



**CITY
DEVELOPMENTS
LIMITED**

SALES ENQUIRIES
(65) 6877 1818

www.cdlhomes.com.sg

• Vendor (Developer): CDL Regulus Pte Ltd (UEN No. 201732065G) [Subsidiary of City Developments Ltd (UEN No. 196300316Z)] • Tenure of Land: 99 years commencing from 7 May 2018 • Lot No.: Lot(s) 00782C TS19 at Mount Sophia / Handy Road • Developer Licence No.: C1298 • Expected Date of Vacant Possession: 31 July 2023 • Expected Date of Legal Completion: 31 July 2026

Reasonable care has been taken in the preparation of this brochure, but the developer does not warrant the accuracy of the information in this brochure. To the extent permissible by law, the statements, information and depictions in this brochure may not be relied upon as statements or representations of fact, offers or warranties (whether expressly or impliedly) by the developer or the developer's agents and they are not intended to form any part of the contract for the sale of the housing units. In particular, visual representations such as pictures and drawings are artists' impressions only, and are not representations of fact. The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to the developer's architect's selection, market availability and the sole discretion of the developer. All information contained in this brochure are current at the time of printing, and are subject to such changes as are required by the relevant authorities or the developer. The floor areas stated in the brochure are approximate measurements and subject to final survey.

Please note that the use of these services and facilities are chargeable as they are provided by third party service providers ("Service Providers"). While our Residential Host will assist in making arrangements, all costs incurred will be borne by residents. Provision of these services and facilities may be modified according to availability and at the discretion of the Service Providers. The Service Providers also reserve the right to terminate the services and facilities without prior notice. Other terms and conditions apply. Visual representations are not representations of the actual provision.

The make, model, brand, design and technology of the Wireless SMART Home System to be supplied and installed in the actual unit is not fixed and are subject to changes. Terms and conditions apply. Buyers shall liaise with the smart home vendor instead of the developer to make all arrangements for the set-up, configuration, subscription and use of the Wireless SMART Home System, and for any queries, maintenance and/or upgrade issues with the Wireless SMART Home System at buyers' own costs. Additional items/devices may be purchased from the smart home vendor directly and installed at buyers' own costs after the handover of the unit.

This brochure is printed on eco-friendly paper, June 2019.



HAUS ON HANDY



HAUS ON HANDY



HOW YOU LIVE IS AS IMPORTANT AS WHERE YOU LIVE

Designed to complement the scale and architecture of the iconic Tower House and to optimise the unique hillside, the two towers of Haus on Handy feature functional balconies, terraces and a Sky Garden. A perfect balance of form and function, the façade is draped in warm colour tones, resembling timber and terracotta. Lushly landscaped paths and gardens link the Club Haus on top of Mount Sophia to your home.

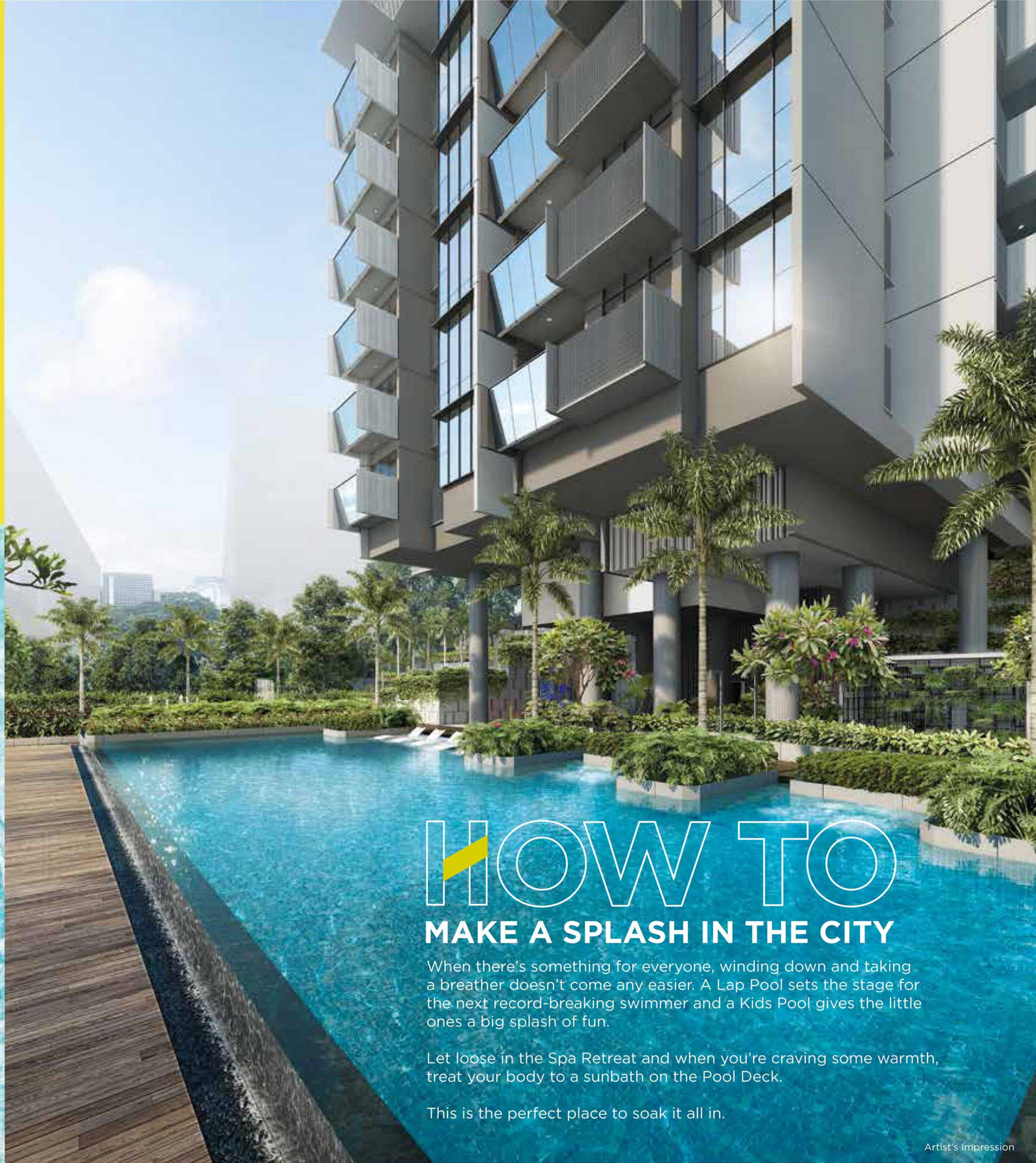
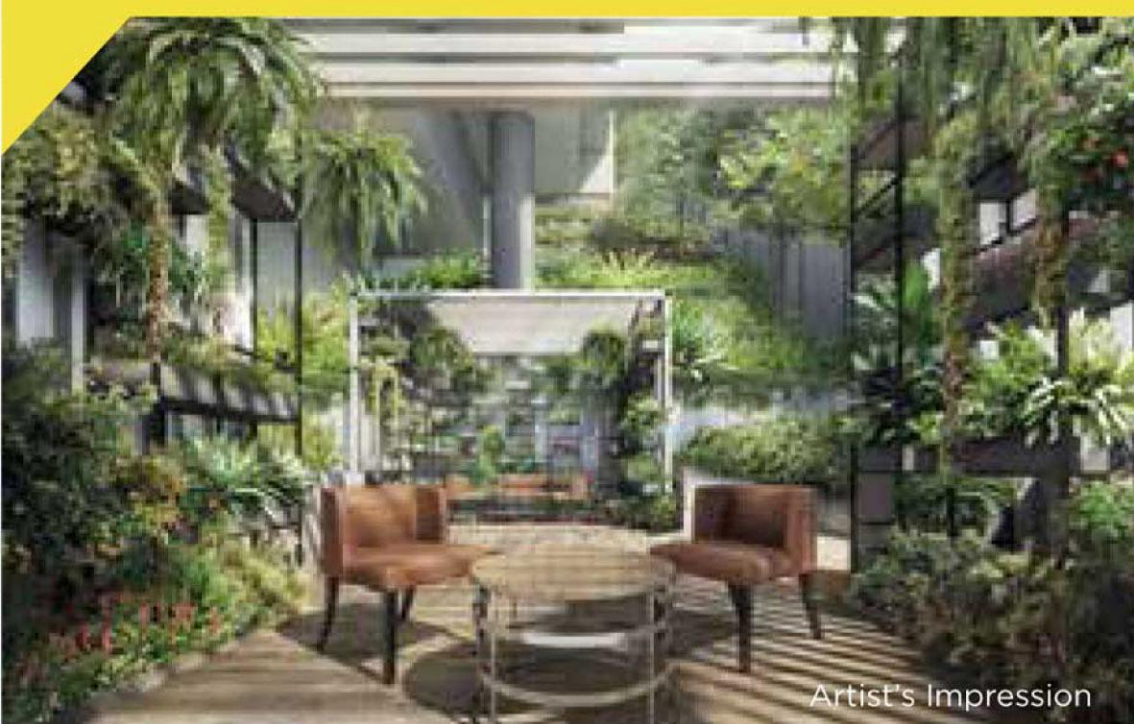
OUTDOOR
SPACES

