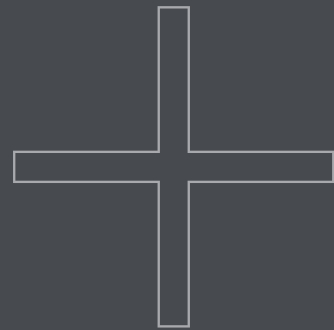


LIVE THE LIFE  
OF HAVING MORE...

the  
add<sub>+</sub>ition

LIVE THE LIFE  
OF HAVING MORE...



the  
add+ition

Bringing you a home that provides more than just a shelter over the head. One where the heart truly belongs. FREEHOLD. More in **the add+ition**.

+ = *more*

LIVE THE LIFE  
OF HAVING  
MORE...

+

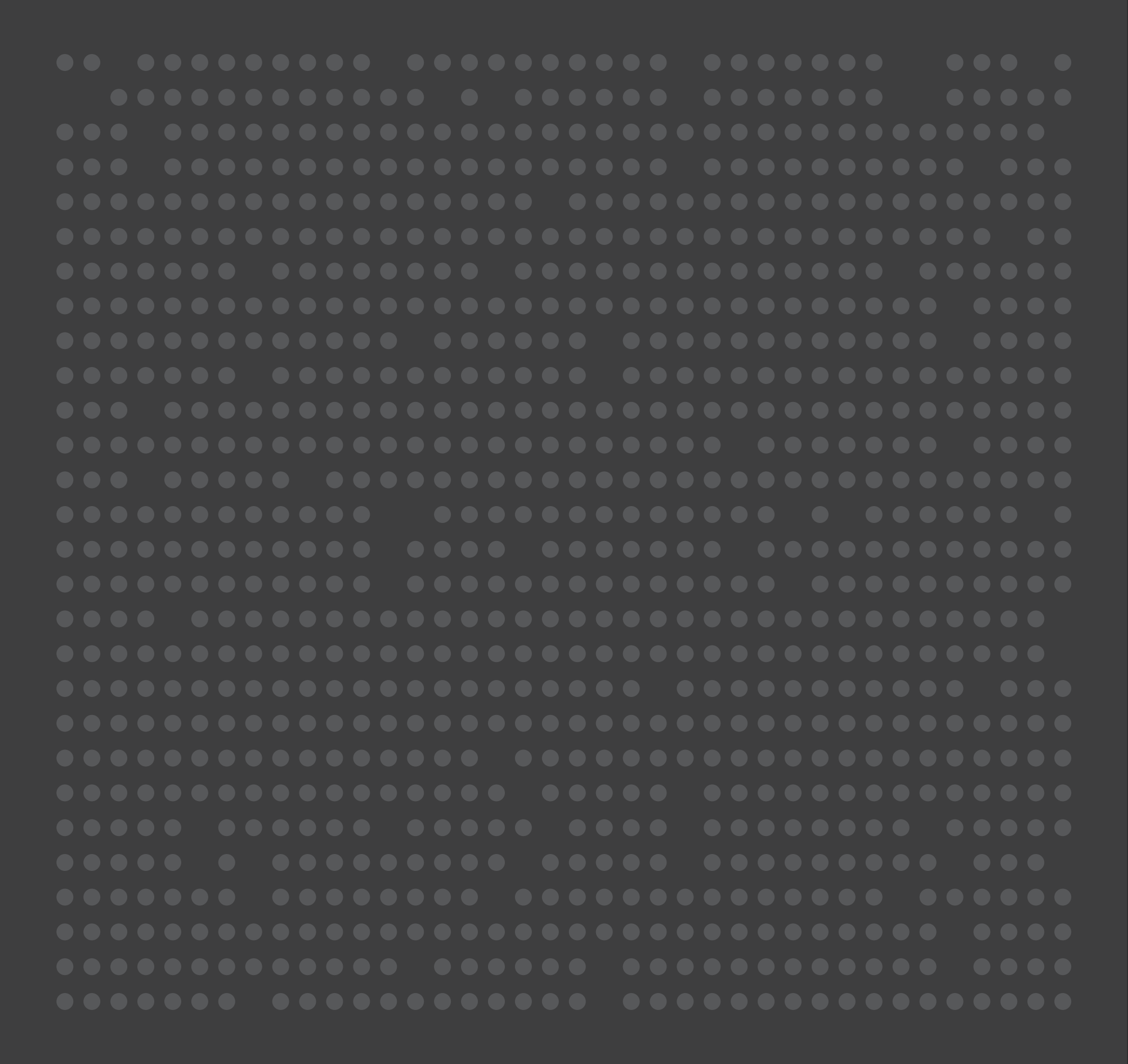
=

*more*

**CONVENIENT**  
THE CITY AT YOUR BACKYARD







exclusivity



62

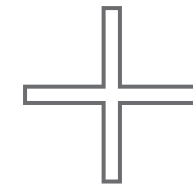


If city can be found at your backyard, you can expect more at your doorstep and within your living spaces. More in **the add+ition**.









*your lifestyle*

= a privilege for many \_\_\_\_\_





**+**  
5 Mins Drive  
**Macpherson Industrial Area**

6 MRT Stops / 6 Mins Drive  
**Paya Lebar Central**

6 MRT Stops / 12 Mins Drive  
**CBD**

11 MRT Stops / 21 Mins Drive  
**Changi Business Park**

**+**  
2 MRT Stops / 6 Mins Drive  
**Nex Shopping Mall**

4 MRT Stops / 11 Mins Drive  
**Orchard Road / Junction 8**

5 MRT Stops / 8 Mins Drive  
**Bugis Junction**

15 Mins Drive  
**East Coast Park**

**+**  
2 Mins Walk  
**Potong Pasir MRT**

2 Mins Drive  
**PIE**

4 Mins Drive  
**CTE**

8 Mins Drive  
**KPE**

**+**  
4 Mins Walk  
**St. Andrew's (Jnr / Sec) Sch**

2 Mins Drive  
**Stamford American Intl Sch**

4 Mins Drive  
**Cedar Pri / Sec Sch**

5 Mins Drive  
**Maris Stella High Sch**



# the add+ition



NEX SHOPPING  
MALL

MARIS STELLA  
HIGH SCH

EAST COAST  
PARK

PAYA LEBAR  
CENTRAL

STAMFORD AMERICAN  
INTERNATIONAL SCH

CEDAR GIRLS'  
PRIMARY /  
SECONDARY SCH

CENTRAL  
EXPRESSWAY  
(CTE)

POTONG  
PASIR MRT

ST ANDREW'S  
JUNIOR / SECONDARY SCH

ST ANDREW'S  
JUNIOR COLLEGE

PAN ISLAND  
EXPRESSWAY (PIE)

GARDENS  
BY THE BAY

MARINA BAY  
SANDS

CENTRAL BUSINESS  
DISTRICT

TOA  
PAYOH

NOVENA





Step out to a world of urban indulgences a stone's throw away.





More convenience in live, work, play and education. More accessibility. More in the add+ition.



An elegant and contemporary expression of urban lifestyle. More than just luxurious living. Homes for life. More in **the add+ition.**



+ TRANQUILITY. YOUR HOME IN THE CITY.







