



Welcome to bungalow-inspired living


On the former site of three Good Class Bungalows (GCBs) and close to Orchard Road, Jervois Mansion stands as a sophisticated statement of timeless bungalow-inspired living. This freehold development in prestigious District 10 exudes the relaxed grandeur of yesteryear, with its black and white architecture drawing inspiration from colonial bungalows of the early 20th century. Rarely can one call a distinguished residence on such coveted land home. But for an exclusive few, this is a privilege that one can now own for future generations to enjoy.

Freehold • District 10 • Surrounded by GCBs and embassies • Singapore's first Super Low Energy for private residences

“Intent on preserving the heritage of the three GCBs that once stood on site, we sought to retain a sense of exclusivity with just 6 blocks of 130 units.”

- Arthur Aw, Kimen Group,
Executive Director

JERVOIS  卓苑
MANSION



Impressive, yet intimate

Exclusivity is assured with a limited collection of 130 luxury residences in 6 quarters, and unit types range from 1 to 5-bedroom. Each block* comes with 2 to 4 units per floor to retain the bungalow-inspired living experience. Built upon an expanse of land that is a rarity in esteemed District 10, Jervois Mansion stands next to Bishopsgate and Chatsworth; a highly desirable enclave that has been graced by both foreign and local dignitaries.

“It’s rare to find freehold land of this size in District 10. What sets Jervois Mansion apart is how it maximises the experience of bungalow-inspired living by carefully planning and respecting the land to bring out its true beauty and value.”

- **Teo Hong Lim**, Roxy-Pacific Holdings Limited,
Executive Chairman and Chief Executive Officer

* Excluding Block 8



JERVOIS MANSION

Connectivity

Tiong Bahru MRT Station	Drive	02 mins
Great World MRT Station (U/C)	Drive	03 mins
Redhill MRT Station	Drive	03 mins
Orchard Boulevard MRT Station (U/C)	Drive	06 mins
Ayer Rajah Expressway (AYE)	Drive	06 mins
Central Expressway (CTE)	Drive	06 mins

Nature

Alexandra Park Connector	Doorstep	
Tiong Bahru Park	Drive	03 mins
Henderson Park	Drive	03 mins
Singapore Botanic Gardens	Drive	06 mins
Fort Canning Park	Drive	07 mins
Rail Corridor	Drive	09 mins

Business Hubs

Central Business District	Drive	06 mins
Ophir-Rochor Corridor	Drive	08 mins
Marina Bay Financial Centre	Drive	09 mins

Retail / F&B

Valley Point Shopping Centre	Walk	03 mins
Zion Riverside Food Centre	Walk	12 mins
(Via Park Connector)	Walk	13 mins
Great World City	Drive	02 mins
Tiong Bahru Plaza	Drive	04 mins
Robertson Quay	Drive	04 mins
Orchard Road Shopping Belt	Drive	04 mins
Tanglin Mall	Drive	04 mins
Clarke Quay	Drive	06 mins
Dempsey Hill	Drive	07 mins

Schools

Primary (within 1km)		
Alexandra Primary School	Walk	08 mins
Zhangde Primary School	Drive	03 mins
Primary (within 2.5km)		
River Valley Primary School	Drive	04 mins
Gan Eng Seng Primary School	Drive	05 mins
Radin Mas Primary School	Drive	05 mins
Queenstown Primary School	Drive	07 mins
Secondary		
Crescent Girl's School	Drive	04 mins
Queenstown Secondary School	Drive	05 mins
Bukit Merah Secondary School	Drive	05 mins
International		
ISS International School (Elementary & Middle School Campus)	Drive	06 mins
Chatsworth International School (Orchard Campus)	Drive	06 mins

All travel times are estimates and subject to actual traffic conditions. Source: www.onemap.com.sg and www.google.com.sg/maps



“Jervois Mansion is carefully designed to echo its Good Class Bungalow surroundings, with 6 free-standing blocks nestled loosely within nature to capture the essence of bungalow-inspired living.”

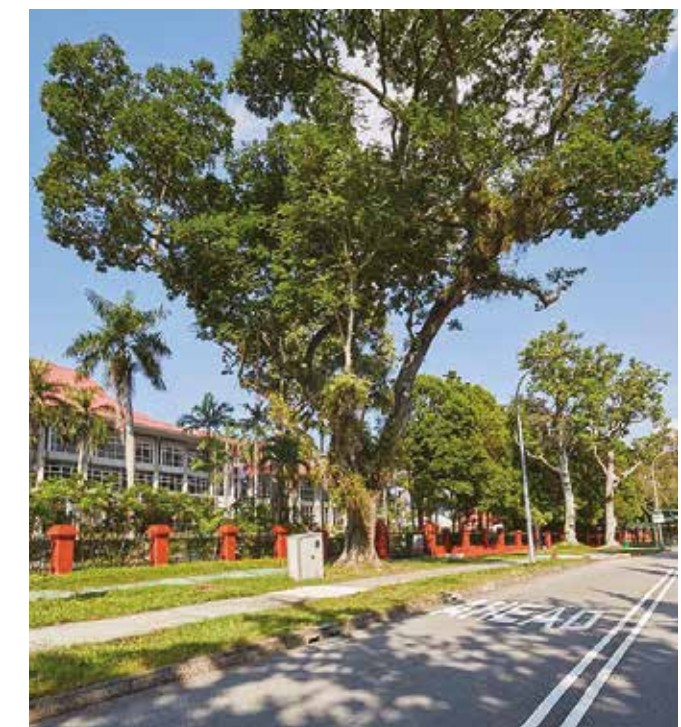
- Christopher Lee, Serie Architects, Principal



The peace of mind you deserve

Top-tier security and a peace of mind are just some of the advantages when your neighbours include embassies, international representatives, and Singapore’s most prominent figures.

Surrounded by the prestige and heritage of District 10, Jervois Mansion is inherently safeguarded by vigilant security that preserve and protect both the integrity of the neighbourhood and its people.



Embassy of the Republic of Indonesia



GCB Enclave



The lush life

Mere minutes away is the Singapore Botanic Gardens, a UNESCO World Heritage Site. With more than 150 years of history, the Gardens continues to expand with new zones, attractions and exhibits that charm and provide learning opportunities for all. The Alexandra Park Connector is also just 30m away where a leisurely stroll leads you to a plethora of shopping and dining treats at Great World City, with an adjoining MRT station slated to be completed by 2022.



Alexandra Park Connector



Fort Canning Park



Business on the global stage

A short drive from home is like a timelapse between worlds as you swap the tranquil neighbourhood for the bustling business hubs in just minutes. Tap into an established network of world-class organisations in the iconic Central Business District, while the vibrant Marina Bay Financial District supports Singapore's growth as a major business and financial hub in Asia. Look forward to the development of Ophir-Rochor Corridor as it rises in significance, leading the way as an extension of the CBD with prominent organisations perpetually setting up their headquarters in the vicinity.



Ophir-Rochor Corridor



Marina Bay Financial District



14 | Orchard Road

Shopping, dining and entertainment like no other

Poised to transform into a lifestyle destination and cement its status as one of the world's premier shopping streets, Orchard Road is just a short drive from home. Or ditch the keys and commute on foot through a park connector that links up with the eclectic cafes and restaurants of River Valley. Stop by the iconic Zion Riverside Food Centre and try the famous Char Kway Teow and Big Prawn Noodles. Or continue along the scenic Singapore River where a world of global cuisine and entertainment awaits in Robertson Quay and Clarke Quay.



Clarke Quay



Zion Riverside Food Centre



All images are impression only

The seven design principles

Prompt Instinctive Connectivity

Each space is carefully demarcated yet attuned for a seamless flow. Be it a transition from human-to-human interaction, or connection between man and nature.

Harmonise Design & Functionality

One of the beauties of Jervois Mansion is the elaborate thought process behind every design element that blends elegant form and function for a flawless end-product.

Instigate Experiences in Everyday

Distinctive zones that are both an opportunity and experience for individuals and the community culminate in a unique living environment.

Immerse Through Framed Views

Every perspective around the development is intentionally framed to capture Mother Nature in all her glory.

Instill Exclusivity Within Inclusivity

Throughout the vast grounds, pockets of privacy are ever-present for residents to enjoy the little, intimate moments.

Complemented by Fine Finishing Touches

Subtle details, refined textures, and meticulously curated materials are the intricate layers that weave the Jervois Mansion legacy together.

Nurture A Regenerative Environment

Elaborate and well-thought-out space planning that integrates landscape ecology with architecture to foster a sustainable environment.

Features that benefit the environment and its people

Jervois Mansion is proud to be **Singapore's first low-rise private residential development** to receive the prestigious **BCA Green Mark Goldplus Super Low Energy Residential Building**. From air quality, energy consumption and natural sunlight, every aspect is carefully considered to promote a lifestyle that is healthy, green and smart.



Low-Emissivity Glass

Low-emissivity glass façade to help keep interiors cool while allowing natural light in and reducing air conditioning load.



High Cross-Ventilation

Classy metal grille entrance door designed through elaborate computer fluid dynamic studies to maximise cross-ventilation.



Passive Cooling

Extensive roof gardens to reduce heat gain and facilitate dissipation to your living quarters.



Energy Efficiency

Solar power energy and smart energy efficient systems for common facilities.



Water Efficiency

WELS tick rated tap and water fittings for all residences.



Environmentally Friendly

Low volatile organic compound paints used for their versatility and eco-friendly properties.



Green Materials

Certified green materials that are assessed against top-tier industry standards such as Sintered Stone in units, floor finishes in foyers, lift lobbies, pavilions and the club house.



Energy Efficient Lifts

Energy efficient lifts with variable voltage variable frequency (VVVF) drive to allow for low starting current during operation. Initiating sleep mode when not in use and lowering both ventilation and lighting power consumption.



Auto-Irrigation

Landscaping irrigated with automatic water irrigation system, fitted with rain sensors, and all water fittings will be at least 2 ticks WELS rating certified.

Kitchen appliances, sanitary fittings and floor materials* are all European manufactured and green-certified.

“With rising awareness and urgency to address global warming, we are seeing a new generation of homeowners expecting greener and more sustainable homes. Jervois Mansion is the fruit of labour of a team that has worked tirelessly to bring to life, a development that benefits both the environment and its community.”

- **Tay Phay Ping**, Building System & Diagnostics, Managing Director

*Except engineered timber floor.



Connected by design, demarcated by purpose

Jervois Mansion's unprecedented innovative design sees six inter-connecting rooftop quarters that cater to a range of lifestyles. With each block* uniquely event-centric and available for private bookings through community apps.

Family Quarter

Strengthen family ties and enjoy every moment together.

Sunrise Quarter

Bask in the sun, or calm the weary senses with some yoga.

Wilderness Quarter

Embrace the magnificence of the Regenerative Woods. With limited human interference for one to learn and discover nature, a surprise could be waiting in the form of rare and exotic flowers.

Junior Quarter

A thoughtful space complete with a trampoline, sandtable and nature worktop designated for the little ones to celebrate birthdays, holidays, or simply learn as they have fun.

Harvest Quarter

Foster neighbourly ties through the love for harvesting and sharing in the urban garden. Heavy laundry is easily sorted in the Sundry Garden that includes commercial-grade washer and dryer.

Social Quarter

Make new friends, widen your network, have a great time.





First storey

- 1. Drop-off
- 2. Arrival Pavilion
- 3. Serenity Garden
- 4. Cocoon Garden
- 5. Tembusu Trail and Lily Pond
- 6. Active Lawn
- 7. Clubhouse
- 8. Floating Island
- 9. Central Pool
- 10. Wading Pool
- 11. Sun Deck
- 12. Rain Shower
- 13. Yoga Deck
- 14. Meditation Deck
- 15. Gym
- 16. Bio Pond
- 17. Lawnside Pavilion
- 18. Lawn Swings
- 19. Event Lawn
- 20. Hammock Lawn
- 21. Picnic Garden
- 22. Discovery Garden
- 23. Bicycle Bay
- 24. Bicycle Bay (Basement)
- 25. Management Office (Basement)

Others

- a. Guardhouse
- b. Side Gate
- c. Accessible Toilet
- d. Electrical Substation
- e. Bin Centre, Recyclable Bin and Genset (above)
- f. Water Bulk Meter
- g. Swimming Pool Pump Room (Basement)
- h. Pool Balancing Tank (Basement)
- i. RC Storm Water Detention Tank (Basement)
- j. Parcel Locker (Basement)
- k. Consumer Switch Room (Basement)
- l. MDF Room (Basement)
- m. Fire Sprinkler Pump Room (Basement)
- n. Fire Sprinkler Tank (Basement)
- o. Mechanical Ventilation Shaft



Roof Terrace

Family Quarter

- 26. Alfresco Lounge
- 27. Spa with Lounge Seats
- 28. Rain Shower
- 29. Leisure Lawn
- 30. Tandem Swing
- 31. BBQ Pavilion

Sunrise Quarter

- 32. Suntanning Lawn
- 33. Hammock Lawn
- 34. Rocking Garden

Wilderness Quarter

- 35. Regenerative Woods
- 36. Little Hideout
- 37. Wilderness Spa
- 38. Rain Shower

Junior Quarter

- 39. Nature's Learning Station
- 40. Sandcastle Station
- 41. Foot Wash
- 42. Accessible Toilet
- 43. Creative Wall
- 44. Jump & Dunk Trampoline
- 45. Adventure Kid's Play Area
- 45a. Tree House
- 45b. Spiral Slide
- 45c. Climbing Wall
- 45d. Peek-a-boo Hole

Harvest Quarter

- 46. Community Urban Farm & Garden
- 47. Garden Shed
- 48. Harvest Workshop
- 49. Sundry Pavilion
- 50. Sundry Garden

Social Quarter

- 51. Work Pods
- 52. Outdoor Fitness Stations
- 53. Conference Suite
- 54. Social Spa
- 55. Rain Shower
- 56. Party Pavilion
- 57. Dipping Lounge



Artistically yours



Art is prevalent throughout Jervois Mansion. When it appears even in the basement, you know that life here will be exceptional in every way. Photography artwork in the waiting area complements the tropical plants, while shafts of natural light from the skies above draw your eyes to a garden backdropped by an 80-metre linear cascade of foliage.



Artist's impression

Events

JAN

Activity: Catch the Lion Dance Show!
Location: Event Lawn
Event: Lunar New Year

FEB

Activity: Enjoy a romantic evening under the stars!
Location: Cocoon Garden
Event: Valentine's Day

MAR

Activity: Meet my fitness instructor!
Location: Gym and Yoga Deck
Event: Healthy Lifestyle

APR

Activity: Lights out! Let's go glamping!
Location: Regenerative Woods
Event: Earth Day

MAY

Activity: Enjoy a game of lawn bowling!
Location: Active Lawn
Event: International Family Day

JUN

Activity: Time to explore the world of flora & wildlife
Location: Discovery Garden
Event: School Holidays



JUL

Activity: Community Yoga
Location: Sunrise Quarter
Event: Holidays

AUG

Activity: Harvest fruits and vegetables with Grandma!
Location: Community Urban Farm & Garden
Event: World Seniors Day

SEP

Activity: Play date with my friends at the Tree House!
Location: Junior Quarter
Event: September Break

OCT

Activity: Celebrations with my community
Location: Party Pavilion
Event: Oktoberfest

NOV

Activity: Birthday dinner with my friends!
Location: Clubhouse and Central Pool
Event: Birthday

DEC

Activity: Party around the Christmas tree!
Location: Family Quarter
Event: Christmas Caroling



JAN | Activity: Catch the Lion Dance Show!
Event: Lunar New Year



Artist's impression

Lawnside Pavilions

Space to roam

Be greeted by a wide expanse of open greenery, reminiscent of the large lawns in front of colonial bungalows. This is an ideal venue for large-scale alfresco events like lion dance performances, movies under the stars for the residents, or just a place for kids to run free. Pavilions by the lawn rise like islands in a pond teeming with life, and offer privacy for family gatherings.



Privacy amidst serenity

Walk along the unique moss and fern-lined river and wander through the rich foliage as 3 cocoons of privacy come into view. An intimate space for two with the soothing sounds of flowing water for company.

While the vast grounds around Jervois Mansion are seemingly endless, little pockets of spaces are available where you can retreat into to enjoy private moments.



Artist's impression

FEB | Activity: Enjoy a romantic evening under the stars!
Event: Valentine's Day



Work out in style

Up your fitness game with a fully equipped gym to fuel your workout. If you prefer a slower tempo, take in the fresh air at the Yoga Deck. After an invigorating session, relax at the Hammock Lawn under the shade of flowering trees with a protein shake in your hand.



