

TALK OF THE TOWN

MAYFAIR
GARDENS

a heritage enclave in contemporary living



Mayfair is an affluent area in the West of London. Living life at its finest best describes what the precinct has to offer. Mayfair Gardens takes after this prestigious name as it is also nestled in an influential district - Bukit Timah, where it shares the same value as Mayfair in London. At Mayfair Gardens, one can truly enjoy an unparalleled lifestyle.

MAYFAIR
GARDENS



BUKIT TIMAH SADDLE CLUB

51 Fairways Drive, Singapore 286965

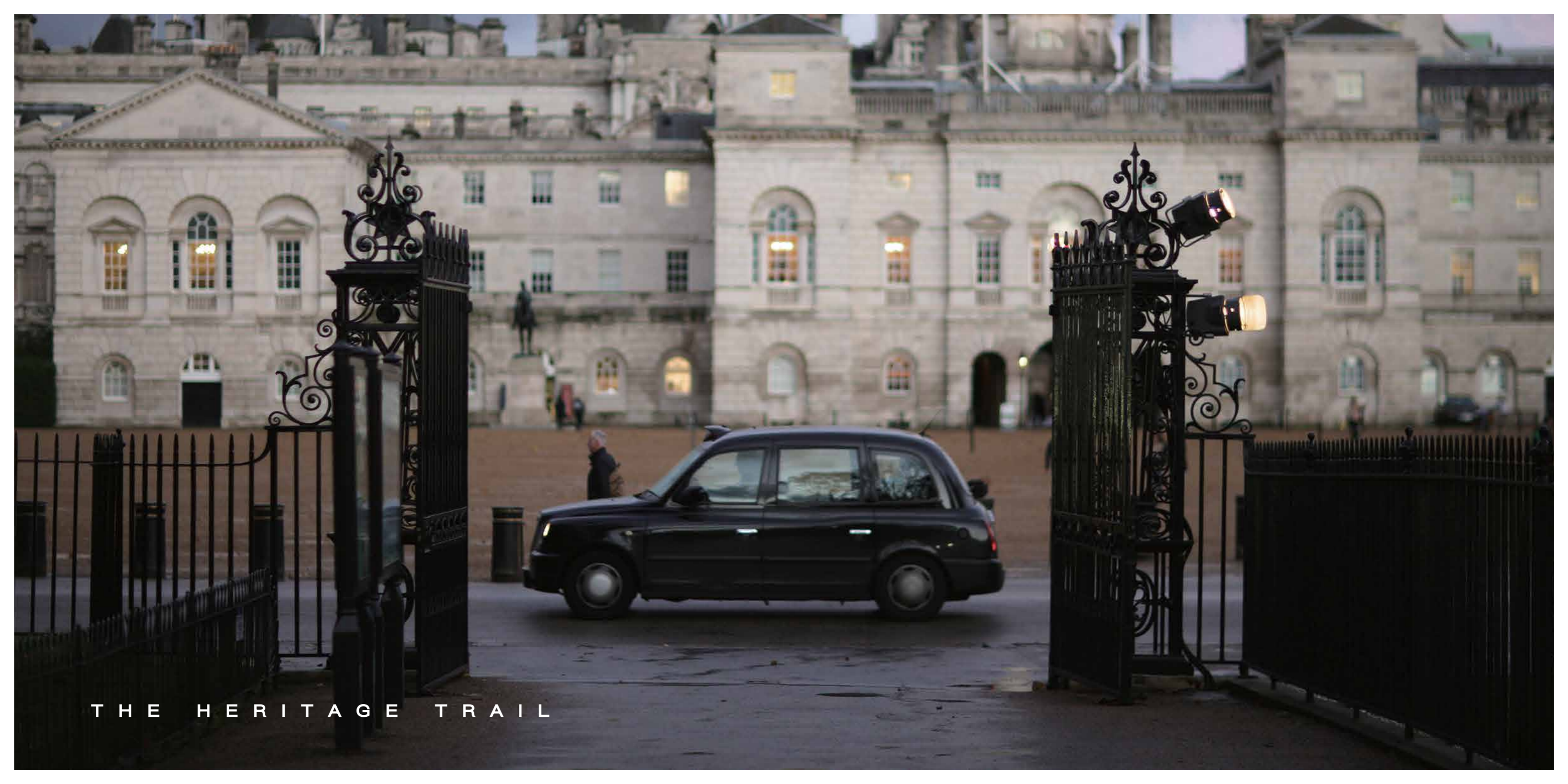
The Singapore Turf Club (STC) was formed as early as 1842. Singapore's first horse racing track and stand was built in present-day Farrer Park, and the first race took place in 1843.

THE MAYFAIR LIFESTYLE



II. SINGAPORE BOTANIC GARDENS 1 Cluny Road, Singapore 259569

III. CHAMPIONS PUBLIC GOLF COURSE 60 Fairways Drive, Singapore 286966



THE HERITAGE TRAIL

SUGGESTED SHORT TRAIL ROUTES

IV *kampong life trail*

Buildings and institutions that were once part of Bukit Timah's kampong past can still be found in the area today. This trail features a former railway station as well as houses of faith that were once central to the religious and social lives of kampong residents and now serve the same function for their respective congregations.



