

Skyye

AT
HOLLAND



... Launching Soon

A Place Beyond Time A Sanctuary Beyond Space



Hey, Skye

If you meet Skye, you'll notice her right away.
Not because she's loud - she doesn't need to be.

She's the morning light on shophouse rooftops;
laughter from a corner bakery, the friend who
knows the best bar and where to catch the sunset.

Skye reminds you to pause -
to watch the sky blush at dusk, linger over coffee,
and trade a meeting for a moment.

She's the spirit of the village,
where the world feels a little lighter,
and life feels a little more, yours.

Skye
AT
HOLLAND



Nestled in the storied enclave of Holland Village, Skye at Holland brings together the timeless charm of a close-knit neighbourhood and the quiet luxury of elevated living. Here, life isn't rushed. It's savoured. Warmth and familiarity shape every moment - where your barista knows your order by heart, and shopkeepers greet you like an old friend.

Whether you're running a quick errand, unwinding over a drink, or simply soaking in the village spirit, Skye at Holland makes space for the small pleasures. And when the mood calls for something more - the trails of the Rail Corridor, the buzz of one-north, or the boutiques of Orchard - you're only minutes away.

The vibe? Boundless yet intimate. Cosmopolitan yet undeniably welcoming. No pretense, no need to impress. Just an authentic place waiting to be explored.

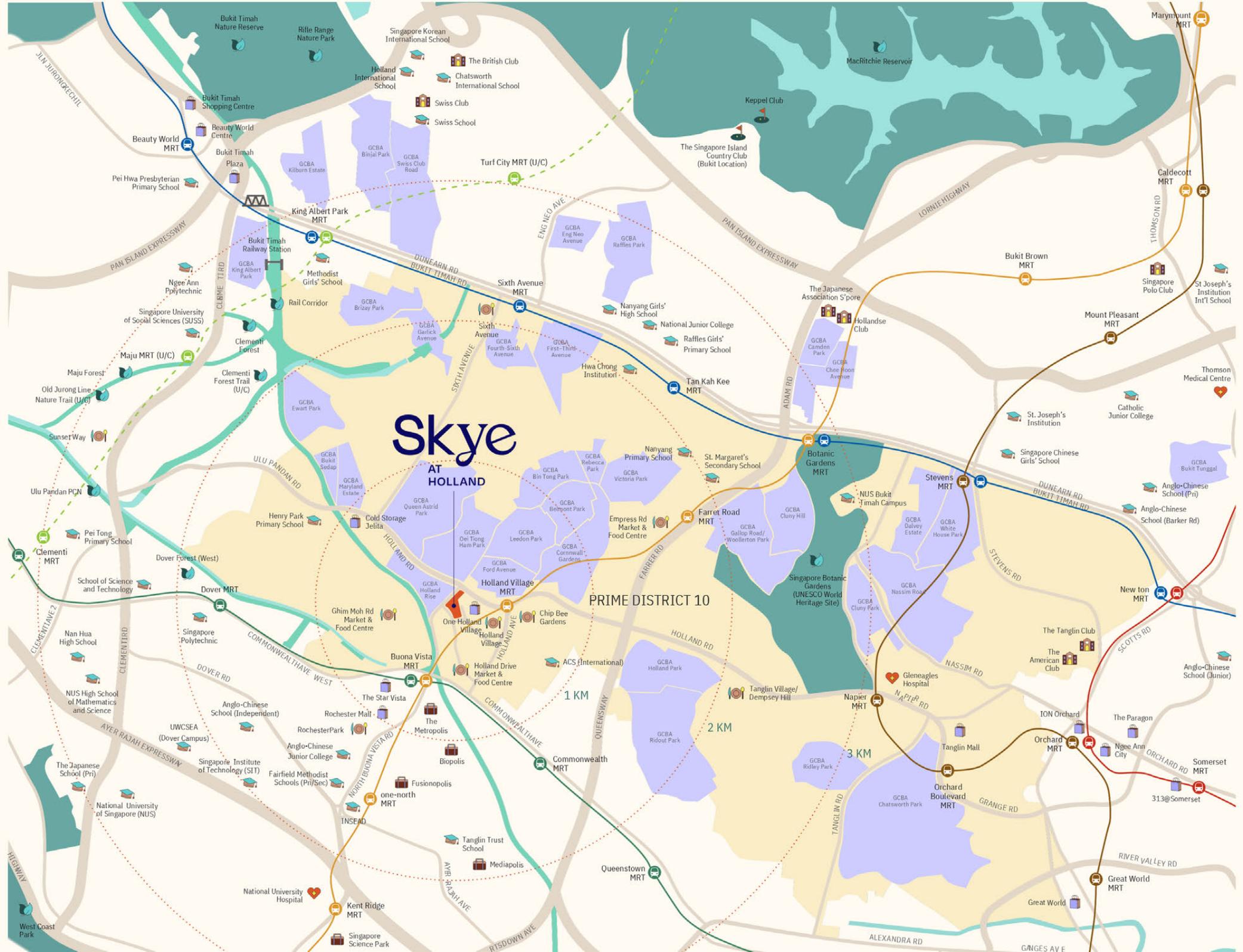
Skye at Holland. A breath of fresh air in the heart of the village.

Elevated. Charming. And just - right.

