



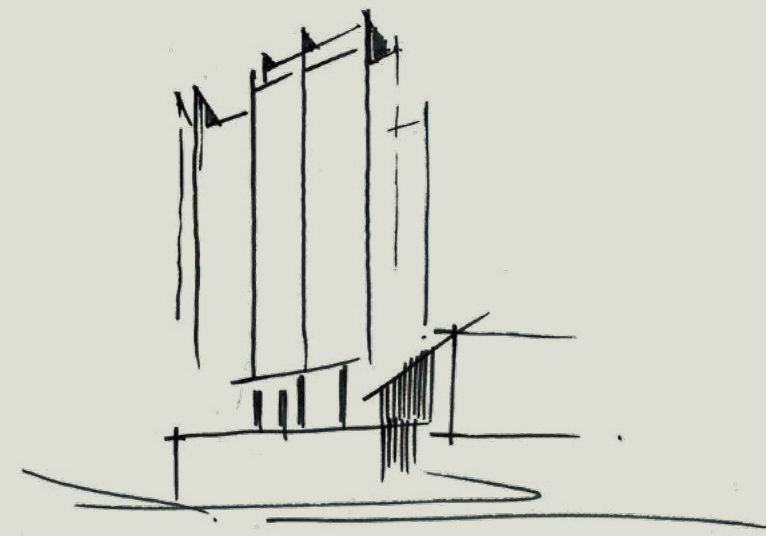
JUNIPER HILL



JUNIPER HILL

A home above all

THE BUKIT TIMAH
COLLECTION



Juniper Hill

FREEHOLD

PRIME DISTRICT 10

Allgreen Properties is proud to present The Bukit Timah Collection, made up of Juniper Hill, Fourth Avenue Residences, and *former* Royalville. Thoughtfully curated, this collection represents the best of District 10 living in the heart of Bukit Timah.

For centuries,
the juniper tree has symbolised
protection and health.





A home above all

JUNIPER
HILL

Artist's Impression



WELCOME

Located at 39 Ewe Boon Road, Juniper Hill is nestled on higher ground within the exclusive Bukit Timah-Tanglin enclave. Within the freehold development, beautiful landscaped gardens across various levels create an elegant living experience immersed in nature.



CONCIERGE

IN PARTNERSHIP WITH:



Shangri-La hotel
SINGAPORE

Your home at Juniper Hill comes with complimentary concierge services* to ensure that your everyday needs are well taken care of. In addition, enjoy daily delivery of fresh bakes, laundry services, and assistance with hotel room bookings and F&B reservations from Shangri-La Hotel*.

* Terms and conditions apply

50M LAP POOL





Artist's Impression

Relax in the jacuzzi and let your stress and worries melt away.
Admire the lush landscape and allow the sounds and sensation of the
waters to rejuvenate you. This is man and nature in perfect harmony.

STARGAZING DECK



In the evenings, spend some time at the Stargazing Deck, watching day turn to night. Admire the view over the surrounding private houses, as the city lights come on in the horizon.

Where the stars look to





JUNIPER HILL

Stevens
MRT Station

Anglo-Chinese School
(Barker Road)

Anglo-Chinese School
(Primary)

Anglo-Chinese
School (Junior)

Raffles Girls' School
(Secondary)

Shangri-La Hotel
Singapore

Tanglin Mall

Singapore Chinese
Girls' School

St. Joseph's
Institution
(Junior)

Balmoral
Plaza

Newton
MRT Station

Newton
Food
Centre

Orchard Road
Shopping Belt

Great World City



CONNECTIVITY

Stevens MRT (Interchange to future Thomson-East Coast Line)	10 mins' walk
Botanic Gardens MRT (Interchange to Circle Line)	1 stop
Newton MRT (Interchange to North South Line)	1 stop
Orchard MRT	2 stops

RENOWNED EDUCATION BELT

Singapore Chinese Girls' School	0.5 km
Raffles Girls' School (Secondary)	0.5 km
Anglo-Chinese School (Barker Road)	0.7 km
Anglo-Chinese School (Primary)	0.7 km
St. Joseph's Institution	0.8 km
EtonHouse Intl Pre-school (Claymore)	0.9 km
Catholic Junior College	1.0 km
EtonHouse Intl School (Orchard)	1.2 km
EtonHouse Intl Pre-School (Newton)	1.2 km
LASALLE College of the Arts (Winstedt)	1.4 km
Anglo-Chinese School (Junior)	1.4 km
UBS Business University	1.5 km
NUS Bukit Timah Campus	1.5 km
St. Joseph's Institution Junior	1.8 km
Chatsworth International School (Orchard Campus)	1.8 km
Nanyang Primary School	2.5 km
Hwa Chong Institution	2.8 km
Raffles Girls' Primary School	3.0 km
National Junior College	3.2 km
Nanyang Girls' High School	3.4 km

FOOD, DINING & SHOPPING

Balmoral Plaza	0.6 km
Newton Food Centre	1.2 km
Orchard Road Shopping Belt	1.3 km
United Square	1.5 km
Velocity	1.6 km
Square 2	1.7 km
Cluny Court	1.8 km
Serene Centre	1.9 km
Adam Food Centre	2.0 km

NATURE

Malcolm Park	0.7 km
Singapore Botanic Gardens (UNESCO World Heritage Site)	1.3 km
Jacob Ballas Children's Garden	1.3 km

REST & RELAXATION

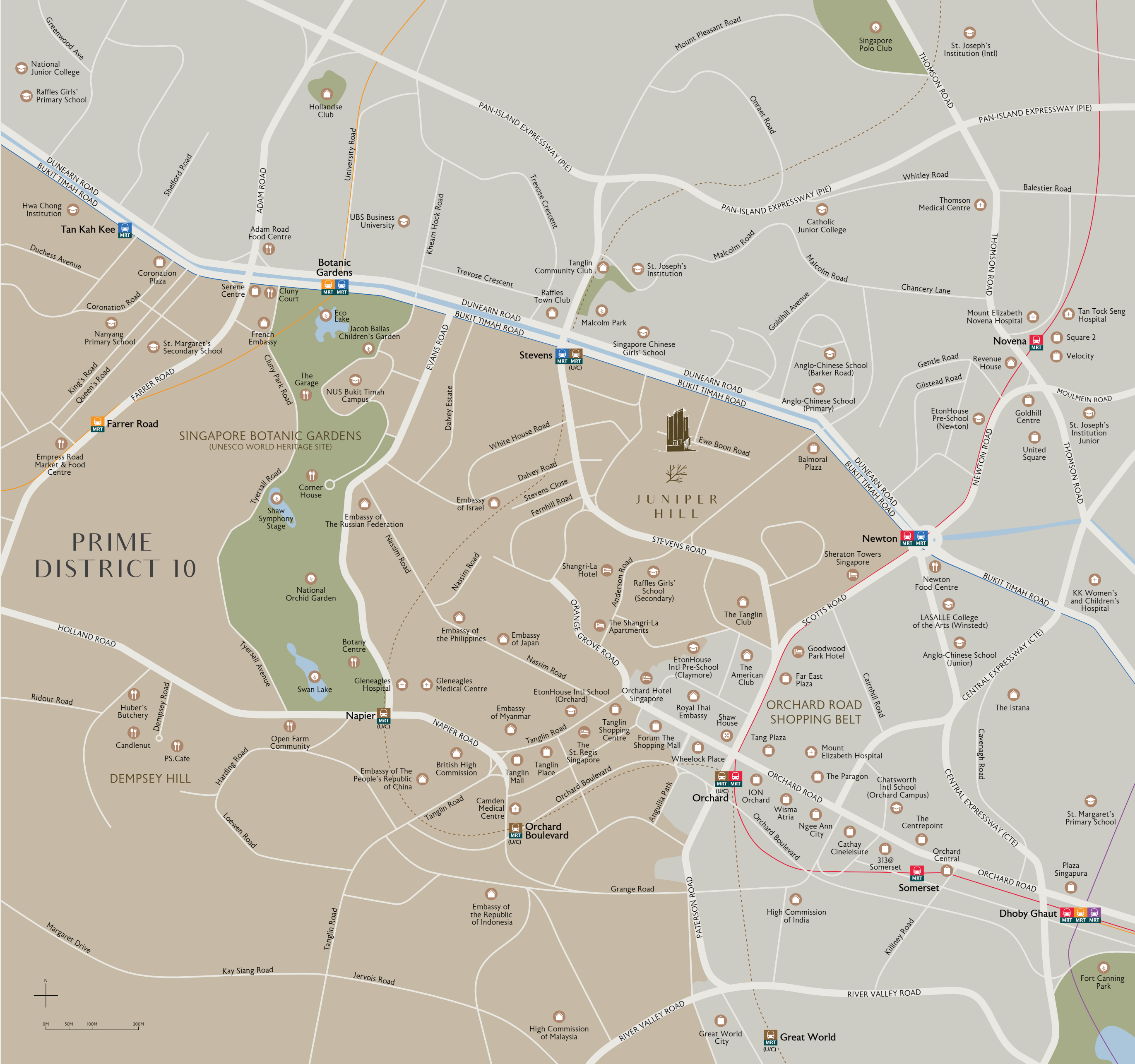
Raffles Town Club	0.8 km
Tanglin Community Club	0.8 km
The Tanglin Club	0.8 km
The American Club	0.9 km

HEALTHCARE

Mount Elizabeth Hospital	1.4 km
Gleneagles Hospital	1.5 km
Camden Medical Centre	1.6 km
Thomson Medical Centre	1.6 km
Mount Elizabeth Novena Hospital	1.7 km
Tan Tock Seng Hospital	1.8 km
KK Women's and Children's Hospital	2.0 km

Prime District 10

All distances and travelling times are approximates only and taken from Juniper Hill to respective destinations.



REPUTABLE INSTITUTIONS

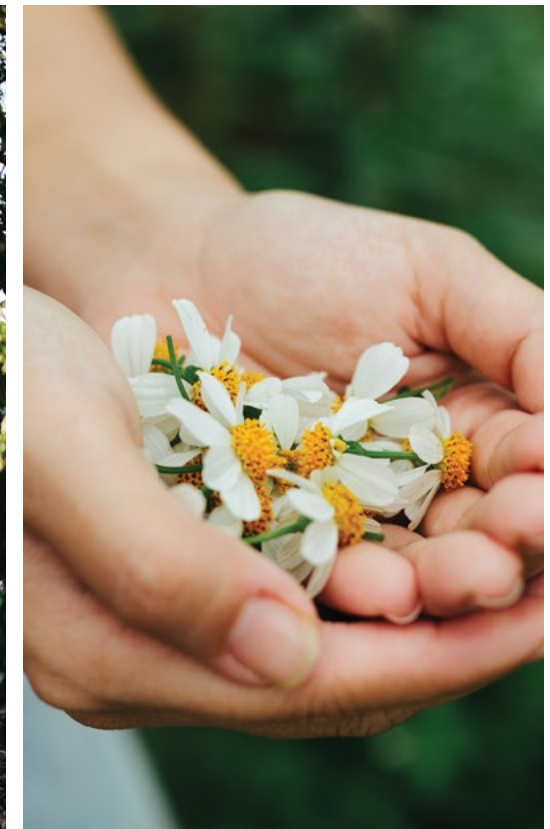
Some of Singapore's most reputable schools are within 1 kilometre of Juniper Hill, including Anglo-Chinese School (Barker Road), Singapore Chinese Girls' School, Raffles Girls' School and St. Joseph's Institution.



