

# THE BOTANY

DAIRY FARM

FACTSHEET | SITE PLAN | FLOORPLANS



## PROJECT FACTSHEET

<b>Project Name:</b>	The Botany at Dairy Farm
<b>Developer:</b>	Sim Lian JV (Dairy Farm) Pte Ltd
<b>Address:</b>	3,5,7,9,11 Dairy Farm Walk
<b>Tenure:</b>	99 years leasehold w.e.f 8 June 2022
<b>Expected TOP   Estimated Top</b>	31 December 2027   1 <sup>st</sup> Quarter 2026
<b>Expected Legal Completion</b>	31 December 2030
<b>Site Area:</b>	Approx. 15,663.2 sqm   Approx. 168,597 sqft
<b>Site Coverage:</b>	Approx. 30% / Approx. 70% Landscape
<b>Description:</b>	5 Blocks of 9   13   14   15-storey condominium development with basement Carpark, communal facilities and swimming pool
<b>No. of units:</b>	386
<b>Carpark Facility:</b>	386 Basement carpark lots including 4 lots equipped with EV charging points; and 5 Handicapped parking lots
<b>Architect:</b>	M.A.N Architects LLP
<b>Landscape Architect:</b>	Ecoplan Asia Pte Ltd
<b>Main Contractor:</b>	Sim Lian Construction Co (Pte) Ltd

Type	No.of units	%	Size (sqft) Typical units	Size (sqft) Strata Void units	Share Value	Maintenance Fees
1 Bedroom + Study	36	9%	506	710	5	\$310
2 Bedroom	34	27%	603	743	6	\$372
2 Bedroom Premium	36		678	829	6	\$372
2 Bedroom + Study	34		743	904	6	\$372
3 Bedroom	46	45%	883 - 926	1,033 - 1,098	6	\$372
3 Bedroom Premium	61		1,033	1,206 - 1,238	6	\$372
3 Bedroom Flexi	40		1,033	1,216	6	\$372
3 bedroom + Study	28		1,076	1,281	6 - 7	\$372 - \$434
4 bedroom	57	15%	1,270 – 1,292	1,475 – 1,518	7	\$434
5 Bedroom	14	4%	1,539	1,765	7	\$434
Total units	386	100%				

## SITE PLAN

### Arrival

- 1 Grand Arrival

### Family Zone

- 2 Bubble Jet
- 3 Lap Pool (200mm Depth)
- 4 Serenity Pool Deck
- 5 Star Gazing Lawn
- 6 Picnic Pavilion
- 7 Swing Garden
- 8 Jogging Trail
- 9 Grand Lawn

### Central

- 10 Botany Playground
- 11 Trampoline Scape
- 12 Rock Climb Wall
- 13 Botany Gourmet Dining
- 14 Function Deck
- 15 Alfresco Dining
- 16 Hanging Hammock
- 17 Family Deck
- 18 Water Jet Pool (900mm Depth)
- 19 Spa Bed
- 20 Jet Foot Massage
- 21 Sun Deck

### Hilltop Deck

- 22 Wellness Pool (900mm Depth)
- 23 Spa Seat
- 24 Hilltop Deck
- 25 Family Pool (200mm Depth)
- 26 Water Sunken Seat
- 27 Outdoor Grill Pavilion

- 28 Pool Lounge
- 29 Water Lounge
- 30 Dining Lounge (Open To Sky)
- 31 Aqua Gym (900mm Depth)
- 32 Pool Bar
- 33 Kids Pool (500mm Depth)
- 34 Kids Pool Deck
- 35 Workout Station
- 36 Cardio Trail
- 37 BBQ Pavilion
- 38 Recreational Tennis Court
- 39 Washrooms
- 40 Link Bridge (2nd Storey)
- 41 Gymnasium (2nd Storey)
- 42 Co-Working Space (2nd Storey)
- 43 Open Terrace (2nd Storey)
- 44 Function Room (2nd Storey)

### Wellness

- 45 Firefly Path
- 46 Reflexology Path
- 47 Herb Garden
- 48 Tea Pavilion
- 49 Fitness Park
- 50 Bicycle Park

### Others

- A Guard Post
- B Side Gate
- C Substation / Transformer Room (Basement)
- D Bin Centre (Basement)
- E Genset
- F Water Tank
- G Fire Engine Access (Emergency Only)
- H Ventilation Shaft
- I Management Office