Skye

AT HOLLAND

PRIME DISTRICT 10



1 KM

2 KM

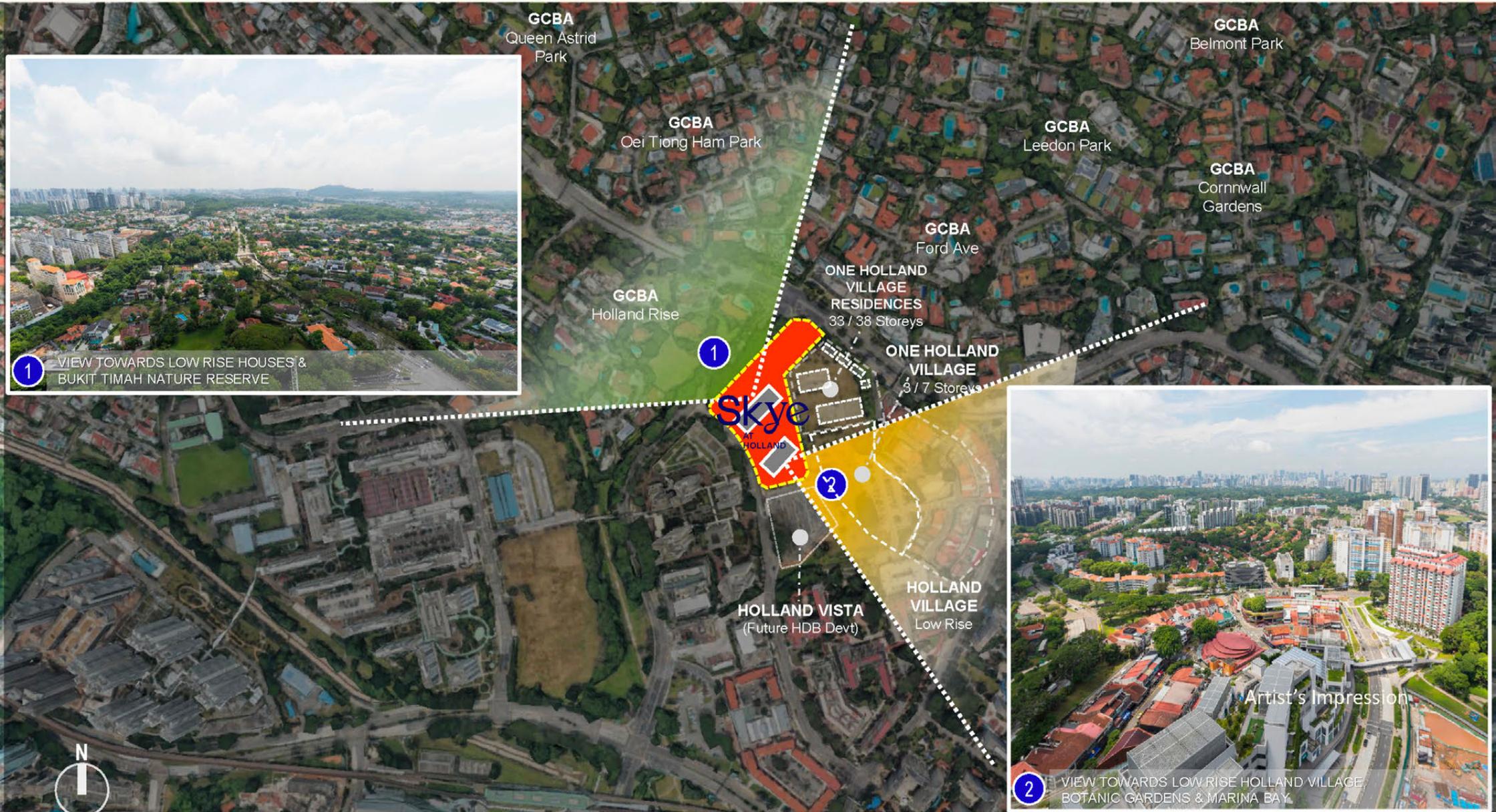
3 KM

West Coast Park

Great World MRT

Skye

AT
HOLLAND



GCBA
Queen Astrid
Park

GCBA
Belmont Park

GCBA
Oei Tiong Ham Park

GCBA
Leedon Park

GCBA
Cornwall
Gardens

GCBA
Holland Rise

GCBA
Ford Ave

ONE HOLLAND
VILLAGE
RESIDENCES
33 / 38 Storeys

ONE HOLLAND
VILLAGE
3 / 7 Storeys

1

2

Skye
AT
HOLLAND

HOLLAND VISTA
(Future HDB Devt)

HOLLAND
VILLAGE
Low Rise



Artist's Impression

2

VIEW TOWARDS LOW RISE HOLLAND VILLAGE,
BOTANIC GARDENS & MARINA BAY.



1 VIEW TOWARDS LOW RISE HOUSES &
BUKIT TIMAH NATURE RESERVE

Skye at Holland is located at the junction of Holland Road and North Buona Vista Road, close to the Singapore Botanic Gardens. Set within a historically rich residential enclave surrounded by low-rise homes and institutional landmarks, the development is conceived in response to this sensitive urban context.

The overall composition is elevated, restrained, and carefully integrated with the landscape - creating a living environment that is calm, grounded, and timeless. The development comprises two residential towers elevated above a two-storey podium.

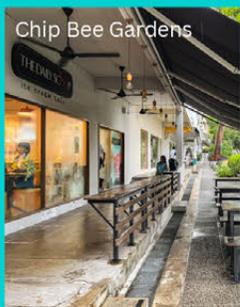
The material palette is warm, tactile, and familiar - selected to preserve the quaint charm and distinctive character of the Holland Village neighbourhood. Brick, bronze metalwork, and natural earthy tones are used to balance heritage cues with modern living, giving the development a rooted yet refined presence.

Skye at Holland offers a distinct residential experience - one that honours its context, integrates landscape into daily life, and provides a peaceful retreat just minutes from the city.



Skye

AT
HOLLAND



At Skye At Holland, convenience isn't a luxury – it's a way of life.

Tucked amidst the vibrant pulse of Holland Village, you're never far from life's essentials. Morning coffee runs, artisanal grocers, or a spontaneous brunch with friends – all just a stroll away.

And when you crave a different rhythm, The Star Vista awaits. From live performances to curated dining and retail therapy, it's a seamless extension of your lifestyle. All within minutes. All without the rush.

Here, every day is effortlessly balanced. Errands feel less like chores, evenings are filled with options, and weekends unfold with ease – whether you're nestled in the village or exploring beyond.

Skye At Holland. Where everything you need is within reach.
Effortless. Vibrant. Simply yours.

At Skye At Holland, nature and nurture are always within arm's reach.

Start your mornings with a tranquil stroll through the Botanic Gardens, where lush greenery and calm reflections set the tone for the day. It's not a getaway — it's your daily ritual.

When appetites call, Dempsey Hill awaits with its eclectic mix of cafes, bistros, and hidden culinary gems. Be it a lazy weekend brunch or an intimate dinner under the stars, you're never short of choices, never far from indulgence.

