

GRANDDUNMAN.COM.SG



GRAND  
DUNMAN

GRAND

CITY LIVING REIMAGINED

“

While The City Bustles,  
The River Trickles.  
Through The Lands  
And Under Bridges,  
Shaping Scapes Of Living  
For A Grand Beginning.

水岸擁福地 名門藏書香  
新暉照德明 金玉傳世家



”



## City Living Reimagined

Spanning across a locale that is tranquil, convenient, and close to the city, is one of the largest residential developments of the year: Grand Dunman. In a mere 2-min stroll, you can reach Dakota MRT station, making your home a rare gem closest to a train ride into the city.

The Park Connector Network extension means even cycling is an option for travels towards exciting locations such as Marina Bay Waterfront Promenade to East Coast Park and its future "Long Island". Overlooking the river and landed enclave, with sceneries of the city and the sea, are homes spread across 7 majestic towers with a spectacular view to behold. Over 40 exceptional facilities can be found within the development – thoughtfully designed for everyone.

Inspired by the significance of rivers shaping landscapes, this development alludes to a harmonious merger of the different scopes of a new city. This is a home where City Living has set a new standard. This is your home where City Living is Reimagined.



Awe-Inspiring,  
One-Of-A-Kind Facilities.

POOL CLUBHOUSE & HYDRO MASSAGE POOL



Experience Gold-Class Living,  
The Epitome Of Luxury.



GRAND SERIES





CITY

NEW CITY LIVING.



SCAPE

# A Journey Of Convenience. A Life Of Connectivity.

## 2-MIN WALK TO DAKOTA MRT

Being just a 2-min stroll away from Dakota MRT Station, your invaluable time is now preserved with excellent connectivity – 1 stop to Paya Lebar MRT, 2 stops to Stadium MRT, 4 stops to the CBD and 5 stops to Marina Bay Sands & Bugis.



## PARK CONNECTOR AT YOUR DOORSTEP

Walk a path that sets you apart. Enjoy the exclusive ease of access to a park connector with a direct pathway to Marina Bay Sands and East Coast Park. Find new motivations for your daily jog and active cycling.

## NEIGHBOURS TO ECP, KPE & PIE

With ECP within a 5-min drive, the zenith of city living can be felt here. You'll also discover unparalleled convenience in travelling to iconic places like MBFC and Orchard in just a 7-min and 15-min drive respectively.



# The Future Is Potential Capital Appreciation

## KALLANG RIVER MASTER PLAN

Here to further enliven the vibrant location are upcoming facilities that are set to elevate sports, leisure, and community activities to the next level.

Some of the plethora of amenities that await you include the Kallang Football Hub, Singapore Tennis Centre, Benaan Kapal Green, and the existing Passion Wave @ Marina Bay with its impressive water sports facilities. Luxuriate in an address of progress.



## PAYA LEBAR-UBI COMMERCIAL PRECINCT

The Paya Lebar-Ubi Commercial Precinct is a valuable business prospect and a nexus location of mixed-use developments, connections to expressways, and major roads. It adds to the flourishing address of your esteemed home which further contributes towards employment and rental opportunities.

## GREATER SOUTHERN WATERFRONT MASTER PLAN

Extending from Pasir Panjang to Marina East, expect this location to be transformed into a major getaway for ideal city living. This includes an array of retail and dining options, along with future parks and recreational nodes that overlook scenic waters. With the transformation of the Marina Bay Golf Course, envision exciting possibilities in the future development of the Bay East Area.



## "LONG ISLAND" CONCEPT

Ringed true to being a location of the future, your home will reap the benefits of yet another redevelopment plan. A concept focusing on reclaiming land along the East Coast, it involves integrating the lively island life of leisure and recreation with coastal protection. This long-term plan aims to combat the rising sea levels while also providing homeowners with an exhilarating lifestyle that includes water sports and other beachside activities. Engage with nature, and be part of the bigger picture.







Embrace The Urbane  
Escape The Mundane

**TRANSPORT**

- Dakota MRT 2-Min
- East Coast Parkway (ECP) 5-Min
- Kallang-Paya Lebar Expressway (KPE) 5-Min
- Pan Island Expressway (PIE) 6-Min
- Marina Coastal Expressway (MCE) 7-Min

**LEISURE & NATURE**

- Geylang Park Connector Doorstep
- Singapore Sports Hub 4-Min
- East Coast Park 8-Min
- National Stadium 8-Min
- Kallang Riverside Park 9-Min
- Gardens By The Bay 11-Min
- Marina Barrage 11-Min

**BUSINESS**

- Paya Lebar Quarter 6-Min 1 Stop
- Marina Bay Financial Centre 7-Min
- Macpherson / Ubi 10-Min
- Raffles Place 12-Min 9 Stops

**ARTS & CULTURE**

- Goodman Arts Centre 3-Min
- Eplanade 9-Min
- National Gallery Singapore 12-Min
- Victoria Theatre & Concert Hall 12-Min

**SHOP & DINE**

- Old Airport Road Food Centre 6-Min
- Kinex 3-Min
- Parkway Parade 5-Min
- 112 Katong 5-Min
- Kallang Wave Mall 6-Min
- Beach road 8-Min
- Bugis Junction 9-Min
- PLQ Mall 5-Min 1 Stop
- Marina Bay Sands 7-Min 5 Stops
- Suntec City 7-Min 5 Stops
- Orchard Road 15-Min 9 Stops
- Jewel Changi Airport 20-Min 7 Stops

**EDUCATION INSTITUTIONS**

- (Within 1km)
- ElonHouse International School Broadrick 4-Min
  - Tanjong Katong Girls' School 6-Min
  - Chung Cheng High School (Main) 7-Min
  - Kang Hwa School 8-Min
  - Tanjong Katong Secondary School 9-Min
  - Canadian International School Singapore (Tanjong Katong Campus) 4-Min
  - Tanjong Katong Primary School 5-Min
- (Nearby)
- Dunman High School 5-Min
  - Haig Girls' School 5-Min
  - Geylang Methodist School (Primary) 7-Min
  - Geylang Methodist School (Secondary) 7-Min

All travelling time is approximate only and based from Grand Dunman to the respective destinations.



# LIFE SCAPE

PREFERENCES MAY CHANGE.  
THIRST FOR LIFE DOESN'T.

