

JADESCAPE FACTSHEET



- ❖ **UNIQUE SELLING POINTS**
- ❖ **UNIT SPECIFICATIONS & PROVISIONS**
- ❖ **LOCATION MAP**

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HUTTONS ASIA PTE LTD ESTATE AGENT LICENCE NO: L3000898K

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PROJECT FACT SHEET

PROJECT NAME	JadeScape 顺福轩
Developer	Qingjian Realty (Marymount) Pte Ltd ROC: 201613375Z
General Description	PROPOSED ERECTION OF CONDOMINIUM HOUSING DEVELOPMENT COMPRISING OF 5 BLOCKS 23-STOREY RESIDENTIAL BUILDING, 1 BLOCK 22-STOREY RESIDENTIAL BUILDING & 1 BLOCK 21-STOREY RESIDENTIAL BUILDING (TOTAL 1206 UNITS) WITH BASEMENT CARPARKS, SWIMMING POOL, SHOPS (TOTAL 6 UNITS) & COMMUNAL FACILITIES ON LOT 17609L MK 18 AT SHUNFU ROAD (BISHAN PLANNING AREA)
Address	2 Shunfu Road 575742 4 Shunfu Road 575743 6 Shunfu Road 575744 8 Shunfu Road 575745 10 Shunfu Road 575746 12 Shunfu Road 575747 16 Shunfu Road 575749
Status	Condominium
Location	Bishan Planning Area
Total no. of units	1,206 Residential Units & 6 Shops
No. of Car Park Lots	Basement Carpark - 1206 lots with 8 Handicapped lots Shops: 6 lots on B1
Site Area	36,985.70 sqm / 398,114 sqft
Plot Ratio	2.8
Gross Floor Area (GFA)	103,559.96 sqm
Tenure of land	99 years from 19 June 2018
Developer License No.	C1238
Lot no.	17609L MK 18
Building Plan Approval	BP No. A1149-03725-2017-BP01 dated 23 July 2018 BP No. A1149-03725-2017-BP02 dated 5 Sep 2018 BP No. A1149-03725-2017-BP03 dated 11 Sep 2019
Legal TOP / Legal completion	9 January 2023 / 9 January 2026
Encumbrances on the Land	IE/938254H in favour of United Overseas Bank Limited
Project Account	UOB LTD FOR PROJECT A/C NO.: 451-307-623-6 OF QINGJIAN REALTY (MARYMOUNT) PTE LTD
Telegraphic Transfer Details	Beneficiary A/C Name : Qingjian Realty (Marymount) Pte Ltd Beneficiary Project A/C No: 451-307-623-6 Swift Code: UOVBSGSG Bank Code: 7375 Branch Code: 001
Concept Architect	Tange Associates
Architect	Ong & Ong Pte Ltd
Interior Design	Ong & Ong Pte Ltd
Landscape Consultant	Ecoplan Asia Pte Ltd
Showflat ID	Surface iD Works
Main Contractor	Welltech Construction Pte Ltd
Solicitor	Dentons Rodyk & Davidson LLP

DEVELOPMENT FEATURES

JADESCAPE | PROJECT NAME



As a valuable material in itself, Jade in the name positions the property as one of luxury and prestige. Also well known for its green varieties, Jade represents the varied, lush greenery and hints at the elegant grandeur instead of using 'green' or 'emerald'. Scape, describes the overall setting and nature inspired offerings of the property. Used in combination, liken to 'landscape', the name JadeScape denotes the extensiveness of the greenery(jade) in the development and visualizes the property as one that is rich in concept, value as well as nature.

UNIQUE SELLING POINTS

JadeScape – The Finest Living Experience In The Centre Of It All!

