

# PARKSUITES

SOHO LIVING BY THE PARK



## Locale

- A sought-after address, District 10, Holland Grove Road
- In the tranquil neighbourhood of Mount Sinai
- Right in front of Henry Park Primary School, within 1km radius

## Connectivity

- Integrated residential development with retail and F&B options
- Minutes' drive to Holland Village (3-min), Rochester Park (3-min), Sixth Avenue (4-min), Dempsey Hill (10-min), Singapore Botanic Gardens (10-min), Orchard Road (12-min) and Central Business District (14-min)

## Space

- Extend living spaces vertically with sloping ceiling up to 5m floor-to-floor height for the living areas of Dual Key units



At Parksuites, embrace a  
world where park living  
takes centre stage.

Information is accurate as of 29 Mar 2021  
Do Not Form Any Part of Contract  
Information is Subject to Change

# PARKSUITES

SOHO LIVING BY THE PARK

**[Development Information]**

Account Holder's Name	:	Kentish View Pte Ltd and Lucky Pinnacle Pte Ltd																																														
Developer	:	Far East Organization																																														
Address	:	18, 20, 22, 24, 26, 28 Holland Grove Road Tower 1 (Triplex): No. 28 Holland Grove Road Tower 2 (SOHO): No. 26 Holland Grove Road Tower 3 (SOHO): No. 22 Holland Grove Road Tower 4 (SOHO): No. 20 Holland Grove Road Tower 5 (SOHO): No. 18 Holland Grove Road Retail units: No. 24 Holland Grove Road																																														
District	:	10																																														
Tenure	:	110-year leasehold from 1 November 2017																																														
Site Area	:	9,402.00 sq m   101,203.13 sq ft																																														
No. of Towers	:	5																																														
No. of Storey	:	Tower 1 (Triplex): 4 Storeys Tower 2 – 5 (SOHO): 4 Storeys + Attic																																														
No. of Residential Units	:	119																																														
No. of Retail Units	:	18																																														
No. of Lifts	:	<p><b>Residential Lifts</b></p> <table border="1"> <thead> <tr> <th>Location / Usage</th> <th>Qty</th> <th>Type of Lifts</th> <th>Lift Access</th> </tr> </thead> <tbody> <tr> <td>to Amenities</td> <td>1</td> <td>Passenger Lift</td> <td>B1 – 2<sup>nd</sup> Storey</td> </tr> <tr> <td>Tower 1</td> <td>1</td> <td>Passenger Lift</td> <td>B2 – 3<sup>rd</sup> Storey</td> </tr> <tr> <td>Tower 2</td> <td>2</td> <td>Passenger Lift</td> <td>B2 – 4<sup>th</sup> Storey</td> </tr> <tr> <td>Tower 3</td> <td>2</td> <td>Passenger Lift</td> <td>B2 – 4<sup>th</sup> Storey</td> </tr> <tr> <td>Tower 4</td> <td>1</td> <td>Passenger Lift</td> <td>B2 – 4<sup>th</sup> Storey</td> </tr> <tr> <td>Tower 5</td> <td>1</td> <td>Passenger Lift</td> <td>B2 – 4<sup>th</sup> Storey</td> </tr> <tr> <td>Tower 4</td> <td>1</td> <td>Service Lift</td> <td>B2 – 1<sup>st</sup> Storey</td> </tr> </tbody> </table> <p><b>Common Lifts</b></p> <table border="1"> <thead> <tr> <th>Usage</th> <th>Qty</th> <th>Lift Access</th> </tr> </thead> <tbody> <tr> <td>Lift Access to Bus Stop along Mount Sinai Drive</td> <td>1</td> <td>1<sup>st</sup> Storey – Road Level</td> </tr> </tbody> </table> <p><b>Commercial Lifts</b></p> <table border="1"> <thead> <tr> <th>Type of Lifts</th> <th>Qty</th> <th>Lift Access</th> </tr> </thead> <tbody> <tr> <td>Passenger Lift</td> <td>2</td> <td>B2 – 1<sup>st</sup> Storey</td> </tr> </tbody> </table>			Location / Usage	Qty	Type of Lifts	Lift Access	to Amenities	1	Passenger Lift	B1 – 2 <sup>nd</sup> Storey	Tower 1	1	Passenger Lift	B2 – 3 <sup>rd</sup> Storey	Tower 2	2	Passenger Lift	B2 – 4 <sup>th</sup> Storey	Tower 3	2	Passenger Lift	B2 – 4 <sup>th</sup> Storey	Tower 4	1	Passenger Lift	B2 – 4 <sup>th</sup> Storey	Tower 5	1	Passenger Lift	B2 – 4 <sup>th</sup> Storey	Tower 4	1	Service Lift	B2 – 1 <sup>st</sup> Storey	Usage	Qty	Lift Access	Lift Access to Bus Stop along Mount Sinai Drive	1	1 <sup>st</sup> Storey – Road Level	Type of Lifts	Qty	Lift Access	Passenger Lift	2	B2 – 1 <sup>st</sup> Storey
Location / Usage	Qty	Type of Lifts	Lift Access																																													
to Amenities	1	Passenger Lift	B1 – 2 <sup>nd</sup> Storey																																													
Tower 1	1	Passenger Lift	B2 – 3 <sup>rd</sup> Storey																																													
Tower 2	2	Passenger Lift	B2 – 4 <sup>th</sup> Storey																																													
Tower 3	2	Passenger Lift	B2 – 4 <sup>th</sup> Storey																																													
Tower 4	1	Passenger Lift	B2 – 4 <sup>th</sup> Storey																																													
Tower 5	1	Passenger Lift	B2 – 4 <sup>th</sup> Storey																																													
Tower 4	1	Service Lift	B2 – 1 <sup>st</sup> Storey																																													
Usage	Qty	Lift Access																																														
Lift Access to Bus Stop along Mount Sinai Drive	1	1 <sup>st</sup> Storey – Road Level																																														
Type of Lifts	Qty	Lift Access																																														
Passenger Lift	2	B2 – 1 <sup>st</sup> Storey																																														



