THE RITZ-CARLTON RESIDENCES®
SINGAPORE, CAIRNHILL

KOP PROPERTIES
Huttons® The Agency of Choice

THE RITZ-CARLTON RESIDENCES

SINGAPORE, CAIRNHILL



CONTENT

Project Information	Page 3
Location Plan	Page 6
View from 4th & 14th Floor	Page 7
View from 37th Floor	Page 8
Facilties Site Map	Page 9
Sky Terraces (4th , 14th ,24th Fl)	Page 11,12
Unit Specification	Page 13 – 16
Floor Plans	Page 17 – 23

KOP PROPERTIES

Huttons®
The Agency of Choice

HUTTONS ASIA PTE LTD ESTATE AGENT LICENCE NO.: L3008899K

THE RITZ-CARLTON RESIDENCES
SINGAPORE, CAIRNHILL

Project Information

Developer	KOP	Site area	59,000 sqft
Tenure	Freehold	Carpark Lots	132 (20 reserved lots)
District	9	Maintenance	S$3,050/mth (GST included) except PH
TOP	29 Aug 2011	Ritz Carlton Managed Period	20 years + (4 x 10 years) renewal
Address	65 Cairnhill Road	Concierge	24hrs service
No of Units	58		



1st Freehold Ritz Carlton Residences in Asia

Architect	ECO-ID Design Consultancy P/L	
Levels	36	
Unit Mix	3 Bedroom (36 units)	2,831 sqft Level 5 – 23
	4 Bedroom (18 units)	3,057 sqft Level 25 – 33
	Junior Penthouse (2)	3,574 sqft Level 34
	Superior Penthouse (2)	6,501 sqft Level 35, 36, 37
Facilites	Indoor 3 sky terraces	Level 4, 14, 24
	Outdoor Pool & Maze	Level 1
	Tennis Court	Level 1

Private Lifts

- Most expensive lift in Singapore ($1mil for each lift)
- An English artist was commissioned for S$60k to do the centrepiece artwork which is an image of a Lionhead manually hand laid
- Panels are wrapped with real Ostrich skin handles in the lift are in Clover shape

Unit Living, Dining, Balcony Area

- Floor: 1.3m x 1,3m Moca crème honed limestone flooring and bay window
- Flooring in balcony: Balau Wood deck in herringbone pattern
- Wooden doors, frames and skirting: 6 special step process to achieve distressed look
  - Bleaching of timber > Sandblasting > Heat drying > Base coat > Sanding > Protective varnish as finishing
- 3.1m ceiling height
- Lutron Home System for lightings and aircons

KOP PROPERTIES Huttons® The Agency of Choice

THE RITZ-CARLTON RESIDENCES

SINGAPORE, CAIRNHILL



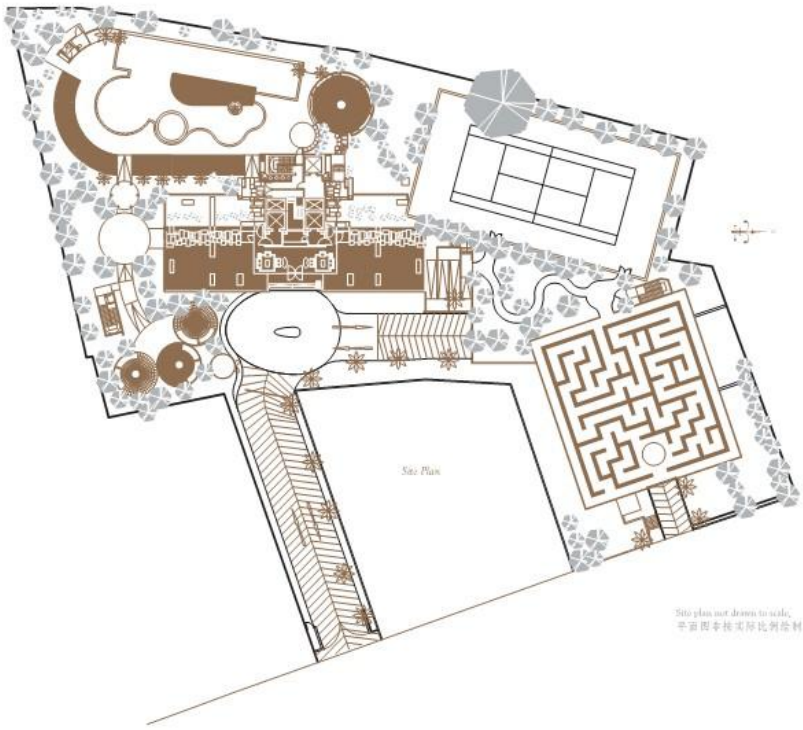
KOP PROPERTIES

Huttons® The Agency of Choice

HUTTONS ASIA PTE LTD ESTATE AGENT LICENCE NO.: L3008869K

THE RITZ-CARLTON RESIDENCES

SINGAPORE, CAIRNHILL



65 Cairnhill Road
经禧路65号

The path that serves as the driveway also serves to remove you from the hustle and bustle of the city. It leads you to the Jewel Box, where residents and guests will be received by the attendants of the estate.

The nature of The Ritz-Carlton Residences is designed such that both residents and guests feel cozy and at ease within its grounds. The maze garden, pools and pavilion all cater to the tranquil quiet soul.

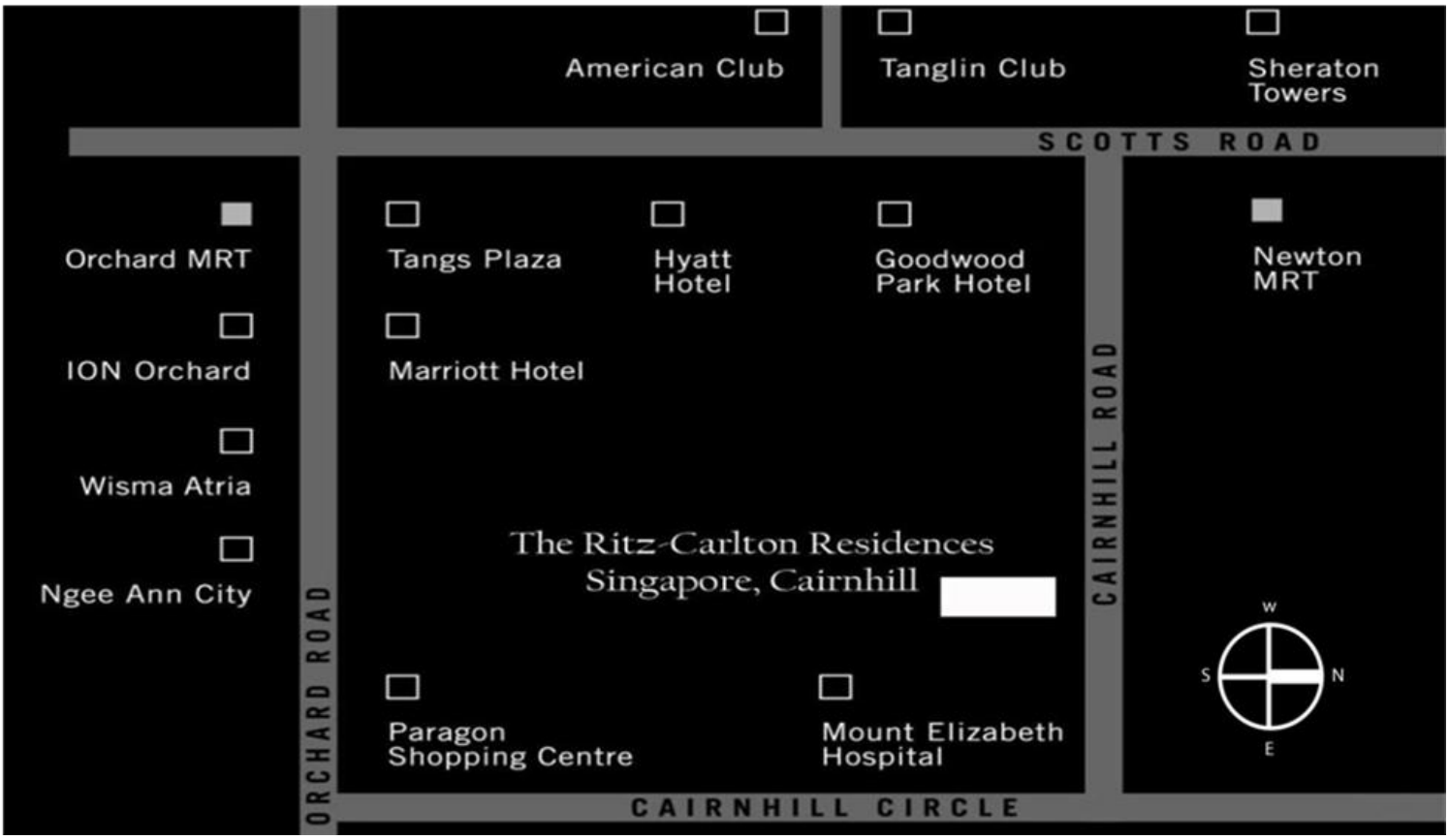
Offering a self-contained environment, the three sky terraces offer a spectacular view of the Singapore skyline. Residents can entertain their guests with a full entertainment deck comprising of a gourmet kitchen and wine cellar, café, gym, lounge and library.