And for moments of quiet escape, the Rail Corridor beckons. A serene path where time slows down, perfect for a gentle run, a mindful walk, or simply breathing in the stillness.

Skye At Holland. A life that flows with ease.
Green. Gourmet. Grounded.



Botanic Garden



Botanic Garden



Dempsey Hill



The Rail Corridor

Skye

AT
HOLLAND



ARTIST'S IMPRESSION

Skye

AT
HOLLAND



ARTIST'S IMPRESSION



Architect



P&T Group is an award-winning, global design firm, providing clients with innovative, commercially successful and sustainable design solutions since its inception in 1868. Consistently ranked among the sizeable consultancies in the world, their team of more than a thousand seasoned staff operates in over 70 cities with million square metres of combined floor area designed and completed annually. By sheer volume and a shared commitment to design excellence with each and every project, their work has, and will, continue to positively transform communities and improve lives.

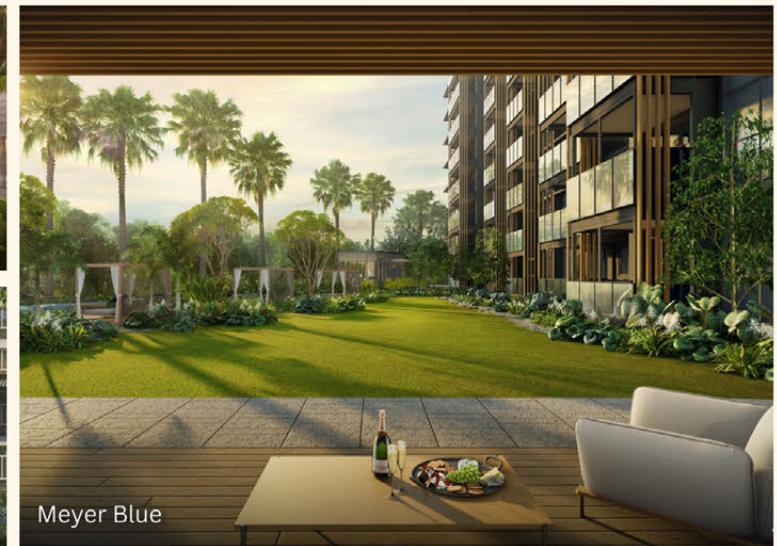
Landscape Consultant

Henning Larsen —

Founded in 1959 by Danish architect Henning Larsen – whose legacy of creativity and learning continues to shape the firm today – Henning Larsen navigates the complex connections that bind together the built environment, ecological systems, and societies at large.

Working across architecture, landscape, urban design, and interiors, the firm maintains an acute attention to detail while never losing sight of the bigger picture. This approach enables them to manifest lasting change as they co-create, innovate, and cultivate desirable futures through design.

With more than 600 employees, their design community is spread across studios in eight countries.



Project Information

Developer	Holly Development Pte. Ltd. (Joint Venture by CapitaLand Development Pte. Ltd., UOL Group Limited, Singapore Land Group Limited & Kheng Leong Company)
Project Name	Skye at Holland
Tenure	99 Years commencing from 19 August 2024
Description	Proposed Flat Housing Development Comprising 2 Block of 40-Storey Residential (Total: 666 Units) with 2 Basement, 2-Storey Carpark, Swimming Pool, Sky Terrace and Communal Facilities on Lot 07544K MK 04 at Holland Drive
Address	2 Holland Village Way Singapore 279035 6 Holland Village Way Singapore 279037
Site Area	12,388 sqm
Total No. of Units	666 units
Architect	P&T Consultants
Landscape Consultant	Henning Larsen Pte. Ltd.
Project Interior Design	2 nd Edition

Unit Mix

Bedroom Type	Unit Type	Approx. Area (sqm)	Approx. Area (sqft)	No. of Units
2-Bedroom	B1, B2	54	581	74
2-Bedroom Premium	BP1, BP2, BP3, BP4	62 & 63	667 & 678	148
2-Bedroom Premium + Study	BPS1, BPS2, BPS3	68 & 69	732 & 743	148
3-Bedroom	C1, C2	85	915	74
3-Bedroom Premium	CP1, CP2	100	1,076	74
4-Bedroom (with Private Lift)	D1, D2	115	1,238	74
4-Bedroom Premium (with Private Lift)	DP1	136	1,464	37
5-Bedroom Premium (with Private Lift)	E1	164	1,765	37
Total No. of Units				666

CCR Land Cost Lower Than OCR!



SKYE AT HOLLAND (CCR)

\$1,285 PSF / PPR

CHUAN GROVE (OCR)

\$1,376 PSF / PPR

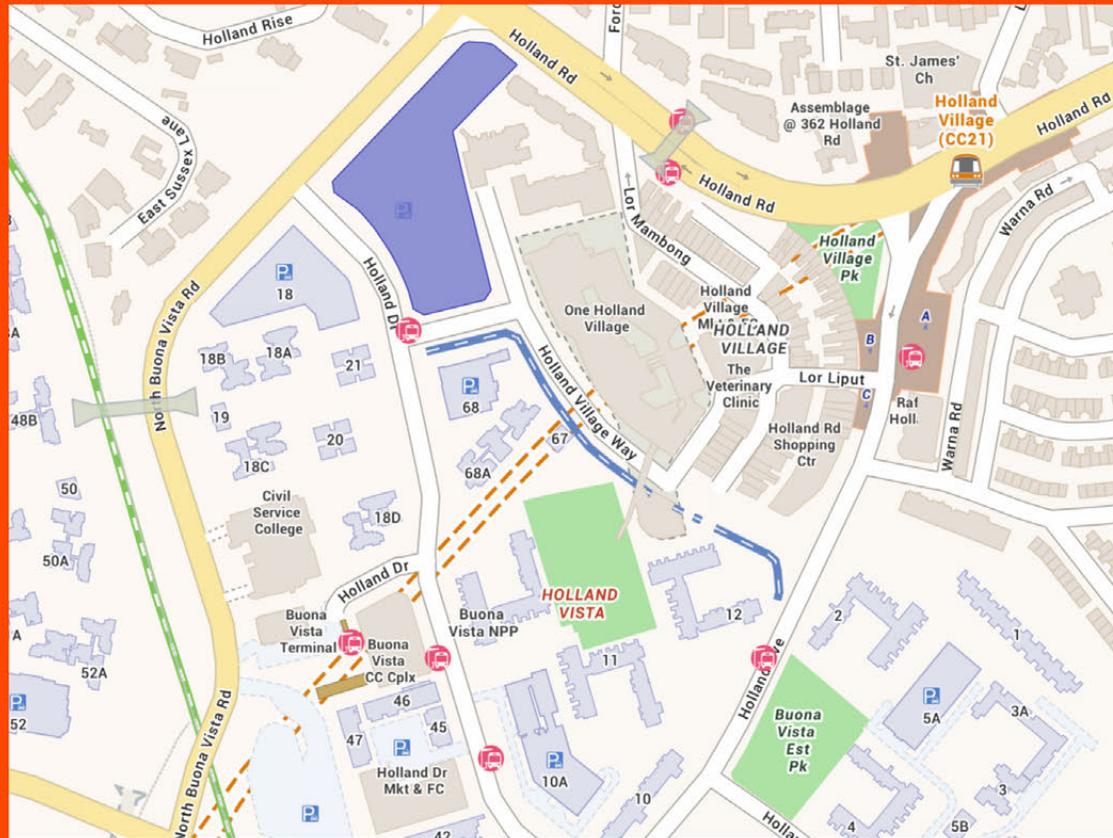
BAYSHORE (OCR)

