



**BRIGHTHILL  
RESIDENCES**



**SILVER EDGE**  
INVESTMENT HOLDINGS PTE LTD

**SILVER EDGE INVESTMENT HOLDINGS PTE LTD**  
UEN: 201717753Z

HOR KEW BUSINESS CENTRE  
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SINGAPORE 349324

SOLE MARKETING AGENCY

**Huttons**<sup>®</sup>  
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MacRitchie Nature Reserve

Thomson Plaza

Ai Tong School

Shunfu Mart



# BRIGHT HILL RESIDENCES

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# LOCATION

At the heart of District 26 – Located in the prestigious district of Thomson, BrightHill Residences offers six bespoke houses nestled in lush greenery amidst the enclave of landed properties. A myriad of facilities and amenities are within proximity that promises to cater to your every need, along with seamless access to major highways that connects you around Singapore.



**Thomson Plaza**  
8 minutes walk  
600m



**Upp Thomson MRT**  
6 minutes walk  
500m



**Ai Tong School**  
7 minutes walk  
600m



**MacRitchie Reservoir Park**  
7 minutes drive  
2.5km



**Singapore Island Country Club**  
7 minutes drive  
2.2km



**Orchard Road**  
15 minutes drive  
6.8km



Your Gateway to Convenience – Surrounded by amenities, Thomson is coveted for its proximity to schools, parks and shops. Orchard Road is but a 10-minute drive. Prestigious schools such as Ai Tong, Catholic High, Eunoia Junior College are all within proximity. MacRitchie Nature Trail is a stone's throw away. BrightHill Residences is well-connected to suit your lifestyle.

# DESIGN

Elements in Harmony – From the customised interiors for the living and dining spaces, to the beautiful finishings for the kitchen cabinets and bedroom wardrobes, we create your abode with only the finest quality. Surround yourself with comfort and discreet opulence. The thoughtful layout, elegant finishes and designer fittings help to create the perfect ambience to relax and recharge.



# Elegance

A true statement of distinction - Timeless but trendsetting design, the interior furnishings can be customised to suit your lifestyle. Working with designer brands such as Bosch, Hans Grohe and Schindler, each development is equipped with only the most exquisite and exceptional products. From quality fittings to intuitive designs, our finishings flow seamlessly throughout the house to create the ultimate expression of luxury, perfectly balanced between functionality and glamour.



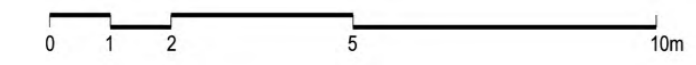
# MOMENTS

An abode for generations - Uniquely poised on top of a hill with expansive views of the surroundings, the architecture brings modern living into this lush forest setting. Designed with the family in mind, the elevated living spaces and large open terraces are perfect for entertaining and communal gatherings. Living and dining areas open to the pool with full height sliding doors, allowing activities to spill out into the broad outdoors.



# NO. 11

Uniquely poised on top of a hill, this plot features a 10m lap pool and a large lounge deck on the ground floor with expansive views of the surroundings. Living area with full height sliding doors opens completely to the outdoors. Bedrooms are equipped with en-suite bathrooms and thoughtfully crafted to be spacious yet intimate, with soft vertical screens that gently let in light and greenery.



## NO. 11 > LEVEL ONE

- 1 LIVING
- 2 DINING
- 3 STAIRCASE
- 4 LIFT
- 5 TERRACE (CARPORCH BALCONY)
- 6 KITCHEN
- 7 POWDER ROOM
- 8 ENTRANCE TO BASEMENT
- 9 TOILET
- 10 SWIMMING POOL
- 11 YARD



## NO. 11 > LEVEL TWO

- 1 MASTER BEDROOM
- 2 MASTER BATHROOM
- 3 STAIRCASE
- 4 LIFT
- 5 WALK-IN WARDROBE
- 6 BEDROOM 1
- 7 BATHROOM 1



## NO. 11 > ATTIC

- 1 BEDROOM 2
- 2 BEDROOM 3
- 3 STAIRCASE
- 4 LIFT
- 5 BATHROOM 2
- 6 BATHROOM 3
- 7 TERRACE
- 8 M&E SPACE

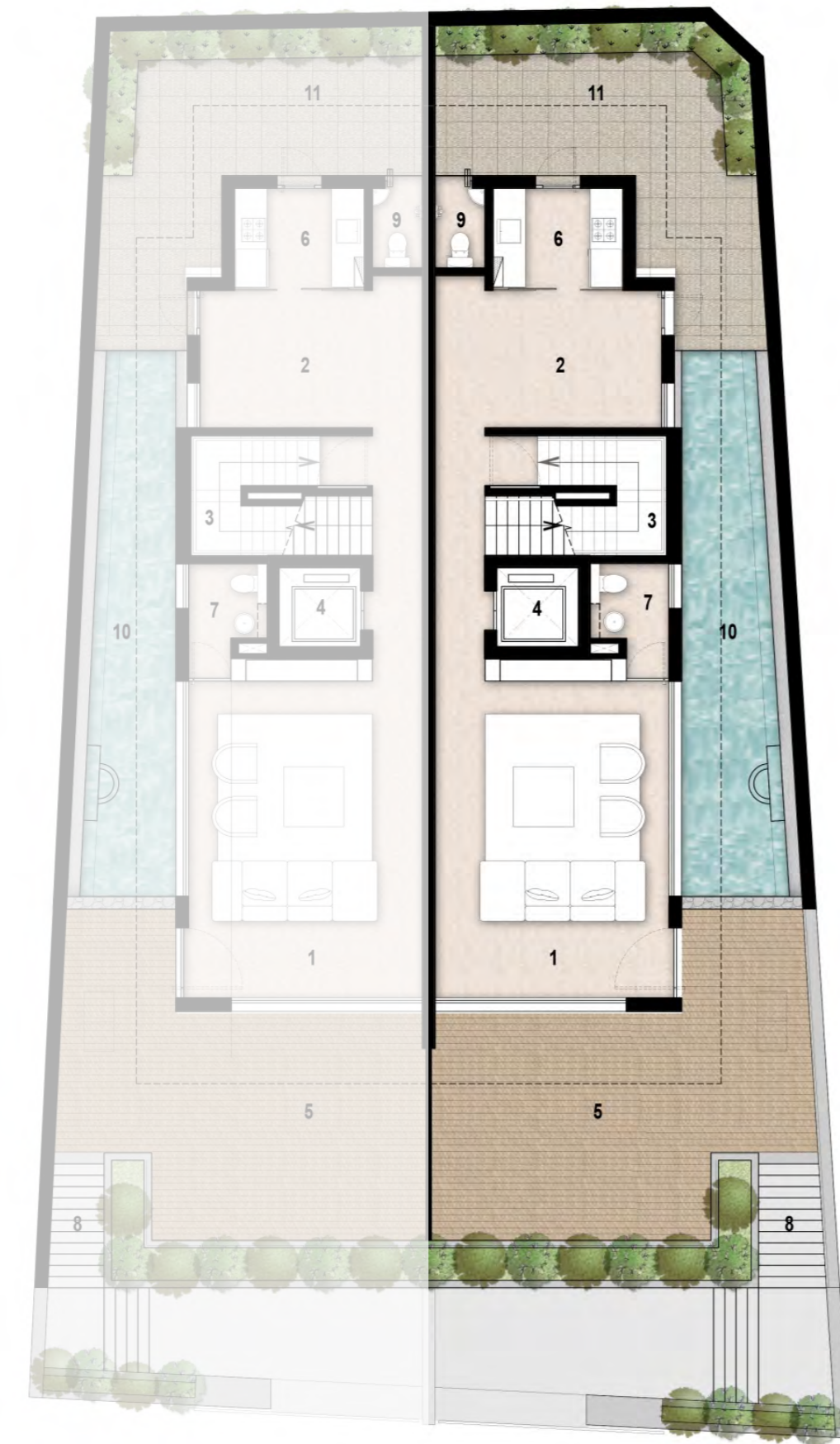
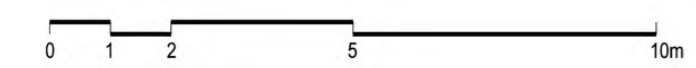


