

121

COLLECTION
ON WHITLEY

IMAGINE

No one owns it but you

Presenting 121 Collection on Whitley. A treasure trove of nine premium landed homes that are anything but ordinary. Every house is thoughtfully designed and immaculately configured with a distinct lifestyle in mind. No two are the same. Like precious gems, each home touts a style of its own and an exclusive world of spatial experience shared by no other.

121 Collection on Whitley. Truly one-to-one luxury living as exquisite as you.

"Our vision

is to create one-of-a-kind homes that transcends luxury."



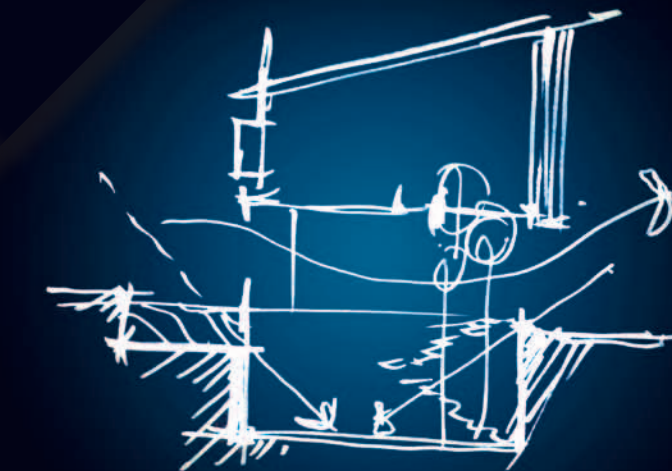
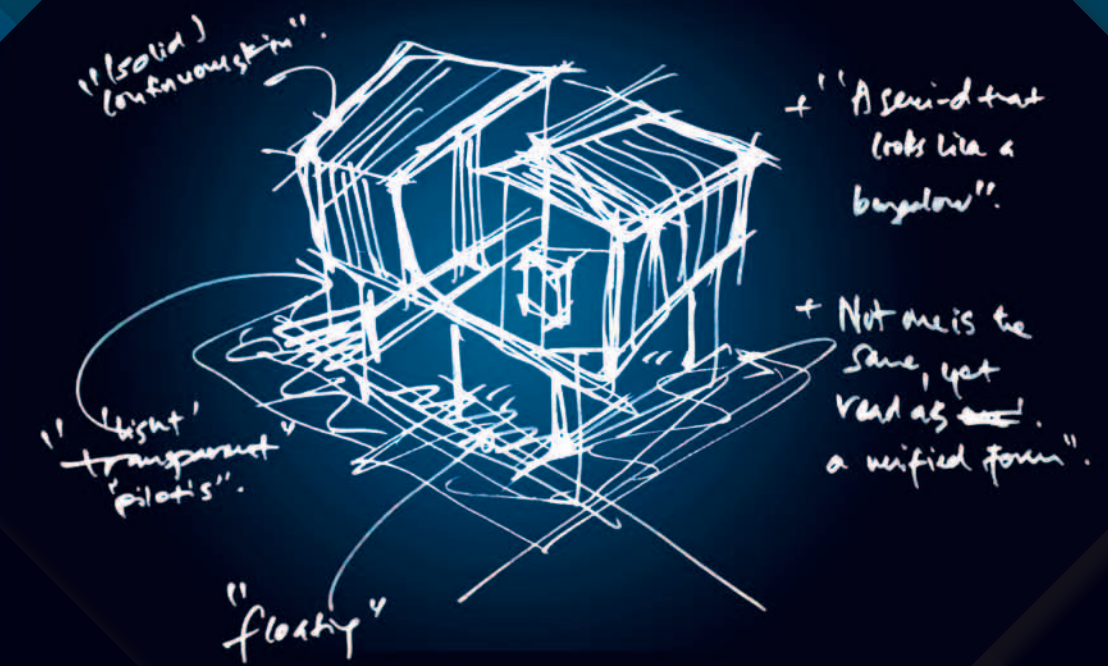
"individualistic" ↔ "unified".

Discover uniqueness in uniformity

The 121 Collection on Whitley proves that even semi-detached houses do not have to conform to symmetrical design. While all nine houses feature different designs and floor plans, they come together as one fabulous collection, respending with the shimmering beauty of paradox.

Experience borderless-space living

Enjoy the precious freedom to bond with Nature, without borders. On the ground floor of every house, pillars are boldly discarded so that you can have virtually borderless space. Perhaps the only thing that segregates you from the greenery out there is the house's expansive glass façade, a design idea that binds exquisite living interiors and the great outdoors in symbiotic harmony. You'll also notice that no two facades are the same. Semi-detached houses are customised to look like individual bungalows, illuminating dazzling characteristics shared by no other.



Bringing home the garden

Coming home is an uncanny feeling of stepping into a garden, where you are endlessly showered with the luxurious gifts of Mother Nature. Setting free creative imagination and groundbreaking architectural sophistication, the essence of garden-living is brought right inside the house. Natural light, wind, greenery and water, the ecosystem's core elements are woven into the living space, creating a priceless sensorial experience and an unusual masterpiece of urban living.

IMAGINE

a home where indulgence is standard



9 FANTASY HOMES

Inspired by dreams and fantasies,
121 Collection on Whitley is a world of
architectural masterpieces that goes beyond
expectations. Every house is a treasured
gem on its own, each with its sparkling
secrets and little surprises to unravel.

Diamond
121D Whitley Road

Coral
121C Whitley Road

Fuchsia
121F Whitley Road

Jade
121J Whitley Road

Hematite
121H Whitley Road

Sapphire
121 Whitley Road

Amethyst
121A Whitley Road

Emerald
121E Whitley Road

Garnet
121G Whitley Road

IMAGINE

a lifestyle where the only limitation is your imagination



Just how welcoming is home?

Even Mother Nature is standing by to extend you a hug

Browse a magazine, leaf through a book or chill-out to your favourite tunes. Whatever you do, enjoy the good company of Mother Nature. Through the panoramic glass wall that opens up the living space for a seamless flow, you can embrace the great outdoors even in the sheltered comfort of your living room. Home is one with Nature. Even the air you breathe seems fresher.



For a truly grandiose experience,
may we suggest lounging in the pool?



This is more than a dining room
It's the perfect setting for an epicurean journey



An opulent experience,
every day

Enter a sanctuary where space overflows. This is your own private world that lets your senses experience pure comfort every day. Rest amidst a master bedroom so spacious that it spreads across almost a whole floor. Find pleasure in your very own luxurious walk-in wardrobe that can house your priceless collection of lavish fashion finds from all over the world.



Artist's Impression

Artist's Impression



In your entertainment room and cocktail lounge at the basement, be dazzled by a magical theatrical sight. Orchestrated by clever architectural manoeuvres, spectrums of sunlight interact with the shadows of water, producing luminous visions that dance ethereally in space. Dramatically, the entire room comes alive to illuminate your mood and day.



Be entertained,
by the wonders of nature

IMAGINE

an address that serves you the finest





121
COLLECTION
ON WHITLEY

You are tucked away from the bustling
Yet just five minutes away to the dazzling

Map not drawn to scale

You know it's an enviable address when the best of the city is at your doorstep. Shop at Orchard Road. Dine and wine at Dempsey Hill. Or take a walk at the Botanic Gardens, a UNESCO World Heritage Site. Novena and Thomson Medical Centres are just a stone's throw away. With almost instant access through the upcoming Mount Pleasant MRT and major expressways, a world of indulgence, recreation and convenience is always at your beck and call.

Parents will also be pleased to choose from numerous prestigious schools that are also nearby.

