# AMBERWOOD

## HOLLAND

# The Prestige of Place,
# The Calm of Space

A LUXURY COLLECTION
IN HOLLAND

# District 10
# Core Central Region

Surrounded by the distinguished Good Class Bungalow Areas, Amberwood is set within one of Singapore's most sought-after residential addresses, prized for its exclusivity, lush greenery and prestige.





Artist's Impression

# AMBERWOOD

## HOLLAND

A bespoke collection of 212 residences, offering spacious three- to five-bedroom homes thoughtfully designed for contemporary family living.

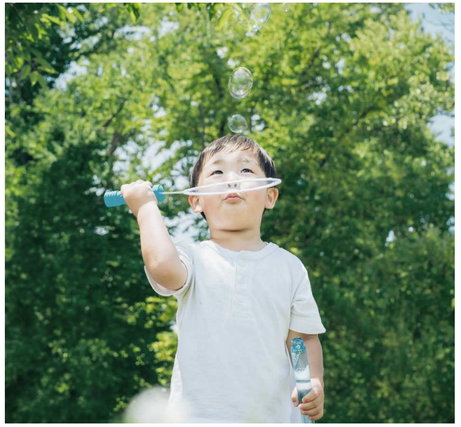
# The Calm of Nature, Just Beyond Your Door



**Nature** by Alex Leong (Leong Yim Kuan)







# Sanctuary Within the Holland Plains

Surrounded by park connectors, heritage greenery and expansive landscapes, Amberwood is nestled within one of Singapore's most serene residential enclaves.








**24KM**
**RAIL CORRIDOR**
Within the Holland Plain Precinct, Amberwood is surrounded by an evolving landscape of parks, wetlands and green connections. Anchoring this network is the 24km Rail Corridor, stretching from the former Tanjong Pagar Railway Station to Woodlands, creating scenic trails for walking and cycling, while serving as a thriving ecological corridor for wildlife.

**HOLLAND GREEN**
**LINEAR PARK**
A green corridor linking parks, pathways and neighbourhoods, fostering stronger connections between nature and the community.



# Surrounded by Nature, Defined by Serenity







**BUKIT TIMAH**
**NATURE RESERVE**
Singapore's primary rainforest, one of the nation's richest biodiversity hotspots.

**RIFLE RANGE**
**NATURE PARK**
Revitalised habitats, elevated boardwalks and immersive nature experiences.

**CLEMENTI**
**FOREST**
An ecologically rich 85-hectare secondary forest with over 90 recorded bird species, native flora and fauna, and freshwater streams.

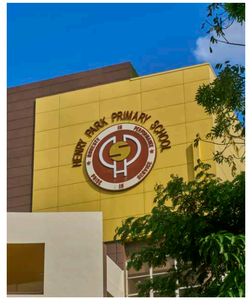
**FUTURE BUKIT TIMAH–**
**ROCHOR GREEN CORRIDOR**
An envisioned linear park tracing the canal through lush riverine landscapes, providing more opportunities for leisure and recreation.

**SINGAPORE**
**BOTANIC GARDENS**
Singapore's first UNESCO World Heritage Site, seamlessly connected to green corridors and nature trails.

# Within One of Singapore's Most Established Education Belts

Surrounded by renowned schools, Amberwood is close to Methodist Girls' School, Pei Hwa Presbyterian Primary School, and Henry Park Primary School, placing educational excellence within easy reach.






WITHIN 1KM OF METHODIST GIRLS' SCHOOL (PRIMARY)




Methodist Girls' School by Alex Leong (Leong Yim Kuan)

**PRIMARY SCHOOLS**
Methodist Girls' School (Primary)
Pei Hwa Presbyterian Primary School
Henry Park Primary School
Nanyang Primary School
Raffles Girls' Primary School
Singapore Chinese Girls' Primary School

**SECONDARY SCHOOLS**
Methodist Girls' School (Secondary)
Hwa Chong Institution
Nanyang Girls' High School
Singapore Chinese Girls' School

**INTERNATIONAL SCHOOLS**
Swiss School in Singapore
Holland International School
Singapore Korean International School
Chatsworth International School
Anglo-Chinese School (International)
Hwa Chong International School




**King Albert Park, Singapore** by Alex Leong (Leong Yim Kuan)

# Double Connectivity For The Future

The upcoming MRT Interchange Station at King Albert Park, connecting the Downtown Line and future Cross Island Line, enhances Amberwood's convenience and connectivity, offering direct access to the city centre, Singapore Botanic Gardens and beyond.

## AMBERWOOD
### HOLLAND

- 5 Mins to **PIE**
- Nearest MRT Station **KING ALBERT PARK** — DT 6 / CR 15 (U/C)
- 3 MRT Stations **BOTANIC GARDENS** — DT 9 / CC 19
- 4 MRT Stations **STEVENS** — DT 10 / TE 11
- 5 MRT Stations **NEWTON** — DT 11 / NS 21
- 7 Mins Drive **HOLLAND VILLAGE**
- 12 Mins Drive **DEMPSEY HILL**
- 6 MRT Stations **ORCHARD** — TE 14 / NS 22

All travel times are estimates and subject to actual traffic conditions.




# Between Holland and the City, An Elevated Expression of Everyday Living

Celebrated for its timeless charm, Holland Village has evolved into a vibrant lifestyle destination where distinctive retail, eclectic dining and curated experiences come together to define contemporary living. Amberwood is perfectly placed to enjoy it all.











Bridging the charm of Holland with the refined appeal of Dempsey Hill, a rich tapestry of lifestyle experiences unfolds. Michelin-starred restaurants, world-class luxury retail destinations and the vibrancy of Orchard Road are all within easy reach.





