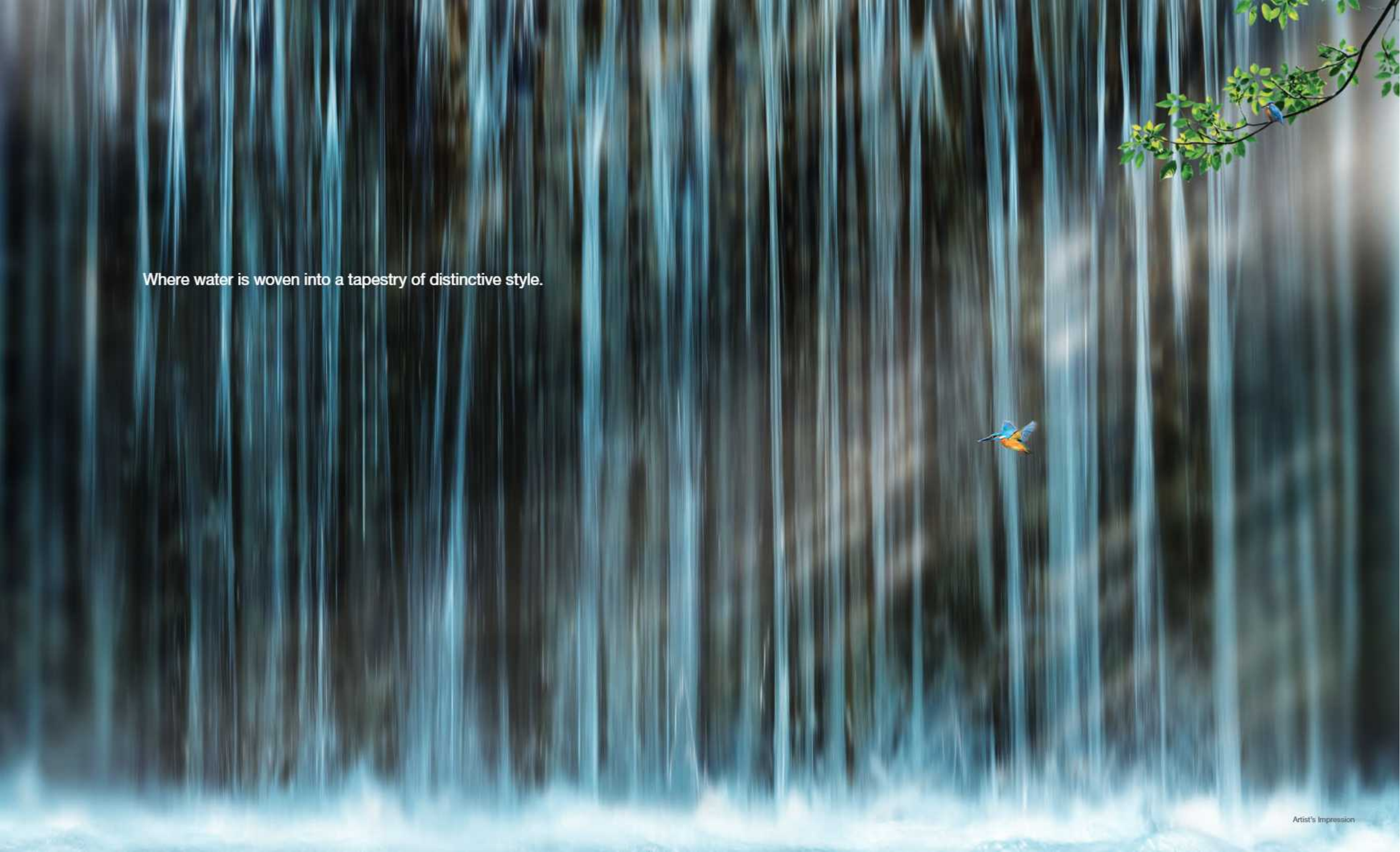


Van Holland

Live where you love

A residential  
masterpiece,  
crafted to  
create deep  
impressions.



A long-exposure photograph of a waterfall, where the water appears as a dense, vertical curtain of light blue and white streaks. The background is dark and blurred. In the upper right corner, a branch with green leaves and a small blue and orange kingfisher is visible. Another kingfisher is captured in mid-flight in the lower right quadrant of the waterfall. The overall mood is serene and natural.

Where water is woven into a tapestry of distinctive style.



A monument to life's  
ebb and flow.

Inspired by the fluidity and dynamism of water,  
Van Holland is an architectural masterpiece that  
lets residents explore the various moods of this  
life-giving element.





Around you, a world of convenience blooms.

**3 mins**  
walk to  
Holland Village MRT

**3 mins**  
walk to  
banks and financial services

**7 mins**  
drive to  
renowned schools

**10 mins**  
drive to  
the bustle of Orchard Road

**15 mins**  
drive to  
Downtown Core

**3 mins**  
walk to  
Holland Village

**5 mins**  
walk to  
medical facilities

**5 mins**  
drive to  
Dempsey Hill

**7 mins**  
drive to  
Singapore Botanic Gardens

**20 mins**  
drive to  
Changi Airport

All travelling time is an approximation only and is taken from Van Holland to respective destinations



From our alfresco tables,  
we watched the colour-fest  
goings-on as we nibbled  
luxuriously on our brunch.



It's easy to spend an entire  
day here, whether shopping,  
running errands or taking a  
well-deserved break.

Can't imagine  
living anywhere  
else after being  
spoiled for  
choice by this  
little "Village."

