



## One Tree Hill / Jalan Tupai (Orchard)

Brand New 6 Semi-Ds / Freehold / 2.5 storeys with Attic  
 (Showrooms @ 34 Jalan Tupai, 27 One Tree Hill & 41A One Tree Hill)

◆ Prime One Tree Hill / Paterson Hill locale ◆ Nestled in the exclusive and tranquil landed-only estate at the heart of Orchard, rarely available ◆ Beautiful & elegant facade with excellent internal layout and luxurious finishes ◆ By architect renowned for designing 20+ bespoke houses in Sentosa Cove, etc ◆ Minutes' walk to ION Orchard, MRT, Wheelock Place, pre-school, international schools

360° Virtual Tour (no. 36) → <https://poly.google.com/view/14j7bdOjayY>

Type	House No.	Land Area / sf	Built-Up Area / sf	Asking Price / S\$	No. of Rooms/ Comments
Semi-D	27 One Tree Hill	2,970	4,560	\$ 10.57M	5 + S/pool
Semi-D	36 Jalan Tupai	2,615	4,860	\$ 9.68M	6 + 1 + S/pool
Semi-D	34 Jalan Tupai	2,583	4,860	\$ 9.63M	6 + 1 + S/pool (Tenanted till 31.08.20)
<del>Semi-D</del>	<del>32 Jalan Tupai</del>	<del>2,572</del>	<del>4,850</del>	<del>NA</del>	<del>SOLD</del>
<del>Semi-D</del>	<del>41 One Tree Hill</del>	<del>2,196</del>	<del>4,180</del>	<del>NA</del>	<del>SOLD</del>
Semi-D	41A One Tree Hill	2,196	4,180	\$ 8.37M	5 + S/pool

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## Barker Road / Asimont Lane

Brand New 4 Semi-Ds / Freehold / 2.5 storeys with Attic & Basement  
(Showroom @ 16 Barker Road)

◆ Prime Chancery area ◆ Minutes' walk to Anglo-Chinese School (Barker), Newton MRT station ◆ Just a quick drive to Orchard Road ◆ Near Cold Storage ◆ Nestled in a quiet and premier landed-only estate ◆ A favourite location among the affluent and discerning ◆ Beautiful design by architect renowned for his works in Sentosa Cove ◆ Excellent internal layout with generous s/pool and top-notch finishes

360° Virtual Tour (no. 16) → <https://poly.google.com/view/flumU7a086U>

Type	House No.	Land Area / sf	Built-Up Area / sf	Asking Price / S\$	No. of Rooms/ Comments
Semi-D	<del>16A Barker Road</del>	<del>2,561</del>	<del>5,100</del>	NA	SOLD
Semi-D	16 Barker Road	2,561	5,100	\$ 8.1M	5 + Family Rm + S/pool
Semi-D	1B Asimont Lane	2,411	4,550	\$ 7.8M	5 + Family Rm + S/pool (Tenanted till 01.05.20)
Semi-D	<del>1A Asimont Lane</del>	<del>2,217</del>	<del>4,150</del>	NA	SOLD

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## 248 Dunearn Road

Brand New Bungalow / Freehold / 2.5 storeys with Attic & Basement

- ◆ Prime Kheam Hock / Cluny location ◆ Located in an exclusive bungalows-only landed estate at the heart of Bukit Timah ◆ Beautiful design by architect renowned for his works in Sentosa Cove
- ◆ Beautiful facade with excellent internal layout and luxurious finishes ◆ Truly a cut above the rest
- ◆ Minutes' walk to Botanic Gardens, MRT, Cold Storage ◆ Near many excellent schools

Type	House No.	Land Area / sf	Built-Up Area / sf	Asking Price / S\$	No. of Rooms/ Comments
Bungalow	248 Dunearn Rd	6,200	9,350	\$ 14.72M	5 + 1 + Entmt rm + Family rm + S/pool (Tenanted till 07.06.21)

