

The
HYDE
11 BALMORAL

FACT SHEET				
Project Name	The Hyde (11 Balmoral Road)			
Targeted Preview	Q2 2019			
Targeted Launch	Q2 2019			
Developer	Aurum Land (Private) Limited			
Tenure	Freehold (Estate in fee simple)			
Site Area	6,220 sqm/ 66,951 sqft			
Location	11 Balmoral Road, Singapore 259796			
Orientation	South East Facing (at main entrance)			
No. of storeys	12			
No. of units	117			
Facilities	1 st Storey Guardhouse, Side Gate, Drop Off, The Plaza, Playroom, Gymnasium, BBQ Pavilion, The Lawn, Constellation Pool, Poolside Cabanas, Sun Lounge Deck, Changing Room & Rain Shower, Secret Pool & Jacuzzi, Garden Club, Yoga Deck, Lawn Sculpture, Boardwalk, Wading Pool, Social Pavilion, Playground, Washroom, Concierge, Bicycle Parking Roof Terrace Sky Deck, Sky Pool, Rain Shower, Sky Club, Sky Garden, Washroom			
Unit Mix	Unit Type	No. of Unit	Sqm	Sqft
	Type A1	9	46	495
	Type A1(m)	9	46	495
	Type A2	10	51	549
	Type A1P	1	56	603
	Type A1P(m)	1	56	603
	Type A2P	1	64	689
	Type B1	9	63	678
	Type B1P	1	76	818
	Type B2	9	72	775
	Type B2P	1	87	936
	Type B3	20	76	818
	Type B3P	2	91	980
	Type B4	10	88	947
	Type B4P	1	105	1,130
	Type C1	10	116	1,249
	Type C1P	1	137	1,475
	Type C2	10	116	1,249
	Type C2P	1	137	1,475
	Type D	10	146	1,572
Type DP	1	167	1,798	
	Total	117	9,800	105,487
Estimated Expected TOP	1 September 2022			
Plot Ratio	1.6 (1.76 including balcony bonus)			
Gross Floor Area	9952 sqm / 107,122 sft (without Balcony) 10.947.20 sqm / 117.835 sft (with Balcony)			
Project Account No.	United Overseas Bank Limited for Project Account No. UOB 451-309-292-4 Of Aurum Land (Private) Limited			
Solicitor	TKQP (Tan Kok Quan Partnership)			

Design	
<ul style="list-style-type: none"> A good range of unit type configuration range from 1 to 4- bedroom, catering to singles, couples and different types of family nucleus. 	
<ul style="list-style-type: none"> No household shelter within the unit. 	
<ul style="list-style-type: none"> No bay windows and planter boxes. 	
Location and Amenities	
MRT Stations <ul style="list-style-type: none"> Approx. 1.8km from Stevens MRT Station (TE11) Approx. 1.3km from Newton MRT Station (DT11) Via NS Line 6 stations to Raffles Place Station Via DT Line 6 stations to Downtown Station 	
Pre-Schools <ul style="list-style-type: none"> Raffles House Preschool Barker Road Methodist Church Kindergarten Far Eastern Kindergarten Gracefields Kindergarten Newton Kindergarten Eton House Preschool Casa Dei Bambini Montessori Little Raindrops Montessori Preschool 	0.6km 0.7km 0.9km 0.9km 1.2km 1.2km 1.2km 1.4km
Primary Schools Within 1km <ul style="list-style-type: none"> Anglo-Chinese School (Primary) Singapore Chinese Girls' Primary School Within 1 – 2km <ul style="list-style-type: none"> Anglo- Chinese School (Junior) St. Joseph Institution Junior 	
Secondary Schools <ul style="list-style-type: none"> Raffles Girls' Singapore Chinese Girls' School Anglo Chinese (Barker Road) St Joseph Institution 	350m 1.5km 2.1km 2.2km
Junior College <ul style="list-style-type: none"> Catholic Junior College 	1.9km
Tertiary Institution <ul style="list-style-type: none"> NUS Faculty of Law (Bukit Timah Campus) 	2.9km
International School <ul style="list-style-type: none"> Chinese International School Korean Church Kindergarten Italian Supplementary School 	1.5km (17 mins walk) 1.2km (14 mins walk) 1.5km
Shopping Mall <ul style="list-style-type: none"> Chancery Court Balmoral Plaza Orchard Towers Delfi Orchard DFS Galleria Scottswalk Tanglin Shopping Centre Forum The Shopping Mall Far East Plaza Far East Shopping Centre Shaw House Scotts Square ION Orchard Tangs Plaza Ngee Ann City 	1.4km (16 mins walk) 0.9km (10 mins walk) 2.6km (30 mins walk) 2.6km (30 mins walk) 2.4km (28 mins walk) 2.8km (33 mins walk) 2.9km (35 mins walk) 2.4km (28 mins walk) 2.7km (31 mins walk) 2.5km (30 mins walk) 2.6km (30 mins walk) 3.0km (35 mins walk) 3.0km 2.6km 2.8km

