

TERRA HILL





A FREEHOLD HILLSIDE HOME
AMIDST GREAT TRANSFORMATION & TRANQUILITY
—
NEXT TO THE GREATER SOUTHERN WATERFRONT



A
01 HORIZON
TRANSFORMATION OF
HYPERCHANGE

LIVE AT THE VANTAGE POINT
OF WORLDS TO COME

TERRA HILL

A FREEHOLD HILLSIDE HOME

ONE-NORTH
TECH ENCLAVE

SINGAPORE
SCIENCE PARK

CENTRAL BUSINESS
DISTRICT

THE SOUTHERN
RIDGES

MAPLETREE
BUSINESS CITY

SENTOSA - BRANI
MASTERPLAN

PASIR PANJANG
POWER DISTRICT

GREATER SOUTHERN
WATERFRONT

PASIR PANJANG
PSA TERMINALS
(MOVING TO TUAS BY 2040)

WHERE GAME-CHANGING DISTRICTS MEET IS WHERE YOU’LL CALL HOME



THE GREATER SOUTHERN WATERFRONT ————— THE CITY’S ECONOMIC CATALYST FOR DECADES TO COME



PASIR PANJANG POWER DISTRICT

POWER-UP PASIR PANJANG
INTO A LIFESTYLE HUB

3 MIN



With the Pasir Panjang Power district having significant potential for transformation into a commercial and recreational waterfront precinct, the Pasir Panjang Power Stations will be redeveloped into vibrant, mixed-use developments.



KEPPEL CLUB REDEVELOPMENT

A COASTAL ENCLAVE
TO LIVE, WORK & PLAY

6 MIN



Once a country club, next a home by the coast. The former Keppel Club site will be transformed into a unique residential estate with 9,000 waterfront homes planned, injecting a new way of life in our urban city.



LABRADOR NATURE PARK NETWORK

OVER 200 HECTARES
OF SPRAWLING GREEN

6 MIN



Expect bigger, better natural spaces for fresh air and adventure. A green network comprising of Labrador Nature Reserve, 6 existing green sites, and 4 new parks – at Alexandra, Berlayer Creek, Keppel Club and King’s Dock – will be newly formed.



SENTOSA-BRANI MASTERPLAN

A ONE-STOP TOURISM &
LEISURE ISLAND DESTINATION

8 MIN



The joint rejuvenation of beloved Sentosa and neighbouring Brani will see both islands developed into 5 distinct zones: Vibrant Cluster, Island Heart, Waterfront, Ridgeline, and Beachfront, making island getaways bigger, better and bolder.

*TRAVEL TIMES ARE SUBJECT TO CHANGE, OWING TO TRAFFIC & WEATHER CONDITIONS. EXACT LOCATIONS FOR REDEVELOPMENT PROJECTS ARE TO BE DETERMINED BY THE RELEVANT AUTHORITIES.



GREATER
SOUTHERN
WATERFRONT

COASTLINE

6x

THE SIZE OF MARINA BAY

2000_{HA}

PRIME WATERFRONT LAND

LIFESTYLE

200_{HA}+

NATURE TRAILS & PARKS

9000*

NEW PUBLIC & PRIVATE HOUSING

COMMERCIAL

20_{MILLION+}

SQFT OF COMMERCIAL AREA

5000+*

NEW JOBS

WITNESS
A GREATER FUTURE UNFOLD
ACROSS THE TERRAIN

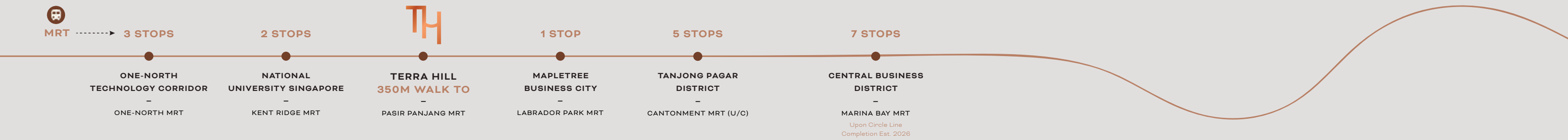
Terra Hill sits right next to the Greater Southern Waterfront.
Spanning from Pasir Panjang to Marina East,
the coastal transformation will set forth new standards of
urban life, work and play - spurring crucial growth across
the residential, recreational and commerce sectors.