HORTI CULTURE

**DEFINED BY WHAT'S
AROUND YOU**

In a city so green, you'll find that nature always follows you home. Hang out, relax and take in the fresh air.

What's more, enjoy the tranquility at the Nutmeg Terrace, Coffee Avenue, Clove Alcove and Areca Alcove.



HOW TO MAKE A SPLASH IN THE CITY

When there's something for everyone, winding down and taking a breather doesn't come any easier. A Lap Pool sets the stage for the next record-breaking swimmer and a Kids Pool gives the little ones a big splash of fun.

Let loose in the Spa Retreat and when you're craving some warmth, treat your body to a sunbath on the Pool Deck.

This is the perfect place to soak it all in.

Artist's Impression



OUTDOOR SPACES

HAVENS OF GREEN MAKE THE BEST ROOFTOP

You don't stop when you hit the roof. Neither do we. And that's why the excitement goes right on, even on the rooftop. Release your energy at the Sky Fitness area or the Yoga Lawn and take in the views at the Sky Garden.



HISTORY AND HOME PERFECTLY HARMONISED

The Tower House has been a landmark at the pinnacle of Mount Sophia for more than a century. Upgraded with the latest fittings and adding a sensible touch of luxury, we continue to conserve its rich history by bringing you the heritage bungalow Club Haus.

Befitting its exclusive settings, you can enjoy a suite of Premier Residential Services*. Be it handling your deliveries or receiving your laundry, we'll be there for it all when you're not.



