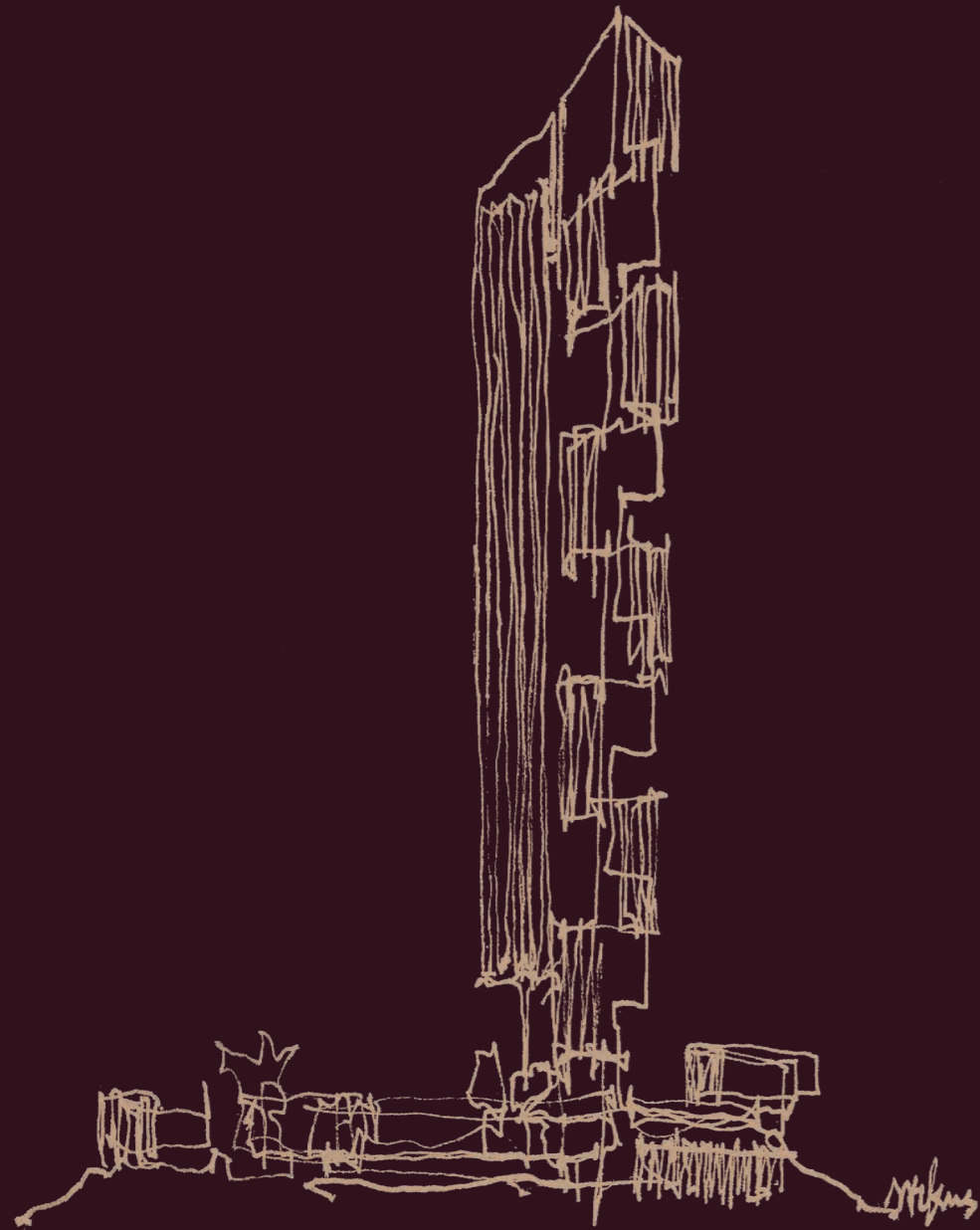




UPPERHOUSE

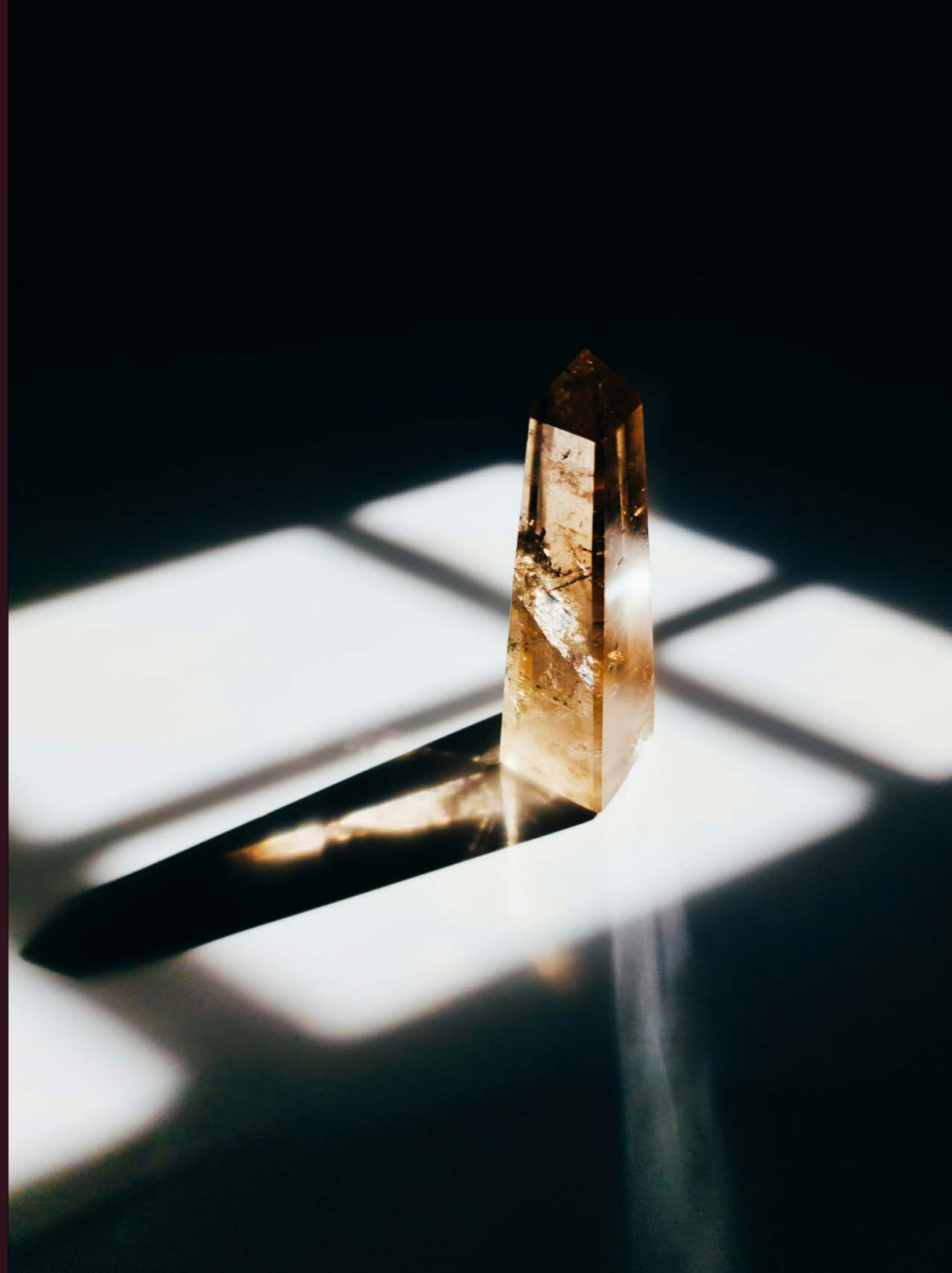
ORCHARD BOULEVARD



LUXURY REMASTERED

RARITY

01



RARE IS
THE WORK OF ART
THAT GIVES YOU
A WINDOW
INTO ANOTHER
WORLD

FORGED IN SINGULARITY

From a legacy of crafting collectible and liveable luxury, UOL unveils its latest masterpiece for those with an eye for the extraordinary — UPPERHOUSE at Orchard Boulevard. With an address in prime District 10 mere steps away from the vibrant Orchard Road Lifestyle & Shopping District, bask in a home where the finest in life is all yours for the taking.



Artist's Impression

AN ADDRESS THAT SAYS IT ALL


UPPERHOUSE
ORCHARD BOULEVARD

ION Orchard

Ngee Ann City

313@somerset

Marina Bay Sands

Central Business District

Sentosa

Mount Faber



MASTERING THE ART OF HOME

Nestled amidst prime enclaves, the Masterpiece Collection by UOL Group Limited is a bold testament to the art of home. From the serene elegance of 'Mansion in the Park' at Meyer House to the refined sophistication of 'Tranquillity on the Hill' at Watten House, and now UPPERHOUSE at Orchard Boulevard with 'An Address that Says It All' — each project marks a distinct chapter in UOL's evolving luxury journey.

