

Van Holland

Live where you love

A residential  
masterpiece,  
crafted to  
create deep  
impressions.



Where water is woven into a tapestry of distinctive style.



A monument to life's  
ebb and flow.

Inspired by the fluidity and dynamism of water,  
Van Holland is an architectural masterpiece that  
lets residents explore the various moods of this  
life-giving element.



Around you, a world of convenience blooms.

**3 mins**  
walk to  
Holland Village MRT

**3 mins**  
walk to  
Holland Village

**3 mins**  
walk to  
banks and financial services

**5 mins**  
walk to  
medical facilities

**7 mins**  
drive to  
renowned schools

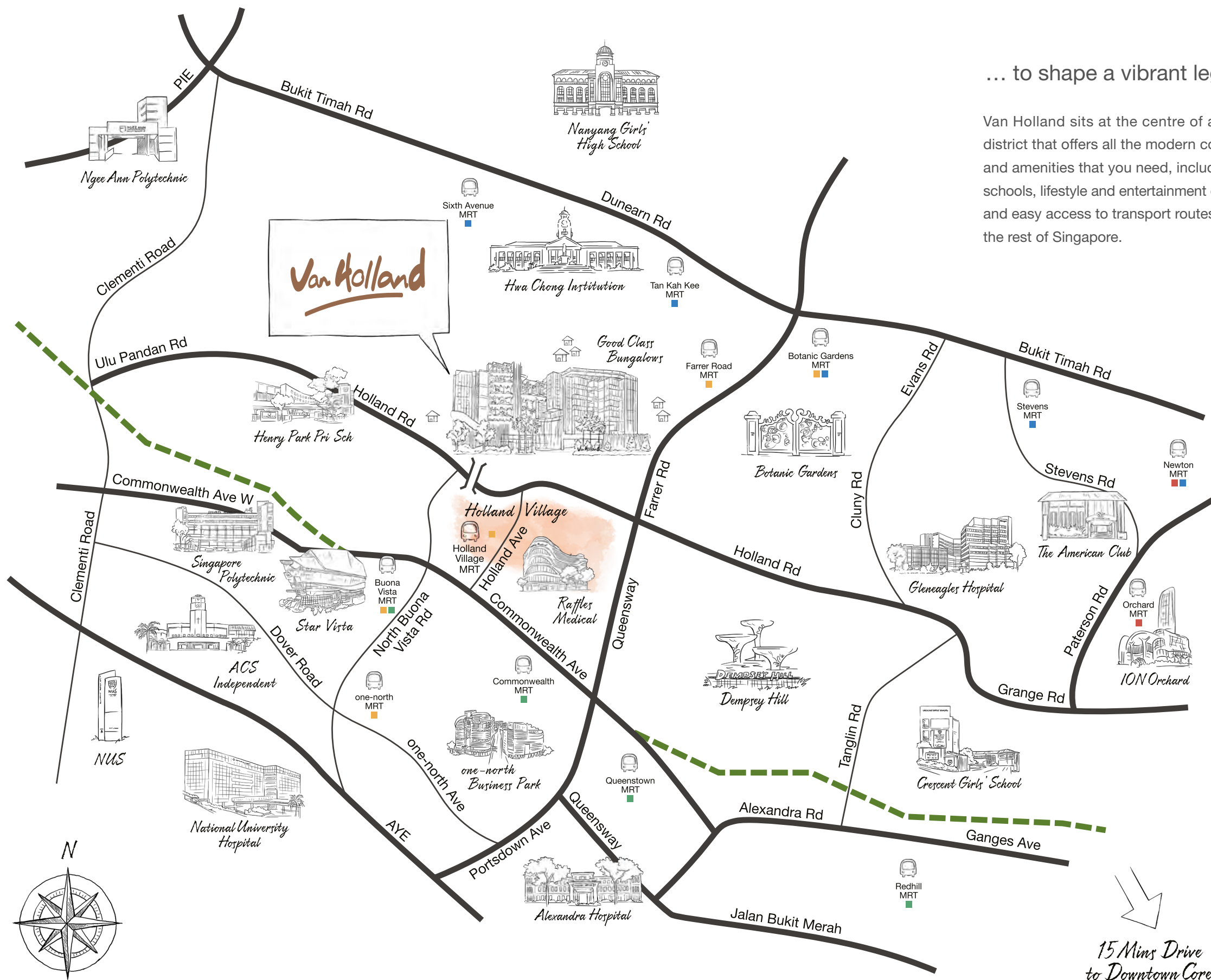
**5 mins**  
drive to  
Dempsey Hill

**10 mins**  
drive to  
the bustle of Orchard Road

**7 mins**  
drive to  
Singapore Botanic Gardens

**15 mins**  
drive to  
Downtown Core

**20 mins**  
drive to  
Changi Airport



... to shape a vibrant legacy.

Van Holland sits at the centre of a bustling district that offers all the modern conveniences and amenities that you need, including premier schools, lifestyle and entertainment destinations, and easy access to transport routes leading to the rest of Singapore.



Holland Village MRT



Holland Piazza



Raffles Holland V

15 Mins Drive to Downtown Core

LEGEND:  
 : GCB / Landed  
 : Park Connector Network  
 : MRT  
 : NSL  
 : CCL  
 : DTL  
 : EWL  
 : Link Bridge

Map is not drawn to scale and is for illustration purposes. Travelling time is an approximation only.



Explore the more exciting side of life.

With Holland Village just a short stroll away, it easily becomes a part of your extended home, letting you enjoy its unique culture anytime you wish.

Elevate your definition  
of luxury living.

With the panorama of the world  
embracing you, the Panoramic Sky  
Pool is the ideal place to relax before  
adjoining to the rooftop Clubhouse.





# SITE PLAN

## FACILITIES

1. Main Entrance
2. Link Bridge
3. Grand Waterfall
4. Drop-off
5. Infinity Lap Pool
6. Children's Pool
7. Jacuzzi Spa
8. Sun Deck
9. Outdoor Shower
10. Cascading Waterfall
11. Waterfall Garden (Basement)
12. Gym Room
13. Secured Bike Garage (Basement)
14. Bike Maintenance Area (Basement)
15. Hammock Garden
16. Riverine Garden Walk
17. Garden of Life
18. Fitness Garden
19. Junior's Rock Climbing Wall
20. Garden Lounge
21. Tropical Garden Walk
22. Children's Playground 1
23. Sky Terrace (Level 2 & 4)

## ANCILLARY

- A. Side Gate
- B. Bin Centre (Basement)
- C. Substation (Basement)
- D. Genset
- E. Ventilation Shaft



BP Ref No.: A1378-01810-2018-BP02  
Date of Approval: 04 Oct 2019

# SKY GARDEN

AT BLK 186 & BLK 188



## FACILITIES

- 24. Sky Lounge 1
- 25. Sky Lounge 2
- 26. Children's Playground 2
- 27. Sky Gourmet Pavilion
- 28. Sky Club
- 29. Panoramic Sky Pool
- 30. Jacuzzi Spa 2
- 31. Restroom
- 32. Outdoor Shower
- 33. Aqua Gym

## ANCILLARY

- F. Water Tank (Lower Roof Level)
- G. Water Tank (Attic Level)

# SCHEMATIC DIAGRAM

## 190 HOLLAND ROAD

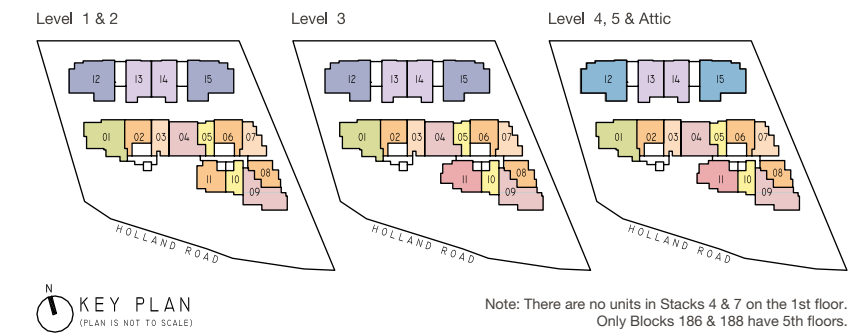
Unit	12	13	14	15
04	L2A	L1	L1	L2A
03	L2	L1	L1	L2
02	L2	L1	L1	L2
01	L2p	L1p	L1p	L2p
Basement	CARPARK			

