

### WATERFRONT LIVING

59 FREEHOLD HILLSIDE WATERFRONT RESIDENCES

Pasir Panjang or "long sand" in Malay was our historical western coastline, home to the wealthiest families in the 20s. In time, this reclaimed waterfront port will transform once more into Singapore's future live work play district.

GREATER SOUTHERN

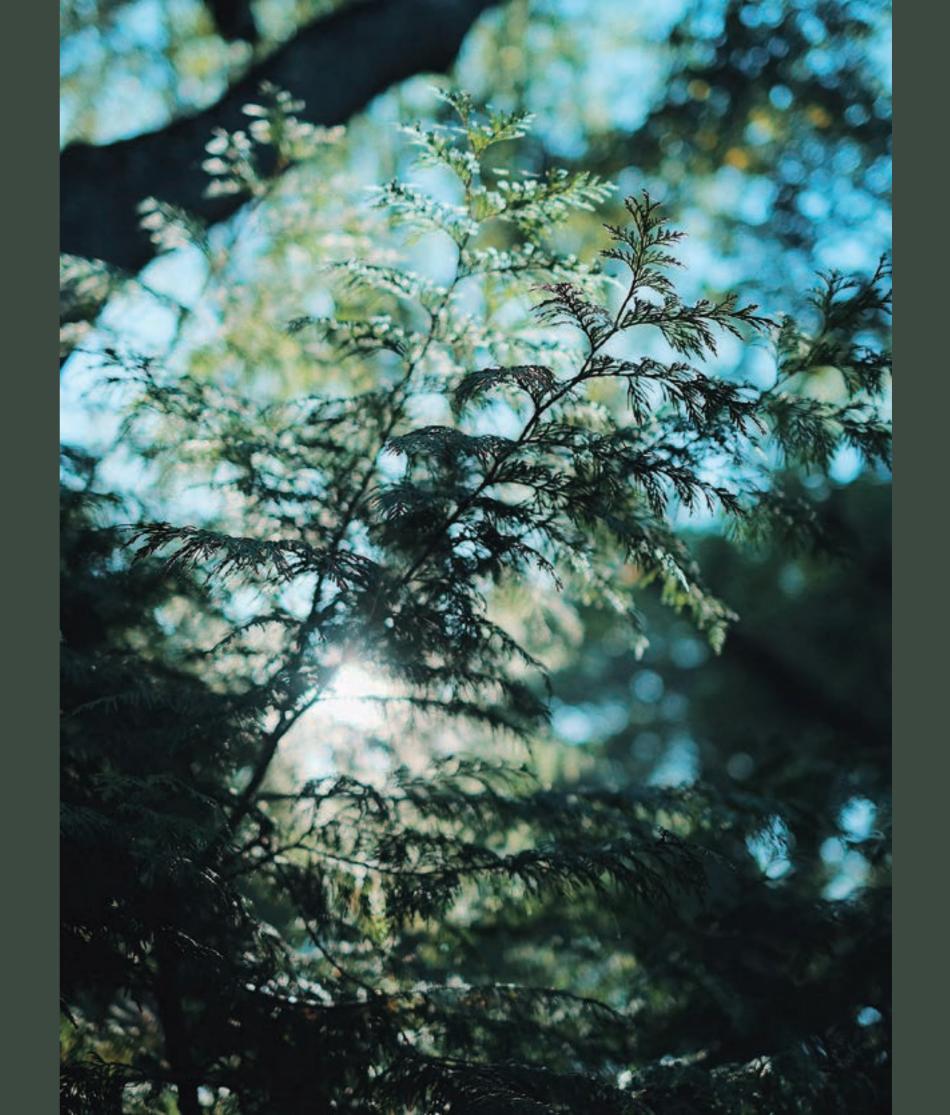
290 & 292 PASIR PANJANG ROAD

Luxury waterfront residences

EMBRACE NATURE

CALMING DAILY LIVING AT DOORSTEPS

TO THE GREAT OUTDOORS



TAKE THE HIGH GROUND

TWO DISTINCTIVE 5-STOREY

BLOCKS WOVEN INTO

THE TOPOGRAPHY OF THE LAND







#### ARCHITECT'S STATEMENT



fusion of vertical massing and harmonious integration with the natural landscape. The division into two blocks, complemented by a central courtyard, serves as both an organizational framework and a hub for social interaction. This configuration not only establishes a coherent design language but also optimizes ventilation and natural light throughout the development.

The tandem arrangement of volumes at the front and rear, distinguished by a brown facade, not only contributes to the aesthetic identity of The Hillshore but also acts as anchor points, framing the tower facade and unifying Blocks 1 and 2.

The central courtyard, beyond its visual appeal, plays a crucial role in environmental design. Functioning as a conduit for natural ventilation from basement to attic, it creates a continuous channel for air circulation, doubling as a grand drop-off area. This thoughtful arrangement ensures a seamless convergence of elemental forces for an enriched spatial experience.

Within the stacked mass, the inner courtyard transforms into a haven for local recreation, providing residents with a dedicated space for leisure within the development.

In essence, the design achieves a delicate balance between form and function, encapsulating The Hillshore's unique character while fostering a sophisticated living environment with a focus on simplicity and experiential richness.



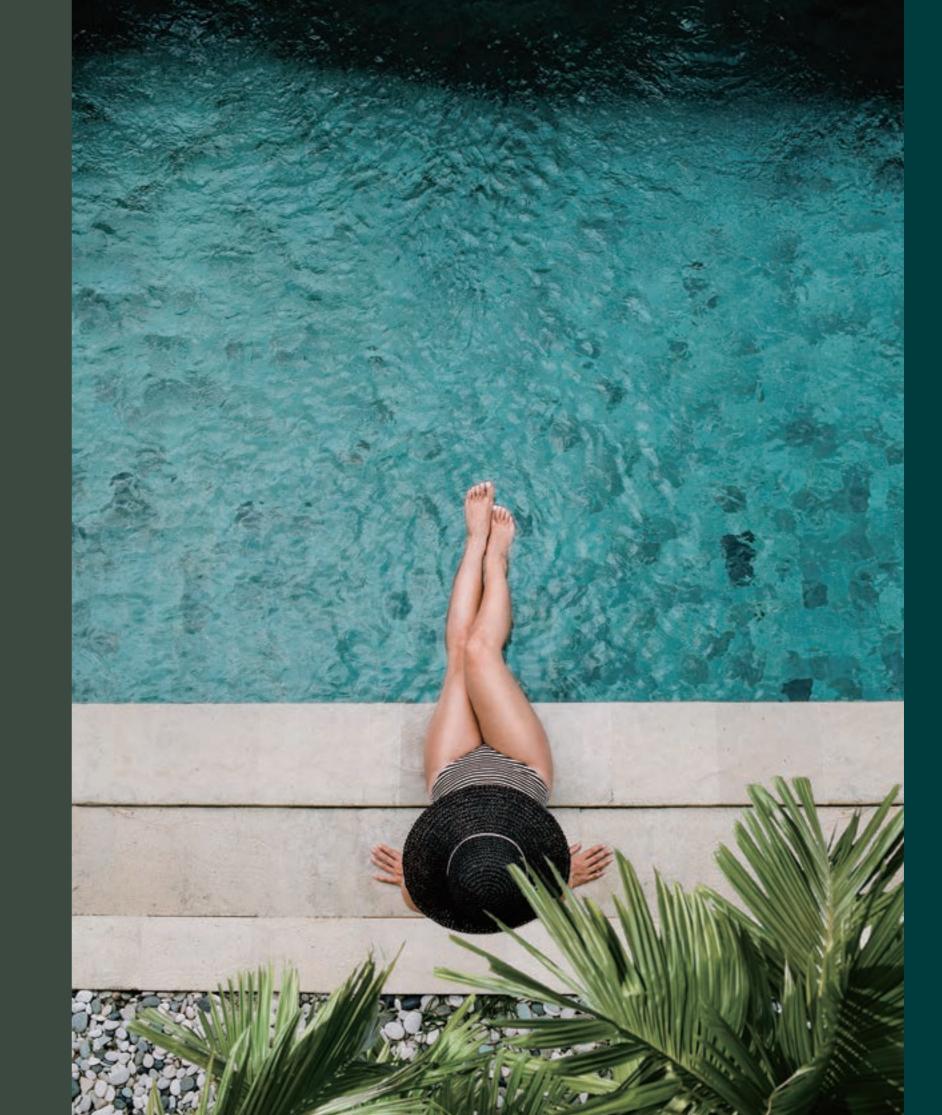




An oasis of
QUIET REFLECTION

A COOL DIP
LOST IN THOUGHTS

A MEDIATION ON WHAT LIFE CAN BE



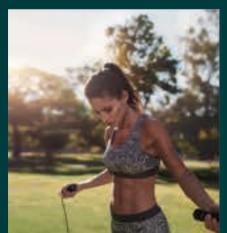
### CHERISH MOMENTS SPENT TOGETHER

















THE OPULENCE
OF ALFRESCO
PRIVATE DINING





- + 30KM OF COASTLINE
- + 2,000HA OF WATERFRONT LAND
- + 2,00HA+ NATURE NETWORK
- + 9,000 NEW HOMES
- + WORLD CLASS LEISURE & TOURIST DESTINATION



