

Nature is not a  
place to visit.  
It is home.

—GARY SNYDER







# Dawn of New Urban Living

To discover calm in a bustling world; to encounter nature in a lively city; Park Nova, a bright new star of luxury homes, emanates quiet privilege.

---

A modern home embraced in a lush vertical garden, Park Nova stands apart through its verdant greenery, sleek architecture, and undisturbed serenity, redefining the concept of luxury living.



**/ PARK NOVA—A BRIGHT RISING STAR**

A green enclave, rising above the city's **FREEHOLD** land, promises a tenure of exclusive residences surrounded by the beauty of nature.





01

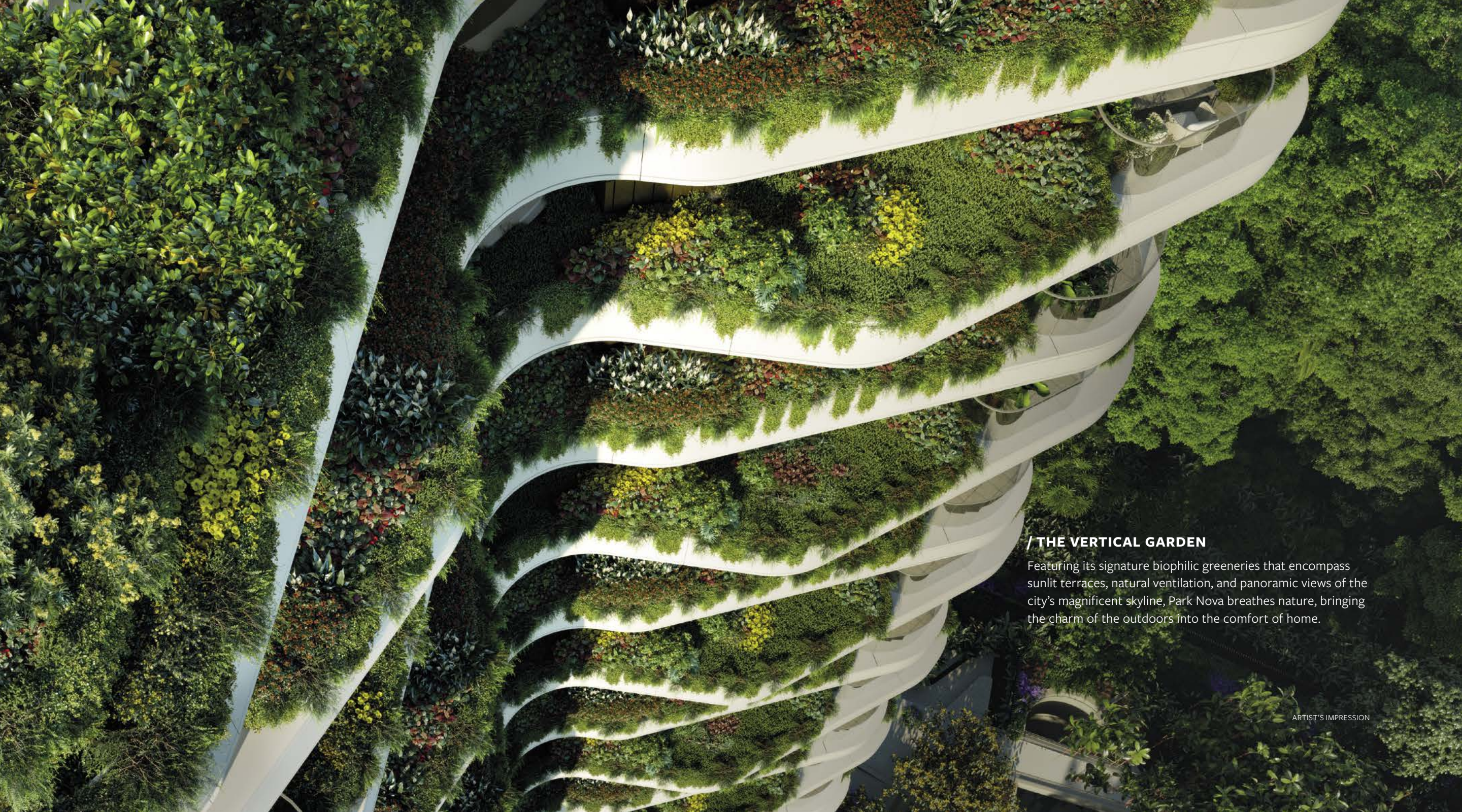




# Home Living

An exquisite vertical garden in the Prime District 10, Park Nova soars above the prestigious Tomlinson Road and Orchard Boulevard, cropping up to be a green-clad landmark that overlooks one of Singapore's most coveted neighborhoods.





## **/ THE VERTICAL GARDEN**

Featuring its signature biophilic greeneries that encompass sunlit terraces, natural ventilation, and panoramic views of the city's magnificent skyline, Park Nova breathes nature, bringing the charm of the outdoors into the comfort of home.

ARTIST'S IMPRESSION



# Curating Comfort

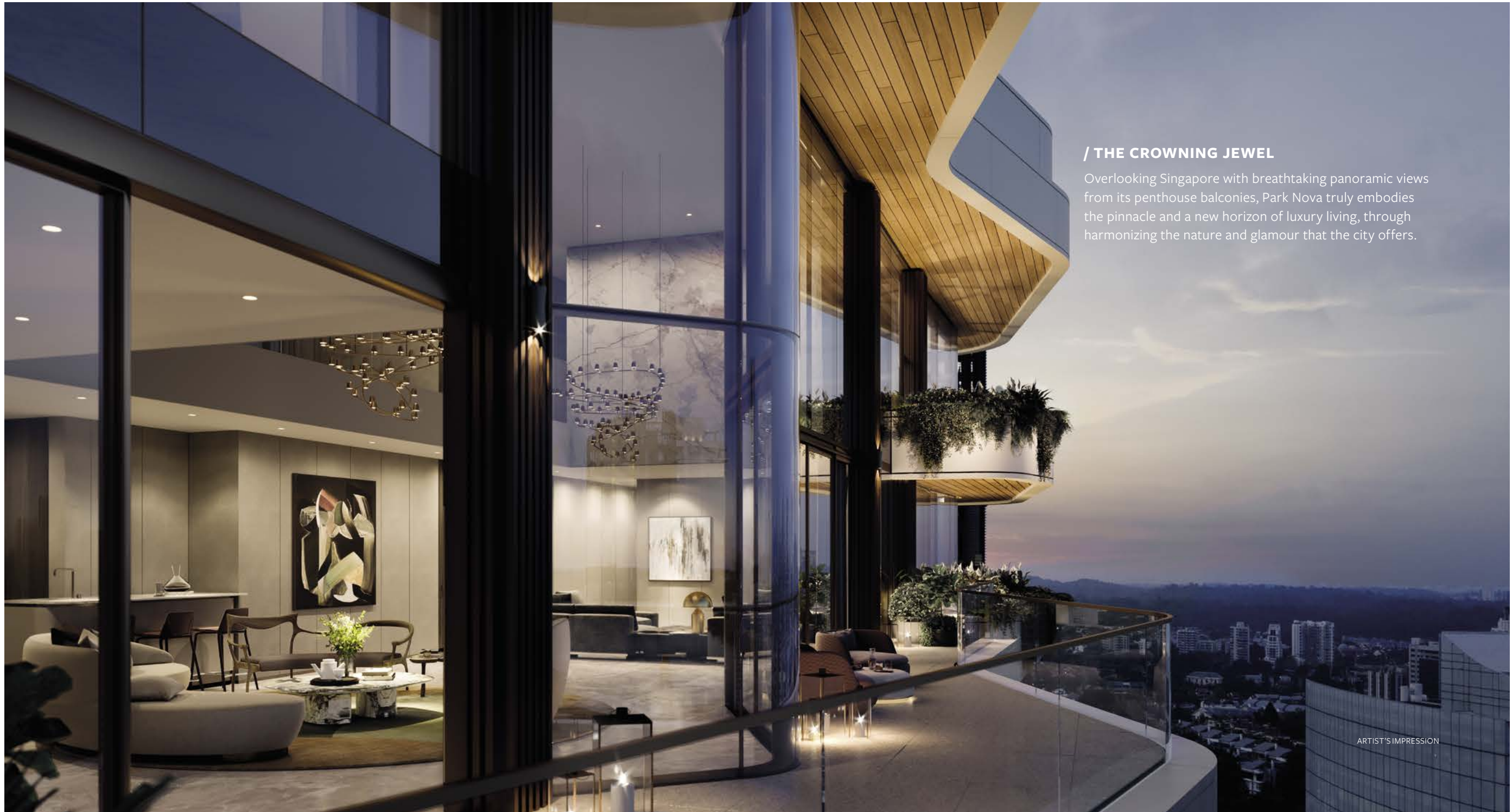
**A leader in luxury hospitality and an expert in curating comfort,** Shun Tak Holdings pioneers the concept of “smart new urban homes” by introducing nature into everyday city living. Imbued in a biophilic design philosophy specifically adapted to Singapore’s tropical climate, Park Nova stands as a living and breathing garden with thoughtfully designed outdoor spaces dedicated to every residence.



ARTIST'S IMPRESSION







**/ THE CROWNING JEWEL**

Overlooking Singapore with breathtaking panoramic views from its penthouse balconies, Park Nova truly embodies the pinnacle and a new horizon of luxury living, through harmonizing the nature and glamour that the city offers.



**/ LIVING ROOM**

The living room, brimming with soft sunlight and a gentle breeze, invigorates urban living with nature's wonders.







ARTIST'S IMPRESSION

### / DINING ROOM

Large window panes fill the space with Singapore's expansive city views, elevating the dining experience with unrivaled exclusivity.









**/ MASTER BEDROOM**

The master bedroom, a private oasis revealing a tranquil world of nature, is the ultimate secret garden curated for you and your loved ones.

ARTIST'S IMPRESSION









**/ MASTER BATHROOM**

A haven for body and mind, the luxurious bathroom of Park Nova is designed to help you retreat from urban distractions, recharging yourself in your personal spa.







# 01



ARTIST'S IMPRESSION

## **/ DRY KITCHEN**

The bright and spacious kitchen is separated into two sections, complementing both eastern and western culinary styles.

At the state-of-the-art dry kitchen, immerse in the art of gourmet cooking—from baking with loved ones to exploring fine dining at home with private chefs.





## / WET KITCHEN

The wet kitchen, equipped with world-class appliances, consciously designed for heavy duty cooking, allows residents to explore various culinary styles and cuisines.

ARTIST'S IMPRESSION



02





# Grand Estate

Park Nova is the epitome of luxury living,  
with access to both city and nature  
in an exclusive enclave.





**/ GRAND ENTRANCE**

The grand entrance, defined by Park Nova's natural glamour and sleek elegance, quietly embraces residents and guests into its exclusive urban enclave.



# Sense of Arrival

**The signature biophilic design of Park Nova unfolds from its grand lobby**—the ground floor of the unique vertical garden. With sunlight and breeze naturally flowing through the meticulously curated estate, the lofty and inviting space brims with nature's energy.











**/ LAP POOL**

A 25-meter swimming pool dwells in the heart of Park Nova's garden, promising residents tranquility, relaxation, and well-being at their doorstep.



**/ JACUZZI**

Deep in the garden, a heated jacuzzi is crafted for a soothing and relaxing moment, fostering an intimate spot to unwind after a long day in the bustling city.









## **/ GARDEN PAVILION**

The stylish pavilion, an installation created in perfect harmony with flourishing greeneries, provides a quiet spot where Park Nova's invigorating natural elements and artistic touch converge with outdoor activities.

ARTIST'S IMPRESSION



## / SKY TERRACE

The Sky Terrace on the 14<sup>th</sup> floor overlooks Singapore's awe-inspiring skyline. From the spectacular views of sunrise in the morning to the illuminating city at night, explore the metropolitan breathtaking beauty in the comfort of home.







### **/ SKY LOUNGE**

An ideal venue for exclusive events and private soirees, Sky Lounge elevates your leisurely pursuits to unforgettable experiences.









**/ GYM**

Sitting amidst the Sky Terrace, Park Nova's state-of-the-art gym allows residents to fully embrace their fitness benefits while enjoying stunning views of the garden city that never sleeps.

ARTIST'S IMPRESSION



03



A close-up photograph of a hand wearing a white glove, firmly gripping a polished brass instrument, likely a trumpet or trombone. The background is a soft, out-of-focus blue. The image is split vertically, with the left side showing the hand and instrument, and the right side showing a white shirt cuff and a grey suit sleeve.

# Exclusive Services





ARTIST'S IMPRESSION

### **/ CONCIERGE**

Guided by Shun Tak Holdings' long-standing history in hospitality expertise, Park Nova celebrates its world-class concierge service that caters to residents' needs.