## 186 HOLLAND ROAD

## 188 HOLLAND ROAD

Unit	1	2	3	SKY GARDEN							10	11
05	D	B3	B1		C1	A1	B3	B2	B4	C2	A2	C3
04	D	B3	B1	SKY TERRACE	C1	A1	B3	B2	B4	C2	A2	C3
03	D	B3	B1		C1	A1	B3	B2	B4	C2	A2	C3
02	D	B3	B1	SKY TERRACE	C1	A1	B3	B2	B4	C2	A2	B5
01	Dp	B3p	B1p		—	A1p	B3p	—	B4p	C2p	A2p	B5p
Basement	CARPARK											

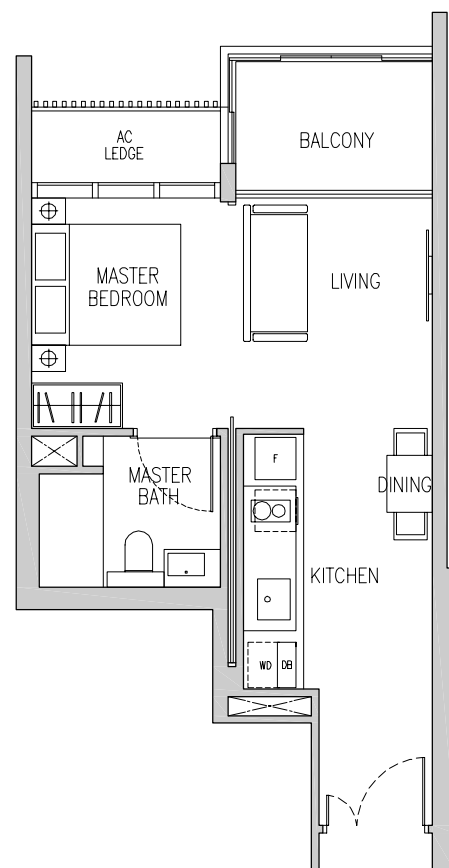
- 1 Bedroom
  - 2 Bedroom
  - 2 Bedroom Premium
  - 3 Bedroom
  - 3 Bedroom + Study
  - 4 Bedroom
- EXCLUSIVE SERIES**
- 2 Bedroom + Study Exclusive
  - 4 Bedroom Exclusive
  - 4 Bedroom Exclusive (with attic)



# Type A1

46 sq m / 495 sq ft

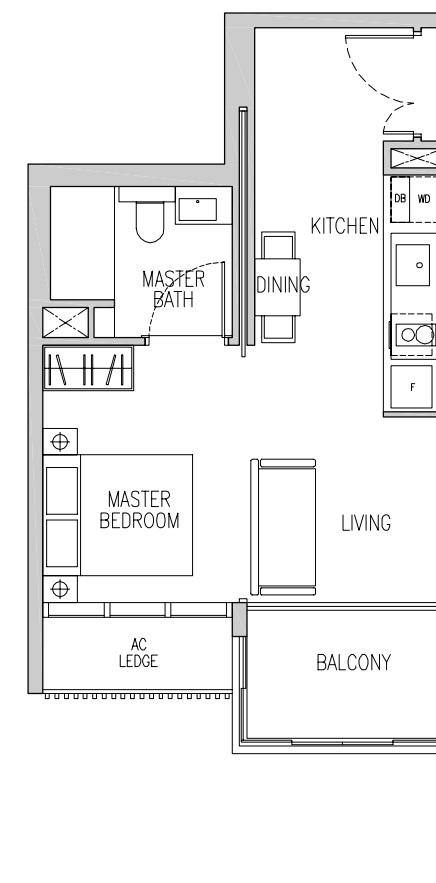
188 Holland Road  
#02-05 to #05-05



# Type A2

46 sq m / 495 sq ft

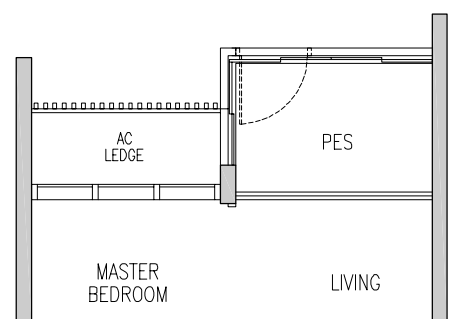
188 Holland Road  
#02-10 to #05-10



# Type A1p

46 sq m / 495 sq ft

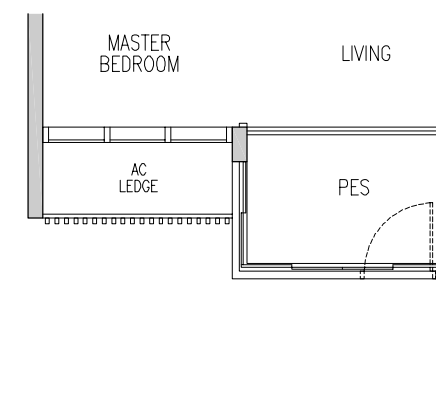
188 Holland Road  
#01-05



# Type A2p

46 sq m / 495 sq ft

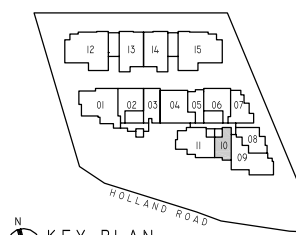
188 Holland Road  
#01-10



KEY PLAN  
(PLAN IS NOT TO SCALE)



Area includes A/C ledge, balcony and PES. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. The plans are subject to change as may be required or approved by relevant authorities. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.



KEY PLAN  
(PLAN IS NOT TO SCALE)

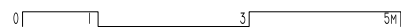
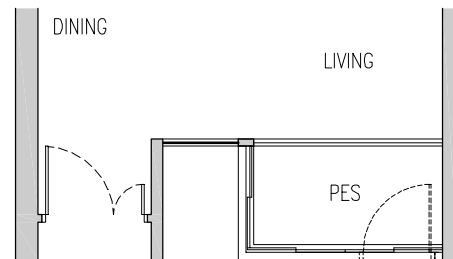
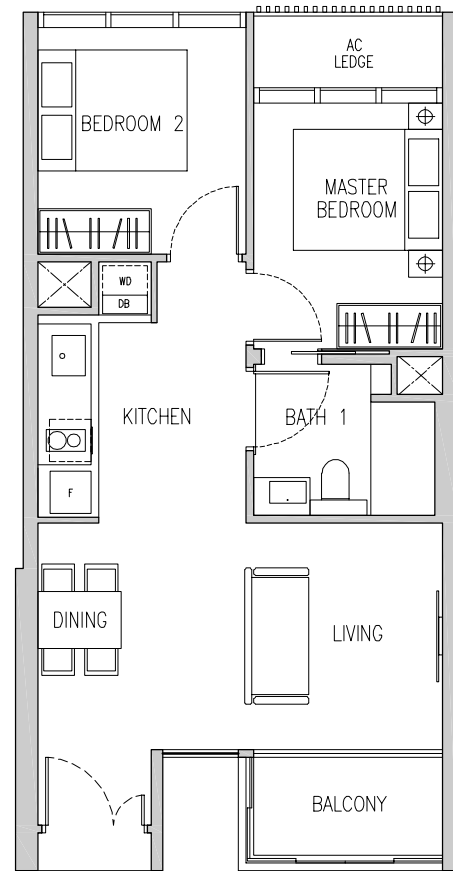


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# Type B1

61 sq m / 657 sq ft

186 Holland Road  
#02-03 to #05-03

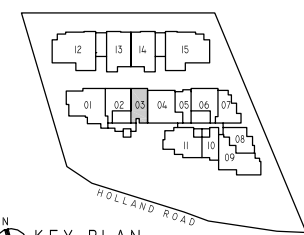


Area includes A/C ledge, balcony and PES. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. The plans are subject to change as may be required or approved by relevant authorities. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.