3 Dairy Farm Walk, Singapore 679625

	01	02	03	04	05	06	07	08
15th	B3S(L)	D1(L)	C1(L)	A1S(L)	B2P(L)	C4P(L)	C2(L)	B1(L)
14th	B3S	D1	C1	A1S	B2P	C4P	C2	B1
13th	B3S	D1	C1	A1S	B2P	C4P	C2	B1
12th	B3S	D1	C1	A1S	B2P	C4P	C2	B1
11th	B3S	D1	C1	A1S	B2P	C4P	C2	B1
10th	B3S	D1	C1	A1S	B2P	C4P	C2	B1
9th	B3S	D1	C1	A1S	B2P	C4P	C2	B1
8th	B3S	D1	C1	A1S	B2P	C4P	C2	B1
7th	B3S	D1	C1	A1S	B2P	C4P	C2	B1
6th	B3S	D1	C1	A1S	B2P	C4P	C2	B1
5th	B3S	D1	C1	A1S	B2P	C4P	C2	B1
4th	B3S	D1	C1	A1S	B2P	C4P	C2	B1
3rd	B3S	D1	C1	A1S	B2P	C4P		B1
2nd	B3S	D1	C1	A1S	B2P	C4P		B1
1st	B3S(p)	D1(p)	C1(p)	A1S(p)	B2P(p)	C4P(p)		B1(p)

7 Dairy Farm Walk, Singapore 679627

	17	18	19	20	21	22	23	24
13th	B3S(L)	C6F(L)	C6F(L)	A1S(L)	B2P(L)	C4P(L)	C3(L)	B1(L)
12th	B3S	C6F	C6F	A1S	B2P	C4P	C3	B1
11th	B3S	C6F	C6F	A1S	B2P	C4P	C3	B1
10th	B3S	C6F	C6F	A1S	B2P	C4P	C3	B1
9th	B3S	C6F	C6F	A1S	B2P	C4P	C3	B1
8th	B3S	C6F	C6F	A1S	B2P	C4P	C3	B1
7th	B3S	C6F	C6F	A1S	B2P	C4P	C3	B1
6th	B3S	C6F	C6F	A1S	B2P	C4P	C3	B1
5th	B3S	C6F	C6F	A1S	B2P	C4P	C3	B1
4th	B3S	C6F	C6F	A1S	B2P	C4P	C3	B1
3rd	B3S	C6F	C6F	A1S	B2P	C4P	C3	B1
2nd	B3S	C6F	C6F	A1S	B2P	C4P	C3	B1
1st								

- LEGEND
- 1-Bedroom + Study
  - 2-Bedroom
  - 2-Bedroom Premium
  - 2-Bedroom + Study
  - 3-Bedroom
  - 3-Bedroom Premium
  - 3-Bedroom Flexi
  - 3-Bedroom + Study
  - 4-Bedroom
  - 5-Bedroom

5 Dairy Farm Walk, Singapore 679626

	09	10	11	12	13	14	15	16
9th	B3S(L)	C6F(L)	C6F(L)	A1S(L)	B2P(L)	C4P(L)	C3(L)	B1(L)
8th	B3S	C6F	C6F	A1S	B2P	C4P	C3	B1
7th	B3S	C6F	C6F	A1S	B2P	C4P	C3	B1
6th	B3S	C6F	C6F	A1S	B2P	C4P	C3	B1
5th	B3S	C6F	C6F	A1S	B2P	C4P	C3	B1
4th	B3S	C6F	C6F	A1S	B2P	C4P	C3	B1
3rd	B3S	C6F	C6F	A1S	B2P	C4P	C3	B1
2nd			C6F	A1S	B2P	C4P		
1st			C6F(p)	A1S(p)	B2P(p)	C4P(p)		

9 Dairy Farm Walk, Singapore 679628

	25	26	27	28
14th	C5P(L)	D2(L)	D2(L)	C7S(L)
13th	C5P	D2	D2	C7S
12th	C5P	D2	D2	C7S
11th	C5P	D2	D2	C7S
10th	C5P	D2	D2	C7S
9th	C5P	D2	D2	C7S
8th	C5P	D2	D2	C7S
7th	C5P	D2	D2	C7S
6th	C5P	D2	D2	C7S
5th	C5P	D2	D2	C7S
4th	C5P	D2	D2	C7S
3rd	C5P	D2	D2	C7S
2nd	C5P	D2	D2	C7S
1st	C5P(p)	D2(p)	D2(p)	C7S(p)