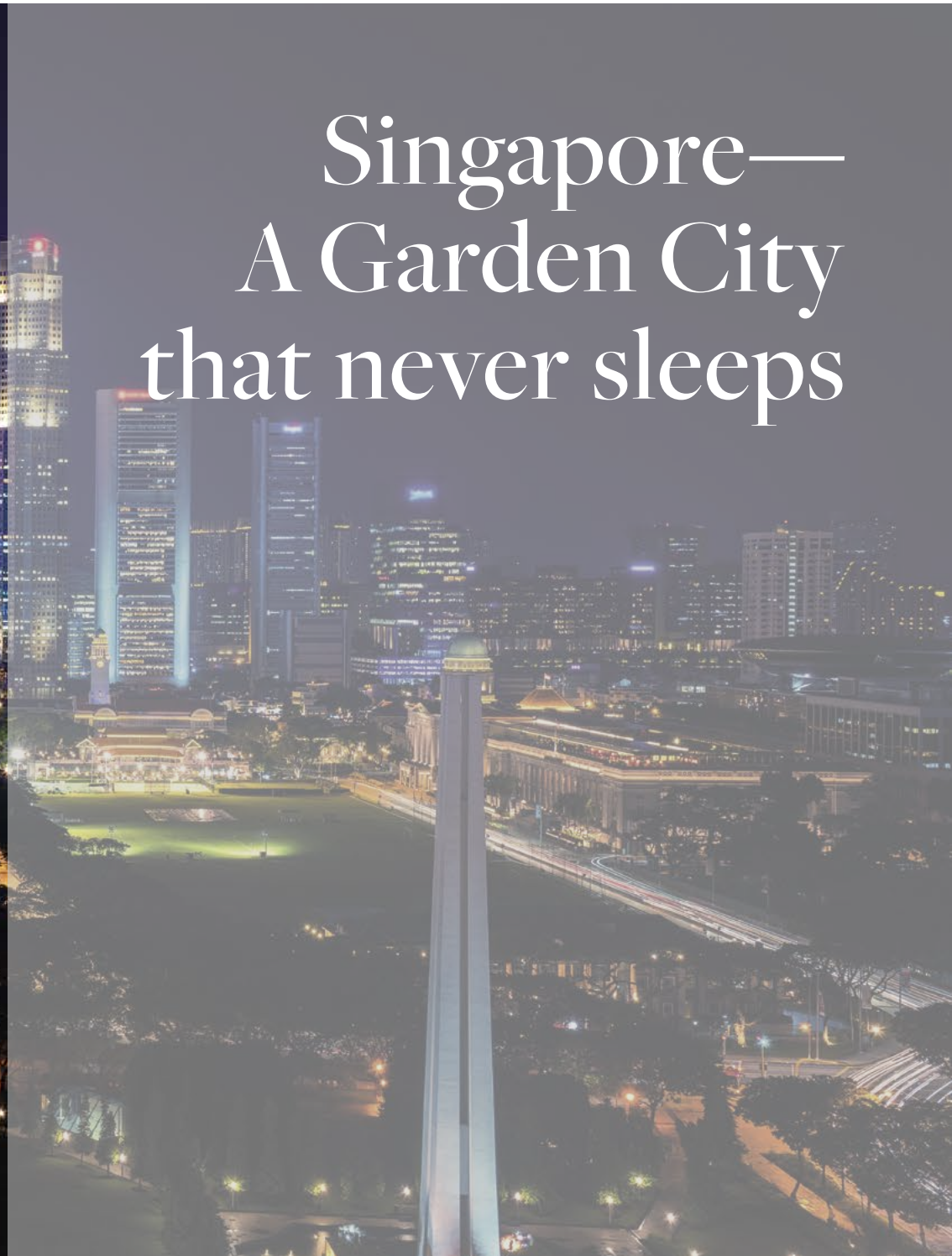


## / THE LOBBY

From booking private rides to making reservations at Michelin-starred restaurants, Park Nova's concierge takes care of every resident's needs, creating a truly luxurious hospitality experience.

ARTIST'S IMPRESSION





Singapore—  
A Garden City  
that never sleeps









Super Tree Grove at Gardens  
by the Bay.



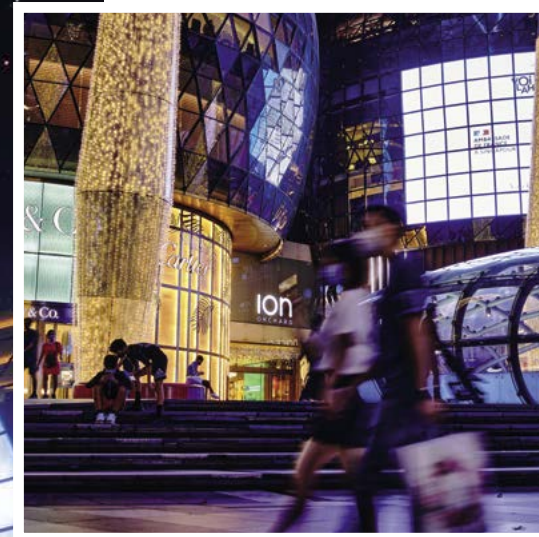


Flower Dome at Gardens  
by the Bay.





AT LEFT & BELOW TOP: ION Orchard at Orchard Road. BELOW BOTTOM: Wisma Atria, Orchard Road.







Gardens by the Bay.





TOP LEFT: The Helix Bridge.  
BOTTOM LEFT: Marina Bay Sands at night.  
ABOVE: Rowers at Sunrise, Marina Bay Sands.





Restaurants at Dempsey Hill.





Singapore Botanic Gardens.



04





# The Masterminds





# ABOUT SHUN TAK HOLDINGS LIMITED

Shun Tak Holdings Limited is a leading Hong Kong listed conglomerate and a key player in the Macau market, with diversified businesses spanning transportation, property, hospitality and investments.

With over 60 years of real estate experience, the Group is renowned for its relentless quest for excellence as well as its success in developing holistic multi-functional communities. Over recent years, it has dynamically expanded into top-tier cities across Mainland China, with several iconic developments in the pipeline each with their distinctive positioning. These include New Bund 31 in Qiantan Shanghai, Shanghai Suhe Bay Area Mixed-use Development, Tongzhou Integrated Development in Beijing, and Hengqin Integrated Development in Zhuhai. In addition, it has partnered with Perennial Real Estate Holdings Limited to develop two “health cities”

along the national high-speed railway system in Tianjin and Kunming, bringing quality medicare services to China’s largest megalopolis.

In 2016, the Group made its first foray in Singapore and established a foothold in the ultra-prime property market in its downtown area. These include 111 Somerset, a newly refurbished commercial complex which includes offices, medical suites and a retail podium; Park Nova, which will comprise 51 luxurious units and 3 penthouses in a 21-storey residential tower, and Les Maisons Nassim, which consists 14 units of the most exclusive and bespoke residences with high collectible value. The Group is also in the process of developing No.9 Cuscaden Road into a 5-star luxury hotel with no fewer than 142 rooms, to be managed by Artyzen Hospitality Group, a wholly-owned hotel arm strongly rooted in art, culture and heritage.



# ABOUT PLP ARCHITECTURE

PLP is an internationally renowned studio of architects, designers and researchers, with a diverse portfolio of more than 500 projects created from design studios in London and Tokyo. It has produced some of the world's greenest, most intelligent and ground-breaking designs through a profound commitment to social, economic and environmental values. The practice works across typologies and beyond the traditional boundaries of architecture, interiors and master planning services, providing branding and positioning research, engagement strategies, and graphic, interior, product and furniture design.

The practice's award-winning residential work seamlessly blends luxurious appointments, timeless design and the best of contemporary living conveniences into modern, high-quality and robust architecture. Its work is known for contextual sensitivity, drawing inspiration from local history and culture and enhancing its surroundings through holistically integrated sustainability solutions and landscape design.

Key projects from across its award-winning portfolio include such landmark buildings as 22 Bishopsgate—a revolutionary amenity-driven and wellness-focussed tower, One Bishopsgate Plaza / Pan Pacific London—a new luxury hotel with serviced residences above, Sky Central—a dynamic new headquarters for the international broadcaster, The Edge—conceived as the world's greenest and most intelligent building, Chiltern Place—an intimately luxurious residential tower nestled in one of London's most historic neighbourhoods, and the Four Seasons Hotel Abu Dhabi at Al Maryah Island—a striking icon on the city's skyline.

# ABOUT P&T GROUP

The P&T Group is an award-winning, global design firm, providing clients with innovative, commercially successful and sustainable design solutions since its inception in 1868. Consistently ranked in the top largest consultancies in the world, P&T Consultants has 1600-plus architects, engineers, urban designers and interior designers operate in over 70 cities, on an excess of 10 million square metres of combined floor area, annually. By sheer volume and a shared commitment to design excellence with each and every project, their work has and will continue to positively transform communities and improve lives.

The practice's Singapore office was established in 1972. Drawing on the collective expertise and professional services available within the Group, the practice has expanded rapidly over the years to meet the growing demand for professional architectural design services in the fast developing city-state and the Asian region. Today, P&T has a more than 350-strong team in Singapore. The Singapore office has extensive local and international experience in the different project typologies and scales. P&T's architectural strategies and design principles are committed to ameliorate the living standards of all city dwellers, driven by a belief in combining the strengths of design and project management with professional quality service.



# ABOUT ICN DESIGN

ICN Design is an award-winning design practice in landscape architecture, master-planning and urbanism. ICN's experienced South East Asia-based team is infused with talented professionals from all over the globe. With a shared ethos, passion and motivation ICN have been creating distinctive places for people for well over a decade. The firm services unique, creative and original projects across the region and beyond; advocating, promoting, designing and realizing a range of landscape ideas, designs, interventions and places that ICN believe make people's experience of life much better.

ICN has handled all different sectors and scales of work across Asia and the Middle East with personnel from a great diversity of cultural backgrounds, bringing with them a broad array of skills, knowledge and experience. With these attributes and capabilities and most importantly, the passion that is ICN, the practice continues to strive toward the goal of solving urban and landscape issues with thoughtful and expressive design to ultimately deliver memorable and compelling landscapes.

In the last 20 years, ICN has completed several iconic projects such as The Raffles Hotel, The National Gallery, The Interlace, d'Leedon, South Beach development, Terminal 4, Resorts World at Sentosa and, most recently, Marina One and the highly praised Jewel at Changi.

# ABOUT BREWIN DESIGN OFFICE

Brewin Design Office is a leading design studio specialising in Interior Architecture and Design. Since its establishment in 2012, the firm has been anchored by a commitment to craftsmanship in every dimension of design.

The firm's diverse portfolio includes projects from Residential, Hospitality, Commercial and Cultural sectors and encompasses a multitude of scales and scopes across Asia.

Brewin Design Office is driven by high-quality design and a hands-on approach, and grounds its work in a philosophy that each project should be carefully calibrated, balancing materials and complex details to achieve timeless results that are authentic and rich in character. With a deep passion for interior furnishing and strong relationships with international partners, every project is unique. The combination of these strengths produce projects that evoke a rich and emotional experience with substance and depth. The studio fosters a culture of extensive dialogue with its clients, engaging in a collaborative process-oriented approach, in-depth research and rigorous exploration which define the back-bone for every concept and project.

The firm's projects have been widely published by internationally renowned design publications. Brewin Design Office was shortlisted in 2016 for Design Council Singapore's President's Design Award.



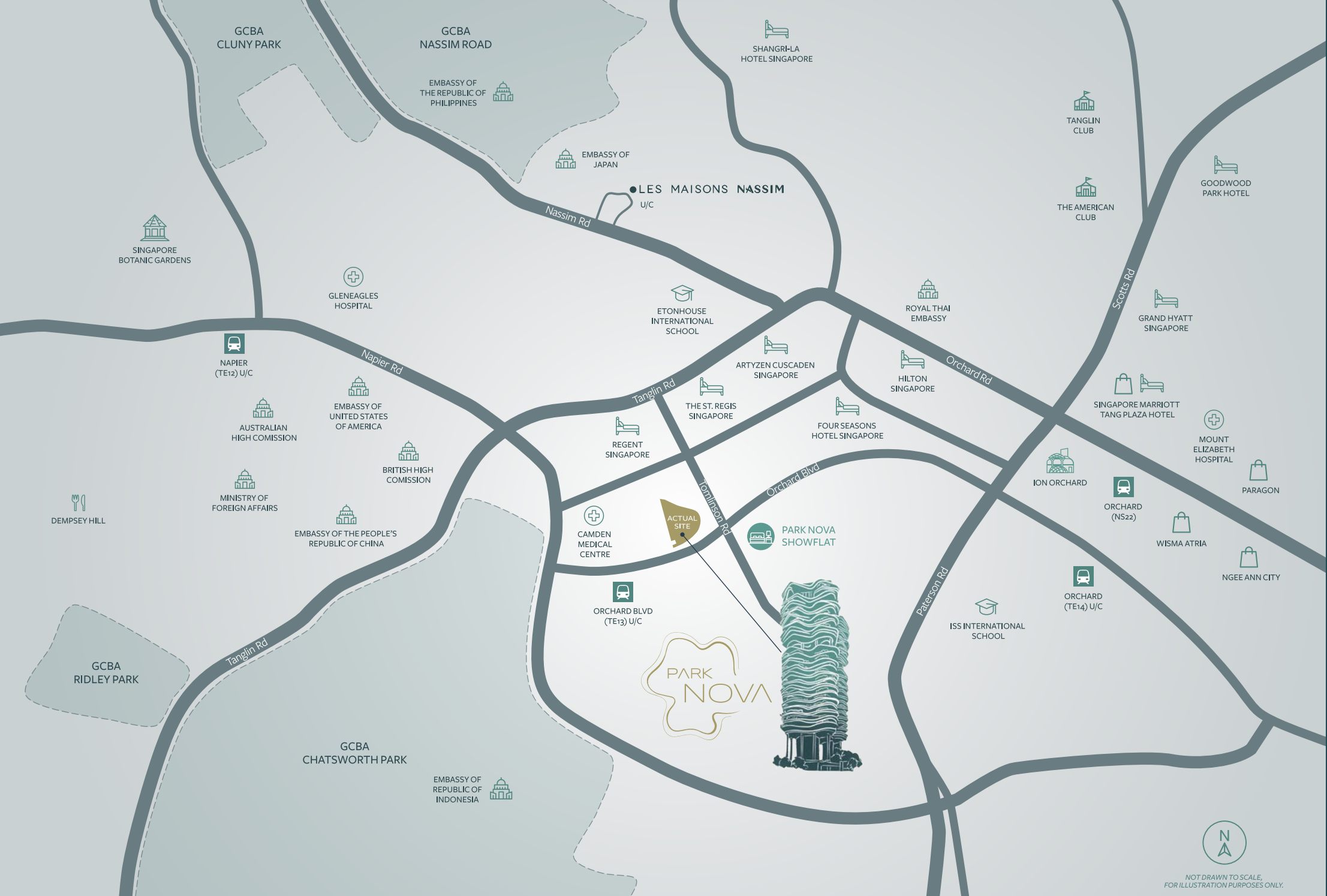
05





# The Plans





NOT DRAWN TO SCALE,  
FOR ILLUSTRATION PURPOSES ONLY.





