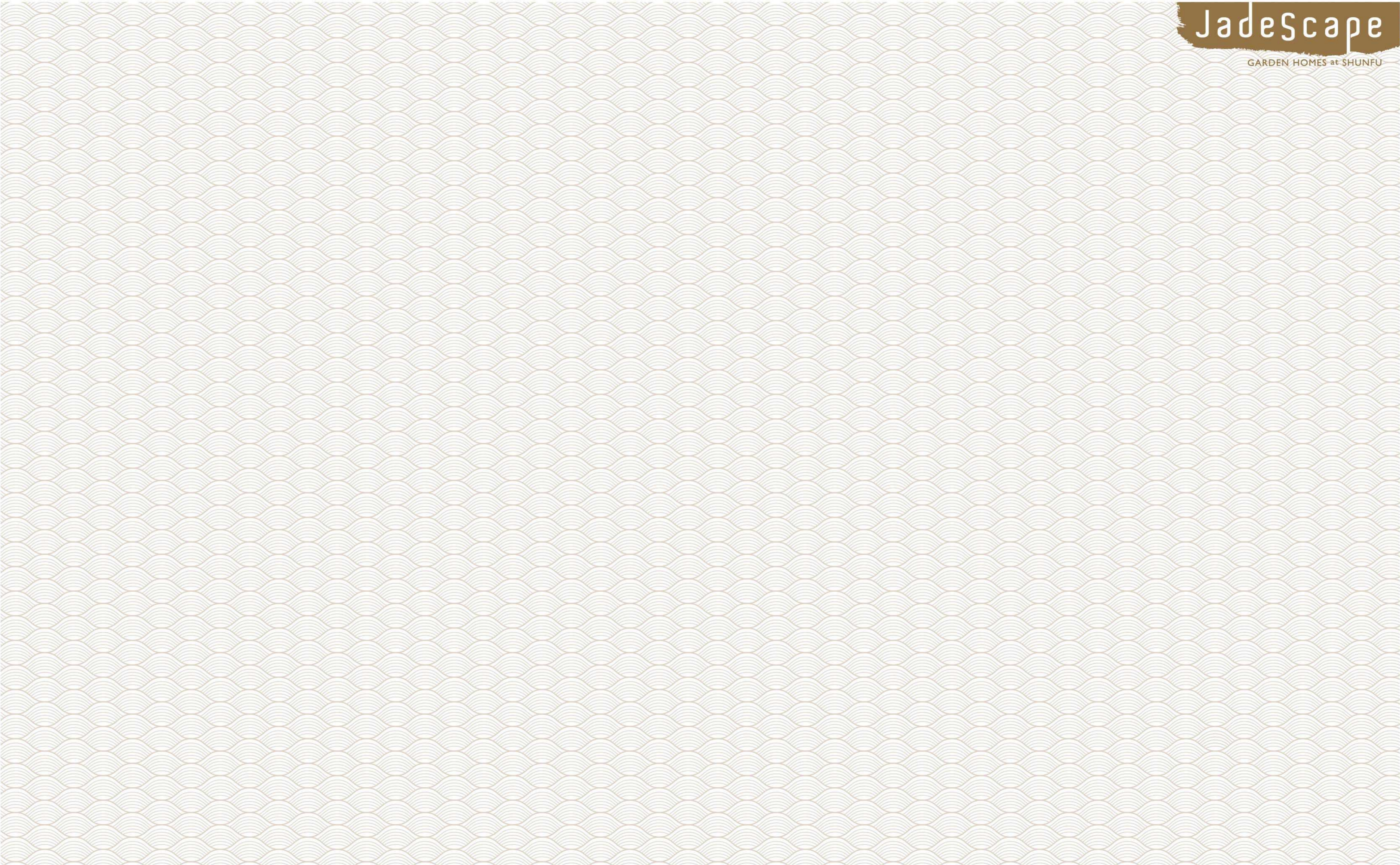


JadeScape

GARDEN HOMES at SHUNFU

顺福轩



From the city. From responsibility.  
From the hustle and bustle.  
Not far enough to lose touch, but just far enough.

To breathe.

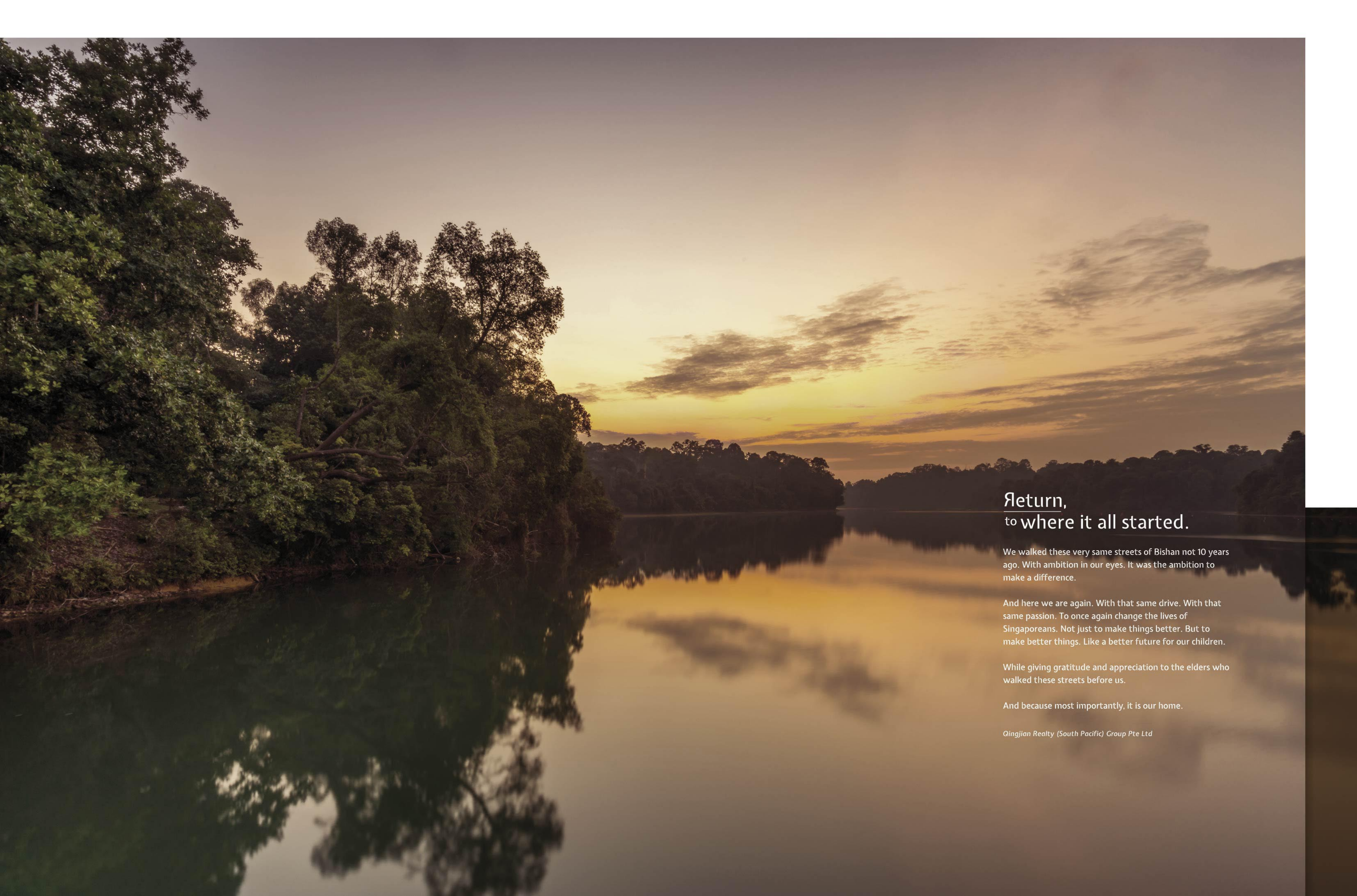
To inhale life. And exhale limits.  
With space to grow. As a person. A family. And a legacy.  
With greens to get lost in and find yourself.  
Surrounded by modern mountains and age old trees.  
Crafted landscapes and wild imagination.

