



PROJECT NAME	MONT BOTANIK RESIDENCE
Developer	EPISCIA LAND PTE. LTD. (Tuan Sing Holdings Limited) ROC: 201316166G
General Description	2 BLOCKS OF 10 STOREYS CONDOMINIUM (TOTAL 108 UNITS) WITH SKY TERRACE, LANDSCAPE DECK, BASEMENT CARPARK, SWIMMING POOL AND COMMUNAL FACILITIES ON LOT 01498T MK 10 AT 1 JALAN REMAJA
Address	2K Jalan Remaja Singapore 668728, 2L Jalan Remaja Singapore 668729
Location	District 23
Total no. of units	108
Site Area	4,046.6 sqm (Approx 43,557.6 sqft)
Plot Ratio	1.92
Tenure of land	Estate in Fee Simple (Freehold)
Developer License No.	C1241
Lot no.	Lot 01498T MK10 at 1 Jalan Remaja
Building Plan Approval	A1698-00596-2017-BP01 dated July 2018
Legal TOP / Legal completion	13 June 2022 / 13 June 2025
Encumbrances on the Land	Mortgage in favour of Bank of China Limited Singapore
Project Account	Bank of China Limited for Project Account No. 650090006043383 of Episcia Land Pte. Ltd.
Telegraphic Transfer Details	Beneficiary Bank: Bank of China Limited Address: 4 Battery Road, Bank of China Building Singapore 049908 SWIFT Code: BKCNSGSG Beneficiary A/c Name: Bank of China Limited for Project Account No. 650090006043383 of Episcia Land Pte. Ltd. Beneficiary A/c No.: 650090006043383
Architect	AGA Architects Pte Ltd
Main Contractor	Rich-Link Builders Pte Ltd
Structural Engineer	C2E Consultants
M & E Consultants	Rankine & Hill (S) Pte Ltd
Landscape Architect	SITETECTONIX Pte Ltd
Solicitor	Dentons Rodyk & Davidson LLP
Maintenance Charges per month	\$388 (estimated)

DEVELOPMENT FEATURES

No. of Car Park Lots	Basement Carpark - 108 lots with 3 Handicapped lots
Refuse Disposal System	Centralized Disposal System
Units Type	2BR (Type A1, A2 & A3), 2BR+S (Type A4, A4-P) & 3BR+S (Type B1)
Share Value	6 (For all unit types)

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SELLING POINTS

Kitchens for all units are able to enclose and comes with natural ventilation (windows).
Gas stoves (**Smeg**) are provided for cooker hob for all the units regardless of unit types.
Separate washer and dryer (**Smeg**) are provided for all the units regardless of unit types.
Fridge for all unit type A are integrated as part of the kitchen cabinet, unit type B are standalone.
2 pools: a) sheltered pool on Level, b) rooftop infinity pool
Sky terrace on odd floor (Blk 2L) and even floor (Blk 2K)
Sky terrace 36m and area 220sqm
Common rubbish chute - normal system
Town gas
Normal construction. Study room side wall may be altered(subject to approval)
Type A4-P - direct access to sky terrace from balcony
Master/common bath and Balcony - Homogenous/porcelain tiles
Kitchen/living floor - compressed marble, All room – Burmese teak
Type B study flooring - compressed marble, Type A study flooring - Burmese teak
All unit type come with 2 x electric water heater, kitchen sink have hot water
Kitchen top - Quartz, Toilet top - Solid surface
High end quality appliances and sanitary wares – Smeg, Hansgrohe,Laufen/Roca
High ceiling height – 3.2m for all unit types

CONNECTIVITY

MRT / LRT Stations	Buses	Expressway
<ul style="list-style-type: none"> Hillview MRT Station - DTL Bukit Gombak MRT Station - NSL 	<ul style="list-style-type: none"> 173, 176, 177, 963, 963R, 970 	<ul style="list-style-type: none"> Bukit Timah Expressway (BKE) Pan Island Expressway (PIE)

EDUCATION

Primary School	Secondary School	Tertiary
<ul style="list-style-type: none"> Lianhua Primary School CHIJ Our Lady Queen of Peace Bukit Panjang Primary School Dazhong Primary School 	<ul style="list-style-type: none"> Hillgrove Secondary School Assumption English School St. Francis Methodist School Swiss Cottage Secondary School 	<ul style="list-style-type: none"> ITE College West SIM Global Education Singapore Polytechnic