TANJONG  
KATONG  
GIRLS' SCH

TANJONG  
KATONG  
SEC SCH

TANJONG  
KATONG  
PR SCH

FAREWAY  
PARADE

CANADIAN  
INT'L SCH

COASTAL  
PLAYGROVE

CHUNG  
CHENG  
HIGH SCH  
(MAIN)

EAST  
COAST  
PARK

EYONHOUSE  
INT'L SCH  
(BROADRICK)

BAY EAST  
GARDENS

DUNMAN  
HIGH SCH

MARINA  
BAY  
SANDS

MBFC

RAFFLES  
PLACE

SUNTEC  
CITY

BUGIS

DUO  
GALLERIA

SINGAPORE  
SPORTS HUB

BROADRICK  
SEC SCH

OLD AIRPORT  
ROAD FOOD  
CENTRE





MARINA BAY FINANCIAL CENTRE  
7-MIN DRIVE



RAFFLES PLACE  
12-MIN DRIVE

# In The Midst Of Good Company

Begin your days working in the busy city and end your nights in your home's tranquility. Whether you choose to drive or take an MRT ride, your close proximity to major business hubs will help you keep up with the fast pace of city life. You're enclosed in a location of absolute convenience.



RENA LESAR CENTRAL  
8-MIN DRIVE



RAFFLES EDGE  
9-MIN DRIVE



SUNTEC CITY  
7-MIN DRIVE



KEEP UP WITH LATEST  
CAFE SCENE  
ALONG KATONG

Be Spoilt For Choice,



In just a 6-min stroll, experience one of the most popular and busiest hawker centres. Dive deep into flavourful local cuisine of the Old Airport Road Food Centre and beat the long queues with your ease of access. The abundance doesn't end there; relish an array of dining choices that await you at Joo Chiat and Katong, along with exquisite culinary experiences available at Marina Bay Sands and East Coast Park.

## From Breakfast To Supper.



HAWKER FOOD DELICACIES  
AT OLD AIRPORT ROAD  
FOOD CENTRE



WHET YOUR APPETITE  
AT MICHELIN-STARRED  
RESTAURANTS AT MBS



SAVOUR YOUR DRINK  
WITH THE COOL BREEZE OF  
EAST COAST PARK

## The Mall

ION ORCHARD



MARINA BAY SANDS

SUNTEC CITY



KALLANG WAVE MALL

PAYA LEBAR QUARTER



## The Merrier

For the best of retail therapy is an address immersed in the luxury of choices. Delight in some of the most famed malls like Parkway Parade and Suntec City that are only a 5-min and 7-min drive away respectively.

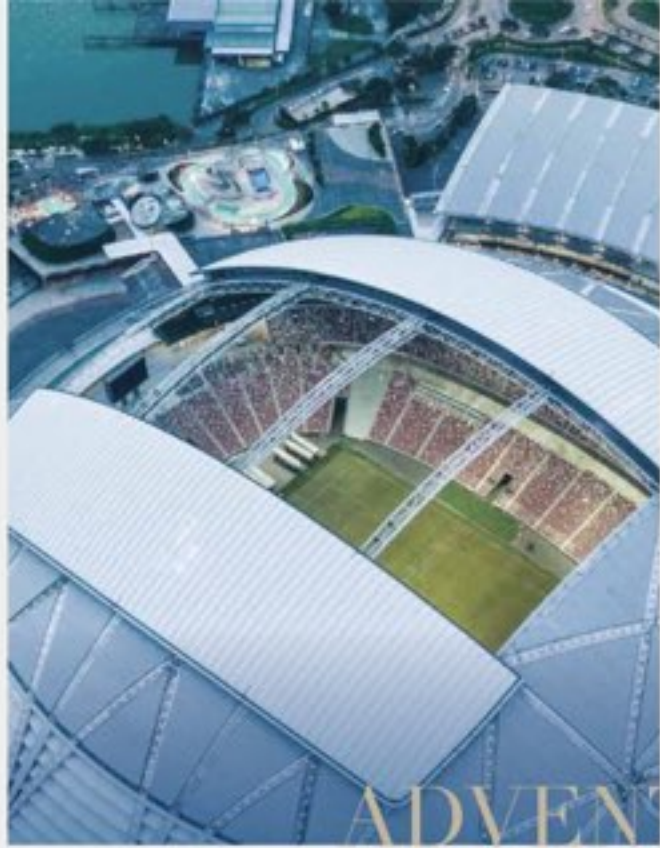




EAST COAST PARK

# NATURE

The busy city calls for a life of reinvigoration and relaxation. Walk on sandy beaches, sightsee iconic landmarks, keep up with your fitness routine, or have your senses stimulated by nature. Your desire for leisure will always remain fulfilled.



SINGAPORE SPORTS HUB

# ADVENTURE



GARDENS BY THE BAY



DEYLANG PARK CONNECTOR

Pursue Your Interests.  
They Could Lead  
To Surprises.



## Curated For The Bright & Promising

The promise of a prestigious future is a testament to quality living. Discover Kong Hwa School within excellent proximity of 1km, and Tanjong Katong Primary School in just a 5-min drive. You're also near other esteemed institutions like Dunman High School and Chung Cheng High School (Main) in just a 5-min drive and a 7-min walk respectively. The educational standards of the sites are certainly met.



KONG HWA SCHOOL (WITHIN 1KM)



