

Special Feature

## Modern Shophouse Offices in the Sky at The Golden Mile

/ Far East Organization & Perennial Holdings | May 19, 2025 8:00 AM SGT



Entering a Modern Shophouse Offices in the Sky unit, the eye will be irresistibly drawn towards its well sized balcony and its scenic waterfront views. (Artist's impression: Perennial Holdings and Far East Organization)

Imagine stepping into an office that transcends the conventional, a space where business is conducted against a backdrop of inspiring vistas. Picture hosting key clients, not within the confines of a typical office unit but in a dynamic environment perched high above the city's pulse.

As you guide them towards a private balcony, a breathtaking panorama unfolds: the radiant expanse of Kallang Bay, its waters catching the sunlight, framed by the iconic silhouette of the Central Business District shimmering in the distance.

It is more than just a workspace; it is an immersive experience where the stunning view is a natural catalyst for conversation, fostering a relaxed yet sophisticated prelude to business engagements.

Perhaps a celebratory toast is shared, the gentle clinking of glasses subtly marking the potential for a successful partnership.

Here, ideas flow as effortlessly as the gentle bay breeze, the comfortable ambience nurturing genuine connection and collaboration.

Deals are often sealed against this inspiring backdrop, leaving a lasting impression of your business acumen and discerning taste.



The conservation refurbishment of The Golden Mile will be completed in 3Q2028 (Artist's impression: Perennial Holdings and Far East Organization)

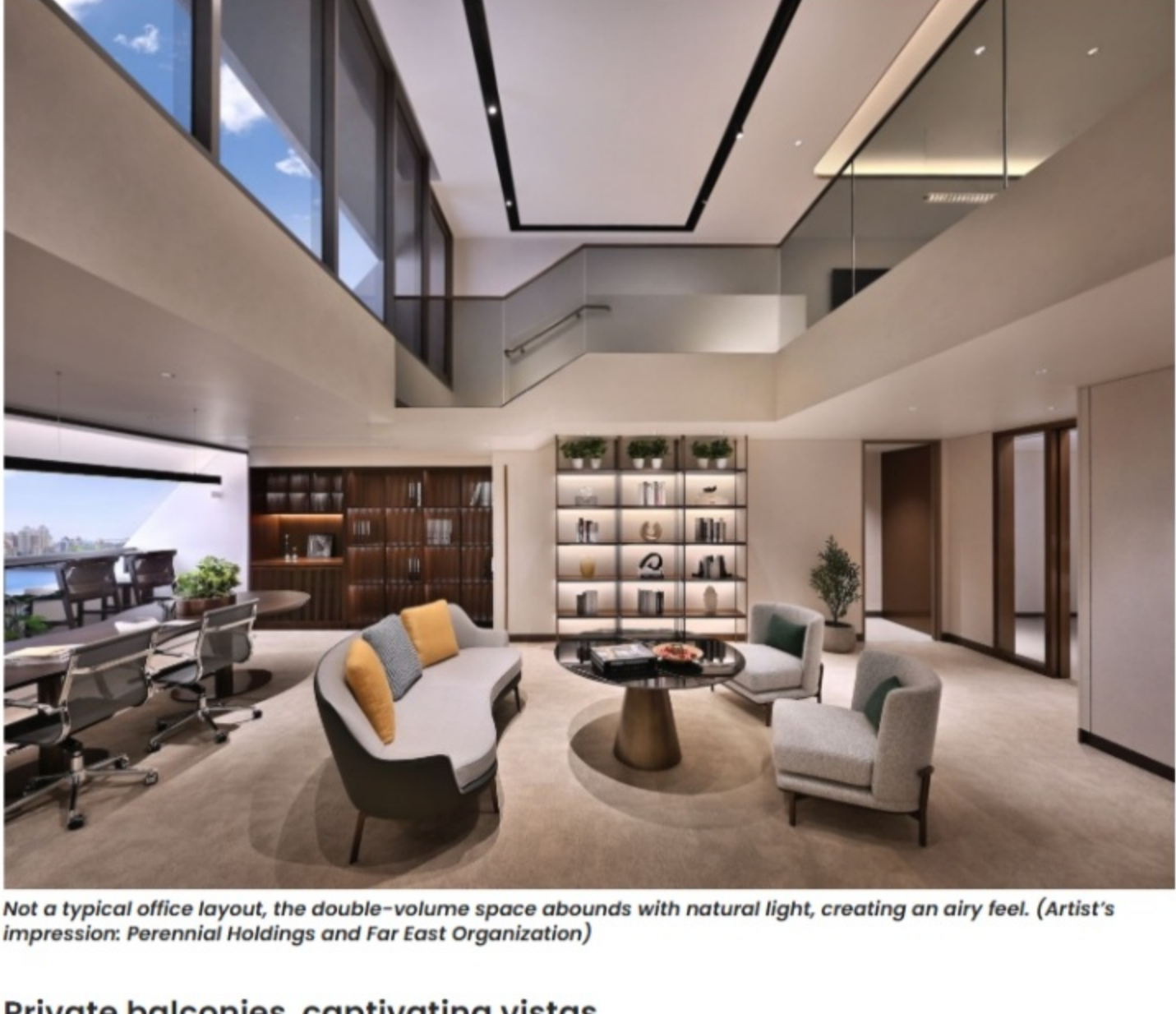
### A landmark along Nicoll Highway, Kallang Bay

