



To live the beauty of the world
To love and be loved
To forge bonds that last a lifetime

Royalgreen
Ever green, ever after, ever yours.

Welcome Home



Artist's Impression

As day turns to dusk, journey home to the beautiful Royalgreen. 285 exquisite freehold homes along Anamalai Avenue, just off Bukit Timah Road in prime District 10. The exclusive residential enclave is surrounded by low-rise private houses. You'll see neighbours going for an evening jog or walking their pampered pooches, enjoying the lush, tranquil surrounds.

Tranquil Surroundings



Artist's Impression

Draped in greenery, the rooftop deck presents scenic views overlooking the surrounding Good Class Bungalow areas. Besides the first level, there are also facilities at the roof level such as a tennis court, a gourmet pavilion, and even a hammock garden for you to spend some quality time outdoors.



ROYALGREEN

King Albert Park
MRT Station

Bukit Timah
Nature Reserve

The Grandstand

Sixth Avenue
MRT Station

The Singapore
Island Country Club

Nanyang Girls'
High School

National
Junior
College

Raffles Girls'
Primary School

Pan Island
Expressway
(PIE)

Guthrie
House

Bukit Timah
Saddle Club

MacRitchie
Reservoir

Hwa Chong
Institution





Connectivity

Sixth Avenue MRT	Within 5-min walk
Tan Kah Kee MRT	1 stop
Botanic Gardens MRT (Interchange to Circle Line)	2 stops
Stevens MRT (Interchange to Thomson-East Coast Line)	3 stops
Newton MRT (Interchange to North South Line)	4 stops

Renowned Education Belt

Nanyang Girls' High School	0.9 km
Hwa Chong Institution	1.1 km
National Junior College	1.1 km
Methodist Girls' School (Pri / Sec)	1.2 km
Swiss School	1.3 km
Raffles Girls' Primary School	1.3 km
Hollandse School	1.6 km
Singapore Korean Intl School	1.7 km
Nanyang Primary School	1.9 km
Henry Park Primary School	2.1 km
St. Margaret's Secondary School	2.1 km
Ngee Ann Polytechnic	2.2 km
Eunoia Junior College	2.2 km
NUS Bukit Timah Campus	2.9 km
Singapore Polytechnic	3.0 km
St. Joseph's Institution	3.9 km
Singapore Chinese Girls' School	4.0 km
Anglo-Chinese School (Barker Road)	4.8 km

Nature

Singapore Botanic Gardens (UNESCO World Heritage Site)	2.6 km
Bukit Timah Nature Reserve	2.6 km

Food & Dining

Guthrie House	0.2 km
Violet Oon Singapore	0.3 km
The Grandstand	0.7 km
Greenwood Avenue	1.3 km
Bukit Timah Market & Food Centre	2.2 km
Holland Village	2.3 km
Adam Road Food Centre	2.4 km
Tanglin Village / Dempsey Hill	3.3 km
Newton Food Centre	5.5 km

Rest & Relaxation

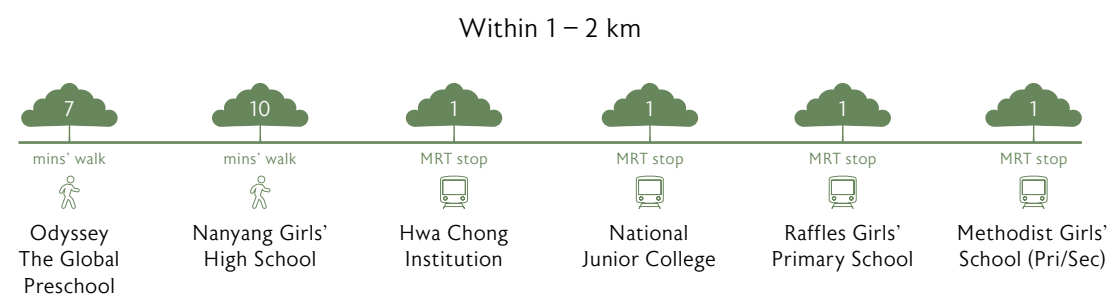
Bukit Timah Saddle Club	1.3 km
Bukit Timah Plaza	1.9 km
Coronation Shopping Plaza	2.0 km
Beauty World Centre	2.2 km
Serene Centre	2.4 km
Cluny Court	2.5 km
The Singapore Island Country Club	2.7 km
The Star Vista	2.8 km
Orchard Road Shopping Belt	5.1 km

Prime District 10

All distances and travelling times are approximates only and taken from Royalgreen to respective destinations.



Close to Good Schools



All distances and travelling times are approximates only and taken from Royalgreen to respective destinations.

At the heart of the prominent Bukit Timah education belt, Royalgreen is within 1 km of Nanyang Girls' High School, and within 2 km of Methodist Girls' School (Primary & Secondary), National Junior College, Hwa Chong Institution, Raffles Girls' Primary School and Nanyang Primary School. There is also a host of international schools nearby including the Swiss School, the Hollandse School, and the Singapore Korean International School.

Surrounded by Greenery

URA Draft Master Plan 2019

Long established as one of Singapore's premier and most prestigious residential enclaves, Bukit Timah will soon undergo a green transformation with the planned Bukit Timah-Rochor Green Corridor under the Draft Master Plan 2019. This will include a 1.4 kilometre elevated linear park just at the doorstep of Royalgreen, that will run above the Bukit Timah Canal and stretch from Rifle Range Road to Sixth Avenue.

