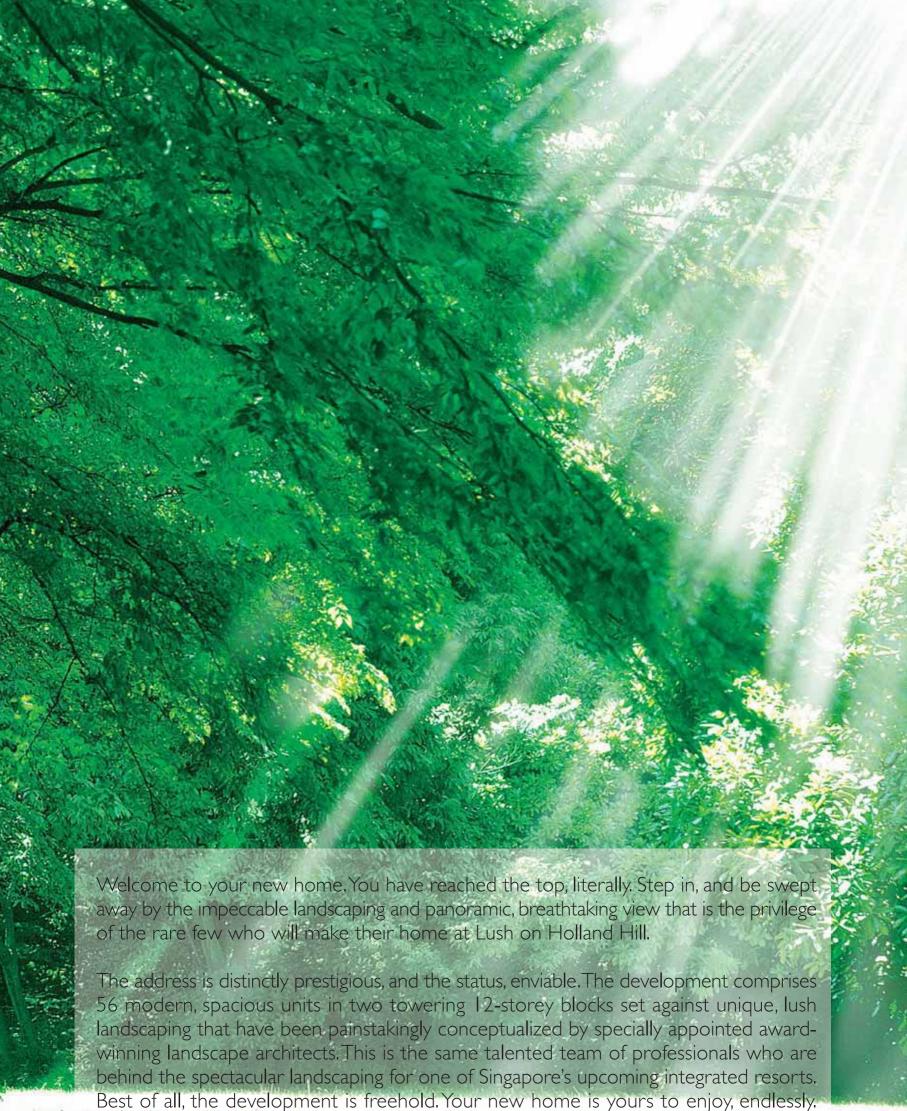
A prestigious project by:







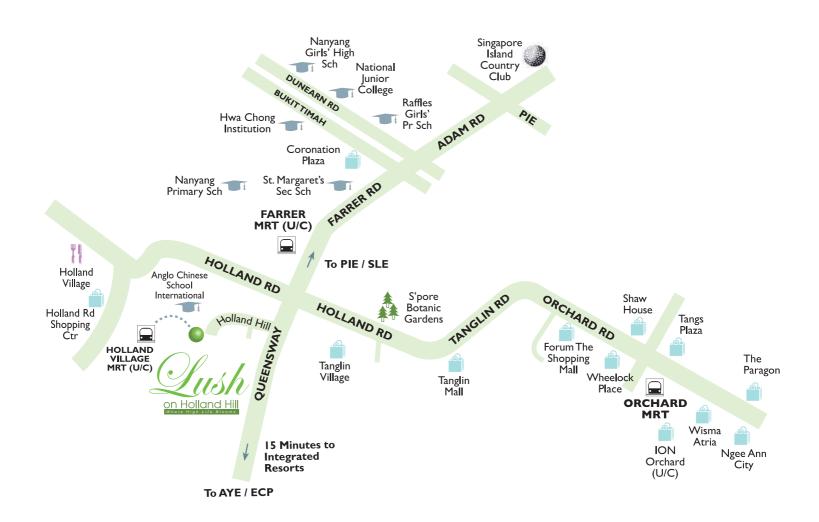


and the second s



Indulge in luxury, amidst soothing tranquility.

Luxury has found a new name, and it's one you'll be coming home to, every day. Lush on Holland Hill will never be just another place to live, but a private haven where you can give yourself up to an experience in tranquility and serenity. Lush greenery and refreshing nature is all around, the air is intoxicatingly fresh, and the pleasant surroundings are inviting for long, relaxing strolls. But when you're all ready for the hustle and bustle of Orchard Road, Holland Village and the City, you'll certainly be thankful for the convenient proximity.





A touch of Beauty, Everywhere.

As if the lure and natural beauty of the tranquil surroundings were not enough, our inspired landscape architects have paid painstaking attention to every single detail, and every inch of the development. Imagine a multi-tiered landscape design, where the element of water is cleverly used to connect cascading water gardens, formal tree avenues, rainwater harvesting pools and bubbly fountains, all set amidst luxuriant foliage and generous space.









Groove and Chill, Wine and Dine...

Lush on Holland Hill is where you seem a world away from the bustling city, but when it's time to hit downtown, you can rush to groove to the heartbeat of Orchard Road, a mere 5 minutes' drive away. Enjoy all that this iconic shopping belt can offer, but if that's not enough, the culinary temptations of Holland Village and the hip ambience of Tanglin Village are also just a short hop away. And when you need to wind down after all that excitement, drop by at nearby Singapore Botanic Gardens where both body and soul can enjoy a time-out from the world outside.







Urban Convenience, Right Next Door.

With the Circle Line a mere 5 minutes walk away and anterior roads connecting your home to major expressways, commuting to other parts of the island will never be faster, or easier.

In close proximity are a slew of top educational institutions such as Nanyang Primary School and Raffles Girls' Primary School. And with the Singapore Island Country Club just a swing away, you'd better start working on your handicap, right away!







Enjoy the Great Outdoors, and Indoors.

After a hard day's work, there's nothing to beat a soaking in the luxury of an infinity edge pool, or a quiet walk in the sky garden. If fitness is your craze, feel free to work out in the unique open-air gym. And if you're looking for a spot where you can have fun for all in the family, swing right up to the tree house! You simply won't run out of things to do here, and best of all, you can do it your way!







Heaven is a Place on Earth.

Open your doors, and step inside your personal living space. Your first delightful surprise will be the generous, luxurious space. Natural light wells in, brightening up each and every room, all made distinctive with eclectic designs. Every room is designed to be a testament to classy, contemporary living that bears the stamp of discerning taste. You will also be pleased that every unit comes complete with exclusive designer fittings that reel with extravagance.

The high ceiling inspires visions of grandeur, and the balcony with ample space will allow you to enjoy the breathtaking sights, at your leisure. A choice of 2, 3 or 4 bedrooms and penthouses offers you, and your family, a perfect fit for your preferred lifestyle.

Don't just find another home. Find one to fall in love with, for a lifetime. Only at Lush on Holland Hill.