# Type B1p

61 sq m / 657 sq ft

186 Holland Road  
#01-03

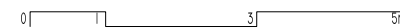
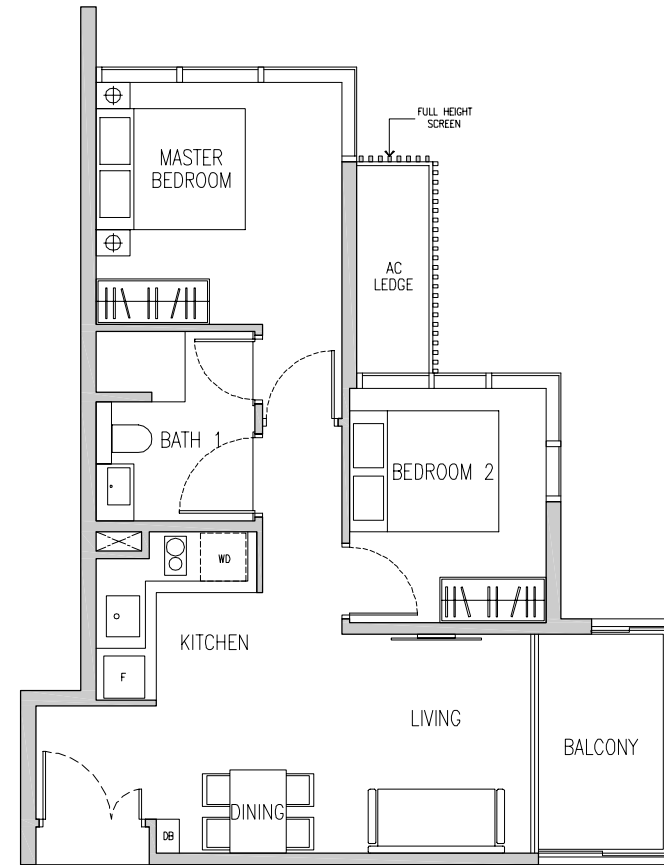


N  
KEY PLAN  
(PLAN IS NOT TO SCALE)

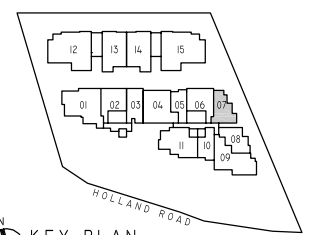
# Type B2

64 sq m / 689 sq ft

188 Holland Road  
#02-07 to #05-07



Area includes A/C ledge, balcony and PES. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. The plans are subject to change as may be required or approved by relevant authorities. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.



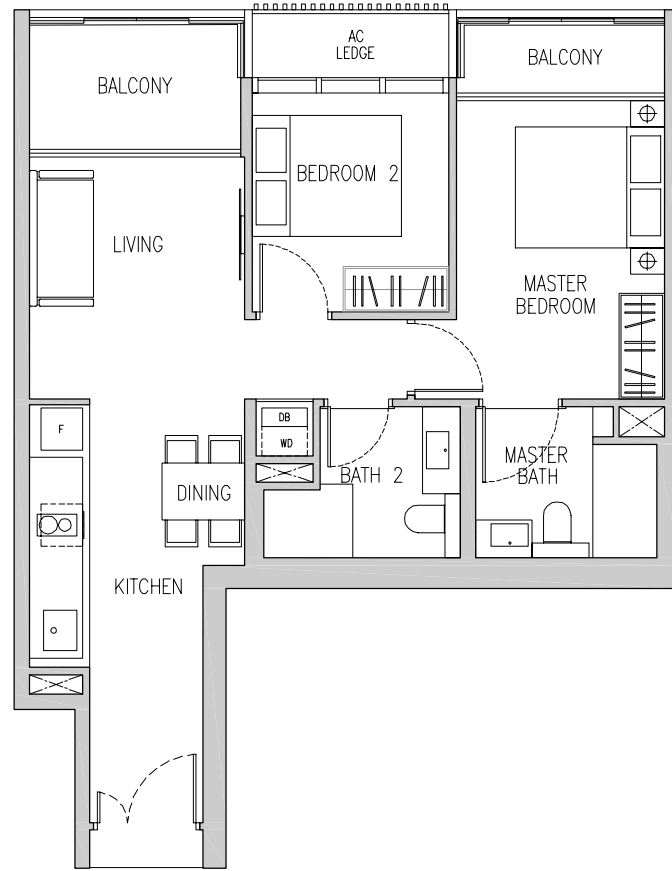
N  
KEY PLAN  
(PLAN IS NOT TO SCALE)

### Type B3

72 sq m / 775 sq ft

186 Holland Road  
#02-02 to #05-02

188 Holland Road  
#02-06\* to #05-06\*

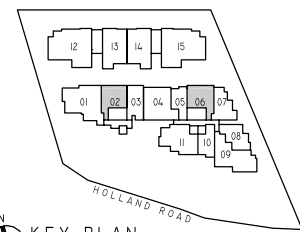
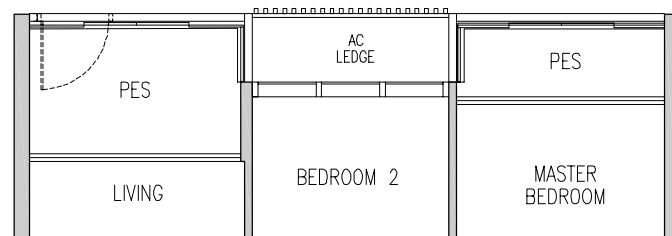


### Type B3p

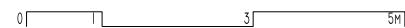
72 sq m / 775 sq ft

186 Holland Road  
#01-02

188 Holland Road  
#01-06\*



KEY PLAN  
(PLAN IS NOT TO SCALE)



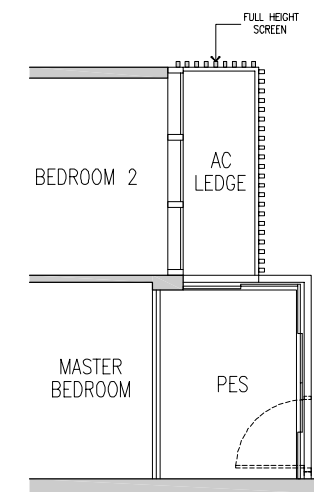
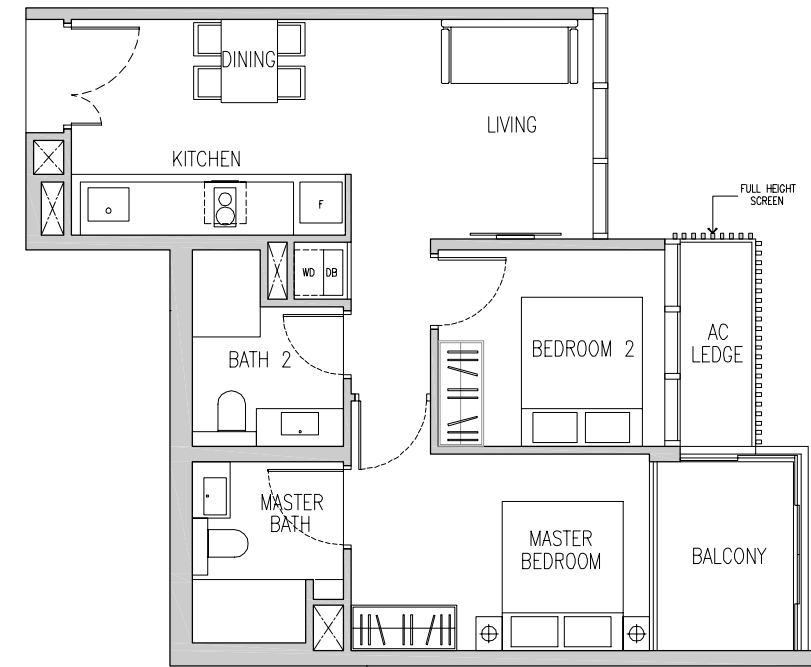
\*Denotes Mirrored Unit

