

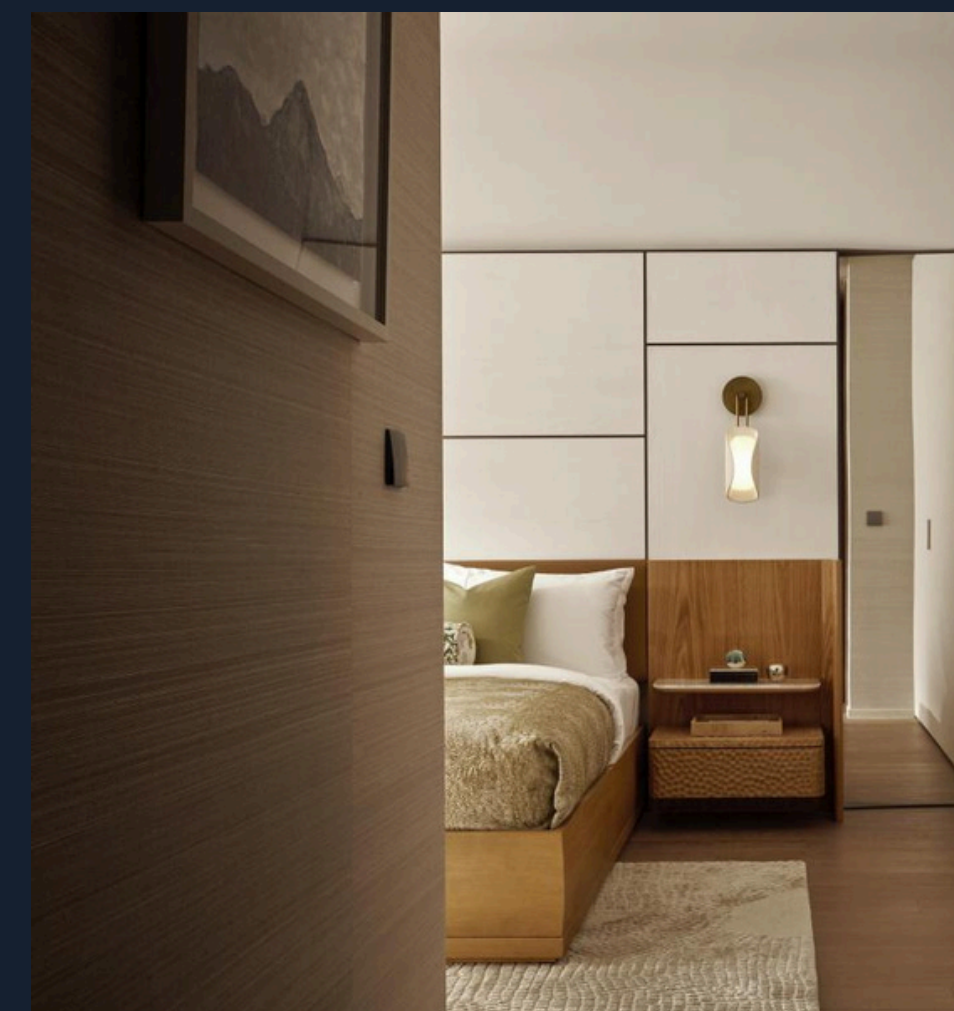


UPPERHOUSE

ORCHARD BOULEVARD

## RESIDENTIAL UNIT DISTRIBUTION

Bedroom Type	Unit Type	Area (sqm)	Area (sqft)	No. of Units	Share Value	Maintenance Fund (est \$85/share)
1-Bedroom + Study	AS1	44	474	67	5	\$425
2-Bedroom Premium	BP1/ BP2	65	700	102	6	\$510
2-Bedroom Premium + Study	BPS1/ BPS2	71	764	67	6	\$510
3-Bedroom Premium	CP1	94	1,012	34	6	\$510
4-Bedroom Suite (With Private Lift and Carpark Lot)	DP1/ DP2	191	2,056	31	8	\$680



FACILITIES PLAN



SUBJECT TO CHANGE

**Basement 1**

- 1 Drop Off (Arrival Courtyard)
- 2 Residents' Lounge
- 3 Water Feature
- 4 Plaza Planting

**Level 1**

- 5 Function Room
- 6 Spa Bed
- 7 Bubble Pool
- 8 Play Area
- 9 Garden Lounge
- 10 The Gym
- 11 50M Lap Pool (Infinity Pool)
- 12 Poolside Deck
- 13 Family Deck
- 14 Serenity Lawn
- 15 Leisure Pool
- 16 Gourmet Pavilion
- 17 Floating Veranda
- 18 Play Pool
- 19 Grand Lobby
- 20 Reflection Brook

**The Botanical Villa (Level 1)**

- 21 Villa Bridge
- 22 Hydropool
- 23 Indoor Spa Pool
- 24 Garden Pavilion
- 25 Garden Rain Shower
- 26 Relaxation Deck
- 27 The Spa Sanctuary
- 28 Changing Room

**Other Facilities**

**Basement 3 (Upper)**

- A Transformer Room
- B Bin Centre

**Basement 2**

- C Bicycle Parking
- D Side Gate(s)

**Basement 1**

- E Entrance
- F Guardhouse
- G Management Office
- H Bicycle Parking
- I Side Gate(s)