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## 396A/B Dunearn Road

Brand New 2 Semi-Ds / Freehold / 3 storeys  
(Showroom @ 396A Dunearn Road)

◆ Prime Watten / Shelford area ◆ Very near many excellent schools, from Nanyang Primary to Hwa Chong Institution and others, mostly within easy walking distance ◆ Minutes' walk to MRT station, Botanic Gardens, NTUC, Cold Storage, Coronation Plaza, Adam Food Centre ◆ Modern facade design with superb finishes ◆ Large built-up area, many rooms all good-sized, with a magnificent s/pool

360° Virtual Tour → <https://poly.google.com/view/2Yw0ullQotX>

Type	House No.	Land Area / sf	Built-Up Area / sf	Asking Price / S\$	No. of Rooms/ Comments
Semi-D	396B Dunearn Rd	3,126	5,400	NA	SOLD
Semi-D	396A Dunearn Rd	3,656	6,100	\$ 7.38M	7 + 1 + S/pool

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## 8 Vanda Road

1 Bungalow / Freehold / 2.5 storeys with Attic  
(Showroom @ 8 Vanda Road)

- ◆ Prime Eng Neo / Vanda landed estate
- ◆ Very near many excellent schools, from Raffles Girls' Primary to Hwa Chong Institution, etc, mostly within easy walking distance
- ◆ Only about 100 metres to Sixth Avenue MRT station
- ◆ Near Cold Storage
- ◆ Beautiful Classical design
- ◆ Spacious living/dining areas, large bedrooms and all ensuite
- ◆ Recently renovated, all quality finishings
- ◆ Quiet & peaceful environment
- ◆ Good rental yield

360° Virtual Tour → <https://poly.google.com/view/0O4yixbdbEh>

Type	House No.	Land Area / sf	Built-Up Area / sf	Asking Price / S\$	No. of Rooms/ Comments
Bungalow	8 Vanda Road	7,286	8,120	\$ 14.5M	6 + 1 + Family rm + S/pool

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## Jalan Jelita

Brand New 2 Semi-Ds / 999yr-LH / 2.5 storeys with Attic

- ◆ Prime Holland Rd precinct ◆ Walk to Jelita Cold Storage ◆ Short drive to Holland Village, MRT
- ◆ Very near to good schools like Raffles Girls' Pri, Henry Park Pri and near Methodist Girls' School ◆
- Modern & elegant design with excellent finishes ◆ Comes with lift & s/pool ◆ Large built-up area, good-sized bedrooms ◆ Spacious living & dining areas

Type	House No.	Land Area / sf	Built-Up Area / sf	Asking Price / S\$	No. of Rooms/ Comments
Semi-D	1 Jalan Jelita	4,011	5,090	\$ 8.72M	5 + 1 + S/pool + Lift (Tenanted till 31.03.20)
Semi-D	3 Jalan Jelita	3,892	5,380	\$ 8.87M	5 + 1 + S/pool + Lift (Tenanted till 08.05.20)

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## 10 Stone Avenue

Brand New Semi-D / 999yr-LH / 2.5 storeys with Attic  
(Showroom @ 10 Stone Avenue)

- ◆ Prime location near Binjai Park/ Hua Guan ◆ MRT doorstep (DT6 King Albert Pk) ◆ Near Cold Storage, NTUC, Sime Darby, Bukit Timah Plaza ◆ Located in an exclusive landed-only estate ◆ Elegant travertine façade and luxurious finishes ◆ Excellent layout. Lift, large s/pool, master's balcony and roof terrace

360° Virtual Tour → <https://poly.google.com/view/6DM4h-btM1s>

Type	House No.	Land Area / sf	Built-Up Area / sf	Asking Price / S\$	No. of Rooms/ Comments
Semi-D	10 Stone Avenue	2,625	5,680	\$ 7.63M	6 + 1 + Family rm + S/pool + Lift

