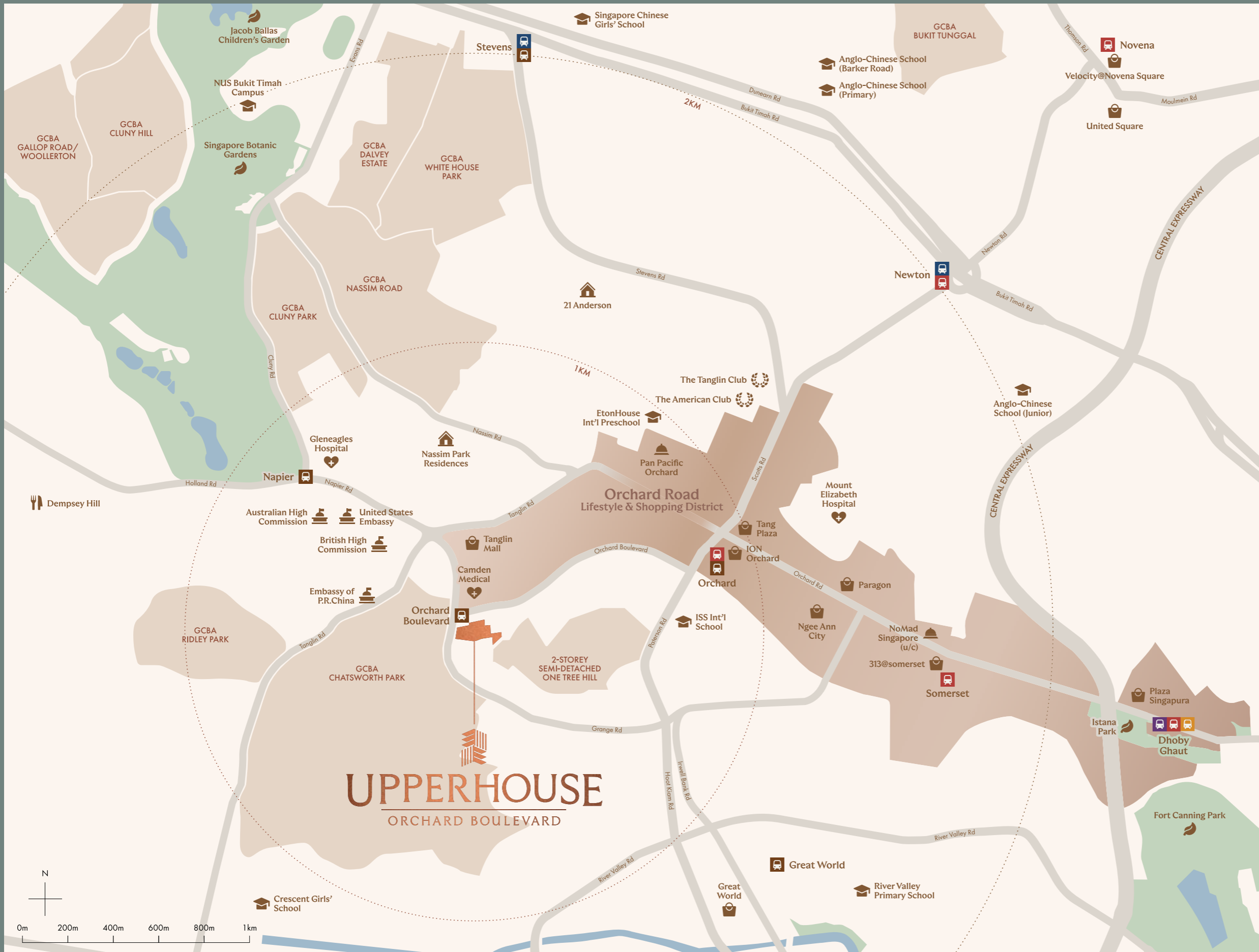




UPPERHOUSE







ORCHARD BOULEVARD



CONNECTIVITY

Orchard Boulevard MRT  1-min walk

LIFESTYLE

- Tanglin Mall  3-min walk
- Ngee Ann City  4-min drive
- Great World  4-min drive
- ION Orchard  5-min drive
- Tang Plaza  6-min drive
- The Paragon  6-min drive
- 313@somerset  6-min drive
- Dempsey Hill  6-min drive
- Plaza Singapura  8-min drive
- United Square  9-min drive
- Velocity@Novena Square  10-min drive

RECREATION

- Singapore Botanic Gardens  10-min walk
- The American Club  6-min drive
- The Tanglin Club  6-min drive
- Istana Park  8-min drive
- Fort Canning Park  8-min drive
- Jacob Ballas Children's Garden  10-min drive

SCHOOL

- Crescent Girls' School  5-min drive
- River Valley Primary School  6-min drive
- Singapore Chinese Girls' School  8-min drive
- NUS Bukit Timah Campus  9-min drive
- Anglo-Chinese School (Barker Road)  9-min drive
- Anglo-Chinese School (Primary)  11-min drive
- Anglo-Chinese School (Junior)  11-min drive

Map is not drawn to scale.
All distances and travelling times are approximates only.

YOUR HOME GROUND

BASEMENT 1

- 1 Drop Off (Arrival Courtyard)
- 2 Residents' Lounge
- 3 Water Feature
- 4 Plaza Planting

LEVEL 1

- 5 Function Room
- 6 Spa Bed
- 7 Bubble Pool
- 8 Play Area
- 9 Garden Lounge
- 10 The Gym
- 11 50m Lap Pool (Infinity Pool)
- 12 Poolside Deck
- 13 Family Deck
- 14 Serenity Lawn
- 15 Leisure Pool
- 16 Gourmet Pavilion
- 17 Floating Veranda
- 18 Play Pool
- 19 Grand Lobby
- 20 Reflection Brook

THE BOTANICAL VILLA (LEVEL 1)

- 21 Villa Bridge
- 22 Hydropool
- 23 Indoor Spa Pool
- 24 Garden Pavilion
- 25 Garden Rain Shower
- 26 Relaxation Deck
- 27 The Spa Sanctuary
- 28 Changing Room

OTHER FACILITIES | BASEMENT 3 (UPPER)

- A Transformer Room
- B Bin Centre

BASEMENT 2

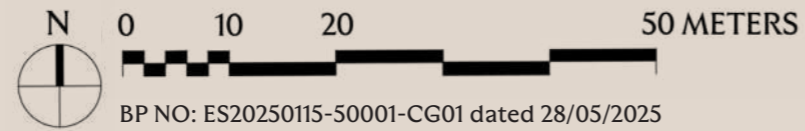
- C Bicycle Parking
- D Side Gate(s)

BASEMENT 1

- E Entrance
- F Guardhouse
- G Management Office
- H Bicycle Parking
- I Side Gate(s)
- J Genset

