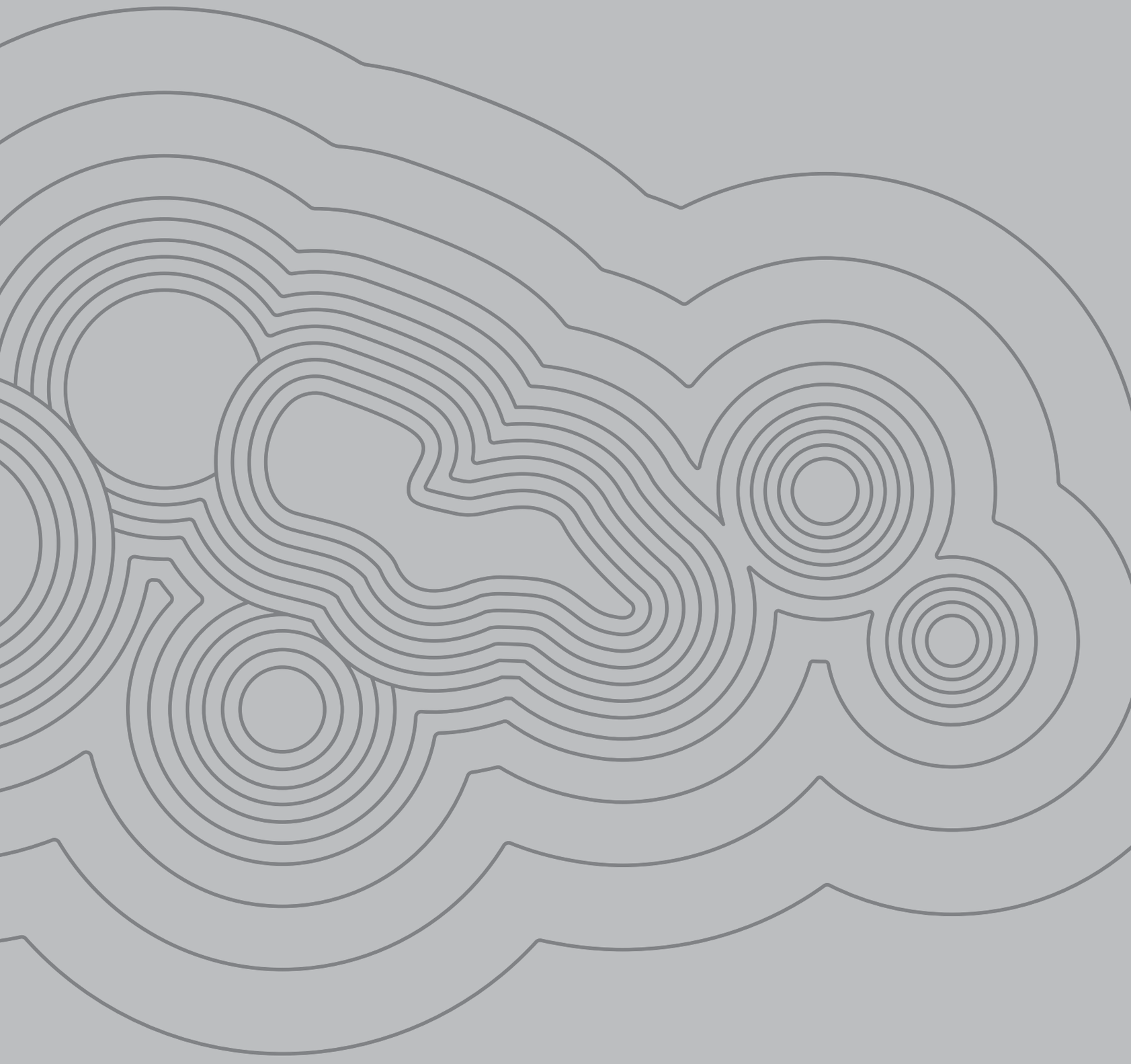


KI RESIDENCES

AT BROOKVALE

NESTLED IN NATURE,

EMBRACED BY LIFE





Artist's impression

気

[K I]

A HOME IMBUED WITH THE ENERGY OF LIFE

WHAT IS KI (気)?

This Japanese-inspired concept may well hold the key to living well. On the simplest level, ki is the life force animating us and everything else in the natural world. Harmony follows when we honour this interconnectedness and strive for balance in all we do. Taking inspiration from this, come discover a home that celebrates every facet of life at Ki Residences.

"When we design living spaces, we design spaces that are living — spaces that fill with natural light and air, open to nature and flowing with energy — the fundamental concept of Ki."

TANG KOK THYE
Associate Partner
ADDP Architects



Artist's impression

NESTLED WITHIN THE EXCLUSIVE SUNSET WAY LANDED ESTATE,

bask in the serenity of the leafy Bukit Timah enclave and yet be not far from the lifestyle playgrounds of Holland Village and Orchard Road.

Revel in expansive grounds with luxuriant gardens and a wealth of facilities providing recreation for all in the family, be it quiet contemplation or active pursuits you seek. Inside every apartment, sanctuary awaits. Delight in panoramas all around with the residential blocks laid out in a single row to maximise both privacy and unobstructed views. Generous windows and balconies invite the surrounding greenery in, so you enjoy the outdoors even when indoors. With your every comfort thoughtfully attended to, sit back and savour this rare find of a home.

For illustration only

Artist's impression

A WARM WELCOME TO ALL

PULL UP AND FEEL THE BUSTLE OF THE WORLD RECEDE.

Reminiscent of a modern luxury retreat, the architecture and landscaping at Ki Residences at Brookvale bring to mind a Japanese-inspired sensibility.

Like an ensō, the drawing of a circle in one continuous stroke, the graceful sweep of the Entrance Plaza welcomes residents and guests alike. Together with the extensive use of materials like timber and stone, these fluid lines and organic shapes further add to the sense of harmony with Nature.

木

[KI]

WHERE THE TREES BEAR WITNESS, GENERATION AFTER GENERATION


Artist's impression

Nature's timekeepers, trees can live hundreds, even thousands of years. With its 999-year tenure, Ki Residences is poised to stand the test of time, just like the trees that reside on its grounds.

Built to be enjoyed for generations to come, here is a home uniquely enveloped by lush landscaping covering 80% of the grounds. A conserved heritage Ficus tree takes pride of place at The Enzo (Clubhouse) which has been designed to circle it, creating a seamless marriage of the old and the new.

Just minutes from Ki Residences are Bukit Timah Nature Reserve and Singapore Botanic Gardens, where trees have stood tall for centuries — and will likely continue to do so.


For illustration only

SERAYA (SHOREA CURTISII)

Bukit Timah Nature Reserve

One of the most important species in the reserve, the oldest Seraya found here is reported to be more than 370 years old.


For illustration only

TEMBUSU (FAGRAEA FRAGRANS)

Singapore Botanic Gardens

Featured on the Portrait series $5 note, this giant rises to 32 metres and has a girth of 6 metres. It is estimated to be over 200 years old.


For illustration only

KERANJI (DIALIUM INDUM)

Bukit Timah Nature Reserve

This old species was once commonly found all over Singapore in the first half of the 19th century. It is now protected as an endangered tree.

季

[KI]

LEISURE AND PLEASURE ALL YEAR ROUND

Take your time to explore the expansive grounds spanning over 340,000 square feet. Throughout, myriad water features and verdant foliage come together to recreate the atmosphere of a gentle forest complete with gurgling brooks.


Artist's impression

A WALK IN THE FOREST

Set amidst a grove of trees, the **Elevated Walkway** lets you admire the verdant landscaping from a vantage point on high.


Artist's impression

GOODBYE STRESS

Soothe both mind and body at the **Hydrotherapy Shower** and **Steam Room** overlooking the tranquil Rock Pool.


For illustration only

ARCHWAY TO PARADISE

Stand beneath these arches of hanging **Forest Vines**, and be transported to a place of calm and quiet.


For illustration only

IN STEP WITH NATURE

With its terraced steps built into the undulating terrain, the **Lawn Amphitheatre** invites you to take a seat.

STOP AND SMELL THE FLOWERS

Lose yourself in the beauty of the blooms as you take a soak in the **White Ion Pool** or **Hydrotherapy Pool**.


Artist's impression

SITE MAP |

FACILITIES



"We design landscapes that take you away to a different time and place, for a quality of life enhanced by the preserved *genius loci* of the site, for young and old. A world where a multi-sensory stimulation of mind and spirit is derived from the flowing brook, the wooded environment and the large heritage trees preserved as a legacy for future generations."