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## West Coast Road

Bungalow / Freehold / 2.5 storeys with Attic  
 (Showroom @ 342 West Coast Road)

- ◆ Located in the West Coast landed-only estate
- ◆ Only a handful of bungalows in the area
- ◆ Near NTUC
- ◆ Beautiful Classical design, excellent internal layout
- ◆ Spacious living/dining areas with view of good-sized pool
- ◆ Recently renovated, all quality finishings
- ◆ Regular squarish land with wide frontage with possible future subdivision

360° Virtual Tour → <https://poly.google.com/view/4SMJQIPGurA>

Type	House No.	Land Area / sf	Built-Up Area / sf	Asking Price / S\$	No. of Rooms/ Comments
Bungalow	342 West Coast Rd	4,852	6,000	\$ 6.83M	6 + 1 + Family rm + S/pool

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## Meyer Road

Brand New 4 Strata Bungalows / Freehold / 2.5 storeys with Attic & Basement  
(Showroom @ 80C Meyer Road)

◆ Prime Meyer/Mountbatten area ◆ Top-notch location in the East, close to the city centre ◆ Exclusive bungalows-only landed estate ◆ Spacious living & dining areas ◆ Bedrooms are good-sized and have own bathrooms ◆ Private car park lots at your doorstep, private shielded swimming pool ◆ Private gardens/planters for greenery ◆ Short walk to new MRT station (Katong Park)

Type	House No.	Land Area / sf	Built-Up Area / sf	Asking Price / S\$	No. of Rooms/ Comments
Strata Bungalow	80 Meyer Rd	11,489	6,297	\$ 6.25M	5+ 1+ Family Rm+ S/pool+ 2 Car Lots (Tenanted till 14.10.20)
Strata Bungalow	80A Meyer Rd		6,297	\$ 6.25M	5+ 1+ Family Rm+ S/pool+ 2 Car Lots
Strata Bungalow	80B Meyer Rd		6,297	\$ 6.25M	5+ 1+ Family Rm+ S/pool+ 2 Car Lots (Tenanted till 22.07.19)
Strata Bungalow	80C Meyer Rd		6,297	\$ 6.25M	5+ 1+ Family Rm+ S/pool+ 2 Car Lots

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## Goodman Road

Bungalow / Freehold / 2.5 storeys with Attic & Basement

◆ Prime Mountbatten/Katong area, close to the city ◆ Nestled in an exclusive bungalows-only landed estate ◆ Minutes' walk to excellent schools, pre-school, international school, Mountbatten MRT, arts centre, swimming complex ◆ Peaceful, tranquil, facing Arthur Park and playground

Type	House No.	Land Area / sf	Built-Up Area / sf	Asking Price / S\$	No. of Rooms/ Comments
Bungalow	63 Goodman Road	4,762	7,300	\$ 12.8M	6 + 1 + Family rm + Media rm + S/pool (Tenanted till 31.10.19)

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## Jalan Raya

Brand New | Semi-D / Freehold / 2.5 storeys with Attic

◆ Minutes' drive to the city ◆ Nestled in a tranquil landed-only estate ◆ Contemporary design, excellent layout ◆ Superb finishes & fittings ◆ Large pool, koi pond & roof terrace ◆ Lift access to all floors ◆ Larger than a bungalow, with many rooms all good-sized ◆ New MRT only about 100 metres away ◆ Near NTUC, park, good schools

Type	House No.	Land Area / sf	Built-Up Area / sf	Asking Price / S\$	No. of Rooms/ Comments
Semi-D	28A Jalan Raya	4,332	7,700	\$ 6.57M	7 + 1 + 2 Family rms + S/pool + Koi pond + Lift (Tenanted till 14.05.19)

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## Everitt Road

Brand New 2 Semi-Ds / Freehold / 3.5 storeys with Attic  
(Showroom @ 47 & 47A Everitt Road)