MEYER HOUSE



WATTEN HOUSE



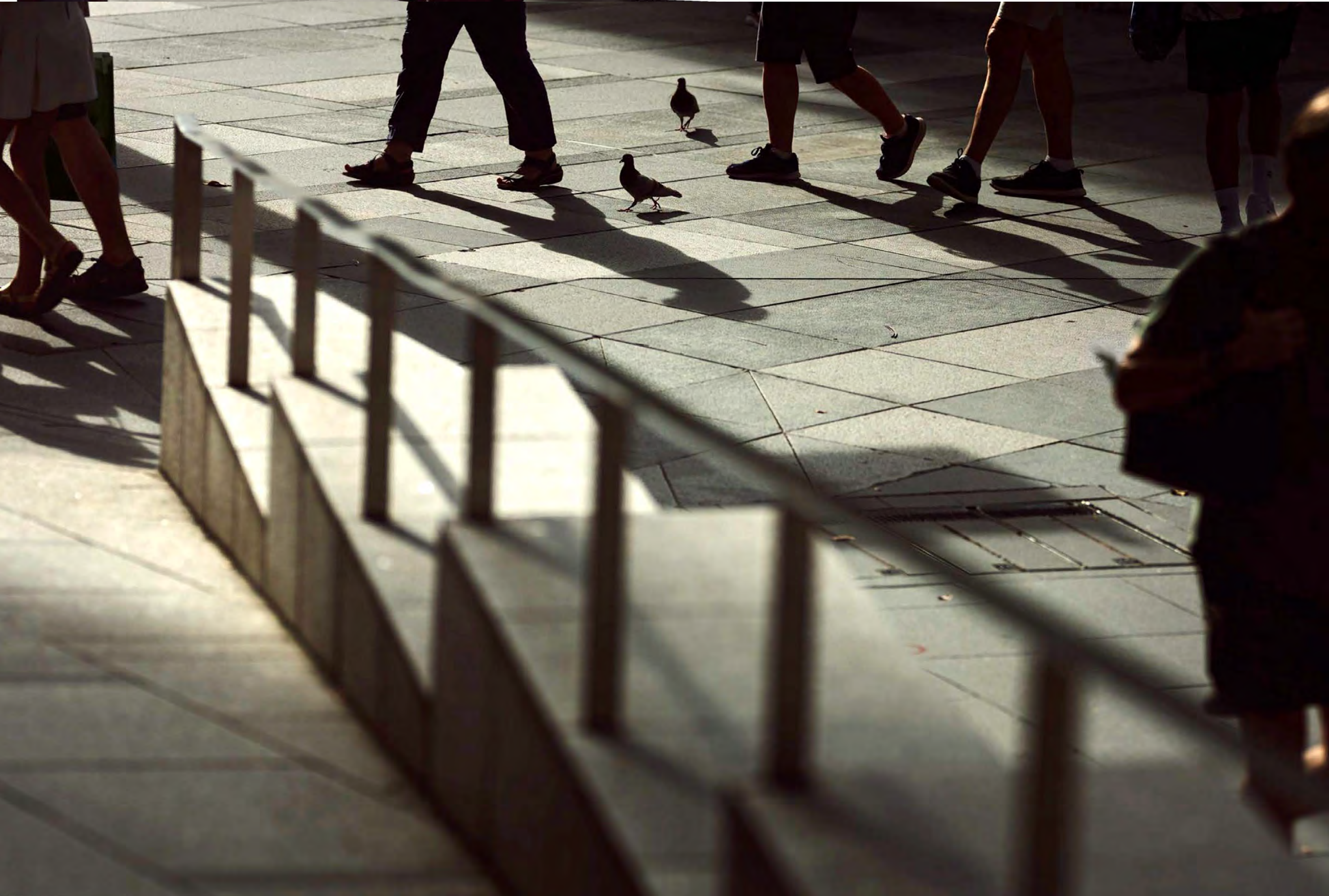
UPPERHOUSE AT ORCHARD BOULEVARD



RHYTHM

02







A MASTERSTROKE ON THE CITY'S CANVAS

With Orchard Road as your vibrant canvas, enjoy having life revolve around you. From designer boutiques and art galleries to Michelin-starred restaurants and exclusive clubs, indulge your every desire at this celebrated street, world-famous for good reason.



A short drive away, a wealth of options await. Over at charming Dempsey Hill and bohemian Holland Village, discover relaxed dining and leisure experiences that provide a contrasting rhythm to the urban energy of Orchard Road.

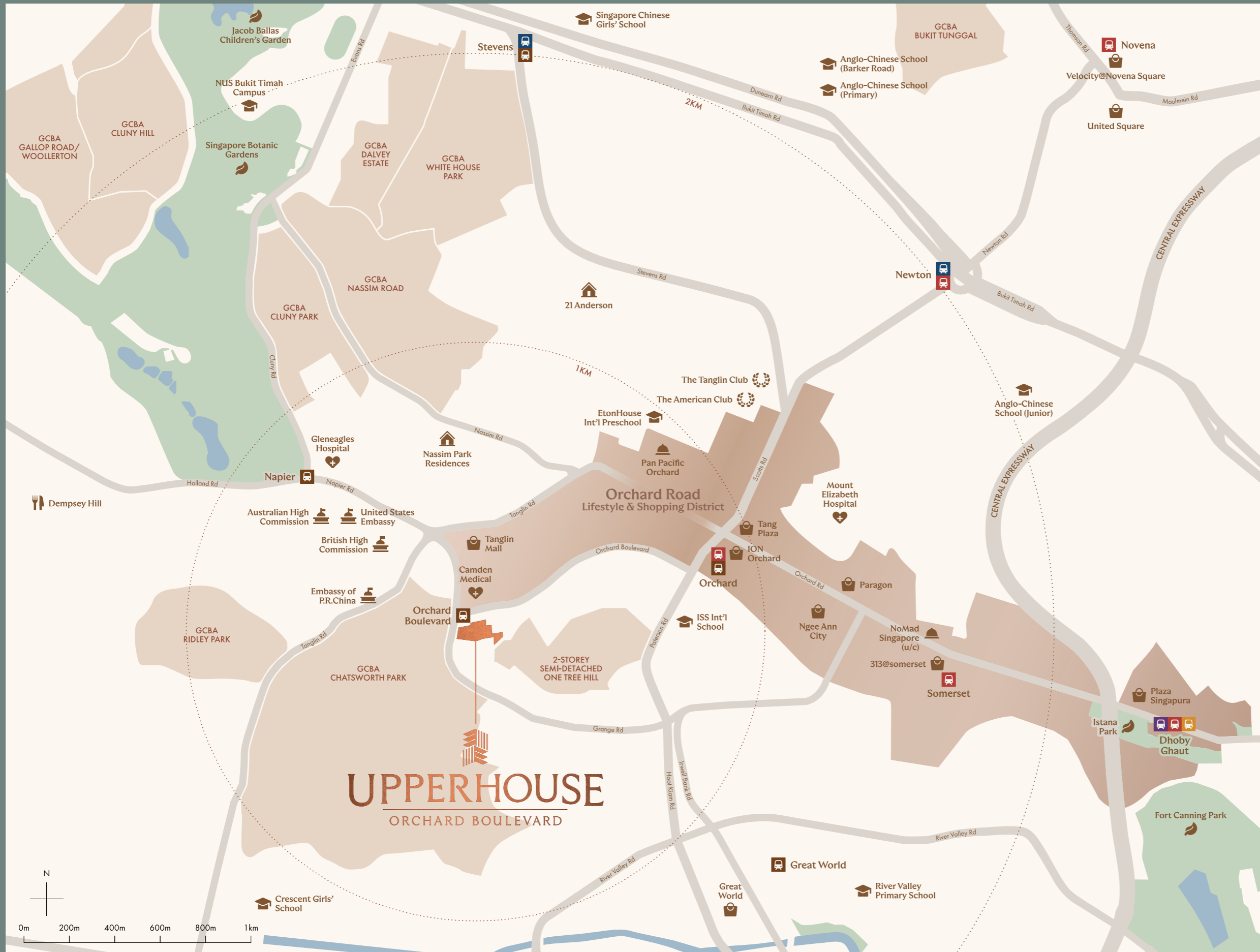
The Central Business District is also easily accessible, where continuous revitalisation transforms this financial and commercial hub into a dynamic fusion of work and play.



SANCTUARY IN HUES OF GREEN

UPPERHOUSE at Orchard Boulevard has you just steps away from the Singapore Botanic Gardens, a UNESCO World Heritage Site. Home to more than 10,000 species of flora spread over 82 hectares, its sprawling grounds invite leisurely discovery.







CONNECTIVITY

Orchard Boulevard MRT  1-min walk

LIFESTYLE

- Tanglin Mall  3-min walk
- Ngee Ann City  4-min drive
- Great World  4-min drive
- ION Orchard  5-min drive
- Tang Plaza  6-min drive
- The Paragon  6-min drive
- 313@somerset  6-min drive
- Dempsey Hill  6-min drive
- Plaza Singapura  8-min drive
- United Square  9-min drive
- Velocity@Novena Square  10-min drive

RECREATION

- Singapore Botanic Gardens  10-min walk
- The American Club  6-min drive
- The Tanglin Club  6-min drive
- Istana Park  8-min drive
- Fort Canning Park  8-min drive
- Jacob Ballas Children's Garden  10-min drive