Anglo-Chinese School

BE IMMERSED IN NATURE

Just a stone's throw away from Juniper Hill is the country's first UNESCO World Heritage Site, the Singapore Botanic Gardens. This historic park in the heart of the city sprawls across 82 hectares of lush, open grounds, providing ample opportunities for all to spend time with nature.



CONNECTIVITY

Juniper Hill is within walking distance to Stevens MRT Station, part of the Downtown Line and a future interchange for the upcoming Thomson-East Coast Line in 2021. From there, it is a direct and easy connection to the Central Business District and Marina Bay Sands.



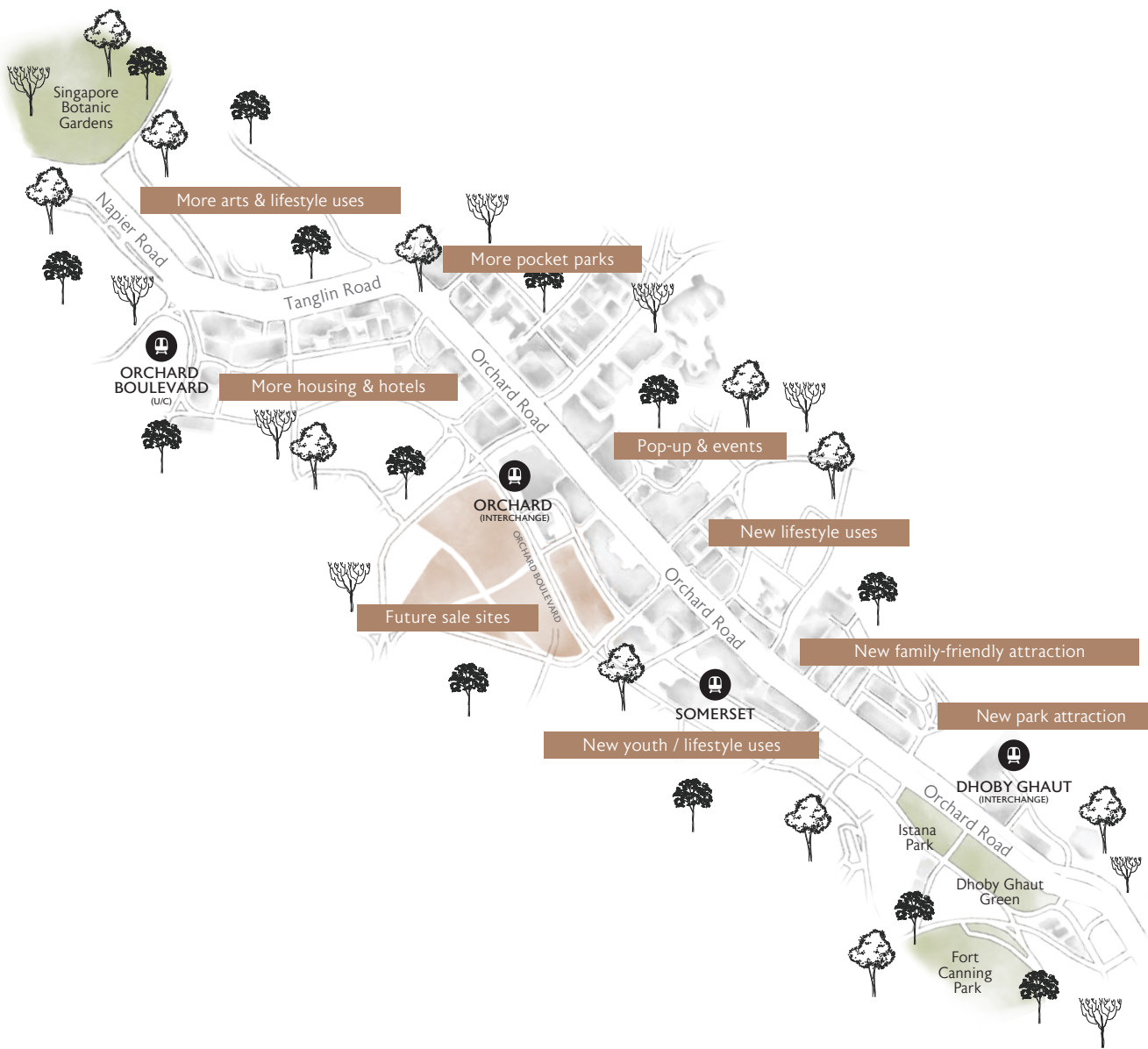
Marina Bay Sands



Orchard Road Shopping Belt

MINUTES TO ORCHARD ROAD

Juniper Hill is a 5-minute drive to Orchard Road, which will undergo rejuvenation as Singapore’s premier lifestyle destination. When unveiled, the world-famous shopping belt will boast new lifestyle experiences beyond retail and F&B to include arts, cultural and entertainment events, as well as more green spaces.



Source: Urban Redevelopment Authority, Singapore

EVERYDAY CONVENIENCES

Everyday conveniences can be found all around Juniper Hill. From casual eateries and the nearby Newton Food Centre to neighbourhood bakeries, cafes, ice-cream parlours and supermarkets, a host of nearby amenities makes life here easy and welcoming.



Photo courtesy of Shangri-La Hotel, Singapore



Food Haven



Afternoon Reverie

A PERFECT WEEKEND

The leafy and tranquil Bukit Timah-Tanglin enclave is also home to some of Singapore's beloved and charming hangout spots. Bring the little ones for a fun day out, visit the art galleries at Dempsey Hill, or catch up with friends at the Singapore Botanic Gardens.





A beautifully landscaped location
awaits you at Juniper Hill.

Multiple levels of landscape and
facilities create different experiences
for everyone to enjoy.

This is truly a home in nature.

FACILITIES

- 1

Arrival Plaza
- 2

Main Lobby (B2)
- 3

Concierge (B2)
- 4

Juniper Garden
- 5

Juniper Trail
- 6

Spa Sanctuary
- 7

Aqua Massage Bed
- 8

Spruce Jacuzzi
- 9

Garden Lounge
- 10

Terrace Garden
- 11

Silhouette Garden
- 12

Function Room
- 13

Management Office (B1)
- 14

Gymnasium
- 15

Pool Deck
- 16

Children's Pool
- 17

Children's Playground
- 18

BBQ Pavilion
- 19

50m Lap Pool
- 20

Water Feature
- 21

Juniper Nest
- 22

Tennis Court
- A

Guard House
- B

Bin Centre
- C

Genset (Above Bin Centre)
- D

Domestic Water Bulk Meter
- E

Electrical Sub-station (B2)
- F

Pedestrian Gate
- G

Ventilation Shaft

12TH STOREY

- 23

Sky Lounge

ROOF

- 24

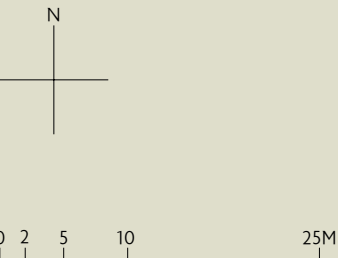
Stargazing Deck
- 25

Herb Garden
- 26

Yoga Deck
- 27

Sky Fitness
- 28

Dining Deck
- Water Tank
- Hose Reel Tank

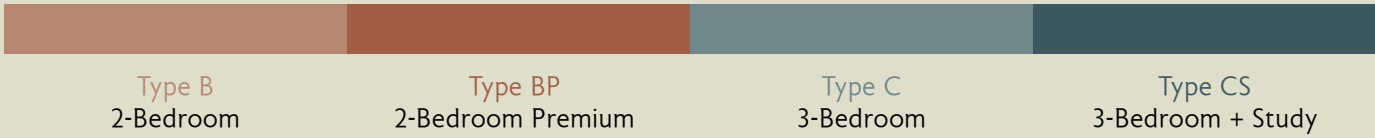


Artist's Impression



Artist's Impression

UNIT DISTRIBUTION



THE SIGNATURE SERIES

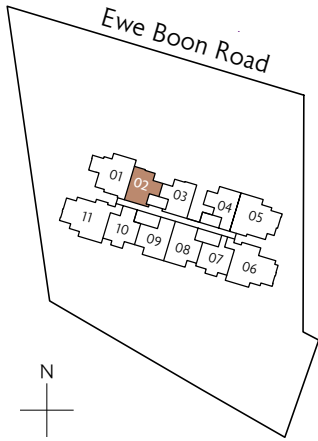
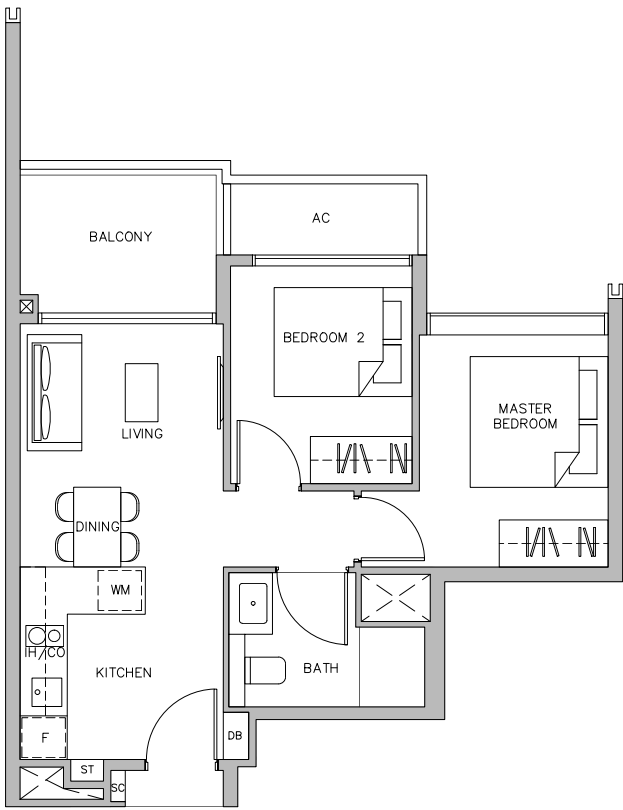


UNIT FLOOR	01	02	03	04	05	06	07	08	09	10	11
12	D2 #12-01		SKY LOUNGE	D3S #12-03		E1 #12-06		D1 #12-08		E2 #12-10	
11	C1	B1a	B1b	B2	C3S	C4S	B3	B6P	B5P	B4P	C5S
10	C1	B1a	B1b	B2	C3S	C4S	B3	B6P	B5P	B4P	C5S
09	C1	B1a	B1b	B2	C3S	C4S	B3	B6P	B5P	B4P	C5S
08	C1	B1a	B1b	B2	C3S	C4S	B3	B6P	B5P	B4P	C5S
07	C1	B1a	B1b	B2	C2	C4S	B3	B6P	B5P	B4P	C5S
06	C1	B1a	B1b	B2	C2	C4S	B3	B6P	B5P	B4P	C5S
05	C1	B1a	B1b	B2	C2	C4S	B3	B6P	B5P	B4P	C5S
04	C1	B1a	B1b	B2	C2	C4S	B3	B6P	B5P	B4P	C5S
03	C1	B1a	B1b	B2	C2	C4S	B3	B6P	B5P	B4P	C5S
02	C1	B1a	B1b	B2	C2	C4S	B3	B6P	B5P	B4P	C5S

2-BEDROOM

TYPE B1a

55 sq m / 592 sq ft
#02-02 to #11-02



Key plan is not drawn to scale

Area includes air-con (A/C) ledge. Private enclosed space (PES), balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. Please refer to the diagram annexed hereto as "Approved Balcony Screen".

