

Home > News > Investing In Singapore's Future: The Golden Mile Complex Reimagined

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The Golden Mile Complex Reimagined

The Golden Mile Complex, a celebrated icon of Singapore's architectural heritage, is undergoing a transformative revitalization project. Rebranded as "The Golden Mile", this development is poised to become a vibrant commercial hub, seamlessly blending its historical significance with modern innovation. Strategically positioned in the heart of Singapore's Downtown Core, The Golden Mile offers a unique and compelling investment opportunity, particularly in its strata-titled offices and medical suites, set to launch in December 2024.



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Singapore: An Economic Powerhouse and Attractive Investment Destination

Singapore has consistently maintained its position as a leading financial center in the Asia-Pacific region, ranking fourth globally in the 2022 Global Financial Centre Index. Its robust economy is projected to experience significant growth, reaching an estimated US\$626.28 billion by 2028, representing a 19% increase over four years. This impressive economic trajectory is further bolstered by a low unemployment rate of 2.1% and a positive Net Employment Outlook, indicating a thriving job market.

Singapore's strategic location, stable political environment, pro-business policies, and skilled workforce have attracted numerous multinational corporations (MNCs), further solidifying its status as an investment magnet. Notably, the number of MNCs setting up regional headquarters in Singapore has surpassed that of Hong Kong, demonstrating a shift in investor preference towards the city-state.

The Golden Mile: Capitalizing on District 7's Growth Potential

The Golden Mile is strategically located in District 7, an area that has demonstrated impressive growth in Singapore's commercial real estate sector. Data reveals that District 7 boasts strong rental yields and capital appreciation for office spaces. The sources highlight examples of successful commercial developments in District 7, including Sunshine Plaza and The Bencoolen, which have experienced significant capital appreciation over the past two decades. These positive trends make The Golden Mile a particularly attractive investment proposition, positioned to benefit from the continued growth of District 7.

A Unique Investment Proposition: Blending Heritage with Modernity

The Golden Mile presents investors with a rare opportunity to own a piece of a historically significant building that has been meticulously restored and modernized. This project embodies the concept of "Live, Work, and Play", a pioneering concept introduced by the original Golden Mile Complex. The developers, Perennial Holdings and Far East Organization, have taken great care to preserve the building's unique brutalist architectural features while incorporating contemporary design elements and sustainable building practices.

A Diverse Range of Options: Catering to Varied Business Needs

The Golden Mile offers 156 strata-titled office units, spanning six distinct layout types, with sizes ranging from approximately 66 sqm to 501 sqm. This diverse range of office options caters to a wide spectrum of business needs, from smaller startups to large multinational corporations seeking regional headquarters.

The development also includes 19 medical suites, ranging from 47 sqm to 228 sqm, providing an ideal setting for both boutique and large-scale medical practices. All medical suites are equipped with ensuite washrooms and have access to both passenger and stretcher lifts for added convenience.

Key Features and Amenities: Elevating the Office Experience

The Golden Mile's office spaces are designed to provide an exceptional working environment, featuring:

- **Crown Offices:** Located on the top floors, these offices boast panoramic city and waterfront views through full-height glass windows.
- **Loft Mezzanine:** Offering a modern interpretation of traditional shophouses, these split-level lofts feature balconies, double-volume ceilings, and dual key access.
- **Comprehensive Security Features:** The office spaces are equipped with robust security systems, including card access and an Intelligent Destination Lift Control System for secure and efficient access.
- **Landscaped Gardens:** The development features lushly landscaped gardens on Levels 9 and 18, providing a tranquil space for relaxation and rejuvenation.



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Embracing Sustainability: A Future-Ready Development

The Golden Mile has been developed with a strong emphasis on sustainability, exceeding the Building and Construction Authority (BCA) Green Mark Platinum standards. **Sustainable features integrated into the development include:**

- **Naturally Ventilated Atrium:** The atrium spine features assisted fans and innovative spot cooling with smart temperature sensing, promoting energy efficiency and natural ventilation.
- **Efficient Systems:** The development incorporates a high-efficiency chiller plant, air-distribution systems, a smart energy management system, and daylight harvesting techniques.
- **Renewable Energy:** The Golden Mile utilizes solar photovoltaic panels to generate renewable energy, reducing its carbon footprint.

This commitment to sustainability aligns with the growing global focus on environmentally responsible practices, making The Golden Mile a highly attractive option for eco-conscious businesses.

