







For centuries men have looked to the hills

For peace

For freedom

For inspiration

And occasionally

For something more valuable



¹¹¹
Emerald
Hill

40 exclusive homes at Emerald Hill



A

captivating past

Steeped in splendour

Preserved forever

Emerald Hill, a prime residential area located near Orchard Road, has a unique story to tell. This tranquil, leafy neighbourhood started out as a nutmeg plantation in 1837, owned by Englishman William Cuppage. The land was then sold off in the 1900s, mainly to wealthy Chinese families. These included members of the Peranakan community as well as influential and prominent Chinese individuals of that time. Emerald Hill began to take shape as a distinctive residential estate as houses were built in an architectural style known as Chinese baroque – typified by coloured floral tiles, carved swing doors, shuttered windows and pastel walls. In 1981, the authorities recognised the area’s historical and cultural significance and designated Emerald Hill as one of Singapore’s first conservation projects. Today, many of these vintage houses along with the serene and natural setting remain, forever preserved.



A large, light-colored, stylized letter 'A' is positioned in the background, spanning across the left and center of the page. It has a modern, geometric feel with rounded edges.

A tranquil abode

As desirable as emeralds

Beyond the grasp of most



Actual views may vary

Located footsteps away from Orchard Road, 111 Emerald Hill offers incomparable city living convenience – without sacrificing the privacy you demand. Its cul de sac hilltop location keeps the urban bustle at arm’s length, while the quiet and natural surrounding makes living pleasant and invigorating. Residents will also enjoy a high level of exclusivity, with just 40 luxury apartments housed within the development. This is indeed a freehold District 9 address many will covet, but few can attain.



A

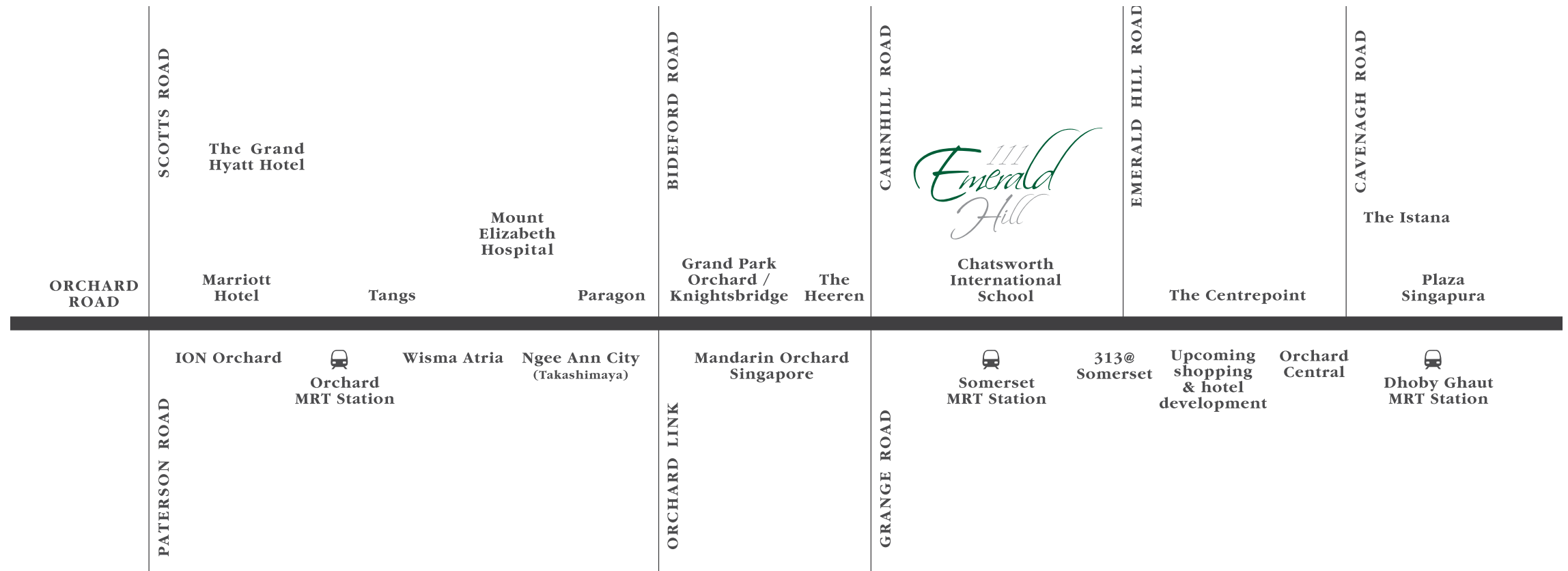
river of glamour

Teeming with life

Flowing with treasures



Imagine the lifestyle possibilities that await with Orchard Road at your feet. Immerse effortlessly in cosmopolitan living – dine at fine hotels, seek out the latest couture, hobnob over high tea. Be spoilt for choice when it comes to shopping, with fabulous retail destinations like Ion Orchard, 313 @ Somerset, Mandarin Gallery, Knightsbridge, Paragon and Ngee Ann City just a saunter away. With Somerset MRT Station near your doorstep, the whole city will be your playground.





A

distinctive face

Catching the eye

Stirring the soul



Comprising 36 spacious 3 and 4-bedroom apartments, and 4 exclusive 2-storey penthouses, 111 Emerald Hill catches the eye with its wavy form rising 12 storeys above the sea of shophouses.

It is the latest masterpiece by Hans Brouwer, who during his eight years at Foster and Partners worked on acclaimed projects including Century Tower in Tokyo and the Commerzbank HQ in Frankfurt. Since 1995, Hans has been heading his own practice, HB Design, out of Singapore and Thailand.





With its curved form and south-facing frontage, 111 Emerald Hill offers residents sweeping views of Orchard Road and beyond. These prime views will remain unblocked, yours to appreciate forever, thanks to the conservation status of the neighbourhood.

A large, light-colored, stylized letter 'A' graphic that spans the left and center of the page. It is composed of several overlapping, curved lines that create a sense of depth and movement.

A n elevated retreat

Pampering the body

Uplifting the senses



Artist's Impression



Live in the city, yet feel a world apart. 111 Emerald Hill offers a comprehensive suite of recreational facilities strategically located on an elevated deck so you can take in the views as you unwind and indulge. Soak in the beauty of the extensively landscaped grounds. There's also plenty of room for your prized automobile. After all, space is the ultimate luxury.



Sprawled across Level 2 is the Entertainment Deck where residents can indulge in a host of recreational and entertainment facilities. Do laps in the pool, lounge on the cabana, work out at the gym with a view. Be the perfect host as you serve up fine cuisine from the entertainment kitchen – a rare communal feature in any condominium.



Artist's Impression



A Gym

B Lap Pool

C Spa Pool

D Entertainment Kitchen

E BBQ Pavilion

F Cabana Lounge

G Pool Lounge

H Pool Deck

I Sun Deck

Level 2 Entertainment Deck

A n inner sanctum

A private playground

Protected by luxury



Artist's Impression



Each apartment at 111 Emerald Hill is accessed via a private lift which opens onto a spacious home designed with distinct shared and private spaces. A sleek entertainment kitchen lets you host intimate gatherings or elaborate parties with ease. Floor-to-ceiling windows and generous balconies throughout the apartment let in natural light and fresh air, integrating indoors and out. Of course, the views are exceptional.



Artist's Impression

Wake up to spectacular views from the master bedroom of the duplex penthouses. Each penthouse comes with a private plunge pool and plenty of room to breathe.



Artist's Impression

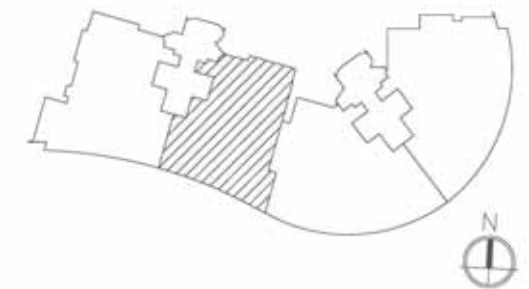
Bathrooms are lavish, decked out in quality materials and perfected with designer fittings. With its light palette and hints of texture to enhance the sense of space, 111 Emerald Hill is designed with the tropics in mind.

3 BEDROOM

TYPE D1

FLOOR AREA:
183 SQ.M.

