



PHOENIX
RESIDENCES



Come home to the
best holiday of your life.



Coupling resort comfort with hotel luxury,
this is your personal sanctuary tucked in a
private cul-de-sac. With unhindered views
of extensive greenery, relax and rejuvenate in
a restful enclave fringed by quiet hillscapes.
Dream in hectares that abound...

Welcome Home





ARTIST'S IMPRESSION

Hotel Luxury

Coming home to the residences feels more like visiting an exclusive, lavish accommodation. The warm reception, intricate details that lead into the suites, and sleek linear fixtures are luxury at its finest. We paid attention to every nicety and took care of every last cranny so you can saunter down the ornamented residences, to find yourself in an oasis that is wholly yours.

Home Holiday

It is time to unwind and restore. Lay down the day's work, kick those shoes off and take a dip in the pool. Providing quality respite from busy city life in the finest that nature has to offer, this is your everyday vacation — an abode that greets you with a quiet solace. Take a breather, you are home.



ARTIST'S IMPRESSION

Resort Living

A home is where love resides and memories are created. Dotted with luscious green and tranquil blue, moments with your loved ones will be coloured a mellow tint of aqua. Children will remember sunsets through the leaves, snuggles at dawn upon the elevated gardens and the smell of morning dew with thawed earth.

The comfort of resort living is the familiarity of its elements, the natural draw of its parts. Feel at home here, rooted and grounded in humble nature.



Hostess with the Mostess

Gather your loved ones for delightful luncheons and cosy dinner parties. The Clubhouse extends into the Leisure Deck and Aqua Pool to comfortably accommodate your extended family and the children who are always looking forward to splashes and fun. Parents chatting in the Skylight Pavilion can also keep the young ones in view while they play in the Splash Cove, all in a cosy recess at the end of the residences. For a fancy celebration, consider having steak at the Rooftop Grill Canopy to enjoy an unhindered view of the neighbouring greenery, wine glass in hand.



ARTIST'S IMPRESSION

In The Pink of Health

A new lifestyle of wellness awaits. Consider a refreshing swim in the Aqua Pool and a resolution to move elegantly through the waters. Turn exercise from the will of one into a family affair with our dedicated arenas for every activity.



ARTIST'S IMPRESSION

The Residences

Living intimately with nature, an organic mood lighting is cast on our grounds – Komorebi, the shifting illumination of sunray as it filters through the foliage, an interplay of light and shadow. This sets the backdrop to our collection of private alcoves tucked in extensive greenery so you can have mindful moments of solitude right at your doorstep. Take a walk around the residences and you could find a personal hideaway in an exclusive lounge encircled with botanicals, great for a lazy afternoon with tea and books as companions.

Apart from private retreats, there is an abundance of shared spaces throughout the development. The Kid's Fun Land allows for weekends of family fun in the comfort of home while the Garden Trail makes for charming evening strolls with a partner as the sun sets. Let home be your favourite place to be.



LEGEND

-  Green Recreational Zone
-  Expressway
-  MRT Downtown Line
-  MRT North South Line
-  LRT Bukit Panjang Line
-  Park Connectors

 By CAR*

- 10 mins to West Mall
- 13 mins to Jem
- 14 mins to IMM
- 15 mins to JCube
- 15 mins to Science Centre
- 15 mins to Ngee Ann Polytechnic
- 17 mins to Singapore Zoological Gardens
- 20 mins to Nanyang Technological University
- 23 mins to Jurong Bird Park
- 25 mins to National University of Singapore
- 26 mins to Orchard via PIE
- 28 mins to CBD via AYE

* Estimates are based on One Map.
While the Information is considered to be true and correct at the date of publication, changes in circumstances after the time of publication may impact on the accuracy of the Information. The Information may change without notice and the developer is not in any way liable for the accuracy of any information printed and in any way interpreted by the reader.

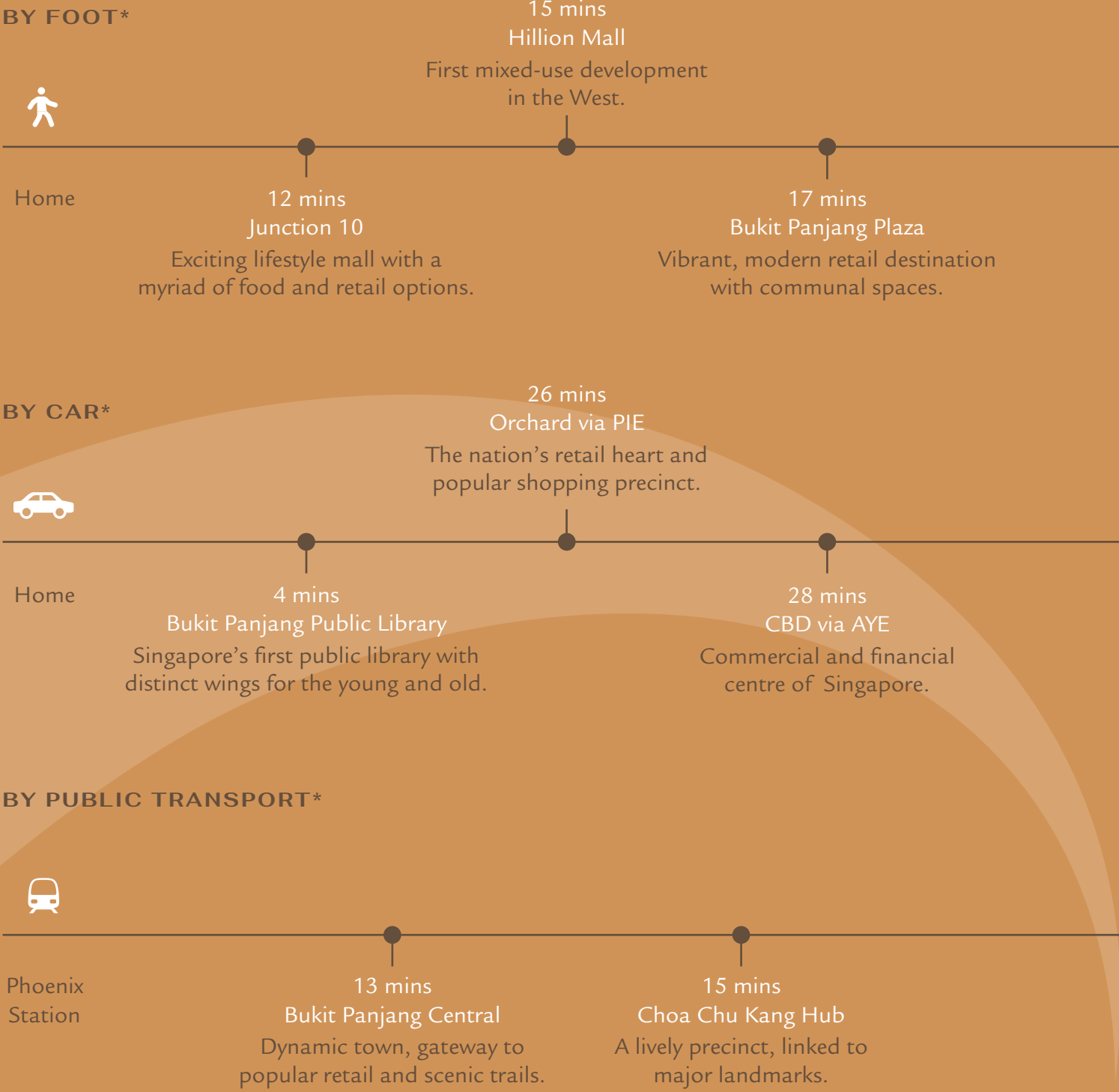
Every reasonable care has been taken in the preparation of the location map. The map is printed as at 2 November 2020. For information on the permissible land use and the density of the sites around the housing project, the intending Purchaser may refer to the Master Plan available from the website of the Urban Redevelopment Authority at www.urda.gov.sg.

