

Hill  
HOUSE

*Enclave on a Hill*



# Hill HOUSE

*999-year leasehold homes in Prime District 9*



## A SANCTUARY IN THE CITY

Perched exclusively on 11 Institution Hill, just above River Valley Road, *Hill House* is a limited collection of seventy-two 999-year leasehold homes in Prime District 9. Looking out, glitzy Orchard Road beckons. Looking in, a garden oasis awaits. *Hill House* brings together the best of both worlds, the allure of the city and the sanctuary of home.

Welcome home to *Hill House*.

# THE CITY AT YOUR DOORSTEP

Step out of your home and you are connected to downtown Singapore – from the CBD and Marina Bay to Clarke Quay and Orchard Road. Work, play, and other exciting possibilities are just a stroll or short drive away.



Singapore Sports Hub

Singapore Management University

Fort Canning Hill

Fort Canning MRT

Esplanade - Theatres on the Bay

Marina Bay Sands

Boat Quay

Clarke Quay

Central Business District

Robertson Quay

Singapore River

Tanjong Pagar Centre

Future Greater Southern Waterfront

Orchard Road

Upcoming Great World MRT

## LIVE, DINE, ENTERTAIN, & MORE

Hill House promises a respite away from the hustle and bustle of the city, yet is extremely well-connected to the best of District 9. From shopping and food to arts and nature, world-class offerings are within minutes' reach. And if you wish to go a little further, Fort Canning MRT is just 9 minutes by foot. There, the Downtown Line whisks you to Marina Bay in a heartbeat.

### CLOSE PROXIMITY

Fort Canning MRT Station (DT20)	within 1km	🚶	9 mins
Robertson Quay	within 1km	🚶	10 mins
Orchard Road Shopping Belt	within 1km	🚶	12 mins
Somerset MRT Station (NS23)		🚶	12 mins
Upcoming Great World MRT Station (TE15)		🚶	15 mins
Clarke Quay		🚶	15 mins
Directly connected to CBD		🚗	8 mins

### SHOPPING & DINING

1	Mohamed Sultan Road	within 1km	🚶	6 mins
2	Killiney (Food Street)	within 1km	🚶	7 mins
3	The Quayside	within 1km	🚶	10 mins
4	Orchard Road		🚶	11 mins
5	313 @ Somerset		🚶	11 mins
6	Great World		🚗	2 mins
7	Clarke Quay		🚗	3 mins
8	Funan		🚗	4 mins
9	Raffles City Shopping Centre		🚗	5 mins
10	Suntec City Mall		🚗	6 mins
11	Marina Bay Sands		🚗	8 mins

### SCHOOLS

12	River Valley Primary School	within 1km	🚶	6 mins
13	School of the Arts Singapore		🚗	4 mins
14	Singapore Management University		🚗	4 mins

### NATURE

15	Kim Seng Park		🚶	8 mins
16	Istana Park		🚶	10 mins
17	Fort Canning Park		🚶	12 mins
18	Gardens by the Bay		🚗	8 mins

### ARTS

19	STPI	within 1km	🚶	8 mins
20	Children's Museum Singapore		🚗	3 mins
21	National Gallery Singapore		🚗	3 mins
22	National Design Centre		🚗	4 mins
23	National Museum of Singapore		🚗	4 mins
24	Singapore Art Museum		🚗	4 mins
25	Victoria Theatre and Concert Hall		🚗	5 mins
26	ArtScience Museum		🚗	7 mins
27	Esplanade - Theatres on the Bay		🚗	8 mins

■ Orchard Shopping Belt   ■ Central Business District

All travelling time is approximate only and is taken from Hill House to respective destination.





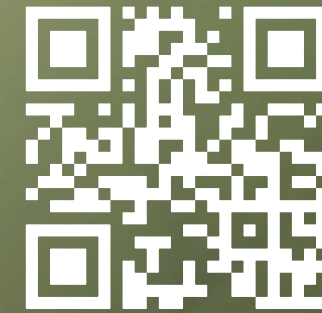
Hill  
HOUSE  
11 INSTITUTION HILL

# HILL HOUSE X *Bios*

## HILL HOUSE X SERIAL CO

In line with *Hill House's* theme of nature and wellness, we have collaborated with Serial Co's NFT project, BIOS: Living NFTs.

BIOS: Living NFTs is a collectible NFT art project inspired by variegated plant collecting and the immortalisation of virtual plants on the blockchain. Living, not alive, these plants are fully digital inhabitants of the virtual world. The work is created as a randomly generated NFT that takes the form of variegated plants produced from a combination of 3D modelling, machine learning algorithms and procedural programming to produce 1024 one-of-a-kind 3D plants that can be viewed, owned, traded and will grow from a seed to a mature plant on the blockchain.