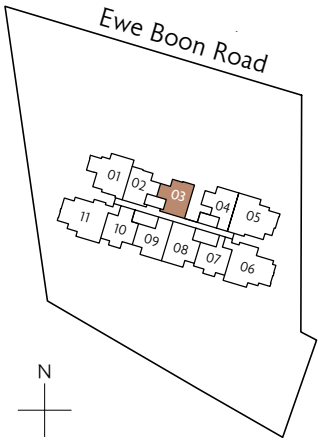
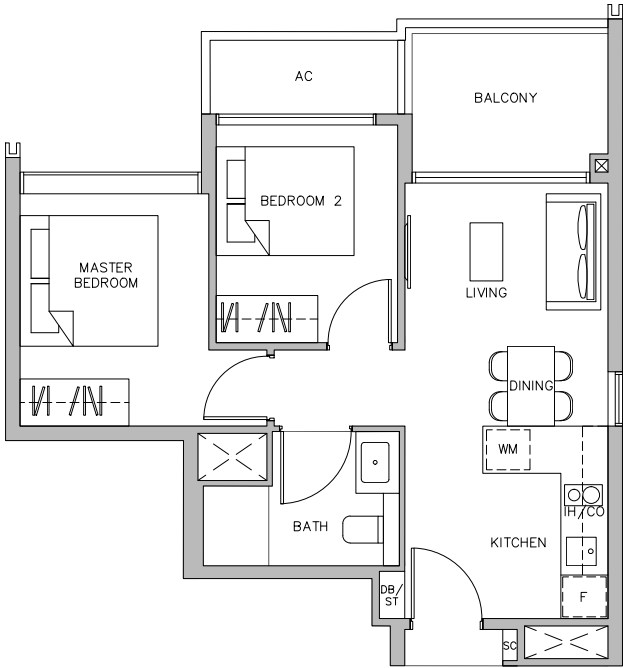
- | | | | |
|----|-------------------|----|--------------------|
| F | Fridge | SC | Shoe Cabinet |
| CO | Conventional Oven | DB | Distribution Board |
| IH | Induction Hob | ST | Storage |
| WM | Washer cum Dryer | | |



2-BEDROOM

TYPE B1b

54 sq m / 581 sq ft
#02-03 to #11-03



Key plan is not drawn to scale

Area includes air-con (A/C) ledge. Private enclosed space (PES), balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. Please refer to the diagram annexed hereto as "Approved Balcony Screen".

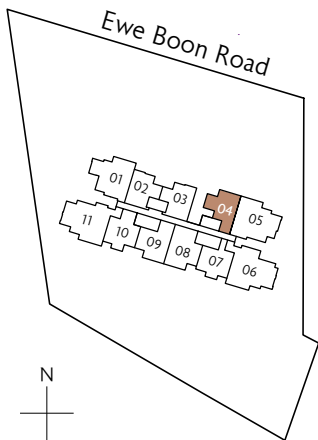
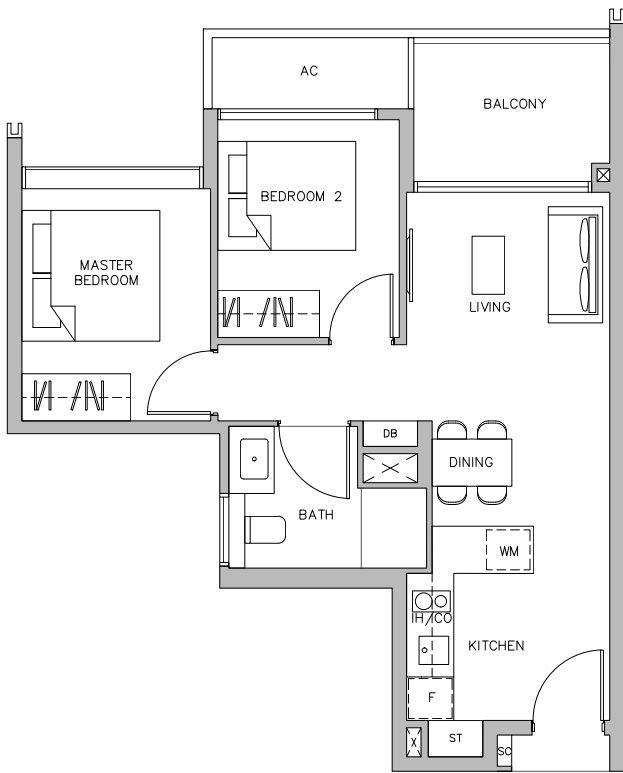
- | | | | |
|----|-------------------|----|--------------------|
| F | Fridge | SC | Shoe Cabinet |
| CO | Conventional Oven | DB | Distribution Board |
| IH | Induction Hob | ST | Storage |
| WM | Washer cum Dryer | | |



2-BEDROOM

TYPE B2

59 sq m / 635 sq ft
#02-04 to #11-04



Key plan is not drawn to scale

Area includes air-con (A/C) ledge. Private enclosed space (PES), balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. Please refer to the diagram annexed hereto as "Approved Balcony Screen".

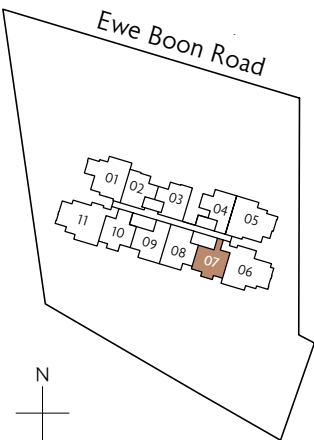
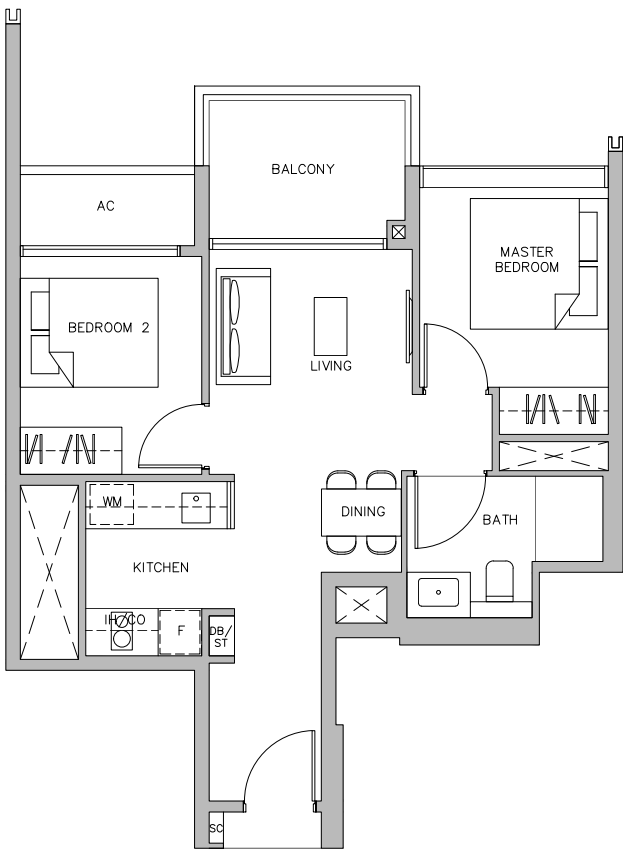
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|----|-------------------|----|--------------------|
| F | Fridge | SC | Shoe Cabinet |
| CO | Conventional Oven | DB | Distribution Board |
| IH | Induction Hob | ST | Storage |
| WM | Washer cum Dryer | | |



2-BEDROOM

TYPE B3

58 sq m / 624 sq ft
#02-07 to #11-07



Key plan is not drawn to scale

Area includes air-con (A/C) ledge. Private enclosed space (PES), balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. Please refer to the diagram annexed hereto as "Approved Balcony Screen".

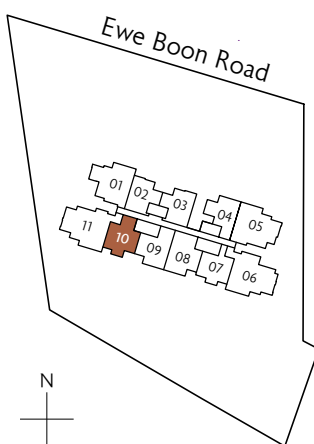
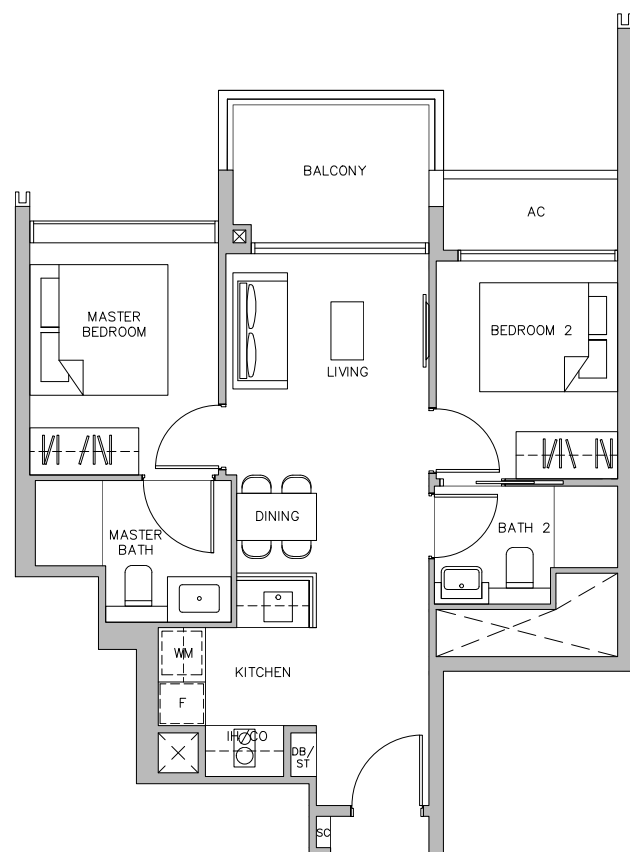
- | | | | |
|----|-------------------|----|--------------------|
| F | Fridge | SC | Shoe Cabinet |
| CO | Conventional Oven | DB | Distribution Board |
| IH | Induction Hob | ST | Storage |
| WM | Washer cum Dryer | | |



2-BEDROOM PREMIUM

TYPE B4P

61 sq m / 657 sq ft
#02-10 to #11-10



Key plan is not drawn to scale

Area includes air-con (A/C) ledge. Private enclosed space (PES), balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. Please refer to the diagram annexed hereto as "Approved Balcony Screen".

