

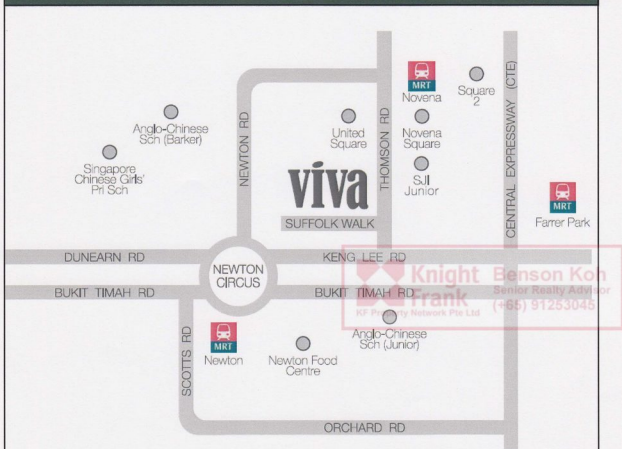


 Knight  
Frank  
Knight Frank (Singapore) Pte Ltd

**Benson Koh**  
Senior Realty Advisor  
(+65) 91253045

2, 6 & 8 SUFFOLK WALK

SPACE . LIGHT . CHARM



- ❑ LESS THAN 10 MINUTES' DRIVE TO ORCHARD ROAD
- ❑ WALKING DISTANCE TO NOVENA MRT, UNITED SQUARE, SQUARE 2 AND VELOCITY AT NOVENA
- ❑ PROXIMITY TO ACS, SCGS, SJI (JNR)



# Knight Frank

## ELEVATION CHART

	#01	#02	#03	#05	#06	#07	#08	#09	#10	#11
29	#29-01 PH3		#29-03 C2	#29-05 B1	#29-06 B1s	#29-08 PH2		#29-09 PH1		#29-11 C2
28	#28-01 S3a		#28-03 C2	#28-05 B1	#28-06 B1s	#28-08 S2		#28-09 S1a		#28-11 C2
27	#27-01 S3a		#27-03 C2	#27-05 B1	#27-06 B1s	#27-07 D2	#27-08 D3	#27-09 S1a		#27-11 C2
26	#26-01 S3a		#26-03 C2	#26-05 B1	#26-06 B1s	#26-07 D2	#26-08 D3	#26-09 S1a		#26-11 C2
25	#25-01 S3		#25-03 C2	#25-05 B1	#25-06 B1s	#25-07 D2	#25-08 D3	#25-09 S1		#25-11 C2
24	#24-01 D1	#24-02 C2s	#24-03 C2	#24-05 B1	#24-06 B1s	#24-07 D2	#24-08 D3	#24-09 C1	#24-10 C1s	#24-11 C2
23	#23-01 D1	#23-02 C2s	#23-03 C2	#23-05 B1	#23-06 B1s	#23-07 D2	#23-08 D3	#23-09 C1	#23-10 C1s	#23-11 C2
22	#22-01 D1	#22-02 C2s	#22-03 C2	#22-05 B1	#22-06 B1s	#22-07 D2	#22-08 D3	#22-09 C1	#22-10 C1s	#22-11 C2
21	#21-01 D1	#21-02 C2s	#21-03 C2	#21-05 B1	#21-06 B1s	#21-07 D2	#21-08 D3	#21-09 C1	#21-10 C1s	#21-11 C2
20	#20-01 D1	#20-02 C2s	#20-03 C2	#20-05 B1	#20-06 B1s	#20-07 D2	#20-08 D3	#20-09 C1	#20-10 C1s	#20-11 C2
19	#19-01 D1	#19-02 C2s	#19-03 C2	#19-05 B1	#19-06 B1s	#19-07 D2	#19-08 D3	#19-09 C1	#19-10 C1s	#19-11 C2
18	#18-01 D1	#18-02 C2s	#18-03 C2	#18-05 B1	#18-06 B1s	#18-07 D2	#18-08 D3	#18-09 C1	#18-10 C1s	#18-11 C2
17	#17-01 D1	#17-02 C2s	#17-03 C2	#17-05 B1	#17-06 B1s	#17-07 D2	#17-08 D3	#17-09 C1	#17-10 C1s	#17-11 C2
16	#16-01 D1	#16-02 C2s	#16-03 C2	#16-05 B1	#16-06 B1s	#16-07 D2	#16-08 D3	#16-09 C1	#16-10 C1s	#16-11 C2
15	#15-01 D1	#15-02 C2s	#15-03 C2	#15-05 B1	#15-06 B1s	#15-07 D2	#15-08 D3	#15-09 C1	#15-10 C1s	#15-11 C2
14	#14-01 D1	#14-02 C2s	#14-03 C2	#14-05 B1	#14-06 B1s	#14-07 D2	#14-08 D3	#14-09 C1	#14-10 C1s	#14-11 C2
13	#13-01 D1	#13-02 C2s	#13-03 C2	#13-05 B1	#13-06 B1s	#13-07 D2	#13-08 D3	#13-09 C1	#13-10 C1s	#13-11 C2
12	#12-01 D1	#12-02 C2s	#12-03 C2	#12-05 B2	#12-06 B1s	#12-07 D2	#12-08 D3	#12-09 C1	#12-10 C1s	#12-11 C2
11	#11-01 D1	#11-02 C2s	#11-03 C2	#11-05 B2	#11-06 B1s	#11-07 D2	#11-08 D3	#11-09 C1	#11-10 C1s	#11-11 C2
10	#10-01 D1	#10-02 C2s	#10-03 C2	#10-05 B2	#10-06 B1s	#10-07 D2	#10-08 D3	#10-09 C1	#10-10 C1s	#10-11 C2
09	#09-01 D1	#09-02 C2s	#09-03 C2	#09-05 B2	#09-06 B1s	#09-07 D2	#09-08 D3	#09-09 C1	#09-10 C1s	#09-11 C2
08	#08-01 D1	#08-02 C2s	#08-03 C2	#08-05 B2	#08-06 B1s	#08-07 D2	#08-08 D3	#08-09 C1	#08-10 C1s	#08-11 C2
07	#07-01 D1	#07-02 C2s	#07-03 C2	#07-05 B2	#07-06 B1s	#07-07 D2	#07-08 D3	#07-09 C1	#07-10 C1s	#07-11 C2
06	#06-01 D1	#06-02 C2s	#06-03 C2	#06-05 B3	#06-06 B1s	#06-07 D2	#06-08 D3	#06-09 C1	#06-10 C1s	#06-11 C2
05				#05-05 B3	#05-06 B1s	#05-07 D2	#05-08 D3	#05-09 C1	#05-10 C1s	#05-11 C2
04										
03										
02										
01										
	#01	#02	#03	#05	#06	#07	#08	#09	#10	#11
PH	5575 PH3						6339 PH2	4908 PH1		
Surtees	2092 S3a						3810 S2	2486 S1a		
Surtees	3225 S3						2733 S1	2733 S1		
Typical	1840 D1	1517 C2s	1345 C2	957 B1	1044 B1s	1990 D2	1991 D3	1323 C1	1508 C1s	1345 C2
	4-bedroom	3+Study	3-bedroom	2-bedroom	2+Study	4-bedroom	4-bedroom	3-bedroom	3+Study	3-bedroom