SCAN TO FIND OUT MORE  
ABOUT BIOS: LIVING NFTS

FERNERY  
*Asplenium Nidus*



CACTUS WALKWAY  
*Opuntia Sp.*



FLORAL GARDEN  
*Plumbago Auriculata*

7 GARDENS OF WONDER

*"The Earth Laughs in Flowers."*

*Ralph Waldo Emerson*

The abundance and variety of nature at *Hill House* creates a joyful, verdant oasis. Inspired by the many beautiful gardens around the world, the landscape is made up of 7 unique gardens, starting from the arrival lobby and ending at the rooftop. From the refreshing modern rainforest to the sweetly perfumed floral garden, each of the 7 gardens presents a different and immersive enjoyment of nature.

CULINARY GARDEN  
*Rosemary*



CALM SANCTUARY  
*Loropetalum Chinensis*



ZEN GARDEN  
*Podocarpus Macrophylla*



MODERN RAINFOREST  
*Monstera Deliciosa*







## WELCOME HOME

Arrive home to nature's living gallery. The drop-off frames a lush landscape, like a painting that is constantly growing and changing.



*Thubergia  
Grandiflora*

*Conocarpus Erectus  
Var. Sericeus*

*Breynia  
Nivosa Rosea*

### THE IDYLIC LIFE

Life is perfect when you are lounging by a 20-metre sky pool, with your favourite book, overlooking the city skyline. Surrounded by lush tropical foliage, this is your personal paradise, where time slows down and cares melt away.



### HOLISTIC WELLNESS

The studio gym makes working out at home a breeze. With floor-to-ceiling windows that look out to the surroundings, this is where you recharge and get fit. Opt for a HIIT workout or yoga practice to bring wholeness back into your life.

*Ficus Lyrata*

*Eutrope Edulis*

### TEEPEE GARDEN OASIS

This atmospheric rooftop oasis recreates a resort lifestyle right in the heart of the city. Perfectly Instagrammable, the teepees also offer you a tranquil place to contemplate, or enjoy the company of your loved ones in a cosy and intimate setting.

**FLEXIBLE SPACES FOR  
PLAY & ENTERTAINMENT**

Host a party in the function room or hang out with friends at the communal dining area while you watch your little ones entertain themselves in the playground.

*Costus  
Woodson*

*Monstera  
Deliciosa*

*Erratamia  
Dwart*

*Plumbago  
Auriculata*

**PERFECT FOR  
PRE-DINNER DRINKS**

The Pool Island is the perfect spot for pre- or post-dinner drinks. Sit back, relax, and catch up with your friends and loved ones over some wine.



*Bonsai*

*Radermachera  
Sincia*

*Ophiopogon  
Kyoto Dwarf*

### WORK FROM ANYWHERE

Studies have shown that nature helps to improve concentration. Enjoy a change of scenery even as you work from home. Head to the Co-working Terrace, get some fresh air, put on your thinking cap, and you might just land on your next big idea.



### SWINGING SUNDAYS

The Hammock Garden is great for a lazy Sunday afternoon, or any day for that matter. Unwind after a long day or recharge for the week ahead. Feel the weight lifted off your shoulders as the breeze caresses your skin.

*Bucida Hybrid Red*

*Philodendron Scandens*





*Calathea  
Loeseneri*

*Radermachera  
Sincia*

**ZEN GARDEN**

One of *Hill House's* 7 gardens of wonder, the Japanese-inspired Zen Garden instantly brings about a sense of peace and calm. The understated minimalist landscape invites you to contemplate nature and allow its meditative beauty to heal and restore.

**DINE WITH A VIEW**

Revel in a one-of-a-kind dining experience at the Sky Garden. With Fort Canning Park as your backdrop, and the herb garden and teppanyaki grill providing the setting for an enjoyable meal, this is life at the very top of the hill.

*Cyathea  
latebrosa*

## A MINIMALIST'S DREAM

An elevated interior palette made up of light and neutral tones forms a modern canvas for you to create your dream home. Built-in cabinets show off clean, minimalist lines, while sophisticated materials such as floor marble add to the overall aesthetics of the space. The home feels tranquil and refined, full of possibilities.



## AN OASIS OF CALM

The living room, with its adjoining balcony, becomes the heart of the home where you slow down and declutter your mind.

