PARKSUITES

SOHO LIVING BY THE PARK

Artist's impression. Design of Henry Park is subject to authorities' approval.

Artist's impression. Design of Henry Park is subject to authorities' approval.

Locale

- A sought-after address, District 10, Holland Grove Road
- In the tranquil neighbourhood of Mount Sinai
- Right in front of Henry Park Primary School, within 1km radius

Connectivity

- Integrated residential development with retail and F&B options
- Minutes' drive to Holland Village (3-min), Rochester Park (3-min), Sixth Avenue (4-min), Dempsey Hill (10-min), Singapore Botanic Gardens (10-min), Orchard Road (12-min) and Central Business District (14-min)

Space

- Extend living spaces vertically with sloping ceiling up to 5m floor-to-floor height for the living areas of dual-key units

At Parksuites, embrace a world where park living takes centre stage.

Information is accurate as at 14 February 2018
This does not form any part of a contract
Information is Subject to Change
For Internal Use Only

PARKSUITES

SOHO LIVING BY THE PARK

[Development Information]

Account Holder's Name	:	Kentish View Pte Ltd and Lucky Pinnacle Pte Ltd
Developer	:	Far East Organization
Address	:	18, 20, 22, 24, 26, 28 Holland Grove Road Tower 1 (Triplex): No. 28 Holland Grove Road 278805 Tower 2 (SOHO): No. 26 Holland Grove Road 278804 Tower 3 (SOHO): No. 22 Holland Grove Road 278802 Tower 4 (SOHO): No. 20 Holland Grove Road 278801 Tower 5 (SOHO): No. 18 Holland Grove Road 278800 *Retail units: No. 24 Holland Grove Road*
District	:	10
Tenure	:	110-year leasehold from 1 November 2017
Site Area	:	9,402.00 sq m | 101,203.13 sq ft
No. of Towers	:	5
No. of Storey	:	Tower 1 (Triplex): 4 Storeys Tower 2 – 5 (SOHO): 4 Storeys + Attic
No. of Residential Units	:	119
No. of Retail Units	:	18
No. of Lifts	:	<u>Residential Lifts</u>

Location / Usage	Qty	Type of Lifts	Lift Access
to Amenities	1	Passenger Lift	B1 – 2nd Storey
Tower 1	1	Passenger Lift	B2 – 3rd Storey
Tower 2	2	Passenger Lift	B2 – 4th Storey
Tower 3	2	Passenger Lift	B2 – 4th Storey
Tower 4	1	Passenger Lift	B2 – 4th Storey
Tower 5	1	Passenger Lift	B2 – 4th Storey
Tower 4	1	Service Lift	B2 – 1st Storey

<u>Common Lifts</u>

Usage	Qty	Lift Access
Lift Access to Bus Stop along Mount Sinai Drive	1	1st Storey – Road Level

<u>Commercial Lifts</u>

Type of Lifts	Qty	Lift Access
Passenger Lift	2	B2 – 1st Storey

At Parksuites, embrace a world where park living takes centre stage.

Information is accurate as at 14 February 2018
This does not form any part of a contract
Information is Subject to Change
For Internal Use Only

PARKSUITES

SOHO LIVING BY THE PARK

No. of Carpark Lots	:	200 (129 for Residential, 71 for Commercial) + 6 Handicap Basement 1 (Commercial Carpark): 71 Lots + 2 Handicap Lots + 1 Family Lot Basement 2 (Residential Carpark): 119 Lots + 4 Handicap Lots Tower 1 (Triplex Residential Carpark): 10 Private Lots for Triplex Units
Expected Vacant Possession Date	:	Q4 2022
Expected Date of Legal Completion	:	31 December 2026
Approximate Floor to floor Height	:	<u>SOHO Unit</u> 3.6m (Typical Storey) 4.8m (Attic) – Floor to top finish of sloping roof at highest point <u>Triplex Unit</u> Level 2: 4.0m Level 3: 3.4m Level 4: 6m – floor to top finish of sloping roof at highest point
Architect	:	DP Architects

Approved Use of the Unit: *The Unit is approved for use for residential purpose under the Planning Act. The purchaser may not use the Unit for any other purpose under permitted by the Competent Authority or authorised under the Planning Act. The Purchaser is authorised to use the Unit as a home-office for a small scale business only if the conditions for the change to home-office use as set out in the Planning (Development of Land Authorisation) Notification e.g. lodging the required registration form for the change in use with the Competent Authority, are complied with.*

[Unit Types and Sizes]

Bedroom Types	No. of Units (subject to change)	Approximate Floor Area (subject to change)		Share Value	Maintenance Fee ($6.40 per SV per mth) (subject to change)
		sq m	sq ft		
1	10	54, 55	581, 592	64	$409.60
1 + Study	28	58 – 64	624 – 689	64	
2	8	65 – 77	700 – 829	64	
2 + Study 2 + 2Bath	18 12	73 – 81	786 – 872	64	
2 (Dual Key)	22	102 – 114	1,098 – 1,227	64	
3 (Dual Key)	16	129 – 137	1,389 – 1,475	75	$480.00
4 (Triplex)	5	268, 285	2,885 – 3,068	107	$684.80