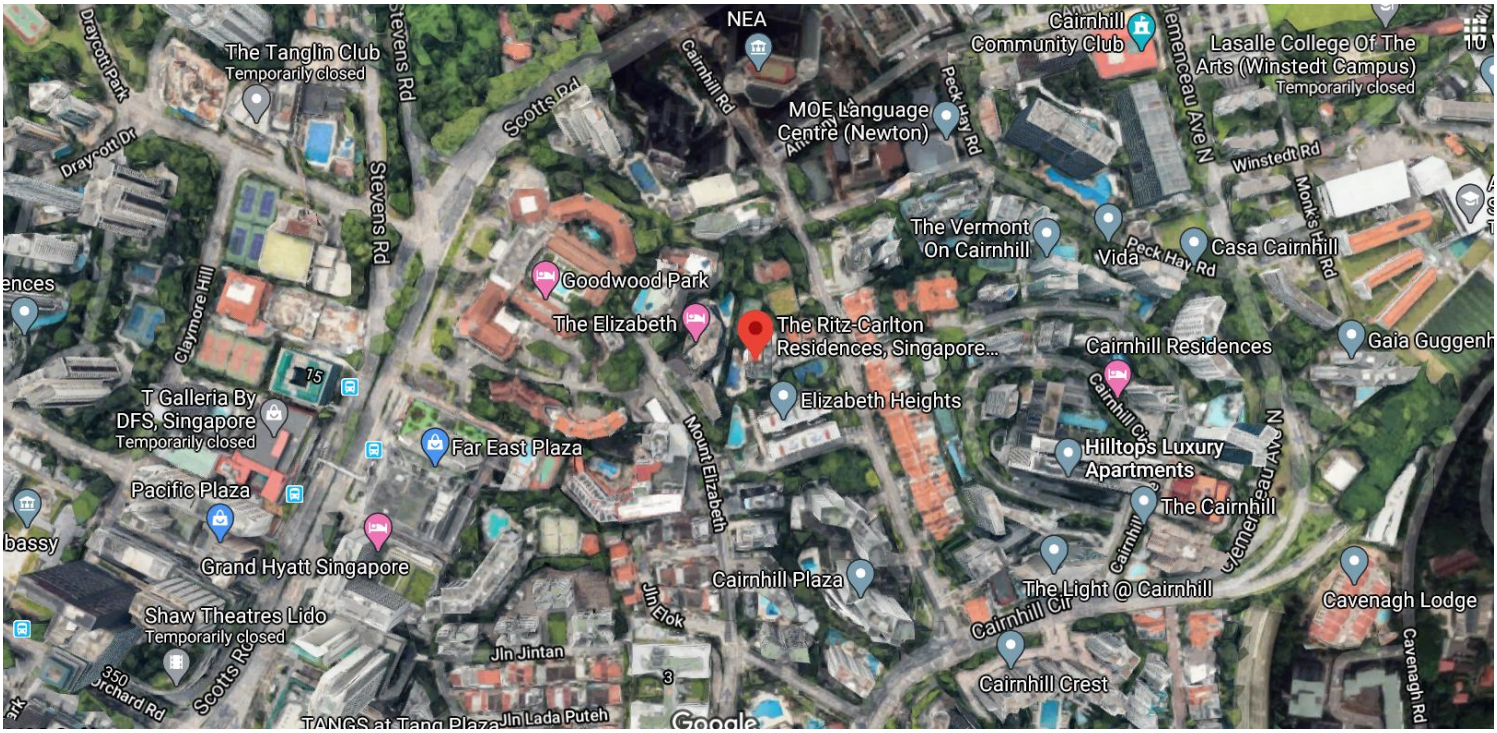
亦隐亦繁华，林荫车道引领您渐渐远离喧嚣。专属管家随时恭迎着您和您的朋友。

丽思卡尔顿公寓的设计独具匠心，让您和您的尊贵客人在宅邸中安享温暖惬意。迷宫花园、空中泳池和雕廊画栋，尽情抚慰您渴望平和的心灵。

三层空中会所让您足不出户也能遥望新加坡美丽的城市天际，设施齐全的多功能厅及美食厨房，酒窖，咖啡厅，健身房，休息室和图书馆能够细心款待更多来访的客人。

KOP PROPERTIES Huttons® The Agency of Choice
HUTTONS ASIA PTE LTD ESTATE AGENT LICENCE NO.: L3008899K





KOP PROPERTIES
Huttons® The Agency of Choice
HUTTONS ASIA PTE LTD ESTATE AGENT LICENCE NO.: L3008899K

View from 4th Floor



View from 14th Floor



KOP PROPERTIES
Huttons® The Agency of Choice
HUTTONS ASIA PTE LTD ESTATE AGENT LICENCE NO.: L3008869K

View from 37th Floor (Penthouse)



Residents Privileges



The Ritz-Carlton Residences sets a new standard in luxury living with its sublime finishes, exceptional amenities and the **Legendary Service Excellence** of The Ritz-Carlton Hotel.

Privileges as a Resident :
- General Manager available for consultation
- 24 hours Concierge
- Café Lounge (coffee and tea available 24hrs)
- Complimentary breakfast on Weekdays
- Access to Ritz-Carlton Hotel Reservation System

A-la-carte services available to Residents :
- House-keeping
- Laundry
- Baby-sitting
- Limousine
- Catering
- Events management

KOP PROPERTIES Huttons® The Agency of Choice
HUTTONS ASIA PTE LTD ESTATE AGENT LICENCE NO.: L3008899K

Grand Lobby



- 6.8m ceiling height
- Private lift lobby for every unit
- 24 hour state-of-the-art security system
- Biometric & face recognition entrance
- Audio-video intercom
- Automated car park gantry system
- Digital CCTV with Articial Intelliegence
- 3 Basement car park levels (135 lots)

- S$160k lobby Flooring, approx S$2900 per tile
  - Custom-made Oak Wood with Clover design Cosmo black marble
  - Laser-cut Technology is used to produce the Travertine clover motif wall

Ground Floor Facilities Site Map



A. BBQ Area
B. Jacuzzi
C. Swimming Pool – 25m
D. Wading Pool
E. Multi-purpose Entertainment Area
F. Tennis Court
G. Maze Garden
H. Gazebo
I. Reflective Pool

KOP PROPERTIES Huttons® The Agency of Choice
HUTTONS ASIA PTE LTD ESTATE AGENT LICENCE NO.: L3008899K



- Tennis Court – Wet towel and cold water are provided
- Manicured Maze Garden in carpet grass – The only RCR in Asia has it
- Gazebo, Reflective pool



- Lap pool (25m) with wading pool (kids' pool) – Towel & water provided till 10.30pm
- Jacuzzi
- 2 BBQ areas – Portable BBQ Pit (Morris Haggen superior); Service can be provided at $50/hr (min 4hr)

KOP PROPERTIES Huttons® The Agency of Choice
HUTTONS ASIA PTE LTD ESTATE AGENT LICENCE NO.: L3008899K

Level 4 - Sky Terrace



- Indoor Lap pool (34m) & Heated hydro pool - Towel & water provided till 10.30pm
- Indoor Gym (Techno-Gym Brand), Outdoor Gym, Aqua Gym, Steam Rooms, Yoga Deck
- Management office – There is a resident GM on duty

