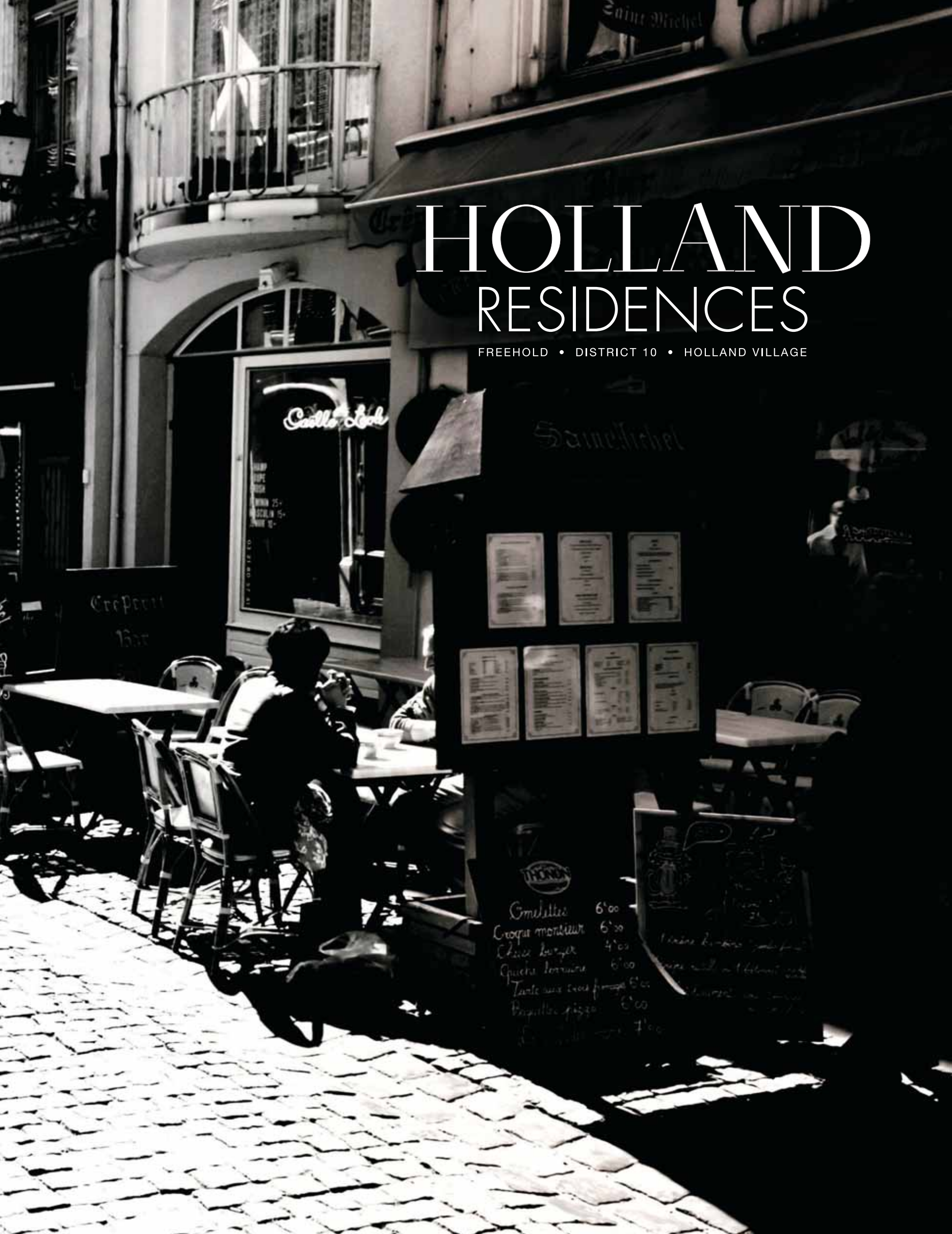


HOLLAND RESIDENCES

FREEHOLD • DISTRICT 10 • HOLLAND VILLAGE



HOLLAND RESIDENCES

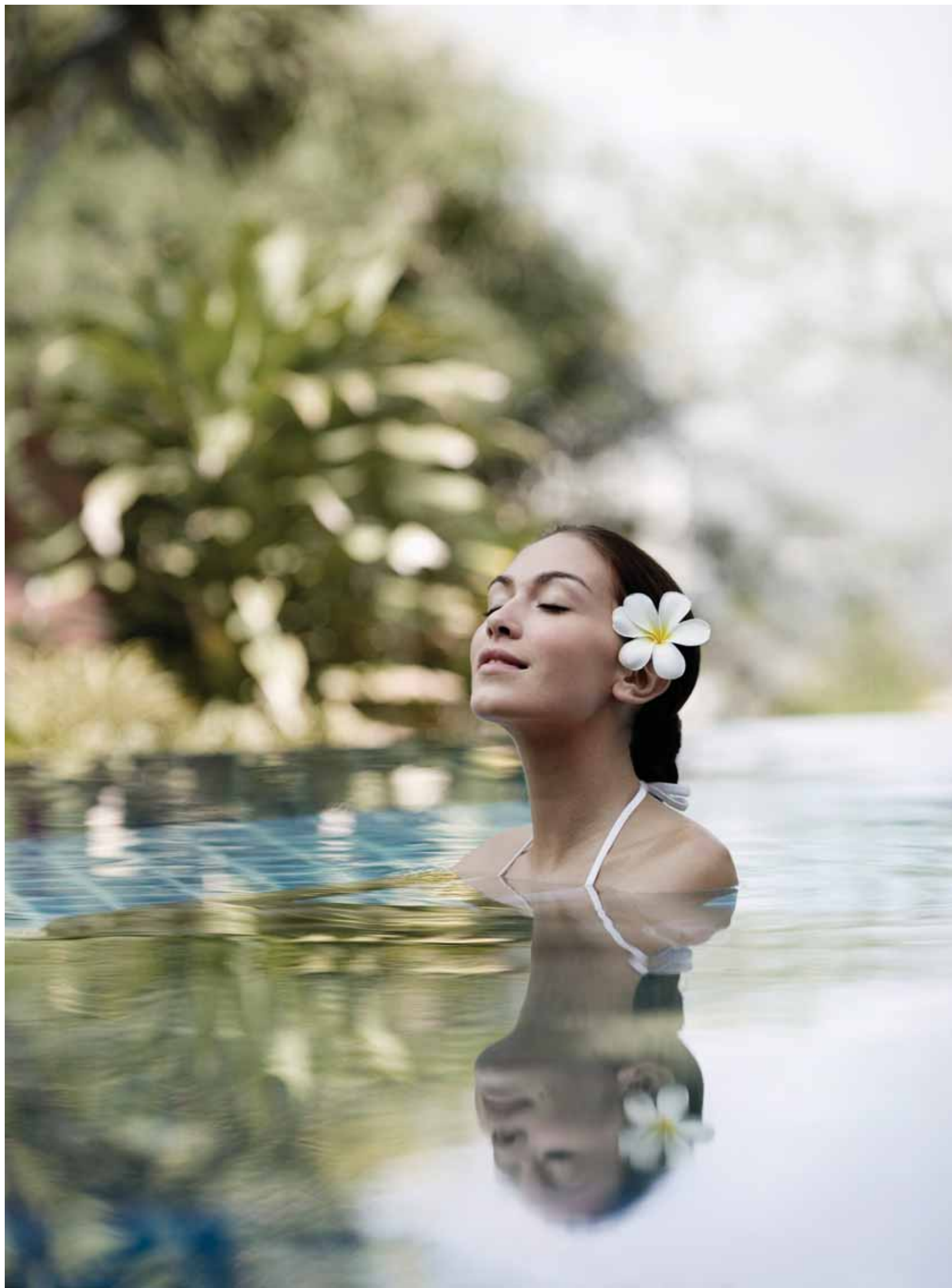
An intimate connection with the surrounds is essential in a home that embodies not only the characteristics of luxury, eclecticism and modernity, but also, above all, tranquility. Soak up the sun beside the waters that are a signature presence in your home or take a stroll to Holland Village for a Sunday afternoon latte. Truly, everything you have ever wished for in an ideal home materializes here at Holland Residences.





❧❧ *A holistic escape. A retreat complete with gleaming waters, lush surroundings and private spaces. All nestled in the upscale eclectic neighbourhood of Holland Village.*

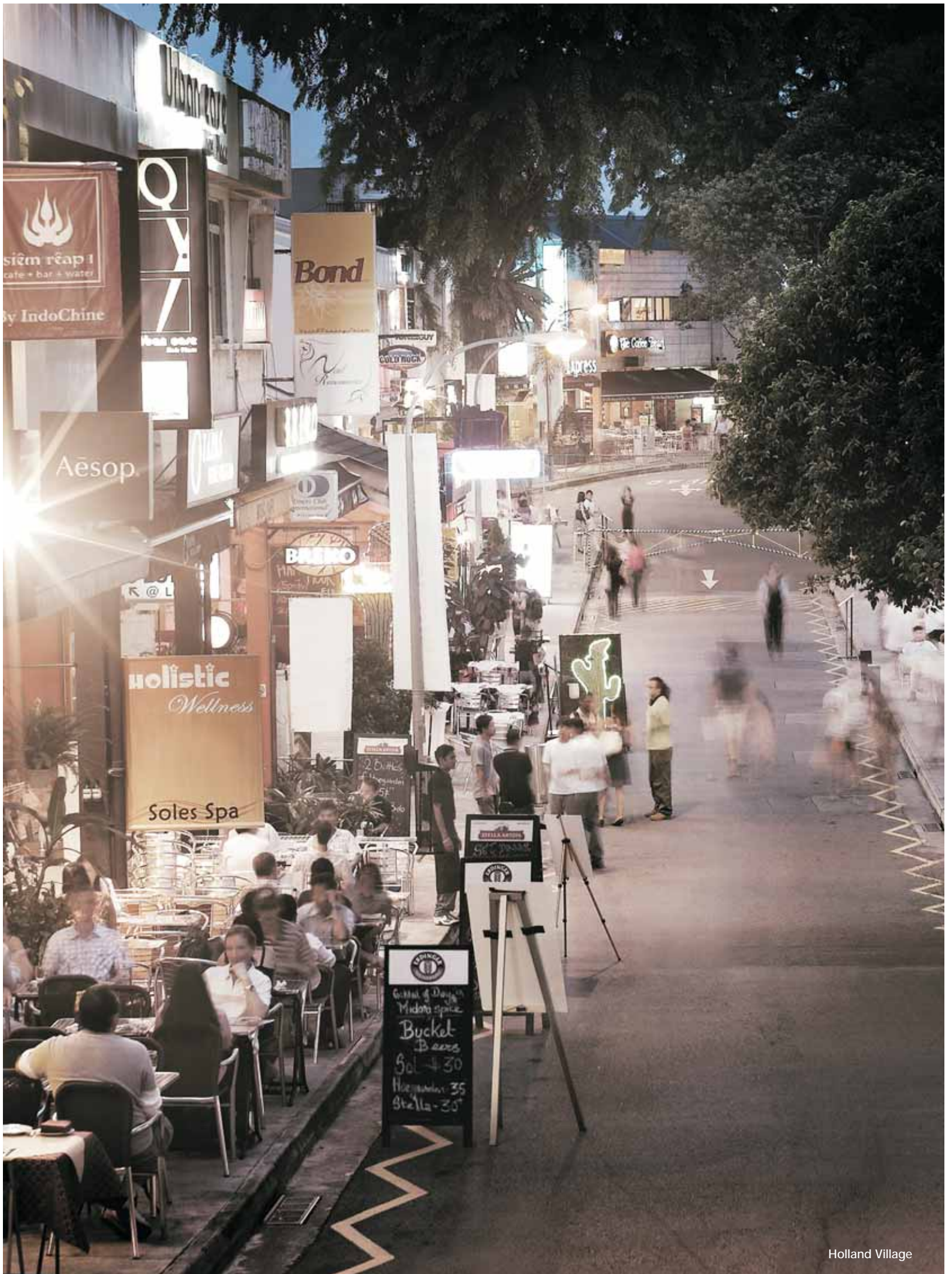
Like a gift wrapped present in a single package it all comes together here in a contemporary, chic presentation described as a modern oasis for the jet-setter in you. Naturally District 10 and freehold. ❧❧❧



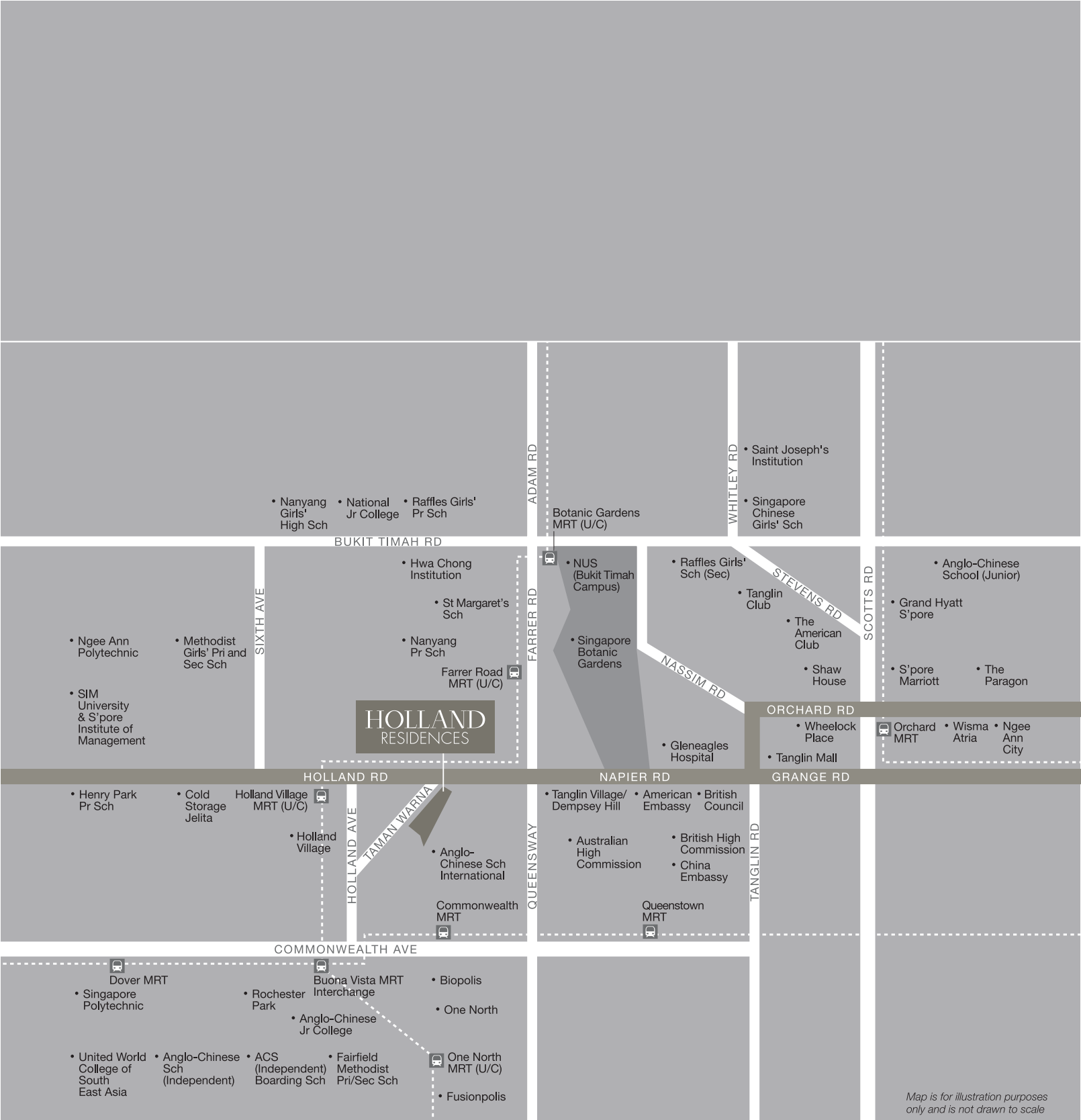
❧❧ *Star performance is accessibility and convenience. Positioned for ultimate accessibility, Holland Village is a lazy stroll away.*

Orchard Road and the Central Business District are a direct tree-lined drive past the Botanic Gardens, while elite schools on the Bukit Timah/Dunearn Road scholastic mile are minutes away. Those in the biotechnology field enjoy easy access to work with the Biopolis and Fusionpolis nearby — and everyone enjoys the vibrant night-life and dining scene in the very heart of the City. Never, ever a dull moment. ❧❧❧





Holland Village





Holland Village



Biopolis @ one-north



Orchard Road

Mere minutes away, Singapore's renowned Biopolis is a noted landmark in the vicinity. After work, make your way over to the bustling Orchard Road for a dose of retail therapy. Or for a quieter option, Holland Village is a world of dining and dessert options right at your doorstep.



