



NEW FUTURA

## NEW FUTURA. FORWARD LUXURY FOR THE FAR SIGHTED.

Just a short stroll from Orchard Road, one of the world's most famous shopping streets is New Futura, an ultra-luxurious home like no other. Created to the exacting standards of City Developments Limited (CDL) and designed by award-winning architects, Skidmore, Owings and Merrill LLP (SOM), New Futura's sweeping curves wrap elegantly and raise the iconic twin 36-storey towers to rightfully take its place as a timeless landmark of Singapore. New Futura isn't merely a trophy home, but a crown jewel in your family portfolio. It's a privilege reserved for only 124 owners to savour, share and gift for generations to come.



Artist's Impression

## SAVOUR THE FUTURE OF THOUGHTFUL LUXURY.

At New Futura, details matter. That's why you'll find over 250 parking lots in the basement, with some designed extra wide to accommodate supercars and coupés. Located on the multi-tiered lush tropical landscaped gardens, is an infinity lap pool, aqua beds and the aptly named Club Futura. This exclusive clubhouse provides cool respite in the day and transforms into a private dining venue at night. To complement life at New Futura, you'll find the hospitality-trained hosts of our Signature Residential Services\* who are dedicated to pamper and provide to your needs.

\*Selected services are chargeable. Terms and conditions apply.



## THE LUXURY OF SPACE BEGINS WITH SPACE FOR LUXURY.

The doors of your private lift open and lead you into a generously sized living and dining room with a spacious balcony. You'll discover elegant fine marble flooring in every home and double volume ceilings in selected units that expand and heighten your living experience. Depending on your lifestyle, you can choose from a range of 2-, 3- and 4- bedroom apartments. For those who dream of owning a bungalow-in-the-sky, you can luxuriate in a double-storey super penthouse replete with your own private swimming pool.