At Parksuites, embrace a world where park living takes centre stage.

Information is accurate as of 29 Mar 2021  
Do Not Form Any Part of Contract  
Information is Subject to Change

# PARKSUITES

SOHO LIVING BY THE PARK

No. of Carpark Lots	:	200 (129 for Residential, 71 for Commercial) + 6 Handicapped Basement 1 (Commercial Carpark): 71 Lots + 2 Handicap Lots + 1 Family Lot Basement 2 (Residential Carpark): 119 Lots + 4 Handicap Lots Tower 1 (Triplex Residential Carpark): 10 Private Lots for Triplex Units
Expected Vacant Possession Date	:	31 December 2023
Expected Date of Legal Completion	:	31 December 2026
Approximate Floor to floor Height	:	<u>SOHO Unit</u> 3.6m (Typical Storey) 4.8m (Attic) – Floor to top finish of sloping roof at highest point <u>Triplex Unit</u> Level 2: 4.0m Level 3: 3.4m Level 4: 6m – floor to top finish of sloping roof at highest point
Architect	:	DP Architects

## [Unit Types and Sizes]

Bedroom Types	No. of Units (subject to change)	Approximate Floor Area (subject to change)		Share Value	Maintenance Fee (\$6.40 per SV per mth*) <i>*subject to change</i>
		sq m	sq ft		
1	10	54, 55	581, 592	64	\$409.60
1 + Study	28	58 – 64	624 – 689	64	
2	8	65 – 77	700 – 829	64	
2 + Bath	18	73 – 81	786 – 872	64	
2 + Study	12				
2 (Dual Key)	22	102 – 114	1,098 – 1,227	64	
3 (Dual Key)	16	129 – 137	1,389 – 1,475	75	\$480.00
4 (Triplex)	5	268, 285	2,885 – 3,068	107	\$684.80



