

CHANCERY HILL  
VILLAS



The Grandeur of Life Comes Alive





A beautiful new development with spacious homes awaits you at Chancery Hill Villas. This prestigious landed estate is located on prime freehold land, giving you the opportunity to create a legacy for generations to come. Situated along the posh and exclusive Chancery Hill Road, this is your chance to own a home that will grow in value for many years to come.





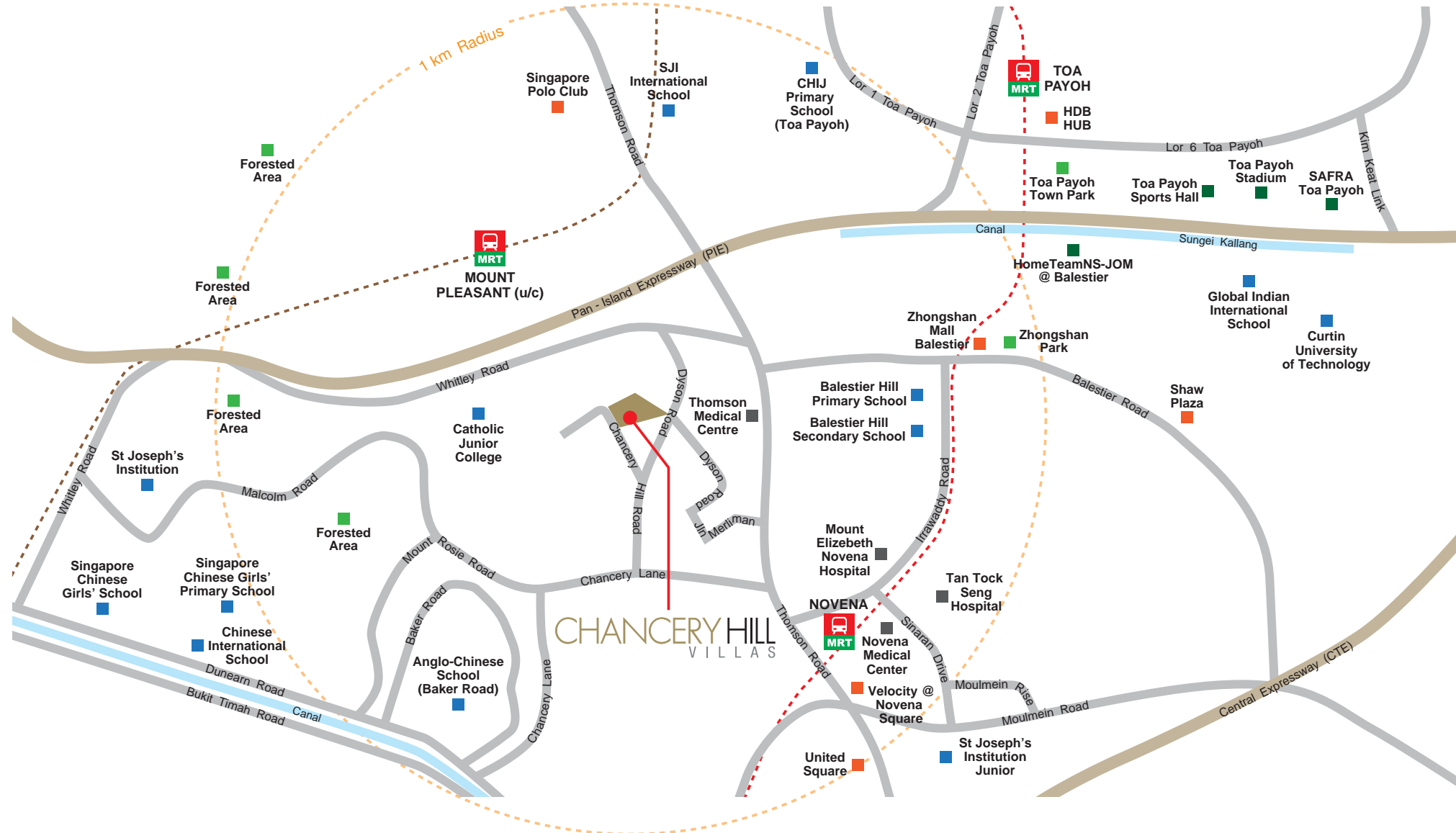
artist's impression only



Easy access to major expressways such as the Pan Island Expressway and the Central Expressway makes world-class shopping, gourmet dining and exquisite entertainment all within a short drive from your desirable dwelling at Chancery Hill Villas. Using public transport is also a cinch with the upcoming Mount Pleasant MRT Station situated nearby, putting commuters on the much anticipated Thomson line that cuts right through the heart of the island. A multitude of sought-after amenities such as supermarkets, reputable schools and comprehensive lifestyle facilities are also close at hand to ensure that your abode at Chancery Hill Villas makes it easy for you and your family to experience a high-quality and well-rounded lifestyle.

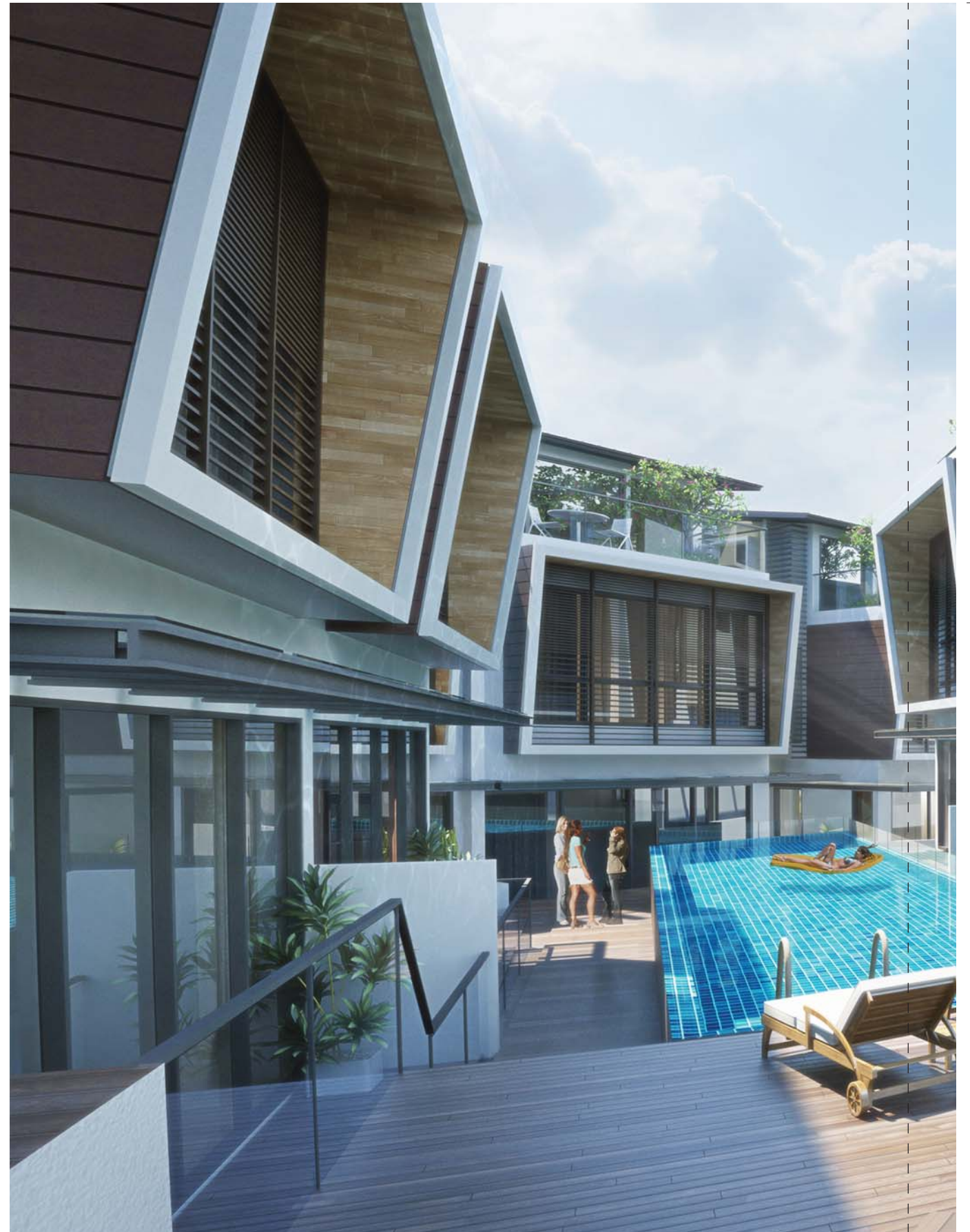


Indulge yourself with sophisticated lifestyle





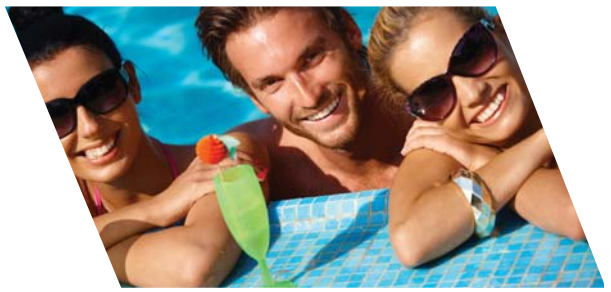
Chancery Hill Villas lies on a large piece of freehold land that is nestled in a tranquil and prestige part of Singapore. An oasis away from the city.







artist's impression only



Enjoy moments in the sun with loved ones, over a sizzling spread of delicious food or simply lounging by the pool. The well-equipped and spacious gym is fronted by vistas of azure waters, putting you in the zone while you get the most from your workout. You can always expect more out of life at Chancery Hill Villas.