- Designed by Award Winning Architect Paul Noritaka Tange, Tange Associates
- Located in the heart of Singapore
- Walking distance to Marymount MRT and future Upper Thomson MRT station
- Easily accessible via 4 MRT Lines
 - ✓ Circle Line
 - ✓ North South Line
 - ✓ Thomson East Coast Line (U/C)
 - ✓ Cross Island Line (Future)
- Well connected to PIE, CTE and future North South Corridor
- Near to Shopping Malls and Amenities
 - ✓ Shunfu Mart
 - ✓ Thomson Plaza
 - ✓ Junction 8
 - ✓ AMK Hub
 - ✓ TPY Hub
- Close to renowned schools such as
 - ✓ Catholic High School
 - ✓ Ai Tong Primary School
 - ✓ Raffles Institution
 - ✓ Raffles Girls' School
 - ✓ Eunoia Junior College
- High potential rental yield
- Short stroll to MacRitchie Reservoir Park and Bishan-Ang Mo Kio Park
- Good Selection of 1-,2-,3-,4-,5- Bedroom and Penthouse Units
- Luxurious and premium interior fittings
- Panoramic views toward MacRitchie Reservoir and unblocked views over neighbouring landed estates
- Equipped with comprehensive Smart Home features

(Come experience Singapore's 1st full Private Smart Home Show Unit in JadeScape!)

EDUCATION (PRIMARY)

Within 1 Km	Around Vicinity (1km-2km)	More Than 2 km
<ul style="list-style-type: none"> ● Catholic High School 	<ul style="list-style-type: none"> ● Ai Tong School ● Ang Mo Kio School ● Guangyang Primary School ● Kuo Chuan Presbyterian Primary School ● Kheng Cheng School ● Marymount Convent School ● Teck Ghee Primary School ● Townsville Primary School 	<ul style="list-style-type: none"> ● CHIJ Primary School (Toa Payoh) ● Jing Shan Primary School ● St Gabriel's Primary School

EDUCATION (SECONDARY & TERTIARY)

In Alphabetical Order	
<ul style="list-style-type: none"> ✓ Ang Mo Kio Secondary School ✓ Beatty Secondary School ✓ Bishan Park Secondary School ✓ Catholic High School ✓ CHIJ Secondary School (Toa Payoh) ✓ Chong Boon Secondary School ✓ Curtin Singapore ✓ Deyi Secondary School ✓ Eunoia Junior College 	<ul style="list-style-type: none"> ✓ Guangyang Secondary School ✓ Kuo Chuan Presbyterian Secondary School ✓ Mayflower Secondary School ✓ Peirce Secondary School ✓ Raffles Girls' School ✓ Raffles Institution ✓ SJI International School ✓ Whitely Secondary School

HUTTONS ASIA PTE LTD

OTHER AMENITIES

ESTATE AGENT LICENCE NO.: L3008899K

International Schools	Hositals & Medical Care	Shopping Malls & Food Centers
<ul style="list-style-type: none"> ✓ Australian International School ✓ Global Indian International School ✓ Stamford American International School 	<ul style="list-style-type: none"> ✓ Mount Alvernia Hospital ✓ Toa Payoh Polyclinic 	<ul style="list-style-type: none"> ✓ Ang Mo Kio Hub ✓ Bishan North Shopping Mall ✓ Junction 8 Shopping Centre ✓ Mid View City ✓ Shunfu Mart ✓ Sin Ming Plaza ✓ Thomson Plaza ✓ Toa Payoh Hub

FLOOR FINISHES

Description	1 Bed 1+Study 2 Bed 2 Bed Deluxe 2 Bed Premium	3 Bed 3 Bed Deluxe 3 Bed Premium 4 Bed 4 Bed Deluxe 4 Bed Premium 4 Bed Suites 5 Bed Suites PH
Living, Dining	Porcelain Tiles	Stone
Kitchen	Porcelain Tiles	Porcelain Tiles
Wet Kitchen (Where Applicable)	-	Porcelain Tiles
Master Bedroom	Engineered Timber	Engineered Timber
Junior Master (Where Applicable)	-	Engineered Timber
Common Bedroom	Engineered Timber	Engineered Timber
Master Bathroom	Porcelain Tiles	Stone
Junior Master Bathroom (Where Applicable)	-	Stone
Common Bathroom	Porcelain Tiles	Stone
Powder Room (Where Applicable)	-	Stone
Balcony and/or PES	Porcelain Tiles	Porcelain Tiles
Foyer / Private Lift (Where Applicable)	-	Stone
Yard / Store / Laundry / Utility (Where Applicable)	-	Porcelain Tiles
WC (Where Applicable)	-	Porcelain Tiles
Store (Only 5 Bedroom and PH Units)	-	Porcelain Tiles and/or Stone

