



the **B**outiq
Residences at Killiney

Welcome

to the exquisite side of life.



Your bags are bespoke. Your wardrobe, haute couture. Now here's a fashionable lifestyle tailored for you — The Boutiq, an exquisite collection of 130 private residences enviably located at the edge of Orchard Road. Inspired by chic designer boutique hotels emerging in leading capitals around the world, The Boutiq offers a milieu where one can bask in the rapturous glamour of the city yet come home to a quiet haven, accented by cosy settings, hospitable service and artfully-crafted interiors. Enjoy the best of both worlds, in perfect style.

The address: Your statement of
style.

Shop. Dine. Relax. Play. Being next to the glitzy Orchard Road and just minutes away from the dazzling Marina Bay means you can live it up and live in style.



Experience non-stop entertainment at Marina Bay Sands®, an integrated resort that boasts luxury hotels, gourmet restaurants and world-class designer boutiques.



Slake your thirst for shopping at Orchard with Paragon Shopping Centre, ION Orchard and 313@Somerset.



Party all night long at Clarke Quay, a colourful mix of wine bars, leisure spots, dining haunts and more.



Go on a
holiday.
Without any baggage.

With idyllic “destinations” awaiting you at The Boutiq, you can head for a heavenly retreat any time, right at home. **10am:** Laze in the delicate sun at the poolside or Meditation Niche. **2pm:** Unknot tension with a jacuzzi massage at the Hydrotherapy Lounge. **5pm:** Renew your spirit at the Aqua Gym or have a swing on the Putting Green. **10pm:** Enjoy soporific breezes at the cool Cabana or immerse in the tranquil atmosphere of the Spa Sanctuary. What a lovely hiatus.

Artist's Impression



Artist's Impression

Spa Sanctuary for the ultimate getaway on an open rooftop.



Artist's Impression

Health & Fitness Milieu with a stylish gym to help tone your body and rejuvenate your spirit.



Artist's Impression

Adrenaline Alcove where you will discover a fun nook for leisure and entertainment.



Get the

Look.

You have a nose for fashion, an eye for detail. Shouldn't your home too? Enjoy the high life in a sleek abode that's perfect for the cover of a magazine. Own a living environment that's tastefully created and impeccably finished to rest in, have fun in, and strut in.

Luxury is a
given.

Fling off your coat. Kick off your shoes. Slump into a private world of blissful serenity and well-designed comfort. At The Boutiq, the apartments are richly-appointed with designer fittings and thoughtfully laid out to maximise your outdoor view.



poggen® **atelier**
pohl  **WARDROBE**

GAGGENAU

hansgrohe

DURAVIT

Actual specifications may differ from model depicted.

Site Plan



5 SKY GARDENS:



2nd floor – Relaxation Lounge



4th floor – Adrenaline Alcove



6th floor – Al Fresco Wine & Dine



8th floor – Health & Fitness Milieu



10th floor – Spa Sanctuary

Unit Distribution Chart

House of Windsor – 145 Killiney Road







#10-06 PHB1	#10-07 PHA1	#10-08 PHB2	#10-09 PHB3	#10-11 PHA2	#10-12 PHA3	#10-13 PHB4	#10-05 PHB5		
#09-06 B1	#09-07 B2	#09-08 B3	#09-09 A1	#09-10 A2	#09-11 A3	#09-12 B4	#09-13 B5	#09-14 B6	#09-05 B7
#08-06 B1	#08-07 B2	#08-08 B3	#08-09 A1	#08-10 A2	#08-11 A3	#08-12 B4	#08-13 B5	#08-14 B6	#08-05 B7
#07-06 B1	#07-07 B2	#07-08 B3	#07-09 A1	#07-10 A2	#07-11 A3	#07-12 B4	#07-13 B5	#07-14 B6	#07-05 B7
#06-06 B1	#06-07 B2	#06-08 B3	#06-09 A1	#06-10 A2	#06-11 A3	#06-12 B4	#06-13 B5	#06-14 B6	#06-05 B7
#05-06 B1	#05-07 B2	#05-08 B3	#05-09 A1	#05-10 A2	#05-11 A3	#05-12 B4	#05-13 B5	#05-14 B6	#05-05 B7
#04-06 B1	#04-07 B2	#04-08 B3	#04-09 A1	#04-10 A2	#04-11 A3	#04-12 B4	#04-13 B5	#04-14 B6	#04-05 B7
#03-06 B1	#03-07 B2	#03-08 B3	#03-09 A1	#03-10 A2	#03-11 A3	#03-12 B4	#03-13 B5	#03-14 B6	#03-05 B7
#02-06 B1	#02-07 B2	#02-08 B3	#02-09 A1	#02-10 A2	#02-11 A3	#02-12 B4	#02-13 B5	#02-14 B6	#02-05 B7
#01-06 B1P	#01-07 B2P	#01-08 B3P	#01-09 A1P					#01-14 B6P	#01-05 B7P

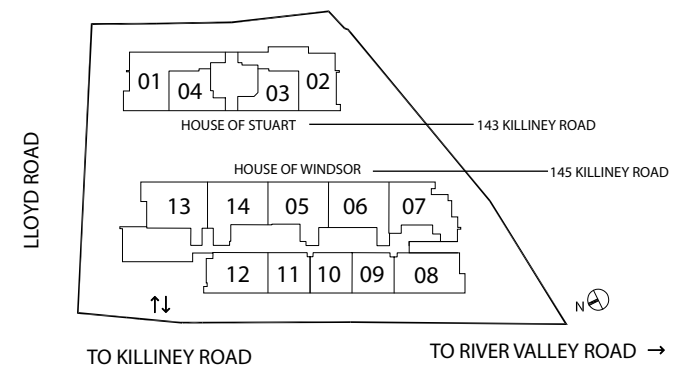
House of Stuart – 143 Killiney Road

#10-01 PHC1	#10-02 PHC2		
#09-04 A4	#09-03 A5	#09-01 B8	#09-02 B9
#08-04 A4	#08-03 A5	#08-01 B8	#08-02 B9
#07-04 A4	#07-03 A5	#07-01 B8	#07-02 B9
#06-04 A4	#06-03 A5	#06-01 B8	#06-02 B9
#05-04 A4	#05-03 A5	#05-01 B8	#05-02 B9
#04-04 A4	#04-03 A5	#04-01 B8	#04-02 B9
#03-04 A4	#03-03 A5	#03-01 B8	#03-02 B9
#02-04 A4	#02-03 A5	#02-01 B8	#02-02 B9
	#01-03 A5P		#01-02 B9P

BASEMENT CARPARK

BASEMENT CARPARK

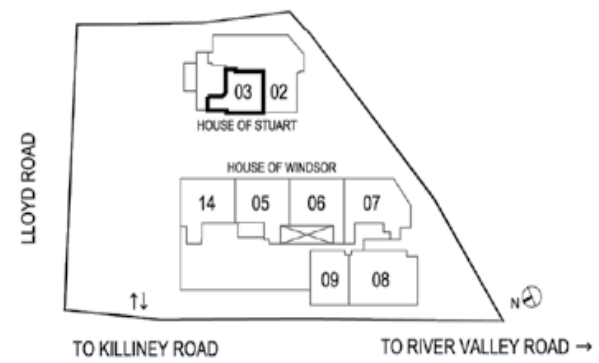
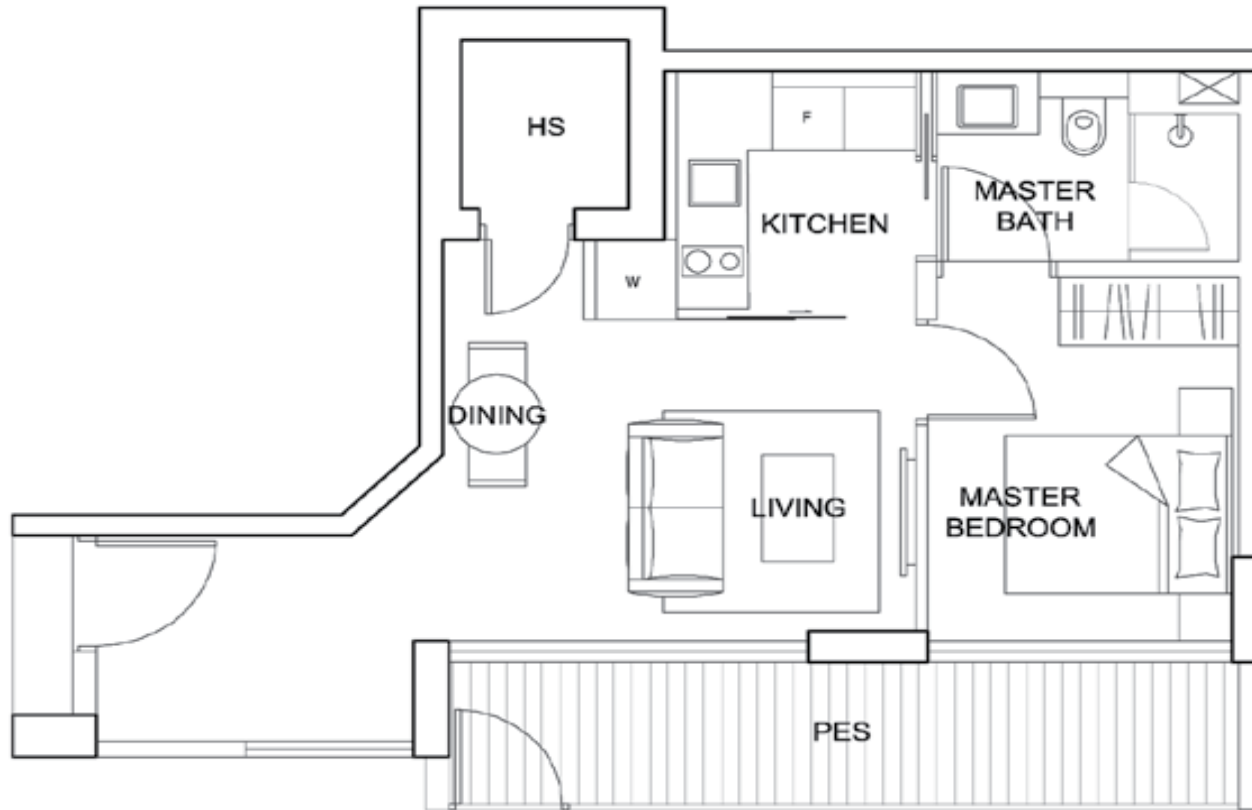
	1-Bedroom		1-Bedroom with Private Enclosed Space		1-Bedroom Penthouse
	2-Bedroom		2-Bedroom with Private Enclosed Space		2-Bedroom Penthouse
			3-Bedroom Penthouse		



1-BEDROOM APARTMENTS

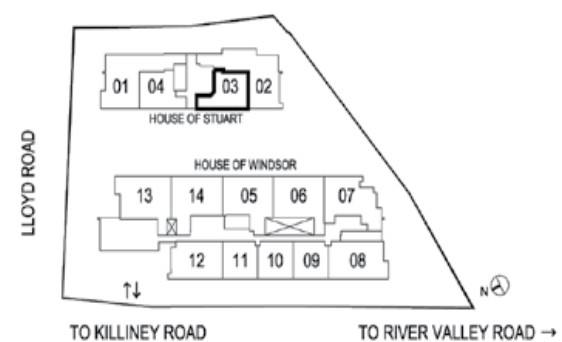
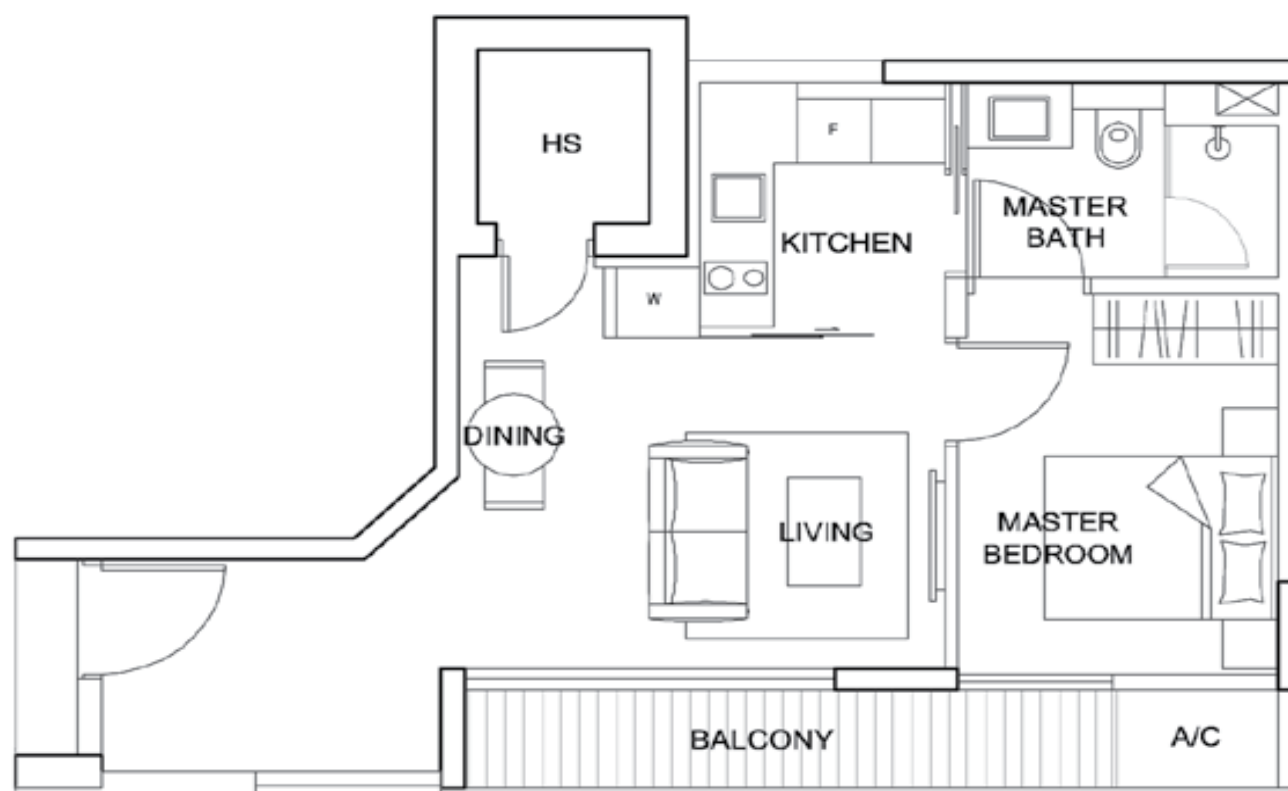
Type A5P

1-Bedroom with P.E.S.
614 sq ft
#01-03



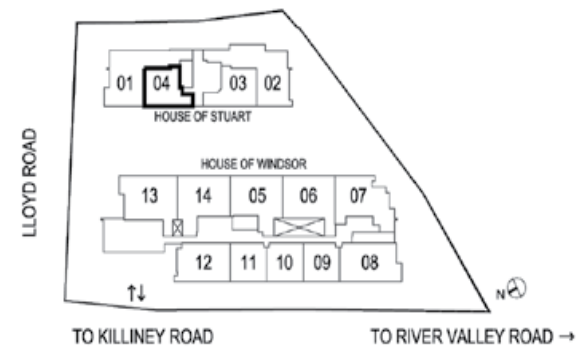
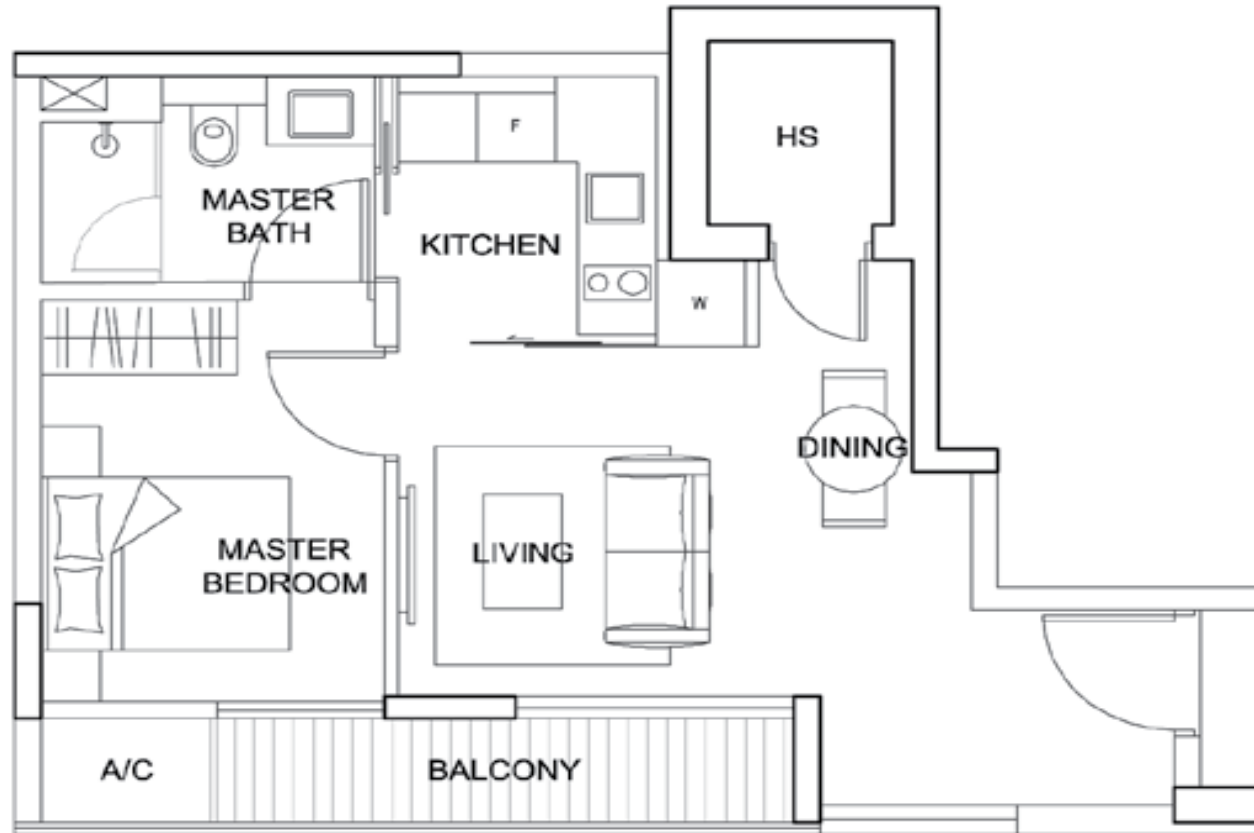
Type A5

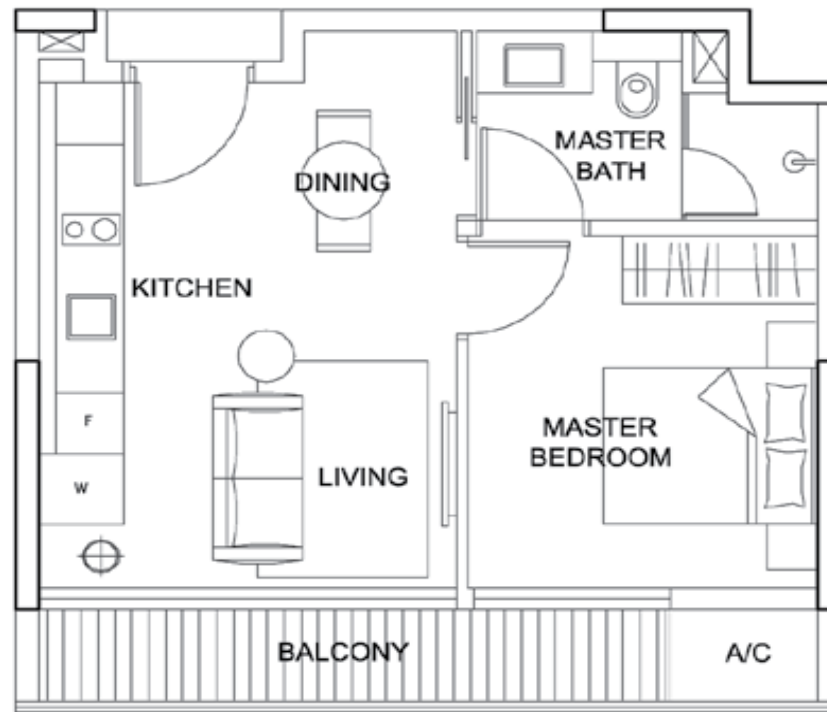
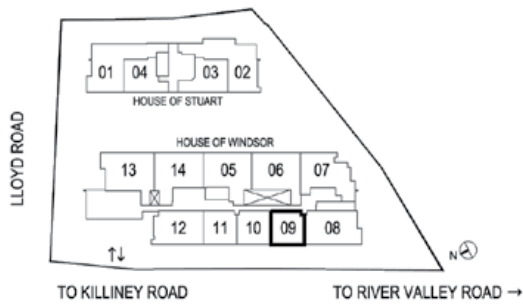
1-Bedroom
582 sq ft
#02-03 to #09-03