01 Entrance

02 Security Post

03 Bin Centre

04 Water Feature

05 Sub Station

Ramp to Basement O6 Carpark

Communal Landscape
Areas

Cascade Water
OS Garden Pond

09 Pool Deck

10 Lap Pool

II Viewing Gallery

12 Lounge Deck

13 Family Jacuzzi

14 Leisure Pool

15 Kid's Pool



Unit Distribution Chart

LEVEL	UN	ITS]	UNITS						
LLVLL	01	02		03	04	05	06			
12	PHI	PH2		PH4	PH5		PH3			
Ш	AI	A2		B2	С	В3	ВІ			
10	AI	A2		B2	С	В3	ВІ			
09	AI	A2		B2	С	В3	ВІ			
08	AI	A2		B2	С	В3	ВІ			
07	AI	A2		B2	С	В3	ВІ			
06	AI	A2		B2	С	В3	ВІ			
05	AI	A2		B2	С	В3	ВІ			
04	AI	A2		B2	С	В3	ВІ			
03	SKY GA	ARDEN	SKY GARDEN							
02					С	В3	ВІ			
01										

PHI

PH2 PH3

PH4

PH5

4-Bedroom

4-Bedroom

3-Bedroom

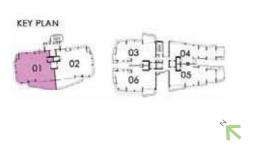
3-Bedroom

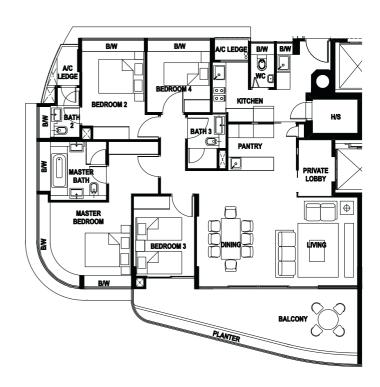
2-Bedroom

Type A I

House No #04 - 01 to #11 - 01

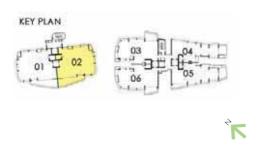
Unit Size: 172m² (1851 ft²)

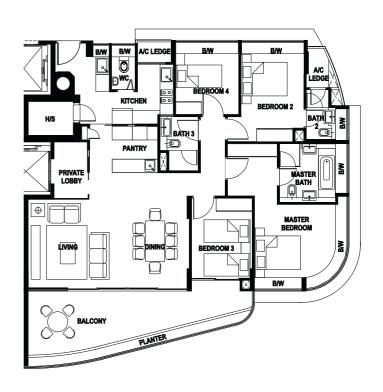




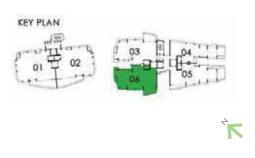
Type A2

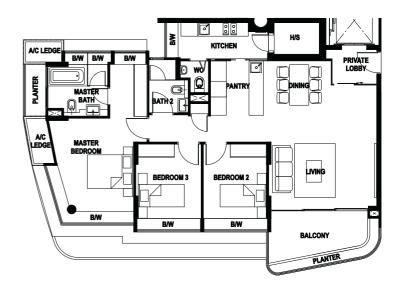
House No #04 - 02 to #11 - 02 Unit Size: 172m² (1851 ft²)





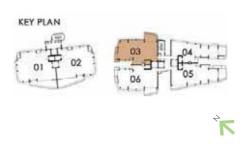
Type B1 House No #02 - 06, #04 - 06 to #11 - 06 Unit Size: 137m² (1475 ft²)