FLOOR FINISHES

Living, Dining, Kitchen, Study (Type B1)	Compressed Marble
Bathroom and Balcony	Homogenous/Porcelain Tiles
Bedroom and Study (Type A4, A4-P)	Burmese Teak Natural Timber Flooring

UNIT PROVISIONS (Disclaimer: Brand and Model subjected to changes)

Cooker Hood, Hob and Built-in Oven	Smeg
Air-Con	Daikin
Shower Head and Mixer	Hansgrohe
Kitchen Top	Quartz
Sanitary Wares	Laufen/Roca

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UNIT MIX BREAKDOWN

No of Rooms	Unit Type	Units	Est Strata Area (sqm)	Est Strata Area (sqft)	Share Value	%
2 Bedroom	A1	18	64	689	6	16.70 %
2 Bedroom	A2	18	65	700	6	16.70 %
2 Bedroom	A3	9	65	700	6	8.30%
2 Bedroom + Study	A4	18	72	776	6	16.70 %
2 Bedroom + Study	A4-P	18	72	776	6	16.70 %
3 Bedroom + Study	B1	27	88	948	6	25.00 %
	TOTAL	108				100%

Showflat Type	2 Bedroom + Study Type A4-P 776 sqft	3 Bedroom + Study Type B1 948 sqft
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PROJECT TEAM	William Heng 9190 0545	Philip Khoo 8100 9111	Michael Toh 9387 3668
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MONT BOTANIK
RESIDENCE

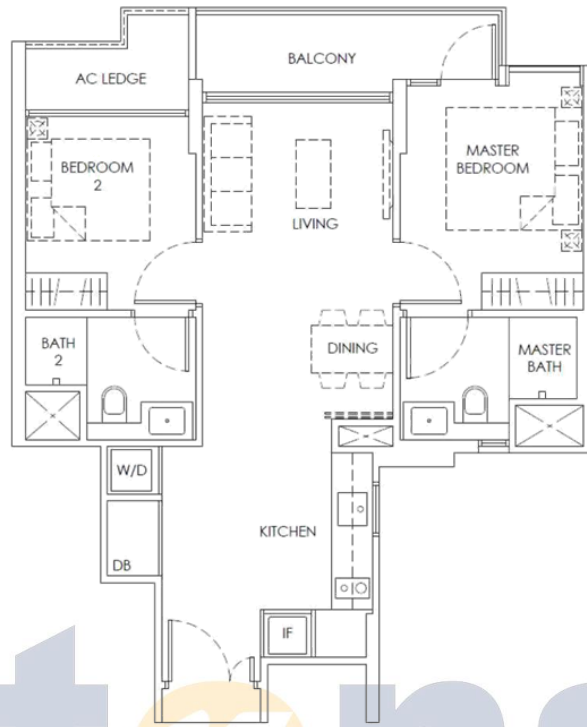
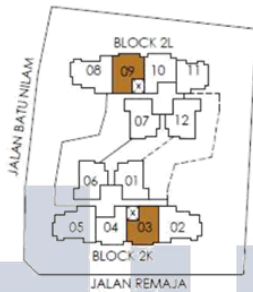
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TYPE A1

2 Bedroom

Area: 64 sq m / 689 sq ft
18 Units

#02 - 03 to #10 - 03.
#02 - 09 to #10 - 09.

