

120  
grange







ARDENT PRESTIGE



AFFLUENT LIFESTYLE



A close-up, artistic photograph of three pens. The pens have gold-colored barrels and silver-colored nibs. They are arranged diagonally from the top right towards the bottom left. The lighting is dramatic, highlighting the metallic textures and the sharp points of the nibs against a dark, blurred background.

ASTOUNDING NEIGHBORLINESS







SOARING TO 15 UNSURPASSED LEVELS,  
120 GRANGE SURVEYS THE CITY  
IN THE MOST LUXURIOUS WAY.  
SET AMIDST PICTURE-PERFECT SKYLINE  
AND RUSTIC CHARM OF BOTANY,  
THIS ESTEEMED ADDRESS OFFERS  
LIMITED 1 TO 2-BEDROOM UNITS  
TO ONLY 56 AFFLUENT FAMILIES  
OR INDIVIDUALS.





PRESTIGIOUS INHERITANCE  
OF EXPANSIVE VIEWS

PHOTO SHOOT TAKEN FOR I20 GRANGE  
IMPRESSION FOR LEVEL 14, TYPE A



INTERNATIONAL BRANDS,  
PRESTIGE SHOPPING AND  
FINE RESTAURANTS ARE  
SYNONYMOUS  
WITH IMMEASURABLE STATUS.  
THIS IS PRIVILEGED LUXURY.  
THIS IS CITY LIVING.





## SHOPPING AND DINING

- 1 MIN DRIVE ORCHARD ROAD
- 2 MINS DRIVE GREAT WORLD CITY
- 4 MINS DRIVE DEMPSEY CLUSTER
- 5 MINS DRIVE CLARKE QUAY
- 7 MINS DRIVE MARINA BAY SANDS

## RECREATIONAL

- 3 MINS DRIVE SINGAPORE BOTANIC GARDENS
- 6 MINS DRIVE FORT CANNING PARK

## CONNECTIVITY

- 3 MINS DRIVE CENTRAL EXPRESSWAY (CTE)

## EDUCATION

- 2 MINS DRIVE CHATSWORTH INTERNATIONAL SCHOOL
- 3 MINS DRIVE ISS INTERNATIONAL SCHOOL
- 4 MINS DRIVE SINGAPORE MANAGEMENT UNIVERSITY

## MRT STATION

- 6 MINS WALK FUTURE ORCHARD BOULEVARD
- 1 MIN DRIVE FUTURE GREAT WORLD

## BUSINESS

- 5 MINS DRIVE CBD



The background is a high-contrast, black and white image of a marble surface. The marble has a complex, organic pattern of veins and cracks, with some areas appearing very dark and others showing more detail in the lighter veins. The overall texture is rough and aged.

A GENUINE COLLECTION -  
UNIQUELY CURATED TO BRING  
ON LIFE'S FINEST INDULGENCES.