Return to a life made smarter.  
And an existence made wiser.  
So that you can live bolder.

Take a deep breath.  
You're home.

Return, home.





Return,  
to where it all started.

We walked these very same streets of Bishan not 10 years ago. With ambition in our eyes. It was the ambition to make a difference.

And here we are again. With that same drive. With that same passion. To once again change the lives of Singaporeans. Not just to make things better. But to make better things. Like a better future for our children.

While giving gratitude and appreciation to the elders who walked these streets before us.

And because most importantly, it is our home.

*Qingjian Realty (South Pacific) Group Pte Ltd*

Return,  
to a picturesque landscape.



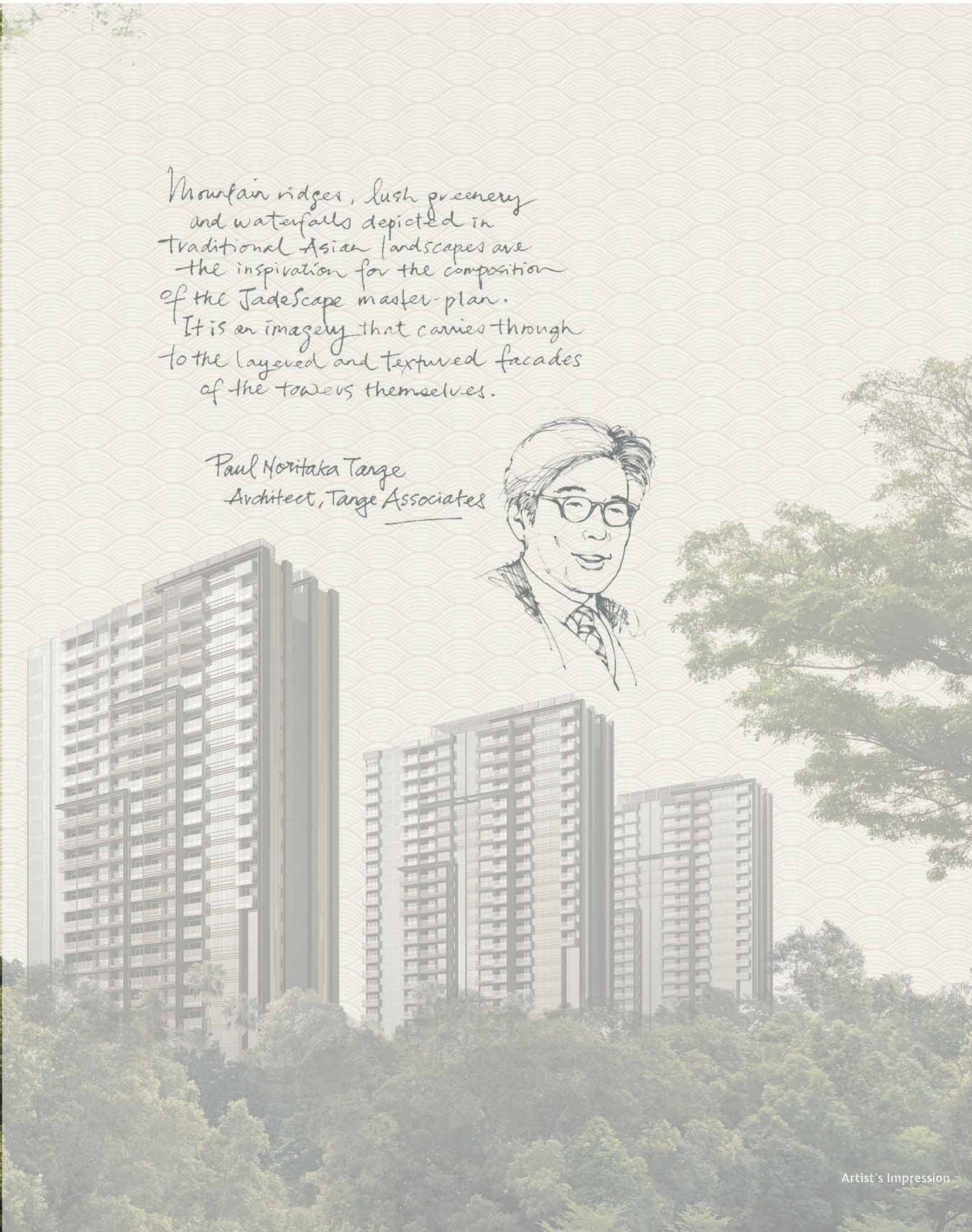
A wide-angle photograph of a calm lake. On the left, a white wooden pier extends into the water, ending in a small, square pavilion with a dark, tiled roof. The pavilion is supported by a concrete base. The water is very still, creating a clear reflection of the pavilion and the surrounding landscape. In the background, there are rolling hills covered in dense, green tropical forest. The sky is overcast and grey. The overall mood is peaceful and serene.