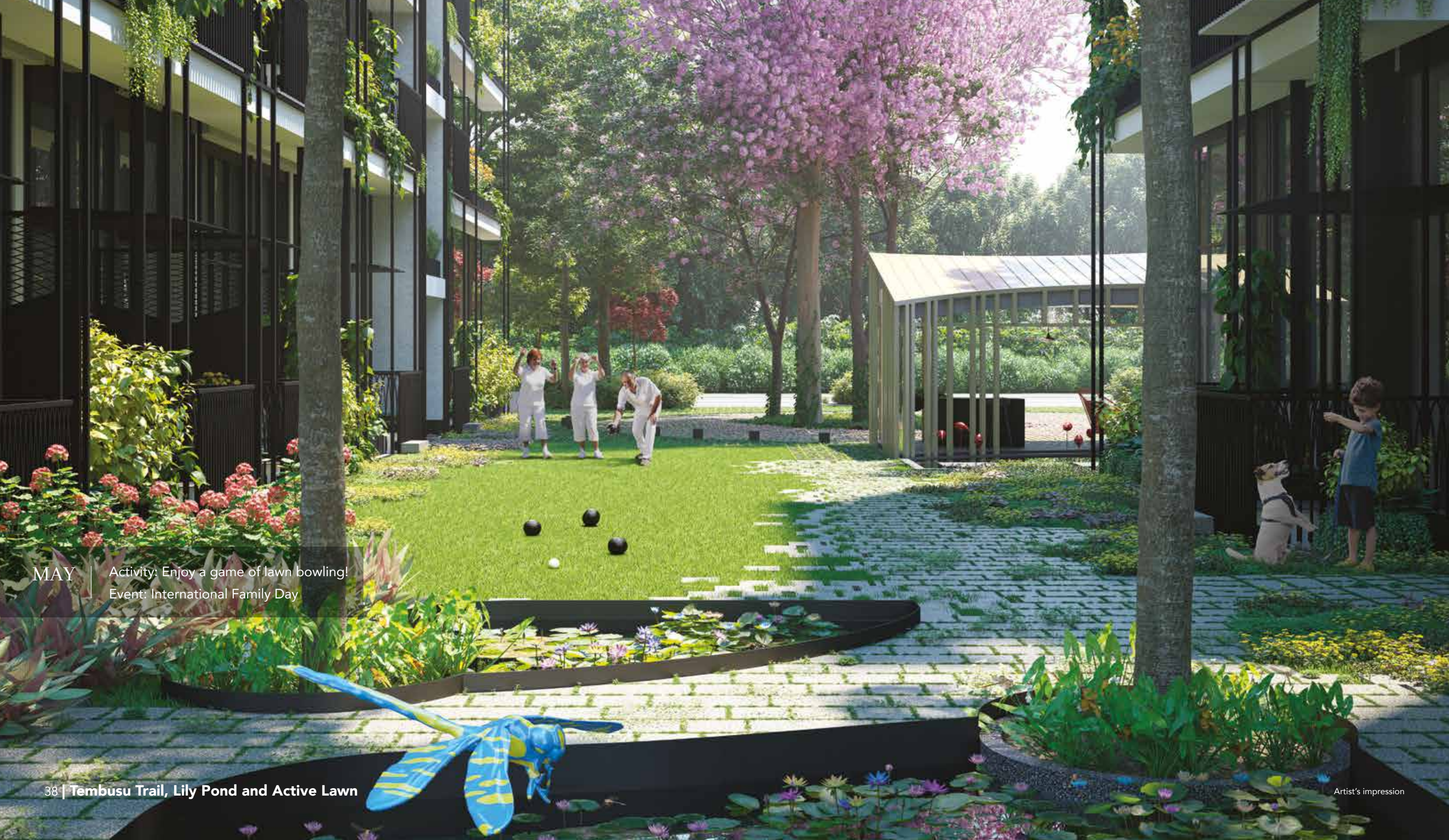
A home as much as a habitat

Up on the rooftop, discover a special nature plot as part of our eco-efforts to conserve and educate. An oasis of tropical forest is left untouched to flourish naturally, giving rise to the growth of rare exotic flowers. Once a month, you may step foot into this pristine habitat and appreciate what happens when nature takes its own course.

Celebrate Earth Day by switching off the lights and appreciating nature with a night of glamping in the little hideout. When the night skies are clear and the stars align, you may even spot an owl or two.



APR | Activity: Lights out! Let's go glamping!
Event: Earth Day



MAY | Activity: Enjoy a game of lawn bowling!
Event: International Family Day

Beyond majestic, enchantment awaits

A promenade with majestic Tembusu Trees leads to an enchanting pond where unique water lilies reveal their glory in different colours. Come closer to the pond, and you will spot rainbow-coloured guppies swimming in the pond's crystal waters that is teeming with dainty dragonflies.

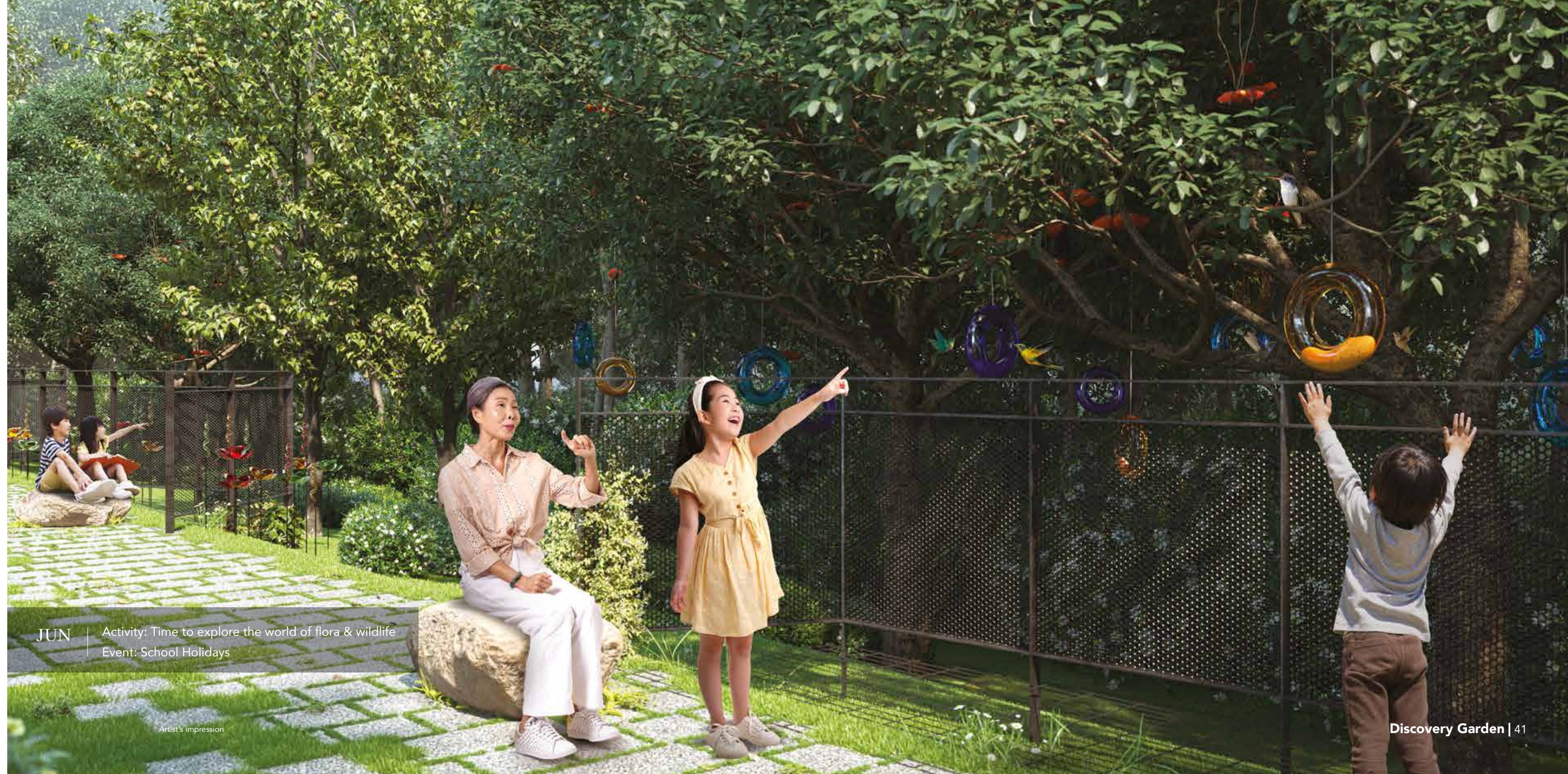
Another surprise awaits. At certain times of the year, the Tembusu trees bloom with white blossoms, forming a beautiful sight of green and white. The perfect spot for a game of lawn bowling.



The living, breathing classroom

Be enthralled by a classroom that comes to life before your very eyes. Go ahead and soak it in, for Mother Nature is the gift that keeps on giving. And teaching.

The self-sustaining ecosystem within the development provides fresh air all year round, produces its own harvest, and presents learning opportunities in abundance. Fallen leaves, flower petals and dispersed seeds are like mini souvenirs. Embark on a scavenger hunt and turn these into a scrapbook of cherished memories, while keeping a lookout for the visiting hummingbirds and butterflies.



JUN

Activity: Time to explore the world of flora & wildlife
Event: School Holidays

Artist's impression

Nature, the best therapy

Relax and unwind is the mantra, as three swing baskets and a hammock sway gently along with the cool breezes of the wind. On lazy afternoons, let your thoughts wander and close your eyes for a second. With the warmth of the sun's rays and the therapeutic ambience, you would be forgiven for drifting off to sleep.

A grass lawn that accommodates up to six opens up atop the Sunrise Quarter. The ideal setting for a yoga or sun-tanning session with neighbours and friends.



JUL | Activity: Community Yoga
Event: Holidays



AUG

Activity: Harvest fruits and vegetables with Grandma!
Event: World Seniors Day

Growing the community spirit

Food always brings people closer. More so if it was grown by your very hands in this urban farming plot. Embark on eco-efforts like composting, and grow organic vegetables, medicinal herbs and a myriad of useful plants. Share harvests, gardening tips and foster closer bonds with your neighbours. An adjacent garden to sun your laundry also enhances the close-knit kampung-like ambience.

“The landscape is designed to flourish on its own, with minimal intervention. Just like in the great outdoors. Many of the organically-grown plants here are edible, medicinal or usable. You can even farm or harvest and use nature as a sustainable source of nourishment.”

- **Mason Tan**, Mace Studio, Sustenance Curator

Where activity and creativity run free

Let the kids unleash their imagination as they play and learn in this interactive playground. Have a fun time exploring the Tree House. A game of Pictionary on the creative wall will hone their social and problem-solving skills. They can also expend their boundless energy at the fun Jump & Dunk Trampoline.



SEP | Activity: Play date with my friends at the Tree House!
Event: September Break



Celebrations on another level

Head up to the roof and prepare to elevate your event or Oktoberfest celebrations to greater heights. With a banquet table and ample seating for up to 20 guests, this rooftop pavilion brings together the sophistication of a garden party with the fun of a pool party. Take a dip in the pool, enjoy new company. After all, every lasting relationship started with a warm handshake or friendly greeting.



OCT | Activity: Celebrations with my community
Event: Oktoberfest

Artist's impression



NOV | Activity: Birthday dinner with my friends!
Event: Birthday



Artist's impression

Clubhouse

Indulgences in the center of it all

The grand Clubhouse draws inspiration from the verandah, a distinctive feature of colonial bungalows. Anchoring one end of the resplendent pool, the Clubhouse could be fully opened to take in the beauty of the outdoors, just like a verandah. Or fully enclosed for you to enjoy your event, birthday celebrations or private dinners with family and friends in cool air-conditioned comfort. With its shimmering waters and the surrounding greenery and flowering plants, the pool area evokes the luxury of a private island resort. On days when you feel slightly competitive, challenge yourself against the static power jets integrated into the pool.

DEC

Activity: Party around the Christmas tree!
Event: Christmas Caroling



Neighbours; An extension of family

A meal over barbequed meat and ice-cold beer sounds good. A feast with neighbours who are like an extended family, even better. The BBQ Pavilion sets the mood for alfresco family meals or light-hearted community gatherings. Come Christmas, three conical trees will be spruced up in dazzling finery as the Jervois Mansion community comes together. Filling the rooftop with Christmas carols and festive cheer.





Inviting nature home

High ceilings and natural ventilation evoke a bungalow-living feel, while your gracious living room overlooks tropical blooms and thriving courtyards that serve as a natural veil. Enabling you to enjoy the great outdoors and a framed view of nature, without compromise on privacy.

“Elegant and refined, the interior design presents a fresh take on colonial-style architecture for the modern homeowner.”

- **Gwen Tan**, Studio iF, Director



Unit Distribution Chart

BLOCK 6				
	01	02	03	04
LEVEL 05	C1 93 sqm	B7 80 sqm	B7 80 sqm	C1 93 sqm
LEVEL 04	C1 93 sqm	B7 80 sqm	B7 80 sqm	C1 93 sqm
LEVEL 03	C1 93 sqm	B7 80 sqm	B7 80 sqm	C1 93 sqm
LEVEL 02	C1 93 sqm	B7 80 sqm	B7 80 sqm	C1 93 sqm
LEVEL 01	C1-G 93 sqm	B7-G 80 sqm	B7-G 80 sqm	C1-G 93 sqm

BLOCK 8									
	05	06	07	08	09	10	11	12	13
LEVEL 05	A2 46 sqm	A1 46 sqm	A3 60 sqm	B5 75 sqm	B1 63 sqm	B1 63 sqm	B4 74 sqm	B6 76 sqm	A2 46 sqm
LEVEL 04	A2 46 sqm	A1 46 sqm	A3 60 sqm	B5 75 sqm	B1 63 sqm	B1 63 sqm	B4 74 sqm	B6 76 sqm	A2 46 sqm
LEVEL 03	A2 46 sqm	A1 46 sqm	A3 60 sqm	B5 75 sqm	B1 63 sqm	B1 63 sqm	B4 74 sqm	B6 76 sqm	A2 46 sqm
LEVEL 02	A2 46 sqm	A1 46 sqm	A3 60 sqm	B5 75 sqm	B1 63 sqm	B1 63 sqm	B4 74 sqm	B6 76 sqm	A2 46 sqm
LEVEL 01	A2-G 46 sqm	A1-G 46 sqm	A3-G 60 sqm	B5-G 75 sqm	B1-G 63 sqm	B1-G 63 sqm	B4-G 74 sqm	B6-G 76 sqm	A2-G 46 sqm

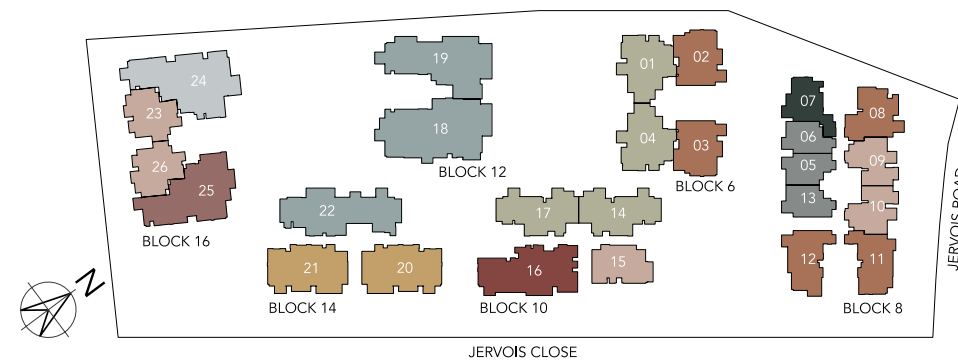
BLOCK 10				
	14	15	16	17
LEVEL 05	C2 95 sqm	B2 70 sqm	D1 137 sqm	C2 95 sqm
LEVEL 04	C2 95 sqm	B2 70 sqm	D1 137 sqm	C2 95 sqm
LEVEL 03	C2 95 sqm	B2 70 sqm	D1 137 sqm	C2 95 sqm
LEVEL 02	C2 95 sqm	B2 70 sqm	D1 137 sqm	C2 95 sqm
LEVEL 01	C2-G 95 sqm	B2-G 70 sqm	D1-G 137 sqm	C2-G 95 sqm