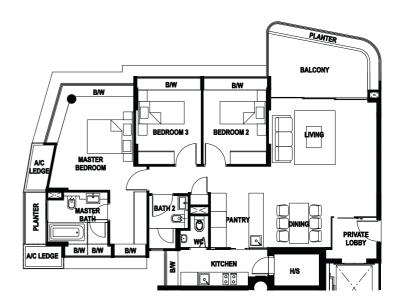




Type B2

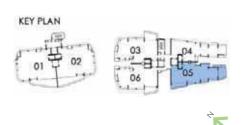
House No #04 - 03 to #11 - 03 Unit Size: 140m² (1507 ft²)

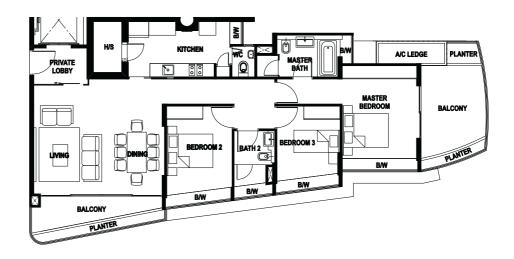




Type B3

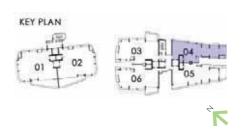
House No #02 - 05, #04 - 05 to #11 - 05
Unit Size: 145m² (1561 ft²)

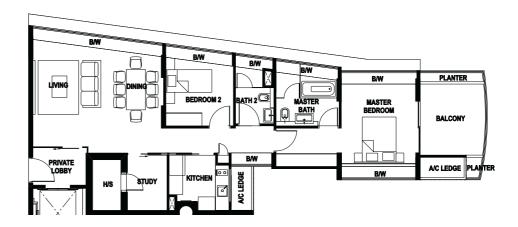




2-BEDROOM

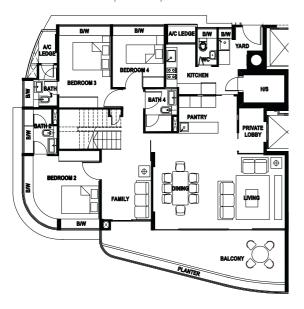
Type C House No #02 - 04, #04 - 04 to #11 - 04 Unit Size: | 19m² (1281 ft²)



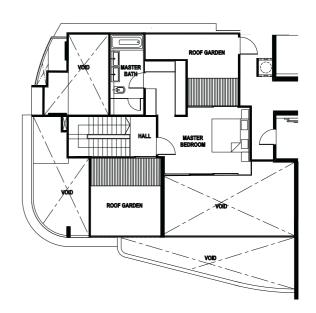


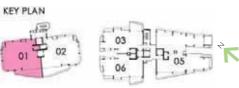
Type PHI Lower Level

House No #12 - 01 Unit Size: 324m² (3488 ft²)



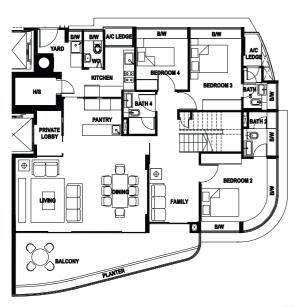
Type PHI Upper Level



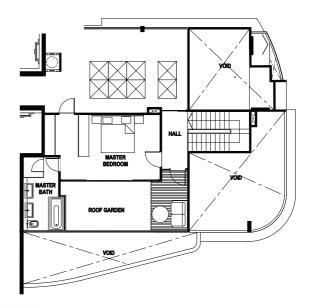


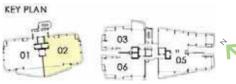
Type PH2 Lower Level

House No #12 - 02 Unit Size: 299m² (3218 ft²)



Type PH2 Upper Level



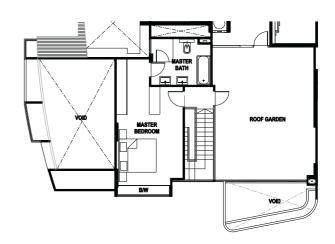


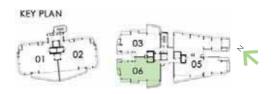
PENTHOUSE

GAGGENAU LAUFEN honsgrohe

Type PH3 Lower Level House No #12 - 06 Unit Size: 256m² (2756 ft²)