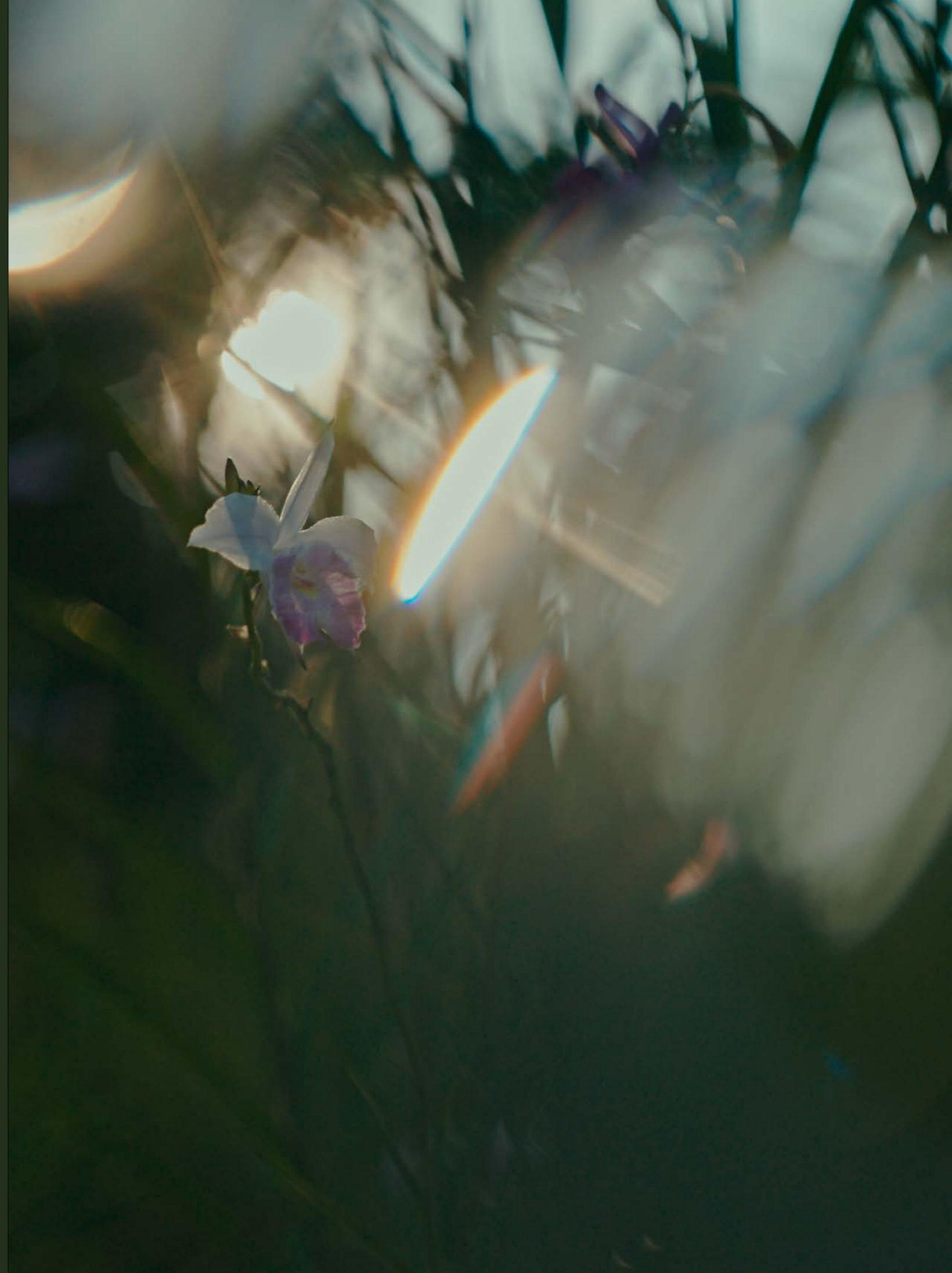
SCHOOL

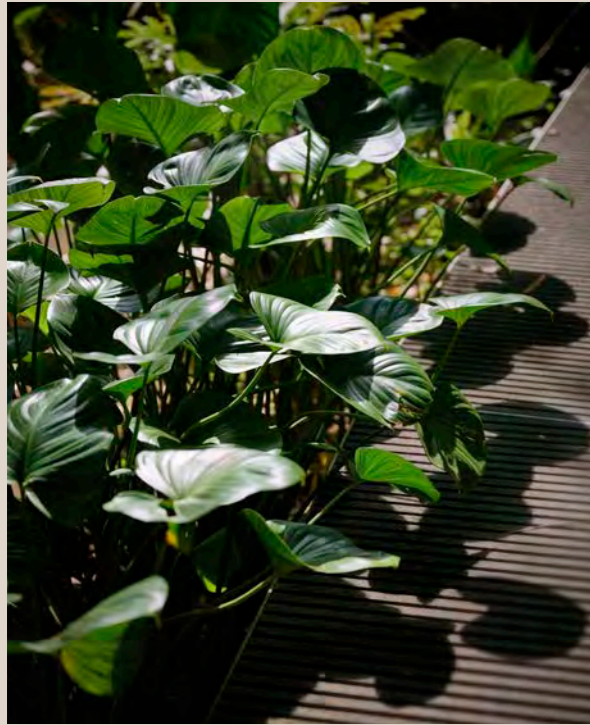
- Crescent Girls' School  5-min drive
- River Valley Primary School  6-min drive
- Singapore Chinese Girls' School  8-min drive
- NUS Bukit Timah Campus  9-min drive
- Anglo-Chinese School (Barker Road)  9-min drive
- Anglo-Chinese School (Primary)  11-min drive
- Anglo-Chinese School (Junior)  11-min drive

Map is not drawn to scale.
All distances and travelling times are approximates only.

BALANCE

03





NATURE IN YOUR FOREGROUND AND HOME GROUND

Presenting a rare harmony, UPPERHOUSE at Orchard Boulevard masterfully reconciles the vibrancy of the city with the tranquillity of a verdant sanctuary. Revel in a haven of green right at home, artfully landscaped to bring nature closer.





The Gym
Artist's Impression

Discover a serene respite amidst lush gardens, quiet alcoves and flowing pools, a setting enhanced by landscaping that seamlessly merges with the greenery of the adjacent park.

Take a refreshing dip in the pool while soaking in the stunning vista,
or host delightful gatherings with friends and family.





Infinity Pool
Artist's Impression



Function Room
Artist's Impression



Residents' Lounge
Artist's Impression

From intimate get-togethers to high-powered meetings, you'll find settings that offer both sophistication and functionality.

Rising above the district and neighbouring Good Class Bungalow Areas (GCBA), UPPERHOUSE at Orchard Boulevard reveals sweeping views, where luxuriant botanical landscape and glittering cityscape make for equally breathtaking panoramas.



A photograph of a park scene. In the foreground, two large, thick tree trunks are visible, framing the view. The ground is covered in green grass. In the background, there is a dense forest of trees. Two black street lamps with white lanterns are visible, one on the left and one on the right. The lighting is soft, suggesting a late afternoon or early morning setting. The text "EVERYTHING IN ITS TIME AND PLACE" is overlaid in the bottom left corner.

EVERYTHING IN ITS
TIME AND PLACE

YOUR SPA GETAWAY

Cross the Villa Bridge and enter a realm of pure relaxation. In the style of luxurious resorts, The Botanical Villa is your very own private wellness retreat. An immaculately appointed spa pavilion stands ready for your session with your favourite therapist. Overlooking the park, the tranquil spa pool is an invitation to soak your cares away.



The Botanical Villa
Artist's Impression



Hydropool
Artist's Impression



Hydropool
Artist's Impression

THE GOLDEN RATIO OF FUNCTION AND WARMTH

Bask in a host of recreational facilities designed to help you find your equilibrium. Spaces for solitude and reflection sit alongside venues for socialising and connection. Areas that stimulate and energise are balanced by oases that calm and restore.



The Spa Sanctuary
Artist's Impression



Indoor Spa Pool
Artist's Impression



Indoor Spa Pool
Artist's Impression

ACCENT

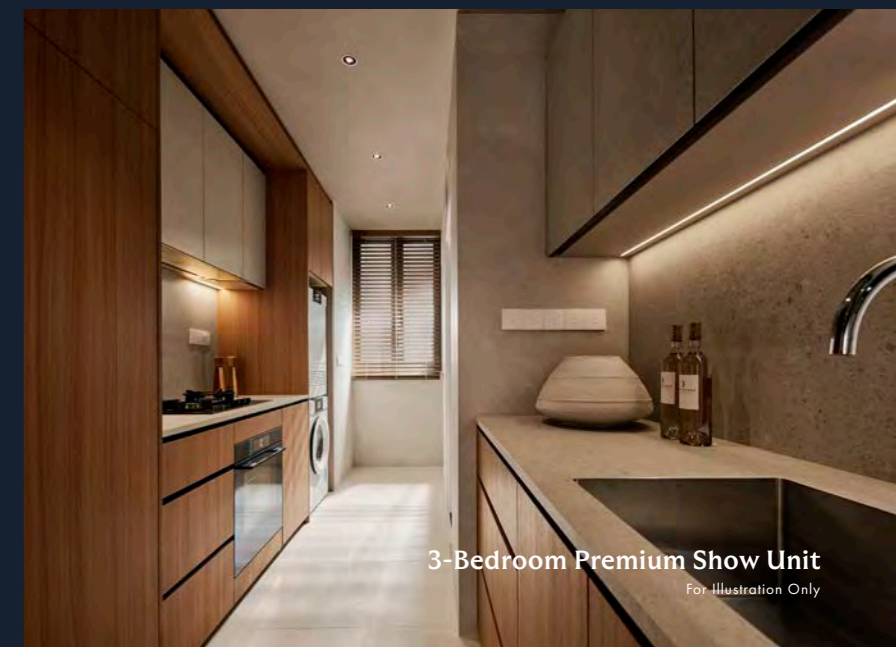




2-Bedroom Premium + Study Show Unit
For Illustration Only

LUXURY IN EVERY SHADE

At last, a home that shares your attention to detail and your taste for the finest. Savour an uncommon spaciousness with well-considered layouts and high ceilings. Sophisticated finishes and designer fittings complete an abode that truly elevates the everyday.



3-Bedroom Premium Show Unit
For Illustration Only



LIFE IS A TAPESTRY WOVEN OF
TREASURED MOMENTS

3-Bedroom Premium Show Unit
For Illustration Only



4-Bedroom Suite Show Unit
For Illustration Only



4-Bedroom Suite Show Unit
For Illustration Only

DETAILS PAINT A PICTURE OF PERFECTION



4-Bedroom Suite Show Unit
Rimadesio Walk-In Wardrobe for
Master Bedroom

For Illustration Only



4-Bedroom Suite Show Unit
V-ZUG Integrated Steam Oven

For Illustration Only



4-Bedroom Suite Show Unit
Ernestomeda Kitchen Cabinetry at
Gourmet Kitchen Bar

For Illustration Only



4-Bedroom Suite Show Unit
Gessi Sanitary Fittings
for Bathrooms

For Illustration Only

Take your pick from two meticulously crafted residential offerings: the Bespoke Collection and the Signature Collection. Revel in ultimate luxury with the 4-Bedroom Suites of the Bespoke Collection, or let the 1-Bedroom + Study to 3-Bedroom Premium residences of the Signature Collection speak of your cosmopolitan sophistication. Whichever home you choose, luxuriate in a curation of fittings from brands renowned for craftsmanship and quality.

BESPOKE

(4-Bedroom Suite)

Rimadesio Walk-In Wardrobe for Master Bedroom

Caccaro Wardrobes for all other Bedrooms

Gessi and Laufen Sanitary Fittings for Bathrooms

Ernestomeda Kitchen Cabinetry at Gourmet Kitchen Bar and Asian Kitchen

Rosso Levanto Marble Island Worktop for Gourmet Kitchen Bar

Full Suite of V-ZUG Kitchen Appliances

Additional V-ZUG Kitchen Provisions

- Integrated Oven
- Integrated Steam Oven
- Vacuum Drawer
- Integrated Dishwasher
- Wine Cooler

SIGNATURE

(1-Bedroom + Study to 3-Bedroom Premium)

Caccaro Wardrobes for all Bedrooms

Gessi and Laufen Sanitary Fittings for Bathrooms

Full Suite of V-ZUG Kitchen Appliances

From the elegance of Italian-crafted Rimadesio and Caccaro wardrobes to the culinary mastery of Ernestomeda kitchens and the Swiss precision of V-ZUG appliances, premier European design defines every space. Alongside Gessi and Laufen fittings in your personal sanctuary, these brands come together to create a home of exceptional quality and discernment.