RELOCATION
OF PORTS (By 2040)

Pasir Panjang Terminal will be freed up to be part of the new waterfront city and a destination for tourism, commercial and residential uses.



2 EXTENSION OF PASIR PANJANG PARK

A new 2.2km section in Pasir Panjang Park will be part of a 17km route spanning from Labrador Nature Park to West Coast Park that everyone can enjoy more walking and cycling spaces

#### Greater Southern Waterfront

Five times the size of Marina Bay, Singapore's next great waterfront living will connect you to Marina Bay, Jurong Lake and no less than 13 parks including destination parks – HortPark, Labrador Nature Park and West Coast Park



The power station will be moved underground to free up space for a commercial development to sit atop, turning the area into a lifestyle hub.



The 48ha site will be redeveloped to house around 9,000 residential units - about 6,000 public housing flats and around 3,000 private residential units

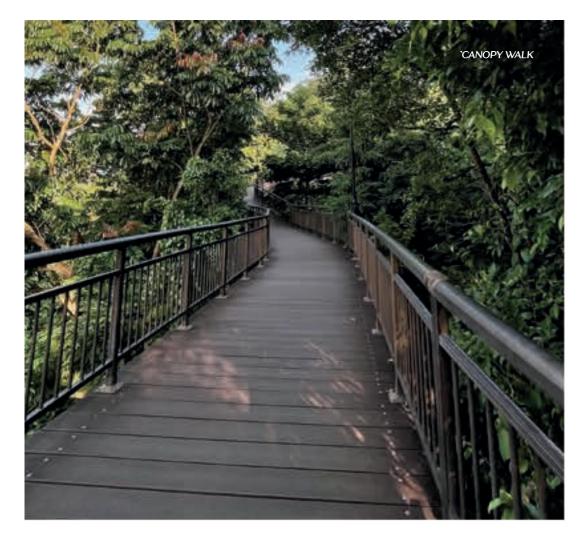


5 LABRADOR NATURE PARK NETWORK

More than 200 hectares of green spaces will be established, adding 30km to Singapore's nature trails and park connectors.



The islands will be transformed into a leisure and tourism destination including world class attractions, beach experiences, expanded nature and heritage trails.















#### ONE°15 MARINA SENTOSA COVE

ONE°15 Marina Sentosa Cove offers world-class marina facilities and upscale lifestyle options. West Coast Park - themed as the "Play Centre in the West", is a large regional park located in the southwest of Singapore.





#### SENTOSA

A sunny island in Singapore, Sentosa is home to exciting events, themed attractions, award-winning spas, lush rainforests, golden sandy beaches and resort-style hotels.

It's also Singapore's first integrated resort, Resorts World Sentosa, which operates Southeast Asia's first Universal Studios theme park.







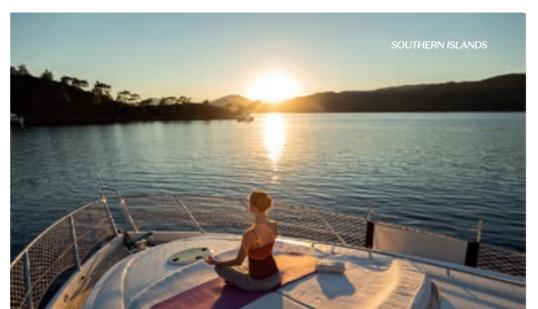
#### HORT PARK

HortPark is a one-stop gardening resource centre that brings together gardening-related, recreational, educational, research and retail activities under one roof. Telok Blangah Hill Park elevated walkway, accessed by the metal bridge, offers the experience of walking through the secondary forest of Telok Blangah Hill at eye-level with the forest canopy.









#### MOUNT FABER ▼

One of the oldest parks in Singapore, Mount Faber Park is a popular tourist destination, offering visitors a host of activities. Take a cable car from Mount Faber to Sentosa Island and enjoy the stunning view of the horizon from above.



PLAYGROUND

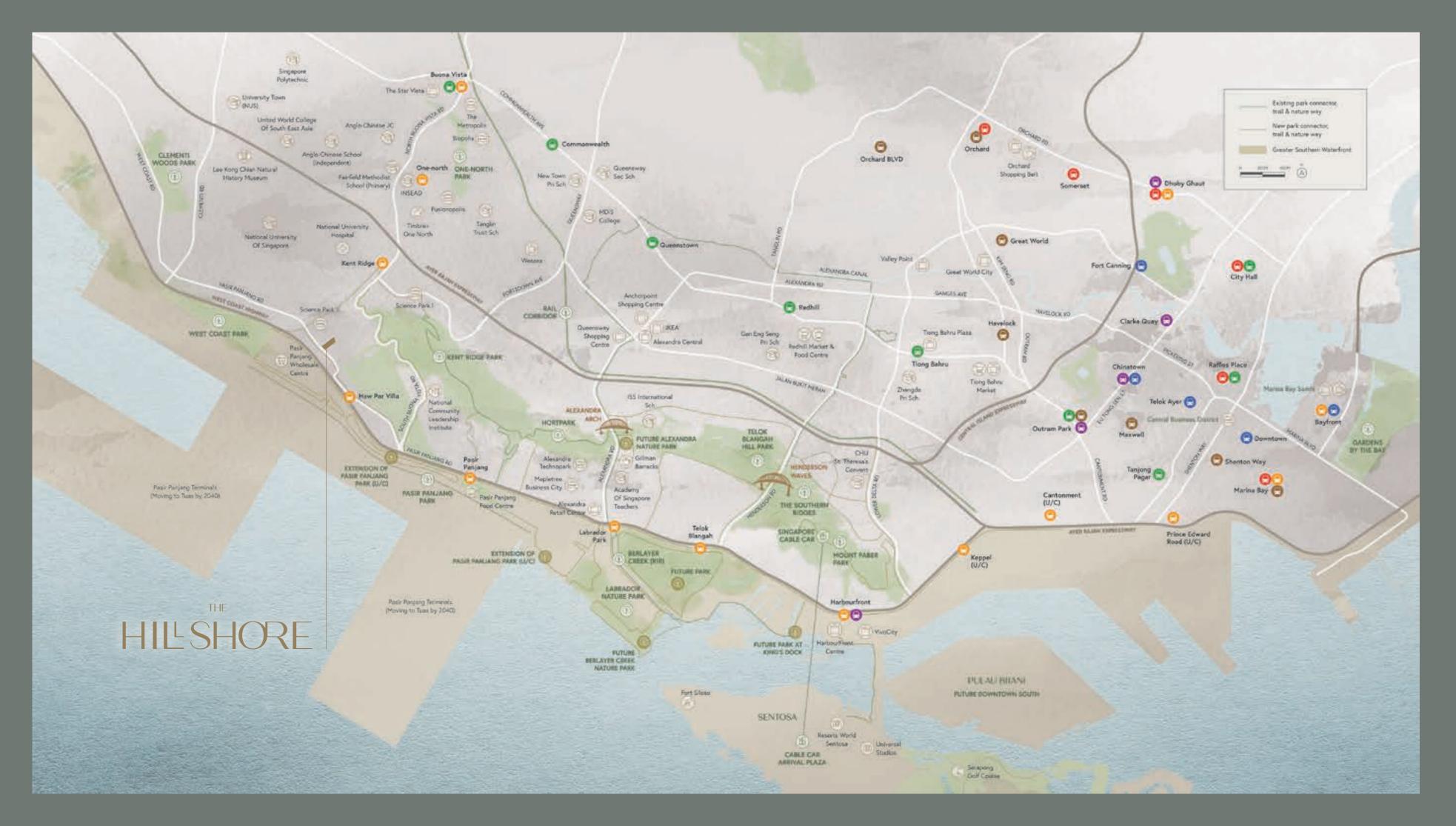




HENDERSON WAVES

Standing 36 metres above Henderson Road, it is the highest pedestrian bridge in Singapore, and is frequently visited for its artistic wave.