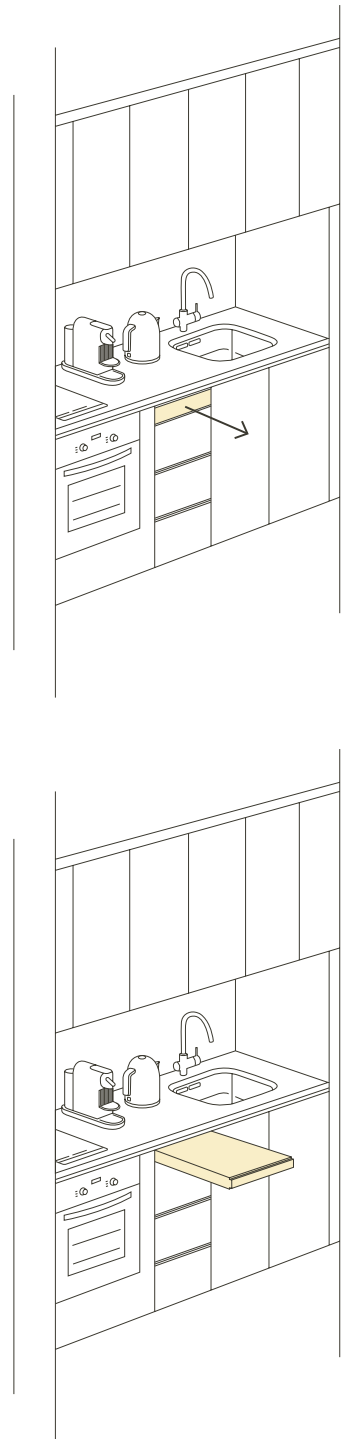


### INNOVATIVE DESIGN

The well-designed kitchen comes with ample storage and even a cleverly concealed pull-out table that can serve as additional countertop space for food preparation.



Artist's Impression



For illustration purposes only

## A SPACE THAT PAMPERS

The bathroom is designed with a polished travertine built-in sink and accompanying shelves, for a luxurious, pampering experience, with storage behind the mirror for your beauty and grooming products.

## RELAX & REJUVENATE

The master bedroom is a hideaway made for personal relaxation and quiet interlude. Here, you can return to your element and indulge in the time and space to be your most natural self.



## FLEXIBLE DRESSER DESK

The dual-function dresser can be easily flipped to double up as a desk for days when you work from home.



## VERSATILE BEDROOMS

Generous enough to fit a queen-sized bed, the second bedroom can also be converted into a versatile study, hobby, or entertainment room.



SITE PLAN



1<sup>ST</sup> STOREY

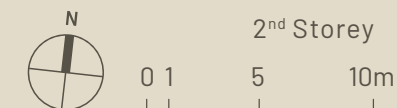
- |                            |  |
|----------------------------|--|
| 1 Vehicular Ingress        | 10 Bin Centre                                    |
| 2 Vehicular Egress         | 11 Main Recycling Point                          |
| 3 Access Gate              | 12 Pet Corner                                    |
| 4 Pedestrian Access Gate   | 13 Bicycle Parking Lots                          |
| 5 Drop Off Lobby           | 14 Parcel Locker                                 |
| 6 Fire Fighting Lift Lobby | 15 Communal Planter                              |
| 7 Loading / Unloading      | 16 Communal Planter - Calm Sanctuary (7 Wonders) |
| 8 Drop Off                 | 17 Electrical Substation at Upper Basement 2     |
| 9 Water Bulk Meter         | 18 Ventilation Shaft                             |



2<sup>ND</sup> STOREY

- 1 Fire Fighting Lift Lobby
- 2 Gym / Function Room
- 3 Accessible Toilet
- 4 Viewing Alcove
- 5 Zen Garden (7 Wonders)
- 6 Communal Study Terrace
- 7 Hammock Garden
- 8 Social Corner
- 9 Children Playground
- 10 Communal Dining
- 11 Communal Planter

Artist's Impression

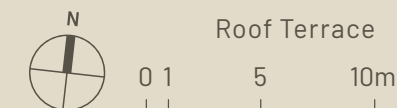


ROOF TERRACE

- 1 Fire Fighting Lift Lobby
- 2 Pool Deck
- 3 Outdoor Shower
- 4 Lap Pool
- 5 Wet Sun Deck
- 6 Communal Water Pavilion - Jacuzzi
- 7 Communal Water Pavilion - Pool Bar
- 8 Teepee Garden Oasis
- 9 Water Pods
- 10 Green Pods
- 11 Communal Pavilion - Alcove Dining
- 12 Water Storage Tank
- 13 Herb Garden (7 Wonders)
- 14 Communal Planter - Modern Rainforest (7 Wonders)
- 15 Communal Planter - Cactus Walkway (7 Wonders)
- 16 Communal Planter - Fernery (7 Wonders)
- 17 Communal Planter - Floral Garden (7 Wonders)
- 18 BBQ Pit
- 19 Genset Above