Bask in the Splendour of Complete Living





artist's impression only



Corner units come with private pool decks while most houses enjoy swimming pool or communal garden views right outside their front doors. Homes also come with private gardens for moments of quiet reflection or intimate gatherings with family and friends, providing the perfect sanctuary for special occasions.



artist's impression only

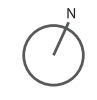
Live in Awe at the Mystical Allure  
of Majestic Abodes





S I T E P L A N

- |          |                       |          |                        |          |                 |
|----------|-----------------------|----------|------------------------|----------|-----------------|
| <b>A</b> | VEHICULAR ENTRY/EXIT  | <b>D</b> | PLATFORM LIFT          | <b>G</b> | CHILDREN'S POOL |
| <b>B</b> | PEDESTRAIN ENTRY/EXIT | <b>E</b> | GYM                    | <b>H</b> | BBQ             |
| <b>C</b> | WET DECK              | <b>F</b> | COMMUNAL SWIMMING POOL |          |                 |



# Every aspect of a magnificent lifestyle



Every home in Chancery Hill Villas bristles with gorgeous design and generous space. As many as five bedrooms provide every member of the multi-tier family enjoys ultimate privacy while the naturally ventilated basement family room provides the enjoyable moments together. Pamper yourself with home lift which also provides accessibility to the disability.







artist's impression only



The well-endowed kitchens in all Chancery Hill Villas homes provide the perfect locale for bonding over food and drink. Equipped with the best names in kitchen appliances, you will find being in the belly of your home a real joy to behold.



artist's impression only

# True Beauty Comes From Within



With luxuriously decked out bedrooms, all featuring en-suite bathrooms and featuring the finest in fittings and furnishings, this is indeed where the magic happens. You will feel totally at peace in the private embrace of every bedroom in every home at Chancery Hill Villas.

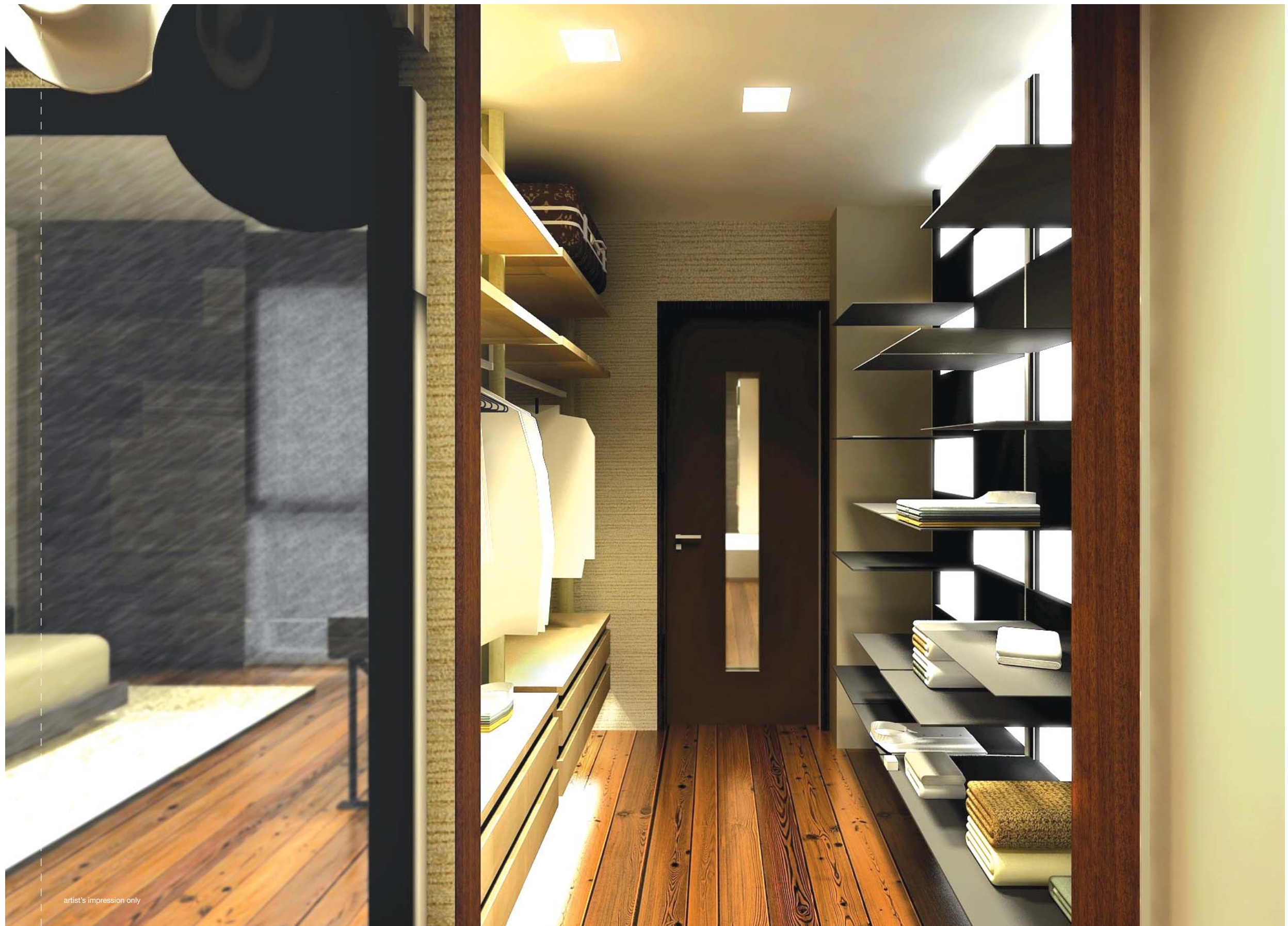


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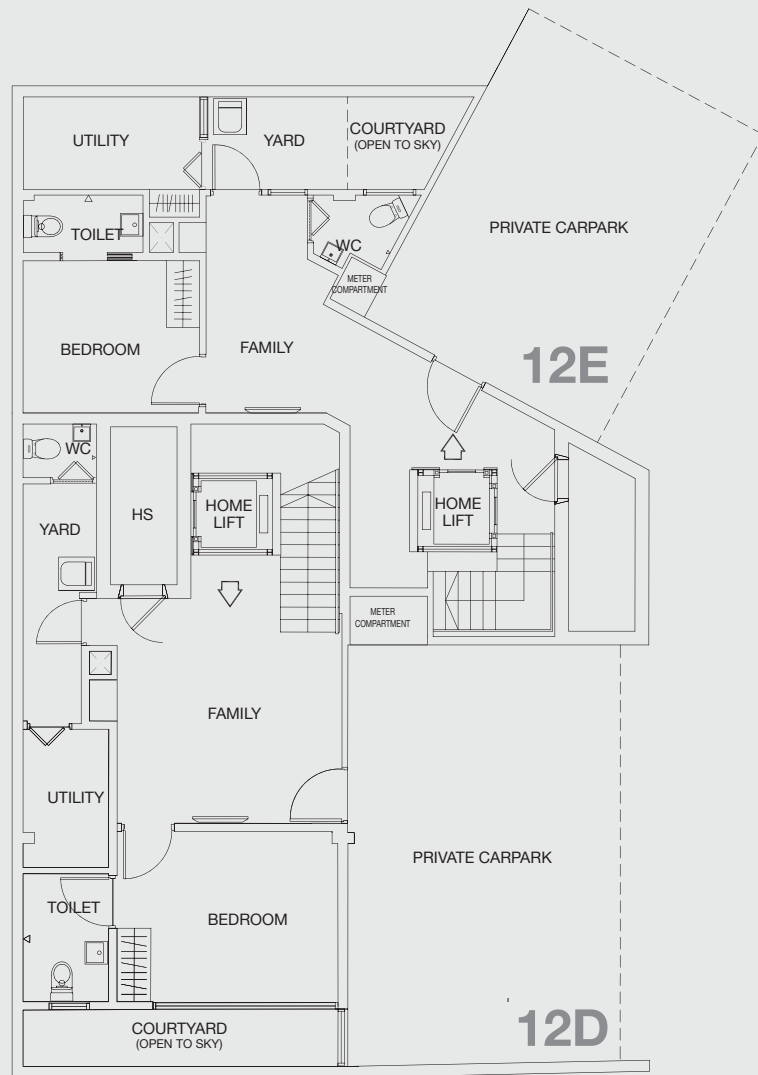


The opulence continues in every bathroom in your home with lavish fittings that will please the most discerning of individuals. You will find quality brands that ooze extravagance. Enjoy every aspect of a magnificent lifestyle at Chancery Hill Villas.