- #03-03 #08-03
- #04-03 #09-03
- #05-03 #10-03
- #06-03 #11-03
- #07-03



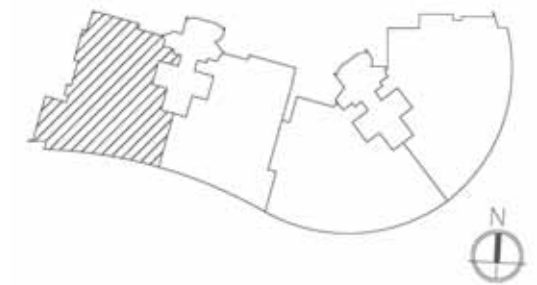
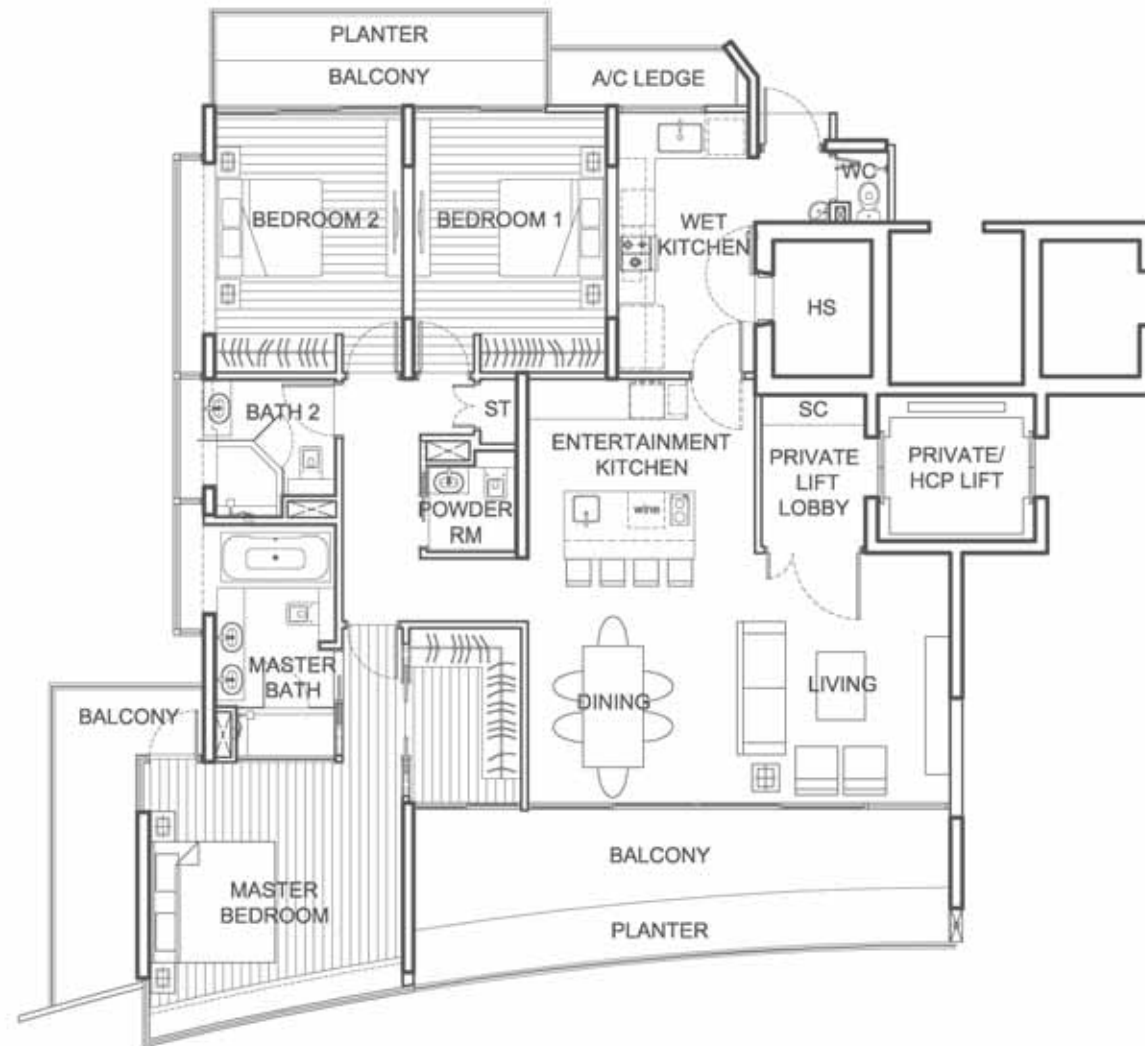
Subject to amendments as may be required or approved by the relevant authorities. Floor areas are approximate only and subject to final survey.

3 BEDROOM

TYPE D2

FLOOR AREA:
197 SQ.M.

- #03-04 #08-04
- #04-04 #09-04
- #05-04 #10-04
- #06-04 #11-04
- #07-04



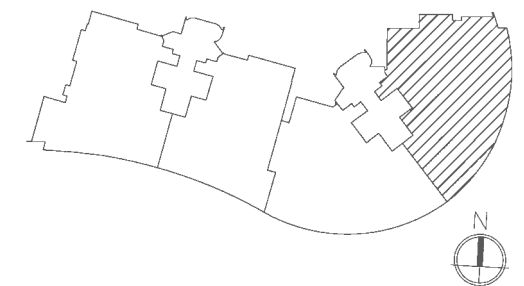
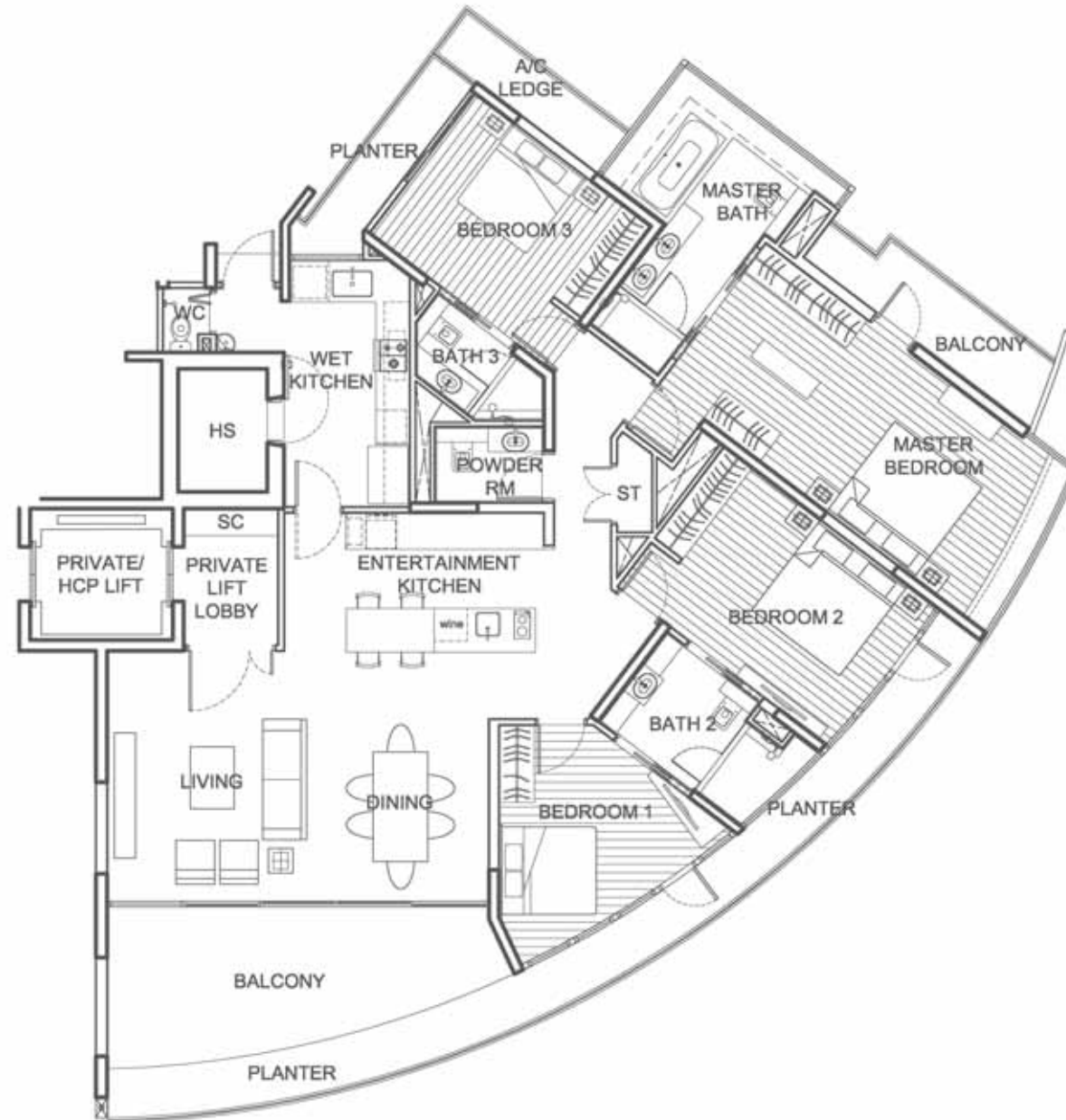
Subject to amendments as may be required or approved by the relevant authorities. Floor areas are approximate only and subject to final survey.

