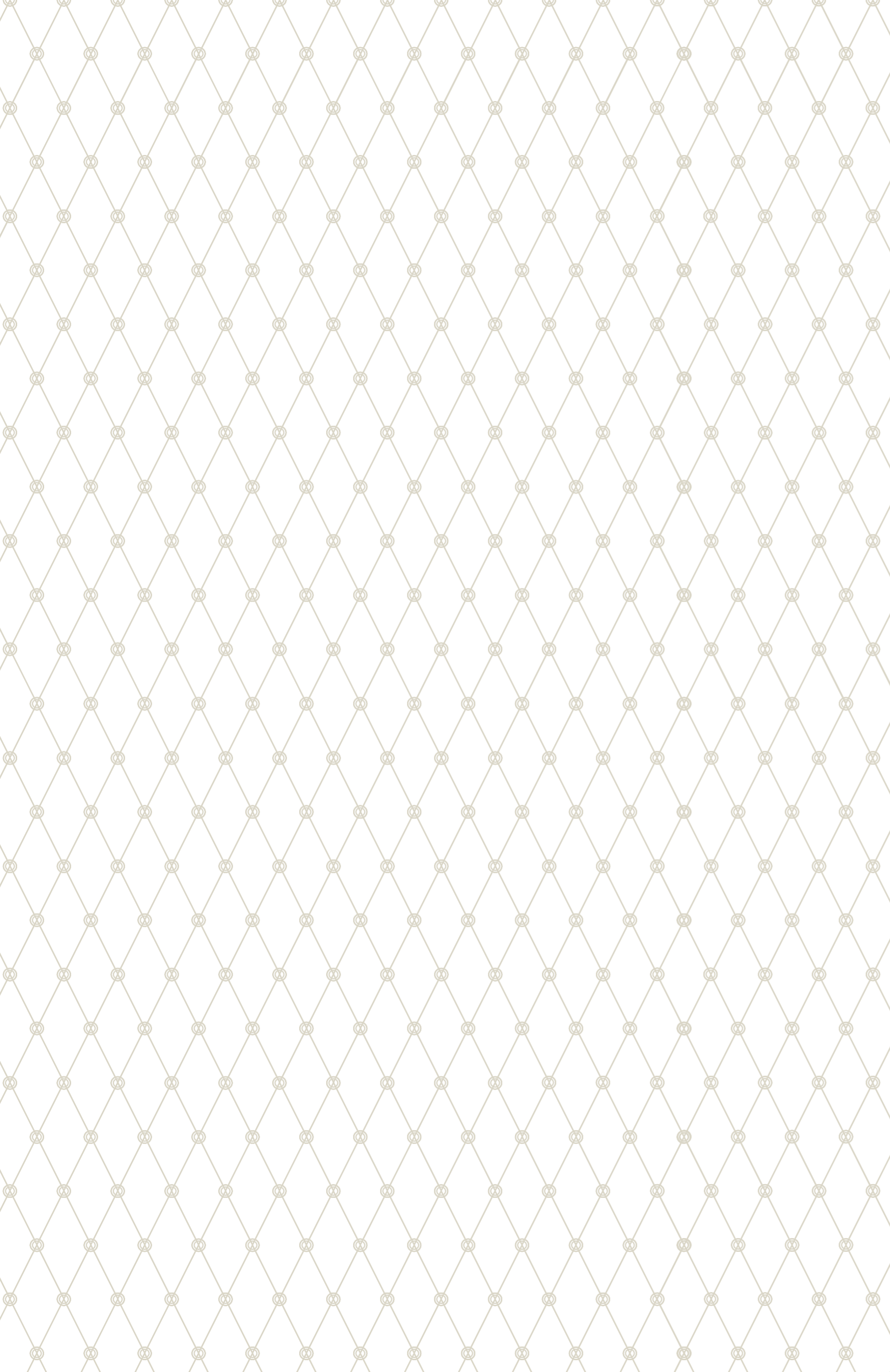


Cairnhill 16

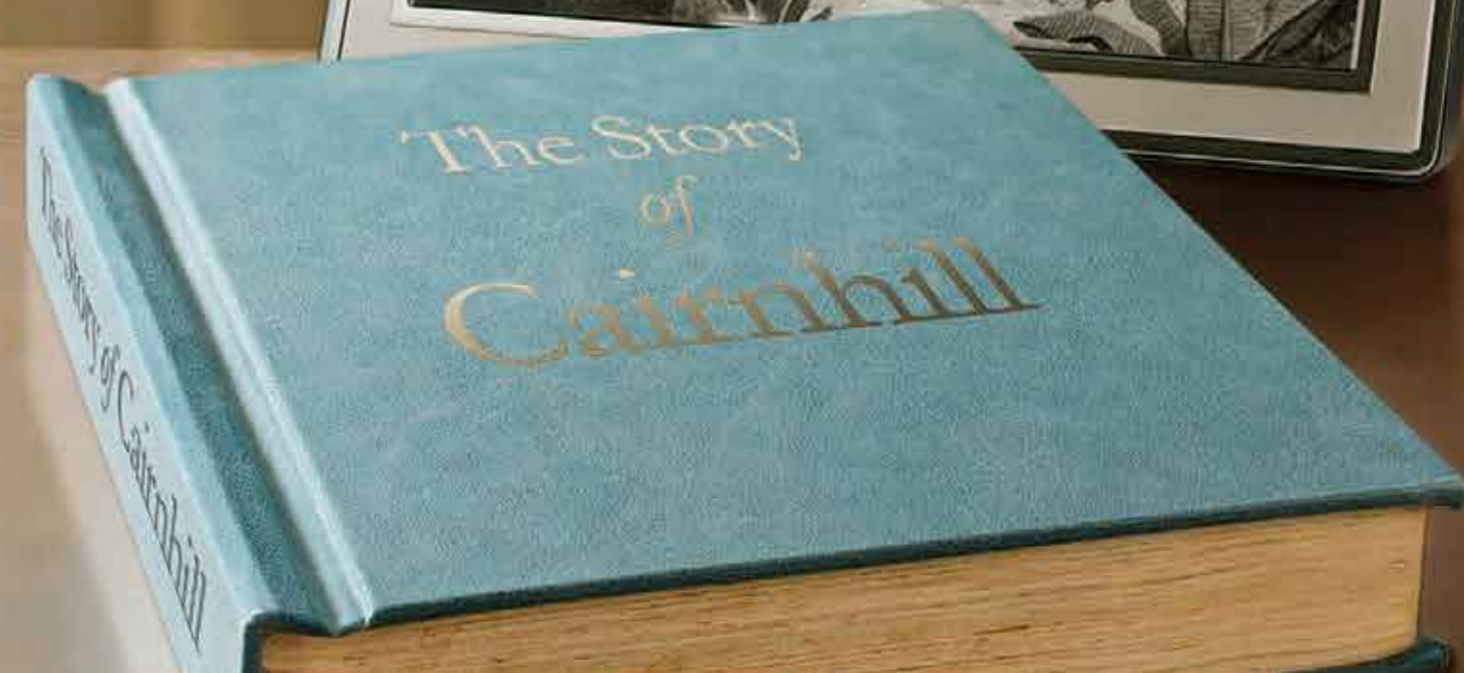
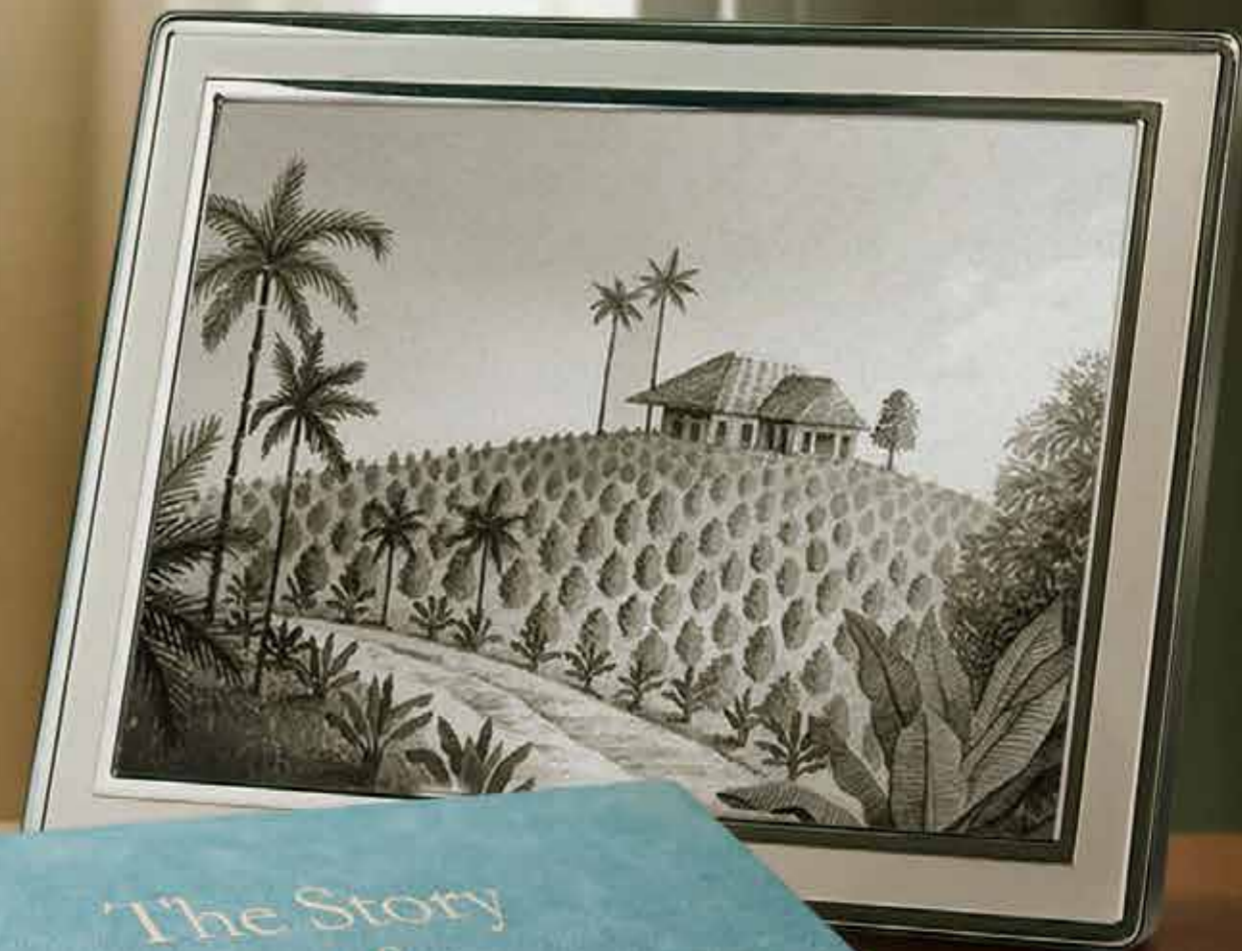
F R E E H O L D



Cairnhill 16

TAKING THE HIGH GROUND IN HISTORY

The name Cairnhill is from the man who built the first house in that area, Charles Carnie, in 1848. He was the owner of a nutmeg plantation on a hill near the Orchard Road area, and the hill on which he built his house became known as Carnie's Hill. In 1884, the house was redeveloped into a bungalow for the manager of a bank. Soon, the area attracted many wealthy and