# An Address Defined by Prestige and Exclusivity

**NATURE & PARKS**
Holland Green Linear Park
Community Plain (Future)
24km Rail Corridor
Bukit Timah Nature Reserve
Rifle Range Nature Park
Hindhede Quarry
Clementi Forest
Singapore Botanic Gardens
Future Bukit Timah – Rochor Green Corridor
36km Coast-to-Coast Trail

**SHOPPING**
Dunearn Village
KAP Mall
One Holland Village
Holland Road Shopping Centre
Bukit V (Future)
Beauty World Centre
Bukit Timah Plaza
Dempsey Hill
Orchard Road Shopping District

**SCHOOLS**
Methodist Girls' School
Pei Hwa Presbyterian Primary School
Henry Park Primary School
Nanyang Primary School
Raffles Girls' Primary School
Singapore Chinese Girls' School
Nanyang Girls' High School
Hwa Chong Institution & Junior College
Ngee Ann Polytechnic
National Junior College
Holland International School
Chatsworth International School

**CONNECTIVITY**
Future King Albert Park Interchange (DT 6 / CR 15)
3 MRT Stations to Botanic Gardens (DT 9 / CC 19)
4 MRT Stations to Stevens (DT 10 / TE 11)
6 MRT Stations to Orchard (NS 22 / TE 14)

AMBERWOOD
HOLLAND



# Prestige in the Coveted District 10




For Illustration Only

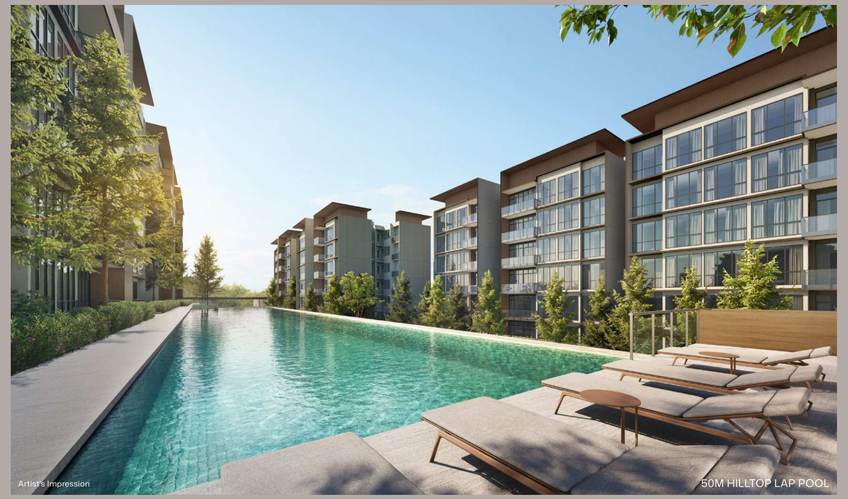



Artist's impression

# A Private Arrival into Your Sanctuary

Every arrival is greeted with calm, privacy, and understated elegance. Framed by lush landscaping and low-rise architecture, Amberwood draws on the principles of Nordic design — simplicity, warmth, and wellbeing. Natural timber textures, minimalist forms, and generous spaces create a contemporary sanctuary of quiet luxury.

# A Landscape of Rest & Recreation



Artist's Impression

50M HILLTOP LAP POOL

Thoughtfully woven into the landscape, the 50m Hilltop Lap Pool, dedicated wellness, leisure, and family pools create a collection of spaces for movement, relaxation and restoration. Each water experience is designed to support wellbeing and offer moments of respite.

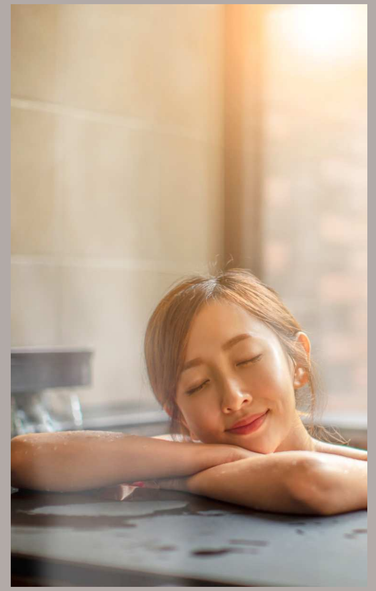


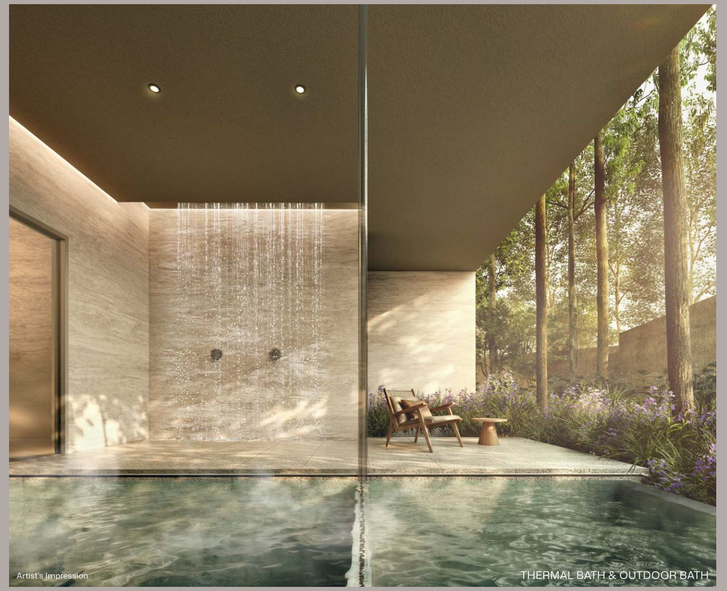
Artist's Impression

LAKESIDE POOL

# Where Life Finds Its Natural Rhythm

A private wellness retreat, thoughtfully integrated into everyday life. Inspired by Nordic wellness traditions, Amberwood brings together restorative thermal and outdoor baths set within a serene landscape. Each experience invites moments of quiet reflection, relaxation and renewal.