Singapore Botanic Gardens



Tanglin Village/Dempsey Hill



Rochester Park

Over the weekend, take a morning stroll to the Botanic Gardens, which offer a lush respite from the busyness of everyday life. As dusk approaches, head over to the quiet enclaves of Tanglin Village/Dempsey Hill and Rochester Park either for a relaxing meal or to just enjoy the ambience with a cocktail in hand.





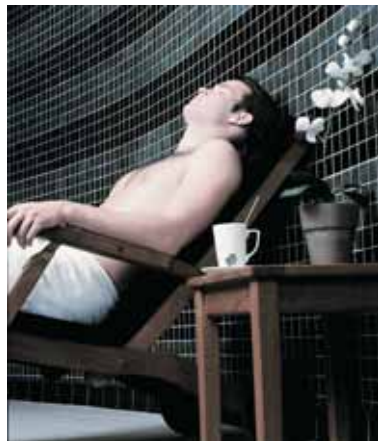
Sparkling turquoise waters at every turn accompanied by the refreshing scent of lush greenery – this is the picture perfect boutique-home lifestyle of Holland Residences.

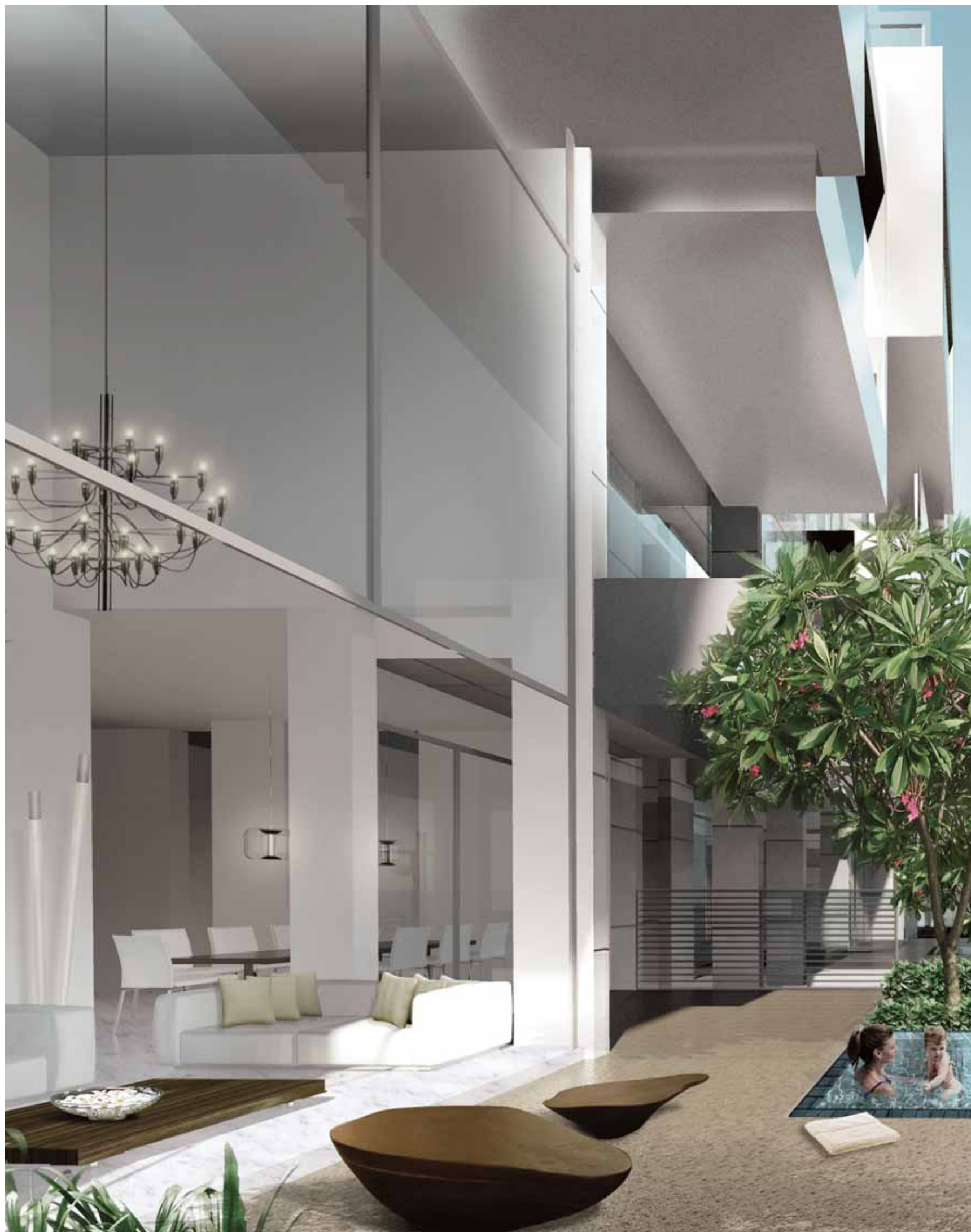
Honoured with the prestigious BCA Green Mark Award, this is a holistic urban oasis where contemporary life meets tranquil comfort. Embodied in 83 ultra exclusive apartments, Holland Residences is a home beyond imagination, an experience beyond expectation. Here is your rare chance to embrace urban living like never before.



❧❧ *The inspiration and design theme is 'water village', a Belt Collins International composition that starts with the oculus fountain by the glass-roof porte cochere.*

Waters flow past cascading streams to a multi-level landscape of infinity pool, lounge pool with underwater chaise lounge for the ultimate sensation in relaxation, cabanas, aqueduct feature Jacuzzi and a 'floating' gymnasium. A dimension in time and space to de-stress and soothe today's weary combatant. ❧❧❧







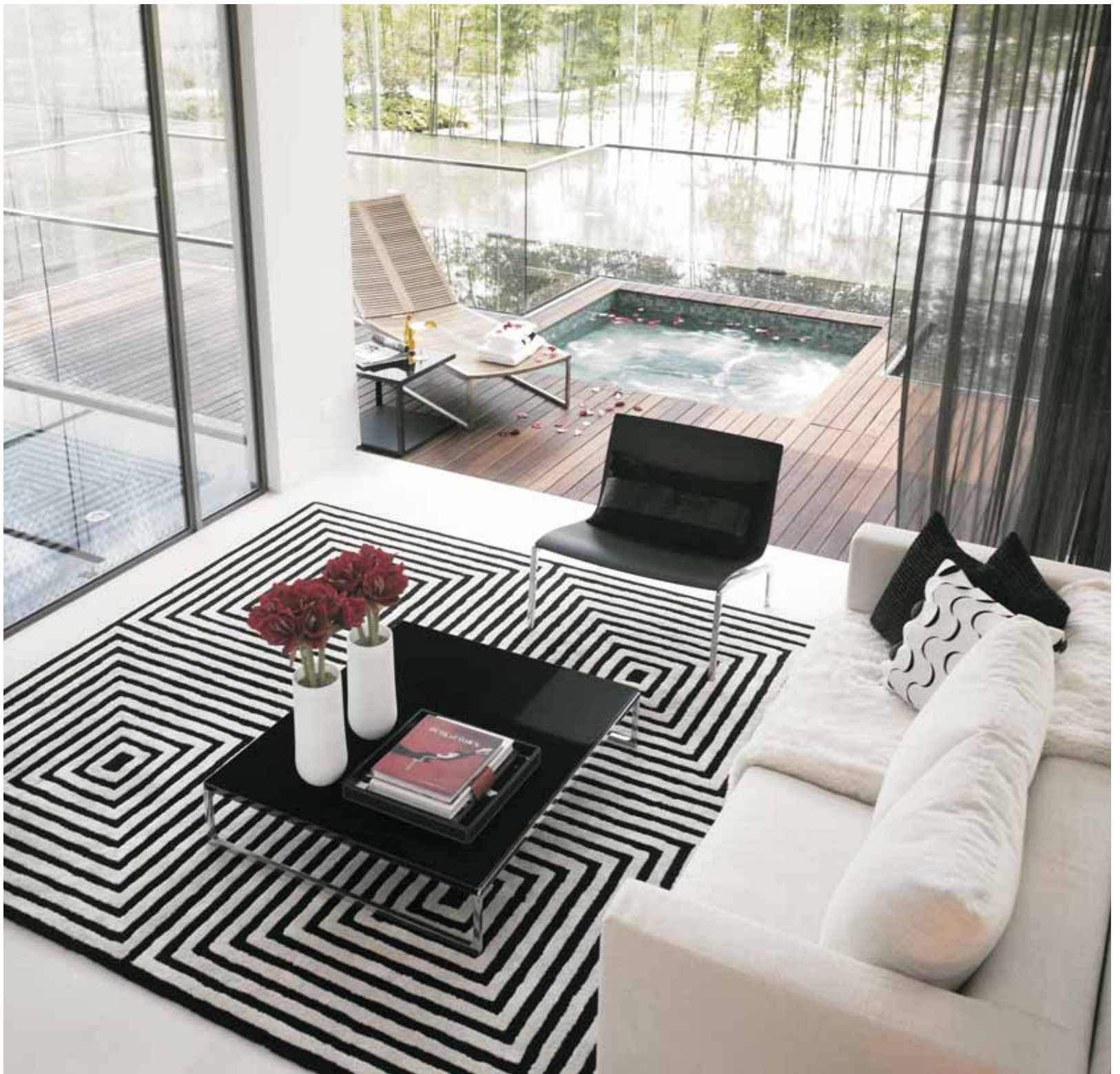
✿✿ *Only five storeys to help keep residents grounded with nature. A contemporary, under-stated design experience that says “This is home. I am who I am”.*

The recognition that proud owners are arbiters of good taste and the good life and are special — these are the insights that drive your choice of Holland Residences. With generosity apparent when it comes to unit choices, space and facilities, the foundation of what makes life purposeful and supremely elegant resides here. ✿✿✿









The living room is always a place where careful attention is paid. To be able to transform from a laidback space for bonding to a glamorous core for entertaining, it must be versatile and spacious. At Holland Residences, your living room is all this and more.



The most private of spaces, the master bedroom is a sanctuary where all weariness melts away upon stepping in and where comfort takes precedence over all else.





Experience the finest in living at Holland Residences. Renowned brands add prestige to a home that itself already exudes an exquisite charm. Find Miele in the kitchen, Bandini, Starck and Kohler in the bathrooms. All notable brands that assure both functional quality as well as impeccable style.

BANDINI

Miele
Anything else is a compromise

THE BOLD LOOK
OF **KOHLER**

Starck
DURAVIT

Site Plan

LEGEND:

- A) Guard House
- B) Waiting Area
- C) Central Water Feature
- D) Porte Cochere
- E) Arrival Plaza
- F) Kids' Play Area
- G) Covered BBQ Pit
- H) Feature Gate
- I) Pedestrian Spine
- J) Kids' Pool with Feature Spouts
- K) Swimming Pool with Suspended Feature Shade
- L) Timber Pool Deck with Chaise Lounge
- M) Cascade Shallow Pool
- N) Focal Tree Plaza
- O) Multi-purpose Plaza
- P) Koi Pond
- Q) Feature Aqueduct
- R) Jacuzzi Pool
- S) Lounge Pool
- T) Fun Pool with Feature
Suspended Shade and Rain
Shower Water Feature
- U) Timber Pool Deck with
Feature Backdrop Wall
- V) Jogging Track
- W) Basketball Shooting Area
- X) Foot Reflexology Area
- Y) Fitness Station
- Z) Pool Shower Stand





Unit Distribution Chart

1 TAMAN WARNA

UNIT STOREY	04	03	02	01
05 + ATTIC	#05-04 PH3	#05-03 PH2	#05-02 PH1	#05-01 PH4
04	#04-04 C2f	#04-03 C2e	#04-02 C2d	#04-01 C2g
03	#03-04 C2b	#03-03 C2a	#03-02 C2	#03-01 C2c
02	#02-04 A1	#02-03 A1	#02-02 A1	#02-01 A1
01	#01-04 C1a(i)	#01-03 C1(i)	#01-02 C1(i)	#01-01 C1a(i)

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 3 Bedroom Loft
- 4 Bedroom
- Penthouse

3 TAMAN WARNA

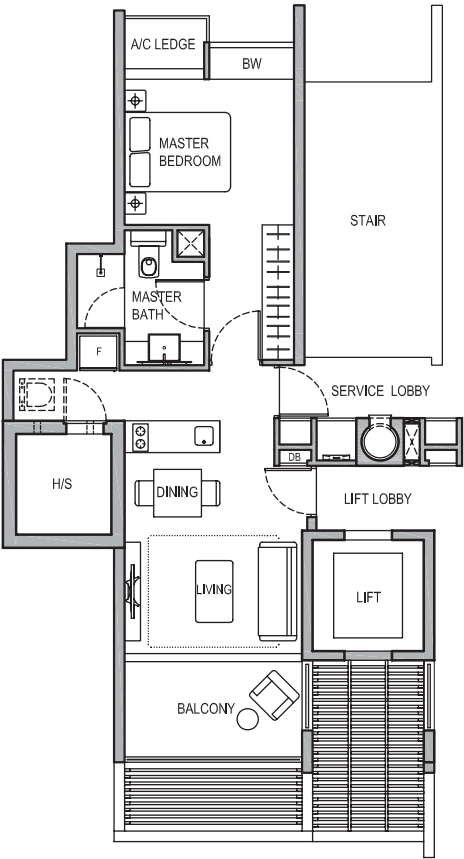
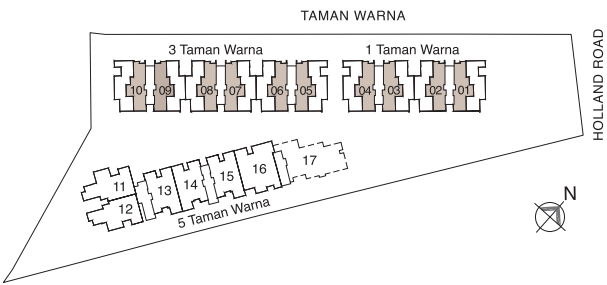
UNIT STOREY	10	09	08	07	06	05
05 + ATTIC	#05-10 PH3	#05-09 PH2	#05-08 PH1	#05-07 PH2	#05-06 PH1	#05-05 PH4
04	#04-10 C2f	#04-09 C2e	#04-08 C2d	#04-07 C2e	#04-06 C2d	#04-05 C2g
03	#03-10 C2b	#03-09 C2a	#03-08 C2	#03-07 C2a	#03-06 C2	#03-05 C2c
02	#02-10 A1	#02-09 A1	#02-08 A1	#02-07 A1	#02-06 A1	#02-05 A1
01	#01-10 C1a(i)	#01-09 C1(i)	#01-08 C1(i)	#01-07 C1(i)	#01-06 C1(i)	#01-05 C1a(i)

