



M A Y F A I R
M O D E R N



M O D E R N L I V I N G

/ ON YOUR OWN TERMS

YOUR GETAWAY



MODERN SANCTUARY





THE MAYFAIR INSPIRATION

/ MODERN COLLECTION

Well-known as an affluent precinct in London, Mayfair is a sought-after address for only the well-heeled. The beauty of the architecture within Mayfair district is understated and timeless. This quintessential design is now available at the prime of Bukit Timah. Live beautifully.



THE MODERN ARRIVAL

Welcome to a modern collection that changes the landscape of your breathing space. The éclat living at Mayfair Modern represents luxury and status. Live in style.



Artist's Impression



Artist's Impression

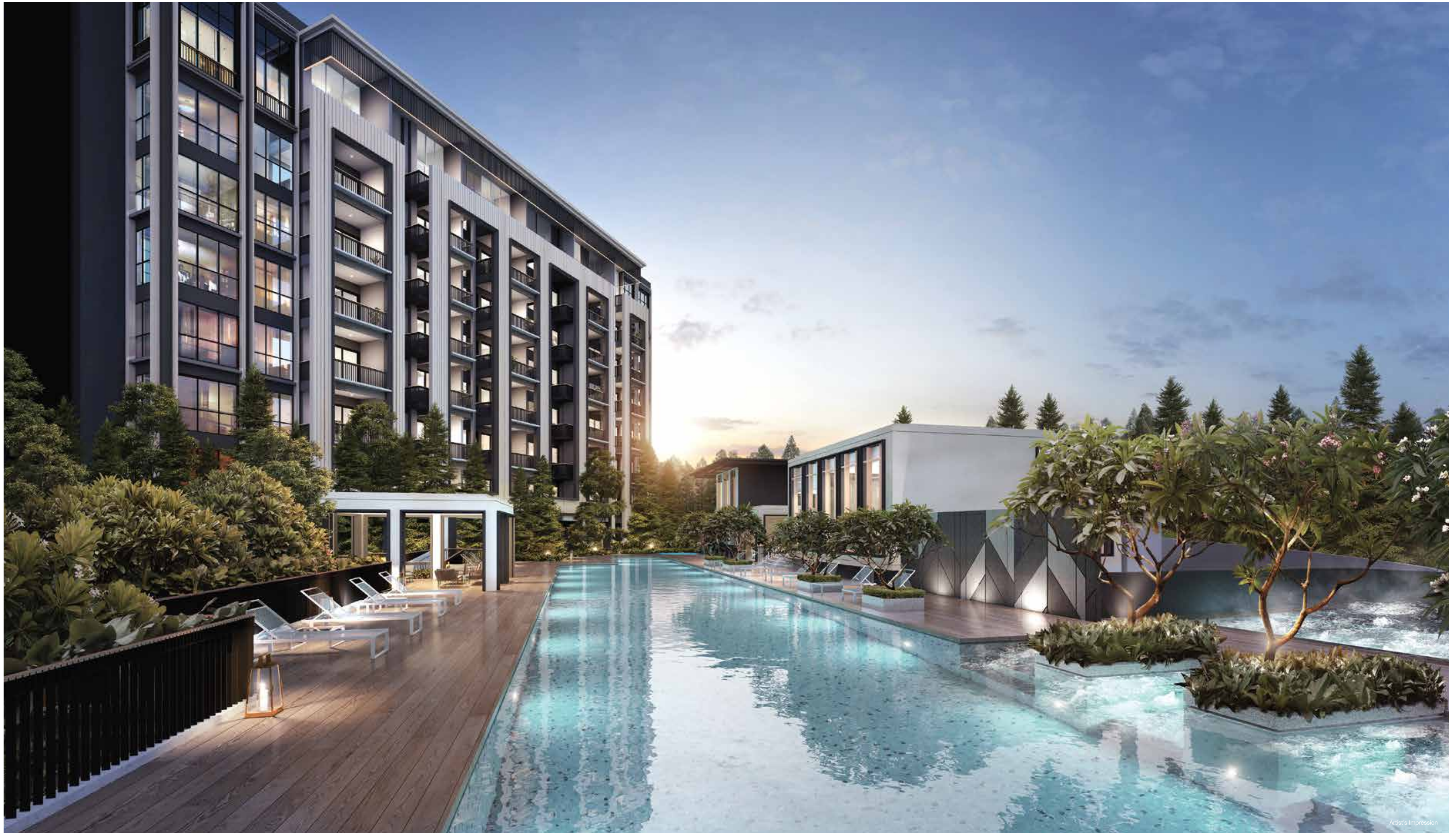
THE MODERN 50M LAP POOL

A location to be envied, a home to be dreamed. In a pool of infinite joy and indulgences, there are simply endless reasons for you to stay home. Celebrate the art of appreciation. Live fruitfully.



STATE OF MIND

/ MODERN EXPRESSIONS





Work out in the midst of Mother Nature or enjoy a quiet stroll in the calm of total tranquility to renew your body, mind and soul. Live eventfully.

T H E M O D E R N G R E E N G Y M





Artist's Impression

THE MODERN ENTERTAINMENT

At Mayfair Modern, every corner is designed to match your bespoke lifestyle. Be it entertaining in the extension of your home at the function room and pavilions or working out those muscles at the gym, you have it all. Live blissfully.

Own the moment, own the sunrise. Inherit the picture-perfect postcard, with the azure sky. At the pinnacle, your views are crystal clear. Live wonderfully.

THE MODERN HOME AT THE PINNACLE





THE MODERN GREEN CORRIDOR

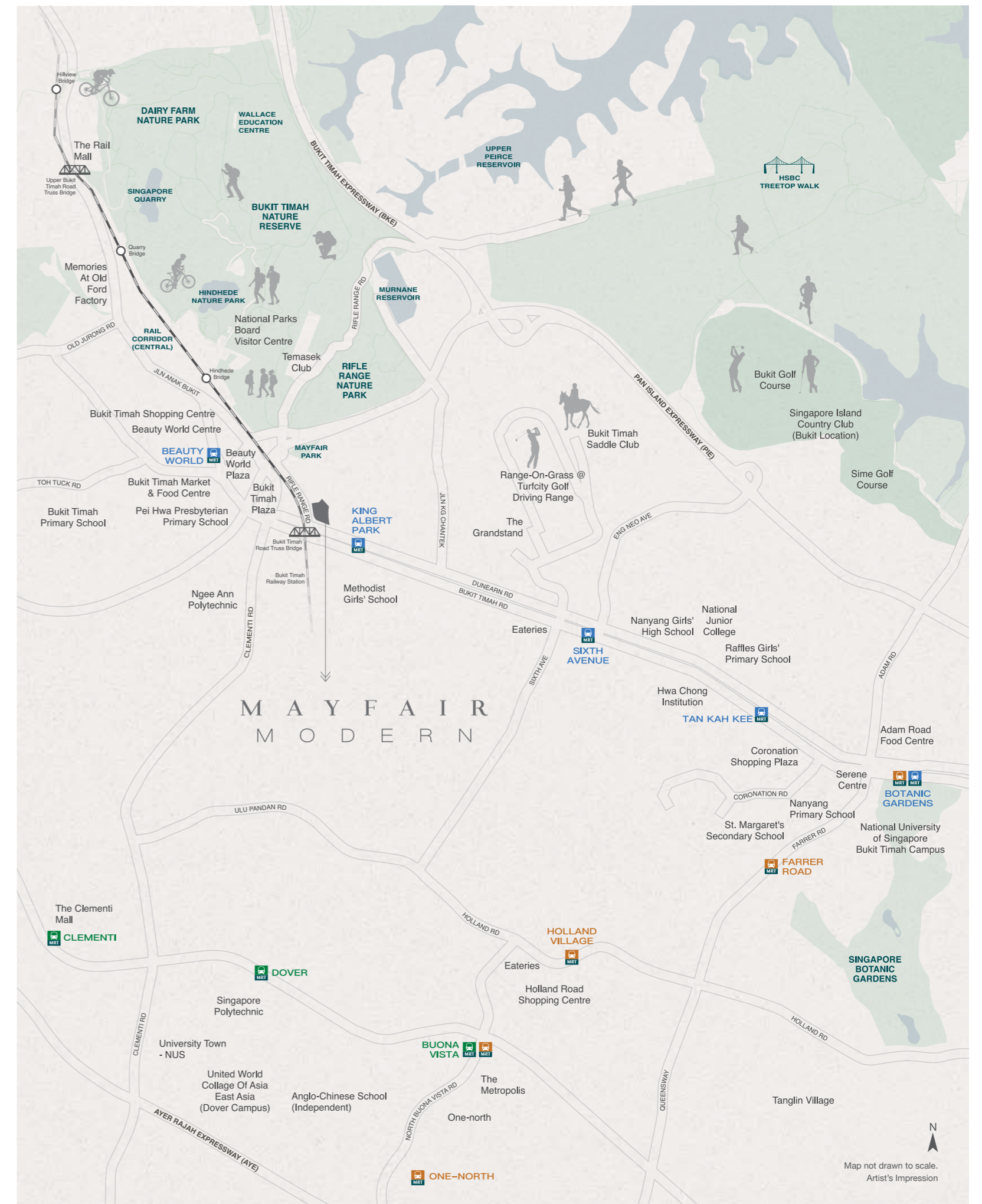


THE MODERN UNBLOCK VIEW



THE CELEBRATED PRIME
MODERN BUKIT TIMAH

When you are at the heart of the city, life is made so much more comfortable. At Mayfair Modern, everywhere is in proximity. Your time will be spent in many meaningful ways. Live thankfully.





From the bustling city to the exquisite of serenity, you can truly benefit from the privilege of living in prime Bukit Timah. Your tree-line neighbourhood provides the freshest breath of air to elevate your life to the fullest. Live bountifully.

THE MODERN TRANQUILITY





A DISCERNING DECISION

FOR MODERN GENERATIONS

NANYANG
PRIMARY SCH
10 MINS DRIVE

14 MINS DRIVE
ANGLO-CHINESE SCH
(BARKER ROAD)

HWA CHONG
INSTITUTION
10 MINS DRIVE

11 MINS DRIVE
SINGAPORE
CHINESE GIRLS' SCH

METHODIST
GIRLS' SCH
WITHIN 1 KM

8 MINS DRIVE
NATIONAL
JUNIOR COLLEGE

KING ALBERT
PARK
5 MINS WALK

6 MINS DRIVE
NANYANG
GIRLS' HIGH SCH

KING ALBERT
PARK
5 MINS WALK



NGEE ANN
POLYTECHNIC
12 MINS WALK

PEI HWA
PRESBYTERIAN PRI SCH
WITHIN 1 KM

MAYFAIR
MODERN

Amidst the city and along the tree-line neighbourhood, reputable schools and institutions align for you to build a legacy. Live assured of your child's future.

DISTANCE AND TRAVEL DURATION ARE ESTIMATES ONLY.

RENOWNED EDUCATIONAL INSTITUTIONS NEARBY

SCHOOLS WITHIN 1KM



WALKING

11 MINS

- Methodist Girls' School

12 MINS

- Ngee Ann Polytechnic



DRIVING

3 MINS

- Pei Hwa Presbyterian Primary School

SCHOOLS WITHIN CLOSE PROXIMITY



DRIVING

6 MINS

- Nanyang Girls' High School

8 MINS

- National Junior College

10 MINS

- Nanyang Primary School
- Hwa Chong Institution

11 MINS

- National University Of Singapore (Bukit Timah Campus)
- Singapore Chinese Girls' School

14 MINS

- Anglo-Chinese School (Barker Road)

