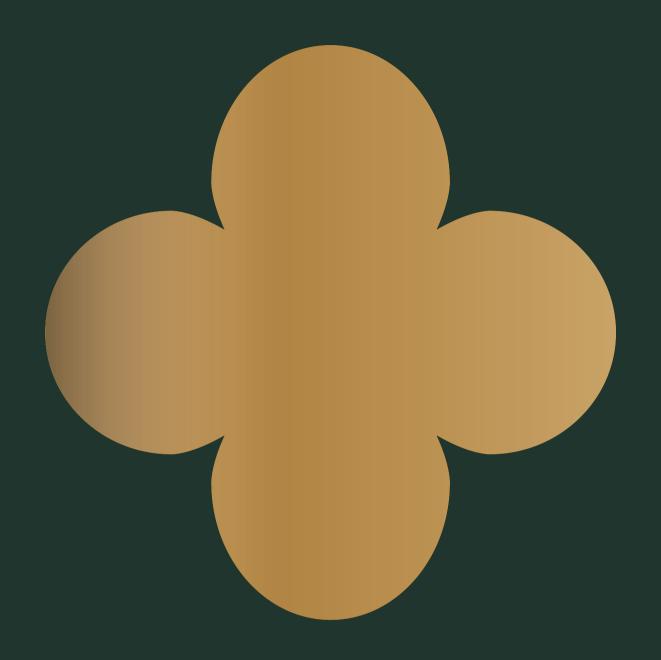


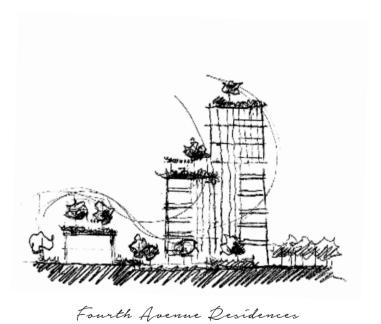
FOURTH & AVENUE RESIDENCES



A home for every season



THE BUKIT TIMAH COLLECTION



PRIME DISTRICT 10

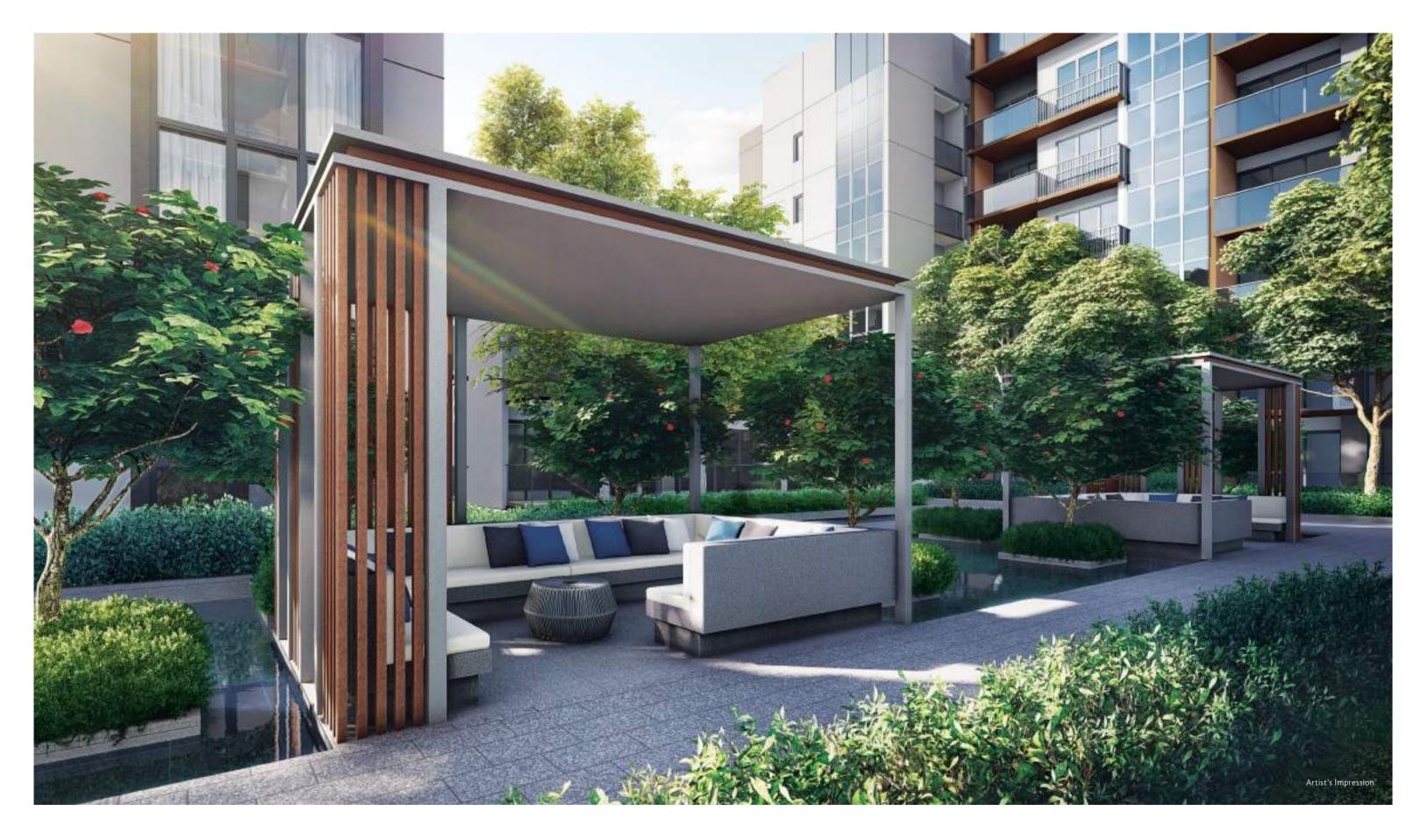
Allgreen Properties is proud to present The Bukit Timah Collection, made up of Fourth Avenue Residences, Juniper Hill and *former* Royalville. Thoughtfully curated, this collection represents the best of District 10 living in the heart of Bukit Timah.

Welcome Fourth Avenue Residences is a collection of 476 exclusive homes nestled amidst lush greenery and Good Class Bungalow Areas in Prime District 10. It is served by Sixth Avenue MRT Station at its doorstep and surrounded by prestigious schools. Artist's Impression





Floating Garden



Surrounded by reflective waters and intimate foliage, the floating garden brings you closer to nature as you indulge in the blissful feeling of home.