Level 14 - Sky Terrace



Library

Games Area

Café

Table Tennis

Billiard

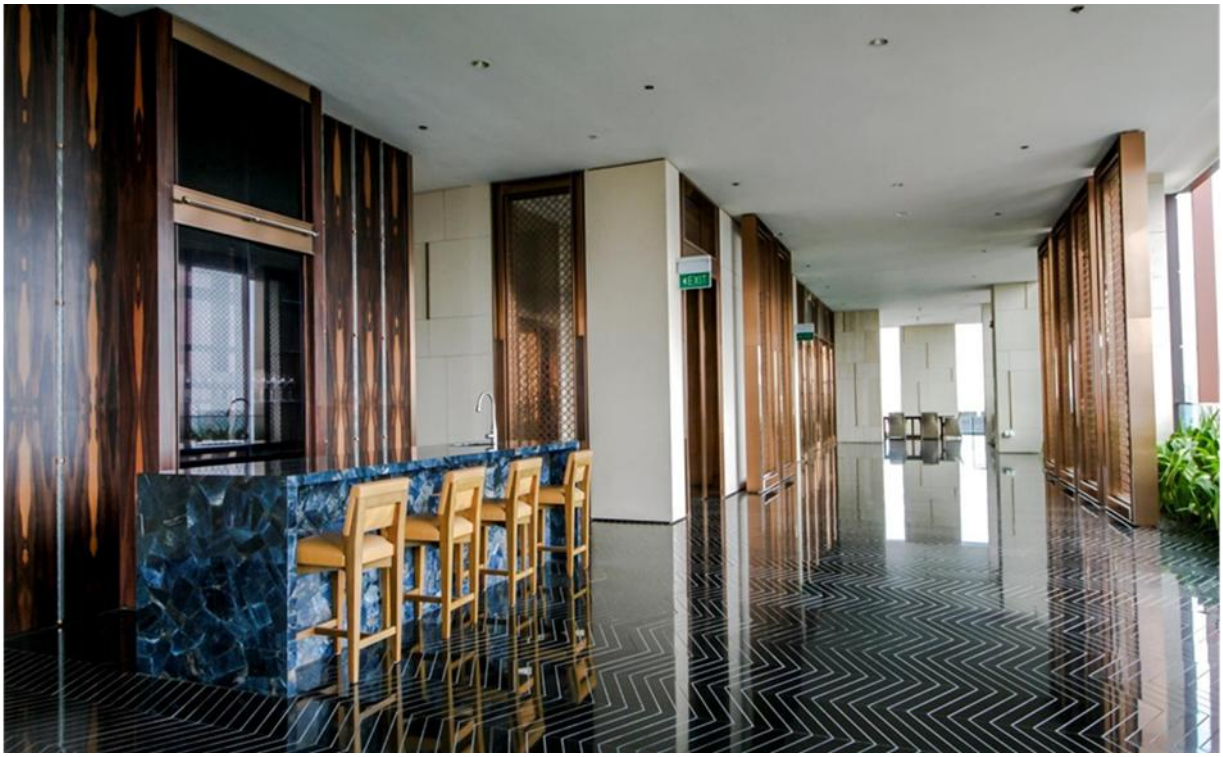
Aircon Lounge

Lounge

Continental breakfast : 7am – 10am
Tea time : 12pm – 4pm

KOP PROPERTIES Huttons® The Agency of Choice
HUTTONS ASIA PTE LTD ESTATE AGENT LICENCE NO.: L3008869K

Level 24 – Sky Terrace (Sky65)



- Function Room (Booking fee $1,000 refundable deposit)
- Gourmet Kitchen
- Lapis Lazuli (Brazil) Bar Counter and built-in wine cellar
- Seated 60 pax
- Standing 100 pax

KOP PROPERTIES Huttons® The Agency of Choice
HUTTONS ASIA PTE LTD ESTATE AGENT LICENCE NO.: L3008899K

Living Room



- Moca Crème hone finished limestone flooring
- Luton Home Works for control of lighting, air-conditioning and water heater

Dining Room



- Moca Crème hone finished limestone flooring
- One way reflective glass door

KOP PROPERTIES Huttons® The Agency of Choice
HUTTONS ASIA PTE LTD ESTATE AGENT LICENCE NO.: L3008899K

Kitchen



- Poggenpohl kitchen system with granite counter-top
- Sub-zero refrigerator
- Miele kitchen appliances

Balcony



- Flooring in balcony: Balau Wood deck in herringbone pattern

KOP PROPERTIES Huttons® The Agency of Choice
HUTTONS ASIA PTE LTD ESTATE AGENT LICENCE NO.: L3008899K

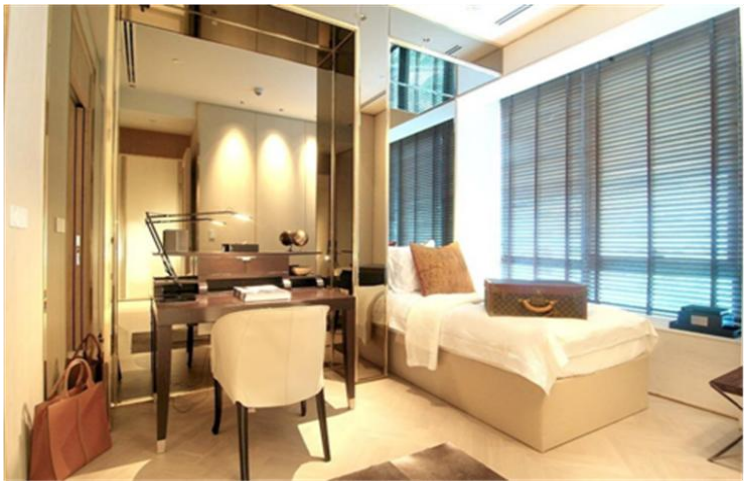
Bedrooms



- High ceiling – 3.1m / 10ft
- White oak timber strips for flooring (herringbone pattern)
- B&B Italia built-in wardrobes with dehumidifier (solid white oak doors)

Bedrooms





- Wooden doors, frames and skirting: 6 special step process to achieve distressed look
  - Bleaching of timber > Sandblasting > Heat drying > Base coat > Sanding > Protective varnish as finishing

KOP PROPERTIES
Huttons® The Agency of Choice
HUTTONS ASIA PTE LTD ESTATE AGENT LICENCE NO.: L3008869K



Powder Room

- Onyx vanity top
- Toto WC with washlets and bidet functions
- Moca crème honed finished limestone flooring

Master Bathroom

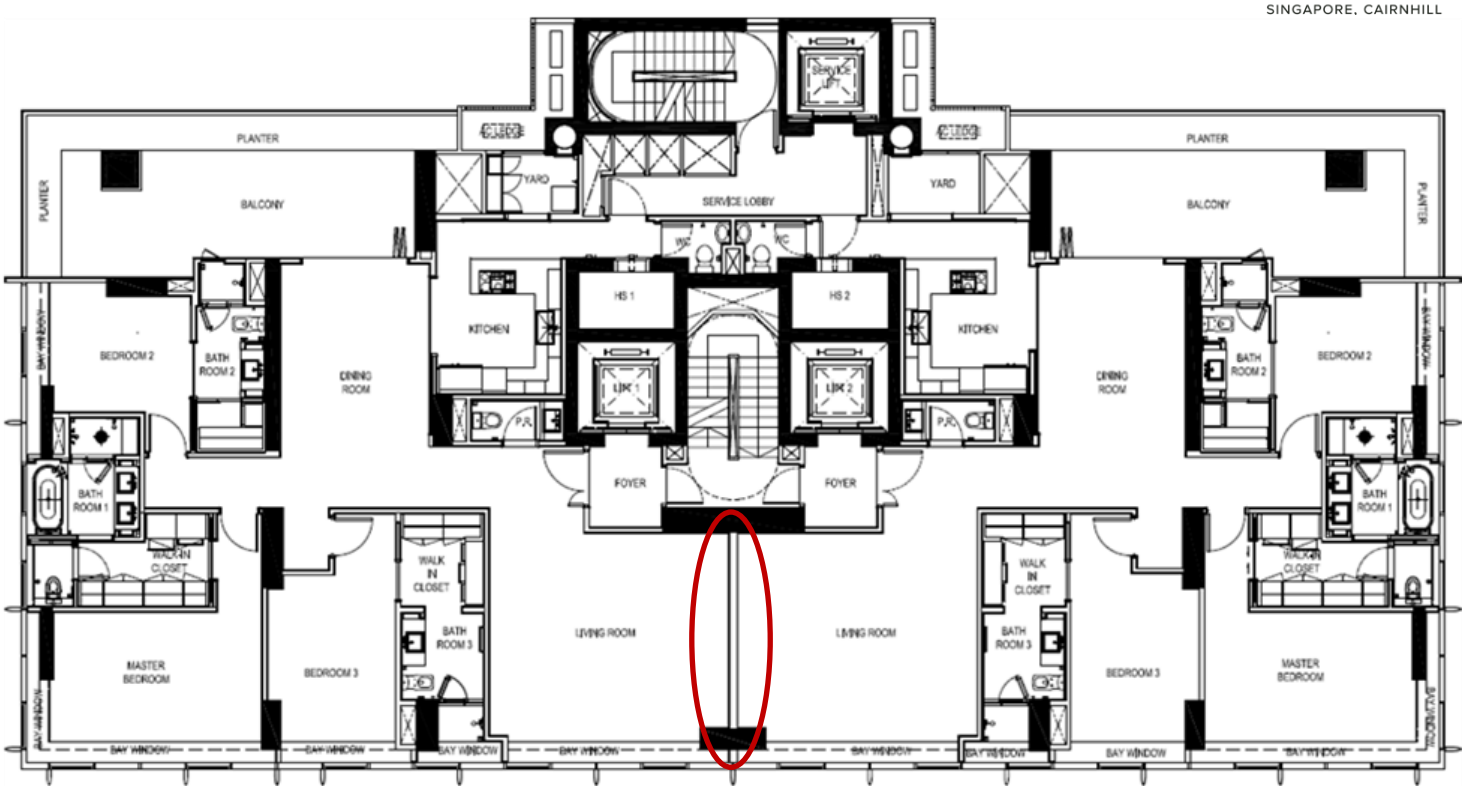
- Palisandro classic vanity top (flooring and wall)
- Thasso white marble master shower wall
- Ann Sacks-Selvaggio feature wall
- Toto WC with washlets and bidet functions
- Dornbracht sanitary fittings