\$1,388 PSF / PPR

Is This A Window Of Opportunity For You?

Last GLS Plot In The Heart Of Holland Village

This Is The FINAL CHANCE To Own A Brand New Home In Holland Village!



*It's Now Or Never.
Miss It, And It's Over.*

Back To 2019 Prices? Maybe...

Imagine paying old price tag for a brand new home. (Or maybe even cheaper!)



Our Next Door Neighbour's Pricing In 2019:

2 Bedroom Types

Average \$2.183 Mil

Skyye At Holland 2 BR Types

Potentially Below \$2 Mil!

3 Bedroom Types

Average \$3.223 Mil

Skyye At Holland 3 BR Types

Potentially Below \$3 Mil!

4 Bedroom Types

Average \$7.72 Mil

Skyye At Holland 4 BR Types

Potentially Below \$5 Mil!

Seize The Chance Before It's Gone!

*Prices are purely estimated for reference only. This does not represent the actual pricing from developer.

Skyye

AT
HOLLAND

Targeted Preview Date: 27 Sept 2025

Subject To Authorities' Approval, To Be Confirmed.

Proudly Marketed By PropNex Luxury Team



A Premium Development by :



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2 Holland Village Way Singapore 279035

UNIT/ FLOOR	01	02	03	04	05	06	07	08	09	10
40	BPS2	BP2	OP1	DP1	BP1	BPS3	BPS1	E1	D1	BPS2
39	BPS2	BP2	OP1	DP1	BP1	BPS3	BPS1	E1	D1	BPS2
38	BPS2	BP2	OP1	DP1	BP1	BPS3	BPS1	E1	D1	BPS2
37	BPS2	BP2	OP1	DP1	BP1	BPS3	BPS1	E1	D1	BPS2
36	BPS2	BP2	OP1	DP1	BP1	BPS3	BPS1	E1	D1	BPS2
35	BPS2	BP2	OP1	DP1	BP1	BPS3	BPS1	E1	D1	BPS2
34	BPS2	BP2	OP1	DP1	BP1	BPS3	BPS1	E1	D1	BPS2
33	BPS2	BP2	OP1	DP1	BP1	BPS3	BPS1	E1	D1	BPS2
32	BPS2	BP2	OP1	DP1	BP1	BPS3	BPS1	E1	D1	BPS2
31	BPS2	BP2	OP1	DP1	BP1	BPS3	BPS1	E1	D1	BPS2
30	BPS2	BP2	OP1	DP1	BP1	BPS3	BPS1	E1	D1	BPS2
29	BPS2	BP2	OP1	DP1	BP1	BPS3	BPS1	E1	D1	BPS2
28	BPS2	BP2	OP1	DP1	BP1	BPS3	BPS1	E1	D1	BPS2
27	BPS2	BP2	OP1	DP1	BP1	BPS3	BPS1	E1	D1	BPS2
26	BPS2	BP2	OP1	DP1	BP1	BPS3	BPS1	E1	D1	BPS2
25	BPS2	BP2	OP1	DP1	BP1	BPS3	BPS1	E1	D1	BPS2
24	BPS2	BP2	OP1	DP1	BP1	BPS3	BPS1	E1	D1	BPS2
23	BPS2	BP2	OP1	DP1	BP1	BPS3	BPS1	E1	D1	BPS2
22	BPS2	BP2	OP1	DP1	BP1	BPS3	BPS1	E1	D1	BPS2
21	BPS2	BP2	OP1	DP1	BP1	BPS3	BPS1	E1	D1	BPS2
20	BPS2	BP2	OP1	DP1	BP1	BPS3	BPS1	E1	D1	BPS2
19	BPS2	BP2	OP1	DP1	BP1	BPS3	BPS1	E1	D1	BPS2
18	BPS2	BP2	OP1	DP1	BP1	BPS3	BPS1	E1	D1	BPS2
17	BPS2	BP2	OP1	DP1	BP1	BPS3	BPS1	E1	D1	BPS2
16	BPS2	BP2	OP1	DP1	BP1	BPS3	BPS1	E1	D1	BPS2
15	BPS2	BP2	OP1	DP1	BP1	BPS3	BPS1	E1	D1	BPS2
14	BPS2	BP2	OP1	DP1	BP1	BPS3	BPS1	E1	D1	BPS2
13	BPS2	BP2	OP1	DP1	BP1	BPS3	BPS1	E1	D1	BPS2
12	BPS2	BP2	OP1	DP1	BP1	BPS3	BPS1	E1	D1	BPS2
11	BPS2	BP2	OP1	DP1	BP1	BPS3	BPS1	E1	D1	BPS2
10	BPS2	BP2	OP1	DP1	BP1	BPS3	BPS1	E1	D1	BPS2
09	BPS2	BP2	OP1	DP1	BP1	BPS3	BPS1	E1	D1	BPS2
08	BPS2	BP2	OP1	DP1	BP1	BPS3	BPS1	E1	D1	BPS2
07	BPS2	BP2	OP1	DP1	BP1	BPS3	BPS1	E1	D1	BPS2
06	BPS2	BP2	OP1	DP1	BP1	BPS3	BPS1	E1	D1	BPS2
05	BPS2	BP2	OP1	DP1	BP1	BPS3	BPS1	E1	D1	BPS2
04	BPS2	BP2	OP1	DP1	BP1	BPS3	BPS1	E1	D1	BPS2
03	SKY TERRACE									
02										
01	CARPARK									
B1										
B2										

