

KI RESIDENCES  
AT BROOKVALE



NESTLED IN NATURE,

EMBRACED BY LIFE



EMBRACED BY LIFE



# 氣

[ K I ]

## A HOME IMBUED WITH THE ENERGY OF LIFE

### WHAT IS KI (氣)?

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

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

### TANG KOK THYE

Associate Partner  
ADDP Architects

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NESTLED WITHIN THE EXCLUSIVE  
SUNSET WAY LANDED ESTATE,

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

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



Artist's impression

A WARM WELCOME TO ALL

PULL UP AND FEEL

THE BUSTLE OF THE WORLD RECEDE.

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

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

WHERE THE TREES BEAR WITNESS,  
GENERATION AFTER GENERATION



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

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

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



**SERAYA (SHOREA CURTISII)**

Bukit Timah Nature Reserve

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



**KERANJI (DIALIUM INDUM)**

Bukit Timah Nature Reserve

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



**TEMBUSU (FAGRAEA FRAGRANS)**

Singapore Botanic Gardens

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

## LEISURE AND PLEASURE ALL YEAR ROUND

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



Artist's impression

### A WALK IN THE FOREST

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



Artist's impression

### GOODBYE STRESS

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



For illustration only

### IN STEP WITH NATURE

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



For illustration only

### ARCHWAY TO PARADISE

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

### STOP AND SMELL THE FLOWERS

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



Artist's impression



# SITE MAP I

## FACILITIES



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

**HELEN SMITH-YEO**

Principal  
STX Landscape Architects

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FACILITIES

動 | MOVEMENT

[ IDŌ ]

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

卷 | CIRCLE

[ SĀKURU ]

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

流 | FLOW

[ FURŌ ]

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

木 | WOOD

[ MOKUZAI ]

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

穩 | TRANQUIL

[ HEION ]

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

森 | FOREST

[ MORI ]

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

味 | FLAVOUR

[ AJI ]

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

氣 | SPIRIT

[ KI ]

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

OTHER FACILITIES

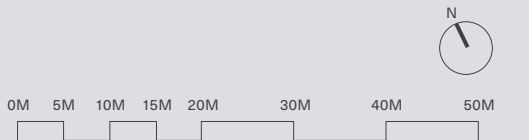
- J1 Dry garden
- J2 Guardhouse
- J3 Residents' side gate
- J4 Generator set
- J5 Electrical substation (Basement)
- J6 Bin centre (Basement)

- Ventilation shaft
- Water tank

溪 | STREAM

[ SAIRYŪ ]

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



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Artist's impression

DAY IN

DAY IN



**NO KIDDING**

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



**RISE TO THE OCCASION**

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



**MAKE A SPLASH**

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

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



**RAISE A TOAST**

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



**GO GLAMPING**

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



**GET FRIENDLY**

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



**EXERCISE PARADISE**

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



**SING OUT LOUD**

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



For illustration only

#### DISCOVER A NEW (TO YOU) SPECIES

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



For illustration only

#### GET OFF THE BEATEN TRACK

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



For illustration only

#### RETAIL THERAPY

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



For illustration only

#### WORK HARD, PLAY HARDER

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

DAY OUT

DAY OUT



For illustration only

#### GO PLACES THE GREEN WAY

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



For illustration only

#### LEARNING FOR LIFE

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



For illustration only

#### BRUNCH, ANYONE?

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



For illustration only

#### CHARMS OF THE VILLAGE

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

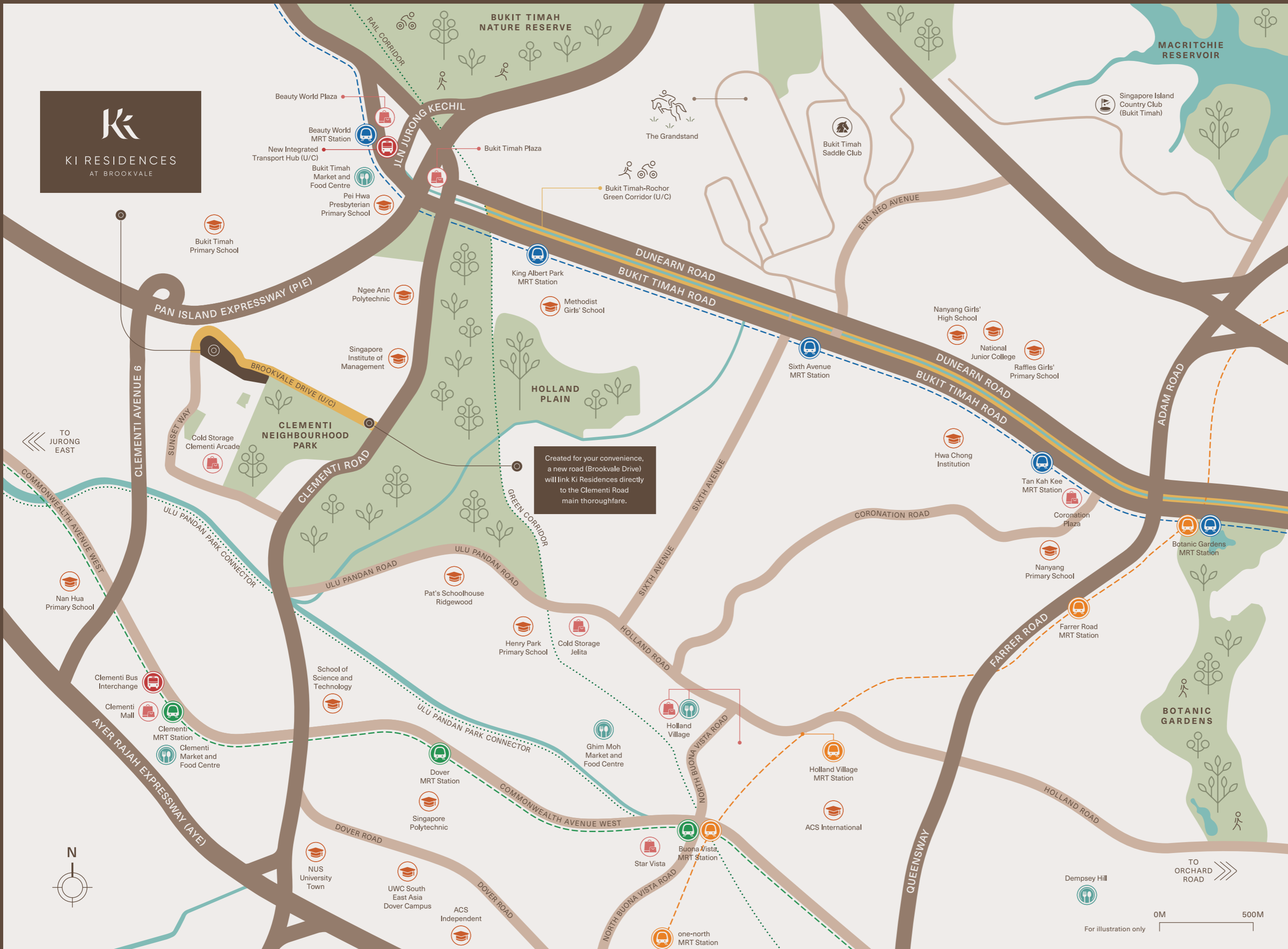


For illustration only

#### GREEN HERITAGE

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

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



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

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

WORK & LEARN

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

DINING & SHOPPING

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

PARKS & RECREATION

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

EASY CONNECTIVITY

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

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

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[ K I ]

## HOUSING ALL THAT YOU LOVE

### DISCOVER A SANCTUM

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

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



For illustration only

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

### HILARY LOH

Design Director  
2nd Edition

## THE SIGNATURE SERIES

2 & 3 - BED ROOM



For illustration only

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

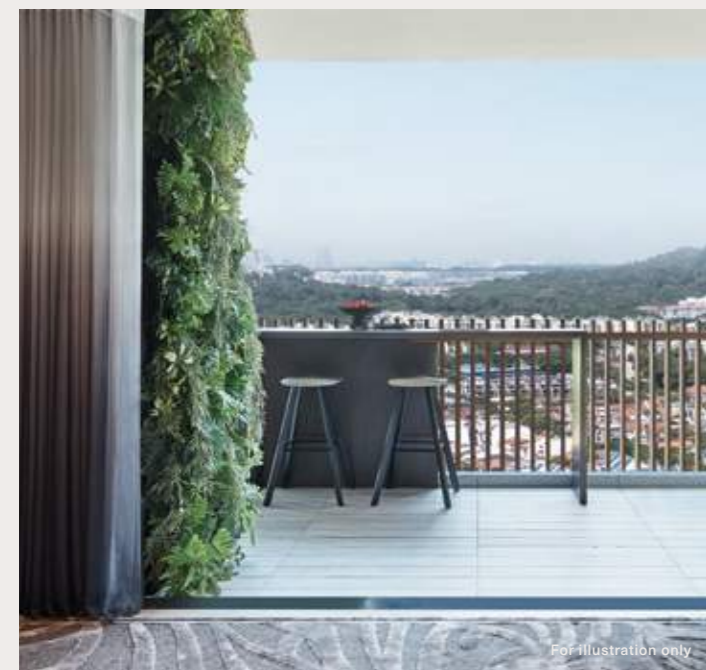
Never overlooking the little details, the Signature Series units feature premium finishes such as porcelain tile flooring as well as fittings from Bosch and Samsung for the kitchen, Laufen and Hansgrohe for the bath.



For illustration only



For illustration only



For illustration only

# THE LUXURY COLLECTION

## 4 & 5 - B E D R O O M

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



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



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

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

# UNIT DISTRIBUTION CHART

BLOCK 2 (S599973)				
UNIT FLR	01	02	03	04
12	C2-P	C1-P	C2-P	C5-P
11	C2	C1	C2	C5
10	C2	C1	C2	C5
9	C2	C1	C2	C5
8	C2	C1	C2	C5
7	C2	C1	C2	C5
6	C2	C1	C2	C5
5	C2	C1	C2	C5
4	C2	C1	C2	C5
3	C2	C1	C2	C5
2	C2	C1	C2	C5
1	C2-G	C1-G	C2-G	C5-G

BLOCK 6 (599975)								
UNIT FLR	05	06	07	08	09	10	11	12
12	E2-P		C4-P	B3-P	B3-P	C4-P	C3-P	B2-P
11	E2		C4	B3	B3	C4	C3	B2
10	B1	D1	C4	B3	B3	C4	C3	B2
9	B1	D1	C4	B3	B3	C4	C3	B2
8	B1	D1	C4	B3	B3	C4	C3	B2
7	B1	D1	C4	B3	B3	C4	C3	B2
6	B1	D1	C4	B3	B3	C4	C3	B2
5	B1	D1	C4	B3	B3	C4	C3	B2
4	B1	D1	C4	B3	B3	C4	C3	B2
3	B1	D1	C4	B3	B3	C4	C3	B2
2	B1	D1	C4	B3	B3	C4	C3	B2
1	B1-G	D1-G	C4-G			C4-G	C3-G	B2-G

BLOCK 8 (S599976)				
UNIT FLR	13	14	15	16
12	C5-P	C2-P	D2-P	D3-P
11	C5	C2	D2	D3
10	C5	C2	D2	D3
9	C5	C2	D2	D3
8	C5	C2	D2	D3
7	C5	C2	D2	D3
6	C5	C2	D2	D3
5	C5	C2	D2	D3
4	C5	C2	D2	D3
3	C5	C2	D2	D3
2	C5	C2	D2	D3
1	C5-G	C2-G	D2-G	D3-G

BLOCK 10 (S599977)				
UNIT FLR	17	18	19	20
12	C2-P	C2-P	C5-P	D3-P
11	C2	C2	C5	D3
10	C2	C2	C5	D3
9	C2	C2	C5	D3
8	C2	C2	C5	D3
7	C2	C2	C5	D3
6	C2	C2	C5	D3
5	C2	C2	C5	D3
4	C2	C2	C5	D3
3	C2	C2	C5	D3
2	C2	C2	C5	D3
1	C2-G	C2-G	C5	D3

BLOCK 12 (S599978)								
UNIT FLR	21	22	23	24	25	26	27	28
12	E1-P		C3-P	B3-P	B3-P	C3-P	C3-P	B2-P
11	E1		C3	B3	B3	C3	C3	B2
10	B1	C4	C3	B3	B3	C3	C3	B2
9	B1	C4	C3	B3	B3	C3	C3	B2
8	B1	C4	C3	B3	B3	C3	C3	B2
7	B1	C4	C3	B3	B3	C3	C3	B2
6	B1	C4	C3	B3	B3	C3	C3	B2
5	B1	C4	C3	B3	B3	C3	C3	B2
4	B1	C4	C3	B3	B3	C3	C3	B2
3	B1	C4	C3	B3	B3	C3	C3	B2
2	B1	C4	C3	B3	B3	C3	C3	B2
1	B1	C4	C3-G			C3-G	C3	B2