notable families who built large mansions and terrace houses, some of which exist until today.

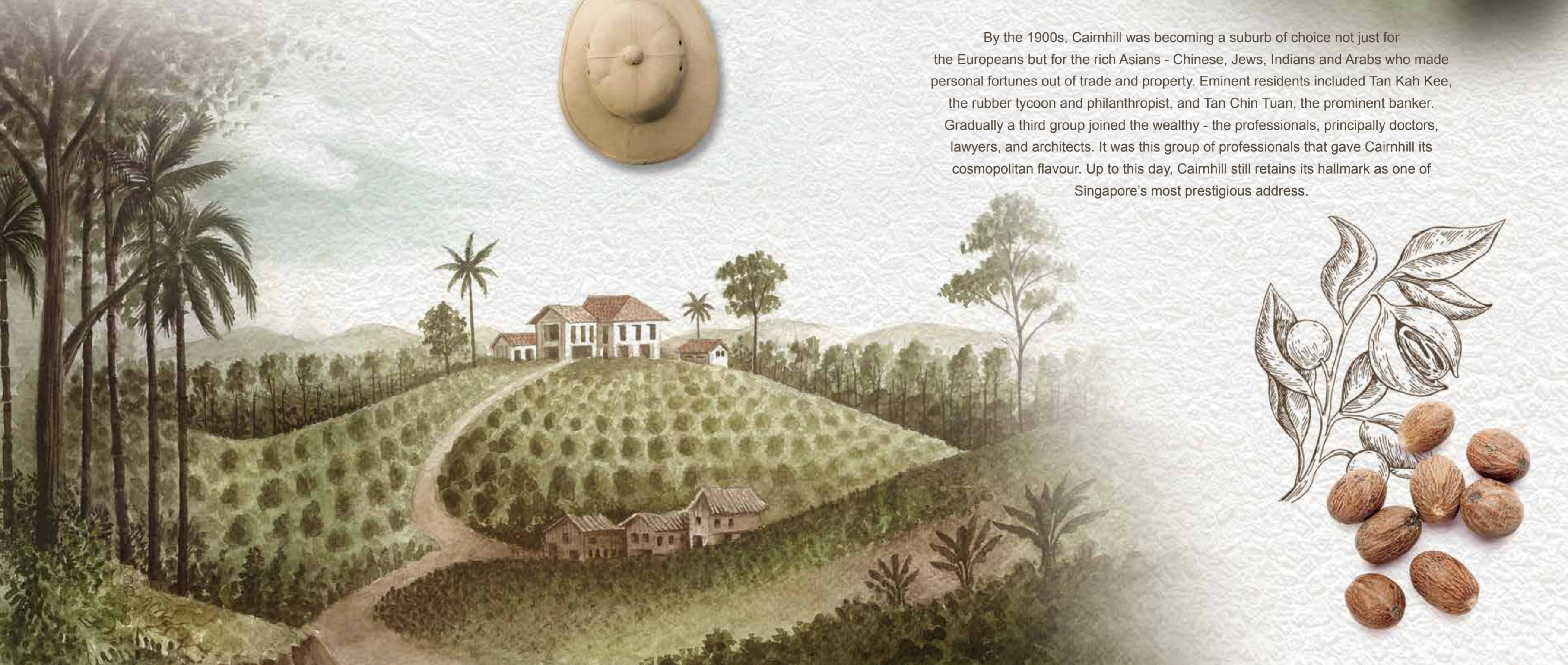


CAIRNHILL GRACIOUS LIVING THROUGH TIME

The story of Cairnhill begins, strangely enough, with the nutmeg.
During the 1840s, the colonial government offered land to ambitious Europeans for the development of plantations. Charles Carnie had his own plantation of 4000 nutmeg trees in the area that became known as Carnie's Hill, named after his house on the hill. The private carriageway to his house evolved into the Cairnhill of today.