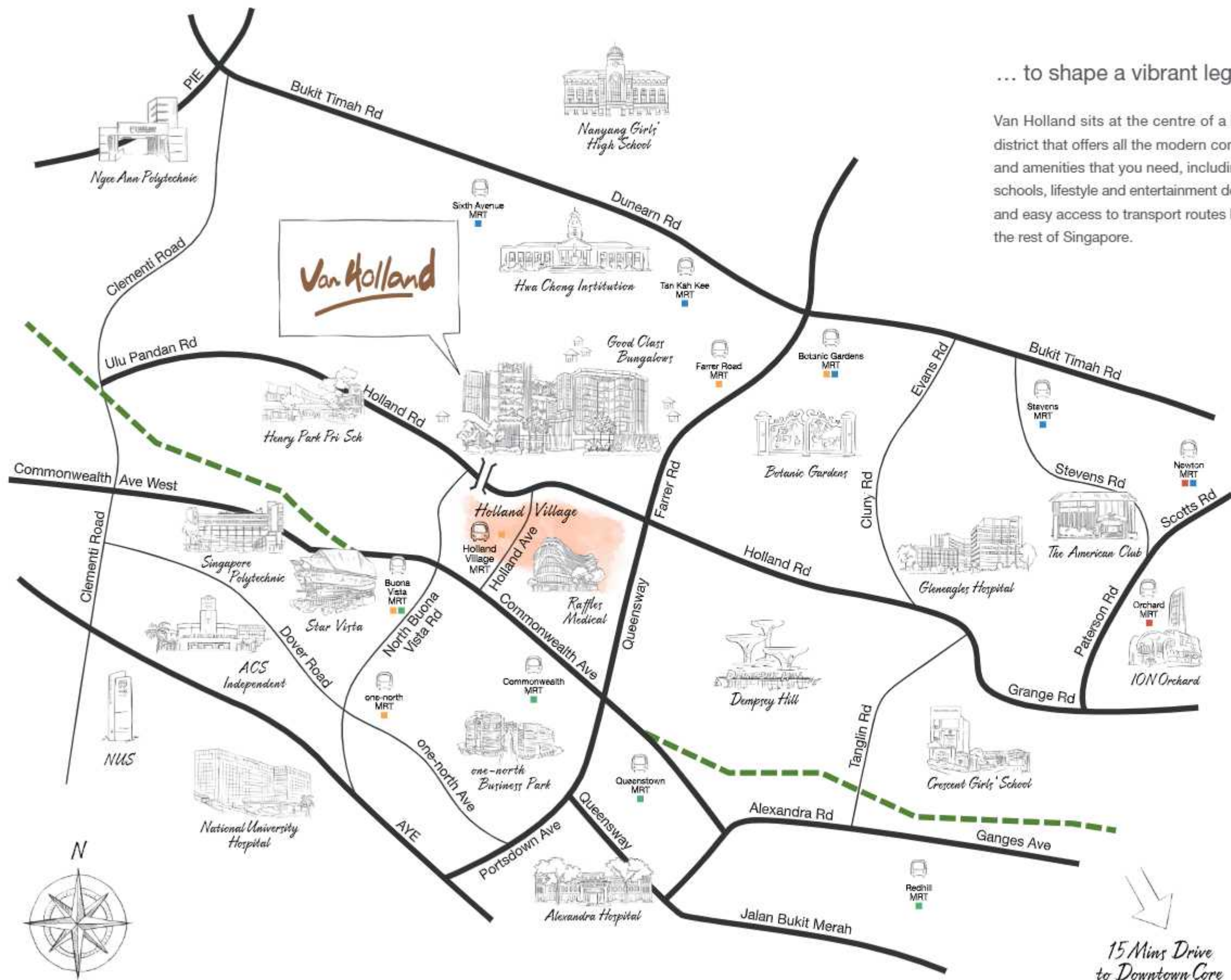


Holland Village  
impressions

Drawing on a  
rustic heritage...





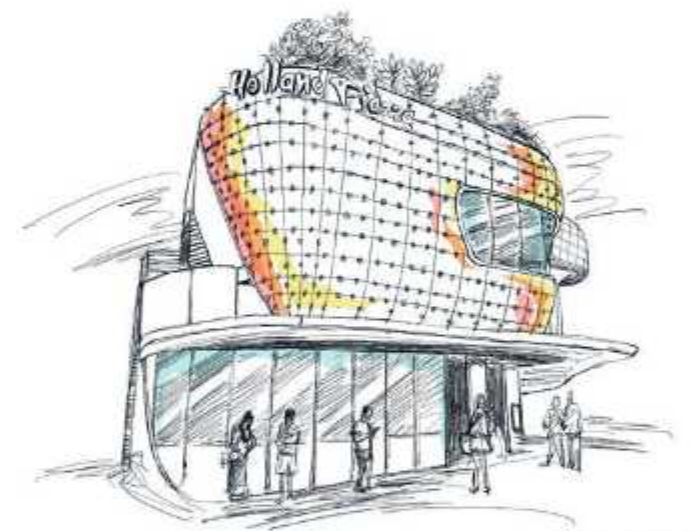


... to shape a vibrant legacy.

Van Holland sits at the centre of a bustling district that offers all the modern conveniences and amenities that you need, including premier schools, lifestyle and entertainment destinations, and easy access to transport routes leading to the rest of Singapore.



Holland Village MRT



Holland Piazza



Raffles Holland V

15 Mins Drive to Downtown Core

LEGEND:

- : Good Class Bungalow / Landed
- : Park Connector Network
- : MRT
- : NSL
- : ECL
- : DTL
- : FNC
- : Link Bridge

Map is not drawn to scale and is for illustration purposes. Travelling time is an approximation only.





