

# UPPERHOUSE at Orchard Boulevard

luxury District 10 residential launch at 22 Orchard Boulevard with commercial space at the first storey

**301**

RESIDENCES

**99 Years**

TENURE

**D10**

DISTRICT

**30 Jun 2029**

EXPECTED NOVP

## Project Facts

<b>Developer</b>	United Venture Development (No. 7) Pte. Ltd. - UOL Group and Singapore Land Group joint venture
<b>Address</b>	22 Orchard Boulevard, Singapore 249628
<b>District</b>	District 10 - Tanglin / Holland / Bukit Timah
<b>Tenure</b>	99 years commencing from 20 May 2024
<b>Site Area</b>	7,031.4 sqm
<b>Total Units</b>	301 units
<b>Expected TOP</b>	Expected NOVP 30 June 2029
<b>Project Type</b>	1-bedroom + study to 4-bedroom suite residences

## Unit Mix

<b>1-Bedroom + Study</b>	44 sqm / 474 sqft	67
<b>2-Bedroom Premium</b>	65 sqm / 700 sqft	102
<b>2-Bedroom Premium + Study</b>	71 sqm / 764 sqft	67
<b>3-Bedroom Premium</b>	94 sqm / 1,012 sqft	34
<b>4-Bedroom Suite</b>	191 sqm / 2,056 sqft	31
<b>Total</b>	44-191 sqm / 474-2,056 sqft	301

# UPPERHOUSE at Orchard Boulevard - Buy

## Indicative Pricing

**1-Bedroom + Study**  
**Not stated in source**

**2-Bedroom Premium**  
**Not stated in source**

**3BR / 4BR Suite**  
**Verify live list**

Current source package reviewed for this run does not include a live developer price list; verify current prices and availability before booking.

## Why Buyers Are Watching

### Orchard Boulevard address

A District 10 address beside Orchard Road's retail, hospitality and lifestyle belt.

### Resort deck

Facilities include pools, pavilions, lounges, gym and landscaped spaces.

### Large-format suites

4-bedroom suites include private lift and carpark lot per source materials.

### Transit access

Orchard Boulevard MRT anchors day-to-day connectivity.

### Developer pedigree

The project is by UOL Group and Singapore Land Group joint venture entity.

## Location and Facilities

MRT: Orchard Boulevard MRT and Orchard MRT connect the site to the Thomson-East Coast and North-South Lines.

Roads: Orchard Boulevard, Tanglin Road and CTE/AYE links connect to the city and west.

Lifestyle: Forum, Tanglin Mall, Wheelock Place, ION Orchard and Orchard Road retail are nearby.

Drop Off Arrival Courtyard - Residents' Lounge - Water Feature - Plaza Planting - Function Room - Spa Bed - Bubble Pool - Play Area - Garden Lounge - The Gym - 50m Lap Pool - Poolside Deck - Family Deck - Serenity Lawn - Leisure Pool - Gourmet Pavilion - Floating Veranda - Play Pool - Grand Lobby - Reflection Brook