

SANCTUARIES

ELEMENTS

CONCEPT

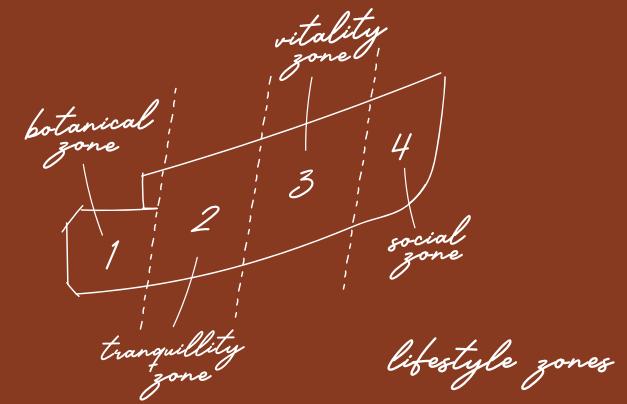


PICCADILLY
GRAND



A HOME FOR THE FUTURE INSPIRED BY AN ENCLAVE OF CHARACTER

Located in Farrer Park along Northumberland Road, Piccadilly Grand, a landmark residence of 407 units, is a reflection of the distinct sensibilities of this uniquely local precinct that echoes the distinctive heritage architecture and homegrown charms of a progressive city.



podium materials



CONCEPT

ELEMENTS

SANCTUARIES



For Illustration Only

CENTRED AT THE CROSSROADS OF EVERYTHING

Like its namesake in London, a place surrounded by all the fascinating history, culture, urban conveniences, and connectivity of the city, Piccadilly Grand is bustling with all the retail options, cultural buzz, and culinary charms of Farrer Park and Little India, as well as shopping hubs from City Square Mall and beyond.



For Illustration Only

Connect swiftly, commute effortlessly
– with direct link to Farrer Park MRT.

“IF A PERSON STAYS LONG ENOUGH AT PICCADILLY CIRCUS, THEY WILL EVENTUALLY BUMP INTO EVERYONE THEY KNOW.”

A POPULAR
ENGLISH SAYING



For Illustration Only

Timeless shophouses abound within the heritage district in the vicinity.



For Illustration Only

Home to a spread of global tastes.

ELEMENTS

SANCTUARIES



Botanical and Tranquillity Zones

Artist's Impression

A RARE HAVEN OF TIERED GREENERY AND CASCADING WATERS

Piccadilly Grand is a luxurious residence unlike anything you've ever seen in this part of the city. A masterwork of splendour and comfort, Piccadilly Grand sets a new benchmark for those seeking city convenience with the serenity of natural beauty.



**LIVE IN A NEW CITY FRINGE
INTEGRATED DEVELOPMENT
DIRECTLY LINKED TO
FARRER PARK MRT**

With direct link to Farrer Park MRT, Piccadilly Grand is a new standard of integrated living that will be the focal point of Northumberland Road. Discover a luxe city fringe development that comes with five well-curated lifestyle zones.

Spread across three levels of comprehensive facilities, these zones include three clubhouses and a mix of activities to suit every member of the family. Right below on Level 1 is Piccadilly Galleria, offering direct access to everyday conveniences at your doorstep.



Actual travelling time is subject to traffic conditions.

For Illustration Only

THE CITY BEFORE YOU,
YOUR WORLD AROUND YOU

Primed to be a sought after city fringe address, Piccadilly Grand is close to the Central Business District and a plethora of entertainment and retail choices.

CONNECTIVITY
COMES EASY

Owning a home located within the Farrer Park district comes with enviable accessibility to the things you hold dear, whether you choose to chill out, work out, or go all out.



Every reasonable care has been taken in the preparation of the location map. The map is printed as at April 2022. For information on the permissible land use and density of sites around the housing project, the intending Purchaser may refer to the Master Plan available from the website of the Urban Redevelopment Authority at www.ura.gov.sg

Actual travelling time is subject to traffic conditions.

LEGEND

- East-West MRT Line
- North-South MRT Line
- North East MRT Line
- Circle MRT Line
- Downtown MRT Line
- Thomson-East Coast MRT Line

ACCESSIBILITY

Dhoby Ghaut – 2 stops	Raffles Place – 4 stops
Bugis – 3 stops	Botanic Gardens – 4 stops
Clarke Quay – 3 stops	Promenade – 4 stops
Orchard – 3 stops	Bayfront – 5 stops



Retail therapy just a leisurely stroll away

SHOP & DINE

City Square Mall	– 4 mins' drive
Dhoby Ghaut	– 8 mins' drive
Bugis	– 9 mins' drive
Orchard Road	– 9 mins' drive
Clarke Quay	– 10 mins' drive
Esplanade	– 11 mins' drive
Marina Bay Sands	– 15 mins' drive
Harbourfront	– 18 mins' drive



With Farrer Park MRT at your doorstep, it only takes 2 stops to reach Dhoby Ghaut MRT Interchange



Short drive from your doorstep to Singapore's financial district

BUSINESS

Raffles City	– 12 mins' drive
Raffles Place	– 12 mins' drive
Shenton Way	– 17 mins' drive
Marina Bay Financial Centre	– 17 mins' drive



SCAN TO EXPLORE



Good selection of reputable schools nearby

SCHOOLS

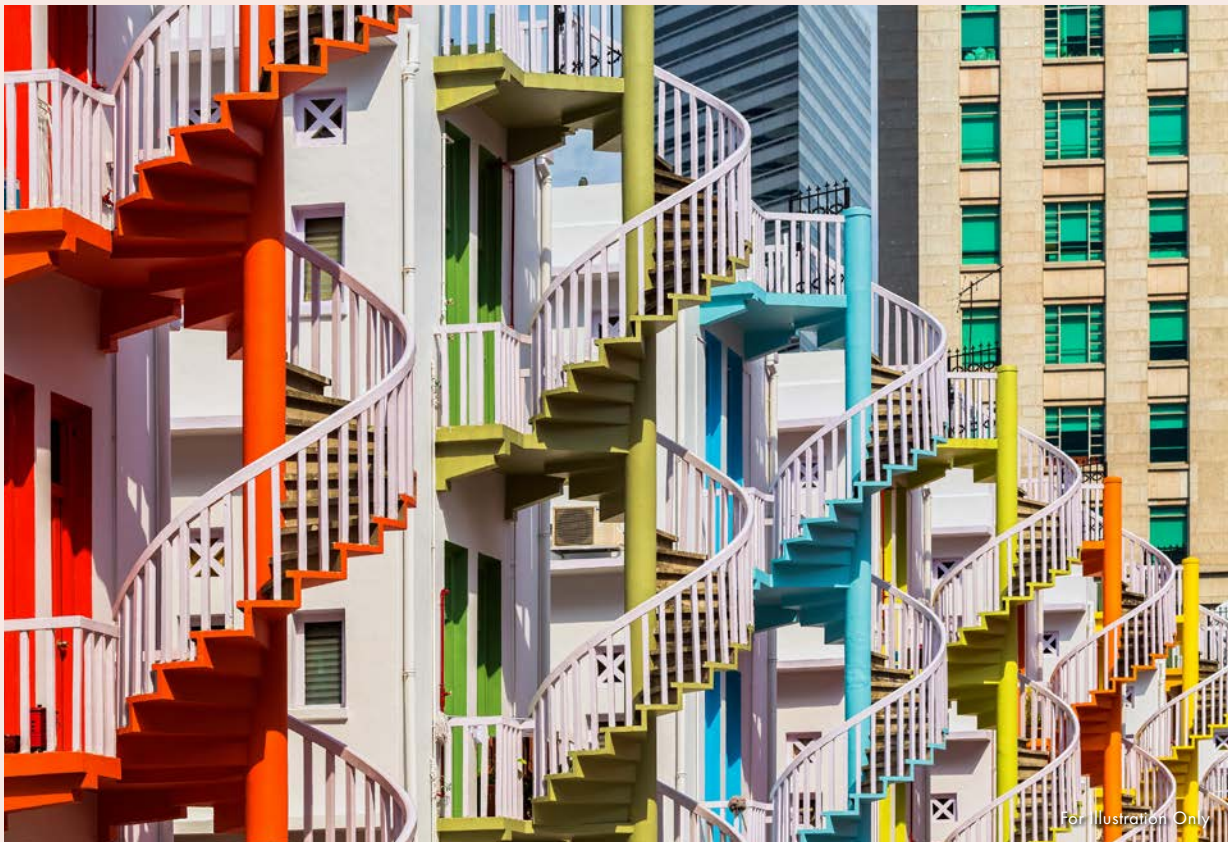
WITHIN 1KM

- Farrer Park Primary School
- St. Joseph's Institution (Junior)

WITHIN 2KM

- Anglo-Chinese School (Junior)
- Anglo-Chinese School (Primary)
- Bendemeer Primary School
- Hong Wen School
- St. Margaret's Primary School

PLAY TOURIST IN YOUR OWN NEIGHBOURHOOD



Here is a city fringe home for trend-setters and adventure-seekers. Many of Singapore’s modern pleasures, from boutique bistros to charming trails and undiscovered jewels, are just a short drive away.



Chill out at hip cafés and eateries serving artisanal delights.



Rediscover the city, as you’ve never seen it before.



Find quaint hideaways and revel in style, any way you want to.



Artist's Impression

EVERYDAY CONVENIENCES BELOW AND ALL AROUND YOU AT PICCADILLY GALLERIA

Situated below the residential towers is Piccadilly Galleria, directly linked to Farrer Park MRT station. Everything you've ever looked forward to is well within reach – food and beverage, as well as shops, and a 500sqm childcare centre – everyday conveniences that will make living here as good as it is easy.



For Illustration Only

Childcare Centre



For Illustration Only

Food and Beverage



For Illustration Only

Shops

A HOME OF MODERN LUXURIES



Fill your senses with spaces for every form of luxury. Peace, productivity, or play, every zone is designed for your utmost enjoyment.



Arrival Lounge

Artist's Impression

MAKE EVERY ARRIVAL A WELCOME

ARRIVAL ZONE

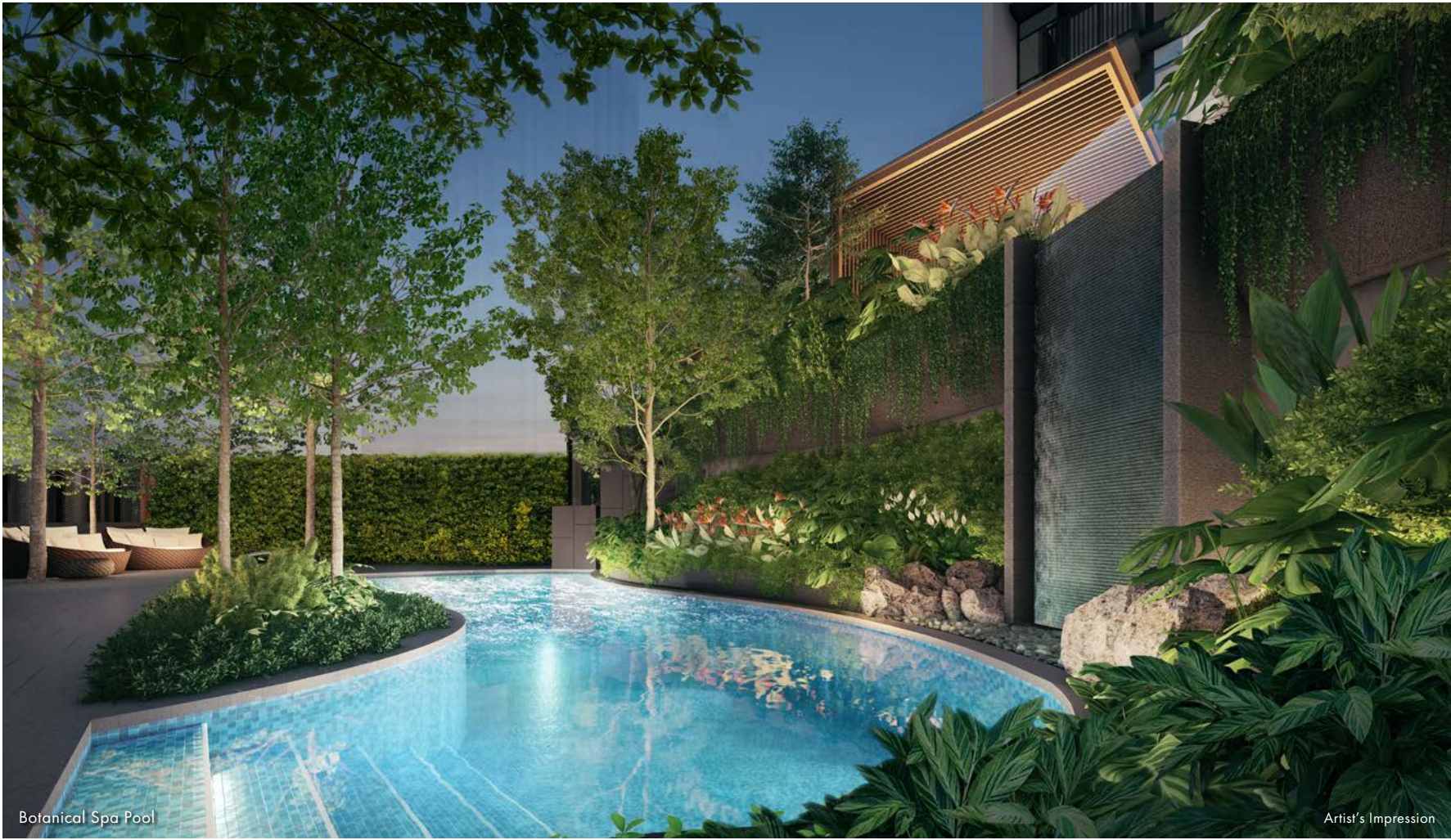
From the moment you step into the Arrival Zone, the scene is set for elevated living. Here, the Arrival Clubhouse will usher you and your visitors in a welcoming urban setting.

Among the array of modern features here is the Smart Parcel facility to deliver just that – a smart and efficient way of collecting your parcels with your convenience and privacy in mind.



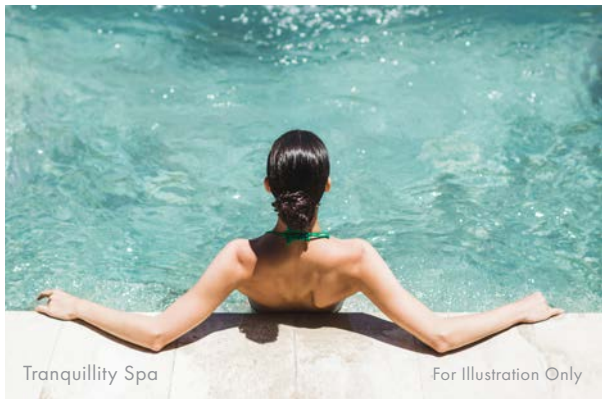
Dining Room

Artist's Impression



Botanical Spa Pool

Artist's Impression



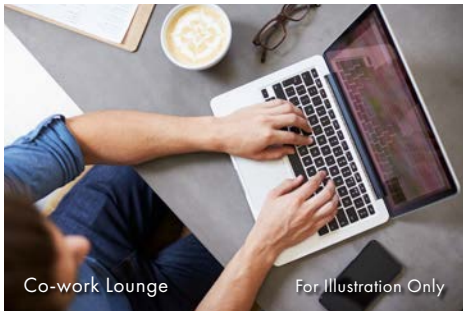
Tranquillity Spa

For Illustration Only

**GETAWAY WITHOUT
HAVING TO GET AWAY**

BOTANICAL AND TRANQUILLITY ZONES

Soak up the views flanked by lush greenery in the Botanical and Tranquillity Zones, as you lounge comfortably in spaces for whichever activity tickles your fancy. At the Tranquillity Clubhouse, head over to the Co-work Lounge for a Zoom meeting with more privacy, or entertain in style at the Dining Room.



Co-work Lounge

For Illustration Only



Gourmet Grill Pavilion and Vitality Pool

Artist's Impression

THE LUSH IDYLL FOR A NEW ZEST FOR LIFE

VITALITY ZONE

Amidst modern tropical landscaping, the Vitality Zone is a gratifying wellness hideaway. For a much-deserved me-time, make your way to the Chill-Out Lounge, or have a relaxing workout at the Vitality Pool. You'll never be far away from your next escapade such as a gathering with close friends over succulent victuals at the Gourmet Grill Pavilion.



For Illustration Only



**BIG LOVE,
EVEN FOR THE LITTLE ONES**



SOCIAL ZONE
Come together at the Social Zone where the young and (young at heart) take time out for relaxation, recreation, and rejuvenation. Have fun with the children at the Family Pool, or step into the Gymnasium to get your fitness routine on track.





For Illustration Only

Well-Planned Living Spaces

BEAUTY - INSIDE AND OUT

Every home in Piccadilly Grand is a haven of luxury and relaxation, nestled within a landscape of harmony. Natural beauty emerges, meeting modern living with state-of-the-art facilities and smart technologies integrated with well-thought layouts.

The residences cater perfectly for today’s modern lifestyles by combining flexibility of choice, from 1- to 5-bedroom units, with luxurious comfort such as polished marble flooring in the living and dining areas of 4- and 5-bedroom apartments. Enjoy greater space flexibility with the 4-bedroom dual key units or the exclusive use of a private lift with the 5-bedroom premium units.



Gourmet Kitchen Equipped with Branded Appliances

REVEL IN UNPARALLELED COMFORT

Each apartment is designed to deliver a luxurious calm, allowing you to be the best version of yourself. Throughout the bedroom, living, and dining spaces, a discerning touch of flair is expressed in the choice of materials, carpentry and quality fittings, which include kitchen appliances from Bosch as well as fittings and sanitary wares from Villeroy & Boch and Hansgrohe.



Luxurious Sanctuary with Crafted Details

Modern Bathroom with Top-Tier Fittings



For Illustration Only

SECURITY AND SAFETY, A TAP AWAY IN YOUR SMART HOME

When it comes to modern security and safety features, conveniences bring comfort. A single tap brings your everyday ease to the next level – from air conditioning control to digital access to many features within the property. With a smart home taking care of these details, you can go about your daily life with peace of mind.



Smart Air Con

Hot day? Turn on the air conditioning remotely and have the home cooled in preparation for your return.



Smart Notification

See who has arrived at the Lift Lobby and let them in with a simple tap through your mobile device or intercom panel.



Smart Booking

Check if facilities are available and book them at your convenience, allowing you keyless access.



Smart Invite

Allow your visitors entry to the development with a QR invite that can be scanned and verified.



