



ROYALGREEN



Ever green, ever after, ever yours.

THE BUKIT TIMAH COLLECTION



Royalgreen
FREEHOLD

PRIME DISTRICT 10

Allgreen Properties is proud to present The Bukit Timah Collection, made up of Royalgreen, Juniper Hill, and Fourth Avenue Residences. Thoughtfully curated, this collection represents the best of District 10 living in the heart of Bukit Timah.





Artist's Impression

Welcome Home

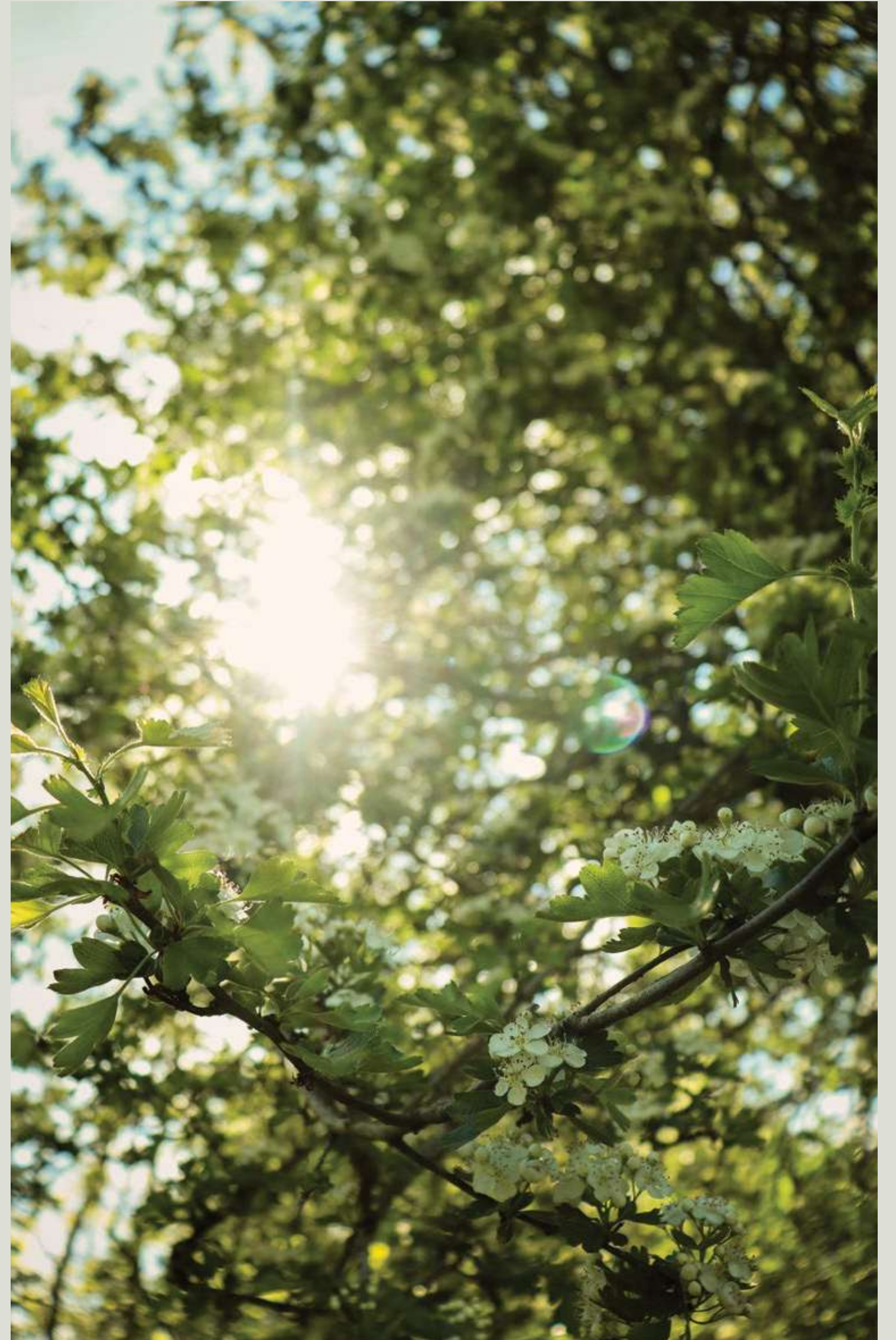
As day turns to dusk, journey home to the beautiful Royalgreen. 285 exquisite freehold homes along Anamalai Avenue, just off Bukit Timah Road in prime District 10. The exclusive residential enclave is surrounded by low-rise private houses. You'll see neighbours going for an evening jog or walking their pampered pooches, enjoying the lush, tranquil surrounds.