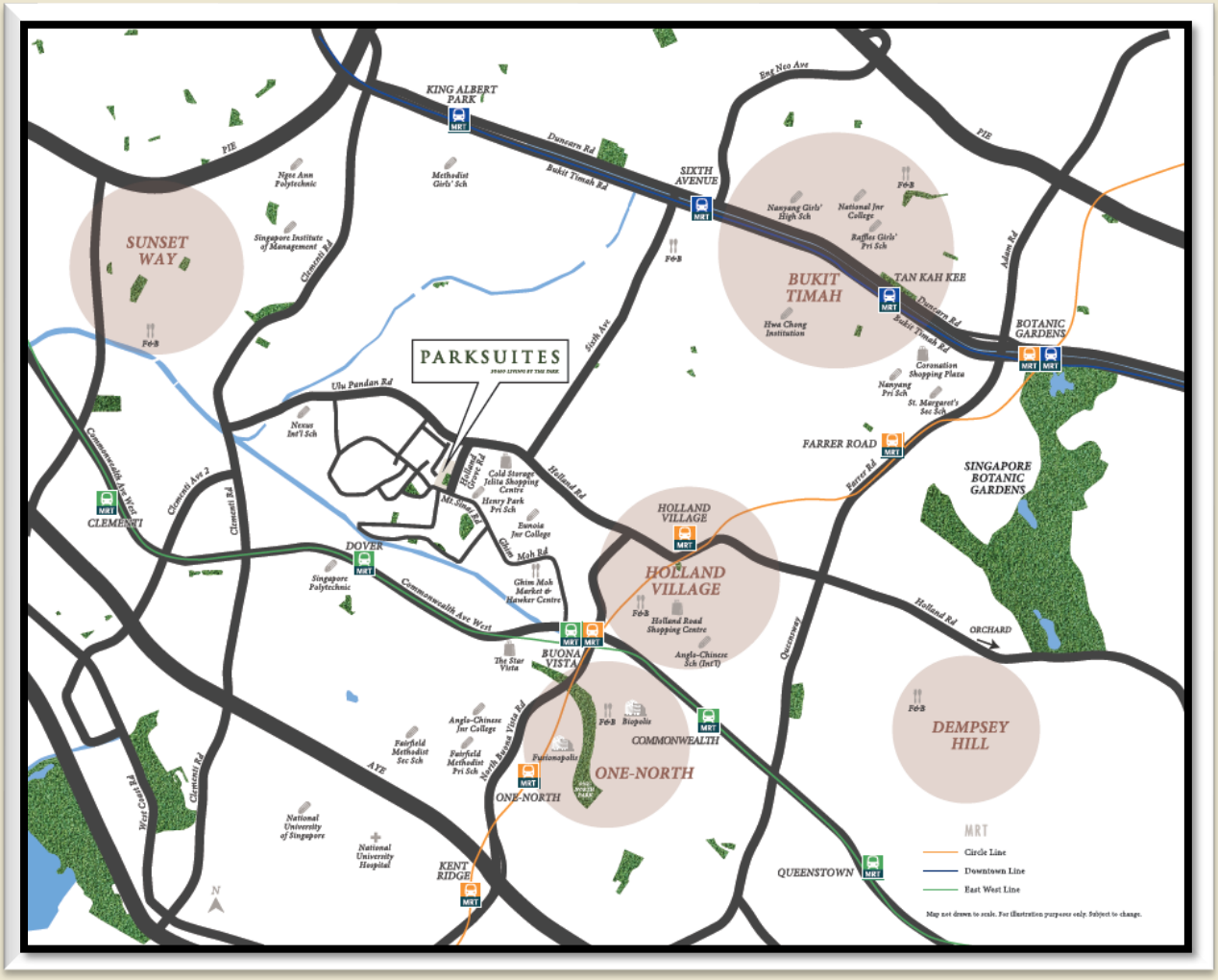
At Parksuites, embrace a world where park living takes centre stage.

Information is accurate as at 14 February 2018
This does not form any part of a contract
Information is Subject to Change
For Internal Use Only

PARKSUITES

SOHO LIVING BY THE PARK

[Location Map]



SCHOOLS	RECREATION	OFFICES
• 1-min walk to Henry Park Primary School • 8-min walk to Eunoia Junior College • 2-min drive to Nexus International School • 7-min drive to National University of Singapore	• 3-min drive to Holland Village • 3-min drive to Rochester Park • 4-min drive to Sixth Avenue • 10-min drive to Dempsey Hill • 10-min drive to Singapore Botanic Gardens • 12-min drive to Orchard Road	• 6-min drive to one-north • 12-min drive to Mapletree Business City • 14-min drive to Central Business District

At Parksuites, embrace a world where park living takes centre stage.

Information is accurate as at 14 February 2018
This does not form any part of a contract
Information is Subject to Change
For Internal Use Only