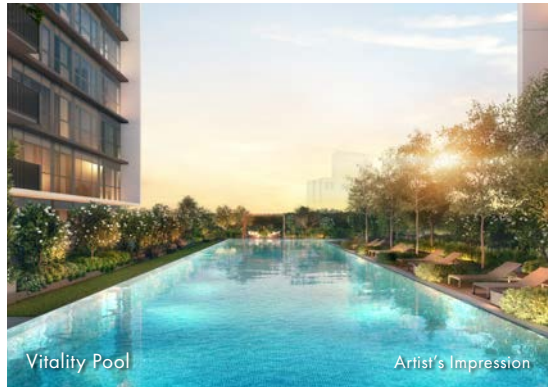
Smart Parcel

Parcel station sized to accept packages as well as letters, and sends you an alert to retrieve them.



Smart Digital Lockset

Increase your home security at your fingertips. Using a smart mobile application, you can remotely manage access to your door at all times.



Vitality Zone
Immerse yourself in a pampering atmosphere that blends serenity and vitality - with lush vistas surrounding you as you kickstart your daily fitness regime.



Social Zone
Enjoy a sun-dappled spot with the kids at the Family Pool or reserve an indoor function area for a gathering of the entire family.

PICK YOUR FAVOURITE SPOT

Piccadilly Grand has three levels of facilities with an array of leisure activities for everyone, spread across five curated lifestyle zones with three clubhouses.

LEVEL 1 SITE PLAN



LEVEL 3 & 4 SITE PLAN

Botanical and Tranquillity Zones
Whatever your mood, you'll find a sanctuary to keep you company.



BOTANICAL ZONE 3rd LEVEL

- 1 Relaxation Courtyard
- 2 Secret Garden
- 3 Botanical Deck
- 4 Botanical Spa Pool

TRANQUILLITY ZONE 4th LEVEL

- 5 Tranquillity Spa
- 6 Tranquillity Clubhouse
 - Co-work Lounge
 - Studio
 - Dining Room (3rd Level)
- 7 Wellness Lawn
- 8 Wellness Lounge

VITALITY ZONE 4th LEVEL

- 9 Vitality Trail
- 10 Gourmet Grill Pavilion
- 11 Pool Deck
- 12 Vitality Pool
- 13 Pool Cabana
- 14 Chill-Out Lounge

SOCIAL ZONE 4th LEVEL

- 15 Social Clubhouse
 - Gymnasium
 - Changing Room
 - Function Room 1 & 2
- 16 Multipurpose Court
- 17 Pool Deck
- 18 Family Pool
- 19 Social Deck
- 20 Kids' Play Pool
- 21 Kids' Play
- 22 Pets' Play

ANCILLARY

- A Ventilation Shaft (2nd & 3rd Level)
- Water Tank (Roof Level)

The renderings of the units as shown are for illustrative purposes only. The shading and outline of the unit type only applies to typical units. The boundary lines of the units set out here are not to be taken as a factual representation of the actual units. Kindly refer to the approved BP plans for the actual unit outline/boundary lines.



AT THE FOREFRONT OF SUSTAINABILITY

Designed with nature and sustainability in mind, Piccadilly Grand takes pride in being a development for the future. Green features including energy and water efficiency ensure that you're doing your part for Mother Earth, and the next generation.



Energy-Efficient Design

- Building oriented for good natural ventilation in the common areas and residential units
- Building façade designed with north-south orientation to reduce solar heat gain
- Residential units have deep recessed balconies and /or deep horizontal ledges which provide shade for the interiors



Environmental Quality and Protection

- Thematic landscape and water features at the public realm to create a cooler and comfortable environment
- Low Volatile Organic Compounds (VOC) paints for all internal walls to ensure healthy indoor air quality



Energy-Efficient Features

- Energy-efficient air conditioning system for all residential units
- Energy-efficient lighting design with use of LED fittings at landscape and common areas to achieve energy savings
- Energy-efficient lifts with VVVF (variable voltage variable frequency) drive and sleep function mode



Water-Efficient Features

- Water-efficient sanitary fittings in all residential units
- Water-efficient auto-irrigation system for landscape roofs



Other Green Features



- Provision of smart home features for residents' comfort and convenience
- Electric Vehicle charging infrastructure to reduce carbon footprint and emissions
- Provision of bicycle parking lots with cycling paths to promote green transport and healthy lifestyle
- Double refuse chutes for recyclable and non-recyclable waste
- Recycling bins for collection of recyclable waste
- Pneumatic waste collection and disposal system
- Carbon monoxide sensors to modulate car park ventilation

SCHEMATIC
DIAGRAM

1 NORTHUMBERLAND ROAD,
SINGAPORE 219568

3 NORTHUMBERLAND ROAD,
SINGAPORE 219569

5 NORTHUMBERLAND ROAD,
SINGAPORE 219570

UNIT / FLOOR	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20							
23	D1(d)	E1(d)	B3S(d)	C2(d)	C4(d)	B1(d)	B1(d)	D3DK(d)	E2P(d)	B3S(d)	C3(d)	C1(d)	A3S(d)	A1(d)	D2DK(d)	B4S(d)	A1(d)	C2(d)	B2S(d)	A3S(d)							
22	D1	E1	B3S	C2	C4	B1	B1	D3DK	E2P	B3S	C3	C1	A3S	A1	D2DK	B4S	A1	C2	B2S	A3S							
21	D1	E1	B3S	C2	C4	B1	B1	D3DK	E2P	B3S	C3	C1	A3S	A1	D2DK	B4S	A1	C2	B2S	A3S							
20	D1	E1	B3S	C2	C4	B1	B1	D3DK	E2P	B3S	C3	C1	A3S	A1	D2DK	B4S	A1	C2	B2S	A3S							
19	D1	E1	B3S	C2	C4	B1	B1	D3DK	E2P	B3S	C3	C1	A3S	A1	D2DK	B4S	A1	C2	B2S	A3S							
18	D1	E1	B3S	C2	C4	B1	B1	D3DK	E2P	B3S	C3	C1	A3S	A1	D2DK	B4S	A1	C2	B2S	A3S							
17	D1	E1	B3S	C2	C4	B1	B1	D3DK	E2P	B3S	C3	C1	A3S	A1	D2DK	B4S	A1	C2	B2S	A3S							
16	D1	E1	B3S	C2	C4	B1	B1	D3DK	E2P	B3S	C3	C1	A3S	A1	D2DK	B4S	A1	C2	B2S	A3S							
15	D1	E1	B3S	C2	C4	B1	B1	D3DK	E2P	B3S	C3	C1	A3S	A1	D2DK	B4S	A1	C2	B2S	A3S							
14	D1	E1	B3S	C2	C4	B1	B1	D3DK	E2P	B3S	C3	C1	A3S	A1	D2DK	B4S	A1	C2	B2S	A3S							
13	D1	E1	B3S	C2	C4	B1	B1	D3DK	E2P	B3S	C3	C1	A3S	A1	D2DK	B4S	A1	C2	B2S	A3S							
12	D1	E1	B3S	C2	C4	B1	B1	D3DK	E2P	B3S	C3	C1	A3S	A1	D2DK	B4S	A1	C2	B2S	A3S							
11	D1	E1	B3S	C2	C4	B1	B1	D3DK	E2P	B3S	C3	C1	A3S	A1	D2DK	B4S	A1	C2	B2S	A3S							
10	D1	E1	B3S	C2	C4	B1	B1	D3DK	E2P	B3S	C3	C1	A3S	A1	D2DK	B4S	A1	C2	B2S	A3S							
9	D1	E1	B3S	C2	C4	B1	B1	D3DK	E2P	B3S	C3	C1	A3S	A1	D2DK	B4S	A1	C2	B2S	A3S							
8	D1	E1	B3S	C2	C4	B1	B1	D3DK	E2P	B3S	C3	C1	A3S	A1	D2DK	B4S	A1	C2	B2S	A3S							
7	D1	E1	B3S	C2	C4	B1	B1	D3DK	E2P	B3S	C3	C1	A3S	A1	D2DK	B4S	A1	C2	B2S	A3S							
6	D1	E1	B3S	C2	C4	B1	B1	D3DK	E2P	B3S	C3	C1	A3S	A1	D2DK	B4S	A1	C2	B2S	A3S							
5	D1	E1	B3S	C2	C4	B1	B1	D3DK	E2P	B3S	C3	C1	A3S	A1	D2DK	B4S	A1	C2	B2S	A3S							
4  4 th STOREY LANDSCAPE DECK	D1(p)	E1(p)	B3S(p)	C2(p)	C4(p)	B1	B1	D3DK(p)	E2P(p)	B3S(p)	C3(p)	C1(p)	A3S(p)	A1	D2DK	B4S	A1	C2	B2S	A3S							
3	RESIDENTIAL CARPARK													3 rd STOREY LANDSCAPE DECK													
2	RESIDENTIAL CARPARK																										
1  FARRER PARK MRT	ARRIVAL ZONE / CHILDCARE CENTRE / SHOPS / F&B / CARPARK																										

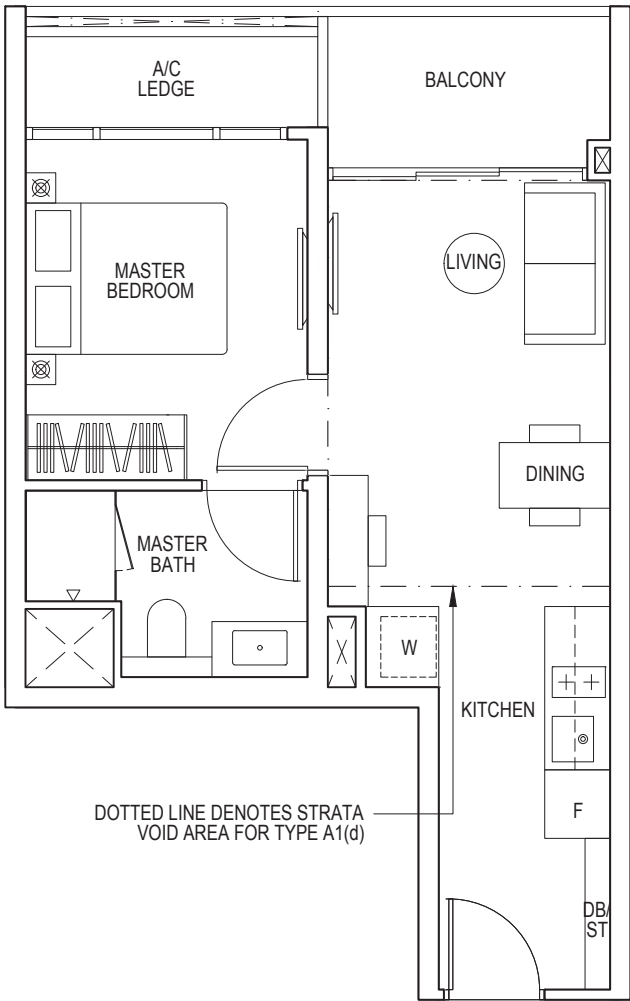
- 1-BEDROOM
- 2-BEDROOM
- 3-BEDROOM
- 4-BEDROOM FLEXI
- 5-BEDROOM

1-BEDROOM + STUDY2-BEDROOM + STUDY3-BEDROOM FLEXI4-BEDROOM DUAL KEY5-BEDROOM PREMIUM

1-BEDROOM

Type A1
45 sqm / 484 sq ft

Blk 5: #04-14 to #22-14
Blk 5: #04-17 to #22-17

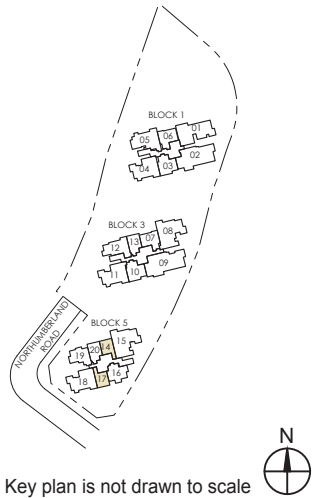


F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE
RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)



Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".

(inclusive of 13m² strata void over living/dining)
Blk 5: #23-14
Blk 5: #23-17

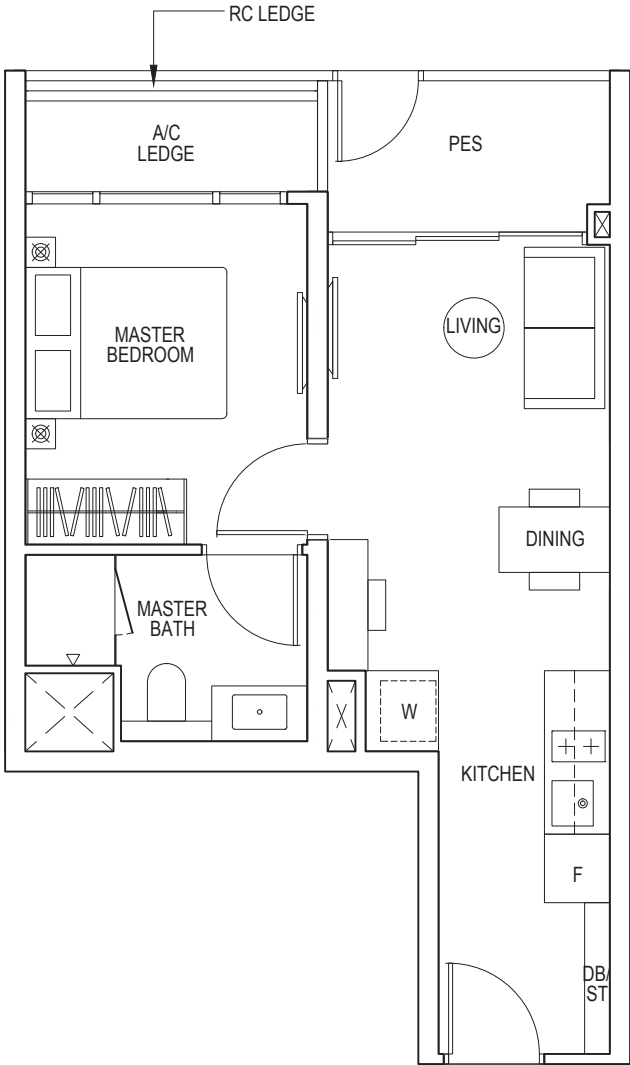


Key plan is not drawn to scale

1-BEDROOM

Type A1(p)
45 sqm / 484 sq ft

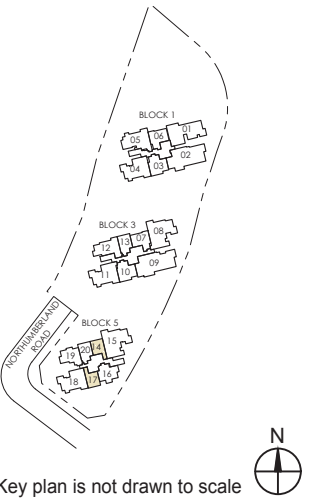
Blk 5: #03-14
Blk 5: #03-17



F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE
RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)



Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".



Key plan is not drawn to scale

1-BEDROOM + STUDY

Type A2S
45 sqm / 484 sq ft

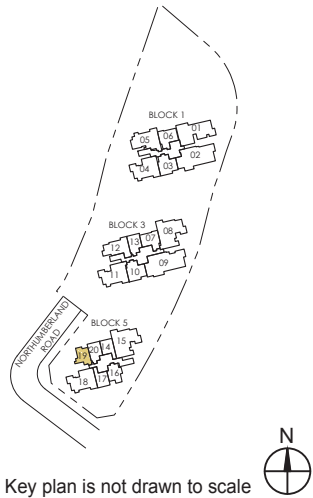
Blk 5: #03-19



F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE
RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)



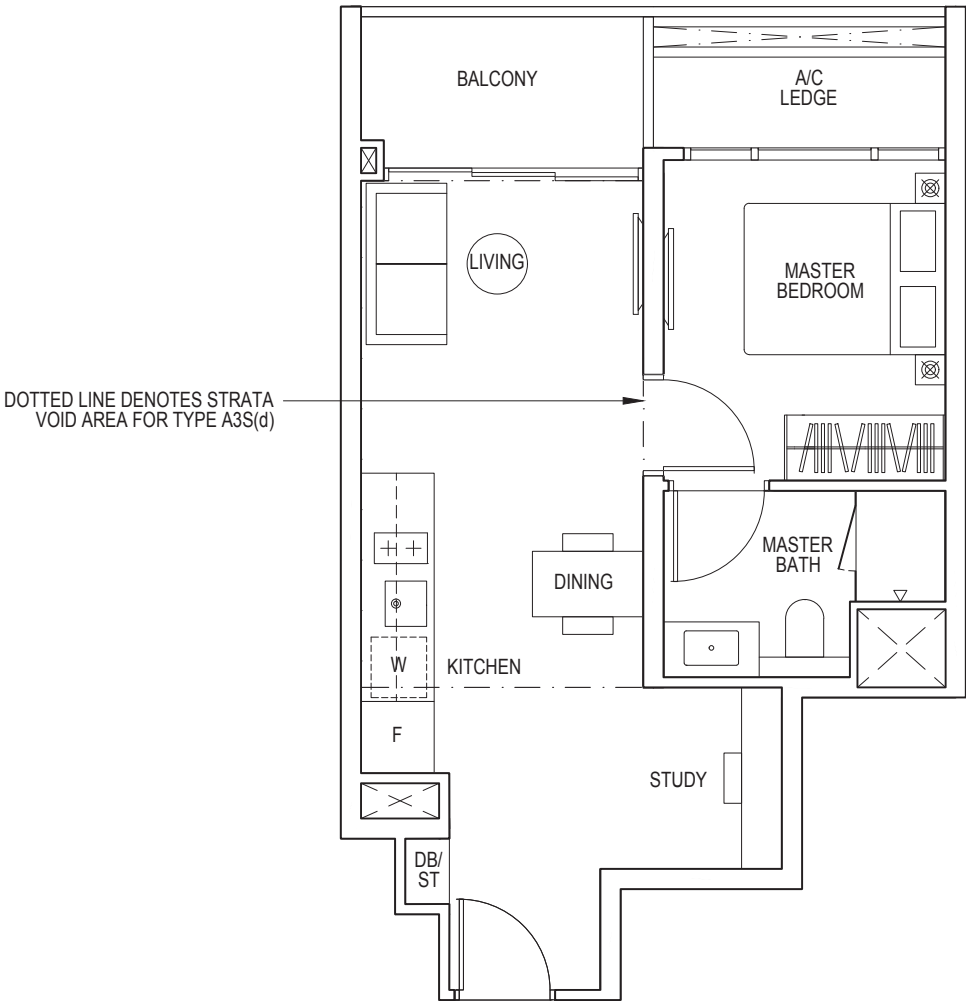
Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".



1-BEDROOM + STUDY

Type A3S
48 sqm / 517 sq ft

Blk 3: #05-13 to #22-13
Blk 5: #04-20 to #22-20

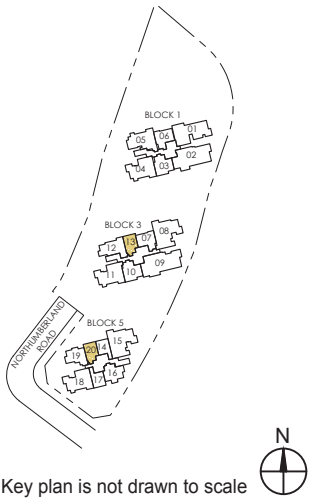


DOTTED LINE DENOTES STRATA
VOID AREA FOR TYPE A3S(d)

F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE
RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)



Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".



