



**V**  
view at kismis

where life's elements  
blend perfectly

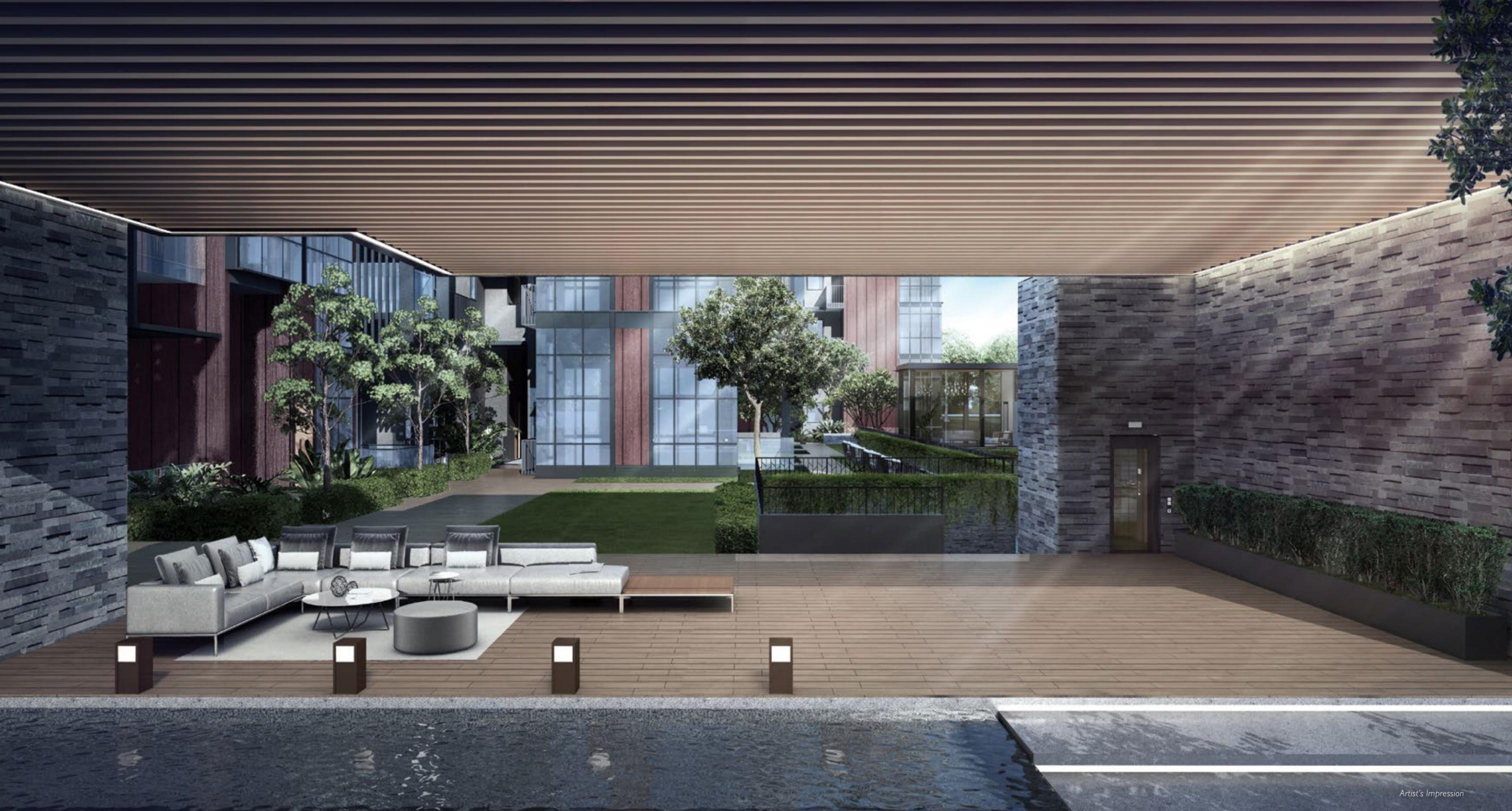




## Where everyday should begin and end on a happy note

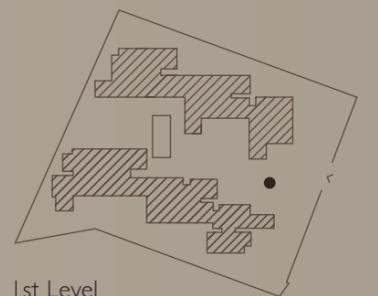
Inspired by the style of modern Tuscany, View at Kismis exudes a charm of its own. Retreat into your own home surrounded by rustic charm and be lavished with 50 facilities within the development — each crafted to evoke intimacy and tranquility. Seated within an enclave of landed houses, View at Kismis is set against a backdrop of nature for all who are in pursuit of their very own exclusive getaway.