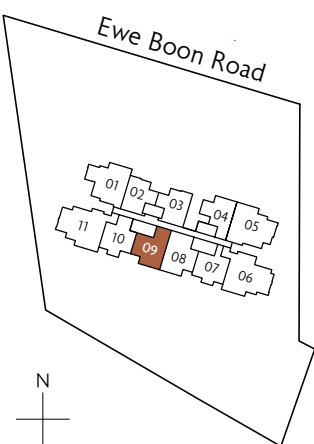
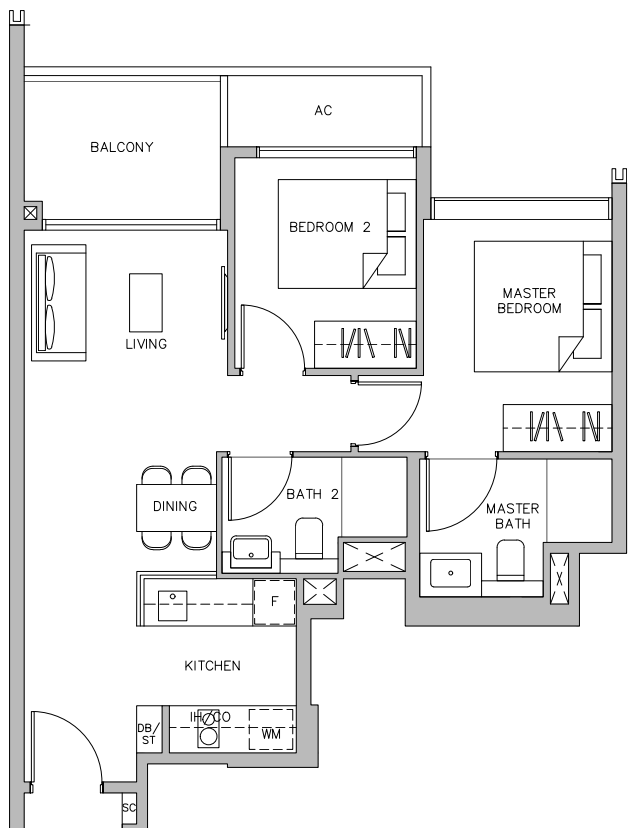
F	Fridge	SC	Shoe Cabinet
CO	Conventional Oven	DB	Distribution Board
IH	Induction Hob	ST	Storage
WM	Washer cum Dryer		

0 1 2 3 4 5M

2-BEDROOM PREMIUM

TYPE B5P

65 sq m / 700 sq ft
#02-09 to #11-09



Key plan is not drawn to scale

Area includes air-con (A/C) ledge. Private enclosed space (PES), balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. Please refer to the diagram annexed hereto as "Approved Balcony Screen".

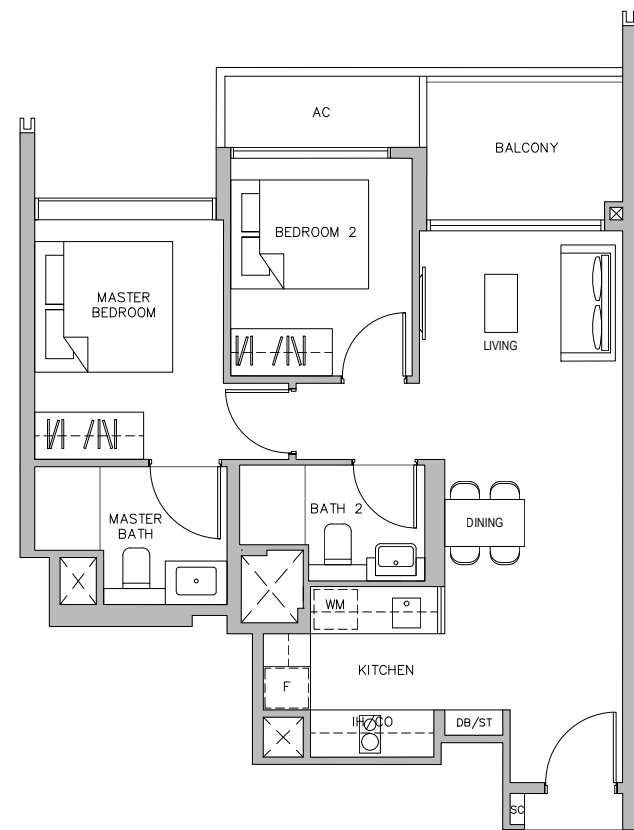
F	Fridge	SC	Shoe Cabinet
CO	Conventional Oven	DB	Distribution Board
IH	Induction Hob	ST	Storage
WM	Washer cum Dryer		

0 1 2 3 4 5M

2-BEDROOM PREMIUM

TYPE B6P

67 sq m / 721 sq ft
#02-08 to #11-08



Key plan is not drawn to scale

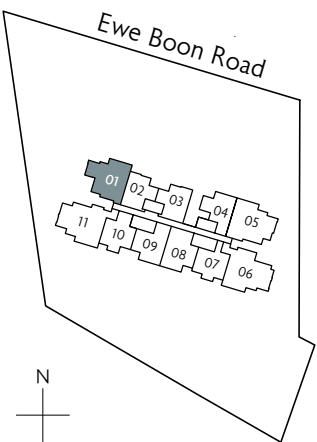
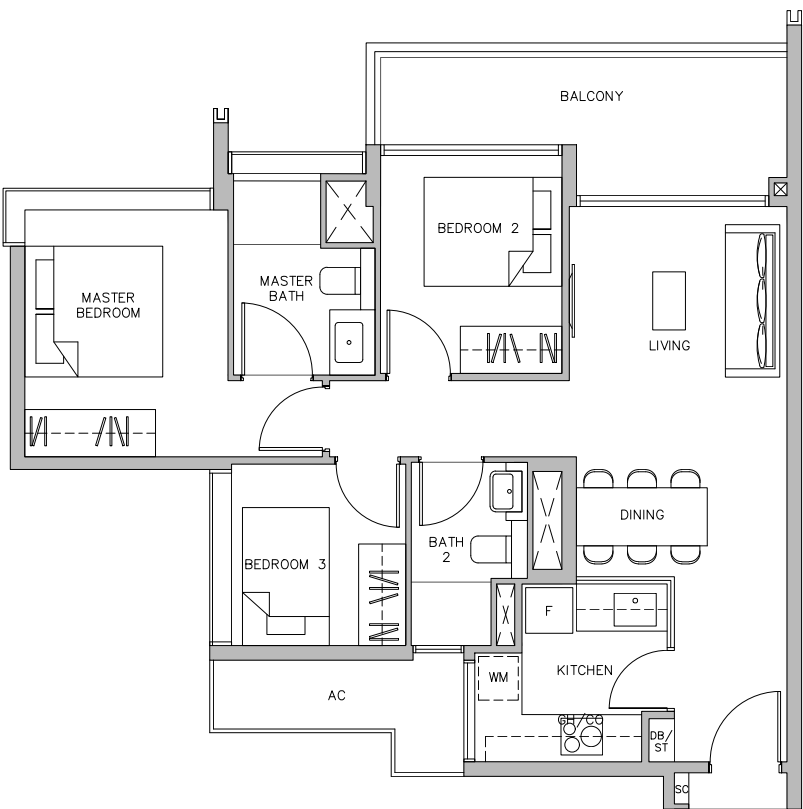
F	Fridge	SC	Shoe Cabinet
CO	Conventional Oven	DB	Distribution Board
IH	Induction Hob	ST	Storage
WM	Washer cum Dryer		

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3-BEDROOM

TYPE C1

85 sq m / 915 sq ft
#02-01 to #11-01



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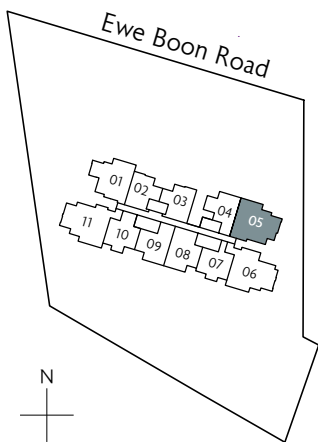
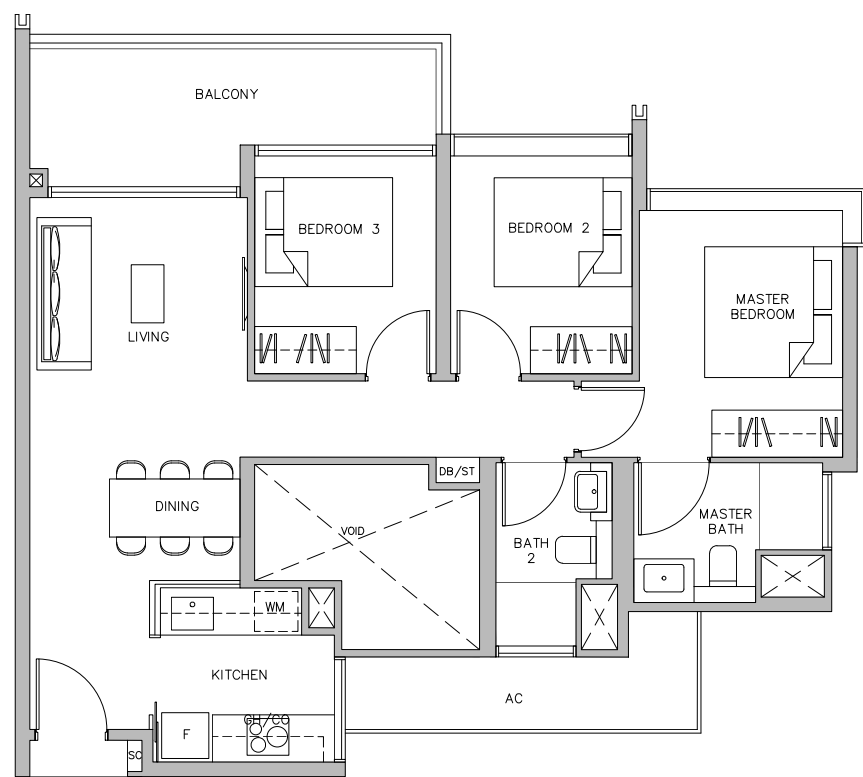
F	Fridge	SC	Shoe Cabinet
CO	Conventional Oven	DB	Distribution Board
GH	Gas Hob	ST	Storage
WM	Washer cum Dryer		