Common Bathrooms

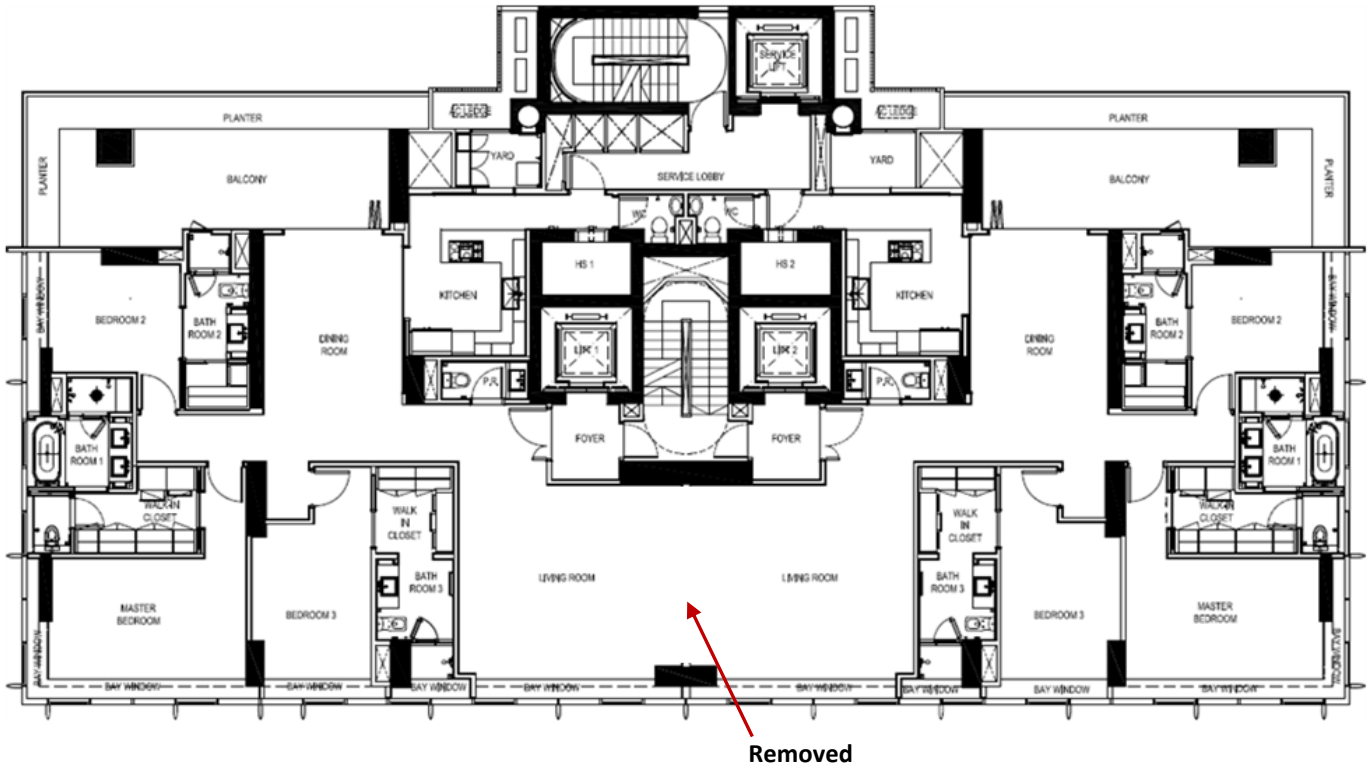
- Moca crème honed finished limestone
- Silver dragon polished marble vanity top
- Kohler cistern and bath accessories

KOP PROPERTIES Huttons® The Agency of Choice
HUTTONS ASIA PTE LTD ESTATE AGENT LICENCE NO.: L3008869K

Mega Unit Floor Plan #05-01/02 (5,662 sqft)



#05-01 **#05-02**

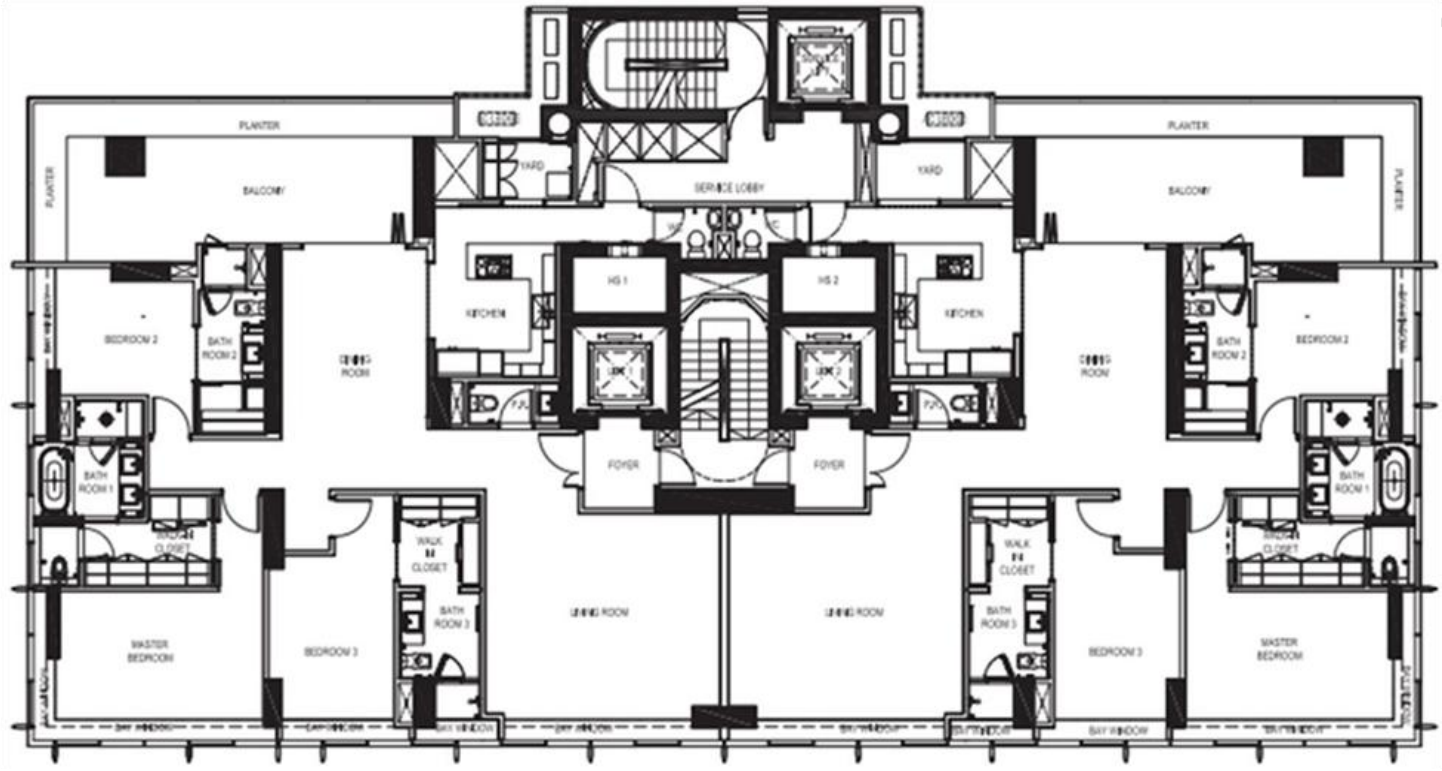


Removed

KOP PROPERTIES Huttons® The Agency of Choice
HUTTONS ASIA PTE LTD ESTATE AGENT LICENCE NO.: L3008899K