TANJONG KATONG GIRLS' SCHOOL,  
6-MIN WALK



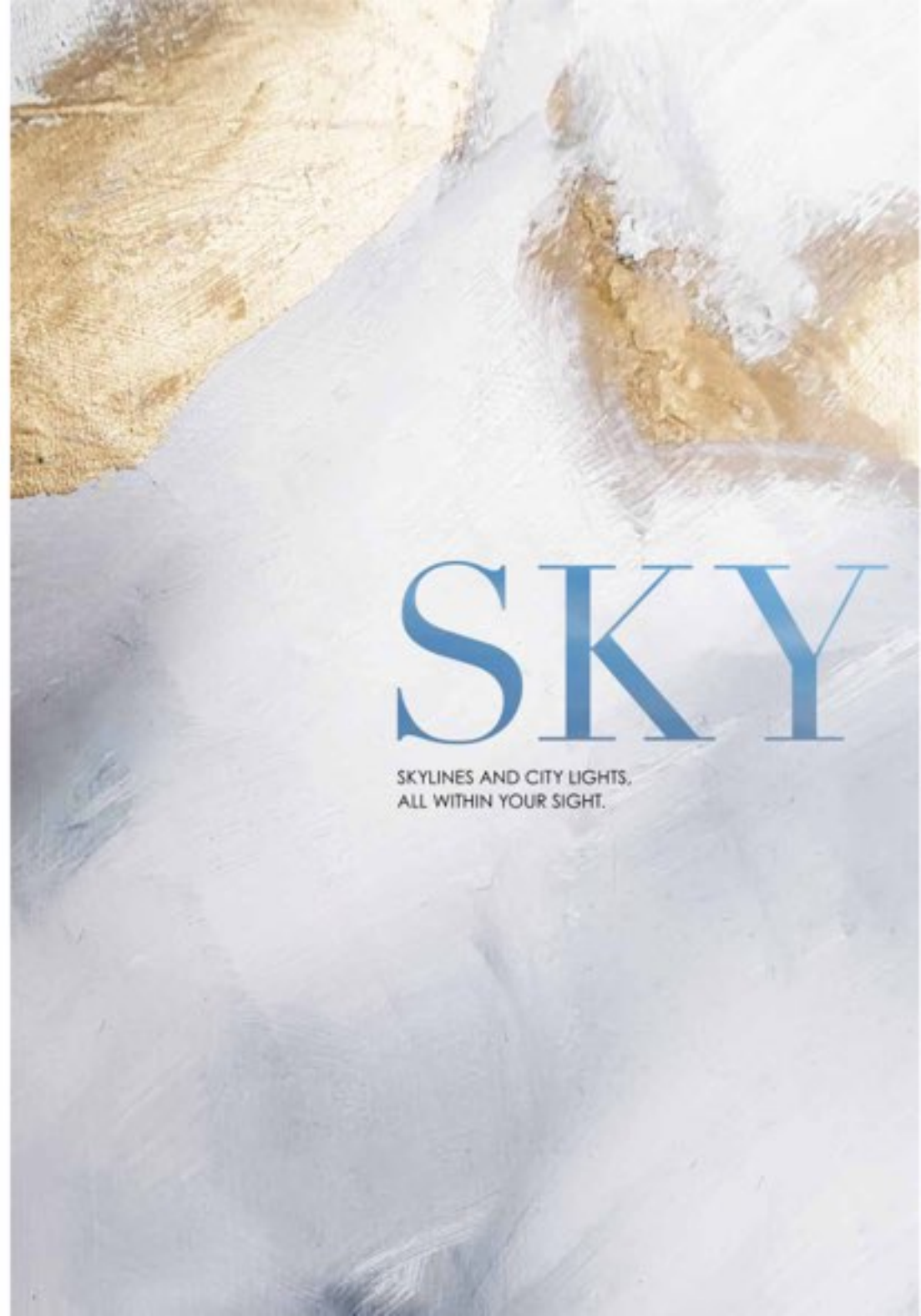
CHUNG CHENG HIGH SCHOOL (MAIN),  
7-MIN WALK



TANJONG KATONG PRIMARY SCHOOL,  
5-MIN DRIVE



DUNMAN HIGH SCHOOL,  
5-MIN DRIVE



# SKY

SKYLINES AND CITY LIGHTS.  
ALL WITHIN YOUR SIGHT.



Unblocked views of low-rise residential  
await the North and South facing  
orientation, along with views of the  
stunning sea between buildings.  
For the westward-facing view,  
you have a direct vision towards  
the sublime CBD and Marina Bay.  
Find them all packaged in  
a single, luxury development.

# DUNNMAN SCAPE

## Arrive To Style And A Relaxing Lifestyle

GRAND POOL



ARRIVAL PLAZA / FEATURE ROUNDABOUT

With an arrival of grandeur made for the high life, you're greeted with a vision of a unique-shaped pool. Enjoy this captivating view from the gym within a grand clubhouse. A home that's shaped to savour the finer things in life.

GRAND GYM



# Shaping The Many Scapes Of Dunman, While Reaffirming Your Distinction.

Inspired by the river, the majestic development reflects its vitality and dynamism. The flowing and lively energy can be felt in the division of 4 zones: City Life, River Life, Nature Life, and The Grand Life. A breath of fresh air has arrived, shaping the new scapes of Dunman.



A background of white and light grey marbled patterns with scattered gold-colored flecks and veins.

# LAND

4 DISTINCTIVE ZONES. 1 TAKEAWAY  
-GOOD VIBES ONLY.

A photograph of a landscaped area featuring a curved, terracotta-colored stone border surrounding a pool of blue water. The background is filled with lush green plants, including palm trees and various leafy shrubs.

# SCAPE

Take It Slow.  
The Best Pleasures Are  
Here Right At Home.



GRAND POOL



WELCOME LAWN



BBQ Pavilion



FOUNCE GARDEN

Opulence resides right within your lavish abode. Whether you choose to socialise, maintain an active lifestyle, or retreat to a zen space, facilities surround you at all corners to satisfy your mood cravings.

Tranquility  
Ensues  
Amidst  
Luxury



HYDRO MASSAGE POOL

Revitalize those strained muscles after a long day of work. Inspired by the massage fountain, this Hydro Massage Pool is designed to have a calming effect on your body. Go in for a relaxing swim at the Grand Pool and engage with the energy of the Hydro Massage's surge of water. You will emerge fresh and energised.

Leave Your  
Inhibitions Aside.  
Embrace Your  
Fun-loving Side.



RAINBOW RIVER (PLAY AREA)



SPLASH PLAY ZONE



TREE HOUSE PLAYGROUND

The expansive kid's play area contains designated dry and wet play zones that are curated to engage the children's cheery side. Put a smile on your child's face with exciting facilities like the trigger-activated Splash Bucket and the lively Treehouse Playground.

# In A City That Never Sleeps, Serenity Is A Luxury.

The grandeur seems never-ending. Show your forehand's forte to ace the game at the Tennis Court, and then slip in some me time to catch a cool breeze at the Reading Pavilion. With the wealth of facilities that can be discovered within the haven, revel in your own world of pure satisfaction.

GARDEN LOUNGE



RECREATION



TRANQUIL POND







FERN COURTYARD



FOREST COURTYARD

Nature is always just  
a whisper away,  
with greenery peeking at  
every nook and cranny of  
your tranquil abode.



Urban + Nature.  
A Celebration  
Of Relationships.

