

32 GILSTEAD ROAD

14 UNITS OF TRULY REMARKABLE LUXURY  
FREEHOLD HOMES FROM 4,000 SQFT BY



KHENG LEONG CO.

Development Name	32 Gilstead
Developer	Peak Vista Pte Ltd
Company Registration No.	201923383Z
Developers License No.	C1481
Tenure of Land	Freehold
Lot and Mukim No.	TS28 Lot 99446Q & 99447V
BP Numbers	A1805-00005-2022-BP01 approved on 15 Feb 2024
Description	PROPOSED AMENDMENT TO APPROVED ERECTION OF A 5-STOREY RESIDENTIAL FLAT (14 UNITS) DEVELOPMENT WITH A BASEMENT CARPARK , SWIMMING POOL, COMMUNAL LANDSCAPE FACILITIES ON 32/34 GILSTEAD ROAD, TS28 LOT 99446W & 99447V (NOVENA PLANNING AREA)
Site Area	4,037.30 sqm
Address	32 Gilstead Road
Unit Types	14 units of 4BR from 3900 sqft to 4200 sqft
No. of Carpark Lots	14 Carpark lots & 1 Handicap lot & 1 Washbay
No. of Blocks & Storeys	1 Block & 5 Storey
Dates	Expected Date of Vacant Possession: 1 March 2028 Estimated TOP date: Q2/Q3 2026 (subject to change) Expected Legal Completion Date: 1 March 2031
Encumbrances	Mortgage registered in favour of UOB

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15 Holland Hill, Singapore



Meyer House, Singapore



沁风雅苑, Shanghai



Nassim Park Residences, Singapore

## DEVELOPER

Incorporated in 1949, Kheng Leong Co. began operations as an international commodity and spice trading company. Over the years, the company has kept pace with the changing business landscape and has evolved as an investment group with interests in property development and real estate investment.

Today, the Kheng Leong Group has a growing portfolio of development projects and business interests, through direct investment or collaboration with strategic partners, that spans across the Asia Pacific region from Shanghai and Hong Kong to Sydney as well as London and Los Angeles.

The Group has chalked up a proven track record in developing refined residences and built up a brand voice that connotes quality and value.

A forerunner in the development of refined cluster houses in Singapore, the Group has built up a portfolio that includes both residential developments and retail projects in choice locations and prime districts.

## ARCHITECT



### Ernesto Bedmar

Ernesto Bedmar Architects is a Singapore-based architectural practice established in 2015, specialising in a wide range of architectural, conservation, landscape and interior designs.

Since its inception, it has always maintained a compact staff of multicultural personalities, designers with a singular desire to explore the relationships of buildings to nature with a particular emphasis on quality design and execution of its diversified portfolio.

The directors, Mr. Ernesto Bedmar and Mr. Iylia Zakaria, personally liaise and direct each of the company's projects. Its portfolio includes works from all over Asia and many parts of the world.

## INTERIOR ARCHITECT



### Koichiro Ikebuchi

Born in Osaka in 1965, Koichiro Ikebuchi moved to Singapore after obtaining his degree in architecture. With his extensive experience in interior design work, Ikebuchi started his own practice in Singapore and Osaka in 1996. His current company, Atelier Ikebuchi was set up in 2004.

Koichiro Ikebuchi has participated in a number of international design competitions and received numerous awards, including the Diamonds International Awards by De Beers, Design Award by Saporiti Italia, and President's Design Award Singapore.

Koichiro Ikebuchi has completed projects for clients across Asia, Middle East, Oceania and North America, with works ranging from luxury residences, hotels, offices and boutiques, to product design, including furniture and lighting.

## LANDSCAPE ARCHITECT



### Shunmyo Masuno

Shunmyo Masuno is an 18th generation Zen priest and founder of Japan Landscape Consultants, established in 1982, renowned worldwide for designing 21st century gardens inspired by ancient Zen traditions.

His two seemingly diverse roles are inextricably linked. In Zen ascetic practice, an emotion of the mind is found that is beyond words. It is through the art of landscaping that Masuno finds an avenue for expressing his emotion and inner feelings. It is a contemplative practice that involves meditation to understand the essence of each natural element before arranging them.

Achieving a balance between Zen tradition and contemporary expression, Masuno continues to draw renewed attention to the important role of garden architecture in today's world.