Artist's Impression

Drop Off Lobby



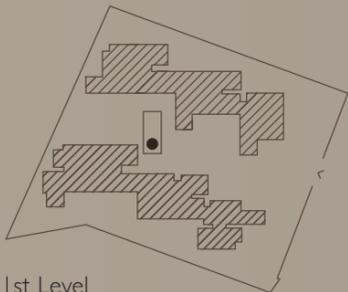
1st Level

where there is an activity  
to suit every mood



Artist's Impression

The Clubhouse



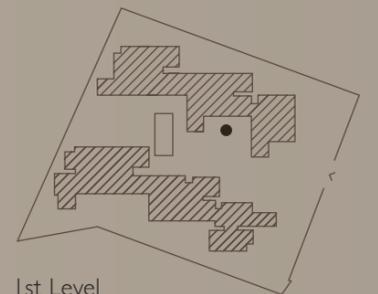
1st Level



Artist's Impression

Jet Pool

where the surrounding environment evokes a sense of calm



1st Level

where space plays a role in  
creating lasting relationships



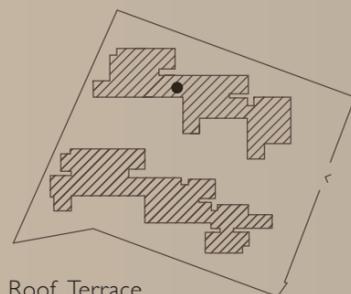
Artist's Impression

Outback Grill Pavilion

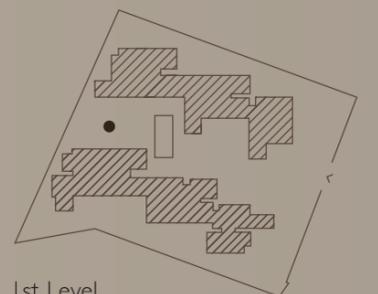


Artist's Impression

Vista Pavilion



Roof Terrace



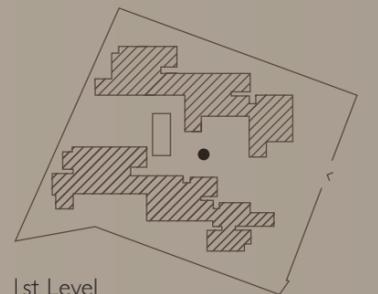
1st Level



Artist's Impression

25m Lap Pool

where different vantage points can help create new bonds



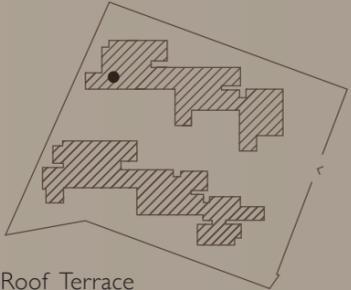
1st Level

and where all of life's  
elements are enjoyed  
in their fullness



Artist's Impression

Hilltop Tapas Lounge

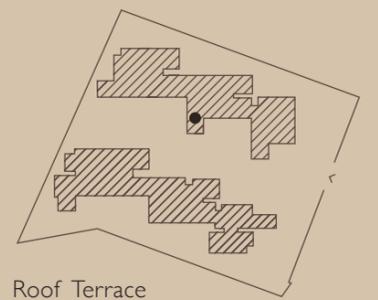


Roof Terrace



Artist's Impression

Champagne Wet Deck



Roof Terrace

home is where you come  
to enjoy the serenity of  
standing still

A carefully selected mix of walnut and stone to highlight  
the rustic beauty of a vineyard. Each unit is designed to  
conjure the warm sun and wood tones.