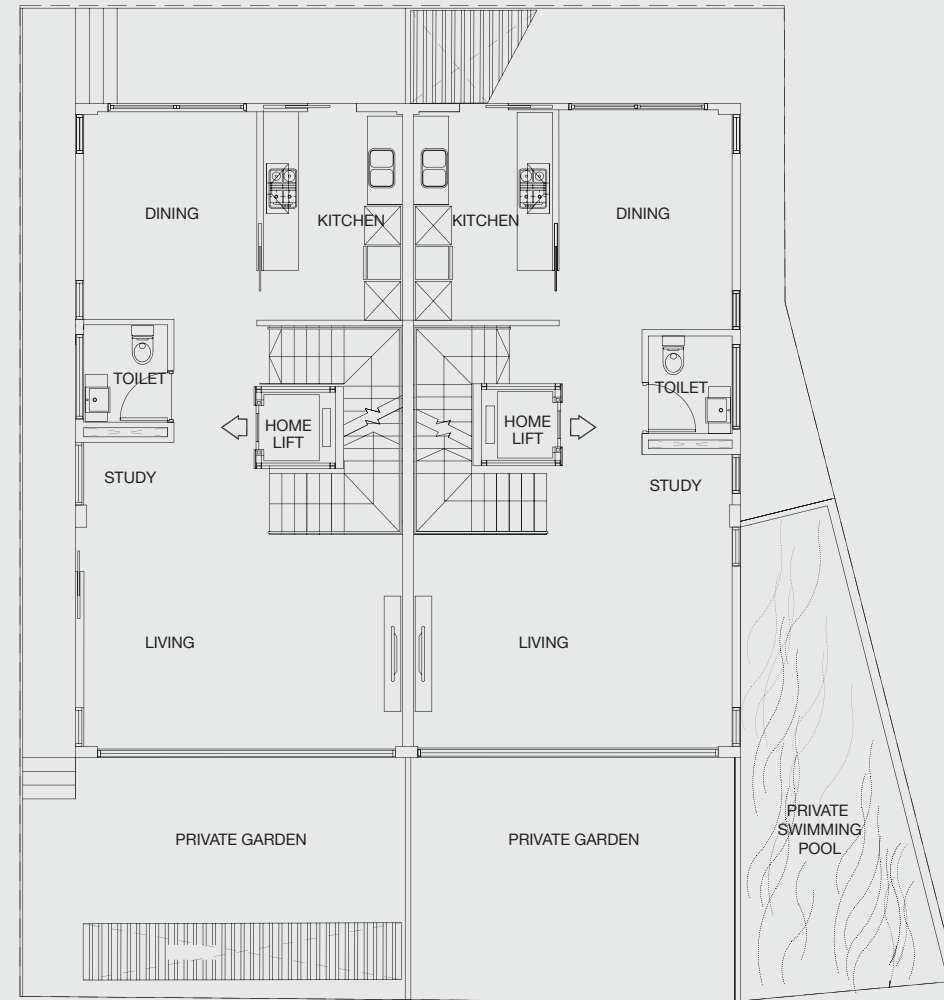




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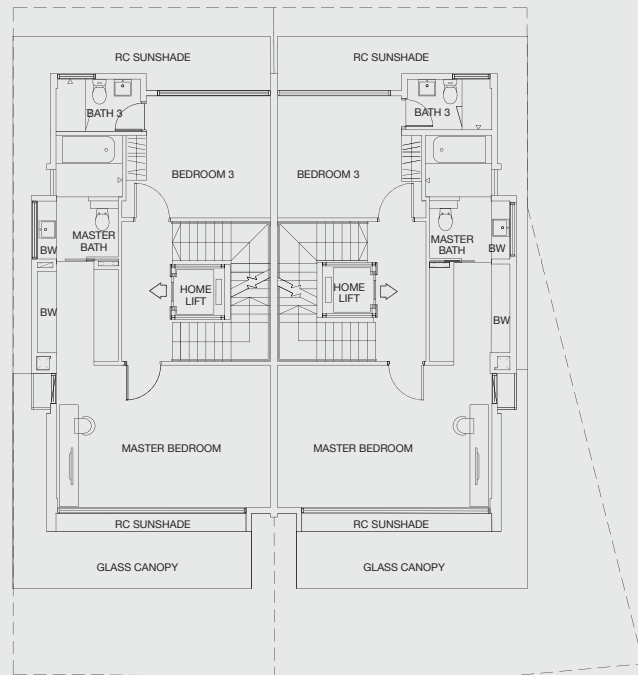
basement



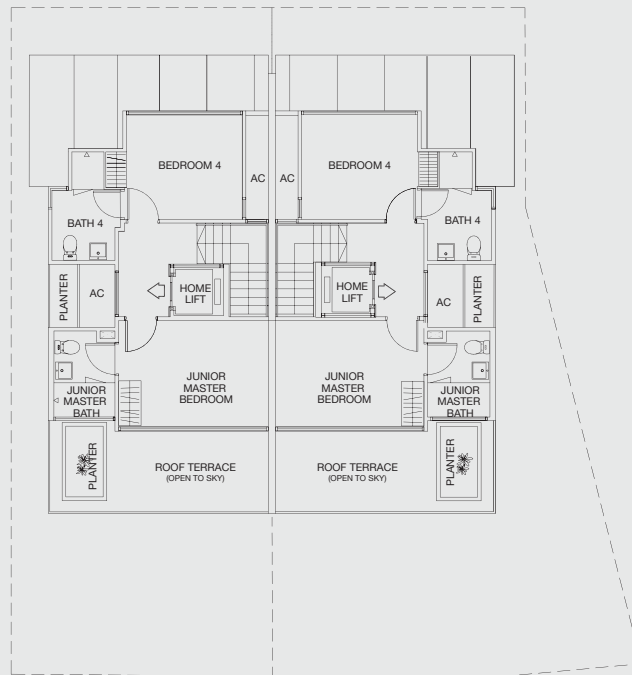
1st storey

**HOUSE NO. 12D**  
**HOUSE NO. 12E**

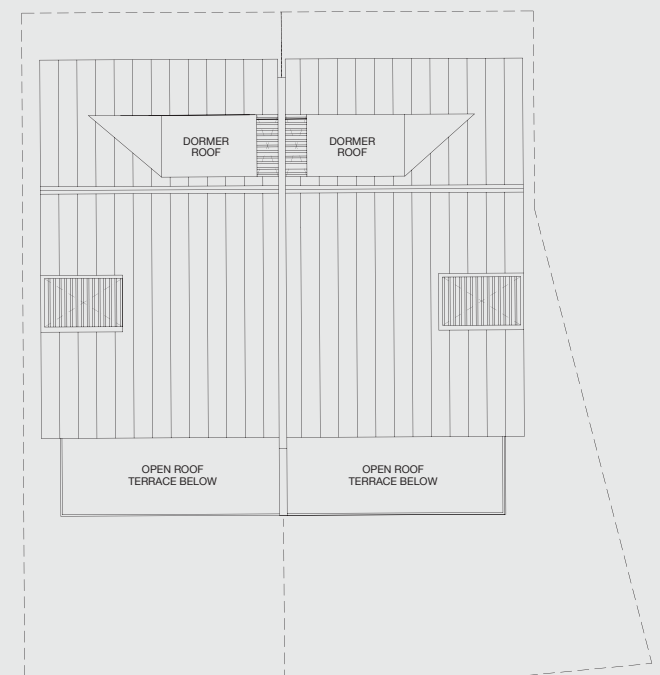




2nd storey



attic



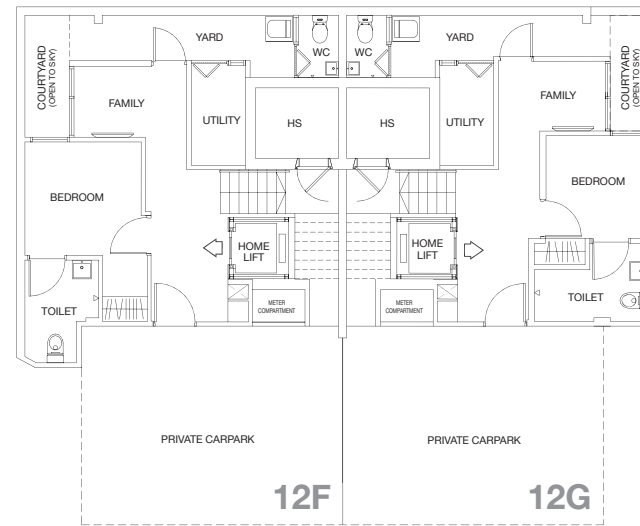
Roof

**HOUSE NO. 12D** • 675 sq.m. / 7263 sq.ft.

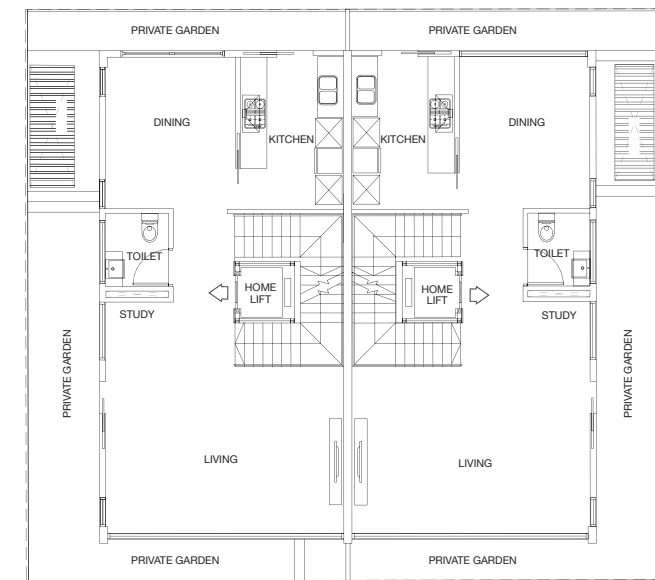
**HOUSE NO. 12E** • 595 sq.m. / 6302 sq.ft.