- ◆ Located near Joo Chiat heritage town
- ◆ Just a short drive to the City
- ◆ Modern design, with many spacious bedrooms and top notched finishings
- ◆ Comes with S/pool & Lift access to all floors
- ◆ Near NTUC, good schools, e.g. Tanjong Katong Primary, Haig Girls' School, etc

**360° Virtual Tour (no. 47A) → <https://poly.google.com/view/elG4Zv8Pjn2>**

Type	House No.	Land Area / sf	Built-Up Area / sf	Asking Price / S\$	No. of Rooms/ Comments
Semi-D	47 Everitt Road	2,672	6,670	\$ 5.48M	7 + 1 + S/pool + Lift
Semi-D	47A Everitt Road	2,671	6,585	\$ 5.41M	7 + 1 + S/pool + Lift

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## Langsat Road

Brand New 3 Terraces / Freehold / 3.5 storeys with Attic

- ◆ Much sought-after Telok Kurau locale
- ◆ Near many popular schools
- ◆ Minutes' walk to MRT
- ◆ Short drive to Parkway Parade, East Coast Park & the city
- ◆ Near NTUC
- ◆ Modern design & comfortable internal layout
- ◆ Many rooms, all good-sized
- ◆ Excellent finishes
- ◆ Generous-sized s/pool (for 83 & 87)
- ◆ Large windy roof terrace for unblocked view

Type	House No.	Land Area / sf	Built-Up Area / sf	Asking Price / S\$	No. of Rooms/ Comments
Corner Terrace	83 Langsat Road	2,196	4,050	\$ 4.43M	6 + 1 + S/pool (Tenanted till 15.06.20)
Inter Terrace	<del>85 Langsat Road</del>	<del>1,682</del>	<del>3,700</del>	<del>NA</del>	<del>SOLD</del>
Corner Terrace	<del>87 Langsat Road</del>	<del>2,168</del>	<del>4,160</del>	<del>NA</del>	<del>SOLD</del>

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## Jalan Nipah

Brand New 2 Semi-Ds / Freehold / 2.5 storeys with Attic  
(Showroom @ 3A Jalan Nipah)

- ◆ Located in the serene Bedok/Eastwood landed-only estate
- ◆ Modern façade design and excellent internal layout
- ◆ Bedrooms with good-sized balconies
- ◆ Excellent view from the living room, with koi pond & generous swimming pool
- ◆ Minutes' walk to MRT
- ◆ Close to good schools, eateries, NTUC, Cold Storage

Type	House No.	Land Area / sf	Built-Up Area / sf	Asking Price / S\$	No. of Rooms/ Comments
Semi-D	3 Jalan Nipah	3,261	5,200	\$ 5.25M	5 + 1 + Koi pond + S/pool (Tenanted till 10.03.20)
Semi-D	3A Jalan Nipah	3,471	5,300	\$ 5.39M	5 + 1 + Koi pond + S/pool (Tenanted till 26.08.20)

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# Toh Heights

Brand New 3 Bungalows / Freehold / 2.5 storeys with Attic & Basement Carpark  
(Showroom @ 9A Toh Heights)

- ◆ Idyllic location in the East, a tranquil purely landed estate
- ◆ High elevated land
- ◆ Unblocked view on roof terrace, constantly windy
- ◆ Large garden on top of basement car park
- ◆ Large s/pool, koi pond
- ◆ Lift access to all floors
- ◆ Minutes' drive to malls, Expo, IKEA, Changi Village

360° Virtual Tour (no. 9A) → <https://poly.google.com/view/bVWTL32IjxRk>

Type	House No.	Land Area / sf	Built-Up Area / sf	Asking Price / S\$	No. of Rooms/ Comments
Bungalow	9 Toh Heights	5,287	7,670	NA	SOLD
Bungalow	9A Toh Heights	5,482	7,670	\$ 8.62M	6 + 1 + S/pool + Koi pond + 2 Lifts
Bungalow	11 Toh Heights	5,681	7,670	\$ 8.68M	6 + 1 + S/pool + Koi pond + 2 Lifts (Tenanted till 02.03.19)