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### Type B4

66 sq m / 710 sq ft

188 Holland Road  
#02-08 to #05-08



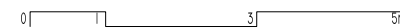
### Type B4p

66 sq m / 710 sq ft

188 Holland Road  
#01-08



KEY PLAN  
(PLAN IS NOT TO SCALE)

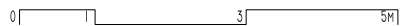
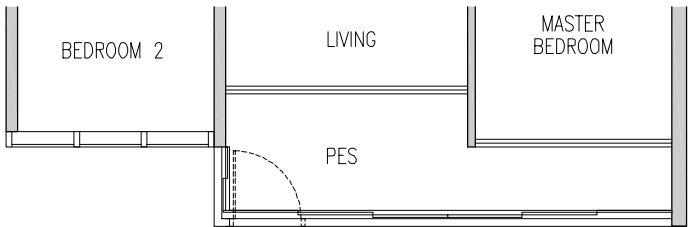
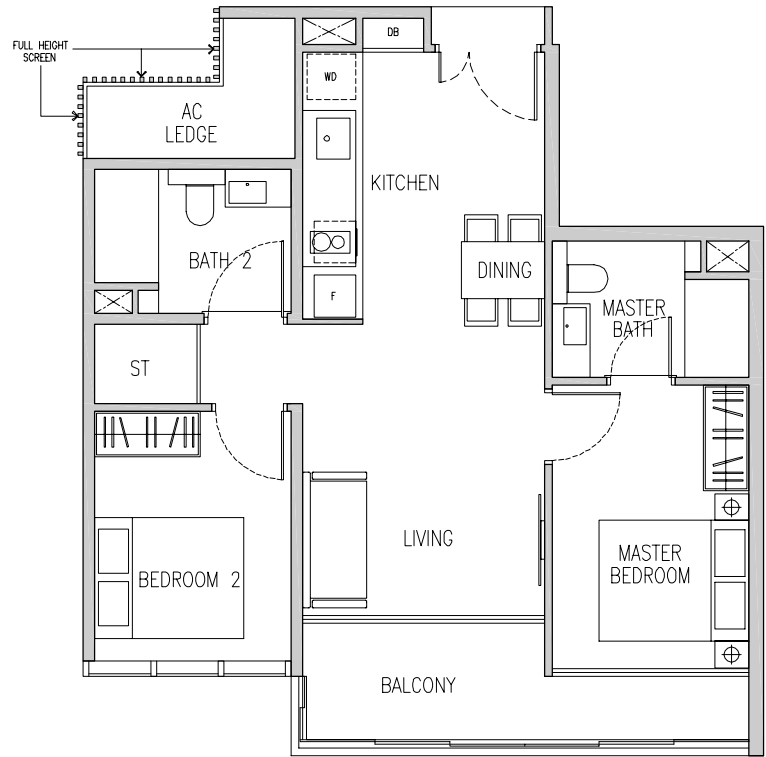


Area includes A/C ledge, balcony and PES. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. The plans are subject to change as may be required or approved by relevant authorities. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.

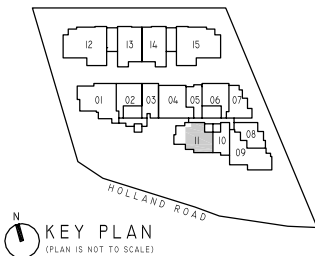
# Type B5

74 sq m / 797 sq ft

188 Holland Road  
#02-11



Area includes A/C ledge, balcony and PES. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. The plans are subject to change as may be required or approved by relevant authorities. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.

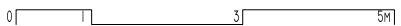
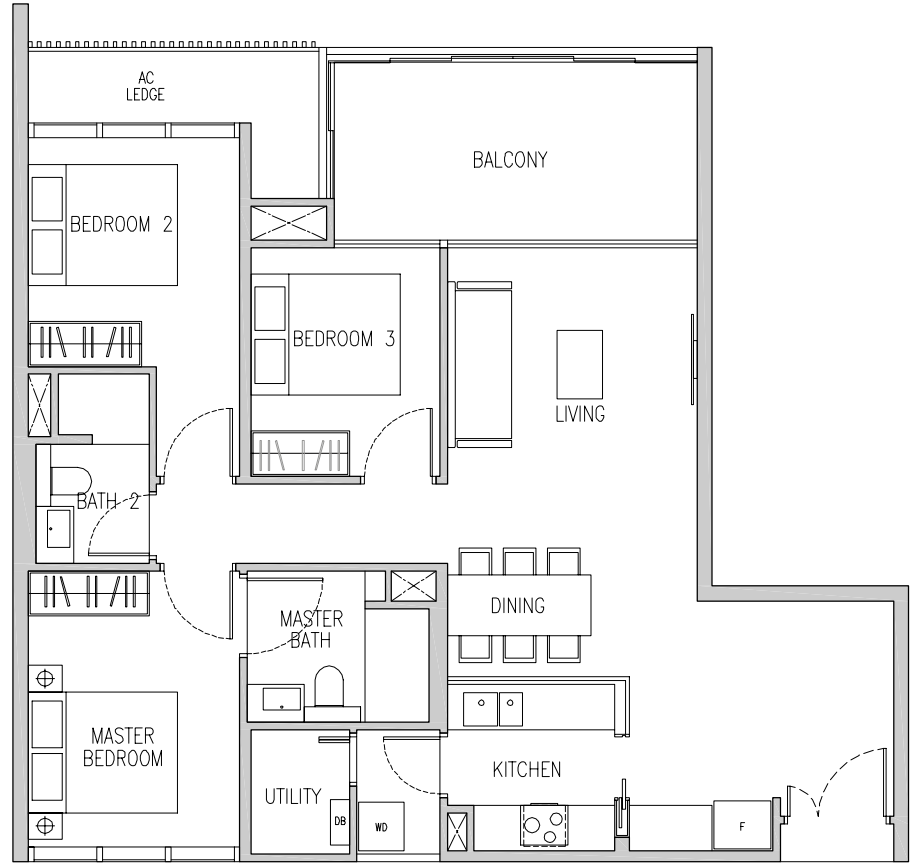


KEY PLAN  
(PLAN IS NOT TO SCALE)

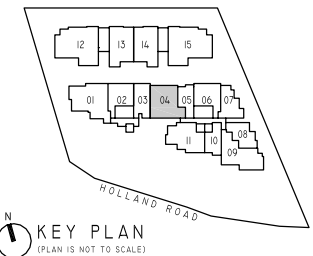
# Type C1

105 sq m / 1130 sq ft

188 Holland Road  
#02-04 to #05-04



Area includes A/C ledge, balcony and PES. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. The plans are subject to change as may be required or approved by relevant authorities. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.

