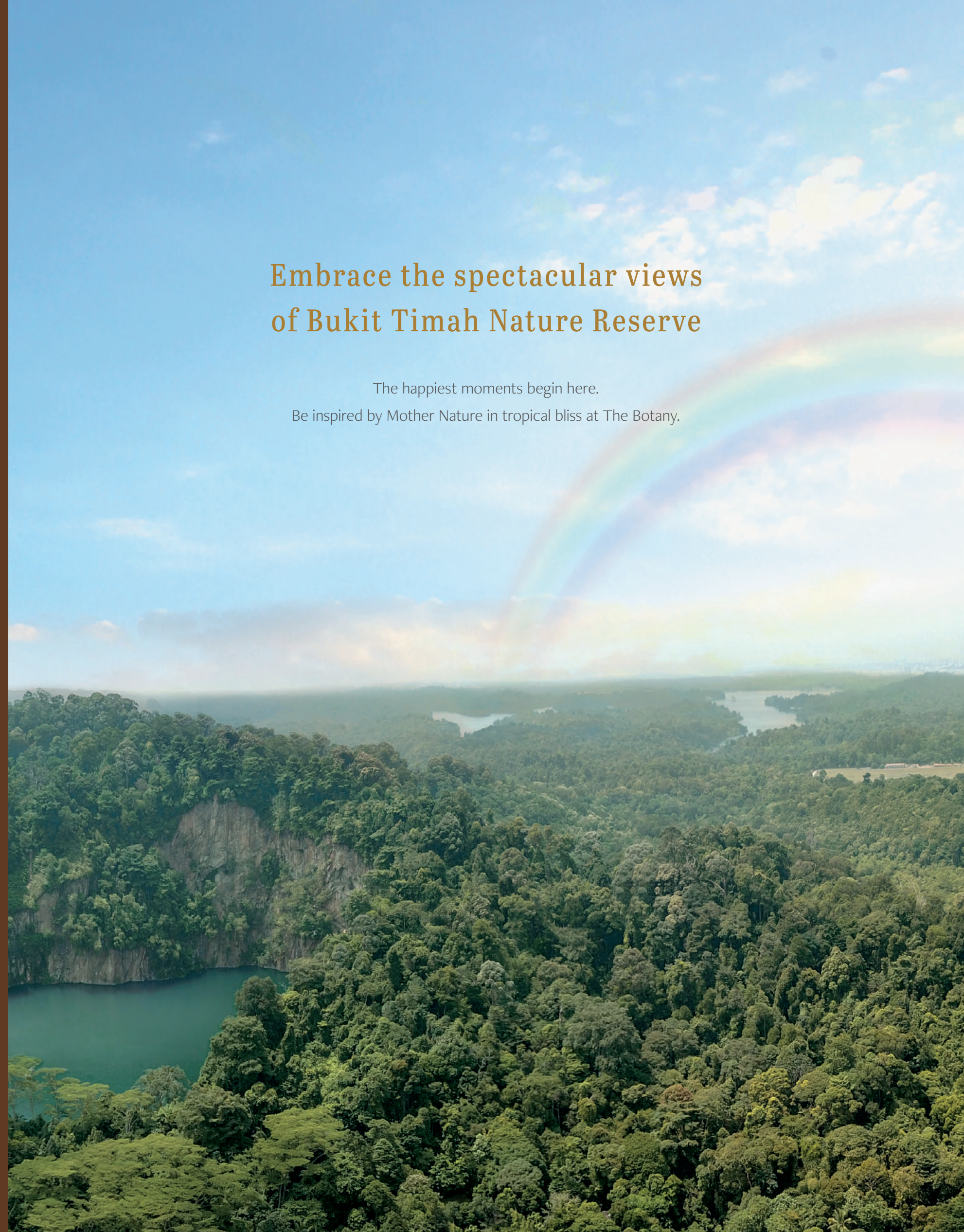


Embrace the spectacular views of Bukit Timah Nature Reserve

The happiest moments begin here.
Be inspired by Mother Nature in tropical bliss at The Botany.



Rise above the Good Class Bungalow Enclave at Chestnut Avenue

Thriving amidst picturesque lush greenery and beautiful nature parks, The Botany offers breathtaking vistas that renew each awakening day. 386 exclusive homes will be greeted by melodious chirping of birds and the freshest air. Enjoy the privilege of an exclusive home you truly deserve.



Surround yourself
with 413 hectares
of lush allure

THE BOTANY

- | | | | | |
|-------------|---|---|---|----------------------------|
| 3 MINS | - |  | - | DAIRY FARM NATURE PARK |
| 9 MINS | - |  | - | ZHENGHUA NATURE PARK |
| 2 MINS | - |  | - | DAIRY FARM PARK CONNECTOR |
| 3 MINS | - |  | - | 24KM RAIL CORRIDOR |
| 7 MINS | - |  | - | CHESTNUT NATURE PARK |
| 9 MINS | - |  | - | BUKIT TIMAH NATURE RESERVE |
| 9 MINS | - |  | - | BUKIT BATOK NATURE PARK |
| 5 MRT STOPS | - |  | - | SINGAPORE BOTANIC GARDENS |