6 Holland Village Way Singapore 279037

UNIT/ FLOOR	11	12	13	14	15	16	17	18
40	BP3	C2	CP2	BP4	B2	C1	D2	B1
39	BP3	C2	CP2	BP4	B2	C1	D2	B1
38	BP3	C2	CP2	BP4	B2	C1	D2	B1
37	BP3	C2	CP2	BP4	B2	C1	D2	B1
36	BP3	C2	CP2	BP4	B2	C1	D2	B1
35	BP3	C2	CP2	BP4	B2	C1	D2	B1
34	BP3	C2	CP2	BP4	B2	C1	D2	B1
33	BP3	C2	CP2	BP4	B2	C1	D2	B1
32	BP3	C2	CP2	BP4	B2	C1	D2	B1
31	BP3	C2	CP2	BP4	B2	C1	D2	B1
30	BP3	C2	CP2	BP4	B2	C1	D2	B1
29	BP3	C2	CP2	BP4	B2	C1	D2	B1
28	BP3	C2	CP2	BP4	B2	C1	D2	B1
27	BP3	C2	CP2	BP4	B2	C1	D2	B1
26	BP3	C2	CP2	BP4	B2	C1	D2	B1
25	BP3	C2	CP2	BP4	B2	C1	D2	B1
24	BP3	C2	CP2	BP4	B2	C1	D2	B1
23	BP3	C2	CP2	BP4	B2	C1	D2	B1
22	BP3	C2	CP2	BP4	B2	C1	D2	B1
21	BP3	C2	CP2	BP4	B2	C1	D2	B1
20	BP3	C2	CP2	BP4	B2	C1	D2	B1
19	BP3	C2	CP2	BP4	B2	C1	D2	B1
18	BP3	C2	CP2	BP4	B2	C1	D2	B1
17	BP3	C2	CP2	BP4	B2	C1	D2	B1
16	BP3	C2	CP2	BP4	B2	C1	D2	B1
15	BP3	C2	CP2	BP4	B2	C1	D2	B1
14	BP3	C2	CP2	BP4	B2	C1	D2	B1
13	BP3	C2	CP2	BP4	B2	C1	D2	B1
12	BP3	C2	CP2	BP4	B2	C1	D2	B1
11	BP3	C2	CP2	BP4	B2	C1	D2	B1
10	BP3	C2	CP2	BP4	B2	C1	D2	B1
09	BP3	C2	CP2	BP4	B2	C1	D2	B1
08	BP3	C2	CP2	BP4	B2	C1	D2	B1
07	BP3	C2	CP2	BP4	B2	C1	D2	B1
06	BP3	C2	CP2	BP4	B2	C1	D2	B1
05	BP3	C2	CP2	BP4	B2	C1	D2	B1
04	BP3	C2	CP2	BP4	B2	C1	D2	B1
03	SKY TERRACE							
02								
01	CARPARK							
B1								
B2								

BEDROOM	TYPE	AREA
2-Bedroom	B1	54 sqm 581 sqft
	B2	54 sqm 581 sqft
2-Bedroom Premium	BP1	62 sqm 667 sqft
	BP2	62 sqm 667 sqft
	BP3	63 sqm 678 sqft
	BP4	63 sqm 678 sqft
2-Bedroom Premium + Study	BPS1	68 sqm 732 sqft
	BPS2	68 sqm 732 sqft
	BPS3	69 sqm 743 sqft

BEDROOM	TYPE	AREA
3-Bedroom	C1	85 sqm 915 sqft
	C2	85 sqm 915 sqft
3-Bedroom Premium	CP1	100 sqm 1,076 sqft
	CP2	100 sqm 1,076 sqft
4-Bedroom (with Private Lift)	D1	115 sqm 1,238 sqft
	D2	115 sqm 1,238 sqft
4-Bedroom Premium (with Private Lift)	DP1	136 sqm 1,464 sqft
5-Bedroom Premium (with Private Lift)	E1	164 sqm 1,765 sqft

FACTSHEET

For internal circulation only.
Does not form part of the contract



Development Details

Project Name	:	Skye at Holland
Developer	:	Holly Development Pte. Ltd. (Joint Venture by UOL Group Limited, Singapore Land Group Limited, Kheng Leong Company & CapitaLand Development Pte. Ltd.)
Address	:	2 Holland Village Way Singapore 279035 6 Holland Village Way Singapore 279037
Land Tenure	:	99 Years commencing from 19 August 2024
District	:	10
Total Numbers of Units	:	666 Units
Expected Date of NOVP	:	31 October 2029
Expected Date of Legal Completion	:	31 October 2032
Site Area	:	12,388 sqm
Gross Plot Ratio	:	4.7
Permissible GFA	:	58,224 sqm
Project Description	:	Flat Housing Development Comprising 2 Block of 40-Storey Residential (Total: 666 Units) with 2 Basement, 2-Storey Carpark, Swimming Pool, Sky Terrace and Communal Facilities on Lot 7544k MK4 at Holland Drive
Carpark Lots	:	666 residential car park lots (inclusive of 10 EV charging lots) and 5 accessible lots.
Project Account Details	:	UNITED OVERSEAS BANK LIMITED FOR PROJECT ACCOUNT NO. 770-359-587-5 OF HOLLY DEVELOPMENT PTE. LTD. <u>TT Details</u> Bank Name: UNITED OVERSEAS BANK LIMITED Address: 80 RAFFLES PLACE UOB PLAZA 1 SINGAPORE 048624 Account Name: HOLLY DEVELOPMENT PTE. LTD – PROJECT ACCOUNT Bank Code: 7375 Branch Code: 001 Account No.: 770-359-587-5 Swift Code: UOVBSGSGXXX

Consultant Team

Architect	:	P&T Consultants
Landscape Architect	:	Henning Larsen Pte. Ltd.
Project Interior Design	:	2nd Edition Pte. Ltd.
Main Contractor	:	Woh Hup (Private) Limited
Quantity Surveyor	:	Threesixty Cost Management Pte. Ltd.