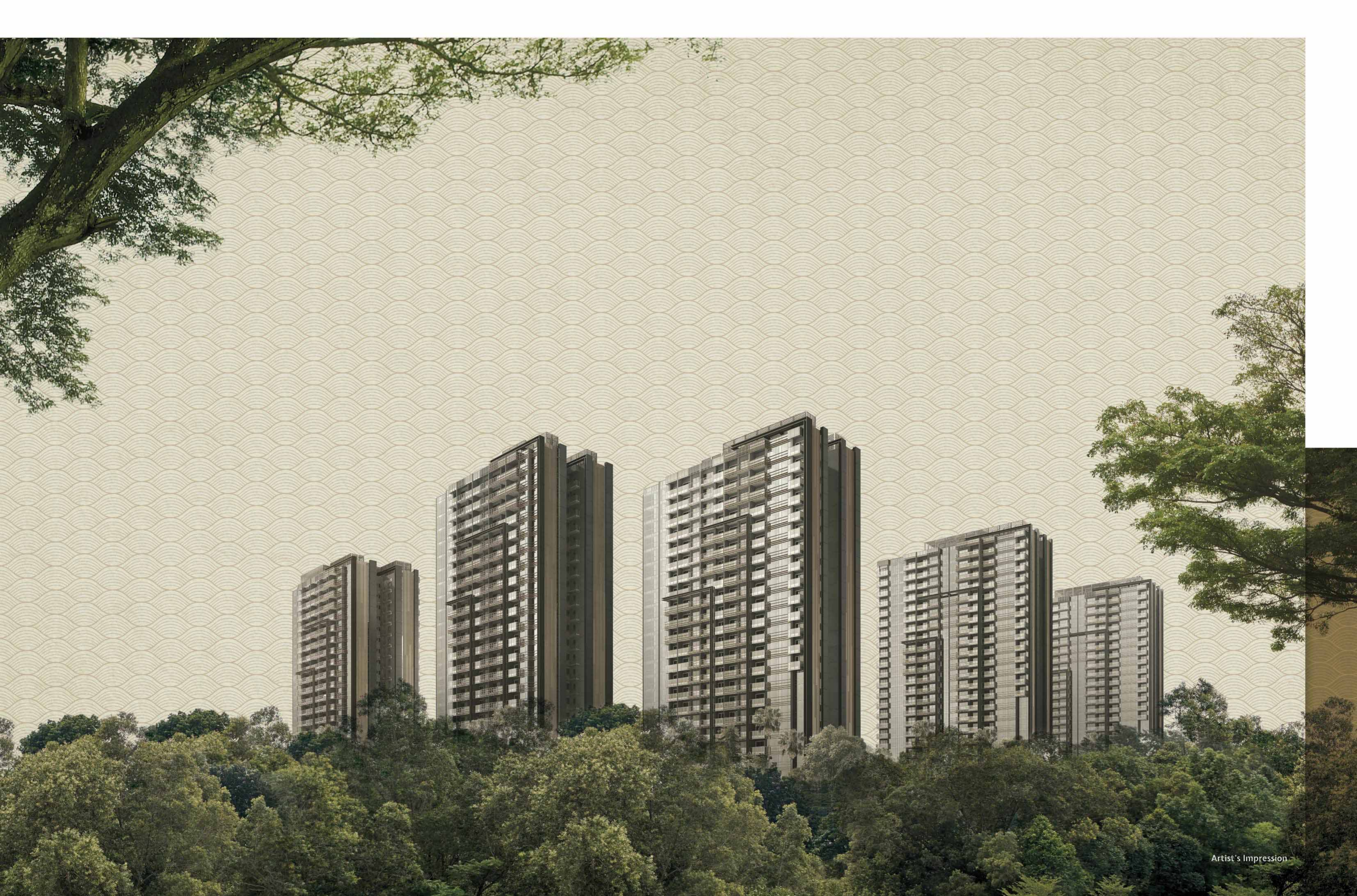
Return,  
to a picturesque landscape.



Mountain ridges, lush greenery  
and waterfalls depicted in  
traditional Asian landscapes are  
the inspiration for the composition  
of the JadeScape master-plan.  
It is an imagery that carries through  
to the layered and textured facades  
of the towers themselves.

Paul Noritaka Tange  
Architect, Tange Associates







Return,  
to serenity.