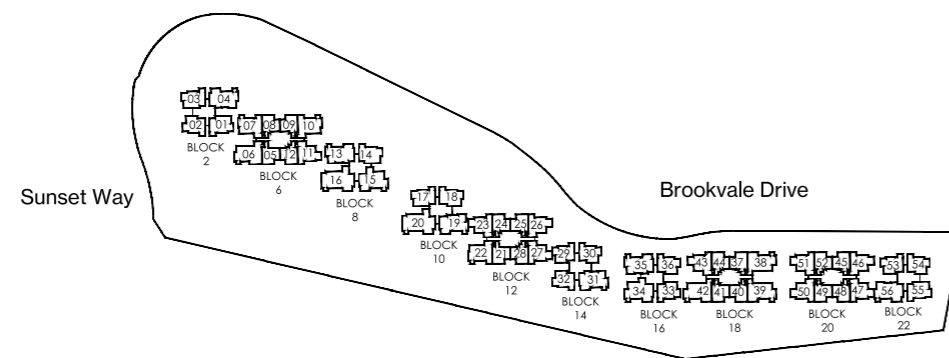
BLOCK 14 (S599979)				
UNIT FLR	29	30	31	32
12	C1-P	C1-P	C5-P	C1-P
11	C1	C1	C5	C1
10	C1	C1	C5	C1
9	C1	C1	C5	C1
8	C1	C1	C5	C1
7	C1	C1	C5	C1
6	C1	C1	C5	C1
5	C1	C1	C5	C1
4	C1	C1	C5	C1
3	C1	C1	C5	C1
2	C1	C1	C5	C1
1	C1-G	C1-G	C5	C1

BLOCK 16 (S599980)				
UNIT FLR	33	34	35	36
12	C1-P	D2-P	C5-P	C1-P
11	C1	D2	C5	C1
10	C1	D2	C5	C1
9	C1	D2	C5	C1
8	C1	D2	C5	C1
7	C1	D2	C5	C1
6	C1	D2	C5	C1
5	C1	D2	C5	C1
4	C1	D2	C5	C1
3	C1	D2	C5	C1
2	C1	D2	C5	C1
1	C1-G	D2-G	C5-G	C1-G

BLOCK 18 (S599981)								
UNIT FLR	37	38	39	40	41	42	43	44
12	B2-P	C6-P	C6-P	B3-P	B3-P	C6-P	C3-P	B2-P
11	B2	C6	C6	B3	B3	C6	C3	B2
10	B2	C6	C6	B3	B3	C6	C3	B2
9	B2	C6	C6	B3	B3	C6	C3	B2
8	B2	C6	C6	B3	B3	C6	C3	B2
7	B2	C6	C6	B3	B3	C6	C3	B2
6	B2	C6	C6	B3	B3	C6	C3	B2
5	B2	C6	C6	B3	B3	C6	C3	B2
4	B2	C6	C6	B3	B3	C6	C3	B2
3	B2	C6	C6	B3	B3	C6	C3	B2
2	B2	C6	C6	B3	B3	C6	C3	B2
1	B2-G	C6-G	C6-G			C6-G	C3-G	B2-G

BLOCK 20 (S599982)								
UNIT FLR	45	46	47	48	49	50	51	52
12	B2-P	C3-P	C3-P	B3-P	B3-P	C3-P	C3-P	B2-P
11	B2	C3	C3	B3	B3	C3	C3	B2
10	B2	C3	C3	B3	B3	C3	C3	B2
9	B2	C3	C3	B3	B3	C3	C3	B2
8	B2	C3	C3	B3	B3	C3	C3	B2
7	B2	C3	C3	B3	B3	C3	C3	B2
6	B2	C3	C3	B3	B3	C3	C3	B2
5	B2	C3	C3	B3	B3	C3	C3	B2
4	B2	C3	C3	B3	B3	C3	C3	B2
3	B2	C3	C3	B3	B3	C3	C3	B2
2	B2	C3	C3	B3	B3	C3	C3	B2
1	B2-G	C3-G	C3-G			C3-G	C3-G	B2-G

BLOCK 22 (S599983)				
UNIT FLR	53	54	55	56
12	C1-P	C1-P	C2-P	C5-P
11	C1	C1	C2	C5
10	C1	C1	C2	C5
9	C1	C1	C2	C5
8	C1	C1	C2	C5
7	C1	C1	C2	C5
6	C1	C1	C2	C5
5	C1	C1	C2	C5
4	C1	C1	C2	C5
3	C1	C1	C2	C5
2	C1	C1	C2	C5
1	C1-G	C1-G	C2-G	C5-G



KEY PLAN

## THE SIGNATURE SERIES

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

## THE LUXURY COLLECTION

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



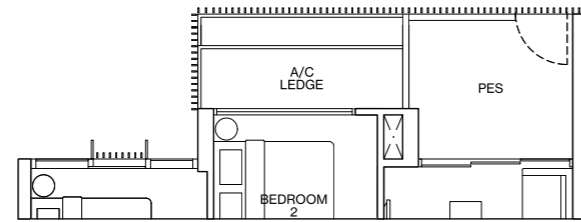
# TYPE B 1

[2-BEDROOM]

## TYPE B1-G

65m<sup>2</sup> / 700ft<sup>2</sup>

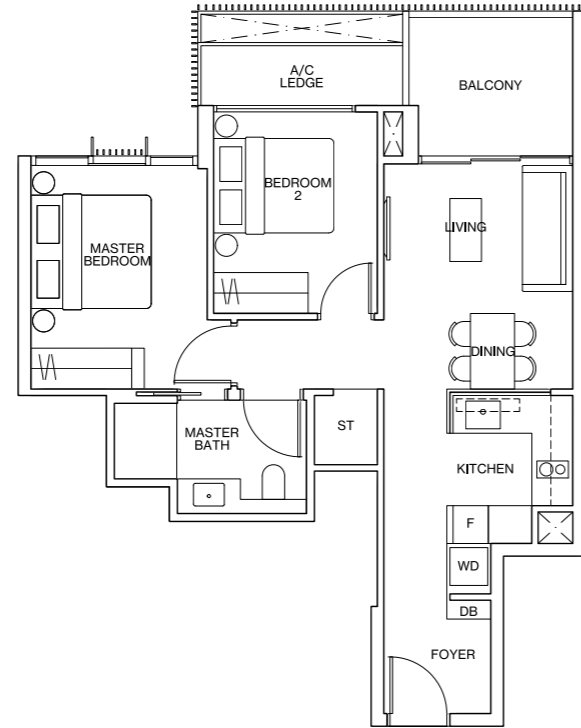
Inclusive of 6m<sup>2</sup> PES & 3m<sup>2</sup> AC Ledge  
BLOCK 6 #01-05



## TYPE B1

65m<sup>2</sup> / 700ft<sup>2</sup>

Inclusive of 6m<sup>2</sup> Balcony & 3m<sup>2</sup> AC Ledge  
BLOCK 6 #02-05 to #10-05  
BLOCK 12 #01-21 to #10-21



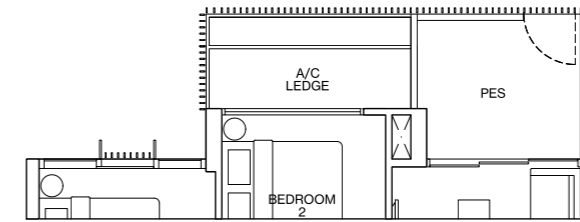
# TYPE B 2

[2-BEDROOM + STUDY]

## TYPE B2-G

69m<sup>2</sup> / 743ft<sup>2</sup>

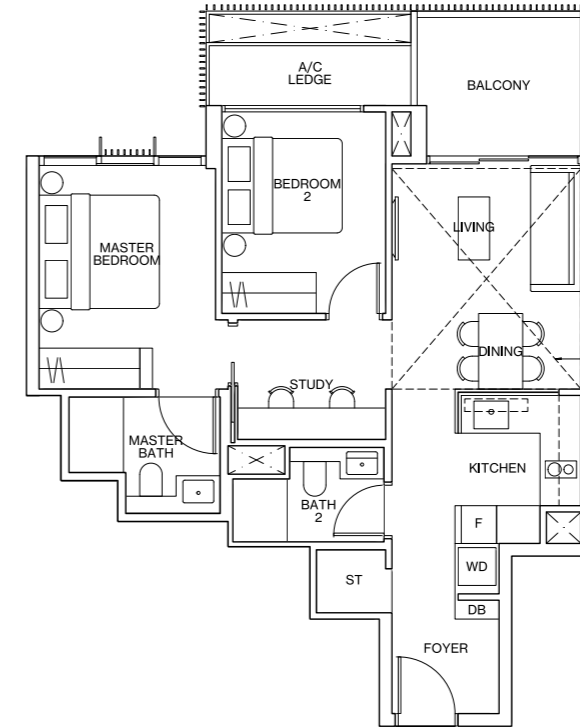
Inclusive of 7m<sup>2</sup> PES & 3m<sup>2</sup> AC Ledge  
BLOCK 6 #01-12\*  
BLOCK 18 #01-37, #01-44\*  
BLOCK 20 #01-45, #01-52\*



## TYPE B2

69m<sup>2</sup> / 743ft<sup>2</sup>

Inclusive of 7m<sup>2</sup> Balcony & 3m<sup>2</sup> AC Ledge  
BLOCK 6 #02-12\* to #11-12\*  
BLOCK 12 #01-28\* to #11-28\*  
BLOCK 18 #02-37 to #11-37  
BLOCK 18 #02-44\* to #11-44\*  
BLOCK 20 #02-45 to #11-45  
BLOCK 20 #02-52\* to #11-52\*



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

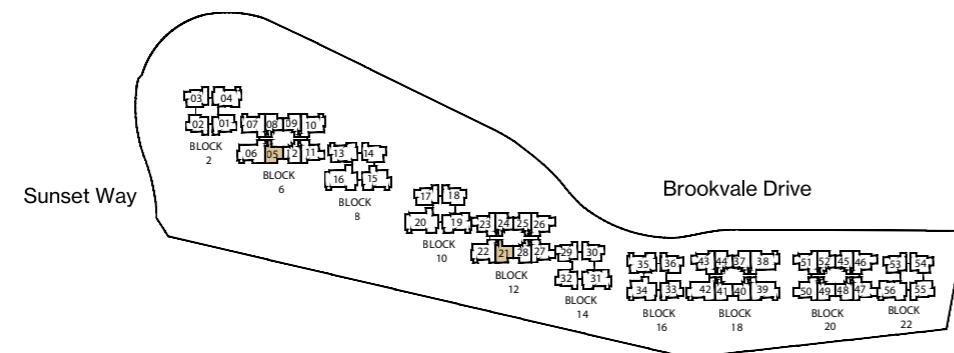
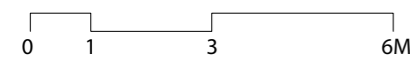
## TYPE B2-P

81m<sup>2</sup> / 872ft<sup>2</sup>

Inclusive of 12m<sup>2</sup> Strata Void, 7m<sup>2</sup> Balcony & 3m<sup>2</sup> AC Ledge  
BLOCK 6 #12-12\*  
BLOCK 12 #12-28\*  
BLOCK 18 #12-37, #12-44\*  
BLOCK 20 #12-45, #12-52\*

### LEGEND

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

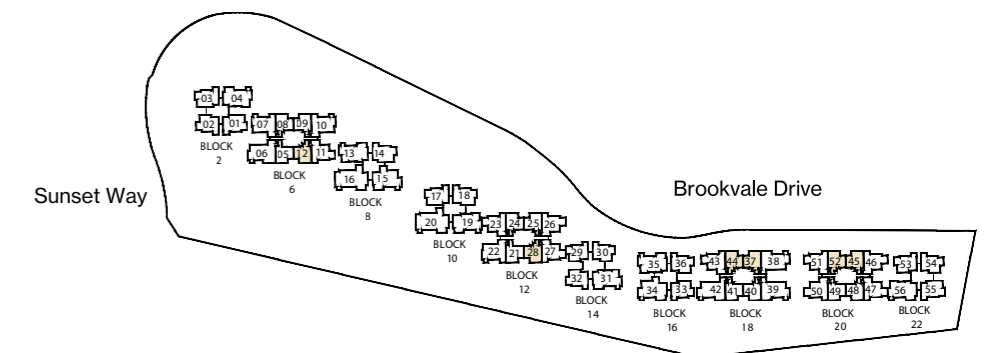
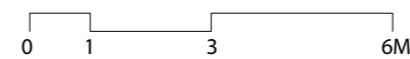