Artist's Impression



# UNIT DISTRIBUTION

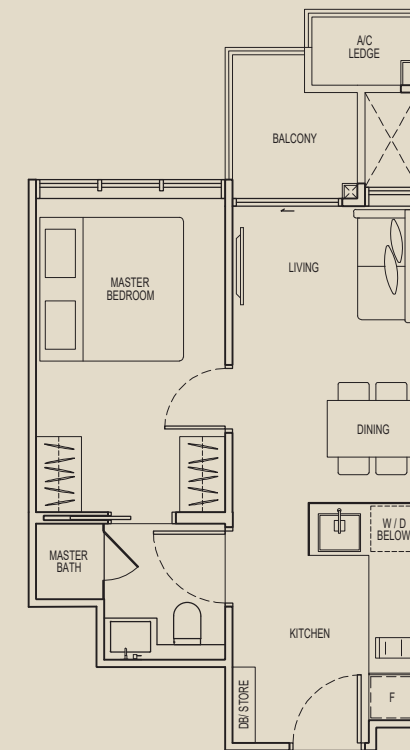


## TYPE A1 1 BEDROOM

### AREA

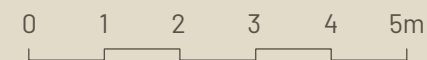
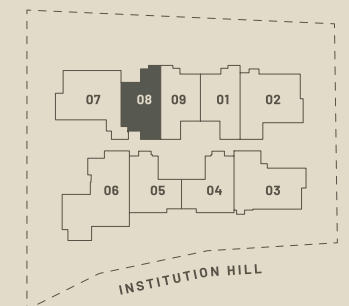
40 sqm (431 sqft)

#03-08 to #10-08



### 3RD TO 10TH STOREY

Key plan is not to scale:



### LEGEND

- A/C Ledge : Air Conditioner Ledge
- DB : Distribution Board
- F : Fridge
- W/D : Washer Cum Dryer
- ⊠ : Services Void Space (excluded from strata area)



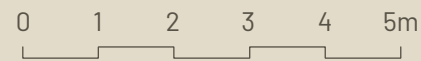
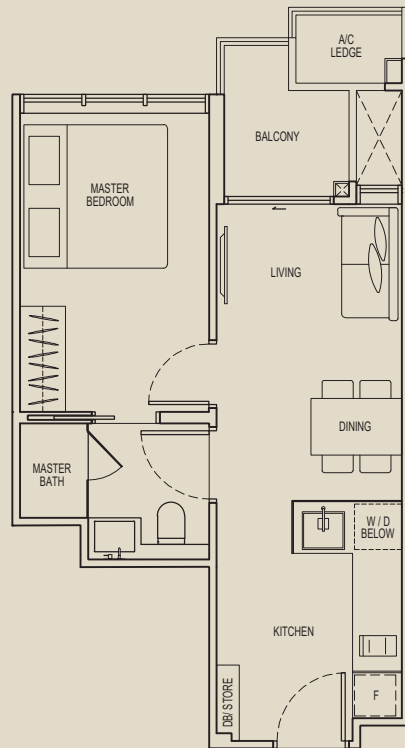
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**TYPE A2**  
**1 BEDROOM**

**AREA**

40 sqm (431 sqft)

#03-01 to #10-01  
#03-09 to #10-09 (Mirrored)



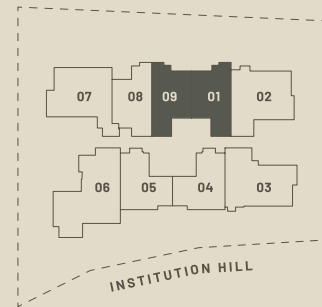
**LEGEND**

- A/C Ledge : Air Conditioner Ledge
- DB : Distribution Board
- F : Fridge
- W/D : Washer Cum Dryer
- ⊠ : Services Void Space (excluded from strata area)



**3RD TO 10TH STOREY**

Key plan is not to scale:



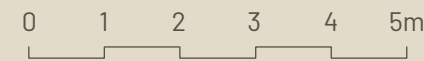
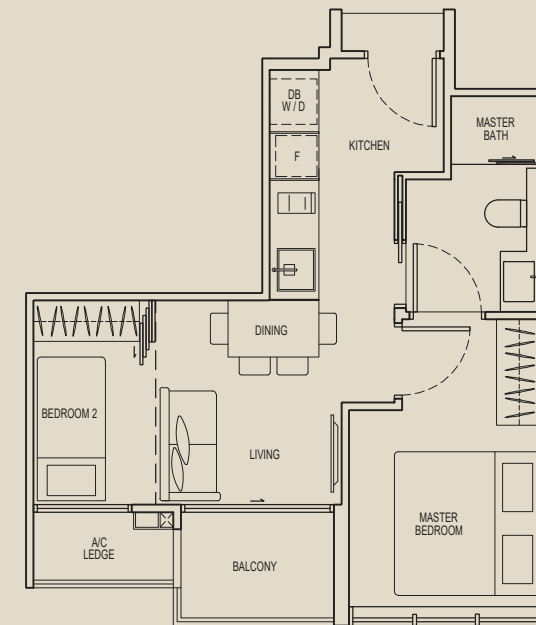
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**TYPE A3**  
**1+1 BEDROOM**