# STEP OUT OF NEW FUTURA. STEP INTO ORCHARD ROAD.



5-minute drive to  
**ORCHARD ROAD**

6-minute walk to  
**UPCOMING GREAT WORLD MRT**

7-minute drive to  
**THE AMERICAN CLUB**

8-minute drive to  
**SINGAPORE BOTANIC GARDENS**

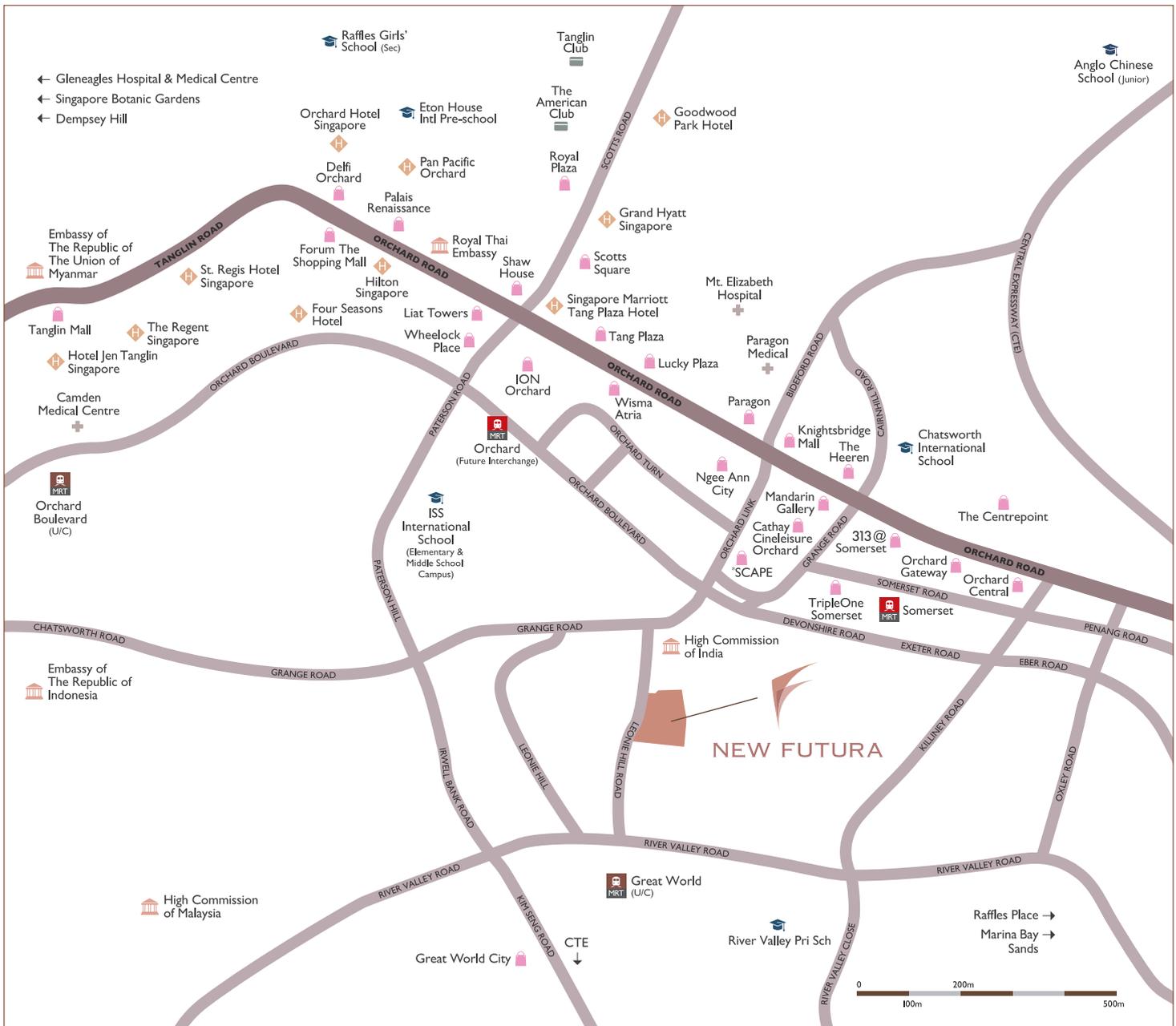
9-minute drive to  
**RAFFLES PLACE**

10-minute drive to  
**DEMPSEY HILL**

14-minute drive to  
**MARINA BAY SANDS**

17-minute drive to  
**SENTOSA ISLAND**

Close to  
**INTERNATIONAL SCHOOLS,  
EMBASSIES AND  
GOOD CLASS BUNGALOWS**



ONE FITNESS TERRACE TO SIX THEMED SKY TERRACES.  
WELCOME TO THE GOOD LIFE.

South Tower  
Block 18

North Tower  
Block 16

Level 30  
Sky Indulgence

- Social Lounge
- Family Patio
- Cosy Bay
- Epicure Dining
- Leisure Lawn

Level 23  
Sky Bliss

- Spa Pool
- Tea Veranda
- Day Beds
- Spa Alcove
- Relaxation Deck
- Outdoor Rain Shower

Level 14  
Sky Sense

- Reading Corner
- Creative Lounge
- Creative Garden
- Wisdom Garden

Level 3  
Fitness Terrace

- Action Deck
- Leisure Deck
- Wellness Studio
- Gymnasium
- Steam Rooms
- Changing Rooms with Lockers

Level 28  
Sky Indulgence

- Social Lounge
- Family Patio
- Cosy Bay
- Epicure Dining
- Leisure Lawn

Level 23  
Sky Aqua

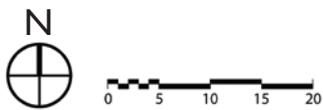
- Lap Pool
- Pool Deck
- Viewing Deck
- Relaxation Deck
- Outdoor Rain Shower

Level 10  
Sky Serenity

- Yoga Deck
- Pilates Deck
- Meditation Deck
- Relaxation Deck
- Foot Reflexology



# SITE PLAN



- |                                     |                               |                            |
|-------------------------------------|-------------------------------|----------------------------|
| 1 Guard House                       | 9 Pets' Lawn                  | 17 Infinity Lap Pool       |
| 2 Water Feature                     | 10 Lawn                       | 18 Pool Deck               |
| 3 Sculpture                         | 11 Changing Rooms with Shower | 19 Day Beds                |
| 4 Arrival Plaza                     | 12 Leisure Walk               | Club Futura                |
| 5 Arrival Garden (Basement I)       | 13 Cabanas                    | Lower Level                |
| • Waterwall                         | 14 Outdoor Rain Shower        | • Private Dining           |
| • Residential Host Counter (Mobile) | 15 Aqua Beds                  | • Residential Host Counter |
| 6 Residential Host Counter (Mobile) | 16 Wading Pool                | 20a Upper Level            |
| 7 Grand Lobby                       |                               | • Alfresco BBQ             |
| 8 Linkway                           |                               | 21 Kids' Corner            |

Please note that the renderings as shown are for illustrative purposes only.

# SCHEMATIC DIAGRAM

## North Tower - Blk 16

16 Leonie Hill Road Singapore 239198

| Unit Level | 01              | 02  | 03          |
|------------|-----------------|-----|-------------|
| 36         | PH #35-01       |     |             |
| 35         | M&E SPACE       |     |             |
| 34         | B1              | C1  |             |
| 33         | B1              | C2  | #33-02      |
| 32         | B1              | C1  |             |
| 31         | B1              | C2  | #31-02      |
| 30         | B1              | C1  |             |
| 29         | B1              | C2  | #29-02      |
| 28         | SKY INDULGENCE  |     |             |
| 27         | B1              | C1  |             |
| 26         | B1              | C2  | #26-02      |
| 25         | B1              | C1  |             |
| 24         | B1              | C2  | #24-02      |
| 23         | SKY AQUA        |     |             |
| 22         | B1              | C1  |             |
| 21         | B1              | C2  | #21-02      |
| 20         | B1              | C1  |             |
| 19         | B1              | C2  | #19-02      |
| 18         | B1              | C1  |             |
| 17         | B1              | C2  | #17-02      |
| 16         | B1              | C1  |             |
| 15         | B1              | C2  | #15-02      |
| 14         | B1              | C1  |             |
| 13         | B1              | C2  | #13-02      |
| 12         | B1              | C1  |             |
| 11         | B1              | C2  | #11-02      |
| 10         | SKY SERENITY    |     |             |
| 9          | B1              | A1a | A2          |
| 8          | B1              | A1a | A2          |
| 7          | B1              | A1a | A2          |
| 6          | B1              | A1a | A2          |
| 5          | B1              | A1a | A2          |
| 3          | FITNESS TERRACE |     |             |
| 1          | GRAND LOBBY     |     | GRAND LOBBY |
| B1         | CARPARK         |     |             |
| B2         | CARPARK         |     |             |

