AMBERWOOD

HOLLAND

The Prestige of Place,
The Calm of Space

A LUXURY COLLECTION
IN HOLLAND

District 10
Core Central Region

Surrounded by the distinguished Good Class Bungalow Areas, Amberwood is set within one of Singapore's most sought-after residential addresses, prized for its exclusivity, lush greenery and prestige.

Artist's Impression

AMBERWOOD

HOLLAND

A bespoke collection of 212 residences, offering spacious three- to five-bedroom homes thoughtfully designed for contemporary family living.

The Calm of Nature, Just Beyond Your Door

Nature by Alex Leong (Leong Yim Kuan)

Sanctuary Within the Holland Plains

Surrounded by park connectors, heritage greenery and expansive landscapes, Amberwood is nestled within one of Singapore's most serene residential enclaves.

24KM
RAIL CORRIDOR
Within the Holland Plain Precinct, Amberwood is surrounded by an evolving landscape of parks, wetlands and green connections. Anchoring this network is the 24km Rail Corridor, stretching from the former Tanjong Pagar Railway Station to Woodlands, creating scenic trails for walking and cycling, while serving as a thriving ecological corridor for wildlife.

HOLLAND GREEN
LINEAR PARK
A green corridor linking parks, pathways and neighbourhoods, fostering stronger connections between nature and the community.

Surrounded by Nature, Defined by Serenity

BUKIT TIMAH
NATURE RESERVE
Singapore's primary rainforest, one of the nation's richest biodiversity hotspots.

RIFLE RANGE
NATURE PARK
Revitalised habitats, elevated boardwalks and immersive nature experiences.

CLEMENTI
FOREST
An ecologically rich 85-hectare secondary forest with over 90 recorded bird species, native flora and fauna, and freshwater streams.

FUTURE BUKIT TIMAH–
ROCHOR GREEN CORRIDOR
An envisioned linear park tracing the canal through lush riverine landscapes, providing more opportunities for leisure and recreation.

SINGAPORE
BOTANIC GARDENS
Singapore's first UNESCO World Heritage Site, seamlessly connected to green corridors and nature trails.

Within One of Singapore's Most Established Education Belts

Surrounded by renowned schools, Amberwood is close to Methodist Girls' School, Pei Hwa Presbyterian Primary School, and Henry Park Primary School, placing educational excellence within easy reach.

WITHIN 1KM OF METHODIST GIRLS' SCHOOL (PRIMARY)

Methodist Girls' School by Alex Leong (Leong Yim Kuan)

PRIMARY SCHOOLS
Methodist Girls' School (Primary)
Pei Hwa Presbyterian Primary School
Henry Park Primary School
Nanyang Primary School
Raffles Girls' Primary School
Singapore Chinese Girls' Primary School

SECONDARY SCHOOLS
Methodist Girls' School (Secondary)
Hwa Chong Institution
Nanyang Girls' High School
Singapore Chinese Girls' School

INTERNATIONAL SCHOOLS
Swiss School in Singapore
Holland International School
Singapore Korean International School
Chatsworth International School
Anglo-Chinese School (International)
Hwa Chong International School

King Albert Park, Singapore by Alex Leong (Leong Yim Kuan)

Double Connectivity For The Future

The upcoming MRT Interchange Station at King Albert Park, connecting the Downtown Line and future Cross Island Line, enhances Amberwood's convenience and connectivity, offering direct access to the city centre, Singapore Botanic Gardens and beyond.

AMBERWOOD

HOLLAND

- 5 Mins to **PIE**
- Nearest MRT Station **KING ALBERT PARK** — DT 6 | CR 15 (U/C)
- 3 MRT Stations **BOTANIC GARDENS** — DT 9 | CC 19
- 4 MRT Stations **STEVENS** — DT 10 | TE 11
- 5 MRT Stations **NEWTON** — DT 11 | NS 21
- 7 Mins Drive **HOLLAND VILLAGE**
- 12 Mins Drive **DEMPSEY HILL**
- 6 MRT Stations **ORCHARD** — TE 14 | NS 22

All travel times are estimates and subject to actual traffic conditions.

Between Holland and the City, An Elevated Expression of Everyday Living

Celebrated for its timeless charm, Holland Village has evolved into a vibrant lifestyle destination where distinctive retail, eclectic dining and curated experiences come together to define contemporary living. Amberwood is perfectly placed to enjoy it all.

Bridging the charm of Holland with the refined appeal of Dempsey Hill, a rich tapestry of lifestyle experiences unfolds. Michelin-starred restaurants, world-class luxury retail destinations and the vibrancy of Orchard Road are all within easy reach.