## NO. 11 > BASEMENT

- 1 ENTERTAINMENT ROOM
- 2 GUEST BATHROOM
- 3 STAIRCASE
- 4 LIFT
- 5 HOUSEHOLD SHELTER
- 6 STORAGE ROOM
- 7 CARPORCH
- 8 ENTRANCE STAIRCASE
- 9 PLANTER
- 10 ENTRANCE RAMP

# NO. 11A

Uniquely poised on top of a hill, this plot features a 10m lap pool and a large lounge deck on the ground floor with expansive views of the surroundings. Living area with full height sliding doors opens completely to the outdoors. Bedrooms are equipped with en-suite bathrooms and thoughtfully crafted to be spacious yet intimate, with soft vertical screens that gently let in light and greenery.



## NO. 11A > LEVEL ONE

- 1 LIVING
- 2 DINING
- 3 STAIRCASE
- 4 LIFT
- 5 TERRACE (CARPORCH BALCONY)
- 6 KITCHEN
- 7 POWDER ROOM
- 8 ENTRANCE TO BASEMENT
- 9 TOILET
- 10 SWIMMING POOL
- 11 YARD



## NO. 11A > LEVEL TWO

- 1 MASTER BEDROOM
- 2 MASTER BATHROOM
- 3 STAIRCASE
- 4 LIFT
- 5 WALK-IN WARDROBE
- 6 BEDROOM 1
- 7 BATHROOM 1



## NO. 11A > ATTIC

- 1 BEDROOM 2
- 2 BEDROOM 3
- 3 STAIRCASE
- 4 LIFT
- 5 BATHROOM 2
- 6 BATHROOM 3
- 7 TERRACE
- 8 M&E SPACE



## NO. 11A > BASEMENT

- 1 ENTERTAINMENT ROOM
- 2 GUEST BATHROOM
- 3 STAIRCASE
- 4 LIFT
- 5 HOUSEHOLD SHELTER
- 6 STORAGE ROOM
- 7 CARPORCH
- 8 ENTRANCE STAIRCASE
- 9 PLANTER
- 10 ENTRANCE RAMP



