

# PRELIMINARY FACTSHEET

PROJECT DETAILS	
Project Name	UPPERHOUSE at Orchard Boulevard 傲杰嘉苑
Developer	United Venture Development (No.7) Pte. Ltd. / JV between UOL & SingLand
Location / Address	District 10, 22 Orchard Boulevard Singapore 249628
Land Acquisition Details	Purchase Price : \$428.3mil, Land Cost: \$1,617psf ppr
Project Description	Proposed Residential flat housing with commercial at 1st storey development. Comprising 1 block of 35-storey apartments (Total: 301 units) with landscape deck & basement carparks and communal facilities.
Car Park Lots	80% provision. Three (3) levels basement carpark 241 residential carpark lots (inclusive of 5 car park lots installed with EV charging points, and 31 Private car park lots), Three (3) accessible carpark lots, Three (3) commercial carpark lots and One (1) motorcycle lot.
Tenure of Land	99 years commencing from 20 May 2024
Expected Date of Notice of Vacant Possession	30 Jun 2029
Expected Date of Legal Completion	30 Jun 2032
Site Area/Plot Ratio	7,031.4sqm (75,686sqft)/ 3.5
No. of Towers & Storeys	1 Residential Tower, 35-Storeys
No. of Units	301 units
Unit Types	<b>Signature Collection (270 units)</b> 1 Bedroom + Study 2 Bedroom Premium 2 Bedroom Premium + Study* 3 Bedroom Premium*  <b>Bespoke Collection (31 units)</b> 4 Bedroom Suite with Private Lift + Dedicated Car Park Lot* *Showflat type
Project Architect	ADDP Architects LLP
Landscape Architect	Ecoplan Asia
Project Interior Designer	Massone Ong
Main Contractor	United Tec Construction One Ltd
Project Account Details	<b>Project Account:</b> <b>CIMB FOR PROJECT ACCT 2001052392 OF UNITED VENTURE DEVT (NO. 7) PTE. LTD.</b>