0 1 km 5 km

BP APPROVAL NUMBER: A1698-00643-2018-BP02
APPROVAL DATE: 29/09/2020

Connectivity & Infrastructure

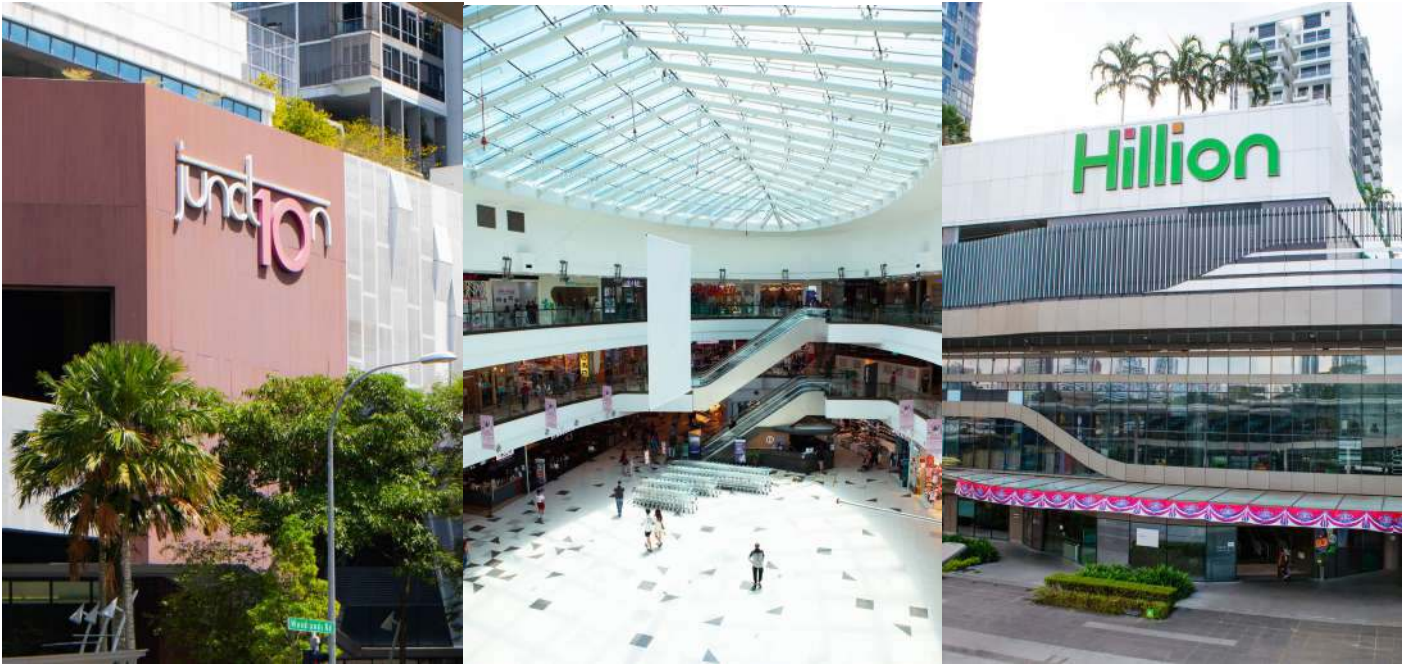
Peace and quiet gives way to convenience and connectivity just a short distance away. Located on the fringe of retail and transport hubs, Phoenix Residences is a getaway comfortably set aside from the urban landscape. Get the best of both worlds, privacy and accessibility, with the city centre and business district simply a stone’s throw from home.



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Shopping District

Shop till you drop with 3 retail malls within 1km. These lifestyle destinations offer a wide variety of gastronomical options, grocery outlets and leisure activities. Popular brands that can be found here include Sheng Siong, FairPrice, Raffles Medical, Shenton Medical, Singtel, Starhub, Starbucks, Watsons, Challenger, Best Denki, Harvey Norman, Guardian, M1, Eu Yan Sang, GNC, McDonald’s, KFC, POPULAR Bookstore and UOB amongst others. With rewards programmes, free shuttle bus services, parking benefits and great deals, you will be spoiled for choice.



Bukit Panjang Central

Not just an exciting retail destination, the property is located in close proximity to **Bukit Panjang Integrated Hub**, which links the town to the Downtown line on the MRT system. This means you can easily access Beauty World, Botanic Gardens, Little India, Bugis and more.



Choa Chu Kang Hub

Choa Chu Kang Hub is home to even more retail therapy at its transport complex and Lot One Shoppers’ Mall! It is also a link to the North-South line on the MRT system which means you can easily access Woodlands, Sembawang, Toa Payoh, Orchard and more.

Dream in hectares, not square metres

The greenery outside is a seamless extension of your resort home. Phoenix Residences is surrounded by scenic spots in every direction. The best of our island’s nature reserves are all within the vicinity including quarries and mountain-biking trails. Embark on a new hike every weekend and take in views spectacular enough to fulfill your wanderlust.



Pang Sua Pond

Pang Sua Pond features Singapore’s second-largest man-made floating wetland. It features a wellness centre and a 480-metre long suspended boardwalk over the waters. The pond is home to a biodiversity of flora and fauna which can be appreciated from viewing decks at the waterfront.



Little Guilin

Located within Bukit Batok Town Park, Little Guilin is a disused granite quarry that resembles the granite rock formations of Guilin, China. The cliff sits within a large lake with beautifully landscaped banks for visitors to rest upon. A cosy and quaint place with picturesque scenery, this makes for a wonderful picnic spot and lovely wedding photography.

Parks and Greenery



Dairy Farm Nature Park

This used to be home to the world’s first tropical dairy farm. Now, the former cowshed has been turned into an educational centre for students and viewing platforms have been erected at the park’s Quarry Wetland that is popular amongst birdwatchers. Besides its short Wallace Trail, the park’s Dairy Farm Loop also connects to Singapore’s tallest natural point, Bukit Timah Hill.



Chestnut Nature Park

Singapore’s largest nature park is made up of two parts and runs between the nearby residential areas and the Central Catchment Nature Reserve. This park has 11 extensive mountain-biking trails and three hiking trails to explore, with sections that follow beside a stream. With tiled paths to dirt tracks, there is a trail here for hikers of every skill level.

Forested areas and luscious landscapes

Flanked by a lush forested area, be greeted with clean crisp air every morning. Spending at least two hours a week in nature promotes positive health benefits and boosts well-being. When your home is set in a wonderland of parks and hillsapes, achieving this is easy. Here, nature is all around you.



Curated Trails

No matter what life stage, there is a wide selection of activities in our neighbourhood that caters to your lifestyle needs. A home for two, a home for four or six, this is where you can drop by all the cafes and parks you have wanted to visit, and the family activities you wanted to try.

With everything just a short distance away, days will be filled with delight. Here are some of the residences specially curated trails.



Newlyweds’ Saturday

- Morning walk at Pang Sua Pond
- Have brunch at Carpenter and Cook
- Movie at Shaw Theatre at Lot One
- Supper at Gelare Cafe, Hillion

For a relaxing day with a partner, take a quiet morning stroll nearby and grab delicious food at popular cafes in the area. The most ordinary of days is made remarkable with a special someone.



Working Mum’s Weekday

- Drop the kids off at Mulberry Learning
- Travel to work via expressway
- On the way home, take yoga lesson at Amore Fitness, Hillion
- Grab a nice treat at Starbucks, Hillion

With kindergartens and work nearby, juggle motherhood and a successful career while still having precious time to yourself. Pamper yourself with the variety of lifestyle services at the neighbouring malls.



Young Family’s Saturday

- Eat breakfast at LW Eating House
- Try a new sport together at the Archery Academy/ The Karting Arena
- Have dinner at Beauty World Food Centre

Never run out of ideas for family bonding day! On weekends, take the kids out for some delectable local cuisine and try your hands at novel activities that are sure to be memorable experiences.

Treat Your Tastebuds

Bukit Panjang is a treasure trove of culinary gems that will have you asking for second servings. From famous Ke Kou Mian to novelty hipster cafes, there is something to fulfil any craving.

- Karu's Indian Banana Leaf Restaurant
- Bukit Panjang Ke Kou Mian
- Dian Xiao Er, Hillion
- Hong Kiat Seafood Restaurant
- MOF @ My Izakaya
- Yuhua Village Market & Food Centre
- Camaca, Sugar-free Taiwanese Cafe



- Ga-Hock Seafood Eating House
- Assumption Restaurant (The ART)
- iO Italian Osteria Singapore
- Bangkok Jam
- Ichiban Sushi
- Kindred Folk Ice Cream Cafe
- EagleWings Loft



Leisure Activities

Play recreational sports or bring the young ones on educational excursions every weekend. Stargazing and ice skating also make for great date ideas!

- Shaw Theatres at Lot One
- Sports Courts at Phoenix Park & Petir Park
- Jurong East Swimming Complex
- Science Centre Observatory
- Singapore Zoological Gardens
- Jurong Bird Park
- The Rink at JCube
- Former Ford Factory



Educational Institutions

There are many notable schools and kindergartens in the neighbouring, in a town that will grow and journey with your child.

- Mulberry Learning
- Greenfield Montessori
- CHIJ Our Lady Queen Of Peace
- St Anthony's Primary School
- Bukit Panjang Primary School
- Bukit Panjang Government High School
- South View Primary School
- Greenridge Primary School







Contemporary Haven in Condominium Living

Host to 74 exclusive units, Phoenix Residences is designed with the occupants in mind, someone who is looking to escape the hustle and bustle of the fast-paced city, to seeking relief in the tranquillity and a touch of modern living lifestyle. The architectural style takes cue from natural elements to form a calm & collective composition.

The architectural plan features 3 distinct blocks and an extensive roof garden, providing green relief for residences wherever possible. These informal spaces encourage spontaneity and informal social gatherings, displaying zest and energy culminated through the architecture.

The grand drop-off, featuring with a series of architectural fins and layers of landscaping, humbly welcomes residents and guest.

As the residents and guest wander through the development, their experience is heightened as they are treated to the plentiful communal facilities dispersed throughout the development. From the warmth exuding from the family pods to the chatter of activities in the clubhouse, the sense of familiarity that comes with a cosy residence is an unquantifiable lifestyle experience that detached urbanites yearn for.