AMENITIES NEARBY



WALKING

1 MIN

- Green Corridor

5 MINS

- King Albert Park MRT Station

7 MINS

- KAP



MRT

1 STOP

- Sixth Avenue

3 STOPS

- Singapore Botanic Gardens

5 STOPS

- Newton

6 STOPS

- Orchard Road

12 STOPS

- Shenton Way



CYCLING

3 MINS

- Bukit Timah Plaza

6 MINS

- Beauty World Centre

7 MINS

- Bukit Timah Shopping Centre

11 MINS

- Bukit Timah Nature Reserve



DRIVING

2 MINS

- Pan Island Expressway

3 MINS

- Bukit Timah Market & Food Centre

5 MINS

- The Grandstand

8 MINS

- Serene Centre
- Bukit Timah Saddle Club



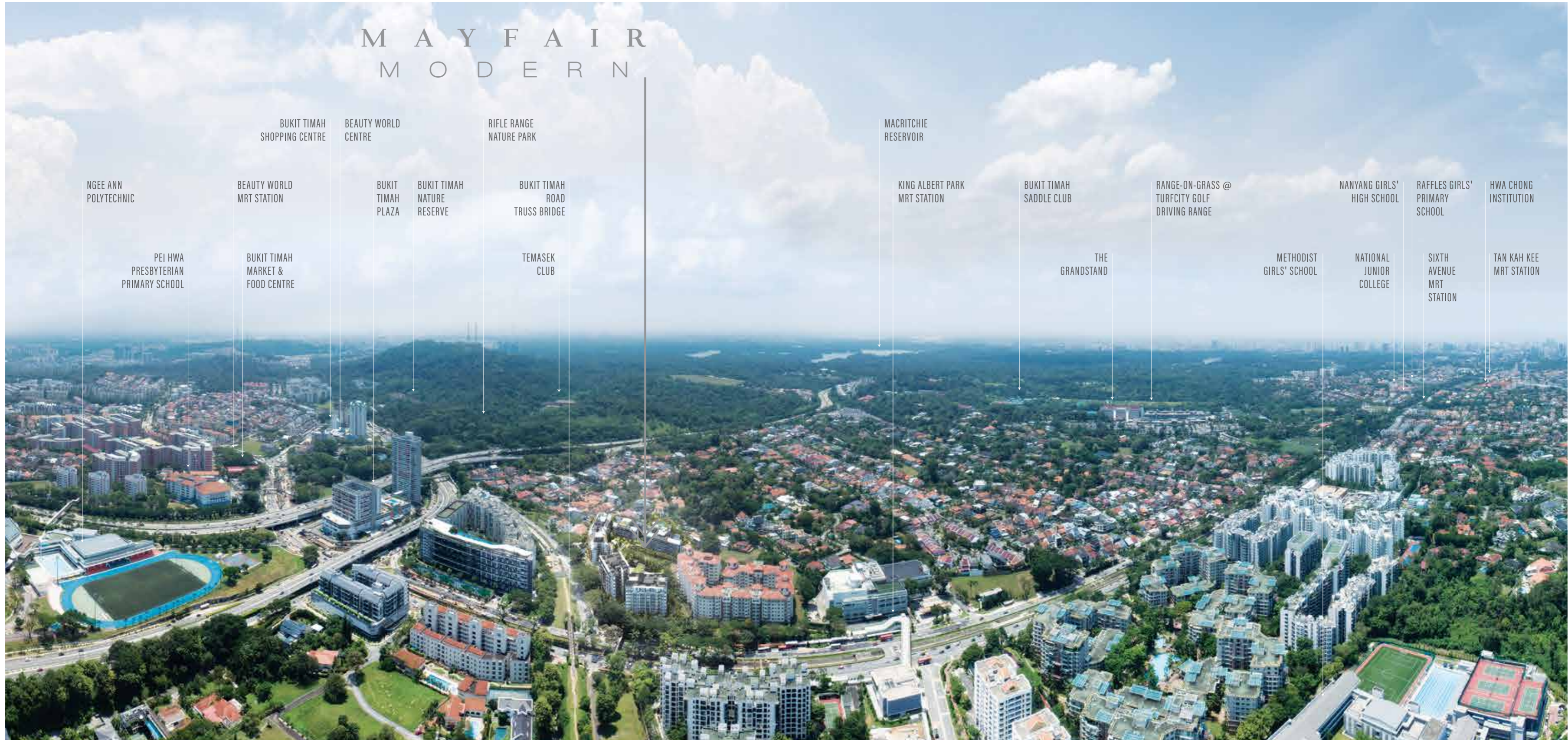
Be enchanted by the heritage inheritance where history remains in good memories at the prime of Bukit Timah, the long-awaited affluent district. Live meaningfully.



THE MODERN EXPERIENTIAL

Fine restaurants aligned at your doorstep to suit your delicate taste buds. Bow-tie assistants in high-end boutiques queue to serve you at the world destination - Orchard belt, minutes drive from your home. Live thankfully.

MAYFAIR MODERN



NGEE ANN
POLYTECHNIC

BUKIT TIMAH
SHOPPING CENTRE

BEAUTY WORLD
CENTRE

RIFLE RANGE
NATURE PARK

MACRITCHIE
RESERVOIR

PEI HWA
PRESBYTERIAN
PRIMARY SCHOOL

BEAUTY WORLD
MRT STATION

BUKIT
TIMAH
PLAZA

BUKIT TIMAH
NATURE
RESERVE

BUKIT TIMAH
ROAD
TRUSS BRIDGE

KING ALBERT PARK
MRT STATION

BUKIT TIMAH
SADDLE CLUB

RANGE-ON-GRASS @
TURFCITY GOLF
DRIVING RANGE

NANYANG GIRLS'
HIGH SCHOOL

RAFFLES GIRLS'
PRIMARY
SCHOOL

HWA CHONG
INSTITUTION

BUKIT TIMAH
MARKET &
FOOD CENTRE

TEMASEK
CLUB

THE
GRANDSTAND

METHODIST
GIRLS' SCHOOL

NATIONAL
JUNIOR
COLLEGE

SIXTH AVENUE
MRT
STATION

TAN KAH KEE
MRT STATION



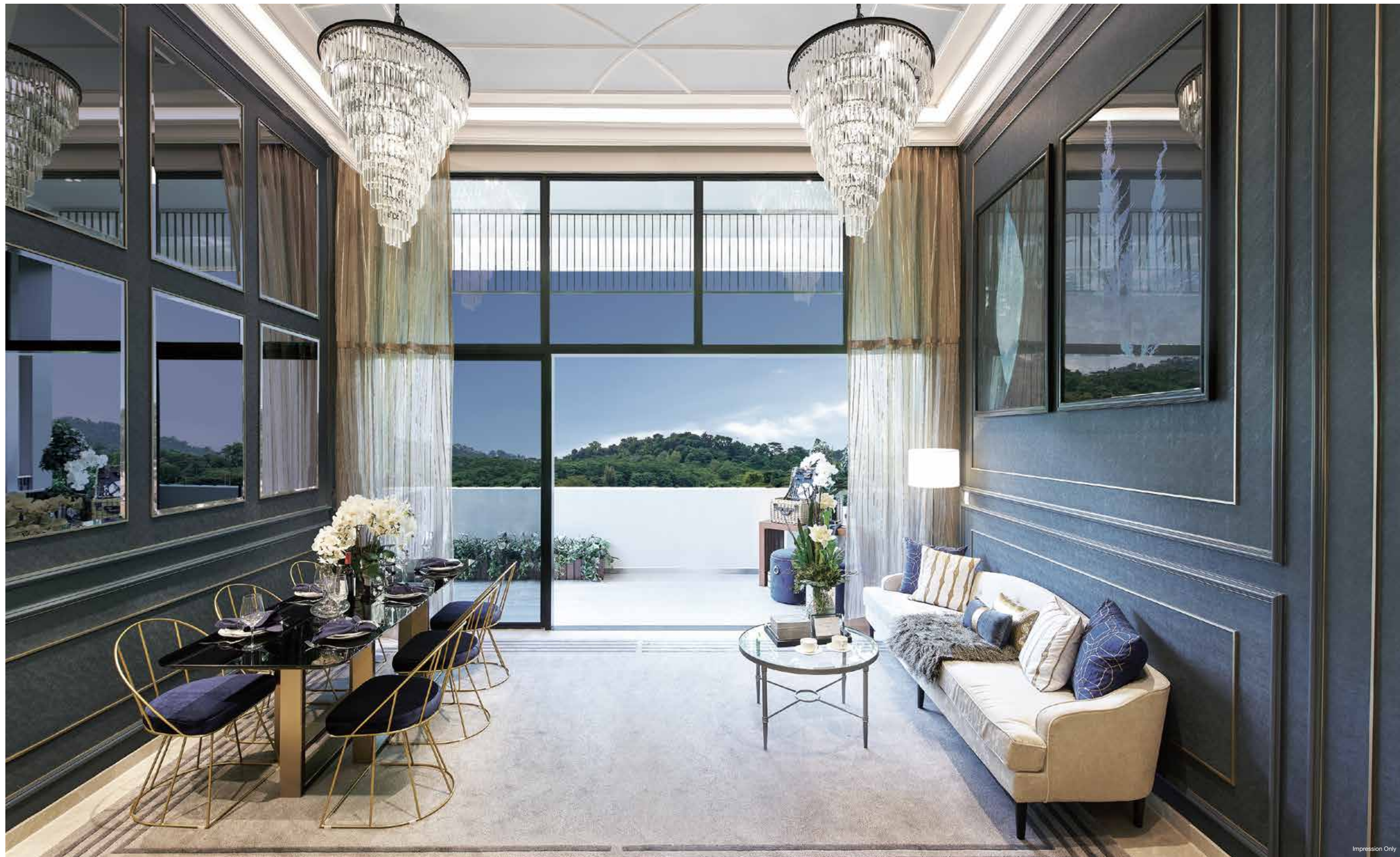
THE HARMONIC CHARM

MODERN LUXURY



2 - B E D R O O M + S T U D Y

Immerse yourself in the opulence and exclusivity that defines Mayfair. With the touch of tradition prestige and heritage, one can indeed relish a new breath of London air from inside out. Live tastefully.

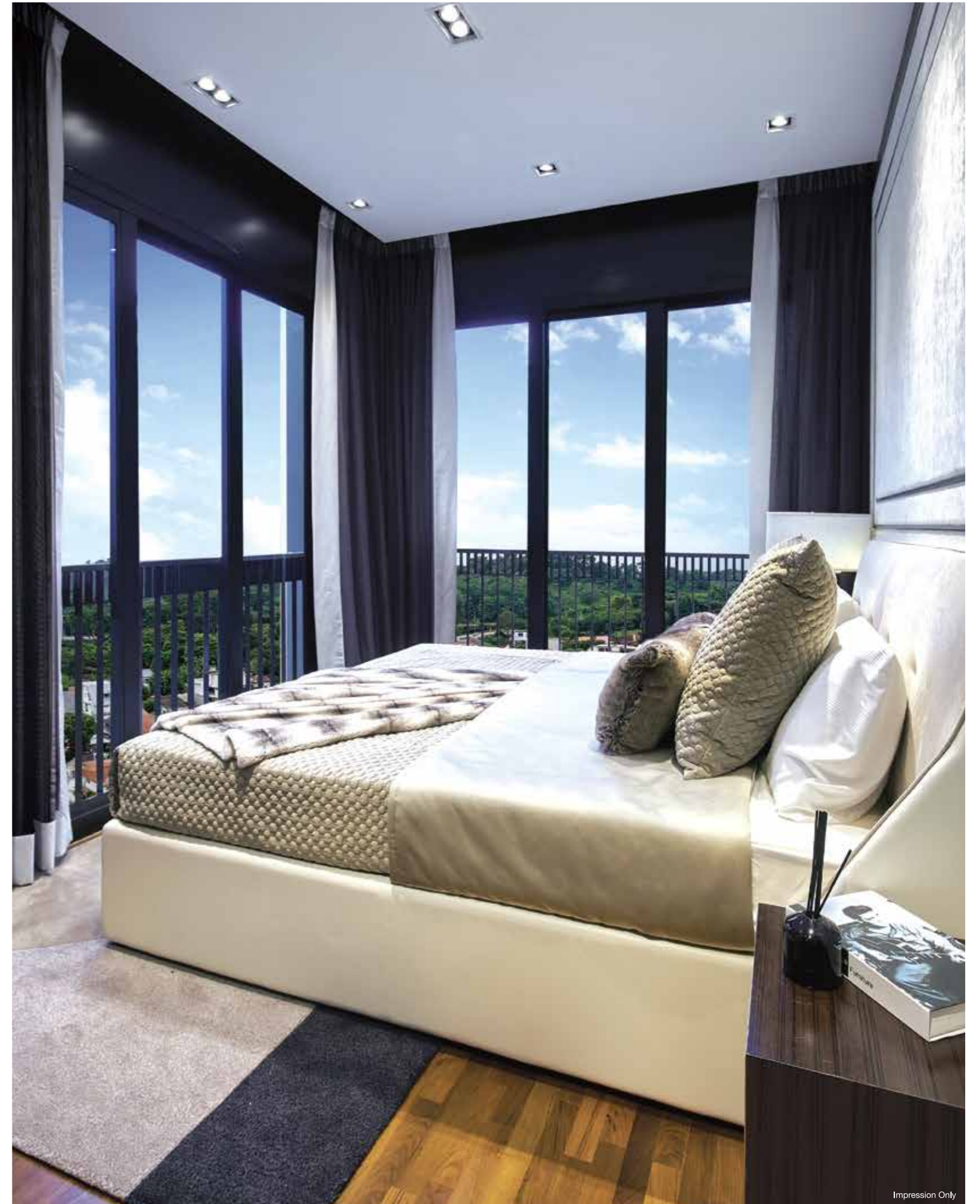






4 - B E D R O O M

With a palatial designed, the elevated ceiling in the living room allows owners to feel spacious and to breathe freely in their home. Live zestfully.



PREMIUM FITTINGS \ MODERN OPULENCE



Impressions Only



At Mayfair Modern, meticulous attention is paid to every detail in your living space. Every home comes with Gaggenau, Bosch and Grohe luxury kitchen appliances, bathroom accessories and electrical fittings. Live joyfully.

