

# Fact Sheet

## **1.0 DESIGN & LANDSCAPE CONCEPT**

### **DESIGN CONCEPT**

#### **1.1 OVERALL**



Cairnhill 16, a luxurious high-end development at 16 Cairnhill Rise, is an exclusive 15 Storey freehold development nestled in the prime residential district of Cairnhill. Minutes' walk from Orchard Road and Newton MRT station, this centrally located property is well connected and within easy access to the convenience of Singapore's exclusive shopping belt.

Inspired by nature, Cairnhill 16 is an oasis in the heart of the city, featuring 39 luxurious units set in an idyllic garden environment. The approach along Cairnhill Rise reveals a development with a contemporary yet unique façade that boldly distinguishes itself from its neighbours.

The sleek lines of the curtain wall are juxtaposed with the distinct and interesting play of timber inspired lattice and timber coloured aluminium screens in harmonious composition; the cool steel edging contrasting tastefully with the warm timber toned surfaces. The combination expressed in a geometric modernist form appeals to a discerning and sophisticated clientele.

### **Urban Sanctuary – Nature-inspired luxury living**

- Return to an urban garden, an exclusive luxury sanctuary surrounded by enchanting lush greenery. Melt away the hustle and bustle of urban lifestyle within the city's exclusive shopping belt.
- A beautiful verdant garden that serves as space for relaxation and moments of serenity, teeming with lovingly tended native trees and plants.
- >40% landscape replacement area.

### **Eco-luxury**

- Ecologically and socially responsible – prestigious BCA Greenmark Gold Plus certification.
- Green Initiatives – dedicated recycling chute.
- Energy Efficient Fittings – LED lighting, energy efficient air conditioning system and appliances.
- Eco-friendly universal electric vehicle chargers for the residents to use.

## **1.2 COMMON SPACES/FACILITIES**

The grand and lush entrance lobby at the first storey exudes elegance and sophistication, welcoming the residents and guiding them to the luxurious private lift lobby.

Despite having a small site area, the landscape design for Cairnhill 16 capitalizes on vertical greening with two sky terraces and a landscaped roof top creating a landscape experience which is magnified and makes the ground space feel bigger than it is. A series of manicured geometric wave lines was introduced onto the ground plane, breaking up the linearity of the building architecture with parts of the groundscape disappearing into the woods.

These lines were inspired by landforms displaying geometrically repetitive movements and rhythmic folding patterns that slip and slide. They are used to guide the forming of all landscape components of the ground level, translating them into landscape amenities such as swimming pool, water features, passageway, planters, seatwalls, pavement patterns etc.

These amenities will cater to the diverse lifestyle aspirations of the users and provide a holistic living environment for the residents.

### **Facilities**

#### *Ground floor*

- Entrance drop-off featuring 16 water candles as a strong focal and memorable physical address for the development
- Lobby textured feature wall gives an illusion of movement, which uplifts and inspires arrival.
- A 20m azure pool appears as it originates from the woods, gently vanishing over an infinity edge, beckoning residents for a rejuvenating afternoon respite.
- An iconic 2-storey multi-purpose pavilion with a feature tree that overlooks the pools and landscape in the development.
- A kid's pool with water bubblers.
- A long linear 3-4 m tall green cage was proposed to create a cozy, private secluded corner for a Jacuzzi Pool with a trellis above it.
- Indoor gym – overlooking the landscape and pool.

### 2<sup>nd</sup> Storey Fitness Terrace

- To allow users to enjoy fitness activity in a natural setting, having a holistic approach to wellness.

### 7<sup>th</sup> Storey Reading Lounge

- A landscape area with casual outdoor furniture to allow users to indulge and contemplate in the surrounding greenery.

### Roof Terrace

- A Teppanyaki themed outdoor dining with refined cooking facilities such as electrical operating hot plate, granite counter top with sink and adequate seating.
- A BBQ charcoal grill themed outdoor dining experience with facilities such as grill pit, granite countertop with sink and adequate seating.
- Linear water feature with bubblers and planters at the background that give an upscale touch to the development as a point of interest.