Ar. Ng Hoe Theong
Director
AGA Architects

Site Plan
Units View



LEGEND:

- 1 Ingress
- 2 Egress
- 3 To Carpark
- 4 Grand Lobby
- 5 Sensory Walk
- 6 Active Gym
- 7 Clubhouse
- 8 Handicapped Toilet
- 9 Leisure Deck
- 10 Outdoor Shower Area
- 11 Sun Deck
- 12 Aqua Pool
- 13 Garden Trail
- 14 Splash Cove
- 15 Skylight Pavilion

OTHERS:

- A Electrical Sub-station
- B Transformer Room
- C Genset
- D Bin Centre

1ST STOREY PLAN



Site Plan

Facilities View



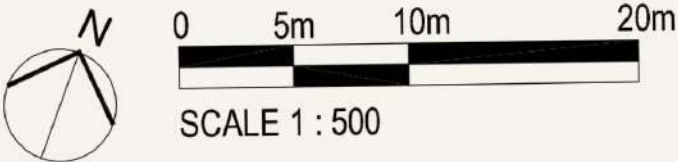
LEGEND

- 1 Lift Lobby
- 2 Kid's Fun Land
- 3 Handicapped Toilet
- 4 BBQ Pavilion
- 5 Dining Lounge
- 6 Grill Canopy
- 7 Garden Trail
- 8 Yoga Corner

OTHERS

- A Water Tank

ROOF TERRACE PLAN





Unit Distribution

BLOCK 81

	1	2	3	4	5
Level 5	C2-2 1098 (05-01)	D-2 1367 (05-02)	B4-3 721 (05-03)	A1a-3 581 (05-04)	B2 732 (05-05)
Level 4	C2-1 1098 (04-01)	D-1 1367 (04-02)	B4-2 721 (04-03)	A1a-2 581 (04-04)	B2 732 (04-05)
Level 3	C2-1 1098 (03-01)	D-1 1367 (03-02)	B4-2 721 (03-03)	A1a-1 581 (03-04)	B2 732 (03-05)
Level 2	C2 1098 (02-01)	D 1367 (02-02)	B4-1 721 (02-03)	A1a 581 (02-04)	B2 732 (02-05)
Level 1	C2-P 1098 (01-01)		B4-P 721 (01-03)	A1a-P 581 (01-04)	B2-P 732 (01-05)

BLOCK 83

	6	7	8	9	10
Level 5	B3-3 743 (05-06)	B1-2 603 (05-07)	A1 560 (05-08)	B4a 721 (05-09)	C1-2 1033 (05-10)
Level 4	B3-2 743 (04-06)	B1-1 603 (04-07)	A1 560 (04-08)	B4a-2 721 (04-09)	C1-1 1033 (04-10)
Level 3	B3-1 743 (03-06)	B1-1 603 (03-07)	A1 560 (03-08)	B4a-1 721 (03-09)	C1-1 1033 (03-10)
Level 2	B3 743 (02-06)	B1 603 (02-07)	A1 560 (02-08)	B4a 721 (02-09)	C1 1033 (02-10)
Level 1	B3a 753 (01-06)	B1-P 603 (02-07)	A1-P 560 (01-08)	B4a-P 721 (01-09)	C1-Pa 1033 (01-10)

BLOCK 85

	11	12	13	14	15
Level 5	B3-3 743 (05-11)	B5 861 (05-12)	B4 721 (05-13)	C1a-2 1023 (05-14)	C1-2 1033 (05-15)
Level 4	B3-2 743 (04-11)	B5-1 861 (04-12)	B4 721 (04-13)	C1a-2 1023 (04-14)	C1-1 1033 (04-15)
Level 3	B3-1 743 (03-11)	B5-1 861 (03-12)	B4 721 (03-13)	C1a-1 1023 (03-14)	C1-1 1033 (03-15)
Level 2	B3 743 (02-11)	B5 861 (02-12)	B4 721 (02-13)	C1a 1023 (02-14)	C1 1033 (02-15)
Level 1	B3a 753 (01-11)	B5-P 861 (01-12)	B4-P 721 (01-13)	C1a-P 1023 (01-14)	C1-P 1033 (01-15)

1+1	Bedroom	560 - 581 sqft
2	Bedroom	603 - 753 sqft
2+1	Bedroom	861 sqft
3	Bedroom	1023 - 1098 sqft
3 + 1	Bedroom	1367 sqft

TYPE A1 & A1-P

1+1 - BEDROOM
52 sqm / 560 sqft

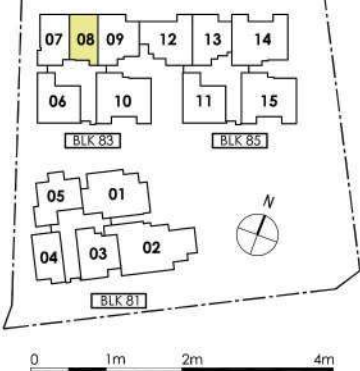


UNIT
#01-08



UNITS
#02-08
#03-08
#04-08
#05-08

KEY PLAN - TYPICAL FLOORS

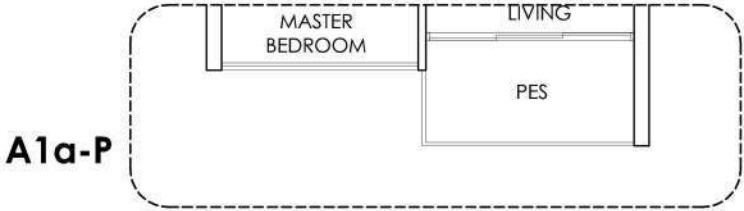


TYPE A1a, A1a-P, A1a-1, A1a-2 & A1a-3

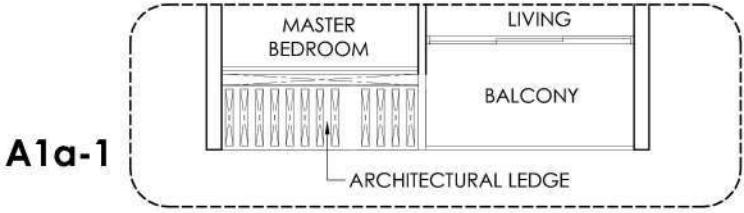
1+1 - BEDROOM
54 sqm / 581 sqft



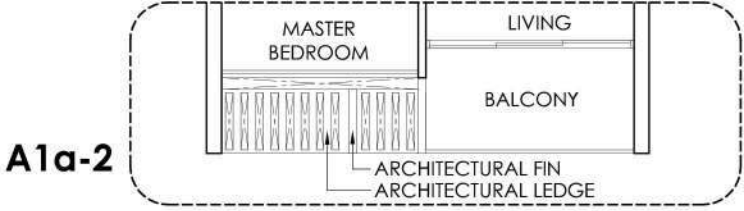
UNIT
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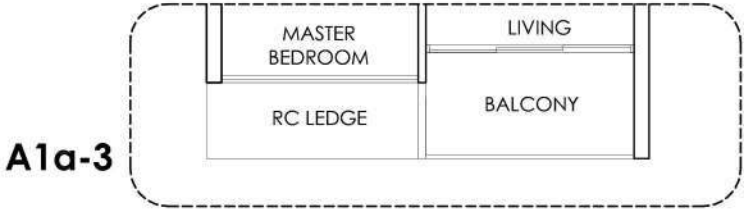
UNIT
#01-04