## WELL-CONNECTED TO BRING YOU EVERYWHERE IN MINUTES



13 mins walk
West Coast Park
2 MRT stops
Labrador Nature Park / Berlayer Creek
3 mins drive
Pasir Panjang Park
4 mins drive
Kent Ridge Park



1 MRT stop Pasir Panjang Food Centre
2 MRT stops Gillman Barracks
4 MRT stops Seah Im Food Centre



3 MRT stops
The Star Vista
4 MRT stops
VivoCity / Holland Villag
5 MRT stops
Orchard Shopping Belt
6 MRT stops
Marina Bay Sands
4 mins drive
Sentosa



MRT stop National University Hospital
MRT stops One-north
MRT stops Central Business District
min drive Singapore Science Park II
mins drive Mapletree Business City
mins drive Singapore Science Park I





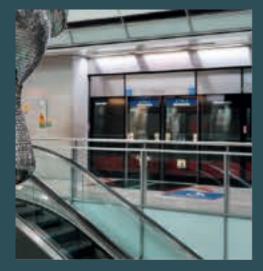
5 mins walk Haw Par Villa MRT Station 2 mins drive West Coast Highway 7 mins drive Ayer Rajah Expressway

## HILSHORE



#### YOU ARE NEVER BORED OR HUNGRY

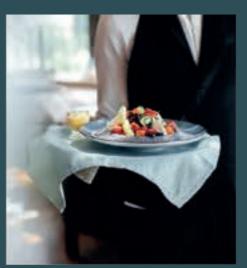
### DISTANCE BETWEEN YEARNING AND INDULGING IS MEASURED IN MINUTES



















A little knowledge may be a dangerous thing. Your child will have a better start picking from desired schools in the neighbourhood while the older child immerse into that enclave of higher learning round the corner.











#### YOU BELONG TO THE CITY

Go east go west. Downtown in either direction. Short ride to Mapletree Business City, VivoCity and Central Business District or the future Jurong Lake District.















Choose from a selection of 2 to 4-bedder layouts. Luxurious interiors of subtle opulence, handsome fittings and bespoke appliances exclusively provided.







#### SITE PLAN



#### LANDSCAPE DECK



#### **FACILITIES**

- ARRIVAL COURTYARD
- 2 BADMINTON COURT
- 3 SWIMMING POOL
- 4 POOL DECK

- 5 JACUZZI
- 6 GYMNASIUM
- 7 HILLSHORE CLUBHOUSE
- 8 PLAY POOL
- 9 BBQ PAVILION
- 10 PLAY COVE
- 11 SKY GRILL

#### 292 LEVEL 3



#### 292 LEVEL 5



#### ANCILLARY

- A GUARD HOUSE
- B PEDESTRIAN GATE
- © DRIVEWAY TO ARRIVAL COURTYARD/ BASEMENT 1 CARPARK
- D SUBSTATION (BASEMENT 2)
- BIN CENTER (BASEMENT 2)
- F M&E ROOM
- G WATER TANK

#### DISTRIBUTION CHART

#### 292

UNIT FLOOR	17	11	12	13/18	14/19	15/20	16/21	
ROOF					FACILITIES		C1 PH	
05 UPPER	B5 PH	B6 PH		A4 PH 05-18	B7 PH 05-19	A5 PH 05-20	05-21	
05	05-17	05-11	A3 PH 05-12	A4 05-13	B7 05-14	A5 05-15	C1 05-16	
04	B5 04-17	B6 04-11	A3 04-12	A4 04-13	B8 04-14	A5 04-15	C1 04-16	
03	B5 03-17	B6 03-11	A3 03-12	A6 03-13	MGMT OFFICE 03-14	A5 03-15	C1 03-16	FACILITIES
02	B5 02-17	B6 02-11	A3 02-12					
01	B5 01-17	B6 01-11						
	LANDSCAPE DECK  CAR PARK / ARRIVAL COURTYARD							
BASEMENT 1								
BASEMENT 2		CAR PARK						

#### 290

FLOOR

\\_\_\_UNIT

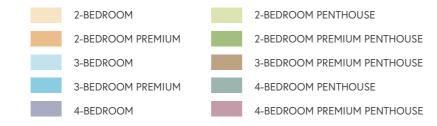
BASEMENT 1

		B4 PH	B3 PH							
05 UPPER	B1 PH	B2 PH	A2 PH 05-07	05-08	05-09	A1 PH 05-10				
05	05-06	05-01	A2 05-02	B4 05-03	B3 05-04	A1 05-05				
04	B1 04-06	B2 04-01	A2 04-02	B4 04-03	B3 04-04	A1 04-05				
03	B1 03-06	B2 03-01	A2 03-02	B4 03-03	B3 03-04	A1 03-05				
02	B1 02-06	B2 02-01	A2 02-02	B4 02-03	B3 02-04	A1 02-05				
01	B1 01-06	B2 01-01		CAR PARK / ARRIVAL COURTYARD						

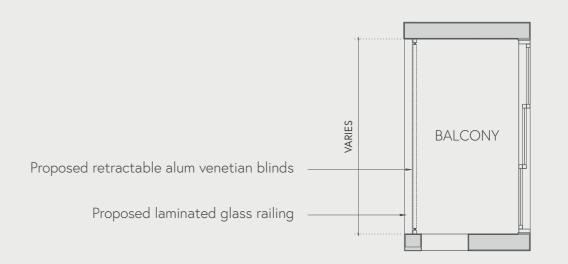
02/07 03/08 04/09 05/10

CAR PARK

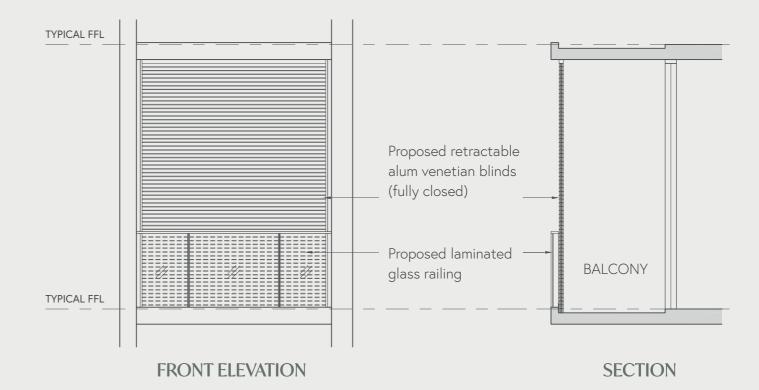
## 01 02/07 03/08 11 12 13/18 14/19 06 105/10 04/09 290 15/20 15/20 N



#### APPROVED TYPICAL BALCONY SCREEN DESIGN



#### TYPICAL BALCONY PART PLAN



#### Notes

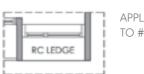
- 1. The balcony shall not be enclosed unless with the approved balcony screen.
- 2. The cost of installing the approved balcony screen is to be borne by the purchaser.
- 3. The balcony screen is not provided by the Developer (unless otherwise indicated on the floor plan).
- 4. The drawing is not drawn to scale and is solely for reference purposes only. Measurements shall be taken at the actual unit before the commencement of work. Approval from MCST is required before installation.
- 5. Fixing detail by the purchaser's contractor shall not damage the waterproofing of the existing structure.
- 6. The Purchaser shall refer to MCST for any additional details required.

