

# Der Vois Private

LUXURY  
HOMES



JERVOIS PRIVÉ  
a homage to heritage



## Old-World Charm of Tanglin

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Inspired by the nutmeg estates that spread through Tanglin and River Valley during the colonial days of Singapore, Jervois Privé pays homage to the rich history of the area: an aristocratic enclave with an enchanting mix of eastern and western architectural influences, where Chinese and British businessmen once built luxurious houses next to these plantations. Jervois Privé is a modern interpretation of the classical Black and White bungalow.

Its architecture is an embodiment of old-world charm and colonial-era elegance, made unique with the architectural integration of tropical Brutalism - where materiality and texture meet form and function.







## An Intimate Urban Lifestyle

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Nestled amidst Good Class Bungalows and international embassies, Jervois Privé is a rare gem in property combining heritage, serenity, and modern accessibility.

Experience both the urban metropolis and rustic charm of old estate:  
Located on Jervois Road in District 10 Tanglin, one end of the lane leads to Tanglin Mall and Orchard, the other to an enticement of restaurants and cafés around River Valley. Jervois Privé sits on the cusp of the city centre, within an intimate enclave of luxury homes, afforded with privacy and greenery. It is the perfect refuge for the modern urbanite who thrives in the vibrancy of the city, while valuing the serenity of a private home.







JERVOIS PRIVÉ  
heart of connectivity

## The Heart of Connectivity

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Set amidst lush greenery tucked away from the main road, Jervois Privé offers an unrivalled locality that is both intimate yet distinguished.

It sits comfortably on the fringes of various prominent districts, including Orchard, River Valley, and Marina Bay. With RedHill MRT just a 10 minute walk away, there is easy access to any of these districts by train, car, or the park connector.





## TANGLIN

Belted by a row of embassies and home to the Singapore Botanic Gardens, Tanglin is an idyllic district shrouded in old-world charm. It is also the only place to find the largest conservation of unique Black and White Bungalows.







## ORCHARD

One of the most acclaimed shopping districts regionally, Orchard is belted by an enchanting assembly of luxury malls and conceptual retail experiences.

## RIVER VALLEY & THE SINGAPORE RIVER

River Valley is a prime residential district through which the Singapore River runs, flowing through to Clarke Quay, Robertson Quay, Boat Quay, and Marina Bay. It also hosts a variety of boutique malls and establishments for the cosmopolitan home-owner.