UNIT
#03-04

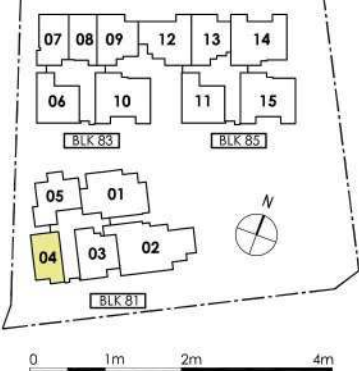


UNITS
#04-04



UNIT
#05-04

KEY PLAN - TYPICAL FLOORS

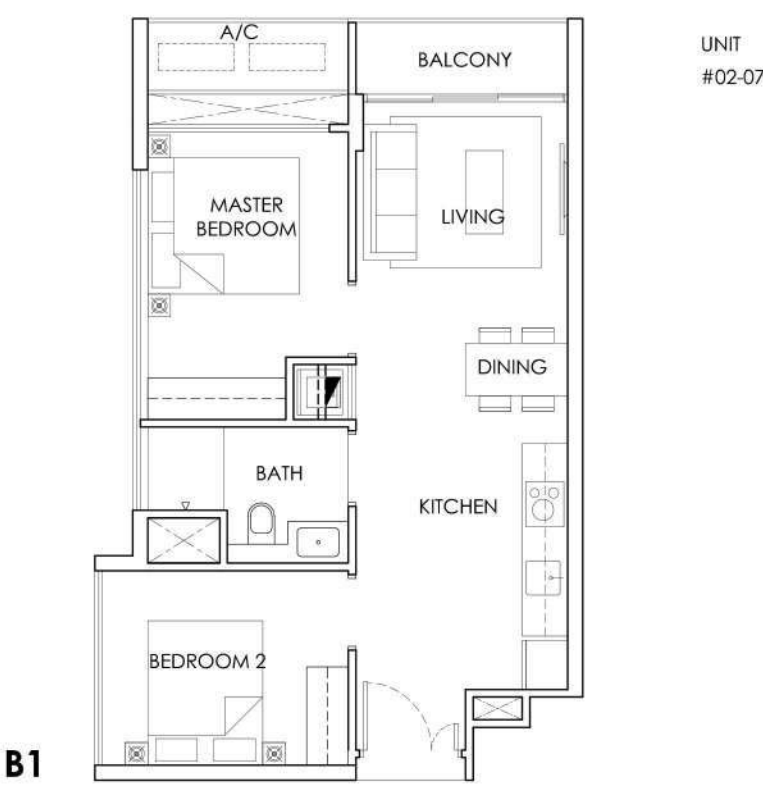
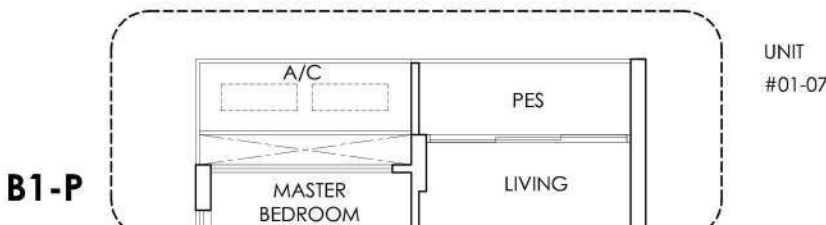
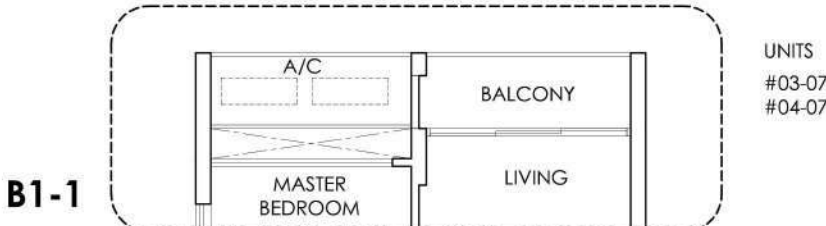
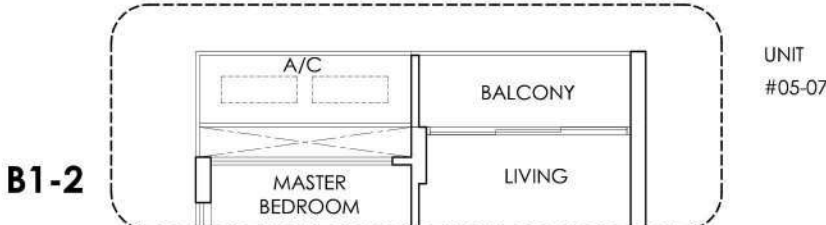


Area includes A/C ledge, balcony, PES and Void (where applicable). Orientation and facings will differ depending on the unit you are purchasing (please refer to key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All appliances and furniture shown in the plan are for illustration purpose only and not representation of fact. All floor areas are estimated and subjected to final survey.

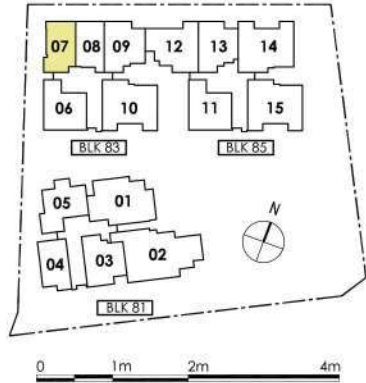
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TYPE B1, B1-P, B1-1 & B1-2

2 - BEDROOM
56 sqm / 603 sqft



KEY PLAN - TYPICAL FLOORS

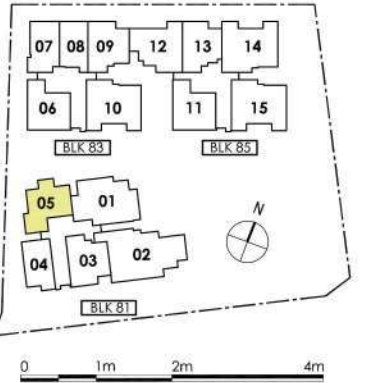


TYPE B2 & B2-P

2 - BEDROOM
68 sqm / 732 sqft



KEY PLAN - TYPICAL FLOORS

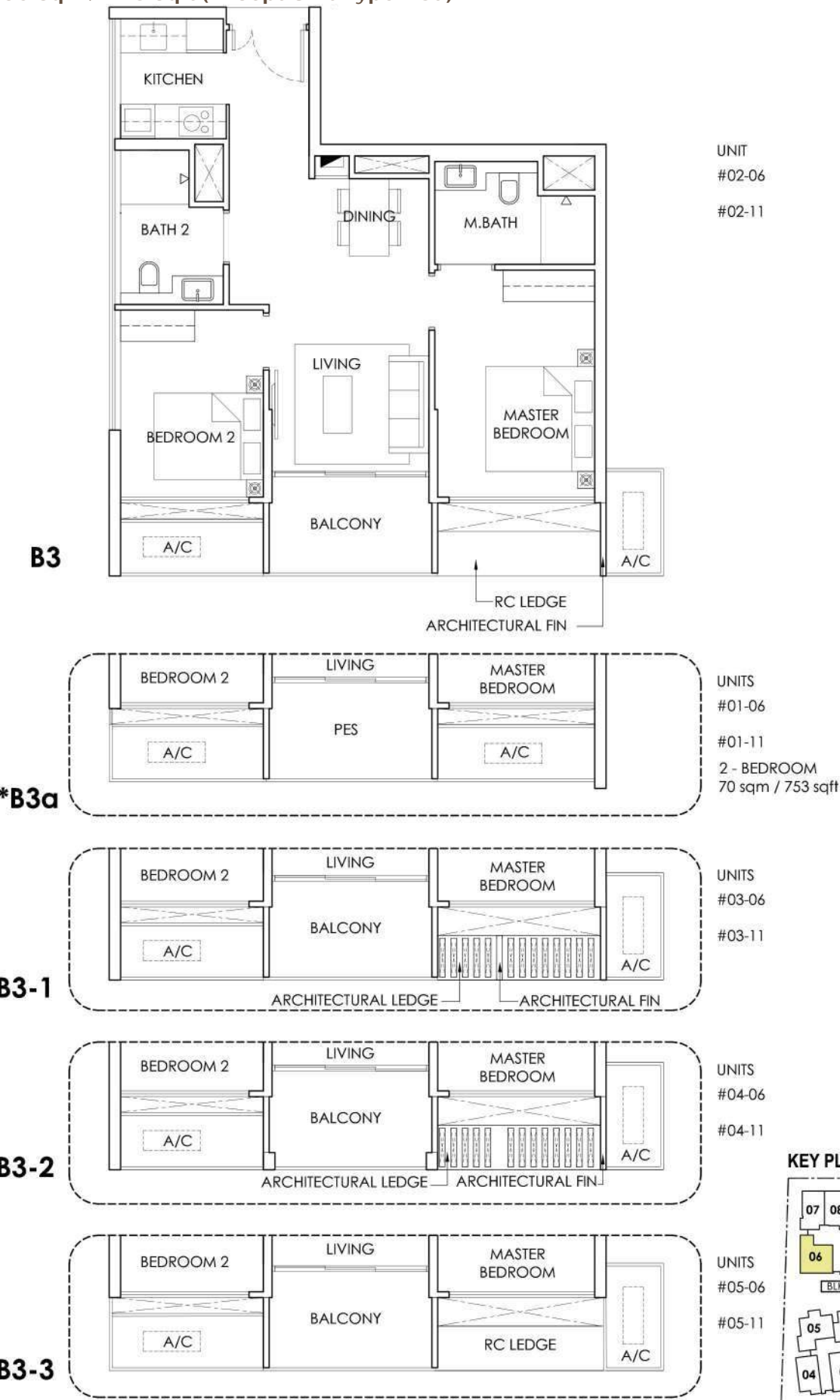


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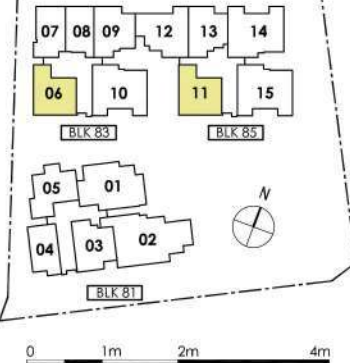
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TYPE B3, B3-1, B3-2, B3-3 & *B3a

2 - BEDROOM
69 sqm / 743 sqft (Except Unit Type B3a)

