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PROJECT NAME	VILLAS @ GREENBANK PARK	
DEVELOPER	TONG ENG BROTHERS PTE LTD	
ADDRESS	50 GREENBANK PARK S(589898) – right semi-detached 52 GREENBANK PARK S(589899) – left semi-detached 54 GREENBANK PARK S(589900) – bungalow	
LEGAL DESCRIPTION OF LAND	MK16 ON LOT 01314X, 01354P, 01353V GREENBANK PARK	
TENURE	ESTATE IN FEE SIMPLE (FREEHOLD)	
BP APPROVAL NO. & DATE	A1653-21533-2021-BP01 DATED 12 APRIL 2023 A1653-21533-2021-BP02 DATED 03 OCTOBER 2023	
EXPECTED VP DATE	31.12.2027	
EXPECTED LEGAL COMPLETION	31.12.2030	
TOTAL NO. OF UNITS	2 SEMI-DETACHED AND 1 BUNGALOW	
PROJECT ACCOUNT NO.	595739749001, Tong Eng Brothers Pte Ltd - GBP	
ARCHITECT	RT+Q ARCHITECTS PTE LTD	
CONSULTANTS	M & E CONSULTANT	: HPX Consulting Engineers Pte Ltd
	STRUCTURAL CONSULTANT	: CMP Consultants Pte Ltd
	LANDSCAPE CONSULTANT	: -
	PILING & MAIN CONTRACTOR	: -
	SOLICITOR	: RAJAH & TANN SINGAPORE LLP
	INTERIOR DESIGN	: RT+Q ARCHITECTS PTE LTD
	MAIN CONTRACTOR	: -

House	Type	Land		Built-up	
		Area (sqm)	Area (sqft)	Area (sqm)	Area (sqft)
50	Semi-D	307.7	3,312	505	5,436
52	Semi-D	291.0	3,132	506	5,446
54	Bungalow	450.0	4,844	775	8,342

CONCEPT DESIGN

A lush urban forest sanctuary

Semi-detached houses

The concept for the design of the houses stemmed from a desire to rethink the approach to semi-detached housing. Instead of each house appearing as a mirror opposite of the other, we designed the pair of houses as complementary houses – similar in design but with variations in massing so that they are not identical twins. Coupled with the strategy of shifting volumes, the pair of houses together present a dynamic front façade to all onlookers.

Outdoor terraces are designed at the open ends of the semi-detached houses, facing the lush surrounding greenery, with screens for added privacy. Master bathrooms have been designed to allow for outdoor baths, so that the tropical spa experience can be enjoyed right at home. All rooms have been carefully laid out to allow for natural ventilation. Monsoon windows have also been incorporated into the design to allow for ventilation even during heavy downpours.

The finishes have been selected to convey the restful atmosphere of a luxurious retreat with nature-inspired textures and tones.

Bungalow

The bungalow has been designed as a stack of boxes, rotated and oriented to take advantage of the views of greenery towards the north, east and west. The bungalow has been designed as a stack of dynamic shifting volumes which rotate 90 degrees at every storey. Covered terraces on the east and west facades face the lush surrounding greenery. Sliding screens further provide a buffer from the morning and afternoon sun, as well as an additional layer of privacy.

Elevated above the road level, at the level of the surrounding forest land, the living room enjoys a 180-degree view of the forest around and is surrounded by water on three sides to create the illusion of a floating pavilion.

USP, FINISHES & FITTINGS

AN URBAN MASTERPIECE EMBRACED BY NATURE'S SERENITY

Occupying the peak in this collection of prestigious villas, the bungalow and semi-detached sings dynamism and opulence. Each villa is distinguished by its own driveway, manicured landscaping, pool, and a private lift to ensure the utmost in luxury living. You're welcomed home to a grand driveway and a generous porch that comfortably accommodates three cars. The complimentary designs embody shifts and movements that breathe vitality into the homes.

QUALITY FITTINGS EMBELLISH YOUR LUXURY LIVING

Enhance effortless living in a future-ready home that comes equipped with smart home provisions and digital lockset for an added peace-of-mind. A home that sets you above all others, expect nothing less than top international brands to grace your esteemed abode, from state-of-the-art dry and wet kitchens to plush en-suite bathrooms.



LOCATION

A RARE COLLECTION OF EXQUISITE VILLAS IN NATURE'S ENCLAVE

Discover an exquisite collection of freehold villas that go beyond offering a sanctuary of peace and tranquility within the reserves of Bukit Timah greenery. Villas @ Greenbank Park promises a location of exclusivity and privilege for an opulent lifestyle for many generations to enjoy.