Bukit Timah Railway Station	Elevated Linear Park	Bukit Timah-Rochor Green Corridor
<p>The historic Bukit Timah Railway Station will also be converted into a green oasis. There will be a garden orchard, community spaces including an event lawn, heritage galleries and eateries. It will provide ample opportunities for families and visitors alike to spend quality time in nature.</p>	<p>First phase of the 11 km green corridor in Bukit Timah will begin with the construction of a 1.4 km elevated linear park that could rival the famous New York's High Line.</p>	<p>The green corridor will connect Singapore's three national gardens: Singapore Botanic Gardens, Gardens by the Bay, and Jurong Lake Gardens. Stretching for 11 kilometres, this will give cyclists and pedestrians even more recreational options to explore the island's natural heritage.</p>



LEGEND

Royalgreen	Existing	Bukit Timah Railway Station	Holland Plain
Waterbody	Future Park	Elevated Linear Park	Rail Corridor
MRT Station	Future Green Corridor	Bukit Timah-Rochor Green Corridor	

Site Plan

Roof Plan



SITE PLAN



Artist's Impression

Artist's Impression



FACILITIES

- 1 Arrival Lounge
- 2 Forest Grove Courtyard
- 3 Central Green
- 4 Play Deck
- 5 Children's Playground
- 6 BBQ Pavilion
- 7 Poolside BBQ Pavilion
- 8 Spa Pool
- 9 Pool Deck
- 10 50m Lap Pool
- 11 Canopy Deck
- 12 Children's Pool
- 13 Clubhouse
 - a. Function Room
 - b. Party Room
 - c. Reading Room
 - d. Children's Indoor Play Area
 - e. Gymnasium
 - f. Party Deck
 - g. Changing Rooms & Steam Rooms

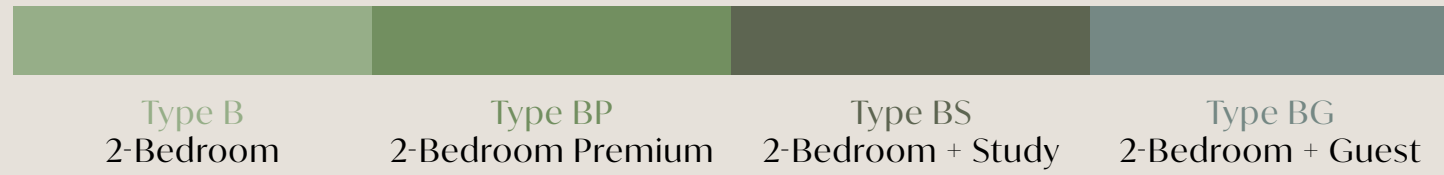
ROOF

- 14 Reflexology Deck
- 15 Meditation Pavilion
- 16 Outdoor Fitness Area
- 17 Recreational Tennis Court
- 18 Gourmet Pavilion
- 19 Hammock Garden Deck
- 20 Garden Pavilion
- 21 Swing Garden Deck
- WT Water Tank
- B Bridge

OTHERS

- GH Guard House
- BC Bin Centre
- SS Sub-station
- PG1 Pedestrian Gate 1
- PG2 Pedestrian Gate 2
- VS Ventilation Shaft
- BM Bulk Meter
- GS Genset
- TR Transformer Room
- Bridge Above

Unit Distribution



BLOCK 2

UNIT FLOOR	1	2	3	4	5	6	7	8
5	BP-1 (h)	B-2 (h)	B-2 (h)	B-1 (h)	BP-1 (h)	CS-2 (h)	BS-2 (h)	BP-1 (h)
4	BP-1	B-2	B-2	B-1	BP-1	CS-2	BS-2	BP-1
3	BP-1	B-2	B-2	B-1	BP-1	CS-2	BS-2	BP-1
2	BP-1	B-2	B-2	B-1	BP-1	CS-2	BS-2	BP-1
1	BP-1(p)	B-2 (p)	BG-3 (p)	-	BP-1 (p)	CS-2 (p)	BS-2 (p)	BP-1 (p)

BLOCK 6

UNIT FLOOR	35	36	37	38	39	40	41	42
5	BP-1 (h)	C-1 (h)	C-2 (h)	BP-1 (h)	B-1 (h)	CS-2 (h)	C-2 (h)	BP-1 (h)
4	BP-1	C-1	C-2	BP-1	B-1	CS-2	C-2	BP-1
3	BP-1	C-1	C-2	BP-1	B-1	CS-2	C-2	BP-1
2	BP-1	C-1	C-2	BP-1	B-1	CS-2	C-2	BP-1
1	BP-1 (p)	C-1 (p)	C-2 (p)	BP-1 (p)	DS-1 (p)	-	C-2 (p)	BP-1 (p)

BLOCK 2A

UNIT FLOOR	9	10	11	12	13	14
5	BP-1 (h)	BS-2 (h)	CS-1 (h)	CS-1 (h)	BS-2 (h)	BP-1 (h)
4	BP-1	BS-2	CS-1	CS-1	BS-2	BP-1
3	BP-1	BS-2	CS-1	CS-1	BS-2	BP-1
2	BP-1	BS-2	CS-1	CS-1	BS-2	BP-1
1	BP-1 (p)	BS-2 (p)	BG-1 (p)	BG-2 (p)	BS-2 (p)	BP-1 (p)

BLOCK 6A

UNIT FLOOR	43	44	45	46	47	48	49	50
5	BS-1 (h)	C-2 (h)	CS-2 (h)	B-1a (h)	BP-1 (h)	C-2 (h)	C-2 (h)	BS-1 (h)
4	BS-1	C-2	CS-2	B-1a	BP-1	C-2	C-2	BS-1
3	BS-1	C-2	CS-2	B-1a	BP-1	C-2	C-2	BS-1
2	BS-1	C-2	CS-2	B-1a	BP-1	C-2	C-2	BS-1
1	BS-1 (p)	C-2 (p)	DS-1a (p)	-	BP-1 (p)	C-2 (p)	C-2 (p)	BS-1 (p)

