

THE
— 鑫丰悦景 —
HILL
@ONE-NORTH

*On a hill,
by the park*



On a hill...



By the park...

WHERE LIFE ASCENDS TO GREATER HEIGHTS

A 7-storey and two 11-storey towers perched on the rising terrain of Slim Barracks Rise, The Hill @ One-North carves out a striking ascending silhouette in one-north's modernistic skyline. Integrating seamlessly with the one-north Park, the development has 142 residential units and five commercial units.





LIVING
IN A PARK
AMIDST
A PARK

THE
— 鑫丰悦景 —
HILL
@ ONE-NORTH



Greater Southern Waterfront (Future)

Fusionopolis

Ayer Rajah Expressway

Singapore Polytechnic

NTU@one-north

Orchard Road

Mediapolis

Sentosa

INSEAD Asia Campus

Fairfield Methodist School (Primary & Secondary)

Rochester Mall

Buona Vista MRT Station

The Metropolis

Biopolis

Marina Bay Sands

Tanglin Trust School

VivoCity

Science Park 1 & 2

National University of Singapore

Anglo-Chinese Junior College

The Star Vista

Holland Village

Suntec City



0 500 1000 1500 2000m

 * Closed for renovations till Q4 2025



RETAIL

Rochester Mall	7 mins	3 mins
The Star Vista	7 mins	4 mins
Jelita Shopping Centre		7 mins
Anchorpoint Shopping Centre		8 mins
Holland Road Shopping Centre		8 mins
Raffles Holland V Mall		8 mins
IKEA Alexandra		9 mins
Great World		13 mins
ION Orchard		14 mins



FOOD & BEVERAGE

Timbre+ One North	8 mins	6 mins
20 Ghim Moh Road Market & Food Centre		6 mins
Holland Drive Market & Food Centre		6 mins
Holland Village Market & Food Centre		8 mins
Mei Ling Market & Food Centre		9 mins
Dempsey Hill		11 mins
Redhill Food Centre		11 mins
Tiong Bahru Market		11 mins



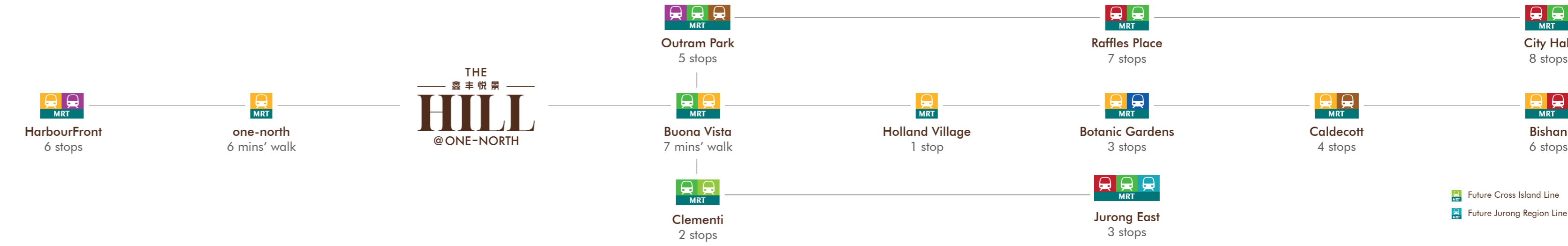
CONNECTIVITY

one-north MRT Station (CCL)	6 mins	3 mins
Buona Vista MRT Station (EWL/CCL)	7 mins	3 mins
Ayer Rajah Expressway		3 mins
Central Expressway		4 mins
Pan Island Expressway		5 mins



BUSINESS

Biopolis	5 mins	3 mins
Fusionopolis	5 mins	3 mins
The Metropolis	7 mins	3 mins
Mediapolis		3 mins
Science Park 1 and 2		5 mins
Mapletree Business City		12 mins



EDUCATION

Anglo-Chinese Junior College	5 mins	3 mins
INSEAD Asia Campus	8 mins	3 mins
Fairfield Methodist School (Primary & Secondary)		3 mins
Tanglin Trust School		4 mins
Anglo-Chinese School (Independent)		5 mins
Dover Court International School		5 mins
Singapore Institute of Technology		5 mins
Henry Park Primary School		6 mins
Singapore Polytechnic		6 mins

EDUCATION

Anglo-Chinese School (International)	7 mins	
United World College of South East Asia (Dover Campus)	7 mins	
NUS High School of Math & Science	8 mins	
Nanyang Primary School	9 mins	
National University of Singapore	9 mins	
St. Margaret's School (Secondary)	9 mins	
Nan Hua High School	10 mins	

PARKS & RECREATION

one-north Park	Direct access	
Queenstown ActiveSG Stadium*	6 mins	
Queenstown ActiveSG Swimming Complex*	6 mins	
MacRitchie Reservoir Park	12 mins	
Southern Ridges	12 mins	
Singapore Botanic Gardens	13 mins	
Singapore Polo Club	15 mins	

MEDICAL

Alexandra Hospital	6 mins	
National University Hospital	6 mins	
Gleneagles Hospital	11 mins	
Mount Elizabeth Hospital & Medical Centre	16 mins	



All travel times are estimates only and are subject to actual traffic conditions. Current travelling routes may also be subject to temporary or permanent changes which will also affect travel times.

* Closed for renovations till Q4 2025

LIMITLESS CONVENIENCE AND LIFESTYLE POSSIBILITIES

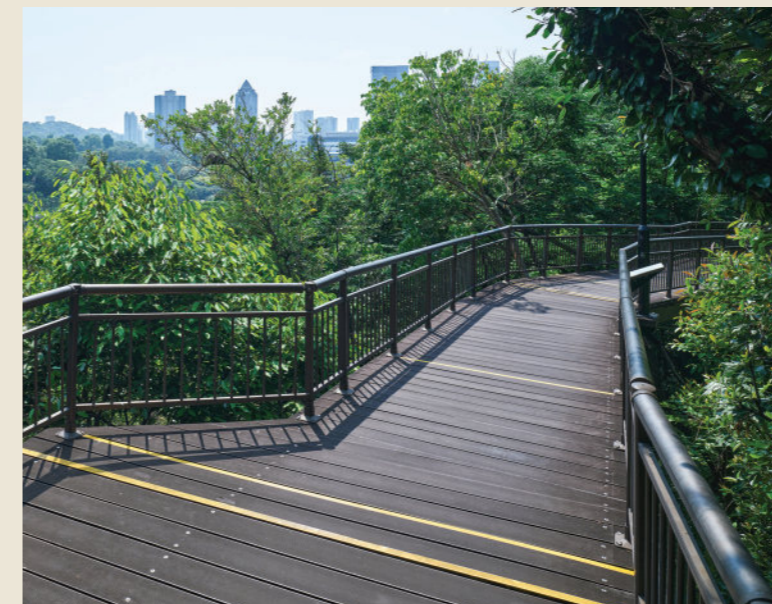
Surrounding The Hill @ One-North is a wealth of amenities that can enrich and enable your everyday life. From shopping malls, food and beverage enclaves, educational institutions, nature parks, medical hubs, to employment nodes and more, all that you need is likely within easy reach.



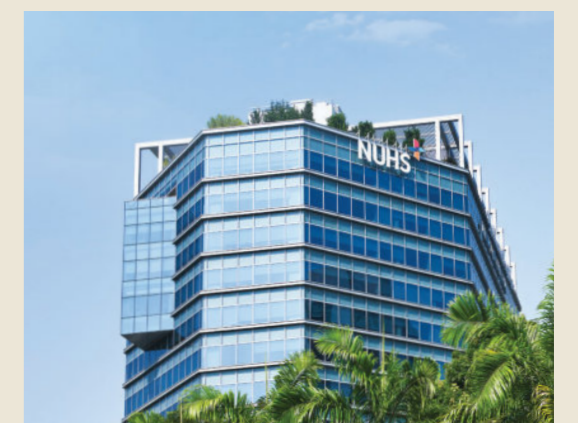
The Star Vista



Holland Village



Kent Ridge Park



National University Hospital



National University of Singapore



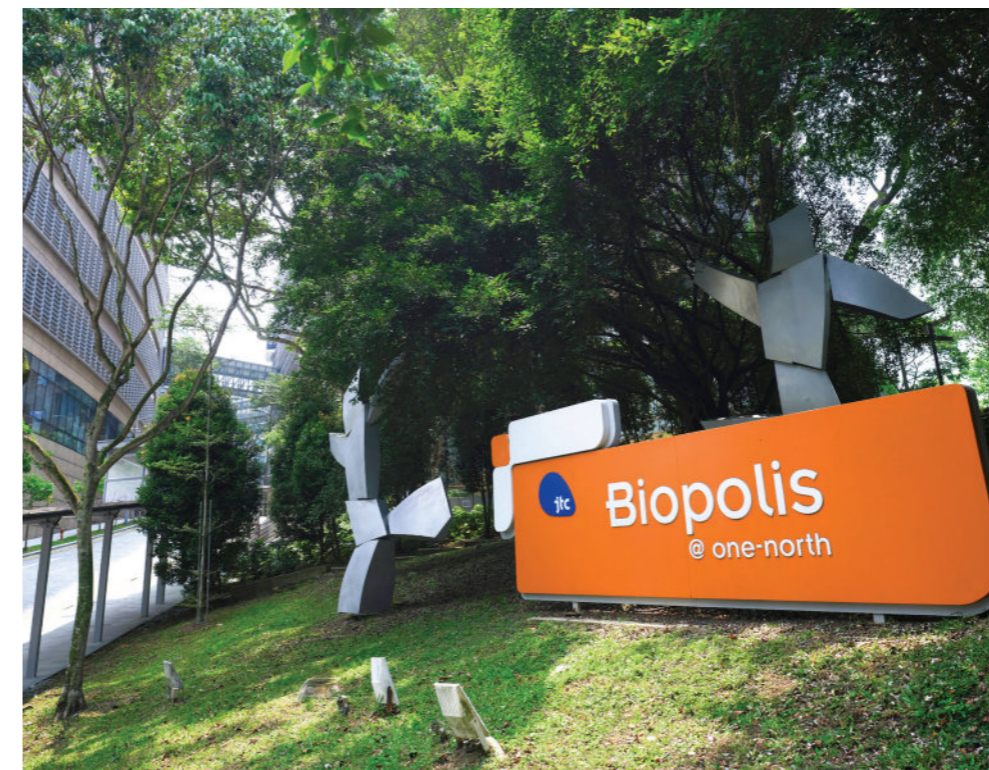
National University of Singapore

BUSTLING WITH LIVE-WORK-PLAY VIBES

Residing in one-north, a business park as well as high-tech research and development hub, allows you access to live, work and play options in one address. The Metropolis, Fusionopolis and Biopolis are merely minutes' walk away. In the vicinity are also Mediapolis as well as Singapore Science Park 1 and 2.



Fusionopolis



Biopolis



Science Park 1



The Metropolis

Mediapolis



HIGH CONNECTIVITY MAKES COMMUTING A BREEZE

Getting around will be easy and convenient with a network of public transport nodes and expressways close by. The Buona Vista (interchange between East-West Line and Circle Line) and one-north MRT Stations, Ayer Rajah Expressway and other major roads are in close proximity.



one-north MRT Station



Ayer Rajah Expressway



Buona Vista MRT Station

AN ADDRESS WITH FUTURE GROWTH

There are several ongoing major infrastructural developments in the western part of Singapore. When completed in the years to come, the Dover Knowledge District, Greater Southern Waterfront and Jurong Lake District will likely generate even more work, play and learning opportunities.

GREATER SOUTHERN WATERFRONT

Stretching from Pasir Panjang to Marina East, the 2,000-hectare waterfront tract of land will be developed with housing, offices and attractions to become the future live, work and play gateway in southern Singapore.



DOVER KNOWLEDGE DISTRICT

Planned as an extension of one-north, the Dover Knowledge District can synergise the existing business parks as well as educational and R&D institutions in the region to create new jobs and learning opportunities.

JURONG LAKE DISTRICT

Poised to be the largest business district outside of central Singapore, the Jurong Lake District will attract firms and sectors that support the country's green economy and ambitions, as well as become a highly sustainable area for live, work, play and learn.





RECREATION
AND RESIDENCE
UNDER
ONE ROOF



Artist's impression

Lap Pool



HOME IS WHERE FUN BEGINS

The sloping terrain of the development forms a unique setting for the various facilities to nestle and stack among one another. The highlights among them are the Lap Pool where you can take a refreshing dip in the glistening waters amid stunning views, as well as the Clubhouse for hosting and entertaining in style.





Artist's impression

BBQ Pavilion

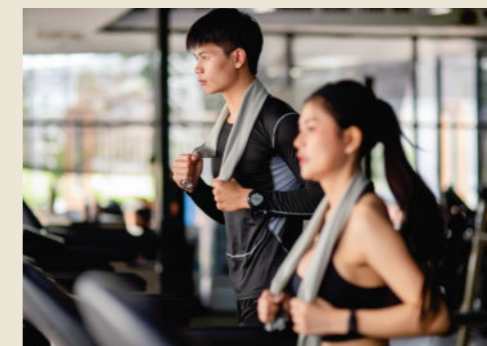


Artist's impression

Gym

A PARADISE OF THRILLS AND TRANQUILITY

There is always something for everyone. Enjoy a cookout at the BBQ Pavilion with calming views of the Lap Pool, let the children have a splashing good time at the Kids Pool, work out a sweat at the Gym, or take things slow by stimulating your senses at the Herb & Spice Garden.





one-north Park



NATURAL PLAYGROUND IN YOUR BACKYARD

Designed to blend harmoniously with the 16-hectare one-north Park, The Hill @ One-North takes living in nature to a whole new level. Not only does the park form a natural backdrop for the development, it also offers additional green open spaces for recreation.



UNWINDING MOST NATURALLY

Inspired by the surrounding greenery, The Hill @ One-North is designed with luxuriant landscaping and a number of nature-themed facilities as an extension of the neighbouring park. From Serenity Garden, Fern Garden, Floral Plaza to Community Garden, they provide natural settings for mindful moments.





Artist's impression

Commercial Units



Artist's impression

Commercial Unit

SHOP AND DINE OUT WITHOUT LEAVING HOME

With five commercial units* within the development, The Hill @ One-North brings about a convenient home life where you could just head downstairs for sundry shopping or enjoy a midday cuppa.