PARK AND RECREATION FACILITIES

- ✚ Rifle Range Nature Park - 15 mins' walk
- ✚ Bukit Timah Nature Reserve - 15 mins' drive
- ✚ MacRitchie Reservoir - 15 mins' drive
- ✚ Singapore Botanic Gardens - 15 mins' drive

RETAIL / F&B

- ✚ KAP Mall - 7 mins' drive
- ✚ Bukit Timah Plaza - 8 mins' drive
- ✚ Beauty World Center - 9 mins' drive

CLUBS

- ✚ Swiss Club - 5 mins' drive
- ✚ The British Club - 6 mins' drive
- ✚ Temasek Club - 6 mins' drive

SCHOOLS

- ✚ Pei Hwa Presbyterian Primary School - 8 mins' drive
- ✚ Methodist Girls School (Primary) - 11 mins' drive
- ✚ Nanyang Girls High School - 8 mins' drive
- ✚ Methodist Girls School (Secondary) - 11 mins' drive
- ✚ National Junior College - 8 mins' drive
- ✚ Holland Int'l School - 3 mins' drive
- ✚ Swiss School - 3 mins' drive
- ✚ Singapore Korean Int'l School - 4 mins' drive
- ✚ Chatsworth Int'l School - 5 mins' drive

CONVENIENCE

- ✚ King Albert Park MRT (Downtown Line/ 7 mins' drive)
- ✚ PIE & BKE - 10 mins' drive

BUSINESS HUB

- ✚ Jurong Lake District - 16 mins' drive
- ✚ International Business Park - 17 mins' drive
- ✚ One-north - 17 mins' drive

FAQs

SUBJECT	QUESTIONS	ANSWER
ELIGIBILITY TO BUY	Are Foreigners eligible to purchase?	NO
TOP DATE	Expected TOP Date	31.07.2027
	When is the expected date of completion for the foundation work?	2 nd quarter 2024
DESIGN & PROVISIONS		
SWIMMING POOL	What are the dimension of the Swimming Pools?	Spa pools provided (Bungalow - 54) – 4.3m (L) x 2.4m/ 6.4m (W) (Semi-D - 52) – approx. 2.3m x 5.3m. (Semi-D - 50) – approx. 2.3m x 6.5m
	What are the water depth of the Swimming Pools?	(Bungalow - 54) – 1.0m / 0.1m (Semi-D - 52) – 1.1m (Semi-D - 50) – 1.1m
SECURITY FEATURES	Access to House	See Smart Features
	Any Inter-com system (Video/Audio?)	Yes, audio and video intercom system.
LOCATION OF SIDE GATE	Any? Where?	54 – within main gate 50/52 – front garden (next to main gate and meter compartment)
BOUNDARY WALL/ FENCE	What is the height? Setback from boundary to house and between houses?	1.8m from finished floor level
	What material is used for the wall/fence?	A combination of BRC with low wall, R.C. wall and Vertical posts
	What is the distance from PIE?	For semi-D no 52 and bungalow no.54 – approx. 12-18m
EXTERNAL FAÇADE	Finishes?	Decorative textured coating with paint
CAR PARK	What is the maximum no. of cars that can be parked within the house?	3 for bungalow, 2 for semi-d
	What about outside the house?	Not controlled by developer. Controlled by LTA.
	Any EV charging?	Yes. One per house.
	How long is the driveway for the Bungalow?	Approx. 20m

SUBJECT	QUESTIONS	ANSWER
	What is the width of the driveway for the Bungalow	3.45m
	Can I convert the garden into tiled driveway?	No authority regulations against tiling the garden area.
ANY WATER TANK	Are all units with water tank? Where?	Yes (Bungalow: 1 st storey) (Semi-D: 3 rd storey)
INSPECTION CHAMBER	Any? Where?	Yes, at driveway/car porch
LETTER BOX	Where?	at meter compartment
REFUSE COLLECTION	Where?	Outside main gate
INTERNAL FITTINGS		
GAS SUPPLY	City gas or cylinder?	Cylinder
WATER HEATER	Gas or electric?	Electric storage water heater
AIR-CONDITIONER	Type? /Brand?	Daikin/Mitsubishi
SMART FEATURES	Any? Where?	See Smart Features
FLOORING	Living/Dining	Marble Tile 800 by 800
	Kitchen	Porcelain/Homogenous Tile 900 by 900
	Wet Kitchen	Porcelain/Homogenous Tile 600 by 600
	Pool Deck	Porcelain/Homogenous Tile
	Bedrooms	Timber Strip flooring 900 by 1200
	Balcony	Porcelain/Homogenous Tile
KITCHEN	Counter-top	Silestone quartz
KITCHEN	What appliances are provided and what brands?	<p>DRY KITCHEN</p> <p>Italian imported kitchen systems</p> <p>1 Sub-Zero side by side stand-alone refrigerator.</p> <p>1 Eurocave wine fridge.</p> <p>1 Vzug induction cooker hob and hob extractor (for no. 54 bungalow only).</p> <p>1 Blanco sink with 1 Hansgrohe tap (for no. 54 bungalow only).</p>