4 BEDROOM

TYPE C1

FLOOR AREA:
232 SQ.M.

- #03-01 #08-01
- #04-01 #09-01
- #05-01 #10-01
- #06-01 #11-01
- #07-01



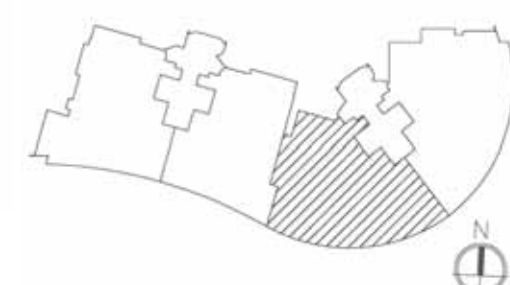
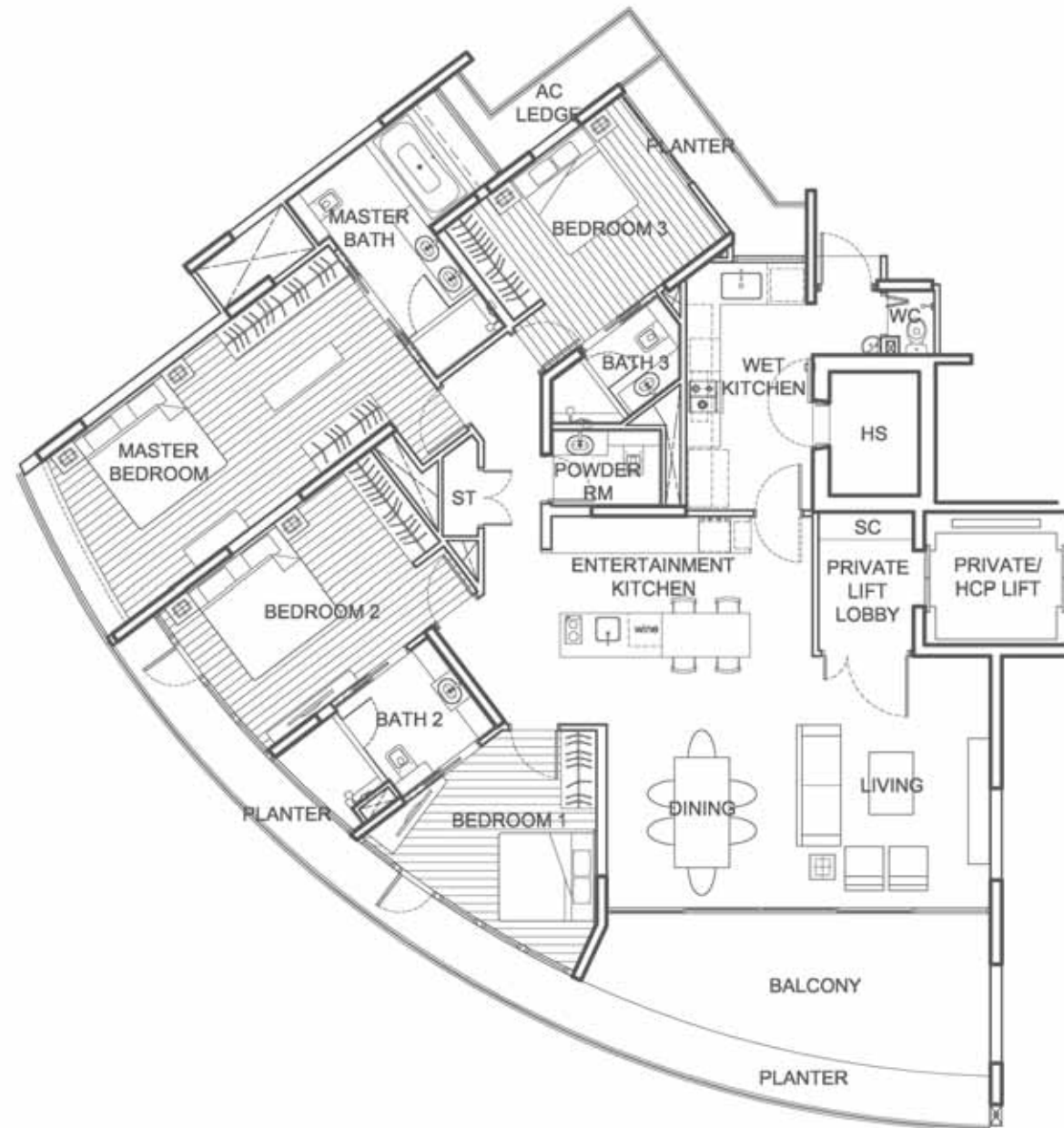
Subject to amendments as may be required or approved by the relevant authorities. Floor areas are approximate only and subject to final survey.

4 BEDROOM

TYPE C2

FLOOR AREA:
224 SQ.M.

- #03-02 #08-02
- #04-02 #09-02
- #05-02 #10-02
- #06-02 #11-02
- #07-02



Subject to amendments as may be required or approved by the relevant authorities. Floor areas are approximate only and subject to final survey.





