

TwentyOne
AngulliaPark

The One Address

Great Urban Living

TwentyOne Angullia Park is the closest pure residential development to Orchard Road, combining the privacy of a secluded retreat with immediate access to every exhilarating aspect of the city.

Located opposite Ion Orchard, Singapore's brightest new addition to the luxury retail scene, it shares a neighbourhood with the finest international designer stores, luxury hotels such as St Regis, Marriott and Four Seasons, and a fabulous choice of cosmopolitan dining and entertainment. Do brunch at PS Café, dinner at Marmalade. Buy your gourmet food from Jones the Grocer. Chill at the Martini Bar. Shop at the likes of Armani and Vuitton, just metres from your home. Enjoy an unlimited pass to Orchard Road's premier lifestyle...fashionable, sophisticated, vibrantly alive!

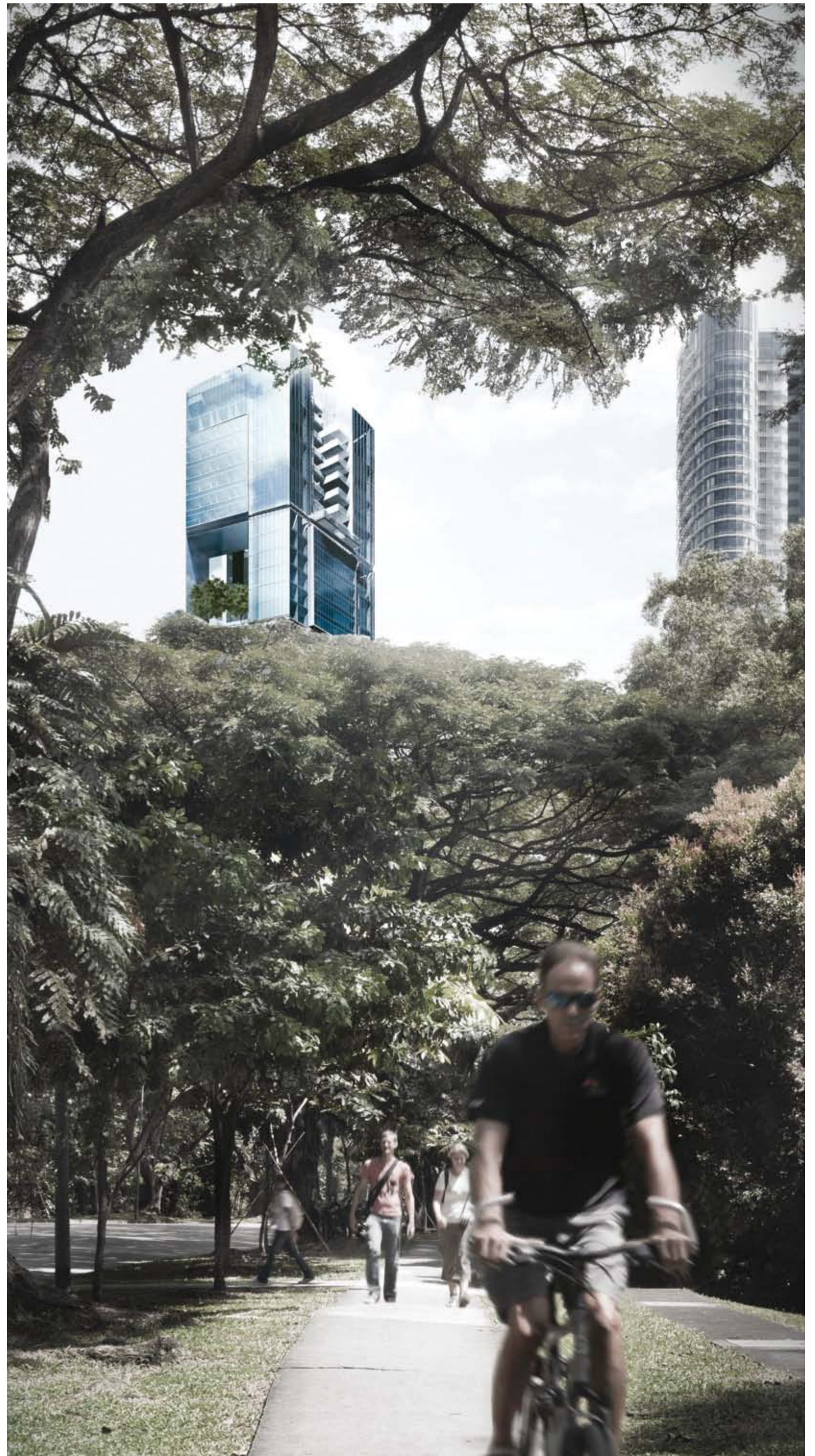




Artist's Impression

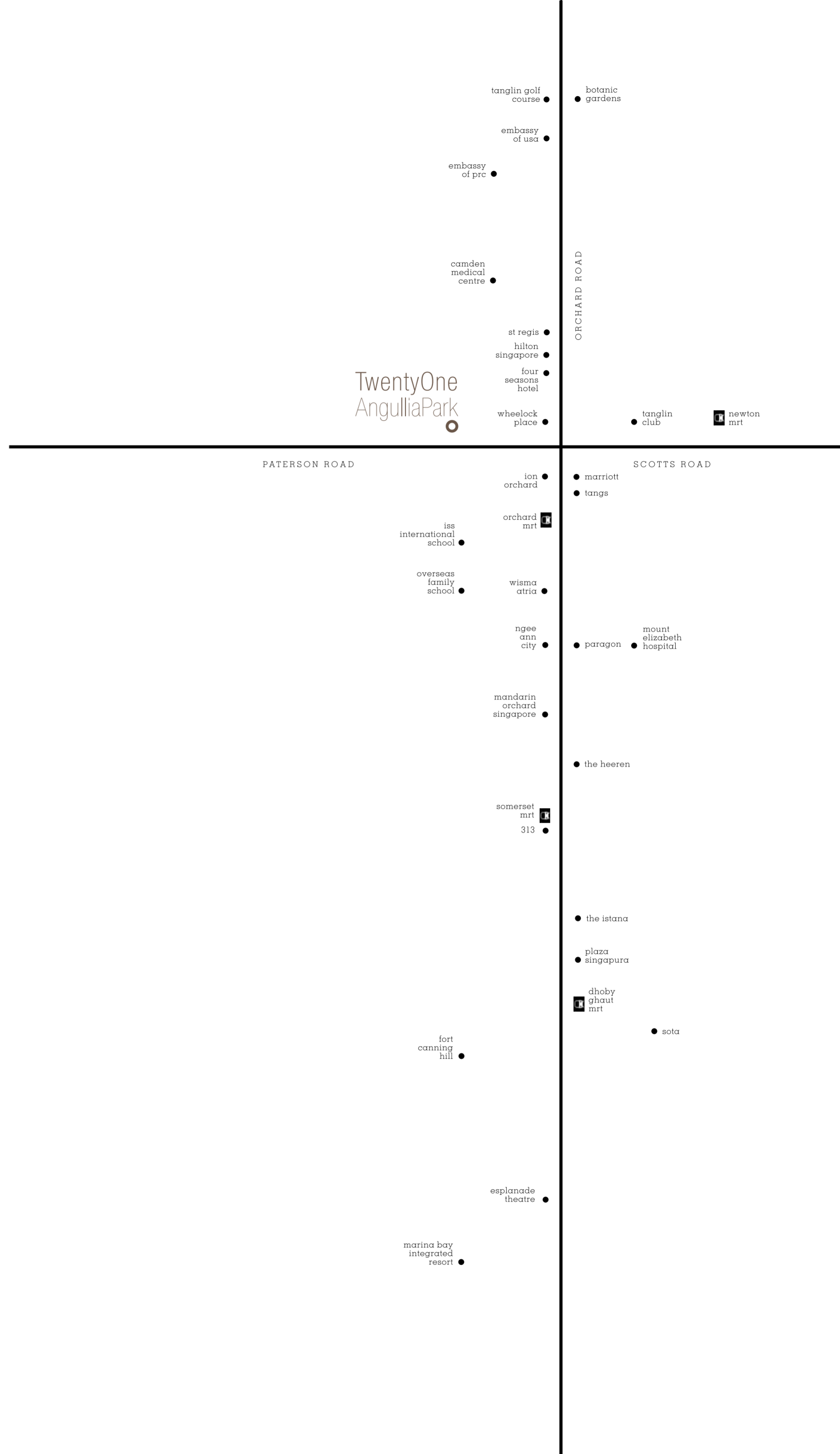
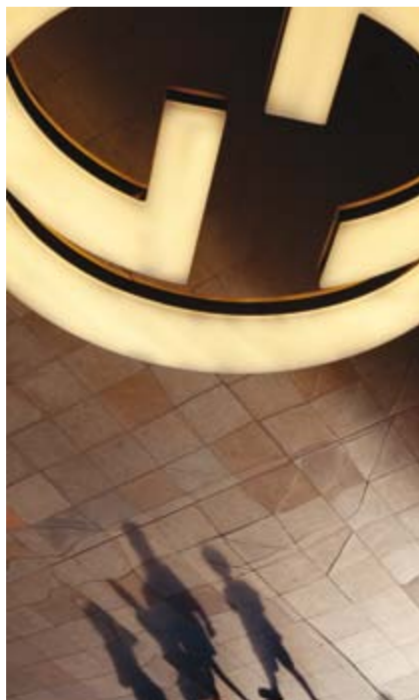
Convenience at your doorstep.
Near the crossroads of Orchard and Scotts Road.

So central. Yet so green.