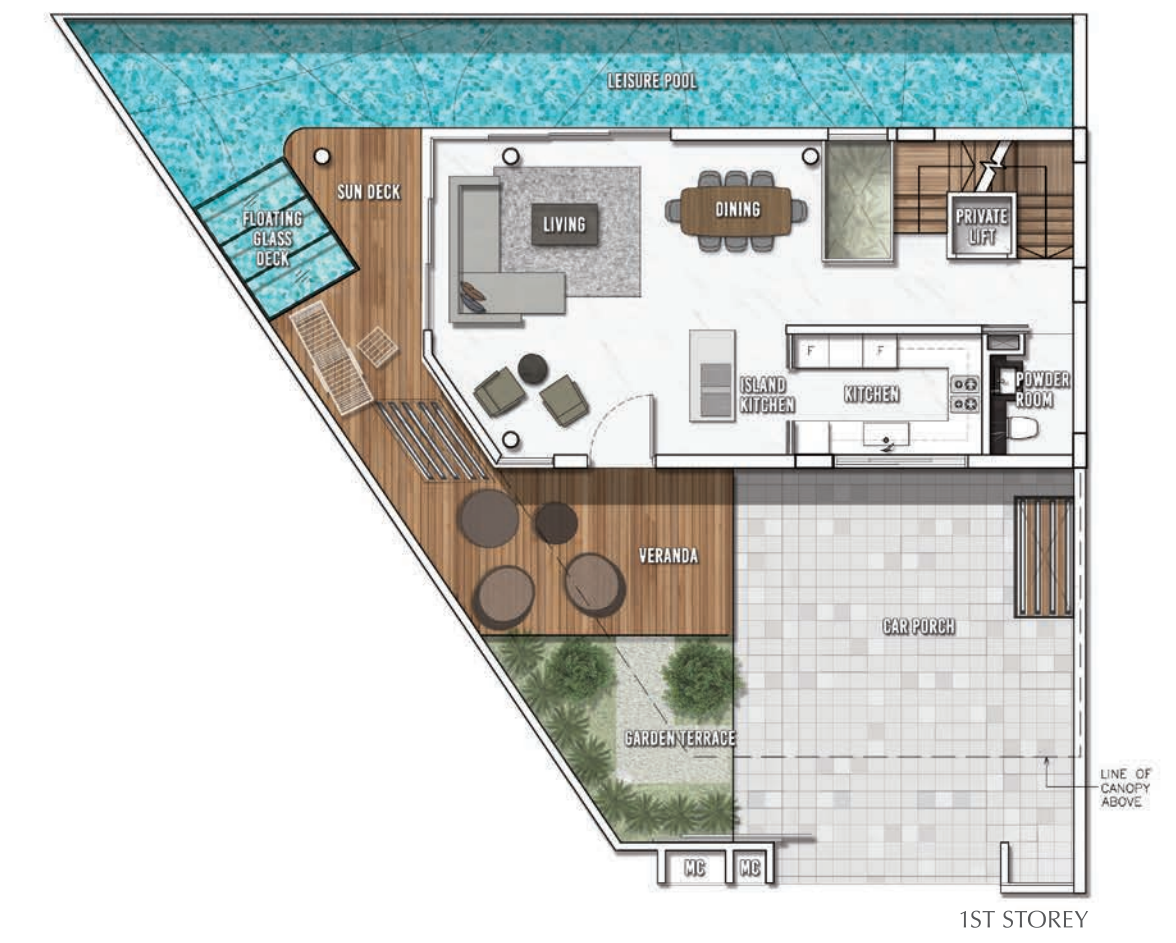
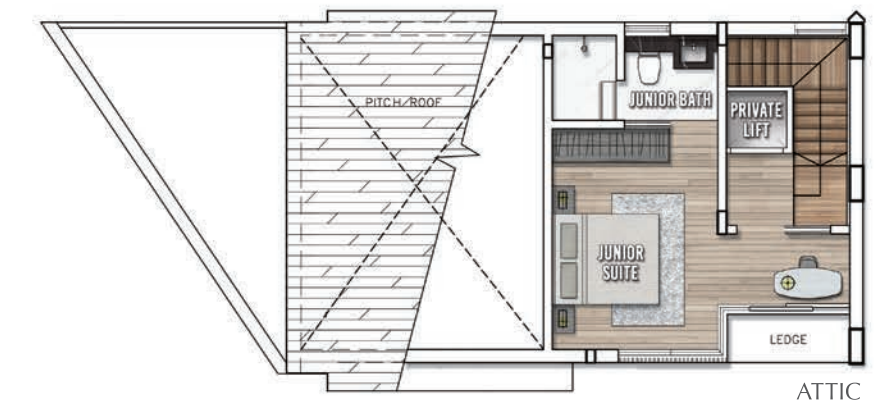
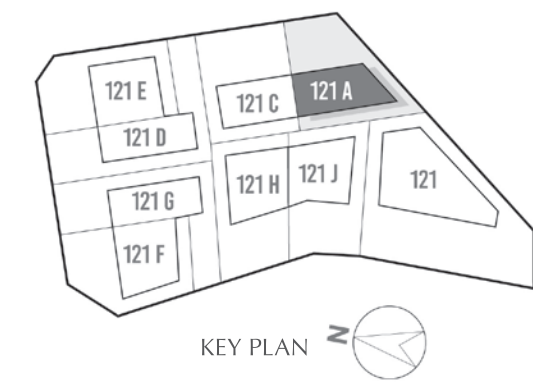
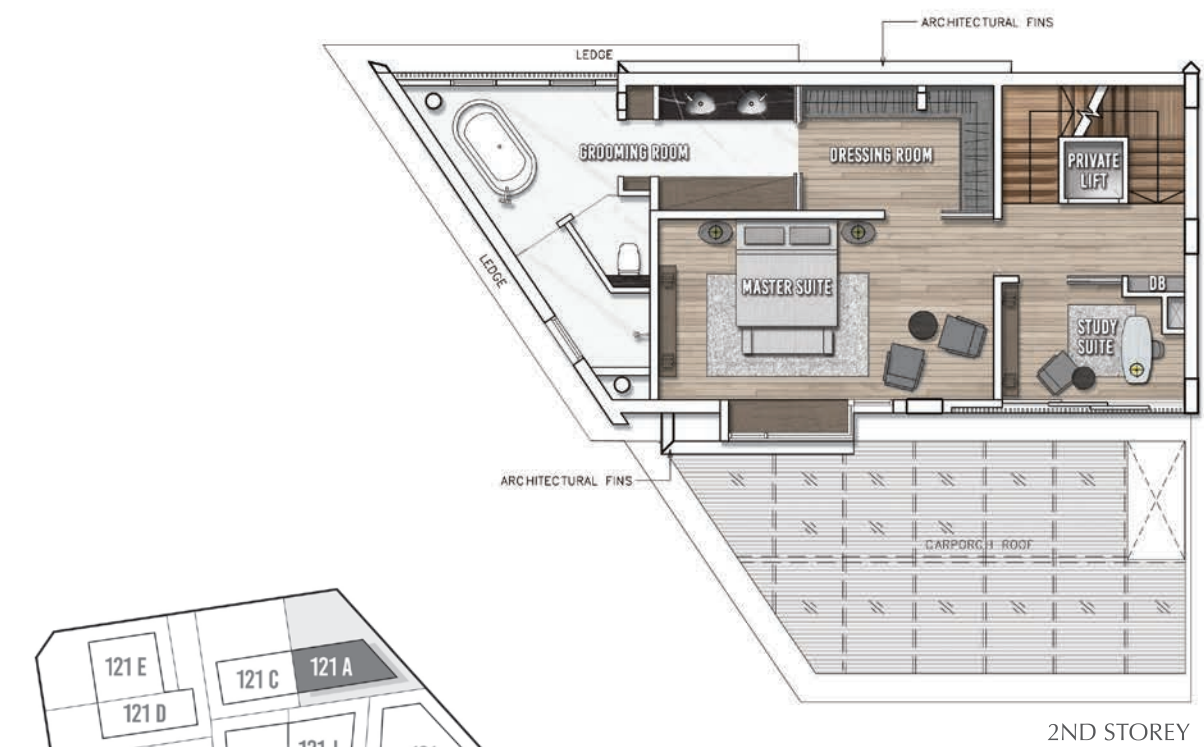


Amethyst

121A Whitley Road
Singapore 297834

Land area: 200 sqm / 2,153 sqft
Est. Built-Up area: 430 sqm / 4,629 sqft

Providing calm and balance, Amethyst reassures the inner sanctum of home with its ability to enhance emotional stability and inner strength.