3 Bedroom Floor Plan #12-01 (2,831sqft) – 5th to 23rd Storey

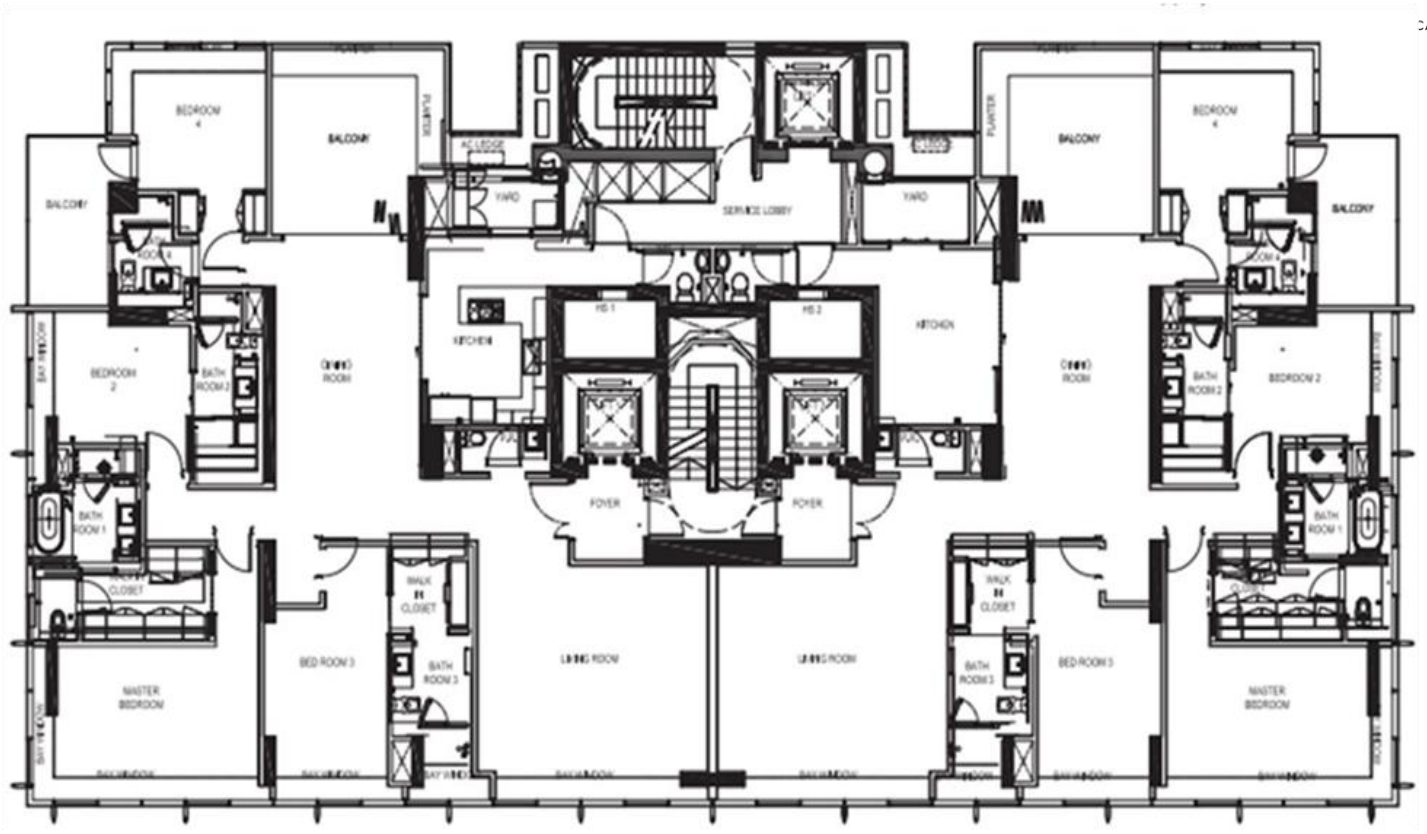
THE RITZ-CARLTON RESIDENCES



Apartment #01 **Apartment #02**

4 Bedroom Floor Plan #32-02 (3,057sqft) – 25th to 33rd Storey

THE RITZ-CARLTON RESIDENCES



Apartment #01 **Apartment #02**

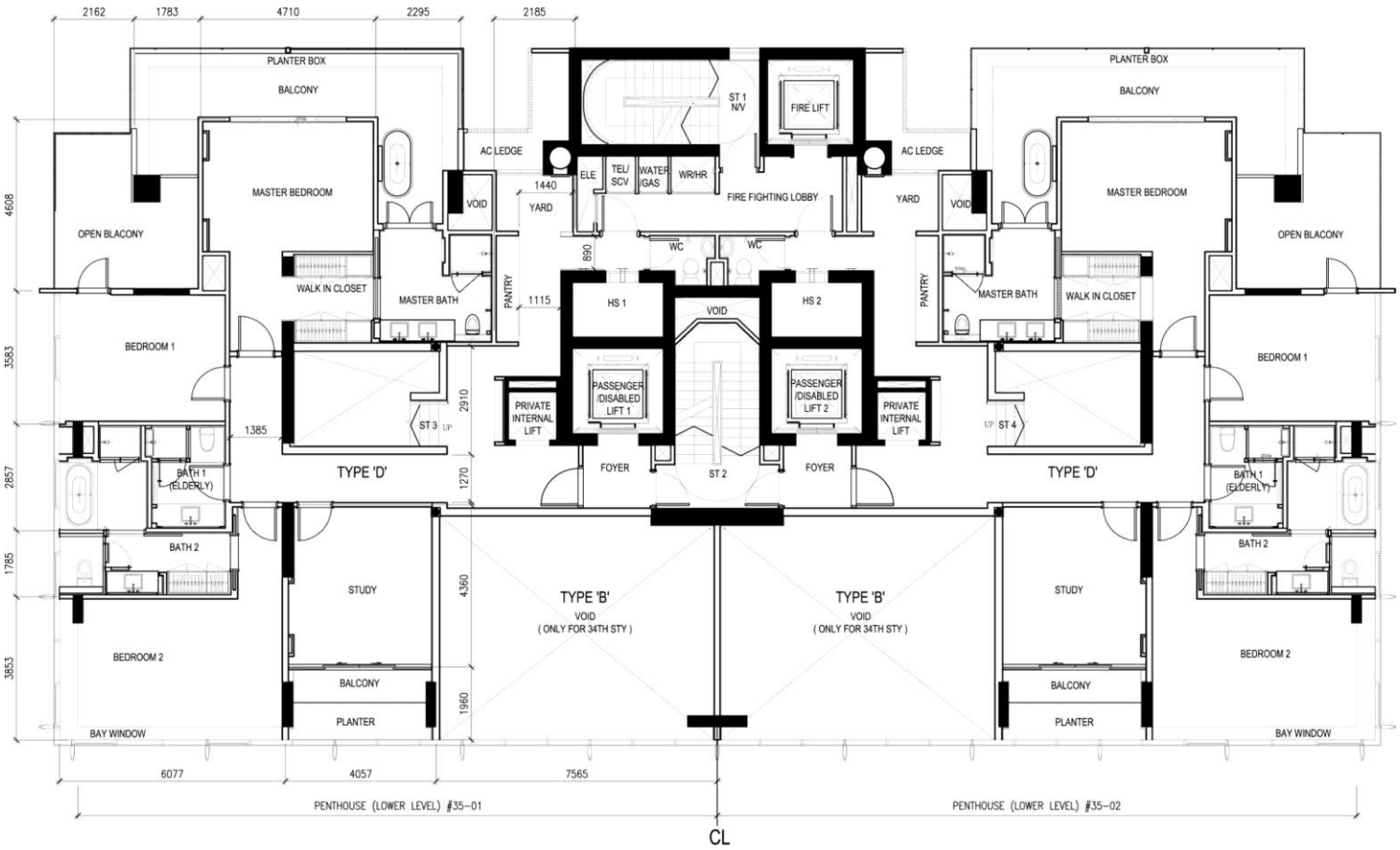
KOP PROPERTIES Huttons® The Agency of Choice

