

NARRA

RESIDENCES

FACTSHEET



At the Heart of Tranquillity: A Serene Urban Retreat

Nestled in a serene enclave beside the reservoir and forest reserve, the Dairy Farm site offers a unique blend of natural tranquillity and urban accessibility. The site is characterized by its gently undulating terrain, lush greenery, and a mature trees that create a sense of quietude and privacy. Its surroundings are defined by a harmonious mix of low-density residential areas and pockets of preserved natural landscapes, making it an ideal setting for a retreat - a tranquil escape from the hustle and bustle of city life.

The site's topography and existing vegetation provide opportunities for integrating built forms within nature, allowing architecture to respond organically to the landscape. Its location also ensures convenient connectivity to nearby amenities, transport networks, and recreational facilities, offering both convenience and a retreat-like living experience.

This balance of nature and accessibility positions the Dairy Farm site as an ideal canvas to create a residential community that embodies both comfort and a deep connection to the environment—a place where residents can enjoy the calmness of a forested retreat while remaining connected to the city.

Vision and concept

This development (Narra Residences) is envisioned as a **Forest Retreat**, where **cool concrete meets tropical warmth**. The design takes inspiration from the distinct natural surroundings of the Dairy Farm area, harmonizing architecture with the landscape to create a serene, nature-connected living environment.

The concept is guided by **three key elements** found around the site — the **Quarry, the Forest, and the Reservoir**:

- **Quarry** – Interpreted through the material palette, using textures and tones that reflect the strength and character of natural stone.
- **Forest** – Expressed through vertical architectural proportions that echo the surrounding greenery, enhancing a sense of height and natural rhythm.
- **Reservoir** – Introduced through cascading landscape features and water elements that bring movement, softness, and tranquillity to the development.

The site plan features three varying heights of 6, 13, and 16 storeys —carefully composed to achieve a balanced skyline that integrates seamlessly with the terrain and natural context.

Together, these ideas define the project as a refined sanctuary within nature — a place where modern architecture and tropical serenity coexist in harmony.

Harmony of Nature and Architecture / The Symbiosis of Nature and Architecture

The architecture is conceived as an extension of the natural landscape — a seamless dialogue between the built form and its lush surroundings. The development embraces the spirit of “**Forest at Heart. Refine, by Nature,**” where design, materiality, and spatial experience are guided by the inherent qualities of the site. Every design element — from the massing of the towers to the detailing of the façades and landscape integration — is crafted to enhance the residents’ connection to nature. The interplay of light, shadow, greenery, and water forms a sensory experience that evolves throughout the day, offering moments of tranquillity within a modern architectural setting.

Ultimately, the development embodies a refined equilibrium, where contemporary living coexists harmoniously with the rhythms of the natural world — creating not just a place to live, but a sanctuary that celebrates the timeless relationship between nature and design.

This architectural Masterpiece represents a thoughtful synthesis of nature and architecture — a modern sanctuary where design responds sensitively to its environment. Through the interplay of material, form, and landscape, the development celebrates the essence of the **Quarry, Forest, and Reservoir**, creating a living environment that is tranquil, timeless, and deeply connected to its natural surroundings.

Development Details

Developer	Dairy Farm Walk JV Development Pte Ltd
Project Name	Narra Residences, 翠嵐軒
Tenure	99 years from 1 July 2025
Description	Residential Flat Development Comprising 3 Blocks of 6-Storey, 2 Blocks of 13-Storey and 2 Blocks of 16-Storey Building (Total 540 Units) and 4 Shops with 1 Basement Carpark, Swimming Pool, Communal Facilities and Landscape Deck on Lot MK16-02920V At Dairy Farm Walk (Bukit Panjang Planning Area)
Address	50 Dairy Farm Walk S(679268) 52 Dairy Farm Walk S(679269) 54 Dairy Farm Walk S(679270) 56 Dairy Farm Walk S(679273) 58 Dairy Farm Walk S(679274) 60 Dairy Farm Walk S(679275) 62 Dairy Farm Walk S(679276) 64 Dairy Farm Walk S(679277)
Site Area	21,881.10 sqm
Overall Gross Plot Ratio	2.25
Total Number of units	540 units]
No. of Carpark Lots	546 lots (Including 17 EV Lots and 5 Accessible Lots)
Expected Date of Vacant Possession	20 January 2030
Expected Legal Completion Date	20 January 2033
Architect	P&T Consultants Pte Ltd
Landscape Consultant	Ecoplan Asia Pte Ltd
Main Contractor	Kimly Construction Pte Ltd
Show Gallery Interior Designer	Show Gallery & 5BR – Surface ID Studio Pte Ltd 3BR – Index Design Pte Ltd 2BR – Super Fat Design Pte Ltd
Project Account	UNITED OVERSEAS BANK LIMITED FOR PROJECT ACCOUNT NO. 761-335-515-8 OF DAIRY FARM WALK JV DEVELOPMENT PTE. LTD. TT DETAILS BANK NAME: UNITED OVERSEAS BANK LIMITED ADDRESS: 1 Raffles Place #23-61 One Raffles Place Tower 2 Singapore 048616 ACCOUNT NAME: DAIRY FARM WALK JV DEVELOPMENT PTE. LTD. BANK CODE: 7875 BRANCH CODE: 001 ACCOUNT NO. 761-335-515-8 SWIFT CODE: UOVBSGSGXXX
Developer's solicitor	Allen & Gledhill LLP