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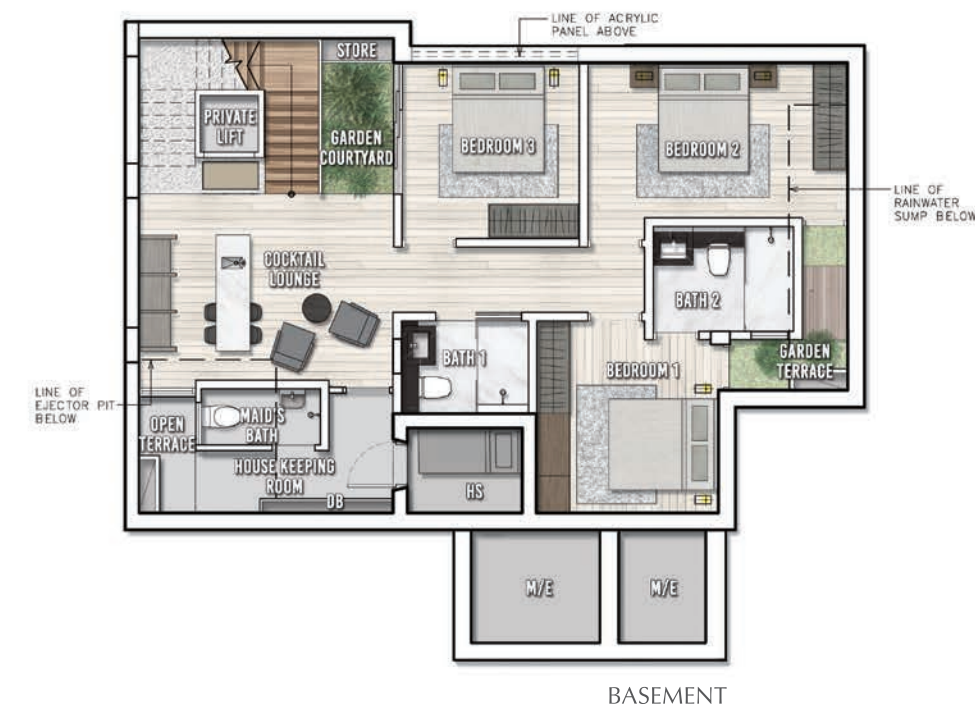
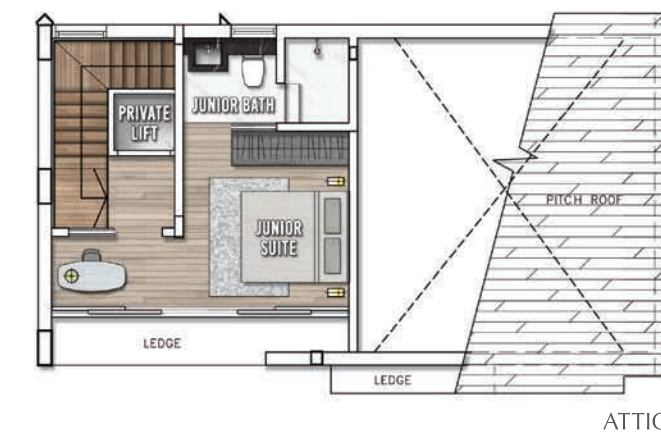
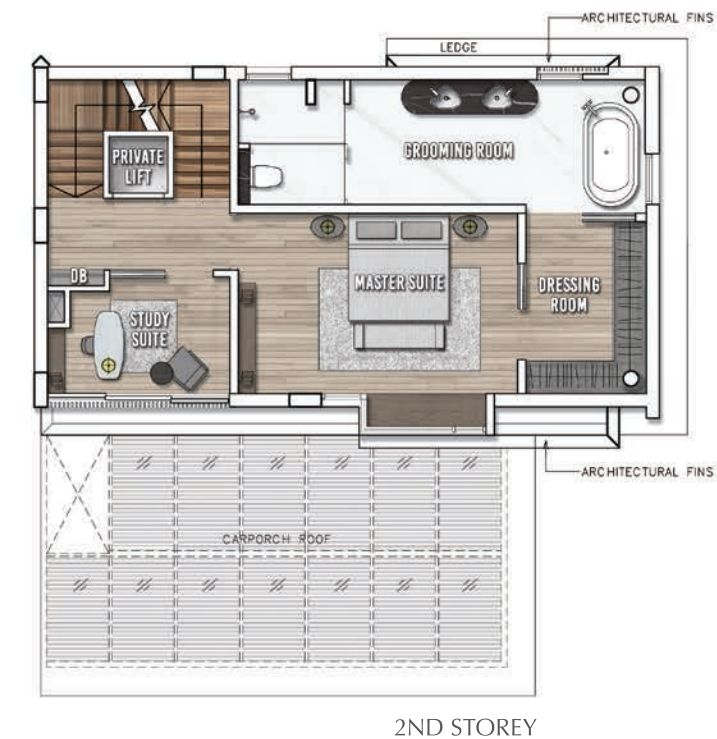
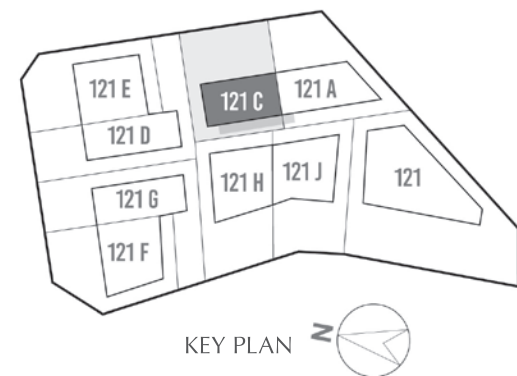


Coral

121C Whitley Road
Singapore 297815

Land area: 200 sqm / 2,153 sqft
Est. Built-Up area: 412 sqm / 4,435 sqft

Like the gemstone's healing and emotional properties, Coral protects and strengthens one's emotional foundation, protecting the owner from harm.



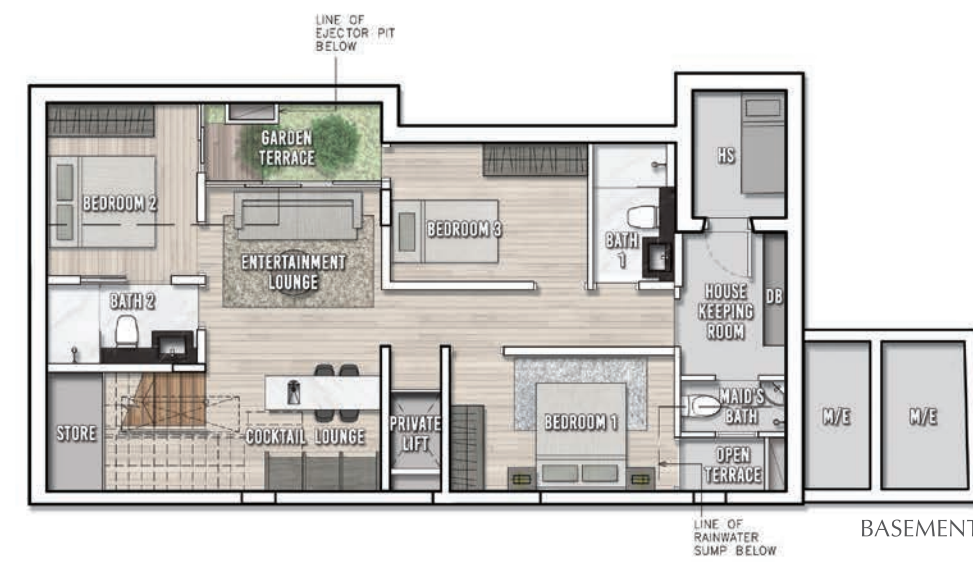
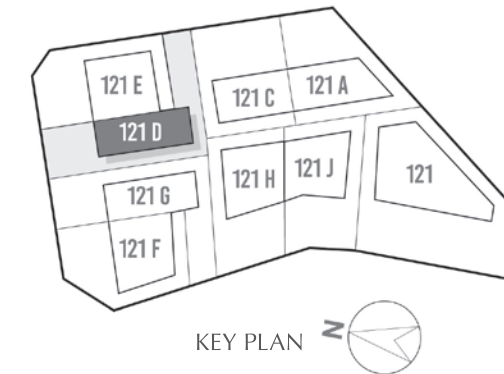
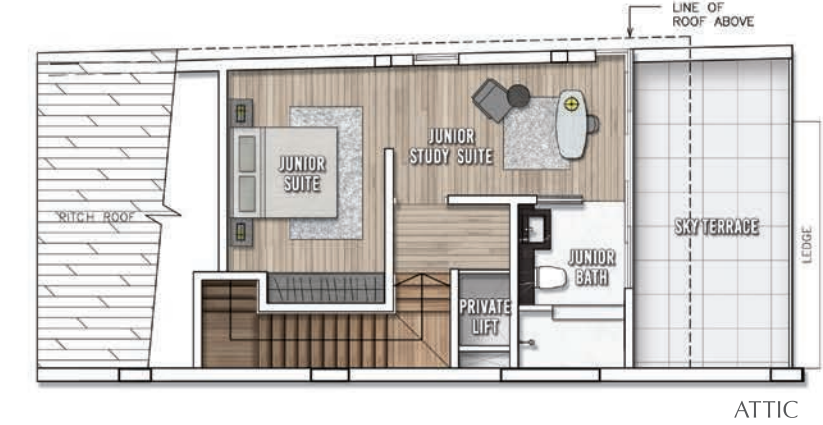
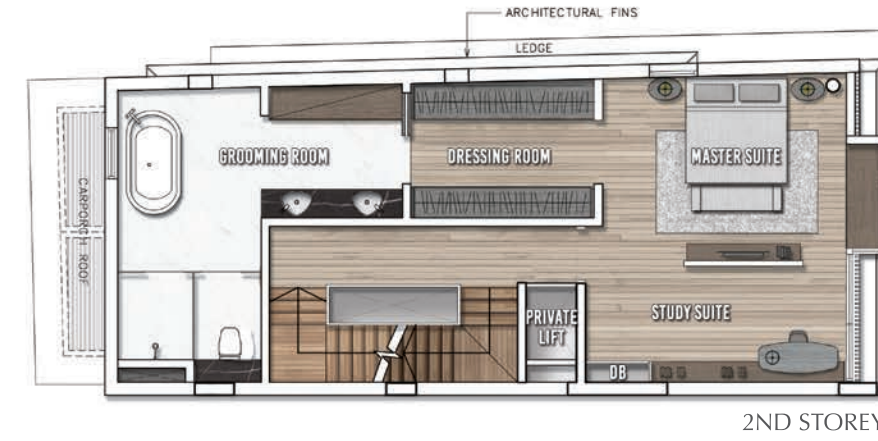


Diamond

121D Whitley Road
Singapore 297703

Land area: 212 sqm / 2,282 sqft
Est. Built-Up area: 404 sqm / 4,349 sqft

The strongest precious stone,
Diamond symbolises power, strength,
brilliance and unparalleled beauty.