**Level 1**

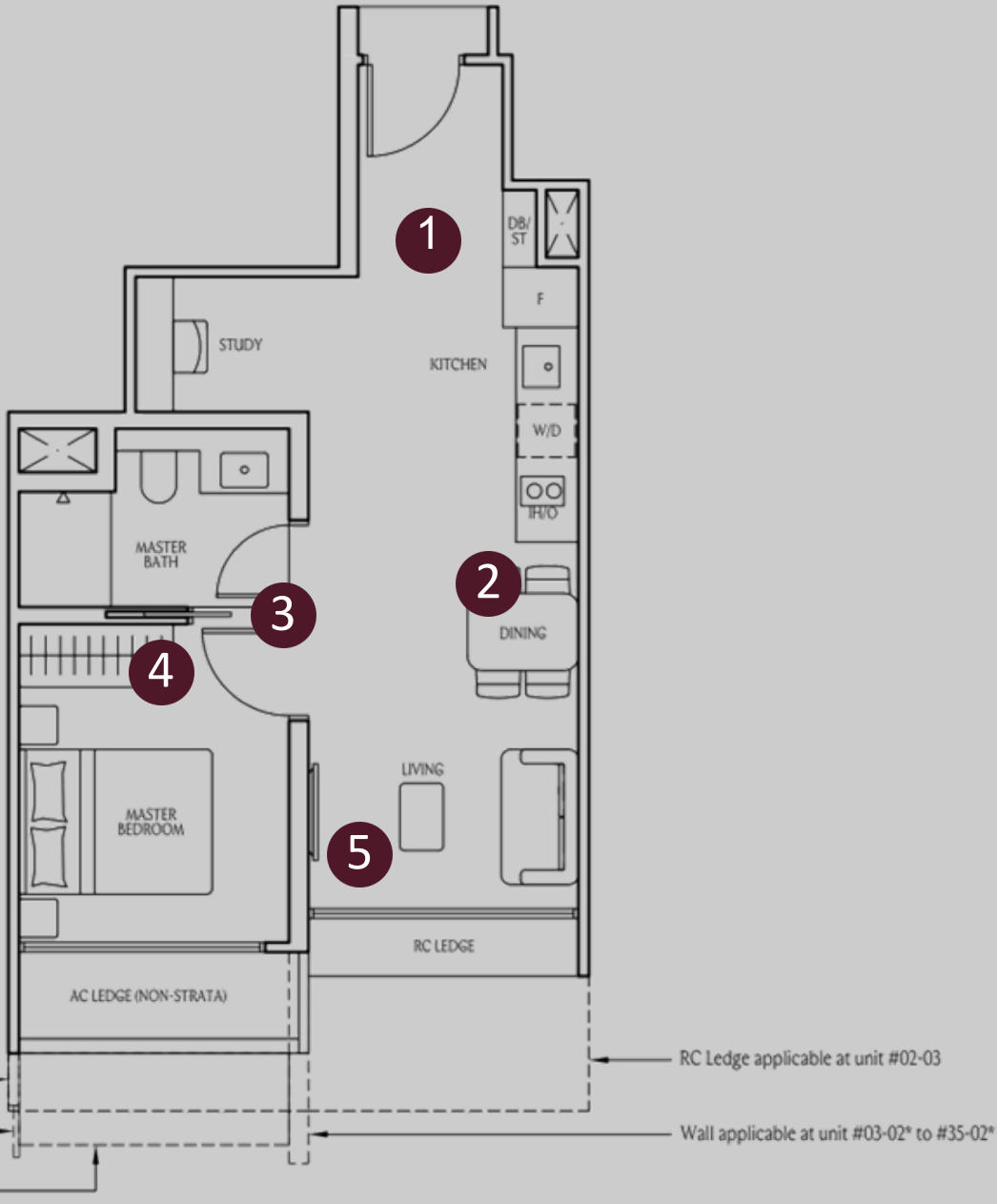
- J Genset
- K Ventilation Shaft

TYPICAL UNITS - AS1

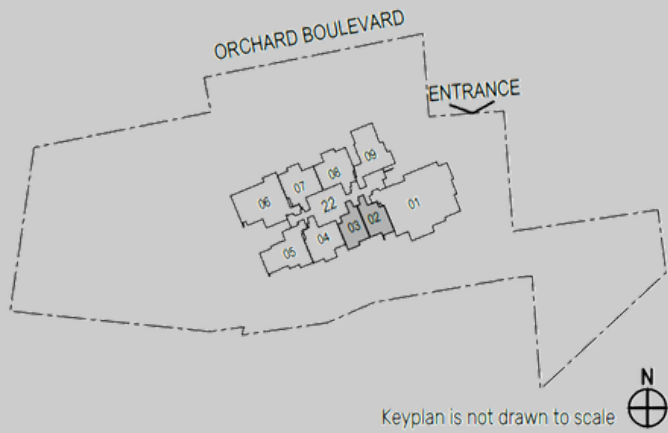


**TYPE AS1**  
**1-BEDROOM + STUDY**  
 44 sqm / 474 sqft

No. of Units: 67



- 1 Versatile Study Space for Lifestyle Living
- 2 Flexible Dining Space
- 3 Ensuite Master Bathroom with Dual Access
- 4 Master Bedroom Fitted with Imported Luxury Designer Wardrobe System (Caccaro)
- 5 Natural Marble for Living / Dining and Bathroom



Unit Plan Not To Scale

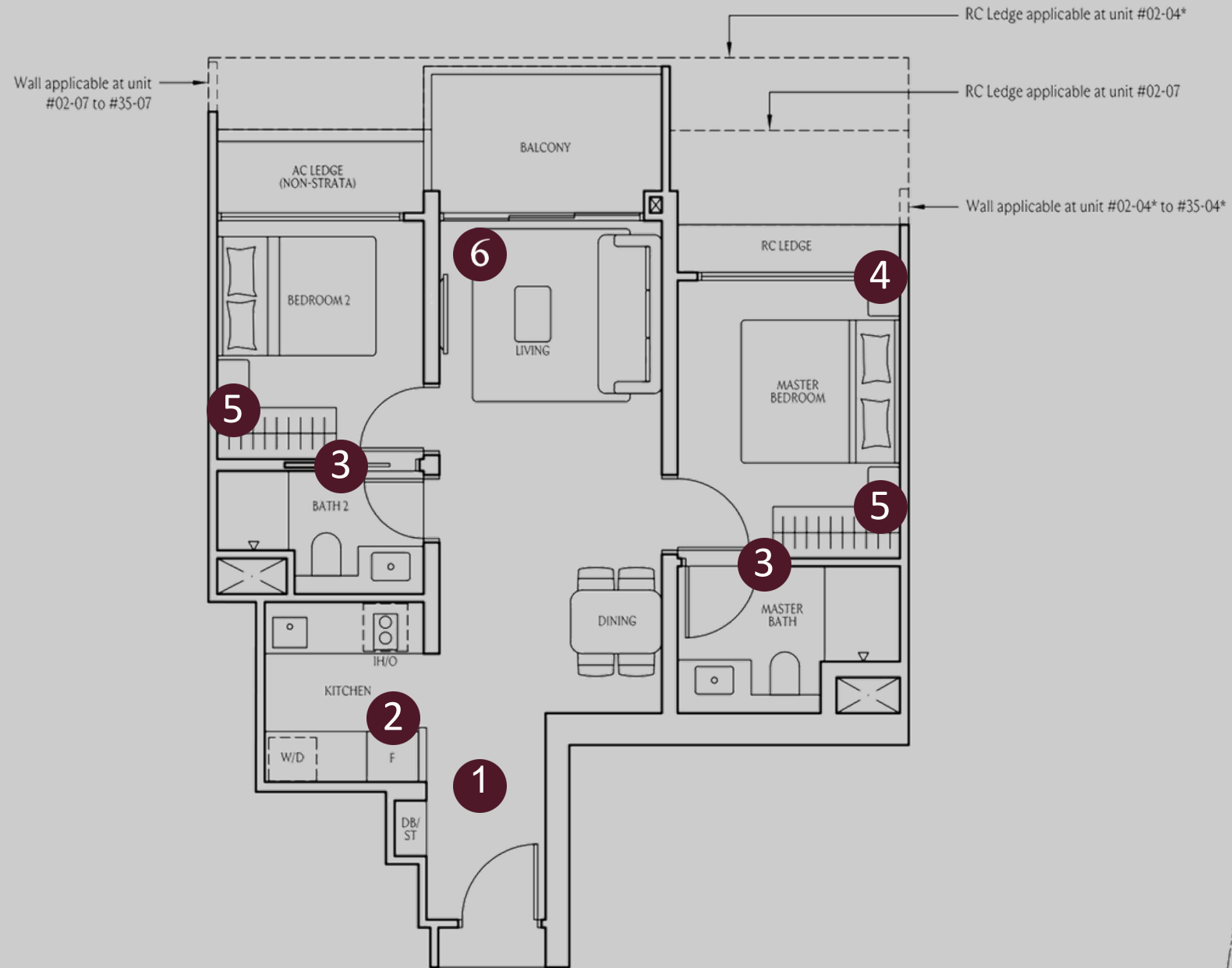
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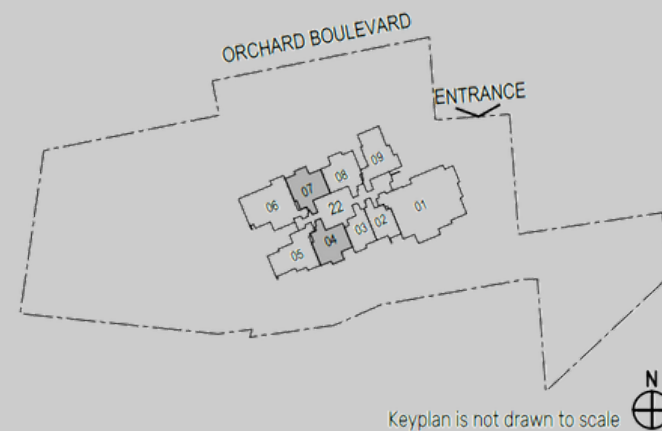
**TYPE BP1**  
**2-BEDROOM PREMIUM**  
 65 sqm / 700 sqft