UNIT PROVISIONS

Kitchen Appliances	1 Bed 1+Study 2 Bed 2 Bed Deluxe	2 Bed Premium 3 Bed 3 Bed Deluxe 3 Bed Premium 4 Bed 4 Bed Deluxe	4 Bed Suites 5 Bed Suites PH
Induction Hob	SMEG	-	-
Gas Hob	-	SMEG	SMEG
Cooker Hood	SMEG	SMEG	SMEG
Built-In Oven (except Type Ag units)	SMEG	SMEG	SMEG (4 Bed Suite Only)
Integrated Fridge	SMEG	-	-
Fridge	-	SMEG	SMEG
Washer cum Dryer	SMEG	SMEG	-
Washer and Dryer	-	-	SMEG
Integrated Dishwasher (except Ag units)	Fotile	Fotile	-
Dishwasher	-	-	SMEG
Water Purifier (except Type Ag units)	Supor	Supor	BWT
Dry Kitchen			
Induction Hob	-	-	SMEG
Integrated Fridge	-	-	SMEG
Built-In Oven	-	-	SMEG
Wine Chiller	-	-	SMEG (5 Bed Suites and Penthouse Only)
Coffee Machine	-	-	SMEG (5 Bed Suites and Penthouse Only)

SANITARY FITTINGS & WARES

Master Bathroom				
1 Bed 1+Study 2 Bed 3 Bed 4 Bed	<u>Hansgrohe</u> 1 Mixer, 1 Shower Mixer, 1 Hand Shower, 1 Toilet Paper Roll Holder, 1 Towel Rail, 1 Angle Valve.	<u>Laufen</u> 1 Wash Basin, 1 wall-mounted water closet.	NA	NA
4 Bed Suites 5 Bed Suites Penthouses	<u>Axor</u> 1 Mixer (for 4 Bed Suites Only), 2 Mixers (for 5 Bed Suites & PH Only), 1 Shower Mixer, 1 Bath Mixer (for 5 Bed Suites & PH Only).	<u>Hansgrohe</u> 1 Hand Shower, 1 Overhead Shower, 1 Toilet Paper Roll Holder, 1 Toilet Rail, 1 Angle Valve.	<u>Laufen</u> 1 Wash Basin.	<u>Geberit</u> 1 wall-mounted smart water closet.
Common Bathroom				
2 Bed 3 Bed 4 Bed	<u>Hansgrohe</u> 1 Mixer, 1 Shower Mixer, 1 Hand Shower, 1 Toilet Paper Roll Holder, 1 Towel Rail, 1 Angle Valve.	<u>Laufen</u> Wash Basin and wall-mounted water closet.	NA	NA
4 Bed Suites 5 Bed Suites Penthouses	<u>Axor</u> 1 Mixer, 1 Shower Mixer.	<u>Hansgrohe</u> 1 Hand Shower, 1 Toilet Paper Roll Holder, 1 Toilet Rail, 1 Angle Valve.	<u>Laufen</u> 1 Wash Basin and wall-mounted water closet.	NA
Junior Master Bathroom				
4 Bed Suites 5 Bed Suites Penthouses	<u>Axor</u> 1 Mixer, 1 Shower Mixer.	<u>Hansgrohe</u> 1 Hand Shower, 1 Overhead Shower (for PH Only), 1 Toilet Paper Roll Holder, 1 Toilet Rail (except 5 Bed Suites), 1 Angle Valve.	<u>Laufen</u> 1 Wash Basin, 1 wall-mounted water closet (for 5 Bed Suites Only).	<u>Geberit</u> 1 wall-mounted smart water closet (for PH Only).
Powder Room (Where Applicable)				
4 Bed Suites 5 Bed Suites Penthouses	NA	<u>Hansgrohe</u> 1 Mixer, 1 Toilet Paper Roll Holder, 1 Angle Valve.	<u>Laufen</u> 1 Wash Basin and wall-mounted water closet.	NA