**/ SITE PLAN**

1. Lap Pool
2. Pool Deck
3. Poolside Lounge
4. Leisure Pool
5. Water Play Area
6. Garden Seating
7. Outdoor Lounge
8. Hot Spa
9. Jacuzzi
10. Outdoor Deck
11. Garden Pavilion
12. Garden Bridge
13. Bin Centre
14. Bicycle Parking Spaces at B1 (Drop Off Level)
15. Guard House at B1 (Drop Off Level)
16. Substation at B1
17. Electrical Charging Bays at B1 (Drop Off Level)
18. Genset







**/ SKY TERRACE PLAN**

1. Sky Garden
2. Gym
3. Sky Terrace
4. Sky Lounge
5. Sky Deck
6. Sky Bridge
7. Fire Lift Lobby



# Schematic Diagram

UNIT \ LEVEL	01	02	03
20	PH-3	PH-1	PH-2
19	4BR-1	2S-1	3S-1
18	4BR-2	2S-2	3S-2
17	4BR-1	2S-1	3S-1
16	4BR-2	2S-2	3S-2
15	4BR-1	2S-1	3S-1
14	SKY TERRACE		
13	4BR-2	2S-2	3S-2
12	4BR-1	2S-1	3S-1
11	4BR-2	2S-2	3S-2
10	4BR-1	2S-1	3S-1
9	4BR-2	2S-2	3S-2
8	4BR-1	2S-1	3S-1
7	4BR-2	2S-2	3S-2
6	4BR-1	2S-1	3S-1
5	4BR-2	2S-2	3S-2
4	4BR-1	2S-1	3S-1
3	4BR-2	2S-2	3S-2
2	4BR-1	2S-1	3S-1
1	LANDSCAPE DECK		
B1	DROP-OFF		
B2	CARPARK		

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



# 2-Bedroom with Study

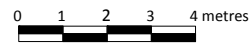
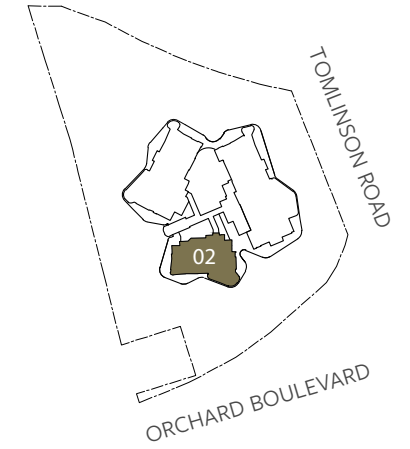
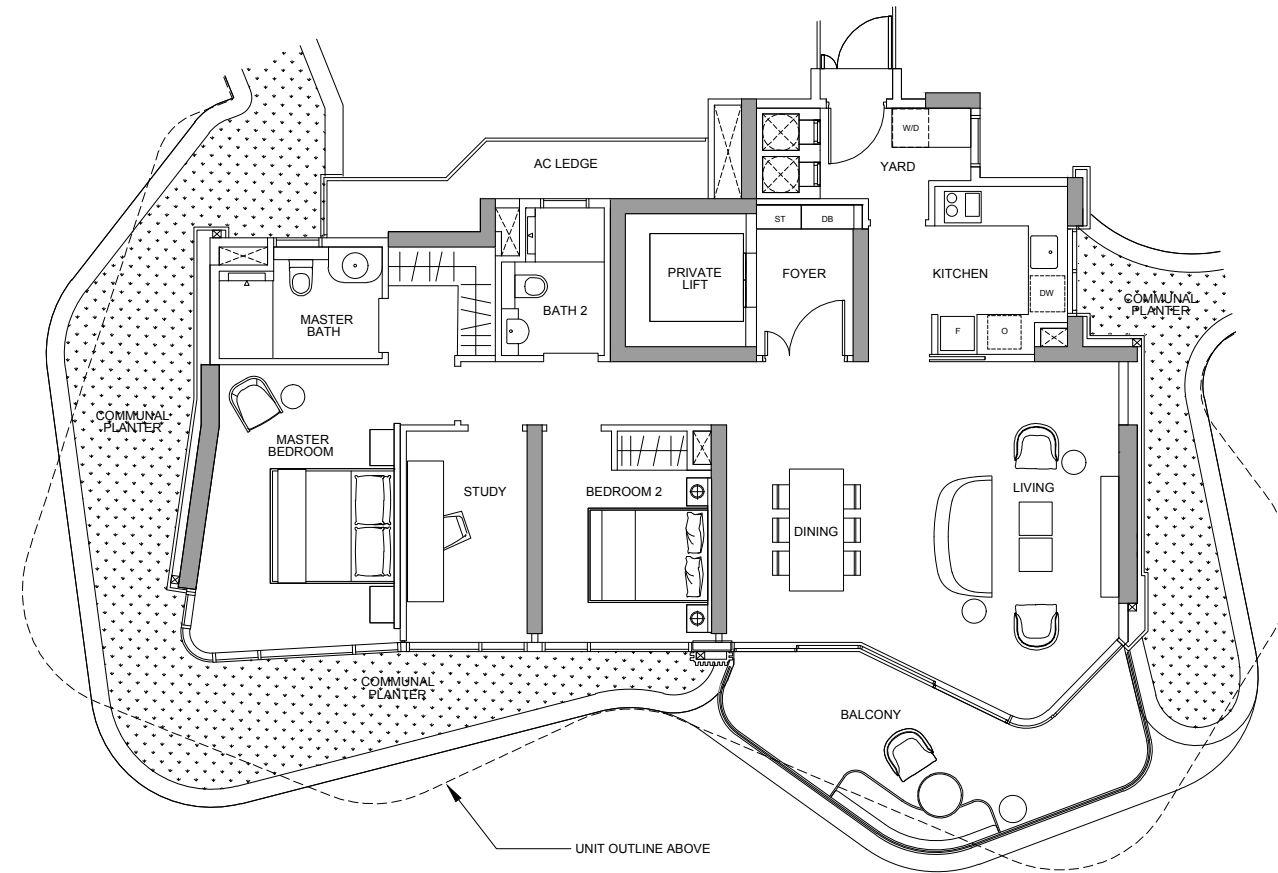


# TYPE 2S-1

18 Tomlinson Road, Singapore

133 sqm including : 7 sqm - A/C Ledge  
15 sqm - Balcony

UNITS	
#02-02	
#04-02	
#06-02	
#08-02	
#10-02	
#12-02	
#15-02	
#17-02	



## LEGEND

- |                         |                   |
|-------------------------|-------------------|
| O - Oven                | ST - Storage      |
| F - Fridge              | AC - Aircon Ledge |
| W/D - Washer cum Dryer  | DW - Dish Washer  |
| DB - Distribution Board |                   |

AREA INCLUDES AIR-CON (A/C) LEDGE. BALCONY AND STRATA VOID AREA WHERE APPLICABLE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE APPROVED BY RELEVANT AUTHORITIES. ALL FLOOR PLANS ARE APPROXIMATE MEASUREMENTS ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED.

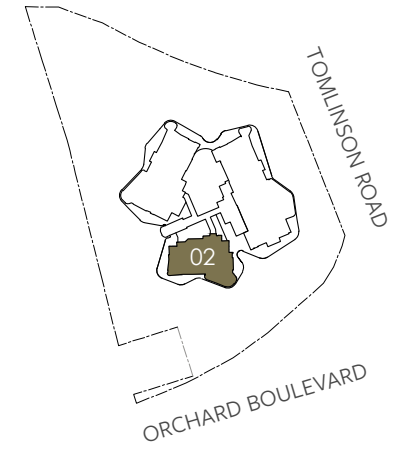
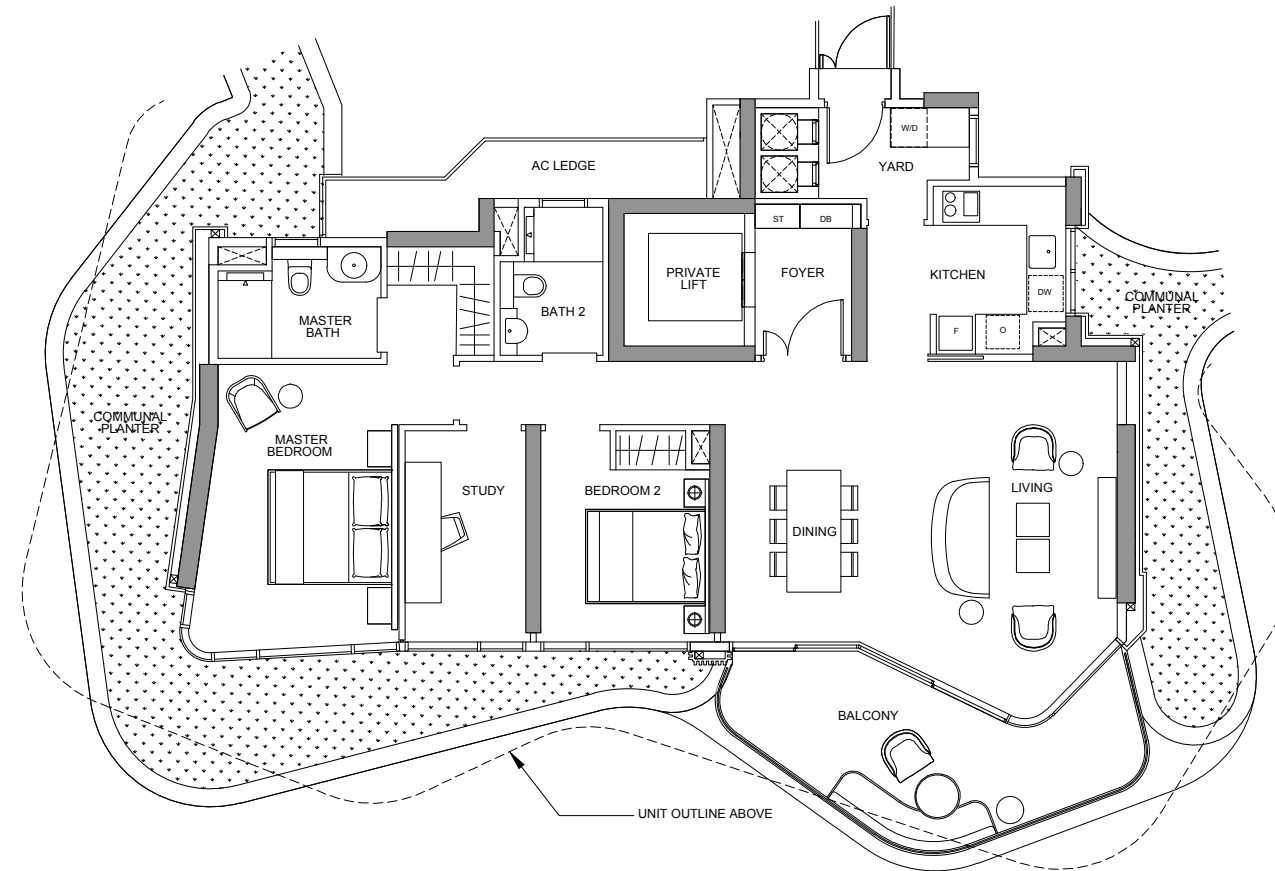


# TYPE 2S-1

18 Tomlinson Road, Singapore

133 sqm including : 7 sqm - A/C Ledge  
15 sqm - Balcony

UNITS | #19-02



0 1 2 3 4 metres

## LEGEND

- |                         |                   |
|-------------------------|-------------------|
| O - Oven                | ST - Storage      |
| F - Fridge              | AC - Aircon Ledge |
| W/D - Washer cum Dryer  | DW - Dish Washer  |
| DB - Distribution Board |                   |

AREA INCLUDES AIR-CON (A/C) LEDGE. BALCONY AND STRATA VOID AREA WHERE APPLICABLE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE APPROVED BY RELEVANT AUTHORITIES. ALL FLOOR PLANS ARE APPROXIMATE MEASUREMENTS ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED.