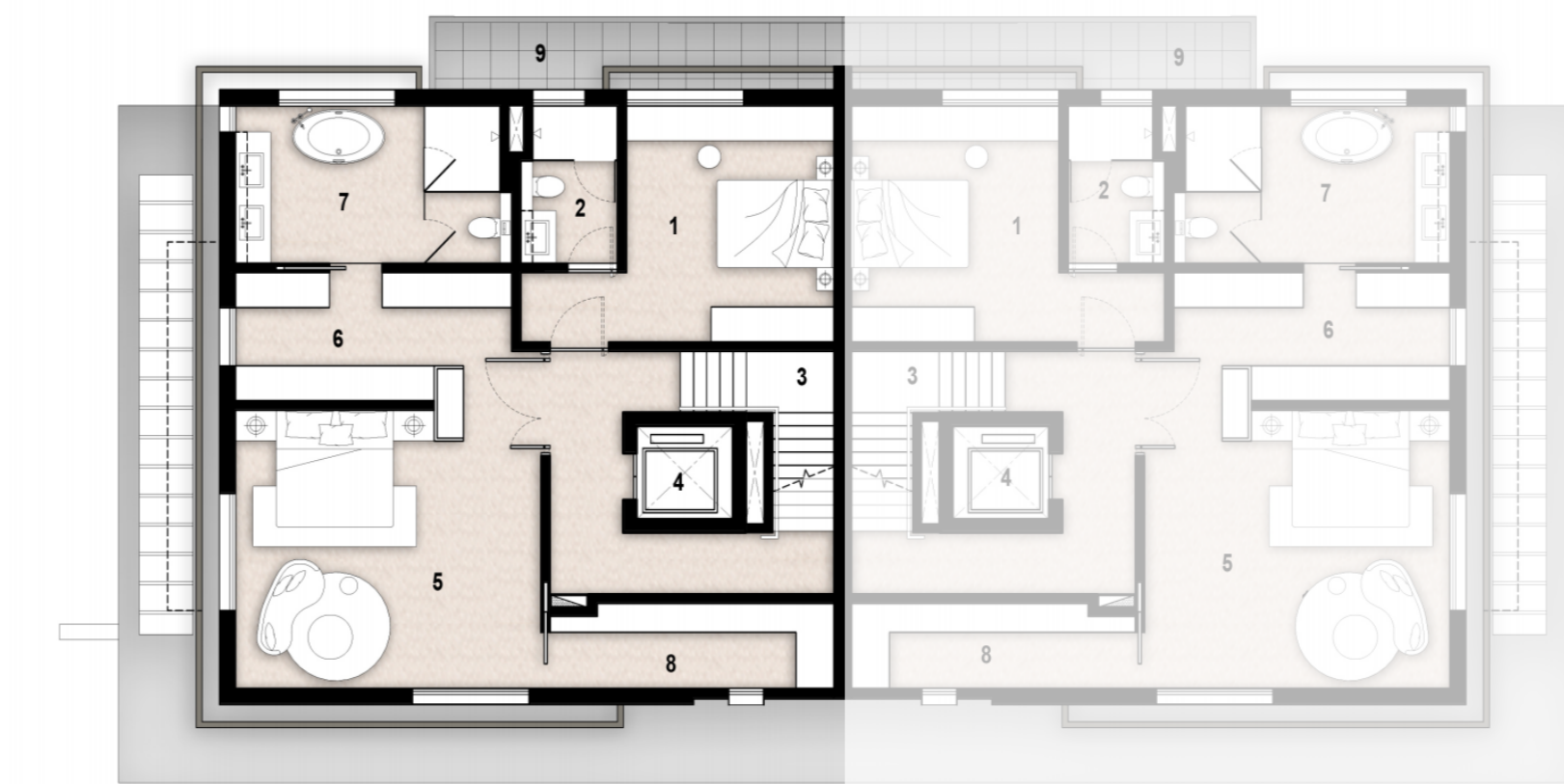
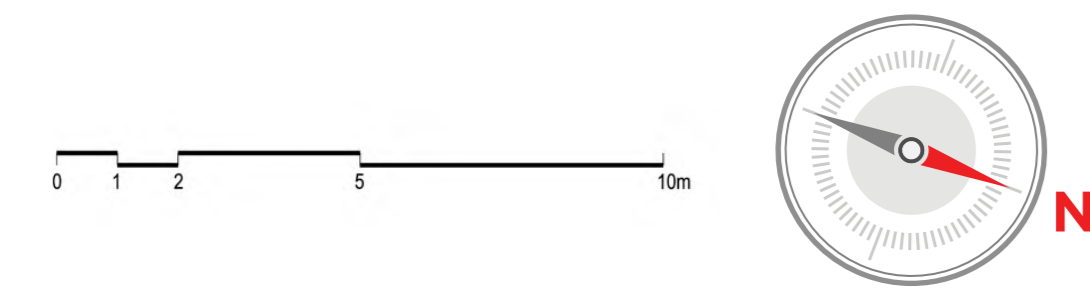
# NO. 11B

Delighting in tropical living, this plot features a 9m lap pool, a large lounge deck and an extensive feature garden on the ground floor. Above ground at the attic, outdoor activities can spill into alfresco terraces that face east and west, offering panoramic views of sunrise and sunsets. Bedrooms are equipped with en-suite bathrooms and thoughtfully crafted to be spacious yet intimate, with soft vertical screens that gently let in light and greenery.



## NO. 11B > LEVEL ONE

- |               |                  |
|---------------|------------------|
| 1 LIVING      | 8 MAID'S ROOM    |
| 2 DINING      | 9 WC             |
| 3 STAIRCASE   | 10 SWIMMING POOL |
| 4 LIFT        | 11 YARD          |
| 5 DECK        | 12 DRIVEWAY      |
| 6 KITCHEN     | 13 HS            |
| 7 POWDER ROOM | 14 GARDEN        |



## NO. 11B > LEVEL TWO

- 1 BEDROOM 1
- 2 BATHROOM 1
- 3 STAIRCASE
- 4 LIFT
- 5 MASTER BEDROOM
- 6 WALK-IN WARDROBE (HER)
- 7 MASTER BATHROOM
- 8 WALK-IN WARDROBE (HIS)
- 9 MAINTENANCE LEDGE