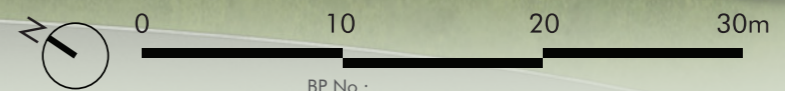


* As the commercial units are for sale, the Developer is not able to influence the retail mix of these commercial units

SITE PLAN



Slim Barracks Rise



BP No.:
 A1805-00001-2022-BP01 dated 25 May 2023
 A1805-00001-2022-BP02 dated 14 July 2023
 A1805-00001-2022-BP04 dated 30 August 2023
 A1805-00001-2022-BP05 dated 8 January 2024
 A1805-00001-2022-CD02(BP06) dated 13 March 2024

3RD STOREY

- 1 Floral Staircase
- 2 Common Lift
- 3 Commercial Unit
- 4 Public Overhead Bridge
- 5 Covered Linkway
- 6 Outdoor Workout Plaza
- 7 one-north Park Plaza
- 8 Floral Plaza
- 9 Side Gate
- 10 Meditation Garden
- 11 Herb & Spice Garden
- 12 Lantern Trail
- 13 Outdoor Fitness Corner
- 14 Rainforest Waterfall
- 15 Rainforest Cascading Stream
- 16 Clubhouse
- 17 BBQ Pavilion (Above)
- 18 Pool Deck
- 19 Pool Shower
- 20 Kids Pool
- 21 Lap Pool

- 22 Jacuzzi Cove
- 23 Toilet
- 24 Terrace Garden
- 25 Rainforest Canopy Pavilion
- 26 Serenity Garden
- 27 Rainforest Courtyard
- 28 Fern Garden
- 29 Gym
- 30 Water Terrace
- 31 Serenity Lawn
- 32 Water Pavilion
- 33 Community Garden
- 34 Ventilation Shaft

1ST STOREY

- 1 Ingress/Egress
- 2 Guardhouse
- 3 Commercial Unit
- 4 Drop-off
- 5 Substation
- 6 Bin Centre

ROOF

- 1 Outdoor Genset



FEEL AT
HOME WITH
THOUGHTFUL
SPACES



Showsuites photo



WHERE COMFORT AND STYLE MEET

Characterised by a functional layout and sleek design, the 3-bedroom and 3-bedroom+study units at The Hill @ One-North are ideal for those who desire roomier comforts. The exquisite 4-bedroom units are ideal for multi-functional or multi-generational living.



Showsuites photo



Showsuites photo

INTIMATE SPACES OF POSSIBILITIES

The Hill @ One-North features a range of 2-bedroom and 2-bedroom+study units. With a connecting study, it could be creatively remodelled into a dedicated space for a home office, kids play room or simply a reading room.



Showsuites photo

DELIGHTING WITH ELEGANT TOUCHES

Conceived to offer a delectable home experience, all units will feature kitchen appliances and washer cum dryer from Electrolux, as well as sanitary wares, fittings and accessories from Geberit and Kohler.



Showsuites photo



Showsuites photo



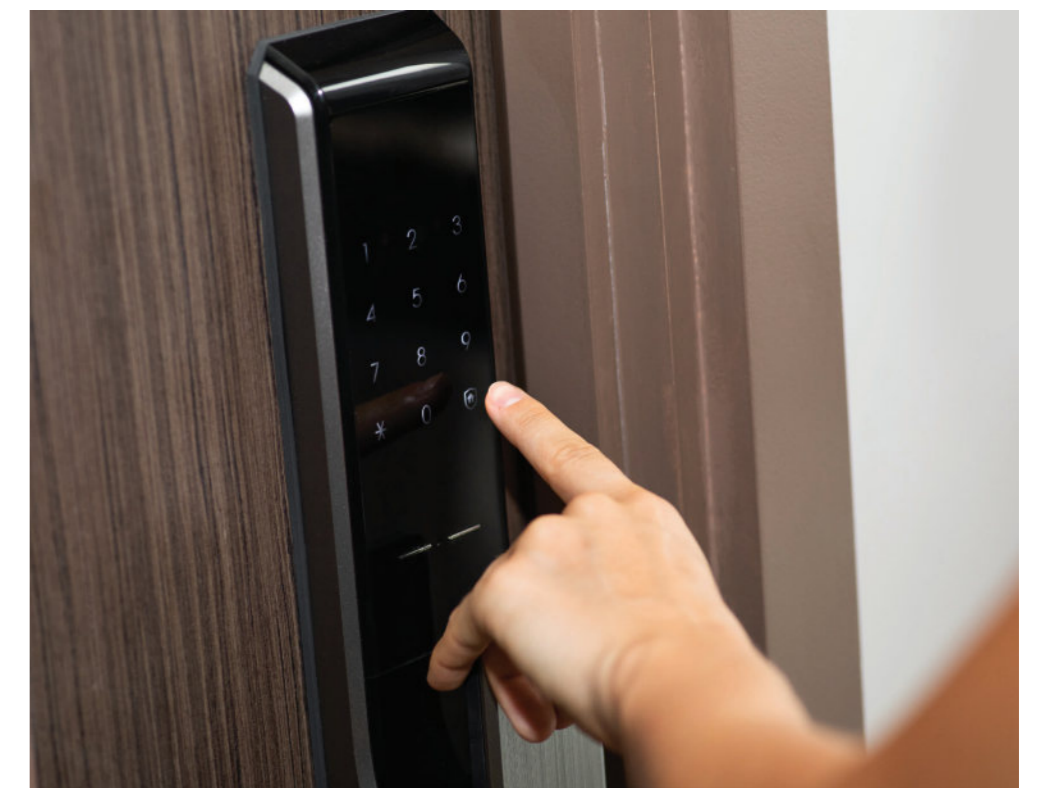
Showsuites photo





START A HOME SMART

With just a few taps on the smartphone, connected devices and appliances can be effortlessly activated to create a more relaxing and enjoyable home.



STACK PLAN



Slim Barracks Rise

Water Tank



0 10 20 30m

BP No.:
A1805-00001-2022-BP01 dated 25 May 2023
A1805-00001-2022-BP02 dated 14 July 2023
A1805-00001-2022-BP04 dated 30 August 2023
A1805-00001-2022-BP05 dated 8 January 2024
A1805-00001-2022-CD02(BP06) dated 13 March 2024

UNIT DISTRIBUTION

15 SLIM BARRACKS RISE

STOREY \ UNIT	1	2	3	4	5	6	7	8	9
11	2B-S3-PH	3B-2-PH	4B-1-PH	2B-1-PH	2B-S4-PH	3B-3-PH	3B-1-PH	2B-S1-PH	2B-S2-PH
10	2B-S3	3B-2	4B-1	2B-1	2B-S4	3B-3	3B-1	2B-S1	2B-S2
9	2B-S3	3B-2	4B-1	2B-1	2B-S4	3B-3	3B-1	2B-S1	2B-S2
8	2B-S3	3B-2	4B-1	2B-1	2B-S4	3B-3	3B-1	2B-S1	2B-S2
7	2B-S3	3B-2	4B-1	2B-1	2B-S4	3B-3	3B-1	2B-S1	2B-S2
6	2B-S3	3B-2	4B-1	2B-1	2B-S4	3B-3	3B-1	2B-S1	2B-S2
5	2B-S3 (A)			2B-1 (A)	2B-S4	3B-3	3B-1	2B-S1	2B-S2
4	2B-S3 (A)			2B-1 (A)	2B-S4	3B-3	3B-1	2B-S1	2B-S2

17 SLIM BARRACKS RISE

STOREY \ UNIT	10	11	12	13	14	15	16	17
11	2B-S6-PH	3B-S1-PH	3B-S2	2B-2	2B-S7	3B-5	3B-4-PH	2B-S5-PH
10	2B-S6	3B-S1	3B-S2	2B-2	2B-S7	3B-5	3B-4	2B-S5
9	2B-S6	3B-S1	3B-S2	2B-2	2B-S7	3B-5	3B-4	2B-S5
8	2B-S6	3B-S1	3B-S2	2B-2	2B-S7	3B-5	3B-4	2B-S5
7	2B-S6	3B-S1	3B-S2	2B-2	2B-S7	3B-5	3B-4	2B-S5
6	2B-S6	3B-S1	3B-S2	2B-2	2B-S7	3B-5	3B-4	2B-S5
5	2B-S6 (A)			2B-2 (A)	2B-S7	3B-5	3B-4	2B-S5
4	2B-S6 (A)			2B-2 (A)	2B-S7	3B-5	3B-4	2B-S5

19 SLIM BARRACKS RISE

STOREY \ UNIT	18	19	20	21
7	3B-S4			3B-S3
6	3B-S4	3B-S5	3B-S6	3B-S3
5	3B-S4	3B-S5	3B-S6	3B-S3
4	3B-S4	3B-S5	3B-S6	3B-S3

LEGEND

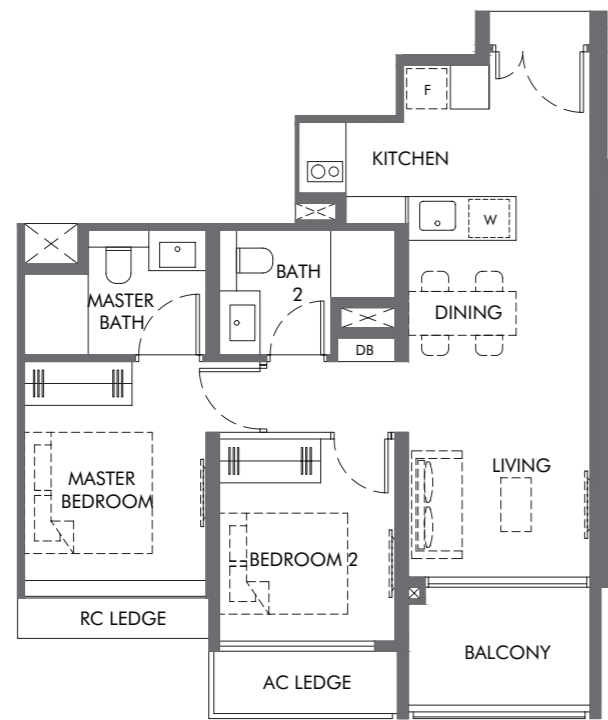
- 2-bedroom
- 2-bedroom+study
- 3-bedroom
- 3-bedroom+study
- 4-bedroom

2-BEDROOM

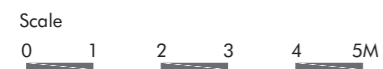
Type 2B-1(A)

#04-04 to #05-04

Area: 68 sq m / 732 sq ft
(Inclusive of 6 sq m Balcony & 3 sq m AC Ledge)



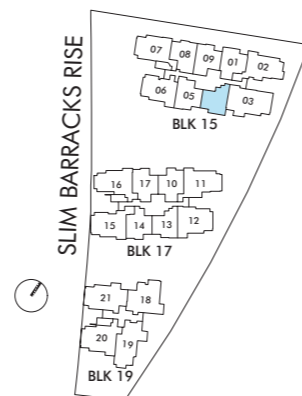
BP NO. :
A1805-00001-2022-BP01 dated 25 May 2023
A1805-00001-2022-BP02 dated 14 July 2023
A1805-00001-2022-BP04 dated 30 August 2023
A1805-00001-2022-BP05 dated 8 January 2024
A1805-00001-2022-CD02(BP06) dated 13 March 2024



Legend
DB: Distribution Board
F: Fridge
W: Washer cum Dryer
RC LEDGE: Reinforced Concrete Ledge (excluded from strata area)

⊠ Void space (excluded from strata area)
■ Wall not allowed to be hacked or altered (including by way of drilling) Wall thickness is 150mm to 200mm (exclude finishes)
(Refer to the clause pertaining to Prefabricated Prefinished Volumetric Construction in the Sales & Purchase Agreement)

Areas include AC ledge, balcony, PES and strata void where applicable. All areas and measurements stated herein as approximate and subject to final survey.



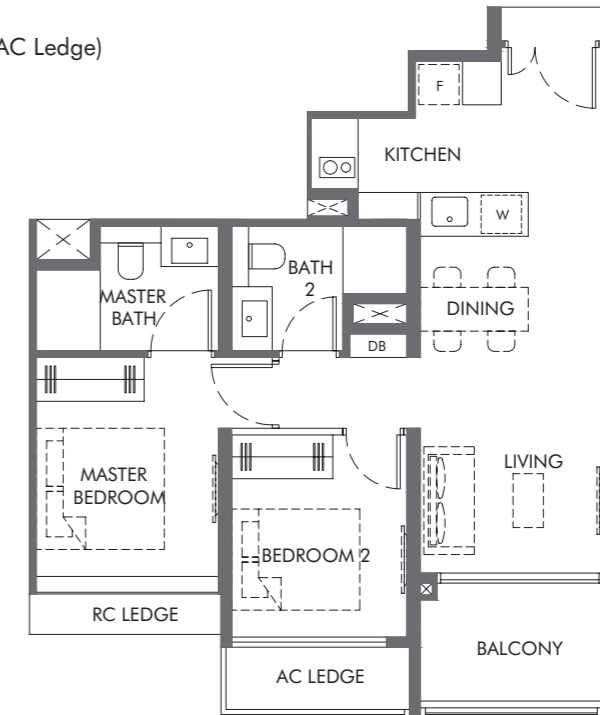
Key Plan (not to scale)

2-BEDROOM

Type 2B-1

#06-04 to #10-04

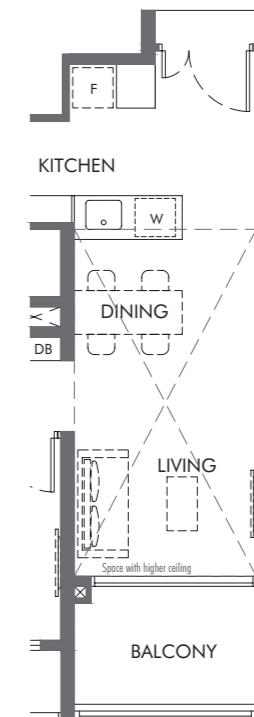
Area: 68 sq m / 732 sq ft
(Inclusive of 6 sq m Balcony & 3 sq m AC Ledge)



Type 2B-1-PH

#11-04

Area: 83 sq m / 893 sq ft
(Inclusive of 6 sq m Balcony, 3 sq m AC Ledge & 15 sq m Void Area)



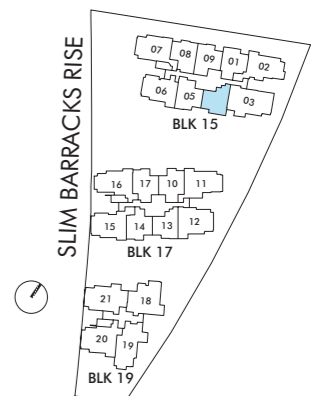
BP NO. :
A1805-00001-2022-BP01 dated 25 May 2023
A1805-00001-2022-BP02 dated 14 July 2023
A1805-00001-2022-BP04 dated 30 August 2023
A1805-00001-2022-BP05 dated 8 January 2024
A1805-00001-2022-CD02(BP06) dated 13 March 2024



Legend
DB: Distribution Board
F: Fridge
W: Washer cum Dryer
RC LEDGE: Reinforced Concrete Ledge (excluded from strata area)

⊠ Void space (excluded from strata area)
■ Wall not allowed to be hacked or altered (including by way of drilling) Wall thickness is 150mm to 200mm (exclude finishes)
(Refer to the clause pertaining to Prefabricated Prefinished Volumetric Construction in the Sales & Purchase Agreement)

Areas include AC ledge, balcony, PES and strata void where applicable. All areas and measurements stated herein as approximate and subject to final survey.