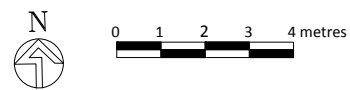
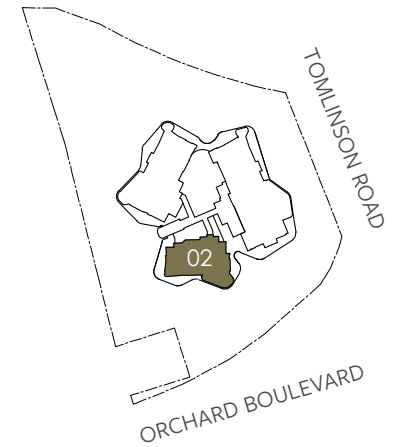
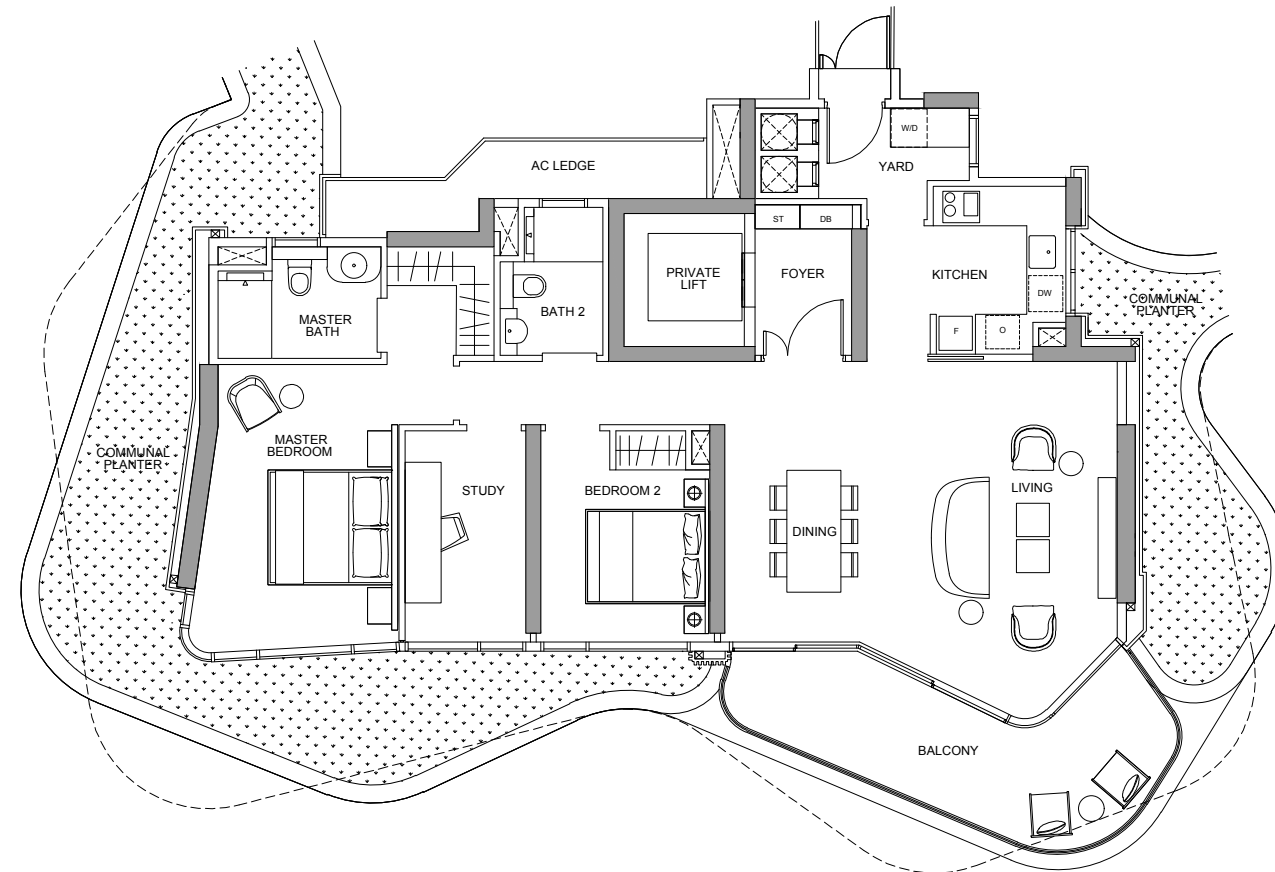


# TYPE 2S-2

18 Tomlinson Road, Singapore

133 sqm including : 7 sqm - A/C Ledge  
15 sqm - Balcony

UNITS	
#03-02	
#05-02	
#07-02	
#09-02	
#11-02	
#13-02	
#16-02	
#18-02	



## LEGEND

- |                         |                   |
|-------------------------|-------------------|
| O - Oven                | ST - Storage      |
| F - Fridge              | AC - Aircon Ledge |
| W/D - Washer cum Dryer  | DW - Dish Washer  |
| DB - Distribution Board |                   |

AREA INCLUDES AIR-CON (A/C) LEDGE. BALCONY AND STRATA VOID AREA WHERE APPLICABLE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE APPROVED BY RELEVANT AUTHORITIES. ALL FLOOR PLANS ARE APPROXIMATE MEASUREMENTS ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED.



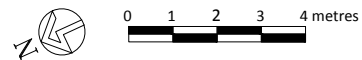
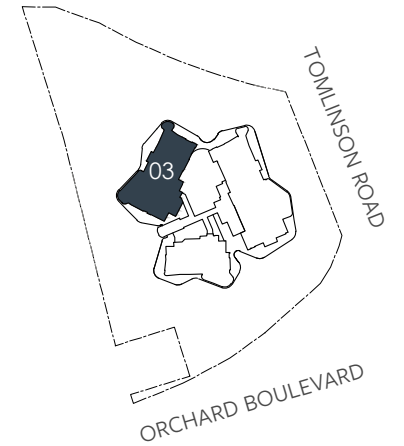
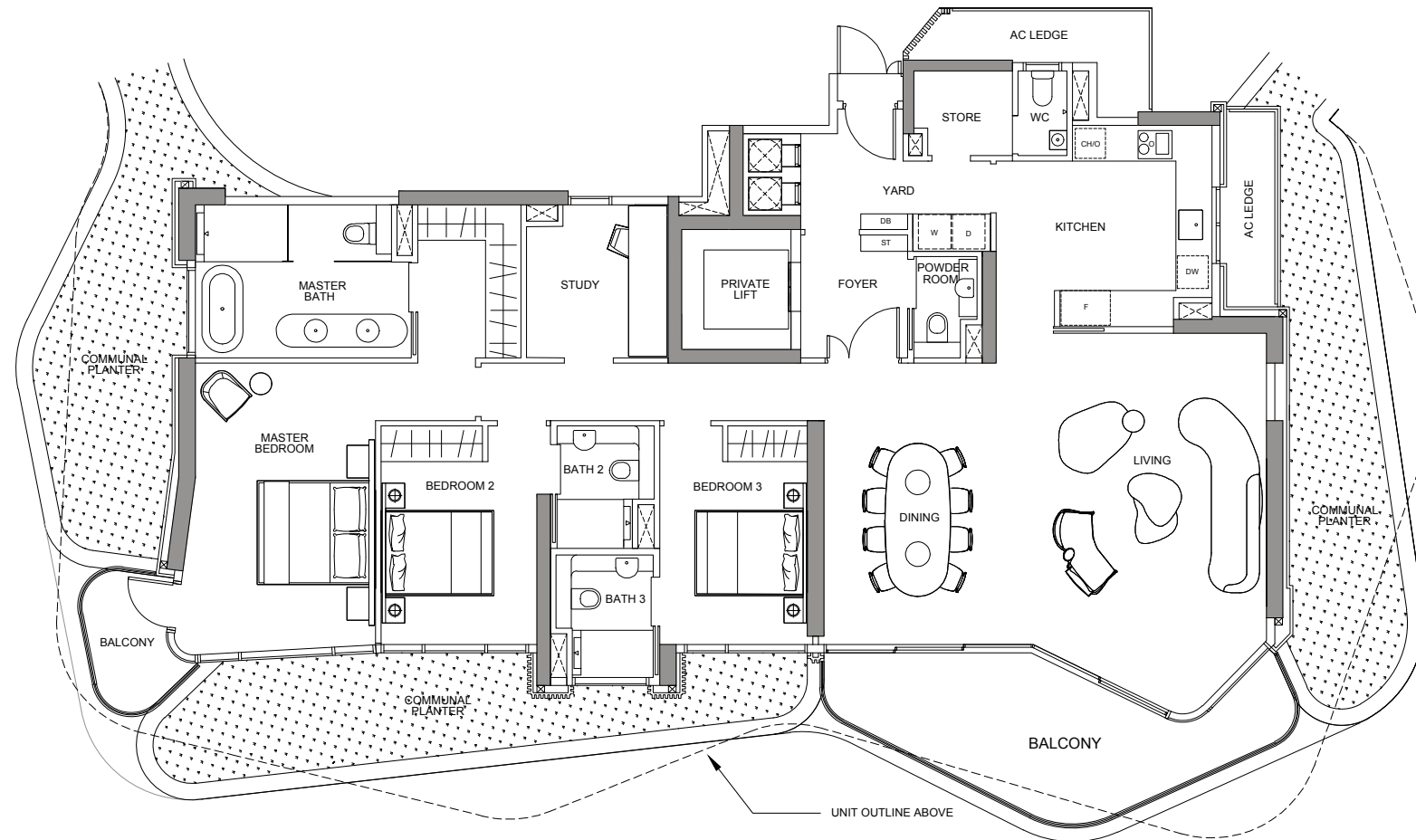
# 3-Bedroom with Study



# TYPE 3S-1

18 Tomlinson Road, Singapore  
 205 sqm including: 10 sqm - A/C Ledge  
 21 sqm - Balcony

UNITS	
	#02-03
	#04-03
	#06-03
	#08-03
	#10-03
	#12-03
	#15-03
	#17-03



## LEGEND

- |                         |                   |
|-------------------------|-------------------|
| O - Oven                | ST - Storage      |
| F - Fridge              | AC - Aircon Ledge |
| W - Washer              | DW - Dish Washer  |
| D - Dryer               | CH - Wine Chiller |
| DB - Distribution Board |                   |

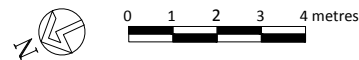
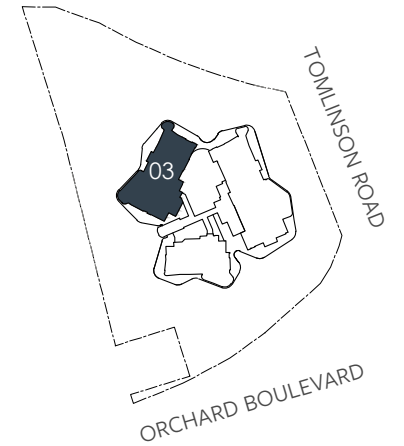
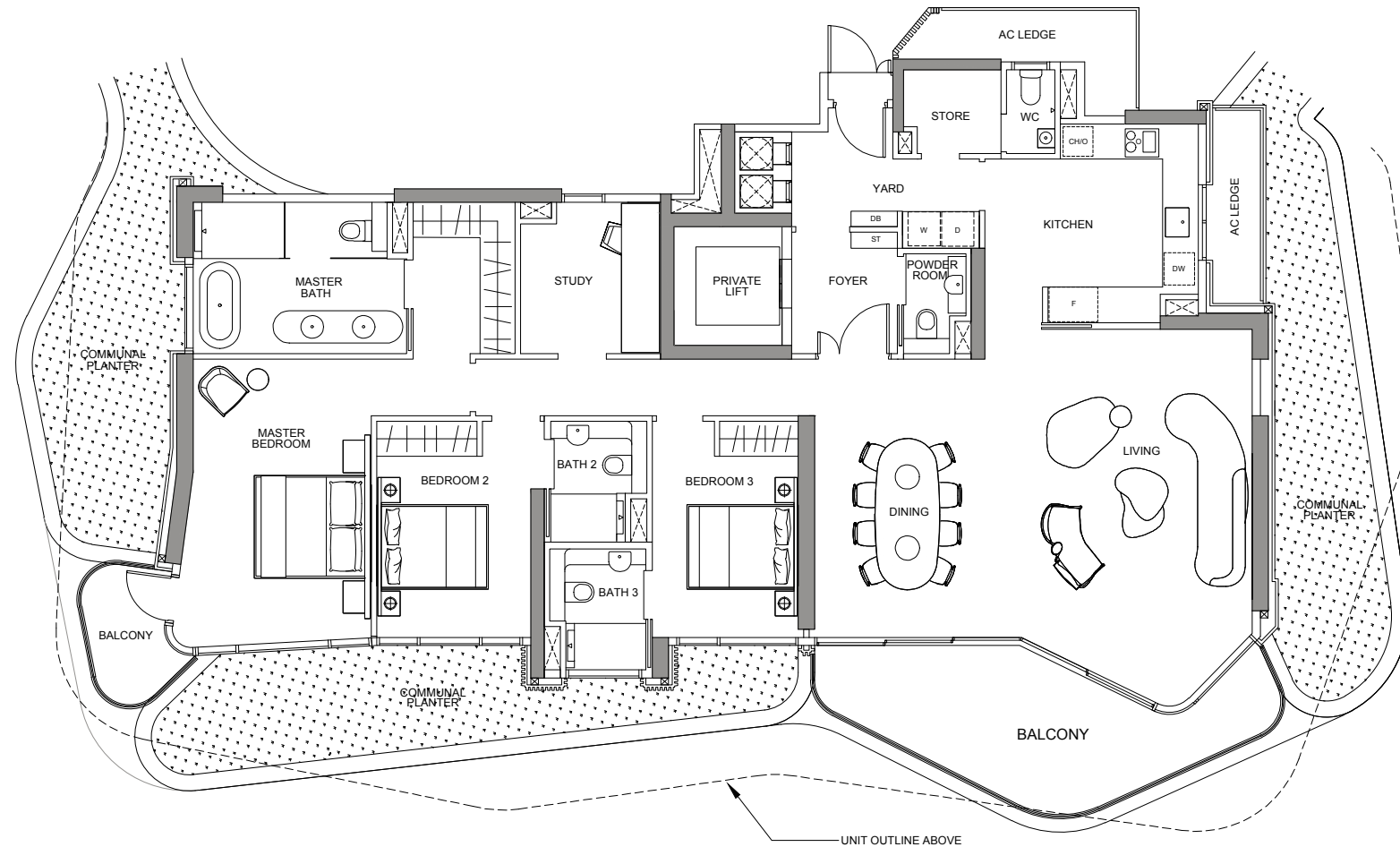
AREA INCLUDES AIR-CON (A/C) LEDGE. BALCONY AND STRATA VOID AREA WHERE APPLICABLE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE APPROVED BY RELEVANT AUTHORITIES. ALL FLOOR PLANS ARE APPROXIMATE MEASUREMENTS ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED.