LEVEL 1

- K Ventilation Shaft
- Water Tank (Roof)



Artist's Impression



YOUR CHOICE UNITS

22 ORCHARD BOULEVARD, SINGAPORE 249628

UNIT FLOOR	01	02	03	04	05	06	07	08	09
R									
35	DP2	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
34	DP1	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
33	DP2	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
32	DP1	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
31	DP2	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
30	DP1	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
29	DP2	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
28	DP1	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
27	DP2	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
26	DP1	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
25	DP2	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
24	DP1	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
23	DP2	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
22	DP1	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
21	DP2	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
20	DP1	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
19	DP2	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
18	DP1	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
17	DP2	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
16	DP1	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
15	DP2	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
14	DP1	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
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09	DP2	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
08	DP1	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
07	DP2	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
06	DP1	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
05	DP2	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
04		AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
03		AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
02			AS1	BP1	BPS1	CP1	BP1	BP2	
01	FACILITIES AND LANDSCAPE								
B1	DROP-OFF / CARPARK								
B2	CARPARK / RETAIL								
B3	CARPARK								

1-BEDROOM + STUDY

2-BEDROOM PREMIUM

2-BEDROOM PREMIUM + STUDY

3-BEDROOM PREMIUM

4-BEDROOM SUITE
(With Private Lift & Carpark Lot)

Type AS1 | 44 sqm (474 sqft)

Type BP1 | 65 sqm (700 sqft)
Type BP2 | 65 sqm (700 sqft)

Type BPS1 | 71 sqm (764 sqft)
Type BPS2 | 71 sqm (764 sqft)

Type CP1 | 94 sqm (1012 sqft)

Type DP1 | 191 sqm (2056 sqft)
Type DP2 | 191 sqm (2056 sqft)

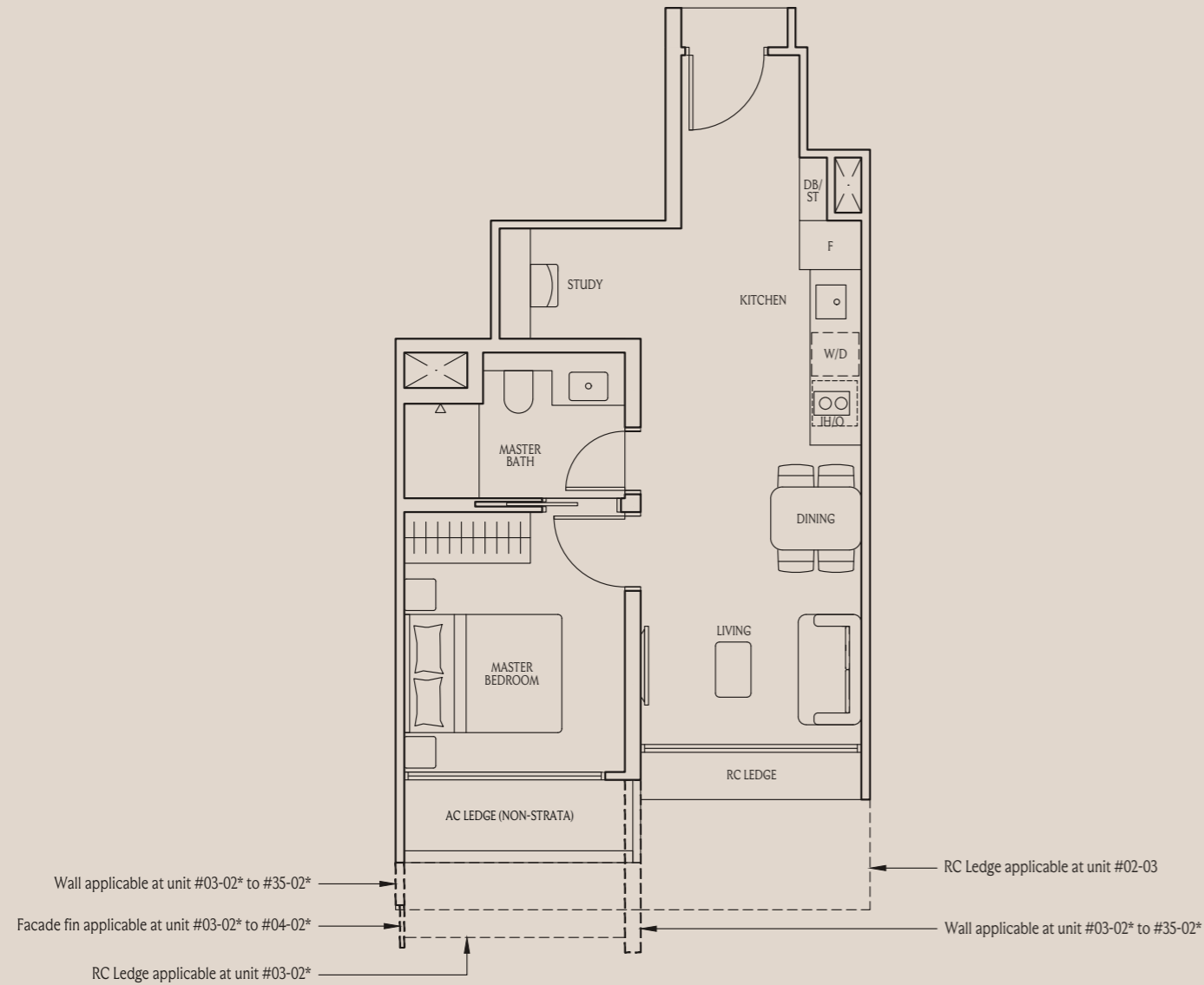
UPPERHOUSE

SIGNATURE

1-BEDROOM + STUDY

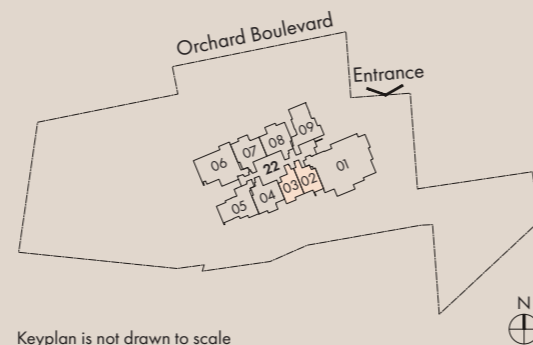
Type AS1
44 sqm (474 sqft)

#02-03 to #35-03
#03-02* to #35-02*



*Mirrored Unit

Area includes balcony or accessory lot (if applicable). All AC ledges, RC ledges (non-load bearing) and Private Lift Shaft are excluded from strata area. The plans are subject to change as may be approved by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen.