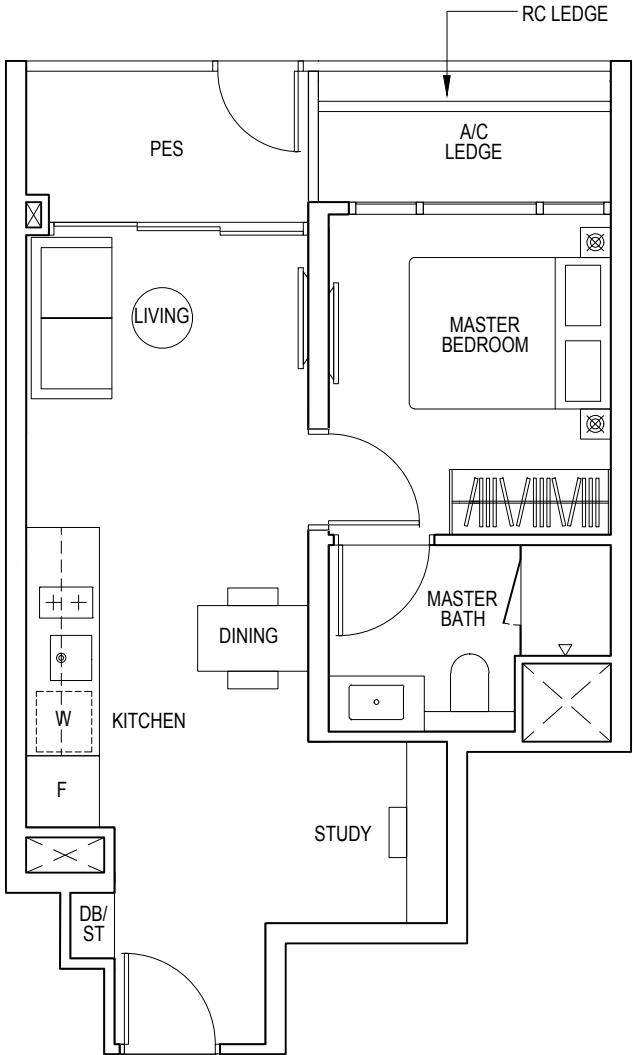
Type A3S(d)
64 sqm / 689 sq ft

(inclusive of 16m² strata void over living/dining)
Blk 3: #23-13
Blk 5: #23-20

1-BEDROOM + STUDY

Type A3S(p)
48 sqm / 517 sq ft

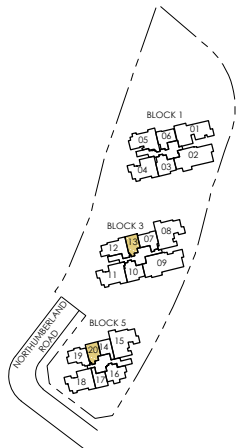
Blk 3: #04-13
Blk 5: #03-20



F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE
RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)



Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".



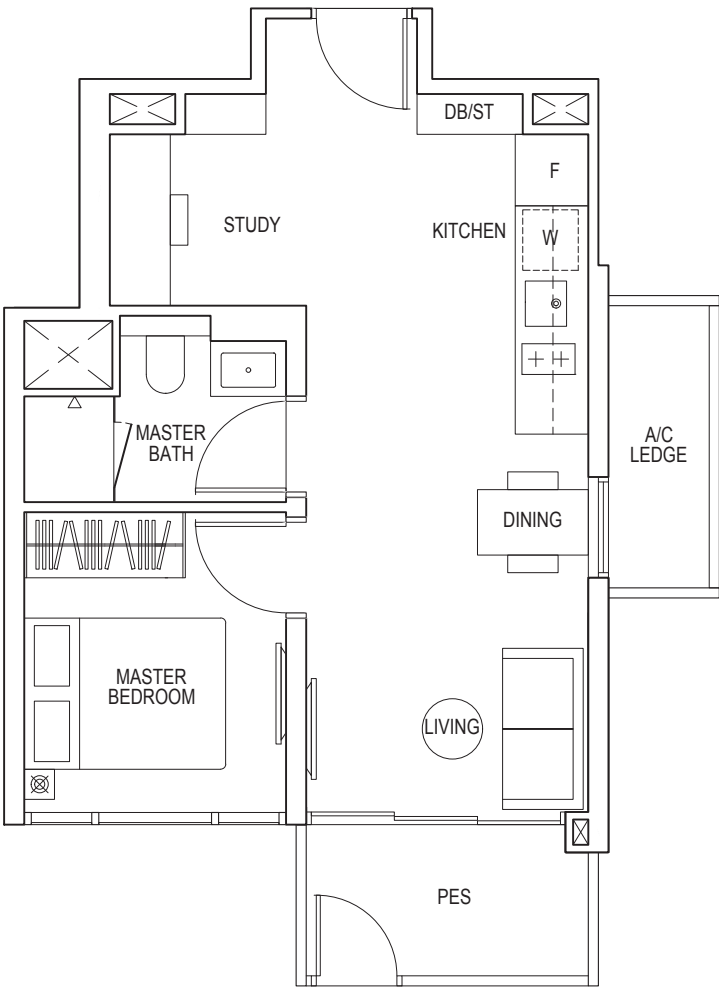
Key plan is not drawn to scale



1-BEDROOM + STUDY

Type A4S(p)
48 sqm / 517 sq ft

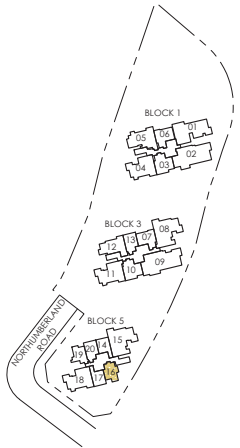
Blk 5: #03-16



F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE
RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)



Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".



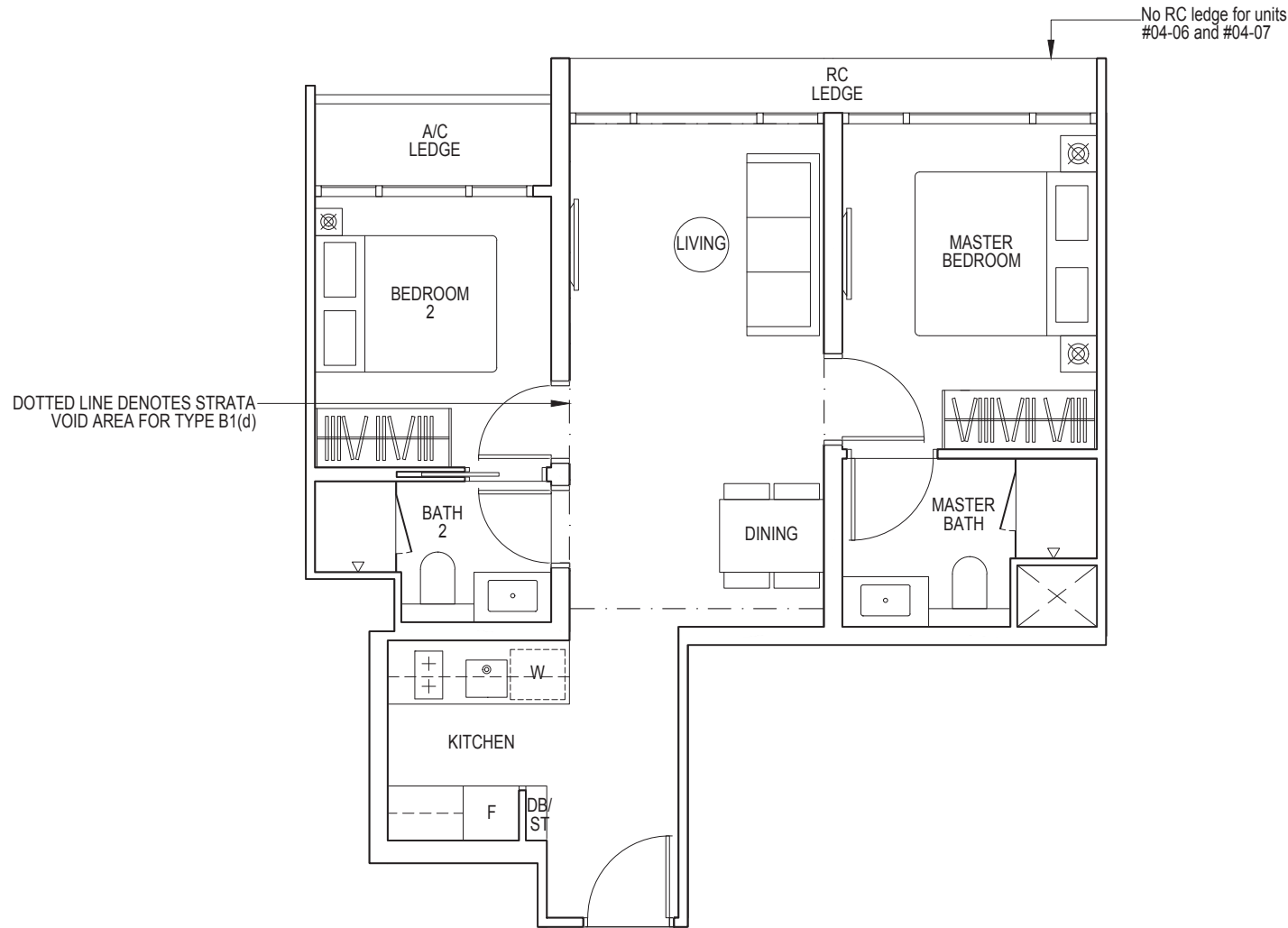
Key plan is not drawn to scale



2-BEDROOM

Type B1
60 sqm / 646 sq ft

Blk 1: #04-06 to #22-06
Blk 3: #04-07* to #22-07*



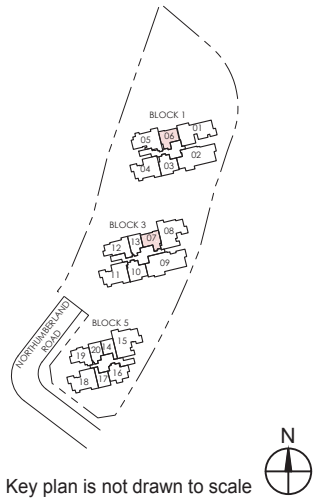
* MIRRORED UNIT

F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE

RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)



Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".



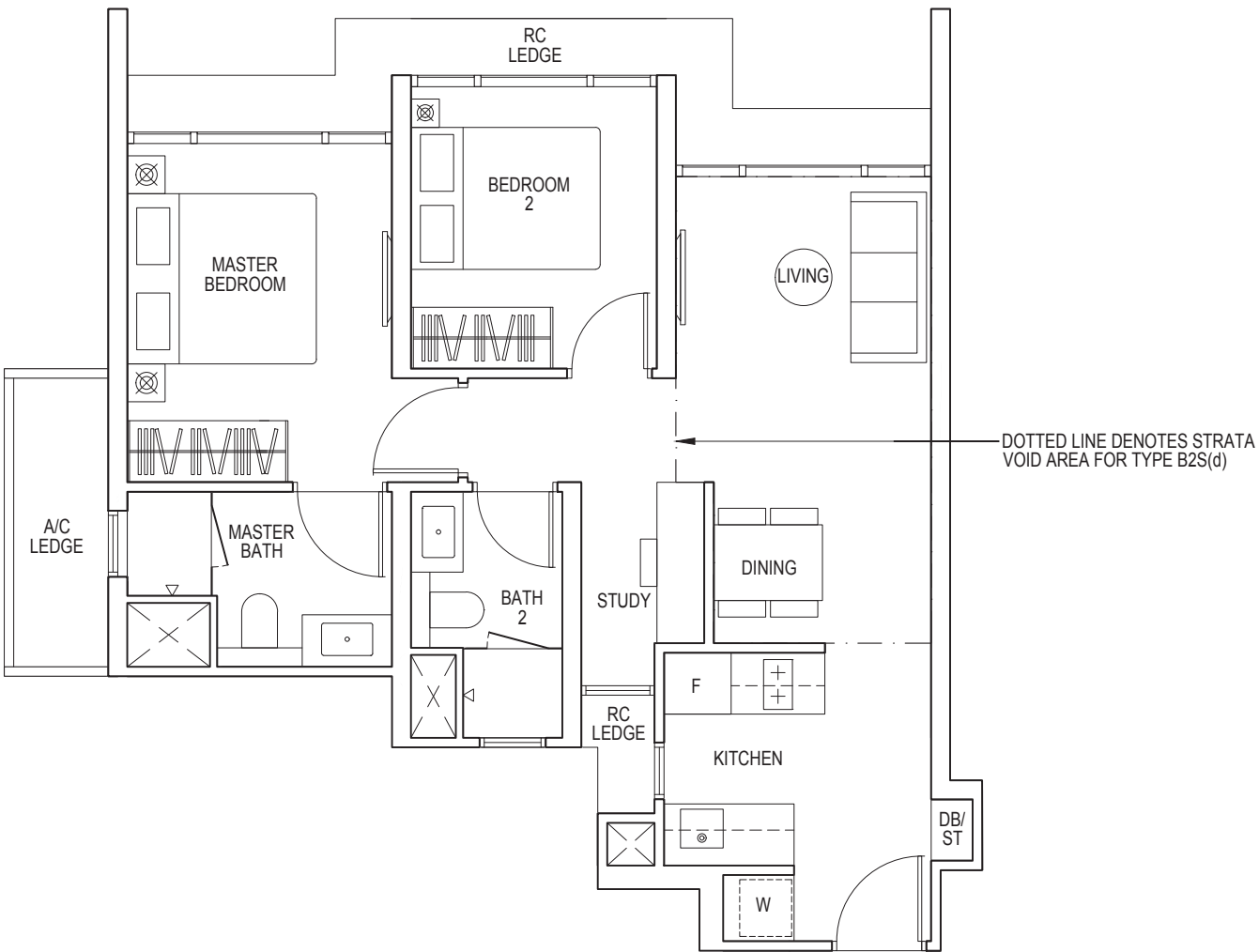
2-BEDROOM + STUDY

Type B2S
63 sqm / 678 sq ft

Blk 5: #04-19 to #22-19

Type B2S(d)
77 sqm / 829 sq ft

(inclusive of 14m² strata void over living/dining)
Blk 5: #23-19

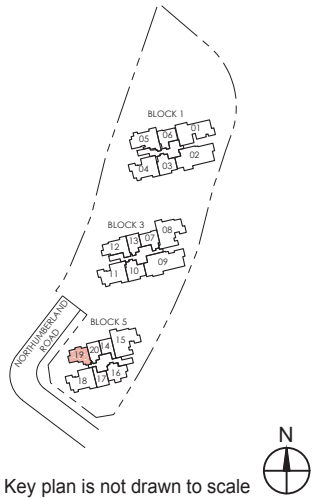


F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE

RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)



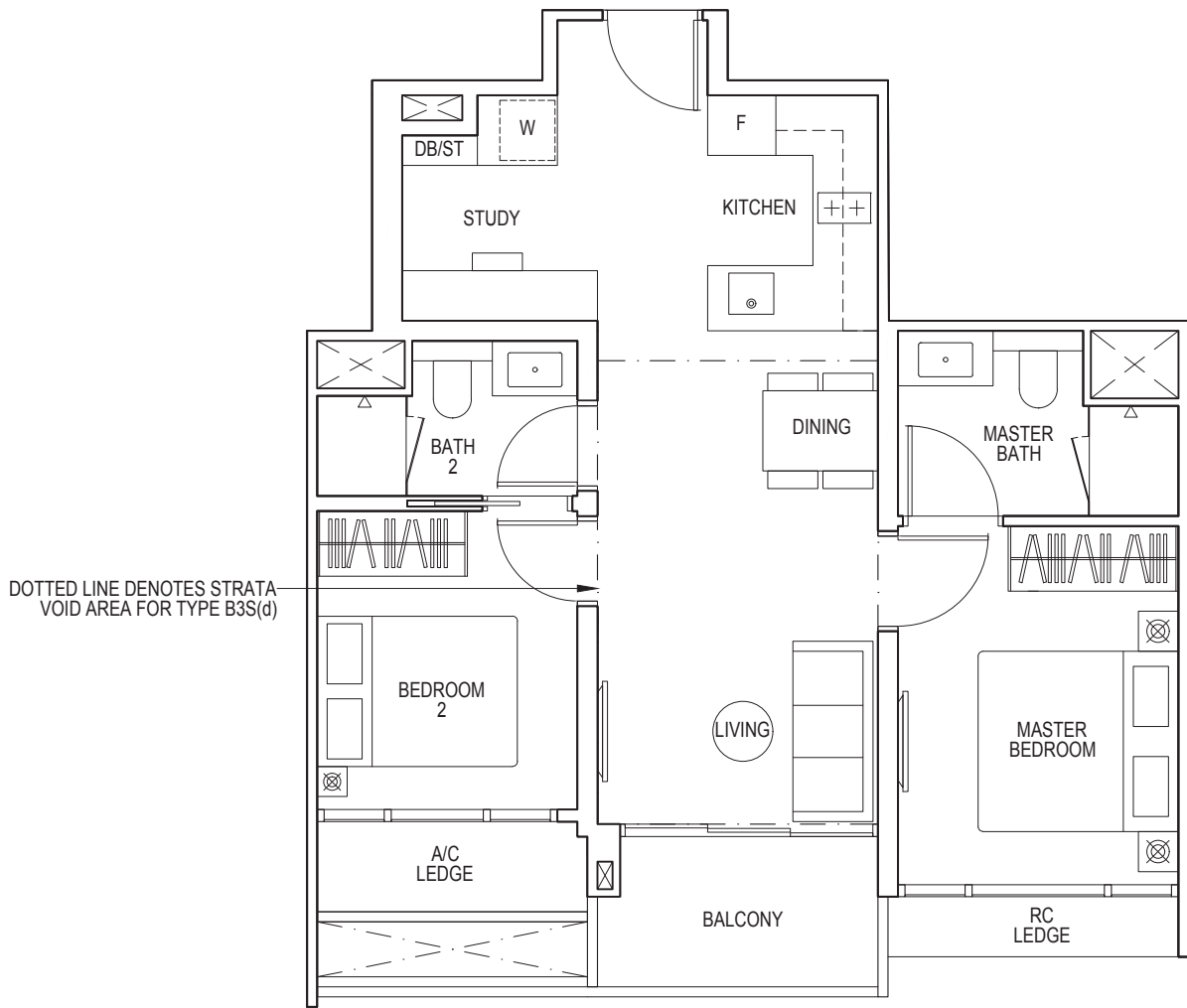
Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".