# TYPE 3S-1

18 Tomlinson Road, Singapore  
 205 sqm including: 10 sqm - A/C Ledge  
 21 sqm - Balcony

UNITS | #19-03



- LEGEND**
- O - Oven
  - F - Fridge
  - W - Washer
  - D - Dryer
  - DB - Distribution Board
  - ST - Storage
  - AC - Aircon Ledge
  - DW - Dish Washer
  - CH - Wine Chiller

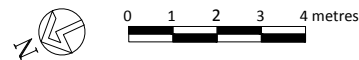
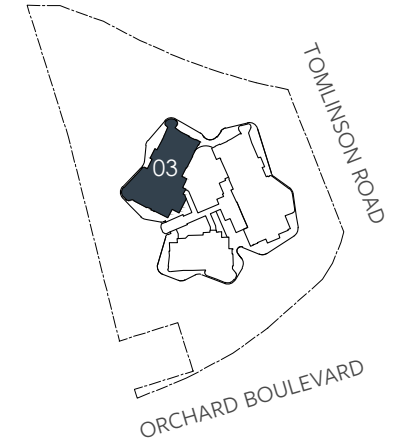
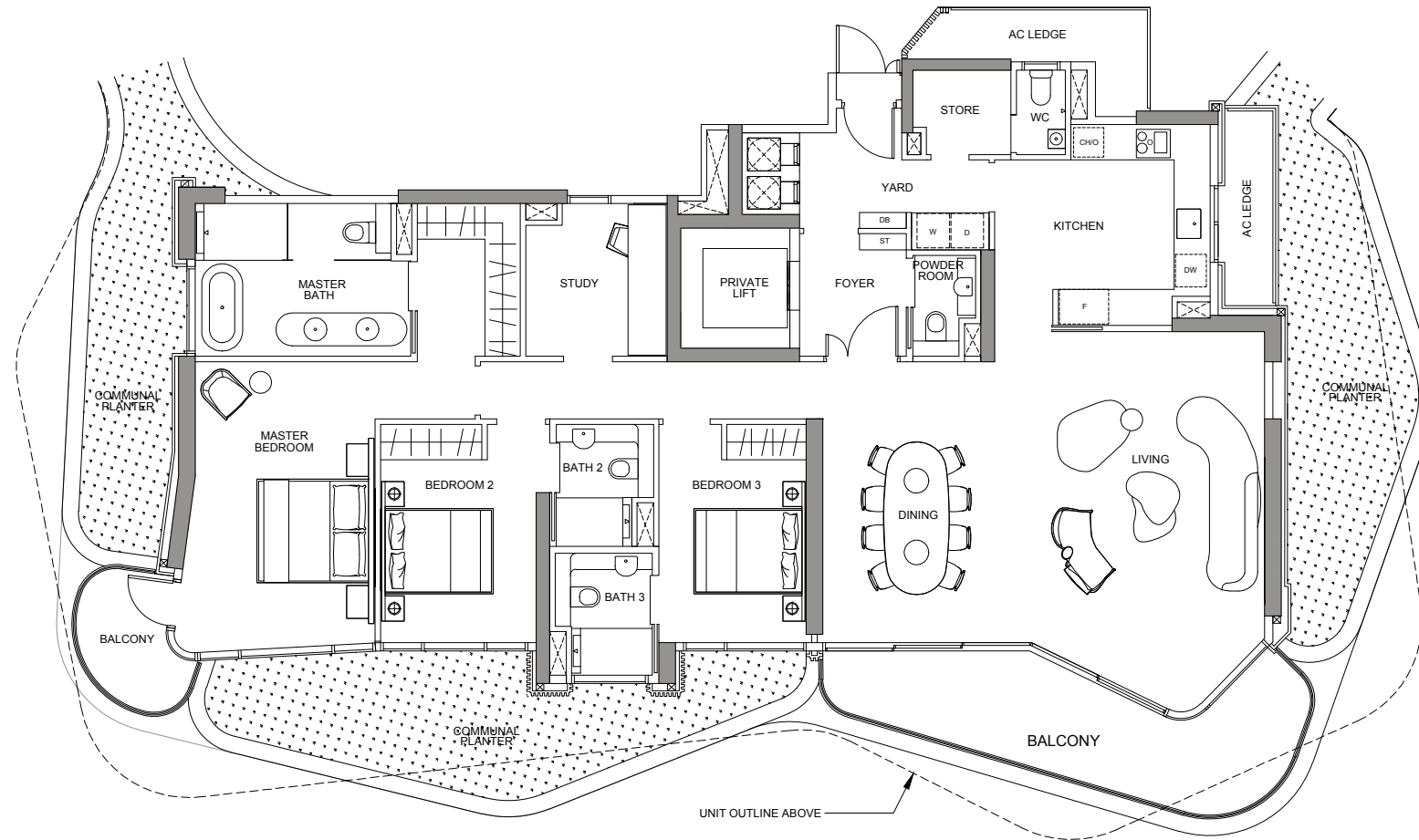
AREA INCLUDES AIR-CON (A/C) LEDGE. BALCONY AND STRATA VOID AREA WHERE APPLICABLE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE APPROVED BY RELEVANT AUTHORITIES. ALL FLOOR PLANS ARE APPROXIMATE MEASUREMENTS ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED.



# TYPE 3S-2

18 Tomlinson Road, Singapore  
 205 sqm including: 10 sqm - A/C Ledge  
 21 sqm - Balcony

UNITS	
	#03-03
	#05-03
	#07-03
	#09-03
	#11-03
	#13-03
	#16-03
	#18-03



- LEGEND**
- O - Oven
  - F - Fridge
  - W - Washer
  - D - Dryer
  - DB - Distribution Board
  - ST - Storage
  - AC - Aircon Ledge
  - DW - Dish Washer
  - CH - Wine Chiller

AREA INCLUDES AIR-CON (A/C) LEDGE. BALCONY AND STRATA VOID AREA WHERE APPLICABLE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE APPROVED BY RELEVANT AUTHORITIES. ALL FLOOR PLANS ARE APPROXIMATE MEASUREMENTS ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED.



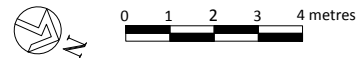
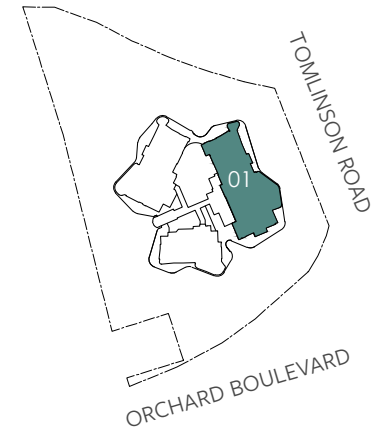
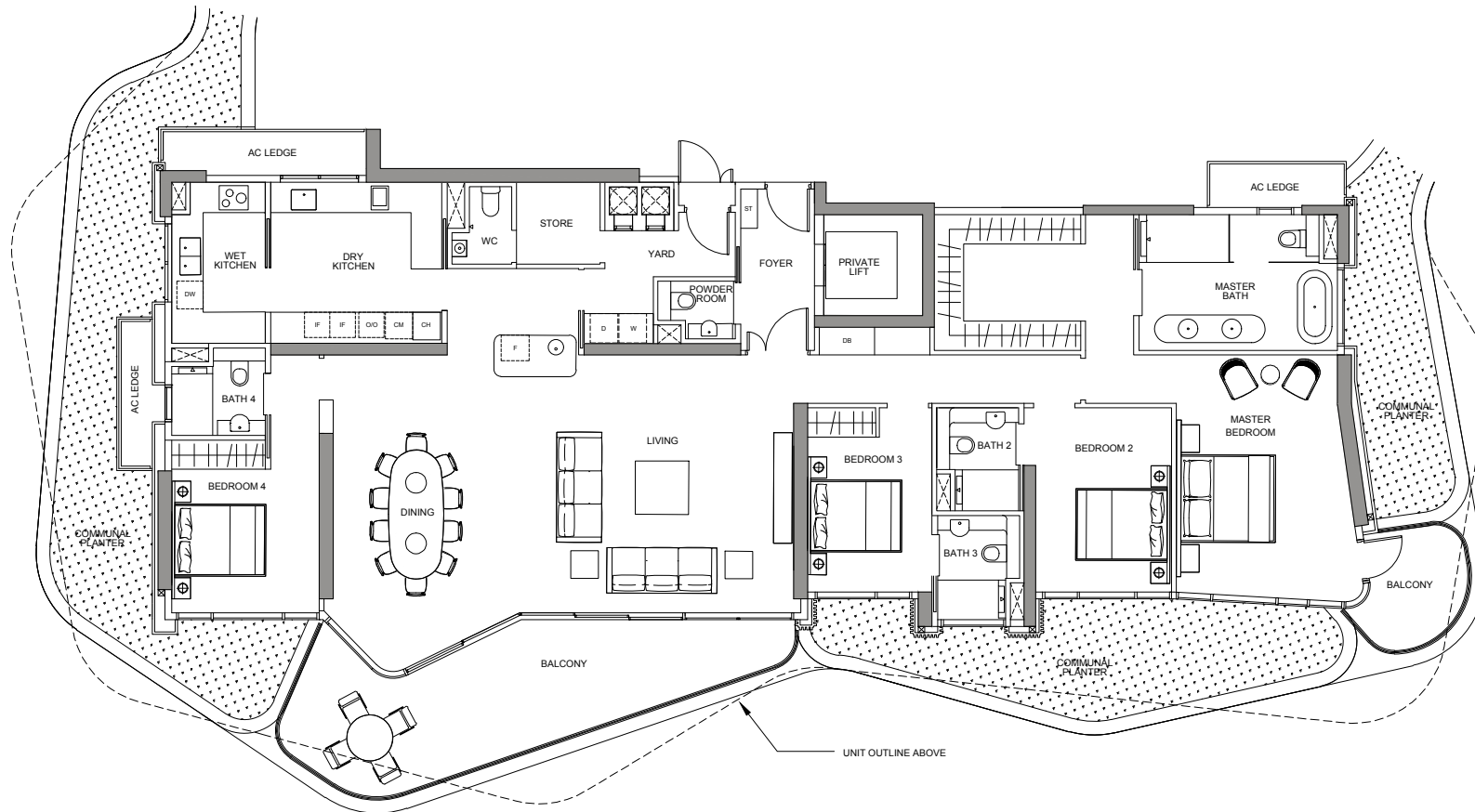
4-Bedroom



# TYPE 4BR-1

18 Tomlinson Road, Singapore  
 270 sqm including: 12 sqm - A/C Ledge  
 32 sqm - Balcony

UNITS	
	#02-01
	#04-01
	#06-01
	#08-01
	#10-01
	#12-01
	#15-01
	#17-01



## LEGEND

- |  |                     |
|--|---------------------|
| O - Oven                                       | ST - Storage        |
| IF - Intergrated Fridge/<br>Integrated Freezer | AC - Aircon Ledge   |
| W - Washer                                     | DW - Dish Washer    |
| D - Dryer                                      | CH - Wine Chiller   |
| DB - Distribution Board                        | CM - Coffee Machine |