Nature

Green
is the prime
colour of
the world,
and that
from which
its *loveliness* arises.



Pedro Calderon de la Barca





The Arrival

The arrival lounge is designed like an elegant resort drop-off. Soothing sounds of gently falling water instantly calms the mind. The porch frames a verdant world of luscious greens, welcoming you to a private sanctuary of luxury in nature.



Forest Bathing

The landscape and the north-south facing blocks of Royalgreen form a serene setting in nature. Pockets of light stream through lush canopies of young forest trees, against the sounds of singing birds and rustling leaves. It is the perfect backdrop for a much-cherished breather.





50m Lap Pool

A full-length 50m lap pool sparkling with turquoise water forms the centrepiece of the intimate development. Together with a separate children's pool and spa pool, the expanse of water emotes stillness and tranquility, offering splendid views for the 5-storey blocks that are generously spaced apart.

Facilities

To live
the
beauty
of
the world



Behold the beauty of nature as you take a quiet stroll through Royalgreen. From the wellness-inspired landscape to sensitively crafted spaces, you are constantly in touch with greenery and water.





Wellness Sanctuary

Located next to the clubhouse, the gym boasts seamless views of the luxurious pools and enchanting landscape. In this setting, the body is naturally rejuvenated, the mind is at peace and the entire being is in harmony.



Artist's Impression

Dining Pavilion

Royalgreen takes on a mesmerising ambience as the sun sets and the landscape lights up. Even though it is so near the city, the hustle and bustle feel a world away. Unwind over a glass of vintage cabernet, share a tender moment with your loved ones, and linger in the simple joy of being home.



Artist's Impression

Tranquil Surroundings

Draped in greenery, the rooftop deck presents scenic views overlooking the surrounding Good Class Bungalow areas. Besides the first level, there are also facilities at the roof level such as a tennis court, a gourmet pavilion, and even a hammock garden for you to spend some quality time outdoors.

Location

To *love* and be *loved*



Love is spoken in many ways. For some, it is a comforting meal in a cosy neighbourhood cafe. For others, it is giving the next generation the very best. No matter how love is expressed, in words, deeds or time, it is surely one of life's greatest and most enduring pleasures.





ROYALGREEN

King Albert Park
MRT Station

Bukit Timah
Nature Reserve

The Grandstand

Sixth Avenue
MRT Station

The Singapore
Island Country Club

Nanyang Girls'
High School

National
Junior
College

Raffles Girls'
Primary School

Pan Island
Expressway
(PIE)

Guthrie
House

Bukit Timah
Saddle Club

MacRitchie
Reservoir

Hwa Chong
Institution





Connectivity

Sixth Avenue MRT	Within 5-min walk
Tan Kah Kee MRT	1 stop
Botanic Gardens MRT (Interchange to Circle Line)	2 stops
Stevens MRT (Interchange to Thomson-East Coast Line)	3 stops
Newton MRT (Interchange to North South Line)	4 stops

Renowned Education Belt

Nanyang Girls' High School	0.9 km
Hwa Chong Institution	1.1 km
National Junior College	1.1 km
Methodist Girls' School (Pri / Sec)	1.2 km
Swiss School	1.3 km
Raffles Girls' Primary School	1.3 km
Hollandse School	1.6 km
Singapore Korean Intl School	1.7 km
Nanyang Primary School	1.9 km
Henry Park Primary School	2.1 km
St. Margaret's Secondary School	2.1 km
Ngee Ann Polytechnic	2.2 km
Eunoia Junior College	2.2 km
NUS Bukit Timah Campus	2.9 km
Singapore Polytechnic	3.0 km
St. Joseph's Institution	3.9 km
Singapore Chinese Girls' School	4.0 km
Anglo-Chinese School (Barker Road)	4.8 km