Create treasured moments from inside out



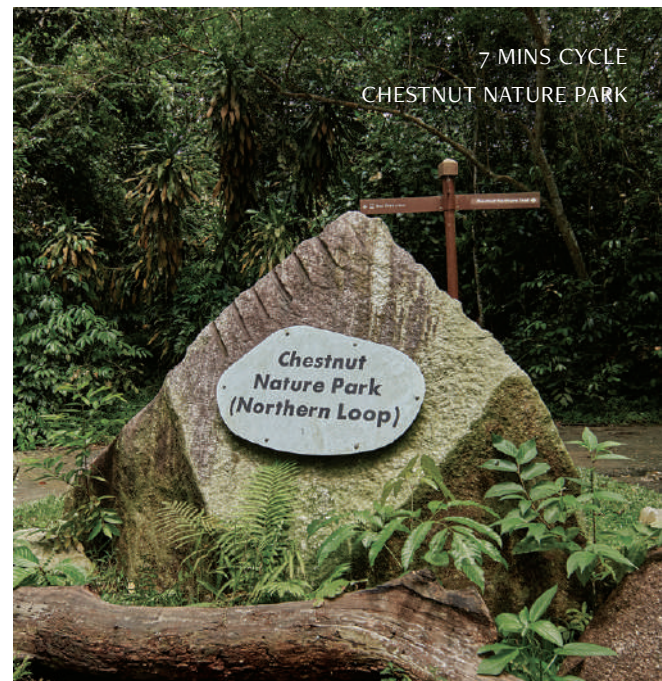
3 MINS WALK
DAIRY FARM NATURE PARK



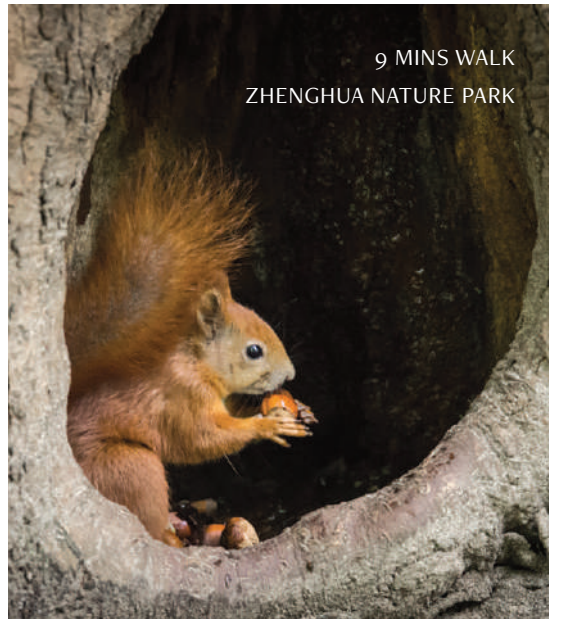
3 MINS CYCLE
24KM RAIL CORRIDOR



9 MINS CYCLE
BUKIT TIMAH NATURE RESERVE



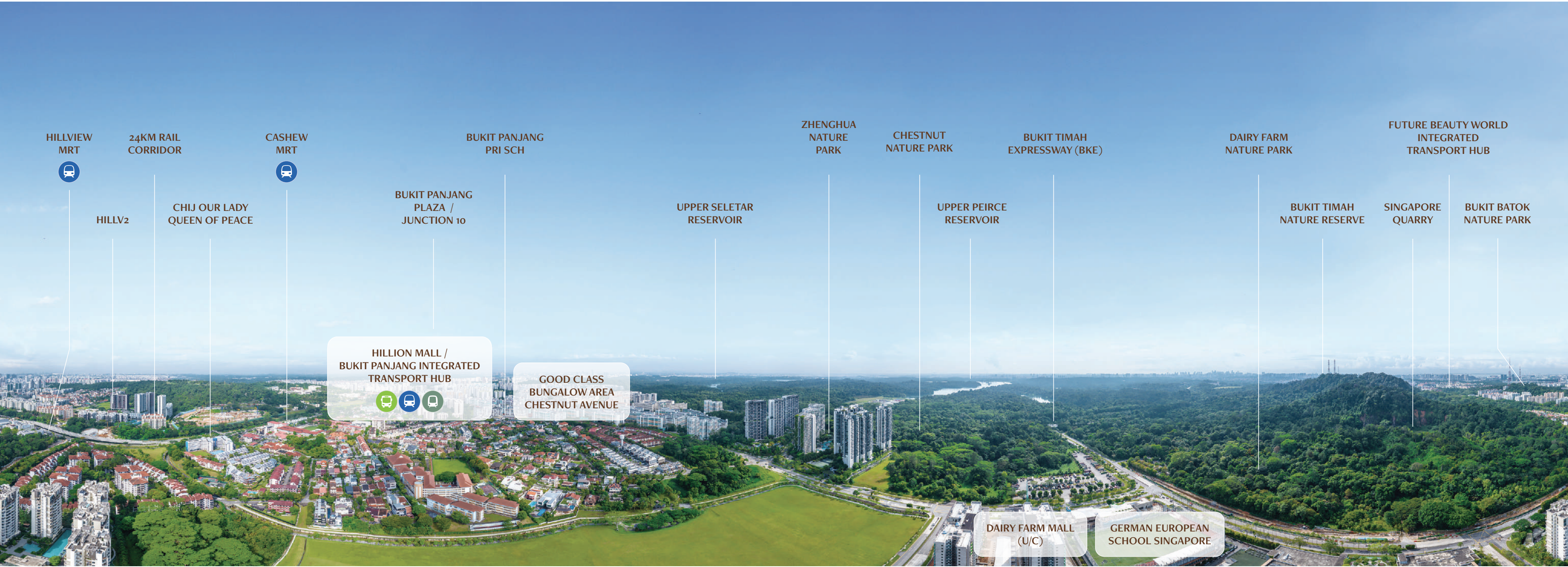
7 MINS CYCLE
CHESTNUT NATURE PARK



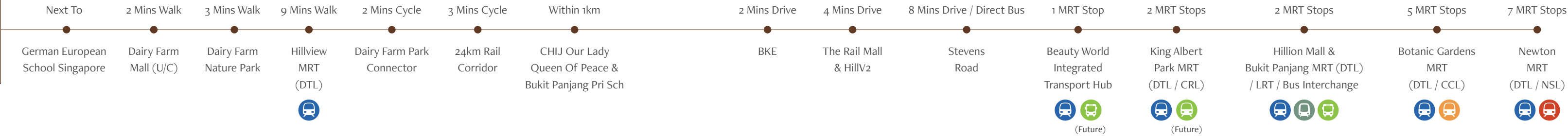
9 MINS WALK
ZHENGHUA NATURE PARK

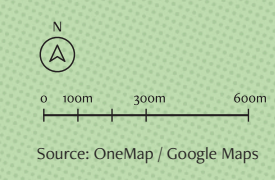
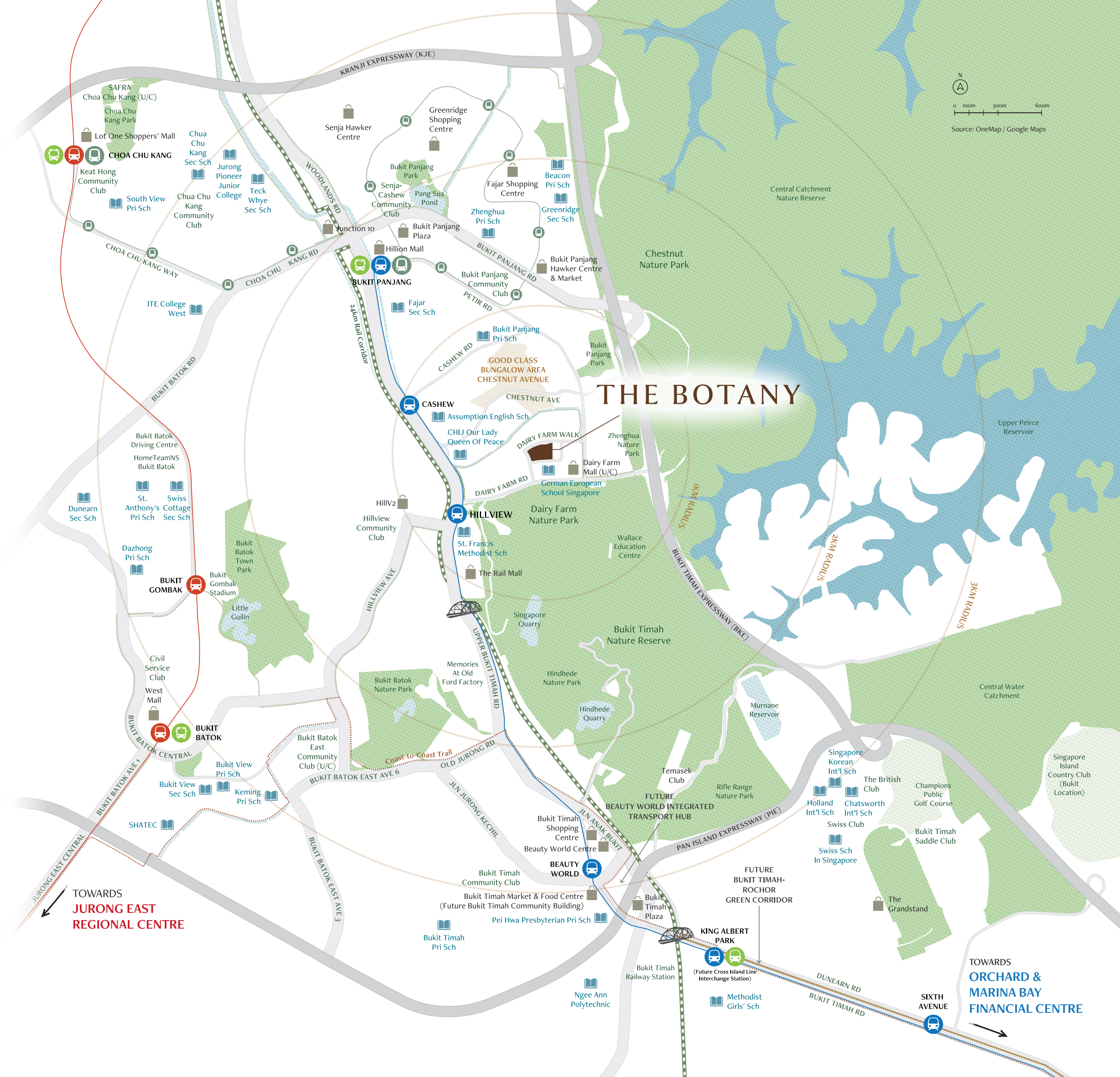



A world of diversity awaits



THE BOTANY





-  PARK / NATURE RESERVE
-  RESERVOIR
-  24KM RAIL CORRIDOR
-  36KM COAST-TO-COAST TRAIL
-  FUTURE BUKIT TIMAH-ROCHOR GREEN CORRIDOR
-  DOWNTOWN MRT LINE (DTL)
-  NORTH-SOUTH MRT LINE (NSL)
-  BUS INTERCHANGE
-  BUKIT PANJANG LRT LINE
-  FUTURE CROSS ISLAND MRT LINE (CRL)

TOWARDS
**JURONG EAST
REGIONAL CENTRE**

TOWARDS
**ORCHARD &
MARINA BAY
FINANCIAL CENTRE**

Savour good food in all delights



Celebrate good times day and night



Shopping, supermarket & eateries

- | | |
|---------------|---|
| 2 Mins Walk | FairPrice Finest at Dairy Farm Mall (U/C) |
| 1 MRT Stop | Future Beauty World Integrated Transport Hub
Bukit Timah Market & Food Centre
Cheong Chin Nam Road Eateries |
| 2 MRT Stops | Hillion Mall
Bukit Panjang Plaza
Junction 10 |
| 4 Mins Drive | The Rail Mall
HillV2 |
| 13 Mins Drive | Jurong Lake District
Orchard Shopping Precinct |



Enjoy good location in total convenience



Enrol into renowned and established schools nearby, from primary to tertiary institutions and international schools.



Live in convenience, minutes to park connectors, public transport networks and exciting upcoming transformations. With Hillview MRT Station and BKE close to home, you can reach anywhere in a heartbeat.

- | | |
|--------------|---|
| 9 Mins Walk | Hillview MRT (DT3) |
| 2 MRT Stops | Bukit Panjang MRT (DT1), LRT & Bus Interchange
King Albert Park MRT (DT6) & Future CRL Interchange |
| 2 Mins Drive | Bukit Timah Expressway (BKE) |
| 8 Mins Drive | Stevens Road |
| 13 Mins Ride | Direct bus 972M to Orchard Road |

Free Shuttle Bus to Bukit Panjang Integrated Transport Hub/ Hillion Mall*

*Complimentary for the first year commencing 6 months from T.O.P. Terms & Conditions apply.





Come home to the grandeur of life

Celebrate your arrival at the grand
entrance of contemporary architecture and
beautifully landscaped grounds.

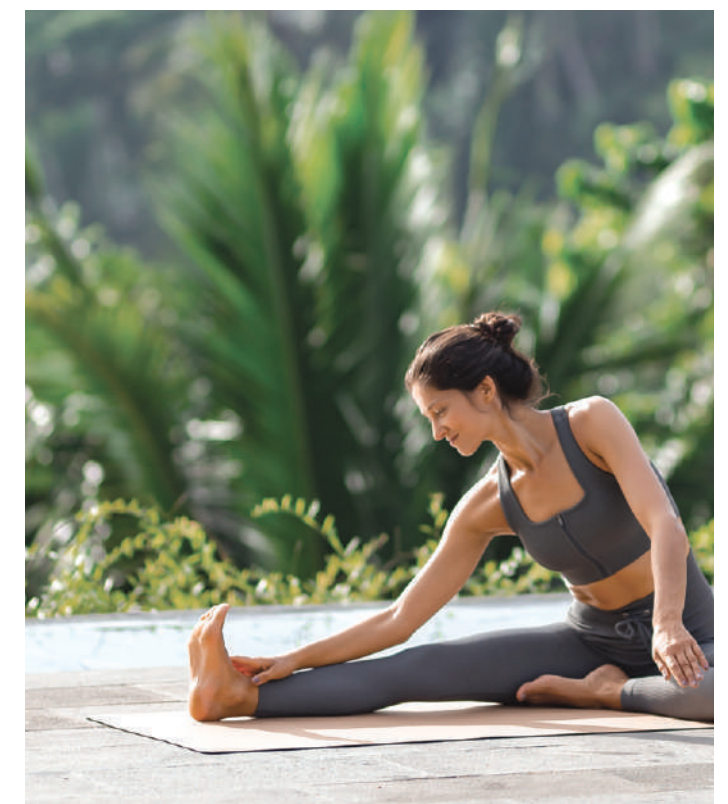
Luxuriate in the calm of the day with spectacular hill views and the expansive allure of nature parks. Be pampered by the freshest air that surrounds. Enjoy the full suite of resort-style facilities from a grand clubhouse, 5 glistening pools to a seamless blend of spaces for exclusivity and relaxation.