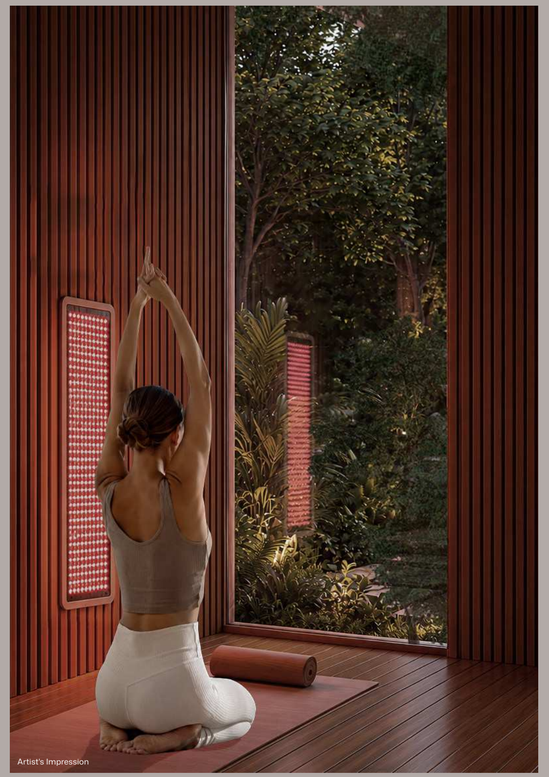


Artist's Impression

THERMAL BATH & OUTDOOR BATH

**THERAPEUTIC LIGHT, RESTORATIVE LIVING**

As the first dedicated red light therapy room of its kind in a condominium, Amberwood introduces a distinctive wellness experience that supports wellbeing from within. Gentle red and near-infrared light helps support skin vitality, cellular recovery, and promote restful sleep.



Artist's Impression

# Designed Around the Rhythm of Family Life



Artist's Impression

WATER TERRACE

Designed for indulgence and entertaining, the landscaped grounds and refined Function Studio create a modern sanctuary where moments of connection, relaxation, and quiet enjoyment unfold naturally.



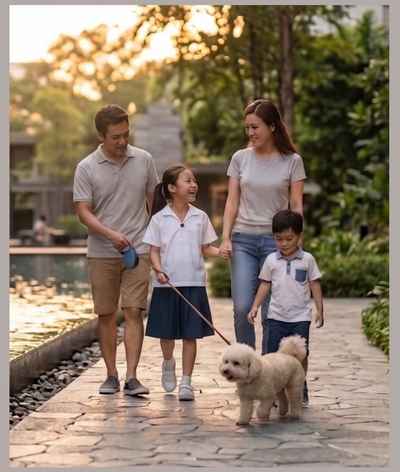
Artist's Impression



*Artist's impression

# Where Tranquillity Comes Naturally

A timeless sanctuary within
Holland Plain, where nature,
exclusivity and understated elegance
shape the experience of home.




Artist's Impression

Overlooking Holland Green Linear Park, the surrounding Good Class Bungalows enclave, or serene pool and lawn landscapes, each residence is enveloped in the privacy and tranquillity that define Holland.

# Where Nature Frames Holland Living


Artist's Impression

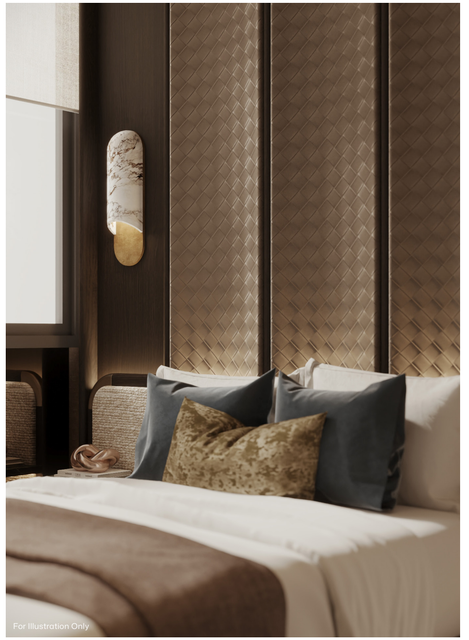
# Smart & Sustainable Living

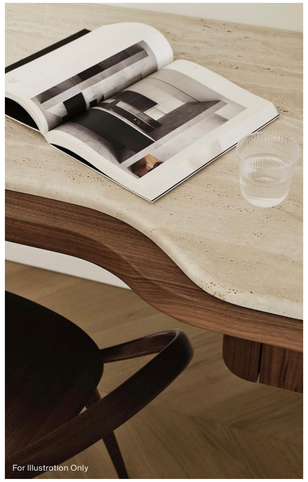
- DIGITAL LOCKSET
- SMART AIRCON CONTROL
- FACILITIES PRE-BOOKING
- GUESTS E-REGISTRATION
- SECURED LOBBY ACCESS
- EASY PARCEL COLLECTION
- BCA GREEN MARK PLATINUM SUPER LOW ENERGY
- EV CHARGERS
- SOLAR PANELS




# Every Day Made Excellent with Fine Fittings

Thoughtfully composed with balanced proportions, natural light and refined materials, each home is designed for timeless comfort.







LIEBHERR

Villeroy & Boch
1748

V ZUG

# Site Plan

## Lower Deck

1. Arrival Plaza
2. Function Studio
3. Explorers' Studio
4. Water Terrace
5. Discovery Pool (Approx. 65sqm)
6. Fitness Studio
7. Day Lounges
8. Lakeside Pool (Approx. 200sqm)
9. Hydro Pool (Approx. 20sqm)
10. Bubble Pool (Approx. 30sqm)
11. Water Cove
12. Thermal Bath (Approx. 8sqm)
13. Outdoor Bath (Approx. 8sqm)
14. Red Light Wellness
15. Restroom
16. Courtyard
17. Lawn
18. Gourmet Pavilion
19. Rain Shower Nook

## Upper Deck

20. 50m Hilltop Lap Pool (Approx. 390sqm)
21. Pool Deck
22. Rain Shower Cove
23. Outdoor Deck
24. Culinary Pavilion
25. Family Deck
26. Play Wood
27. Family Lawn
28. Evergreen Lawn