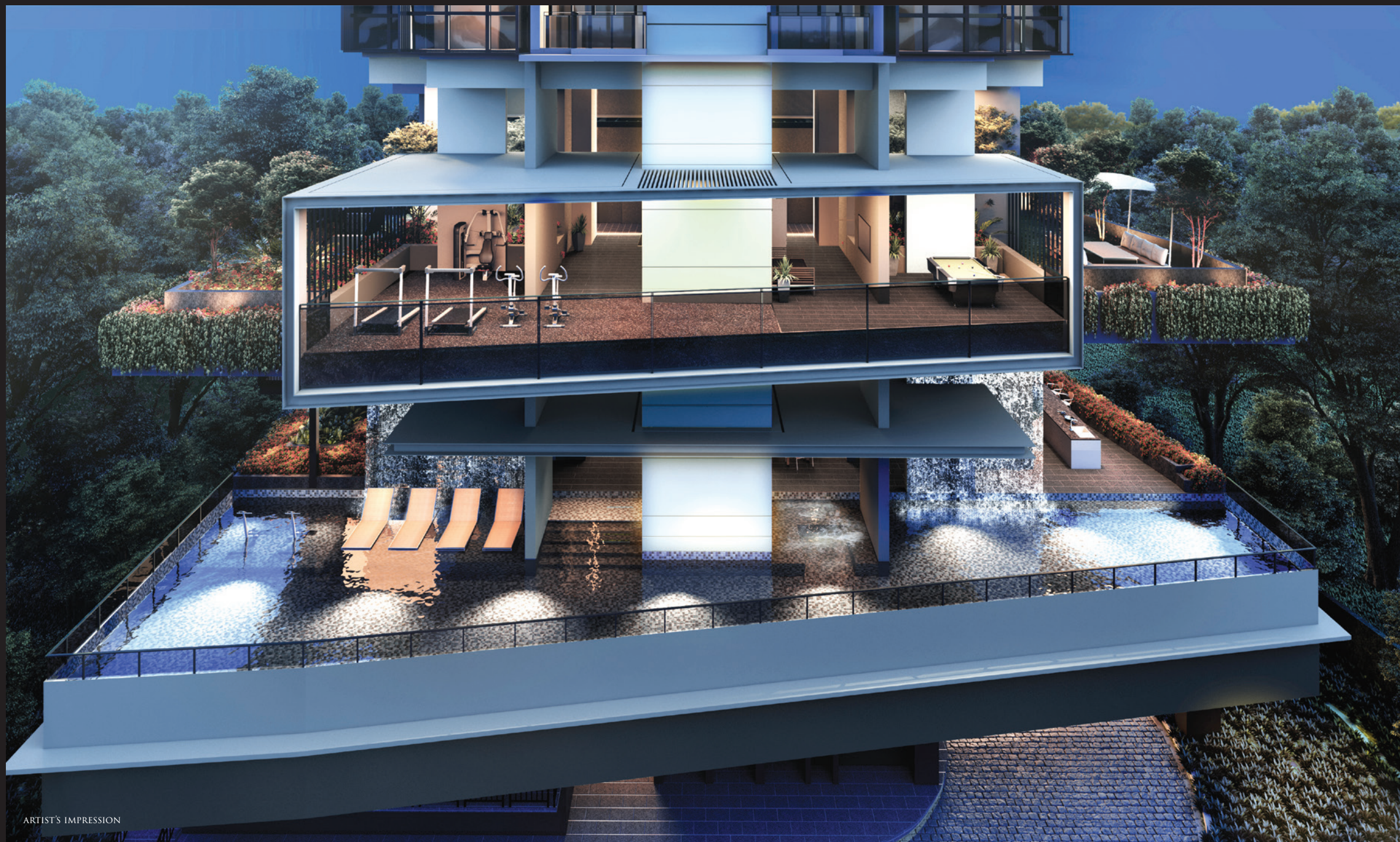


SET IN AN ENCLAVE OF TOTAL EXCLUSIVITY,  
ONE CAN RELAX IN ABSOLUTE TRANQUILITY.



ARTIST'S IMPRESSION





ARTIST'S IMPRESSION





CHILL-OUT AND UNWIND. ENJOY SOARING  
SIGHTS FROM ABOVE. GLORIOUS  
AND SPECTACULAR CITY SKYLINE AWAITS.





SCREENING ATRIUM · GYM · BBQ · POOL



LUXURY IS A STATE OF MIND.  
DREAMS TO MANY. HOME TO FEW.