WARDROBE SYSTEMS

Rimadesio caccaro

(Exclusively for BESPOKE)

KITCHEN SYSTEMS

ernestomeda

(Exclusively for BESPOKE)

KITCHEN APPLIANCES



SANITARY FITTINGS

GESSI®

LAUFEN



3-Bedroom Premium Show Unit
Caccaro Wardrobes for Bedrooms

For Illustration Only

YOUR HOME GROUND

BASEMENT 1

- 1 Drop Off (Arrival Courtyard)
- 2 Residents' Lounge
- 3 Water Feature
- 4 Plaza Planting

LEVEL 1

- 5 Function Room
- 6 Spa Bed
- 7 Bubble Pool
- 8 Play Area
- 9 Garden Lounge
- 10 The Gym
- 11 50m Lap Pool (Infinity Pool)
- 12 Poolside Deck
- 13 Family Deck
- 14 Serenity Lawn
- 15 Leisure Pool
- 16 Gourmet Pavilion
- 17 Floating Veranda
- 18 Play Pool
- 19 Grand Lobby
- 20 Reflection Brook

THE BOTANICAL VILLA (LEVEL 1)

- 21 Villa Bridge
- 22 Hydropool
- 23 Indoor Spa Pool
- 24 Garden Pavilion
- 25 Garden Rain Shower
- 26 Relaxation Deck
- 27 The Spa Sanctuary
- 28 Changing Room

OTHER FACILITIES | BASEMENT 3 (UPPER)

- A Transformer Room
- B Bin Centre

BASEMENT 2

- C Bicycle Parking
- D Side Gate(s)

BASEMENT 1

- E Entrance
- F Guardhouse
- G Management Office
- H Bicycle Parking
- I Side Gate(s)
- J Genset

LEVEL 1

- K Ventilation Shaft
- Water Tank (Roof)



0 10 20 50 METERS

BP NO: ES20250115-50001-CG01 dated 28/05/2025
ES20250115-50001-CG03 dated 11/05/2026

Artist's Impression



YOUR CHOICE UNITS

22 ORCHARD BOULEVARD, SINGAPORE 249628

FLOOR \ UNIT	01	02	03	04	05	06	07	08	09
R									
35	DP2	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
34	DP1	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
33	DP2	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
32	DP1	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
31	DP2	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
30	DP1	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
29	DP2	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
28	DP1	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
27	DP2	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
26	DP1	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
25	DP2	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
24	DP1	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
23	DP2	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
22	DP1	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
21	DP2	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
20	DP1	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
19	DP2	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
18	DP1	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
17	DP2	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
16	DP1	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
15	DP2	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
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13	DP2	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
12	DP1	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
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10	DP1	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
09	DP2	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
08	DP1	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
07	DP2	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
06	DP1	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
05	DP2	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
04		AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
03		AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2
02			AS1	BP1	BPS1	CP1	BP1	BP2	
01	FACILITIES AND LANDSCAPE								
B1	DROP-OFF / CARPARK								
B2	CARPARK / RETAIL								
B3	CARPARK								

1-BEDROOM + STUDY

2-BEDROOM PREMIUM

2-BEDROOM PREMIUM + STUDY

3-BEDROOM PREMIUM

4-BEDROOM SUITE
(With Private Lift & Carpark Lot)

Type AS1 | 44 sqm (474 sqft)

Type BP1 | 65 sqm (700 sqft)
Type BP2 | 65 sqm (700 sqft)

Type BPS1 | 71 sqm (764 sqft)
Type BPS2 | 71 sqm (764 sqft)

Type CP1 | 94 sqm (1012 sqft)

Type DP1 | 191 sqm (2056 sqft)
Type DP2 | 191 sqm (2056 sqft)

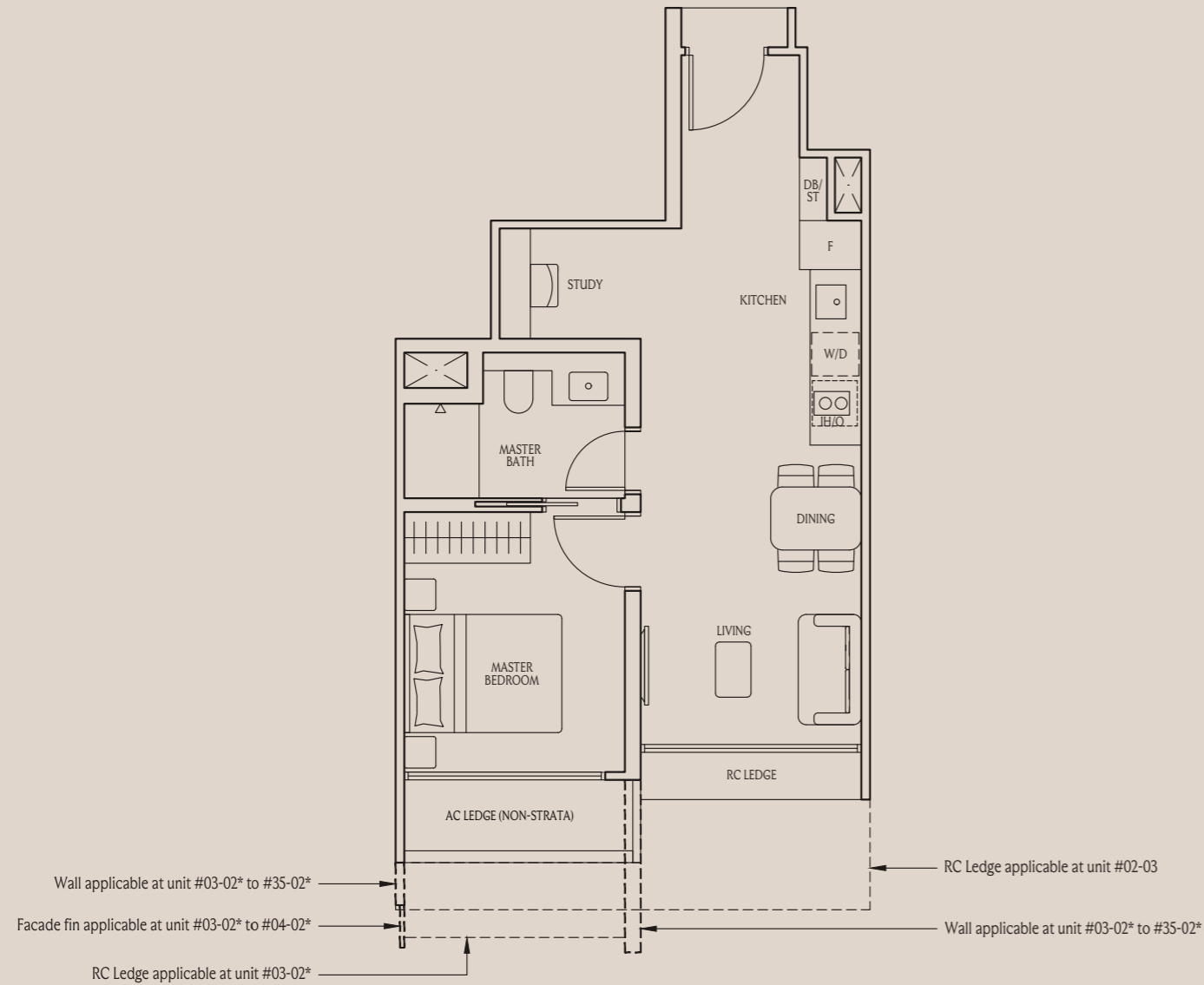
UPPERHOUSE

SIGNATURE

1-BEDROOM + STUDY

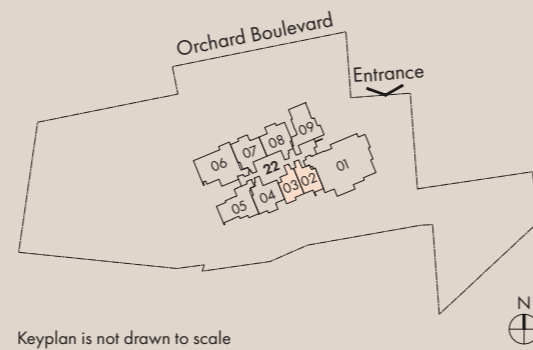
Type AS1
44 sqm (474 sqft)