From King Albert Park MRT station (exit A), walk west down Bukit Timah Road towards the railway truss bridge. There is a path near the bridge that leads towards the former Bukit Timah Railway Station. Constructed in the 1930s, the station was part of a former railway line connecting Singapore and the Malay Peninsula. The railway line ran alongside and sometimes bisected a number of settlements, including Kampong Quarry and Fuyong Estate.



The last stop on this short trail is Hoon San Temple, which is just a street away from Masjid Al-Huda. Built in 1902 by immigrants from Jiazhou village in Fujian, China, Hoon San Temple features interlocking wooden beams which were constructed in the Hokkien style, as well as intricate frescos and murals themed on filial piety and traditional Chinese culture.

You can catch a bus or the MRT to Sixth Avenue. Walk down Sixth Avenue towards Jalan Haji Alias, and head towards Masjid Al-Huda. Built in 1925, the mosque was central to the community life of Muslim villagers in the area, which was previously dotted with kampongs until the 1980s.



V WWII LEGACY TRAIL



During World War II (WWII), Bukit Timah was a key target for the Japanese as the British supply depots, reservoirs and the strategic Bukit Timah Hill were all located in the area. This trail explores WWII-related sites as well as places that carry the memories and legacies of the Japanese Occupation.



VI LEISURE AND LEARNING TRAIL

Bukit Timah consists of a number of social and leisure landmarks that are well-loved by its residents and Singaporeans. This trail covers some of these landmarks including popular eating destinations, Singapore's first UNESCO World Heritage Site as well as vital centres of research and education.



The former Raffles College grounds adjoin the Singapore Botanic Gardens which is the last stop on this trail. Established in 1859, the Gardens is Singapore's first UNESCO World Heritage Site. Through the years, the Gardens played significant roles in botanical science and conservation.

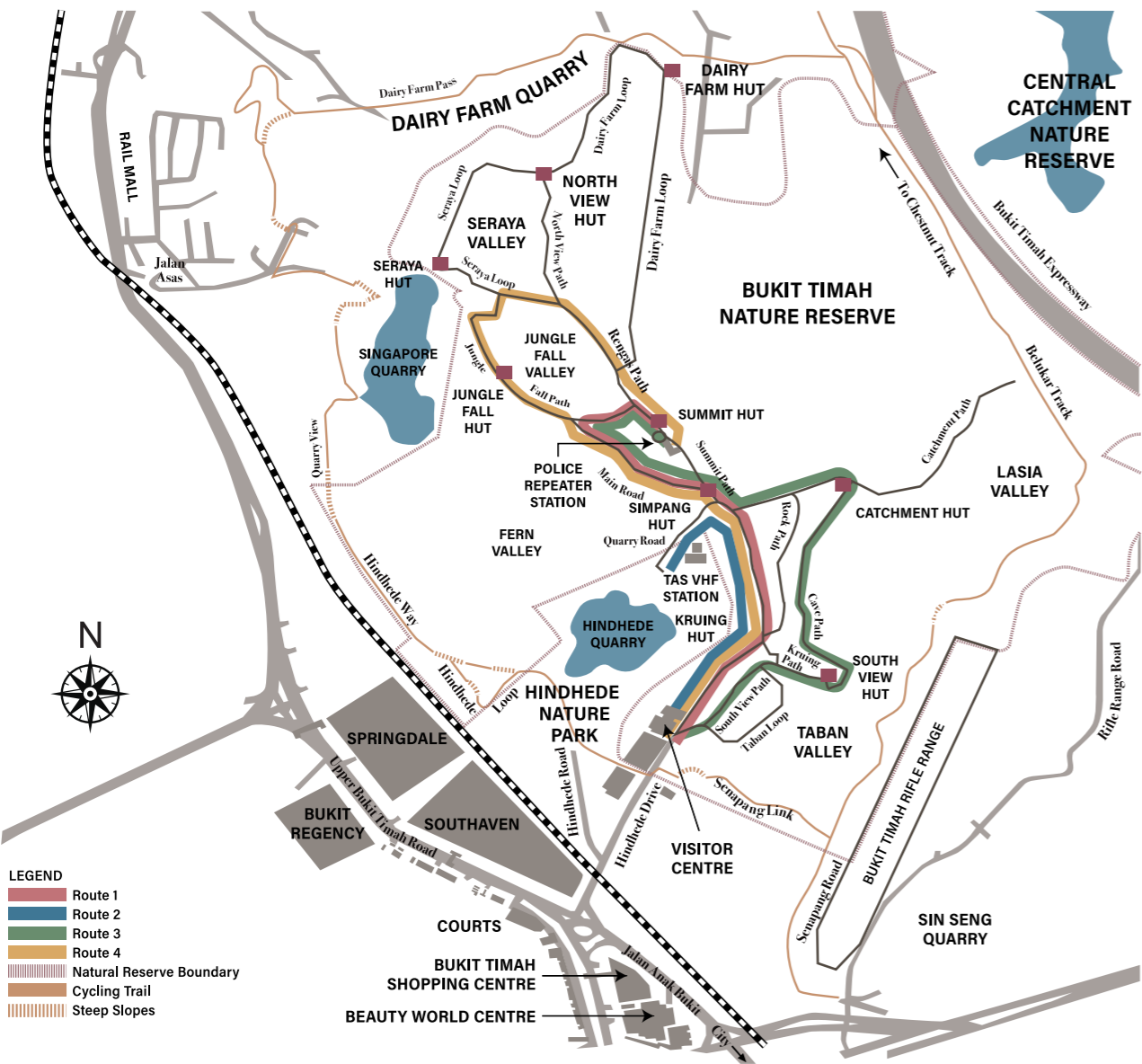




THE MAYFAIR GETAWAY

BUKIT TIMAH NATURE RESERVE

Experience nature in its pristine form at Bukit Timah Nature Reserve, which is a mere 12 km from the bustling city centre. By virtue of Singapore's location on the equatorial belt, the reserve has one of the richest and most diverse ecological systems.