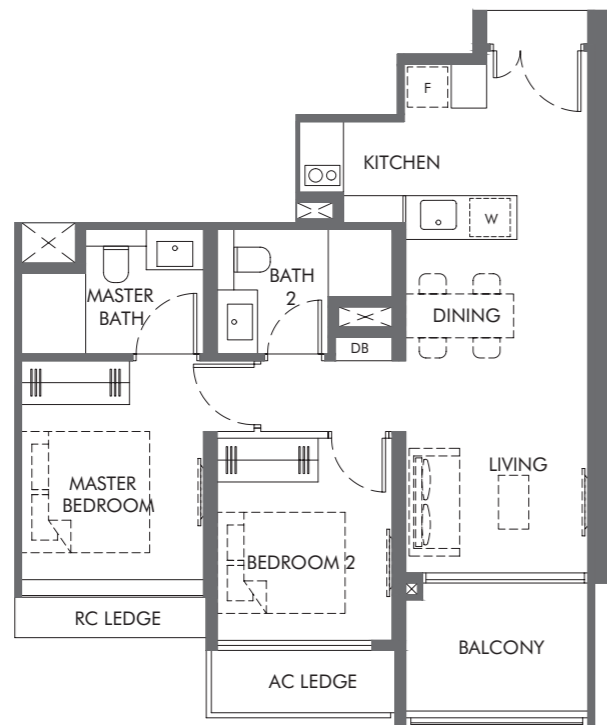
Key Plan (not to scale)

2-BEDROOM

Type 2B-2(A)

#04-13 to #05-13

Area: 69 sq m / 743 sq ft
(Inclusive of 6 sq m Balcony & 3 sq m AC Ledge)



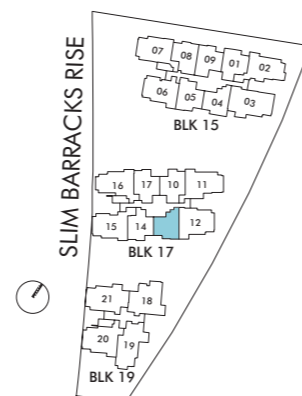
BP NO. :
A1805-00001-2022-BP01 dated 25 May 2023
A1805-00001-2022-BP02 dated 14 July 2023
A1805-00001-2022-BP04 dated 30 August 2023
A1805-00001-2022-BP05 dated 8 January 2024
A1805-00001-2022-CD02(BP06) dated 13 March 2024



Legend
DB: Distribution Board
F: Fridge
W: Washer cum Dryer
RC LEDGE: Reinforced Concrete Ledge (excluded from strata area)

⊠ Void space (excluded from strata area)
■ Wall not allowed to be hacked or altered (including by way of drilling) Wall thickness is 150mm to 200mm (exclude finishes)
(Refer to the clause pertaining to Prefabricated Prefinished Volumetric Construction in the Sales & Purchase Agreement)

Areas include AC ledge, balcony, PES and strata void where applicable. All areas and measurements stated herein as approximate and subject to final survey.



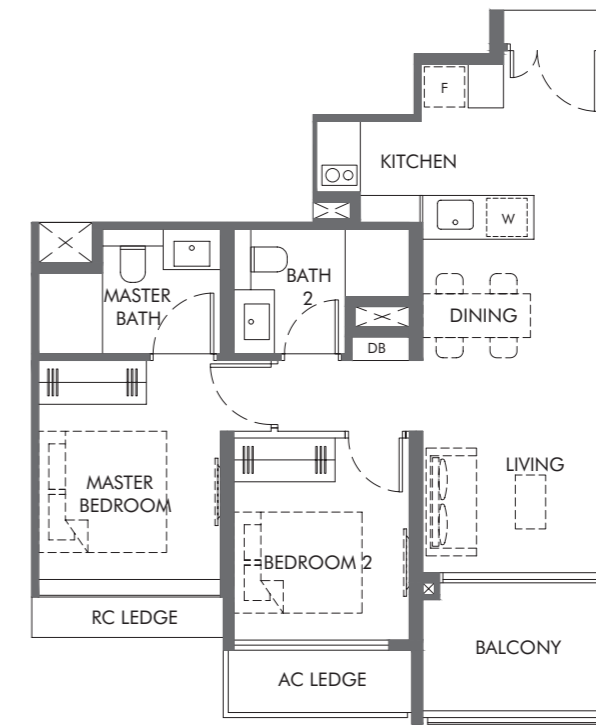
Key Plan (not to scale)

2-BEDROOM

Type 2B-2

#06-13 to #11-13

Area: 68 sq m / 732 sq ft
(Inclusive of 6 sq m Balcony & 3 sq m AC Ledge)



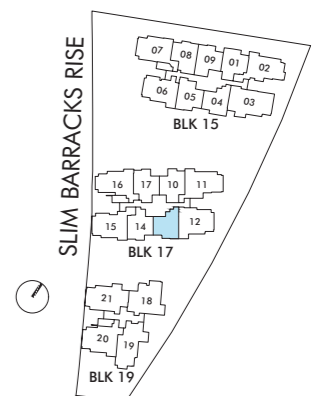
BP NO. :
A1805-00001-2022-BP01 dated 25 May 2023
A1805-00001-2022-BP02 dated 14 July 2023
A1805-00001-2022-BP04 dated 30 August 2023
A1805-00001-2022-BP05 dated 8 January 2024
A1805-00001-2022-CD02(BP06) dated 13 March 2024



Legend
DB: Distribution Board
F: Fridge
W: Washer cum Dryer
RC LEDGE: Reinforced Concrete Ledge (excluded from strata area)

⊠ Void space (excluded from strata area)
■ Wall not allowed to be hacked or altered (including by way of drilling) Wall thickness is 150mm to 200mm (exclude finishes)
(Refer to the clause pertaining to Prefabricated Prefinished Volumetric Construction in the Sales & Purchase Agreement)

Areas include AC ledge, balcony, PES and strata void where applicable. All areas and measurements stated herein as approximate and subject to final survey.



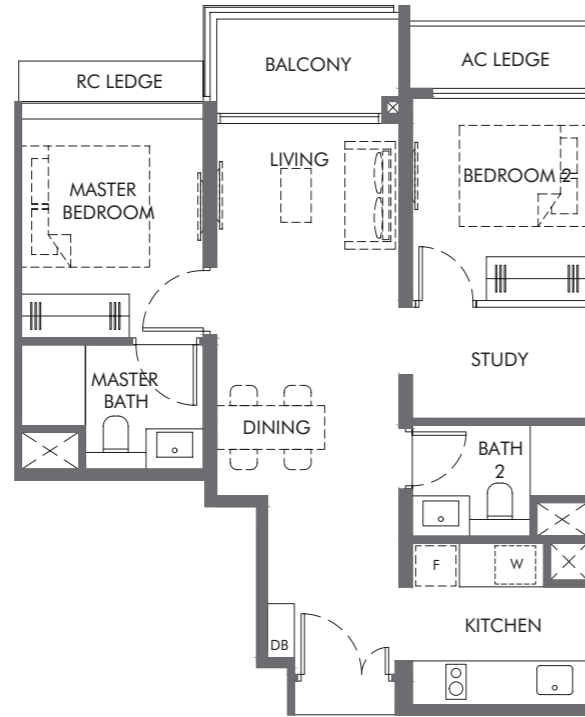
Key Plan (not to scale)

2-BEDROOM+STUDY

Type 2B-S1

#04-08 to #10-08

Area: 71 sq m / 764 sq ft
(Inclusive of 5 sq m Balcony & 3 sq m AC Ledge)

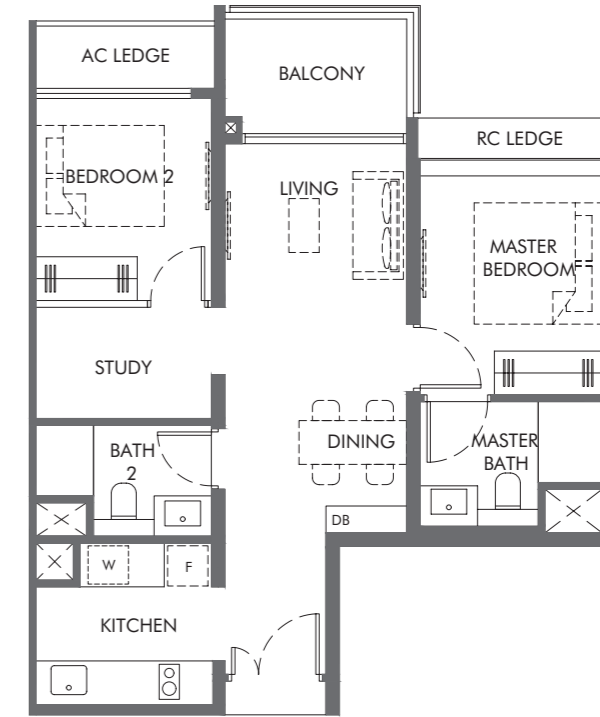


2-BEDROOM+STUDY

Type 2B-S2

#04-09 to #10-09

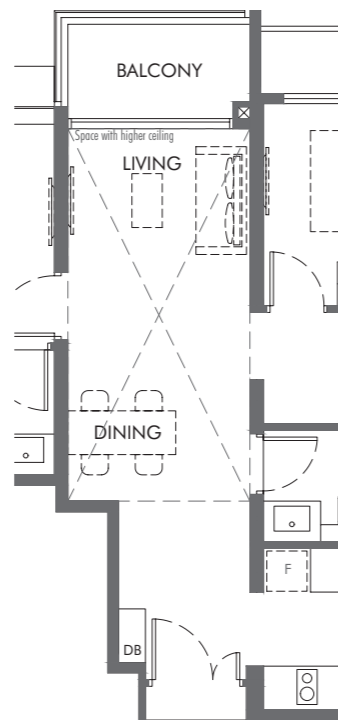
Area: 71 sq m / 764 sq ft
(Inclusive of 6 sq m Balcony & 3 sq m AC Ledge)



Type 2B-S1-PH

#11-08

Area: 88 sq m / 947 sq ft
(Inclusive of 5 sq m Balcony, 3 sq m AC Ledge & 17 sq m Void Area)



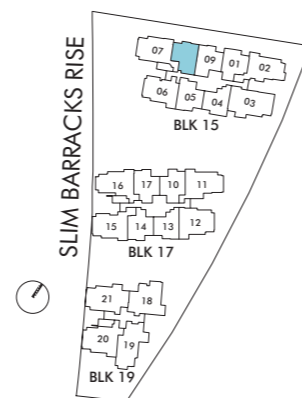
BP NO. :
A1805-00001-2022-BP01 dated 25 May 2023
A1805-00001-2022-BP02 dated 14 July 2023
A1805-00001-2022-BP04 dated 30 August 2023
A1805-00001-2022-BP05 dated 8 January 2024
A1805-00001-2022-CD02(BP06) dated 13 March 2024

Scale
0 1 2 3 4 5M

Legend
DB: Distribution Board
F: Fridge
W: Washer cum Dryer
RC LEDGE: Reinforced Concrete Ledge (excluded from strata area)

Void space (excluded from strata area)
Wall not allowed to be hacked or altered (including by way of drilling) Wall thickness is 150mm to 200mm (exclude finishes)
(Refer to the clause pertaining to Prefabricated Prefinished Volumetric Construction in the Sales & Purchase Agreement)

Areas include AC ledge, balcony, PES and strata void where applicable. All areas and measurements stated herein as approximate and subject to final survey.

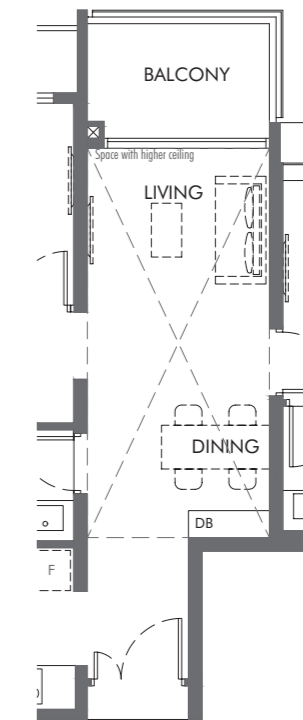


Key Plan (not to scale)

Type 2B-S2-PH

#11-09

Area: 88 sq m / 947 sq ft
(Inclusive of 6 sq m Balcony, 3 sq m AC Ledge & 17 sq m Void Area)



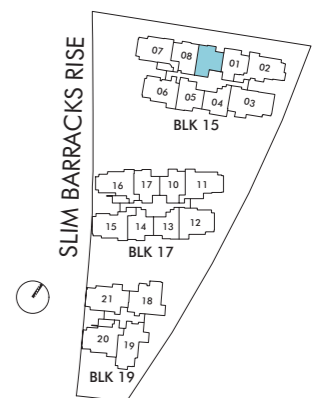
BP NO. :
A1805-00001-2022-BP01 dated 25 May 2023
A1805-00001-2022-BP02 dated 14 July 2023
A1805-00001-2022-BP04 dated 30 August 2023
A1805-00001-2022-BP05 dated 8 January 2024
A1805-00001-2022-CD02(BP06) dated 13 March 2024

Scale
0 1 2 3 4 5M

Legend
DB: Distribution Board
F: Fridge
W: Washer cum Dryer
RC LEDGE: Reinforced Concrete Ledge (excluded from strata area)

Void space (excluded from strata area)
Wall not allowed to be hacked or altered (including by way of drilling) Wall thickness is 150mm to 200mm (exclude finishes)
(Refer to the clause pertaining to Prefabricated Prefinished Volumetric Construction in the Sales & Purchase Agreement)

Areas include AC ledge, balcony, PES and strata void where applicable. All areas and measurements stated herein as approximate and subject to final survey.



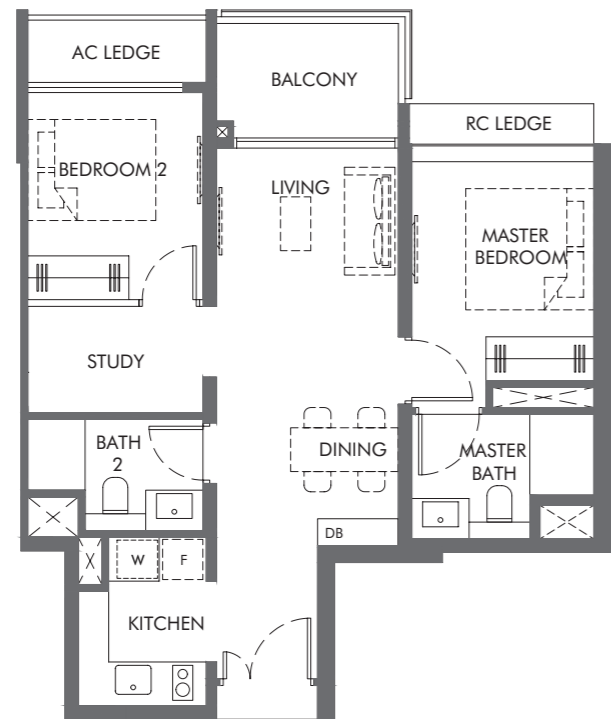
Key Plan (not to scale)

2-BEDROOM+STUDY

Type 2B-S3(A)

#04-01 to #05-01

Area: 70 sq m / 753 sq ft
(Inclusive of 6 sq m Balcony & 3 sq m AC Ledge)



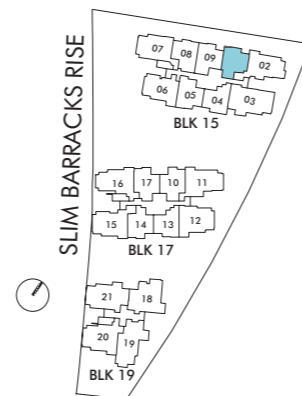
BP NO. :
A1805-00001-2022-BP01 dated 25 May 2023
A1805-00001-2022-BP02 dated 14 July 2023
A1805-00001-2022-BP04 dated 30 August 2023
A1805-00001-2022-BP05 dated 8 January 2024
A1805-00001-2022-CD02(BP06) dated 13 March 2024



Legend
DB: Distribution Board
F: Fridge
W: Washer cum Dryer
RC LEDGE: Reinforced Concrete Ledge (excluded from strata area)

⊠ Void space (excluded from strata area)
■ Wall not allowed to be hacked or altered (including by way of drilling) Wall thickness is 150mm to 200mm (exclude finishes)
(Refer to the clause pertaining to Prefabricated Prefinished Volumetric Construction in the Sales & Purchase Agreement)

Areas include AC ledge, balcony, PES and strata void where applicable. All areas and measurements stated herein as approximate and subject to final survey.