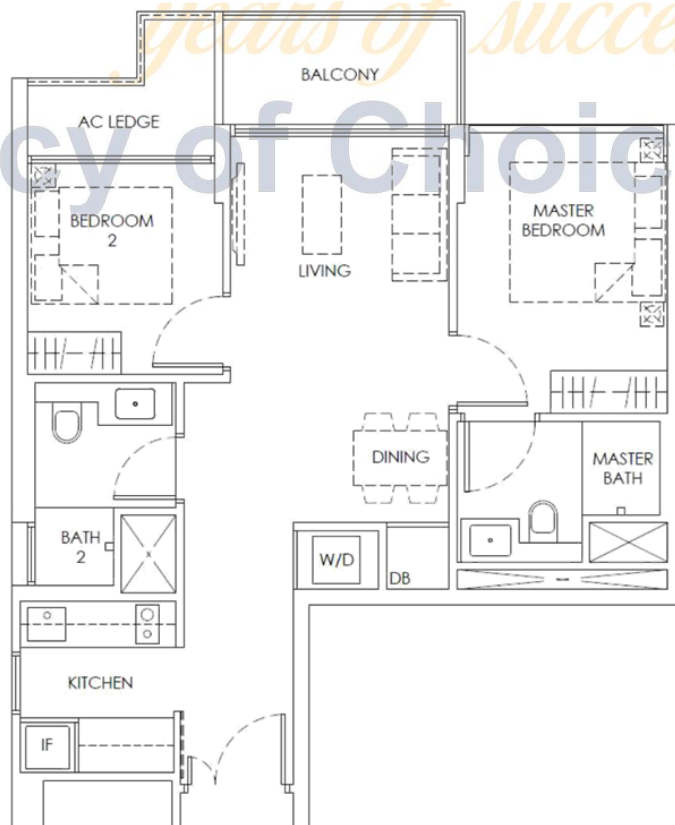
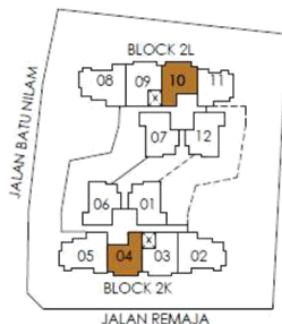


TYPE A2

2 Bedroom

Area: 65 sq m / 700 sq ft
18 Units

#02 - 04 to #10 - 04.
#02 - 10 to #10 - 10.



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MONT BOTANIK
RESIDENCE

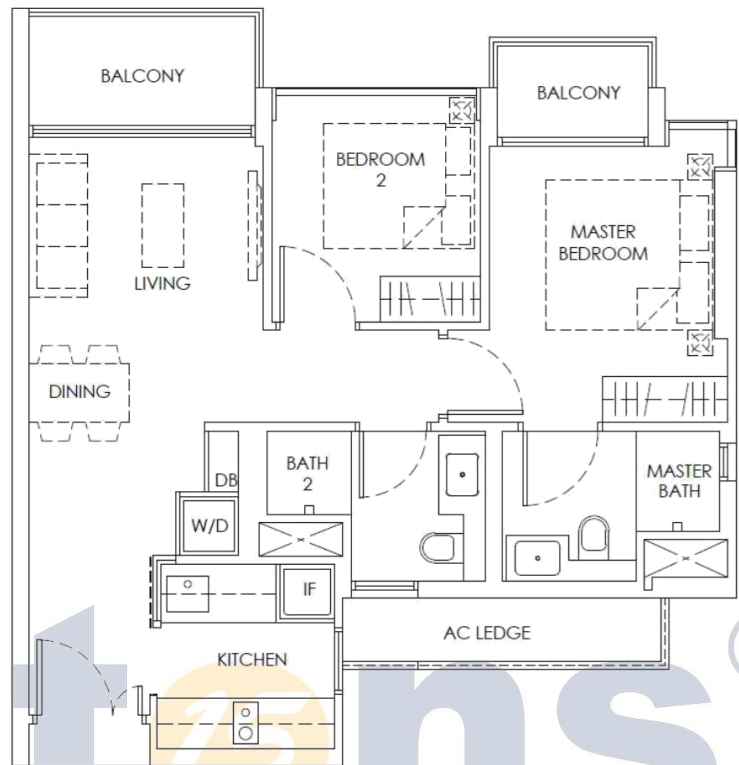
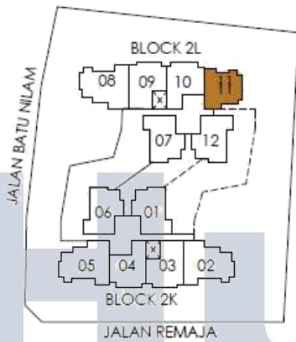
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TYPE A3

2 Bedroom

Area: 65 sq m / 700 sq ft
9 Units

#02 - 11 to #10 - 11.