BLOCK 2B

UNIT FLOOR	15	16	17	18	19	20	21	22
5	BP-1 (h)	BS-2 (h)	CS-2 (h)	B-1a (h)	BP-1a (h)	BS-2a (h)	B-2 (h)	BP-1 (h)
4	BP-1	BS-2	CS-2	B-1a	BP-1a	BS-2a	B-2	BP-1
3	BP-1	BS-2	CS-2	B-1a	BP-1a	BS-2a	B-2	BP-1
2	BP-1	BS-2	CS-2	B-1a	BP-1a	BS-2a	B-2	BP-1
1	BP-1 (p)	BS-2 (p)	-	DS-1a (p)	BP-1a (p)	BS-2a (p)	B-2 (p)	BP-1 (p)

BLOCK 6B

UNIT FLOOR	51	52	53	54	55	56	57	58
5	BS-1 (h)	C-2 (h)	CS-2 (h)	B-1 (h)	BP-1 (h)	C-2 (h)	B-2 (h)	BS-1 (h)
4	BS-1	C-2	CS-2	B-1	BP-1	C-2	B-2	BS-1
3	BS-1	C-2	CS-2	B-1	BP-1	C-2	B-2	BS-1
2	BS-1	C-2	CS-2	B-1	BP-1	C-2	B-2	BS-1
1	BS-1 (p)	C-2 (p)	DS-1 (p)	-	BP-1 (p)	C-2 (p)	B-2 (p)	BS-1 (p)

BLOCK 2C

UNIT FLOOR	23	24	25	26	27	28
5	BS-1 (h)	CS-2 (h)	CS-2a (h)	BP-1a (h)	DP-1 (h)	DP-1 (h)
4	BS-1	CS-2	CS-2a	BP-1a	DP-1	DP-1
3	BS-1	CS-2	CS-2a	BP-1a	DP-1	DP-1
2	BS-1	CS-2	CS-2a	BP-1a	DP-1	DP-1
1	BS-1 (p)	CS-2 (p)	CS-2a (p)	BP-1a (p)	C-3 (p)	DP-1 (p)

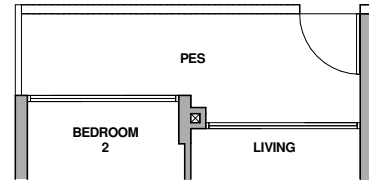
BLOCK 2D

UNIT FLOOR	29	30	31	32	33	34
5	DP-1a (h)	DP-1 (h)	BP-1 (h)	CS-2 (h)	BS-2 (h)	BS-1 (h)
4	DP-1a	DP-1	BP-1	CS-2	BS-2	BS-1
3	DP-1a	DP-1	BP-1	CS-2	BS-2	BS-1
2	DP-1a	DP-1	BP-1	CS-2	BS-2	BS-1
1	DP-1a (p)	C-3 (p)	BP-1 (p)	CS-2 (p)	BS-2 (p)	BS-1 (p)

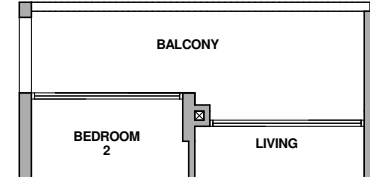
2-Bedroom

2-Bedroom Premium

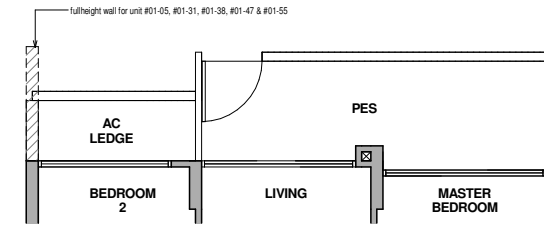
Type B – 2(p)



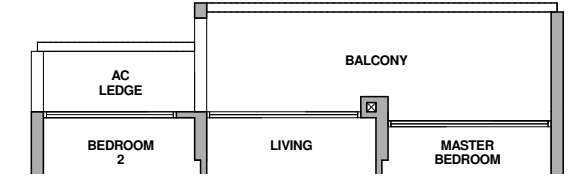
Type B – 2(h)



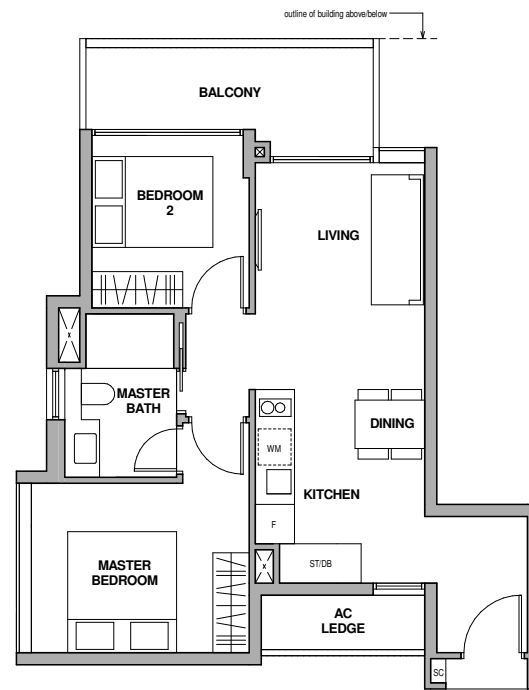
Type BP – 1 (p)