5 TAMAN WARNA

UNIT STOREY	11	12	13	14	15	16	17
05 + ROOF TERRACE	#05-11 PH9	#05-12 PH10	#05-13 PH7	#05-14 PH8	#05-15 PH8	#05-16 PH6	#05-17 PH5
04	#04-11 B1	#04-12 B1a	#04-13 B2	#04-14 B2a	#04-15 B2a	#04-16 C3	#04-17 D2
03	#03-11 B1	#03-12 B1a	#03-13 B2	#03-14 B2a	#03-15 B2a	#03-16 C3	#03-17 D2
02	#02-11 B1	#02-12 B1a	#02-13 B2	#02-14 B2a	#02-15 B2a	#02-16 C3	#01-17 Clubhouse
01	#01-11 B1(i)	#01-12 B1a(i)	#01-13 B2(i)	#01-14 B2a(i)	#01-15 B2a(i)	#01-16 C3(i)	

1 Bedroom

TYPE A1
56 sqm / 602 sqft
#02-01, #02-02
#02-03, #02-04
#02-05, #02-06
#02-07, #02-08
#02-09, #02-10



2 Bedroom

TYPE B1

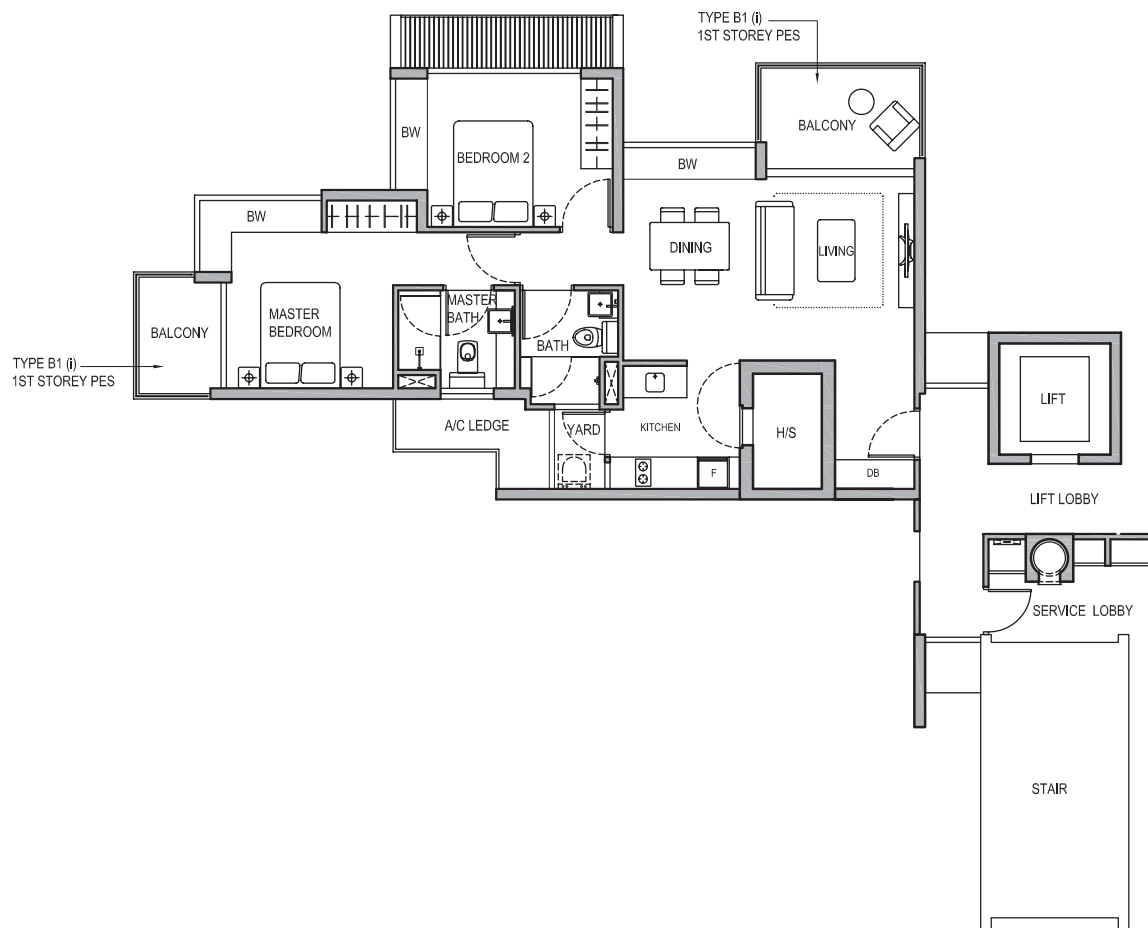
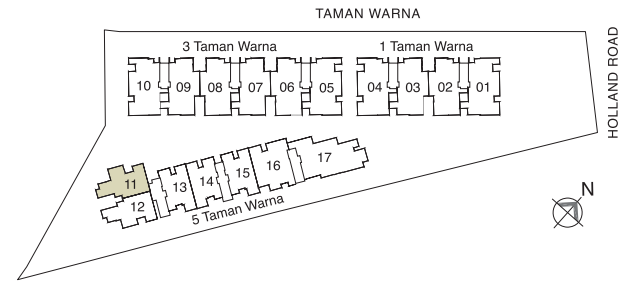
89 sqm / 957 sqft

#02-11, #03-11, #04-11

TYPE B1(i)

89 sqm / 957 sqft

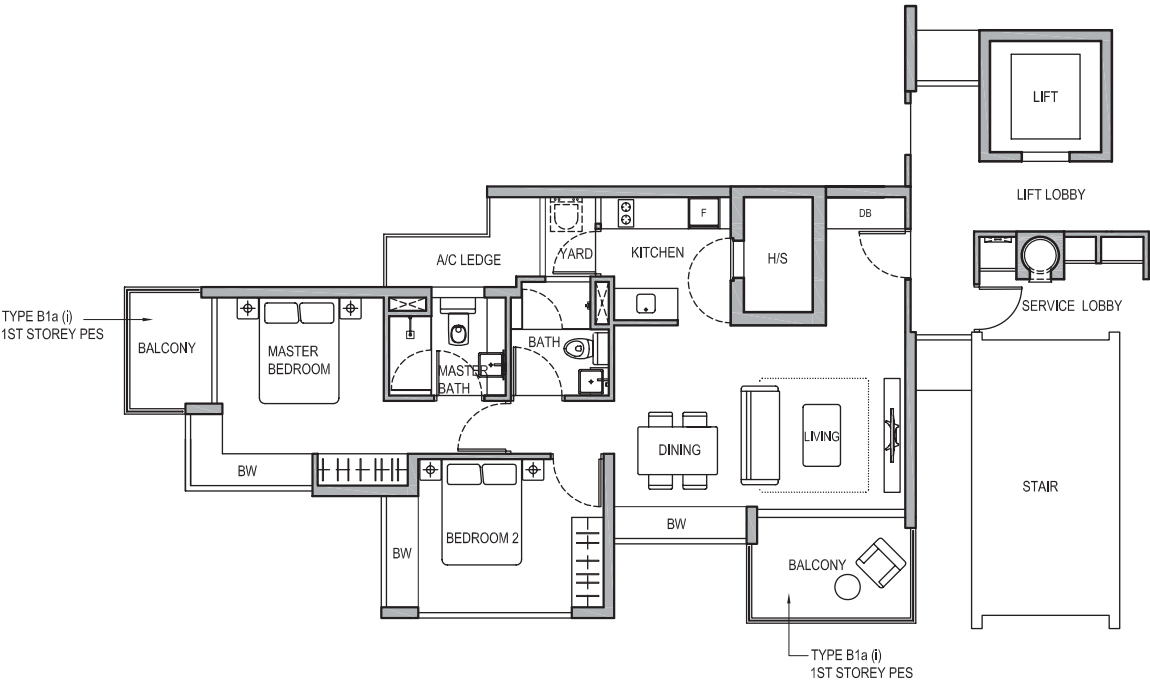
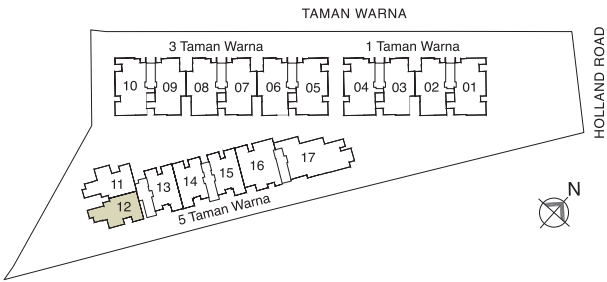
#01-11



2 Bedroom

TYPE B1a
89 sqm / 957 sqft
#02-12, #03-12, #04-12

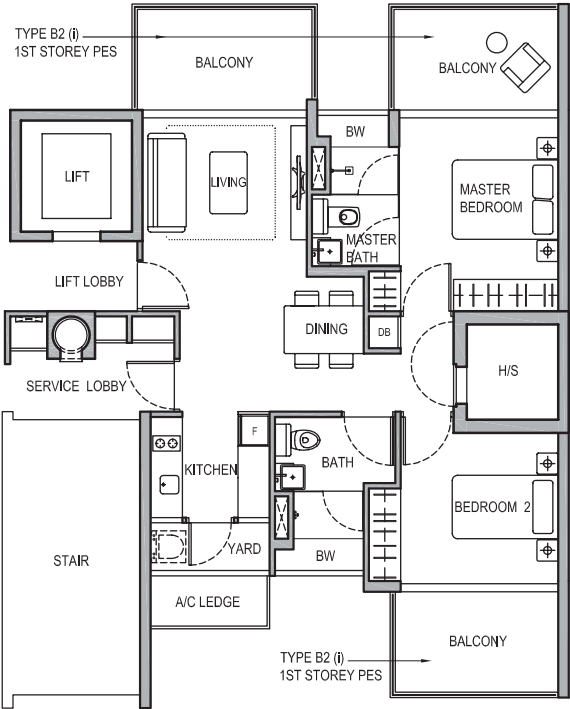
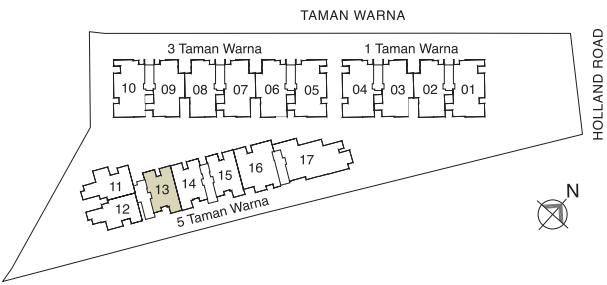
TYPE B1a(i)
89 sqm / 957 sqft
#01-12



2 Bedroom

TYPE B2
91 sqm / 979 sqft
#02-13, #03-13, #04-13

TYPE B2(i)
91 sqm / 979 sqft
#01-13



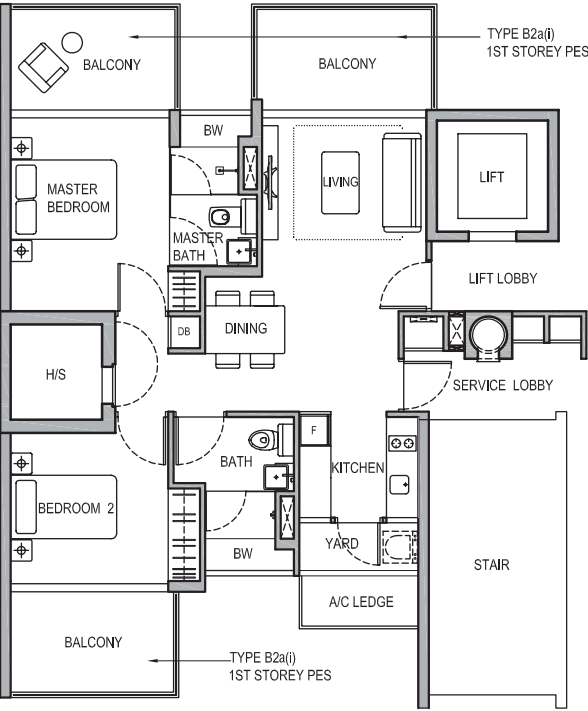
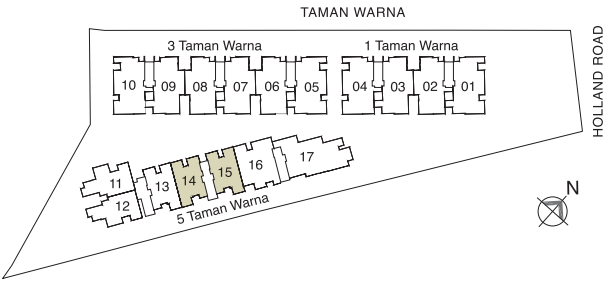
2 Bedroom

TYPE B2a

91 sqm / 979 sqft
#02-14, #03-14, #04-14
#02-15, #03-15, #04-15

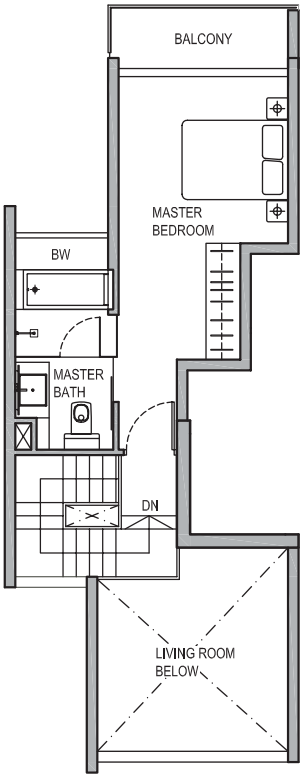
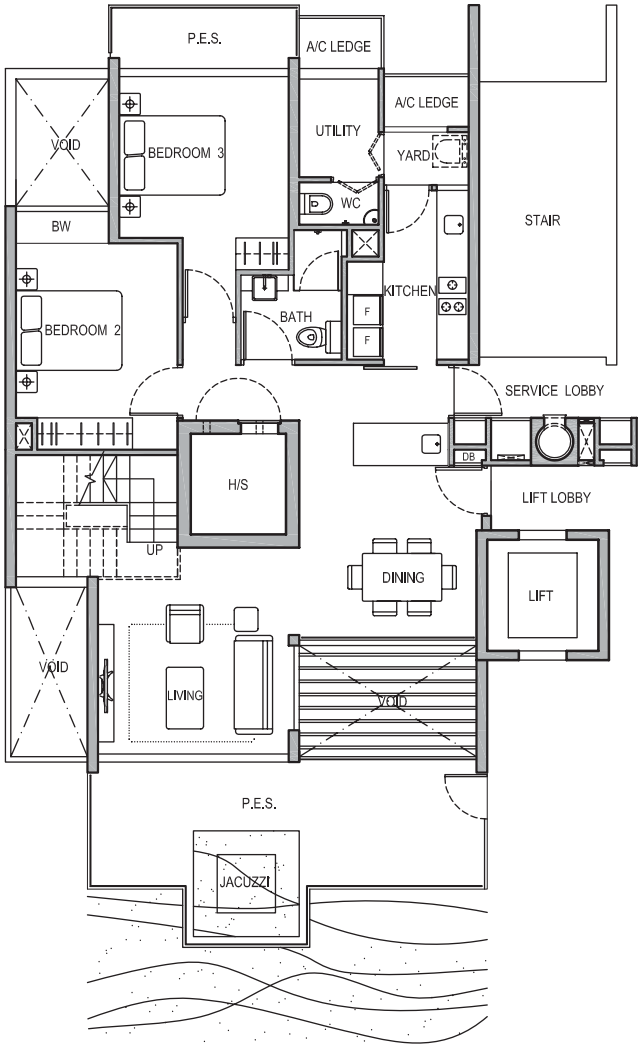
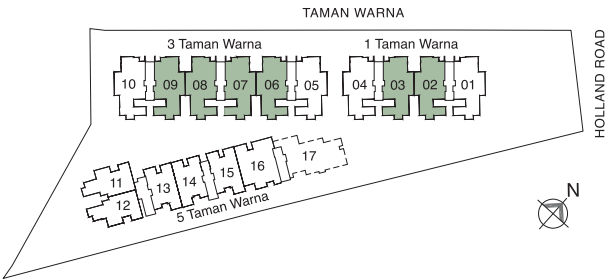
TYPE B2a(i)

