





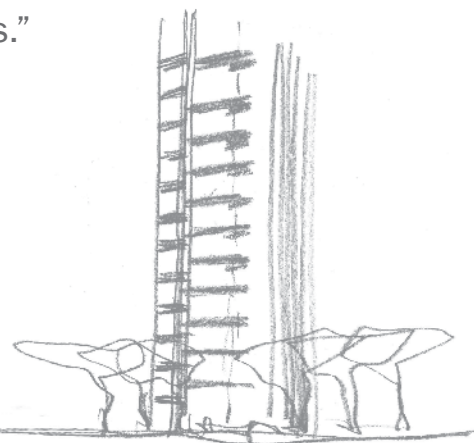
# A Partnership of Inspiring *Minds*

The Maestro

*be/hind*

*The Masterpiece*

“At 3 Orchard By-The-Park, I have created a design experience that harmonises all the elements.”



*Antonio Citterio*

The Italian master, Antonio Citterio, an established architect and industrial designer, whose works has brilliantly stood the test of time and showcased in all corners of the globe, his worldwide success includes twenty 'Red dot' and 'Compasso d'Oro' awards. Now, his brilliance has been tapped to conceive a living work of art right in the heart of Orchard Road, 3 Orchard By-The-Park. The opportunity of a lifetime to own the work of a master recognised as the new standard of design excellence.



Tan Sri Francis Yeoh

In YTL, design is much more than mere art form but also the subtle merging of great minds and innovative solutions to elevate the art of living every day. Individuality, of course, is paramount in the creation of a home and few developers consider this as carefully as Tan Sri Francis Yeoh does.

The Managing Director of YTL Corporation Berhad, Tan Sri Francis Yeoh took over the running of his family company in 1988 and grew it into a global infrastructure development conglomerate with core businesses in luxury property and hotel development, leisure travel, construction, power generation and utilities.

Ranked as one of "Asia's 25 Most Powerful and Influential Personalities" by Fortune and Business Week, he advocates Godly stewardship of business. He is also on the Advisory Councils of London Business School, Wharton School and INSEAD. His numerous awards include the Commander of the Most Excellent Order of the British

Empire (CBE) by Her Majesty Queen Elizabeth II for his relentless support in environmental conservation and the Capri Legend Humanitarian Award for his philanthropic work in the arts.

Its property development arm, YTL Land & Development Berhad has built up an excellent award-winning portfolio of luxury projects that are "Designed by Masters, Built as Masterpieces".



Antonio Citterio





# A Landmark Above The Pulse Of A Global Metropolis

When location is everything, 3 Orchard By-The-Park puts you in the epicenter of cosmopolitan Singapore. Living within the ultra-luxury residential enclave that includes the prestigious Embassy Row, the prime address of District 10 is yours to call home. Just a mere few minutes stroll is the Orchard Boulevard MRT Station and the 82-hectare Singapore Botanic Gardens, a UNESCO World Heritage Site. With the city's luxury brand flagship stores, international hotels, medical centres, cafes and restaurants, and a botanic garden all within walking distance, the world does revolve around you.







Designed  
by Masters.  
Built as  
*Masterpieces.*



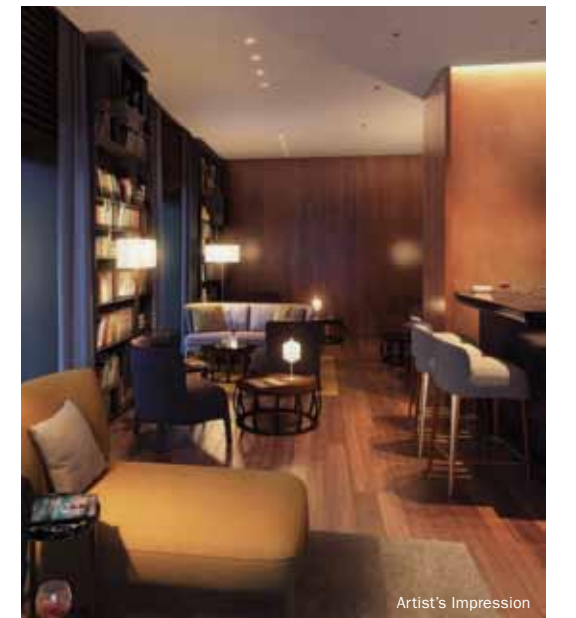


## Immerse In Pure Luxury

Imagine home is an Italian masterpiece, a bold sculptural statement by Antonio Citterio against a flourishing backdrop in the heart of Orchard Road. With only three 25-storey towers, 3 Orchard By-The-Park rises above the most celebrated shopping district. Like all avant-garde creations, they push the envelope of architectural design. The freehold development houses only 77 exclusive residences. The ultimate urban retreat set on a sprawling estate of lush greenery to dwell in intimacy.

A designer library lounge that combines relaxation with personal growth and is a reflection of Antonio Citterio's approach to elegance and style. Life at 3 Orchard By-The-Park is as much about the spaces and facilities outside your home as inside. Unified by Antonio Citterio's creative vision, living and communal spaces

connect seamlessly to timber-decked outdoor cabanas where lush landscaped environment rejuvenates body and mind. Nestled within one of the lower terraces, the outdoor lounge offers respite at day's end to wine and unwind. There's also an infinity edge pool that boasts an internal Jacuzzi to give those tired muscles a workout. Here, you'll appreciate a level of planning capturing the beauty of its surrounding - a world of picturesque calm that provides the perfect balm for all the senses.





# Stature In The Sky

# Every Inch A Masterpiece



This living work of art is a beacon to those seeking the pinnacle of design and craftsmanship. Each 'villa-in-the-sky' opens up to spectacular views of vibrant greenery and copious landscapes – wood, wilderness, parkland – to experience the cosmopolitan with a sense of calm. Antonio Citterio's masterpiece residences are characterised by interiors with generous

proportions and highly versatile layouts. Every step of each resident's journey, from the lobby to their own residences, is meticulously choreographed to achieve the most welcoming and gracious flow.



