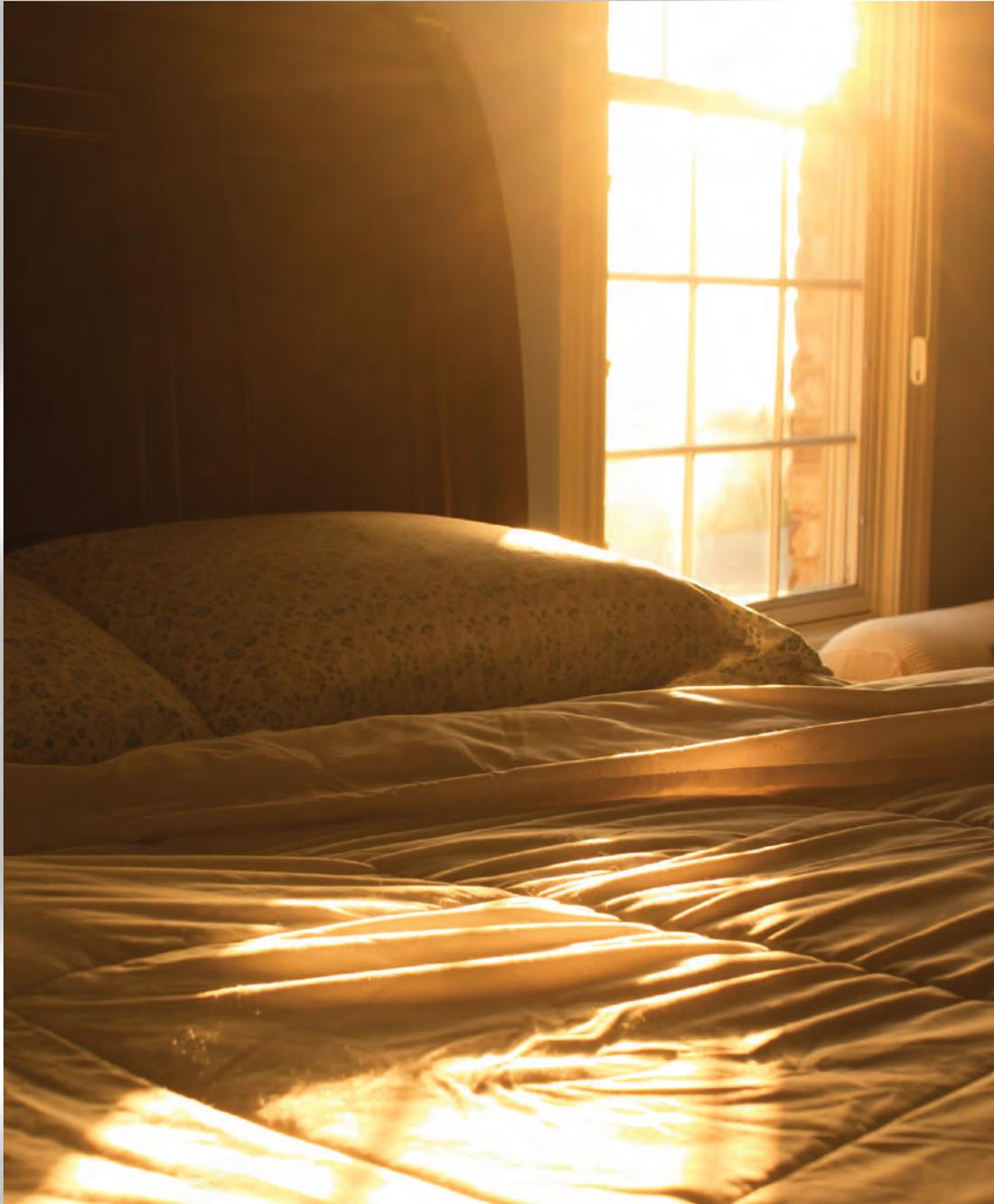
House of Hanging Gardens - SOLD
8 Lorong L Telok Kurau

Semi-Detached

N°18
18 Lorong J Telok Kurau

The FORE
47 Tham Soong Avenue

9iNE Residences
9 Aida Street



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