Type A4

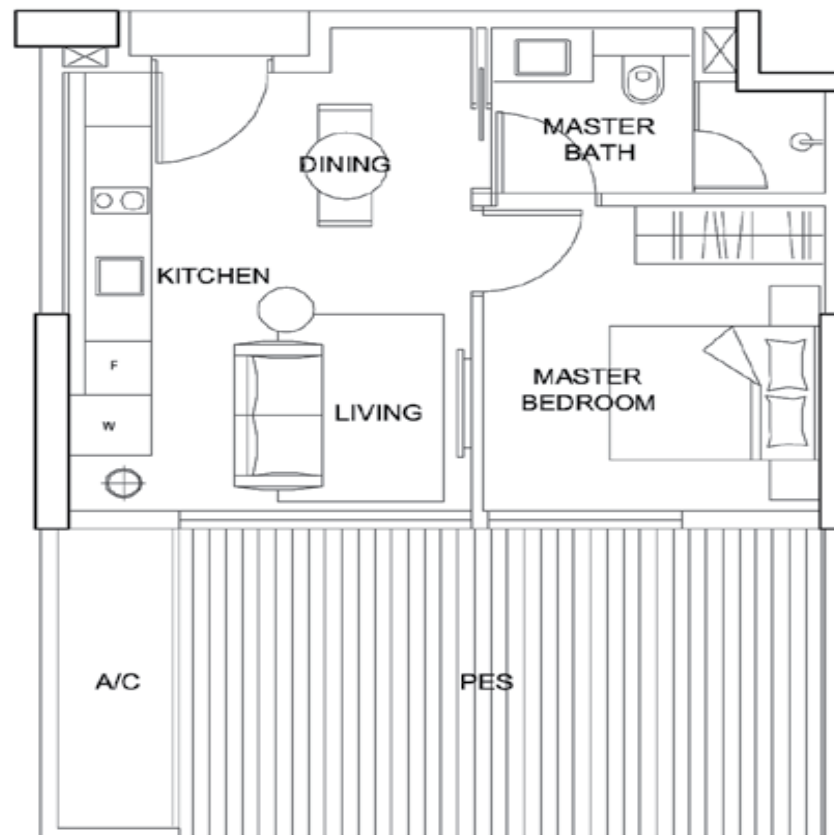
1-Bedroom
560 sq ft
#02-04 to #09-04





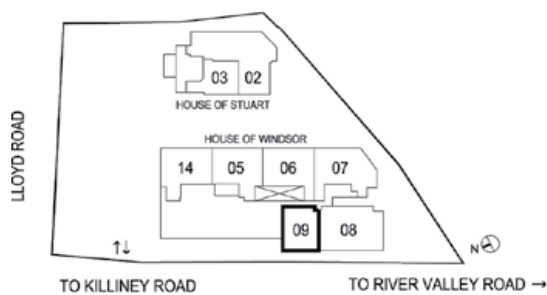
Type A1

1-Bedroom
506 sq ft
#02-09 to #09-09



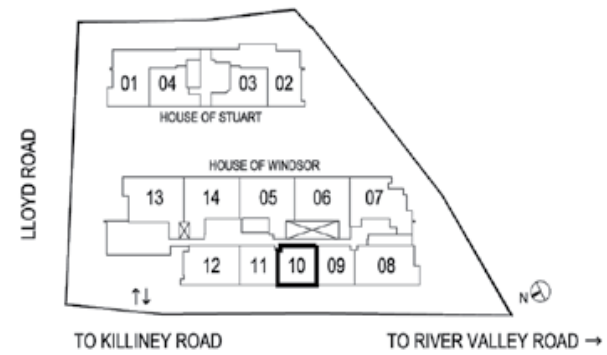
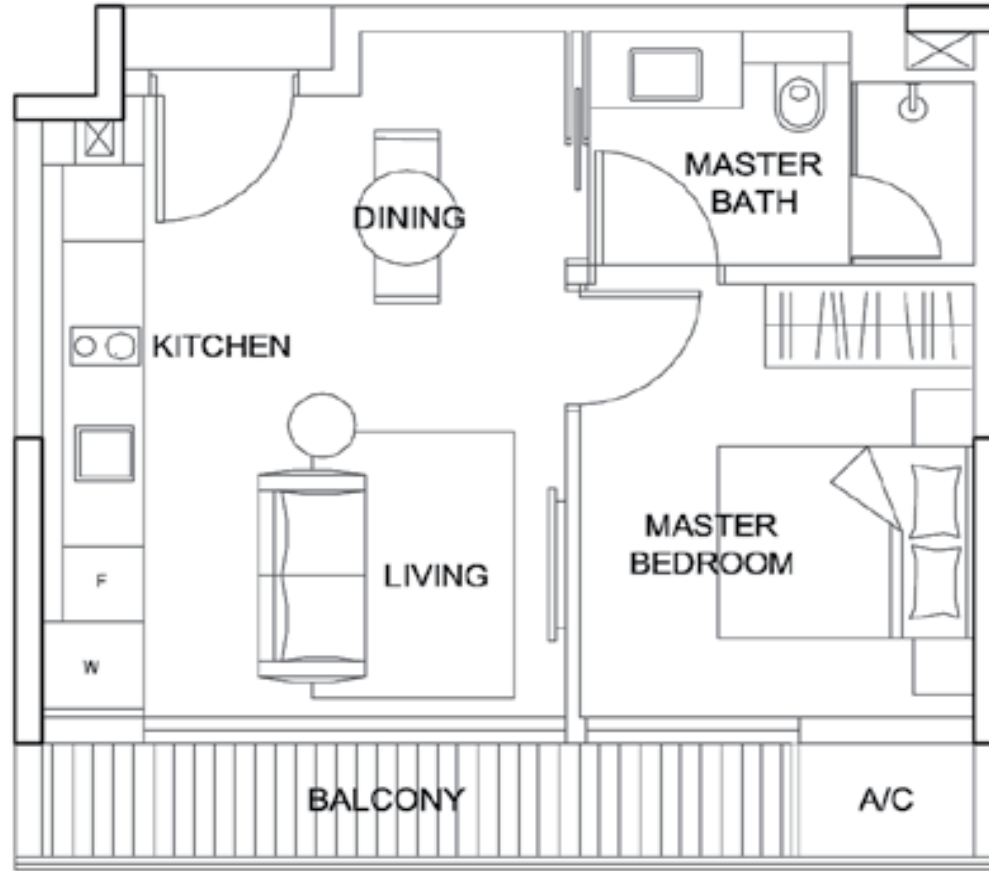
Type A1P

1-Bedroom with P.E.S.
700 sq ft
#01-09



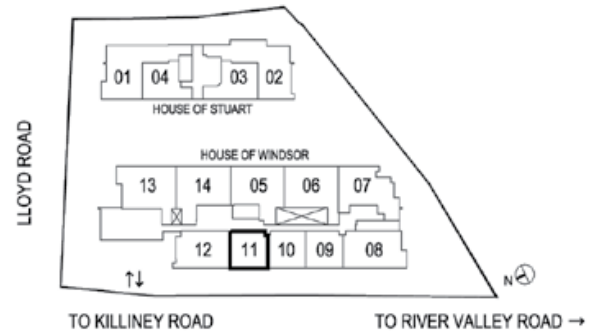
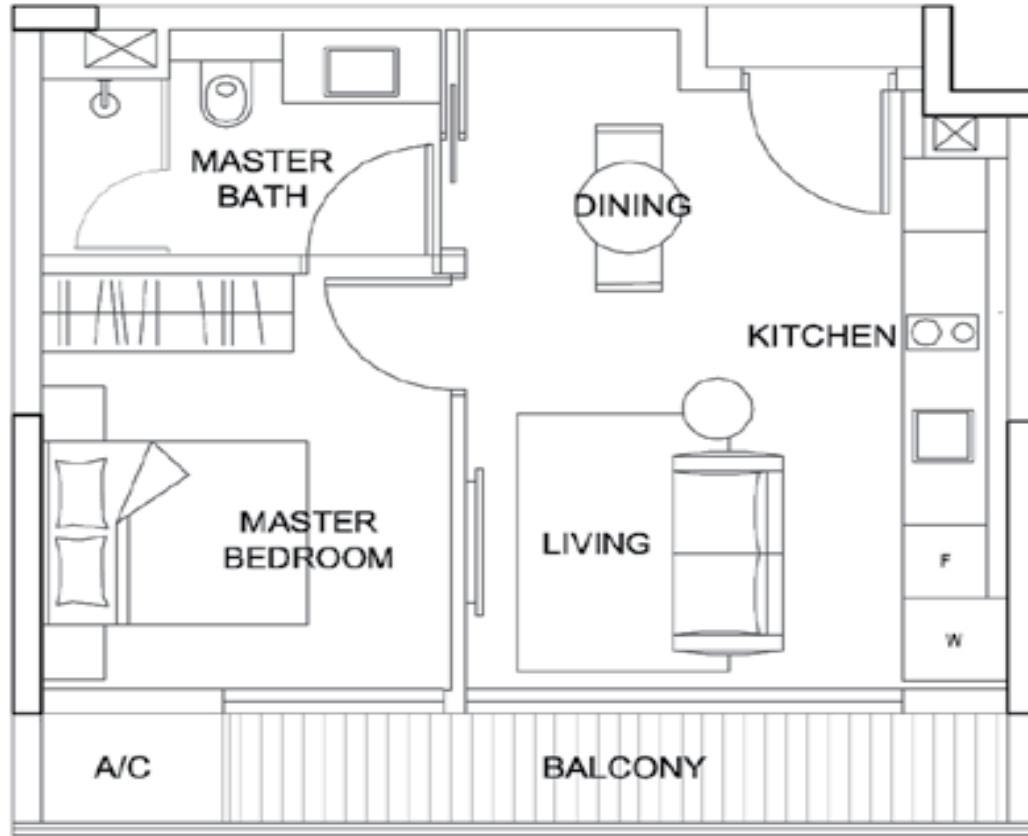
Type A2

1-Bedroom
506 sq ft
#02-10 to #09-10



Type A3

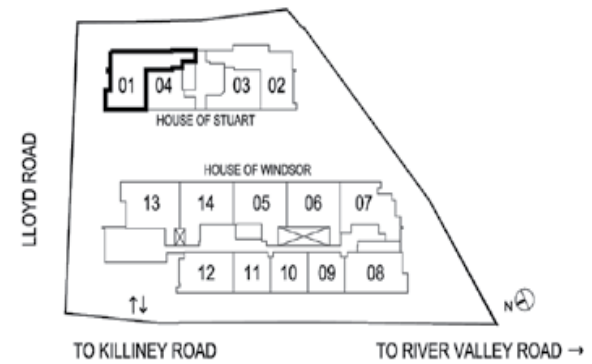
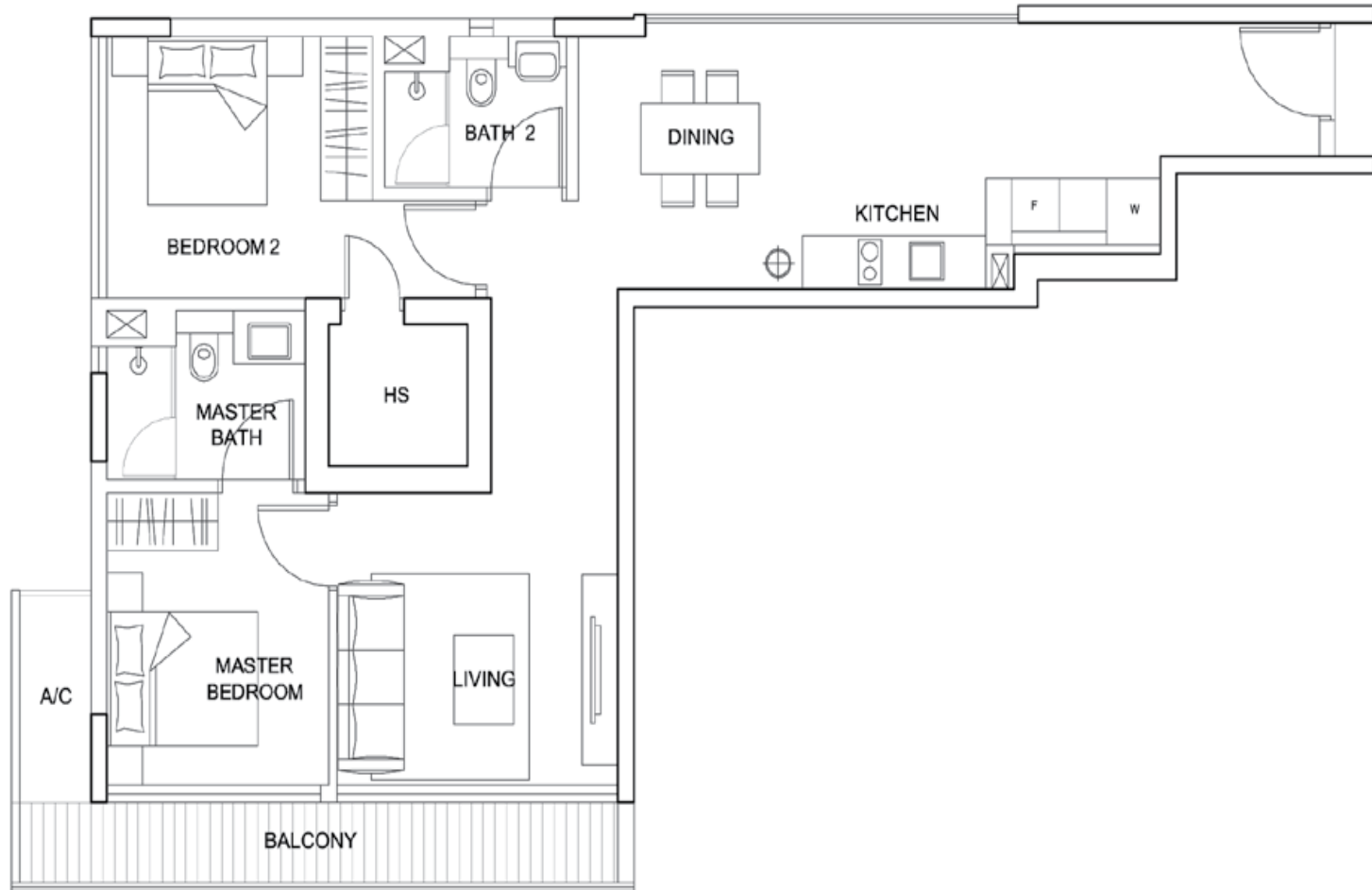
1-Bedroom
506 sq ft
#02-11 to #09-11



2-BEDROOM APARTMENTS

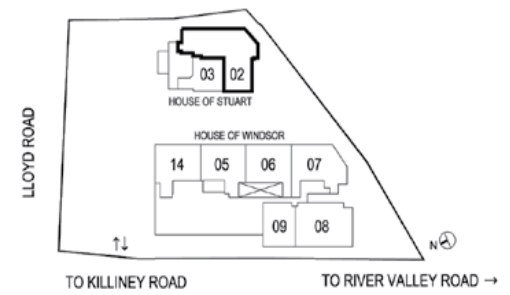
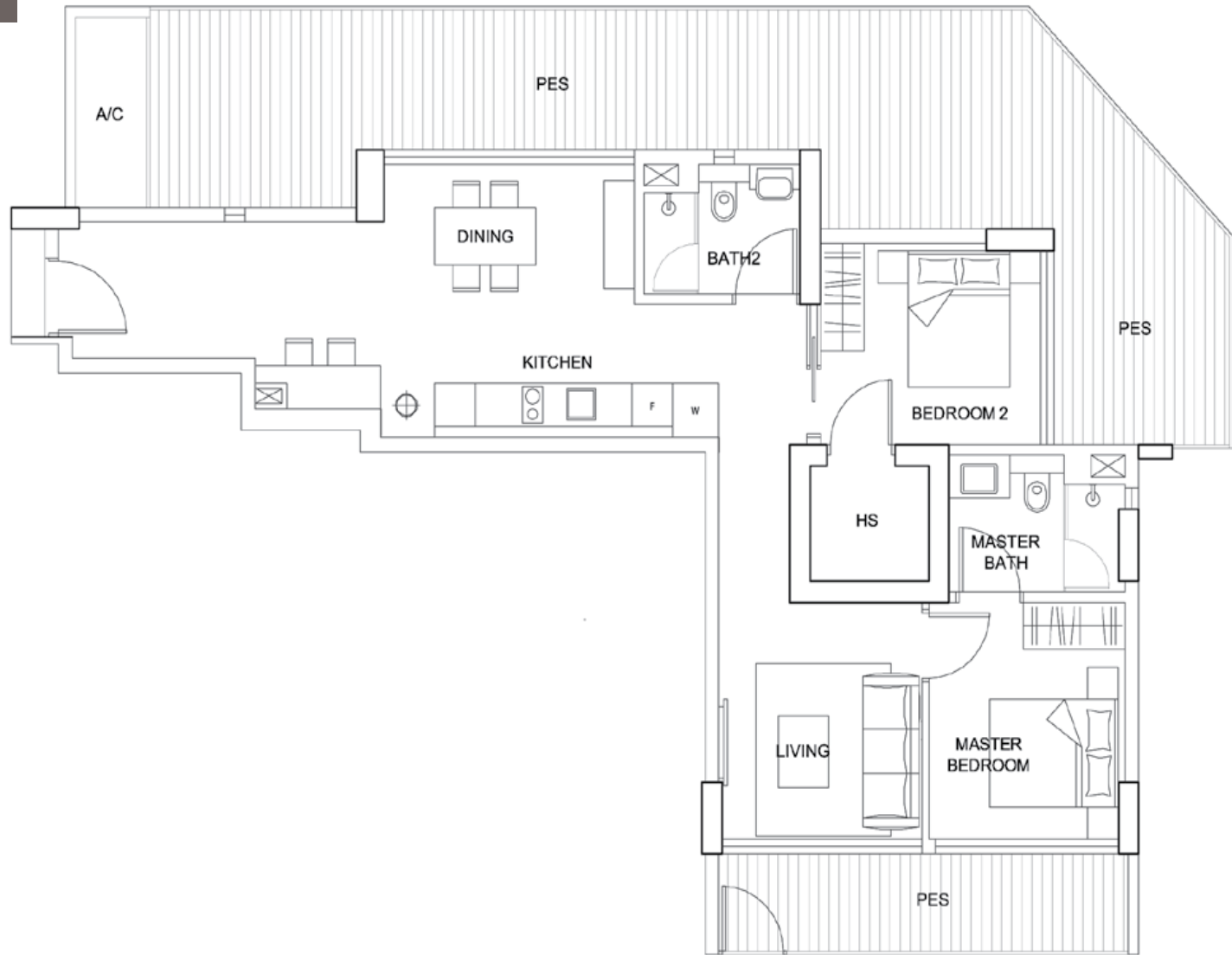
Type B8