#### 2-Bedroom

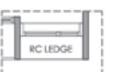
#### Type A1

69 SQ M / 743 SQ FT #02-05 TO #05-05

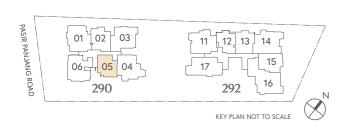


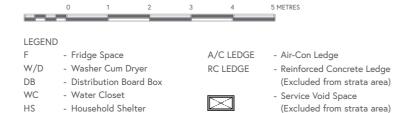


APPLICABLE TO #03-05 AND #05-05

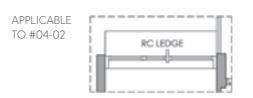


APPLICABLE TO #04-05



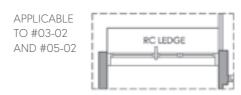


#### 2-Bedroom Premium

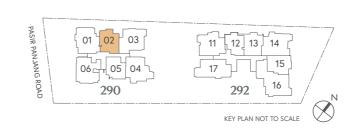


#### Type A2

77 SQ M / 829 SQ FT #02-02 TO #05-02











(Excluded from strata area)

#### 2-Bedroom

#### Type A3

69 SQ M / 743 SQ FT #02-12 TO #04-12

## APPLICABLE TO #04-12



LIVING

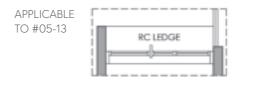
DINING

FOYER

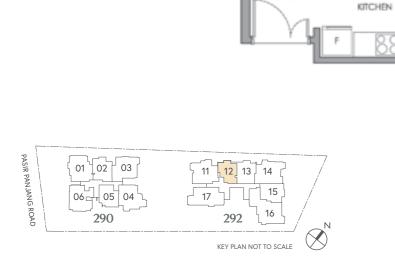
#### om 2-Bedroom Premium

#### Type A4

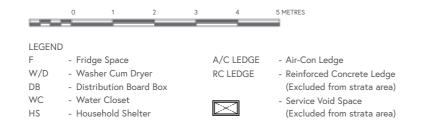
75 SQ M / 807 SQ FT #04-13 TO #05-13

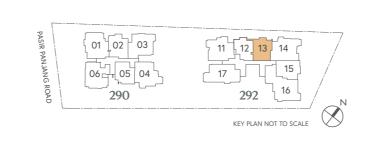


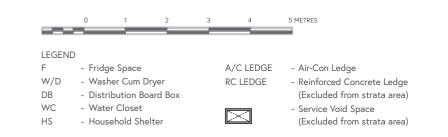




BEDROOM 2







MASTEŔ BATH

HS

#### 2-Bedroom Premium

#### Type A5

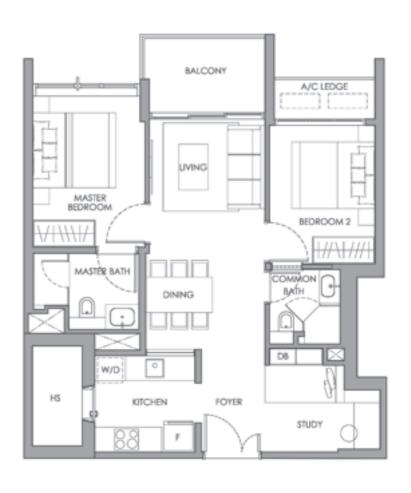
79 SQ M / 850 SQ FT #03-15 TO #05-15

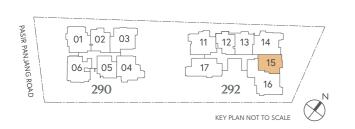
#### APPLICABLE APPLICABLE APPLICABLE TO #03-15 TO #04-15 TO #05-15 MASTER MASTER BEDROOM STUDY ° W/D LIVING KITCHEN PES BALCONY BALCONY BEDROOM 2