91 sqm / 979 sqft
#01-14, #01-15



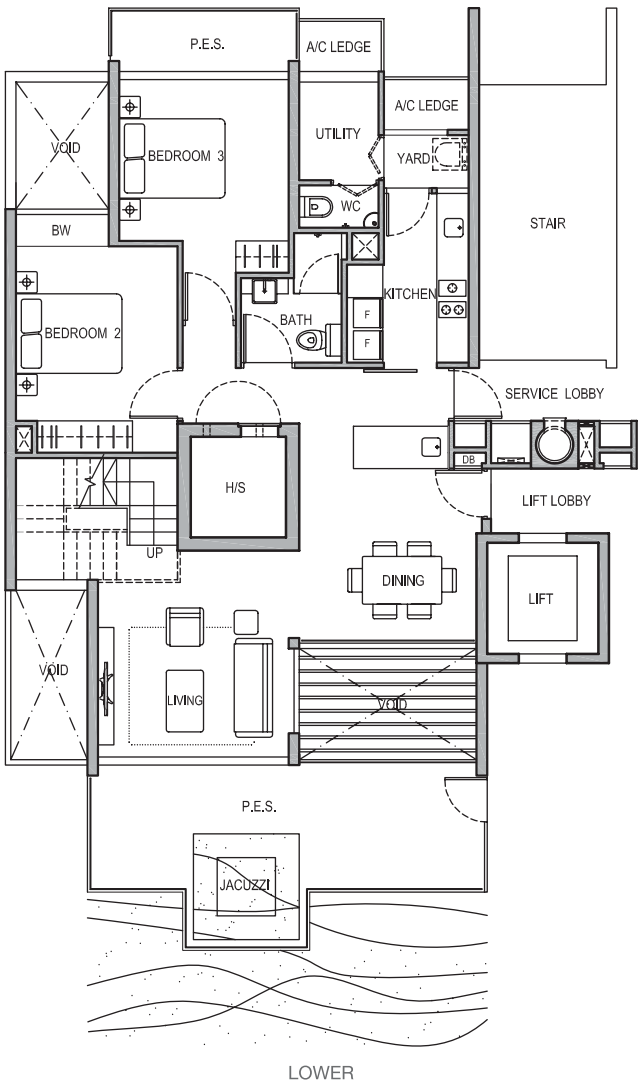
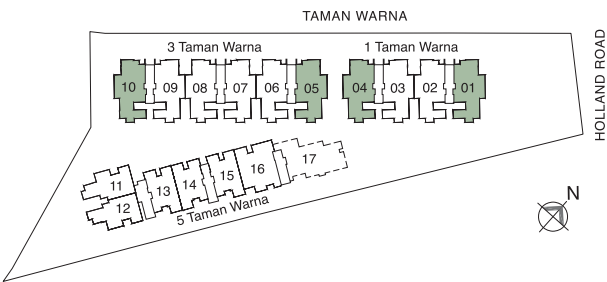
3 Bedroom Loft

TYPE C1(i)
175 sqm / 1,883 sqft
#01-02, #01-03
#01-06, #01-07
#01-08, #01-09

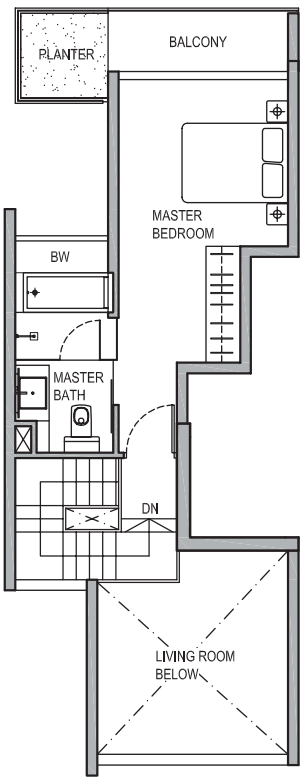


3 Bedroom Loft

TYPE C1a(i)
178 sqm / 1,915 sqft
#01-01, #01-04
#01-05, #01-10



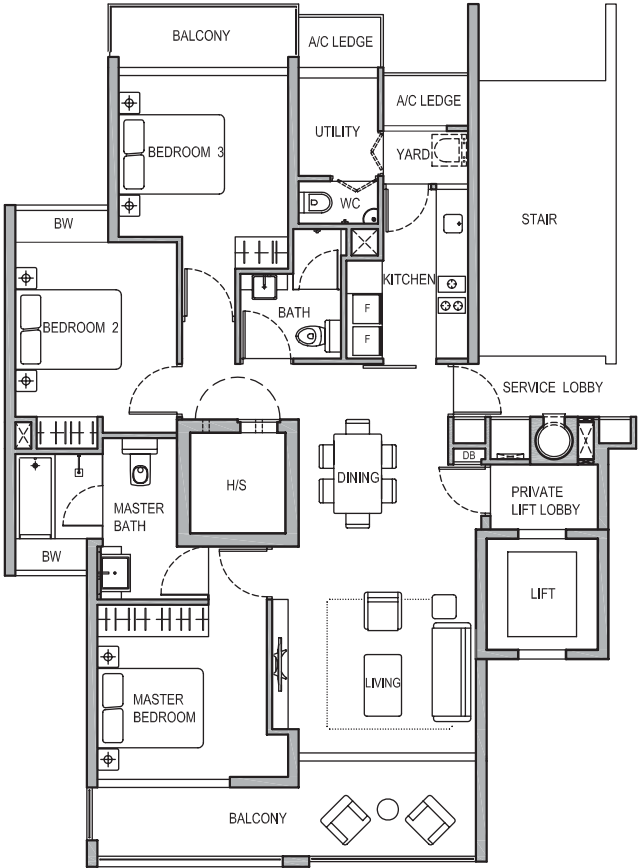
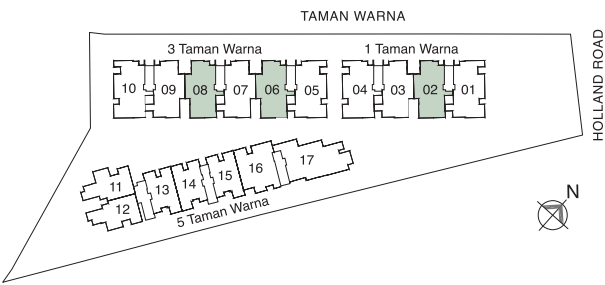
LOWER



UPPER

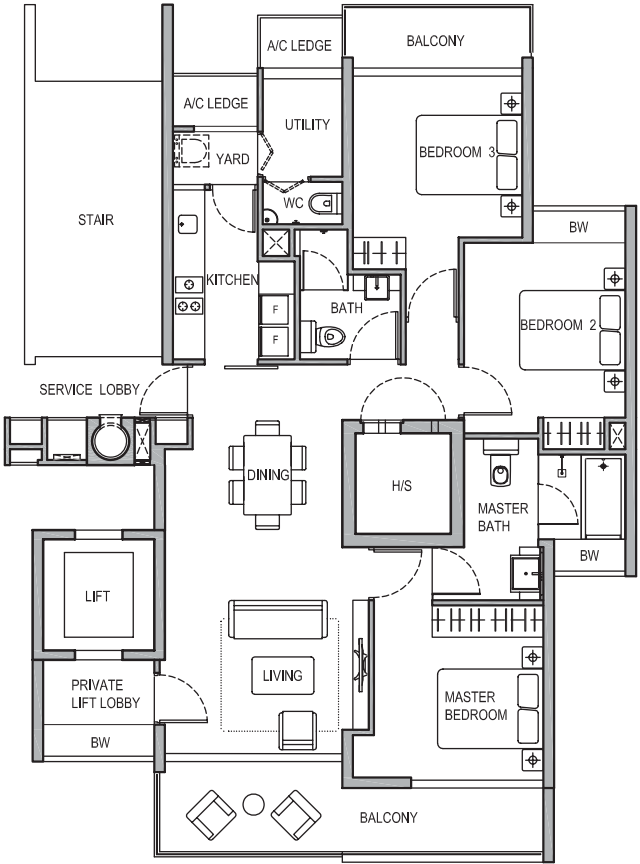
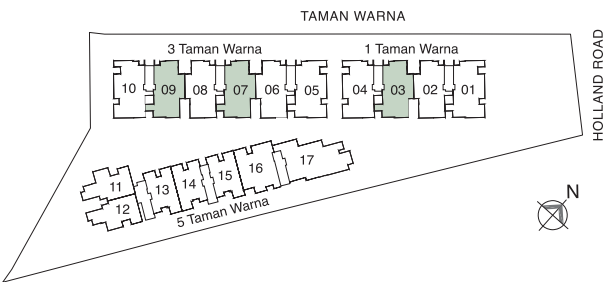
3 Bedroom

TYPE C2
126 sqm / 1,356 sqft
#03-02, #03-06
#03-08



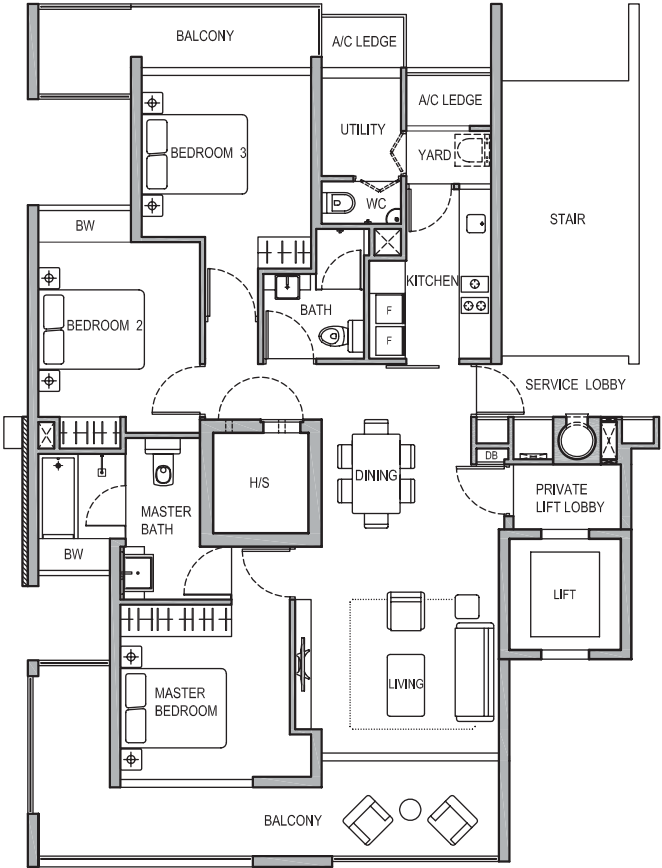
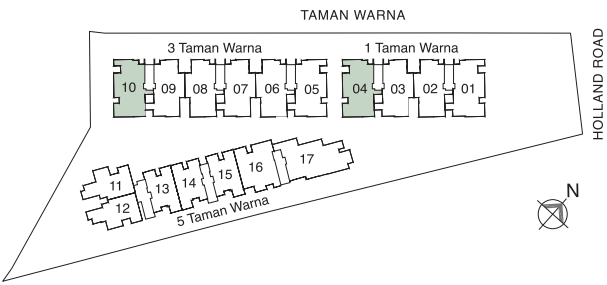
3 Bedroom

TYPE C2a
126 sqm / 1,356 sqft
#03-03, #03-07
#03-09



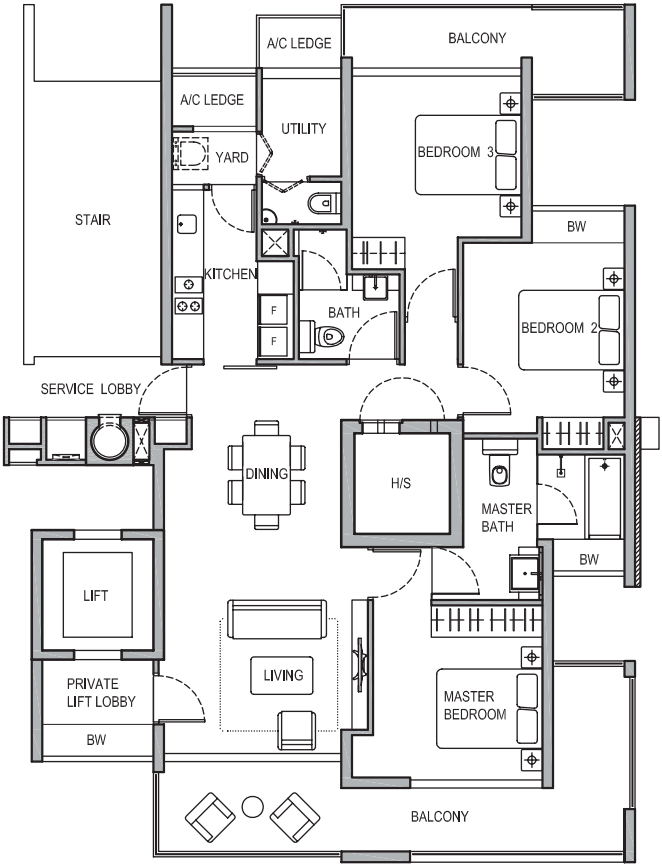
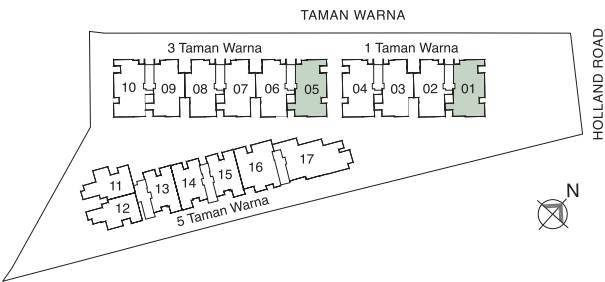
3 Bedroom

TYPE C2b
135 sqm / 1,453 sqft
#03-04, #03-10



3 Bedroom

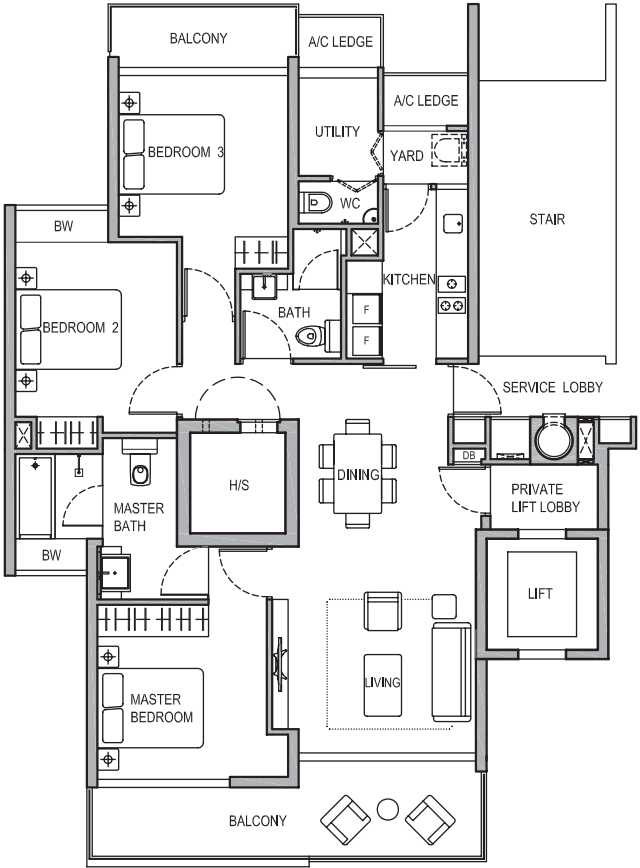
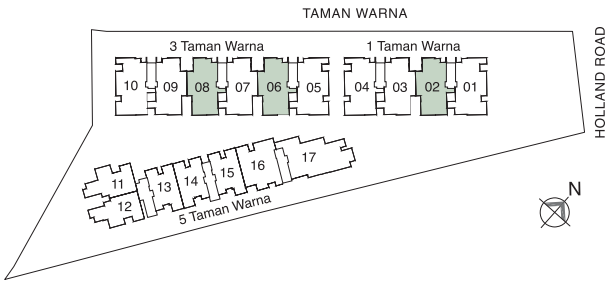
TYPE C2c
135 sqm / 1,453 sqft
#03-01, #03-05