BIKE/SPORTS STORES

BIKEHAUS
553 Bukit Timah Road, Singapore 269693
785 Bukit Timah Road, Singapore 269761

TAY JUNCTION
(Otherwise also known as Tay Cycle)
733 Bukit Timah Road, Second Avenue Junction
#01-01 / #01-04 & #01-07, Singapore 269748

BIKE TECHNICS PTE LTD
816 Upper Bukit Timah Road, Singapore 678149

LAS MAQUINAS
6 Hindhehe Road, Singapore 589242

GALLEN SPORTS
1 Jalan Anak Bukit #B1-61/62/63 Bukit Timah Plaza,
Singapore 588996

ESPORTS
170 Upper Bukit Timah Road #B2-15, Singapore 588179





THE EDUCATION STREET

REPUTABLE SCHOOLS & INSTITUTIONS



ACS JUNIOR
16 MINS DRIVE

HWA CHONG
INSTITUTION
10 MINS DRIVE

METHODIST
GIRLS' SCH
WITHIN 1 KM

KING ALBERT
PARK



NGEE ANN
POLYTECHNIC
12 MINS WALK

PEI HWA
PRESBYTERIAN
PRI SCH
WITHIN 1 KM

ACS
BARKER RD
15 MINS DRIVE

SINGAPORE
CHINESE GIRLS' SCH
11 MINS DRIVE

NATIONAL
JUNIOR COLLEGE
9 MINS DRIVE

NANYANG
GIRLS' HIGH SCH
6 MINS DRIVE

ACTUAL SITE

Distance and travel duration are estimates only.

VIII Methodist Girls' School
WITHIN 1 KM
11 Blackmore Drive, Singapore 599986
www.mgs.moe.edu.sg



IX Pei Hwa Presbyterian Primary School
WITHIN 1 KM
7 Pei Wah Avenue, Singapore 597610
www.peihwapresbyterianpri.moe.edu.sg



XII National Junior College
37 Hillcrest Road, Singapore 288913
www.nationaljc.moe.edu.sg

XIII Ngee Ann Polytechnic
535 Clementi Road, Singapore 599489
www.np.edu.sg



X Nanyang Girls' High School
2 Linden Drive, Singapore 288683
www.nygh.edu.sg



XI Hwa Chong Institution
661 Bukit Timah Road, Singapore 269734
www.hci.edu.sg

XIV National University of Singapore
Bukit Timah Campus
469 Bukit Timah Road, Singapore 259756
www.nus.edu.sg