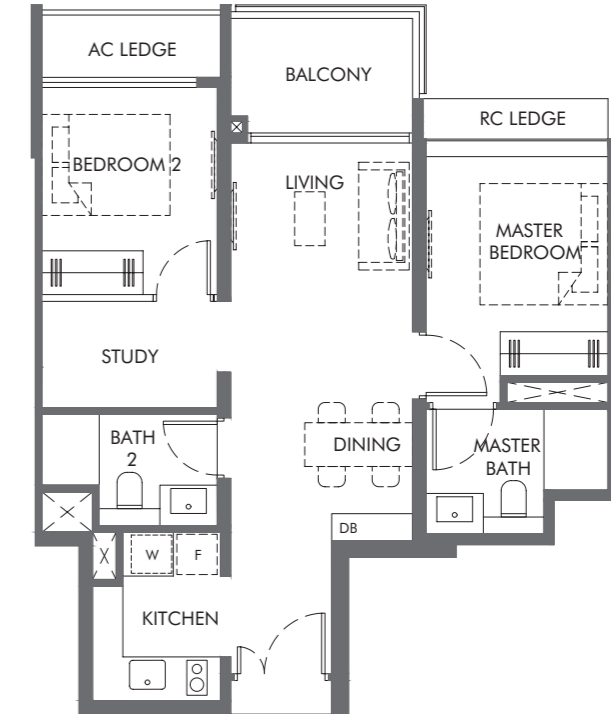
Key Plan (not to scale)

2-BEDROOM+STUDY

Type 2B-S3

#06-01 to #10-01

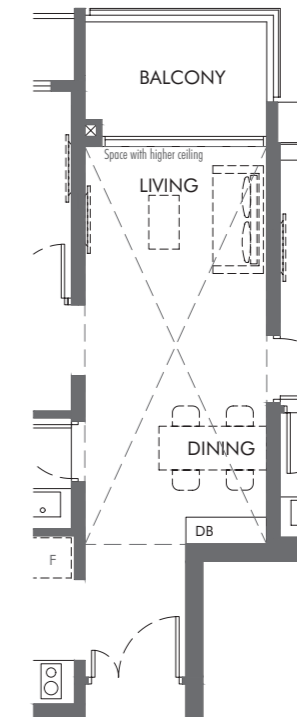
Area: 70 sq m / 753 sq ft
(Inclusive of 6 sq m Balcony & 3 sq m AC Ledge)



Type 2B-S3-PH

#11-01

Area: 88 sq m / 947 sq ft
(Inclusive of 6 sq m Balcony, 3 sq m AC Ledge & 18 sq m Void Area)



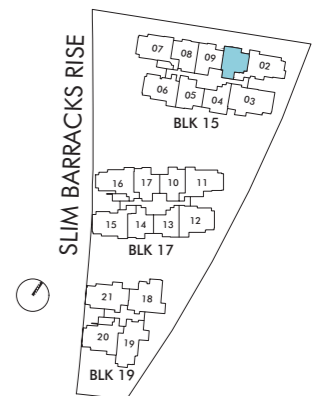
BP NO. :
A1805-00001-2022-BP01 dated 25 May 2023
A1805-00001-2022-BP02 dated 14 July 2023
A1805-00001-2022-BP04 dated 30 August 2023
A1805-00001-2022-BP05 dated 8 January 2024
A1805-00001-2022-CD02(BP06) dated 13 March 2024



Legend
DB: Distribution Board
F: Fridge
W: Washer cum Dryer
RC LEDGE: Reinforced Concrete Ledge (excluded from strata area)

⊠ Void space (excluded from strata area)
■ Wall not allowed to be hacked or altered (including by way of drilling) Wall thickness is 150mm to 200mm (exclude finishes)
(Refer to the clause pertaining to Prefabricated Prefinished Volumetric Construction in the Sales & Purchase Agreement)

Areas include AC ledge, balcony, PES and strata void where applicable. All areas and measurements stated herein as approximate and subject to final survey.



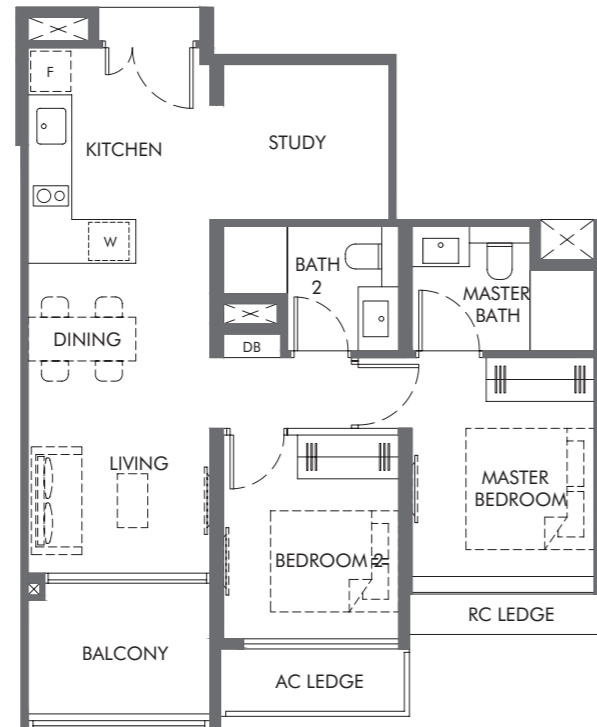
Key Plan (not to scale)

2-BEDROOM+STUDY

Type 2B-S4

#04-05 to #10-05

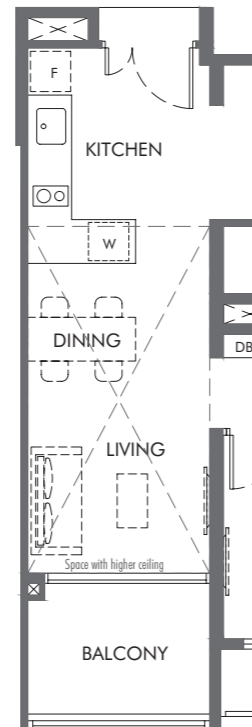
Area: 73 sq m / 786 sq ft
(Inclusive of 6 sq m Balcony & 3 sq m AC Ledge)



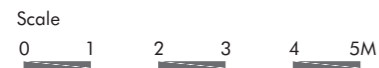
Type 2B-S4-PH

#11-05

Area: 89 sq m / 958 sq ft
(Inclusive of 6 sq m Balcony, 3 sq m AC Ledge & 16 sq m Void Area)



BP NO. :
A1805-00001-2022-BP01 dated 25 May 2023
A1805-00001-2022-BP02 dated 14 July 2023
A1805-00001-2022-BP04 dated 30 August 2023
A1805-00001-2022-BP05 dated 8 January 2024
A1805-00001-2022-CD02(BP06) dated 13 March 2024

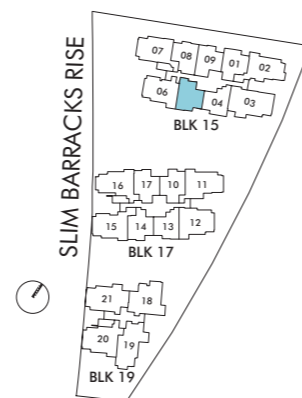


Legend
DB: Distribution Board
F: Fridge
W: Washer cum Dryer
RC LEDGE: Reinforced Concrete Ledge (excluded from strata area)

Void space (excluded from strata area)

Wall not allowed to be hacked or altered (including by way of drilling) Wall thickness is 150mm to 200mm (exclude finishes)
(Refer to the clause pertaining to Prefabricated Prefinished Volumetric Construction in the Sales & Purchase Agreement)

Areas include AC ledge, balcony, PES and strata void where applicable. All areas and measurements stated herein as approximate and subject to final survey.



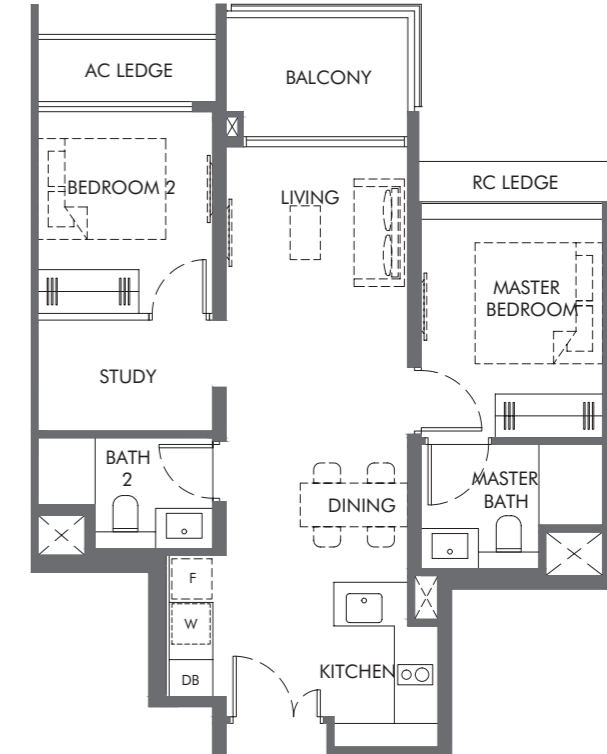
Key Plan (not to scale)

2-BEDROOM+STUDY

Type 2B-S5

#04-17 to #10-17

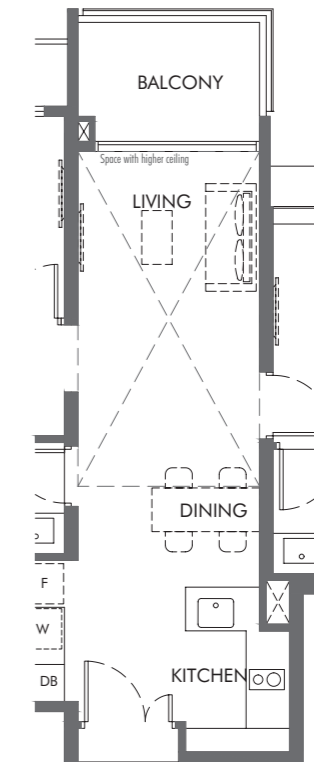
Area: 72 sq m / 775 sq ft
(Inclusive of 6 sq m Balcony & 3 sq m AC Ledge)



Type 2B-S5-PH

#11-17

Area: 87 sq m / 936 sq ft
(Inclusive of 6 sq m Balcony, 3 sq m AC Ledge & 15 sq m Void Area)



BP NO. :
A1805-00001-2022-BP01 dated 25 May 2023
A1805-00001-2022-BP02 dated 14 July 2023
A1805-00001-2022-BP04 dated 30 August 2023
A1805-00001-2022-BP05 dated 8 January 2024
A1805-00001-2022-CD02(BP06) dated 13 March 2024

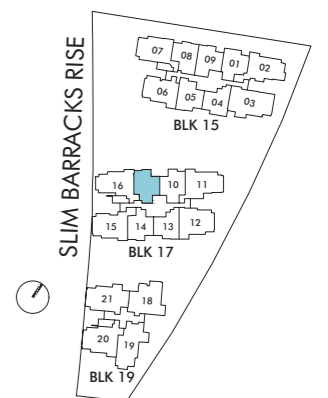


Legend
DB: Distribution Board
F: Fridge
W: Washer cum Dryer
RC LEDGE: Reinforced Concrete Ledge (excluded from strata area)

Void space (excluded from strata area)

Wall not allowed to be hacked or altered (including by way of drilling) Wall thickness is 150mm to 200mm (exclude finishes)
(Refer to the clause pertaining to Prefabricated Prefinished Volumetric Construction in the Sales & Purchase Agreement)

Areas include AC ledge, balcony, PES and strata void where applicable. All areas and measurements stated herein as approximate and subject to final survey.



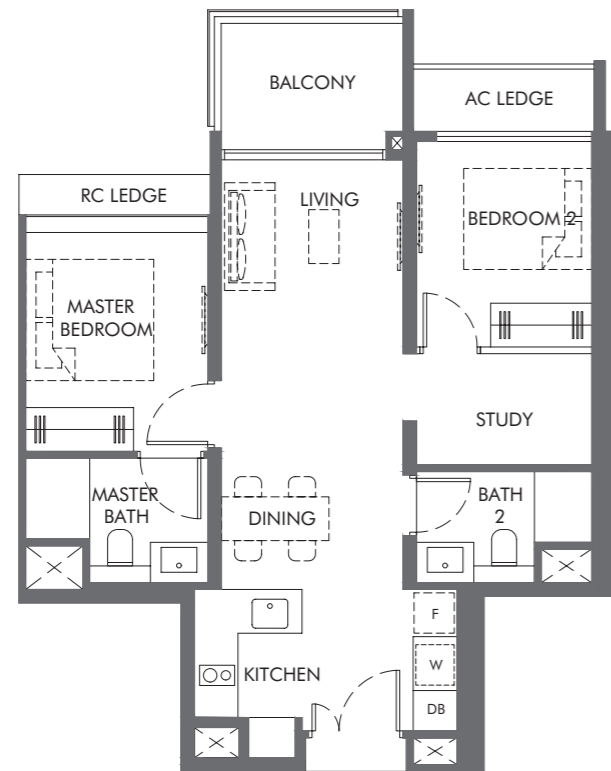
Key Plan (not to scale)

2-BEDROOM+STUDY

Type 2B-S6(A)

#04-10 to #05-10

Area: 73 sq m / 786 sq ft
(Inclusive of 6 sq m Balcony & 3 sq m AC Ledge)



BP NO. :
A1805-00001-2022-BP01 dated 25 May 2023
A1805-00001-2022-BP02 dated 14 July 2023
A1805-00001-2022-BP04 dated 30 August 2023
A1805-00001-2022-BP05 dated 8 January 2024
A1805-00001-2022-CD02(BP06) dated 13 March 2024

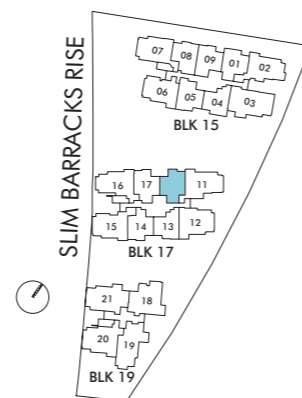


Legend
DB: Distribution Board
F: Fridge
W: Washer cum Dryer
RC LEDGE: Reinforced Concrete Ledge (excluded from strata area)

⊠ Void space (excluded from strata area)

■ Wall not allowed to be hacked or altered (including by way of drilling) Wall thickness is 150mm to 200mm (exclude finishes)
(Refer to the clause pertaining to Prefabricated Prefinished Volumetric Construction in the Sales & Purchase Agreement)

Areas include AC ledge, balcony, PES and strata void where applicable. All areas and measurements stated herein as approximate and subject to final survey.