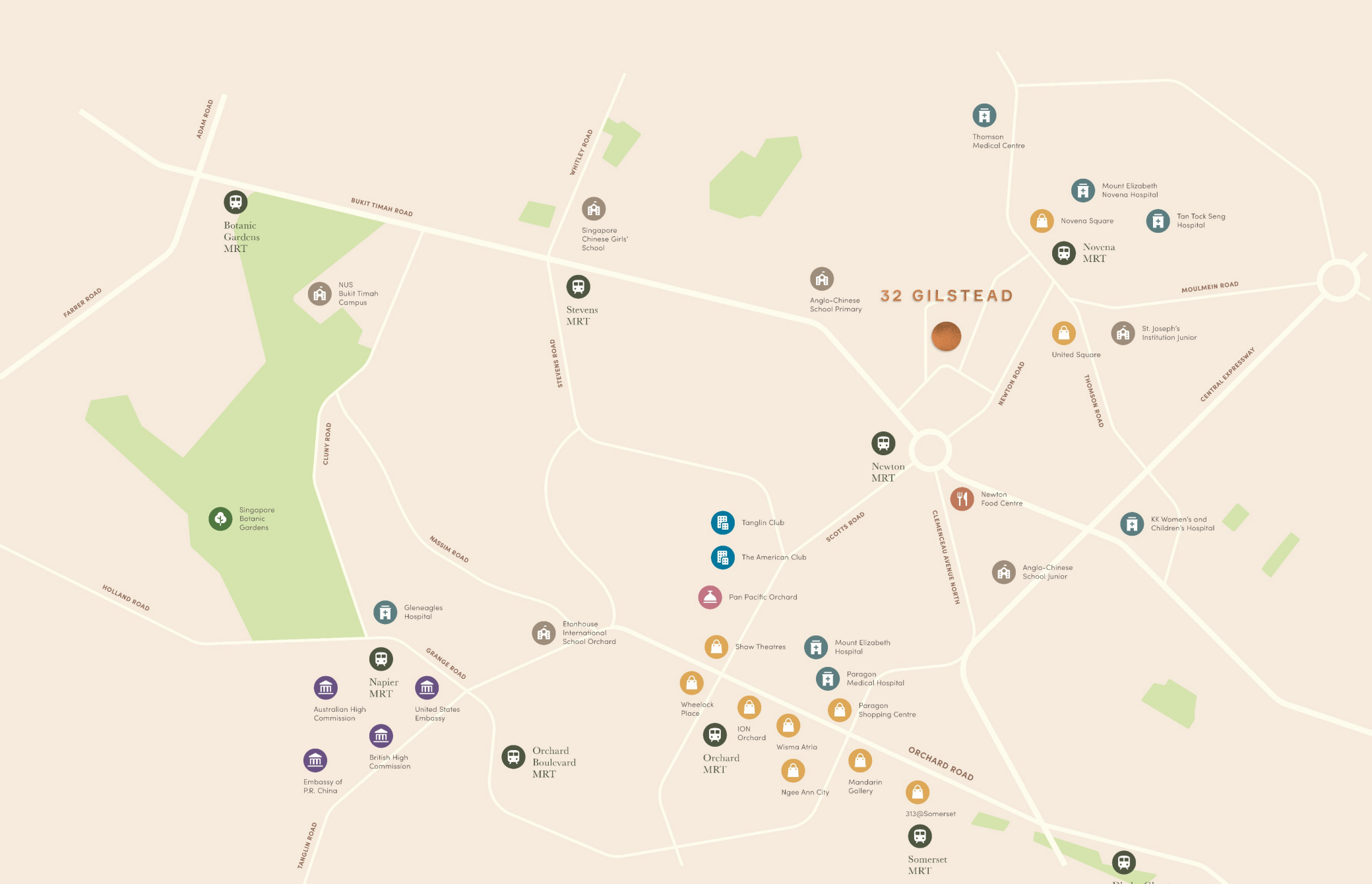
**A Masterful Collaboration  
by Three Luminaries.**

## SUMMARY OF UNIT TYPES (AREA IN SQFT)

Unit Type	Description	Strata Area	A/C Ledge Area	PES /Balcony Area	Share Value	Unit Nos.	No. of Units
<b>Type D1P</b>	4 bedroom	4,176	14	312	12	#01-01	1
<b>Type D1</b>	4 bedroom	4,198	14	312	12	#02-01 #03-01 #04-01 #05-01	4
<b>Type D1A</b>	4 bedroom	4,219	14	312	12	#02-03 #03-03 #04-03 #05-03	4
<b>Type D2</b>	4 bedroom	4,209	14	312	12	#02-02 #03-02 #04-02 #05-02	4
<b>Type D2P</b>	4 bedroom	3,821	14	312	12	#01-02	1