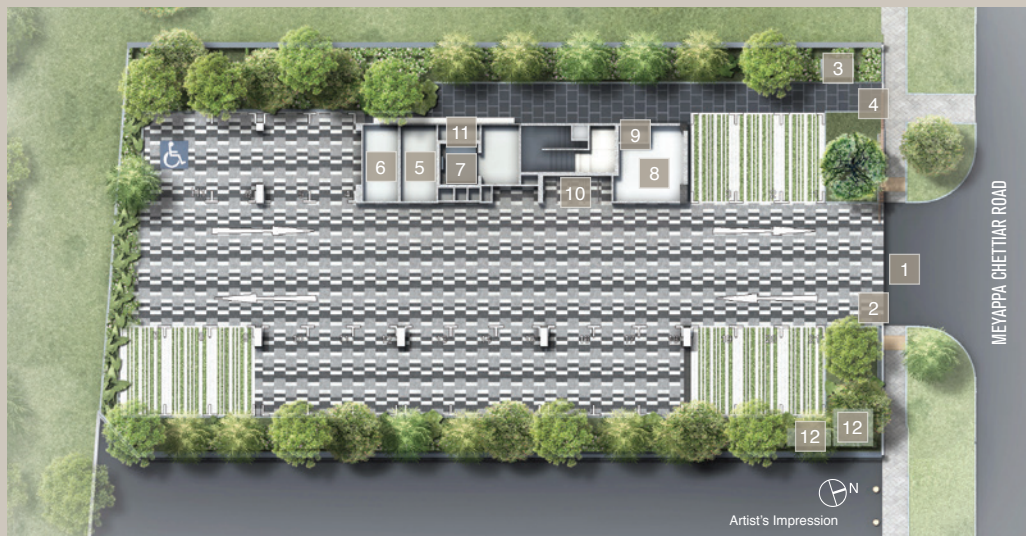
## + ROOF PLAN

- 1 Roof Top (Access for maintenance only)
- 2 Water Tank
- 3 Water Pump
- 4 Generator Set



## + 2ND STOREY PLAN

- 1 Fitness Corner
- 2 Pool Lounge
- 3 Swimming Pool
- 4 Jacuzzi
- 5 Lift Lobby
- 6 Green Wall
- 7 Relaxation Lounge
- 8 BBQ
- 9 Outdoor Shower
- 10 Planter Box
- 11 Pool Deck



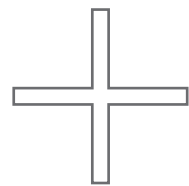
## + 1ST STOREY PLAN

- 1 Vehicular Ingress / Egress
- 2 Access Gate
- 3 Bin Point
- 4 Side Gate
- 5 Consumer Switch Room
- 6 Main Distribution Frame Room
- 7 Lift Lobby
- 8 Sprinkler Pump Room
- 9 Sprinkler Control Valve
- 10 Bicycle Lots
- 11 Refuse Chamber
- 12 Water Bulk Meter

The inside world is as spectacular as the world outside - providing 24/7 entertainment and indulgences. More in **the add+ition**.







Nowhere else is more perfect than a home that cement family ties. Good foresight. Instinct success. More in the **add+ition**.



Artist's Impression





## + PREMIUM FITTINGS

A refinement of every detail simply high quality living for every resident. More in the **add+ition**.



GROHE  
ENJOY WATER®

Thinking of you  
Electrolux

BOSCH

Premium Natural  
QUARTZ  
from MSI



# SMART HOME PROVISIONS



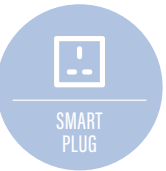
## HOME VOICE CONTROL



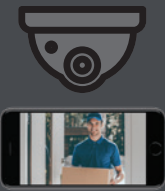
## SMART AIR-CONDITIONER



## FUTURE SMART EXPANSION



## SMART FEATURES



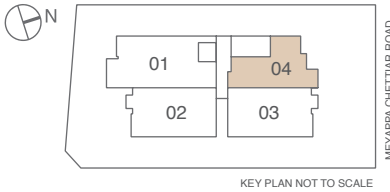
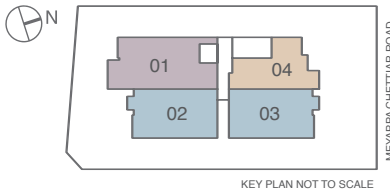
## SMART MIRROR

Once a dream, now came to life. Smart homes make life easier. A button away makes your day. More in the add+ition.

D I A G R A M M A T I C   C H A R T

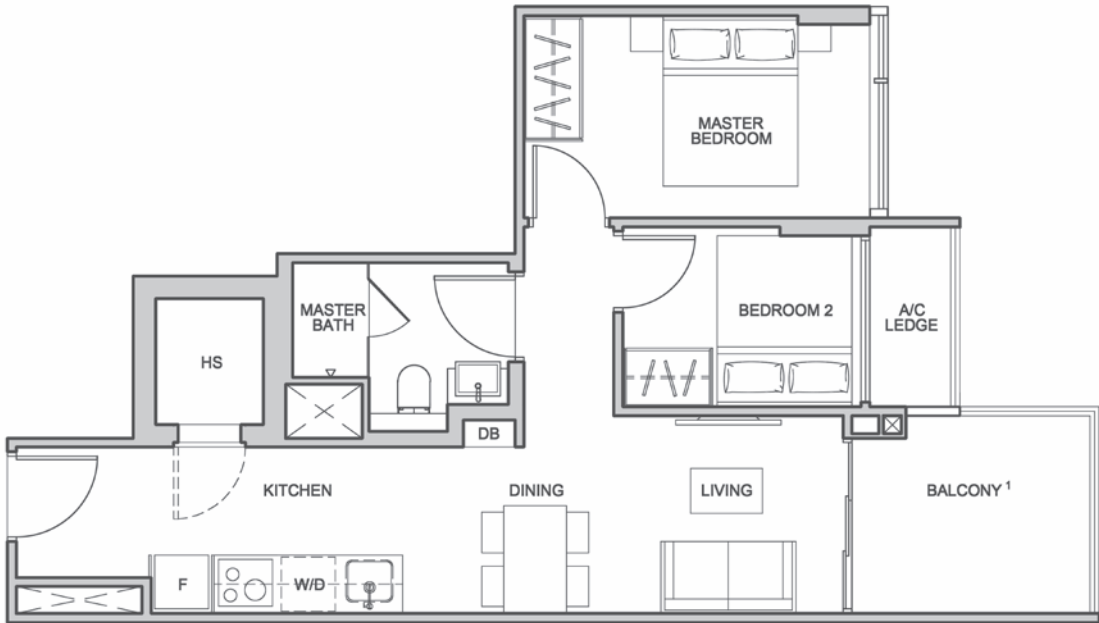
	1	2	3	4
Roof	M&E SERVICES			
Level 08	C1-H 1,109 sqft	B1-H 969 sqft	B2-H 969 sqft	A1-H 689 sqft
Level 07	C1 947 sqft	B1 797 sqft	B2 797 sqft	A1 592 sqft
Level 06	C1 947 sqft	B1 797 sqft	B2 797 sqft	A1 592 sqft
Level 05	C1 947 sqft	B1 797 sqft	B2 797 sqft	A1 592 sqft
Level 04	C1 947 sqft	B1 797 sqft	B2 797 sqft	A1 592 sqft
Level 03	C1 947 sqft	B1 797 sqft	B2 797 sqft	A1 592 sqft
Level 02	C1-P 947 sqft	Communal Facilities		A1-P 592 sqft
Level 01	Car Park and Drop-Off			