Nature

Singapore Botanic Gardens (UNESCO World Heritage Site)	2.6 km
Bukit Timah Nature Reserve	2.6 km

Food & Dining

Guthrie House	0.2 km
Violet Oon Singapore	0.3 km
The Grandstand	0.7 km
Greenwood Avenue	1.3 km
Bukit Timah Market & Food Centre	2.2 km
Holland Village	2.3 km
Adam Road Food Centre	2.4 km
Tanglin Village / Dempsey Hill	3.3 km
Newton Food Centre	5.5 km

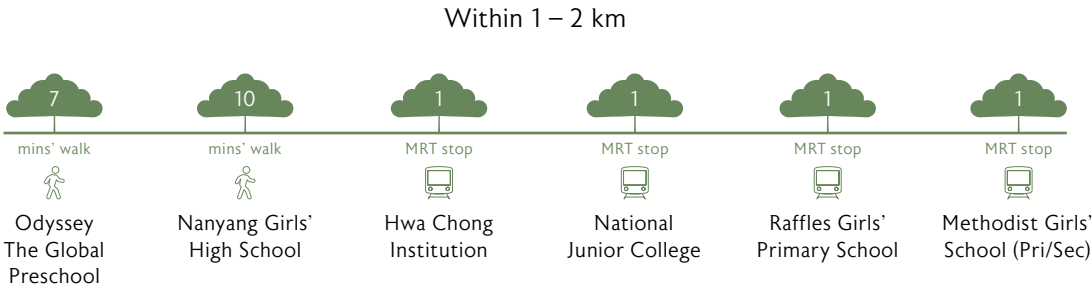
Rest & Relaxation

Bukit Timah Saddle Club	1.3 km
Bukit Timah Plaza	1.9 km
Coronation Shopping Plaza	2.0 km
Beauty World Centre	2.2 km
Serene Centre	2.4 km
Cluny Court	2.5 km
The Singapore Island Country Club	2.7 km
The Star Vista	2.8 km
Orchard Road Shopping Belt	5.1 km

Prime District 10

All distances and travelling times are approximates only and taken from Royalgreen to respective destinations.