On days when heading  
outside for a workout isn't  
your cup of tea, look no  
further than your home.  
The luxury condo presents  
an array of fitness facilities to  
fulfill all your wellness needs.



30 OUTDOOR FITNESS



YACHTDECK

# JEWEL CLUBHOUSE



FUNCTION ROOM

Throw A Party.  
Slip Away For A Coffee.  
Anytime.



Overlooking the charming river is the Jewel Clubhouse. This exquisite structure houses private function rooms on levels 2 and 3, with 5 curated shops on level 1. Anything desired, everything fulfilled.



# HOMESCAPE

A COMFORTING SANCTUARY,  
FINE-TUNED IN ELEGANCE.



## Functionality In Its Most Elegant Form

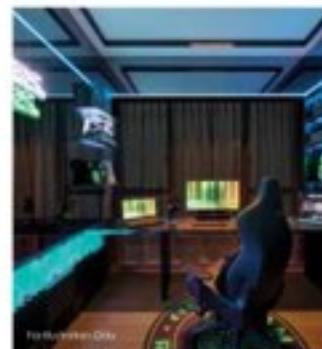


A smart layout configuration presents the best cross-ventilation and naturally illuminated interiors. You'll experience gold-class living that sets you apart with exceptional space, a full range of premium fittings, and the luxury of a private lift.



## Spruce Up In Style

The world is your oyster, and your home is yours to define. Curate your own work or study room by transforming the additional multi-function room.



A space of possibilities allows you the flexibility to envision it as you desire. Build your very own gaming, streaming, or multimedia room and revel in the world you've created.



## For Multi-Gen Families

Luxuriate in the peace of mind that comes from living together with all your loved ones. Dual-key units are the perfect choice for multi-gen families that wish to live under the same roof.



## Dual Key Unit – Living Large And Living Together

## For Rental Yield

If you're seeking an alternative, there are always other options. Pick your ideal tenant and explore the opportunity for rental yields.





**Miele**

Whatever the style of your kitchen, Miele is always a perfect match. An incomparable range of built-in kitchen appliances, with consistency in design lines and colour options.

## One Kitchen, Many Possibilities.

Begin a life of elevated living in a home furnished with quality fittings.



For Bathroom Only

**GESSI**

With an entirely "Made in Gessi" in-house production process, the company represents the most authentic embodiment of the "Made in Italy" philosophy, incorporating Italian beauty, design, and lifestyle into each of its products and distributing them all over the world.

# Spruce Up Your Space With Quality And Functionality



For Induction Only



For Bathroom Only



For Bathroom Only



For Bathroom Only



For Bathroom Only



## De Dietrich

Since its creation, De Dietrich has continued a quest for innovations and unique technology by way of in-depth understanding, an exceptional level of expertise, and meticulous processes. De Dietrich skillfully plays its part in designing and manufacturing perfectly finished models.

## KOHLER

Kohler Co. has been enhancing the quality of life through water-efficient products which have an enormous role to play in the advocacy for safe water. The brand is designing products that don't just look beautiful, but also use significantly less water.

## FRANKE

Each unrivalled Franke product merges together in functional systems aimed to facilitate your life and please your eye, thanks to perfectly matching colours, designs, and combinations. When everything comes together, it's easier to enjoy every moment.

## SAMSUNG

Smart, spacious refrigerators, French Door and Side-by-Side refrigerators with smart features to help you do everything from playing music to reducing waste. Washers are equipped with 4 smart sensors, giving you cleaner clothes in half the time while protecting fabric. AI control suggests a personalised experience for you.

## VINTEC

Made for the modern lifestyle, Vintec wine cabinets can be built into your kitchen or as an added feature to your living room or study. Climate-Controlled Wine Cabinets protect wines for the short or long term, optimizing storage space while maximizing capacity for a stunning wine collection showcase.

## amerec

Amerec is an industry leader in steam solutions, believes in the beauty of functionality, and knows how to create the perfect steam bath environment. Get ready to be purified as all the units have a refreshing steam room attached to the master bathroom. Both your body and your mind will love it.





## THE CITY LIFE

- 1 GUARD HOUSE
- 2 FEATURE ROUNDABOUT
- 3 ARRIVAL PLAZA
- 4 WELCOME LAWN
- 5 SCENTED GARDEN
- 6 BBQ PAVILION 1
- 7 TAICHU DECK

## THE RIVER LIFE

- 8 GRAND POOL
- 9 KIDS' POOL
- 10 HYDRO MASSAGE POOL
- 11 VIEWING BRIDGE
- 12 POOL DECK
- 13 AQUA DECK
- 14 JACUZZI
- 15 AQUA PAVILION
- 16 RIVER GARDEN
- 17 OASIS LOUNGE
- 18 OUTDOOR SHOWER

- 19 POOL CLUBHOUSE
- 1<sup>ST</sup> STOREY:
  - TOILET / CHANGING ROOM / SAUNA
  - HANDICAPPED TOILET
- 2<sup>ND</sup> STOREY:
  - POOL FUNCTION ROOM 1
  - POOL FUNCTION ROOM 2
  - POOL YOGA LAWN
  - POOL LAWN
- 3<sup>RD</sup> STOREY:
  - GRAND GYM

## THE NATURE LIFE

- 20 TREETOP WALK
- 21 BBQ PAVILION 2
- 22 SPLASH PLAY ZONE
- 23 RAINBOW RIVER (PLAY AREA)
- 24 TREE HOUSE PLAYGROUND
- 25 3G OUTDOOR FITNESS
- 26 VIEWING DECK (ABOVE)
- 27 TINY TOYS (TODDLER PLAY AREA)(BELOW)
- 28 TERRACE RAMP
- 29 FERN COURTYARD
- 30 FOREST COURTYARD
- 31 NATIVE COURTYARD
- 32 OUTDOOR SHOWER

## THE GRAND LIFE

- 33 TENNIS COURT
- 34 BBQ PAVILION 3
- 35 TRANQUIL POND
- 36 FOLIAGE GARDEN
- 37 GARDEN LOUNGE
- 38 SENSORY GARDEN
- 39 READING PAVILION
- 40 WELLNESS LAWN