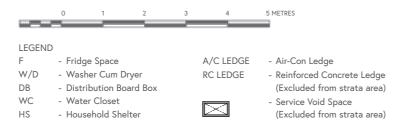
#### 2-Bedroom Premium

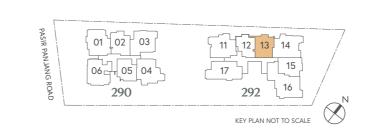
#### Type A6

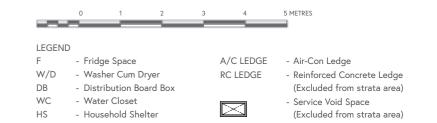
76 SQ M / 818 SQ FT #03-13



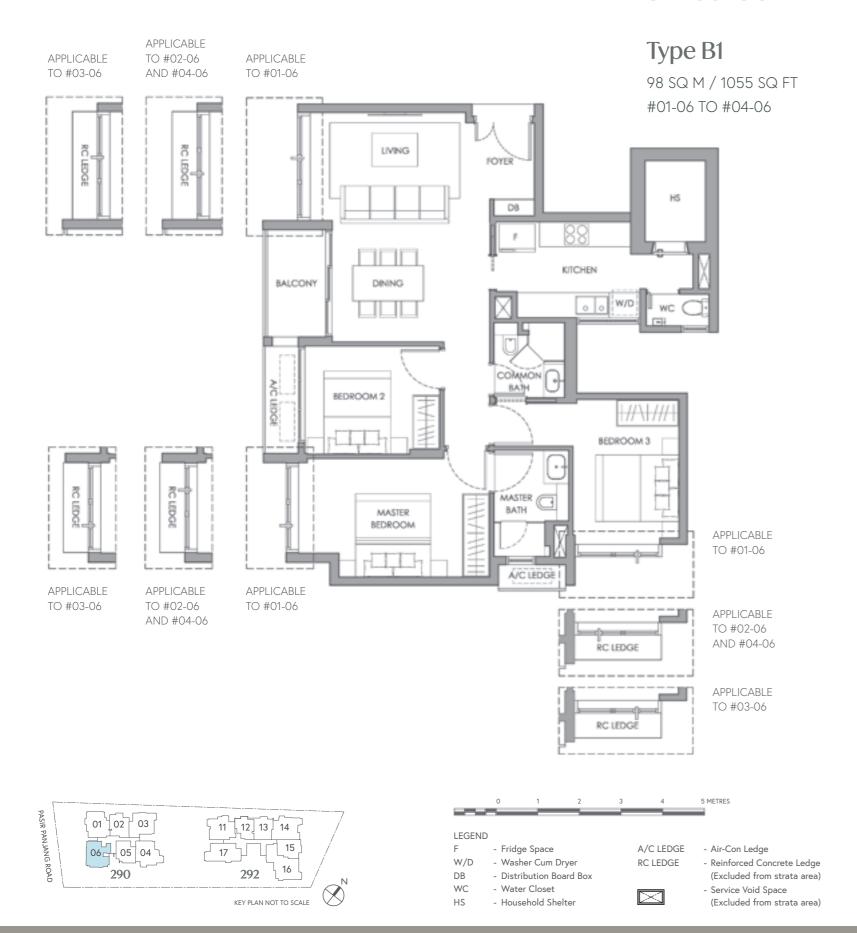








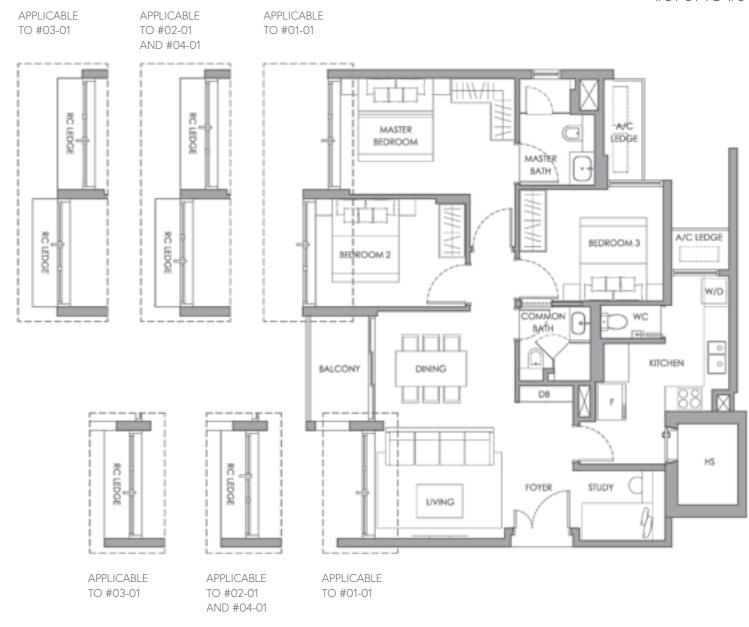
#### 3-Bedroom

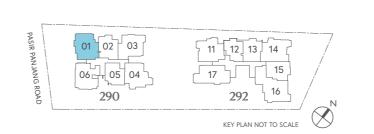


#### 3-Bedroom Premium

#### Type B2

101 SQ M / 1087 SQ FT #01-01 TO #04-01







#### LEGEND

- Fridge Space W/D
  - Washer Cum Dryer
- Distribution Board Box
- DB WC
- Water Closet - Household Shelter
- A/C LEDGE - Air-Con Ledge RC LEDGE

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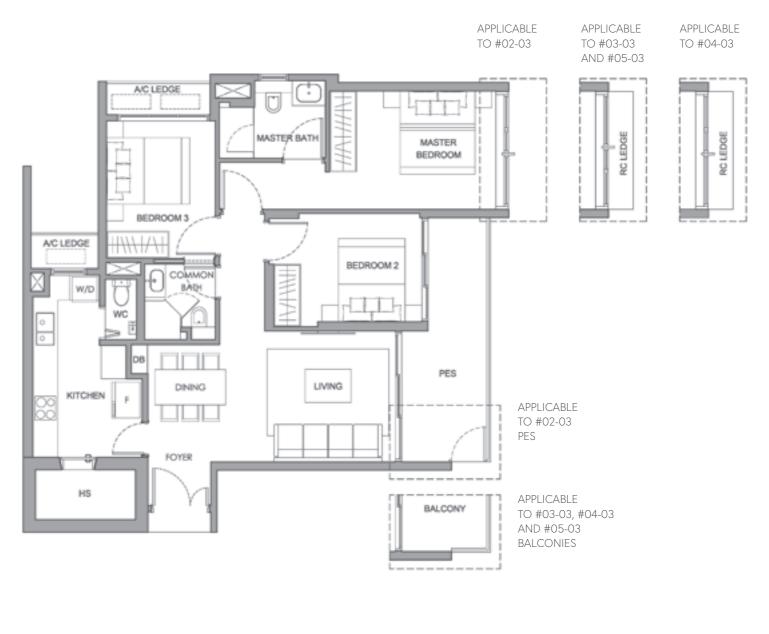
- Reinforced Concrete Ledge (Excluded from strata area)
  - Service Void Space (Excluded from strata area)

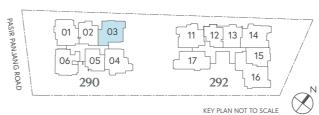
#### 3-Bedroom APPLICABLE TO #03-04, #04-04 AND Type B3 #05-04 BALCONY BALCONIES 101 SQ M / 1087 SQ FT #02-04 TO #05-04 APPLICABLE TO #02-04 LIVING PES PES APPLICABLE APPLICABLE APPLICABLE TO #02-04 TO #03-04 TO #04-04 HS AND #05-04 DINING BEDROOM 2 KITCHEN MASTER BEDROOM BEDROOM 3 A/C LEDGE MASTER BATH BATH **APPLICABLE** APPLICABLE **APPLICABLE** TO #03-04 TO #02-04 TO #04-04 AND #05-04 **APPLICABLE** TO #02-04 **APPLICABLE** RC LEDGE TO #03-04 AND #05-04 RC LEDGE APPLICABLE TO #04-04 01 02 03 | 11 12 13 14

#### 3-Bedroom

#### Type B4

103 SQ M / 1109 SQ FT #02-03 TO #05-03







- Washer Cum Dryer W/D

DB - Distribution Board Box

WC

- Water Closet - Household Shelter A/C LEDGE - Air-Con Ledge RC LEDGE

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- Reinforced Concrete Ledge (Excluded from strata area)

- Service Void Space (Excluded from strata area)

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KEY PLAN NOT TO SCALE

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06 05 04

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LEGEND

W/D

WC

- Fridge Space

- Water Closet

- Washer Cum Dryer

- Household Shelter

- Distribution Board Box

A/C LEDGE

RC LEDGE

- Air-Con Ledge

- Reinforced Concrete Ledge

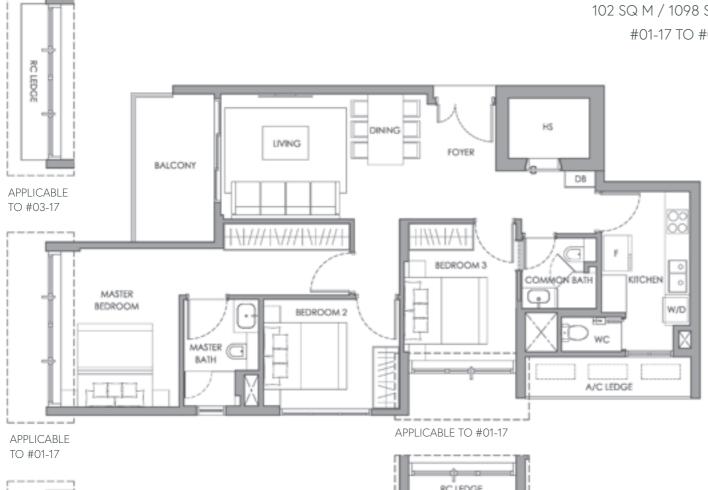
- Service Void Space

(Excluded from strata area)

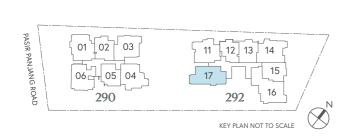
(Excluded from strata area)

#### 3-Bedroom

#### Type B5 102 SQ M / 1098 SQ FT #01-17 TO #04-17







APPLICABLE

TO #02-17 AND #04-17



#### LEGEND - Fridge Space

- Washer Cum Dryer W/D
- Distribution Board Box WC - Water Closet

- Household Shelter

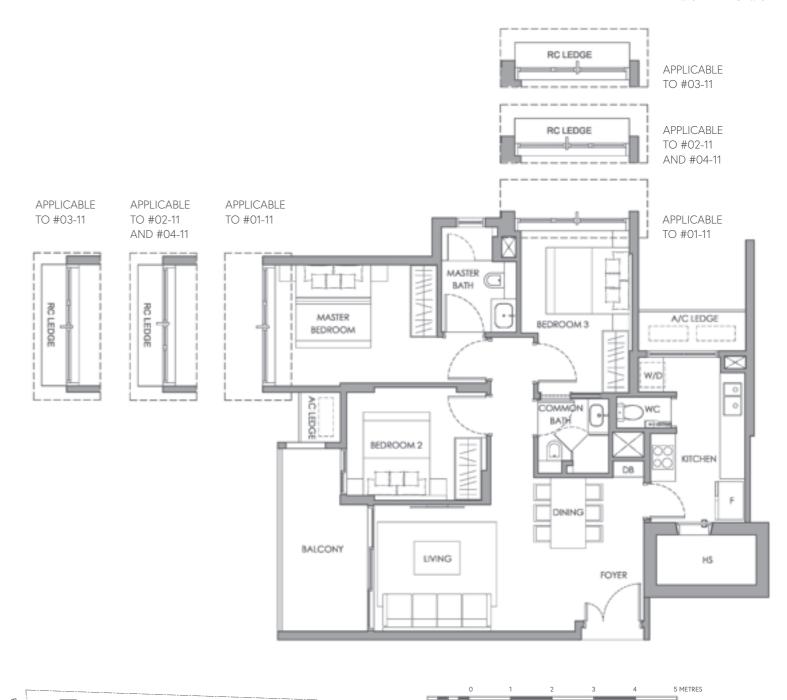
APPLICABLE TO #03-17

- RC LEDGE
- A/C LEDGE - Air-Con Ledge
  - Reinforced Concrete Ledge (Excluded from strata area)
  - Service Void Space (Excluded from strata area)