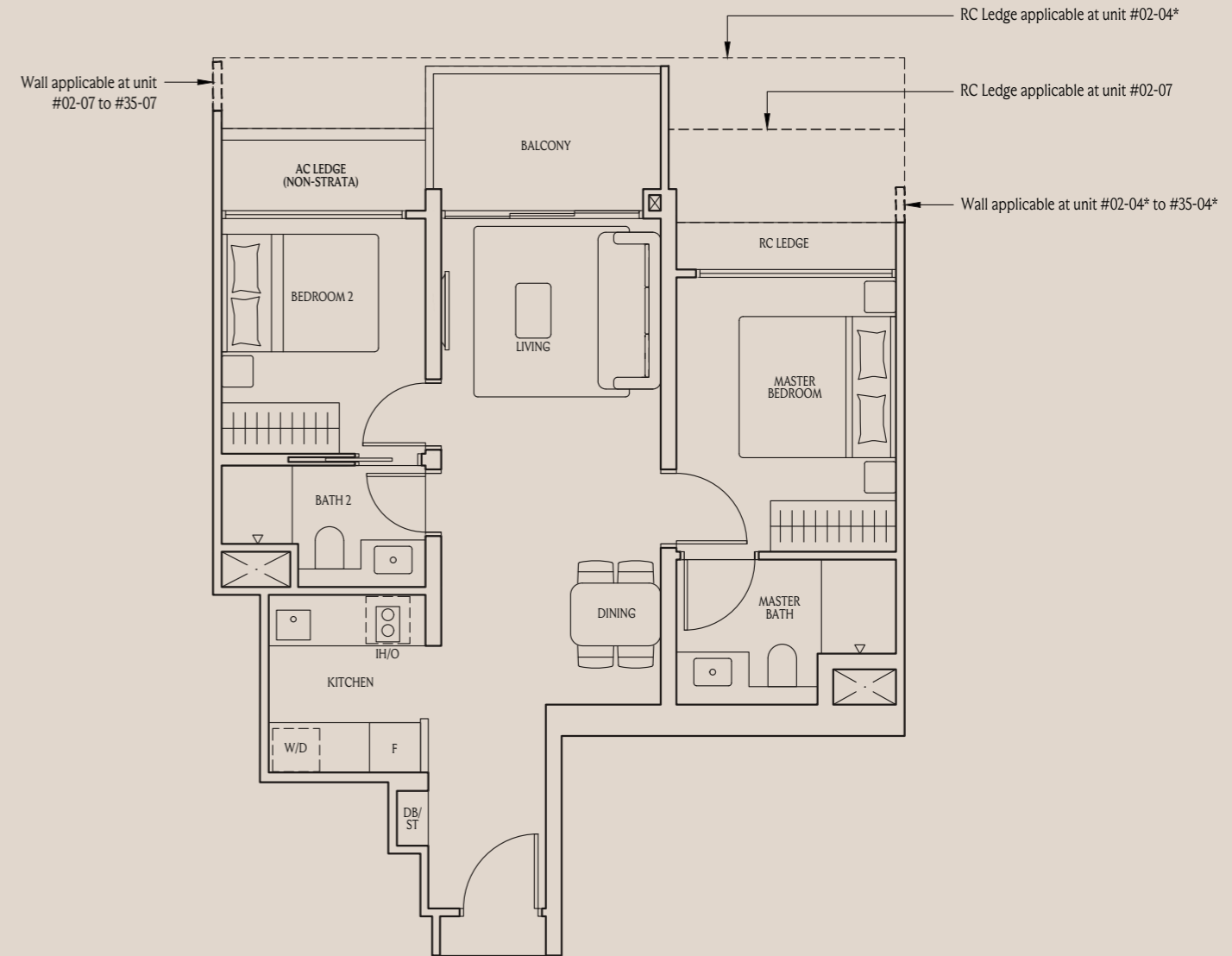


Keyplan is not drawn to scale

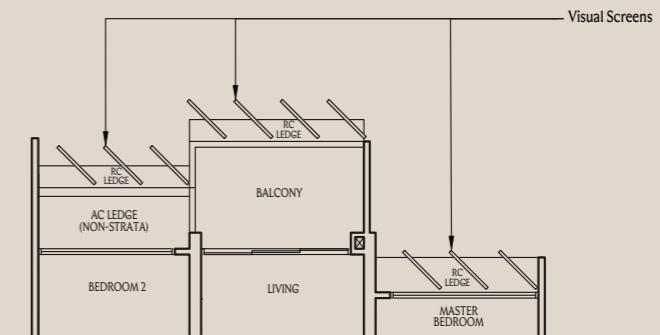
2-BEDROOM PREMIUM

Type BP1
65 sqm (700 sqft)

#02-07 to #35-07
#02-04* to #35-04*

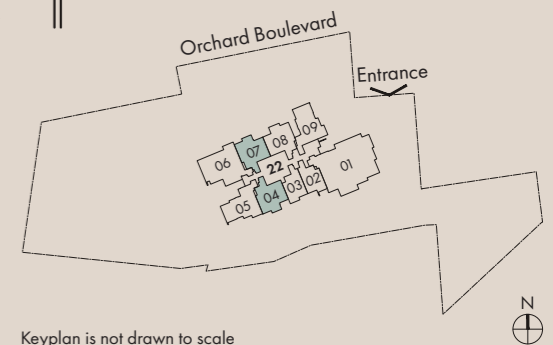


Only Applicable To
#28-07 To #35-07
(Not To Scale)



*Mirrored Unit

Area includes balcony or accessory lot (if applicable). All AC ledges, RC ledges (non-load bearing) and Private Lift Shaft are excluded from strata area. The plans are subject to change as may be approved by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen.