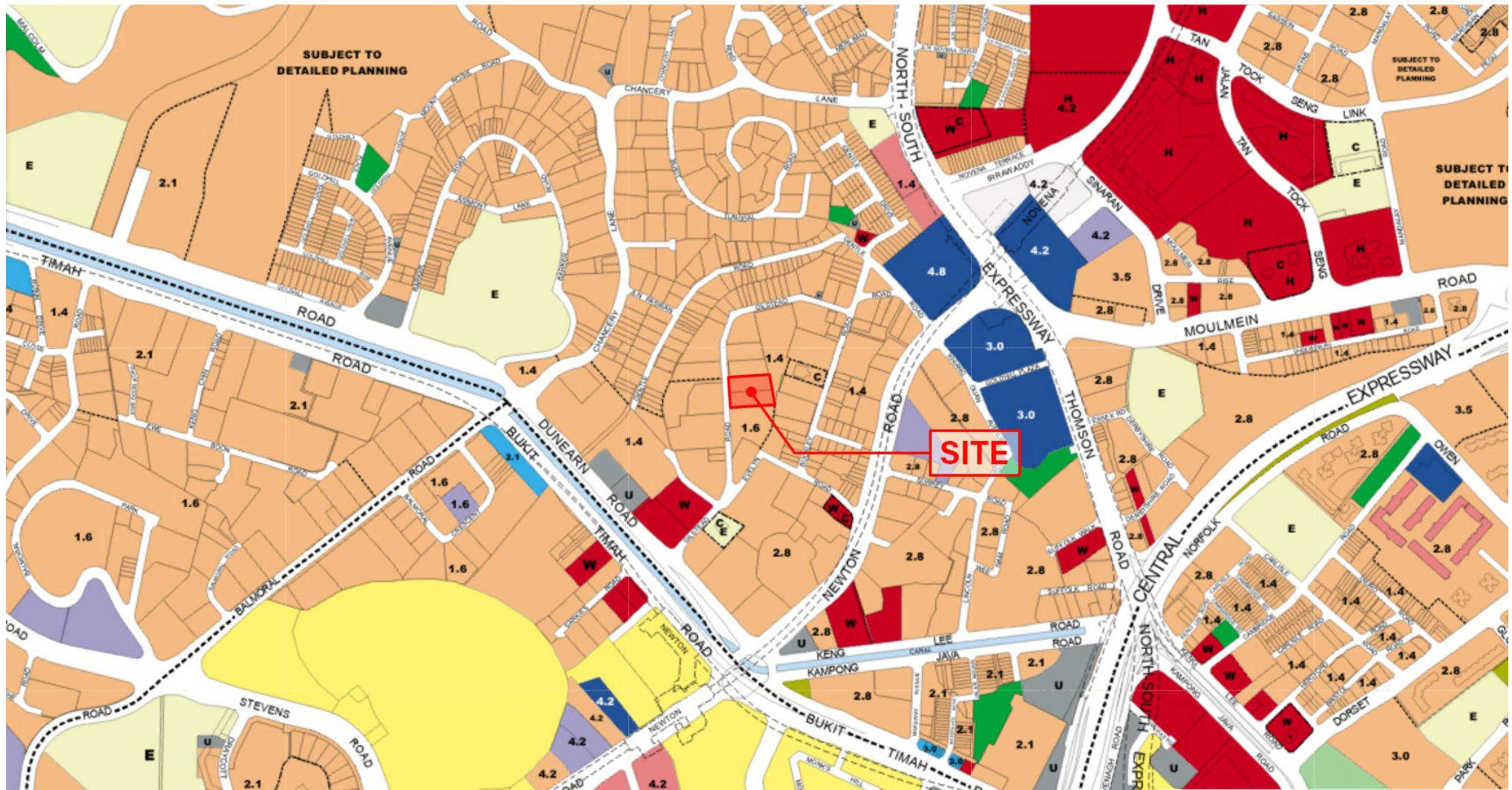
### TOWER 3      TOWER 2      TOWER 1

<b>L5</b>	<b>D1a</b> #05-03	<b>D2</b> #05-02	<b>D1</b> #05-01
<b>L4</b>	<b>D1a</b> #04-03	<b>D2</b> #04-02	<b>D1</b> #04-01
<b>L3</b>	<b>D1a</b> #03-03	<b>D2</b> #03-02	<b>D1</b> #03-01
<b>L2</b>	<b>D1a</b> #02-03	<b>D2</b> #02-02	<b>D1</b> #02-01
<b>L1</b>	CH/Gym	<b>D2p</b> #01-02	<b>D1p</b> #01-01



A Home Right Where  
Everything Should Be.