TYPE A LIVING ROOM  
IMPRESSION ONLY



TYPE A MASTER BEDROOM  
IMPRESSION ONLY





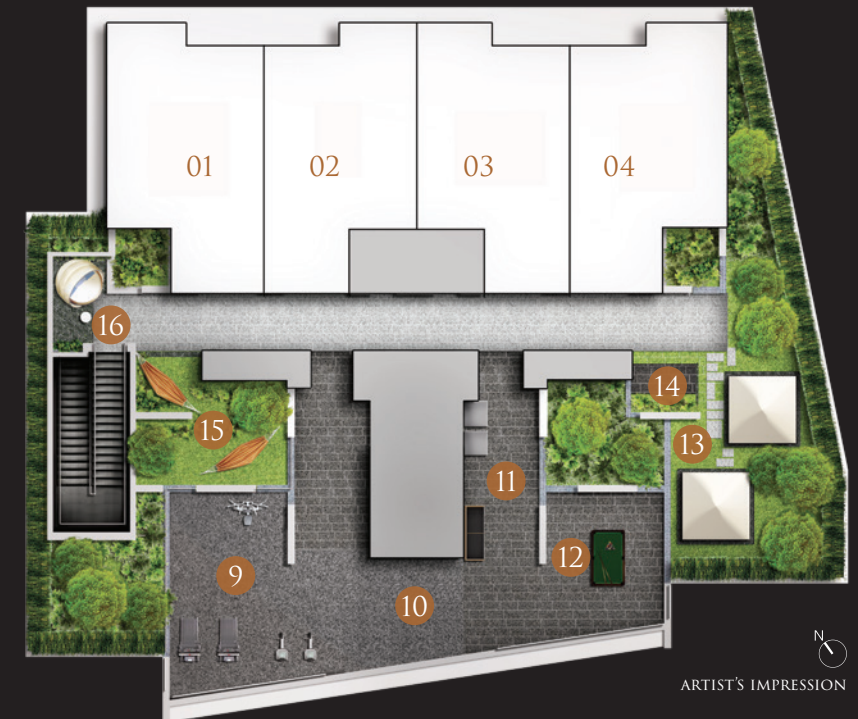


# FACILITIES PLAN



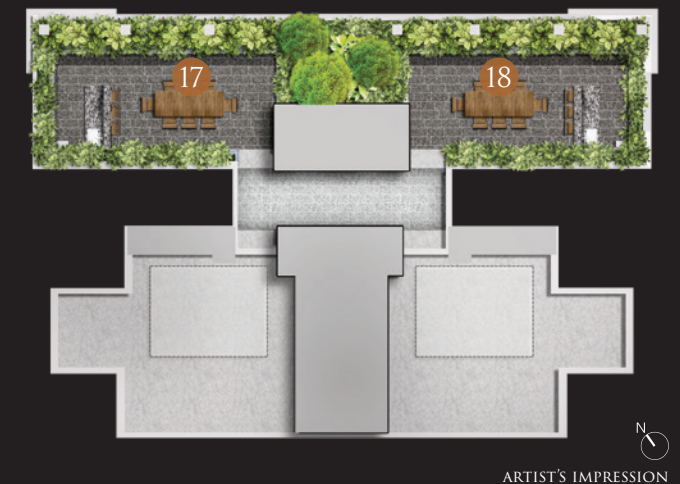
## LEVEL 2 SKY TERRACE

- 1 SWIMMING POOL
- 2 AQUA GYM
- 3 SUNKEN SUNBEDS
- 4 HYDRO JET
- 5 POOL DECK
- 6 OUTDOOR SHOWER
- 7 ACCESSIBLE TOILET
- 8 GOURMET DINING



## LEVEL 3 SKY TERRACE

- 9 OUTDOOR GYM PAVILION
- 10 YOGA DECK (OPEN TO SKY)
- 11 VEND ZONE AND SCREENING ATRIUM
- 12 BILLIARD GAME
- 13 STARLIGHT CABANAS
- 14 DART STATION
- 15 STARLIGHT HAMMOCK
- 16 ROCK GARDEN



## ROOF TERRACE

- 17 ELECTRIC BARBEQUE PAVILION
- 18 STARGAZING BAR PAVILION



## ONE INVESTMENT MULTIPLE POSSIBILITIES

ENTRANCE  
TO UNIT 1

ENTRANCE  
TO UNIT 2



OWNER/S

+



OWNER'S  
PARENT/S



OWNER/S

+



OWNER'S  
CHILDREN



OWNER/S

+



TENANT/S



TENANT/S

+



TENANT/S

## DIAGRAMMATIC CHART

	01	02	03	04
	ROOF TERRACE & PAVILION			
15 STOREY	A 63 SQM	A 63 SQM	B 53 SQM	B 53 SQM
14 STOREY	A 63 SQM	A 63 SQM	B 53 SQM	B 53 SQM
13 STOREY	A 63 SQM	A 63 SQM	B 53 SQM	B 53 SQM
12 STOREY	A 63 SQM	A 63 SQM	B 53 SQM	B 53 SQM
11 STOREY	A 63 SQM	A 63 SQM	B 53 SQM	B 53 SQM
10 STOREY	A 63 SQM	A 63 SQM	B 53 SQM	B 53 SQM
09 STOREY	A 63 SQM	A 63 SQM	B 53 SQM	B 53 SQM
08 STOREY	A 63 SQM	A 63 SQM	B 53 SQM	B 53 SQM
07 STOREY	A 63 SQM	A 63 SQM	B 53 SQM	B 53 SQM
06 STOREY	A 63 SQM	A 63 SQM	B 53 SQM	B 53 SQM
05 STOREY	A 63 SQM	A 63 SQM	B 53 SQM	B 53 SQM
04 STOREY	A 63 SQM	A 63 SQM	B 53 SQM	B 53 SQM
03 STOREY	C1 40 SQM	C2 39 SQM	C2 39 SQM	C1 40 SQM
02 STOREY	C1 40 SQM	C2 39 SQM	C2 39 SQM	C1 40 SQM
01 STOREY	ENTRANCE			
BASEMENT 1	CARPARKS			
BASEMENT 2	CARPARKS			