SMART HOME \ MODERN INTEGRATION



1 X KEYLESS
LETTERBOX



1 X BIOMETRIC
LOCK



1 X CAMERA
DOORBELL



1 X SMART
GATEWAY WITH
PAN & TILT CAMERA



2 X SMART
AIR-CONDITIONER CONTROL
MODULES

(EACH MODULE TO CONTROL
1 AIR-CONDITIONER UNIT ONLY)



1 X VOICE
ASSISTANCE CONTROL

SITE PLAN | FACILITIES



- 1-Bedroom
- 2-Bedroom
- 2-Bedroom + Study
- 3-Bedroom
- 3-Bedroom Premium
- 4-Bedroom

- 1 The Grand Drop Off
- 2 Drop Off Canopy - Arrival Lobby
- 3 Guard Post
- 4 BBQ Pavilion - Western Grill
- 5 Gym
- 6 Guest Lift - Bicycle Lift Lobby
- 7 Function Room
- 8 Common Toilets - Changing Room
- 9 Spa 1 - Spa Bed
- 10 Spa 2 - Spa Seat
- 11 Pool Deck
- 12 Kid's Pool
- 13 50 Metres Pool
- 14 Pavilion 1 - Pool House
- 15 Pavilion 2 - Forest Pavilion
- 16 Playground
- 17 Boardwalk - Botanical Walk
- 18 Fitness Corner
- 19 Lily Pond
- 20 Chess Garden
- 21 Outdoor Tea Garden
- 22 Heritage Tree Garden
- 23 Lantern Walk
- 24 Herb Garden
- 25 Landscape
- 26 Boardwalk - Jogging Trail
- 27 Lift Lobby
- 28 Outdoor Shower
- 29 Side Gate - Pedestrian Side Gate
- 30 Carpark Barrier
- 31 Switch Room Substation
- 32 Powergrid Transformer
- 33 Bin Centre
- 34 Outdoor Genset
- 35 Bulk Water Meter Chamber
- 36 Boundary Wall
- 37 Boundary Fence
- 38 Basement Ventilation
- 39 Ramp to Basement Carpark
- 40 Single - Tier Bicycle Parking
- 41 Single - Tier Bicycle Parking (Basement)
- 42 Double - Tier Bicycle Parking (Basement)
- 43 Main Distribution Frame Room (Basement)
- 44 Mobile Deployment Space (Roof)
- 45 Water Tank (Roof)
- 46 Refuse Chamber (Basement)



Diagrammatic Chart

2 RIFLE RANGE ROAD (S588373)

Fir/Unit	1	2	3	4	5	6	7	8	9	10	11
8	CP1H	A3H	BS1H	BS1H	C1H	B2H	B1H	A2H	A2H	A1H	D1H
7	CP1	A3	BS1	BS1	C1	B2	B1	A2	A2	A1	D1
6	CP1	A3	BS1	BS1	C1	B2	B1	A2	A2	A1	D1
5	CP1	A3	BS1	BS1	C1	B2	B1	A2	A2	A1	D1
4	CP1	A3	BS1	BS1	C1	B2	B1	A2	A2	A1	D1
3	CP1	A3	BS1	BS1	C1	B2	B1	A2	A2	A1	D1
2	CP1	A3	BS1	BS1	C1	B2	B1	A2	A2	A1	D1
1	CP1 (PES)	A3 (PES)	BS1 (PES)	BS1 (PES)		B2 (PES)	B1 (PES)	A2 (PES)		B3 (PES)	D1 (PES)

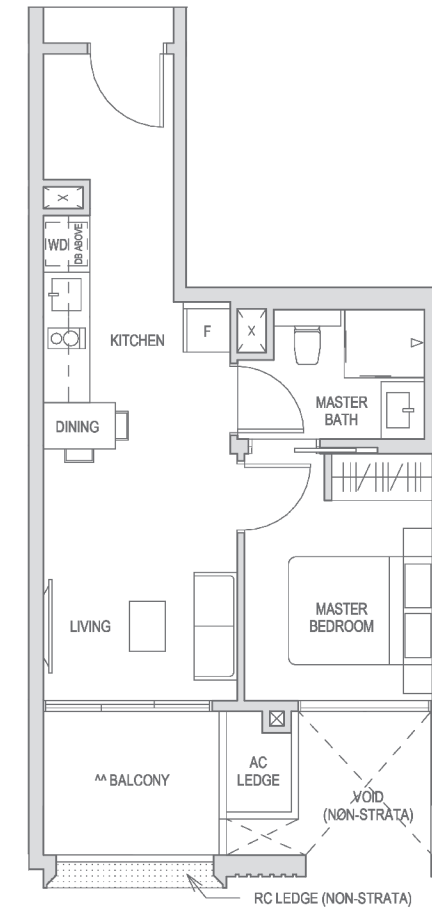
6 RIFLE RANGE ROAD (S588375)

Fir/Unit	12	13	14	15	16	17	18	19	20	21	22
8	C1H	BS1H	BS1H	A3H	CP1H	D1H	A1H	A2H	A2H	B1H	B2H
7	C1	BS1	BS1	A3	CP1	D1	A1	A2	A2	B1	B2
6	C1	BS1	BS1	A3	CP1	D1	A1	A2	A2	B1	B2
5	C1	BS1	BS1	A3	CP1	D1	A1	A2	A2	B1	B2
4	C1	BS1	BS1	A3	CP1	D1	A1	A2	A2	B1	B2
3	C1	BS1	BS1	A3	CP1	D1	A1	A2	A2	B1	B2
2	C1	BS1	BS1	A3	CP1	D1	A1	A2	A2	B1	B2
1		BS1 (PES)	BS1 (PES)	A3 (PES)		D1 (PES)	B3 (PES)		A2 (PES)	B1 (PES)	B2 (PES)

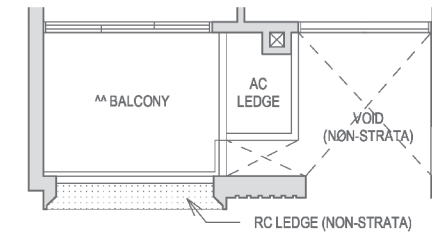
- 1-Bedroom
- 2-Bedroom
- 2-Bedroom + Study
- 3-Bedroom
- 3-Bedroom Premium
- 4-Bedroom

1-Bedroom

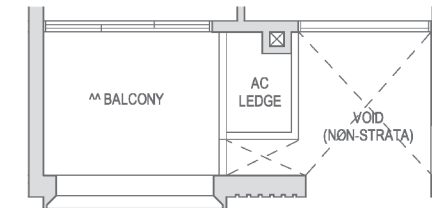
TYPE A1
48 SQM / 517 SQFT
Block 6 #03-18 to #07-18



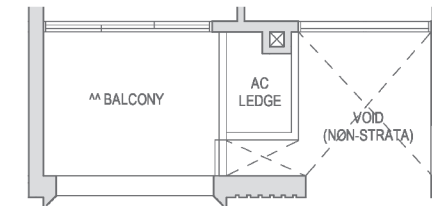
TYPE A1
48 SQM / 517 SQFT
Block 2 #03-10* to #07-10*
* MIRROR IMAGE



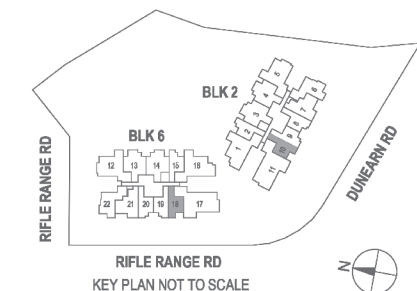
TYPE A1
48 SQM / 517 SQFT
Block 6 #02-18



TYPE A1
48 SQM / 517 SQFT
Block 2 #02-10*
* MIRROR IMAGE



^A The PES shall not be enclosed.
^{AA} The balcony shall not be enclosed.
 Only approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to the diagram annexed here to as "Annexure 1".
 Areas include AC Ledge, Balcony, PES, and Strata Void Area (where applicable). 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 only and are subject to final survey.



1-Bedroom

TYPE A1H

58 SQM / 624 SQFT **

** AREA IS INCLUSIVE OF STRATA VOID AREA ABOVE LIVING AS PER DOTTED LINE.

Block 6 #08-18



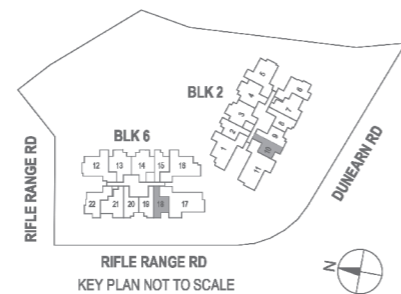
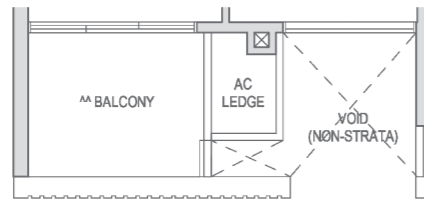
TYPE A1H

58 SQM / 624 SQFT **

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Block 2 #08-10*

* MIRROR IMAGE



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1-Bedroom

TYPE A2

48 SQM / 517 SQFT

Block 6 #03-19* to #07-19*

Block 6 #03-20 to #07-20

* MIRROR IMAGE



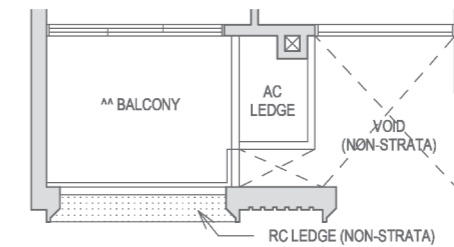
TYPE A2

48 SQM / 517 SQFT

Block 2 #03-08* to #07-08*

Block 2 #03-09 to #07-09

* MIRROR IMAGE

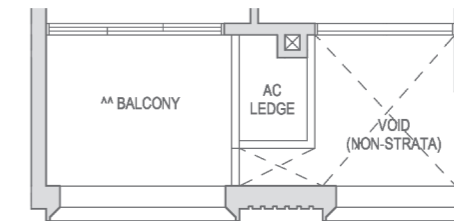


TYPE A2

48 SQM / 517 SQFT

Block 6 #02-19*, #02-20

* MIRROR IMAGE

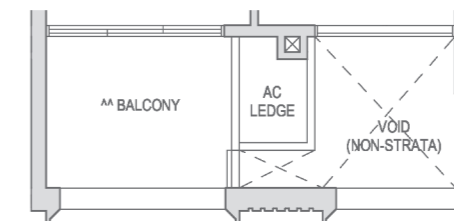


TYPE A2

48 SQM / 517 SQFT

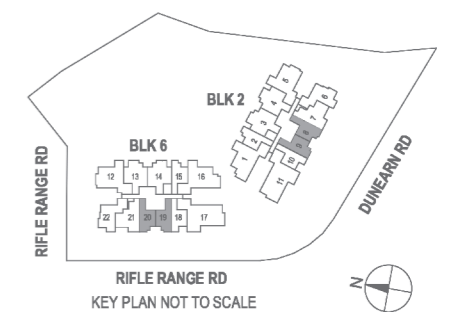
Block 2 #02-08*, #02-09

* MIRROR IMAGE



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1-Bedroom

TYPE A2H

58 SQM / 624 SQFT **

** AREA OF INCLUSIVE OF STRATA VOID AREA ABOVE LIVING AS PER DOTTED LINE.

Block 6 #08-19*, #08-20

* MIRROR IMAGE



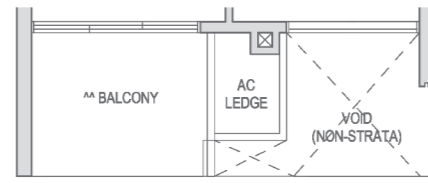
TYPE A2H

58 SQM / 624 SQFT **

** AREA OF INCLUSIVE OF STRATA VOID AREA ABOVE LIVING AS PER DOTTED LINE.

Block 2 #08-08*, #08-09

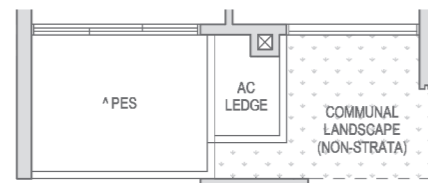
* MIRROR IMAGE



TYPE A2 (PES)

48 SQM / 517 SQFT

Block 6 #01-20

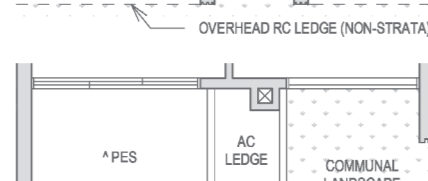


TYPE A2 (PES)

48 SQM / 517 SQFT

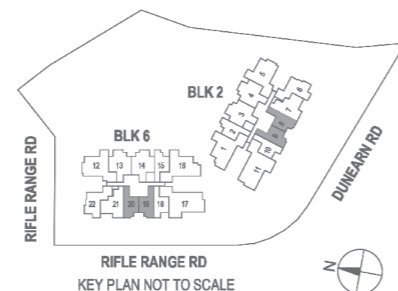
Block 2 #01-08*

* MIRROR IMAGE



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TYPE A3

47 SQM / 506 SQFT

Block 2 #03-02* to #07-02*

Block 6 #03-15 to #07-15

* MIRROR IMAGE



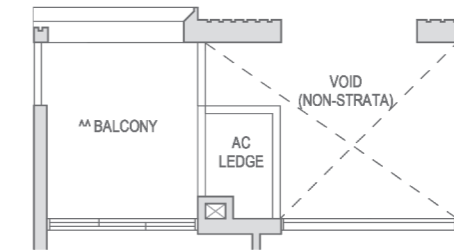
TYPE A3

47 SQM / 506 SQFT

Block 2 #02-02*

Block 6 #02-15

* MIRROR IMAGE



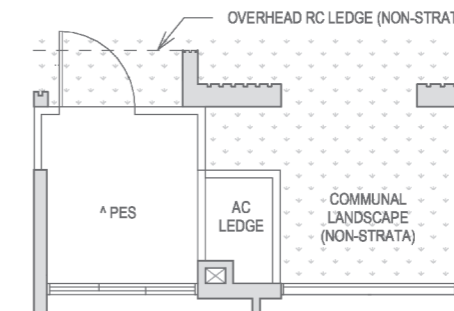
TYPE A3 (PES)

