

# WILSHIRE RESIDENCES

## FARRER ROAD, Prime District 10

### OVERVIEW

THE DEVELOPMENT	WILSHIRE RESIDENCES, FARRER ROAD, D10	
THE DEVELOPER	TE2KS-RH PTE LTD A Joint Venture between renowned developers Tong Eng Group, Roxy-Pacific Holdings Pte Ltd and investment company Kim Seng Holdings Pte Ltd	
LOCATION	30 Farrer Road, Singapore 268832	
LEGAL DESCRIPTION OF LAND	LOT MK2 02652A	
CONCEPT	Modern Tropical Design / Authentic Urban Living Redefined	
ARCHITECT	Designed by JGP ARCHITECTURE(S) PTE LTD	
INTERIOR DESIGNERS	Interior design by KGID Pte Ltd	
TENURE	Estate in Fee Simple (Freehold)	
EXPECTED TOP	July 31, 2024	
EXPECTED LEGAL COMPLETION	July 31, 2027	
PROJECT ACCOUNT NO.	OCBC Bank for Project A/C No. 713-164606-001 of TE2KS-RH Pte Ltd	
SITE AREA	3,635.3 Sqm	
TOTAL NO. OF UNITS	85 Units	
CAR PARKING	85 + 2 Accessible Car Parking Lots + 5 Motorcycle lots + 15 Bicycle lots Over 2 Basement Levels	
CONSULTANTS	M & E Consultant Structural Consultant Landscape Consultant Main Contractor Solicitor Quantity Surveyor	HPX Consulting Engineers CMP Consultants Pte Ltd Ecoplan Asia Pte Ltd K.H. Land Pte Ltd Rajah & Tann Singapore LLP Rider Levett Bucknall LLP

Please note this does not form any part of the contract. All information is subject to change at the Developer's discretion.

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## OVERALL SCHEME SUMMARY

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Unit Type	No. of Bedrooms	Area in Sqm	Area in Sqft	No. of Units	Share Value (SV)	Est Monthly MF (\$64 PSV)
A	1 Bedroom	43 sqm	463 sqft	10	5	320
B	2 Bedroom	60 sqm	646 sqft	10	6	384
B1-G	2 Bedroom + Guest	68 sqm	732 sqft	10	6	384
B2-G	2 Bedroom + Guest	69 sqm	743 sqft	10	6	384
B3-G	2 Bedroom + Guest	70 sqm	753 sqft	10	6	384
B4-G	2 Bedroom + Guest	74 sqm	797 sqft	10	6	384
C	3 Bedroom	78 sqm	840 sqft	9	6	384
C1	3 Bedroom	80 sqm	861 sqft	1	6	384
D-G	4 Bedroom + Guest	118 sqm	1270 sqft	7	7	448
A (PH)	1 Bedroom	56 sqm	603 sqft	1	5	320
B (PH)	2 Bedroom	74 sqm	797 sqft	1	6	384
B1-G (PH)	2 Bedroom + Guest	80 sqm	861 sqft	1	6	384
B2-G (PH)	2 Bedroom + Guest	83 sqm	893 sqft	1	6	384
B3-G (PH)	2 Bedroom + Guest	84 sqm	904 sqft	1	6	384
B4-G (PH)	2 Bedroom + Guest	91 sqm	980 sqft	1	6	384
C (PH)	3 Bedroom	92 sqm	990 sqft	1	6	384
D-G (PH)	4 Bedroom + Guest	138 sqm	1485 sqft	1	7	448

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## DESCRIPTION of Wilshire Residences

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### The Site

The site is conveniently located along Farrer Road, a major access node to Orchard Road and the CBD, with popular destinations such as the Singapore Botanic Gardens, Dempsey Hill and Holland Village, a mere stone's throw away. The design intention of the development depicts "Modern Tropical Design" and "Authentic Urban Living Redefined".