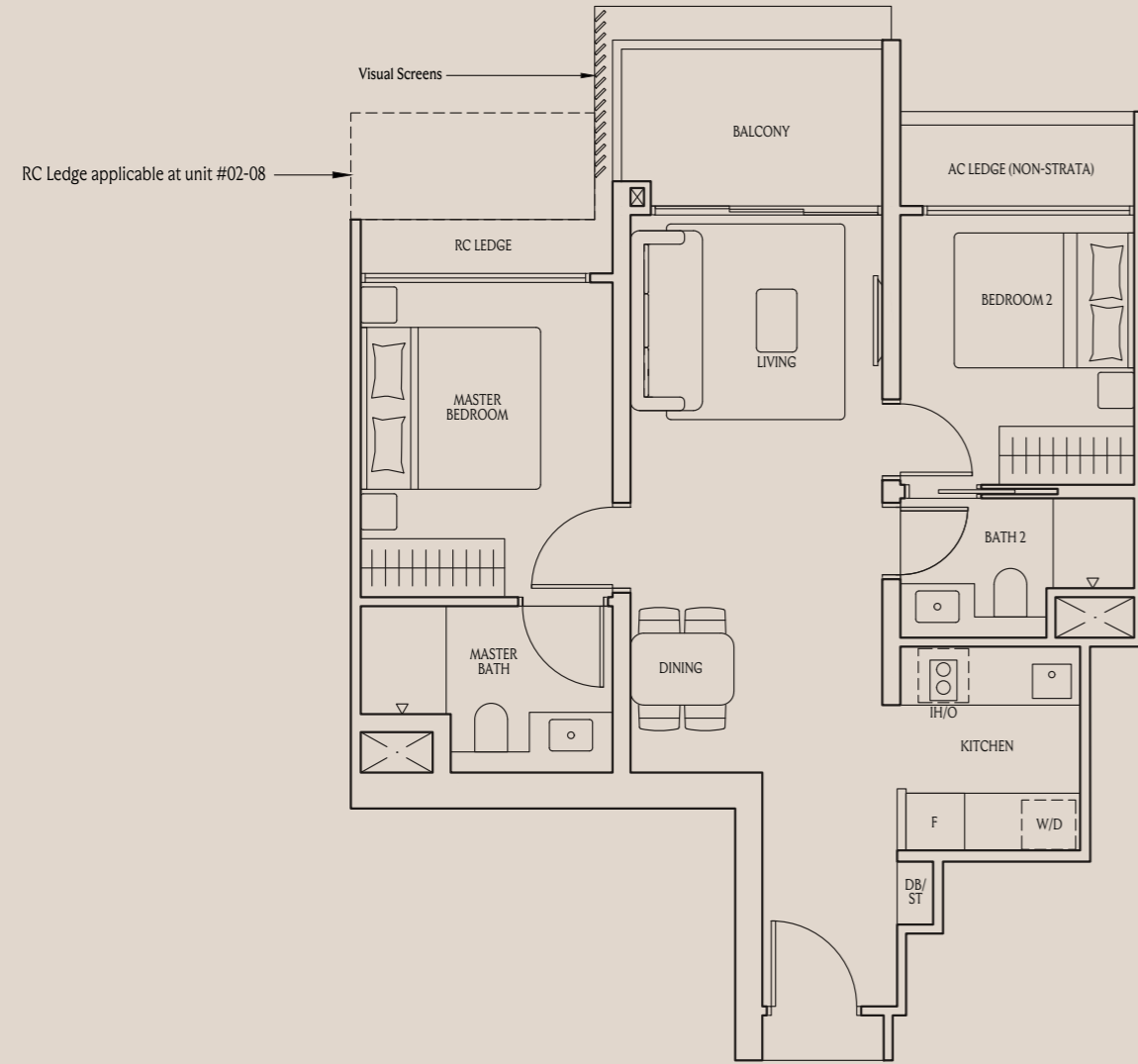


Keyplan is not drawn to scale

2-BEDROOM PREMIUM

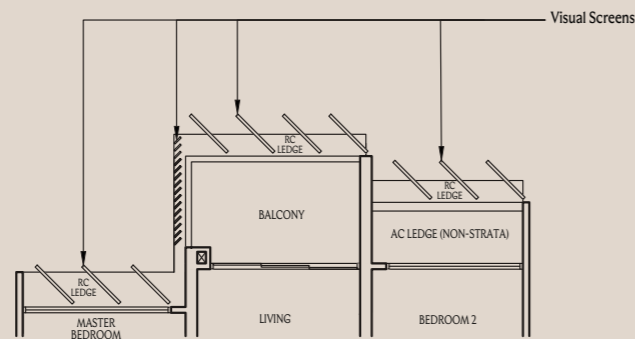
Type BP2
65 sqm (700 sqft)

#02-08 to #35-08



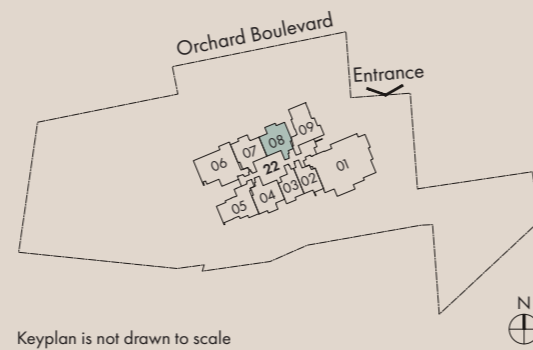
Only Applicable To
#28-08 to #35-08

(Not To Scale)



*Mirrored Unit

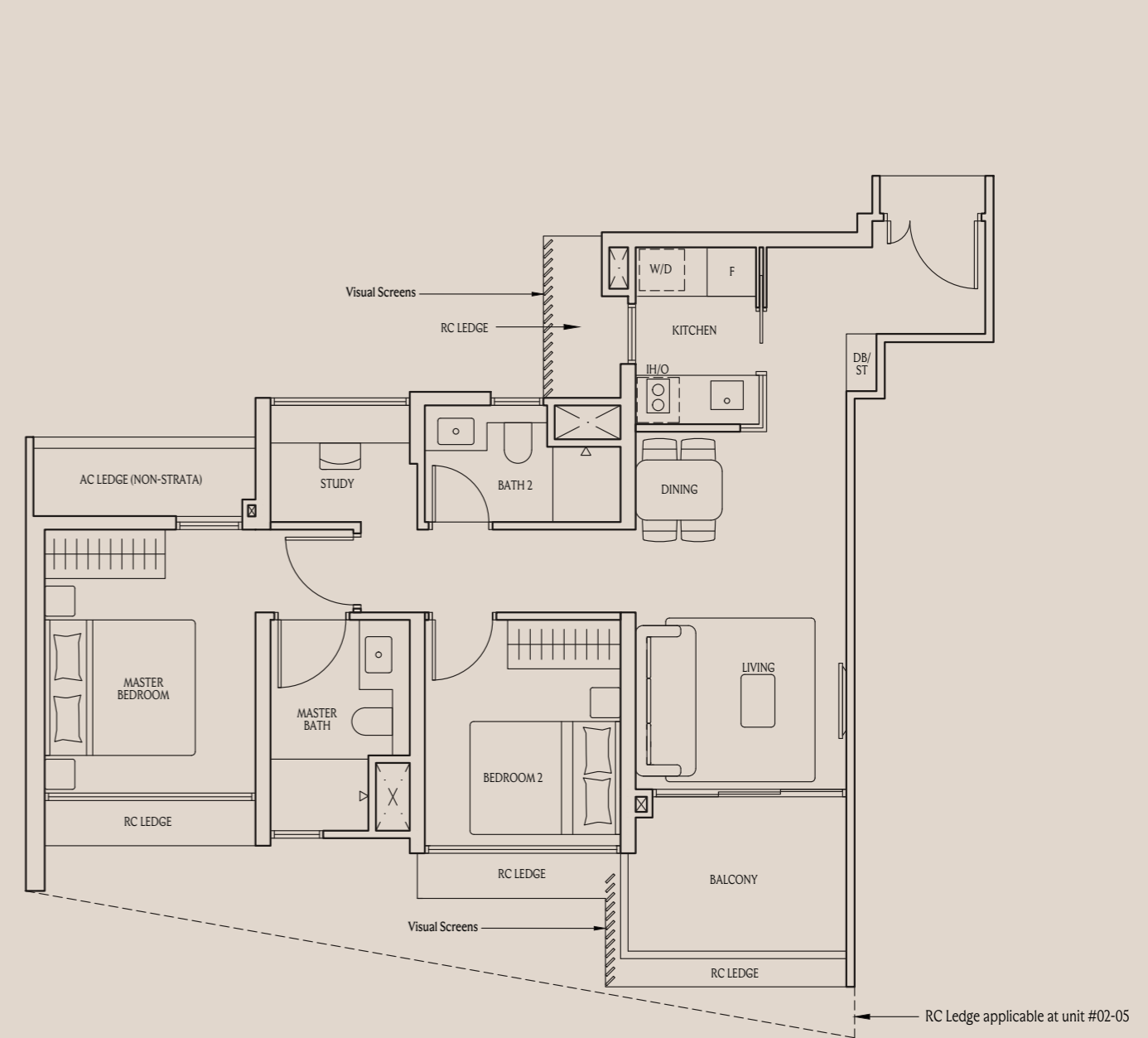
Area includes balcony or accessory lot (if applicable). All AC ledges, RC ledges (non-load bearing) and Private Lift Shaft are excluded from strata area. The plans are subject to change as may be approved by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen.