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3-BEDROOM

TYPE C2

89 sq m / 958 sq ft
#02-05 to #07-05



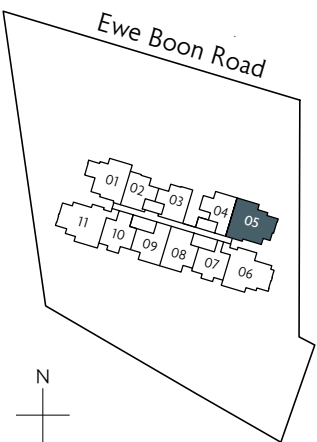
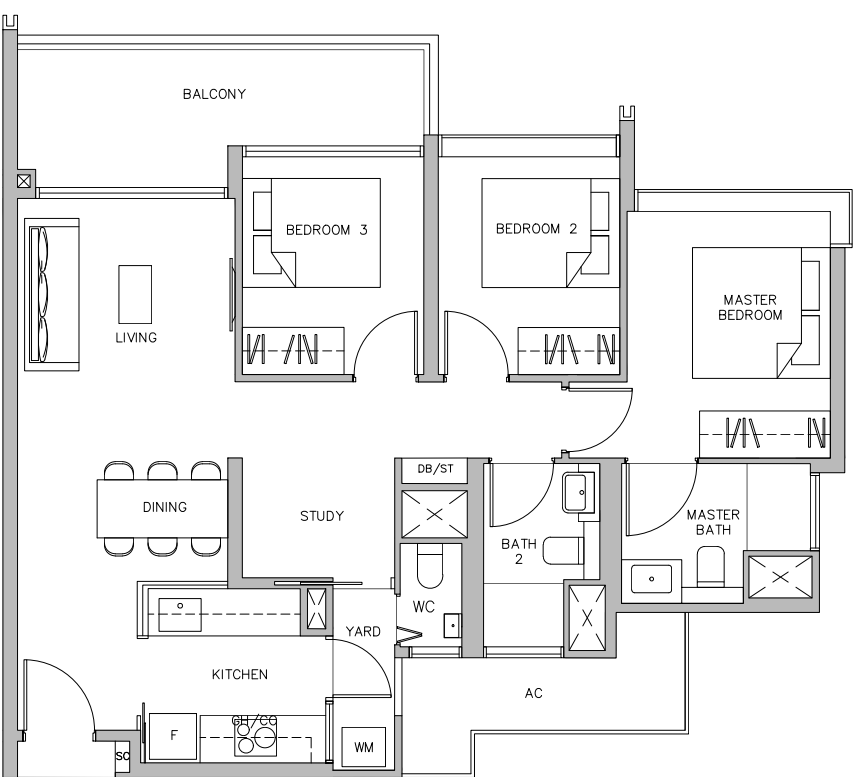
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3-BEDROOM + STUDY

TYPE C3S

97 sq m / 1044 sq ft
#08-05 to #11-05



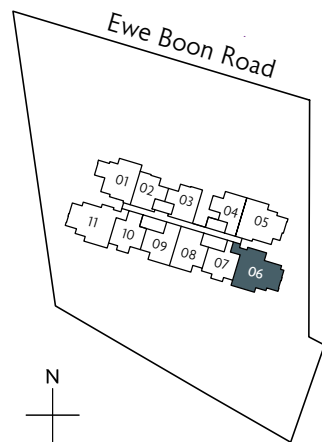
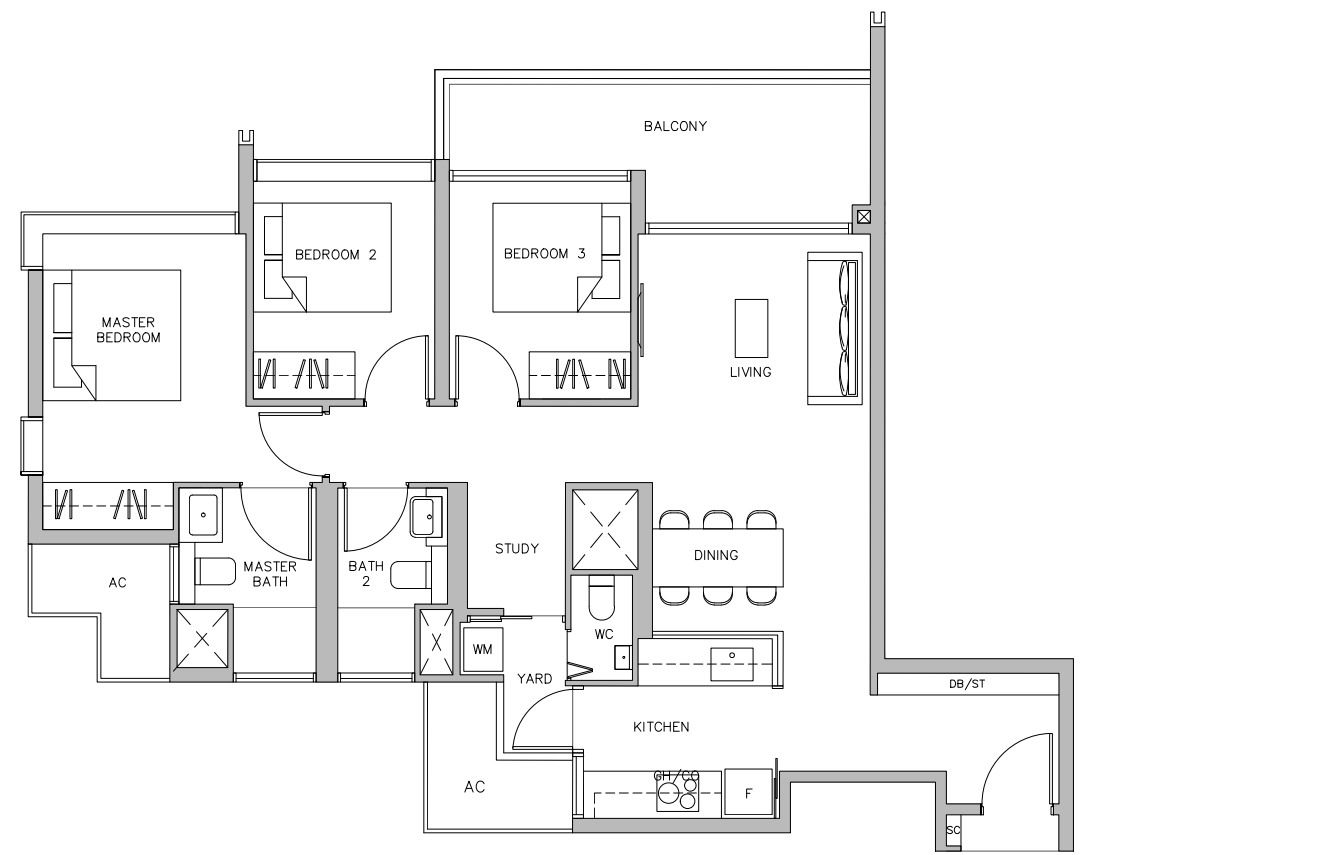
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3-BEDROOM + STUDY

TYPE C4S

103 sq m / 1109 sq ft
#02-06 to #11-06



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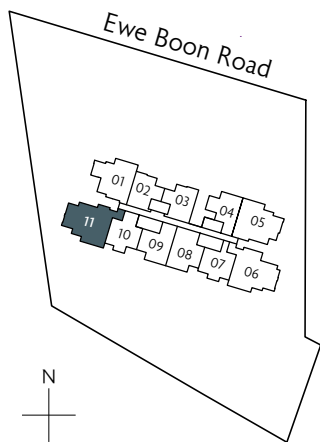
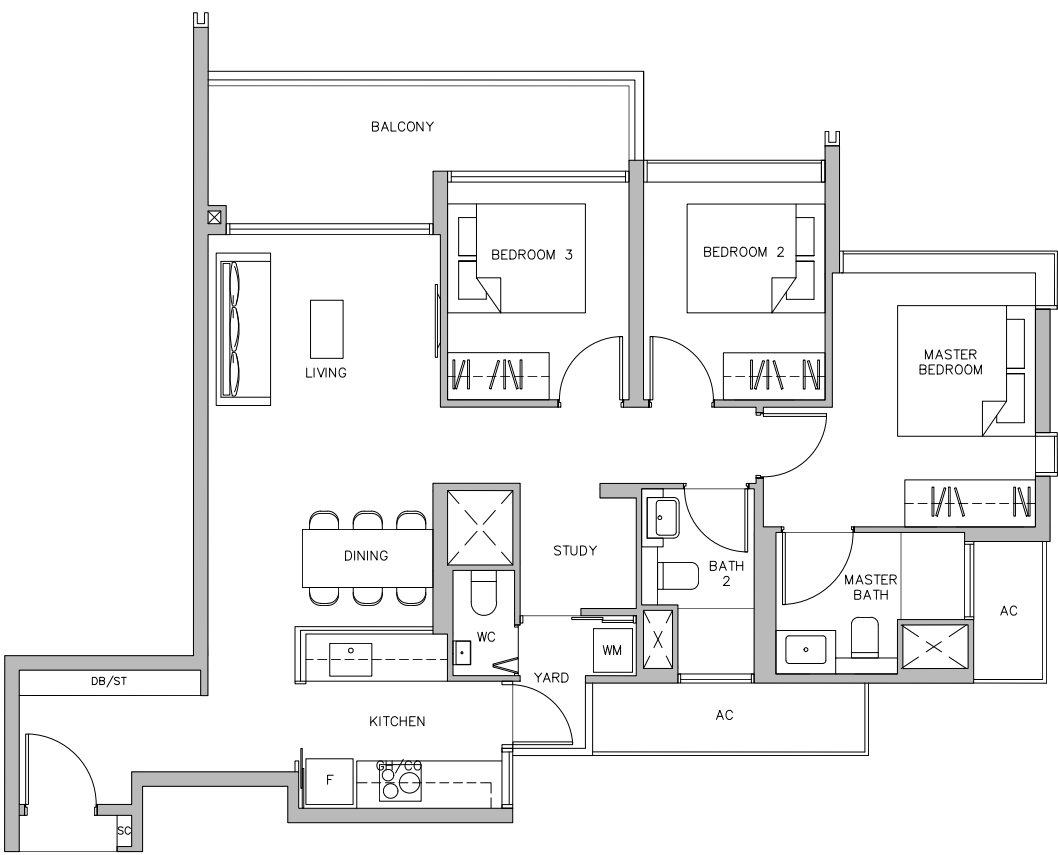
F	Fridge	SC	Shoe Cabinet
CO	Conventional Oven	DB	Distribution Board
GH	Gas Hob	ST	Storage
WM	Washer cum Dryer		

Area includes air-con (A/C) ledge. Private enclosed space (PES), balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. Please refer to the diagram annexed hereto as "Approved Balcony Screen".