The signature touch of Antonio Citterio is everywhere. The elegance and simplicity of every creation belies the strength of its functionality. Rigorous selection of superior materials and premium fittings deliver quality and durability. Even the cabinetry and luxury kitchen timber boiserie panels are exquisitely handcrafted to bear the mark of excellence that can never be replicated.



# Site Plan

# Schematic Chart



LOWER ROOF	Jacuzzi & Roof Terrace		M&E Services		Pool & Roof Terrace	LOWER ROOF
25th Storey	PH-AC (#25-01)	Pool + Balcony	B <sub>2</sub> -c (#25-02)	Balcony	PH-AB (#25-03)	Balcony
24th Storey	B <sub>1</sub> -a <sub>5</sub> (#23-01)		B <sub>2</sub> -a <sub>3</sub> (#24-02)	Balcony + Garden	C <sub>2</sub> -b <sub>2</sub> (#23-03)	Balcony
23rd Storey	Balcony	C <sub>1</sub> -C <sub>4</sub> (#22-01)	B <sub>2</sub> -b <sub>3</sub> (#23-02)	Balcony	C <sub>2</sub> -b <sub>2</sub> (#22-03)	Balcony
22nd Storey	B <sub>1</sub> -a <sub>5</sub> (#21-01)	Pool + Balcony	B <sub>2</sub> -a <sub>3</sub> (#22-02)	Balcony + Garden	C <sub>2</sub> -b <sub>2</sub> (#21-03)	Balcony
21st Storey	Balcony	C <sub>1</sub> -C <sub>3</sub> (#20-01)	B <sub>2</sub> -b <sub>3</sub> (#21-02)	Balcony	C <sub>2</sub> -b <sub>2</sub> (#20-03)	Balcony
20th Storey	B <sub>1</sub> -a <sub>5</sub> (#19-01)	Pool + Balcony	B <sub>2</sub> -a <sub>3</sub> (#20-02)	Balcony + Garden	C <sub>2</sub> -b <sub>2</sub> (#19-03)	Balcony
19th Storey	Balcony	C <sub>1</sub> -C <sub>2</sub> (#18-01)	B <sub>2</sub> -b <sub>3</sub> (#19-02)	Balcony	C <sub>2</sub> -b <sub>2</sub> (#18-03)	Balcony
18th Storey	B <sub>1</sub> -a <sub>4</sub> (#17-01)	Pool + Balcony	B <sub>2</sub> -a <sub>2</sub> (#18-02)	Balcony + Garden	C <sub>2</sub> -b <sub>1</sub> (#17-03)	Balcony
17th Storey	Balcony	C <sub>1</sub> -C <sub>1</sub> (#16-01)	B <sub>2</sub> -b <sub>2</sub> (#17-02)	Balcony	C <sub>2</sub> -b <sub>1</sub> (#16-03)	Balcony
16th Storey	B <sub>1</sub> -a <sub>4</sub> (#15-01)	Pool + Balcony	B <sub>2</sub> -a <sub>2</sub> (#16-02)	Balcony + Garden	C <sub>2</sub> -b <sub>1</sub> (#15-03)	Balcony
15th Storey	Balcony	C <sub>1</sub> -b <sub>4</sub> (#14-01)	B <sub>2</sub> -b <sub>2</sub> (#15-02)	Balcony	C <sub>2</sub> -b <sub>1</sub> (#14-03)	Balcony
14th Storey	B <sub>1</sub> -a <sub>3</sub> (#13-01)	Balcony	B <sub>2</sub> -a <sub>2</sub> (#14-02)	Balcony + Garden	C <sub>2</sub> -b <sub>1</sub> (#13-03)	Balcony
13th Storey	Balcony	C <sub>1</sub> -b <sub>3</sub> (#12-01)	B <sub>2</sub> -b <sub>2</sub> (#13-02)	Balcony	C <sub>2</sub> -b <sub>1</sub> (#12-03)	Balcony
12th Storey	B <sub>1</sub> -a <sub>3</sub> (#11-01)	Balcony	B <sub>2</sub> -a <sub>2</sub> (#12-02)	Balcony + Garden	C <sub>2</sub> -b <sub>1</sub> (#11-03)	Balcony
11th Storey	Balcony	C <sub>1</sub> -b <sub>3</sub> (#10-01)	B <sub>2</sub> -b <sub>2</sub> (#11-02)	Balcony	C <sub>2</sub> -b <sub>1</sub> (#10-03)	Balcony
10th Storey	B <sub>1</sub> -a <sub>2</sub> (#09-01)	Balcony	B <sub>2</sub> -a <sub>2</sub> (#10-02)	Balcony + Garden	C <sub>2</sub> -a (#09-03)	Balcony
9th Storey	Balcony	C <sub>1</sub> -b <sub>2</sub> (#08-01)	B <sub>2</sub> -b <sub>2</sub> (#09-02)	Balcony	A <sub>1</sub> (#08-04)	A <sub>2</sub> -c (#08-03)
8th Storey	B <sub>1</sub> -a <sub>1</sub> (#07-01)	Balcony	B <sub>2</sub> -a <sub>1</sub> (#08-02)	Balcony + Garden	A <sub>1</sub> (#07-04)	A <sub>2</sub> -b (#07-03)
7th Storey	Balcony	C <sub>1</sub> -b <sub>1</sub> (#06-01)	B <sub>2</sub> -b <sub>1</sub> (#07-02)	Balcony	A <sub>1</sub> (#06-04)	A <sub>2</sub> -c (#06-03)
6th Storey	B <sub>1</sub> -a <sub>1</sub> (#05-01)	Balcony	B <sub>2</sub> -a <sub>1</sub> (#06-02)	Balcony + Garden	A <sub>1</sub> (#05-04)	A <sub>2</sub> -b (#05-03)
5th Storey	Balcony	C <sub>1</sub> -b <sub>1</sub> (#04-01)	B <sub>2</sub> -b <sub>1</sub> (#05-02)	Balcony	A <sub>1</sub> (#04-04)	A <sub>2</sub> -c (#04-03)
4th Storey	B <sub>1</sub> -a <sub>1</sub> (#03-01)	Balcony	B <sub>1</sub> -a <sub>1</sub> (#04-02)	Balcony + Garden	A <sub>1</sub> (#03-04)	A <sub>2</sub> -b (#03-03)
3rd Storey		C <sub>1</sub> -a (#02-01)	(Void)		A <sub>1</sub> (#02-04)	A <sub>2</sub> -a (#02-03)
2nd Storey		G <sub>1</sub> (#01-01)	G <sub>2</sub> (#01-02)	Pool	Library Lounge	
1st Storey				Pool		