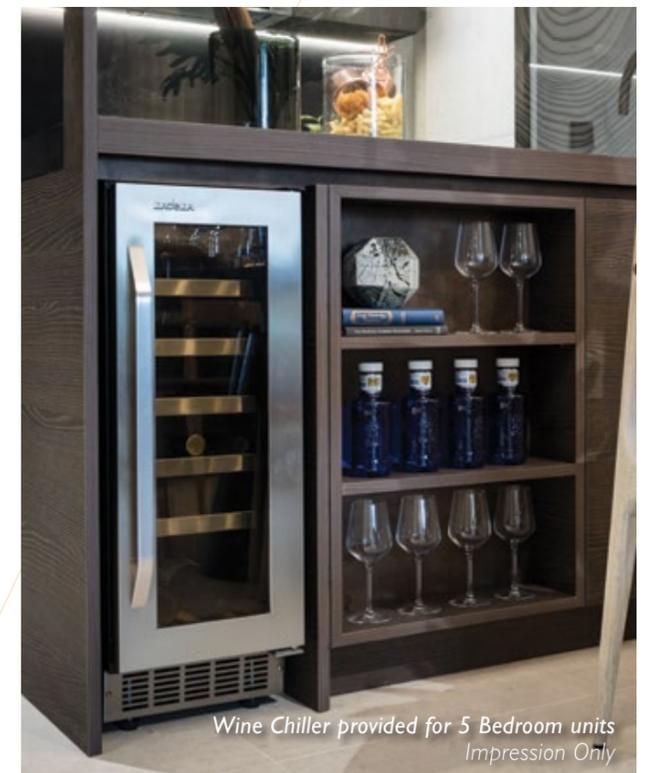


Type G1  
Impression Only



Type G1 Kitchen  
Impression Only

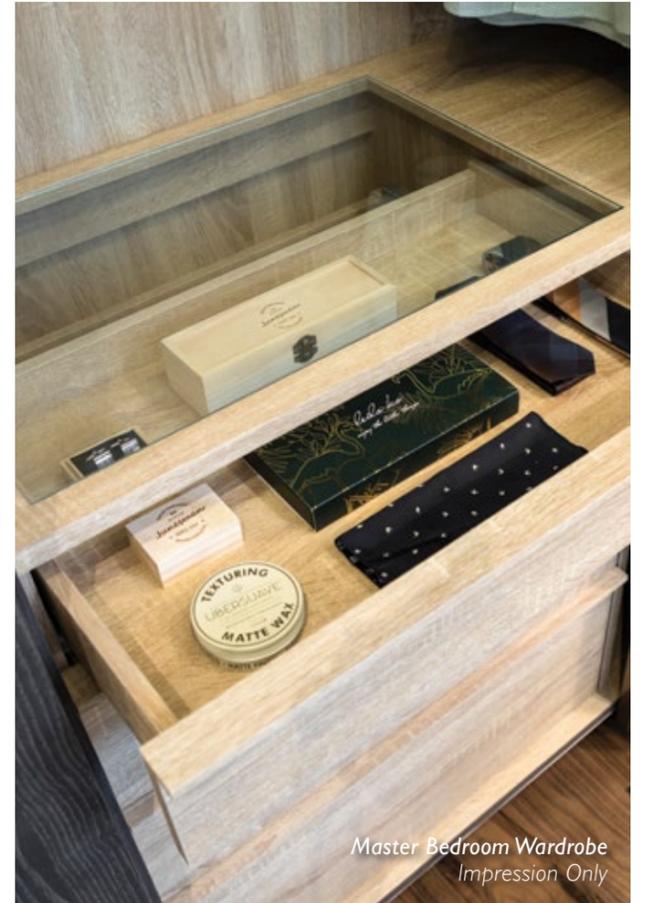
it is where beautiful  
finishings ensure home  
is always pleasant