11 Dairy Farm Walk, Singapore 679629

	29	30	31	32
14th	C7S(L)	D2(L)	E1(L)	C5P(L)
13th	C7S	D2	E1	C5P
12th	C7S	D2	E1	C5P
11th	C7S	D2	E1	C5P
10th	C7S	D2	E1	C5P
9th	C7S	D2	E1	C5P
8th	C7S	D2	E1	C5P
7th	C7S	D2	E1	C5P
6th	C7S	D2	E1	C5P
5th	C7S	D2	E1	C5P
4th	C7S	D2	E1	C5P
3rd	C7S	D2	E1	
2nd	C7S	D2	E1	
1st	C7S(p)	D2(p)	E1(p)	

## 1-BEDROOM + STUDY

### TYPE A1S

47 sqm / 506 sqft

- Blk 3 #02-04 to #14-04
- Blk 5 #02-12 to #08-12
- Blk 7 #02-20 to #12-20

### TYPE A1S(L)

66 sqm / 710 sqft

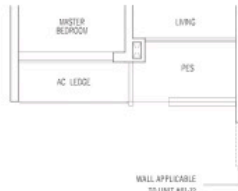
(Inclusive of 19 sqm strata void over living / dining)

- Blk 3 #15-04
- Blk 5 #09-12
- Blk 7 #13-20

### TYPE A1S(p)

47 sqm / 506 sqft

- Blk 3 #01-04
- Blk 5 #01-12



Area includes AC ledge, balcony, Private Enclosed Space (PES) and strata void where applicable. All RC ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony & PES shall not be enclosed unless with the approved balcony screens, please refer to Annex 1 of this brochure.

## 2-BEDROOM

### TYPE B1

56 sqm / 603 sqft

- Blk 3 #02-08 to #14-08
- Blk 5 #03-16 to #08-16
- Blk 7 #02-24 to #12-24

### TYPE B1(L)

69 sqm / 743 sqft

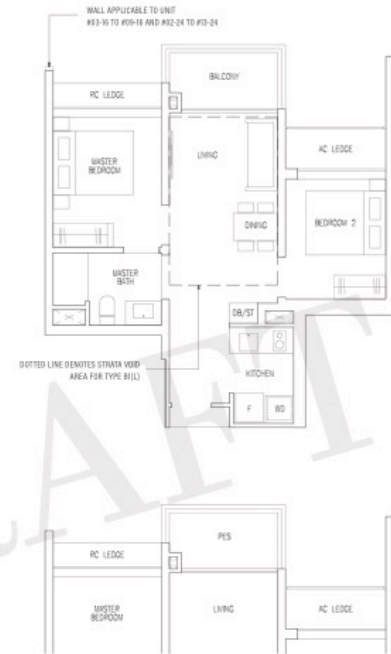
(Inclusive of 13 sqm strata void over living / dining)

- Blk 3 #15-08
- Blk 5 #09-16
- Blk 7 #13-24

### TYPE B1(p)

56 sqm / 603 sqft

- Blk 3 #01-08



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## 2-BEDROOM PREMIUM

### TYPE B2P

63 sqm / 678 sqft

- Blk 3 #02-05 to #14-05
- Blk 5 #02-13 to #08-13
- Blk 7 #02-21 to #12-21

### TYPE B2P(L)

77 sqm / 829 sqft

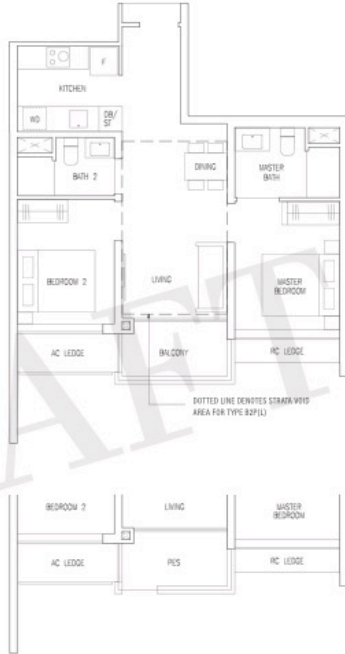
(Inclusive of 18 sqm strata void over living / dining)