HELEN SMITH-YEO

Principal
STX Landscape Architects

FACILITIES



A 動 | MOVEMENT

[IDŌ]

- A1 Family pool (40m lap length x 6m lap width; 0.9m depth)
  1. Jacuzzi with seats
  2. Jacuzzi with lounge seats
- A2 Kids' pool
  1. Water jets play/Kids' water play
- A3 Toddlers' pool
- A4 Outdoor shower
- A5 Water cascades (Pamukkale)
- A6 Leaf deck with pavilion
- A7 Media room
- A8 Kids' party room
- A9 Handicap toilet
- A10 Kids' play area
  1. Rope net
  2. Bouldering wall
  3. Climbing cleats
  4. Spring riders
  5. Labyrinth
  6. Mound with slide
  7. Trampolines
- A11 Terraced deck
- A12 Glamping deck
- A13 Bbq deck with pavilion
- A14 Tennis court / Multi-purpose court
- A15 Lawn amphitheatre
- A16 Viewing deck

B 圏 | CIRCLE

[SĀKURU]

- B1 The Enzo (Clubhouse)
  1. Reading room / Library (1st floor)
  2. Handicap toilet (1st floor)
  3. Changing rooms (1st floor)
  4. Gymnasium (2nd floor)
  5. Ki courtyard (Basement)
  6. Function room 1 (1st floor)
  7. Function room 2 (1st floor)
  8. Lounge (1st floor)
  9. Management office (Basement)
- B2 Bbq deck with pavilion

C 流 | FLOW

[FURŌ]

- C1 Forest pool (50m lap length x 12m lap width; 1.2m depth)
- C2 Outdoor shower
- C3 Vitality pod with pavilion
- C4 Pebbles pod
- C5 Leaf deck
- C6 Leaf deck with pavilion
- C7 Rock pool
- C8 Retreat pool
- C9 Therapy pod with pavilion
- C10 Jacuzzi pod & seats
- C11 Jacuzzi with lounge seats
- C12 Lagoon pool (33.3m lap length x 4.5m lap width; 1.2m depth)
  1. Jacuzzi with seats
- C13 Leaf trellis
- C14 Fitness trail
- C15 Jogging trail

D 渓 | STREAM

[SAIRYŪ]

- D1 Reflecting pool
- D2 Bio pond
- D3 Hydrotherapy pool
- D4 White ion pool
- D5 Hydrotherapy shower
- D6 Steam room
- D7 Toilet
- D8 Outdoor shower
- D9 Meditation deck
- D10 Contemplation niche
- D11 Elevated walkway
- D12 River cascades

E 木 | WOOD

[MOKUZAI]

- E1 Walk through the woods
- E2 Tree look-out deck

F 穏 | TRANQUIL

[HEION]

- F1 Entrance plaza
- F2 Reflecting pool
- F3 Bamboo garden
- F4 Shabu-shabu pod with pavilion

G 森 | FOREST

[MORI]

- G1 Forest swale
- G2 Rock & mist garden
- G3 Foot bath
- G4 Leaf deck with pavilion
- G5 Forest vines
- G6 Flower forest
- G7 Forest glade

H 味 | FLAVOUR

[AJI]

- H1 Aji room (Basement)
  1. Private dining
  2. Wine cellar
  3. Toilet
- H2 Herbs & spices garden
- H3 Teppanyaki deck with pavilion
- H4 Community farming plots

I 気 | SPIRIT

[KI]

- I1 The Field
- I2 Terraced seat
- I3 Leaf deck
- I4 Leaf deck with pavilion
- I5 Lawn mound

J OTHER FACILITIES

- J1 Dry garden
- J2 Guardhouse
- J3 Residents' side gate
- J4 Generator set
- J5 Electrical substation (Basement)
- J6 Bin centre (Basement)

Ventilation shaft

Water tank

N

0M 5M 10M 15M 20M 30M 40M 50M

BP Approval No. A1720-00005-2018-BP01 dated 11 Sep 2020

Artist's impression

DAY IN

With more than 50 facilities providing recreational options aplenty, your time at home can be as peaceful or as eventful as you want it to be.

DAY IN



NO KIDDING

Let the little ones play to their heart's content. With climbing mounds, boulder walls, a rope net, two trampolines and more, the vast **Kids' Play Area** is sure to be a hit.



RISE TO THE OCCASION

From an intimate get-together to an elaborate party, the **Function Rooms** at The Enzo (Clubhouse) easily accommodate them all.



RAISE A TOAST

Invite your friends over for wine tasting at the **Private Dining** complete with a walk-in cellar that holds close to 2,000 bottles.



MAKE A Ssplash

Go pool-hopping over at the happy trio of **Toddlers' Pool**, **Kids' Pool** and **Family Pool**.



GO GLAMPING

A magical sleep-under-the-stars experience at the **Glamping Deck**, no need to set up tent.



GET FRIENDLY

Gather the neighbours and have a friendly match at the **Tennis Court**, umpire optional!



EXERCISE PARADISE

The **Gym** is decked out with state-of-the-art equipment from **Technogym** as well as an unbeatable pool view.



SING OUT LOUD

Equipped with a mega screen and a surround sound system, catch the latest movie or belt out your favourite karaoke hits in the **Media Room**.



DISCOVER A NEW (TO YOU) SPECIES

See if you can spot the more than 1,500 flora and fauna species at **Bukit Timah Nature Reserve**.



GET OFF THE BEATEN TRACK

Explore biodiverse landscapes and heritage landmarks along the **Rail Corridor**, a former railway line.



GO PLACES THE GREEN WAY

Connecting to the Coast-to-Coast Trail, the upcoming **Bukit Timah-Rochor Green Corridor** will give cyclists scenic and easy access to the city centre and other places islandwide.



LEARNING FOR LIFE

With good schools like **Pei Hwa Presbyterian Primary School** and **Nan Hua Primary School** nearby, give your kids the head start they deserve.



BRUNCH, ANYONE?

For the perfect start to a leisurely weekend, head for **Dempsey Hill** and its plethora of cafes and restaurants.



CHARMS OF THE VILLAGE

The eclectic offerings of **Holland Village** make sure there's never a dull moment. Visit an art gallery, enjoy a massage, or simply sit at a cafe and people-watch.



RETAIL THERAPY

From haute couture to high street, the **Orchard Road** shopping belt has it all.



WORK HARD, PLAY HARDER

More than a home to research labs and Singapore's own start-up valley, **one-north** buzzes with a heady mix of gastronomy and entertainment options.



GREEN HERITAGE

A UNESCO World Heritage Site, revel in both history and luscious greenery at the **Singapore Botanic Gardens**.

DAY OUT

Nature lover. Avid explorer. Incurable shopper. Intrepid diner. Indulge your every side at a home that puts everything you love well within reach.



AT THE FRINGE OF THE CITY, ON THE PULSE OF LIFE

Well-connected to major arterial roads and expressways, the exclusive Sunset Way estate enjoys easy access to the city, and is but a short 11-minute drive from the business and lifestyle hub of one-north. With the upcoming transport hub at Beauty World, Ki residents will also be able to look forward to an enhanced commute experience in the near future.

WORK & LEARN

11-min	one-north
14-min	International Business Park
5-min	Singapore Institute of Management
7-min	Ngee Ann Polytechnic
9-min	National University of Singapore
Within 1.5km	Pei Hwa Presbyterian Primary School

DINING & SHOPPING

7-min	Bukit Timah Market & Food Centre
11-min	Holland Village
13-min	Dempsey Hill

PARKS & RECREATION

9-min	Bukit Timah Nature Reserve
15-min	Singapore Botanic Gardens

EASY CONNECTIVITY

14-min	Beauty World Integrated Transport Hub
15-min	King Albert Park MRT Station
15-min	Clementi MRT Station

Note: Actual travel time may vary subject to traffic conditions.

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[KI]

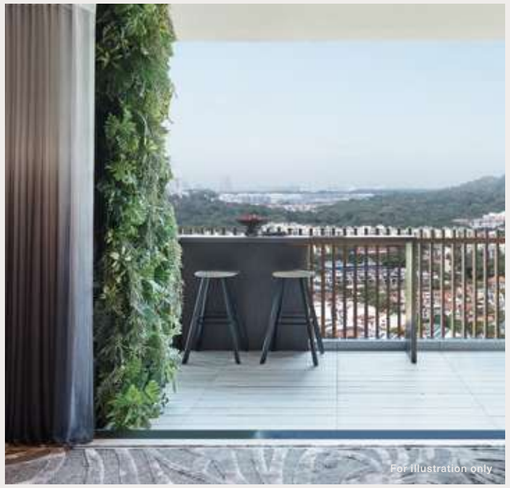
HOUSING ALL THAT YOU LOVE

DISCOVER A SANCTUM

of rest inside with all the blocks oriented north-south and positioned to maximise cross-ventilation. Full-height glass facades, unique Juliet windows and wide balconies open onto the greenery outside, while textural wooden accents complete the feeling of being one with Nature.

Green as well as smart, every apartment at Ki Residences comes with a host of smart home technologies that lets you control key features like the air conditioner and front door access via your smartphone wherever you are, creating even greater peace of mind.


For illustration only


For illustration only

"To weave, to breathe, to dwell... while designing the interiors, we've kept in mind that they should be as delightful as they are functional. Which is why you'll find thoughtful touches throughout the home, from bespoke storage solutions to elegant fittings and finishes."

HILARY LOH

Design Director
2nd Edition

THE SIGNATURE SERIES

2 & 3-BEDROOM


For illustration only

Whether you're a couple just starting on your life journey or a young family, here is a home that makes room for you. Thoughtful layouts let you utilise every inch while clever storage solutions keep clutter at bay, including a good-sized storeroom.

Never overlooking the little details, the Signature Series units feature premium finishes such as porcelain tile flooring as well as fittings from Bosch and Samsung for the kitchen, Laufen and Hansgrohe for the bath.


For illustration only


For illustration only

THE LUXURY COLLECTION

4 & 5-BEDROOM

Created for the multi-generational family and those who simply like living large, these luxurious units are the epitome of form and function. Welcome home to an uncommon spaciousness and exclusivity, starting with your own private lift lobby*. Adjacent to the living area finished in fine marble, a super-sized balcony serves as its extension or as an al fresco dining spot.


For illustration only


For illustration only


For illustration only

Having guests over? Selected units feature both wet and dry kitchens outfitted with wares from De Dietrich and Samsung, including two fridges and a wine chiller, letting you whip up a feast and entertain in style. Cleaning up is a breeze too with a dishwasher on hand.


For illustration only


For illustration only

At the end of the day, retreat to well-appointed rooms, most of which are designed to accommodate a queen bed at the very least. In some units, a walk-in wardrobe adds a sartorial touch. For those to whom bath time is a ritual, luxuriate in elegant wares from Laufen and Hansgrohe, with selected units offering a full-sized bath and a dual-basin vanity.

Note: Provisions vary across unit types, please see floor plans for details.
*Exclusive to 5-bedroom units only.