No. of Units: 68

**TYPICAL UNITS - BP1**



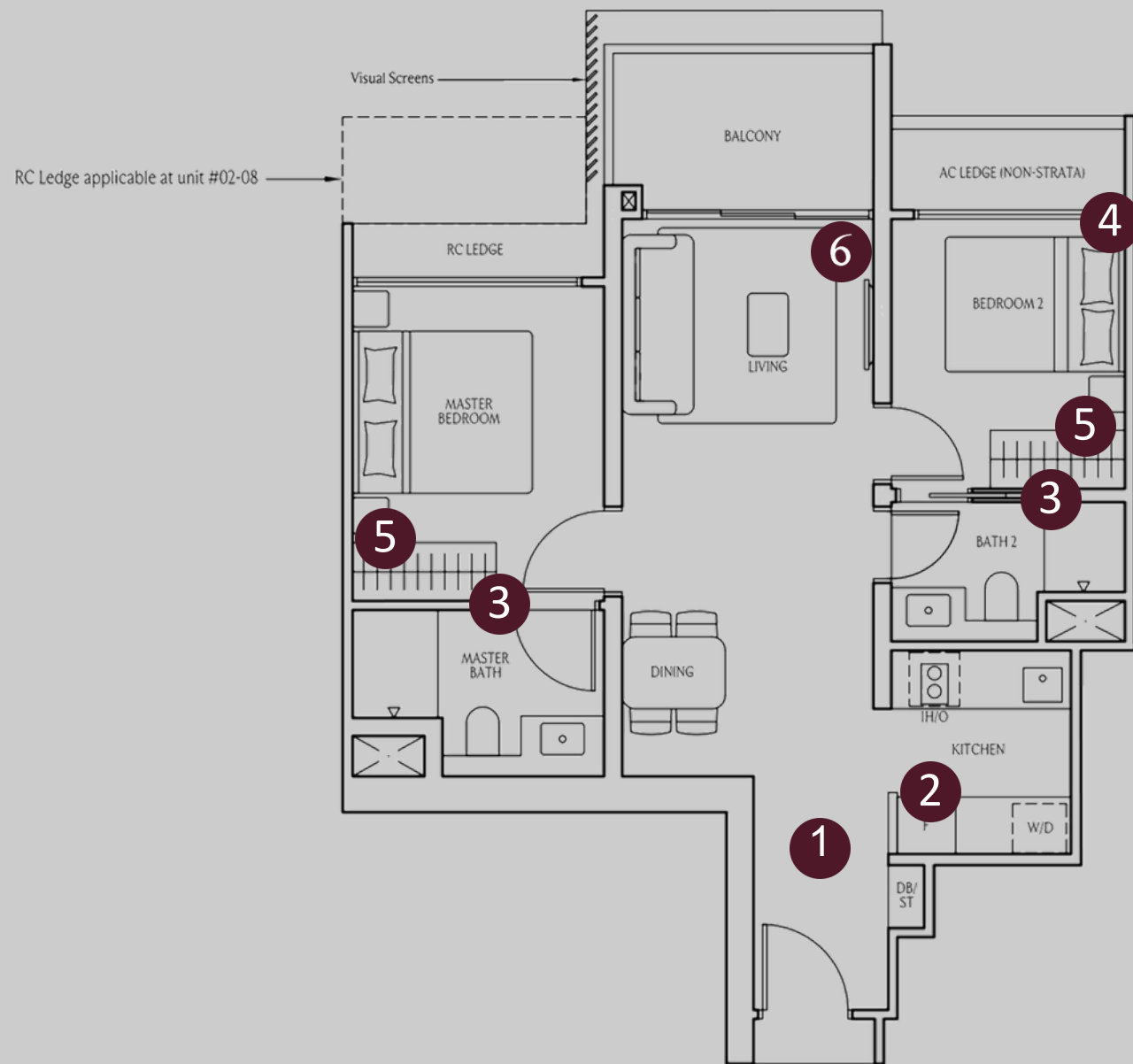
- 1 Highly Efficient Dumbbell Layout
- 2 A Sleek Modern Enclosable Kitchen Equipped with a Full Suite of Appliances (V-Zug), including an Integrated Fridge
- 3 All Bedrooms with Ensuite Bathroom
- 4 All Bedrooms with Full Frontage
- 5 All Bedrooms Fitted with Imported Luxury Designer Wardrobe System (Caccaro)
- 6 Natural Marble for Living / Dining and all Bathrooms