## South Tower - Blk 18

18 Leonie Hill Road Singapore 239199

| Unit Level | 04              | 05     | 06          |
|------------|-----------------|--------|-------------|
| 36         | PH(M) #35-06    |        |             |
| 35         | M&E SPACE       |        |             |
| 34         |                 | C1(M)  | B1(M)       |
| 33         | #33-05          | C2(M)  | B1(M)       |
| 32         |                 | C1(M)  | B1(M)       |
| 31         | #31-05          | C2(M)  | B1(M)       |
| 30         | SKY INDULGENCE  |        |             |
| 29         |                 | C1(M)  | B1(M)       |
| 28         | #28-05          | C2(M)  | B1(M)       |
| 27         |                 | C1(M)  | B1(M)       |
| 26         | #26-05          | C2(M)  | B1(M)       |
| 25         |                 | C1(M)  | B1(M)       |
| 24         | #24-05          | C2(M)  | B1(M)       |
| 23         | SKY BLISS       |        |             |
| 22         |                 | C1(M)  | B1(M)       |
| 21         | #21-05          | C2(M)  | B1(M)       |
| 20         |                 | C1(M)  | B1(M)       |
| 19         | #19-05          | C2(M)  | B1(M)       |
| 18         |                 | C1(M)  | B1(M)       |
| 17         | #17-05          | C2(M)  | B1(M)       |
| 16         |                 | C1(M)  | B1(M)       |
| 15         | #15-05          | C2(M)  | B1(M)       |
| 14         | SKY SENSE       |        |             |
| 13         | A2(M)           | A1a(M) | B1(M)       |
| 12         | A2(M)           | A1a(M) | B1(M)       |
| 11         | A2(M)           | A1a(M) | B1(M)       |
| 10         | A2(M)           | A1a(M) | B1(M)       |
| 9          | A2(M)           | A1a(M) | B1(M)       |
| 8          | A2(M)           | A1a(M) | B1(M)       |
| 7          | A2(M)           | A1c    | B1(M)       |
| 6          | A2(M)           | A1b    | B1(M)       |
| 5          | A2(M)           | A1a(M) | B1(M)       |
| 3          | FITNESS TERRACE |        |             |
| 1          | GRAND LOBBY     |        | GRAND LOBBY |
| B1         | CARPARK         |        |             |
| B2         | CARPARK         |        |             |

2-Bedroom
  3-Bedroom
  4-Bedroom
  Penthouse

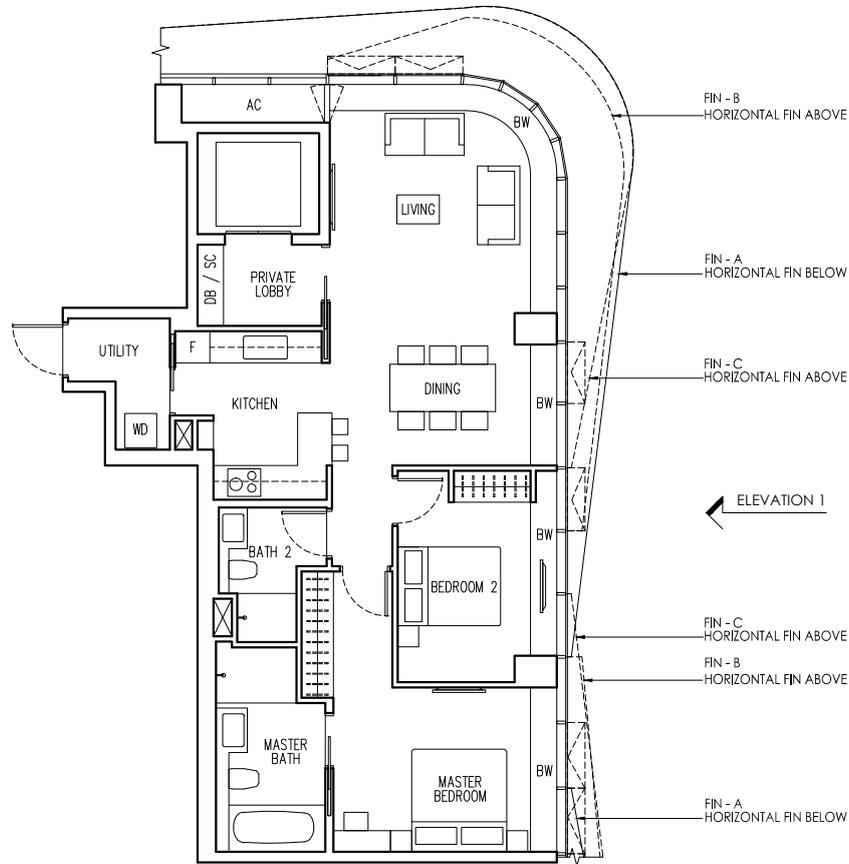
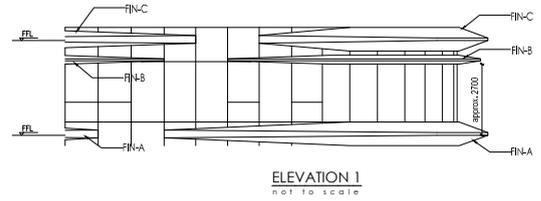
# TWO-BEDROOM