Great Location

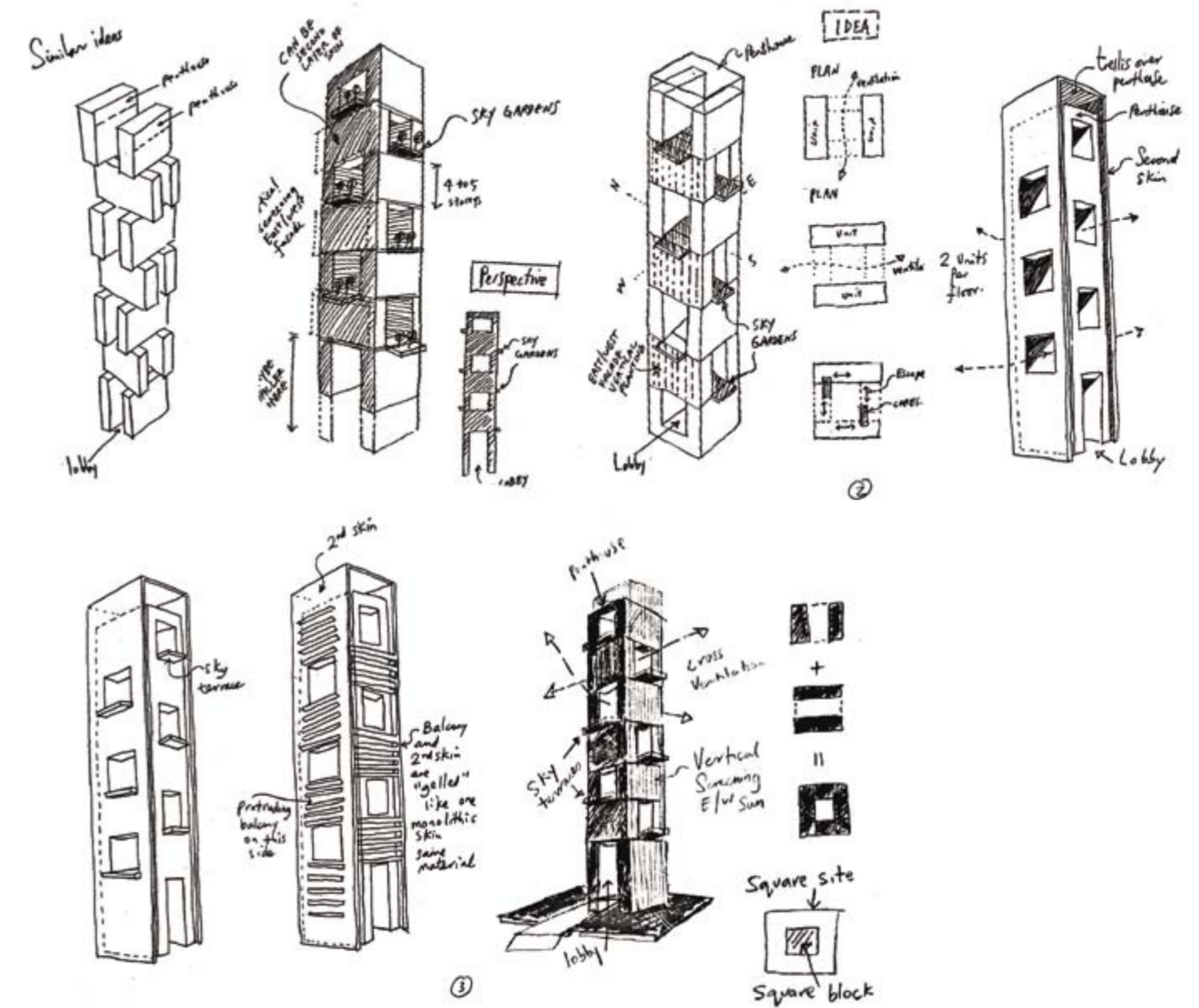
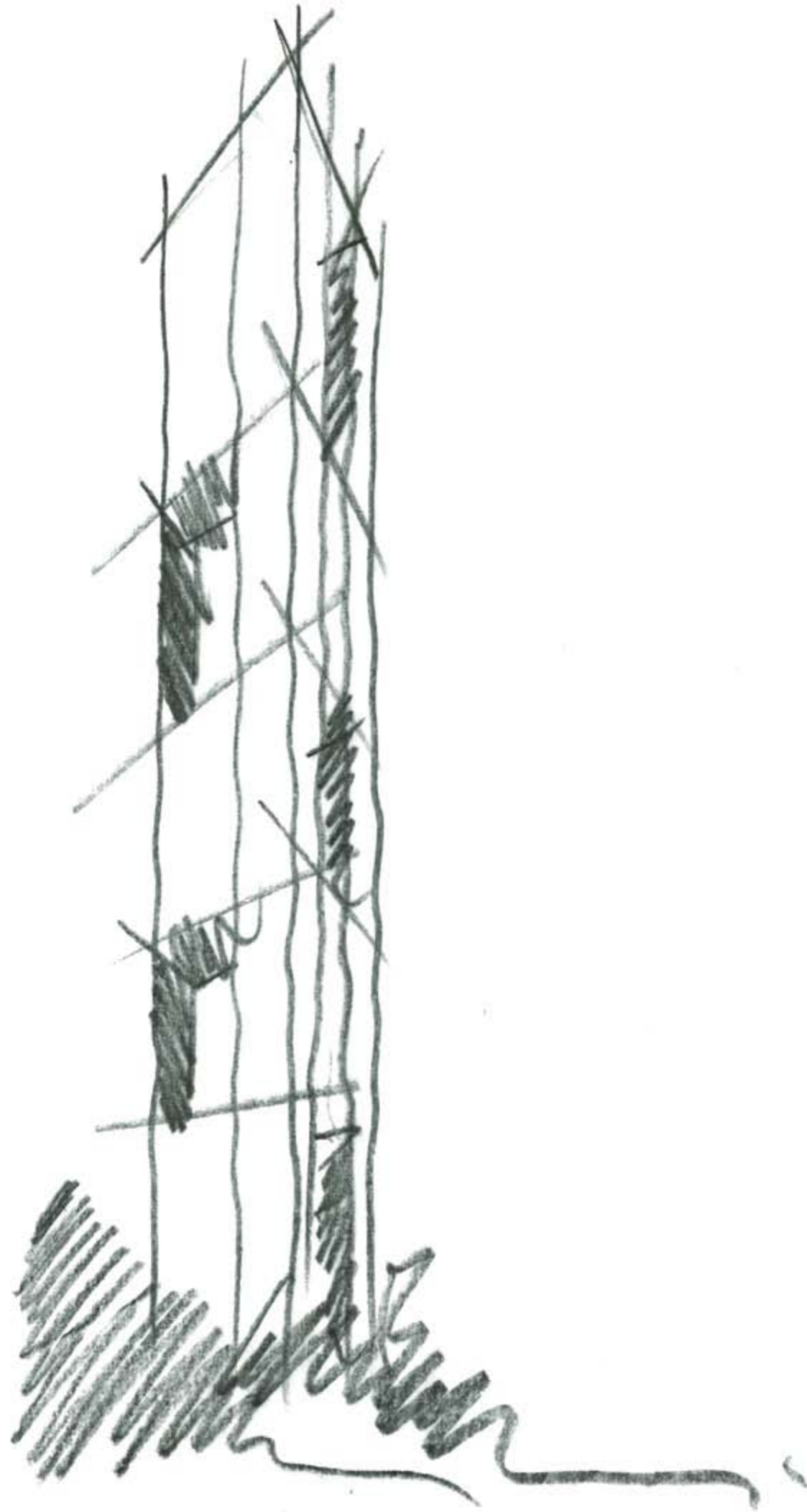
Exceptionally located in the heart of the city, TwentyOne Angullia Park lies steps from the most bustling intersection on Orchard Road, framed by glorious green boulevards and gardens. Better yet, Orchard MRT station is just two minutes from your door, meaning you're no more than a few stops from art galleries, museums, the Esplanade theatre and Singapore's integrated resorts. It also makes getting to the nearby business district an absolute breeze.



Great Design

Designed by multi-award winning SCDA Architects, TwentyOne Angullia Park is a new architectural icon that reengineers the shape of modern urban living. A 36-storey tower of 54 two-, three- and four-bedroom residences and penthouses. Pure, pristine and pragmatic in design, featuring the lightness and sophistication of glass and steel, maximising natural light and ventilation from every direction. A phenomenal sense of space inside each luxury residence, enhanced by double-volume height and floor-to-ceiling windows.

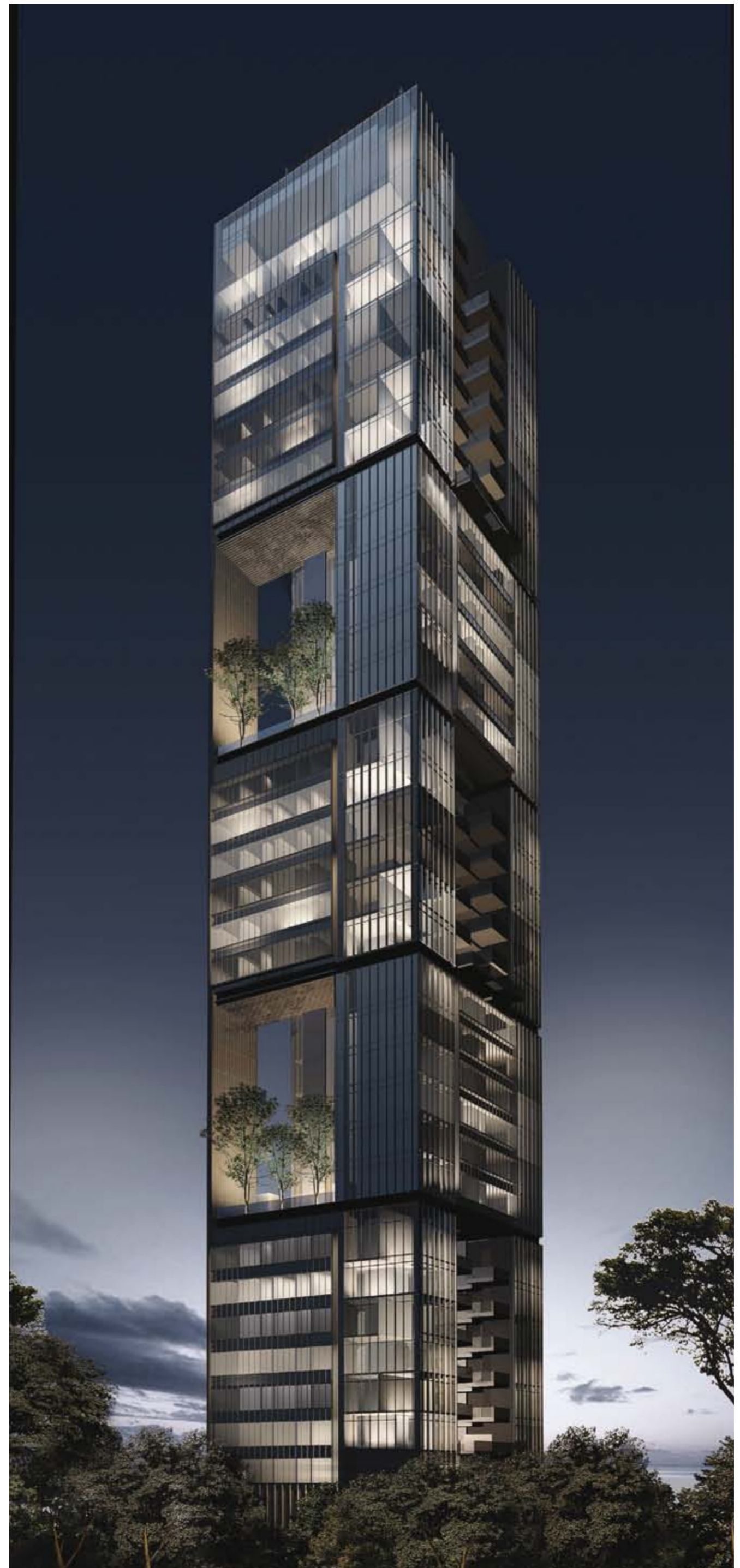
Two sky terraces provide intervals of green and tranquility. Retreat to the 10th floor terrace, featuring a gym and sky terrace, for a workout, a leisurely read, or coffee with friends. On the 22nd floor, indulge in the sensation of floating on air in the stunning infinity pool, immersed in panoramic views.





rear view

View to Angullia Park



front view

View to Orchard Rd

One of the most distinctive aspects of the development is the sustainable lighting concept, designed to enhance the architectural dynamism, and correspond to the passage of time from sundown to sunrise.

The effect is created by Lighting Planners Associates, the masters of innovative lighting design. Tower top and core lighting transition from warm champagne gold to cool forest blue as evening progresses into late night, reflecting the mood of the city winding down. Uplights that accent the sky gardens and balconies turn to darkness as night descends, while soft lighting throughout the grounds and lobby exude a welcome glow.