2-BEDROOM DUAL-KEY
  1-BEDROOM

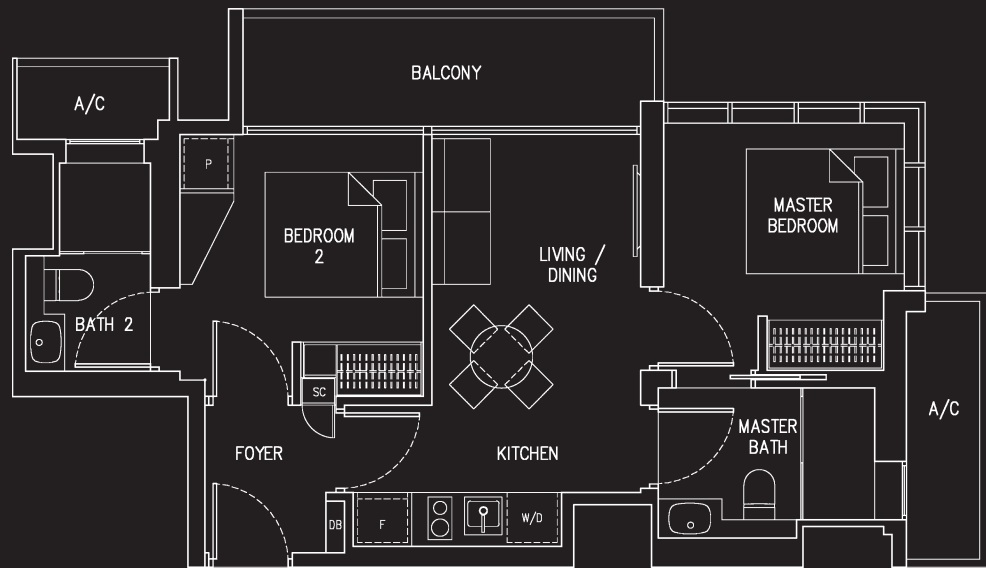
2-BEDROOM COMPACT
  1-BEDROOM



2-BEDROOM DUAL-KEY

TYPE A  
63 sqm

#04-02 To #15-02  
#04-01 To #15-01 (Mirror Image)

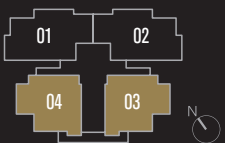
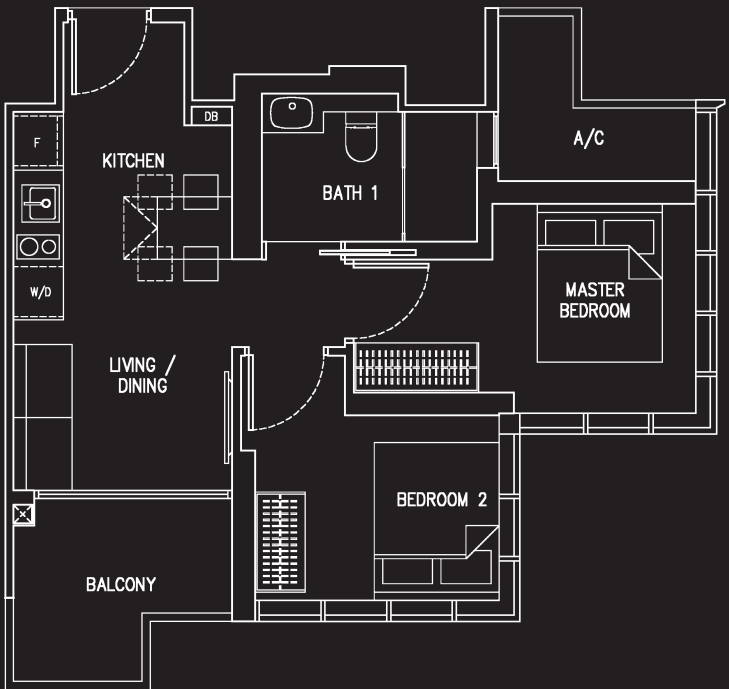


All plans are subjected to amendments as approved by the relevant authorities. Floor areas are approximate measurements and are subject to final survey. Plans are not drawn to scale and do not form part of the contract.