KEY PLAN

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### LEGEND

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



KEY PLAN

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# TYPE B3

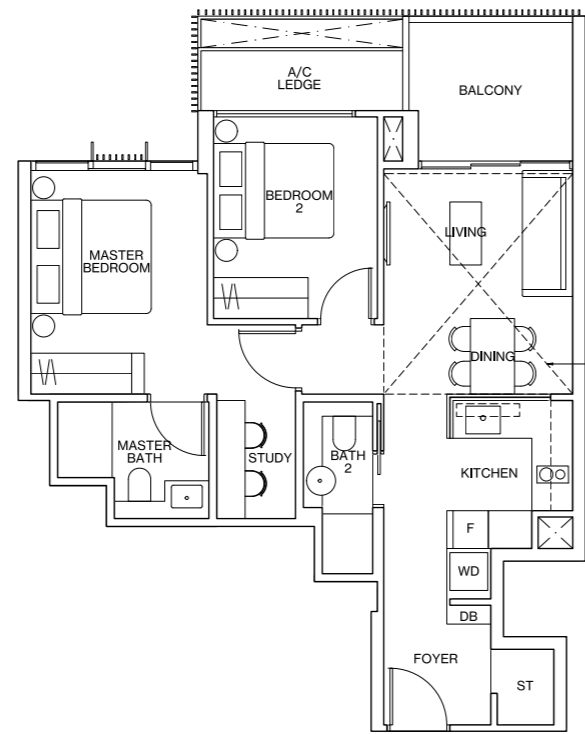
[ 2-BEDROOM + STUDY ]

## TYPE B3 70m<sup>2</sup> / 753ft<sup>2</sup>

Inclusive of 6m<sup>2</sup> Balcony & 3m<sup>2</sup> AC Ledge  
 BLOCK 6 #02-08\* to #11-08\*  
 BLOCK 6 #02-09 to #11-09  
 BLOCK 12 #02-24\* to #11-24\*  
 BLOCK 12 #02-25 to #11-25  
 BLOCK 18 #02-40\* to #11-40\*  
 BLOCK 18 #02-41 to #11-41  
 BLOCK 20 #02-48\* to #11-48\*  
 BLOCK 20 #02-49 to #11-49

## TYPE B3-P 82m<sup>2</sup> / 883ft<sup>2</sup>

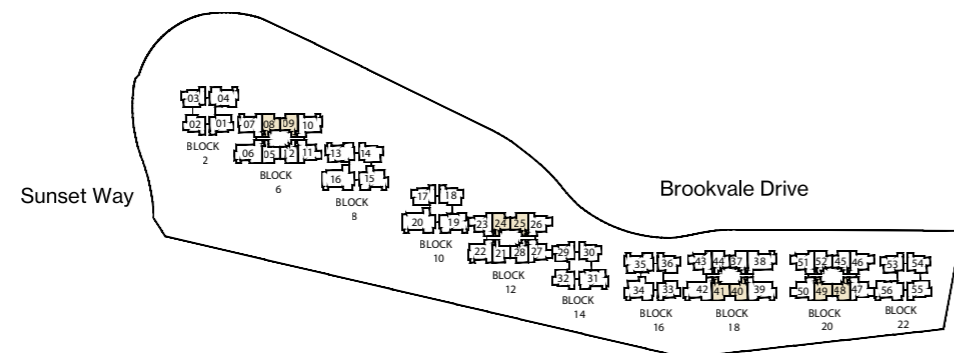
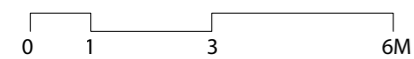
Inclusive of 12m<sup>2</sup> Strata Void,  
 6m<sup>2</sup> Balcony & 3m<sup>2</sup> AC Ledge  
 BLOCK 6 #12-08\*, #12-09  
 BLOCK 12 #12-24\*, #12-25  
 BLOCK 18 #12-40\*, #12-41  
 BLOCK 20 #12-48\*, #12-49



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

### LEGEND

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



KEY PLAN

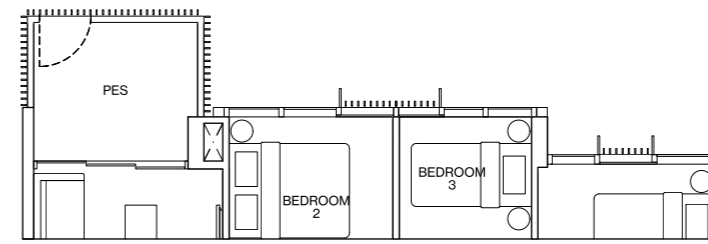
ALL PLANS ARE SUBJECT TO CHANGES BY THE RELEVANT AUTHORITIES.  
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 INFORMATION ACCURATE AT POINT OF PRINTING.  
 BP NO.: A1720-00005-2018-BP01 DATED 11 SEPTEMBER 2020.

# TYPE C1

[ 3-BEDROOM ]

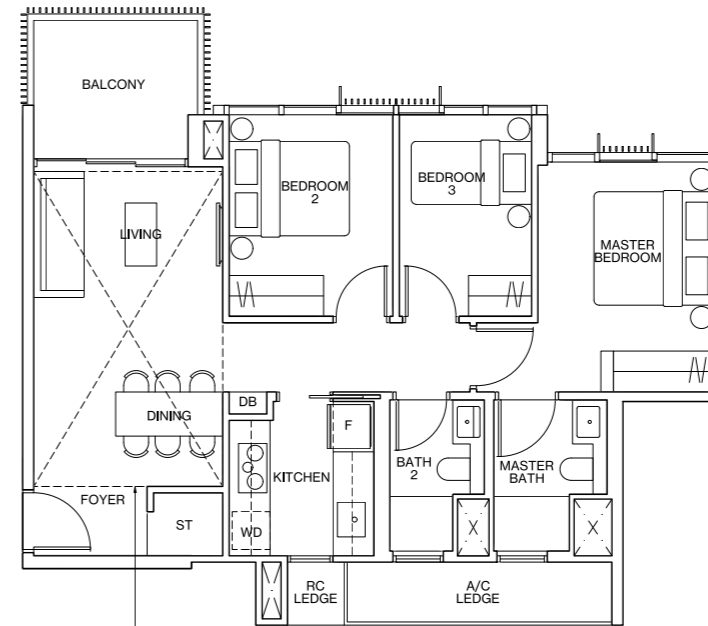
## TYPE C1-G 80m<sup>2</sup> / 861ft<sup>2</sup>

Inclusive of 7m<sup>2</sup> PES & 5m<sup>2</sup> AC Ledge  
 BLOCK 2 #01-02  
 BLOCK 14 #01-29\*, #01-30  
 BLOCK 16 #01-33\*, #01-36  
 BLOCK 22 #01-53\*, #01-54



## TYPE C1 80m<sup>2</sup> / 861ft<sup>2</sup>

Inclusive of 7m<sup>2</sup> Balcony & 5m<sup>2</sup> AC Ledge  
 BLOCK 2 #02-02 to #11-02  
 BLOCK 14 #02-29\* to #11-29\*  
 BLOCK 14 #02-30 to #11-30  
 BLOCK 14 #01-32 to #11-32  
 BLOCK 16 #02-33\* to #11-33\*  
 BLOCK 16 #02-36 to #11-36  
 BLOCK 22 #02-53\* to #11-53\*  
 BLOCK 22 #02-54 to #11-54



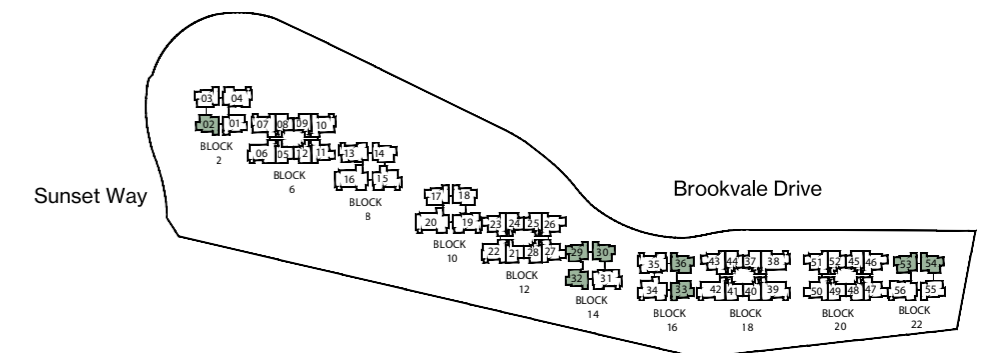
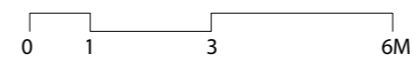
Dotted line denotes strata void complete with bulkhead at units #12-02, #12-29\*, #12-30, #12-32, #12-33\*, #12-36, #12-53\*, #12-54

## TYPE C1-P 96m<sup>2</sup> / 1033ft<sup>2</sup>

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

### LEGEND

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



KEY PLAN

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 BP NO.: A1720-00005-2018-BP01 DATED 11 SEPTEMBER 2020.

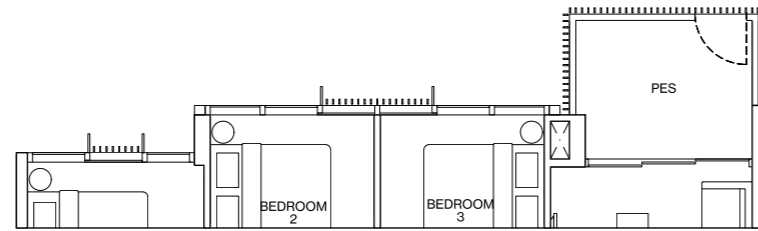
# TYPE C2

[3-BEDROOM DELUXE]

## TYPE C2-G

87m<sup>2</sup> / 936ft<sup>2</sup>

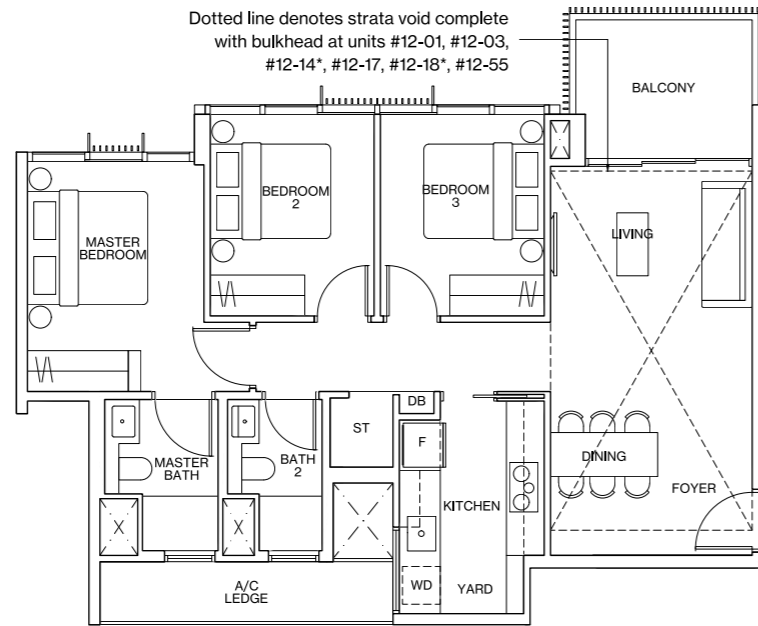
Inclusive of 7m<sup>2</sup> PES & 5m<sup>2</sup> AC Ledge  
 BLOCK 2 #01-01, #01-03  
 BLOCK 8 #01-14\*  
 BLOCK 10 #01-17, #01-18\*  
 BLOCK 22 #01-55