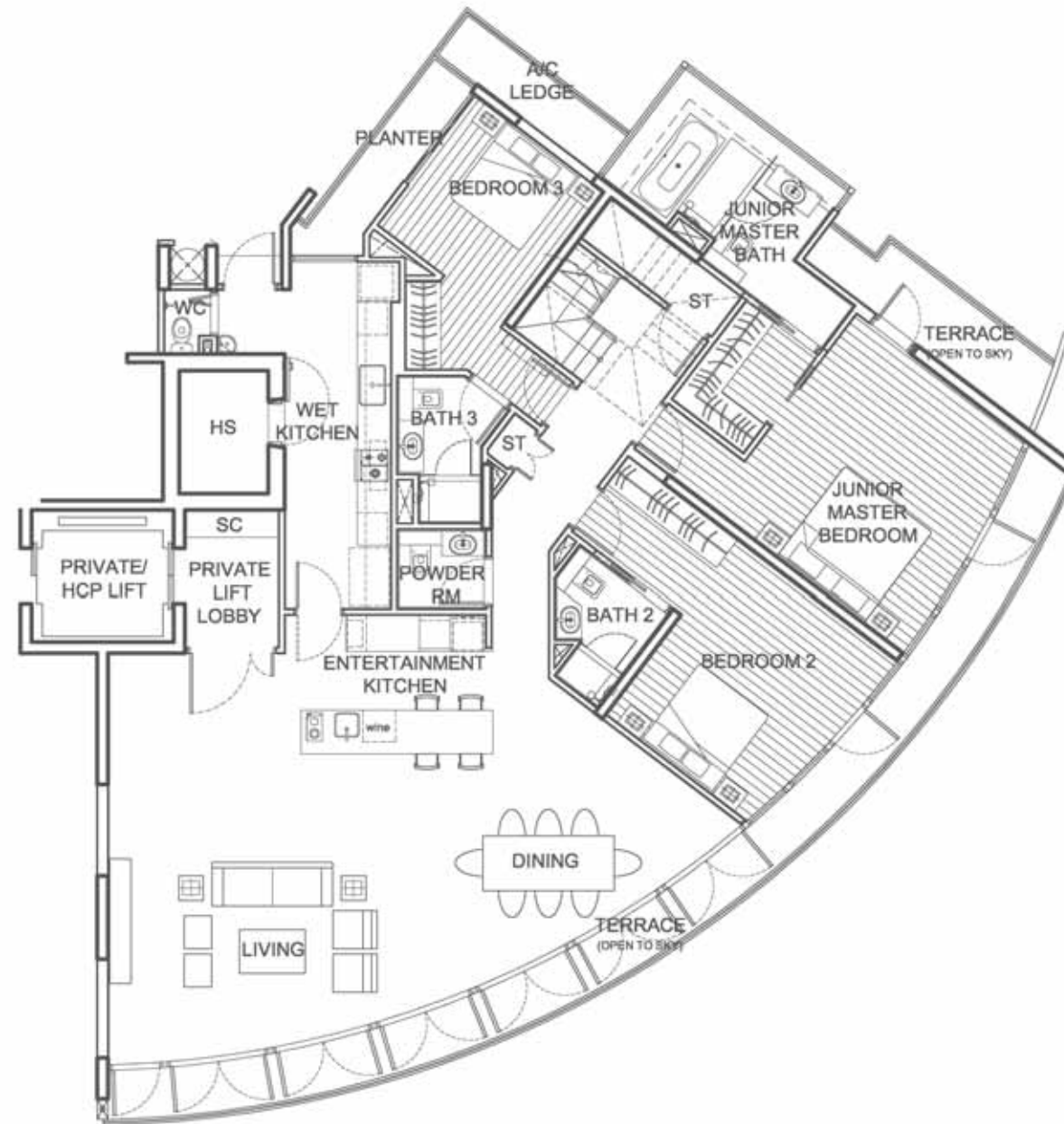
*P*enthouse

4 BEDROOM

TYPE A1

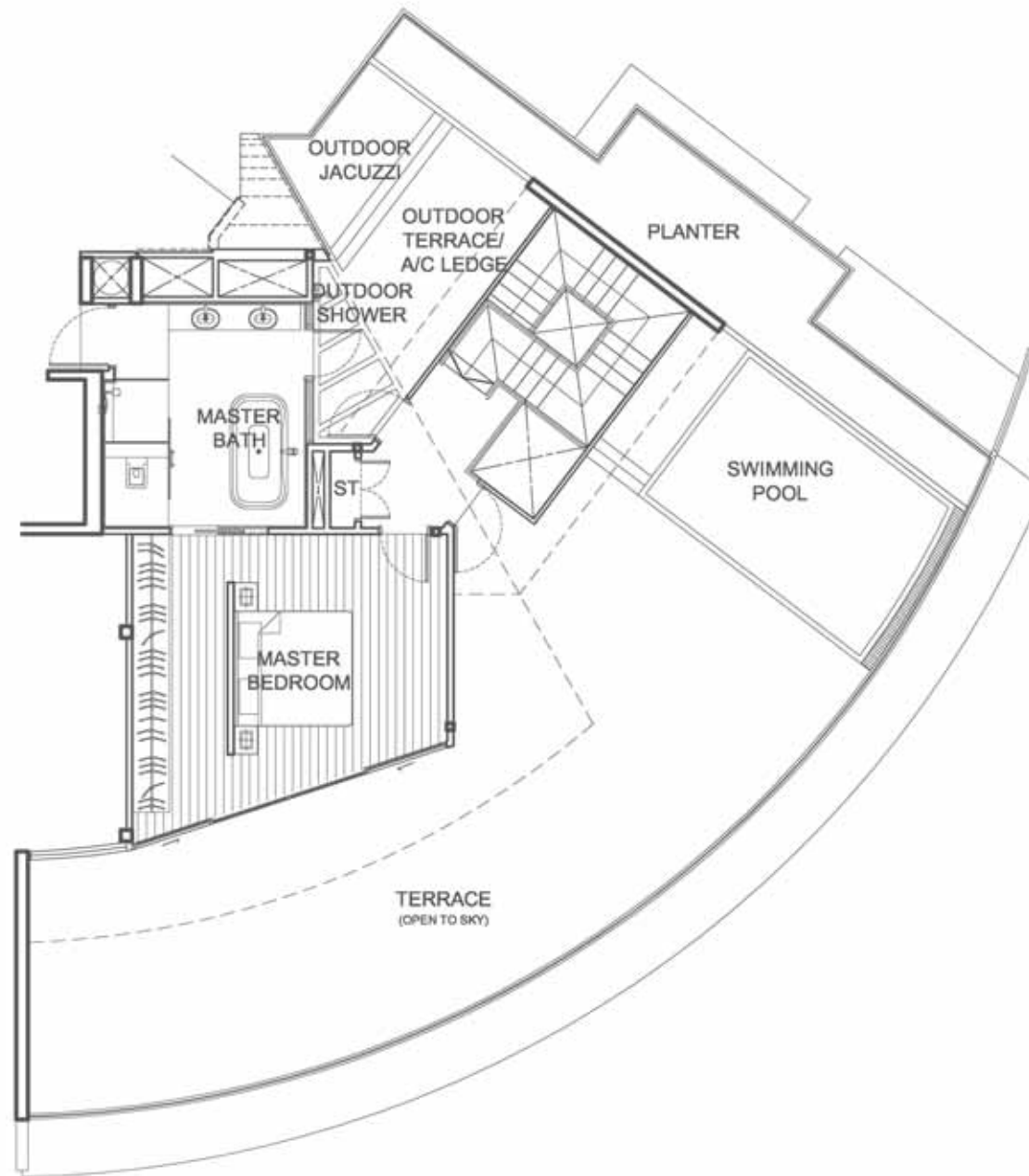
FLOOR AREA:
432 SQ.M.

#12-01

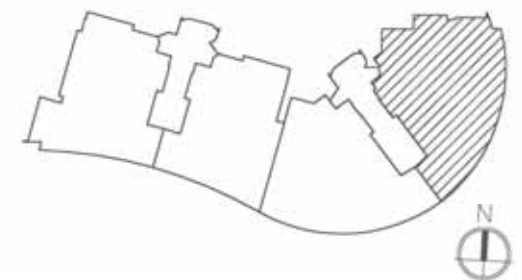


LOWER LEVEL

Subject to amendments as may be required or approved by the relevant authorities. Floor areas are approximate only and subject to final survey.



UPPER LEVEL



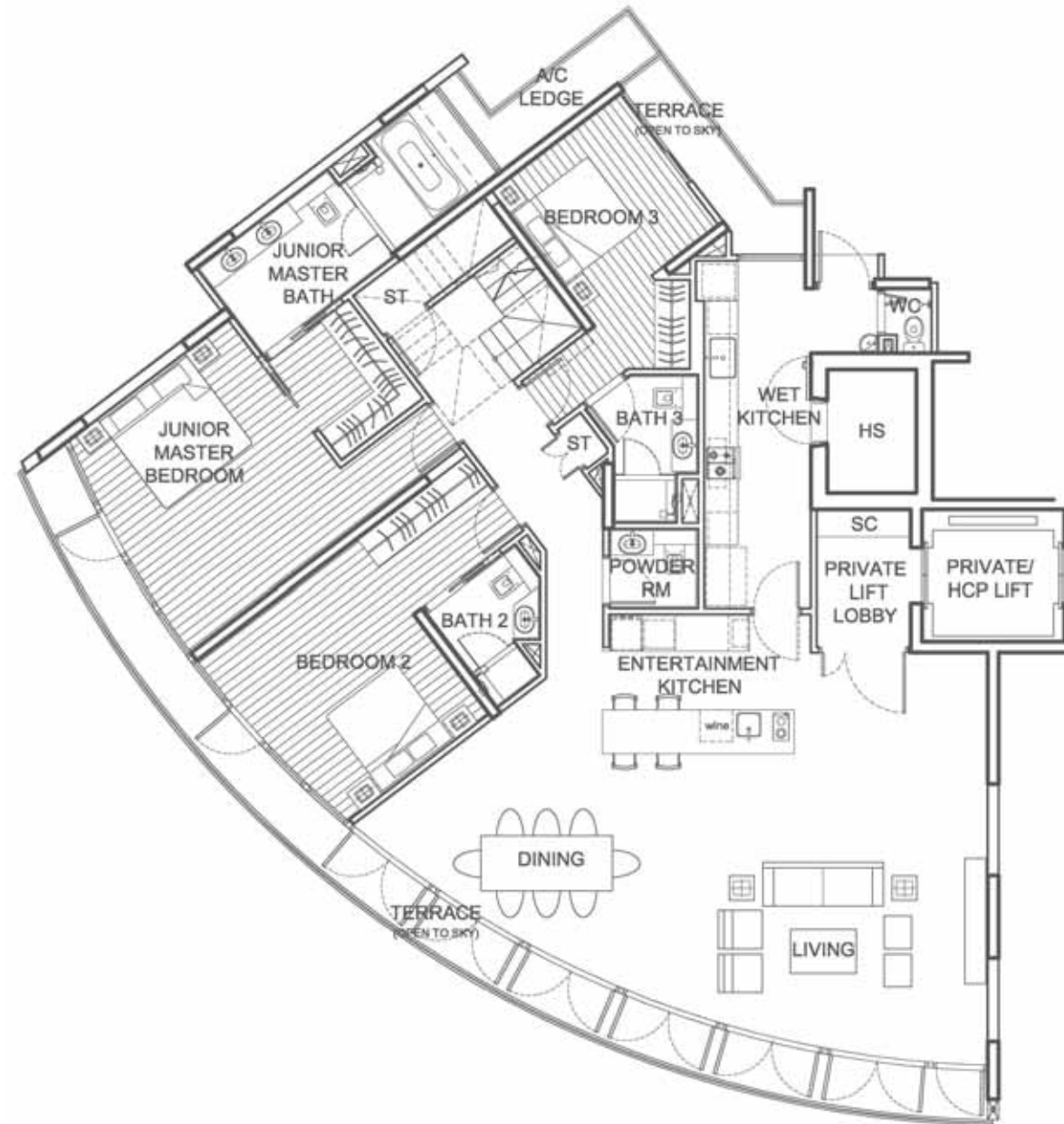
Subject to amendments as may be required or approved by the relevant authorities. Floor areas are approximate only and subject to final survey.