2-BEDROOM PREMIUM + STUDY

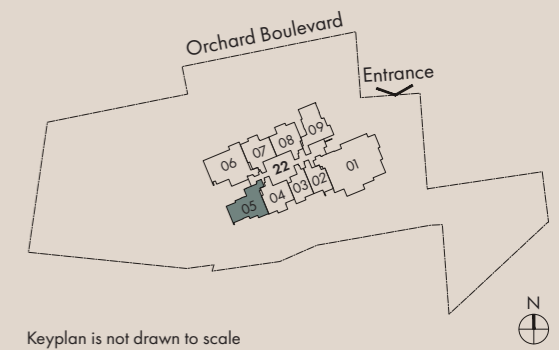
Type BPS1
71 sqm (764 sqft)

#02-05 to #35-05



*Mirrored Unit

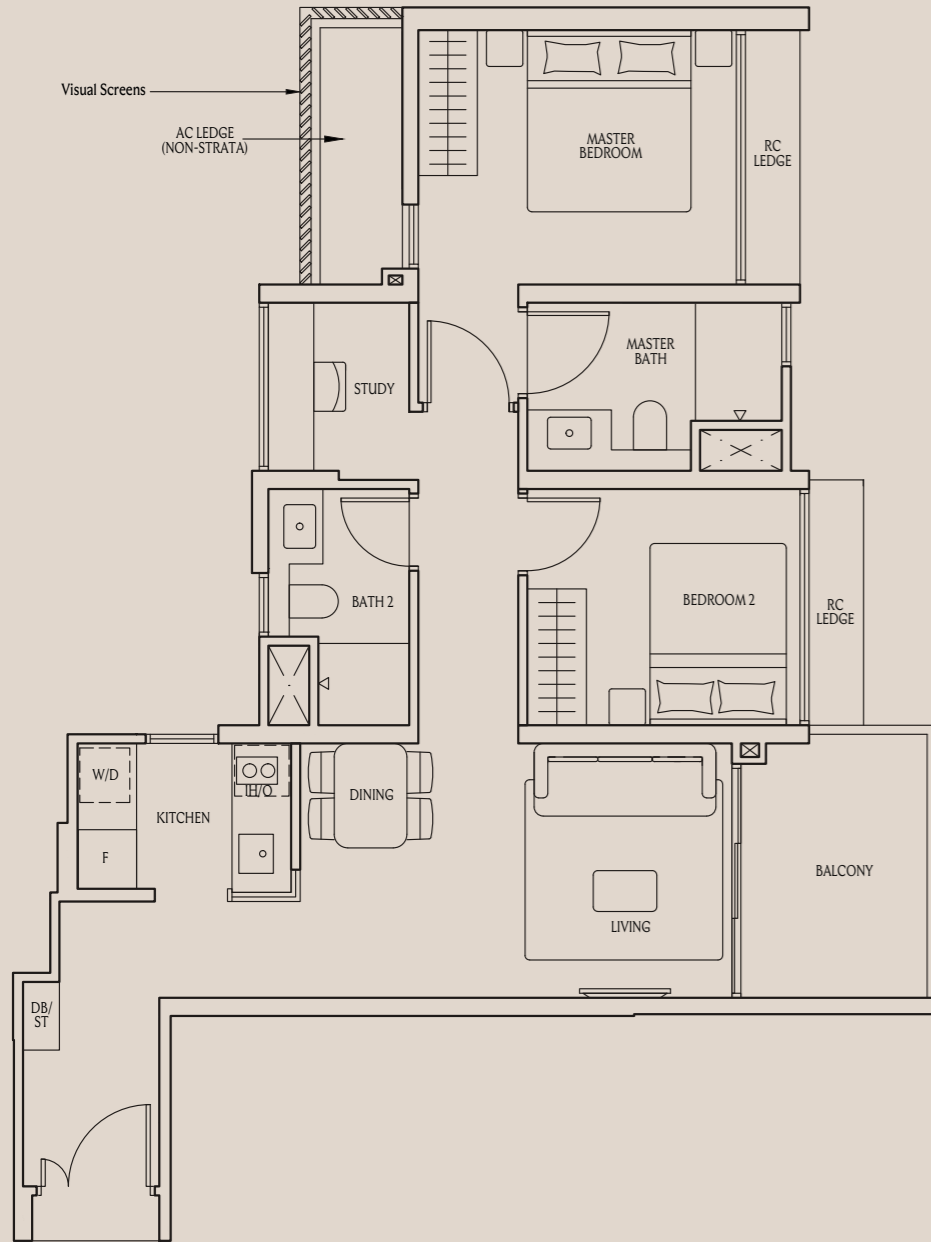
Area includes balcony or accessory lot (if applicable). All AC ledges, RC ledges (non-load bearing) and Private Lift Shaft are excluded from strata area. The plans are subject to change as may be approved by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen.