- 41 JEWEL CLUBHOUSE
- 1<sup>ST</sup> STOREY:
  - PLAZA
  - SHOPS
  - COMMUNAL / HANDICAPPED / FEMALE / MALE TOILET
- 2<sup>ND</sup> STOREY:
  - JEWEL FUNCTION ROOM 1
  - JEWEL FUNCTION ROOM 2
  - FAMILY TOILET
  - JEWEL GARDEN PATIO
  - JEWEL LIBRARY
  - JEWEL VIEWING DECK
  - JEWEL LAWN
- 3<sup>RD</sup> STOREY:
  - JEWEL FUNCTION ROOM 3
  - KARAOKE / MUSIC ROOM
  - GOLF SIMULATOR / GAMES ROOM

## ANCILLARY

- 42 RAMP TO BASEMENT
- 43 ENTRANCE RAMP
- 44 SERVICE RAMP
- 45 SERVICE GATE
- 46 BULK METER
- 47 GENSET ROOM (OPEN TO SKY)
- 48 SIDE GATE 1 (TO DUNMAN ROAD)
- 49 SIDE GATE 2 (TO MRT / PCN)
- 50 SIDE GATE 3 (TO PCN)
- 51 SIDE GATE 4 (TO DUNMAN ROAD)
- 52 PASSENGER LIFT 20 (DROP OFF)
- 53 PASSENGER LIFT 19 (POOL CLUBHOUSE)
- 54 PASSENGER LIFT 18 (JEWEL CLUBHOUSE)
- 55 MANAGEMENT OFFICE
- 56 FIRE COMMAND CENTRE
- 57 BIN CENTRE (BASEMENT 1)
- 58 SUBSTATION (BASEMENT 1)
- 59 MDF ROOM (BASEMENT 1)
- 60 CONSUMER SWITCH ROOM (BASEMENT 1)

□ WATER TANKS

Block 2 Dunman Road Singapore 439188

FLOOR	UNIT	1	2	3	4	5	6
18		5 BR G1-H	4BR G1-H	3BR G-H	4BR G2-H	5 BR G2-H	3BR G-H
17		5 BR G1	4 BR G1	3BR G	4 BR G2	5 BR G2	3 BR G
16		5 BR G1	4 BR G1	3BR G	4 BR G2	5 BR G2	3 BR G
15		5 BR G1	4 BR G1	3BR G	4 BR G2	5 BR G2	3 BR G
14		5 BR G1	4 BR G1	3BR G	4 BR G2	5 BR G2	3 BR G
13		5 BR G1	4 BR G1	3BR G	4 BR G2	5 BR G2	3 BR G
12		5 BR G1	4 BR G1	3BR G	4 BR G2	5 BR G2	3 BR G
11		5 BR G1	4 BR G1	3BR G	4 BR G2	5 BR G2	3 BR G
10		5 BR G1	4 BR G1	3BR G	4 BR G2	5 BR G2	3 BR G
9		5 BR G1	4 BR G1	3BR G	4 BR G2	5 BR G2	3 BR G
8		5 BR G1	4 BR G1	3BR G	4 BR G2	5 BR G2	3 BR G
7		5 BR G1	4 BR G1	3BR G	4 BR G2	5 BR G2	3 BR G
6		5 BR G1	4 BR G1	3BR G	4 BR G2	5 BR G2	3 BR G
5		5 BR G1	4 BR G1	3BR G	4 BR G2	5 BR G2	3 BR G
4		5 BR G1	4 BR G1	3BR G	4 BR G2	5 BR G2	3 BR G
3		5 BR G1	4 BR G1	3BR G	4 BR G2	5 BR G2	3 BR G
2					4 BR G2	5 BR G2	
1					4 BR G2-PES	5 BR G2-PES	
BASEMENT 1		CARPARK					

3 BEDROOM (GRAND)
  4 BEDROOM (GRAND)
  5 BEDROOM (GRAND)

## 3 BEDROOM (GRAND)

### TYPE 3BR G

137 SQM / 1475 SQFT  
 (INCLUSIVE OF 9 SQM BALCONY,  
 6 SQM AC LEDGE &  
 3 SQM PRIVATE LIFT LOBBY)  
 BLOCK 2 #03-03 to #17-03  
 #03-06 to #17-06 (removed)

### TYPE 3BR G-H

149 SQM / 1619 SQFT  
 (INCLUSIVE OF 9 SQM BALCONY,  
 6 SQM AC LEDGE,  
 3 SQM PRIVATE LIFT LOBBY &  
 32 SQM STRATA VOID)  
 BLOCK 2 #18-03  
 #18-06 (removed)



### LEGEND

- F FROGE
- WD WASHER AND DRYER
- DB DISTRIBUTION BOARD
- ST STORE
- WC WATER CLOSET
- WC WINE CHILLER
- DW DISHWASHER
- AC AIR-CONDITIONER
- RC REINFORCED-CONCRETE (EXCLUDED FROM STRATA AREA)
- VS VOID SPACE (EXCLUDED FROM STRATA AREA)



ALL PLANS ARE SUBJECT TO CHANGES BY THE RELEVANT AUTHORITIES.  
 MEASUREMENTS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY.  
 INFORMATION ACCURATE AT POINT OF PRINTING.  
 BP NO. A174-0000-2023-RP01 DATED 10 MAY 2023



# 4 BEDROOM (GRAND)

## TYPE 4BR G1

179 SQM / 1927 SQFT  
(INCLUSIVE OF 15 SQM BALCONY,  
9 SQM AC LEDGE &  
5 SQM PRIVATE LIFT LOBBY)  
BLOCK 2 #03-02 to #17-02

## TYPE 4BR G1-H

215 SQM / 2314 SQFT  
(INCLUSIVE OF 15 SQM BALCONY,  
9 SQM AC LEDGE,  
5 SQM PRIVATE LIFT LOBBY &  
34 SQM STRATA VOID)  
BLOCK 2 #18-02



### LEGEND:

- F FRIIDGE
- WD WASHER AND DRYER
- DB DISTRIBUTION BOARD
- ST STORE
- WC WATER CLOSET
- WK WINE CHILLER
- DW DISHWASHER
- AC AIR-CONDITIONER
- RC REINFORCED-CONCRETE (EXCLUDED FROM STRATA AREA)
- VOID SPACE (EXCLUDED FROM STRATA AREA)



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INFORMATION ACCURATE AT POINT OF PRINTING.  
BP NO. A174-0003-2023-BP01 DATED 13 MAY 2023