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## Toh Crescent

Brand New 2 Semi-Ds / Freehold / 2.5 storeys with Attic  
(Showroom @ 28 Toh Crescent)

◆ Idyllic location in the East, in a peaceful landed-only estate ◆ Elevated land ◆ Beautiful design with travertine stone feature wall, elegant spacious living & dining areas ◆ Pleasant view from living room, south facing ◆ Superb finishes t Large s/pool (for 28A) & roof terrace ◆ Minutes' drive to malls, Expo, IKEA, Changi Village

Type	House No.	Land Area / sf	Built-Up Area / sf	Asking Price / S\$	No. of Rooms/ Comments
Semi-D	28 Toh Crescent	3,336	4,850	\$ 5.27M	5 + 1
Semi-D	28A Toh Crescent	3,950	5,390	\$ 5.68M	5 + 1 + S/pool (Tenanted till 25.04.20)

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## Toh Avenue

Brand New 2 Semi-Ds / Freehold / 2.5 storeys with Attic  
(Showrooms @ 27A Toh Avenue)

- ◆ Idyllic location in the East, in a peaceful landed-only estate
- ◆ Modern design with elegant spacious living & dining areas
- ◆ Superb finishes
- ◆ Excellent internal layout, all good sized rooms
- ◆ Large s/pool & roof terrace
- ◆ Minutes' drive to malls, Expo, IKEA, Changi Village

360° Virtual Tour (no. 27) → <https://poly.google.com/view/a2hAfEh5IfU>

Type	House No.	Land Area / sf	Built-Up Area / sf	Asking Price / S\$	No. of Rooms/ Comments
Semi-D	27 Toh Avenue	3,433	4,885	\$ 4.92M	5 + 1 + S/pool
Semi-D	27A Toh Avenue	3,455	4,885	\$ 4.95M	5 + 1 + S/pool