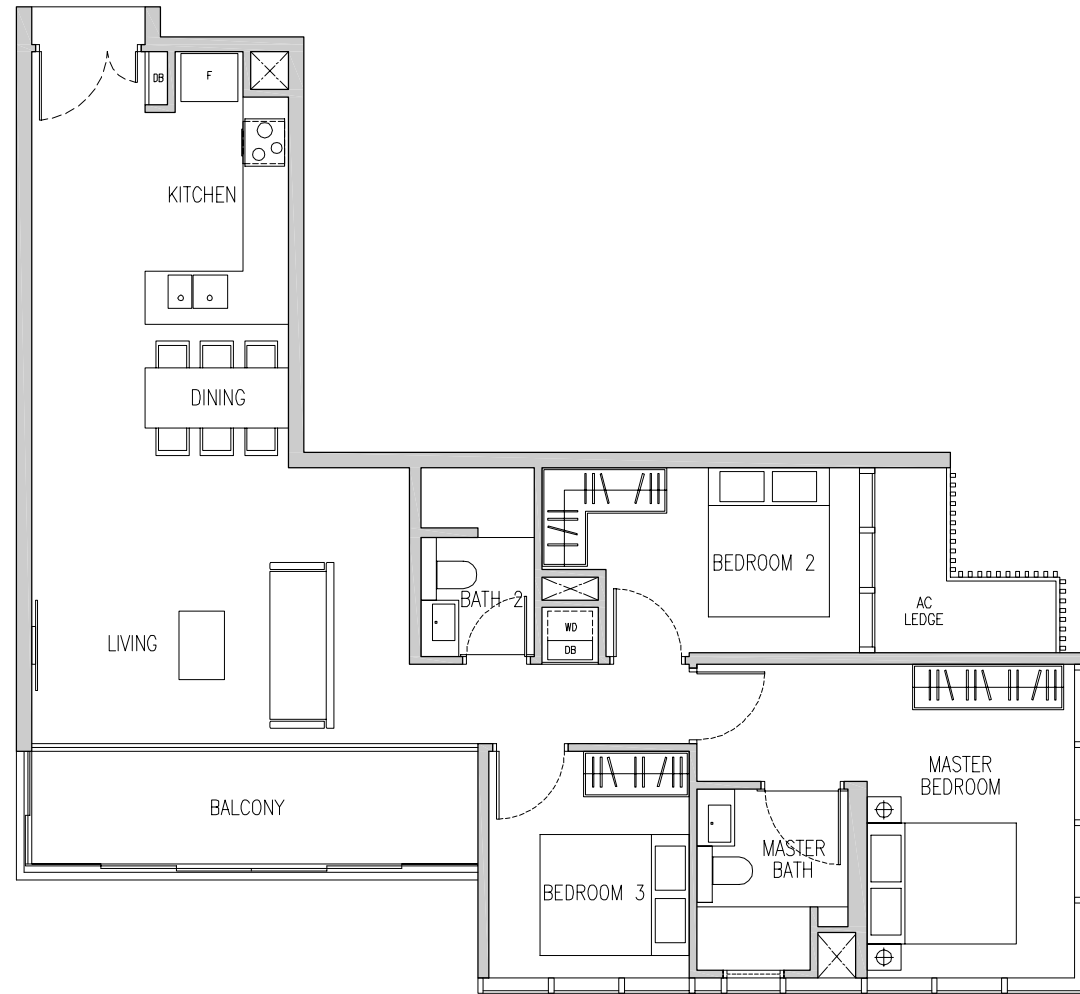


KEY PLAN  
(PLAN IS NOT TO SCALE)

# Type C2

107 sq m / 1152 sq ft

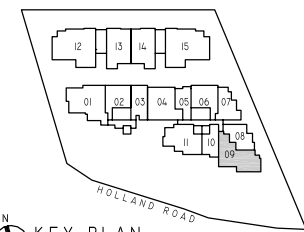
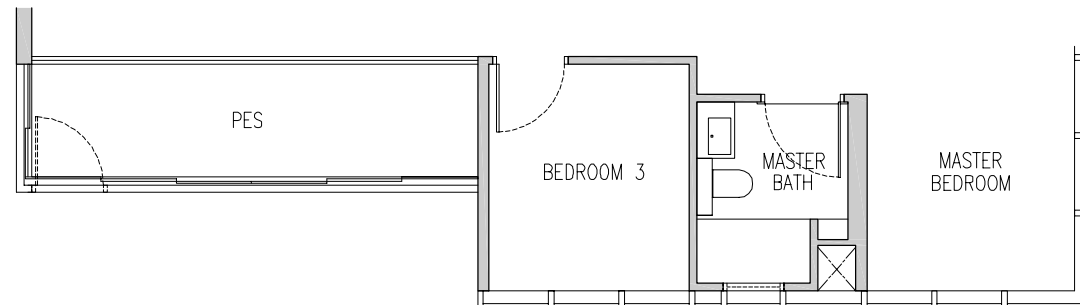
188 Holland Road  
#02-09 to #05-09



# Type C2p

107 sq m / 1152 sq ft

188 Holland Road  
#01-09



KEY PLAN  
(PLAN IS NOT TO SCALE)

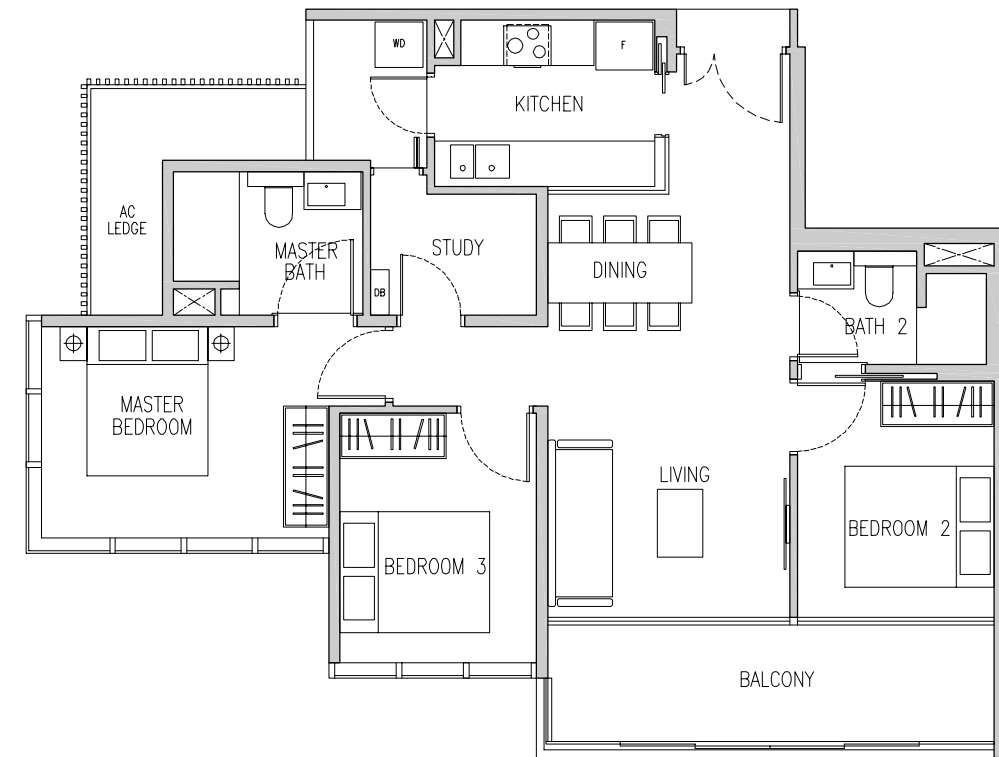


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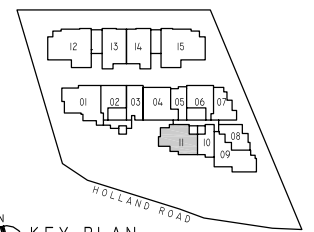
# Type C3

