

VELA BAY

A Luxurious Seafront Residences

BY SINGHAIYI GROUP

THE VISION

The architectural design of **VELA BAY** is inspired by luxury yachts gliding across calm waters, capturing the elegance, movement, and serenity of a waterfront lifestyle.

This vision directly informed the choice of a name that embodies the essence of the property as the first private residential development in the revitalised Bayshore enclave.

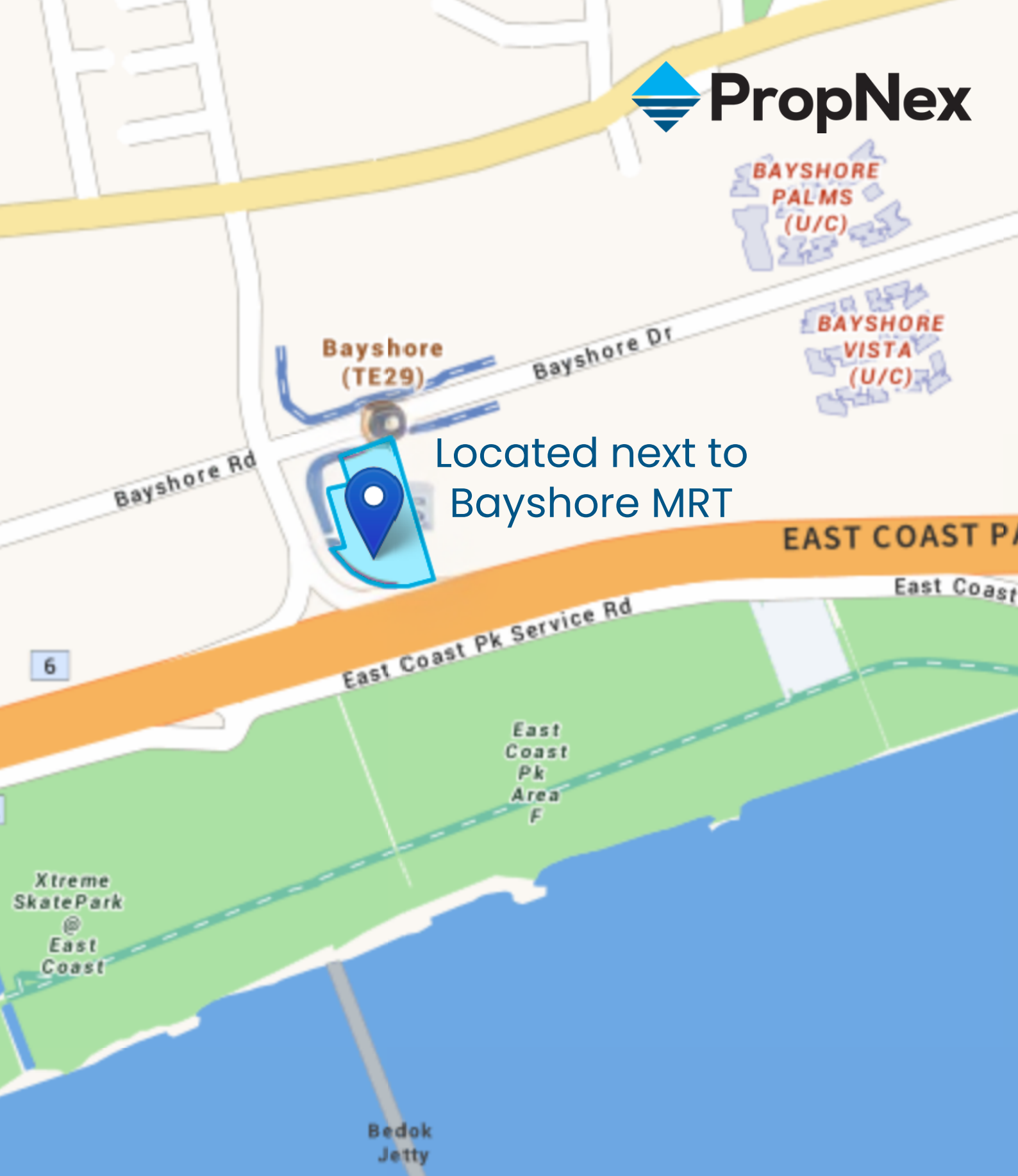
THE NAME

Inspired by the architectural elegance of luxury yachts and the graceful tapestry of the sea as viewed from the wide windows of the residences, the idea of “sails” became the guiding concept for the name.