## TYPE C2

87m<sup>2</sup> / 936ft<sup>2</sup>

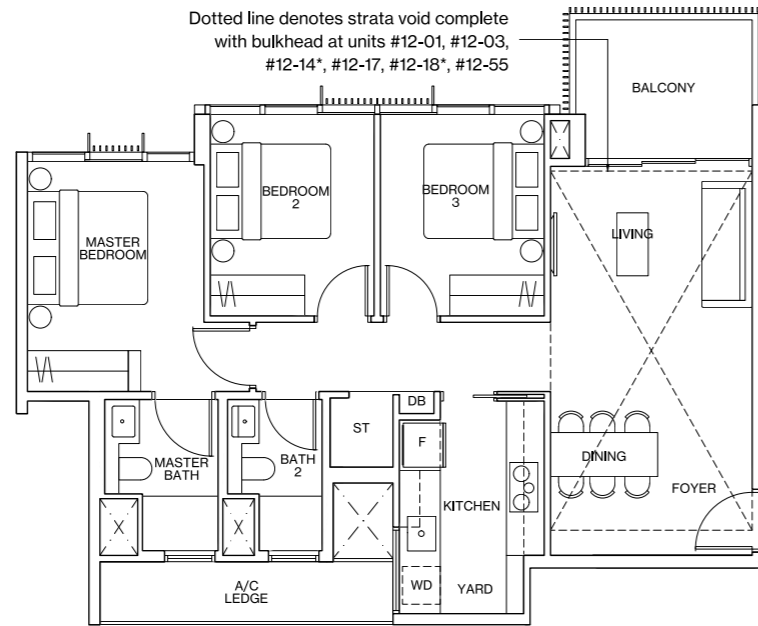
Inclusive of 7m<sup>2</sup> Balcony & 5m<sup>2</sup> AC Ledge  
 BLOCK 2 #02-01 to #11-01  
 BLOCK 2 #02-03 to #11-03  
 BLOCK 8 #02-14\* to #11-14\*  
 BLOCK 10 #02-17 to #11-17  
 BLOCK 10 #02-18\* to #11-18\*  
 BLOCK 22 #02-55 to #11-55



## TYPE C2-P

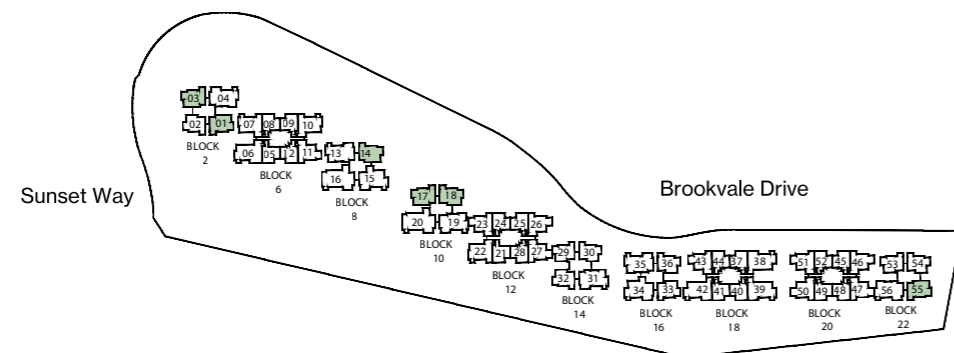
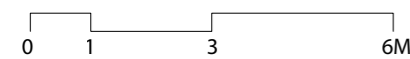
107m<sup>2</sup> / 1152ft<sup>2</sup>

Inclusive of 20m<sup>2</sup> Strata Void, 7m<sup>2</sup> Balcony & 5m<sup>2</sup> AC Ledge  
 BLOCK 2 #12-01, #12-03  
 BLOCK 8 #12-14\*  
 BLOCK 10 #12-17, #12-18\*  
 BLOCK 22 #12-55



### LEGEND

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



KEY PLAN

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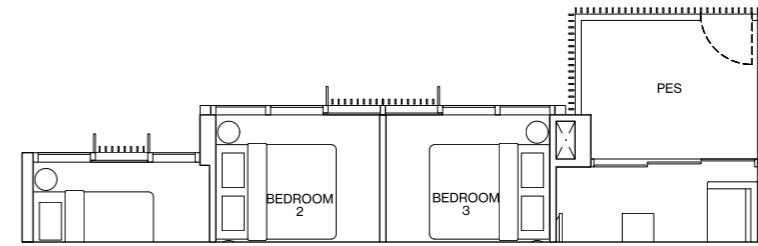
# TYPE C3

[3-BEDROOM DELUXE]

## TYPE C3-G

91m<sup>2</sup> / 980ft<sup>2</sup>

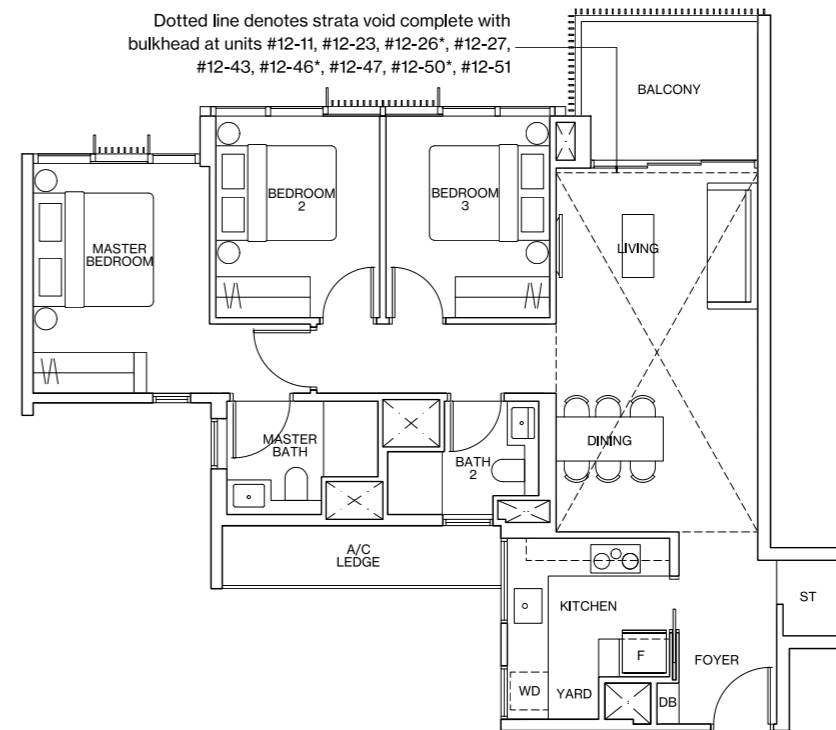
Inclusive of 7m<sup>2</sup> PES & 5m<sup>2</sup> AC Ledge  
 BLOCK 6 #01-11  
 BLOCK 12 #01-23, #01-26\*  
 BLOCK 18 #01-43  
 BLOCK 20 #01-46\*, #01-47, #01-50\*, #01-51



## TYPE C3

91m<sup>2</sup> / 980ft<sup>2</sup>

Inclusive of 7m<sup>2</sup> Balcony & 5m<sup>2</sup> AC Ledge  
 BLOCK 6 #02-11 to #11-11  
 BLOCK 12 #02-23 to #11-23  
 BLOCK 12 #02-26\* to #11-26\*  
 BLOCK 12 #01-27 to #11-27  
 BLOCK 18 #02-43 to #11-43  
 BLOCK 20 #02-46\* to #11-46\*  
 BLOCK 20 #02-47 to #11-47  
 BLOCK 20 #02-50\* to #11-50\*  
 BLOCK 20 #02-51 to #11-51



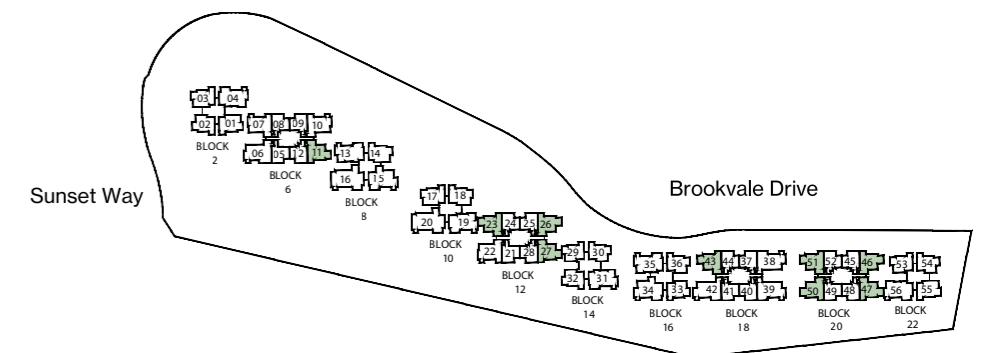
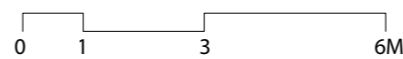
## TYPE C3-P

111m<sup>2</sup> / 1195ft<sup>2</sup>

Inclusive of 20m<sup>2</sup> Strata Void, 7m<sup>2</sup> Balcony & 5m<sup>2</sup> AC Ledge  
 BLOCK 6 #12-11  
 BLOCK 12 #12-23, #12-26\*, #12-27  
 BLOCK 18 #12-43  
 BLOCK 20 #12-46\*, #12-47, #12-50\*, #12-51

### LEGEND

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



KEY PLAN

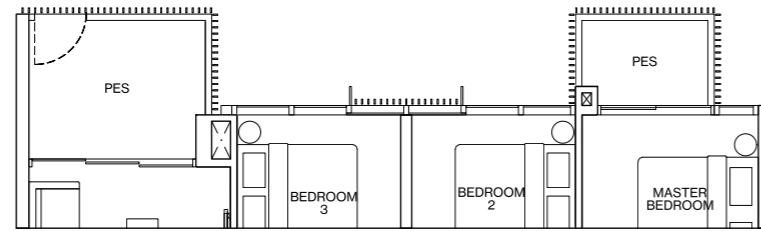
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# TYPE C4

[3-BEDROOM PREMIUM]

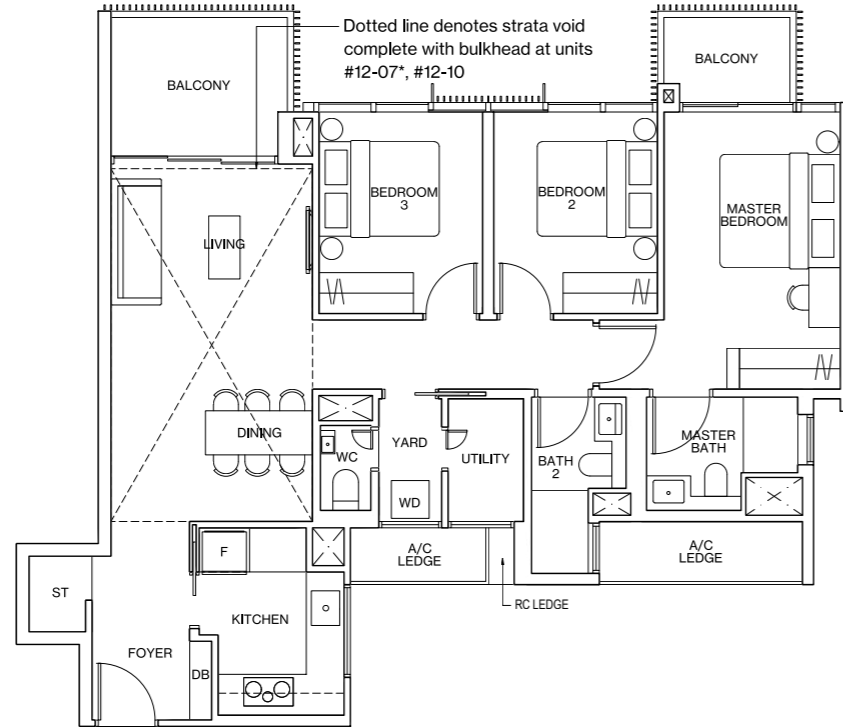
## TYPE C4-G 103m<sup>2</sup> / 1109ft<sup>2</sup>

Inclusive of 10m<sup>2</sup> PES & 6m<sup>2</sup> AC Ledge  
BLOCK 6 #01-07\*, #01-10