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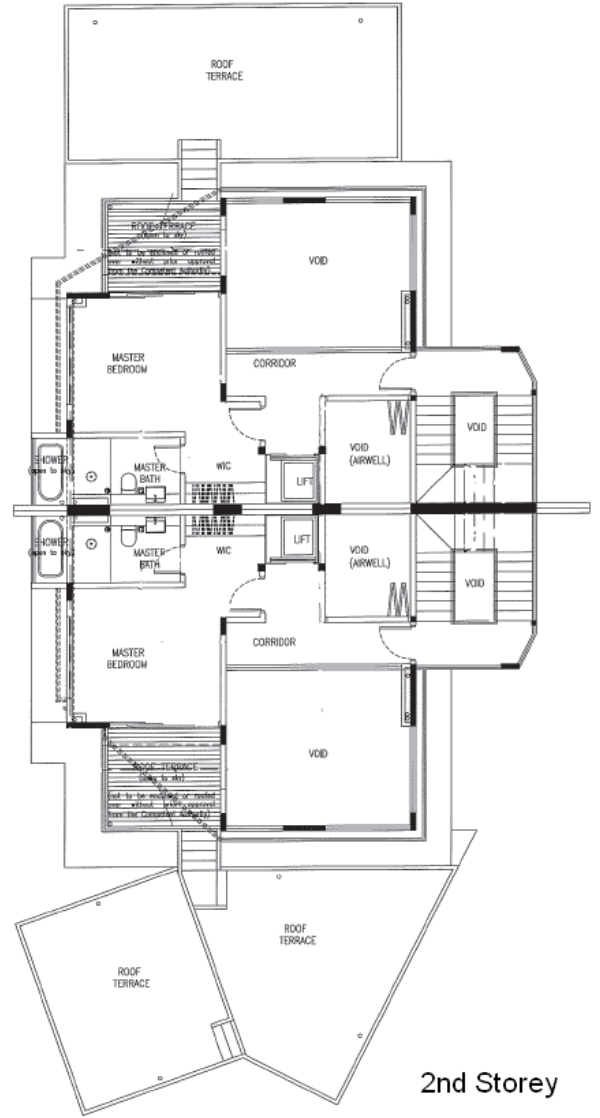
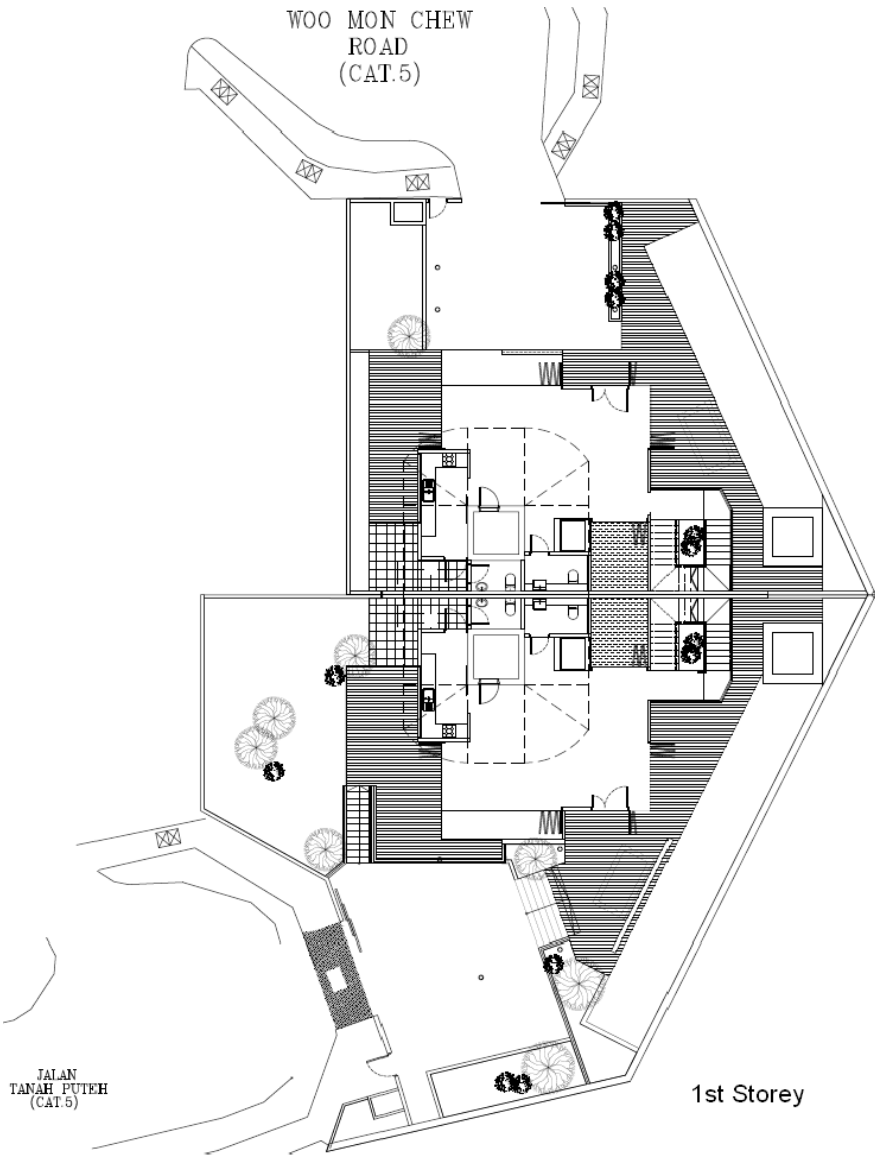
## FOR SALE!