2-Bedroom
1012 sq ft
#02-01 to #09-01



Type B9P

2-Bedroom with P.E.S.
1529 sq ft
#01-02

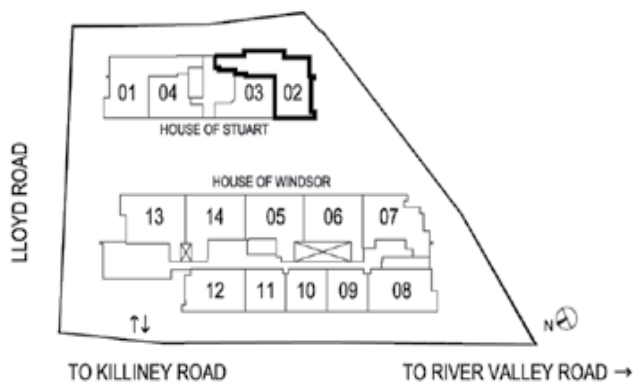
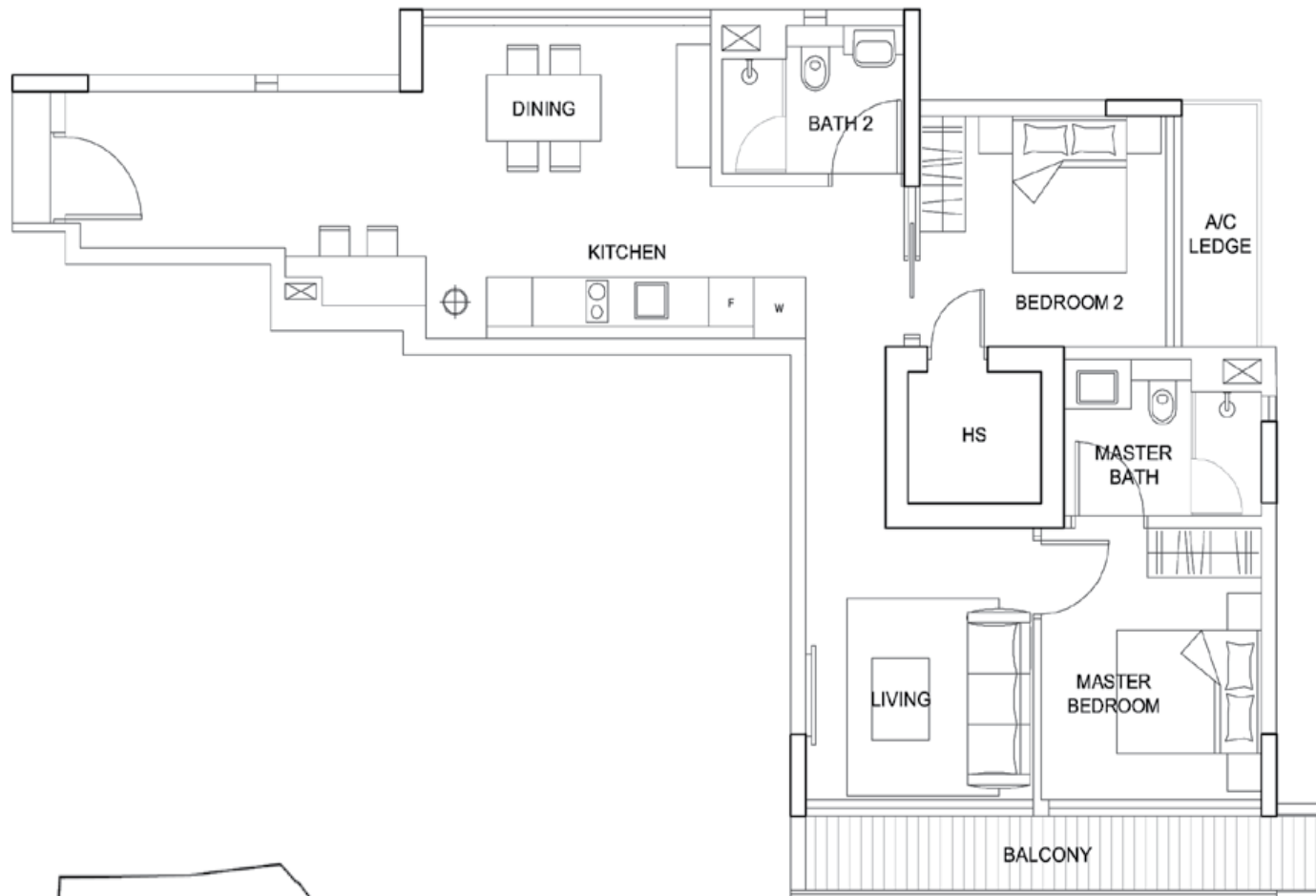


P.E.S.: Private Enclosed Space

All plans are not drawn to scale and are subject to changes as may be necessary or approved by the relevant authorities. All floor areas are approximate only and are subject to final survey.

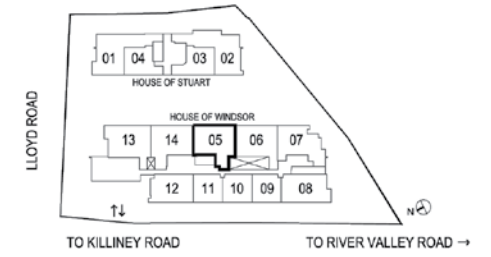
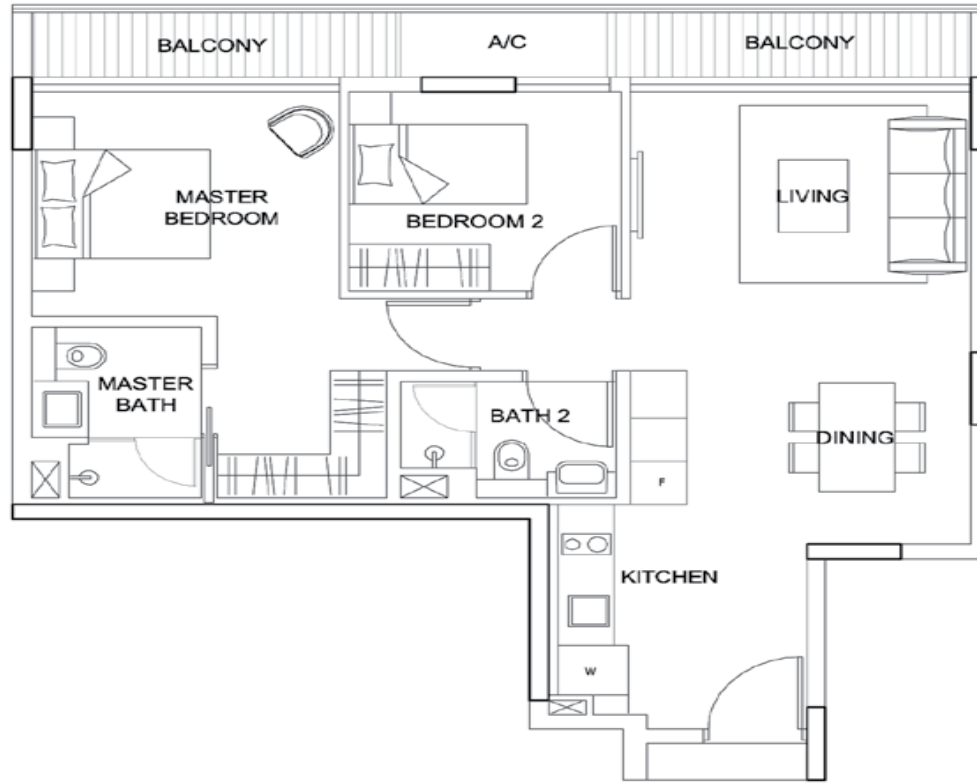
Type B9

2-Bedroom
1012 sq ft
#02-02 to #09-02



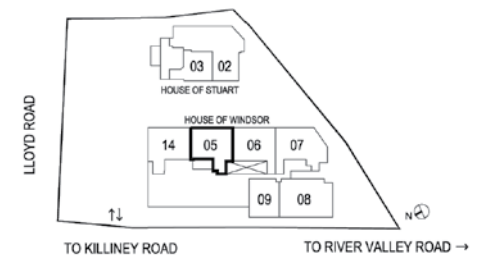
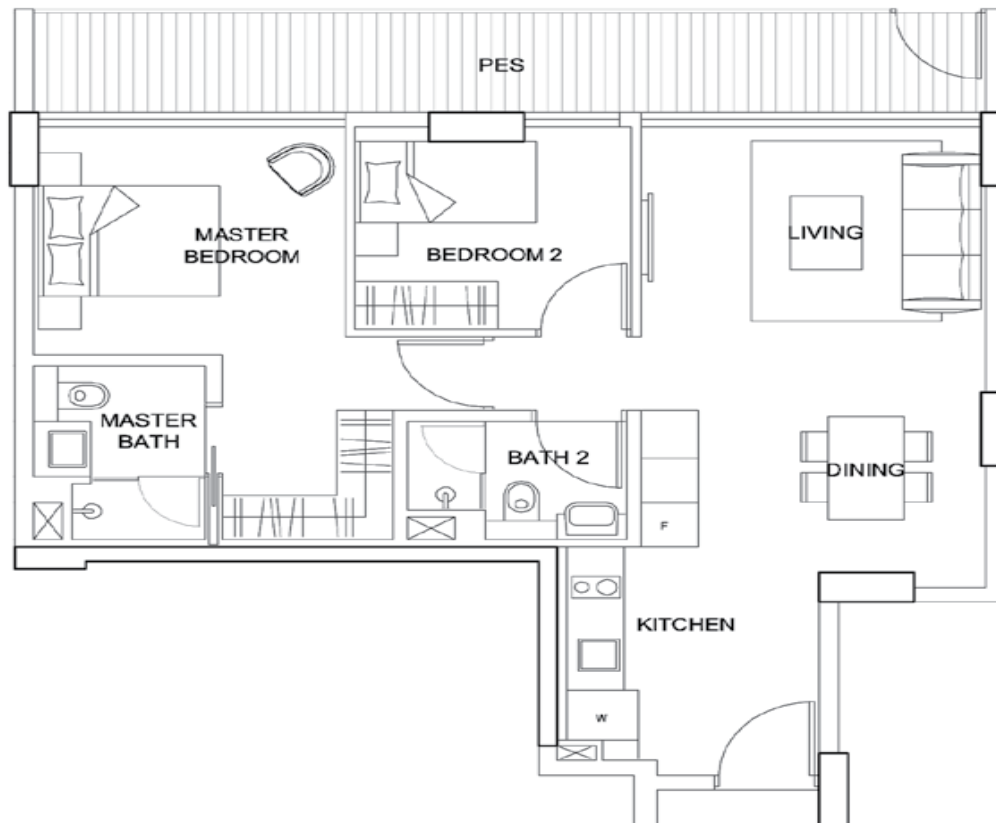
Type B7

2-Bedroom
883 sq ft
#02-05 to #09-05



Type B7P

2-Bedroom with P.E.S.
926 sq ft
#01-05

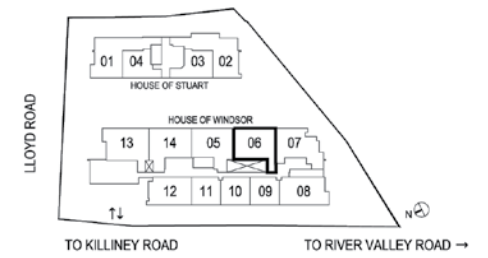
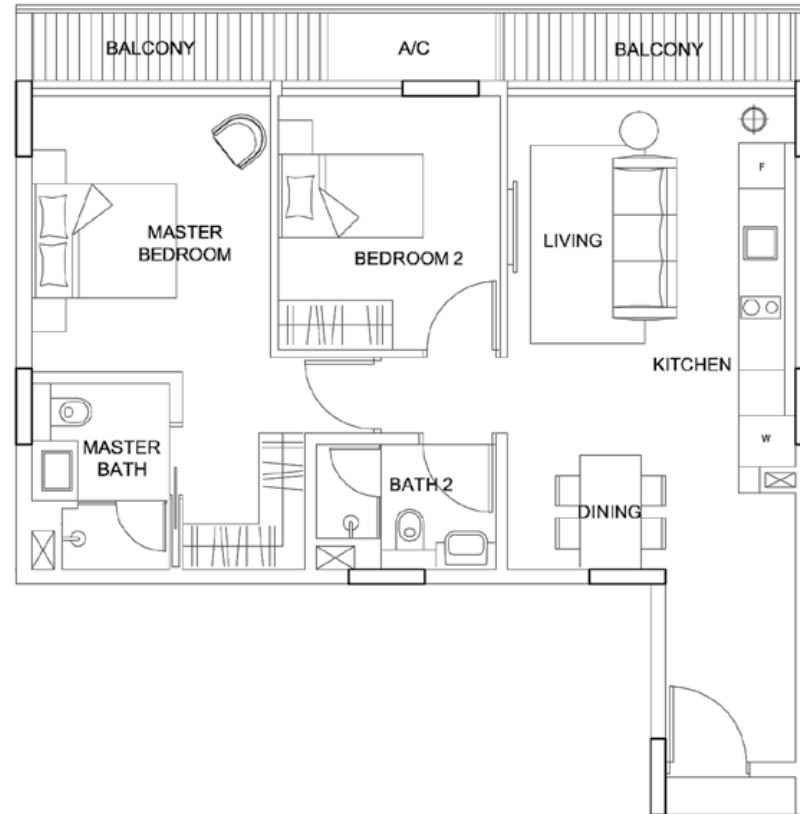


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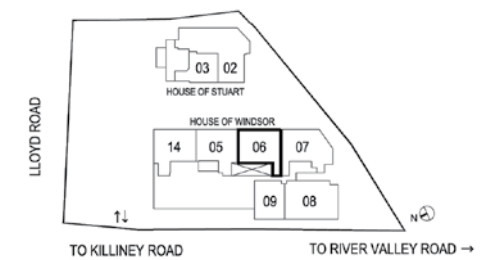
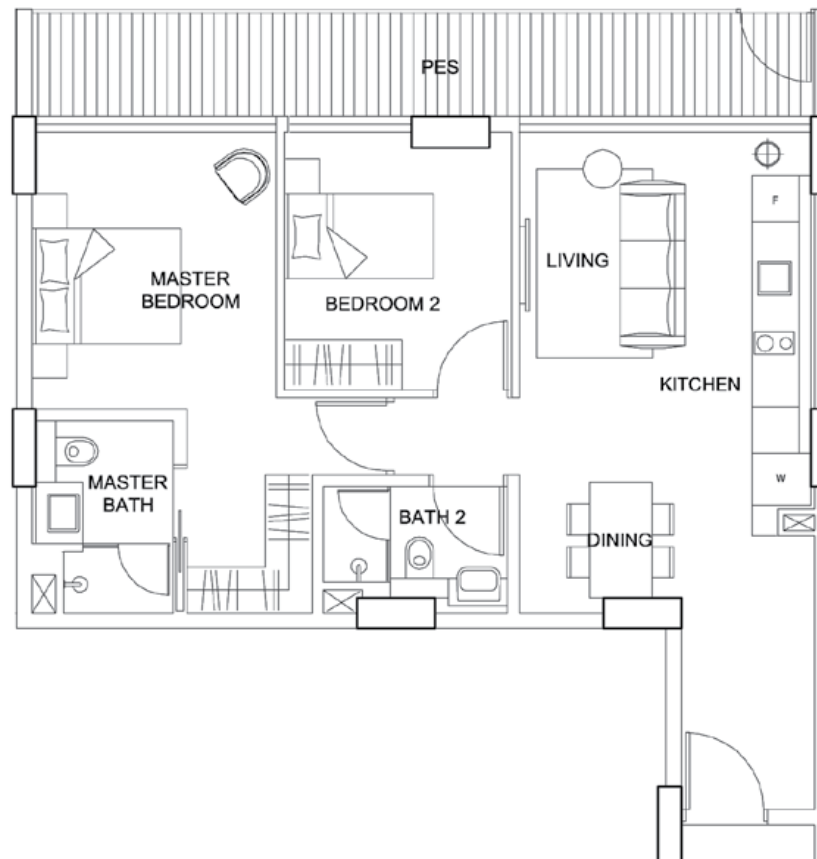
Type B1

2-Bedroom
894 sq ft
#02-06 to #09-06



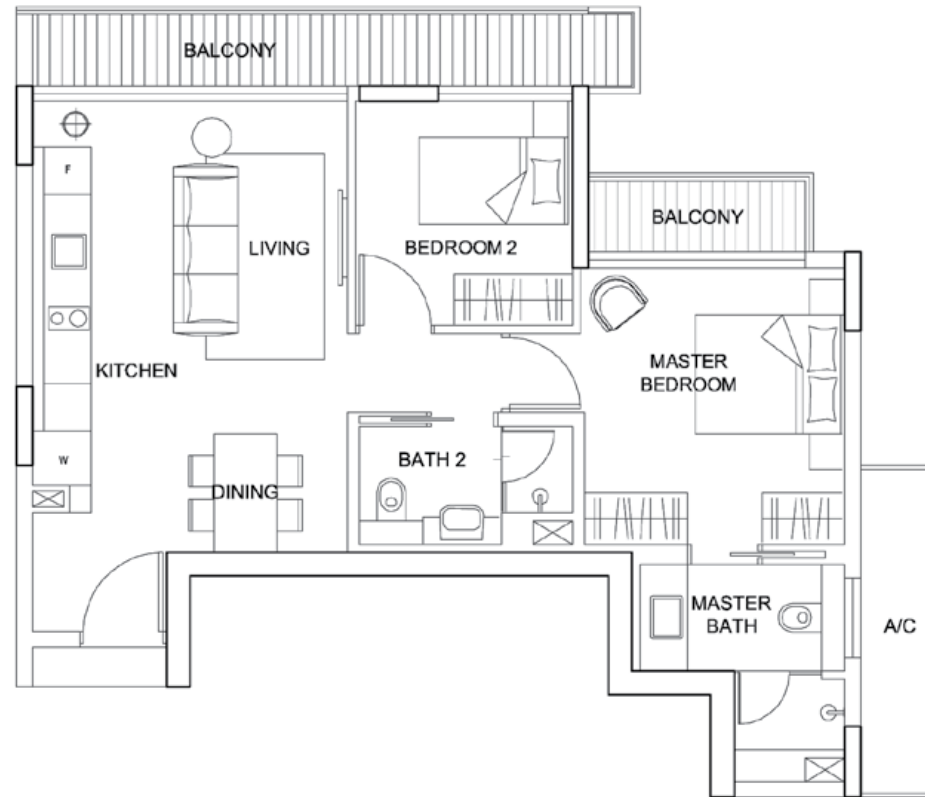
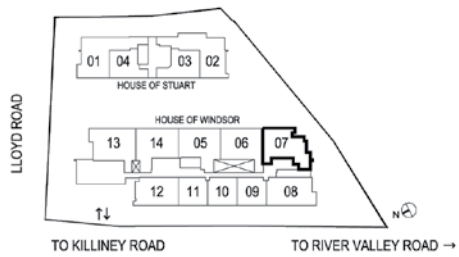
Type B1P