Conveyancing Solicitors

Dentons Rodyk & Davidson LLP 80 Raffles Place #33-00 UOB Plaza 1, Singapore 048624	Block 2
Drew & Napier LLC 10 Collyer Quay #10-01 Ocean Financial Centre, Singapore 049315	Block 6

Unit Mix & Share Value

Bedroom Type	Unit Type	Area (sqm)	Area (sqft)	No. of Units	Share Value	Maintenance Fund (Est \$65/share)
2-Bedroom	B1, B2	54	581	74	6	\$390
2-Bedroom Premium	BP1, BP2, BP3, BP4	62 & 63	667 & 678	148	6	\$390
2-Bedroom Premium + Study	BPS1, BPS2, BPS3	68 & 69	732 & 743	148	6	\$390
3-Bedroom	C1, C2	85	915	74	6	\$390
3-Bedroom Premium	CP1, CP2	100	1,076	74	6	\$390
4-Bedroom (with Private Lift)	D1, D2	115	1,238	74	7	\$455
4-Bedroom Premium (with Private Lift)	DP1	136	1,464	37	7	\$455
5-Bedroom Premium (with Private Lift)	E1	164	1,765	37	8	\$520

Finishes Schedule



Bedroom Type	Location	Finishing
2-Bedroom (B1, B2) 2-Bedroom Premium (BP1, BP2, BP3, BP4) 2-Bedroom Premium + Study (BPS1, BPS2, BPS3) 3-Bedroom (C1, C2) 3-Bedroom Premium (CP1, CP2)	Living/ Dining Study (BPS3)	Floor: Homogeneous and/or porcelain tiles, 600 mm x 1200 mm. Wall: Plaster/skim coat with paint finish.
	Kitchen Dry Kitchen & Wet Kitchen (CP1& CP2)	Floor: Homogeneous and/or porcelain tiles 600 mm x 1200 mm (Dry Kitchen) & 600 mm x 600 mm (Wet Kitchen). Wall: Homogeneous and/or porcelain tiles (600 mm x 1200 mm) and/or plaster and/or skim coat with paint finish Kitchen Countertop: Sintered stone
	Bedroom Study (BPS1, BPS2)	Floor: Vinyl flooring with PVC skirting. Wall: Plaster and/or skim coat with paint finish Master wardrobe: Laminate and/or melamine finish Common wardrobe: Laminate and/or melamine finish
	Bathroom	Floor & Wall: Homogeneous and/or porcelain tiles, 600 mm x 300 mm (Floor) & 600mm x 1200mm (Wall) Vanity Top: Sintered stone
	Balcony	Floor: Homogeneous and/or porcelain tiles 300 mm x 600 mm Wall: Plaster and/or skim coat with paint finish
	Yard/ HS/ WC (CP1, CP2)	Floor: Homogeneous and/or porcelain tiles

Finishes Schedule



Bedroom Type	Location	Finishing
4-Bedroom (with Private Lift) (D1, D2) 4-Bedroom Premium (with Private Lift) (DP1) 5-Bedroom Premium (with Private Lift) (E1)	Private Lift Lobby Living/ Dining Dry Kitchen (D1, D2)	Floor: Marble, (Oman), Polished finish, D1, D2 – 600 mm x 600 mm DP1, E1 - 900 mm x 900 mm Wall: Plaster/skim coat with paint finish.
	Kitchen Wet Kitchen (D1, D2)	Floor: Homogeneous and/or porcelain tiles (600 mm x 600 mm) Wall: Homogeneous and/or porcelain tiles (600 mm x 1200 mm) and/or plaster and/or skim coat with paint finish Kitchen Countertop: Sintered stone
	Bedroom	Floor: Timber floor with timber skirting Wall: Plaster/skim coat with paint finish Master wardrobe: Laminate and/or melamine finish Walk-in wardrobe: Glass and/or laminate and/or melamine finish Common wardrobe: Laminate and/or melamine finish
	Bathroom	Floor & Wall: Homogeneous and/or porcelain tiles, 600 mm x 300 mm (Floor) & 600mm x 1200mm (Wall) Vanity Top: Sintered stone
	Yard/ HS/ Store/ WC	Floor: Homogeneous and/or porcelain tiles
	Balcony	Floor: Homogeneous and/or porcelain tiles 300 mm x 600 mm Wall: Plaster and/or skim coat with paint finish

Appliances

Kitchen Appliances	Brand	2-Bedroom 2-Bedroom Premium 2-Bedroom Premium + Study	3-Bedroom 3-Bedroom Premium	4-Bedroom (with Private Lift)	4-Bedroom Premium (with Private Lift) 5-Bedroom Premium (with Private Lift)
Hood	V-ZUG	✓	✓	✓	✓
Induction Hob (2 zone)	V-ZUG	✓			
Gas Hob (3 zone)	V-ZUG		✓	✓	
Gas Hob (5 zone)	V-ZUG				✓
Built-in Oven	V-ZUG	✓	✓	✓	✓
Free Standing Fridge Freezer (60cm)	LIEBHERR	✓			
Free Standing Fridge Freezer (75cm)	LIEBHERR		✓	✓	
Free Standing Fridge Freezer (120cm)	LIEBHERR				✓
Undercounter Wine Chiller	LIEBHERR				✓
Washer cum Dryer	V-ZUG	✓	✓		
Freestanding Washer and Dryer	V-ZUG			✓	✓