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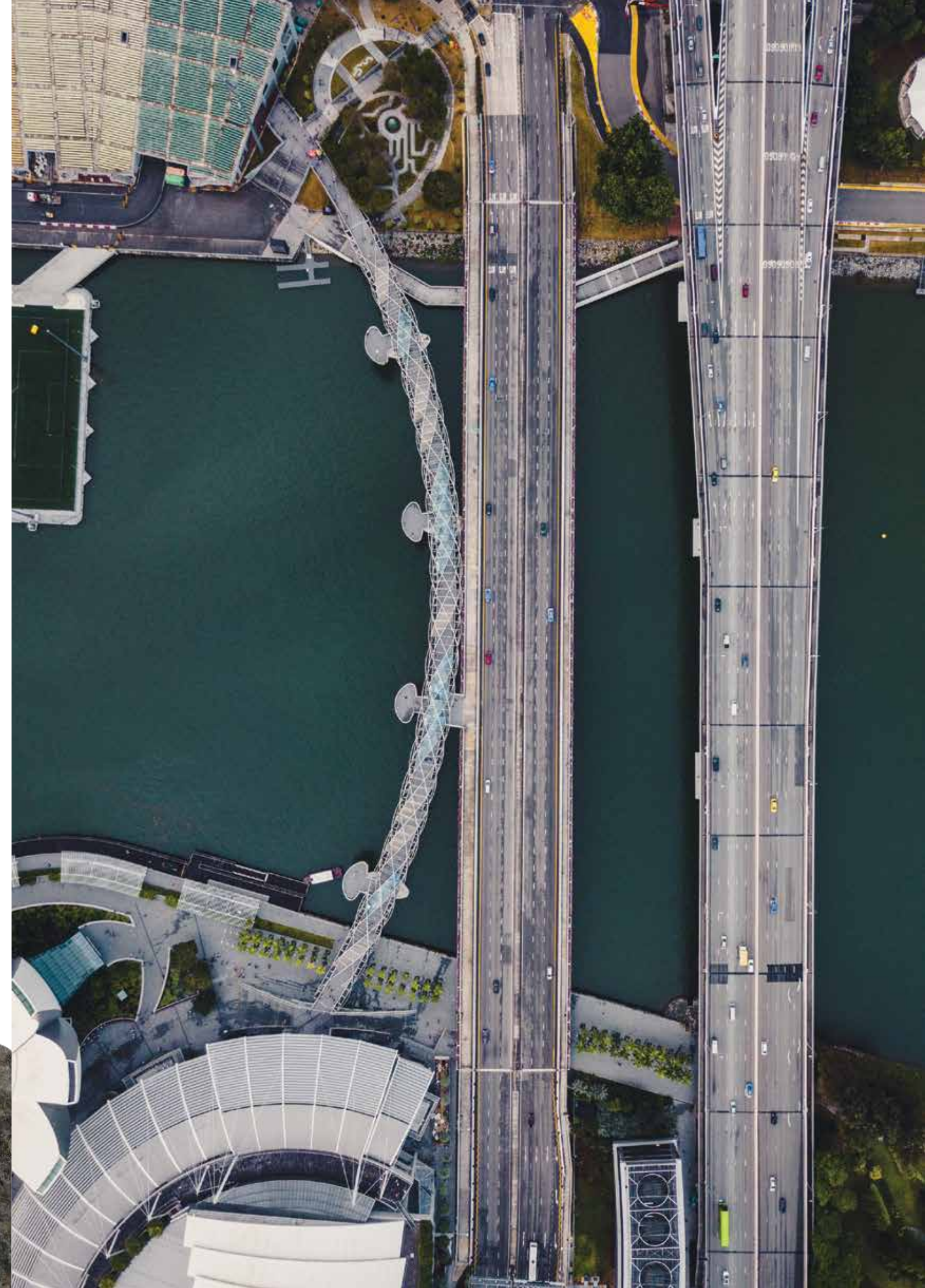


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heart of connectivity



## MARINA BAY

The financial heartbeat of Singapore, and a haven for numerous distinguished financial institutions, international headquarters, and establishments. Home to the illustrious Marina Bay Sands, just a step away is the Central Business District.







JeR Vois Privé



RETAIL

- 1 HOLLAND ROAD SHOPPING CENTRE
- 2 IKEA ALEXANDRA
- 3 VALLEYPOINT
- 4 GREAT WORLD CITY
- 5 TANGLIN MALL
- 6 WHEELLOCK PLACE
- 7 SHAW HOUSE (LIDO)
- 8 ION ORCHARD
- 9 PARAGON SHOPPING CENTRE
- 10 NGEE ANN CITY
- 11 THE HEEREN
- 12 MANDARIN GALLERY
- 13 THE CENTREPOINT (METRO)
- 14 ORCHARD CENTRAL
- 15 BUGIS JUNCTION
- 16 SUNTEC CITY
- 17 MARINA BAY SANDS



EMBASSY

- 18 HIGH COMMISSION OF MALAYSIA
- 19 BRUNEI HIGH COMMISSION
- 20 EMBASSY OF INDONESIA
- 21 EMBASSY OF CHINA
- 22 BRITISH HIGH COMMISSION
- 23 AUSTRALIAN HIGH COMMISSION
- 24 UNITED STATES EMBASSY
- 25 EMBASSY OF MYANMAR
- 26 EMBASSY OF THE PHILIPPINES
- 27 EMBASSY OF JAPAN
- 28 THE ISTANA



EDUCATION

- 29 CRESCENT GIRLS' SCHOOL
- 30 ALEXANDRA PRIMARY SCHOOL
- 31 RIVER VALLEY PRIMARY SCHOOL



FOOD & BEVERAGE

- 32 DEMPSEY HILL
- 33 CHIP BEE GARDENS
- 34 LORONG MAMBONG (HOLLAND VILLAGE)
- 35 HOLLAND DRIVE
- 36 PORTSDOWN ROAD
- 37 BRICKWORKS MARKET
- 38 REDHILL FOOD CENTRE
- 39 YONG SIAK STREET
- 40 TIONG BAHRU MARKET
- 41 THE QUAYSIDE
- 42 SINGAPORE RIVER
- 43 TANJONG PAGAR
- 44 CHINATOWN FOOD STREET
- 45 TELOK AYER
- 46 CHIJMES