UNIT DISTRIBUTION CHART

BLOCK 2 (S599973)

UNIT FLR	01	02	03	04
12	C2-P	C1-P	C2-P	C5-P
11	C2	C1	C2	C5
10	C2	C1	C2	C5
9	C2	C1	C2	C5
8	C2	C1	C2	C5
7	C2	C1	C2	C5
6	C2	C1	C2	C5
5	C2	C1	C2	C5
4	C2	C1	C2	C5
3	C2	C1	C2	C5
2	C2	C1	C2	C5
1	C2-G	C1-G	C2-G	C5-G

BLOCK 6 (599975)

UNIT FLR	05	06	07	08	09	10	11	12
12	E2-P		C4-P	B3-P	B3-P	C4-P	C3-P	B2-P
11	E2		C4	B3	B3	C4	C3	B2
10	B1	D1	C4	B3	B3	C4	C3	B2
9	B1	D1	C4	B3	B3	C4	C3	B2
8	B1	D1	C4	B3	B3	C4	C3	B2
7	B1	D1	C4	B3	B3	C4	C3	B2
6	B1	D1	C4	B3	B3	C4	C3	B2
5	B1	D1	C4	B3	B3	C4	C3	B2
4	B1	D1	C4	B3	B3	C4	C3	B2
3	B1	D1	C4	B3	B3	C4	C3	B2
2	B1	D1	C4	B3	B3	C4	C3	B2
1	B1-G	D1-G	C4-G			C4-G	C3-G	B2-G

BLOCK 8 (S599976)

UNIT FLR	13	14	15	16
12	C5-P	C2-P	D2-P	D3-P
11	C5	C2	D2	D3
10	C5	C2	D2	D3
9	C5	C2	D2	D3
8	C5	C2	D2	D3
7	C5	C2	D2	D3
6	C5	C2	D2	D3
5	C5	C2	D2	D3
4	C5	C2	D2	D3
3	C5	C2	D2	D3
2	C5	C2	D2	D3
1	C5-G	C2-G	D2-G	D3-G

BLOCK 10 (S599977)

UNIT FLR	17	18	19	20
12	C2-P	C2-P	C5-P	D3-P
11	C2	C2	C5	D3
10	C2	C2	C5	D3
9	C2	C2	C5	D3
8	C2	C2	C5	D3
7	C2	C2	C5	D3
6	C2	C2	C5	D3
5	C2	C2	C5	D3
4	C2	C2	C5	D3
3	C2	C2	C5	D3
2	C2	C2	C5	D3
1	C2-G	C2-G	C5	D3

BLOCK 12 (S599978)

UNIT FLR	21	22	23	24	25	26	27	28
12	E1-P		C3-P	B3-P	B3-P	C3-P	C3-P	B2-P
11	E1		C3	B3	B3	C3	C3	B2
10	B1	C4	C3	B3	B3	C3	C3	B2
9	B1	C4	C3	B3	B3	C3	C3	B2
8	B1	C4	C3	B3	B3	C3	C3	B2
7	B1	C4	C3	B3	B3	C3	C3	B2
6	B1	C4	C3	B3	B3	C3	C3	B2
5	B1	C4	C3	B3	B3	C3	C3	B2
4	B1	C4	C3	B3	B3	C3	C3	B2
3	B1	C4	C3	B3	B3	C3	C3	B2
2	B1	C4	C3	B3	B3	C3	C3	B2
1	B1	C4	C3-G			C3-G	C3	B2

BLOCK 14 (S599979)

UNIT FLR	29	30	31	32
12	C1-P	C1-P	C5-P	C1-P
11	C1	C1	C5	C1
10	C1	C1	C5	C1
9	C1	C1	C5	C1
8	C1	C1	C5	C1
7	C1	C1	C5	C1
6	C1	C1	C5	C1
5	C1	C1	C5	C1
4	C1	C1	C5	C1
3	C1	C1	C5	C1
2	C1	C1	C5	C1
1	C1-G	C1-G	C5	C1

BLOCK 16 (S599980)

UNIT FLR	33	34	35	36
12	C1-P	D2-P	C5-P	C1-P
11	C1	D2	C5	C1
10	C1	D2	C5	C1
9	C1	D2	C5	C1
8	C1	D2	C5	C1
7	C1	D2	C5	C1
6	C1	D2	C5	C1
5	C1	D2	C5	C1
4	C1	D2	C5	C1
3	C1	D2	C5	C1
2	C1	D2	C5	C1
1	C1-G	D2-G	C5-G	C1-G

BLOCK 18 (S599981)

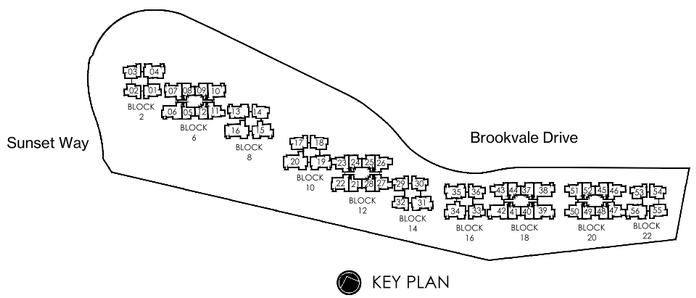
UNIT FLR	37	38	39	40	41	42	43	44
12	B2-P	C6-P	C6-P	B3-P	B3-P	C6-P	C3-P	B2-P
11	B2	C6	C6	B3	B3	C6	C3	B2
10	B2	C6	C6	B3	B3	C6	C3	B2
9	B2	C6	C6	B3	B3	C6	C3	B2
8	B2	C6	C6	B3	B3	C6	C3	B2
7	B2	C6	C6	B3	B3	C6	C3	B2
6	B2	C6	C6	B3	B3	C6	C3	B2
5	B2	C6	C6	B3	B3	C6	C3	B2
4	B2	C6	C6	B3	B3	C6	C3	B2
3	B2	C6	C6	B3	B3	C6	C3	B2
2	B2	C6	C6	B3	B3	C6	C3	B2
1	B2-G	C6-G	C6-G			C6-G	C3-G	B2-G

BLOCK 20 (S599982)

UNIT FLR	45	46	47	48	49	50	51	52
12	B2-P	C3-P	C3-P	B3-P	B3-P	C3-P	C3-P	B2-P
11	B2	C3	C3	B3	B3	C3	C3	B2
10	B2	C3	C3	B3	B3	C3	C3	B2
9	B2	C3	C3	B3	B3	C3	C3	B2
8	B2	C3	C3	B3	B3	C3	C3	B2
7	B2	C3	C3	B3	B3	C3	C3	B2
6	B2	C3	C3	B3	B3	C3	C3	B2
5	B2	C3	C3	B3	B3	C3	C3	B2
4	B2	C3	C3	B3	B3	C3	C3	B2
3	B2	C3	C3	B3	B3	C3	C3	B2
2	B2	C3	C3	B3	B3	C3	C3	B2
1	B2-G	C3-G	C3-G			C3-G	C3-G	B2-G

BLOCK 22 (S599983)

UNIT FLR	53	54	55	56
12	C1-P	C1-P	C2-P	C5-P
11	C1	C1	C2	C5
10	C1	C1	C2	C5
9	C1	C1	C2	C5
8	C1	C1	C2	C5
7	C1	C1	C2	C5
6	C1	C1	C2	C5
5	C1	C1	C2	C5
4	C1	C1	C2	C5
3	C1	C1	C2	C5
2	C1	C1	C2	C5
1	C1-G	C1-G	C2-G	C5-G



KEY PLAN

THE SIGNATURE SERIES

- **B1** - 2-BEDROOM
- **B2** - 2-BEDROOM+STUDY
- **B3** - 2-BEDROOM+STUDY
- **C1** - 3-BEDROOM
- **C2** - 3-BEDROOM DELUXE
- **C3** - 3-BEDROOM DELUXE
- **C4** - 3-BEDROOM PREMIUM
- **C5** - 3-BEDROOM PREMIUM
- **C6** - 3-BEDROOM PREMIUM

THE LUXURY COLLECTION

- **D1** - 4-BEDROOM DELUXE
- **D2** - 4-BEDROOM DELUXE
- **D3** - 4-BEDROOM PREMIUM
- **E1, E1-P** - 5-BEDROOM PREMIUM
- **E2, E2-P** - 5-BEDROOM PREMIUM

TYPE B1

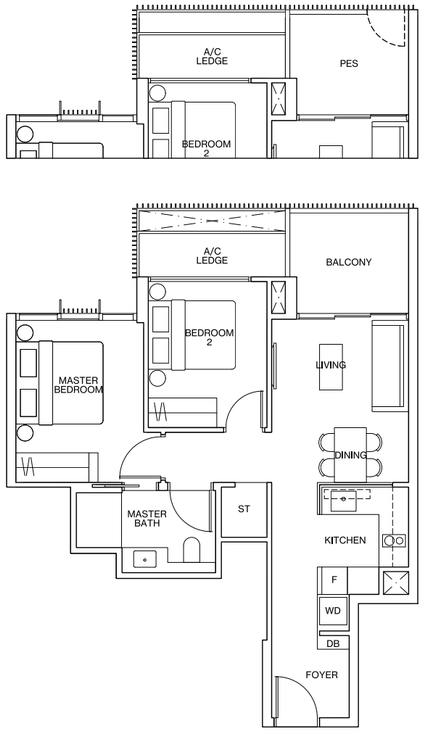
[2-BEDROOM]

TYPE B1-G
65m² / 700ft²

Inclusive of 6m² PES & 3m² AC Ledge
BLOCK 6 #01-05

TYPE B1
65m² / 700ft²

Inclusive of 6m² Balcony & 3m² AC Ledge
BLOCK 6 #02-05 to #10-05
BLOCK 12 #01-21 to #10-21