This vision comes to life in the Modern Shophouse Offices in the Sky – a bold reimagining of contemporary workspaces within a landmark steeped in history. Formerly known as Golden Mile Complex and now rebranded as The Golden Mile, the development occupies a prominent site along Nicoll Highway, overlooking Kallang Bay.

Completed in 1973, the former Golden Mile Complex was one of Asia's earliest mixed-use developments and served as a blueprint for Singapore's future urban landscape. In 2021, it was gazetted for conservation – the first large-scale strata-titled development in Singapore to receive such recognition.

Its iconic stepped terrace design has been sensitively restored and adaptively reused in 76 exceptional office units that blend the charm of Singapore's traditional shophouses with the functionality of modern workspaces.

The Architecture Centre on Level 3 adds another layer of distinction. It celebrates the Golden Mile Complex's rich history and significant role in Singapore's architectural legacy.



Not a typical office layout, the double-volume space abounds with natural light, creating an airy feel. (Artist's impression: Perennial Holdings and Far East Organization)

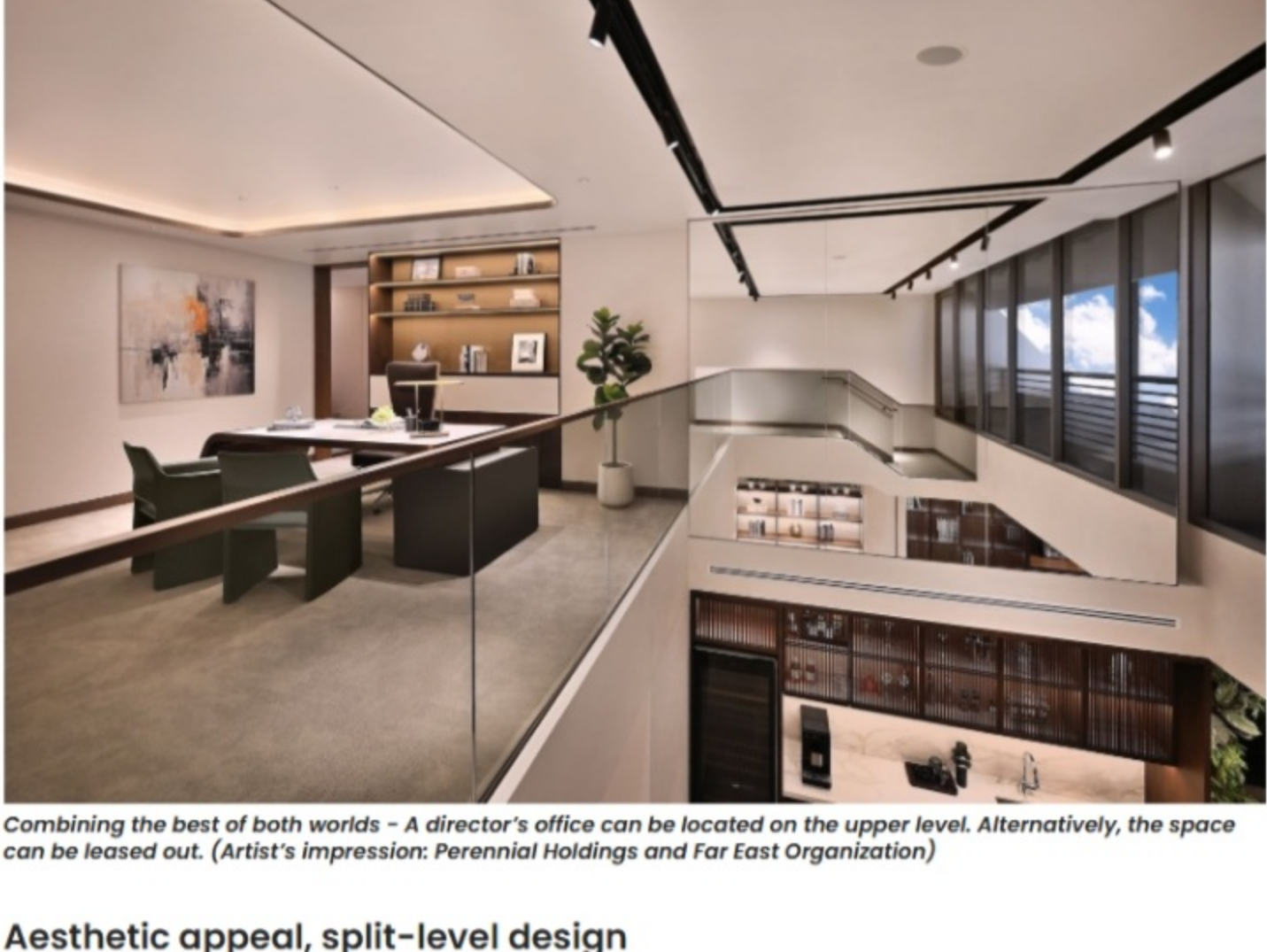
### Private balconies, captivating vistas

A defining feature of the Modern Shophouse Offices in the Sky is the private balcony – a coveted rarity in Singapore's dense urban landscape. It serves as a true sanctuary, offering a refreshing contrast to the typical enclosed office environment.

Far more than an outdoor extension, each balcony brings in abundant natural light and fresh air, elevating the overall workday experience.

These private spaces frame captivating views of Kallang Bay, creating moments of inspiration, informal settings for meaningful conversations, or simply a tranquil break from the day's demands.

This rare integration of private outdoor space within a premium office setting presents a compelling value proposition – ideal for businesses looking to impress clients and attract top-tier talent.



Combining the best of both worlds – A director's office can be located on the upper level. Alternatively, the space can be leased out. (Artist's impression: Perennial Holdings and Far East Organization)

### Aesthetic appeal, split-level design

Beyond their aesthetic appeal, the office suites at The Golden Mile break away from conventional layouts. Ranging from 142 sqm (1,528 sq ft) to 260 sqm (2,799 sq ft), these strata-titled units cater to a wide range of businesses, from boutique consultancies and family offices to regional headquarters.

The split-level design of units from Levels 6 to 14, enabled by The Golden Mile's iconic stepped façade, offers soaring 5.45m double-volume ceilings that create a striking sense of space and grandeur.