A
02 DISTRICT
POSSIBILITIES OF
PROMINENCE

A NEIGHBOURHOOD BRIMMING WITH PROSPECTS & POSSIBILITIES

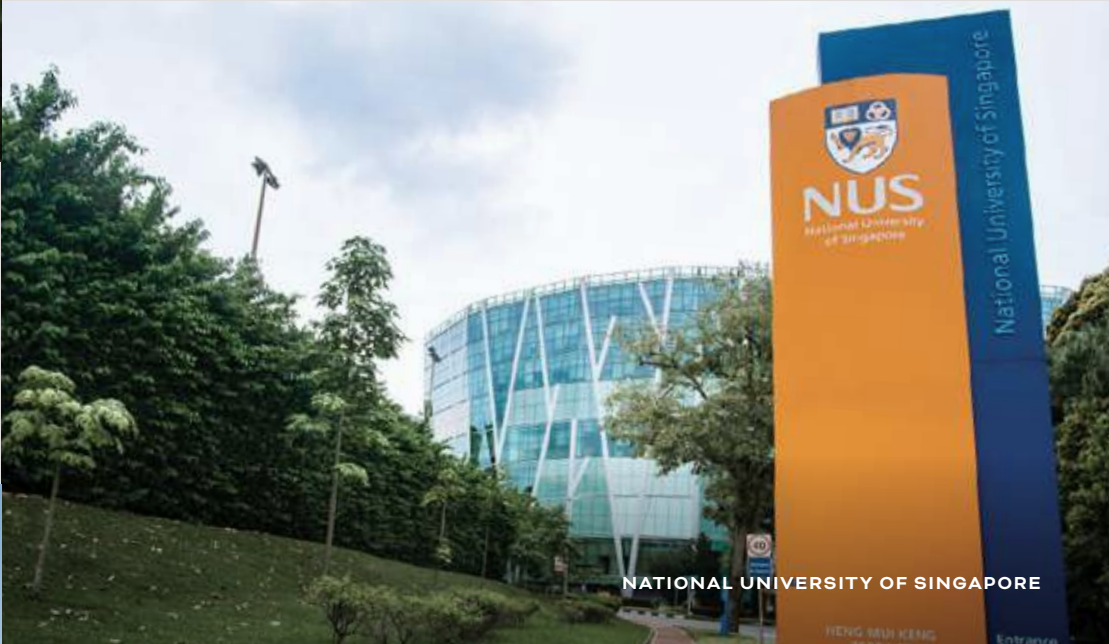
Situated just minutes from key tech, commerce and educational enclaves, the district of Terra Hill is laden with names big and small. From global giants, local enterprises, to renowned schools – the world is truly yours for the picking.



MAJOR BUSINESS PLAYERS SPREAD
THROUGHOUT THE DISTRICT



A DISTRICT LINED WITH NATIONAL
AND GLOBAL POWERHOUSES



A MULTITUDE OF CHOICE
SCHOOLS OF EXCELLENCE



GATEWAYS TO GREAT OPPORTUNITIES
AND A GREATER HORIZON



AROUND YOUR HILLSIDE HOME ADVENTURE & AMENITIES AWAIT

Taking a breather is easy, with direct side gate access to Pepys Road that leads you to Kent Ridge Park. You're also only a 350m walk from Pasir Panjang MRT and the Circle Line train network, bringing you seamlessly to Marina Bay upon its completion in 2026.



KENT RIDGE PARK



SENTOSA ISLAND

TRANQUILITY IS ALL ABOUT,
FROM VAST GREEN TO THE OCEAN BLUE

A HOME SEAMLESSLY CONNECTED
TO ALL YOU COULD NEED



PASIR PANJANG MRT



MARINA COASTAL EXPRESSWAY



VIVOCITY



GILLMAN BARRACKS

AN ARRAY OF CONVENIENCES,
COMFORTS AND CULTURAL SIGHTS



A
03 HIDEAWAY
TRANQUILITY FOR
THE SENSES

A SANCTUARY IN THE MIDST OF MOMENTUM

Head up Yew Siang Road and find a hillside abode inspired from its surrounding Kent Ridge Park. An ode to what nature evokes in us, respite is artfully balanced with adventure and amazement. Your restful entrance home is encapsulated through lush fauna framing the Arrival Plaza, where a feature tree stands tall against a tiered Water Courtyard of cascading water.