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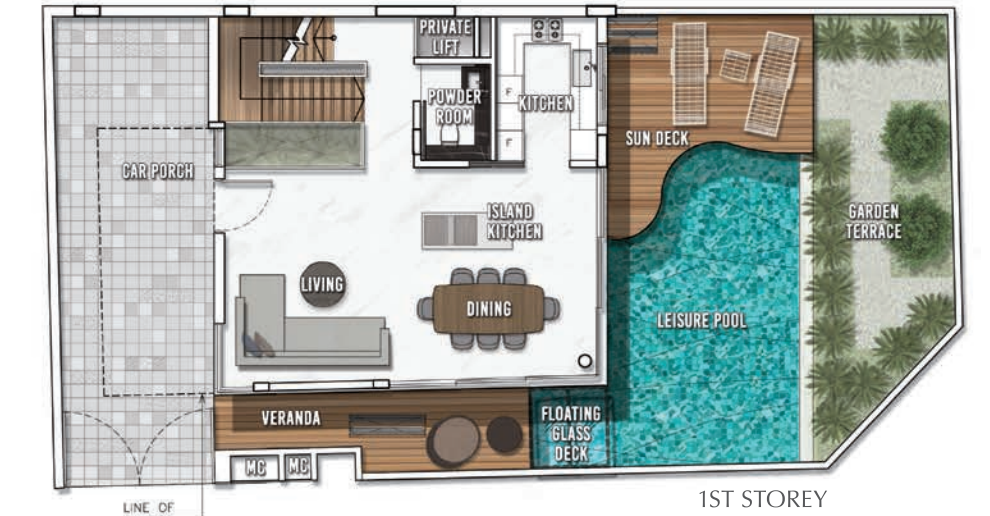
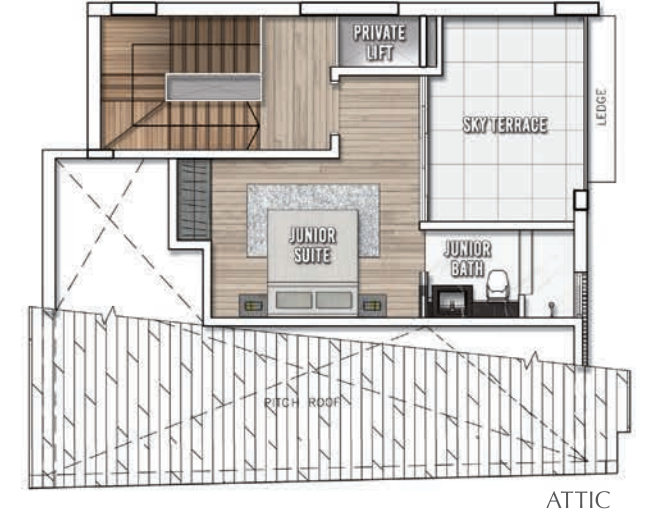
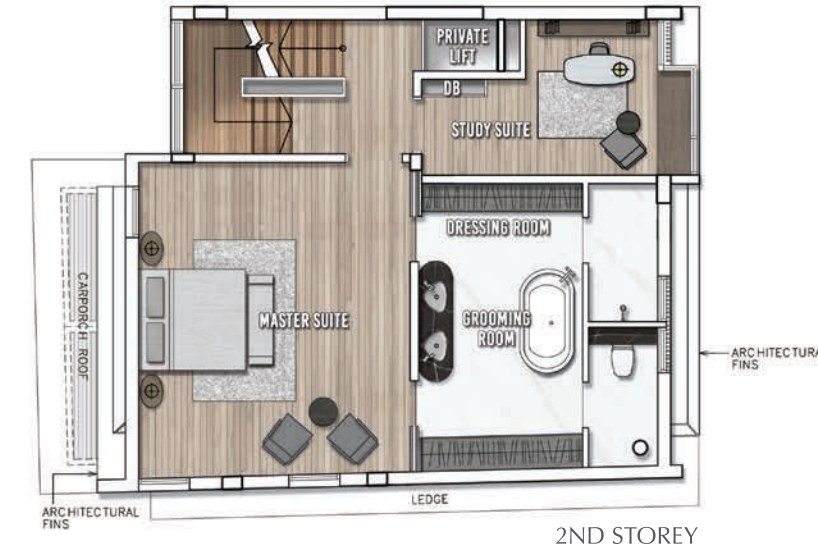
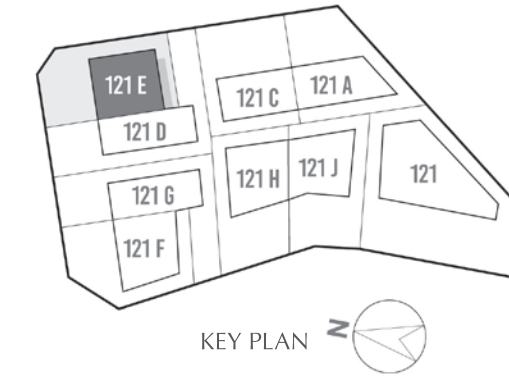


Emerald

121E Whitley Road
Singapore 297704

Land area: 200 sqm / 2,153 sqft
Est. Built-Up area: 420 sqm / 4,521 sqft

Called the Stone of Successful Love, Emerald opens and nurtures the heart to provide soothing energy, bringing freshness and vitality to the spirit.



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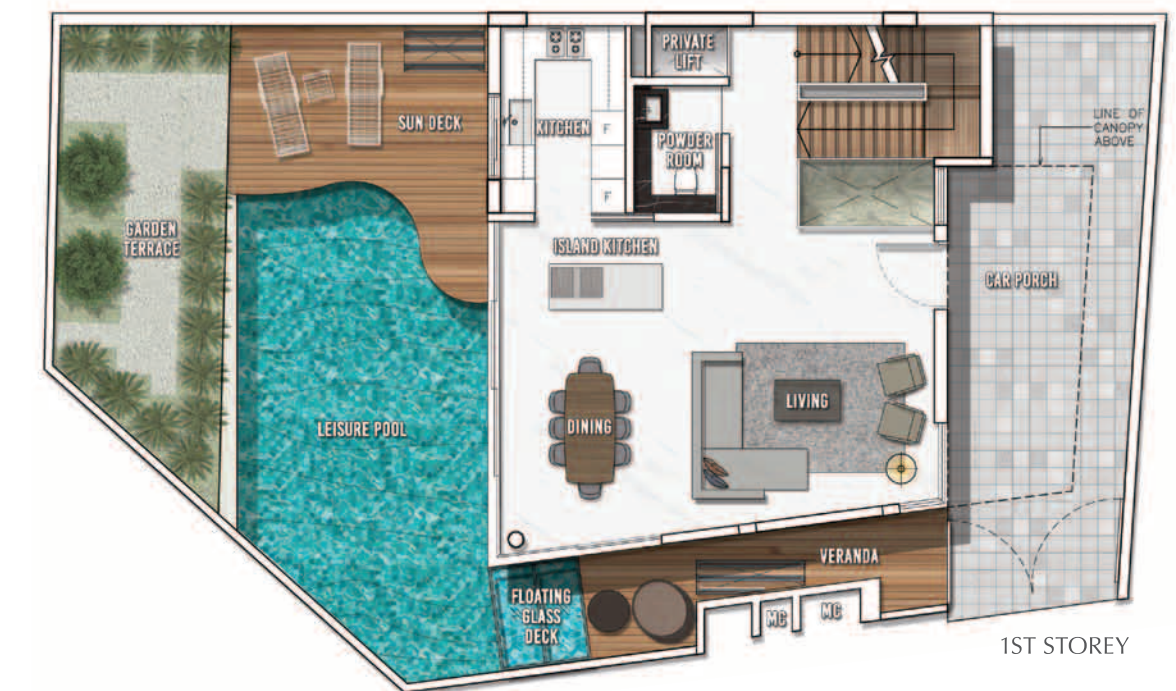
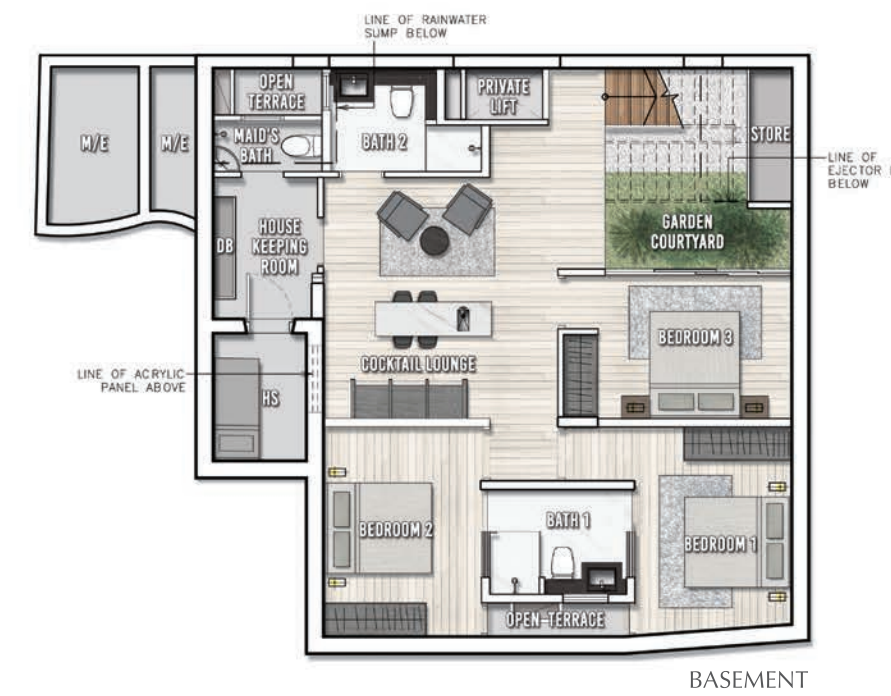
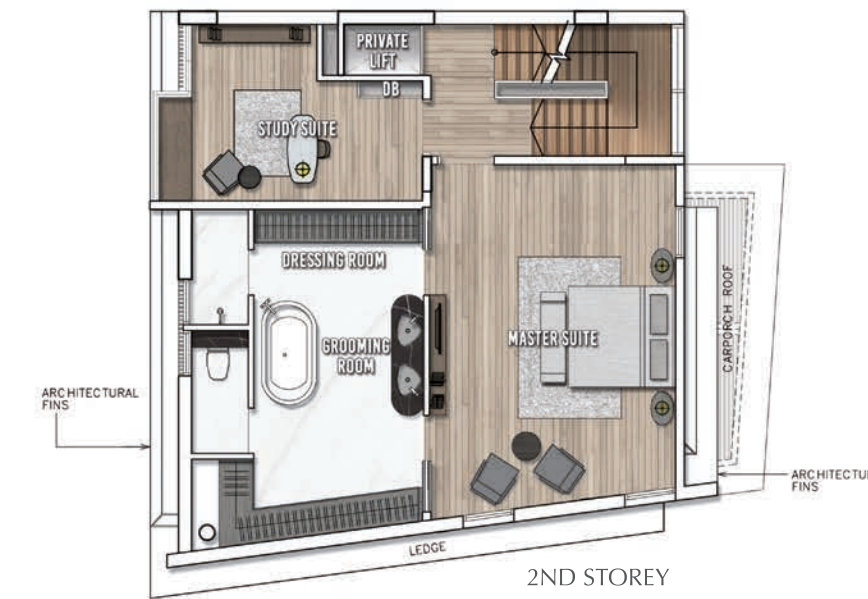
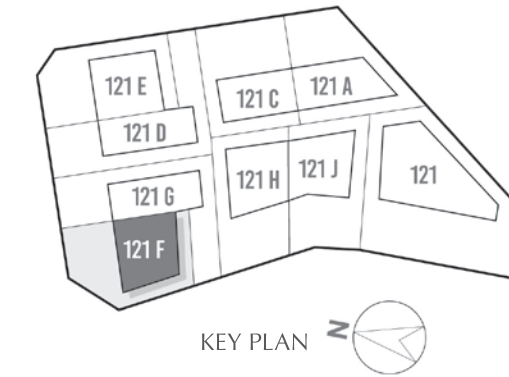