# 4 BEDROOM (GRAND)

## TYPE 4BR G2-PES

166 SQM / 1787 SQFT  
(INCLUSIVE OF 15 SQM PES,  
7 SQM AC LEDGE &  
4 SQM PRIVATE LIFT LOBBY)  
BLOCK 2 #01-04

## TYPE 4BR G2

166 SQM / 1787 SQFT  
(INCLUSIVE OF 15 SQM BALCONY,  
7 SQM AC LEDGE &  
4 SQM PRIVATE LIFT LOBBY)  
BLOCK 2 #02-04 to #17-04

## TYPE 4BR G2-H

200 SQM / 2153 SQFT  
(INCLUSIVE OF 15 SQM BALCONY,  
7 SQM AC LEDGE,  
4 SQM PRIVATE LIFT LOBBY &  
34 SQM STRATA VOID)  
BLOCK 2 #18-04



### LEGEND:

- F FRIIDGE
- WD WASHER AND DRYER
- DB DISTRIBUTION BOARD
- ST STORE
- WC WATER CLOSET
- WK WINE CHILLER
- DW DISHWASHER
- AC AIR-CONDITIONER
- RC REINFORCED-CONCRETE (EXCLUDED FROM STRATA AREA)
- VOID SPACE (EXCLUDED FROM STRATA AREA)



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INFORMATION ACCURATE AT POINT OF PRINTING.  
BP NO. A174-0003-2023-BP01 DATED 13 MAY 2023



# 5 BEDROOM (GRAND)

## TYPE 5BR G1

204 SQM / 2217 SQFT  
(INCLUSIVE OF 12 SQM BALCONY,  
10 SQM AC LEDGE &  
4 SQM PRIVATE LIFT LOBBY)  
BLOCK 2 #03-01 to #17-01

## TYPE 5BR G1-H

243 SQM / 2615 SQFT  
(INCLUSIVE OF 12 SQM BALCONY,  
10 SQM AC LEDGE,  
4 SQM PRIVATE LIFT LOBBY &  
37 SQM STRATA VOID)  
BLOCK 2 #18-01



### LEGEND:

- F FROGE
- WD WASHER AND DRYER
- DB DISTRIBUTION BOARD
- ST STORE
- WC WATER CLOSET
- HS HOUSEHOLD SHELTER
- WK WINE CHILLER
- DW DISHWASHER
- AC AIR-CONDITIONER
- RC REINFORCED-CONCRETE (EXCLUDED FROM STRATA AREA)
- VOID SPACE (EXCLUDED FROM STRATA AREA)



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BP NO.: A174-0000-2023-BP01 DATED 13 MAY 2023



# 5 BEDROOM (GRAND)

## TYPE 5BR G2-PES

198 SQM / 2131 SQFT  
(INCLUSIVE OF 15 SQM PES,  
9 SQM AC LEDGE &  
3 SQM PRIVATE LIFT LOBBY)  
BLOCK 2 #01-05



## TYPE 5BR G2

198 SQM / 2131 SQFT  
(INCLUSIVE OF 15 SQM BALCONY,  
9 SQM AC LEDGE &  
3 SQM PRIVATE LIFT LOBBY)  
BLOCK 2 #02-05 to #17-05



## TYPE 5BR G2-H

232 SQM / 2497 SQFT  
(INCLUSIVE OF 15 SQM BALCONY,  
9 SQM AC LEDGE,  
3 SQM PRIVATE LIFT LOBBY &  
34 SQM STRATA VOID)  
BLOCK 2 #18-05

### LEGEND:

- F FROGE
- WD WASHER AND DRYER
- DB DISTRIBUTION BOARD
- ST STORE
- WC WATER CLOSET
- HS HOUSEHOLD SHELTER
- WK WINE CHILLER
- DW DISHWASHER
- AC AIR-CONDITIONER
- RC REINFORCED-CONCRETE (EXCLUDED FROM STRATA AREA)
- VOID SPACE (EXCLUDED FROM STRATA AREA)



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# PENTHOUSE (GRAND)

## TYPE PH-1

221 SQM / 2379 SQFT  
(INCLUSIVE OF 14 SQM BALCONY,  
9 SQM AC LEDGE &  
38 SQM STRATA VOID)  
BLOCK 12 #18-34



### LEGEND:

- F FROGE
- WD WASHER AND DRYER
- DB DISTRIBUTION BOARD
- ST STORE
- WC WATER CLOSET
- HS HOUSEHOLD SHELTER
- WC WINE CHILLER
- DW DISHWASHER
- AC AIR-CONDITIONER
- RC REINFORCED-CONCRETE (EXCLUDED FROM STRATA AREA)
- VOID SPACE (EXCLUDED FROM STRATA AREA)



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# PENTHOUSE (GRAND)

## TYPE PH-2

217 SQM / 2336 SQFT  
(INCLUSIVE OF 17 SQM BALCONY,  
9 SQM AC LEDGE &  
38 SQM STRATA VOID)  
BLOCK 12 #18-41



### LEGEND:

- F FROGE
- WD WASHER AND DRYER
- DB DISTRIBUTION BOARD
- ST STORE
- WC WATER CLOSET
- HS HOUSEHOLD SHELTER
- WC WINE CHILLER
- DW DISHWASHER
- AC AIR-CONDITIONER
- RC REINFORCED-CONCRETE (EXCLUDED FROM STRATA AREA)
- VOID SPACE (EXCLUDED FROM STRATA AREA)



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# PENTHOUSE (GRAND)

## TYPE PH-3

222 SQM / 2370 SQFT  
(INCLUSIVE OF 14 SQM BALCONY,  
9 SQM AC LEDGE &  
34 SQM STRATA VOID)  
BLOCK 8 #18-24



### LEGEND:

- F FROGE
- WD WASHER AND DRYER
- DB DISTRIBUTION BOARD
- ST STORE
- WC WATER CLOSET
- HS HOUSEHOLD SHELTER
- WC WINE CHILLER
- DW DISHWASHER
- AC AIR-CONDITIONER
- RC REINFORCED-CONCRETE (EXCLUDED FROM STRATA AREA)
- VOID SPACE (EXCLUDED FROM STRATA AREA)



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# PENTHOUSE (GRAND)

## TYPE PH-4

226 SQM / 2433 SQFT  
(INCLUSIVE OF 18 SQM BALCONY,  
9 SQM AC LEDGE &  
38 SQM STRATA VOID)  
BLOCK 16 #18-47  
BLOCK 18 #18-47 (mirrored)