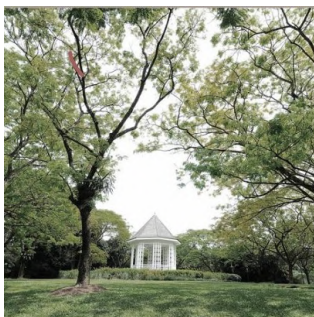
## AN ADDRESS THAT SAYS IT ALL



**Prestigious Address**



**Spectacular View**

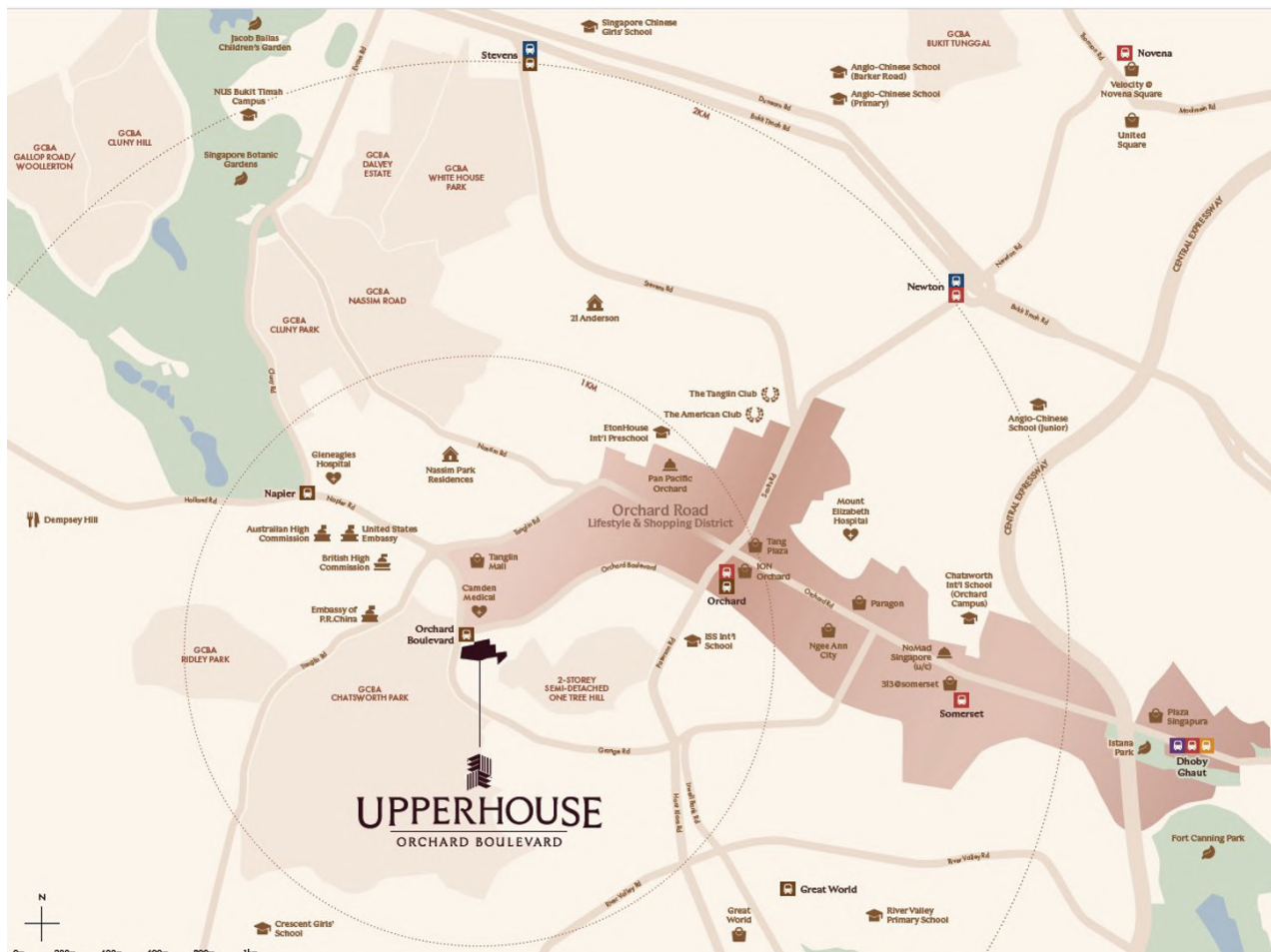


**Abundance of Nature**



**High Liveability**

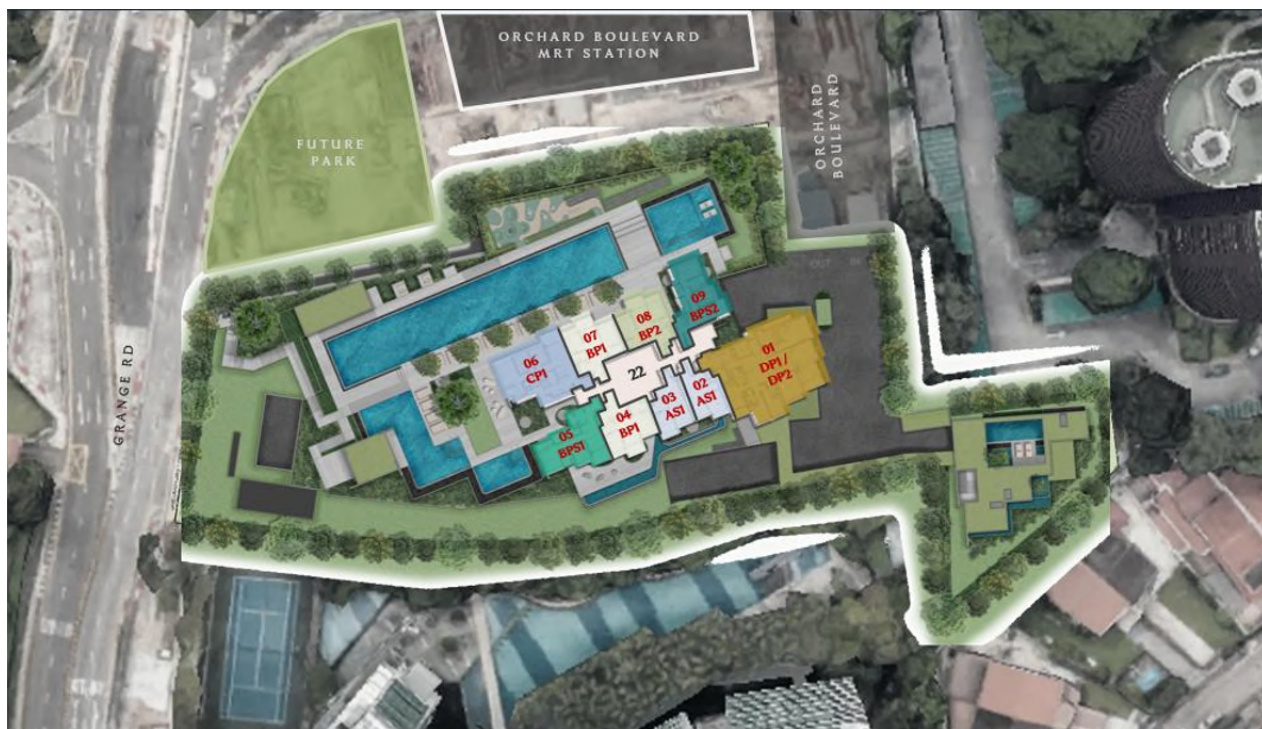
## TIER 1 - LOCATION (MOST SOUGHT-AFTER NEIGHBOURHOOD)



## UNIT MIX / MAINTENANCE FEE

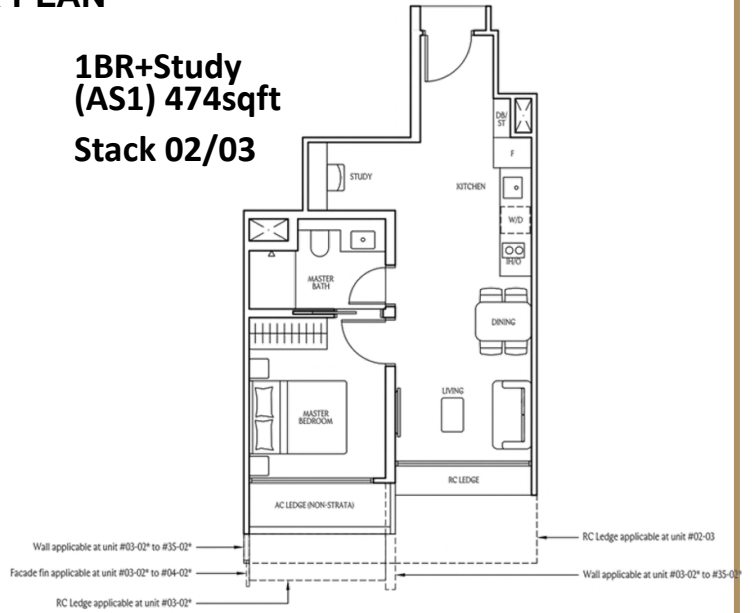
Bedroom Type	Unit Type	Area (sqm)	Area (sqft)	No. of Units	Share Value	Maintenance Fund (est \$85/share)
1-Bedroom + Study	AS1	44	474	67	5	\$425
2-Bedroom Premium	BP1/ BP2	65	700	102	6	\$510
2-Bedroom Premium + Study	BPS1/ BPS2	71	764	67	6	\$510
3-Bedroom Premium	CP1	94	1,012	34	6	\$510
4-Bedroom Suite (With Private Lift and Carpark Lot)	DP1/ DP2	191	2,056	31	8	\$680