3 Bedroom

TYPE C2d

126 sqm / 1,356 sqft
#04-02, #04-06
#04-08



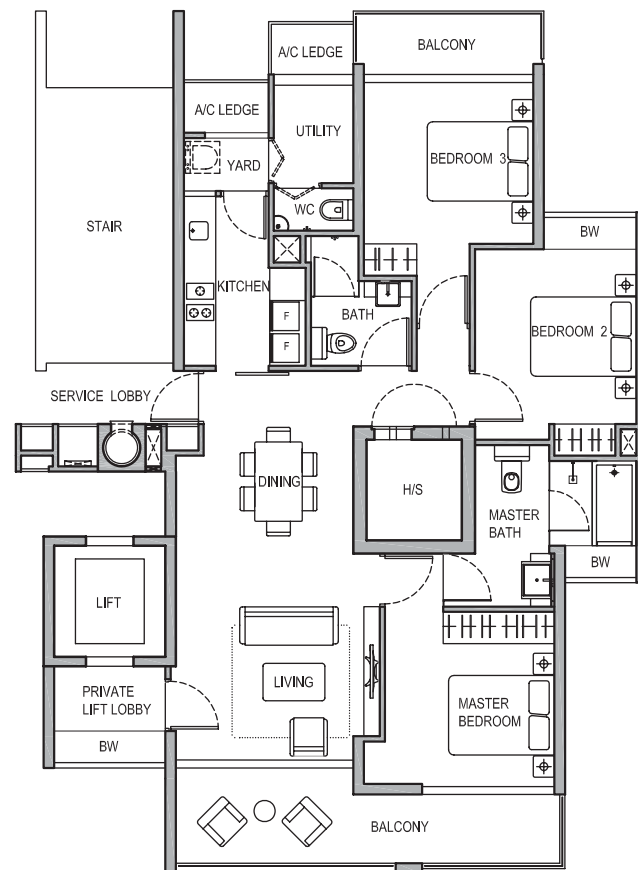
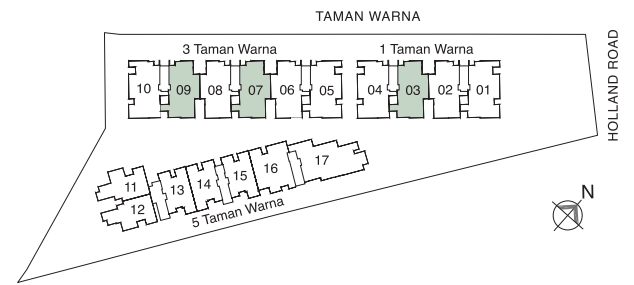
3 Bedroom

TYPE C2e

127 sqm / 1,367 sqft

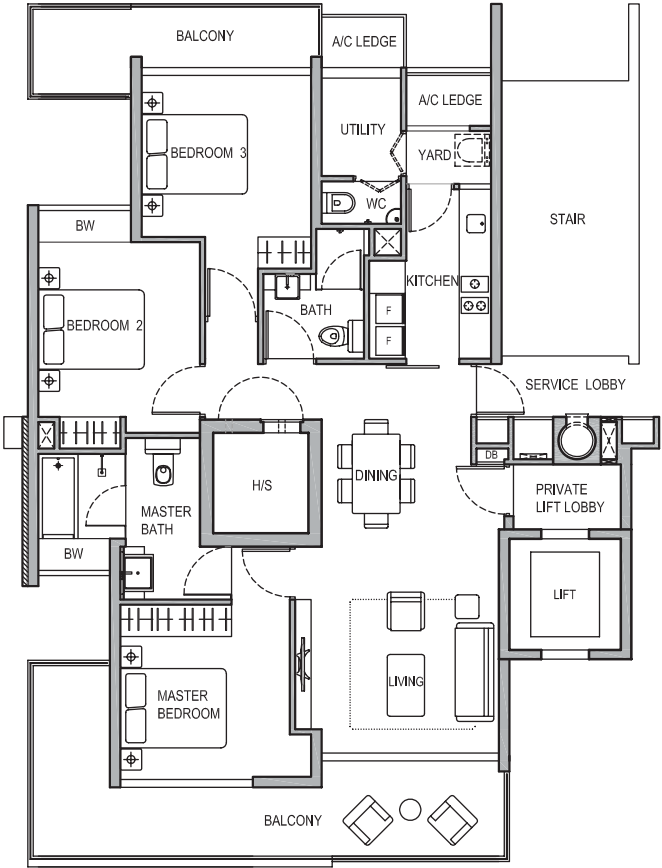
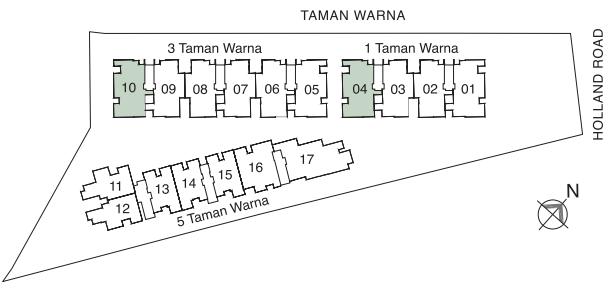
#04-03, #04-07

#04-09



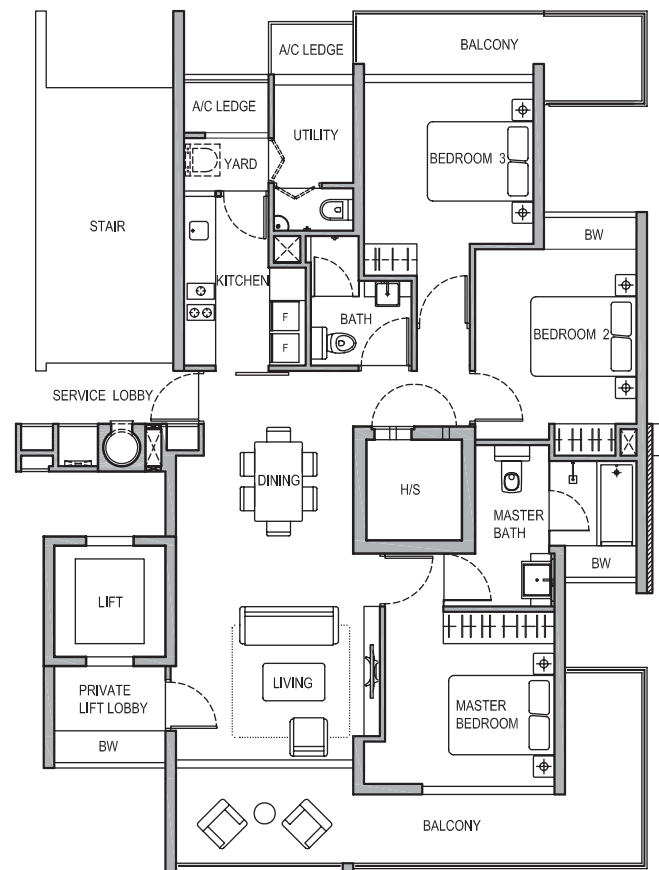
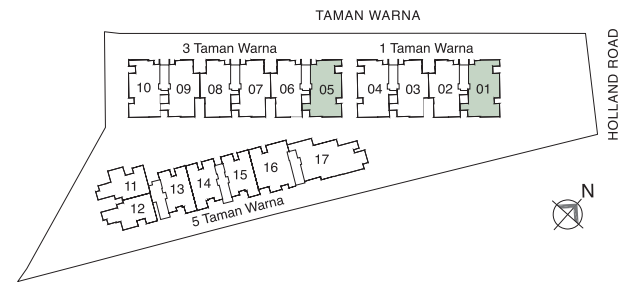
3 Bedroom

TYPE C2f
135 sqm / 1,453 sqft
#04-04, #04-10



3 Bedroom

TYPE C2g
136 sqm / 1,463 sqft
#04-01, #04-05



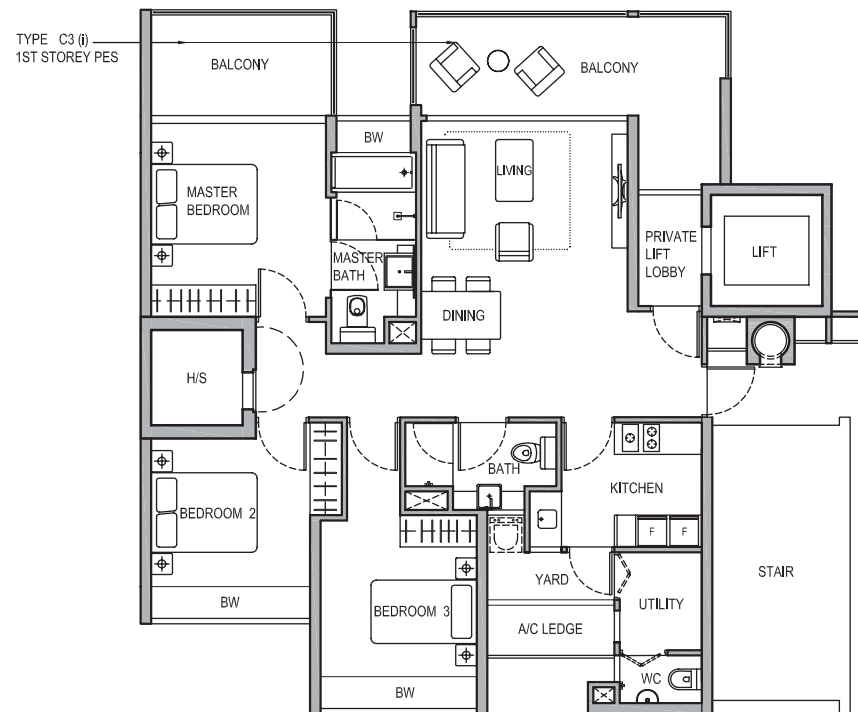
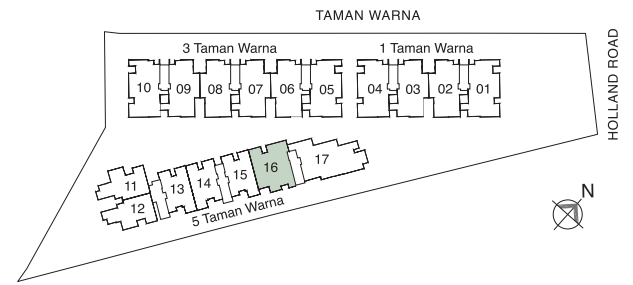
3 Bedroom

TYPE C3

129 sqm / 1,388 sqft
#02-16, #03-16, #04-16

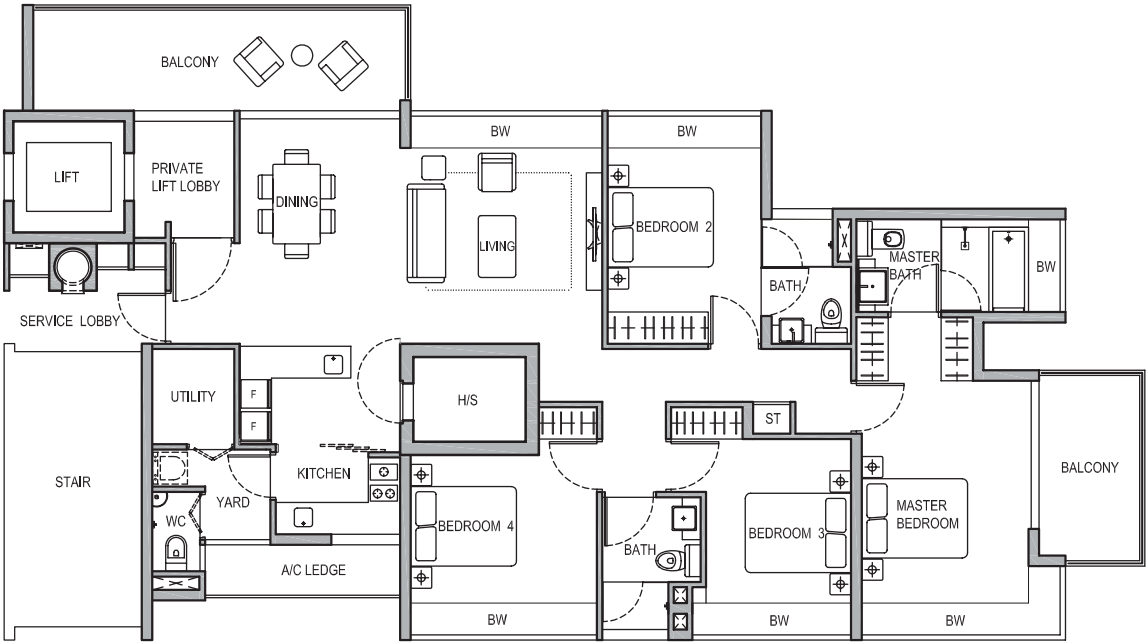
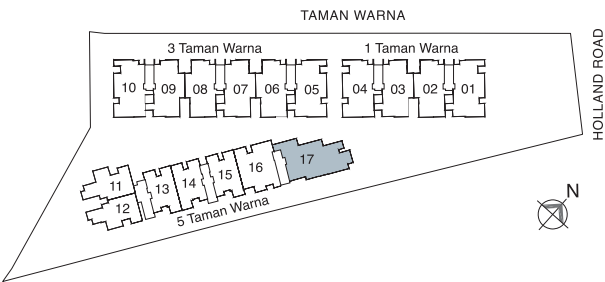
TYPE C3(i)