(5 bedroom + family + utility)

Total strata areas per unit (inclusive of strata void, PES, private garden, private carpark, home lift, AC area, roof terrace, yard/open courtyard)

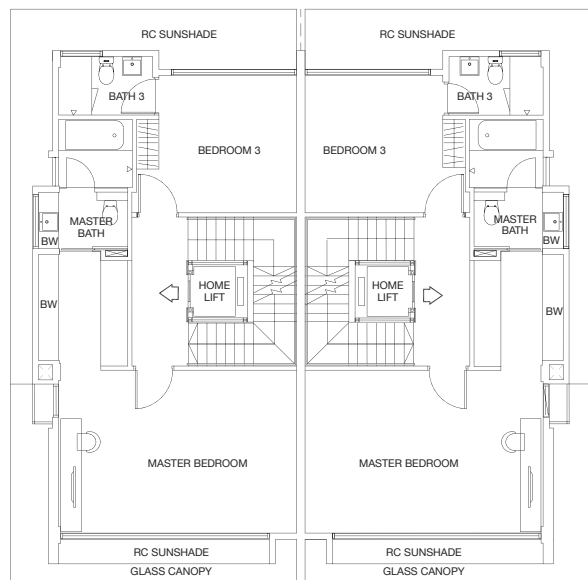


basement

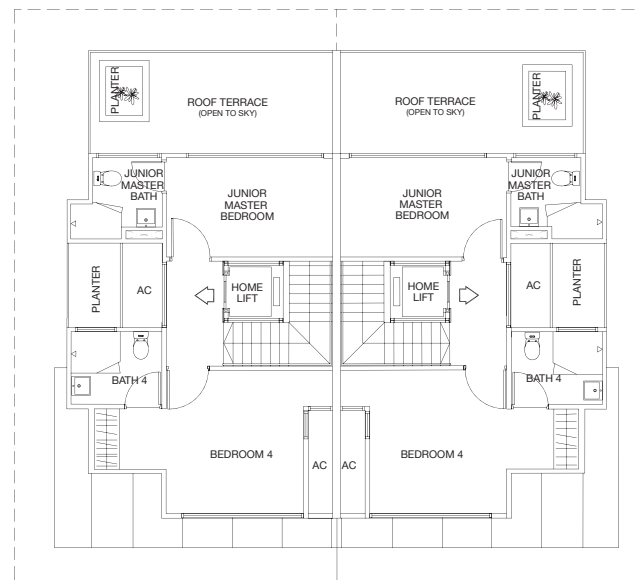


1st storey

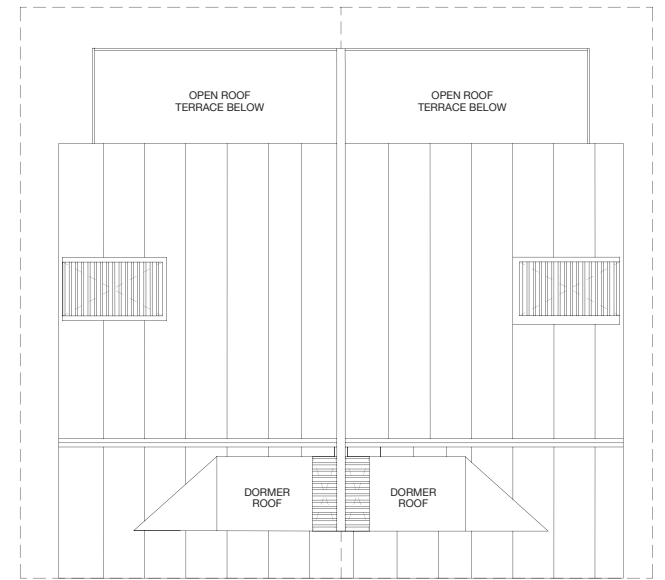
**HOUSE NO. 12F**  
**HOUSE NO. 12G**



2nd storey



attic



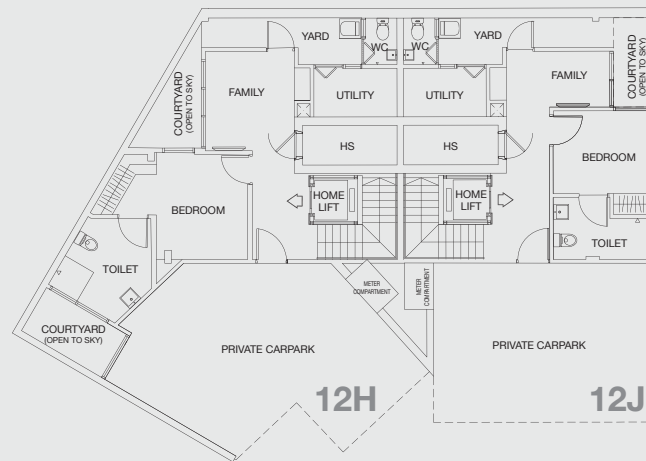
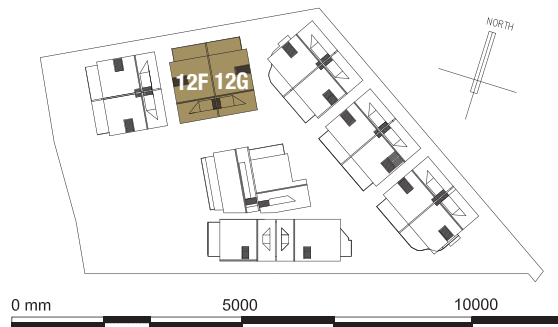
Roof

**HOUSE NO. 12F** • 520 sq.m. / 5595 sq.ft.

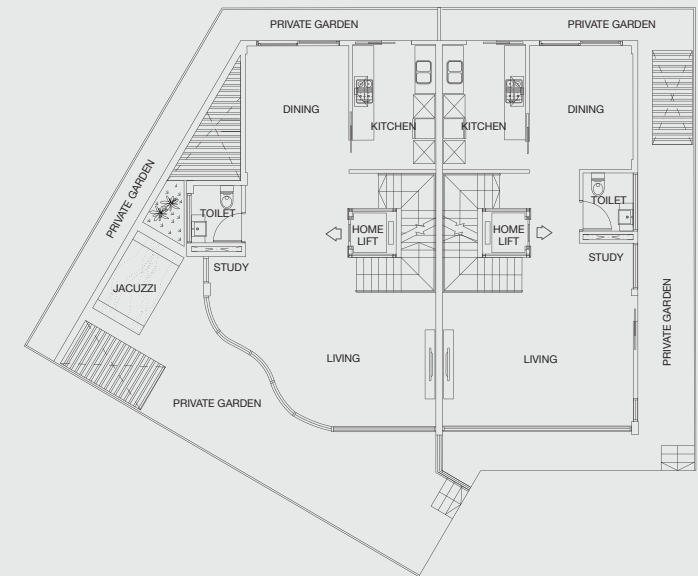
**HOUSE NO. 12G** • 501 sq.m. / 5391 sq.ft.

(5 bedroom + family + utility)

Total strata areas per unit (inclusive of strata void, PES, private garden, private carpark, home lift, AC area, roof terrace, yard/open courtyard)