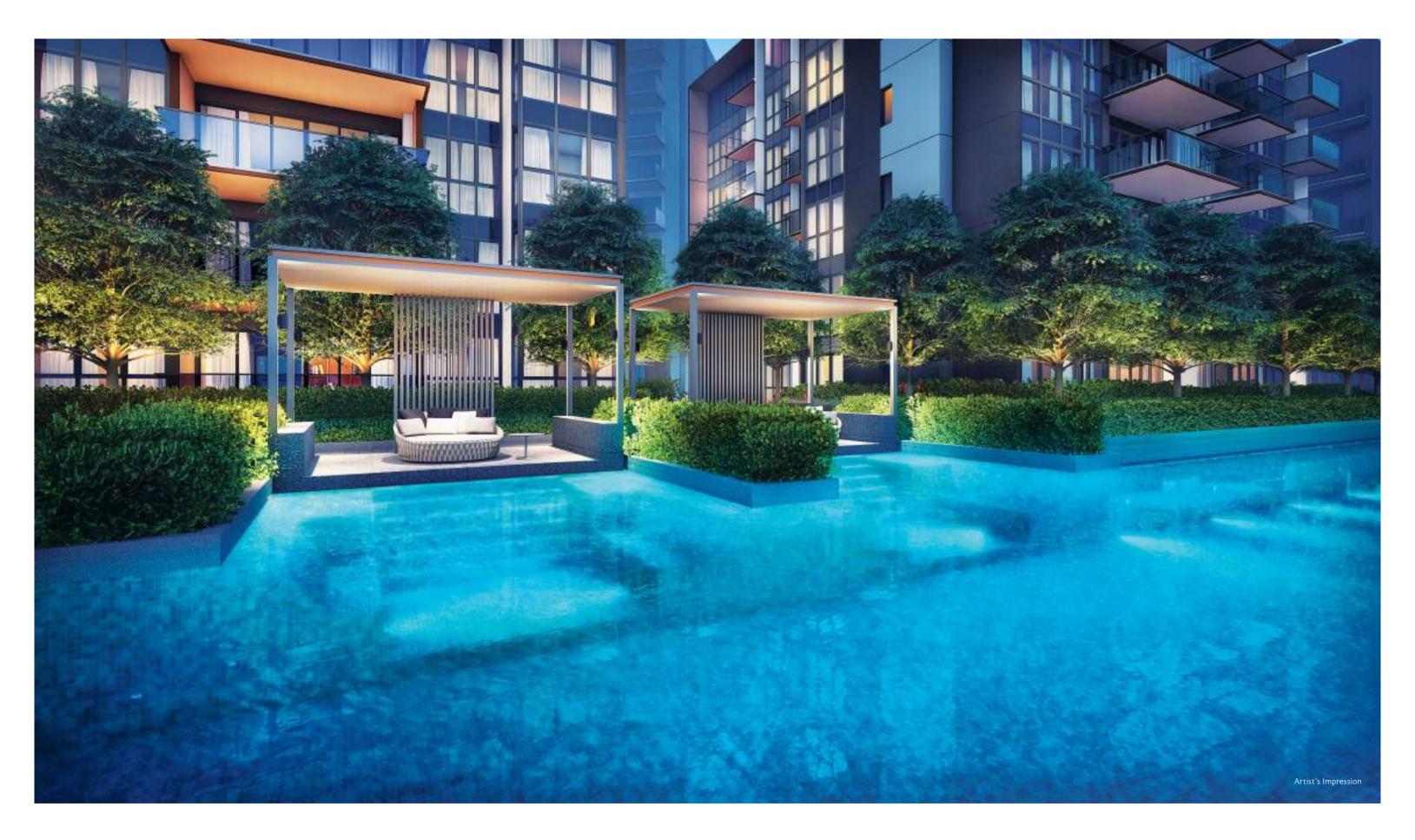
Grand Lawn



The relaxation pavilion is perfect for hosting a special gathering for family and friends.

Catch up over an outdoor dinner, while the kids have fun on the grand lawn.

Leisure Pavilion



Spend a quiet evening at the beautiful leisure pavilion. Unwind with a book or do a few relaxing laps in the 50-metre pool. As night falls, the surroundings take on a mesmerising ambience with landscape lighting.









Connectivity

PIE/BKE Expressway



From Fourth Avenue Residences, you are connected to the rest of the island via major expressways. The PIE goes towards the city, and connects to Changi Airport in less than 30 minutes. Via Dunearn Road, the Orchard Road shopping belt is approximately 10 minutes' drive away.



All distances and travelling times are approximates only and taken from Fourth Avenue Residences to respective destinations.

Direct Access Sixth Avenue MRT Station



Sixth Avenue MRT Station is right at the doorstep of Fourth Avenue Residences. Residents will enjoy a direct covered linkway to the station. You are just 2 stops to Botanic Gardens, 4 stops to Newton Interchange, and directly connected to Marina Bay and the Downtown Core.



All distances and travelling times are approximates only and taken from Fourth Avenue Residences to respective destinations.

Renowned Education Belt

1

Hwa Chong Institution

0.6 km

Hwa Chong Institution is the culmination of the merger of the former Chinese High School and Hwa Chong Junior College. The institution prides itself in nurturing leaders for the nation.