- 2-Bedroom
- 3-Bedroom
- 3-Bedroom + Study



T Y P E   A 1 - P

55 sqm / 592 sqft  
#02-04



<sup>1</sup> Balcony shall not be enclosed. Only URA approved balcony screens are to be used. For an illustration of the approved balcony screen please refer to Appendix A in this brochure. (Except A1-P, A1-H, B1-H, B2-H, C1-P, C1-H)

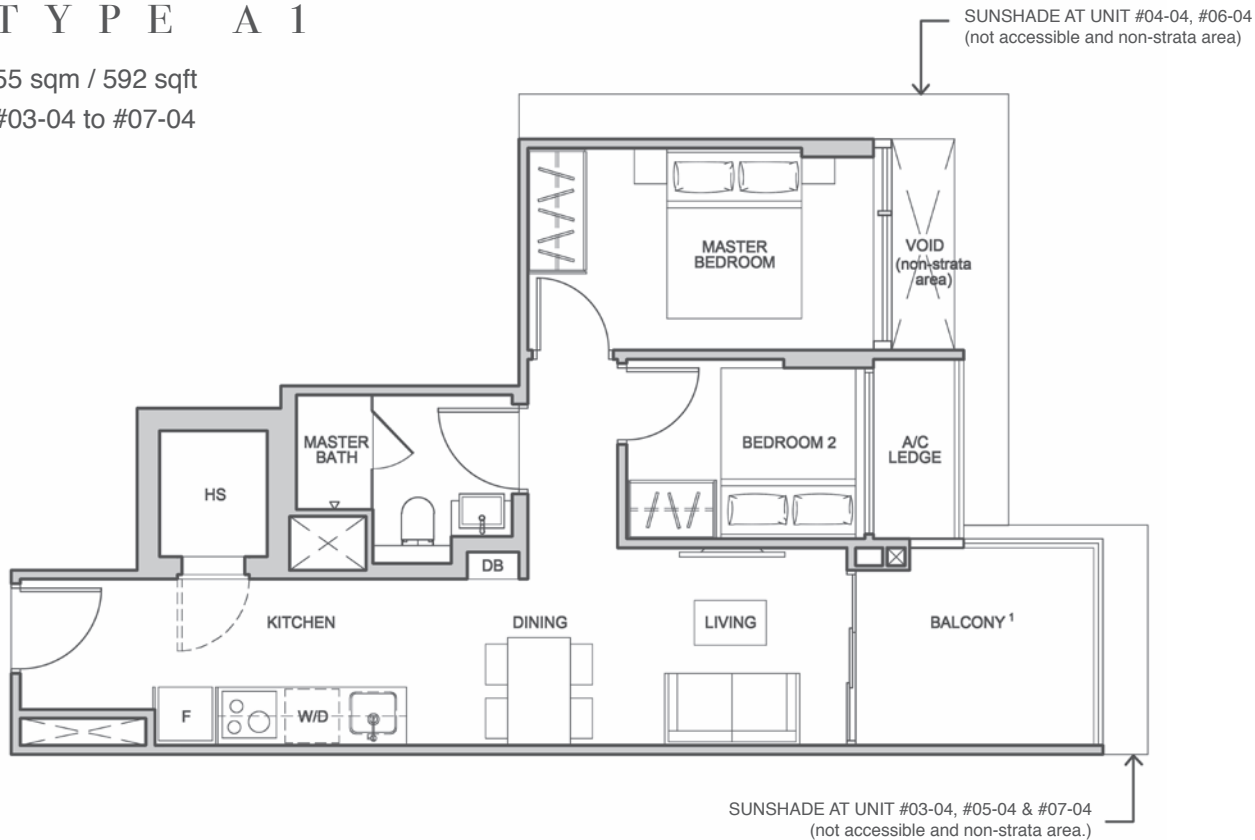
<sup>2</sup> RC ledge is non-strata area.

Areas include a/c ledge, balcony and strata void.

Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates and are subject to final survey.

T Y P E   A   1

55 sqm / 592 sqft  
#03-04 to #07-04



<sup>1</sup> Balcony shall not be enclosed. Only URA approved balcony screens are to be used. For an illustration of the approved balcony screen please refer to Appendix A in this brochure. (Except A1-P, A1-H, B1-H, B2-H, C1-P, C1-H)

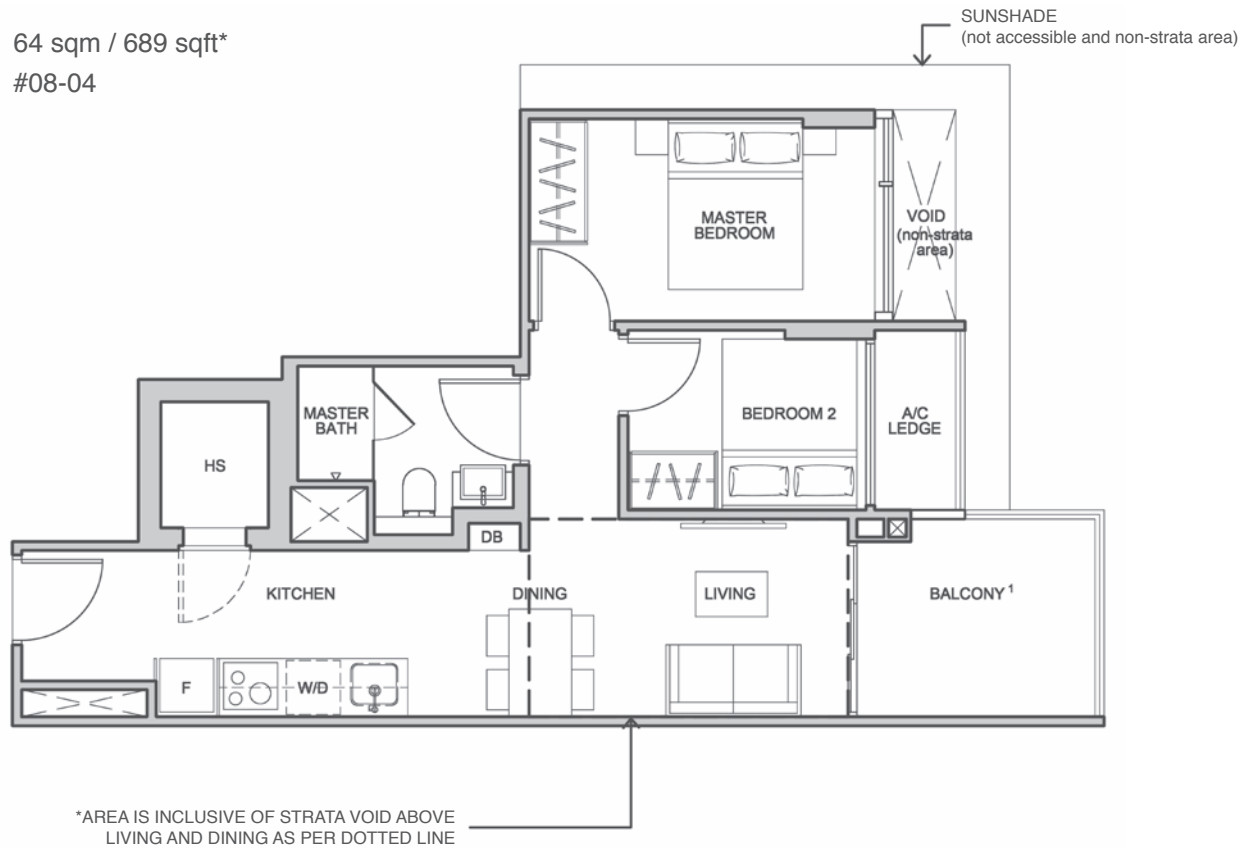
<sup>2</sup> RC ledge is non-strata area.