Close to Good Schools



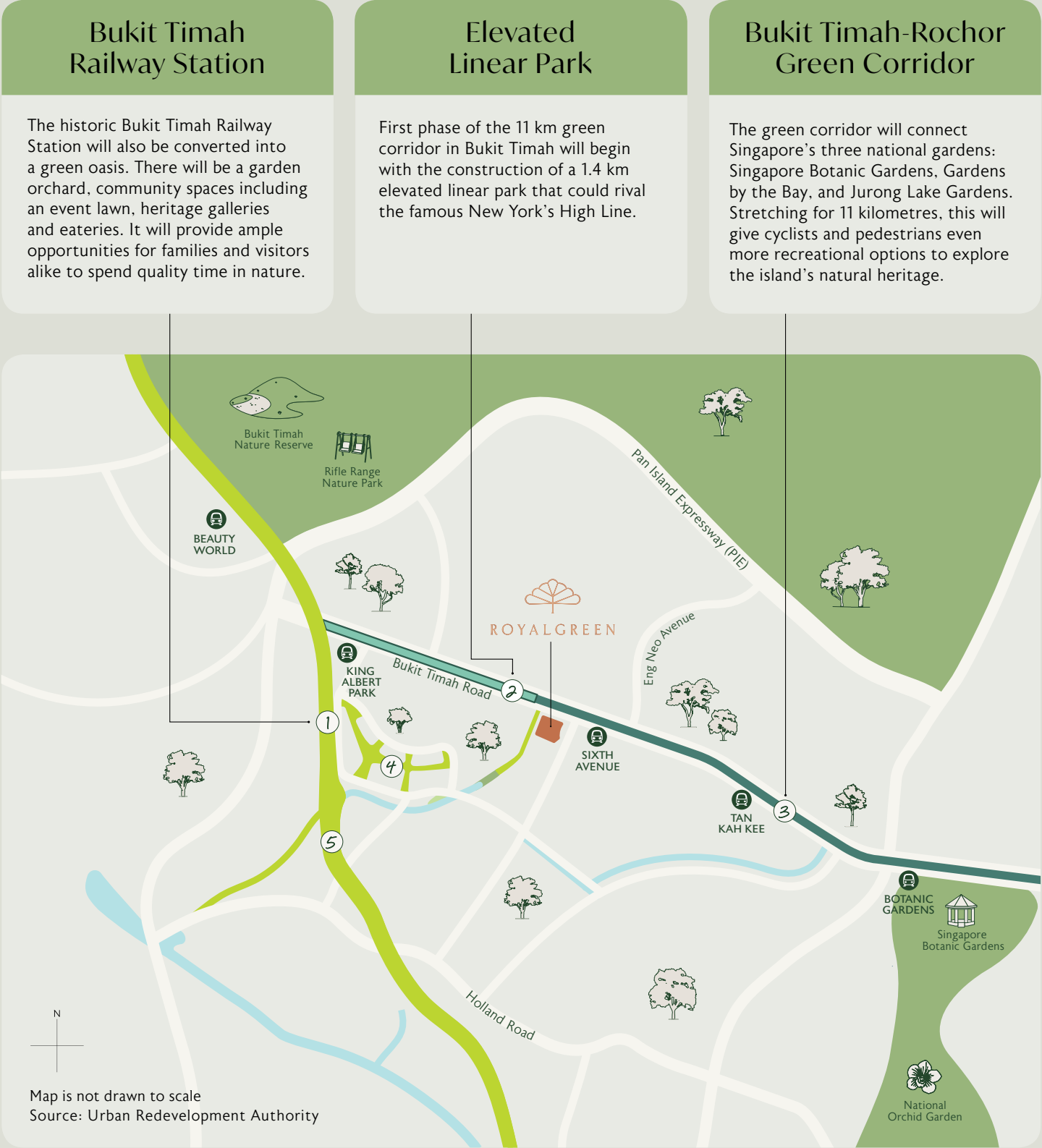
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At the heart of the prominent Bukit Timah education belt, Royalgreen is within 1 km of Nanyang Girls' High School, and within 2 km of Methodist Girls' School (Primary & Secondary), National Junior College, Hwa Chong Institution, Raffles Girls' Primary School and Nanyang Primary School. There is also a host of international schools nearby including the Swiss School, the Hollandse School, and the Singapore Korean International School.

Surrounded by Greenery

URA Draft Master Plan 2019

Long established as one of Singapore’s premier and most prestigious residential enclaves, Bukit Timah will soon undergo a green transformation with the planned Bukit Timah-Rochor Green Corridor under the Draft Master Plan 2019. This will include a 1.4 kilometre elevated linear park just at the doorstep of Royalgreen, that will run above the Bukit Timah Canal and stretch from Rifle Range Road to Sixth Avenue.



- LEGEND
- Royalgreen

Waterbody

MRT Station

Existing

Future Park

Future Green Corridor

1

Bukit Timah Railway Station

2

Elevated Linear Park

3

Bukit Timah-Rochor Green Corridor

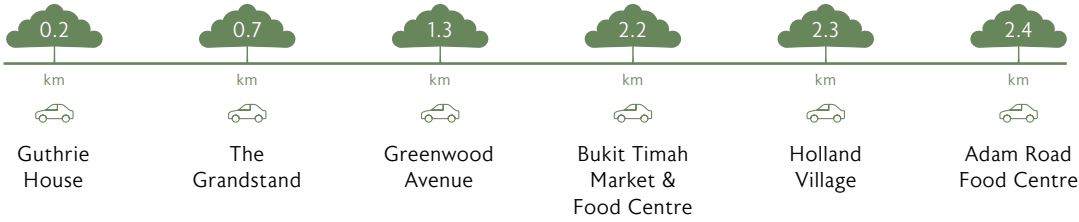
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Holland Plain