SUBJECT	QUESTIONS	ANSWER
		<p>WET KITCHEN:</p> <p>1 Samsung side by side stand-alone refrigerator</p> <p>1 Vzug 3 zone gas cooker hob and 1 Vzug 2 zone gas cooker hob</p> <p>2 Vzug cooker hoods with ducted exhaust air to exterior</p> <p>1 Blanco sink with 1 Hansgrohe mixer</p> <p>1 Vzug built-in convection oven</p> <p>1 Vzug built-in steam oven</p> <p>UTILITY ROOM:</p> <p>1 Samsung washer and 1 Samsung dryer</p>
BATHROOM	What sanitary ware is provided and what brand?	Laufen sanitary ware, Hansgrohe sanitary fittings
	Is Bath Tub provided?	No
	Can outdoor shower be installed?	No
WINDOWS	Are the windows tinted/Double Glazed?	Laminate glazing for windows facing PIE
BALCONY	Water point provided?	yes
	Height of the railing?	1 meter
	Material of railing?	Glass and metal
	Trellis provided for roof terrace?	No
	Can the Open Roof Terrace/ Open to Sky Terrace / PES be enclosed?	Yes, subject to Authorities' approval
PRIVATE LIFT	Name of Lift/Company? What is the estimated maintenance fee per year?	Kenjo Estimated \$1,690 per year
	Capacity?	5 pax
HOUSEHOLD SHELTER	Location?	Bungalow: 1 st sty accessed through family room Semi-D: 1 st sty accessed through utility area

Floor to Ceiling Height Schedule

	AREAS	DETACHED HOUSE NO. 54 (Millimetre)
1ST STOREY		
	FOYER	2700
	FAMILY ROOM	2900
	BATH 7	2400
2ND STOREY		
	LIVING	2800
	DINING	2800
	DRY KITCHEN	2800
	WET KITCHEN	2600
	POWDER ROOM	2600
	BEDROOM 3	2900
	BATH 3	2400
3RD STOREY		
	MASTER BEDROOM	2800
	MASTER BATH	2600
	BEDROOM 4	2400 / 2900
	BATH 4	2400
ATTIC		
	JUNIOR MASTER BEDROOM	2400 / 2900
	JUNIOR MASTER BATH	2400
	BEDROOM 5	2400 / 2900
	BATH 5	2400
	BEDROOM 6	2400 / 2900
	BATH 6	2400

Note:
Localised bulkheads and beams where applicable.

Floor to Ceiling Height Schedule

	AREAS	SEMI – DETACHED HOUSE NO. 50 AND 52 (Millimetre)
1ST STOREY		
	LIVING	2800
	DINING	2800
	DRY KITCHEN	2800
	WET KITCHEN	2600
	POWDER ROOM	2600
2ND STOREY		
	MASTER BEDROOM	2900 / 2400
	MASTER BATH	2400
	STUDY	2900
3RD STOREY		
	JUNIOR MASTER BEDROOM (for no. 52 only)	2900 / 2400
	JUNIOR MASTER BATH (for no. 52 only)	2400
	BEDROOM 3	2900 / 2400
	BATH 3	2400
	BEDROOM 4 (for no. 50 only)	2900 / 2400
	BATH 4 (for no. 50 only)	2400
ATTIC		
	JUNIOR MASTER BEDROOM (for no. 50 only)	2250 - 3000
	JUNIOR MASTER BATH (for no. 50 only)	2250 - 2400
	BEDROOM 4 (for no. 52 only)	2250 - 3000
	BATH 4 (for no. 52 only)	2250 - 2400
	BEDROOM 5	2250 - 3000
	BATH 5	2250 - 2400

Note:
Localised bulkheads and beams where applicable.