2

National Junior College

0.7 km

National Junior College is Singapore's first junior college. The school's mission is to be the college of the nation and the home of scholars and leaders who serve with honour.

3

Raffles Girls' Primary School

1.1 km

Established in 1844, Raffles Girls' Primary aims to nurture women of excellence and leaders of character and service.

4

Nanyang Primary School

1.5 km

Nanyang Primary School is one of the country's most soughtafter primary schools. The school believes that all children can learn and achieve when they are within the right environment and given support.











Singapore Raffles Girls'
Chinese Girls' Primary School
School

STOP Direct @ Access
National Sixth Avenue

Junior

College

Direct Access
Sixth Avenue
MRT Station
Avenue

The Global

Preschool

MINUTES MII
Odyssey Nanya

MINUTES
Nanyang Girls'

Nanyang Girls' Hwa Chong High School Institution

All distances and travelling times are approximates only and taken from Fourth Avenue Residences to respective destinations.

Nature

Bukit Timah Nature Reserve



Just a 5-minute drive from Fourth Avenue Residences is the Bukit Timah Nature Reserve. It has a rich and fascinating ecological system, and is a great place to come close to some of nature's most captivating flora and fauna.







Watch migratory birds



Admire flora & fauna

Singapore Botanic Gardens (UNESCO World Heritage Site)



The Singapore Botanic Gardens, just minutes' drive or 2 MRT stops from Fourth Avenue Residences, is a counterpoint to the wild beauty of Bukit Timah Nature Reserve. Here, you can stroll through centuries-old gardens, admire magnificent heritage trees, or have fun with the kids at the Jacob Ballas Children's Garden.







Cvcle



Enjoy a picnic

Food & Dining















Guthrie House 0.1 km

The perfect spot for a weekend brunch. There is also a cafe and a Cold Storage supermarket. Best of all, it's just a 3-minute walk away.

Newton Food Centre

Enjoy the best of local fare at Singapore's beloved Newton Food Centre. We are talking barbecued stingray, fried hokkien mee, oyster omelette and tantalising satay.

Violet Oon Singapore
0.6 km

The name Violet Oon is synonymous with delectable Peranakan cuisine. After all, every dish here is cooked according to time-honoured traditions and served with love.

The Grandstand 0.9 km

Formerly the Turf Club, The Grandstand has been transformed into a lifestyle destination. Don't miss out on the lively PasarBella.

Bukit Timah Market & Food Centre

Just down the road from
Fourth Avenue Residences,
the 2-storey Bukit Timah Market
& Food Centre is yet another
popular choice for delicious
hawker fare.

Greenwood Avenue
1.0 km

You'll find some charming restaurants and even a fresh seafood market at the Greenwood estate. And while you are there, don't forget the famous Lana Cakes.

Adam Road Food Centre

Food choices are aplenty in Bukit Timah. Adam Road Food Centre serves arguably the best nasi lemak in town. Other favourites include Indian rojak and big prawn mee.

Rest & Relaxation















Bukit Timah Saddle Club 1.5 km

Learn to ride a horse at the Bukit Timah Saddle Club, which offers horse riding lessons even for non-members.

Cluny Court

Just next to the Singapore Botanic Gardens, Cluny Court has interesting boutiques and trendy restaurants.

Dempsey Hill3.0 km

The historic and charming surrounds of Dempsey Hill make for a wonderful day out. There are restaurants, spas and even a cluster of learning centres for kids.

The Star Vista 2.6 km

Shop, dine and catch a concert at this iconic venue. In the evenings, there are even free zumba and pilates classes at the grand foyer.