BLOCK 12		
	18	19
LEVEL 05	G3-P 211 sqm	G2-P 180 sqm
LEVEL 04	G3 191 sqm	G2 160 sqm
LEVEL 03	G3 191 sqm	G2 160 sqm
LEVEL 02	G3 191 sqm	G2 160 sqm
LEVEL 01	G3-G 191 sqm	G2-G 160 sqm

BLOCK 14			
	20	21	22
LEVEL 05	F1-P 128 sqm	F1-P 128 sqm	G1-P 156 sqm
LEVEL 04	F1 116 sqm	F1 116 sqm	G1 143 sqm
LEVEL 03	F1 116 sqm	F1 116 sqm	G1 143 sqm
LEVEL 02	F1 116 sqm	F1 116 sqm	G1 143 sqm
LEVEL 01	F1-G 116 sqm	F1-G 116 sqm	G1-G 143 sqm

BLOCK 16				
	23	24	25	26
LEVEL 05	B3 73 sqm	E1 168 sqm	D2 143 sqm	B3 73 sqm
LEVEL 04	B3 73 sqm	E1 168 sqm	D2 143 sqm	B3 73 sqm
LEVEL 03	B3 73 sqm	E1 168 sqm	D2 143 sqm	B3 73 sqm
LEVEL 02	B3 73 sqm	E1 168 sqm	D2 143 sqm	B3 73 sqm
LEVEL 01	B3-G 73 sqm	E1-G 168 sqm	D2-G 143 sqm	B3-G 73 sqm

- 1 Bedroom
- 1 Bedroom + Guest
- 2 Bedroom
- 2 Bedroom + Guest
- 3 Bedroom
- 3 Bedroom (Premium)
- 4 Bedroom
- 4 Bedroom (Dual-key)
- 4 Bedroom (Premium)
- 5 Bedroom (Dual-key)

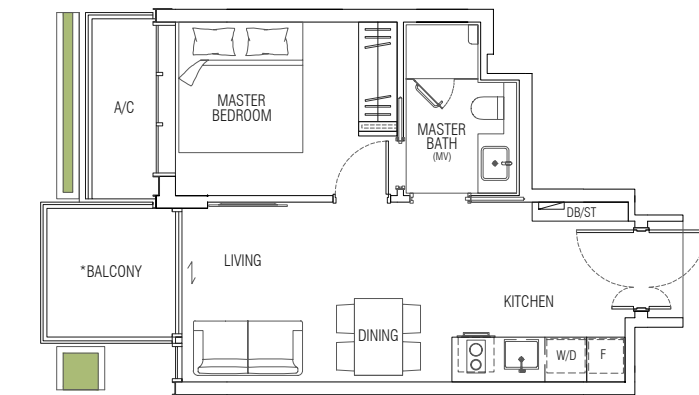
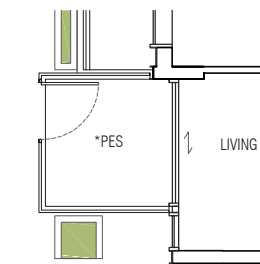


All ground floor units come with 4.57 m high ceiling with structure strengthening where appropriate, allowing buyers to expand their space with furniture deck/loft of up to 5 sqm.



Impression Only

1 Bedroom

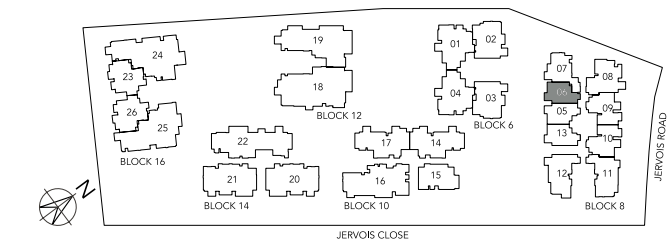


A1
46 sqm
Block 8 #02-06 to #05-06

A1-G
46 sqm
Block 8 #01-06

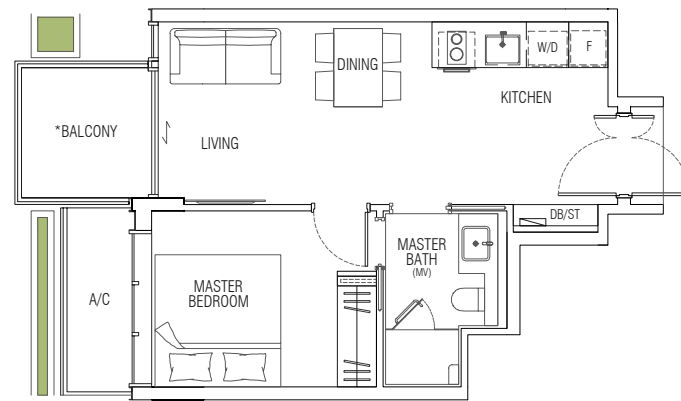
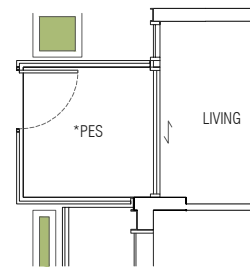
Legend:
Communal Planter

All floor areas indicated are inclusive of AC Ledge, PES / Balcony and Strata Void where applicable. All floor areas are estimates only and subject to final survey. All floor plans are subject to changes as may be required or approved by the relevant authorities. *The PES / Balcony shall not be enclosed. Only approved balcony screens are to be used. For an illustration of the approved PES / Balcony screen, please refer to page 90 of this brochure.

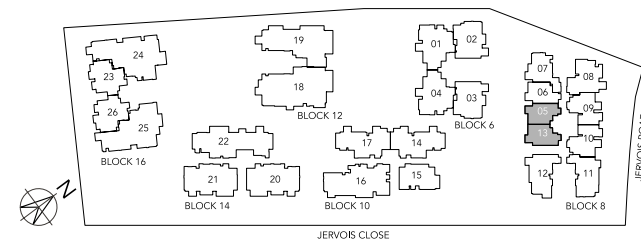


A2
46 sqm
Block 8 #02-05 to #05-05
Block 8 #02-13 to #05-13 (Mirror Image)

A2-G
46 sqm
Block 8 #01-05
Block 8 #01-13 (Mirror Image)



Legend :
 Communal Planter



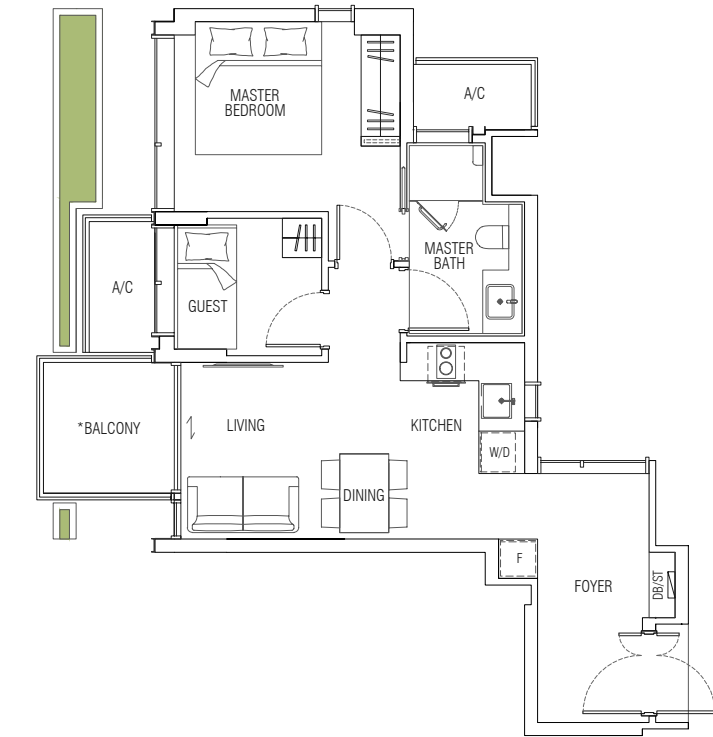
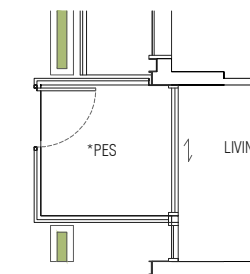
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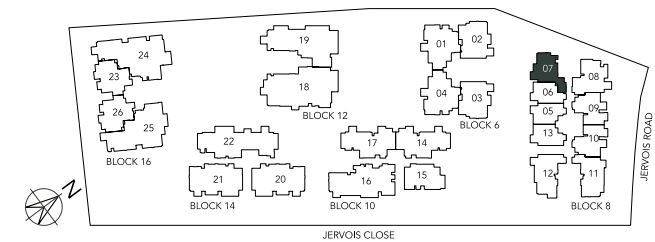
Well-equipped kitchens, complete with top European-branded fittings and appliances, seamlessly blend functionality and aesthetics. Countertops and backsplash are made of exquisite Constantino Silestone.

A3
60 sqm
Block 8 #02-07 to #05-07

A3-G
60 sqm
Block 8 #01-07



Legend :
 Communal Planter

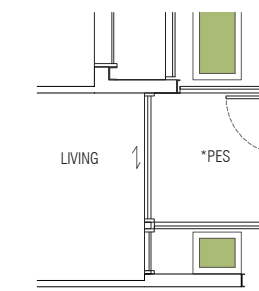


All floor areas indicated are inclusive of AC Ledge, PES / Balcony and Strata Void where applicable. All floor areas are estimates only and subject to final survey. All floor plans are subject to changes as may be required or approved by the relevant authorities. *The PES / Balcony shall not be enclosed. Only approved balcony screens are to be used. For an illustration of the approved PES / Balcony screen, please refer to page 90 of this brochure.



All images are impression only.

2 Bedroom



B1
63 sqm
Block 8 #02-09 to #05-09
Block 8 #02-10 to #05-10 (Mirror Image)

B1-G
63 sqm
Block 8 #01-09
Block 8 #01-10 (Mirror Image)

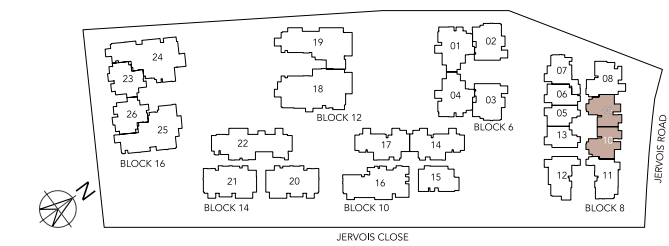
Legend :
 Communal Planter

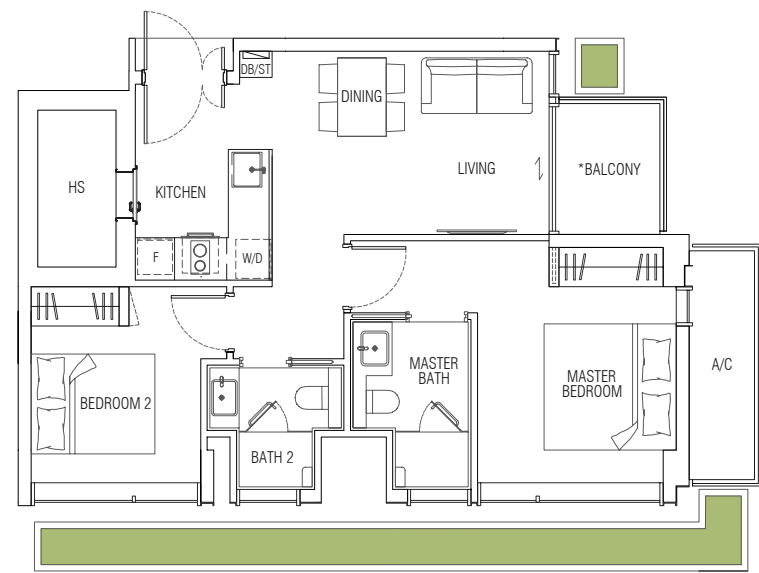
The look and feel of luxury

Inspired by the rich heritage of colonial architecture, the finest materials are reinterpreted and refined into designs for modern luxury living. A calming palette of elegance throughout serves as a fine balance with nature's vivid colours that are reflected in an exquisite blend of patterns and textures.

As part of our extensive eco-efforts, green products like Sintered stones are used in place of marble.

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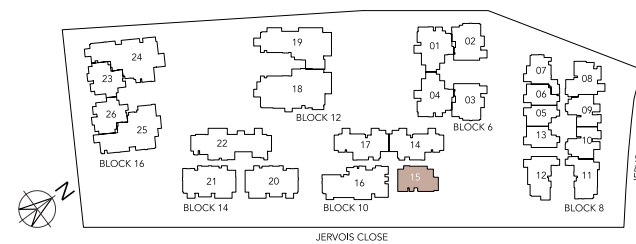
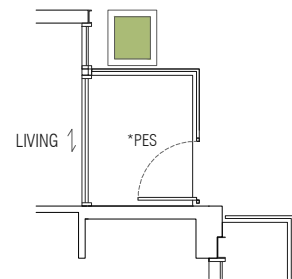




B2
70 sqm
Block 10 #02-15 to #05-15

B2-G
70 sqm
Block 10 #01-15

Legend :
Communal Planter



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Gone are the days of stuffed closets and overflowing drawers, as most residences include a household shelter that can be repurposed as an effective storage space.

Type D2 Household Shelter

Impression Only

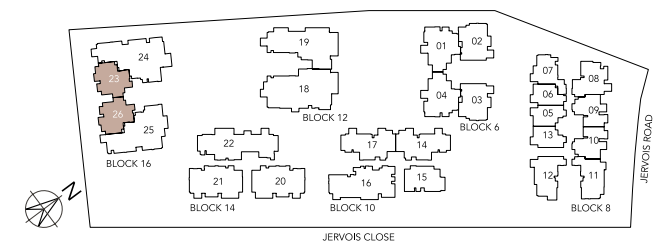
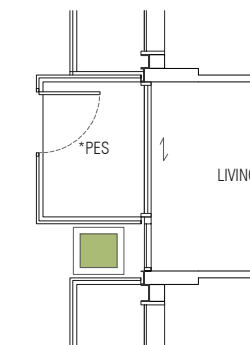


B3
73 sqm
Block 16 #02-23 to #05-23
Block 16 #02-26 to #05-26 (Mirror Image)

B3-G
73 sqm
Block 16 #01-23
Block 16 #01-26 (Mirror Image)

Legend :
Communal Planter

Level 1



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Impression Only



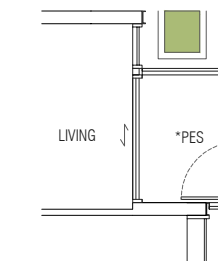
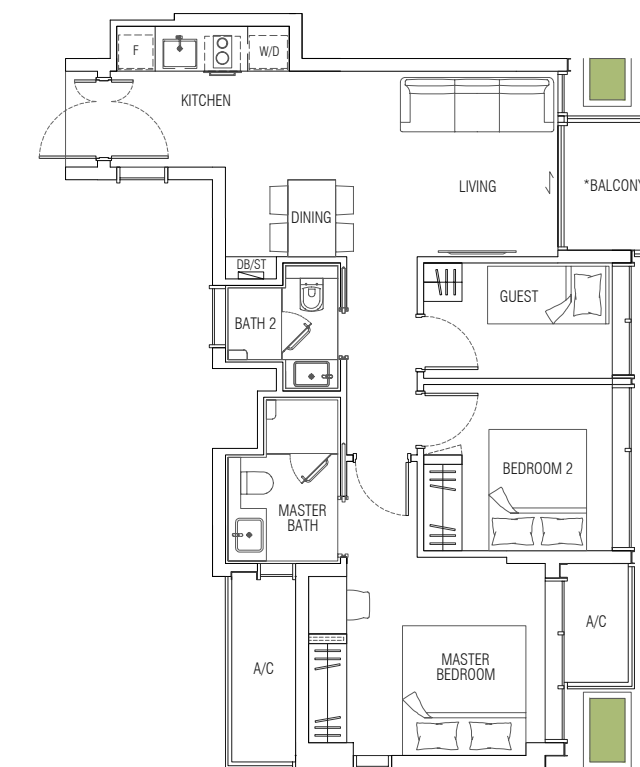
Impression Only



Impression Only

Immerse in nature through framed views. Window systems are designed for owners to fit mosquito nettings seamlessly while curtain wall systems are designed with pelmet spaces that accommodate more curtains or usable space.