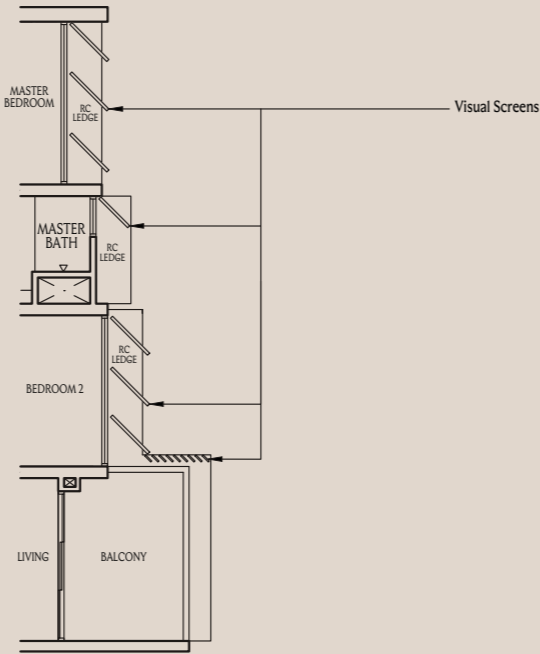
2-BEDROOM PREMIUM + STUDY

Type BPS2
71 sqm (764 sqft)

#03-09 to #35-09

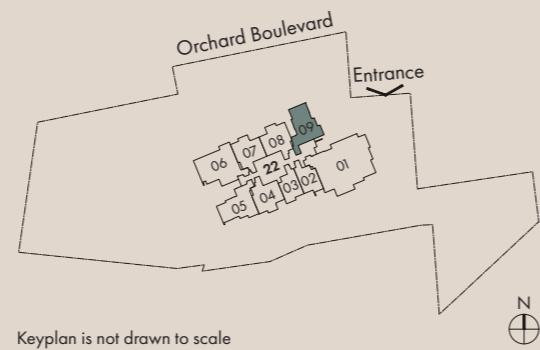


Only Applicable To
#28-09 to #35-09
(Not To Scale)



*Mirrored Unit

Area includes balcony or accessory lot (if applicable). All AC ledges, RC ledges (non-load bearing) and Private Lift Shaft are excluded from strata area. The plans are subject to change as may be approved by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen.

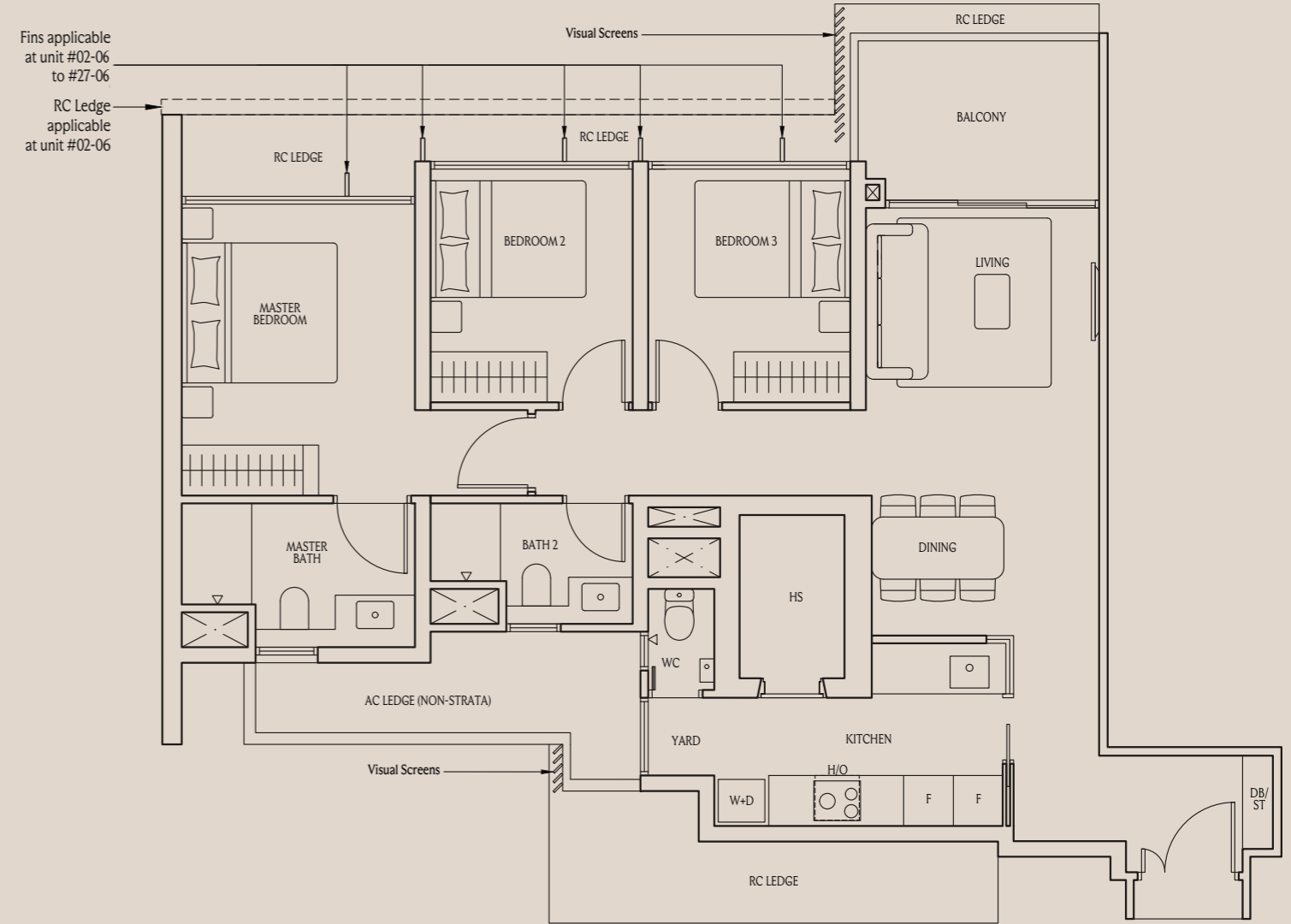


Keyplan is not drawn to scale

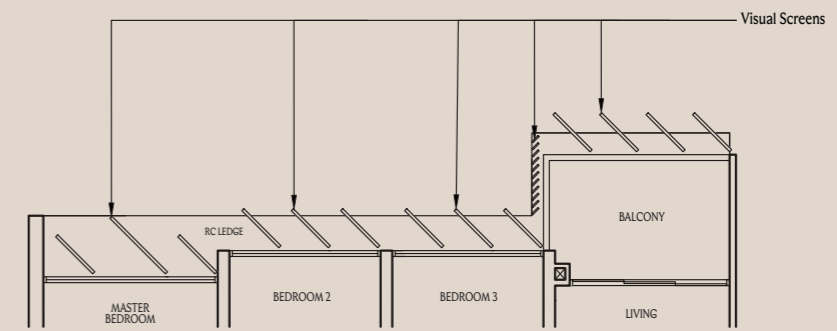
3-BEDROOM PREMIUM

Type CP1
94 sqm (1012 sqft)