An Address Defined by Prestige and Exclusivity

AMBERWOOD
HOLLAND

NATURE & PARKS
Holland Green Linear Park
Community Plain (Future)
24km Rail Corridor
Bukit Timah Nature Reserve
Rifle Range Nature Park
Hindhede Quarry
Clementi Forest
Singapore Botanic Gardens
Future Bukit Timah – Rochor Green Corridor
36km Coast-to-Coast Trail

SHOPPING
Dunearn Village
KAP Mall
One Holland Village
Holland Road Shopping Centre
Bukit V (Future)
Beauty World Centre
Bukit Timah Plaza
Dempsey Hill
Orchard Road Shopping District

SCHOOLS
Methodist Girls' School
Pei Hwa Presbyterian Primary School
Henry Park Primary School
Nanyang Primary School
Raffles Girls' Primary School
Singapore Chinese Girls' School
Nanyang Girls' High School
Hwa Chong Institution & Junior College
Ngee Ann Polytechnic
National Junior College
Holland International School
Chatsworth International School

CONNECTIVITY
Future King Albert Park Interchange (DT 6 / CR 15)
3 MRT Stations to Botanic Gardens (DT 9 / CC 19)
4 MRT Stations to Stevens (DT 10 / TE 11)
6 MRT Stations to Orchard (NS 22 / TE 14)

Prestige in the Coveted District 10

For Illustration Only

Artist's impression

A Private Arrival into Your Sanctuary

Every arrival is greeted with calm, privacy, and understated elegance. Framed by lush landscaping and low-rise architecture, Amberwood draws on the principles of Nordic design — simplicity, warmth, and wellbeing. Natural timber textures, minimalist forms, and generous spaces create a contemporary sanctuary of quiet luxury.

A Landscape of Rest & Recreation

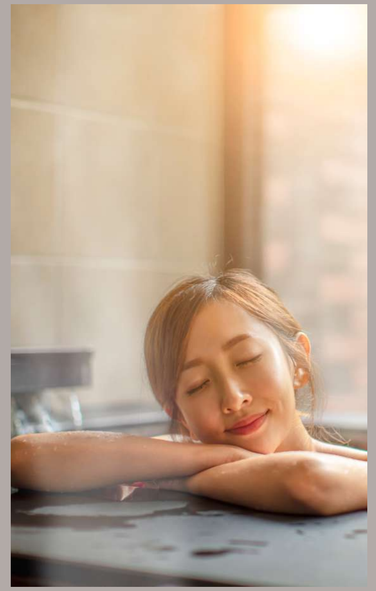
50M HILLTOP LAP POOL

Thoughtfully woven into the landscape, the 50m Hilltop Lap Pool, dedicated wellness, leisure, and family pools create a collection of spaces for movement, relaxation and restoration. Each water experience is designed to support wellbeing and offer moments of respite.

LAKESIDE POOL

Where Life Finds Its Natural Rhythm

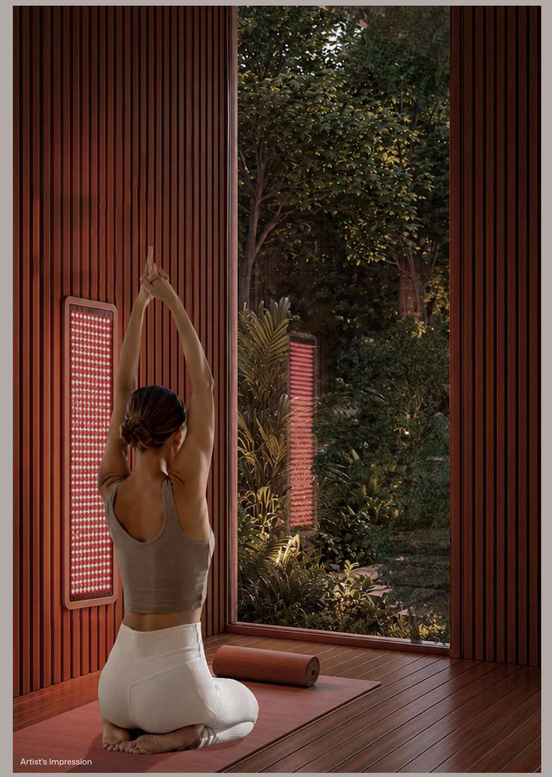
A private wellness retreat, thoughtfully integrated into everyday life. Inspired by Nordic wellness traditions, Amberwood brings together restorative thermal and outdoor baths set within a serene landscape. Each experience invites moments of quiet reflection, relaxation and renewal.



THERMAL BATH & OUTDOOR BATH

THERAPEUTIC LIGHT, RESTORATIVE LIVING

As the first dedicated red light therapy room of its kind in a condominium, Amberwood introduces a distinctive wellness experience that supports wellbeing from within. Gentle red and near-infrared light helps support skin vitality, cellular recovery, and promote restful sleep.



Designed Around the Rhythm of Family Life

Designed for indulgence and entertaining, the landscaped grounds and refined Function Studio create a modern sanctuary where moments of connection, relaxation, and quiet enjoyment unfold naturally.

Where Tranquillity Comes Naturally

A timeless sanctuary within Holland Plain, where nature, exclusivity and understated elegance shape the experience of home.

Overlooking Holland Green Linear Park, the surrounding Good Class Bungalows enclave, or serene pool and lawn landscapes, each residence is enveloped in the privacy and tranquillity that define Holland.