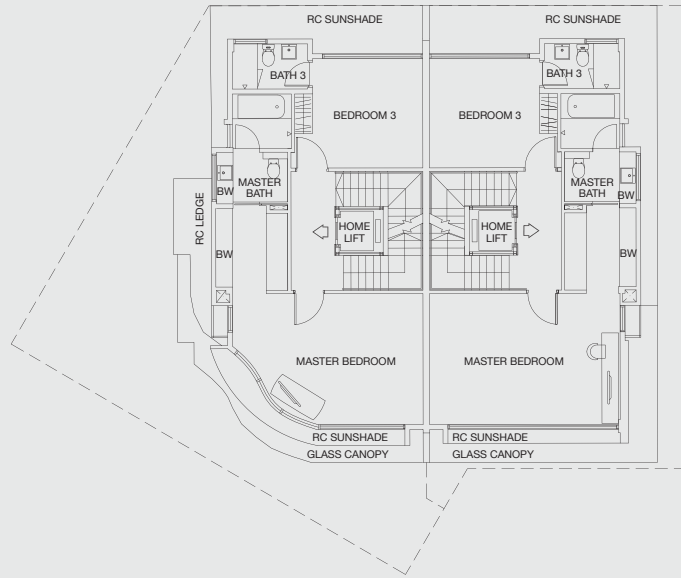


basement

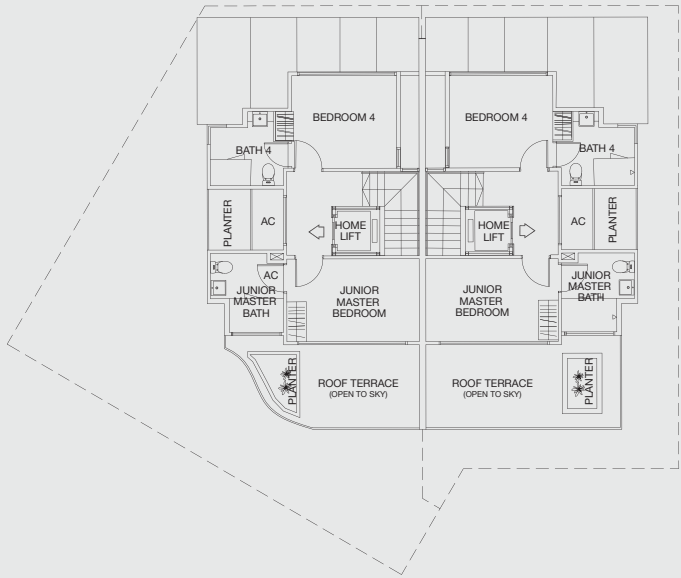


1st storey

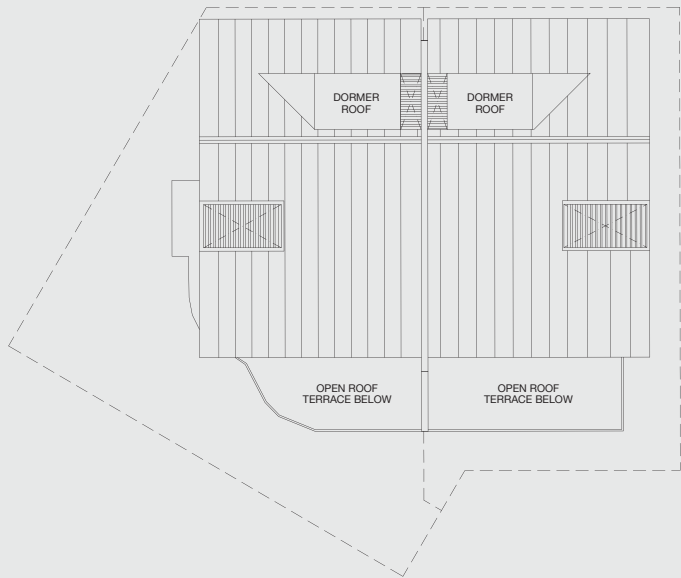
**HOUSE NO. 12H**  
**HOUSE NO. 12J**



2nd storey



attic



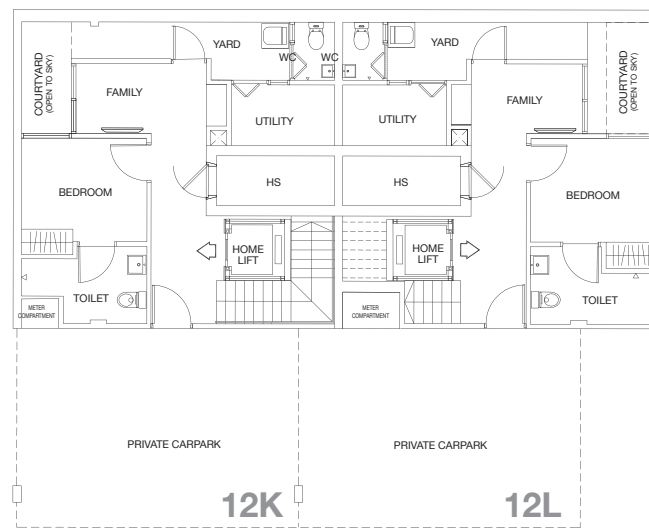
Roof

**HOUSE NO. 12H** • 689 sq.m. / 7414 sq.ft.

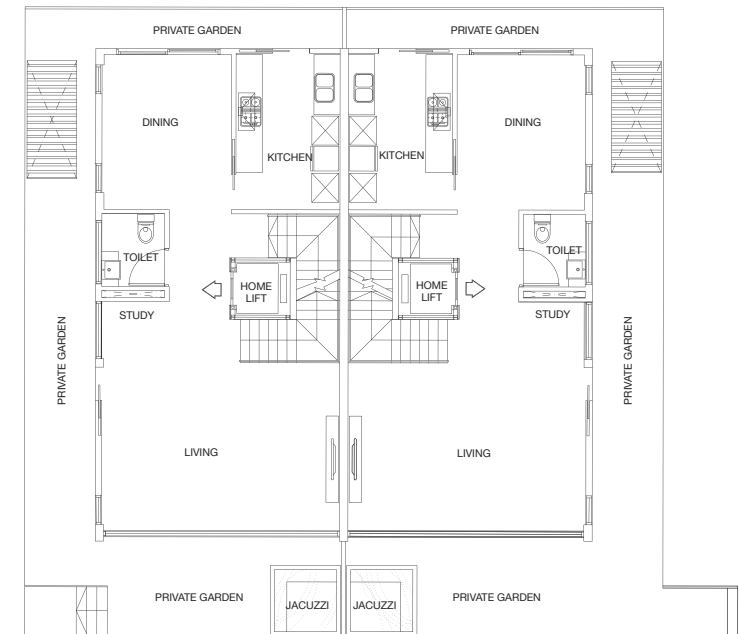
**HOUSE NO. 12J** • 525 sq.m. / 5649 sq.ft.

(5 bedroom + family + utility)

Total strata areas per unit (inclusive of strata void, PES, private garden, private carpark, home lift, AC area, roof terrace, yard/open courtyard)