Artist's Impression

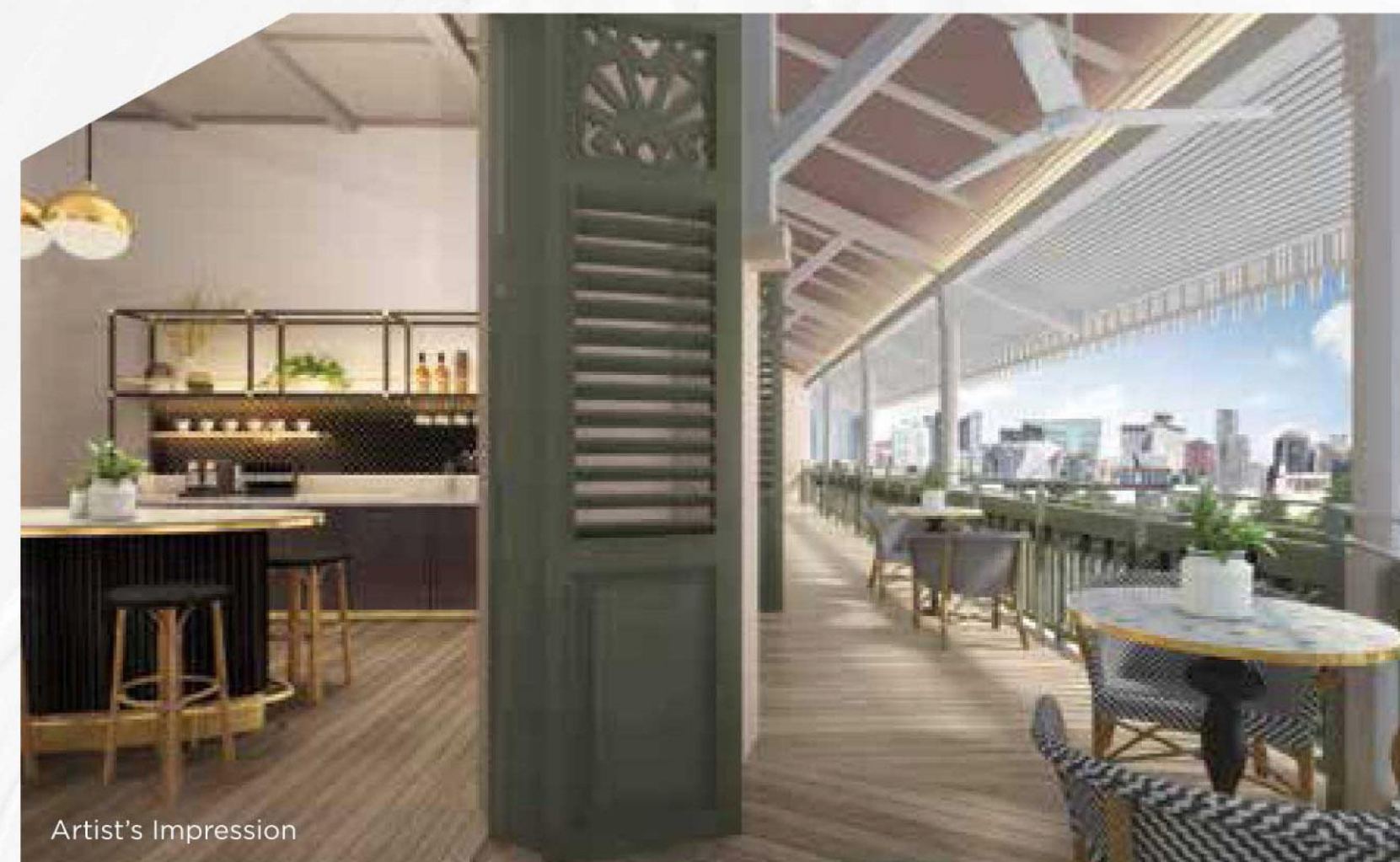
*Selected services are chargeable. Terms and conditions apply.

CLUB HAUS

HIT

THE CLUBS. ALL 4 OF THEM.

The neighbourhood offers plenty of nightlife and entertainment choices. Closer to home, an alternate club experience awaits at your own Club Haus. Chill out with your friends at Club Suite, Club Gourmet, Club Visual and Club Lounge in century-old rooms that once hosted the grandest parties of the past. The hilltop vistas of the city from the heritage-rich Verandah never get old. But don't just take our word for it.