129 sqm / 1,388 sqft
#01-16



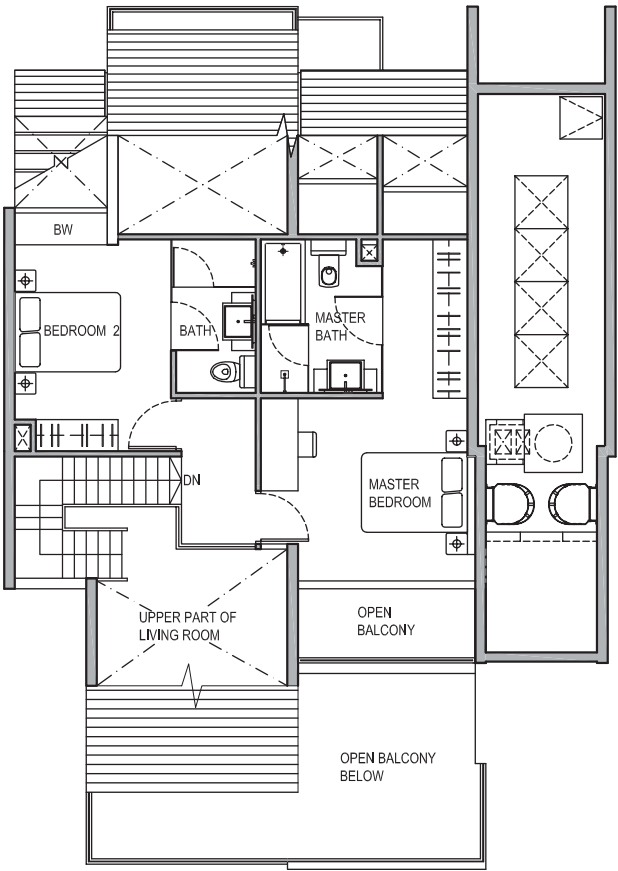
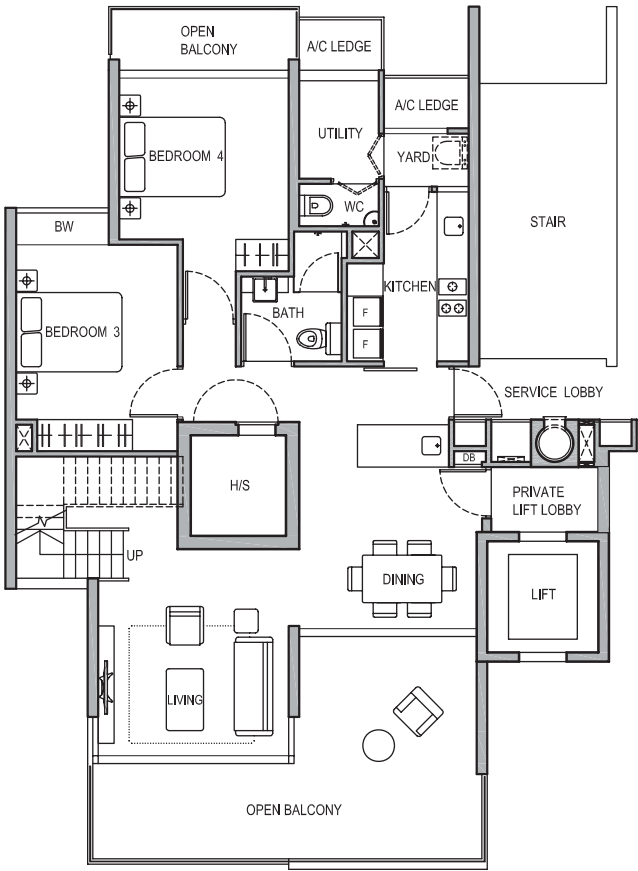
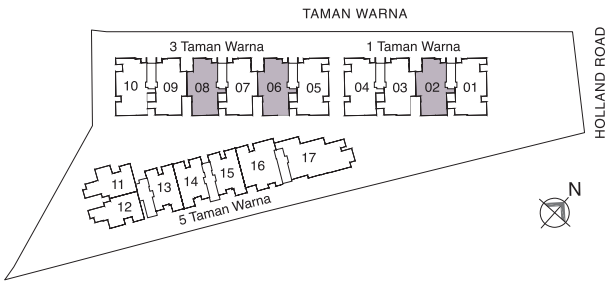
4 Bedroom

TYPE D2
174 sqm / 1,872 sqft
#03-17, #04-17



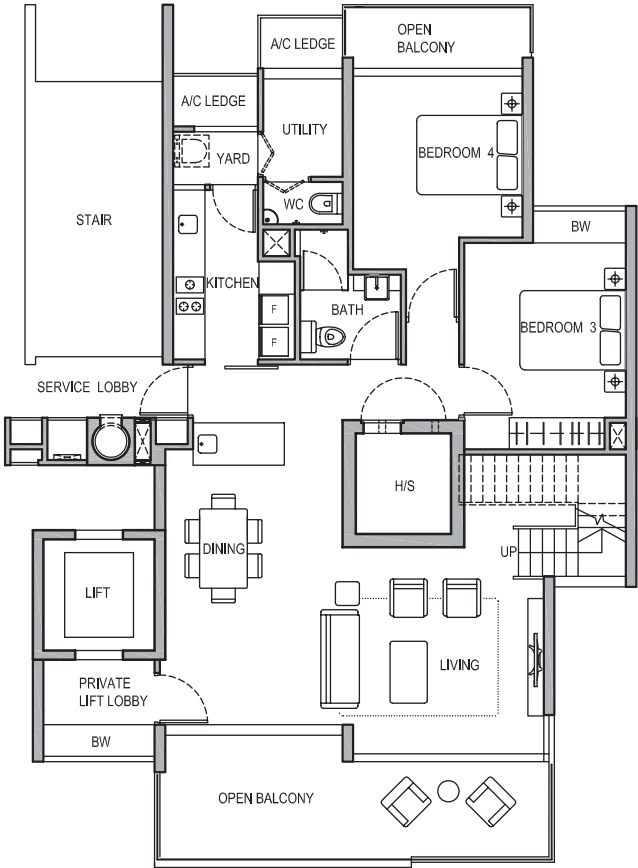
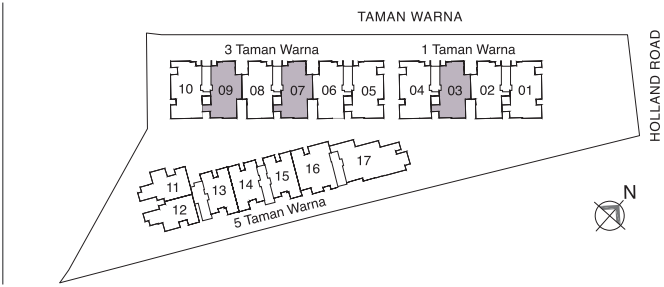
Penthouse

PH1
203 sqm / 2,185 sqft
#05-02, #05-06
#05-08

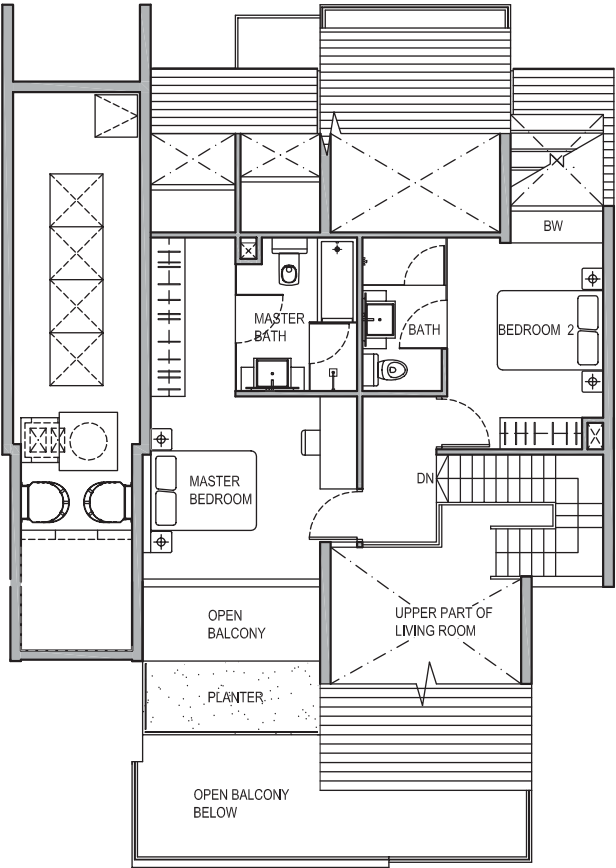


Penthouse

PH2
209 sqm / 2,249 sqft
#05-03, #05-07
#05-09



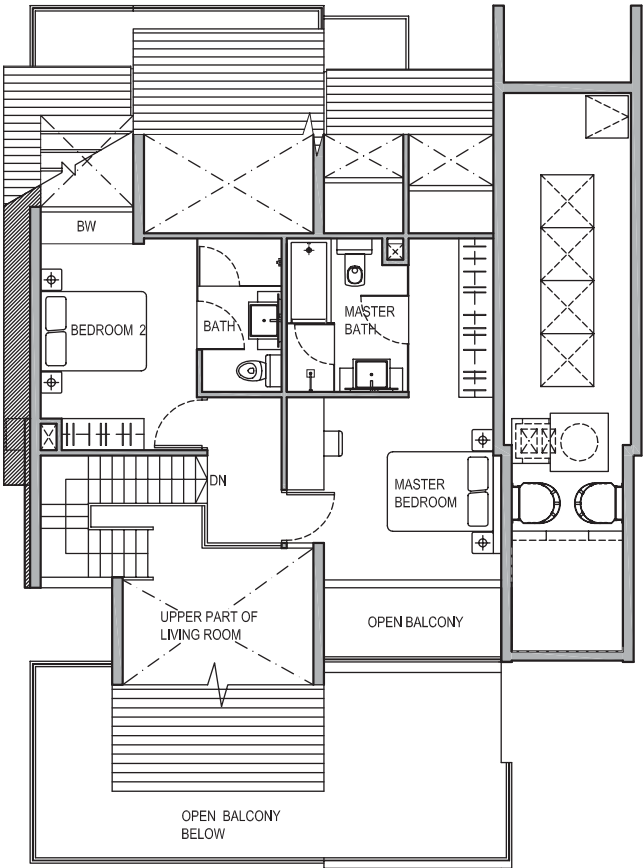
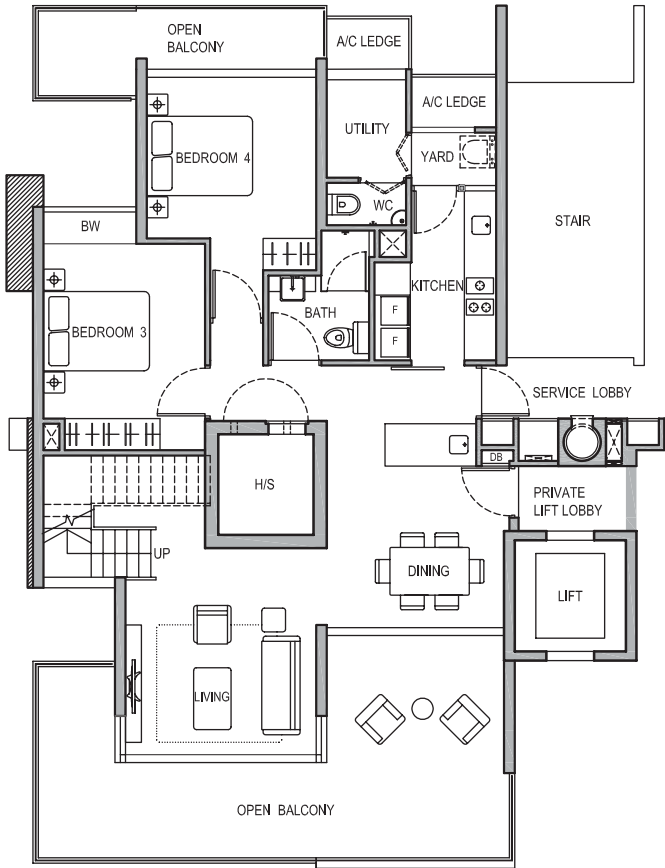
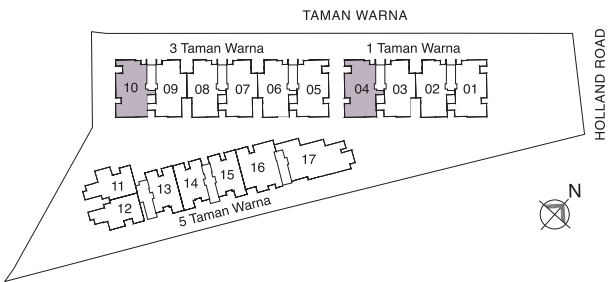
LOWER



UPPER

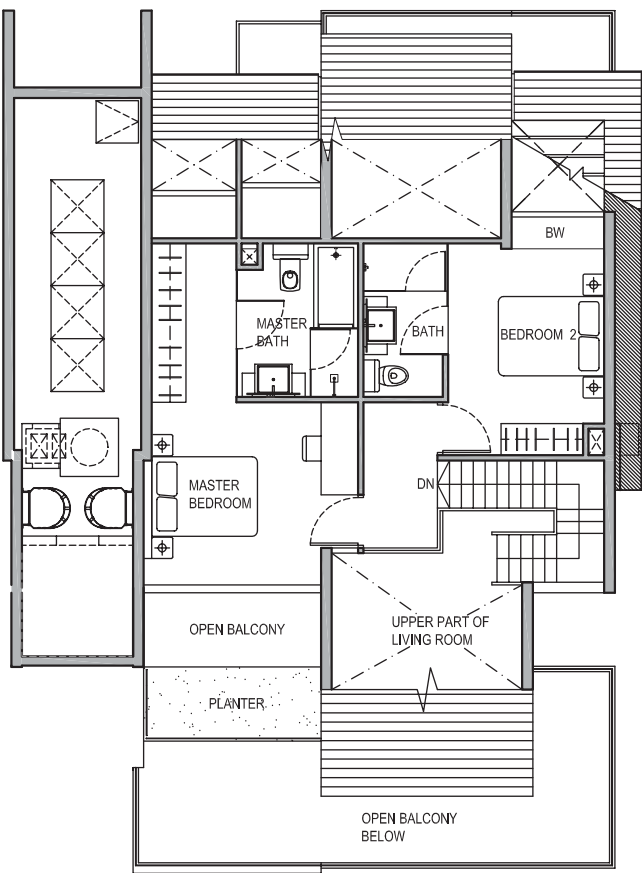
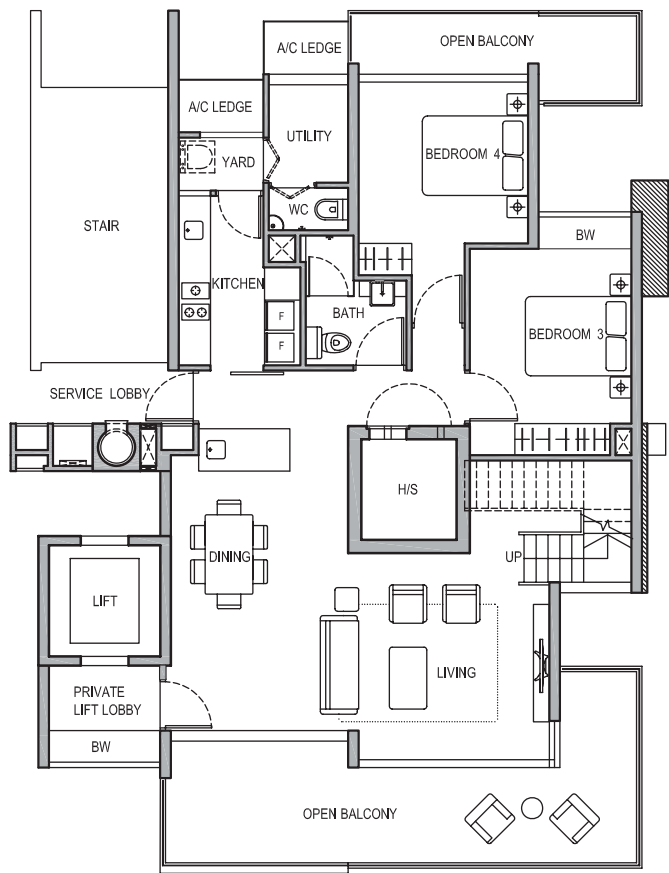
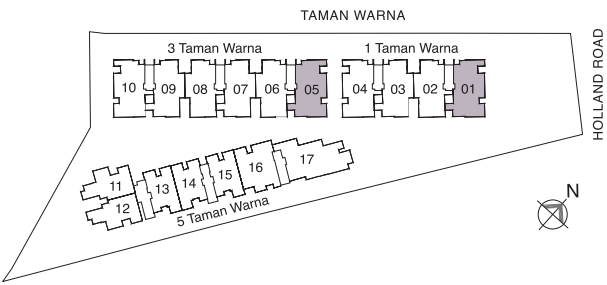
Penthouse