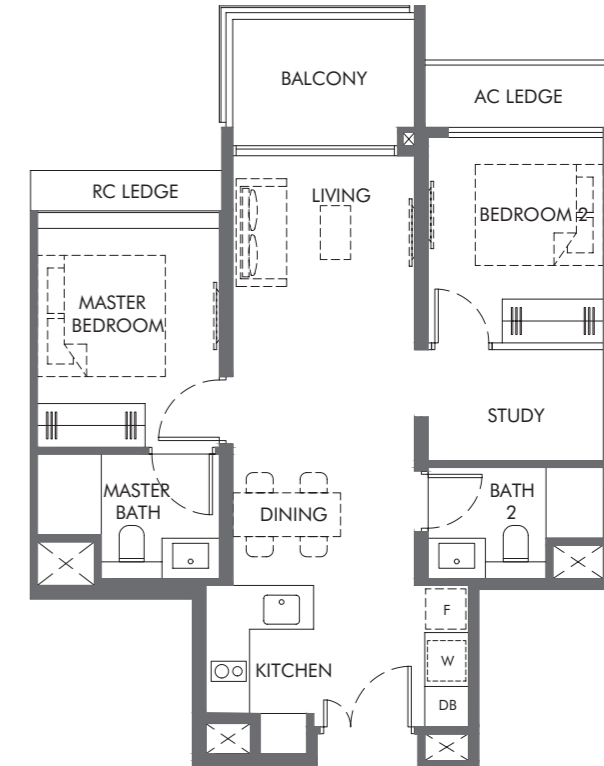
Key Plan (not to scale)

2-BEDROOM+STUDY

Type 2B-S6

#06-10 to #10-10

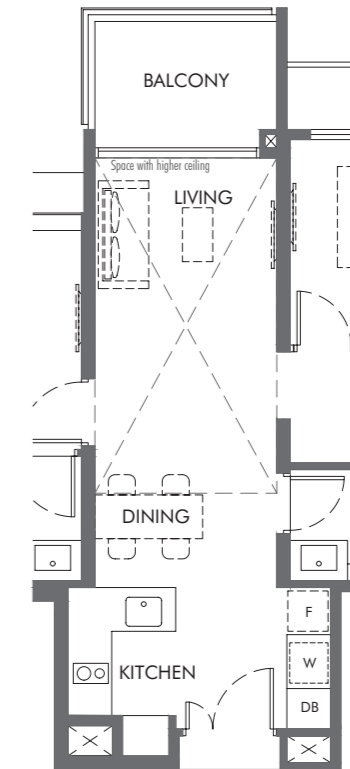
Area: 72 sq m / 775 sq ft
(Inclusive of 6 sq m Balcony & 3 sq m AC Ledge)



Type 2B-S6-PH

#11-10

Area: 87 sq m / 936 sq ft
(Inclusive of 6 sq m Balcony, 3 sq m AC Ledge & 15 sq m Void Area)



BP NO. :
A1805-00001-2022-BP01 dated 25 May 2023
A1805-00001-2022-BP02 dated 14 July 2023
A1805-00001-2022-BP04 dated 30 August 2023
A1805-00001-2022-BP05 dated 8 January 2024
A1805-00001-2022-CD02(BP06) dated 13 March 2024

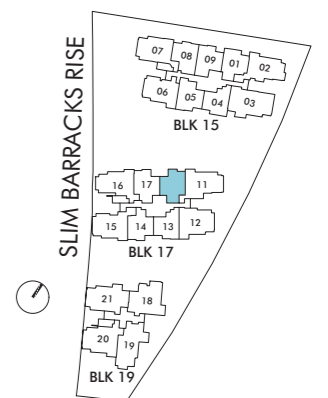


Legend
DB: Distribution Board
F: Fridge
W: Washer cum Dryer
RC LEDGE: Reinforced Concrete Ledge (excluded from strata area)

⊠ Void space (excluded from strata area)

■ Wall not allowed to be hacked or altered (including by way of drilling) Wall thickness is 150mm to 200mm (exclude finishes)
(Refer to the clause pertaining to Prefabricated Prefinished Volumetric Construction in the Sales & Purchase Agreement)

Areas include AC ledge, balcony, PES and strata void where applicable. All areas and measurements stated herein as approximate and subject to final survey.



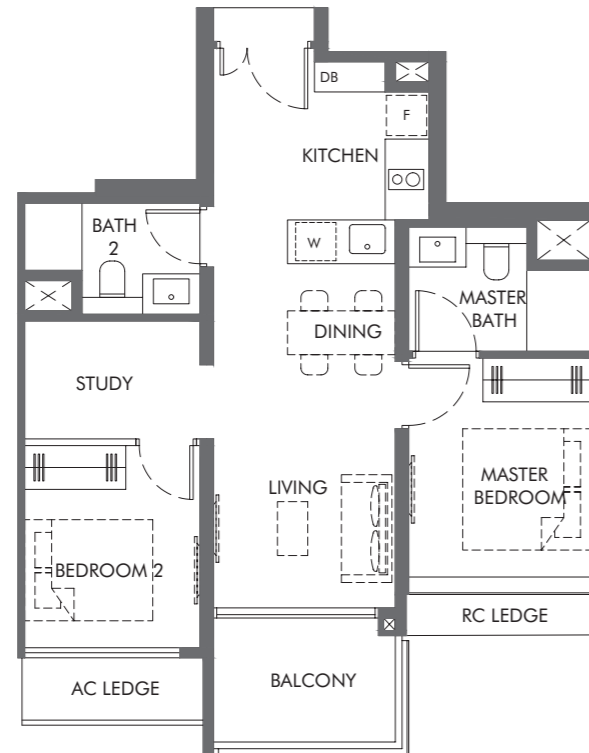
Key Plan (not to scale)

2-BEDROOM+STUDY

Type 2B-S7

#04-14 to #11-14

Area: 70 sq m / 753 sq ft
(Inclusive of 6 sq m Balcony & 3 sq m AC Ledge)



BP NO. :
A1805-00001-2022-BP01 dated 25 May 2023
A1805-00001-2022-BP02 dated 14 July 2023
A1805-00001-2022-BP04 dated 30 August 2023
A1805-00001-2022-BP05 dated 8 January 2024
A1805-00001-2022-CD02(BP06) dated 13 March 2024

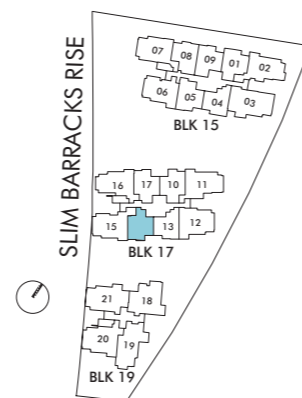


Legend
DB: Distribution Board
F: Fridge
W: Washer cum Dryer
RC LEDGE: Reinforced Concrete Ledge (excluded from strata area)

⊠ Void space (excluded from strata area)

■ Wall not allowed to be hacked or altered (including by way of drilling) Wall thickness is 150mm to 200mm (exclude finishes)
(Refer to the clause pertaining to Prefabricated Prefinished Volumetric Construction in the Sales & Purchase Agreement)

Areas include AC ledge, balcony, PES and strata void where applicable. All areas and measurements stated herein as approximate and subject to final survey.



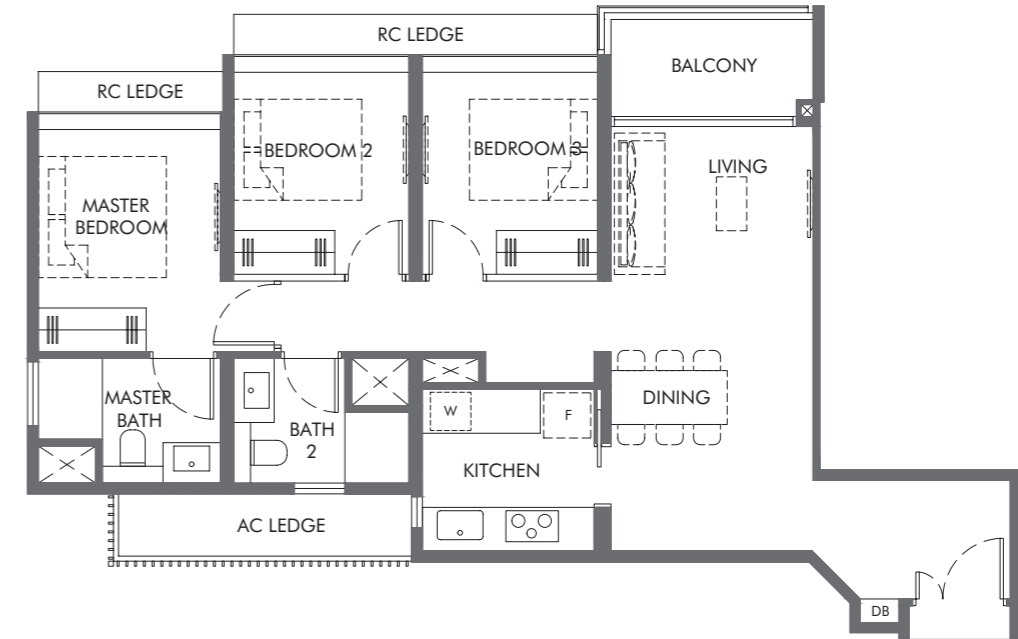
Key Plan (not to scale)

3-BEDROOM

Type 3B-1

#04-07 to #10-07

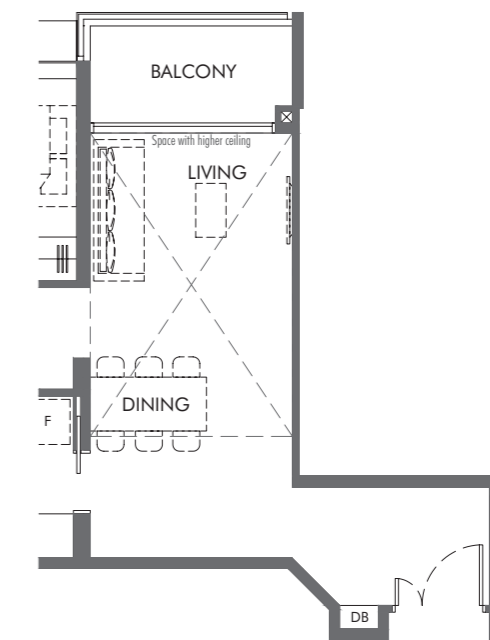
Area: 91 sq m / 980 sq ft
(Inclusive of 5 sq m Balcony & 5 sq m AC Ledge)



Type 3B-1-PH

#11-07

Area: 106 sq m / 1141 sq ft
(Inclusive of 5 sq m Balcony, 5 sq m AC Ledge & 15 sq m Void Area)



BP NO. :
A1805-00001-2022-BP01 dated 25 May 2023
A1805-00001-2022-BP02 dated 14 July 2023
A1805-00001-2022-BP04 dated 30 August 2023
A1805-00001-2022-BP05 dated 8 January 2024
A1805-00001-2022-CD02(BP06) dated 13 March 2024

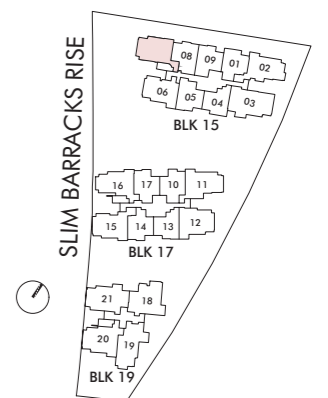


Legend
DB: Distribution Board
F: Fridge
W: Washer cum Dryer
RC LEDGE: Reinforced Concrete Ledge (excluded from strata area)

⊠ Void space (excluded from strata area)

■ Wall not allowed to be hacked or altered (including by way of drilling) Wall thickness is 150mm to 200mm (exclude finishes)
(Refer to the clause pertaining to Prefabricated Prefinished Volumetric Construction in the Sales & Purchase Agreement)

Areas include AC ledge, balcony, PES and strata void where applicable. All areas and measurements stated herein as approximate and subject to final survey.



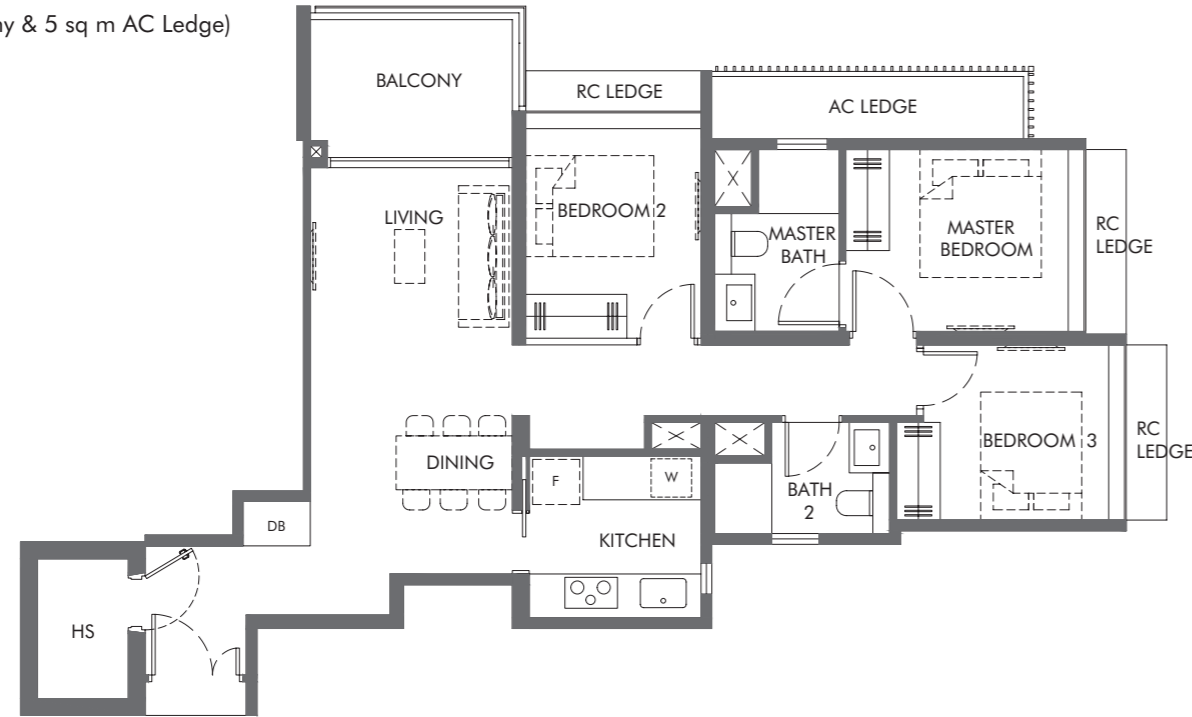
Key Plan (not to scale)

3-BEDROOM

Type 3B-2

#06-02 to #10-02

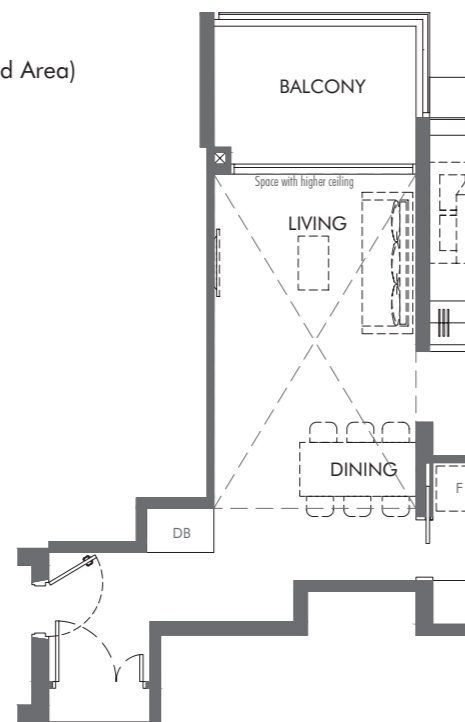
Area: 97 sq m / 1044 sq ft
(Inclusive of 7 sq m Balcony & 5 sq m AC Ledge)



Type 3B-2-PH

#11-02

Area: 114 sq m / 1227 sq ft
(Inclusive of 7 sq m Balcony, 5 sq m AC Ledge & 17 sq m Void Area)



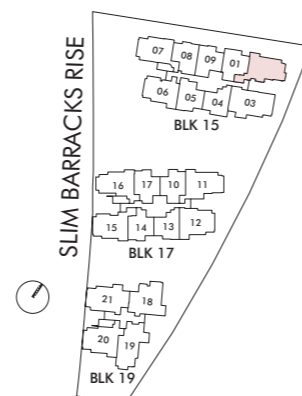
BP NO. :
A1805-00001-2022-BP01 dated 25 May 2023
A1805-00001-2022-BP02 dated 14 July 2023
A1805-00001-2022-BP04 dated 30 August 2023
A1805-00001-2022-BP05 dated 8 January 2024
A1805-00001-2022-CD02(BP06) dated 13 March 2024



Legend
DB: Distribution Board
F: Fridge
W: Washer cum Dryer
RC LEDGE: Reinforced Concrete Ledge (excluded from strata area)

Void space (excluded from strata area)
Wall not allowed to be hacked or altered (including by way of drilling) Wall thickness is 150mm to 200mm (exclude finishes)
(Refer to the clause pertaining to Prefabricated Prefinished Volumetric Construction in the Sales & Purchase Agreement)

Areas include AC ledge, balcony, PES and strata void where applicable. All areas and measurements stated herein as approximate and subject to final survey.