OTHER ITEMS

Kitchen Cabinets, Wardrobes and Walk-In Closet (Where Applicable)	Design Studio
Light Switches	Legrand
5 ticks Smart Aircon (wall mounted)	Daikin
Ducted aircon in Living/Dining, Master Bedroom & Corridor leading to bedrooms (for 4 Bed Suites, 5 Bed Suites & PH Only)	Daikin

SMART HOME SYSTEM

All Unit Types	1 Smart Home Gateway, 1 Wireless IP-Camera, 1 Smart Speaker, 1 Smart Door Bell, 1 Smart Digital Lockset, Smart Aircons.
All types (excluding 4 Bed Suites, 5 Bed Suites and PH)	1 Smart Integrated Dishwasher, 1 Smart Water Purifier System.

UNIT MIX / SHARE VALUE / MAINTENANCE FEES

Total Units	Bedroom Type	Unit Type	No. of Units	% Units	Size SQM (SF)	Share Value	Maintn Fee
236	1 BR	A	195	16.17%	49 (527)	665	\$233
	1 BR + S	ASa	41	3.40%	49 (527)		
403	2 BR CLASSIC	B1	90	7.46%	60 (646)	798	\$280
	2 BR DELUXE	B2	269	22.31%	71 (764)		
	2 BR PREMIUM	B3	44	3.65%	72 (775)		
265	3 BR CLASSIC	C1a	44	3.65%	84 (904)	930	\$326
	3 BR CLASSIC	C1b	42	3.48%	84 (904)		
	3 BR DELUXE	C2a	53	4.39%	94 (1012)		
	3 BR DELUXE	C2b	84	6.97%	98 (1055)		
	3 BR PREMIUM	C3a	21	1.74%	107 (1152)		
	3 BR PREMIUM	C3b	21	1.74%	106 (1141)		
261	4 BR CLASSIC	D1	114	9.45%	117 (1259)	1064	\$373
	4 BR DELUXE	D2	67	5.56%	132 (1421)		
	4 BR SUITES	DP	80	6.63%	153 (1647)		
39	5 BR SUITES	EP	39	3.23%	195 (2099)	1596	\$559
2	PENTHOUSE	PH	2	0.17%	393 (4230)	1596	\$559
6	TYPE 1	SHOP	2	33.33%	46 (495)	955	\$334
	TYPE 2	SHOP	2	33.33%	50 (538)	1039	\$364
	TYPE 3	SHOP	2	33.33%	56 (603)	1163	\$407

NORTH VIEW

Image from Google Earth



SOUTH VIEW

Image from Google Earth



CEILING HEIGHTS

Location	Ceiling Height
Residential	
Living / Dinning Bedrooms	2.9m
Balcony	2.8m - 2.9m
Bath/Kitchen/Yard/Store/Utility/Walk-in Closet	2.4m
Retail	
Shop Area	4.45m