98 sq m / 1055 sq ft

188 Holland Road  
#03-11 to #05-11



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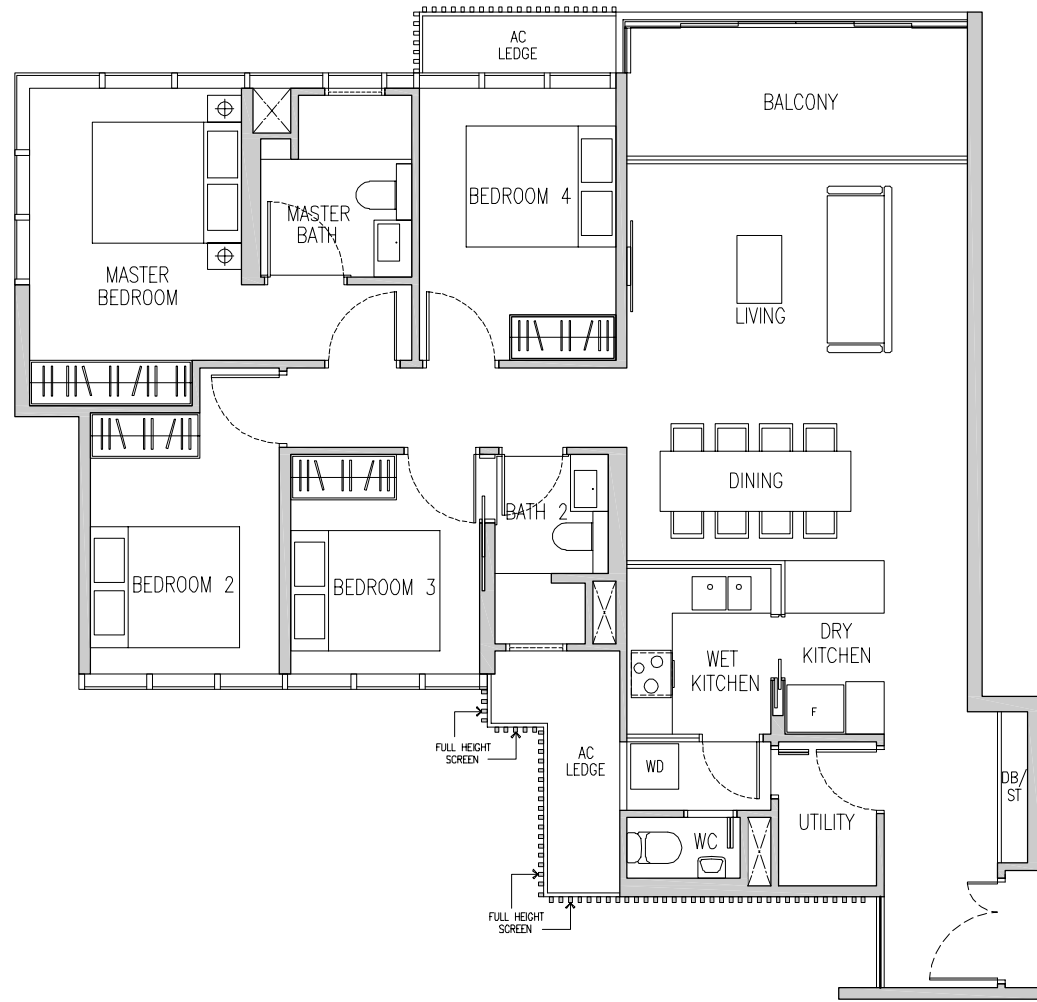


KEY PLAN  
(PLAN IS NOT TO SCALE)

# Type D

125 sq m / 1345 sq ft

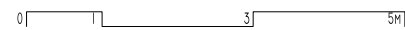
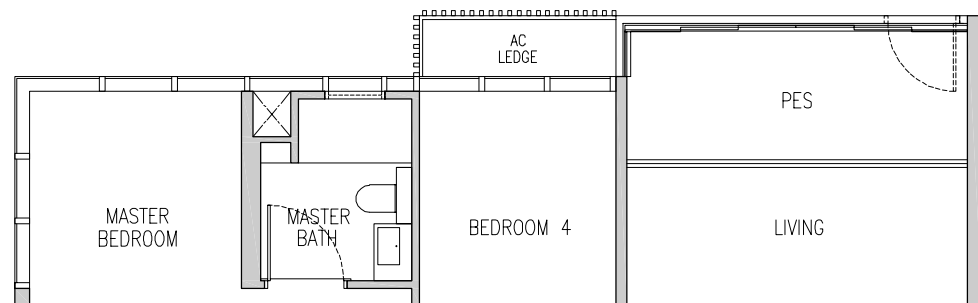
186 Holland Road  
#02-01 to #05-01



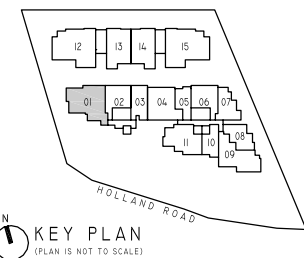
# Type Dp

125 sq m / 1345 sq ft

186 Holland Road  
#01-01



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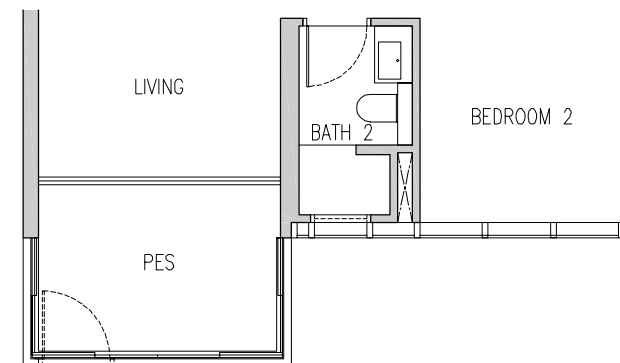
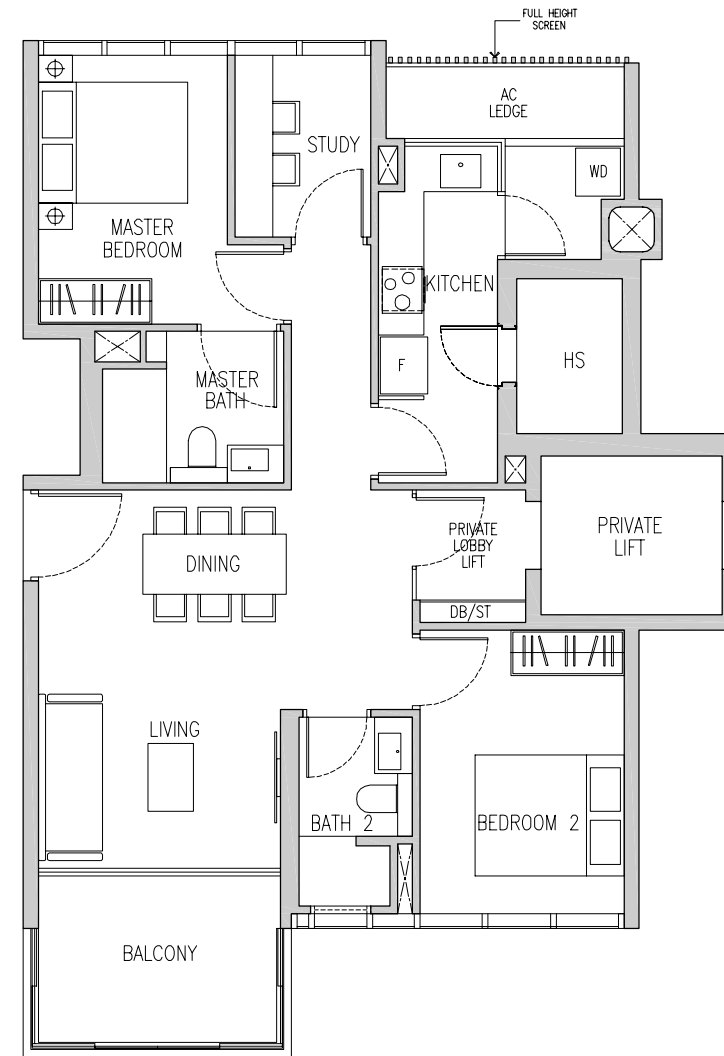