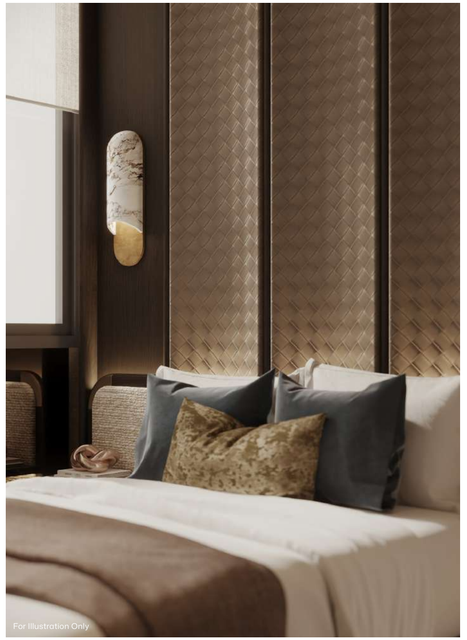
Where Nature Frames Holland Living

Smart & Sustainable Living

- DIGITAL LOCKSET
- SMART AIRCON CONTROL
- FACILITIES PRE-BOOKING
- GUESTS E-REGISTRATION
- SECURED LOBBY ACCESS
- EASY PARCEL COLLECTION
- BCA GREEN MARK PLATINUM SUPER LOW ENERGY
- EV CHARGERS
- SOLAR PANELS

Every Day Made Excellent with Fine Fittings

Thoughtfully composed with balanced proportions, natural light and refined materials, each home is designed for timeless comfort.



LIEBHERR

Villeroy & Boch
1748

V ZUG

Site Plan

Lower Deck

1. Arrival Plaza
2. Function Studio
3. Explorers' Studio
4. Water Terrace
5. Discovery Pool (Approx. 65sqm)
6. Fitness Studio
7. Day Lounges
8. Lakeside Pool (Approx. 200sqm)
9. Hydro Pool (Approx. 20sqm)
10. Bubble Pool (Approx. 30sqm)
11. Water Cove
12. Thermal Bath (Approx. 8sqm)
13. Outdoor Bath (Approx. 8sqm)
14. Red Light Wellness
15. Restroom
16. Courtyard
17. Lawn
18. Gourmet Pavilion
19. Rain Shower Nook

Upper Deck

20. 50m Hilltop Lap Pool (Approx. 390sqm)
21. Pool Deck
22. Rain Shower Cove
23. Outdoor Deck
24. Culinary Pavilion
25. Family Deck
26. Play Wood
27. Family Lawn
28. Evergreen Lawn

Ancillary

- A. Genset (Basement)
- B. Bin Centre (Basement)
- C. Substation (Basement)
- D. Guardhouse
- E. Management Office (Lower Deck)
- F. Ventilation Shaft
- G. Water Tank (Roof)
- H. Bicycle Park
- I. Early Childhood Development Centre (ECDC) With Outdoor Play
- J. Bulk Meter
- K. Side Gate

Legend

- 3-Bedroom
- 4-Bedroom
- 5-Bedroom

Schematic Diagram

52 Holland Link S278126

	37	38
4th	E5L	E5L
3rd	E5L	E5L
2nd	E5L	E5L
1st	E5L(p)	E5L(p)

50 Holland Link S278125

	35	36
4th	E4L	E4L
3rd	E4L	E4L
2nd	E4L	E4L
1st	E4L(p)	E4L(p)

48 Holland Link S278134

	33	34
4th	D7L	D7L
3rd	D7L	D7L
2nd	D7L	D7L
1st	D7L(p)	D7L(p)

38 Holland Link S279168

	17	18	19	20
6th	E3L	E1P	E2P	E3L
5th	E3L	E1P	E2P	E3L
4th	E3L	E1P	E2P	E3L
3rd	E3L	E1P	E2P	E3L
2nd	E3L	E1P	E2P	E3L
1st	E3L(p)	E1P(p)	E2P(p)	E3L(p)

40 Holland Link S278130

	21	22	23	24
6th	D6P	D4P	D2	D3F
5th	D6P	D4P	D2	D3F
4th	D6P	D4P	D2	D3F
3rd	D6P	D4P	D2	D3F
2nd	D6P	D4P	D2	D3F
1st	D6P(p)	D4P(p)	D2(p)	D3F(p)

42 Holland Link S278131

	25	26	27	28
6th	C2P	C4S	C3F	C2P
5th	C2P	C4S	C3F	C2P
4th	C2P	C4S	C3F	C2P
3rd	C2P	C4S	C3F	C2P
2nd	C2P	C4S	C3F	C2P
1st	C2P(p)	C4S(p)	C3F(p)	C2P(p)

44 Holland Link S278132

	29	30	31	32
6th	C1	C4S	C3F	C2P
5th	C1	C4S	C3F	C2P
4th	C1	C4S	C3F	C2P
3rd	C1	C4S	C3F	C2P
2nd		C4S	C3F	C2P
1st		C4S(p)	C3F(p)	C2P(p)

36 Holland Link S279167

	13	14	15	16
6th	E3L	E2P	E1P	E3L
5th	E3L	E2P	E1P	E3L
4th	E3L	E2P	E1P	E3L
3rd	E3L	E2P	E1P	E3L
2nd	E3L	E2P	E1P	E3L
1st	E3L(p)	E2P(p)	E1P(p)	E3L(p)