WATER TOWER      WILDERNESS TOWER      WOOD TOWER





# WOOD

When your living spaces are as open and panoramic as your views, it is easy to forget that you are living in the centre of the city. Designed to enrich your senses, the surrounding woodland garden landscape creates a picture of harmony in the choicest residential acreage in Singapore. Artfully unconventional, the Wood Tower juxtaposes the rawness of materials with the warmth and sophistication of effortless luxury.

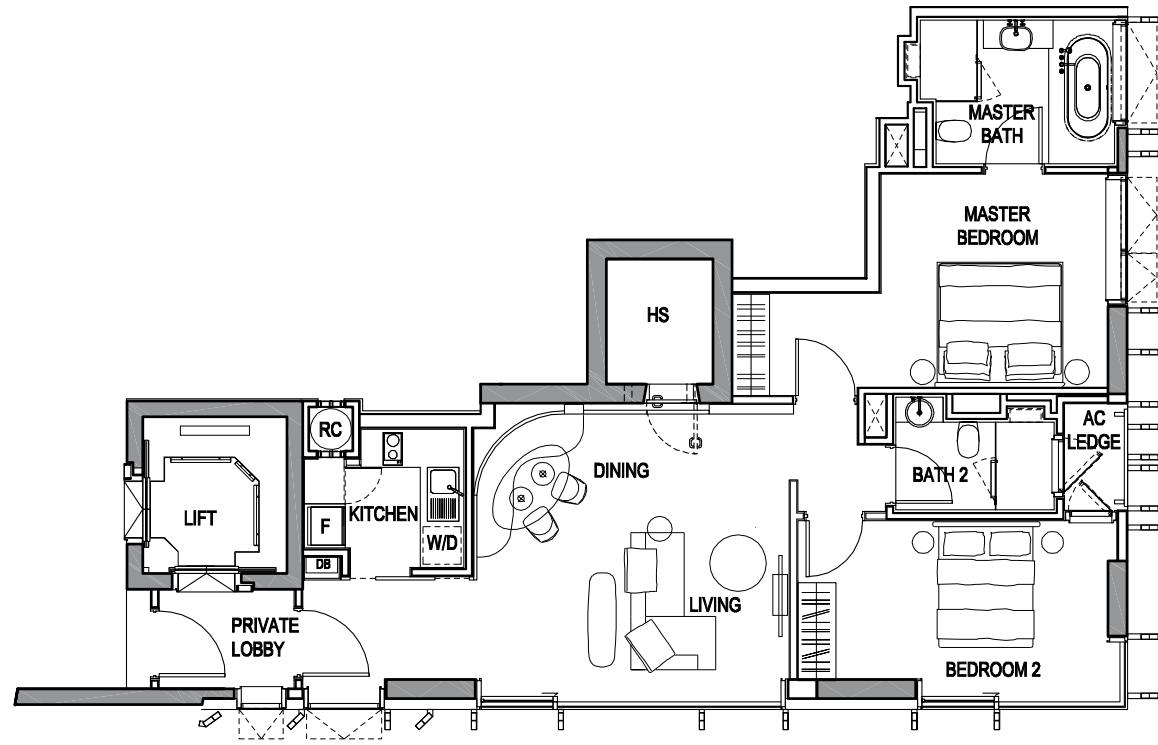
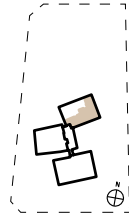