Wine Chiller provided for 5 Bedroom units  
Impression Only



Type G1 Master Bedroom  
Impression Only



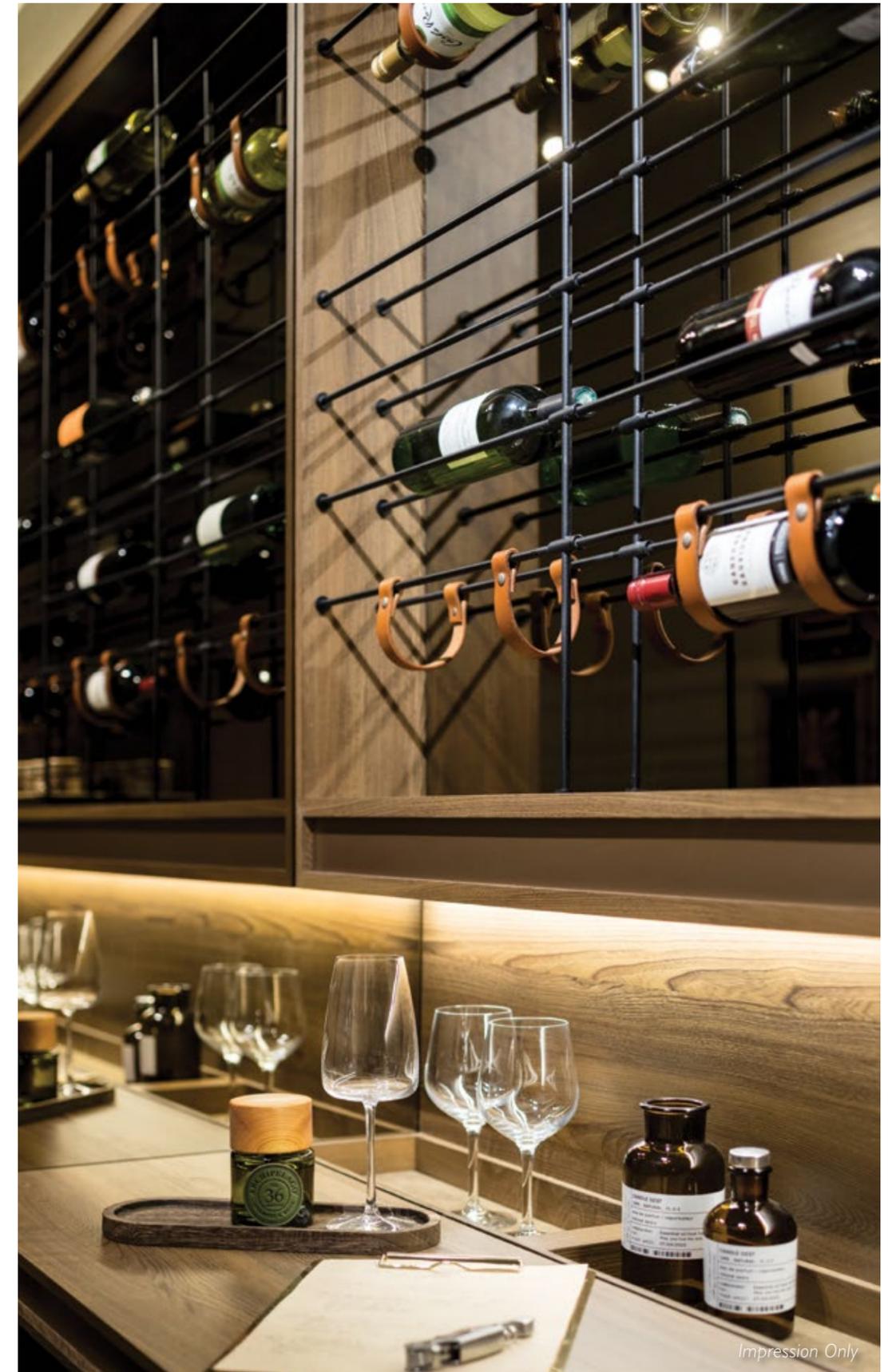
Master Bedroom Wardrobe  
Impression Only



