



MONT BOTANIK RESIDENCE

Executive Summary

Mont Botanik Residence is nestled within close proximity to the lush greenery of Bukit Batok, the design draws inspiration from its surroundings, while aspiring to stand out as the 'new kid on the block'. The eventual product is one that strikes a balance between simplicity and modernity, assimilating seamlessly into the backdrop of Bukit Batok Nature Park, while exhibiting the energy and vitality through its materiality.

Host to 108 exclusive units, the residence is designed with the occupant in mind, someone who is looking to escape the hustle and bustle of the fast-paced city, to seeking solace in the tranquility and serenity of an urban green oasis. Architecture and landscape unite into a new style of mid-rise living in the sky. Where the simple pleasures of living in a garden materializes.

The architectural plan features 2 distinct blocks linked together by a series of communal sky gardens, providing green relief for residences wherever possible. These informal spaces encourage spontaneity and informal social gatherings, displaying zest and energy culminated through the architecture.

The formal drop off, generously landscaped with layers of trees and plants, humbly welcomes residents and guest. As the residents and guest circulate through the development, their experience is heightened as they are treated to the plentiful communal facilities dispersed throughout the development. From the warmth exuding from the family pods to the chatter of activities in the clubhouse, the sense of familiarity that comes with a cosy residence is an unquantifiable lifestyle experience that detached urbanites yearn for.

Key Project Details

Developer	:	Episcia Land Pte. Ltd. (Tuan Sing Holdings Limited)
Tenure/Lot No.	:	Freehold
District no.	:	23
Site area	:	4,046.6 sqm
Description of development	:	2 BLOCKS OF 10 STOREYS CONDOMINIUM (TOTAL 108 UNITS) WITH SKY TERRACE, LANDSCAPE DECK, BASEMENT CARPARK, SWIMMING POOL AND COMMUNAL FACILITIES ON LOT 01498T MK 10 AT 1 JALAN REMAJA
Address	:	2K Jalan Remaja Singapore 668728 2L Jalan Remaja Singapore 668729
Project Account Details	:	Episcia Land Pte. Ltd. - Project Account No. 650090006043383
Payee's Bank Address	:	4 Battery Road, Bank of China Building, Singapore 049908
Swift Code	:	BKCN SGSG

**Project Consultants**

Architect	:	AGA ARCHITECTS PTE LTD
Landscape Architect	:	SITECTONIX Pte Ltd
M&E Engineer	:	Rankine and Hill (Singapore) Pte Ltd
Civil & Structural Engineer	:	C2E Consultants
Quantity Surveyor	:	Rider Levett Bucknall (RLB)
Developer's Lawyer	:	Dentons Rodyk & Davidson LLP
Maintenance Charges Per Month	:	\$388 (estimated)

Apartment & Units Details

Unit Type	No. of Unit	Est. Strata Area (sqm)	Est. Strata Area (sqft)	Share Value
2-Bedroom Type A1	18	64	689	6
2-Bedroom Type A2	18	65	700	6
2-Bedroom Type A3	9	65	700	6
2-Bedroom + Study Type A4	18	72	776	6
2-Bedroom + Study Type A4-P	18	72	776	6
3-Bedroom + Study Type B1	27	88	948	6

Kitchen Provisions & Appliances (Smeg)**Interesting Facts**

Kitchens for all units are able to enclose and comes with natural ventilation (windows).

Gas stoves (**Smeg**) are provided for cooker hob for all the units regardless of unit types.

Separate washer and dryer (**Smeg**) are provided for all the units regardless of unit types. These appliances will be mounted in the allocated area with a stacking kit and finished with a conceal cabinet.

Fridge for all 2 bedroom unit type will be provided and integrated as part of the kitchen cabinet.

Unit Type	Cooker Hob	Cooker Hood	Conventional Oven	Washer	Dryer	Integrated Freezer Fridge	Freestanding Freezer Fridge
2-Bedroom	✓	✓	✓	✓	✓	✓	✗
2-Bedroom + Study	✓	✓	✓	✓	✓	✓	✗
3-Bedroom + Study	✓	✓	✓	✓	✓	✗	✓



Cabinet Colour Scheme	Bedroom/Study Wardrobe	Built in wardrobe with: Shelving & drawer in Munich Oak Woodrift melamine with White Woodrift melamine finish with matching PVC edging. Sliding door in White Woodrift melamine with aluminium handle in champagne gold
	Bathroom Vanity & Cabinet	Built in vanity top in Pearl white colour, cabinet in Munich Oak Woodrift melamine (internal) with Nature Mahoe laminate finish (external) with matching PVC Master Bath: Built in full mirror cabinet in Munich Oak Woodrift melamine (internal) with Nature Mahoe laminate finish (external) with matching PVC. Common Bath: Built in half mirror cabinet in Munich Oak Woodrift melamine (internal) and open shelves. Nature Mahoe laminate finish (external) with matching PVC