# 2-Bedroom

## Type A1

Area: 99 sq m / 1,066 sq ft

#02-04 to #08-04

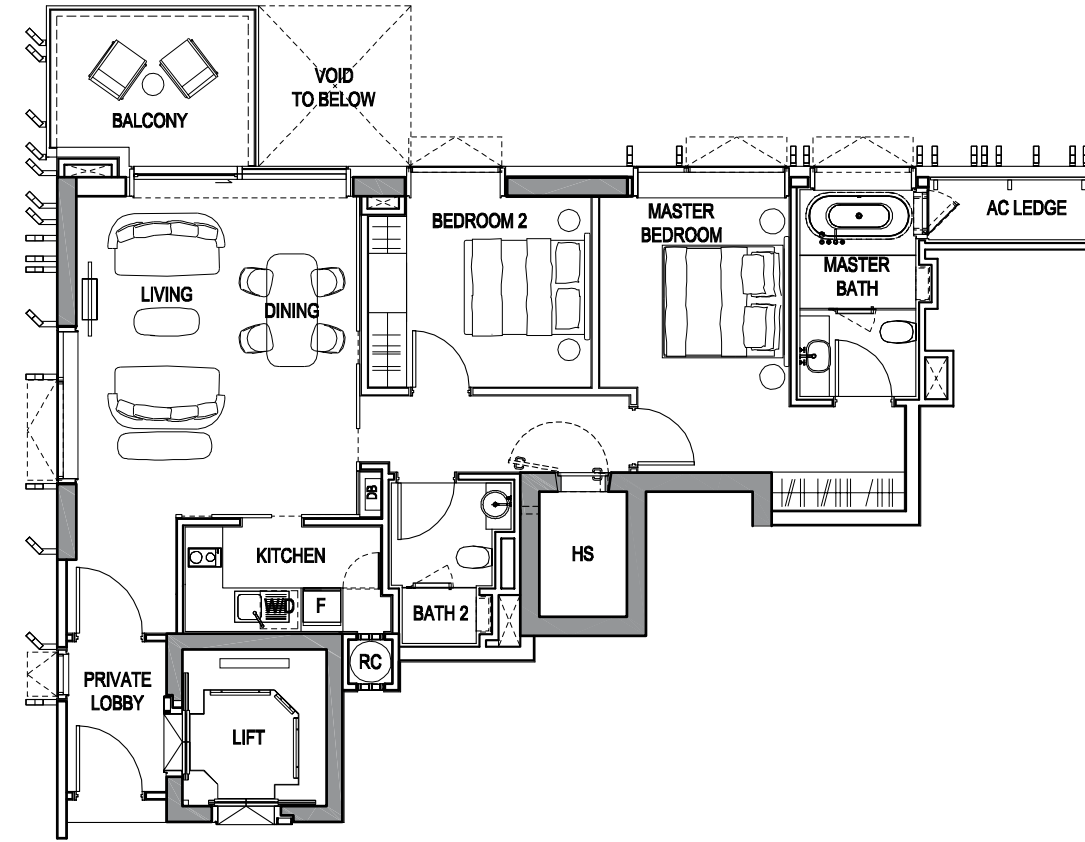
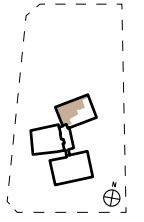


# 2-Bedroom

## Type A2-b

Area: 108 sq m / 1,163 sq ft

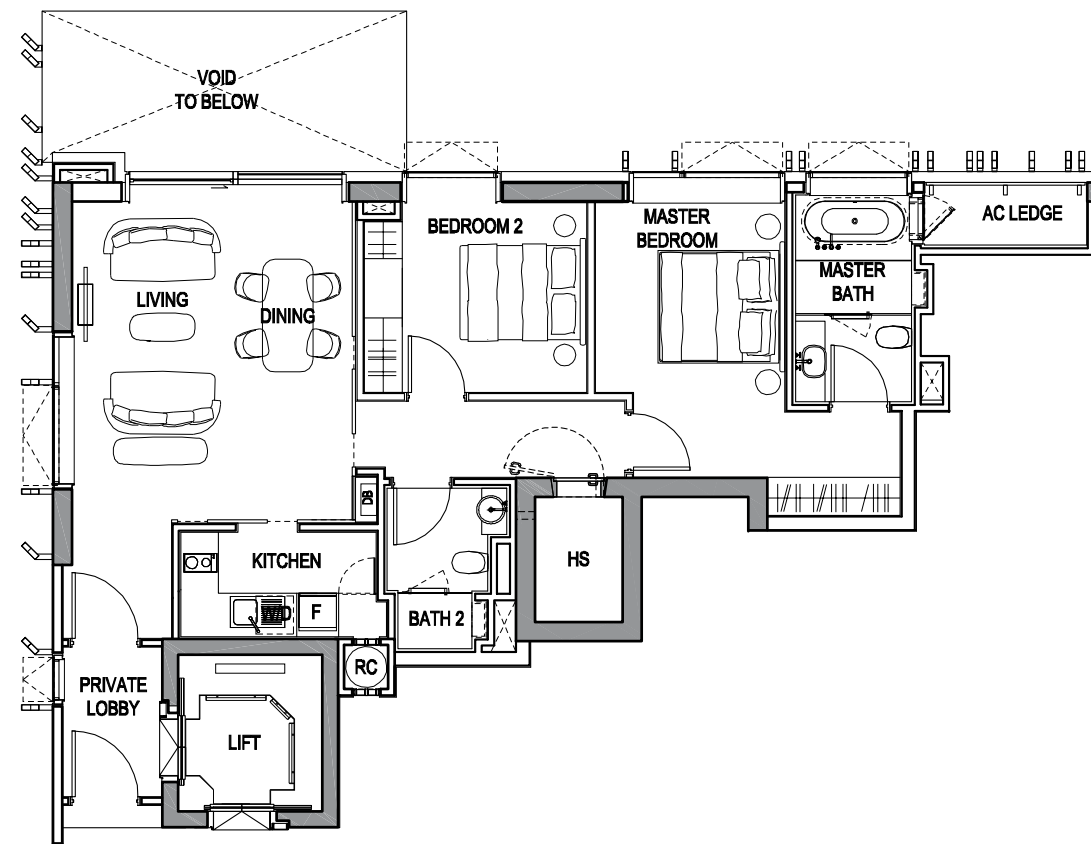
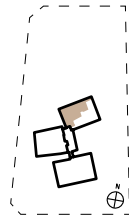
#03-03, #05-03, #07-03