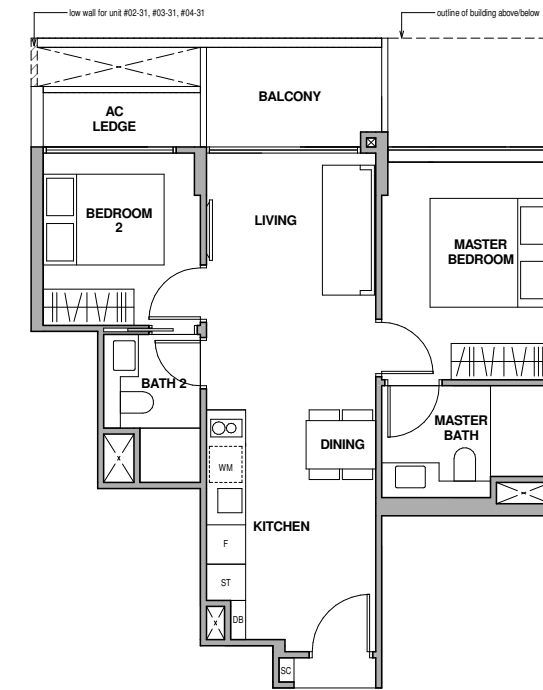
Type BP – 1 (h)



Type B – 2



Type BP – 1



Fridge
Shoe Cabinet
Washer cum Dryer

F
SC
WM

Storage
Distribution Board

ST
DB



Fridge
Shoe Cabinet
Washer cum Dryer

F
SC
WM

Storage
Distribution Board

ST
DB

Type B – 2(p)

67 sq m / 721 sq ft
Inclusive of 10 sq m PES
& 3 sq m AC Ledge

Block 2
#01-02 *
Block 2B
#01-21
Block 6B
#01-57

Type B – 2(h)

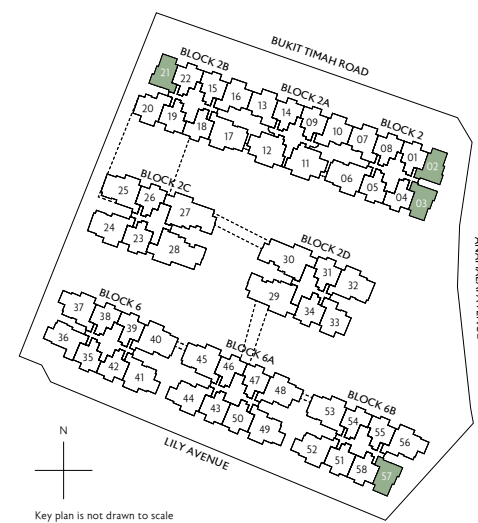
67 sq m / 721 sq ft
Inclusive of 10 sq m Balcony
& 3 sq m AC Ledge

Block 2
#05-02 *
#05-03
Block 2B
#05-21
Block 6B
#05-57

Type B – 2

66 sq m / 710 sq ft
Inclusive of 9 sq m Balcony
& 3 sq m AC Ledge

Block 2
#02-02 to #04-02 *
#02-03 to #04-03
Block 2B
#02-21 to #04-21
Block 6B
#02-57 to #04-57



Key plan is not drawn to scale

Type BP – 1 (p)

67 sq m / 721 sq ft
Inclusive of 11 sq m PES
& 3 sq m AC Ledge

Block 2
#01-01
#01-05
#01-08 *
Block 2A
#01-09
#01-14 *
Block 2B
#01-15
#01-22 *
Block 2D
#01-31

Type BP – 1 (h)

67 sq m / 721 sq ft
Inclusive of 11 sq m Balcony
& 3 sq m AC Ledge

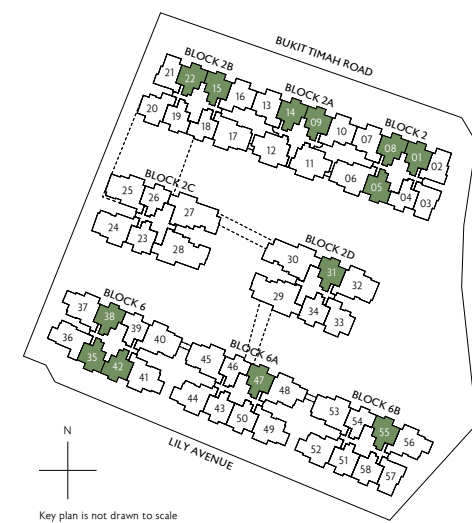
Block 6
#01-35
#01-38 *
#01-42 *
Block 6A
#01-47
Block 6B
#01-55
Block 2
#05-01
#05-05
#05-08 *
Block 2A
#05-09
#05-14 *
Block 2B
#05-15
#05-22 *
Block 2D
#05-31

Type BP – 1

62 sq m / 667 sq ft
Inclusive of 6 sq m Balcony
& 3 sq m AC Ledge

Block 2
#02-01 to #04-01
#02-05 to #04-05
#02-08 to #04-08 *
Block 2A
#02-09 to #04-09
#02-14 to #04-14 *
Block 2B
#02-15 to #04-15
#02-22 to #04-22 *
Block 2D
#02-31 to #04-31

Block 6
#02-35 to #04-35
#02-38 to #04-38 *
#02-42 to #04-42 *
Block 6A
#02-47 to #04-47
Block 6B
#02-55 to #04-55