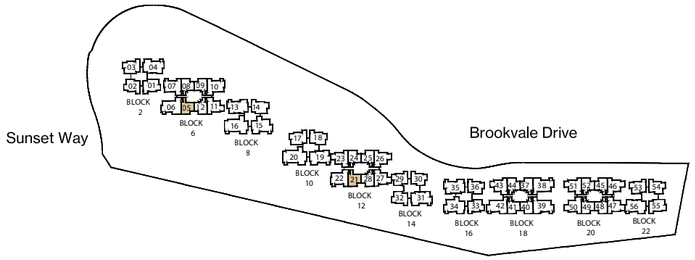


LEGEND

F	FRIDGE
WD	WASHER DRYER COMBO
W	WASHER
D	DRYER
ST	STORE
DB	DISTRIBUTION BOARD
*	MIRRORED UNIT
WN	WINE CHILLER
DW	DISHWASHER

0 1 3 6M

ALL PLANS ARE SUBJECT TO CHANGES BY THE RELEVANT AUTHORITIES.
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KEY PLAN

TYPE B2

[2-BEDROOM + STUDY]

TYPE B2-G
69m² / 743ft²

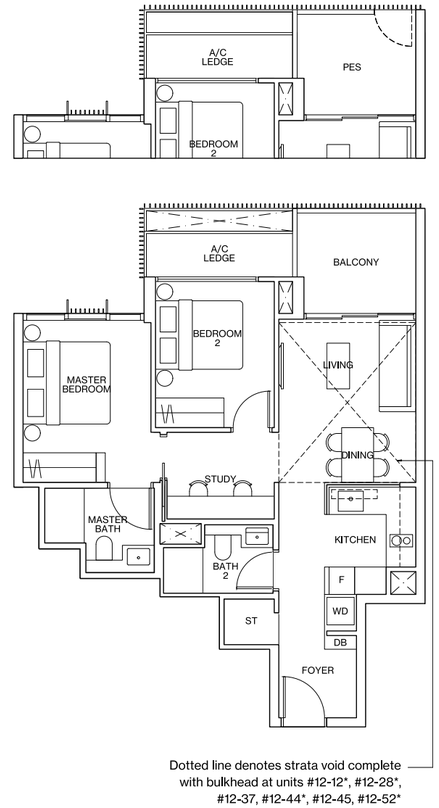
Inclusive of 7m² PES & 3m² AC Ledge
BLOCK 6 #01-12*
BLOCK 18 #01-37, #01-44*
BLOCK 20 #01-45, #01-52*

TYPE B2
69m² / 743ft²

Inclusive of 7m² Balcony & 3m² AC Ledge
BLOCK 6 #02-12* to #11-12*
BLOCK 12 #01-28* to #11-28*
BLOCK 18 #02-37 to #11-37
BLOCK 18 #02-44* to #11-44*
BLOCK 20 #02-45 to #11-45
BLOCK 20 #02-52* to #11-52*

TYPE B2-P
81m² / 872ft²

Inclusive of 12m² Strata Void,
7m² Balcony & 3m² AC Ledge
BLOCK 6 #12-12*
BLOCK 12 #12-28*
BLOCK 18 #12-37, #12-44*
BLOCK 20 #12-45, #12-52*



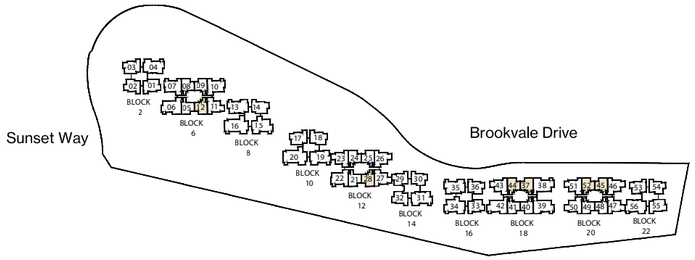
Dotted line denotes strata void complete with bulkhead at units #12-12*, #12-28*, #12-37, #12-44*, #12-45, #12-52*

LEGEND

F	FRIDGE
WD	WASHER DRYER COMBO
W	WASHER
D	DRYER
ST	STORE
DB	DISTRIBUTION BOARD
*	MIRRORED UNIT
WN	WINE CHILLER
DW	DISHWASHER

0 1 3 6M

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KEY PLAN

TYPE B3

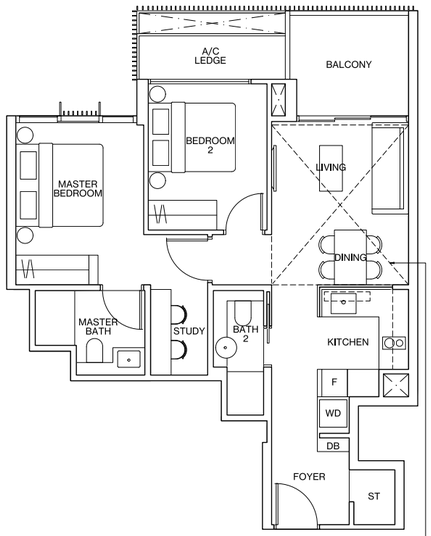
[2-BEDROOM + STUDY]

TYPE B3
70m² / 753ft²

Inclusive of 6m² Balcony & 3m² AC Ledge
BLOCK 6 #02-08* to #11-08*
BLOCK 6 #02-09 to #11-09
BLOCK 12 #02-24* to #11-24*
BLOCK 12 #02-25 to #11-25
BLOCK 18 #02-40* to #11-40*
BLOCK 18 #02-41 to #11-41
BLOCK 20 #02-48* to #11-48*
BLOCK 20 #02-49 to #11-49

TYPE B3-P
82m² / 883ft²

Inclusive of 12m² Strata Void,
6m² Balcony & 3m² AC Ledge
BLOCK 6 #12-08*, #12-09
BLOCK 12 #12-24*, #12-25
BLOCK 18 #12-40*, #12-41
BLOCK 20 #12-48*, #12-49

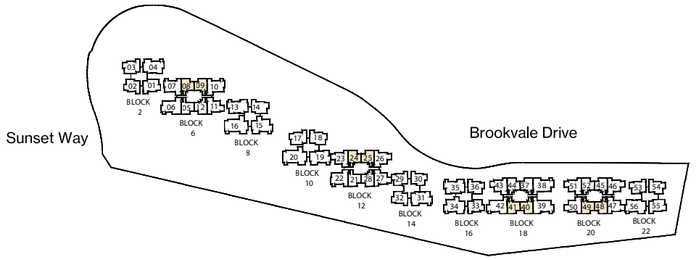


Dotted line denotes strata void complete with bulkhead at units #12-08*, #12-09, #12-24*, #12-25, #12-40*, #12-41, #12-48*, #12-49

LEGEND

F	FRIDGE
WD	WASHER DRYER COMBO
W	WASHER
D	DRYER
ST	STORE
DB	DISTRIBUTION BOARD
*	MIRRORED UNIT
WN	WINE CHILLER
DW	DISHWASHER

0 1 3 6M



KEY PLAN

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TYPE C1

[3-BEDROOM]

TYPE C1-G
80m² / 861ft²

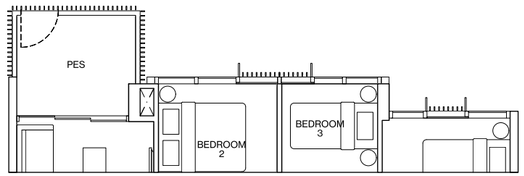
Inclusive of 7m² PES & 5m² AC Ledge
BLOCK 2 #01-02
BLOCK 14 #01-29*, #01-30
BLOCK 16 #01-33*, #01-36
BLOCK 22 #01-53*, #01-54

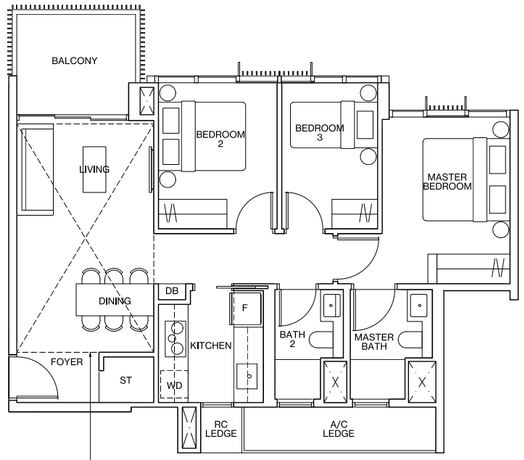
TYPE C1
80m² / 861ft²

Inclusive of 7m² Balcony & 5m² AC Ledge
BLOCK 2 #02-02 to #11-02
BLOCK 14 #02-29* to #11-29*
BLOCK 14 #02-30 to #11-30
BLOCK 14 #01-32 to #11-32
BLOCK 16 #02-33* to #11-33*
BLOCK 16 #02-36 to #11-36
BLOCK 22 #02-53* to #11-53*
BLOCK 22 #02-54 to #11-54

TYPE C1-P
96m² / 1033ft²

Inclusive of 16m² Strata Void,
7m² Balcony & 5m² AC Ledge
BLOCK 2 #12-02
BLOCK 14 #12-29*, #12-30, #12-32
BLOCK 16 #12-33*, #12-36
BLOCK 22 #12-53*, #12-54



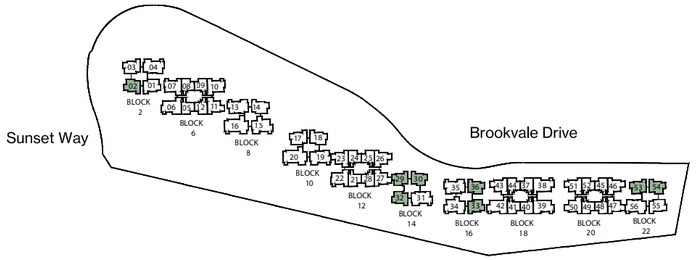


Dotted line denotes strata void complete with bulkhead at units #12-02, #12-29*, #12-30, #12-32, #12-33*, #12-36, #12-53*, #12-54

LEGEND

F	FRIDGE
WD	WASHER DRYER COMBO
W	WASHER
D	DRYER
ST	STORE
DB	DISTRIBUTION BOARD
*	MIRRORED UNIT
WN	WINE CHILLER
DW	DISHWASHER