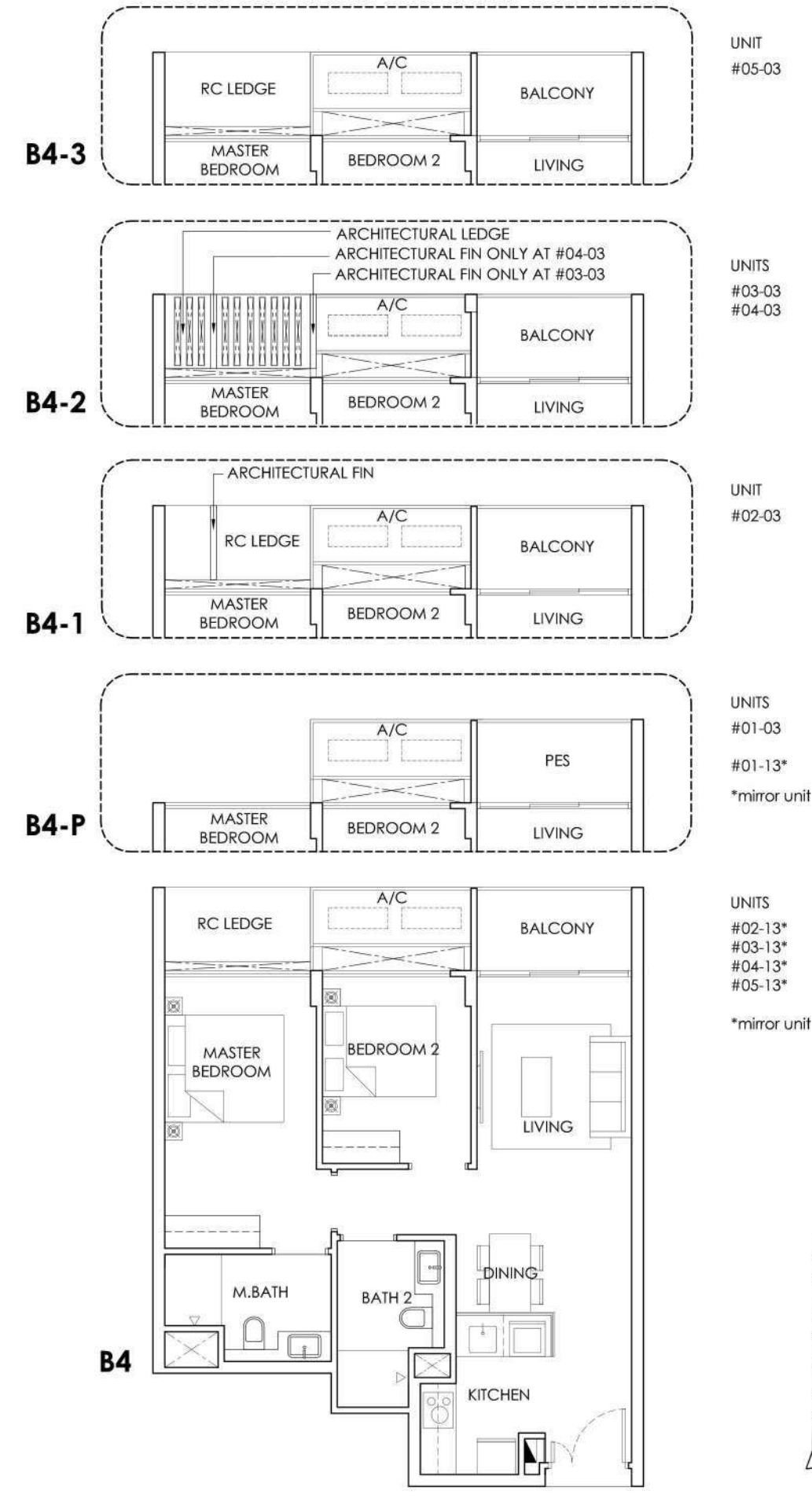


KEY PLAN - TYPICAL FLOORS

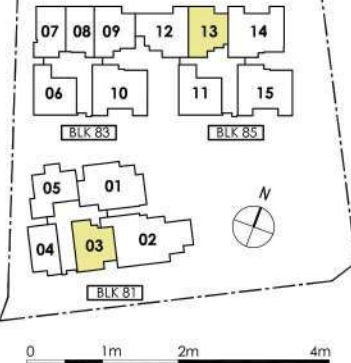


TYPE B4, B4-P, B4-1, B4-2 & B4-3

2 - BEDROOM
67 sqm / 721 sqft



KEY PLAN - TYPICAL FLOORS

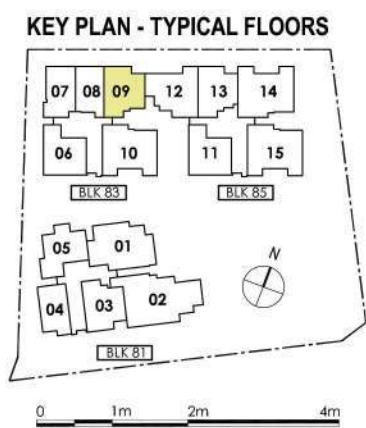
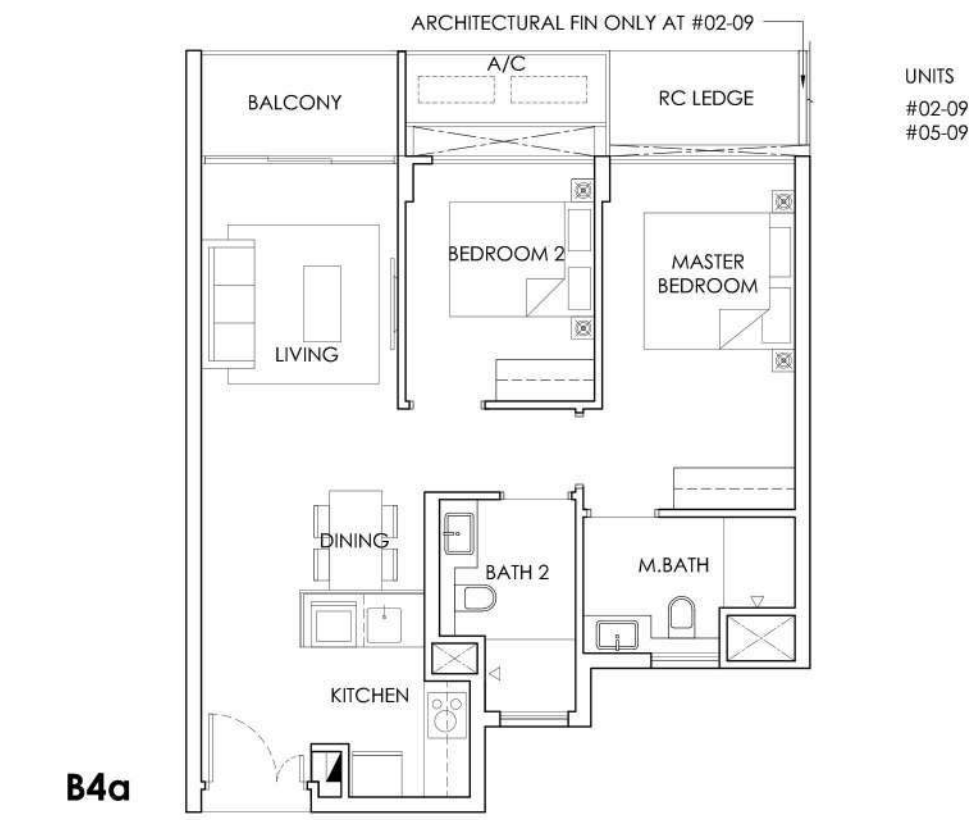
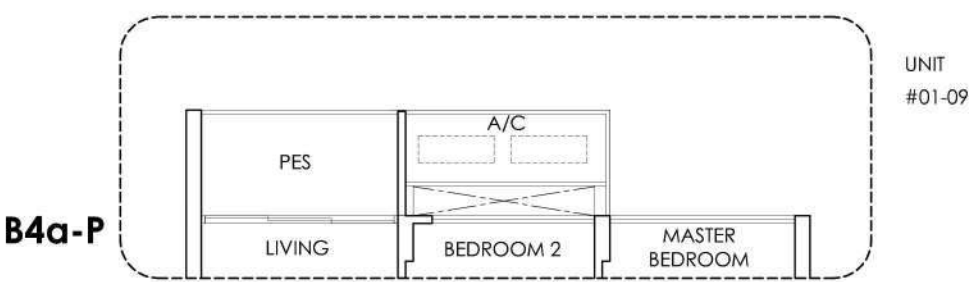
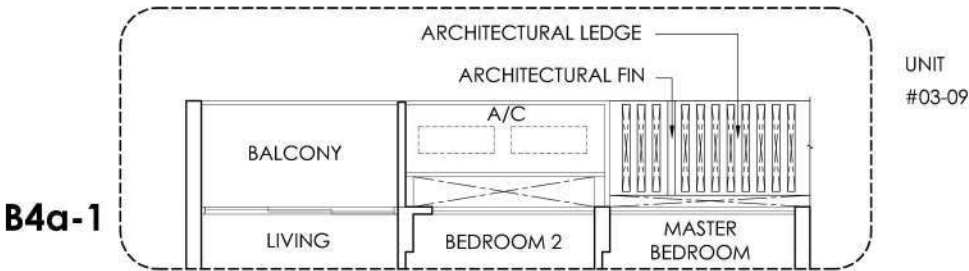
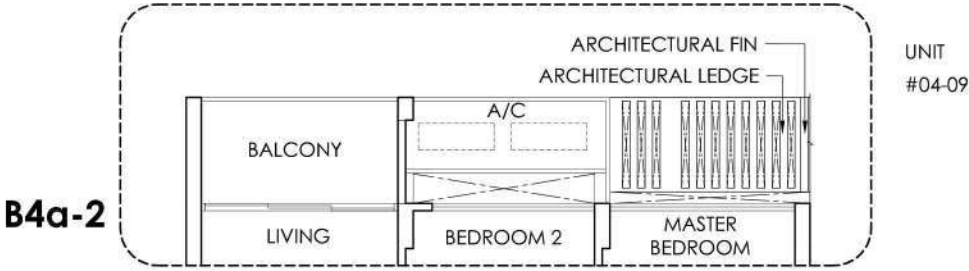