2-Bedroom with P.E.S.
937 sq ft
#01-06



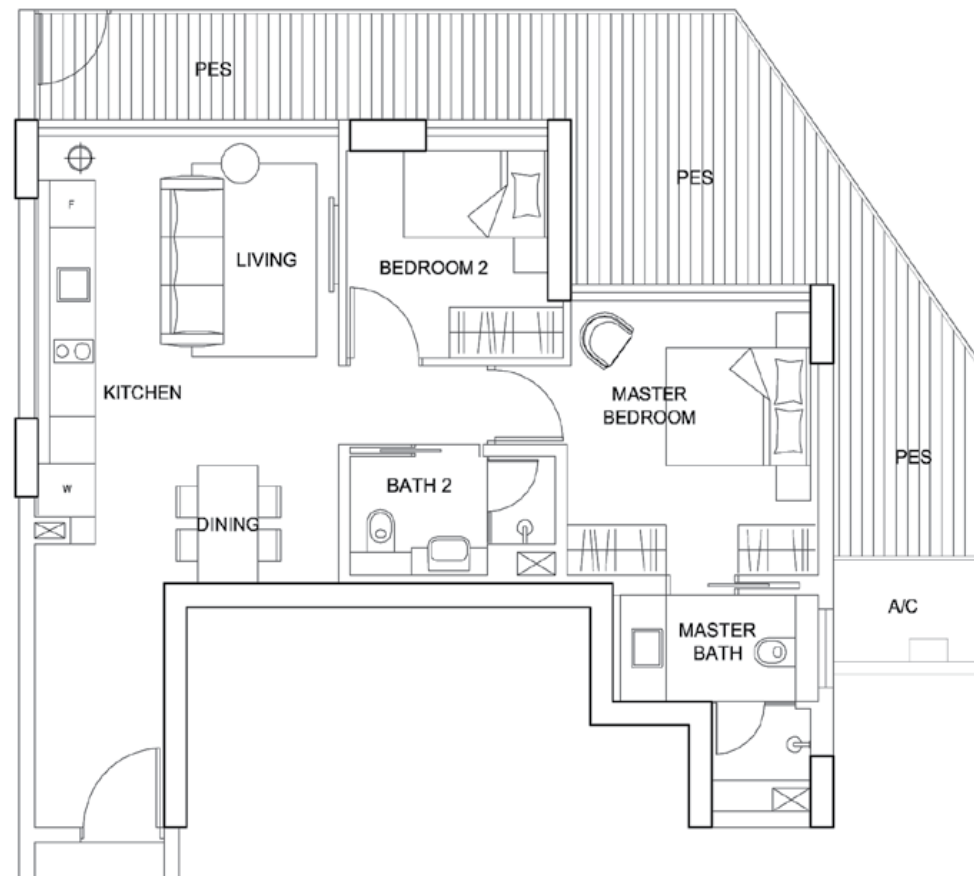
P.E.S.: Private Enclosed Space

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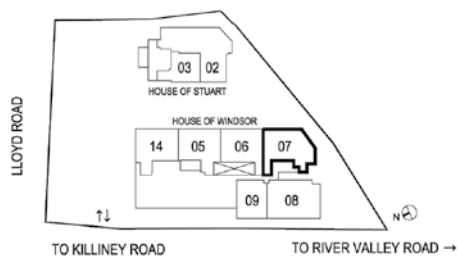
Type B2

2-Bedroom
872 sq ft
#02-07 to #09-07



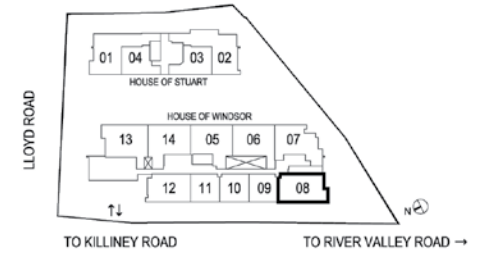
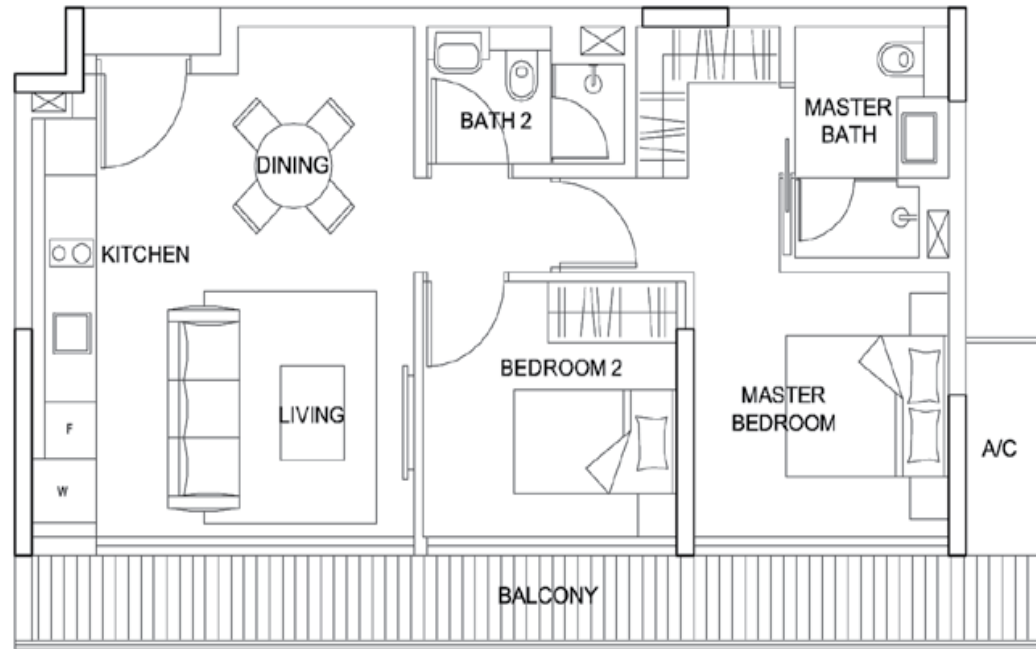
Type B2P

2-Bedroom with P.E.S.
1088 sq ft
#01-07



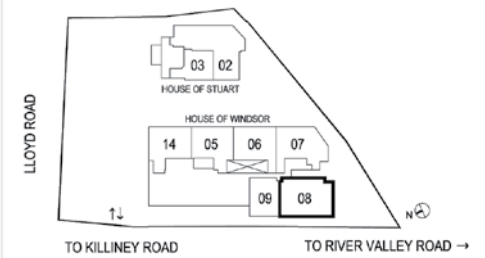
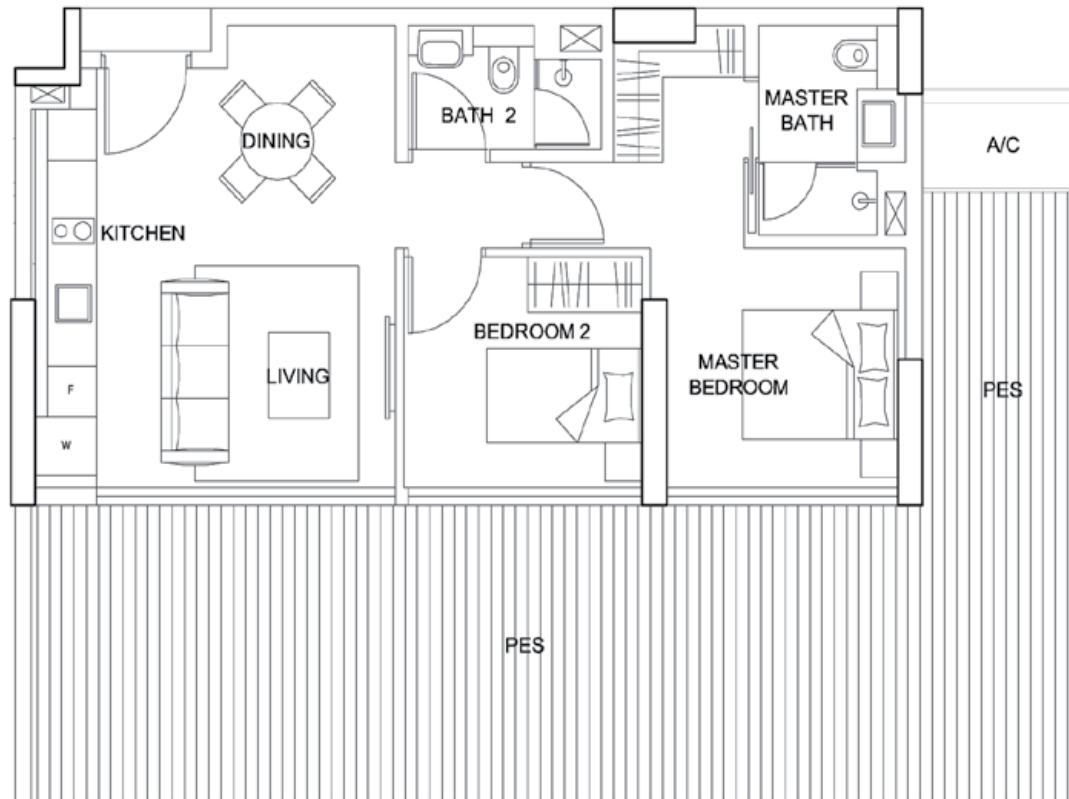
Type B3

2-Bedroom
819 sq ft
#02-08 to #09-08



Type B3P

2-Bedroom with P.E.S.
1271 sq ft
#01-08

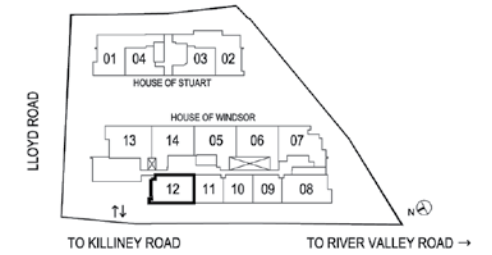
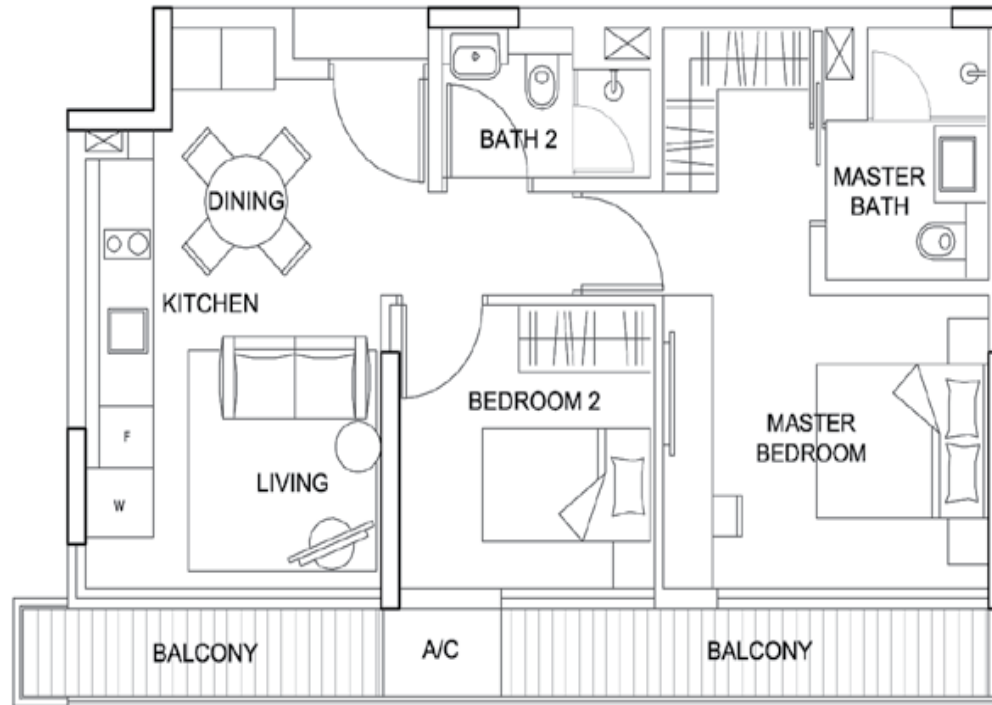


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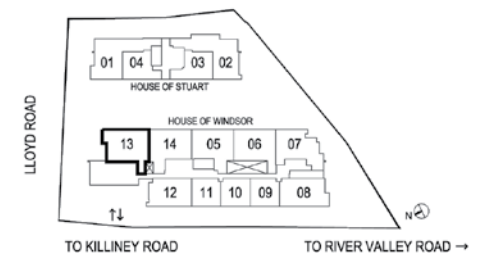
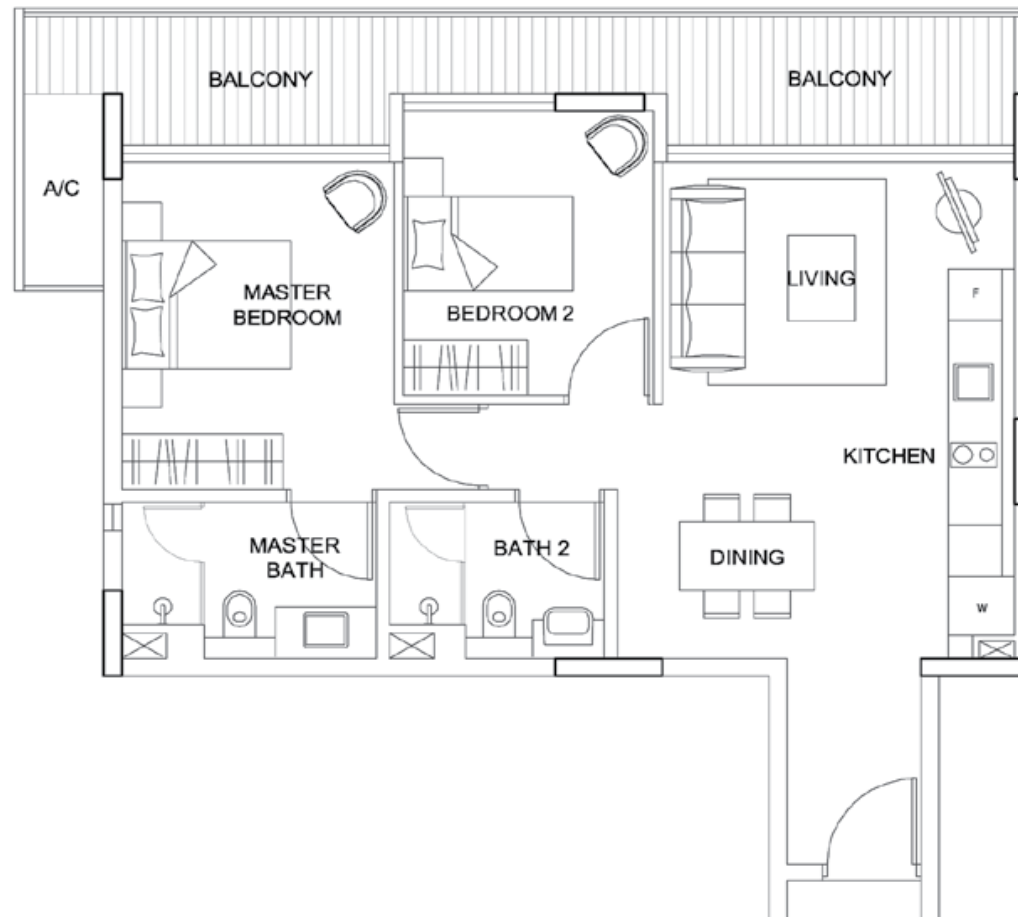
Type B4

2-Bedroom
732 sq ft
#02-12 to #09-12



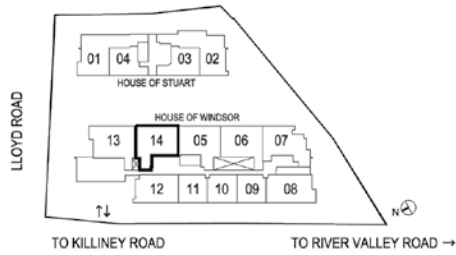
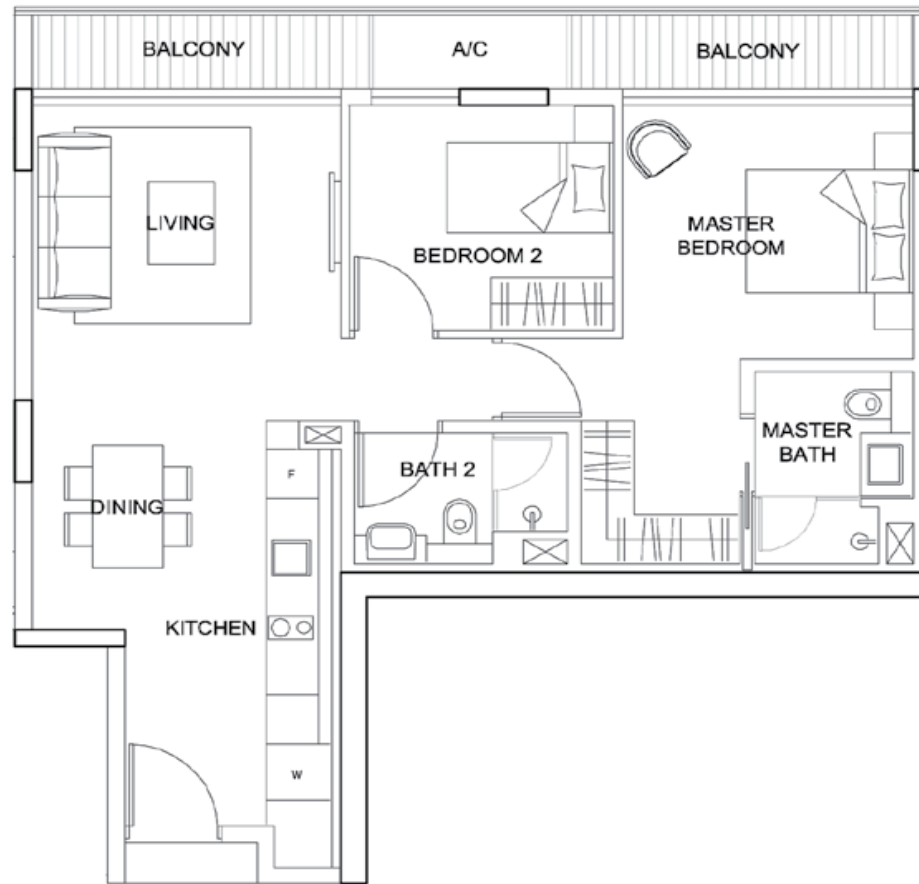
Type B5

2-Bedroom
937 sq ft
#02-13 to #09-13



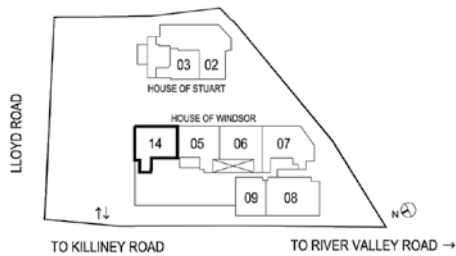
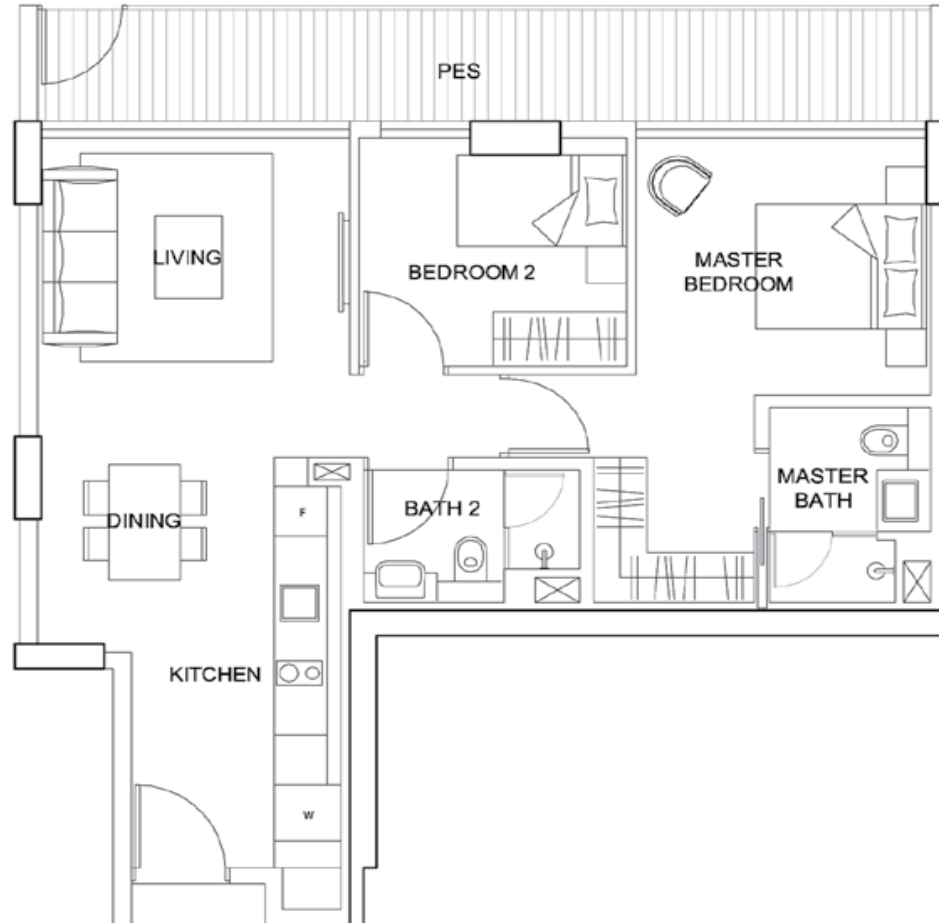
Type B6