#### 3-Bedroom

#### Type B6

101 SQ M / 1087 SQ FT #01-11 TO #04-11



LEGEND

W/D

- Fridge Space

- Water Closet

- Washer Cum Dryer

- Household Shelter

- Distribution Board Box

A/C LEDGE

RC LEDGE

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- Air-Con Ledge

- Reinforced Concrete Ledge

- Service Void Space

(Excluded from strata area)

(Excluded from strata area)

01 02 03

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KEY PLAN NOT TO SCALE

#### 3-Bedroom Premium

#### Type B7

110 SQ M / 1184 SQ FT #05-14

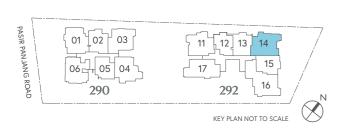
## RC LEDGE ACC LEDGE MASTER BATH MASTER BEDROOM 2 COMMON BATH BEDROOM 2 FOYER DINING DINING DINING DINING DINING

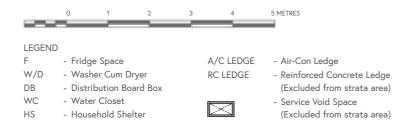
#### 3-Bedroom

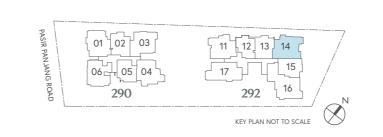
#### Type B8

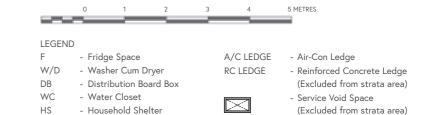
100 SQ M / 1076 SQ FT #04-14

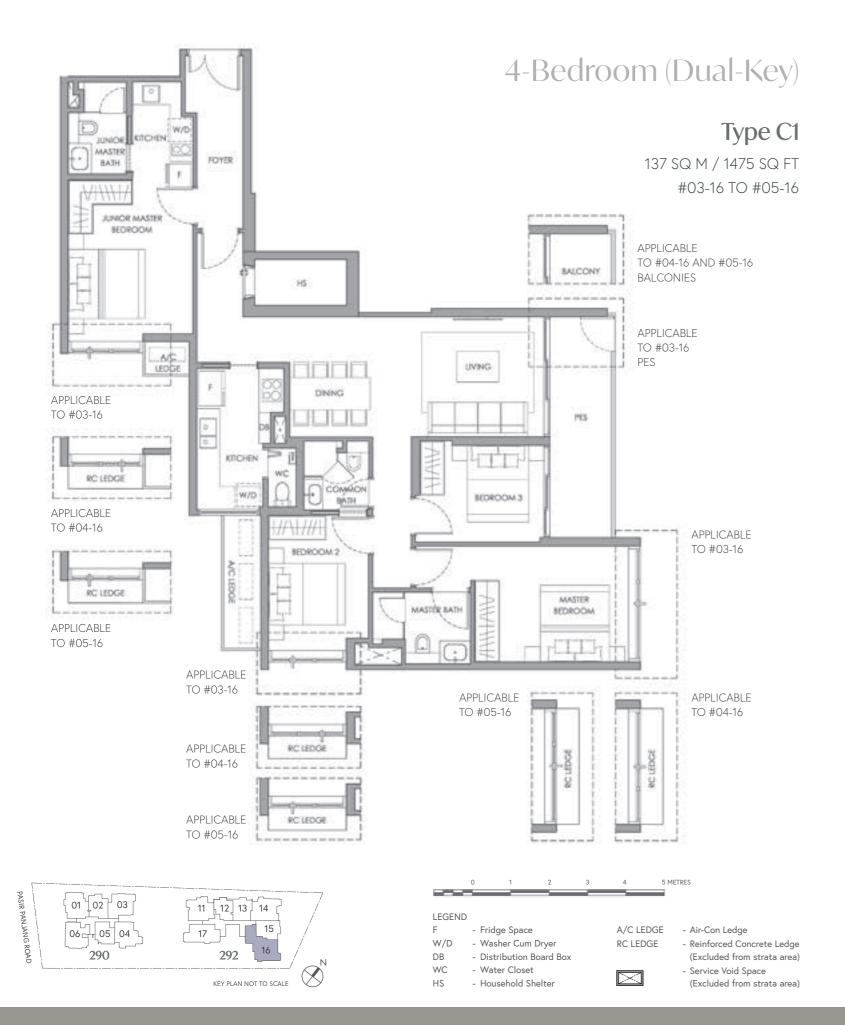








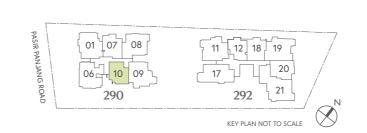




#### Type A1 PH

85 SQ M / 915 SQ FT #05-10







- Fridge Space

- Washer Cum Dryer W/D

- Distribution Board Box

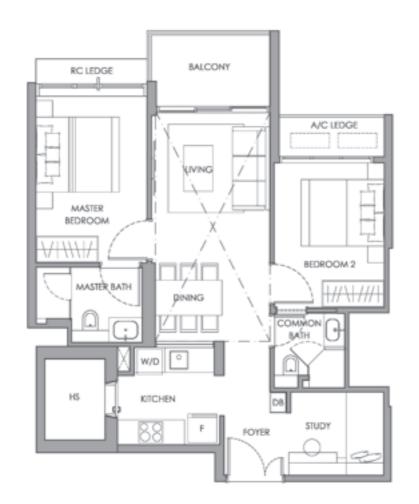
- Water Closet - Household Shelter - Reinforced Concrete Ledge (Excluded from strata area)

> - Service Void Space (Excluded from strata area)