Other Provision

CEILING

	Ceiling Height (in m)							
	B1/B2	BP1/BP2/ BP3/BP4	BPS1/BPS2/ BPS3	C1/C2	CP1/CP2	D1/D2	DP1	E1
Living	2.78	2.78	2.78	2.78	2.78	2.78	2.78	2.78
Dining	2.78	2.78	2.78	2.78	2.78	2.78	2.78	2.78
Master Bedroom	2.78	2.78	2.78	2.78	2.78	2.78	2.78	2.78
Junior Master Bedroom	-	-	-	-	-	-	2.78	2.78
Bedroom	2.78	2.78	2.78	2.78	2.78	2.78	2.78	2.78
Walk-in Wardrobe	-	-	-	-	-	-	2.78	2.78
Study	-	-	2.78	-	-	-	-	-
Private Lift Lobby	-	-	-	-	-	2.40	2.40	2.40
Dry Kitchen	-	-	-	-	2.40	2.40	-	-
Kitchen	2.40	2.40	2.40	2.40	-	-	2.40	2.40
Wet Kitchen	-	-	-	-	2.40	2.40	-	-
Yard	-	-	-	-	2.40	2.40	2.40	2.40
Master Bath	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40
Junior Master Bath	-	-	-	-	-	-	2.40	-
Bath	-	2.40	2.40	2.40	2.40	2.40	2.40	2.40
WC	-	-	-	-	2.40	2.40	2.40	2.40
Store	-	-	-	-	-	2.40	2.40	2.40
Household Shelter	-	-	-	-	2.85	2.85	2.85	2.85
Balcony	2.90	2.90	2.90	2.90	2.90	2.90	2.90	2.90

General Notes:

- i) Localised bulkhead of 2.40m applies for all Unit Types (where applicable).
- ii) Floor to ceiling height - floor finish level to underside of slab/ceiling where applicable in metres.
- iii) Ceiling height in Balcony may vary in certain areas due to the thickness of screed which will be cast to fall.

ADDITIONAL ITEMS

- a) Kitchen Cabinets: Built-in high and low level kitchen cabinets complete with sintered stone worktop and back splash (where applicable)
- b) i) Kitchen Appliances (Type B1, B2, BP1, BP2, BP3, BP4, BPS1, BPS2, BPS3): Oven, fridge cum freezer, washer cum dryer, induction hob and cooker hood
ii) Kitchen Appliances (Type C1, C2, CP1, CP2): Oven, fridge cum freezer, washer cum dryer, gas hob, and cooker hood
iii) Kitchen Appliances (Type D1, D2): Oven, fridge cum freezer, washer, dryer, gas hob, and cooker hood
iv) Kitchen Appliances (Type DP1, E1): Oven, fridge, freezer, washer, dryer, gas hob, cooker hood and wine chiller
- c) Wardrobes:

Master Bedroom (except Type DP1, E1), Junior Master Bedroom (Type DP1), Bedroom: Built-in wardrobe with laminate and/or melamine finish

Walk-In Wardrobe (Type DP1, E1): Built-in wardrobe with glass and/or laminate and/or melamine finish
- d) Air-conditioning:

i) Exposed wall-mounted air-conditioner to Living/Dining (Except Type DP1, E1), Master Bedroom, Junior Master Bedroom (Type DP1, E1), Bedroom, Study (Type BPS1, BPS2, BPS3).
ii) Concealed ducted air-conditioner to Living/Dining (Type DP1, E1)
- f) Smart Home Management System is provided to all apartment units, including digital lock, smart air-conditioner control and smart home hub, within the development.
- g) Security card access system will be provided at Basement 2 to 3rd Storey Lift Lobbies, Pedestrian Side Gates, and facilities where applicable
- h) Hot water system:

Hot water supply from electric storage water heater to Master Bath, Junior Master Bath, Bath, Kitchen, Wet Kitchen

Note: Turn-on and utilities charges shall be borne by the Purchaser.
- i) Smoke detector is provided in Private Lift Lobby of Type D1, D2, DP1, E1. One standalone battery-operated Home Fire Alarm Device (HFAD) is provided to each unit. HFAD is not connected to the building's fire alarm system.
- j) Ceiling fan: 1 ceiling fan is provided to Living or Dining of all apartment units.

FAQ

Development		
#	Question	Answer
1	Fibre optic ready?	Fibre termination point is provided to each residential unit
2	Wifi provided at common area?	N/A
3	Where is the location of bin centre?	Basement 2
4	How many general waste and recyclable refuse hopper per floor?	1 general waste and 1 recyclable refuse hopper per floor for each block
5	What waste disposal system are we using?	Pneumatic Waste Conveyance system
6	What is the height difference between road level to edeck (3 rd Storey)?	<ul style="list-style-type: none"> E-deck (3rd Storey) is approx. 8.8m above the Holland Village Way road level. E-deck (3rd Storey) is approx. 11.6m above the Holland Drive road level at the secondary entrance.
7	What is the height difference between edeck (3 rd storey) to 4 th storey?	<ul style="list-style-type: none"> 4th Storey floor level is approx. 10.6m above E-deck (3rd Storey)
8	PPVC or Cast-in-situ construction?	PPVC and cast in situ where applicable
Recreation Facilities		
1	What is the estimated overall area of The Clubhouse?	Approx. 315 sqm (including Main Function Room, Changing Rooms, Accessible Toilet, Nursing Room, Main Gym & Function Room 4) Sky Lounge (Roof Terrace) is approx. 197sqm
2	What are the estimated size and depth of the Wellness Pool?	60 sqm, depth 875mm
3	What are the unique functions of the Wellness Pool? Any equipment?	Jacuzzi
4	What are the estimated size and depth of the Jacuzzi Alcove?	10 sqm, depth 875mm
5	What is the estimated size for the 50m lap pool? Equivalent to how many lanes?	50m Lap pool – Approx. 620sqm, depth 1200mm equivalent to 4 lanes Recreation pool – Approx 360 sqm, depth: 900mm
6	What is the estimated size of the Kid's Pool?	30 sqm
7	Any appliances provided at the BBQ Pavilion 1 and 2? Will they be electric or traditional BBQ Pits?	BBQ Pavilion 1 – Charcoal BBQ BBQ Pavillion 2 – Electric Grill plate
8	What is the estimated size and ceiling height of the Main Function Room?	<ul style="list-style-type: none"> Main Function Room is approx. 122 sqm Ceiling height is 3.2m
9	Any appliances provided in the Main Function Room?	60cm oven 80cm induction hob with downdraft hood 75cm fridge
10	What is the estimated size and ceiling height of the function room 1 and 2?	<ul style="list-style-type: none"> Function Room 1 is approx. 36 sqm Function Room 2 is approx. 36 sqm Ceiling height is 3.0m