ESTATES

- 47 CHATSWORTH PARK (GOOD CLASS BUNGALOWS)
- 48 TIONG BAHRU HERITAGE SITES



ARTS & CULTURE

- 49 NATIONAL MUSEUM OF SINGAPORE
- 50 SINGAPORE ART MUSEUM
- 51 CAPITOL THEATRE
- 52 NATIONAL GALLERY SINGAPORE
- 53 THE ESPLANADE
- 54 SINGAPORE ARTSCIENCE MUSEUM



BUSINESS

- 55 THE METROPOLIS
- 56 BIOPOLIS
- 57 FUSIONPOLIS
- 58 SUNTEC SINGAPORE
- 59 UOB PLAZA
- 60 RAFFLES PLACE (CENTRAL BUSINESS DISTRICT)
- 61 CAPITAL TOWER
- 62 TANJONG PAGAR CENTRE
- 63 MARINA BAY FINANCIAL CENTRE



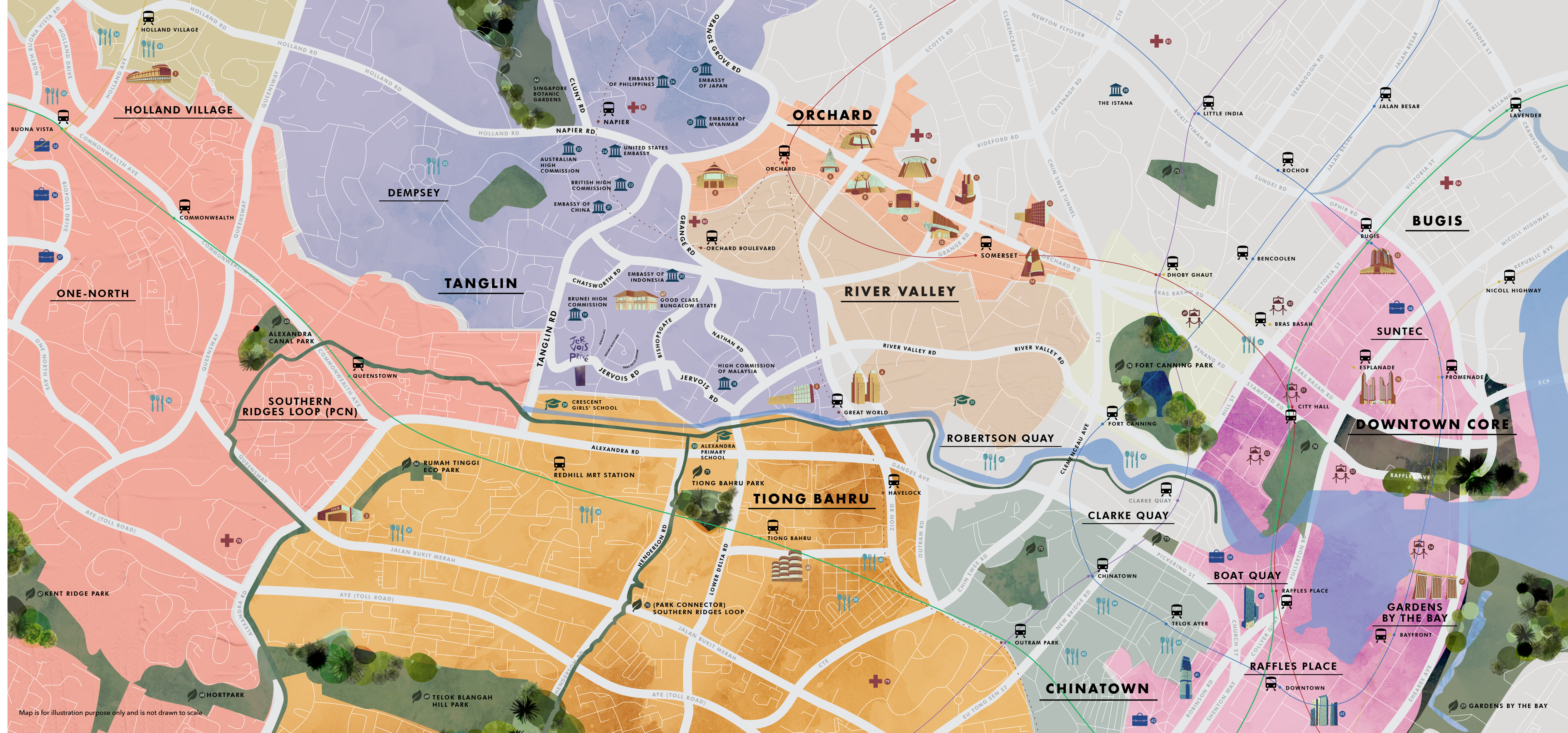
PARKS AND RECREATION

- 64 SINGAPORE BOTANIC GARDENS
- 65 ALEXANDRA CANAL PARK
- 66 RUMAH TINGGI ECO PARK
- 67 KENT RIDGE PARK
- 68 HORTPARK
- 69 TELOK BLANGAH HILL PARK
- 70 SOUTHERN RIDGES LOOP (PCN)
- 71 TIONG BAHRU PARK
- 72 PEARL'S HILL CITY PARK
- 73 HONG LIM PARK
- 74 FORT CANNING PARK
- 75 MOUNT EMILY PARK
- 76 ESPLANADE PARK/EMPRESS LAWN
- 77 GARDENS BY THE BAY



HOSPITALS

- 78 ALEXANDRA HOSPITAL
- 79 SINGAPORE GENERAL HOSPITAL
- 80 CAMDEN MEDICAL CENTRE
- 81 GLENEAGLES HOSPITAL
- 82 MOUNT ELIZABETH HOSPITAL
- 83 KK HOSPITAL
- 84 RAFFLES HOSPITAL



Map is for illustration purpose only and is not drawn to scale





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heart of connectivity

## MUSEUM

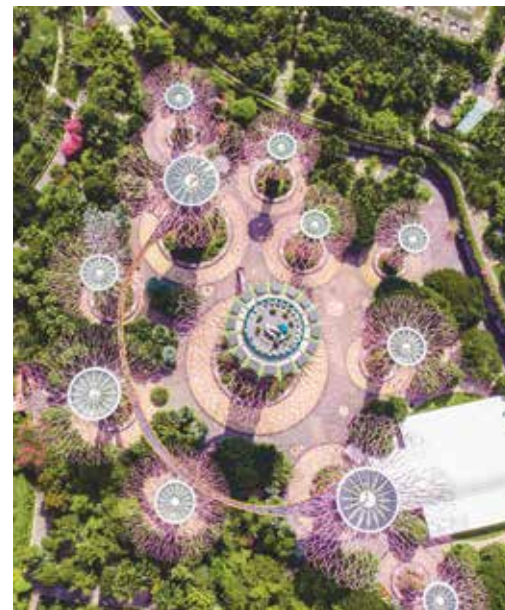
The Museum District is a vibrant hub boasting an exceptional collection of arts and cultural institutions, and housing some of the most treasured National Heritage Sites. It is adorned with rows of eclectic cafés and eateries, and a spectacular array of recreational activities for the cultural connoisseur.



JERVOIS PRIVÉ  
heart of connectivity







## Prime Amenities in an Exclusive Estate

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A host of exquisite goods and premium services support  
a holistic lifestyle fitting for the contemporary tastemaker.  
This pristine garden sanctuary borders a fine curation of Arts,  
Gastronomical, Retail, and Recreation services,  
all within reach.







JERVOIS PRIVÉ  
a prime neighbourhood

## CONVENIENCE

A host of fresh options await you with renowned markets at Tanglin Mall, Great World City, Valley Point, and Tiong Bahru Market.







## GASTRONOMY

Around the fringes of the estate, Tanglin and Dempsey play host to world-class dining experiences. Get your fill of hawker excellence with Zion Riverside Food Centre, while a stone's throw away Tiong Bahru tantalises the senses of gourmands. Exclusive restaurants lie on Robertson Walk and Mohammed Sultan. Close by, a host of upbeat bars and cafés lie along Holland Village, for a vibrant dining experience.