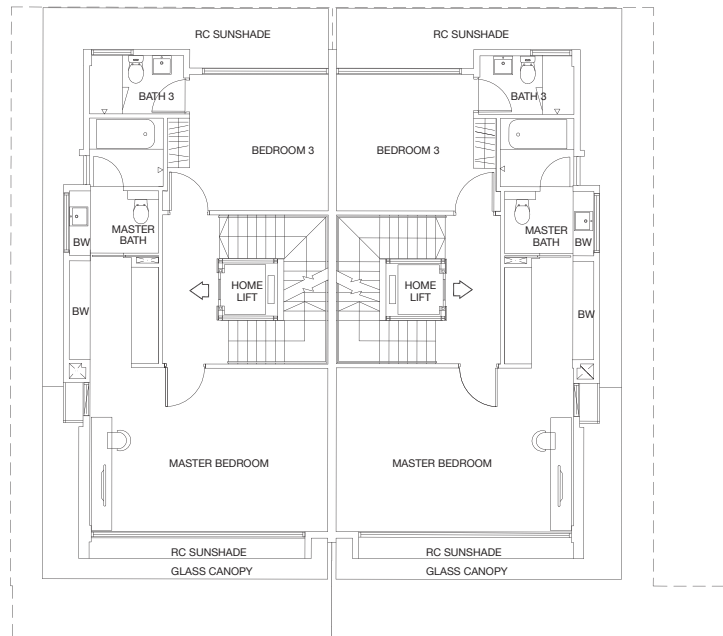


basement

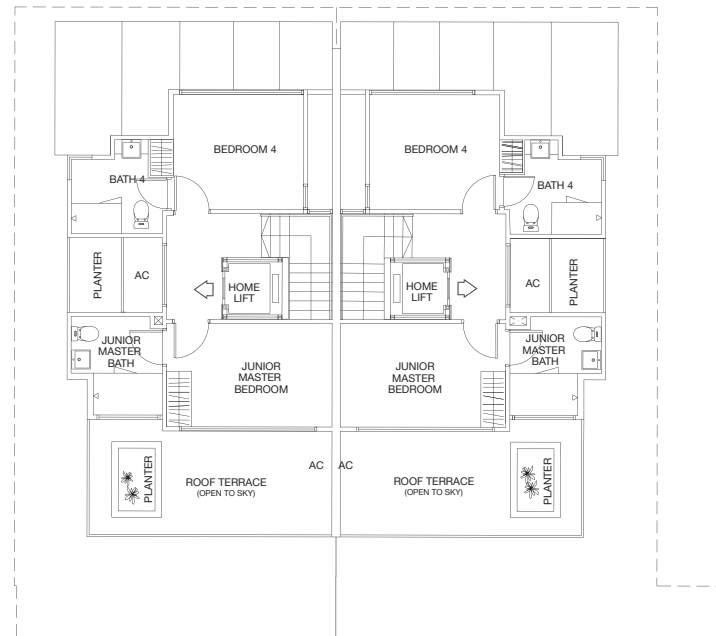


1st storey

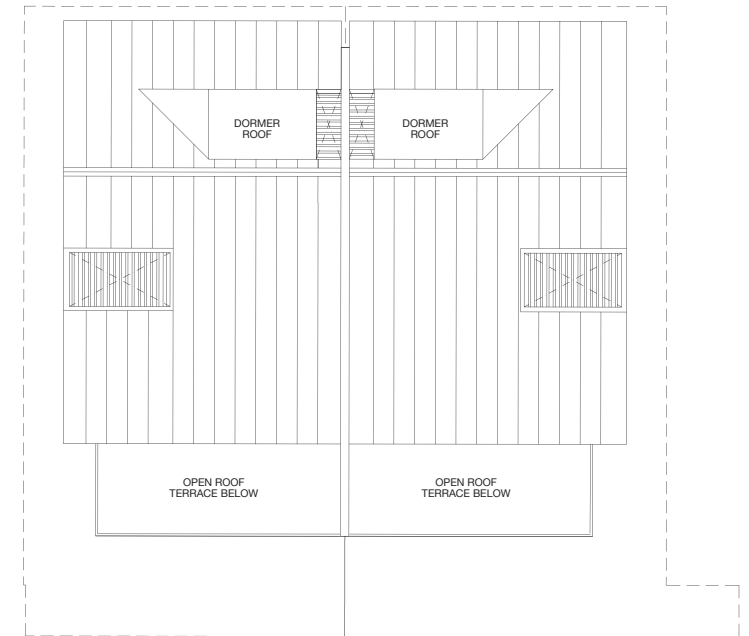
**HOUSE NO. 12K**  
**HOUSE NO. 12L**



2nd storey



attic



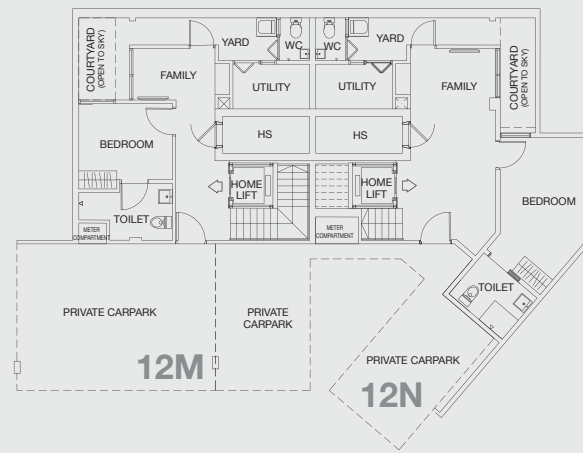
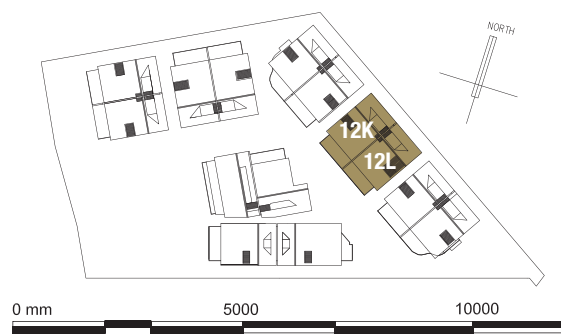
roof

**HOUSE NO. 12K** • 564 sq.m. / 6069 sq.ft.

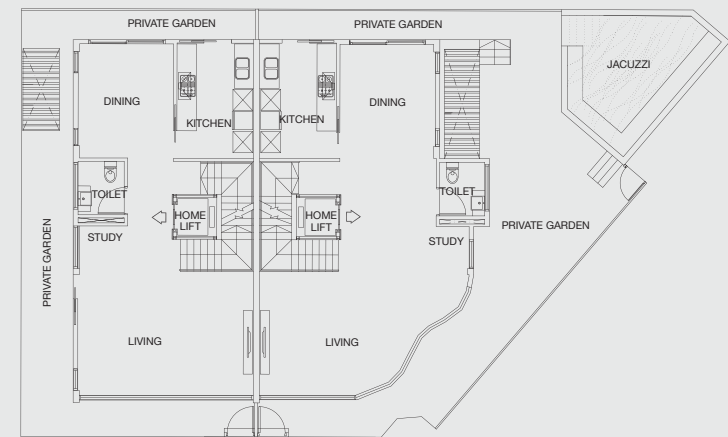
**HOUSE NO. 12L** • 566 sq.m. / 6090 sq.ft.

(5 bedroom + family + utility)

Total strata areas per unit (inclusive of strata void, PES, private garden, private carpark, home lift, AC area, roof terrace, yard/open courtyard)



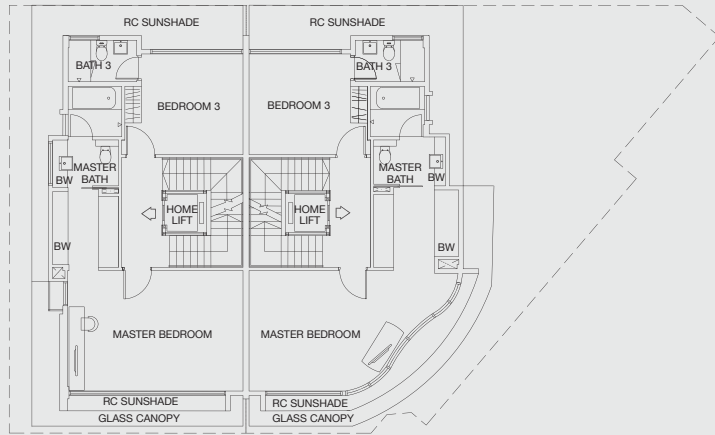
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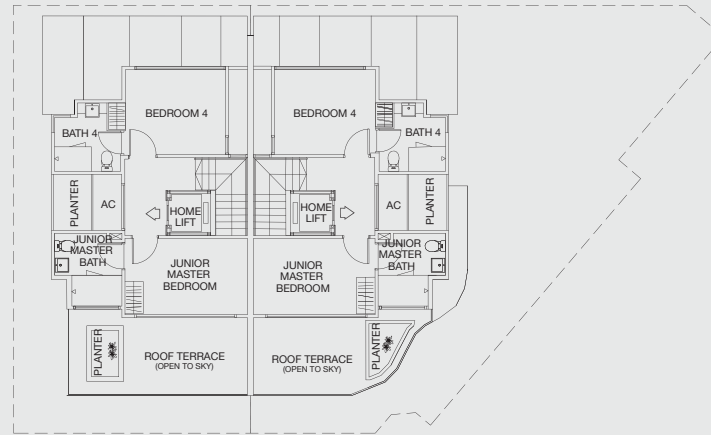
1st storey

**HOUSE NO. 12M**  
**HOUSE NO. 12N**

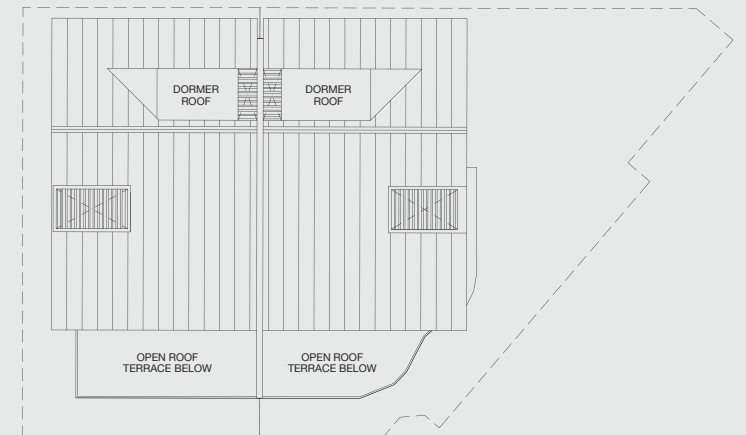




2nd storey



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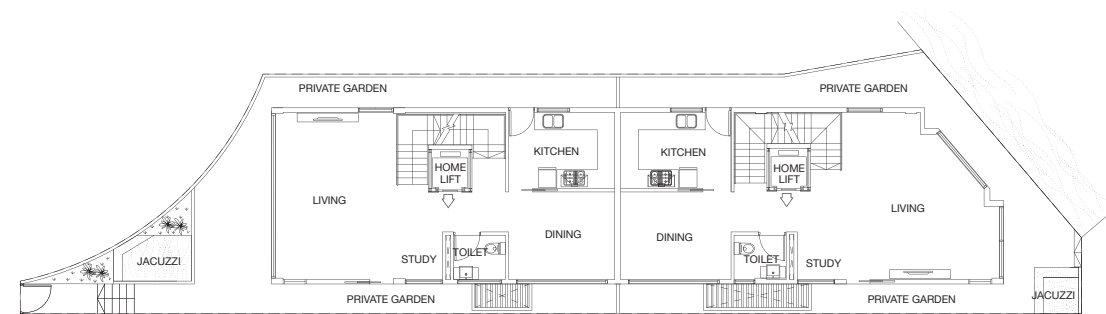
roof

**HOUSE NO. 12M** • 527 sq.m. / 5671 sq.ft.

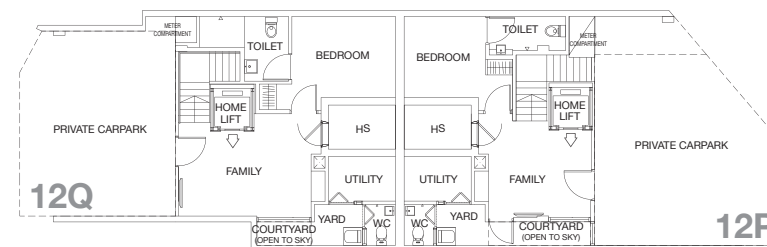
**HOUSE NO. 12N** • 721 sq.m. / 7758 sq.ft.