## **1.3 APARTMENT UNITS**

The 39 well-crafted apartment units are distinguished by their functional and efficient space planning. Private lifts are provided for all units, and living and dining areas open out to the views beyond.

Well-designed bathrooms with designer fittings and elegant cabinetry works complement the luxurious stone finishes. The carefully selected materials and finishes achieve a timeless and elegant interior environment.

Throughout the apartment, thoughtfully designed spaces abound. The architects have paid meticulous attention to ensure every aspect of the development has been refined up to the smallest detail.

### Units

- Private lift access for all units.
- Unit layout – meticulously designed with efficient use of space.
- Wide frontage – Living Dining areas side by side with flexibility for reconfiguration.
- Daylighting – full height curtain walls wrap around the corner of bedrooms to offer wide view angles.
- High Ceiling – Ranging from 3.2 metres and 2.8 metres for all units. Additional height (4.2m and 2.8m) for 14<sup>th</sup> Storey units.
- Luxurious fittings – imported kitchen, luxury branded kitchen appliances, rose gold luxury branded sanitary fittings, etc.
- Nature inspired balcony sunshading screens provided for Type CS and Type D units along West facing façade.

## **2.0 LOCATION & AMENITIES** **(Within 2km of Cairnhill 16)**

<ol style="list-style-type: none"><li>1. Country Club<ol style="list-style-type: none"><li>a. The American Club</li></ol></li></ol>
<ol style="list-style-type: none"><li>2. Hotel<ol style="list-style-type: none"><li>a. Goodwood Park Hotel</li><li>b. Orchard Hotel</li><li>c. Sheraton Towers</li></ol></li></ol>
<ol style="list-style-type: none"><li>3. Medical<ol style="list-style-type: none"><li>a. Mount Elizabeth Hospital</li><li>b. Paragon Medical Centre</li></ol></li></ol>
<ol style="list-style-type: none"><li>4. MRT<ol style="list-style-type: none"><li>a. Newton (North East Line &amp; Down Town Line)</li><li>b. Orchard (North East Line)</li></ol></li></ol>
<ol style="list-style-type: none"><li>5. Religious<ol style="list-style-type: none"><li>a. Bethany Church</li><li>b. Masjid Al-Falah</li></ol></li></ol>
<ol style="list-style-type: none"><li>6. Schools<ol style="list-style-type: none"><li>a. Singapore Chinese Girls School</li><li>b. ACS (Barker Road)</li><li>c. ACS Junior</li><li>d. River Valley Primary School</li><li>e. St Margaret's Primary School</li></ol></li></ol>
<ol style="list-style-type: none"><li>7. Shopping<ol style="list-style-type: none"><li>a. Balmoral Plaza</li><li>b. Orchard Road Sh</li><li>c. Paragon</li><li>d. Ngee Ann City (Takashimaya)</li></ol></li></ol>

### 3.0 PROJECT INFORMATION

<b>Project Description</b>	:	<b>PROPOSED NEW ERECTION OF A 15-STOREY RESIDENTIAL FLAT DEVELOPMENT (39 UNITS) WITH BASEMENT CAR PARKS AND FACILITIES AT SKY TERRACES AND ROOF TERRACE AT 16 CAIRNHILL RISE ON LOT 00751M TS27 (NEWTON PLANNING AREA)</b>
<b>Development Name</b>	:	CAIRNHILL 16 (禧盈峰)
<b>Address</b>	:	16 CAIRNHILL RISE, SINGAPORE
<b>Developer</b>	:	TSKY CAIRNHILL PTE LTD
<b>District</b>	:	9
<b>Legal Description</b>	:	Lot 00751M of Town Subdivision 27
<b>Tenure</b>	:	FREEHOLD
<b>Site Area (Including Road Reserve area &amp; Drainage Reserve)</b>	:	1,431.40 sqm (15407.6 sqft) (Road reserve area - 16.02 sqm/172.4 sqft), Drainage Reserve Area - 0 sqm)
<b>Plot Ratio</b>	:	2.8
<b>Gross Floor Area</b>	:	4,007.92 sqm / 43,141.25 sqft
<b>No. Of Storeys</b>	:	15
<b>No. Of Units</b>	:	39
<b>No. Of Parking Lots</b>	:	39 + 1 accessible parking lots
<b>Total Saleable Area</b>	:	3938 sqm / 42,388 sqft (Pending for Authorities Approval)
<b>AMSL</b>	:	86.77 AMSL
<b>Expected Vacant Possession</b>	:	15 Sep 2023
<b>Expected Legal Completion</b>	:	15 Sept 2026
<b>Estimated Construction Period</b>	:	30 Months
<b>Written Permission (WP)</b>	:	ES20190816R0203 dated 26 Nov 2019
<b>Building Plan (BP)</b>	:	A2235-00206-2018-BP02 dated 13th December 2019
<b>Developer Licence</b>	:	C1357
<b>Cheque Payment Mode</b>	:	TSKY Cairnhill Pte Ltd – Project Account No. 451-309-007-7