By the 1900s, Cairnhill was becoming a suburb of choice not just for the Europeans but for the rich Asians - Chinese, Jews, Indians and Arabs who made personal fortunes out of trade and property. Eminent residents included Tan Kah Kee, the rubber tycoon and philanthropist, and Tan Chin Tuan, the prominent banker. Gradually a third group joined the wealthy - the professionals, principally doctors, lawyers, and architects. It was this group of professionals that gave Cairnhill its cosmopolitan flavour. Up to this day, Cairnhill still retains its hallmark as one of Singapore's most prestigious address.



TODAY, STILL
AN ABODE
FOR THOSE
AT THE TOP



Cairnhill, a locale of luxury and style, above the pulse of the city. A heritage of prestige, wealth and prominence in Singapore's rich history. Cairnhill 16 is not just luxury living. It is luxury living as unique as you are. It is about starting a whole new life's journey. It is more than an address.

It is about who you are and how you live.





Cairnhill 16



A
LEGACY
FOR THE
PRIVILEGED
FEW

For those who seek the rare,
the exclusive, and the exceptional.



THE PRIVILEGE OF FREEHOLD OWNERSHIP

Take pride in ownership of Cairnhill 16, knowing that its freehold status is a rarity in land-scarce Singapore. The exclusivity of only 39 residences in a single iconic tower only heightens its allure, provides privacy and serenity. And as a distinctive urban oasis of nature, the vision of Cairnhill 16 is to create a new residential experience unlike any other, an eden of tropical beauty in the heart of Orchard Road.

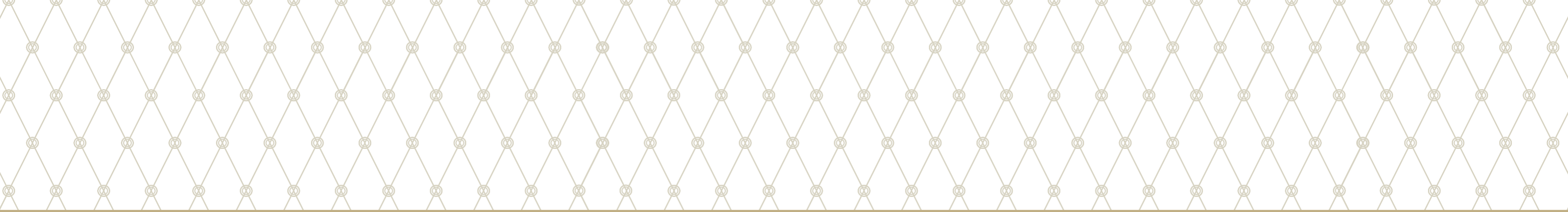
PRIVILEGE IS WHERE LIFE MEETS LIFESTYLE

Smart, stylish, cosmopolitan. An address that brings the city's most exclusive entertainment choices, its most luxurious designer stores and the finest global retail brands, closer to home. This is where life meets lifestyle in Orchard Road, a prestigious neighbourhood that has long stood as a symbol of uncompromising elegance.





PRIVILEGE IS HIGH LIFE
LIVING REDEFINED IN THE
HEART OF ORCHARD



PRIVILEGE IS A POSITION OF ADVANTAGE

With a prime location at the core city centre, right in the heart of Orchard Road, and within walking distance to three MRT stations (including Orchard), Cairnhill 16 elevates city living to exceptional heights. It represents the best of cosmopolitan living and is near to the Singapore Botanic Gardens, the UNESCO World Heritage site, and within close proximity to the world-class medical hub comprising Mount Elizabeth Medical Centre and Paragon Medical. Well served by a comprehensive transport network, Cairnhill 16 is conveniently connected to the Central Business District, Marina Bay, the future Greater Southern Waterfront and right up to the airport.



Emerald Hill



Singapore Botanic Gardens



Orchard MRT station



Dempsey Hill



Mount Elizabeth Medical Centre

PRIVILEGE IS
HAVING THE WORLD
AT YOUR FEET



With leisure and work experiences close to home,
excitement abounds at your feet at every turn.



Sleek and sculptural, Cairnhill 16 rises above the city like an exquisite contemporary masterpiece. The clean lines & cool hues of the curtain wall facade contrasts tastefully with the warm timber toned surfaces, forming a geometric modernist architectural design for the most sophisticated of tastes.

PRIVILEGE *is* THE
EXCLUSIVITY OF ONLY
39 RESIDENCES

LUXURIATE IN SOPHISTICATION



Artist's Impression

Escape to your private world where leafy canopies create a haven of luxury amidst the sublime natural landscape.

Framed by the tropical outdoor deck and lush flora, the 20-metre linear lap pool echoes the sophistication of designer resorts. And surrounded by the lushness, the rejuvenating bliss of the jacuzzi pool awaits your discovery.

WHERE NATURE AND ART PLAY

Revel in the splendour of nature. Just next to the kid's pool, an artistic sculptural pavilion wraps around an impressive feature tree that rises above the green surrounds. The children, and young at heart, will delight in the suspended rope play area where they can come closer to appreciate the beauty of nature. Living green has always been our belief in supporting a sustainable society.

Our green initiatives achieved a BCA Green Mark Gold Plus award for Cairnhill 16.



THE BEAUTY OF SANCTUARIES IN THE SKY



THE SKY- HIGH DINING EXPERIENCE

High above the city with sweeping panoramic views, a special occasion or a private party on the roof terrace can transform into an evening to remember. Nestled into the crown of Cairnhill 16 are two dining pavilions set in a garden tapestry of tranquil greenery and water features. The dining pavilions are perfect for hosting an impressive event under the stars, with the city as your breathtaking backdrop, and an event you are proud of.



Every residence is luxuriously designed for maximum space. Living and dining areas are set side-by-side to custom-fit your personal preferences. All residences are thoughtfully expressed with high ceilings to frame spectacular views, with select ones offering soaring ceiling heights of up to 4.2m.

PRIVILEGE *is* THE HEIGHT OF FINE LIVING



Surround yourself with the refinement of extravagance. A curtain wall wraps around all master bedrooms for column-free wide-angled views of the city and beyond. Bathrooms in every residence are adorned with chrome finish sanitary fittings. The lavish 4 bedroom residences also come with a smart water closet in the master bathroom and ensuite bathrooms for all bedrooms.

ELEGANCE ALL AROUND



For Illustration Only

PRIVILEGE IS LUXURY IN THE DETAILS



Designer appliances from VZUG, the choice of numerous Michelin Chefs, define the kitchens at Cairnhill16. Fully integrated, seamlessly and ergonomically oriented, these top-of-line appliances offer a simple use with professional results. Even featuring Wine Chillers, Double Refrigerators and Steamers for selected units, no effort has been spared to create an absolutely premium living experience.

