

DUET
@emily

DISTRICT 9
NEW FREEHOLD



NEW FREEHOLD AT MOUNT EMILY ROAD.

HERITAGE AND HABITAT. IN PERFECT HARMONY.



A DISTINCTIVE PAIRING

This meticulously restored historic freehold building is thoughtfully paired with a contemporary residential annex, forming a refined architectural duet.

PRIME CULTURAL CITY-FRINGE LOCATION

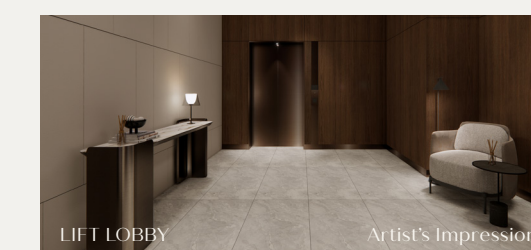
Nestled between greenery, galleries, schools, and business districts — where legacy and lifestyle converge.

RARE FREEHOLD BOUTIQUE LIVING

Limited to just 20 one- and two-bedroom residences, offering understated luxury in a city setting.

SEAMLESS TRANSITION OF SPACES

A tranquil, shophouse-inspired courtyard acts as a calming pause between urban vibrancy and residential serenity.



MODERN ANNEX WITH GENTLE EXPRESSION

The new extension features soft pastel tones, clean lines, and expansive glazing, complementing the heritage block without overpowering it.



Key Facts

Developer	ZACD PROPERTY PTE. LTD.
Project Name	Duet @ Emily
Tenure	Freehold
Description	3-storey conservation building with basement and attic involving a new 7-storey rear extension with basement for residential use
Address	2, 4, 6 Mount Emily Road, Singapore 228484 / 228486 / 228487
Site Area	5,549 sq ft
Number of Units	20 Units
Unit Types	1 and 2 Bedroom Units
Number of Carpark Lots	06 (Mechanical System)
Expected Date of Vacant Possession	31 December 2028
Expected Date of Legal Completion	31 December 2031
Architect	ONG&ONG Architects
Landscape Consultant	ONG&ONG Architects
Main Contractor	HUA LEONG GROUP PTE. LTD.



WELLNESS AND WONDER
CRESCENDO AT THE SKY TERRACE.

A tranquil retreat in an elevated sanctuary.

- Dining terrace with panoramic views
- Playful swing area in the sky
- Secluded yoga deck
- Well-equipped indoor gym

- Legend:
- ① Lounge Area (Swing)
 - ② Yoga Area
 - ③ Indoor Recreation Space (Gym)
 - ④ Sitting Area

DUET @ EMILY

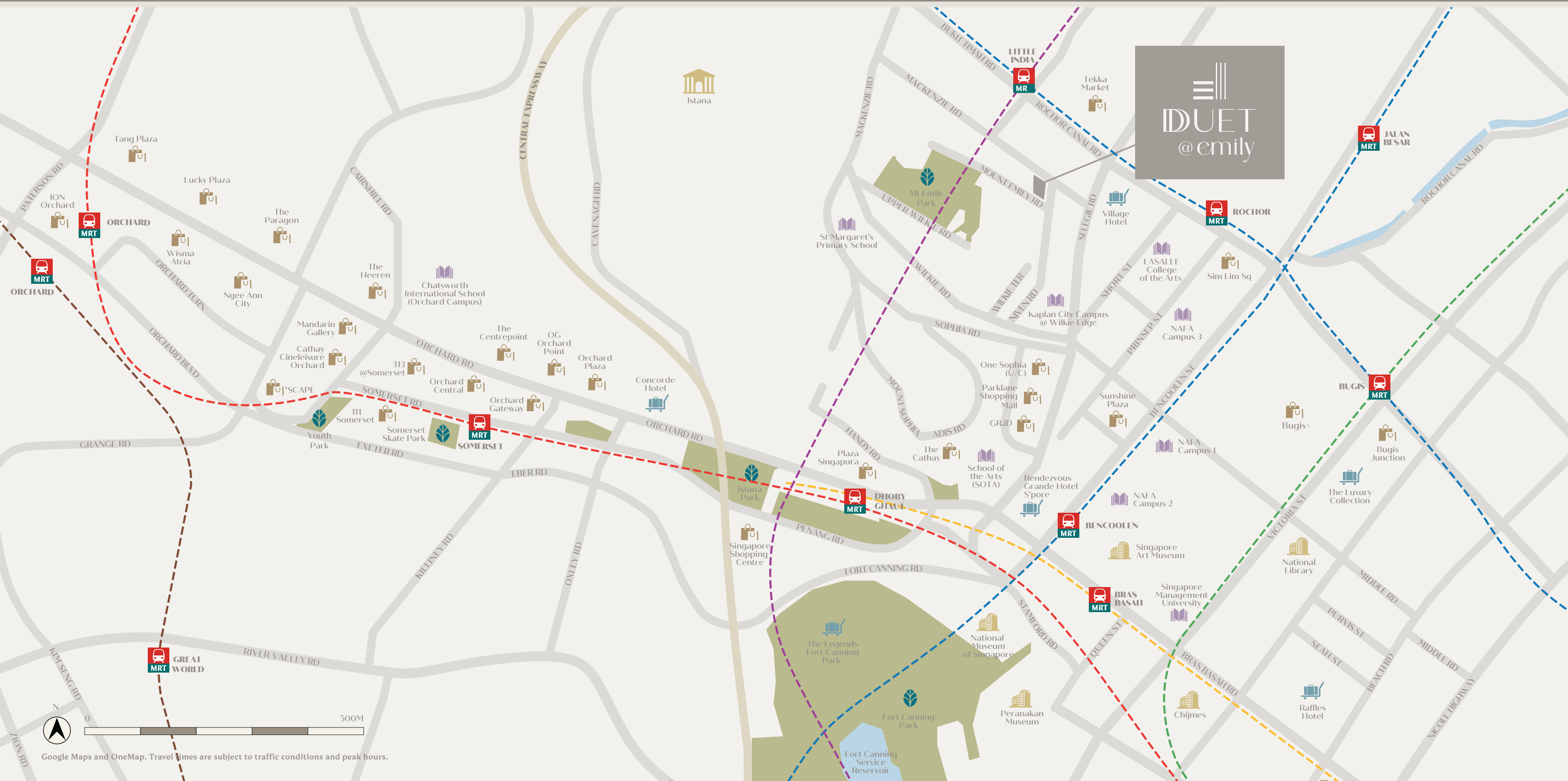
CENTRE OF COMMERCE.
HUB OF CULTURE.