- Blk 3 #15-05
- Blk 5 #09-13
- Blk 7 #13-21

### TYPE B2P(p)

63 sqm / 678 sqft

- Blk 3 #01-05
- Blk 5 #01-13



F	Fridge	DB/ST	Distribution Board / Storage
WD	Washer Dryer	RC LEDGE	Reinforced Concrete Ledge
HS	Household Shelf		



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## 2-BEDROOM + STUDY

### TYPE B3S

69 sqm / 743 sqft

- Blk 3 #02-01 to #14-01
- Blk 5 #03-09 to #08-09
- Blk 7 #02-17 to #12-17

### TYPE B3S(L)

84 sqm / 904 sqft

(Inclusive of 15 sqm strata void over living / dining)

- Blk 3 #15-01
- Blk 5 #09-09
- Blk 7 #13-17



### TYPE B3S(p)

69 sqm / 743 sqft

- Blk 3 #01-01



F	Fridge	DB/ST	Distribution Board / Storage
WD	Washer Dryer	RC LEDGE	Reinforced Concrete Ledge
HS	Household Shelf		



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## 3-BEDROOM

### TYPE C1

82 sqm / 883 sqft

Blk 3 #02-03 to #14-03

### TYPE C1(L)

97 sqm / 1044 sqft

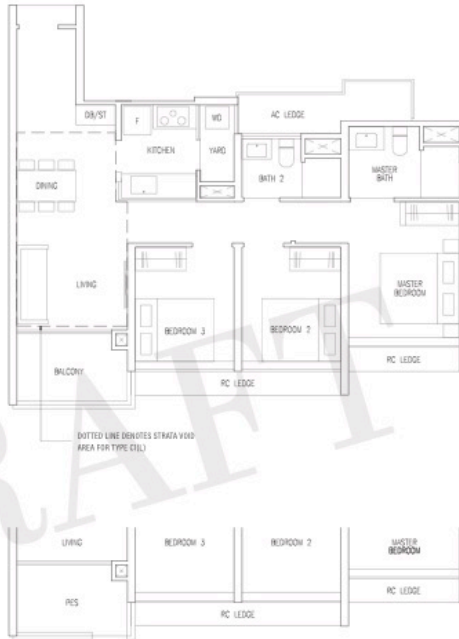
(Inclusive of 15 sqm strata void over living / dining)

Blk 3 #15-03

### TYPE C1(p)

82 sqm / 883 sqft

Blk 3 #01-03



F	Fridge	DB/ST	Distribution Board / Storage
WD	Washer Dryer	RC LEDGE	Reinforced Concrete Ledge
HS	Household Shelter		

0M 2.0M 5.0M

KEY PLAN IS NOT DRAWN TO SCALE



Area includes AC ledge, balcony, Private Enclosed Space (PES) and strata void where applicable. All RC ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony & PES shall not be enclosed unless with the approved balcony screens. For an illustration of the approved balcony screens, please refer to Annex 1 of this brochure.

## 3-BEDROOM

### TYPE C2

82 sqm / 883 sqft

Blk 3 #04-07 to #14-07

### TYPE C2(L)

96 sqm / 1033 sqft

(Inclusive of 14 sqm strata void over living / dining)

Blk 3 #15-07



F	Fridge	DB/ST	Distribution Board / Storage
WD	Washer Dryer	RC LEDGE	Reinforced Concrete Ledge
HS	Household Shelter		

0M 2.0M 5.0M

KEY PLAN IS NOT DRAWN TO SCALE



Area includes AC ledge, balcony, Private Enclosed Space (PES) and strata void where applicable. All RC ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony & PES shall not be enclosed unless with the approved balcony screens. For an illustration of the approved balcony screens, please refer to Annex 1 of this brochure.