PH3
212 sqm / 2,281 sqft
#05-04, #05-10



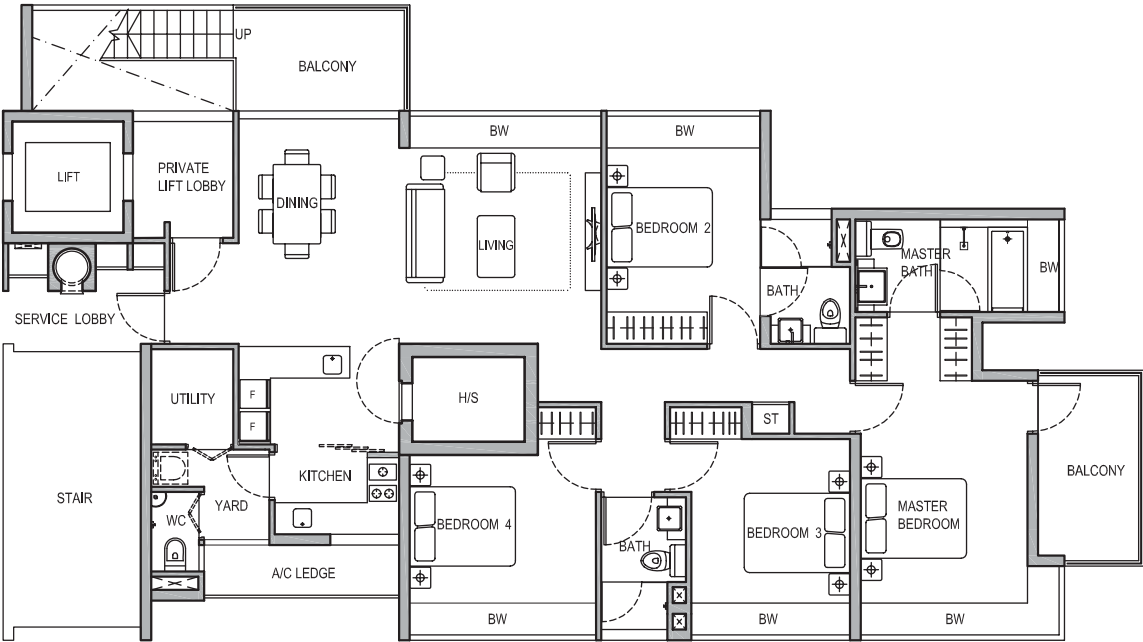
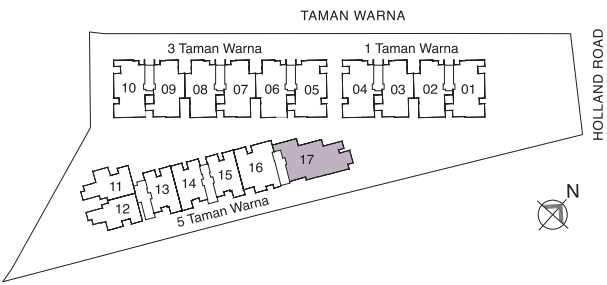
Penthouse

PH4
218 sqm / 2,346 sqft
#05-01, #05-05

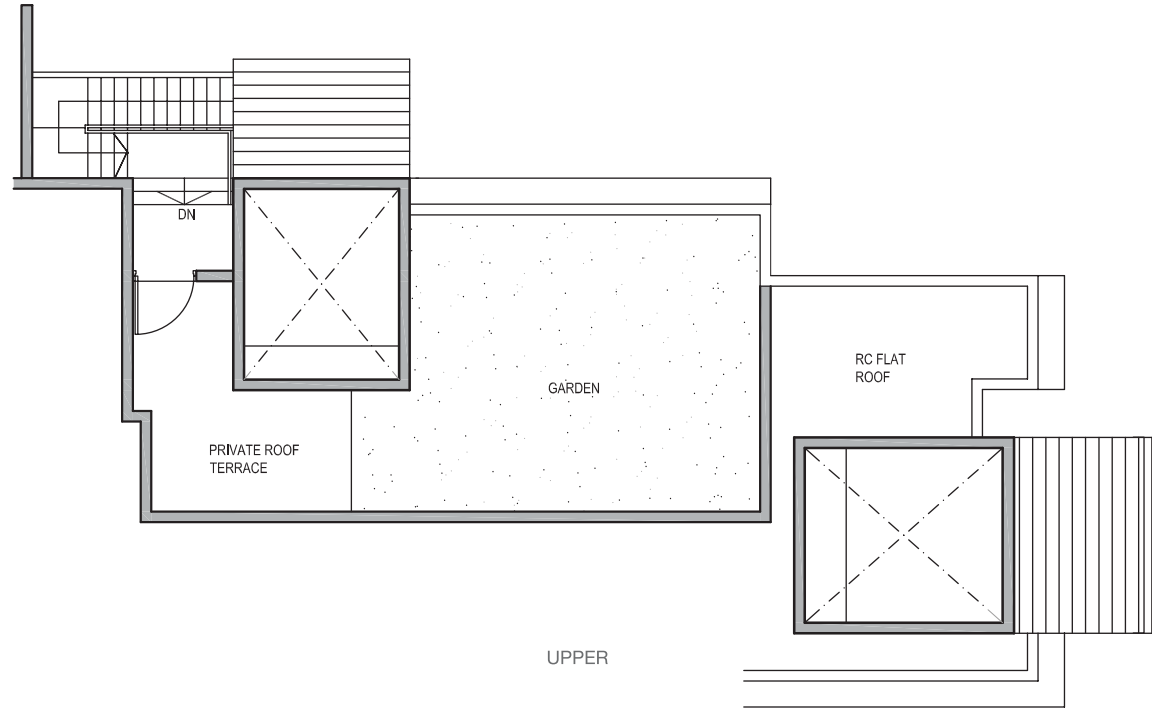


Penthouse

PH5
259 sqm / 2,787 sqft
#05-17



LOWER

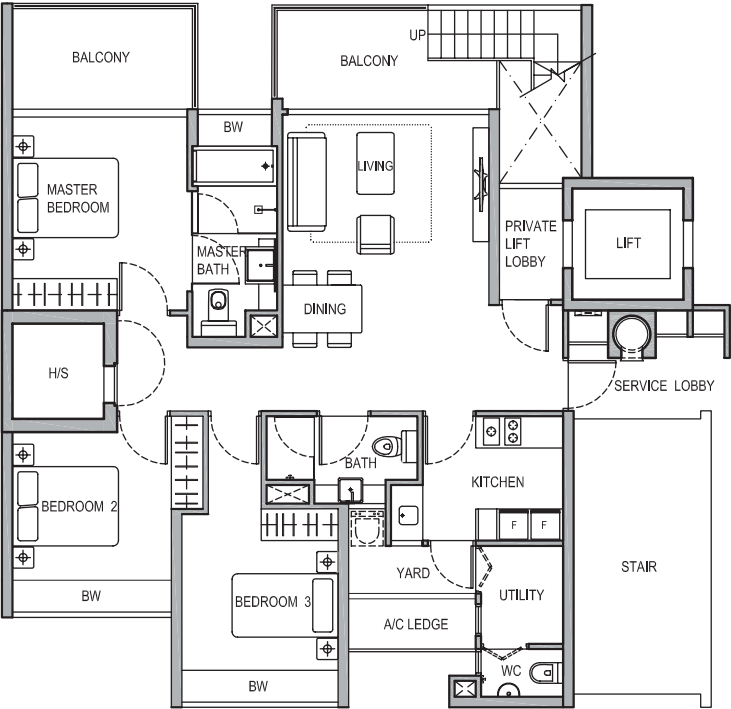
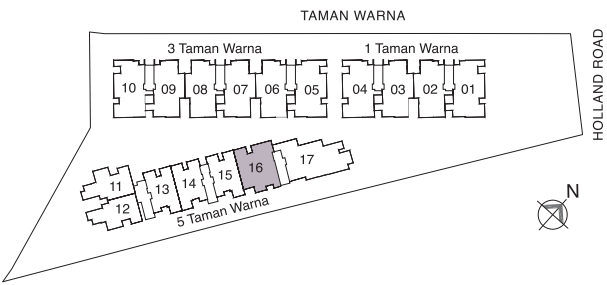


UPPER

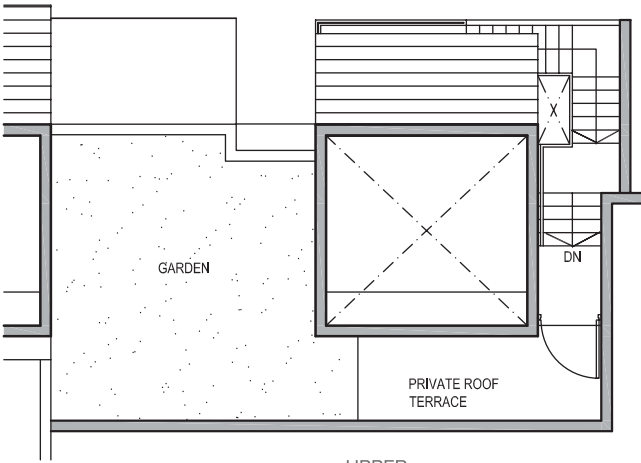
All plans are not to scale and subject to changes as may be approved by the relevant authorities. All floor areas are approximate only and are subject to government resurvey.

Penthouse

PH6
184 sqm / 1,980 sqft
#05-16



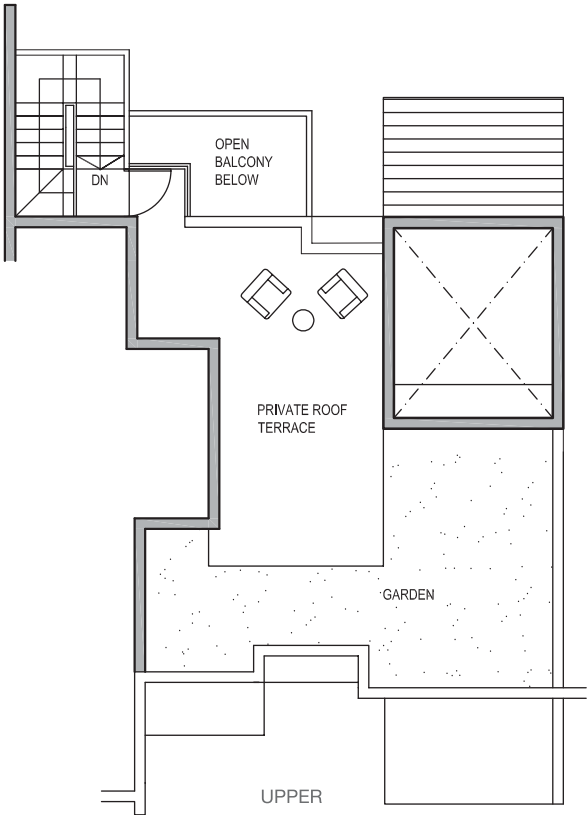
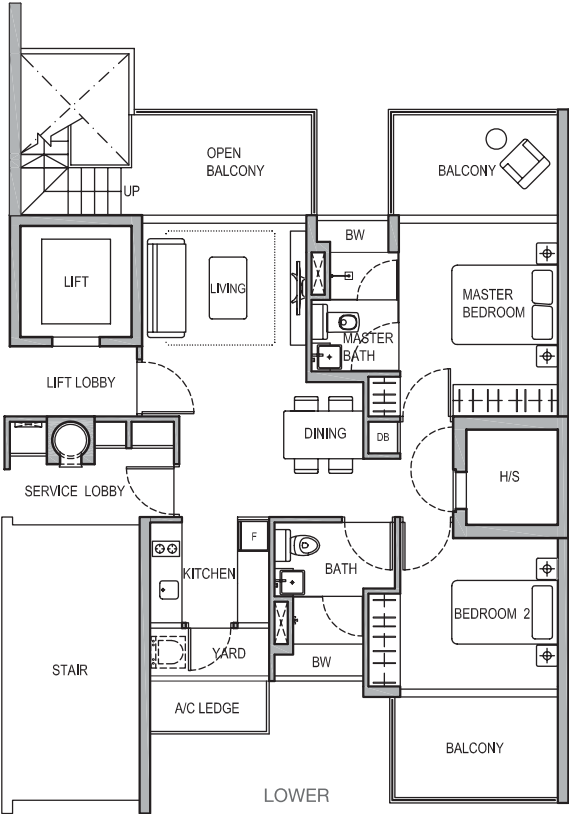
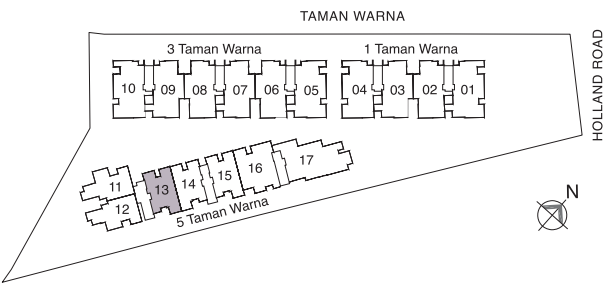
LOWER



UPPER

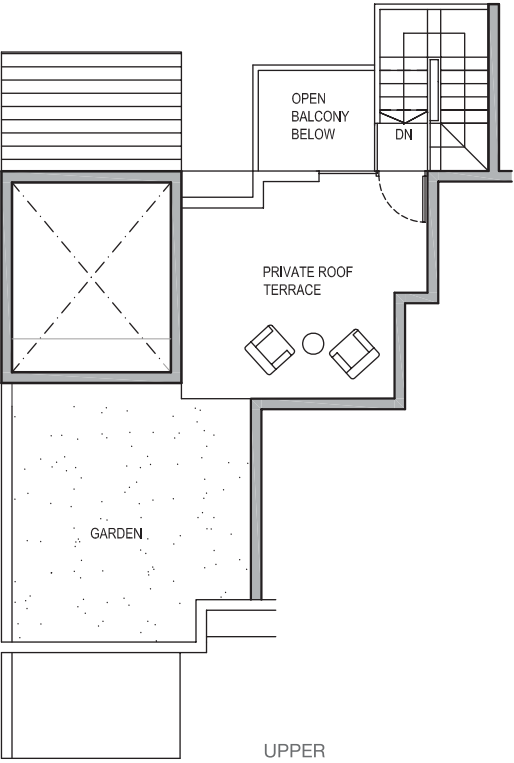
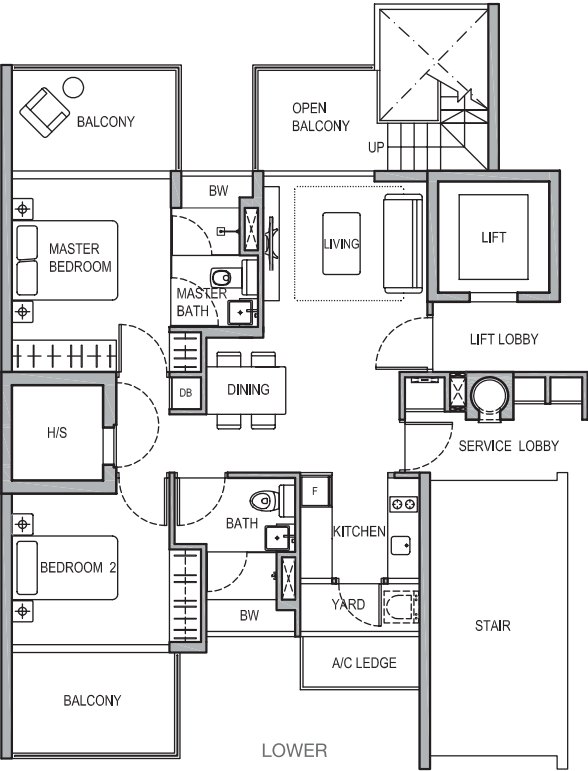
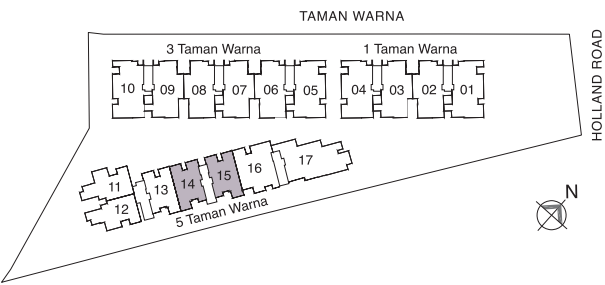
Penthouse