2 MRT stops
313 @Somerset

1 MRT stop
Dhoby Ghaut
MRT Interchange



DUET
@emily



STEEPED IN LEGACY.
LEADING IN MODERNITY.



 ORCHARD IS YOUR WALK-IN CLOSET.

- 6 mins walk**
GR.ID
Parklane Shopping Mall
Wilkie Edge
- 8 mins walk**
Tekka Market
- 1 MRT stop**
Plaza Singapura

- 2 MRT stops**
313 @Somerset
Bugis Junction
- 3 MRT stops**
ION Orchard
Ngee Ann City
The Paragon
- 4 MRT stops**
The Shoppes at Marina Bay Sands

 CBD, IN MINUTES.

- 3 MRT stops**
Raffles City
- 9 mins drive**
Central Business District
Marina Bay Financial Centre

 GARDEN AMONG GARDENS.

- 2 mins walk**
Mount Emily Park
- 1 MRT stop**
Istana Park
- 6 mins drive**
Fort Canning Park
- 12 mins drive**
Gardens by the Bay
Singapore Botanic Gardens



 CONNECTED TO EVERYWHERE.

- 2 mins walk**
Little India MRT
- 5 mins walk**
Rochor MRT
- 1 MRT stop**
Dhoby Ghaut MRT Interchange
- 2 MRT stops**
Orchard MRT Interchange



 WORLD-CLASS EDUCATION ABOUNDS.

- Schools Within 1km**
Anglo-Chinese School (Junior)
Kaplan City Campus at Wilkie Edge
School of the Arts (SOTA)
St Margaret's Primary School
- Within Minutes' Drive**
Lasalle College of the Arts
Nanyang Academy of Fine Arts
Singapore Management University (SMU)



 CULTURALLY-RICH NEIGHBOURHOOD.

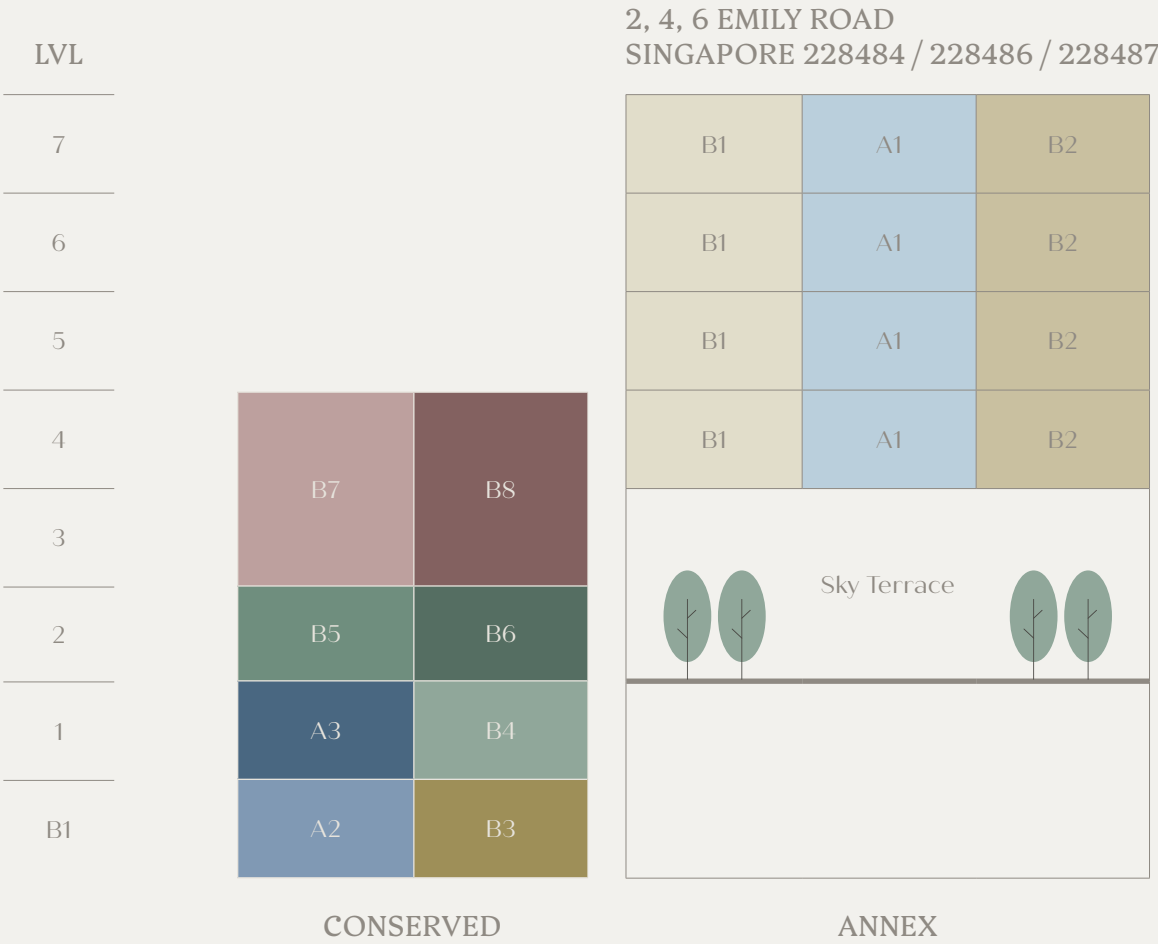
- 5 mins drive**
- National Museum of Singapore
Singapore Art Museum
Singapore National Gallery

TRADITION, RESTORED.
LIVING, REFINED.



The one- and two-bedroom residences beautifully balance restored architectural details with contemporary finishes and premium fittings.