2-BEDROOM + STUDY

Type B3S
66 sqm / 710 sq ft

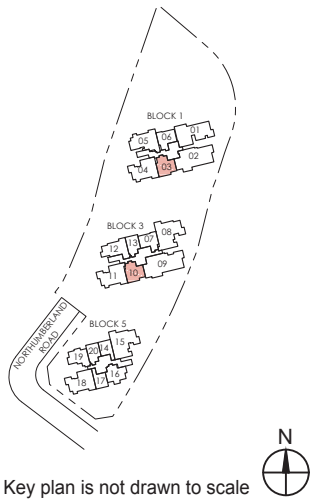
Blk 1: #05-03 to #22-03
Blk 3: #05-10 to #22-10



F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE
RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)



Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".



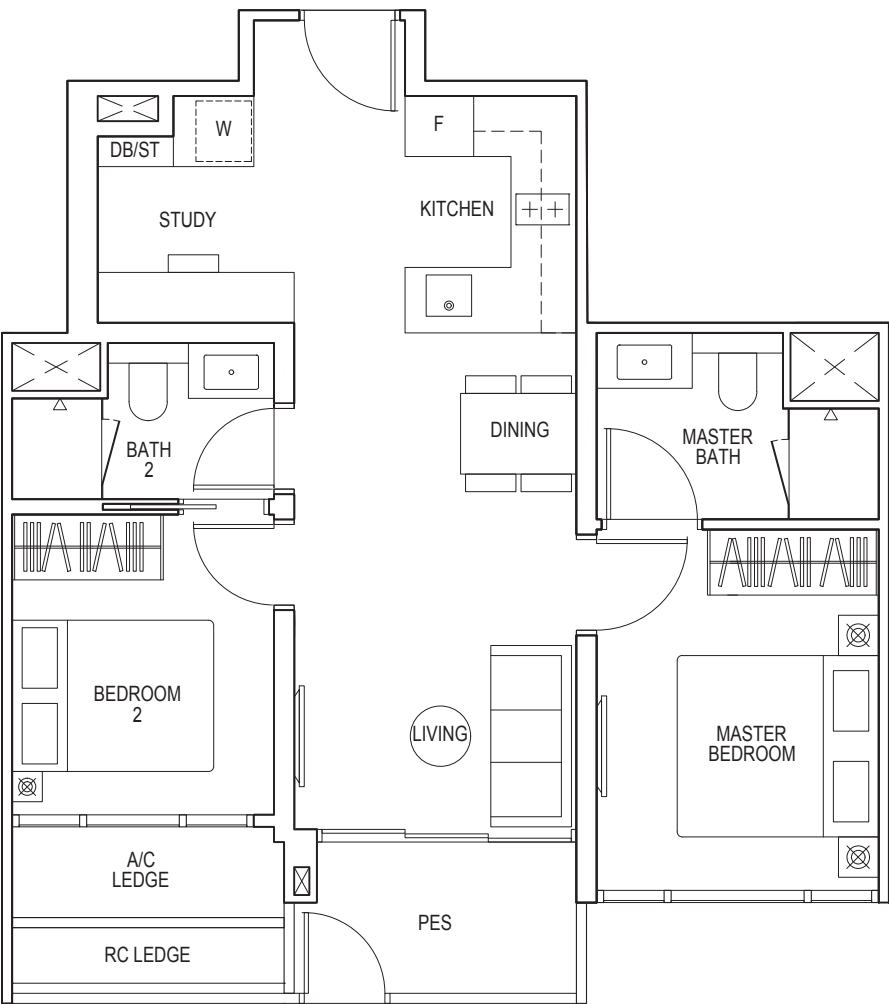
Type B3S(d)
81 sqm / 872 sq ft

(inclusive of 15m² strata void over living/dining)
Blk 1: #23-03
Blk 3: #23-10

2-BEDROOM + STUDY

Type B3S(p)
66 sqm / 710 sq ft

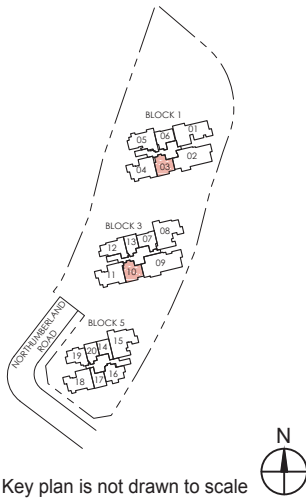
Blk 1: #04-03
Blk 3: #04-10



F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE
RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)



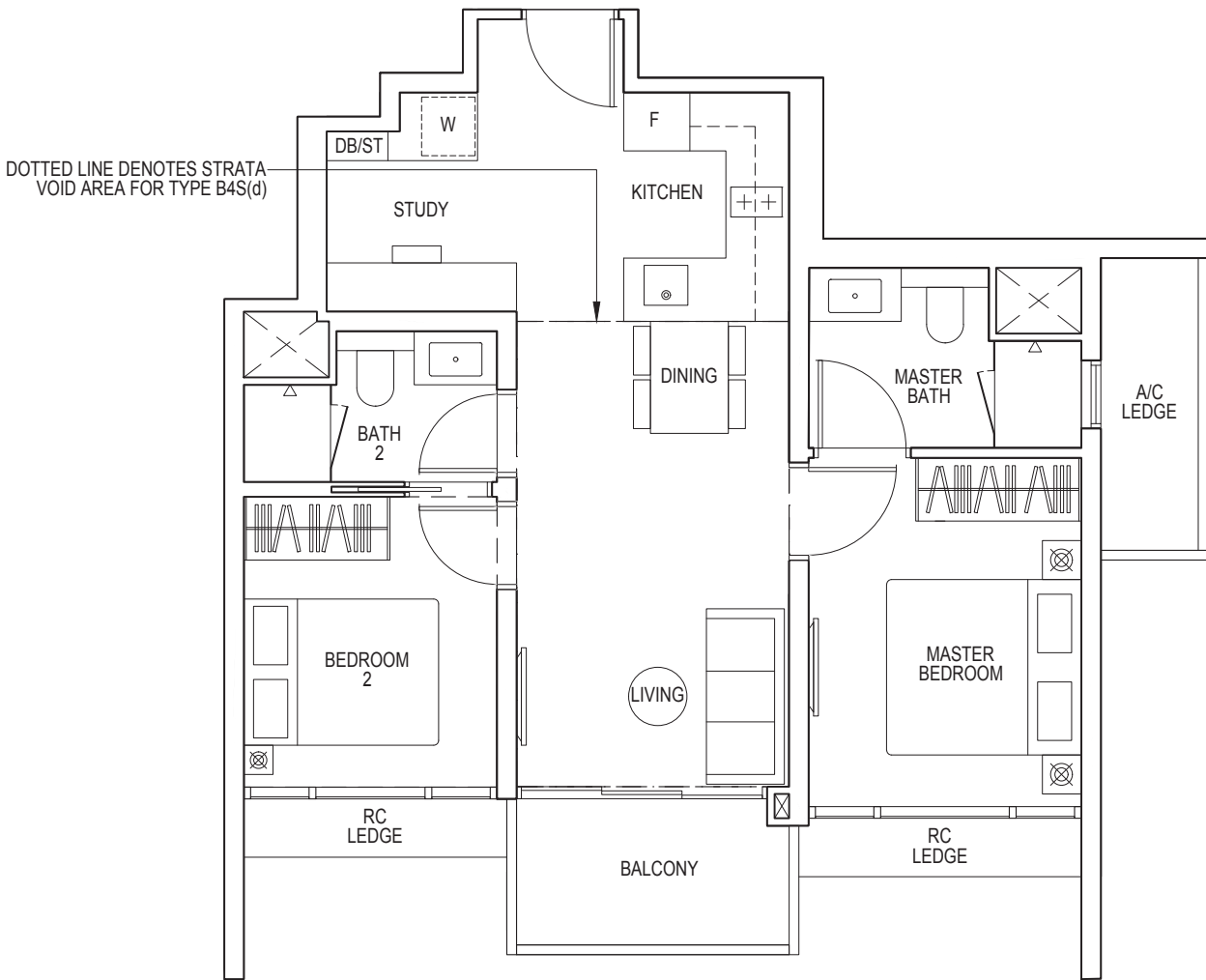
Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".



2-BEDROOM + STUDY

Type B4S
66 sqm / 710 sq ft

Blk 5: #04-16 to #22-16



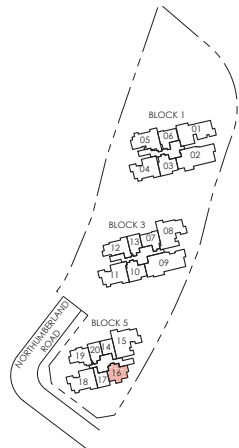
F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE
RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)



Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".

Type B4S(d)
81 sqm / 872 sq ft

(inclusive of 15m² strata void over living/dining)
Blk 5: #23-16

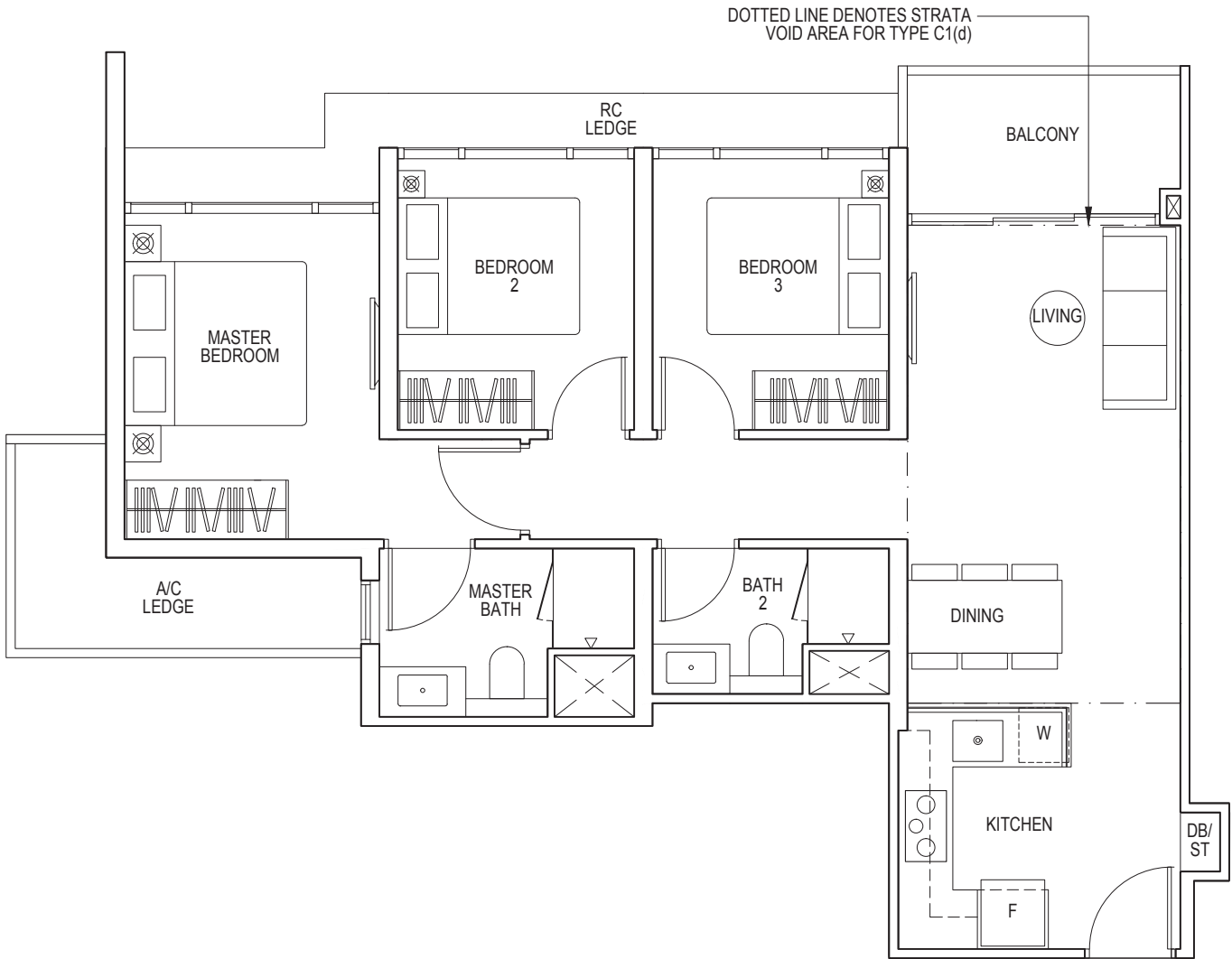


Key plan is not drawn to scale



Type C1
82 sqm / 883 sq ft

Blk 3: #05-12 to #22-12



F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE
RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)

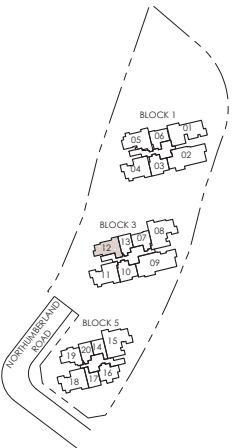


Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".

3-BEDROOM

Type C1(d)
99 sqm / 1066 sq ft

(inclusive of 17m² strata void over living/dining)
Blk 3: #23-12



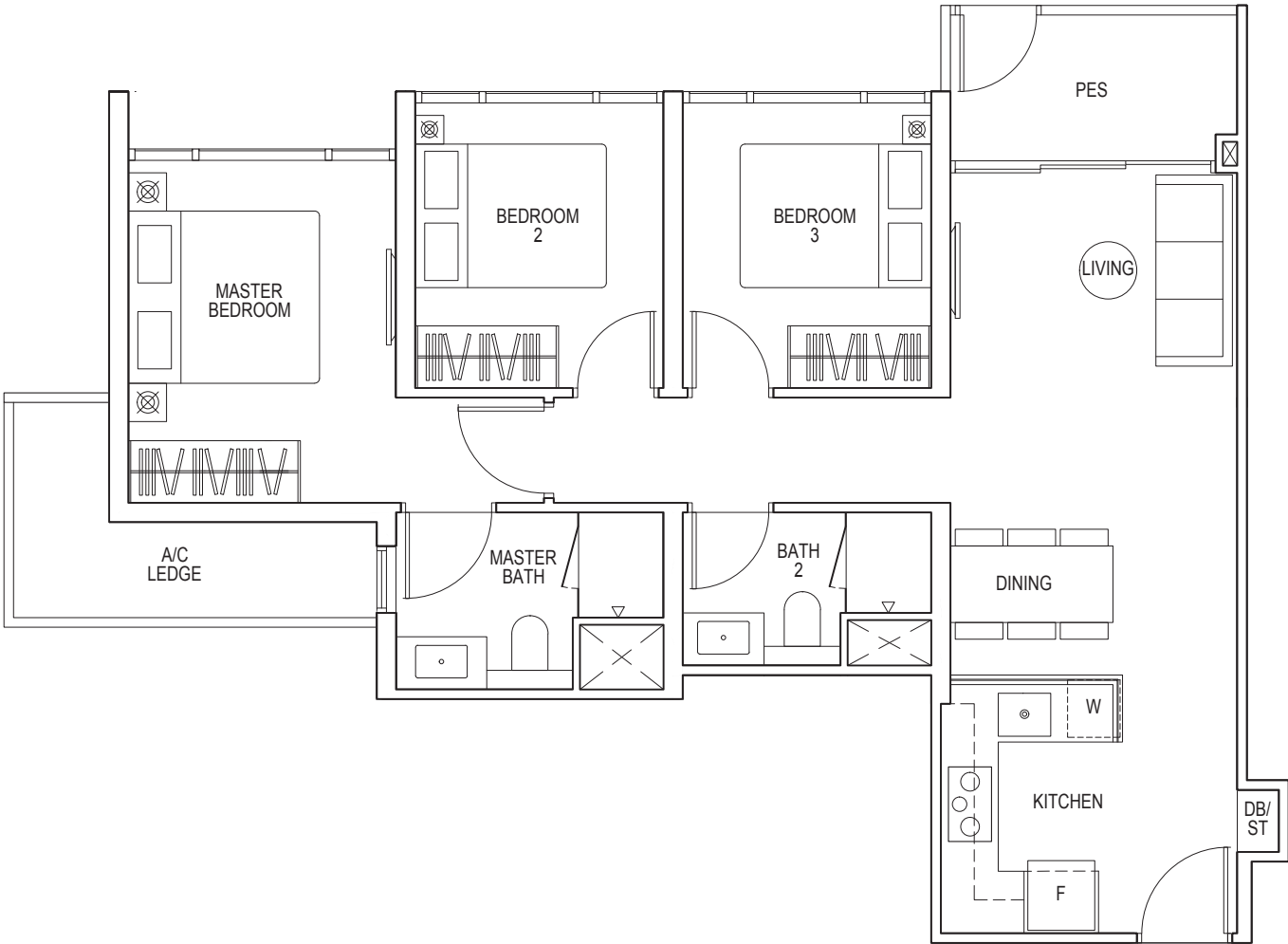
Key plan is not drawn to scale



3-BEDROOM

Type C1(p)
82 sqm / 883 sq ft

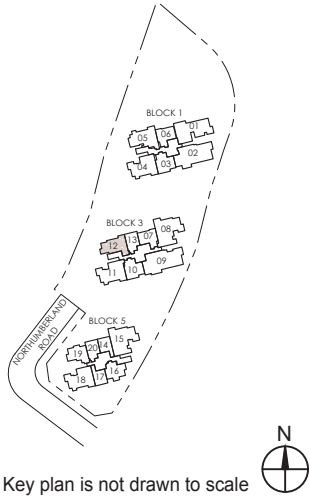
Blk 3: #04-12



F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE
RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)



Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".



