



DISTRICT 21 · PINE GROVE · UOL × SINGLAND

Pinetree Hill

520 sanctuary homes at Mount Sinai · Pandan Valley · D21

520

Total Units

99 Years

Leasehold

31 Dec 2027

Expected TOP

D21

Pine Grove

UOL × SL

Developer

PROJECT PARTICULARS

Developer	UOL Group × Singapore Land
Project entity	United Venture Development (No. 5) Pte. Ltd.
Address	41 & 43 Pine Grove · Singapore
District	21 · Mount Sinai / Pandan Valley
Tenure	99-year leasehold from 26 May 2022
Site Area	approx. 24,313 sqm (261,711 sqft)
Plot Ratio	2.1
Blocks / Storeys	2 blocks · 24 storeys each
Total Units	520 across 10 unit types
Architect	ADDP Architects LLP
Landscape	Coen Design International
Sustainability	Green Mark Gold Plus
Launch date	22 July 2023
Expected TOP	31 December 2027

UNIT MIX & SIZES

Type	Units	Size sqft
1-Bedroom + Study	22	538
2-Bedroom	45	700-850
2-Bedroom Premium	113	764-915
2-Bedroom Premium + S	68	797
3-Bedroom	68	969-1,173
3-Bedroom Premium + S	91	1,216-1,421
4-Bedroom Deluxe (PL)	45	1,292-1,485
4-Bedroom Premium (PL)	45	1,464-1,668
5-Bedroom Premium (PL)	22	1,733
Penthouse	1	2,874
Total	520	538 - 2,874

HIGHLIGHTS

- 88% landscape · only 12% built-up
- 15-min walk to Dover MRT (East-West Line)
- 1km of Henry Park & Pei Tong Primary

INDICATIVE PRICING

1-Bedroom + Study from

S\$1.30M

Indicative · subject to confirmation

2-Bedroom from

S\$1.65M

Indicative · subject to confirmation

3-Bedroom from

S\$2.30M

Indicative · subject to confirmation

WHY BUYERS ARE WATCHING

1 Magnificent Views

Panoramic outlook to Bukit Timah Nature Reserve (north) and the city skyline (south-east) from the top of Pine Grove.

2 Exclusive D21 Enclave

Mount Sinai / Pandan Valley — one of Singapore's quietest landed-style private residential pockets at the doorstep of Clementi Forest.

3 Prime Schools at Door

Henry Park Primary and Pei Tong Primary within 1 km. Methodist Girls', Nan Hua, NUS High and ACJC all in the wider 2 km belt.

4 MRT & Connectivity

15-min walk to Dover MRT. One stop to Clementi (future Cross Island Line) and Buona Vista (Circle Line). AYE & PIE highway access.

5 Vibrant Business Hubs

Within 10 minutes' drive to one-north Business Park, Singapore Science Park I & II and the upcoming Dover Knowledge District.

6 Lush Landscape

88% of site dedicated to landscape and facilities · waterwall 'Vertical Oasis' · floating pavilions · sky terraces.

LOCATION & CONNECTIVITY

MRT

Dover MRT

East-West · 15-min walk

FUTURE

Cross Island Line

Clementi MRT · 1 stop

SCHOOLS

1km · 2km belt

Henry Park, Pei Tong

HIGHWAYS

AYE · PIE

10 min to one-north

FACILITIES HIGHLIGHTS

- Floating Pavilion
- Vertical Oasis Waterwall
- Sky Terraces
- Flower Swathe
- Lap Pool
- Hydrotherapy Pool
- Tennis Court
- Wellness Deck
- Yoga Lawn
- Clubhouse
- Function Room
- Outdoor Gym
- Children's Play
- Reading Pavilion

See full project page · floor plans · pricing

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