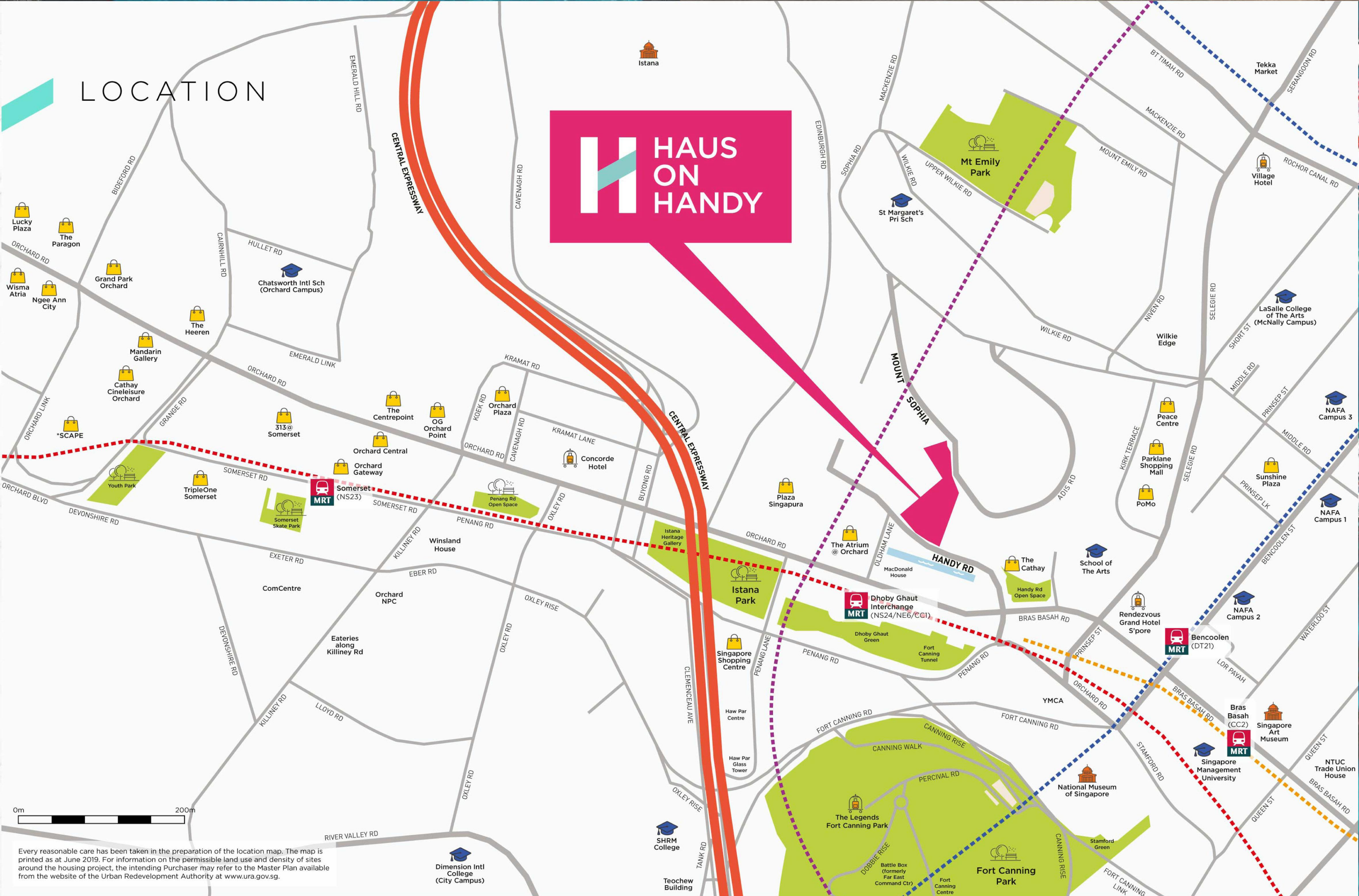


Artist's Impression



Artist's Impression

LOCATION



Every reasonable care has been taken in the preparation of the location map. The map is printed as at June 2019. For information on the permissible land use and density of sites around the housing project, the intending Purchaser may refer to the Master Plan available from the website of the Urban Redevelopment Authority at www.ur.gov.sg.

AND HERE'S TO ITS FUTURE*

HERE'S TO THE HEART OF THE CITY

Just a 2-min walk to Dhoby Ghaut MRT Interchange and Plaza Singapura

Dhoby Ghaut - a lifestyle zone nestled in lush greenery for enthralling festivals, fashion shows and more. What's not to get excited about?

Orchard Road - an urban corridor with excitement ranging from trendy F&B and retail pop-up stores to vibrant arts & entertainment events. Now that's something you won't want to get away from.

*Reference to Orchard Road rejuvenation plans (Source: URA)

SITE PLAN



LEGEND

ARRIVAL

- 1 Arrival on Handy
- 2 Club Haus Arrival

SOCIAL

- 3 BBQ Pavilion
- 4 Club Haus
- 5 Garden Swing
- 6 Lawn
- 7 Amphitheatre

NATURE

- 8 Nutmeg Terrace
- 9 Coffee Avenue
- 10 Clove Alcove
- 11 Areca Alcove
- 12 Garden Link

LEISURE

- 13 Lap Pool
- 14 Pool Deck
- 15 In-Pool Chaise
- 16 Spa Retreat
- 17 Vivarium Deck
- 18 Kids Pool
- 19 Kids Playground
- 20 Outdoor Rain Shower

SKY GARDEN

- 21 Yoga Lawn
- 22 Sky Fitness
- 23 Rooftop Lounge
- 24 Clove Deck
- 25 Nutmeg Garden
- 26 Garden Seats

ANCILLARY

- A Side Gate
- B Guardhouse**
- C Bin Centre**
- D Substation**
- E Genset***
- F Fire Engine Access

- Water Tank Locations
- Outline of Block 30

- ** Below Podium
- *** Above Block 30

SCHEMATIC DIAGRAM

28 Handy Road Singapore 229240

Unit Level	1	2	3	4	5	6	7	8	9	10	11	12	13	14
12	B5(d)	B6(d)	A4Sd(d)	A3(d)	A3(d)	A4Sc(d)	A4Sb(d)	C2(d)	C1(d)	B8S(d)	B3(d)	B4(d)	B11S(d)	A2b(d)
11	B5	B6	A4Sd	A3	A3	A4Sc	A4Sb	C2	C1	B8S	B3	B4	B11S	A2b
10	B5	B6	A4Sd	A3	A3	A4Sc	A4Sb	C2	C1	B8S	B3	B4	B11S	A2b
9	B5	B6	A4Sd	A3	A3	A4Sc	A4Sb	C2	C1	B8S	B3	B4	B11S	A2b
8	B5	B6	A4Sd	A3	A3	A4Sc	A4Sb	C2	C1	B8S	B3	B4	B11S	A2b
7	B5	B6	A4Sd	A3	A3	A4Sc	A4Sb	C2	C1	B8S	B3	B4	B11S	A2b
6	B5	B6	A4Sd	A3	A3	A4Sc	A4Sb	C2	C1	B8S	B3	B4	B11S	A2b
5	B5	B6	A4Sd	A3	A3	A4Sc	A4Sb	C2	C1	B8S	B3	B4	B11S	A2a
4	B5	B6	A4Sd	A3	A3	A4Sc	A4Sb	C2	C1	B8S	B3	B4	B11S	A2a
3	B5(p)	B6(p)	A4Sd(p)	A3(p)	A3(p)	A4Sc(p)	A4Sb(p)	C2(p)	C1(p)	B8S(p)	B3(p)	B4(p)	B11S(p)	A2a
2	Carpark													
1	Carpark													