#### 4.0 PROJECT TEAM

<b>Architect</b>	:	LAUD ARCHITECTS PTE LTD
<b>Structure Engineer</b>	:	LSW CONSULTING ENGINEERS PTE LTD
<b>M&amp;E Engineer</b>	:	UNITED PROJECT CONSULTANTS PTE LTD
<b>Quantity Surveyor</b>	:	AECOM COST CONSULTING AND PROJECT MANAGEMENT (SINGAPORE) PTE. LTD.
<b>Landscape Architect</b>	:	SITETECTONIX PRIVATE LIMITED
<b>Accredited Checker</b>	:	ENGINEERS ALLIANCE PTE LTD
<b>Project Manager</b>	:	TSKY DEVELOPMENT PTE LTD
<b>Main Contractor</b>	:	TIONG SENG CIVIL ENGINEERING PTE LTD & ANG TONG SENG BROTHERS ENTERPRISE PTE LTD JV
<b>Showflat ID</b>	:	THE ID DEPT

#### TT Details:

Name of Company:	TSKY Cairnhill Pte Ltd
Bank Name:	United Overseas Bank
Branch code:	001
Bank Account No:	451-309-007-7
SWIFT code:	UOVBSGSGXXX
Name of Branch:	Main Branch
Bank address:	80 Raffles Place, UOB Plaza 1, Singapore 048624

## 5.0 DESCRIPTION OF UNITS

### 5.1 UNITS DISTRIBUTION (SCHEMATIC DIAGRAM)

	01	02	03
	Communal Roof Terrace		M&E
14	D1	C1	B1
13	D	C	B
12	D	C	B
11	D	C	B
10	Communal Sky Terrace	CS	B
09		CS	B
08		CS	B
07		CS	B
06		CS	B
05		CS	B
04		CS	B
03		CS	B
02	Communal Sky Terrace	C	B
01	Basement Carpark		
B1			
B2			

2-Bedroom
3-Bedroom
3-Bedroom + Study
4-Bedroom

## 5.2 SITE PLAN

### LEVEL 1



#### 1st Storey:

- 1 Arrival Drop-Off
- 2 Gym
- 3 Jacuzzi Garden
- 4 Hanging Lounger
- 5 Lap Pool 20m
- 6 Aqua Deck
- 7 Pool Deck
- 8 Feature Pavilion
- 9 Kid's Pool
- 10 Stone Bench
- 11 Entrance Water Feature
- PE Pedestrian Entrance
- AT Accessible Toilet
- BP Bin Point
- ES Electrical Substation
- BC Basement Carpark Entrance
- VS Ventilation Shaft



## LEVEL 2 SKY TERRACE



## LEVEL 7 SKY TERRACE



## ROOF TERRACE



**5.3 UNITS BREAKDOWN, STRATA AREA, SHARE VALUE & MAINTENANCE FEES**

Unit Type		Number of Units	Total No. of Units	Strata Area (SQM)	Strata Area (SQFT)	Share Value	Estimated Maintenance Fees
2 Bedrooms	B	12	13	72	775	6	\$756
	B1	1		72	775	6	
3 Bedrooms	C	12	22	98	1,055	6	\$756
	C1	1		98	1,055	6	
	CS	9		120	1,292	7	\$882
4 Bedrooms	D	3	4	162	1,744	8	\$1,008
	D1	1		162	1,744	8	