Sanitary Fittings :

- 1 vanity top complete with basin (**Laufen /Roca**) and mixer (**Hansgrohe**)
- 1 frameless glass shower screen and shower mixer (**Hansgrohe**)
- 1 water closet (**Laufen**)
- 1 utility tray, 2 hooks, 1 mirror, 1 toilet paper holder & 1 bidet spray

Ceiling of Apartment	Location	Approx Ceiling Heights (m)
	Living Room	3.2
	Dining Room	3.2
	Master Bedroom	3.2
	Bedroom 2 / 3 / Study	3.2
	Kitchen / Corridor	2.7
	Master Bath / Bath 2	2.4
	PES / Balcony (Except Type A4)	3.2
	Balcony (Type A4)	3.0

Surrounding Information

Transportation	Expressway	It is well connected to major expressways such as Bukit Timah Expressways (BKE) and Pan Island Expressway (PIE)
	MRT Stations	Hillview MRT Station – serving the Downtown line Bukit Gombak MRT Station – serving the North-South line
	Buses	173, 176, 177, 963, 963R, 970,
Amenities	Shopping Centre/Malls	HillV2 Rail Mall Hillion Mall West Mall
	Parks & Waterbodies	Bukit Timah Nature Park Little Guilin Lake Bukit Timah Nature Reserve
	Hospitals/Medical Centres/Polyclinics	St Luke’s Hospital Ng Teng Fong Hospital Jurong Community Hospital



Schools	Primary	Lianhua Primary School (1.6 km) CHIJ Our Lady Queen of Peace (2.4 km) Bukit Panjang Primary School (2.7km) Dazhong Primary School (2.9 km)
	Secondary	Hillgrove Secondary School (1.8 km) Assumption English School (2.1 km) St Francis Methodist School (2.2 km) Swiss Cottage Secondary School (3.1 km)
	Tertiary	ITE College West (4.5 km) SIM Global Education (4.9 km) Singapore Polytechnic (6.9 km)

About The Developer

Developer

Established in 1969 and listed on the Singapore Stock Exchange in 1973. Tuan Sing Holdings Limited is an investment holding company with interests in multiple industries, particularly in the areas of property development, property investment and hotels investment.

Headquartered in Singapore, the Group has over 60 subsidiaries, joint ventures and associates serving a broad spectrum of customers through its workforce of employees across the Asia Pacific region.

Tuan Sing is a recognized property developer of quality residential, commercial and industrial properties in Singapore and China.

Track Records

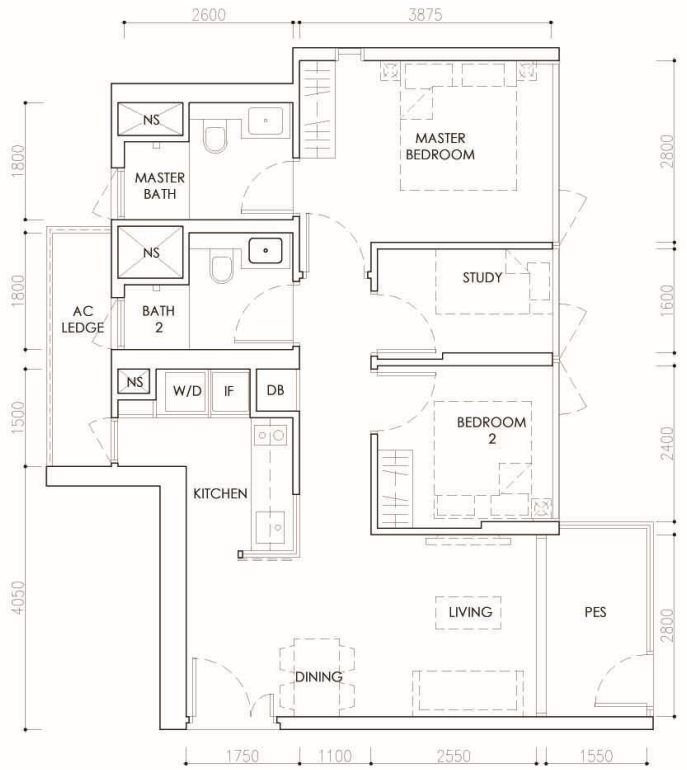
Singapore
Kingsville, The Oxley, Leedon Park (GCB), Adam Park Condominium, Botanika (Award-Winning Architectural Design), Mont Timah (Green Mark Gold Award from BCA), Seletar Park Residence (*Architecture Multiple Residence for Singapore, Asia Pac Award*), Sennett Residence and Cluny Park Residence

Shanghai
Lakeside Ville (Award-winning Development), Green Garden, Jasmine Garden, Narcissus Garden, Magnolia Garden



Sales Gallery Show Unit

Type A4-P (2 Bedroom + Study) 72sqm / 776sqft



Type B1 (3 Bedroom + Study) 88sqm / 948sqft