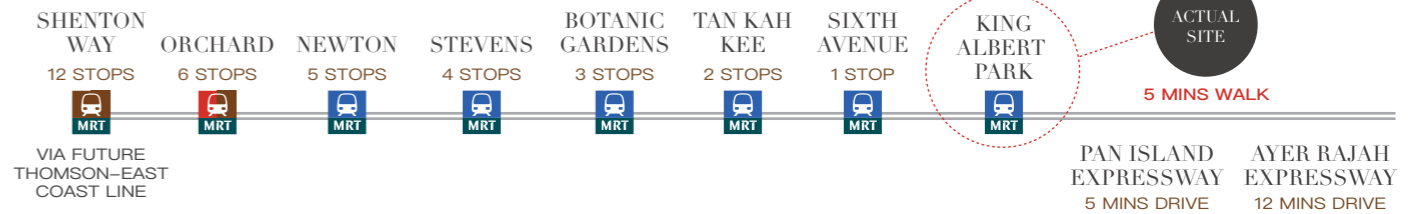
UNDERGROUND

T H E C O N N E C T I V I T Y

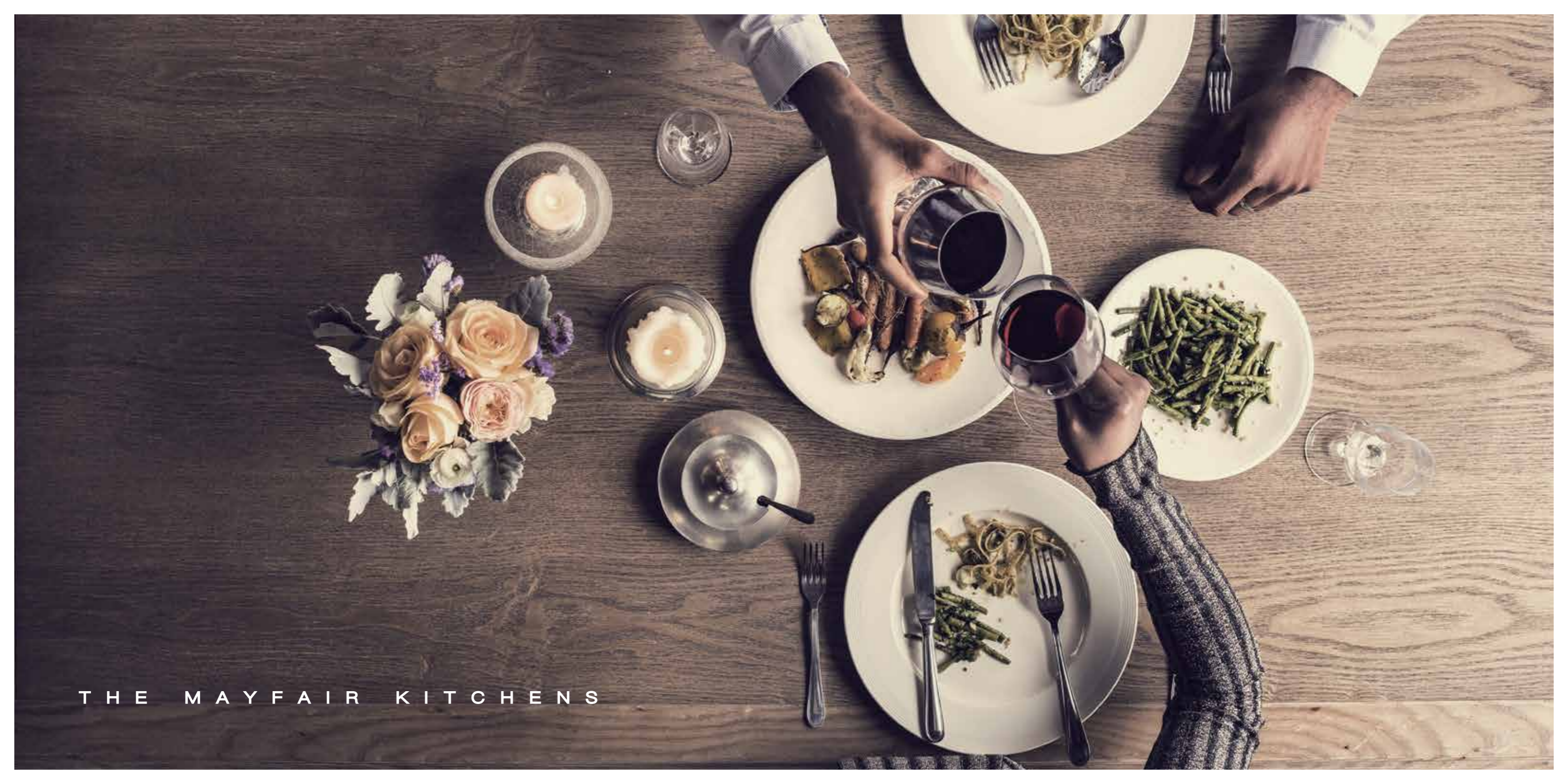


live in the lap of convenience

Nothing beats a well-connected transport system. At Mayfair Gardens, convenience rests at your doorstep. Go anywhere with no traffic hold-up via the nearest MRT station - King Albert Park, within 5 minutes walk. This centrally located development brings you to the North, South, East and West of the island in a swift.



Travel times are estimates only.



THE MAYFAIR KITCHENS



cafe and restaurant

Dining out becomes so convenient as you will be served by a string of cafes and restaurants or the F&B joints close by. Take a stroll and make a choice. Be pampered and savour on different menu every single day and night.



F1 SPRUCE @ FIRE STATION

Occupying the compound that was once the old Bukit Timah fire station, this is a perfect place for first dates or just to chill out. Their weekend brunch is delish and absolutely worth it. Also, beer is reasonably priced here!

260 Upper Bukit Timah Road #01-01, Singapore 588190
Operating Hours: 5.30pm - 1.00am (Mon to Wed) 11.30am - 1.00am (Thu & Fri) 9.00am - 1.00am (Sat, Sun & PH)



F2 SPIZE @ TEMASEK CLUB

Nestled in the Bukit Timah Nature Reserve as part of the Temasek Club. Spize@Temasek Club is the latest addition to the Spize family and offers our guest a new dining experience. Spize @ Temasek Club offers the best Spize dishes with a slightly modern twist. Cod Fish in rich fish stock with Baby Bok Choy & Rice Noodles as well as French Cut Lamb Rack with Roasted Cauliflower Puree are some of the exciting new items on offer. Thoughtful detailed interiors, lush surroundings, friendly relaxed service and generous portions are the hallmarks of Spize @ Temasek Club.

131 Rifle Range Road #03-04, Singapore 588406. Operating Hours: 8am - 11pm (Mon to Sun & Eve of PH).

F3 GREENWOOD FISH MARKET & BISTRO

Greenwood Fish Market offers more than just fresh seafood. We offer an entire experience. Expect to find the most exquisite, gargantuan and outlandish seafood at this neighbourhood fish shop. Dishes are kept unpretentious and the simple cooking style highlights the freshness of the ingredients. Chef Alan thrives in the kitchen, allowing his creativity and talent to bring forth new levels of cooking through his experimentation.