Fuchsia

121F Whitley Road
Singapore 297705

Land area: 200 sqm / 2,153 sqft
Est. Built-Up area: 439 sqm / 4,725 sqft

Perfect for nurturing a family,
Fuchsia inspires confidence
and unconditional love and
understanding, as well as giving
and receiving of nurturing.



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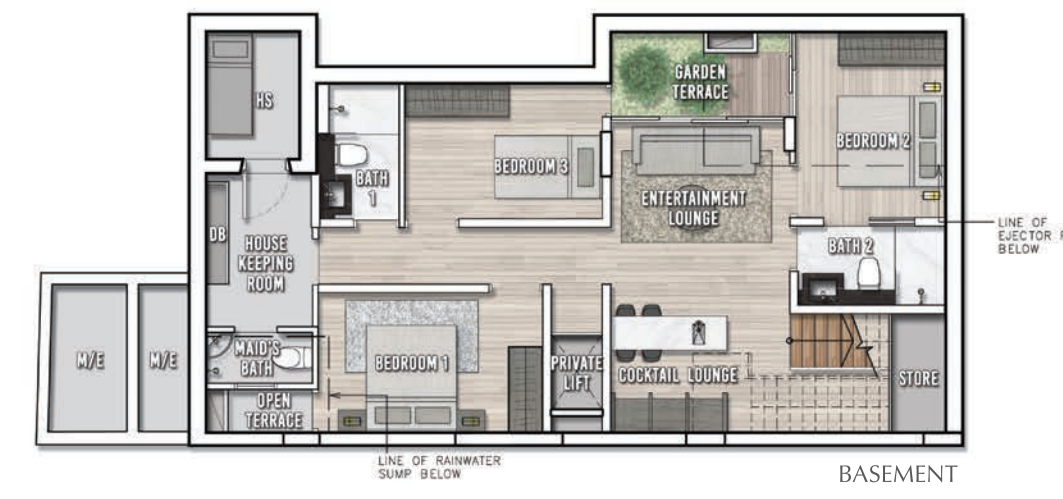
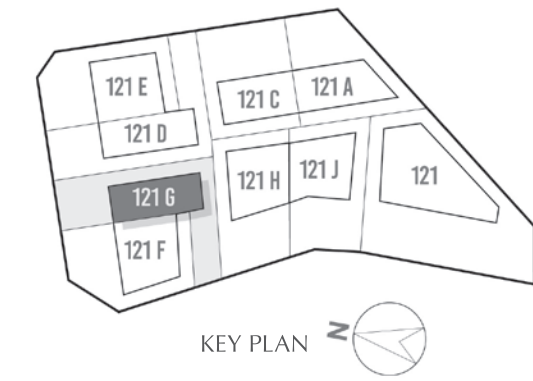
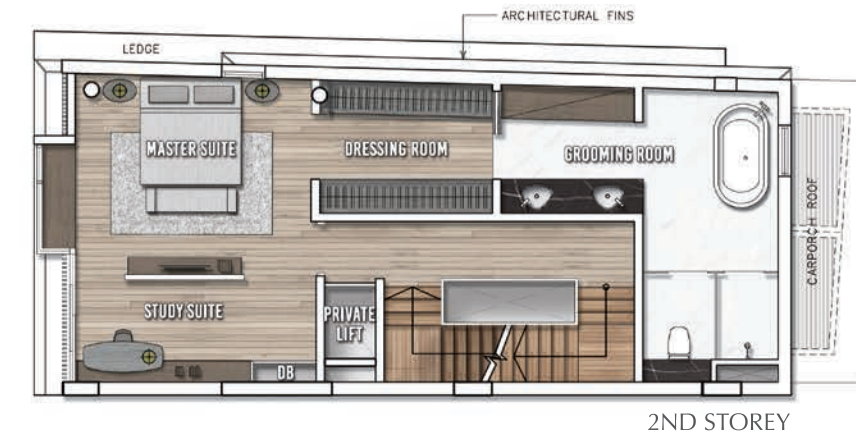


Garnet

121G Whitley Road
Singapore 297706

Land area: 208 sqm / 2,239 sqft
Est. Built-Up area: 392 sqm / 4,219 sqft

The Garnet is known as the stone for a successful business. Bringing consistency to friendships, Garnet stimulates success in business.



