

The logo for Bagnall Haus is centered on the page. It features the word "BAGNALL" in a bold, black, serif font. Below it, the word "HAUS" is written in the same font, but with a stylized, dark, angular graphic element that cuts through the letter 'H' and extends downwards. The background of the page is a light beige color with a subtle, repeating pattern of diagonal lines in a slightly darker shade of beige, creating a textured, architectural feel.

BAGNALL
HAUS



BAGNALL HAUS is a residential development where residents can embrace captivating narratives of the past while indulging in the comforts of the modern present. Situated within a five-minute walk of the upcoming Sungei Bedok MRT interchange station (TEL and DTL) adjacent to a future road connected directly to ECP, and a stone's throw away from the beloved Bedok Food Centre, **BAGNALL HAUS** offers an unparalleled convenience with seamless connectivity to the city and a diverse range of local cuisine, right at its residents' doorstep.

Comprising three 5-storey residential towers and one elevated pool deck, **BAGNALL HAUS** is meticulously designed with efficiency and functionality in mind, evident in its clear, rectilinear architectural language in form. The inner courtyard-like space serves as a unifying element for the three towers, providing enhanced thermal comfort and abundant sunlight. This simplicity in form is further elevated by an artful interplay of façade textures, heritage-inspired motifs, and well-crafted landscape elements, resulting in a development that beautifully redefines the essence of heritage living.

The 113 purposefully designed residential units at **BAGNALL HAUS** cater to the diverse needs of modern living. Ranging from 1BR+Study to 5-BR configurations, the thoughtfully tailored units offer ideal homes for individuals, couples, and larger families, ensuring every resident finds their perfect fit within the development.

With its understated charm and elegance, **BAGNALL HAUS** blends contemporary living with captivating heritage narratives, offering residents a sanctuary home that celebrates the vibrant spirit of the east.



PROJECT DATA
PLANNING PARAMETERS

Property Address	BAGNALL HAUS 811-837 UPPER EAST COAST ROAD
Site Area	6,906.1 m2
Plot Ratio / Dwelling Units	1.4
Land Use/Zoning	Residential
Tenure	Freehold
Permissible GFA	Allowable GFA = 9,668.54 m2 In addition to residential use, the following uses are to be provided: • Commercial Unit next to main entrance: (0.35% GFA: 33.8 m2)
Est No. of Units	113 units
Building Height	Up to 5 storeys
Min. Platform Level	4.0m above Singapore Height Datum for developments 600mm above adjacent road
Common boundary setback	<ul style="list-style-type: none"> Setback 3.3m from common boundaries Setback 12m from Upper East Coast Road (Category 2)
Ingress - Egress	Private Road from Upper East Coast Road, Existing location to be maintained
Carparking	Zone 2 (within 400m of a Rapid Transit System station) 1 lot per 1.25 dwelling units : 91 lots Bicycle: 29 lots Accessible Vehicle Parking: 2 lots

BAGNALL HAUS SURROUNDING DEVELOPMENTS



BAGNALL HAUS
SURROUNDING DEVELOPMENTS

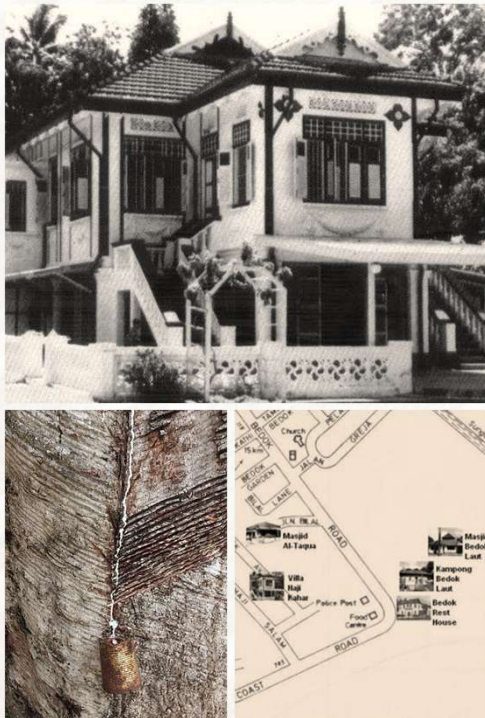


BAGNALL HAUS

HERITAGE LIVING REDEFINED

BAGNALL HAUS draws inspiration from the charming nooks and corners that once graced the traditional landscapes of this vibrant eastern region, and its presently thriving urban community.

Historical Nook



Cultural Nook



Communal Nook



Green at Heart

The Inner Chamber

Cocooned by the arrangement of three 5-storey tower blocks, **BAGNALL HAUS** incorporates a nature-inclusive design approach within its elevated inner courtyard by including pockets of green spaces to bring nature closer to the residents and to soften the experience of being in a densely urban environment.

Sensitive to the balance between wind thermal comfort and ample sunlight, the courtyard with its 25m lap pool invites residents to unwind and cherish moments of serenity in a tranquil environment.



25m Lap Pool



Pool Deck Lounge



Link Bridge Connecting the Towers

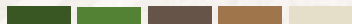


Rooftop Retreat

The Communal Living Room

BAGNALL HAUS rooftop weaves a collection of micro-parks, verdant green spaces, and upscale residential amenities into a single continuous identity.

The **BAGNALL HAUS** rooftop amenities include a series of gymnasium, function room, co-working and seating lounges, and dining pavilions scattered around the rooftop deck, connected through a continuous garden path amidst carefully curated ornamental trees, shrubs, and native flora.



Continuous Landscaped Terrace



Indoor Refreshment Areas



Outdoor Refreshment areas





View from Upper East Coast Road





Haus Arrival Experience





Haus Arrival Experience





LEGEND

- LVL 1 HAUS GROUNDS
- LVL 2 HAUS COURTYARD

Level 1

HAUS GROUNDS

- | | |
|---------------------------|---------------------------------------|
| 01 HAUS ARRIVAL | A PEDESTRIAN GATE |
| 02 GUARD HOUSE | B GENSET |
| 03 PARCEL LOCKERS | C BIN CENTRE |
| 04 LIFT LOBBY (BLOCK 811) | D SUBSTATION |
| 05 LIFT LOBBY (BLOCK 813) | E ACCESS TO UPCOMING SUNGEI BEDOK MRT |
| 06 LIFT LOBBY (BLOCK 815) | S1 SHOP 1 |
| 07 FOOT REFLEXOLOGY WALK | S2 SHOP 2 |
| 08 BICYCLE PARKING | |

Level 2

HAUS COURTYARD

- 09 25M LAP POOL
- 10 SUNTAN LOUNGERS
- 11 COURTYARD CABANA
- 12 RAIN SHOWER
- 13 COURTYARD LOUNGE
- 14 ACCESSIBLE TOILET
- 15 COURTYARD CROSSING



View towards the 2nd storey swimming pool deck





Courtyard Crossing – Link bridges at 2nd and 5th Storey





View of the 2nd storey swimming pool deck





LEGEND

● LOWER ROOF HAUS CANOPY

LOWER ROOF

HAUS CANOPY

- | | |
|----------------------|-------------------|
| 16 CANOPY CLUBHOUSE | 25 GRILL HAUS |
| 17 CANOPY GYM | 26 SKY SWINGS |
| 18 ACCESSIBLE TOILET | 27 CLOUD GARDEN |
| 19 SKY LAWN | 28 SKY CROSSING |
| 20 CANOPY LOUNGE | 29 CANOPY LOOKOUT |
| 21 SKY NOOK | 30 GAME HAUS |
| 22 SKY PLAYGROUND | 31 YOGA YARD |
| 23 ALFRESCO HAUS | 32 WELLNESS YARD |
| 24 TEPPANYAKI HAUS | |