3-storey Back-to-back Semi-detached Dwelling House with Attic and Swimming Pool

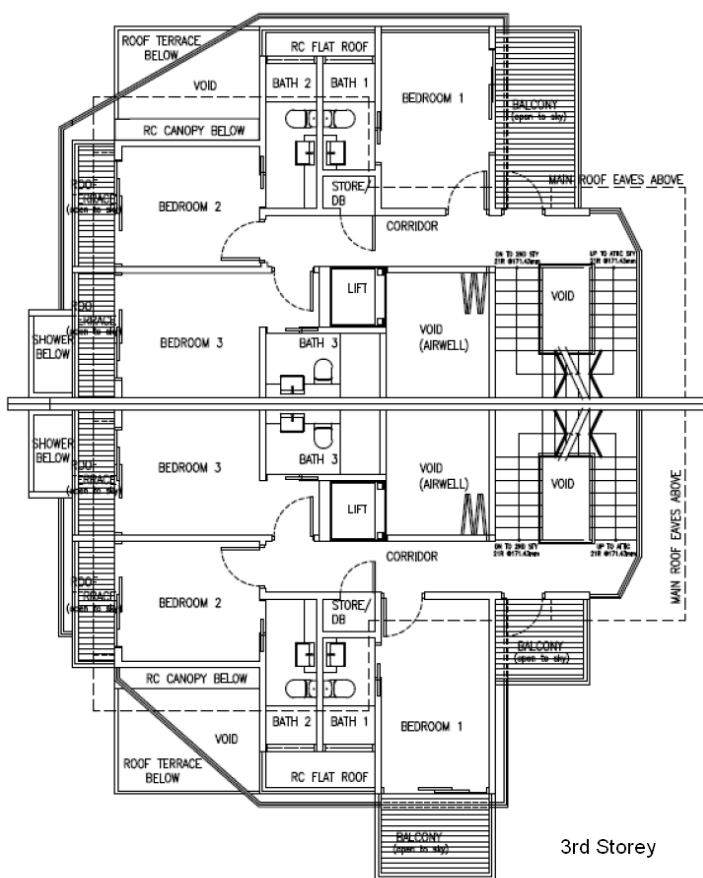
<b>ADDRESS</b>	84 Woo Mon Chew Rd S(455160) 42 Jalan Tanah Puteh S(457368)
<b>TENURE</b>	Freehold
<b>SITE AREA</b>	Plot 1: 3322.82sqf Plot 2: 4647.86sqf
<b>BUILT-UP APPROX.</b>	Plot 1: 6077sqf Plot 2: 7636sqf
<b>SITE DESCRIPTION</b>	5 en-suite bedrooms + 1 powder/maid's room + 1 store room, jacuzzi, home lift
<b>DEVELOPER</b>	Asia Development Pte Ltd
<b>UNIT FACING</b>	Plot 1: North-northeast Plot 2: South-southwest
<b>TOP OBTAINED</b>	Jan 2018
<b>SELLING PRICE</b>	Plot 1: \$5.88 mil Plot 2: \$6.88 mil