The separation between the main workspace and mezzanine allows for the creation of tailored zones – executive suites, collaborative hubs, private meeting rooms, or breakout areas that foster creativity and well-being.



With a footprint of at least 70 sqm (753 sq. ft.), the upper level is spacious enough to accommodate meeting areas and other functions. (Artist's impression: Perennial Holdings and Far East Organization)

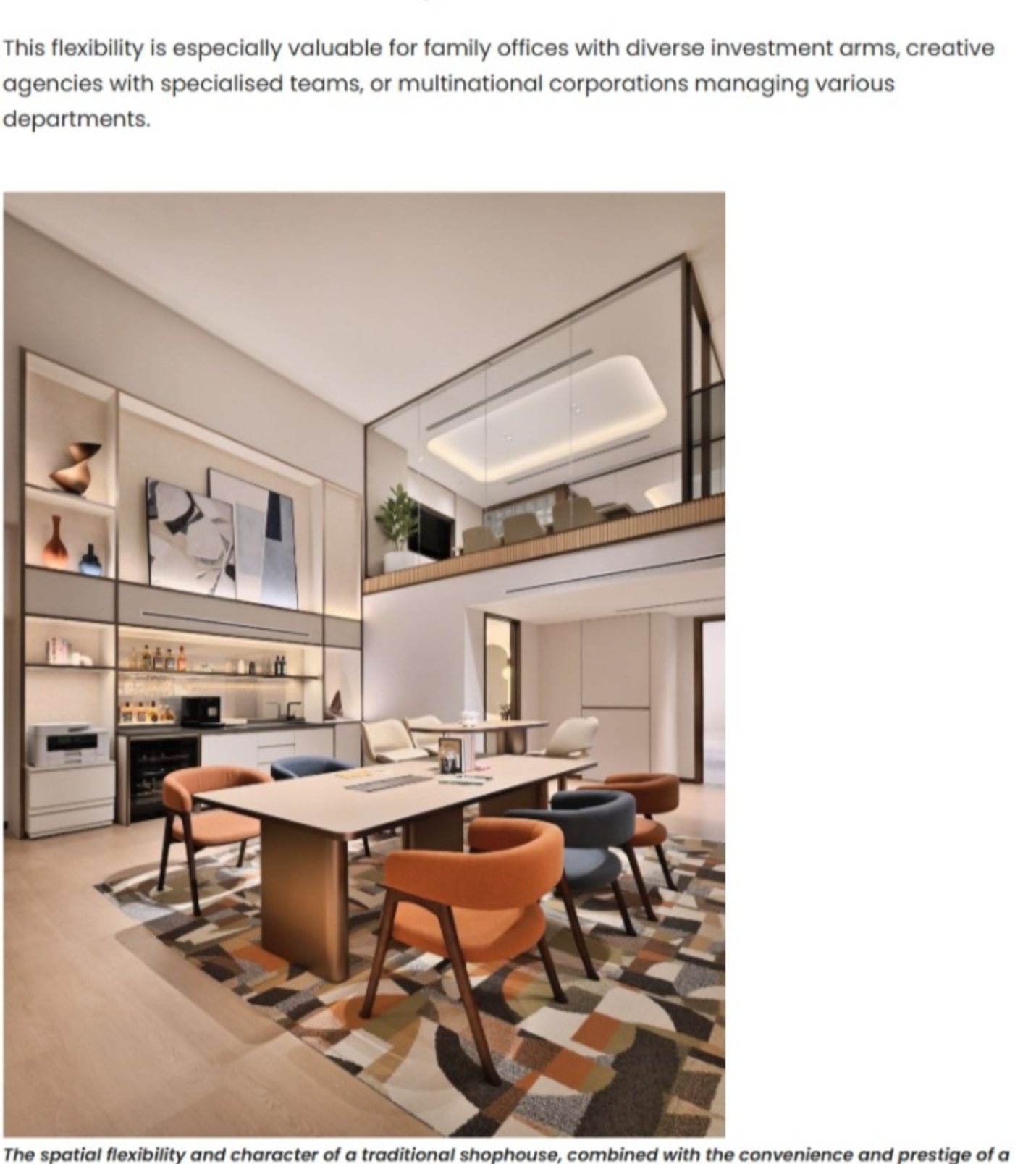
### Optional features, dual-key access

Attention to detail will extend to the handover condition of each office suite upon completion. Business owners will be able to choose from features such as carpeted or wood-vinyl flooring, fully fitted ceilings with downlights, independent air-conditioning or condenser units, and ensuite washrooms with premium fittings.

These thoughtful provisions are designed to minimise the need for extensive renovations, allowing businesses to begin operations quickly and efficiently. The independent air-conditioning system in each unit will also provide flexibility in managing operating hours.

The inclusion of rare dual-key access in all Modern Shophouse Offices in the Sky adds a layer of unmatched adaptability. This configuration enables owners to subdivide their space for multiple uses, whether to lease out a portion while retaining core operations or to house distinct business functions within a single unit.

This flexibility is especially valuable for family offices with diverse investment arms, creative agencies with specialised teams, or multinational corporations managing various departments.



The spatial flexibility and character of a traditional shophouse, combined with the convenience and prestige of a contemporary high-rise commercial block.

### Timeless character, contemporary conveniences

The Modern Shophouse Offices in the Sky offers the best of both worlds – the spatial flexibility and character of a traditional shophouse, combined with the convenience and prestige of a contemporary high-rise commercial block.

With ample parking, a dedicated drop-off point, a grand lobby featuring a soaring 6-m ceiling, and concierge service, it rivals any premium-grade office tower in the CBD.

Occupiers also benefit from round-the-clock security, including 24-hour guards, secure turnstile entry, and extensive CCTV coverage.