4 BEDROOM

TYPE A2

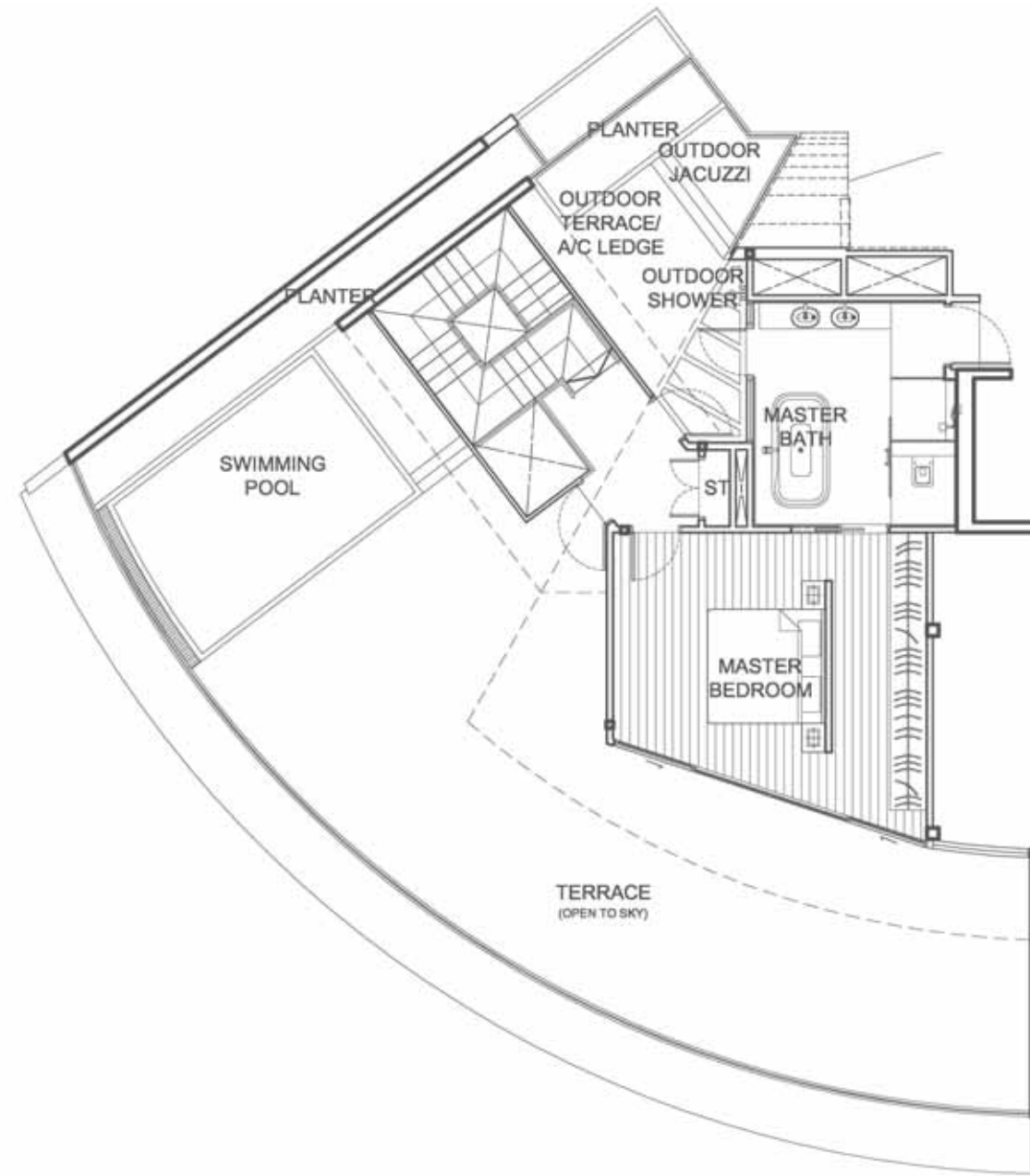
FLOOR AREA:
416 SQ.M.

#12-02

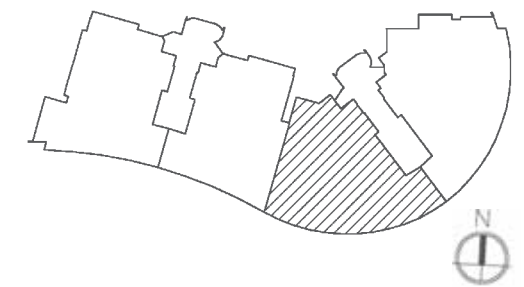


LOWER LEVEL

Subject to amendments as may be required or approved by the relevant authorities. Floor areas are approximate only and subject to final survey.



UPPER LEVEL



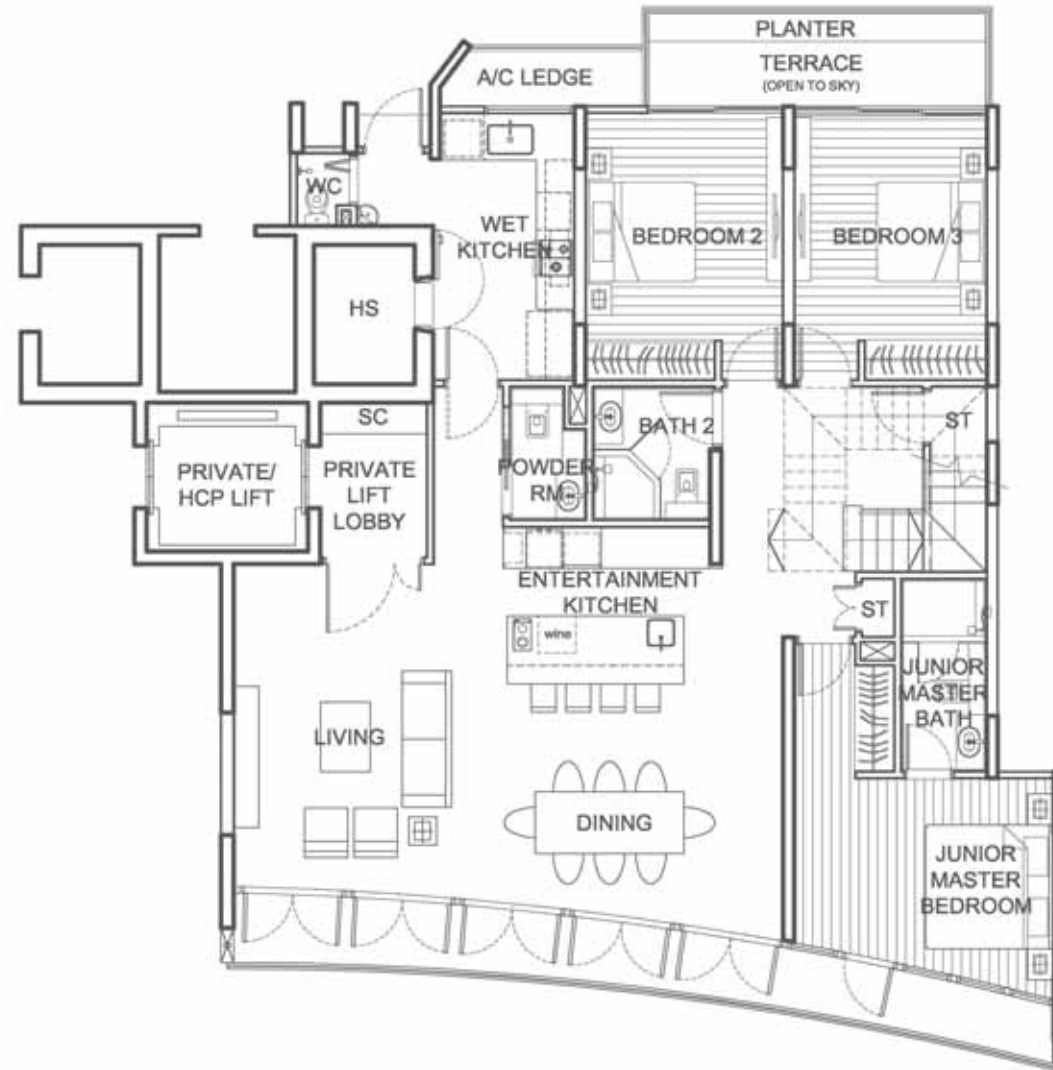
Subject to amendments as may be required or approved by the relevant authorities. Floor areas are approximate only and subject to final survey.

