



ORCHARD BOULEVARD · DISTRICT 10

UPPERHOUSE

at Orchard Boulevard

UOL & Singapore Land Group's boutique 35-storey luxury tower in District 10.

Draft Artist's Impression

301

RESIDENTIAL UNITS

99 Years

LEASEHOLD TENURE

Jun 2029

ESTIMATED TOP

474–2,056 sqft

SIZE RANGE

~S\$3,350 psf

AVG. LAUNCH PSF

PROJECT PARTICULARS

Developer	United Venture Development (No. 7) ...
JV Partners	UOL Group × Singapore Land Group
Address	22 Orchard Boulevard, S249628
District	10 - Orchard / CCR
Tenure	99-year leasehold from 20 May 2024
Site Area	7,031.4 sqm
Gross Plot Ratio	3.5
GFA	24,610 sqm
Description	1 Block, 35 Storeys
No. of Units	301
Carpark	241 lots (incl. 5 EV, 31 private)
Estimated TOP	30 June 2029
Legal Completion	30 June 2032
Architect	ADDP Architects LLP
Interior Design	Massone Ong Pte. Ltd.
Landscape	Ecoplan Asia Pte. Ltd.
Main Contractor	United Tec Construction Pte. Ltd.
QS	ThreeSixty Cost Management
Solicitors	Dentons Rodyk & Davidson LLP

UNIT MIX & SIZES

TYPE	SIZE (SQFT)	UNITS
1-Bedroom + Study	474	67
2-Bedroom Premium	700	102
2-Bedroom Premium + Study	764	67
3-Bedroom Premium	1,012	34
4-Bedroom Suite (with Private Lift)	2,056	31
TOTAL		301





Why Buyers Are Watching UPPERHOUSE

Indicative only · not for circulation · prices subject to developer confirmation

INDICATIVE PRICING

1-BEDROOM + STUDY

474 sq ft · AS1

From S\$1.80M

≈ S\$3,797 psf

2-BEDROOM PREMIUM

700 sq ft · BP1/BP2

From S\$2.35M

≈ S\$3,357 psf

4-BEDROOM SUITE (PRIV. LIFT)

2,056 sq ft · DP1,DP2

From S\$6.50M

≈ S\$3,162 psf

WHY BUYERS ARE WATCHING

- BOUQTQUE SCALE:**
Only 301 units in D10 – genuine scarcity premium in Singapore's most resilient CCR sub-market.
- DUAL MRT ACCESS:**
Orchard MRT (NSL) ~650 m · Newton MRT (NSL/DTL interchange) ~800 m from the development.
- ITALIAN FINISHES:**
Ernestomeda kitchens (Italy) · Rimadesio & Caccaro wardrobes (Italy) · Turkish Silverite marble floors.
- PRIVATE CARPARK:**
All 31 four-bedroom Suite units include a dedicated private lift AND an allocated basement carpark lot.
- DEVELOPER PEDIGREE:**
UOL × SingLand: 60+ year track record delivering Avenue South, The Tre Ver, Meyer House, Parc Esta.
- CCR PRICE FLOOR:**
Orchard Boulevard address sustains long-term values – international school belt + MRT access sustains demand.

LOCATION & CONNECTIVITY

Orchard MRT

North-South Line
~650 m walk

Newton MRT

NSL / DTL Interchange
~800 m walk

School Belt

ACS Primary · SCGS
EtonHouse Intl ~0.9 km

Drive Times

Raffles Place ~10 min
Changi Airport ~22 min

FACILITIES HIGHLIGHTS (30+ TOTAL)

- Infinity Pool
- Sky Terrace Gardens
- Gymnasium
- Yoga lawn
- Jacuzzi
- BBQ Pavilions
- Function Rooms
- Club Lounge
- Private Dining Room
- EV Charging (5 lots)
- Smart Home System
- Private Carpark (31 lots)
- 24-Hour Security
- Pneumatic Waste System

See the Full UPPERHOUSE Project Page

Floor plans · unit mix · developer · FAQ · WhatsApp enquiry
lovelyhomes.com.sg/upperhouse-orchard-boulevard