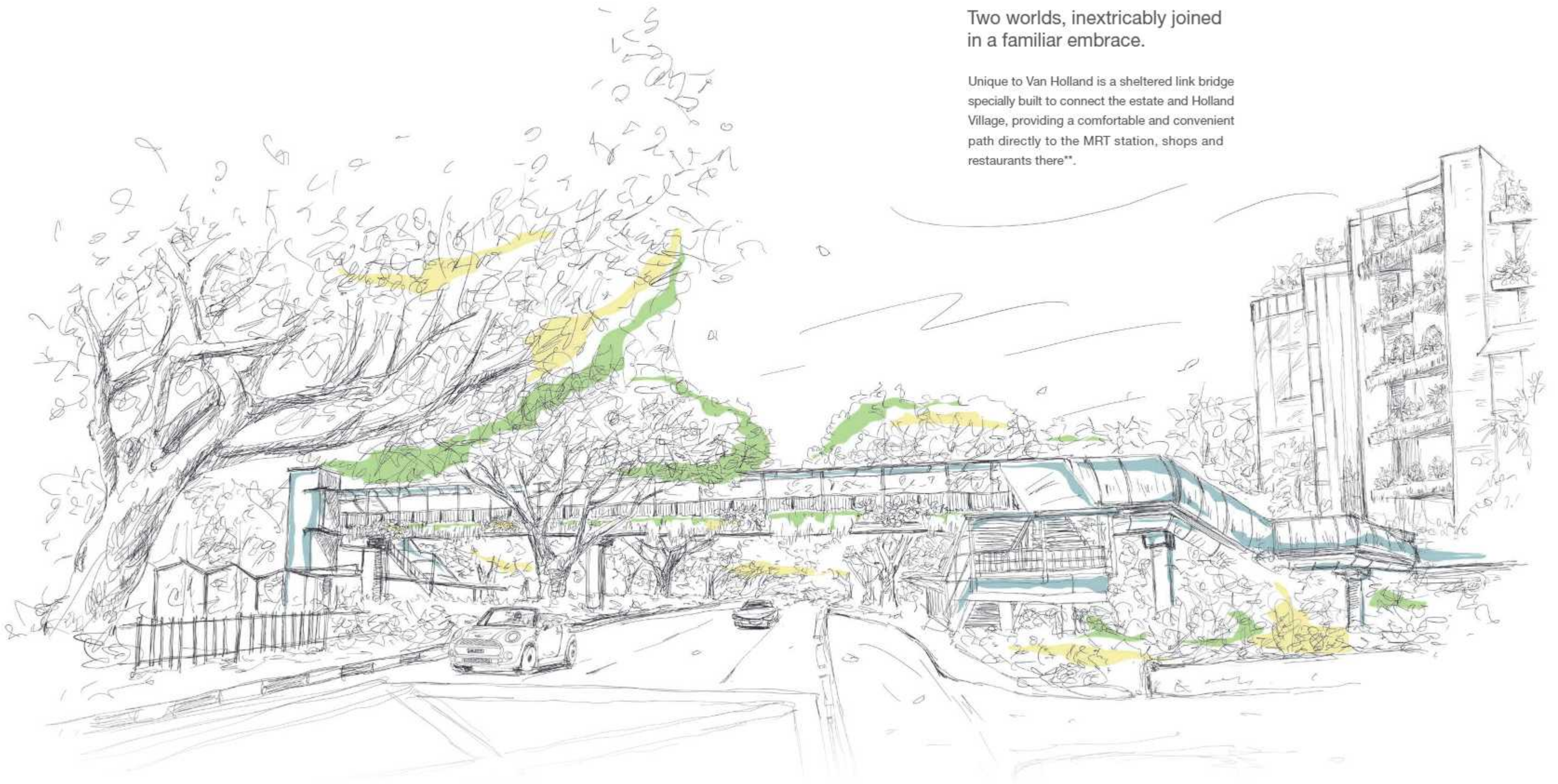
Explore the more exciting side of life.

With Holland Village just a short stroll away, it easily becomes a part of your extended home, letting you enjoy its unique culture anytime you wish.



Two worlds, inextricably joined  
in a familiar embrace.

Unique to Van Holland is a sheltered link bridge  
specially built to connect the estate and Holland  
Village, providing a comfortable and convenient  
path directly to the MRT station, shops and  
restaurants there\*\*.





An exceptional home  
awaits your arrival.

Be greeted by a quiet sophistication  
sculpted to reflect your own.







Add a splash of fun  
to your every day.

More than just a revitalising experience,  
the elevated Infinity Lap Pool offers  
gorgeous views to soak in as well, the  
perfect way to end the day.



Your future is starting  
to shape up nicely.

Sculpt your own fitness at your own pace at  
the well-equipped gym, which boasts the latest  
wellness apparatus from renowned brands. This  
is where your journey to a healthier you begins.







**A fantasy wonderland  
for young and old.**

Unique to Van Holland is the Garden of Life, a tropical art corner filled with sculptures amid a lush landscape. By day, it is a multi-textured forest; by night, it becomes an illuminated wonderland.



Above all, the ideal space  
to entertain.

The rooftop BBQ pit offers a spacious venue  
for joyful afternoons and reflective evenings.  
All with the spectacular view as your backdrop.





Elevate your definition  
of luxury living.

With the panorama of the world  
embracing you, the Panoramic Sky  
Pool is the ideal place to relax before  
adjoining to the rooftop Clubhouse.





Live among what you value most.

With its strategic location and freehold status, Van Holland makes an excellent choice for investment. Your home here would be valued, not just for today, but for years to come.

Van Holland



Exquisite style,  
impeccable taste.

Your Van Holland living room is laid with stunning book-matched marble hand-picked from Italy, each piece unique and ageless. Flowing seamlessly from the balcony to the kitchen, it's the perfect canvas for you to create the masterpiece home you deserve.






Awaken to the home  
of your dreams.

With full height windows gracing every unit,  
you'll enjoy an unobstructed view that's  
complemented by impeccable finishings  
and specially-sourced materials.





A modern bedroom interior featuring a bed with a blue runner and white bedding, a large wardrobe, and a bathroom visible through an open doorway. The room is decorated with a framed picture, a lamp, and a vase of red flowers. The lighting is warm and ambient.

Rest in the embrace  
of home sweet home.

With their functional layouts, top quality fittings, and carefully thought-out details, the bedrooms at Van Holland offer the ideal setting for rest and relaxation.



## Come home to the future.

Every unit at Van Holland is fitted with a Smart Home System, to give you the convenience of controlling various functions and access to services via your smartphone.