#02-06 to #35-06

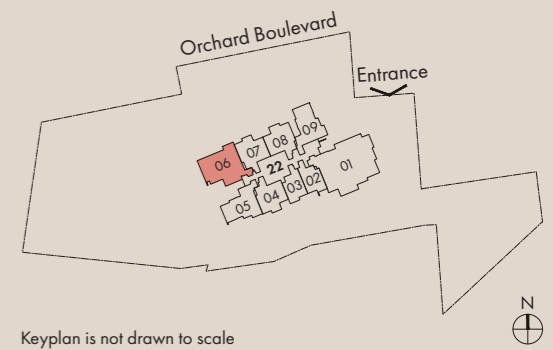


Only Applicable To
#28-06 to #35-06
(Not To Scale)



*Mirrored Unit

Area includes balcony or accessory lot (if applicable). All AC ledges, RC ledges (non-load bearing) and Private Lift Shaft are excluded from strata area. The plans are subject to change as may be approved by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen.



Keyplan is not drawn to scale

UPPERHOUSE

BESPOKE

4-BEDROOM SUITE

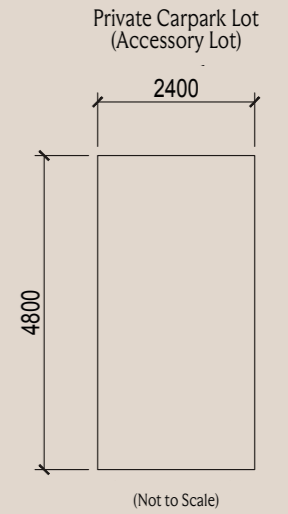
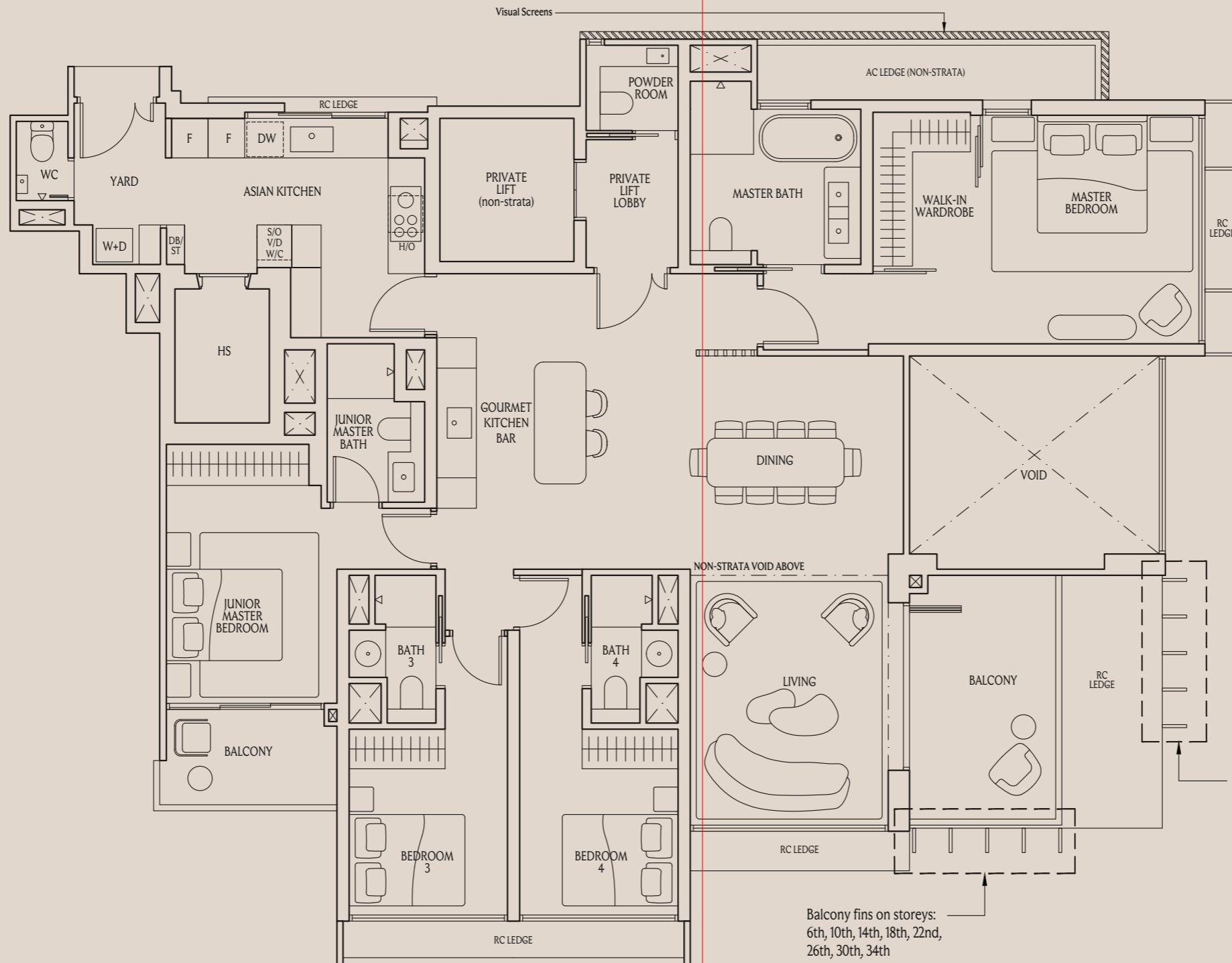
(With Private Lift & Carpark Lot)

Type DP1

191 sqm (2056 sqft)

#06-01 to #34-01

(Only Applicable At Even Storeys)



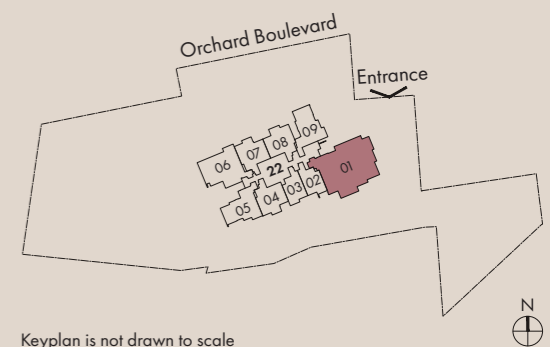
Balcony fins on storeys:
8th, 12th, 16th, 20th, 24th,
28th, 32nd

Balcony fins on storeys:
6th, 10th, 14th, 18th, 22nd,
26th, 30th, 34th



*Mirrored Unit

Area includes balcony or accessory lot (if applicable). All AC ledges, RC ledges (non-load bearing) and Private Lift Shaft are excluded from strata area. The plans are subject to change as may be approved by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen.