Coronation Shopping Plaza

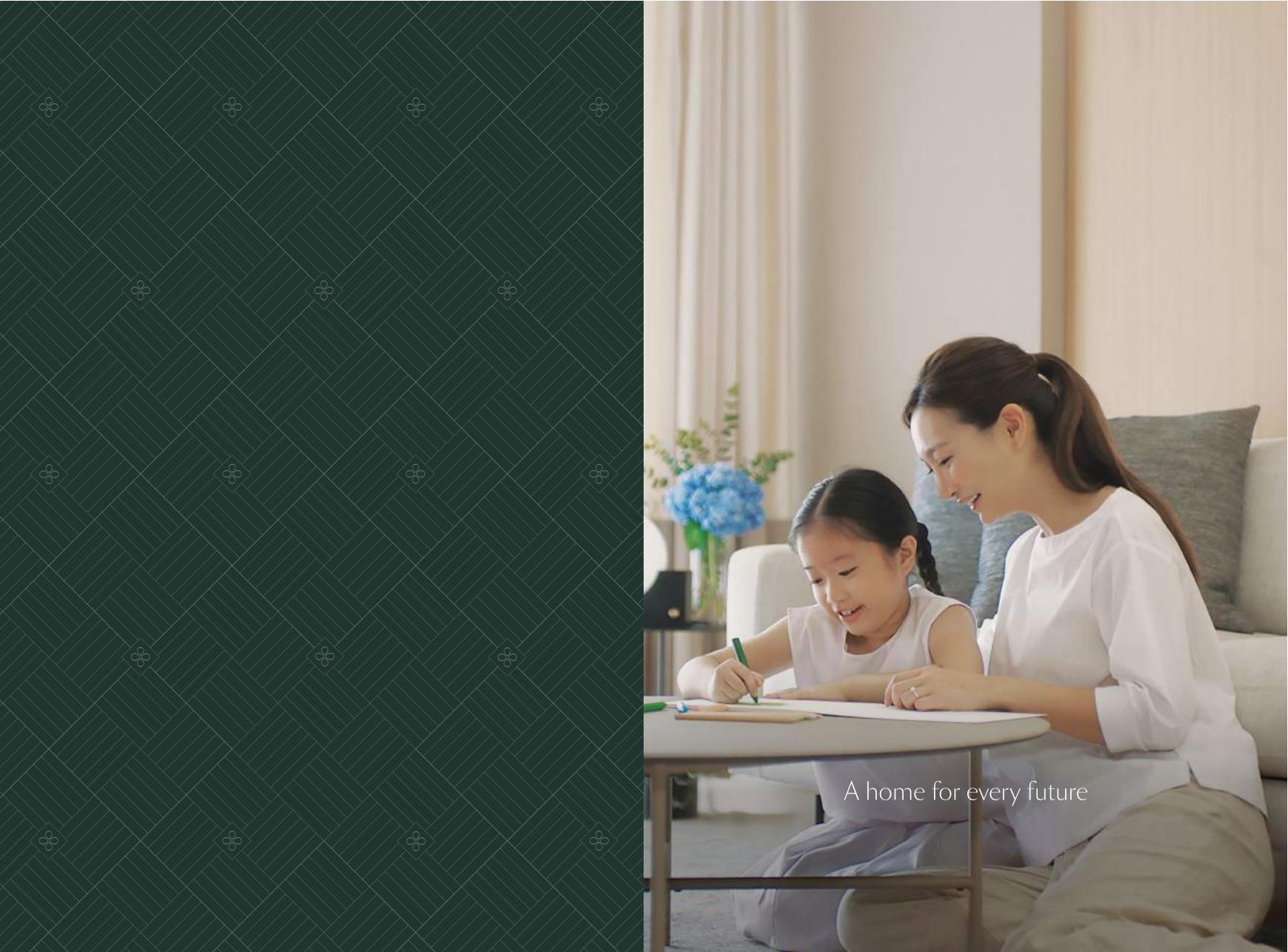
This is a friendly neighbourhood shopping centre that has been around since 1979. Bukit Timah residents come here for the popular popiah.

Serene Centre 2.0 km

Explore new F&B concepts at Serene Centre. There are also learning centres and a 24-hour McDonald's restaurant.

Holland Village 2.0 km

The winding streets of Holland Village are quaint and bustling, perfect for having a drink on and soaking up the atmosphere.