MASTER PLAN



ACCESSIBILITY



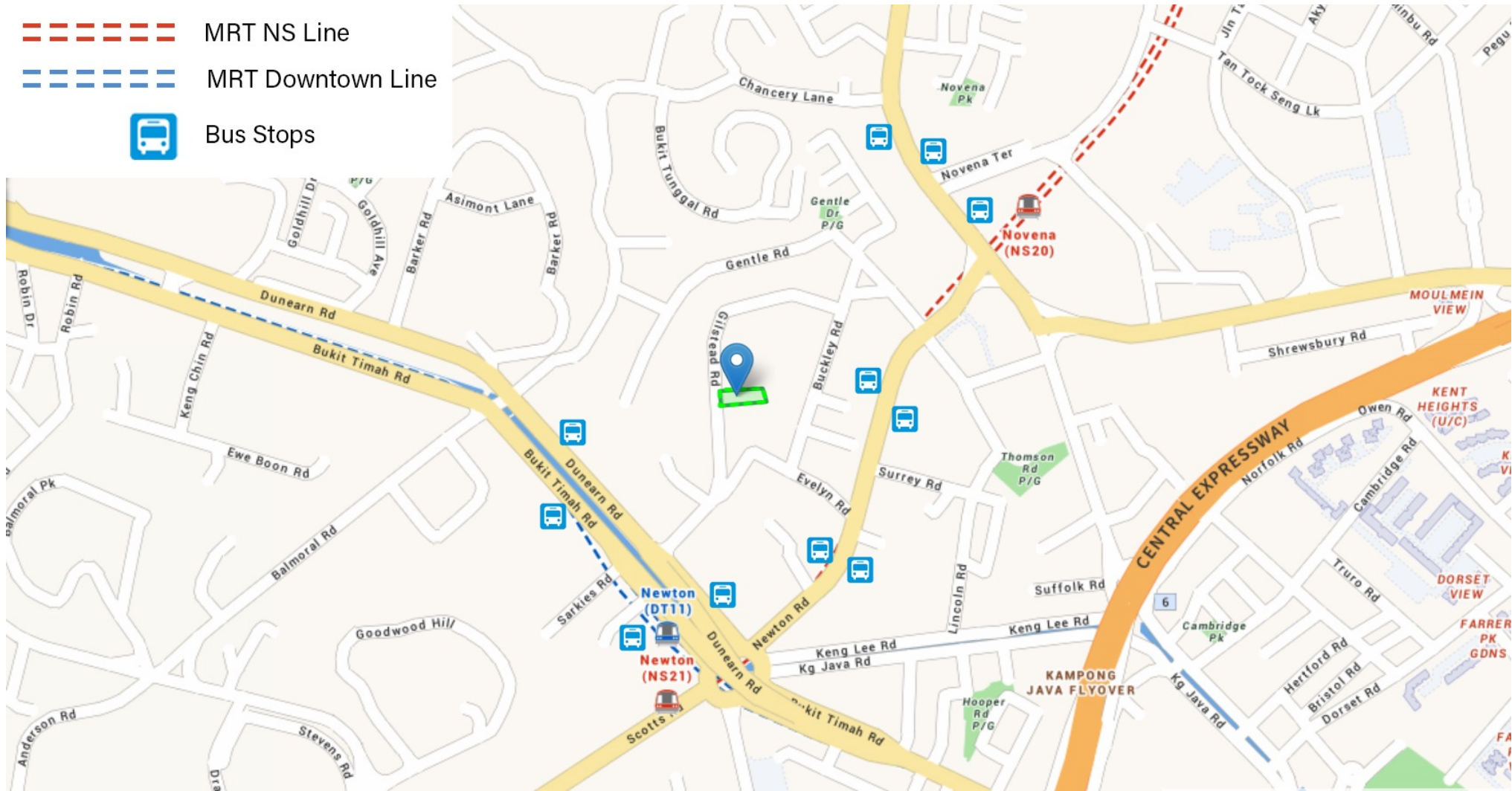
MRT NS Line



MRT Downtown Line



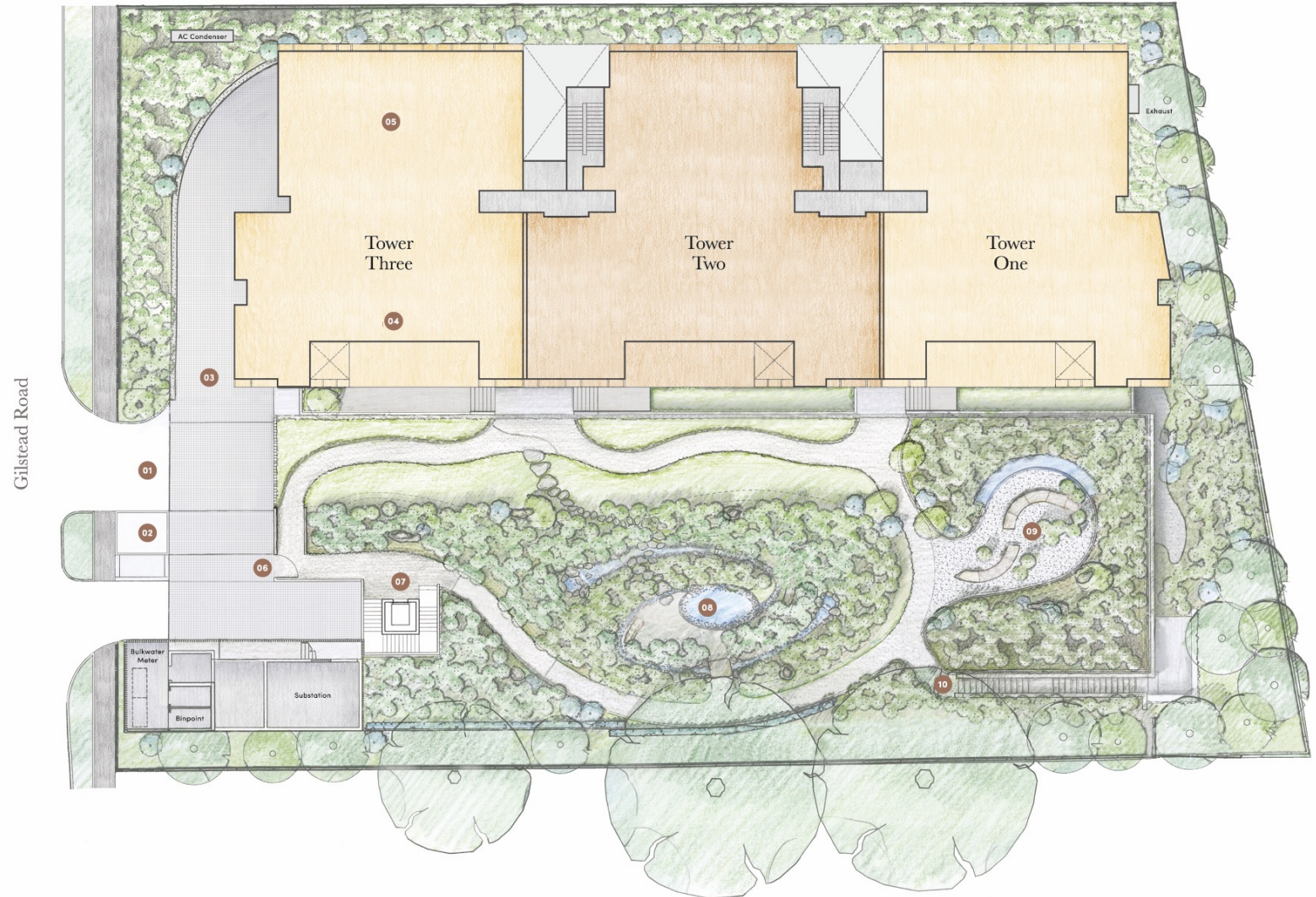
Bus Stops





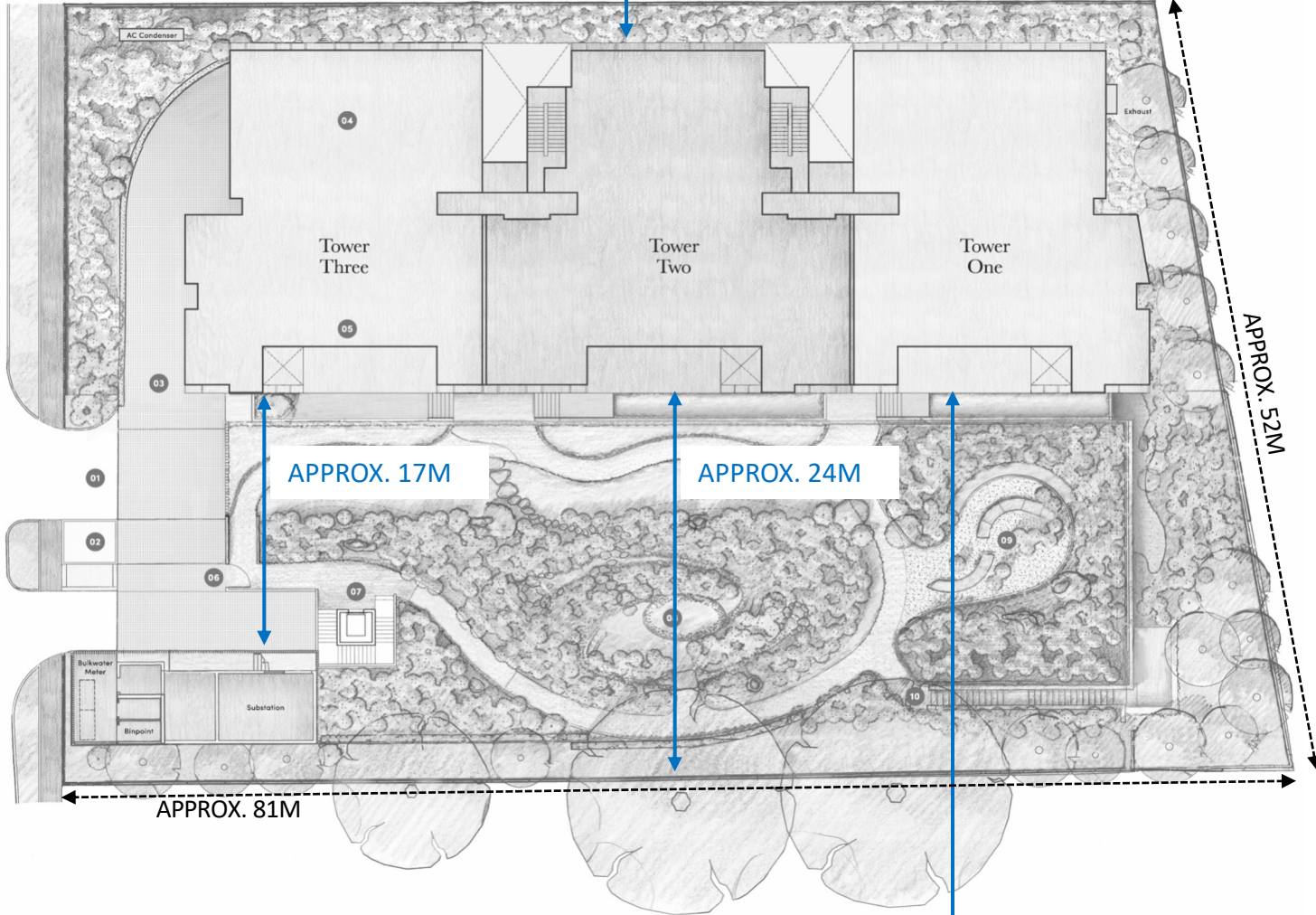
## SITE PLAN

- Gym
- Clubhouse
- 01 Main Entrance
- 02 Guardhouse
- 03 Ramp to Drop-off
- 04 Clubhouse
- 05 Gym
- 06 Pedestrian Entrance
- 07 Lift/Stairs to Carpark
- 08 Bamboo Garden
- 09 Bamboo Garden
- 10 Garden Stairs to Lower Ground