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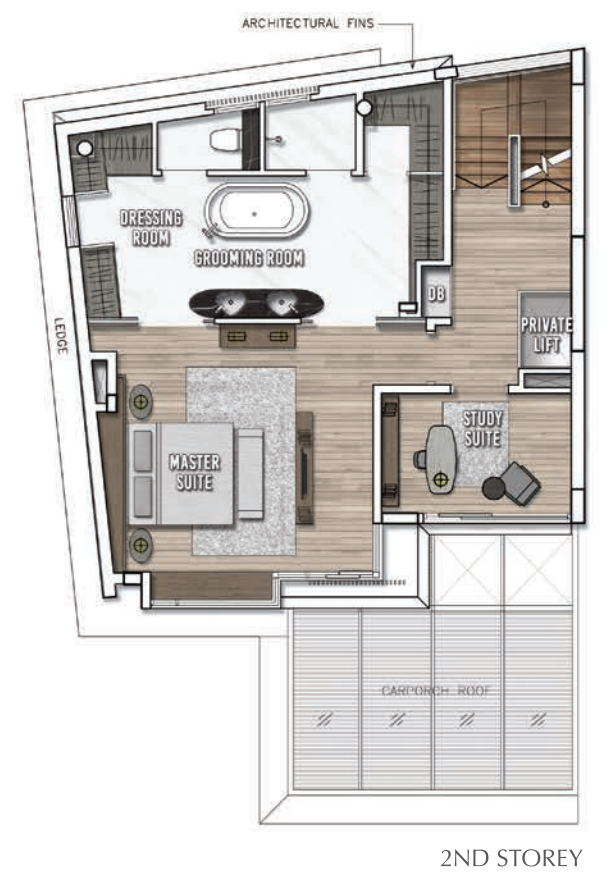
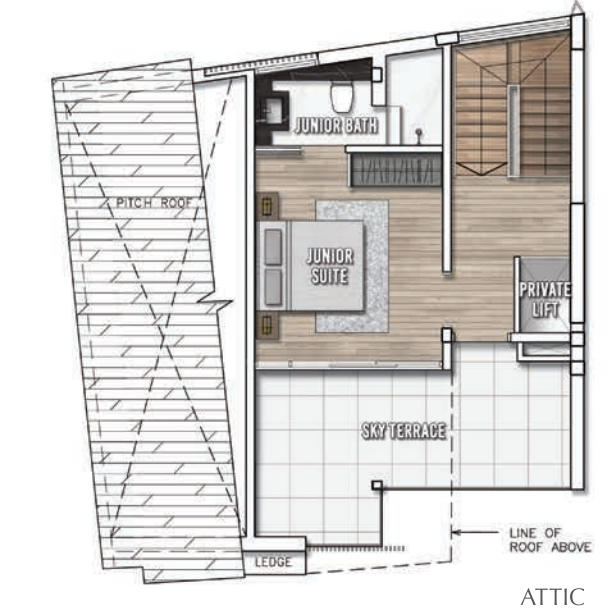
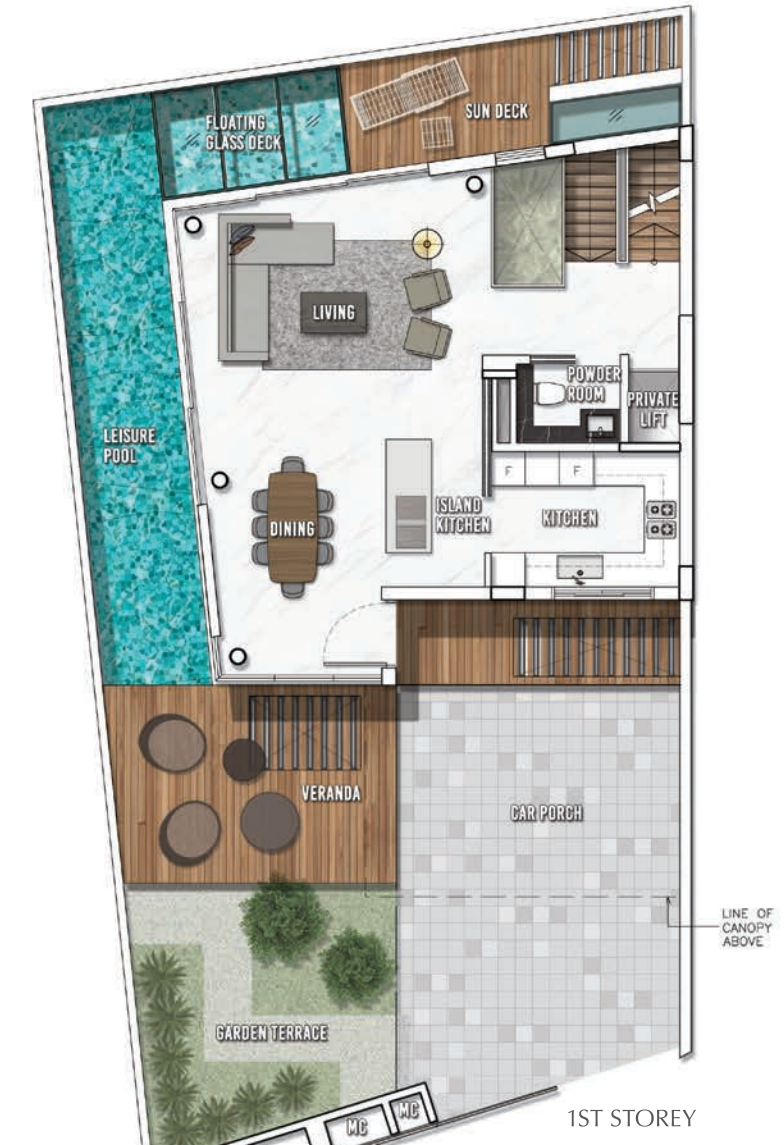
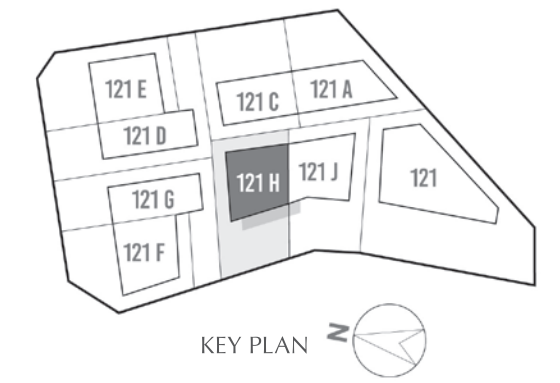


Hematite

121H Whitley Road
Singapore 297707

Land area: 200 sqm / 2,153 sqft
Est. Built-Up area: 424 sqm / 4,564 sqft

Known as the Stone for the Mind, Hematite is outstanding at grounding out excess energy and acting as a stabilising force.



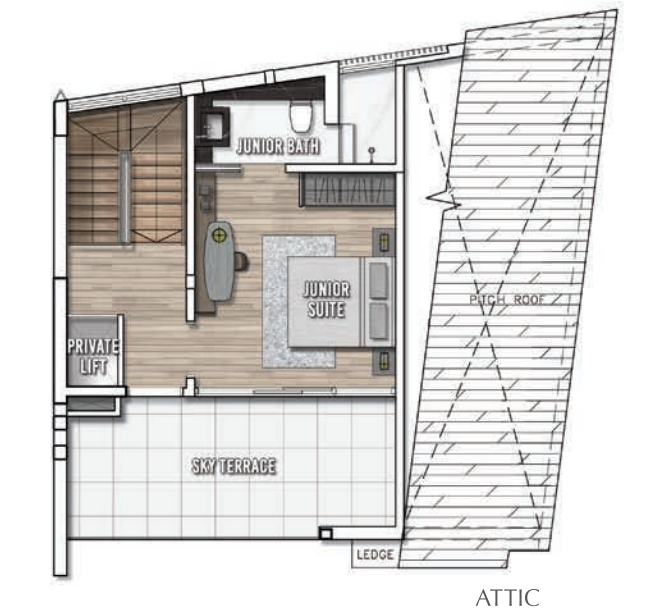
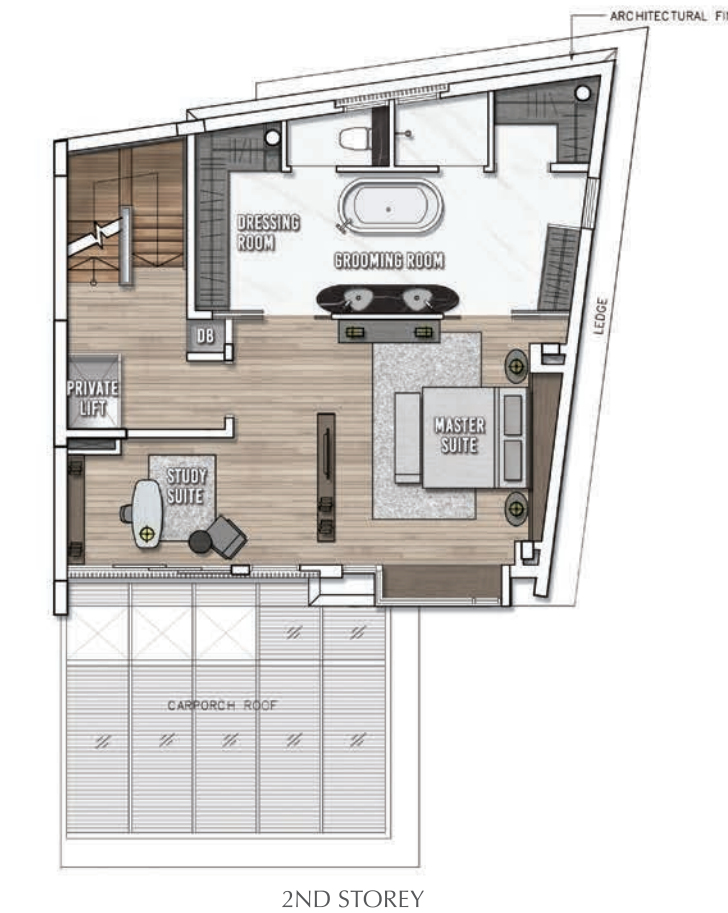
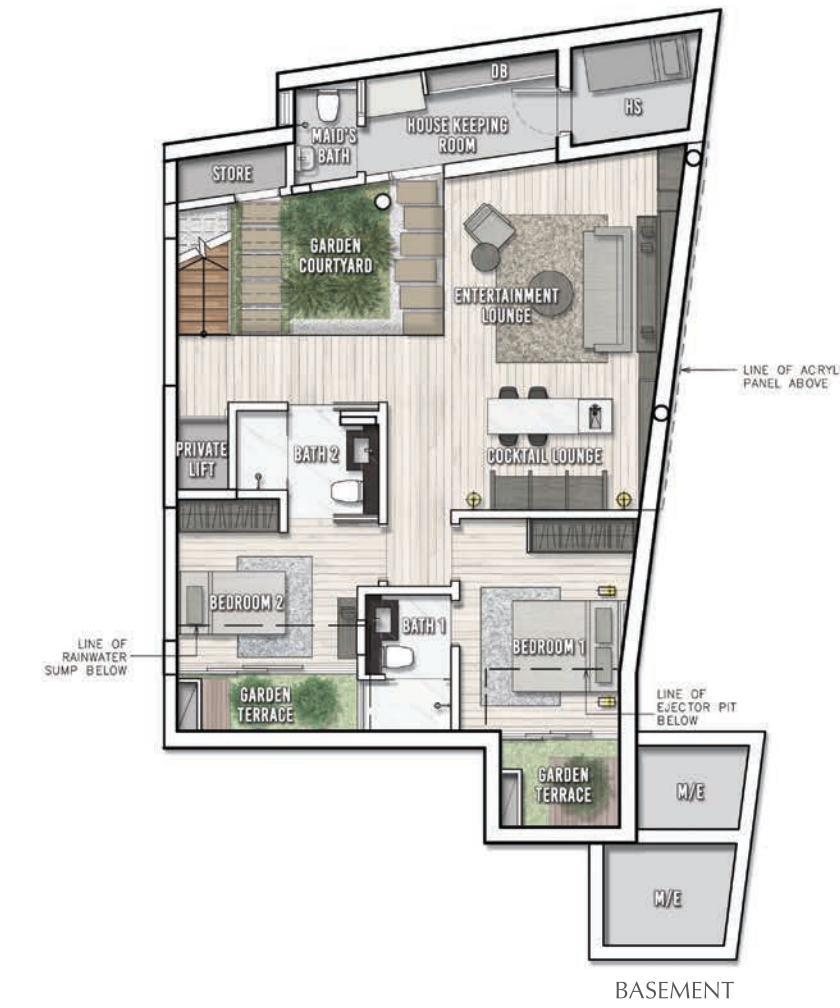
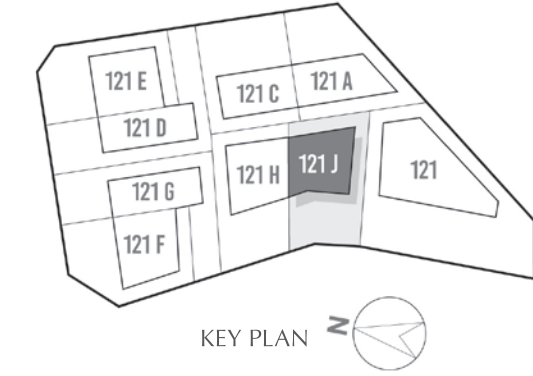
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Jade
 121J Whitley Road
 Singapore 297708