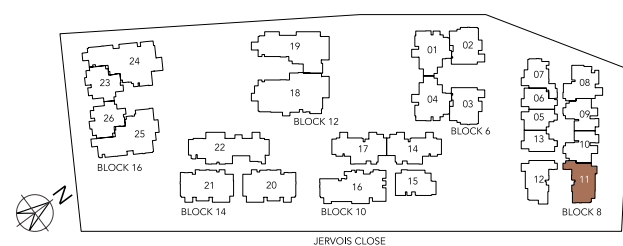
2 Bedroom + Guest



B4
74 sqm
Block 8 #02-11 to #05-11

B4-G
74 sqm
Block 8 #01-11

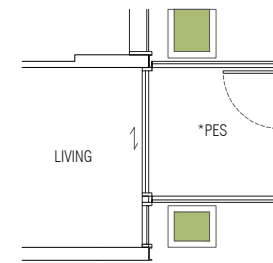
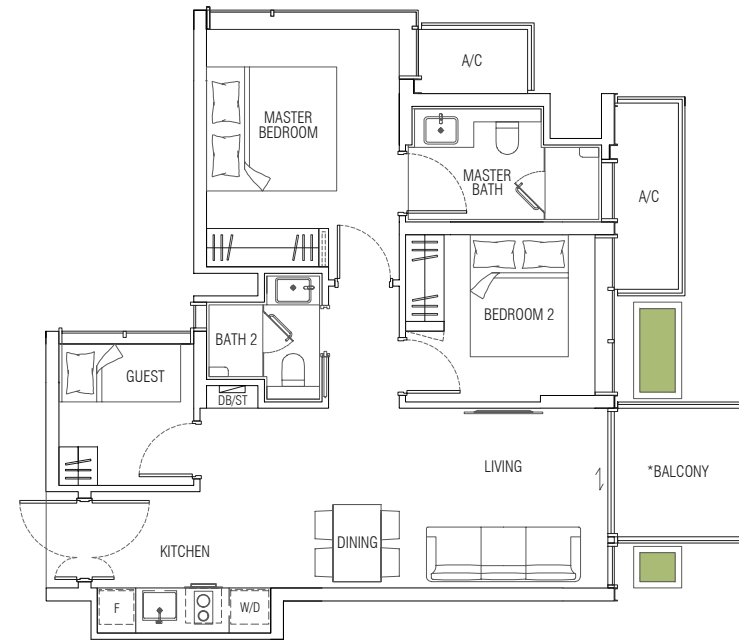
Legend :
Communal Planter



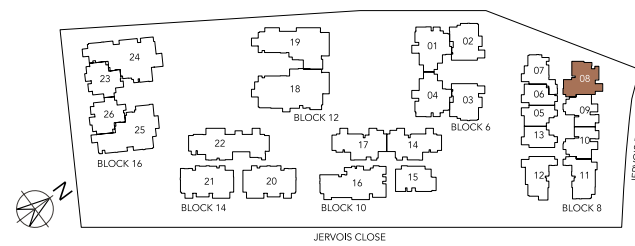
All floor areas indicated are inclusive of AC Ledge, PES / Balcony and Strata Void where applicable. All floor areas are estimates only and subject to final survey. All floor plans are subject to changes as may be required or approved by the relevant authorities. *The PES / Balcony shall not be enclosed. Only approved balcony screens are to be used. For an illustration of the approved PES / Balcony screen, please refer to page 90 of this brochure.

B5
75 sqm
Block 8 #02-08 to #05-08

B5-G
75 sqm
Block 8 #01-08



Legend :
Communal Planter

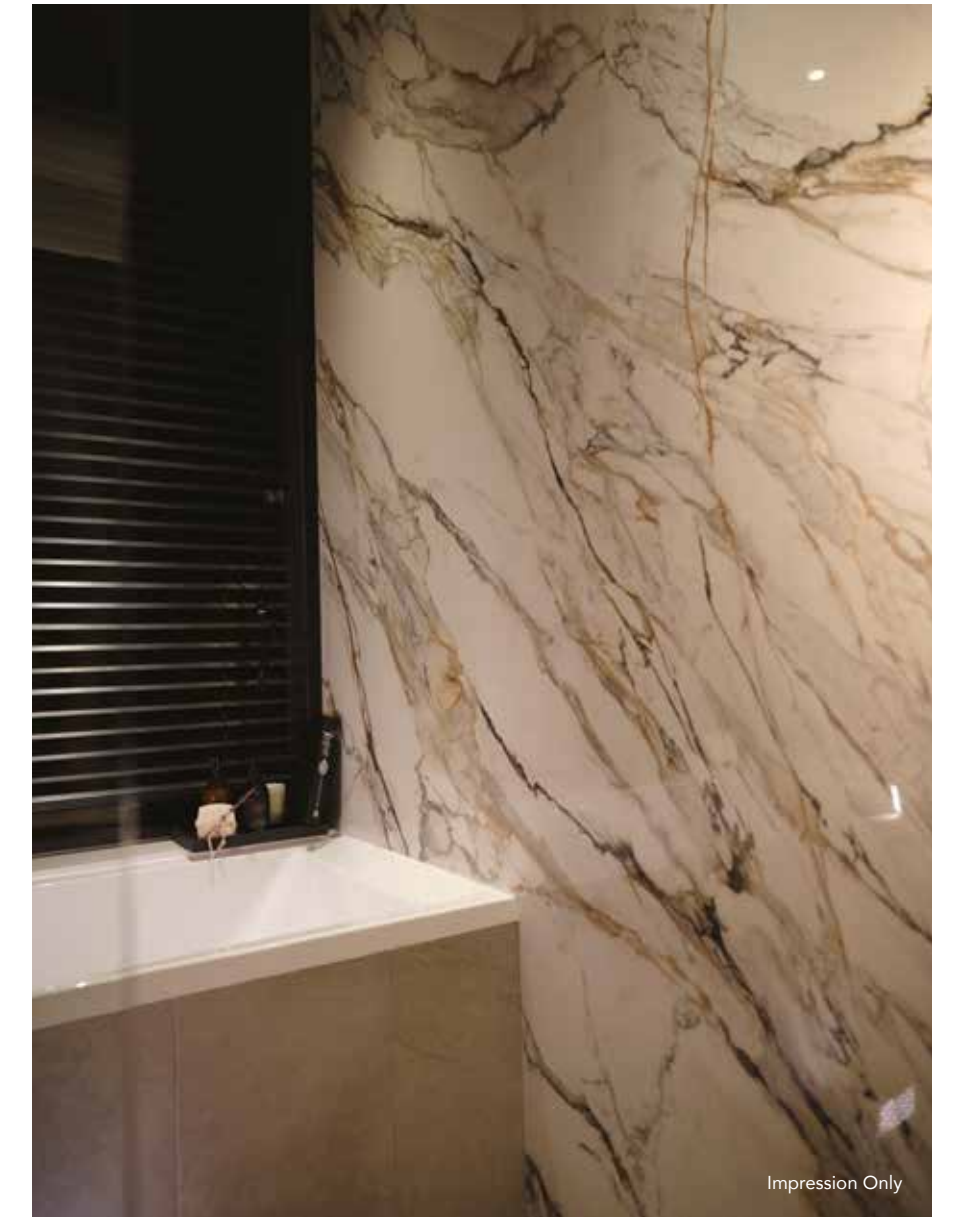


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For an illustration of the approved PES / Balcony screen, please refer to page 90 of this brochure.



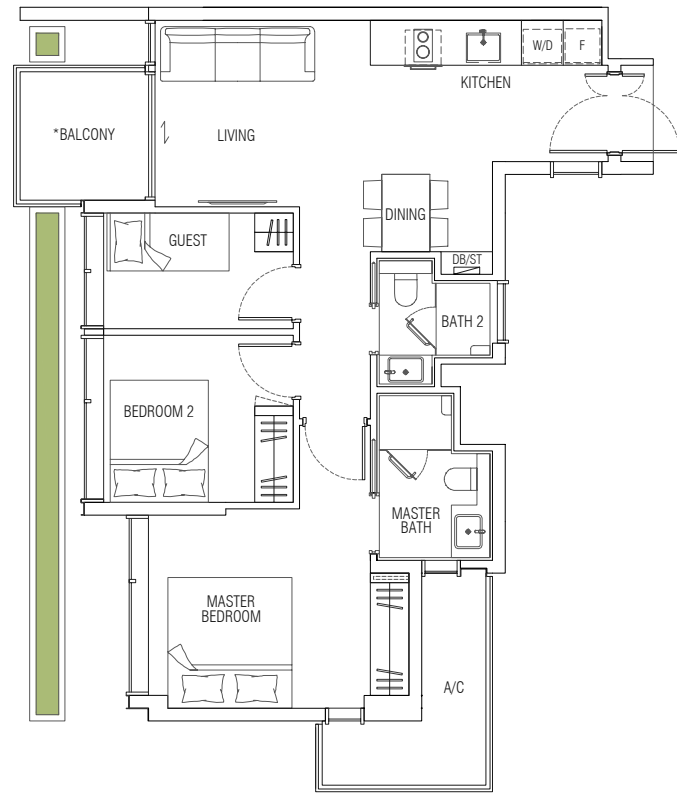
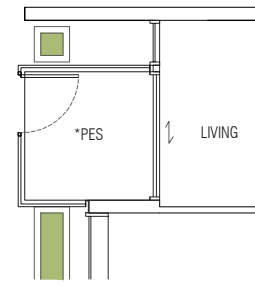
Impression Only

Type B6-G Master Bath



Impression Only

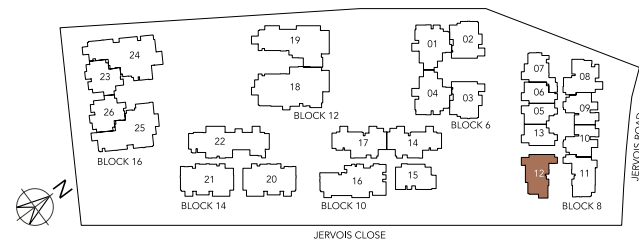
An elegant slab of Sintered stone, with natural vein variations, is the focal point of every master bath. Instinctively drawing eyes to its beauty and texture.



B6
76 sqm
Block 8 #02-12 to #05-12

B6-G
76 sqm
Block 8 #01-12

Legend :
Communal Planter

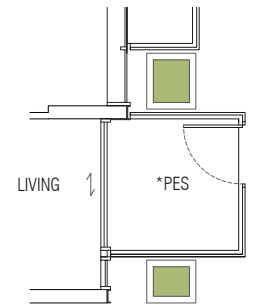
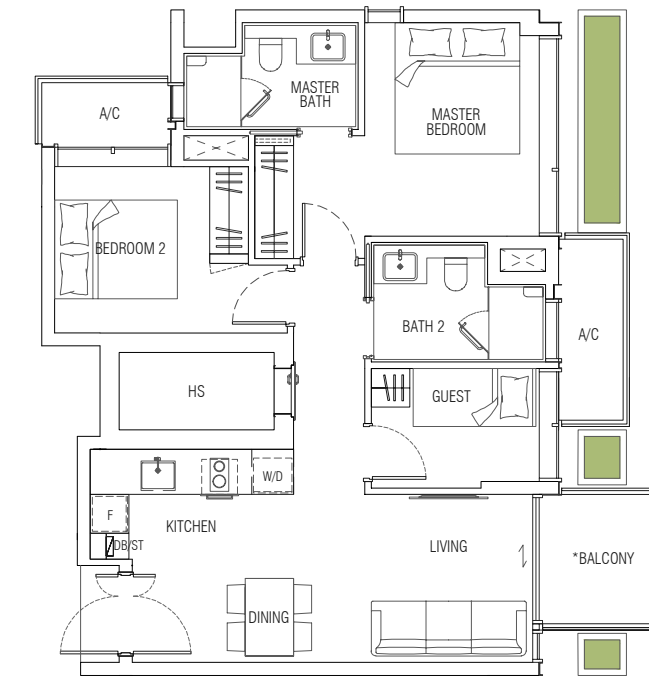


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Every wardrobe comes fully equipped with space-saving features such as a mirror and various compartments to keep your accessories well-organized with ease.

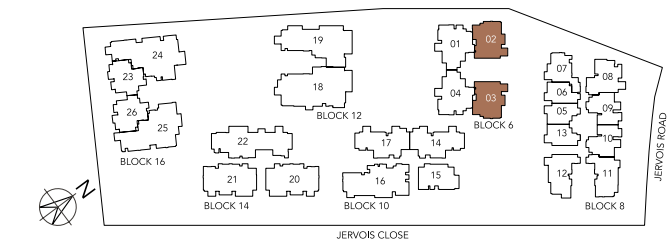
Impression Only



B7
80 sqm
Block 6 #02-02 to #05-02
Block 6 #02-03 to #05-03 (Mirror Image)

B7-G
80 sqm
Block 6 #01-02
Block 6 #01-03 (Mirror Image)

Legend :
Communal Planter



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Beauty and quality all around each and every residence is accessorised with designer fittings from some of the world's top European brands.

Discover beauty in the finest of details, where every fitting is chosen for its quality, reliability and how its individual design contributes to the entire aesthetic of your home.

Type D2 Kitchen

3 Bedroom

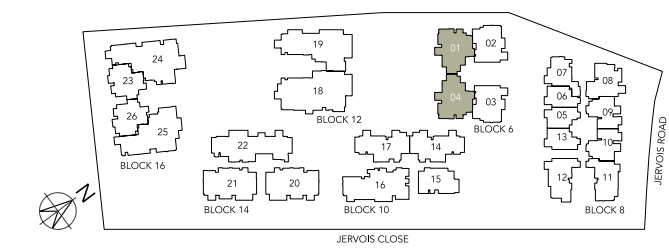


C1
93 sqm
Block 6 #02-01 to #05-01
Block 6 #02-04 to #05-04 (Mirror Image)

C1-G
93 sqm
Block 6 #01-01
Block 6 #01-04 (Mirror Image)

Legend :
Communal Planter

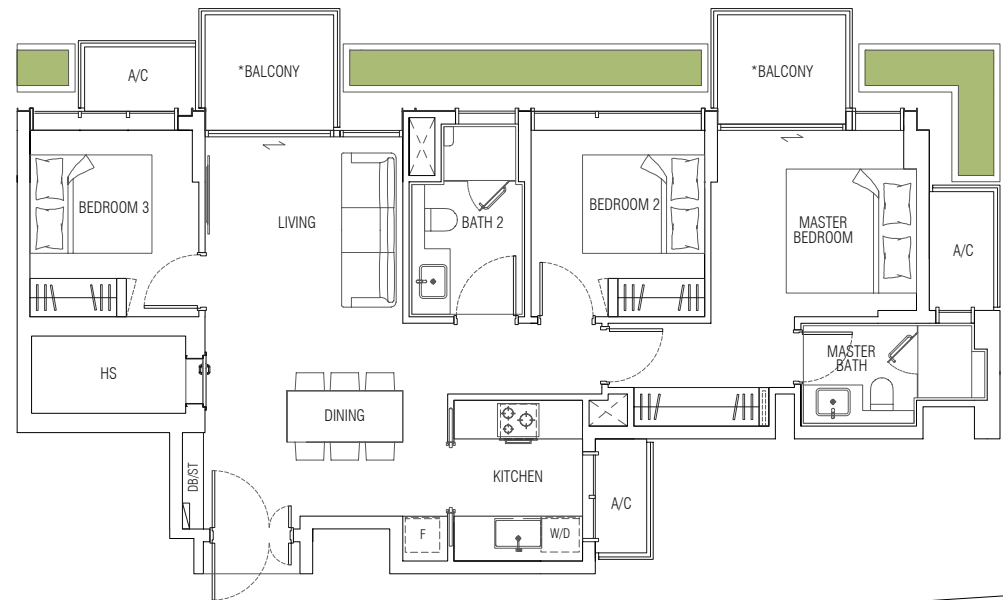
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For an illustration of the approved PES / Balcony screen, please refer to page 90 of this brochure.