47 SQM / 506 SQFT

Block 2 #01-02*

Block 6 #01-15

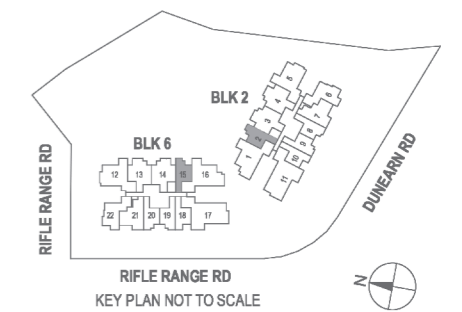
* MIRROR IMAGE



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1-Bedroom



1-Bedroom

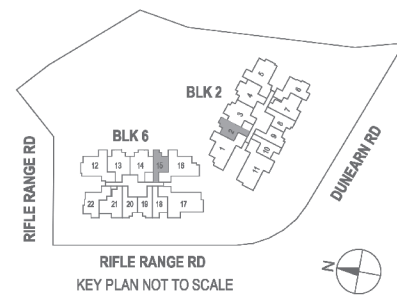
TYPE A3H

59 SQM / 635 SQFT **

** AREA IS INCLUSIVE OF STRATA VOID AREA ABOVE LIVING AND DINING AS PER DOTTED LINE.

Block 2 #08-02*
Block 6 #08-15

* MIRROR IMAGE

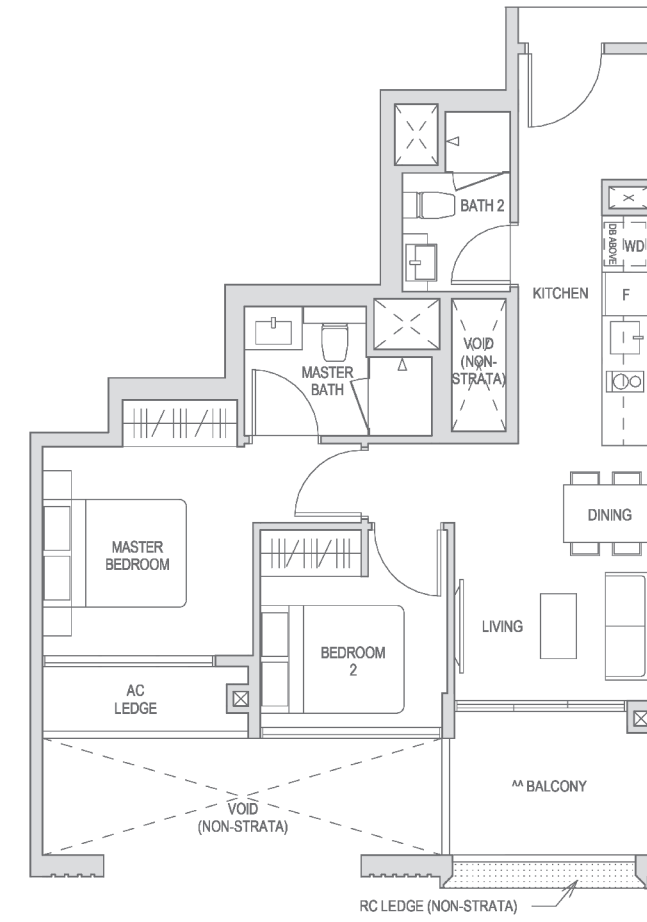


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2-Bedroom

TYPE B1

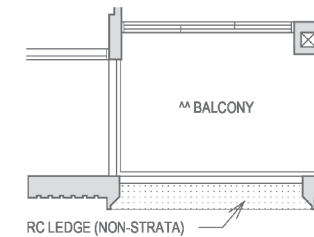
64 SQM / 689 SQFT
Block 6 #03-21 to #07-21



TYPE B1

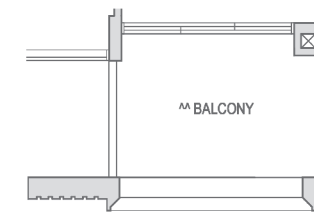
64 SQM / 689 SQFT
Block 2 #03-07* to #07-07*

* MIRROR IMAGE



TYPE B1

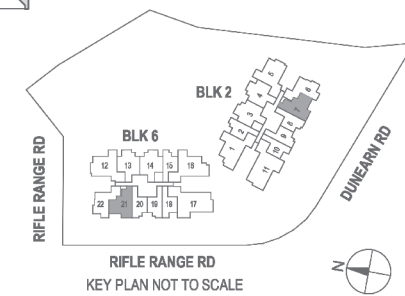
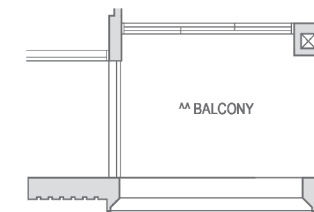
64 SQM / 689 SQFT
Block 6 #02-21



TYPE B1

64 SQM / 689 SQFT
Block 2 #02-07*

* MIRROR IMAGE



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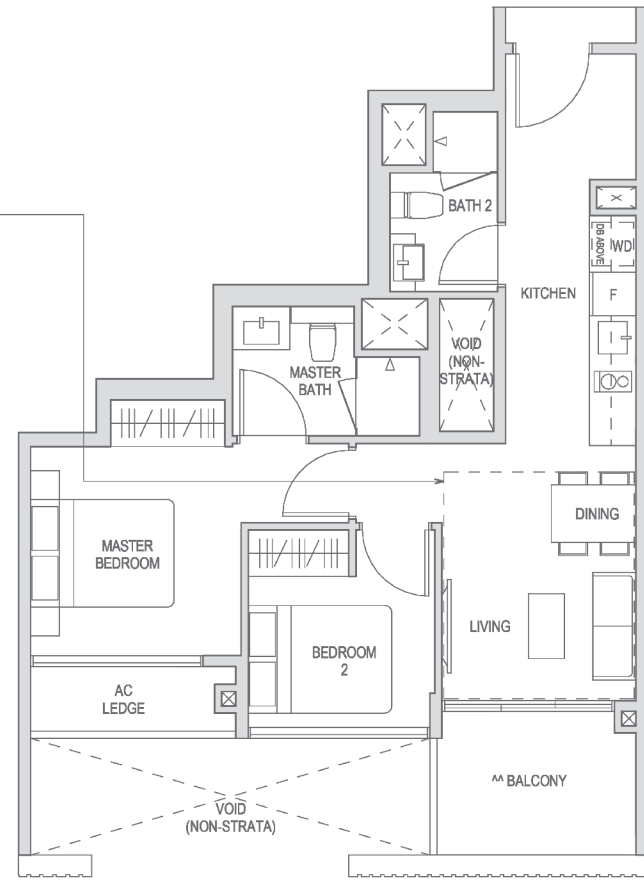
2-Bedroom

TYPE B1H

74 SQM / 797 SQFT **

** AREA IS INCLUSIVE OF STRATA VOID AREA ABOVE LIVING AND DINING AS PER DOTTED LINE.

Block 6 #08-21



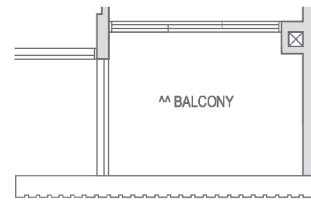
TYPE B1H

74 SQM / 797 SQFT **

** AREA IS INCLUSIVE OF STRATA VOID AREA ABOVE LIVING AND DINING AS PER DOTTED LINE.

Block 2 #08-07*

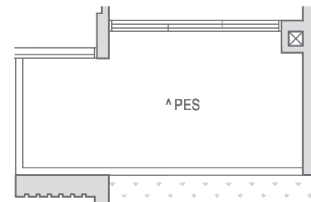
* MIRROR IMAGE



TYPE B1 (PES)

65 SQM / 700 SQFT

Block 6 #01-21

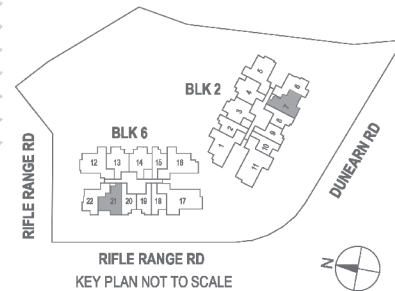
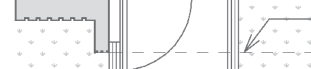
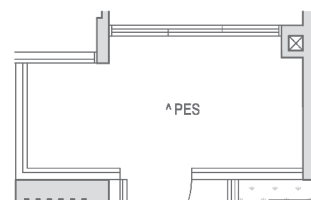


TYPE B1 (PES)

65 SQM / 700 SQFT

Block 2 #01-07*

* MIRROR IMAGE



^ The PES shall not be enclosed.
 ^^ The balcony shall not be enclosed.
 Only approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to the diagram annexed here to as "Annexure 1".

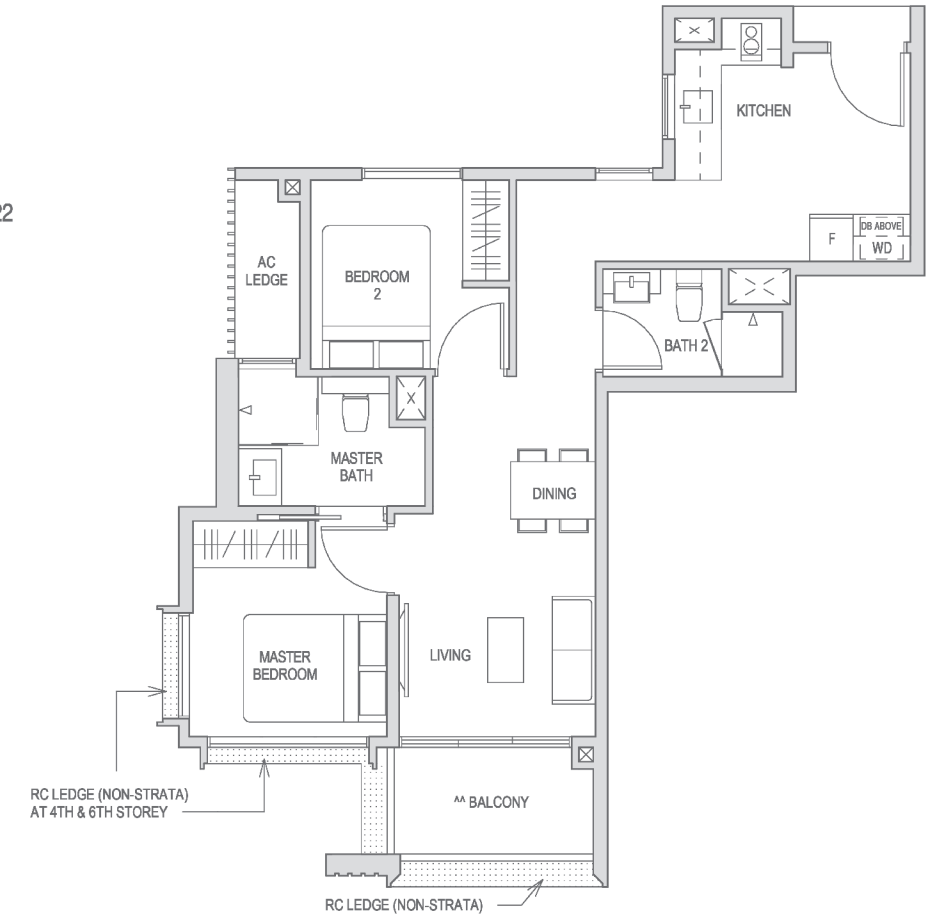
Areas include AC Ledge, Balcony, PES, and Strata Void Area (where applicable). Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates only and are subject to final survey.

2-Bedroom

TYPE B2

67 SQM / 721 SQFT

Block 6 #03-22 to #07-22

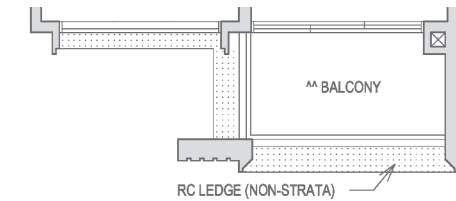


TYPE B2

67 SQM / 721 SQFT

Block 2 #03-06* to #07-06*

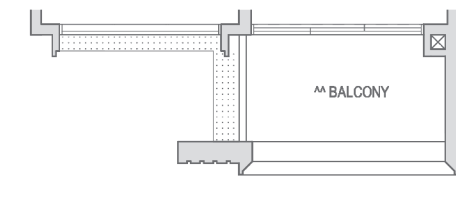
* MIRROR IMAGE



TYPE B2

67 SQM / 721 SQFT

Block 6 #02-22

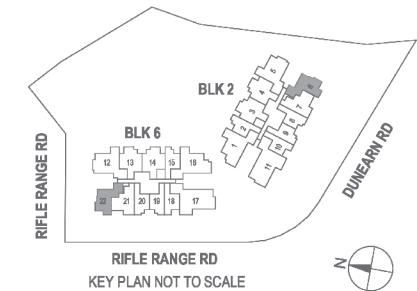
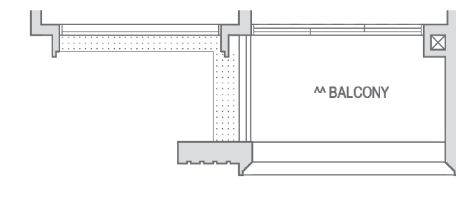


TYPE B2

67 SQM / 721 SQFT

Block 2 #02-06*

* MIRROR IMAGE



^ The PES shall not be enclosed.
 ^^ The balcony shall not be enclosed.
 Only approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to the diagram annexed here to as "Annexure 1".

Areas include AC Ledge, Balcony, PES, and Strata Void Area (where applicable). 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 only and are subject to final survey.