## Ancillary

- A. Genset (Basement)
- B. Bin Centre (Basement)
- C. Substation (Basement)
- D. Guardhouse
- E. Management Office (Lower Deck)
- F. Ventilation Shaft
- G. Water Tank (Roof)
- H. Bicycle Park
- I. Early Childhood Development Centre (ECDC) With Outdoor Play
- J. Bulk Meter
- K. Side Gate

## Legend

- 3-Bedroom
- 4-Bedroom
- 5-Bedroom



# Schematic Diagram

52 Holland Link S278126

| | 37 | 38 |
|---|---|---|
| 4th | E5L | E5L |
| 3rd | E5L | E5L |
| 2nd | E5L | E5L |
| 1st | E5L(p) | E5L(p) |

50 Holland Link S278125

| | 35 | 36 |
|---|---|---|
| 4th | E4L | E4L |
| 3rd | E4L | E4L |
| 2nd | E4L | E4L |
| 1st | E4L(p) | E4L(p) |

48 Holland Link S278134

| | 33 | 34 |
|---|---|---|
| 4th | D7L | D7L |
| 3rd | D7L | D7L |
| 2nd | D7L | D7L |
| 1st | D7L(p) | D7L(p) |

38 Holland Link S279168

| | 17 | 18 | 19 | 20 |
|---|---|---|---|---|
| 6th | E3L | E1P | E2P | E3L |
| 5th | E3L | E1P | E2P | E3L |
| 4th | E3L | E1P | E2P | E3L |
| 3rd | E3L | E1P | E2P | E3L |
| 2nd | E3L | E1P | E2P | E3L |
| 1st | E3L(p) | E1P(p) | E2P(p) | E3L(p) |

40 Holland Link S278130

| | 21 | 22 | 23 | 24 |
|---|---|---|---|---|
| 6th | D6P | D4P | D2 | D3F |
| 5th | D6P | D4P | D2 | D3F |
| 4th | D6P | D4P | D2 | D3F |
| 3rd | D6P | D4P | D2 | D3F |
| 2nd | D6P | D4P | D2 | D3F |
| 1st | D6P(p) | D4P(p) | D2(p) | D3F(p) |

42 Holland Link S278131

| | 25 | 26 | 27 | 28 |
|---|---|---|---|---|
| 6th | C2P | C4S | C3F | C2P |
| 5th | C2P | C4S | C3F | C2P |
| 4th | C2P | C4S | C3F | C2P |
| 3rd | C2P | C4S | C3F | C2P |
| 2nd | C2P | C4S | C3F | C2P |
| 1st | C2P(p) | C4S(p) | C3F(p) | C2P(p) |

44 Holland Link S278132

| | 29 | 30 | 31 | 32 |
|---|---|---|---|---|
| 6th | C1 | C4S | C3F | C2P |
| 5th | C1 | C4S | C3F | C2P |
| 4th | C1 | C4S | C3F | C2P |
| 3rd | C1 | C4S | C3F | C2P |
| 2nd | | C4S | C3F | C2P |
| 1st | | C4S(p) | C3F(p) | C2P(p) |

36 Holland Link S279167

| | 13 | 14 | 15 | 16 |
|---|---|---|---|---|
| 6th | E3L | E2P | E1P | E3L |
| 5th | E3L | E2P | E1P | E3L |
| 4th | E3L | E2P | E1P | E3L |
| 3rd | E3L | E2P | E1P | E3L |
| 2nd | E3L | E2P | E1P | E3L |
| 1st | E3L(p) | E2P(p) | E1P(p) | E3L(p) |

34 Holland Link S279166

| | 09 | 10 | 11 | 12 |
|---|---|---|---|---|
| 6th | D3F | D1 | D5P | D4P |
| 5th | D3F | D1 | D5P | D4P |
| 4th | D3F | D1 | D5P | D4P |
| 3rd | D3F | D1 | D5P | D4P |
| 2nd | D3F | D1 | D5P | D4P |
| 1st | D3F(p) | D1(p) | D5P(p) | D4P(p) |

32 Holland Link S279041

| | 05 | 06 | 07 | 08 |
|---|---|---|---|---|
| 6th | C2P | D1 | C3F | D3F |
| 5th | C2P | D1 | C3F | D3F |
| 4th | C2P | D1 | C3F | D3F |
| 3rd | C2P | D1 | C3F | D3F |
| 2nd | C2P | D1 | C3F | D3F |
| 1st | C2P(p) | D1(p) | C3F(p) | D3F(p) |

30 Holland Link S279040

| | 01 | 02 | 03 | 04 |
|---|---|---|---|---|
| 6th | C2P | D2 | C4S | C1 |
| 5th | C2P | D2 | C4S | C1 |
| 4th | C2P | D2 | C4S | C1 |
| 3rd | C2P | D2 | C4S | C1 |
| 2nd | C2P | D2 | C4S | |
| 1st | C2P(p) | D2(p) | C4S(p) | |

Legend

| | |
|---|---|
| C1 | 3-Bedroom |
| C2P | 3-Bedroom Premium |
| C3F | 3-Bedroom Flexi |
| C4S | 3-Bedroom + Study |
| D1 | 4-Bedroom |
| D2 | 4-Bedroom |
| D3F | 4-Bedroom Flexi |
| D4P | 4-Bedroom Premium |
| D5P | 4-Bedroom Premium |
| D6P | 4-Bedroom Premium |
| D7L | 4-Bedroom Luxe |
| E1P | 5-Bedroom Premium |
| E2P | 5-Bedroom Premium |
| E3L | 5-Bedroom Luxe |
| E4L | 5-Bedroom Luxe |
| E5L | 5-Bedroom Luxe |



# 3-Bedroom

## TYPE C1

81 sqm / 872 sqft
(Inclusive of 6 sqm Balcony)

Blk 30 #03-04 to #06-04

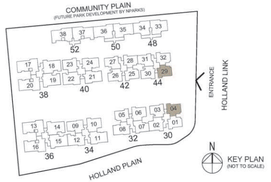
Mirror Unit
Blk 44 #03-29 to #06-29




Legend

F: Fridge
WD: Washer Dryer Combo
HS: Household Shelter
DB/ST: Distribution Board / Storage
RC Ledge: Reinforced Concrete Ledge (Non-Strata)
AC Ledge: Air-conditioner Ledge (Non-Strata)

0m 2.0m 5.0m




Area includes balcony and Private Enclosed Space (PES) where applicable. All RC ledges and AC ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony and PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex 1 of this brochure.