Premium Fittings

Smart Home Features





Luxury is in the details. Every home at Fourth Avenue Residences comes with branded and quality fittings from De Dietrich, Hansgrohe, Laufen and Miele.

Sanitary Fittings

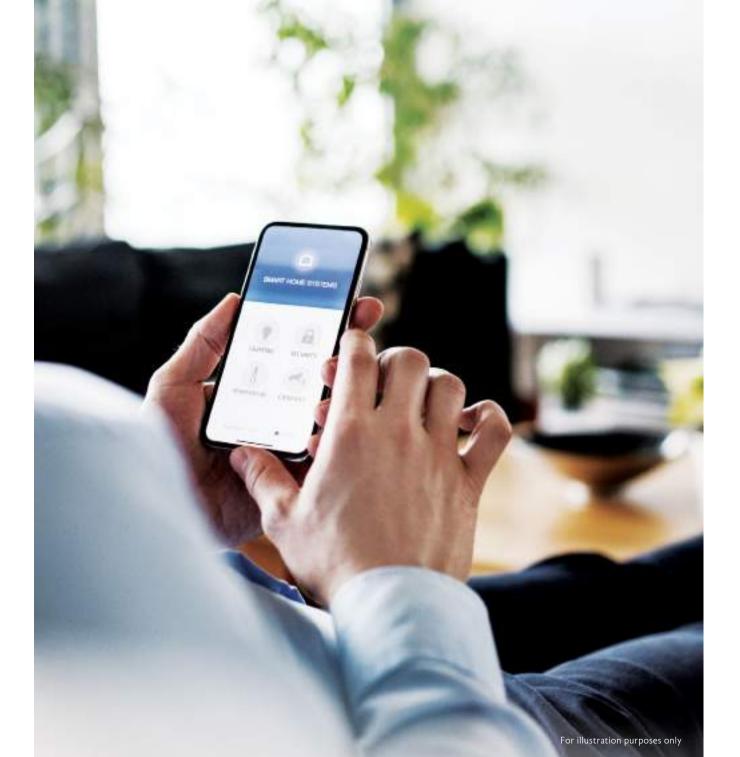
De Dietrich hansgrohe

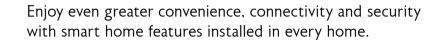






Janical / 110

















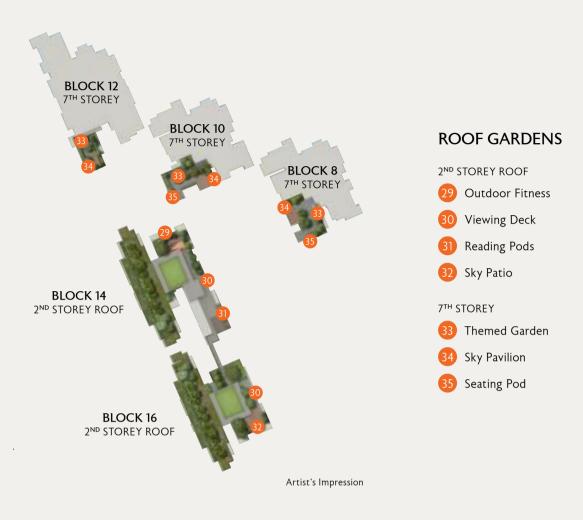
Smart Hub Smart Letterbox Smoke Detector Smart Parcel Box Digital Lock Set

Air-conditioner Control Smart

The Unit will be equipped with a wireless smart home readiness hub ("wireless smart home hub") and air-conditioner ("AC") control for all fan coil unit within the Unit. The Purchaser will be responsible to (1) make arrangements with the third party vendor providing the wireless smart home hub for a one-time set up of the wireless smart home hub in connection with the use of the ACs: and (2) engage an independent internet service provider for the subscription of internet service in the Unit. If desired. The wireless smart home hub will be provided to the Unit even if the Purchaser does not intend to arrange with the third party vendor to set up the wireless smart home hub in the Unit. The make, model, brand, design and technology of the wireless smart home hub to be provided shall be subject to the Vendor's selection and market availability.