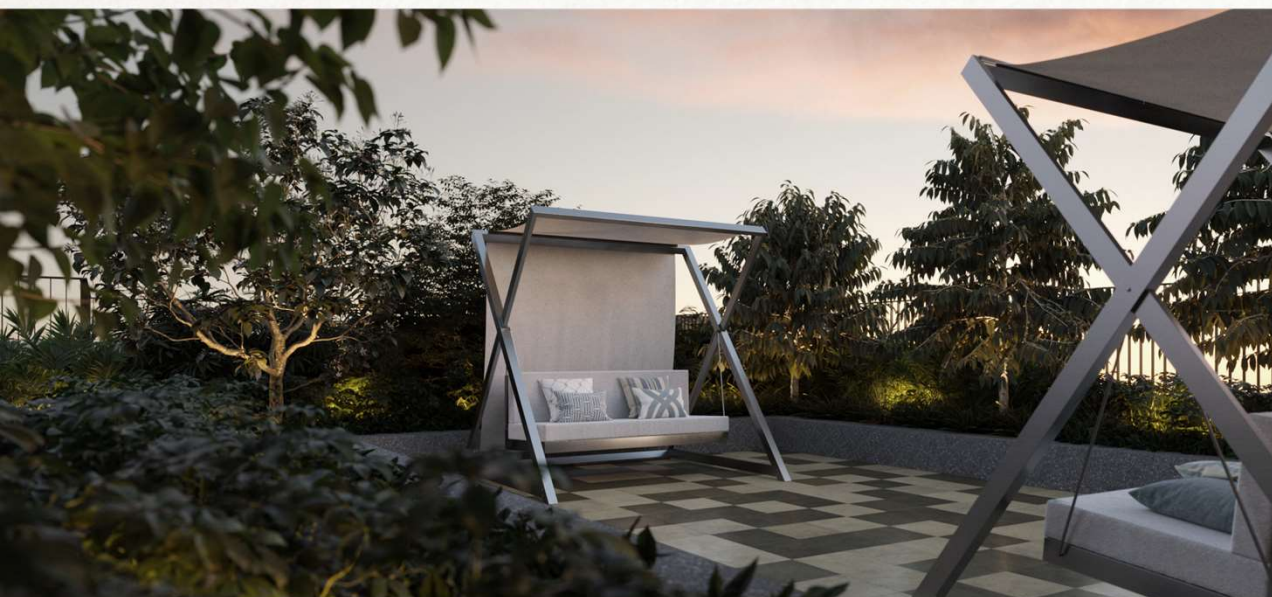
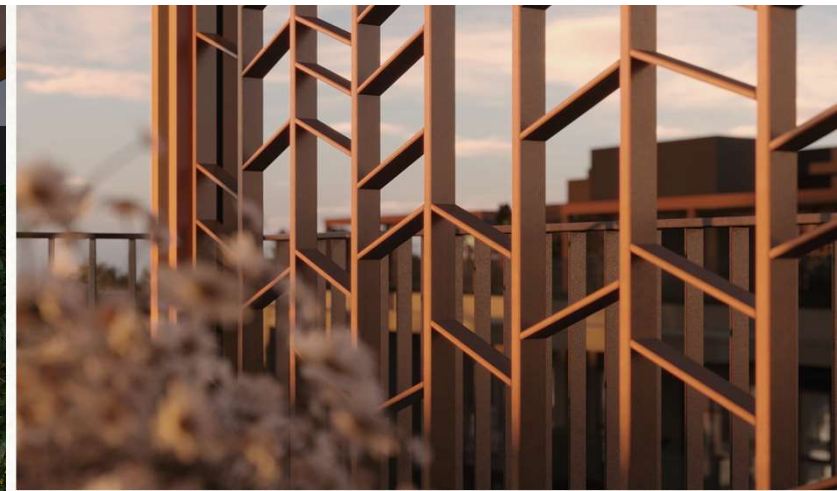


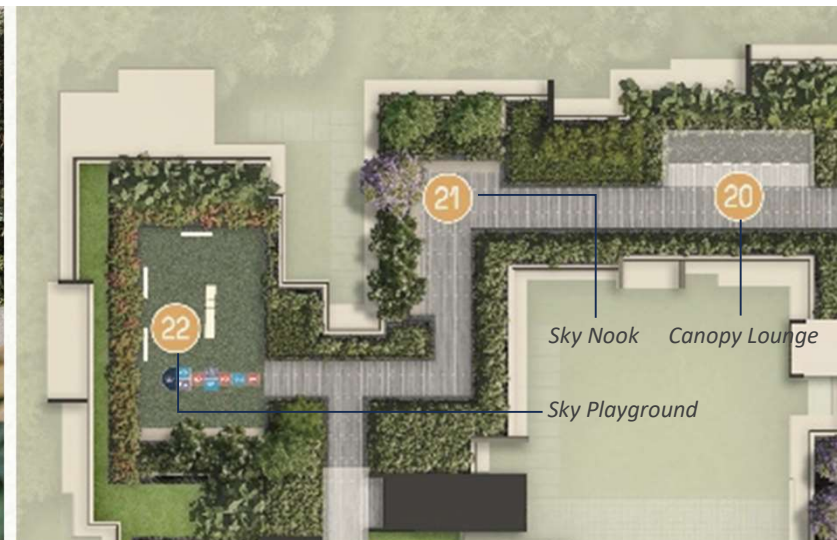


Overall bird's eye view











BAGNALL HAUS UNIT DISTRIBUTION

811

UPPER EAST COAST ROAD

Stack Floor	01	02	03	04	05	06	07	08
05	B2a 69 sqm	B2f 70 sqm	B2e 70 sqm	B2b 70 sqm	B2c 70 sqm	B2d 70 sqm	B2d 70 sqm	B2a 69 sqm
04	B2a 69 sqm	B2f 70 sqm	B2e 70 sqm	B2b 70 sqm	B2c 70 sqm	B2d 70 sqm	B2d 70 sqm	B2a 69 sqm
03	B2a 69 sqm	B2f 70 sqm	B2e 70 sqm	B2b 70 sqm	B2c 70 sqm	B2d 70 sqm	B2d 70 sqm	B2a 69 sqm
02	B2a 69 sqm	B2f 70 sqm			B2c 70 sqm	B2d 70 sqm		B2a 69 sqm
01	Shop1 16 sqm	Shop2 16 sqm	CARPARK					

813

UPPER EAST COAST ROAD

Stack Floor	09	10	11	12	13	14	15	16	17	18	19	20	21
05	A1 46 sqm	A1 46 sqm	E2a 116 sqm	E2b 116 sqm	A1 46 sqm	B2b 70 sqm	C1 75 sqm	D1 91 sqm	B2c 70 sqm	F1 142 sqm	E1a 116 sqm	D2 91 sqm	D2 91 sqm
04	A1 46 sqm	A1 46 sqm	E2a 116 sqm	E2b 116 sqm	A1 46 sqm	B2b 70 sqm	C1 75 sqm	D1 91 sqm	B2c 70 sqm	F1 142 sqm	E1a 116 sqm	D2 91 sqm	D2 91 sqm
03	A1 46 sqm	A1 46 sqm	E2a 116 sqm	E2b 116 sqm	A1 46 sqm	B2b 70 sqm	C1 75 sqm	D1 91 sqm	B2c 70 sqm	F1 142 sqm	E1a 116 sqm	D2 91 sqm	D2 91 sqm
02	A1 46 sqm	A1 46 sqm	E2a 116 sqm	E2b 116 sqm	A1 46 sqm	B2b 70 sqm	C1 75 sqm	D1 91 sqm	B2c 70 sqm	F1 142 sqm	E1a 116 sqm	D2 91 sqm	D2 91 sqm
01	CARPARK									F1-G 142 sqm	E1a-G 116 sqm	CARPARK	

815

UPPER EAST COAST ROAD

Stack Floor	22	23	24	25	26	27	28
05	B1a 71 sqm	F2 142 sqm	E1b 116 sqm	B1b 72 sqm	D4 96 sqm	D3 96 sqm	C2 77 sqm
04	B1a 71 sqm	F2 142 sqm	E1b 116 sqm	B1b 72 sqm	D4 96 sqm	D3 96 sqm	C2 77 sqm
03	B1a 71 sqm	F2 142 sqm	E1b 116 sqm	B1b 72 sqm	D4 96 sqm	D3 96 sqm	C2 77 sqm
02	B1a 71 sqm	F2 142 sqm	E1b 116 sqm			D3 96 sqm	C2 77 sqm
01	B1a-G 71sqm	F2-G 142 sqm	CARPARK			D3-G 96 sqm	C2-G 77 sqm

Unit Type	No. of Units	% Unit Mix
1BR+F	12	10.6 %
2BR	8	7.1%
2BR+F	37	32.7%
2BR+G	9	8.0%
3BR+F	20	17.7%
4BR	9	8.0%
4BR+F	8	7.1%
5BR	10	8.8%
TOTAL	113	100.0 %