Gilstead Road



APPROX. 13M TO  
NEIGHBOUR BLDG  
FROM UNIT'S WINDOW

APPROX. 17M

APPROX. 24M

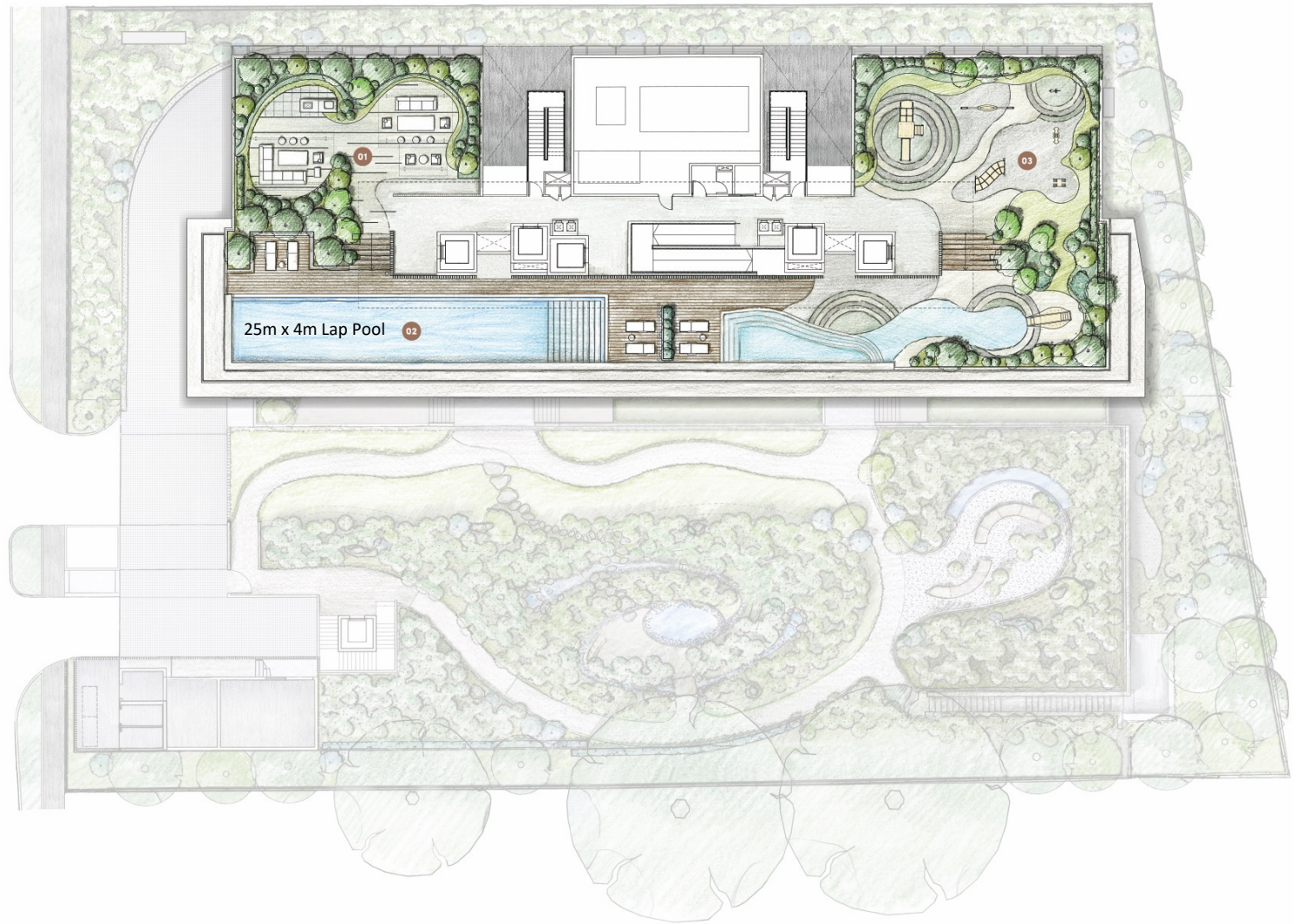
APPROX. 81M

APPROX. 52M

APPROX. 42M TO  
NEIGHBOUR BLDG

## ROOF GARDEN

- 01 Barbecue Area
- 02 Swimming Pool
- 03 Children's Playground



## ESTIMATED MONTHLY MAINTENANCE FEES

Unit Type	Unit Nos.	No. of Units	Description	Strata Area	Share Value	Estimated Maintenance Fees Per Month
Type D1P	#01-01	1	4 bedroom	4,176	12	\$2,500 (Monthly maintenance fee is similar to those for similar sized units in 15 Holland Hill, 18 Nassim Hill & Nassim Park Residences)
Type D1	#02-01 #03-01 #04-01 #05-01	4	4 bedroom	4,198	12	
Type D1A	#02-03 #03-03 #04-03 #05-03	4	4 bedroom	4,219	12	
Type D2	#02-02 #03-02 #04-02 #05-02	4	4 bedroom	4,209	12	
Type D2P	#01-02	1	4 bedroom	3,821	12	

\* **For Payment Made By Way Of Cheque Or Cashier's Order Crossed "Account Payee Only"**  
**To: "UNITED OVERSEAS BANK LIMITED. For Project Account No. 769-307-374-3 Of Peak Vista Pte. Ltd."**

\* **For Payment Made By Telegraphic transfer**

Bank: UNITED OVERSEAS BANK LIMITED  
 Address: 80 Raffles Place, UOB Plaza, Singapore 048624  
 Account Name: Peak Vista Pte. Ltd. – Project Account  
 Bank Code: 7375  
 Branch Code: 001  
 Account No: 769-307-374-3  
 Swift Code: UOVBSGSGXXX

Ground Floor Units	Special Features	Direct access to the garden
Sales Gallery	Location	UOB Kay Hian (8 Anthony Road, Singapore 229957)