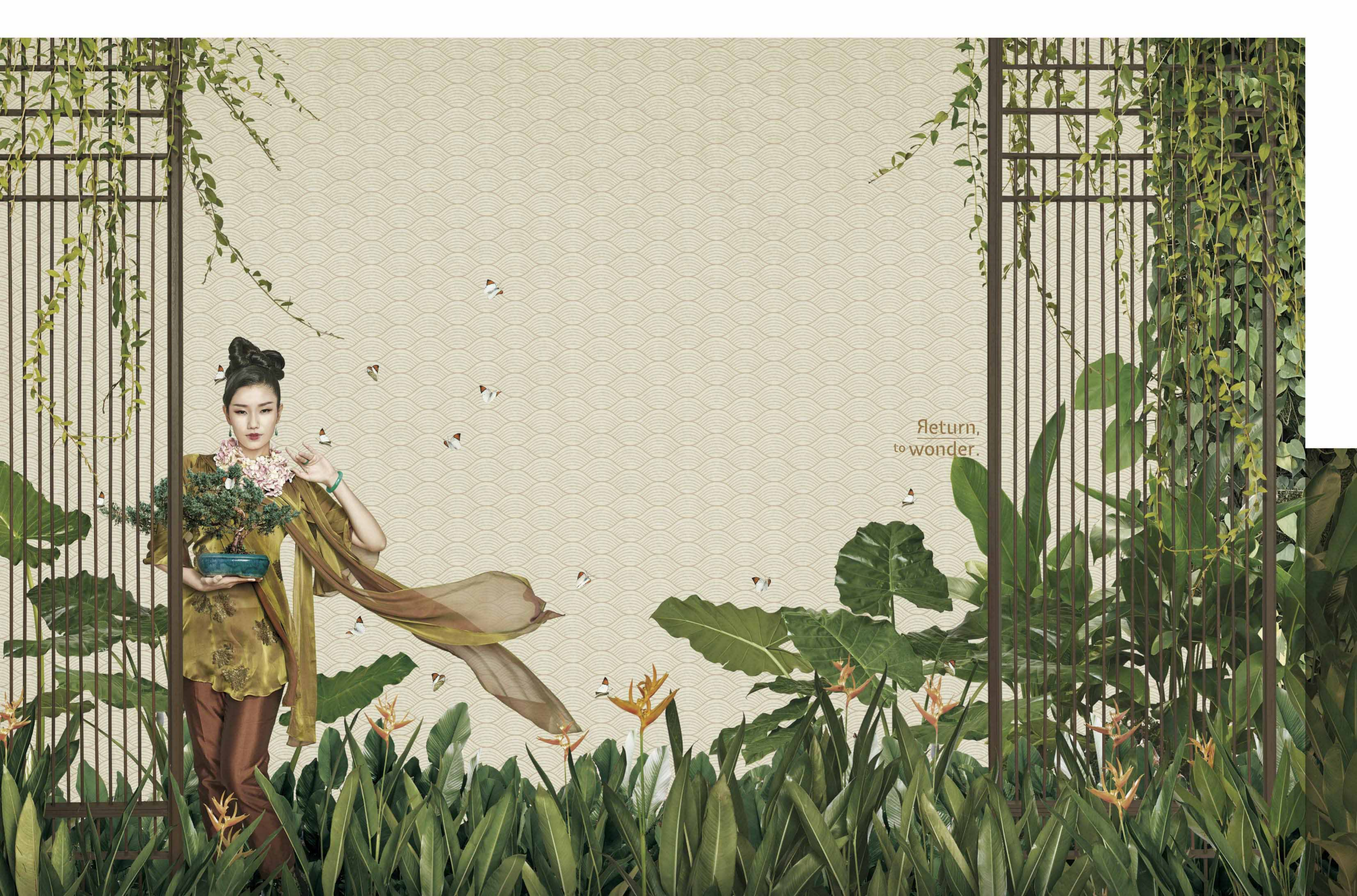
### The majesty of MacRitchie

Bordering the first and oldest of four reservoirs found in Singapore, MacRitchie Reservoir Park is home to 12 hectares of nature's best reserve. Stand amongst the heights of primary rainforest, paddle along the water's edge or hike its many cross country trails for a weekend outdoors.



### The beauty of Bishan-Ang Mo Kio Park

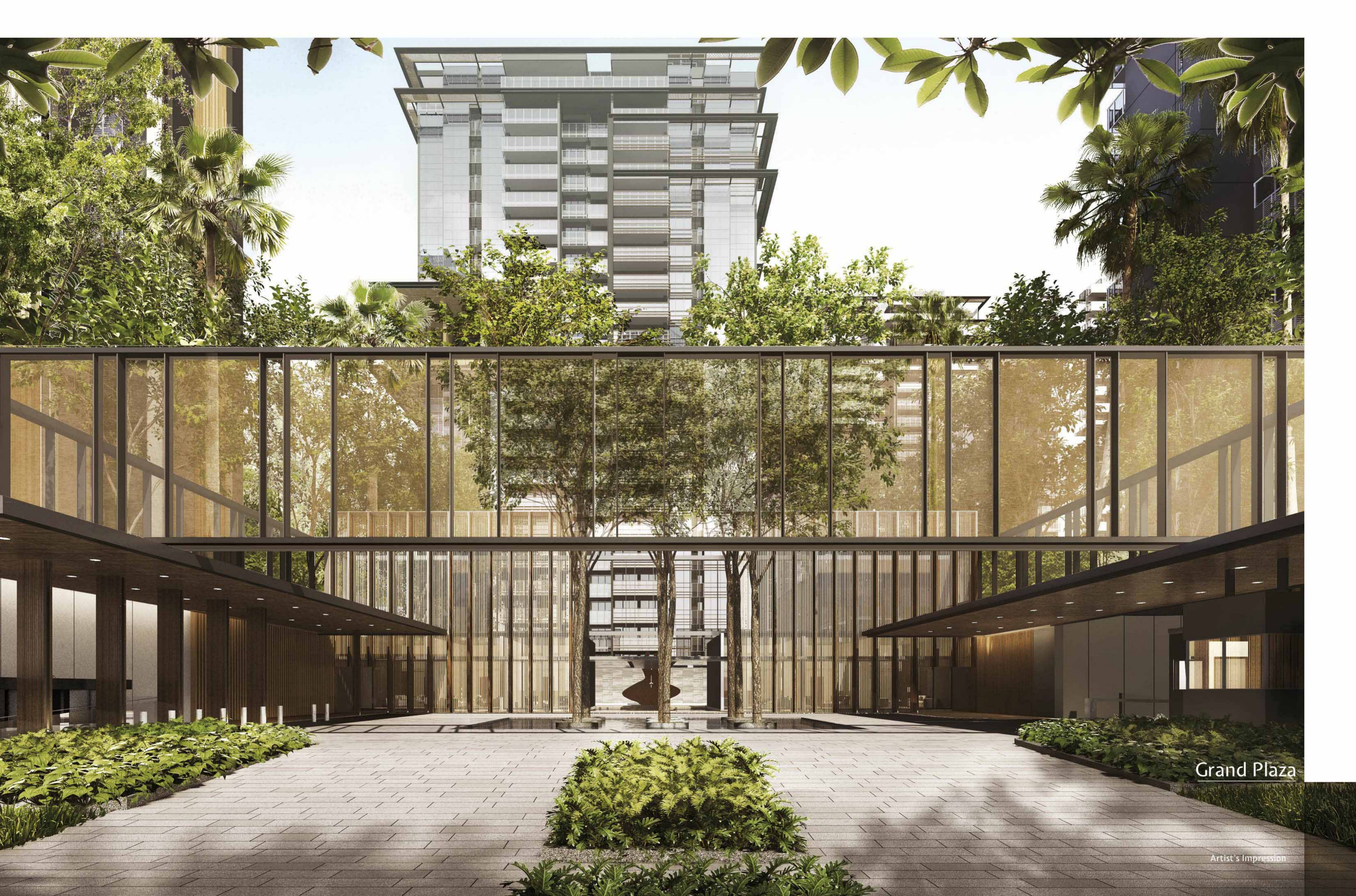
One of the largest urban parks in Singapore, Bishan-Ang Mo Kio Park is 62 hectare of open fields, pond gardens, river plains and unique waterways reconstructed from past concrete canals. Along with an almost unlimited supply of park activities for every generation.



Return,  
to wonder.



With 7 peaks that strike the silver edge of the sky. Carved waterways in its valley. And green life that is fed by those same waters. From the minute you walk in, to the time you lay down in your home, the majesty of it all is unyielding.



Grand Plaza

Artist's Impression



Enter the gates and follow the forest trails along cascading streams. Set foot in verdant courtyards, lush green terraces and wander through this journey beyond your imagination with over 100 facilities for your enjoyment.