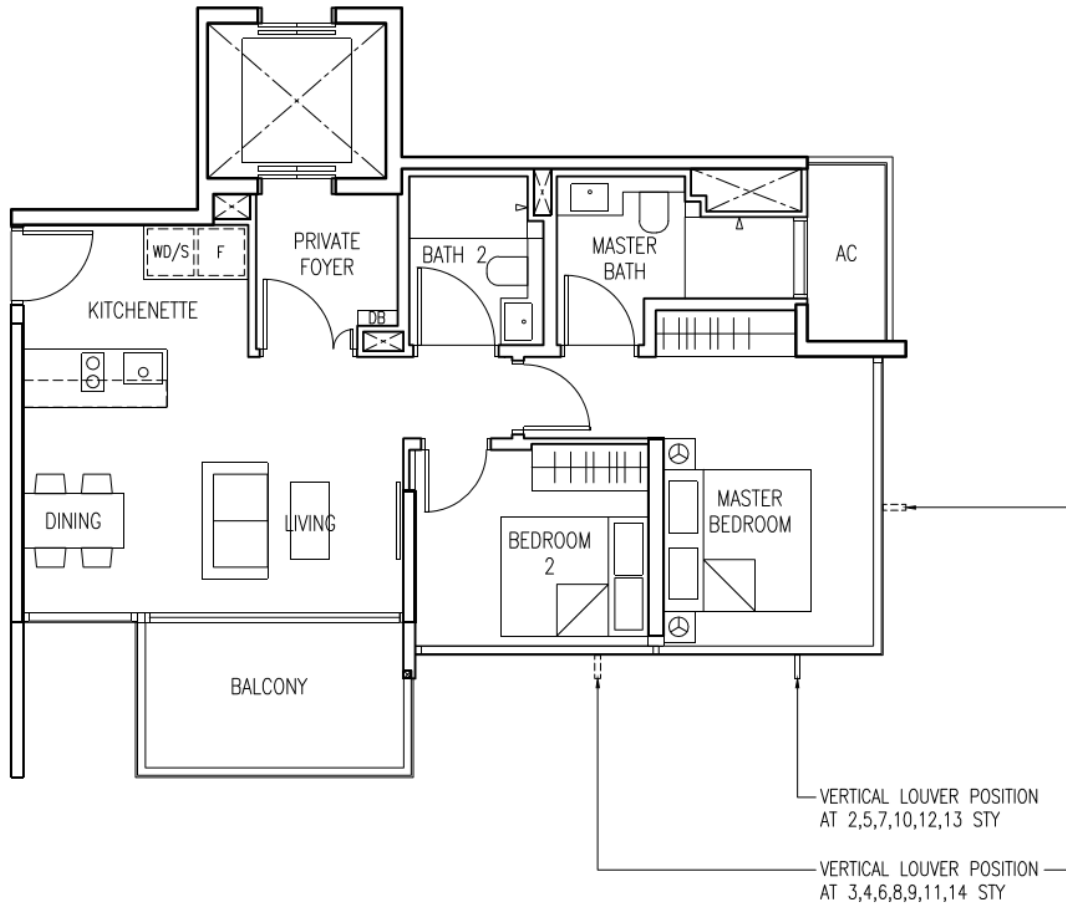
**Estimated \$126 per Share**

# 2-BEDROOM

Approx. 72 sqm / 775 sqft

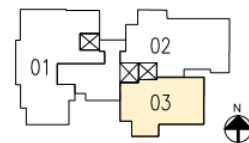
**TYPE B**  
Clear Ceiling: 3.2m  
#02-03 to #13-03