Land area: 200 sqm / 2,153 sqft
 Est. Built-Up area: 454 sqm / 4,887 sqft

Like the healing properties of the wonderful stone, Jade strengthens mental faculties and guards against accidents and misfortune.



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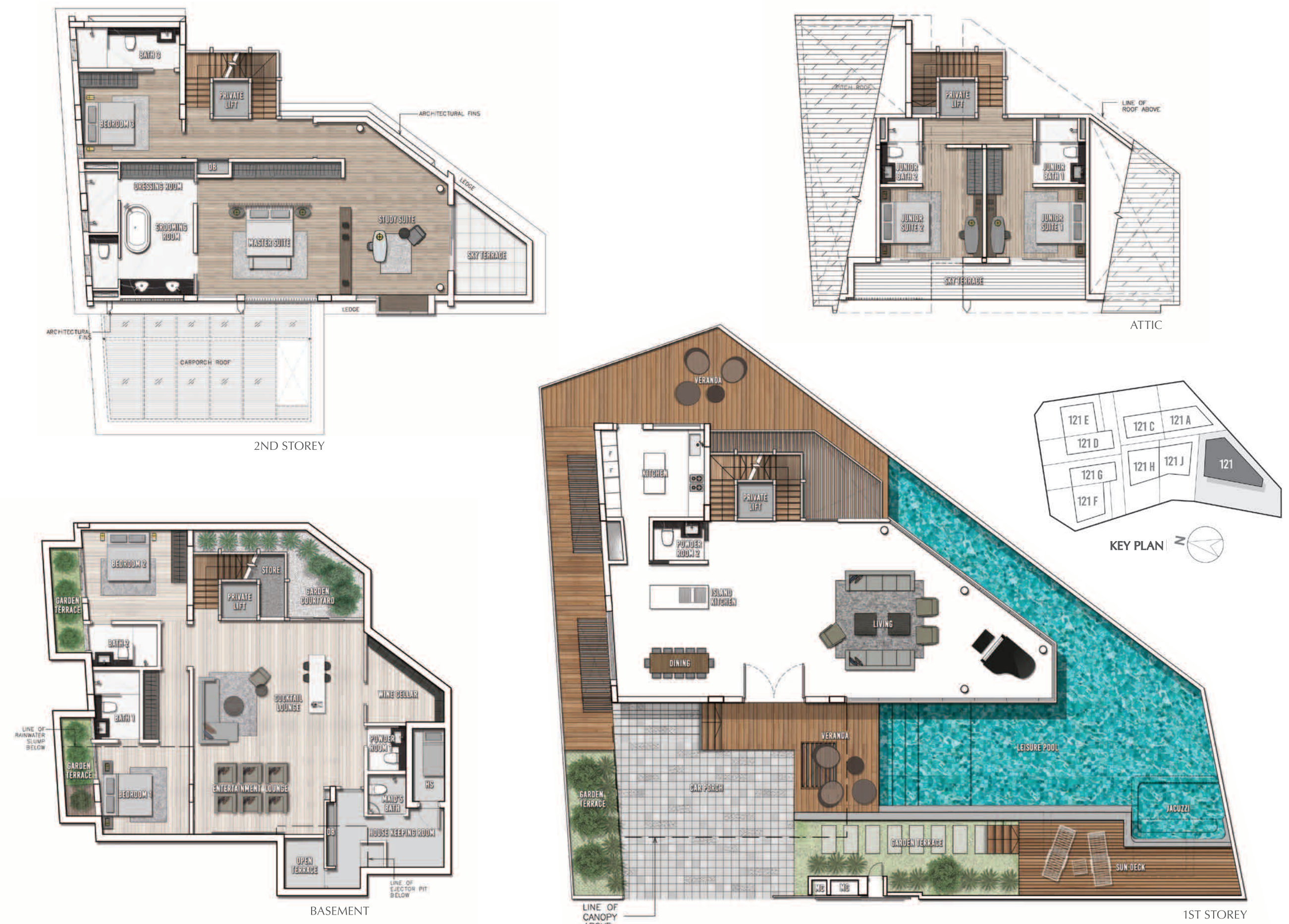


Sapphire

121 Whitley Road
Singapore 297813

Land area: 415 sqm / 4,467 sqft
Est. Built-Up area: 804 sqm / 8,654 sqft

A gem of wisdom and royalty, the Sapphire, in its heavenly blue colour stands magnificently as a symbol of elegance and power.



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Specifications of the building

1. FOUNDATION

Reinforced concrete pile foundation

2. SUPERSTRUCTURE

Reinforced concrete structure / steel structure

3. WALLS

- External Walls: Reinforced concrete / common clay bricks
- Internal Walls: Common clay bricks / dry walls

4. ROOF

- Pitched Roof: Metal roof with insulation
- Flat Roof: Reinforced concrete roof with insulation and waterproofing system

5. CEILING

- Cocktail Lounge, Entertainment Lounge, Bedroom 1, 2 & 3 Hallway to Bedrooms, Living, Dining, Island Kitchen, Kitchen, Master Suite, Study Suite, Bay Window, Junior Suite 1 & 2, Junior Study Suite:
 - Ceiling board with emulsion paint
 - Bulk head with emulsion paint where applicable
- Bath 1, 2 & 3, Powder Room 1 & 2, Maids Bath, House Keeping Room, Dressing Room, Grooming Room, Junior Bath 1 & 2:
 - Moisture resistant ceiling board with emulsion paint
 - Bulk head with emulsion paint where applicable
- House Hold Shelter, Store Room, Lift Shaft: Skim coat with emulsion paint
- Staircase:
 - Timber veneer finishes / Skim coat with emulsion paint
 - Bulk head in timber veneer finish / emulsion paint where applicable
- Floor ceiling height:
 - For more details, refer to individual house specifications

6. FINISHES

- Wall
- Cocktail Lounge, Entertainment Room / Lounge, Bedroom 1, 2 & 3, Hallway to the Bedrooms, House Keeping Room, Household Shelter, Store Room, Staircase, Living, Dining, Island Kitchen, Kitchen, Master Suite, Study Suite, Grooming Room, Dressing Room, Junior Suite 1 & 2, Junior Study Suite: Timber panel in veneer finish / cement & sand plaster with emulsion paint / skim coat with emulsion paint / emulsion paint
 - Bath 1, 2 & 3, Powder Room 1 & 2, Dressing Room, Grooming Room, Junior Bath 1 & 2: Marble tiles on exposed surface only and up to false ceiling height
 - Maid's Bath: Homogeneous tiles on exposed surfaced only and up to false ceiling height
 - Sky Terrace and External wall exposed to weather: Weatherproofed emulsion paint with texture coating on surface exposed to weather / glass railing / granite tiles
 - Leisure Pool (All houses except 121)
 - Leisure Pool cum Jacuzzi (House 121 only): Porcelain tiles

Floor

- Living, Dining, Island Kitchen, Hallway: Marble tiles with skirting where applicable
- Bath 1, 2 & 3, Powder Room 1 & 2, Dressing Room, Grooming Room, Junior Bath 1 & 2: Marble tiles
- Master Suite, Study Suite, Bedroom 3, Hallway to Bedrooms, Junior Suite 1 & 2, Junior Study Suite: Timber flooring with skirting
- Cocktail Lounge, Entertainment Room / Lounge, Bedroom 1 & 2, Wine Cellar, Household Shelter, Housekeeping Room, Maid's Bath, Kitchen, Sky Terrace: Homogeneous tiles with skirting where applicable
- Veranda & Sun Deck: Timber strip decking
- Leisure Pool (All Houses except 121)
 - Leisure Pool cum Jacuzzi (House 121 only): Porcelain tiles
 - Car Porch: Granite tiles

7. WINDOWS

- All aluminium frames shall be fluorocarbon finish unless otherwise stated
 - Aluminium framed glass window with laminated glass / frosted glass where applicable, glass thickness subject to PE calculation and endorsement

Note:

All windows are either including sliding, casement, top hung, louvered or any combination of the above mentioned, with or without fixed panels Refer to individual house specification Windows Schedule for details