<ul style="list-style-type: none"> • Liat Towers • Wheelock Place 	<p>2.7km 2.7km</p>
<p>Food Centre</p> <ul style="list-style-type: none"> • Newton Food Centre • Adam Road Food Centre 	<p>1.6km (19 mins walk) 3.4km</p>
<p>Lifestyle</p> <ul style="list-style-type: none"> • The Pines Club • Tanglin Club • The American Club • Raffles Town Club • Singapore Botanic Gardens • Tanglin Golf Course 	<p>1.8km 2.2km 2.3km 2.2km 4.1km 4.1km</p>
<p>FACILITIES</p> <p>1ST STOREY</p> <ol style="list-style-type: none"> 1. Guardhouse 2. Side Gate 3. Drop Off 4. The Plaza 5. Playroom 6. Gymnasium 7. BBQ Pavilion 8. The Lawn 9. Constellation Pool 10. Poolside Cabanas 11. Sun Lounge Deck 12. Changing Room & Rain Shower 13. Secret Pool & Jacuzzi 14. Garden Club 15. Yoga Deck 16. Lawn Sculpture 17. Boardwalk 18. Wading Pool 19. Social Pavilion 20. Playground 21. Washroom 22. Concierge 23. Bicycle Parking <p>ROOF TERRACE</p> <ol style="list-style-type: none"> 1. Sky Deck 2. Sky Pool 3. Rain Shower 4. Sky Club 5. Sky Garden 6. Washroom 	
<p>Carpark</p> <p>117 car park lots, 3 handicapped car park lots, 5 motorcycle lots in the basement</p>	
<p>Kitchen Appliances / Fittings</p> <p>1BR / 2BR Units:</p> <p>DE DIETRICH 2 Zone Induction Hob DE DIETRICH Cooker Hood DE DIETRICH Built-in Oven DE DIETRICH Built-in Fridge DE DIETRICH Washer Dryer Combi TELMA Matt Black Kitchen Sink GESSI Matt Black Kitchen Sink Mixer TOMAL Filtered Water Dispenser Tap</p> <p>3BR / 4BR Units</p> <p>DE DIETRICH 3 Zone Induction Hob DE DIETRICH Cooker Hood</p>	

DE DIETRICH Built-in Oven
DE DIETRICH Built-in Fridge (2 numbers to each unit, opens up like side by side fridge)
DE DIETRICH Washer and Dryer
DE DIETRICH Dishwasher for Type D/DP only
VINTEC Undercounter Wine Chiller
TELMA Matt Black Kitchen Sink
GESSI Matt Black Kitchen Sink Mixer
TOMAL Filtered Water Dispenser Tap

Sanitary Wares and Fittings

Common Bathroom:

LAUFEN Kartell wall hung WC with GEBERIT concealed flush system
LAUFEN Wash Basin
GESSI Wall Mounted Basin Mixer
GESSI Concealed Shower Mixer with Handheld Shower Set
Matt Black Toilet Paper Holder
Matt Black Towel Rail (Part of Shower screen panel)

Master Bathroom

LAUFEN Kartell wall hung WC with GEBERIT concealed flush system
LAUFEN Wash Basin (2 No.s for Type C1/C1P/C2/C2P/D/DP only)
GESSI Wall Mounted Basin Mixer (2 No.s for Type C1/C1P/C2/C2P/D/DP only)
GESSI Concealed Shower Mixer with Handheld Shower Set
GESSI Rain Shower
Matt Black Toilet Paper Holder
Matt Black Towel Rail (Part of Shower screen panel)

Powder Room (Type D & DP only)

LAUFEN Kartell wall hung WC with GEBERIT concealed flush system
LAUFEN Wash Basin or equivalent
GESSI Basin Mixer
Matt Black Toilet Paper Holder