TYPE B1

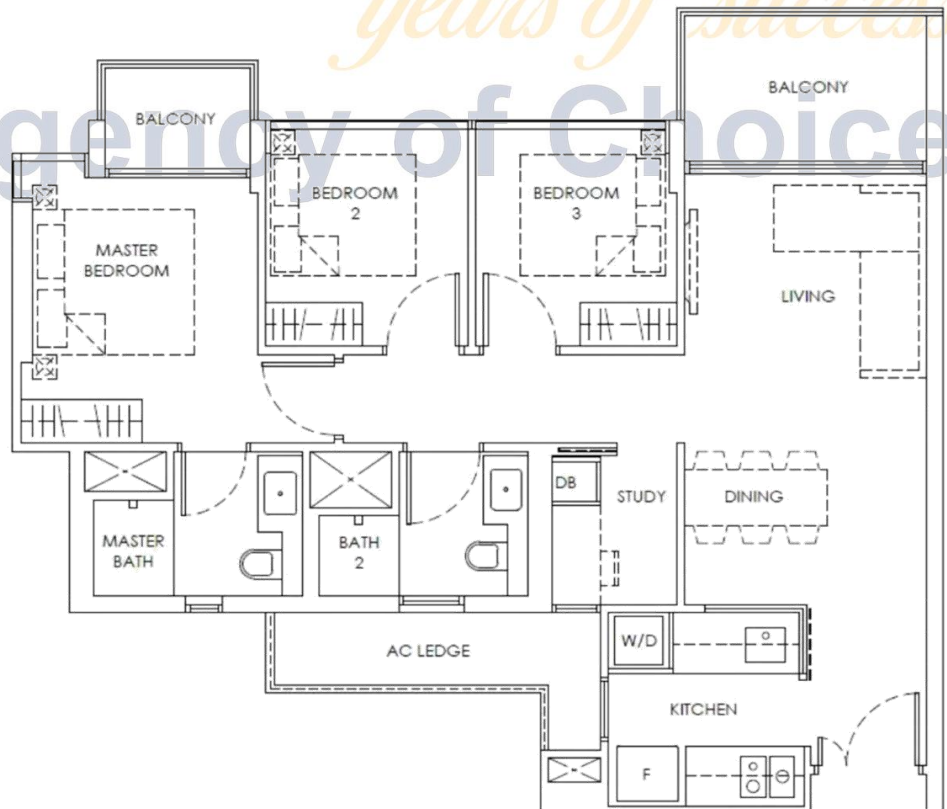
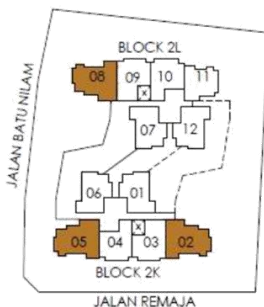
3 Bedroom + Study

Area: 88 sq m / 948 sq ft
27 Units

#02-02 to #10-02.
#02-08 to #10-08.

Mirror Unit.

#02-05 to #10-05.



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TYPE A4

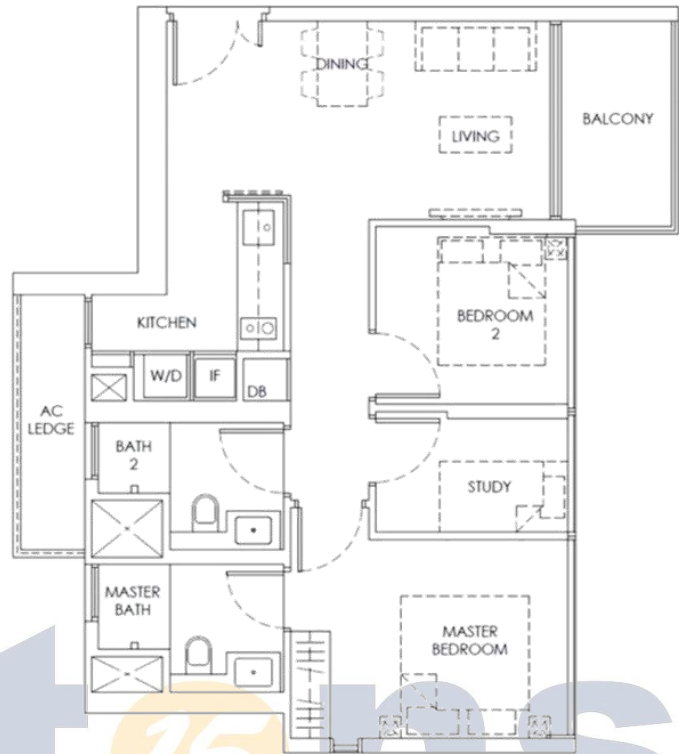
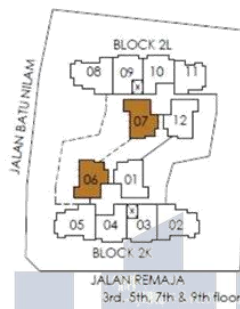
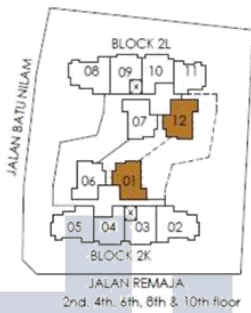
2 Bedroom + Study