## NO. 11B > ATTIC

- 1 BEDROOM 2
- 2 BEDROOM 3
- 3 STAIRCASE
- 4 LIFT
- 5 BATHROOM 2
- 6 BEDROOM 4
- 7 BATHROOM 3
- 8 TERRACE
- 9 M&E SPACE

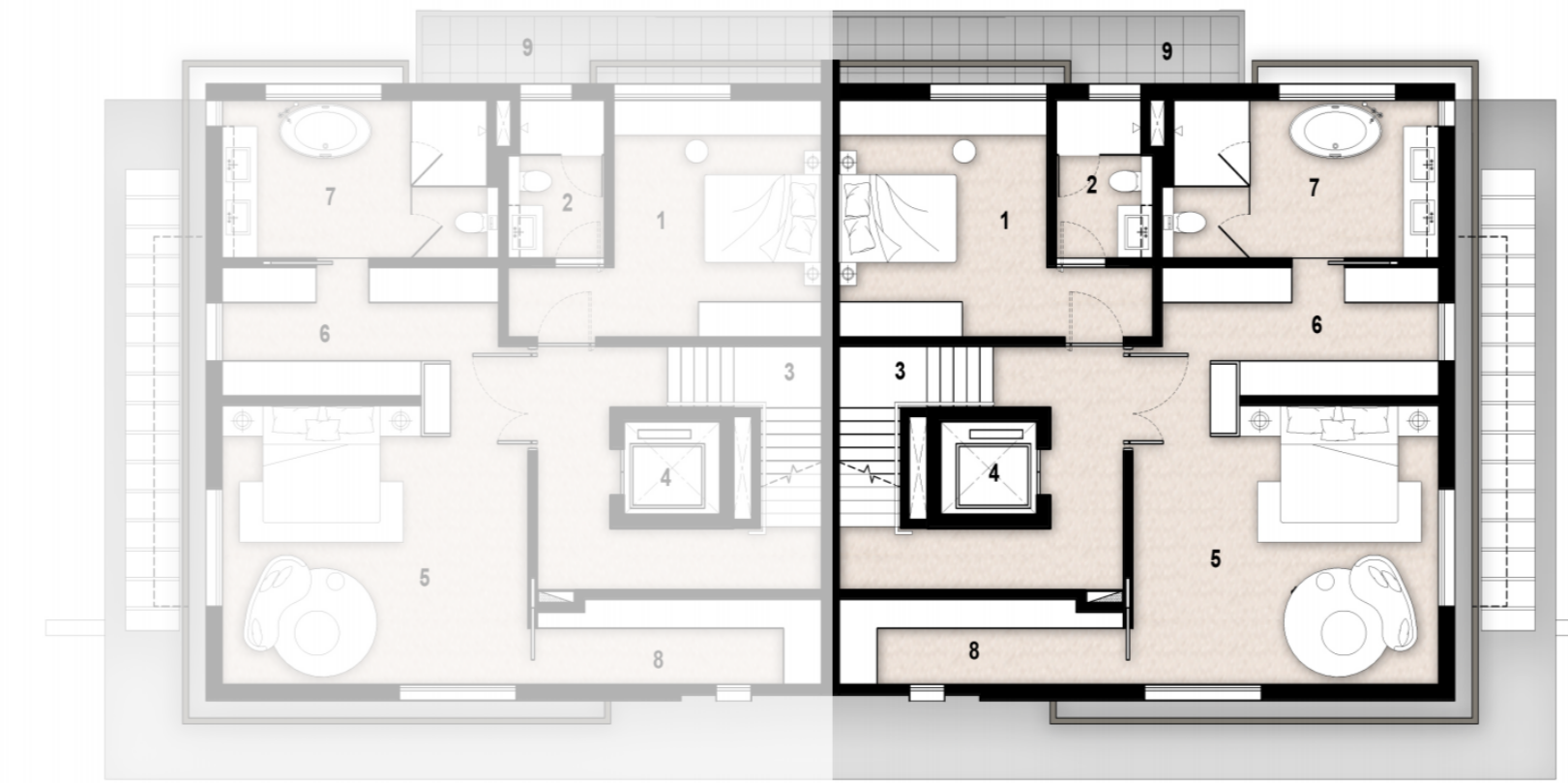
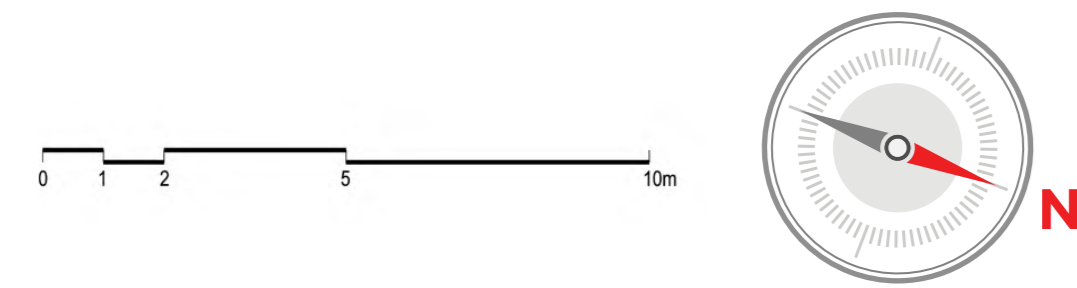
# NO. 11C

Delighting in tropical living, this plot features a 9m lap pool, a large lounge deck and an extensive feature garden on the ground floor. Above ground at the attic, outdoor activities can spill into alfresco terraces that face east and west, offering panoramic views of sunrise and sunsets. Bedrooms are equipped with en-suite bathrooms and thoughtfully crafted to be spacious yet intimate, with soft vertical screens that gently let in light and greenery.



## NO. 11C > LEVEL ONE

- |               |                  |
|---------------|------------------|
| 1 LIVING      | 8 MAID'S ROOM    |
| 2 DINING      | 9 WC             |
| 3 STAIRCASE   | 10 SWIMMING POOL |
| 4 LIFT        | 11 YARD          |
| 5 DECK        | 12 DRIVEWAY      |
| 6 KITCHEN     | 13 HS            |
| 7 POWDER ROOM | 14 GARDEN        |



## NO. 11C > LEVEL TWO

- 1 BEDROOM 1
- 2 BATHROOM 1
- 3 STAIRCASE
- 4 LIFT
- 5 MASTER BEDROOM
- 6 WALK-IN WARDROBE (HER)
- 7 MASTER BATHROOM
- 8 WALK-IN WARDROBE (HIS)
- 9 MAINTENANCE LEDGE