The site area is 3,635.30 sqm with planning parameters dictating a building with a 12-storey height control. The development has an undulating terrain with land topography difference of more than 10 metres allowing for an interesting overlay of different levels of an array of facilities on the ground level.

### The Building

The 12-storey building has an 8-unit floorplate spread out with 2 lift cores. The typical floor plate is proposed to accommodate 85 apartment units from the 2nd to 12th storey with a roof terrace. There are a variety of views; East towards Botanic Gardens, South-east towards Dempsey Hill, West towards Holland Village and North towards the Victoria Park Good Class Bungalow Area (GCBA). As a massing strategy, the building makes use of the terracing terrain to lift its base upwards with one tower rotating sideways to connect to the other in order to create larger communal spaces at various levels (of 1st, 2nd storey and roof terrace) to generate visual relief and interest.

The façade of the tower block has a sleek curtain-wall design that complements the landscape design to showcase its stunning contemporary architecture.

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The towers seek to align most of the apartment units in a North, South and East orientation with three stacks facing the 1st storey swimming pool deck and communal facilities. Corner units are generally larger, while the 1-bedroom types face North, and the largest are 4-bedroom plus guest units, which are East-facing towards the Singapore Botanic Gardens.

All units are configured with a wide frontage, with the Living and Dining spaces integrated with corresponding balconies to create a fully functional and utilitarian layout. In addition, all rooms are installed with full height curtain-wall glass to maximise daylight and capture spectacular views. All the units are optimised with side by side living and dining layouts with corresponding balcony configuration and all bedrooms are afforded a full height and length wall to wall view with the curtain-wall. Furthermore, it is a prominent design feature in the layouts to provide a very generous master bedroom space with corner curtain-wall window detail. All kitchens in the 2,3- and 4-bedroom units are enclosed, which is a rare feature in compact units.

Notably, all the apartment layouts are planned with clear zoning of living spaces and resting spaces, which correspond to a more open and private area respectively. Living spaces lead out to balcony areas, expanding space for entertainment. The guest rooms are designed with the flexibility to amalgamate with the Living / Dining areas to form an even larger space.

The units at the topmost residential floor enjoy double-volume living space within the unit. A two-level basement parking is proposed which raises the first storey level above the busy Farrer Road to bring respite and enhance the whole landscaped-deck experience. A unique grand entrance welcomes the residents and visitors directly into the 1st level of the basement where a second spacious entrance and drop-off point with a striking open skylight portal are located. You feel a sense of inviting calm as you return home and owners can connect directly to the residential lift lobbies and amenity floors.

### **The Landscape**

This design configuration affords the 1st storey landscape deck, the provision for a 25m swimming pool and carefully selected facilities to display a resort-themed landscape design that sets this development apart from the surrounding ones.

Chic sofa seating, dining spaces, spa nooks, and an outdoor fitness/gym welcome the residents to embrace the tranquil setting. A different experience on the 2nd storey landscape awaits the residents with the pebble walk, interspaced hammocks and reading pavilion. The roof terrace draws a different audience with its double pavilions and the many landscaped lawns and viewing decks towards the Singapore Botanic Gardens.

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### **REPUTABLE DEVELOPER**

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TE2KS-RH Pte Ltd is a joint venture between renowned developers - Tong Eng Group, Roxy-Pacific Holdings Pte Ltd and investment company Kim Seng Holdings Pte Ltd.

Over the last 70 years since its incorporation in the 1950s, the Tong Eng Group takes pride in developing distinctive buildings that are a harmonious blend of form and functionality. From its inception, the Group has owned and developed more than a hundred acres of land, comprising office, retail, landed housing and condominium projects.

Tong Eng Group strives to blend creative planning and understated elegance while adopting new concepts and technology in developing buildings with enduring value. With each project, careful attention is paid to every detail, from redefining spaces to ensure the optimum layout, to providing only the most impeccable finishes and quality.