Site Plan



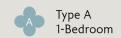


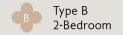
FACILITIES

- 1 Drop Off (Arrival Plaza) 12 Kids' Pool
- 2 Meditation Pavilion 13 Outdoor Shower
- 3 Aromatic Garden 14 Relaxation Pavilion
- 4 Cloud Pond 15 Grand Lawn
- 5 Resting Pavilion 16 Water Court
- 6 Clubhouse 17 Garden Alcove
 - 1ST STOREY 18 Floating Garden
 - Function Room
 - Party Room 19 Bosque Garden
 - Karaoke Room
 Changing Room
 Socializing Pavilion
 - With Steam Room 21 Playground
 - 2ND STOREY BBQ Pavilion
 - Gymnasium 23 Grand Boulevard
- 7 Pool Deck 24 Tennis Court
- 8 Aqua Deck 25 Service Gate
- 9 50m Lap Pool 26 Pedestrian Gate 1
- 10 Jacuzzi Pod 27 Pedestrian Gate 2
- 11 Leisure Pavilion 28 Gate 3 / Fire Engine Access

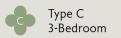
OTHERS

- GH Guard House
- BC Bin Centre
- Powergrid Transformer Room (Sub-station)
- Powergrid Switchgear Room (Sub-station)
- VS Ventilation Shaft
- BM Bulk Meter
- Water Tank
- Hose Reel Tank













2

FLOOR	01	02	03	04	05	06
06	BP1b	C2(h)	C2(h)	BP4	DS3(h)	CS6(h)
05	BP1b	C2	C2	BP4	DS3	CS6
04	BP1b	C2	C2	BP4	DS3	CS6
03	BP1b	C2	C2	BP4	DS3	CS6
02	BP1b	C2	C2	BP4	DS3	CS6
01	BP1b(p)	C2(p)	C2(p)	BP4(p)	DS3(p)	CS6(p)

07	08	09	10	11	12
CS3(h)	DS3(h)	BP4	C2(h)	C2	BP1b
CS3	DS3	BP4	C2	C2	BP1b
CS3	DS3	BP4	C2	C2	BP1b
CS3	DS3	BP4	C2	C2	BP1b
CS3	DS3	BP4	C2	C2	BP1b
CS3(p)	DS3(p)	BP4(p)	C2(p)	C2(p)	BP1b(p)

6

UNIT	13	14	15	16	17	18	19	20	21	22
10	A1a	В3	A3	A1c	BP3a	A2	BP5	CS5	A1b	A1a
09	A1a	В3	A3	A1c	BP3a	A2	BP5	CS5	A1b	A1a
08	A1a	В3	A3	A1c	BP3a	A2	BP5	CS5	A1b	A1a
07	A1a	В3	A3	A1c	BP3a	A2	BP5	CS5	A1b	A1a
06	A1a	В3	A3	A1c	BP3a	A2	BP5	CS5	A1b	A1a
05	A1a	В3	A3	A1c	BP3a	A2	BP5	CS5	A1b	A1a
04	A1a	В3	A3	A1c	BP3a	A2	BP5	CS5	A1b	A1a
03	A1a	В3	A3	A1c	BP3a	A2	BP5	CS5	A1b	A1a
02	A1a	В3	A3	A1c	BP3a	A2	BP5	CS5	A1b	A1a
01	A1a(p)	B3(p)	A3(p)	-	BP3a(p)	A2(p)	BP5(p)	CS5(p)	A1b(p)	A1a(p)