#02-03 to #35-03
#03-02* to #35-02*



*Mirrored Unit

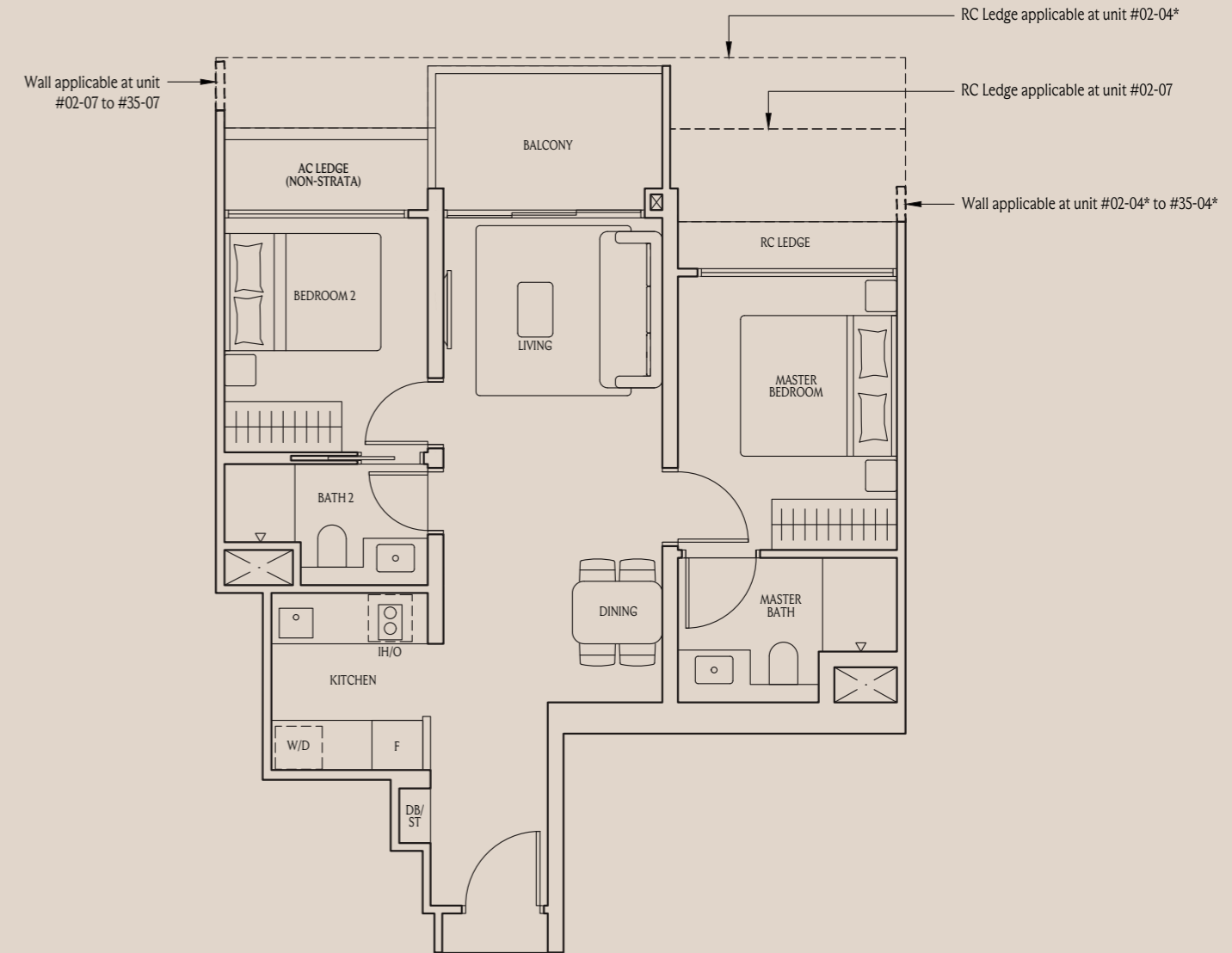
Area includes balcony or accessory lot (if applicable). All AC ledges, RC ledges (non-load bearing) and Private Lift Shaft are excluded from strata area. The plans are subject to change as may be approved by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen.



2-BEDROOM PREMIUM

Type BP1
65 sqm (700 sqft)

#02-07 to #35-07
#02-04* to #35-04*

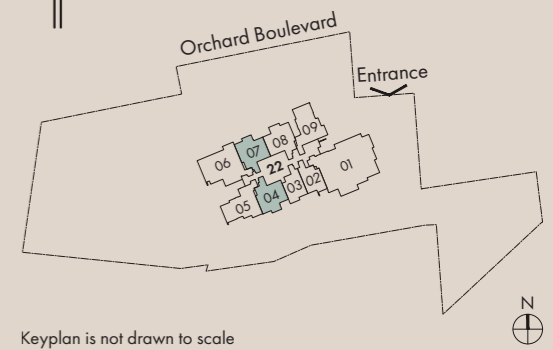
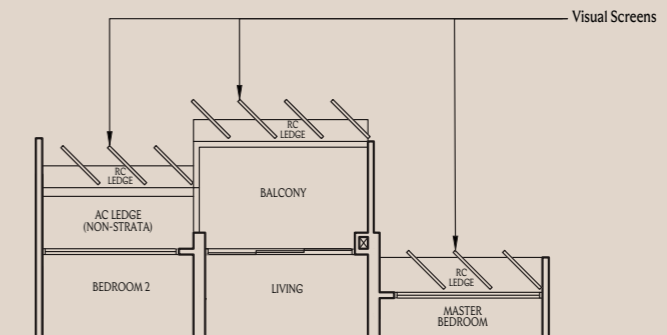


Only Applicable To
#28-07 To #35-07
(Not To Scale)



*Mirrored Unit

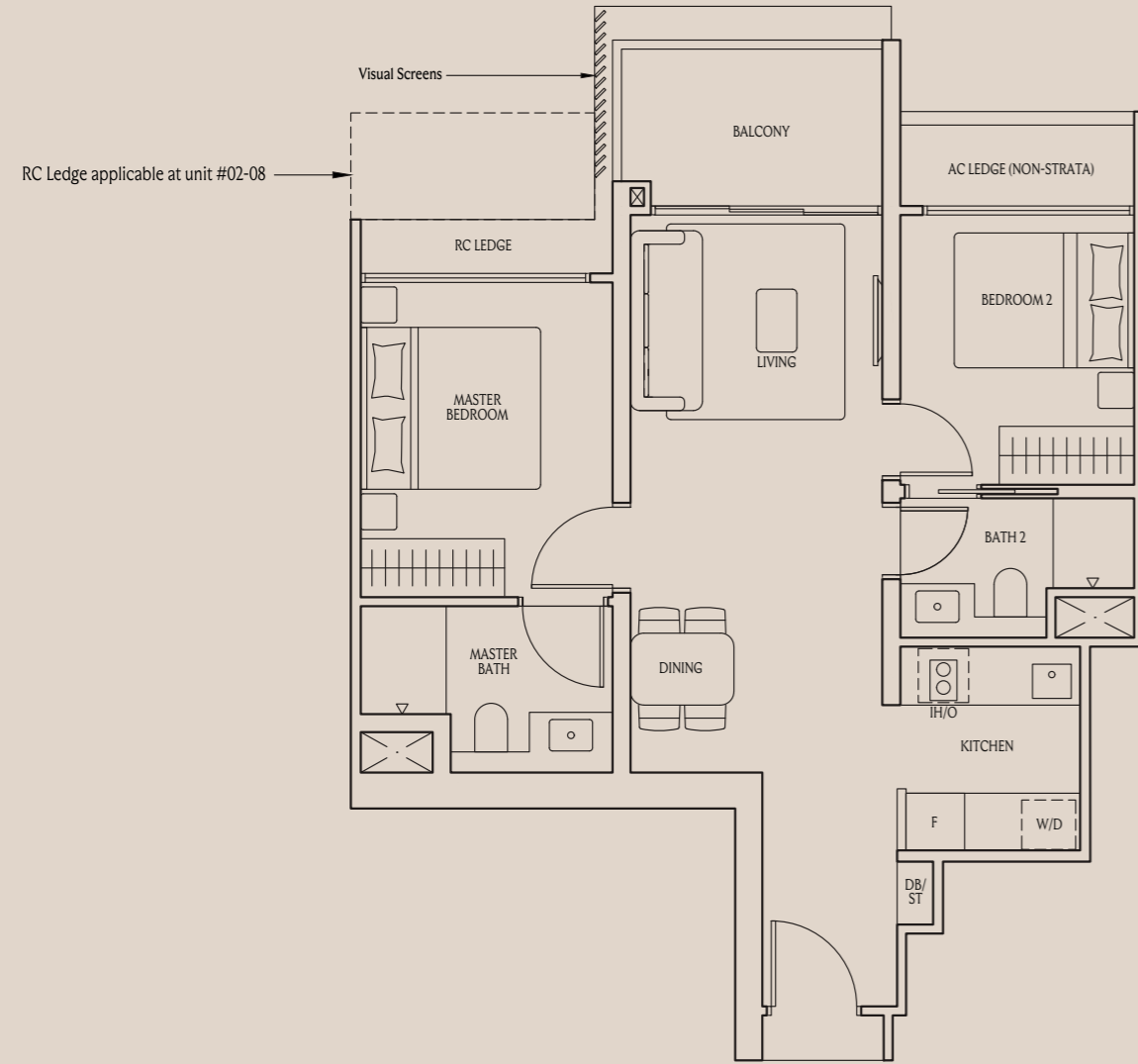
Area includes balcony or accessory lot (if applicable). All AC ledges, RC ledges (non-load bearing) and Private Lift Shaft are excluded from strata area. The plans are subject to change as may be approved by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen.



2-BEDROOM PREMIUM

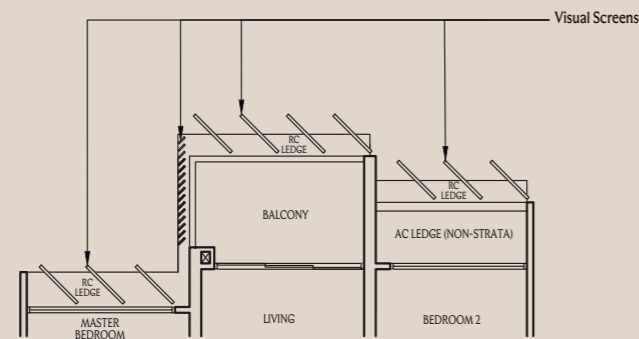
Type BP2
65 sqm (700 sqft)

#02-08 to #35-08



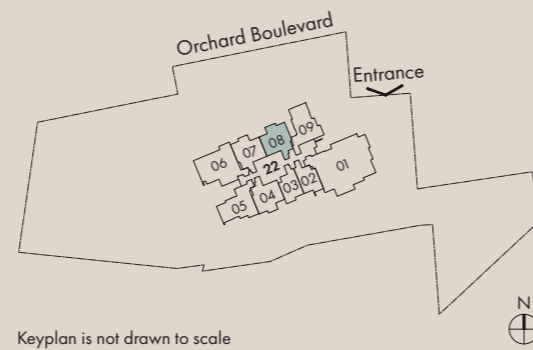
Only Applicable To
#28-08 to #35-08

(Not To Scale)



*Mirrored Unit

Area includes balcony or accessory lot (if applicable). All AC ledges, RC ledges (non-load bearing) and Private Lift Shaft are excluded from strata area. The plans are subject to change as may be approved by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen.