South Tower

Type A1a (M)

102 sq m/ 1,098 sq ft

|          |        |
|----------|--------|
| BLOCK 18 | #09-05 |
|          | #11-05 |
|          | #13-05 |



Area includes air-con ledge, planter, bay window, balcony, open balcony, open roof terrace and strata void area where applicable. Please refer to the key plan for orientation of unit. The plans are subjected to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subjected to government resurvey. Indication of facade horizontal fins are subjected to developer's sole discretion and final design. All top hung windows are fitted with restrictor, opening up to maximum of approximately 300mm width. The balcony and open balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Appendix 1".

Legend: F-Fridge DB-Distribution Board SC-Shoe Cabinet WC-Water Closet BW-Bay Window AC-Air-con Ledge WD-Combi Washer Dryer W-Washer D-Dryer FFL-Finish Floor Level

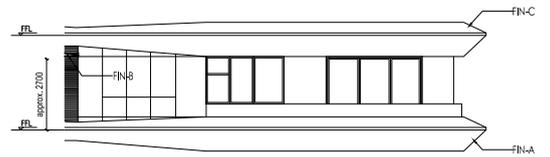
# TWO-BEDROOM

South Tower

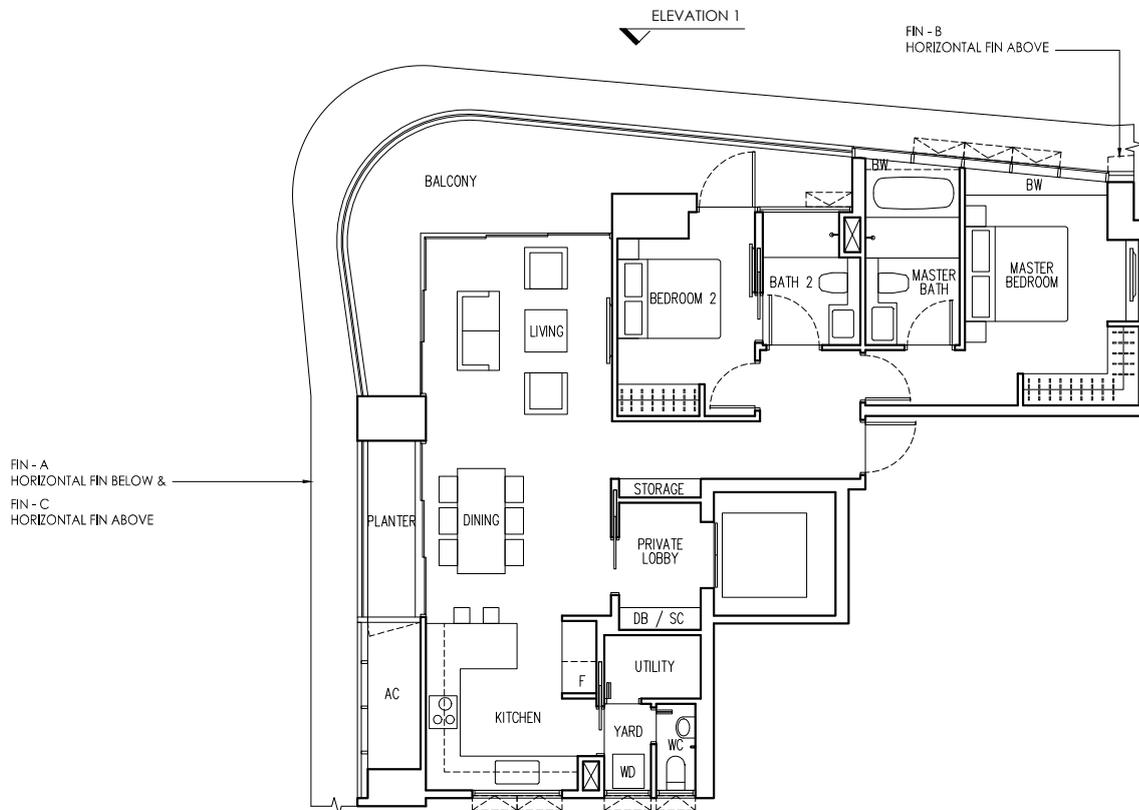
**Type A2 (M)**

127 sq m / 1,367 sq ft

|          |        |
|----------|--------|
| BLOCK 18 | #08-04 |
|          | #10-04 |
|          | #12-04 |



ELEVATION 1  
not to scale



Area includes air-con ledge, planter, bay window, balcony, open balcony, open roof terrace and strata void area where applicable. Please refer to the key plan for orientation of unit. The plans are subjected to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subjected to government resurvey. Indication of facade horizontal fins are subjected to developer's sole discretion and final design. All top hung windows are fitted with restrictor, opening up to maximum of approximately 300mm width. The balcony and open balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Appendix 1".