## Type A2-a

Area: 99 sq m / 1,066 sq ft

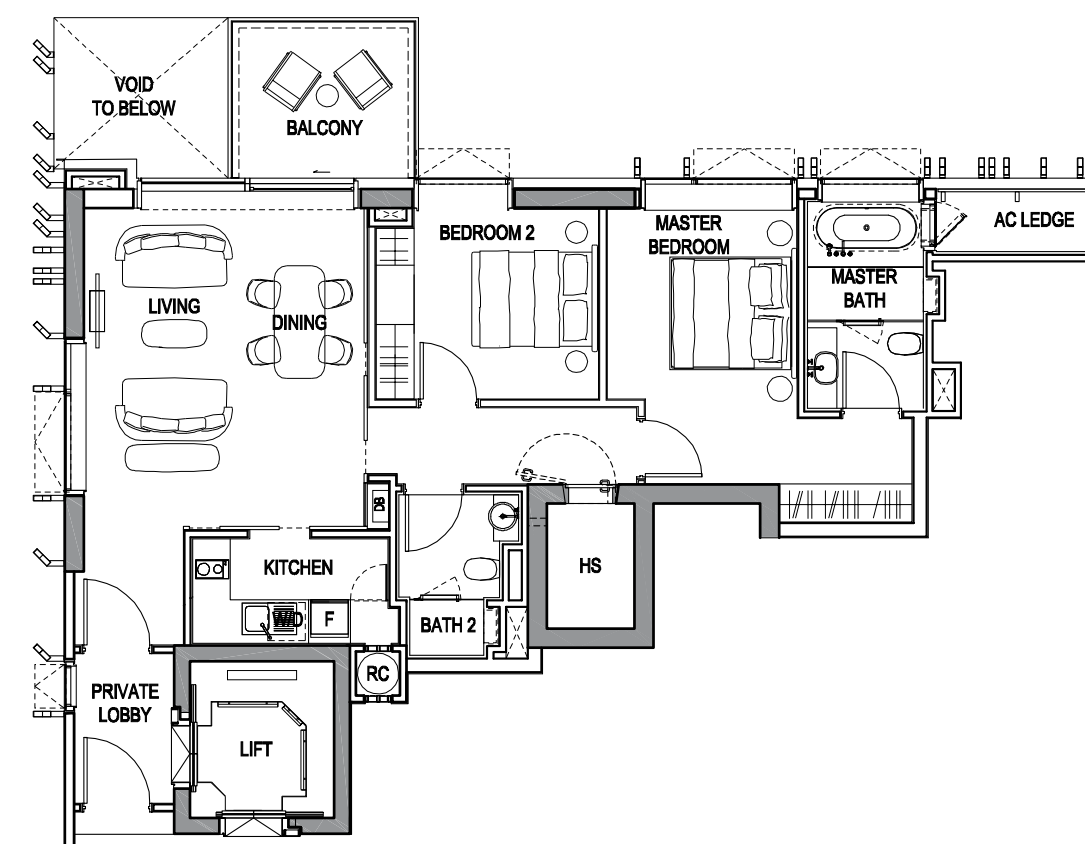
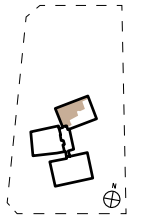
#02-03



## Type A2-c

Area: 107 sq m / 1,152 sq ft

#04-03, #06-03, #08-03





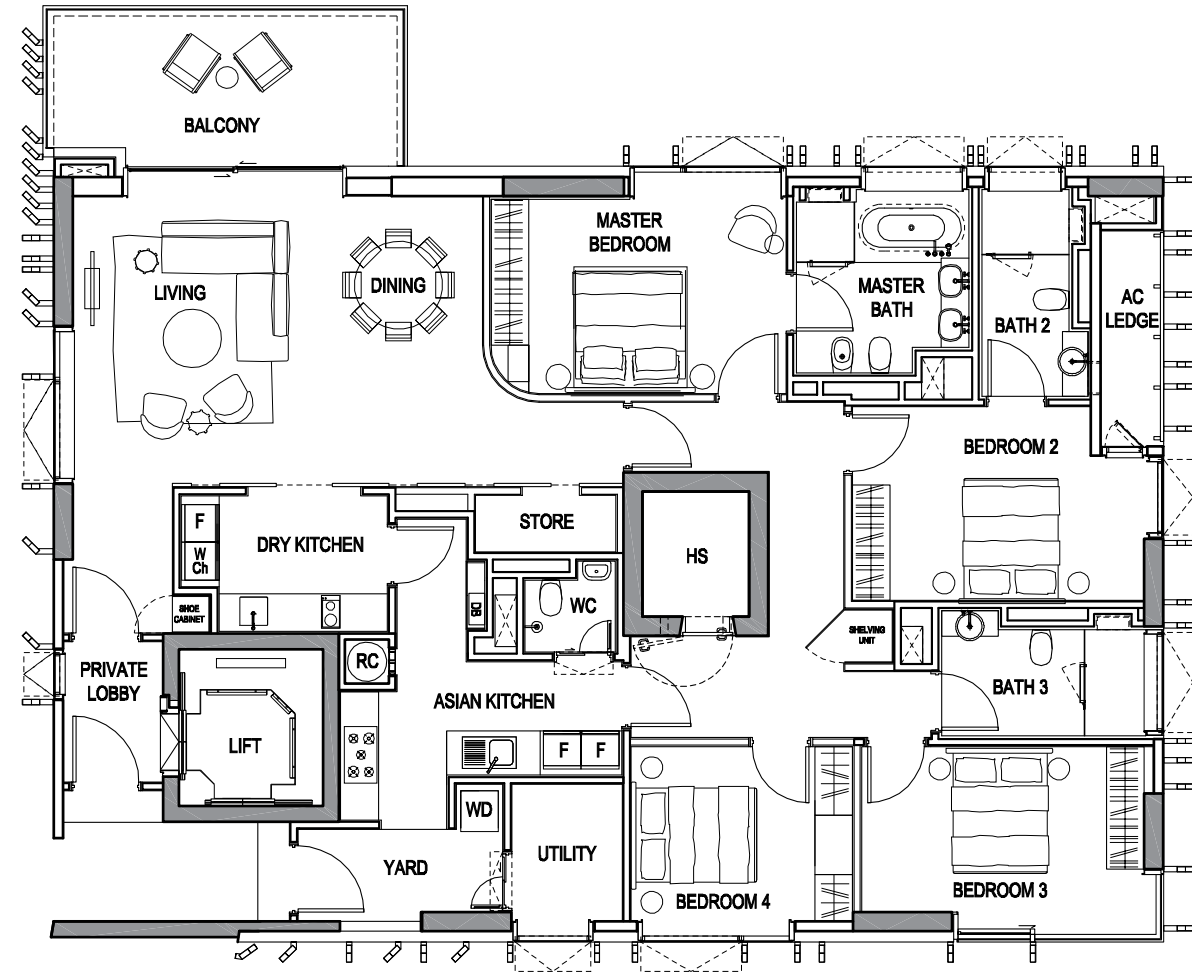
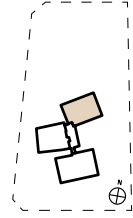
# 4-Bedroom