0 1 3 6M



KEY PLAN

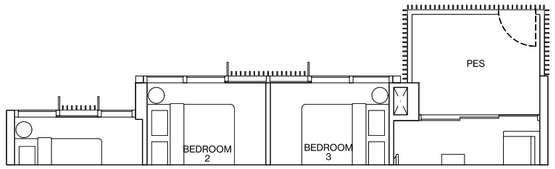
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TYPE C2

[3-BEDROOM DELUXE]

TYPE C2-G
87m² / 936ft²

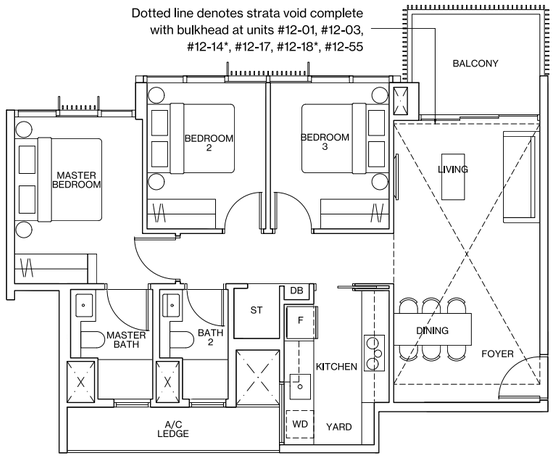
Inclusive of 7m² PES & 5m² AC Ledge
BLOCK 2 #01-01, #01-03
BLOCK 8 #01-14*
BLOCK 10 #01-17, #01-18*
BLOCK 22 #01-55



TYPE C2
87m² / 936ft²

Inclusive of 7m² Balcony & 5m² AC Ledge
BLOCK 2 #02-01 to #11-01
BLOCK 2 #02-03 to #11-03
BLOCK 8 #02-14* to #11-14*
BLOCK 10 #02-17 to #11-17
BLOCK 10 #02-18* to #11-18*
BLOCK 22 #02-55 to #11-55

Dotted line denotes strata void complete with bulkhead at units #12-01, #12-03, #12-14*, #12-17, #12-18*, #12-55



TYPE C2-P
107m² / 1152ft²

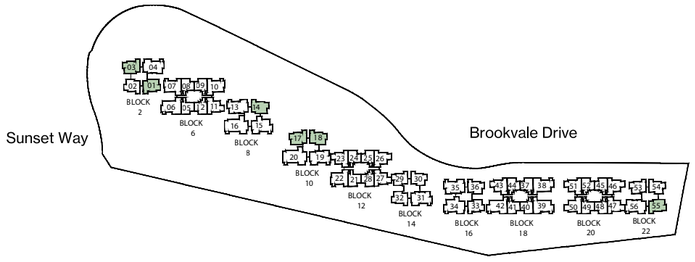
Inclusive of 20m² Strata Void,
7m² Balcony & 5m² AC Ledge
BLOCK 2 #12-01, #12-03
BLOCK 8 #12-14*
BLOCK 10 #12-17, #12-18*
BLOCK 22 #12-55

LEGEND

F	FRIDGE
WD	WASHER DRYER COMBO
W	WASHER
D	DRYER
ST	STORE
DB	DISTRIBUTION BOARD
*	MIRRORED UNIT
WN	WINE CHILLER
DW	DISHWASHER

0 1 3 6M

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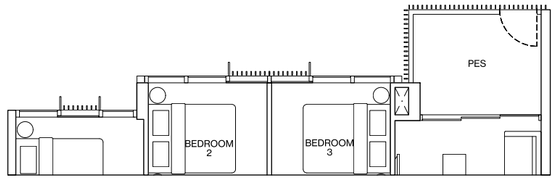
KEY PLAN

TYPE C3

[3-BEDROOM DELUXE]

TYPE C3-G
91m² / 980ft²

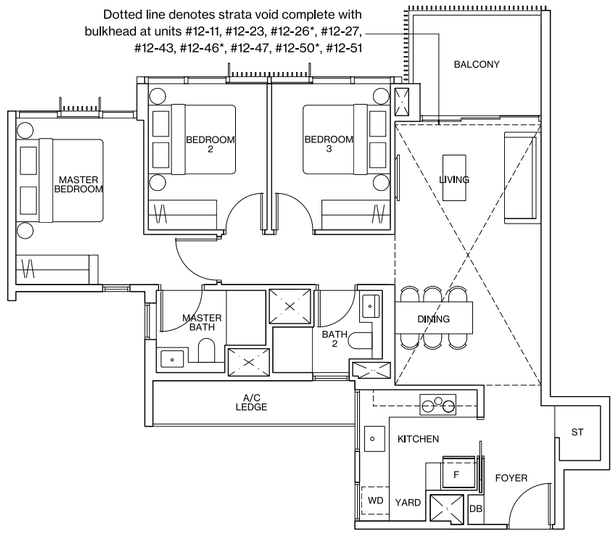
Inclusive of 7m² PES & 5m² AC Ledge
BLOCK 6 #01-11
BLOCK 12 #01-23, #01-26*
BLOCK 18 #01-43
BLOCK 20 #01-46*, #01-47, #01-50*, #01-51



TYPE C3
91m² / 980ft²

Inclusive of 7m² Balcony & 5m² AC Ledge
BLOCK 6 #02-11 to #11-11
BLOCK 12 #02-23 to #11-23
BLOCK 12 #02-26* to 11-26*
BLOCK 12 #01-27 to #11-27
BLOCK 18 #02-43 to #11-43
BLOCK 20 #02-46* to #11-46*
BLOCK 20 #02-47 to #11-47
BLOCK 20 #02-50* to #11-50*
BLOCK 20 #02-51 to #11-51

Dotted line denotes strata void complete with bulkhead at units #12-11, #12-23, #12-26*, #12-27, #12-43, #12-46*, #12-47, #12-50*, #12-51



TYPE C3-P
111m² / 1195ft²

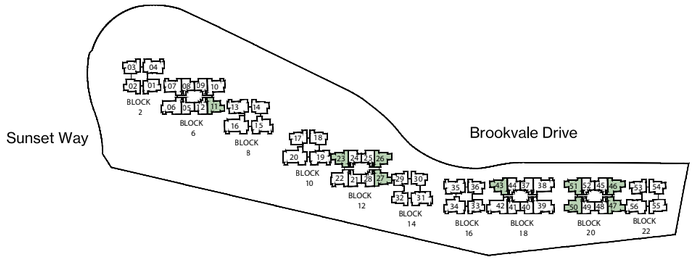
Inclusive of 20m² Strata Void,
7m² Balcony & 5m² AC Ledge
BLOCK 6 #12-11
BLOCK 12 #12-23, #12-26*, #12-27
BLOCK 18 #12-43
BLOCK 20 #12-46*, #12-47, #12-50*, #12-51

LEGEND

F	FRIDGE
WD	WASHER DRYER COMBO
W	WASHER
D	DRYER
ST	STORE
DB	DISTRIBUTION BOARD
*	MIRRORED UNIT
WN	WINE CHILLER
DW	DISHWASHER

0 1 3 6M

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KEY PLAN

TYPE C4

[3-BEDROOM PREMIUM]

TYPE C4-G
103m² / 1109ft²

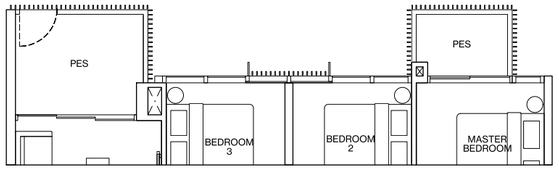
Inclusive of 10m² PES & 6m² AC Ledge
BLOCK 6 #01-07*, #01-10

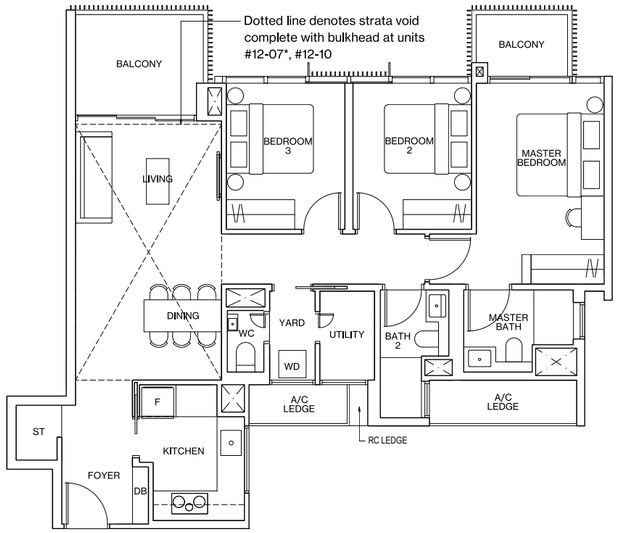
TYPE C4
103m² / 1109ft²

Inclusive of 10m² Balcony & 6m² AC Ledge
BLOCK 6 #02-07* to #11-07*
BLOCK 6 #02-10 to #11-10
BLOCK 12 #01-22 to #10-22

TYPE C4-P
122m² / 1313ft²

Inclusive of 19m² Strata Void,
10m² Balcony & 6m² AC Ledge
BLOCK 6 #12-07*, #12-10

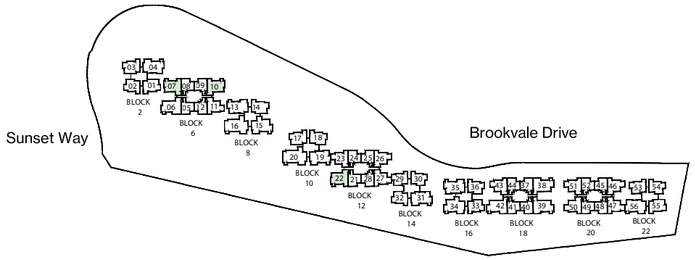




LEGEND

F	FRIDGE
WD	WASHER DRYER COMBO
W	WASHER
D	DRYER
ST	STORE
DB	DISTRIBUTION BOARD
*	MIRRORED UNIT
WN	WINE CHILLER
DW	DISHWASHER