A dedicated professional management team will be on-site to ensure cleanliness and regular maintenance. The process for office renovations and signage installation has been streamlined to make setup seamless for business tenants.



The naturally lit, naturally ventilated atrium in the retail podium, as well as greenery-lined indoor boulevard with spacious walkways, offer an inviting space for networking, client entertainment and relaxation. (Artist's impression: Perennial Holdings and Far East Organization)

### Strategic location with future upside

The office suites at The Golden Mile offer more than just workspaces – they are integrated into a dynamic environment enriched by a curated mix of retail, dining, and lifestyle amenities, including supermarkets, medical clinics, dry cleaning services, beauty spas, and other essential offerings.

Its strategic location is a key advantage. Drivers enjoy seamless access to major expressways, while public transport commuters benefit from a five-minute walk to Nicoll Highway MRT Station (Circle Line) and a bus stop right at the doorstep.

The development is also poised to benefit from its proximity to two major urban transformation districts under URA's Master Plan: Kallang Alive and Kampong Bugis.

Kallang Alive is envisioned as a world-class destination for sports, leisure, and entertainment, anchored by a new state-of-the-art indoor arena.

Kampong Bugis, meanwhile, will become a vibrant, inclusive neighbourhood with new community facilities and enhanced green spaces, including the revitalised Kallang Riverside Park – transformed into a lush, active waterfront park.

Being part of a precinct earmarked for rejuvenation ensures The Golden Mile's continued relevance and positions it for long-term value appreciation.

The 99-year leasehold Modern Shophouse Offices in the Sky start from \$5.8 million or \$3,888 psf.


From now until June 30, purchasers of units in Level 8 and Level 10 will also enjoy an enhanced renovation package, which includes a partition wall between upper and lower floors, an ensuite toilet on the upper level, and separate private electrical and water meters.

To experience a new era of prestige – exclusively at The Golden Mile – and for a private preview of its Modern Shophouse Offices in the Sky, please contact our commercial sales team:

**The Golden Mile Sales Gallery:** 10A Central Lane 1, Singapore 019927

**By Appointment Only Website:** thegoldenmile.com.sg

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