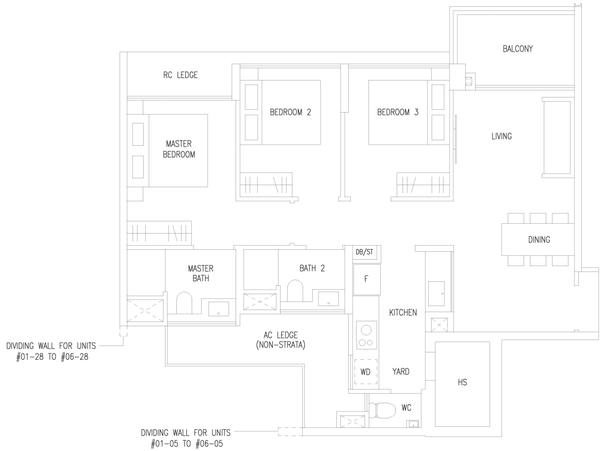
# 3-Bedroom Premium

## TYPE C2P

83 sqm / 893 sqft
(Inclusive of 6 sqm Balcony)

Blk 30 #02-01 to #06-01
Blk 32 #02-05 to #06-05
Blk 42 #02-25 to #06-25

Mirror Unit
Blk 42 #02-28 to #06-28
Blk 44 #02-32 to #06-32

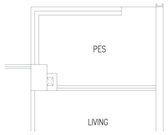



## TYPE C2P(p)

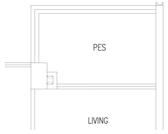
83 sqm / 893 sqft
(Inclusive of 6 sqm PES)

Blk 32 #01-05
Blk 42 #01-25

Mirror Unit
Blk 42 #01-28
Blk 44 #01-32

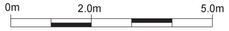


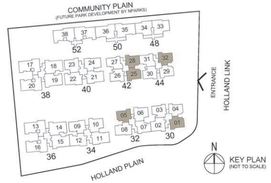

Blk 30 #01-01




Legend

F: Fridge
WD: Washer Dryer Combo
HS: Household Shelter
DB/ST: Distribution Board / Storage
WC: Water Closet
RC Ledge: Reinforced Concrete Ledge (Non-Strata)
AC Ledge: Air-conditioner Ledge (Non-Strata)




Area includes balcony and Private Enclosed Space (PES) where applicable. All RC ledges and AC ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony and PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex 1 of this brochure.



# 3-Bedroom Flexi

## TYPE C3F

89 sqm / 958 sqft
(Inclusive of 6 sqm Balcony)

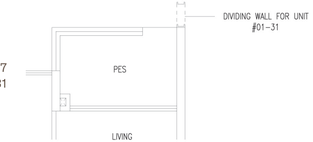
Blk 32 #02-07 to #06-07
Blk 42 #02-27 to #06-27
Blk 44 #02-31 to #06-31




## TYPE C3F(p)

89 sqm / 958 sqft
(Inclusive of 6 sqm PES)

Blk 42 #01-27
Blk 44 #01-31

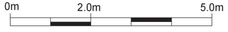


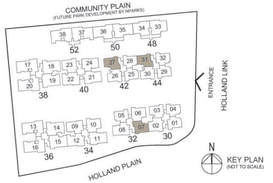

Blk 32 #01-07




Legend

F: Fridge
WD: Washer Dryer Combo
HS: Household Shelter
DB/ST: Distribution Board / Storage
WC: Water Closet
RC Ledge: Reinforced Concrete Ledge (Non-Strata)
AC Ledge: Air-conditioner Ledge (Non-Strata)




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# 3-Bedroom + Study

## TYPE C4S

91 sqm / 980 sqft
(Inclusive of 6 sqm Balcony)

Blk 42 #02-26 to #06-26
Blk 44 #02-30 to #06-30

Mirror Unit
Blk 30 #02-03 to #06-03

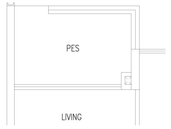



## TYPE C4S(p)

91 sqm / 980 sqft
(Inclusive of 6 sqm PES)

Blk 42 #01-26
Blk 44 #01-30

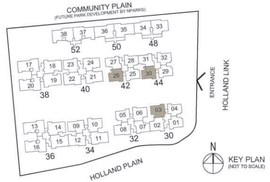
Mirror Unit
Blk 30 #01-03




Legend

F: Fridge
WD: Washer Dryer Combo
HS: Household Shelter
DB/ST: Distribution Board / Storage
WC: Water Closet
RC Ledge: Reinforced Concrete Ledge (Non-Strata)
AC Ledge: Air-conditioner Ledge (Non-Strata)

0m 2.0m 5.0m




Area includes balcony and Private Enclosed Space (PES) where applicable. All RC ledges and AC ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony and PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex 1 of this brochure.



# 4-Bedroom

## TYPE D1

100 sqm / 1076 sqft
(Inclusive of 6 sqm Balcony)

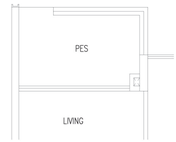
Blk 32 #02-06 to #06-06
Blk 34 #02-10 to #06-10




## TYPE D1(p)

100 sqm / 1076 sqft
(Inclusive of 6 sqm PES)

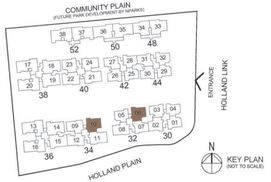
Blk 32 #01-06
Blk 34 #01-10




Legend

F: Fridge
WD: Washer Dryer Combo
HS: Household Shelter
DB/ST: Distribution Board / Storage
WC: Water Closet
RC Ledge: Reinforced Concrete Ledge (Non-Strata)
AC Ledge: Air-conditioner Ledge (Non-Strata)

0m 2.0m 5.0m




Area includes balcony and Private Enclosed Space (PES) where applicable. All RC ledges and AC ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony and PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex 1 of this brochure.