0 1 3 6M



KEY PLAN

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TYPE C5

[3-BEDROOM PREMIUM]

TYPE C5-G
109m² / 1173ft²

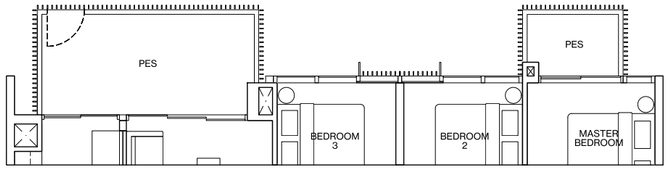
Inclusive of 14m² PES & 6m² AC Ledge
BLOCK 2 #01-04
BLOCK 8 #01-13*
BLOCK 16 #01-35*
BLOCK 22 #01-56

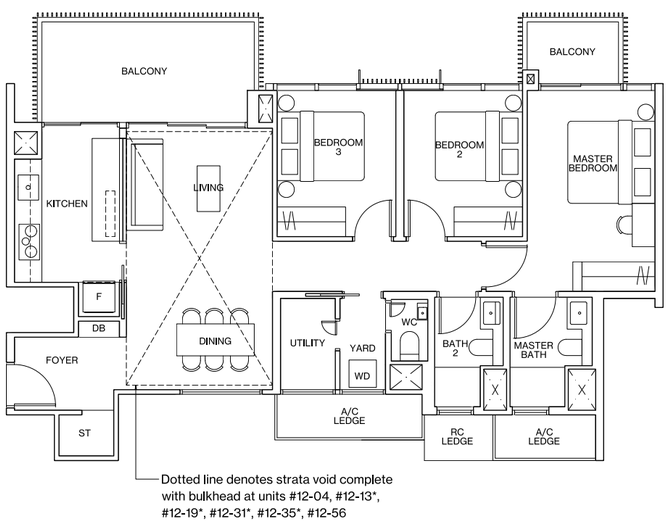
TYPE C5
109m² / 1173ft²

Inclusive of 14m² Balcony & 6m² AC Ledge
BLOCK 2 #02-04 to #11-04
BLOCK 8 #02-13* to #11-13*
BLOCK 10 #01-19* to #11-19*
BLOCK 14 #01-31* to #11-31*
BLOCK 16 #02-35* to 11-35*
BLOCK 22 #02-56 to #11-56

TYPE C5-P
128m² / 1378ft²

Inclusive of 19m² Strata Void,
14m² Balcony & 6m² AC Ledge
BLOCK 2 #12-04
BLOCK 8 #12-13*
BLOCK 10 #12-19*
BLOCK 14 #12-31*
BLOCK 16 #12-35*
BLOCK 22 #12-56

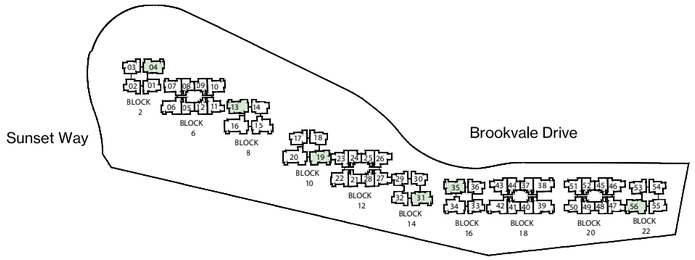




LEGEND

F	FRIDGE
WD	WASHER DRYER COMBO
W	WASHER
D	DRYER
ST	STORE
DB	DISTRIBUTION BOARD
*	MIRRORED UNIT
WN	WINE CHILLER
DW	DISHWASHER

0 1 3 6M



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TYPE C6

[3-BEDROOM PREMIUM]

TYPE C6-G
111m² / 1195ft²

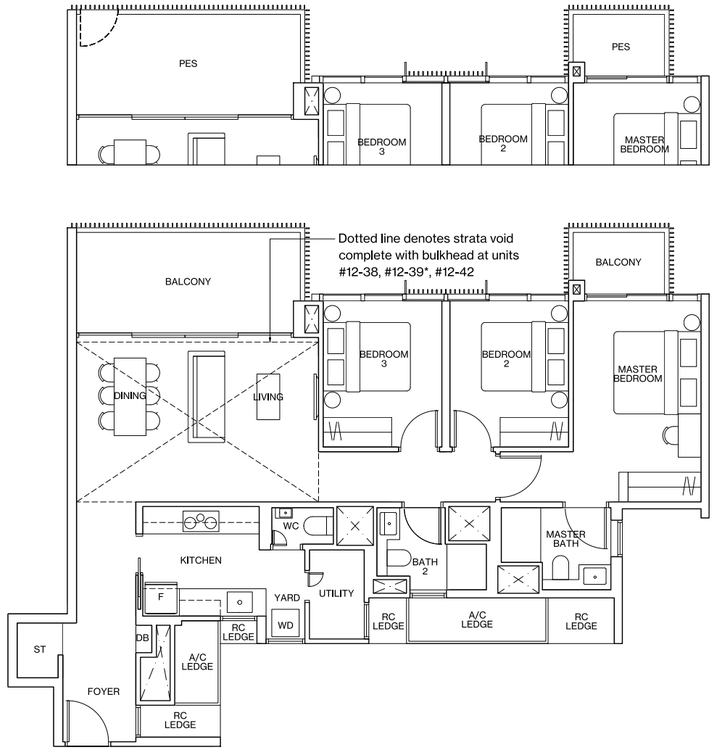
Inclusive of 15m² PES & 5m² AC Ledge
BLOCK 18 #01-38, #01-39*, #01-42

TYPE C6
111m² / 1195ft²

Inclusive of 15m² Balcony & 5m² AC Ledge
BLOCK 18 #02-38 to #11-38
BLOCK 18 #02-39* to #11-39*
BLOCK 18 #02-42 to #11-42

TYPE C6-P
131m² / 1410ft²

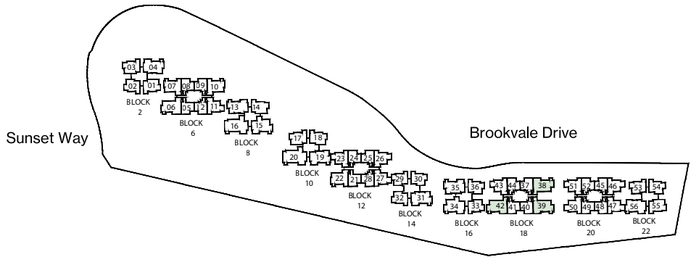
Inclusive of 20m² Strata Void,
15m² Balcony & 5m² AC Ledge
BLOCK 18 #12-38, #12-39*, #12-42



LEGEND

F	FRIDGE
WD	WASHER DRYER COMBO
W	WASHER
D	DRYER
ST	STORE
DB	DISTRIBUTION BOARD
*	MIRRORED UNIT
WN	WINE CHILLER
DW	DISHWASHER

0 1 3 6M



KEY PLAN

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TYPE D1

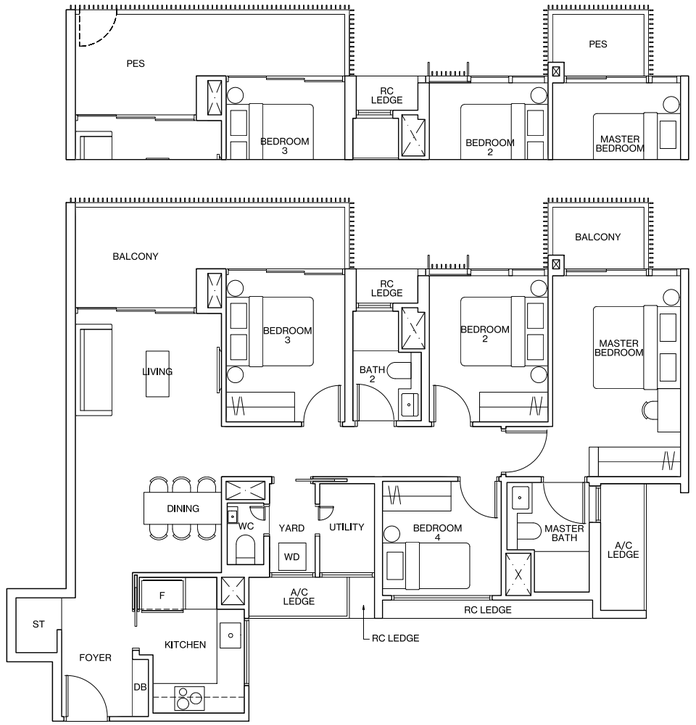
[4-BEDROOM DELUXE]

TYPE D1-G
116m² / 1249ft²

Inclusive of 15m² PES & 5m² AC Ledge
BLOCK 6 #01-06

TYPE D1
116m² / 1249ft²

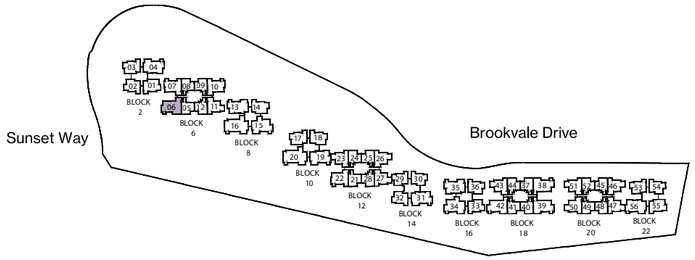
Inclusive of 15m² Balcony & 5m² AC Ledge
BLOCK 6 #02-06 to #10-06