Car park lots	How many car park lots each unit is entitled to ?	Total 14 common lots & 1 Handicapped Lot & 1 Washbay Non dedicated lot
Balcony size	What is the size of the Balcony/PES?	Balcony : Approx. 9m x 3m
Unit Modifications	Can we request to do modifications o the unit?	Developer will assess the unit modification request on case by case basis.
BBQ Pit /Clubhouse	Is there a BBQ Pit? How big is the Clubhouse? What are the appliances provided?	1 BBQ Pit @ Roof Top Clubhouse – meant for 14 pax dining & simple cooking facilities.
Swimming Pool	What is the size of the swimming pool? How many meters?	Approx. 25m x 4m
Kitchen appliances	What are the appliances provided by Developer in the unit?	Oven, Steam Oven, Hood, Hob, Fridge, Freezer, Wine Chiller, Washing Machine & Dryer  Brand: Gaggenau
Facilities	What are the facilities within the development?	Swimming Pool, Children’s Pool, Gym, Clubhouse, Bamboo Garden
Side Gate	Any side gate other than main entrance?	No. Only main entrance
Gas Supply	What is the gas supply provided? City Gas or cylinder?	City Gas
Concierge	Is there a concierge? What are the services provided?	To be determined
Smart Home Feature	Are there any smart home features?	No provision
Aircon	Is the kitchen Airconditioned?	Yes
MRT Station	Where is the nearest MRT Station?	Newton Station
Sub-station	Location?	As indicated in the model and site plan, standalone structure next to Guardhouse
BBQ Pit	Location?	Roof garden