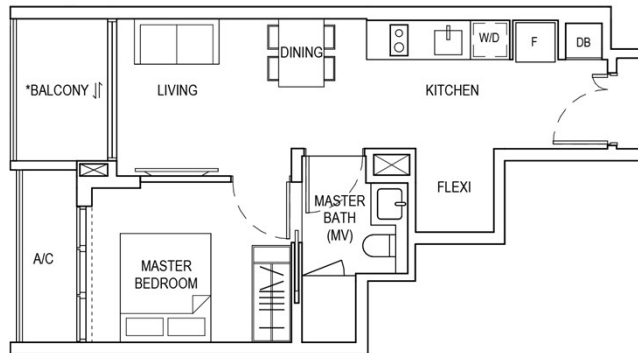


BAGNALL HAUS PREVIEW OF UNIT LAYOUT

TYPE A1

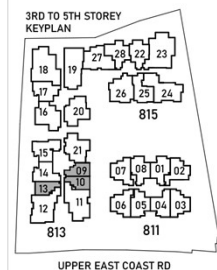
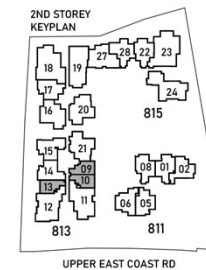
46 sqm

Block 813 #02-09 TO #05-09
#02-10 TO #05-10 (mirror)
#02-13 TO #05-13



Unit Selling Point(s)

1. Master Bedroom can accommodate king size bed.
2. Master Bath access from Master Bedroom and Living Room.
3. Accessories cabinet at Master Bedroom.
4. Functional living and dining space.
5. Flexi space is fitted with A/C.
6. Curtain wall design for building façade.
7. Spacious balcony.



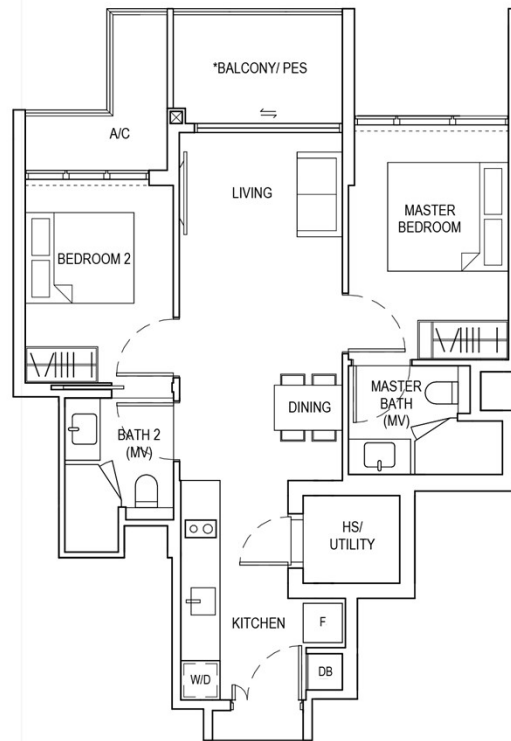
BAGNALL HAUS PREVIEW OF UNIT LAYOUT

TYPE B1a-G

71 sqm
Block 815 #01-22

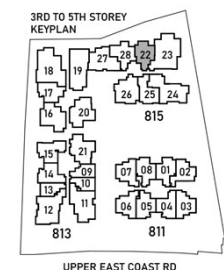
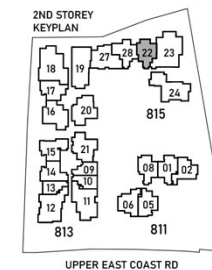
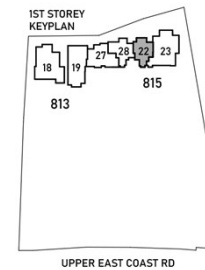
TYPE B1a

71 sqm
Block 815 #02-22 TO #05-22



Unit Selling Point(s)

1. Master Bedroom can accommodate king size bed.
2. Ensuite Master Bath and accessories cabinet at Master Bedroom.
3. Bedroom 2 can accommodate queen size bed.
4. Bath 2 access from Bedroom 2 and Living Room.
5. Functional living and dining space.
6. Efficient dumb-bell layout.
7. Curtain wall design for building façade.
8. Spacious balcony.

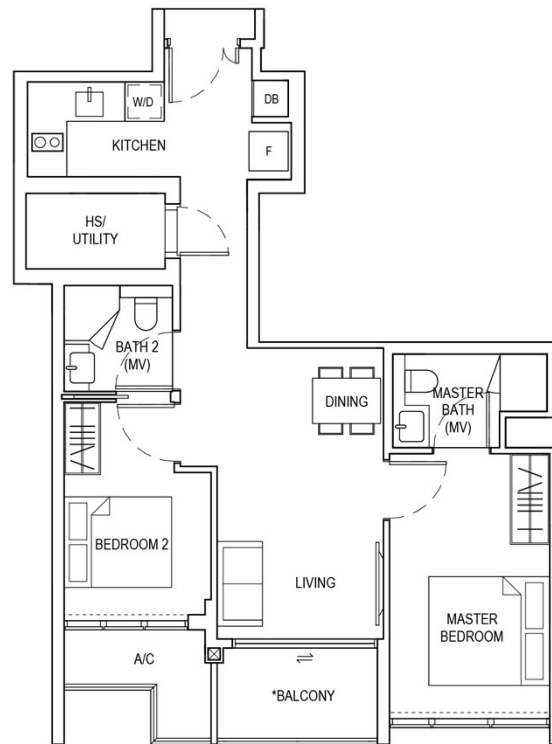


BAGNALL HAUS

PREVIEW OF UNIT LAYOUT

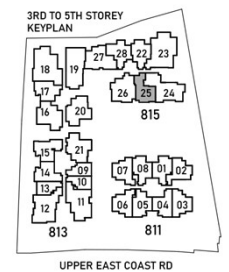
TYPE B1b

72 sqm
Block 815 #03-25 TO #05-25



Unit Selling Point(s)

1. Master Bedroom can accommodate king size bed.
2. Ensuite Master Bath at Master Bedroom.
3. Bedroom 2 can accommodate queen size bed.
4. Bath 2 access from Bedroom 2 and Living Room.
5. Functional living and dining space.
6. Efficient dumb-bell layout.
7. Curtain wall design for building façade.
8. Spacious balcony.

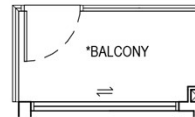
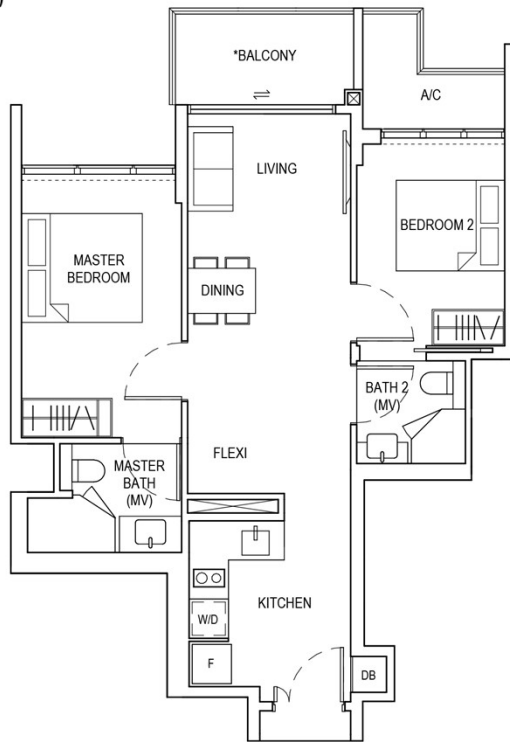


BAGNALL HAUS PREVIEW OF UNIT LAYOUT

TYPE B2a

69 sqm

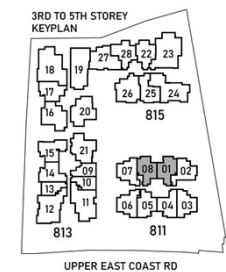
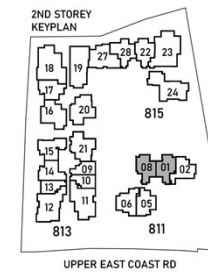
Block 811 #02-01 TO #05-01
#02-08 TO #05-08 (mirror)



Applicable to unit
#02-01 and #02-08 only

Unit Selling Point(s)

1. Master Bedroom can accommodate king size bed.
2. Ensuite Master Bath and accessories cabinet at Master Bedroom.
3. Bedroom 2 can accommodate queen size bed.
4. Bath 2 access from Bedroom 2 and Living Room.
5. Functional living, dining, and flexi space.
6. Efficient dumb-bell layout.
7. Pool view at Living Room and Bedrooms.
8. Direct access to pool deck (for #02-01 and #02-08 only).
9. Curtain wall design for building façade.
10. Spacious balcony.