**TYPE B1**  
Clear Ceiling: 4.275m  
#14-03



0 0.5 1 1.5 3 5M  
DRAWN TO SCALE 1:100

**LEGEND:**  
AC - AIRCON LEDGE  
F - FRIDGE  
DB - DISTRIBUTION BOARD  
WD - WASHER CUM DRYER  
S - STEAM OVEN



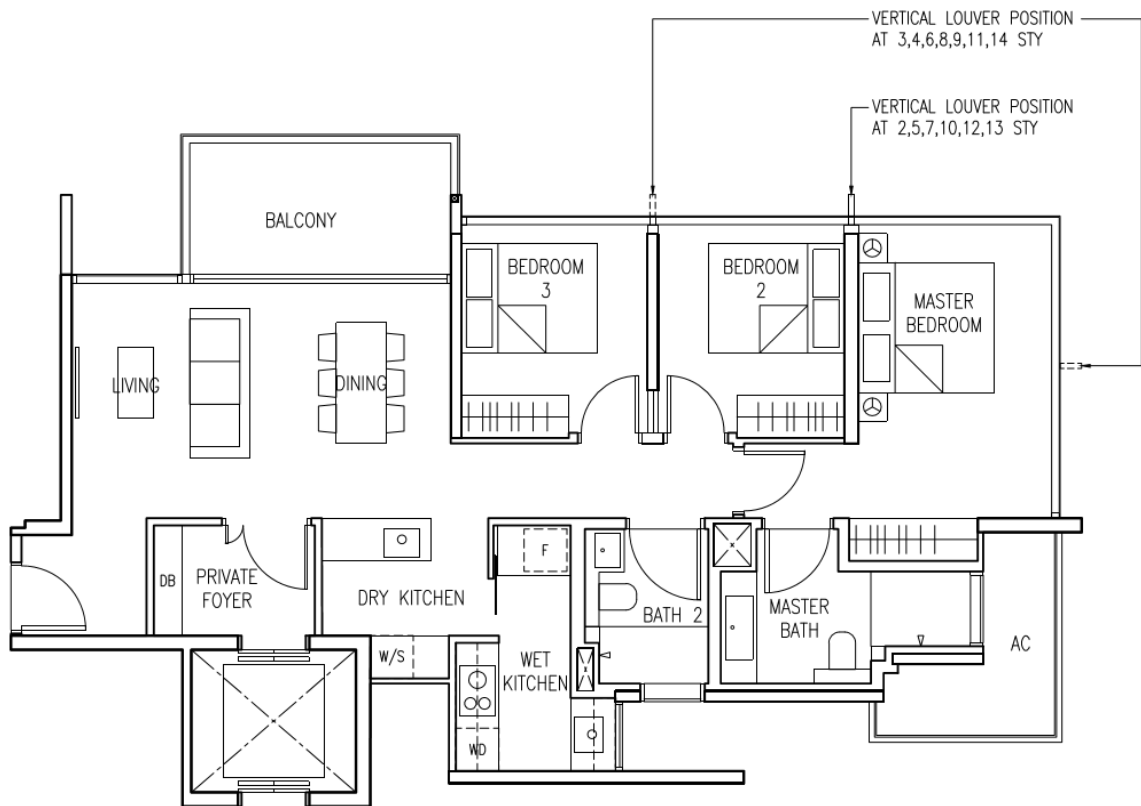
- THE BALCONY IN THE UNIT SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN. FOR ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO THE LAST PAGE OF THIS BROCHURE.
- ALL PLANS ARE SUBJECT TO CHANGE AS MAY BE REQUIRED OR APPROVED BY THE RELEVANT AUTHORITIES. INDICATED FLOOR AREAS ARE APPROXIMATE MEASUREMENTS AND AREA SUBJECT TO FINAL SURVEY.