**AREA**

42 sqm (452 sqft)

#03-04 to #10-04  
#03-05 to #10-05 (Mirrored)



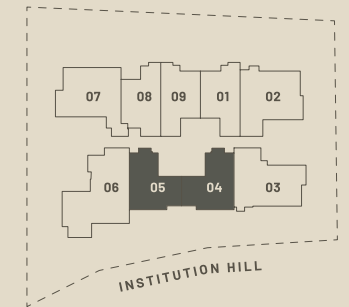
**LEGEND**

- A/C Ledge : Air Conditioner Ledge
- DB : Distribution Board
- F : Fridge
- W/D : Washer Cum Dryer
- ⊠ : Services Void Space (excluded from strata area)



**3RD TO 10TH STOREY**

Key plan is not to scale:



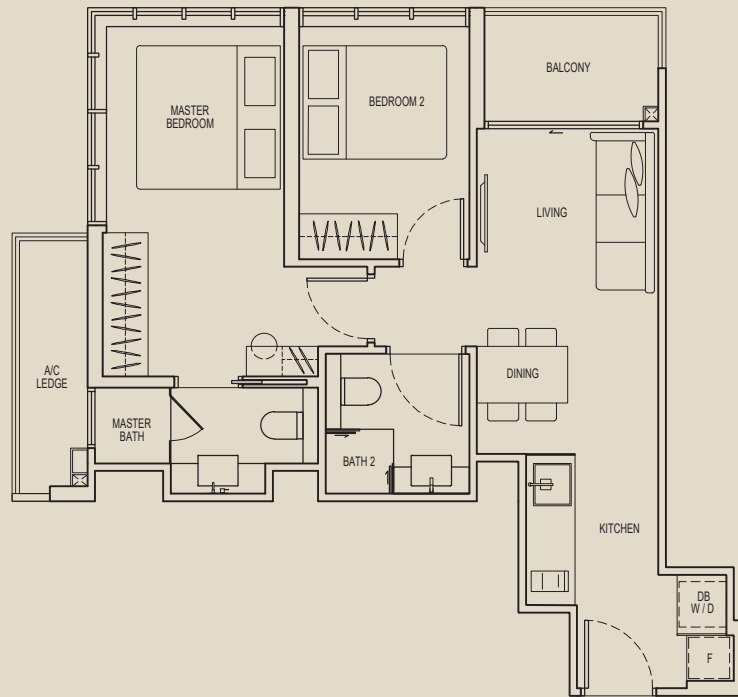
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**TYPE B1  
2 BEDROOM**

**AREA**

58 sqm (624 sqft)

#03-07 to #10-07



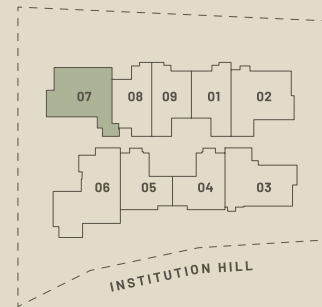
**3RD TO 10TH STOREY**

Key plan is not to scale:



**LEGEND**

- A/C Ledge : Air Conditioner Ledge
- DB : Distribution Board
- F : Fridge
- W/D : Washer Cum Dryer
- ⊠ : Services Void Space (excluded from strata area)



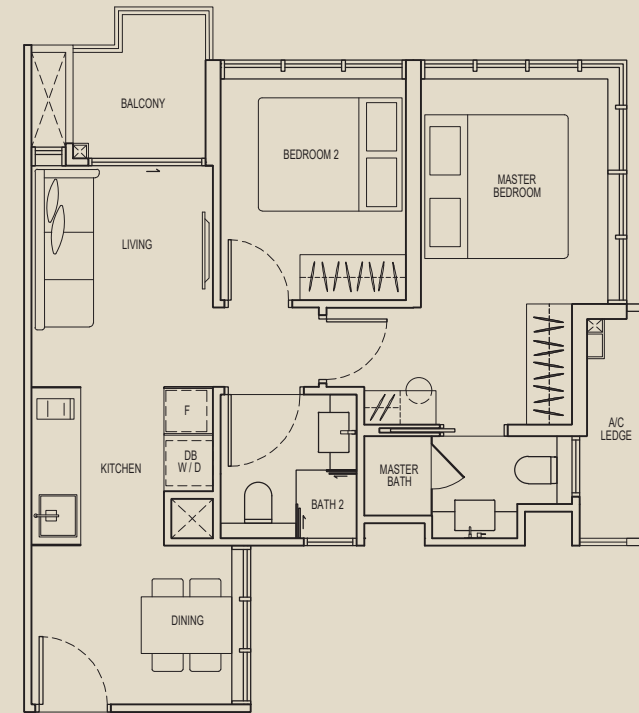
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**TYPE B2  
2 BEDROOM**