Legend: F-Fridge DB-Distribution Board SC-Shoe Cabinet WC-Water Closet BW-Bay Window AC-Aircon Ledge WD-Combi Washer Dryer W-Washer D-Dryer FFL-Finish Floor Level

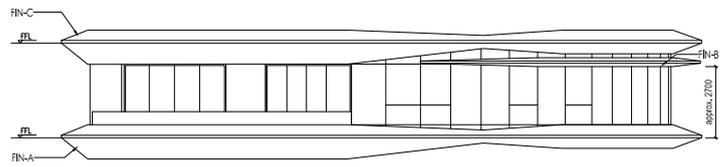
# THREE-BEDROOM

South Tower

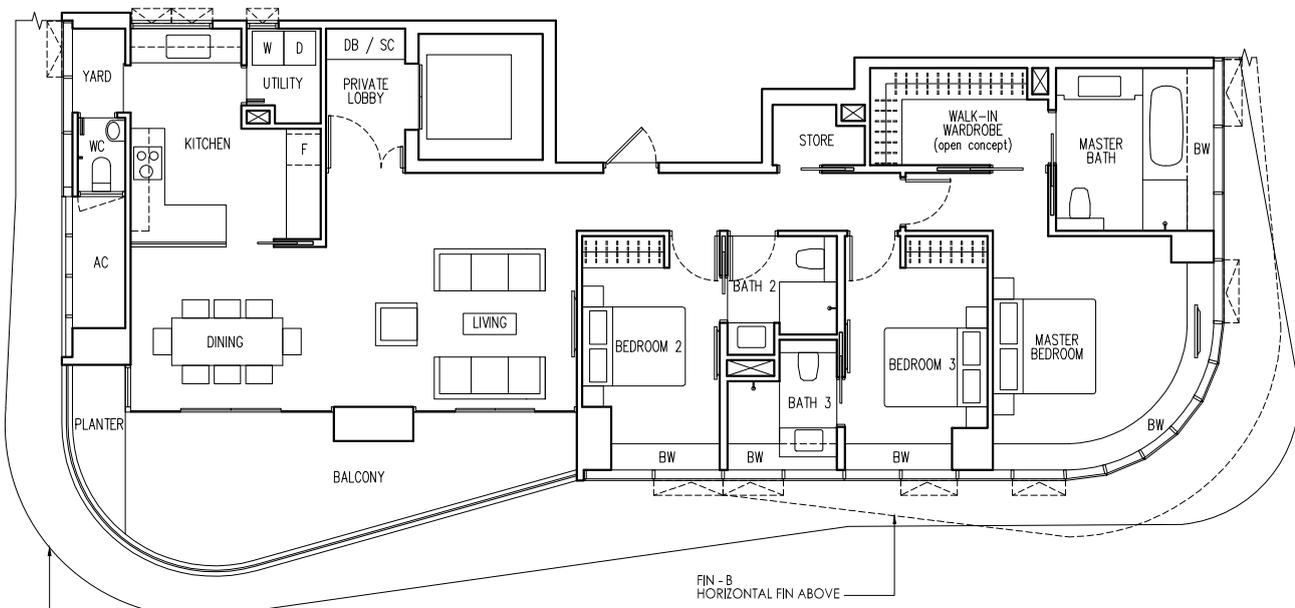
Type B1 (M)

170 sq m/ 1,830 sq ft

|          |        |        |        |
|----------|--------|--------|--------|
| BLOCK 18 | #07-06 | #18-06 | #29-06 |
|          | #09-06 | #20-06 | #32-06 |
|          | #11-06 | #22-06 | #34-06 |
|          | #13-06 | #25-06 |        |
|          | #16-06 | #27-06 |        |



ELEVATION 1  
NOT TO SCALE



FIN - A  
HORIZONTAL FIN BELOW &  
FIN - C  
HORIZONTAL FIN ABOVE

ELEVATION 1



Area includes air-con ledge, planter, bay window, balcony, open balcony, open roof terrace and strata void area where applicable. Please refer to the key plan for orientation of unit. The plans are subjected to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subjected to government resurvey. Indication of facade horizontal fins are subjected to developer's sole discretion and final design. All top hung windows are fitted with restrictor, opening up to maximum of approximately 300mm width. The balcony and open balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Appendix 1".