Roxy-Pacific Holdings Limited ("the Group") is an established property and hospitality corporation with an Asia-Pacific focus and a track record dating back to May 1967. Listed on the SGX Mainboard since 12 March 2008, the Group is engaged primarily in the development and sale of residential and commercial properties ("Property Development"), hotel ownership and other investment properties in Asia-Pacific ("Hotel Ownership and Property Investment"), including the ownership of Grand Mercure Singapore Roxy. Since 2013, the three main arms – Property Development, Property Investment and Hotel Ownership have extended their reach beyond Singapore, to countries such as Malaysia, Australia, Thailand, Japan and Maldives.

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## FACILITIES

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### *Basement 1*

1. Private Parcel Locker

### *Landscape Deck*

1. BBQ Pavilion
2. Patio Garden
3. Pebble Walk
4. Kid's Playground
5. Fern Garden
6. Cozy Lawn
7. Cocoon Garden
8. Grand Waterfall Walk
9. Sun Deck
10. Family Pool deck
11. Family Pool
12. Pool Deck
13. Swimming Pool
14. Leisure Lawn
14. Outdoor Fitness Lounge
15. Waterfall Sensory Spa
16. Hammock in the Woods
17. Banquet Lawn
18. Experiential Walk
19. Forest Walk
20. Plumeria Court

### *Roof Terrace*

1. Flower Sanctuary
2. Chess Corner
3. Maze Garden
4. Rooftop Pavilion
5. Meditation Lawn
6. Sensory Trail
7. Reading Lounge
8. Yoga Deck
9. Viewing Lounge

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## TRANSPORTATION

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Nearest Train Station : Farrer Road MRT Station  
(600m, 9 mins walk)

Nearest Bus stop : In front of development

Bus Services : 48, 93, 153, 165, 174, 186, 855, 961,  
961#, 5N

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## SHOPPING, DINING & ENTERTAINMENT LOCATED NEARBY

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Orchard Road Shopping Belt	4.9km (9 mins Drive)
Tanglin Mall	2.5km
Dempsey Hill	1.4km
Holland Village	1.5km
Serene Centre	1.7km
Crown Centre	2.3 km
Coronation Shopping Plaza	2.4 km
Botanic Gardens	2.0 km

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## ICONIC FOOD LIST LOCATED NEARBY

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### *Holland Village*

Breko Café- Café  
Cha Cha Cha – Mexican Cuisine  
D’Good Café - Café  
Drinks & co Kitchen – Western Cuisine  
Ginza Soba Kamo Kyudaime Keisuke - Japanese Cuisine  
Nakhon Kitchen – Thai Cuisine  
Project Acai – Café/Dessert  
Park @Holland Village – Café/bistro  
Qasr Grille & Mezze Bar – Middle East Cuisine  
Wala Wala café Bar – Live Band Pub/Bar/Cafe  
Rumours Bar & Grill – Western Cuisine  
Sanpoutei Ramen - Japanese Cuisine  
Sunday Folks- Café  
Tai Cheong Bakery – HK Cuisine  
363 Katong Laksa – Asian Cuisine  
Famous Fish Head Bee Hoon – Chinese cuisine

### *Dempsey Hill*

Candlenut – Peranakan Cuisine  
Jones the Grocer - Café/ Cheese  
Jumbo Seafood – Asian Cuisine  
La Forketta Gastronomia Italiana – Italian Cuisine  
Long Beach Seafood – Asian Cuisine  
Margarita – Mexican Cuisine  
Morsels – Asian Fusion Cuisine  
PS Café- Café  
Red Sparrow- Vietnamese Cuisine  
Samy’s Curry- Indian Cuisine  
The Dempsey Cookhouse & Bar – Western Cuisine  
The Green Door – American/ Western Cuisine  
Tree Lizard- Western Cuisine  
The White Rabbit – Western Cuisine

### *Commonwealth*

Famous Two Chefs Zi Char – Chinese cuisine  
Eng Kee: Famous Chicken Wings – Chinese cuisine