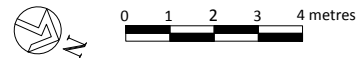
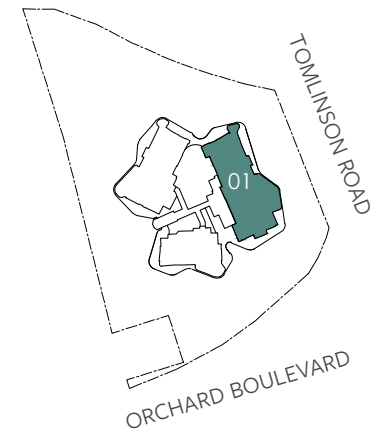
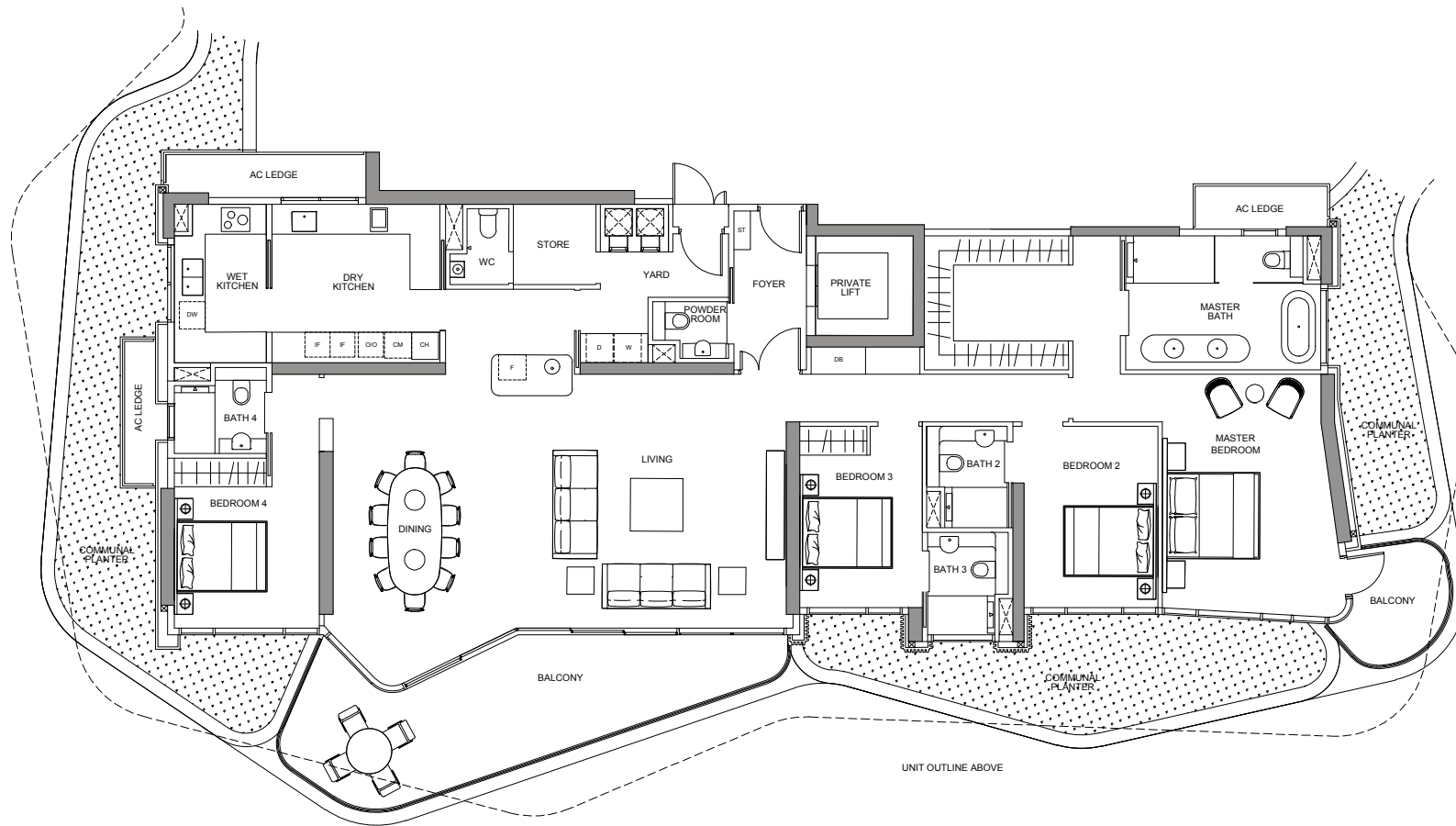
AREA INCLUDES AIR-CON (A/C) LEDGE. BALCONY AND STRATA VOID AREA WHERE APPLICABLE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE APPROVED BY RELEVANT AUTHORITIES. ALL FLOOR PLANS ARE APPROXIMATE MEASUREMENTS ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED.



# TYPE 4BR-1

18 Tomlinson Road, Singapore  
 270 sqm including: 12 sqm - A/C Ledge  
 32 sqm - Balcony

UNIT | #19-01



## LEGEND

- |  |                     |
|--|---------------------|
| O - Oven                                       | ST - Storage        |
| IF - Intergrated Fridge/<br>Integrated Freezer | AC - Aircon Ledge   |
| W - Washer                                     | DW - Dish Washer    |
| D - Dryer                                      | CH - Wine Chiller   |
| DB - Distribution Board                        | CM - Coffee Machine |

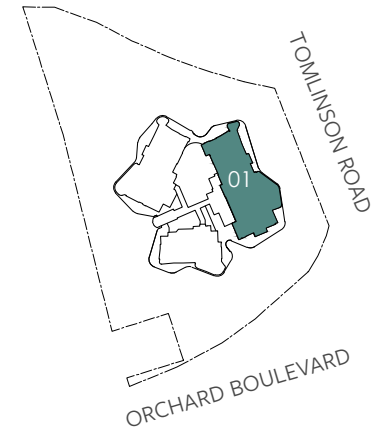
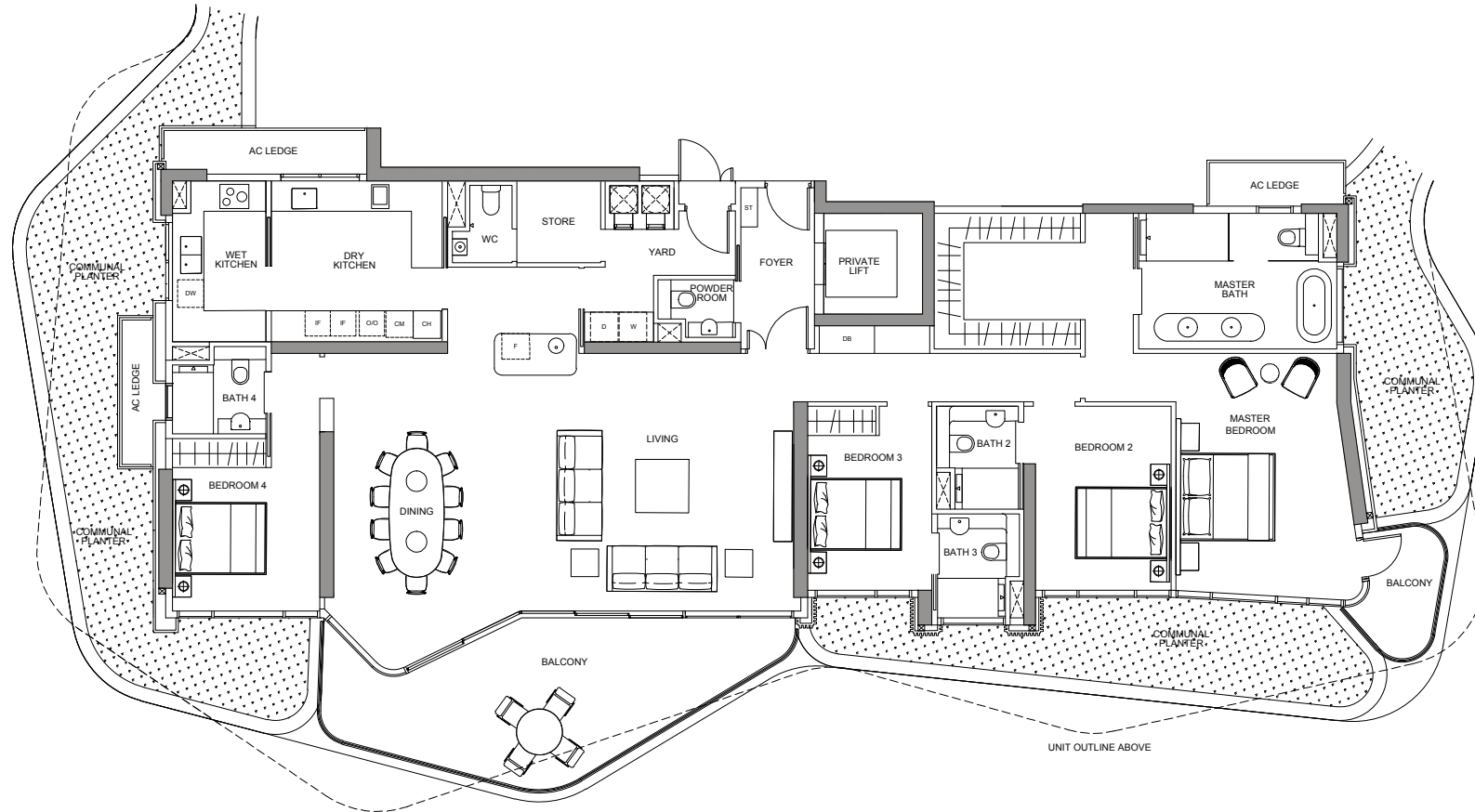
AREA INCLUDES AIR-CON (A/C) LEDGE. BALCONY AND STRATA VOID AREA WHERE APPLICABLE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE APPROVED BY RELEVANT AUTHORITIES. ALL FLOOR PLANS ARE APPROXIMATE MEASUREMENTS ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED.



# TYPE 4BR-2

18 Tomlinson Road, Singapore  
 269 sqm including: 12 sqm - A/C Ledge  
 31 sqm - Balcony

UNITS	
	#03-01
	#05-01
	#07-01
	#09-01
	#11-01
	#13-01
	#16-01
	#18-01



## LEGEND

- |  |                     |
|--|---------------------|
| O - Oven                                       | ST - Storage        |
| IF - Intergrated Fridge/<br>Integrated Freezer | AC - Aircon Ledge   |
| W - Washer                                     | DW - Dish Washer    |
| D - Dryer                                      | CH - Wine Chiller   |
| DB - Distribution Board                        | CM - Coffee Machine |

AREA INCLUDES AIR-CON (A/C) LEDGE. BALCONY AND STRATA VOID AREA WHERE APPLICABLE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE APPROVED BY RELEVANT AUTHORITIES. ALL FLOOR PLANS ARE APPROXIMATE MEASUREMENTS ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED.