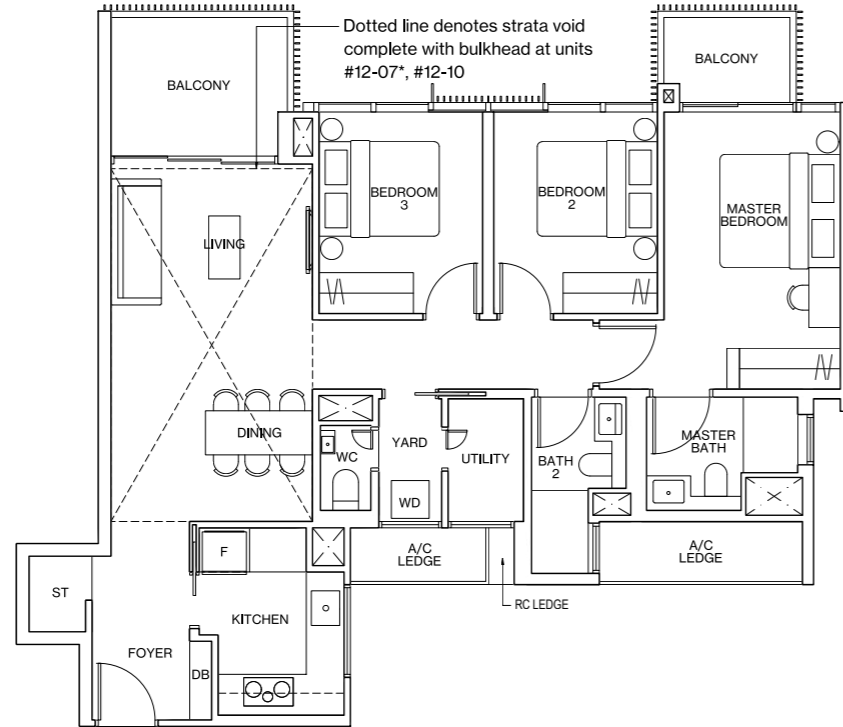
## TYPE C4 103m<sup>2</sup> / 1109ft<sup>2</sup>

Inclusive of 10m<sup>2</sup> Balcony & 6m<sup>2</sup> AC Ledge  
BLOCK 6 #02-07\* to #11-07\*  
BLOCK 6 #02-10 to #11-10  
BLOCK 12 #01-22 to #10-22



## TYPE C4-P 122m<sup>2</sup> / 1313ft<sup>2</sup>

Inclusive of 19m<sup>2</sup> Strata Void,  
10m<sup>2</sup> Balcony & 6m<sup>2</sup> AC Ledge  
BLOCK 6 #12-07\*, #12-10

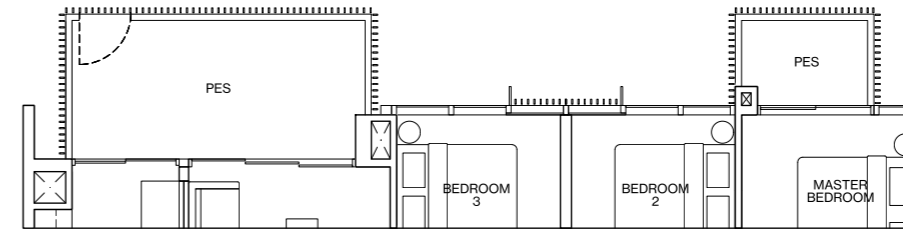


# TYPE C5

[3-BEDROOM PREMIUM]

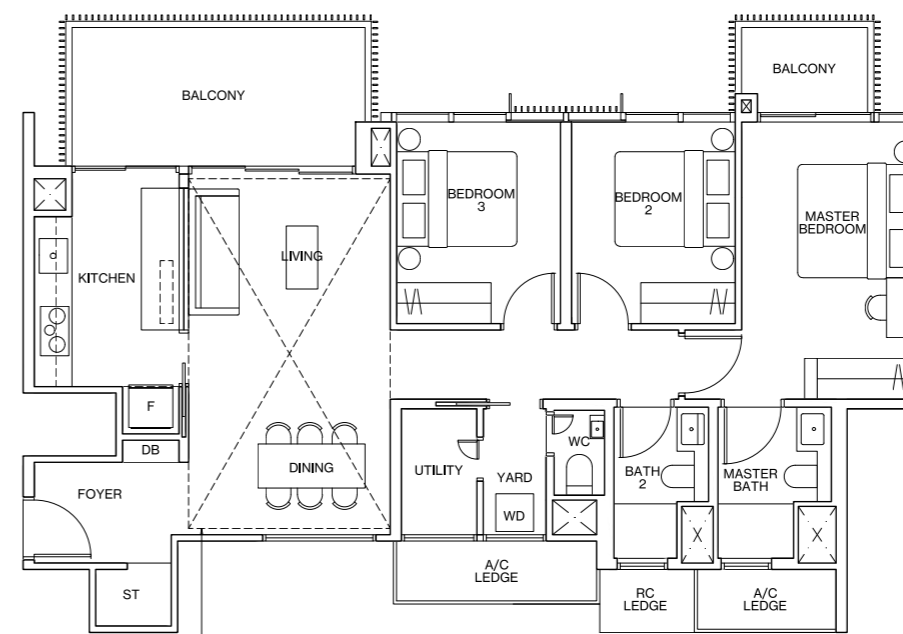
## TYPE C5-G 109m<sup>2</sup> / 1173ft<sup>2</sup>

Inclusive of 14m<sup>2</sup> PES & 6m<sup>2</sup> AC Ledge  
BLOCK 2 #01-04  
BLOCK 8 #01-13\*  
BLOCK 16 #01-35\*  
BLOCK 22 #01-56



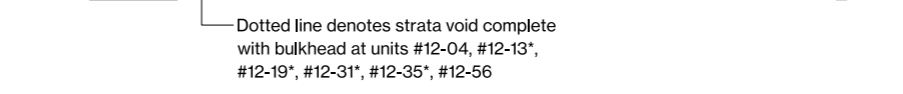
## TYPE C5 109m<sup>2</sup> / 1173ft<sup>2</sup>

Inclusive of 14m<sup>2</sup> Balcony & 6m<sup>2</sup> AC Ledge  
BLOCK 2 #02-04 to #11-04  
BLOCK 8 #02-13\* to #11-13\*  
BLOCK 10 #01-19\* to #11-19\*  
BLOCK 14 #01-31\* to #11-31\*  
BLOCK 16 #02-35\* to #11-35\*  
BLOCK 22 #02-56 to #11-56



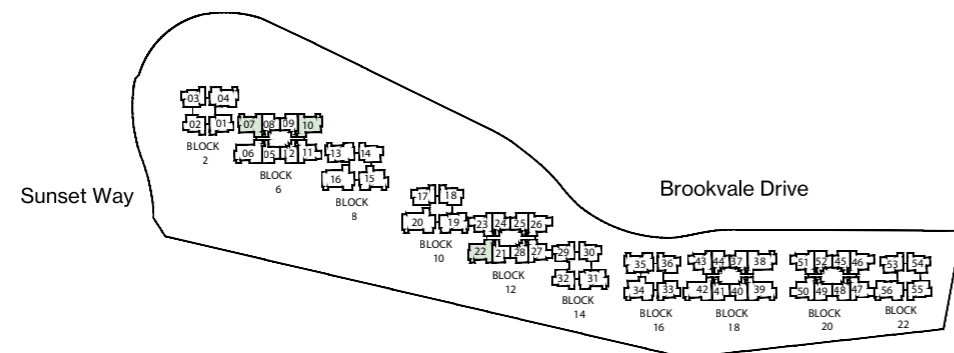
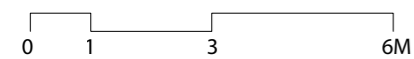
## TYPE C5-P 128m<sup>2</sup> / 1378ft<sup>2</sup>

Inclusive of 19m<sup>2</sup> Strata Void,  
14m<sup>2</sup> Balcony & 6m<sup>2</sup> AC Ledge  
BLOCK 2 #12-04  
BLOCK 8 #12-13\*  
BLOCK 10 #12-19\*  
BLOCK 14 #12-31\*  
BLOCK 16 #12-35\*  
BLOCK 22 #12-56



### LEGEND

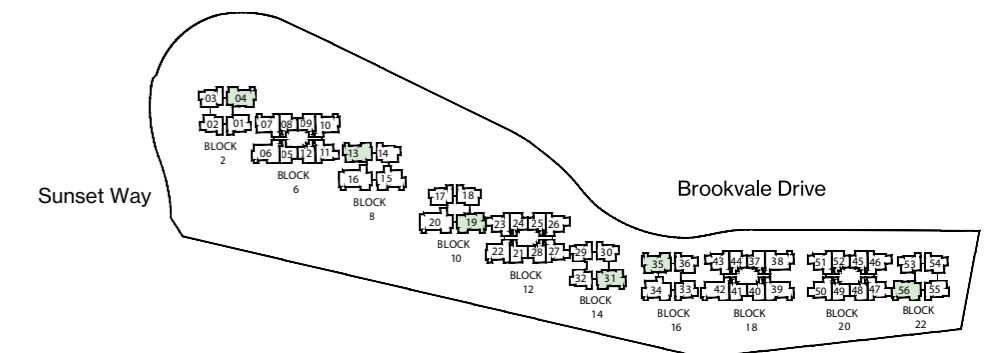
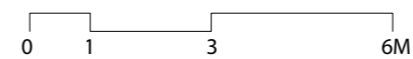
- F FRIDGE
- WD WASHER DRYER COMBO
- W WASHER
- D DRYER
- ST STORE
- DB DISTRIBUTION BOARD
- \* MIRRORED UNIT
- WN WINE CHILLER
- DW DISHWASHER



KEY PLAN

### LEGEND

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



KEY PLAN

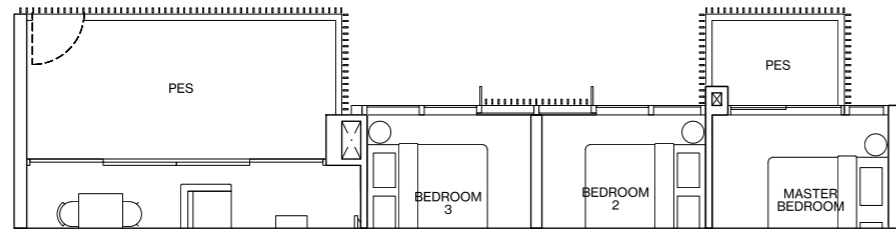
# TYPE C6

[3-BEDROOM PREMIUM]

## TYPE C6-G

111m<sup>2</sup> / 1195ft<sup>2</sup>

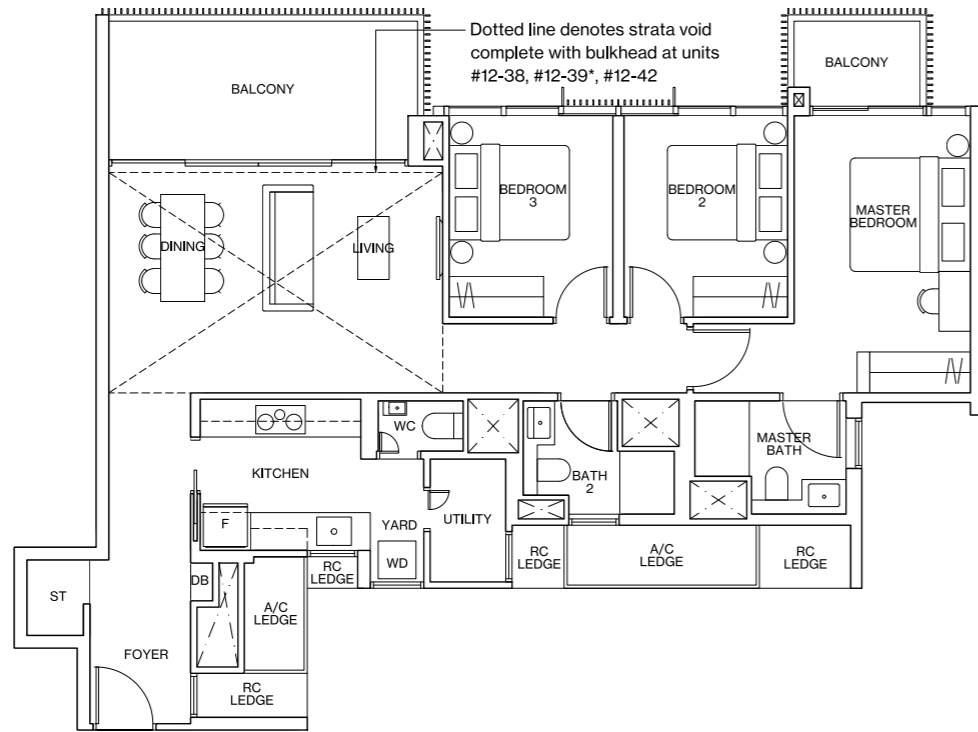
Inclusive of 15m<sup>2</sup> PES & 5m<sup>2</sup> AC Ledge  
BLOCK 18 #01-38, #01-39\*, #01-42