34 Holland Link S279166

	09	10	11	12
6th	D3F	D1	D5P	D4P
5th	D3F	D1	D5P	D4P
4th	D3F	D1	D5P	D4P
3rd	D3F	D1	D5P	D4P
2nd	D3F	D1	D5P	D4P
1st	D3F(p)	D1(p)	D5P(p)	D4P(p)

32 Holland Link S279041

	05	06	07	08
6th	C2P	D1	C3F	D3F
5th	C2P	D1	C3F	D3F
4th	C2P	D1	C3F	D3F
3rd	C2P	D1	C3F	D3F
2nd	C2P	D1	C3F	D3F
1st	C2P(p)	D1(p)	C3F(p)	D3F(p)

30 Holland Link S279040

	01	02	03	04
6th	C2P	D2	C4S	C1
5th	C2P	D2	C4S	C1
4th	C2P	D2	C4S	C1
3rd	C2P	D2	C4S	C1
2nd	C2P	D2	C4S	
1st	C2P(p)	D2(p)	C4S(p)	

Legend

C1	3-Bedroom
C2P	3-Bedroom Premium
C3F	3-Bedroom Flexi
C4S	3-Bedroom + Study
D1	4-Bedroom
D2	4-Bedroom
D3F	4-Bedroom Flexi
D4P	4-Bedroom Premium
D5P	4-Bedroom Premium
D6P	4-Bedroom Premium
D7L	4-Bedroom Luxe
E1P	5-Bedroom Premium
E2P	5-Bedroom Premium
E3L	5-Bedroom Luxe
E4L	5-Bedroom Luxe
E5L	5-Bedroom Luxe

3-Bedroom

TYPE C1

81 sqm / 872 sqft
(Inclusive of 6 sqm Balcony)

Blk 30 #03-04 to #06-04

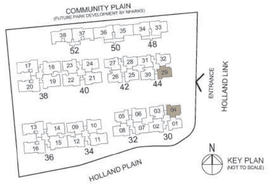
Mirror Unit
Blk 44 #03-29 to #06-29

Legend

F: Fridge
WD: Washer Dryer Combo
HS: Household Shelter
DB/ST: Distribution Board / Storage
RC Ledge: Reinforced Concrete Ledge (Non-Strata)
AC Ledge: Air-conditioner Ledge (Non-Strata)

0m 2.0m 5.0m

Area includes balcony and Private Enclosed Space (PES) where applicable. All RC ledges and AC ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony and PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex 1 of this brochure.



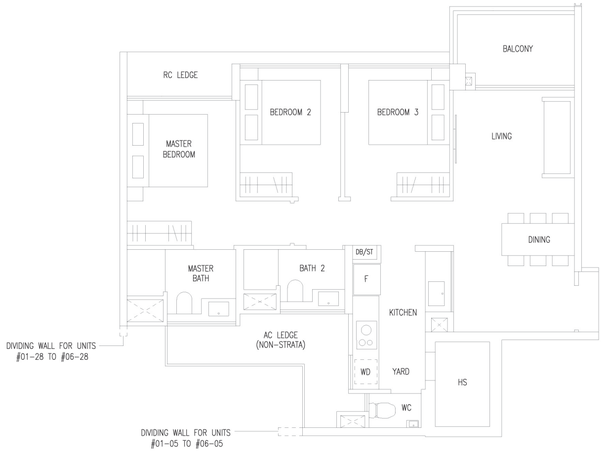
3-Bedroom Premium

TYPE C2P

83 sqm / 893 sqft
(Inclusive of 6 sqm Balcony)

Blk 30 #02-01 to #06-01
Blk 32 #02-05 to #06-05
Blk 42 #02-25 to #06-25

Mirror Unit
Blk 42 #02-28 to #06-28
Blk 44 #02-32 to #06-32



TYPE C2P(p)

83 sqm / 893 sqft
(Inclusive of 6 sqm PES)

Blk 32 #01-05
Blk 42 #01-25

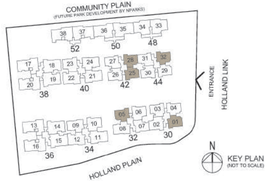
Mirror Unit
Blk 42 #01-28
Blk 44 #01-32

Blk 30 #01-01

Legend

F: Fridge
WD: Washer Dryer Combo
HS: Household Shelter
DB/ST: Distribution Board / Storage
WC: Water Closet
RC Ledge: Reinforced Concrete Ledge (Non-Strata)
AC Ledge: Air-conditioner Ledge (Non-Strata)

0m 2.0m 5.0m



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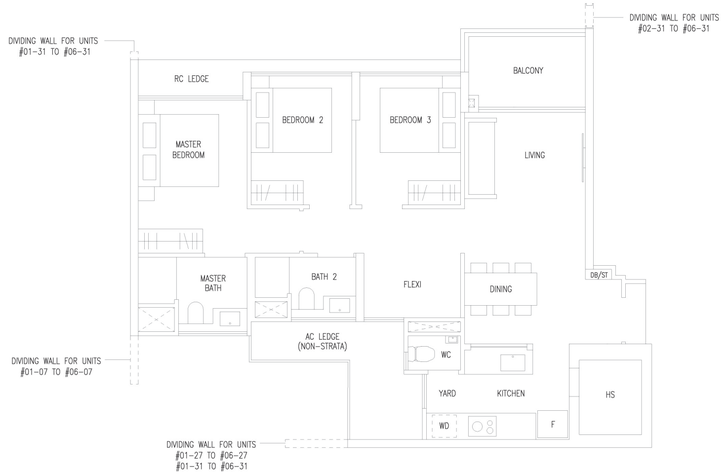
3-Bedroom Flexi