Create culinary wonders that match your exquisite tastes.

With Miele appliances at hand, it's tempting to explore your creativity in the kitchen. From intimate dinners, to extravagant parties, you'll always be the centre of attraction.

**Miele**





Artistry and craftsmanship,  
everywhere you look.

To complete that luxurious touch, only the  
finely crafted pieces by F.lli Frattini will do.  
Embellished with Swarovski crystals, each  
one has been meticulously made in Italy,  
showcasing an elegant design and functional  
appeal that you can enjoy for a lifetime.





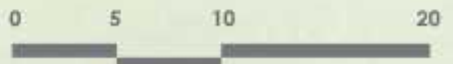
# SITE PLAN

## FACILITIES

1. Main Entrance
2. Link Bridge
3. Grand Waterfall
4. Drop-off
5. Infinity Lap Pool
6. Children's Pool
7. Jacuzzi Spa
8. Sun Deck
9. Outdoor Shower
10. Cascading Waterfall
11. Waterfall Garden (Basement)
12. Gym Room
13. Secured Bike Garage (Basement)
14. Bike Maintenance Area (Basement)
15. Hammock Garden
16. Riverine Garden Walk
17. Garden of Life
18. Fitness Garden
19. Junior's Rock Climbing Wall
20. Garden Lounge
21. Tropical Garden Walk
22. Children's Playground 1
23. Sky Terrace (Level 2 & 4)

## ANCILLARY

- A. Side Gate
- B. Bin Centre (Basement)
- C. Substation (Basement)
- D. Genset
- E. Ventilation Shaft



BP Ref No.: A1378-01810-2018-BP02  
Date of Approval: 04 Oct 2019



# SKY GARDEN

AT BLK 186 & BLK 188



## FACILITIES

- 24. Sky Lounge 1
- 25. Sky Lounge 2
- 26. Children's Playground 2
- 27. Sky Gourmet Pavilion
- 28. Sky Club
- 29. Panoramic Sky Pool
- 30. Jacuzzi Spa 2
- 31. Restroom
- 32. Outdoor Shower
- 33. Aqua Gym

## ANCILLARY

- F. Water Tank (Lower Roof Level)
- G. Water Tank (Attic Level)

# SCHEMATIC DIAGRAM

## 190 HOLLAND ROAD

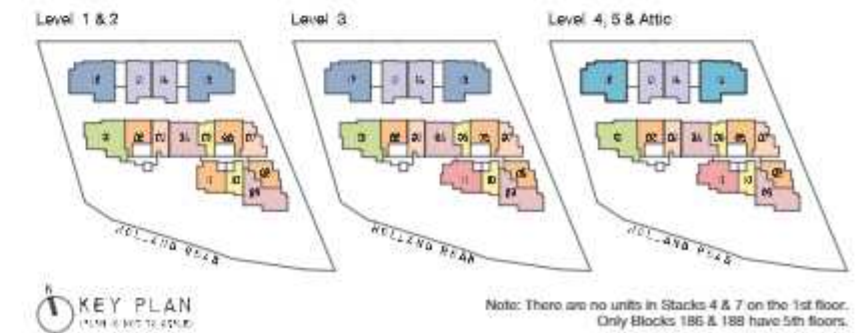
Unit	12	13	14	15
04	L2A	L1	L1	L2A
03	L2	L1	L1	L2
02	L2	L1	L1	L2
01	L2p	L1p	L1p	L2p
Basement	CARPARK			

## 186 HOLLAND ROAD

## 188 HOLLAND ROAD

Unit	1	2	3	4	5	6	7	8	9	10	11	
	SKY GARDEN											
05	D	B3	B1		C1	A1	B3	B2	B4	C2	A2	C3
04	D	B3	B1	SKY TERRACE	C1	A1	B3	B2	B4	C2	A2	C3
03	D	B3	B1		C1	A1	B3	B2	B4	C2	A2	C3
02	D	B3	B1	SKY TERRACE	C1	A1	B3	B2	B4	C2	A2	B5
01	Dp	B3p	B1p		—	A1p	B3p	—	B4p	C2p	A2p	B5p
Basement	CARPARK											

- 1 Bedroom
  - 2 Bedroom
  - 2 Bedroom Premium
  - 3 Bedroom
  - 3 Bedroom + Study
  - 4 Bedroom
- EXCLUSIVE SERIES**
- 2 Bedroom + Study Exclusive
  - 4 Bedroom Exclusive
  - 4 Bedroom Exclusive (with attic)





# Type A1

46 sq m / 495 sq ft

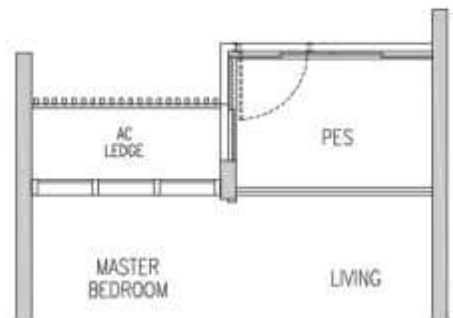
188 Holland Road  
#02-05 to #05-05



# Type A1p

46 sq m / 495 sq ft

188 Holland Road  
#01-05



Area includes A/C ledge, balcony and PES. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. The plans are subject to change as may be required or approved by relevant authorities. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.