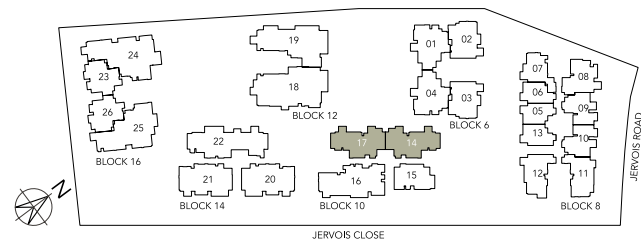
C2
95 sqm
Block 10 #02-14 to #05-14
Block 10 #02-17 to #05-17 (Mirror Image)



C2-G
95 sqm
Block 10 #01-14
Block 10 #01-17 (Mirror Image)



Legend :
Communal Planter

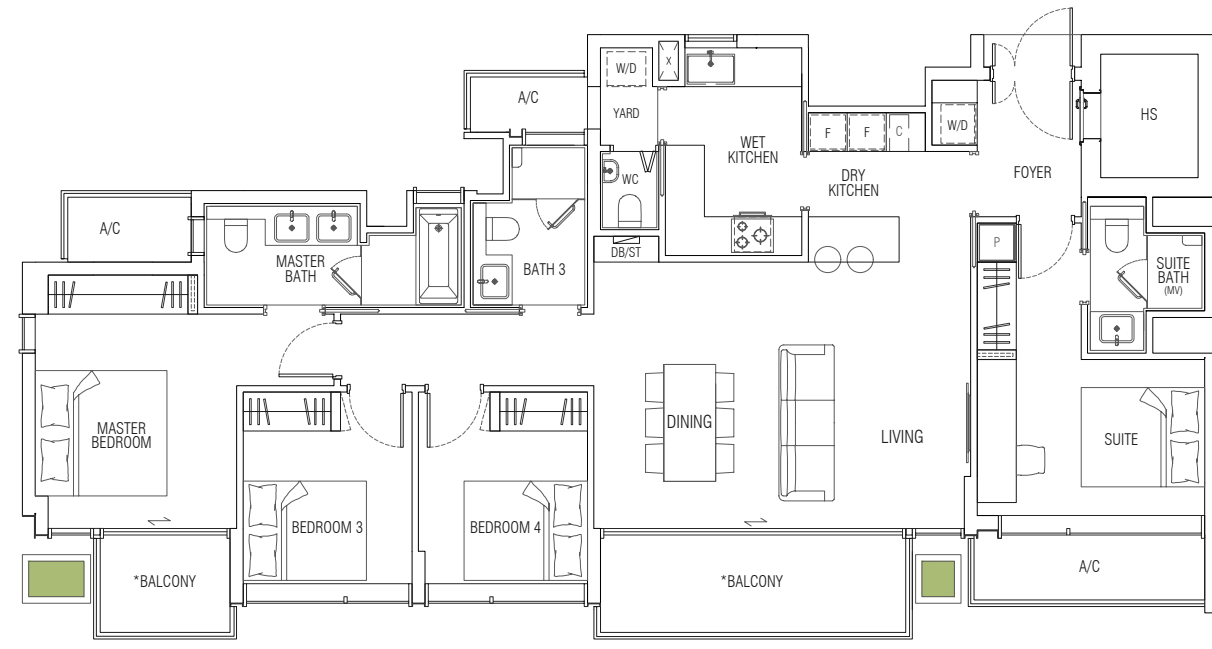


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For an illustration of the approved PES / Balcony screen, please refer to page 90 of this brochure.



Room for more

A haven of indulgent relaxation, with generous room for a super king-sized bed.

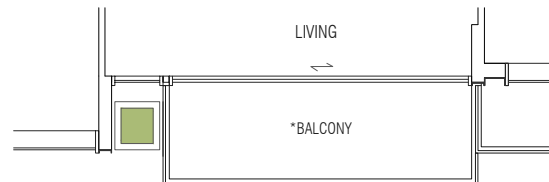


D1
137 sqm
Block 10 #02-16 to #05-16

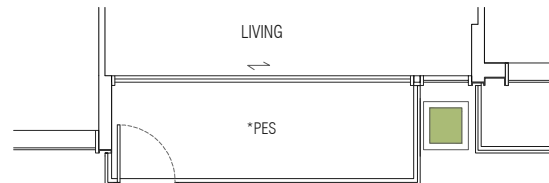
D1-G
137 sqm
Block 10 #01-16

Legend :
Communal Planter

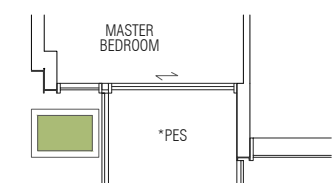
Level 3 & Level 5



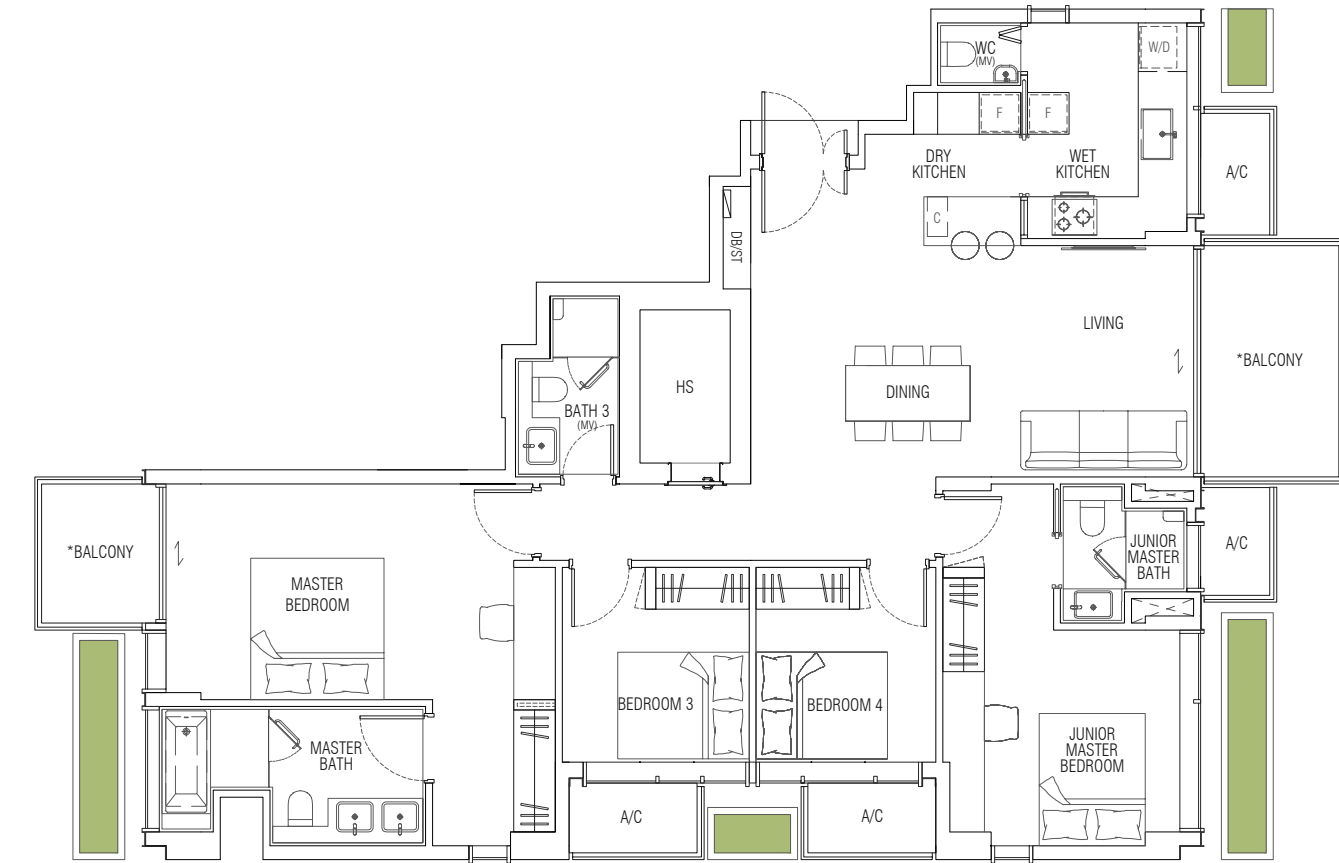
Level 2 & Level 4



Level 1



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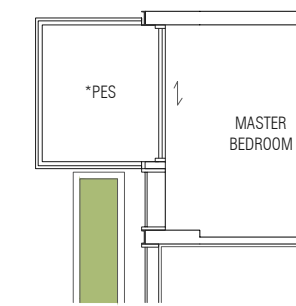


D2
143 sqm
Block 16 #02-25 to #05-25

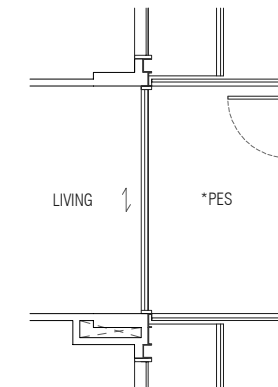
D2-G
143 sqm
Block 16 #01-25

Legend :
Communal Planter

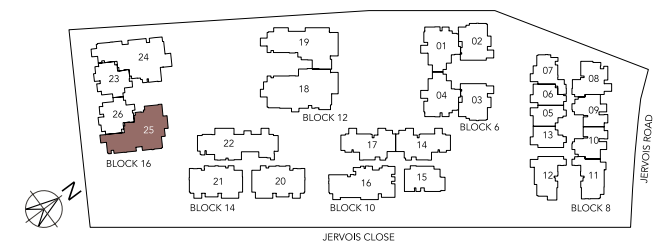
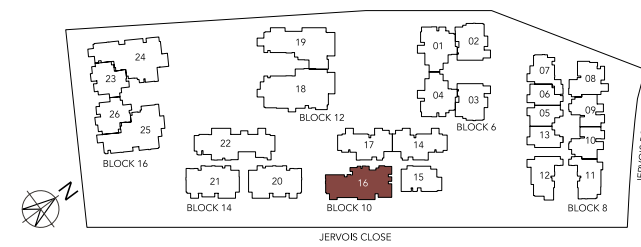
Level 1



Level 1



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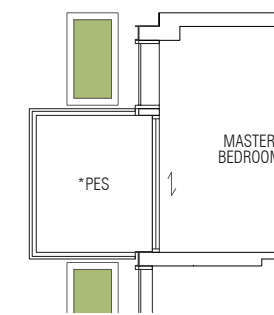
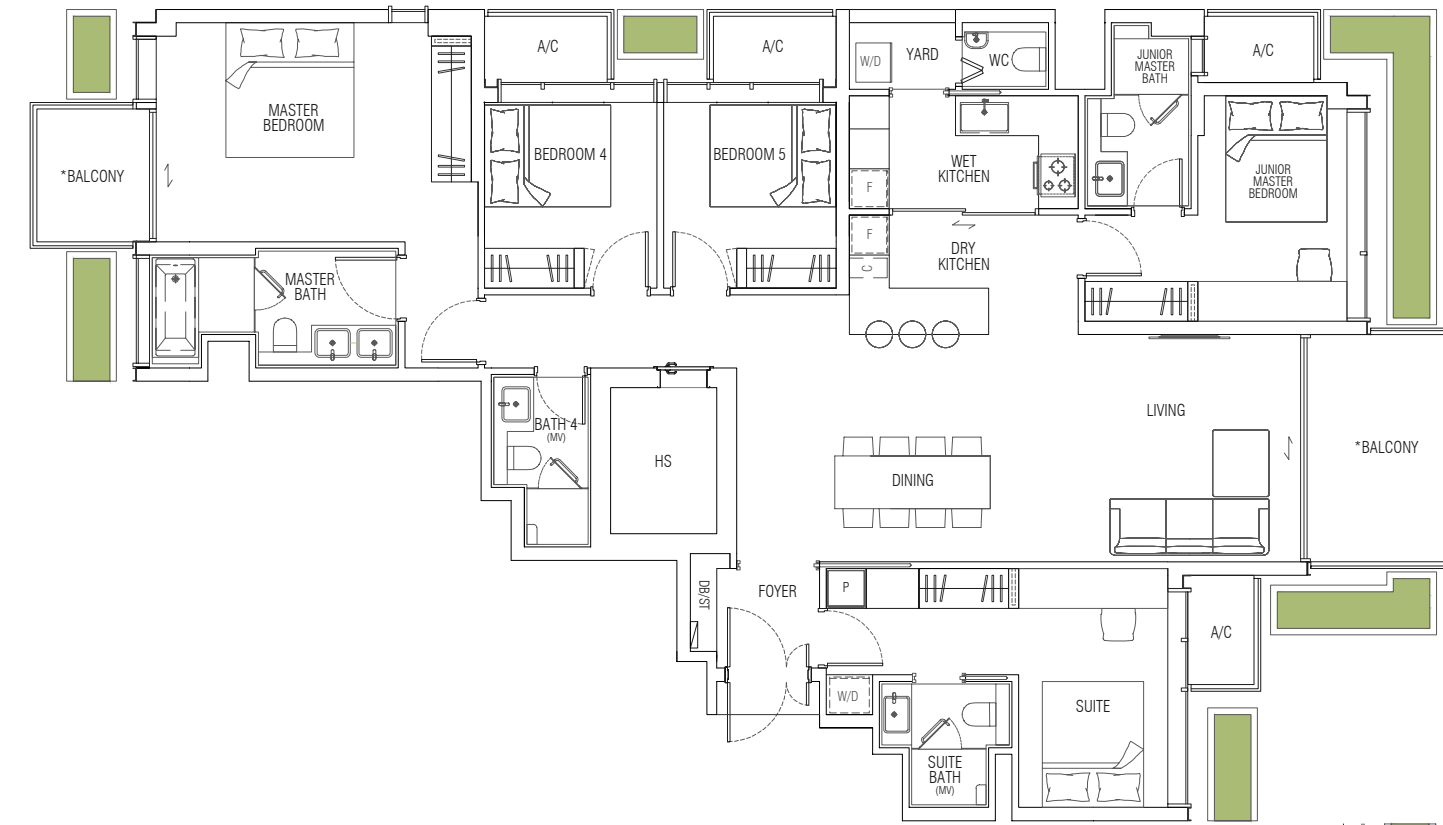


“Our landscape concept puts you face to face with nature from the comfort of your bedroom. Look out of the window and you’ll be greeted by sky planters, tropical blooms and lush foliage.”

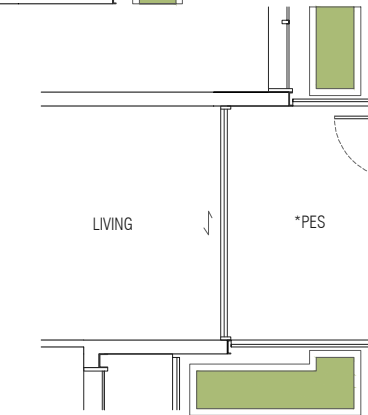
- Chang Huai Yan, Salad Dressing, Director

Impression Only

5 Bedroom (Dual-Key)



Level 1



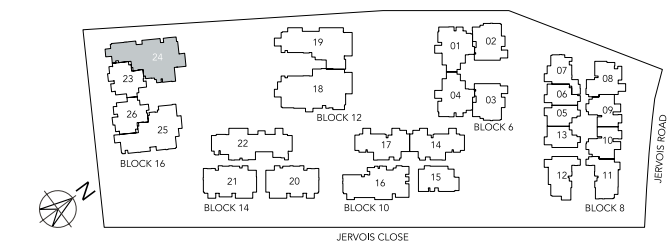
Level 1

E1
168 sqm
Block 16 #02-24 to #05-24

E1-G
168 sqm
Block 16 #01-24

Legend:
Communal Planter

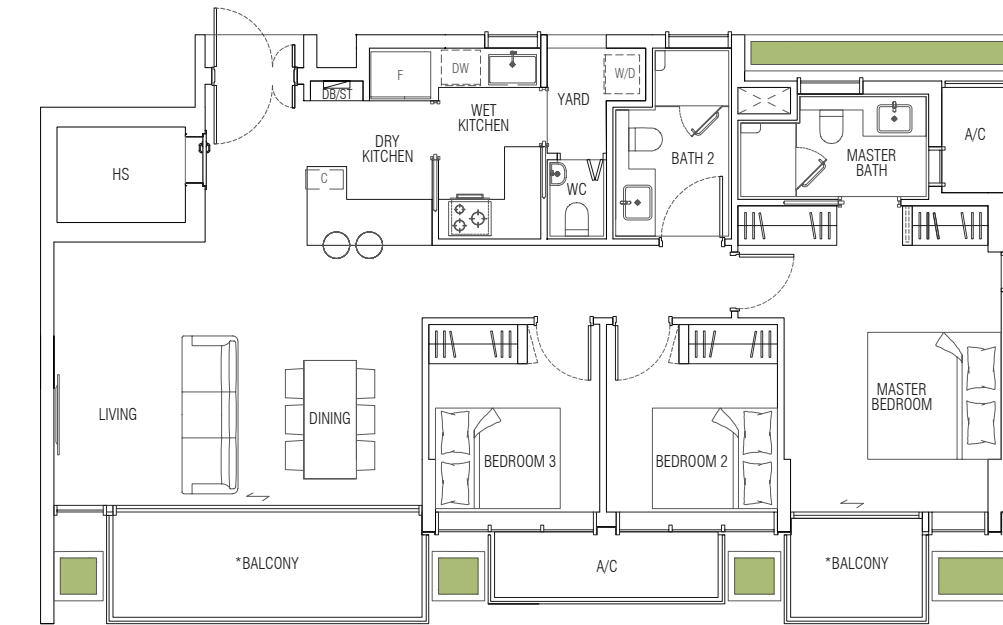
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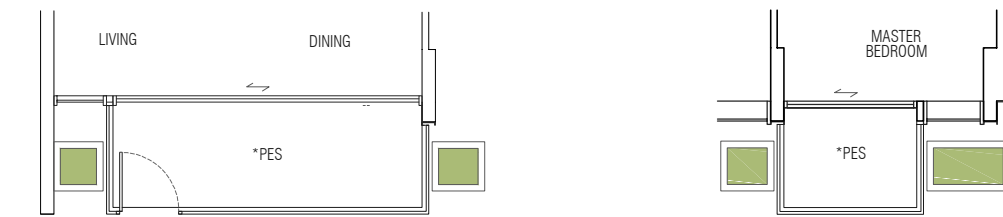
3 Bedroom (Premium)

The Premium Collection

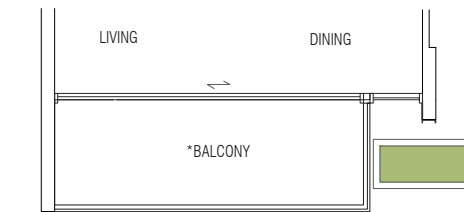
For the privileged few, may we present two exclusive blocks of residences befitting of your discerning tastes. Embrace the indulgence of superior living space around, and take delight in the array of appliances that are furnished to accommodate your every lifestyle need. The Premium Collection comprises of just two blocks, with no more than three residences on each floor for utmost exclusivity. While select units also enjoy private lift access.