4 BEDROOM

TYPE B1

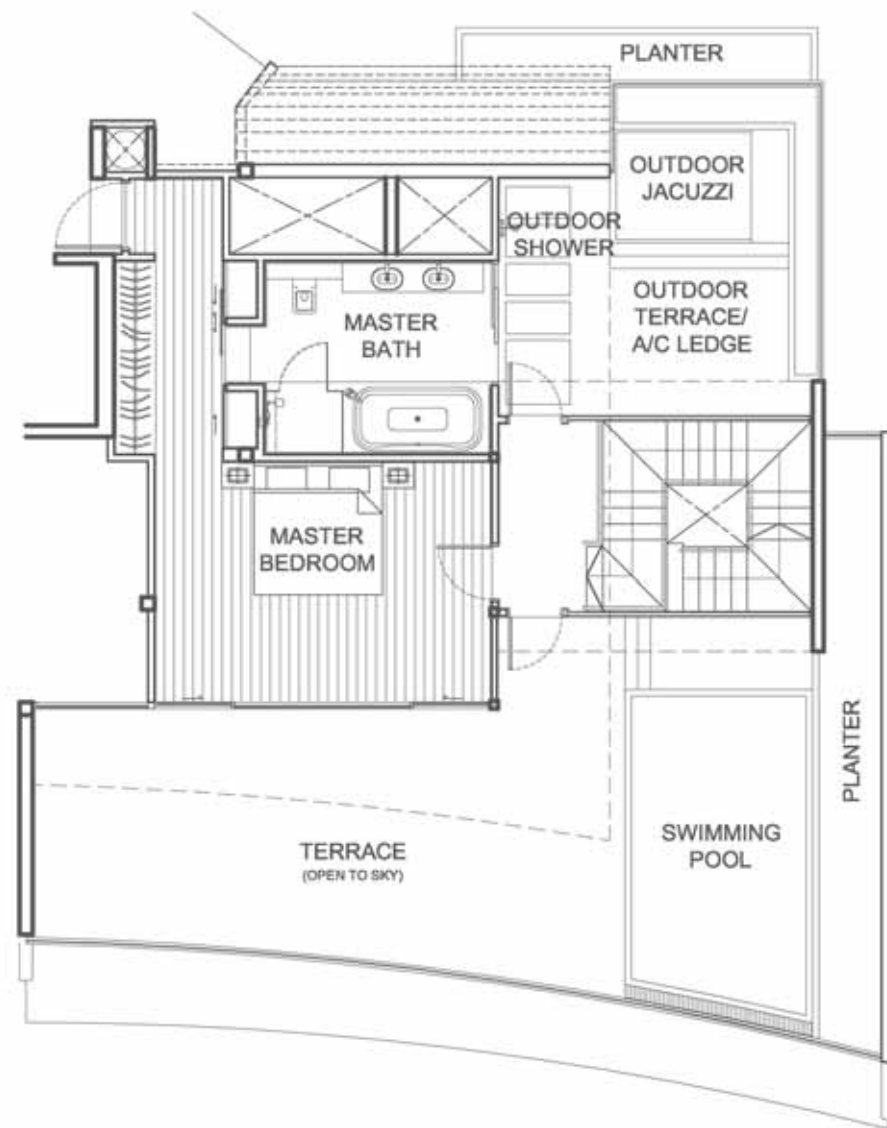
FLOOR AREA:
337 SQ.M.

#12-03



LOWER LEVEL

Subject to amendments as may be required or approved by the relevant authorities. Floor areas are approximate only and subject to final survey.



UPPER LEVEL



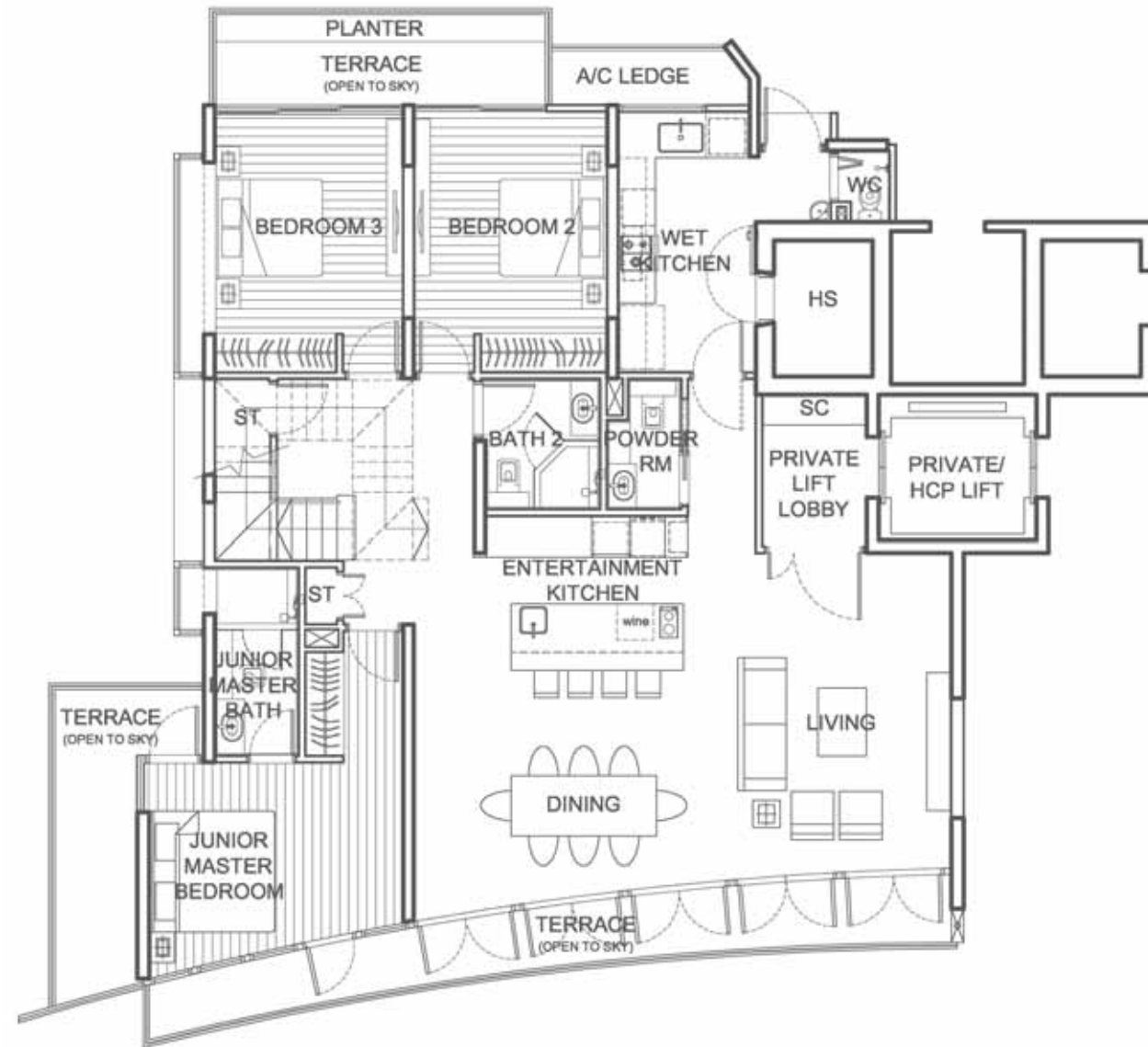
Subject to amendments as may be required or approved by the relevant authorities. Floor areas are approximate only and subject to final survey.