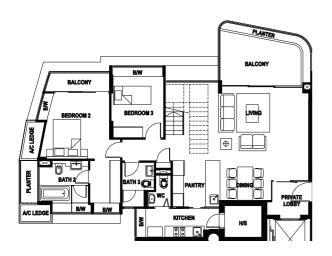
Type PH3 Upper Level



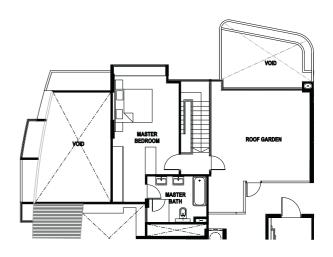


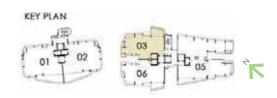
Type PH4 Lower Level

House No #12 - 03 Unit Size: 249m² (2680 ft²)

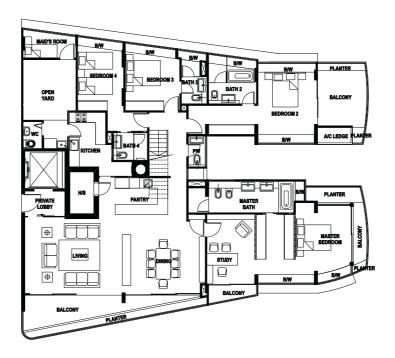


Type PH4 Upper Level

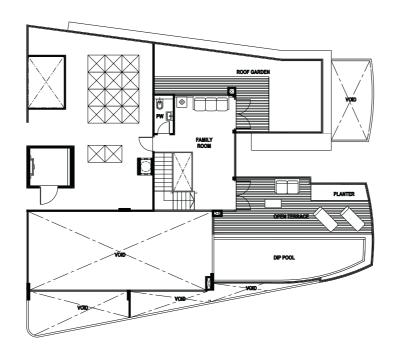




Type PH5 Lower Level House No #12-05 Unit Size: 478m² (5145 ft²)



Type PH5 Upper Level





Specifications

Foundation

Reinforced concrete raft and/or bored piles and/or footings

Reinforced concrete structures

Walls

External Wall

Brick and/or concrete and/or aluminium screen

B. Internal Wall

Brick and/or concrete and/or dry wall and/or glass panel

Reinforced concrete flat roof with waterproofing and insulation and/or insulated metal roof

Ceiling

- Gypsum fibrous plasterboard with paint finish to private lobby, living room, dining room, family room, pantry, kitchen, master bedroom and corridor to bedrooms
- B. Gypsum fibrous plasterboard box-up to designated areas of bedrooms.
- C. Water resistant plasterboard with paint finish to bathrooms, balcony, kitchen and yard
- D. Skim coat with emulsion paint to other areas

- i) Marble tiles to master bathroom and powder room. Homogeneous and/or ceramic tiles to bathrooms 2, 3 and 4 and WC Tempered glass and/or plaster and paint to pantry
- iv) Ceramic tiles and/or plaster and paint to kitcher
- Glass mosaic tiles to dip pool
- vi) Plaster and/or skim coat with emulsion paint to other areas

Note: No tiles/stone finishes are provided behind and below kitchen cabinet, bathtub and mirror where applicable. All wall finishes shall be terminated at false ceiling level

- Floor
 Marble tiles to private lobby, living, dining, pantry, corridor to bedrooms.
 Homogeneous tiles to bathrooms 2, 3, 4, WC, kitchen, yard, household shelter and
- iii) Timber strips to bedrooms, hall (unit type PH I & PH2 attic), family room (unit type PH5 attic)
 Timber plank to internal stair threads
- v) Timber decking to balcony and open terrace vi) Glass mosaic tiles to dip pool

Aluminium framed windows with tinted glass

Doors

8.