(5 bedroom + family + utility)

Total strata areas per unit (inclusive of strata void, PES, private garden, private carpark, home lift, AC area, roof terrace, yard/open courtyard)

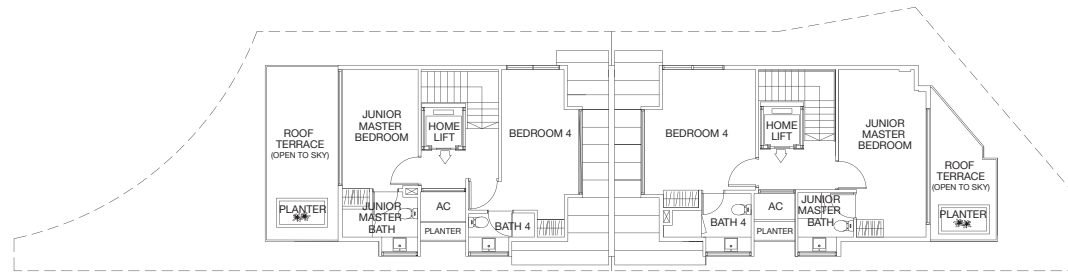


1st storey

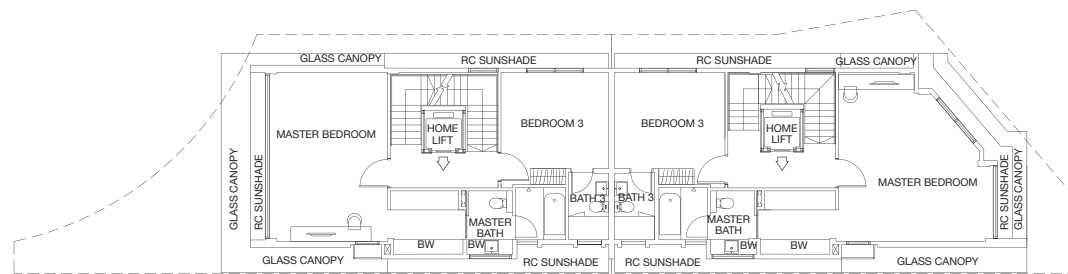


basement

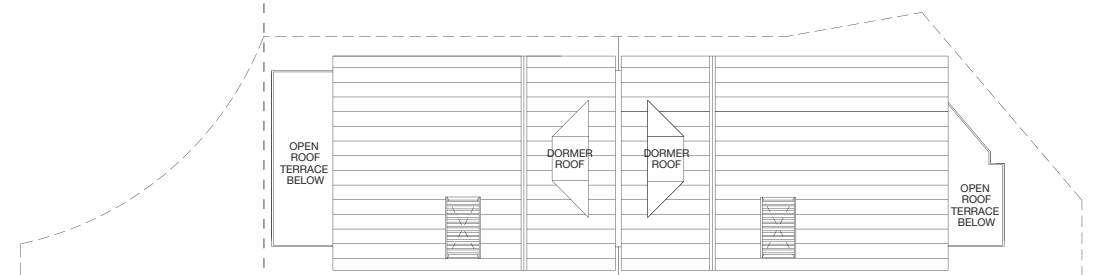
**HOUSE NO. 12P**  
**HOUSE NO. 12Q**



attic



2nd storey



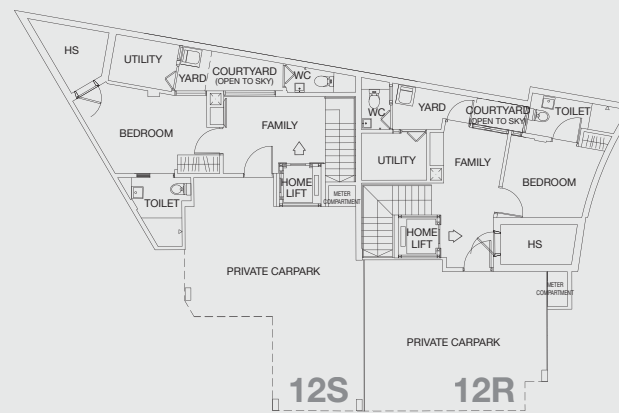
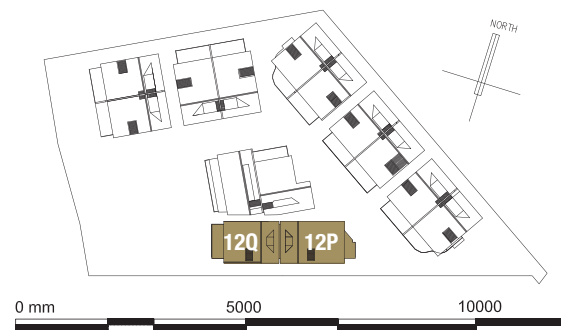
roof

**HOUSE NO. 12P** • 560 sq.m. / 6026 sq.ft.

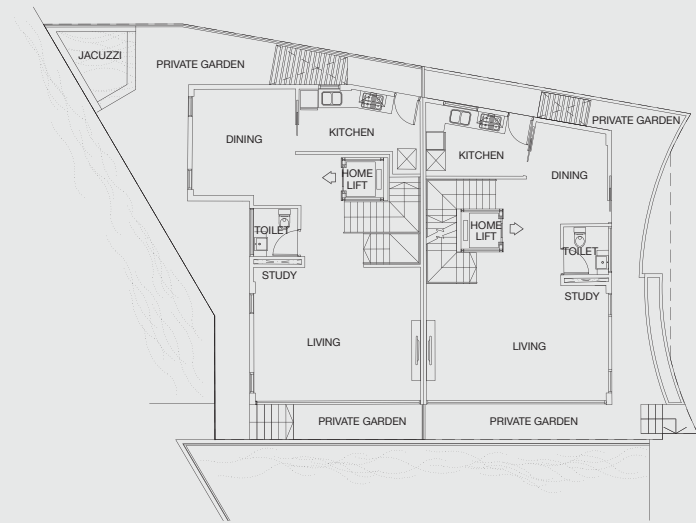
**HOUSE NO. 12Q** • 598 sq.m. / 6413 sq.ft.

(5 bedroom + family + utility)

Total strata areas per unit (inclusive of strata void, PES, private garden, private carpark, home lift, AC area, roof terrace, yard/open courtyard)

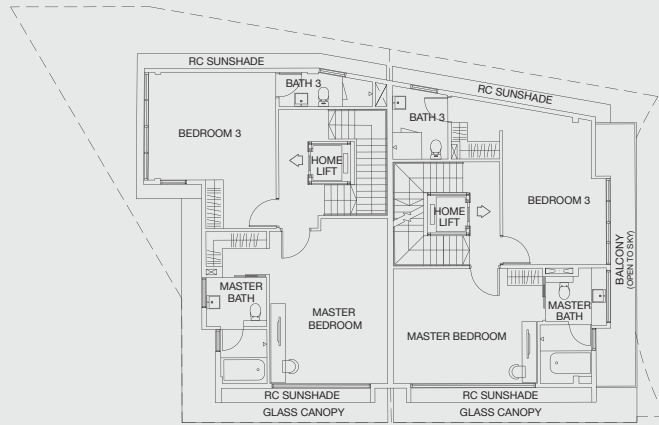


basement

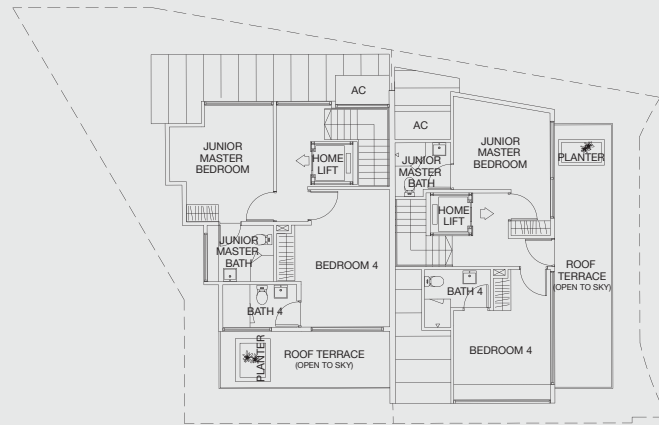


1st storey

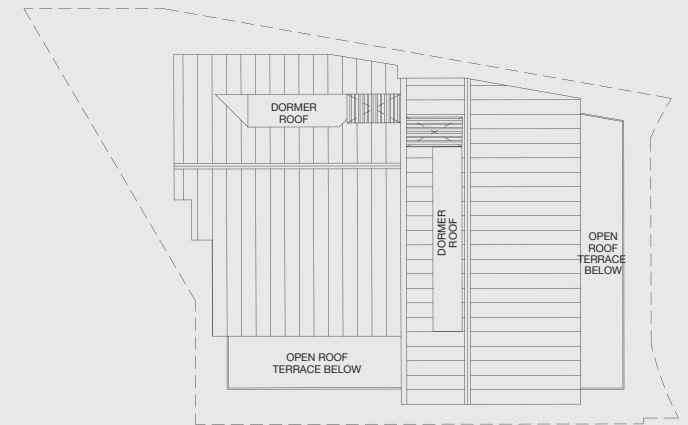
**HOUSE NO. 12R**  
**HOUSE NO. 12S**



2nd storey



attic



roof

**HOUSE NO. 12R** • 593 sq.m. / 6381 sq.ft.

**HOUSE NO. 12S** • 492 sq.m. / 5294 sq.ft.

(5 bedroom + family + utility)

Total strata areas per unit (inclusive of strata void, PES, private garden, private carpark, home lift, AC area, roof terrace, yard/open courtyard)



## Specifications

### 1. FOUNDATION

- 1.1 Reinforced concrete footing to Engineer's design.