# 3-BEDROOM

Approx. 98 sqm / 1055 sqft

**TYPE C**  
Clear Ceiling: 3.2m  
#02-02 to #13-02

**TYPE C1**   
Clear Ceiling: 4.275m  
#14-02

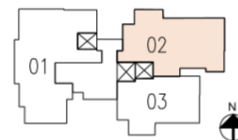


0 0.5 1 1.5 3 5M

DRAWN TO SCALE 1:100

**LEGEND:**

- AC - AIRCON LEDGE
- F - FRIDGE
- DB - DISTRIBUTION BOARD
- WD - WASHER CUM DRYER
- S - STEAM OVEN
- W - WINE CHILLER

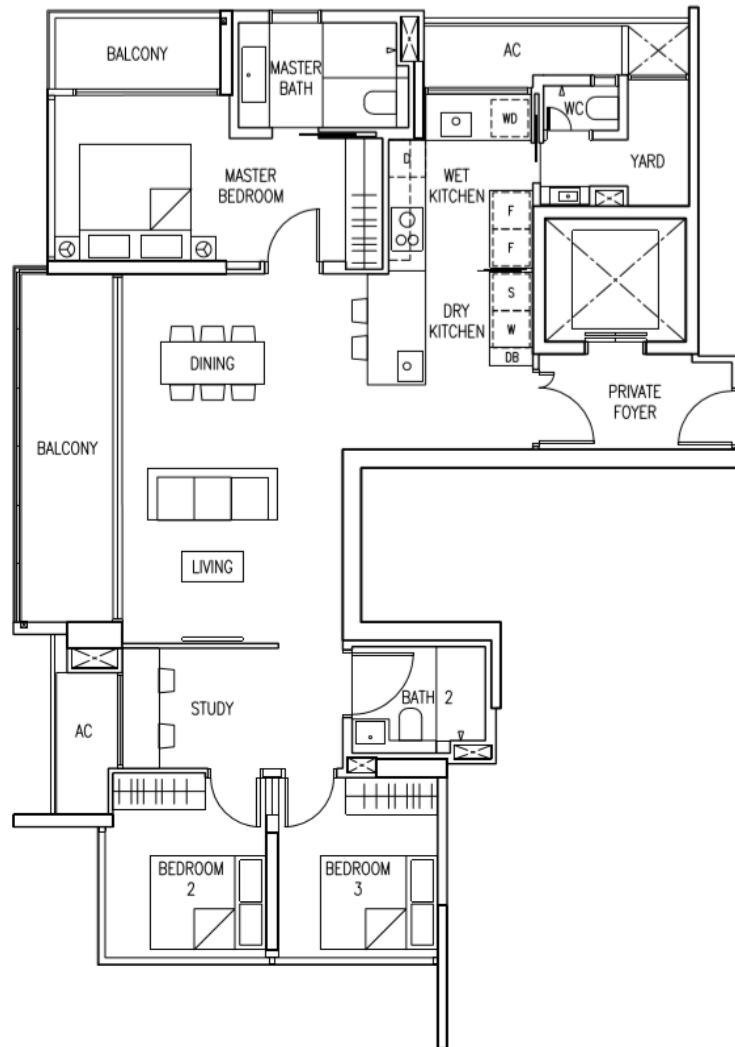


- THE BALCONY IN THE UNIT SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN. FOR ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO THE LAST PAGE OF THIS BROCHURE.
- ALL PLANS ARE SUBJECT TO CHANGE AS MAY BE REQUIRED OR APPROVED BY THE RELEVANT AUTHORITIES. INDICATED FLOOR AREAS ARE APPROXIMATE MEASUREMENTS AND AREA SUBJECT TO FINAL SURVEY.

# 3-BEDROOM + STUDY

Approx. 120 sqm / 1292 sqft

**TYPE CS**  
Clear Ceiling: 3.2m  
#02-01 to #10-01

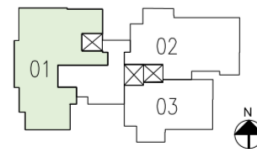


0 0.5 1 1.5 3 5M

DRAWN TO SCALE 1:100

**LEGEND:**

- AC - AIRCON LEDGE
- F - FRIDGE
- DB - DISTRIBUTION BOARD
- WD - WASHER CUM DRYER
- S - STEAM OVEN
- W - WINE CHILLER
- D - DISH WASHER