5

Rail Corridor

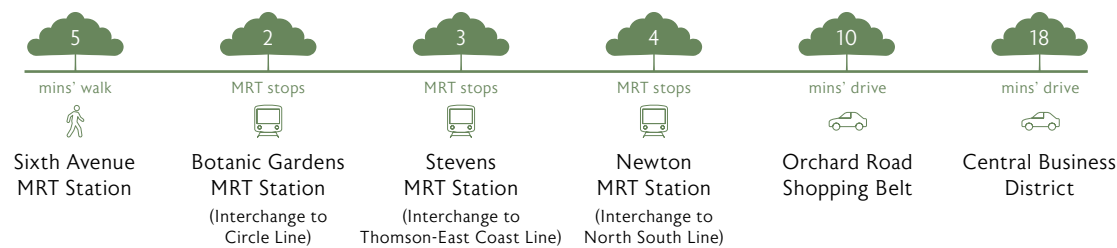
A Chic and Convenient Lifestyle



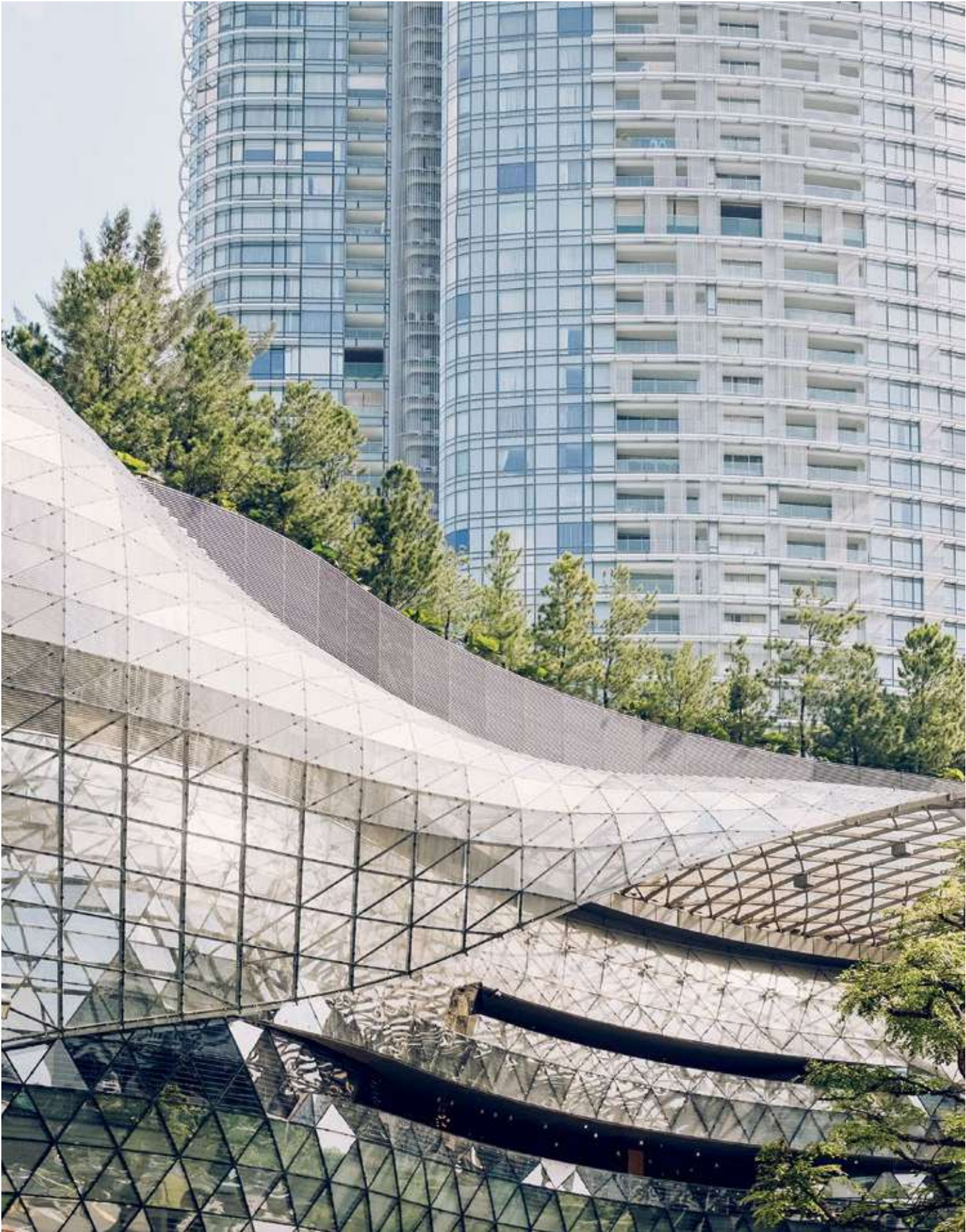
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Bukit Timah is an established neighbourhood that is well-loved for its chic yet family friendly vibe. The prime district is surrounded with good food and amenities for daily needs. In fact, Royalgreen is just a stone's throw from the adjoining Sixth Avenue, where you can conveniently indulge in an array of local delights and popular international cuisine.

