



The living room of the penthouse features custom-made furniture

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Elegantly designed penthouse at Marina Collection priced from \$8.9 mil

BY TIMOTHY TAY

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A luxuriously designed penthouse at Marina Collection, located on Sentosa Cove, is on the market for \$8.9 million. The duplex, four-bedroom apartment spans 3,789 sq ft, with the asking price translating to \$2,348 psf. The luxury unit has been listed with Steve Tay Real Estate (STRE), a new boutique agency helmed by veteran real estate agent Steve Tay.

On top of the chance to acquire a prime apartment in Sentosa Cove, homeowners are getting more than just the capital value of the penthouse. The home features several pieces of custom-made furniture and fittings specially curated to fit the unique layout of the apartment, and the colour mix and aesthetics of the apartment.

Most of the custom-made furniture and inte-

rior design elements are included in the asking price, says Tay. In total, the owners spent approximately \$1.5 million to renovate the penthouse.

When the owner and his wife bought the penthouse about two years ago, they engaged luxury interior design studio Elliot James Interiors. The design brief focused on creating luxurious airy and brightly lit living spaces, while acknowledging the coastal influences from the environment.

This has resulted in a uniquely bespoke apartment that is anchored by its open-plan layout, curated furniture and sophisticated design features, says Tay. “Coupled with a shortage of manpower, the costs of extensive renovations have risen at least two-fold over the past few years.” Many more buyers are looking for the convenience of a move-in condition, hassle-free luxury apartment — but this apartment type is increasingly rare as supply dwindles, he adds.

Spectacular views of the sea

The living room is elegantly designed, with large-panel floor-to-ceiling windows providing spectacular views of the marina and the sea beyond. The penthouse also boasts a private lift.

Jac Ong, senior associate director at STRE and the agent managing the sale of the penthouse, notes that only a few of the unit stacks at Marina Collection enjoy unblocked views of the marina and the sea. Many other units face the swimming pool, or have their views blocked by surrounding high-rise condos.

The living room features several pieces of luxury branded furniture such as armchairs by Italian designer Maxalto, a bespoke coffee table by American maker JM Szymanski, and marble side-tables from Eichholtz.

The living room is one of the owner’s favourite spots in the house, especially during the

day when the room is illuminated with natural light. There are smart-control blinds to manage the brightness of the room.

Efficient layout

The heart of the home is undoubtedly the dining room and open-concept kitchen. The kitchen was redesigned to incorporate a generously sized L-shaped island. The original staircase to the upper floor was moved to the centre of the room and re-clad in glass to allow for an uninterrupted visual between the kitchen, dining area, and a show-stopping wine room which stores more than 300 bottles of wine.

The architectural consideration of the new layout is evident from the ease of flow throughout the home, enhancing the overall efficiency of the indoor floor space, says Ong. “This is a very efficient use of space for a 3,789 sq ft duplex. The dining area is so spacious that it



The reconfigured kitchen and dining room, with a wine room and grand piano



The open-concept kitchen is anchored by an L-shaped island, and has luxurious fittings and appliances



The penthouse is one of a handful at Marina Collection that enjoy unblocked views of the marina and the sea

comfortably accommodates a Steinway grand piano.”

The dining table, drinks trolley and screens were designed by Elliot James Interiors and were made in Singapore. The dining-room chairs are from Italian brand Gallotti & Radice, while the statement piece pendant was sourced from UK light specialist Bert Frank.

The upper floor holds the owner’s private living quarters. A small family area with a sofa leads to the private balcony and swimming pool, the en suite master bedroom suite, and an en suite bedroom that has been converted into a study and gym.

The master bedroom suite was also redesigned to incorporate a set of double doors, a wood panelled walk-through wardrobe, and a marble-lined master bathroom with a shower and bathtub.

Self-sustaining neighbourhood

“The allure of exclusivity and the lifestyle of Sentosa Cove is garnering strong interest among local buyers and homeowners. It isn’t easy to find a penthouse in Singapore with an astounding sea view,” says Ong. She adds that contrary to the outdated notion that Sentosa Cove is far from amenities, the residential enclave has

come into its own as a mature and self-sustaining neighbourhood with an array of cafes, restaurants, shops and supermarkets.

Resale caveats of non-landed transactions in Sentosa Cove over the past several years show that locals make up half of the buyers,

with the remainder comprising foreigners and permanent residents, says Tay.

He points out that since the start of 2022, there have been 174 caveated transactions of condo units at Sentosa Cove, with just 16 penthouse units changing hands during that time.

Four penthouse transactions have been recorded over the first seven months of this year, the most recent being the sale of a 4,768 sq ft penthouse at Cape Royale for \$10.86 million (\$2,277 psf) on May 29.