## TYPE C6

111m<sup>2</sup> / 1195ft<sup>2</sup>

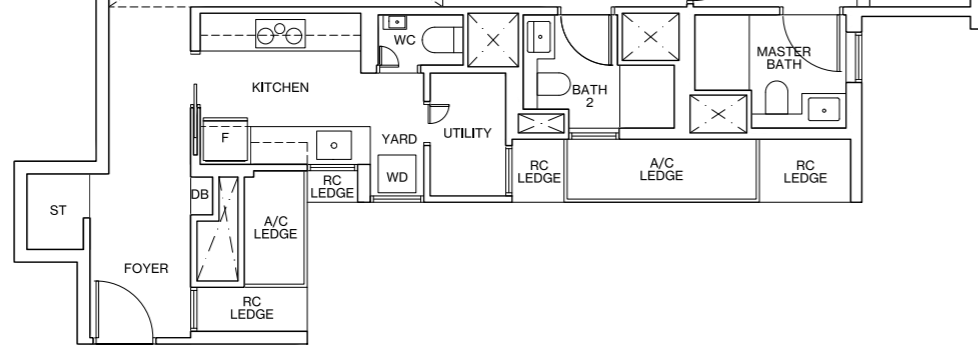
Inclusive of 15m<sup>2</sup> Balcony & 5m<sup>2</sup> AC Ledge  
BLOCK 18 #02-38 to #11-38  
BLOCK 18 #02-39\* to #11-39\*  
BLOCK 18 #02-42 to #11-42



## TYPE C6-P

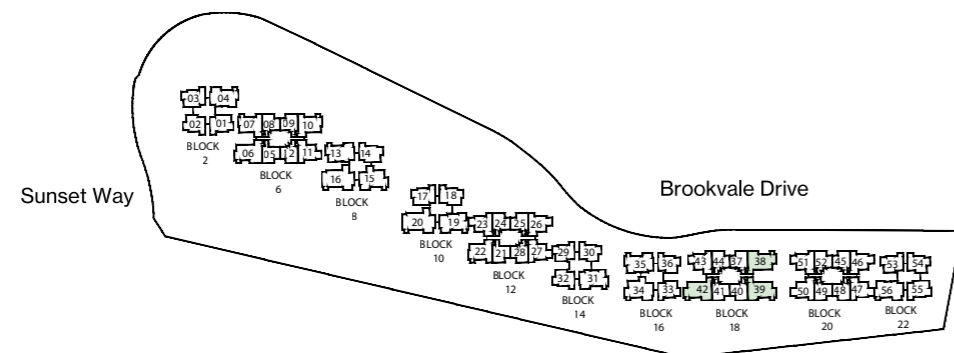
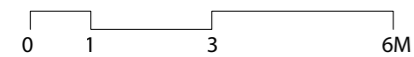
131m<sup>2</sup> / 1410ft<sup>2</sup>

Inclusive of 20m<sup>2</sup> Strata Void,  
15m<sup>2</sup> Balcony & 5m<sup>2</sup> AC Ledge  
BLOCK 18 #12-38, #12-39\*, #12-42



### LEGEND

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



KEY PLAN

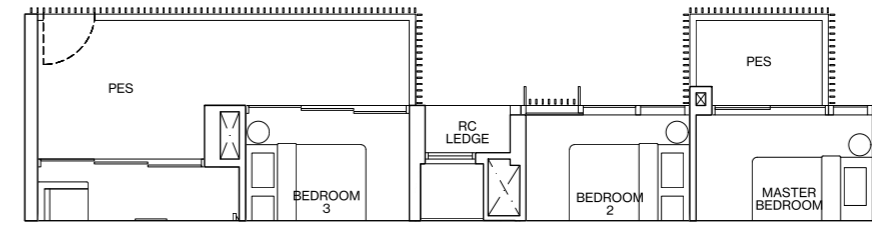
# TYPE D1

[4-BEDROOM DELUXE]

## TYPE D1-G

116m<sup>2</sup> / 1249ft<sup>2</sup>

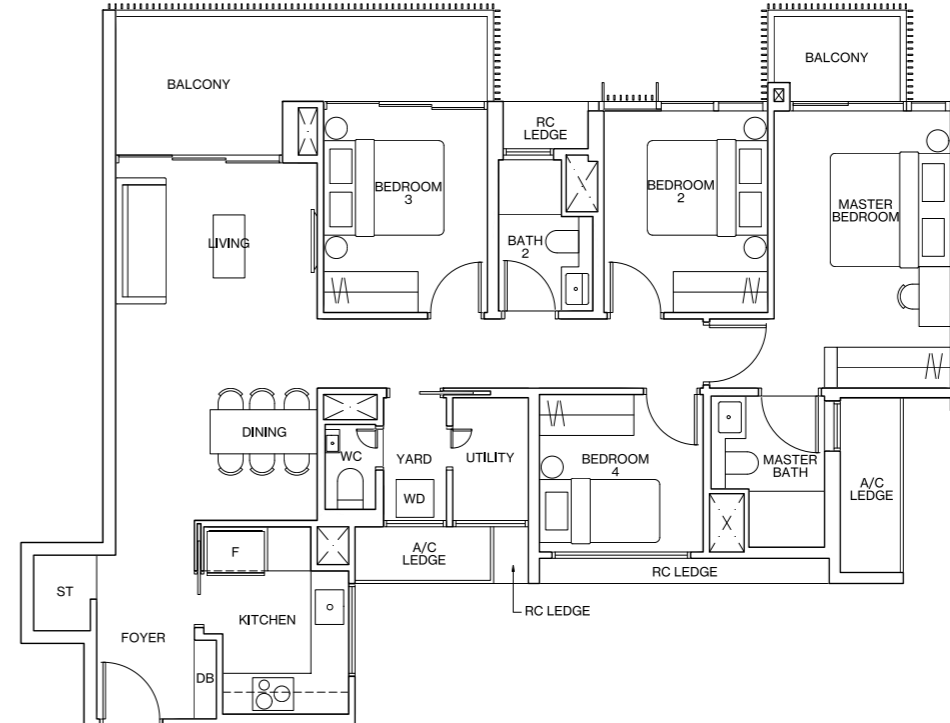
Inclusive of 15m<sup>2</sup> PES & 5m<sup>2</sup> AC Ledge  
BLOCK 6 #01-06



## TYPE D1

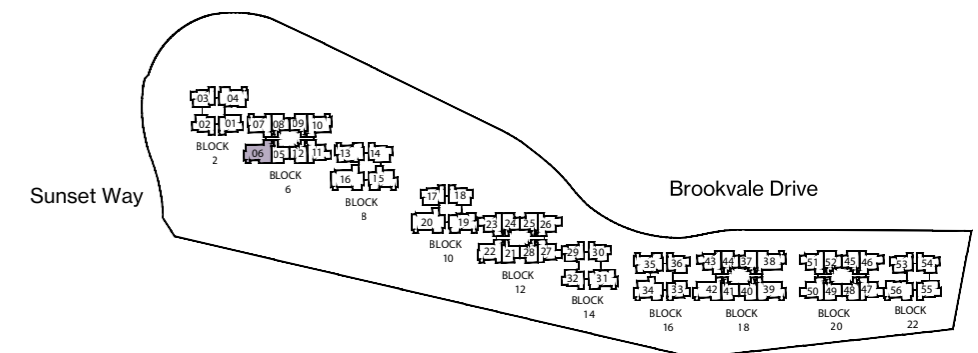
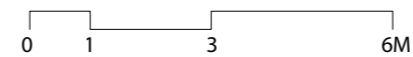
116m<sup>2</sup> / 1249ft<sup>2</sup>

Inclusive of 15m<sup>2</sup> Balcony & 5m<sup>2</sup> AC Ledge  
BLOCK 6 #02-06 to #10-06



### LEGEND

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



KEY PLAN

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INFORMATION ACCURATE AT POINT OF PRINTING.  
BP NO: A1720-00005-2018-BP01 DATED 11 SEPTEMBER 2020.

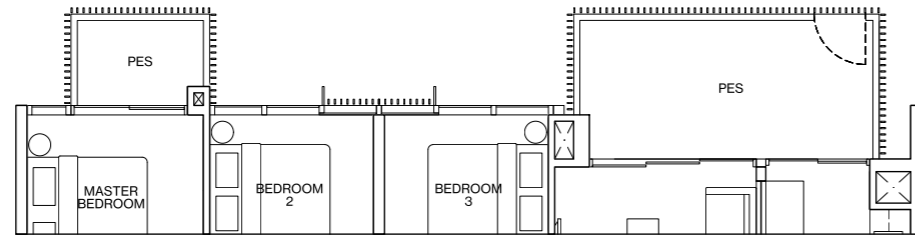
# TYPE D 2

[ 4-BEDROOM DELUXE ]

## TYPE D2-G

117m<sup>2</sup> / 1259ft<sup>2</sup>

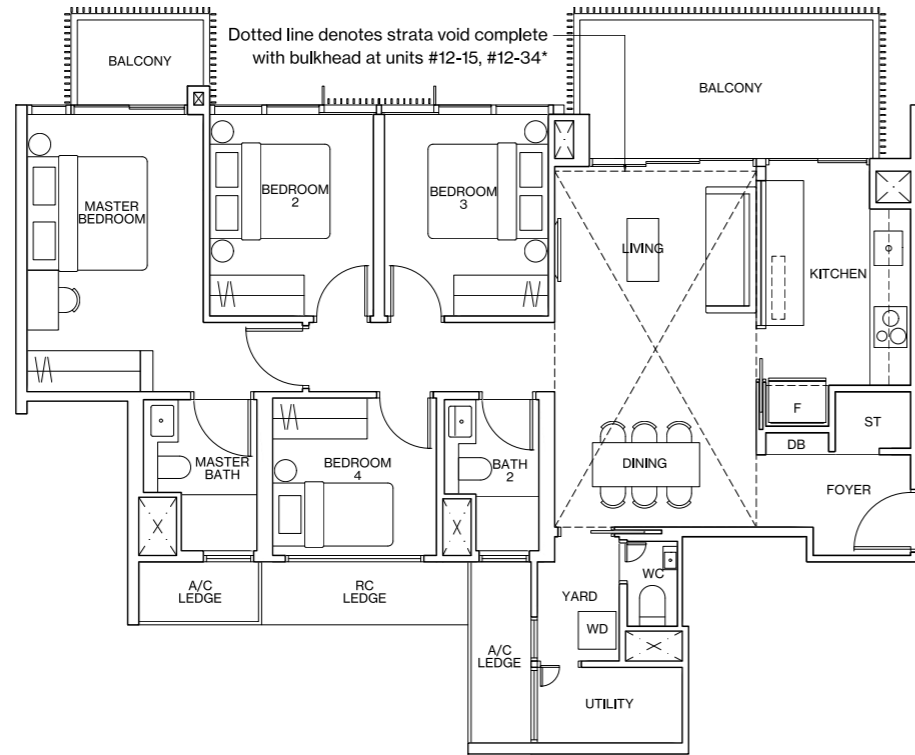
Inclusive of 14m<sup>2</sup> PES & 5m<sup>2</sup> AC Ledge  
BLOCK 8 #01-15  
BLOCK 16 #01-34\*



## TYPE D2

117m<sup>2</sup> / 1259ft<sup>2</sup>

Inclusive of 14m<sup>2</sup> Balcony & 5m<sup>2</sup> AC Ledge  
BLOCK 8 #02-15 to #11-15  
BLOCK 16 #02-34\* to #11-34\*



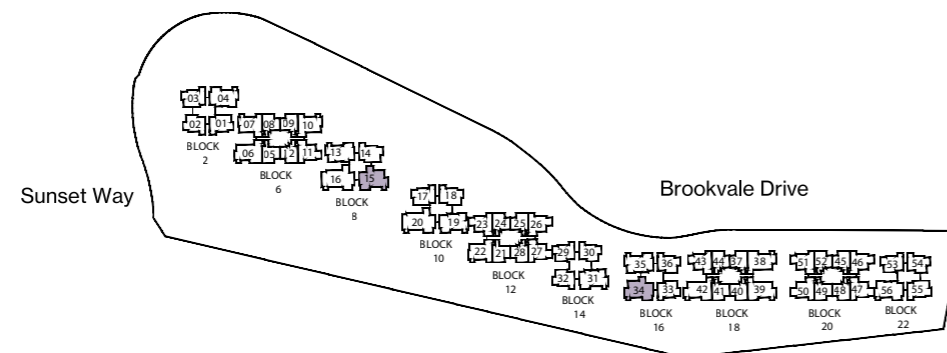
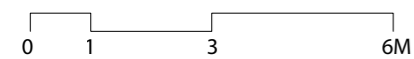
## TYPE D2-P

136m<sup>2</sup> / 1464ft<sup>2</sup>

Inclusive of 19m<sup>2</sup> Strata Void, 14m<sup>2</sup> Balcony & 5m<sup>2</sup> AC Ledge  
BLOCK 8 #12-15  
BLOCK 16 #12-34\*