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## EDUCATION

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### *Primary Schools*

Nanyang Primary School	< 1km
New Town Primary School	< 2km
Raffles Girls’ Primary School	< 2km
Queenstown Primary School	< 2km

### *Secondary Schools*

St Margaret’s Secondary School	1.6km
Queensway Secondary School	1.6km
Singapore Chinese Girls’ School	3.9km
St Joseph Institution	4.1km
Nanyang Girls’ High School	4.5km
Raffles Girls School	4.9km

### *Junior College*

Hwa Chong Institution	4.3km
National Junior College	4.6km
Anglo Chinese Junior College	3.1km

### *Integrated/International School*

Anglo Chinese School International	1.9km
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#### FOOD CENTRES

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Empress Road Market and Food Centre	382 m
Commonwealth Crescent Market	827 m
Adam Road Food Centre	2 km

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#### DISTINGUISHING FEATURES

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- Freehold
- In Prime District 10
- Under 1km to Nanyang Primary School
- Many renowned schools nearby
- Convenient access to expressways and public transport
- Only 4mins drive to Botanic Gardens and 9 mins drive to Orchard Road
- Elevated Terrain above Farrer Road
- Huge landscape deck with facilities on the ground and roof level
- Functional and practical layouts
- No wastage and maximization optimization of space within the unit
- All units with direct entry to Living room (No Foyer)
- Living and Dining spaces integrated with corresponding balconies for a wide frontage view
- 3 options for units with guest room which can stay as a room for visiting guests, converted to a bigger living/ dining room or a bigger common bedroom/ Master bedroom
- All units with spacious Master bedrooms which can fit a king size bed
- Enclosed kitchen for all 2 Bedrooms units and above
- No household shelter within the unit
- Premium kitchen appliances – Miele and De Dietrich
- Competitive and compelling pricing amongst surrounding freehold developments

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#### SMART HOME SYSTEM

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The smart home devices provide a comprehensive environment that adapts to the needs of the entire family. Our home automation provision includes audio video intercom, smart door bell, digital lockset, air-conditioning control, smoke detector and IP camera.

SUBJECT	QUESTIONS	ANSWER
<b>ELIGIBILITY TO BUY</b>	Are Foreigners eligible to purchase?	YES
<b>TOP DATE</b>	Expected TOP Date	31 July 2024
	When is the expected date of completion for the foundation work?	TBA
	Will it be earlier than as stipulated in the brochure?	Most Likely
<b>OFFICIAL ADDRESS</b>	What is it?	30 Farrer Road, Singapore 268832
<b>FACILITIES</b>		
<b>SWIMMING POOL</b>	Number of Swimming Pool in the development?	1 Swimming Pool, 1 Family Pool
	What is the dimension and depth of the Swimming Pool?	25m(L) x 5.6m(W) x 1.2m(Depth)
	What is the dimension and depth of the Family Pool?	12.5m(L) x 4.3m(W) x 0.5m(Depth)
<b>COMMON AREA (ENVIRONMENT AND FUNCTION)</b>		
<b>SECURITY FEATURES</b>	Access to development?	Vehicular Barriers
	Any Inter-com system (Video/Audio?)	YES, Audio Video Intercom 1 at each individual unit Common Area: 1 each at Lobbies of B1, B2 & L1
<b>VEHICULAR ENTRANCE</b>	Any? Where?	YES, at the Main Entrance (Ingres/Egress)
<b>PEDESTRIAN ENTRANCE</b>	Any? Where?	YES, beside the main entrance
<b>LOCATION OF SIDE GATE</b>	Any? Where?	NO
<b>BOUNDARY WALL/ FENCE</b>	What is the height? Setback from boundary to building?	1.8m(H) Setback: Refer to BP Plan
	What material is used for the wall/fence?	BRC fence with shrubs
<b>CAR PARK</b>	Type of car park?	Basement 1 and 2 Car Park
<b>LETTER BOX</b>	Where?	Basement 1 Lobbies
<b>REFUSE COLLECTION</b>	Where?	Recycle & Refuse Chutes at common lobby of all residential floors Recycle Bin Collection - At Basement 1 Refuse Bin Collection - At Basement 2
<b>BUS SERVICES NEAR THE DEVELOPMENT</b>	Any?	YES, in front of development
<b>LOBBY</b>	Is it air-conditioned?	YES, basement 1 & 2 lobbies