ACROSS A TIERED TERRAIN A HILLSIDE HOME RISES

A tiered, elevated landscape of various levels spans across the terrain – each with distinct zones, yet cohesive and balanced. At the base, The Valley signifies your arrival home with airs of relaxation. Traverse the terrain with idle or lively leisure across The Sanctuary, The Alcove, and The Enclave – ending with The Hillside at the top, looking out across the grounds.



CURATED ZONES OF FACILITIES TO INDULGE & IMMERSE IN

From The Arrival, head to The Valley for much-needed contemplation at the Chill-Out Deck. In The Sanctuary, soak up in the Hot Tub or Jacuzzi Seats overlooking lush planting, or adventure across The Alcove and The Enclave. Finally, take in the full terrain from elevated decks in The Hillside, as you gather above in the Family BBQ Pavilion.



GATHER, GET FIT, OR JUST HAVE A GOOD TIME

A gleaming, two-storey glass house of revelry awaits you in The Enclave. Terra House is a space dedicated for good times. On the ground floor, kick back and enjoy private gatherings in the Club Room or Screening Room. Above, get into an invigorating workout with leading TechnoGym equipment in the Fitness Studio, or simply chill in the Terra Hub social space.



TERRA HOUSE

ARTIST'S IMPRESSION



FITNESS STUDIO / TERRA HUB

ARTIST'S IMPRESSION



CLUB ROOM

ARTIST'S IMPRESSION



SCREENING ROOM

ARTIST'S IMPRESSION

SITE PLAN

C THE SANCTUARY

- C1 ECO POND
- C2 BBQ PAVILION
- C3 TEPPANYAKI PAVILION
- C4 PARTY LAWN
- C5 EXERCISE LAWN
- C6 BASKETBALL HOOP
- C7 OUTDOOR SHOWER
- C8 LOUNGE DECK
- C9 AQUA GYM
- C10 TRANQUILITY PAVILION
- C11 JACUZZI SEATS
- C12 HOT TUB
- C13 JACUZZI LOUNGERS
- C14 YOGA DECK

B THE VALLEY

- B1 WATER COURTYARD
- B2 VALLEY PAVILION
- B3 REFLECTING POOL WITH WATER CANDLES
- B4 PICNIC PASTURE
- B5 READING NOOK
- B6 VALLEY LAWN
- B7 FLOWER GARDEN TRAIL
- B8 CHILL-OUT DECK
- B9 MINI PUTT
- B10 WOODED TRAIL

A ARRIVAL/DEPARTURE

- A1 ARRIVAL PLAZA
- A2 GUARD HOUSE WITH GREEN ROOF
- A3 DROP OFF WATER FEATURE

D THE ALCOVE

- D1 TEA PAVILION
- D2 EMBANKMENT SLIDE
- D3 THE CREEK
- D4 CASCADING FALLS
- D5 THE PLAY COVE
- D6 FUNCTION ROOM 2 (THE CREEK ROOM)
- D7 SOCIAL TERRACE

E THE ENCLAVE

- | | | |
|---|----------------------|-------------------------|
| E1 TERRA HOUSE | E2 FALLING WATER | E13 COAST CABANA |
| E1.1 TERRA HUB - 2ND FLOOR | E3 KIDS POOL | E14 POOL DECK |
| E1.2 GYM - 2ND FLOOR (FITNESS STUDIO) | E4 SPLASH PAD | E15 MISTING POLES |
| E1.3 FUNCTION ROOM 1 - 1ST FLOOR (THE CLUB ROOM) | E5 POOL DECK | E16 LOUNGE POOL |
| E1.4 FUNCTION ROOM 3 - 1ST FLOOR (MEDIA SCREENING ROOM) | E6 POOLSIDE COVE | E17 OUTDOOR SHOWER |
| E1.5 TOILET - 1ST FLOOR | E7 AQUA LOUNGE | E18 SITTING TERRACE |
| E1.6 CHANGING ROOM - 1ST FLOOR | E8 50M LAP POOL | E19 SERENE-SCENT GARDEN |
| E1.7 MANAGEMENT OFFICE - 1ST FLOOR | E9 POOLSIDE PAVILION | |
| | E10 OUTDOOR SHOWER | |
| | E11 SUNNING LAWN | |
| | E12 JACUZZI POD | |