BAGNALL HAUS

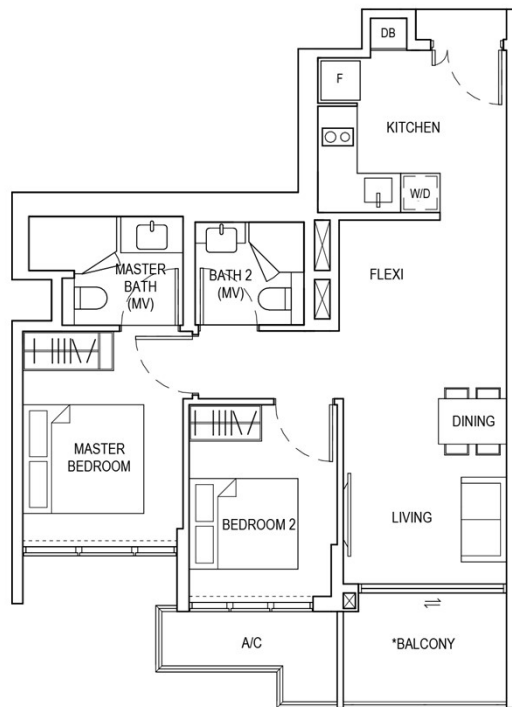
PREVIEW OF UNIT LAYOUT

TYPE B2b

70 sqm

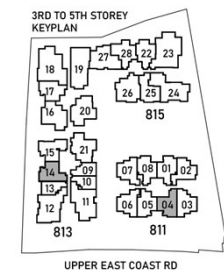
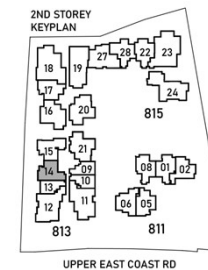
Block 811 #03-04 TO #05-04

Block 813 #02-14 TO #05-14



Unit Selling Point(s)

1. Master Bedroom can accommodate king size bed.
2. Ensuite Master Bath and accessories cabinet at Master Bedroom.
3. Bedroom 2 can accommodate queen size bed.
4. Functional living, dining, and flexi space.
5. Curtain wall design for building façade.
6. Spacious balcony.



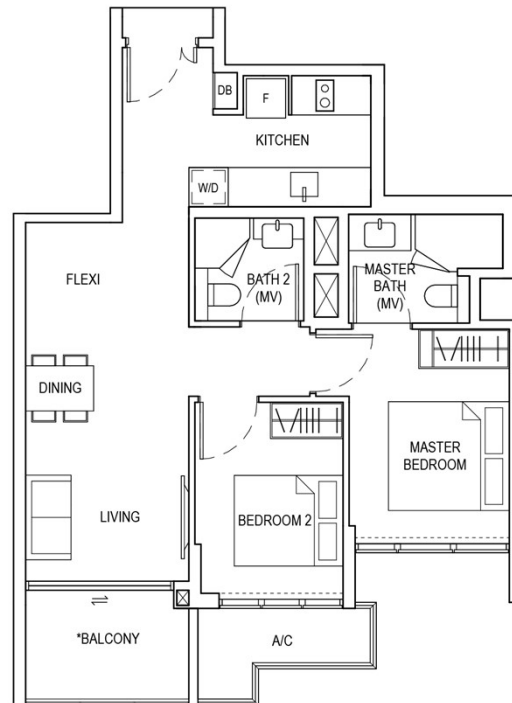
BAGNALL HAUS PREVIEW OF UNIT LAYOUT

TYPE B2c

70 sqm

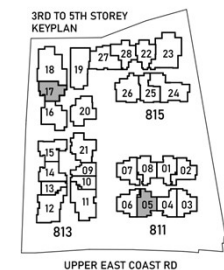
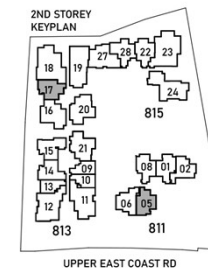
Block 811 #02-06 TO #06-06

Block 813 #02-17 TO #06-17



Unit Selling Point(s)

1. Master Bedroom can accommodate king size bed.
2. Ensuite Master Bath and accessories cabinet at Master Bedroom.
3. Bedroom 2 can accommodate queen size bed.
4. Functional living, dining, and flexi space.
5. Curtain wall design for building façade.
6. Spacious balcony.

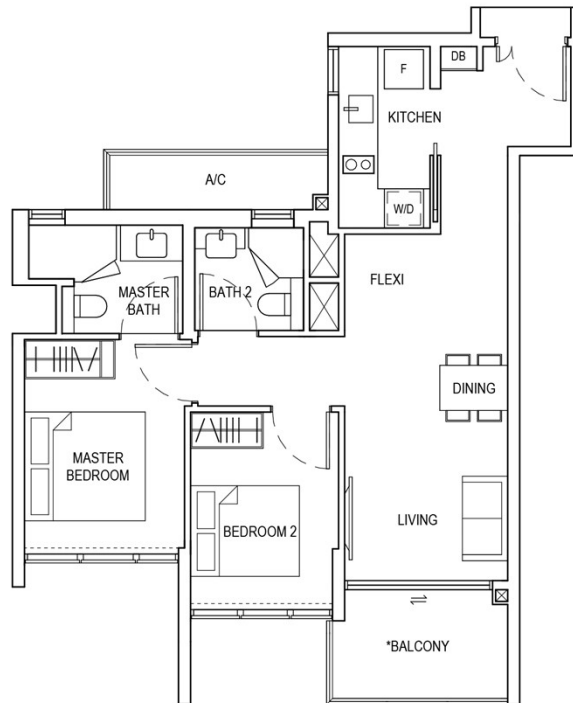


BAGNALL HAUS PREVIEW OF UNIT LAYOUT

TYPE B2d

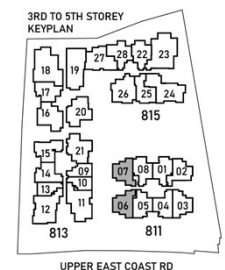
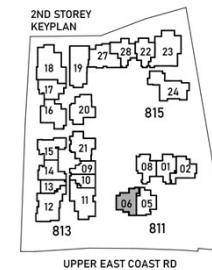
70 sqm

Block 811 #02-06 TO #05-06
#03-07 TO #05-07 (mirror)



Unit Selling Point(s)

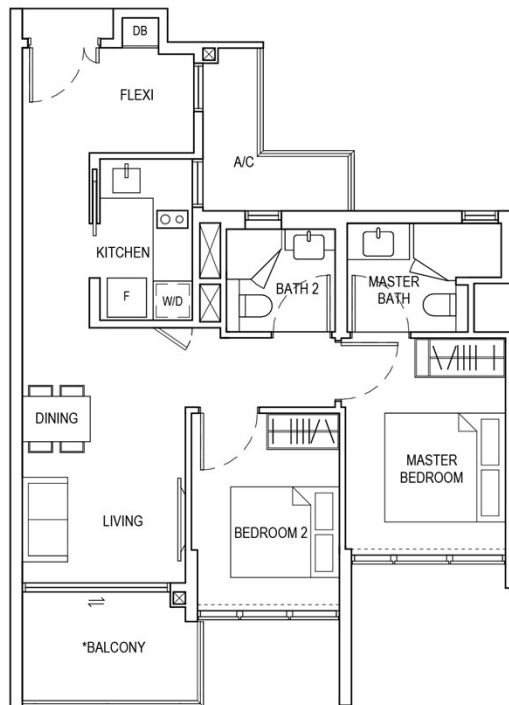
1. Master Bedroom can accommodate king size bed.
2. Ensuite Master Bath and accessories cabinet at Master Bedroom.
3. Bedroom 2 can accommodate queen size bed.
4. Kitchen is naturally ventilated and enclosable.
5. All Baths are naturally ventilated.
6. Functional living, dining, and flexi space.
7. Curtain wall design for building façade.
8. Spacious balcony.