TYPE C3F

89 sqm / 958 sqft
(Inclusive of 6 sqm Balcony)

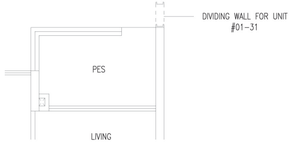
Blk 32 #02-07 to #06-07
Blk 42 #02-27 to #06-27
Blk 44 #02-31 to #06-31



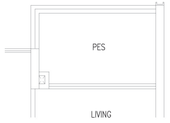
TYPE C3F(p)

89 sqm / 958 sqft
(Inclusive of 6 sqm PES)

Blk 42 #01-27
Blk 44 #01-31



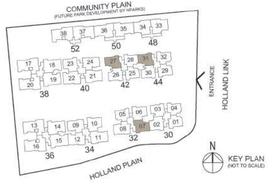
Blk 32 #01-07



Legend

F: Fridge
WD: Washer Dryer Combo
HS: Household Shelter
DB/ST: Distribution Board / Storage
WC: Water Closet
RC Ledge: Reinforced Concrete Ledge (Non-Strata)
AC Ledge: Air-conditioner Ledge (Non-Strata)

0m 2.0m 5.0m



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3-Bedroom + Study

TYPE C4S

91 sqm / 980 sqft
(Inclusive of 6 sqm Balcony)

Blk 42 #02-26 to #06-26
Blk 44 #02-30 to #06-30

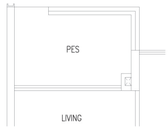
Mirror Unit
Blk 30 #02-03 to #06-03

TYPE C4S(p)

91 sqm / 980 sqft
(Inclusive of 6 sqm PES)

Blk 42 #01-26
Blk 44 #01-30

Mirror Unit
Blk 30 #01-03



Legend

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HS: Household Shelter
DB/ST: Distribution Board / Storage
WC: Water Closet
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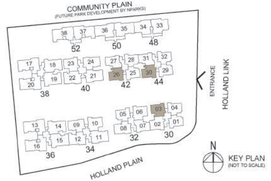
AC Ledge: Air-conditioner Ledge (Non-Strata)

0m 2.0m 5.0m



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4-Bedroom

TYPE D1

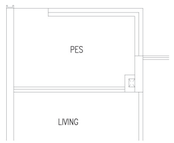
100 sqm / 1076 sqft
(Inclusive of 6 sqm Balcony)

Blk 32 #02-06 to #06-06
Blk 34 #02-10 to #06-10

TYPE D1(p)

100 sqm / 1076 sqft
(Inclusive of 6 sqm PES)

Blk 32 #01-06
Blk 34 #01-10



Legend

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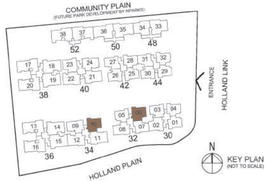
HS: Household Shelter
DB/ST: Distribution Board / Storage
WC: Water Closet
RC Ledge: Reinforced Concrete Ledge (Non-Strata)
AC Ledge: Air-conditioner Ledge (Non-Strata)

0m 2.0m 5.0m



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4-Bedroom

TYPE D2

101 sqm / 1087 sqft
(Inclusive of 6 sqm Balcony)

Blk 30 #02-02 to #06-02

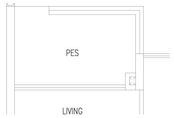
Mirror Unit
Blk 40 #02-23 to #06-23

TYPE D2(p)

101 sqm / 1087 sqft
(Inclusive of 6 sqm PES)

Blk 30 #01-02

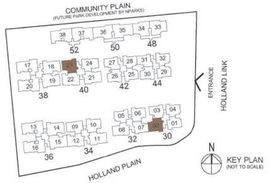
Mirror Unit
Blk 40 #01-23



Legend

F: Fridge
WD: Washer Dryer Combo
HS: Household Shelter
DB/ST: Distribution Board / Storage
WC: Water Closet
RC Ledge: Reinforced Concrete Ledge (Non-Strata)
AC Ledge: Air-conditioner Ledge (Non-Strata)

0m 2.0m 5.0m



Area includes balcony and Private Enclosed Space (PES) where applicable. All RC ledges and AC ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony and PES shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to Annex 1 of this brochure.