- Spacious living space bathed in natural light
- Custom cabinetry
- GROHE sanitary wares, including sinks, taps, bowls, and shower heads
- Miele kitchen and cooking appliances, including the oven, fridge, and washer-dryer



TYPE	A1	A2	A3	B1	B2	B3
BEDROOM	1 BEDROOM EXECUTIVE	1 BEDROOM GARDEN	1 BEDROOM DELUXE	2 BEDROOM DELUXE	2 BEDROOM EXECUTIVE	2 BEDROOM GARDEN

TYPE	B4	B5	B6	B7	B8
BEDROOM	2 BEDROOM DELUXE	2 BEDROOM PREMIUM	2 BEDROOM PREMIUM	2 BEDROOM LOFT	2 BEDROOM LOFT

BASEMENT

- 1 Landscape Courtyard

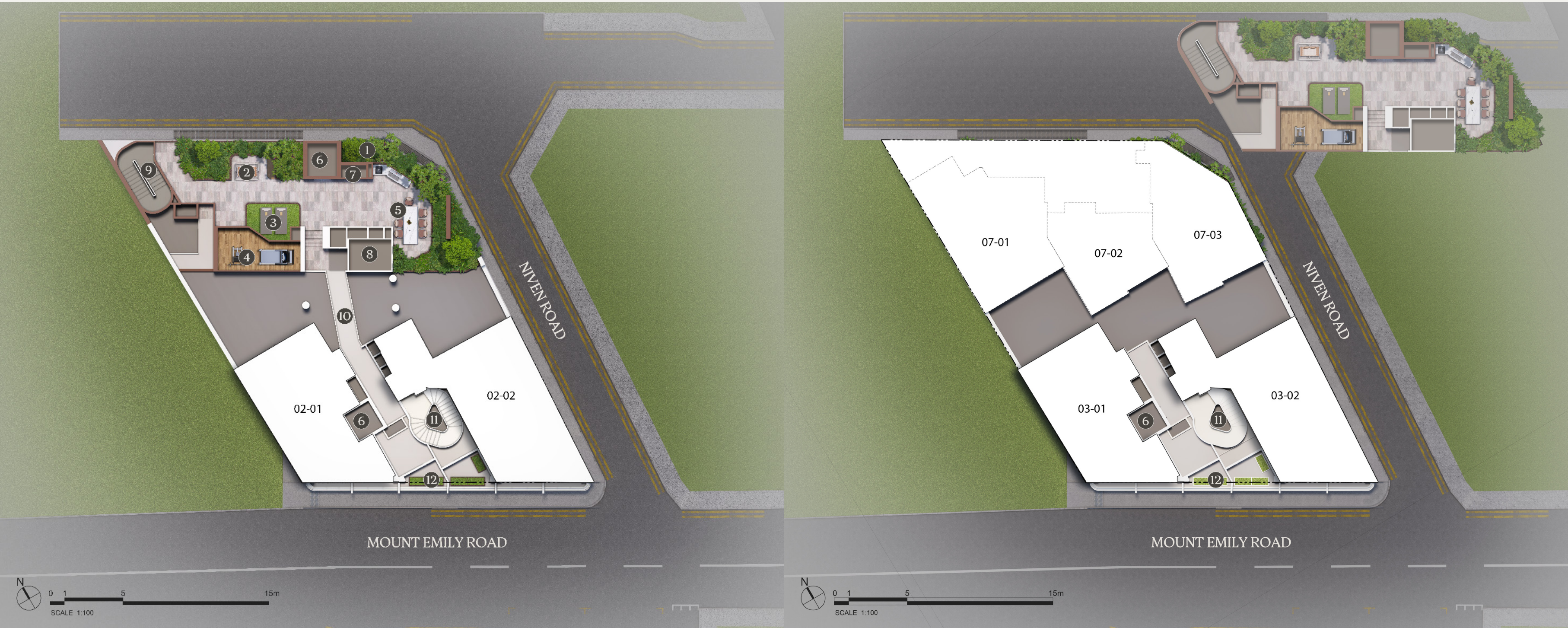
2ND FLOOR

- 1 Communal Planter Box
- 2 Lounge Area (Swing)
- 3 Yoga Area
- 4 Indoor Recreation Space (Gym)
- 5 Sitting Area
- 6 Lift
- 7 Refuse Chute
- 8 Platform Lift
- 9 Stair 2
- 10 Link Bridge
- 11 Stair 1
- 12 New Communal Planter

EXCLUSIVE FACILITIES.
EXQUISITE EXPERIENCES.