Area: 72 sq m / 776 sq ft
18 Units

#03-06, #05-06, #07-06, #09-06.
#02-12, #04-12, #06-12, #08-12, #10-12.

Mirror Unit.

#02-01, #04-01, #06-01, #08-01, #10-01.
#03-07, #05-07, #07-07, #09-07.



TYPE A4-P

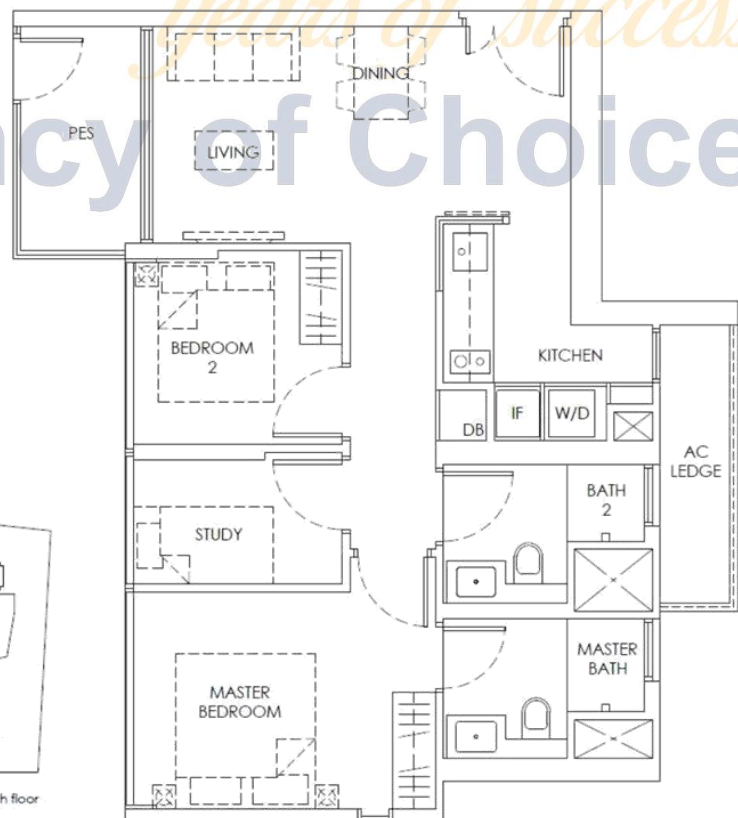
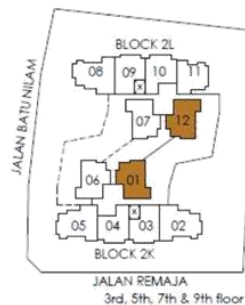
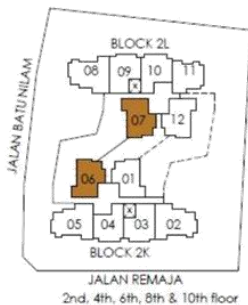
2 Bedroom + Study

Area: 72 sq m / 776 sq ft
18 Units

#03-01, #05-01, #07-01, #09-01.
#02-07, #04-07, #06-07, #08-07,
#10-07.

Mirror Unit.

#02-06, #04-06, #06-06, #08-06,
#10-06.
#03-12, #05-12, #07-12, #09-12.



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