SITE PLAN



DIAGRAMMATIC CHART

BLOCK 10 SHUNFU ROAD SINGAPORE 575746

UNIT	35	36	37	38	39	40
FLOOR	2BR D	4BR C	4BR S	1BR + S	4BR S	5BR
22	B2 764SF	D1 1259SF	PH			EP 2099SF
21	B2 764SF	D1 1259SF	DP 1647SF	ASa 527SF	DP 1647SF	EP 2099SF
20	B2 764SF	D1 1259SF	DP 1647SF	ASa 527SF	DP 1647SF	EP 2099SF
19	B2 764SF	D1 1259SF	DP 1647SF	ASa 527SF	DP 1647SF	EP 2099SF
18	B2 764SF	D1 1259SF	DP 1647SF	ASa 527SF	DP 1647SF	EP 2099SF
17	B2 764SF	D1 1259SF	DP 1647SF	ASa 527SF	DP 1647SF	EP 2099SF
16	B2 764SF	D1 1259SF	DP 1647SF	ASa 527SF	DP 1647SF	EP 2099SF
15	B2 764SF	D1 1259SF	DP 1647SF	ASa 527SF	SKY TERRACE	
14	B2 764SF	D1 1259SF	DP 1647SF	ASa 527SF		
13	B2 764SF	D1 1259SF	DP 1647SF	ASa 527SF		
12	B2 764SF	D1 1259SF	DP 1647SF	ASa 527SF	DP 1647SF	EP 2099SF
11	B2 764SF	D1 1259SF	DP 1647SF	ASa 527SF	DP 1647SF	EP 2099SF
10	B2 764SF	D1 1259SF	DP 1647SF	ASa 527SF	DP 1647SF	EP 2099SF
9	B2 764SF	D1 1259SF	DP 1647SF	ASa 527SF	DP 1647SF	EP 2099SF
8	B2 764SF	D1 1259SF	DP 1647SF	ASa 527SF	DP 1647SF	EP 2099SF
7	B2 764SF	D1 1259SF	DP 1647SF	ASa 527SF	DP 1647SF	EP 2099SF
6	B2 764SF	D1 1259SF	DP 1647SF	ASa 527SF	DP 1647SF	EP 2099SF
5	B2 764SF	D1 1259SF	DP 1647SF	ASa 527SF	DP 1647SF	EP 2099SF
4	B2 764SF	D1 1259SF	DP 1647SF	ASa 527SF	DP 1647SF	EP 2099SF
3	B2 764SF	D1 1259SF	DP 1647SF	ASa 527SF	DP 1647SF	EP 2099SF
2	B2 764SF	D1 1259SF	DP 1647SF	ASa 527SF	DP 1647SF	EP 2099SF
1		D1(P) 1259SF	DP(P) 1647SF		DP(P) 1647SF	EP(P) 2099SF