Level 3



Level 1



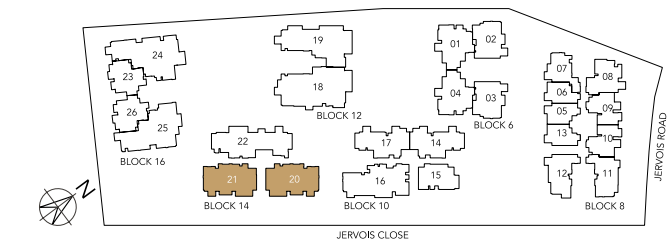
Level 2 & Level 4

F1
116 sqm
Block 14 #02-20 to #04-20
Block 14 #02-21 to #04-21 (Mirror Image)

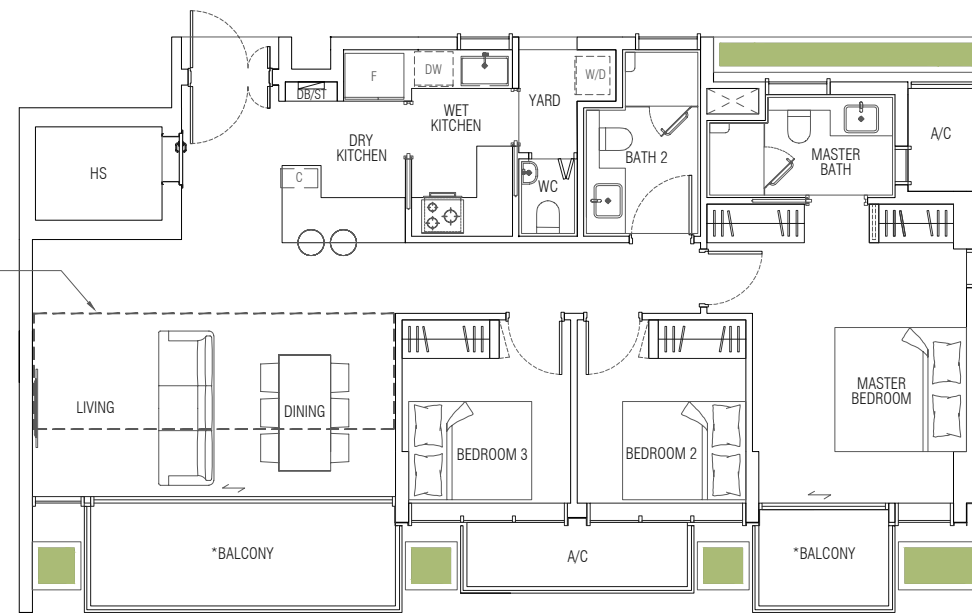
F1-G
116 sqm
Block 14 #01-20
Block 14 #01-21 (Mirror Image)

Legend :
Communal Planter

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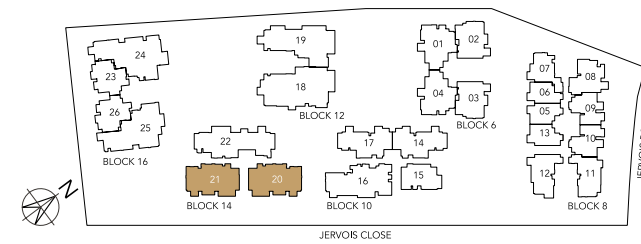


**Strata void of 12 sqm above Living and Dining as per dotted line

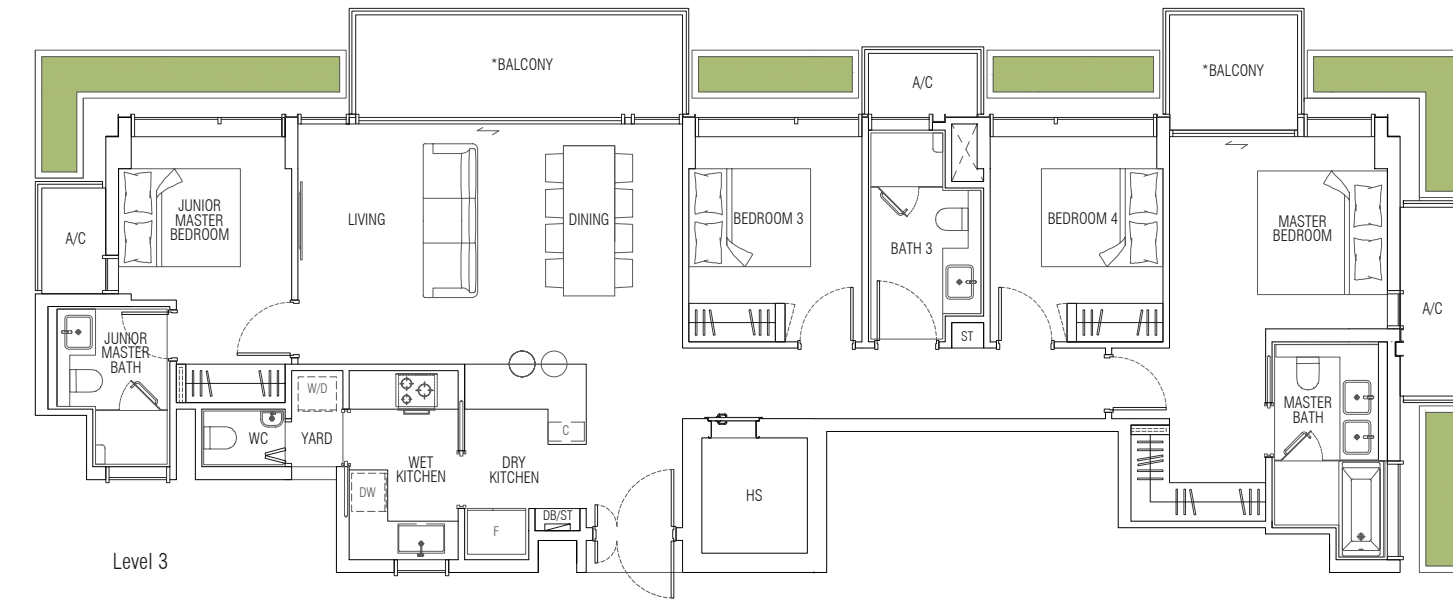


F1-P
128 sqm
**(inclusive of void of 12 sqm)
Block 14 #05-20
Block 14 #05-21 (Mirror Image)

Legend :
Communal Planter



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G1
143 sqm
Block 14 #02-22 to #04-22

G1-G
143 sqm
Block 14 #01-22

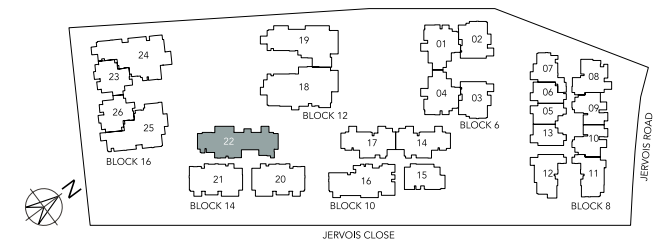
Legend :
Communal Planter

Level 3

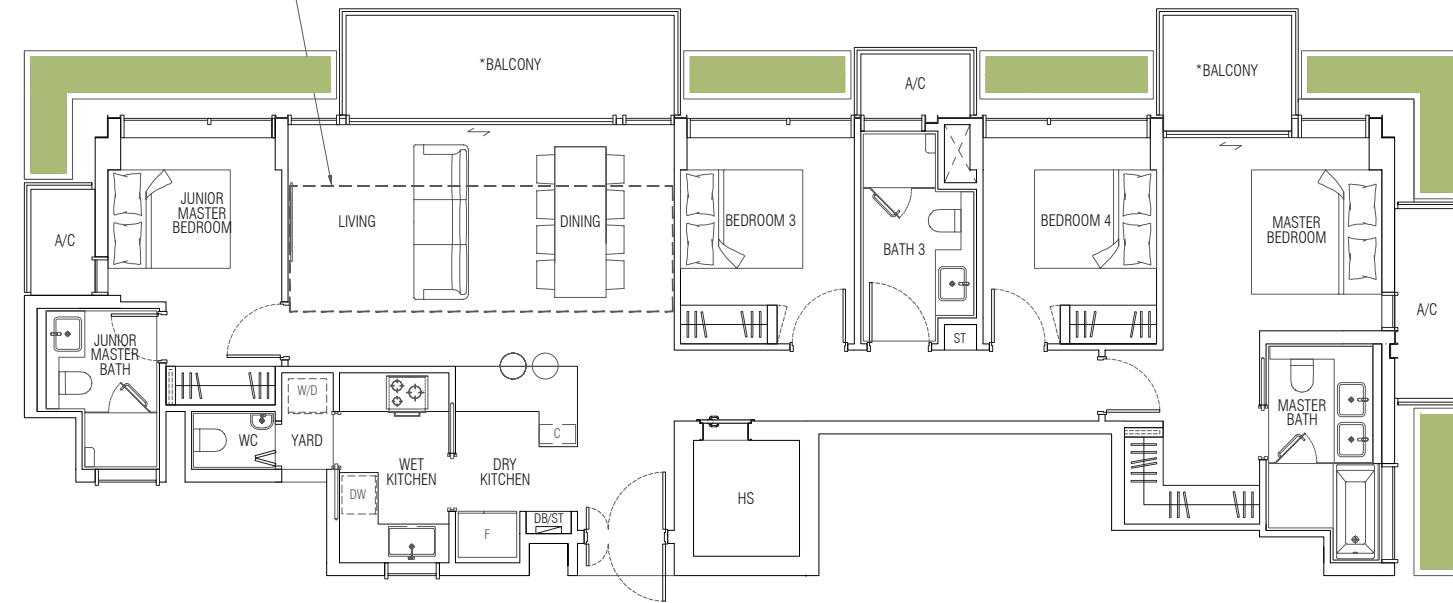
Level 2 & Level 4

Level 1

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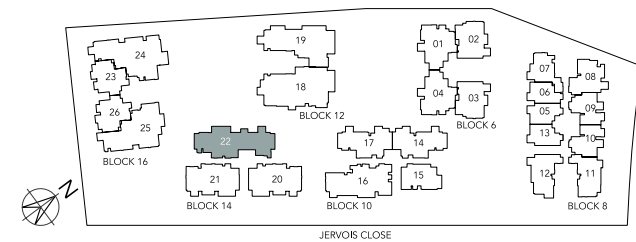
**Strata void of 13 sqm above Living and Dining as per dotted line



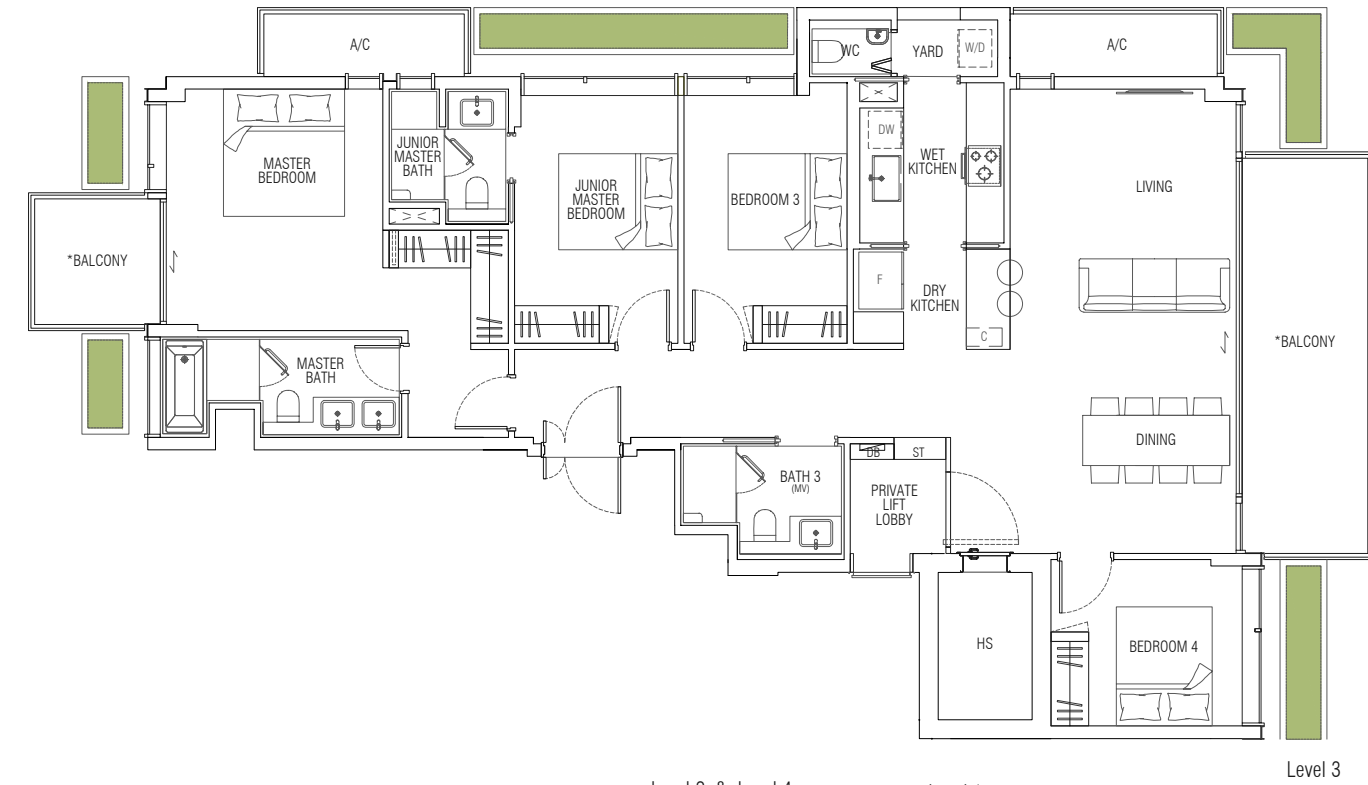
G1-P
156 sqm

** (inclusive of void of 13 sqm)
Block 14 #05-22

Legend:
Communal Planter



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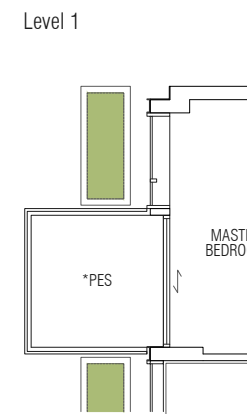