BESPOKE INTERIORS ARE ACCESSORISED WITH ONLY THE FINEST DESIGNER APPLIANCES, FITTINGS AND FIXTURES.



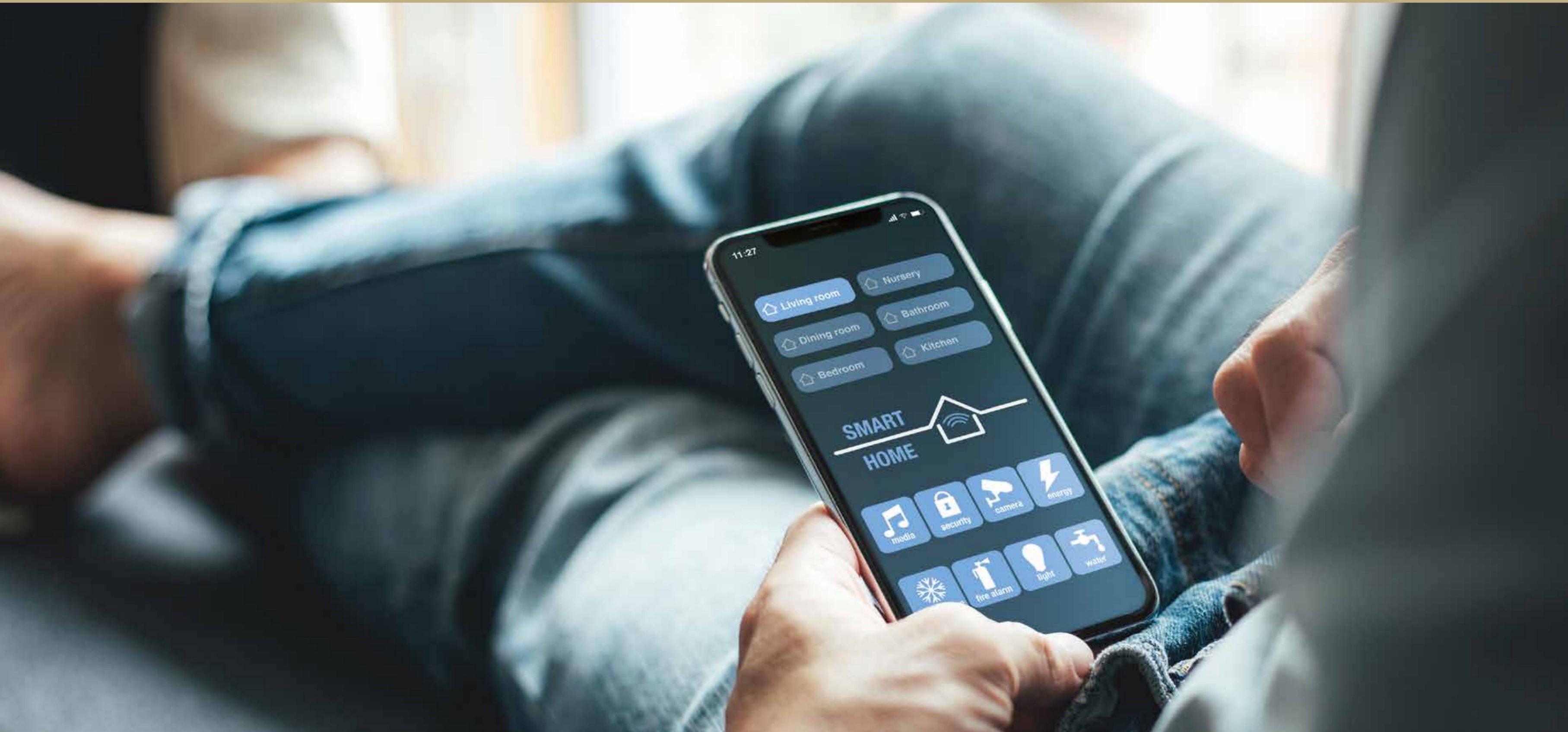
The bathroom and kitchen sink fittings are by Grohe, featuring high-end water enjoyment to our discerning owners. Luxurious rainshowers, wall mounted aqua-mixers and hidden cisterns create a discreet sense of pure luxury and spa-like enjoyment.

PRIVILEGE IS THE HIGHEST LEVEL OF SERVICE

Exclusively for its esteemed residents, the concierge of Cairnhill 16 is on hand to assist in meeting your requests from making dining reservations, booking transportation, arranging for home management services, and more.