BAGNALL HAUS PREVIEW OF UNIT LAYOUT

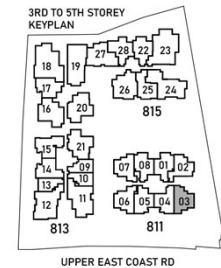
TYPE B2e

70 sqm
Block 811 #03-03 TO #05-03



Unit Selling Point(s)

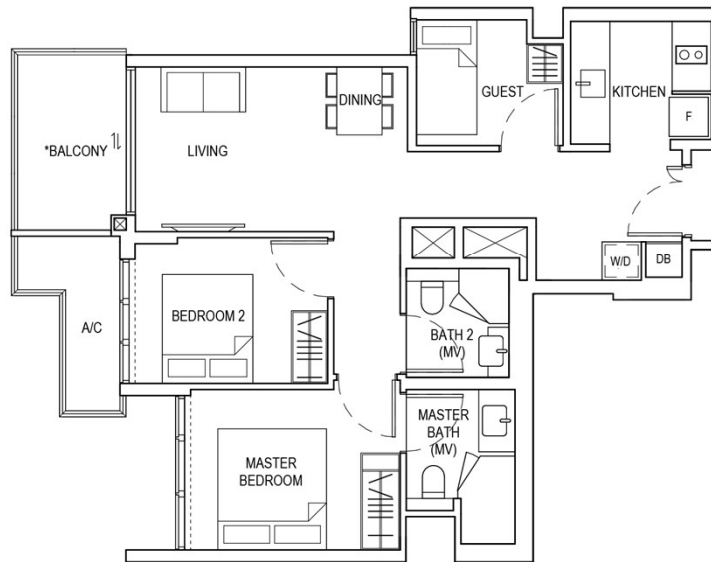
1. Master Bedroom can accommodate king size bed.
2. Ensuite Master Bath and accessories cabinet at Master Bedroom.
3. Bedroom 2 can accommodate queen size bed.
4. Kitchen is naturally ventilated and enclosable.
5. All Baths are naturally ventilated.
6. Flexi space is naturally ventilated and fitted with A/C
7. Functional living and dining space.
8. Curtain wall design for building façade.
9. Spacious balcony.



BAGNALL HAUS PREVIEW OF UNIT LAYOUT

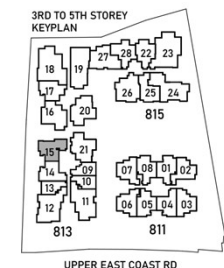
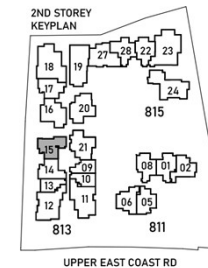
TYPE C1

76 sqm
Block 813 #02-15 TO #05-15



Unit Selling Point(s)

1. Master Bedroom can accommodate king size bed.
2. Ensuite Master Bath and accessories cabinet at Master Bedroom.
3. Bedroom 2 can accommodate queen size bed.
4. Guest Room can accommodate single size bed and fitted with A/C and wardrobe.
5. Functional living and dining space.
6. Curtain wall design for building façade.
7. Spacious balcony.



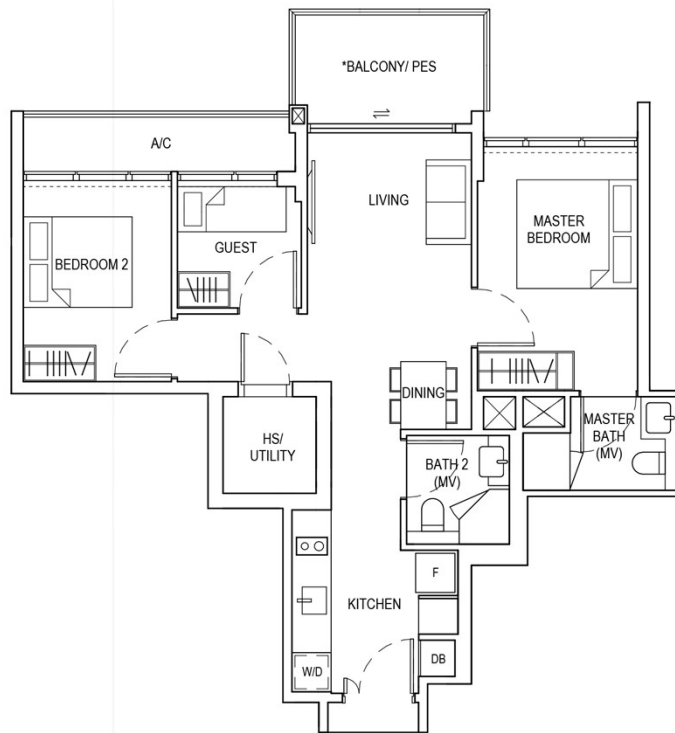
BAGNALL HAUS PREVIEW OF UNIT LAYOUT

TYPE C2-G

77 sqm
Block 815 #01-28

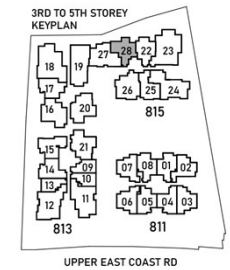
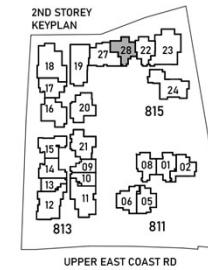
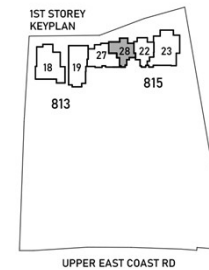
TYPE C2

77 sqm
Block 815 #02-28 TO #05-28



Unit Selling Point(s)

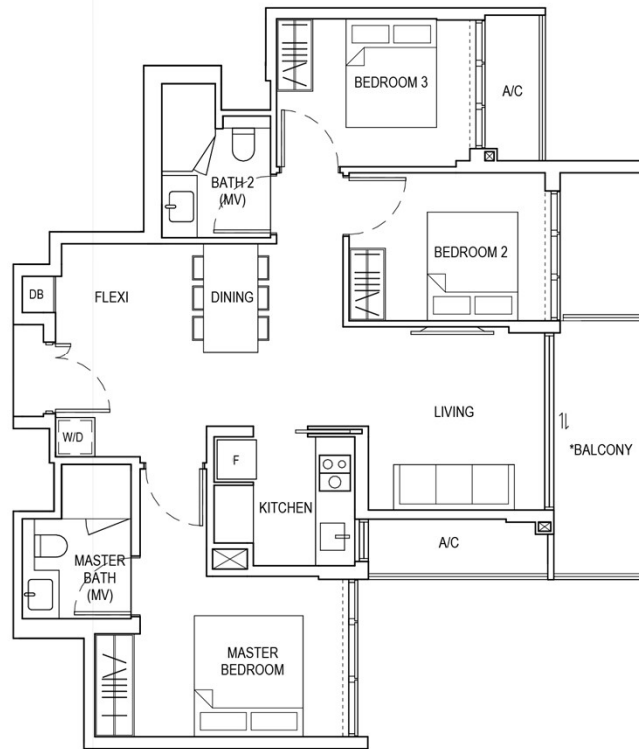
1. Master Bedroom can accommodate king size bed.
2. Ensuite Master Bath and accessories cabinet at Master Bedroom.
3. Bedroom 2 can accommodate queen size bed.
4. Guest Room can accommodate single size bed and fitted with A/C and wardrobe.
5. Functional living and dining space.
6. Curtain wall design for building façade.
7. Spacious balcony/ PES.