KEY PLAN  
(PLAN IS NOT TO SCALE)

# Type L1

93 sq m / 1001 sq ft

190 Holland Road  
#02-13 to #04-13,  
#02-14\* to #04-14\*



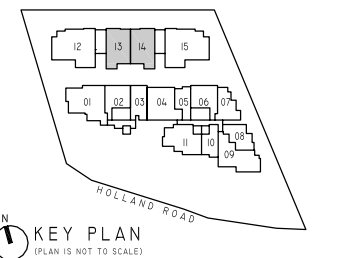
\*Denotes Mirrored Unit

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# Type L1p

93 sq m / 1001 sq ft

190 Holland Road  
#01-13  
#01-14\*



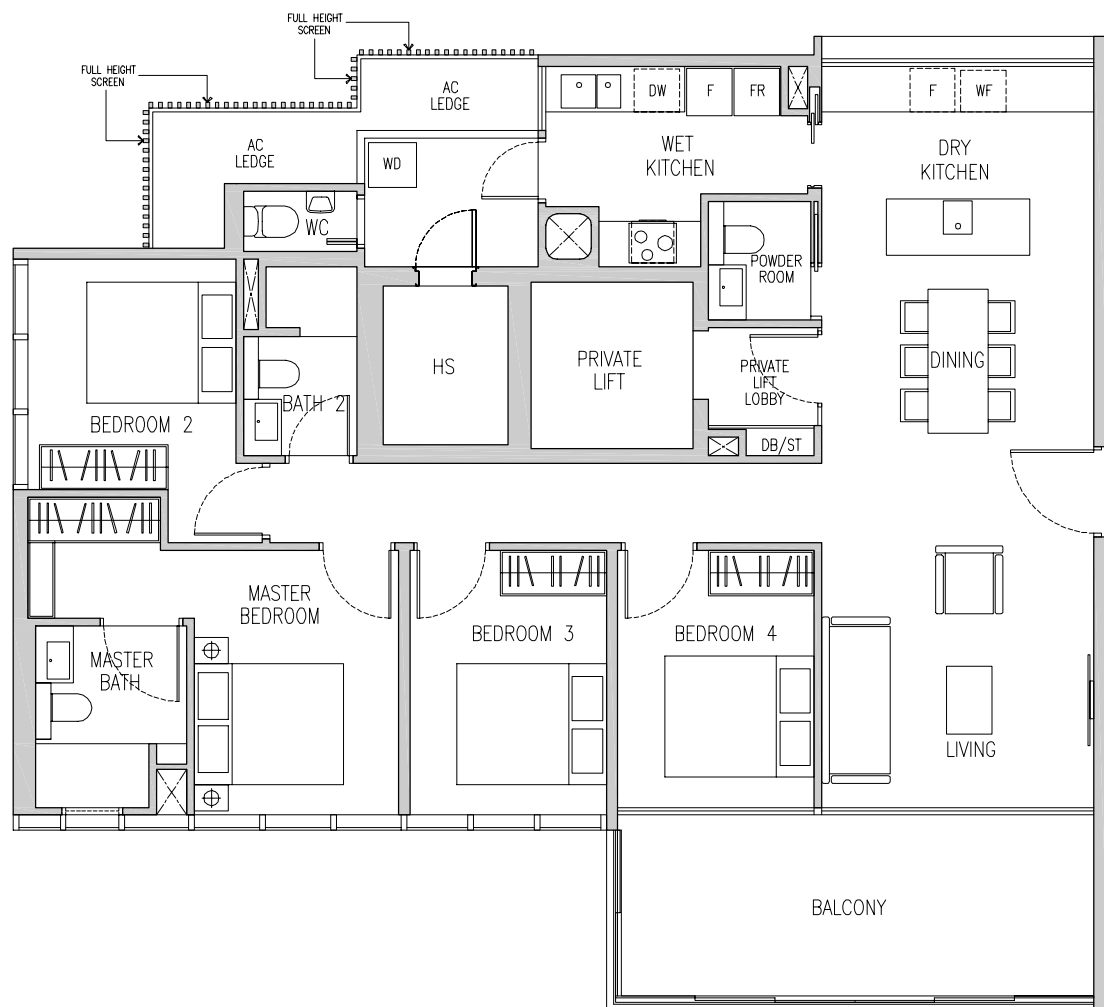
KEY PLAN  
(PLAN IS NOT TO SCALE)



# Type L2

148 sq m / 1593 sq ft

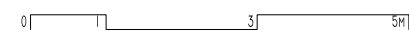
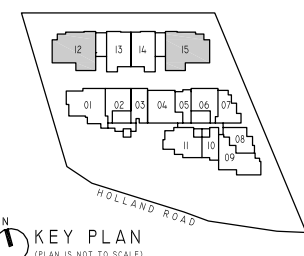
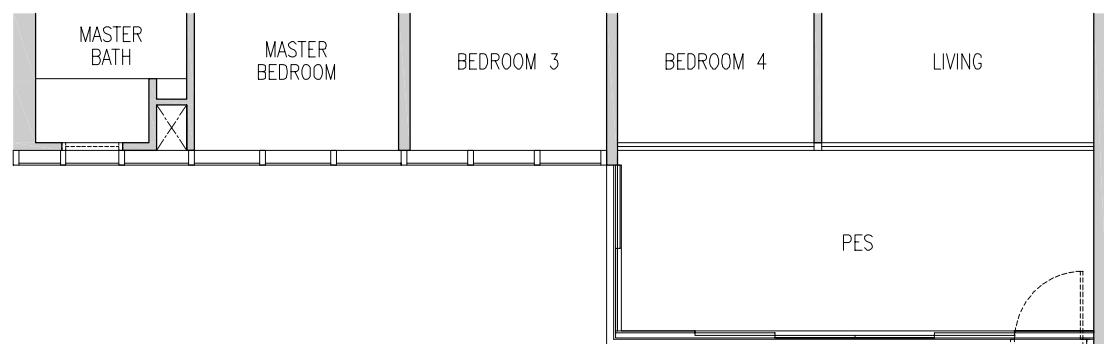
190 Holland Road  
#02-12 to #03-12,  
#02-15\* to #03-15\*