PRIVILEGE IS SMART LIVING AT YOUR FINGERTIPS

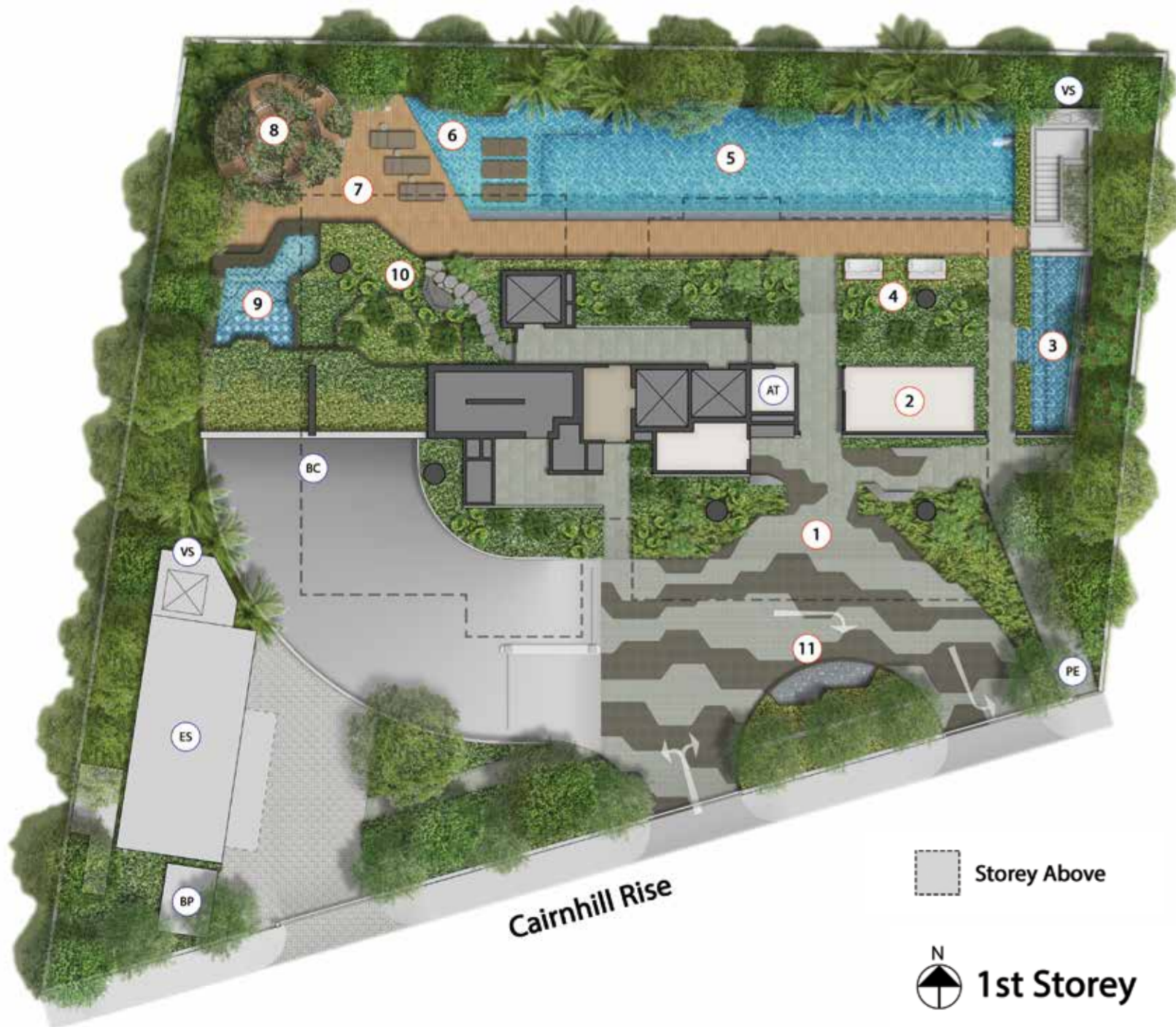


For greater peace of mind and ultimate convenience, security and select home features of your residence can be remotely controlled anytime, anywhere via a dedicated app from your phone.

PRIVILEGE
is HERE



SITE PLAN



1st Storey:

- | | | | |
|---|------------------|----|---------------------------|
| 1 | Arrival Drop-Off | 10 | Stone Bench |
| 2 | Gym | 11 | Entrance Water Feature |
| 3 | Jacuzzi Garden | PE | Pedestrian Entrance |
| 4 | Hanging Lounger | AT | Accessible Toilet |
| 5 | Lap Pool 20m | BP | Bin Point |
| 6 | Aqua Deck | ES | Electrical Substation |
| 7 | Pool Deck | BC | Basement Carpark Entrance |
| 8 | Feature Pavilion | VS | Ventilation Shaft |
| 9 | Kid's Pool | | |

2nd Storey:

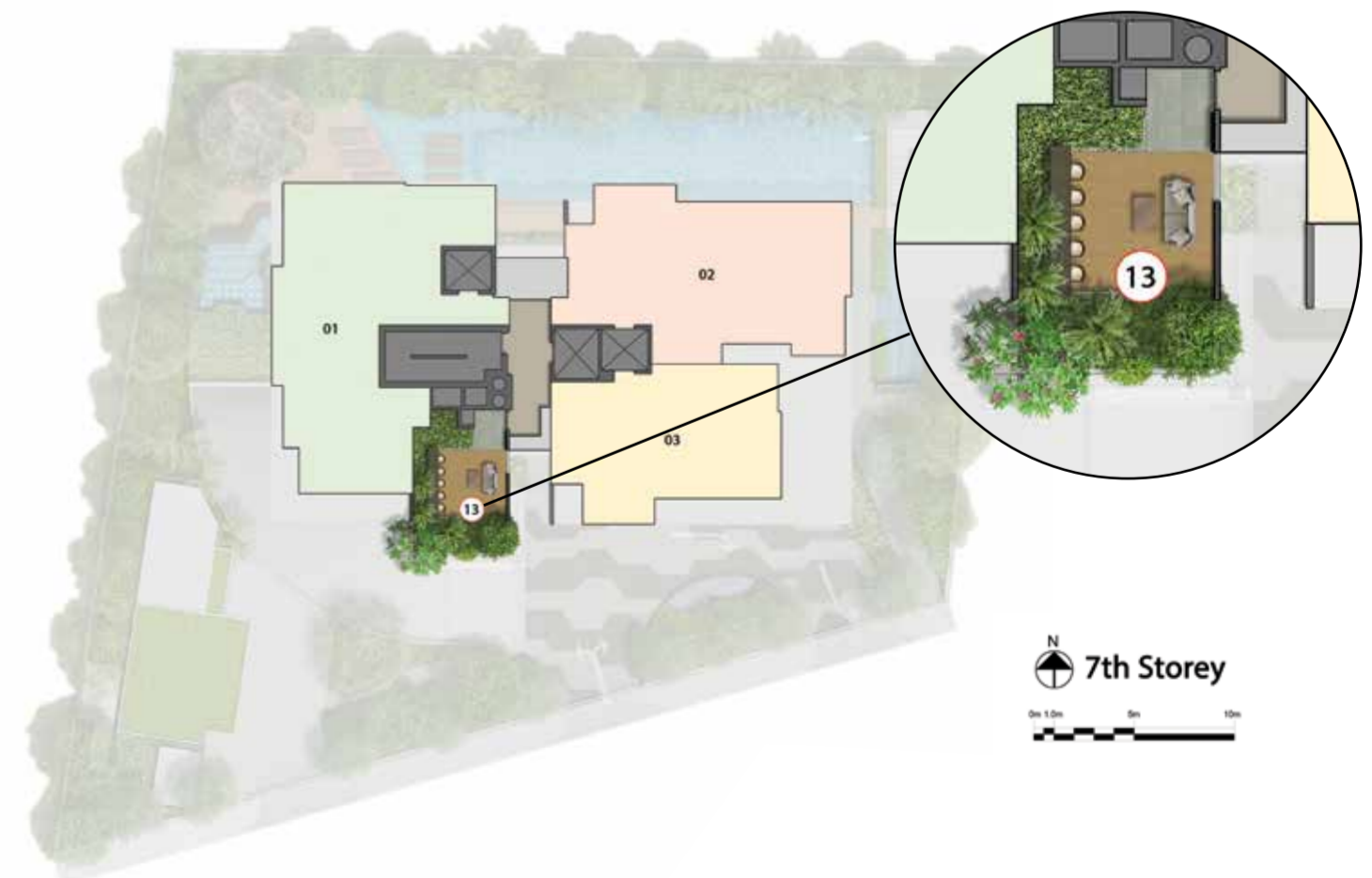
- | | |
|----|-----------------|
| 12 | Fitness Terrace |
| G | Generator |

7th Storey:

- | | |
|----|----------------|
| 13 | Reading Lounge |
|----|----------------|



N
2nd Storey
0m 5m 10m



N
7th Storey
0m 5m 10m

SCHEMATIC DIAGRAM



Roof Terrace

- Roof Terrace:**
- 14 BBQ Pavilion
 - 15 Teppanyaki Pavilion
 - 16 Lawn Area
 - 17 Water Jets
 - 18 Terrace Planter
 - AT Accessible Toilet
 - WT Water Tank Area

	01 Communal Roof Terrace	02	03 M&E	Ceiling Height	
14	D1	C1	B1	14th floor 4.275m	
13	D	C	B		
12	D	C	B		
11	D	C	B		
10	Communal Sky Terrace	CS	C	B	2nd to 13th floor 3.2m
9		CS	C	B	
8		CS	C	B	
7		CS	C	B	
6		CS	C	B	
5		CS	C	B	
4		CS	C	B	
3		CS	C	B	
2	Communal Sky Terrace	CS	C	B	
1					
B1	Basement Carpark				
B2	Basement Carpark				