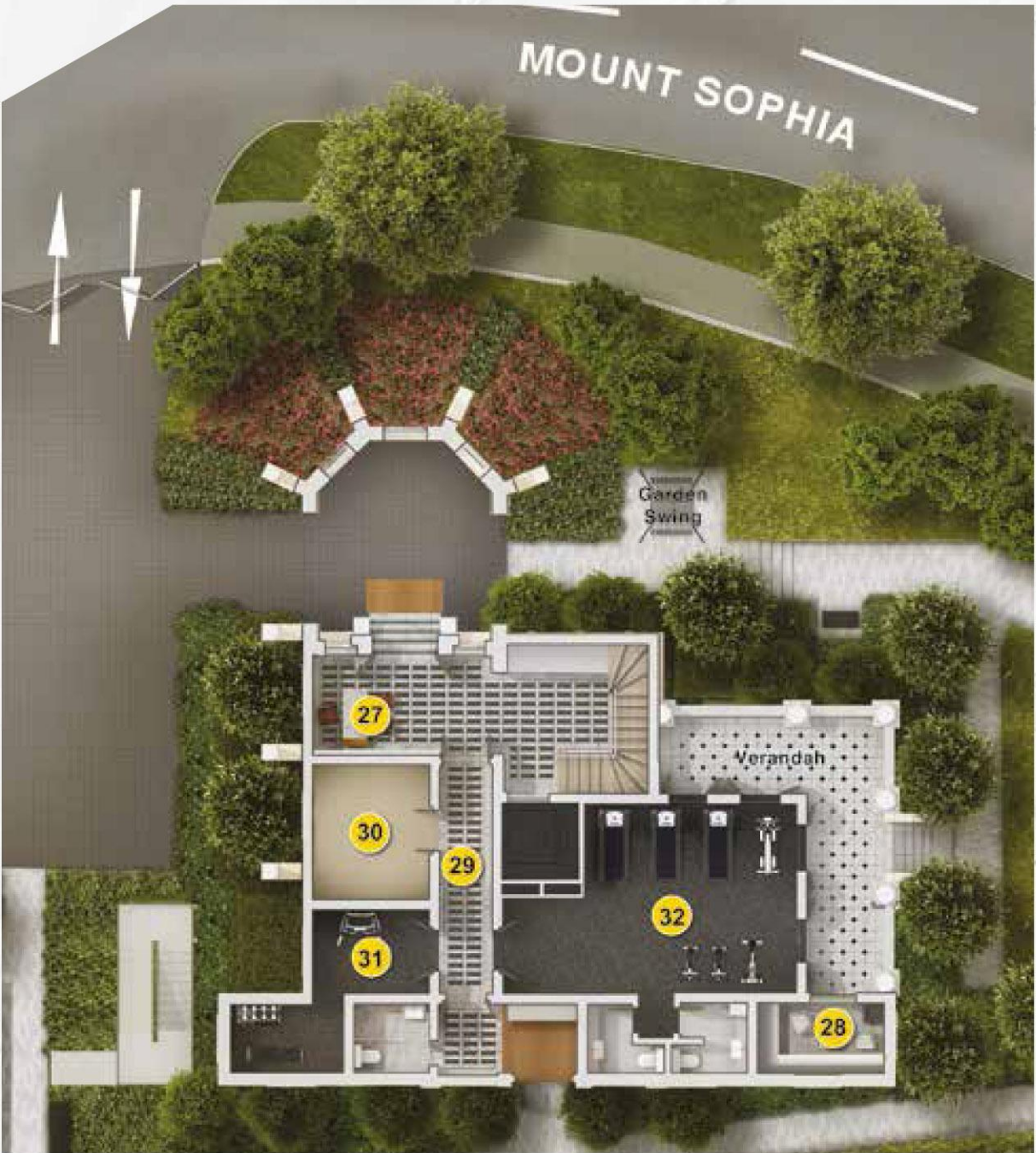
30 Handy Road Singapore 229241

Unit	15	16	17	18	19	20	21	22	
Level	9	C3DK	B9S	B2	B10S	B1	A1	A4Sa	B7
8	C3DK	B9S	B2	B10S	B1	A1	A4Sa	B7	
7	C3DK	B9S	B2	B10S	B1	A1	A4Sa	B7	
6	C3DK	B9S	B2	B10S	B1	A1	A4Sa	B7	
5	C3DK	B9S	B2	B10S	B1	A1	A4Sa	B7	
4	C3DK	B9S	B2(p)	B10S(p)	B1	A1	A4Sa	B7	
	Void								
3	Landscape Deck								
2	Carpark								
1	Carpark								

Legend

- 1-Bedroom
- 1-Bedroom + Study
- 2-Bedroom
- 2-Bedroom + Study
- 3-Bedroom
- 3-Bedroom Dual Key

CLUB HAUS



LEVEL 1

- 27 Premier Residential Services
- 28 Management Office
- 29 Heritage Alley
- 30 Freeform Studio
- 31 Power Studio
- 32 Gym Studio



LEVEL 2

- 33 Club Lounge
- 34 Club Visual
- 35 Club Gourmet
- 36 Club Suite
- 37 Pantry
- 38 Attic





LIVING SMART

HOME THE WAY YOU WANT IT – WITH ENOUGH ROOM FOR IMAGINATION

Take your pick from our range of 1-bedroom to 3-bedroom dual key apartments. Live it up with nights of good food and Netflix or transform your living room into a home office – the perfect place to make a living.

Controlling each and every day means having control of each and every convenience. With the presence of a Smart Hub in every unit, you can enjoy remote control of all your smart devices from your mobile phone.

Smart Home

- Smart Home Gateway With IP Camera
- Smart Voice Assistant
- Smart Lighting Control
- Smart Digital Lockset
- Smart Air-Conditioner Control
- Smart Door Bell With Built-In Camera