# Type A2

46 sq m / 495 sq ft

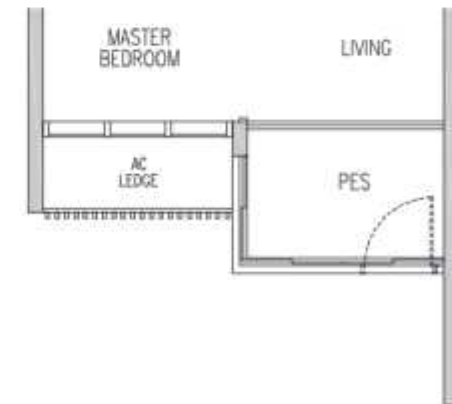
188 Holland Road  
#02-10 to #05-10



# Type A2p

46 sq m / 495 sq ft

188 Holland Road  
#01-10



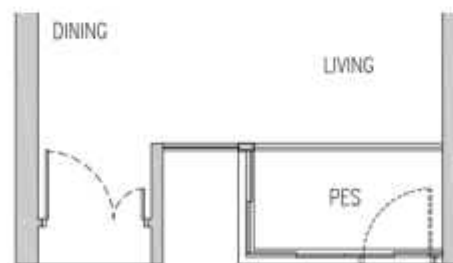
Area includes A/C ledge, balcony and PES. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. The plans are subject to change as may be required or approved by relevant authorities. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.



# Type B1

61 sq m / 657 sq ft

186 Holland Road  
#02-03 to #05-03



# Type B1p

61 sq m / 657 sq ft

186 Holland Road  
#01-03



KEY PLAN  
SCALE: 1:1000

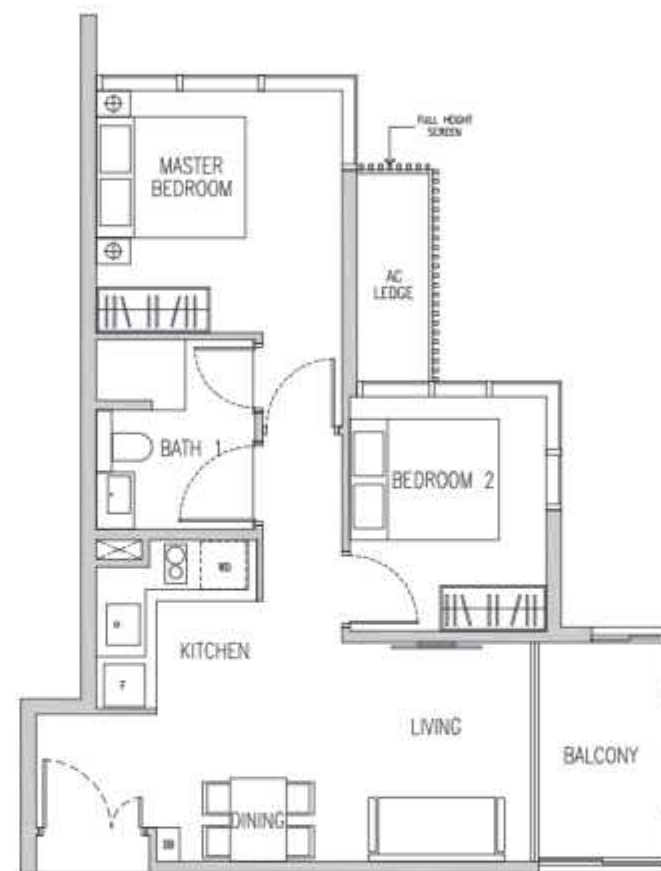


Area includes A/C ledge, balcony and PES. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. The plans are subject to change as may be required or approved by relevant authorities. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.

# Type B2

64 sq m / 689 sq ft

188 Holland Road  
#02-07 to #05-07



Area includes A/C ledge, balcony and PES. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. The plans are subject to change as may be required or approved by relevant authorities. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.



KEY PLAN  
SCALE: 1:1000



### Type B3

72 sq m / 775 sq ft

186 Holland Road  
#02-02 to #05-02

188 Holland Road  
#02-06\* to #05-06\*



### Type B3p

72 sq m / 775 sq ft

186 Holland Road  
#01-02

188 Holland Road  
#01-06\*



\*Denotes Mirrored Unit

Area includes A/C ledge, balcony and PES. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. The plans are subject to change as may be required or approved by relevant authorities. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.

### Type B4

66 sq m / 710 sq ft

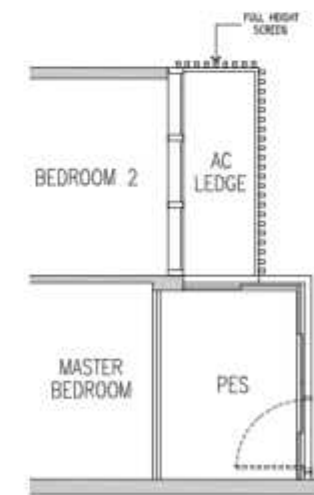
188 Holland Road  
#02-08 to #05-08



### Type B4p

66 sq m / 710 sq ft

188 Holland Road  
#01-08



Area includes A/C ledge, balcony and PES. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. The plans are subject to change as may be required or approved by relevant authorities. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.



### Type B5

74 sq m / 797 sq ft

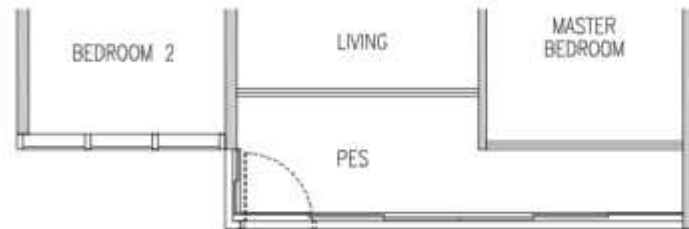
188 Holland Road  
#02-11



### Type B5p

74 sq m / 797 sq ft

188 Holland Road  
#01-11



Area includes A/C ledge, balcony and PES. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. The plans are subject to change as may be required or approved by relevant authorities. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.

### Type C1

105 sq m / 1130 sq ft

188 Holland Road  
#02-04 to #05-04



Area includes A/C ledge, balcony and PES. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. The plans are subject to change as may be required or approved by relevant authorities. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.