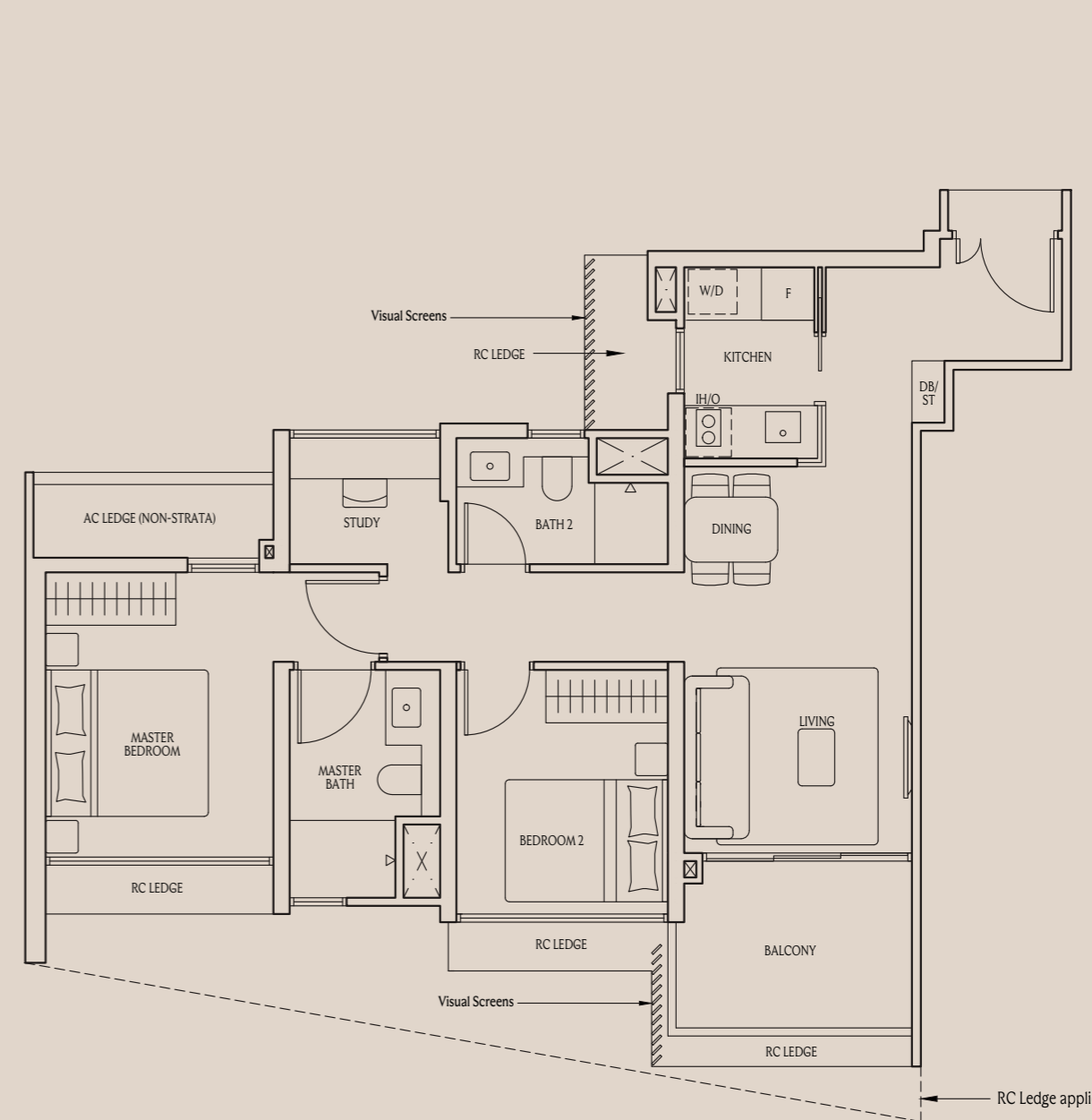
Keyplan is not drawn to scale



2-BEDROOM PREMIUM + STUDY

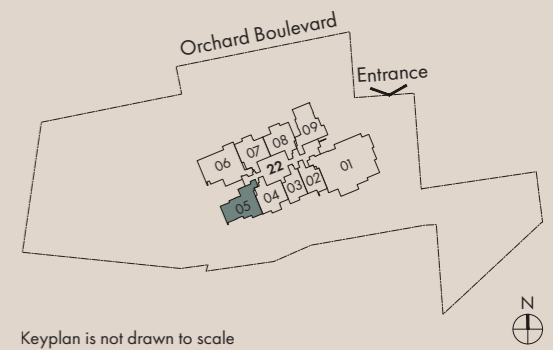
Type BPS1
71 sqm (764 sqft)

#02-05 to #35-05



*Mirrored Unit

Area includes balcony or accessory lot (if applicable). All AC ledges, RC ledges (non-load bearing) and Private Lift Shaft are excluded from strata area. The plans are subject to change as may be approved by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen.



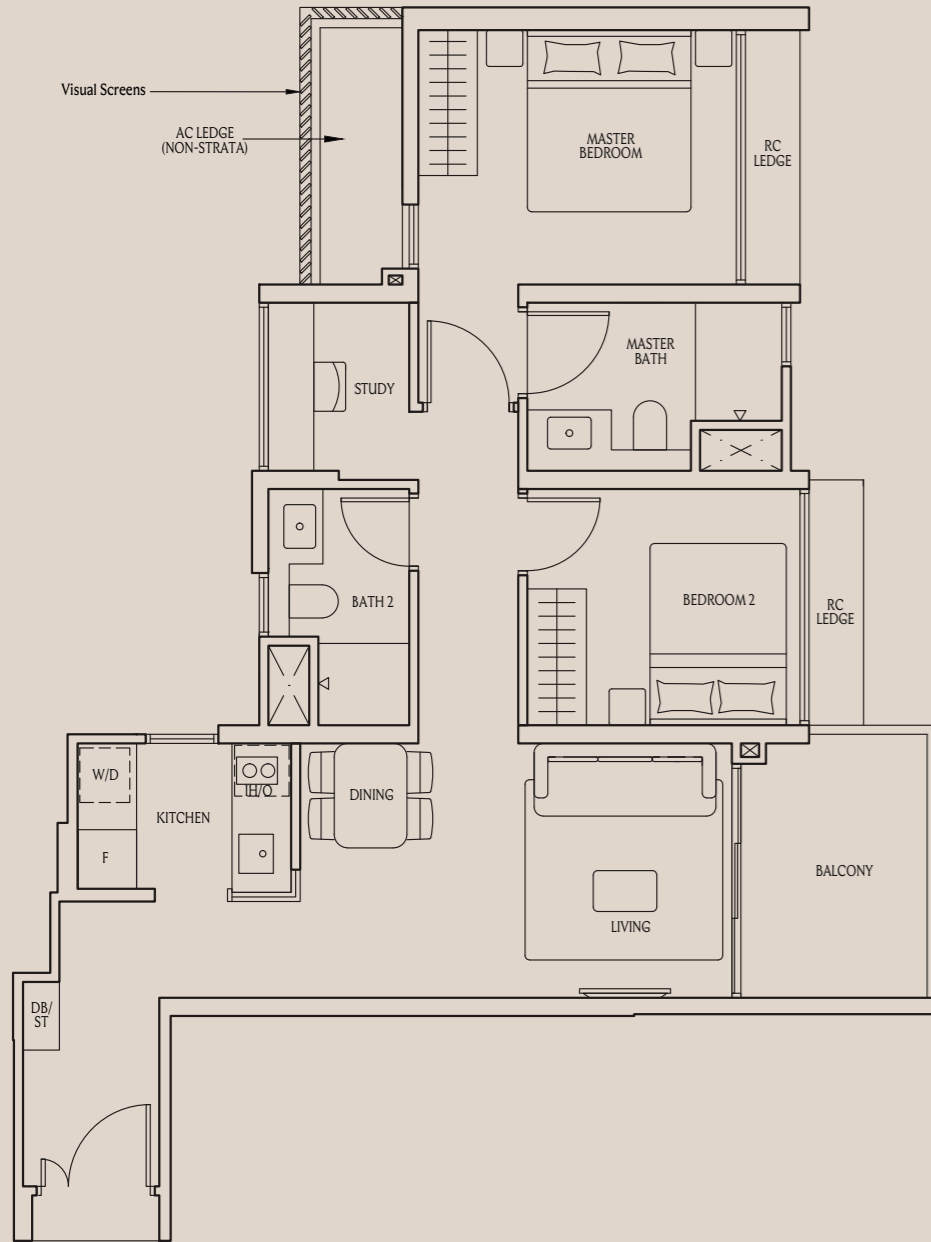
Keyplan is not drawn to scale



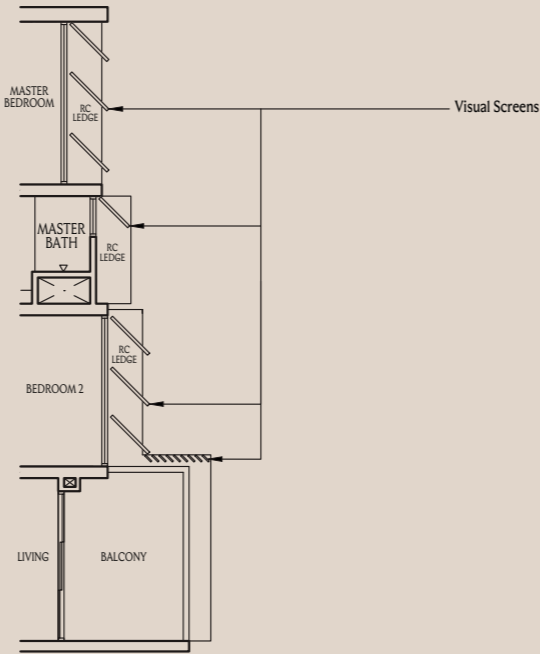
2-BEDROOM PREMIUM + STUDY

Type BPS2
71 sqm (764 sqft)

#03-09 to #35-09

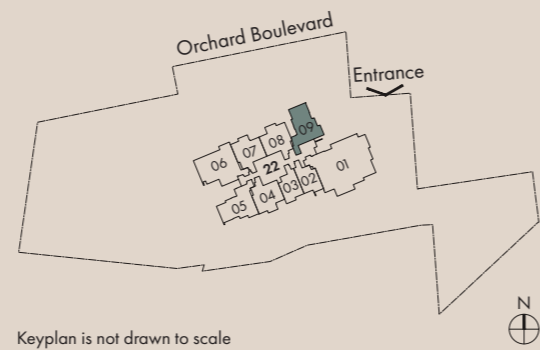


Only Applicable To
#28-09 to #35-09
(Not To Scale)



*Mirrored Unit

Area includes balcony or accessory lot (if applicable). All AC ledges, RC ledges (non-load bearing) and Private Lift Shaft are excluded from strata area. The plans are subject to change as may be approved by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen.