A. <u>External</u>

- Fire-rated timber door to main entrance lobby
 Aluminium framed tinted glass doors to balcony and roof garden/ open terrace
- iii) Selected good quality lockset and ironmongery to all doors

- Internal
 i) Timber flush doors to bedrooms and bathrooms
 ii) Glass door to kitchen and study
- iii) Glass door to private lobby
 iv) Aluminium bi-fold door to WC

- vi) Selected good quality lockset and ironmongery to all doors

Sanitary Fittings

Selected quality sanitary fixtures and fittings to bathrooms, WC and powder room. Hot and cold water mixer to bathrooms and kitchen/ pantry. Refer to Annex A for details.

Concealed electrical wiring in conduits below false ceiling level. Electrical wiring above false ceiling and electrical closet shall be in exposed conduits or trunking. Refer to Electrical

11. TV/FM/Telephone Refer to Electrical Schedule for details

12. Lightning Protection

compliance with Singapore Standard CP33:1996

13. Painting

External Wall
Textured paint coating to exposed wall surfaces

B. Internal Wall Emulsion paint to exposed plastered wall surfaces.

Waterproofing to floors of bathroom, powder room, WC, kitchen, yard, planter, balcony, open roof terrace and dip pool.

15. Driveway and Carpark

Granite pavers to entrance driveway Coloured coating system to basement carpark

16. Recreation Facilities

- A. Lap pool
 B. Leisure pool
 C. Kid's pool
 D. Family Jacuzzi
- E. Outdoor exen F. Kid's play area
- G. Landscape areas H. BBQ area

17. Additional Items

Pantry
Quality kitchen cabinets with granite worktop, sink, branded built-in microwave oven.

Quality kitchen cabinets with granite worktop, cooker hood, cooker hob and sink with cold and hot water mixer.

<u>Air Conditioning</u>
Ducted split unit air-conditioning to living and dining rooms and master bedroom. Split unit air-conditioning system to other bedrooms and study

Town Gas Town Gas supply to cooker hob

Wardrobes
Wardrobes to all bedrooms

Electric Storage Water Heater Hot water supply to bathrooms, kitchen and powder room

- Security
 i) Audio intercom provided to each unit for communication with Basement and 1st
- Storey lift lobbies

 ii) Access card system at for the private lifts.