Areas include a/c ledge, balcony and strata void.

Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates and are subject to final survey.

T Y P E   A   1   -   H

64 sqm / 689 sqft\*  
#08-04



<sup>1</sup> Balcony shall not be enclosed. Only URA approved balcony screens are to be used. For an illustration of the approved balcony screen please refer to Appendix A in this brochure. (Except A1-P, A1-H, B1-H, B2-H, C1-P, C1-H)

<sup>2</sup> RC ledge is non-strata area.

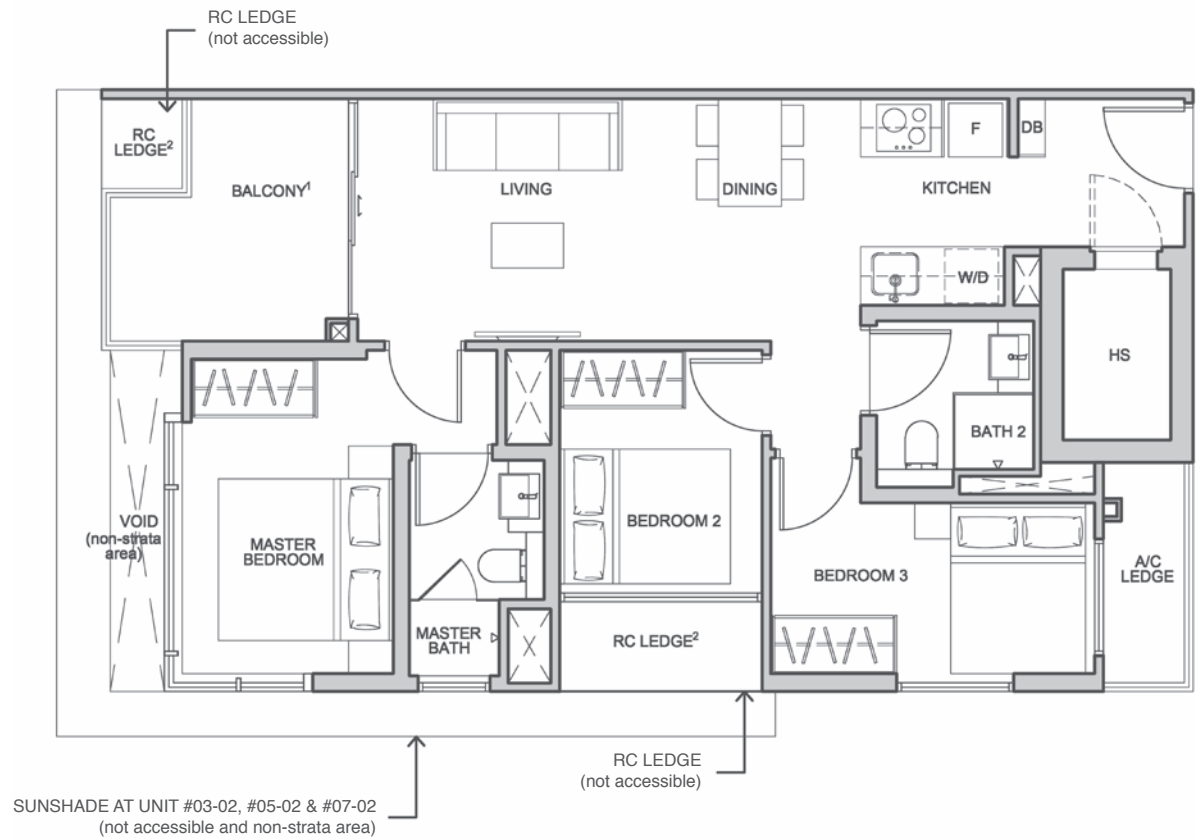
Areas include a/c ledge, balcony and strata void.

Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates and are subject to final survey.



T Y P E   B 1

74 sqm / 797 sqft  
#03-02 to #07-02



<sup>1</sup> Balcony shall not be enclosed. Only URA approved balcony screens are to be used. For an illustration of the approved balcony screen please refer to Appendix A in this brochure. (Except A1-P, A1-H, B1-H, B2-H, C1-P, C1-H)

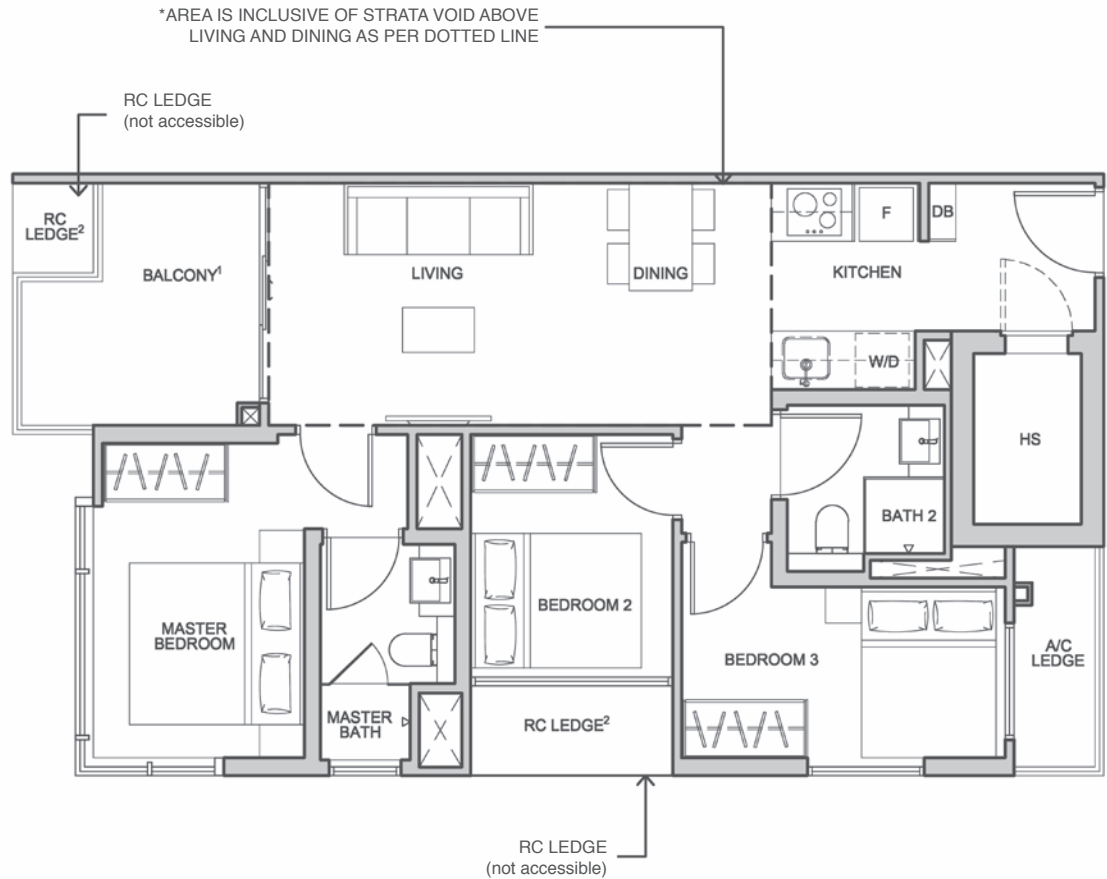
<sup>2</sup> RC ledge is non-strata area.