### 2. SUPER-STRUCTURE

- 2.1 Reinforced concrete structure to Engineer's design.

### 3. WALLS

- 3.1 External: Brickwall/Pre Cast Panel.  
3.2 Internal: Brickwall/Pre Cast Panel/Dry Wall.

### 4. ROOF

- 4.1 RC slab with appropriate waterproofing and insulation

### 5. CEILING

- 5.1 Water resistant ceiling board with emulsion paint to Kitchens, Bathroom, W.C. Front Terrace and where necessary.  
5.2 Plaster Board with emulsion painting to Living/Dining, Bedroom.

### 6. FINISHES

- 6.1 **Wall**  
6.1.1 **Internal**  
Marble/Ceramic Tiles to false ceiling height for Master Bath  
Homogeneous tiles to false ceiling height to island kitchen.  
Marble / Granite Homogeneous tiles to false ceiling height at W.C  
Plaster and Emulsion Paint to other areas  
6.1.2 **External**  
Cement Plaster and Emulsion Paint  
Cement Plaster and Emulsion Paint to external boundary wall (by Architect)  
External Features Wall (by Architect)  
6.2 **Floor**  
6.2.1 **Internal**  
Natural Marble/ Limestone to Living/Dining/Kitchen and Master Bath  
Ceramic/Homogeneous tiles to Kitchen, Store, Utility, Other Bathrooms W.C. and Family room  
Timber strips to Master bedroom/Bedrooms, Hall, Corridor and Staircase  
6.2.2 **External**  
a) Ceramic/Homogeneous/Timber look-alike strips Roof Garden/PES  
b) Homogeneous/Ceramic Tiles/Timber look-alike strips to Common Pool Deck  
c) Cement Screed with Hardener to Driveway  
d) Heavy duty tiles to Car Parking Lot

Note: Granite/ Marble, Limestone and Slates are natural stones which offer no obsolete uniformity in their veins, color, tonality, and pattern as these are natural characteristics arising from their complex mineral composition impurities.

Granite tiles/slab is pre-polished before laying and care has been taken in their installation. Being a much harder material than marble, granite cannot be re-polished after installation. Therefore, some level difference may be found at the tile/slab joints.

The type of Marble of Granite selected shall be subjected to availability.

Note: As timber is a natural product it is not possible to achieve total consistency of color and grain selected and installation.

### 7. WINDOWS

- 7.1 Powder Coated Aluminum Frame Windows as below:  
7.1.1 Living: Sliding window and fixed panel  
W.C: Top-hung Window/Casement  
Bedrooms: Sliding window and fixed panel  
Bathrooms: Top-hung/Sliding  
Family Hall: Sliding Door/Casement  
Staircase: Top-hung window, Fixed Glass Panel Window  
7.2 6mm thick tinted/clear/frosted glass (where applicable)  
7.3 Color of Frame and Glass is subjected to Architect's selection

### 8. DOORS

- 8.1 Laminated timber door to main entrance  
8.2 Laminated timber doors to Bedrooms, Bathrooms, Utility  
8.3 Frameless glass panel door at kitchen  
8.4 Powder coated aluminium or UPVC frame glass. Door at Living, Dining and Roof Garden (Where applicable)

Note: As timber is a natural product it is not possible to achieve total consistency of color and grain in their selection and installation.

### 9. SANITARY WARES AND FITTINGS

#### Master Bathroom

- a) Long Bath complete with Shower mixer  
b) 1 Vanity-Top complete with Wash Basin and Mixer Tap  
c) 1 Water Closet  
d) 1 towel rail  
e) 1 toilet roll holder  
f) 1 soap dish

#### Other Bathrooms

- a) Wash basin and mixer tap  
b) Water closet  
c) Shower cubicle with shower mixer  
d) Toilet roll holder  
e) Towel rail  
f) Soap dish

#### W.C.

- a) Wash basin and mixer tap  
b) Water closet  
c) Toilet Roll Holder

Note: The type and color of wares, fitting and accessories is subject to availability and Architect's selection.

### 10. ELECTRICAL INSTALLATION/ TELEPHONE/ TV/ FM

See Electrical Point Schedule for details.

### 11. TV/FM/TELEPHONE

See Electrical Point schedule for details TV points are suitable for Singapore Cable Vision Reception.

Note: The purchaser shall, if required by the Singapore Cable Vision Ltd (SCVL) or any relevant competent authorities, pay the connection charges, subscription fees, annual maintenance fees and monthly charges to the SCVL or any other relevant competent authorities.

### 12. LIGHTNING PROTECTION SYSTEM

Lightning Protection System shall be provided in accordance with Singapore Standard CP33 1996

### 13. PAINTING

See item 6.1 Wall

### 14. WATERPROOFING

Waterproofing to floor of Bathrooms, Roof Terrace, Swimming Pool, Water Features, etc

### 15. DRIVEWAY & CARPARK

See item 6.2.2 External Floor Finishes

### 16. GATE AND FENCING

Gate: Auto metal gate with aluminum/timber infill at guard post.

### 17. TURFING

Cow Grass

### 18. ADDITIONAL ITEMS

- a) Kitchen cabinets – High and low cabinets complete with Sink and Taps, Cooker Hob, Cooker Hood.  
b) Air-conditioning Bedrooms & Living/Dining  
c) Hot and Cold Water to Bathrooms (except W.C.)  
d) Tile worktop and kitchen  
e) Retaining Boundary wall and Embankment subject to Site Contour  
f) Soil Treatment against Subterranean Termites

Note: Layout of Kitchen Cabinets are subjected to Architects sole discretion and final design

### 19. SECURITY

- Voice communicator security keypad at living, outside master bedroom & hallway at attic.
- Movement detector at 1st storey staircase
- Magnetic contact sensor to surrounding windows and door openings at 1st story.
- Video auto dialer module.

### 20. RECREATION FACILITIES

- a) 3 nos. of Communal Swimming Pool  
b) Private Swimming pool for Unit 12D  
c) Personal Spa/Jacuzzi to some units

Total no. of car parking space:  
2 car parking space for each unit

Note: The brand and model of all the equipment and appliances shall be provided at the sole discretion of the developer. Where warranties are given by the manufacturer and/ or contractors and/ or suppliers of the above installation, the vendor shall assigned to the purchaser such warranties at the time when possession of the building unit is delivered to the purchaser PROVIDED ALWAYS that the vendor shall not be liable not answerable or responsible to the Purchaser for any failure on the part of the manufacturers and/or contractors and/or suppliers to maintain or repair for any defects oncoming thereto. Air-conditioning system has to be maintained on regular basis by the purchasers. All information, specifications and plans contained herein are subject to amendments as may be required by the authorities of developer's project consultants.

**ELECTRICAL POINT SCHEDULE**

Type	Lighting Point	13A S/S/O	2x13A S/S/O	TV Point	Telephone Point	Water Heater	Cooker Hob	Cooker Hood	Oven Point	Fridge Point	Washine Machine Point	Audio Intercom Point	Bell Point
Unit 12D	35	14	10	6	6	5	1	1	1	1	1	1	1
Unit 12E	35	14	10	6	6	5	1	1	1	1	1	1	1
Unit 12F	35	14	10	6	6	5	1	1	1	1	1	1	1
Unit 12G	35	14	10	6	6	5	1	1	1	1	1	1	1
Unit 12H	35	14	10	6	6	5	1	1	1	1	1	1	1
Unit 12J	35	14	10	6	6	5	1	1	1	1	1	1	1
Unit 12K	35	14	10	6	6	5	1	1	1	1	1	1	1
Unit 12L	35	14	10	6	6	5	1	1	1	1	1	1	1
Unit 12M	35	14	10	6	6	5	1	1	1	1	1	1	1
Unit 12N	35	14	10	6	6	5	1	1	1	1	1	1	1
Unit 12P	35	14	10	6	6	5	1	1	1	1	1	1	1
Unit 12Q	35	14	10	6	6	5	1	1	1	1	1	1	1
Unit 12R	35	14	10	6	6	5	1	1	1	1	1	1	1
Unit 12S	35	14	10	6	6	5	1	1	1	1	1	1	1

Remark: Water Heater Point Column to be taken out if Solar Heater System is confirmed to use for this project.

NAME OF PROJECT : **CHANCERY HILL VILLAS**  
 ADDRESS OF PROJECT : **12D, 12E, 12F, 12G, 12H 12J, 12K, 12L, 12M, 12N, 12P, 12Q, 12R, 12S CHANCERY HILL ROAD 14 CHANCERY HILL ROAD (MCST/GYM)**  
 DEVELOPER : **DISTINCT HOME (CHANCERY) PTE LTD**  
 TENURE OF LAND : **FREEHOLD**  
 PLANNING APPROVAL NO. : **ES20130729R0183 DATED 14TH APRIL 2014**  
 BUILDING PLAN NO. : **A1276-00681-2013-BP01 DATED 3RD JUNE 2014**  
 DEVELOPER'S LICENSE NO : **C1122**  
 TOP NO LATER THAN : **DECEMBER 2017**  
 LEGAL COMPLETION NO LATER THAN : **DECEMBER 2019**

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DEVELOPER

**DISTINCT HOME (CHANCERY) PTE LTD**

MARKETING AGENT