34/38 Greenwood Avenue, Singapore 289236. Tel: 6467 4950. Operating Hours: 12.00pm to 10.30pm daily



F4 RISTORANTE PIZZERIA GIUSEPPE

This is a personal favourite of mine. The lasagna and tiramisu are a must to order. Do ask for their secret off the menu dishes (e.g Lamb Risotto, which is really good), you will be blown away.

24 Greenwood Avenue Hillcrest Park, Singapore 289221
Operating Hours: 12pm - 2.30pm, 6pm - 10pm (Tue to Sun)



F5 RISTORANTE DA VALENTINO

Ristorante Da Valentino is an Italian restaurant in Singapore managed by Chef Valentino and his family, together with a team of dedicated staff. Started in July 2005 and located at The Grandstand. Ristorante Da Valentino is a 134-seater restaurant with 3 private rooms, 2 semi-private rooms and 5 cozy 'mini caves' that can seat up to 4 people. The restaurant also serves seasonal dishes just like restaurants in Italy.

200 Turf Club Road #01-19, Singapore 287994. Telephone: 6462 0555
Lunch - 12:00pm - 2:30pm (Tue to Sat), 12:00pm - 3:00pm (Sat & Sun)
Dinner - 6:00pm - 10:30pm (Tue to Sun)



F6 UDDERS ICE CREAM

Udders offers kick ass ice cream guaranteed to have you moo-ing in satisfaction! Try our delectable local flavours (think drop-dead durian) and potent alcoholic flavours. Might get you high ;) We are proudly Singaporean-owned and 100% locally made.

17 Lorong Kilat, #01-08 Kilat Court, Singapore 598139. Telephone: 6466 1055
Milking Hours: 12pm - 11pm (Mon to Thu) 12pm - 12am (Fri) 11am - 12am (Sat)
11am - 11pm (Sun) Eve of PH Till 12am



F7 DANCING CRAB @ THE GRANDSTAND (TURF CITY)

Dancing Crab is known for its happy atmosphere, lively music, and high spirits. Always brimming with life, we bring the emphasis of taste, flavour and service to colorful locations across the world, welcoming its guests to eat, drink, and be merry.

The Grandstand 200 Turf Club Road #01-20/21, Singapore 287994
(Old Turf Club in Bukit Timah)
Operating Hours: 5.30pm - 10.00pm (Mon to Sun), 11.30am - 3.00pm (Sat, Sun & PH)



SHINYUU JAPANESE RESTAURANT

16 Greenwood Avenue Hillcrest Road, Singapore 289209
 Operating Hours: 12:00pm - 3:00pm, 6:00pm - 10:00pm Daily
 Contact: 6763 4939 or 9688 2996

F8

AJIYA OKONOMIYAKI RESTAURANT

104 Jalan Jurong Kechil, Singapore 598603
 Operating Hours: 12:00pm - 2.30pm, 5.30pm - 10:00pm (Tue to Sun)
 Contact: 6463 3461

F10

YAKITORI LOUNGE HIBIKI

833 Bukit Timah Road #01-06 Royal Ville, Singapore 279887
 Operating Hours: 5pm - 11.30pm Daily
 Contact: 6519 6894

F9

YOYOGI

The Grandstand 200 Turf Club Road #01-12, Singapore 287994
 Operating Hours: 12:00pm - 2.30pm, 6.30pm - 10:30pm (Tue to Sun)
 Contact: 6468 8826

F11



F12 MYUNG GA II

If you watch enough Korean variety shows, you will know that Koreans really love what they call Donkassu (\$13.90++). This Korean version of tonkatsu features pork cutlet drenched in a slightly sweet and spicy curry sauce. Out of the 10 Korean restaurants in this list, Myung Ga II is the only one that sells Donkassu. Also popular here is their Bibim-naengmyun (\$13.90++). The thinly stretched noodles are chewy and smooth enough for anyone to slurp it up in one go.

1 Jalan Anak Bukit Bukit Timah Plaza, Singapore 588996
 Operating Hours: 12pm - 4pm & 6pm - 9pm (Tue to Sun). Closed on Mondays

F13 VIOLET OON

Savour our authentic Nyonya and local fare at Violet's home away from home. Every dish upheld to time-honoured recipes, cooked without shortcuts or compromises, and served with a hearty dose of Peranakan hospitality.

881 Bukit Timah Road, Singapore 279893
 Operating Hours: 12pm - 10.30pm (Tue to Sun). Closed on Mondays

F14 DRAGON PHOENIX

Dragon Phoenix (Grand), a traditional and reputable Chinese restaurant with more than four decades of experience. Its Founder, Master Chef Hooi Kok Wai (one of the Singapore's "4 Heavenly Chefs") created popular dishes like the Singapore's first Chilli Crab, Phoenix Spring Chicken, Yam Basket, and Kyoto Pork Ribs. Together with the three other "Heavenly Chefs" (the late Mr Tham Mui Kai, Mr Sin Leong and Mr Lau Yoke Pui), they created the "Lunar New Year Raw Fish", an essential dish during the festive season.