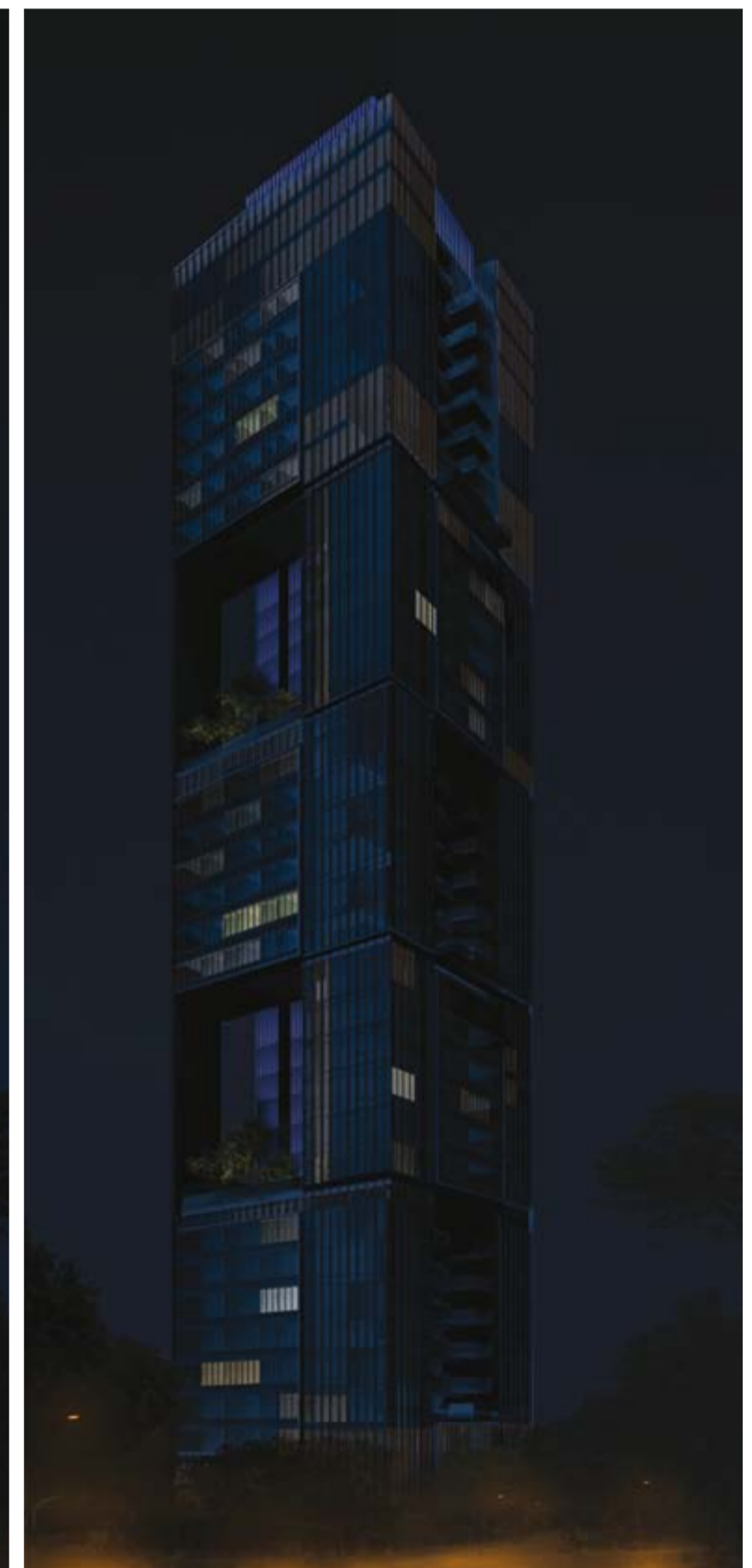


front view

View to Orchard Rd



View to Orchard Rd



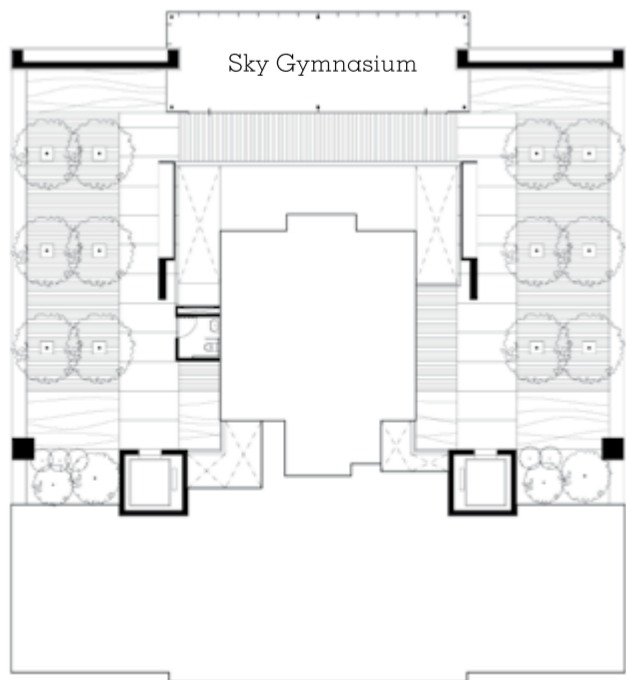
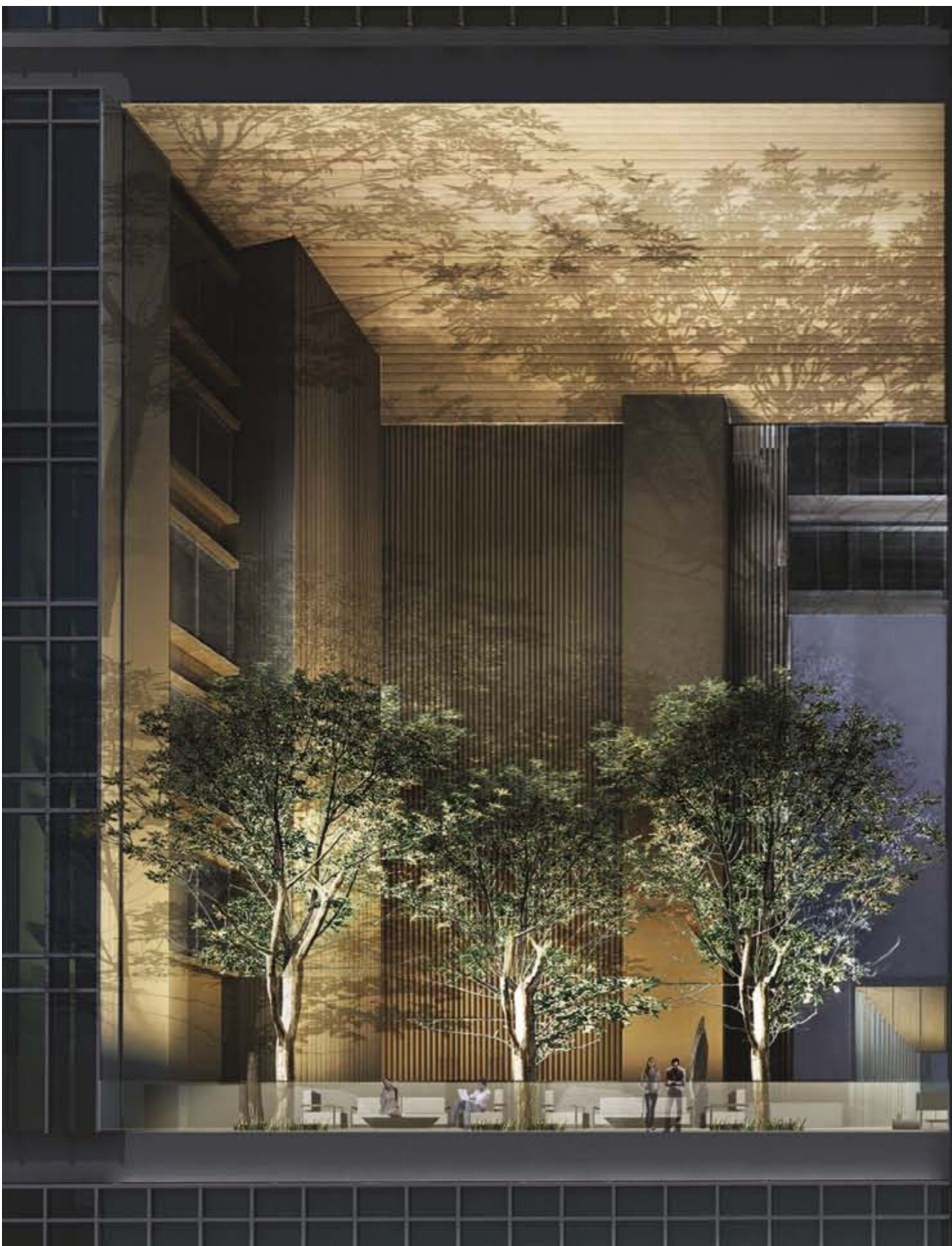
View to Orchard Rd



Lush landscaped grounds.
Leafy canopies and water features. Refreshing. Serenely inviting.

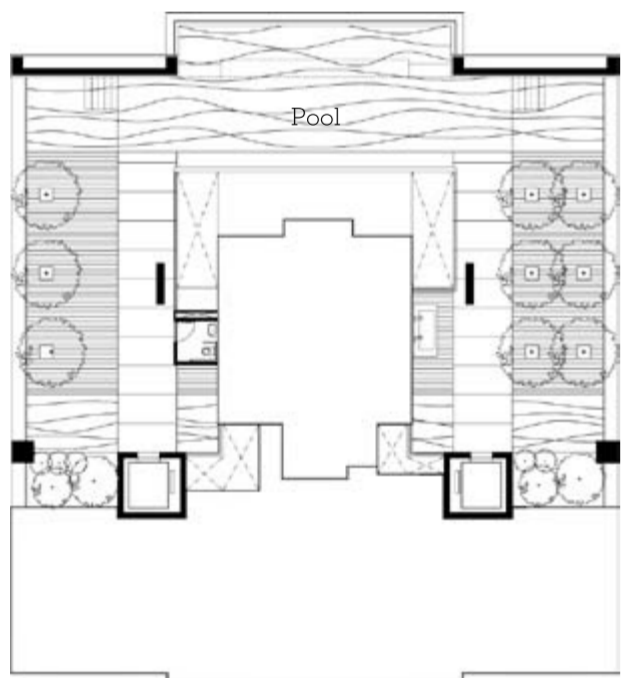
Great Views

Capturing the best of its unique vantage point, living rooms at TwentyOne Angullia Park are oriented to take in the spectacular view all the way down Orchard Road. From the higher floors, the vistas extend even further and wider, sweeping across the Marina Bay waterfront and the green expanse of the Singapore Botanic Gardens. From sunrise to sunset, live in the gaze of an amazing mural – by day, a colourful kaleidoscope of life on the streets directly below, by night, the glittering lights of the city and its most prominent landmarks.



10th storey . terrace lounge

Open-air decks and intimate spaces to lounge.
An oasis of relaxation.



22nd storey . terrace pool

Infinity pool. A cool retreat shimmering above the city.



Double-volume living space.
Accentuating the views over
Orchard Road.

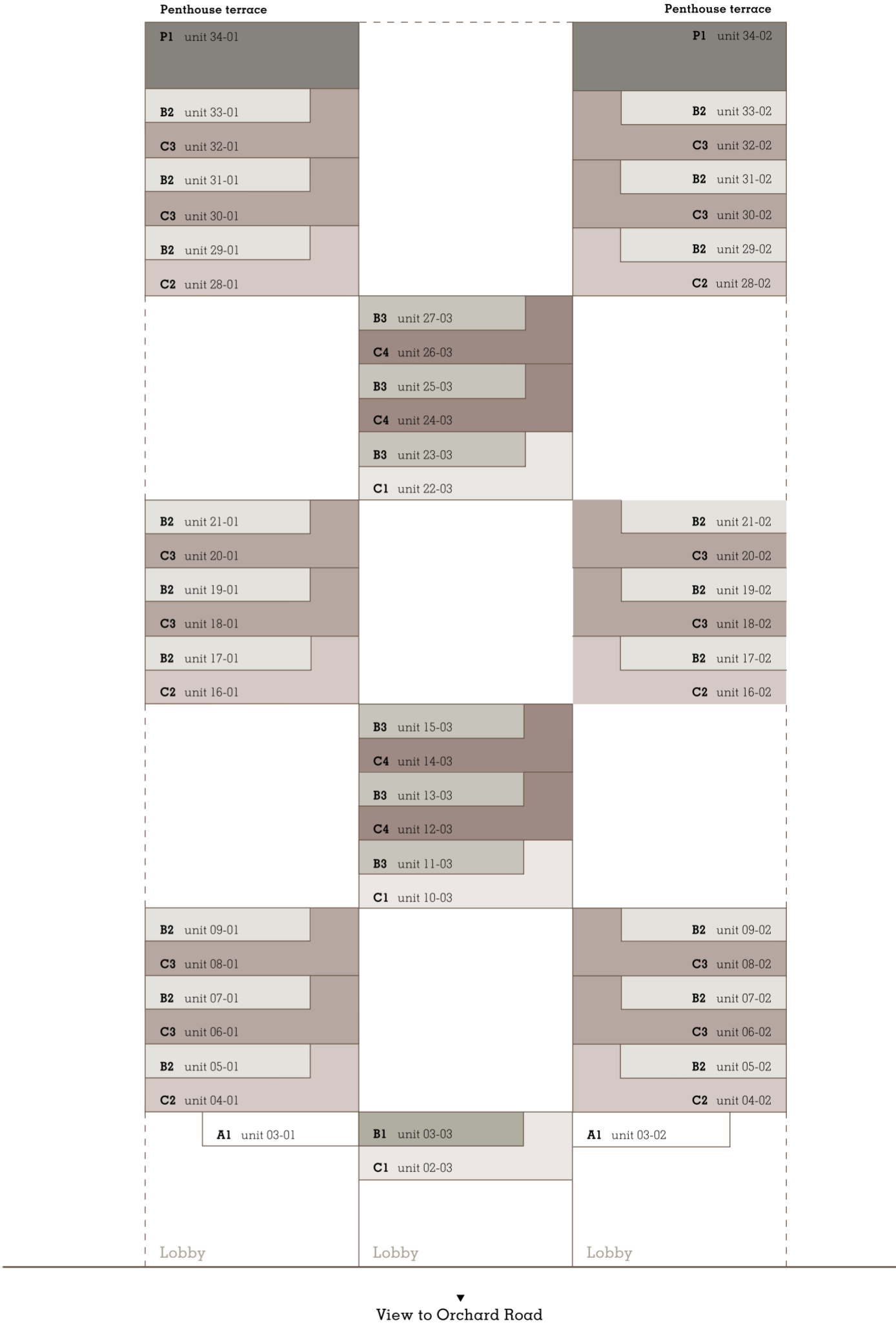


An expansive sense of space, opening to private balcony.
Designed for living luxuriously.