Pamper your senses

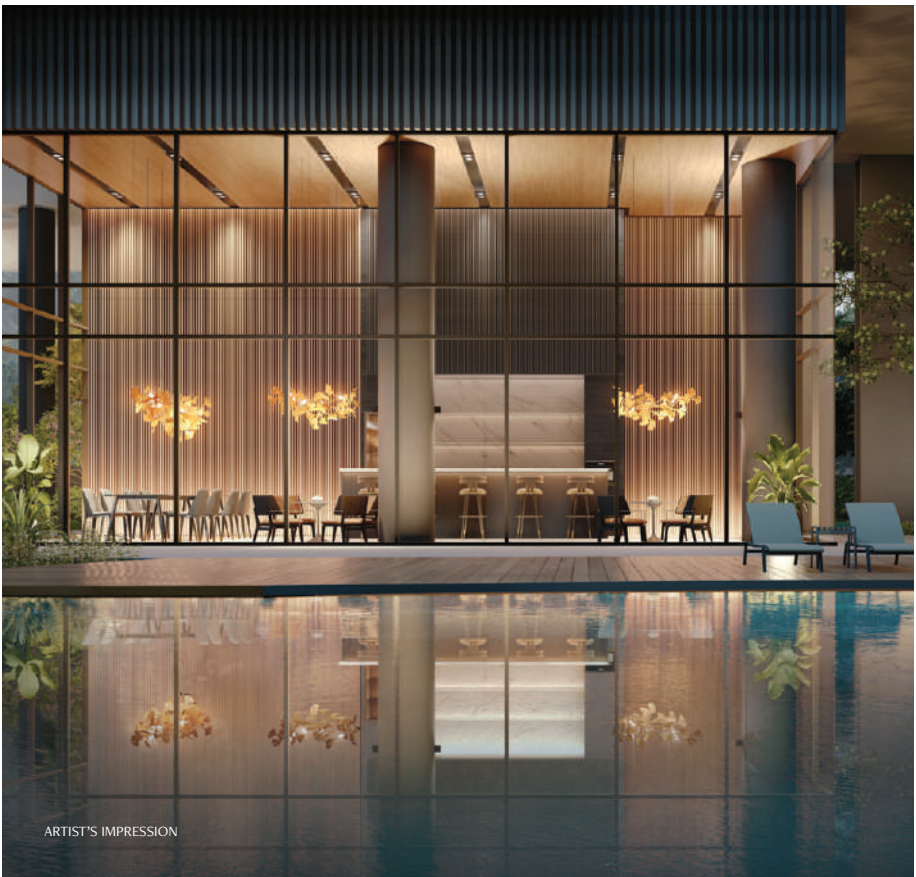
Bask in lifestyle and dive into a world of wellness. Enjoy quiet moments in a private sanctuary or work out in the fully equipped gymnasium. Relish an array of enthralling activities with your family and loved ones to enliven your day.



Relax in your own private sanctuary



Fall in love with the spaces that allow you to unwind, meet and mingle. Gather in joy and laughters, create wonderful memories with your loved ones over parties and celebrations.



Exclusively yours

Where serenity surrounds, your dream home at The Botany is the place to build bonds and cherished memories. In an oasis of tranquillity, you can truly enjoy life at its best in a place where your heart belongs.



Premium fittings



DISTRIBUTION CHART

3 Dairy Farm Walk, Singapore 679625

	01	02	03	04	05	06	07	08
15th	B3S(L)	D1(L)	C1(L)	A1S(L)	B2P(L)	C4P(L)	C2(L)	B1(L)
14th	B3S	D1	C1	A1S	B2P	C4P	C2	B1
13th	B3S	D1	C1	A1S	B2P	C4P	C2	B1
12th	B3S	D1	C1	A1S	B2P	C4P	C2	B1
11th	B3S	D1	C1	A1S	B2P	C4P	C2	B1
10th	B3S	D1	C1	A1S	B2P	C4P	C2	B1
9th	B3S	D1	C1	A1S	B2P	C4P	C2	B1
8th	B3S	D1	C1	A1S	B2P	C4P	C2	B1
7th	B3S	D1	C1	A1S	B2P	C4P	C2	B1
6th	B3S	D1	C1	A1S	B2P	C4P	C2	B1
5th	B3S	D1	C1	A1S	B2P	C4P	C2	B1
4th	B3S	D1	C1	A1S	B2P	C4P	C2	B1
3rd	B3S	D1	C1	A1S	B2P	C4P		B1
2nd	B3S	D1	C1	A1S	B2P	C4P		B1
1st	B3S(p)	D1(p)	C1(p)	A1S(p)	B2P(p)	C4P(p)		B1(p)

7 Dairy Farm Walk, Singapore 679627

	17	18	19	20	21	22	23	24
13th	B3S(L)	C6F(L)	C6F(L)	A1S(L)	B2P(L)	C4P(L)	C3(L)	B1(L)
12th	B3S	C6F	C6F	A1S	B2P	C4P	C3	B1
11th	B3S	C6F	C6F	A1S	B2P	C4P	C3	B1
10th	B3S	C6F	C6F	A1S	B2P	C4P	C3	B1
9th	B3S	C6F	C6F	A1S	B2P	C4P	C3	B1
8th	B3S	C6F	C6F	A1S	B2P	C4P	C3	B1
7th	B3S	C6F	C6F	A1S	B2P	C4P	C3	B1
6th	B3S	C6F	C6F	A1S	B2P	C4P	C3	B1
5th	B3S	C6F	C6F	A1S	B2P	C4P	C3	B1
4th	B3S	C6F	C6F	A1S	B2P	C4P	C3	B1
3rd	B3S	C6F	C6F	A1S	B2P	C4P	C3	B1
2nd	B3S	C6F	C6F	A1S	B2P	C4P	C3	B1
1st								

LEGEND

- 1-Bedroom + Study
- 2-Bedroom
- 2-Bedroom Premium
- 2-Bedroom + Study
- 3-Bedroom
- 3-Bedroom Premium
- 3-Bedroom Flexi
- 3-Bedroom + Study
- 4-Bedroom
- 5-Bedroom

5 Dairy Farm Walk, Singapore 679626

	09	10	11	12	13	14	15	16
9th	B3S(L)	C6F(L)	C6F(L)	A1S(L)	B2P(L)	C4P(L)	C3(L)	B1(L)
8th	B3S	C6F	C6F	A1S	B2P	C4P	C3	B1
7th	B3S	C6F	C6F	A1S	B2P	C4P	C3	B1
6th	B3S	C6F	C6F	A1S	B2P	C4P	C3	B1
5th	B3S	C6F	C6F	A1S	B2P	C4P	C3	B1
4th	B3S	C6F	C6F	A1S	B2P	C4P	C3	B1
3rd	B3S	C6F	C6F	A1S	B2P	C4P	C3	B1
2nd			C6F	A1S	B2P	C4P		
1st			C6F(p)	A1S(p)	B2P(p)	C4P(p)		

9 Dairy Farm Walk, Singapore 679628

	25	26	27	28
14th	C5P(L)	D2(L)	D2(L)	C7S(L)
13th	C5P	D2	D2	C7S
12th	C5P	D2	D2	C7S
11th	C5P	D2	D2	C7S
10th	C5P	D2	D2	C7S
9th	C5P	D2	D2	C7S
8th	C5P	D2	D2	C7S
7th	C5P	D2	D2	C7S
6th	C5P	D2	D2	C7S
5th	C5P	D2	D2	C7S
4th	C5P	D2	D2	C7S
3rd	C5P	D2	D2	C7S
2nd	C5P	D2	D2	C7S
1st	C5P(p)	D2(p)	D2(p)	C7S(p)

11 Dairy Farm Walk, Singapore 679629

	29	30	31	32
14th	C7S(L)	D2(L)	E1(L)	C5P(L)
13th	C7S	D2	E1	C5P
12th	C7S	D2	E1	C5P
11th	C7S	D2	E1	C5P
10th	C7S	D2	E1	C5P
9th	C7S	D2	E1	C5P
8th	C7S	D2	E1	C5P
7th	C7S	D2	E1	C5P
6th	C7S	D2	E1	C5P
5th	C7S	D2	E1	C5P
4th	C7S	D2	E1	C5P
3rd	C7S	D2	E1	
2nd	C7S	D2	E1	
1st	C7S(p)	D2(p)	E1(p)	

SITE PLAN

Arrival

- ## 1 Grand Arrival

Family Zone

- 2 Bubble Jet
- 3 Lap Pool (1200mm Depth)
- 4 Serenity Pool Deck
- 5 Star Gazing Lawn
- 6 Picnic Pavilion
- 7 Swing Garden
- 8 Jogging Trail
- 9 Grand Lawn

Central

- 10 Botany Playground
- 11 Trampoline Scape
- 12 Rock Climb Wall
- 13 Botany Gourmet Dining
- 14 Function Deck
- 15 Alfresco Dining
- 16 Hanging Hammock
- 17 Family Deck
- 18 Water Jet Pool (900mm Depth)
- 19 Spa Bed
- 20 Jet Foot Massage
- 21 Sun Deck

Hilltop Deck

- 22 Wellness Pool (900mm Depth)
- 23 Spa Seat
- 24 Hilltop Deck
- 25 Family Pool (1200mm Depth)
- 26 Water Sunken Seat
- 27 Outdoor Grill Pavilion