### 3-BEDROOM

#### TYPE C3

86 sqm / 926 sqft

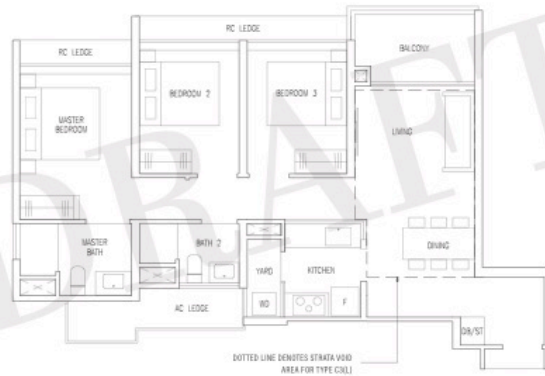
- Blk 5 #03-15 to #08-15
- Blk 7 #02-23 to #12-23

#### TYPE C3(L)

102 sqm / 1098 sqft

(Inclusive of 16 sqm strata void over living / dining)

- Blk 5 #09-15
- Blk 7 #13-23



#### TYPE C4P

96 sqm / 1033 sqft

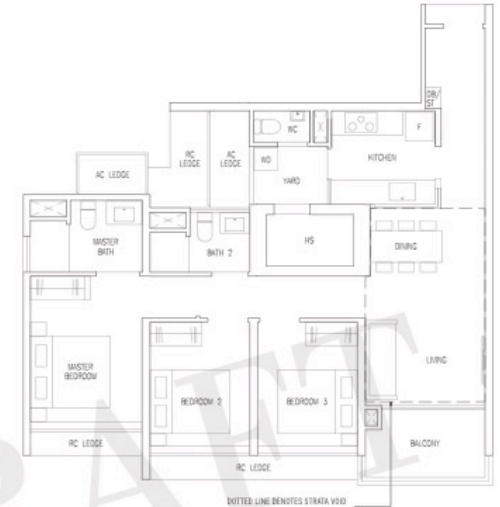
- Blk 3 #02-06 to #14-06
- Blk 5 #02-14 to #08-14
- Blk 7 #02-22 to #12-22

#### TYPE C4P(L)

112 sqm / 1206 sqft

(Inclusive of 16 sqm strata void over living / dining)

- Blk 3 #15-06
- Blk 5 #09-14
- Blk 7 #13-22



#### TYPE C4P(p)

96 sqm / 1033 sqft

- Blk 3 #01-06
- Blk 5 #01-14



## 3-BEDROOM PREMIUM

### TYPE C5P

96 sqm / 1033 sqft

Blk 9 #02-25 to #13-25

#### MIRROR UNIT

Blk 11 #04-32 to #13-32

### TYPE C5P(L)

115 sqm / 1238 sqft

(Inclusive of 19 sqm strata void over living / dining)

Blk 9 #14-25

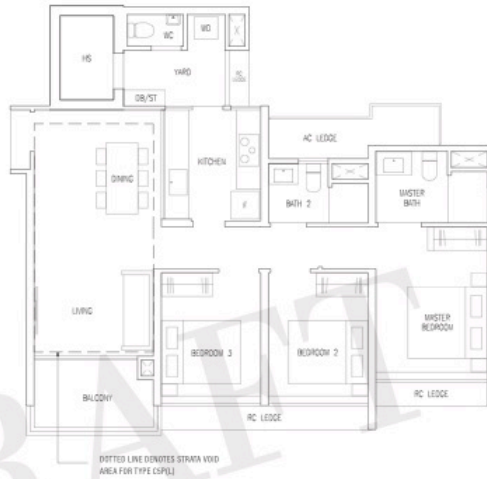
#### MIRROR UNIT

Blk 11 #14-32

### TYPE C5P(p)

96 sqm / 1033 sqft

Blk 9 #01-25



F	Fridge	DB/S	Distribution Board / Storage
WD	Washer Dryer	RC LEDGE	Reinforced Concrete Ledge
HS	Household Shelf		



KEY PLAN IS NOT DRAWN TO SCALE



## 4-BEDROOM

### TYPE D2

120 sqm / 1292 sqft

Blk 9 #02-26 to #13-26

Blk 11 #02-30 to #13-30

#### MIRROR UNIT

Blk 9 #02-27 to #13-27

### TYPE D2(L)

141 sqm / 1518 sqft

(Inclusive of 21 sqm strata void over living / dining)