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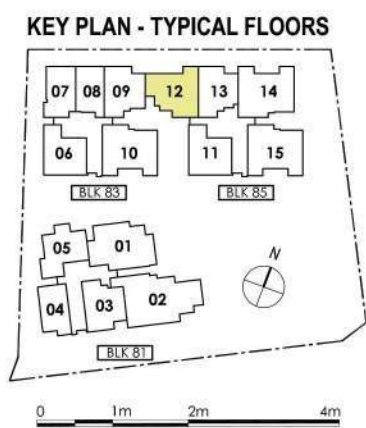
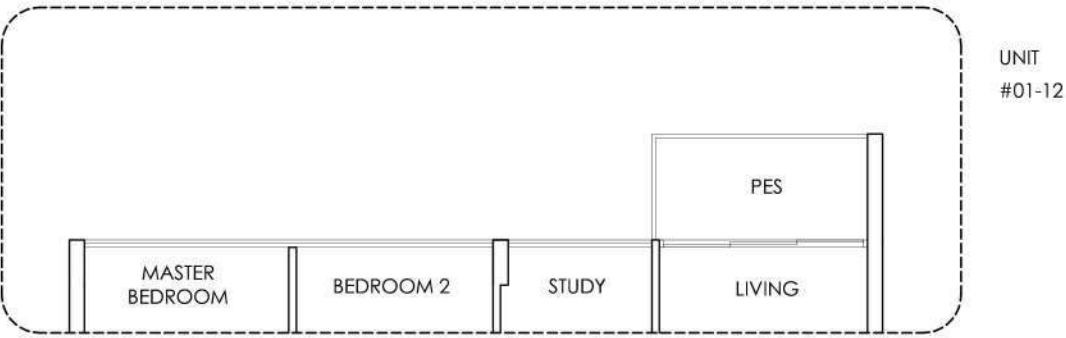
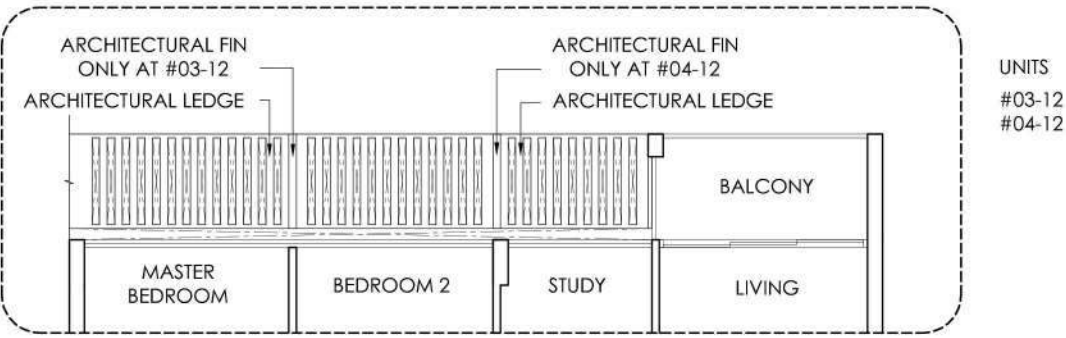
TYPE B4a, B4a-P, B4a-1 & B4a-2

2 - BEDROOM
67 sqm / 721 sqft



TYPE B5, B5-P & B5-1

2+1 - BEDROOM
80 sqm / 861 sqft

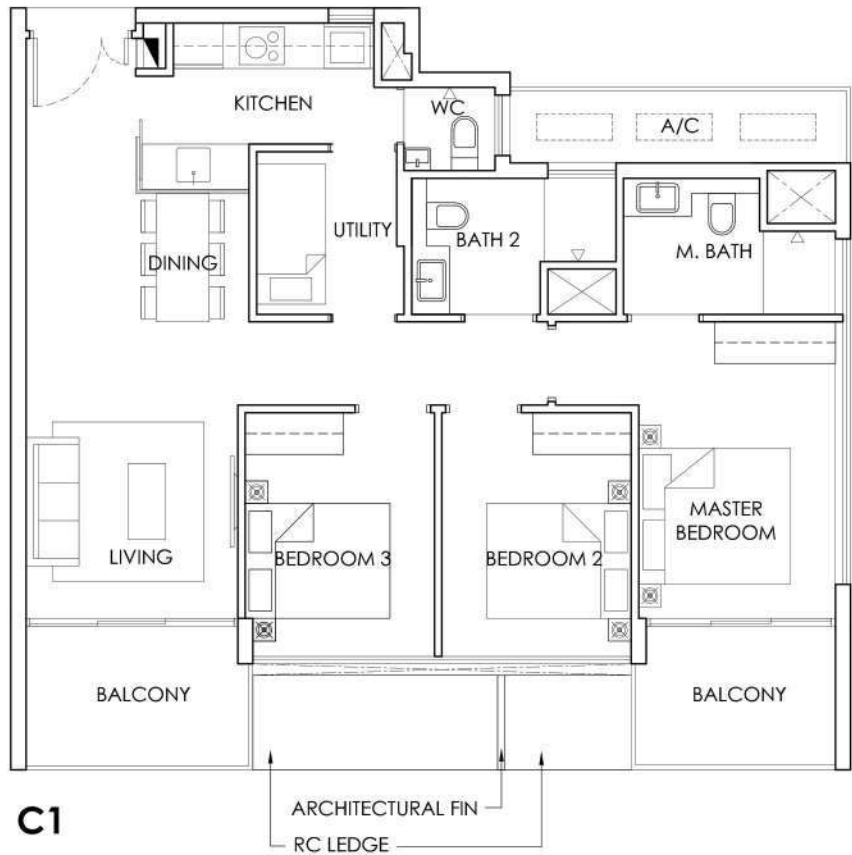


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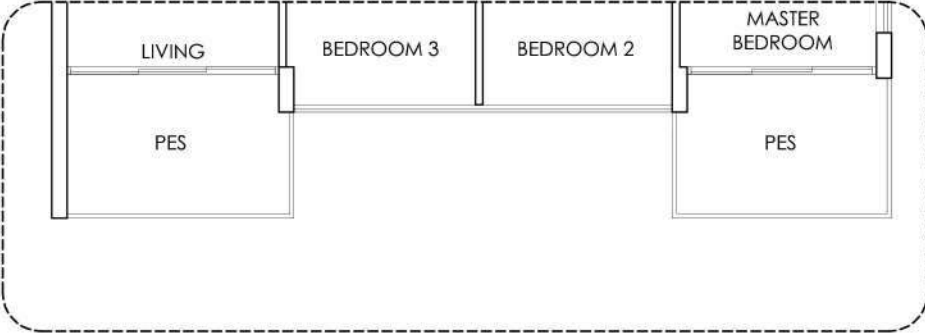
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TYPE C1, C1-P & C1-Pa

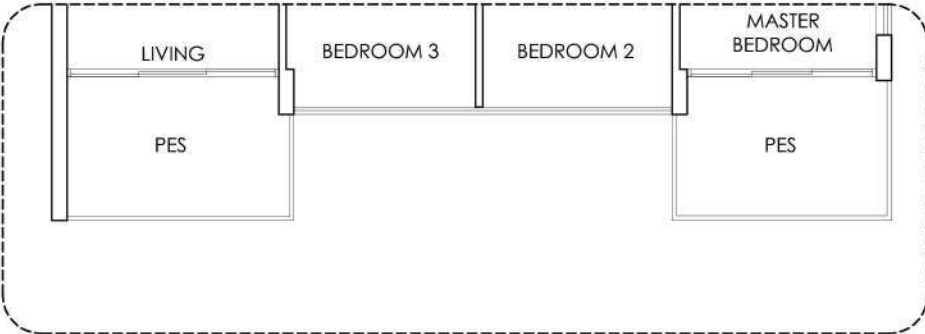
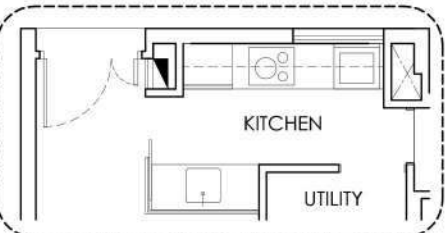
3 - BEDROOM
96 sqm / 1033 sqft