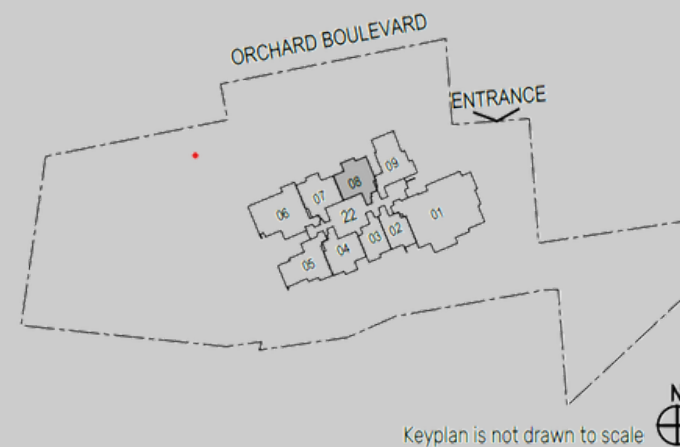
**TYPE BP2**  
**2-BEDROOM PREMIUM**  
 65 sqm / 700 sqft

No. of Units: 34

TYPICAL UNITS – BP2



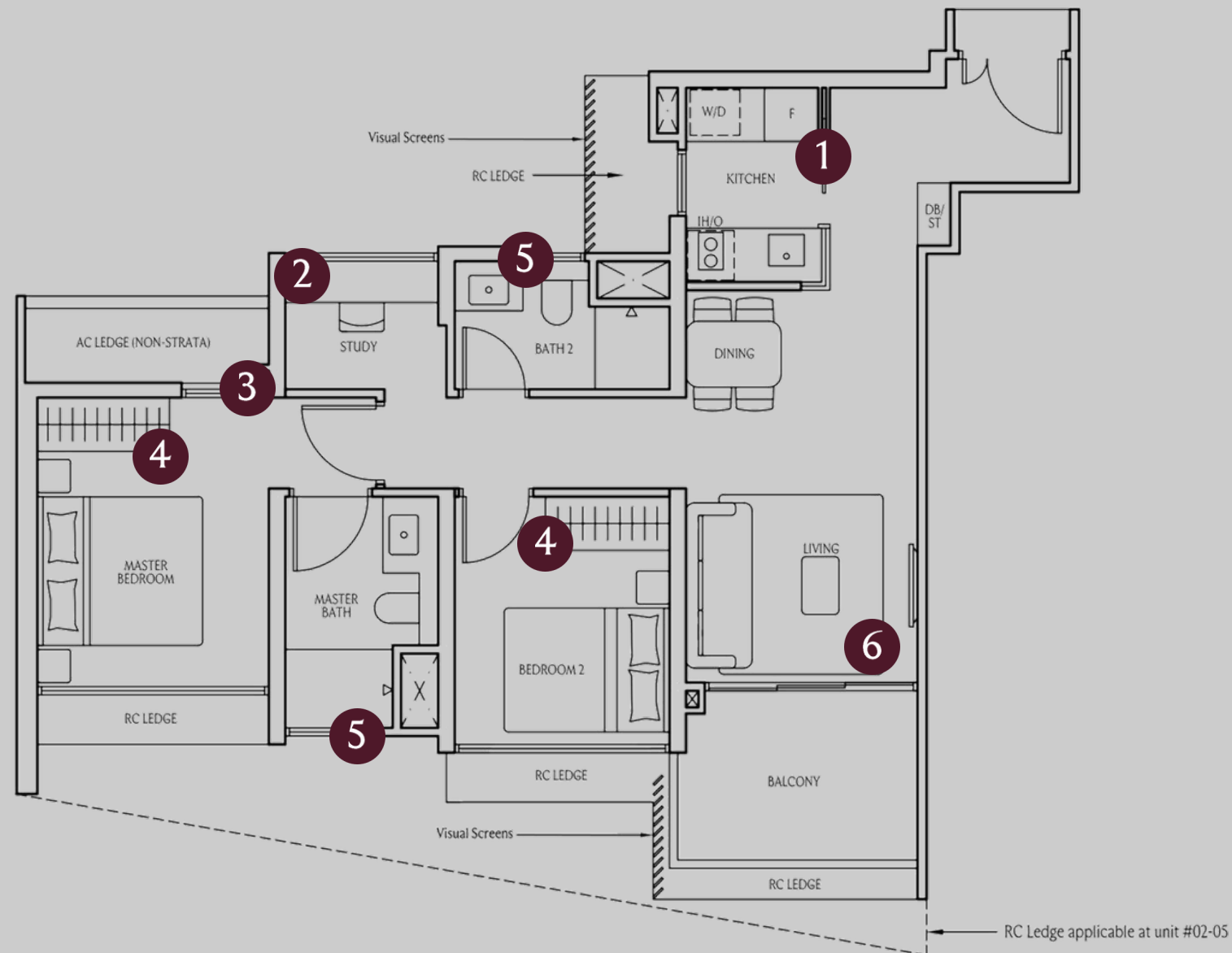
- 1 Highly Efficient Dumbbell Layout
- 2 A Sleek Modern Enclosable Kitchen Equipped with a Full Suite of Appliances (V-Zug), including an Integrated Fridge
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- 6 Natural Marble for Living / Dining and all Bathrooms



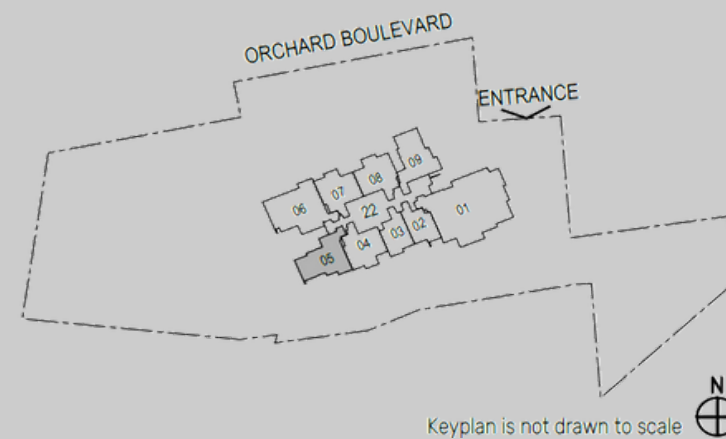
## TYPICAL UNITS – BPS1 (SHOWUNIT)