2-BEDROOM COMPACT

TYPE B  
53 sqm

#04-03 To #15-03  
(Mirror Image) #04-04 To #15-04



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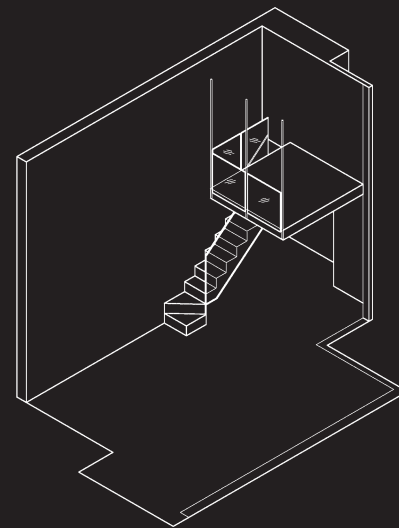
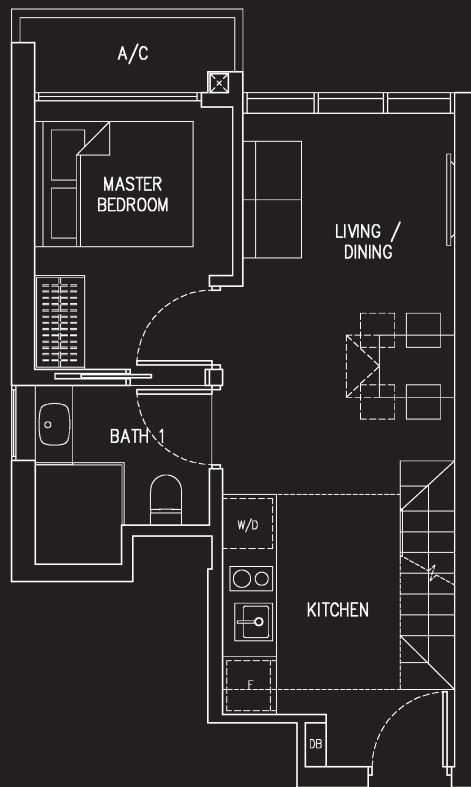
1-BEDROOM

## TYPE C1

40 sqm

#02-01 To #03-01

#02-04 To #03-04 (Mirror Image)



Isometric view of furniture deck



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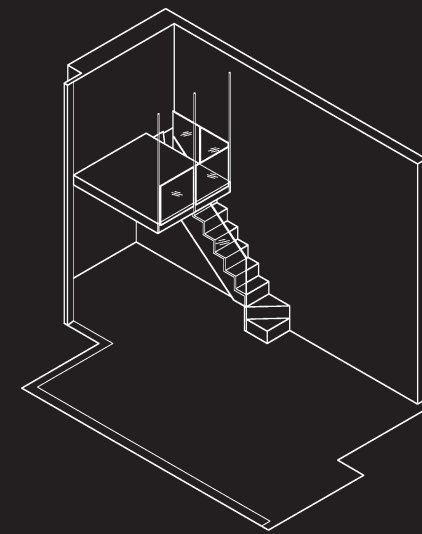
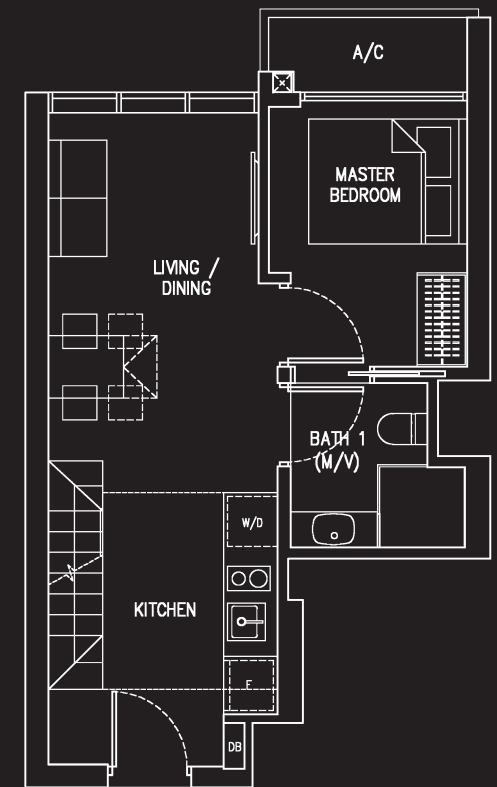
1-BEDROOM