Areas include a/c ledge, balcony and strata void.

Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates and are subject to final survey.

T Y P E   B 1 - H

90 sqm / 969 sqft\*  
#08-02



<sup>1</sup> Balcony shall not be enclosed. Only URA approved balcony screens are to be used. For an illustration of the approved balcony screen please refer to Appendix A in this brochure. (Except A1-P, A1-H, B1-H, B2-H, C1-P, C1-H)

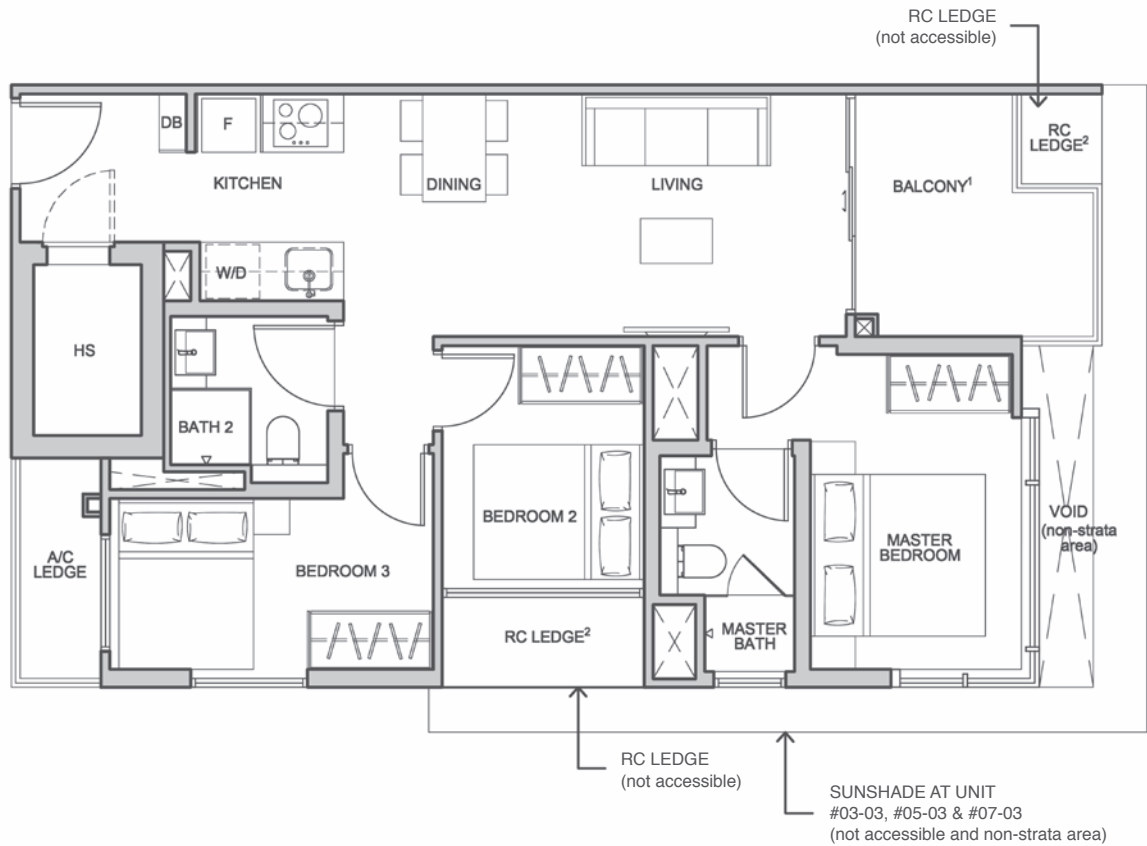
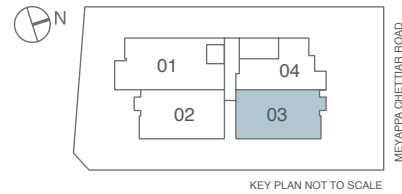
<sup>2</sup> RC ledge is non-strata area.

Areas include a/c ledge, balcony and strata void.

Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates and are subject to final survey.

T Y P E   B 2

74 sqm / 797 sqft  
#03-03 to #07-03



<sup>1</sup> Balcony shall not be enclosed. Only URA approved balcony screens are to be used. For an illustration of the approved balcony screen please refer to Appendix A in this brochure. (Except A1-P, A1-H, B1-H, B2-H, C1-P, C1-H)