### TYPE BPS1 (SHOWUNIT) 2-BEDROOM PREMIUM + STUDY 71 sqm / 764 sqft

No. of Units: 34



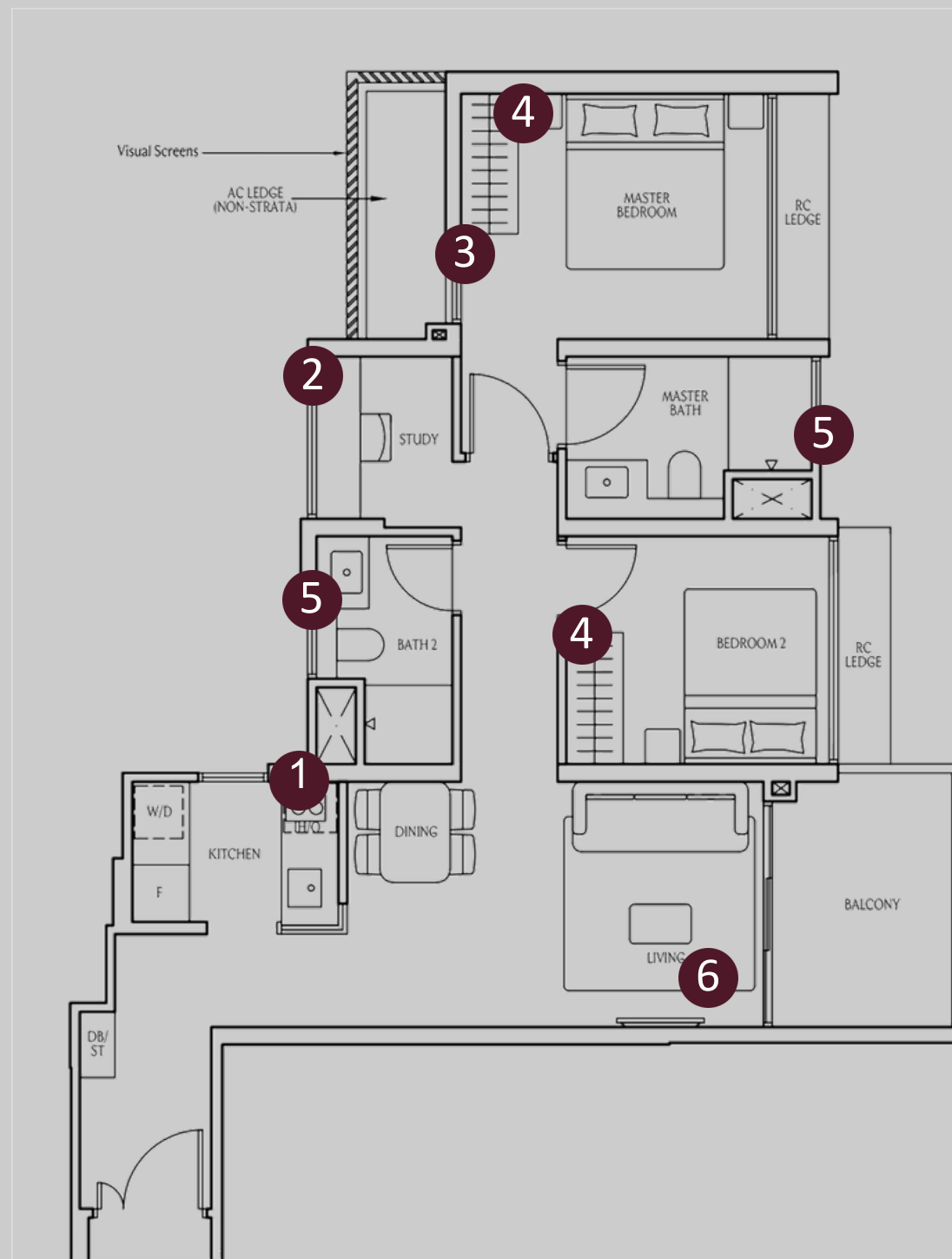
- 1 A Sleek Modern Enclosed Kitchen with Door with Natural Ventilation, Equipped with a Full Suite of Appliances (V-Zug) including an Integrated Fridge
- 2 Study Area Fitted with an Aircon Unit and Window offers Residents the Flexibility to use it as a Dedicated Study or to Incorporate it into the Master Suite
- 3 Spacious Master Bedroom Featuring an Extra Window for Enhanced Natural Lighting
- 4 All Bedrooms Fitted with Imported Luxury Designer Wardrobe System (Caccaro)
- 5 All Bathrooms are Naturally Ventilated
- 6 Natural Marble for Living / Dining and all Bathrooms



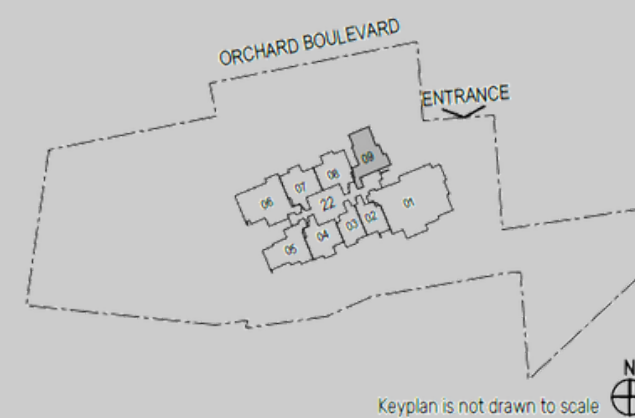
**TYPE BPS2**  
**2-BEDROOM PREMIUM + STUDY**  
 71 sqm / 764 sqft