Key plan is not drawn to scale

* Mirror Image

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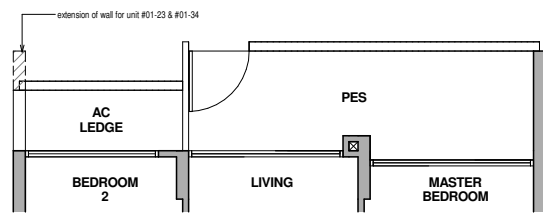
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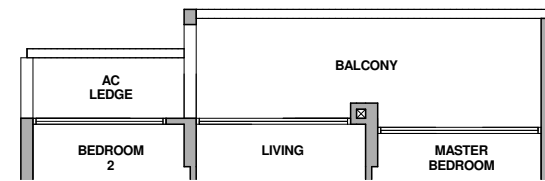
2-Bedroom + Study

3-Bedroom

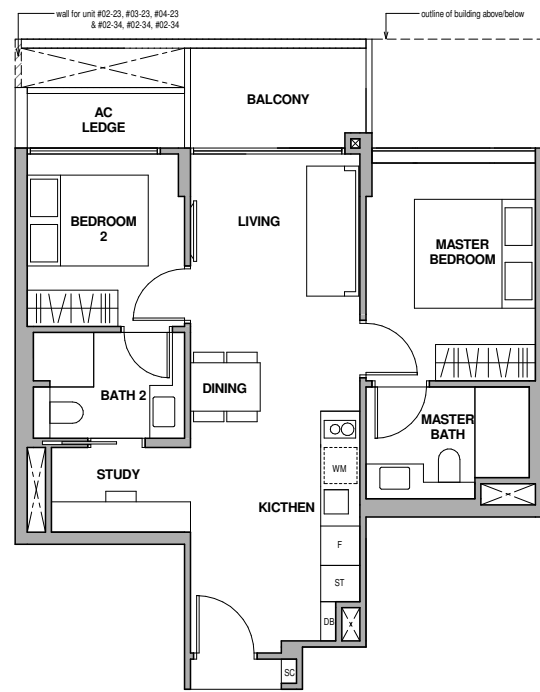
Type BS – 1 (p)



Type BS – 1 (h)



Type BS – 1



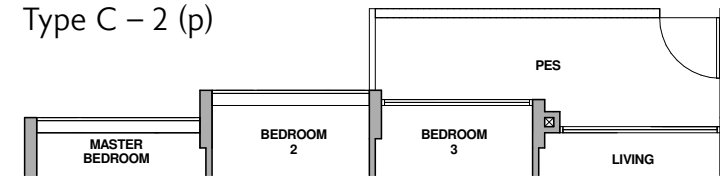
Fridge
Shoe Cabinet
Washer cum Dryer

F
SC
WM

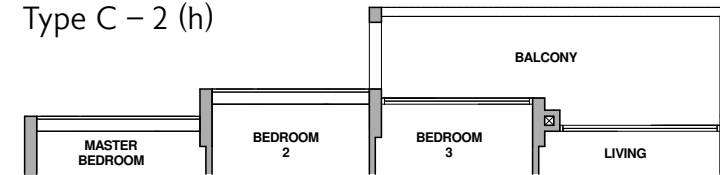
Storage
Distribution Board
ST
DB



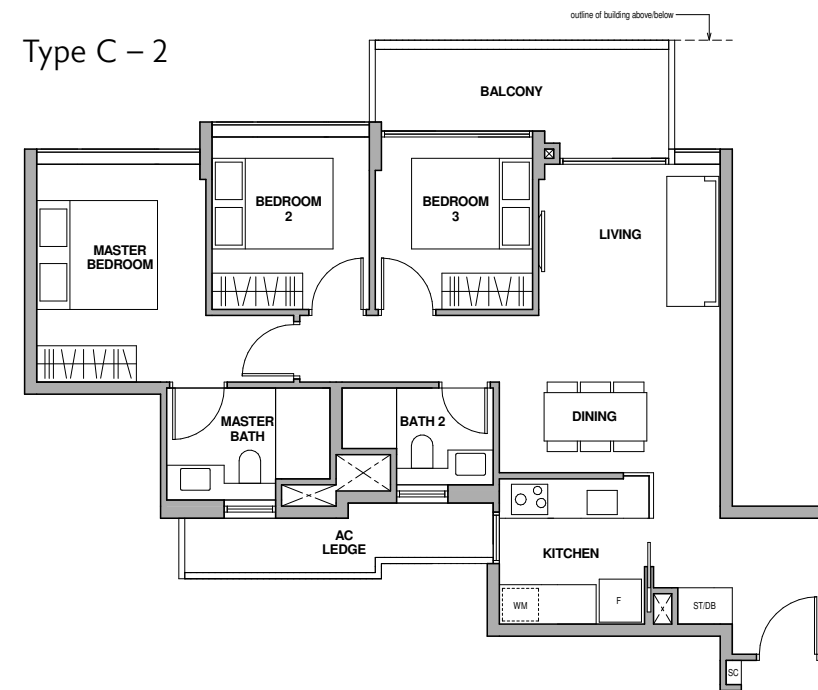
Type C – 2 (p)



Type C – 2 (h)



Type C – 2



Fridge
Shoe Cabinet
Washer cum Dryer

F
SC
WM

Storage
Distribution Board
ST
DB



Type BS – 1 (p)

72 sq m / 775 sq ft
Inclusive of 11 sq m PES
& 3 sq m AC Ledge

- Block 2C
#01-23
- Block 2D
#01-34 *
- Block 6A
#01-43
#01-50 *
- Block 6B
#01-51
#01-58 *

Type BS – 1 (h)