131 Rifle Range Road, Temasek Club, Singapore 588406
 (2nd Level Of Block 2)
 Operating Hours: 11.30pm - 3pm, 6pm - 10.30pm Daily
 For booking enquiries / reservations, please call 6463 3628

F15

CROWN BAKERY & CAFE

557 Bukit Timah Road #01-03 Crown Centre, Singapore 269694 (6min walk from Botanic Gardens MRT). Opening Hours: 7:30am - 7:00pm (Mon to Sun)



F16

ATLAS COFFEEHOUSE

6 Duke's Road, Singapore 268886. Opening Hours: 8am - 7pm (Tue to Sun)



BING GO JUNG KOREAN DESSERT HOUSE

F17

1 Jalan Anak Bukit, Bukit Timah Plaza (next to taxi stand), Singapore 588996. Opening Hours: 10am - 11pm



RIDERS CAFE

F19

51 Fairways Drive, Singapore 286965. Bukit Timah Saddle Club. Operating Hours: 8am - 9pm (Sun to Thu), 8am - 10pm (Fri & Sat)



RISE & GRIND COFFEE CO.

F18

1 Jalan Anak Bukit #L1-CA1 Bukit Timah Plaza, Singapore 588996. Opening Hours: 10am - 9pm (Mon to Fri), 9am - 9pm (Sat, Sun & PH)



THE LIVING CAFE

F20

779 Bukit Timah Road, Singapore 269758. Opening Hours: 11am - 7pm (Mon to Thu), 11am - 10pm (Fri), 9am - 10pm (Sat), 9am - 8pm (Sun)



taste of bukit timah

Savoury feast begins at nearby exciting F&B.



Kampong Chicken Rice F21 Chicken House

One of the lesser-known (for now!) chicken rice place in Singapore that serves up decent Kampong Chicken (Probably better than Five Star). If strong flavours and firm meats are your thing, do stop by. Also located at Upper Thomson Road.

17 Lorong Kilat #01-01 Kilat Court, Singapore 598139
Operating hours: 10.30am – Till Sold Out (might be as early as 7pm)



Nyonya Chendol F22

Nyonya Chendol sells the dessert in four different variations: Chendol (\$1.50), Red Bean Chendol (\$2), Sweet Corn Chendol (\$2) and XO Durian Chendol (\$3). The shaved ice was like a jutting mountain in a sea of white coconut milk. I like how the pandan jelly tasted really authentic, pairing well with the sweet Gula Melaka syrup and red beans. It also has a rather generous portion of coconut milk, giving each spoonful a creamy fullness. Truly the perfect dessert for our tropical climate!

116 Upper Bukit Timah Road #02-147,
Singapore 588172
Opening Hours: 10am – 10pm (Mon to Sun),
Closed on Thursday



He Zhong Carrot Cake F23

For those of you who frequent this hawker centre, you'll be pretty familiar with He Zhong Carrot Cake. Seeing people seated with a steaming plate of Carrot Cake (\$2.50) is a common sight. Served in four chunky blocks, this carrot cake no doubt has a good amount of eggs to hold its shape. I liked that exterior of the chunky blocks was crispy but revealed a moist interior. Each bite started with a nice kick of spice from the chilli atop the cake, which slowly gave way to savoury goodness from the chye poh.

116 Upper Bukit Timah Road #02-185, Singapore 588172
Opening Hours: 7am – 10pm Daily

Ameen Makan House F24

Al-Ameen Eating House offers some of the best Indian cuisine in Singapore, serving a tantalising collection of dishes that are suitable for families, catching up with friends and colleagues. From Soup, Vegetables to Tandoori its extensive menu is reflective of the restaurant's efforts to cater to every palate. Al-Ameen Eating House prepares each meal with the finest ingredients at a reasonable price.

4 Cheong Chin Nam Road, Singapore 599729
Opening Hours: 11am – 3am Daily



Yong Seng Satay

116 Upper Bukit Timah Road #02-123, Singapore 588172
Operating Hours: 12.30pm - 11.00pm (Closed on Tuesday)



He Le Seafood White Bee Hoon

116 Upper Bukit Timah Road #02-180, Singapore 588172
Operating Hours: 10am - 9pm Daily



Chin Hock Mutton Soup

116 Upper Bukit Timah Road, #02-156, Singapore 588172
Opening Hours: 11.30am - 8pm Daily



My Cosy Corner Popiah

587 Bukit Timah Road #02-02, Singapore 269707
Opening Hours: 10.00am - 7.30pm (Mon to Sat) 11.00am - 4.00pm (Sun & PH) (Popiah not served on Sunday)



Selera Rasa Nasi Lemak

2 Adam Road Stall #2, Singapore 289876
Operating Hours: 7am - 5pm
(Closed on Friday)



Moo Cheng Big Prawn Noodle

2 Adam Road #01-27, Singapore 289876
Opening Hours: 10.00am - 3.30pm & 6.30pm - 11.30pm
(Closed on Monday)



F31 Durian Lingers

Currently ceasing their operations as a "durian cafe" where customers can enjoy their durian in a cafe setting, this place is still selling fresh fruits and popular types of durians like Mao Shan Wang and D24.

833 Bukit Timah Road #01-08 Royal Ville, Singapore 279887
Operating Hours: 12pm - 11pm (Mon to Sun)





THE MAYFAIR INDULGENCES



malls and more

Indulge in timeless retail therapy where everything you needed is simply within reach. With shopping malls close by and Orchard belt fronting your district, living in the city is truly a privilege.