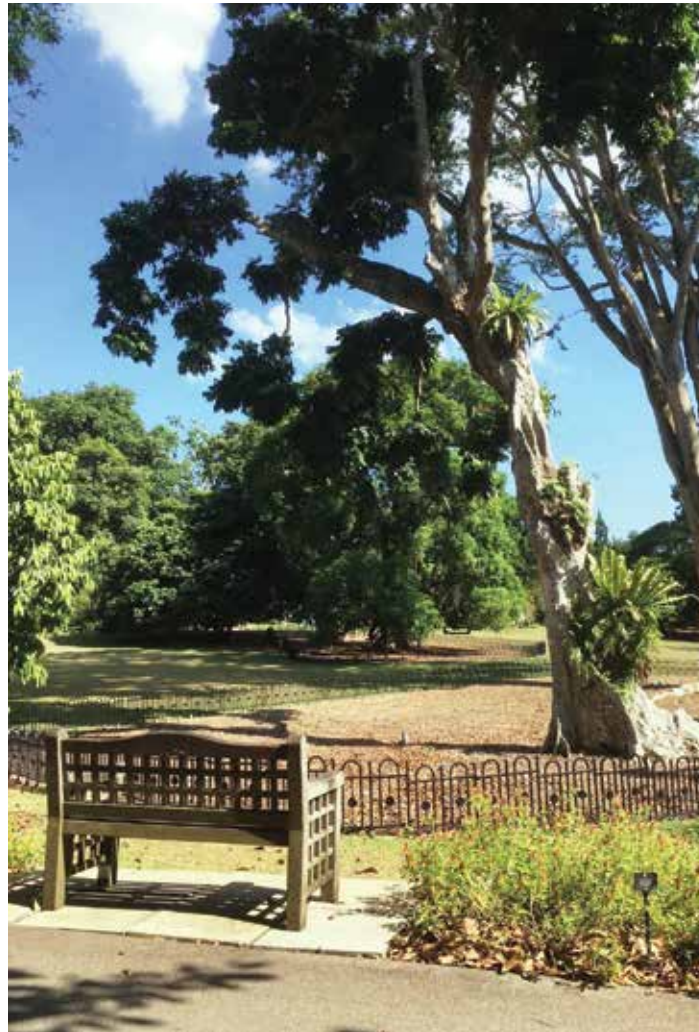


## NIGHTLIFE

For the free-spirited, Jervois Privé is not far from an exotic concoction of conceptual bars and evening establishments around the Orchard, River Valley, and Downtown Districts.







## PARKS

Complimentary to the luscious flora of Jervois Privé are neighbouring green spaces perfect for a relaxing retreat. Recline on the lush lawns of the Singapore Botanic Gardens, or take a hike into Fort Canning Park - a graceful ode to the rich history of the district. Within these spaces a Park Connector leads the way to Gardens by the Bay and the Southern Ridges.



## PARK CONNECTOR

An extensive park connector skirts the corners of Jervois Privé, leading a new path along the Singapore River flowing through the heart of the city. For the urbane and adventurous, the connector leads a serene path into the city centre, finding Marina Bay at the end of the line.







## SCHOOLS

Jervois Privé knows some of Singapore's most distinguished educational institutes. Nearby, River Valley Primary School, Alexandra Primary School, Crescent Girls' School, and Chatsworth International School offer unique and outstanding education across ages.





## ARTS & CULTURE

Located in a prime district, Jervois Privé is just a short drive from some of the nation's proudest cultural institutions. Stay close to the Museum belt to enjoy the finest curation of Arts and Cultural experiences, and revel in world-class theatrical performances at the Esplanade and Victoria Theatre.