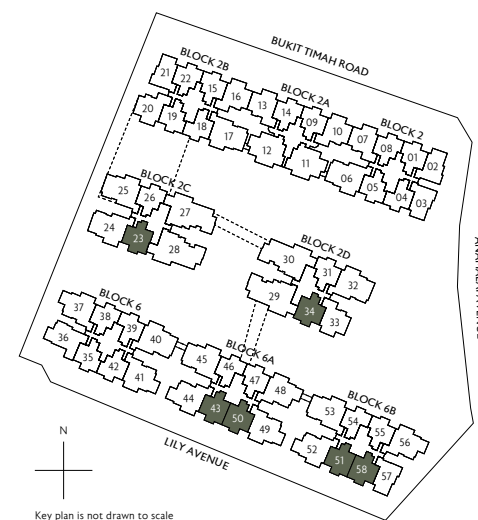
72 sq m / 775 sq ft
Inclusive of 11 sq m Balcony
& 3 sq m AC Ledge

- Block 2C
#05-23
- Block 2D
#05-34 *
- Block 6A
#05-43
#05-50 *
- Block 6B
#05-51
#05-58 *

Type BS – 1

67 sq m / 721 sq ft
Inclusive of 6 sq m Balcony
& 3 sq m AC Ledge

- Block 2C
#02-23 to #04-23
- Block 2D
#02-34 to #04-34 *
- Block 6A
#02-43 to #04-43
#02-50 to #04-50 *
- Block 6B
#02-51 to #04-51
#02-58 to #04-58 *



Key plan is not drawn to scale

Type C – 2 (p)

92 sq m / 990 sq ft
Inclusive of 10 sq m PES
& 6 sq m AC Ledge

- Block 6
#01-37
#01-41
- Block 6A
#01-44 *
#01-48 *
#01-49
- Block 6B
#01-52 *
#01-56 *

Type C – 2 (h)

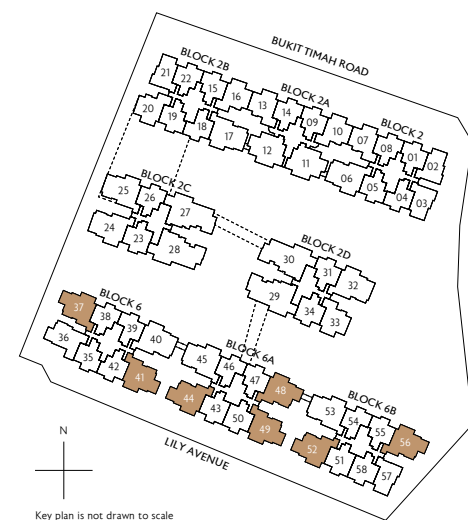
92 sq m / 990 sq ft
Inclusive of 10 sq m Balcony
& 6 sq m AC Ledge

- Block 6
#05-37
#05-41
- Block 6A
#05-44 *
#05-48 *
#05-49
- Block 6B
#05-52 *
#05-56 *

Type C – 2

91 sq m / 980 sq ft
Inclusive of 9 sq m Balcony
& 6 sq m AC Ledge

- Block 6
#02-37 to #04-37
#02-41 to #04-41
- Block 6A
#02-44 to #04-44 *
#02-48 to #04-48 *
#02-49 to #04-49
- Block 6B
#02-52 to #04-52 *
#02-56 to #04-56 *



Key plan is not drawn to scale

* Mirror Image

* Mirror Image

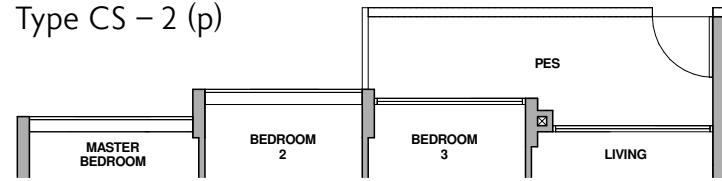
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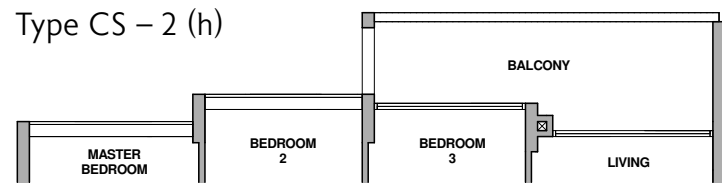
3-Bedroom + Study

4-Bedroom Premium

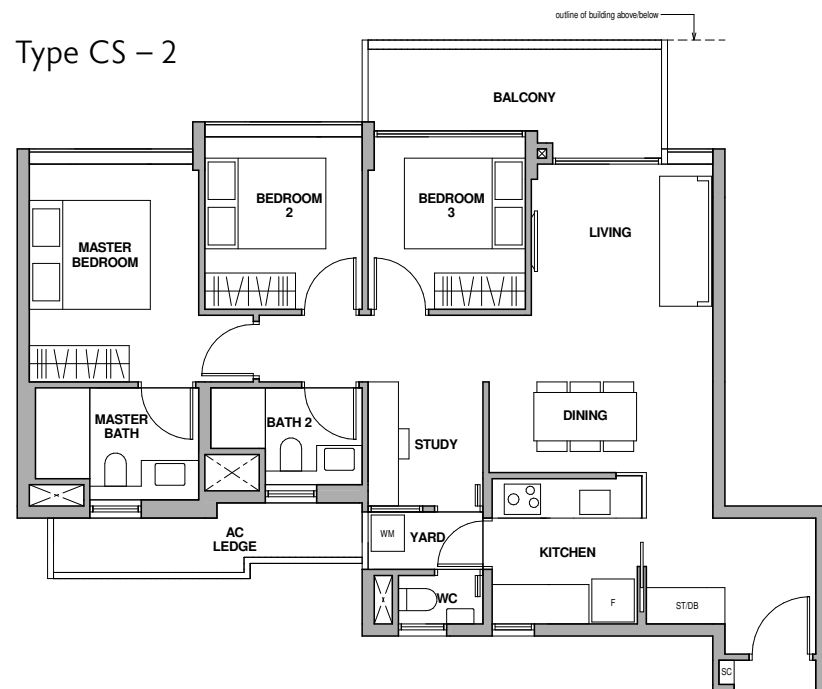
Type CS – 2 (p)