SI

K A P
9 King Albert Park, Singapore 598332



SV

HOLLAND ROAD SHOPPING CENTRE
211 Holland Avenue Holland Road, Singapore 278967
Operating Hours: 9am - 10pm

SVI

JELITA SHOPPING CENTRE
293 Holland Road, Singapore 278628
Operating Hours: 24 Hours

SVII

HILLV 2
4 Hillview Rise, Singapore 667979
Operating Hours: 10am - 10pm



SII

BUKIT TIMAH PLAZA
1 Jalan Anak Bukit, Singapore 588996
Operating Hours: 8am - 11pm



SIV

BEAUTY WORLD CENTRE
144 Upper Bukit Timah Road, Singapore 588177
Operating Hours: 8.30am - 10pm



SVIII



Orchard Road
Operating Hours: 10am - 10pm

SIX

THE CLEMENTI MALL
3155 Commonwealth Avenue West, Singapore 129588
Operating Hours: 10am - 10pm



SIII

BUKIT TIMAH SHOPPING CENTRE
170 Upper Bukit Timah Road, Singapore 588179
Operating Hours: 10am - 10pm

A T I M E L E S S
B R I T I S H
P R O M I N E N C E



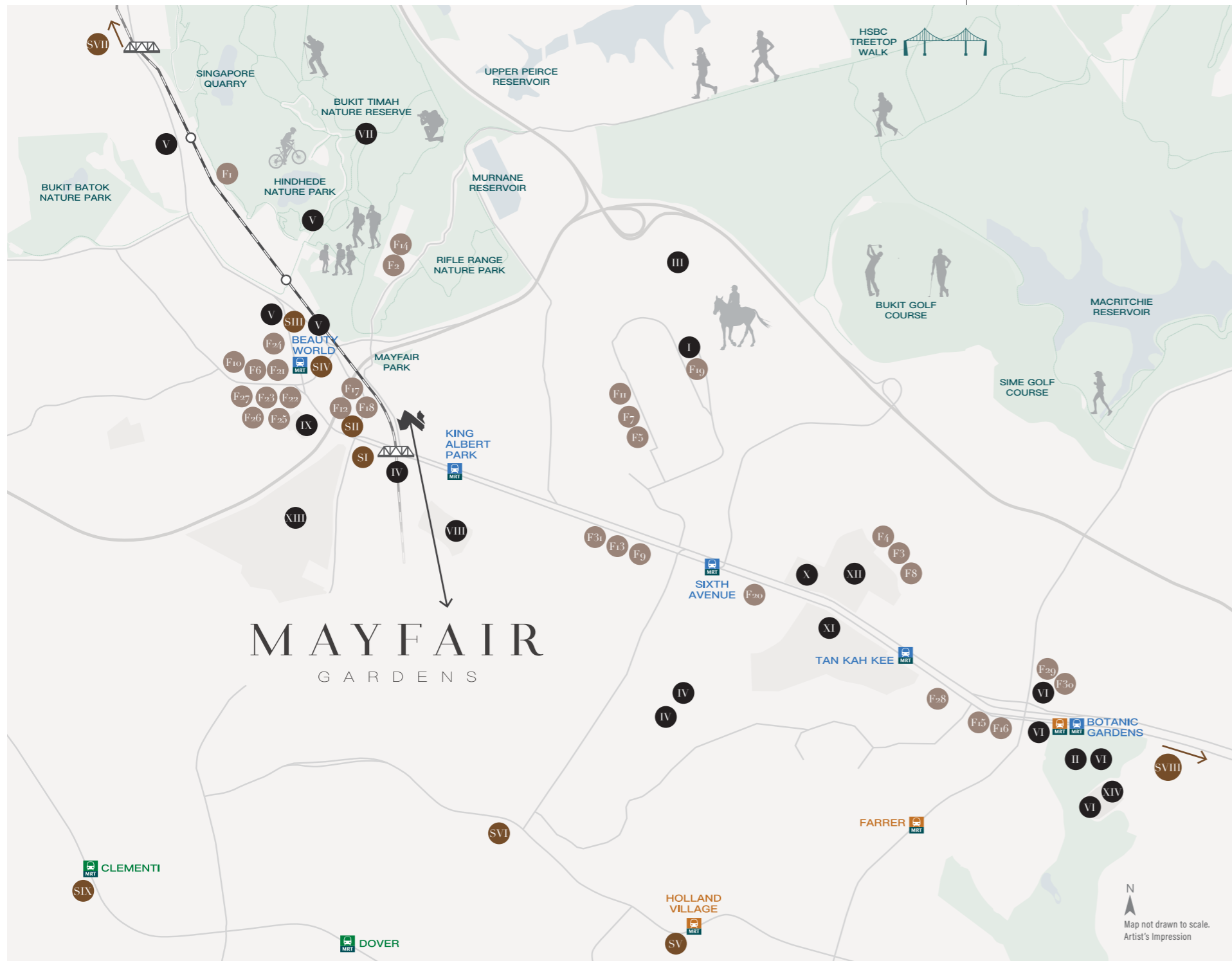
Artist's Impression



Artist's Impression



Artist's Impression



HERITAGE TRAIL

- I Bukit Timah Saddle Club
- II Singapore Botanic Gardens
- III Champions Public Golf Course
- IV **KAMPONG LIFE TRAIL**
 - Rail Corridor
 - Masjid Al-Huda
 - Hoon San Temple
- V **WWII LEGACY TRAIL**
 - Bukit Timah Hill
 - Memories At Old Ford Factory
 - Beauty World Centre
 - Cheong Chin Nam Road
- VI **LEISURE AND LEARNING TRAIL**
 - Cluny Court
 - Adam Food Centre
 - Former Raffles College
 - Singapore Botanic Gardens