### LEGEND

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



KEY PLAN

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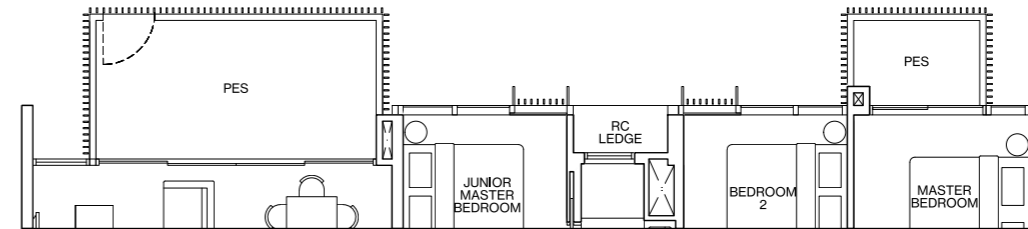
# TYPE D 3

[ 4-BEDROOM PREMIUM ]

## TYPE D3-G

137m<sup>2</sup> / 1475ft<sup>2</sup>

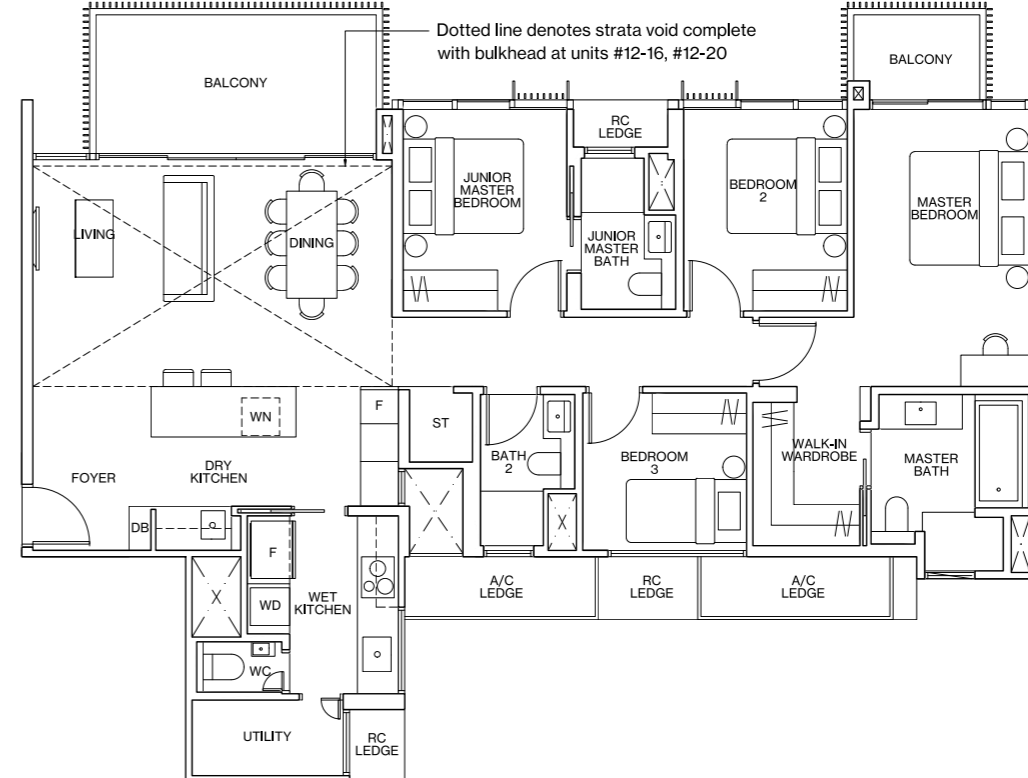
Inclusive of 14m<sup>2</sup> PES & 6m<sup>2</sup> AC Ledge  
BLOCK 8 #01-16



## TYPE D3

137m<sup>2</sup> / 1475ft<sup>2</sup>

Inclusive of 14m<sup>2</sup> Balcony & 6m<sup>2</sup> AC Ledge  
BLOCK 8 #02-16 to #11-16  
BLOCK 10 #01-20 to #11-20



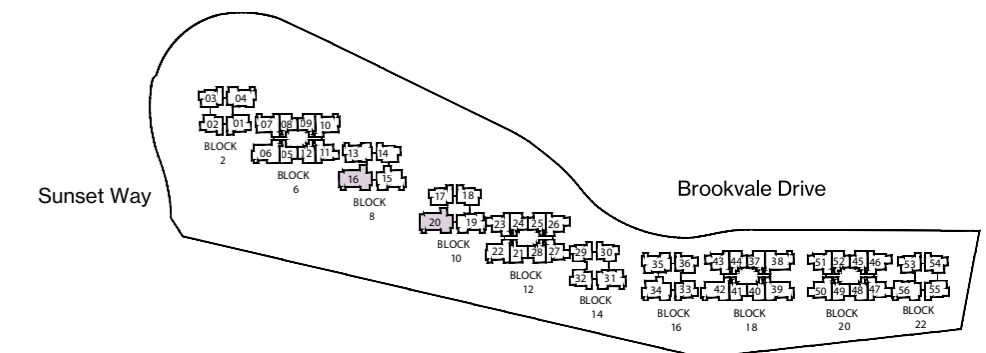
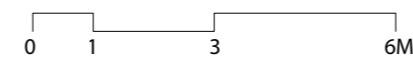
## TYPE D3-P

159m<sup>2</sup> / 1711ft<sup>2</sup>

Inclusive of 22m<sup>2</sup> Strata Void, 14m<sup>2</sup> Balcony & 6m<sup>2</sup> AC Ledge  
BLOCK 8 #12-16  
BLOCK 10 #12-20

### LEGEND

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

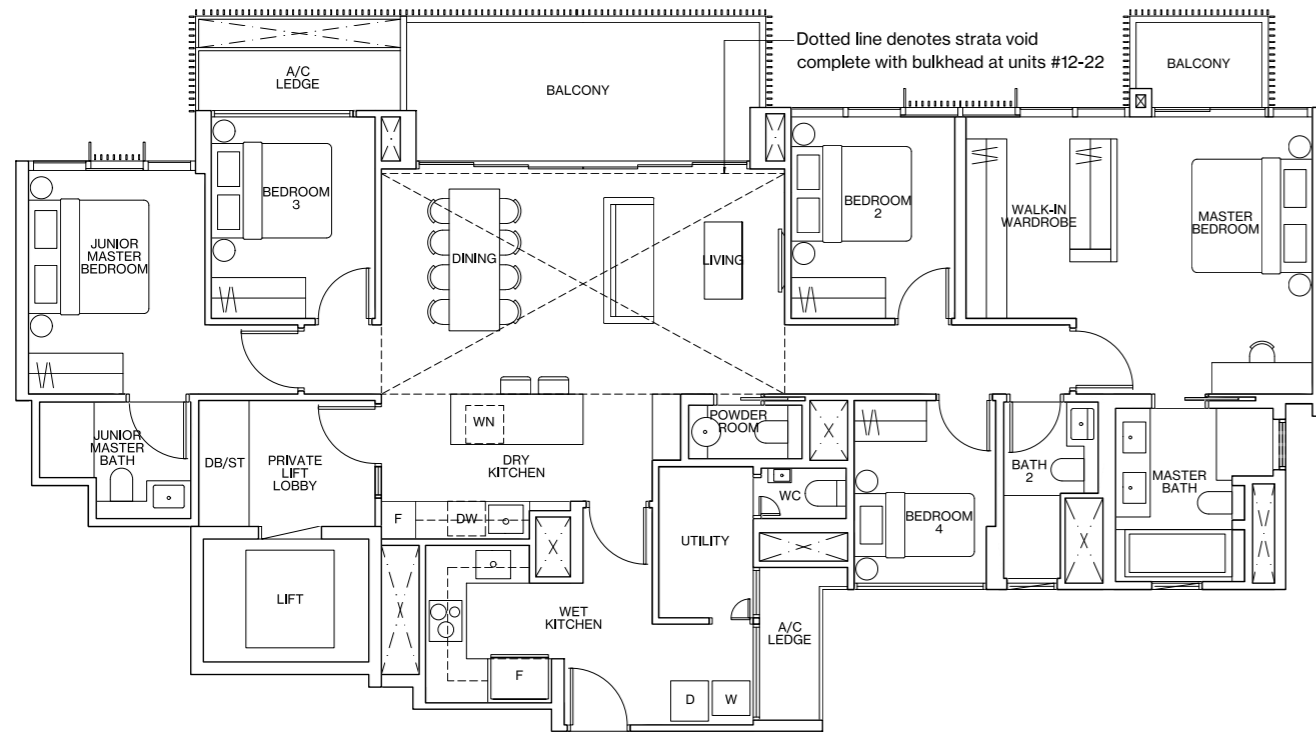


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# TYPE E1

[5-BEDROOM PREMIUM]



## TYPE E1

169m<sup>2</sup> / 1819ft<sup>2</sup>

Inclusive of 6m<sup>2</sup> Private Lift Lobby,  
17m<sup>2</sup> Balcony & 7m<sup>2</sup> AC Ledge  
BLOCK 12 #11-22

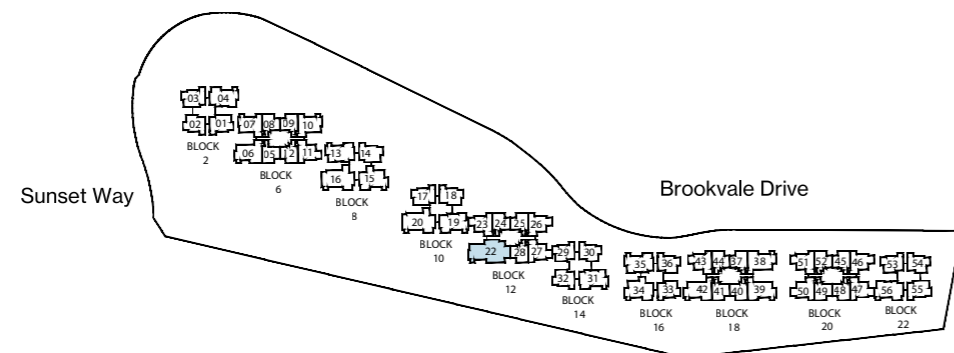
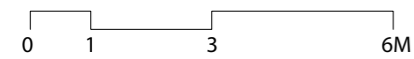
## TYPE E1-P

193m<sup>2</sup> / 2077ft<sup>2</sup>

Inclusive of 24m<sup>2</sup> Strata Void,  
6m<sup>2</sup> Private Lift Lobby,  
17m<sup>2</sup> Balcony & 7m<sup>2</sup> AC Ledge  
BLOCK 12 #12-22

## LEGEND

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

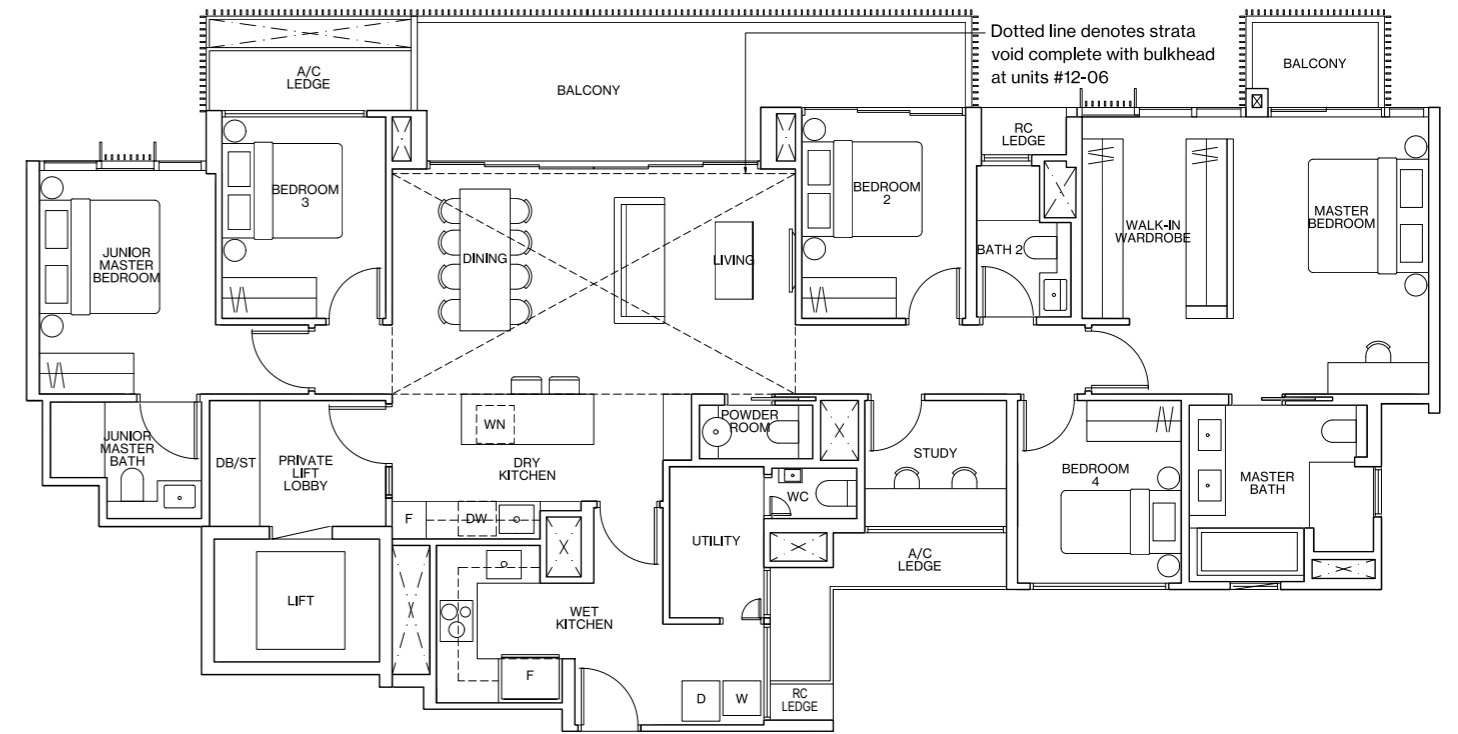


KEY PLAN

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# TYPE E2

[5-BEDROOM PREMIUM]