G2
160 sqm

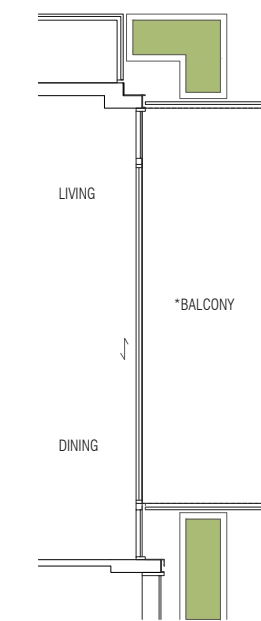
Block 12 #02-19 to #04-19

G2-G
160 sqm
Block 12 #01-19

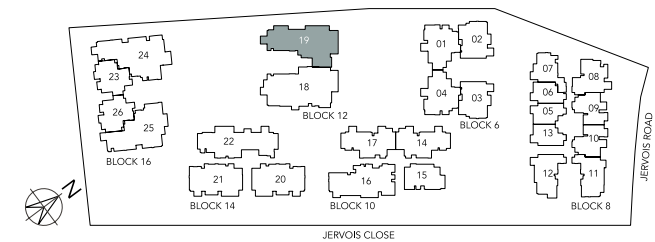
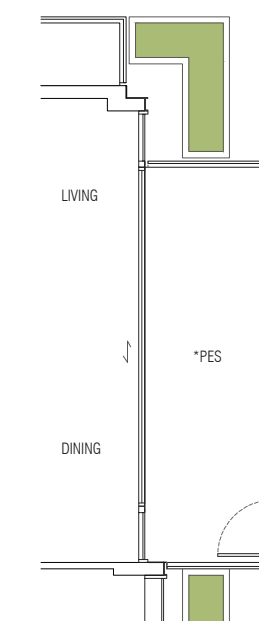
Legend:
Communal Planter



Level 2 & Level 4



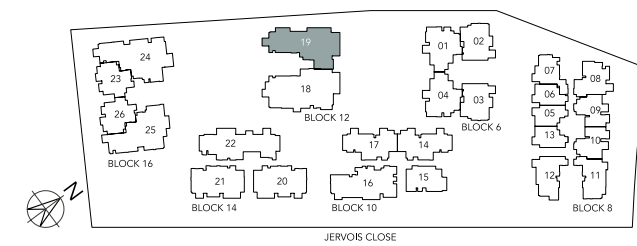
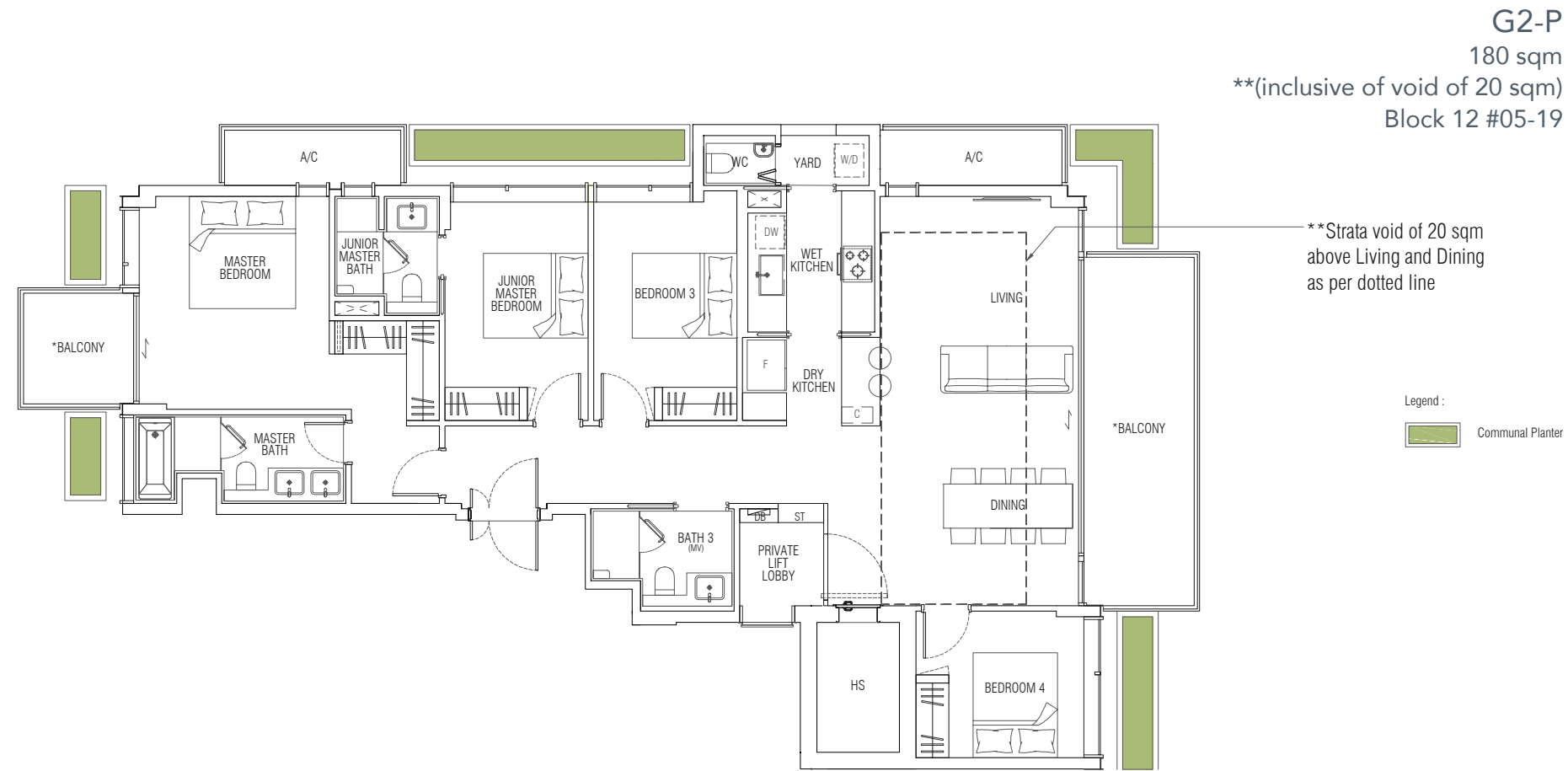
Level 1



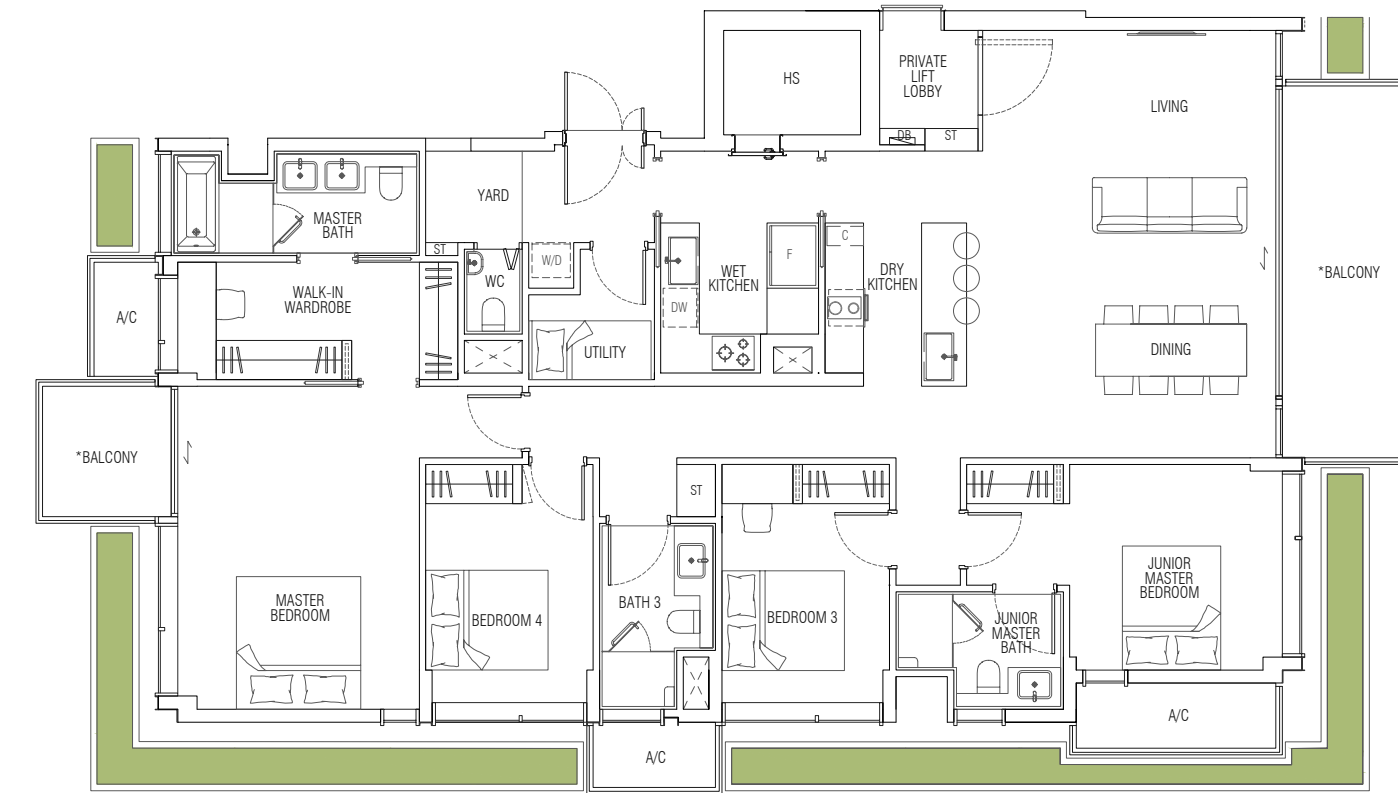
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4 Bedroom (Premium)

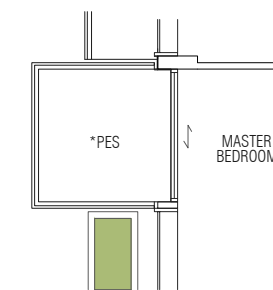
4 Bedroom (Premium)



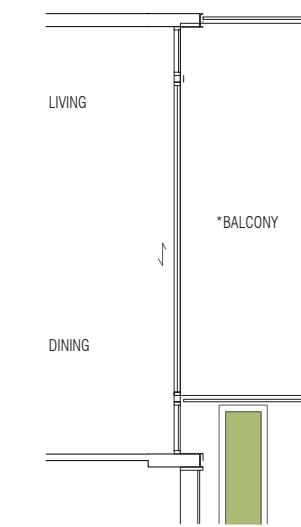
All floor areas indicated are inclusive of AC Ledge, PES / Balcony and Strata Void where applicable. All floor areas are estimates only and subject to final survey. All floor plans are subject to changes as may be required or approved by the relevant authorities. *The PES / Balcony shall not be enclosed. Only approved balcony screens are to be used. For an illustration of the approved PES / Balcony screen, please refer to page 90 of this brochure.



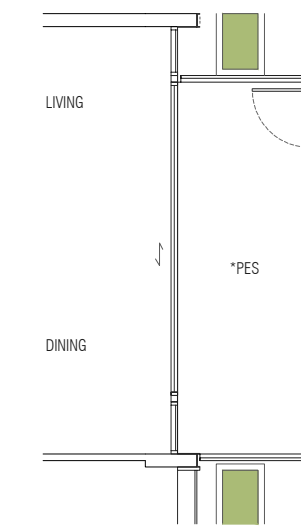
Level 3



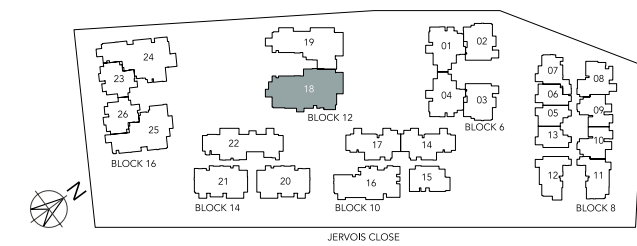
Level 1



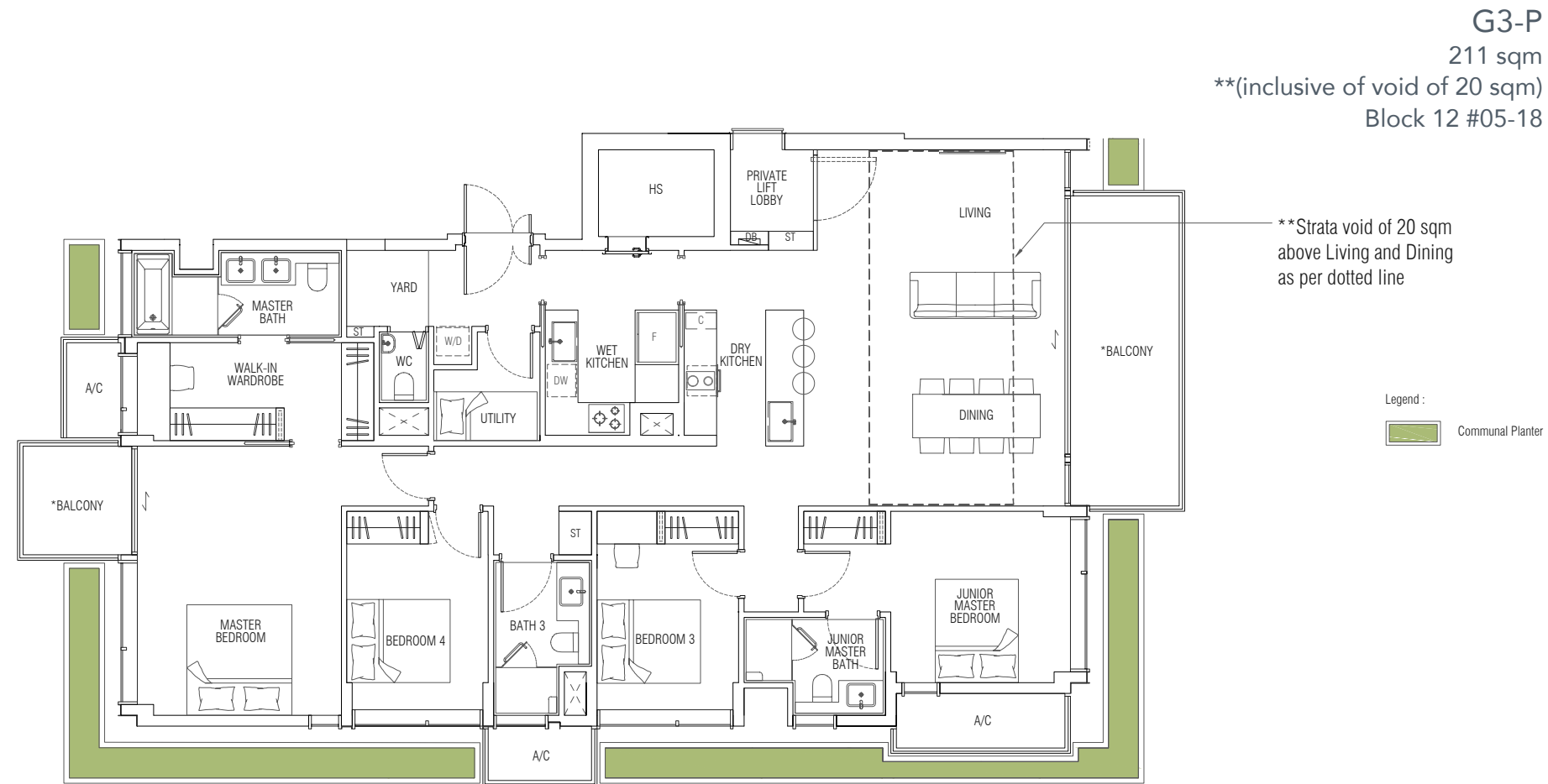
Level 2 & Level 4



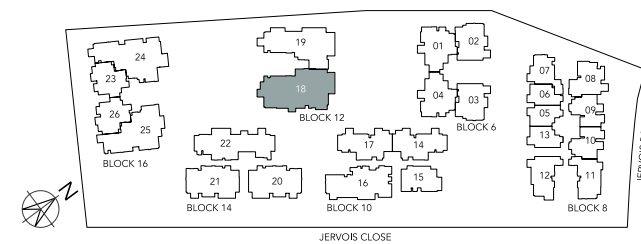
Level 1



All floor areas indicated are inclusive of AC Ledge, PES / Balcony and Strata Void where applicable. All floor areas are estimates only and subject to final survey. All floor plans are subject to changes as may be required or approved by the relevant authorities. *The PES / Balcony shall not be enclosed. Only approved balcony screens are to be used. For an illustration of the approved PES / Balcony screen, please refer to page 90 of this brochure.