- 28 Pool Lounge
- 29 Water Lounge
- 30 Dining Lounge (Open To Sky)
- 31 Aqua Gym (900mm Depth)
- 32 Pool Bar
- 33 Kids Pool (500mm Depth)
- 34 Kids Pool Deck
- 35 Workout Station
- 36 Cardio Trail
- 37 BBQ Pavilion
- 38 Recreational Tennis Court
- 39 Washrooms
- 40 Link Bridge (2nd Storey)
- 41 Gymnasium (2nd Storey)
- 42 Co-Working Space (2nd Storey)
- 43 Open Terrace (2nd Storey)
- 44 Function Room (2nd Storey)

Wellness

- 45 Firefly Path
- 46 Reflexology Path
- 47 Herb Garden
- 48 Tea Pavilion
- 49 Fitness Park
- 50 Bicycle Park

Others

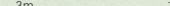
- A Guard Post
- B Side Gate
- C Substation / Transformer Room (Basement)
- D Bin Centre (Basement)
- E Genset
- F Water Tank (Roof)
- G Fire Engine Access (Emergency Only)
- H Ventilation Shaft
- I Management Office



ARTIST'S IMPRESSION



0m 3m 15m 30m



SCALE 1 : 300

BP APPROVAL NUMBER : A1409 - 02203 - 2022 - BP01

BP APPROVAL DATE : 23 NOVEMBER 2022

1-BEDROOM + STUDY

TYPE A1S

47 sqm / 506 sqft

- Blk 3 #02-04 to #14-04
- Blk 5 #02-12 to #08-12
- Blk 7 #02-20 to #12-20

TYPE A1S(L)

66 sqm / 710 sqft

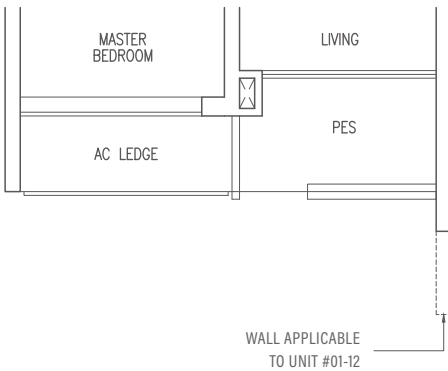
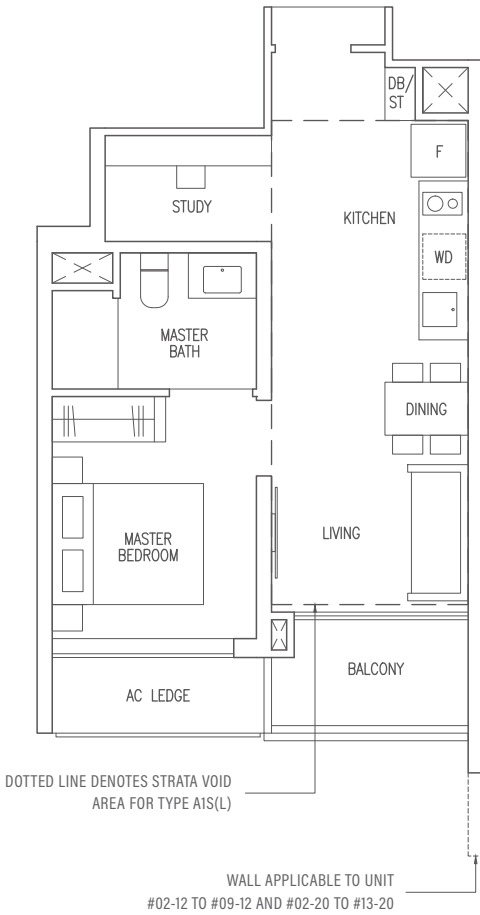
(Inclusive of 19 sqm strata void over living / dining)

- Blk 3 #15-04
- Blk 5 #09-12
- Blk 7 #13-20

TYPE A1S(p)

47 sqm / 506 sqft

- Blk 3 #01-04
- Blk 5 #01-12



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

2-BEDROOM

TYPE B1

56 sqm / 603 sqft

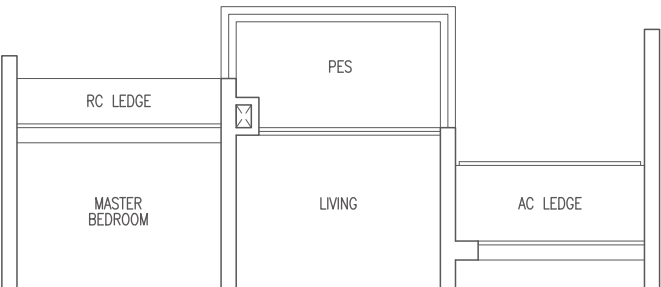
- Blk 3 #02-08 to #14-08
- Blk 5 #03-16 to #08-16
- Blk 7 #02-24 to #12-24

TYPE B1(L)

69 sqm / 743 sqft

(Inclusive of 13 sqm strata void over living / dining)

- Blk 3 #15-08
- Blk 5 #09-16
- Blk 7 #13-24



TYPE B1(p)

56 sqm / 603 sqft

- Blk 3 #01-08



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

2-BEDROOM PREMIUM

TYPE B2P

63 sqm / 678 sqft

- Blk 3 #02-05 to #14-05
- Blk 5 #02-13 to #08-13
- Blk 7 #02-21 to #12-21

TYPE B2P(L)

77 sqm / 829 sqft

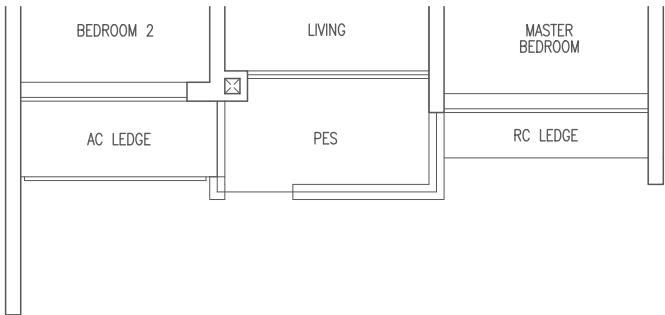
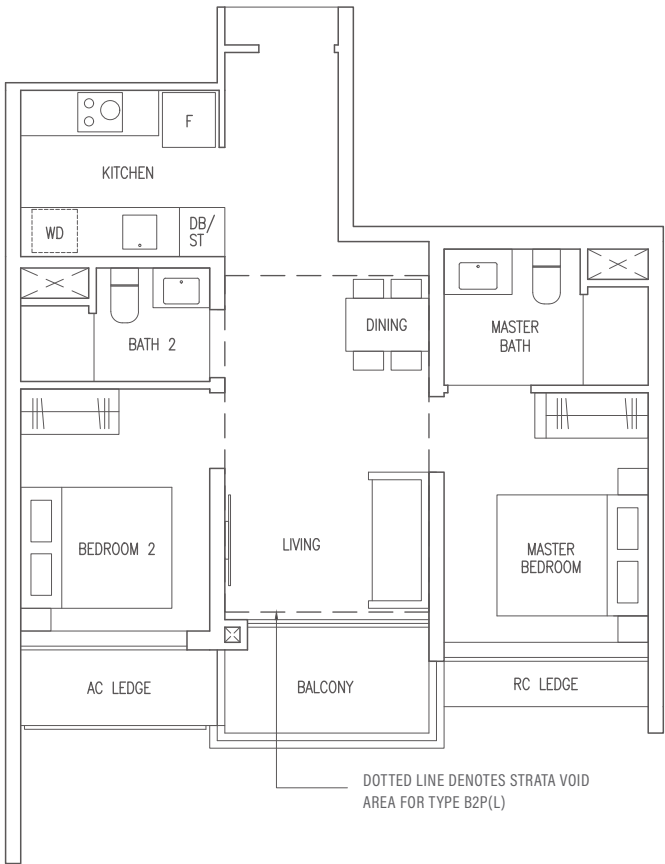
(Inclusive of 14 sqm strata void over living / dining)

- Blk 3 #15-05
- Blk 5 #09-13
- Blk 7 #13-21

TYPE B2P(p)

63 sqm / 678 sqft

- Blk 3 #01-05
- Blk 5 #01-13



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

2-BEDROOM + STUDY

TYPE B3S

69 sqm / 743 sqft

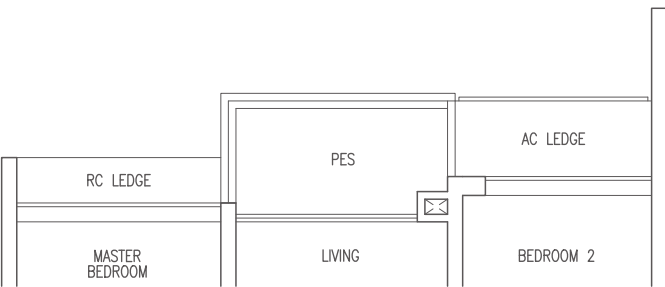
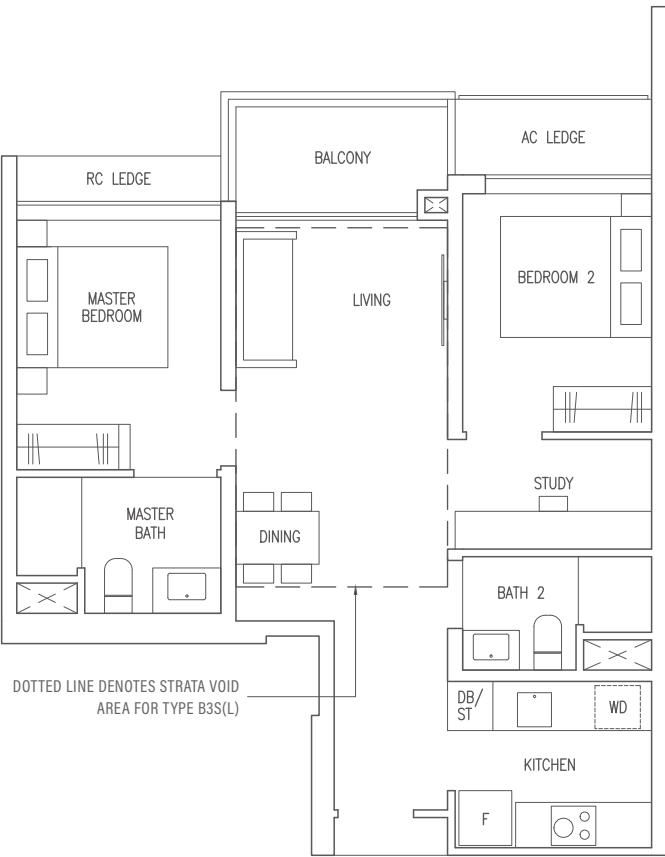
- Blk 3 #02-01 to #14-01
- Blk 5 #03-09 to #08-09
- Blk 7 #02-17 to #12-17