## TYPE E2

184m<sup>2</sup> / 1981ft<sup>2</sup>

Inclusive of 6m<sup>2</sup> Private Lift Lobby,  
21m<sup>2</sup> Balcony & 9m<sup>2</sup> AC Ledge  
BLOCK 6 #11-06

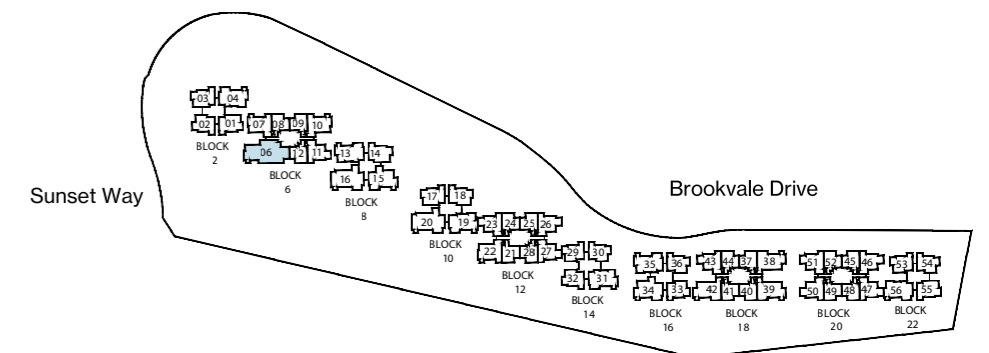
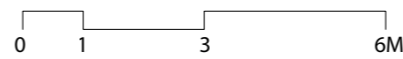
## TYPE E2-P

208m<sup>2</sup> / 2239ft<sup>2</sup>

Inclusive of 24m<sup>2</sup> Strata Void,  
6m<sup>2</sup> Private Lift Lobby,  
21m<sup>2</sup> Balcony & 9m<sup>2</sup> AC Ledge  
BLOCK 6 #12-06

## LEGEND

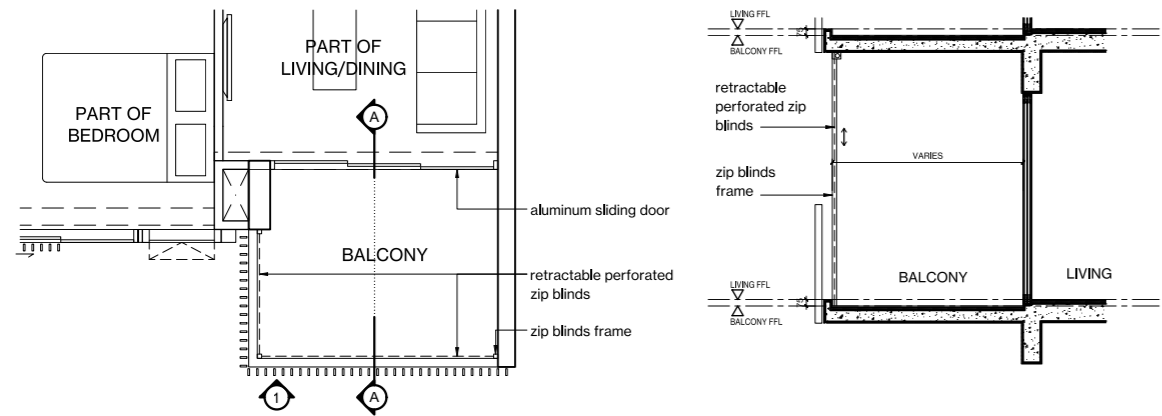
F	FRIDGE
WD	WASHER DRYER COMBO
W	WASHER
D	DRYER
ST	STORE
DB	DISTRIBUTION BOARD
*	MIRRORED UNIT
WN	WINE CHILLER
DW	DISHWASHER



KEY PLAN

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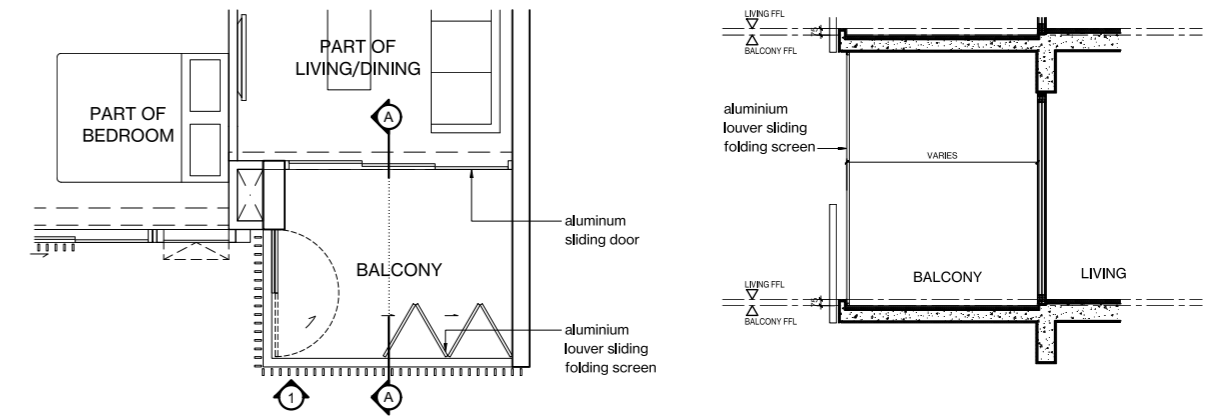
## APPROVED BALCONY SCREEN



TYPICAL RETRACTABLE BALCONY SCREEN - PLAN

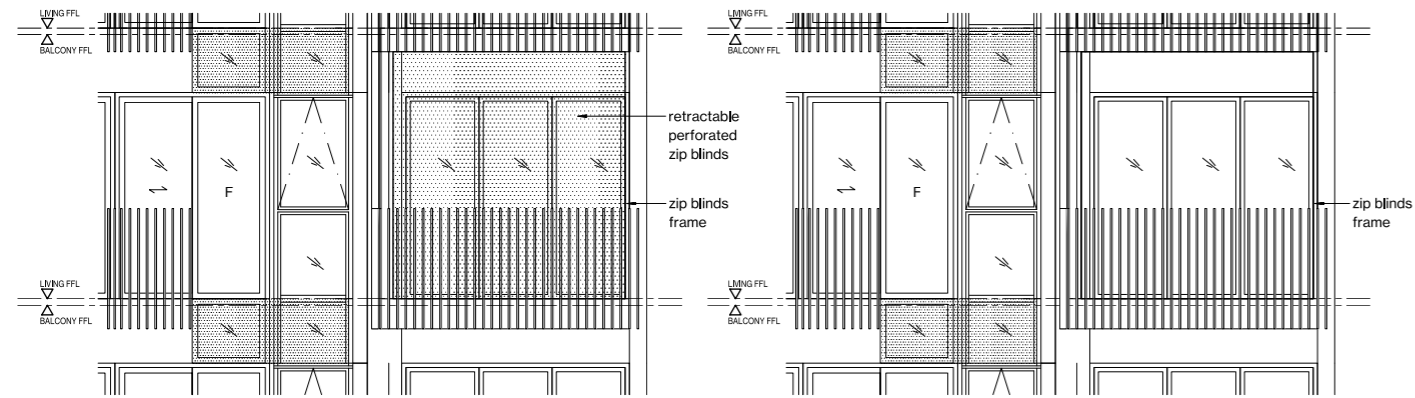
TYPICAL BALCONY SCREEN SECTION

## APPROVED BALCONY SCREEN



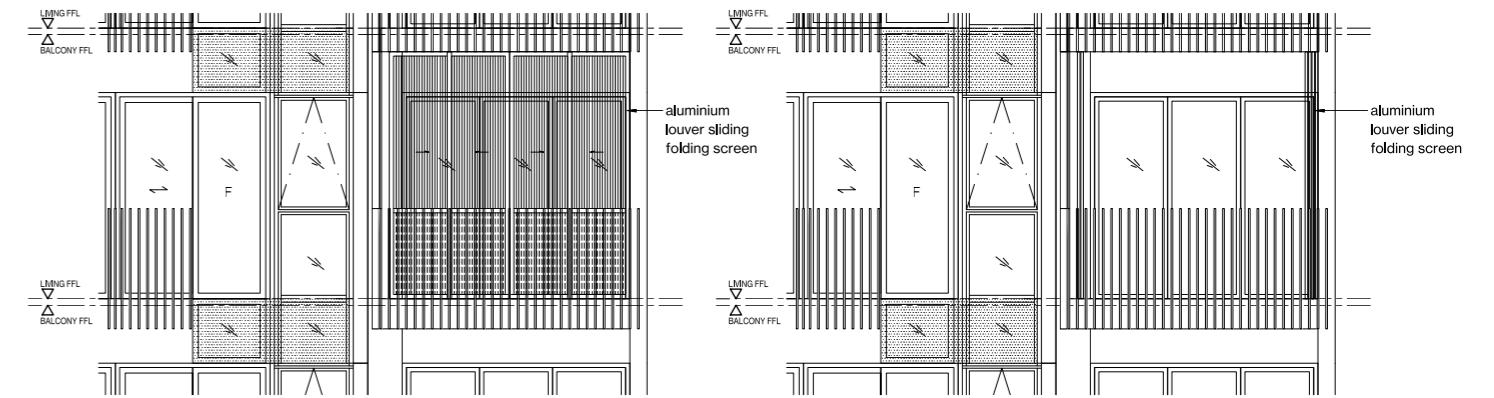
TYPICAL RETRACTABLE BALCONY SCREEN - PLAN

TYPICAL BALCONY SCREEN SECTION



TYPICAL RETRACTABLE BALCONY SCREEN - ELEVATION (FULLY DRAWN)

TYPICAL RETRACTABLE BALCONY SCREEN - ELEVATION (FULLY RETRACTED)

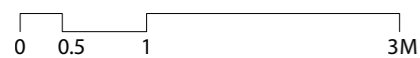


TYPICAL RETRACTABLE BALCONY SCREEN - ELEVATION (FULLY DRAWN)

TYPICAL RETRACTABLE BALCONY SCREEN - ELEVATION (FULLY RETRACTED)

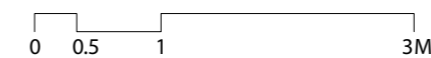
### NOTES:

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



### NOTES:

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





# HOI HUP SUNWAY

HOI HUP REALTY AND SUNWAY DEVELOPMENTS  
JOINT VENTURE



## SOPHIA HILLS

Gold Winner at FIABCI World Prix d'Excellence Awards 2020

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

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

## HOI HUP REALTY

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

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

[WWW.HOIHUP.COM](http://WWW.HOIHUP.COM)

## SUNWAY DEVELOPMENTS

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

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

[WWW.SUNWAY.COM.MY](http://WWW.SUNWAY.COM.MY)

**HOIHUP** **SUNWAY**  
REALTY

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

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