Smart Community

- Smart Booking
- Smart Parcel
- Smart Audio Video Intercom
- Smart Invite

1 - BEDROOM

TYPE A2b

44 sq m / 474 sq ft

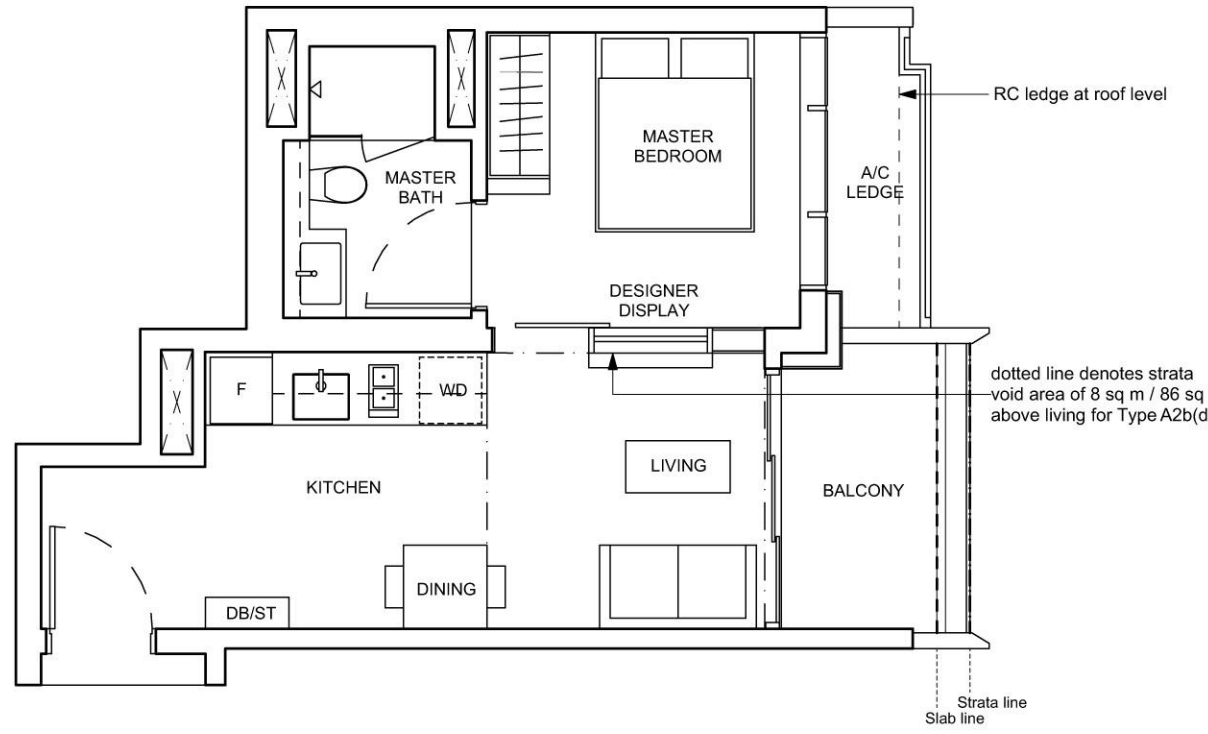
BLK 28: #06-14 to #11-14

TYPE A2b(d)

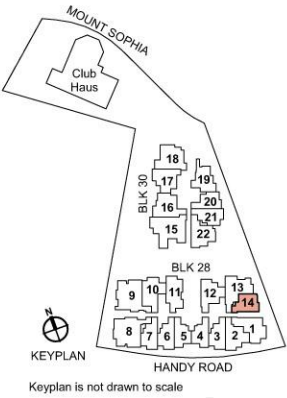
52 sq m / 560 sq ft

Including strata void area of 8 sqm / 86 sqft above living.
Approximate 5.03 m floor to ceiling height at living.

BLK 28: #12-14



Area includes air-con (A/C) ledge, balcony, private enclosed space (PES), and void (where applicable). Some units are mirror images of the apartment plans shown in the brochure. Orientation and facing may differ depending on the unit you are purchasing (please refer to the key plan). All plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen and balcony railing, please refer to the diagram annexed hereto as "Annexure A".