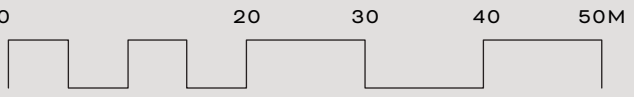
F THE HILLSIDE

- F1 FAMILY BBQ PAVILION
- F2 SIDE GATE (TO PEPYS ROAD)
- F3 HERBS GARDEN
- F4 MEDITATION LAWN
- F5 FITNESS TERRACE
- F6 HILLSIDE CANOPY

G OTHER FACILITIES

- G1 GENERATOR SET - BASEMENT
- G2 ELECTRICAL SUBSTATION - BASEMENT
- G3 BIN CENTRE - BASEMENT

- VENTILATION SHAFT
- WATER TANK





A

04

FREEHOLD

TIMELESS
HOME
TO
SEE IT ALL

RISING TO GREEN STANDARDS

A CONSCIENTIOUS ADHERENCE TO SUSTAINABILITY

Take pride in a home that strives to meet the environmental standards of our world today. Numerous comforts and provisions give you everyday ease of mind, letting you live freely in a luxury home of effortless, efficient green living.



Trusty EV charging stations can be found in the car park, allowing EV and hybrid car owners true ease and reliability in the pursuit of sustainable living.



Air conditioners are rated 5-ticks – the highest tier of energy and cost efficiency under the mandatory National Environment Agency (NEA) energy rating system.



Solar panels offset energy consumption in common areas, while our provided appliances all have the highest rating in the class under The Energy Label by The National Environment Agency (NEA).



E-waste bin will be provided alongside usual recycling collection. Collaboration with E-waste vendor will also facilitate the recycling of electrical appliances.



To improve thermal comfort levels, all units will be provided with ceiling fan in the living or bedroom areas, reducing the consumption of air-conditioning.



Selected finishes will be both Singapore Green Building Council (SGBC) rated, and low Volatility Organic Compound (VOC) emission rated, ensuring your daily health and wellbeing.

EXCELLENT LIVING WITH EASE

CONVENIENCE & COMFORT ASSURED WITH SMART FEATURES

Sustainable everyday living is made seamless with an array of smart home features. Complete control is at your fingertips, with a smart camera doorbell, digital main door lockset, and smart air conditioner controls making comfort and security truly easy.



YOUR DAYS MADE DECADENT

REPUTED BRANDS FOR QUALITY WAYS OF LIFE

Expect a curated line-up of brilliant brands for homes in our Signature Collection. Appliances, fittings and wares across the kitchen, living room, bedroom and bathroom guarantee daily routines made ever more indulgent.

De Dietrich  FRANK  GESS  LAUFEN  SAMSUNG  SPIN  TECE 

UNIT DISTRIBUTION CHART

BLOCK 18 (S117755)								
	1	2	3	4	5	6	7	8
5	B2-PH	D5-PH	D7-PH	C7-PH	C8-PH	D7-PH	D6-PH	B2-PH
4	B2	C4	C6	B3	C1	C6	C5	B2
3	B2	C4	C6	B3	C1	C6	C5	B2
2	B2	C4	C6	B3	C1	C6	C5	B2
1	B2	C4	C6	B3	C1	C6	C5	B2