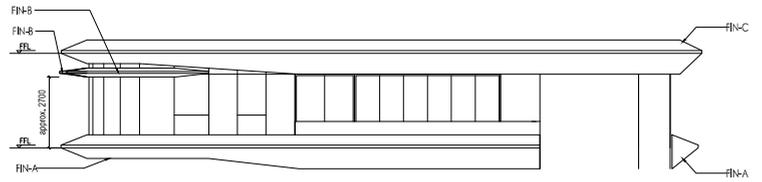
Legend: F-Fridge DB-Distribution Board SC-Shoe Cabinet WC-Water Closet BW-Bay Window AC-Aircon Ledge W-Washer D-Dryer FFL-Finish Floor Level

# FOUR-BEDROOM

## South Tower Type C1 (M)

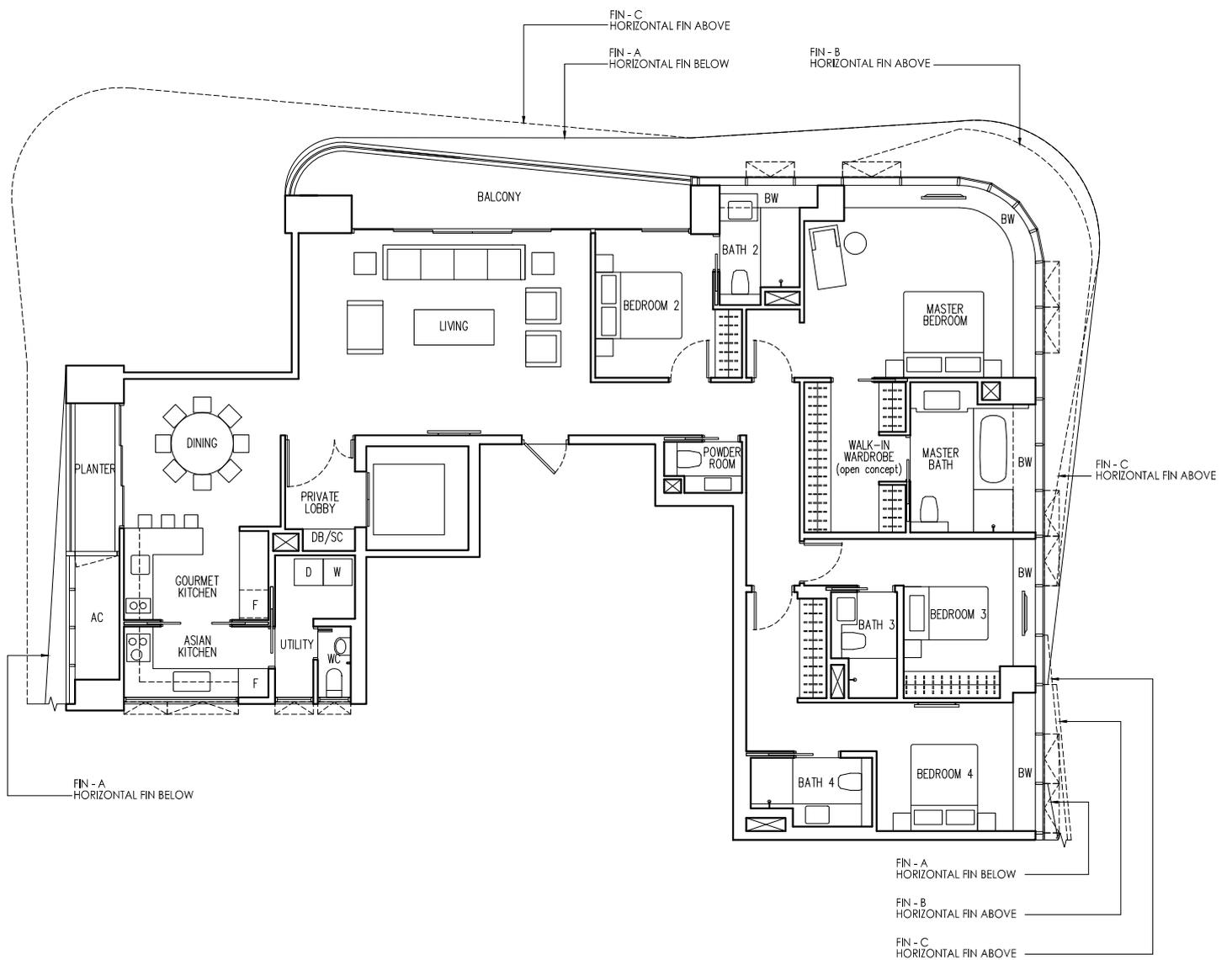
209 sq m / 2,250 sq ft

|          |        |        |        |
|----------|--------|--------|--------|
| BLOCK 18 | #16-05 | #22-05 | #29-05 |
|          | #18-05 | #25-05 | #32-05 |
|          | #20-05 | #27-05 | #34-05 |



ELEVATION 1  
NOT TO SCALE

ELEVATION 1



Area includes air-con ledge, planter, bay window, balcony, open balcony, open roof terrace and strata void area where applicable. Please refer to the key plan for orientation of unit. The plans are subjected to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subjected to government resurvey. Indication of facade horizontal fins are subjected to developer's sole discretion and final design. All top hung windows are fitted with restrictor, opening up to maximum of approximately 300mm width. The balcony and open balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Appendix 1".