No. of Units: 33

**TYPICAL UNITS - BPS2**



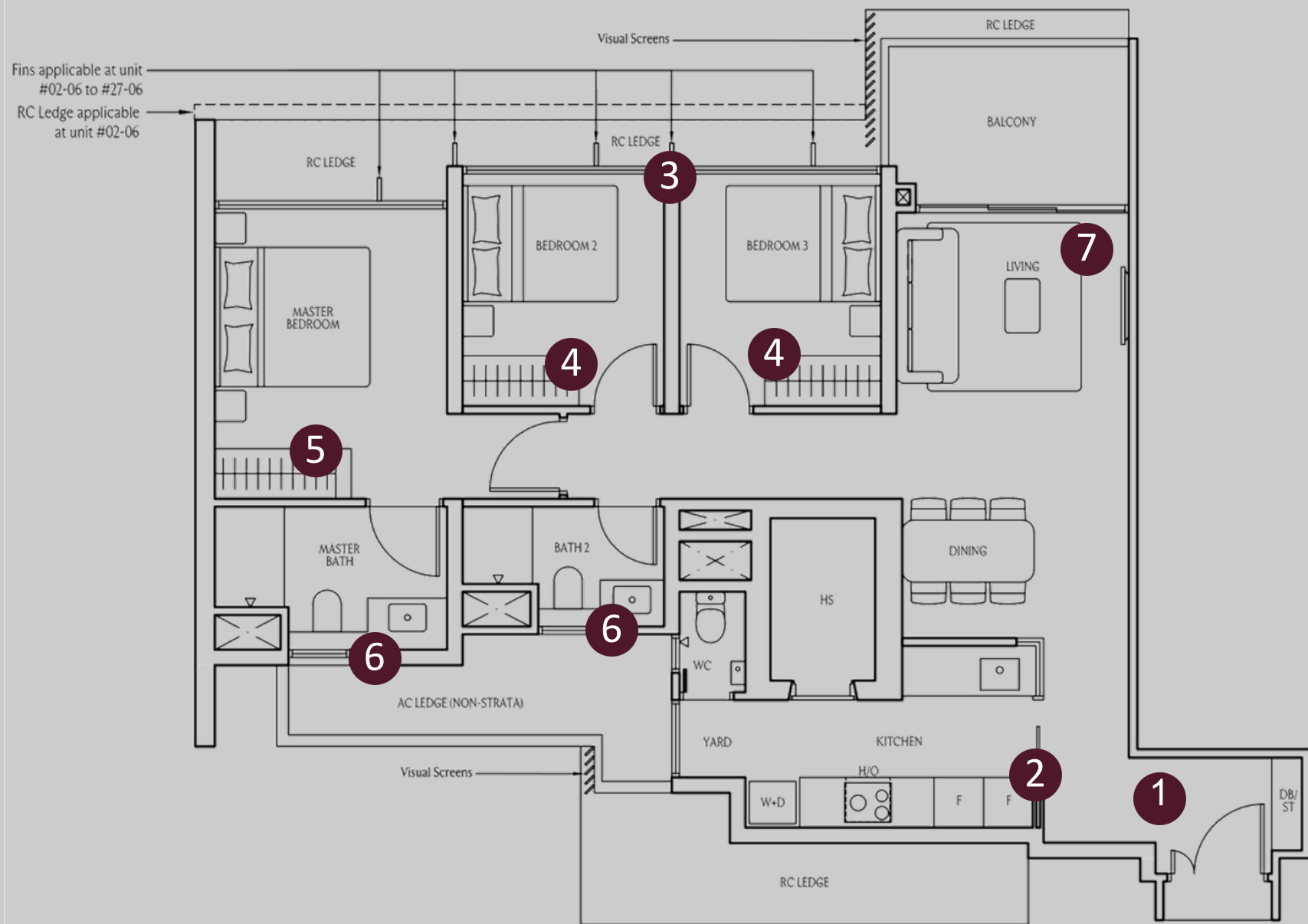
- 1 A Sleek Modern Enclosable Kitchen with Natural Ventilation, Equipped with a Full Suite of Appliances (V-Zug) including an Integrated Fridge
- 2 Study Area Fitted with an Aircon Unit and Window offers Residents the Flexibility to use it as a Dedicated Study or to Incorporate it into the Master Suite
- 3 Spacious Master Bedroom Featuring an Extra Window for Enhanced Natural Lighting
- 4 All Bedrooms Fitted with Imported Luxury Designer Wardrobe System (Caccaro)
- 5 All Bathrooms are Naturally Ventilated
- 6 Natural Marble for Living / Dining and all Bathrooms



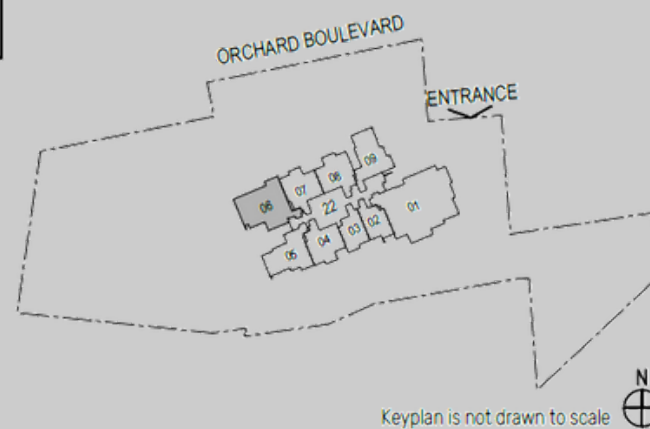
## TYPICAL UNITS - CP1 (SHOWUNIT)

**TYPE CP1 (SHOWUNIT)**  
**3-BEDROOM PREMIUM**  
 94 sqm / 1012 sqft

No. of Units: 34



- 1 Spacious Living / Dining Space with a Balcony that Extends the Living Space
- 2 Large Functional Kitchen with Natural Ventilation, Yard and HS to be used as Maid's Room or Storeroom. Equipped with a Full Suite of Appliances (V-Zug) including 2 Integrated (1xFridge & 1xFreeze) fridges
- 3 All Bedrooms with Full Frontage
- 4 All Bedrooms Fitted with Imported Luxury Designer Wardrobe System (Caccaro)
- 5 Master Bedroom's Caccaro Wardrobe System Includes an Additional Corner Shelf Module, Perfect for Storing your Daily Handbags or Scarves
- 6 All Bathrooms are Naturally Ventilated
- 7 Natural Marble for Living / Dining and all Bathrooms