“*Vela*,” derived from the Latin word for “sails,” evokes elegance, motion, and the open sea.

“*Bay*” anchors the development to its Bayshore Drive location, highlighting its serene coastal setting.

VELA BAY is a powerful reflection of SingHaiyi’s design ethos and naming legacy: elegant, aspirational, and timelessly sophisticated. The name is memorable, distinctive, and evocative.



The first private residence to set sail in the
new Bayshore precinct

DEVELOPMENT DETAILS



Project Name: Vela Bay



Address: Bayshore Walk



Est. 515 units
2 blocks, 31-storeys



Next to Bayshore MRT Station
Thomson-East Coast Line



Nature & Lifestyle
Mins walk to East Coast Park



Full-fledged Facilities
2 Basement Carparks , Swimming Pool,
Communal Facilities



Reputable Developer:
SingHaiyi Group and Haiyi Holdings



NEW BAYSHORE ESTATE

The new estate in East Coast will yield about 10,000 new homes when completed, said Minister for National Development Desmond Lee on Monday (Oct 16) at the HDB Awards Ceremony.

Of these, 70 per cent – around 7,000 homes – will be public housing, according to the Housing and Development Board's (HDB) masterplan for the area.

Est. 3,000 Private Homes

Vela Bay will be the first to set sail
FIRST MOVER ADVANTAGE



NEW BAYSHORE ESTATE



Artist's Impression of intimate courtyards surrounded by community facilities

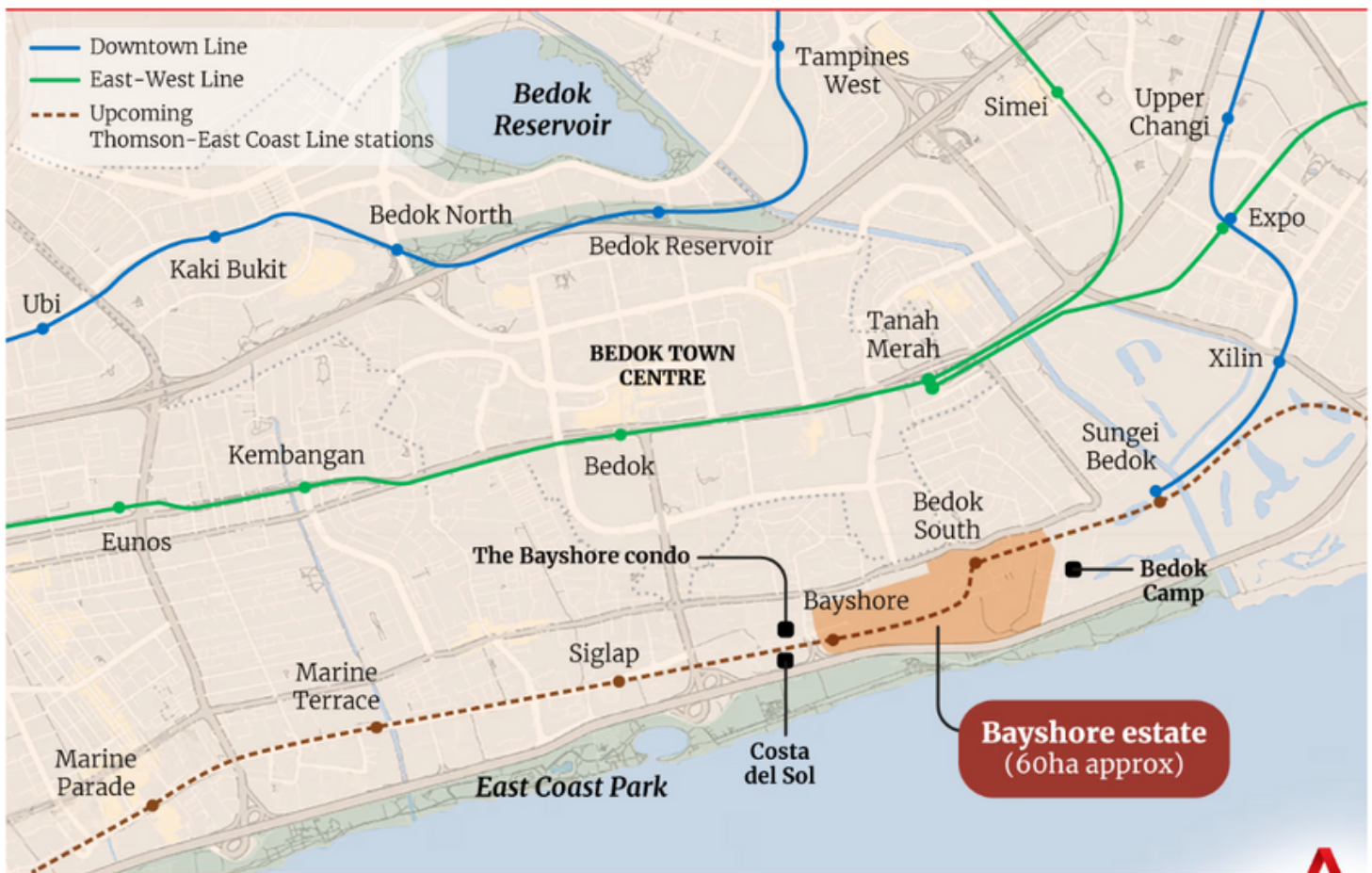
Imagine a vibrant neighbourhood where the main street is lined with shops, cafes, grocery stores, childcare and elderly facilities within a short walk or bicycle ride from home. Residents can enjoy tree-lined walkways, or cycle along dedicated cycling paths to Bayshore MRT station and Bedok South MRT station – which will be within 5 to 10 minutes from their homes.