#### 2-Bedroom Premium Penthouse

#### Type A2 PH

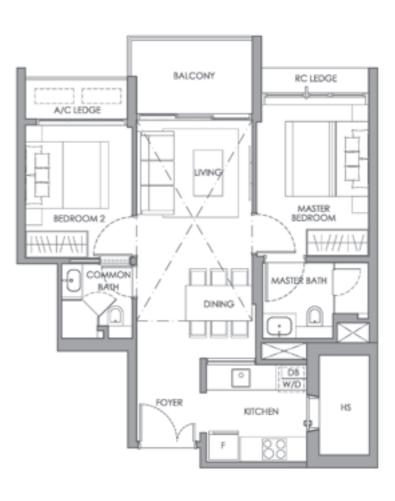
94 SQ M / 1012 SQ FT #05-07

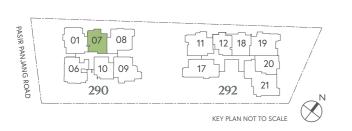


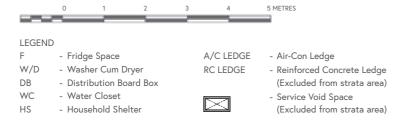
#### 2-Bedroom Penthouse

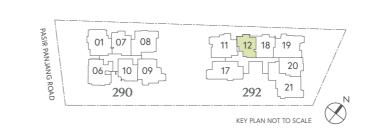
#### Type A3 PH

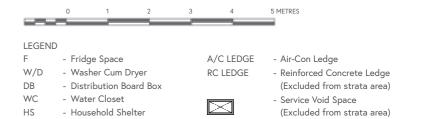
84 SQ M / 904 SQ FT #05-12







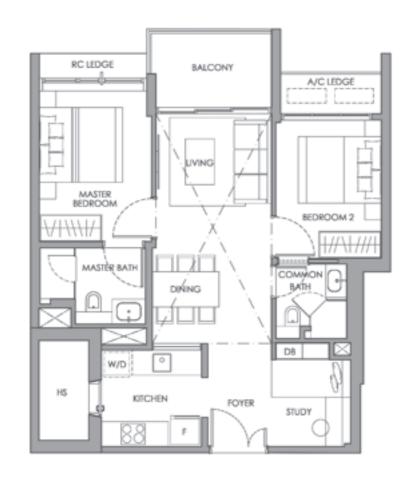




#### 2-Bedroom Premium Penthouse

#### Type A4 PH

92 SQ M / 990 SQ FT #05-18

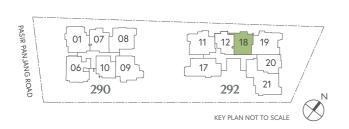


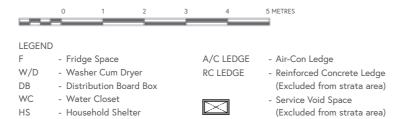
#### 2-Bedroom Premium Penthouse

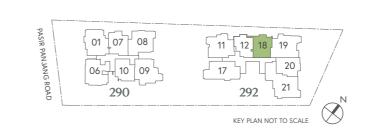
#### Type A5 PH

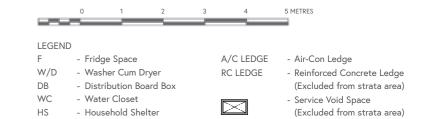
96 SQ M / 1033 SQ FT #05-20









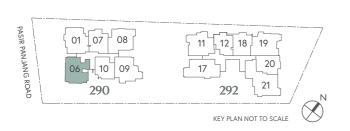


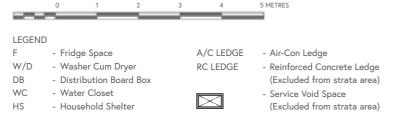
#### Type B1 PH

158 SQ M / 1701 SQ FT #05-06

# BEDROOM 2 JINR MASTER BEDROOM 3 JINR MASTER BEDROOM 3 BEDROOM 3 JINR MASTER BEDROOM 3 RC LEDGE RC LEDGE

LOWER PLAN



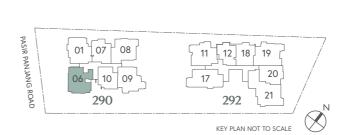


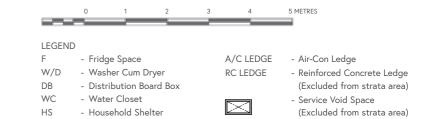
#### 4-Bedroom Penthouse

#### Type B1 PH

158 SQ M / 1701 SQ FT #05-06





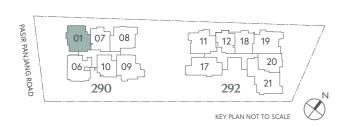


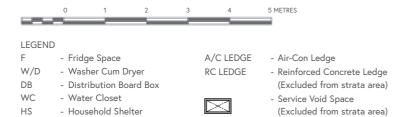
#### Type B2 PH

155 SQ M / 1668 SQ FT #05-01

# BEDROOM 2 BEDROOM 2 BEDROOM 3 A/C LEDGE W/D BALCONY DINING DIS KITCHEN HS

LOWER PLAN

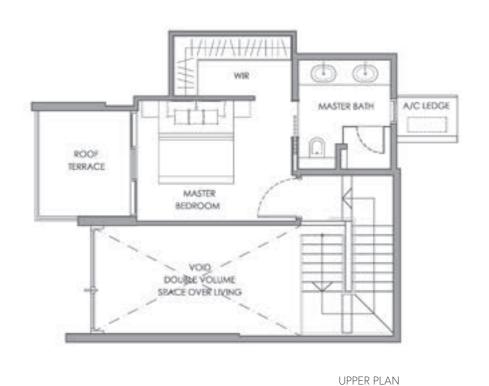


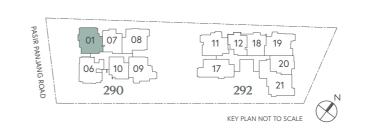


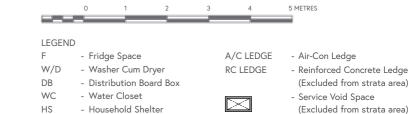
#### 4-Bedroom Penthouse

#### Type B2 PH

155 SQ M / 1668 SQ FT #05-01



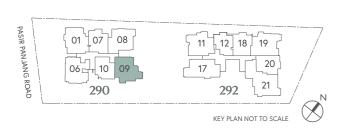


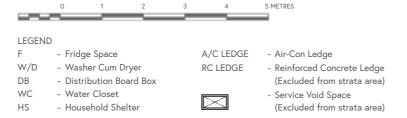


#### Type B3 PH

154 SQ M / 1658 SQ FT #05-09

#### LIVING DB : BALCONY DINING BEDROOM 2 KITCHEN A/C LEDGE BATH JNR MASTER BEDROOM BEDROOM 3 A/C LEDGE JNR MASTER E)BATH RC LEDGE LOWER PLAN

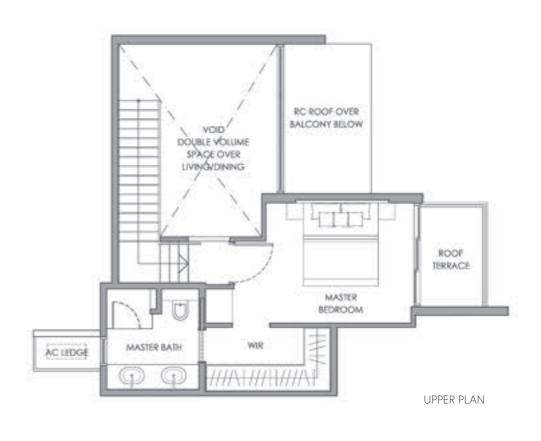


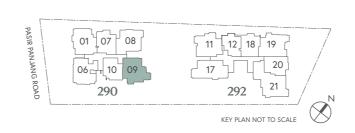


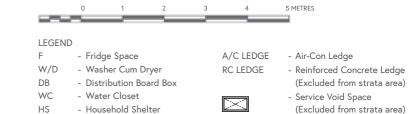
#### 4-Bedroom Penthouse

#### Type B3 PH

154 SQ M / 1658 SQ FT #05-09







#### Type B4 PH

165 SQ M / 1776 SQ FT #05-08

#### JNR MASTER BATH JNR MASTER BEDROOM BEDROOM 3 AC LEDGE BEDROOM 2 BALCONY KITCHEN LIVING DINING FOYER LOWER PLAN

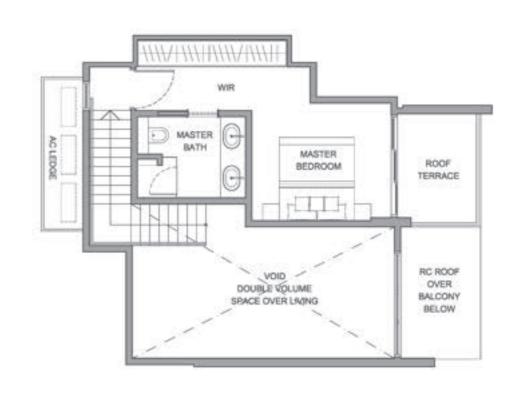
#### 17 20 21 292 KEY PLAN NOT TO SCALE



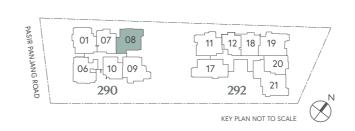
#### 4-Bedroom Penthouse

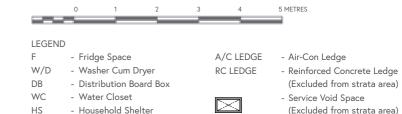
#### Type B4 PH

165 SQ M / 1776 SQ FT #05-08



UPPER PLAN





(Excluded from strata area)

