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Fact Sheet

1.0 Project Information

PROJECT NAME	Orchard Sophia
Developer	Orchard Sophia Pte Ltd (A wholly owned subsidiary of DB2 Land)
Developer License No.	C1417
Building Plan Approval No.	A2788-03660-2020-BP01
Project Development	PROPOSED ERECTION OF A RESIDENTIAL DEVELOPMENT COMPRISING OF 2 BLOCKS OF 5-STOREY RESIDENTIAL BUILDING (TOTAL 78 UNITS) WITH BASEMENT CARPARKS, SWIMMING POOL & COMMUNAL FACILITIES (ROCHOR PLANNING AREA)
Address	128, Sophia Road Singapore 228184 130, Sophia Road Singapore 228185
District	9

Site Area	Approx. 2,214 sqm / 23,828 sqft
Legal Description	Lot 00437M & 00213C TS19 AT SOPHIA ROAD (ROCHOR PLANNING AREA)
Development Status	Boutique Development with Facilities
Tenure Of Land	Freehold
Plot Ratio	2.1
Project Account	HONG LEONG FINANCE LIMITED PROJECT ACCOUNT NO. 101-3003908-7 of ORCHARD SOPHIA PTE. LTD.
No Of Storey	5
Total Units	78
Expected Date Of Vacant Possession	31 August 2027
Expected TOP Date	1Q 2027
Expected Date of Legal Completion	31 August 2030 or earlier
Carpark Lots	39 Basement carpark lots including 2 lots equipped with electric vehicle (EV) charging points, and 1 Accessible lot
Developer Track Records	GSH Plaza, 139 Cecil Street, Branksome Detached House, The Commerce @ Irving, Devonshire Residences, Promenade @ Pelikat, Oxley Bizhub 2, Loft @ Nathan, Siglap V, 10 Shelford, The Ambience, Harbour Suites, The Hilloft, Puteri Cove Residences (Malaysia).

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2.0 UNITS DISTRIBUTION INCLUDING EST MONTHLY MAINTENANCE FEE

Summary Of Unit Types In Orchard Sophia				
Unit Type	No. Of Units	% Unit Mix	Indicative Areas	Maint. Fee (Est)
1 Bedroom + 1 Bath	15	19%	41 – 45 sqm 441 – 484 sqft	
2 Bedroom + 1 Bath	10	13%	53 – 54 sqm 570 – 581 sqft	
2 Bedroom + 2 Bath	45	58%	52 – 66 sqm 559 – 710 sqft	
3 Bedroom + 2 Bath	3	4%	66 – 71 sqm 710 – 764 sqft	
3 Bedroom + 2 Bath (Dual Key)	5	6%	77 – 78 sqm 829 – 840 sqft	
Total No. of Units	78	100%		

3.0 UNIT PROVISION - Ceiling Height

No	Location	Ceiling Height
1.	Living, Dining	Approximately 2.775m
2.	Kitchen, DB, Corridor	Approximately 2.4m
3.	Master Bath and Common Bath	Approximately 2.375m
4.	Balcony	Approximately 2.775m
5.	Master Bedrooms, Common Bedrooms	Approximately 2.775m
6.	Household Shelter	Approximately 2.775m
7.	AC Ledge	Approximately 2.775m

- All the internal walls and ceiling come emulsion paint.
- The Kitchens and Bathrooms wall and ceiling (whichever is needed) come with emulsion paint finish to moisture resistance plasterboard ceiling.

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4.0 UNIT PROVISION - Floor

No	Location	Material
1.	Living/Dining	Porcelain Tiles With Polyvinyl Chloride (PVC) Skirting
2.	Bath, Balcony, homeshelter	Porcelain tiles
3.	Kitchen, Yard	Homogeneous tiles with skirting
4.	Bedrooms	Vinyl Flooring With Polyvinyl Chloride (PVC) Skirting

5.0 RECREATIONAL FACILITIES

Level 1	<ul style="list-style-type: none"> Lap Pool
ROOF FACILITIES	<ul style="list-style-type: none"> Spa Pool Social Lounge Outdoor Fitness Alfresco BBQ Social Lawn Rooftop Bar Rooftop Dining Reading Lounge

6.0 QUALITY FITTINGS AND FINISHES

Brands Used.	<ul style="list-style-type: none"> “Bosch” washer cum dryer “Smeg” Gas Hob, Cooker Hood “Smeg” Oven, Fridge (Freestanding) “Franke” faucets & mixer In Kitchen “Gessi” Shower mixer, Rain Shower/ Handheld shower set and Mixer “Hansgrohe” Toilet paper holder, Towel rail and Robe hook “Duravit” WC, Under counter basin “Geberit” Flush plate “Legrand” Electrical switches and power socket outlets Wardrobes
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7.0 UNIT PROVISION – Security System

Access control system at residential lobby and side entrance. The Audio intercom system is provided to each unit, linking to residential lobby and side entrance.

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8.0 PROJECT TEAM

ARCHITECT	Ong&Ong Pte Ltd
MAIN CONTRACTOR	Tat Hin Builders Pte Ltd
LANDSCAPE CONSULTANT	Ecoplan Asia Pte Ltd
CIVIL & STRUCTURAL ENGINEER	Rankine & Hill (S) Pte Ltd
MECHANICAL & ELECTRICAL ENGINEER	United Project Consultants Pte Ltd
DEVELOPER SOLICITOR	De Souza Lim & Goh LLP

Project In Charge	Contact No.
Davidz Wan	8444 6222
Alvin Ong	8558 8869

ORCHARD SOPHIA SELLING POINTS

The developer is awarded 2022 Asia Property Awards Obtained for Boutique Project by Property Guru:

- Best Lifestyle Development - Highly Commended
- Best Boutique Condo Interior Design – Winner
- Best Boutique Condo Development - Winner

Great Investment

- Prime District 9 of Singapore, an exclusive development within the enviable Core Central Region (CCR).
- High Potential Capital Appreciation.
- Good rental yield.
- Minutes away from Orchard Shopping District.
- Low Density of only 38 units in a Quiet and Serene Location

Excellent Connectivity

- Excellent connectivity via CTE & ECP.
- Close proximity to Dhoby Ghaut and Little India MRT Station, connected to four MRT Lines.

Near to Prestigious Educational Institutions

- Within 1 km to **Anglo-Chinese School (Junior) and St. Margaret's School.**
- Within 2 km to Farrer Park Primary School, River Valley Primary School and St. Joseph Institution Junior.

Tertiary / International Schools Nearby

- Singapore Management University
- Nanyang Academy of Fine Arts (NAFA)
- School of the Arts (SOTA)

RETAIL AND DINING

- Plaza Singapura
- The Cathay
- Raffles City Shopping Centre
- Bugis Junction Shopping Centre
- 313 @ Somerset
- Orchard Central
- Orchard Gateway
- The Centrepoint
- ION Orchard
- Ngee Ann City
- Wisma Atria Shopping Centre
- The Paragon
- Mandarin Gallery