Bedroom Type	Location	Finishing
		Wall: Tiles, 600mm x 1200mm
	Balcony	Porcelain Tile
3-BEDROOM COMPACT, 3-BEDROOM FLEXI, 3-BEDROOM PREMIUM, 3-BEDROOM PREMIUM with STUDY	Living, Dining, Kitchen, Dry kitchen	Porcelain Tile
	Kitchen Countertop, Backsplash	Quartz
	Wet Kitchen, Yard	Floor: Tiles, 300mm x 600mm
	Study, Flexi	Timber Lookalike Vinyl
	Bedroom	Timber Lookalike Vinyl
	Master Bath, Bath	Floor: Tiles, 300mm x 600mm Wall: Tiles, 600mm x 1200mm
	WC	Floor and wall : Tiles, 300mm x 600mm
	Balcony	Porcelain Tile
	HS	Porcelain Tile
4-BEDROOM COMPACT, 4-BEDROOM PREMIUM	Living, Dining, Study, Dry Kitchen	Porcelain Tile
	Kitchen Countertop, Backsplash	Quartz
	Wet Kitchen, Yard	Floor: Tiles, 300mm x 600mm
	Bedroom	Timber Lookalike Vinyl
	Master Bath	Floor: Tiles, 300mm x 600mm Wall: Tiles, 600mm x 1200mm
	Junior Master Bath, Bath	Floor: Tiles, 300mm x 600mm Wall: Tiles, 600mm x 1200mm
	WC	Floor and wall : Tiles, 300mm x 600mm
	Balcony	Porcelain Tile
	HS	Porcelain Tile
5-BEDROOM with PRIVATE LIFT	Living, Dining, Dry Kitchen, Private Lift Lobby	Porcelain Tile
	Kitchen Countertop, Backsplash	Quartz
	Wet Kitchen, Yard	Floor: Tiles, 300mm x 600mm
	Bedroom	Timber Lookalike Vinyl
	Master Bath	Floor: Tiles, 300mm x 600mm Wall: Tiles, 600mm x 1200mm
	Junior Master Bath, Bath	Floor: Tiles, 300mm x 600mm Wall: Tiles, 600mm x 1200mm
	WC	Floor and Wall: Tiles, 300mm x 600mm
	Balcony	Porcelain Tile
	HS	Porcelain Tile

General Notes: All marble and/or granite and/or natural stone and/or homogeneous tiles and/or ceramic tiles and/or porcelain tiles and/or cement sand plaster with emulsion paint and/or skim coat are provided up to