BLOCK 20 (S117756)	
25	26
EP1-PH	EP1-PH
DP1	DP1
DP1	DP1
DP1	DP1
DP1	DP1

BLOCK 22 (S117757)							
31	32	33	34	35	36	37	38
C7-PH	D6-PH	E1-PH	C7-PH	C9-PH	E2-PH	E2-PH	C9-PH
B3	C5	D1	B3	C2	D2	D2	C2
B3	C5	D1	B3	C2	D2	D2	C2
B3	C5	D1	B3	C2	D2	D2	C2
B3	C5	D1	B3	C2	D2	D2	C2

BLOCK 18A (S118992)								
	9	10	11	12	13	14	15	16
5	B2-PH	D5-PH	D7-PH	C7-PH	C7-PH	D7-PH	D4-PH	B2-PH
4	B2	C4	C6	B3	B3	C6	C3	B2
3	B2	C4	C6	B3	B3	C6	C3	B2
2	B2	C4	C6	B3	B3	C6	C3	B2
1	B2	C4	C6	B3	B3	C6	C3	B2

BLOCK 20A (S118995)	
27	28
EP1-PH	EP1-PH
DP1	DP1
DP1	DP1
DP1	DP1
DP1	DP1

BLOCK 22A (S118954)							
39	40	41	42	43	44	45	46
C9-PH	D6-PH	D6-PH	C9-PH	C7-PH	D5-PH	D6-PH	C7-PH
C2	C5	C5	C2	B3	C4	C5	B3
C2	C5	C5	C2	B3	C4	C5	B3
C2	C5	C5	C2	B3	C4	C5	B3
C2	C5	C5	C2	B3	C4	C5	B3

BLOCK 18B (S118993)								
	17	18	19	20	21	22	23	24
5	B2-PH	D4-PH	D7-PH	C8-PH	C7-PH	E3-PH	D4-PH	B2-PH
4	B2	C3	C6	C1	B3	D3	C3	B2
3	B1	C3	C6	C1	B3	D3	C3	B1
2	B1	C3	C6	C1	B3	D3	C3	B1
1	B1	C3	C6	C1	B3	D3	C3	B1

BLOCK 20B (S118996)	
29	30
EP1-PH	EP1-PH
DP1	DP1
DP1	DP1
DP1	DP1
DP1	DP1

BLOCK 22B (S118955)							
47	48	49	50	51	52	53	54
C9-PH	D6-PH	D6-PH	C9-PH	C7-PH	D5-PH	E2-PH	C7-PH
C2	C5	C5	C2	B3	C4	D2	B3
C2	C5	C5	C2	B3	C4	D2	B3
C2	C5	C5	C2	B3	C4	D2	B3
C2	C5	C5	C2	B3	C4	D2	B3

THE SIGNATURE COLLECTION

- B1 - 2 BEDROOM
- B2 - 2 BEDROOM
- B2-PH - 2 BEDROOM
- B3 - 2 BEDROOM + STUDY

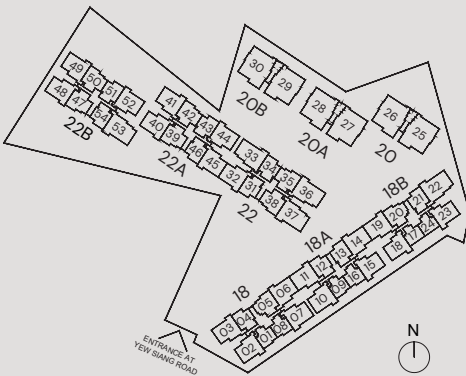
- C1 - 3 BEDROOM
- C2 - 3 BEDROOM
- C3 - 3 BEDROOM
- C4 - 3 BEDROOM
- C5 - 3 BEDROOM
- C6 - 3 BEDROOM
- C7-PH - 3 BEDROOM
- C8-PH - 3 BEDROOM
- C9-PH - 3 BEDROOM

- D1 - 4 BEDROOM
- D2 - 4 BEDROOM
- D3 - 4 BEDROOM
- D4-PH - 4 BEDROOM
- D5-PH - 4 BEDROOM
- D6-PH - 4 BEDROOM
- D7-PH - 4 BEDROOM

- E1-PH - 5 BEDROOM
- E2-PH - 5 BEDROOM
- E3-PH - 5 BEDROOM

THE PRESTIGE COLLECTION

- DP1 - 4 BEDROOM
- EP1-PH - 5 BEDROOM



A HOME UNBOUND BY TIME IS A SPACE THAT'S TRULY YOUR OWN

Within the hubbub of modern living, retreat into 2-5 bedroom apartments of calm and comfort at Terra Hill. Our Signature Collection makes a home of timeless, understated luxury, with refined finishes and fittings in rooms flowing with natural light and air.