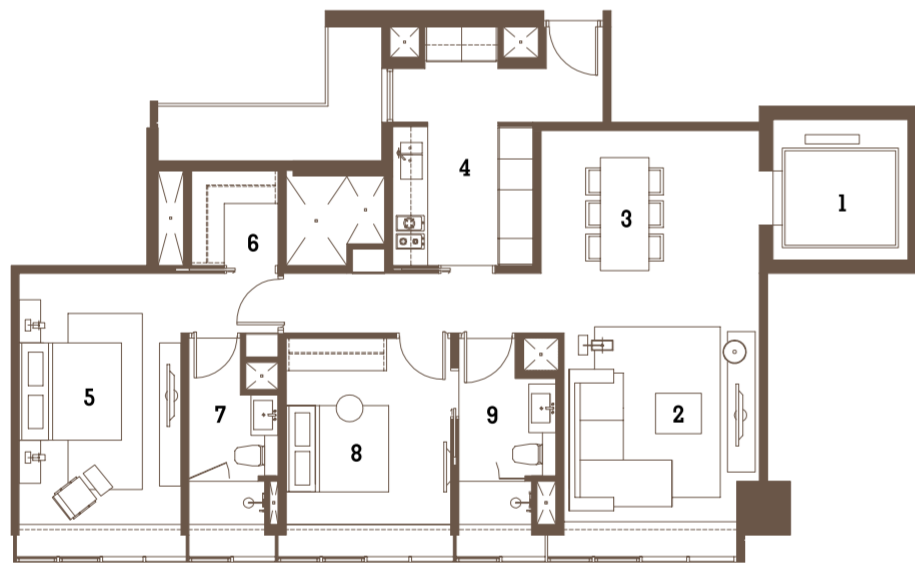
- 1 Tower
- 2 Drop-off
- 3 22nd Storey . Terrace Pool
- 4 1st Storey . Reflection Pool
- 5 Guard House
- 6 Substation
- 7 Ramp to basement

ION ORCHARD

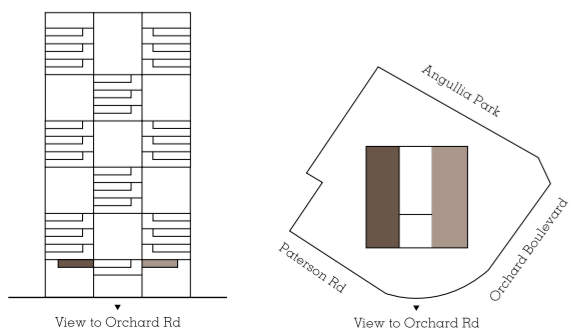


2-bedroom . A1

3rd storey
108 sqm . 1163 sqft
2 units . wing

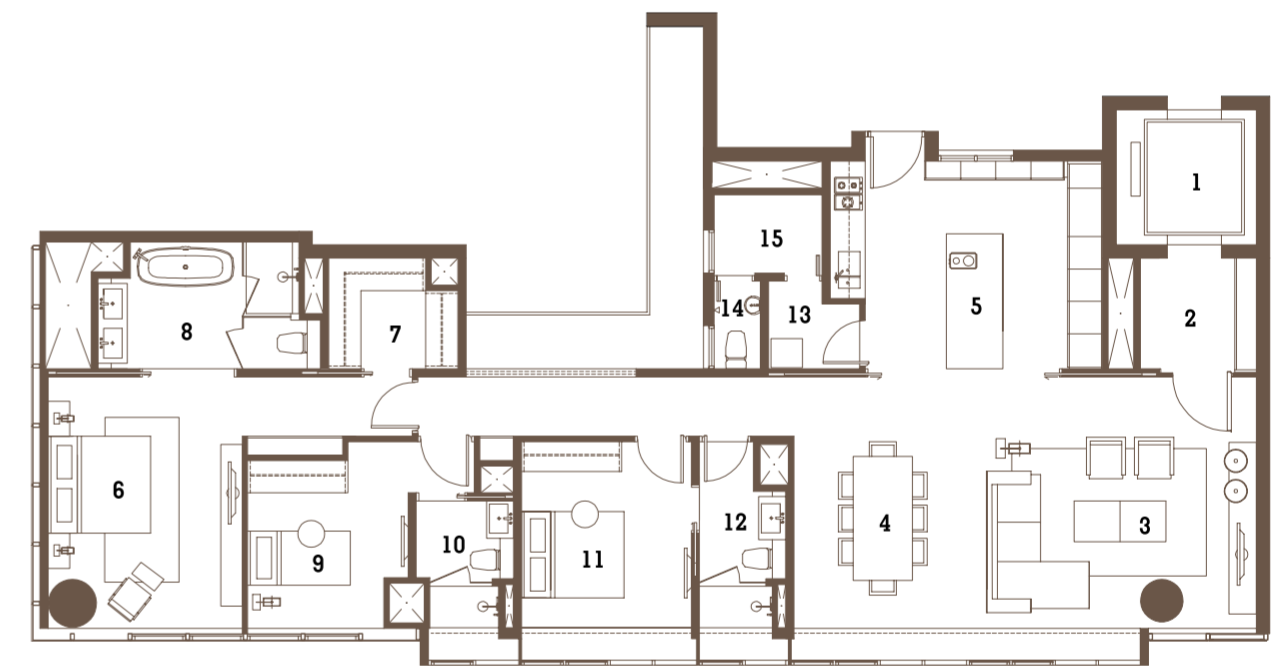


- 1 Lift
- 2 Living
- 3 Dining
- 4 Kitchen
- 5 Master Bedroom
- 6 Walk-in Wardrobe
- 7 Master Bathroom
- 8 Bedroom 2
- 9 Bathroom 2

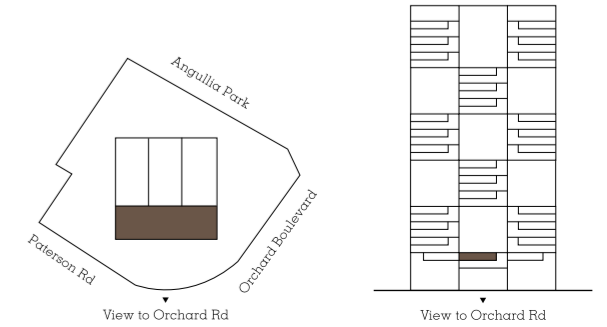


3-bedroom . B1

3rd storey
176 sqm . 1894 sqft
1 unit . front

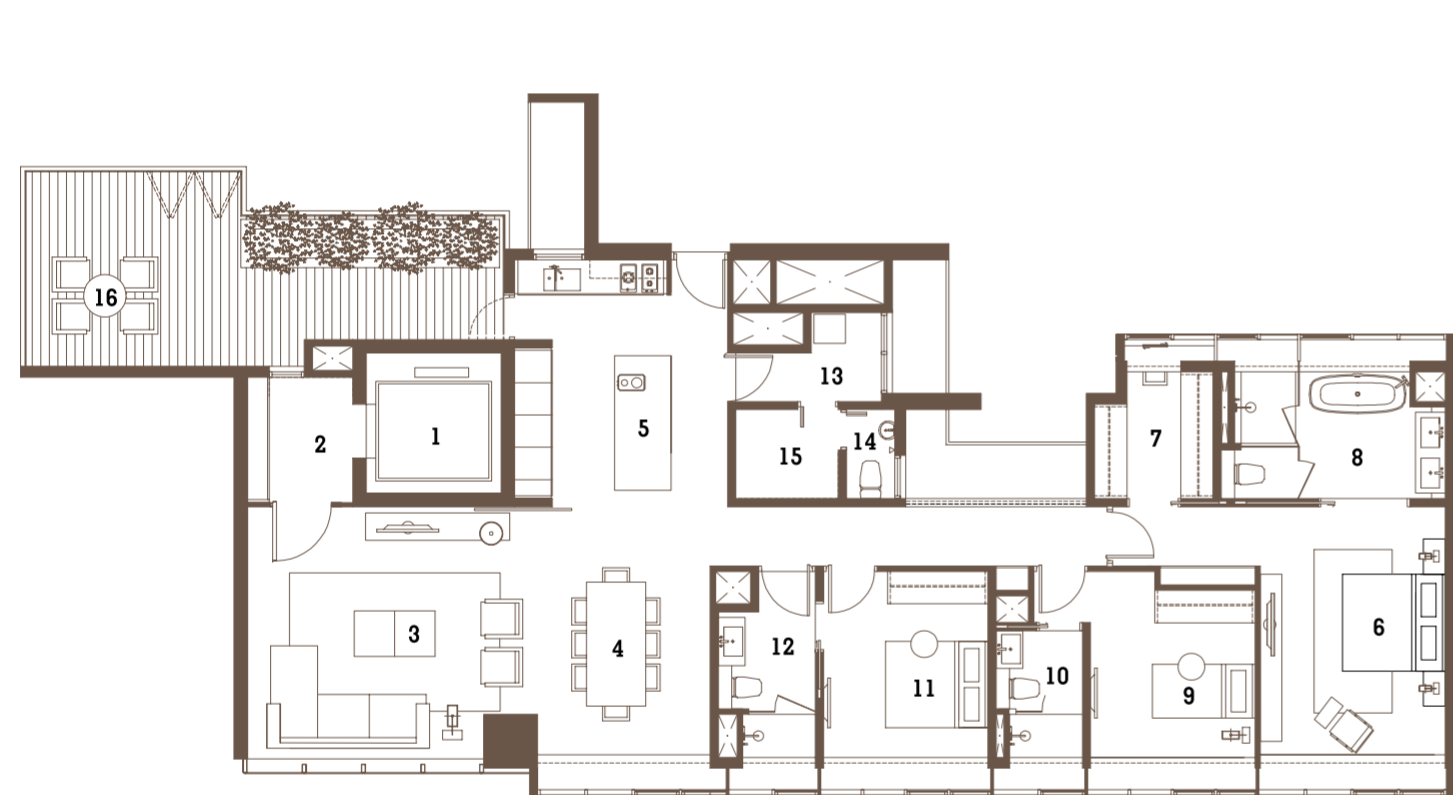


- 1 Lift
- 2 Entrance Foyer
- 3 Living
- 4 Dining
- 5 Kitchen
- 6 Master Bedroom
- 7 Walk-in Wardrobe
- 8 Master Bathroom
- 9 Bedroom 2
- 10 Bathroom 2
- 11 Bedroom 3
- 12 Bathroom 3
- 13 Utility
- 14 WC
- 15 Store