**AREA**

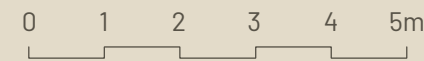
58 sqm (624 sqft)

#03-02 to #10-02



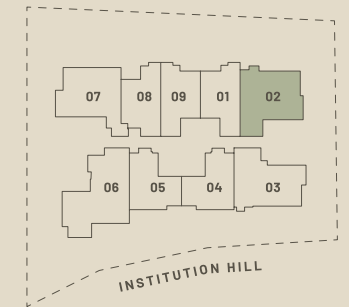
**3RD TO 10TH STOREY**

Key plan is not to scale:



**LEGEND**

- A/C Ledge : Air Conditioner Ledge
- DB : Distribution Board
- F : Fridge
- W/D : Washer Cum Dryer
- ⊠ : Services Void Space (excluded from strata area)



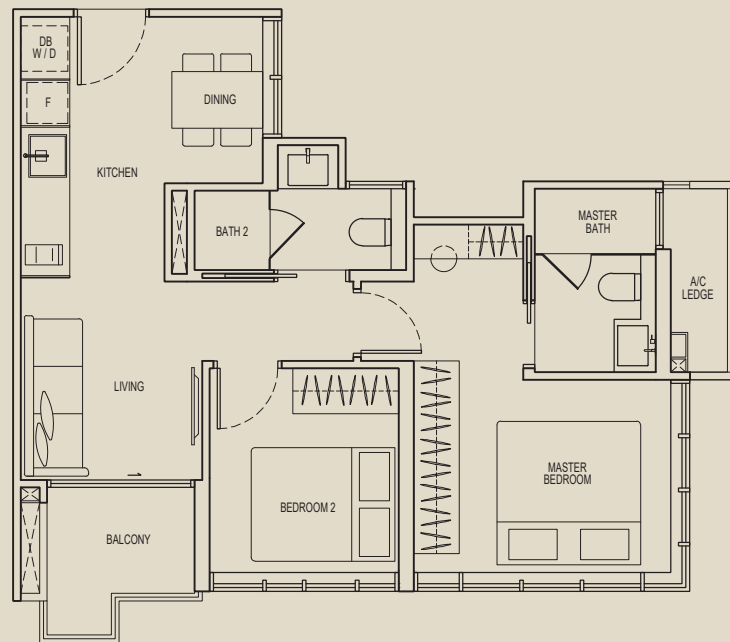
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**TYPE B3  
2 BEDROOM**

**AREA**

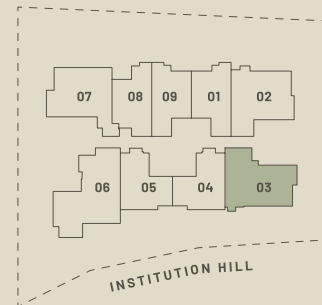
58 sqm (624 sqft)

#03-03 to #10-03



**3RD TO 10TH STOREY**

Key plan is not to scale:



**LEGEND**

- A/C Ledge : Air Conditioner Ledge
- DB : Distribution Board
- F : Fridge
- W/D : Washer Cum Dryer
- ⊠ : Services Void Space (excluded from strata area)