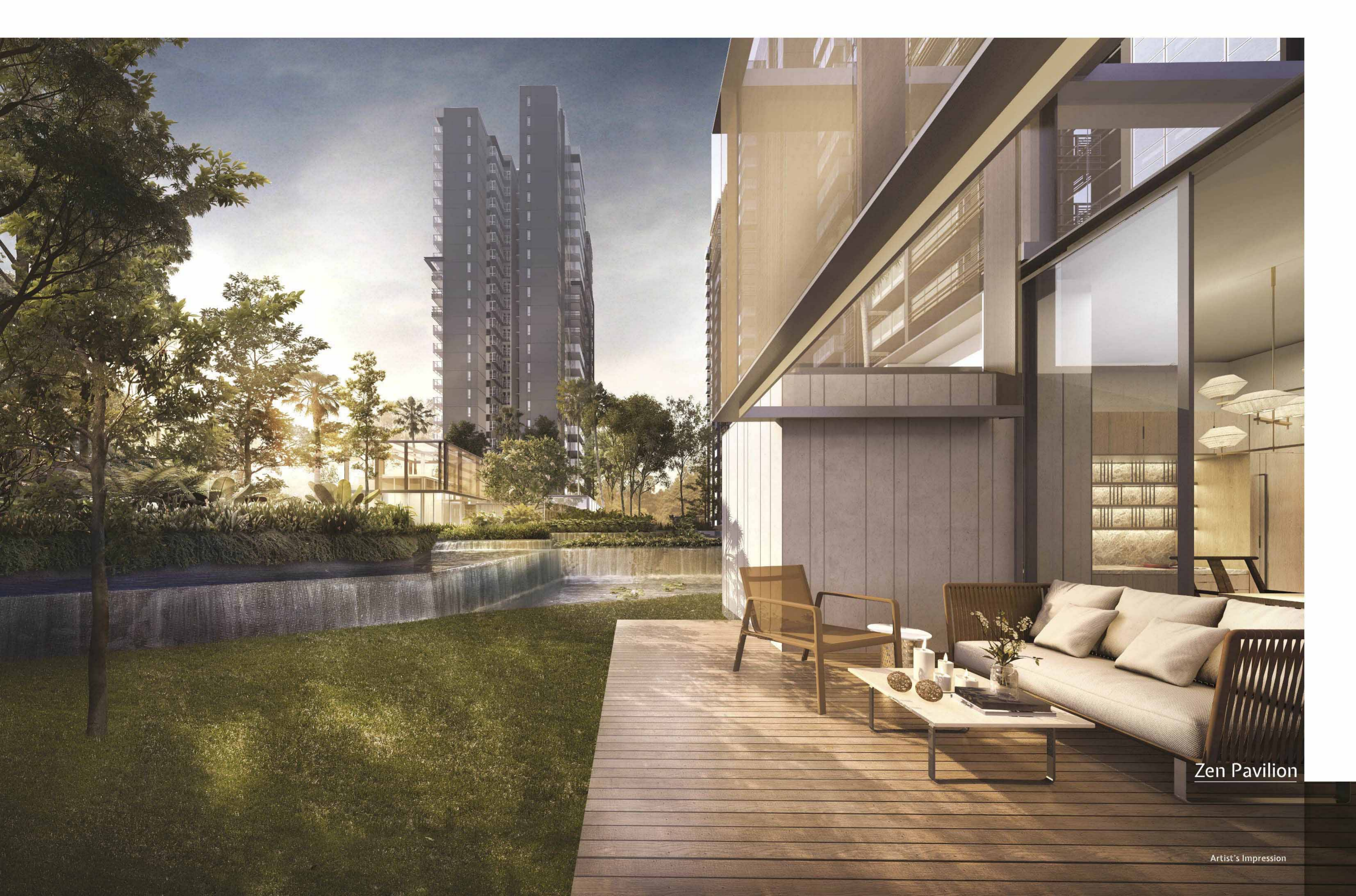


Return,  
to tranquility.



### Forest Waterfall

As your mind wanders further than your steps, it's easy to get lost along the elevated pathways. Diverting left and right, each luring you to a mystery of hidden waterways or garden space. A journey home becoming more a journey of self discovery and wonderment.



Zen Pavilion



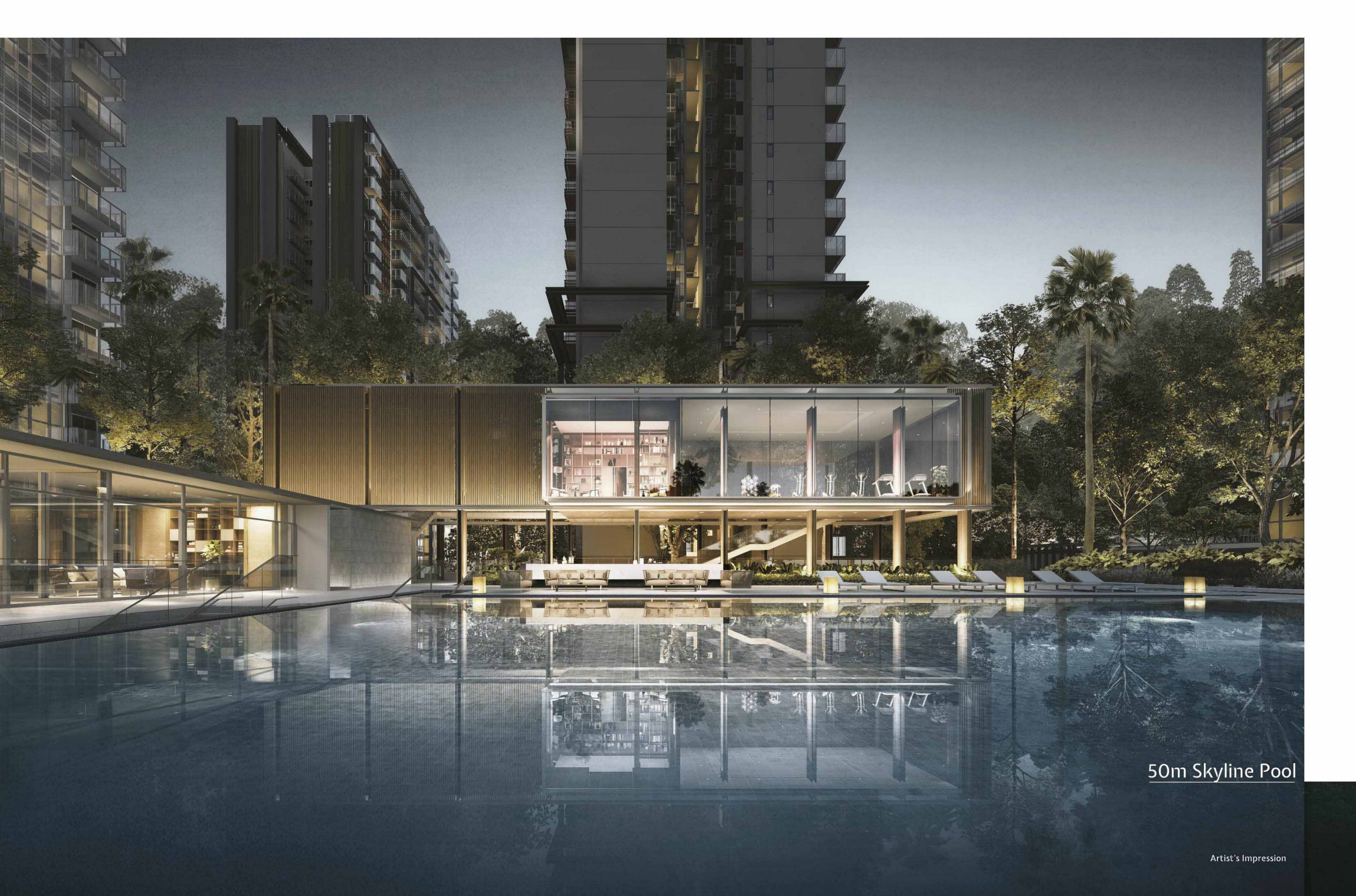


Return,  
to playtime.