Key plan is not drawn to scale

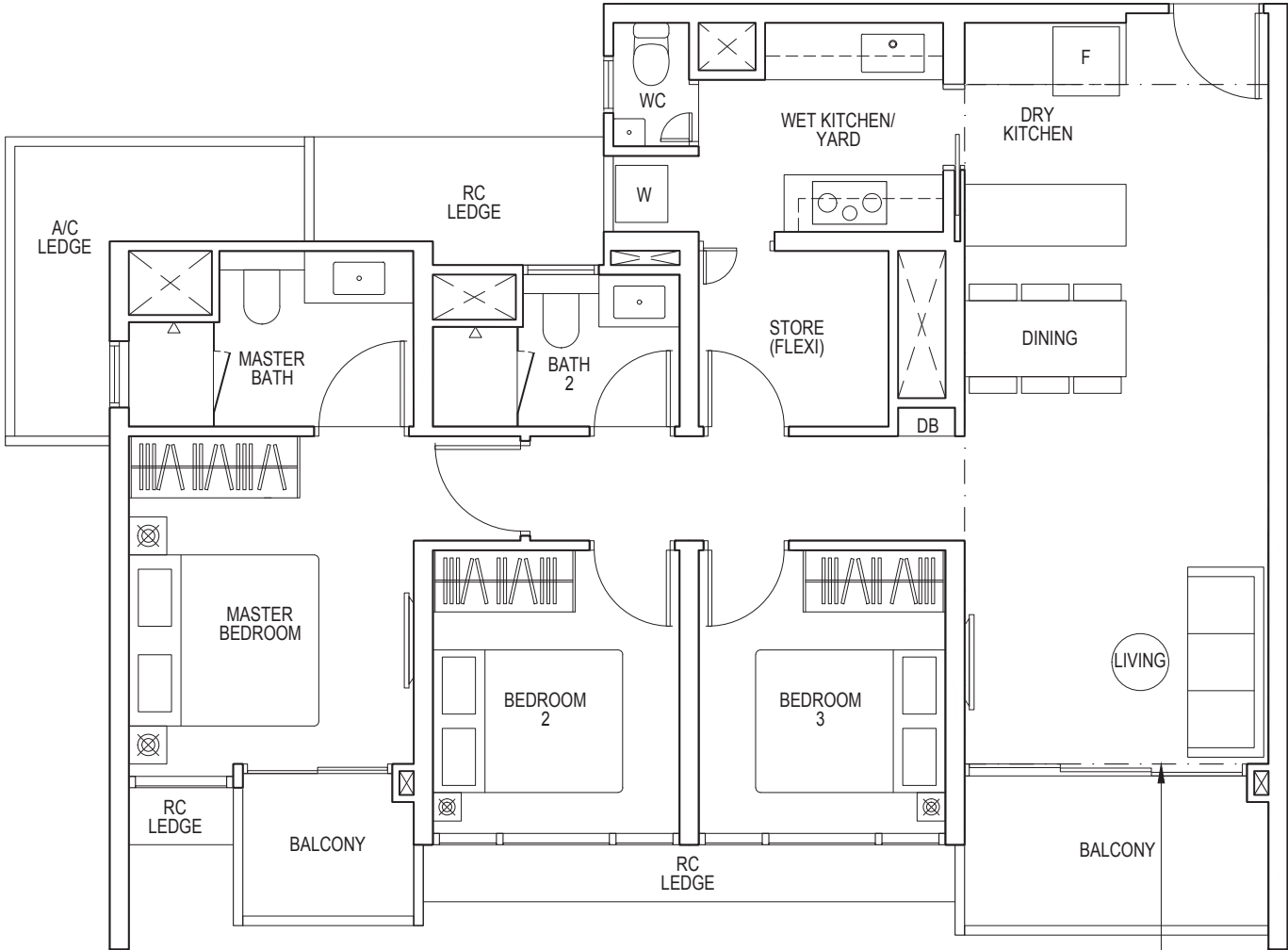
3-BEDROOM FLEXI

Type C2
100 sqm / 1076 sq ft

Blk 1: #05-04 to #22-04
Blk 5: #04-18 to #22-18

Type C2(d)
125 sqm / 1346 sq ft

(inclusive of 25m² strata void over living/dining)
Blk 1: #23-04
Blk 5: #23-18

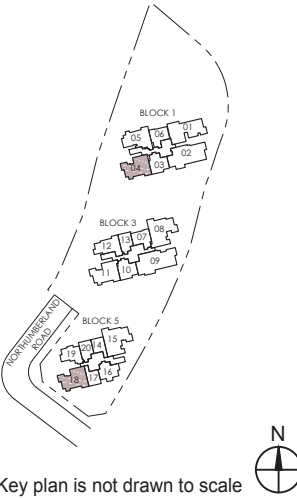


DOTTED LINE DENOTES STRATA
VOID AREA FOR TYPE C2(d)

F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE
RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)



Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".

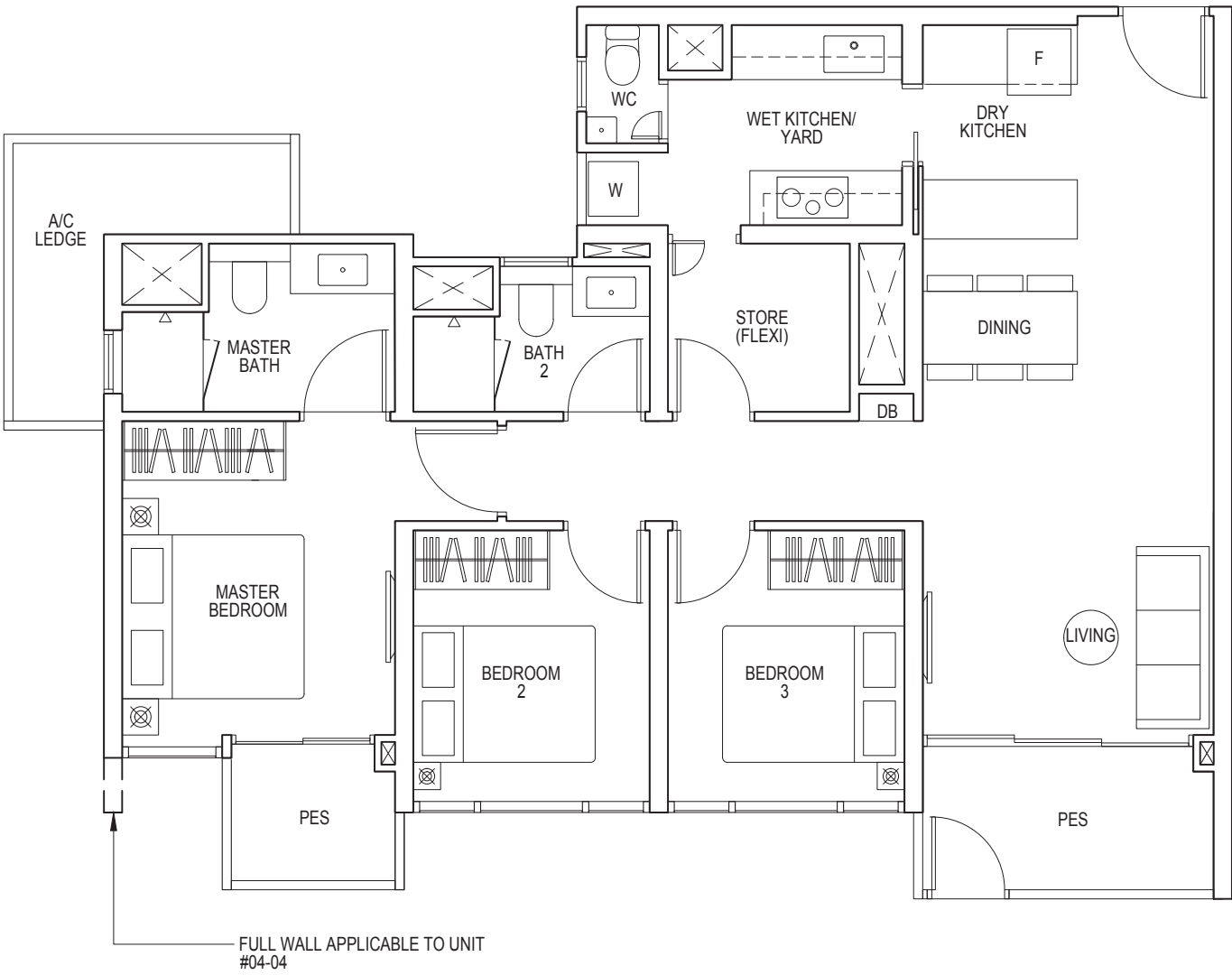


Key plan is not drawn to scale

3-BEDROOM FLEXI

Type C2(p)
100 sqm / 1076 sq ft

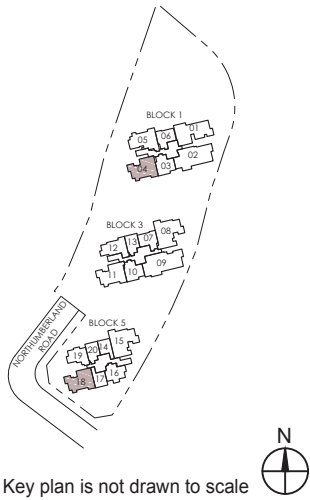
Blk 1: #04-04
Blk 5: #03-18



F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE
RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)



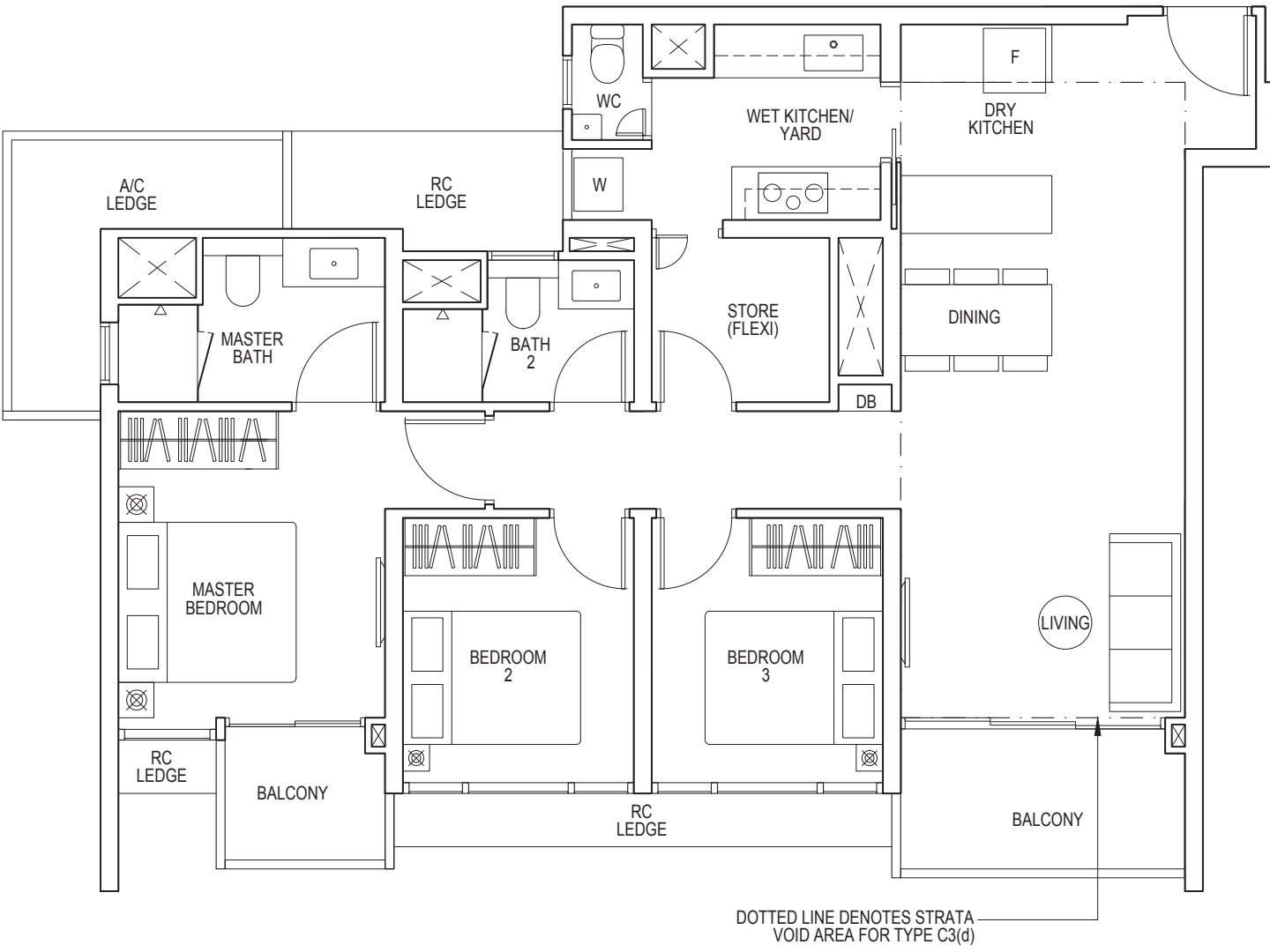
Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".



3-BEDROOM FLEXI

Type C3
101 sqm / 1087 sq ft

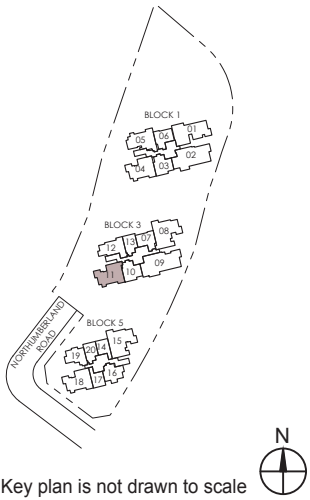
Blk 3: #05-11 to #22-11



F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE
RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)



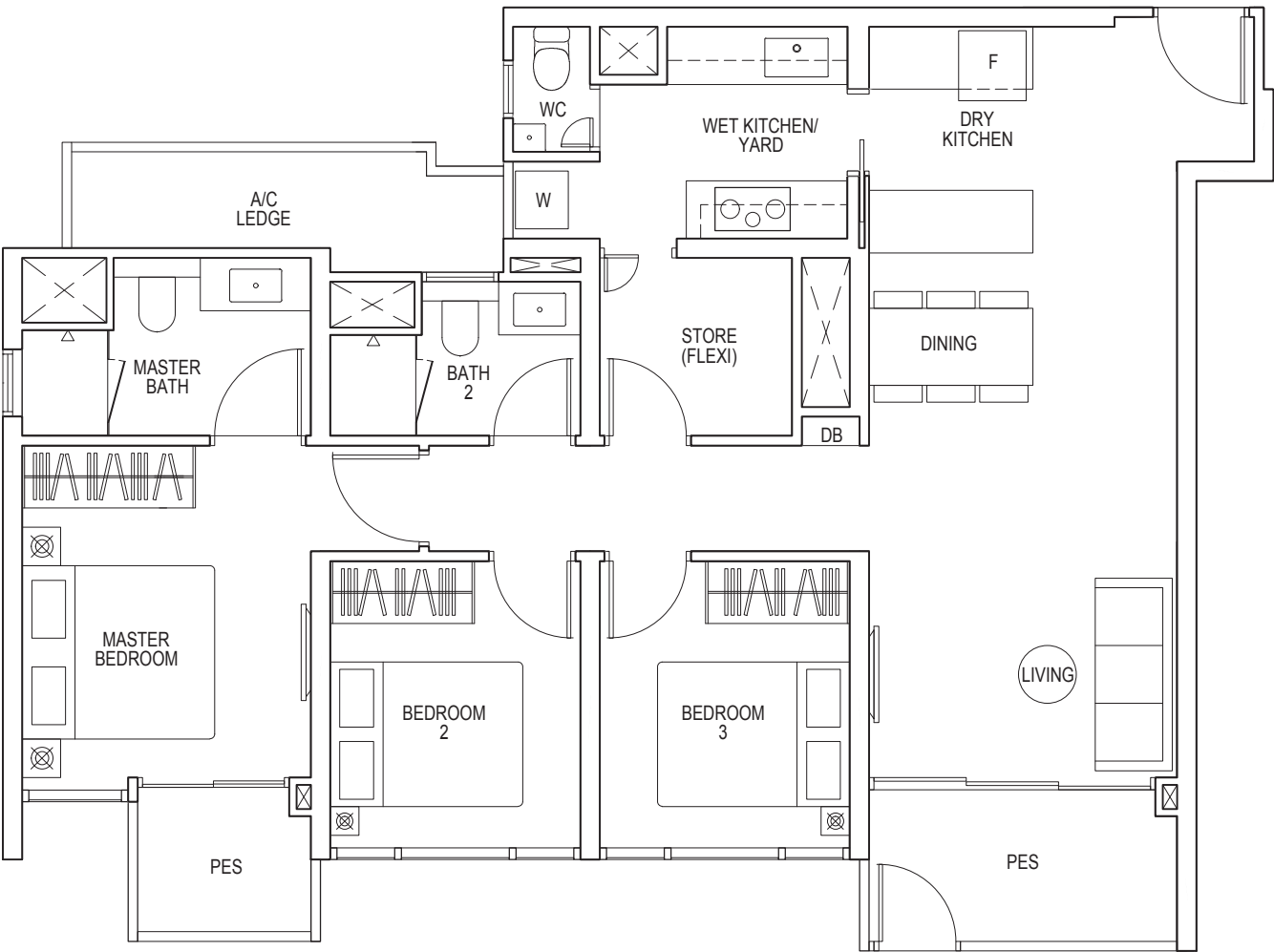
Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".



3-BEDROOM FLEXI

Type C3(p)
101 sqm / 1087 sq ft

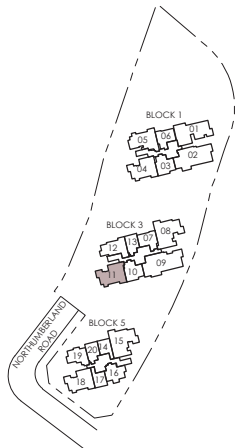
Blk 3: #04-11



F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE
RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)



Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".