Penthouse Floor Plan #36-01 & #36-02

6,501 sqft

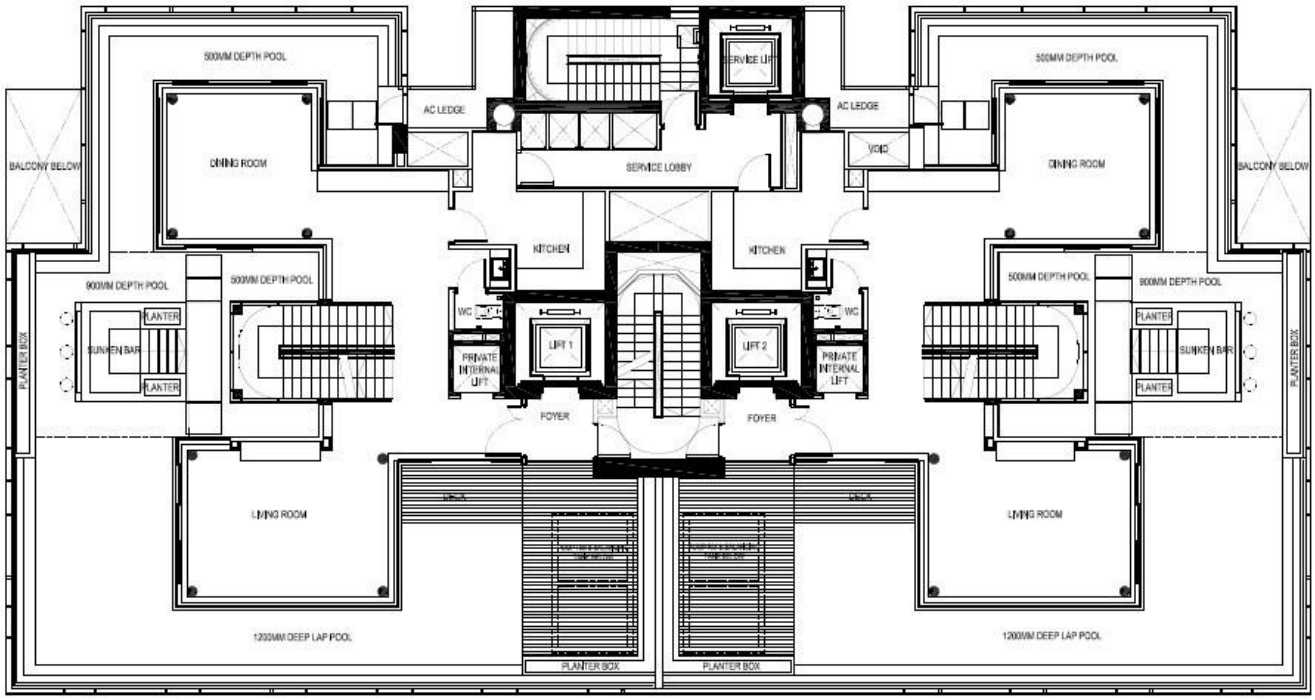
THE RITZ-CARLTON RESIDENCES

SINGAPORE, CAIRNHILL



#36-01 (35th Floor) **#36-02 (35th Floor)**

Penthouse Floor Plan #36-01 & #36-02



#36-01 (36th Floor) **#36-02 (36th Floor)**

KOP PROPERTIES Huttons® The Agency of Choice

HUTTONS ASIA PTE LTD ESTATE AGENT LICENCE NO.: L3008899K

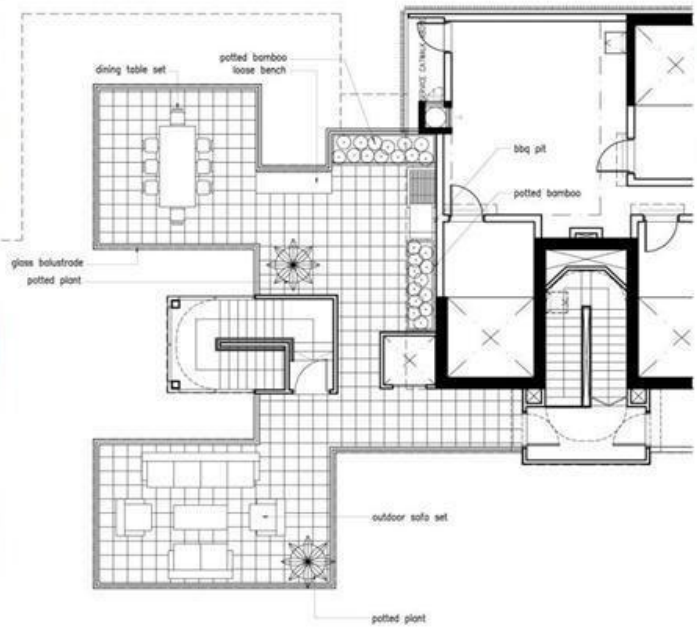
Penthouse Floor Plan #36-01 (37th Floor)

6,501 sqft

THE RITZ-CARLTON RESIDENCES

SINGAPORE, CAIRNHILL





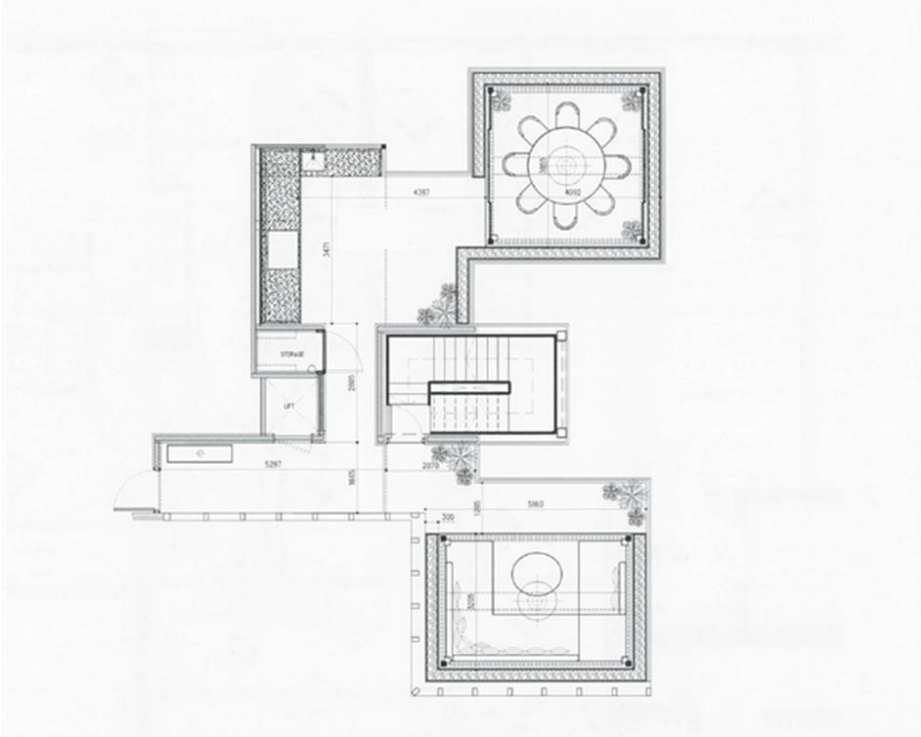








Penthouse Floor Plan #36-02 (37th Floor)