One of the largest remaining parcels of Freehold land in District 11



## LEGEND

- |                                |                              |                         |
|--------------------------------|------------------------------|-------------------------|
| A Main Entry/Exit              | J Activity Pool              | S Tennis Viewing Area   |
| B Guard House                  | K Lounge Pool with Jacuzzi   | T Golf Practice Range   |
| C Drop-off with Feature Paving | L Pavilion                   | U Service Entrance      |
| D Water Feature at Drop-off    | M Feature Wall with Aqueduct | V Half Basketball Court |
| E Clubhouse                    | N Raised Planter             | W Badminton Court       |
| F Water Feature                | O BBQ Pavilion               | X Boundary Planting     |
| G Pool Deck                    | P Fitness                    | Y Seating Area          |
| H 50m Lap Pool                 | Q Tennis Court               | Z Side Gate             |
| I Kid's Pool                   | R Kid's Playground           |                         |



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VIVA

## EXECUTIVE SUMMARY

### PROJECT CONSULTANTS

Architect	: Design Link Architects
Landscape Consultant	: Belt Collins International (S) Ltd
Showflat ID	: Suying Design Pte Ltd
Main Contractor	: Tiong Aik Construction Pte Ltd
Solicitor	: Ramdas & Wong
	36 Robinson Road #10-01 City House S068877

### FINISHES

Living / Dining / Dry Kitchen	: 600 x 600 White Marble
Kitchen	: Marble flooring (4Br, suites and penthouses), Tiles (3, 3+S)
Bedroom	: Timber (no skirting behind and/or within wardrobe area)
Family / Study & staircases	: Timber
Master Bath	: Marble wall / floor
Common Bath	: Marble wall / floor
Powder room, shower room	: Marble wall / floor
Yard, Utility, HS	: Tiles
WC	: Tiles
Balcony & Terraces	: Tiles