Artist's impression of Bayshore central park. (Image: HDB)

AN EXTENSION OF A MATURE ESTATE

The new Bayshore estate at East Coast



Infographic: Rafa Estrada Source: Housing and Development Board, Oct 16, 2023



Experience the freshness of a new precinct,
anchored by the charm of a mature estate



Bedok is one of Singapore's
most self-sufficient towns:
Bedok Mall, Bedok Interchange, Markets,
Hawker Centres, Clinics, Sports facilities

Amenities are already established and vibrant.

URA BEDOK MASTER PLAN

HTNS @ BEDOK RESERVOIR PARK

The new adventure-themed clubhouse will be sensitively designed with surrounding greenery and will serve HomeTeamNS men and their families in the East. The development will also introduce more recreation and dining options to the wider Bedok community.

BEDOK SOUTH HORIZON AND SIGLAP CC

A new Siglap Community Centre will bring a world of amenities to the area's residents, with a convenient location next to the upcoming public housing development Bedok South Horizon at Bedok South Road/Upper East Coast Road.

EUNOS POLYCLINIC

Residents can enjoy more convenient primary care at the new Eunus Polyclinic at Chin Cheng Avenue next to Changi Road/Still Road, which will be completed in 2020. The Polyclinic will be located with an Eldercare Centre providing rehabilitation services.

OUTDOOR PLAY CORRIDOR

Residents can now enjoy a seamless and more connected network to access recreational facilities, with the recently completed 4km-long Outdoor Play Corridor connecting Bedok Reservoir Park and East Coast Park.

BAYSHORE HOUSING PRECINCT

Located next to East Coast Park and the sea, the new 60-hectare Bayshore precinct will be planned as a new lifestyle waterfront residential estate nestled in lush greenery. The area will also enjoy comprehensive connectivity through the Thomson-East Coast Line at Bayshore and Bedok South stations, as well as the future Integrated Transport Hub at Bedok South station.