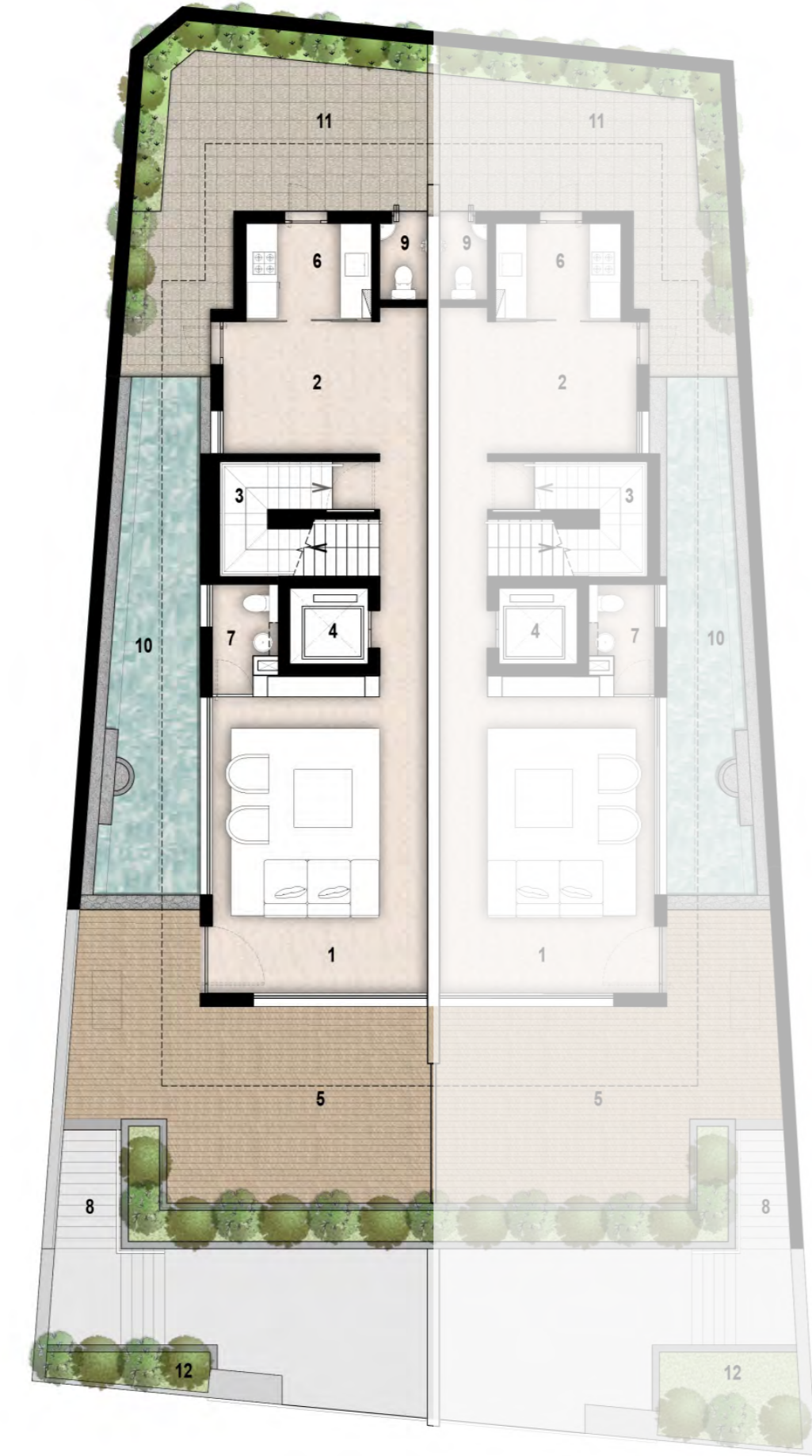
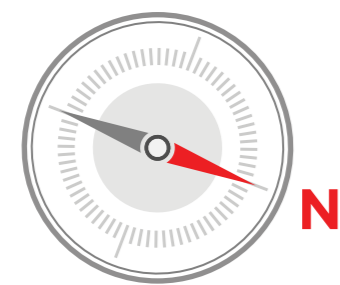
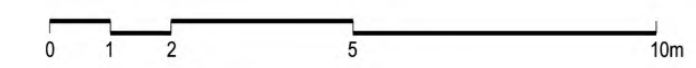


## NO. 11C > ATTIC

- 1 BEDROOM 2
- 2 BEDROOM 3
- 3 STAIRCASE
- 4 LIFT
- 5 BATHROOM 2
- 6 BEDROOM 4
- 7 BATHROOM 3
- 8 TERRACE
- 9 M&E SPACE

# NO. 11D

Uniquely poised on top of a hill, this plot features a 10m lap pool and a large lounge deck on the ground floor with expansive views of the surroundings. Living area with full height sliding doors opens completely to the outdoors. Bedrooms are equipped with en-suite bathrooms and thoughtfully crafted to be spacious yet intimate, with soft vertical screens that gently let in light and greenery.



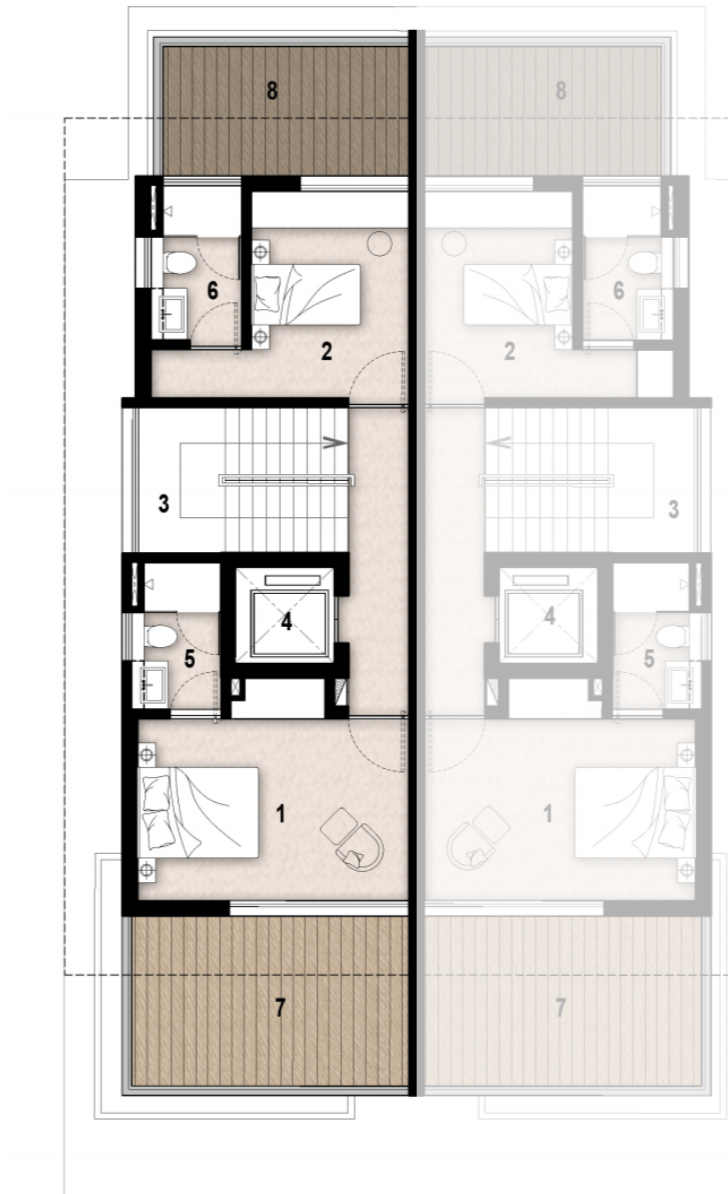
## NO. 11D > LEVEL ONE

- 1 LIVING
- 2 DINING
- 3 STAIRCASE
- 4 LIFT
- 5 TERRACE (CARPORCH BALCONY)
- 6 KITCHEN
- 7 POWDER ROOM
- 8 ENTRANCE STAIRCASE
- 9 TOILET
- 10 SWIMMING POOL
- 11 YARD