Key plan is not drawn to scale



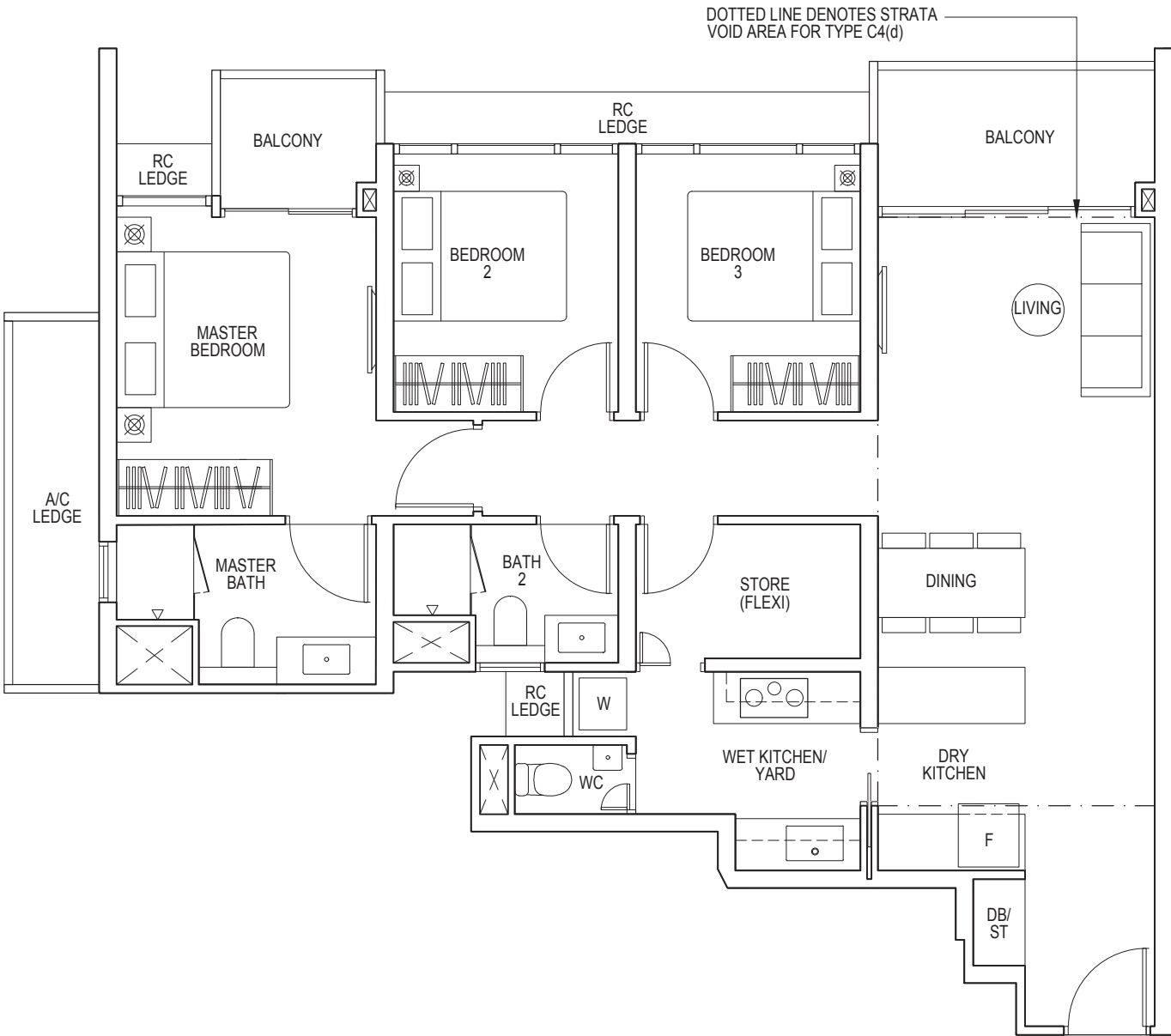
3-BEDROOM FLEXI

Type C4
102 sqm / 1098 sq ft

Blk 1: #05-05 to #22-05

Type C4(d)
126 sqm / 1356 sq ft

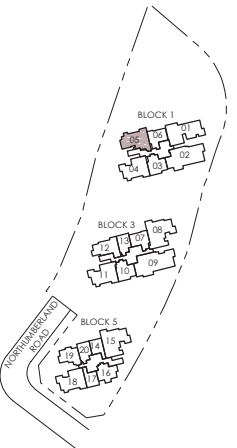
(inclusive of 24m² strata void over living/dining)
Blk 1: #23-05



F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE
RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)



Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".



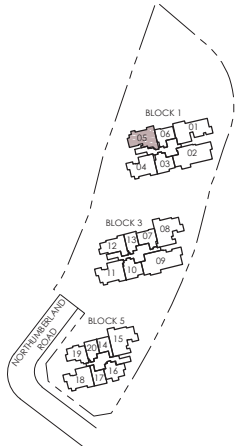
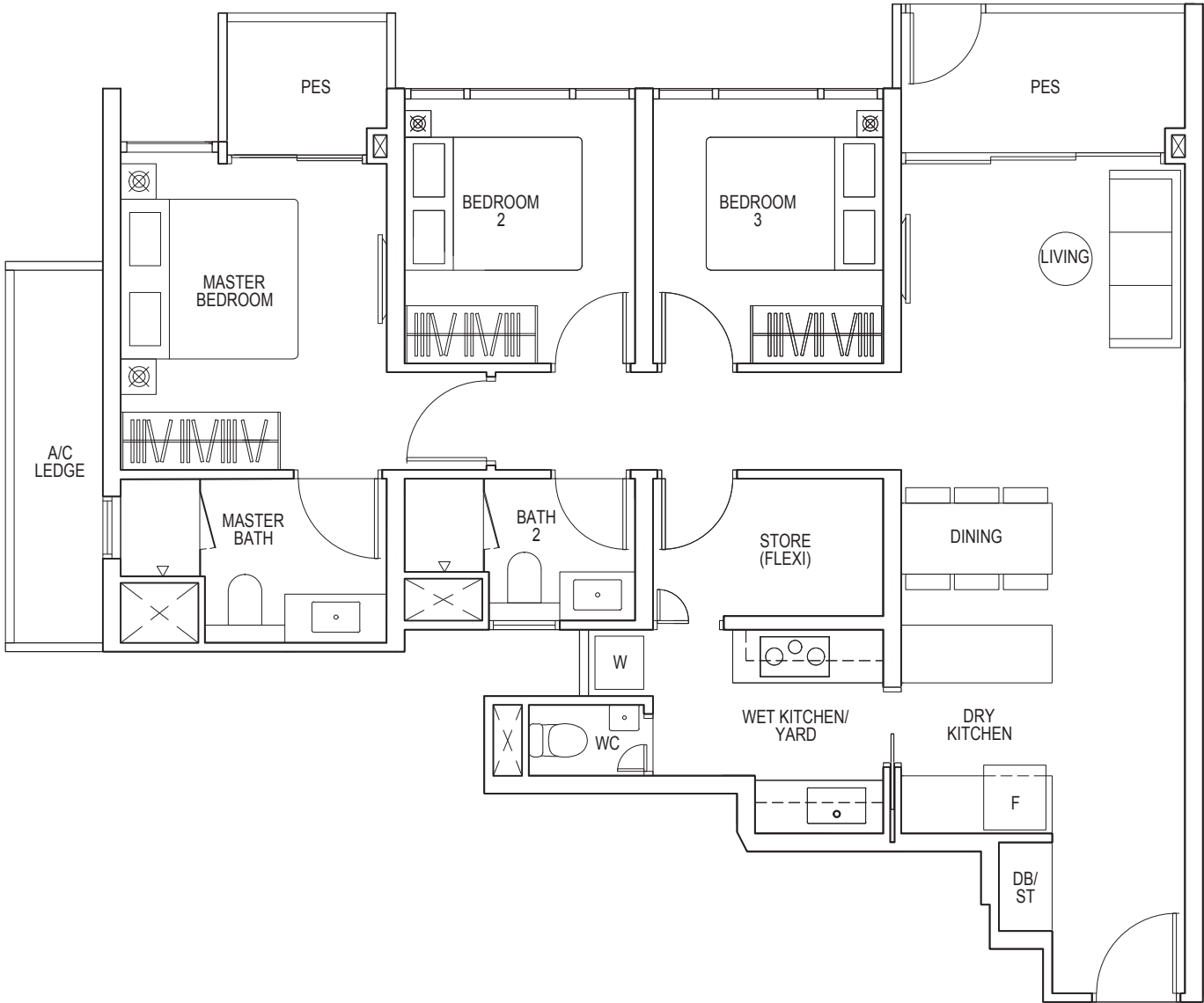
Key plan is not drawn to scale



3-BEDROOM FLEXI

Type C4(p)
102 sqm / 1098 sq ft

Blk 1: #04-05



Key plan is not drawn to scale



F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE
RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)

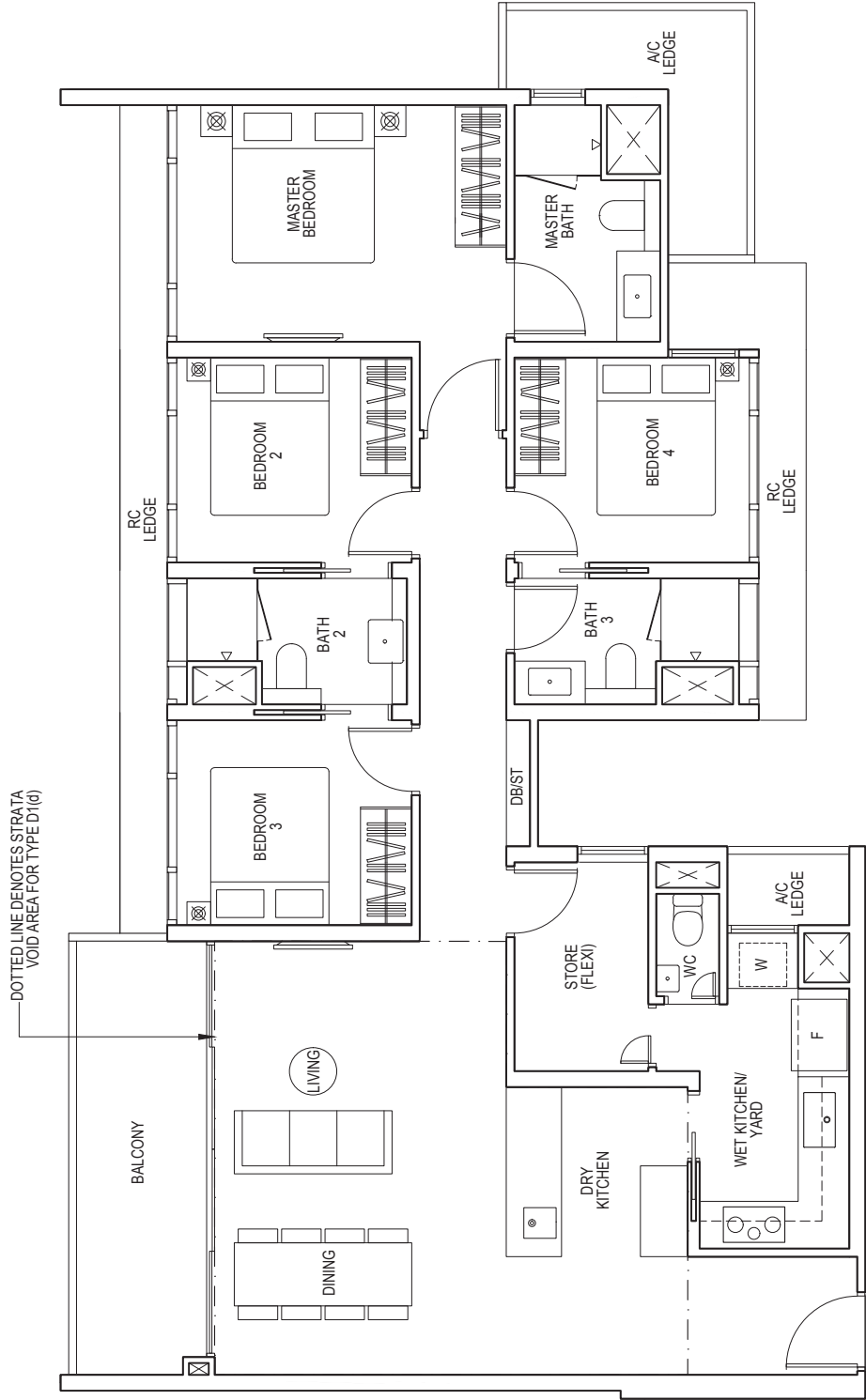


Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".

4-BEDROOM FLEXI

Type D1
131 sqm / 1410 sq ft

Blk 1: #05-01 to #22-01



Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".

F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)

Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".

Key plan is not drawn to scale

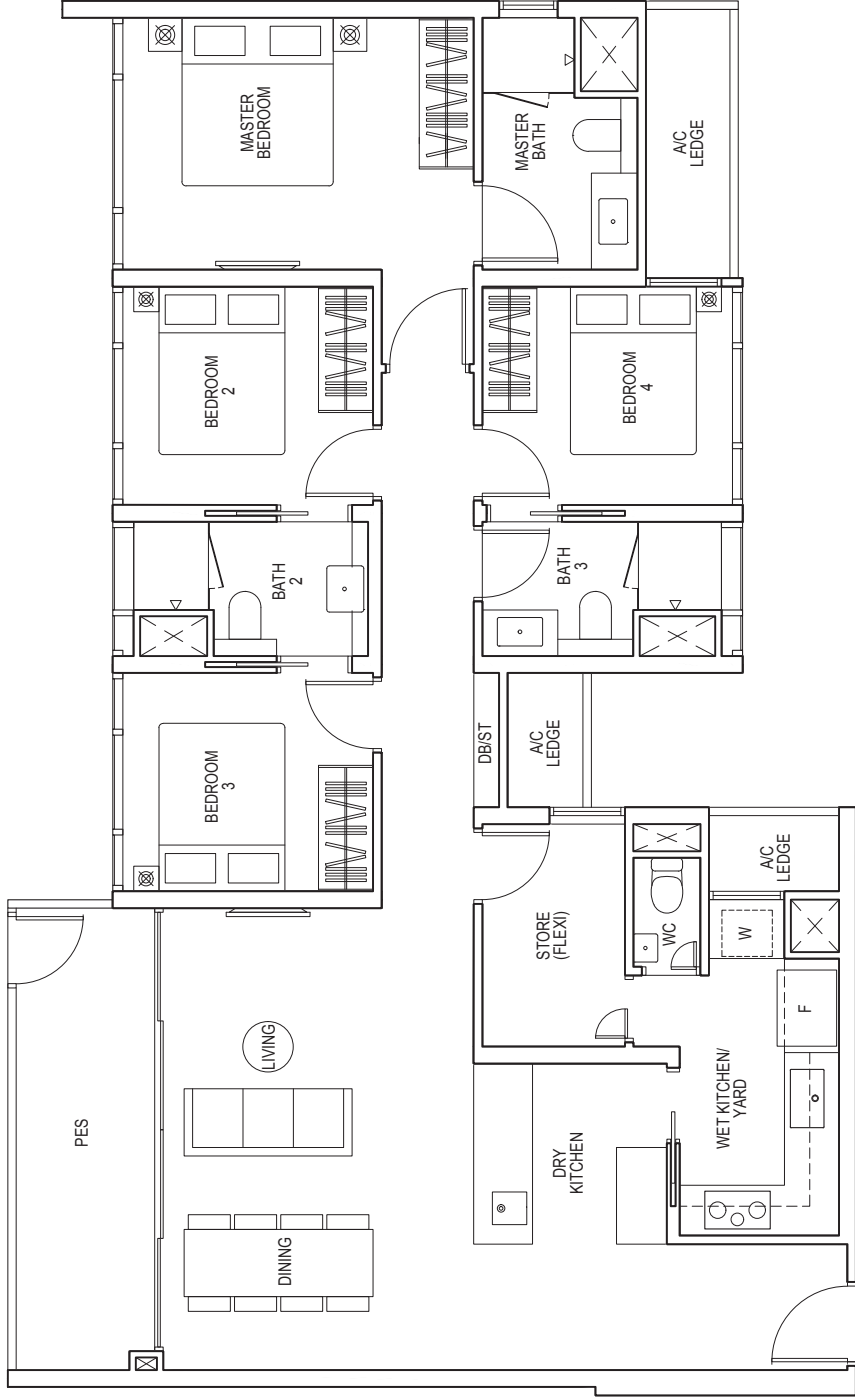


4-BEDROOM FLEXI

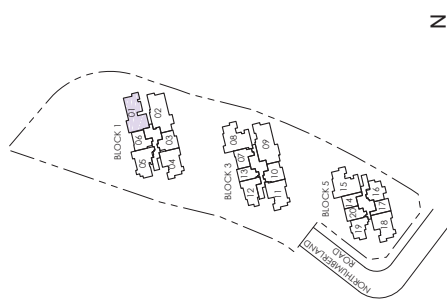
Type D1(p)

131 sqm / 1410 sq ft

Blk 1: #04-01



Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as 'Annexure A'.



Key plan is not drawn to scale

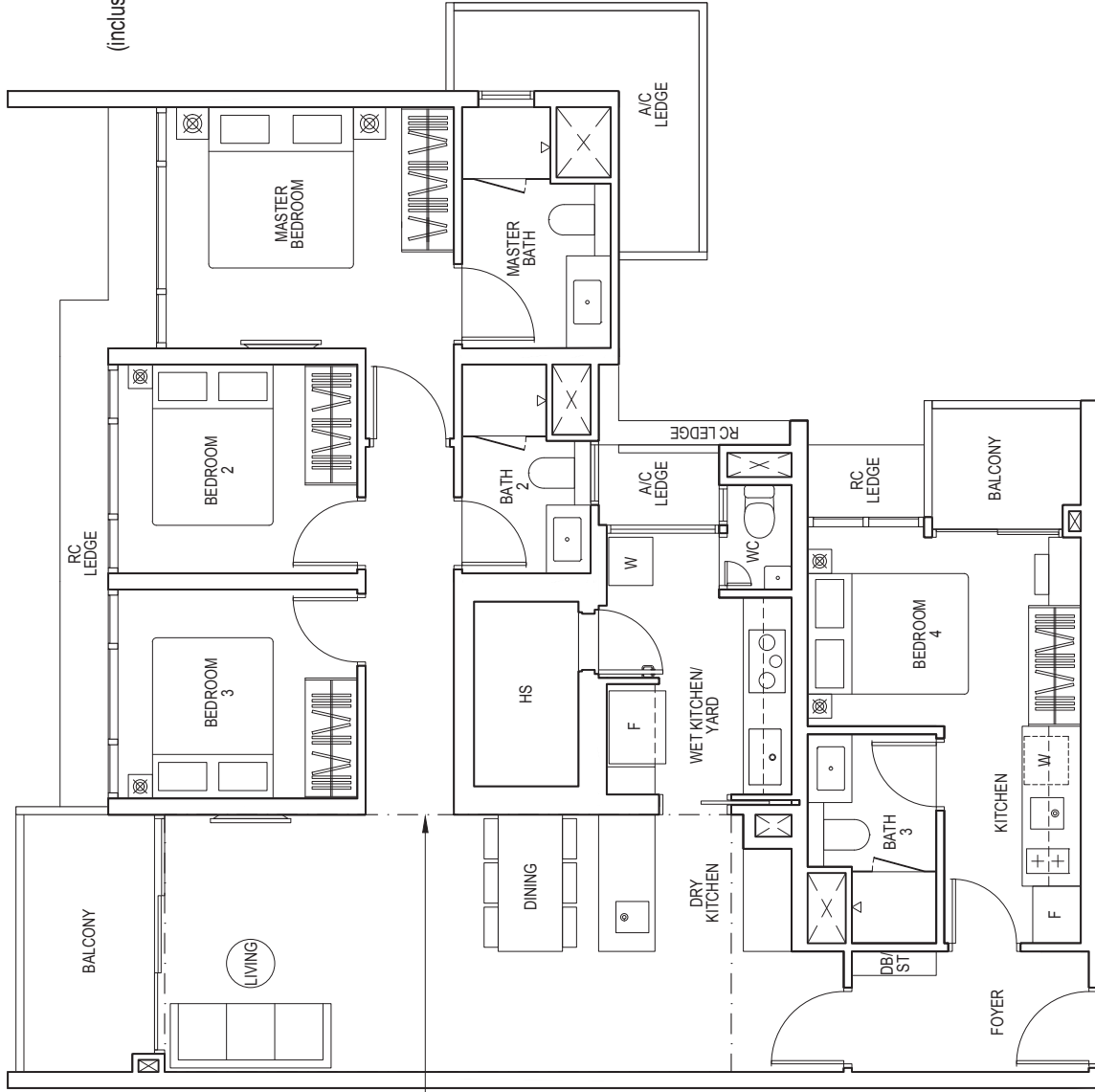


4-BEDROOM DUAL KEY

Type D2DK

128 sqm / 1378 sq ft

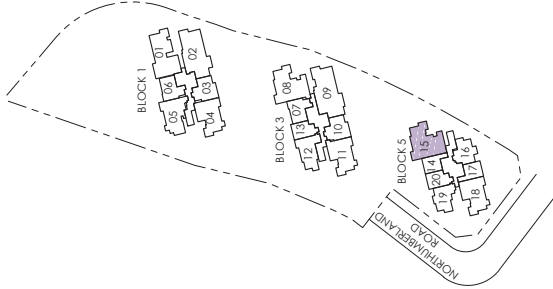
Blk 5: #04-15 to #22-15



DOTTED LINE DENOTES STRATA VOID AREA FOR TYPE D2DK(d)



Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as 'Annexure A'.