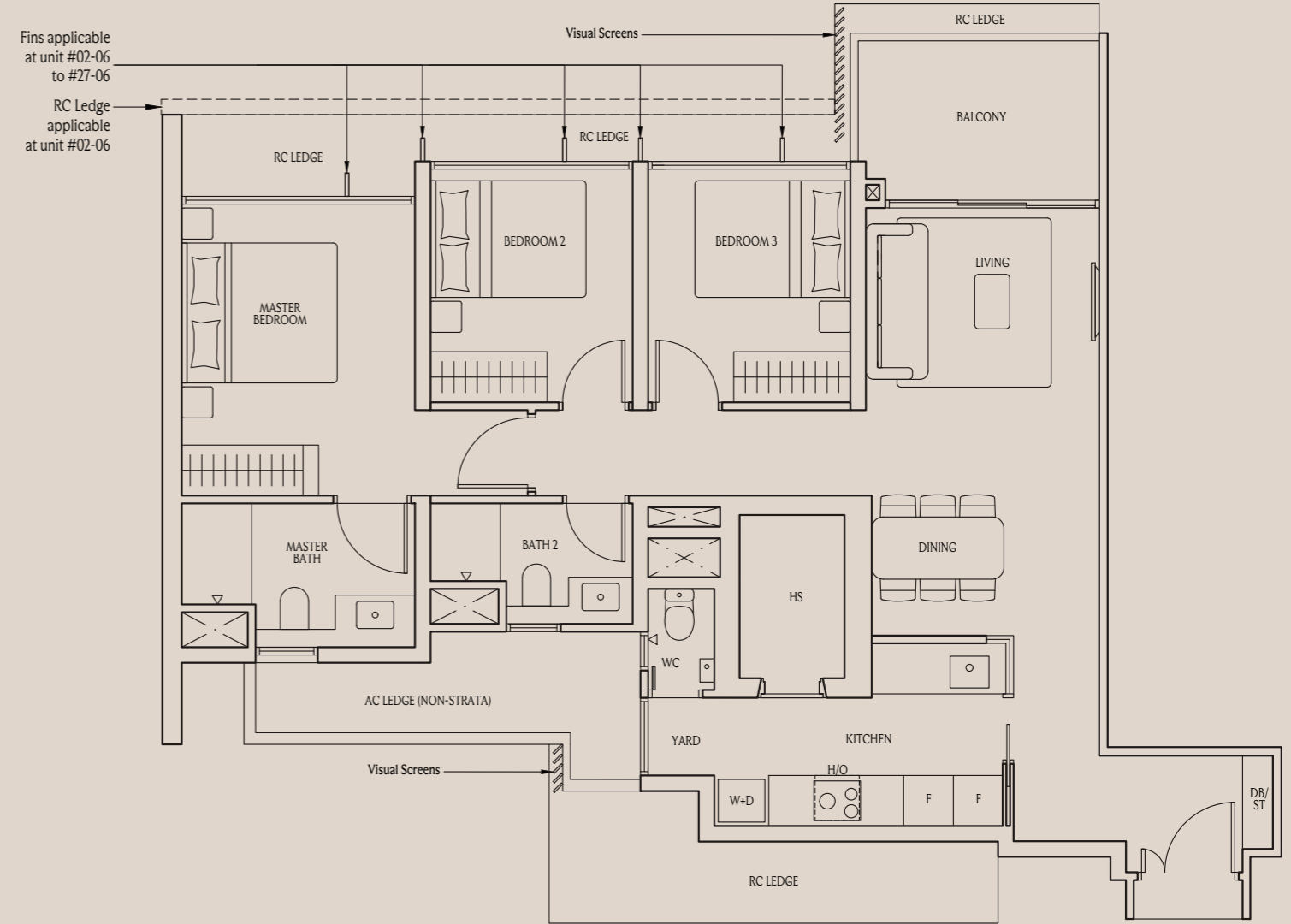


Keyplan is not drawn to scale

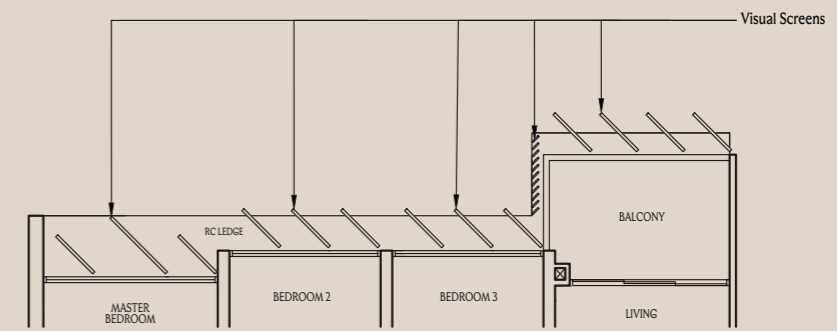
3-BEDROOM PREMIUM

Type CP1
94 sqm (1012 sqft)

#02-06 to #35-06

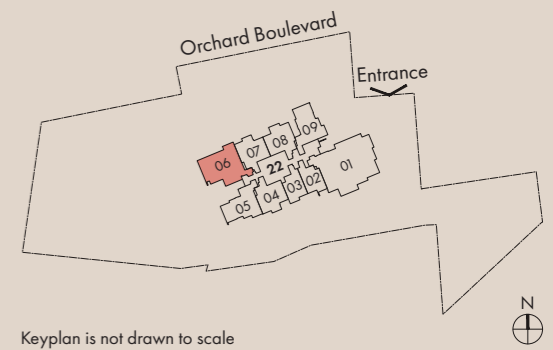


Only Applicable To
#28-06 to #35-06
(Not To Scale)



*Mirrored Unit

Area includes balcony or accessory lot (if applicable). All AC ledges, RC ledges (non-load bearing) and Private Lift Shaft are excluded from strata area. The plans are subject to change as may be approved by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen.



Keyplan is not drawn to scale

UPPERHOUSE

BESPOKE

4-BEDROOM SUITE

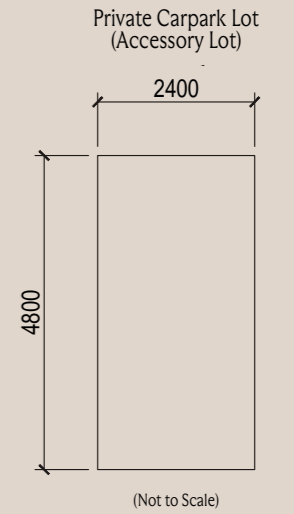
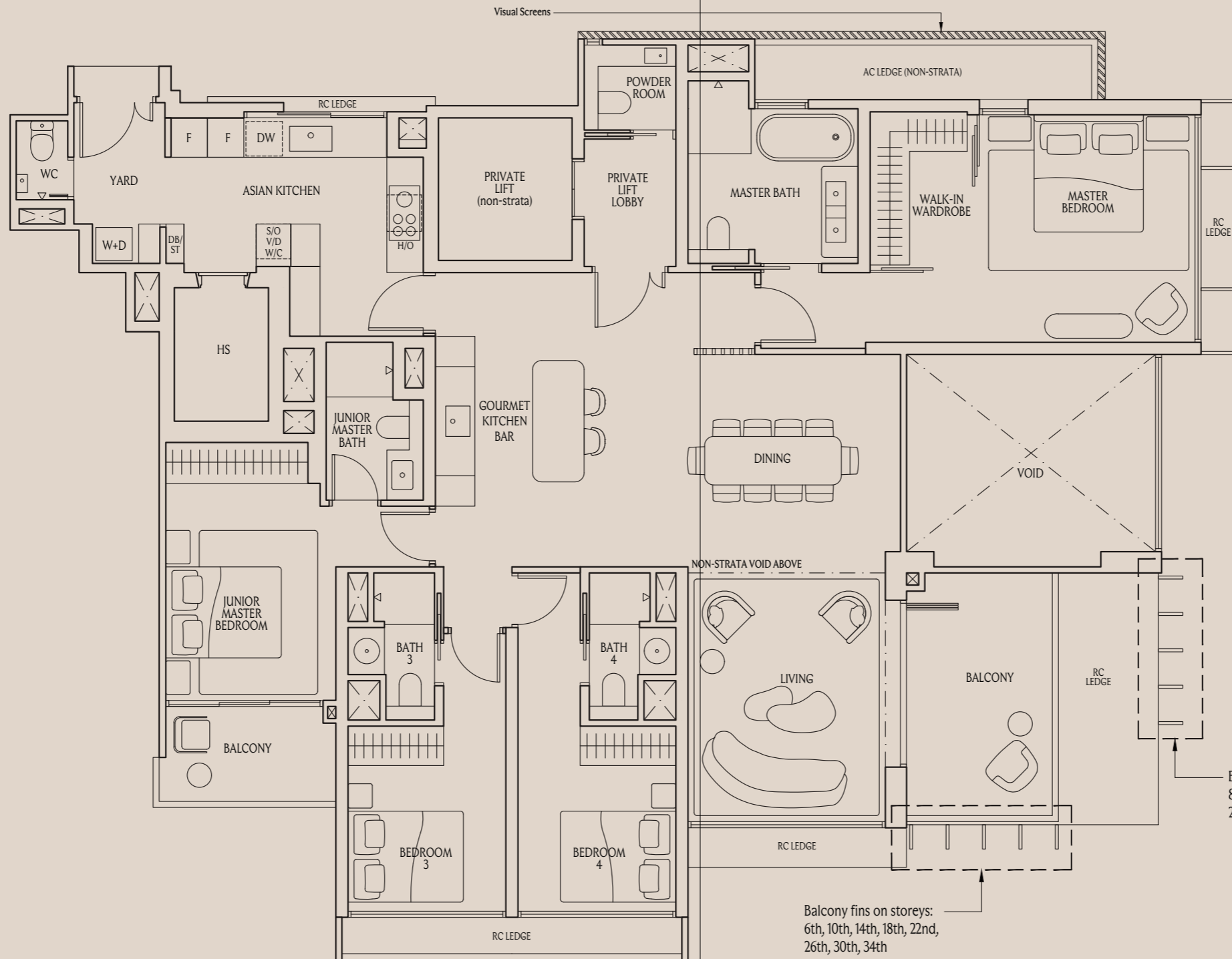
(With Private Lift & Carpark Lot)