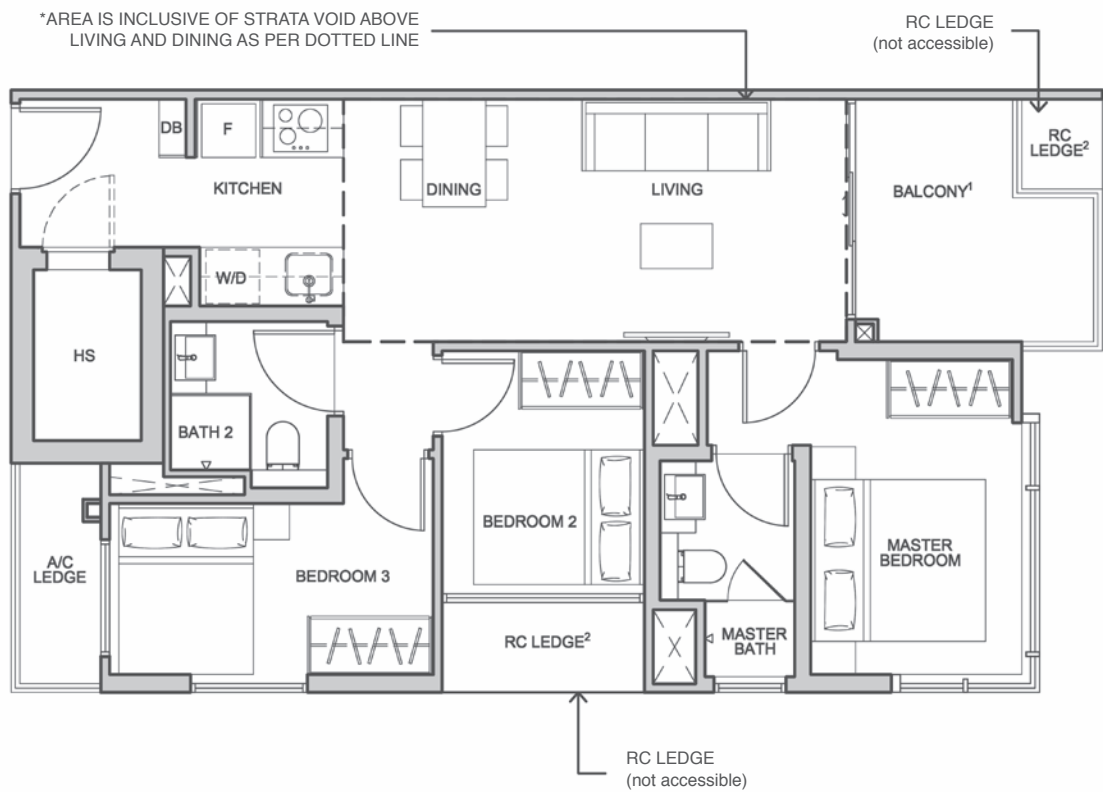
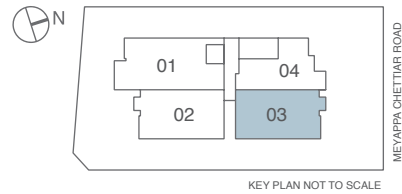
<sup>2</sup> RC ledge is non-strata area.

Areas include a/c ledge, balcony and strata void.

Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates and are subject to final survey.

T Y P E   B 2 - H

90 sqm / 969 sqft\*  
#08-03



<sup>1</sup> Balcony shall not be enclosed. Only URA approved balcony screens are to be used. For an illustration of the approved balcony screen please refer to Appendix A in this brochure. (Except A1-P, A1-H, B1-H, B2-H, C1-P, C1-H)

<sup>2</sup> RC ledge is non-strata area.

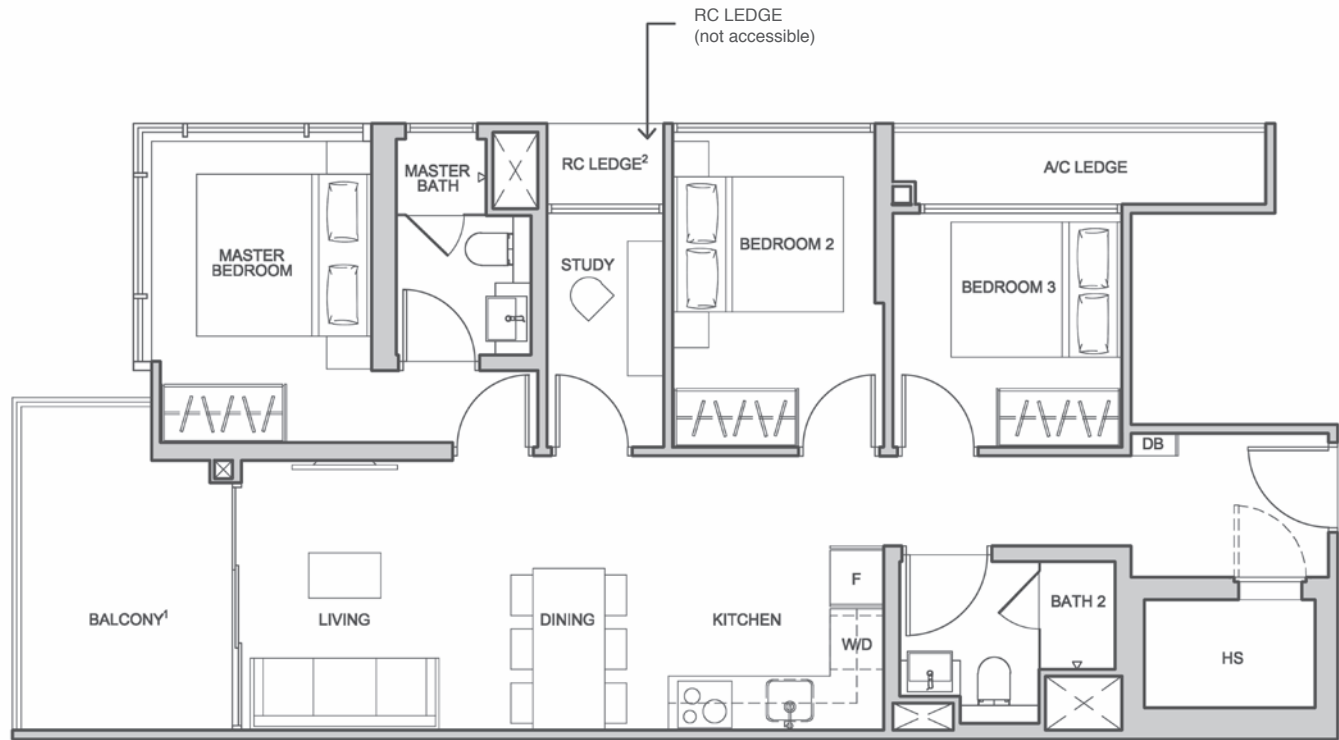
Areas include a/c ledge, balcony and strata void.

Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates and are subject to final survey.



T Y P E C 1 - P

88 sqm / 947 sqft  
#02-01

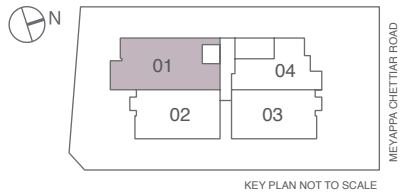


<sup>1</sup> Balcony shall not be enclosed. Only URA approved balcony screens are to be used. For an illustration of the approved balcony screen please refer to Appendix A in this brochure. (Except A1-P, A1-H, B1-H, B2-H, C1-P, C1-H)

<sup>2</sup> RC ledge is non-strata area.