Key plan is not drawn to scale



Type D2DK(d)

153 sqm / 1647 sq ft

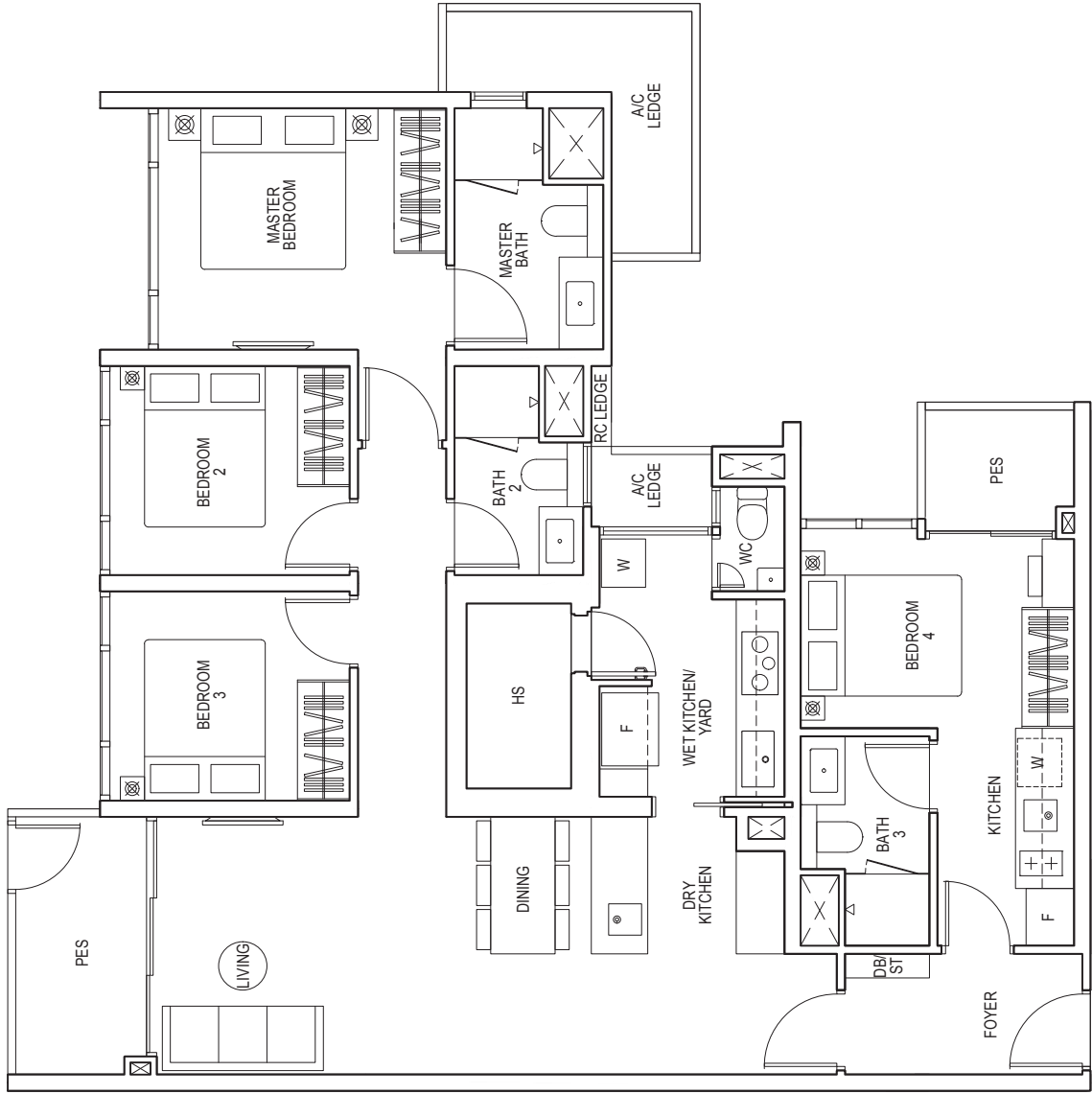
(inclusive of 25m² strata void over living/dining and dry kitchen)
Blk 5: #23-15

4-BEDROOM DUAL KEY

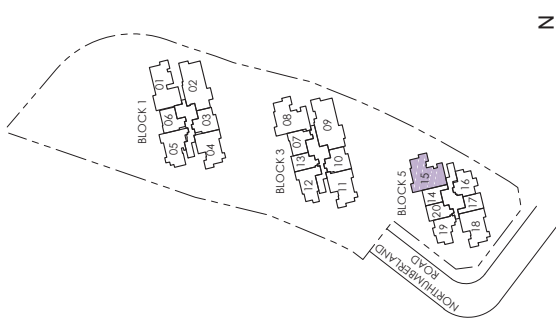
Type D2DK(p)

128 sqm / 1378 sq ft

Blk 5: #03-15



Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as 'Annexure A'.



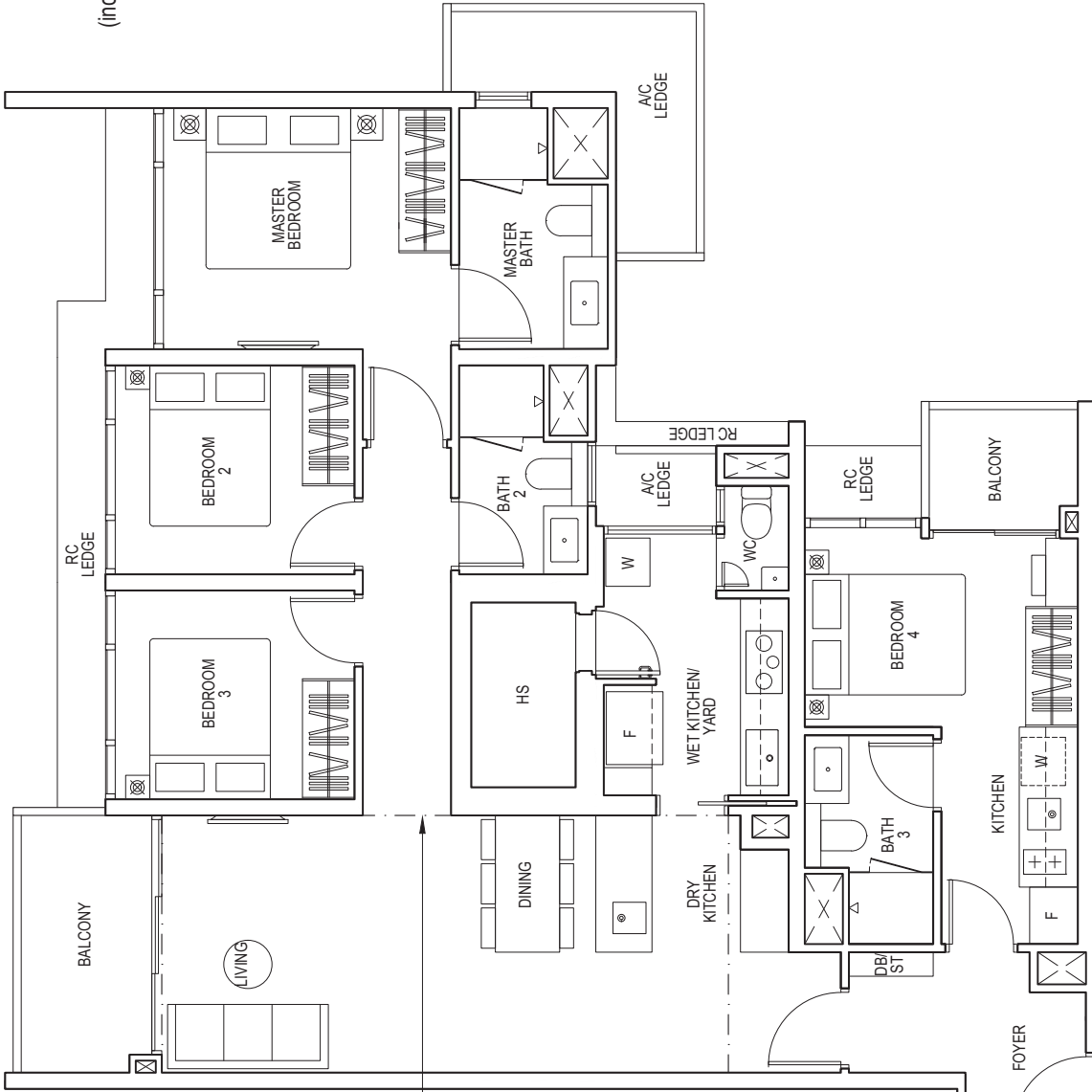
Key plan is not drawn to scale

4-BEDROOM DUAL KEY

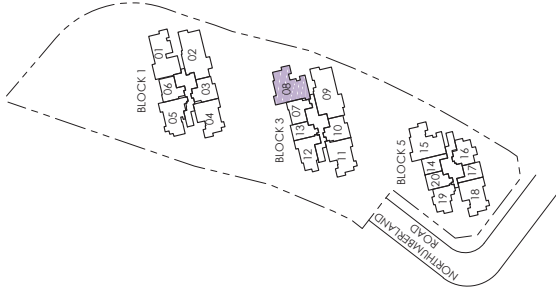
Type D3DK

129 sqm / 1389 sq ft

Blk 3: #05-08 to #22-08



Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as 'Annexure A'.



Key plan is not drawn to scale

Type D3DK(d)

154 sqm / 1658 sq ft

(inclusive of 25m² strata void over living/dining and dry kitchen)

Blk 3: #23-08

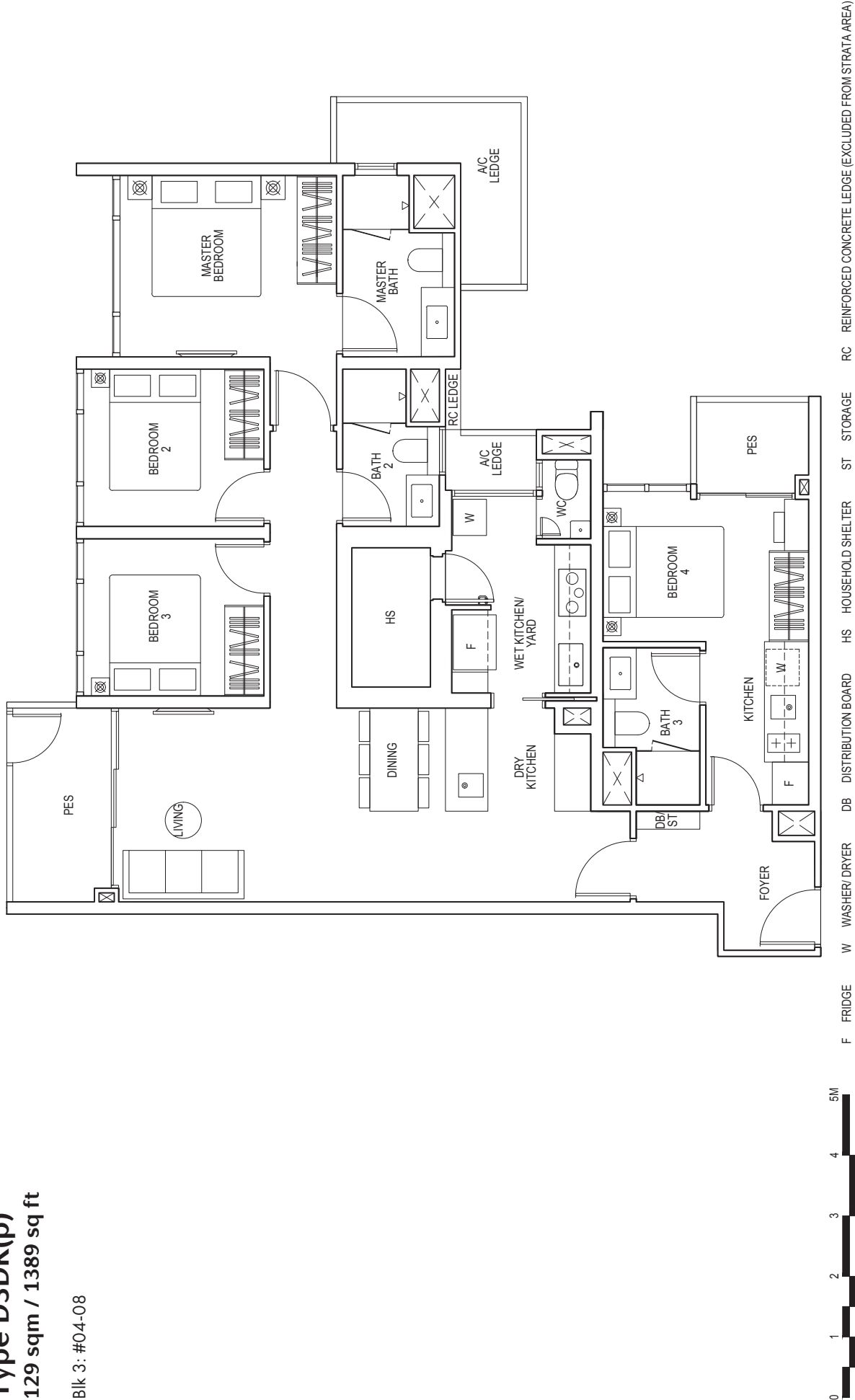
DOTTED LINE DENOTES STRATA VOID AREA FOR TYPE D3DK(d)

4-BEDROOM DUAL KEY

Type D3DK(p)

129 sqm / 1389 sq ft

Blk 3: #04-08



Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities.
All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as 'Annexure A'.

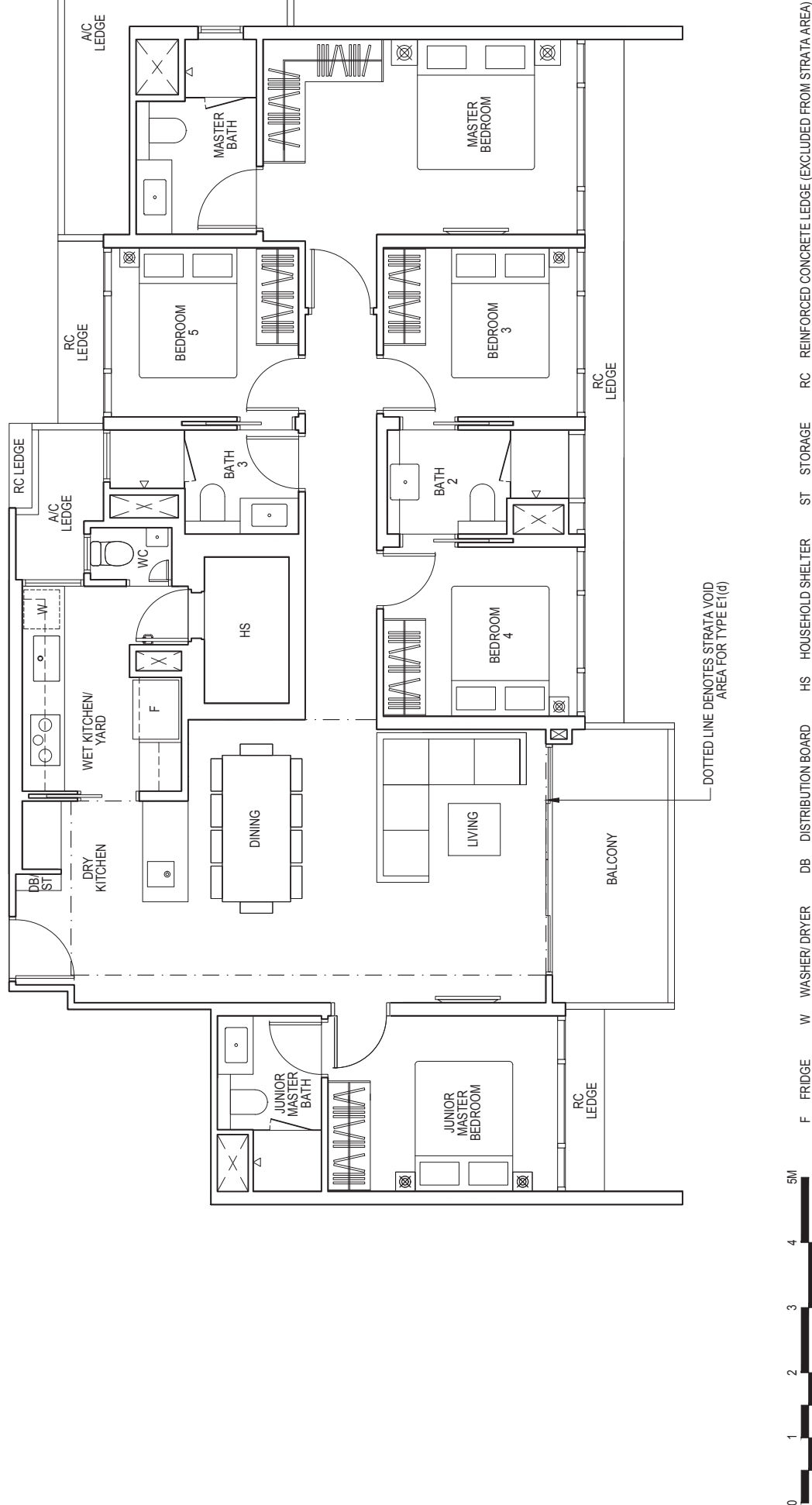
Key plan is not drawn to scale

5-BEDROOM

Type E1

147 sqm / 1582 sq ft

Blk 1: #05-02 to #22-02



Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities.
All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as 'Annexure A'.