2-Bedroom
883 sq ft
#02-14 to #09-14



Type B6P

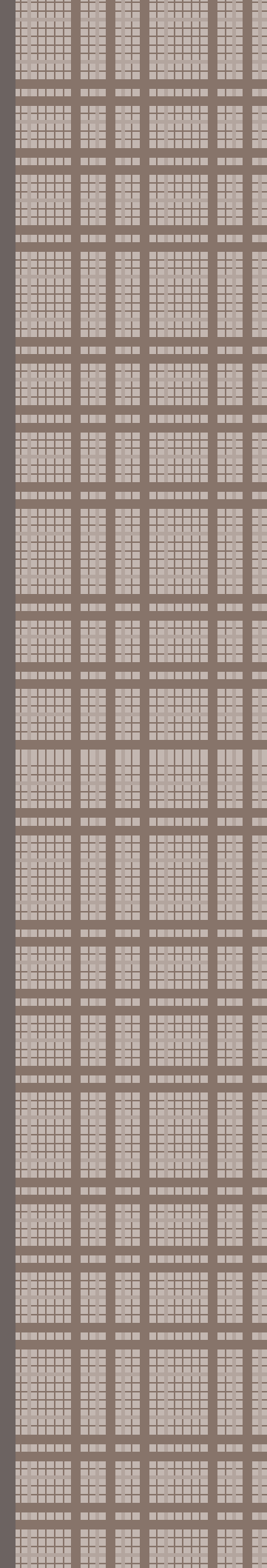
2-Bedroom with P.E.S.
926 sq ft
#01-14



P.E.S.: Private Enclosed Space

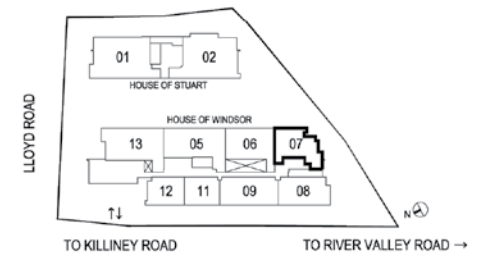
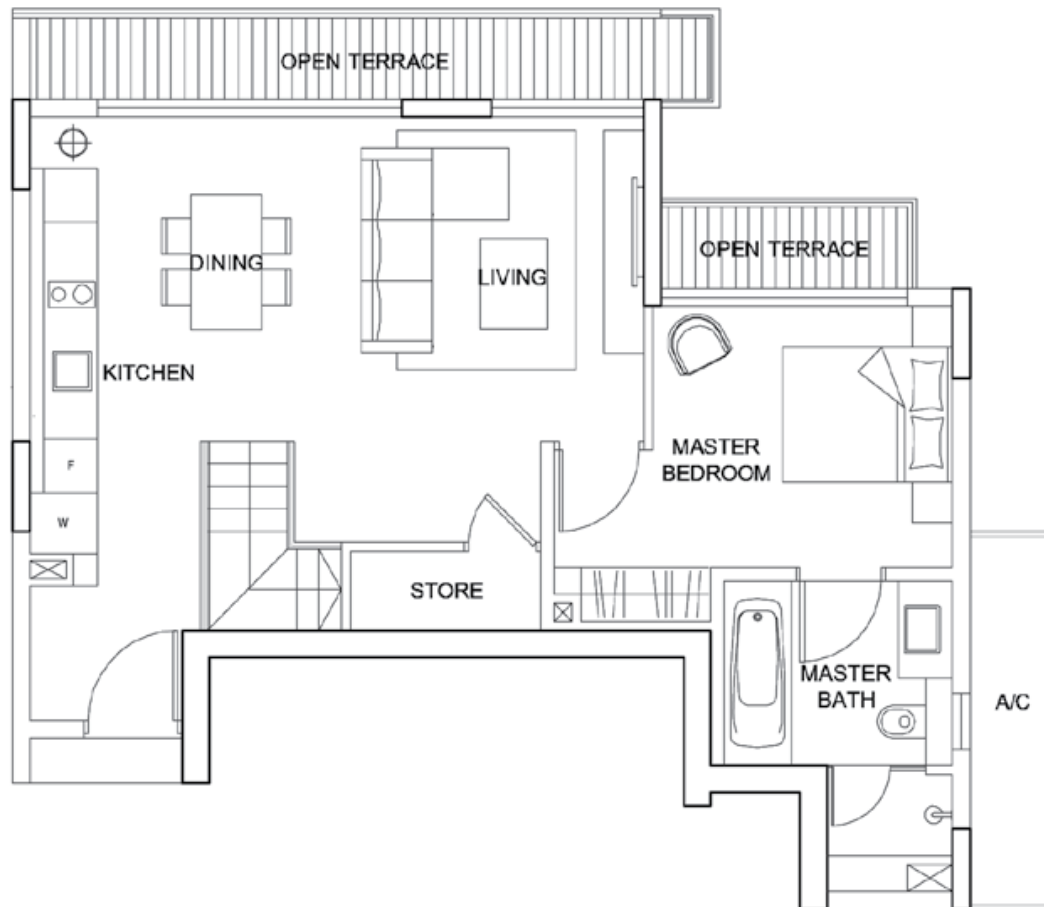
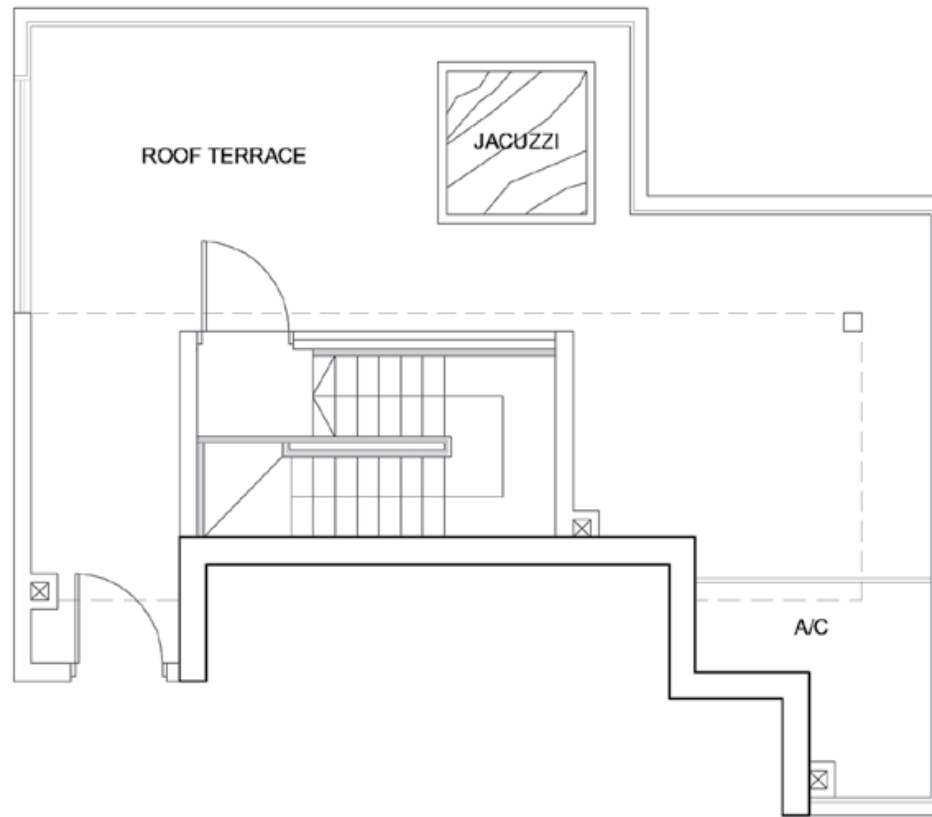
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PENTHOUSES



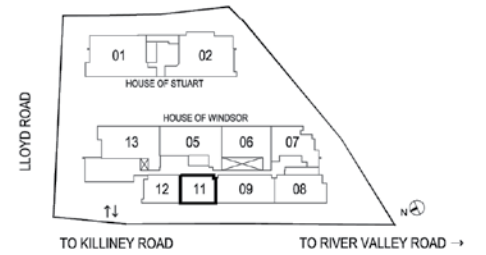
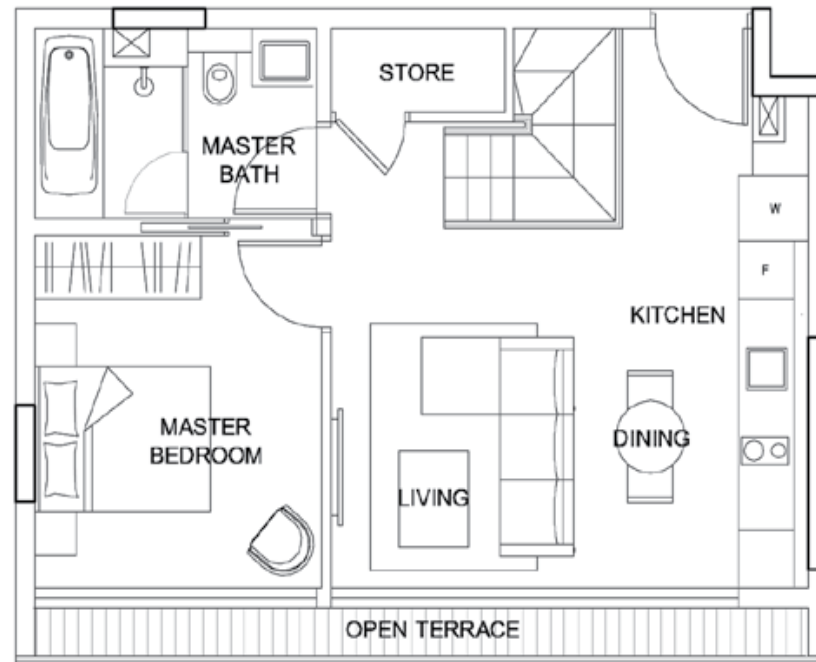
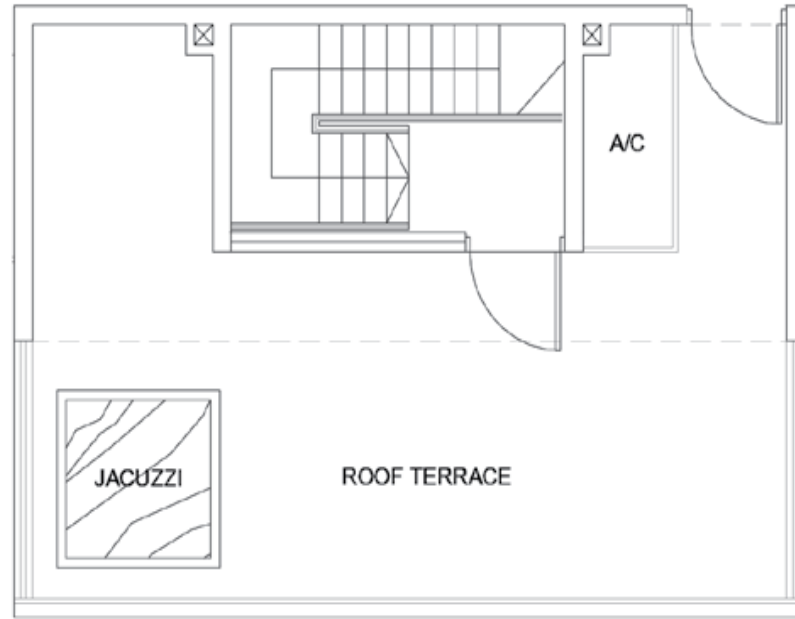
Type PHA1

1-Bedroom Penthouse
1583 sq ft
#10-07



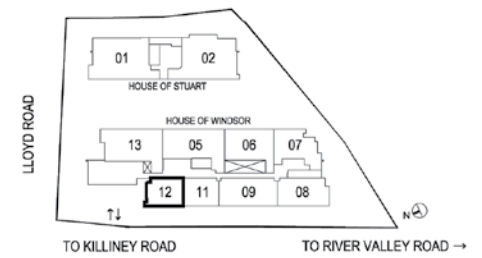
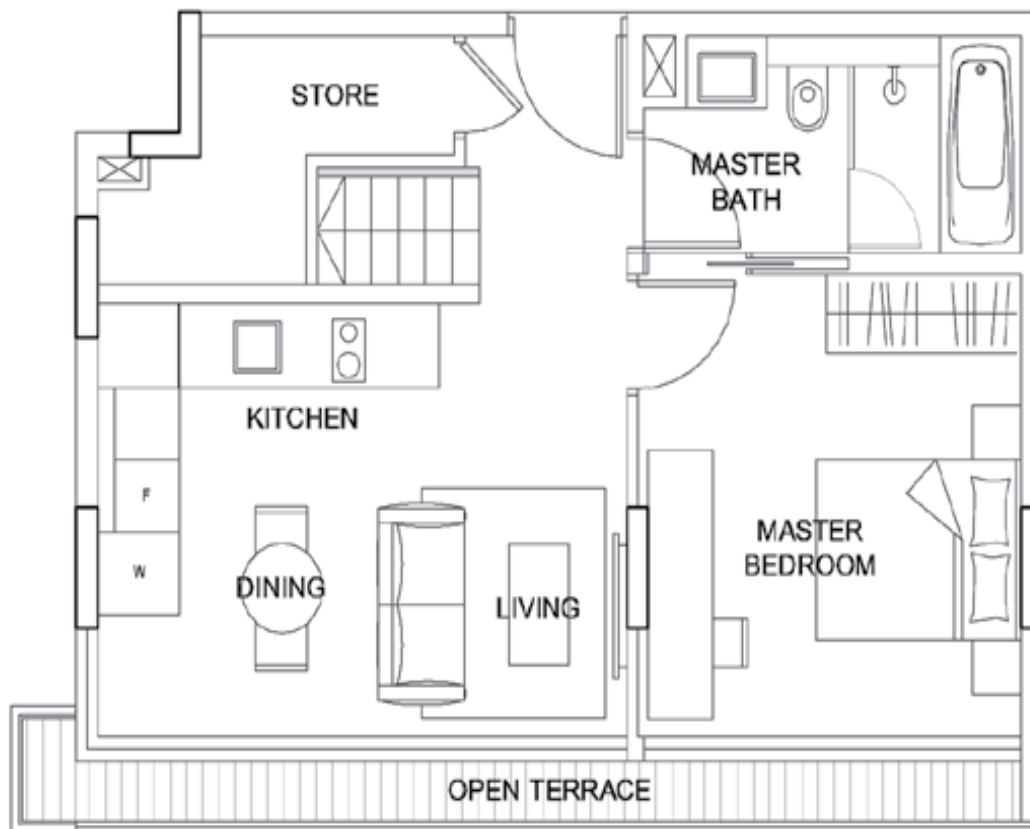
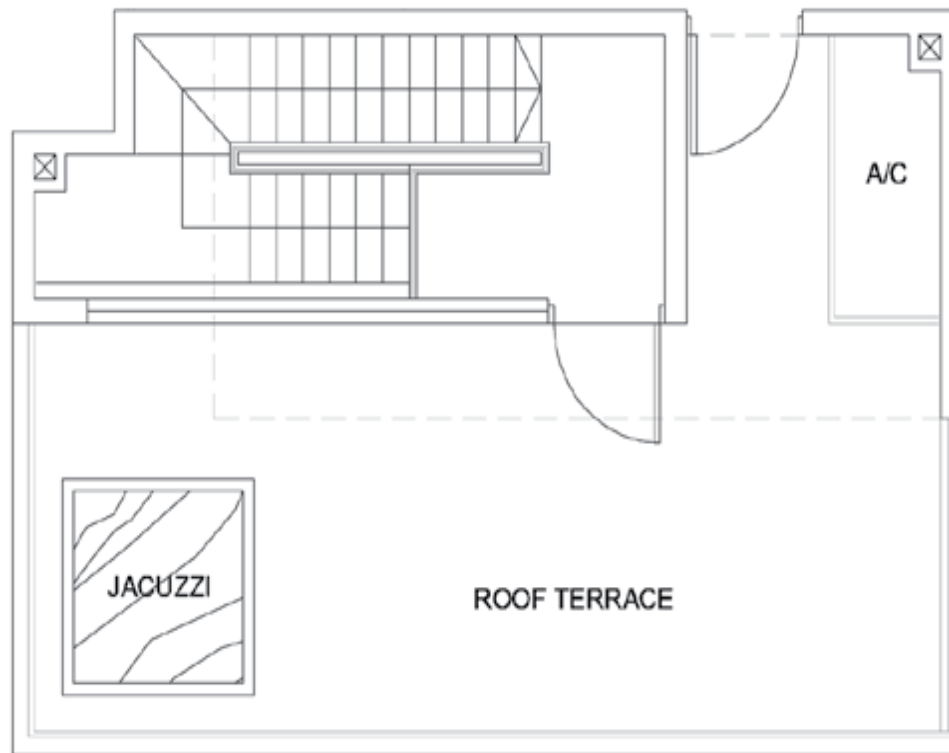
Type PHA2