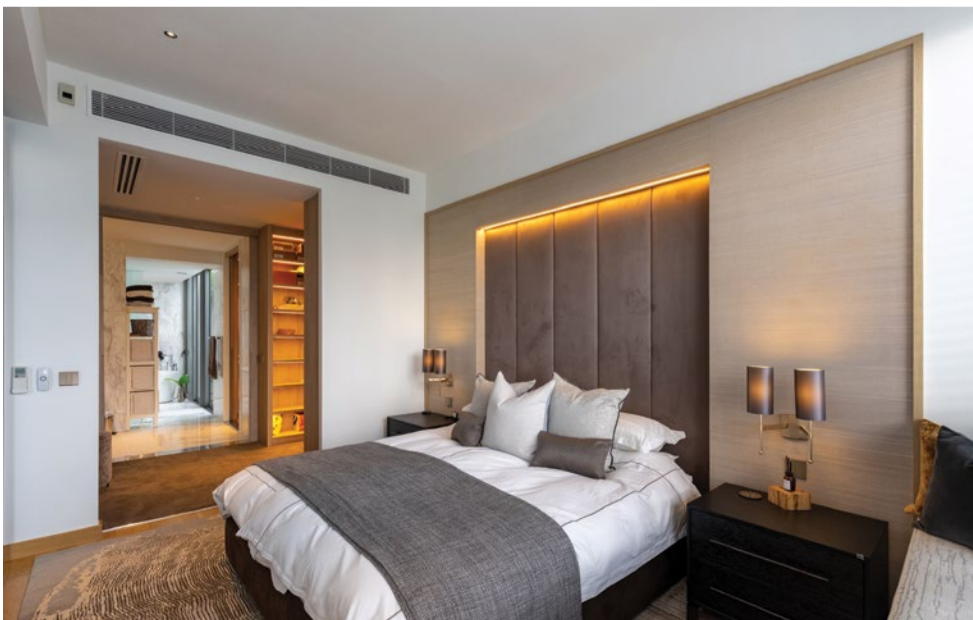
“In my view, Sentosa Cove condos are generally undervalued, given the unique waterfront lifestyle they offer compared to luxury residential properties on the mainland. This is increasingly evident when compared to the recent launch prices of some new projects in the RCR (Rest of Central Region) and OCR (Outside Central Region),” says Tay.

While the property cooling measures implemented in April have dampened buying interest from foreign buyers, they have resulted in a stronger rental demand for high-end luxury homes and penthouses, he says.

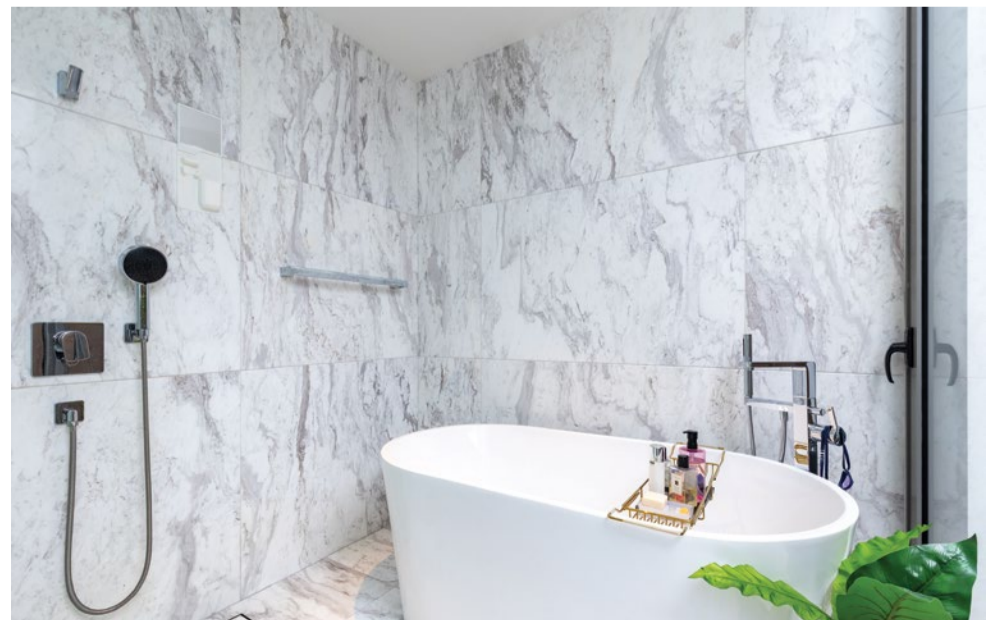
Meanwhile, Tay has noted a rebound in the number of locals returning to the Sentosa Cove market hunting for premium properties for their own occupation. The buyers are usually those who have sold their bungalow or are seeking a different lifestyle. “With the recent measures announced, many buyers on the sidelines choosing between the mainland and Sentosa may start to see Sentosa Cove as a value opportunity,” he says. **E**



A small family area on the upper floor connects to the master bedroom suite and a study



The master bedroom suite features a walk-through wardrobe and an en suite bathroom



The marble-lined master bathroom with a shower and bathtub