# 4-Bedroom

## Type C2-a

Area: 210 sq m / 2,260 sq ft

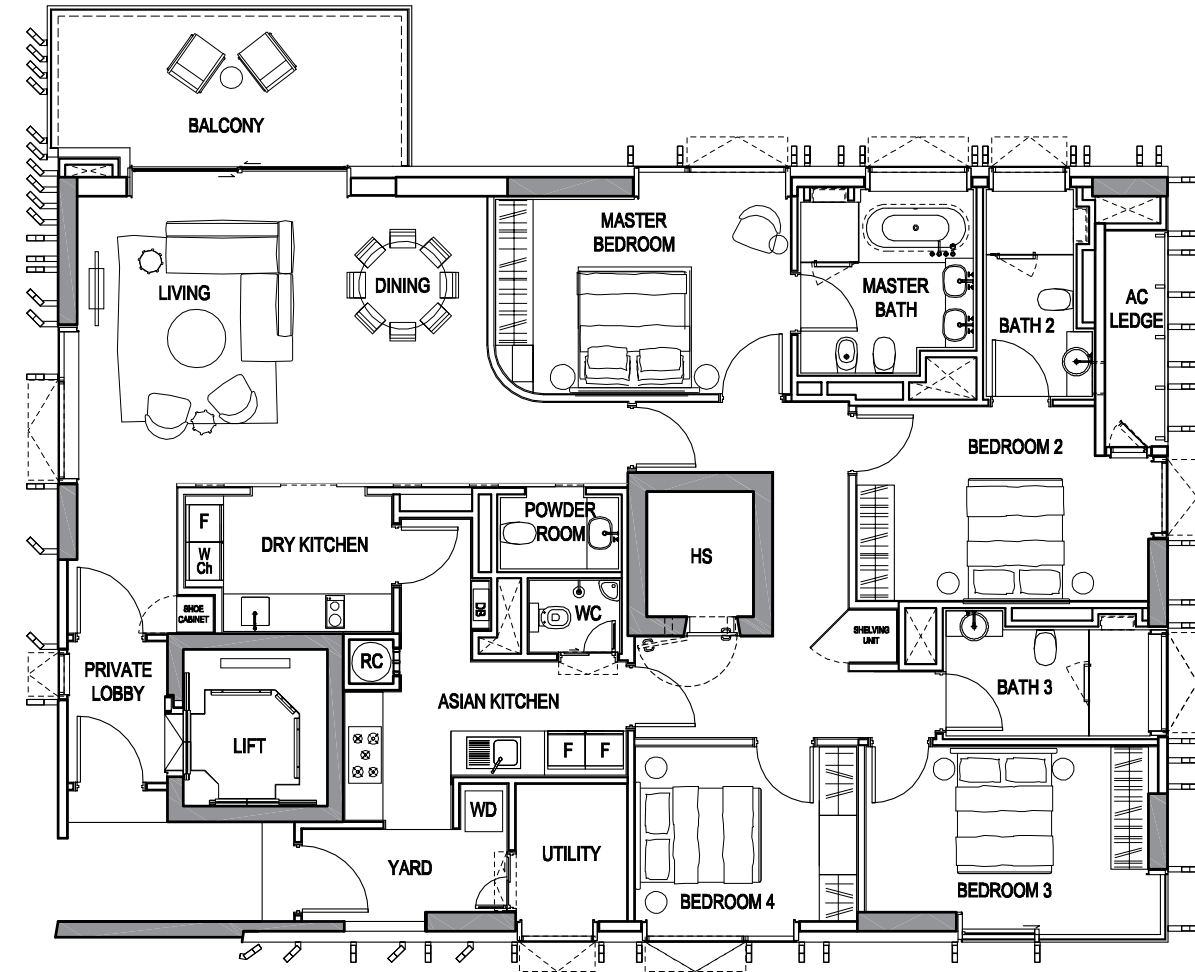
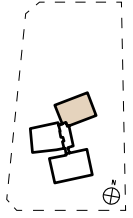
#09-03