PARK

- VII Bukit Timah Nature Reserve

EDUCATION

- VIII Methodist Girls' School
- IX Pei Hwa Presbyterian Primary School
- X Nanyang Girls' High School
- XI Hwa Chong institution
- XII National Junior College
- XIII Ngee Ann Polytechnic
- XIV National University of Singapore
Bukit Timah Campus

FOOD AND BEVERAGE

- F1 Spruce @ Fire Station
- F2 Spize @ Temasek Club
- F3 Greenwood Fish Market & Bistro

- F4 Ristorante Pizzeria Giuseppe
- F5 Ristorante Da Valentino
- F6 Udders Ice Cream
- F7 Dancing Crab @ The Grandstand (Turf City)
- F8 Shinyuu Japanese Restaurant
- F9 Yakitori Lounge Hibiki
- F10 Ajjiya Okonomiyaki Restaurant
- F11 Yoyogi
- F12 Myung Ga II
- F13 Violet Oon
- F14 Dragon Phoenix
- F15 Crown Bakery & Cafe
- F16 Atlas Coffeehouse
- F17 Bing Go Jung Korean Dessert House
- F18 Rise & Grind Coffee Co.
- F19 Riders Cafe
- F20 The Living Cafe
- F21 Kampong Chicken Rice Chicken House
- F22 Nyonya Chendol
- F23 He Zhong Carrot Cake
- F24 Ameen Makan House
- F25 Yong Seng Satay
- F26 He Le Seafood White Bee Hoon
- F27 Chin Hock Mutton Soup
- F28 My Cosy Corner Popiah
- F29 Selera Rasa Nasi Lemak
- F30 Noo Cheng Big Prawn Noodle
- F31 Durian Lingers

RETAIL

- SI KAP
- SII Bukit Timah Plaza
- SIII Bukit Timah Shopping Centre
- SIV Beauty World Centre
- SV Holland Road Shopping Centre
- SVI Jelita Shopping Centre
- SVII Hill V2
- SVIII Orchard Road Shopping Belt
- SIX The Clementi Mall

THE DEVELOPER



Oxley Holdings Limited (“Oxley” or “the Group”) is a home-grown Singaporean property developer. Oxley is principally engaged in the business of property development and property investment. Since its inception, the Group’s accelerated growth has resulted in a burgeoning presence both locally and overseas. It now has a presence across twelve geographical markets. Oxley is listed on the Main Board of the SGX-ST and has a market capitalisation of approximately S\$2.12 billion. The Group has a diversified portfolio comprising development and investment projects in Singapore, the United Kingdom, Ireland, Cyprus, Cambodia, Malaysia, Indonesia, China, Myanmar, Australia, Japan and Vietnam. Oxley’s expertise does not lie solely in property development; the Group also renders project management and consultancy expertise in Myanmar.

Oxley’s property development portfolio encompasses choice residential, commercial and industrial projects. Key elements of the Group’s choice developments include prime locations, desirable lifestyle features and preferred designs. With a keen grasp of market sentiments and trends, Oxley has achieved remarkable growth since its inception. As part of its strategic expansion, the Group has also entered into partnerships with reputable local and overseas developers as well as business partners. In 2013, the Group acquired a 20% stake in Galliard (Group) Limited, a leading property developer in the United Kingdom. Galliard (Group) is a property development, hospitality and management group overseeing a wide variety of developments across London and Southern England. Since then, Oxley has also acquired a 40% stake in Pindan Group Pty Ltd, an integrated project group based in Western Australia, and an 15% stake in United Engineers, a Singaporean property development and engineering company that was founded in 1912.



UNITED KINGDOM
ROYAL WHARF



IRELAND
DUBLIN LANDINGS



MALAYSIA
OXLEY TOWERS
KUALA LUMPUR CITY CENTRE



CAMBODIA
THE PEAK



SINGAPORE
THE VERANDAH RESIDENCES



SINGAPORE
AFFINITY AT SERANGOON



SINGAPORE
RIVERFRONT RESIDENCES



SINGAPORE
SIXTEEN35 RESIDENCES



SINGAPORE
OXLEY TOWER

Developer: Citrine Property Pte. Ltd. • Company Registration No.: 201721110H • Housing Developer’s License No.: C1281 • Lot/Mukim No.: Lots 1613L & 1611N both of Mukim 16 at Rifle Range Road • Tenure of land: Leasehold of 99 years commencing from 8 July 1983 or from the date of acceptance of SLA’s Letter of Offer for lease upgrading (whichever is applicable) Encumbrances: Mortgage IF/302704R in favour of Malayan Banking Berhad and Mortgage IF/302863U in favour of The Hongkong and Shanghai Banking Corporation Limited • Expected date of Vacant Possession : 31 December 2024 • Expected date of Legal Completion : 31 December 2027

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PRADA



BOTTIGA VENUE