Key plan is not drawn to scale

Type E1(d)

176 sqm / 1894 sq ft

(inclusive of 29m² strata void over living/dining and dry kitchen)

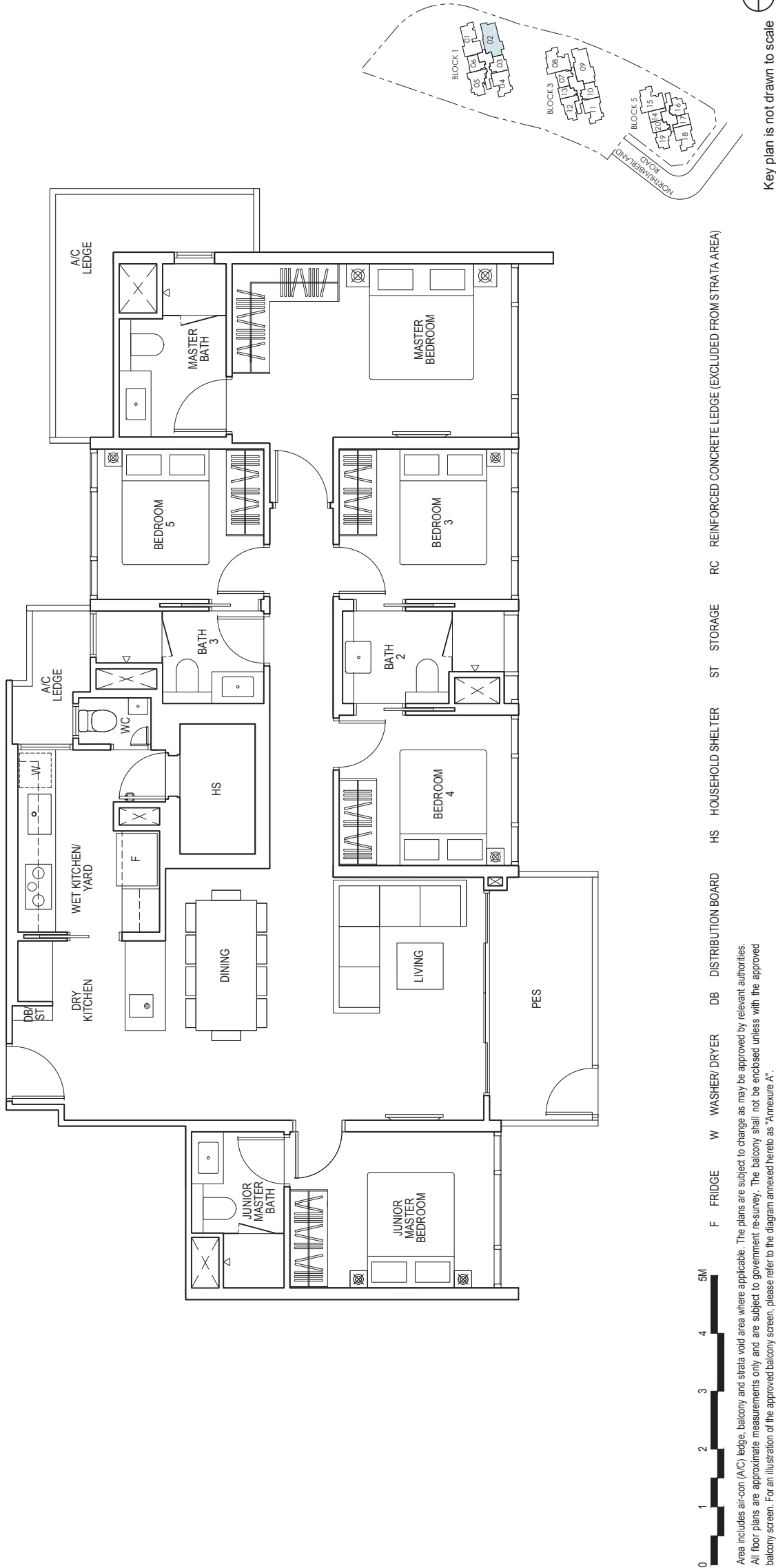
Blk 1: #23-02

5-BEDROOM

Type E1(p)

147 sqm / 1582 sq ft

Blk 1: #04-02



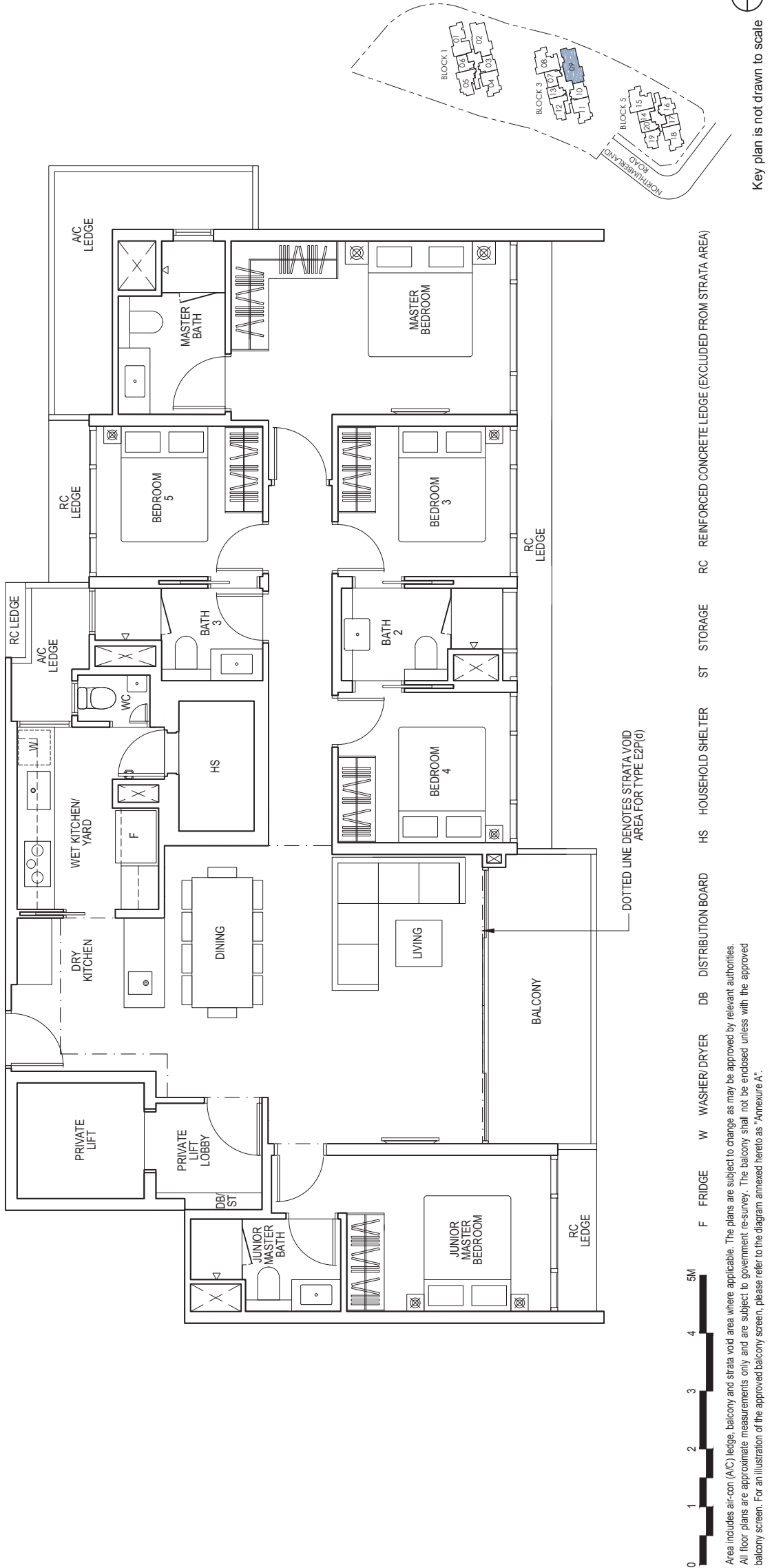
5-BEDROOM PREMIUM

Type E2P

156 sqm / 1679 sq ft

Blk 3: #05-09 to #22-09

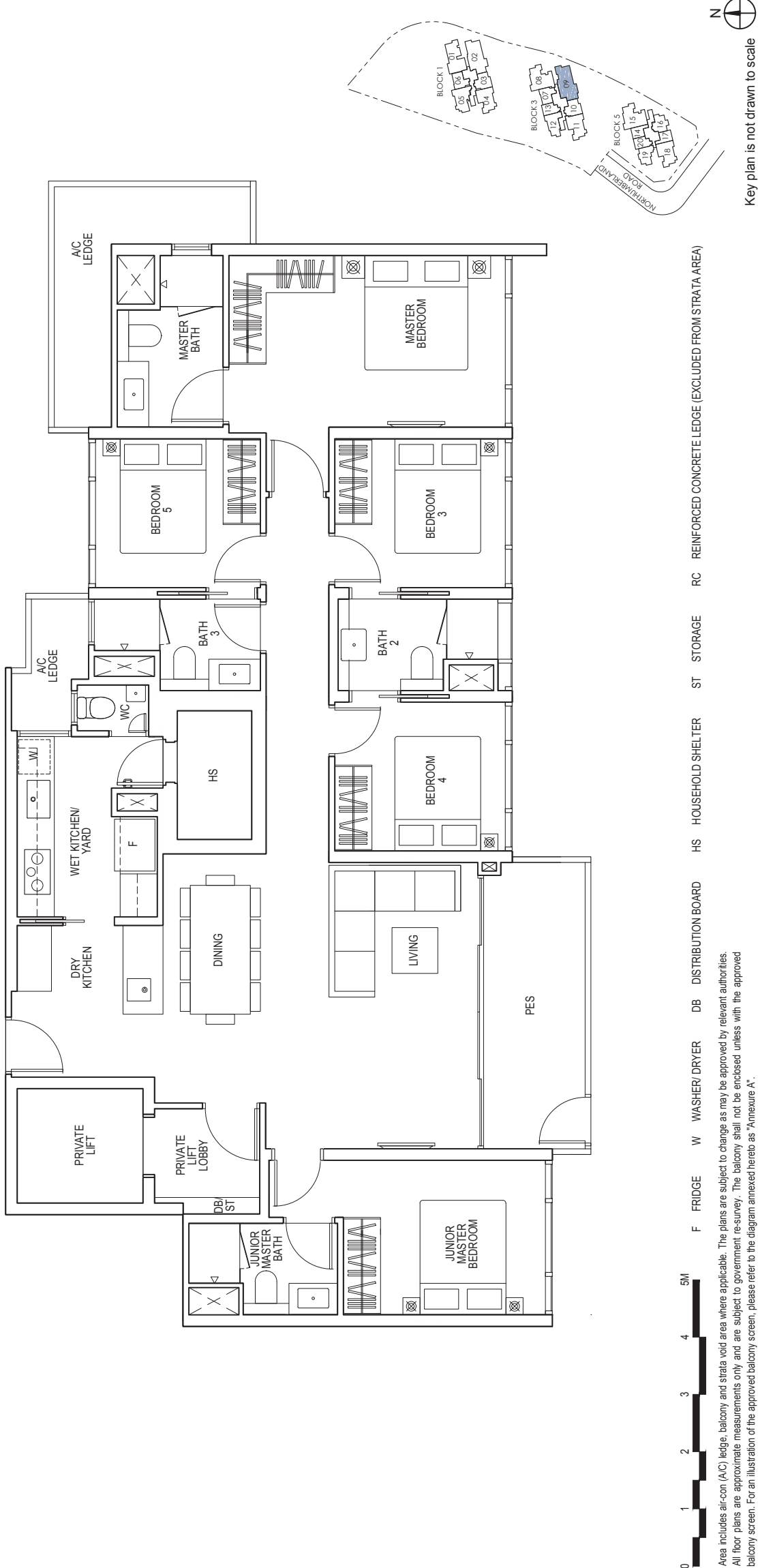
(inclusive of 34m² strata void over living/dining and dry kitchen)
Blk 3: #23-09



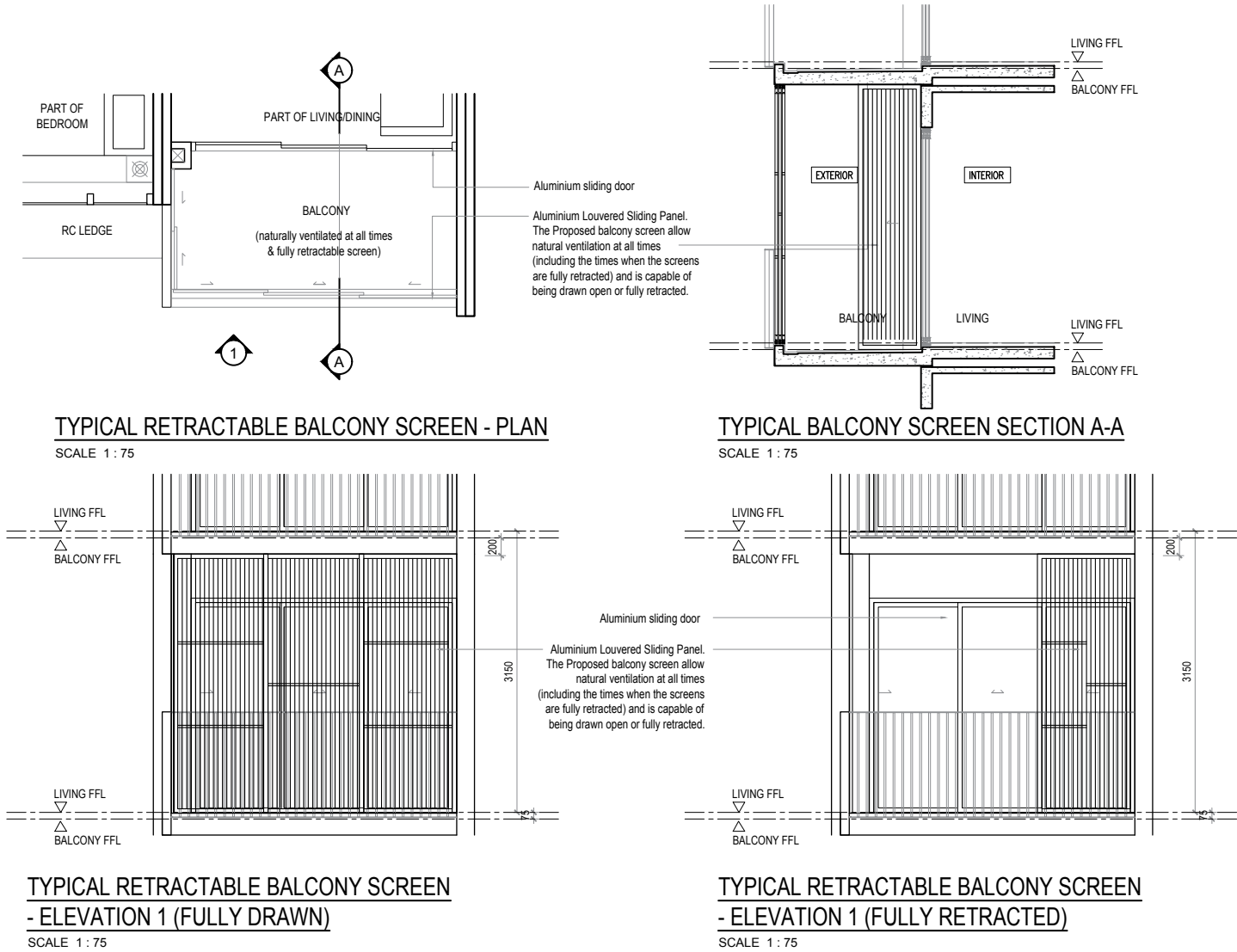
5-BEDROOM PREMIUM

Type E2P(p)
156 sqm / 1679 sq ft

Blk 3: #04-09



ANNEXURE A



Note:
The balcony shall not be enclosed unless with the approved balcony screen as shown above.
The cost of screen and installation shall be borne by the Purchaser.

JOINTLY
DEVELOPED BY



Irwell Hill Residences

City Developments Limited (CDL) is a leading global real estate company with a network spanning 104 locations in 29 countries and regions. Listed on the Singapore Exchange, the Group is one of the largest companies by market capitalisation. Its income-stable and geographically diverse portfolio comprises residences, offices, hotels, serviced apartments, retail malls and integrated developments.

With over 55 years in real estate development, investment, and management, the Group has developed over 48,000 homes and owns around 23 million square feet of gross floor area in residential for lease, commercial and hospitality assets globally.

CDL's portfolio of luxury homes in the city includes New Futura, Gramercy Park, Boulevard 88, Irwell Hill Residences and CanningHill Piers.



CanningHill Piers



Leedon Green

Established in 1963, MCL Land is a member of the Jardine Matheson Group under Hongkong Land Holdings. As a leading residential developer with a legacy of consistently building quality developments in Singapore and Malaysia, MCL Land continues to evolve with practical and innovative residential solutions whilst providing investment assets with long-term sustainable value.

Its more recent remarkable developments include Leedon Green, Parc Esta, Margaret Ville, Lake Grande and Sol Acres.



Parc Esta



PICCADILLY GRAND

SALES ENQUIRIES
(65) 6877 1818

www.piccadilly-grand.com

While reasonable care has been taken in the preparation of this brochure, neither the developer nor its agents will be held responsible for any inaccuracies or omissions. To the extent permissible by law, the statements, information and depictions in this brochure may not be relied upon as statements or representations of fact, and they are not intended to form any part of the contract for the sale of the housing units. In particular, visual representations such as renderings, illustrations, pictures and drawings are artists' impressions only and photographs are only decor suggestions and cannot be regarded as representations of fact. The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to the developer's architect's selection, market availability and at the sole discretion of the developer. All information and specifications contained in this brochure are current at the time of going to press and are subject to such changes as are required by the relevant authorities or the developer. All plans and models are subject to any amendments which are required or approved by the relevant authorities. All areas and measurements stated in the brochure are approximate only and subject to final survey. The Sale and Purchase Agreement embodies all the terms and conditions between the developer and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the developer and/or the developer's agent which are not embodied in the Sale and Purchase Agreement.

Smart Home: The unit will be supplied and installed with the following items ("SMART Home System"): a) Smart Home Gateway, b) IP Camera c) Digital Lockset, d) Air-Conditioning Control System. The make, model, brand, design and technology of the SMART Home System to be supplied and installed in the actual unit may differ from the above illustration and are subject to change. Terms and conditions apply. Buyers shall be required to liaise with the smart home vendor instead of the developer to make all arrangements for the set up and configuration of, and for any queries, defects, maintenance and/or upgrade issues with the SMART Home System at buyers' own costs. Items/devices which are not listed above are not included in SMART Home System and may be purchased from the smart home vendor directly and installed at buyers' own costs after the handover of the unit.

Developer: Maximus Residential SG Pte. Ltd. (Registration No. 201909792C), Maximus Commercial SG Pte. Ltd. (Registration No. 201909798G)
• Housing Developer's Licence No.: C1429 • Vendor: Maximus Residential SG Pte. Ltd. (Registration No. 201909792C) • Tenure of Land:
99 years commencing from 2 August 2021 • Encumbrances: Caveat IG/828268D in favour of DBS Bank Ltd. • Lot No.: LOT 02853T TS18 at
Northumberland Road • Expected Date of Vacant Possession: 2 August 2026 • Expected Date of Legal Completion: 2 August 2029

This brochure is printed on eco-friendly paper, April 2022.



SCAN TO VIEW
SPECIFICATIONS