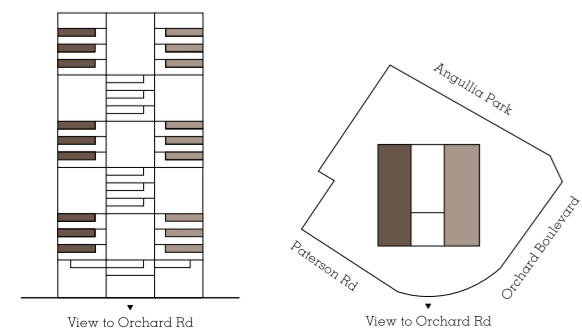


3-bedroom . B2

5th . 7th . 9th . 17th . 19th . 21st . 29th . 31st . 33rd storey
 210 sqm . 2260 sqft
 18 units . wing



- 1 Lift
- 2 Entrance Foyer
- 3 Living
- 4 Dining
- 5 Kitchen
- 6 Master Bedroom
- 7 Walk-in Wardrobe
- 8 Master Bathroom
- 9 Bedroom 2
- 10 Bathroom 2
- 11 Bedroom 3
- 12 Bathroom 3
- 13 Utility
- 14 WC
- 15 Store
- 16 Balcony

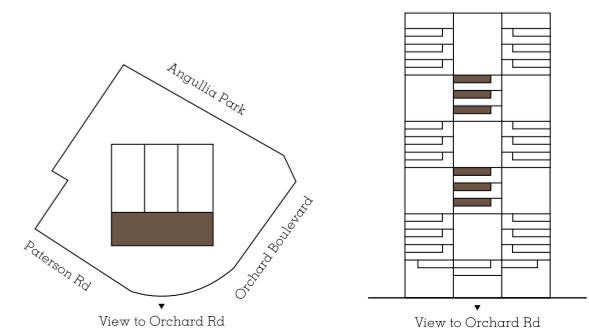


3-bedroom . B3

11th . 13th . 15th . 23rd . 25th . 27th storey
 215 sqm . 2314 sqft
 6 units . front

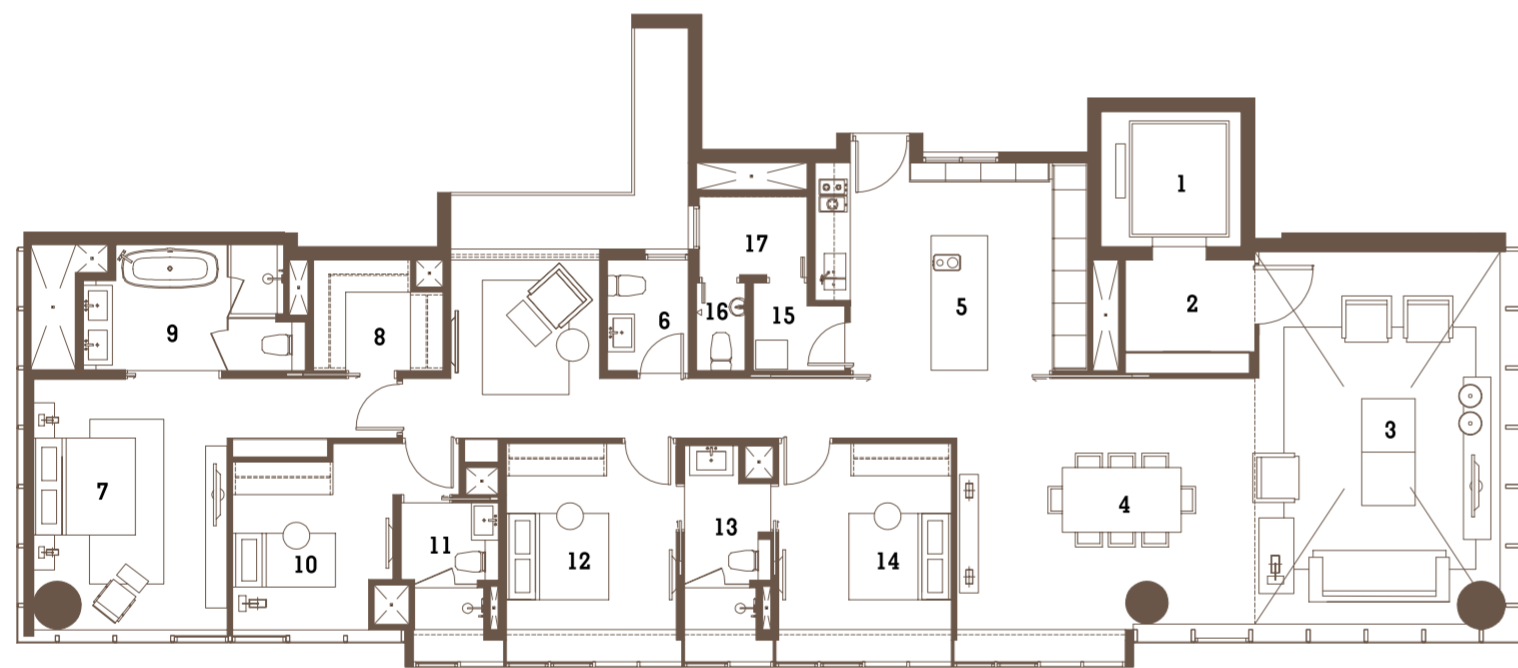


- 1 Lift
- 2 Entrance Foyer
- 3 Living
- 4 Dining
- 5 Kitchen
- 6 Master Bedroom
- 7 Walk-in Wardrobe
- 8 Master Bathroom
- 9 Bedroom 2
- 10 Bathroom 2
- 11 Bedroom 3
- 12 Bathroom 3
- 13 Utility
- 14 WC
- 15 Store
- 16 Balcony

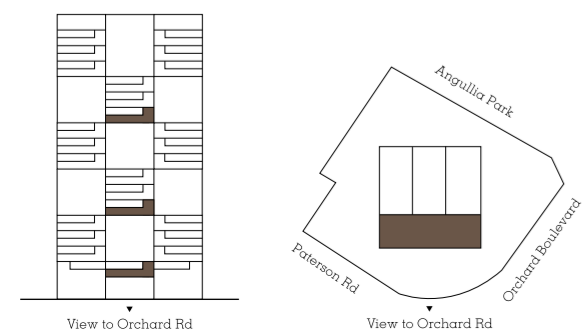


4-bedroom . C1

2nd . 10th . 22nd storey
 258 sqm . 2777 sqft
 3 units . front

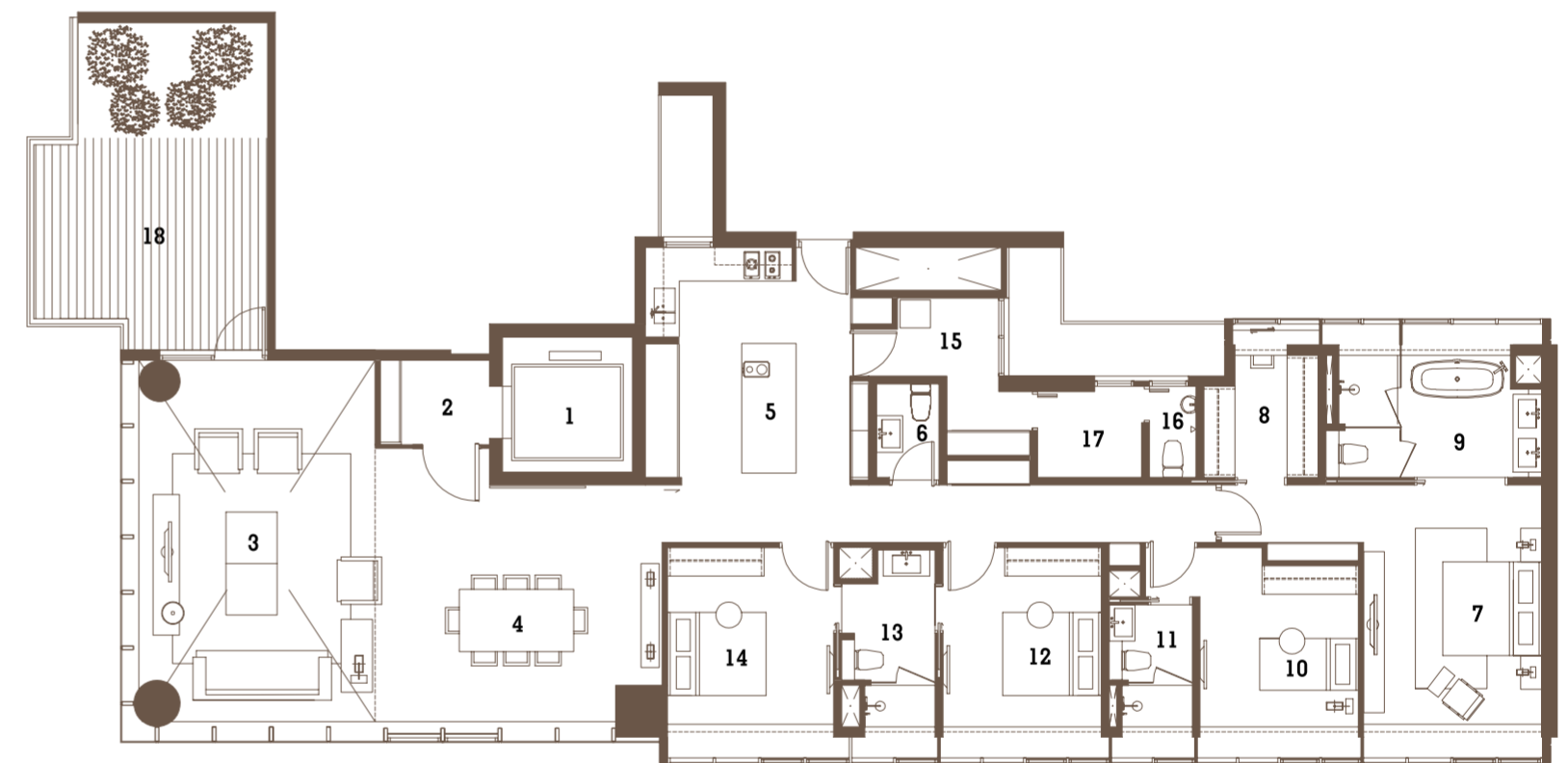


- 1 Lift
- 2 Entrance Foyer
- 3 Living
- 4 Dining
- 5 Kitchen
- 6 Powder Room
- 7 Master Bedroom
- 8 Walk-in Wardrobe
- 9 Master Bathroom
- 10 Bedroom 2
- 11 Bathroom 2
- 12 Bedroom 3
- 13 Common Bathroom
- 14 Bedroom 4
- 15 Utility
- 16 WC
- 17 Store

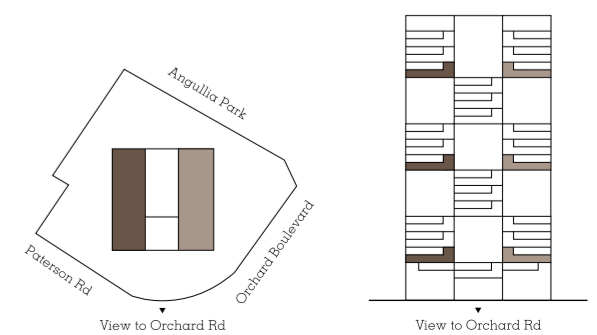


4-bedroom . C2

4th . 16th . 28th storey
 290 sqm . 3122 sqft
 6 units . wing



- 1 Lift
- 2 Entrance Foyer
- 3 Living
- 4 Dining
- 5 Kitchen
- 6 Powder Room
- 7 Master Bedroom
- 8 Walk-in Wardrobe
- 9 Master Bathroom
- 10 Bedroom 2
- 11 Bathroom 2
- 12 Bedroom 3
- 13 Common Bathroom
- 14 Bedroom 4
- 15 Utility
- 16 WC
- 17 Store
- 18 Balcony