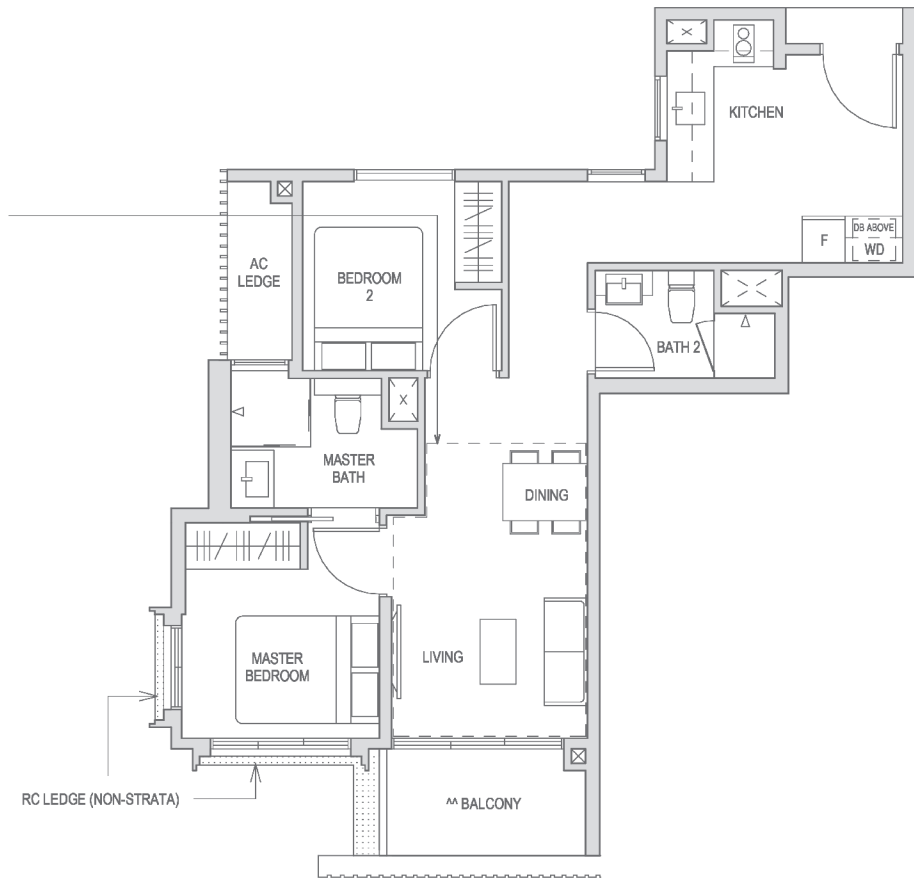
2-Bedroom

TYPE B2H

79 SQM / 850 SQFT **

** AREA IS INCLUSIVE OF STRATA VOID AREA ABOVE LIVING AND DINING AS PER DOTTED LINE.

Block 6 #08-22



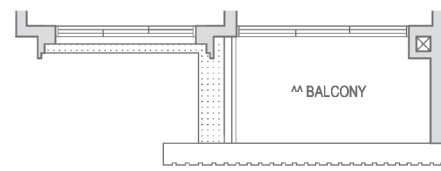
TYPE B2H

79 SQM / 850 SQFT **

** AREA IS INCLUSIVE OF STRATA VOID AREA ABOVE LIVING AND DINING AS PER DOTTED LINE.

Block 2 #08-06*

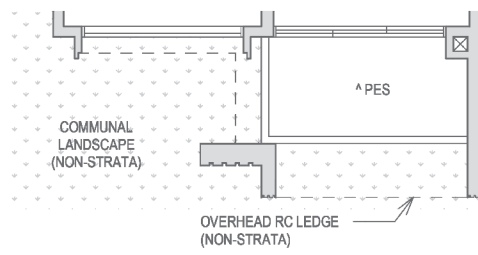
* MIRROR IMAGE



TYPE B2 (PES)

66 SQM / 710 SQFT

Block 6 #01-22

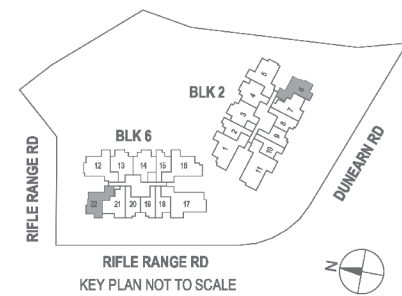
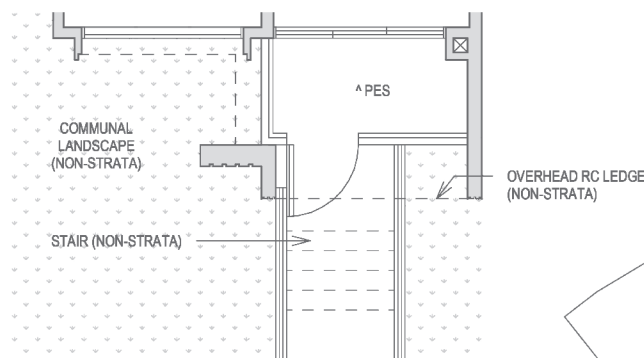


TYPE B2 (PES)

66 SQM / 710 SQFT

Block 2 #01-06*

* MIRROR IMAGE



^ The PES shall not be enclosed.
 ^^ The balcony shall not be enclosed.
 Only approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to the diagram annexed here to as "Annexure 1".

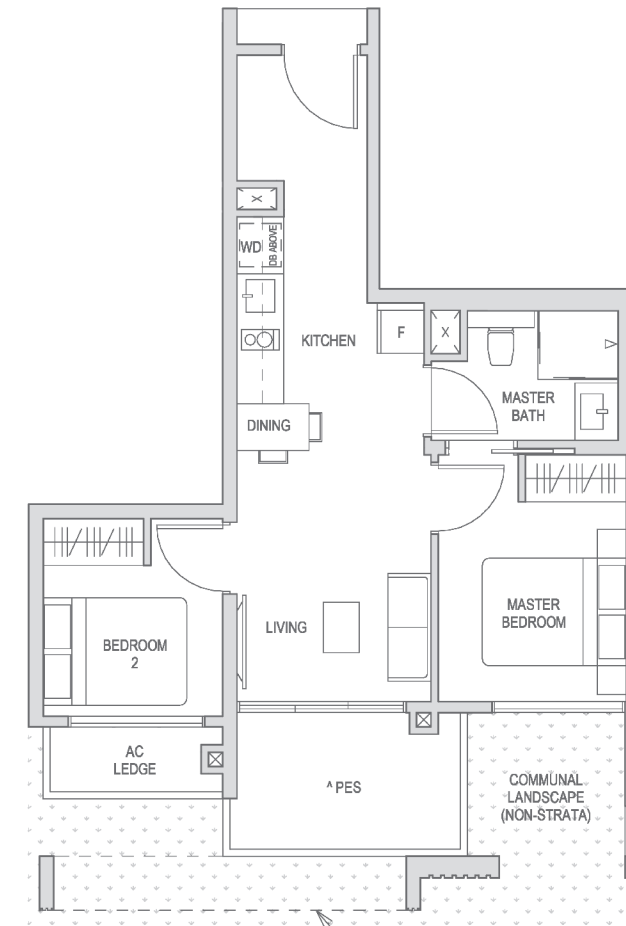
Areas include AC Ledge, Balcony, PES, and Strata Void Area (where applicable). Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. Plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities. All areas are estimates only and are subject to final survey.

2-Bedroom

TYPE B3 (PES)

58 SQM / 624 SQFT

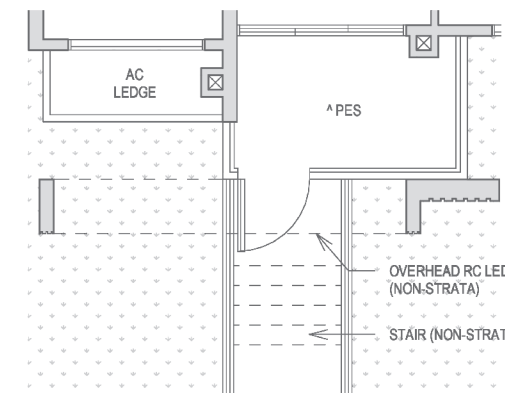
Block 6 #01-18



TYPE B3 (PES)

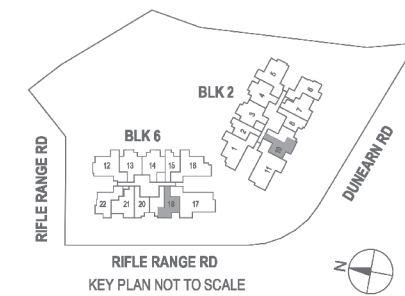
58 SQM / 624 SQFT

Block 2 #01-10*



^ The PES shall not be enclosed.
 ^^ The balcony shall not be enclosed.
 Only approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to the diagram annexed here to as "Annexure 1".

Areas include AC Ledge, Balcony, PES, and Strata Void Area (where applicable). 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 only and are subject to final survey.

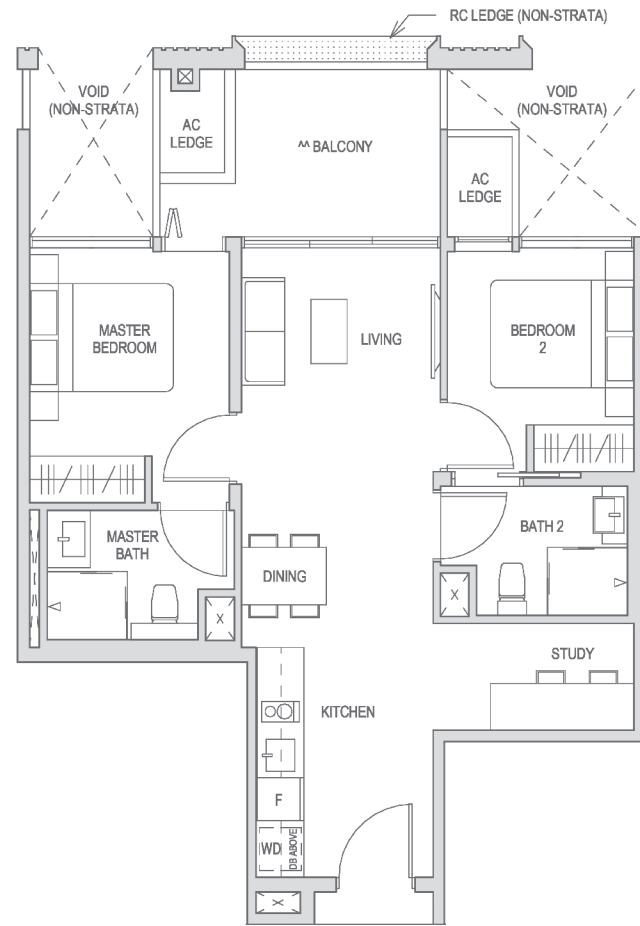


2-Bedroom + Study

2-Bedroom + Study

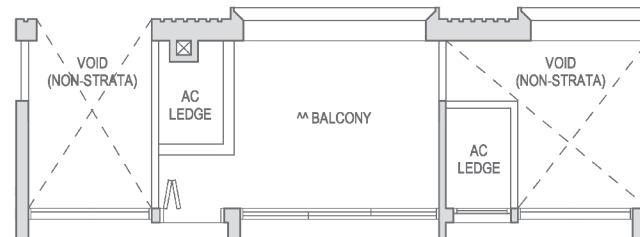
TYPE BS1

75 SQM / 807 SQFT
 Block 2 #03-03 to #07-03
 Block 2 #03-04* to #07-04*
 Block 6 #03-13 to #07-13
 Block 6 #03-14* to #07-14*
 * MIRROR IMAGE



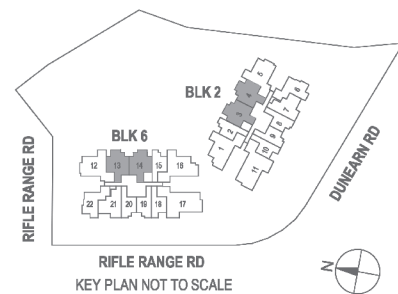
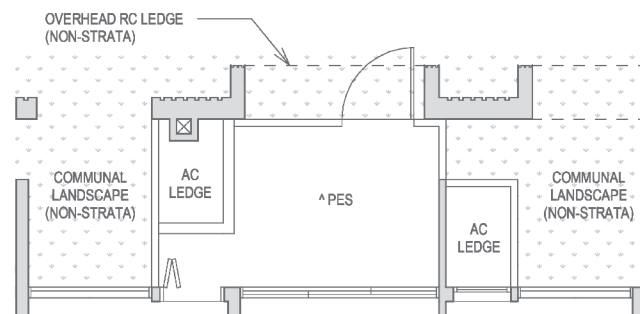
TYPE BS1

75 SQM / 807 SQFT
 Block 2 #02-03
 Block 2 #02-04*
 Block 6 #02-13
 Block 6 #02-14*
 * MIRROR IMAGE



TYPE BS1 (PES)

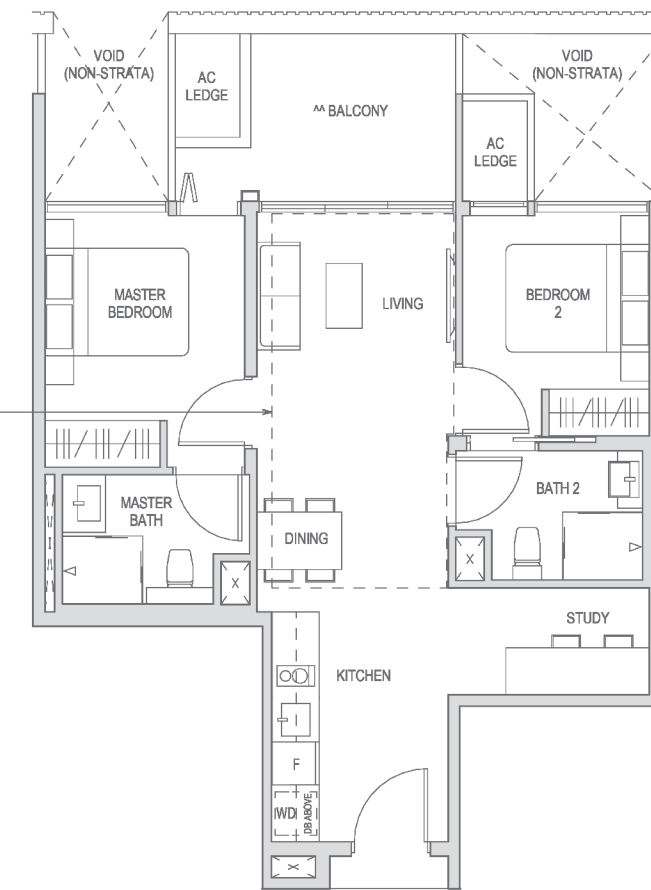
74 SQM / 797 SQFT
 Block 2 #01-03
 Block 2 #01-04*
 Block 6 #01-13
 Block 6 #01-14*
 * MIRROR IMAGE



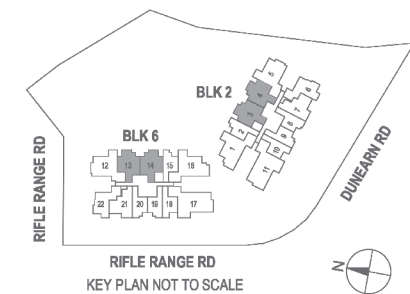
^A The PES shall not be enclosed.
^{AA} The balcony shall not be enclosed.
 Only approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to the diagram annexed here to as "Annexure 1".
 Areas include AC Ledge, Balcony, PES, and Strata Void Area (where applicable). 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 only and are subject to final survey.