TOUCHES OF FLAIR & FINESSE MAKE A WORLD OF SPACE

Thoughtful integrations amplify a space with conscientious planning and efficient design, creating a home of splendour. Selected units come with a spacious store room, while all master bedrooms come with full height wardrobes and side panel dressers ensuring maximum storage. All homes are equipped with quality wares from reputed brands such as De Dietrich, Gessi, Laufen, and Samsung.



ELEGANTLY EQUIPPED

The kitchen comes fully equipped with De Dietrich and Samsung appliances, with efficient integrations. Worktop is laid with light quartz, and accented with warm-hued cabinets.

SLEEK & SANITARY

Each bathroom is well integrated with spaces for storage, and comes fitted with polished Gessi faucet and Laufen sanitary wares.

COPIOUS COMFORT

Each master bedroom comes with a full-height wardrobe that is further furnished with a bespoke side-panel storage dresser and full-length mirror.

EFFICIENT EXPANSE

Additional storage spaces* are well-designed with a swing door that has ledges and pegs for hanging, enabling you to keep a home of clutter-free organisation.

*PROVISIONS VARY ACROSS UNIT TYPES. PLEASE SEE FLOOR PLANS FOR DETAILS AND SPECIFICATIONS FOR SELECT UNIT TYPES.

ABOUT THE DEVELOPERS

Hoi Hup Sunway is an award winning collaboration between Hoi Hup Realty and Sunway Developments.

Bringing together the expertise and experience of two real estate leaders, this winning combination has inspired many successful projects. One of their projects Sophia Hills has been honoured with Gold at the FIABCI World Prix d'Excellence Awards 2020 (Mid-rise Residential), EdgeProp Singapore Excellence Awards 2020 for Top Development (Residential, Central, Completed), and FIABCI-Singapore Property Awards 2019 (Mid-rise Residential and Heritage).

The conglomerate's project Ki Residences at Brookvale has also been awarded PropertyGuru Asia Property Awards, Winner of Best Private Condo Interior Design (Singapore) and Highly commended Best Private Condo Interior Design (Singapore) and Best Private Condo Landscape Architectural Design (Singapore), EdgeProp Singapore Excellence Award Design Excellence and Sustainability Excellence.

Its current projects include Ki Residences at Brookvale and Parc Central Residences.



HOI HUP REALTY

An established property developer in Singapore, Hoi Hup Realty Pte Ltd is committed to creating living spaces of the highest quality, comfort, functionality, and style. It has been recognised with numerous accolades including the BCI Asia Top Ten Developers Award from 2017 to 2021, BCA Quality Excellence Award – Quality Champion (Platinum) in 2018 and 2019, and the EdgeProp Singapore Excellence Award 2021 Top Developer.

SUNWAY DEVELOPMENTS

Sunway Developments Pte Ltd is a component of Sunway Property, which is the property division of Sunway Group, one of Southeast Asia's leading conglomerates. As a Master Community Developer, Sunway Property has an established track record in managing and developing innovative and quality residential and non-residential properties in the region, including retail, leisure, healthcare, hospitality, as well as other commercial assets.

TERRA HILL

A LUXURY DEVELOPMENT BY

HOI HUP
REALTY
海峽實業私人有限公司

SUNWAY®

Developer: Hoi Hup Sunway Kent Ridge Pte. Ltd. ROC: 202132322K Developer License No: C1435 Tenure of Land: Freehold Lot No: LOT 02062L
MK03 at Yew Siang Road (Queenstown Planning Area) Notice of Vacant Possession: 9 January 2028 Notice of Completion: 9 January 2031
BP Approval No: A1716-00007-2021-BP01 dated 23/12/2022 Encumbrances on the Land: Mortgage in favour of United Overseas Bank Limited

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