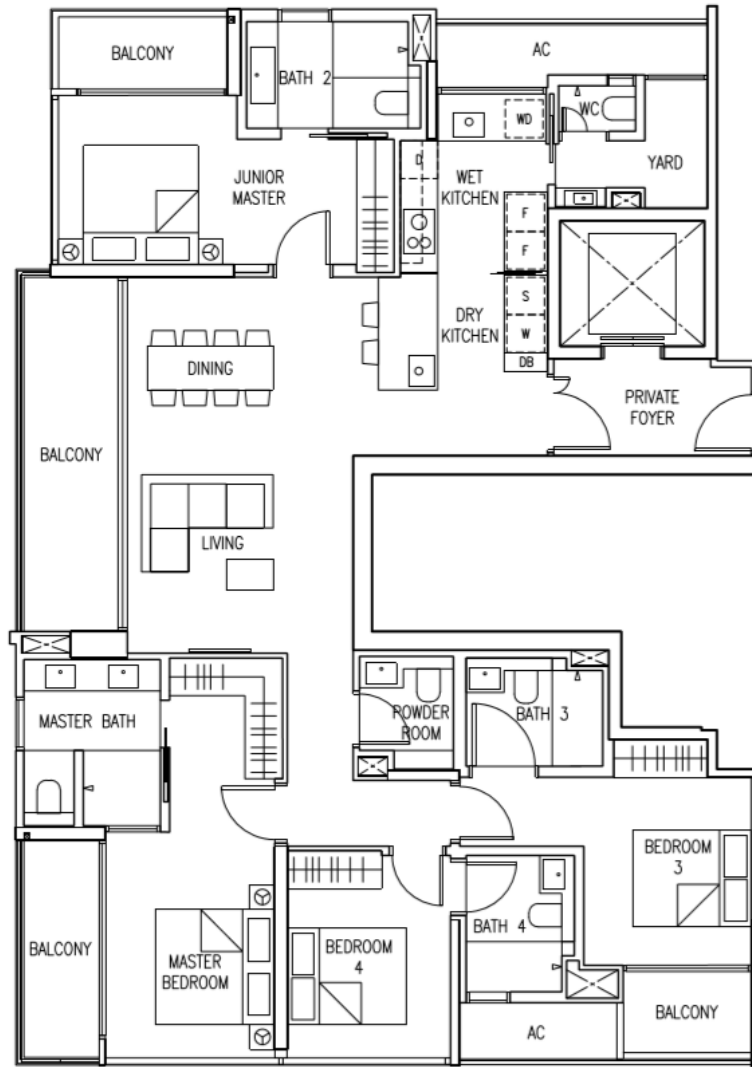
- THE BALCONY IN THE UNIT SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN. FOR ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO THE LAST PAGE OF THIS BROCHURE.
- ALL PLANS ARE SUBJECT TO CHANGE AS MAY BE REQUIRED OR APPROVED BY THE RELEVANT AUTHORITIES. INDICATED FLOOR AREAS ARE APPROXIMATE MEASUREMENTS AND AREA SUBJECT TO FINAL SURVEY.

# 4-BEDROOM

Approx. 162 sqm / 1744 sqft

**TYPE D**  
Clear Ceiling: 3.2m  
#11-01 to #13-01

**TYPE D1**  
Clear Ceiling: 4.275m  
#14-01

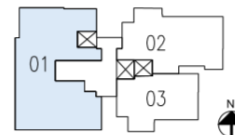


0 0.5 1 1.5 3 5M

DRAWN TO SCALE 1:100

**LEGEND:**

- AC - AIRCON LEDGE
- F - FRIDGE
- DB - DISTRIBUTION BOARD
- WD - WASHER CUM DRYER
- S - STEAM OVEN
- W - WINE CHILLER
- D - DISH WASHER



- THE BALCONY IN THE UNIT SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN. FOR ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO THE LAST PAGE OF THIS BROCHURE.
- ALL PLANS ARE SUBJECT TO CHANGE AS MAY BE REQUIRED OR APPROVED BY THE RELEVANT AUTHORITIES. INDICATED FLOOR AREAS ARE APPROXIMATE MEASUREMENTS AND AREA SUBJECT TO FINAL SURVEY.