LEGEND

F	FRIDGE
WD	WASHER DRYER COMBO
W	WASHER
D	DRYER
ST	STORE
DB	DISTRIBUTION BOARD
*	MIRRORED UNIT
WN	WINE CHILLER
DW	DISHWASHER

0 1 3 6M



KEY PLAN

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TYPE D2

[4-BEDROOM DELUXE]

TYPE D2-G
117m^2 / 1259ft^2

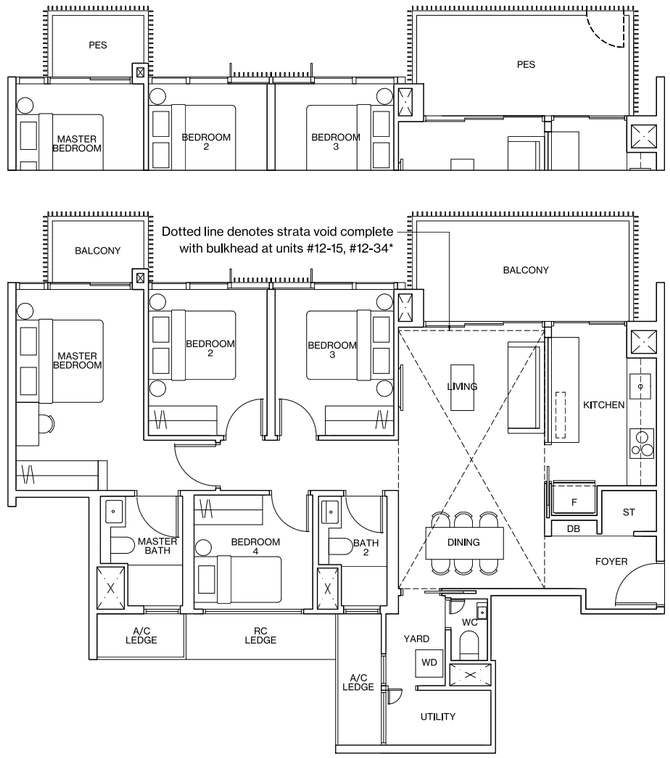
Inclusive of 14m² PES & 5m² AC Ledge
BLOCK 8 #01-15
BLOCK 16 #01-34*

TYPE D2
117m^2 / 1259ft^2

Inclusive of 14m² Balcony & 5m² AC Ledge
BLOCK 8 #02-15 to #11-15
BLOCK 16 #02-34* to #11-34*

TYPE D2-P
136m^2 / 1464ft^2

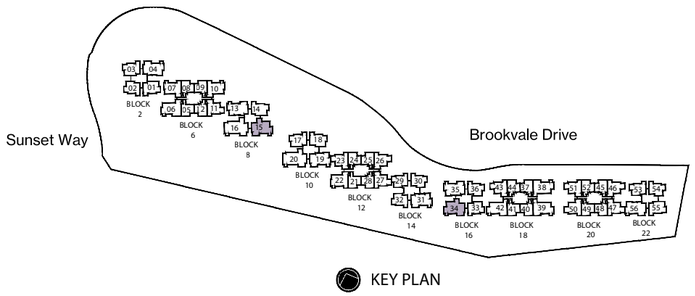
Inclusive of 19m^2 Strata Void,
14m² Balcony & 5m² AC Ledge
BLOCK 8 #12-15
BLOCK 16 #12-34*



LEGEND

F	FRIDGE
WD	WASHER DRYER COMBO
W	WASHER
D	DRYER
ST	STORE
DB	DISTRIBUTION BOARD
*	MIRRORED UNIT
WN	WINE CHILLER
DW	DISHWASHER

0 1 3 6M



KEY PLAN

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TYPE D3

[4-BEDROOM PREMIUM]

TYPE D3-G
137m^2 / 1475ft^2

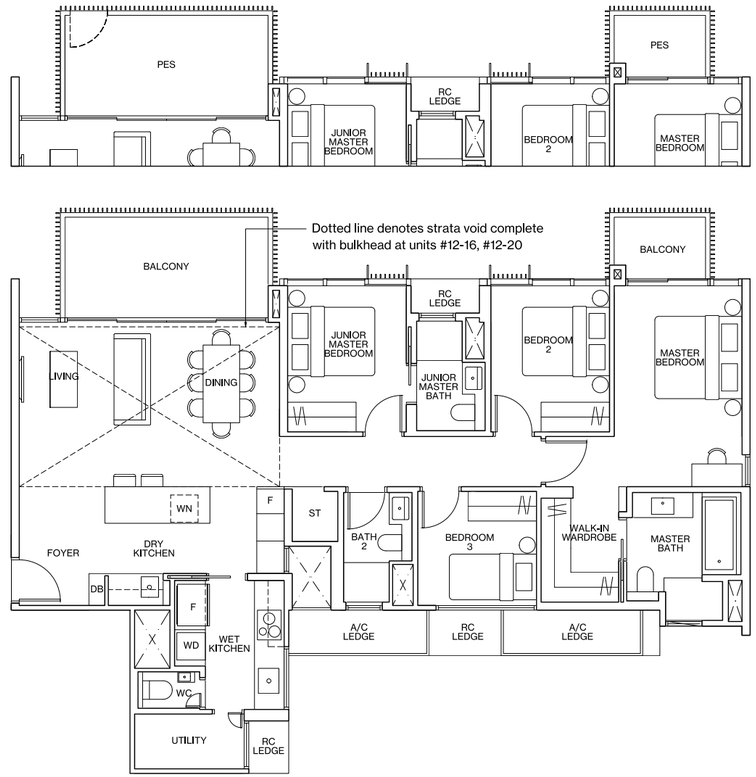
Inclusive of 14m² PES & 6m² AC Ledge
BLOCK 8 #01-16

TYPE D3
137m^2 / 1475ft^2

Inclusive of 14m² Balcony & 6m² AC Ledge
BLOCK 8 #02-16 to #11-16
BLOCK 10 #01-20 to #11-20

TYPE D3-P
159m^2 / 1711ft^2

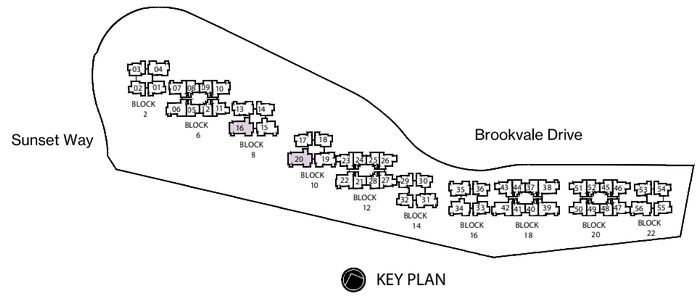
Inclusive of 22m^2 Strata Void,
14m² Balcony & 6m² AC Ledge
BLOCK 8 #12-16
BLOCK 10 #12-20



LEGEND

F	FRIDGE
WD	WASHER DRYER COMBO
W	WASHER
D	DRYER
ST	STORE
DB	DISTRIBUTION BOARD
*	MIRRORED UNIT
WN	WINE CHILLER
DW	DISHWASHER

0 1 3 6M

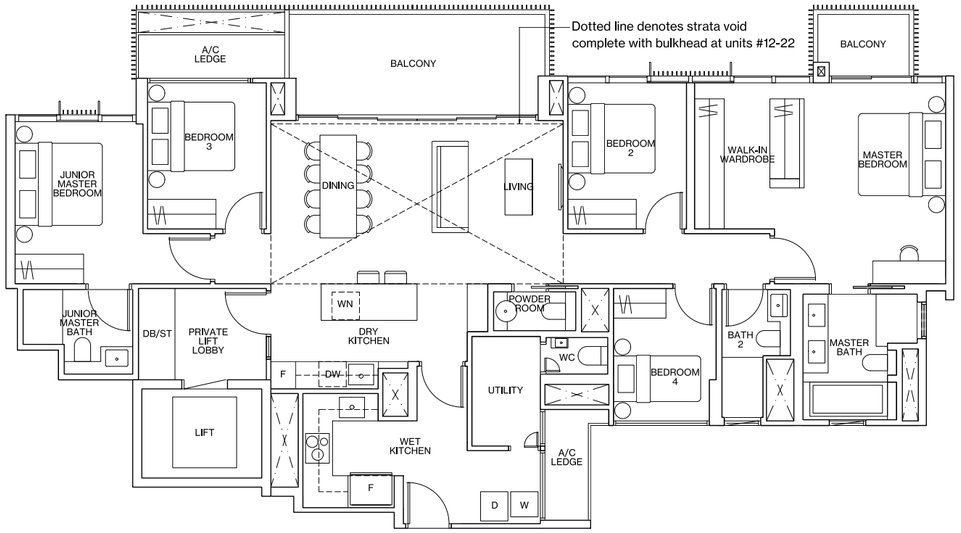


KEY PLAN

ALL PLANS ARE SUBJECT TO CHANGES BY THE RELEVANT AUTHORITIES.
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INFORMATION ACCURATE AT POINT OF PRINTING.
BP NO.: A1720-00005-2018-BP01 DATED 11 SEPTEMBER 2020.