Breakdown of unit types

Bedroom Type	Unit Type	No. of Units	Area (sqm)	Area (sqft)
1-BEDROOM with STUDY	A1S	3	48	517
2-BEDROOM COMPACT	B1	30	52	560
2-BEDROOM PREMIUM	B2P	58	60	646
2-BEDROOM with HS	B3H	24	64	689
2-BEDROOM with HS	B4H	12	64	689
2-BEDROOM with HS	B5H	12	65	700
2-BEDROOM with HS	B6H	18	65	700
2-BEDROOM with HS & STUDY	B7H-S	24	67	721
2-BEDROOM with STUDY	B8S	87	67	721
3-BEDROOM COMPACT	C1	28	76	818
3-BEDROOM FLEXI	C2	31	81	872
3-BEDROOM PREMIUM	C3P	32	93	1,001
3-BEDROOM PREMIUM	C4P	6	94	1,012
3-BEDROOM PREMIUM	C5P	35	95	1,023
3-BEDROOM PREMIUM	C6P	6	92	990
3-BEDROOM PREMIUM	C7P	6	93	1,001
3-BEDROOM PREMIUM	C8P	16	95	1,023
3-BEDROOM PREMIUM with STUDY	C9S	19	107	1,152
3-BEDROOM PREMIUM with STUDY	C10S	6	109	1,173
4-BEDROOM COMPACT	D1	35	107	1,152
4-BEDROOM PREMIUM	D2P	26	128	1,378
5-BEDROOM with PRIVATE LIFT	E1	13	154	1,658
5-BEDROOM with PRIVATE LIFT	E2	13	156	1,679

Share Value/ Estimated Maintenance Fee

Bedroom Type	Unit type	Size (sqm)	Share Value	Estimated MF per month
1-BEDROOM with STUDY	A1S	48	147	\$294
2-BEDROOM COMPACT	B1	52	177	\$354
2-BEDROOM PREMIUM	B2P	60		
2-BEDROOM with HS	B3H	64		
2-BEDROOM with HS	B4H	64		
2-BEDROOM with HS	B5H	65		
2-BEDROOM with HS	B6H	65		
2-BEDROOM with HS & STUDY	B7H-S	67		
2-BEDROOM with STUDY	B8S	67		
3-BEDROOM COMPACT	C1	76		
3-BEDROOM FLEXI	C2	81		
3-BEDROOM PREMIUM	C3P	93		
3-BEDROOM PREMIUM	C4P	94		
3-BEDROOM PREMIUM	C5P	95		
3-BEDROOM PREMIUM	C6P	92		
3-BEDROOM PREMIUM	C7P	93		
3-BEDROOM PREMIUM	C8P	95		
3-BEDROOM PREMIUM with STUDY	C9S	107	207	\$414
3-BEDROOM PREMIUM with STUDY	C10S	109		
4-BEDROOM COMPACT	D1	107		

Bedroom Type	Unit type	Size (sqm)	Share Value	Estimated MF per month
4-BEDROOM PREMIUM	D2P	128	177	\$414
5-BEDROOM with PRIVATE LIFT	E1	154	236	\$472
5-BEDROOM with PRIVATE LIFT	E2	156		

Show Unit Types

Bedroom Type	Unit Type	Area (sqft)
2-BEDROOM with STUDY	B8S	721
3-BEDROOM PREMIUM	C3P	1,001
5-BEDROOM with PRIVATE LIFT	E1	1,658

Finishes Schedule

Bedroom Type	Location	Finishing
1-BEDROOM with STUDY	Living, Dining, Kitchen	Porcelain Tile
	Kitchen Countertop, Backsplash	Quartz
	Study	Porcelain Tile
	Master Bedroom	Timber Lookalike Vinyl
	Master Bath	Floor: Tiles, 300mm x 600mm Wall: Tiles, 600mm x 1200mm
	Balcony	Porcelain Tile
2-BEDROOM COMPACT, 2-BEDROOM PREMIUM,	Living, Dining, Kitchen	Porcelain Tile
	Kitchen Countertop, Backsplash	Quartz
	Bedroom	Timber Lookalike Vinyl
	Master Bath, Bath	Floor: Tiles, 300mm x 600mm Wall: Tiles, 600mm x 1200mm
	Balcony	Porcelain Tile
2-BEDROOM with HS 2-BEDROOM with HS & STUDY	Living, Dining, Kitchen	Porcelain Tile
	Kitchen Countertop, Backsplash	Quartz
	Study	Porcelain Tile
	Bedroom	Timber Lookalike Vinyl
	Master Bath, Bath	Floor: Tiles, 300mm x 600mm Wall: Tiles, 600mm x 1200mm
	Balcony	Porcelain Tile
	HS	Porcelain Tile
2-BEDROOM with STUDY	Living, Dining, Kitchen	Porcelain Tile
	Kitchen Countertop, Backsplash	Quartz
	Study	Porcelain Tile
	Bedroom	Timber Lookalike Vinyl
	Master Bath, Bath	Floor: Tiles, 300mm x 600mm

false ceiling level or at exposed areas only. No marble and/or quartz and/or granite and/or natural stone and/or tiles, shall be provided behind and below kitchen cabinets, bathrooms cabinets and mirror. Wall surface above the false ceiling level will be left in its original bare condition.