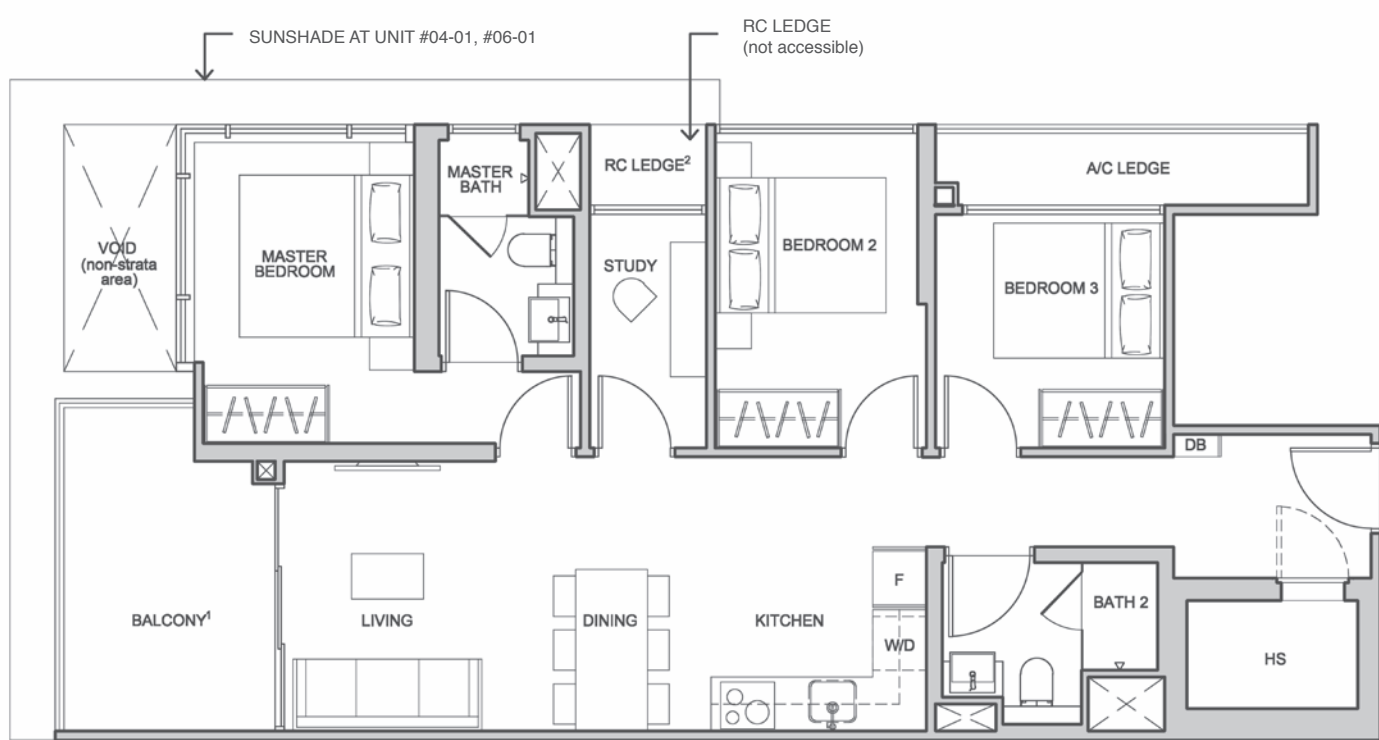
Areas include a/c ledge, balcony and strata void.

Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates and are subject to final survey.



T Y P E C 1

88 sqm / 947 sqft  
#03-01 to #07-01



<sup>1</sup> Balcony shall not be enclosed. Only URA approved balcony screens are to be used. For an illustration of the approved balcony screen please refer to Appendix A in this brochure. (Except A1-P, A1-H, B1-H, B2-H, C1-P, C1-H)

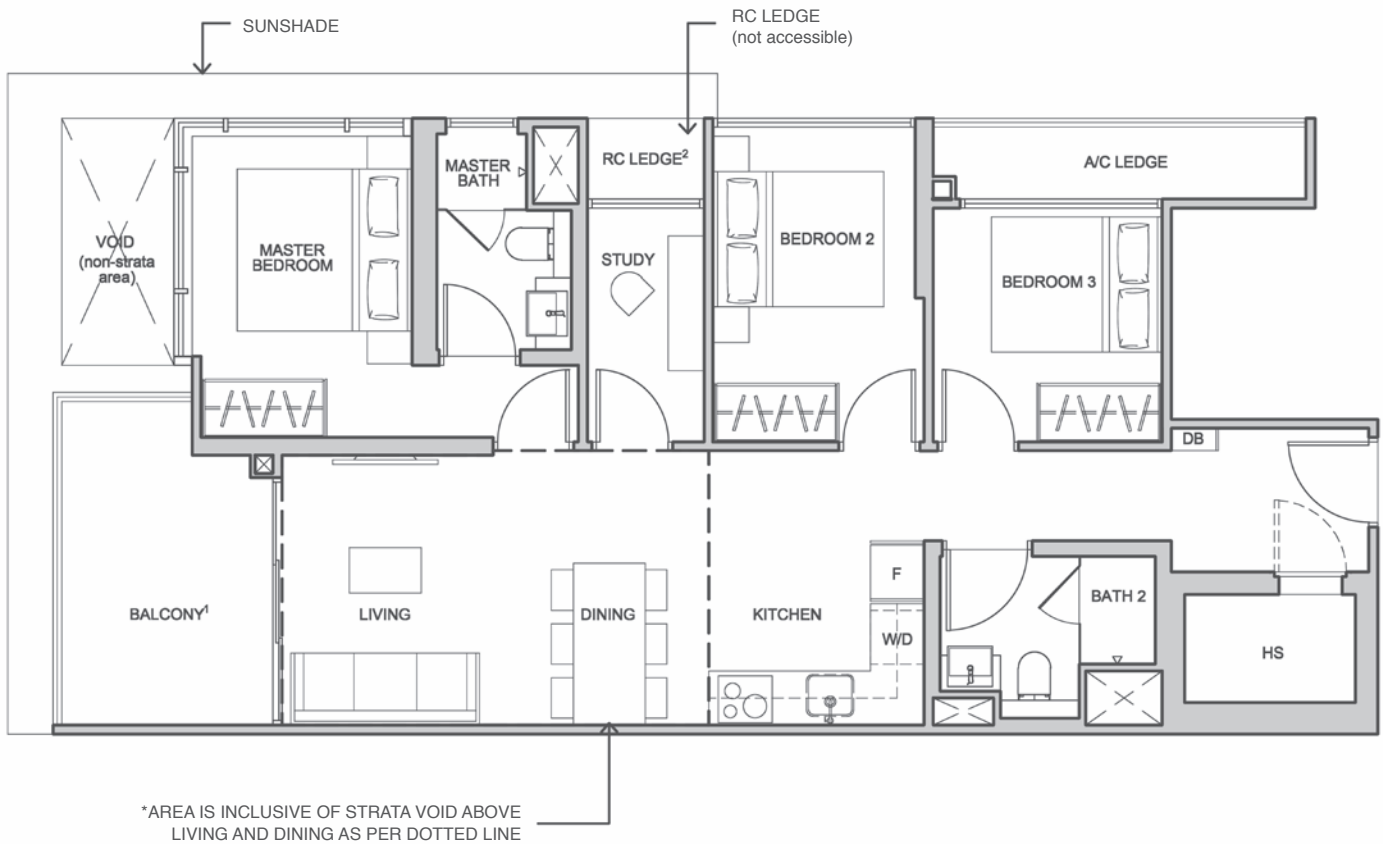
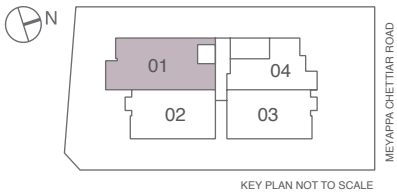
<sup>2</sup> RC ledge is non-strata area.

Areas include a/c ledge, balcony and strata void.

Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates and are subject to final survey.