TYPE E1

[5-BEDROOM PREMIUM]



TYPE E1

169m² / 1819ft²

Inclusive of 6m² Private Lift Lobby,
17m² Balcony & 7m² AC Ledge
BLOCK 12 #11-22

TYPE E1-P

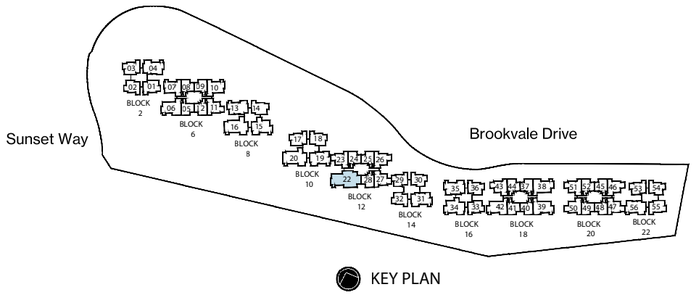
193m² / 2077ft²

Inclusive of 24m² Strata Void,
6m² Private Lift Lobby,
17m² Balcony & 7m² AC Ledge
BLOCK 12 #12-22

LEGEND

F	FRIDGE
WD	WASHER DRYER COMBO
W	WASHER
D	DRYER
ST	STORE
DB	DISTRIBUTION BOARD
*	MIRRORED UNIT
WN	WINE CHILLER
DW	DISHWASHER

0 1 3 6M

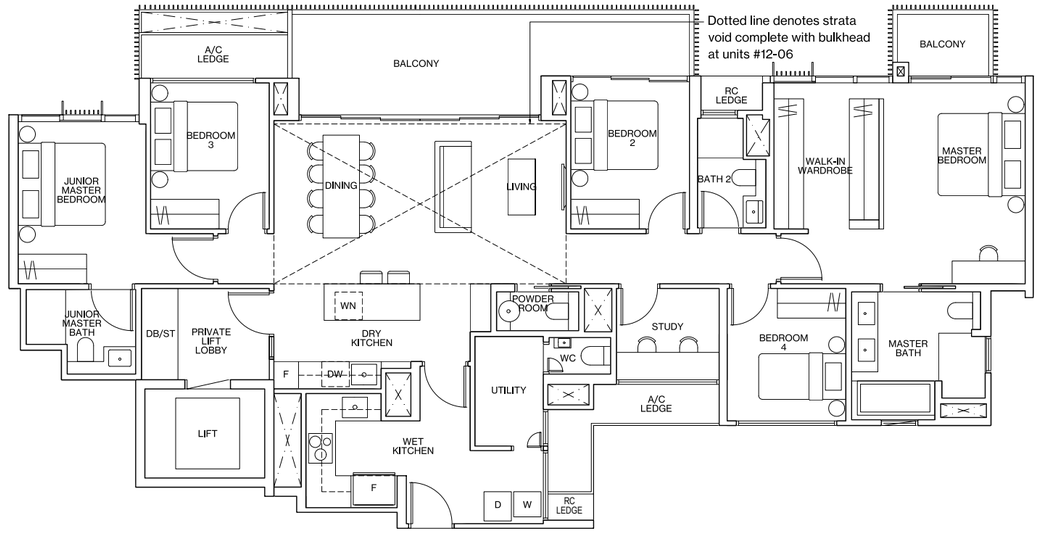


KEY PLAN

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TYPE E2

[5-BEDROOM PREMIUM]



TYPE E2

184m² / 1981ft²

Inclusive of 6m² Private Lift Lobby,
21m² Balcony & 9m² AC Ledge
BLOCK 6 #11-06

TYPE E2-P

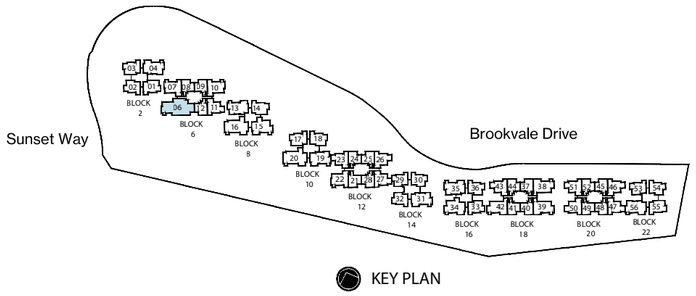
208m² / 2239ft²

Inclusive of 24m² Strata Void,
6m² Private Lift Lobby,
21m² Balcony & 9m² AC Ledge
BLOCK 6 #12-06

LEGEND

F	FRIDGE
WD	WASHER DRYER COMBO
W	WASHER
D	DRYER
ST	STORE
DB	DISTRIBUTION BOARD
*	MIRRORED UNIT
WN	WINE CHILLER
DW	DISHWASHER

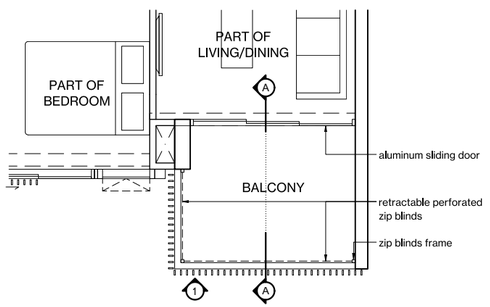
0 1 3 6M



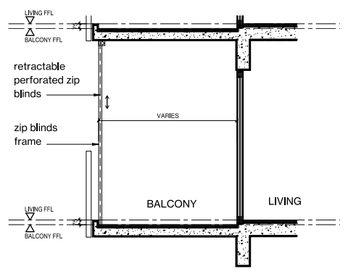
KEY PLAN

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APPROVED BALCONY SCREEN



TYPICAL RETRACTABLE BALCONY SCREEN - PLAN



TYPICAL BALCONY SCREEN SECTION

TYPICAL RETRACTABLE BALCONY SCREEN - ELEVATION
(FULLY DRAWN)

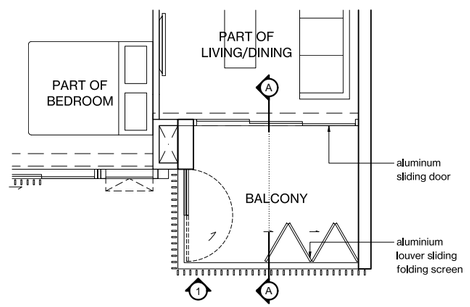
TYPICAL RETRACTABLE BALCONY SCREEN - ELEVATION
(FULLY RETRACTED)

NOTES:

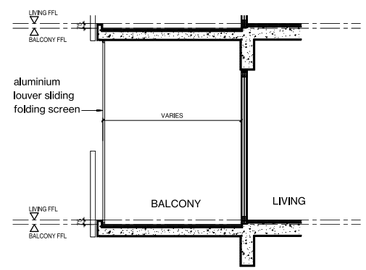
1. Zip blind is not provided for this development (unless otherwise stated).
2. The balcony shall not be enclosed unless the screen is approved by the relevant authorities.
3. Final selection of material, colour and detailing of the screen is subject to MCST approval.
4. Approval from MCST is required before installation.
5. Owner to engage the developer's appointed contractor and/or their own contractor to install the screen.
6. All installation fees to be borne by the owner.
7. Measurements are approximate only and subject to final survey.



APPROVED BALCONY SCREEN



TYPICAL RETRACTABLE BALCONY SCREEN - PLAN



TYPICAL BALCONY SCREEN SECTION

TYPICAL RETRACTABLE BALCONY SCREEN - ELEVATION
(FULLY DRAWN)

TYPICAL RETRACTABLE BALCONY SCREEN - ELEVATION
(FULLY RETRACTED)

NOTES:

1. Aluminium louver sliding folding screen is not provided for this development (unless otherwise stated).
2. The balcony shall not be enclosed unless the screen is approved by the relevant authorities.
3. Final selection of material, colour and detailing of the screen is subject to MCST approval.
4. Approval from MCST is required before installation.
5. Owner to engage the developer's appointed contractor and/or their own contractor to install the screen.
6. All installation fees to be borne by the owner.
7. Measurements are approximate only and subject to final survey.



HOI HUP SUNWAY

HOI HUP REALTY AND SUNWAY DEVELOPMENTS JOINT VENTURE



SOPHIA HILLS

Gold Winner at FIABCI World Prix d'Excellence Awards 2020

With years of partnership between the two reputable companies in the property development industry, Hoi Hup Realty Pte Ltd and Sunway Developments Pte Ltd have several successful collaborations. These include Royal Square @ Novena, The Miltonia Residences and Sea Esta. Their latest project Sophia Hills has been honoured with Gold at the FIABCI World Prix d'Excellence Awards 2020 (Mid-rise Residential), EdgeProp Singapore Excellence Awards 2020 for Top Development (Residential, Central, Completed), and FIABCI-Singapore Property Awards 2019 (Mid-rise Residential and Heritage).

The conglomerate has also been awarded the BCA Greenmark Award (Platinum) 2014 for Royal Square @ Novena, BCA Construction Productivity Award (Gold) 2013 for The Peak @ Toa Payoh and BCA Construction Productivity Award (Gold) 2012 for City View @ Boon Keng.

HOI HUP REALTY

Hoi Hup Realty Pte Ltd is a premier niche property developer in Singapore. Hoi Hup is dedicated to creating living spaces of the highest quality, comfort, functionality and style. It has been recognised with numerous accolades, including the BCI Asia Top Ten Developers Award from 2017 to 2019, and the BCA Quality Excellence Award – Quality Champion (Platinum) in 2018 and 2019.

Current projects include The Whitley Residences, Rivercove Residences and Parc Canberra.

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SUNWAY DEVELOPMENTS

As the property division of Sunway Group, Sunway Property is part of a leading property-construction group that is listed on Bursa Securities, Malaysia. It has vast experience in managing and developing innovative and quality residential and non-residential properties, which include retail, leisure, healthcare, hospitality and commercial assets.

To date it has an enviable portfolio with properties in Malaysia and abroad, including China, India, Cambodia, Vietnam and Singapore.

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HOI HUP REALTY SUNWAY®

Developer: Hoi Hup Sunway Clementi Pte Ltd (ROC: 201806025K) • Developer Licence No.: C1383 • Tenure of Land: 999 years from 23 March 1885 • Lot No.: 4267K, 4268N, 4269X, 4270K, 4271N and 4127P-PT (now, Lots 9323A and 9324K) • Mukim No.: 05 (Clementi Planning Area) • Notice of Vacant Possession: 26 April 2026 • Notice of Completion: 26 April 2029 • BP Approval No.: A1720-00005-2018-BP01 dated 11 September 2020 • Encumbrances on the Land: Mortgage in favour of OCBC Bank

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