BAGNALL HAUS PREVIEW OF UNIT LAYOUT

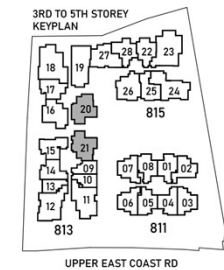
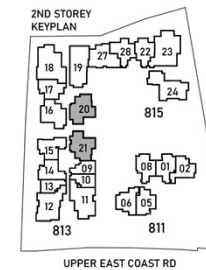
TYPE D2

91 sqm
Block 813 #02-20 TO #06-20
#02-21 TO #06-21 (mirror)



Unit Selling Point(s)

1. Master Bedroom can accommodate king size bed.
2. Ensuite Master Bath at Master Bedroom.
3. Bedrooms 2 and 3 can accommodate queen size bed.
4. Kitchen is naturally ventilated and enclosable.
5. Pool view at Living Room and Bedrooms.
6. Functional living, dining, and flexi space.
7. Curtain wall design for building façade.
8. Spacious balcony.



BAGNALL HAUS PREVIEW OF UNIT LAYOUT

TYPE D3-G

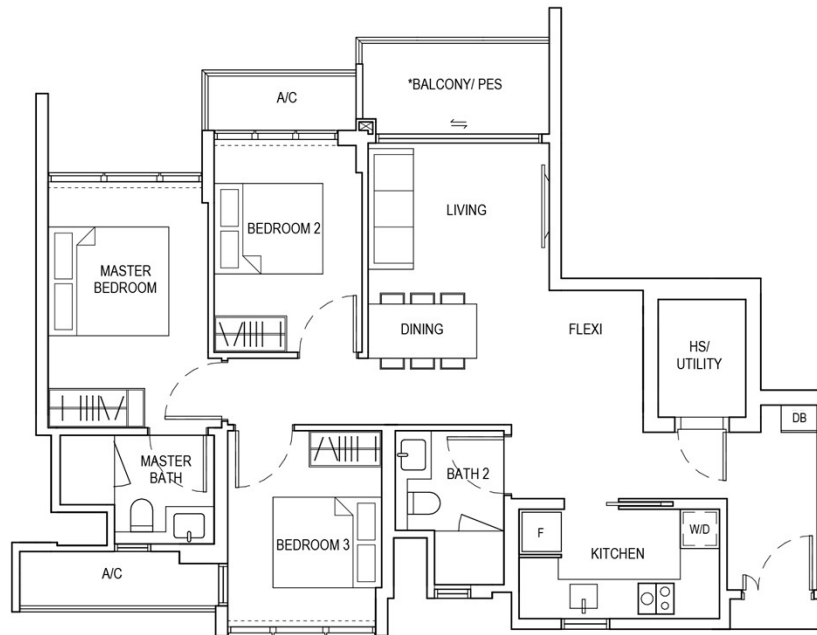
96 sqm

Block 815 #01-27

TYPE D3

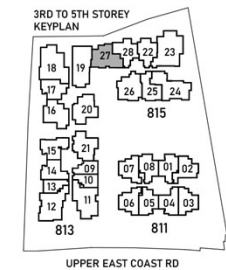
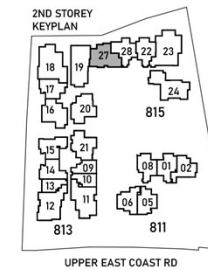
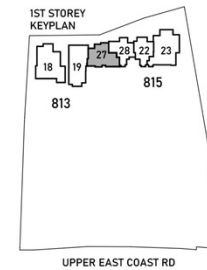
96 sqm

Block 815 #02-27 TO #05-27



Unit Selling Point(s)

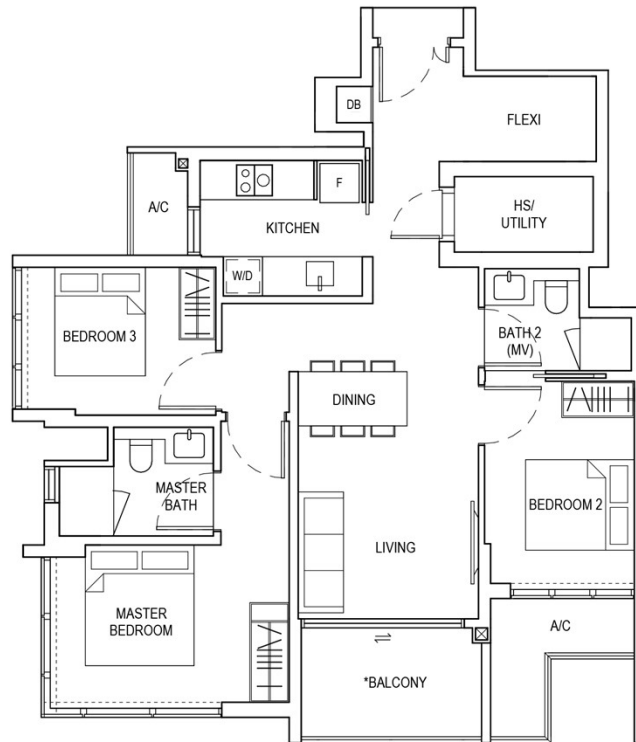
1. Master Bedroom can accommodate king size bed.
2. Ensuite Master Bath at Master Bedroom.
3. Bedrooms 2 and 3 can accommodate queen size bed.
4. Kitchen is naturally ventilated and enclosable.
5. All Baths are naturally ventilated.
6. Functional living, dining, and flexi space.
7. Curtain wall design for building façade.
8. Spacious balcony/ PES.



BAGNALL HAUS PREVIEW OF UNIT LAYOUT

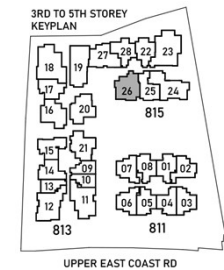
TYPE D4

96 sqm
Block 815 #03-26 TO #06-26



Unit Selling Point(s)

1. Master Bedroom can accommodate king size bed.
2. Ensuite Master Bath at Master Bedroom.
3. Bedrooms 2 and 3 can accommodate queen size bed.
4. Kitchen is naturally ventilated and enclosable.
5. Master Bath is naturally ventilated.
6. Bath 2 access from Bedroom 2 and Living Room.
7. Pool view at Living Room and Bedrooms.
8. Functional living and dining space.
9. Flexi space is fitted with A/C.
10. Curtain wall design for building façade.
11. Spacious balcony.



BAGNALL HAUS PREVIEW OF UNIT LAYOUT

TYPE E1a-G

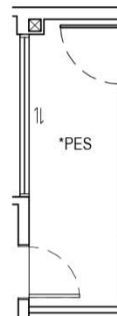
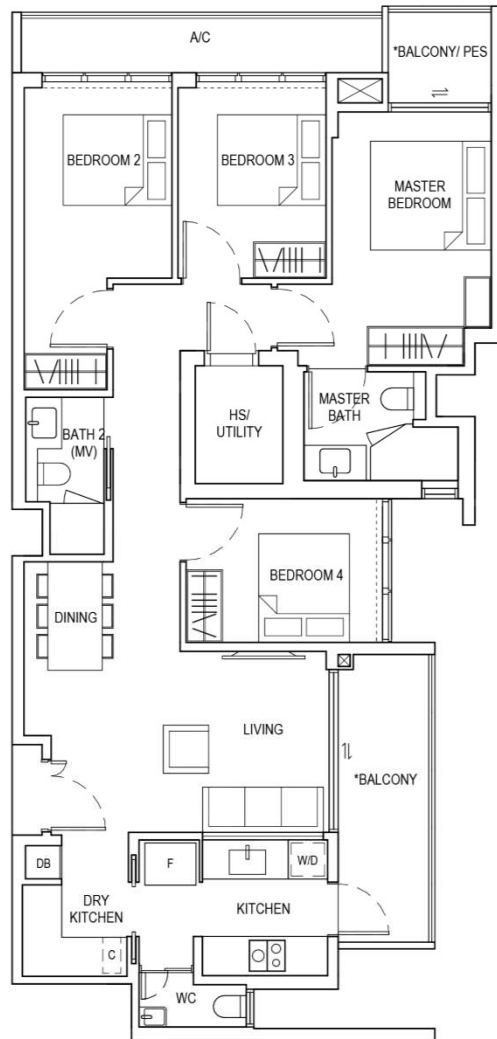
116 sqm

Block 813 #01-19

TYPE E1a

116 sqm

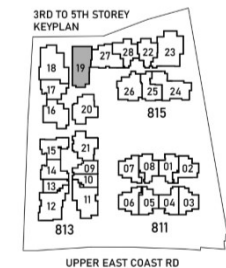
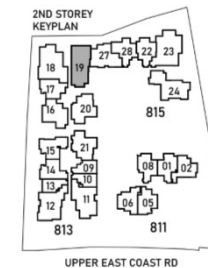
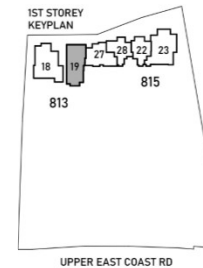
Block 813 #02-19 TO #05-19



Applicable to unit
#01-19 only

Unit Selling Point(s)

1. Master Bedroom can accommodate king size bed.
2. Ensuite Master Bath and additional wardrobe space at Master Bedroom.
3. Bedrooms 2, 3, and 4 can accommodate queen size bed.
4. Wet kitchen is naturally ventilated and enclosable.
5. Dry kitchen is provided with wine chiller.
6. Master Bath and WC are naturally ventilated.
7. Functional living and dining space.
8. Curtain wall design for building façade.
9. Spacious balcony/ PES with direct access to kitchen.