TYPE BS1H

90 SQM / 969 SQFT **
 ** AREA IS INCLUSIVE OF STRATA VOID AREA ABOVE LIVING AND DINING AS PER DOTTED LINE.
 Block 2 #08-03
 Block 2 #08-04*
 Block 6 #08-13
 Block 6 #08-14*
 * MIRROR IMAGE



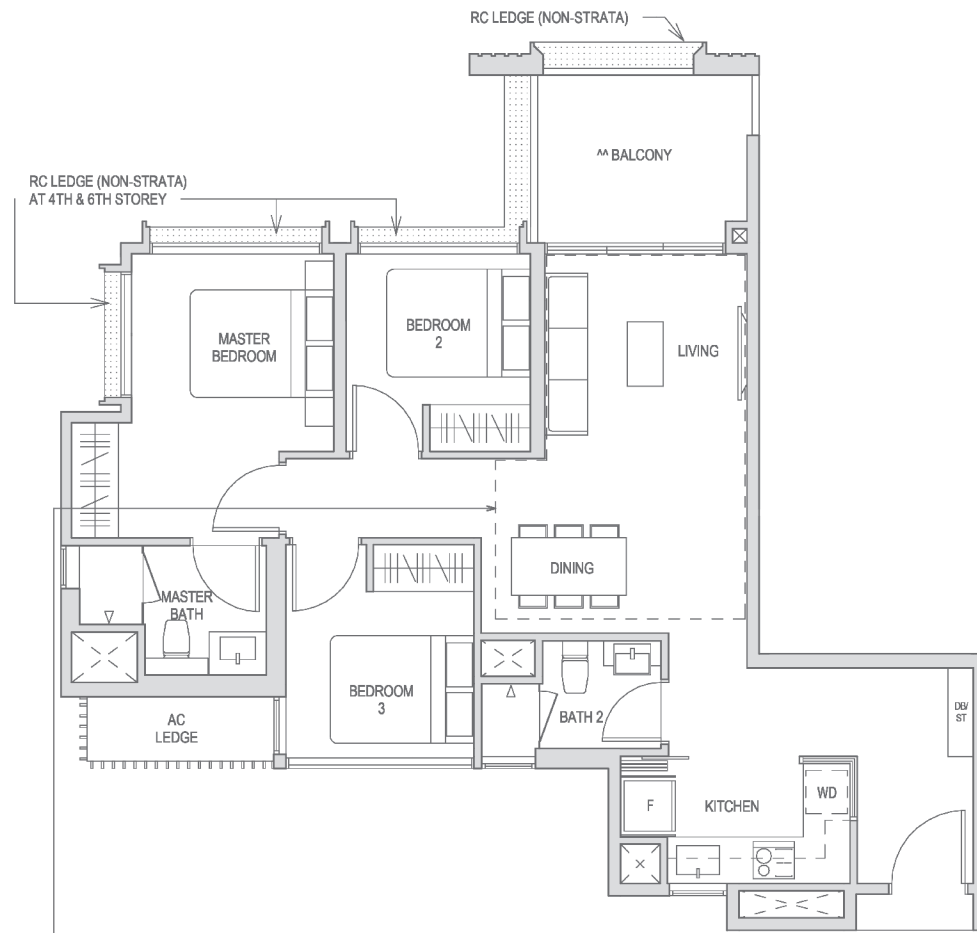
^A The PES shall not be enclosed.
^{AA} The balcony shall not be enclosed.
 Only approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to the diagram annexed here to as "Annexure 1".
 Areas include AC Ledge, Balcony, PES, and Strata Void Area (where applicable). 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 only and are subject to final survey.



3-Bedroom

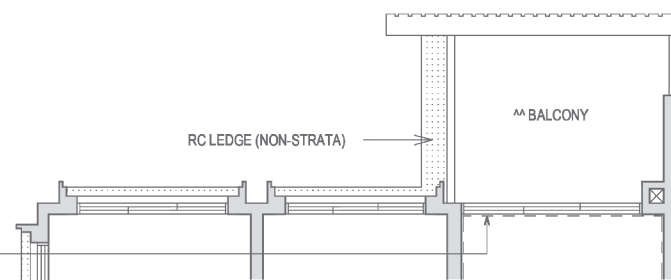
TYPE C1

89 SQM / 958 SQFT
 Block 2 #03-05* to #07-05*
 Block 6 #03-12 to #07-12
 * MIRROR IMAGE



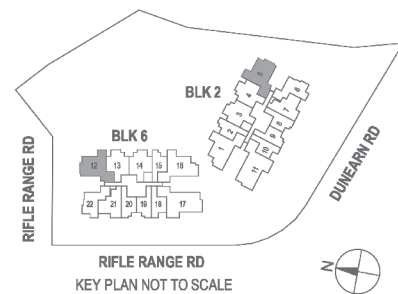
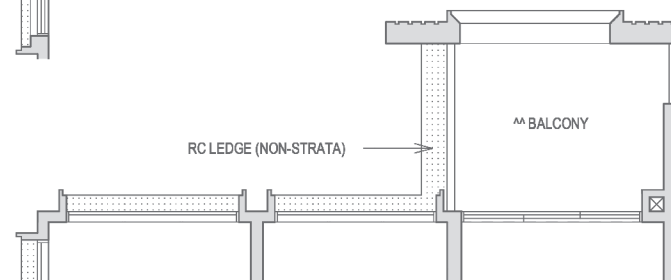
TYPE C1H

106 SQM / 1141 SQFT **
 ** AREA IS INCLUSIVE OF STRATA VOID AREA ABOVE LIVING AND DINING AS PER DOTTED LINE.
 Block 2 #08-05*
 Block 6 #08-12
 * MIRROR IMAGE



TYPE C1

89 SQM / 958 SQFT
 Block 2 #02-05*
 Block 6 #02-12
 * MIRROR IMAGE

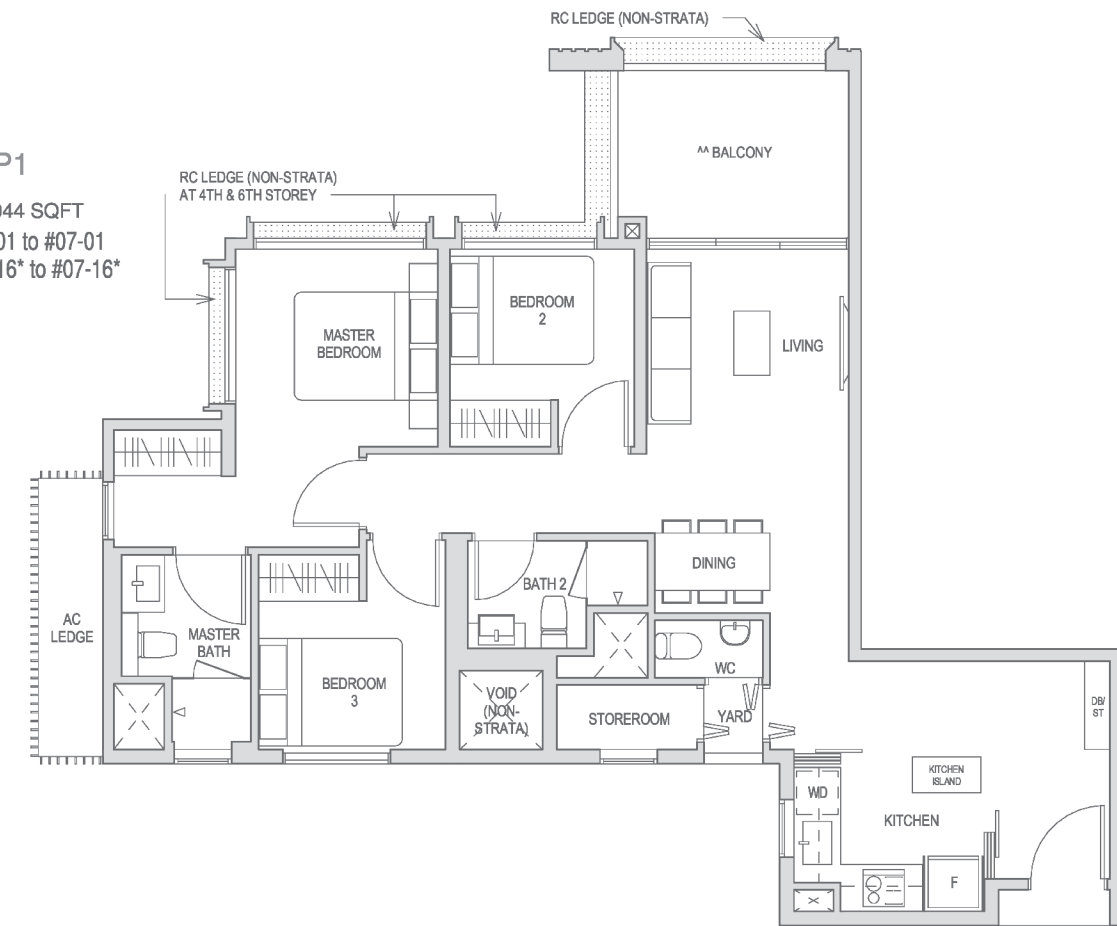


ST Storage Cabinet
 ^ The PES shall not be enclosed.
 ^^ The balcony shall not be enclosed.
 Only approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to the diagram annexed here to as 'Annexure 1'.
 Areas include AC Ledge, Balcony, PES, and Strata Void Area (where applicable). 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 only and are subject to final survey.

3-Bedroom Premium

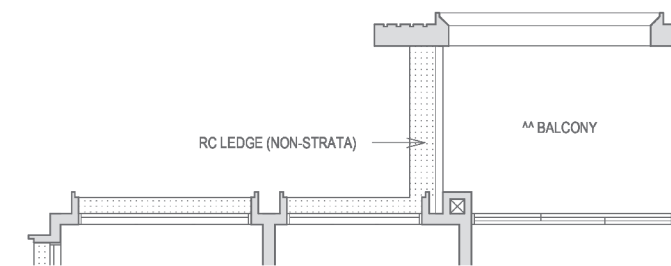
TYPE CP1

97 SQM / 1044 SQFT
 Block 2 #03-01 to #07-01
 Block 6 #03-16* to #07-16*
 * MIRROR IMAGE



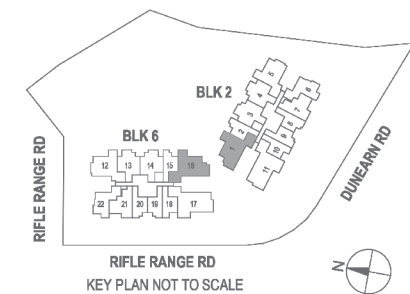
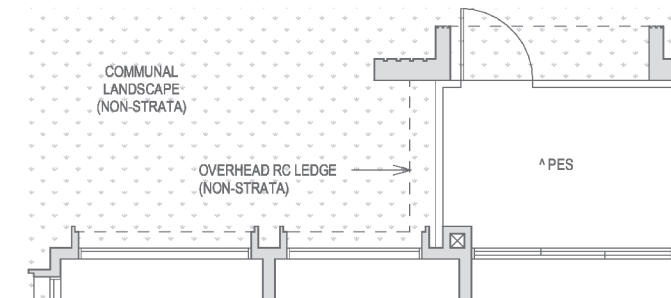
TYPE CP1

97 SQM / 1044 SQFT
 Block 2 #02-01
 Block 6 #02-16*
 * MIRROR IMAGE



TYPE CP1 (PES)

96 SQM / 1033 SQFT
 Block 2 #01-01



ST Storage Cabinet
 ^ The PES shall not be enclosed.
 ^^ The balcony shall not be enclosed.
 Only approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to the diagram annexed here to as 'Annexure 1'.
 Areas include AC Ledge, Balcony, PES, and Strata Void Area (where applicable). 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 only and are subject to final survey.