KITCHEN APPLIANCES

Unit	A1S	B1	B2P	B3H B4H B5H B6H	B7H-S	B8S	C1	C2	C3P C4P C5P C6P C7P C8P	C9S C10S	D1 D2P		E1 E2	
	Kitchen								Dry/ Wet Kitchen	Dry/ Wet Kitchen	Dry Kitchen	Wet Kitchen /Yard	Dry Kitchen	Wet Kitchen/ Yard
Built-in induction hob with hood	✓	✓	✓	✓	✓	✓								
Built-in gas hob with hood							✓	✓	✓	✓		✓		✓
Built-in oven	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓		
Built-in steam oven														✓
Clothes washer cum dryer	✓	✓	✓	✓	✓	✓	✓	✓	✓					
Clothes washer and dryer										✓		✓		✓
Fridge/Freezer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓		✓
Integrated fridge													✓	
Under counter wine chiller													✓	

Other Provisions

a) Wardrobes:

- Built-in wardrobes with sliding door in melamine finish provided for all unit types
- Built in walk-in wardrobe with swing door in melamine finish provided for unit type C9S, C10S & D2P
- Built in walk-in wardrobe with swing door in melamine finish and/or glass door provided for unit type E1 and E2

b) Air-conditioning

- Exposed wall-mounted fan coil units to Living/Dining, Master Bedroom, Junior Master Bedroom, Bedrooms, Study for unit type A1S, B1, B2P, B3H, B4H, B5H, B6H, B7H-S, B8S, C1, C2, C3P, C4P, C5P, C6P, C7P, C8P, C9S, C10S, D1, D2P
- For Unit Type E1 and E2: Ceiling concealed ducted air-conditioner to Living/Dining and exposed wall-mounted fan coil units to Master Bedroom, Junior Master Bedroom, Bedrooms

- c) Smart Home Management System is provided to all apartment units, common facilities within the development, access control of main entrance and side gate
- d) Smart community control system will be provided at Basement Lift Lobbies, 1st Storey Lift Lobbies, Pedestrian Side Gates, Function Rooms, Golf Simulator, Kids Playroom, Studio and Gym.
- e) Electric storage water heater: Hot water supply from electric storage type water heater to Master Bath, Junior Master Bath, Bath, Kitchen, Dry Kitchen and Wet Kitchen.
Note: Turn-on and utilities charges shall be borne by the Purchaser.
- f) Smoke detector is provided in Private Lift Lobby for unit type E1 and E2.
- g) One standalone battery-operated Home Fire Alarm Device (HFAD) is provided in the circulation area of each unit. HFAD is not connected to the building's fire system and is a one-off provision.
- h) Mechanical Ventilation System is provided only for Bathrooms / WC which are not naturally ventilated.
- i) IT Feature: All apartment units equipped with wiring for internet ready connection, subject to subscription of service by the purchaser with the relevant internet service provider.

Ceiling Height Schedule

[illegible]

Master Bath	2425	2425	2425	2425	2425	2425	2425	2425	2425	2425	2425	2425	2425	2425	2425
Junior Master Bath	-	-	-	-	-	-	-	-	-	-	-	-	2425	2425	2425
Bath	-	-	2425	2425	2425	2425	2425	2425	2425	2425	2425	2425	2425	2425	2425
WC	-	-	-	-	-	-	-	-	-	2425	2425	2425	2425	2425	2425
Passageway	-	-	-	-	2400	-	-	2400	2400	2400	2400	2400	2400	2400	2400
Study	2800/ 2400	-	-	-	-	2800/ 2400	2800/ 2400	-	-	-	2800	-	2800	-	-
Flexi	-	-	-	-	-	-	-	-	2800	-	-	-	-	-	-
HS	-	-	-	2750	2750	2750	-	-	-	2750	2750	2750	2750	2750	2750
Private Lift Lobby	-	-	-	-	-	-	-	-	-	-	-	-	-	2400	2400

General Notes:

- i) Floor to ceiling height – floor finish level to underside of slab / ceiling (where applicable) in mm
- ii) Ceiling height for localized bulkhead (where applicable) is at 2.4m
- iii) Ceiling height in Balcony may vary in certain areas due to the thickness of screed which will be cast to fall.