3 BEDROOM

TYPE B2

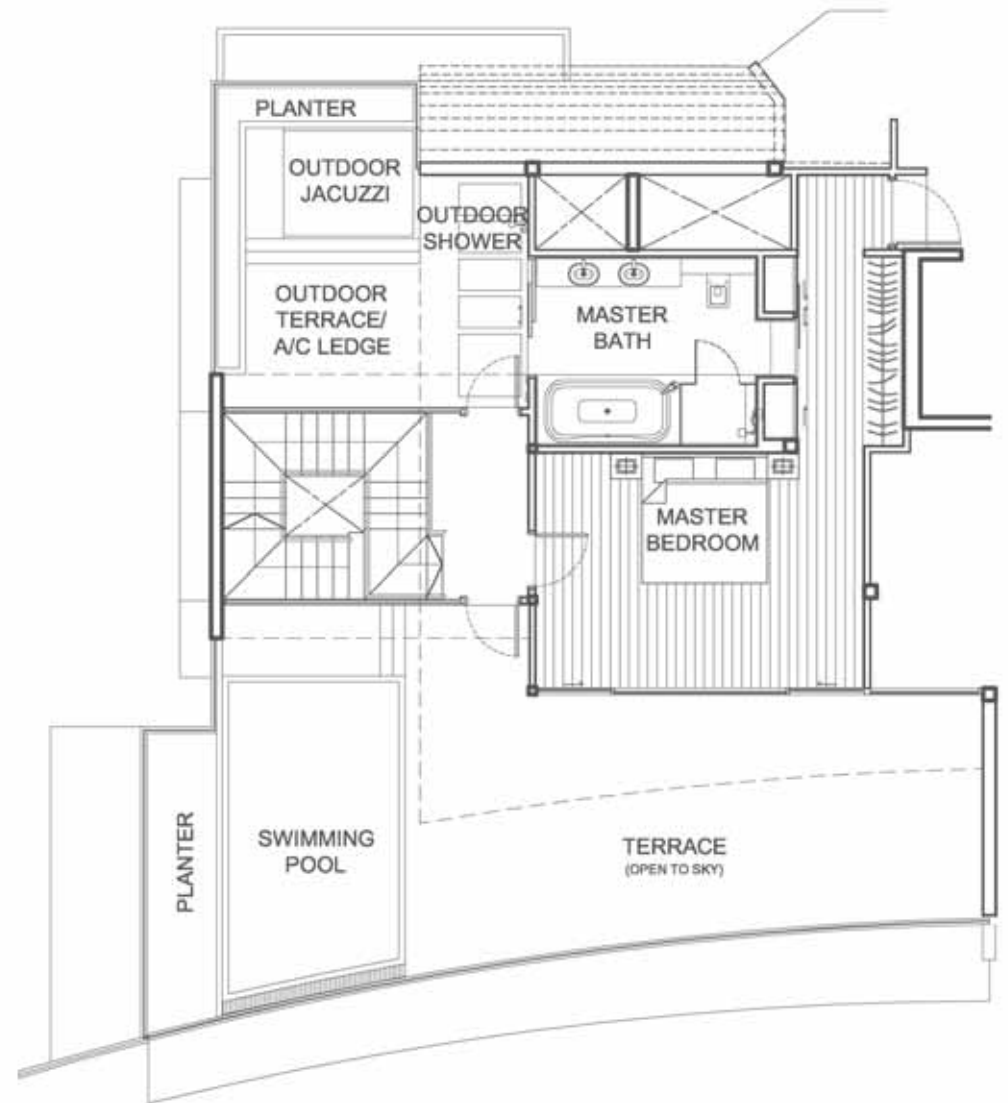
FLOOR AREA:
344 SQ.M.

#12-04

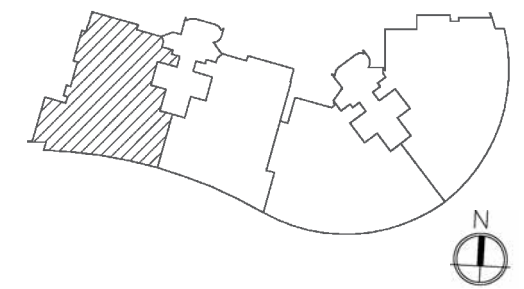


LOWER LEVEL

Subject to amendments as may be required or approved by the relevant authorities. Floor areas are approximate only and subject to final survey.



UPPER LEVEL



Subject to amendments as may be required or approved by the relevant authorities. Floor areas are approximate only and subject to final survey.

Specifications

- 1) **FOUNDATION**
Reinforced concrete bored piles and/or pre-cast concrete piles.
- 2) **SUPERSTRUCTURE**
Reinforced concrete using Grade 30 concrete manufactured from Ordinary Portland cement complying with BS 12/SS26 and steel reinforcement bar complying with BS 4449/SS2.
- 3) **WALLS**
a) External Walls : Common clay bricks and/or reinforced concrete wall
b) Internal Walls : Common clay bricks and/or concrete blocks and/or drywall plasterboard partitions and/or composite panel partitions and/or autoclaved aerated concrete (AAC)
- 4) **ROOF**
a) Flat Roof : Reinforced concrete roof with appropriate insulation and waterproofing system.
b) Metal Roof : Metal roof with appropriate insulation and appropriate steel support system.
- 5) **CEILING**
a) Living, Dining, Private Lift Lobby, Kitchen, Wet Kitchen, Bedrooms, Household Shelter, Balconies, Store and other areas : Skim coating and/or plaster ceiling boards and/or box-ups to designated areas with emulsion paint
b) Bathrooms and W.C. : Plaster ceiling boards with emulsion paint
- 6) **FINISHES**
a) **(1) Wall – For Units**
(i) Living, Dining, Bedrooms, Dry Kitchen, Private Lift Lobby, Household Shelter, Store and other areas : Cement & sand plaster and/or skim coating and/or drywall plaster with emulsion paint
(ii) Bathrooms & Powder Room : Natural Marble tiles laid up to false ceiling height and on exposed surfaces only
(iii) Wet Kitchen & W.C. : Ceramic tiles and/or Homogeneous tiles and/or Porcelain tiles and/or Natural Marble tiles laid up to false ceiling and on exposed surfaces only with cement and sand plaster with emulsion paint to designated areas. No tile behind kitchen cabinets, appliances and Mirror
(2) Wall – External (Common Area) : Cement & sand plaster and/or skim coating and/or sprayed texture finish
(3) Wall – Internal (Common Area)
(i) Corridors, Staircases, Landing and other areas : Cement & sand plaster and/or skim coating with emulsion paint
(ii) Basement 1, 2 & 1st Storey Lift Lobby : Granite and/or Homogenous tiles to designated areas
Cement and sand plaster and/or skim coating with emulsion paint to other areas
b) **(1) Floor – (For Units)**
(i) Living, Dining & Entertainment Kitchen : Natural Marble tiles
(ii) Private Lift Lobby : Natural Marble tiles and/or Granite tiles
(iii) Bedrooms : Timber flooring
(iv) Internal Staircase : Timber flooring
(For Penthouse only)
(v) Bathrooms & Powder Room : Natural Marble tiles
(vi) Wet Kitchen, W.C. & Household Shelter : Homogenous and/or ceramic tiles
(vii) Store : Natural Marble Tiles
(viii) Balcony, Roof Terrace (Penthouse only) : Homogenous and/or ceramic tiles and/or Granite and/or Marble tiles
(ix) Planter & AC Ledge : Cement & sand screed
(2) Floor – Common Areas
(i) Staircases (Basement 2 to 1st Storey Lobby) : Homogenous tiles
(ii) Open Staircase and Fire Escape Staircases : Cement & sand screed with nosing tiles
(iii) Fire Lift Lobby : Homogenous tiles
- 7) **WINDOWS**
a) (i) Living, Dining, Bedrooms, Bathrooms, Roof Terrace : Aluminium framed sliding and/or casement window with or without fixed glass panel
b) (i) Aluminium frames shall be powder-coated.
(ii) All glazing shall be tinted or clear or frosted or laminated glass.
(iii) All casement windows shall be side hung, top hung or bottom hung or any combination thereof.
(iv) All glazing up to 1m from the floor level shall be laminated or tempered glass.
Note: Colour of window frames and glass subject to architect's selection.
- 8) **DOORS**
a) (i) Main Entrance : Timber door
(ii) Living/Dining to Balcony : Aluminium framed glass door
(iii) Roof Terrace (Penthouse only) : Aluminium framed glass door
(iv) Wet Kitchen (Door to Wet Kitchen from Entertainment Kitchen) : Timber door
(v) Bedrooms, Bathrooms and Store : Timber door
(vi) W.C. : Bi-fold door and/or Slide & Fold door
(vii) Household Shelter : Approved metal door
(viii) Door to Fire Lift Lobby : Approved fire rated timber door
b) (i) All aluminium frames shall be powder-coated (colour subject to architect's selection).
(ii) All glazing shall be tinted or clear or frosted or laminated glass (colour subject to architect's selection).
(iii) Quality locksets and ironmongery will be provided for all timber doors.
- 9) **SANITARY FITTINGS**
a) Bath 1 (Master Bathroom)
- 2 basin with mixer
- 1 long bath with bath mixer
- 1 shower compartment with shower mixer and shower set
- 1 water closet
- 1 toilet paper holder
- 1 towel rail
- 1 mirror
b) Bath 2
- 1 basin with mixer
- 1 shower compartment with shower mixer and shower set
- 1 water closet
- 1 toilet paper holder
- 1 towel rail
- 1 mirror
c) Bath 3 (for 4 Bedroom Units & Penthouse only)
- 1 basin with mixer
- 1 shower compartment with shower mixer
- 1 water closet
- 1 toilet paper holder
- 1 towel rail
- 1 mirror
d) Powder Room
- 1 basin with mixer
- 1 water closet
- 1 toilet paper holder
- 1 towel rail
- 1 mirror
e) W.C.
- 1 wash basin with cold water tap
- 1 shower mixer and shower set
- 1 water closet
- 1 toilet paper holder
- 1 bib-tap
f) All Wet Kitchen/Roof Terrace (Penthouse only)
- 1 bib-tap
- 10) **ELECTRICAL INSTALLATION**
a) Concealed electrical wiring in conduits below false ceiling level. Electrical wiring above false ceiling and in the Store, Carpark, and M&E plant, shall be in exposed conduits or trunking.
b) Refer to Electrical Schedule for details
- 11) **TV/TELEPHONE**
Refer to Electrical Schedule for details. No antenna will be provided.
- 12) **LIGHTNING PROTECTION**
Lightning Protection System shall be provided in accordance with Singapore Standard CP 33 : 1996.
- 13) **PAINTING**
a) Internal Walls : Emulsion paint
b) External Walls : Emulsion paint and/or textured coating finish to designated areas