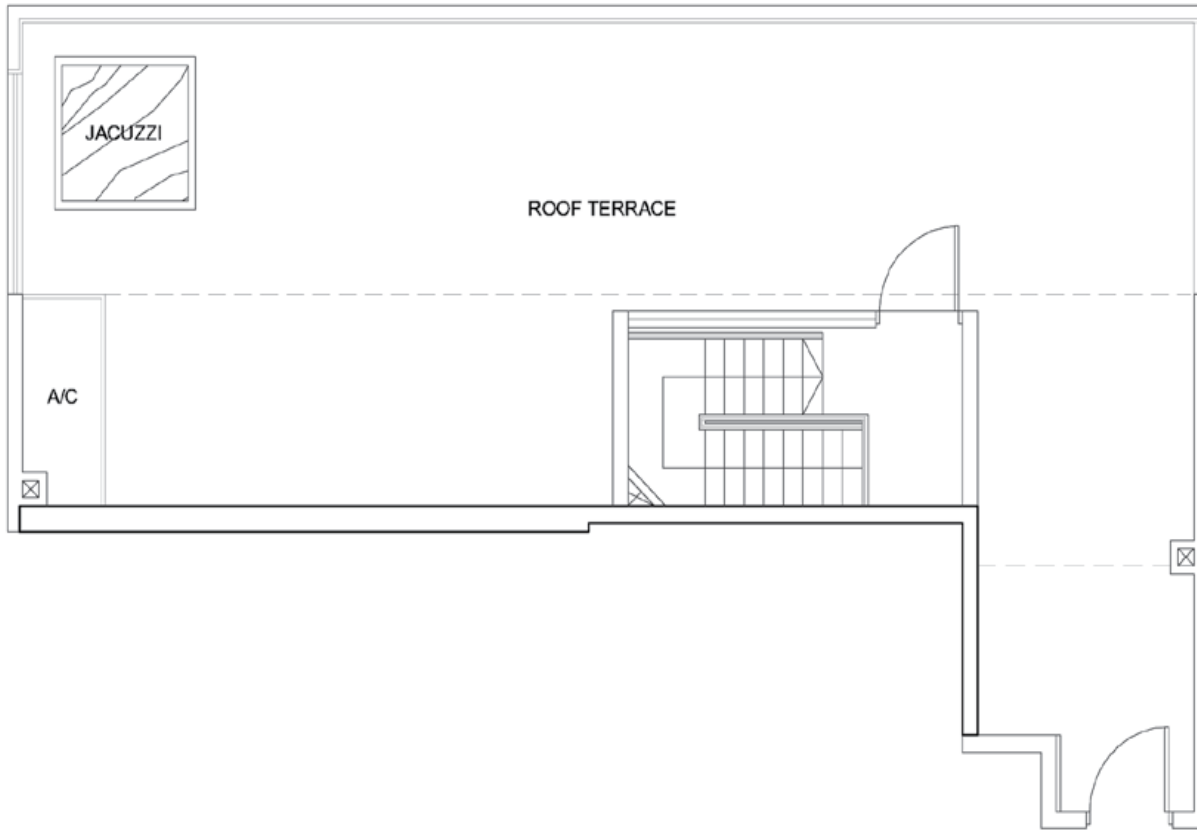
1-Bedroom Penthouse
1174 sq ft
#10-11



Type PHA3

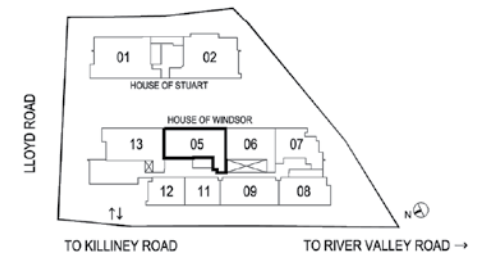
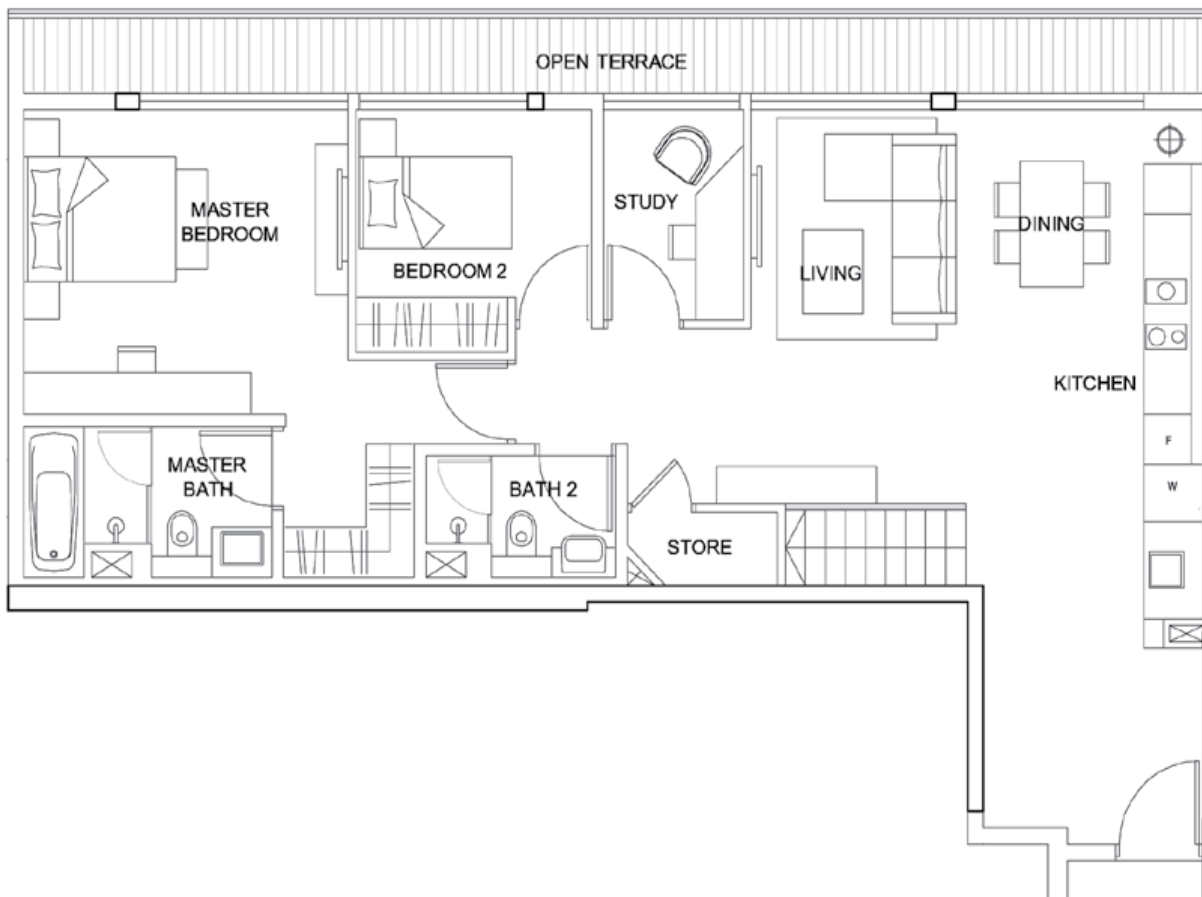
1-Bedroom Penthouse
1184 sq ft
#10-12

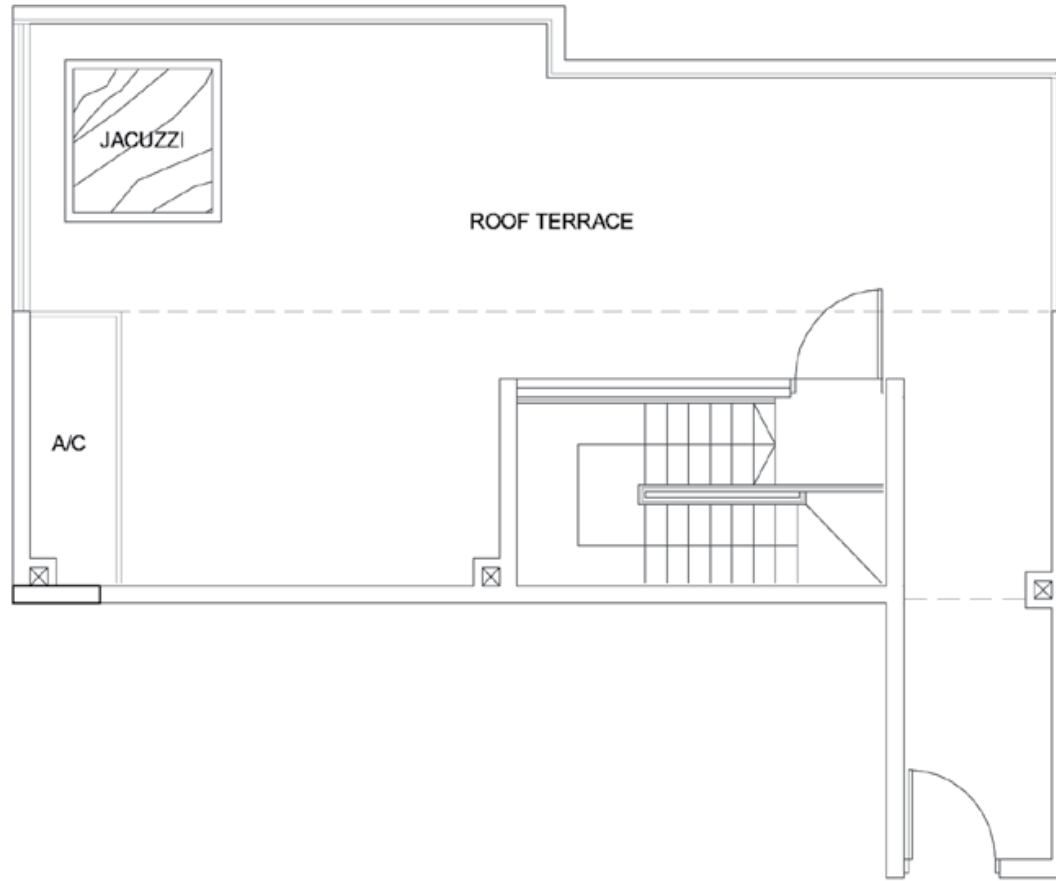




Type PHB5

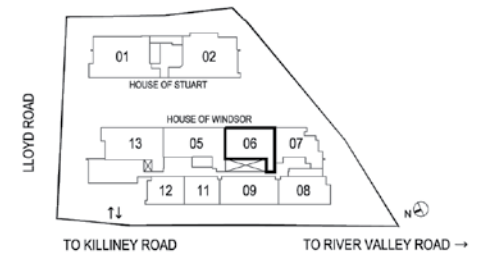
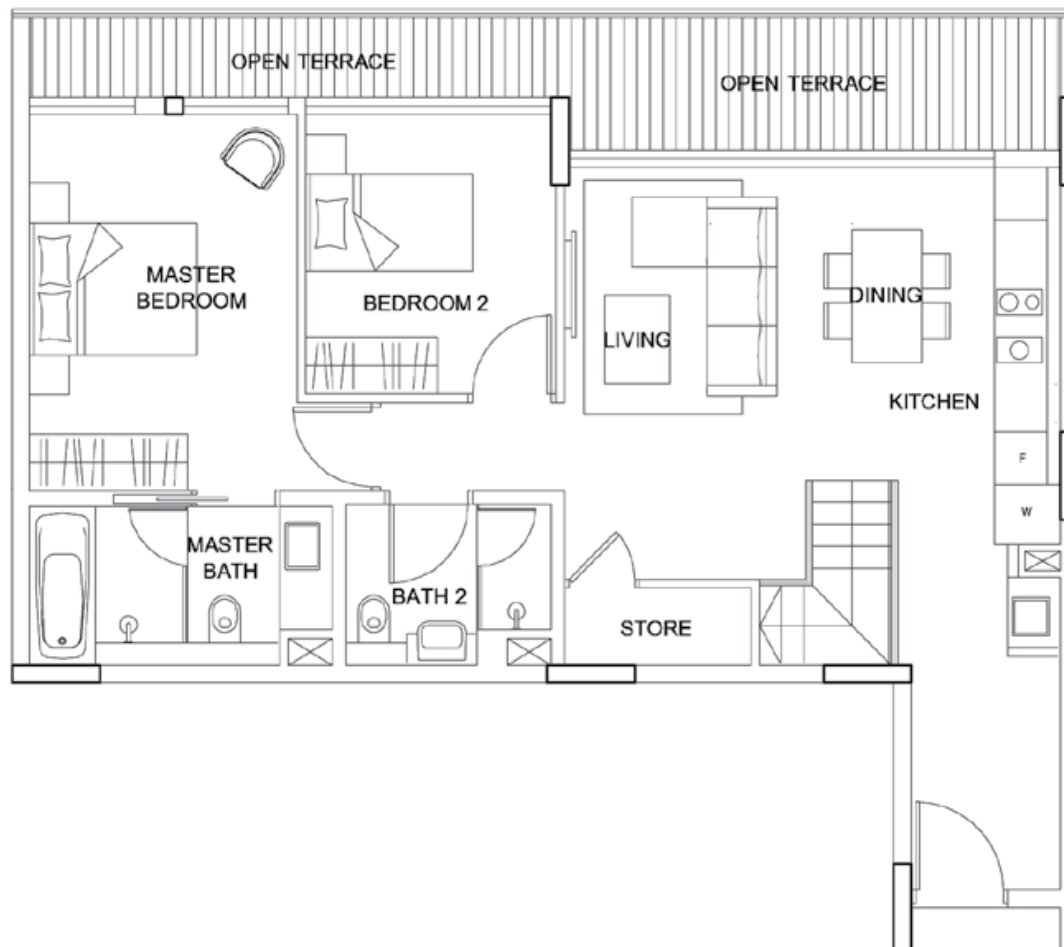
2-Bedroom Penthouse
2304 sq ft
#10-05





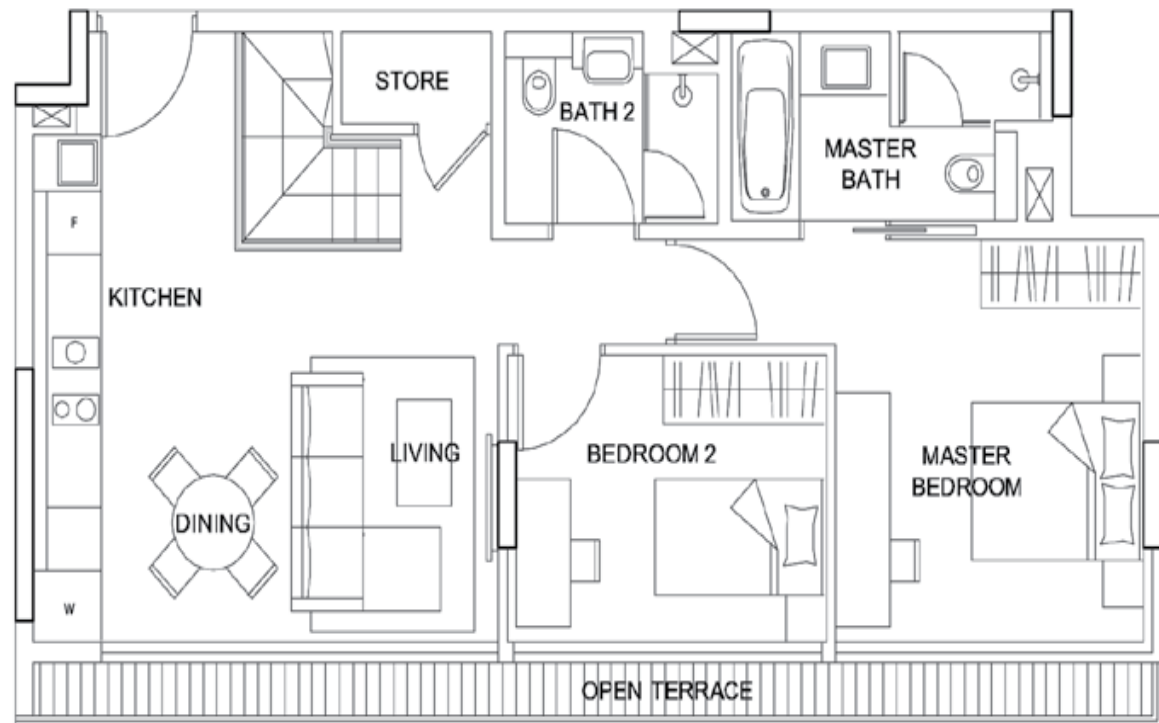
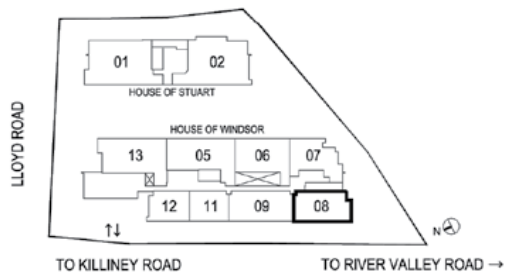
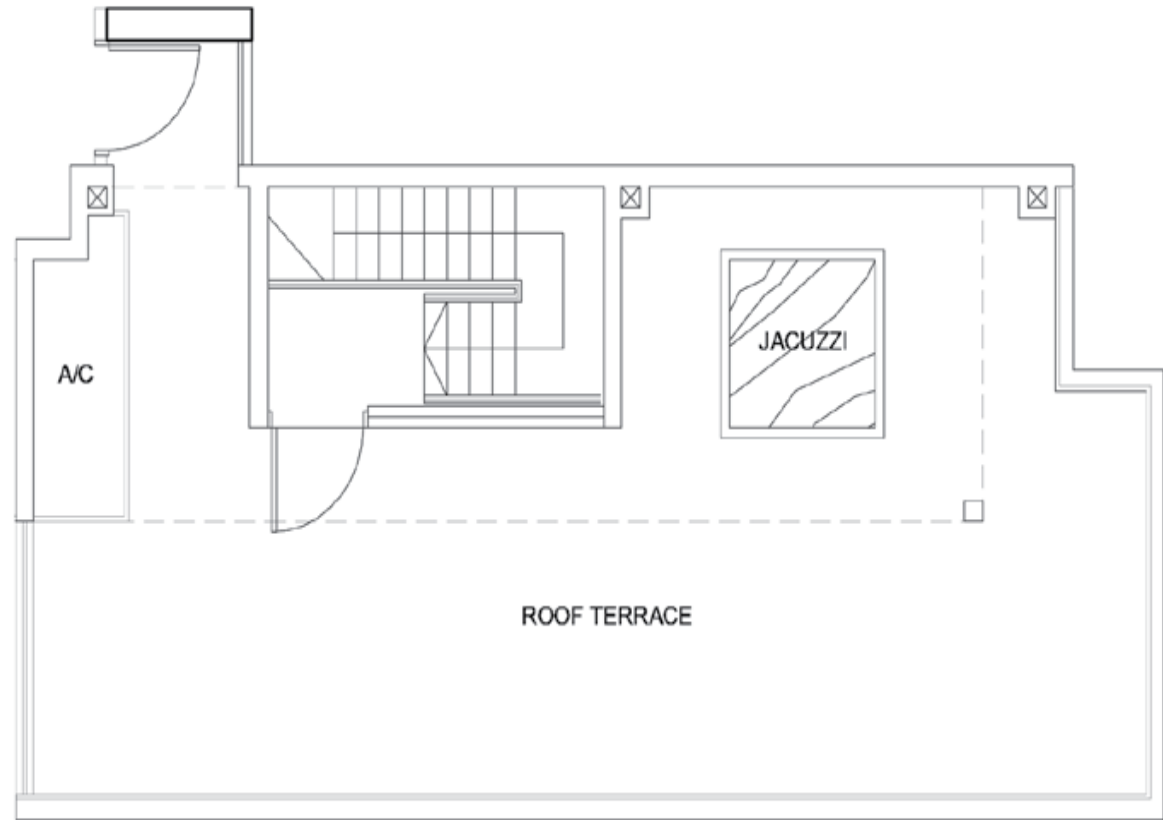
Type PHB1