TYPE B3S(L)

84 sqm / 904 sqft

(Inclusive of 15 sqm strata void over living / dining)

- Blk 3 #15-01
- Blk 5 #09-09
- Blk 7 #13-17



TYPE B3S(p)

69 sqm / 743 sqft

- Blk 3 #01-01



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

3-BEDROOM

TYPE C1

82 sqm / 883 sqft

Blk 3 #02-03 to #14-03

TYPE C1(L)

97 sqm / 1044 sqft

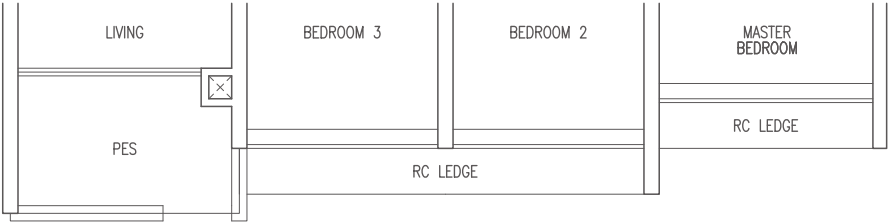
(Inclusive of 15 sqm strata void over living / dining)

Blk 3 #15-03

TYPE C1(p)

82 sqm / 883 sqft

Blk 3 #01-03



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

3-BEDROOM

TYPE C2

82 sqm / 883 sqft

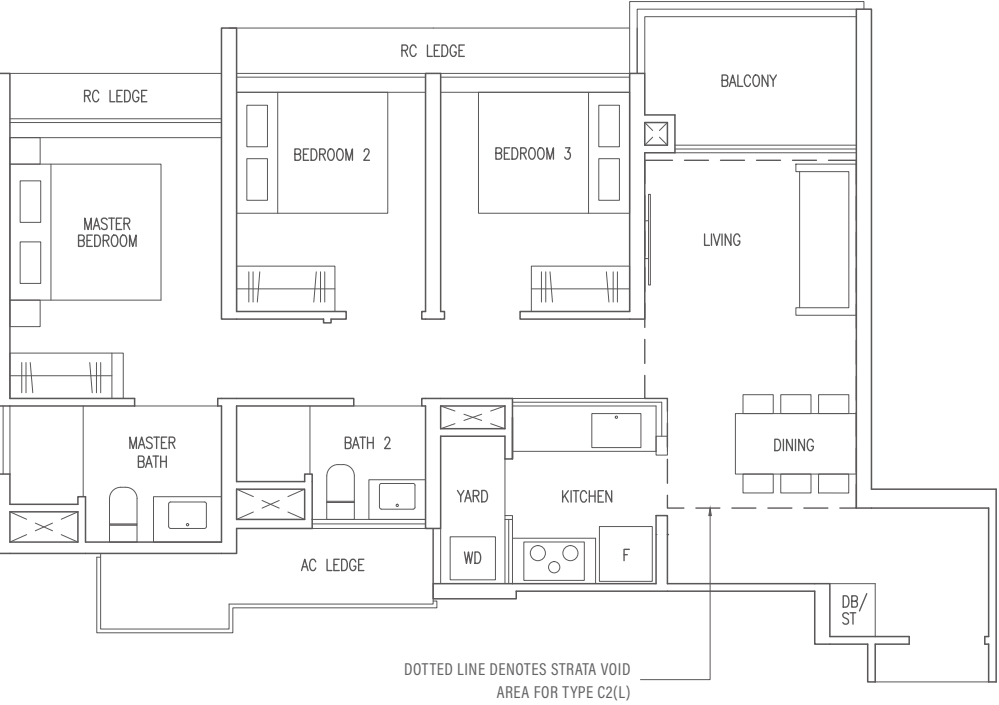
Blk 3 #04-07 to #14-07

TYPE C2(L)

96 sqm / 1033 sqft

(Inclusive of 14 sqm strata void over living / dining)

Blk 3 #15-07



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

3-BEDROOM

TYPE C3

86 sqm / 926 sqft

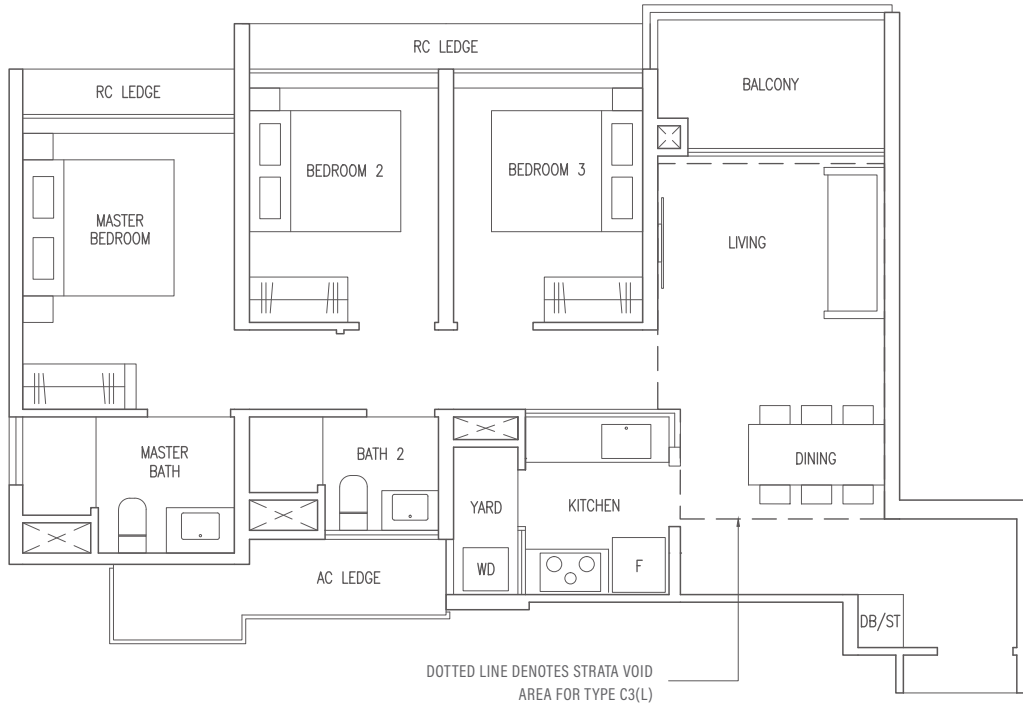
- Blk 5 #03-15 to #08-15
- Blk 7 #02-23 to #12-23

TYPE C3(L)

102 sqm / 1098 sqft

(Inclusive of 16 sqm strata void over living / dining)