## Type C2-b1

Area: 210 sq m / 2,260 sq ft

#10-03 to #18-03

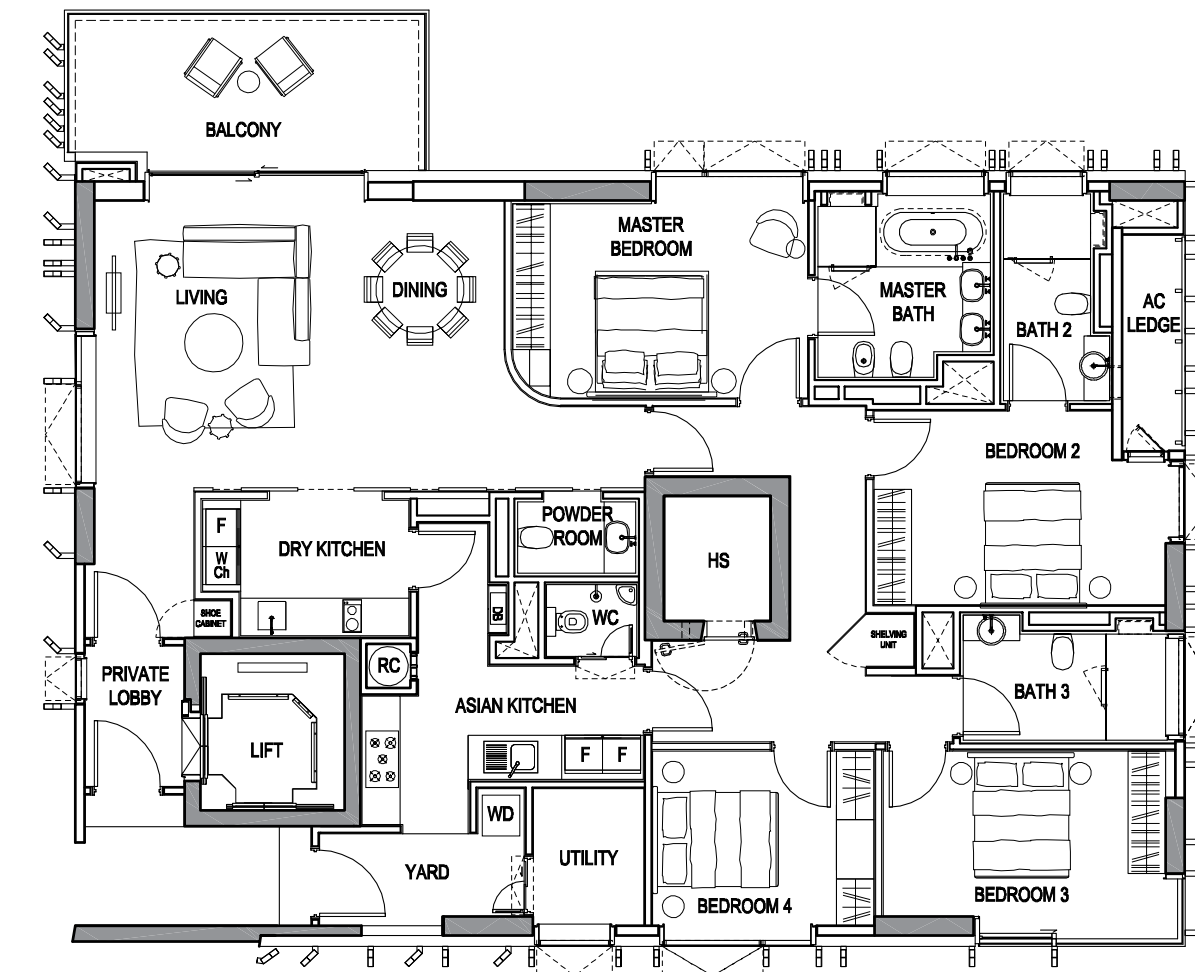
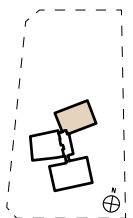


Lower

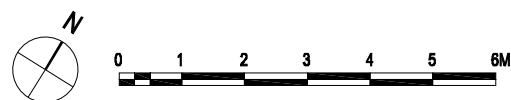
## Type C2-b2

Area: 210 sq m / 2,260 sq ft

#19-03 to #23-03



Upper





# The Mark Of Sustainable Luxury Living

Sustainability has always been a cornerstone of the YTL Group to improve the natural environment for future generations. 3 Orchard By-The-Park, has embraced sustainability with green technologies that redefine eco-luxury living to achieve the BCA Green Mark Gold<sup>PLUS</sup> Award, making it truly the mark of a masterpiece.



## Green Urban Design

- Good Thermal Performance
- Sun shading and good ventilation to reduce energy consumption



## Energy Efficiency

- Energy efficient air-conditioning systems provided to all residences
- Built-in motion sensors at staircases, common toilets and lift lobbies
- Lifts equipped with a Variable Voltage Variable Frequency (VVVF) drive and “sleep mode function”
- Provision of Energy Monitoring Meters and ecoplugs to all units
- Energy saving lightings in all common areas
- Use of ductless fans and CO sensors for carpark



## Water Efficiency

- The use of water-saving fixtures within the development
- Water efficient washing machines provided to all residences
- Provision of private water meters to monitor water usage for swimming pools and common areas
- Automatic drip irrigation system with rain sensor to at least 50% of landscaped area



## Environmental Protection

- Use of Green Cement and Recycled Aggregate Concrete (RCA) for structural elements
- Use of sustainable products (certified by local certification bodies such as Singapore Green Building Council and Singapore Environment Council) including:
  - Waterproofing
  - Engineered external wood decking
  - Recycled ceiling boards
  - Drywall partitions
  - Landscaped drainage cells
  - Exterior wall paints
  - Precast concrete panels
  - Use of low Volatile Organic Compound (VOC) paints for internal walls



## Waste Management

- Use of compost recycled from horticulture waste for landscaped areas
- Provision of recycling bins



## Other Green Features

- Provision of Green Lot with vehicle charging station
- Provision of sheltered bicycle parking lots
- Extensive landscaped area and conservation of trees within the development





# Shaping Cityscapes, Globally.

YTL Corporation Berhad, incorporated in 1955 and today, is a conglomerate with a diversified portfolio of businesses spanning a large range of industries – utilities, construction and cement, telecommunications and transport infrastructure, real estate and luxury hospitality. Serving 12 million customers across Asia, Australia and Europe, it has been listed on Bursa Malaysia since 1985.

With a combined market capitalisation of about US\$6.5 billion, it is one of the largest diversified groups listed on the Bursa Malaysia, and the first non-Japanese Asian company to be listed on the Tokyo Stock Exchange.

YTL Corporation's residential property development activities are undertaken through YTL Land & Development Berhad (YTL Land).

Having won multiple regional and international awards including the FIABCI Prix d'Excellence Award, YTL Land has built up an excellent track record of building high quality houses, condominiums and mixed-use properties with attractive and innovative designs. As a leader in sustainability practices, the company incorporates green designs into the engineering and architecture of their developments, promotes environmental renewal and cultivates sustainable ideas and habits within their communities.