4-Bedroom Flexi

TYPE D3F

106 sqm / 1141 sqft
(Inclusive of 8 sqm Balcony)

Blk 32 #02-08 to #06-08
Blk 40 #02-24 to #06-24

Mirror Unit
Blk 34 #02-09 to #06-09

TYPE D3F(p)

106 sqm / 1141 sqft
(Inclusive of 8 sqm PES)

Blk 40 #01-24

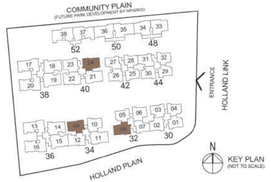
Mirror Unit
Blk 34 #01-09

Legend

F: Fridge
W&D: Washer & Dryer
HS: Household Shelter
DB/ST: Distribution Board / Storage
ST: Store
WC: Water Closet
RC Ledge: Reinforced Concrete Ledge (Non-Strata)
AC Ledge: Air-conditioner Ledge (Non-Strata)

Blk 32 #01-08

0m 2.0m 5.0m



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4-Bedroom Premium

TYPE D4P

114 sqm / 1227 sqft
(Inclusive of 9 sqm Balcony)

Blk 34 #02-12 to #06-12
Blk 40 #02-22 to #06-22

TYPE D4P(p)

114 sqm / 1227 sqft
(Inclusive of 9 sqm PES)

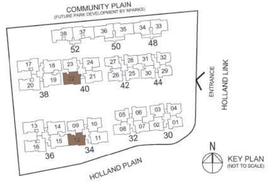
Blk 40 #01-22

Blk 34 #01-12

Legend

F: Fridge
W&D: Washer & Dryer
HS: Household Shelter
DB/ST: Distribution Board / Storage
WC: Water Closet
RC Ledge: Reinforced Concrete Ledge (Non-Strata)
AC Ledge: Air-conditioner Ledge (Non-Strata)

0m 2.0m 5.0m



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4-Bedroom Premium

TYPE D5P

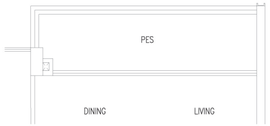
116 sqm / 1249 sqft
(Inclusive of 9 sqm Balcony)

Blk 34 #02-11 to #06-11

TYPE D5P(p)

116 sqm / 1249 sqft
(Inclusive of 9 sqm PES)

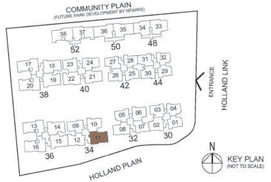
Blk 34 #01-11



Legend

F: Fridge
W&D: Washer & Dryer
HS: Household Shelter
DB/ST: Distribution Board / Storage
WC: Water Closet
RC Ledge: Reinforced Concrete Ledge (Non-Strata)
AC Ledge: Air-conditioner Ledge (Non-Strata)

0m 2.0m 5.0m



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4-Bedroom Premium

TYPE D6P

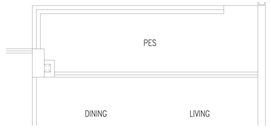
117 sqm / 1259 sqft
(Inclusive of 9 sqm Balcony)

Blk 40 #02-21 to #06-21

TYPE D6P(p)

117 sqm / 1259 sqft
(Inclusive of 9 sqm PES)

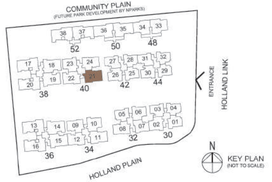
Blk 40 #01-21



Legend

F: Fridge
W&D: Washer & Dryer
HS: Household Shelter
DB/ST: Distribution Board / Storage
ST: Store
WC: Water Closet
RC Ledge: Reinforced Concrete Ledge (Non-Strata)
AC Ledge: Air-conditioner Ledge (Non-Strata)

0m 2.0m 5.0m



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4-Bedroom Luxe

TYPE D7L

122 sqm / 1313 sqft
(Inclusive of 10 sqm Balcony)

Blk 48 #02-33 to #04-33

Mirror Unit
Blk 48 #02-34 to #04-34

TYPE D7L(p)

122 sqm / 1313 sqft
(Inclusive of 10 sqm PES)

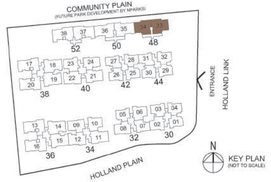
Blk 48 #01-33

Mirror Unit
Blk 48 #01-34

Legend

F: Fridge
W&D: Washer & Dryer
O&S: Oven & Steamer
C: Free Standing Undercounter Wine Chiller
HS: Household Shelter
DB/ST: Distribution Board / Storage
ST: Store
WC: Water Closet
RC Ledge: Reinforced Concrete Ledge (Non-Strata)
AC Ledge: Air-conditioner Ledge (Non-Strata)

0m 2.0m 5.0m



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5-Bedroom Premium

TYPE E1P

124 sqm / 1335 sqft
(Inclusive of 7 sqm Balcony)

Blk 38 #02-18 to #06-18

Mirror Unit
Blk 36 #02-15 to #06-15

TYPE E1P(p)

124 sqm / 1335 sqft
(Inclusive of 7 sqm PES)

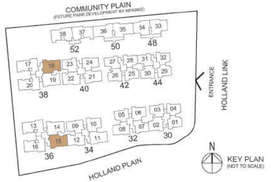
Blk 38 #01-18

Mirror Unit
Blk 36 #01-15

Legend

F: Fridge
W&D: Washer & Dryer
HS: Household Shelter
DB/ST: Distribution Board / Storage
WC: Water Closet
RC Ledge: Reinforced Concrete Ledge (Non-Strata)
AC Ledge: Air-conditioner Ledge (Non-Strata)