4-BEDROOM SUITE

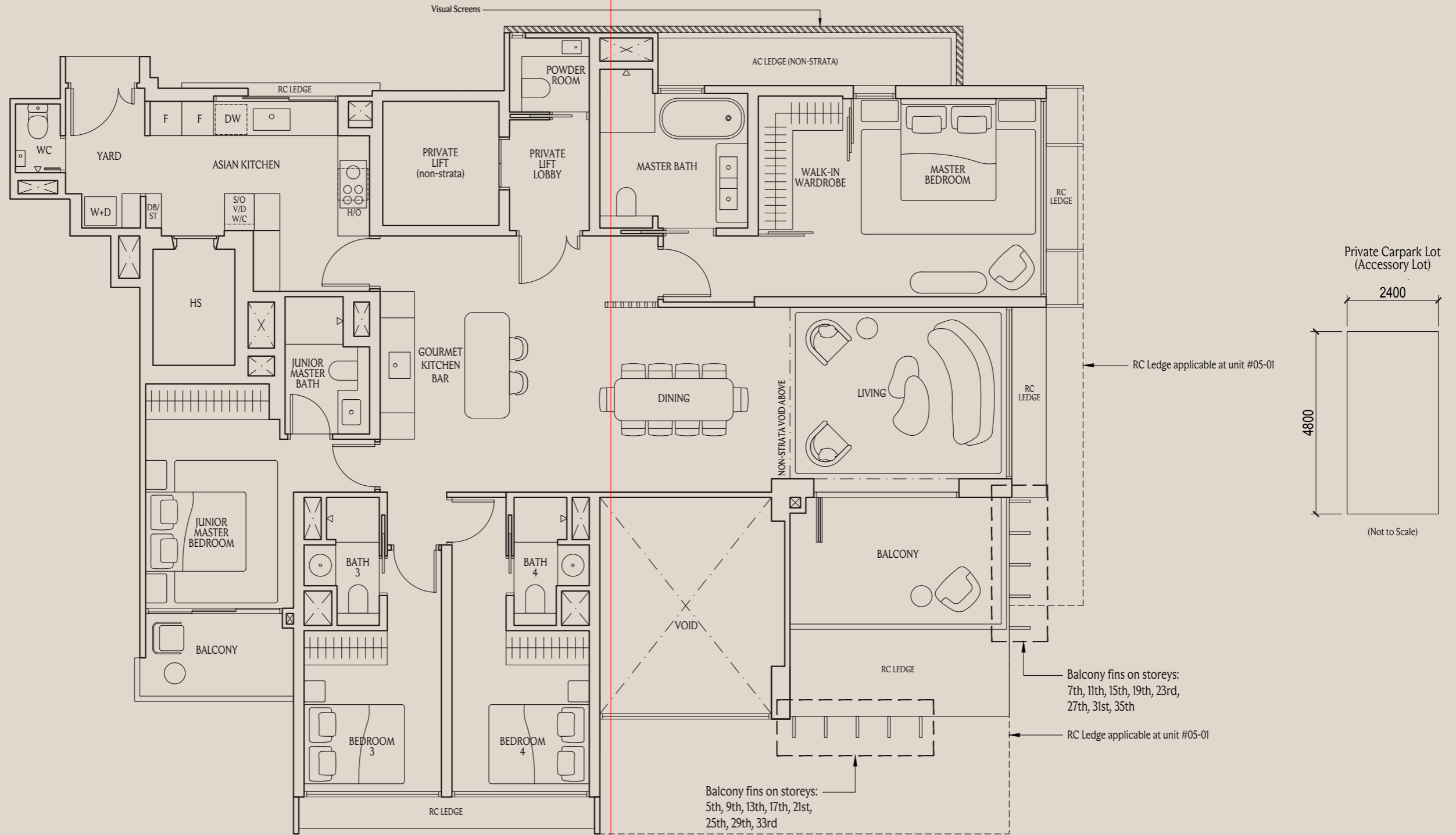
(With Private Lift & Carpark Lot)

Type DP2

191 sqm (2056 sqft)

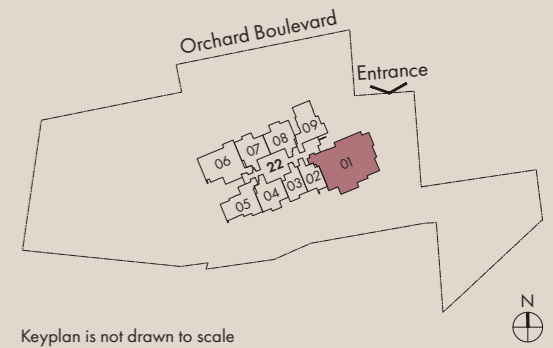
#05-01 to #35-01

(Only Applicable At Odd Storeys)



*Mirrored Unit

Area includes balcony or accessory lot (if applicable). All AC ledges, RC ledges (non-load bearing) and Private Lift Shaft are excluded from strata area. The plans are subject to change as may be approved by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen.





Developer: United Venture Development (No. 7) Pte. Ltd. • UEN: 202322557C • Housing Developer's Licence Number: C1528 • Tenure of Land: 99 Years commencing from 20 May 2024
• Encumbrances: Mortgage(s) registered in favour of CIMB Bank Berhad • Expected date of Notice of Vacant Possession: 30 June 2029 • Expected date of Legal Completion: 30 June 2032
• Lot & Town Subdivision Number: Lot 2401M TS 24 at Orchard Boulevard

Disclaimer: While every reasonable care has been taken in preparing this brochure and in constructing the models and showflats, the developer and the marketing agent cannot be held responsible for any inaccuracies or omissions. Visual representations, models, showflat displays and illustrations, photographs, art renderings and other graphic representations and references are intended to portray only artistic impressions of the development and cannot be regarded as representations of fact. Floor areas are approximate measurements and subject to final survey. The property is subject to inspection by the relevant authorities to comply with the current codes of practice. All information, specifications, renderings, visual representations and plans are current at the time of publication and are subject to change as may be required by us and/or the competent authorities and shall not be regarded as statements or representations of fact. All plans are subject to amendments as directed and/or approved by the building authorities. All areas are approximate measurements only and subject to final survey. The Sale and Purchase Agreement shall form the entire agreement between us, the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to the signing of the Sale and Purchase Agreement and shall in no way be modified by any statements, representations or promises made by us or the marketing agent.