## TYPE C2

39 sqm

#02-02 To #03-02

(Mirror Image) #02-03 To #03-03



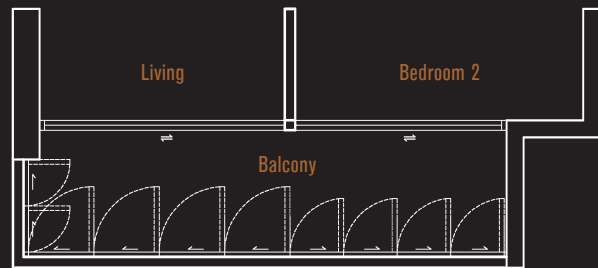
Isometric view of furniture deck



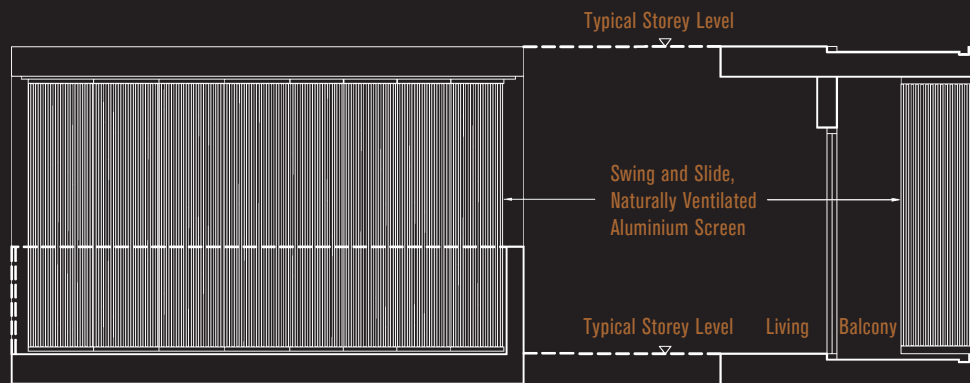
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## BALCONY SCREEN DETAILS



PLAN



FRONT ELEVATION

SECTION

This drawing is for reference only. The screen design is provided for aesthetic uniformity of the development. Materials to be aluminium with powder coated finish. Fixing details are by contractor, and fixing shall not damage the existing waterproofing and structure. Owner shall verify all dimensions prior to fabrication and commencement of works. Drawings are not to scale. The cost of screen and installation shall be borne by the Owner.

## A PREMIER DEVELOPMENT BY ROXY-PACIFIC HOLDINGS LIMITED

Roxy-Pacific Holdings Limited ("the Group") is an established property and hospitality corporation with an Asia-Pacific focus and a track record dating back to May 1967. Listed on the SGX Mainboard since 12 March 2008, the Group is engaged primarily in the development and sale of residential and commercial properties ("Property Development"), Hotel ownership and other investment properties in Asia-Pacific ("Hotel Ownership and Property Investment"), including the ownership of Grand Mercure Singapore Roxy. Since 2013, the three main arms - Property Development, Property Investment and Hotel Ownership have extended their reach beyond Singapore, to countries such as Malaysia, Australia, Thailand, Japan and Maldives.

### SINGAPORE



**HARBOUR VIEW GARDENS**  
A home that cradles holistic living



**THE NAVIAN**  
A freehold address of infinite potential



**EON SHENTON**  
Residential-city at your doorstep



**STRAITS MANSIONS**  
A freehold peranakan heirloom



**LIV ON WILKIE**  
The exclusive world of glamour

### OVERSEAS



**WISMA INFINITEM, MALAYSIA**  
Residence . Retail . Club



**WEST END RESIDENCES, AUSTRALIA**  
A collection of unique apartment and terrace homes in the heart of Glebe





**RH Orchard  
Pte. Ltd.**

Developer: RH ORCHARD PTE. LTD. (ROC No. 201332097M) • Developer's Licence No.: C1235 • Tenure of Land: Freehold • Encumbrances: Caveat(s) and Mortgage(s) in favour of Malayan Banking Berhad • Expected Date of Vacant Possession: 30 April 2022 • Expected Date of Legal Completion: 30 April 2025 • Location: Lot(s) 00879A TS 24 at 120 Grange Road

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