- Blk 5 #09-15
- Blk 7 #13-23



- F

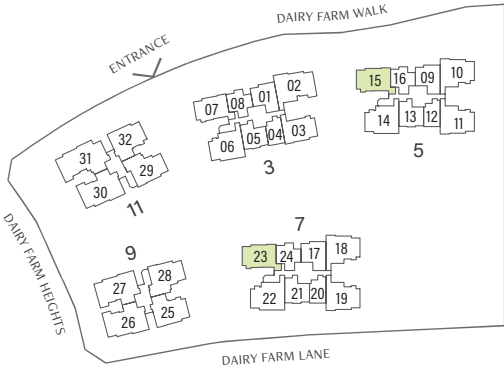
Fridge
- WD

Washer Dryer
- HS

Household Shelter
- DB/ST

Distribution Board / Storage
- RC LEDGE

Reinforced Concrete Ledge



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

3-BEDROOM PREMIUM

TYPE C4P

96 sqm / 1033 sqft

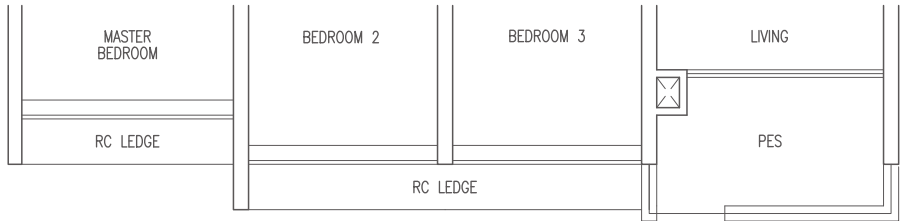
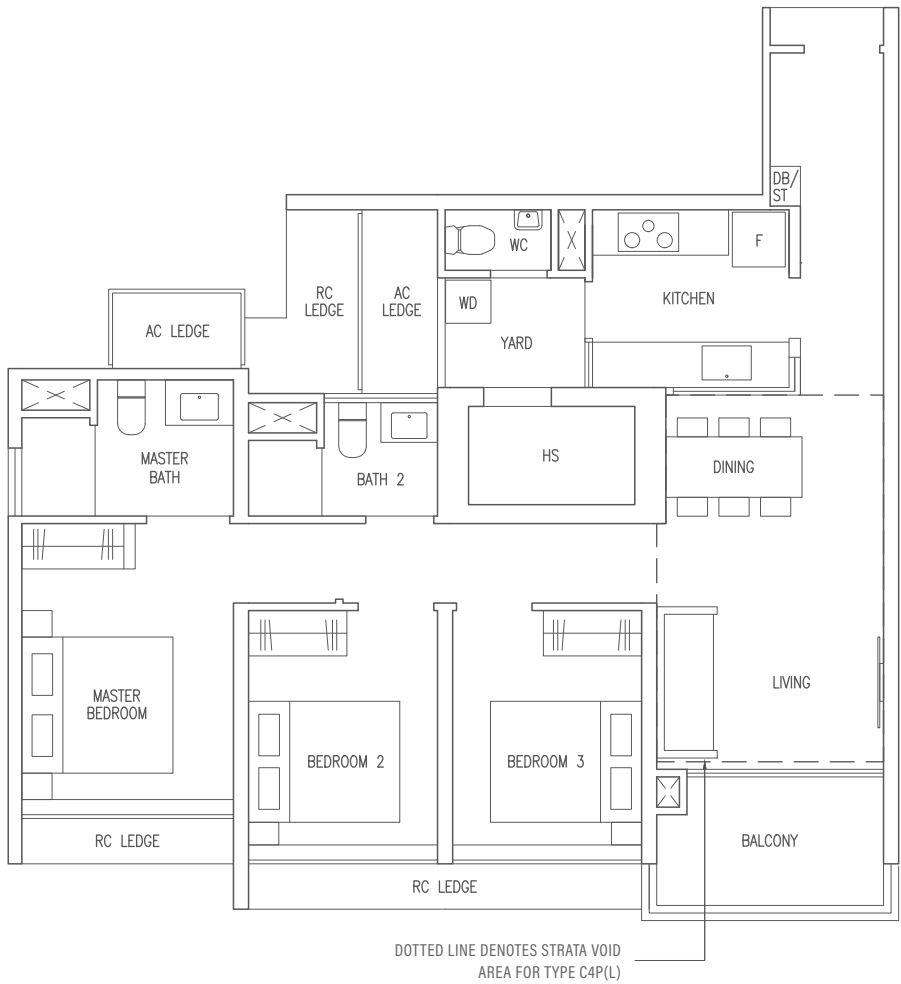
- Blk 3 #02-06 to #14-06
- Blk 5 #02-14 to #08-14
- Blk 7 #02-22 to #12-22

TYPE C4P(L)

112 sqm / 1206 sqft

(Inclusive of 16 sqm strata void over living / dining)

- Blk 3 #15-06
- Blk 5 #09-14
- Blk 7 #13-22



TYPE C4P(p)

96 sqm / 1033 sqft

- Blk 3 #01-06
- Blk 5 #01-14

- F

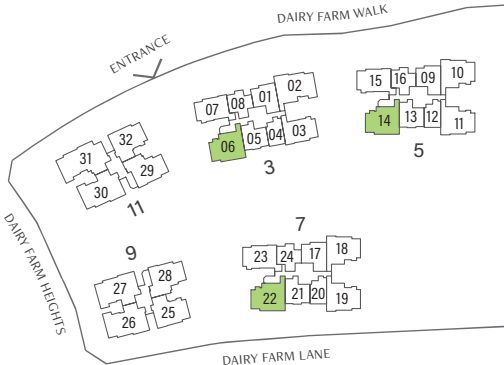
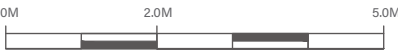
Fridge
- WD

Washer Dryer
- HS

Household Shelter
- DB/ST

Distribution Board / Storage
- RC LEDGE

Reinforced Concrete Ledge



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

3-BEDROOM PREMIUM

TYPE C5P

96 sqm / 1033 sqft

Blk 9 #02-25 to #13-25

MIRROR UNIT

Blk 11 #04-32 to #13-32

TYPE C5P(L)

115 sqm / 1238 sqft

(Inclusive of 19 sqm strata void over living / dining)

Blk 9 #14-25

MIRROR UNIT

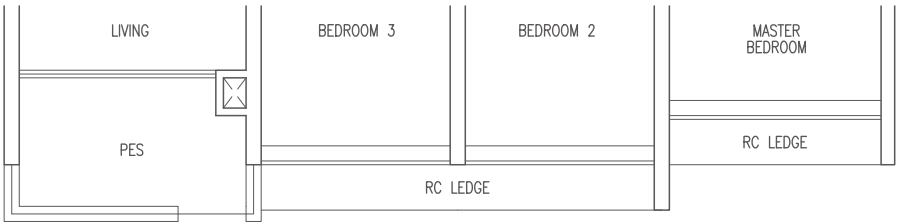
Blk 11 #14-32



TYPE C5P(p)

96 sqm / 1033 sqft

Blk 9 #01-25



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

3-BEDROOM FLEXI

TYPE C6F

96 sqm / 1033 sqft

Blk 5 #03-10 to #08-10

Blk 7 #02-18 to #12-18

MIRROR UNIT

Blk 5 #02-11 to #08-11

Blk 7 #02-19 to #12-19

TYPE C6F(L)

113 sqm / 1216 sqft

(Inclusive of 17 sqm strata void over living / dining)

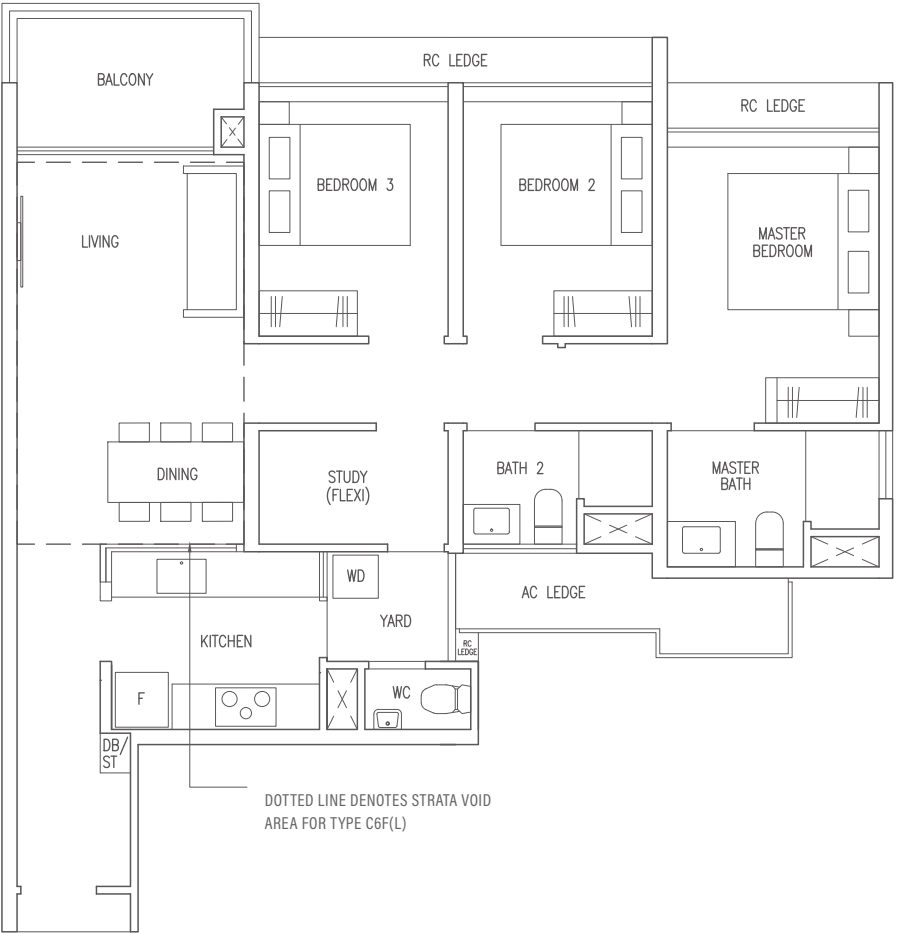
Blk 5 #09-10

Blk 7 #13-18

MIRROR UNIT

Blk 5 #09-11

Blk 7 #13-19

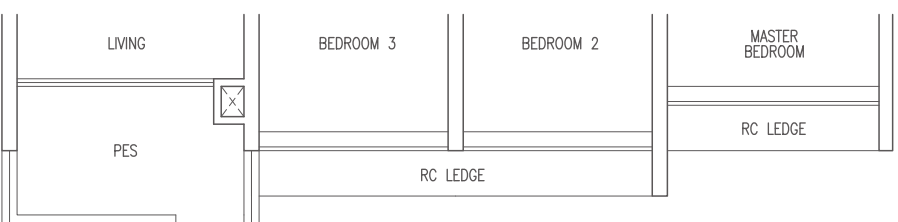


TYPE C6F(p)

96 sqm / 1033 sqft

MIRROR UNIT

Blk 5 #01-11



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

3-BEDROOM + STUDY

TYPE C7S

100 sqm / 1076 sqft

Blk 9 #02-28 to #13-28

MIRROR UNIT

Blk 11 #02-29 to #13-29

TYPE C7S(L)

119 sqm / 1281 sqft

(Inclusive of 19 sqm strata void over living / dining)

Blk 9 #14-28

MIRROR UNIT

Blk 11 #14-29



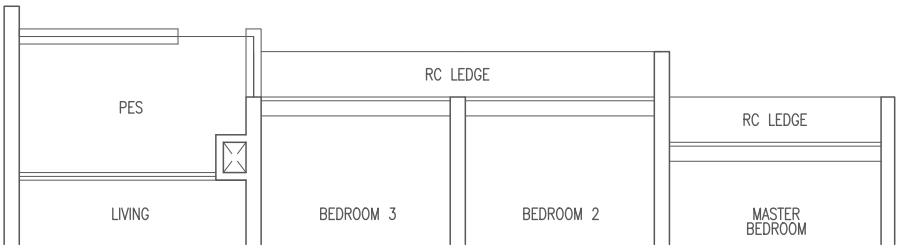
TYPE C7S(p)