## SITE PLAN

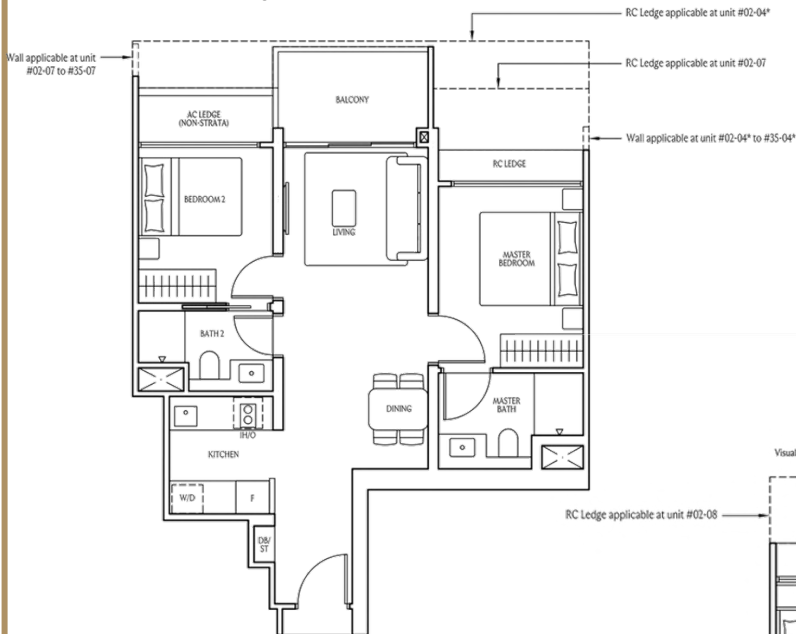


**SIGNATURE COLLECTION FLOOR PLAN**

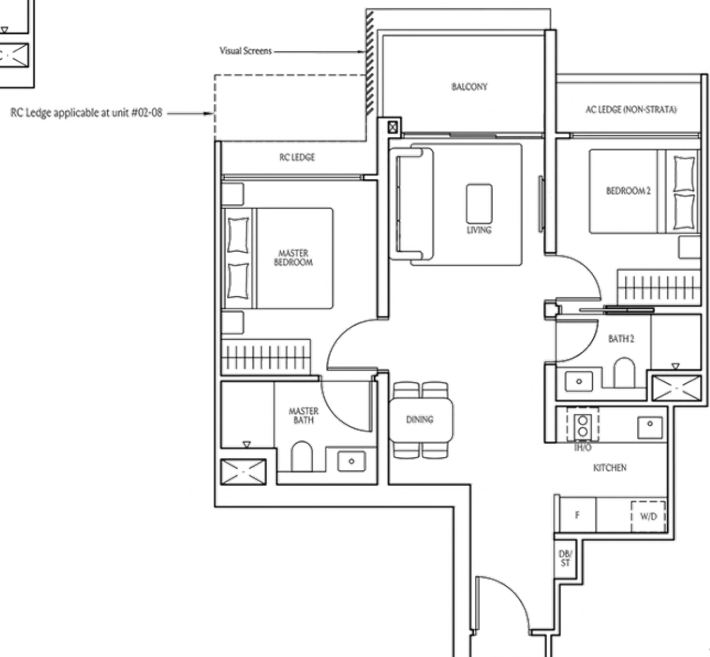
**1BR+Study  
(AS1) 474sqft  
Stack 02/03**