#### 5.4 **FITTINGS & FIXTURES**

Smart Home Features	Smart Hub, Smart lightning, Digital door lock, Aircon smart card, Intercom, Car plate recognition system, AV Intercom VCP c/w QR reader, Card assess CCTV, Smart Community Management System
Kitchen Appliances	V-Zug
Sanitary Fittings	Grohe
Sanitary Wares	Grohe (Smart WC (Sensia Areana) for 4-bedroom units)
Steam Bath	In Master bathroom for 4-bedroom units only
Air-conditioners	Multi Spilt System for bedroom/Ducted System for living/dining

## **CAIRNHILL 16 FAQ**

### A. General

1. What is the Cairnhill Arts Centre about?

One-Two-Six Cairnhill Arts Centre is an arts venue that hosts a variety of tenants (including drama school Act 3 International, Malay theatre company Teater Kami).

2. What is the height clearance of the Arts Centre for units facing it? Which level will clear the Art Centre roof?

The Cairnhill Art Centre is up to 3 storeys tall. Units at 6 storey and above should be able to clear the Art Centre.

3. Are the residents allowed to access the staircase to Cairnhill Road via the Arts Centre?

No, as it is a private property.

4. Where is concierge room located ?

It can be located at the 1<sup>st</sup> storey room beside the drop-off area.

5. What is the scope of the concierge service and the operating timing.

There will be an operator to provide concierge service for receiving parcels, making reservations and providing bellhop services. The service operating hours will be established later by the Developer.

6. Is there a basement Carpark ventilation system ?

Yes there is a Basement Carpark ventilation system. Basement Carpark is mechanically ventilated. Location of exhaust louvers are indicated in the site plan as "VS".

7. Provide write-ups on the smart home features for apartment and common area especially on the security and car plate recognition system

Within each apartment:

Smart Hub

Lighting module to 3 circuits

Digital door lock

Smart Door Bell (only to Type B/B1 – 9 units)

Integration of Aircon Smart card

Intercom unit

Within community

Car Plate recognition car park system

AV Intercom VCP c/w QR reader

Card Access

CCTV

Smart Community Management System

8. What is the size and capacity of indoor gym? How many equipment / stations ?

The size of gym is est 16 sqm. There are 4 stations within the gym. You can have up to 4 users at the gym.

9. What is the elevation (m) from road level to level 2 units?

Approximately 7m from Cairnhill Rise

10. Any broadband provision for all common areas?

There will be Wifi coverage for pool deck only. There will not be provision at other areas.

11. Fibre optics installed?

Yes, fibre termination point will be provided in all residential units.

## B. Apartment Units

1. Dry and Wet Kitchen & Yard - Is there hot water provisions ?

Hot water provision to Dry kitchen, Wet kitchen and WC (shower).

No hot water provision to Yard basin.

2. Can 3BR+S wall separating Study and Living room be hacked ? Any services affected ?

The wall separating the Study and Living room is non structural and can be removed at owner's discretion.

The Ducted AC louvers are located above the wall within the false ceiling as per showunit. However, there are electrical sockets located on that wall that would need to be rerouted when the wall is removed.

3. Can we combine 2 units into one ? Which stack combination is practical ?

No units can be combined as they are separated by structural walls.

4. Balcony - Is the Water point and electrical point located at same side of the balcony?

No, they are located on opposite sides.

5. Why are the power & water points located on different side of the balcony?

To distance the electrical appliances /equipment from the water point.

6. Where to place TV in bedroom ?

TV point & electrical outlets shall be provided at the wall opposite the bedhead indicated in the brochure.

If a curtain wall is located opposite the bedhead, TV points & electrical outlets shall be provided at the next closest wall, where a console stand can be positioned for the TV.

7. Is it possible to convert one of the 4 BR toilet to a walk-in wardrobe or study? Any implications to TOP and authorities compliances?

No.

8. Wash basin at yard is small. Can review for a larger wash basin ?

The current minimal size of the basin allows for a larger counter space.

9. Is it possible to install a bidet spray pipes in all bathrooms?

Handheld bidet spray is provided for all baths and powder rooms, excluding

- the 4 bedroom master baths where the smart WC is provided; and
- the WC at yards

10. Any special treatment to the windows on units facing the west?

The sunscreen will be provided for the Stack 01 units (Living/dining/balcony) that faces the west.

The sunscreen is specially design in such that it will create a nice “ko-mo-re-bi” shadow casting effect.

11. Is the gas supply via town gas or via cylinders ?

It will be via town gas.