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*The PES / Balcony shall not be enclosed. Only approved balcony screens are to be used.
For an illustration of the approved PES / Balcony screen, please refer to page 90 of this brochure.



Life is an art, and art enhances your living experience here in Jervois Mansion.

Art pops up in unexpected places. This elevates the journey you experience from the moment you arrive, to the moment you step into your home.



Home of the future

Jervois Mansion is future-ready with a whole suite of smart home features and myriad community services via our E-Concierge.

Smart Home



Smart Home System Hub

A central hub is provided for future ease of integration with your own choice of smart apps and home appliances.



Smart Air-conditioning

Switch on or off, or set the room to the right temperature remotely.



Smart Digital Lock

Quick, safe keyless entry for enhanced safety and added peace of mind.

E-Concierge



Smart Reservation

Check availability, book facilities, and gain contactless entry into facilities.



Smart Parcel Locker

Receive parcel collection alerts and collect your parcels anytime from secure lockers.



Smart Doorbell

View arriving guests remotely from the security and comfort of your home.



Smart Verification

Pre-register your guests and receive QR invitations for ease of security verification and entry.

Terms and conditions apply.



Sustainability for life

Experience the eco-luxury lifestyle at Jervois Mansion. A sustenance curation programme* has been developed specifically for you and everyone here. Look forward to conservation, education and appreciation activities for your whole family.



Activities

- Foraging walks
- Fish feeding
- Bird feeding
- Glamping
- Stargazing



Classes

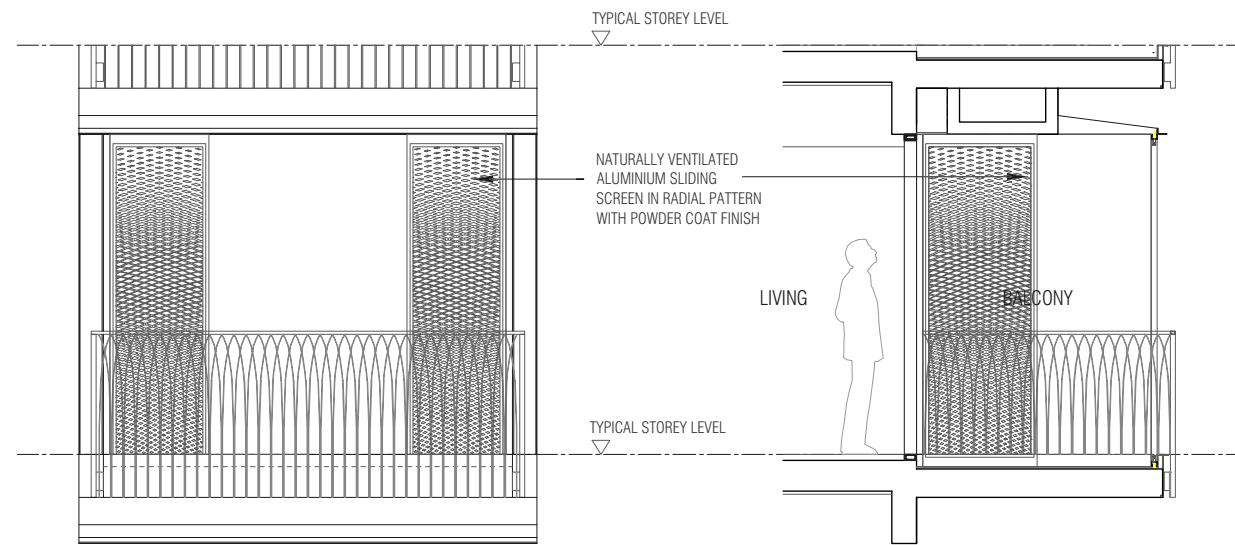
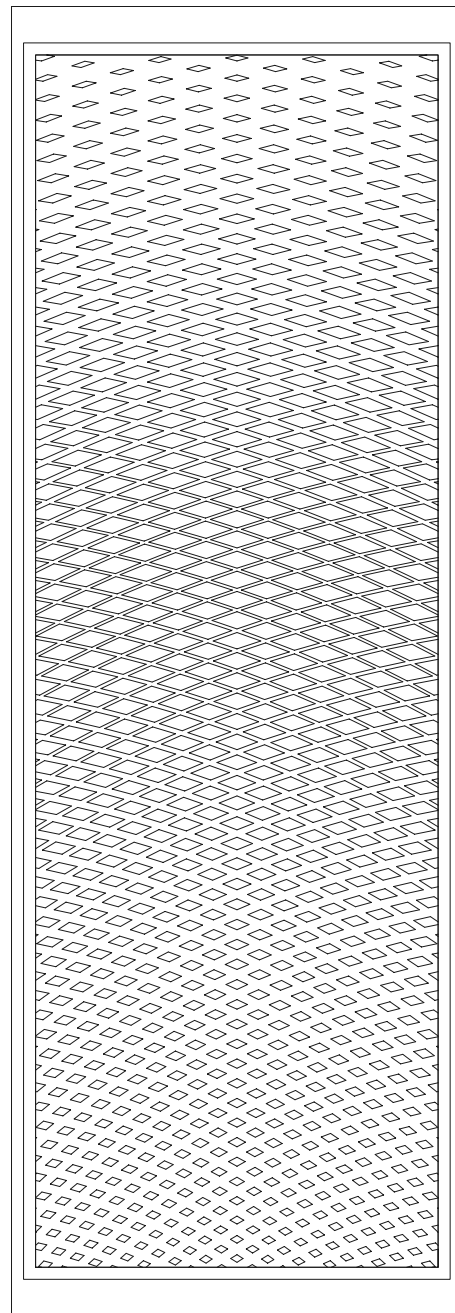
- Farm-to-table cooking
- Arts and craft
- Flower arrangement
- Terrarium-making
- Outdoor fitness/yoga
- Ecology education
- Gardening



Events

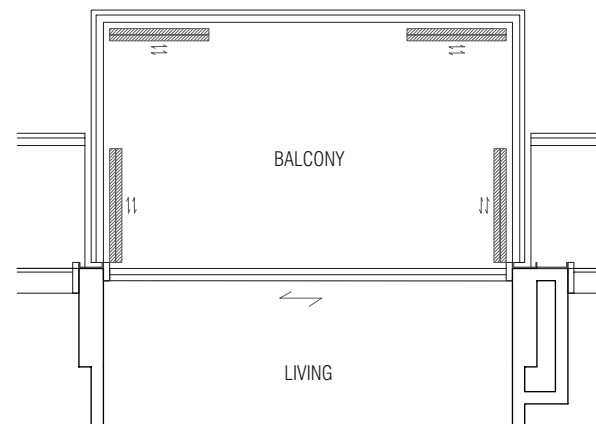
- Event planning for special occasions
- Special flowering/plant appreciation
- Holiday celebrations

*Subject to demand and community self-initiated programs.



FRONT ELEVATION
(AT RETRACTED POSITION)

SECTION
(AT RETRACTED POSITION)

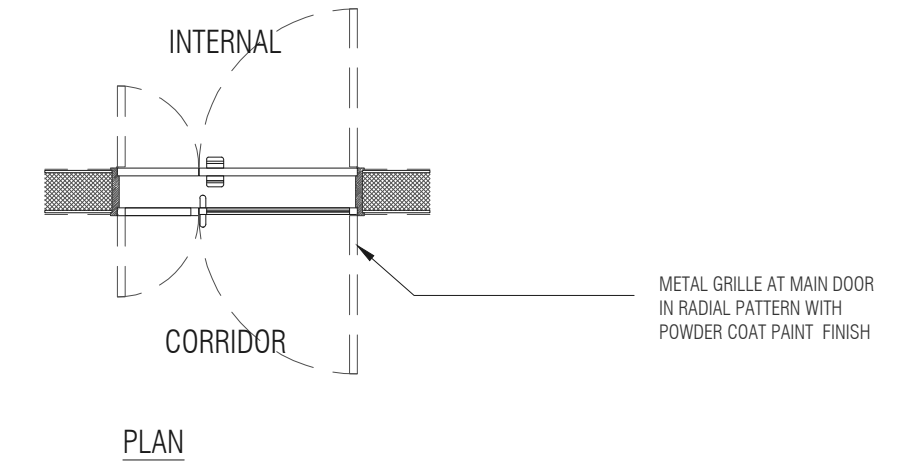


PLAN
(AT RETRACTED POSITION)

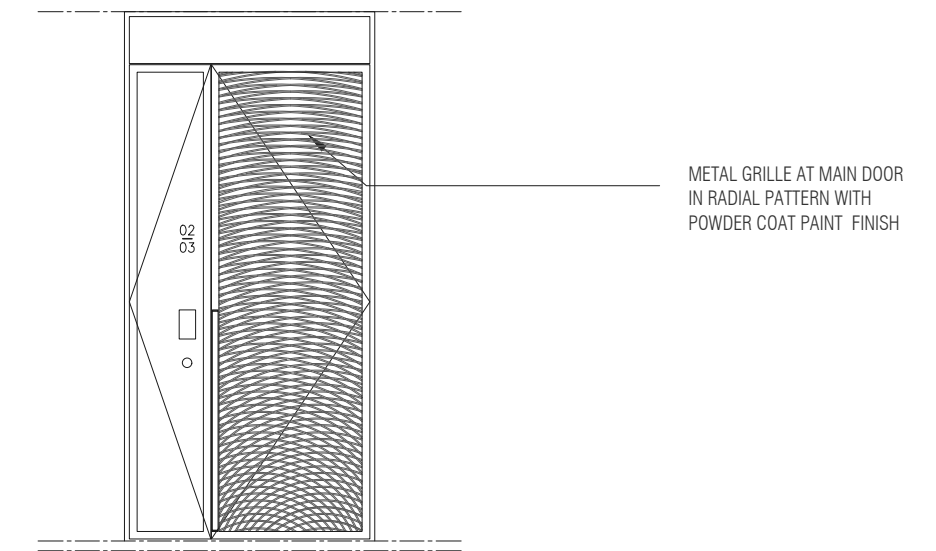
NOTE: This drawing is for reference only. The screen design is provided for aesthetic uniformity of the development. Materials to be aluminium with powder coat finish. Fixing details are by contractor, and fixing shall not damage the existing waterproofing and structure. Owner shall verify all dimensions prior to fabrication and commencement of work.

Drawings are not to scale. The cost of screen and installation shall be borne by the Owner.

Thoughtful studies have been done to design this intricate and classy metal grille entrance door to allow for maximised cross-ventilation.



PLAN



EXTERNAL ELEVATION

Note: This drawing is for reference only. Drawings are not to scale.

Managing the vision



Roxy-Pacific Holdings Limited (as Development Manager)

Roxy-Pacific Holdings Limited (“the Group”) is an established property and hospitality corporation with an Asia-Pacific focus and a track record dating back to May 1967. Listed on the SGX Mainboard since 12 March 2008, the Group is engaged primarily in the development and sale of residential and commercial properties (“Property Development”), Hotel ownership and other investment properties in Asia-Pacific (“Hotel Ownership and Property Investment”), including the ownership of Grand Mercure Singapore Roxy. Since 2013, the three main arms – Property Development, Property Investment and Hotel Ownership have extended their reach beyond Singapore, to countries such as Malaysia, Australia, Thailand, Japan and Maldives.

With its experience and expertise, the Group plays a pivotal role as development manager of Jervois Mansion.



FYVE DERBYSHIRE



NEU AT NOVENA



RV ALTITUDE

Hand-picked to conceptualise and shape the vision

Serie Architects - Concept Designer

This international multiple award-winning practice specialises in architecture, urban design and research. 2021 was an outstanding year as the firm swept up both the Residential of the Year (Real Estate Asia Awards 2021) and Tatler Design Award. Heralded among the best 50 architects in the world by Domus, their works are known for spatial intelligence, formal elegance and contextual agreement.

Salad Dressing - Concept Landscape Architect

Founded in 2002 and awarded the BCA Award(Excellence) 2019, Salad Dressing is a renowned landscape design firm with an impressive list of global projects. Their designs encourage harmonious engagement, interaction and dialogue with nature, with homages to cultural and historical references.

Studio iF - Interior Designer

Winner of the 2019 Architizer A+ Awards 2019, Studio iF is an interior design studio conceived with more than 20 years of architectural and interior design practice. Beyond a fundamental finesse for crafting and creating beautiful spaces, they have a deep expertise in designing and curating spatial experiences across a diverse range of fields.

Mace Studio - Project Landscape Architect and Sustainance Curator

Jervois Mansion’s sustainance curation programme is developed and organised by Mace Studio, a landscape design studio who are also practicing urban farmers. Winners of the Asia-Pacific Property Awards 2017, their ultimate goal is to use good design to address global issues of enhancing sustainability, reducing energy consumption, and mitigating climate change.

Ivan Joshua Loh - Artist for Photographic Arts

Gold Award winner at the 2014 PX3 Prix De La Photographie in Paris, Ivan is a photographer known for his quirky and differentiated approach. Lensing campaigns for many international and local clients. His editorial works have appeared in numerous fashion and lifestyle magazines, and graced renowned international magazines in a career that has earned Honourable Mention in the International Photography Awards New York 2014 to 2018.

Liu Cheng Hua - Artists for Oil Paintings and Sculptures

Credited with creating multi-disciplinary forms of visual art, and recognised for his experimental and exploration on UV lights and electronic materials, Liu Cheng Hua was the first Malaysian to have exhibited at MOYA Annuale 2013 - Young Art Global, and MOYA - Museum of Young Art in Vienna, Austria.

Consultants:

QP: Multiply Architects

Civil & Structural Engineer: KCL Consultants

Mechanical & Electrical Engineer: GIMS & Associates

Quantity Surveyor: Threesixty Cost Management

Green Mark Consultant: Building System & Diagnostics

Project and Construction Management : PMI Consultancy Pte Ltd



The vision of a visionary

Kimen Group

Established in 1971, Kimen is an investment holding group primarily focusing on portfolio investments and real estate developments, adopting a bespoke and design-experiential-centric approach in customising products to the needs of their customers. Armed with over 50 years of asset management experience, their accumulated knowledge, acumen and passion translates into long-term asset value creation. Their signature projects include boutique Hotel Soloha, and investments in AZ@Paya Lebar, Arthouse (London) and Sterling Mansions (London).



SEEDoE Ventures

A member of Kimen Group, SEEDoE provides value-added services to achieve differentiation across various aspects of real estate value chain. As part of the development team for Jervois Mansion, SEEDoE oversees the project's spatial and development strategies.

Jointly brought to you by Kimen Group and
Roxy-Pacific Holdings Limited (as Development Manager)



Whilst every reasonable care has been taken in preparing this brochure, the Developer and its agents shall not be held responsible or liable for any inaccuracies or omissions. All statements are believed to be correct but shall not be regarded as statements or representations of fact. All information and specifications are current at the time of print and are subject to change as may be required without prior notice. Nothing herein shall form part of any offer or contract. Visual representations including models, drawings, illustrations, photographs and art renderings portray artistic impressions only and are not to be taken as representations of fact. Floor areas and other measurements are approximate only and are subject to final survey. The Developer shall not be bound by any statements, representations or promises (whether written or oral) by its agents or otherwise, except as expressly set forth in the Sale and Purchase Agreement. The Sale and Purchase Agreement shall form the entire contract between the Developer and the Purchaser and shall supersede all statements, representations or promises (whether written or oral) made prior to the signing of the Sale and Purchase Agreement and shall in no way be modified by any statements, representations or promises (whether written or oral) made by the Developer and its agents unless approved by the Controller of Housing (if required) and expressly agreed to in writing between the parties.

Developer: Kimen Realty Pte. Ltd. • Company Registration Number: 201207652W • Developer's License No.: C1390 • Tenure of Land: Estate in Fee Simple • Encumbrances: Mortgage(s) in Favour of DBS Bank Ltd
• Expected Date of Vacant Possession: 31 December 2026 • Expected Date of Legal Completion: 31 December 2029 • Location: Lot 1887X TS 24 at 4, 6, 8, 10, 12, 14 & 16 Jervois Close