**2BR  
(BP1) 700sqft  
Stack 04/07**



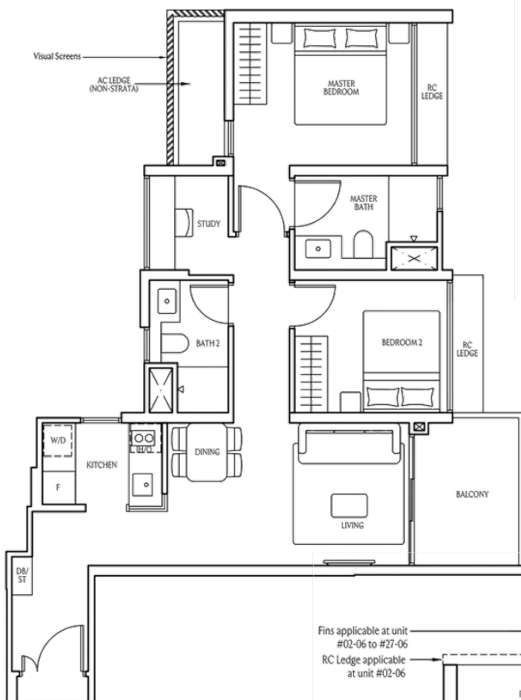
**2BR  
(BP2) 700sqft  
Stack 08**





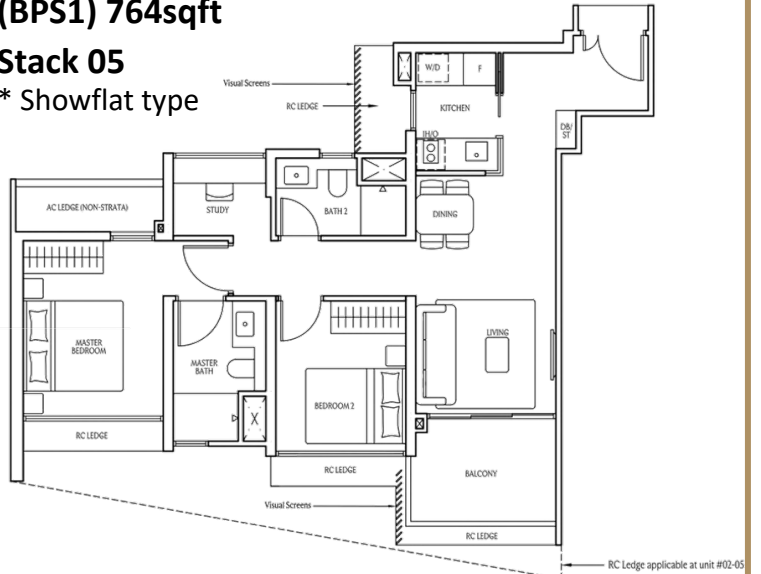
**SIGNATURE COLLECTION FLOOR PLAN**

**2BR+Study  
(BPS2) 764sqft  