All-round Accessibility



All distances and travelling times are approximates only and taken from Royalgreen to respective destinations.



Royalgreen is easily accessible by both car and public transport. Sixth Avenue MRT Station is within 5 minutes' walking distance, from there the Singapore Botanic Gardens, Marina Bay Financial Centre, and Newton MRT Interchange are just a train ride away. By car, Orchard Road and the PIE are also readily reachable.

Interiors

To forge
bonds
that
last a
lifetime



Relationships are what truly matter in life.
We laugh and find joy when we are in the cherished company
of our loved ones. Time with them is life's most precious luxury.





For illustration purposes only

Luxurious Spaces

Royalgreen's 2 to 4 bedroom units come with practical layouts that cater to your changing needs. The generous spaces are also bright and airy, with views of surrounding greenery.





For illustration purposes only



For illustration purposes only

A Sophisticated Palette

A carefully chosen material palette lends elegance to the interiors of Royalgreen. The living and dining areas come with marble flooring, while the bedrooms have timber floors. The overall look is understated, tasteful, and refined.

Premium Fittings



Kitchen Appliances



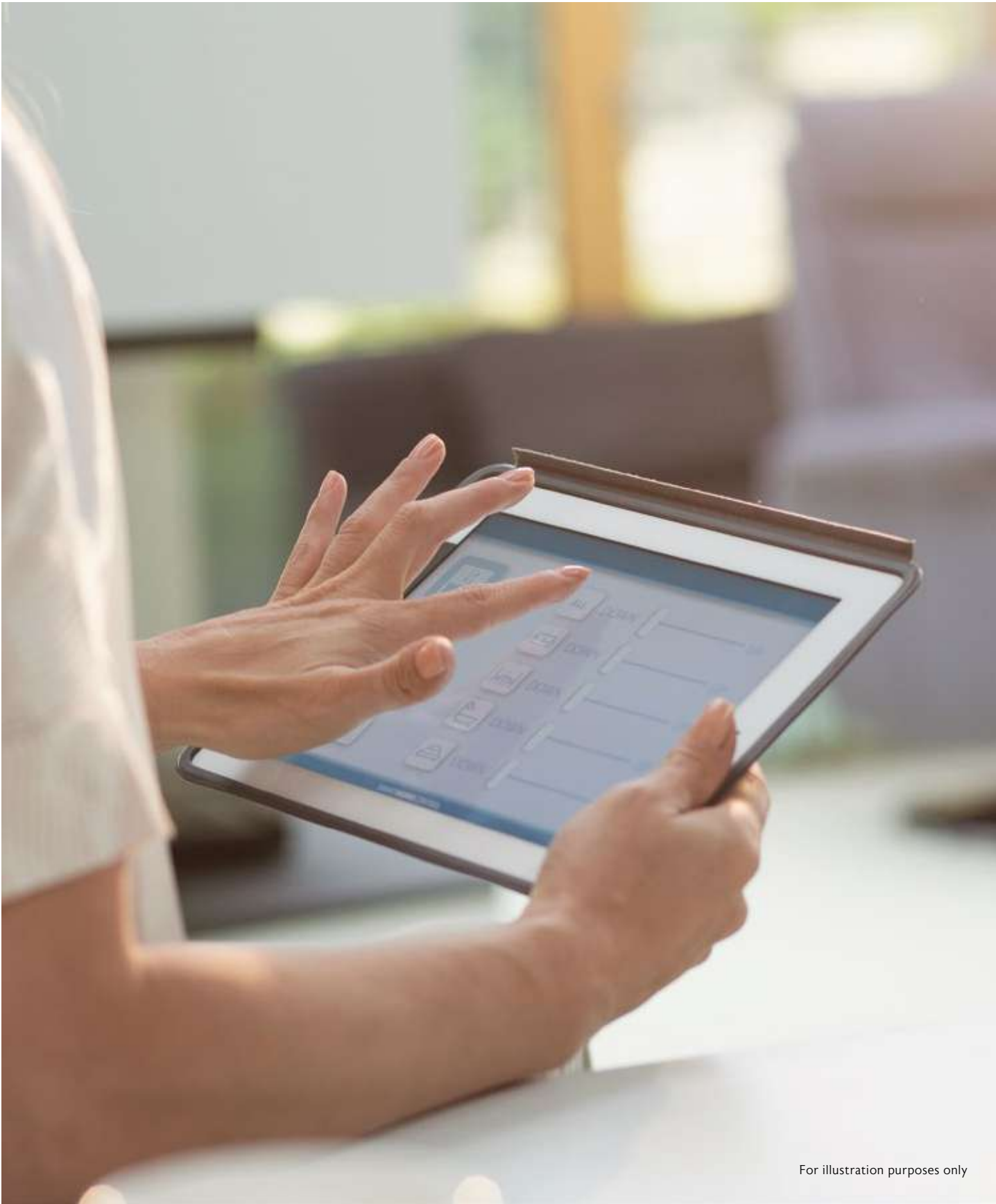
De Dietrich

Wares and Fittings



LAUFEN

Smart Home Features



Smart Hub



Smoke Detector



Smart Parcel Box



Digital Lock Set



Air-conditioner Control



Smart Intercom