BAGNALL HAUS PREVIEW OF UNIT LAYOUT

TYPE E1b

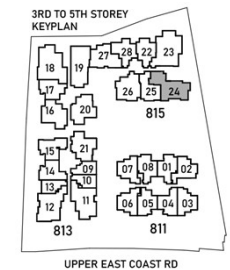
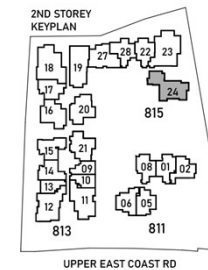
116 sqm

Block 815 #02-24 TO #06-24



Unit Selling Point(s)

1. Master Bedroom can accommodate king size bed.
2. Ensuite Master Bath and additional wardrobe space at Master Bedroom.
3. Bedrooms 2, 3, and 4 can accommodate queen size bed.
4. Wet kitchen/ Yard is naturally ventilated and enclosable.
5. Dry kitchen is naturally ventilated and provided with wine chiller.
6. All Baths and WC are naturally ventilated.
7. Pool view at Living Room and Bedrooms
8. Curtain wall design for building façade.
9. Spacious balcony.

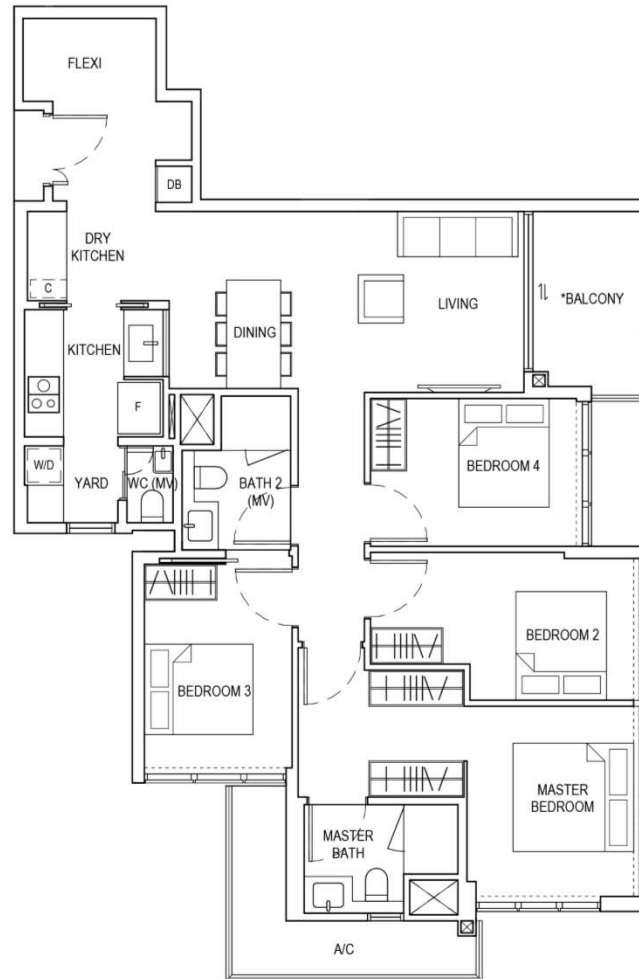


BAGNALL HAUS PREVIEW OF UNIT LAYOUT

TYPE E2a

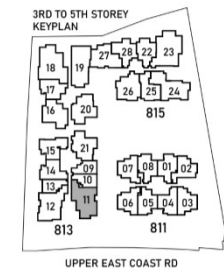
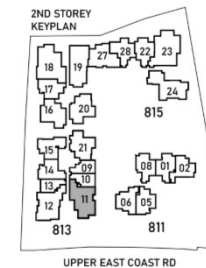
116 sqm

Block 813 #02-11 TO #06-11



Unit Selling Point(s)

1. Master Bedroom can accommodate king size bed.
2. Ensuite Master Bath and additional wardrobe space at Master Bedroom.
3. Bedrooms 2, 3, and 4 can accommodate queen size bed.
4. Wet kitchen/ Yard is naturally ventilated and enclosable.
5. Dry kitchen is provided with wine chiller.
6. Flexi space is fitted with A/C.
7. Master Bath is naturally ventilated.
8. Bath 2 access from Bedroom 3 and Living Room.
9. Functional living and dining space.
10. Curtain wall design for building façade.
11. Spacious balcony.

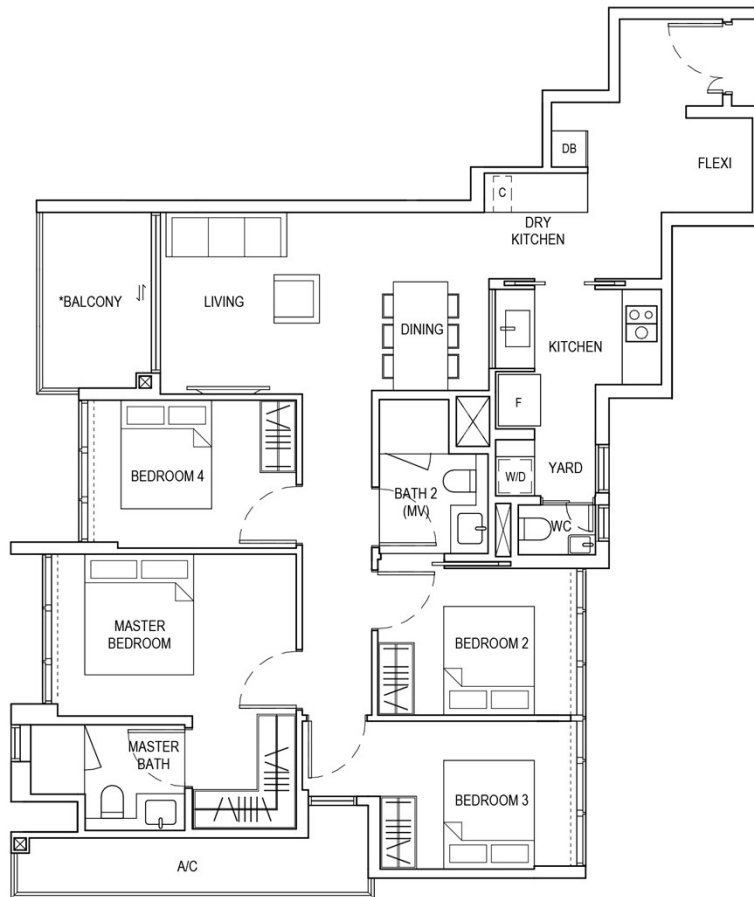


BAGNALL HAUS PREVIEW OF UNIT LAYOUT

TYPE E2b

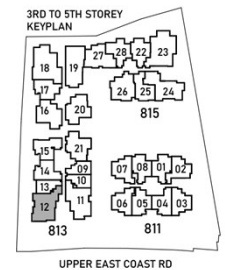
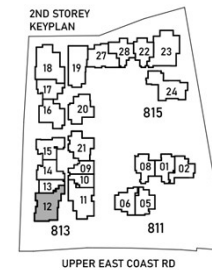
116 sqm

Block 813 #02-12 TO #05-12



Unit Selling Point(s)

1. Master Bedroom can accommodate king size bed.
2. Ensuite Master Bath and additional wardrobe space at Master Bedroom.
3. Bedrooms 2, 3, and 4 can accommodate queen size bed.
4. Wet kitchen/ Yard is naturally ventilated and enclosable.
5. Dry kitchen is provided with wine chiller.
6. Flexi space is fitted with A/C.
7. Master Bath and WC are naturally ventilated.
8. Functional living and dining space.
9. Curtain wall design for building façade.
10. Spacious balcony.