Grill Pit Pavilion

Artist's Impression



50m Skyline Pool



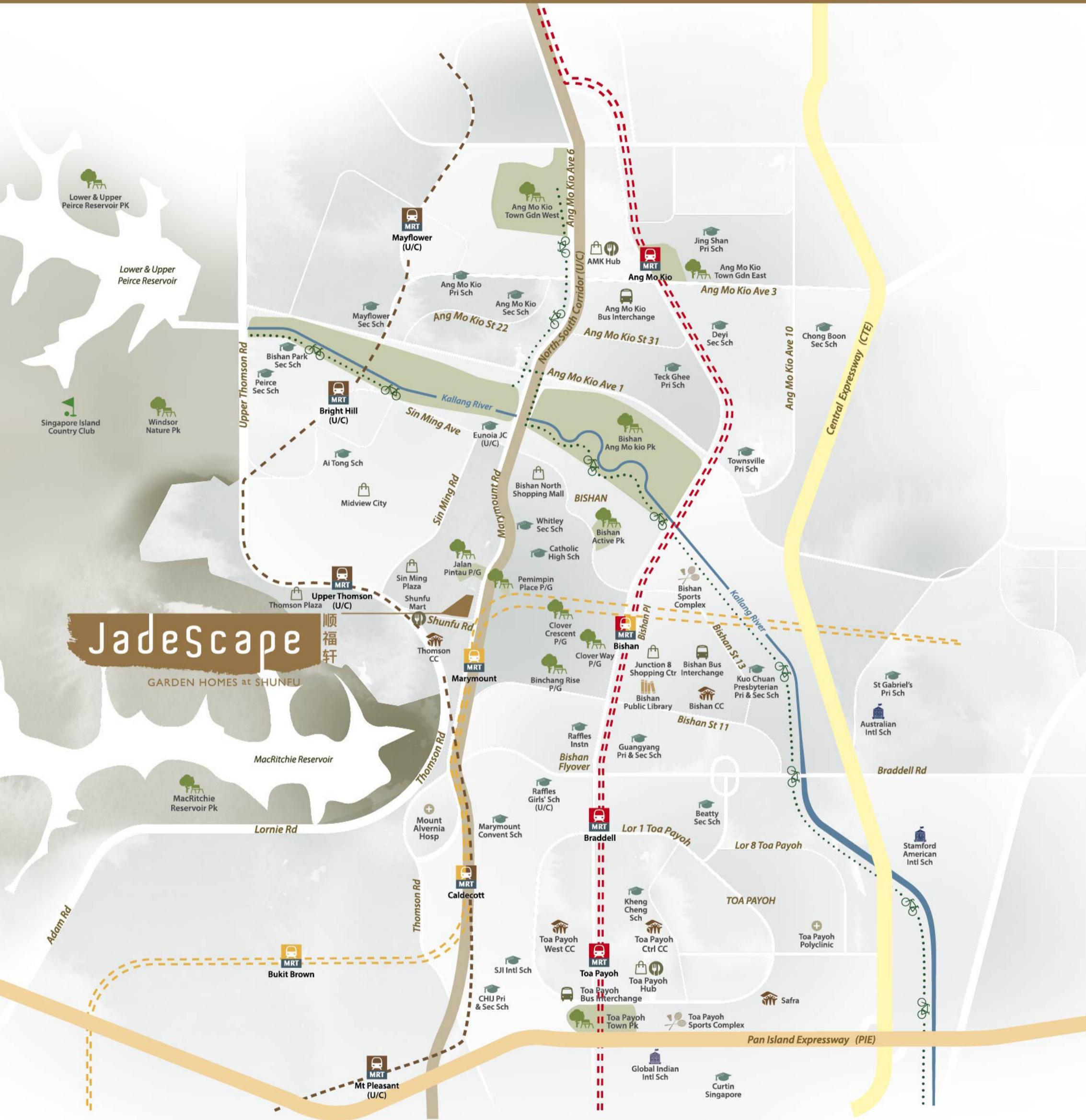
Adventure  
Playground

Artist's Impression



Kid's Club  
& Kid's Pool

Artist's Impression



### Location Map

- Bus Interchange
- Shopping Mall
- Food Centre
- School
- International School
- Library
- Community Club
- Golf Course
- Sport Complex
- Hospital & Medical Care
- Garden & Park

- Mass Rapid Transit
- North-South Line
- Circle Line
- Thomson-East Coast Line (U/C)
- Expressway
- North-South Corridor (U/C)
- Central Expressway (CTE)
- Pan Island Expressway (PIE)

- Park Connector Network

### Schools

#### Primary Schools

- Less Than 1 km
  - Catholic High School
- Between 1 km - 2 km
  - Ai Tong School
  - Ang Mo Kio Primary School
  - Guangyang Primary School
  - Kuo Chuan Presbyterian Primary School
  - Kheng Cheng School
  - Marymount Convent School
  - Teck Ghee Primary School
  - Townsville Primary School
- More Than 2 km
  - CHIJ Primary School (Toa Payoh)
  - Jing Shan Primary School
  - St Gabriel's Primary School

#### Secondary & Tertiary Schools

- Ang Mo Kio Secondary School
- Beatty Secondary School
- Bishan Park Secondary School
- Catholic High School
- CHIJ Secondary School (Toa Payoh)
- Chong Boon Secondary School
- Curtin Singapore
- Deyi Secondary School
- Eunoia Junior College (U/C)
- Guangyang Secondary School
- Kuo Chuan Presbyterian Secondary School
- Mayflower Secondary School
- Peirce Secondary School
- Raffles Girls' School (U/C)
- Raffles Institution
- SJI International School
- Whitley Secondary School

### International Schools

- Australian International School
- Global Indian International School
- Stamford American International School

### Hospitals & Medical Care

- Mount Alvernia Hospital
- Toa Payoh Polyclinic

### Shopping Malls & Food Centres

- Ang Mo Kio Hub
- Bishan North Shopping Mall
- Junction 8 Shopping Centre
- Mid View City
- Shunfu Mart
- Sin Ming Plaza
- Thomson Plaza
- Toa Payoh Hub



### A lifetime of learning

Watch as life progresses. From a child's first day of school, to when adolescence kicks in and they run off with their friends to the nearby malls. Soon they'll graduate and be off to college, stepping out as an independent adult. But take comfort in knowing they're never too far from home.