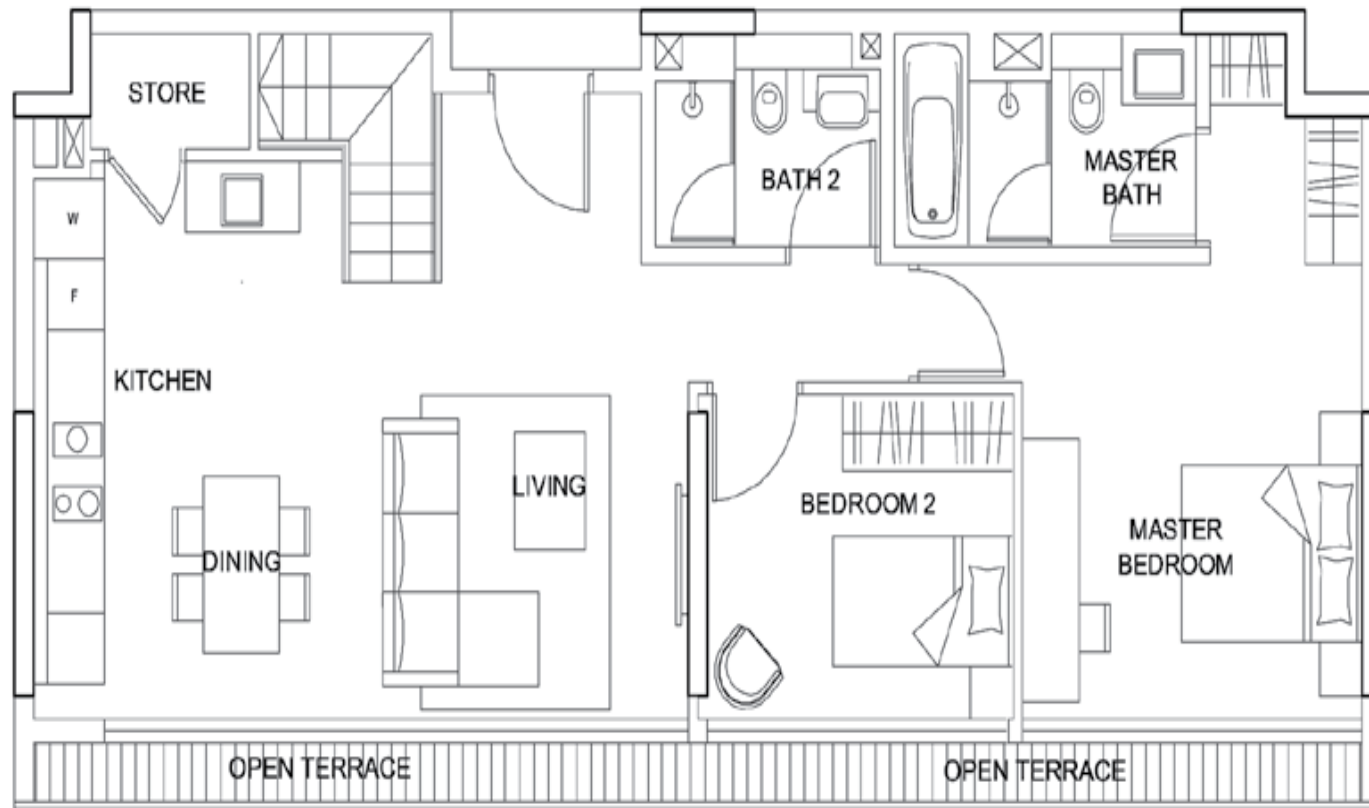
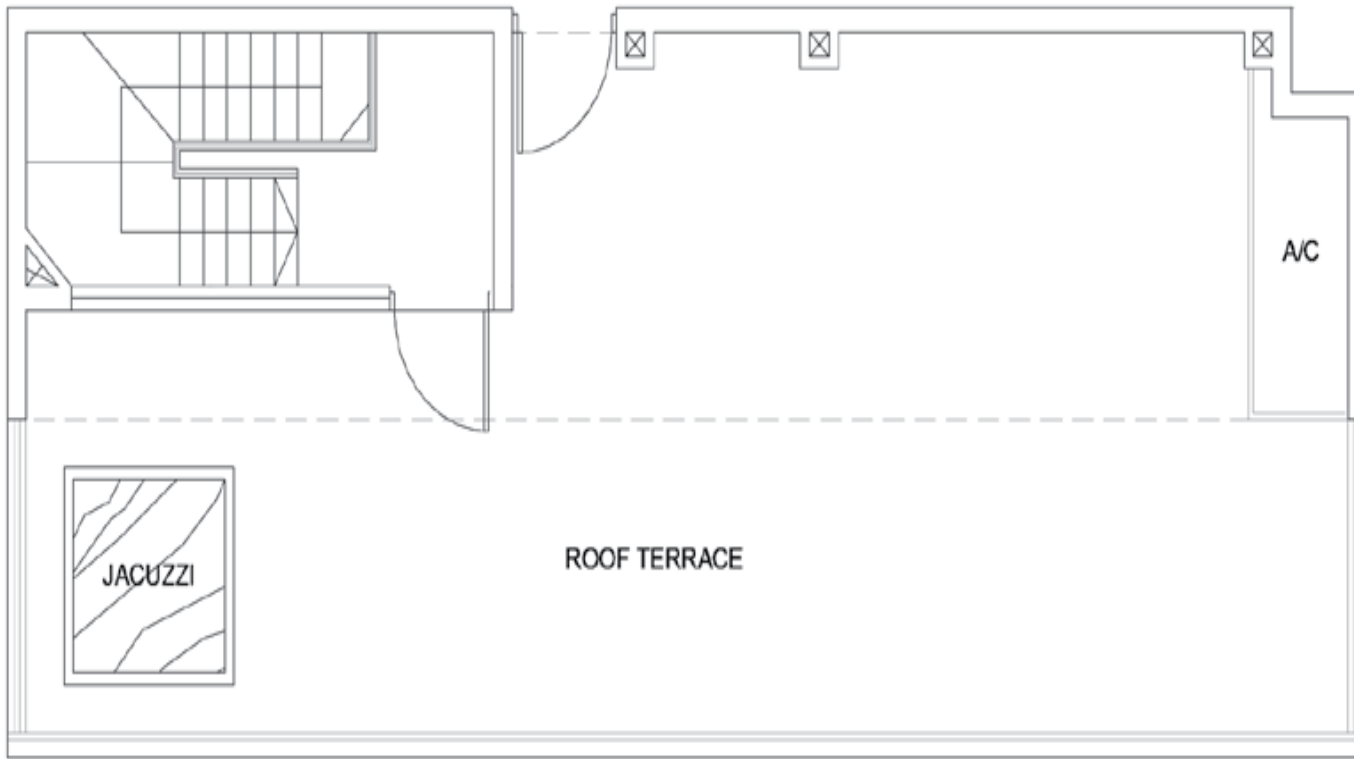
2-Bedroom Penthouse
1895 sq ft
#10-06



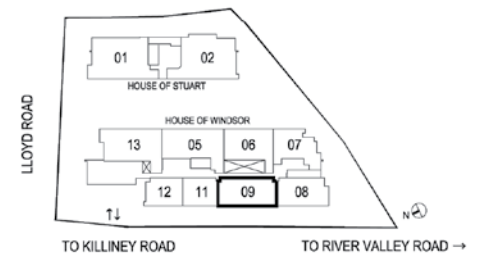
Type PHB2

2-Bedroom Penthouse
1680 sq ft
#10-08



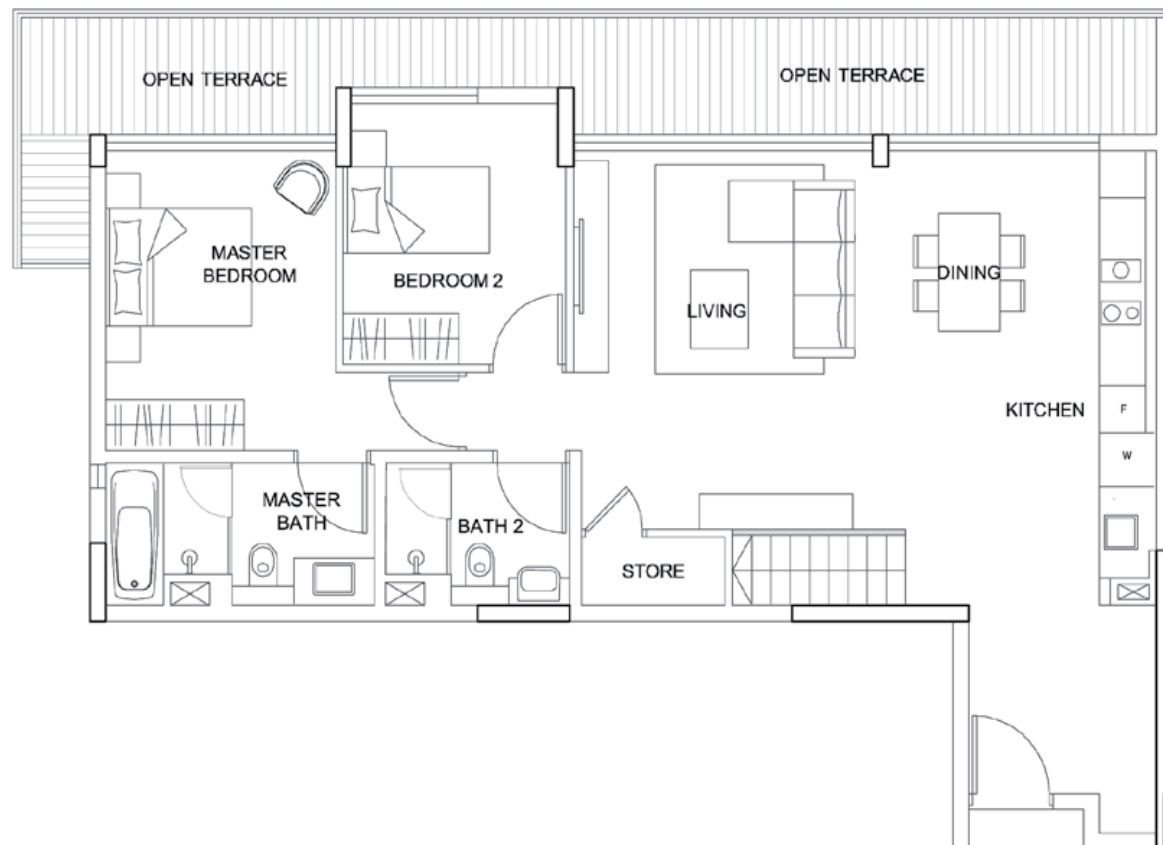
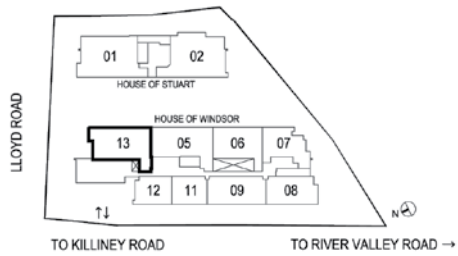
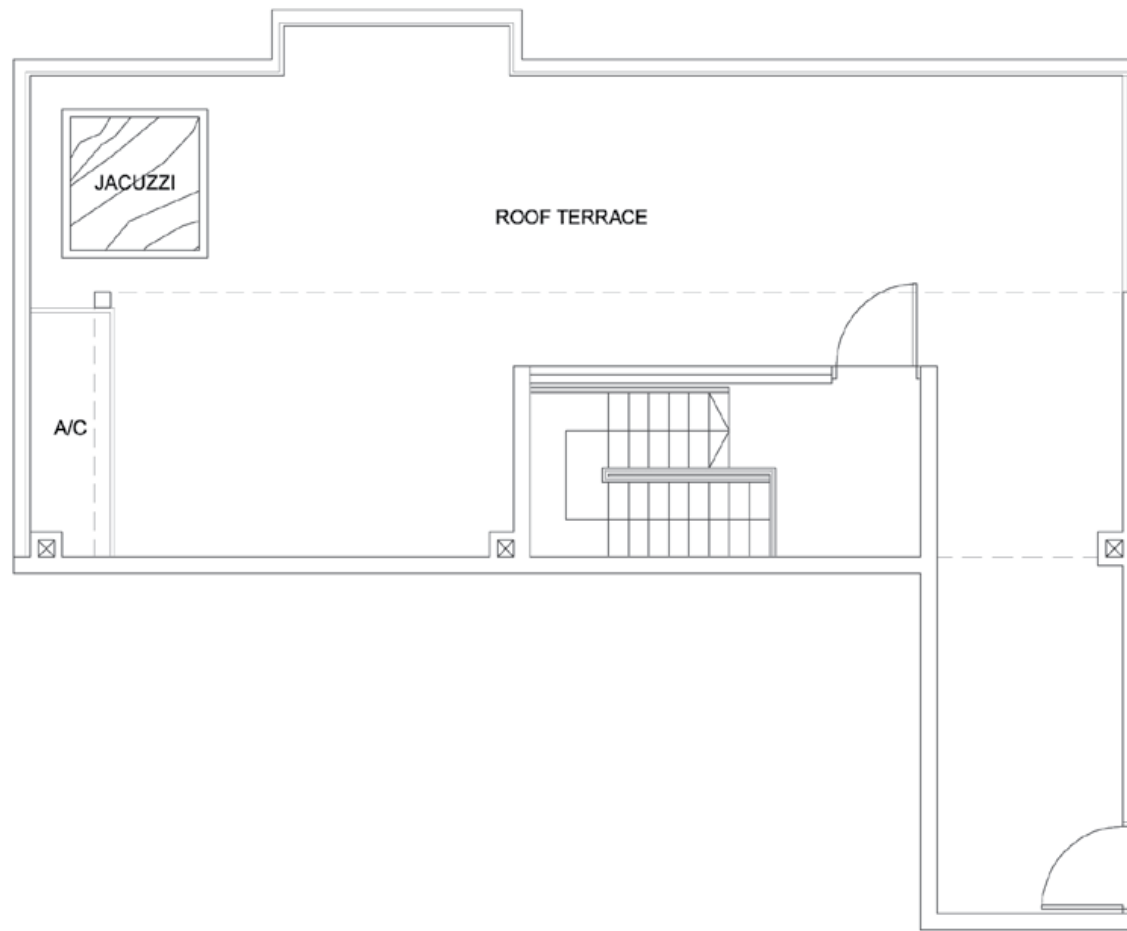


Type PHB3
 2-Bedroom Penthouse
 1938 sq ft
 #10-09



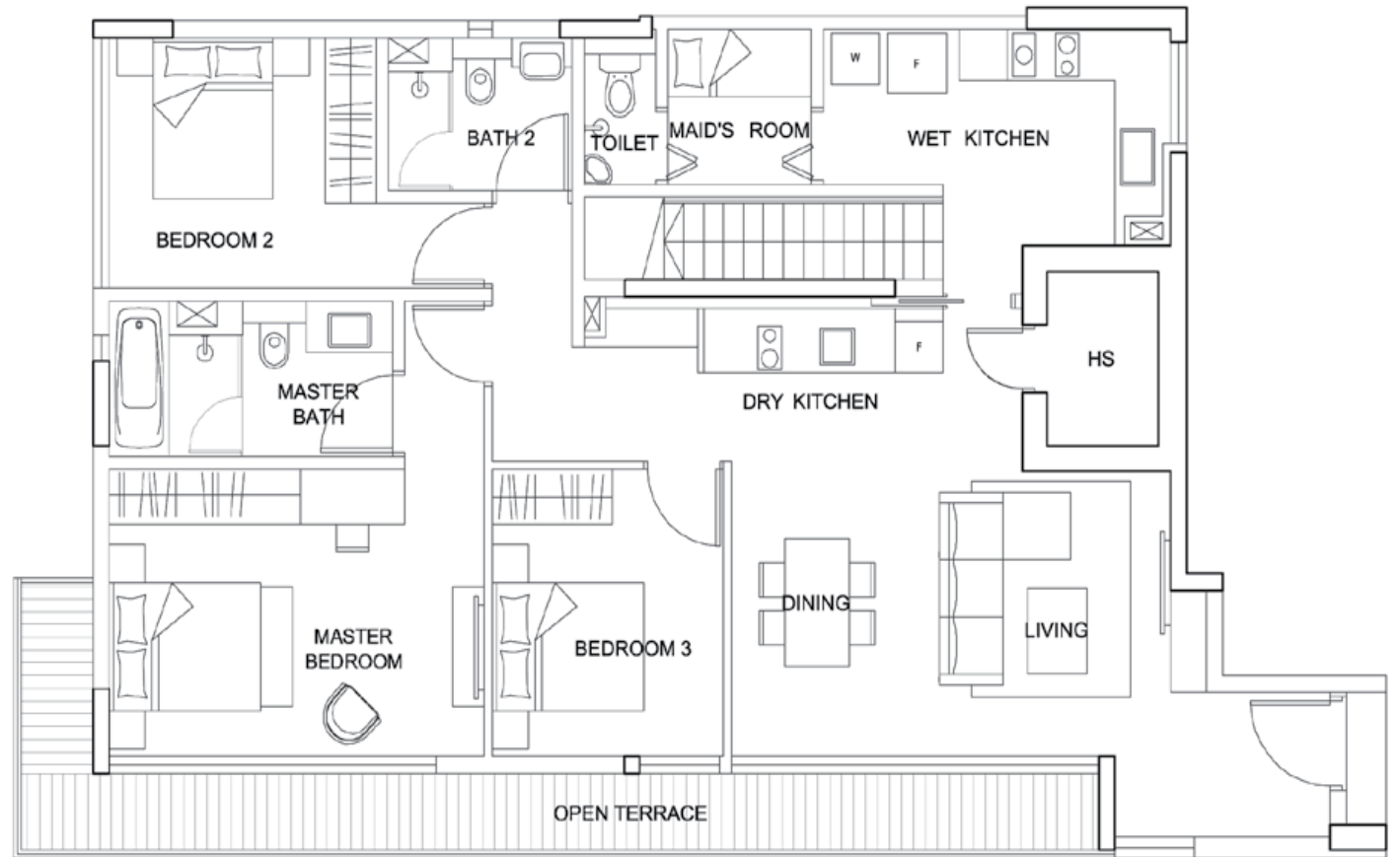
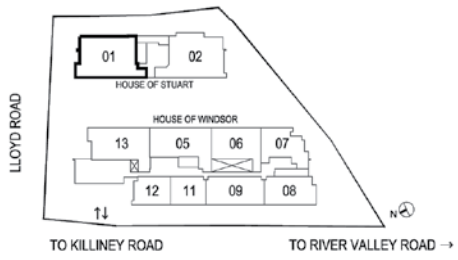
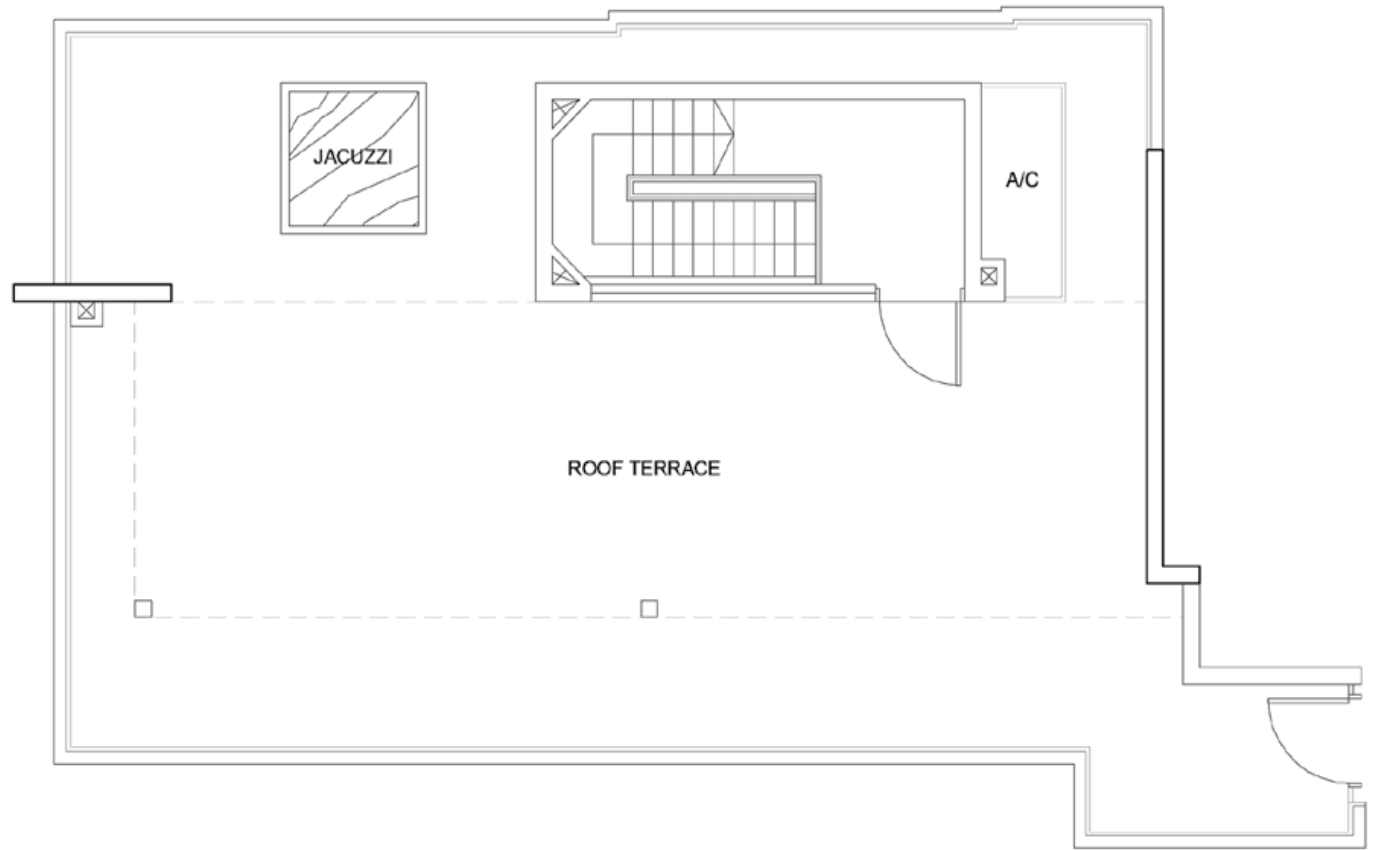
Type PHB4