UNITS
#02-10
#02-15

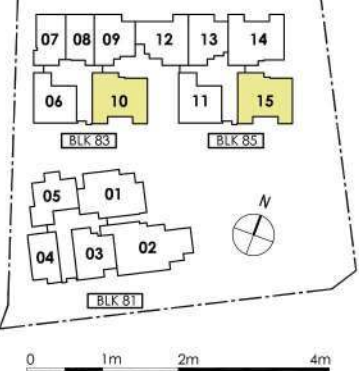


UNIT
#01-10



UNIT
#01-15

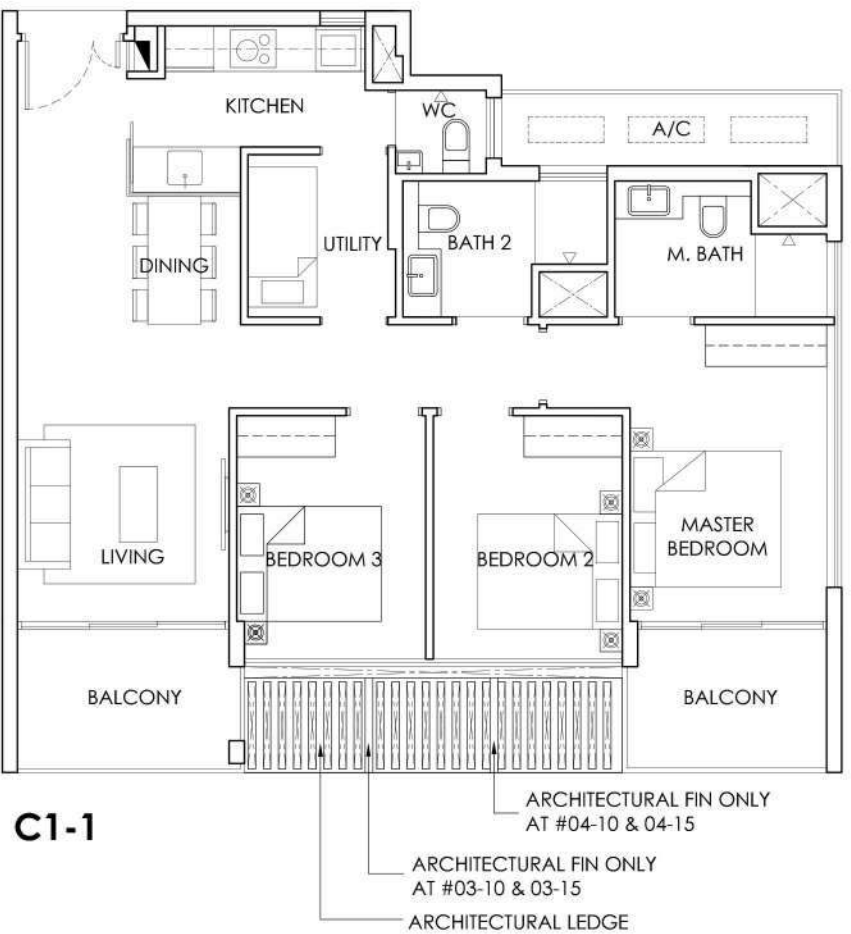
KEY PLAN - TYPICAL FLOORS



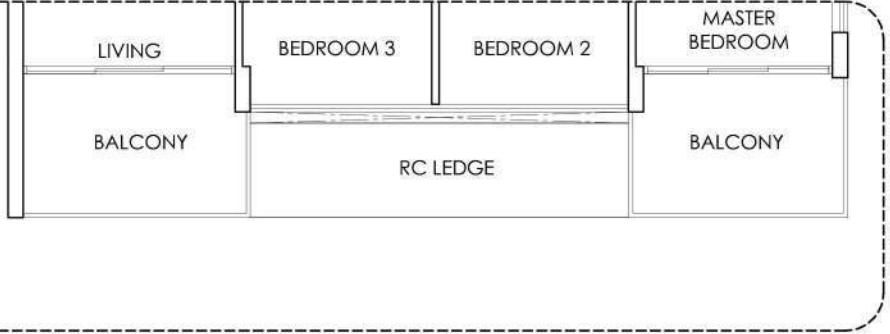
0 1m 2m 4m

TYPE C1-1 & C1-2

3 - BEDROOM
96 sqm / 1033 sqft



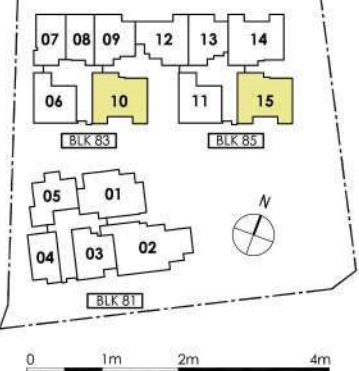
UNITS
#03-10
#04-10
#03-15
#04-15



UNITS
#05-10
#05-15

C1-2

KEY PLAN - TYPICAL FLOORS



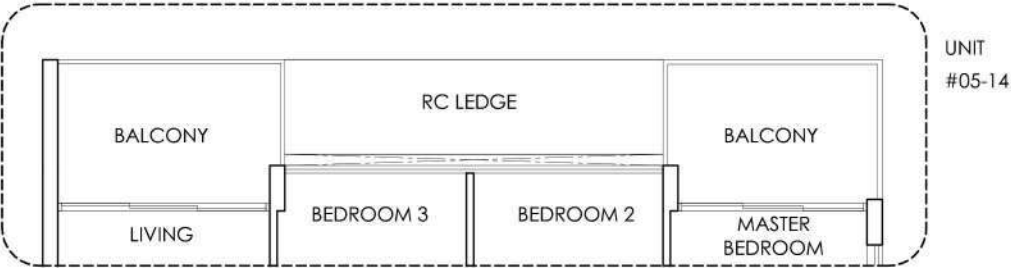
0 1m 2m 4m

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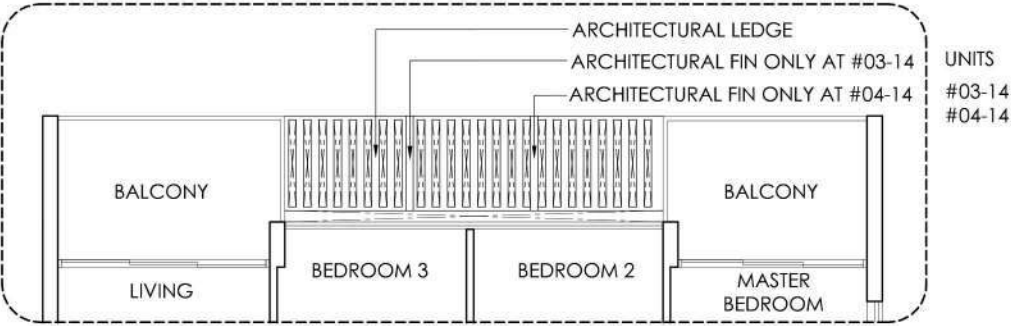
Area includes A/C ledge, balcony, PES and Void (where applicable). Orientation and facings will differ depending on the unit you are purchasing (please refer to key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All appliances and furniture shown in the plan are for illustration purpose only and not representation of fact. All floor areas are estimated and subjected to final survey.