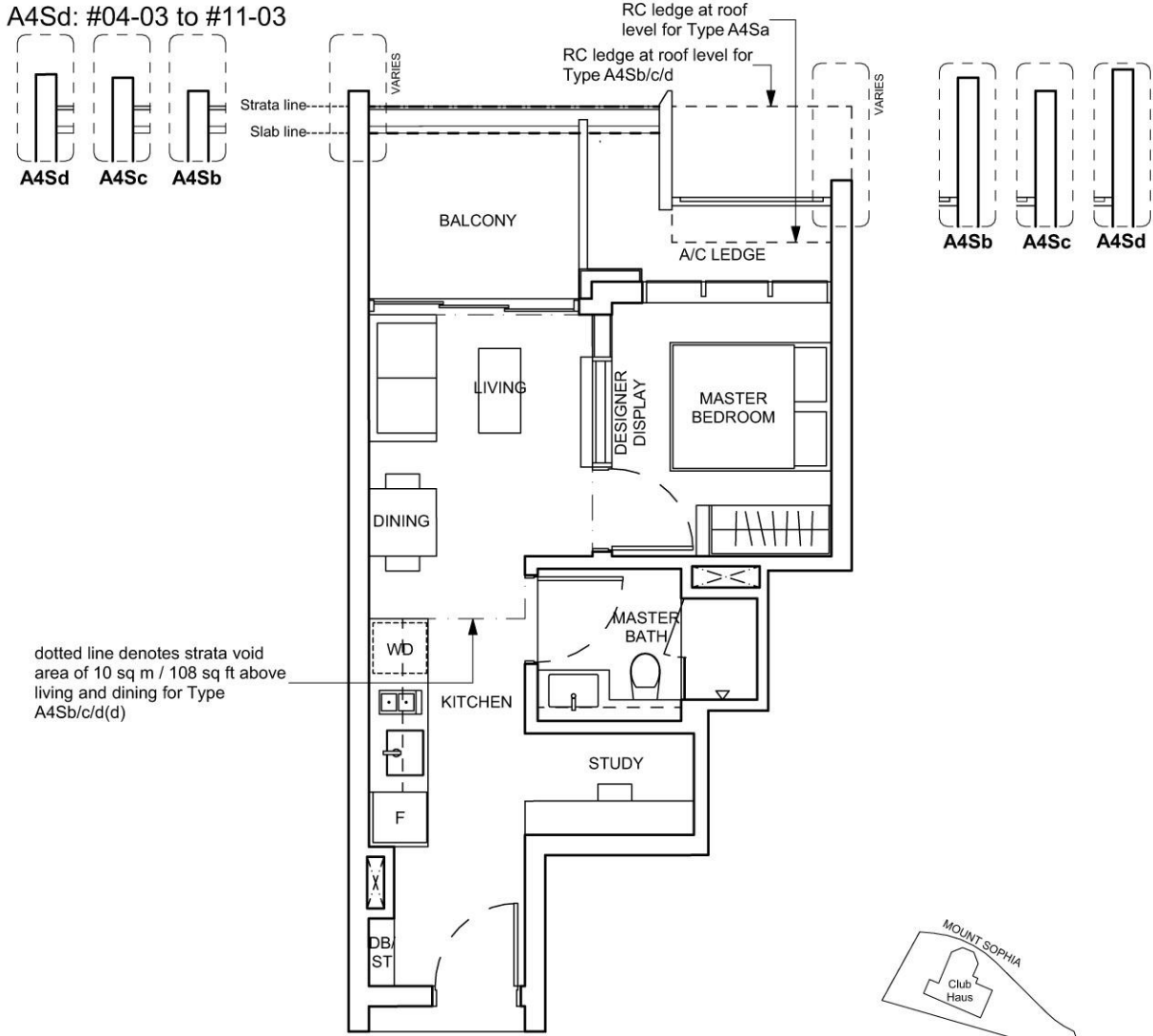
1 - BEDROOM + STUDY

TYPE A4Sa/b/c/d

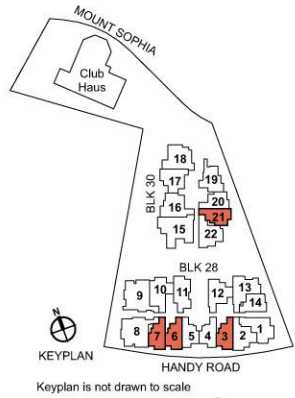
48 sq m / 517 sq ft

BLK 30:
A4Sa: #04-21 to #09-21

BLK 28:
A4Sb: #04-07 to #11-07
A4Sc: #04-06 to #11-06
A4Sd: #04-03 to #11-03



Area includes air-con (A/C) ledge, balcony, private enclosed space (PES), and void (where applicable). Some units are mirror images of the apartment plans shown in the brochure. Orientation and facing may differ depending on the unit you are purchasing (please refer to the key plan). All plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen and balcony railing, please refer to the diagram annexed hereto as "Annexure A".

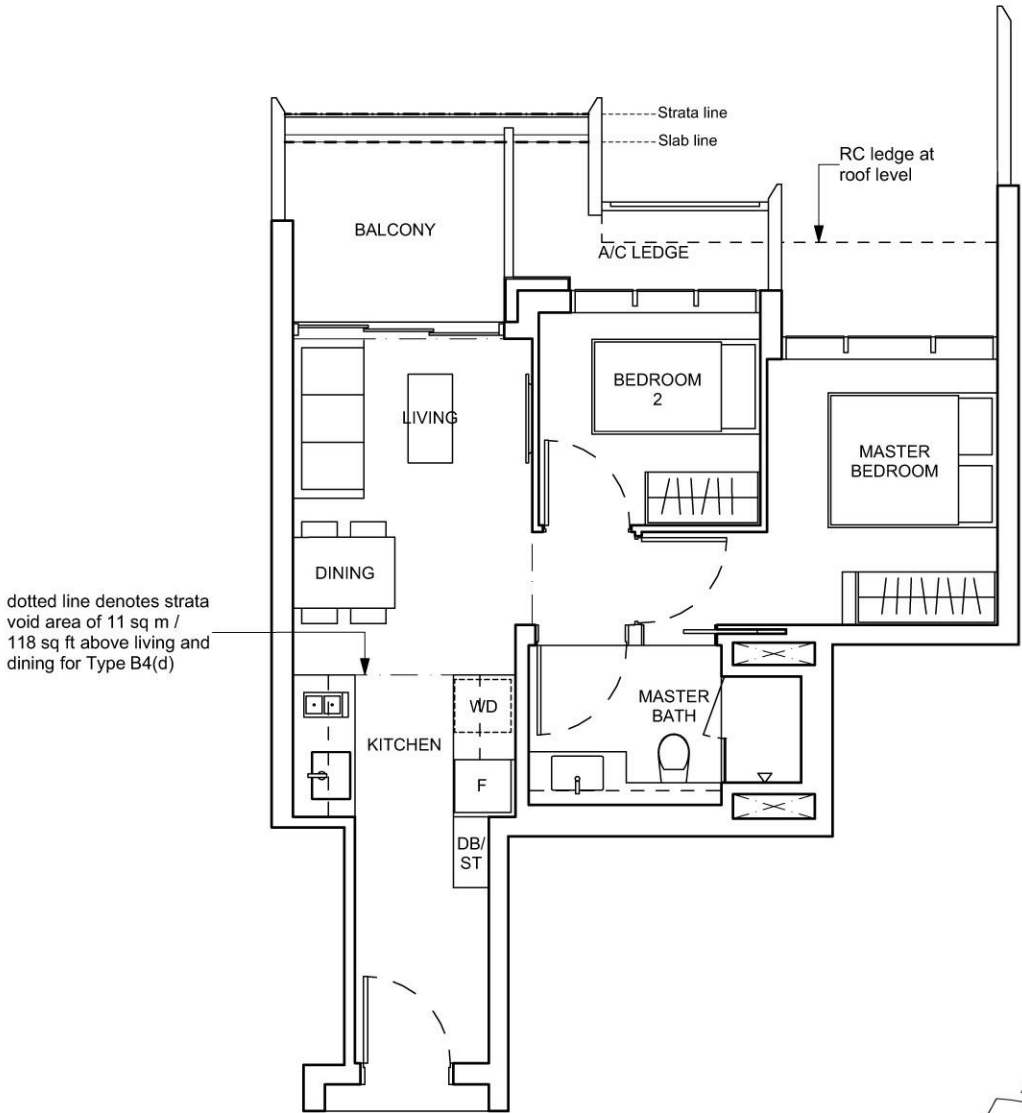


2 - BEDROOM

TYPE B4

58 sq m / 624 sq ft

BLK 28: #04-12 to #11-12



dotted line denotes strata void area of 11 sq m / 118 sq ft above living and dining for Type B4(d)



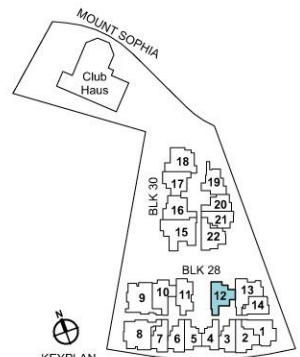
Area includes air-con (A/C) ledge, balcony, private enclosed space (PES), and void (where applicable). Some units are mirror images of the apartment plans shown in the brochure. Orientation and facing may differ depending on the unit you are purchasing (please refer to the key plan). All plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen and balcony railing, please refer to the diagram annexed hereto as "Annexure A".

TYPE B4(d)

69 sq m / 743 sq ft

Including strata void area of 11 sqm / 118 sqft above living and dining.
Approximate 5.03 m floor to ceiling height at living and dining.