Stack 09**



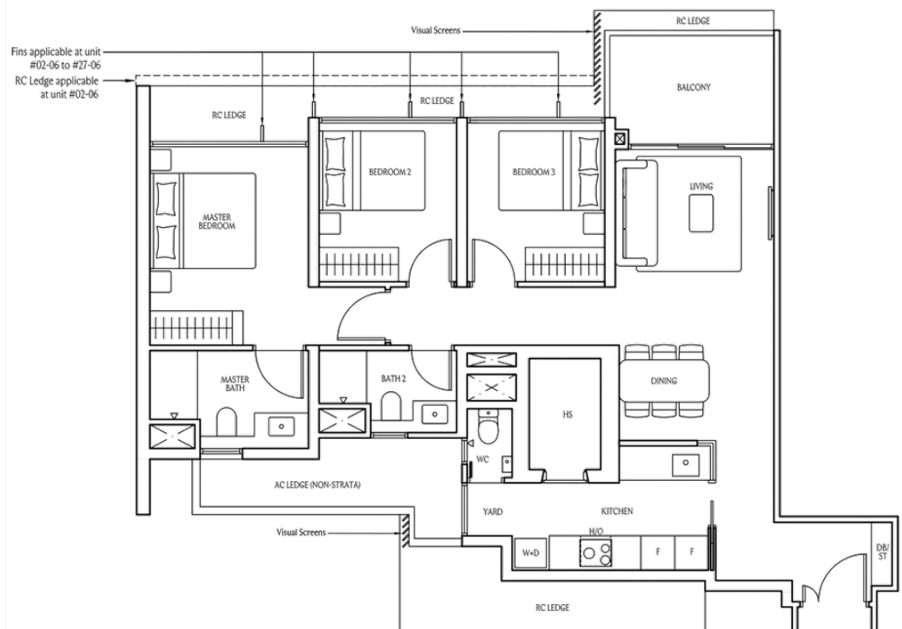
**2BR+Study  
(BPS1) 764sqft**

**Stack 05  
\* Showflat type**



**3BR  
(CP1) 1012sqft**

**Stack 06  
\* Showflat type**