### ADDITIONAL ITEMS

Main entrance door lock	: Digital lockset
Main Entrance door Height	: 2.4m (other rooms also 2.4m)
Wardrobe	: Hanger shelf and hanger rod with integrated light fixture
Bath vanity	: Marble surface top
Kitchen accessories	: Miele hood, hob, oven, dishwasher Miele (2nos built-in fridge for all except 1 no. for 2-br & 2+ Study) Miele wine chiller for 4Br, suites and penthouses only
Sanitary fittings	: Hansgrohe
Sanitary wares	: Duravit, Agape (for freestanding long bath)
Lighting switches	: Ulti Silver / Clipsal White
Air Conditioner	: Ducted for living, dining, family and master bedrooms Wall mounted split types for common bedrooms and study
Choice of Finishes	: Not available

### PAYMENT SCHEME

Deferred Payment Scheme (5% Option Fee, 15% at 8 weeks from Option Date, Balance 65% at TOP), Normal progressive payment & Interest-Absorption Scheme

### PROJECT ACCOUNT DETAILS

HSBC Ltd for Project Account No: 141-179234-020 of Thomson Peak Pte Ltd

WHILE REASONABLE CARE WAS UNDERTAKEN TO COMPILE THE ABOVE INFORMATION,  
KNIGHT FRANK PTE LTD SHALL NOT BE HELD LIABLE OR RESPONSIBLE FOR ANY INACCURACY



**Knight  
Frank**  
KF Property Network Pte Ltd

**Benson Koh**  
Senior Realty Advisor  
(+65) 91253045





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VIVA

## EXECUTIVE SUMMARY

### DEVELOPER

Thomson Peak Pte Ltd (Subsidiary of Allgreen Properties Limited)

### DESCRIPTION

Proposed erection of 3-blocks of 30-storey condominium housing development (235 units) comprising of basement carparks, communal facilities and swimming pool on lots 01226L TS 28 at Suffolk Walk, Thomson Road.

### LOCATION

Lots 01226L TS 28 Suffolk Walk

### POSTAL CODES

Block 2 – 307462

Block 6 – 307464

Block 8 – 307465

### SITE AREA

11,901.30 sq m / 128,105.59 sq ft

### TENURE

Estate In Perpetuity (Freehold)

### TOTAL CARPARK LOTS

274 (inclusive 2 handicap lots)

### TOTAL NO OF UNITS (TOTAL : 1710 SHARES)

235		Share Value
◆ 2BR (957 sqft)	: 25	6
◆ 2+S (1044 sqft)	: 25	6
◆ 3BR (1323 – 1345 sqft)	: 69	7
◆ 3+S (1517 – 1528 sqft)	: 39	7
◆ 4BR (1840 – 1991 sqft)	: 65	8
◆ Suites (2486 – 3810 sqft)	: 9	9, 10, 12
◆ Penthouses (4908 – 6339)	: 3	14, 15, 16

### EXPECTED DATE OF VACANT POSSESSION (BROCHURE)

30 June 2013

### RECREATIONAL FACILITIES

Lap pool, kids' pool, Jacuzzi, Kids' playground, BBQ pavilions, landscape pavilions, tennis court, basketball half-court, golf practice range, badminton court, outdoor fitness stations, function room with gym, children's room and changing room



**Knight  
Frank**  
KF Property Network Pte Ltd

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(+65) 91253045



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## AMENITIES

### SCHOOLS

SCHOOLS	ADDRESS	DISTANCE KM
<b>KINDERGARTEN</b>		
Etonhouse Pre-School	39 Newton Road Singapore 307966	0.44km
Little Woods Montessori Kindergarten	45 Gentle Road Singapore 309166	0.78km
<b>PRIMARY SCHOOLS</b>		
St Joseph's Institution Junior	3 Essex Road Singapore 309331	0.35km
Farrer Park Primary School	2 Farrer Park Road Singapore 217567	0.81km
Anglo-Chinese Junior	25 Peck Hay Road Singapore 228315	0.98km
Anglo-Chinese Primary School	50 Barker Road Singapore 309918	1.07km
<b>SECONDARY SCHOOLS</b>		
Anglo-Chinese School	60 Barker Road Singapore 309919	1.08km
Raffles Girls' Secondary School	20 Anderson Road Singapore 259978	1.73km
CHU Secondary School	626 Lorong 1 Toa Payoh Singapore 319764	1.92km
Singapore Chinese Girls' School	190 Dunearn Road Singapore 309437	1.98km
Saint Joseph Institution	38 Malcolm Road Singapore 308274	2.02km
<b>JUNIOR COLLEGES</b>		
Catholic Junior College	129 Whitley Road Singapore 297822	1.46km
<b>UNIVERSITY</b>		