WC at Yard

Floor-mounted WC
Wash Basin
Chrome Basin Tap
Chrome Shower Mixer with Handheld shower
Toilet Paper Holder

Air Conditioning

DAIKIN Wall-mounted fan coil unit(s)

Finishes and Fittings

Floor

Foyer/Private Lift Lobby/Living/Dining – Natural Marble Finish with Granite Threshold
Balcony – Porcelain Tile Finish
Bedroom – Natural Timber Floor Finish
Master / Common Bathroom and Powder Room – Granite floor finish
Kitchen / Dry Kitchen – Natural Marble Finish
Yard - Homogeneous / Ceramic / Porcelain Tiles Finish
WC - Homogeneous / Ceramic / Porcelain Tiles Finish
Furniture Deck – Engineered wood finish

Wall

Private Lift Lobby – Plaster and/or Skim Coat and/or Paint and/or Stainless steel and/or Aluminum wall finish with Aluminium Skirting
Foyer/Living/Dining – Plaster and/or Skim Coat and Paint with Aluminium Skirting
Bedroom – Plaster and/or Skim Coat and Paint with Timber Skirting
Master / Common Bathroom and Powder Room – Natural Marble Finish
Dry Kitchen - Plaster and/or Skim Coat and Paint with Aluminium Skirting and Quartz Backsplash
Kitchen – Plaster and/or Skim Coat and Paint with Aluminium Skirting and Quartz Backsplash
Yard - Plaster and/or Skim Coat and Paint with Aluminium Skirting
WC - Homogeneous / Ceramic / Porcelain Tiles Finish

(Note: no tiles behind cabinets and mirrors.)

Ceiling Height	Refer to ceiling height schedule
Floor to Floor Height	<p>Typical Floor 3325mm floor to floor</p> <p>Penthouse 5250mm floor to floor (exclude double slab)</p>
Maintenance Fund	<p>1BR: A1, A1(M), A1P, A1P(M) (5 Shares) - \$400 1BR: A2, A2P; 2BR: B1, B2, B3, B4, B1P, B2P, B3P, B4P (6 Shares) - \$480 3BR: C1, C1P, C2P, C2P & 4BR: D, DP (7 Shares) – \$560</p> <p>Base on estimated \$80/share</p>
Architect	FDAT Architects LLP
Interior Designer	FDAT Architects LLP
C&S Engineer	Emerald Asia Consulting Pte Ltd
M&E Engineer	NEAM Solutions
Quantity Surveyor	PQS Consultants Pte Ltd
Main Con	Woh Hup (Private) Limited

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CEILING HEIGHT SCHEDULE IN (M)

TYPICAL FLOOR	TYPE OF UNIT									
	A1	A1 MIRROR	A2	B1	B2	B3	B4	C1	C2	D
Foyer	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4
Private Lift Lobby	-	-	-	-	-	-	2.4	2.4	2.4	2.4
Dining	3.07/ 2.94/ 2.4	3.07/ 2.94/ 2.4	3.07/ 2.97	3.07/ 2.94/ 2.4	3.07/ 2.94/ 2.4	3.07/ 2.4	3.07/ 2.97	3.07/ 2.97	3.07/ 2.97	3.07/ 2.97
Living	3.07/ 2.94 2.4	3.07/ 2.94 2.4	3.07/ 2.97	3.07/ 2.94/ 2.4	3.07/ 2.94 / 2.4	3.07/ 2.97	3.07	3.07	3.07	3.07
Kitchen (open)	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4
Kitchen (enclosed)	-	-	-	-	-	-	-	2.4	2.4	2.4
Corridor	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4
Master Bedroom	3.07/ 2.94/ 2.4	3.07/ 2.94/ 2.4	3.07/ 2.4	3.07/ 2.94/ 2.4	3.07/ 2.4	3.07/ 2.4	3.07/ 2.4	3.07/ 2.4	3.07/ 2.4	3.07/ 2.4
Bedroom 4 *[Junior Master]	-	-	-	-	-	-	-	-	-	3.07/ 2.94/ 2.4
Bedroom 2	-	-	-	3.07/ 2.4	3.07/ 2.94/ 2.4	3.07/ 2.4	3.07/ 2.4	3.07/ 2.4	3.07/ 2.4	3.07/ 2.94/ 2.4
Bedroom 3	-	-	-	-	-	-	-	3.07/ 2.4	3.07/ 2.4	3.07/ 2.94/ 2.4
Master Bath	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4
Bath 2	-	-	-	-	2.4	2.4	2.4	2.4	2.4	2.4
Bath 3	-	-	-	-	-	-	-	-	-	2.4
WC	-	-	-	-	-	-	-	2.4	2.4	2.4
Powder Room	-	-	-	-	-	-	-	-	-	2.4
Yard	-	-	-	-	-	-	-	2.4	2.4	2.4
Guest Room	-	-	-	-	-	-	3.07/ 2.94/ 2.4	-	-	-
Balcony	3.02/ 2.82	3.02/ 2.82	3.02/ 2.82	3.02/ 2.82	3.02/ 2.82	3.02/ 2.82	3.02/ 2.82	3.02/ 2.82	3.02/ 2.82	3.02/ 2.82