KOP PROPERTIES Huttons® The Agency of Choice

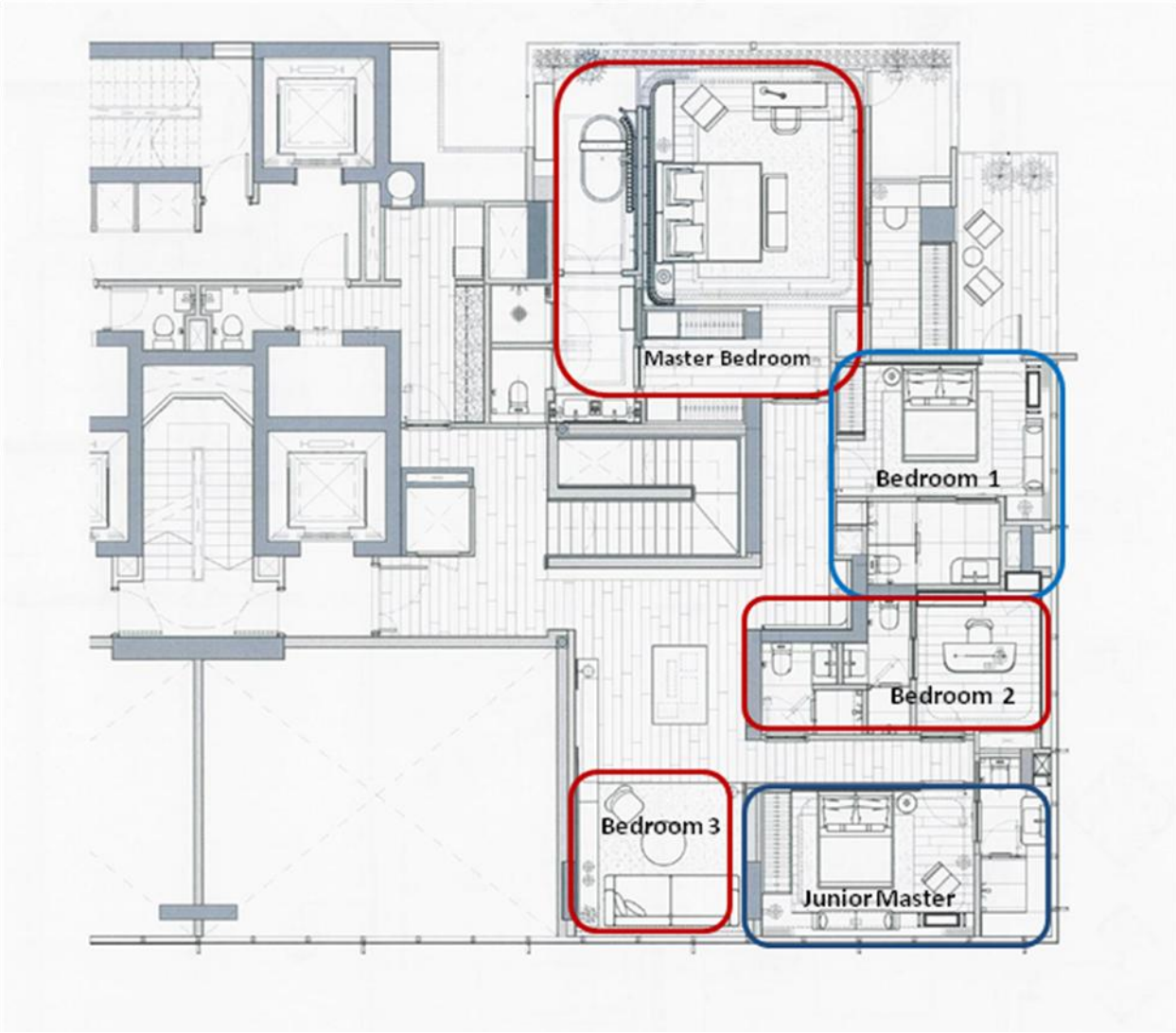
HUTTONS ASIA PTE LTD ESTATE AGENT LICENCE NO.: L3008899K

Penthouse Floor Plan #36-02 (35th Floor)

6,501 sqft

THE RITZ-CARLTON RESIDENCES

SINGAPORE, CAIRNHILL





VIEW 1

MASTER BEDROOM - HEADBOARD

KOP PROPERTIES

Huttons® The Agency of Choice

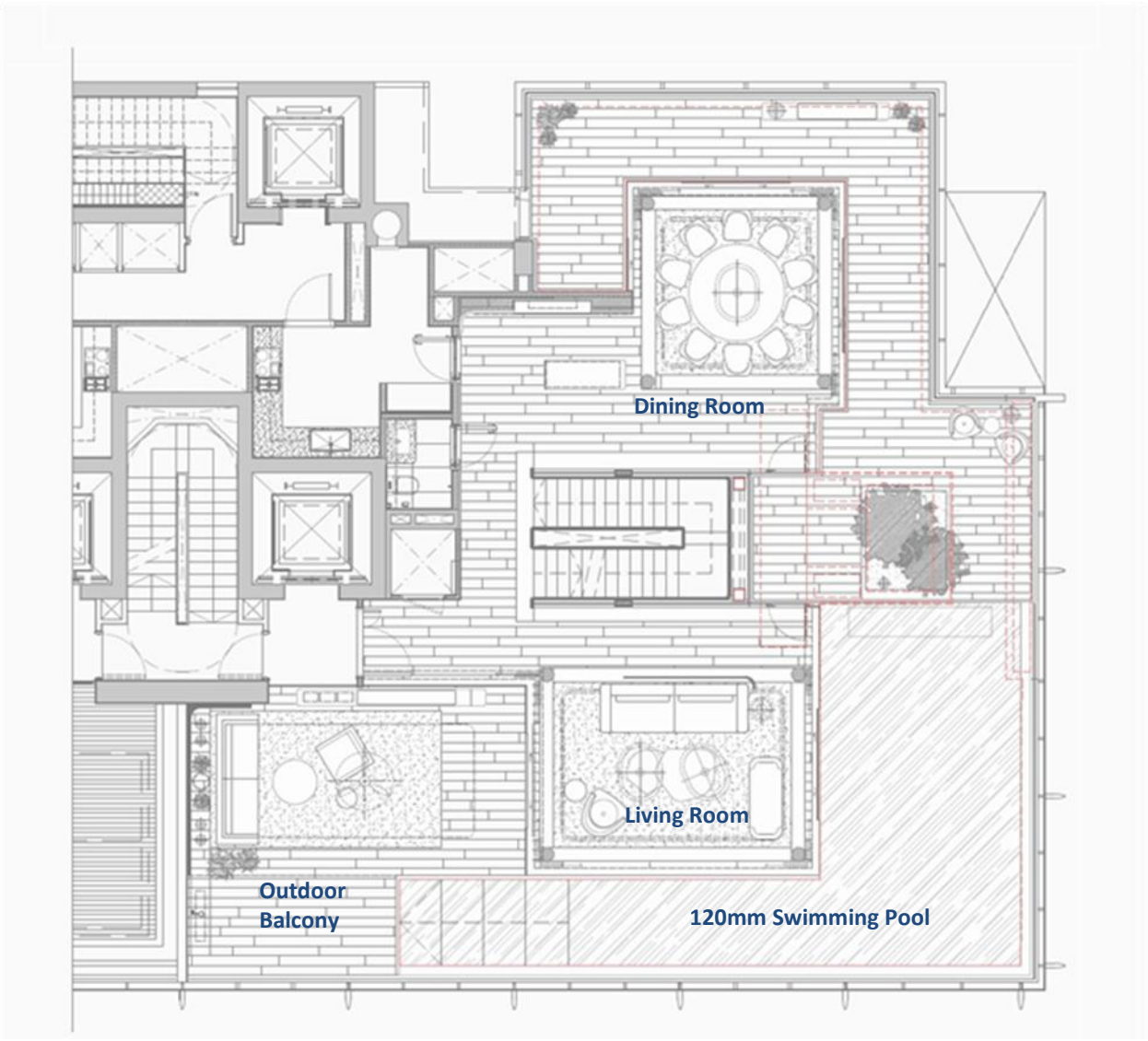
HUTTONS ASIA PTE LTD ESTATE AGENT LICENCE NO.: L3008899K

Penthouse Floor Plan #36-02 (36th Floor)