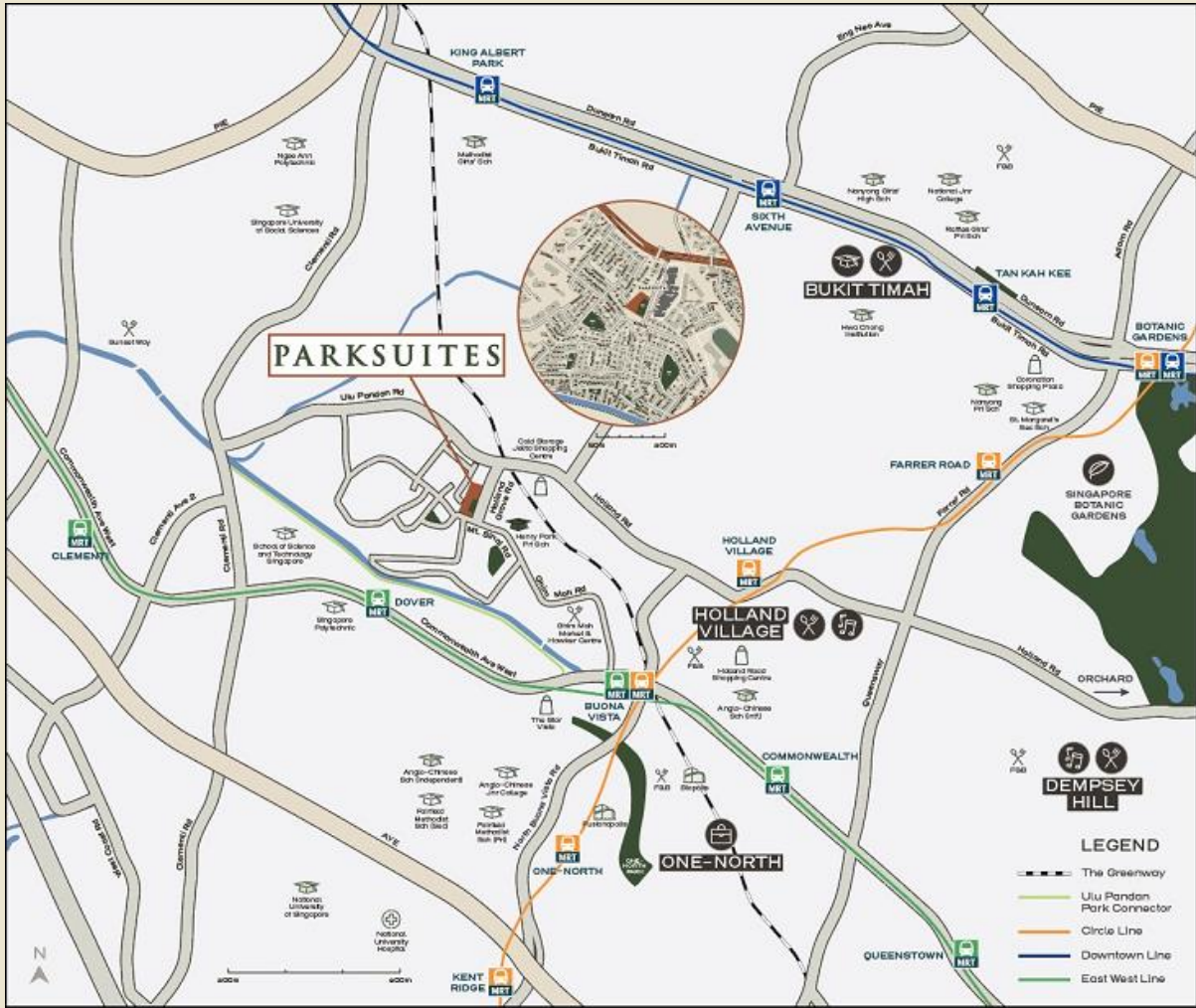
At Parksuites, embrace a world where park living takes centre stage.

Information is accurate as of 29 Mar 2021  
Do Not Form Any Part of Contract  
Information is Subject to Change



# PARKSUITES

SOHO LIVING BY THE PARK



[Location Map]

SCHOOLS	RECREATION	OFFICES
<ul style="list-style-type: none"> <li>• 1-min walk to Henry Park Primary School</li> <li>• 5-min drive to ACS (International) Singapore</li> <li>• 7-min drive to National University of Singapore</li> </ul>	<ul style="list-style-type: none"> <li>• 4-min drive to Sixth Avenue</li> <li>• 5-min drive to Holland Village</li> <li>• 6-min drive to Rochester Park</li> <li>• 10-min drive to Dempsey Hill</li> <li>• 10-min drive to Singapore Botanic Gardens</li> </ul>	<ul style="list-style-type: none"> <li>• 6-min drive to one-north</li> <li>• 14-min drive to Mapletree Business City</li> <li>• 18-min drive to Central Business District</li> </ul>



At ParkSuites, embrace a world where park living takes centre stage.