Master Bedroom Wardrobe  
Impression Only



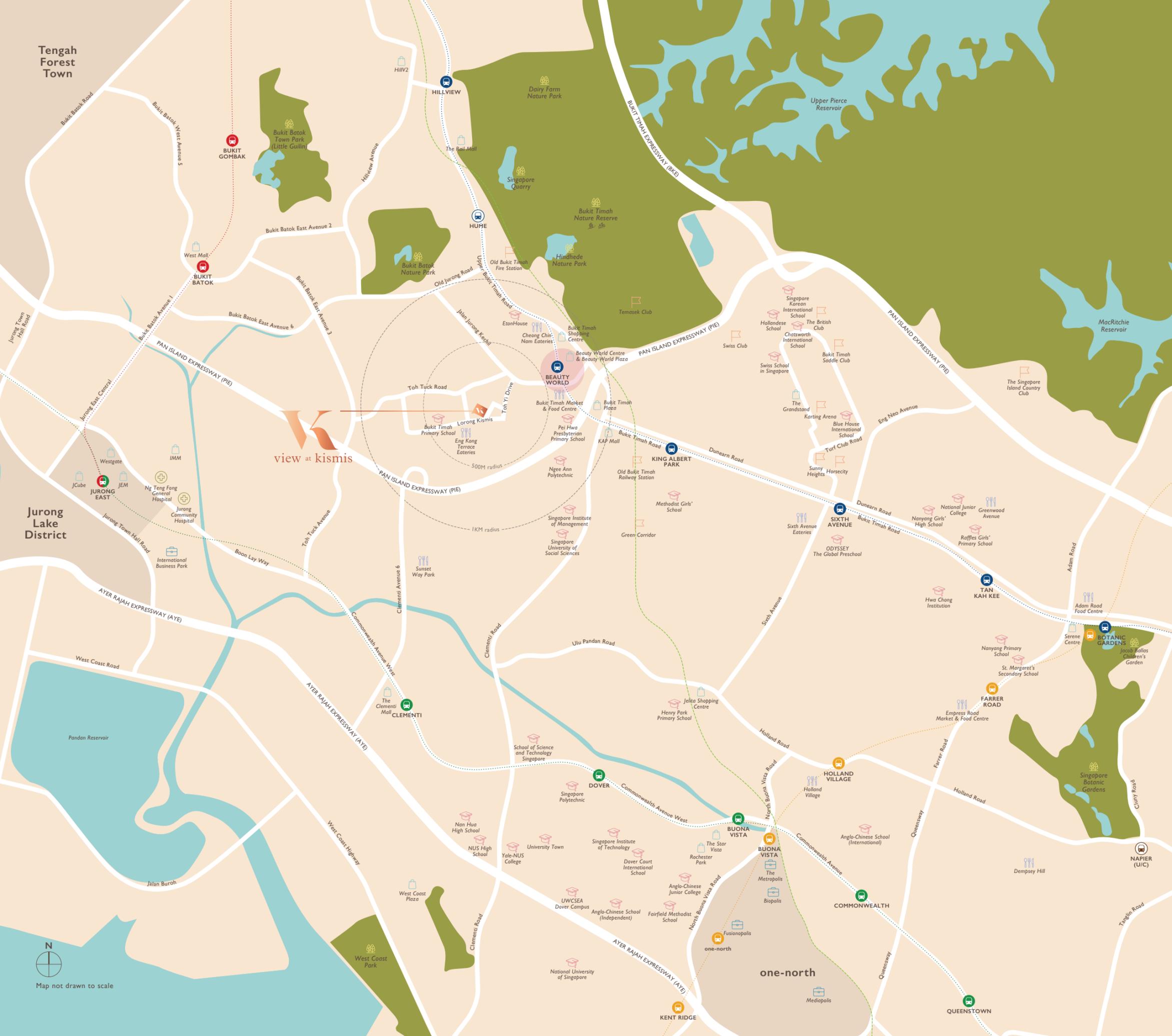
Impression Only



Impression Only







## here the amenities are as exciting as they are varied

With a wide array of recreational, educational and commercial amenities distributed across View at Kismis, it isn't difficult to have everything you need within just minutes from home.

### Connectivity

- Beauty World MRT Station ..... 10 min walk
- PIE ..... 5 min drive
- BKE ..... 7 min drive

### Schools

- Bukit Timah Primary School\*
- Pei Hwa Presbyterian Primary School\*
- Methodist Girls' School
- Raffles Girls' Primary School
- Nanyang Girls' High School
- National Junior College
- Hwa Chong Institution
- Ngee Ann Polytechnic\*
- Yale-NUS
- National University of Singapore (NUS)
- Swiss School in Singapore
- Hollandse School
- Singapore Korean International School
- Chatsworth International School

\*Schools within 1km

### Food

- Eng Kong Terrace
- Cheong Chin Nam Road
- Bukit Timah Market & Food Centre
- Sixth Avenue
- Holland Village

### Amenities

- Bukit Timah Shopping Centre
- Beauty World Centre and Beauty World Plaza
- Bukit Timah Plaza
- KAP Mall
- The Rail Mall
- The Grandstand
- Clementi Mall
- Rochester Park
- JEM

### Nature & Activities

- Hindhede Nature Park
- Bukit Timah Nature Reserve
- Singapore Quarry
- Dairy Farm Nature Park
- Bukit Batok Nature Park
- Bukit Batok Town Park (Little Guilin)
- Champions Golf Academy
- Bukit Timah Saddle Club
- Karting Arena
- Horsecity
- The Singapore Island Country Club

### Business Districts

- one-north
- Jurong Lake District
- International Business Park

### Healthcare

- Ng Teng Fong General Hospital
- Jurong Community Hospital

### Upcoming Growth Areas

- Beauty World Integrated Hub ..... 10 min walk
- Tengah Forest Town ..... 10 min drive
- Jurong Lake District ..... 10 min drive

### Legend

- East-West Line
- North-South Line
- Circle Line
- Downtown Line
- Upcoming Station
- Rail Corridor
- Upcoming Beauty World Integrated Hub

All travel times are estimates and subject to actual traffic conditions.