0m 2.0m 5.0m



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5-Bedroom Premium

TYPE E2P

123 sqm / 1324 sqft
(Inclusive of 7 sqm Balcony)

Blk 38 #02-19 to #06-19

Mirror Unit
Blk 36 #02-14 to #06-14

TYPE E2P(p)

123 sqm / 1324 sqft
(Inclusive of 7 sqm PES)

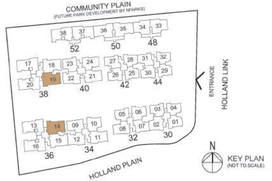
Blk 38 #01-19

Mirror Unit
Blk 36 #01-14

Legend

F: Fridge
W&D: Washer & Dryer
HS: Household Shelter
DB/ST: Distribution Board / Storage
WC: Water Closet
RC Ledge: Reinforced Concrete Ledge (Non-Strata)
AC Ledge: Air-conditioner Ledge (Non-Strata)

0m 2.0m 5.0m



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5-Bedroom Luxe

TYPE E3L

145 sqm / 1561 sqft
(Inclusive of 10 sqm Balcony)

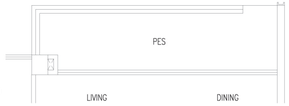
Blk 36 #02-13 to #06-13
Blk 38 #02-17 to #06-17

Mirror Unit
Blk 36 #02-16 to #06-16
Blk 38 #02-20 to #06-20

TYPE E3L(p)

145 sqm / 1561 sqft
(Inclusive of 10 sqm PES)

Blk 36 #01-13
Blk 38 #01-17



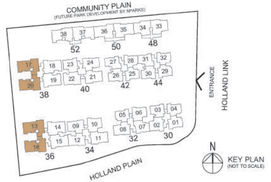
Mirror Unit
Blk 38 #01-20

Mirror Unit
Blk 36 #01-16

Legend

F: Fridge
W: Washer
D: Dryer
O&S: Oven & Steamer
C: Free Standing Undercounter Wine Chiller
HS: Household Shelter
DB/ST: Distribution Board / Storage
ST: Store
WC: Water Closet
RC Ledge: Reinforced Concrete Ledge (Non-Strata)
AC Ledge: Air-conditioner Ledge (Non-Strata)

0m 2.0m 5.0m



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5-Bedroom Luxe

TYPE E4L

139 sqm / 1496 sqft
(Inclusive of 11 sqm Balcony)

Blk 50 #02-35 to #04-35

Mirror Unit
Blk 50 #02-36 to #04-36

TYPE E4L(p)

139 sqm / 1496 sqft
(Inclusive of 11 sqm PES)

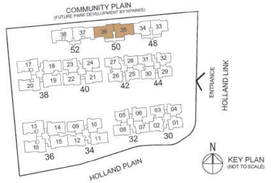
Blk 50 #01-35

Mirror Unit
Blk 50 #01-36

Legend

F: Fridge
W&D: Washer & Dryer
O&S: Oven & Steamer
C: Free Standing Undercounter Wine Chiller
HS: Household Shelter
DB/ST: Distribution Board / Storage
ST: Store
WC: Water Closet
RC Ledge: Reinforced Concrete Ledge (Non-Strata)
AC Ledge: Air-conditioner Ledge (Non-Strata)

0m 2.0m 5.0m



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5-Bedroom Luxe

TYPE E5L

146 sqm / 1572 sqft
(Inclusive of 11 sqm Balcony)

Blk 52 #02-37 to #04-37

Mirror Unit
Blk 52 #02-38 to #04-38

TYPE E5L(p)

146 sqm / 1572 sqft
(Inclusive of 11 sqm PES)

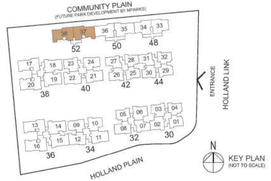
Blk 52 #01-37

Mirror Unit
Blk 52 #01-38

Legend

F:	Fridge
W&D:	Washer & Dryer
O&S:	Oven & Steamer
C:	Free Standing Undercounter Wine Chiller
HS:	Household Shelter
DB/ST:	Distribution Board / Storage
ST:	Store
WC:	Water Closet
RC Ledge:	Reinforced Concrete Ledge (Non-Strata)
AC Ledge:	Air-conditioner Ledge (Non-Strata)

0m 2.0m 5.0m



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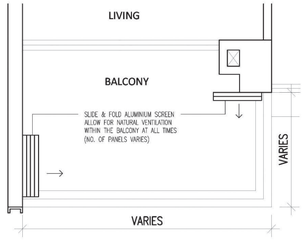
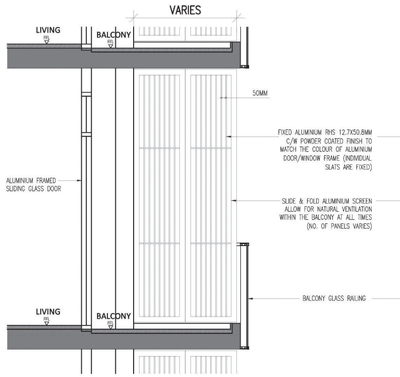
Approved Balcony Screen