8

UNIT	23	24	25	26	27	28
10	CS1	-	BP3b	C1	B2a	BP1a
09	CS1	-	BP3b	C1	B2a	BP1a
08	CS1	-	BP3b	C1	B2a	BP1a
07	CS1	-	ВРЗЬ	C1	B2a	BP1a
06	CS1	DS1	BP3b	C1	B2a	BP1a
05	CS1	DS1	ВРЗЬ	C1	B2a	BP1a
04	CS1	DS1	ВРЗЬ	C1	B2a	BP1a
03	CS1	DS1	ВРЗЬ	C1	B2a	BP1a
02	CS1	DS1	BP3b	C1	B2a	BP1a
01	CS1(p)	DS1(p)	-	C1(p)	B2a(p)	BP1a(p)

29 32 33 34 31 BP3b BP1a ВРЗЬ BP1a BP3b BP1a BP3b BP1a BP1a BP1a BP3b BP1a BP1a BP1a CS2(p) BP1a(p)

10

12

UNIT	35	36	37	38	39	40	41	42	43	44	45
10	A1a	A1b	CS7	A4	BP3a	A1c	A1c	BP6	-	A1b	A1a
09	A1a	A1b	CS7	A4	BP3a	A1c	A1c	BP6	-	A1b	A1a
08	A1a	A1b	CS7	A4	BP3a	A1c	A1c	BP6	-	A1b	A1a
07	A1a	A1b	CS7	A4	BP3a	A1c	A1c	BP6	-	A1b	A1a
06	A1a	A1b	CS7	A4	BP3a	A1c	A1c	BP6	C6	A1b	A1a
05	A1a	A1b	CS7	A4	BP3a	A1c	A1c	BP6	C6	A1b	A1a
04	A1a	A1b	CS7	A4	BP3a	A1c	A1c	BP6	C6	A1b	A1a
03	A1a	A1b	CS7	A4	BP3a	A1c	A1c	BP6	C6	A1b	A1a
02	A1a	A1b	CS7	A4	BP3a	A1c	A1c	BP6	C6	A1b	A1a
01	A1a(p)	A1b(p)	CS7(p)	A4	BP3a(p)	-	A1c(p)	BP6(p)	C6(p)	A1b(p)	A1a(p)

14

UNIT	46	47	48	49	50	51	52
02	A1a	C4	CS2	BP1c	C3	A1a	A1a
01	A1a(p)	C4(p)	CS2(p)	BP1c(p)	C3(p)	A1a(p)	A1a(p)

 53
 54
 55
 56
 57
 58
 59
 60

 A1a
 A1a
 C3
 B2b
 BP1c
 CS2
 C4
 A1a

 A1a(p)
 A1a(p)
 C3(p)
 B2b(p)
 BP1c(p)
 CS2(p)
 C4(p)
 A1a(p)

16

18

UNIT	61	62	63	64	65	66	67	68	69	70
06	BP1b	A1d	CS4a(h)	CS4b(h)	B1	A1c	A1c	BP2	C5(h)	A1d
05	BP1b	A1d	CS4a	CS4b	B1	A1c	A1c	BP2	C5	A1d
04	BP1b	A1d	CS4a	CS4b	B1	A1c	A1c	BP2	C5	A1d
03	BP1b	A1d	CS4a	CS4b	B1	A1c	A1c	BP2	C5	A1d
02	BP1b	A1d	CS4a	CS4b	B1	A1c	A1c	BP2	C5	A1d
01	BP1b(p)	A1d(p)	CS4a(p)	CS4b(p)	B1(p)	A1c(p)	A1c(p)	BP2(p)	C5(p)	A1d(p)



THE BUKIT TIMAH COLLECTION

FOURTH & AVENUE RESIDENCES

Developer

Valleypoint Investments Pte. Ltd.
(A wholly owned subsidiary of Allgreen Properties Limited)
(UEN:200813977K)

Developer's Licence No.

C1262

Tenure of Land

99 years commencing from 07 March 2018

Legal Description

Lot 07301P MK 04 at Fourth Avenue

Encumbrances on the Land

Mortgage in favour of Oversea-Chinese Banking Corporation Limited

Expected Date of Vacant Possession

08 December 2022

Expected Date of Legal Completion

08 December 2025



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