3-BEDROOM + STUDY

TYPE C5S

103 sq m / 1109 sq ft
#02-11 to #11-11



Key plan is not drawn to scale

F	Fridge	SC	Shoe Cabinet
CO	Conventional Oven	DB	Distribution Board
GH	Gas Hob	ST	Storage
WM	Washer cum Dryer		

Area includes air-con (A/C) ledge. Private enclosed space (PES), balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. Please refer to the diagram annexed hereto as "Approved Balcony Screen".



A variety of unit types caters to different lifestyles, needs, and uses. The efficient and practical layout also ensures that the interior spaces are liveable and welcoming — a treasured home above all for you and your loved ones.



THE SIGNATURE SERIES

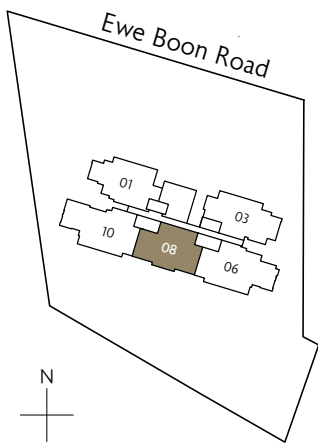
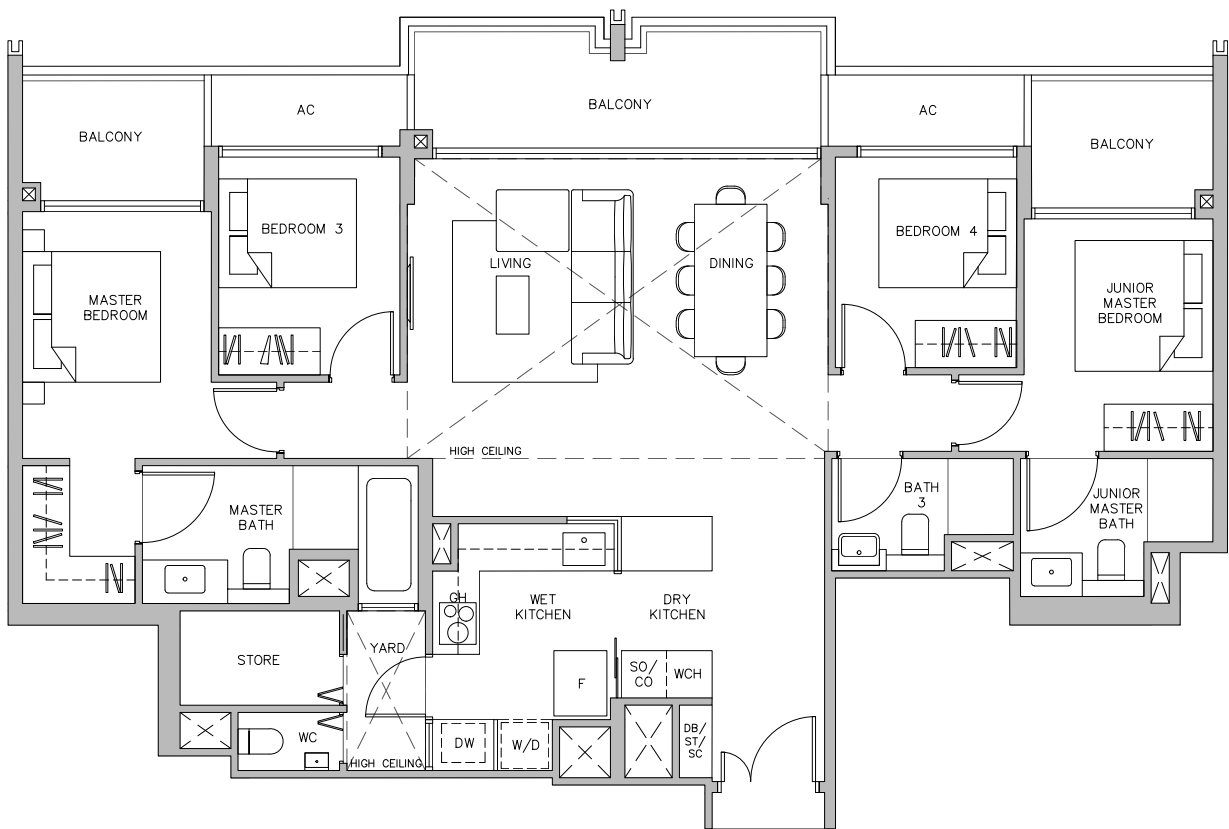
Of the 115 homes in Juniper Hill, 5 exclusive units make up The Signature Series. These rare 4-bedroom and 5-bedroom units exemplify the qualities of Juniper Hill, with generous spaces and exceptional built-in features.

For illustration purposes only

4-BEDROOM

TYPE D1

169 sq m / 1819 sq ft
INCLUSIVE OF 26 SQ M OF VOID AREA ABOVE LIVING AND DINING
#12-08



Key plan is not drawn to scale

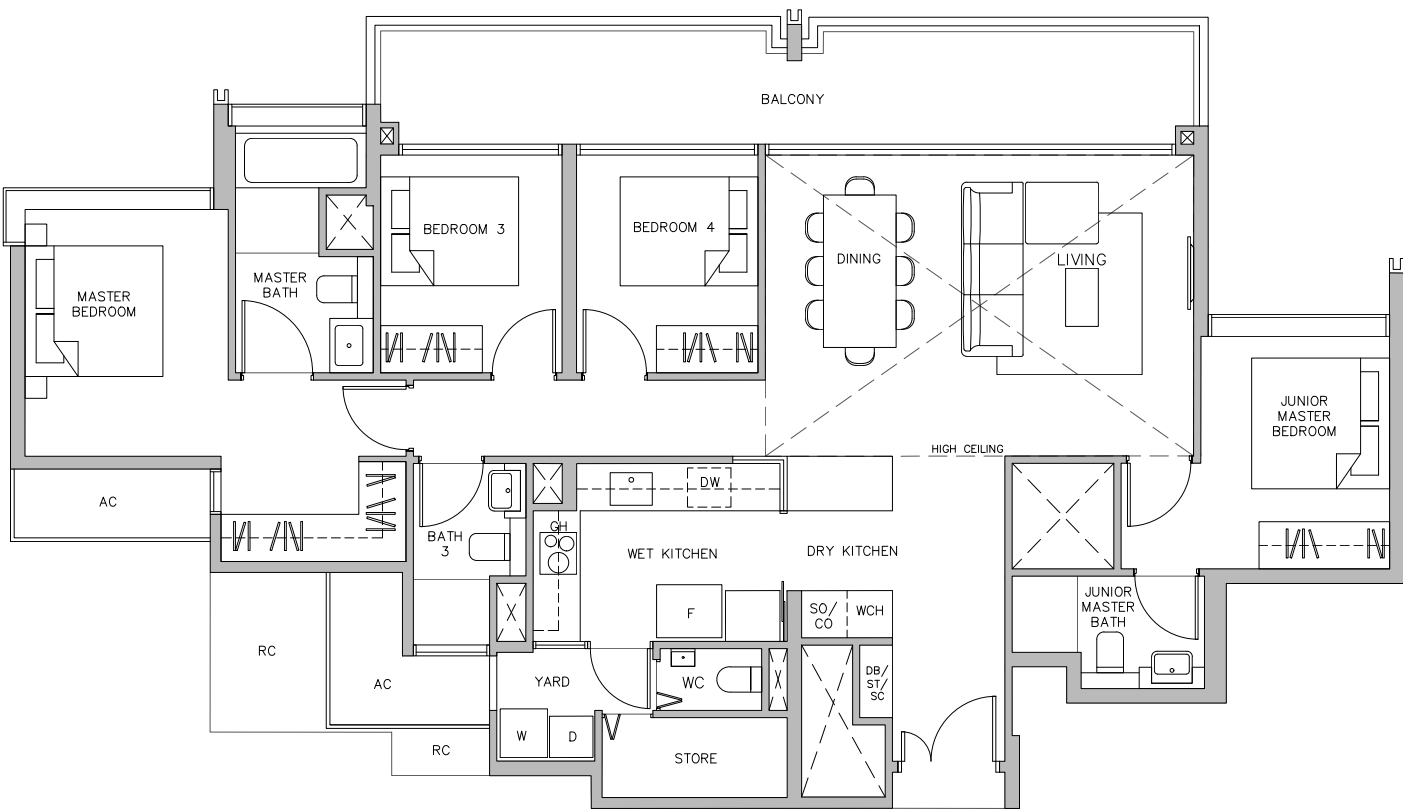
F	Fridge	SO	Steam Oven	D	Dryer	SC	Shoe Cabinet
DW	Dishwasher	WCH	Wine Chiller	W	Washer	DB	Distribution Board
GH	Gas Hob	CO	Conventional Oven			ST	Storage

Area includes air-con (A/C) ledge. Private enclosed space (PES), balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. Please refer to the diagram annexed hereto as "Approved Balcony Screen".