Security Features	What are the security features for 32 Gilstead	Audio/video intercom & card access
Fibre Optic	Is it Ready?	Yes. Fiber Optic terminal inside DB closet
TV Points	Where?	1 for each Master & Common Bedrooms 2 for Living / Dining at separate location
Tel/Data Points	Where?	2 for each Master & Common Bedrooms at separate location 2 for Living & Dining at separate location
Finishes (floor)	What is provided?	Living / Dining / Bedrooms – Engineered timber flooring (Ash/Douglas) Balcony – Viscon White Granite Kitchen / Baths – Designer’s tile finish
Finishes (wall)	What is provided?	Foyer / Bar – Timber screen & bar counter Living / Dining – Timber panel Family – Timber sliding door & display shelves Bedrooms – Wardrobe in high gloss spray paint finish Kitchen – Cabinet in laminate and decorative pvc ply finish
Ceiling Height		Refer UNIT CEILING HEIGHT
Letter Box	Where is it located?	In the concierge / arrival lobby
Bomb Shelter	Staircase shelter or Household Shelter?	Household Shelter inside unit
Maid’s room	Location?	HS shelter is large enough to accommodate a single size bed, internal area approx.1350 x 2500
Nearby school	Location?	<u>Schools within 1km</u> Anglo-Chinese School (Primary) Anglo-Chinese School (Junior) St. Joseph’s Institution Junior  <u>Schools between 1km to 2km</u> Singapore Chinese Girls’ School CHIJ Primary Farrer Park Primary School Hong Wen School
Nearby groceries	Location?	CS Fresh @ Chancery Court – 0.6km FairPrice Finest Gourmet @ Balmoral Plaza – 1.2km CS Fresh @ United Square – 1.2km

## UNIT CEILING HEIGHT

Floor finish level to underside of slab/ceiling where applicable (in m)				
	Type D1a/ D1	Type D2	Type D1p	Type D2p
<b>Foyer</b>	2.800	2.800	2.800	2.800
<b>Living / Dining</b>	3.000	3.000	3.000	3.000
<b>Family</b>	2.800	2.800	2.800	2.800
<b>Master Bedroom</b>	2.800	2.800	2.800	2.800
<b>Bedroom 2/3/4</b>	2.800 / 3.175	2.800 / 3.175	2.800 / 3.175	2.800 / 3.175
<b>Master Bath</b>	2.600	2.600	2.600	2.600
<b>Bath 2/3/4</b>	2.600	2.600	2.600	2.600
<b>Powder</b>	2.600	2.600	2.600	2.600
<b>Kitchen</b>	2.800 / 3.175	2.800 / 3.175	2.800 / 3.175	2.800 / 3.175
<b>WC</b>	2.600	2.600	2.600	2.600
<b>Household Shelter</b>	2.800	2.800	2.800	2.800
Storage (where applicable)	2.600	-	-	-
<b>Balcony (where applicable)</b>	2.9000 / 3.275	2.900 / 3.275	-	-
<b>PES (where applicable)</b>	-	-	3.000 / 3.275	3.000 / 3.275

## Sanitary Wares

	Master Bedroom	Common Bathroom	Powder Room
<b>Water Closet</b>	Duravit "Starck F Plus"	Duravit Happy D.2 (with Soft Closing Seat)	Duravit Happy D.2 (with Soft Closing Seat)
<b>Basin</b>	Duravit Zencha	Valdama POD	Valdama Cameo
<b>Bathtub</b>	Apaiser (1250mm Zen Round Bathtub)	-	-
<b>Flush Plate / Cistern</b>	-	Geberit	Geberit

## Sanitary Fittings

-	Master Bedroom	Common Bathroom	Powder Room
<b>Basin Mixer</b>	Axor	Hansgrohe	Axor
<b>Bathtub Filler</b>	Axor	-	-
<b>Rain Shower / Thermostat for Rain Shower / Shower Bar</b>	Axor	Hansgrohe	-
<b>Bidet Spray</b>	-	Hansgrohe	Hansgrohe
<b>Paper Holder</b>	Axor	Hansgrohe	Hansgrohe

## Sanitary Accessories

	Kitchen
<b>Double Bowl Kitchen Sink</b>	Hansgrohe
<b>Single Bowl Kitchen Sink</b>	Hansgrohe
<b>Kitchen mixer</b>	Axor

	Maid's Toilet
<b>Water Closet</b>	Casa Nova
<b>Tissue Paper Roll Holder with Cover</b>	AVA
<b>Wall Hung Wash Basin</b>	Claytan
<b>Basin tap / Hand shower Set With Mixer</b>	Monic



## UNIQUE SELLING POINTS

A renowned developer behind freehold luxury residential development of Nassim Park Residences and “Nassim of the East” for MeyerHouse.

Ground floor is entirely crafted for a lush and tranquil Bamboo Garden by **SHUNMYO MASUNO** founded in Japan.

Well-equipped rooftop facilities for Adults and Children include a lap pool, BBQ, children's playground, and water play pool.

The entire basement is crafted to be an exclusive arrival lounge and surrounded by a shallow body of water. It's also here that you will find your concierge service and each unit has a private storage area.

Spacious Bar, Living, and Dining Room spanning across 14.7m est with a balcony view towards the Bamboo Garden ; next to it will be the private Family Room as a tranquil option for family entertainment.

Luxurious kitchen with a bespoke island counter, 'tall-boy', and display shelving, emphasizing the space's luxuriousness.

All bedrooms come with an ensuite bathroom, and specialty customized walk-in wardrobe for the Master Bedroom.

No overlooking issue on all units no matter which floor