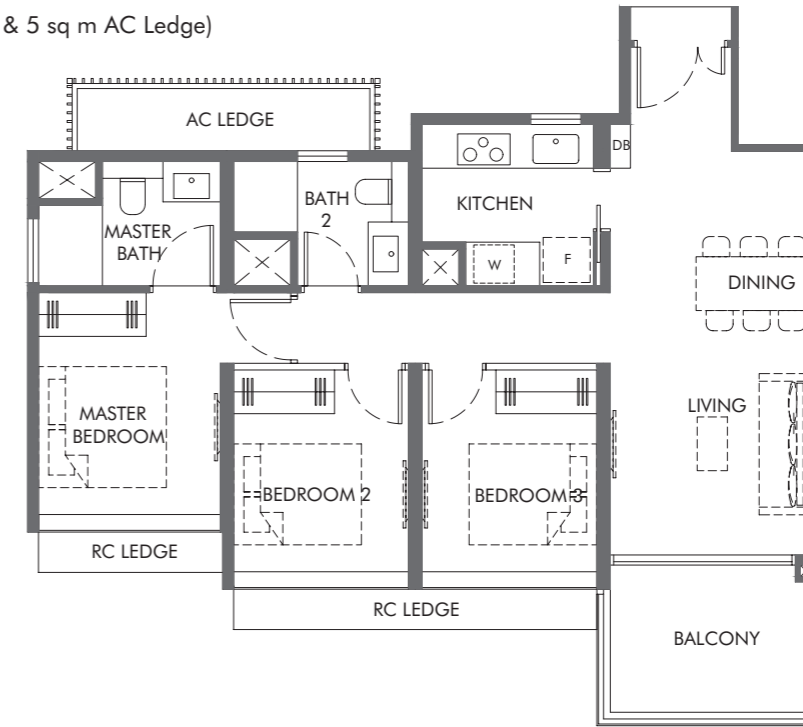
Key Plan (not to scale)

3-BEDROOM

Type 3B-3

#04-06 to #10-06

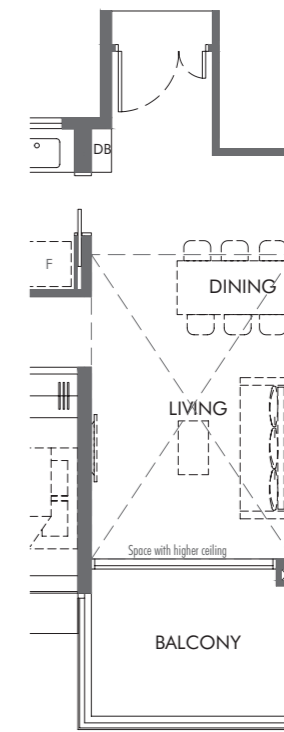
Area: 88 sq m / 947 sq ft
(Inclusive of 8 sq m Balcony & 5 sq m AC Ledge)



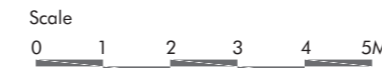
Type 3B-3-PH

#11-06

Area: 103 sq m / 1109 sq ft
(Inclusive of 8 sq m Balcony, 5 sq m AC Ledge & 15 sq m Void Area)



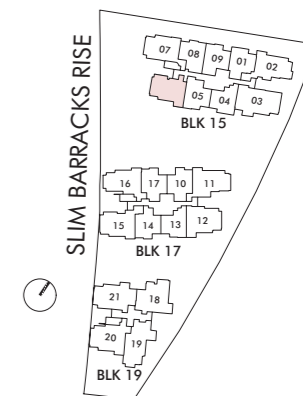
BP NO. :
A1805-00001-2022-BP01 dated 25 May 2023
A1805-00001-2022-BP02 dated 14 July 2023
A1805-00001-2022-BP04 dated 30 August 2023
A1805-00001-2022-BP05 dated 8 January 2024
A1805-00001-2022-CD02(BP06) dated 13 March 2024



Legend
DB: Distribution Board
F: Fridge
W: Washer cum Dryer
RC LEDGE: Reinforced Concrete Ledge (excluded from strata area)

Void space (excluded from strata area)
Wall not allowed to be hacked or altered (including by way of drilling) Wall thickness is 150mm to 200mm (exclude finishes)
(Refer to the clause pertaining to Prefabricated Prefinished Volumetric Construction in the Sales & Purchase Agreement)

Areas include AC ledge, balcony, PES and strata void where applicable. All areas and measurements stated herein as approximate and subject to final survey.



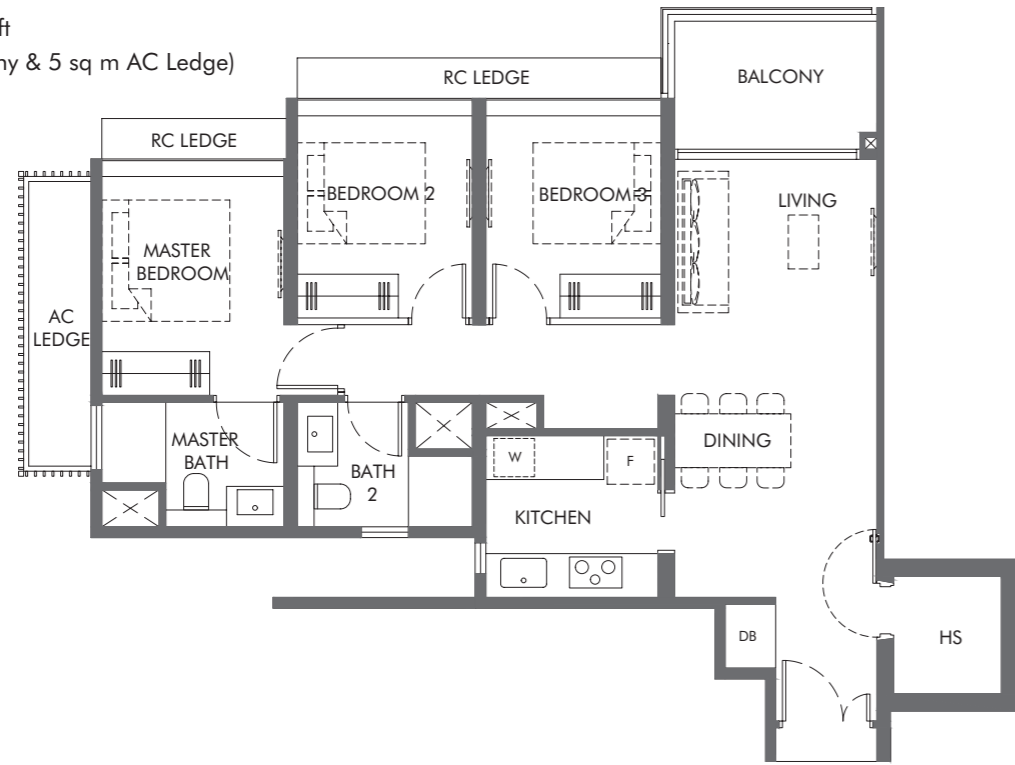
Key Plan (not to scale)

3-BEDROOM

Type 3B-4

#04-16 to #10-16

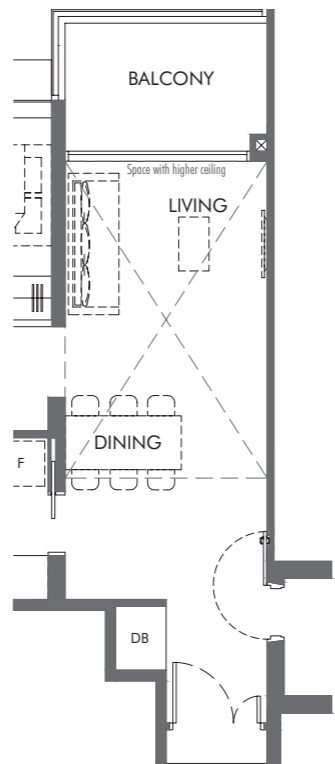
Area: 95 sq m / 1023 sq ft
(Inclusive of 7 sq m Balcony & 5 sq m AC Ledge)



Type 3B-4-PH

#11-16

Area: 111 sq m / 1195 sq ft
(Inclusive of 7 sq m Balcony, 5 sq m AC Ledge & 16 sq m Void Area)



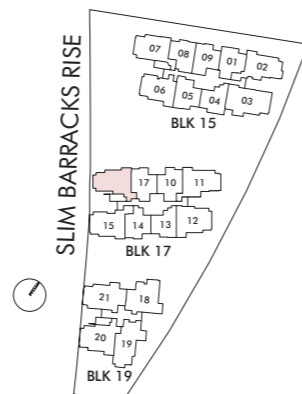
BP NO. :
A1805-00001-2022-BP01 dated 25 May 2023
A1805-00001-2022-BP02 dated 14 July 2023
A1805-00001-2022-BP04 dated 30 August 2023
A1805-00001-2022-BP05 dated 8 January 2024
A1805-00001-2022-CD02(BP06) dated 13 March 2024



- Legend
- DB: Distribution Board
 - F: Fridge
 - W: Washer cum Dryer
 - RC LEDGE: Reinforced Concrete Ledge (excluded from strata area)

- Void space (excluded from strata area)
- Wall not allowed to be hacked or altered (including by way of drilling) Wall thickness is 150mm to 200mm (exclude finishes) (Refer to the clause pertaining to Prefabricated Prefinished Volumetric Construction in the Sales & Purchase Agreement)

Areas include AC ledge, balcony, PES and strata void where applicable. All areas and measurements stated herein as approximate and subject to final survey.



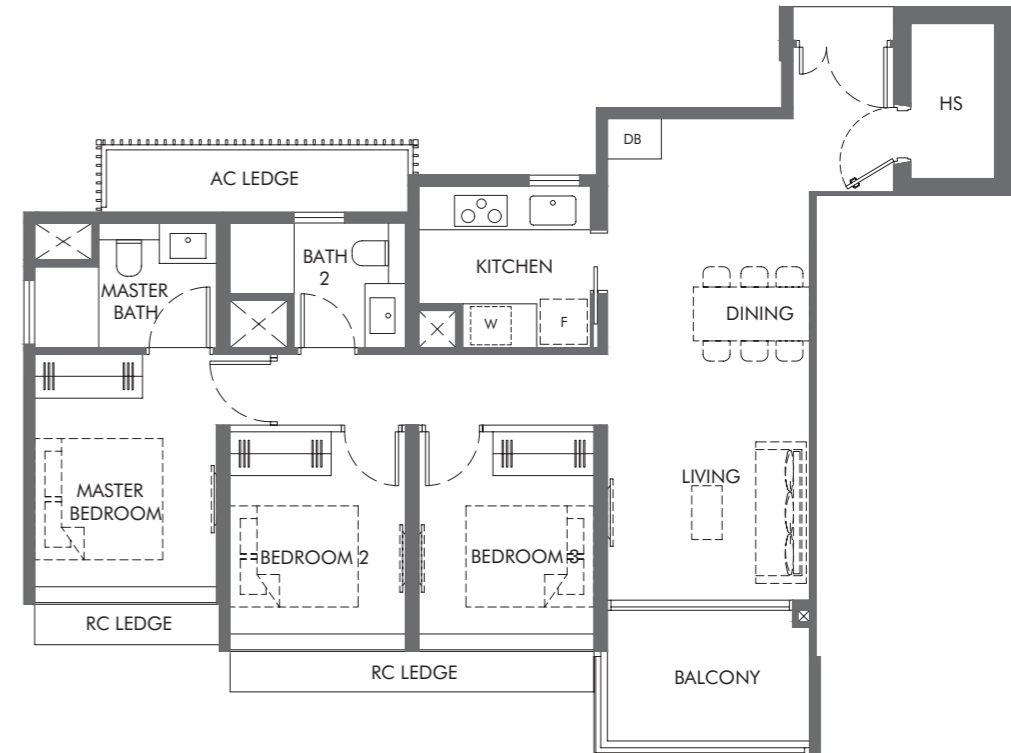
Key Plan (not to scale)

3-BEDROOM

Type 3B-5

#04-15 to #11-15

Area: 96 sq m / 1033 sq ft
(Inclusive of 7 sq m Balcony & 5 sq m AC Ledge)



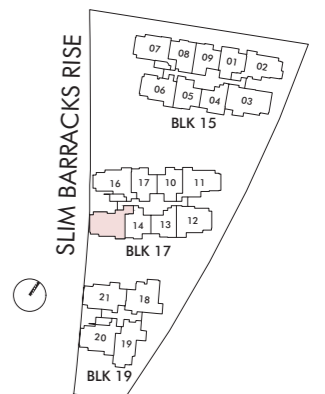
BP NO. :
A1805-00001-2022-BP01 dated 25 May 2023
A1805-00001-2022-BP02 dated 14 July 2023
A1805-00001-2022-BP04 dated 30 August 2023
A1805-00001-2022-BP05 dated 8 January 2024
A1805-00001-2022-CD02(BP06) dated 13 March 2024



- Legend
- DB: Distribution Board
 - F: Fridge
 - W: Washer cum Dryer
 - RC LEDGE: Reinforced Concrete Ledge (excluded from strata area)

- Void space (excluded from strata area)
- Wall not allowed to be hacked or altered (including by way of drilling) Wall thickness is 150mm to 200mm (exclude finishes) (Refer to the clause pertaining to Prefabricated Prefinished Volumetric Construction in the Sales & Purchase Agreement)

Areas include AC ledge, balcony, PES and strata void where applicable. All areas and measurements stated herein as approximate and subject to final survey.