LEGEND

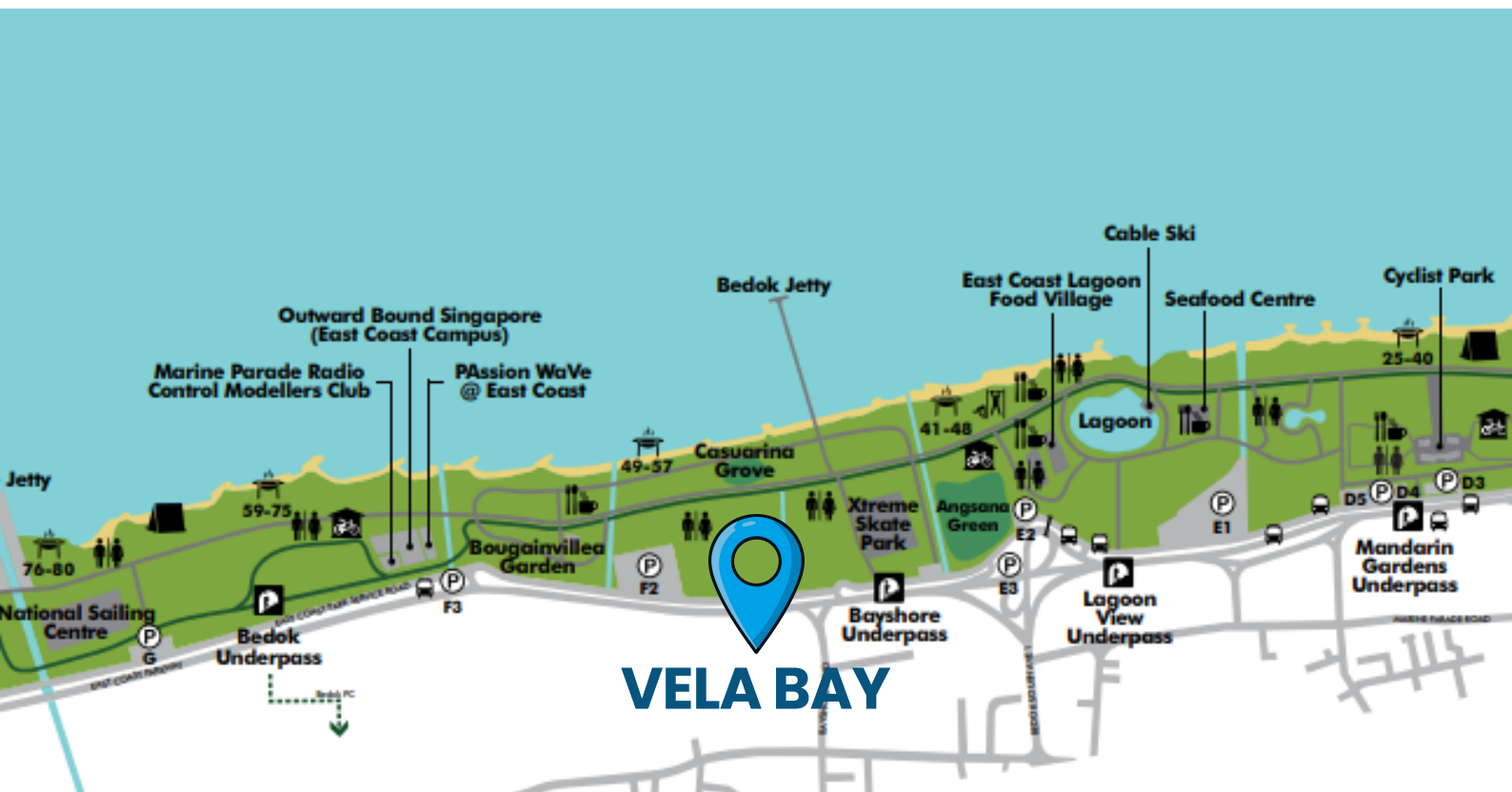
EXISTING DEVELOPMENTS

-  Park
-  Interim Park
-  MRT
-  LRT
-  Bus Interchange
-  Integrated Transport Hub
-  Waterbody
-  Park Connector/Cycling Route