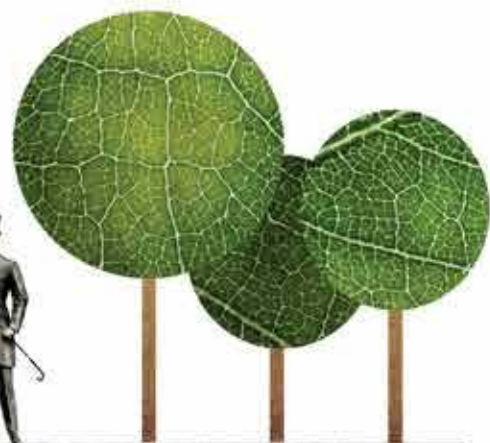
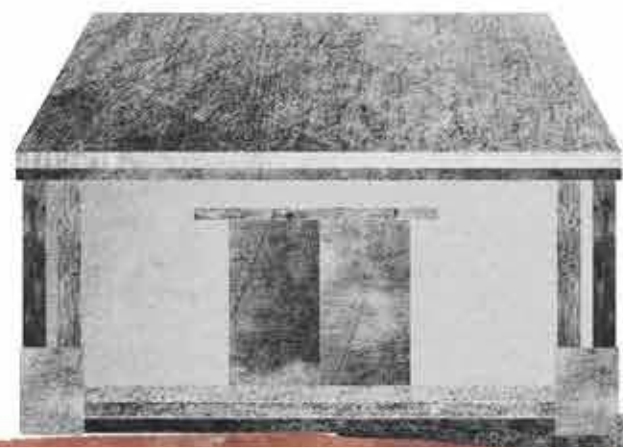




A green oasis

for the finer things.

Inherit timeless elegance







## Room For Thought

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Jervois Privé is a green haven gilded with alluring flora. Exotic spices and verdure meet with opulent water features to provide a space for serenity and contemplation. Spacious units are artfully designed to accommodate a busy metropolitan lifestyle, with ten exclusive apartment types that meet impeccable standards. This verdant sanctuary presents a holistic refuge from bustling city life, transforming from a vibrant sensorial playground by day, into a moonlit haven by night.



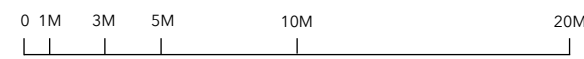




Artist's Impression



Site Plan (Ground)



LEGEND

- |               |                    |                     |
|---------------|--------------------|---------------------|
| 1 Guard House | 6 Bicycle Lots     | 11 Swing Garden     |
| 2 Side Gate   | 7 Drop Off         | 12 Palm Walk        |
| 3 Bin Point   | 8 Garden of Jewels | 13 Enchanted Garden |
| 4 Substation  | 9 Framed Garden    | 14 Genset           |
| 5 Lily Pond   | 10 Pavilion        |                     |









Artist's Impression

JERVOIS PRIVÉ  
features and amenities

## Luxurious Functionality

Jervois Privé comes completely furnished with modern interior fittings from internationally renowned luxury brands, marrying form and functionality with an eco-conscious ethic. These timeless interiors are the epitome of reliable craftsmanship made for the modern age.

Each bathroom is flourished with Duravit's signature porcelain bathroom fittings, for a personal relaxation experience in your own home.

These trusted designs have been in the market as top-notch interior products to grace the contemporary home. Award-winning brand Gaggenau furnishes every home's kitchen tops and appliances, customised with Gessi's modern luxury faucets and zero-carbon emission design.

