



KENT RIDGE HILL

RESIDENCES

Hillside Address City Living

One of the best locations for a residence is by a hill. Here, you can admire the entire landscape which reveals itself in full glory and splendour. Living by the hill – a privilege reserved for the discerning few, is now home.



- **Low density development** with large land size.
- **Well connected** via major arterial roads and expressways such as West Coast Highway and Ayer Rajah Expressway.
- **International schools** in the vicinity are United World College (Dover), Nexus International School, Tanglin Trust School and The Japanese School (Primary).
- **Pasir Panjang MRT station and Food Centre** are within walking distance.
- **Established schools** nearby include Anglo-Chinese School (Independent), Fairfield Methodist School and Nan Hua Primary School.
- **Branded appliances & fittings** from Gaggenau, Bosch, Grohe and Electrolux.
- **Smart home system** includes mobile access smart home hub, smart aircon control, smart gateway with camera, WIFI doorbell with camera and voice control system and Yale digital lockset.
- With the current URA guideline of 100sqm ruling in the Pasir Panjang area, there will be a shortage of smaller units in the future.

Pasir Panjang



Southern Gateway of Asia

Imagine a prime waterfront site, three times the size of Marina Bay. That is the untold potential of Singapore's Master Plan for the Greater Southern Waterfront. With over 1,000ha of prime land, the Greater Southern Waterfront will stretch from Marina South and Tanjong Pagar, all the way to Pasir Panjang.

1 St James Power Station to be developed into an office complex.



2 Housing complexes among the greenery and water sports and leisure options. Island served only by autonomous electric vehicles.

3 Waterfront area with mixed use developments and new tourist attractions, serves as extension of the central business district with a high-tech hub for innovative, digital and creative businesses.

4 More cruise traffic at Marina Bay Cruise Centre and the Singapore Cruise Centre at HarbourFront.

5 Waterfront stretch links green pathways across the city, such as the Southern Ridges and Gardens by the Bay.

A NUS and NUH

B Science Park

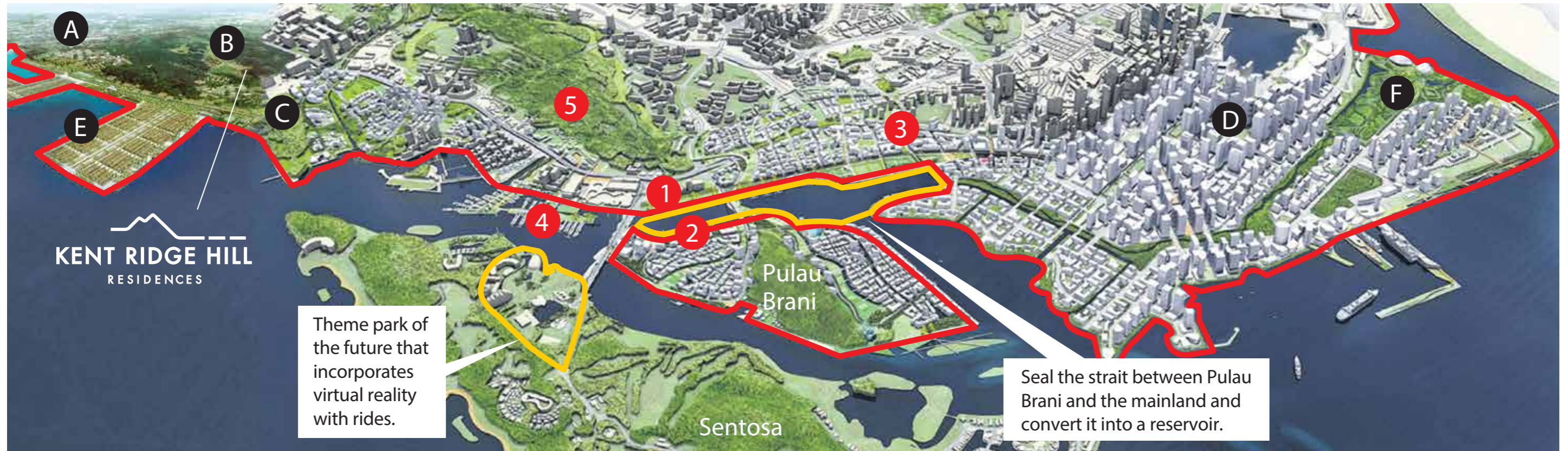
C Mapletree Business City

D CBD

E Terminal ports consolidated to Tuas

F Gardens by the Bay

● Future ● Current



*Source: The Sunday Times © Singapore Press Holdings Limited. Reprinted with permission *

Live, Work, Play: Life By The New Waterfront City

LIVE

The current Southern Ridges (167 hectares) will potentially be linked to Gardens by the Bay and to East Coast Park. This connectivity from East to West stretches along 30km of waterfront which will enable all to walk and cycle via the connector.

This connectivity from East to West is not new in other First World cities, such as London, where cross rail has been introduced to cut short the traveling distance between the East and West.

WORK

- Presently, the nearby international schools and business parks, like Mapletree Business City, Metropolis, one-north, Science Parks 1 and 2 and HarbourFront, have a huge potential tenant pool of 35,000. This tenant pool will further increase with the integration of Sentosa and development of Pulau Brani. More office space will also be opened up as the national monument, St James Power Station, will be refurbished once its lease ends.
- The relocation of the current port terminals to Tuas will free up space for future mixed use development.

PLAY

- The reshaping of Sentosa and development of Pulau Brani will create more available space to develop theme parks of the future that incorporates virtual reality with rides.
- The current Marina Bay and HarbourFront Cruise Center will be developed further into a regional cruise hub for visitors.



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Artist's Impression



Excellent accessibility
Minutes' walk to Pasir Panjang MRT



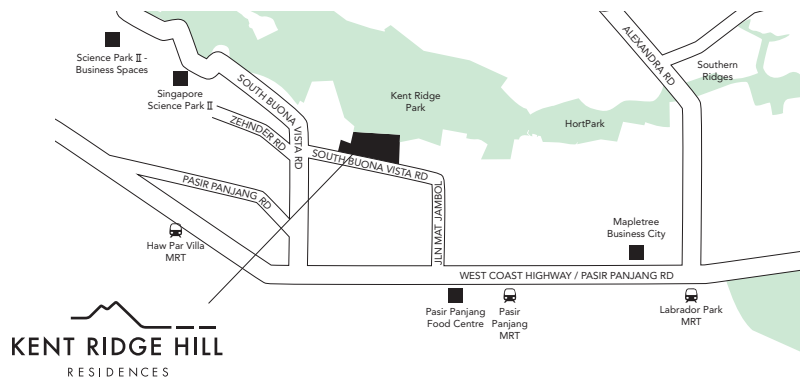
Nestled within nature
Private access to Kent Ridge Park



Lifestyle amenities
Minutes' drive to shopping, dining and entertainment



Close proximity to business hubs
4 minutes' drive to Mapletree Business City
6 minutes' drive to Science Park II
6 minutes' drive to one-north



Developer: Oxley Spinel Pte. Ltd. • Housing Developer's Licence Number: C1261 • Lot/Mukim No.: Lot 1952C of Mukim 3 at South Buona Vista Road • Tenure of land: Leasehold of 99 years commencing from 8 January 1979 or from the date of acceptance of SLA's Letter of Offer for lease upgrading (whichever is applicable) • Encumbrances: Mortgage IF/375B37A in favour of Oversea-Chinese Banking Corporation Limited. • Expected date of Vacant Possession: 31 December 2024 • Expected date of Legal Completion: 31 December 2027

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Distance and travelling time are estimates only

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