NEW DEVELOPMENTS

-  Residential
-  Integrated Development
-  Industrial
-  Hawker Centre
-  Integrated Transport Hub
-  Sports & Recreation
-  Road Improvement (Upcoming/Under Study)
-  Commercial
-  School
-  Community Centre
-  Healthcare Facility
-  MRT
-  Park
-  Park Connector/Cycling Route

RARE EASTCOAST SEAFRONT LIVING



East Coast Park near Bayshore delivers a laid-back seaside lifestyle where nature, recreation, and coastal living come together effortlessly.



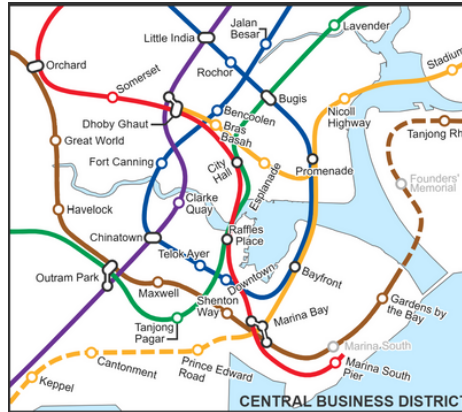
THOMSON–EAST COAST LINE

Link from Woodlands North to JB



Johor Bahru – Singapore Rapid Transit System Link (Exp. 2026)

Link to CBD



Existing Link to Marina Bay - CBD

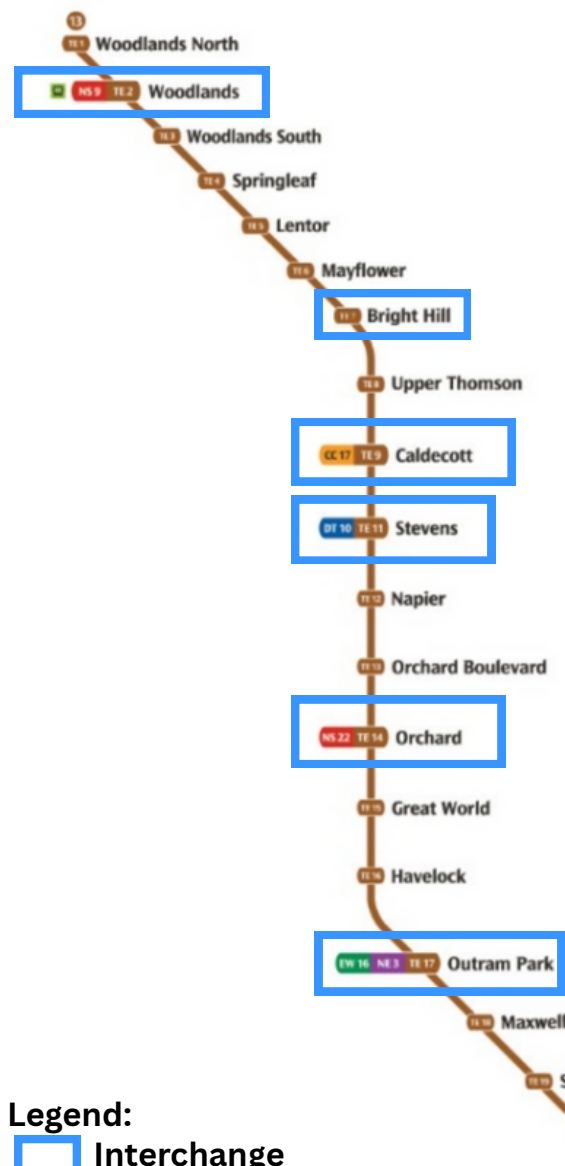
Link to Changi Airport



Bedok South TEL (exp. 2H 2026)

Changi T5 TEL (exp. mid-2030s)

Connect to International & Malaysia



Legend:
 Interchange



Source: Land Transport Authority



EDUCATION

WITHIN 1KM



Temasek Primary School

Temasek Primary School is located within 1km of Vela Bay.