Blk 9 #14-26

Blk 11 #14-30

#### MIRROR UNIT

Blk 9 #14-27

### TYPE D2(p)

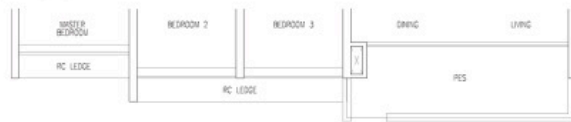
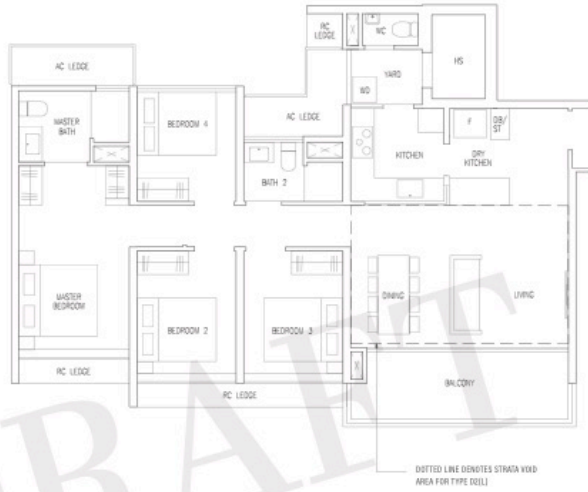
120 sqm / 1292 sqft

Blk 9 #01-26

Blk 11 #01-30

#### MIRROR UNIT

Blk 9 #01-27



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## 5-BEDROOM

### TYPE E1

143 sqm / 1539 sqft

Blk 11 #02-31 to #13-31

### TYPE E1(L)

164 sqm / 1765 sqft

(Inclusive of 21 sqm strata void over living / dining)

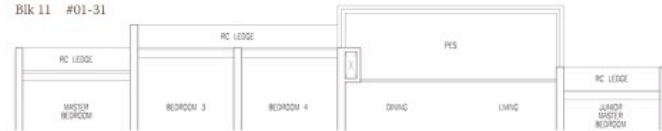
Blk 11 #14-31



### TYPE E1(p)

143 sqm / 1539 sqft

Blk 11 #01-31



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## 3-BEDROOM + STUDY

### TYPE C7S

100 sqm / 1076 sqft

Blk 9 #02-28 to #13-28

#### MIRROR UNIT

Blk 11 #02-29 to #13-29

### TYPE C7S(L)

119 sqm / 1281 sqft

(Inclusive of 19 sqm strata void over living / dining)

Blk 9 #14-28

#### MIRROR UNIT

Blk 11 #14-29



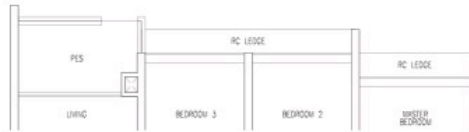
### TYPE C7S(p)

100 sqm / 1076 sqft

Blk 9 #01-28

#### MIRROR UNIT

Blk 11 #01-29



Area includes AC ledge, balcony, Private Enclosed Space (PES) and strata void where applicable. All RC ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony & PES shall not be enclosed unless with the approved balcony screens. For an illustration of the approved balcony screens, please refer to Annex 1 of this brochure.

## 4-BEDROOM

### TYPE D1

118 sqm / 1270 sqft

Blk 3 #02-02 to #14-02

### TYPE D1(L)

137 sqm / 1475 sqft

(Inclusive of 19 sqm strata void over living / dining)

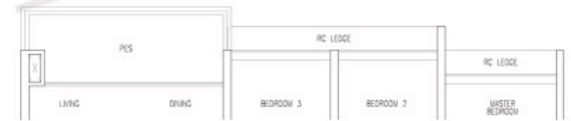
Blk 3 #15-02



### TYPE D1(p)

118 sqm / 1270 sqft

Blk 3 #01-02



Area includes AC ledge, balcony, Private Enclosed Space (PES) and strata void where applicable. All RC ledges are excluded from strata area and are non-load bearing. Some units are mirror images of the floor plans shown in the brochure. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. The above plans and illustrations are subject to changes as may be required or approved by the relevant authorities and do not form part of any offer or contract. Areas are estimates only and are subject to final survey. The balcony & PES shall not be enclosed unless with the approved balcony screens. For an illustration of the approved balcony screens, please refer to Annex 1 of this brochure.

## THE BOTANY

Do Not Form Part of Contract  
DRAFT

**Bank Details:**

Project Account No	DBS Bank Ltd. for Project A/C No. 003-700158-9 for SIM LIAN JY (DAIRY FARM) PTE. LTD.
Swift Code/ BIC	DBSSSGSG
Bank Code	7171
Branch Code	003

**Solicitor Details:**

Solicitor	Address
Dentons Rodyk & Davidson LLP	80 Raffles Place #33-00 UOB Plaza I Singapore 048624 Telephone: 6225 2626

THANK YOU

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