# 4-Bedroom

## TYPE D2

**101 sqm / 1087 sqft**
(Inclusive of 6 sqm Balcony)

Blk 30 #02-02 to #06-02

**Mirror Unit**
Blk 40 #02-23 to #06-23



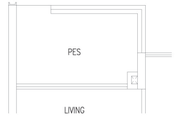

## TYPE D2(p)

**101 sqm / 1087 sqft**
(Inclusive of 6 sqm PES)

Blk 30 #01-02



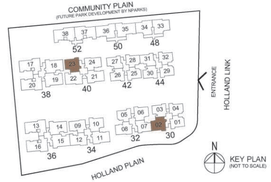

**Mirror Unit**
Blk 40 #01-23




**Legend**

F: Fridge
WD: Washer Dryer Combo
HS: Household Shelter
DB/ST: Distribution Board / Storage
WC: Water Closet
RC Ledge: Reinforced Concrete Ledge (Non-Strata)
AC Ledge: Air-conditioner Ledge (Non-Strata)

0m 2.0m 5.0m




Area includes balcony and Private Enclosed Space (PES) where applicable. All RC ledges and AC ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony and PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex 1 of this brochure.



# 4-Bedroom Flexi

## TYPE D3F

**106 sqm / 1141 sqft**
(Inclusive of 8 sqm Balcony)

Blk 32 #02-08 to #06-08
Blk 40 #02-24 to #06-24

**Mirror Unit**
Blk 34 #02-09 to #06-09




## TYPE D3F(p)

**106 sqm / 1141 sqft**
(Inclusive of 8 sqm PES)

Blk 40 #01-24




**Mirror Unit**
Blk 34 #01-09

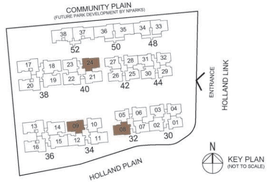
**Legend**

F: Fridge
W&D: Washer & Dryer
HS: Household Shelter
DB/ST: Distribution Board / Storage
ST: Store
WC: Water Closet
RC Ledge: Reinforced Concrete Ledge (Non-Strata)
AC Ledge: Air-conditioner Ledge (Non-Strata)

Blk 32 #01-08




0m 2.0m 5.0m




Area includes balcony and Private Enclosed Space (PES) where applicable. All RC ledges and AC ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony and PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex 1 of this brochure.

# 4-Bedroom Premium

## TYPE D4P

**114 sqm / 1227 sqft**
(Inclusive of 9 sqm Balcony)

Blk 34 #02-12 to #06-12
Blk 40 #02-22 to #06-22




## TYPE D4P(p)

**114 sqm / 1227 sqft**
(Inclusive of 9 sqm PES)



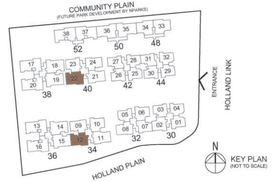




**Legend**

F: Fridge
W&D: Washer & Dryer
HS: Household Shelter
DB/ST: Distribution Board / Storage
WC: Water Closet
RC Ledge: Reinforced Concrete Ledge (Non-Strata)
AC Ledge: Air-conditioner Ledge (Non-Strata)

0m 2.0m 5.0m




Area includes balcony and Private Enclosed Space (PES) where applicable. All RC ledges and AC ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony and PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex 1 of this brochure.



# 4-Bedroom Premium

## TYPE D5P

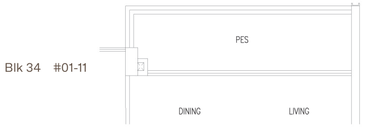
**116 sqm / 1249 sqft**
(Inclusive of 9 sqm Balcony)

Blk 34 #02-11 to #06-11




## TYPE D5P(p)

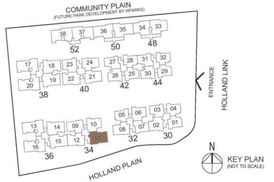
**116 sqm / 1249 sqft**
(Inclusive of 9 sqm PES)




**Legend**

F: Fridge
W&D: Washer & Dryer
HS: Household Shelter
DB/ST: Distribution Board / Storage
WC: Water Closet
RC Ledge: Reinforced Concrete Ledge (Non-Strata)
AC Ledge: Air-conditioner Ledge (Non-Strata)

0m 2.0m 5.0m




Area includes balcony and Private Enclosed Space (PES) where applicable. All RC ledges and AC ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony and PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex 1 of this brochure.

# 4-Bedroom Premium

## TYPE D6P

117 sqm / 1259 sqft
(Inclusive of 9 sqm Balcony)

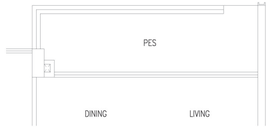
Blk 40 #02-21 to #06-21




## TYPE D6P(p)

117 sqm / 1259 sqft
(Inclusive of 9 sqm PES)

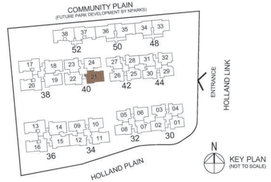
Blk 40 #01-21




Legend

F: Fridge
W&D: Washer & Dryer
HS: Household Shelter
DB/ST: Distribution Board / Storage
ST: Store
WC: Water Closet
RC Ledge: Reinforced Concrete Ledge (Non-Strata)
AC Ledge: Air-conditioner Ledge (Non-Strata)

0m 2.0m 5.0m




Area includes balcony and Private Enclosed Space (PES) where applicable. All RC ledges and AC ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony and PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex 1 of this brochure.