# Type L2p

148 sq m / 1593 sq ft

190 Holland Road  
#01-12  
#01-15\*



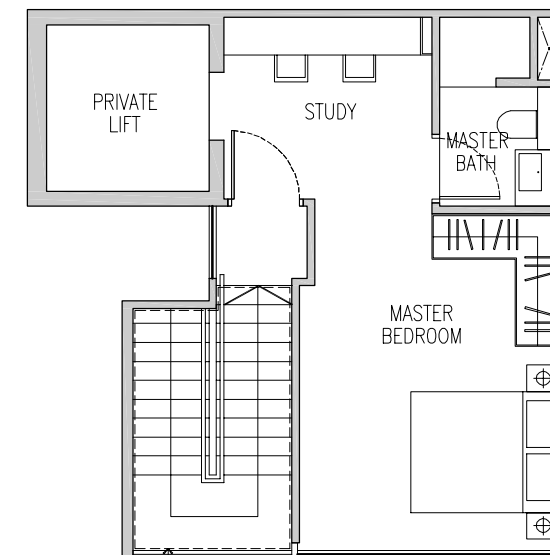
\*Denotes Mirrored Unit

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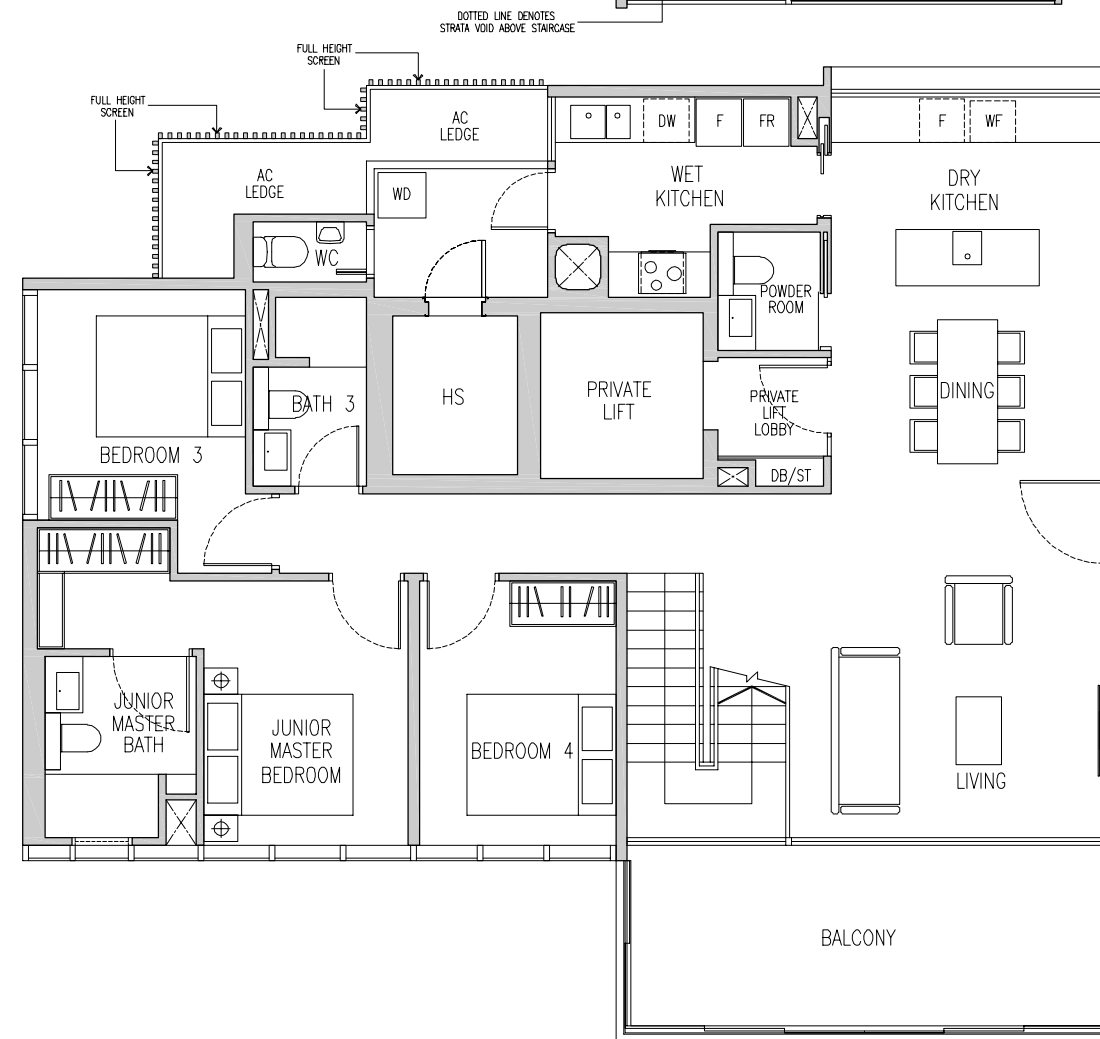
# Type L2a

185 sq m / 1991 sq ft

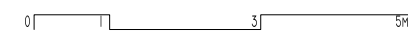
190 Holland Road  
#04-12  
#04-15\*



ATTIC FLOOR

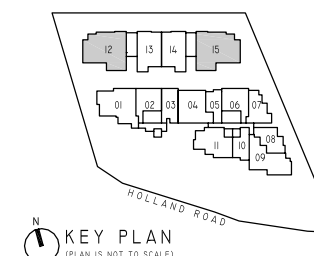


LOWER FLOOR



\*Denotes Mirrored Unit

Area includes A/C ledge, balcony, strata void and PES. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. The plans are subject to change as may be required or approved by relevant authorities. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.



# ABOUT KOH BROTHERS DEVELOPMENT

Koh Brothers Development (KBD) provides quality property developments with specialised lifestyle themes at choice locations. Established in 1993, KBD is a wholly-owned flagship company under Koh Brothers Group Limited and has managed to carve a niche in developing themed properties that are innovative and promote modern lifestyles.

## RESIDENTIAL



### Lincoln Suites

Lincoln Suites is a luxury condominium located just 10 minutes' drive from the Orchard Road shopping area. Other highlights of the twin-tower development include a spectacular Sky Gym, an Alfresco Dining Area, a Spa Pool offering 360° views of the city, and generous living spaces to meet the sophisticated needs of residents.



### Parc Olympia

Parc Olympia is a condominium where residents not only get to enjoy fine quality finishing, they will also be inspired to exercise and stay healthy with the conveniences of the "Olympian" cum recreational facilities.



### Westwood Residences

Westwood Residences is Singapore's first-ever bike-themed EC development. The concept is inspired by activity and movement, and aims to create the ideal platform for the whole family to live healthy, balanced lives.



### Nonhyeon IPark | South Korea

This mixed-use development is Koh Brothers' first foray into the South Korean market. Situated in the famed Gangnam-gu district, it will house 99 apartment units, 194 officetel and 53 retail units, catering to the affluent upwardly-mobile families in the central location.

## AWARDS



Singapore Property Awards 2017  
Residential (Low Rise) Category  
[ Parc Olympia ]



Asia Pacific Property Awards 2018-2019  
Residential Apartment  
[ Parc Olympia ]

Asia Pacific Property Awards 2019-2020  
Residential High-rise Development Singapore  
[ Westwood Residences ]



Singapore Excellence Awards 2018  
Innovation Excellence  
[ Westwood Residences ]



Asia Property Awards Singapore 2018  
Best Executive Condo Landscape  
Architectural Design - Winner  
[ Westwood Residences ]

Best Executive Condo Architectural Design -  
Highly Commended [ Westwood Residences ]  
Best Executive Condo Development -  
Highly Commended [ Westwood Residences ]

## FEATURED IN



Westwood Residences is featured in the Urban Land Institute report, "Active Transportation and Real Estate: The Next Frontier" for incorporating bicycle use within a private residential project.

• Developer: KBD Holland Pte. Ltd. (UEN: 201628267N) • Developer's License No.: C1309 • Tenure of Land: Estate in Fee Simple (Freehold) • Lot & Mukim No.: Lot(s) 02955W and 04216V MK04 at Holland Road • Encumbrances: Mortgage registered in favour of United Overseas Bank Ltd • Expected date of Vacant Possession: 31 March 2023 • Expected date of Legal Completion: 31 March 2026


### Disclaimer:

While reasonable care has been taken in preparing the sales brochure, unit plans, specifications, constructing the sales models and sales gallery/ showflat (the "Materials"), the Developer and its agents and their respective servants and contractors do not warrant the accuracy of any of the Materials and shall in no way be held responsible for any inaccuracies in their contents or discrepancies between the Materials and the actual unit when built. The Developer shall not be bound by any statement, representation or promise (written or oral) by its agents & contractors. All statements and depictions are believed to be correct but are not to be regarded as statements or representations of fact. The Sale and Purchase Agreement shall form the entire agreement between the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to the signing of the Sale and Purchase Agreement. All information, specifications, layout plans, building plans, location of facilities, finishes and appliance selection and visuals are subject to any changes as may be required by the Architect or Developer and/ or approved by the relevant authorities. The Materials are not intended to be contractual documents and shall not form part of any offer or contract. Visuals, renderings, illustrations, models, showflat displays and photography are artist's impressions only and it shall not be regarded as representation of fact. Floor areas are approximate measurements only and it is subject to final survey verification. The property is subject to inspection by the relevant authorities to comply with current codes of practice.

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