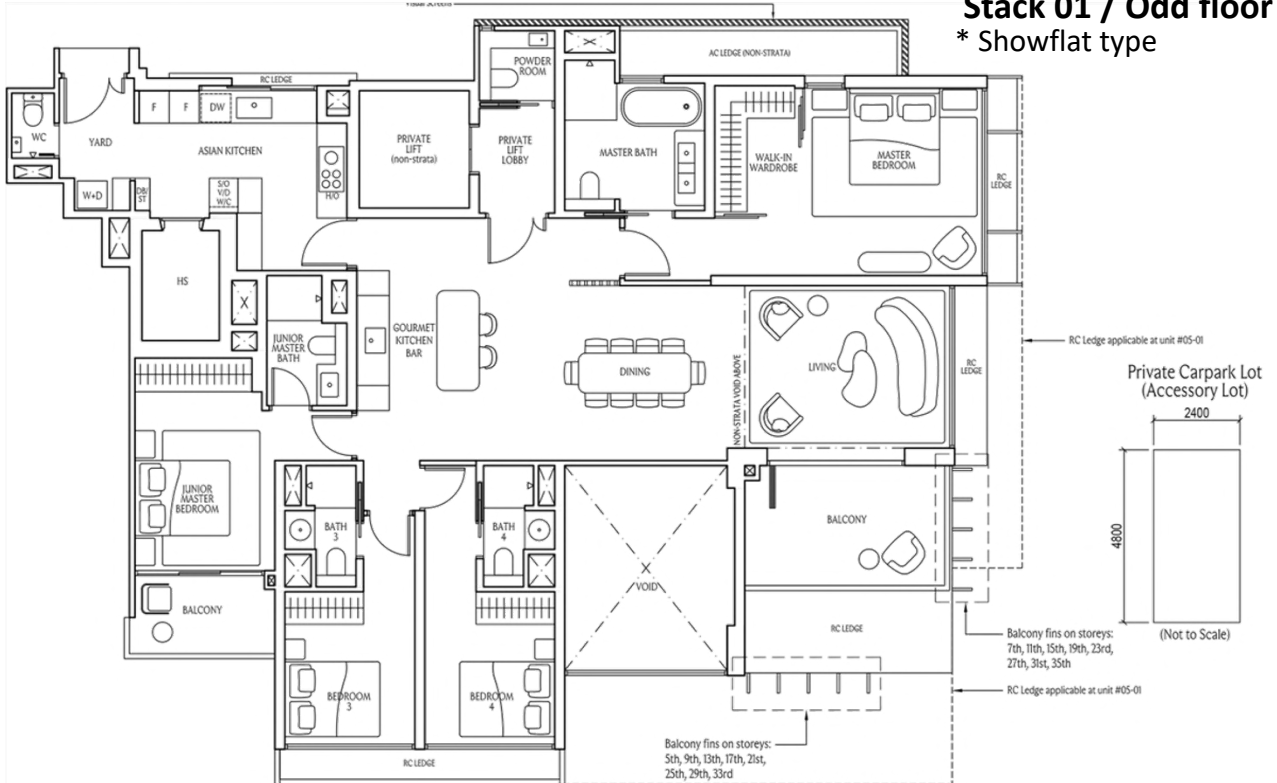


**\*Showflat type**

**BESPOKE COLLECTION FLOOR PLAN**

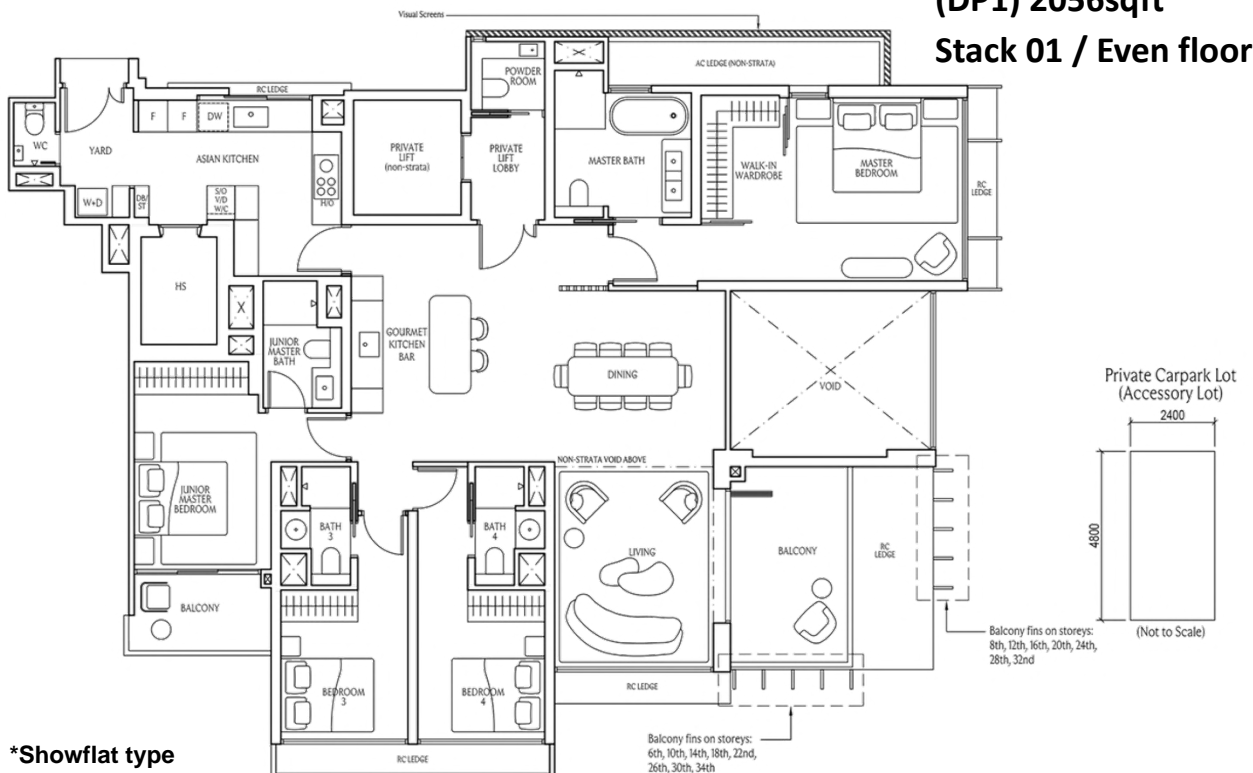
**4BR Suite Pte Lift +  
Car Park  
(DP2) 2056sqft**