Legend: F-Fridge DB-Distribution Board SC-Shoe Cabinet WC-Water Closet BW-Bay Window AC-Aircon Ledge WD-Combi Washer Dryer W-Washer D-Dryer FFL-Finish Floor Level

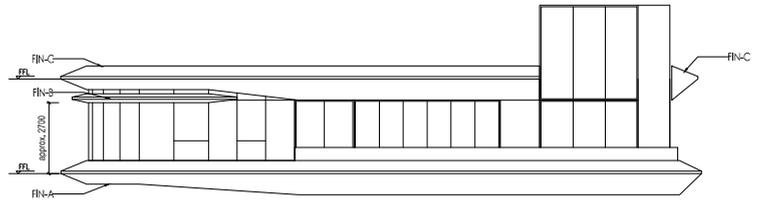
# FOUR-BEDROOM

## South Tower

### Type C2 (M)

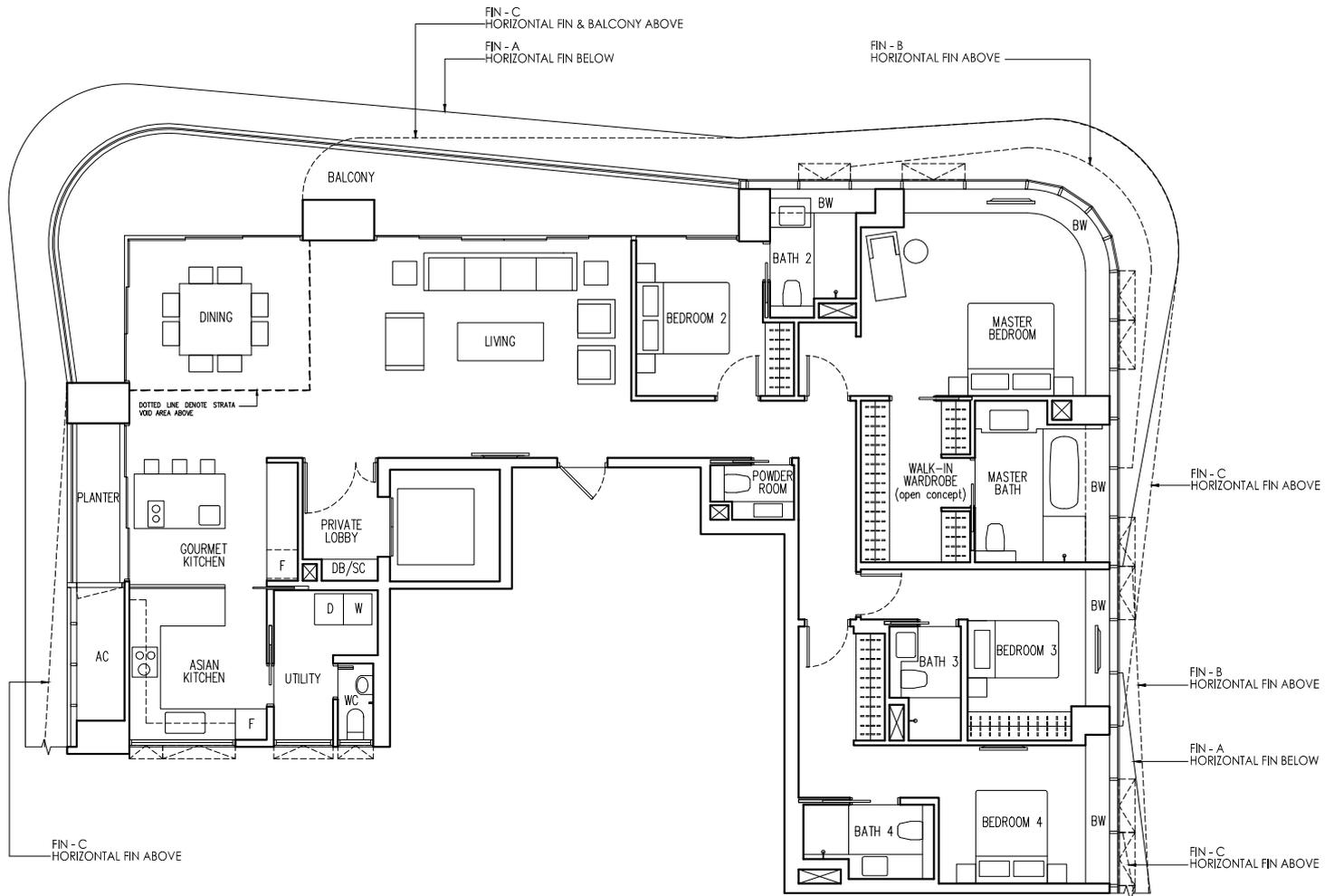
250 sq m/ 2,691 sq ft  
(including 13 sq m/ 140 sq ft of  
strata void area above dining area)

|          |        |        |
|----------|--------|--------|
| BLOCK 18 | #17-05 | #26-05 |
|          | #19-05 | #28-05 |
|          | #21-05 | #33-05 |



ELEVATION 1  
NOT TO SCALE

ELEVATION 1



Area includes air-con ledge, planter, bay window, balcony, open balcony, open roof terrace and strata void area where applicable. Please refer to the key plan for orientation of unit. The plans are subjected to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subjected to government resurvey. Indication of facade horizontal fins are subjected to developer's sole discretion and final design. All top hung windows are fitted with restrictor, opening up to maximum of approximately 300mm width. The balcony and open balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Appendix 1".