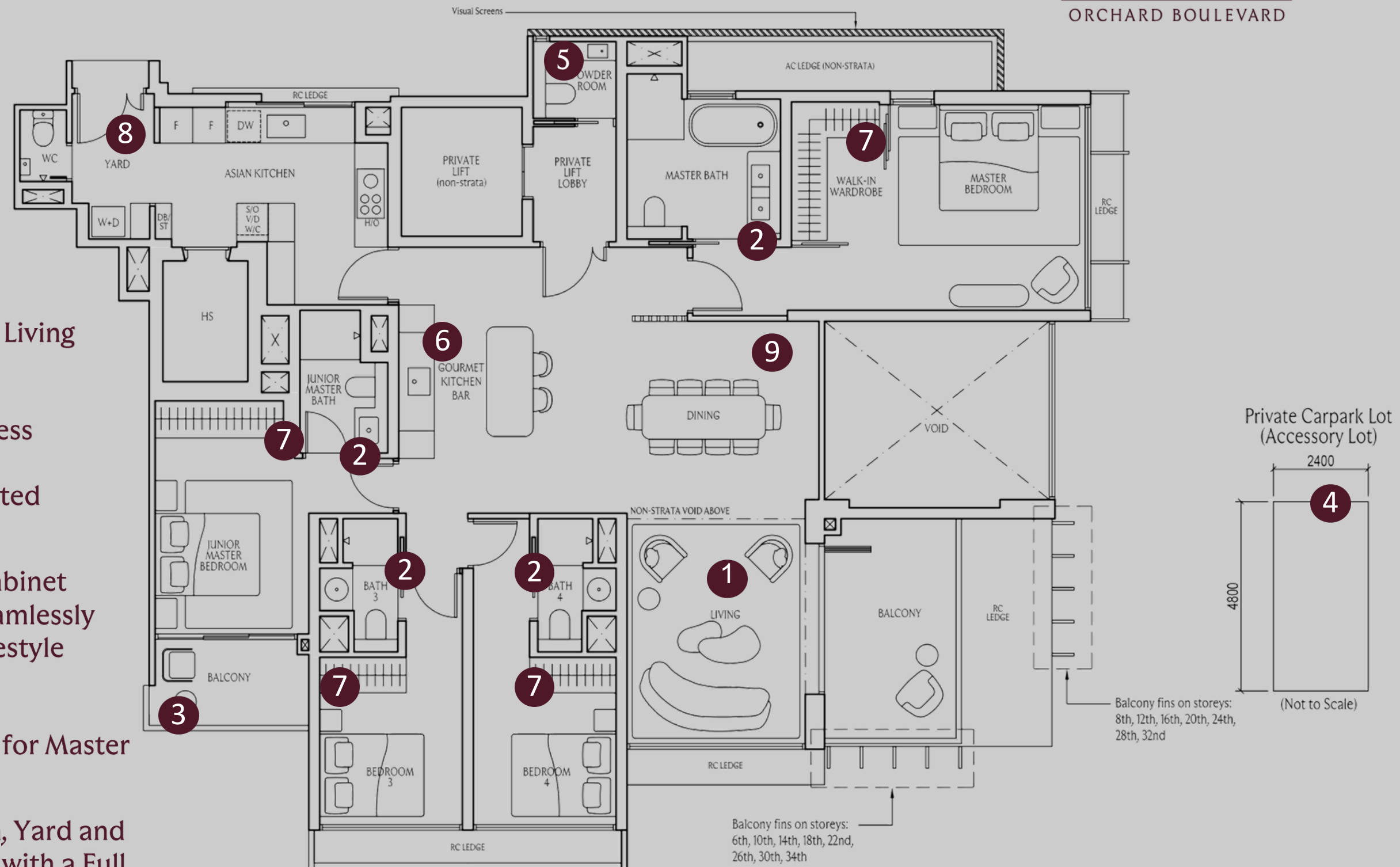
**TYPE DP1**  
**4-BEDROOM SUITE**  
**(WITH PRIVATE LIFT AND**  
**CARPARK LOT)**

191 sqm / 2056 sqft

No. of Units: 15

- 1 Double Volume Ceiling Living Space
- 2 All Bedrooms with an Ensuite Bath
- 3 Junior Master Bedroom with a Balcony that Extends the Living Space
- 4 Private Carpark Lot at Basement 2 or 3 with Direct Access
- 5 Powder Room with Granite Finishes, Seamlessly Integrated with the Private Lift Lobby
- 6 Gourmet Kitchen Bar Fitted with Imported Designer Cabinet (Ernestomeda), Complete with a Kitchen Island Top Seamlessly Integrated with Living / Dining Spaces for Luxurious Lifestyle Living
- 7 Sophisticated Imported Wardrobe Systems, Rimadesio for Master Bedroom and Caccaro for all other Bedrooms
- 8 Large Functional Asian Kitchen with Natural Ventilation, Yard and HS to be used as Maid's Room or Storeroom. Equipped with a Full Suite of Appliances (V-Zug) including 2 Integrated (1xFridge & 1xFreeze) fridges
- 9 Natural Marble for Living / Dining and all Bathrooms