ROOFTOP

- 6 Lift
- 11 Stair 1
- 12 New Communal Planter



TYPE A1

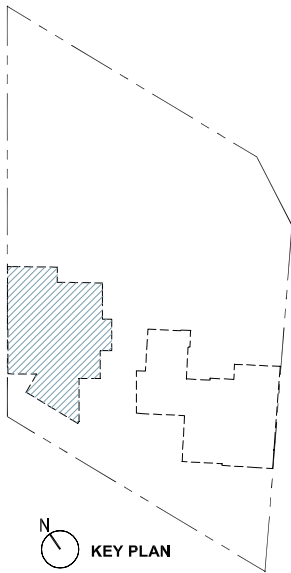
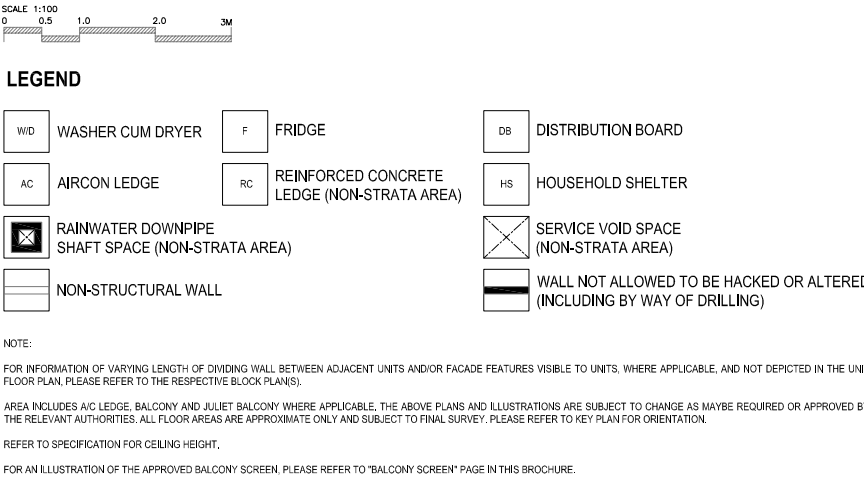
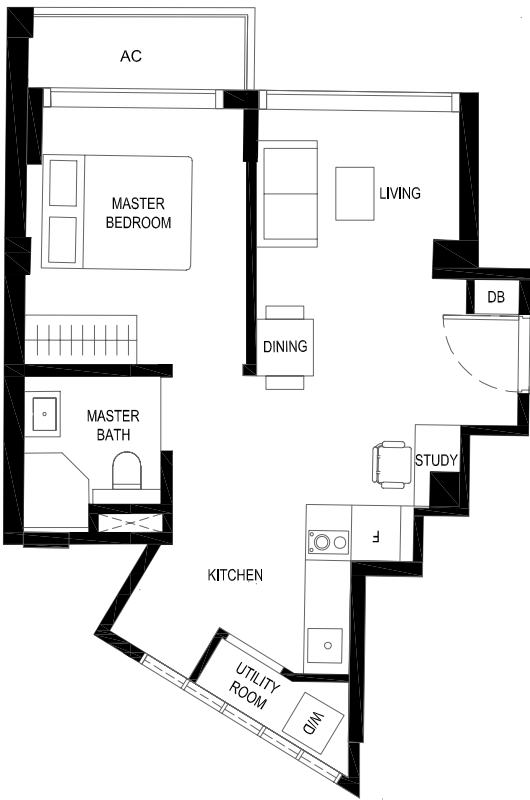
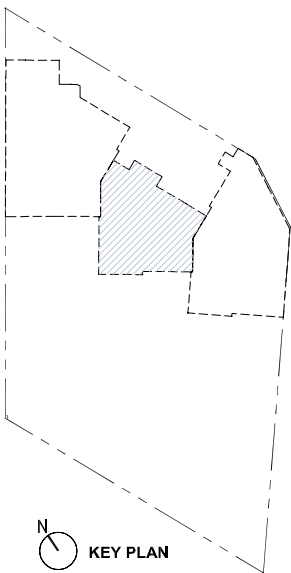
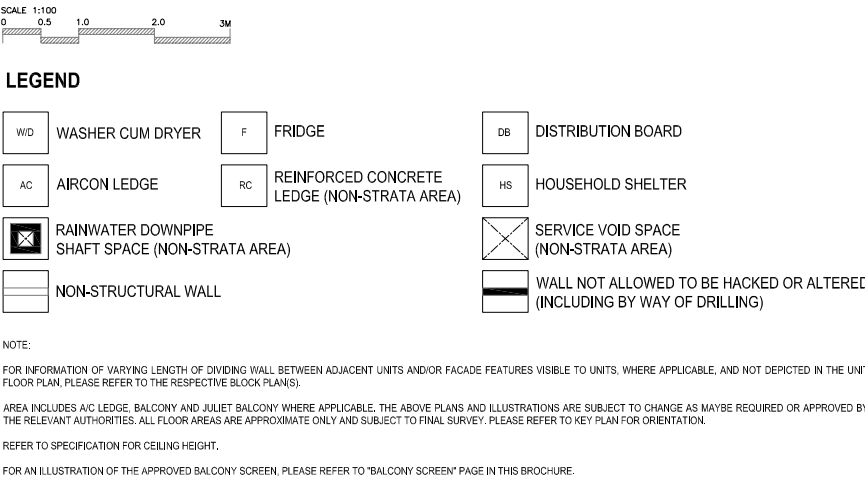
1 BEDROOM EXECUTIVE