With a growing land bank of more than 2,000 acres across Malaysia, YTL Land's celebrated portfolio includes the high-profile masterplan of the 294 acre Sentul in Kuala Lumpur, Malaysia, as well as the award-winning Sandy Island and Kasara, the Lake villa collections in Sentosa Cove, Singapore's exclusive gated marina community.

YTL Hotels, the hospitality arm of YTL Corporation, has an impressive portfolio of 30 luxury hotels and resorts in 8 countries, including the highly acclaimed Pangkor Laut Resort, The Majestic Kuala Lumpur, Ritz Carlton Kuala Lumpur and JW Marriott Hotel Kuala Lumpur in Malaysia; Spa Village Resort Tembok, Bali in Indonesia; Sydney Harbour Marriott Hotel in Australia and MUSE Saint Tropez in France.

YTL's illustrious track record also extends to the world-class ski resort, Niseko Village, in Hokkaido (which won Best Ski Resort in Japan) and the recent additions of The Gainsborough Bath Spa, set in the heart of Bath, a World Heritage Site; The Glasshouse

Hotel; Monkey Island and The Academy Hotel. More upcoming luxury projects in the pipeline include The Ritz Carlton Hotel in Koh Samui, The Ritz Carlton Reserve, W and Edition Hotels in Niseko.

In the premium lifestyle arena, YTL owns the luxurious Starhill Gallery in Kuala Lumpur, housing 70 of the world's best luxury brands in its seven storey retail mall and the highly-acclaimed Eastern & Oriental Express train, which runs from Singapore up through the length of peninsular Malaysia and southern Thailand to Bangkok.







The Ritz Carlton Hotel, Koh Samui, Thailand



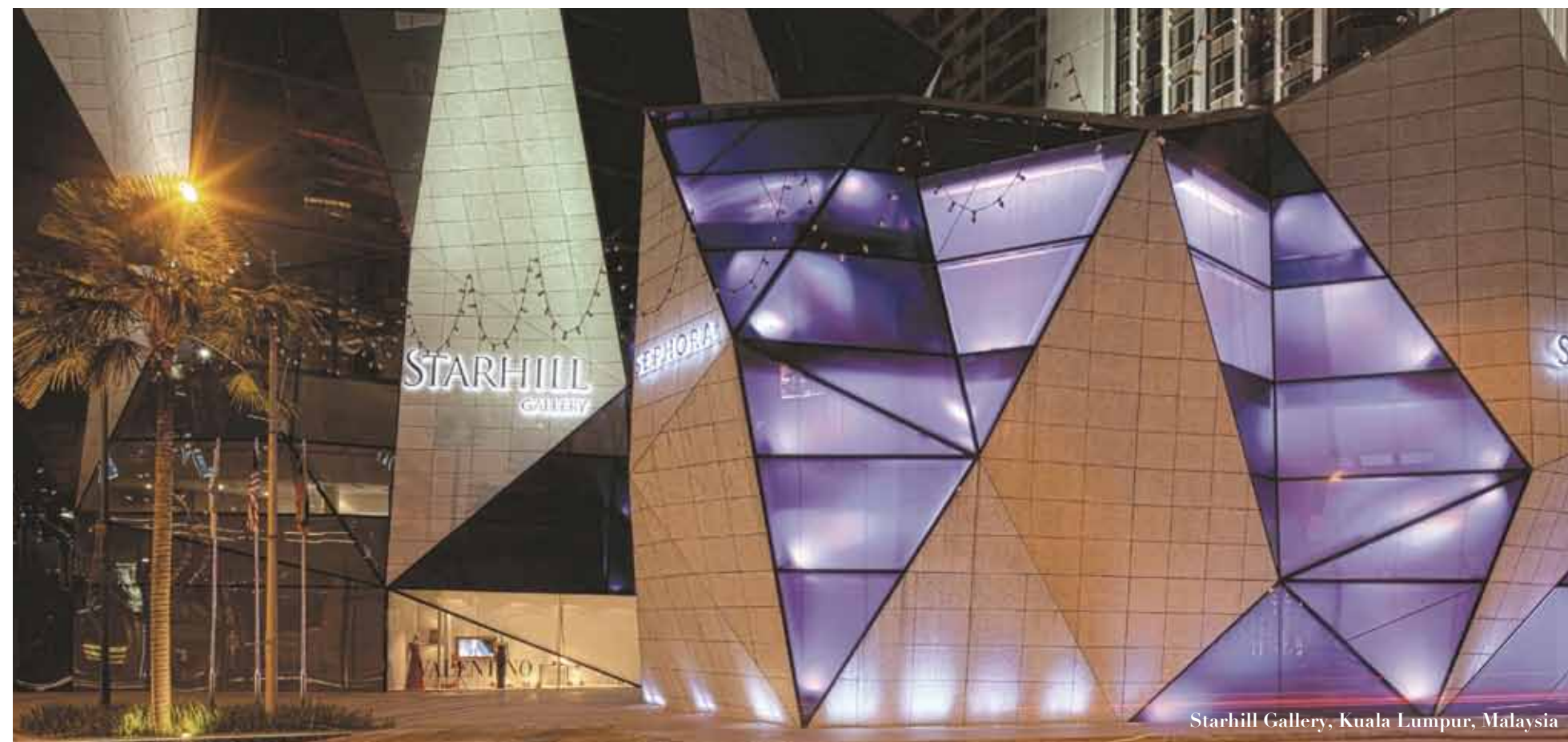
Pangkor Laut Resort, Pangkor, Malaysia



MUSE, Hotel De Luxe, St. Tropez, France



Swatch Art Peace Hotel, Shanghai, China



Starhill Gallery, Kuala Lumpur, Malaysia

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