BAGNALL HAUS PREVIEW OF UNIT LAYOUT

TYPE F1-G

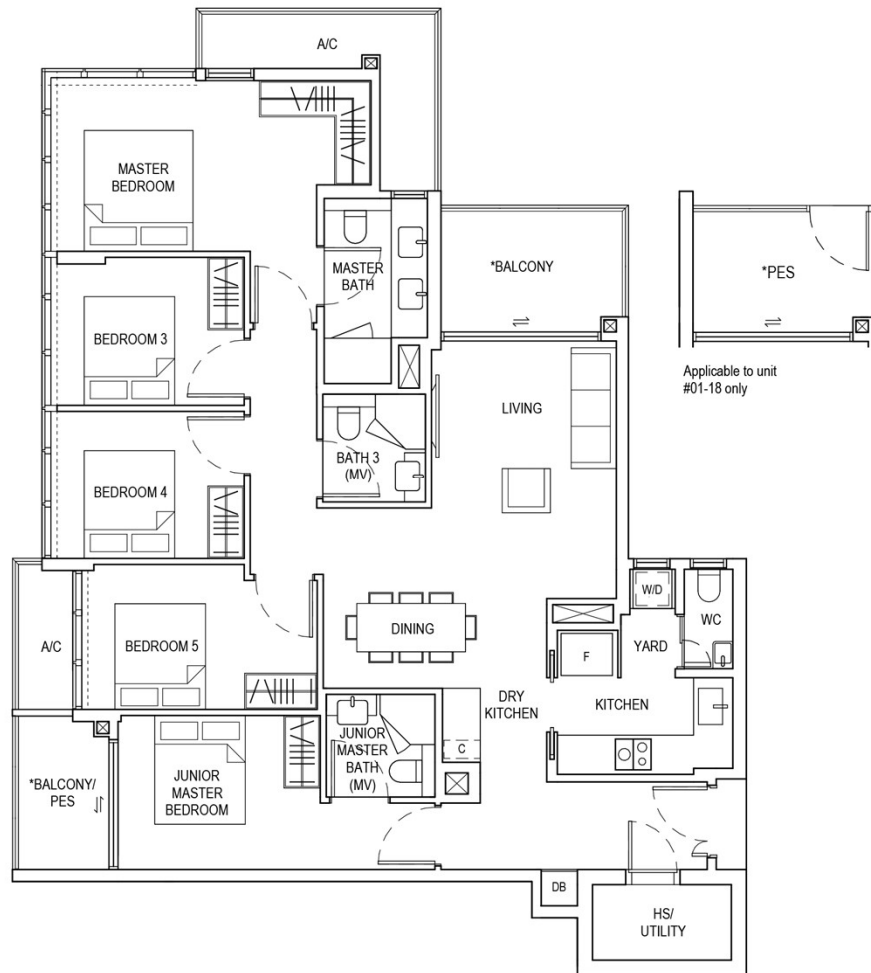
142 sqm

Block 813 #01-18

TYPE F1

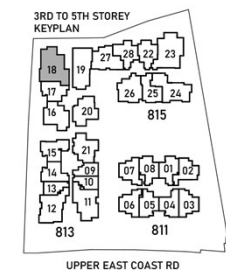
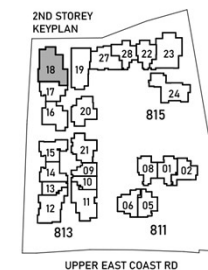
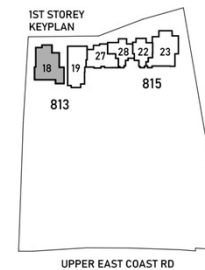
142 sqm

Block 813 #02-18 TO #05-18



Unit Selling Point(s)

1. Dual-key convertible layout.
2. Master Bedroom can accommodate king size bed.
3. Ensuite Master Bath and additional wardrobe space at Master Bedroom.
4. Junior Master and Bedrooms 3, 4, and 5 can accommodate queen size bed.
5. Junior Master Bedroom is provided with own balcony/ PES.
6. Ensuite Bath at Junior Master Bedroom.
7. Wet kitchen/ Yard is naturally ventilated and enclosable.
8. Dry kitchen is provided with wine chiller.
9. Master Bath and WC are naturally ventilated.
10. Functional living and dining space.
11. Curtain wall design for building façade.
12. Spacious balcony/ PES at Living Room.



BAGNALL HAUS PREVIEW OF UNIT LAYOUT

TYPE F2-G

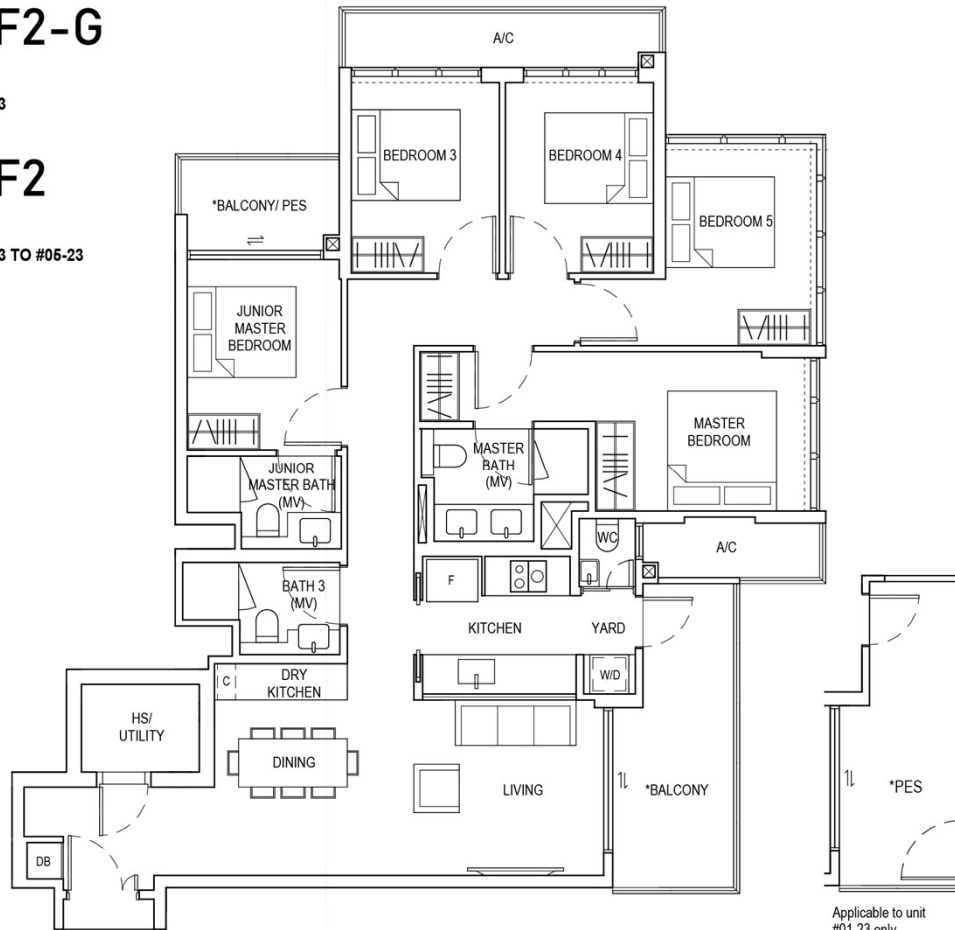
142 sqm

Block 815 #01-23

TYPE F2

142 sqm

Block 815 #02-23 TO #05-23



Unit Selling Point(s)

1. Master Bedroom can accommodate king size bed.
2. Ensuite Master Bath and additional wardrobe space at Master Bedroom.
3. Junior Master and Bedrooms 3, 4, and 5 can accommodate queen size bed.
4. Junior Master Bedroom is provided with own balcony/ PES.
5. Ensuite Bath at Junior Master Bedroom.
6. Wet kitchen/ Yard is naturally ventilated and enclosable.
7. Dry kitchen is provided with wine chiller.
8. WC is naturally ventilated.
9. Functional living and dining space.
10. Curtain wall design for building façade.
11. Spacious balcony/ PES at Living Room with direct access to Kitchen/ Yard.