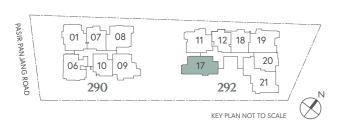
- Household Shelter

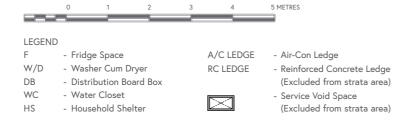
#### Type B5 PH

159 SQ M / 1711 SQ FT #05-17

## BALCONY UVINO BEDROOM 2 BEDROOM 3 BEDROOM 3 BATH WC WC RC LEDGE RC LEDGE

LOWER PLAN

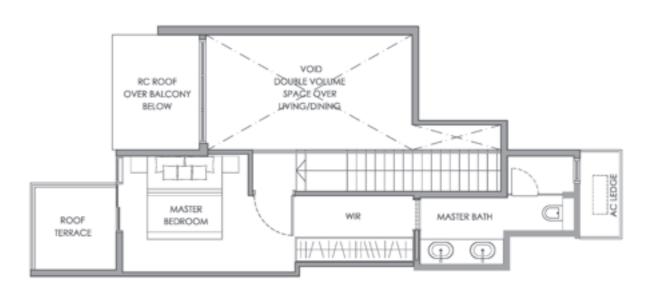




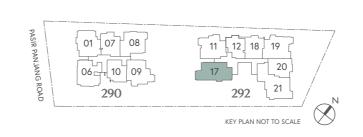
#### 4-Bedroom Penthouse

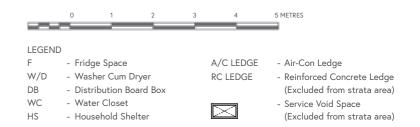
#### Type B5 PH

159 SQ M / 1711 SQ FT #05-17



UPPER PLAN



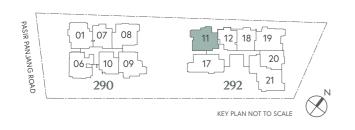


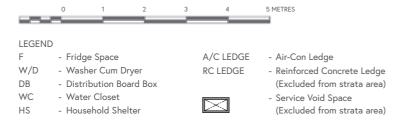
#### Type B6 PH

153 SQ M / 1647 SQ FT #05-11

## RC LEDGE INR MASTER BATH COMMON COM

LOWER PLAN

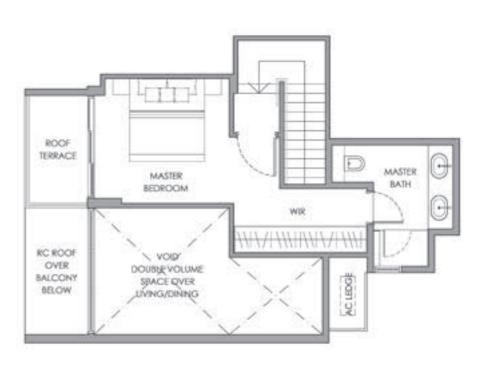




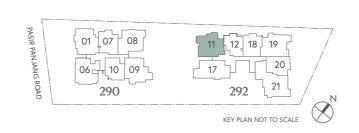
#### 4-Bedroom Penthouse

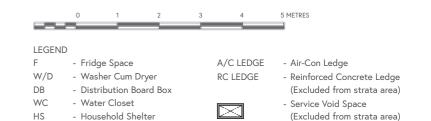
#### Type B6 PH

153 SQ M / 1647 SQ FT #05-11







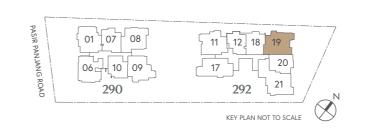


#### 3-Bedroom Premium Penthouse

#### Type B7 PH

134 SQ M / 1442 SQ FT #05-19







- Fridge Space - Washer Cum Dryer W/D

WC

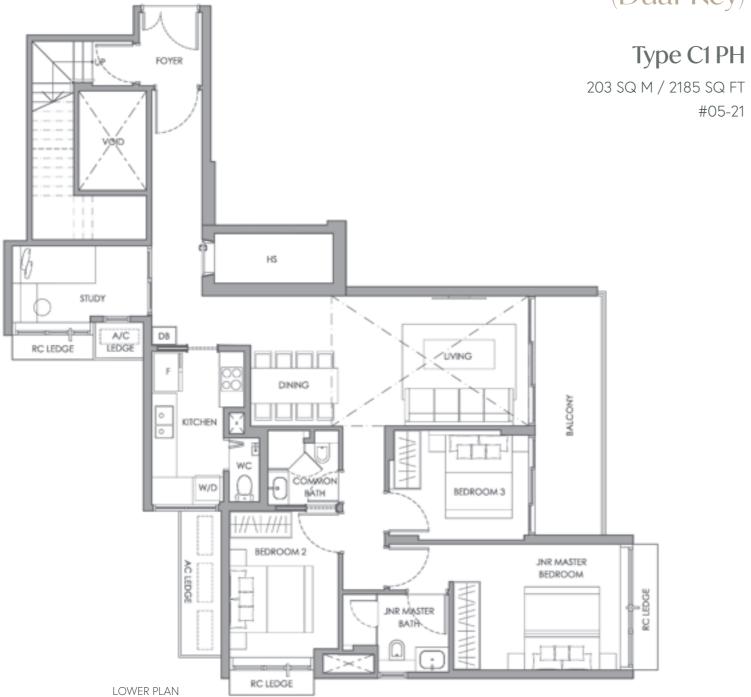
- Distribution Board Box - Water Closet - Household Shelter

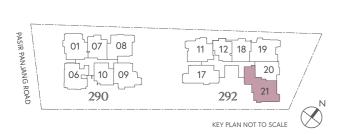
A/C LEDGE

- Air-Con Ledge - Reinforced Concrete Ledge (Excluded from strata area)

- Service Void Space (Excluded from strata area)

#### 4-bedroom Premium Penthouse (Dual-Key)







LEGEND

WC

- Fridge Space W/D

- Washer Cum Dryer - Distribution Board Box

- Household Shelter

- Water Closet

A/C LEDGE - Air-Con Ledge RC LEDGE

- Reinforced Concrete Ledge (Excluded from strata area)

- Service Void Space (Excluded from strata area)

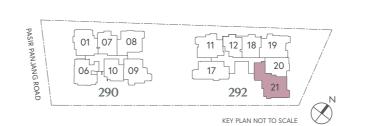
#05-21

#### 4-bedroom Premium Penthouse (Dual-Key)

#### Type C1 PH

203 SQ M / 2185 SQ FT #05-21







LEGEND

- Fridge Space - Washer Cum Dryer W/D

- Distribution Board Box - Water Closet - Household Shelter

A/C LEDGE

- Air-Con Ledge - Reinforced Concrete Ledge (Excluded from strata area) - Service Void Space

(Excluded from strata area)



Based in Singapore, FRX Capital is an award-winning boutique developer affiliated to Tong Eng Group and Hong How Group. Our team brings over 100 years of combined experience covering development, construction, design and capital markets.

FRX Capital thrives on forming partnerships to unlock real estate opportunities and create lasting value. While our influence spans the globe, our commitment to excellence remains rooted in Singapore. Our efforts towards building excellence has been acknowledged through numerous accolades such as the 2023 Top Ten Developers Award from BCI Central and 2023 Top Landed Developer from EdgeProp.













DEVELOPER
FRX CAPITAL PTE LTD

ARCHITECT
PARK + ASSOCIATES PTE LTD

PROJECT MANAGER
HONG HOW PROJECTS PTE LTD

LANDSCAPE DESIGN
SALD PTE LTD (SALAD DRESSING)

STRUCTURAL ENGINEER
ERSS CONSULTANTS PTE LTD

M&E ENGINEER

DELTA CREST PTE LTD

QUANTITY SURVEYOR

1MH & ASSOCIATES

CREATIVE

DEEPPOCKET BRANDING & DESIGN PTE LTD

Developer: Hillside View Development Pte. Ltd. • Licence Number of the Housing Developer: Housing Developer's Licence Number C1450 • Tenure of Land: Estate in Fee Simple • Encumbrance: Mortgage in Favour of Hong Leong Finance Limited • Expected Date of Vacant Possession: 30 June 2027 • Expected Date of Legal Completion: 30 June 2030 • Location of the Housing Project: 292 Pasir Panjang Road Singapore comprised in Lot 5130C of Mukim 03

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