## NO. 11D > LEVEL TWO

- 1 MASTER BEDROOM
- 2 MASTER BATHROOM
- 3 STAIRCASE
- 4 LIFT
- 5 WALK-IN WARDROBE
- 6 BEDROOM 1
- 7 BATHROOM 1



## NO. 11D > ATTIC

- 1 BEDROOM 2
- 2 BEDROOM 3
- 3 STAIRCASE
- 4 LIFT
- 5 BATHROOM 2
- 6 BATHROOM 3
- 7 TERRACE
- 8 M&E SPACE

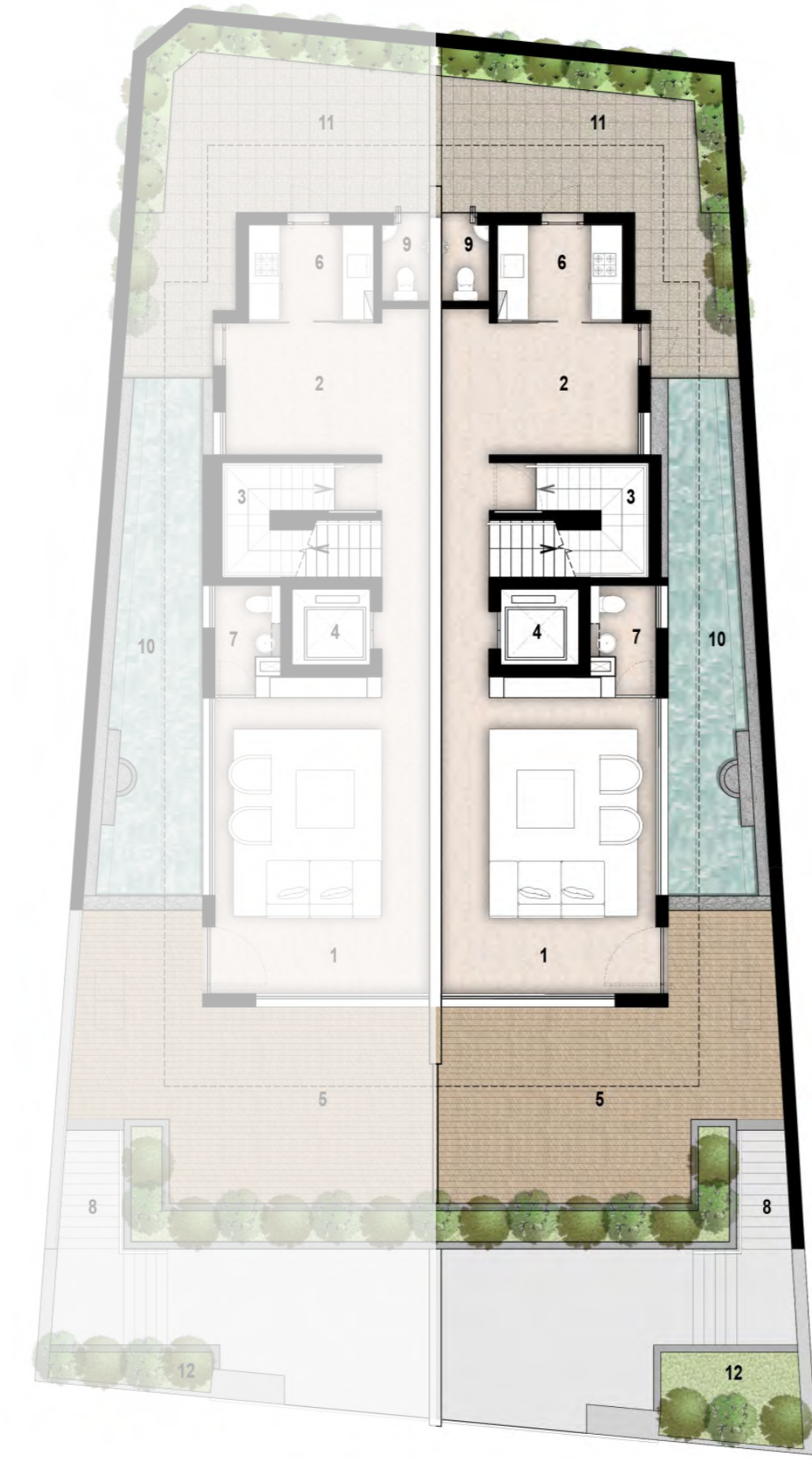
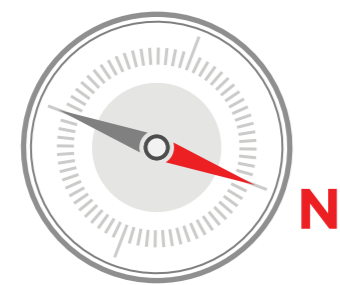
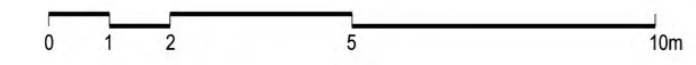


## NO. 11D > BASEMENT

- 1 ENTERTAINMENT ROOM
- 2 GUEST BATHROOM
- 3 STAIRCASE
- 4 LIFT
- 5 HOUSEHOLD SHELTER
- 6 STORAGE ROOM
- 7 CARPORCH
- 8 ENTRANCE STAIRCASE
- 9 PLANTER
- 10 ENTRANCE DRIVEWAY

# NO. 11E

Uniquely poised on top of a hill, this plot features a 10m lap pool and a large lounge deck on the ground floor with expansive views of the surroundings. Living area with full height sliding doors opens completely to the outdoors. Bedrooms are equipped with en-suite bathrooms and thoughtfully crafted to be spacious yet intimate, with soft vertical screens that gently let in light and greenery.