BLOCK 12 SHUNFU ROAD SINGAPORE 575747

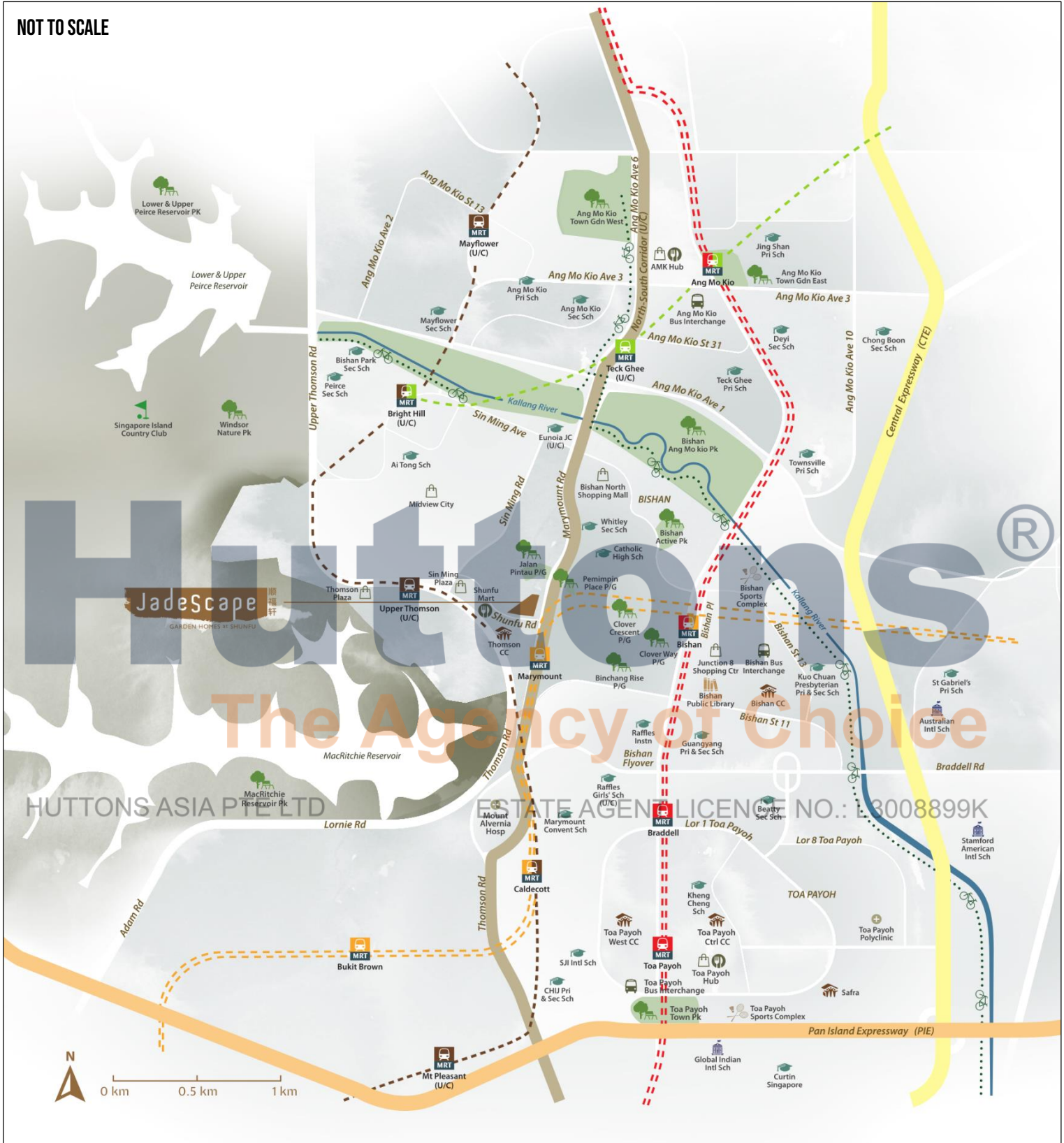
UNIT	41	42	43	44	45	46
FLOOR	2BR D	4BR C	4BR S	1BR	4BR S	5BR
23	B2 764SF	D1 1259SF	PH			EP 2099SF
22	B2 764SF	D1 1259SF	DP 1647SF	A 527SF	DP 1647SF	EP 2099SF
21	B2 764SF	D1 1259SF	DP 1647SF	A 527SF	DP 1647SF	EP 2099SF
20	B2 764SF	D1 1259SF	DP 1647SF	A 527SF	DP 1647SF	EP 2099SF
19	B2 764SF	D1 1259SF	DP 1647SF	A 527SF	DP 1647SF	EP 2099SF
18	B2 764SF	D1 1259SF	DP 1647SF	A 527SF	DP 1647SF	EP 2099SF
17	B2 764SF	D1 1259SF	DP 1647SF	A 527SF	DP 1647SF	EP 2099SF
16	B2 764SF	D1 1259SF	DP 1647SF	A 527SF	DP 1647SF	EP 2099SF
15	B2 764SF	D1 1259SF	DP 1647SF	A 527SF	SKY TERRACE	
14	B2 764SF	D1 1259SF	DP 1647SF	A 527SF		
13	B2 764SF	D1 1259SF	DP 1647SF	A 527SF		
12	B2 764SF	D1 1259SF	DP 1647SF	A 527SF	DP 1647SF	EP 2099SF
11	B2 764SF	D1 1259SF	DP 1647SF	A 527SF	DP 1647SF	EP 2099SF
10	B2 764SF	D1 1259SF	DP 1647SF	A 527SF	DP 1647SF	EP 2099SF
9	B2 764SF	D1 1259SF	DP 1647SF	A 527SF	DP 1647SF	EP 2099SF
8	B2 764SF	D1 1259SF	DP 1647SF	A 527SF	DP 1647SF	EP 2099SF
7	B2 764SF	D1 1259SF	DP 1647SF	A 527SF	DP 1647SF	EP 2099SF
6	B2 764SF	D1 1259SF	DP 1647SF	A 527SF	DP 1647SF	EP 2099SF
5	B2 764SF	D1 1259SF	DP 1647SF	A 527SF	DP 1647SF	EP 2099SF
4	B2 764SF	D1 1259SF	DP 1647SF	A 527SF	DP 1647SF	EP 2099SF
3	B2 764SF	D1 1259SF	DP 1647SF	A 527SF	DP 1647SF	EP 2099SF
2	B2 764SF	D1 1259SF	DP 1647SF	A 527SF	DP 1647SF	EP 2099SF
1		D1(P) 1259SF	DP(P) 1647SF		DP(P) 1647SF	EP(P) 2099SF