100 sqm / 1076 sqft

Blk 9 #01-28

MIRROR UNIT

Blk 11 #01-29



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

4-BEDROOM

TYPE D1

118 sqm / 1270 sqft

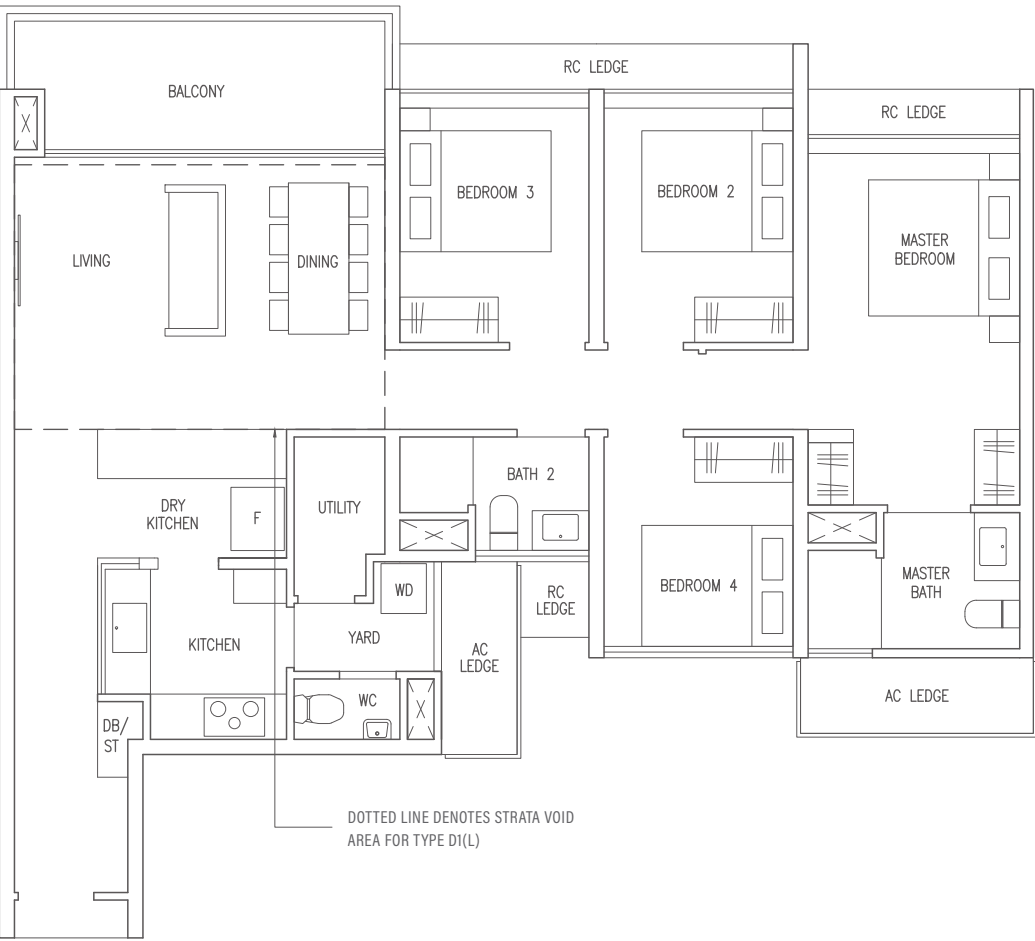
Blk 3 #02-02 to #14-02

TYPE D1(L)

137 sqm / 1475 sqft

(Inclusive of 19 sqm strata void over living / dining)

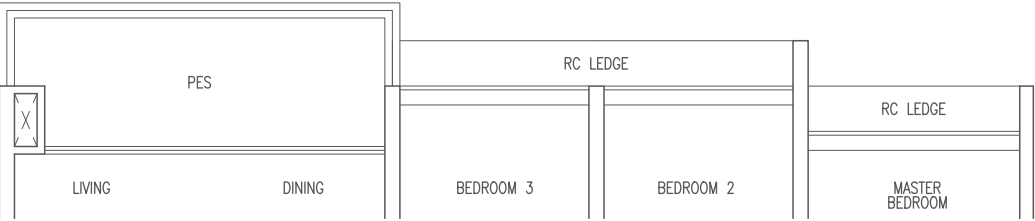
Blk 3 #15-02



TYPE D1(p)

118 sqm / 1270 sqft

Blk 3 #01-02



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

4-BEDROOM

TYPE D2

120 sqm / 1292 sqft

Blk 9 #02-26 to #13-26
Blk 11 #02-30 to #13-30

MIRROR UNIT

Blk 9 #02-27 to #13-27

TYPE D2(L)

141 sqm / 1518 sqft

(Inclusive of 21 sqm strata void over living / dining)

Blk 9 #14-26
Blk 11 #14-30

MIRROR UNIT

Blk 9 #14-27

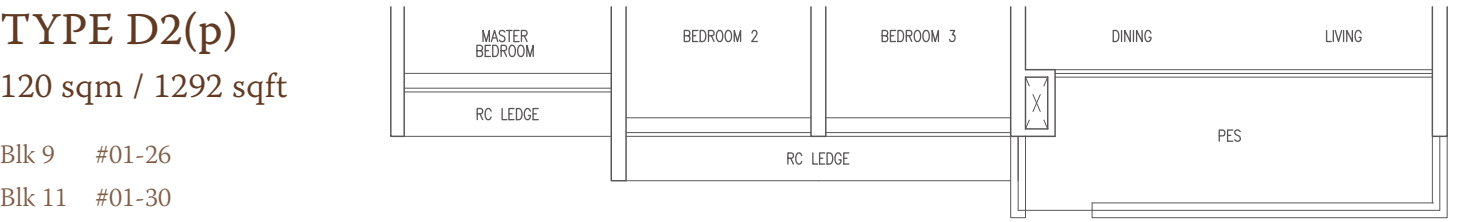
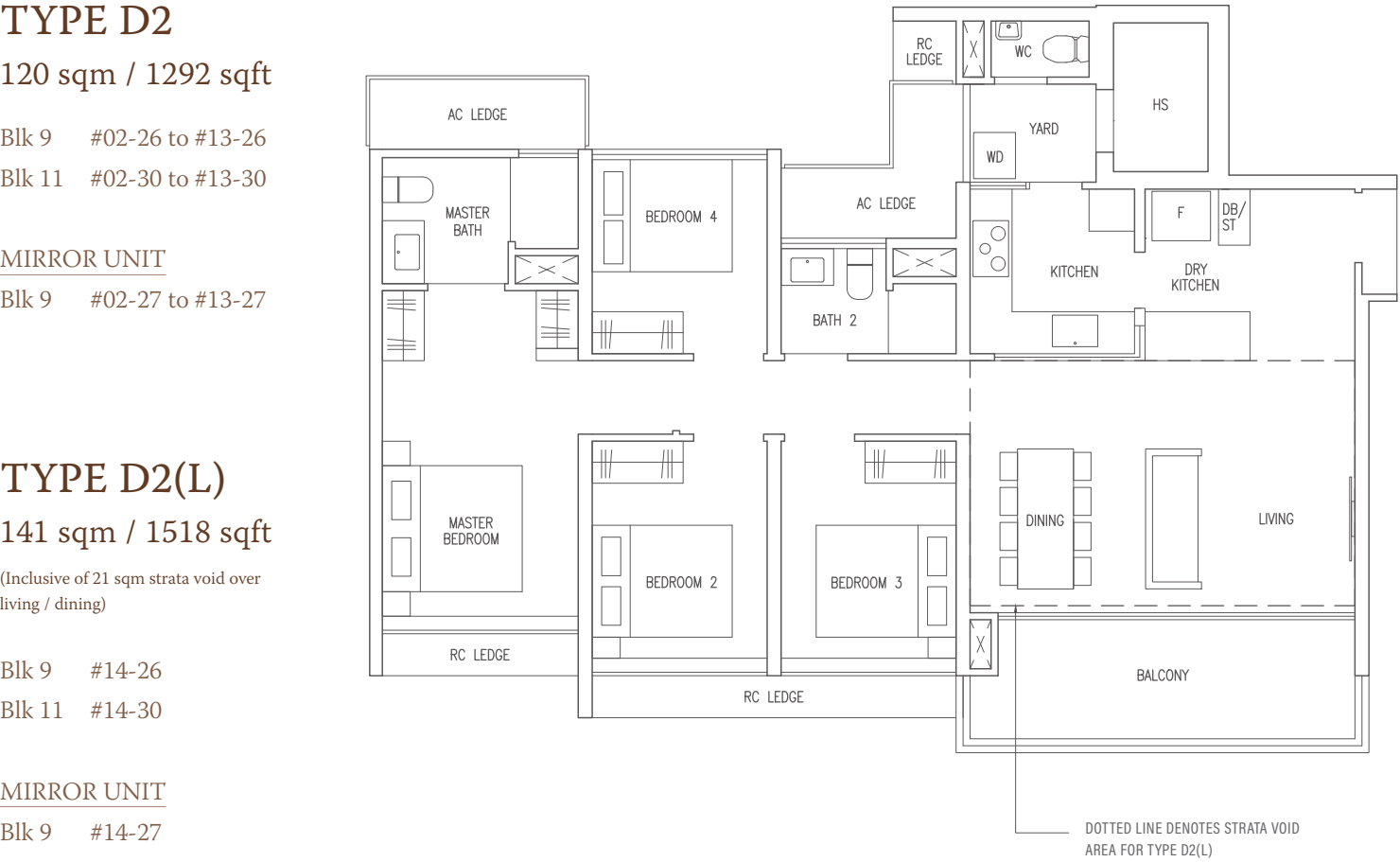
TYPE D2(p)