Source: [www.onemap.sg](http://www.onemap.sg)

Tengah Forest Town

Jurong Lake District

Map not drawn to scale



Pei Hwa Presbyterian Primary School, 10 min walk / 4 min drive



Beauty World MRT Station and future Beauty World Integrated Hub, 10 min walk



Hwa Chong Institution, 11 min drive

## where a connected future is on the horizon

The coveted Bukit Timah area is centrally located to most of the important things in life. It is dotted with some of the best educational institutions in Singapore as well as a range of eateries that draw flocks of people from all over the island to its burrows.



Bukit Timah Market & Food Centre, 11 min walk

Jalan Jurong Kechil, 5 min walk



All travel times are estimates and subject to actual traffic conditions.

Source: [www.onemap.sg](http://www.onemap.sg)

## where economic centres and exciting activities are within reach

Found within 10 minutes drive from View at Kismis, Jurong Lake District offers businesses a vibrant ecosystem for advancement. Built upon the concept of flexible spaces and active programming that caters to different business and lifestyle needs, this up and coming economic centre is poised to be the next Central Business District (CBD) in Singapore.

Similarly, a mere stone's throw away lie the startlingly large variety of fun activities that will provide hours of laughter and joy for the family.

Economic centres:

- Jurong Lake District
- International Business Park
- one-north



Jurong, 10 min drive



Bukit Timah Saddle Club, 12 min drive



Karting Arena, 9 min drive



one-north, 16 min drive



The Singapore Island Country Club, 14 min drive



Rail Corridor, 8 min drive



## and new memories are just around the corner

Going on a hike through the greenery and exploring the fauna and flora makes for a fun outing with loved ones. The trails winding through the forested area are a good opportunity to learn more about the natural biodiversity that make up the island's ecology.

- Rail Corridor — 24km Green Corridor Rejuvenation
  - Bukit Timah Nature Reserve
- Other Activities: Karting Circuit, Saddle club, Golf club



Hindhede Nature Reserve, Lookout Point, 6 min drive

## delivering excellence for 52 years

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



RV Altitude



Fyve Derbyshire



I20 Grange



Arena Residences

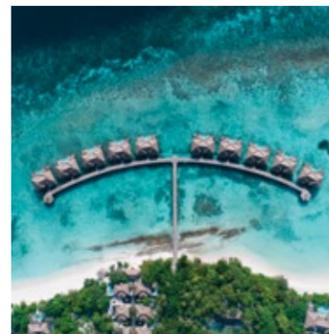
### Overseas



Wisma Infinitem, Malaysia



West End Residences, Australia



Noku, Maldives



Noku, Kyoto

Developer: Roxy-TE2 Development Pte. Ltd. | Company Registration Number: 201803557N | Developer's Licence No.: CI303 | Tenure of Land: Leasehold 99 years commencing on 31 May 2019 | Encumbrances: Mortgage(s) in Favour of CIMB Bank Berhad | Expected Date of Vacant Possession: 1 May 2023 | Expected Date of Legal Completion: 1 May 2026 | Location: Lot 656A and 4373K of Mukim 5 at 15, 17, 19, 21, 23, 25 Lorong Kismis.

## shaping lives since the 1950s

Over the last 70 years since its incorporation in the 1950s, Tong Eng Group takes pride in developing distinctive buildings that are a harmonious blend of form and functionality. From its inception, the group has owned and developed more than a hundred acres of land, comprising office, retail, landed housing and condominium projects.



Tong Eng strives to blend creative planning and understated elegance, while adopting new concepts and technology in developing buildings with enduring value. With each project, careful attention is paid to every detail, from redefining spaces to ensure the optimum layout, to providing only the most impeccable finishes and quality.

### Singapore



Belgravia Green



Belgravia Villas



Centrium Square



Goodwood Grand



Three Balmoral



ARC 380

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