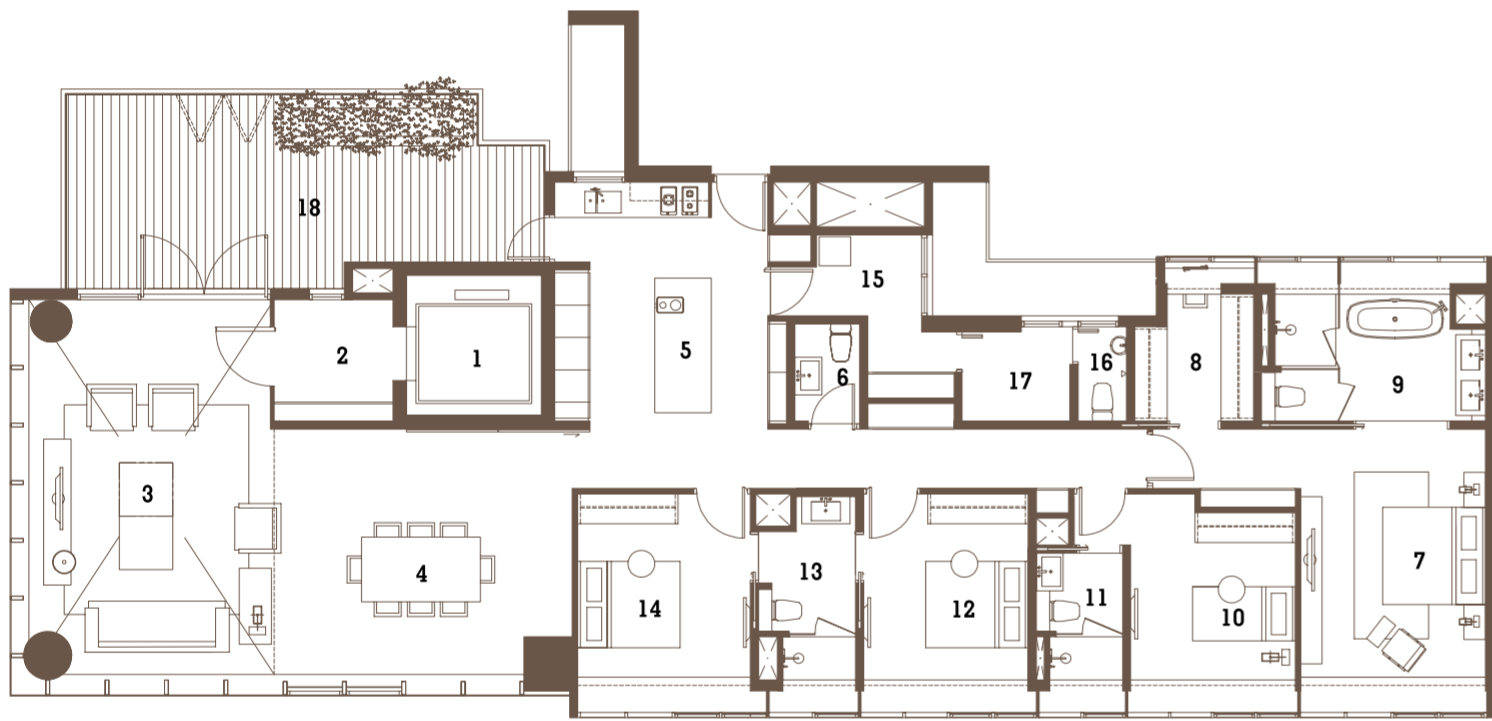


4-bedroom . C3

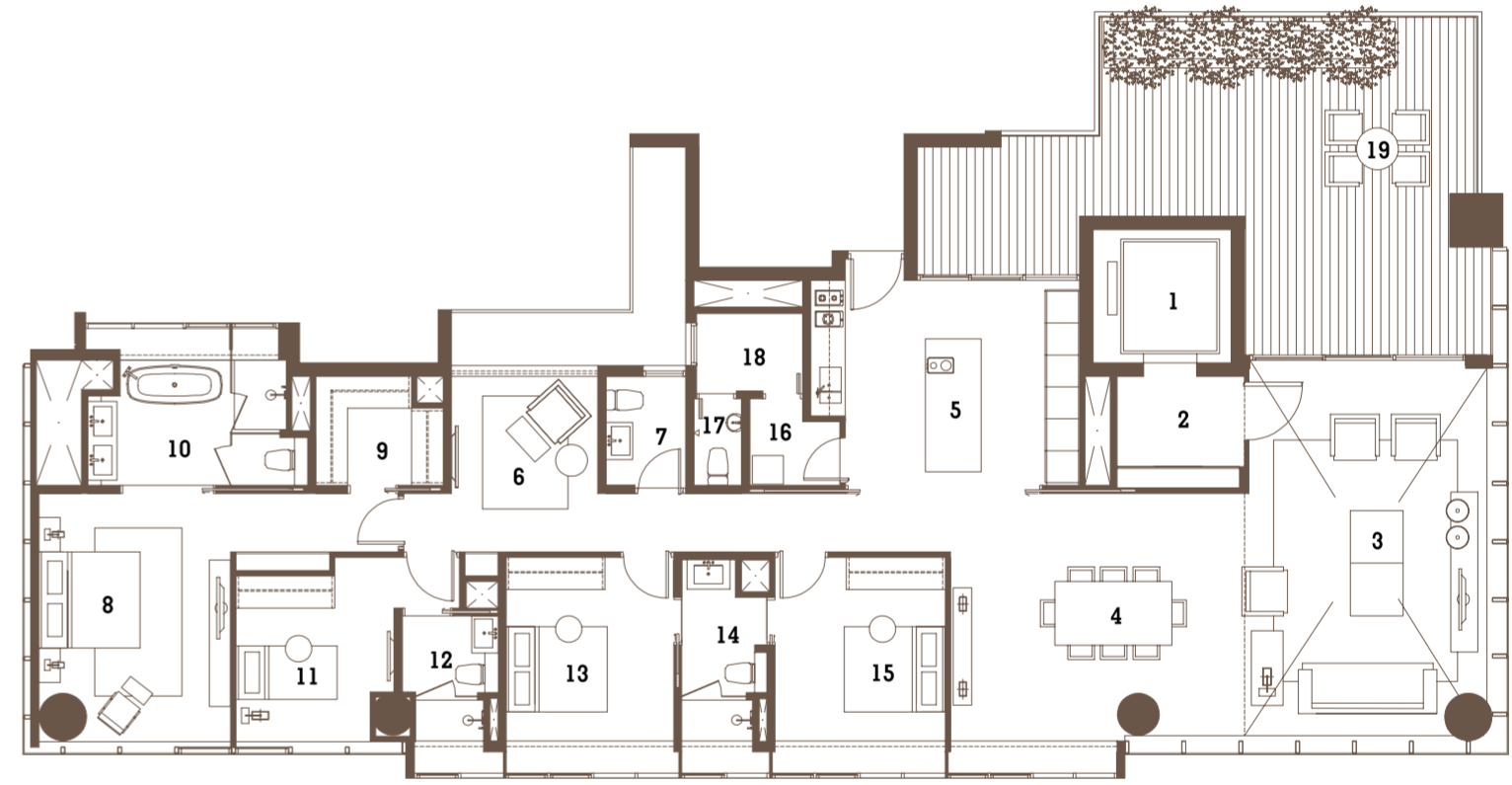
6th . 8th . 18th . 20th . 30th . 32nd storey
 293 sqm . 3154 sqft
 12 units . wing

4-bedroom . C4

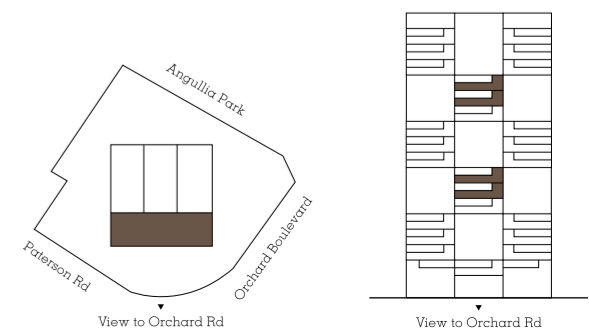
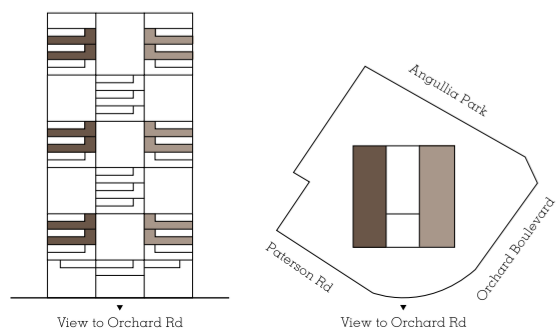
12th . 14th . 24th . 26th storey
 311 sqm . 3348 sqft
 4 units . front



- 1 Lift
- 2 Entrance Foyer
- 3 Living
- 4 Dining
- 5 Kitchen
- 6 Powder Room
- 7 Master Bedroom
- 8 Walk-in Wardrobe
- 9 Master Bathroom
- 10 Bedroom 2
- 11 Bathroom 2
- 12 Bedroom 3
- 13 Common Bathroom
- 14 Bedroom 4
- 15 Utility
- 16 WC
- 17 Store
- 18 Balcony

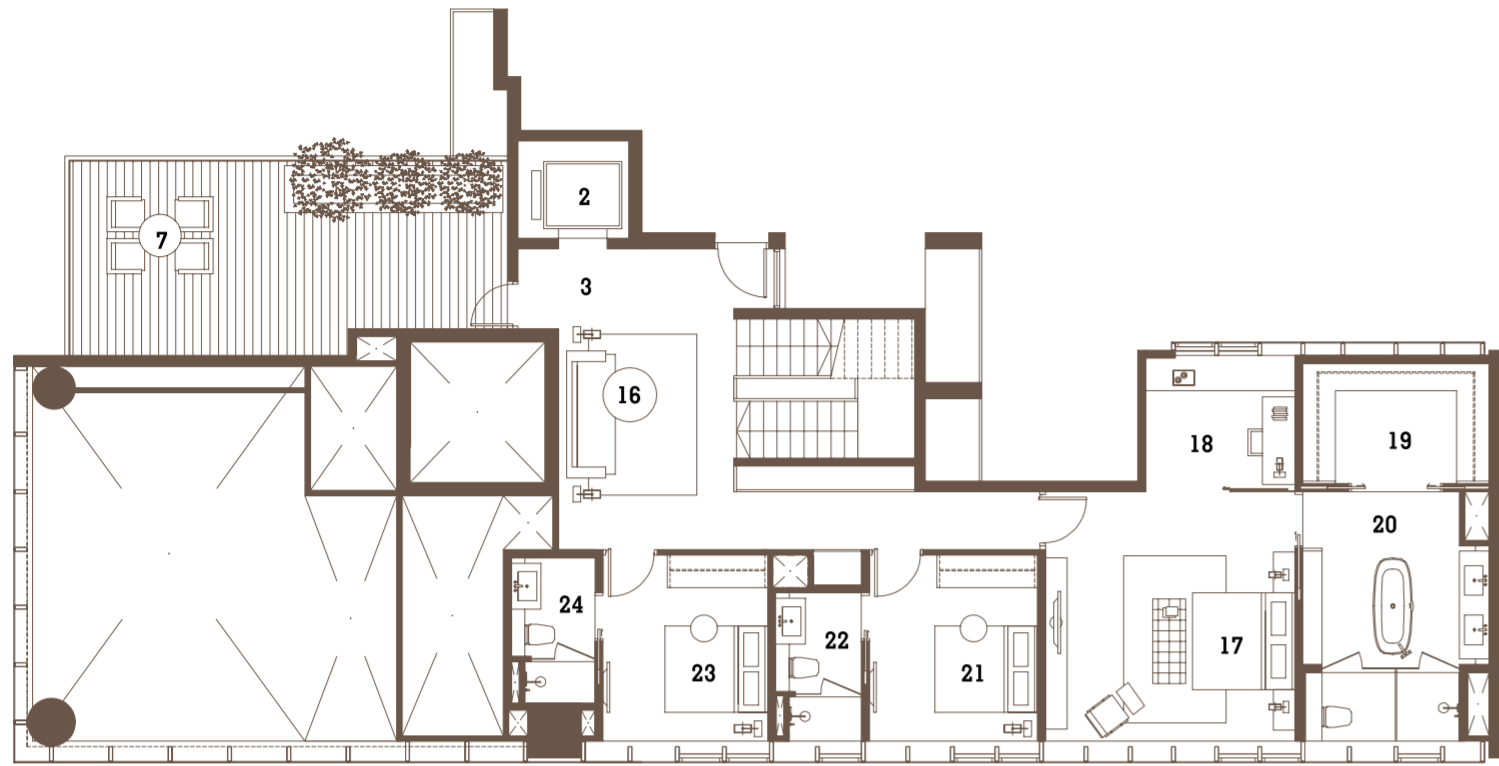


- 1 Lift
- 2 Entrance Foyer
- 3 Living
- 4 Dining
- 5 Kitchen
- 6 Entertainment Lounge
- 7 Powder Room
- 8 Master Bedroom
- 9 Walk-in Wardrobe
- 10 Master Bathroom
- 11 Bedroom 2
- 12 Bathroom 2
- 13 Bedroom 3
- 14 Common Bathroom
- 15 Bedroom 4
- 16 Utility
- 17 WC
- 18 Store
- 19 Balcony