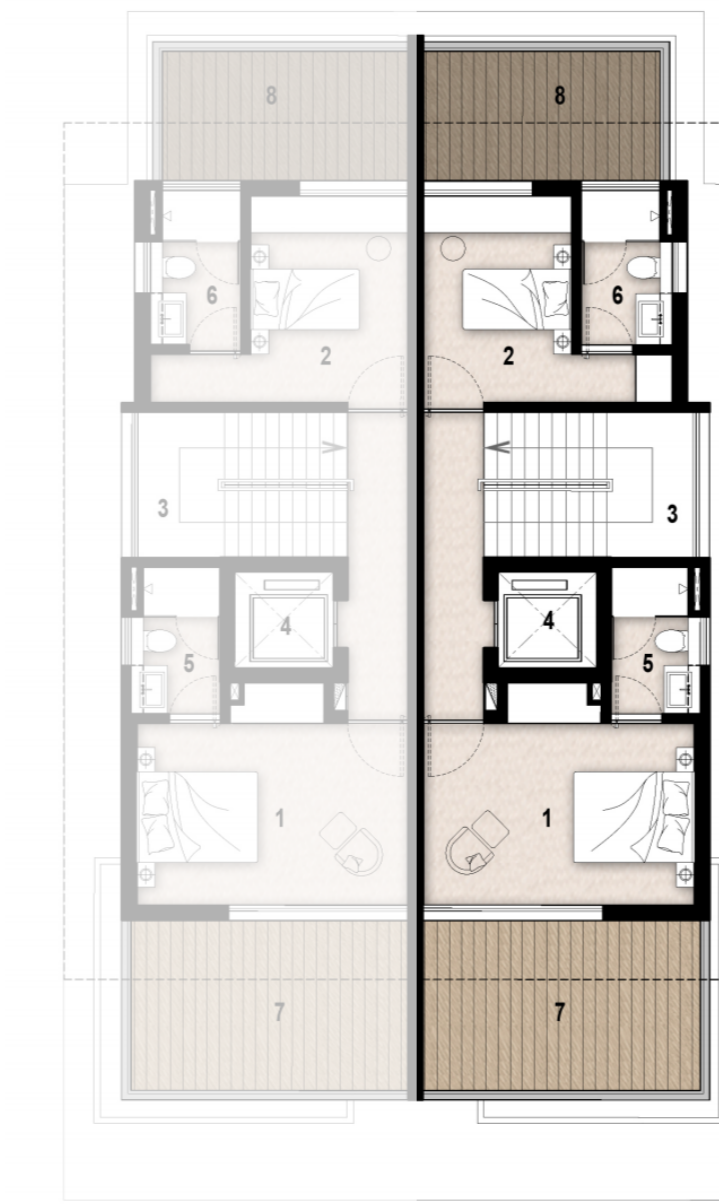
## NO. 11E > LEVEL ONE

- 1 LIVING
- 2 DINING
- 3 STAIRCASE
- 4 LIFT
- 5 TERRACE (CARPORCH BALCONY)
- 6 KITCHEN
- 7 POWDER ROOM
- 8 ENTRANCE STAIRCASE
- 9 TOILET
- 10 SWIMMING POOL
- 11 YARD



## NO. 11E > LEVEL TWO

- 1 MASTER BEDROOM
- 2 MASTER BATHROOM
- 3 STAIRCASE
- 4 LIFT
- 5 WALK-IN WARDROBE
- 6 BEDROOM 1
- 7 BATHROOM 1



## NO. 11E > ATTIC

- 1 BEDROOM 2
- 2 BEDROOM 3
- 3 STAIRCASE
- 4 LIFT
- 5 BATHROOM 2
- 6 BATHROOM 3
- 7 TERRACE
- 8 M&E SPACE



## NO. 11E > BASEMENT

- 1 ENTERTAINMENT ROOM
- 2 GUEST BATHROOM
- 3 STAIRCASE
- 4 LIFT
- 5 HOUSEHOLD SHELTER
- 6 STORAGE ROOM
- 7 CARPORCH
- 8 ENTRANCE STAIRCASE
- 9 PLANTER
- 10 ENTRANCE DRIVEWAY

# TEAM

Discover our team behind Bright Hill Residences. With decades of experience in their respective areas of expertise, Bright Hill Residences is brought to you by a collective of seasoned, award-winning professionals. A kindred passion, a shared vision brought to life.



Silver Edge is incorporated in 2017 to hold common interests of a group of individuals for investment purposes with its principal activity to be property development (including REIT management and direct property fund management).

Silver Edge provides solutions for sustainable urbanization, urban development, connectivity, equity asset management and medical clinics.

As a multi-faceted property company, Silver Edge provides innovative real estate solutions with its sterling portfolio of residential developments and investment-grade commercial properties.

Silver Edge is geographically diversified in Asia, with Singapore as its key market, while it seeks aggressive growth in property portfolio expansion.

# A K T A

aKTa-rchitects is a Singapore based design practice for the built environment established in 2001, incorporating a wide range of works previously carried out by Kevin Tan.

With a particular focus on high quality solutions, we seek to fulfill our client's needs through quality design, translating design concepts into spaces with impact and integrity and by incorporating and considering all relevant issues such as climate, culture, context, technology and sustainability.

# BESCON

Bescon Consulting Engineers Pte (BESCON) is an award winning Professional Mechanical and Electrical (M&E) Engineering Consultancy and Project Management firm.

With a full complement of professional staff from the various engineering disciplines, clients can be assured of the most comprehensive and highest standard of professional services.



Engineers Alliance Pte Ltd is an established civil and structural consultant based in Singapore, specialising in residential, industrial, warehouse and mix development projects.

They are qualified Accredited Checker under Singapore Building and Construction Authority, with high-quality consulting services that offer innovative, buildable, cost effective and environmental friendly structural solutions.