BLK 28: #12-12



KEYPLAN
Handy Road
Keyplan is not drawn to scale

2 - BEDROOM + STUDY

TYPE B8S

63 sq m / 678 sq ft

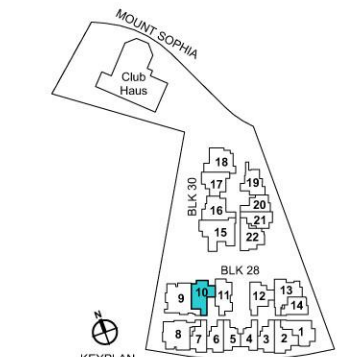
BLK 28: #04-10 to #11-10



dotted line denotes strata void area of 16 sq m / 172 sq ft above living and dining for Type B8S(d)



Area includes air-con (A/C) ledge, balcony, private enclosed space (PES), and void (where applicable). Some units are mirror images of the apartment plans shown in the brochure. Orientation and facing may differ depending on the unit you are purchasing (please refer to the key plan). All plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen and balcony railing, please refer to the diagram annexed hereto as "Annexure A".



KEYPLAN
Handy Road
Keyplan is not drawn to scale

TYPE B8S(d)

79 sq m / 850 sq ft

Including strata void area of 16 sqm / 172 sqft above living and dining.
Approximate 5.03 m floor to ceiling height at living and dining.

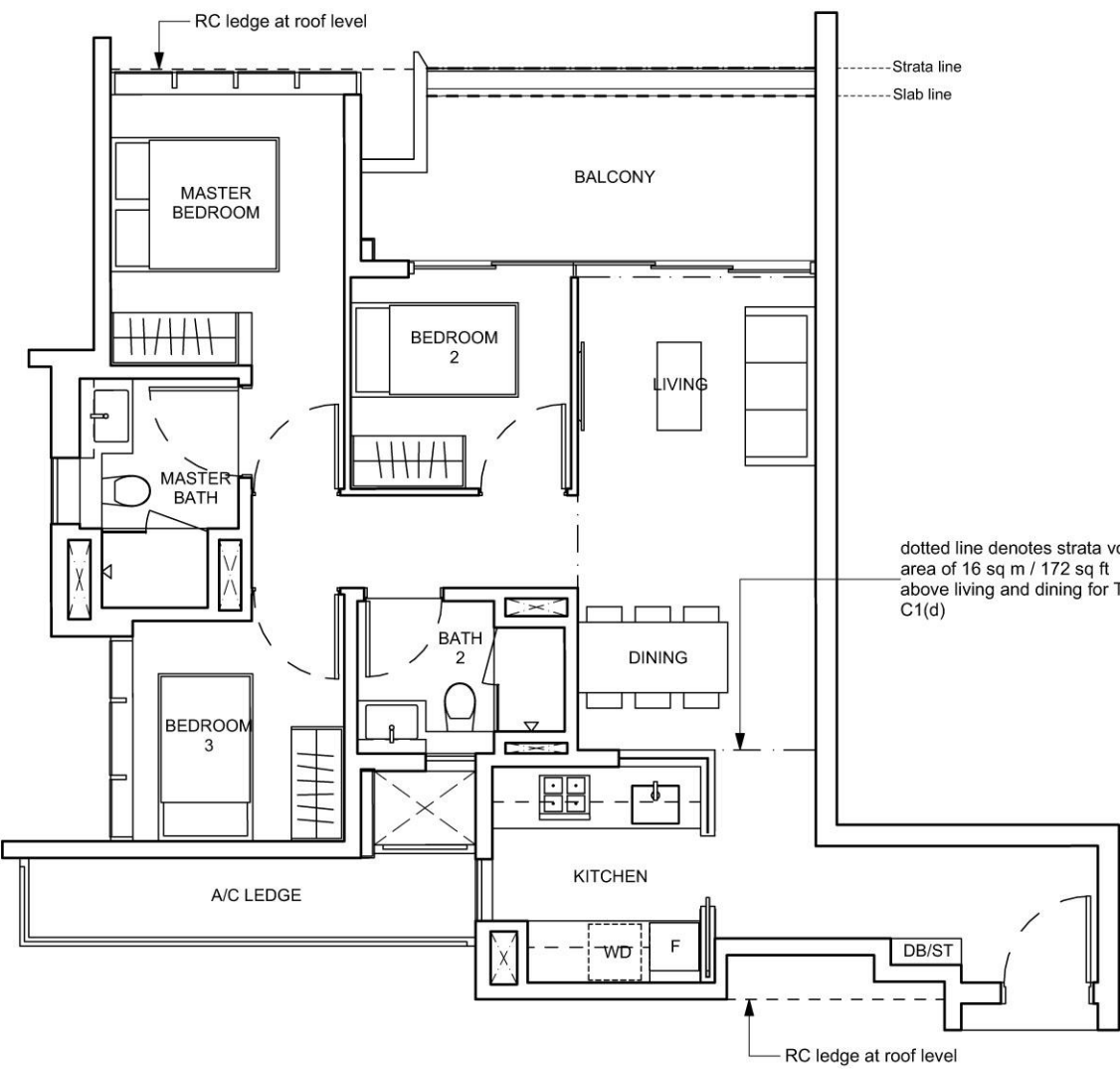
BLK 28: #12-10

3 - BEDROOM

TYPE C1

88 sq m / 947 sq ft

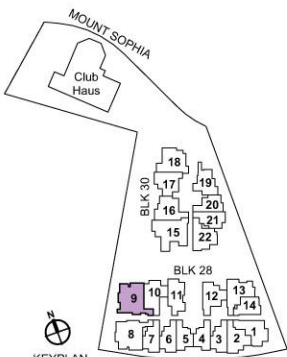
BLK 28: #04-09 to #11-09



dotted line denotes strata void area of 16 sq m / 172 sq ft above living and dining for Type C1(d)



Area includes air-con (A/C) ledge, balcony, private enclosed space (PES), and void (where applicable). Some units are mirror images of the apartment plans shown in the brochure. Orientation and facing may differ depending on the unit you are purchasing (please refer to the key plan). All plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen and balcony railing, please refer to the diagram annexed hereto as "Annexure A".



KEYPLAN
Handy Road
Keyplan is not drawn to scale

TYPE C1(d)

104 sq m / 1119 sq ft

Including strata void area of 16 sqm / 172 sqft above living and dining.
Approximate 5.03 m floor to ceiling height at living and dining.

BLK 28: #12-09