### LEGEND:

- F FROGE
- WD WASHER AND DRYER
- DB DISTRIBUTION BOARD
- ST STORE
- WC WATER CLOSET
- HS HOUSEHOLD SHELTER
- WC WINE CHILLER
- DW DISHWASHER
- AC AIR-CONDITIONER
- RC REINFORCED-CONCRETE (EXCLUDED FROM STRATA AREA)
- VOID SPACE (EXCLUDED FROM STRATA AREA)



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# PENTHOUSE (GRAND)

## TYPE PH-5

247 SQM / 2659 SQFT  
(INCLUSIVE OF 18 SQM BALCONY,  
9 SQM AC LEDGE,  
3 SQM PRIVATE LIFT LOBBY &  
46 SQM STRATA VOID)  
BLOCK 10 #18-32  
BLOCK 12 #18-43 (revised)



### LEGEND:

F FRIDGE  
WD WASHER AND DRYER  
DB DISTRIBUTION BOARD  
ST STORE  
WC WATER CLOSET  
WCh WINE CHILLER  
DW DISHWASHER  
AC AIR-CONDITIONER  
RC REINFORCED-CONCRETE (EXCLUDED FROM STRATA AREA)  
□ VOID SPACE (EXCLUDED FROM STRATA AREA)



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# PENTHOUSE (GRAND)

## TYPE PH-6

256 SQM / 2756 SQFT  
(INCLUSIVE OF 19 SQM BALCONY,  
9 SQM AC LEDGE,  
3 SQM PRIVATE LIFT LOBBY &  
46 SQM STRATA VOID)  
BLOCK 18 #18-55



### LEGEND:

F FRIDGE  
WD WASHER AND DRYER  
DB DISTRIBUTION BOARD  
ST STORE  
WC WATER CLOSET  
WCh WINE CHILLER  
DW DISHWASHER  
AC AIR-CONDITIONER  
RC REINFORCED-CONCRETE (EXCLUDED FROM STRATA AREA)  
□ VOID SPACE (EXCLUDED FROM STRATA AREA)



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# PENTHOUSE (GRAND)

## TYPE PH-7

284 SQM / 3057 SQFT  
(INCLUSIVE OF 19 SQM BALCONY,  
9 SQM AC LEDGE,  
4 SQM PRIVATE LIFT LOBBY &  
48 SQM STRATA VOID)  
BLOCK 6 #18-53



### LEGEND

- F FRIDGE
- WD WASHER AND DRYER
- DB DISTRIBUTION BOARD
- ST STORE
- WC WATER CLOSET
- WK WINE CHILLER
- DW DISHWASHER
- AC AIR-CONDITIONER
- RC REINFORCED-CONCRETE (EXCLUDED FROM STRATA AREA)
- VOID SPACE (EXCLUDED FROM STRATA AREA)



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# PENTHOUSE (GRAND)

## TYPE PH-8

285 SQM / 3048 SQFT  
(INCLUSIVE OF 18 SQM BALCONY,  
9 SQM AC LEDGE,  
4 SQM PRIVATE LIFT LOBBY &  
48 SQM STRATA VOID)  
BLOCK 6 #18-24



### LEGEND

- F FRIDGE
- WD WASHER AND DRYER
- DB DISTRIBUTION BOARD
- ST STORE
- WC WATER CLOSET
- WK WINE CHILLER
- DW DISHWASHER
- AC AIR-CONDITIONER
- RC REINFORCED-CONCRETE (EXCLUDED FROM STRATA AREA)
- VOID SPACE (EXCLUDED FROM STRATA AREA)



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Brought to you by:



Main Contractor:



中建南洋置业有限公司  
CHINA CONSTRUCTION REALTY CO PTE LTD

Architect:





### BUILDING EXCELLENCE FOR GENERATIONS

Singhaiyi Group ("Singhaiyi" or the "Group") is a fast growing, diversified company focused on property development, investment and management services. The Group is led by a management team that has deep insights and strong connections that enables access to unique and rare investment opportunities. Apart from an established track record in residential property development, the Group also holds a diversified portfolio of income-generating assets in the commercial and retail sectors in Singapore and overseas.

Backed by the philosophy of "精益求精 住業傳承", Singhaiyi is founded on business excellence and integrity, and endeavours to build a trustworthy and reliable brand for enduring growth and a legacy for generations. At Singhaiyi, we are driven by our goal of establishing a sustainable business and a trustworthy brand that is prime for enduring growth capable of lasting for generations.



#### PARC CLEMATIS

Located at 2 - 20 Jalan Lempeng, it is set in a mature estate locale surrounded by a plethora of amenities including wet-market, hawker centre, shopping malls and popular eating establishments. It is also within walking distance to Clematis MRT station and surrounded by prestigious schools. It is a communal living theme residential that caters to home buyers' diverse needs.



#### THE GAZANIA

Located at 5 - 19 How Sun Drive and nestled amidst a serene private estate enclave, it is surrounded by an ensemble of amenities and easy access to nearby shopping malls, where banks, supermarkets and restaurants are aplenty. It is approximately a 3-minute walk from Bartley MRT station and is in close proximity to elite schools.



#### THE LILIUM

Located at 29 - 33 How Sun Road, it is approximately a 5-minute walk to Bartley MRT station and is in close proximity to reputable schools and international schools. Commuting to nearby shopping malls, banks, supermarkets and restaurants will be a breeze as it is surrounded by a multitude of appealing amenities.



#### 9 PENANG ROAD

Singhaiyi, together with our joint venture partners, acquired the property at 9 Penang Road in December 2015, marking our first foray into commercial property redevelopment in Singapore. Located in close proximity to the Orchard Road commercial and shopping belt and easily accessible from Dhoby Ghaut MRT station, 9 Penang Road is a Grade A office building comprising two wings and eight levels of office space, as well as one floor of retail space. The office tower offers column-free efficient floor plates with high ceiling.