ABOUT THE INDIVIDUAL UNITS		
<b>GAS SUPPLY</b>	City gas or cylinder?	City Gas for all types except, Electric hob for Type A & A (PH)
<b>WATER HEATER</b>	Gas or electric?	Electric
<b>AIR-CONDITIONER</b>	Type? /Brand?	TBA
<b>FLOORING</b>	Living/Dining/ Open Kitchen	Natural Marble
	Enclosed Kitchen, Bathroom, Balcony, Yard	Homogenous/Porcelain/ Ceramic Tile
	Bedrooms	Timber Strip Flooring
<b>KITCHEN</b>	What appliances are provided and what brands?	Miele: Hood, Hob, Oven De Dietrich: Fridge, Washer cum Dryer
<b>BEDROOM</b>	What are provided?	Wardrobe
<b>WINDOWS</b>	Are the bedroom windows tinted/Single Glazed?	YES
<b>CEILING HEIGHT</b>	What is it?	*Refer to Ceiling Height Schedule below
<b>BOMB SHELTER</b>	Location?	Staircase Storey Shelter
<b>NOISE MEASURES</b>	Acoustic Ceiling in balcony	Unit Type B, B (PH), B1-G, B1-G (PH), B2-G, B2-G (PH), B3-G, B3-G(PH), C, C1, C (PH)

### Ceiling Height Schedule

	Unit Types																
	A	B	B1-G	B2-G	B3-G	B4-G	C1	C	D-G	A(PH)	B(PH)	B1-G(PH)	B2-G(PH)	B3-G(PH)	B4-G(PH)	C(PH)	D-G(PH)
Living	2.88	2.88	2.88	2.88	2.88	2.88	2.88	2.88	2.88	5.65	5.65	5.65	5.65	5.65	5.65	5.65	5.65
Dining	2.88	2.88	2.88	2.88	2.88	2.88	2.88	2.88	2.88	5.65	5.65	5.65	5.65	5.65	5.65	5.65	5.65
Master Bedroom	2.88	2.88	2.88	2.88	2.88	2.88	2.88	2.88	2.88	3.40	3.40	3.40	3.40	3.40	3.40	3.40	3.40
Bedroom 2	-	2.88	2.88	2.88	2.88	2.88	2.88	2.88	2.88	-	3.40	3.40	3.40	3.40	3.40	3.40	3.40
Bedroom 3	-	-	-	-	-	-	2.88	2.88	2.88	-	-	-	-	-	-	3.40	3.40
Bedroom 4	-	-	-	-	-	-	-	-	2.88	-	-	-	-	-	-	-	3.40
Guest	-	-	2.88	2.88	2.88	2.88	-	-	2.88	-	-	3.40	3.40	3.40	3.40	-	3.40
Kitchen	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60
Corridor	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60
Master Bath	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60
Bath 2	-	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	-	2.60	2.60	2.60	2.60	2.60	2.60	2.60
Bath 3	-	-	-	-	-	-	-	-	2.30	-	-	-	-	-	-	-	2.60
Balcony	2.98	2.88	2.88	2.88	2.88	2.98	2.88	2.88	2.98	5.75	5.65	5.65	5.65	5.65	5.75	5.65	5.75
Yard	-	-	-	-	-	-	-	-	2.30	-	-	-	-	-	-	-	2.60
WC	-	-	-	-	-	-	-	-	2.30	-	-	-	-	-	-	-	2.60

Note:

Ceiling height – floor finish to underside of slab / ceiling where applicable in meter.  
Localised bulkheads and beams where applicable.

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