The Unit will be equipped with a wireless smart home readiness hub ("wireless smart home hub") and air-conditioner ("AC") control for all fan coil unit within the Unit. The Purchaser will be responsible to (1) make arrangements with the third party vendor providing the wireless smart home hub for a one-time set up of the wireless smart home hub in connection with the use of the ACs; and (2) engage an independent internet service provider for the subscription of internet service in the Unit, if desired. The wireless smart home hub will be provided to the Unit even if the Purchaser does not intend to arrange with the third party vendor to set up the wireless smart home hub in the Unit. The make, model, brand, design and technology of the wireless smart home hub to be provided shall be subject to the Vendor's selection and market availability.

THE BUKIT TIMAH
COLLECTION



ROYAL GREEN

Developer

Sky Top Investments Pte Ltd
(UEN: 201311463R)

Developer's Licence No.

C1300

Tenure of Land

Estate in Fee Simple (Freehold)

Legal Description

Lot 04954N MK 04 at Anamalai Avenue,
Bukit Timah Road, Lily Avenue

Encumbrances on the Land

Mortgage in favour of United Overseas Bank Limited

Expected Date of Vacant Possession

31 December 2022

Expected Date of Legal Completion

31 December 2025

PRIME DISTRICT 10



长 春 产 业
ALLGREEN PROPERTIES

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HUTTONS ASIA PTE LTD ESTATE AGENT LICENCE NO.: L3008899K

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