# 4-Bedroom Luxe

## TYPE D7L

122 sqm / 1313 sqft
(Inclusive of 10 sqm Balcony)

Blk 48 #02-33 to #04-33

Mirror Unit
Blk 48 #02-34 to #04-34




## TYPE D7L(p)

122 sqm / 1313 sqft
(Inclusive of 10 sqm PES)

Blk 48 #01-33

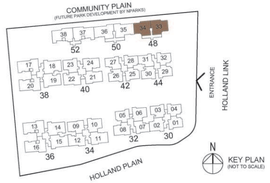
Mirror Unit
Blk 48 #01-34




Legend

F: Fridge
W&D: Washer & Dryer
O&S: Oven & Steamer
C: Free Standing Undercounter Wine Chiller
HS: Household Shelter
DB/ST: Distribution Board / Storage
ST: Store
WC: Water Closet
RC Ledge: Reinforced Concrete Ledge (Non-Strata)
AC Ledge: Air-conditioner Ledge (Non-Strata)

0m 2.0m 5.0m




Area includes balcony and Private Enclosed Space (PES) where applicable. All RC ledges and AC ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony and PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex 1 of this brochure.

# 5-Bedroom Premium

## TYPE E1P

**124 sqm / 1335 sqft**
(Inclusive of 7 sqm Balcony)

Blk 38 #02-18 to #06-18

**Mirror Unit**
Blk 36 #02-15 to #06-15




## TYPE E1P(p)

**124 sqm / 1335 sqft**
(Inclusive of 7 sqm PES)

Blk 38 #01-18



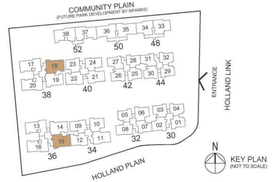

**Mirror Unit**
Blk 36 #01-15




**Legend**

F: Fridge
W&D: Washer & Dryer
HS: Household Shelter
DB/ST: Distribution Board / Storage
WC: Water Closet
RC Ledge: Reinforced Concrete Ledge (Non-Strata)
AC Ledge: Air-conditioner Ledge (Non-Strata)

0m 2.0m 5.0m




Area includes balcony and Private Enclosed Space (PES) where applicable. All RC ledges and AC ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony and PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex 1 of this brochure.



# 5-Bedroom Premium

## TYPE E2P

**123 sqm / 1324 sqft**
(Inclusive of 7 sqm Balcony)

Blk 38 #02-19 to #06-19

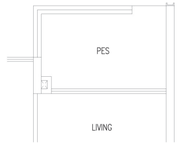
**Mirror Unit**
Blk 36 #02-14 to #06-14




## TYPE E2P(p)

**123 sqm / 1324 sqft**
(Inclusive of 7 sqm PES)

Blk 38 #01-19

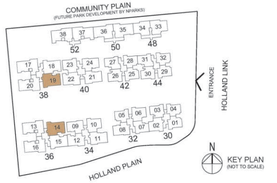



**Mirror Unit**
Blk 36 #01-14

**Legend**

F: Fridge
W&D: Washer & Dryer
HS: Household Shelter
DB/ST: Distribution Board / Storage
WC: Water Closet
RC Ledge: Reinforced Concrete Ledge (Non-Strata)
AC Ledge: Air-conditioner Ledge (Non-Strata)

0m 2.0m 5.0m




Area includes balcony and Private Enclosed Space (PES) where applicable. All RC ledges and AC ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony and PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex 1 of this brochure.

# 5-Bedroom Luxe

## TYPE E3L

**145 sqm / 1561 sqft**
(Inclusive of 10 sqm Balcony)

Blk 36 #02-13 to #06-13
Blk 38 #02-17 to #06-17

**Mirror Unit**
Blk 36 #02-16 to #06-16
Blk 38 #02-20 to #06-20




## TYPE E3L(p)

**145 sqm / 1561 sqft**
(Inclusive of 10 sqm PES)

Blk 36 #01-13
Blk 38 #01-17

**Mirror Unit**
Blk 38 #01-20



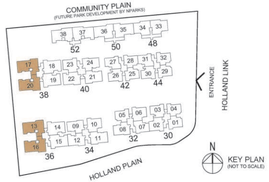

**Mirror Unit**
Blk 36 #01-16




**Legend**

| | |
|---|---|
| F: | Fridge |
| W: | Washer |
| D: | Dryer |
| O&S: | Oven & Steamer |
| C: | Free Standing Undercounter Wine Chiller |
| HS: | Household Shelter |
| DB/ST: | Distribution Board / Storage |
| ST: | Store |
| WC: | Water Closet |
| RC Ledge: | Reinforced Concrete Ledge (Non-Strata) |
| AC Ledge: | Air-conditioner Ledge (Non-Strata) |

0m 2.0m 5.0m




Area includes balcony and Private Enclosed Space (PES) where applicable. All RC ledges and AC ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony and PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex 1 of this brochure.



# 5-Bedroom Luxe

## TYPE E4L

**139 sqm / 1496 sqft**
(Inclusive of 11 sqm Balcony)

Blk 50 #02-35 to #04-35

**Mirror Unit**
Blk 50 #02-36 to #04-36




## TYPE E4L(p)

**139 sqm / 1496 sqft**
(Inclusive of 11 sqm PES)

Blk 50 #01-35

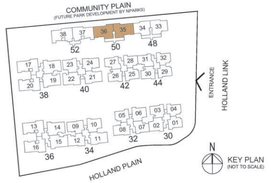
**Mirror Unit**
Blk 50 #01-36




**Legend**

| | |
|---|---|
| F: | Fridge |
| W&D: | Washer & Dryer |
| O&S: | Oven & Steamer |
| C: | Free Standing Undercounter Wine Chiller |
| HS: | Household Shelter |
| DB/ST: | Distribution Board / Storage |
| ST: | Store |
| WC: | Water Closet |
| RC Ledge: | Reinforced Concrete Ledge (Non-Strata) |
| AC Ledge: | Air-conditioner Ledge (Non-Strata) |

0m 2.0m 5.0m




Area includes balcony and Private Enclosed Space (PES) where applicable. All RC ledges and AC ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony and PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex 1 of this brochure.