4-BEDROOM

TYPE D2

175 sq m / 1884 sq ft
INCLUSIVE OF 26 SQ M OF VOID AREA ABOVE LIVING AND DINING
#12-01



Key plan is not drawn to scale

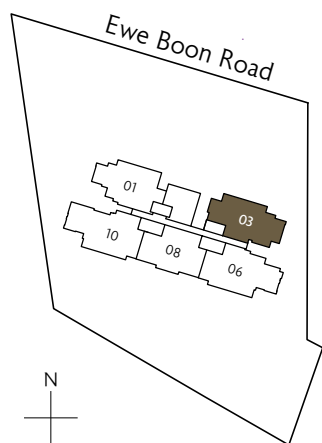
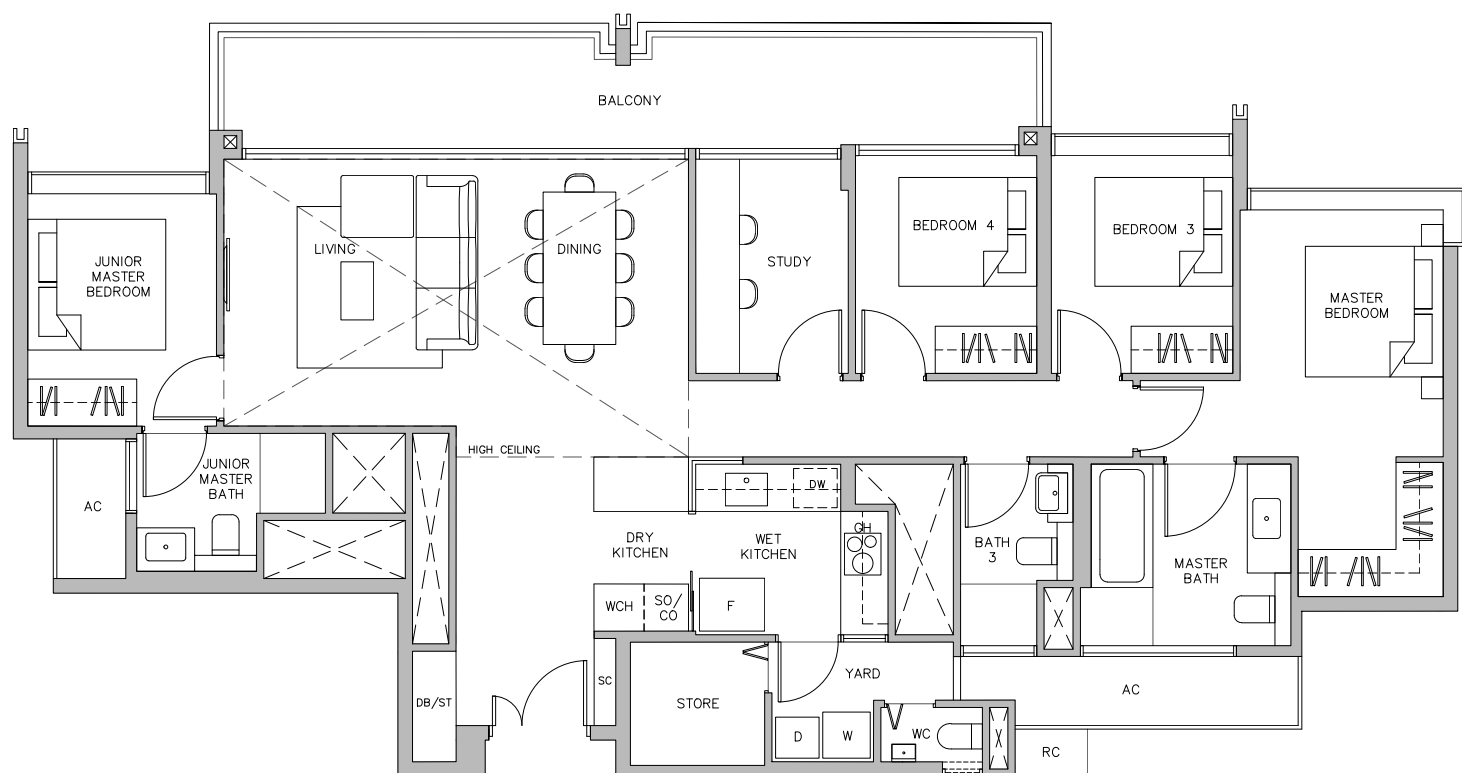
F	Fridge	SO	Steam Oven	D	Dryer	SC	Shoe Cabinet
DW	Dishwasher	WCH	Wine Chiller	W	Washer	DB	Distribution Board
GH	Gas Hob	CO	Conventional Oven			ST	Storage

Area includes air-con (A/C) ledge. Private enclosed space (PES), balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. Please refer to the diagram annexed hereto as "Approved Balcony Screen".

4-BEDROOM + STUDY

TYPE D3S

183 sq m / 1970 sq ft
INCLUSIVE OF 27 SQ M OF VOID AREA ABOVE LIVING AND DINING
#12-03



Key plan is not drawn to scale

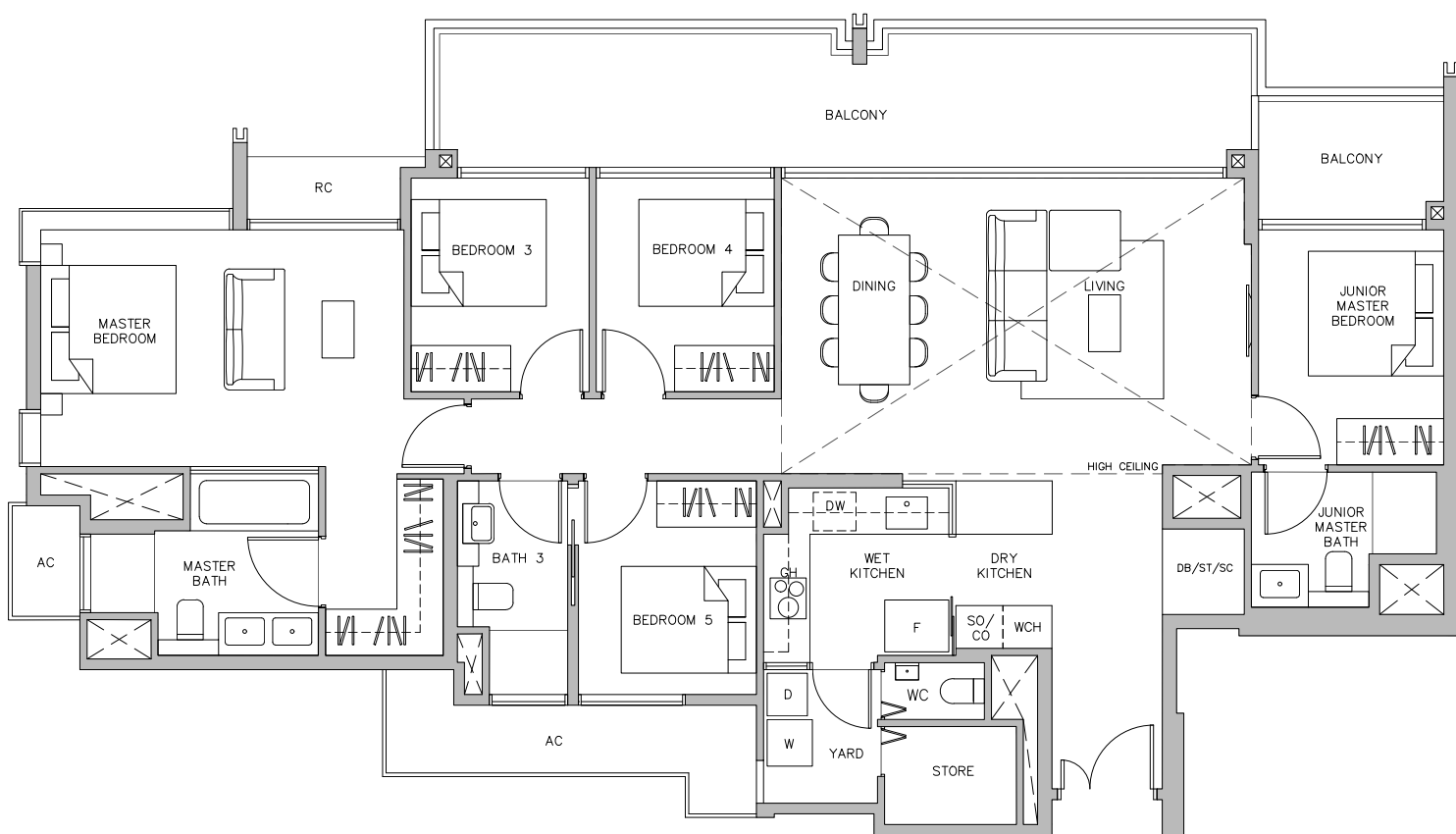
- | | | | | | | | |
|----|------------|-----|-------------------|---|--------|----|--------------------|
| F | Fridge | SO | Steam Oven | D | Dryer | SC | Shoe Cabinet |
| DW | Dishwasher | WCH | Wine Chiller | W | Washer | DB | Distribution Board |
| GH | Gas Hob | CO | Conventional Oven | | | ST | Storage |

Area includes air-con (A/C) ledge. Private enclosed space (PES), balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. Please refer to the diagram annexed hereto as "Approved Balcony Screen".

5-BEDROOM

TYPE E1

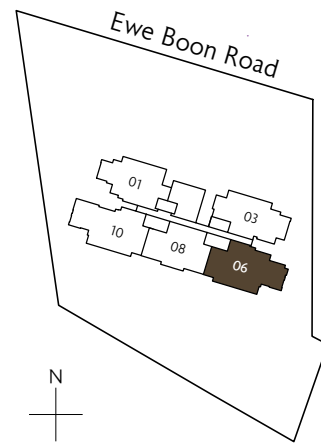
206 sq m / 2217 sq ft
INCLUSIVE OF 30 SQ M OF VOID AREA ABOVE LIVING AND DINING
#12-06



0 1 2 3 4 5M

- | | | | | | | | |
|----|------------|-----|-------------------|---|--------|----|--------------------|
| F | Fridge | SO | Steam Oven | D | Dryer | SC | Shoe Cabinet |
| DW | Dishwasher | WCH | Wine Chiller | W | Washer | DB | Distribution Board |
| GH | Gas Hob | CO | Conventional Oven | | | ST | Storage |

Area includes air-con (A/C) ledge. Private enclosed space (PES), balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. Please refer to the diagram annexed hereto as "Approved Balcony Screen".

