

Huttons

SINGAPORE'S LARGEST
PRIVATE REAL ESTATE AGENCY



PINETREE HILL

A DESIRED LOCALE. ELEVATED BY NATURE. HONED TO PERFECTION.

Simplified Factsheet (Part 2)

1 June 2023



UNIT MIX

Unit Type	No. of Units	Area Range (sqm)	Area Range (sqft)
1-Bedroom + Study	22	50	538
2-Bedroom	45	65 & 79	700 & 850
2-Bedroom Premium	113	71, 72 & 85	764, 775 & 915
2-Bedroom Premium + Study	68	74	797
3-Bedroom	68	90, 108 & 109	969, 1,163 & 1,173
3-Bedroom Premium + Study	91	113 & 132	1,216 & 1,421
4-Bedroom Deluxe (with Private Lift)	45	120 & 138	1,292 & 1,485
4-Bedroom Premium (with Private Lift)	45	136 & 155	1,464 & 1,668
5-Bedroom Premium (with Private Lift)	22	161	1,733
Penthouse	1	267	2,874
Total	520		

Key Unique Selling Points (USPs)

<p>An Elevated Sanctuary with Magnificent Views :</p>	<p>Panoramic views of surrounding lush greenery, Bukit Timah Nature Reserve to the North and the city skyline to the South-East.</p>
<p>Refined Lifestyle which Balances Nature & Abundance of Amenities :</p>	<p>Nestled within one of Singapore's most exclusive private residential enclaves in Mount Sinai/Pandan Valley in District 21, with Clementi Forest and the upcoming Clementi Nature Trail right at your doorstep.</p> <p>Seamless accessibility to a wide range of retail and lifestyle amenities. Within 5 to 15 minutes' drive to shopping, dining and entertainment options such as Jelita Shopping Centre, Clementi Mall, Holland Village, The Star Vista, Rochester Mall, Dempsey Hill and Orchard Road Shopping Belt.</p>
<p>Proximity to Reputable Educational Institutions :</p>	<p>Henry Park Primary School and Pei Tong Primary School are within 1km radius. Methodist Girls' School, Nan Hua High School, NUS High School, Anglo-Chinese Junior College, Singapore Polytechnic, Ngee Ann Polytechnic and NUS are all within easy reach.</p>
<p>Excellent Connectivity :</p>	<p>15 minutes' walk to Dover MRT (East-West Line). One MRT stop to Clementi MRT (Interchange to future Cross Island Line) and to Buona Vista MRT (Interchange to Circle Line). Well connected to major roads and expressways such as Holland Road, Clementi Road and Ayer Rajar Expressway (AYE) and Pan Island Expressway (PIE).</p>
<p>Near to Vibrant Business Hubs :</p>	<p>Within 10 minutes' drive to one-north Business Park, Singapore Science Park I & II and future Dover Knowledge District which houses well-known leading companies in key growth sectors from biomedical sciences, info-communications technology, media and start-ups as well as science & research institutes.</p>

View to the North



An Elevated Sanctuary with Magnificent Views

View to the South-East



Refined Lifestyle Which Balances Nature & Abundance of Amenities

A DESIRED LOCALE.

Situated in District 21, within the prestigious Mount Sinai/ Pandan Valley neighbourhood, with top-tier educational institutions, commercial, dining and lifestyle options.

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HOLLAND VILLAGE

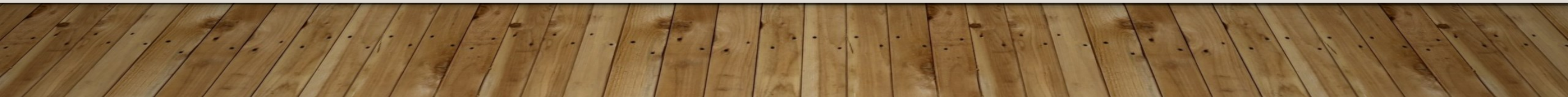
DEMPSEY HILL

THE STAR VISTA, BUONA VISTA

PINETREE HILL

CLEMENTI FOREST

RAIL CORRIDOR





Proximity to Reputable Educational Institutions

Henry Park Primary School	within 1km radius
Pei Tong Primary School	within 1km radius
Pei Hwa Presbyterian Primary School	within 2km radius
Methodist Girls' School	within 2km radius
Nan Hua High School	within 2km radius
NUS High School	within 2km radius
Singapore Polytechnic	within 2km radius
Ngee Ann Polytechnic	within 2km radius
National University of Singapore	within 3km radius

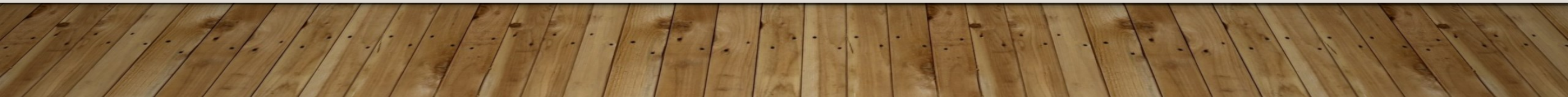


Excellent Connectivity



- MRT**
- Dover MRT 15 mins*
 - Clementi MRT (Interchange) 1 stop away (to future Cross Island Line)
 - Buona Vista MRT (Interchange) 1 stop away (to Circle Line)
 - Holland Village MRT (via Buona Vista on Circle Line) 2 stops away
 - one-north MRT (via Buona Vista on Circle Line) 2 stops away
 - Raffles Place MRT (Interchange) 8 stops away (to North South Line)

- EXPRESSWAYS**
Minutes drive away
- Pan Island Expressway (PIE)
 - Ayer Rajah Expressway (AYE)



Near to Vibrant Business Hubs



one-north is a 200-hectare research and development hub in Singapore, housing world-class facilities, technology companies, and educational institutions, focused on innovation and enterprise in biomedical research, technology, and advanced education.



CLUSTER FOR
INNOVATION AND
HIGH-TECH RESEARCH



8 DISTINCT
PRECINCTS



OVER 400 LEADING
COMPANIES



15 PUBLIC
RESEARCH
INSTITUTES



5 INSTITUTES OF
HIGHER LEARNING



Waterwall (The Vertical Oasis)

With the residential towers occupy only 12% of site area, leaving 88% dedicated to lush landscape and facilities, the 'close to nature' setting in Pinetree Hill offers an attractive and strong work-life balance proposition for home owners.

DEDICATED TO CREATING A
MASTERPIECE





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Flower Swathe