Covering all stages of education from primary to college, there are several excellent national schools within the vicinity including Al Tong School, Catholic High School, Raffles Institution and the future Raffles Girls' School, as well as Junior Colleges and International Schools.



### The connected commuter

Just around the bend from Marymount MRT Station and future Upper Thomson MRT Station, the city is just a train ride away or a quick drive down the North-South Corridor.



### The ecstatic entertainment

Just a little over a kilometre walk to Thomson Plaza, work up an appetite while shopping and visit Thomson Road for a wide variety of restaurants and cafes fit to satisfy any cravings.

For an even bigger treat Shunfu Mart offers up a place where the long queues justify the mouth watering food served up, and you can get your marketing done at the same time at one of the best stocked wet markets in Singapore.

Or when it's nice out in the evenings, go for a stroll, grab some dinner and catch a movie at Bishan Junction 8.



An aerial view of a city skyline at dusk, with numerous skyscrapers illuminated by their lights. The sky is a mix of blue and orange, suggesting the sun has just set. The city is reflected in the water in the foreground. The word "SMART" is overlaid in a large, bold, gold-colored font on the right side of the image.

# SMART

Get SMART. Live SMART

A new conversation. A new way of life.  
All of your home, effortlessly and seamlessly connected  
by innovations made for the modern life.





Return,  
to a wiser life.

Up and early while the kids are off to slumber. That's why I am always ahead of them. 6 hours? 12 hours? It doesn't matter. My life is just beginning, as their day comes to a close. And when they wake up tomorrow, I'll be here to tell them all about it. And how to live it the smart way.



**SMART Sleep Sensor**  
Monitor, track and analyze your health with a user-friendly device that generates a comprehensive sleep analysis in real-time which can also be shared with loved ones overseas.



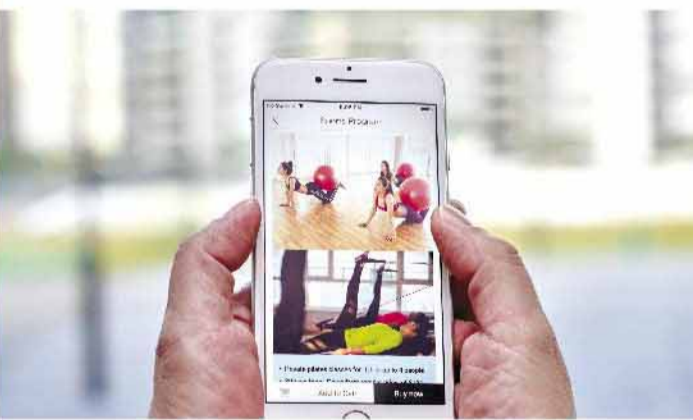
**SMART Control Panel**  
I get easier control over my home's lighting and other smart devices with the customized SMART Control Panel, designed with a simpler interface for ease of use.



**SMART IP Camera**  
The pan-tilt-zoom audio and video camera allows for real-time monitoring by my loved ones and two-way communication even when they are travelling overseas.



**Live SMART and healthy**  
Gather your neighbours and join the regular health screening sessions and wellness seminars held within JadeScape to learn more about healthy living.



**Live SMART and Active**  
Through the hiLife app or via the resident concierge, I can truly live my life the way I want by taking part in regular social activities or arrange services catered specifically for me.



**Return,  
to the easy home life.**

Lights and aircon turned on with a single command. Dishes and fruit that clean themselves. Chores that get done while I'm off taking care of what truly matters.



### SMART Integrated Dishwasher & Water Purifier

My kitchen, my rules! Integrated water purifier provides crystal clear alkaline drinking water for me and my family all day. My hassle free top-loading dishwasher doubles up to also wash my fruit & vegetable using ultrasonic technology, removing chemicals and bacteria. Now I can get more done with less time and be assured of every healthy meal I prepare for my family.



### SMART Aircon Units & Eco Water Heater

Saving on electricity is made easier by utilizing waste heat from the aircon condenser units to heat up the water tank for my shower.



### SMART Voice Control

It allows me to easily turn on home appliances including lights and aircon with voice commands, leaving my hands free for groceries and my kids.



### SMART Face Recognition

Face recognition technology at my lift lobby allows seamless and secured access back home.



### SMART Homecare Solutions

Taking care of our home has never been easier. Homecare solutions such as cleaning, housekeeping and even plumbing services are readily available at the touch of my fingertips via the hiLife app.



## Return, to the life with best friends.

It's the little surprises in life that keep things fresh and exciting. And who better to experience it with, than with your best friends.

Whether it's a surprise party, weekend board games or the usual unwinding, friends are always welcome. And we make sure they feel instantly at home from the moment they are greeted at the guard house to when you greet them at the door.



### SMART Face Recognition System

A fuss free quick journey back home, enabled by the face recognition system at my lift lobby.



### SMART Visitor Management System

Unique QR codes are sent to my friends prior to our party, making visits hassle-free and easy. We are also able to receive notifications upon their arrival.



### SMART Home Gateway

My home in my phone. The smart gateway allows us to remotely access all smart features at home, including turning on the aircon and pre-cooling the home before our arrival.



### SMART Living

Food? Checked. Flowers? Checked. Balloons? Checked. My scheduled deliveries via the hiLife app arrive just in time for the surprise party.



### SMART Door Lock

The smart digital door lock allows me to remotely unlock my door for my friends to enter our home even before we are home!

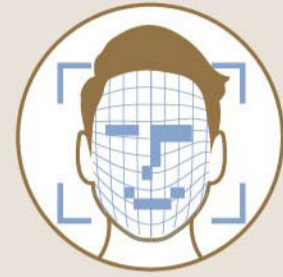


# SMART

Get SMART.  
Live SMART.