**TYPICAL UNITS - DP1**

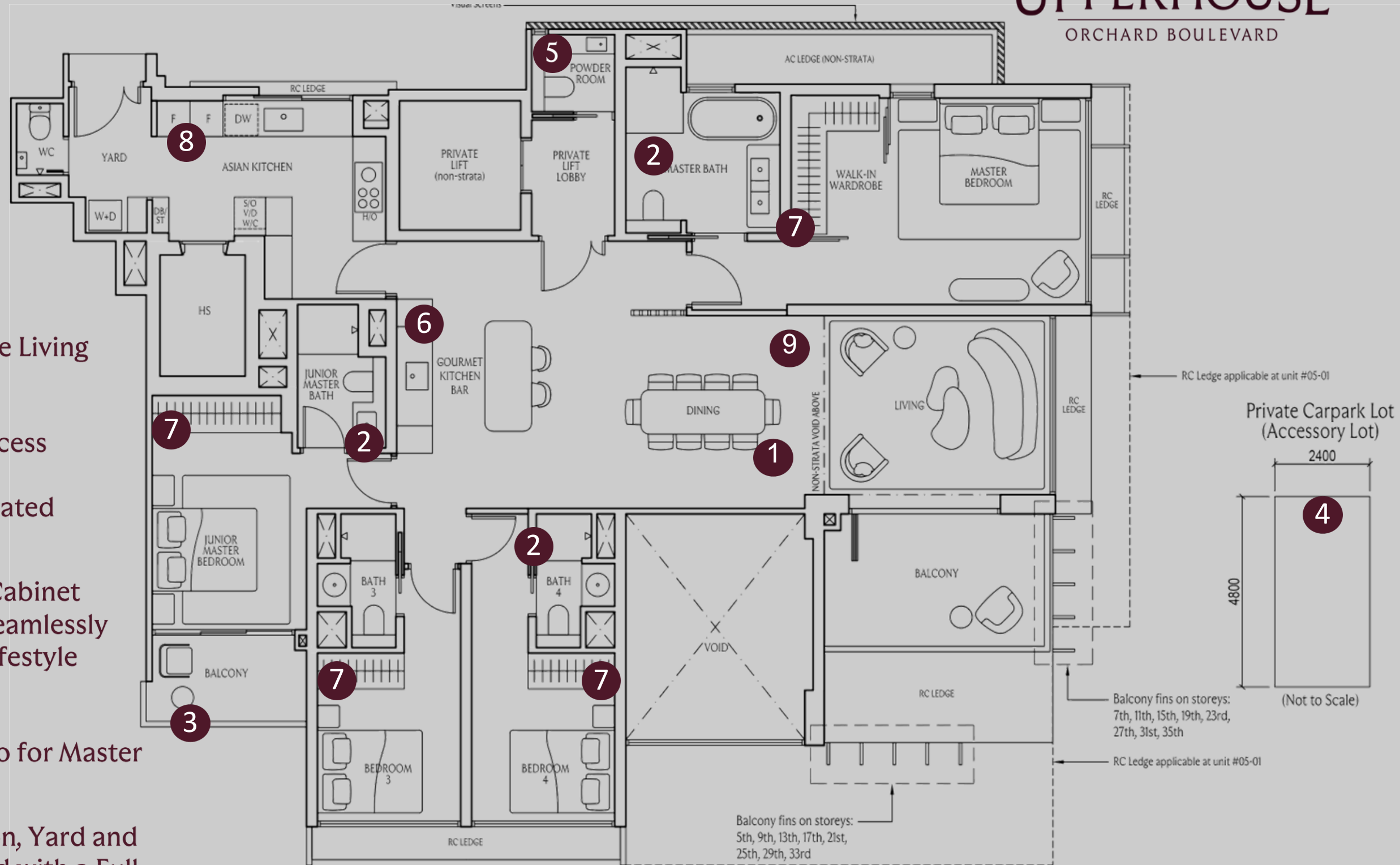


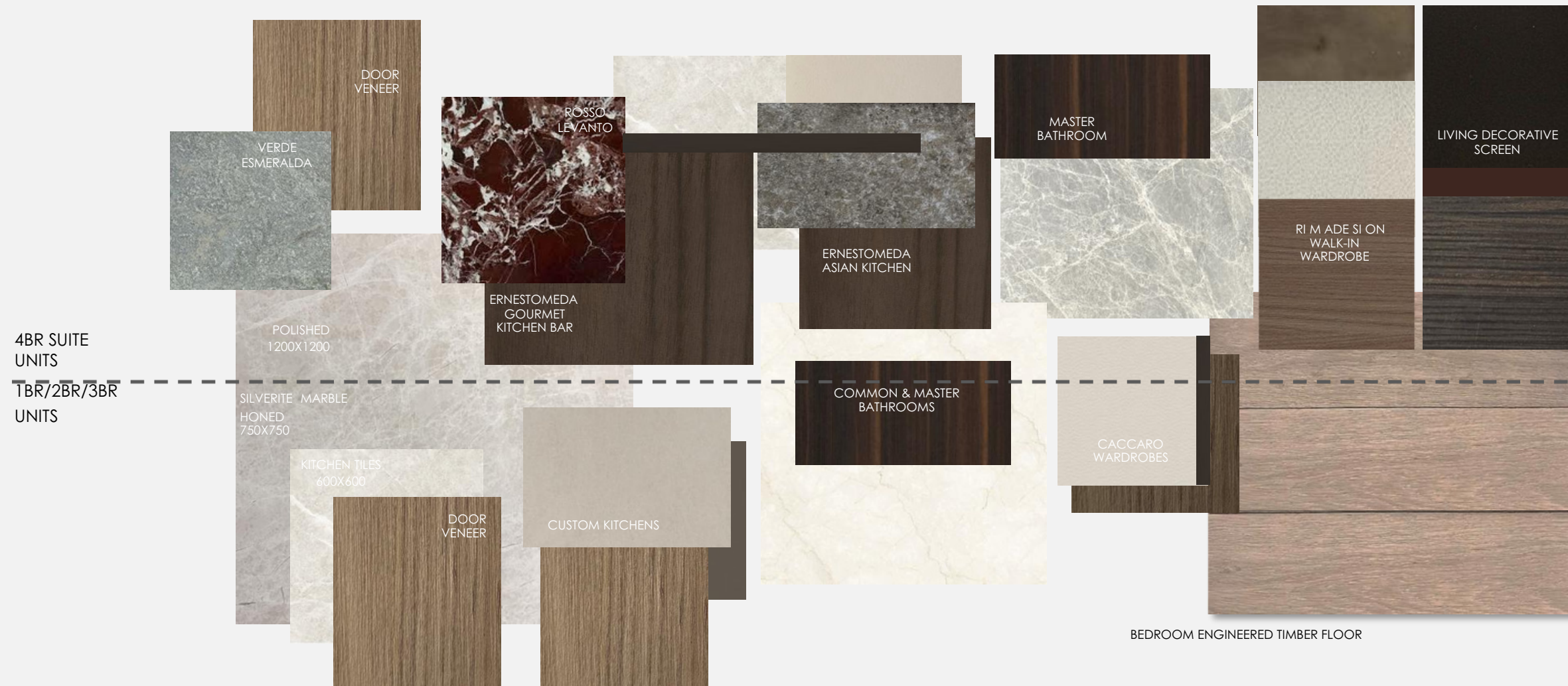
**TYPE DP2**  
**4-BEDROOM SUITE**  
**(WITH PRIVATE LIFT AND**  
**CARPARK LOT)**  
 191 sqm / 2056 sqft

No. of Units: 16

**TYPICAL UNITS - DP2 (SHOWUNIT)**

- 1 Double Volume Ceiling Living Space
- 2 All Bedrooms with an Ensuite Bath
- 3 Junior Master Bedroom with a Balcony that Extends the Living Space
- 4 Private Carpark Lot at Basement 2 or 3 with Direct Access
- 5 Powder Room with Granite Finishes, Seamlessly Integrated with the Private Lift Lobby
- 6 Gourmet Kitchen Bar Fitted with Imported Designer Cabinet (Ernestomeda), Complete with a Kitchen Island Top Seamlessly Integrated with Living / Dining Spaces for Luxurious Lifestyle Living
- 7 Sophisticated Imported Wardrobe Systems, Rimadesio for Master Bedroom and Caccaro for all other Bedrooms
- 8 Large Functional Asian Kitchen with Natural Ventilation, Yard and HS to be used as Maid's Room or Storeroom. Equipped with a Full Suite of Appliances (V-Zug) including 2 Integrated (1xFridge & 1xFreeze) fridges
- 9 Natural Marble for Living / Dining and all Bathrooms





## ID BASE PROVISION CONCEPT & MOOD

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MO

  
**UPPERHOUSE**  
ORCHARD BOULEVARD



**GESSI**<sup>®</sup>  
LAUFEN

caccaro

Rimadesio

ernestomeda

**KITCHEN APPLIANCES**  
SWITZERLAND  
ALL UNITS

**SANITARY WARES & FITTINGS**  
ITALY & SWITZERLAND  
ALL UNITS

**WARDROBES**  
ITALY  
ALL UNITS

**WARDROBE & SLIDING DOORS**  
ITALY  
4BR SUITE MASTER WARDROBE  
ONLY

**KITCHEN CABINETS**  
ITALY  
4BR SUITE ONLY

**In Good Company.**

*Providing the highest quality in imported materials, appliances, sanitary wares & fittings, kitchens & wardrobes.*

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