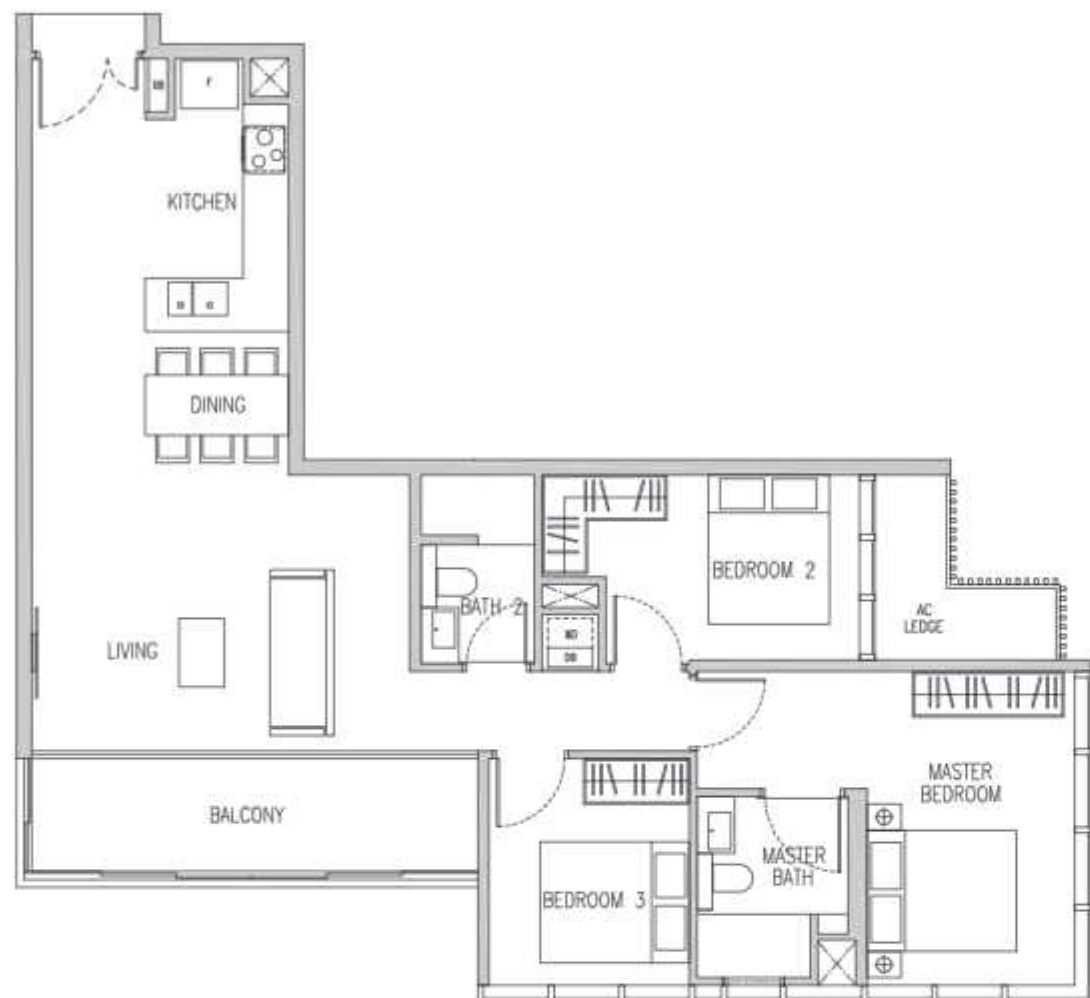




### Type C2

107 sq m / 1152 sq ft

188 Holland Road  
#02-09 to #05-09



### Type C2p

107 sq m / 1152 sq ft

188 Holland Road  
#01-09

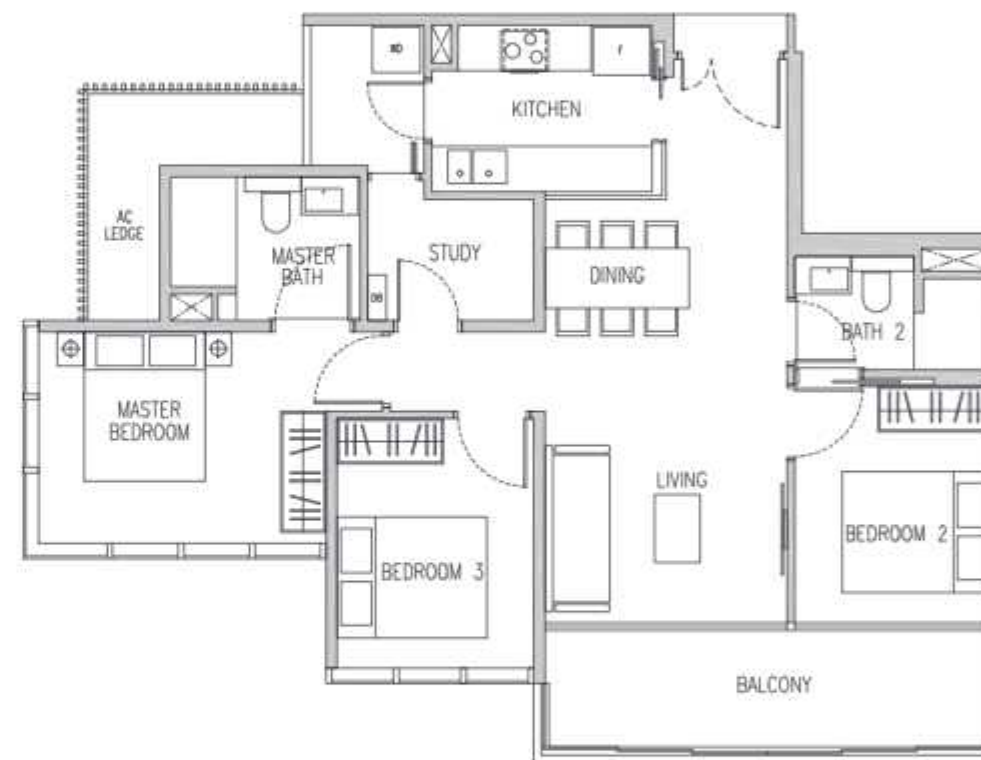


Area includes A/C ledge, balcony and PES. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. The plans are subject to change as may be required or approved by relevant authorities. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.