Type CS – 2 (h)



Type CS – 2



Fridge
Shoe Cabinet
Washer cum Dryer

F
SC
WM

Storage
Distribution Board

ST
DB

0 1 3 5M

Type CS – 2 (p)

100 sq m / 1076 sq ft
Inclusive of 10 sq m PES
& 6 sq m AC Ledge

Block 2
#01-06 *

Block 2C
#01-24 *

Block 2D
#01-32 *

Type CS – 2 (h)

100 sq m / 1076 sq ft
Inclusive of 10 sq m Balcony
& 6 sq m AC Ledge

Block 2
#05-06 *

Block 2B
#05-17

Block 2C
#05-24 *

Block 2D
#05-32 *

Type CS – 2

99 sq m / 1066 sq ft
Inclusive of 9 sq m Balcony
& 6 sq m AC Ledge

Block 6
#05-40 *

Block 6A
#05-45

Block 6B
#05-53

Block 2
#02-06 to #04-06 *

Block 2B
#02-17 to #04-17

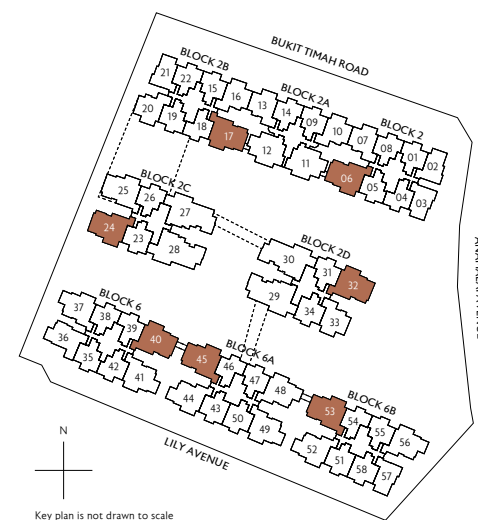
Block 2C
#02-24 to #04-24 *

Block 2D
#02-32 to #04-32 *

Block 6
#02-40 to #04-40 *

Block 6A
#02-45 to #04-45

Block 6B
#02-53 to #04-53

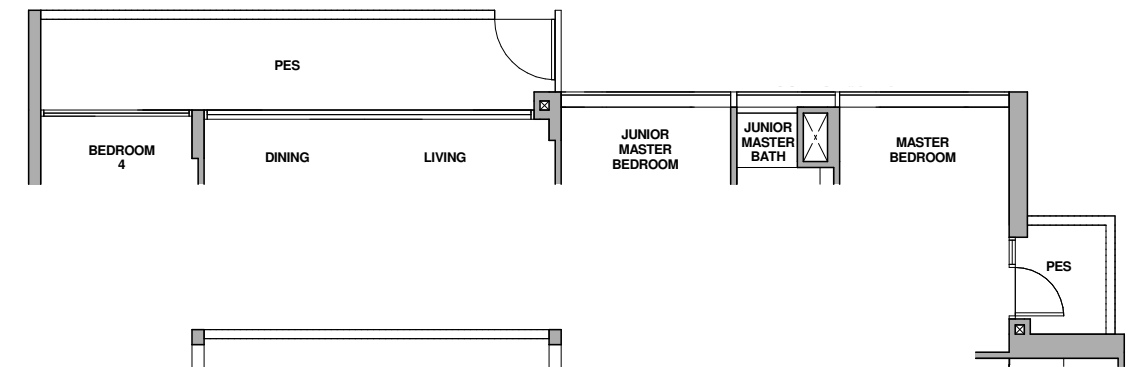


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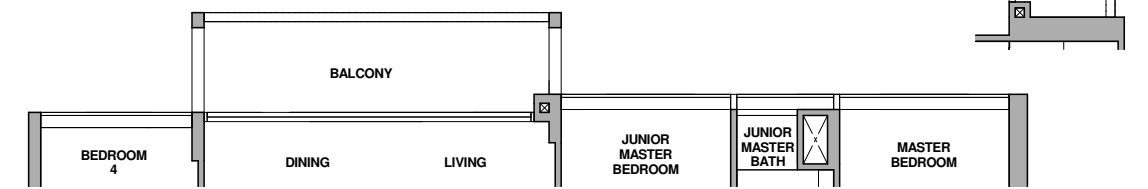
* Mirror Image

All plans are subject to change as may be required or approved by the relevant authorities. All floor areas are approximate measurements only and are subject to final survey. The balcony shall not be enclosed except with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1".