Legend: F-Fridge DB-Distribution Board SC-Shoe Cabinet WC-Water Closet BW-Bay Window AC-Aircon Ledge WD-Combi Washer Dryer W-Washer D-Dryer FFL-Finish Floor Level

# FORWARD LUXURY WITH FORWARD THINKING – THAT'S SUSTAINABILITY AT NEW FUTURA.

New Futura isn't just an elegant piece of architecture. It was designed with the environment in mind with the right eco-efficient touches that have earned the BCA Green Mark Gold<sup>Plus</sup> Award.

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## Passive Cooling Design Architecture

- Passive low energy with low emissivity coated double glazed vision glass and insulated glazed spandrel panels
- Horizontal sun shading fins to reduce sunlight admitting into apartment interior



## Water Efficiency

- Water efficient fittings provided to all apartments
  - Automatic water taps and flushing system at common areas
  - Automatic water efficient irrigation system to at least 50% of the landscape area
  - Harvesting of rainwater and condensate water for landscape irrigation at L1 and L3



## Energy Efficiency

- Built-in motion sensors at all escape staircases
  - Energy efficient lifts with VVVF (variable voltage variable frequency) drive & sleep function mode
- Use of ductless/jet fans and CO sensors for car park ventilation



## Environmental Quality and Protection

- Use of sustainable & SGLS (Singapore Green Label Scheme) certified products
- Use of low VOC (volatile organic compounds) paints for all internal walls

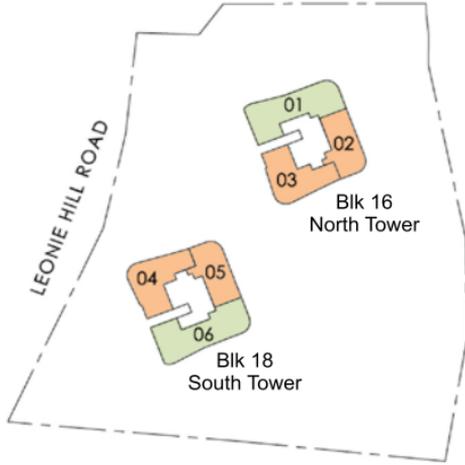


## Other Green Innovations

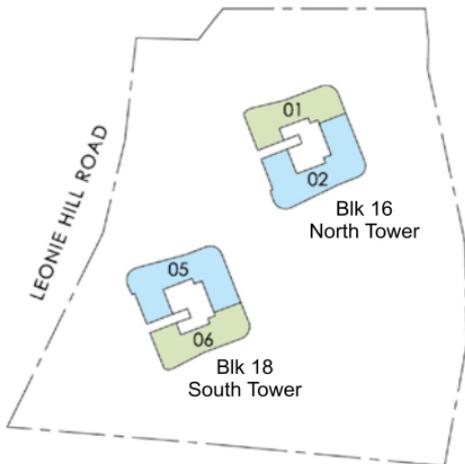
- Provision of bicycle parking lots
- Provision of electric vehicle charging points
- Pneumatic waste collection and dual chute disposal system
  - Use of non-chemical termite treatment system
  - Siphonic rainwater discharge system at roof
- Sun pipes to illuminate part of basement car park area
  - Conservation of existing trees

# STOREY KEY PLANS

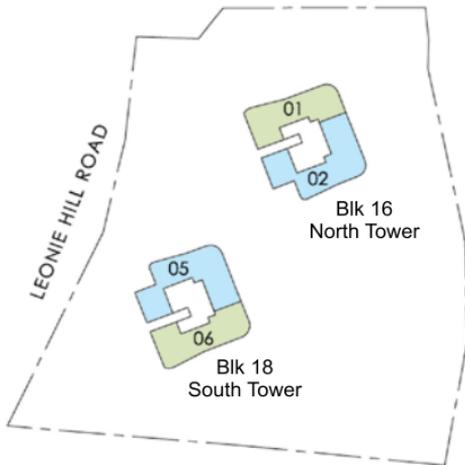
North Tower: Level 5 - 9  
 South Tower: Level 5 - 13



North Tower:  
 Level 11, 13, 15, 17, 19, 21, 24, 26, 29, 31, 33  
 South Tower:  
 Level 15, 17, 19, 21, 24, 26, 28, 31, 33



North Tower:  
 Level 12, 14, 16, 18, 20, 22, 25, 27, 30, 32, 34  
 South Tower:  
 Level 16, 18, 20, 22, 25, 27, 29, 32, 34



KEY PLAN NOT TO SCALE

2-Bedroom

3-Bedroom

4-Bedroom