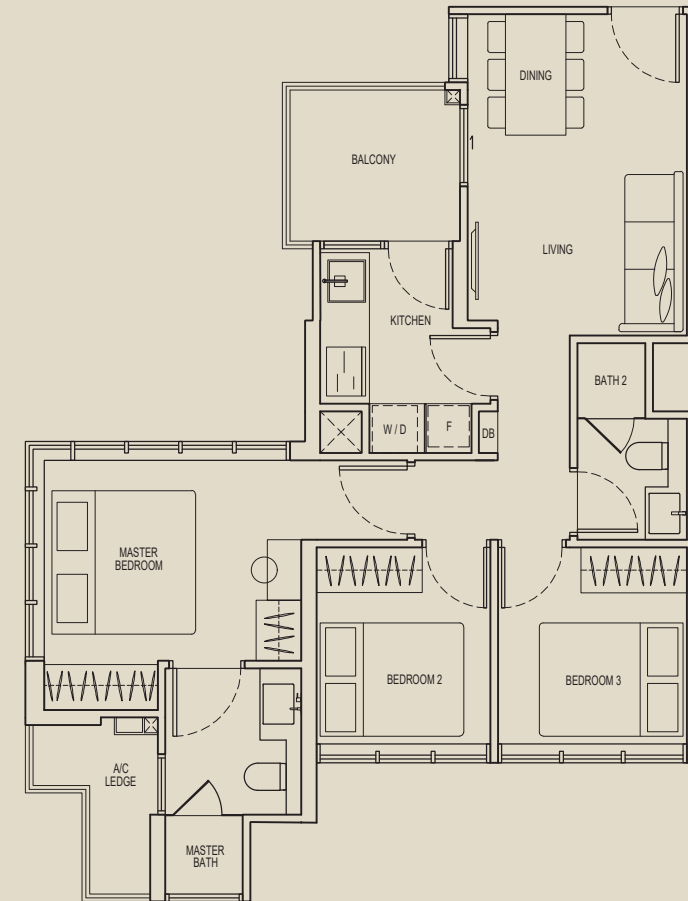
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**TYPE C1  
3 BEDROOM**

**AREA**

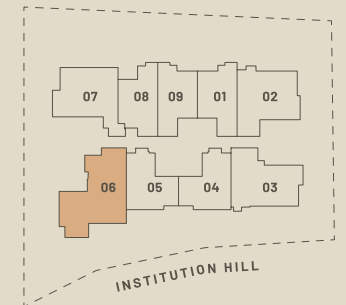
70 sqm (753 sqft)

#03-06 to #10-06



**3RD TO 10TH STOREY**

Key plan is not to scale:



**LEGEND**

- A/C Ledge : Air Conditioner Ledge
- DB : Distribution Board
- F : Fridge
- W/D : Washer Cum Dryer
- ⊠ : Services Void Space (excluded from strata area)



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## PREMIUM FITTINGS

Homes at *Hill House* come with premium fittings that deliver both high-quality performance and exceptional design.



LAUFEN

De Dietrich 

GISSI



Swiss perfection for your home

Selection of the sanitary wares/fittings and kitchen appliances/fitting to be equivalent and subjected to Architect's final selection.

## SMART LIVING

*Hill House* comes smarthome-enabled. Look forward to greater connectivity and convenience.

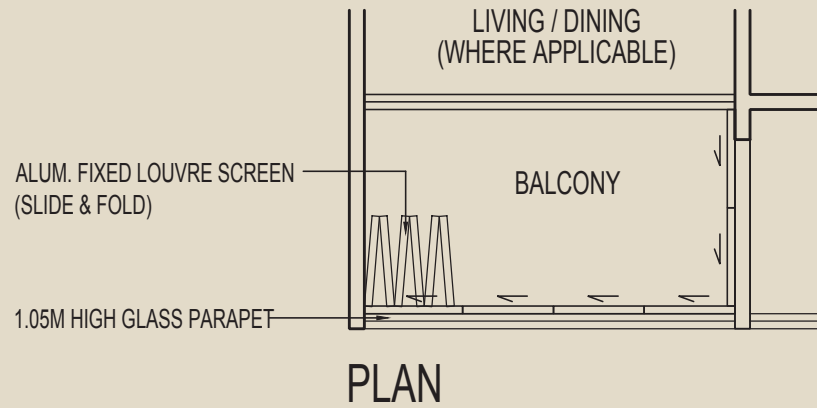




**ANNEXURE D - BALCONY SCREEN**

**DESIGN APPROVED BY URA -  
FOR PURCHASER'S REFERENCE ONLY**

This drawing is for reference only. The screen design is for aesthetic uniformity of the development. Material to be aluminum with powder coated finish. Fixing details are by contractor and shall not damage the existing water proofing and structure. Purchaser shall verify all dimensions prior to fabrication and commencement of work. The Purchaser is required to refer to the management for any additional details. The balcony(ies) (if any) and private enclosed space(s) (if any) shall not be enclosed unless with the approved balcony screen. Purchaser may choose to install the approved balcony screen at the balcony(ies)/ private enclosed space(s) (if any) at the unit at Purchaser's own cost.