T Y P E   C 1 - H

103 sqm / 1109 sqft\*  
#08-01



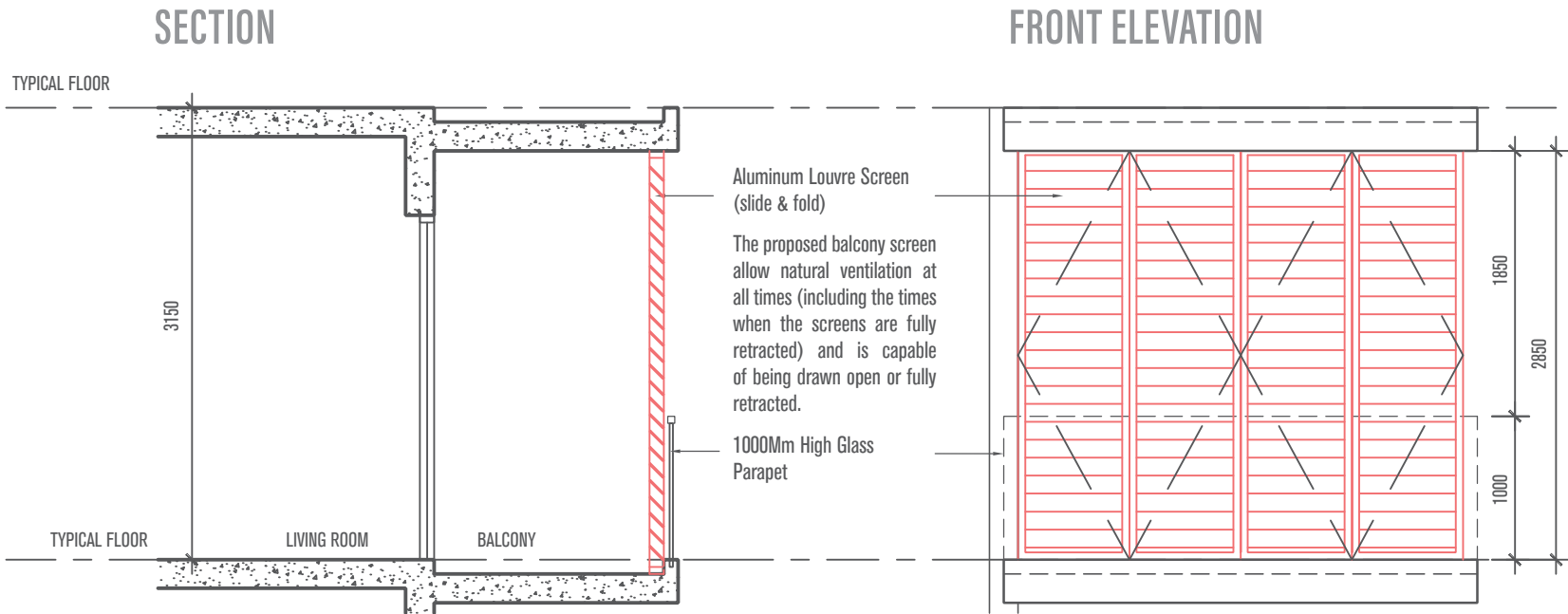
¹ Balcony shall not be enclosed. Only URA approved balcony screens are to be used. For an illustration of the approved balcony screen please refer to Appendix A in this brochure. (Except A1-P, A1-H, B1-H, B2-H, C1-P, C1-H)

² RC ledge is non-strata area.

Areas include a/c ledge, balcony and strata void.

Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates and are subject to final survey.

+  
APPENDIX A - BALCONY SCREEN



Balcony screens are not provided by developer. Buyer may install screen that are in accordance with URA approved design as shown in the illustration above.

THE DEVELOPER



Oxley Holdings Limited (“Oxley” or “the Group”) is a home-grown Singaporean property developer. Oxley is principally engaged in the business of property development and property investment. Since its inception, the Group’s accelerated growth has resulted in a burgeoning presence both locally and overseas. It now has a presence across twelve geographical markets. Oxley is listed on the Main Board of the SGX-ST and has a market capitalisation of approximately S\$2.12 billion. The Group has a diversified portfolio comprising development and investment projects in Singapore, the United Kingdom, Ireland, Cyprus, Cambodia, Malaysia, Indonesia, China, Myanmar, Australia, Japan and Vietnam. Oxley’s expertise does not lie solely in property development; the Group also renders project management and consultancy expertise in Myanmar.

Oxley’s property development portfolio encompasses choice residential, commercial and industrial projects. Key elements of the Group’s choice developments include prime locations, desirable lifestyle features and preferred designs. With a keen grasp of market sentiments and trends, Oxley has achieved remarkable growth since its inception. As part of its strategic expansion, the Group has also entered into partnerships with reputable local and overseas developers as well as business partners. In 2013, the Group acquired a 20% stake in Galliard (Group) Limited, a leading property developer in the United Kingdom. Galliard (Group) is a property development, hospitality and management group overseeing a wide variety of developments across London and Southern England. Since then, Oxley has also acquired a 40% stake in Pindan Group Pty Ltd, an integrated project group based in Western Australia, and an 15% stake in United Engineers, a Singaporean property development and engineering company that was founded in 1912.



UNITED KINGDOM  
ROYAL WHARF



IRELAND  
DUBLIN LANDINGS



MALAYSIA  
OXLEY TOWERS  
KUALA LUMPUR CITY CENTRE



CAMBODIA  
THE PEAK



SINGAPORE  
THE VERANDAH RESIDENCES



SINGAPORE  
AFFINITY AT SERANGOON



SINGAPORE  
RIVERFRONT RESIDENCES



SINGAPORE  
SIXTEEN35 RESIDENCES



SINGAPORE  
OXLEY TOWER

Developer: Oxley Topaz Pte Ltd • Developer’s Licence No.: C1287 • Tenure of Land: Estate in Fee Simple • Mukim/Lot No.: LOT 7535K of MUKIM 17 at Meyappa Chettiar Road • Encumbrances On The Land: Mortgage in favour of Malayan Banking Berhad • Expected Date of Vacant Possession: 31 December 2023 • Expected Date of Legal Completion: 31 December 2026

DISCLAIMER While reasonable care has been taken in the preparation of this brochure, the developer cannot be held responsible for any inaccuracies or omissions. The statements, information and depictions shall not be regarded or relied upon as statements or representations of facts, and are subject to such changes as may be required by the developer or the relevant authorities, and cannot form part of an offer or contract. Visual representations, digital images, models, showflat, illustrations, photographs, drawings, displays and art renderings are artist’s impressions only (which serve only to give an approximate idea of the project), and cannot be regarded as representation of facts. All plans and layouts are not to scale and are subject to change/amendments as may be directed or approved by the relevant authorities or required by the architect. The floor areas indicated in the brochure are approximate measurements only and are subject to final survey. The information included in this brochure is accurate as at the time of printing and there may be changes subsequently as may be required by the architects and relevant authorities. For the avoidance of any doubt, the information herein shall not form part of the Option of Sales and Purchase Agreement governing the terms and conditions of the sale and purchase of the unit. All perspectives above are only artist’s impression.