Penthouse



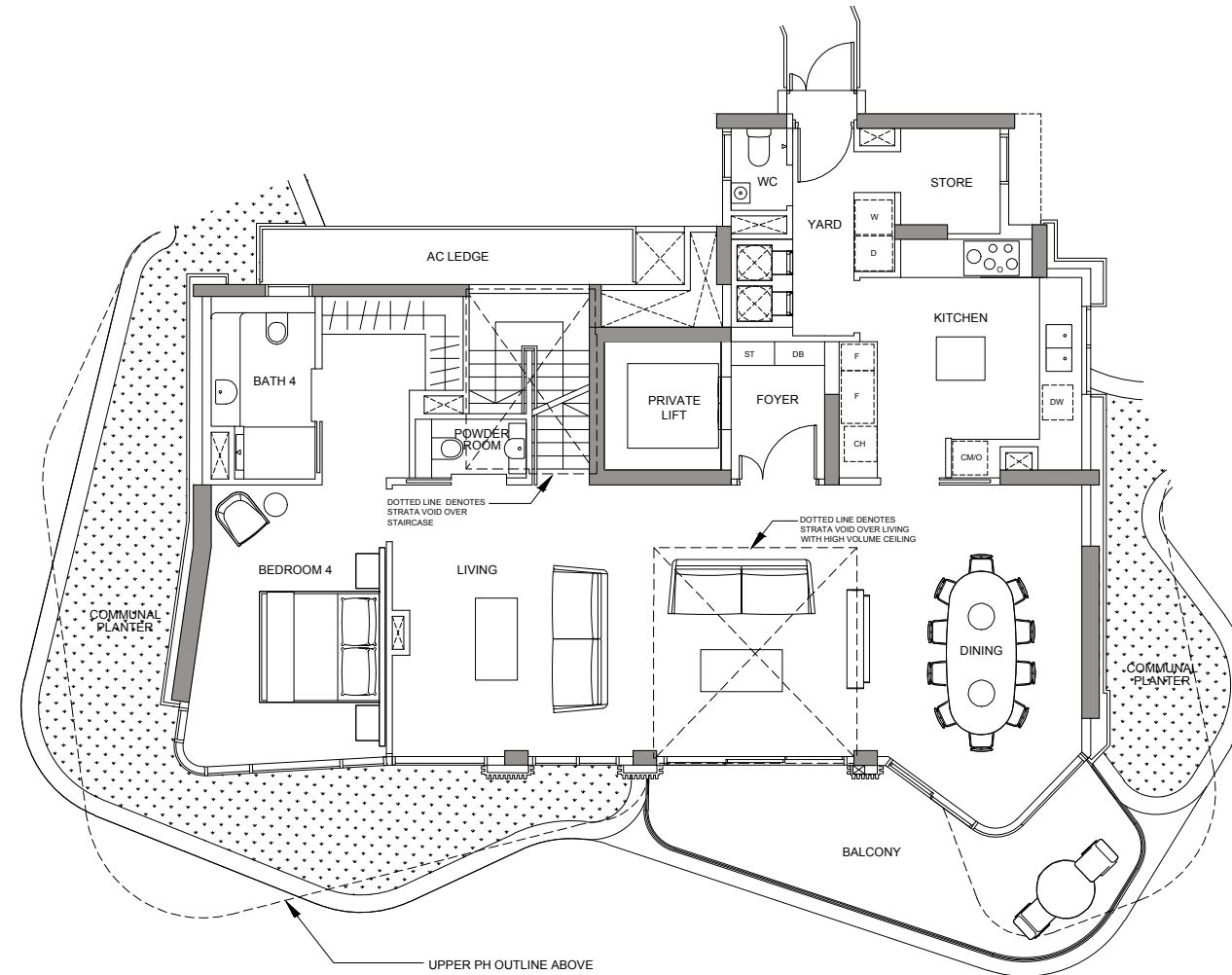
# Penthouse 1

## TYPE PH-1 - LOWER

18 Tomlinson Road, Singapore

300 sqm including: 24 sqm - Balcony  
14 sqm - A/C Ledge  
20 sqm - Void

UNIT | #20-02



0 1 2 3 4 metres

### LEGEND

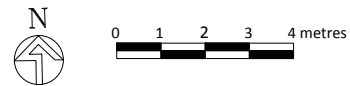
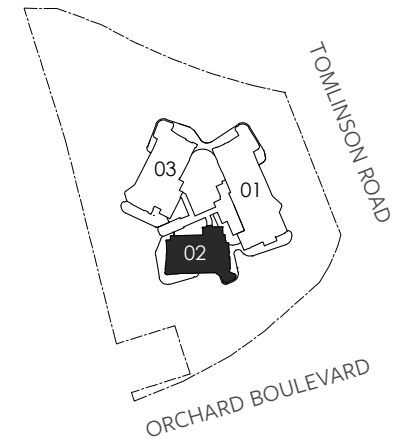
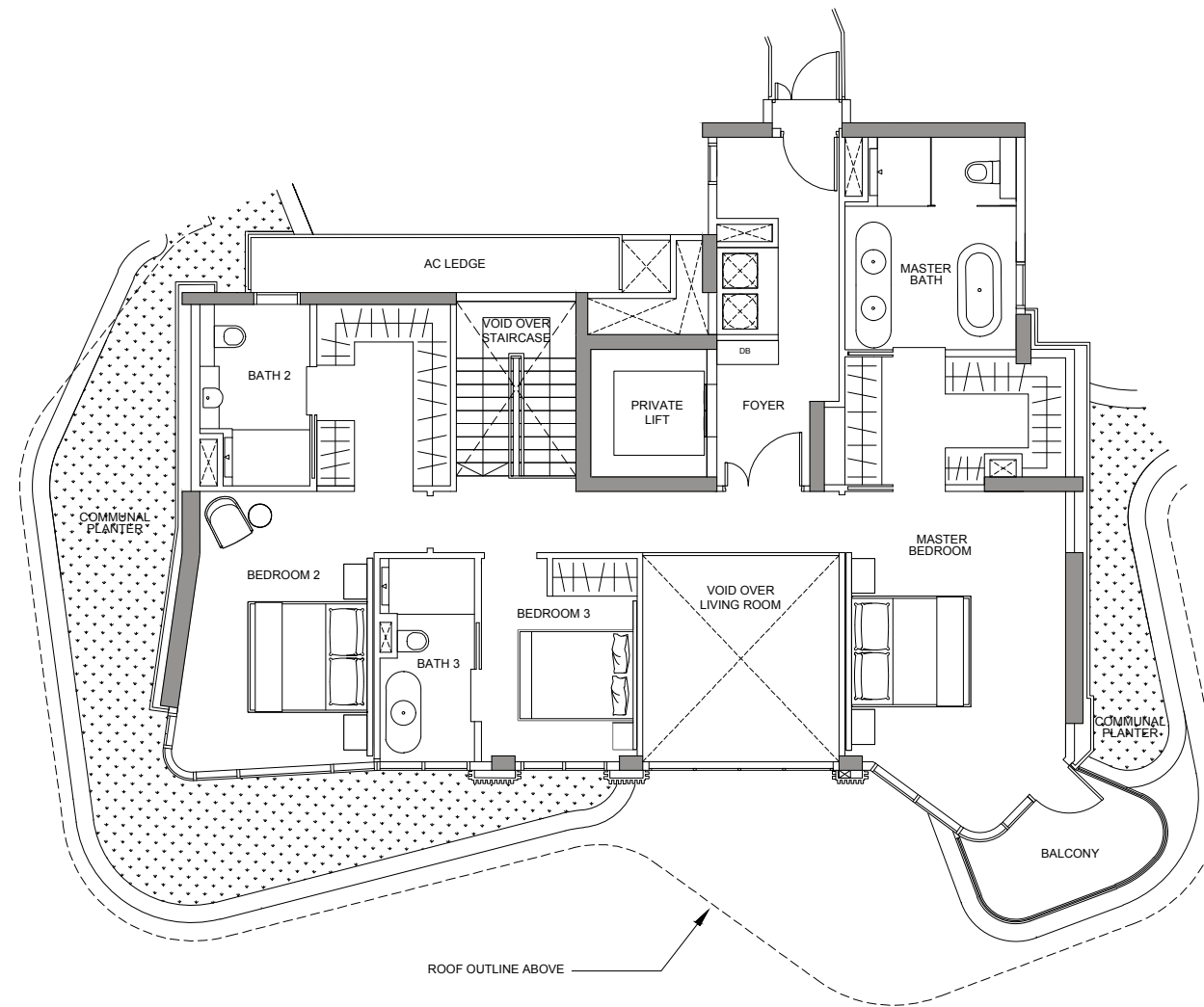
- |                         |                     |
|-------------------------|---------------------|
| O - Oven                | ST - Storage        |
| F - Fridge / Freezer    | AC - Aircon Ledge   |
| W - Washer              | DW - Dish Washer    |
| D - Dryer               | CH - Wine Chiller   |
| DB - Distribution Board | CM - Coffee Machine |

AREA INCLUDES AIR-CON (A/C) LEDGE. BALCONY AND STRATA VOID AREA WHERE APPLICABLE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE APPROVED BY RELEVANT AUTHORITIES. ALL FLOOR PLANS ARE APPROXIMATE MEASUREMENTS ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED.



# Penthouse 1

## TYPE PH-1 - UPPER



### LEGEND

- DB - Distribution Board
- AC - Aircon Ledge

AREA INCLUDES AIR-CON (A/C) LEDGE. BALCONY AND STRATA VOID AREA WHERE APPLICABLE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE APPROVED BY RELEVANT AUTHORITIES. ALL FLOOR PLANS ARE APPROXIMATE MEASUREMENTS ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED.



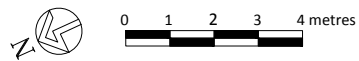
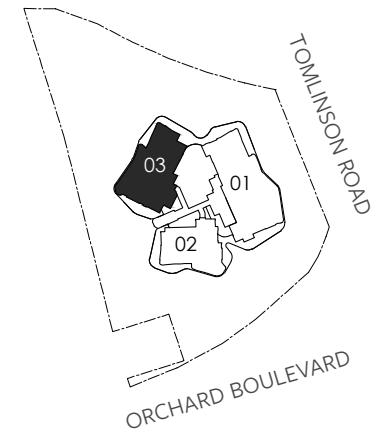
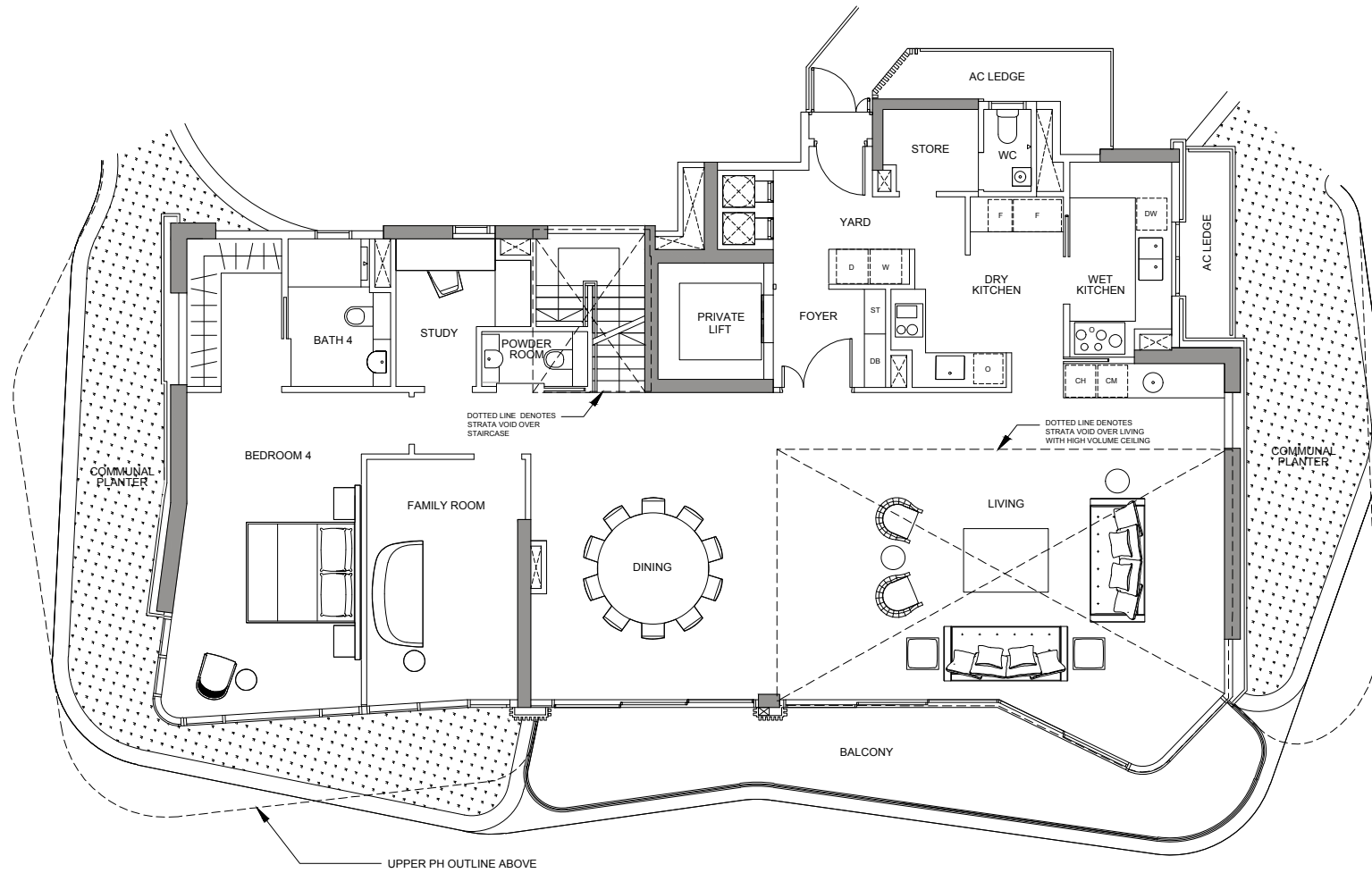
# Penthouse 2

## TYPE PH-2 - LOWER

18 Tomlinson Road, Singapore

418 sqm including: 34 sqm - Balcony  
18 sqm - A/C Ledge  
51 sqm - Void

UNIT | #20-03



### LEGEND

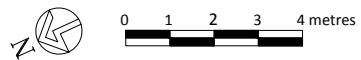
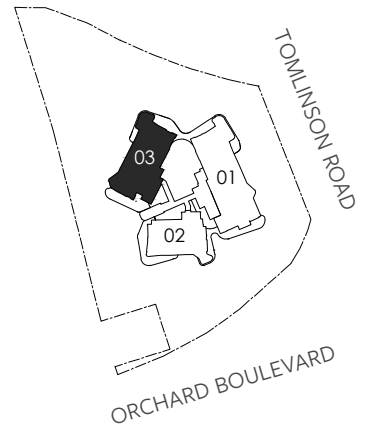
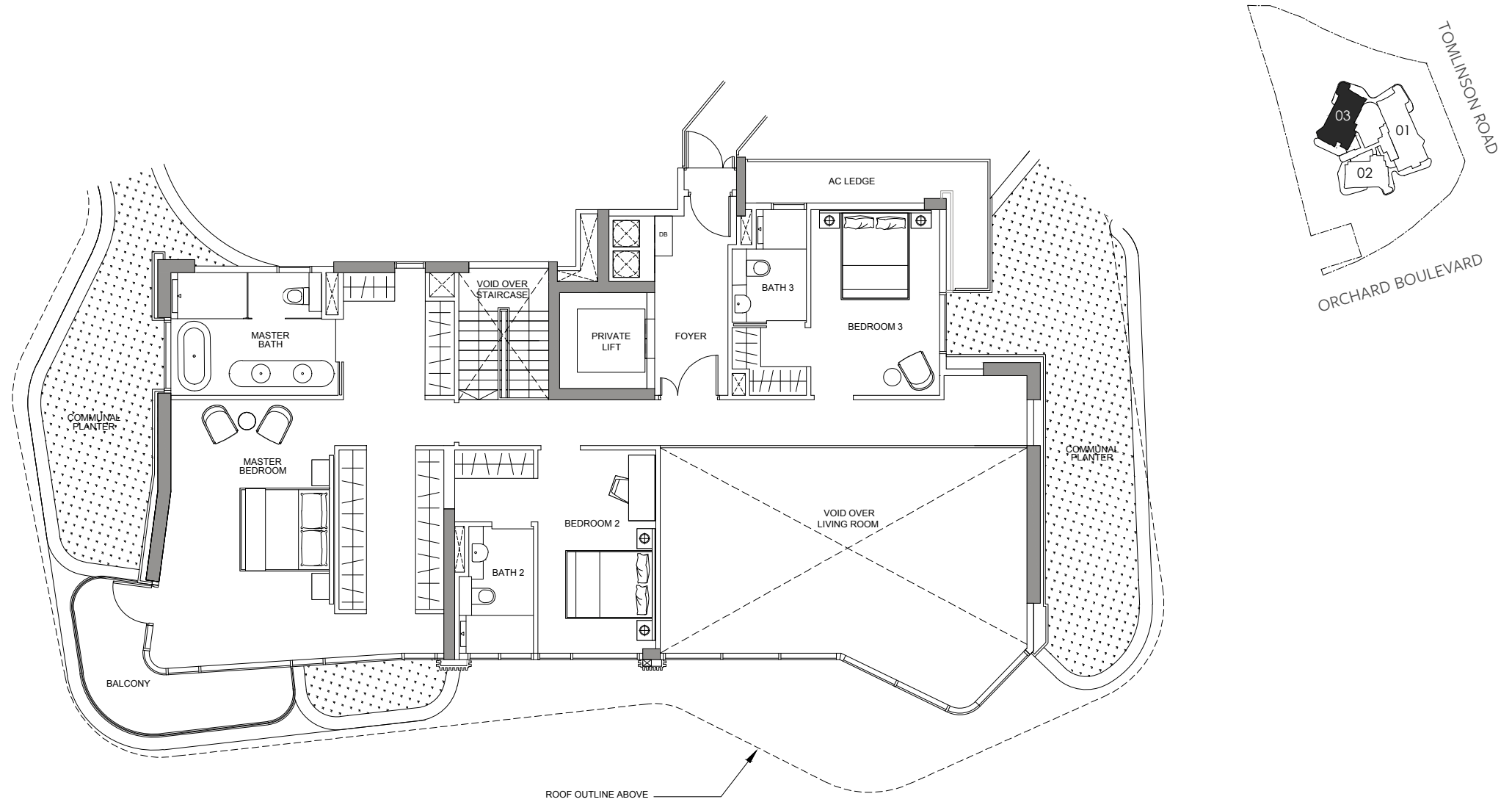
- |                         |                     |
|-------------------------|---------------------|
| O - Oven                | ST - Storage        |
| F - Fridge / Freezer    | AC - Aircon Ledge   |
| W - Washer              | DW - Dish Washer    |
| D - Dryer               | CH - Wine Chiller   |
| DB - Distribution Board | CM - Coffee Machine |

AREA INCLUDES AIR-CON (A/C) LEDGE. BALCONY AND STRATA VOID AREA WHERE APPLICABLE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE APPROVED BY RELEVANT AUTHORITIES. ALL FLOOR PLANS ARE APPROXIMATE MEASUREMENTS ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED.