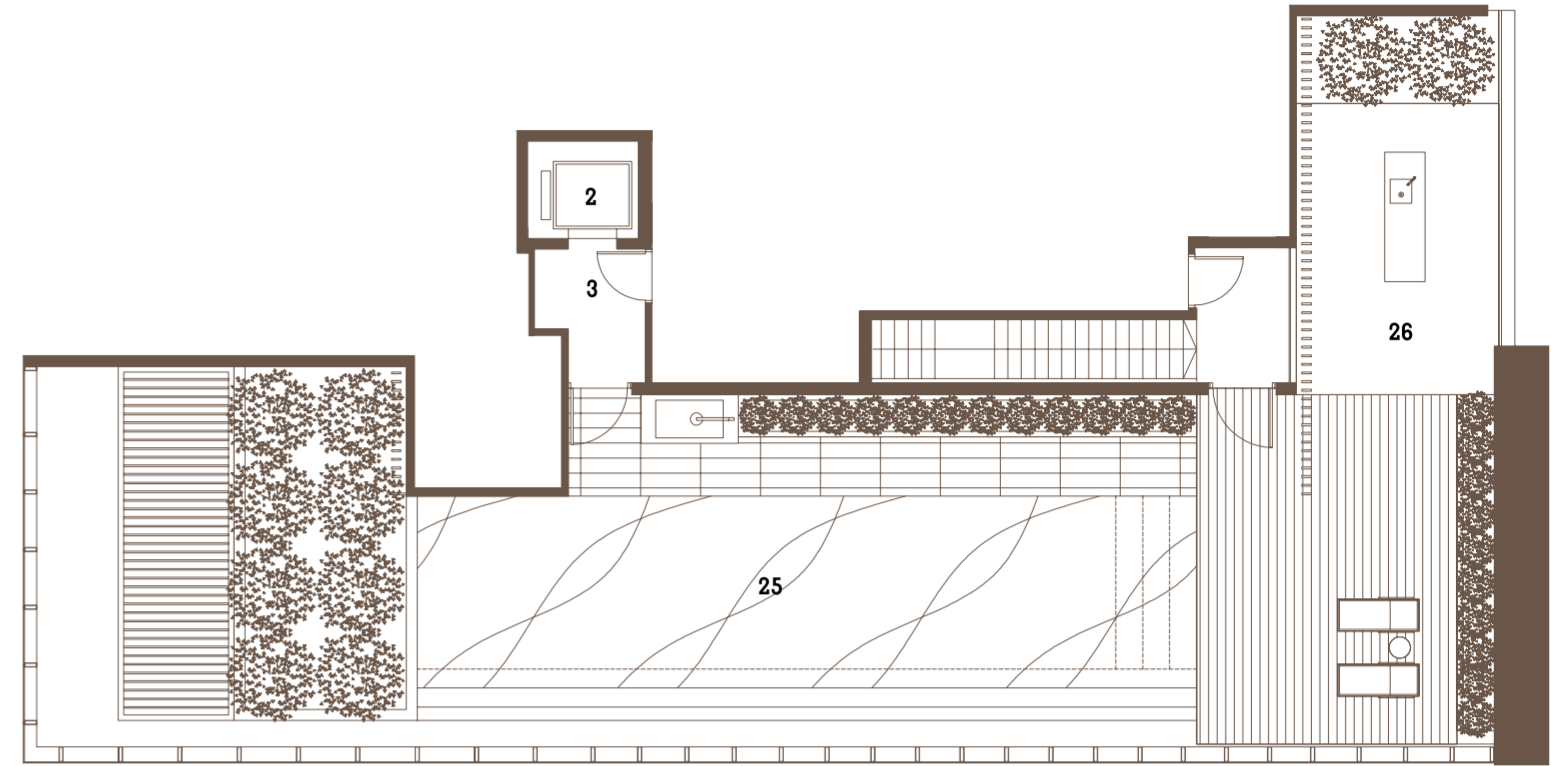


Penthouse . P1

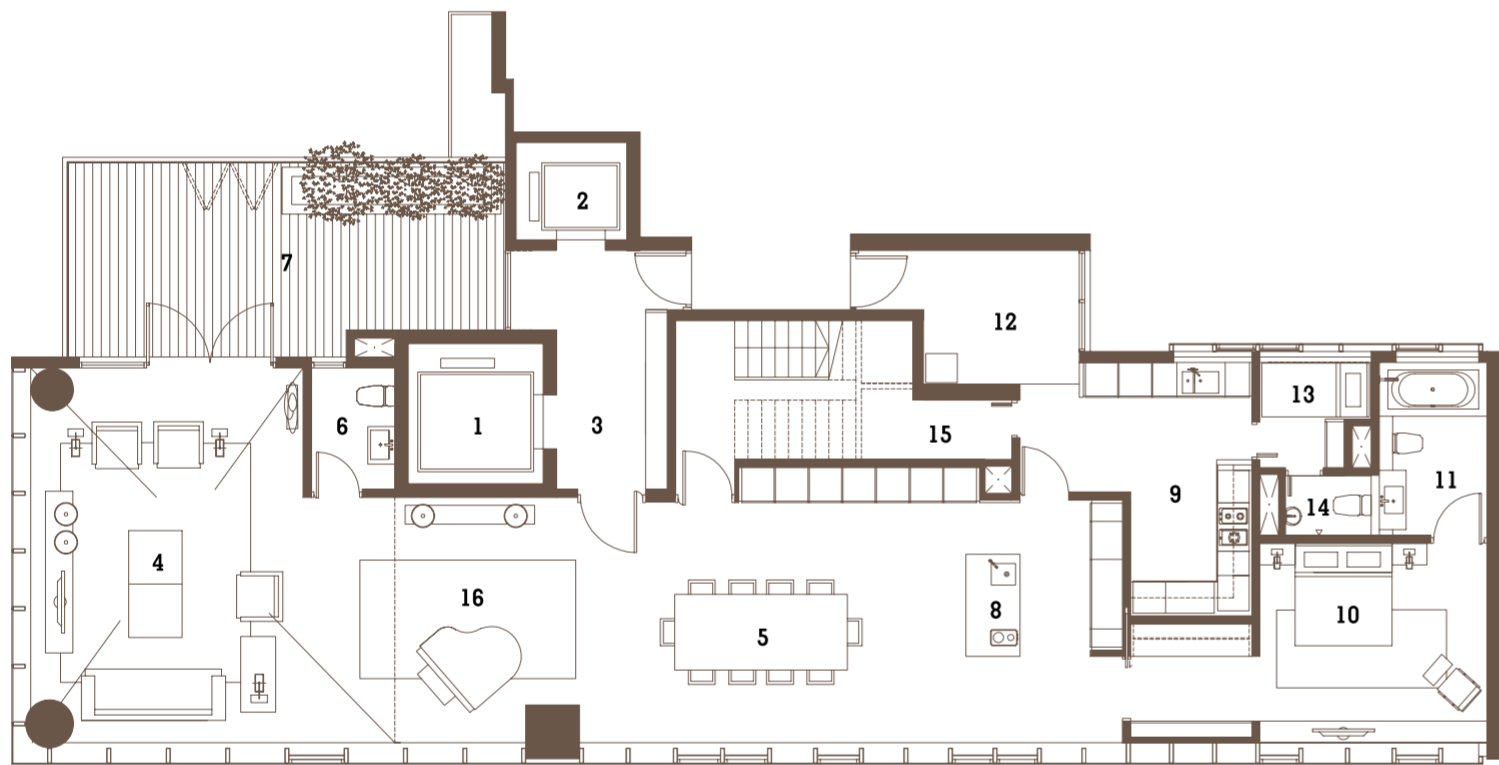
34th . 35th . 36th storey
 717 sqm . 7718 sqft
 2 units . wing



35th storey . upper

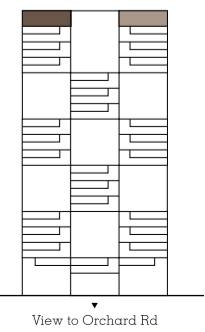
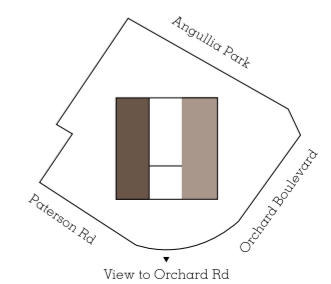
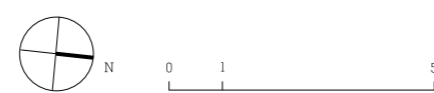


36th storey . private roof terrace



34th storey . lower

- | | |
|--------------------------|----------------------------------|
| 1 Lift | 15 Store |
| 2 Private Lift | 16 Entertainment / Family Lounge |
| 3 Entrance Foyer | 17 Master Bedroom |
| 4 Living | 18 Study |
| 5 Dining | 19 Walk-in Wardrobe |
| 6 Powder Room | 20 Master Bathroom |
| 7 Balcony | 21 Bedroom 3 |
| 8 Entertainment Kitchen | 22 Bathroom 3 |
| 9 Kitchen | 23 Bedroom 4 |
| 10 Guestroom / Bedroom 2 | 24 Bathroom 4 |
| 11 Bathroom 2 | 25 Pool |
| 12 Utility | 26 Roof Terrace |
| 13 Maid's Room | |
| 14 WC | |



Building Specifications

1. FOUNDATION

Reinforced concrete bored pile foundation system

2. SUPERSTRUCTURE

Pre-cast and/or cast in situ reinforced concrete

3. WALLS

External: pre-cast and/or cast-in-situ reinforced concrete wall and/or curtain wall system and/or window system and/or masonry wall

Internal: Drywall/masonry wall and/or pre-cast and/or cast-in-situ reinforced concrete

4. ROOF

- Metal Roof: Metal roof with steel roof rafters and insulation
- Flat Roof: Reinforced concrete flat roof with waterproofing and insulation

5. CEILING

- Living, Dining, Master Bedroom, Bedrooms, Family Room, Study, Foyer, Private Lobby, Store, Linen
 - plasterboard / plaster or skim coat with emulsion paint.
- Master Bath, Bathrooms, Powder Room, Kitchen, Utility, WC
 - moisture-resistant plasterboard / skim coat with emulsion paint
- Balcony
 - moisture-resistant plasterboard with emulsion paint

6. FINISHES

- Wall (for apartments)
 - Foyer: plaster and/or skim coat with emulsion paint
 - Living, Dining, Master Bedroom, Bedrooms, Family Room, Study and Utility: plaster and/or skim coat (where applicable) with emulsion paint
 - Kitchen: plaster and/or skim coat with emulsion paint
 - Master Bath: selected stone up to false ceiling height and exposed surfaces only
 - Powder Room / Bathrooms: selected stone up to false ceiling height and exposed surfaces only
 - Penthouse Foyer at 34th storey: plaster and/or skim coat with emulsion paint / aluminium-framed glass panel / timber paneling (where applicable)
 - Penthouse Foyers at 36th storey: plaster and/or skim coat with emulsion paint
 - viii)Store, Linen: plaster and/or skim coat with emulsion paint
 - ix) WC: selected tiles up to false ceiling height and exposed surfaces only
Note: No stone / tiles behind and below cabinets, long bath and mirror

Wall (for common areas)

- Basement and 1st storey Private Lift Lobbies: selected stone / aluminium-framed glass panel / timber paneling
- Service Lift Lobbies: plaster and/or skim coat with emulsion paint / timber paneling (where applicable)
- Service Corridors: plaster and/or skim coat with emulsion paint
- External Wall: selected stone / plaster and/or skim coat with spray texture coating / exterior paint / aluminium cladding

b) Floor (for apartments)

- Foyer, Living, Dining, Family Room, Kitchen: selected stone
- Master Bedroom, Bedrooms, Study: timber strip flooring
- Internal Stairs for Type P1: timber / selected stone
- Master Bath, Powder Room and Bathrooms: selected stone
- Penthouse, Type P1 Lift Lobby 34th storey: selected stone
- Penthouse, Type P1 Foyers at 36th storey: selected stone
- vii) Kitchen (Type A1 only): selected tiles
- viii)WC, Store, Utility: selected tiles
- ix) Linen: selected stone / tiles
- x) Balcony (where applicable): composite timber
- xi) Planter: cement and sand screed

Floor (for common areas)

- Basement and 1st storey Private Lift Lobbies: selected stone
- Service Lift Lobbies and Corridors: selected tiles
- iii) Escape Staircases: cement and sand screed or power float concrete finish

7. WINDOWS

Fluorocarbon-coated aluminium-framed windows and curtain walling, with clear / tinted glass.