1 BEDROOM GARDEN

TYPE A2

38 sqm / 409 sqft
UNIT: #04-02, #05-02, #06-02, #07-02

47 sqm / 506 sqft
UNIT: #B1-01



TYPE A3

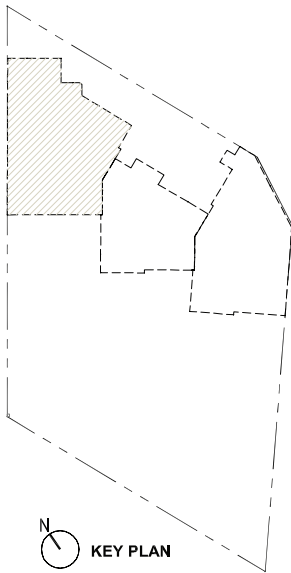
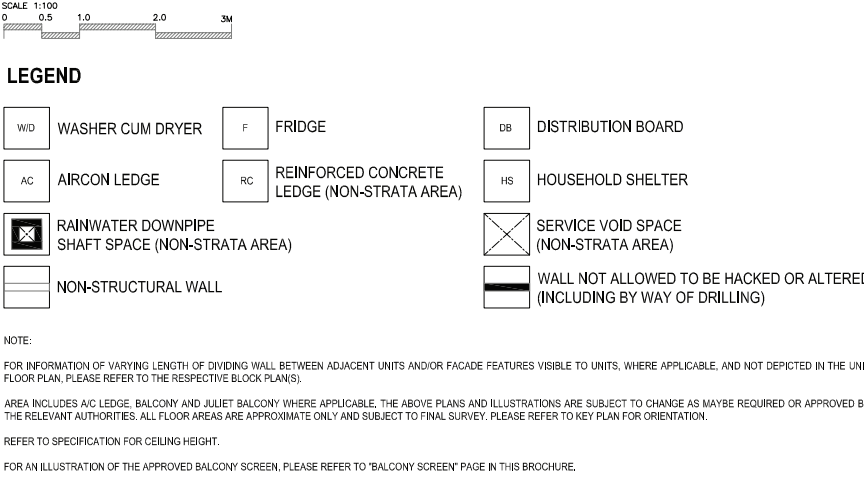
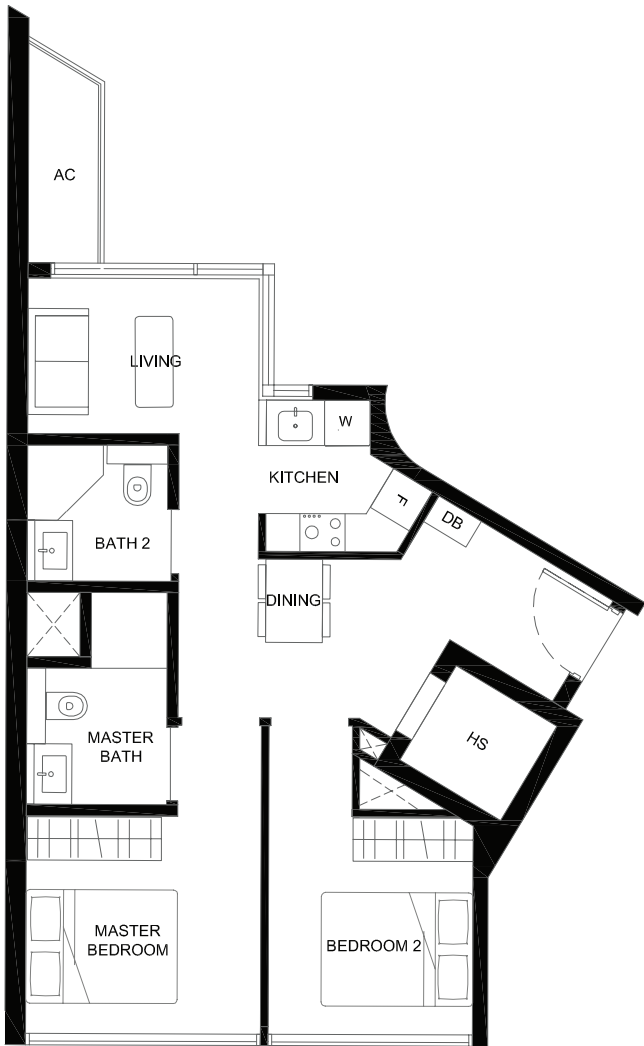
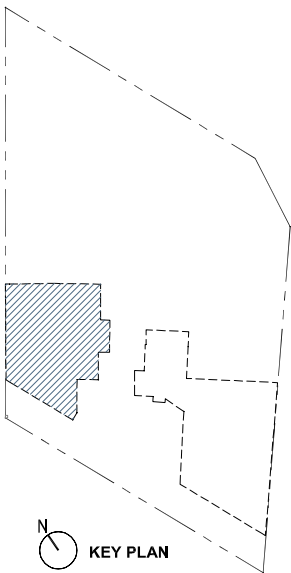
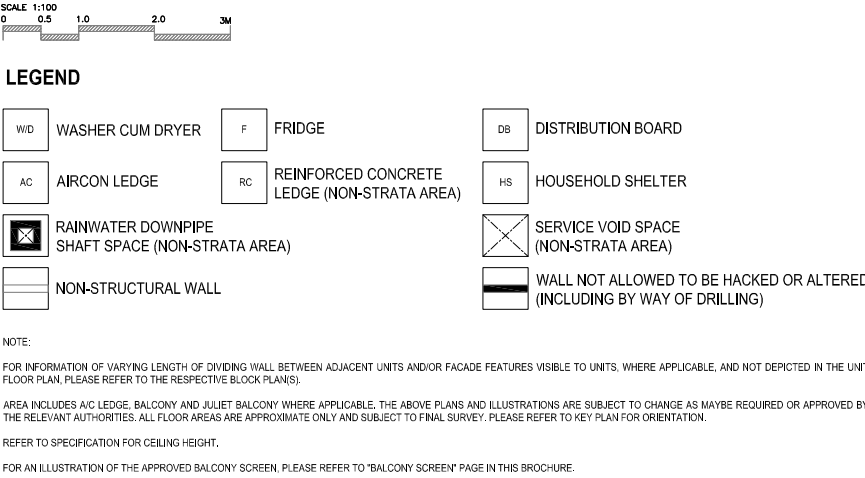
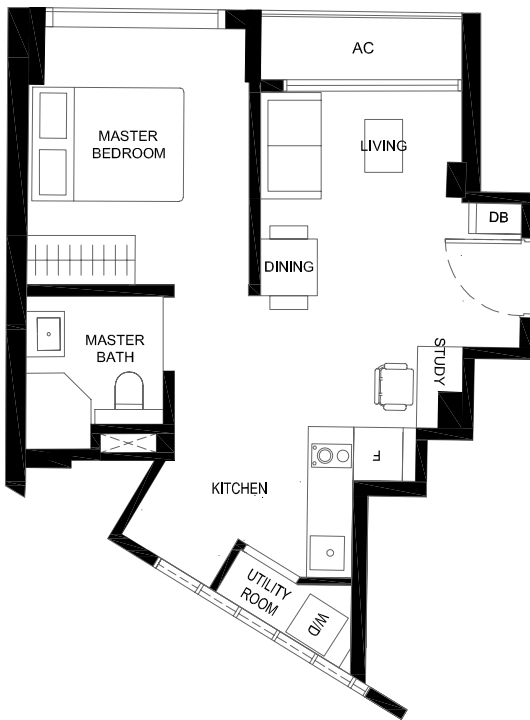
1 BEDROOM DELUXE

2 BEDROOM DELUXE

TYPE B1

43 sqm / 463 sqft
UNIT: #01-01

63 sqm / 678 sqft
UNIT: #04-01, #05-01, #06-01, #07-01

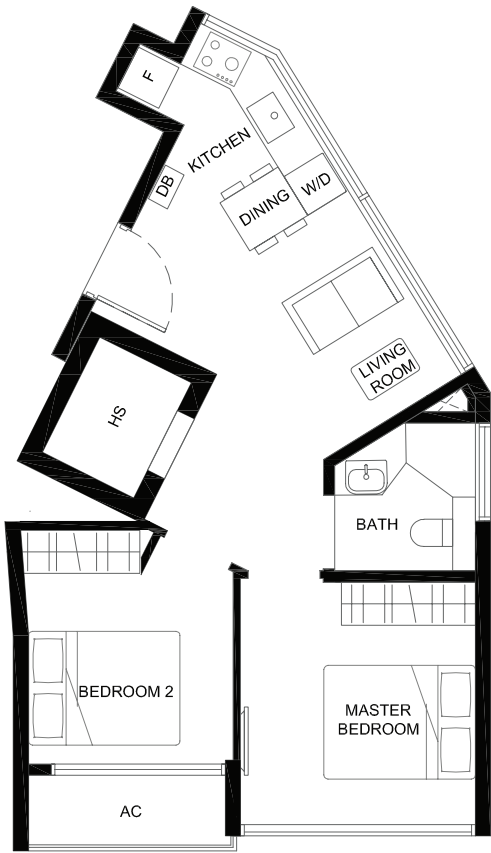


51 sqm / 549 sqft

UNIT: #04-03, #05-03, #06-03, #07-03

51 sqm / 549 sqft

UNIT: #B1-02



LEGEND

W/D	WASHER CUM DRYER	F	FRIDGE	DB	DISTRIBUTION BOARD
AC	AIRCON LEDGE	RC	REINFORCED CONCRETE LEDGE (NON-STRATA AREA)	HS	HOUSEHOLD SHELTER
	RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA)		SERVICE VOID SPACE (NON-STRATA AREA)		WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING)
	NON-STRUCTURAL WALL				

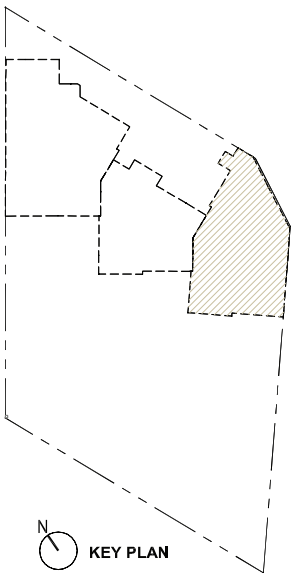
NOTE:

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REFER TO SPECIFICATION FOR CEILING HEIGHT.

FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO 'BALCONY SCREEN' PAGE IN THIS BROCHURE.



LEGEND

W/D	WASHER CUM DRYER	F	FRIDGE	DB	DISTRIBUTION BOARD
AC	AIRCON LEDGE	RC	REINFORCED CONCRETE LEDGE (NON-STRATA AREA)	HS	HOUSEHOLD SHELTER
	RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA)		SERVICE VOID SPACE (NON-STRATA AREA)		WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING)
	NON-STRUCTURAL WALL				

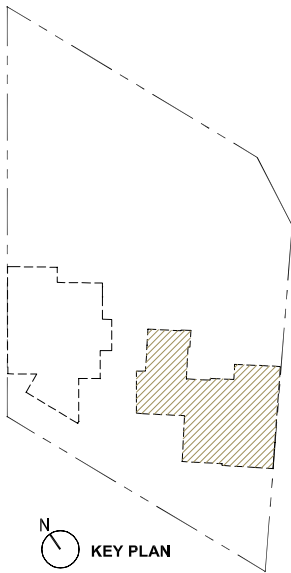
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TYPE B4

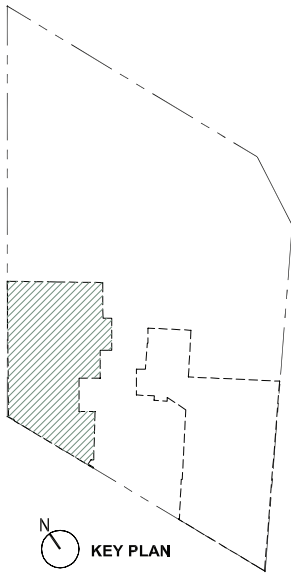
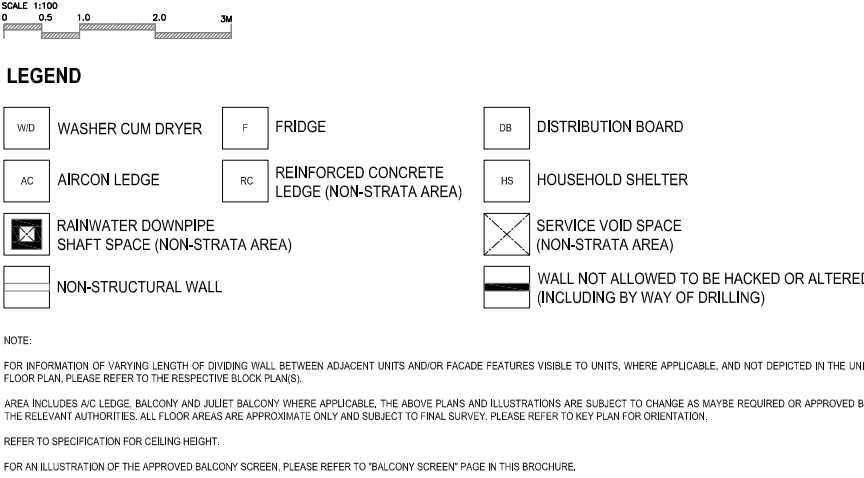
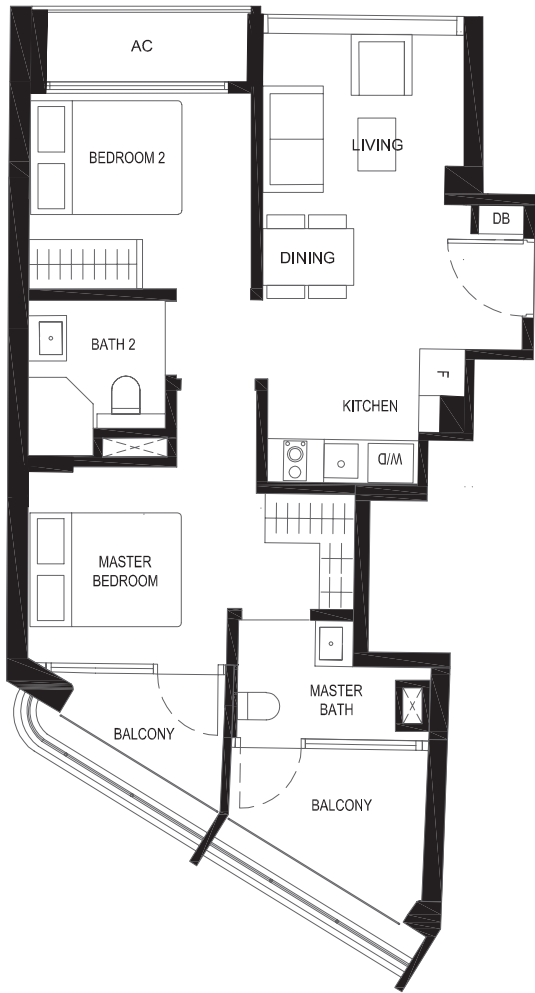
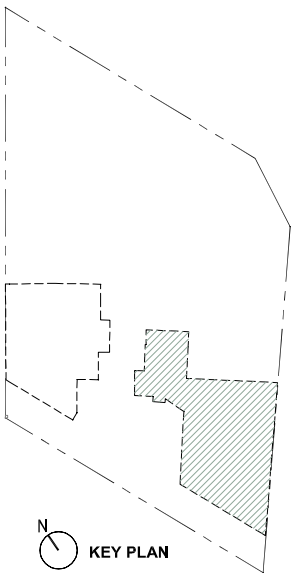
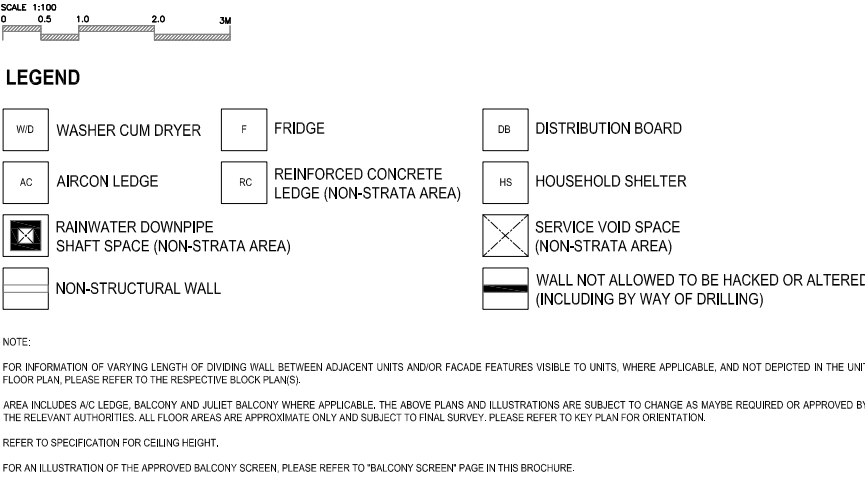
2 BEDROOM DELUXE