# Penthouse 2

## TYPE PH-2 - UPPER



**LEGEND**  
 DB - Distribution Board  
 AC - Aircon Ledge

AREA INCLUDES AIR-CON (A/C) LEDGE. BALCONY AND STRATA VOID AREA WHERE APPLICABLE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE APPROVED BY RELEVANT AUTHORITIES. ALL FLOOR PLANS ARE APPROXIMATE MEASUREMENTS ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED.



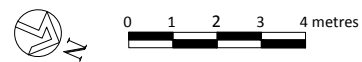
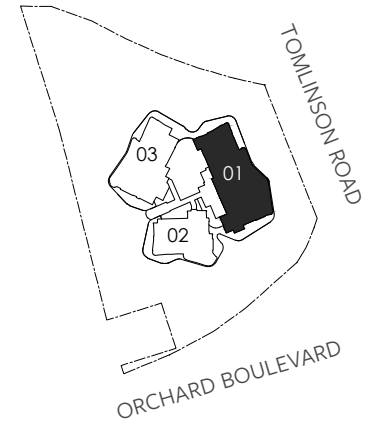
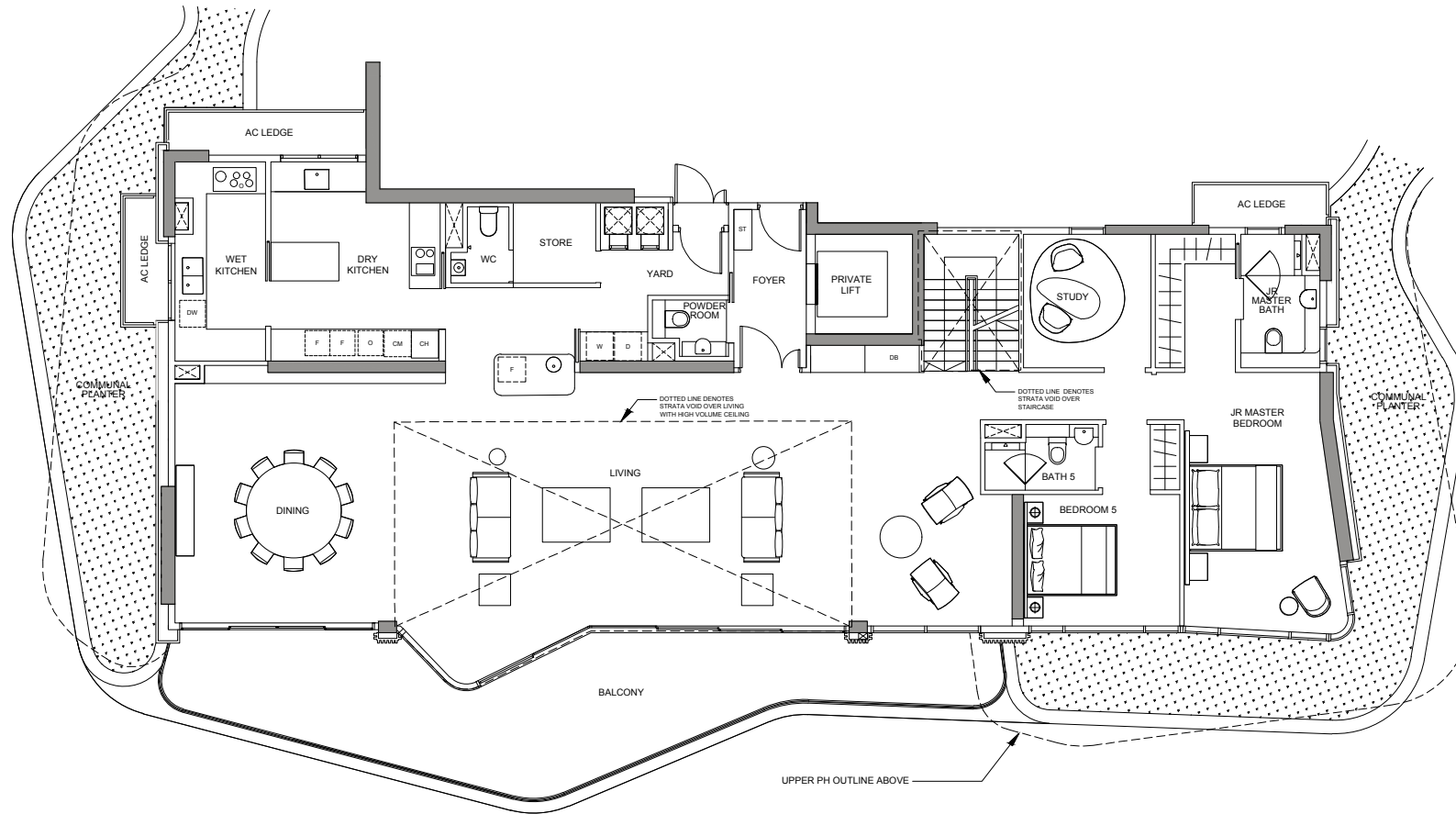
# Penthouse 3

## TYPE PH-3 - LOWER

18 Tomlinson Road, Singapore

548 sqm including: 34 sqm - Balcony  
20 sqm - A/C Ledge  
57 sqm - void

UNIT | #20-01



### LEGEND

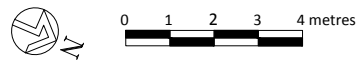
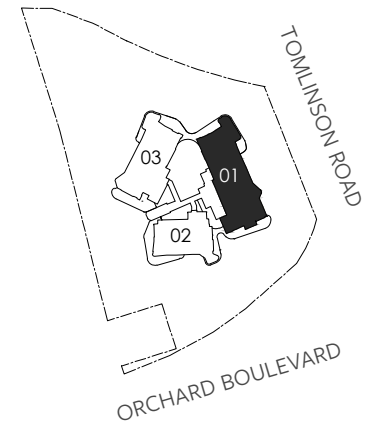
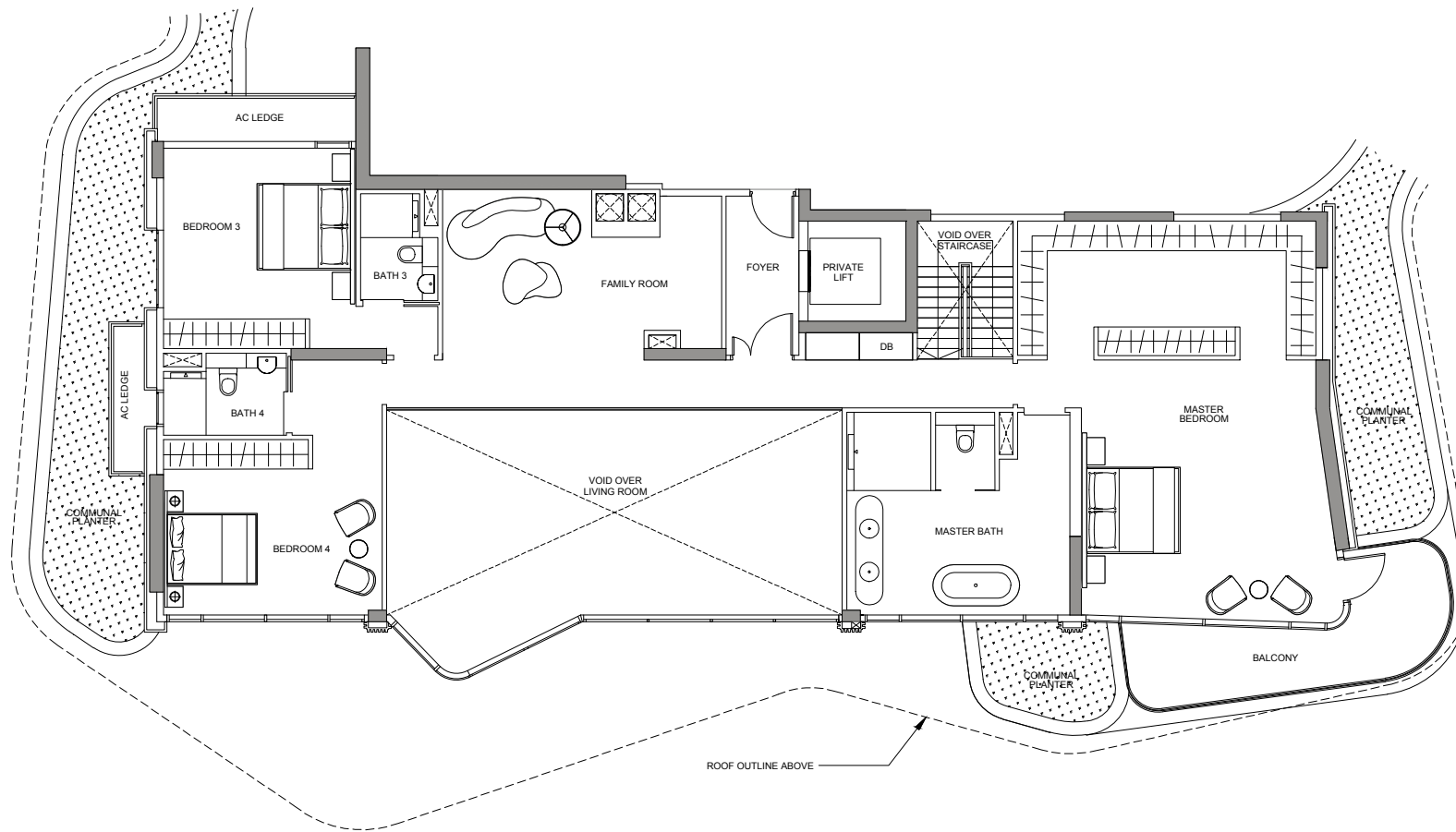
- |                         |                     |
|-------------------------|---------------------|
| O - Oven                | ST - Storage        |
| F - Fridge / Freezer    | AC - Aircon Ledge   |
| W - Washer              | DW - Dish Washer    |
| D - Dryer               | CH - Wine Chiller   |
| DB - Distribution Board | CM - Coffee Machine |

AREA INCLUDES AIR-CON (A/C) LEDGE. BALCONY AND STRATA VOID AREA WHERE APPLICABLE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE APPROVED BY RELEVANT AUTHORITIES. ALL FLOOR PLANS ARE APPROXIMATE MEASUREMENTS ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED.



# Penthouse 3

## TYPE PH-3 - UPPER



**LEGEND**  
 DB - Distribution Board  
 AC - Aircon Ledge

AREA INCLUDES AIR-CON (A/C) LEDGE. BALCONY AND STRATA VOID AREA WHERE APPLICABLE. PLEASE REFER TO THE KEY PLAN FOR ORIENTATION. THE PLANS ARE SUBJECT TO CHANGE AS MAY BE APPROVED BY RELEVANT AUTHORITIES. ALL FLOOR PLANS ARE APPROXIMATE MEASUREMENTS ONLY AND ARE SUBJECT TO GOVERNMENT RE-SURVEY. THE BALCONY SHALL NOT BE ENCLOSED.





# 信德集團

SHUN TAK HOLDINGS

## PROJECT INFORMATION

Developer: Shun Tak Cuscaden Residential Pte. Ltd. (UEN No.: 201727882Z).      Developer's Licence No.: C1356.      Tenure: Estate in fee simple (Freehold)  
Expected Date of Vacant Possession: 31 Oct 2024.      Expected Date of Legal Completion: 31 Oct 2027.      Lot No.: 1072L of TS 24.      Encumbrance: Mortgage registered in favour of OCBC Ltd.

## DISCLAIMER

While every reasonable care has been taken in preparing the information contained herein, neither the developer nor its agents will be held responsible for any inaccuracies or omissions. All statements are believed to be correct but are not to be regarded as statements or representation of facts. All information and specifications are current at the time of going to press and are subject to such changes as may be required by the developer. All plans and models are not to scale unless expressly stated and are subject to any amendments which are required or approved by the relevant authorities. Renderings and illustrations are artist's impressions only and photographs are only décor suggestions and cannot be regarded as representations of fact. All areas and other measurements are approximate only and subject to final survey. The Sale & Purchase Agreement embodies all the terms and conditions between the developer and the purchaser and supersedes and cancels in all aspects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the developer and/or the developer's agent which are not embodied in the Sale & Purchase Agreement.