**PLAN**



**ELEVATION**

**SECTION**



## MACLY GROUP

www.maclygroup.com

Macly Group (est. 1987) is an established & award-winning property developer based in Singapore with a track record of developing apartments, condominiums, mixed developments, commercial, landed properties, and cluster housing projects. The group also developed and operates several hospitality brands (Lloyd's Inn, Cara Cara Inn, Cititel) across Singapore, Indonesia, and Kuala Lumpur. Between 2004 to 2022, the Group has developed and launched more than 35 residential and commercial developments in Singapore and Kuala Lumpur. Macly Group continues to uphold its mission of delivering quality and value to homeowners.

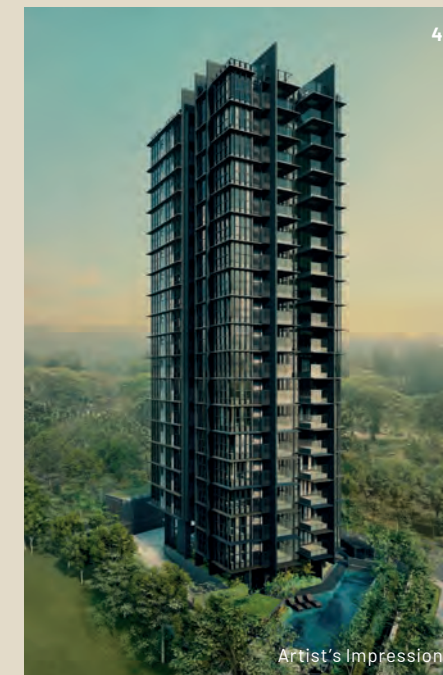


1 NEU AT NOVENA Moulmein Rise  
 2 EON SHENTON Shenton Way  
 3 THE IVERIA Kim Yam Road  
 4 FIVENINE Telok Kurau Road

## ROXY-PACIFIC HOLDINGS PTE LTD

www.roxypacific.com.sg

Roxy-Pacific Holdings Pte Ltd (*the Group*) is an established property and hospitality group with a track record dating back to 1967. Armed with more than 50 years of experience and expertise, *the Group* is primarily engaged in the development and sale of residential and commercial properties, property investments and hospitality operations in key locations across the Asia-Pacific region.



1 MORI Guillemard Road  
 2 DUNEARN 386 Dunearn Road  
 3 NEU AT NOVENA Moulmein Rise  
 4 FYVE DERBYSHIRE Derbyshire Road

## LWH HOLDINGS PTE LTD

www.lwhholdings.com.sg

Lim Wen Heng (est. 1994) is an established construction group in Singapore, registered as an A1 contractor with the Building Construction Authority. Priding itself on its ability to build exquisite yet functional homes, Lim Wen Heng hopes to capitalize on their two decades of experience as a builder and realize their vision of "Creating Beautiful Homes for Everyone".



1 BAYWIND RESIDENCES Telok Kurau Road  
 2 CARPMAEL THIRTY-EIGHT Carpmael Road

A COLLECTION BY



THEOVECOLLECTION.COM

*OVE* is a lifestyle brand with a portfolio of real estate, hospitality, and lifestyle projects under its belt. Starting with hospitality, *OVE* has expanded its oeuvre to include luxury property developments such as The Iveria in District 9. With an emphasis on curated design, finishes and fittings, homes by *OVE* are rooted in the ethos that modern luxury isn't about what we have, but who we are – timeless design and experience forms part of its identity.

## STATUTORY INFORMATION

<b>DEVELOPER</b>	MEQUITY HILLS PTE LTD (UEN: 202105221Z)
<b>DEVELOPER'S LICENSE NO.</b>	C1442
<b>TENURE OF LAND</b>	LEASEHOLD – 999 YEARS FROM 1 JULY 1841
<b>EXPECTED DATE OF VACANT POSSESSION</b>	17 AUGUST 2026
<b>EXPECTED DATE OF LEGAL COMPLETION</b>	17 AUGUST 2029
<b>EXPECTED TOP DATE</b>	3Q 2026
<b>LOT &amp; MUKIM NO.</b>	LOT 99458P, 99470L & 99474V TS 21 AT INSTITUTION HILL (RIVER VALLEY PLANNING AREA)
<b>BP NO.</b>	A1404-00493-2021-BP01
<b>BP APPROVAL DATE</b>	12 SEPTEMBER 2022

### Disclaimer

Whilst every reasonable care has been taken in preparing this brochure, the developer and its agents cannot be held responsible for any inaccuracies. All statements are believed to be correct but are not to be regarded as statements of representation of facts. All information and specifications are current at the time of going to press and are subjected to change as may be required and cannot form part of an offer or contract. All plans are subject to any amendments approved or may be approved by the relevant authority. All art renderings and illustrations contained in this brochure are artist's impressions only and photographs are only decor suggestions and none can be regarded as representation of fact. Areas are approximate measurements and subject to final survey.



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