6,501 sqft

THE RITZ-CARLTON RESIDENCES

SINGAPORE, CAIRNHILL





VIEW 1

DINING ROOM - STAIRCASE - LIVING ROOM

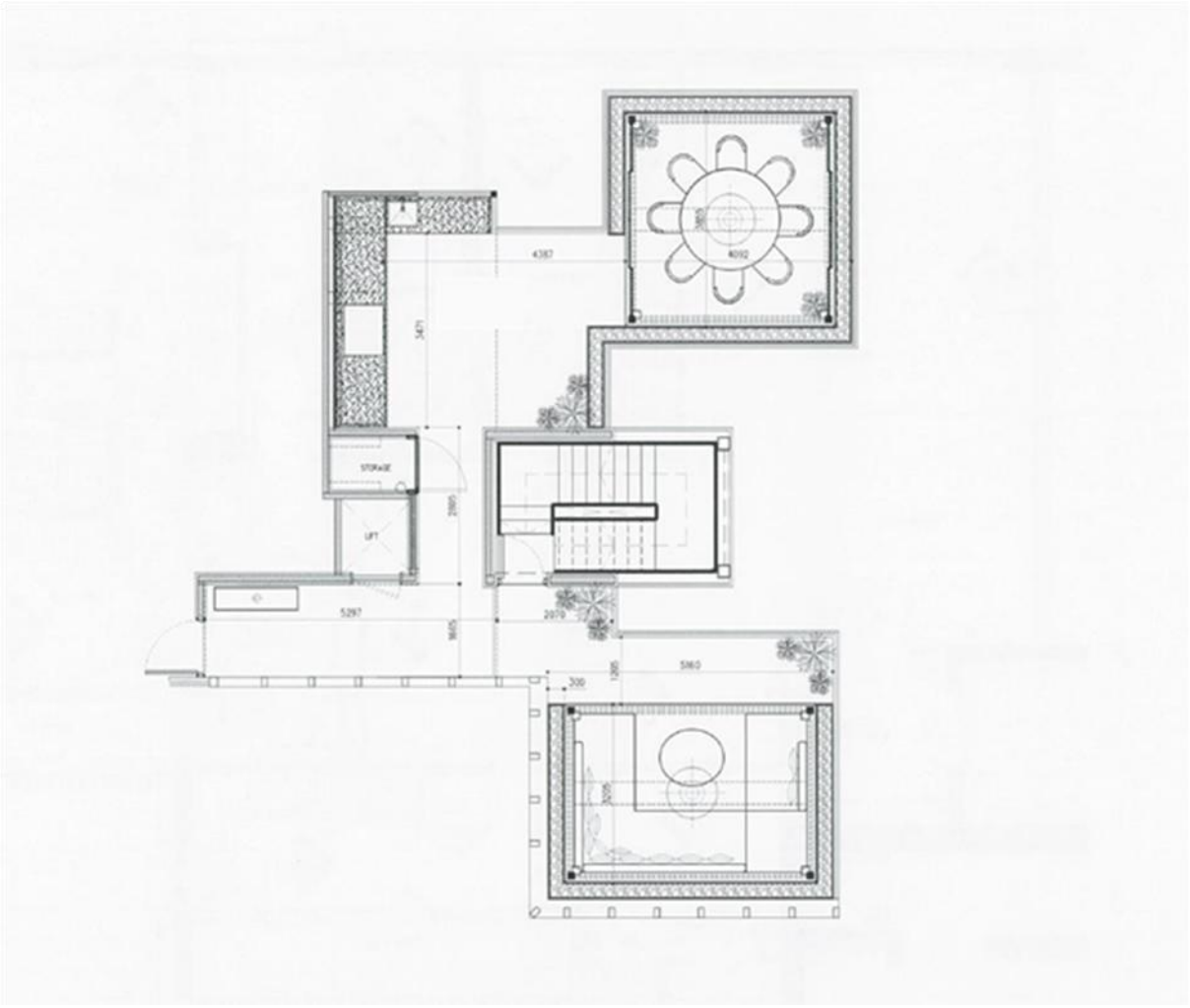
KOP PROPERTIES Huttons® The Agency of Choice
HUTTONS ASIA PTE LTD ESTATE AGENT LICENCE NO.: L3008899K

Penthouse Floor Plan #36-02 (37th Floor)

6,501 sqft

THE RITZ-CARLTON RESIDENCES

SINGAPORE, CAIRNHILL

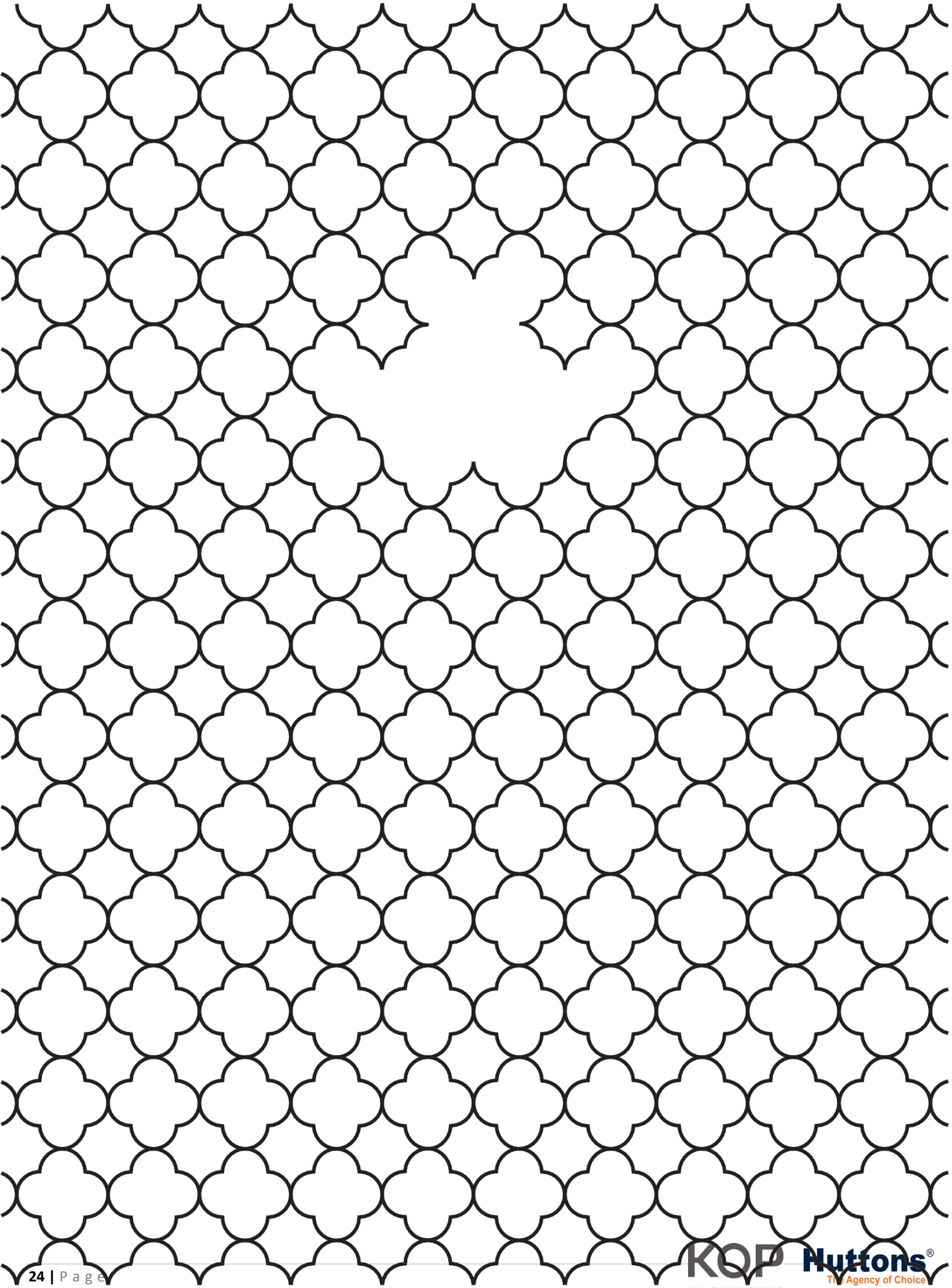




VIEW 1

ROOFTOP - LIVING PAVILION

KOP PROPERTIES
Huttons® The Agency of Choice
HUTTONS ASIA PTE LTD ESTATE AGENT LICENCE NO.: L3008869K



KOP PROPERTIES
Huttons®
The Agency of Choice
HUTTONS ASIA PTE LTD
ESTATE AGENT LICENCE NO.: L3008899K