Enriching the Community: A Cultural and Architectural Hub

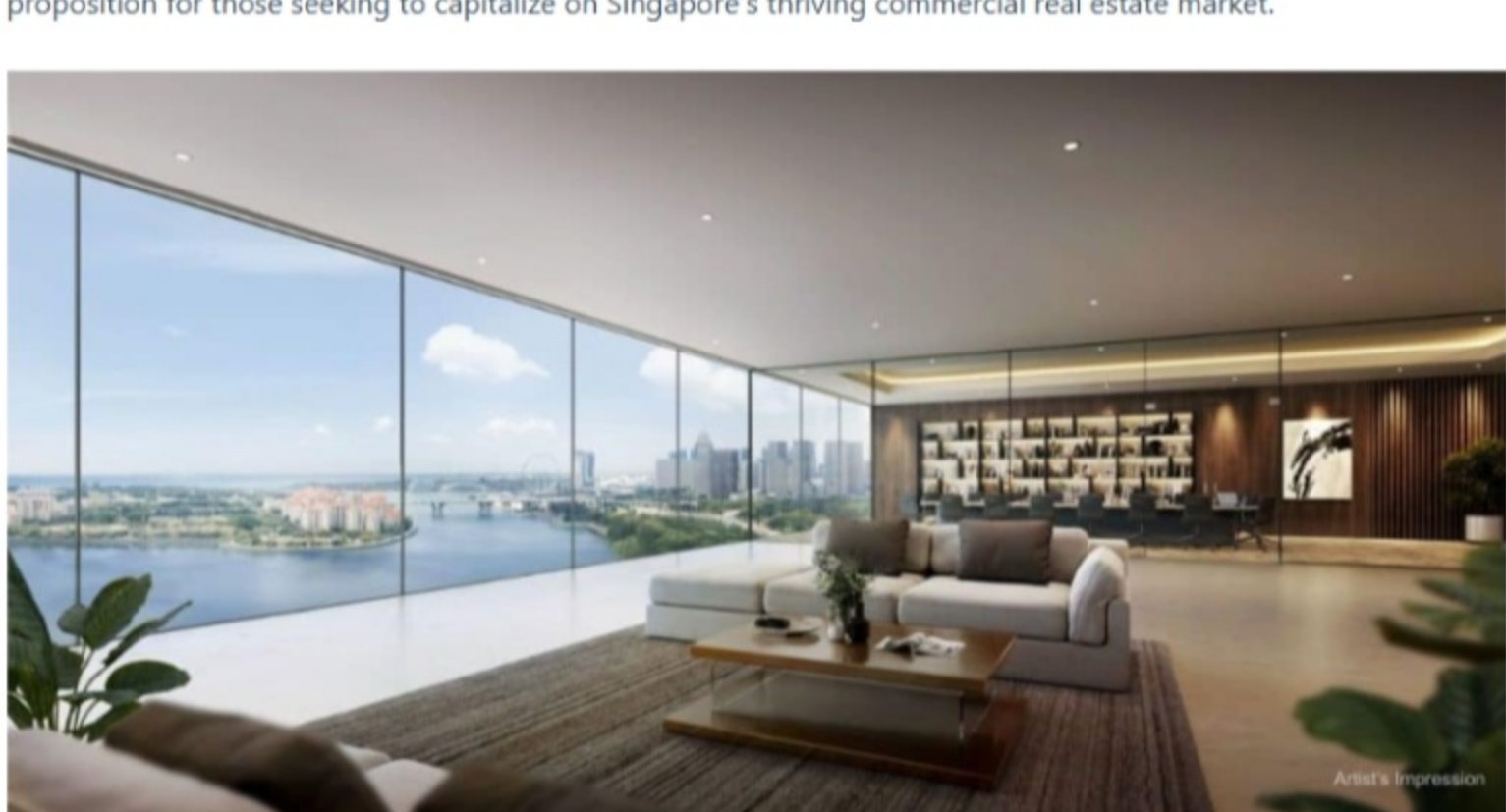
As part of the Urban Redevelopment Authority (URA)'s Community/Sports Facilities Scheme, The Golden Mile will house an Architecture Centre dedicated to showcasing Singapore's architectural heritage. This center will celebrate the past, present, and future of Singapore's built environment, offering a space for public engagement and appreciation of the nation's rich architectural legacy. This initiative further elevates The Golden Mile's appeal, transforming it into a vibrant cultural and community hub.

A Prime Location: Unmatched Connectivity and Convenience

The Golden Mile enjoys a prime location along the revitalized Beach Road and the Ophir-Rochor Corridor, offering businesses unparalleled convenience and accessibility. Its proximity to Nicoll Highway, Bugis, and Lavender MRT stations, as well as major expressways, ensures seamless connectivity to various parts of the city. The development is also well-supported by a comprehensive network of amenities, including nearby convention centers, sports and leisure facilities, and lifestyle hubs.

Conclusion: A Compelling Investment Opportunity in Singapore's Dynamic Landscape

The Golden Mile embodies a unique blend of history, modernity, and sustainability, presenting investors with an exceptional opportunity to be part of Singapore's continued growth story. Its strategic location, diverse range of offerings, commitment to sustainability, and integration as a community hub make it a compelling investment proposition for those seeking to capitalize on Singapore's thriving commercial real estate market.



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Commercial
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HDB
New Launch
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Private Properties
Property Advice
Property Financing
Purchasing Properties
Rental

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