DURAVIT

GESSI

GAGGENAU





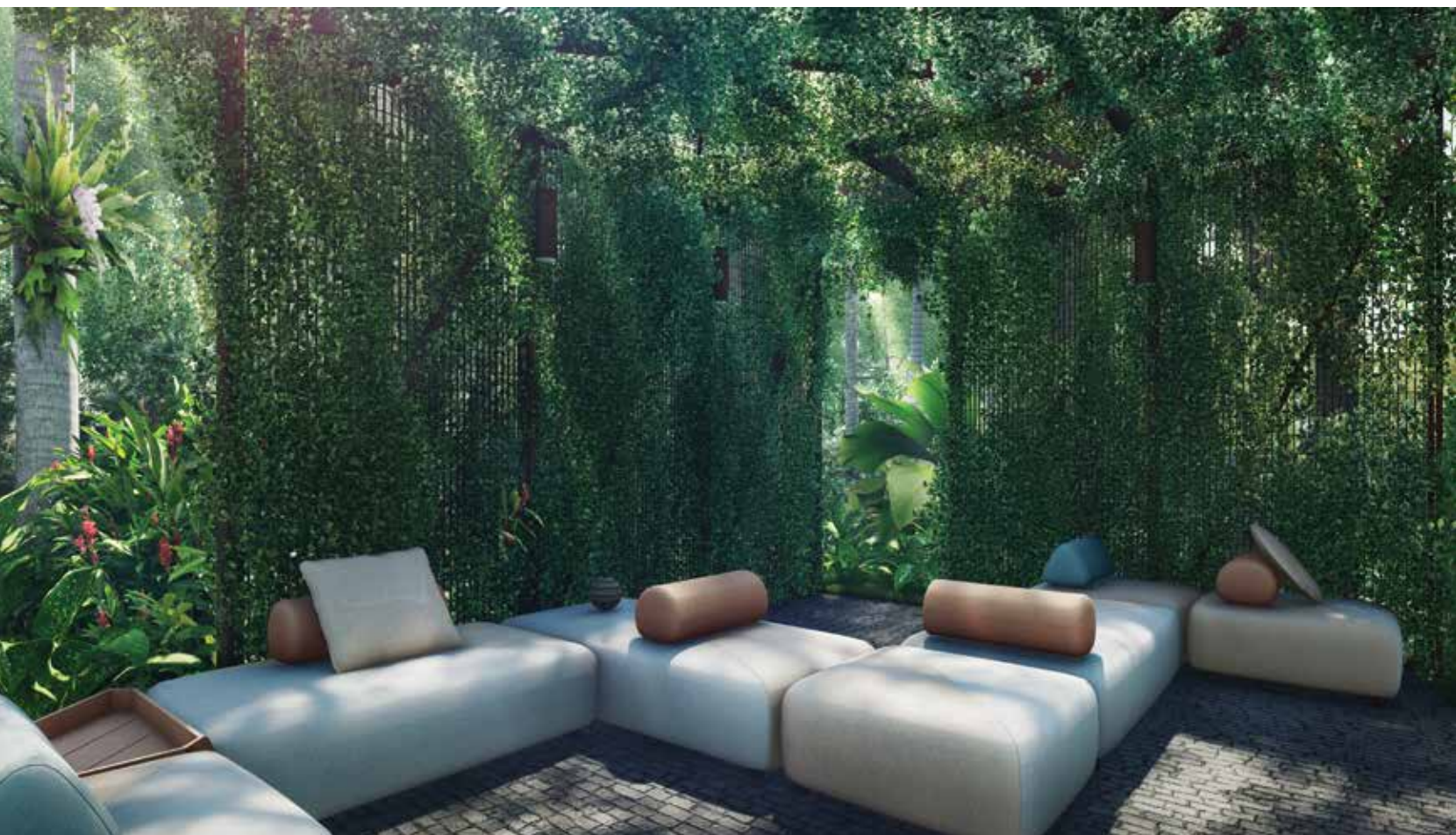












Artist's Impression



Artist's Impression





## Midas Land

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Midas Land Pte Ltd (“Midas Land”) is a Singapore-based premier residential real-estate development company and the developer of luxury condominium Jervois Privé.

Midas Land is founded by experienced property developer and trained architect Dawn Lim and real estate investor Mike Ho.

The core vision of Midas Land is to deliver premium homes and luxurious living spaces that provide a sanctuary for residents amidst the hustle and bustle of an urban metropolis. Its founders’ guiding philosophy is to build homes that they themselves would like to stay in.

Together, the founders share a vision of creating exquisite and sustainable living environments for today’s urban dwellers. With a dedication to perfection and a commitment to excellence, Midas Land is focused on developing luxury properties with top-notch finishes and top-of-the-line appliances that will transform living spaces into phenomenal homes.

As Midas Land’s maiden development, Jervois Privé is a perfect showcase of the company’s signature touch in developing exclusive contemporary homes, boasting a stylish eco-modern design, luxurious interior finishes, and a spacious layout. Jervois Prive is perfectly suited for today’s discerning urbanite who thrives in the vibrancy of the city while valuing the tranquility of a serene neighbourhood.

Dawn Lim is the co-founder of Midas Land and former executive director of a leading SGX-listed property development group. Ms Lim is also a trained architect, previously practicing at a leading architecture firm in Australia. Her design portfolio includes several luxury vacation homes in Australia’s countryside, as well as high-rise residential apartments in metropolitan areas.

Mike Ho is the co-founder of Midas Land. He is a boutique property developer and commercial shophouse investor in Singapore. Mr Ho has developed a number of luxury landed homes that have earned architectural accolades including the President’s Design Award for a Good Class Bungalow.







## Yip Yuen Hong

of ipli Architects

Yip Yuen Hong is the co-founder of ipli Architects, alongside his partner Lee Ee Lin. His design practice seeks simplicity in form and space, resulting in poignant and articulate architectural forms, soulful and timeless. Yuen Hong's works are often pragmatic with a conceptual or exploratory touch.