8. DOORS

- Master Bedroom, Bedrooms, Powder Room and all Bathrooms: timber door
- Kitchen, Study and Private Lobby (Type P1 only): timber door and/or frameless glass door
- Foyer – aluminium and/or timber screen door
- Balcony: aluminium-framed glass doors
- Door to Service Corridor: Approved fire-rated timber door
- f) WC: Bi-fold door
- g) Quality locksets and ironmongery to doors

9. SANITARY FITTINGS

- Master Bath
 - 1 shower area with shower set and overhead shower
 - 1 long bath with bath mixer
 - 1 stone vanity top complete with 2 sets of wash basin, mixer and mirror
 - 1 water closet
 - 1 toilet paper holder
 - 1 towel rail
 - 1 towel ring
- Bathroom
 - 1 shower area with shower set and overhead shower
 - 1 stone vanity top complete with wash basin, mixer and mirror
 - 1 water closet
 - 1 toilet paper holder
 - 1 towel rail
 - 1 towel ring
- Powder Room
 - 1 wash basin with mixer and mirror
 - 1 water closet
 - 1 toilet paper holder
- WC
 - 1 wash basin with tap
 - 1 water closet
 - 1 toilet paper holder
 - 1 shower set

e) Kitchen

- 1 stainless steel sink with mixer

f) Utility

- 1 bib tap

10. ELECTRICAL INSTALLATION

- All electrical wiring is concealed in conduit wherever possible except for electrical wiring above false ceiling.
- Lighting scene control system to Living, Dining, Master Bedroom (Type P1 only)
- Dimmer switch to Bedrooms.
- Refer to attached Electrical Schedule for provision of lighting points and power points for apartment units.

11. TELEPHONE / TV / DATA POINT

Refer to attached Electrical Schedule for provision of telephone points / TV points / data points for apartment units.

12. LIGHTNING PROTECTION

Lightning Protection System shall be provided in accordance with Singapore Standard CP 33:1996

13. PAINTING

- External Walls: spray textured coating / paint to designated areas
- Internal Walls: emulsion paint

14. WATER PROOFING

Water proofing to floors of Bathrooms, Powder Room, Kitchen, Utility, WC, RC Flat Roof, Balcony, Planters, Roof terrace (Type P1 only) Landscape Deck and Slabs.

15. DRIVEWAY AND CAR PARK

- Surface Driveway: selected stone and/or tiles
- Surface Drop-off: selected stone and/or tiles
- Basement Carpark and Driveway: reinforced concrete floor with hardener

16. RECREATION FACILITIES

- Entrance reflective pool
- Water feature
- Pantry
- Sky Gymnasium
- Communal sky decks
- Swimming pool
- jacuzzi
- Shallow pool
- Reflective pools

17. ADDITIONAL ITEMS

a) Kitchen Cabinets

Quality imported Kitchen cabinets with solid surface worktop and stainless steel sink and mixer

b) Kitchen appliances:

Cooker hood, hob, combi microwave oven, dishwasher, integrated fridge and freezer, combi washer dryer, and wine cooler for Type A1.

Cooker hood, hob, built-in oven, dishwasher, integrated fridge and freezer, washer, dryer, built-in steam oven and wine cooler for Types B1, B2, B3, C1, C2, C3 and C4.

Cooker hood, hob, built-in oven, dishwasher, integrated fridge and freezer, washer, dryer, built-in steam oven, coffee machine, warming drawer and wine cooler for Type P1.

c) Wardrobes

Quality imported Wardrobes provided to all bedrooms

d) Bay Window ledges

Bay Window ledge finishes are in plaster and/or skim coat with emulsion paint

e) Balcony Screens

Fully retractable Balcony screens for Types B2, C3 and P1, are permanent fixtures to the building.

f) Blinds

Motorised blinds control system to Living, Dining and Master Bedroom. Manual operated blinds to Master Bath (where applicable), Bedrooms, Bathrooms (where applicable), Family Room (where applicable), and Study (where applicable)

g) Light Fittings

Non-decorative downlights to Private Lobby, Foyer (where applicable), Living, Dining, Master Bedroom, Bedrooms, Master Bath, Bathrooms, Powder Room (where applicable), Family Room (where applicable), Study (where applicable), Kitchen, Utility (where applicable) Store (where applicable) and Balcony (where applicable).

h) Air-conditioning

Ceiling concealed ducted air-conditioner to Living, Dining, Bedrooms, Kitchen, Study (where applicable) and Family Room (where applicable), except Bathrooms, WC and Utility.

i) Security

- Audio Video Intercom System for communication between Basement/ 1st storey Lift Lobbies and all apartment units
- Card access system to private lifts and fire lifts
- Auto car barrier with transponder system
- Surveillance cameras at designated common areas

j) Hot Water Supply

Electric water heater for hot water supply to Master Bath rooms, Bathrooms, Powder Room (where applicable), Kitchens, WC (where applicable).

k) Gas Supply

Town gas supply will be provided

l) Mechanical Ventilation

All internally enclosed Master Baths, Bathrooms, Powder Room and WC are mechanically ventilated.

m)Penthouse unit (Type P1) only

- Swimming pool is provided at roof terrace
- Dedicated home lift is provided

n) Mirror TV to master bath except Type A1 for viewing of

free-to-air channels.

Note

Marble and Granite

1) Marble, limestone and granite are natural stone materials containing veins with tonality differences. There will be colour and markings which may appear over time due to absorption of moisture and caused by their complex mineral compositions and incorporated impurities. While such materials can be pre-selected before installation, the non-conformity to marble, limestone and granite as well as non-conformity between pieces cannot be totally avoided.

Granite and porcelain tiles are pre-polished before laying and care has been taken for their installation. However, granite and porcelain tiles, being much harder materials than marble, cannot be re-polished after installation hence some level differences can be felt at the joints.

Tiles

2) Selected tile sizes and tile surface flatness cannot be perfect and are subject to manufacturing and acceptable range described in Singapore Standards SS 483:2000

Timber

3) Timber is a natural material containing veins and tonal differences. Thus it is not possible to achieve total consistency

of colour and grain in its selection and installation. Timber joint contraction / expansion movement due to varying air moisture content is also a natural phenomenon. Timber requires regular maintenance. Stain and/or bleach finish applied on the timber strips / engineered timber strips are only a top coat. The natural colour and character of the timber will appear if re-sanding / re-grinding is carried out.

Glass

4) Glass is a manufactured material that is not 100% pure. Invisible nickel sulphide impurities may cause spontaneous glass breakages, which may occur in glass by all manufacturers. The Purchaser is recommended to take up home insurance covering glass breakage to cover this possible event.

Wardrobes, Kitchen Cabinets, Fan Coil Units, Electrical Points, Air-conditioner Ducts, Fittings and Electrical Appliances, Door Swing Positions and Plaster Ceiling Boards

5) Layout / locations of wardrobes, kitchen cabinets, air-conditioning units / ducts, fittings, electrical points, audio video handsets, door swing positions and plaster ceiling boards are subject to Architect's sole discretion and final design.

Cable Television and/or Internet Access

6) The Purchaser is liable to pay annual fee, subscription fee and such other fees to relevant authorities or service provider or any other relevant party. The Vendor is not responsible for making arrangements with any of the said parties for the service connection for their respective television subscription channels.

If the Purchaser requires internet access, the Purchaser will have to make direct arrangements with an Internet Service Provider and/or such relevant entities/authorities for internet service to the Unit and to make all necessary payments to such Internet Service Provider and/or such relevant authorities

Air-conditioning System

7) To ensure good working condition of the air-conditioning system, the systems have to be maintained and cleaned by the Purchaser on a regular basis. This includes the cleaning of filters, topping up of refrigerant, clearing of condensate pipes, etc

Mechanical Ventilation System

8) Mechanical ventilation system within the apartment unit has to be maintained and cleaned on a regular basis by the Purchaser to ensure good working condition of the system.

Dimmable Switches

9) The bedrooms will be provided with dimming switches for selected lighting points, which are suitable only for incandescent and halogen bulbs up to maximum of 300 watts. The Purchaser will have to make his/her own arrangements for modifications if other types of lights are selected.

Lighting Control System

10) The lighting control system within the apartment units (including penthouse units) has to be maintained by the Purchaser.

False Ceiling

11) The space provision allows for the optimal function and installation of M&E services. Access panels are allocated for ease of maintenance access to concealed M&E equipment for regular cleaning purpose. Where removal of equipment is needed, ceiling works would be required. Location of false ceiling is subject to Architect's sole discretion and final design.

Planters

12) Planters are designed for potted plants only. No soil material or turf/plants will be provided to planters.

Recreation Facilities

13) All recreation facilities are subject to change/ approval by relevant authorities and/or technical requirement/ compliance.

Brand and Model

14) The brand, colour and model of all materials, fittings, equipment, finishes. Installations and appliances supplied shall be provided subject to Architect's selection, market availability and the sole discretion of the Vendor

Warranties

15) Where warranties are given by manufacturers and/or suppliers of the above installation, such warranties shall be handed over to the Purchaser at the time when possession of the building units is delivered to the Purchaser.

Swimming Pool Filtration and Lift Systems (Type P1 only)

16) Swimming pool filtration and lift systems have to be maintained and cleaned on a regular basis by the Purchaser to ensure good working condition of the system.

Mirror TV

17) The Purchaser is liable to pay annual fee, subscription fee and such other fees to relevant authorities or service provider or any other relevant party. The Vendor is not responsible to make arrangements with any of the said parties for the service connection to the television and subscription channels.

Developer

Angullia Development Pte Ltd

Architect

SCDA Architects Pte Ltd

Structural Engineer

Meinhardt (Singapore) Pte Ltd

M&E Engineer

Beca Carter Hollings & Ferner
(S.E. Asia) Pte Ltd

Quantity Surveyor

KPK Quantity Surveyors
Singapore Pte Ltd

Landscape Architect

Cicada Pte Ltd

Interior Designer

SCDA in collaboration with
Suying Design Pte Ltd

Facade Consultant

Aurecon Singapore Pte Ltd

Lighting Consultant

Lighting Planners Associates
(S) Pte Ltd

Creative

Duet Design

Project Management

OUE Property Services Pte Ltd

Project Details

Developer: Angullia Development Pte Ltd
(Company Registration No. 200700837N).
Tenure of Land: Freehold. Lot No.:
Lot 1374V TS24 at 21 Angullia Park.
Developer License No.: C0498.
Building Plan Approval No. & Date: A1252-00416-
2007-BP03 dated 24 July 2012.
Expected Date of TOP: 17 June 2014.
Expected Date of Legal Completion: 17 June 2017

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