### Type C3

98 sq m / 1055 sq ft

188 Holland Road  
#03-11 to #05-11



Area includes A/C ledge, balcony and PES. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. The plans are subject to change as may be required or approved by relevant authorities. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.





### Type D

125 sq m / 1345 sq ft

186 Holland Road  
#02-01 to #05-01



### Type Dp

125 sq m / 1345 sq ft

186 Holland Road  
#01-01



Area includes A/C ledge, balcony and PES. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. The plans are subject to change as may be required or approved by relevant authorities. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.

### Type L1

93 sq m / 1001 sq ft

190 Holland Road  
#02-13 to #04-13,  
#02-14\* to #04-14\*



### Type L1p

93 sq m / 1001 sq ft

190 Holland Road  
#01-13  
#01-14\*



Area includes A/C ledge, balcony and PES. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. The plans are subject to change as may be required or approved by relevant authorities. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.

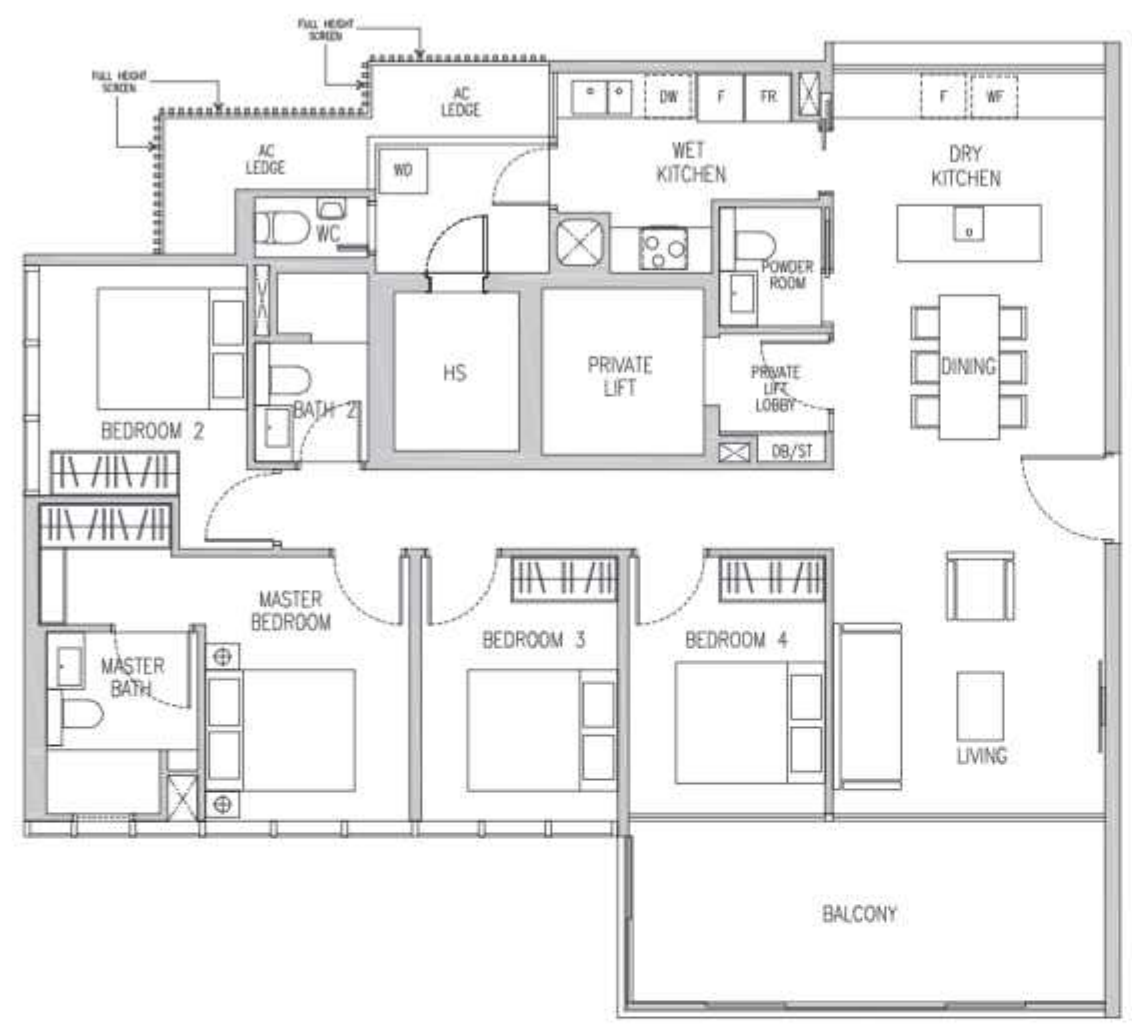
\*Denotes Mirrored Unit



### Type L2

148 sq m / 1593 sq ft

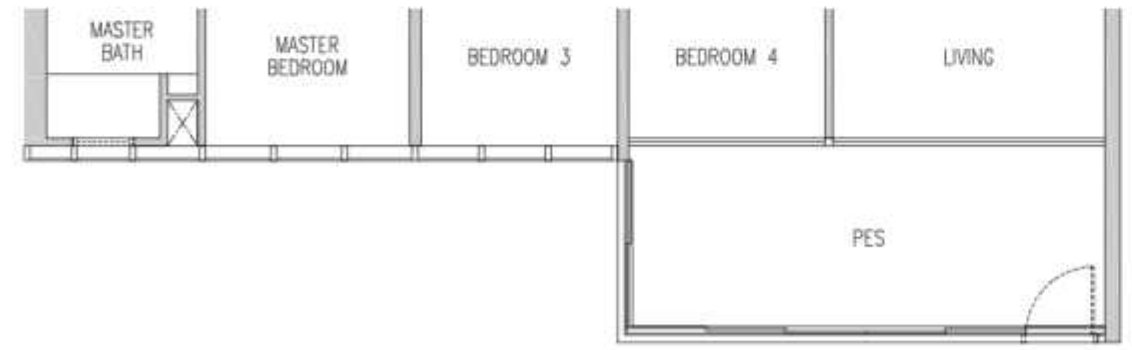
190 Holland Road  
#02-12 to #03-12,  
#02-15\* to #03-15\*



### Type L2p

148 sq m / 1593 sq ft

190 Holland Road  
#01-12  
#01-15\*



0 1 2 3 4 5 6 7 8 9 10  
\*Denotes Mirrored Unit  
Area includes A/C ledge, balcony and PES. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. The plans are subject to change as may be required or approved by relevant authorities. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.