2 BEDROOM PREMIUM

TYPE B5

62 sqm / 667 sqft
UNIT: #01-02

62 sqm / 667 sqft
UNIT: #02-01



TYPE B6

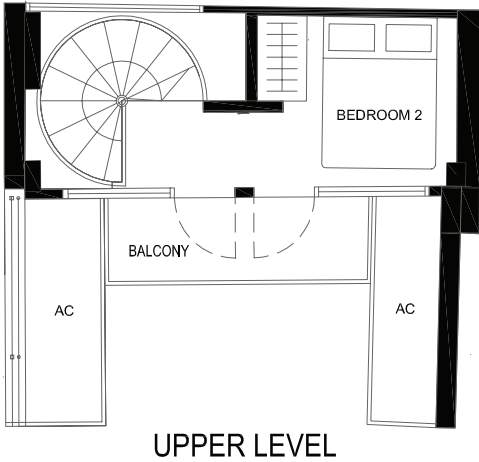
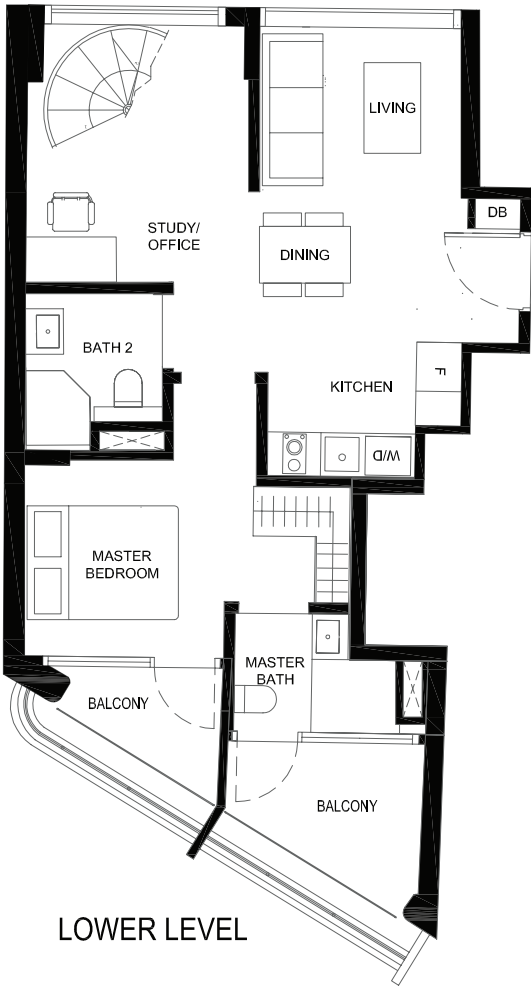
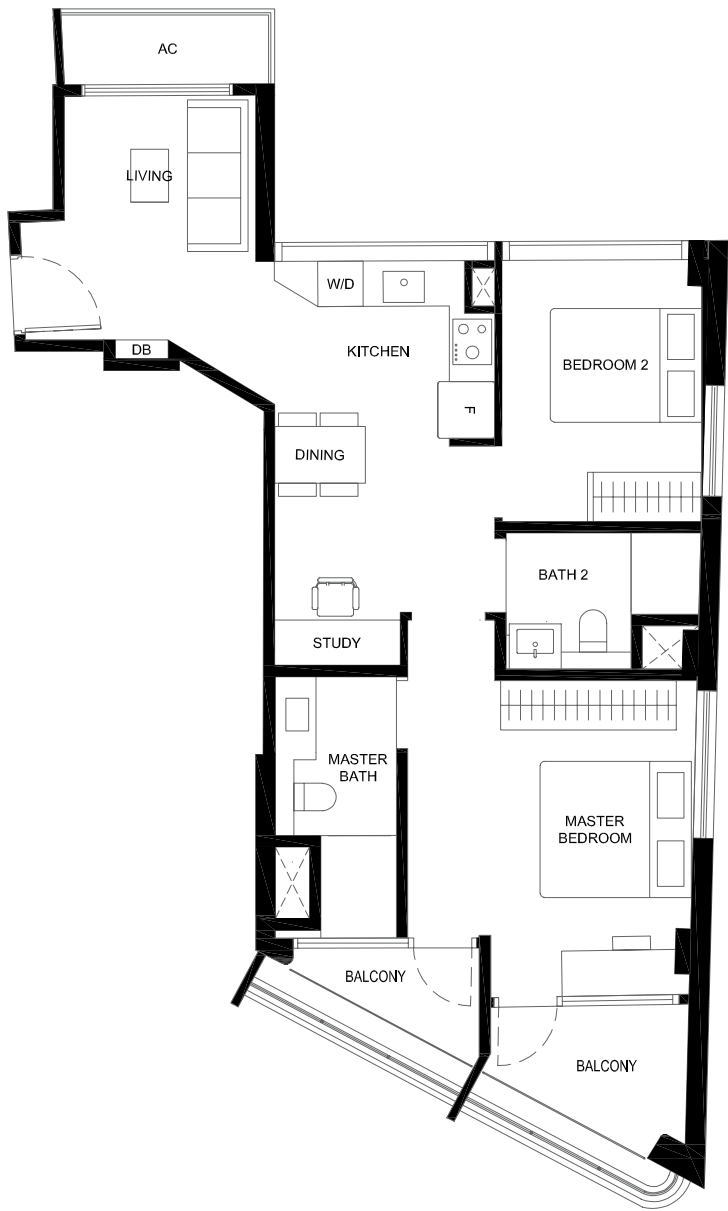
2 BEDROOM PREMIUM