TYPE C1a, C1a-P, C1a-1 & C1a-2

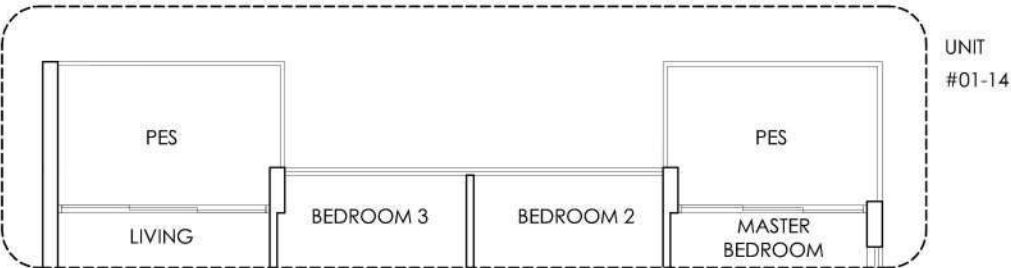
3 - BEDROOM
95 sqm / 1023 sqft



C1a-2



C1a-1

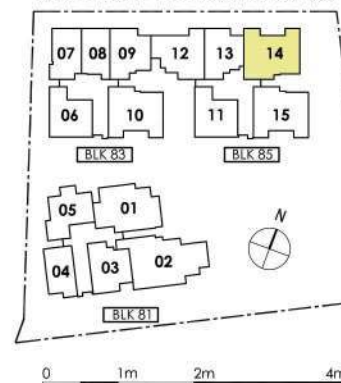


C1a-P



C1a

KEY PLAN - TYPICAL FLOORS

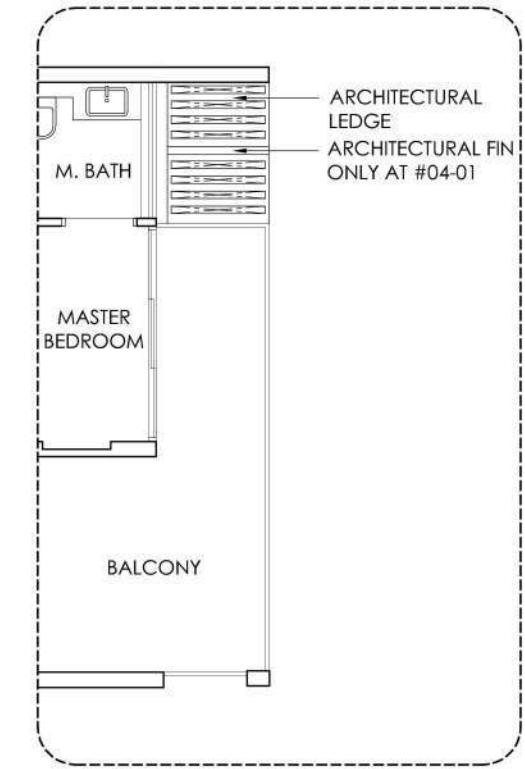


TYPE C2, C2-P, C2-1 & C2-2

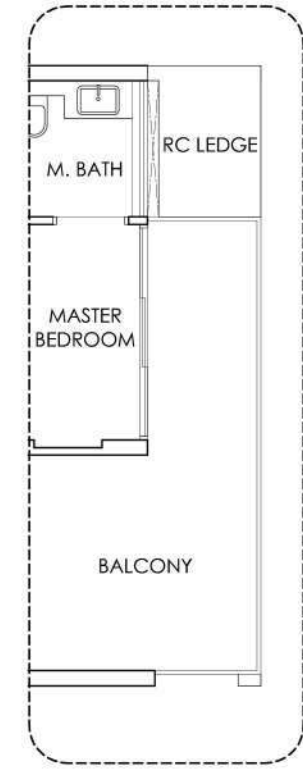
3 - BEDROOM
102 sqm / 1098 sqft



C2-P



C2-1

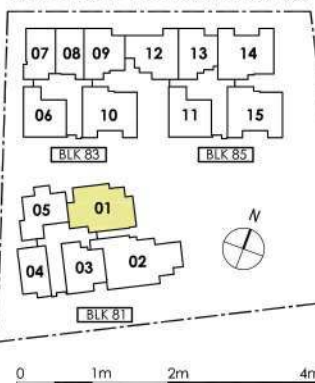


C2-2



C2

KEY PLAN - TYPICAL FLOORS



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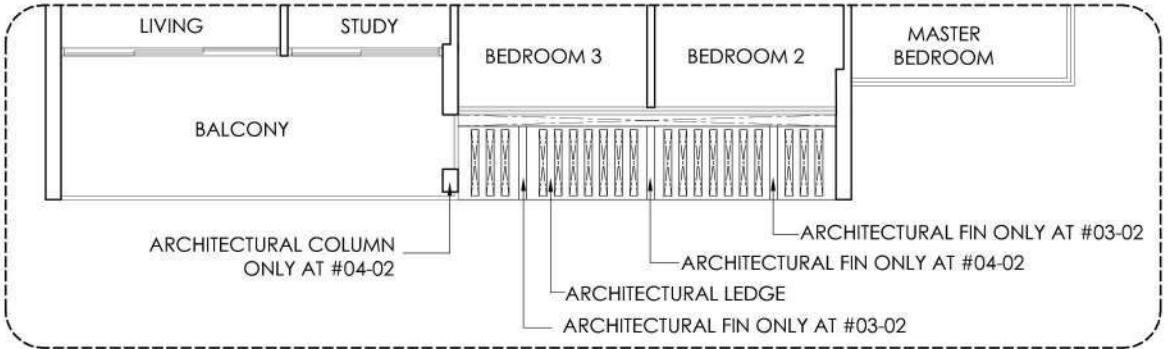
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TYPE D, D-1 & D-2

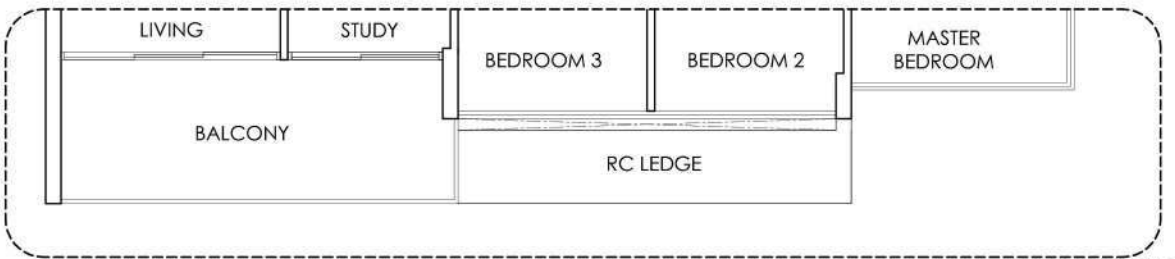
3 +1 - BEDROOM
127 sqm / 1367 sqft



D

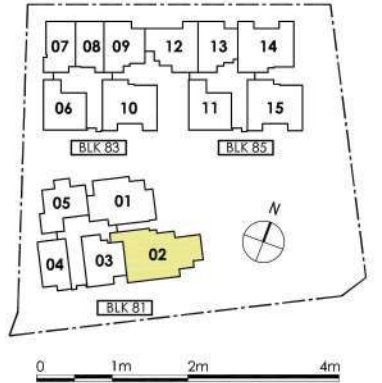


D-1

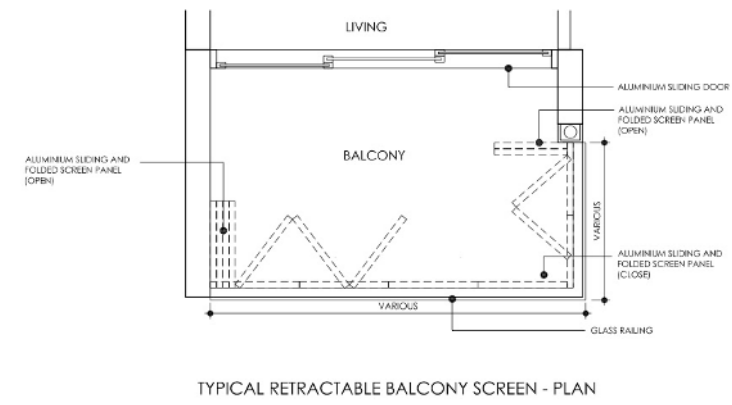


D-2

KEY PLAN - TYPICAL FLOORS

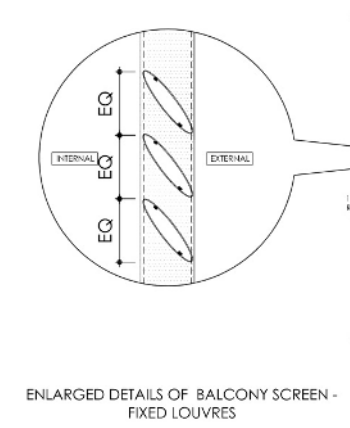


Balcony Screen

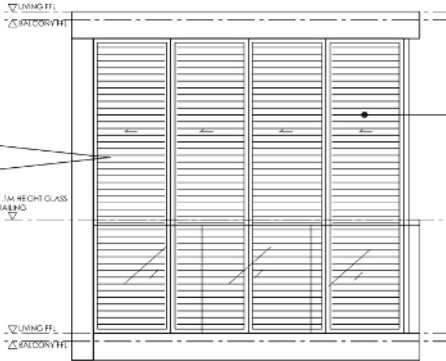


TYPICAL RETRACTABLE BALCONY SCREEN - PLAN

TYPICAL RETRACTABLE BALCONY SCREEN - PLAN

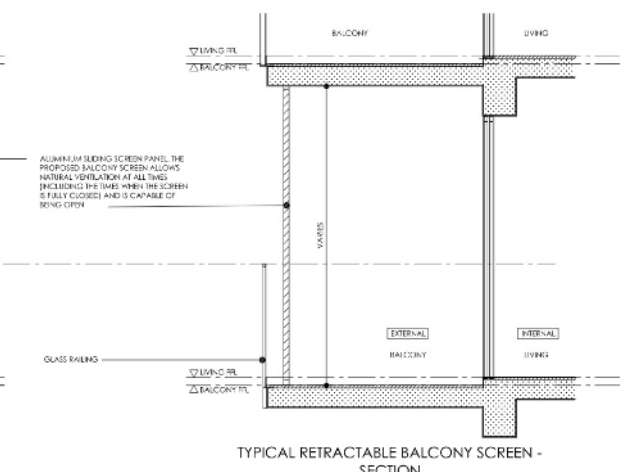


ENLARGED DETAILS OF BALCONY SCREEN - FIXED LOUVRES



TYPICAL RETRACTABLE BALCONY SCREEN - ELEVATION

1. The Balcony Screens are to allow natural ventilation within the balcony at all times and the proposed balcony screen is to be capable of being drawn or retracted fully.
2. The balcony shall not be enclosed unless with the approved balcony screen.
3. Purchaser may opt to have approved balcony screen installed at the balcony(ies) / private enclosed space(s) (if any) at the unit at purchaser's own cost.



TYPICAL RETRACTABLE BALCONY SCREEN - SECTION

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PHOENIX
RESIDENCES

Luxury Property By:
USB (Phoenix) Pte. Ltd.

Developer – USB (Phoenix) Pte. Ltd. (UEN: 201828933C), Housing Developer’s Licence No. – C1361, Tenure of Land – Remainder of leasehold estate of 99 years commencing on 5 November 2019, Encumbrances on the Land – Mortgage(s) in favour of Oversea-Chinese Banking Corporation Limited, Location – Lot 1493C of Mukim 10 at Phoenix Avenue, Expected Date of Vacant of Possession – 19 February 2024, Expected Date of Legal Completion – 19 February 2027