11	Any appliances provided in the function room 1 & 2?	60cm oven 80cm induction hob with downdraft hood 75cm fridge
12	What is the estimated size and ceiling height of Games Room? Any equipment?	<ul style="list-style-type: none"> Games Room is approx. 22 sqm Ceiling height is 3.0m Provision includes games console, soccer table
13	What is the estimated size and ceiling height of Entertainment Room? Any equipment?	<ul style="list-style-type: none"> Entertainment Room is approx. 22 sqm Ceiling height is 3.0m Provision include Karaoke system
14	What is the estimated size and ceiling height of Residents' Lounge?	<ul style="list-style-type: none"> Residents' Lounge is approx. 44 sqm Ceiling height is 3.0m
15	Any appliances provided in Residents' Lounge?	Nil
16	What is the estimated size and ceiling height of the Main Gym?	<ul style="list-style-type: none"> Main Gym is approx. 140 sqm Ceiling height is 3.0m
17	What is the estimated size and ceiling height of the Residents' Private Gym 1 and Residents' Private Gym 2?	<ul style="list-style-type: none"> Residents' Private Gym 1 is approx. 13 sqm Residents' Private Gym 2 is approx. 13 sqm Ceiling height is 2.8m
18	What is the estimated size and ceiling height of the Yoga Room?	<ul style="list-style-type: none"> Yoga Room is approx. 29 sqm Ceiling height is 2.8m
19	How many bicycle lots provided? And where are they located at?	168 bicycle parking lots
Common Facilities		
1	How many carpark lots in the development?	666 Carpark Lots 5 accessible lots
2	What is the carpark ceiling height clearance?	Min. 2.2m to underside of services
3	How many visitor and accessible lots?	5 accessible lots
4	Any assigned lot for car washing bay?	2 lots which is counted as part of the 666 carpark lots
5	How many EV lots in the development?	18 lots, which is counted as part of the 666 carpark lots
6	Is the EV lots using AC or DC charger?	AC charger
7	How many common lifts in the development?	Block 2 – 3 passenger/ fire lift, 3 private lift Block 6 – 3 passenger/ fire lift, 1 private lift (Tower lifts – total 10 lifts) Clubhouse/ MSCP - 2 lifts
8	For the private lift, will it have a single or double door opening?	1.5 door leaf opening.
9	Is parcel box provided?	Yes
Unit		
1	What is the height of the balcony railing?	1100 mm measured from unit finished floor level
2	Is acoustic ceiling installed at balcony?	No
3	What type of glass is provided at the balcony/ balcony railing?	Aluminium Framed Glass Railing

4	Any powerpoint or tap provided at the balcony?	1 tap, 1 ppt provided in balcony.																																				
5	What is the cost to install balcony screen?	<p>Balcony Screen installation cost</p> <table border="1"> <thead> <tr> <th>Unit Type</th> <th>Nett Price (S\$)</th> </tr> </thead> <tbody> <tr><td>B1</td><td>\$ 10,000</td></tr> <tr><td>B2</td><td>\$ 10,000</td></tr> <tr><td>BP1</td><td>\$ 10,000</td></tr> <tr><td>BP2</td><td>\$ 10,000</td></tr> <tr><td>BP3</td><td>\$ 11,000</td></tr> <tr><td>BP4</td><td>\$ 10,000</td></tr> <tr><td>BPS1</td><td>\$ 10,000</td></tr> <tr><td>BPS2</td><td>\$ 10,000</td></tr> <tr><td>BPS3</td><td>\$ 10,000</td></tr> <tr><td>C1</td><td>\$ 12,000</td></tr> <tr><td>C2</td><td>\$ 12,000</td></tr> <tr><td>CP1</td><td>\$ 12,000</td></tr> <tr><td>CP2</td><td>\$ 12,000</td></tr> <tr><td>D1</td><td>\$ 12,000</td></tr> <tr><td>D2</td><td>\$ 12,000</td></tr> <tr><td>DP1</td><td>\$ 20,000</td></tr> <tr><td>E1</td><td>\$ 20,000</td></tr> </tbody> </table>	Unit Type	Nett Price (S\$)	B1	\$ 10,000	B2	\$ 10,000	BP1	\$ 10,000	BP2	\$ 10,000	BP3	\$ 11,000	BP4	\$ 10,000	BPS1	\$ 10,000	BPS2	\$ 10,000	BPS3	\$ 10,000	C1	\$ 12,000	C2	\$ 12,000	CP1	\$ 12,000	CP2	\$ 12,000	D1	\$ 12,000	D2	\$ 12,000	DP1	\$ 20,000	E1	\$ 20,000
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6	What type of glass is provided for the window? (Double glazing, low-E or acoustic treated)	Single glazing																																				
7	Is the window glass tinted? Or laminated?	Laminated Glass and/or Float Glass and/or Heat Strengthened Glass																																				
8	Is there windows restrictor?	Yes, provided for all bedroom windows																																				
9	Any light fitting provided in the wardrobe?	Master bedroom wardrobe is fitted with built-in sensor light																																				
10	Will dehumidifier be provided in the wardrobe?	No																																				
11	Are there any floor finishes beneath the wardrobe?	Yes																																				
12	What type of heater is installed in the bathroom?	Electric Storage Water Heater																																				
13	Any light fitting provided in the bathroom cabinets?	Built-in shelf light is provided in bathroom																																				
14	Any provision to install bidet?	No																																				
15	Any light fitting provided in the kitchen cabinets?	Built-in undercounter light provided in kitchen cabinets																																				
16	What is the brand of the hinges? Any soft closing?	Soft closing is provided																																				
17	Town gas or cylinder gas?	Town gas																																				

18	Kitchen hood extracted or recirculated?	Recirculated
19	Is the Mechanical Ventilation (MV) for the bathroom extracted or recirculated?	Extracted
20	What is the size of the main door and private lift door?	<ul style="list-style-type: none"> • Unit main door frame width is 1035mm • Private lift door frame width is 1290mm (Based on show unit type E1)
21	Is digital lock provided at main door & rear door for private lift units?	Yes
22	What are the smart home features provided?	Digital lock, smart air-conditioner control and smart home hub