12 th Storey (Penthouses)	TYPE OF UNIT									
	A1P	A1P	A2P	B1P	B2P	B3P	B4P	C1P	C2P	DP

		MIRROR								
Foyer	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4
Private Lift Lobby	-	-	-	-	-	-	2.4	2.4	2.4	2.4
Dining	2.58/ 2.0	2.58/ 2.0	2.58/ 2.0	5.0/ 4.9/ 4.5	5.0/ 4.9/ 4.5	5.0/ 2.4	5.0/ 4.9	5.0/ 4.9	5.0/ 4.9	5.0/ 4.9
Living	5.0/ 4.9	5.0/ 4.9	5.0/ 4.9	5.0/ 4.9/ 4.5	5.0/ 4.9/ 4.5	5.0/ 4.9	5.0	5.0	5.0	5.0
Furniture Deck at Living Dining (Below Deck)	2.58/ 2.0	2.58/ 2.0	2.58/ 2.0	-	-	-	-	-	-	-
Furniture Deck at Living Dining (Above)	2.32	2.32	2.32	-	-	-	-	-	-	-
Kitchen (open)	4.5/ 2.4	4.5/ 2.4	4.5/ 2.4	4.5/ 2.4	4.5/ 2.4	2.4	2.4	2.4	2.4	2.4
Kitchen (enclosed)	-	-	-	-	-	-	-	2.4	2.4	2.4
Corridor	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4
Master Bedroom	4.5/ 2.4	4.5/ 2.4	4.5/ 2.4	4.5/ 2.4	4.5/ 2.4	4.5/ 2.4	4.5/ 2.4	4.5/ 2.4	4.5/ 2.4	4.5/ 2.4
Bedroom 4 *[Junior Master]	-	-	-	-	-	-	-	-	-	4.5/ 2.4
Bedroom 2	-	-	-	4.5/ 2.4	4.5/ 2.4	4.5/ 2.4	4.5/ 2.4	4.5/ 2.4	4.5/ 2.4	4.5/ 2.4
Bedroom 3	-	-	-	-	-	-	-	4.5/ 2.4	4.5/ 2.4	4.5/ 2.4
Furniture Deck at Bedroom (Below Deck)	-	-	-	2.35	2.35	2.35	2.35	2.35	2.35	2.35
Furniture Deck at Bedroom (Above)	-	-	-	2.05	2.05	2.05	2.05	2.05	2.05	2.05
Master Bath	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4
Bath 2	-	-	-	-	2.4	2.4	2.4	2.4	2.4	2.4
Bath 3	-	-	-	-	-	-	-	-	-	2.4
WC	-	-	-	-	-	-	-	2.4	2.4	2.4
Powder Room	-	-	-	-	-	-	-	-	-	2.4
Yard	-	-	-	-	-	-	-	2.4	2.4	2.4
Guest Room	-	-	-	-	-	-	4.5/ 2.4	-	-	-
Balcony	5.0 / 4.8	5.0 / 4.8	5.0 / 4.8	5.0 / 4.8	5.0 / 4.8	5.0 / 4.8	5.0 / 4.8	5.0 / 4.8	5.0 / 4.8	5.0 / 4.8

Notes:

- Where two heights are indicated, the lower height either refers to the height to underside of M&E / ceiling box up, beam or lower slab.
- Bulkheads at 4.9, 4.5, 2.97, 2.94, 2.4 and 2.0 m where applicable
- Room naming with *[] refers to room naming depicted in Sales Brochure.