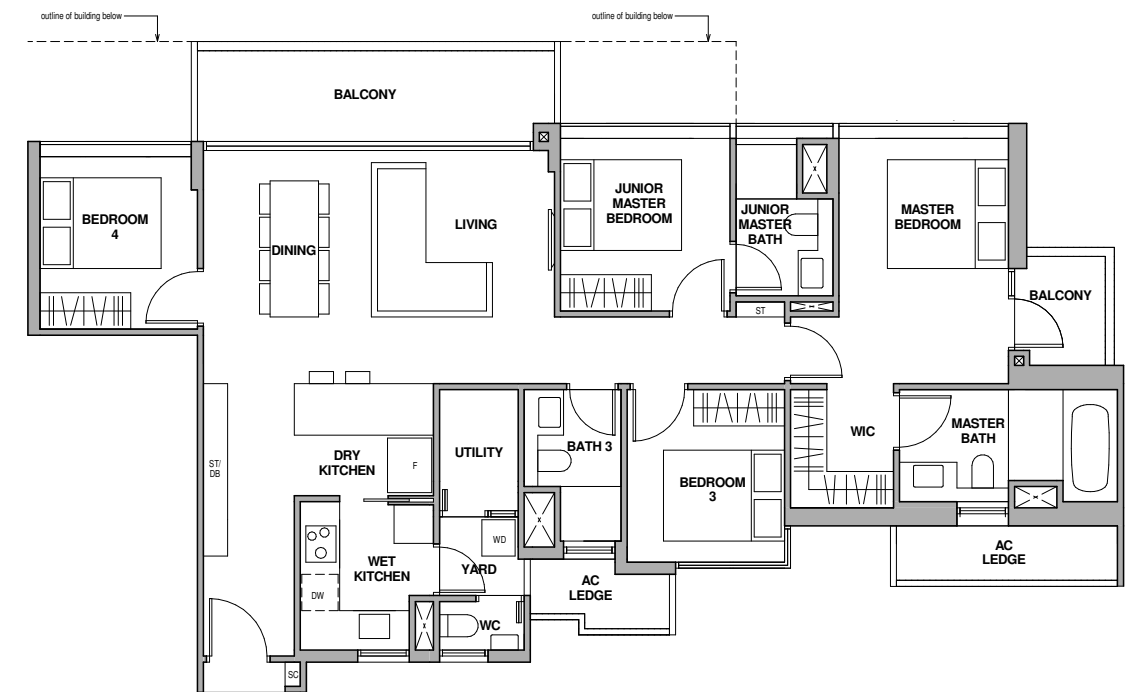
Type DP – 1 (p)



Type DP – 1 (h)



Type DP – 1



Fridge
Shoe Cabinet
Washer and Dryer
Walk-in Closet

F
SC
WD
WIC

Storage
Distribution Board
Dishwasher

ST
DB
DW

0 1 3 5M

Type DP – 1 (p)

137 sq m / 1475 sq ft
Inclusive of 17 sq m PES
& 7 sq m AC Ledge

Block 2C
#01-28 *

Type DP – 1 (h)

133 sq m / 1432 sq ft
Inclusive of 13 sq m Balcony
& 7 sq m AC Ledge

Block 2C
#05-27

Block 2C
#05-28 *

Block 2D
#05-30 *

Type DP – 1

133 sq m / 1432 sq ft
Inclusive of 13 sq m Balcony
& 7 sq m AC Ledge

Block 2C
#02-27 to #04-27

Block 2C
#02-28 to #04-28 *

Block 2D
#02-30 to #04-30 *



Key plan is not drawn to scale

* Mirror Image

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Premium Fittings



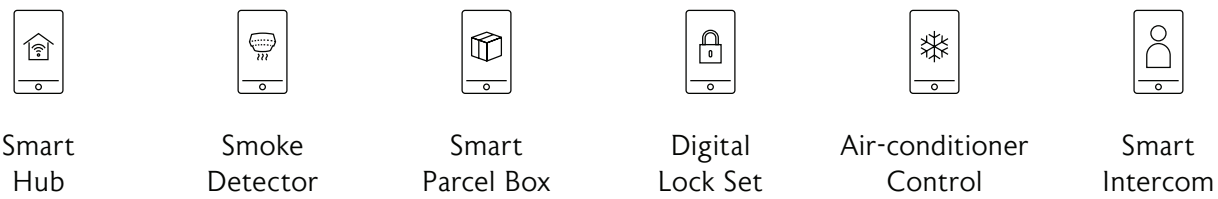
Kitchen Appliances



Wares and Fittings



Smart Home Features



The Unit will be equipped with a wireless smart home readiness hub ("wireless smart home hub") and air-conditioner ("AC") control for all fan coil unit within the Unit. The Purchaser will be responsible to (1) make arrangements with the third party vendor providing the wireless smart home hub for a one-time set up of the wireless smart home hub in connection with the use of the ACs; and (2) engage an independent internet service provider for the subscription of internet service in the Unit, if desired. The wireless smart home hub will be provided to the Unit even if the Purchaser does not intend to arrange with the third party vendor to set up the wireless smart home hub in the Unit. The make, model, brand, design and technology of the wireless smart home hub to be provided shall be subject to the Vendor's selection and market availability.



DEVELOPER: SKY TOP INVESTMENTS PTE LTD (UEN: 20131463R) · DEVELOPER'S LICENCE NO.: C1300 · TENURE OF LAND: ESTATE IN FEE SIMPLE (FREEHOLD) · ENCUMBRANCES ON THE LAND: MORTGAGE IN FAVOUR OF UNITED OVERSEAS BANK LIMITED · LEGAL DESCRIPTION: LOT 04954N MK AT 04 AT ANAMALAI AVENUE, BUKIT TIMAH ROAD, LILY AVENUE · EXPECTED DATE OF VACANT POSSESSION: 31 DECEMBER 2022 · EXPECTED DATE OF LEGAL COMPLETION: 31 DECEMBER 2025

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