### EDGEPROP SINGAPORE EXCELLENCE AWARDS 2020



Top Development

Top Mega Development

Design Excellence

Landscape Excellence

### PROPERTYGURU ASIA PROPERTY AWARDS SINGAPORE 2018 / 2019



**PARC CLEMATIS**  
By Sing Haiyi Group Pte Ltd  
**BEST MEGA-SCALE CONDO DEVELOPMENT**



**PARC CLEMATIS**  
By Sing Haiyi Group Pte Ltd  
**BEST URBAN HOUSING INTERIOR DESIGN**



**PARC CLEMATIS**  
By Sing Haiyi Group Pte Ltd  
**BEST URBAN HOUSING LANDSCAPE ARCHITECTURAL DESIGN**



**PARC CLEMATIS**  
By Sing Haiyi Group Pte Ltd  
**BEST UNIVERSAL DESIGN DEVELOPMENT**



**THE GAZANIA**  
By Sing Haiyi Group Pte Ltd  
**BEST NEW PRIVATE CONDO LANDSCAPE ARCHITECTURAL DESIGN**



**THE VALES**  
By Archiwork Architects Pte Ltd  
**BEST EXCLUSIVE CONDO ARCHITECTURAL DESIGN**



**THE VALES**  
By Archiwork Architects Pte Ltd  
**BEST EXCLUSIVE CONDO DEVELOPMENT**



**THE VALES**  
By Archiwork Architects Pte Ltd  
**BEST EXCLUSIVE CONDO INTERIOR DESIGN**

#### CONQUAS BANDING (BAND 1)



**SINGHAIYI GROUP PTE LTD**  
Recognised by BCA for consistent construction quality of private residential projects over the past six years

#### CONSTRUCTION QUALITY ASSESSMENT SYSTEM



**THE GAZANIA • THE LILIUM**  
**• 9 PENANG ROAD • THE VALES**

#### SINGAPORE PRESTIGE BRAND AWARD 2020 / 2021



#### BCA GREEN MARK AWARD



**PARC CLEMATIS**  
Green Mark Gold Plus

**THE GAZANIA**  
Green Mark Gold Plus

**THE LILIUM**  
Green Mark Gold Plus

**9 PENANG ROAD**  
Green Mark Platinum

**THE VALES**  
Green Mark Gold Plus



**BUILDING YOUR WORLD, YOUR HOME, YOUR WAY**

CSC Land Group is a future-ready developer with a rich heritage of China State Construction Engineering Corporation (CSCEC), the world's largest investment and construction conglomerates, ranked 9th on 2022 Fortune Global 500 Enterprises.

The heritage had been extended locally since 1992, in capacity of China Construction (South Pacific) Development Co Pte Ltd (CCDC), one of the most awarded AI builders registered with Building Construction Authority (BCA). Now, 1 in 25 people lives in a quality home built by CCDC. Together, we are here to create lasting value for our customers and investors.

We are building a world where people and community can fulfil their aspirations. We develop spaces with empathy, showing a clear understanding of our customers' needs and desires. Our assets are high on value and functionality, balanced with good design and a sense of purpose.

We believe that our customers' homes are not just homes, they are their world and we are building them, their way.



**TWIN VIEW**

A reflection of riverside lifestyle, Twin View, a completed project is an architectural scenography. Two modern elevated residential towers offering optimum ground space for landscaping and recreational facilities. With cascading contours inspired by paddy rice fields and various lifestyle zones, residents are pampered to a resort living every day. Designed to uplift senses, Twin View is a stunning respite from the rigour of everyday life, with picture-perfect views of the Pandan reservoir. Located in West Coast, near Singapore's second Central Business District - Jurong Lake District, residents will benefit from the rare opportunity of live-work-play experience.



**VERDALE**

VERDALE is inspired by the concept of "Forest Bathing", or Shinrin-yoku, a Japanese practice scientifically proven as a way to help reduce the stress and strain of urban life. Nestled in the Beauty World enclave, homeowners are offered a perfect balance of peaceful solitude just minutes away from vibrant city life. A home within Singapore's most well-known nature sites and reserves, namely Bukit Timah Nature Reserve and Bukit Batok Nature Park, as well as key recreational corridors such as the Rail Corridor and Coast-to-Coast trail.



**PARC GREENWICH**

Parc Greenwich, located opposite Seletar Hills and minutes' drive from Serangoon Gardens, is a home in an urban village. Offering a modern, vibrant and lively lifestyle, Parc Greenwich has dedicated recreational zones with a multitude of facilities and is the promise of a meaningful future, where moments, milestones, and memories are created. This brand new Executive Condominium is near Fernvale MRT station, the North Coast Innovation Corridor and the upcoming Punggol Digital District.

**EDGEPROP SINGAPORE EXCELLENCE AWARDS 2019**



**PROPERTYGURU ASIA PROPERTY AWARDS SINGAPORE 2018 / 2021**



**CSC LAND GROUP (SINGAPORE) PTE LTD**  
**BEST REFINISHED DEVELOPER**



**VERDALE**  
 by CSC Land Group (Singapore) Pte Ltd and CCN (Singapore) Pte Ltd  
**BEST PRIVATE CONDO ARCHITECTURAL DESIGN**



**TWIN VIEW**  
 by CSC Land Group (Singapore) Pte Ltd  
**BEST PRIVATE CONDO DEVELOPMENT**



**TWIN VIEW**  
 by CSC Land Group (Singapore) Pte Ltd  
**BEST PRIVATE CONDO ARCHITECTURAL DESIGN**



**TWIN VIEW**  
 by CSC Land Group (Singapore) Pte Ltd  
**BEST PRIVATE CONDO LANDSCAPE ARCHITECTURAL DESIGN**



**TWIN VIEW**  
 by CSC Land Group (Singapore) Pte Ltd  
**BEST PRIVATE CONDO INTERIOR DESIGN**

**CONQUAS BANDING (BAND 1)**



**CSC LAND GROUP (SINGAPORE) PTE LTD**  
 Recognised by BCA for consistent construction quality of private residential projects over the past six years.

**CONSTRUCTION QUALITY ASSESSMENT SYSTEM**



**TWIN VIEW**

**SINGAPORE PROPERTY AWARDS 2022**



Singapore Property Awards 2022  
 Twin VIEW  
 Residential High Rise Category

**BCA GREEN MARK AWARD**



**TWIN VIEW**  
 Green Mark GoldPlus

**VERDALE**  
 Green Mark Gold

Developer: Grand Durrant Plc Ltd, Company Registration No. 31222379H, Developer's license No. C1456, Tenure of Land: Licensed tenure of 99 years commencing from 12 September 2021. Expected Date of Vacant Possession: 31 December 2028. Expected Date of Legal Completion: 31 December 2028. LPA & WAA No.: U993 (N/TA) Wk 25. Encumbrances: CW4914071236 in favour of United Overseas Bank Limited.

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