### Type L2a

185 sq m / 1991 sq ft

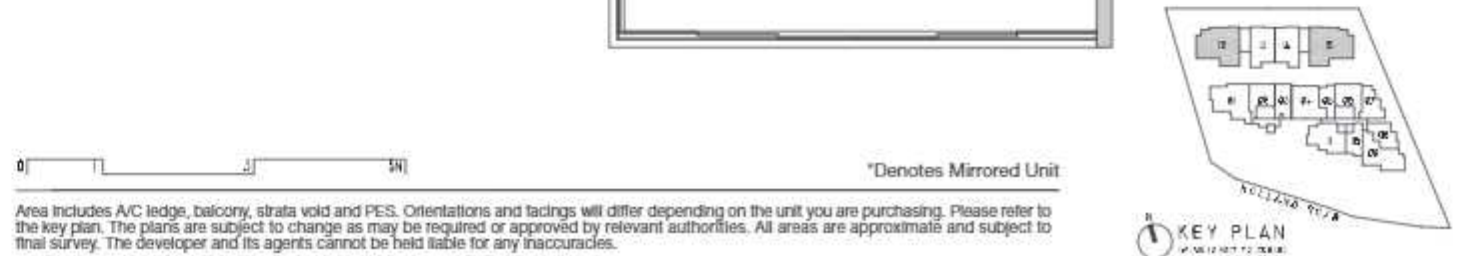
190 Holland Road  
#04-12  
#04-15\*



ATTIC FLOOR



LOWER FLOOR



0 1 2 3 4 5 6 7 8 9 10  
\*Denotes Mirrored Unit  
Area includes A/C ledge, balcony, strata void and PES. Orientations and facings will differ depending on the unit you are purchasing. Please refer to the key plan. The plans are subject to change as may be required or approved by relevant authorities. All areas are approximate and subject to final survey. The developer and its agents cannot be held liable for any inaccuracies.



# ABOUT KOH BROTHERS DEVELOPMENT

Koh Brothers Development (KBD) provides quality property developments with specialised lifestyle themes at choice locations. Established in 1993, KBD is a wholly-owned flagship company under Koh Brothers Group Limited and has managed to carve a niche in developing themed properties that are innovative and promote modern lifestyles.

## RESIDENTIAL



### Lincoln Suites

Lincoln Suites is a luxury condominium located just 10 minutes' drive from the Orchard Road shopping area. Other highlights of the twin-tower development include a spectacular Sky Gym, an Alfresco Dining Area, a Spa Pool offering 360° views of the city, and generous living spaces to meet the sophisticated needs of residents.



### Parc Olympia

Parc Olympia is a condominium where residents not only get to enjoy fine quality finishing, they will also be inspired to exercise and stay healthy with the conveniences of the "Olympian" cum recreational facilities.



### Westwood Residences

Westwood Residences is Singapore's first-ever bike-themed EC development. The concept is inspired by activity and movement, and aims to create the ideal platform for the whole family to live healthy, balanced lives.



### Nonhyeon IPark | South Korea

This mixed-use development is Koh Brothers' first foray into the South Korean market. Situated in the famed Gangnam-gu district, it will house 99 apartment units, 194 officetel and 53 retail units, catering to the affluent upwardly-mobile families in the central location.

## AWARDS



Singapore Property Awards 2017  
Residential (Low Rise) Category  
[ Parc Olympia ]



Asia Pacific Property Awards 2018-2019  
Residential Apartment  
[ Parc Olympia ]

Asia Pacific Property Awards 2019-2020  
Residential High-rise Development Singapore  
[ Westwood Residences ]



Singapore Excellence Awards 2018  
Innovation Excellence  
[ Westwood Residences ]



Asia Property Awards Singapore 2018  
Best Executive Condo Landscape  
Architectural Design - Winner  
[ Westwood Residences ]

Best Executive Condo Architectural Design -  
Highly Commended [ Westwood Residences ]  
Best Executive Condo Development -  
Highly Commended [ Westwood Residences ]

## FEATURED IN



Westwood Residences is featured in the Urban Land Institute report, "Active Transportation and Real Estate: The Next Frontier" for incorporating bicycle use within a private residential project.

• Developer: KBD Holland Pte. Ltd. (UEN: 201628267N) • Developer's License No.: C1309 • Tenure of Land: Estate In Fee Simple (Freehold) • Lot & Mukim No.: Lot(s) 02955W and 04216V MK04 at Holland Road • Encumbrances: Mortgage registered in favour of United Overseas Bank Ltd. • Expected date of Vacant Possession: 31 March 2023 • Expected date of Legal Completion: 31 March 2026

### Disclaimer:

While reasonable care has been taken in preparing the sales brochure, unit plans, 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 discrepancies 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 & 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 by the Architect or Developer and/ or approved by the relevant authorities. 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 it shall not be regarded as representation of fact. Floor areas are approximate measurements only and it is subject to final survey verification. The property is subject to inspection by the relevant authorities to comply with current codes of practice.



A Premium Development By



KOH BROTHERS  
DEVELOPMENT  
PTE LTD

 ANDEKA OF REAL ESTATE DEVELOPMENT