**Stack 01 / Odd floor  
\* Showflat type**



**4BR Suite Pte Lift +  
Car Park  
(DP1) 2056sqft**

**Stack 01 / Even floor**



**\*Showflat type**

## FITTINGS & FINISHINGS

*Pure luxury - Italian imported cabinetry & Swiss appliances*



**GESSI**  
LAUFEN

**caccaro**

**KITCHEN APPLIANCES**  
SWITZERLAND  
ALL UNITS

**SANITARY WARES & FITTINGS**  
ITALY & SWITZERLAND  
ALL UNITS

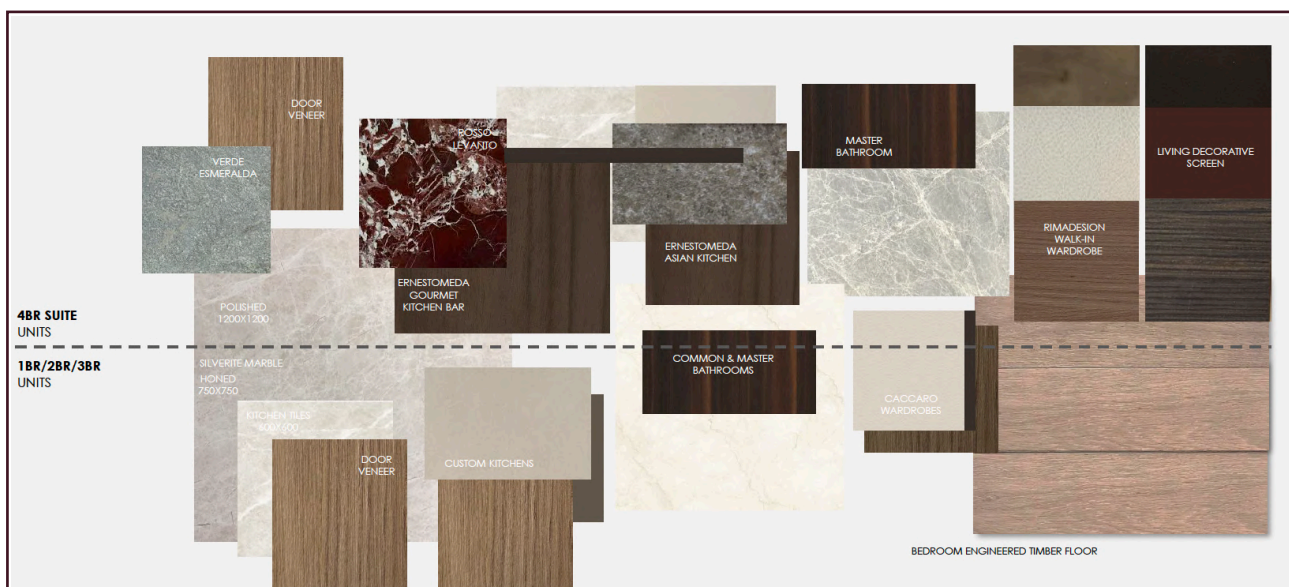
**WARDROBES**  
ITALY  
ALL UNITS

**Rimadesio**

**ernestomeda**

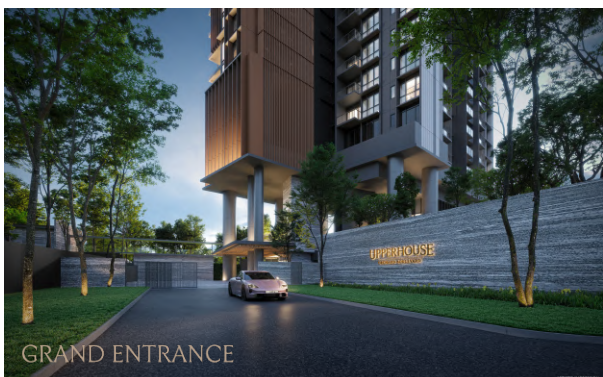
**WARDROBE & SLIDING DOORS**  
ITALY  
4BR SUITE MASTER WARDROBE  
ONLY

**KITCHEN CABINETRY**  
ITALY  
4BR SUITE ONLY





## PERSPECTIVE





## AN ADDRESS THAT SAYS IT ALL

### **A Tier 1 Location**

- Nestled in Singapore's most coveted neighbourhood, next to the Orchard Road lifestyle and shopping district.

### **Direct Sheltered Access**

- Seamlessly connected to Orchard Boulevard MRT station for elevated convenience.

### **The First Harmonised Land Plot in Orchard**

- A distinctive landmark shaping Orchard's prestigious skyline.

### **Elevated Living, Unparalleled View**

- Captures the best views of its surrounds nested in green canopy

### **The Crown Jewel of UOL's Luxury Masterpiece Collection**

- Offering unparalleled prestige and enduring desirability.

### **Captivating Duality**

- Balancing the dynamic energy of urban living with a profound sense of tranquility.

### **Nature at Your Doorstep**

- With Orchard Boulevard's lush tree line and the Singapore Botanic Gardens as your neighbourhood park.

### **Rising Above Orchard's Vibrant Pulse**

- A location that never sleeps, yet always feels like home.