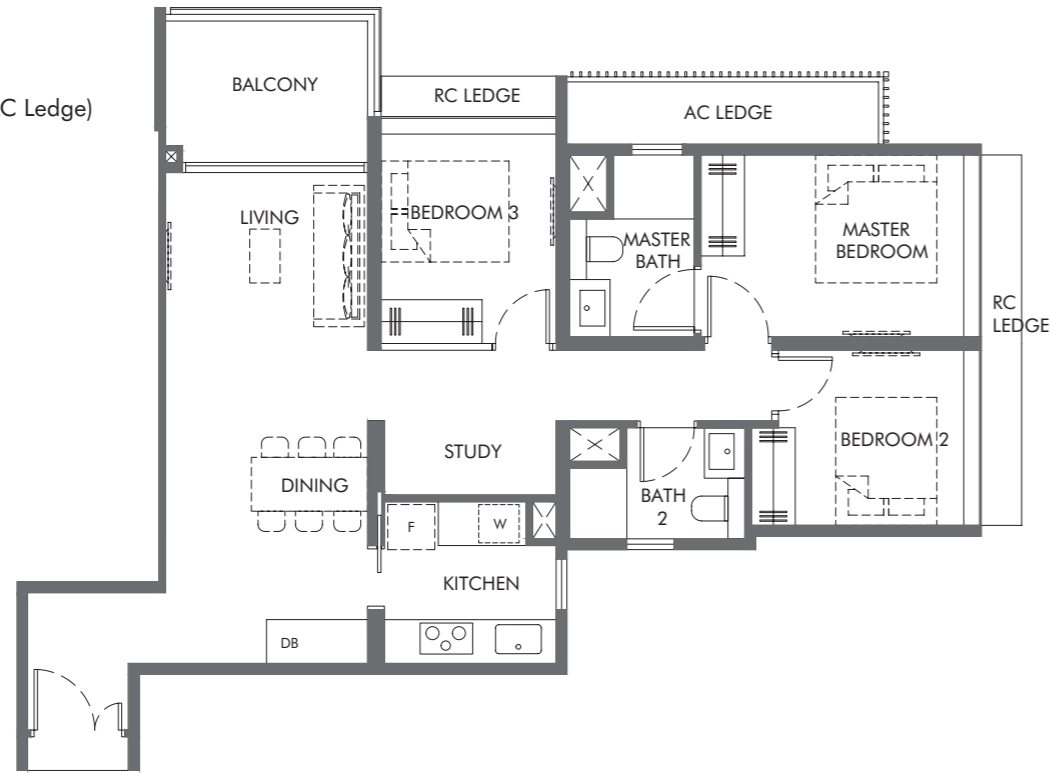
Key Plan (not to scale)

3-BEDROOM+STUDY

Type 3B-S1

#06-11 to #10-11

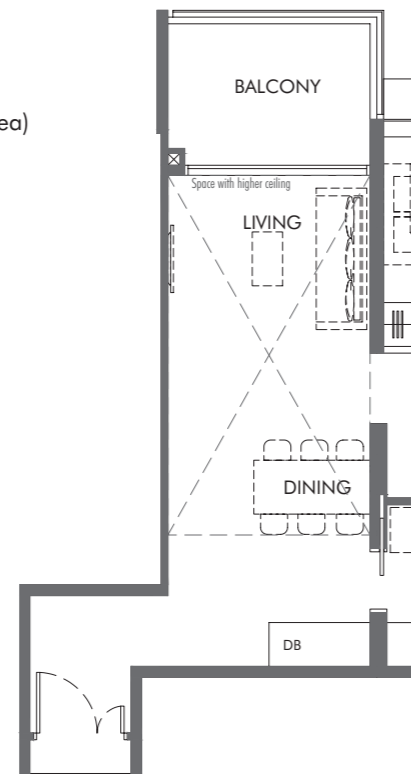
Area: 99 sq m / 1066 sq ft
(Inclusive of 8 sq m Balcony & 5 sq m AC Ledge)



Type 3B-S1-PH

#11-11

Area: 117 sq m / 1259 sq ft
(Inclusive of 8 sq m Balcony, 5 sq m AC Ledge & 18 sq m Void Area)



BP NO. :
A1805-00001-2022-BP01 dated 25 May 2023
A1805-00001-2022-BP02 dated 14 July 2023
A1805-00001-2022-BP04 dated 30 August 2023
A1805-00001-2022-BP05 dated 8 January 2024
A1805-00001-2022-CD02(BP06) dated 13 March 2024

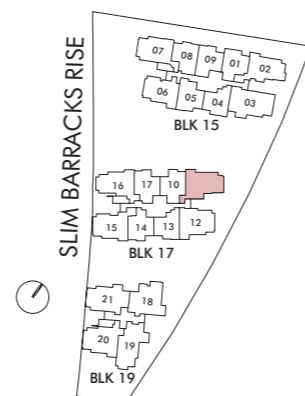


Legend
DB: Distribution Board
F: Fridge
W: Washer cum Dryer
RC LEDGE: Reinforced Concrete Ledge (excluded from strata area)

⊠ Void space (excluded from strata area)

■ Wall not allowed to be hacked or altered (including by way of drilling) Wall thickness is 150mm to 200mm (exclude finishes)
(Refer to the clause pertaining to Prefabricated Prefinished Volumetric Construction in the Sales & Purchase Agreement)

Areas include AC ledge, balcony, PES and strata void where applicable. All areas and measurements stated herein as approximate and subject to final survey.



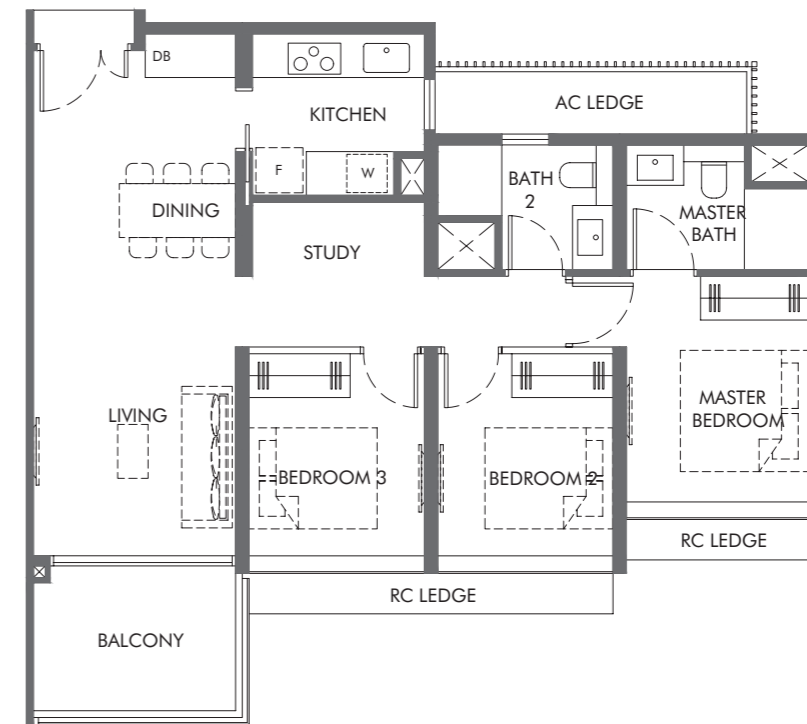
Key Plan (not to scale)

3-BEDROOM+STUDY

Type 3B-S2

#06-12 to #11-12

Area: 94 sq m / 1012 sq ft
(Inclusive of 8 sq m Balcony & 5 sq m AC Ledge)



BP NO. :
A1805-00001-2022-BP01 dated 25 May 2023
A1805-00001-2022-BP02 dated 14 July 2023
A1805-00001-2022-BP04 dated 30 August 2023
A1805-00001-2022-BP05 dated 8 January 2024
A1805-00001-2022-CD02(BP06) dated 13 March 2024

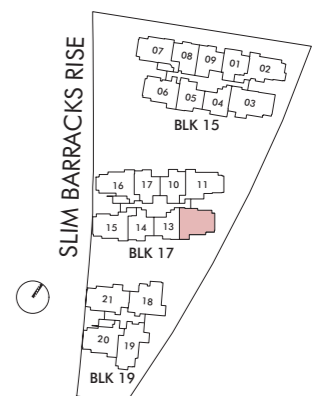


Legend
DB: Distribution Board
F: Fridge
W: Washer cum Dryer
RC LEDGE: Reinforced Concrete Ledge (excluded from strata area)

⊠ Void space (excluded from strata area)

■ Wall not allowed to be hacked or altered (including by way of drilling) Wall thickness is 150mm to 200mm (exclude finishes)
(Refer to the clause pertaining to Prefabricated Prefinished Volumetric Construction in the Sales & Purchase Agreement)

Areas include AC ledge, balcony, PES and strata void where applicable. All areas and measurements stated herein as approximate and subject to final survey.



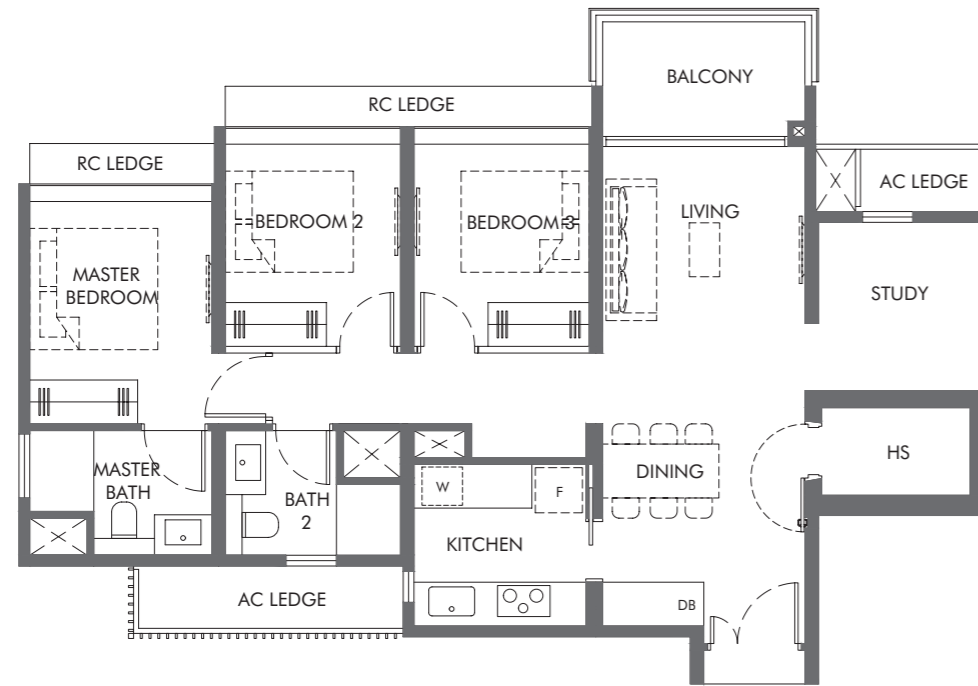
Key Plan (not to scale)

3-BEDROOM+STUDY

Type 3B-S3

#04-21 to #07-21

Area: 102 sq m / 1098 sq ft
(Inclusive of 6 sq m Balcony & 7 sq m AC Ledge)



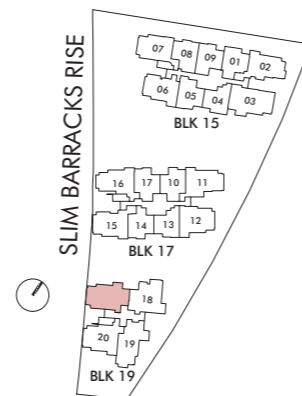
BP NO. :
A1805-00001-2022-BP01 dated 25 May 2023
A1805-00001-2022-BP02 dated 14 July 2023
A1805-00001-2022-BP04 dated 30 August 2023
A1805-00001-2022-BP05 dated 8 January 2024
A1805-00001-2022-CD02(BP06) dated 13 March 2024



Legend
DB: Distribution Board
F: Fridge
W: Washer cum Dryer
RC LEDGE: Reinforced Concrete Ledge (excluded from strata area)

⊠ Void space (excluded from strata area)
■ Wall not allowed to be hacked or altered (including by way of drilling) Wall thickness is 150mm to 200mm (exclude finishes)
(Refer to the clause pertaining to Prefabricated Prefinished Volumetric Construction in the Sales & Purchase Agreement)

Areas include AC ledge, balcony, PES and strata void where applicable. All areas and measurements stated herein as approximate and subject to final survey.



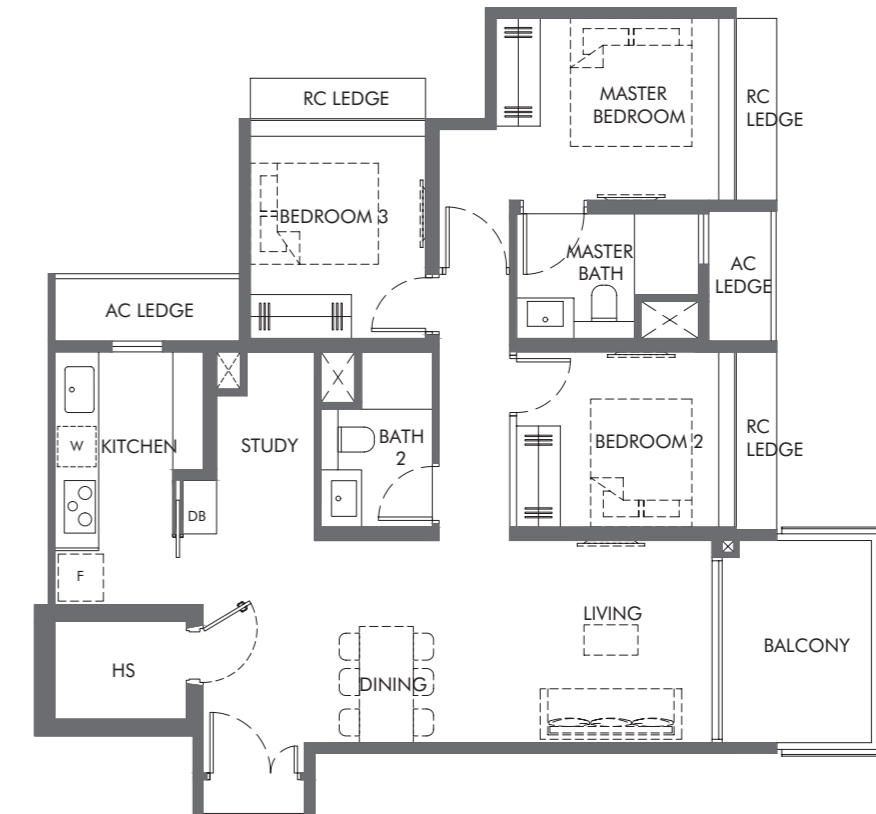
Key Plan (not to scale)

3-BEDROOM+STUDY

Type 3B-S4

#04-18 to #07-18

Area: 102 sq m / 1098 sq ft
(Inclusive of 8 sq m Balcony & 5 sq m AC Ledge)



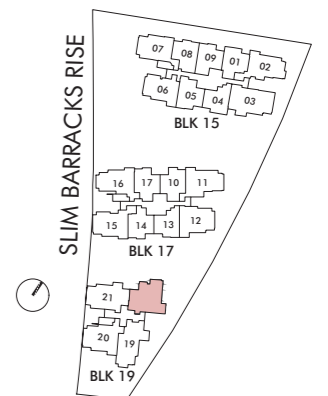
BP NO. :
A1805-00001-2022-BP01 dated 25 May 2023
A1805-00001-2022-BP02 dated 14 July 2023
A1805-00001-2022-BP04 dated 30 August 2023
A1805-00001-2022-BP05 dated 8 January 2024
A1805-00001-2022-CD02(BP06) dated 13 March 2024



Legend
DB: Distribution Board
F: Fridge
W: Washer cum Dryer
RC LEDGE: Reinforced Concrete Ledge (excluded from strata area)

⊠ Void space (excluded from strata area)
■ Wall not allowed to be hacked or altered (including by way of drilling) Wall thickness is 150mm to 200mm (exclude finishes)
(Refer to the clause pertaining to Prefabricated Prefinished Volumetric Construction in the Sales & Purchase Agreement)

Areas include AC ledge, balcony, PES and strata void where applicable. All areas and measurements stated herein as approximate and subject to final survey.