3-Bedroom Premium

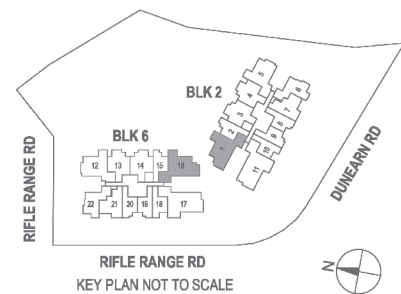
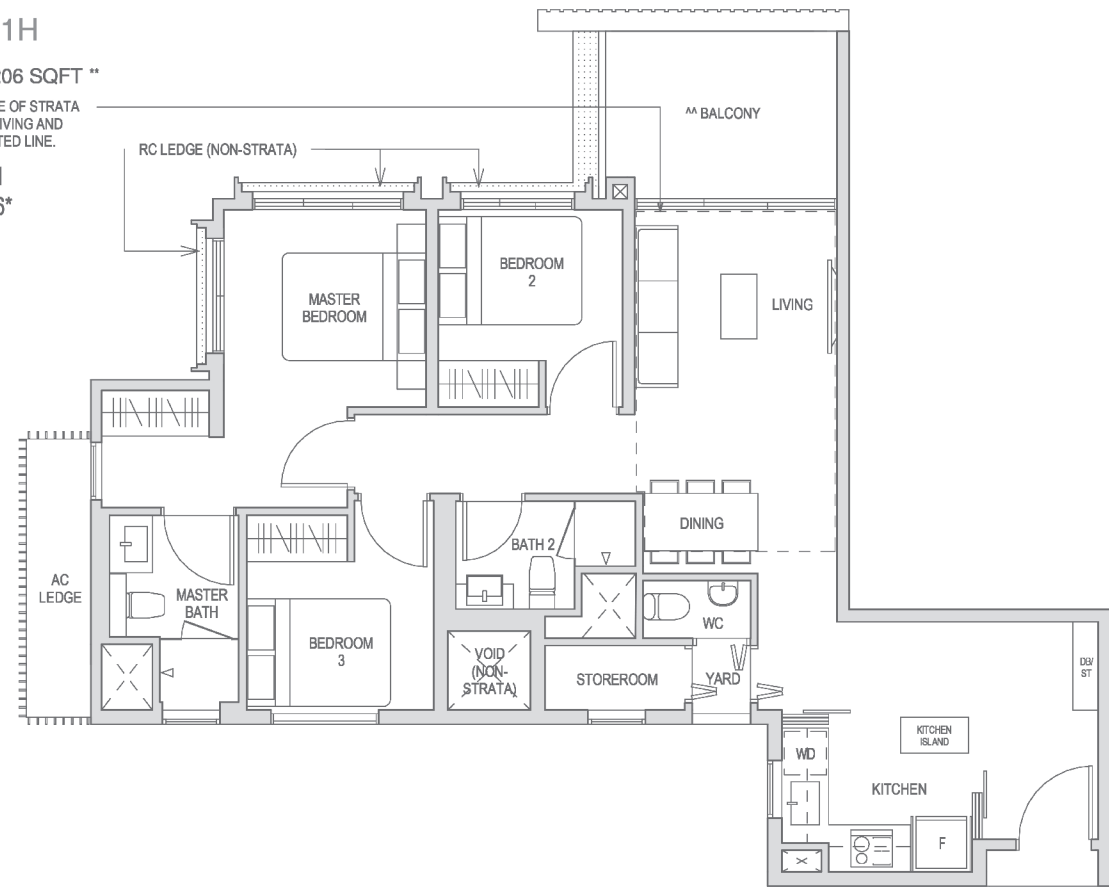
TYPE CP1H

112 SQM / 1206 SQFT **

** AREA IS INCLUSIVE OF STRATA VOID AREA ABOVE LIVING AND DINING AS PER DOTTED LINE.

Block 2 #08-01
Block 6 #08-16*

* MIRROR IMAGE

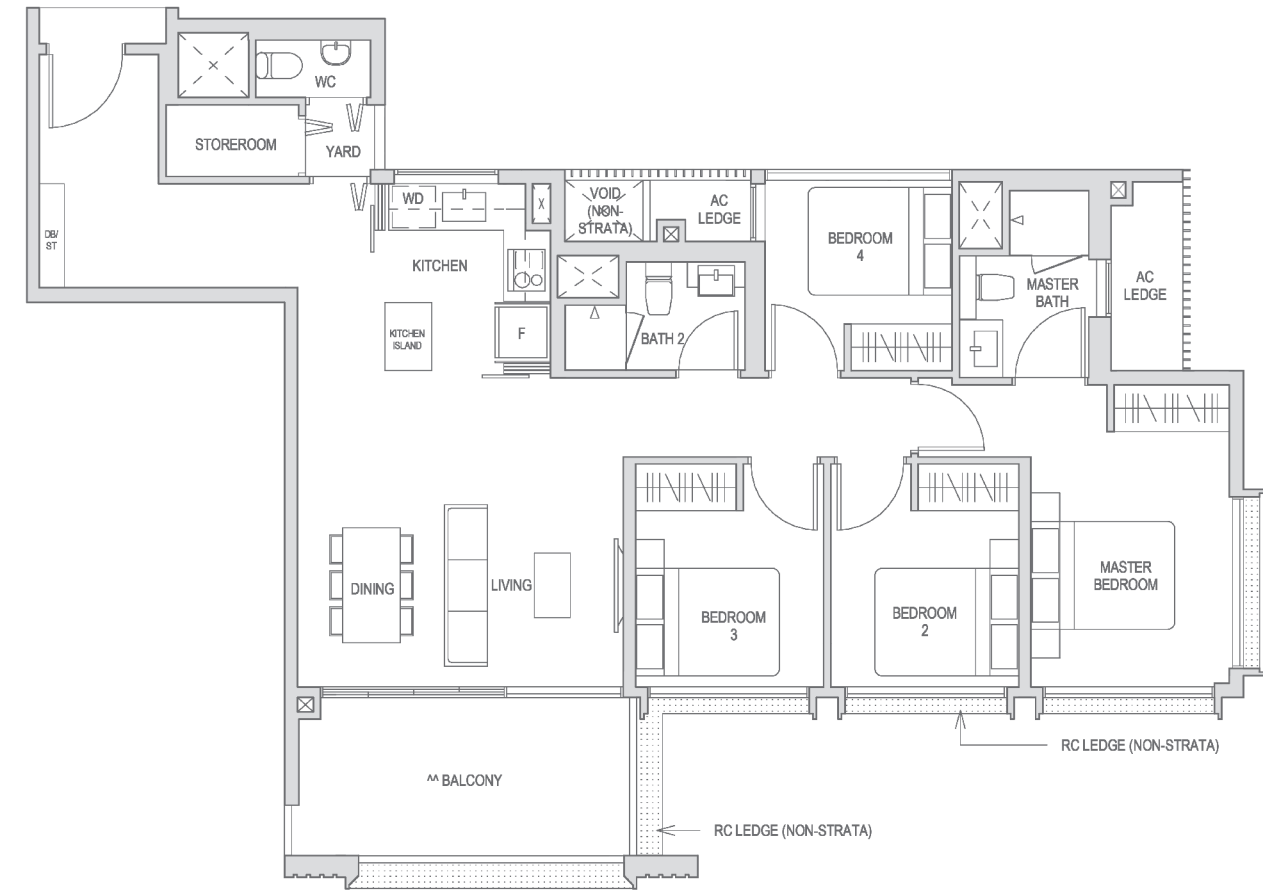


ST Storage Cabinet
 ^ The PES shall not be enclosed.
 ^^ The balcony shall not be enclosed.
 Only approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to the diagram annexed here to as "Annexure 1".
 Areas include AC Ledge, Balcony, PES, and Strata Void Area (where applicable). 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 only and are subject to final survey.

4-Bedroom

TYPE D1

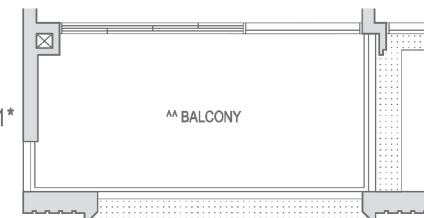
120 SQM / 1292 SQFT
Block 6 #03-17 to #07-17



TYPE D1

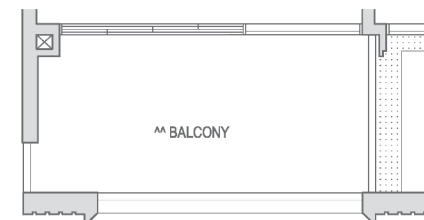
120 SQM / 1292 SQFT
Block 2 #03-11* to #07-11*

* MIRROR IMAGE



TYPE D1

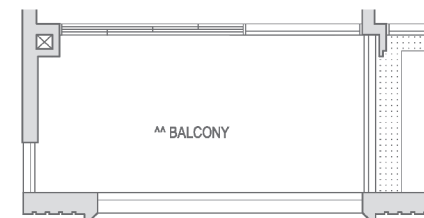
120 SQM / 1292 SQFT
Block 6 #02-17



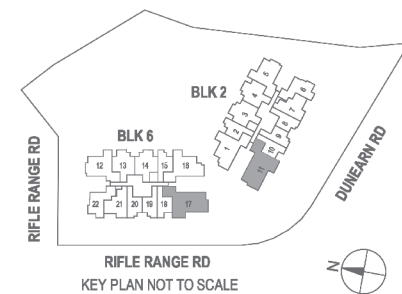
TYPE D1

120 SQM / 1292 SQFT
Block 2 #02-11*

* MIRROR IMAGE



ST Storage Cabinet
 ^ The PES shall not be enclosed.
 ^^ The balcony shall not be enclosed.
 Only approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to the diagram annexed here to as "Annexure 1".
 Areas include AC Ledge, Balcony, PES, and Strata Void Area (where applicable). 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 only and are subject to final survey.

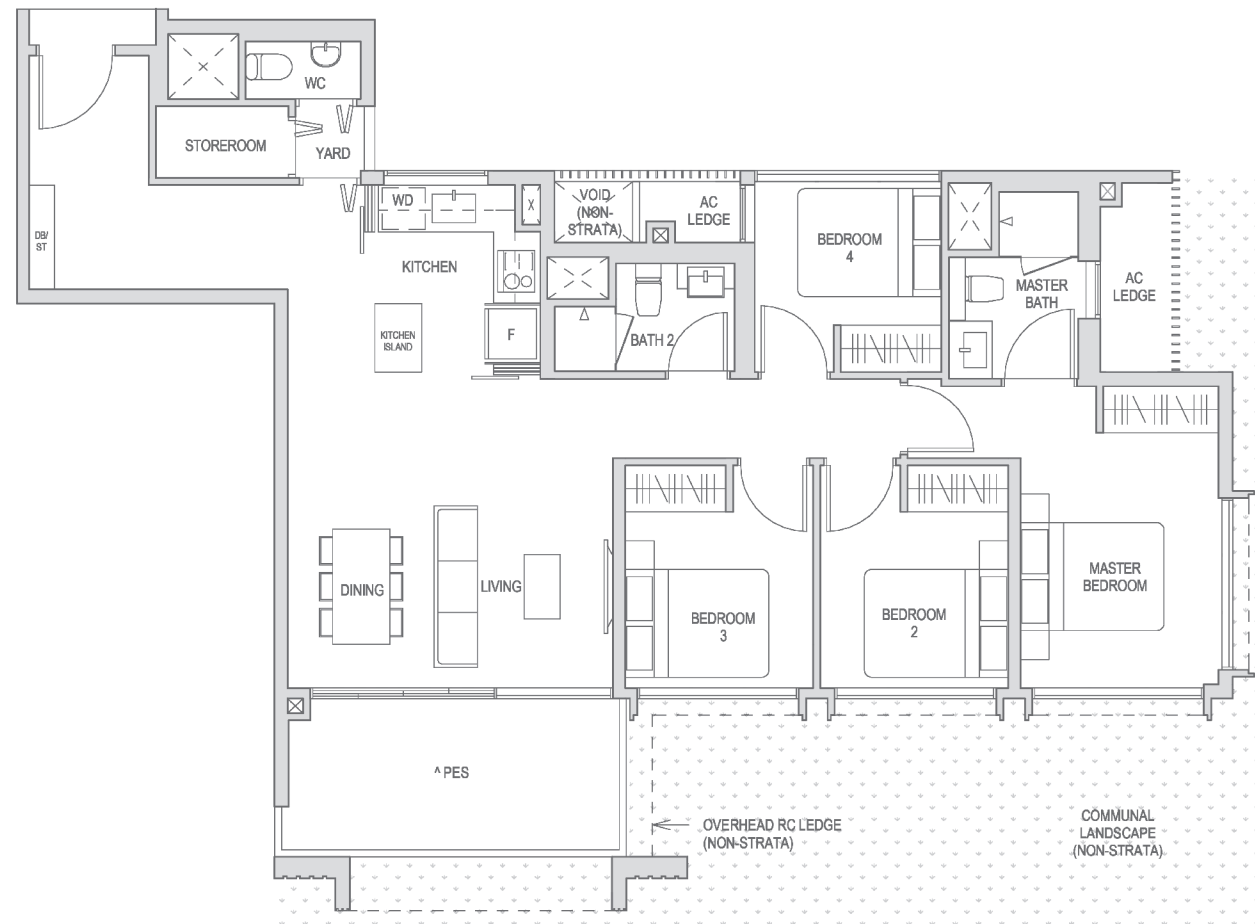


4-Bedroom

4-Bedroom

TYPE D1 (PES)