## SMARTER SECURITY



### Face Recognition

Face recognition technology at your lift lobby allows seamless and secured access back home



#### All-Seeing Doorbell

Even when you are not at home, you can always see who's at the door



#### Fire Safety

Smoke detectors provide real-time information to the guard house as well as instant alerts to residents and emergency services



#### A Watchful Eye

PTZ (Pan-Tilt-Zoom) IP Camera with Audio & Video function to monitor your children and pets anytime



#### Anytime, Anywhere

Use your smart device to check if you have securely locked your door

## SMARTER HEALTH



### Smart Integrated Dishwasher<sup>#</sup>

- Ultrasonic fruit and vegetable cleaning removes up to 99.99% of chemicals
- High temperature washing & sterilization of soiled dishes
- Water saving, time saving and energy saving



#### Water Purifier<sup>#</sup>

Enjoy crystal clear purified alkaline water for better health

## SMARTER EFFICIENCY



### Smart Aircon and Eco Water Heater\*

- 5 ticks energy efficiency aircon system Heat Recovery System (Utilisation of waste heat from aircon condensing unit) to heat up the water tank for your shower
- Save up to 35% on electricity bills
- Cleaner air with PM2.5 dust collection filter



#### Pre-cooling Mode

Set your preferred room temperature even before you arrive back home

## SMARTER COMMUNITY



#### We Organize, You Party

Make every celebration a success by selecting from our list of party and event planners



#### Your Food, Your Way

Choose your favourite dishes from a list of caterers, pay for them and have it delivered to you all through the app



#### Learn New Skills

Learn to swim, take a cooking class or pick up a new hobby from certified instructors



#### Keep Fit, Stay Active

Take your pick from Zumba, Yoga, Pilates or dance classes for a healthier lifestyle



#### Hassle Free, Home Help

From house cleaning and choked pipes to aircon maintenance, choose from a curated list of services at your fingertips



#### 24/7 Facility Booking

Select and book your preferred facility whenever, wherever



#### Unlimited Privileges

Exclusive deals and promotions

## SMARTER LIVING



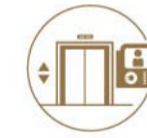
#### Payment Made Easy

Pay your maintenance fees through the app



#### Virtual Doorman

Lock and unlock your doors remotely



#### Face-To-Face Greetings

Welcome your guests through the lift lobby's video intercom system



#### Wash Bay

Narrowband-Internet of Things (NB-IoT) enabled sensors allow real-time checks on availability of the car wash bays



#### Voice Control

Control your appliances at home with voice commands including your entertainment systems, aircon, curtains and lightings



#### Parcel Station

Securely receive your parcels even when you are away and conveniently retrieve them by scanning your QR code



#### VIP Access

Give your guests the VIP treatment. With one click of the app, the guards will be informed instantly of your guests' arrival, making visits from friends and relatives hassle-free and easy

## SMARTER CARE



#### Sleep Smart

With the smart sleep sensor, ensure a better health regimen by monitoring and analysing your sleep patterns (optional)



#### Simple Control

Customized SMART Control Panel that allows easier access for elderly with simpler interface



#### In The Pink Of Health

Health monitoring service for residents



#### Tender Loving Care

Engage childcare, medical and caregiver services in the comfort of your home

\* Applicable to master bedroom only.  
# Applicable to selected unit types only.



## Gold Standard

For the first time in Singapore, be rewarded for a life well lived. From technologically advanced living comforts to nutritional needs, health and social wellness, the golden standard of living is now all within reach.



## GOLDEN TOUCH\*

Gather your neighbours and join the regular health screening sessions and wellness seminars held within JadeScape to learn more about healthy living. Stay in shape with certified fitness instructors who will also provide guidance on the use of strength training equipment to improve your mobility and balance. Personalized homecare services are also available on-demand through our online community platform.



## GOLDEN GOODNESS\*

Fill up on goodness with every bite from our wide variety of personalized catering services. Select from the nutritious menus, tailored to your dietary needs or drop by any of the in-house nutrition talks and cooking classes to start eating healthy on your own.

## GOLDEN LIFE

Return to an intelligent home that gives your life more convenience at every turn.



### SMART Sleep Sensor

Monitor, track and analyze your health with a user-friendly device that generates a comprehensive sleep analysis in real-time which can also be shared with loved ones overseas.

(optional)



### SMART Control Panel

Customized home control panel that allows quick and easy access to manage your home appliances.



### SMART IP Camera

The pan-tilt-zoom audio and video camera allows for real-time monitoring by your loved ones and two-way communication even when they are travelling overseas.

## GOLDEN COMMUNITY\*

Enrich and energise your life by surrounding yourself with like-minded, friendly and welcoming neighbours who share an interest and zest for life. Fill up your social calendar and discover a new passion or hobby from the arts and cultural classes, day tours, excursions and meaningful volunteer programs.







## About Qingjian Realty (South Pacific) Group Pte Ltd

Qingjian Realty (South Pacific) Group Pte Ltd (Qingjian Realty) is the Southeast Asian regional headquarters for Qingjian Group's real estate development arm. Qingjian Realty focuses on property development in the residential, commercial and industrial sectors.

The trusted developer constantly looks for new ways to provide well-designed and thought-out homes that complement the lifestyles of homeowners. In 2013, Qingjian Realty led the industry in flexible layout options with its innovative CoSpace™ concept. Qingjian Realty paved the way for smart living in Singapore with the launch of The Visionaire, Singapore's first executive condominium with smart homes, in 2016.

Qingjian Realty's commitment to providing quality homes in Singapore is widely recognised. Qingjian Realty has consistently received the BCI Asia Top Ten Award (2013, 2015 to 2018), and has amassed various awards from the Southeast Asia Property Awards, Asia Property Awards and FIABCI Singapore Property Awards. Qingjian Realty has also been conferred multiple BCA Green Mark Awards for its sustainability efforts.

### A Multi-Award Winning Developer



### Listening, Innovating & Growing with you:



A Residential Masterpiece By



While every reasonable care has been taken in preparing this brochure, specifications, constructing the sales models and sales gallery/showflat (the "Materials"), the Developer and its agents and their respective servants and contractors do not warrant the accuracy of any of the Materials and shall in no way be held responsible for any inaccuracies in their contents or between the Materials and the actual unit when built. The Developer shall not be bound by any statement, representation or promise (written or oral) by its agents and contractors. All statements and depictions are believed to be correct but are not to be regarded as statements or representations of fact. The Sale and Purchase Agreement shall form the entire agreement between the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to the signing of the Sale and Purchase Agreement. All information, specifications, layout plans, building plans, location of facilities, finishes and appliance selection and visuals are subject to any changes as may be required and approved by the Architect, Developer and/or by the relevant authority and may be changed without notice. The Materials are not intended to be contractual documents and shall not form part of any offer or contract. Visuals, renderings, illustrations, models, showflat displays and photography are artist's impressions only and none can be regarded as representation of fact. Floor areas are approximate measurements only and not to scale. It is subject to final survey. The property is subject to inspection by the relevant authorities to comply with current codes of practice.

All information, specifications, rendering, visual representations and plans are current at the time of publication and are subject to change as may be required by us and/or the competent authorities, and shall not form part of any offer or contract nor constitute any warranty by us and shall not be regarded as statements or representations of fact. All plans are subject to amendments as directed and/or approved by the building authorities. The Sale and Purchase Agreement shall form the entire agreement between us as the Developer and the Purchaser, and shall supersede all statements, representations or promises made prior to the signing of the Sale and Purchase Agreement and shall in no way be modified by any statements, representations or promises made by us or the Marketing Agent (s).

Special thanks to our sponsors, Space and P5, for their inspiring and timeless luxury furnishings.