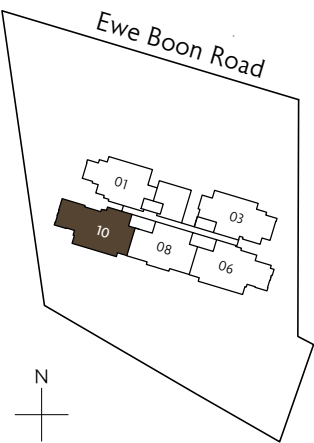
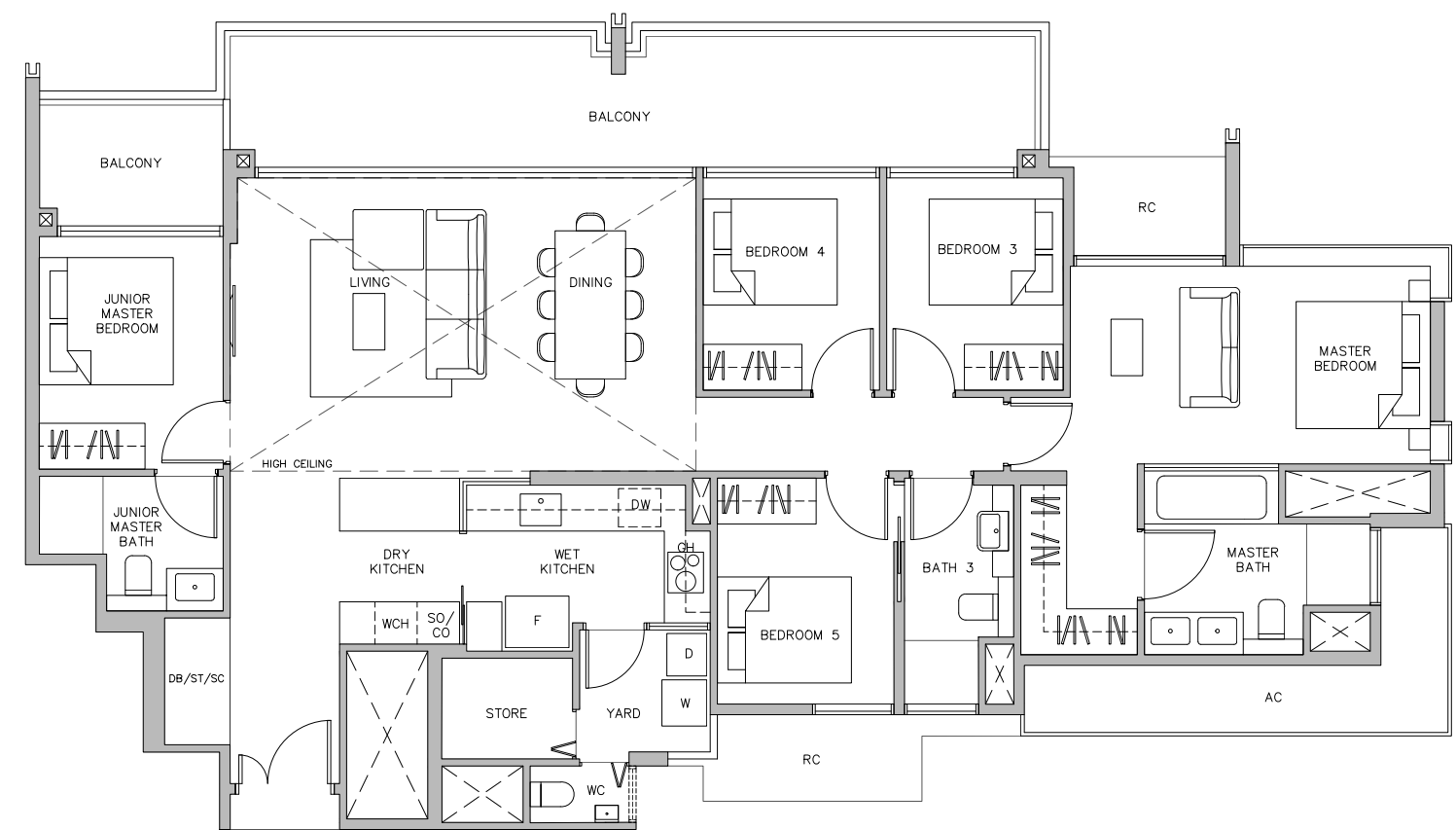


Key plan is not drawn to scale

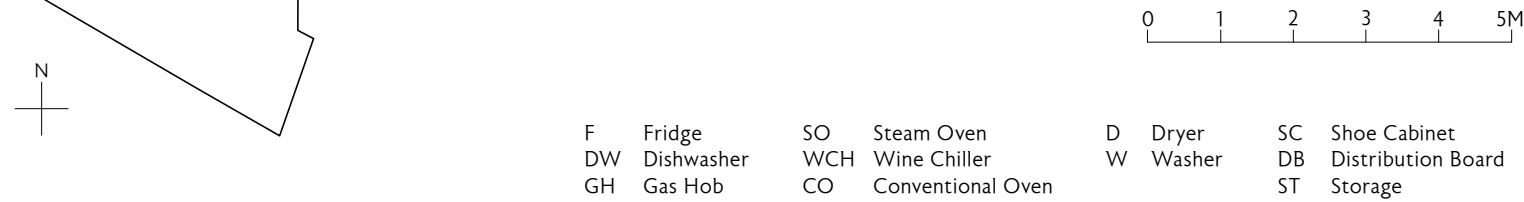
5-BEDROOM

TYPE E2

206 sq m / 2217 sq ft
INCLUSIVE OF 30 SQ M OF VOID AREA ABOVE LIVING AND DINING
#12-10

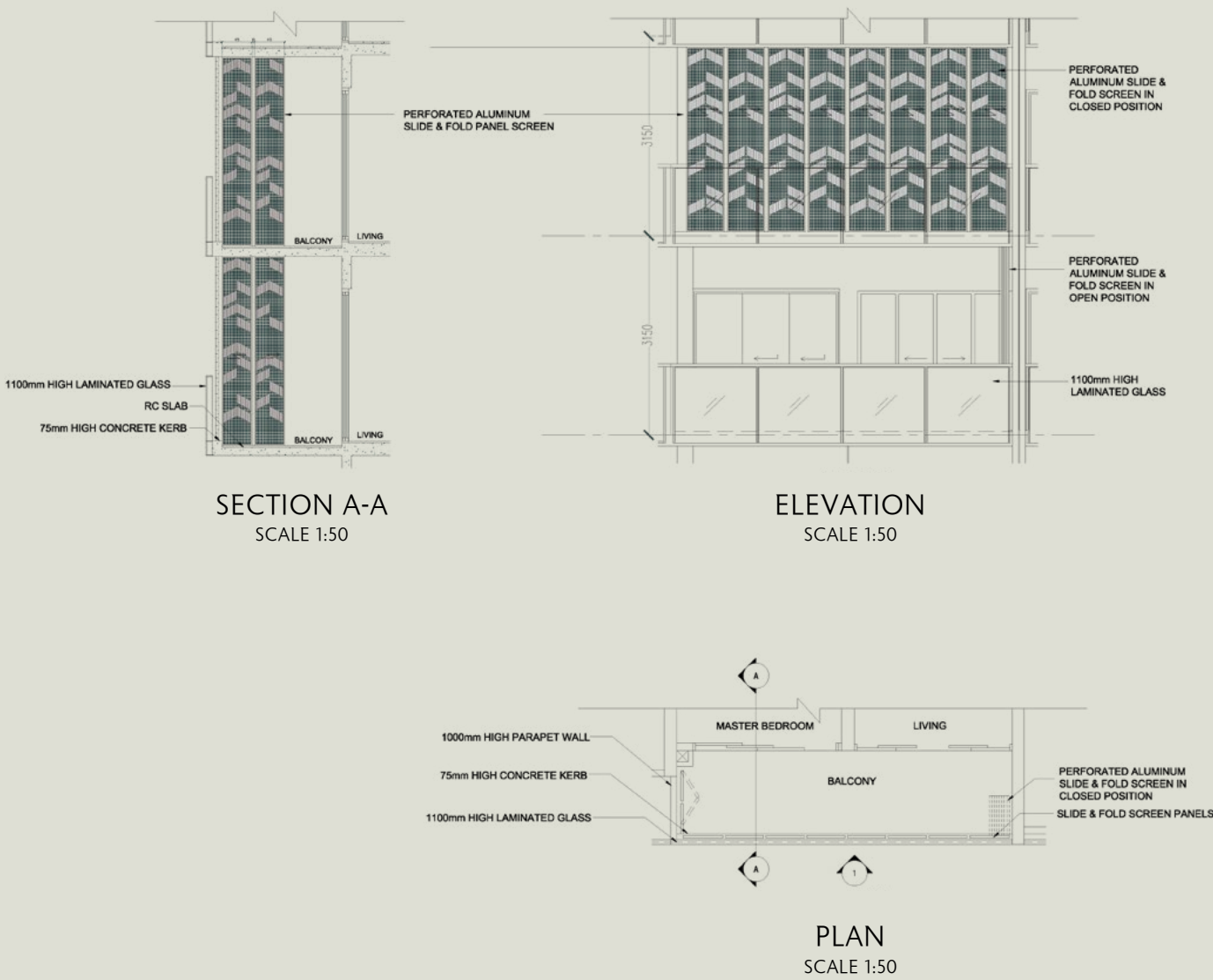


Key plan is not drawn to scale



Area includes air-con (A/C) ledge. Private enclosed space (PES), balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. Please refer to the diagram annexed hereto as "Approved Balcony Screen".

APPROVED BALCONY SCREEN



Note:
1. The balcony shall not be enclosed unless with the approved balcony screen (as shown above)
2. The installation and cost of the screen shall be borne by the Purchaser



For illustration purposes only

PREMIUM PALETTE



A thoughtful selection of premium materials lends elegance and sophistication to your home at Juniper Hill. A neutral palette of wood, marble and metallic accents forms a ready canvas for you to express your personal style and taste.

PREMIUM
FITTINGS



For illustration purposes only

Sanitary Fittings



For illustration purposes only

Kitchen Appliances



CONNECTED
HOME

SMART LIVING SYSTEM



Smart Home Application



Smart Hub



Smart Letterbox



Smart Air-Conditioning System



Smart Digital Lockset



Smart Smoke Detector

SMART COMMUNITY SYSTEM



Smart Parcel
System



Smart
Intercom



Smart Community
Management System



Card Access Control System
for Communal Facilities

The Unit will be equipped with a wireless smart home readiness hub (“wireless smart home hub”) and air-conditioner (“AC”) control for all fan coil unit within the Unit. The Purchaser will be responsible to (1) make arrangements with the third party vendor providing the wireless smart home hub for a one-time set up of the wireless smart home hub in connection with the use of the ACs; and (2) engage an independent internet service provider for the subscription of internet service in the Unit, if desired. The wireless smart home hub will be provided to the Unit even if the Purchaser does not intend to arrange with the third party vendor to set up the wireless smart home hub in the Unit. The make, model, brand, design and technology of the wireless smart home hub to be provided shall be subject to the Vendor’s selection and market availability.

THE BUKIT TIMAH
COLLECTION



JUNIPER HILL

DEVELOPER

Allgreen Properties Limited
(UEN: 198601009N)

DEVELOPER'S LICENCE NO.

C1268

TENURE OF LAND

Freehold

LEGAL DESCRIPTION

Lot 00103K TS26 at 39 Ewe Boon Road

ENCUMBRANCES ON THE LAND

Mortgage in favour of DBS Bank Ltd

EXPECTED DATE OF VACANT POSSESSION

31 March 2022

EXPECTED DATE OF LEGAL COMPLETION

31 March 2022

PRIME DISTRICT

10



ALLGREEN PROPERTIES LIMITED

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