# 5-Bedroom Luxe

## TYPE E5L

146 sqm / 1572 sqft
(Inclusive of 11 sqm Balcony)

Blk 52 #02-37 to #04-37

Mirror Unit
Blk 52 #02-38 to #04-38




## TYPE E5L(p)

146 sqm / 1572 sqft
(Inclusive of 11 sqm PES)

Blk 52 #01-37

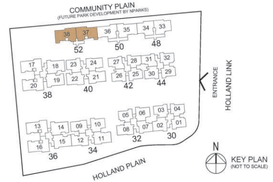
Mirror Unit
Blk 52 #01-38




Legend

| | |
|---|---|
| F: | Fridge |
| W&D: | Washer & Dryer |
| O&S: | Oven & Steamer |
| C: | Free Standing Undercounter Wine Chiller |
| HS: | Household Shelter |
| DB/ST: | Distribution Board / Storage |
| ST: | Store |
| WC: | Water Closet |
| RC Ledge: | Reinforced Concrete Ledge (Non-Strata) |
| AC Ledge: | Air-conditioner Ledge (Non-Strata) |

0m 2.0m 5.0m



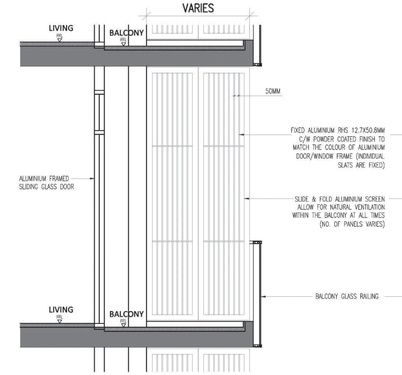

Area includes balcony and Private Enclosed Space (PES) where applicable. All RC ledges and AC ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony and PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex 1 of this brochure.



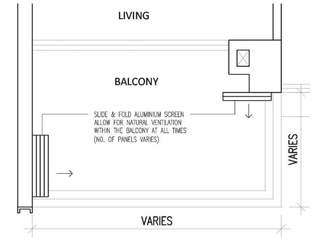
# Approved Balcony Screen

## ANNEX 1

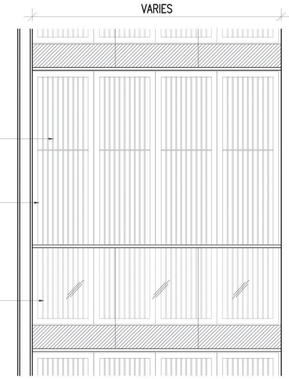
1. The balcony / Private Enclosed Space (PES) shall not be enclosed unless with the approved balcony screen. For the approved balcony screen, please refer to the illustration.
2. The balcony screen shall allow natural ventilation at all times when the screens are fully closed.
3. The balcony screen will not be provided in the depicted units and development.
4. The Purchaser may opt to pre-install the balcony screen.
5. The cost of balcony screen and installation shall be borne by the Purchaser.
6. The drawing is not drawn to scale and is solely for reference purposes only. Please take measurements at the actual unit before commencement of work.
7. Material shall be aluminium with powder coated finish to match the colour of aluminium door / window frame. Approval from the MCST is required before installation.
8. Spacing of louvres to be uniform and total free opening shall not be less than 50% of the panel.
9. Fixing detail by the Purchaser's contractor shall not damage waterproofing of existing structure.
10. The Purchaser shall refer to the MCST for any additional details required.




SECTION




TYPICAL BALCONY PLAN




FRONT ELEVATION (FROM EXTERNAL)

Developer: Sim Lian JV (Holland) Pte. Ltd. (UEN: 202535346D) • Housing Developer's Licence No.: C1553 • Location: Lot No. 07572P MK 04 at Holland Link • Tenure of Land: Remainder of leasehold estate of 99 years commencing on 4 November 2025 • Encumbrances on Land: Caveat(s) / Mortgage(s) registered in favour of Oversea-Chinese Banking Corporation Limited • Date of Vacant Possession: 30 June 2030 • Expected Date of Legal Completion: 30 June 2033

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# Icon of Excellence

The Sim Lian group of companies, including its subsidiaries Sim Lian Land and Sim Lian Development, is a leading real estate development and construction company with over 47 years of experience in crafting quality residential, commercial, retail and business spaces. Renowned for its extensive portfolio, the Group excels in delivering impressive developments built on the core foundations of prime location, quality workmanship and efficient space planning.

Sim Lian's outstanding list of residential property development projects includes Emerald of Katong, The Lincoln Residences, Rochelle at Newton, Viz at Holland, The Pearl at Mount Faber, Clover by the Park, The Botany at Dairy Farm and more. Iconic integrated developments include Hillion Mall and Hillion Residences, and Vision Exchange in Jurong Lake District. The Group has expanded regionally with presence in Australia and Malaysia, with notable investment portfolio in retail, office and serviced apartments.

Exquisite craftsmanship and finishing, dedicated attention to intricate details and carefully thought through designs are the criteria Sim Lian adheres to in delivering quality homes. These are the distinctive hallmarks that are reflected in the Sim Lian brand, having been ranked amongst the Top 10 Developers in Singapore by BCI Asia in 2015 and 2016.

The Group is committed to value creation and takes great pride in developing contemporary and efficient spaces that meet the evolving needs of its users. With a focus on quality and service excellence, Sim Lian remains steadfast to its pursuit of Creating Space, Creating Homes.

JOINTLY DEVELOPED BY

SIM LIAN LAND PTE LTD | SIM LIAN DEVELOPMENT PTE LTD



THE BOTANY AT DAIRY FARM



CLOVER BY THE PARK



ROCHELLE AT NEWTON



EMERALD OF KATONG

Artist's Impression



VIZ AT HOLLAND



THE LINCOLN RESIDENCES