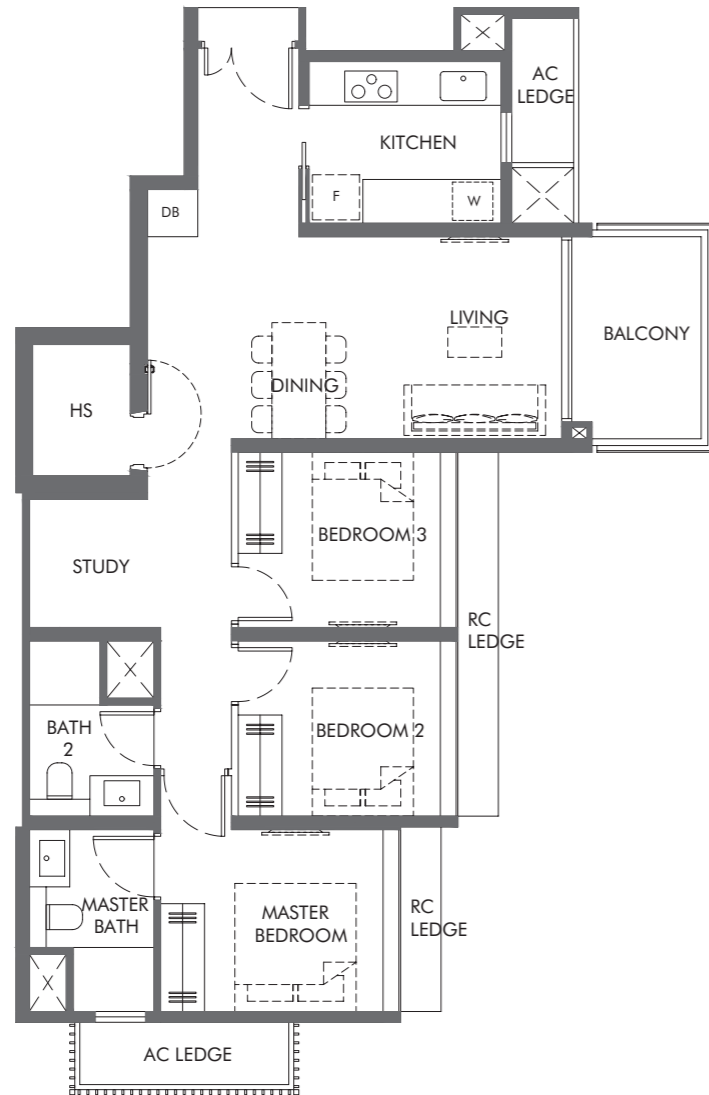
Key Plan (not to scale)

3-BEDROOM+STUDY

Type 3B-S5

#04-19 to #06-19

Area: 101 sq m / 1087 sq ft
(Inclusive of 7 sq m Balcony & 6 sq m AC Ledge)



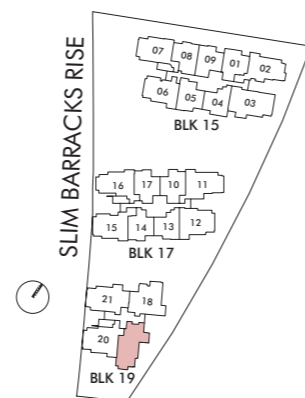
BP NO. :
A1805-00001-2022-BP01 dated 25 May 2023
A1805-00001-2022-BP02 dated 14 July 2023
A1805-00001-2022-BP04 dated 30 August 2023
A1805-00001-2022-BP05 dated 8 January 2024
A1805-00001-2022-CD02(BP06) dated 13 March 2024



- Legend
- DB: Distribution Board
 - F: Fridge
 - W: Washer cum Dryer
 - RC LEDGE: Reinforced Concrete Ledge (excluded from strata area)

- Void space (excluded from strata area)
- Wall not allowed to be hacked or altered (including by way of drilling) Wall thickness is 150mm to 200mm (exclude finishes) (Refer to the clause pertaining to Prefabricated Prefinished Volumetric Construction in the Sales & Purchase Agreement)

Areas include AC ledge, balcony, PES and strata void where applicable. All areas and measurements stated herein as approximate and subject to final survey.



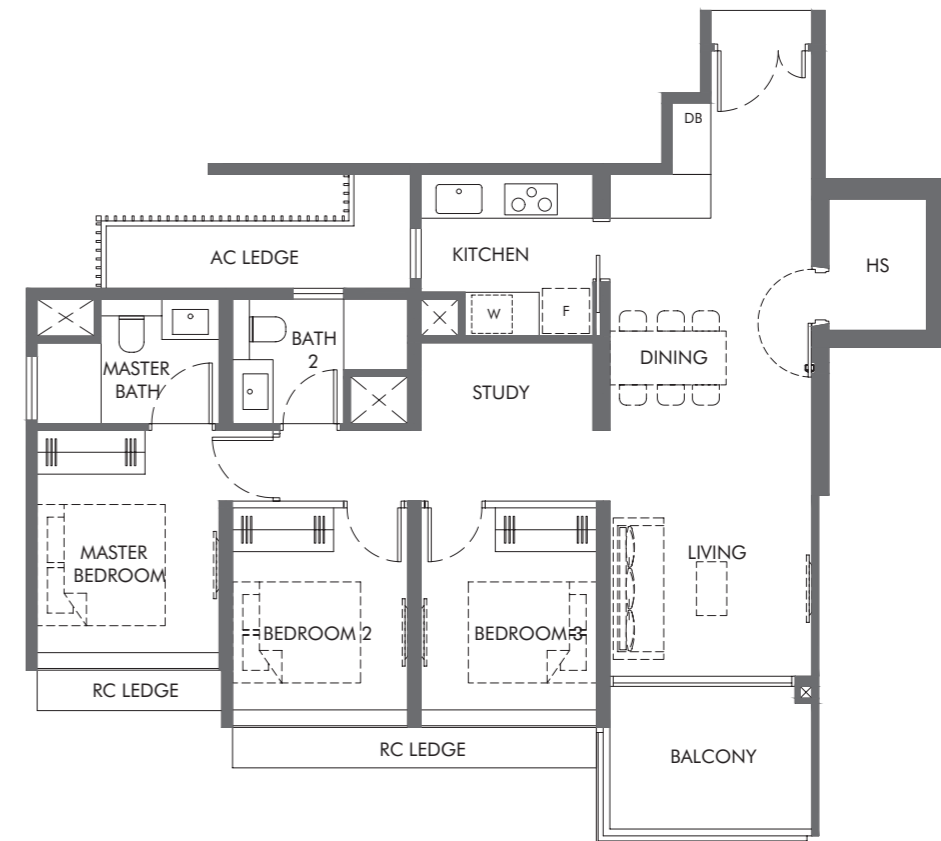
Key Plan (not to scale)

3-BEDROOM+STUDY

Type 3B-S6

#04-20 to #06-20

Area: 102 sq m / 1098 sq ft
(Inclusive of 8 sq m Balcony & 6 sq m AC Ledge)



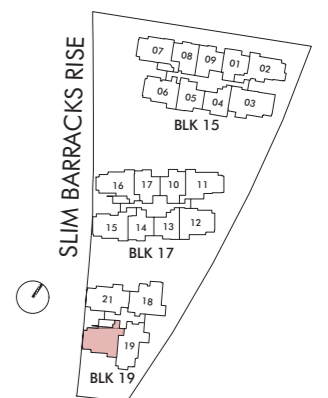
BP NO. :
A1805-00001-2022-BP01 dated 25 May 2023
A1805-00001-2022-BP02 dated 14 July 2023
A1805-00001-2022-BP04 dated 30 August 2023
A1805-00001-2022-BP05 dated 8 January 2024
A1805-00001-2022-CD02(BP06) dated 13 March 2024



- Legend
- DB: Distribution Board
 - F: Fridge
 - W: Washer cum Dryer
 - RC LEDGE: Reinforced Concrete Ledge (excluded from strata area)

- Void space (excluded from strata area)
- Wall not allowed to be hacked or altered (including by way of drilling) Wall thickness is 150mm to 200mm (exclude finishes) (Refer to the clause pertaining to Prefabricated Prefinished Volumetric Construction in the Sales & Purchase Agreement)

Areas include AC ledge, balcony, PES and strata void where applicable. All areas and measurements stated herein as approximate and subject to final survey.



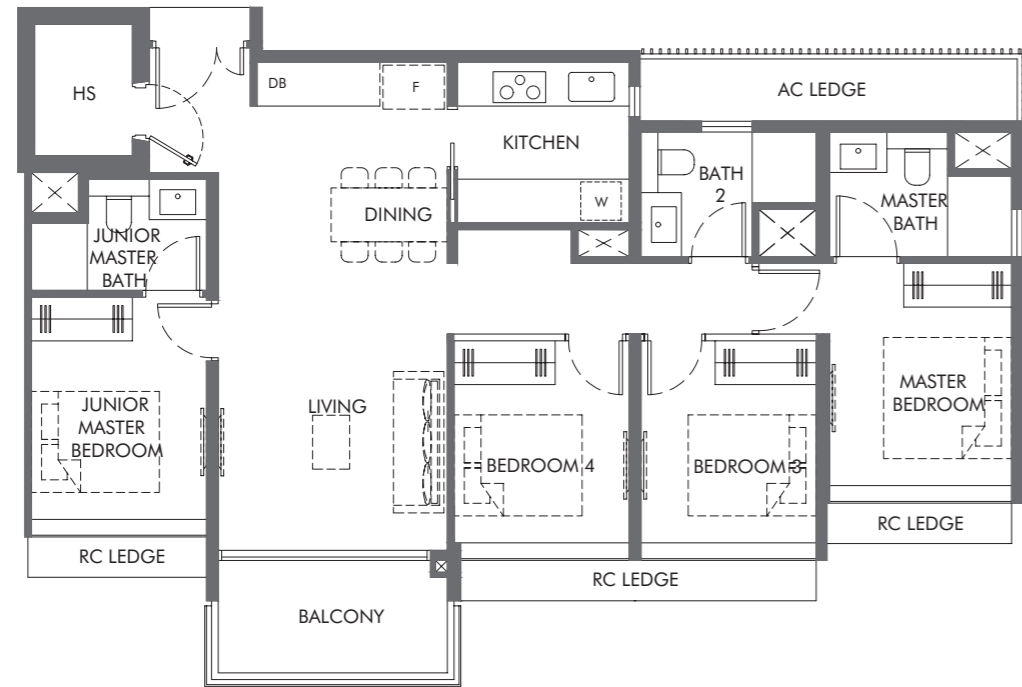
Key Plan (not to scale)

4-BEDROOM

Type 4B-1

#06-03 to #10-03

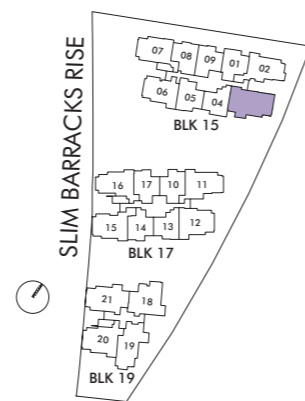
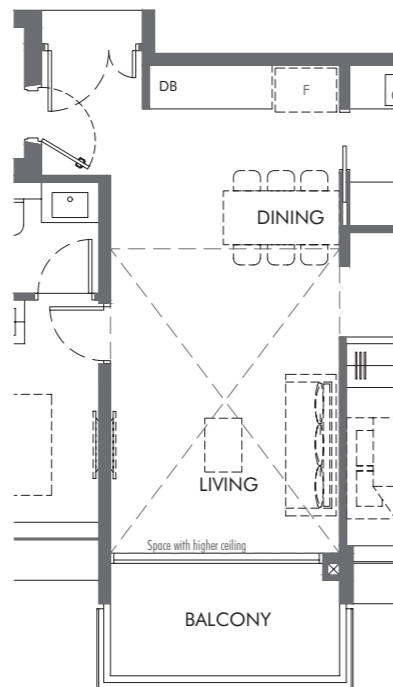
Area: 114 sq m / 1227 sq ft
(Inclusive of 7 sq m Balcony & 6 sq m AC Ledge)



Type 4B-1-PH

#11-03

Area: 131 sq m / 1410 sq ft
(Inclusive of 7 sq m Balcony, 6 sq m AC Ledge & 17 sq m Void Area)



Key Plan (not to scale)

BP NO. :
A1805-00001-2022-BP01 dated 25 May 2023
A1805-00001-2022-BP02 dated 14 July 2023
A1805-00001-2022-BP04 dated 30 August 2023
A1805-00001-2022-BP05 dated 8 January 2024
A1805-00001-2022-CD02(BP06) dated 13 March 2024



- Legend
- DB: Distribution Board
 - F: Fridge
 - W: Washer cum Dryer
 - RC LEDGE: Reinforced Concrete Ledge (excluded from strata area)
 - Void space (excluded from strata area)

Wall not allowed to be hacked or altered (including by way of drilling) Wall thickness is 150mm to 200mm (exclude finishes)
(Refer to the clause pertaining to Prefabricated Prefinished Volumetric Construction in the Sales & Purchase Agreement)

Areas include AC ledge, balcony, PES and strata void where applicable. All areas and measurements stated herein as approximate and subject to final survey.



Normanton Park
Artist's impression



In 2011, Kingsford Development was established in Singapore to engage in property development.

To date, Kingsford Development has completed the 512-unit Kingsford Hillview Peak at Hillview Avenue, 1,165-unit Kingsford Waterbay at Upper Serangoon View and 1,862-unit Normanton Park at Normanton Park.

Ongoing development projects include the 142-unit The Hill @ One-North, redevelopment of the existing Chuan Park and a waterfront condominium at Marina Gardens Lane.

Kingsford Development won the Singapore Prestige Brand Award – Global Brands in 2019, as well as Best Mega-Scale Condo Development and Best Mega-Scale Condo Landscape Architectural Design for Normanton Park at the PropertyGuru Asia Property Awards (Singapore) in 2021.



Kingsford Hillview Peak
Artist's impression

Kingsford Waterbay
Artist's impression

Developer: Kingsford Real Estate Development Pte. Ltd. (UEN No.: 202134507C) • Housing Developer's Licence No.: C1436 • Tenure of Land: Leasehold of 99 years with effect from 10 January 2022 • Lot No. & Mukim No.: Lot 05584T MK 03 • Expected Date of Vacant Possession: 31 December 2027 • Expected Date of Legal Completion: 31 December 2030 • Encumbrances: Mortgage registered in favour of United Overseas Bank Limited

While every reasonable care has been taken in preparing this brochure and in constructing the model and Showsuites, the Developer and Marketing Agents cannot be held responsible for inaccuracies and omissions. Visual representations, models, Showsuites displays, illustrations, photographs, art renderings and other graphic representations and references are intended to portray only artist's impressions of the development and cannot be regarded as representations of fact.

All information, specifications, renderings, visual representations and plans are correct at the time of publication and are subject to changes as may be required by the Developer and/or the competent authorities and shall not form part of any offer or contract nor constitute any warranty by the Developer and shall not be regarded as statements or representations of fact. All facts are subject to amendments as directed and/or approved by the competent authorities. All areas are approximate measurements only and subject to final survey. The Sale and Purchase Agreement shall form the entire agreement between 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 the Developer or the Marketing Agents.