8. DOORS

- Bedroom 1 / 2 / 3, Bath 1 & 2; Powder Room 1, House Keeping Room, Main Entrance Door, Master Suite, Door to WC & Shower Room, Junior Suite 1 & 2: Timber door in veneer finishes
- Kitchen, Powder Room 2, Dressing Room, Grooming Room, Bath 3, Junior Bath 1 & 2: Slide and hide timber door in veneer finishes
- Living Room: Frameless laminated glass sliding door, thickness subject to PE calculation and endorsement
- Garden Terrace, Sky Terrace, Kitchen: Aluminum frame in fluorocarbon finishes with laminated glass sliding / swing door, glass thickness subject to PE calculation and endorsement
- DB Closet: Timber door in laminate finishes
- Maid's Bath: PVC door
- Household Shelter: Approved blast door

9. SANITARY FITTINGS

- Grooming Room
 - Natural stone surface vanity top complete with 2 basin, 2 mixer and 1 storage cabinet
 - 1 shower cubicle complete with shower mixer set
 - 1 overhead shower
 - 1 Long bath with mixer and hand shower
 - 1 water closet
 - 2 mirror with / without storage cabinet where applicable
 - 1 paper holder
 - 1 tower rail / ring where applicable
- Bath 1, 2 & 3 and Junior Bath 1 & 2
 - Natural stone surface vanity top complete with 1 basin, 1 mixer and 1 storage cabinet
 - 1 shower cubicle complete with shower mixer set
 - 1 water closet
 - 1 mirror with / without storage cabinet where applicable
 - 1 paper holder
 - 1 tower rail / ring where applicable
- Powder Room 1 & 2
 - Natural stone surface vanity top complete with 1 basin, 1 mixer and 1 storage cabinet
 - 1 water closet
 - 1 mirror with / without storage cabinet where applicable
 - 1 paper holder
 - 1 tower rail / ring where applicable
- Maid's Bathroom
 - 1 basin with tap
 - 1 shower mixer set
 - 1 water closet
 - 1 mirror with / without storage cabinet where applicable
 - 1 paper holder

10. ELECTRICAL INSTALLATION

- For more details, refer to individual house specifications
- Electrical wiring in concealed conduits below false ceiling level
 - Electrical wiring above false ceiling in exposed / concealed conduits / trunkings

11. TV/CABLE SERVICES/FM/TELEPHONE POINTS

For more details, refer to individual house specifications

12. LIGHTNING PROTECTION

Lightning protection system shall be provided in compliance with statutory standards

13. PAINTING

- Internal Walls: Emulsion paint
- External Walls: Weatherproofed emulsion paint with texture coating on surface exposed to weather

14. WATERPROOFING

Waterproofing shall be provided to floors of Bath 1 / 2 / 3, Powder Room 1 & 2, Maid's Bath, Housekeeping Room, Garden Terrace, Open Terrace, Veranda, Sun Deck, Leisure Pool cum Jacuzzi, Car Porch, Dressing Room, Grooming Room, Sky Terrace, Junior Bath 1 & 2

15. CAR PORCH

Canopy over Car Porch c/o galvanized mild steel frame with aluminium infill and laminated glass where applicable

16. GATE AND FENCING

Galvaised mild steel frame with aluminium infill horizontal patterns sliding / swing gate where applicable

17. TURFING

Landscaping c/o trees and shrubs

18. ADDITIONAL ITEMS

- Cabinet and Appliances
 - Dressing Room, Junior Suite 1 & 2, Bedroom 1, 2 & 3:
 - Built-in wardrobe in veneer finishes / high gloss spray paint finishes
 - Grooming Room, Junior Bath 1 & 2, Powder Room 1 & 2, Bath 1 & 2:
 - Built-in cabinet in high gloss spray paint finishes
 - Island Kitchen:
 - Built-in cabinet in veneer finishes with marble counter top complete with 2 zones induction hob, professional domino hob and downdraft hood
 - Kitchen:
 - Built-in cabinet in laminate / high gloss spray paint finishes with stainless steel back splash and solid top complete with built-in wok burner, induction hob, chimney hood, conventional oven, microwave oven, steam oven, integrated dishwasher, fully integrated fridge, fully integrated coffee machine
 - Cocktail Lounge:
 - Built-in cabinet in veneer finish with marble counter top complete with stainless steel sink and faucet
 - Wine Fridge (All except House 121) Wine Cellar (House 121):
 - Customized design of wine fridge / cellar
- M&E
 - Hot Water:
 - All bathrooms and kitchen:
 - Electronic Storage water heater
 - Maid's Bath:
 - Instantaneous water heater
 - Air-Conditioning:
 - Living, Dining and Master Suite, Study Suite:
 - Concealed ducted fan coil units
 - Bedroom 1 & 2:
 - Ceiling mounted fan coil unit
 - Cocktail Lounge, Entertainment Room / Lounge, Wine Cellar, Kitchen, Bedroom 3, Junior Suite 1 & 2:
 - Wall mounted fan coil unit
 - Gas:
 - LPG gas supply on their own provision
 - Home Automation:
 - For more details, refer to individual house specifications
 - Platform Lift:
 - Platform lift design as per architect's design
 - Max capacity 300kg (All houses except 121)
 - Max capacity 400kg (House 121 only)
 - External Feature:
 - Vertical Aluminium trellis in powder coated finish where applicable

NOTES TO SPECIFICATION

For more details, refer to individual house specifications

The designer home experts



ONZE@TANJONG PAGAR



HIGH PARK RESIDENCES



THE BOUTIQ



PALACIO



ILIV@GRANGE



SKY GREEN



LINCOLN SUITES



CITYSCAPE AT FARRER PARK

Heeton Homes Pte. Ltd.

Heeton Holdings Limited (the "Group") was established in July 1976 and listed on the Singapore Exchange on 8 September 2003. The Group is engaged in the business of property development, property investment and hospitality. Besides the local Singapore market, it has also ventured into other overseas markets such as the United Kingdom, Australia, Malaysia, Thailand and Vietnam. Heeton's mission is to deliver distinctive creations out of the ordinary. Every development undertaken is inspired by the philosophy that life is filled with endless possibilities, and should be lived with zest. Mostly located in prime districts, Heeton's developments in Singapore exude this devotion to style, distinction and character. Its recent developments of note in Singapore include High Park Residences, Onze@TanjongPagar, Sky Green, The Boutiq, iLiv@Grange, Lincoln Suites and The Lumos. The Group will continue to maintain a strategic balance between its staple property investment and hospitality portfolio as well as property development business, in Singapore and overseas.

KSH Holdings Ltd.

KSH Holdings Limited ("KSH" or the "Group") is a well-established Construction, Property Development and Property Investment group incorporated in 1979 and listed on the Mainboard of the SGX-ST since February 8, 2007.

Over the years, the Group has built a strong track record for developing numerous residential, commercial and mixed-use properties within Singapore and across Asia-Pacific including luxurious condominiums Lincoln Suites and Cityscape @ Farrer Park in Singapore, and mixed-use developments like Tianjin Riverfront Square, and Liang Jing Ming Ju in China. KSH and its partners are currently developing a satellite city nearby Beijing, Gaobeidian New Town, earmarked by the Chinese government for development.

Ongoing property development projects in Singapore include Sky Green (Residential), Palacio (Residential), Rezi 26 (Residential), Rezi 3Two (Residential), High Park Residences (Residential), NEWest (Mixed-use: Residential & Commercial), KAP & KAP Residences (Mixed-use: Residential & Commercial), Hexacube (Commercial) and Trio (Commercial).

KSH is also able to reap synergies from its core construction capabilities where it has been awarded the highest A1 grade under BCA CW01 for public construction projects and A2 under the BCA CW02 for civil engineering.

ZAP Piling Pte. Ltd.

Since its inception in 1989, ZAP Piling Pte. Ltd. has proven to be a distinguished Piling Specialist and Civil Engineering contractor completing numerous private and government turnkey projects in Singapore such as REC Apricus, MCE C487, MBFC, Marina View - MGPA, Leedon Heights, 777 Jurong Gateway and Victoria Theatre. With major investment in adding new machinery capacity and leveraging innovative R&D capability, the company has relooked its new core competencies to exceed clients' and industry requirements. In year 2004, the company was awarded to the Construction 21 Best Practice Award by the Building and Construction Authority (BCA) as a recognition to its demonstrated leadership, innovation and sustainable efforts in adopting new best practices in Singapore. In regional presence, ZAP Piling (India) Pte. Ltd. was established in year 2009 toted up with solid proven track records of completing significant projects in India, Malaysia and Indonesia (Batam).

Raffles Asia Capital Pte. Ltd.

Founded by Dr Andrew Chen in 2012, Raffles Asia Capital Pte. Ltd. is a general investment company. Its current focus is on fixed income investments and participation in real estate projects including 3 in Singapore and Yangon.

All perspective images are artist's impressions.

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Project Details:

Developer: Unique Resi Estate Pte Ltd • Co Registration No: UEN 201214533W • Developer's Licence No: C1044 • Tenure of land: Estate in fee simple • Encumbrances on the land: Mortgage No. ID/128661S in favour of Hong Leong Finance Limited • Lot No. and Mukim/Town Subdivision: Lot Nos. 5403W and 6962P of Mukim 17 • Expected Date of Vacant Possession: 30 October 2018 • Expected Date of Legal Completion: 30 October 2021

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