ANNEX 1

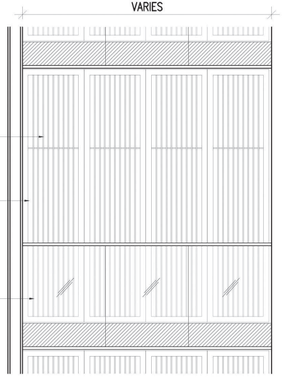
1. The balcony / Private Enclosed Space (PES) shall not be enclosed unless with the approved balcony screen. For the approved balcony screen, please refer to the illustration.
2. The balcony screen shall allow natural ventilation at all times when the screens are fully closed.
3. The balcony screen will not be provided in the depicted units and development.
4. The Purchaser may opt to pre-install the balcony screen.
5. The cost of balcony screen and installation shall be borne by the Purchaser.
6. The drawing is not drawn to scale and is solely for reference purposes only. Please take measurements at the actual unit before commencement of work.
7. Material shall be aluminium with powder coated finish to match the colour of aluminium door / window frame. Approval from the MCST is required before installation.
8. Spacing of louvres to be uniform and total free opening shall not be less than 50% of the panel.
9. Fixing detail by the Purchaser's contractor shall not damage waterproofing of existing structure.
10. The Purchaser shall refer to the MCST for any additional details required.



TYPICAL BALCONY PLAN



SECTION



FRONT ELEVATION (FROM EXTERNAL)

Developer: Sim Lian JV (Holland) Pte. Ltd. (UEN: 202535346D) • Housing Developer's Licence No.: C1553 • Location: Lot No. 07572P MK 04 at Holland Link • Tenure of Land: Remainder of leasehold estate of 99 years commencing on 4 November 2025 • Encumbrances on Land: Caveat(s) / Mortgage(s) registered in favour of Oversea-Chinese Banking Corporation Limited • Date of Vacant Possession: 30 June 2030 • Expected Date of Legal Completion: 30 June 2033

Disclaimer: While reasonable care has been taken in preparing this brochure, the Developer and its agents shall not be held responsible for any inaccuracies or omissions, including but not limited to any variations arising from changes in facts or circumstances occurring after the date of printing. All visual representations, including models, drawings, photographs, artistic renderings, and illustrations, are intended to portray only artists' impressions of the development and shall not be regarded as representations of fact. All information, specifications, plans, and visual representations are current at the time of printing and are subject to such changes as may be required by the Developer and/or required or approved by the relevant authorities and notified to the Developer after the date of printing. They shall not form part of any offer or contract, nor constitute any warranty by the Developer. All floor areas and other measurements are approximate only and are subject to final survey. The Sale and Purchase Agreement shall constitute the entire agreement between the Developer and the Purchaser and supersedes and cancels all previous representations, warranties, promises, inducements, statements of intention, or expressions of opinion, whether written or oral, made by the Developer and/or its agents that are not embodied in the Sale and Purchase Agreement, unless approved by the Controller of Housing and expressly agreed to in writing by the parties. All travel times are estimates and are subject to traffic conditions. Any statements or representations on distances from any education institutions is based on information extracted from OneMap on 31 July 2026 and shall not be relied on as statements of facts. Actual Home-School Distance and eligibility for Primary 1 school registration will be determined by Ministry of Education (MOE) and/or Singapore Land Authority (SLA) during registration, and intending purchasers shall, if they wish, seek confirmation from MOE and/or SLA on the accuracy, reliability or completeness of statements. We expressly disclaim liability for any error or omission in the material.

Icon of Excellence

The Sim Lian group of companies, including its subsidiaries Sim Lian Land and Sim Lian Development, is a leading real estate development and construction company with over 47 years of experience in crafting quality residential, commercial, retail and business spaces. Renowned for its extensive portfolio, the Group excels in delivering impressive developments built on the core foundations of prime location, quality workmanship and efficient space planning.

Sim Lian's outstanding list of residential property development projects includes Emerald of Katong, The Lincoln Residences, Rochelle at Newton, Viz at Holland, The Pearl at Mount Faber, Clover by the Park, The Botany at Dairy Farm and more. Iconic integrated developments include Hillion Mall and Hillion Residences, and Vision Exchange in Jurong Lake District. The Group has expanded regionally with presence in Australia and Malaysia, with notable investment portfolio in retail, office and serviced apartments.

Exquisite craftsmanship and finishing, dedicated attention to intricate details and carefully thought through designs are the criteria Sim Lian adheres to in delivering quality homes. These are the distinctive hallmarks that are reflected in the Sim Lian brand, having been ranked amongst the Top 10 Developers in Singapore by BCI Asia in 2015 and 2016.

The Group is committed to value creation and takes great pride in developing contemporary and efficient spaces that meet the evolving needs of its users. With a focus on quality and service excellence, Sim Lian remains steadfast to its pursuit of Creating Space, Creating Homes.

JOINTLY DEVELOPED BY

SIM LIAN LAND PTE LTD | SIM LIAN DEVELOPMENT PTE LTD

THE BOTANY AT DAIRY FARM

CLOVER BY THE PARK

ROCHELLE AT NEWTON

EMERALD OF KATONG

Artist's Impression

VIZ AT HOLLAND

THE LINCOLN RESIDENCES