The multi-award (including four-time President's Design Award) recipient pursues a harmonious relationship between site and structure, creating profound forms with a discerning touch of tropical brutalism and sensitivity.



ipli Architects was founded in 2001 with the founders' intent of providing each project the personal attention it deserves, while considering the economics of running a business. Selective in their commissions, ipli Architects approaches each project with vigorous design explorations and detailing throughout the work, to create personal and poignant architectural pieces that revolutionise modern living.

## Wong Chee Yuen & Ong Sok Chun

of Salad Dressing

Wong Chee Yuen is a trained architect and the Project Director of Salad Dressing. He has completed projects all around the world, with a main focus to organically express both the cultural and natural beauty of the land.

Ong Sok Chun is a graduate of Universiti Putra Malaysia, and a Director in Salad Dressing. She maintains a strong belief that landscape design should always tie back to the history of the land, and her interpretation of tropical garden design has developed and transformed the organisation over ten years.



Salad Dressing is a landscape design firm, founded in 2002. The company consists of landscape designers, gardeners, and architects who challenge boundaries of design of domesticated landscapes based on the rainforest, biodiversity, the immateriality of nature and its timeless relationship with humans. The company's portfolio includes a wide array of residential developments, gardens, resorts, and commercial projects throughout Asia. They also create artworks, installations, and interior designs based on the charm of the land.





## Peter Tay

Peter Tay Studio

Peter Tay is the craftsman behind the interiors of many high-profile artists and brands, including being the interior designer for Zhang Ziyi, Wang Leehom, and Zoe Tay. With an international reputation for delicate and tastefully layered designs, he deftly manoeuvres perception of space. In 2013, Peter published his monograph, which was launched in Kyoto, Hong Kong, and Singapore that year. He has participated in the “Time-Space-Existence” exhibition at Palazzo Bembo at the Venice Biennale, Italy in 2014, supported by EXTRA Designs and the DesignSingapore Council. Peter Tay’s designs yield a contemporary panache, and explore the duality of the interior and exterior. His inspiring works have earned him the Designer of the Year award at the President’s Design Awards in 2014.



## Kelley Cheng

The Press Room

An architect by training, Kelley Cheng is the founder of The Press Room and a modern day polymath who has taken on numerous creative roles. Apart from running The Press Room she has served as the Editor-in-Chief for the Singapore Architect magazine from 2009 - 2016, and founded the iconic design magazine ish in 1999. As a creative director of a multi-disciplinary design consultancy, her graphic and branding projects include the Youth Olympic Games, Artstage Singapore, and the Singapore Writers’ Festival 2014.

The Press Room is a multi-disciplinary design agency with a versatile and diverse portfolio, specialising in content creation and multimedia communication. With a niche for crafting subtle yet powerful narratives, the studio strives to engage audiences by breathing character into their designs, building unique and lasting identities. The Press Room engages creatively and critically with publishing and design projects spanning branding campaigns for iLight Marina light art festival for the URA, the Golden Point Award, The National Gallery Singapore, and the Singapore Pavilion “Paradoxity” in Yeosu World Expo in Korea, amongst many others. With a strong editorial background The Press Room wields mastery in interpretive design, making them a powerhouse in exhibition graphics design and design across all 2D and 3D media.







DEVELOPER

**Midas Land Pte Ltd**

COMPANY REGISTRATION NUMBER

**201735700G**

DEVELOPER'S LICENCE NUMBER

**C1290**

ENCUMBRANCES

**Mortgage(s) in favour of Hong Leong Finance Limited**

TENURE OF LAND

**Estate in Fee Simple**

LOCATION

**1532C & 1533M of Town Subdivision 24 at Jervois Road**

EXPECTED DATE OF VACANT POSSESSION

**1 January 2023**

EXPECTED DATE OF LEGAL COMPLETION

**1 January 2026**

ARCHITECT

**Yip Yuen Hong of ipli Architects**

LANDSCAPE ARCHITECT

**Salad Dressing**

SHOWSUITE INTERIOR DESIGNER

**Peter Tay of Peter Tay Studio**

BRANDING CONSULTANT

**The Press Room**

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