Type DP1

191 sqm (2056 sqft)

#06-01 to #34-01

(Only Applicable At Even Storeys)



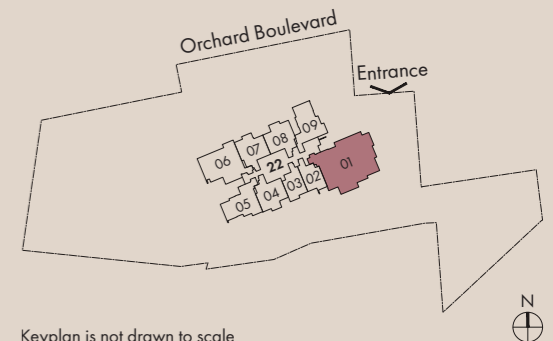
Balcony fins on storeys:
8th, 12th, 16th, 20th, 24th,
28th, 32nd

Balcony fins on storeys:
6th, 10th, 14th, 18th, 22nd,
26th, 30th, 34th



*Mirrored Unit

Area includes balcony or accessory lot (if applicable). All AC ledges, RC ledges (non-load bearing) and Private Lift Shaft are excluded from strata area. The plans are subject to change as may be approved by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen.



Keyplan is not drawn to scale

4-BEDROOM SUITE

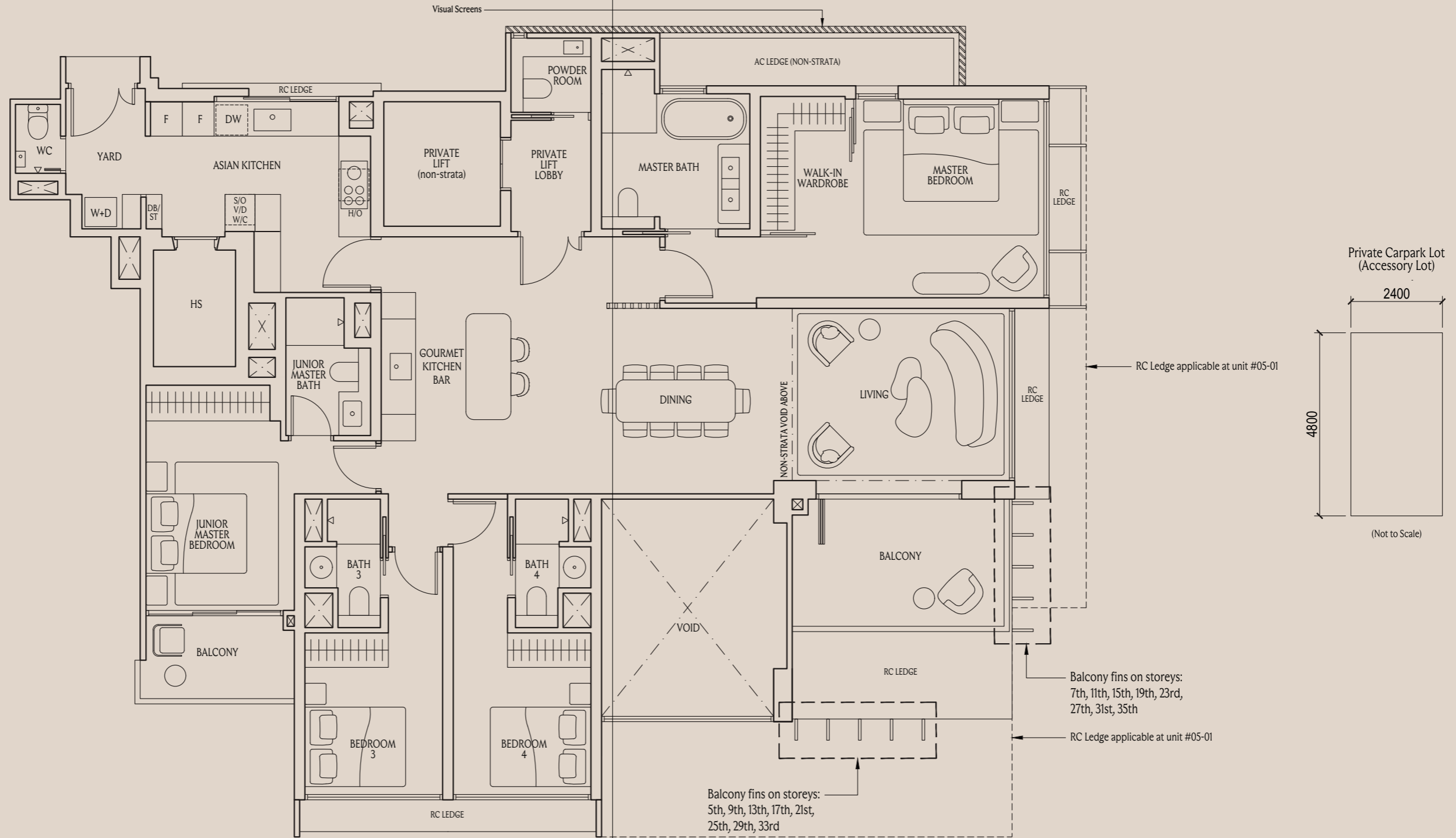
(With Private Lift & Carpark Lot)

Type DP2

191 sqm (2056 sqft)

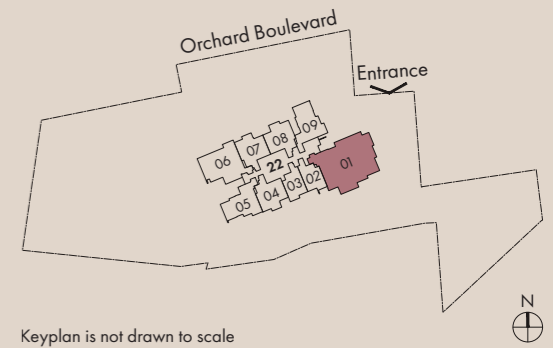
#05-01 to #35-01

(Only Applicable At Odd Storeys)



*Mirrored Unit

Area includes balcony or accessory lot (if applicable). All AC ledges, RC ledges (non-load bearing) and Private Lift Shaft are excluded from strata area. The plans are subject to change as may be approved by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen.



CREATING ENDEARING MASTERPIECES



MEYER BLUE
Artist's Impression



WATTEN HOUSE
Artist's Impression



UOL Group Limited (UOL) is a leading Singapore-listed property and hospitality group with total assets of about \$23 billion. The Company has a diversified portfolio of development and investment properties, hotels and serviced suites in Asia, Oceania, Europe, North America and Africa. With a track record of over 60 years, UOL strongly believes in delivering product excellence and quality service in all its business ventures. UOL, through its hotel subsidiary Pan Pacific Hotels Group Limited, owns three acclaimed brands namely "Pan Pacific", PARKROYAL COLLECTION and PARKROYAL. The Company's Singapore-listed property subsidiary, Singapore Land Group Limited, owns an extensive portfolio of prime commercial assets and hotels in Singapore.

UOL has won numerous accolades including Distinguished Patron of the Arts Award by National Arts Council, Champions of Good by National Volunteer & Philanthropy Centre, Sustainability Impact Awards by The Business Times and UOB, Community Chest Awards, the Building and Construction Authority Quality Excellence Award, Council on Tall Buildings and Urban Habitat Awards, and FIABCI Prix d'Excellence Award.



Singapore Land Group Limited (SingLand) is a premier real estate company listed since 1971. Working across a diverse portfolio of real estate including commercial offices, residential and retail properties and hotels, SingLand takes a holistic approach to development. Our residential portfolio is made up of a stellar cast of properties including Mon Jervois and V on Shenton while our commercial assets include some of Singapore's best-known commercial and retail landmarks such as UIC Building, Singapore Land Tower, The Gateway and Marina Square. From setting benchmarks to building landmarks, our residential and commercial portfolios represent our dedication to creative excellence and ambition to create inclusive and sustainable environments that elevate communities towards a better future.

Private Viewing By Appointment Only.

Developer: United Venture Development (No. 7) Pte. Ltd. • UEN: 202322557C • Housing Developer's Licence Number: C1528 • Tenure of Land: 99 Years commencing from 20 May 2024
• Encumbrances: Mortgage(s) registered in favour of CIMB Bank Berhad • Expected date of Notice of Vacant Possession: 30 June 2029 • Expected date of Legal Completion: 30 June 2032
• Lot & Town Subdivision Number: Lot 2401M TS 24 at Orchard Boulevard

Disclaimer: While every reasonable care has been taken in preparing this brochure and in constructing the models and showflats, the developer and the marketing agent cannot be held responsible for any inaccuracies or omissions. Visual representations, models, showflat displays and illustrations, photographs, art renderings and other graphic representations and references are intended to portray only artistic impressions of the development and cannot be regarded as representations of fact. Floor areas are approximate measurements and subject to final survey. The property is subject to inspection by the relevant authorities to comply with the current codes of practice. All information, specifications, renderings, visual representations and plans are current at the time of publication and are subject to change as may be required by us and/or the competent authorities and shall not be regarded as statements or representations of fact. All plans are subject to amendments as directed and/or approved by the building authorities. All areas are approximate measurements only and subject to final survey. The Sale and Purchase Agreement shall form the entire agreement between us, the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to the signing of the Sale and Purchase Agreement and shall in no way be modified by any statements, representations or promises made by us or the marketing agent.