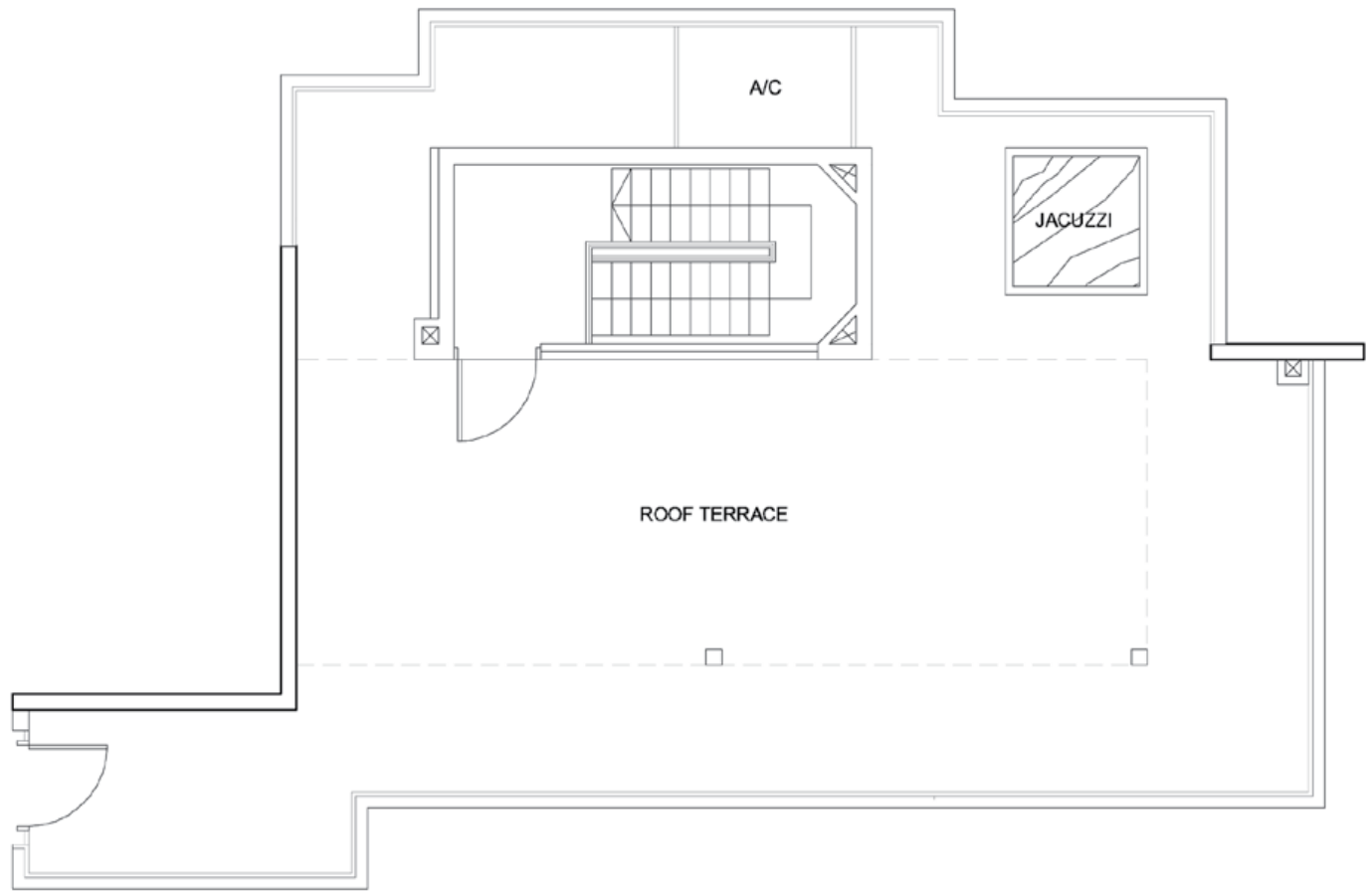
2-Bedroom Penthouse
2304 sq ft
#10-13



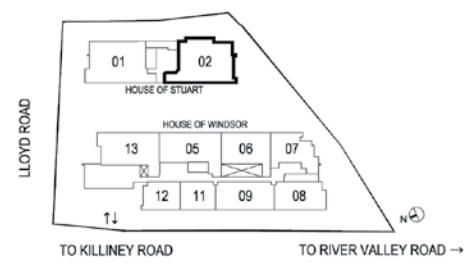
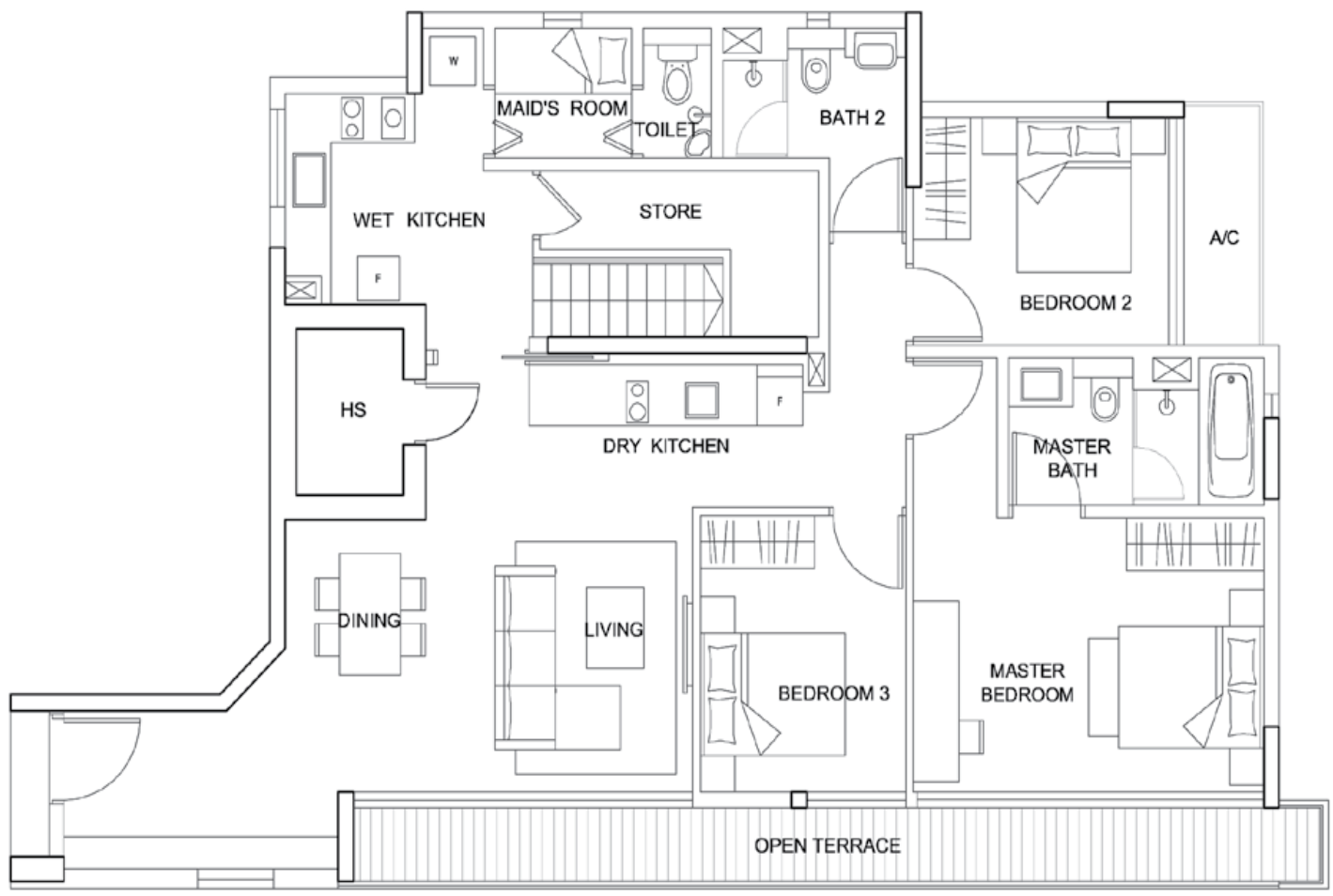
Type PHC1

3-Bedroom Penthouse
2853 sq ft
#10-01





Type PHC2
 3-Bedroom Penthouse
 2853 sq ft
 #10-02



All plans are not drawn to scale and are subject to changes as may be necessary or approved by the relevant authorities. All floor areas are approximate only and are subject to final survey.

SPECIFICATIONS

1 FOUNDATION

Foundation – Reinforced concrete bore piles and/or precast concrete piles and/or steel piles.

2 SUPERSTRUCTURE

Superstructure – Precast and/or cast in-situ reinforced concrete framed structure to Engineer's specifications.

3 WALLS

- (a) External wall – Reinforced concrete and/or common brick.
- (b) Internal wall – Reinforced concrete and/or common brick and/or block wall and/or dry wall partition and/or precast concrete panel.

4 ROOF

Flat roof – Reinforced concrete roof with waterproofing and insulation.

5 CEILING (where applicable)

- (a) Living, Dining, Master Bedroom, Bedroom 2, Bedroom 3, Study, Kitchen, Dry Kitchen, Maid's Room – Ceiling board.
- (b) Master Bath, Bath 2, Toilet, Wet Kitchen, Balcony – Moisture resistant ceiling board.
- (c) Household Shelter, Store – Reinforced concrete slab with skim coat and emulsion paint finish.

6 FINISHES (where applicable)

(1) Wall:

(a) For Apartments

- (i) Living, Dining, Master Bedroom, Bedroom 2, Bedroom 3, Study, Kitchen, Dry Kitchen, Maid's Room, Store – Cement and sand plaster and/or skim coat with emulsion paint finish.
- (ii) Master Bath (For 1BR, 1BR PH) – Marble or homogeneous tiles up to false ceiling. (Note that selection for wall finishes to match floor finishes).
- (iii) Master Bath, Bath 2 (For 2BR, 2BR PH, 3BR PH) – Marble up to false ceiling.
- (iv) Toilet, Wet Kitchen – Homogeneous tiles up to false ceiling.
- (v) Household Shelter – Skim coat with emulsion paint.
- (vi) External wall of Apartment – Cement and sand plaster and/or skim coat with emulsion paint finish and/or skim coat with textured paint.

(b) For Common Areas

- (i) Lift Lobby (for 1st storey area) – Granite and/or marble and/or homogeneous tile and/or cement and sand plaster and/or skim coat with emulsion paint finish.
- (ii) Lift Lobby (except for 1st storey) – Homogeneous tile and/or cement and sand plaster and/or skim coat with emulsion paint finish.
- (iii) Common corridor and staircase – Cement and sand plaster and/or skim coat with emulsion paint finish.

(2) Floor:

(a) For Apartments

- (i) Living, Dining, Kitchen (For 1BR, 1BR PH) – Marble or timber strip flooring with timber skirting.
- (ii) Living, Dining, Kitchen, Dry Kitchen (where applicable) (For 2BR, 2BR PH, 3BR PH) – Marble with timber skirting.
- (iii) Master Bedroom, Bedroom 2, Bedroom 3, Study – Timber strip flooring with timber skirting.
- (iv) Master Bath (For 1BR, 1BR PH) – Marble or homogeneous tiles (Note that selection for floor finishes to match wall finishes).
- (v) Master Bath, Bath 2 (For 2BR, 2BR PH, 3BR PH) – Marble.
- (vi) Toilet, Wet Kitchen, Maid's Room, Store – Homogeneous tile with skirting.
- (vii) Household Shelter – Homogeneous tile.
- (viii) Internal Staircase (For all PH) – Reinforced concrete staircase with timber thread.
- (ix) Balcony, open terrace – Homogeneous tile.
- (x) Roof terrace – Homogeneous tile and/or pebble wash.

(b) For Common Areas

- (i) Lift Lobby (for 1st storey area) – Granite and/or marble and/or homogeneous tile.
- (ii) Lift Lobby (except for 1st storey) – Homogeneous tile with skirting.
- (iii) Common corridor – Homogeneous tile with skirting.
- (iv) Common staircase – Homogeneous tile and/or pebble wash and/or cement sand screed.

7 WINDOWS (where applicable)

- (i) Windows – Powder-coated aluminium framed glazed windows.
- (ii) Operable screen to balcony, A/C ledge, open terrace – Powder-coated aluminium operable screen.

8 DOORS (where applicable)

- (a) Main Entrance – Approved fire-rated timber door.
- (b) Master Bedroom, Bedroom 2, Bedroom 3, Master Bath, Bath 2, Toilet, Wet Kitchen, Maid's Room, Store – Timber door or timber door with infill glass or PVC door.
- (c) Balcony, open terrace – Aluminium framed sliding or casement swing glass door.
- (d) Household Shelter – Approved steel blast door.
- (e) Internal staircase to roof terrace – Aluminium framed casement swing glass door.
- (f) Ironmongery – Quality locksets and ironmongery to doors.

9 SANITARY FITTINGS (where applicable)

(a) Master Bath:

- (i) Vanity top with 1 washbasin and 1 mixer tap

- (ii) 1 shower screen complete with shower set and rainshower
- (iii) 1 wall hung w.c.
- (iv) 1 mirror
- (v) 1 toilet paper holder
- (vi) 1 towel rail

(b) Bath 2:

- (i) Vanity top with 1 washbasin and 1 mixer tap
- (ii) 1 shower screen complete with shower set and rainshower
- (iii) 1 wall hung w.c.
- (iv) 1 mirror
- (v) 1 toilet paper holder
- (vi) 1 towel rail or towel ring

(c) Toilet:

- (i) 1 washbasin and tap
- (ii) 1 shower set
- (iii) 1 pedestal w.c.
- (iv) 1 toilet paper holder
- (v) 1 mirror

(d) Kitchen, Wet Kitchen:

- (i) 1 washing machine bib tap

(e) Roof Terrace, Private Enclosed Space (PES):

- (i) 1 bib tap

10 ELECTRICAL INSTALLATION

- (a) Refer to 'Electrical Schedule' for details.
- (b) Electrical wiring below false ceiling within the apartments shall generally be concealed where possible.

11 TV/FM/TELEPHONE

- (a) Refer to 'Electrical Schedule' for details.

12 LIGHTNING PROTECTION

- (a) In compliance with Singapore Standard CP 33: 1996.

13 PAINTING

- (a) External wall – Emulsion paint and/or textured paint finish.
- (b) Internal wall – Emulsion paint.

14 WATERPROOFING

- (a) Waterproofing to floors of Master Bath, Bath 2, Toilet, Wet Kitchen, Balcony, Open Terrace, Roof Terrace, RC flat roof as and when required (where applicable).

15 DRIVEWAY AND CAR PARK

- (a) Carpark at basement and carpark ramp – Reinforced concrete floor with epoxy coating.
- (b) Drop-off area on 1st storey – Granite and/or granolithic pebble wash.

16 RECREATIONAL FACILITIES

1st Storey

- (a) Porte-Cochere
- (b) Welcome Lounge
- (c) Concierge Counter
- (d) Reading Alcove
- (e) Water Court
- (f) Gourmet Pavilion
- (g) Lap Pool
- (h) Sun Deck
- (i) Wet Lounge
- (j) Hydrotherapy Lounge
- (k) Cabana
- (l) Tanner Fountain
- (m) Aqua Gym
- (n) Sauna
- (o) Putting Green
- (p) Meditation Niche
- (q) Discovery Maze
- (r) Kid's Paradise

Sky gardens

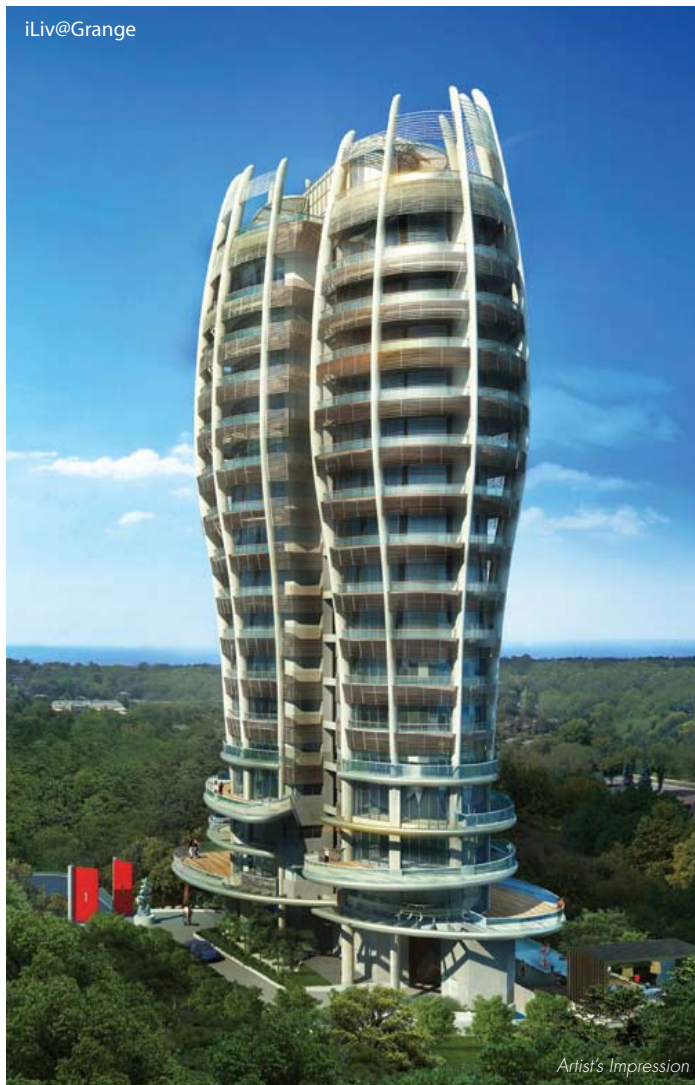
- (i) 2nd storey – Relaxation Lounge
- (ii) 4th storey – Adrenaline Alcove
- (iii) 6th storey – Al Fresco Wine & Dine
- (iv) 8th storey – Health & Fitness Millieu
- (iv) 10th storey – Spa Sanctuary

17 ADDITIONAL ITEMS (where applicable)

- (a) Kitchen cabinets – Kitchen cabinets with compressed quartz worktop and stainless steel sink with mixer.
- (b) Kitchen appliances – Cooker hood, induction cooker hob, built-in combination steam oven, built-in fridge/freezer, free-standing washing machine, free-standing dryer (Kitchen appliances selection for PH units might differ).

The designer home

experts.



Heeton Holdings Limited

Heeton's mission as a niche property developer is to deliver distinctive creations out of the ordinary. Every residential development project it undertakes is inspired by the philosophy that life is filled with endless possibilities, and should be lived with zest. Most of Heeton's residential projects are situated in Singapore's prime districts. Among its recent projects are iLiv@Grange, Lincoln Suites, The Lumos, The Element@Stevens and DLV in Singapore and Twins at Damansara Heights in Malaysia.

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KSH is a well-established construction, property development and property management group with over 29 years of experience. Backed by a strong and diversified track record, the Group boasts a wide repertoire of property projects in Singapore, Malaysia and China. Some of the Group's notable private-sector projects in Singapore are The Coast, The Berth by the Cove, The Spectrum and Montview. Currently KSH has two property developments created by its associate company, JHTD—Tianxing Riverfront Square in Tianjin and Liang Jing Ming Ju in Beijing.

TEE International Limited

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For enquiries: (65) 6456 9988

Jointly developed by:



Project Details:

Developer: Unique Development Pte Ltd • UEN No.: 200800326C • Developer's Licence No.: C0740 • Tenure of Land: Estate in Fee Simple (Freehold) • Legal Description: Lot 32W TS 20 • Expected Date of Delivery of Vacant Possession: No later than 31st December 2014 • Expected Date of Legal Completion: No later than 31st December 2017 or 3 years after notice of Vacant Possession whichever is earlier • Building Plan No.: A1136-00002-2010-BP01 dated 23 March 2011

Project Consultants:

Architect: Broadway Malyan Asia Pte Ltd / RDC Architects Pte Ltd • Landscape Consultant: Broadway Malyan Asia Pte Ltd • Structural Engineer: KTP Consultants Pte Ltd • M&E Consultant: Alpha Consulting Engineers Pte Ltd • Quantity Surveyor: Rider Levett & Bucknall LLP

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