It is a highly sought-after primary school – as shown by the demand according to MOE website.

It is known for its strong academic performance and a well-rounded education with solid STEM, sports, and arts programs that appeal to many parents in the East. It has also received awards for teaching excellence and attracts above-average demand in school placements.

Source: Ministry of Education

● All applicants were successful ■ There were more applicants than vacancies
▲ No registration was conducted

Showing 1 schools

← 1 of 1 →

Temasek Primary School

2025

Available vacancies
200

● Phase 1

All eligible applicants were offered a place.

■ Phase 2A

Vacancies	Applicants
44	122

🗳 Balloting: Yes

Conducted for: Singapore Citizen children residing within 1km of the school.

Vacancies for ballot	Balloting applicants
44	74

● Phase 2B

Vacancies	Applicants
20	10

🗳 Balloting: No

■ Phase 2C

Vacancies	Applicants
50	103

🗳 Balloting: Yes

Conducted for: Singapore Citizen children residing within 1km of the school.

Vacancies for ballot	Balloting applicants
50	74

▲ Phase 2C Supplementary

No registration in Phase 2C Supplementary was conducted as all vacancies were filled by Phase 2C.

[See school on map](#)

AMENITIES & CONNECTIVITY



Shopping & Dining

- East Coast Lagoon Food Village
- Sheng Siong Supermarket (Siglap CC)
- Bedok Point
- Bedok Mall



Lifestyle

- East Coast Park (***only mins walk!***)
- Future Bayshore Central Park



Connectivity

- Doorstep to Bayshore MRT Station (TEL)
- Easily accessible to MCE expressway
- 10mins drive to Changi Airports
- 15mins drive to CBD

And more to come as the Bayshore estate evolves into a vibrant new neighbourhood



REPUTABLE DEVELOPER



SingHaiyi is an award-winning, multi-disciplinary real estate company with global presence.

Formerly listed on the Mainboard of the Singapore Exchange, SingHaiyi's merger with CEL Development created a powerhouse forged on operational know-how, collective capabilities, and an unparalleled network to unleash efficiencies and unlock opportunities.

Our growth is fuelled by our diversified portfolio across property development, investment, hospitality and management services, spanning Singapore, Australia/New Zealand, United States, Malaysia and The Maldives.

Well-Rounded Real Estate Company	Clear Growth Strategies	Robust Network and Partnerships
Property Development	Residential	Singapore
Property Investment	Commercial	Australia/New Zealand
Property Management	Hospitality	United States
		Malaysia
Real Estate Fund Management		The Maldives

From an established track record in residential property development to income-generating commercial and hospitality assets, SingHaiyi delivers value across all sectors and geographies.

Residential



Kopar at Newton

Type: Condominium
Tenure: 99-year leasehold
Units: 378
Location: Makiway Avenue
Completion date: 2023



Parc Clematis

Type: Condominium
Tenure: 99-year leasehold
Units: 1,468
Location: 21-20 Jalan Lampeng
Completion date: 2023



Parc Komo

Type: Mixed-use development (Residential & Commercial)
Tenure: Freehold
Units: 276 residential and 28 commercial
Location: Upper Changi Road North
Completion date: 2023



The Gazania

Type: Condominium
Tenure: Freehold
Units: 250
Location: 519 How Sun Drive
Completion date: 2022



Park Colonial

Type: Condominium
Tenure: 99-year leasehold
Units: 805
Location: Woodleigh Lane
Completion date: 2021



The Liliom

Type: Condominium
Tenure: Freehold
Units: 80
Location: 29-33 How Sun Road
Completion date: 2021



Grandeur Park Residences

Type: Condominium
Tenure: 99-year leasehold
Units: 722
Location: Bedok South Avenue 3
Completion date: 2020



High Park Residences

Type: Condominium
Tenure: 99-year leasehold
Units: 1,599
Location: Fernvale Road
Completion date: 2019

VELA BAY

A Luxurious Seafront Residences

OFFICIAL MARKETING AGENCY



DEVELOPED BY



SINGHAIYI

新海逸

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