2 BEDROOM LOFT

TYPE B7

79 sqm / 850 sqft
UNIT: #02-02

87 sqm (937 sqft)
UNIT: #03-01



LEGEND

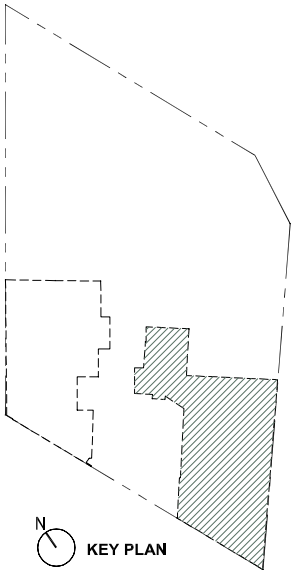
W/D	WASHER CUM DRYER	F	FRIDGE	DB	DISTRIBUTION BOARD
AC	AIRCON LEDGE	RC	REINFORCED CONCRETE LEDGE (NON-STRATA AREA)	HS	HOUSEHOLD SHELTER
	RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA)		SERVICE VOID SPACE (NON-STRATA AREA)		WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING)
	NON-STRUCTURAL WALL				

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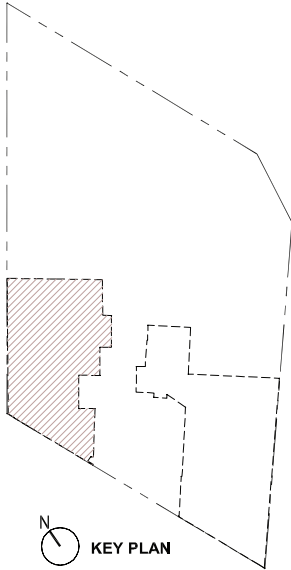
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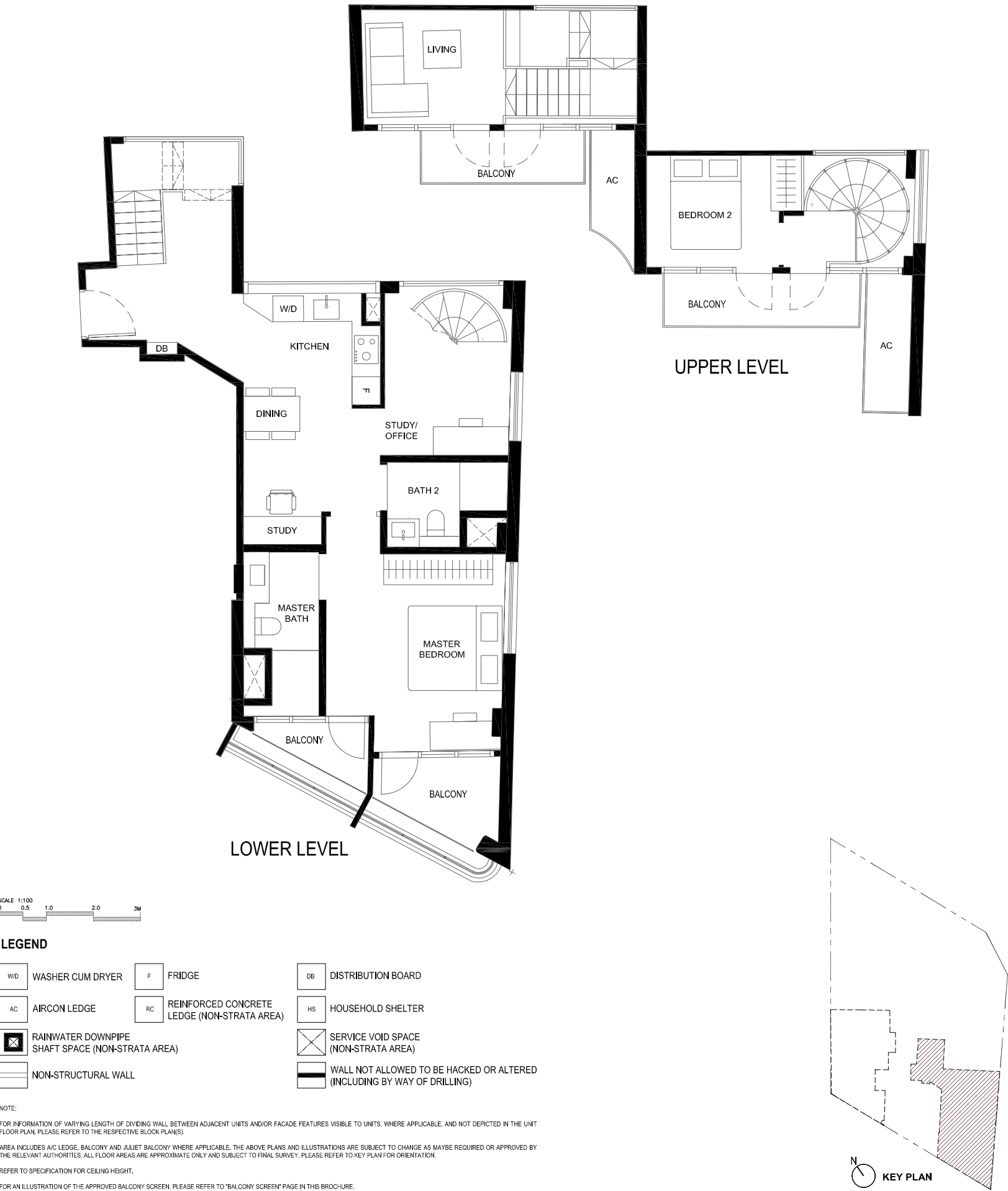


TYPE B8

2 BEDROOM LOFT

124 sqm (1335 sqft)

UNIT: #03-02



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Developer: ZACD PROPERTY PTE. LTD, Company Reg No.: 20163351SC Developer Licence No.: C1477, Tenure of Land: Estate in Fee Simple (Freehold), Lot No.: TS19 ON LOT 99503L, 99504C, 99505M 2, 4 & 6 MOUNT EMILY ROAD (ROCHOR PLANNING AREA) Expected Date of Vacant Possession: 31 December 2028, Expected Date of Legal Completion: 31 December 2031, Encumbrances on the Land: Mortgage in favour of Maybank Singapore Limited.

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