- 14) WATERPROOFING**
Waterproofing to floors of Wet Kitchen, Bathrooms, Balcony, Planters, Entertainment Deck, Reinforced Concrete Flat Roof and Terraces.
- 15) RECREATION FACILITIES**
a) Gymnasium
d) Entertainment Kitchen
g) Pool Lounge
b) Lap Pool
e) BBQ Pavilion
h) Pool Deck
c) Spa Pool
f) Cabana Lounge
i) Sun Deck
- 16) DRIVEWAY AND CARPARK**
a) Drop Off Point Driveway and First Storey Carpark : Granite paving and/or reinforced concrete floor with concrete hardener
b) Basement Carpark and Driveway : Reinforced concrete floor with concrete hardener
- 17) MECHANICAL VENTILATION**
Mechanical ventilation is provided for toilets that cannot be naturally ventilated.
- 18) ADDITIONAL ITEMS**
a) Wardrobes : Built-in wardrobes shall be provided to all Bedrooms (Safe Box provided to all Master Bedrooms)
b) Kitchen Cabinets : Quality kitchen cabinets with imported accessories and a sink with mixer shall be provided to all kitchens
c) Kitchen Appliances
Dry Kitchen:
• Induction Hob
• Under-counter Wine Chiller
• Fully integrated Refrigerator
• Coffee Machine (Penthouse only)
Wet Kitchen:
• Flat Screen Cooker Hood
• Gas Hob
• Wok Burner
• Oven
• Dishwasher
• Microwave
• Washer & Dryer or combined Washer cum Dryer
d) Air-Conditioning System : Ducted air conditioning system provided to Bedrooms, Living, Dining Entertainment Kitchen and split unit air-conditioning system provided to Wet Kitchen
e) Town Gas : Town gas provided to cooker hob in Wet Kitchen and gas water heater only
f) Water Heater : Gas-fired instant water heater to serve all Bathrooms, Entertainment Kitchen and Wet Kitchen (except W.C.)
g) Security System : In-vehicle Unit (IU) vehicular access control for main entrance/carpark. Personnel access control for Private Lift. CCTV surveillance system for designated areas on the 1st Storey and Basement.
h) Intercom : Audio-Video intercom system.

ELECTRICAL SCHEDULE

Type	D1	D2	C1	C2	Penthouse
Lighting Point	24	24	28	28	35
13A Switch Socket Outlet	25	25	28	28	28
Telephone Point	9	9	10	10	10
SCV TV Point	5	5	7	7	9
Cooker Hood Point	1	1	1	1	1
Cooker Hob Point	2	2	2	2	2
Oven Point	1	1	1	1	2
Washing Machine/ Dryer Point	2	2	2	2	2
Audio/Video Intercom	1	1	1	1	1
Bell Point	1	1	1	1	1
Isolator for AC	3	3	3	3	3

Note:

- a) Air-conditioning system
To ensure good working condition of the air-conditioning system, the system has to be maintained and cleaned by the Purchaser on a regular basis. This includes the cleaning of filters, clearing of condensate pipes and charging of gas.
- b) Cable Television and/or Internet Access
The Purchaser is liable to pay annual fee, subscription fee and such other fees to Starhub Cable Vision Ltd (SCV) and/or Internet Service Providers (ISP) or any other relevant party or any other relevant authorities. The Vendor is not responsible to make arrangements with any of the said parties for the service connection for their respective subscription channels and/or internet access.
- c) Internet Access
If the Purchaser requires internet access, the Purchaser will have to make direct arrangements with the Internet Service Provider and/or such relevant entities/authorities for internet services to the Unit and to make all necessary payments to the Internet Service Provider and/or the relevant entities/authorities.
- d) Materials, Fittings, Equipment, Finishes, Installations and Appliances
Subject to Clause 14.3 of the Sale and Purchase Agreement, the brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to Architect's selection, market availability and the sole discretion of the Vendor.
- e) Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical Points, Door Swing Positions and Plaster Ceiling Boards
Layout/Location of wardrobes, kitchen cabinets, fan coil units, electrical points, door swing positions and plaster ceiling boards are subject to Architect's sole discretion and final design.
- f) Marble, Limestone and Granite
Marble, limestone and granite are natural stone materials containing veins and tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble, limestone or granite as well as non-uniformity between pieces cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However granite, being a much harder material than marble cannot be re-polished after installation. Hence some differences may be felt at the joints. Subject to Clause 14.3 of the Sale and Purchase Agreement, the tonality and pattern of the marble, limestone or granite selected and installed shall be subject to availability.
- g) Timber
Timber is a natural material containing grain/vein and tonal differences. Thus it is not possible to achieve consistency of colour and grain in its selection and installation.
- h) Warranties
Where warranties are given by the manufacturers and/or contractors and/or suppliers of any of the equipment and/or appliances installed by the Vendor at the Unit, the Vendor shall assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser.

DISCLAIMER

We have used reasonable care in preparing this brochure [and in constructing the model(s) and showflat/sales gallery.] Please note, however, that neither our agents nor we will be held responsible for any inaccuracy in the contents of this brochure. Whilst we believe the contents of this brochure to be correct and accurate at the time of print, they are not to be regarded as statements or representations of fact. All information, specifications, layout plans, building plans, location of facilities, finishes and appliance selections are subject to change from time to time by us, our architect and/or the relevant authorities and may be changed without notice. Visual representations including renderings, depictions, and illustrations are artistic impressions only and are not to be taken as representations of fact. Photographs do not necessarily represent as-built standard specifications. Floor areas and other measurements are approximate only and are subject to final survey. Like wise the models and sales gallery are artistic impressions only and should not be considered as representation of fact. The sale and purchase agreement shall form the entire agreement between us and shall in no way be modified by any statements or representations (whether contained in this brochure or given by our agent(s) or otherwise).

PROJECT DETAILS

Developer: Emerald Land Pte Ltd (Co. Reg. No. 200715916M)
Developer's License No. C0458
Legal Description: Lot 374N TS27 at Emerald Hill Road
Tenure of Land: Estate in Fee Simple
Building Plan Approval: A0712-00707-2008-BP03
Expected Date of Vacant Possession: 2nd April 2012
Expected Date of Legal Completion: 2nd April 2015

111 Emerald Hill is developed by Emerald Land Pte. Ltd., a joint venture by LB Land Pte. Ltd. and a fund managed by LaSalle Investment Management Asia Pte. Ltd.

ABOUT LASALLE INVESTMENT MANAGEMENT

A wholly owned and operationally independent subsidiary of Jones Lang LaSalle, LaSalle Investment Management is active across a range of real estate capital and operating markets including private and public, debt and equity, and covers all real estate asset types across Europe, Asia Pacific and the Americas.

With c. US\$40 billion of assets under management, we are a leading global real estate investment manager. Our investment teams operate as entrepreneurial groups drawing on the resources of a global business.

Driven by both in-depth local insights and a global perspective, we are able to deliver innovative, customised investment strategies to our clients and partners across geographies and across the risk/return spectrum. Our clients range from pension funds, corporations, sovereign wealth funds and endowments, to foundations, insurance companies and high net worth money managers.





TWENTY ANSON,
SINGAPORE



CROWNE PLAZA CHANGI AIRPORT,
SINGAPORE



SOFITEL BANGKOK,
THAILAND



SHERATON SHANGHAI,
CHINA



TERRENE AT BUKIT TIMAH,
SINGAPORE



163 CASTLEREAGH STREET,
SYDNEY, AUSTRALIA



400 GEORGE STREET,
SYDNEY, AUSTRALIA



Handwritten number 7