 iii) Vehicular barrier system

Annex A - Sanitary Fittings Schedule

Туре	Room	WB	WC	ВТ	BD	SE	SM	PR	HT	RH	HS	KS	PS
AI,A2	Master Bath	2	1	- 1	-	I	-	- 1	2	2	-	-	-
	Bath 2	1	1	-	-	-	1	1	1	2	-	-	-
	Bath 3	I	I	-	-	-	I	I	I	2	-	-	-
	WC	1	1	-	-	-	-	1	1	- 1	I	-	-
	Kitchen	-	-	-	-	-	-	-	-	-	-	1	-
	Pantry	-	-	-	-	-	-	-	-	-	-	-	1
BI,B2	Master Bath	1	1	- 1	-	- 1	-	1	1	2	-	-	-
	Bath 2	I	1	-	-	-	1	1	1	2	-	-	-
	WC	1	1	-	-	-	-	1	1	1		-	-
	Kitchen	-	-	-	-	-	-	-	-	-	-	1	-
	Pantry	-	-	-	-	-	-	-	-	-	-	-	- 1
B3	Master Bath	1	1	- 1	-	I		1	1	2	-	-	-
	Bath 2	1	1	-	-		1	1	1	2	-	-	-
	WC	1	1	-	-			1	1	- 1	- 1	-	-
	Kitchen	-	-	-	-	-	-	-	-	-	-	1	-
С	Master Bath	1	1	T	-	I	-	1	1	2	-	-	-
	Bath 2	I	T	-	-	-	I	T	T	2	-	-	-
	Kitchen	-	-	-	-	-	-	-	-	-	-	1	-
PHI,PH2	Master Bath	2	T	1	-	I	-	1	T	2	-	-	-
	Bath 2	I	T	-	-	T	-	T	T	2	-	-	-
	Bath 3	T	1	-	-	T	-	1	1	2	-	-	-
	Bath 4	T	T	-	-	T	-	T	T	2	-	-	-
	WC	I	T	-	-	-	-	T	T	T	I	-	-
	Kitchen	-	-	-	-	-	-	-	-	-	-	1	-
	Pantry	-	-	-	-	-	-	-	-	-	-	-	- 1
PH3,PH4	Master Bath	2	T	T	-	I	-	1	T	2	-	-	-
	Bath 2	1	1	1	-	1	-	1	1	2	-	-	-
	Bath 3	T	T	-	-	T	-	1	1	2	-	-	-
	WC	T	T	-	-	-	-	1	1	1		-	-
	Kitchen	-	-	-	-	-	-	-	-	-	-		-
	Pantry	-	-	-	-	-	-	-	-	-	-	-	
PH5	Master Bath	2	1	1	1	1	1	1	2	2	-	-	-
	Powder Room			-	-	-	-			-	-	-	-
	Powder Room 2	T T	Ť	-	-	-	-	Ť	Ť	-	-	-	-
	Bath 2	i	i		-		1	Ť	i	2	-	-	-
	Bath 3	i i	Ť	-	-	Ť	i	Ť	Ť	2	-	-	-
	Bath 4	ΙĖ	Η	-	-	Η	i	ΗĖ	Η	2	-	-	-
	WC	ΗĖ	ΗĖ	-	-	-	-	ΗĖ	ΗĖ	Ť		-	-
	Kitchen	-	-	-	-	-	-	-	-	-	-		-
	Pantry	-	-	-			-	-	-	-		-	T

Water closet

SM

Kitchen sink with mixer

Electrical Schedule

Provision / Unit Type	ΑI	A2	ВΙ	B2	В3	С	PHI	PH2	PH3	PH4	PH5
Lighting Point	18	18	15	15	16	13	22	23	20	20	35
Power Point (13A)	28	28	24	24	24	20	30	30	23	23	35
Cable TV Point	6	6	5	5	5	5	7	7	5	5	8
Washing Machine Splash-proof Point	1	1	- 1	- 1	- 1	- 1	1	1	1	- 1	- 1
Kitchen Hood Point	1	1	- 1	- 1	- 1	- 1	1	1	1	- 1	- 1
Cooker Hob Point	1	1	- 1	- 1	- 1	- 1	1	1	1	- 1	- 1
Oven Point (20A)	1	1	- 1	- 1	- 1	- 1	1	1	1	- 1	- 1
Telephone Point	6	6	5	5	5	5	7	7	5	5	8
Bell Point	- 1	- 1	- 1	- 1	- 1	- 1	- 1	- 1	- 1	- 1	- 1

Time and space wait for no man. Let your life bloom on Holland Hill. At Lush on Holland Hill.

Call (65) 6479 9326 / 6836 6888 for bookings today.

http://www.lushonhollandhill.com.sg

SOLE MARKETING AGENT:



The development is designed in accordance with BCA Green Mark for Environmentally Sustainable Design.

Developer: SP Holland Hill Private Limited • Developer's Licence No: C0358 • Tenure of Land: Freehold • Lot Nos: Lot(s) 2455P and 2457A MK 02 at Holland Hill • Expected Date of Vacant Possession: 31 Dec 2012 • Expected Date of Legal Completion: 31 Dec 2015 • Building Plan Approval No: A0799-00957-2007-BP01 dated 4 Feb 2008 and A0799-00957-2007-BP02 dated 7 July 2008.

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