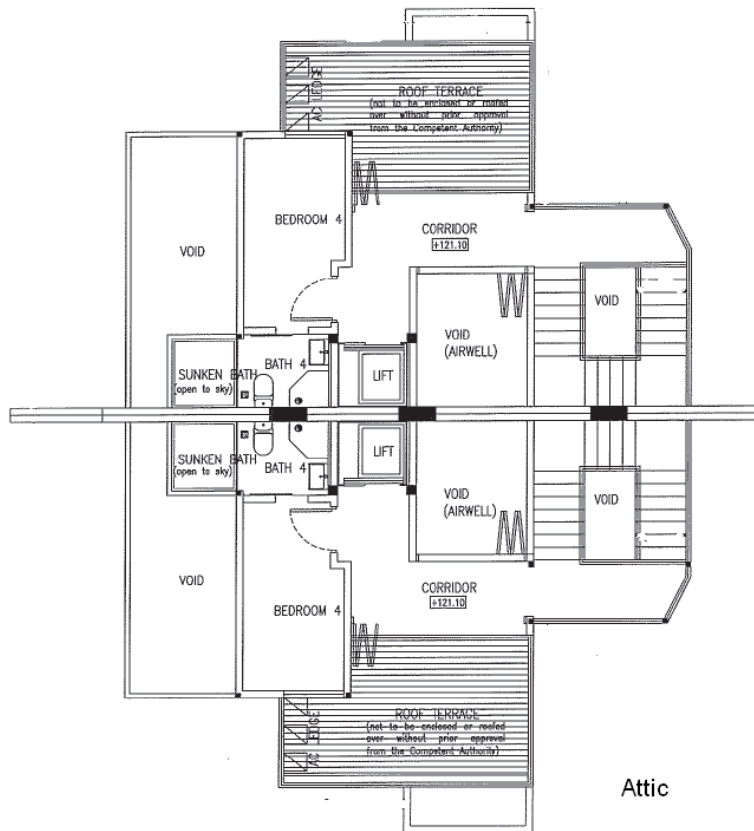
# FLOOR PLAN





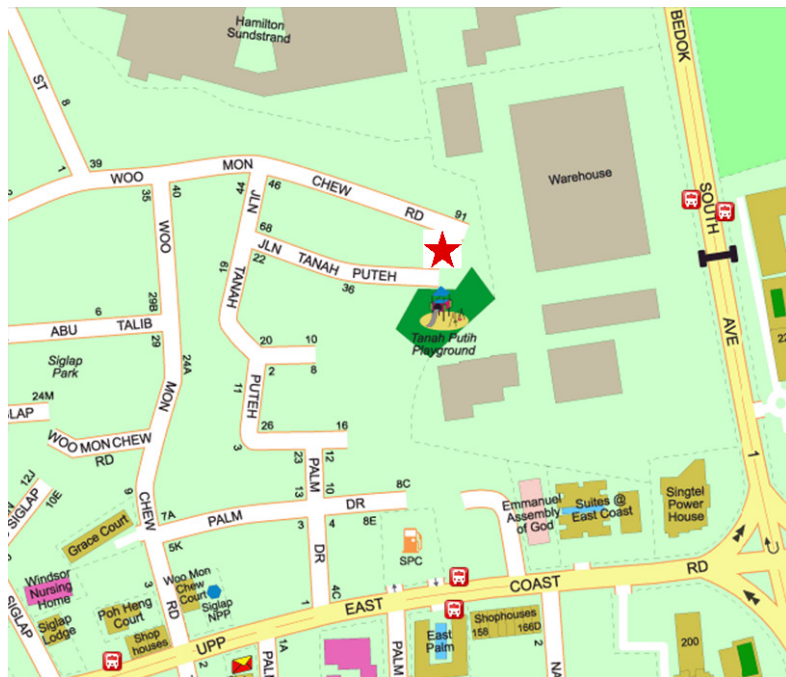


3rd Storey



Attic

### LOCATION & ACCESSIBILITY



- Nestled in Prime District 15, within 10-15 mins drive to the City Centre and Changi International Airport via Upper East Coast Road, Marine Parade Road and East Coast Parkway (ECP)
- Within 1km to Bedok and upcoming Siglap MRT Station
- The immediate locality is generally residential in nature, comprising mainly conventional landed housing and some Business 1 developments
- Schools within the vicinity include Tao Nan School, Opera Estate Primary School, Victori School & Temasek Junior College
- With just a short drive away, Bedok Mall & Parkway Parade Shopping Centre, where a host of amenities are readily available. Recreational facilities nearby include East Coast Park and Laguna National Golf Course

Disclaimer: The information has been prepared solely for general information and no guarantee to its accuracy or completeness. Subject to change without notice.