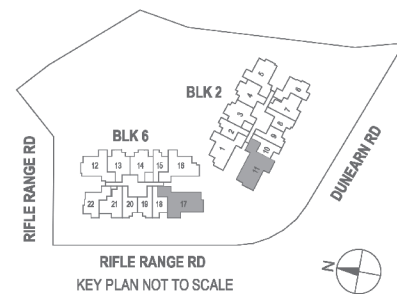
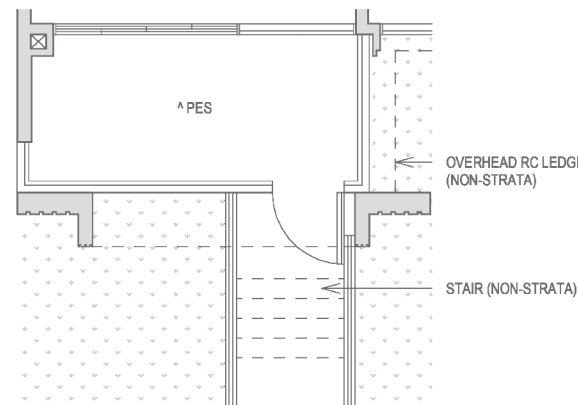
119 SQM / 1281 SQFT
Block 6 #01-17



TYPE D1 (PES)

119 SQM / 1281 SQFT
Block 2 #01-11*

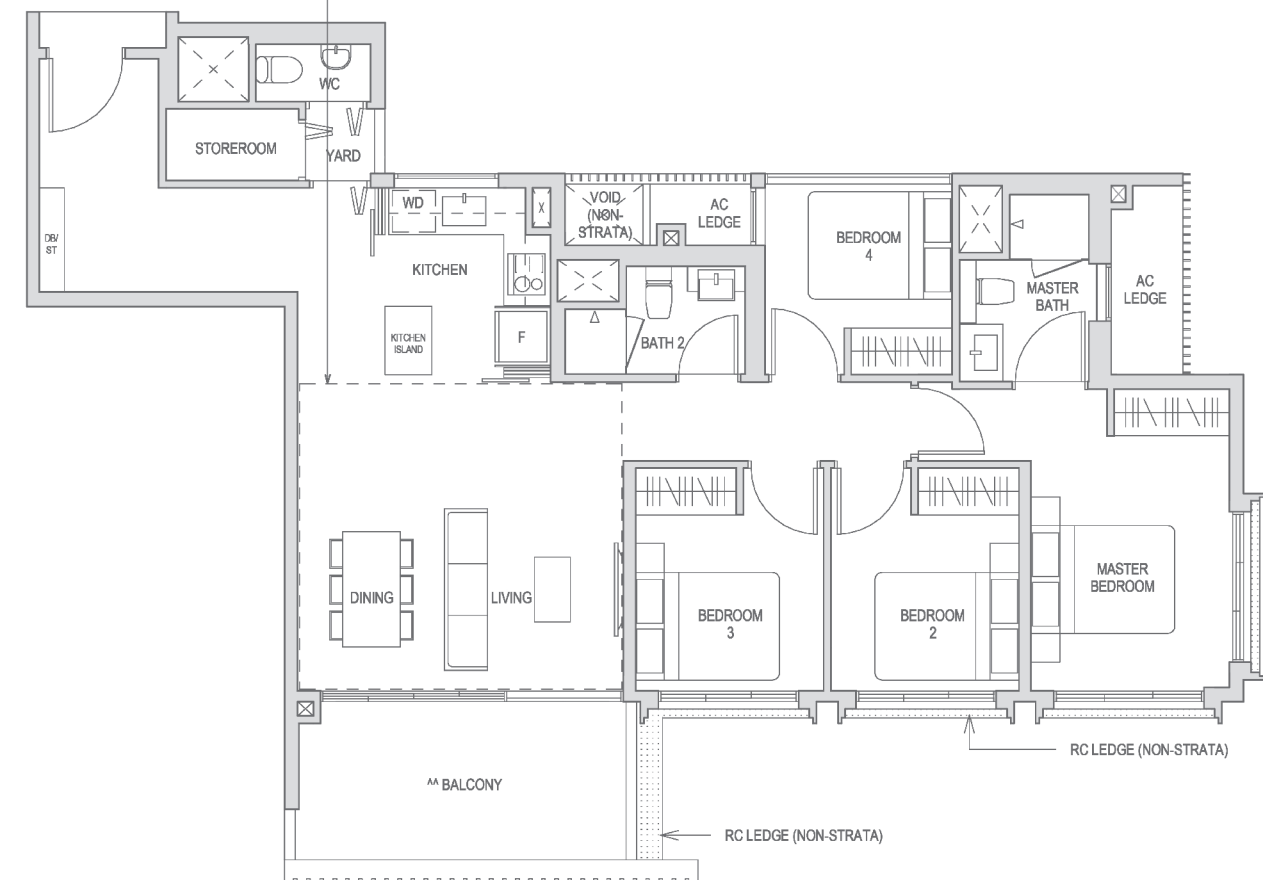
* MIRROR IMAGE



ST Storage Cabinet
 ^ The PES shall not be enclosed.
 ^^ The balcony shall not be enclosed.
 Only approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to the diagram annexed here to as "Annexure 1".
 Areas include AC Ledge, Balcony, PES, and Strata Void Area (where applicable). 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 only and are subject to final survey.

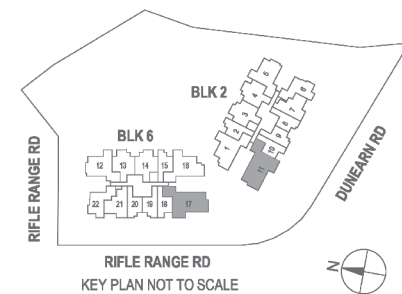
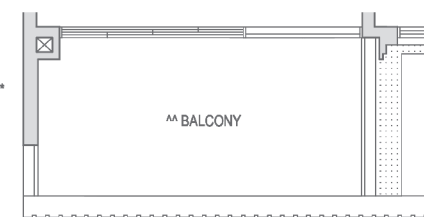
TYPE D1H

141 SQM / 1518 SQFT **
 ** AREA IS INCLUSIVE OF STRATA VOID AREA ABOVE LIVING AND DINING AS PER DOTTED LINE.
 Block 6 #08-17



TYPE D1H

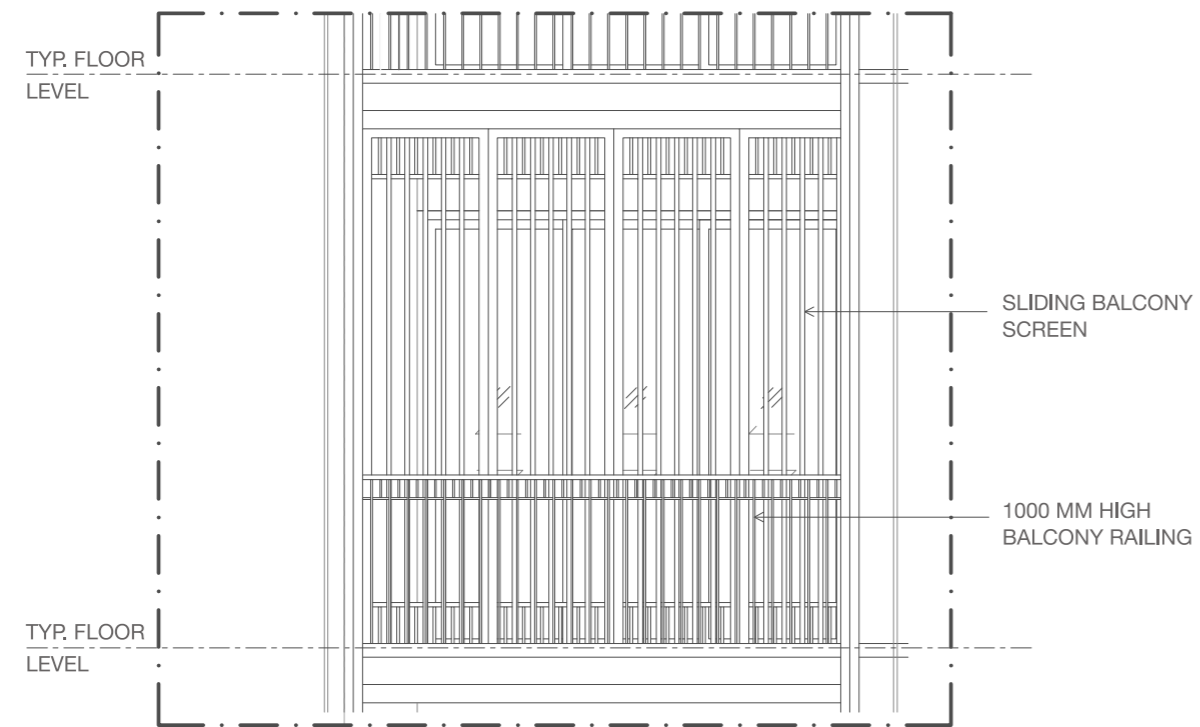
141 SQM / 1518 SQFT **
 ** AREA IS INCLUSIVE OF STRATA VOID AREA ABOVE LIVING AND DINING AS PER DOTTED LINE.
 Block 2 #08-11*
 * MIRROR IMAGE



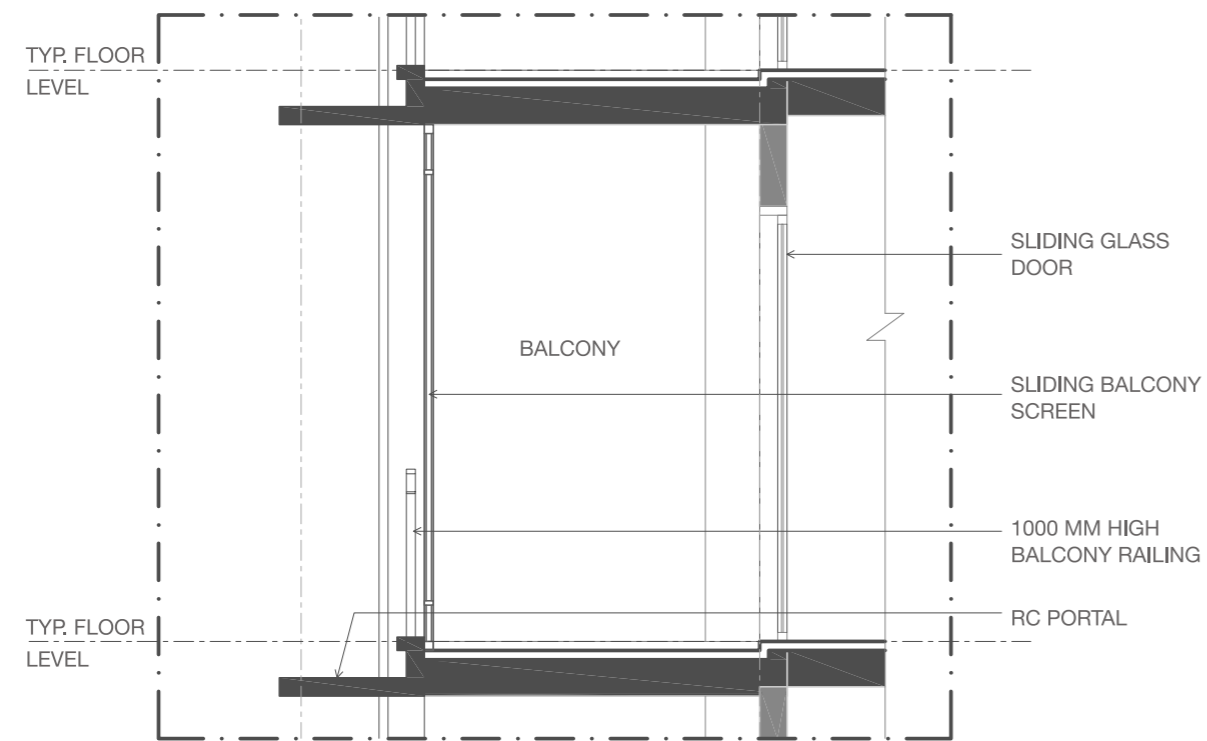
ST Storage Cabinet
 ^ The PES shall not be enclosed.
 ^^ The balcony shall not be enclosed.
 Only approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to the diagram annexed here to as "Annexure 1".
 Areas include AC Ledge, Balcony, PES, and Strata Void Area (where applicable). 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 only and are subject to final survey.

ANNEXURE A

APPROVED TYPICAL BALCONY SCREEN DESIGN



Front Elevation



Section

The balcony shall not be enclosed unless with the approved typical balcony screen. The cost of the screen and installation shall be borne by the Purchaser. Purchaser may install screens that are in accordance with the URA approved design as shown in the illustration above.



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
KENT RIDGE HILL RESIDENCES



SINGAPORE
MAYFAIR GARDENS



SINGAPORE
RIVERFRONT RESIDENCES



SINGAPORE
OXLEY TOWER



SINGAPORE
AFFINITY AT SERANGOON



SINGAPORE
THE VERANDAH RESIDENCES



SINGAPORE
NOVOTEL ON STEVENS,
MERCURE ON STEVENS

Developer: Citrine Property Pte. Ltd. • Company Registration No.: 20172110H • Housing Developer’s License No.: C1282 • Lot/Mukim No.: Lots 01612X Mukim 16 at Rifle Range Road • Tenure of land: Leasehold of 99 years commencing from 8 July 1983 or from the date of acceptance of SLA’s Letter of Offer for lease upgrading dated 18 September 2018 (whichever is applicable) • Encumbrances: Mortgage IF/302704R in favour of Malayan Banking Berhad and Mortgage IF/302863U in favour of The Hongkong and Shanghai Banking Corporation Limited • Expected date of Vacant Possession: 31 December 2024 • Expected date of Legal Completion: 31 December 2027

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