BLOCK 16 SHUNFU ROAD SINGAPORE 575749

UNIT	54	55	56	57	58	59	60	61	62
FLOOR	2BR D	3BR P	3BR C	1BR	1BR	1BR	3BR C	3BR P	2BR D
21	B2 764SF	C3b 1141SF	C1a 904SF	A 527SF	A 527SF	A 527SF	C1b 904SF	C3a 1152SF	B2 764SF
20	B2 764SF	C3b 1141SF	C1a 904SF	A 527SF	A 527SF	A 527SF	C1b 904SF	C3a 1152SF	B2 764SF
19	B2 764SF	C3b 1141SF	C1a 904SF	A 527SF	A 527SF	A 527SF	C1b 904SF	C3a 1152SF	B2 764SF
18	B2 764SF	C3b 1141SF	C1a 904SF	A 527SF	A 527SF	A 527SF	C1b 904SF	C3a 1152SF	B2 764SF
17	B2 764SF	C3b 1141SF	C1a 904SF	A 527SF	A 527SF	A 527SF	C1b 904SF	C3a 1152SF	B2 764SF
16	B2 764SF	C3b 1141SF	C1a 904SF	A 527SF	A 527SF	A 527SF	C1b 904SF	C3a 1152SF	B2 764SF
15	B2 764SF	C3b 1141SF	C1a 904SF	A 527SF	A 527SF	A 527SF	C1b 904SF	C3a 1152SF	B2 764SF
14	B2 764SF	C3b 1141SF	C1a 904SF	A 527SF	A 527SF	A 527SF	C1b 904SF	C3a 1152SF	B2 764SF
13	B2 764SF	C3b 1141SF	C1a 904SF	A 527SF	A 527SF	A 527SF	C1b 904SF	C3a 1152SF	B2 764SF
12	B2 764SF	C3b 1141SF	C1a 904SF	A 527SF	A 527SF	A 527SF	C1b 904SF	C3a 1152SF	B2 764SF
11	B2 764SF	C3b 1141SF	C1a 904SF	A 527SF	A 527SF	A 527SF	C1b 904SF	C3a 1152SF	B2 764SF
10	B2 764SF	C3b 1141SF	C1a 904SF	A 527SF	A 527SF	A 527SF	C1b 904SF	C3a 1152SF	B2 764SF
9	B2 764SF	C3b 1141SF	C1a 904SF	A 527SF	A 527SF	A 527SF	C1b 904SF	C3a 1152SF	B2 764SF
8	B2 764SF	C3b 1141SF	C1a 904SF	A 527SF	A 527SF	A 527SF	C1b 904SF	C3a 1152SF	B2 764SF
7	B2 764SF	C3b 1141SF	C1a 904SF	A 527SF	A 527SF	A 527SF	C1b 904SF	C3a 1152SF	B2 764SF
6	B2 764SF	C3b 1141SF	C1a 904SF	A 527SF	A 527SF	A 527SF	C1b 904SF	C3a 1152SF	B2 764SF
5	B2 764SF	C3b 1141SF	C1a 904SF	A 527SF	A 527SF	A 527SF	C1b 904SF	C3a 1152SF	B2 764SF
4	B2 764SF	C3b 1141SF	C1a 904SF	A 527SF	A 527SF	A 527SF	C1b 904SF	C3a 1152SF	B2 764SF
3	B2 764SF	C3b 1141SF	C1a 904SF	A 527SF	A 527SF	A 527SF	C1b 904SF	C3a 1152SF	B2 764SF
2	B2 764SF	C3b 1141SF	C1a 904SF	A 527SF	A 527SF	A 527SF	C1b 904SF	C3a 1152SF	B2 764SF
1	B2(P) 764SF	C3b(P) 1141SF	C1a(P) 904SF	A(P) 527SF	A(P) 527SF	A(P) 527SF	C1b(P) 904SF	C3a(P) 1152SF	B2(P) 764SF

LOCATION MAP

NOT TO SCALE



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