PH7
163 sqm / 1,754 sqft
#05-13



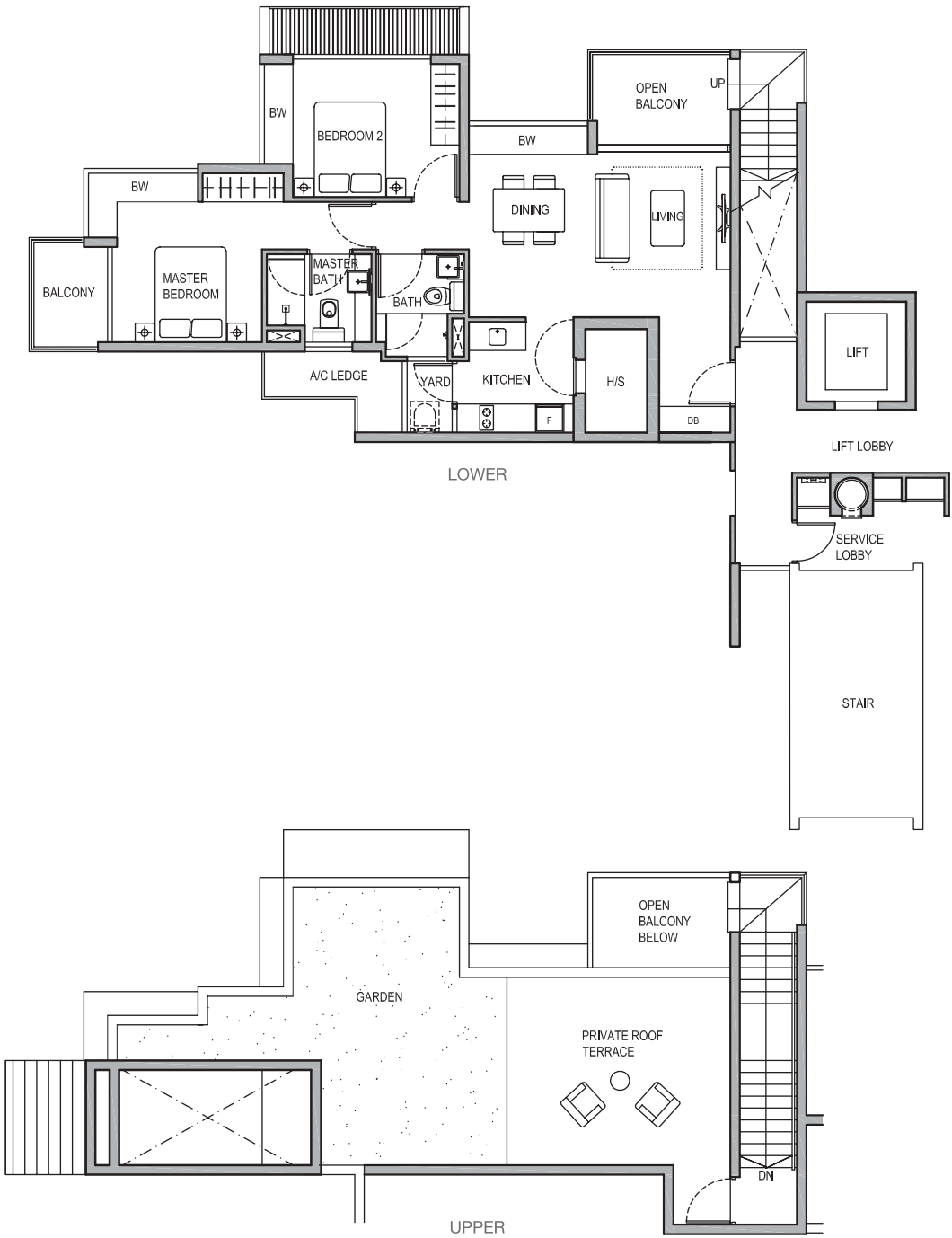
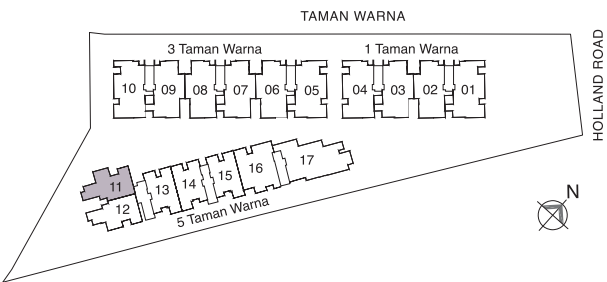
Penthouse

PH8
150 sqm / 1,614 sqft
#05-14, #05-15



Penthouse

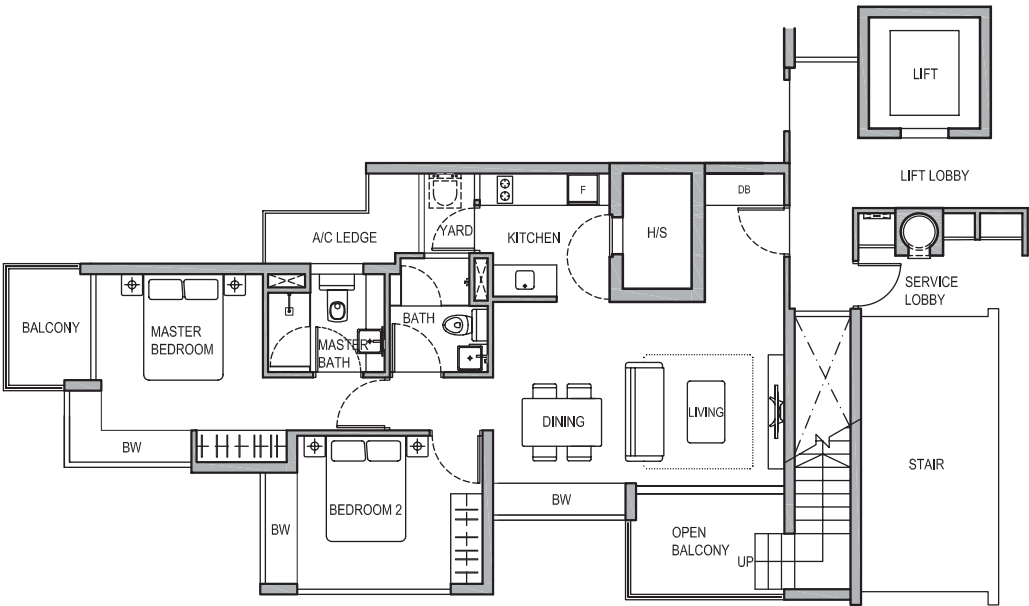
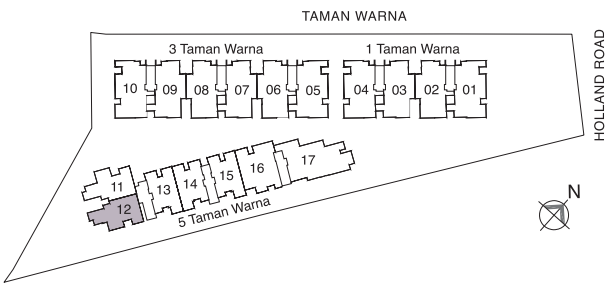
PH9
160 sqm / 1,722 sqft
#05-11



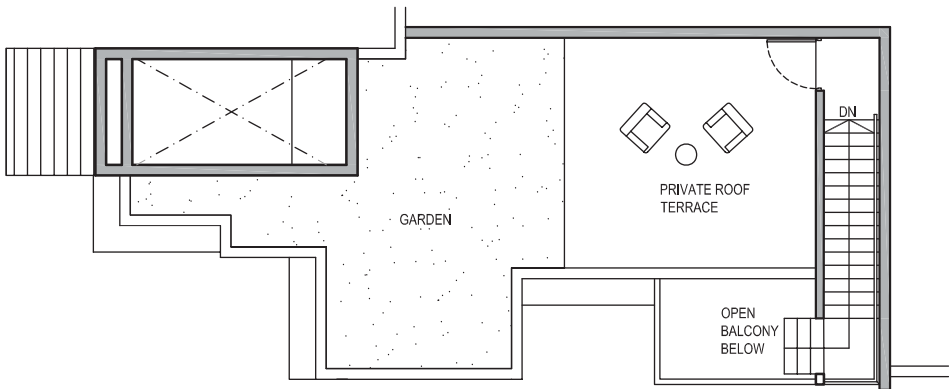
All plans are not to scale and subject to changes as may be approved by the relevant authorities. All floor areas are approximate only and are subject to government resurvey.

Penthouse

PH10
159 sqm / 1,711 sqft
#05-12



LOWER



UPPER

All plans are not to scale and subject to changes as may be approved by the relevant authorities. All floor areas are approximate only and are subject to government resurvey.

Specifications

1 FOUNDATION

Reinforced concrete

2 SUPER STRUCTURE

Reinforced concrete

3 WALLS

- 3.1 External: Brick wall and / or reinforced concrete wall
- 3.2 Internal: Brick wall and / or reinforced concrete wall and / or lightweight wall

4 ROOF

Reinforced concrete slab with appropriate waterproofing and insulation

5 CEILING

- 5.1 Ceiling board with emulsion paint to Kitchen, Bath and WC
- 5.2 Plaster and / or skim coat and / or bulkhead with emulsion paint to Living, Dining, Bedrooms and other areas where appropriate
- 5.3 Ceiling board and / or plaster and / or skim coat and / or bulkhead with emulsion paint to other areas where appropriate

6 FINISHES

- 6.1 Walls: Internal
 - a. Marble up to false ceiling height of Master Bath & Baths 2 & 3
 - b. Ceramic tiles up to false ceiling height for Kitchen and WC
 - c. Plaster and / or skim coat with emulsion paint to other areas
 - d. No marble behind Bathroom mirror, Kitchen cabinet and areas enclosed under long bath

- 6.2 Walls: External
 - Plaster and paint

- 6.3 Floors: Internal
 - a. Marble to Living, Dining, Kitchen, Master Bath, Bath 2 & 3
 - b. Timber strips to private enclosed space (PES), ceramic tiles to Balcony, Household Shelter (H/S), Utility, WC, Yard and Staircase to Roof Terrace
 - c. Timber strips to Bedrooms and internal staircase. No skirting behind wardrobe
 - d. Cement and screed to A/C ledge

- 6.4 Floors: External
 - a. Ceramic Tiles / Marble to Lift Lobby
 - b. Cement screed to staircase

7 WINDOWS

Powder coated aluminium framed glazed windows

8 DOORS

Timber door to main entrance, Bedrooms and Baths 2 & 3
Timber / Glass door to Master Bath

Aluminium framed sliding glazed door between Living / Dining and PES, Living / Dining and Balcony, Master Bedroom and Balcony, Bedroom and Balcony

Folding door to Utility Room and WC
Good quality lock-sets

9 SANITARY FITTINGS

- Master Bath
 - 1 Long Bath complete with Bath mixer except for units Types A1, B1, B1a, B2, B2a, PH7, PH8, PH9 and PH10
 - 1 Shower compartment complete with shower mixer and ceiling mounted overhead rain shower
 - 1 Basin and mixer
 - 1 Wall hung water closet
 - 1 Toilet paper holder
 - 1 Towel rail
 - 1 Mirror

- Baths 2 & 3
 - 1 Shower compartment complete with shower mixer
 - 1 Basin and mixer
 - 1 Wall hung water closet
 - 1 Toilet paper holder
 - 1 Towel rail
 - 1 Mirror

- WC
 - 1 Shower Set
 - 1 Pedestal water closet
 - 1 Basin Mixer
 - 1 Toilet paper holder

10 ELECTRICAL INSTALLATION

Please refer to electrical schedule for details.

11 TV/TELEPHONE/CABLE VISION

Please refer to Electrical Schedule for details.

Note:

The Purchaser is liable to pay annual fee, subscription fee and such other fees to the 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.

12 LIGHTNING PROTECTION

Lightning protection system shall be provided in accordance with the relevant Singapore Code.

13 PAINTING

See item 6.1 and 6.2

14 WATERPROOFING

Waterproofing to floor of Bathrooms, Kitchen, PES, Yard, WC, Roof Terrace and Garden and areas where appropriate.

15 DRIVEWAY AND CARPARK

Concrete floor finish with hardener to carparks and driveway.

16 RECREATION FACILITIES

- (i) Swimming Pool
- (ii) Children's Pool
- (iii) Jacuzzi
- (iv) Barbecue Pavilion
- (v) Kids' Play Area
- (vi) Water Features
- (vii) Fitness Stations
- (viii) Function Room, Gymnasium and Male/Female Changing Rooms
- (ix) Jogging path
- (x) Basketball shooting area

17 ADDITIONAL ITEMS

Kitchen cabinet:
High and low cabinets complete with sink, cooker hood, hob and oven
Provision of Town gas to Kitchen
Electrical hob & integrated fridge to 1 & 2 Bedroom Units
Gas hob & integrated fridge to 3 & 4 Bedroom Units (2+1 gas hob & 2 nos fridge to each unit)
Dishwasher & Wine Cellar to 3 & 4 Bedroom Units

Wardrobe: Wardrobes to Bedrooms

Hot water: Hot water supply to Bathrooms and Kitchen

Air-conditioning services:
Ceiling concealed ducted multi-split unit airconditioning system to Living and Dining
Wall hung split units to Bedrooms

Note:

Marble, limestone and granite

Marble, limestone and granite are natural stone materials containing veins with 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-conformity 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.

Timber

Timber is a natural material containing grain / vein and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation.

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.

Air-conditioning System

To ensure good working condition of the air-conditioning systems, the system has to be maintained and cleaned by the Purchaser on a regular basis. This includes the cleaning of filters, clearing the condensate pipes, charging of gas and / or as recommended by the manufacturer.

Wardrobe, Kitchen Cabinets, Fan Coil Units and 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.

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.

Web Portal of the Housing Project

The Purchaser will have to pay annual fee, subscription fee or any such fee to the service provider of the Web Portal of the Housing Project as may be appointed by the Vendor or the management corporation when it is formed.

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.

Electrical Schedule

Unit Type Description	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Lighting point	8	12	15	19
Power 13A	6	8	10	12
Power 13A (twin)	4	5	5	7
Power 15A	2	2	2	2
Water Heater Point	1	2	2	3
Cooker Connector	1	1	1	1
Exhaust Hood Connector	1	1	1	1
Oven Connector	1	1	1	1
SCV Outlet	3	4	4	6
Tel Outlet	3	4	4	6
Door Chime	1	1	1	1
Intercom	1	1	1	1
Distributor Board	1	1	1	1
Isolator	2	3	3	4

DESCRIPTION OF HOUSING PROJECT

- a) General Description
Proposed condominium housing development comprising 3 Blocks of 5-storey (2 Blocks with attic). Residential flats (Total 83 units) with a basement carpark and communal facilities MK 04 on Lot 1811, 1812, 1813, 1814,1815, 1816, 1817, 1818, 1819, 1820 at Taman Warna (Bukit Timah planning area)
- b) Details of Building Specifications
Refer to the first schedule of the Sales and Purchase Agreement
- c) Types of Residential Units Located in the Building Project
Residential apartment
- d) Total Number of Units in Each Class: 83 units
- e) Description of Common Property
Visitors' Carparks, Waiting shelter for School bus, Electrical Substation, LV Switchroom, Bin Centre, Guard House, CDR Room, Store Room, MDF Room, Sprinkler Pump Room,filtration plant, Generator room, staircases, entry court, pavilion, all recreational facilities and all other common property as defined in the Building Maintenance and Strata Management Act 2004 and Land Titles (Strata) Act, Cap 158
- f) Description of Parking Spaces
Sufficient carpark lots provided as may be approved by the relevant authorities
- g) Purpose of building project and restrictions to use
Residential

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Note: The Biopolis @ one-north picture used in this brochure is courtesy of JTC Corporation.

NOTES:

