



One
D U C H E S S



ONE TREASURED ENCLAVE.

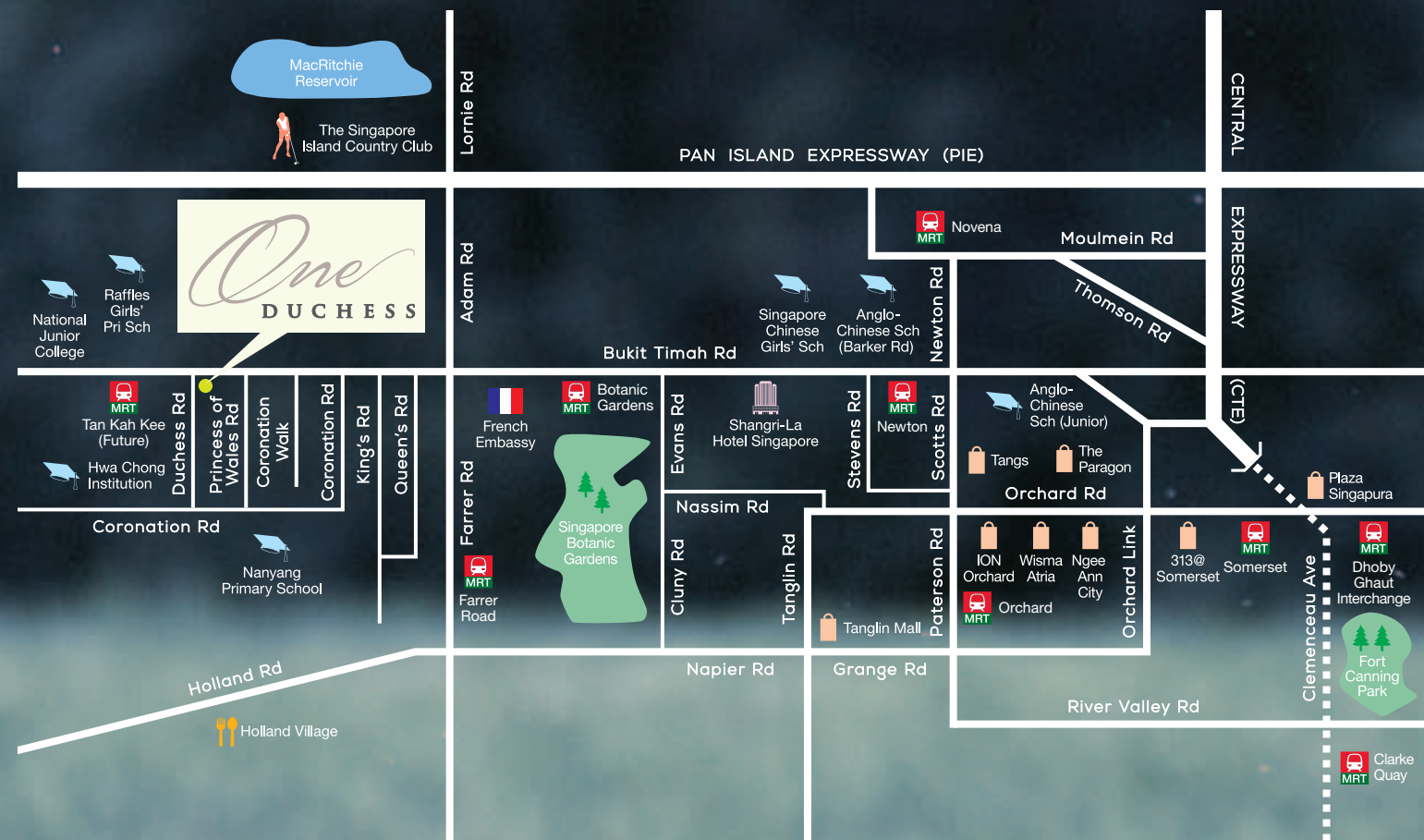
(Where the King, Queen and Princess of Wales
are your immediate neighbours.)

Live in the prestige of Bukit Timah.

A premium property at District 10, One Duchess is an astute investment set in the resplendent Bukit Timah enclave. With just 13 limited-edition residences on Duchess Road, your impeccable neighbourhood encompasses King's Road, Queen's Road, the Prince of Wales Road and the Princess of Wales Road. Perhaps never again can you experience the pride of owning a truly 'regal' address amidst Singapore's choicest acreage.

WHO SAYS THE ELITE CAN'T BE WILD AND FREE?

When nature meets city, an adventure is always nearby



One Duchess offers an integrated lifestyle concept where living, leisure and work are only a 3-minute walk to the up-and-coming Tan Kah Kee MRT station. Beyond the doorstep, the bustle of city excitement awaits. Nature lovers too have much to cheer as the 'Green Belt of Singapore' offers nature parks, reserves and reservoirs worth exploring, all conveniently connected for a life of ease.



INHERIT A COLLECTION OF VALUABLES.

Preciously close to reputable schools, social clubs and shopping malls.

Convenience is larger than life at One Duchess. The royal road to success is at your door – an irresistible offering of nature, refined dining, vibrant lifestyle amenities, numerous renowned local and international schools as well as expatriate clubs.

Holland Village • 6-min drive
 Adam Food Centre • 9-min walk
 Orchard Road • 10-min drive
 Marina Bay Sands • 18-min drive



NEXT TO HWA CHONG INSTITUTION 1-MIN WALK

RAFFLES GIRLS' PRIMARY SCHOOL 3-MIN DRIVE

NATIONAL JUNIOR COLLEGE 4-MIN DRIVE

NANYANG PRI SCHOOL 6-MIN DRIVE

SINGAPORE CHINESE GIRLS' SCHOOL 6-MIN DRIVE

ANGLO-CHINESE SCHOOL (BARKER ROAD) 8-MIN DRIVE

NGEE ANN POLYTECHNIC 9-MIN DRIVE

SINGAPORE POLYTECHNIC 12-MIN DRIVE

The Rainforest Sports Hub
 • 9-min drive



Gallop Stables
 • 5-min drive



The British Club
 • 8-min drive

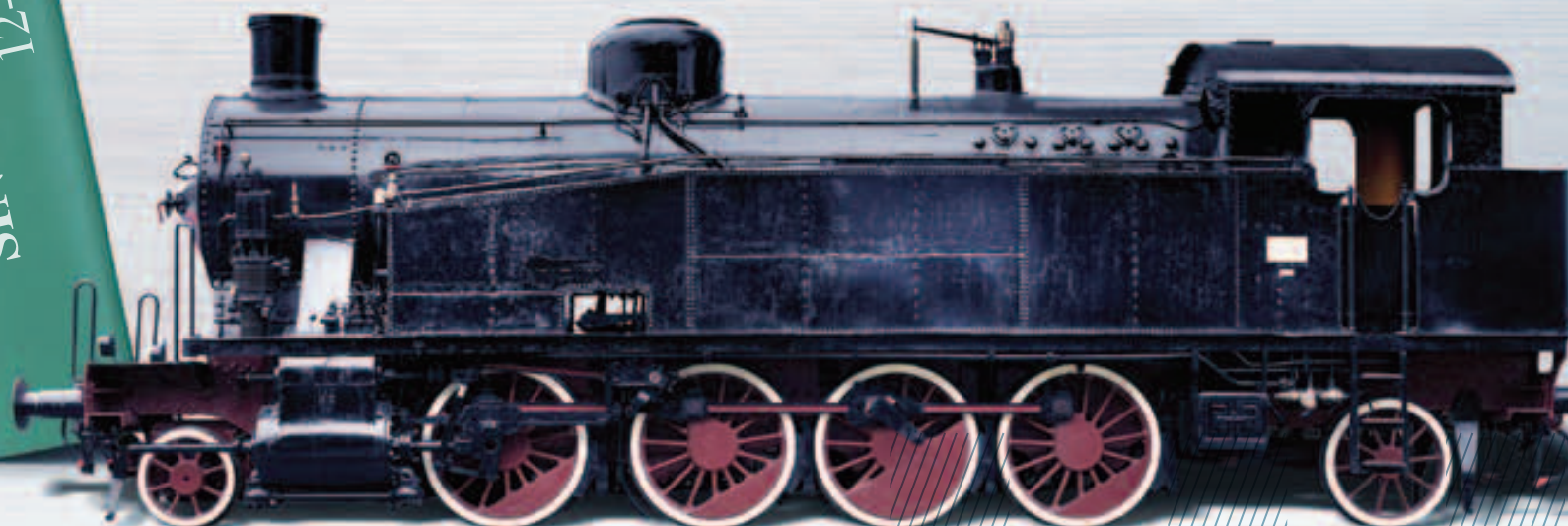


Singapore Botanic Gardens
 • 4-min drive

Bukit Timah Hill
 • 5-min drive

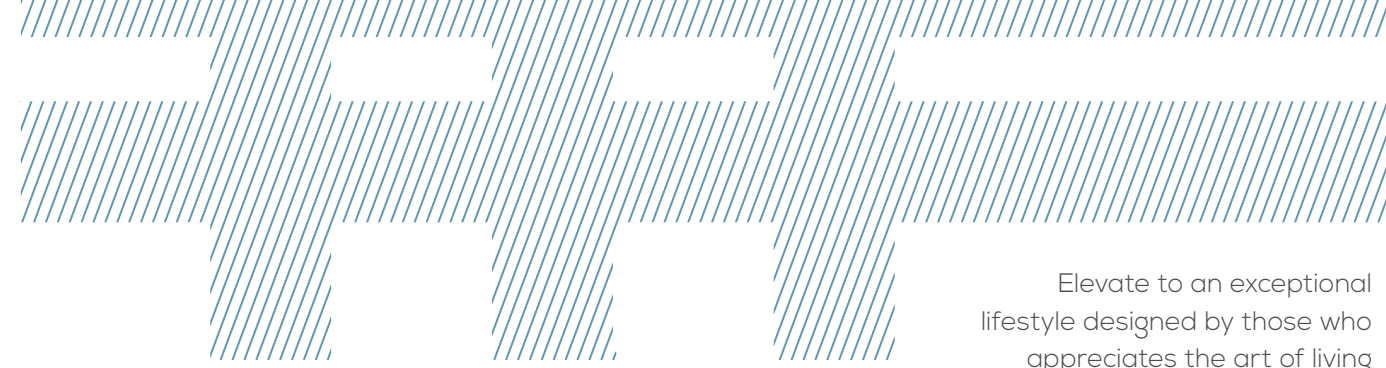


Tan Kah Kee MRT Station
 • 3-min walk (upcoming)



WAKE UP FEELING LIKE ROYALTY, EVERY DAY.

A private pool, aqua gym and more await.



Elevate to an exceptional lifestyle designed by those who appreciate the art of living well. Facilities include an infinity swimming pool, exercise aqua gym, and more.



Artist's Impression



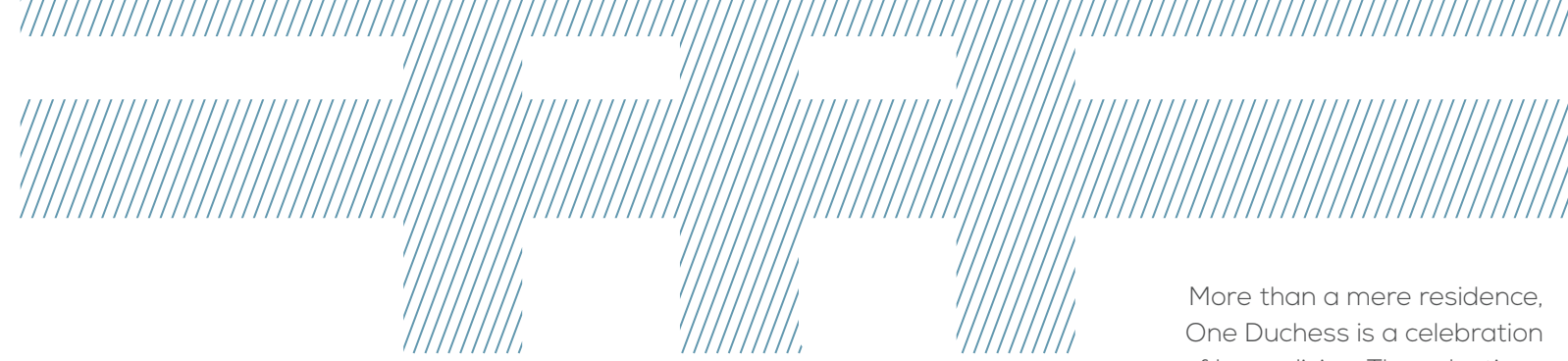
Aqua Gym



Artist's Impression

ROOMS TO SUIT YOUR EVERY NEED.

Richly appointed duplex and dual-key units
are available for your selection.



More than a mere residence,
One Duchess is a celebration
of luxury living. The selections
of residences run the gamut of
taste for every personal need.



Impression only



Impression only

NO PAPARAZZI. JUST PRIVACY.

In your own world of comfort.



A refined style visually expands the living space, creating a feeling of polished opulence that flows through every room. The same careful deliberation is evident in the selection of quality fittings.



Impression only

Rain Bath



Smart Home System



Impression only

Site Plan



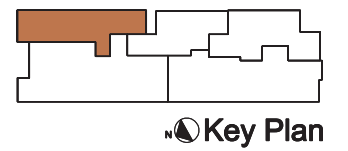
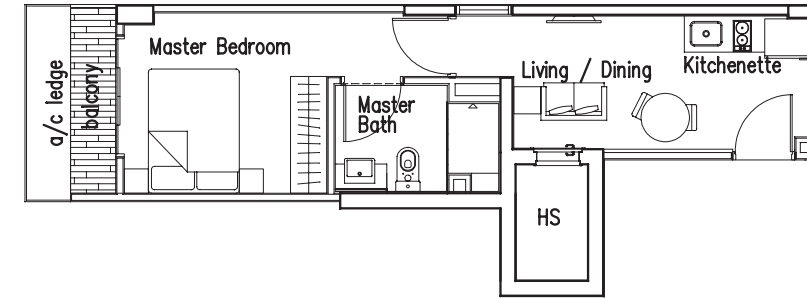
- LEGEND:
- 1. Swimming Pool
 - 2. Aqua Gym
 - 3. Wading Pool
 - 4. Pool Deck
 - 5. BBQ Pit
 - 6. Mechanical & Car Park at 1st Storey

Unit Distribution Chart

Unit no / Storey	01	02	03	04
Attic		Type Cp 1248.5 sq ft	Type Dp 1420.5 sq ft	
5th Storey	Type B 452 sq ft			Type A 441 sq ft
4th Storey	Type B-1 904 sq ft	Type C-1 775 sq ft	Type D 882.5 sq ft	Type A-1 882.5 sq ft
3rd Storey		Type C-1 775 sq ft	Type D 882.5 sq ft	
2nd Storey		Type C 807sq ft	Type D 882.5 sq ft	Type A 441 sq ft

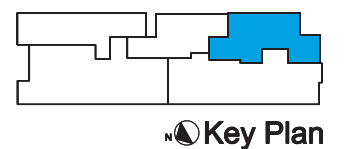
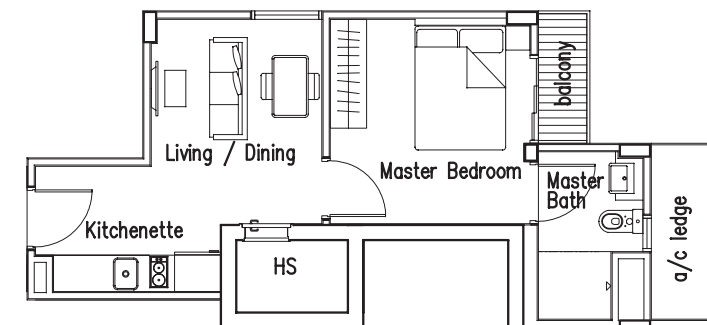
1-Bedroom Unit + Study Type A

Unit #02-04, #05-04
441 sq ft



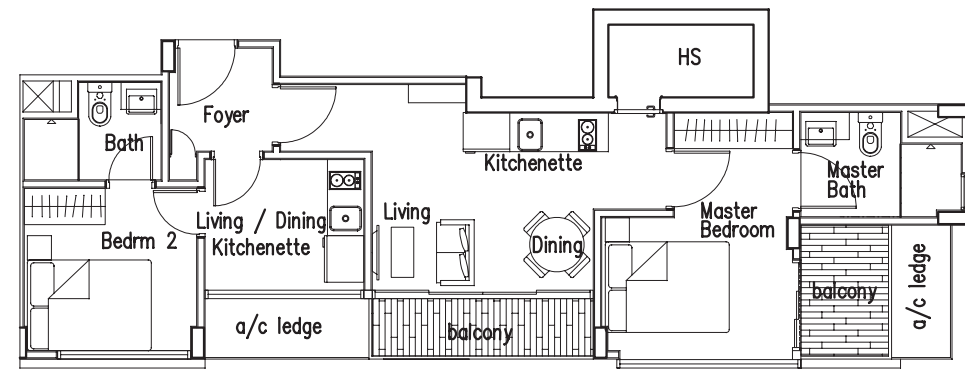
1-Bedroom Unit + Study Type B

Unit #05-01
452 sq ft

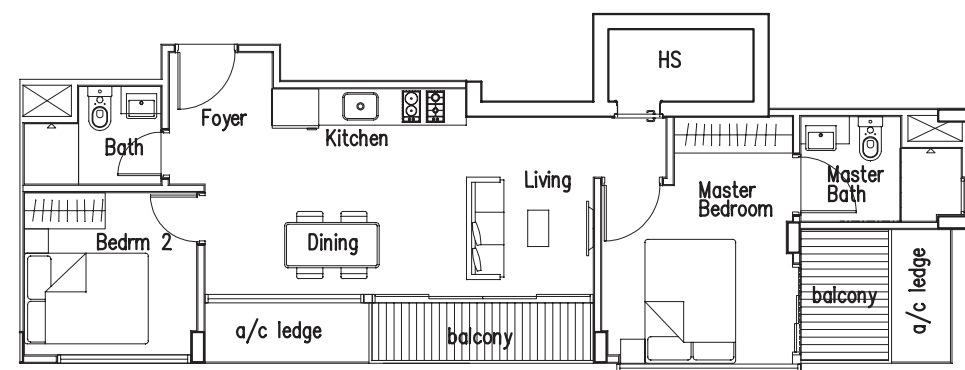


2-Bedroom Unit + Utility
Type C-1

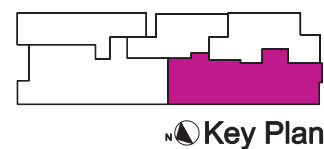
Unit #03-02, #04-02
775 sq ft



Dual key

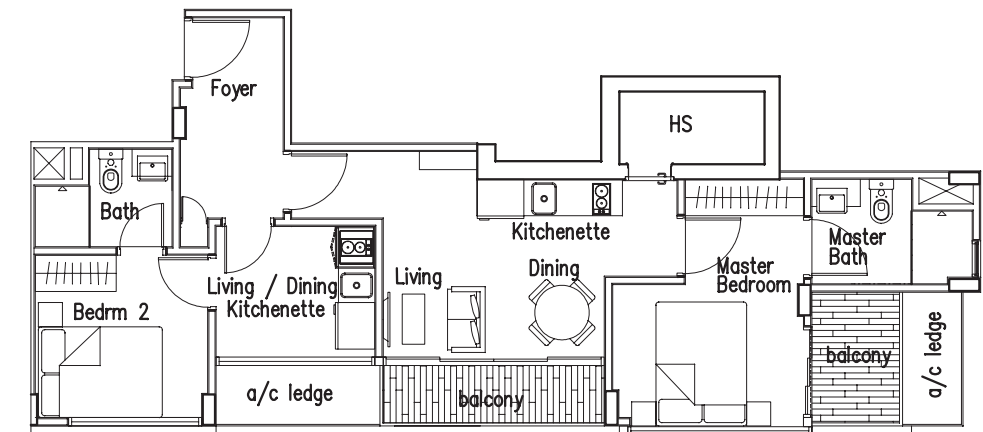


Single key option

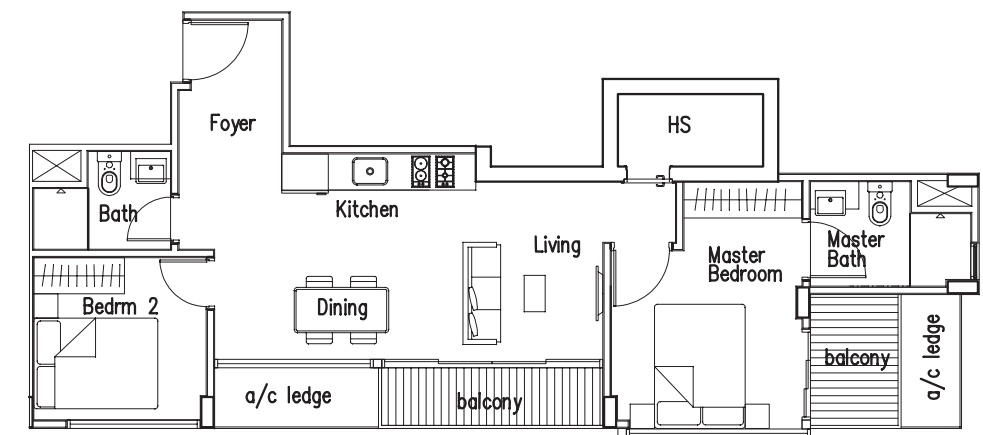


2-Bedroom Unit + Utility
Type C

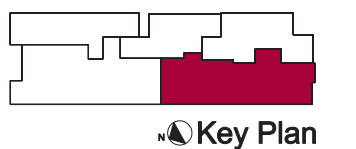
Unit #02-02
807 sq ft



Dual key

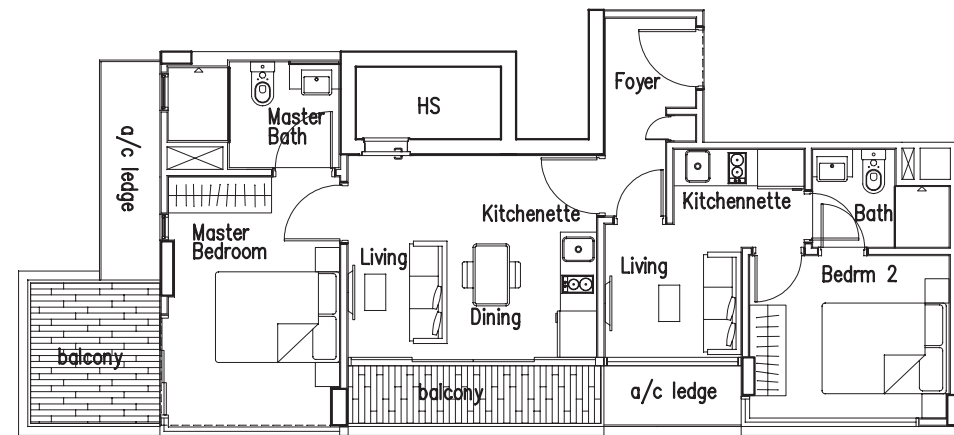


Single key option

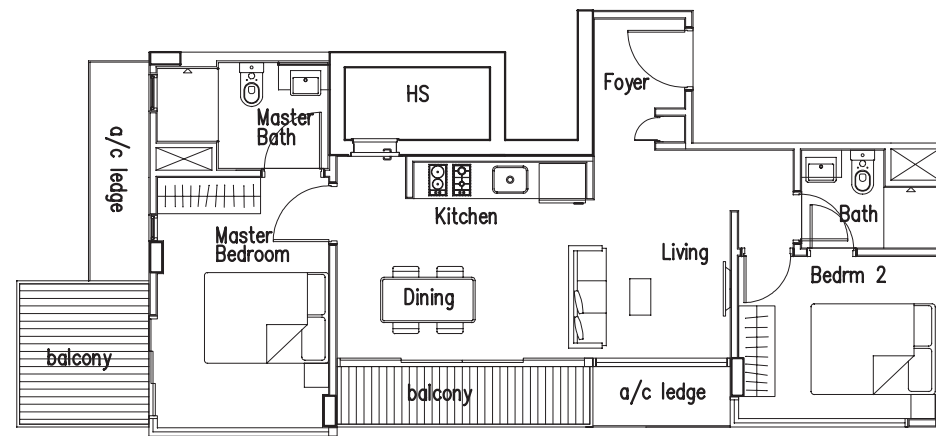


2-Bedroom Unit + Utility
Type D

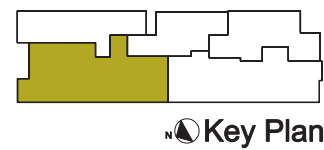
Unit #02-03, #03-03, #04-03
882.5 sq ft



Dual key

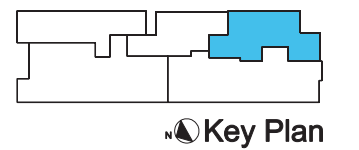
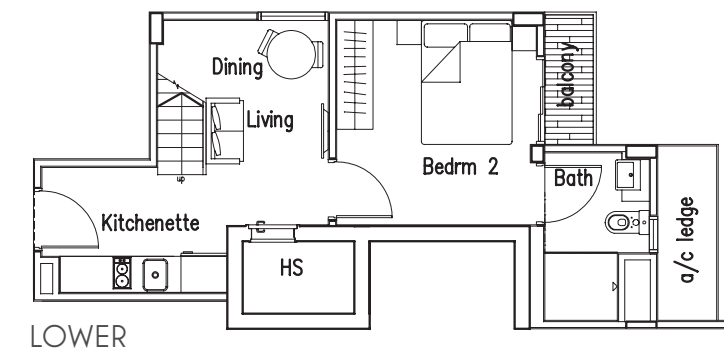
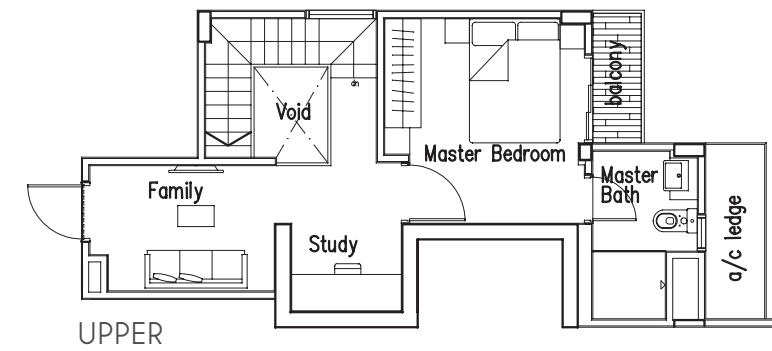


Single key option



2-Bedroom Unit + Study + Utility + Family
Type B-1 Duplex

Unit #03-01
904 sq ft

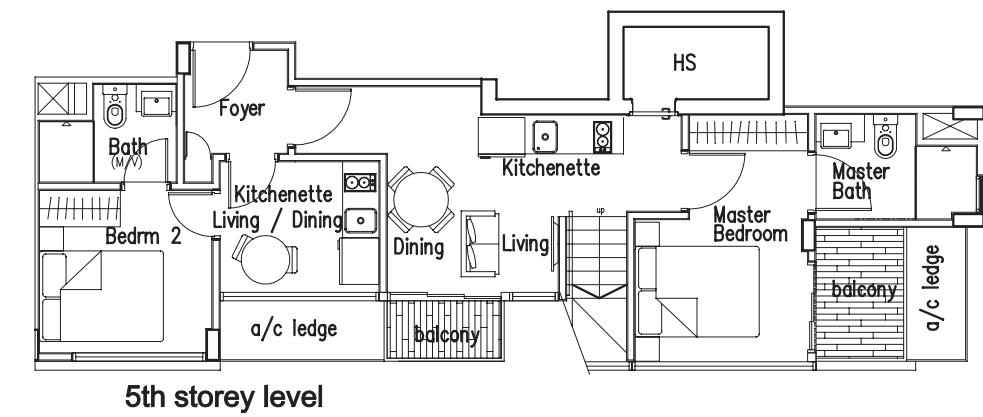
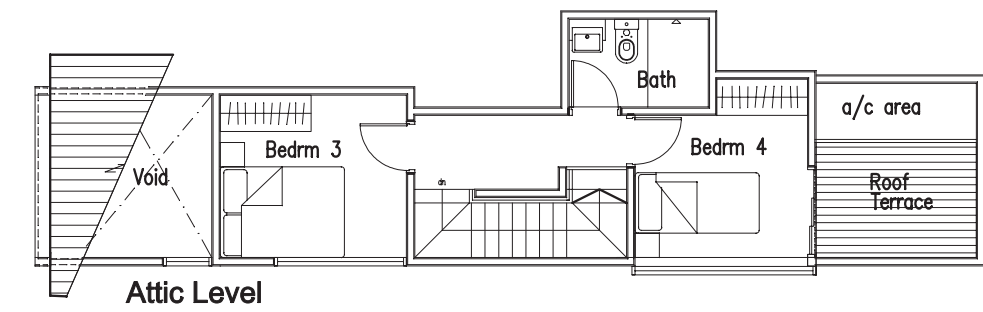
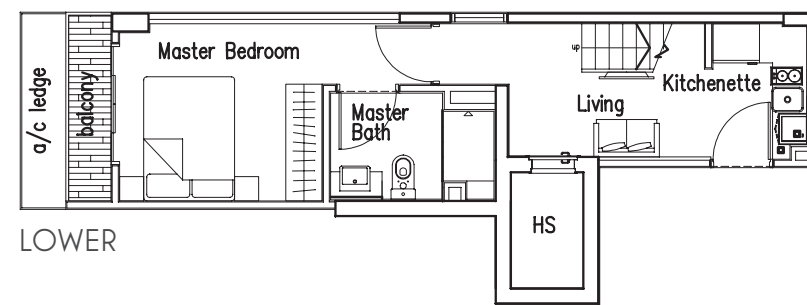
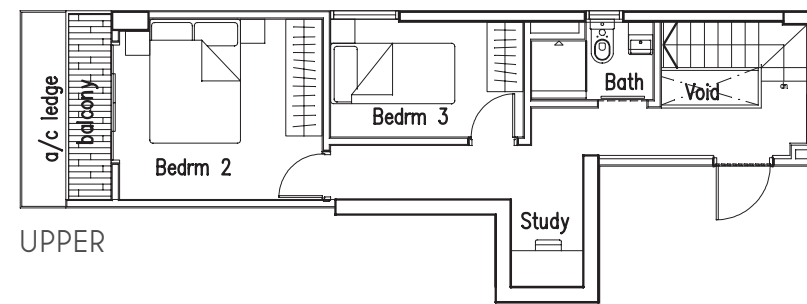


3-Bedroom Unit + Study + Utility
Type A-1 Duplex

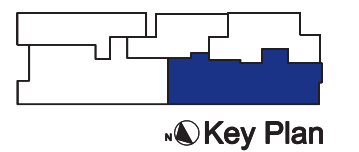
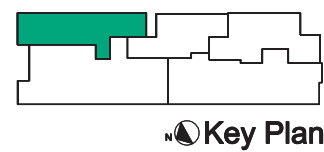
Unit #03-04
882.5 sq ft

4-Bedroom Unit + Utility + Roof Terrace
Type Cp (Penthouse)

Unit #05-02
1248.5 sq ft



Dual key

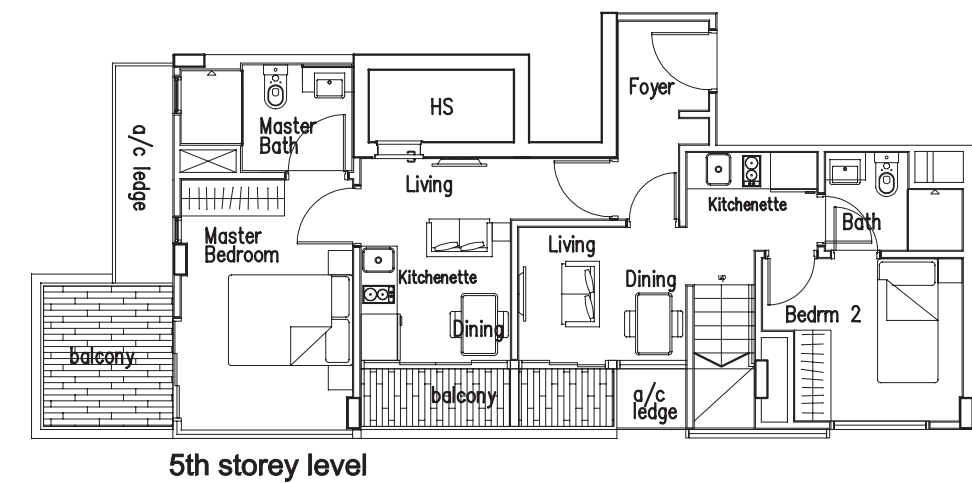
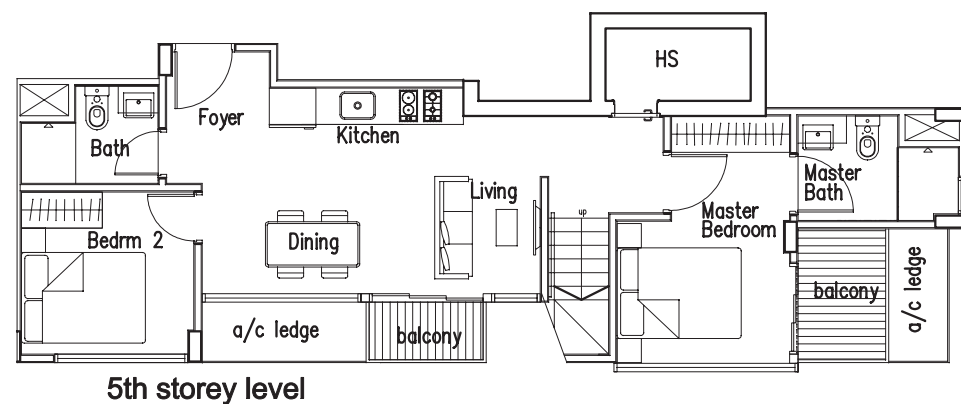
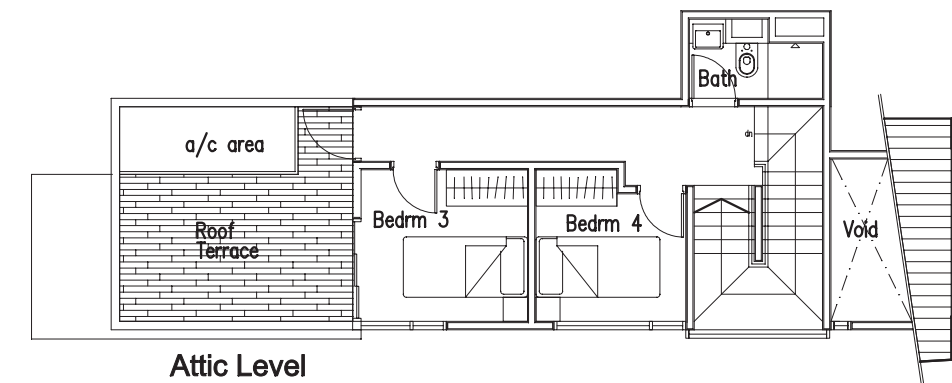
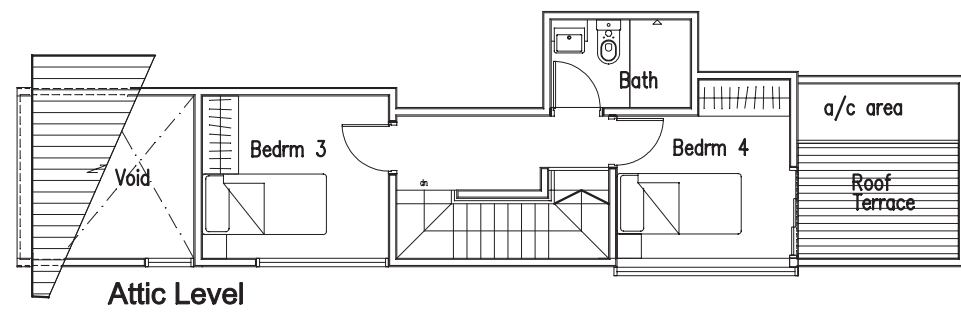


4-Bedroom Unit + Utility + Roof Terrace
Type Cp (Penthouse)

Unit #05-02
1248.5 sq ft

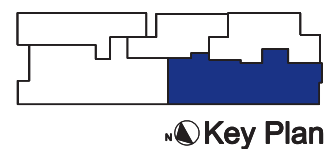
4-Bedroom Unit + Utility + Roof Terrace
Type Dp (Penthouse)

Unit #05-03
1420.5 sq ft

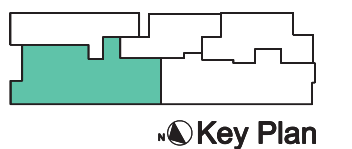


Single key option

Dual key



Key Plan



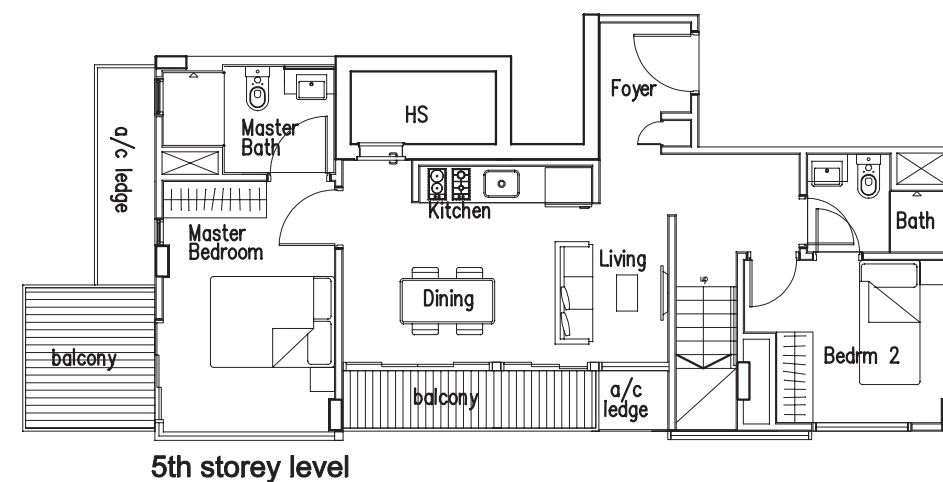
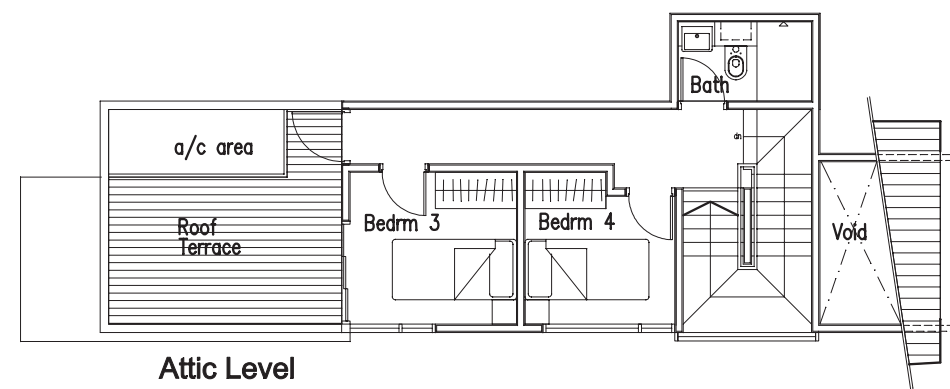
Key Plan

4-Bedroom Unit + Utility + Roof Terrace

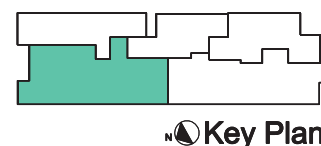
Type Dp (Penthouse)

Unit #05-03
1420.5 sq ft

Specifications



Single key option



1. FOUNDATION

Piled foundations.

2. SUPERSTRUCTURE

Reinforced concrete framework.

3. WALLS

External – Reinforced concrete or Common clay bricks.
Internal – Reinforced concrete or Common clay bricks or concrete blocks or dry walls.

4. ROOF

Pitched Roof – Metal Roofing with insulation.

5. CEILING FOR APARTMENTS

- Living/Dining, Bedrooms – Skim coat and/or plaster ceiling boards.
- Bedrooms & Family rooms (at attic levels) – plaster ceiling boards.
- Utility, Yard & WC – Skim coat and/or water resistant ceiling board with emulsion paint finish.
- Kitchen – Skim coat with emulsion paint finish.
- Master Bathroom, Common Bathrooms – Moisture resistant plaster ceiling boards with emulsion paint finish.

6. FINISHES

a) Wall (For Apartments)

- Living/Dining, Bedrooms, Utility, Yard – Cement and sand plaster with emulsion paint finish.
- Kitchen/WC – Imported ceramic tiles up to ceiling height.
- Master Bathroom/Common Bathrooms – Marble or compressed marble tiles or homogeneous tiles or ceramic tiles up to ceiling height.

b) Wall (For common areas)

- 1st Storey lift lobby – Homogeneous tiles or ceramic tiles.
- Typical lift lobbies – Cement and sand plaster with emulsion paint finish.
- Staircases – Cement and sand plaster with emulsion paint finish.
- External wall – Cement and sand plaster with textured coating or paint finish.

c) Floor (For Apartments)

- Living/Dining – Marble tiles with marble skirting or timber skirting.
- Bedrooms – Timber strips with timber skirting.

- Master bathroom/Common bathroom – Marble or homogeneous or ceramic tiles.
- Kitchen, WC, Utility, Yard – Ceramic tiles.
- Balcony – Homogeneous tiles.
- Internal staircase for Penthouse Units – Timber strips with skirting.
- Roof Terrace for Penthouse Units – Homogeneous tiles.

d) Floor (Common Areas)

- 1st Storey lift lobby – Homogeneous tiles.
- Typical lift lobbies – Homogeneous tiles.
- Staircases – Cement and sand screed.
- Pool Area – Homogeneous tiles/timber strips.

7. WINDOWS

- Powder coated aluminium framed windows with 6mm thick tinted glass.

8. DOORS

- Main Entrance – Fire-rated timber veneer door.
- Bedrooms, Bathrooms, Kitchen – Hollow core timber veneer door.
- Utility – Hollow core timber veneer door.
- Balcony, Roof Terrace – Aluminium framed glass door.

9. IRONMONGERY

- Good quality imported locksets.

10. SANITARY FITTINGS

a) Master Bathroom

- 1 frameless tempered glass shower cubicle with concealed shower mixer and shower set.
- 1 vanity top with 1 basin and mixer tap.
- 1 water closet.
- 1 mirror.
- 1 toilet paper holder.
- 1 towel rail.

b) Common Bathroom

- 1 shower cubicle with shower mixer and shower set.
- 1 vanity top with 1 basin and mixer tap.
- 1 water closet.
- 1 mirror.
- 1 toilet paper holder.
- 1 towel rail.

11. KITCHEN

- 1 solid surface or stainless steel sink with mixer.

12. ELECTRICAL INSTALLATION

Specifications

ELECTRICAL SCHEDULE

TYPE	A	A-1	B	B-1	C	C-1	D	CP	DP
LIGHTING POINT	7	15	8	17	14	14	13	22	22
13A SWITCH SOCKET OUTLET	3	7	3	5	5	5	6	8	8
TWIN 13A SWITCH SOCKET OUTLET	5	6	4	6	8	9	9	10	11
15A SWITCH SOCKET OUTLET	1	1	1	1	2	2	2	2	2
BELL POINT	1	1	1	1	1	1	1	1	1
TELEPHONE POINT	3	5	3	5	5	5	5	6	6
TV POINT	3	5	3	5	5	5	5	6	6
WATER HEATER POINT	1	2	1	2	2	2	2	3	3
COOKER HOOD POINT	1	1	1	1	2	2	2	2	2
COOKER HOB POINT	1	1	1	1	2	2	2	2	2
OVER POINT	1	1	1	1	2	2	2	2	2
ISOLATOR FOR AIR-CONDITIONING	1	2	1	2	2	2	2	3	3
AUDIO / VIDEO INTERCOM	1	1	1	1	1	1	1	1	1

13. TV/TELEPHONE

TV/telephone points shall be provided in accordance to Electrical Schedule.

14. LIGHTNING PROTECTION

Lightning Protection System shall be provided in accordance with the Singapore Standard CP33.

15. PAINTING

- Internal Walls – Emulsion paint.
- External Walls – Weather seal emulsion paint.

16. WATERPROOFING

- Waterproofing is provided to floors of Bathrooms, Kitchen, Yard, Roof Garden, Planter Box, Balcony, Reinforced Concrete Roofs, Swimming Pools and where required.

17. DRIVEWAY AND CARPARK

- Cement screed with floor hardener.

18. RECREATIONAL FACILITIES

- Swimming Pool/Aqua Gym/Children's Playground/BBQ Pit.

19. OTHER ITEMS

- Wardrobes – Built-in wardrobes in all bedrooms.
- Kitchen Cabinets – Built-in high and low kitchen cabinets with solid surface or marble worktop complete with cooker hob and cooker hood.
- Air-conditioning to Living/Dining and Bedrooms.
- Intercom – from Apartment to pedestrian gate entrance.
- Electric Water Heater – Hot water supply to all Master Bathroom, Common Bathroom and Kitchen.

NOTES

- Marble are natural stone materials containing veins with tonal differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the marble or granite cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However, granite being a much harder material than marble cannot be re-polished after installation. Hence, some differences may be felt at the joints.
- Timber strip flooring is a natural material containing veins and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in their selection and installation.
- The Purchaser is liable to pay annual fee, subscription fee and such other fees to the Singapore Cable Vision Ltd (SCV) or any other relevant authorities. The Vendor is not responsible to make arrangements with SCV for the service connection for SCV subscription channels.
- Layout/location of wardrobes, kitchen cabinets and fan coil units are subject to Architect's sole discretion and final design.
- Where warranties are given by the manufacturers and/or appliances installed by the Vendor at the Unit, the Vendor shall assign to the Purchaser such warranties at the time when possession of the Unit is delivered to the Purchaser.
- Air-conditioning system has to be maintained by the Purchaser on a regular basis. This includes the cleaning of filters, clearing the condensate pipes and charging of gas to ensure good working condition of the system.

While every reasonable care has been taken in preparing this brochure, the developer and its agents cannot be held responsible for any inaccuracies. All statements are believed to be correct but are not to be regarded as statements or representations of fact. All information and specifications are current at the time of going to press and are subject to change as may be required and cannot form part of the contract. All plans are subject to any amendments approved or may be approved by the relevant authority. Renderings and illustrations are artist's impressions only and photographs are only decor suggestions and none can be regarded as representation of fact. Floor areas are approximate measurements and subject to final survey.

The choice of brand and model of fittings, equipments, installation and appliances supplied shall be at the sole discretion of the vendor.

The Sales & Purchase Agreement shall form the entire agreement between us as the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to the signing of the Sale & Purchase Agreement and shall in no way be modified by any statements, representation or promises made by us or the marketing agent.

Developer: Rejency Holdings Pte Ltd • Co Reg. No.: 201330610H • Developer's Licence No.: C1148
 • Land Tenure: 999 years Less 1 Day w.e.f. 27/12/1875 • Land Description: Lot 2323A MK 2 at 1 Duchess Road Singapore 268977 • Expected T.O.P.: 30th December 2018 • Expected Legal Completion: 30th December 2021
 • Building Plan No.: A1666-00028-2013-BP01 dated 23rd July 2014



A Prestigious Development by

REJENCY HOLDINGS PTE LTD