# SPECIFICATIONS

# Specifications

<b>1 Foundation</b>	Reinforced Concrete Raft Foundation
<b>2 Superstructure</b>	Reinforced Concrete Structure with Concrete Grade C28/35
<b>3 Wall</b>	
a. External Walls	Reinforced concrete and/or brick wall.
b. Internal Walls	Drywall plasterboard partition system and/or brick wall.
<b>4 Roof</b>	Reinforced concrete flat roof with appropriate waterproofing system and insulation system.
<b>5 Ceiling</b>	
a. Living, Dining, L1 Common Area Car Porch, Entertainment Room, Basement Corridor, Storage Room	Fibrous plaster board with emulsion paint or cement & sand plaster with emulsion paint or skim coat with emulsion paint.
All Bedrooms, L2 and Attic Common Area	
b. Kitchen, All Baths, Powder Room & Toilet	Moisture resistance ceiling board with emulsion paint or cement & sand plaster with emulsion paint or skim coat with emulsion paint. Skim coat with emulsion paint.
c. Household Shelter	
<b>6 Finishes</b>	
a. Internal Wall	
i. Master Bath, Powder Room	Full height natural stone tiles
ii. Bath 1,2 & 3, Toilet, Guest	Full height homogeneous and/or ceramic wall tiles
iii. All other areas	Plaster and/or drywall partitions and/or skim coat with emulsion paint
b. External Wall	
i. Swimming Pool	Mosaic Tiles
ii. Terrace (Car Porch)	Full height natural stone tiles
iii. All other areas	Textured coating and/or emulsion paint
c. Internal Floors	
i. Basement Corridor, B1 to L1 Staircase Tread and Riser, Living, Dining, Lift, Powder Room	Natural stone tiles
ii. Entertainment Room, Bedrooms, Walk-in Wardrobe, Corridors/Passageways at L2 and Attic, Staircase Tread and Riser from L2 to Attic	Engineering Timber flooring with/without timber skirting and/or recessed PVC channels/ groove gaps
iii. Kitchen	Homogeneous and/or Ceramic floor tiles
iv. Master Bath	Natural stone tiles
v. Bath 1,2 & 3, Guest	Homogeneous and/or Ceramic floor tiles
vi. Household Shelter, Storage, Toilet	Homogeneous and/or Ceramic floor tiles
d. External Floors	
i. Terraces, Yard	Natural stone tiles
ii. Car Porch & Entrance Ramp	Natural stone tiles
iii. Swimming Pool	Mosaic Tiles
iv. M&E Space	Cement Screed
<b>7 Windows</b>	
a. All Baths, Powder Room	Casement window and/or fixed panels with frosted glass.
b. Dining	Fixed panels with clear glass.
c. Master Bedroom, Bedroom 1	Sliding windows and fixed panels and/or casement windows with clear glass.
d. Staircase	Sliding windows and fixed panels with clear glass. *All windows are powder-coated aluminum framed with minimum 6mm thickness glass.

- 8 Doors**
- a. Main Entrance Door, Living
  - b. Entertainment Room, Bedrooms, All Baths, Storage
  - c. Living, Terraces
  - d. Dining Room, Yard
  - e. Toilet
  - f. Household Shelter
  - g. Kitchen

Solid-core pivot door with plywood and selected timber veneer to finish.  
Solid-core pivot doors and/or pocket sliding doors with plywood and selected timber veneer finish.  
Powder-coated aluminum framed glass sliding door.  
Powder-coated aluminum swing doors.  
Powder coated aluminum bi-fold door.  
Approved metal blast door.  
Frameless sliding glass door with fixed glass.

- 9 Sanitary Fittings**
- a. Master Bath
  - b. Bath 1,2 & 3 & Guest
  - c. Toilet
  - d. Powder Room
  - e. Yard
  - f. Roof Terrace (M&E Space)
  - g. Car Porch

1 water-closet, 1 wash basins with Hansgrohe basin mixer on natural stone vanity counter top, 1 bathtub, 1 shower compartment with Hansgrohe shower mixer and 1 shower head, 1 toilet roll holder, 1 towel rail and 1 mirror cabinet.  
1 water-closet, 1 wash basin with Hansgrohe basin mixer on natural stone vanity counter tops, 1 shower compartment with Hansgrohe shower mixer and 1 shower head, 1 toilet roll holder, 1 towel rail and 1 mirror cabinet.  
1 water-closet, 1 wash basin with tap, 2-way tap with shower head and 1 toilet roll holder and 1 mirror.  
1 water-closet, 1 wash basin with Hansgrohe basin mixer on natural stone vanity counter top, 1 toilet roll holder and 1 mirror cabinet.  
1 stainless steel sink with mixer  
1 bib tap.  
1 bib tap.

**10 Electrical Installation**

Wiring for lighting and power point shall be in concealed conduit, except for DB and areas above false ceiling which shall be in exposed conduits and /or trucking.

**11 TV/ Telephone / Data Points**

TV, telephone, and data points will be provided in each room. No Antenna will be provided.

**12 Lightning Protection**

Lightning Protection System shall be provided in accordance with Singapore Standard S5555:2018

**13 Waterproofing**

Waterproofing to floor of all baths, powder room, toilet, kitchen, yard, roof and terraces. Waterproofing to floor and wall of swimming pool.

**14 Painting**

- a. Internal Walls & Ceilings
- b. External Walls

Water-based emulsion paint.  
Water-based weather-shield emulsion paint and/or spray textured coating finishing.

**15 Gate and Fencing/ Boundary Wall**

- a. Boundary walls
- b. Gate

1.8m high boundary wall and/or galvanized steel mesh fencing.  
1.8m high auto-swing main gate.

**17 Additional Items**

- a. Kitchen cabinets/ Appliances:
- b. Built-in and/or walk-in wardrobe
- c. Air-conditioners
- d. Hot water supply
- e. Gas supply
- f. Soil Treatment
- g. Facade Screen
- h. Open Terraces (enclosure)
- i. Swimming Pool
- j. Cable Service
- k. Audio/ Video intercom system

Quality kitchen cabinet complete with natural stone worktop and stainless sink and mixer, Miele cooker hob, Miele hood, Miele built-in oven and Miele refrigerator.  
Provided where applicable for all bedrooms.  
Inverter system shall be provided.  
Ducted fan coil units or Wall-mounted fan coil units shall be provided where applicable.  
Hot water supply from Heat Pump Water Heater provided to all baths, kitchen sink & toilet.  
No town gas.  
Anti-termite soil treatment by specialist.  
Fixed / adjustable aluminum screens where applicable.  
Metal and /or stainless steel and/or tempered glass and/or timber railing.  
Provided for every unit.  
Fibre Readiness Certificate is provided.  
Fibre Optic Cables will be laid and connected to the Property. Cat 6 cables will be extended to each bedroom, living room etc.  
Provided between the unit and main vehicular gate.

**Disclaimer**

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