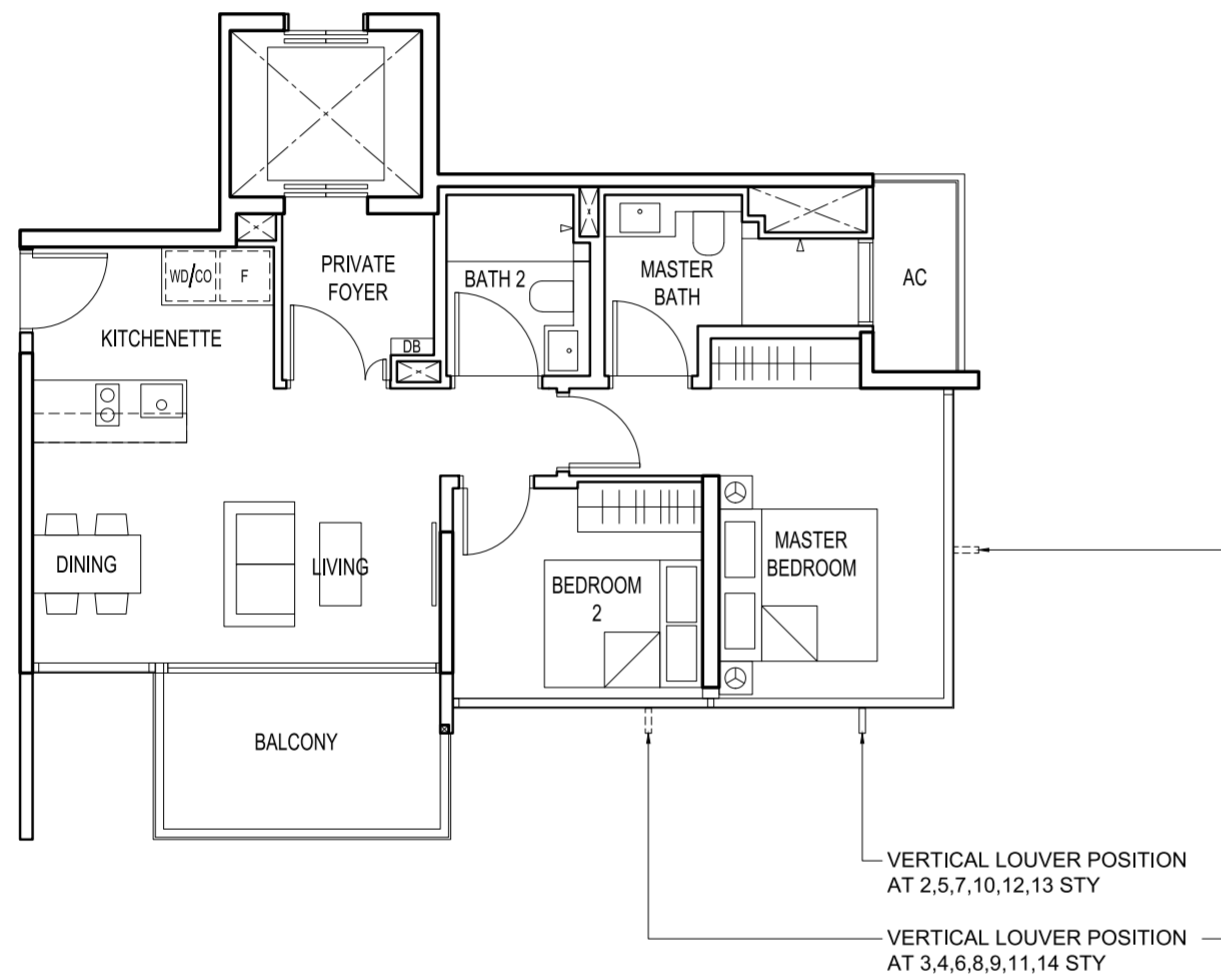
2-BEDROOM	3-BEDROOM + STUDY
3-BEDROOM	4-BEDROOM

2-BEDROOM

Approx. 72 sqm / 775 sqft

TYPE B
Clear Ceiling: 3.2m
#02-03 to #13-03

TYPE B1
Clear Ceiling: 4.275m
#14-03

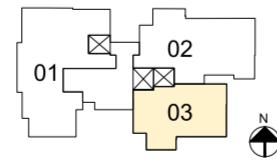


0 0.5 1 1.5 3 5M

DRAWN TO SCALE 1:100

LEGEND:

- AC - AIRCON LEDGE
- F - FRIDGE
- DB - DISTRIBUTION BOARD
- WD - WASHER CUM DRYER
- CO - COMBINATION STEAMER WITH OVEN



- ☒ THE BALCONY IN THE UNIT SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN. FOR ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO THE LAST PAGE OF THIS BROCHURE.
- ☒ ALL PLANS ARE SUBJECT TO CHANGE AS MAY BE REQUIRED OR APPROVED BY THE RELEVANT AUTHORITIES. INDICATED FLOOR AREAS ARE APPROXIMATE MEASUREMENTS AND ARE SUBJECT TO FINAL SURVEY.

3-BEDROOM

Approx. 98 sqm / 1055 sqft

TYPE C
Clear Ceiling: 3.2m
#02-02 to #13-02

TYPE C1
Clear Ceiling: 4.275m
#14-02

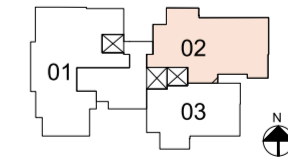


0 0.5 1 1.5 3 5M

DRAWN TO SCALE 1:100

LEGEND:

- AC - AIRCON LEDGE
- F - FRIDGE
- DB - DISTRIBUTION BOARD
- WD - WASHER CUM DRYER
- S - STEAMER
- W - WINE CHILLER



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3-BEDROOM + STUDY

Approx. 120 sqm / 1292 sqft

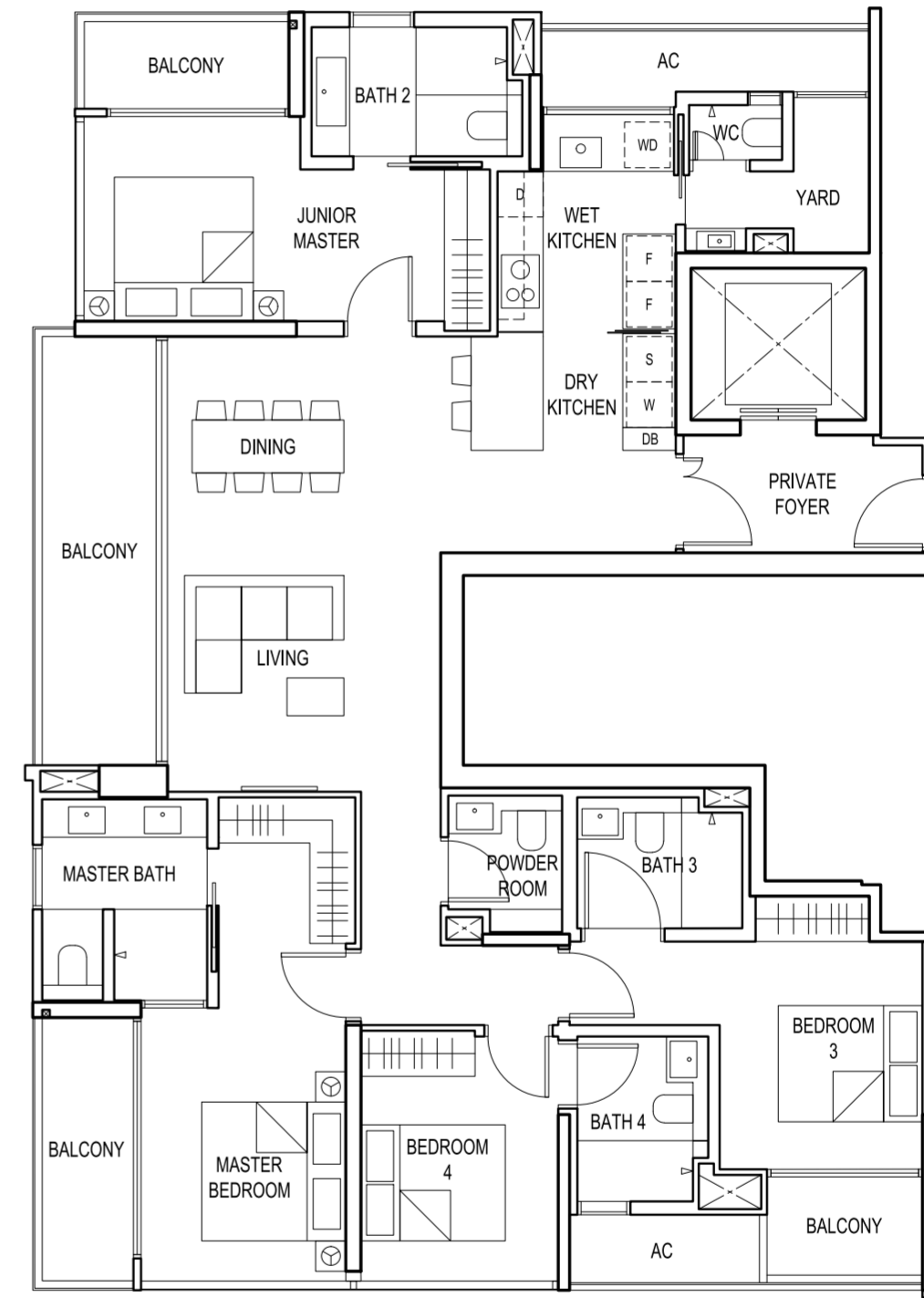
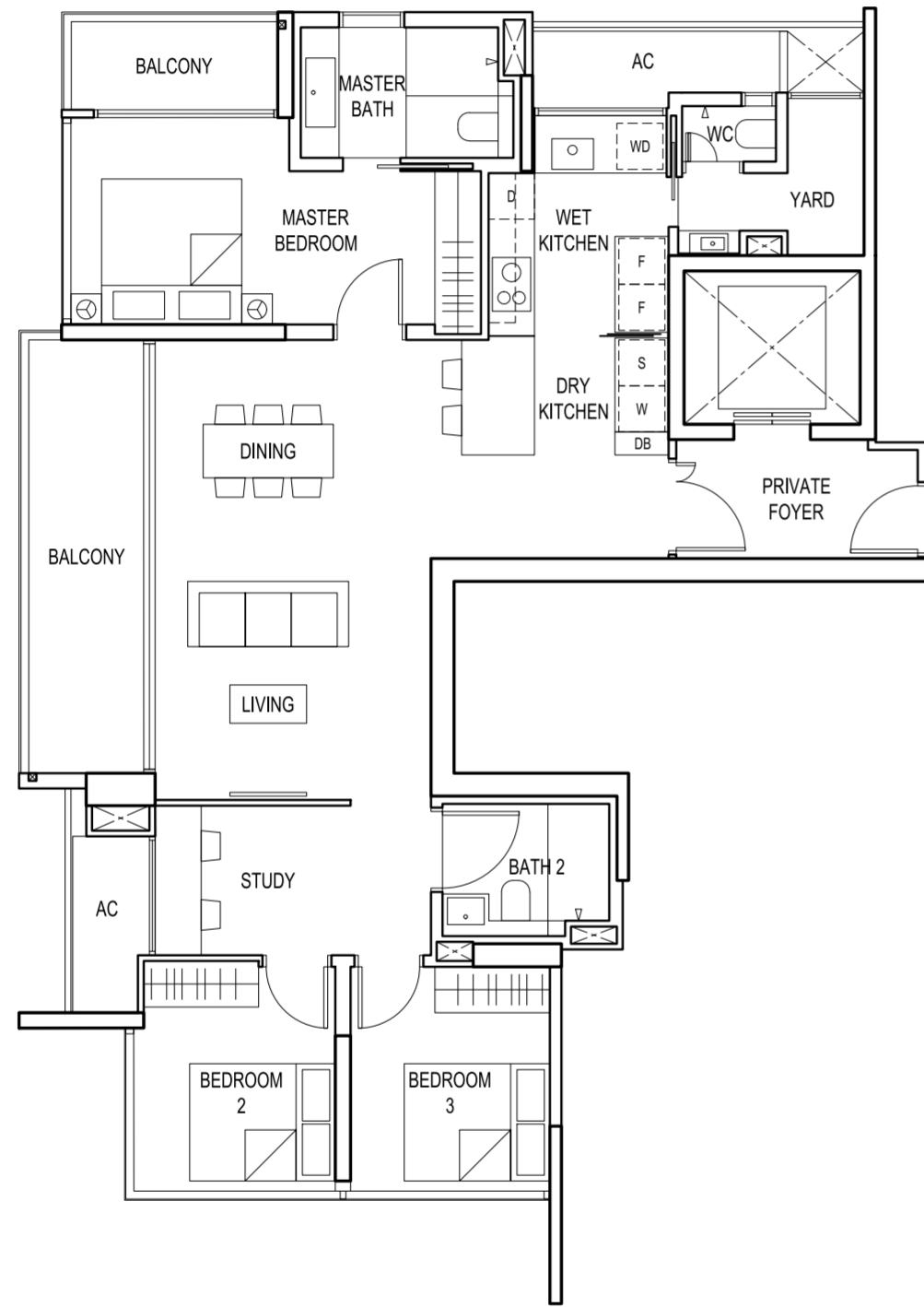
4-BEDROOM

Approx. 162 sqm / 1744 sqft

TYPE CS
Clear Ceiling: 3.2m
#02-01 to #10-01

TYPE D
Clear Ceiling: 3.2m
#11-01 to #13-01

TYPE D1
Clear Ceiling: 4.275m
#14-01



0 0.5 1 1.5 3 5M

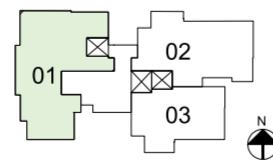
DRAWN TO SCALE 1:100

LEGEND:

- AC - AIRCON LEDGE
- F - FRIDGE
- DB - DISTRIBUTION BOARD
- WD - WASHER CUM DRYER
- S - STEAMER
- W - WINE CHILLER
- D - DISH WASHER

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0 0.5 1 1.5 3 5M

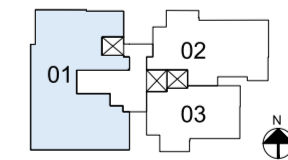
DRAWN TO SCALE 1:100

LEGEND:

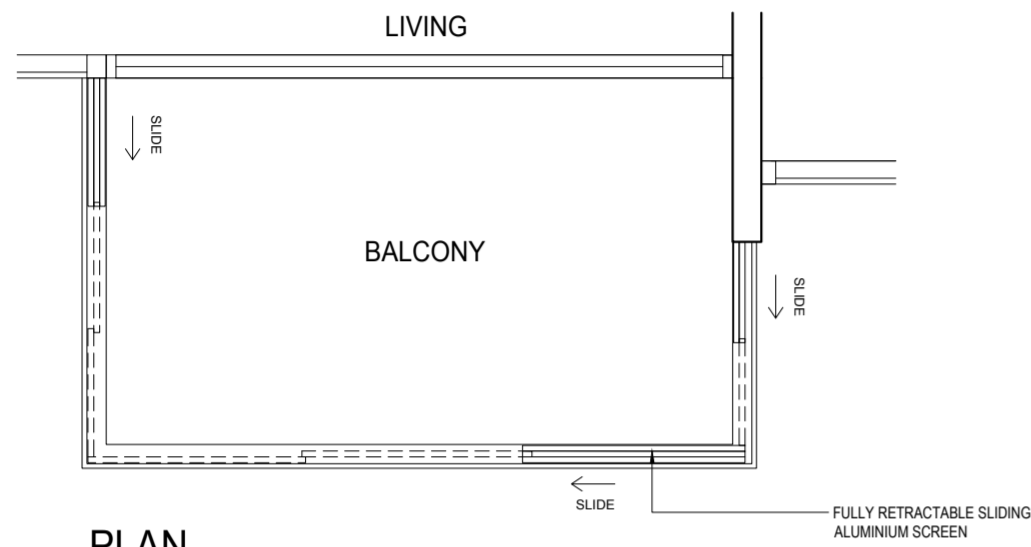
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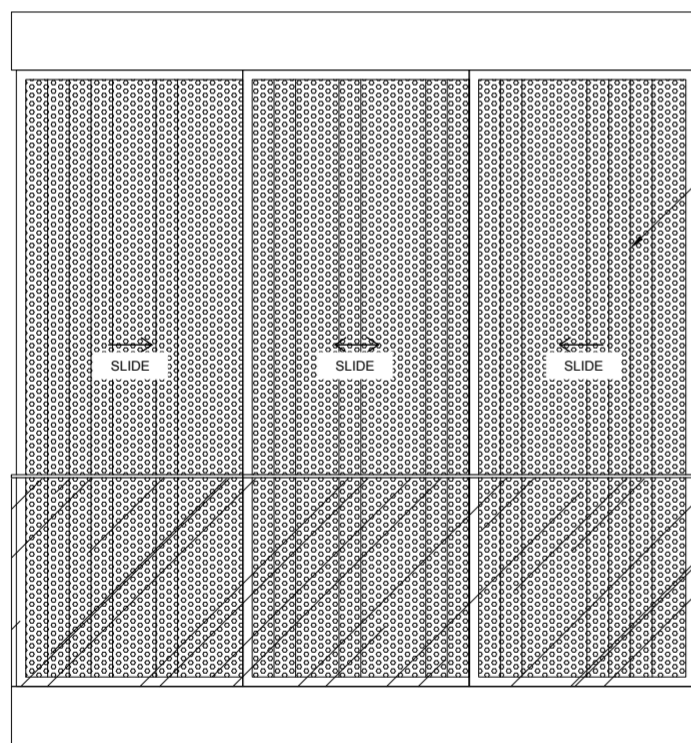
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BALCONY SCREEN

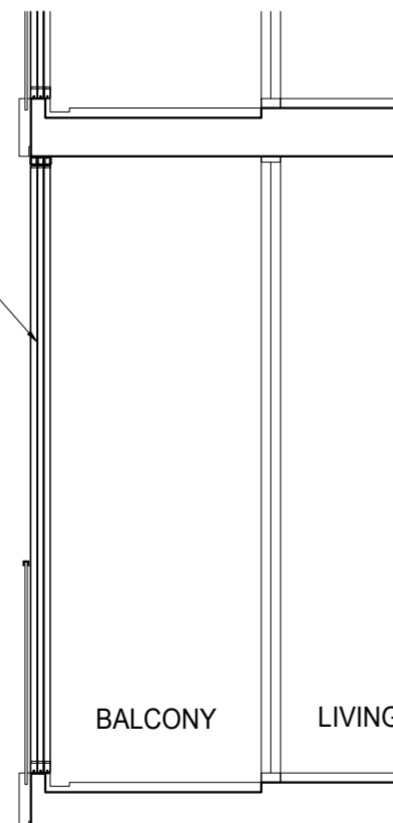


PLAN



FRONT ELEVATION

FULLY RETRACTABLE SLIDING ALUMINIUM FOLDED PERFORATED SCREEN THE BALCONY SCREENS ARE TO ALLOW FOR NATURAL VENTILATION WITHIN THE BALCONY AT ALL TIMES



SECTION

This drawing is for reference only. Drawings are not to scale. The balcony shall not be enclosed unless with approved balcony screen. Balcony screen is not a standard provision by developer, the cost of screen and installation shall be borne by owner. The screen design is provided for aesthetic uniformity of the development. Materials to be aluminum with fluorocarbon/ powder coated finish. Fixing details are by contractor and fixing shall not damage the existing waterproofing and structure. Owner shall verify all dimensions prior to fabrication and commencement of works. Refer to the mockup approved balcony screen installed.



TSky is a property development company in Singapore. As a JV between public listed industry veterans Tiong Seng and Ocean Sky, we are able to tap on the expertise and experience of our parent companies to design and build better properties.

In the design of our properties, we take time to understand and address changing customers' needs, and develop properties to meet customers' aspirations. We consider and evaluate new technology to create smart spaces that work for people. With us, you will always enjoy properties with the best of form and function.



Sino-Ocean Group Holding Limited ("Sino-Ocean Group") was listed on the Hong Kong Stock Exchange on September 28, 2007 (ticker 03377). The company is one of the top ten real estate companies from Mainland China listed in Hong Kong. In March 2008, the company was included in the Hong Kong Hang Seng Composite Index, and was included in the Hang Seng Hong Kong China Enterprises Index as a constituent stock.

Sino-Ocean Group Holding Limited is an investment and financing group with outstanding investment capacity built on advanced real estate business. Sino-Ocean Group has a total investment value of more than 200 billion yuan and an annual sales of over 100 billion yuan.



Seacare Property Development Pte Ltd, an asset investment arm of the Seacare Group, focuses investment in real estate in Singapore and overseas.

With a nimble investment approach and an extensive network of partners, the Seacare Group identifies fast evolving opportunities in property investments and development projects. The group now has a portfolio of 16 properties in 13 cities spanning across 3 countries.

We are committed to long-term partnerships with various strategic partners, who bring with them extensive technical expertise and deep-lying corporate capabilities.



MG Investments is a holding company that invests in a diverse range of interests in automobile and real estate. Its real estate arm is involved in the investment and development of residential properties. MG Investments was founded with the mission to pursue investment opportunities with integrity for the benefit of its stakeholders, its people and the community.



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