120 sqm / 1292 sqft

Blk 9 #01-26
Blk 11 #01-30

MIRROR UNIT

Blk 9 #01-27



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

5-BEDROOM

TYPE E1

143 sqm / 1539 sqft

Blk 11 #02-31 to #13-31

TYPE E1(L)

164 sqm / 1765 sqft

(Inclusive of 21 sqm strata void over living / dining)

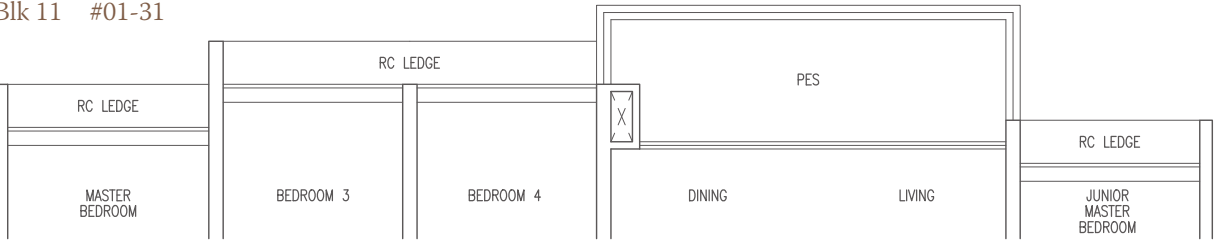
Blk 11 #14-31



TYPE E1(p)

143 sqm / 1539 sqft

Blk 11 #01-31



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

SMART HOME SYSTEM



DIGITAL LOCKSET



Keyless convenience and total security.

LOBBY ACCESS



Secured lobby with smart intercom system so you can communicate with your visitors from your mobile phone.

AIRCON CONTROL



Power on/off your air-conditioner and control temperature remotely.

THE SMART COMMUNITY

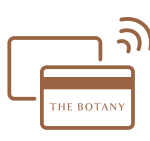


SMART COMMUNITY APP



Instant booking of facilities and venues via app.

SMART FACILITIES ACCESS CARD



All-in-one card access to development and all facilities.

PARCEL COLLECTION STATION



Pick up your parcels anytime at your convenience.

E-INVITATION



Pre-register your visitors and generate a QR code to allow them easy entry to the development.

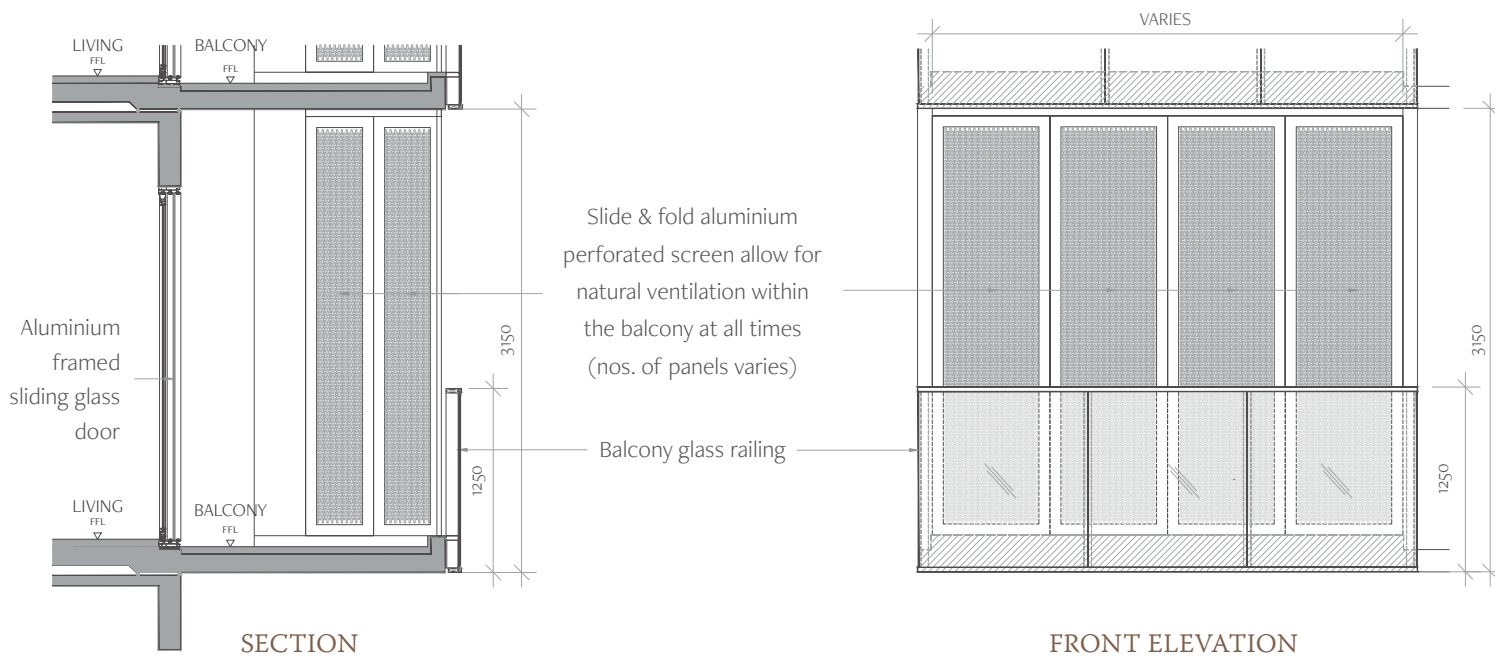
FREE SHUTTLE BUS SERVICE



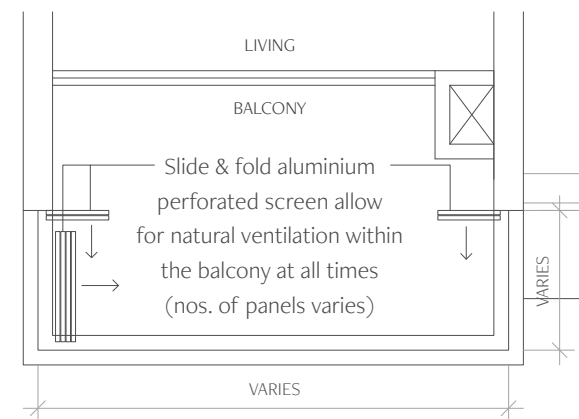
Complimentary for 1-year to and from Bukit Panjang Integrated Transport Hub / Hillion Mall*.

*Complimentary for the first year commencing 6 months from T.O.P. Terms & Conditions apply.

APPROVED BALCONY SCREEN (Annex 1)



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



TYPICAL BALCONY PLAN

Developer: Sim Lian JV (Dairy Farm) Pte. Ltd. (UEN: 202209150C) • Housing Developer's Licence No: C1439 • Location: Lot 280oV MK 16 at Dairy Farm Walk • Tenure of Land: Remainder of leasehold estate of 99 years commencing on 8 June 2022 • Encumbrances on Land: Mortgage IH/30881oF in favour of DBS Bank Ltd. • Date of Vacant Possession: 31 December 2027 • Expected Date of Legal Completion: 31 December 2030

While reasonable care has been taken in preparing the sales brochure, unit plans, specifications, constructing the sales models, sales gallery and show units (the "Materials"), the Developer and its agents and their respective servants and contractors do not warrant the accuracy of any of the Materials and shall in no way be held responsible for any inaccuracies in their contents or discrepancies between the Materials and the actual unit when built. The Developer shall not be bound by any statement, representation or promises (written or oral) by its agents and contractors. All statements and depictions are believed to be correct but are not to be regarded as statements or representations of fact. 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. All information, specifications, layout plans, building plans, location of facilities, finishes and appliances selection and visuals are subject to any changes as may be required by the Architect or Developer and/ or approved by the relevant authorities. The Materials are not intended to be contractual documents and shall not form part of any offer or contract. Visuals, renderings, illustrations, models, showflat displays and photography are artist's impressions and for illustrations only and shall not be regarded as representation of fact. Floor areas are approximate measurements only and subject to final survey. The property is subject to inspection by the relevant authorities to comply with current codes of practice. All travel times are estimates and subject to traffic conditions. We expressly disclaim liability for any error or omission in the material.

DEVELOPERS' PROFILE



SIM LIAN LAND

Sim Lian Land, a subsidiary of Sim Lian Group Limited, has a remarkable track record of more than 40 years. The Group enjoyed a reputable standing as an established developer of residential developments and construction group with an extensive portfolio of developments built on the core foundations of prime location, quality workmanship and efficient space planning. The Group's impressive list of property development projects include The Lincoln Residences, Rochelle at Newton, Viz at Holland, Hillion Residences, Clover by the Park, The Pearl at Mount Faber, A Treasure Trove and Waterview.

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

SIM LIAN DEVELOPMENT

Sim Lian Development Pte Ltd is a subsidiary of Sim Lian Holdings Pte Ltd (SLH). Incorporated in 1996, Sim Lian Holdings' developments include commercial office buildings, retail malls, business spaces and private residential developments. It has presence in Singapore and Australia and is looking to diversify into other markets and asset classes. Some iconic projects developed by Sim Lian Holdings include Vision Exchange in Jurong Lake District, Hillion Mall and Hillion Residences in Bukit Panjang. Other investment assets include office towers in Brisbane and Melbourne.

Sim Lian Holdings is dedicated to value creation and takes great pride in developing contemporary and efficient space for its users. Sim Lian Development continuously strives to enhance quality and service excellence and to remain steadfast in creating value for its clients.

JOINTLY DEVELOPED BY

SIM LIAN LAND PTE LTD | SIM LIAN DEVELOPMENT PTE LTD