**Knight Frank** **Conson Koh**  
 Senior Real Estate Advisor  
 Knight Frank Property Network Pte Ltd  
 Tel: 6733 91253 / 91253 145



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## KEY SELLING FEATURES

### ❏ KEY SELLING POINTS

<b>Developer</b>	Established developer - Allgreen Properties Ltd is known for its quality design and construction
<b>Location</b>	<ol style="list-style-type: none"><li>1. Prominent location - just beside United Square at Thomson Road.</li><li>2. Sited on one of the largest remaining plots of FREEHOLD land in District 11, its unrivalled location makes it such an investment-worthy property that many would want to own it even for their own stay</li><li>3. Less than 10 minutes drive to main Orchard Shopping belt</li><li>4. Walking distance to Novena MRT</li><li>5. Close proximity to amenities such as United Square, Velocity @ Novena Square and Square 2.</li></ol>
<b>Layout / Quality</b>	<ol style="list-style-type: none"><li>1. Spaces in the apartments are meticulously planned to ensure functionality.</li><li>2. All apartments are fitted with the finest designer fittings and finishes i.e Miele kitchen appliances</li></ol>
<b>Aspects/Views/Orientation</b>	<ol style="list-style-type: none"><li>1. Most units in North-South orientation.</li><li>2. Most units face the park and the landscape deck.</li></ol>
<b>Overall Architecture/Lifestyle Concept</b>	Clean line architectural design in contemporary language with distinctive roof feature Luxury living and space within large size units Big balconies added to Living and Dining areas to allow seamless spillover of indoor and outdoor spaces within units.
<b>Recreational Facilities/Unique Features</b>	Modern and contemporary landscape features with lush planting. Good size of swimming pool with infinity edge, activities pools, amenities such as feature pavilions, tennis court, badminton courts, basketball half court etc, ideal for family activities and resort-like life style.
<b>Payment Scheme</b>	Deferred Payment Scheme & Normal Payment Scheme
<b>Security</b>	24hrs security guard





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## ❏ FREQUENTLY ASKED QUESTIONS

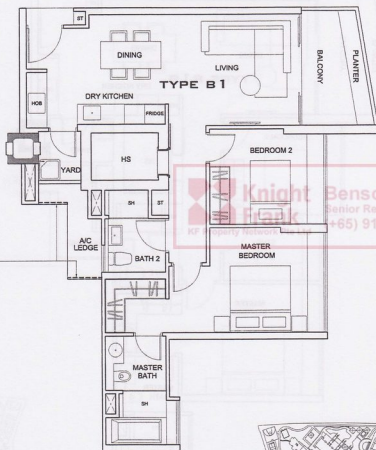
Subject	Questions	Answers
Roof Terrace	Type of finishes	Tiles
	Lighting point ?	Yes
	Water point ?	Yes
Kitchen cabinet	What is provided	Kitchen cabinets complete with sink, oven, cooker hood & hob and fridge wine chiller (for types D1, D2, D3, S1, S1A, S2, S3, S3A, PH1, PH2 and PH3 only)
Dishwasher Provision	Provided?	Yes
Gas Supply	Town Gas or cylinder?	Town Gas
Hot Water Supply	Provision to where?	<b>Capacities of electric hot water storage heaters</b>
	Capacity?	1) Baths with bathtub - 76 litres 2) Other Baths - 56 litres 3) Kitchen - 23 litres
Water Heater	Gas or electric?	Electric
Hair Dryer & Shaver point	Provided?	No
Telephone point	Where?	Living, all bedrooms and HS
TV point	Where?	Living, all bedrooms and HS
Audio/Video Intercom	Any?	Yes, Video Intercoms are provided
Data point	Provided?	Living, all bedrooms, study and HS
Security Features	At ground fir lift lobby & Basement?	CCTV and Card Access System Provided at basement and 1st storey lift lobby
Water Tank	Where? Roof or basement?	At basement and roof
Sub-station	Where?	Ground level
Refuse collection	Where? Basement or Ground level?	Basement
Ceiling Height (Typical)	Estimated	Living/dining/bedroom - 3100mm Kitchen/bathroom/corridor - 2600mm
Boundary Wall	Height?	1.8m
Window	Double glazing?	No
	Casement/Sliding?	Casement
BBQ pits	How many and where?	3 nos at pool deck
	Sink and tap point?	sink and tap provided
Side entrance	Any?	Yes
Swimming pool	Depth	1.2m
	Sizes	50m x 10m
	No of lanes	4 lanes
Activity pool	Depth	0.45m
	Size	287m <sup>2</sup>
Children's pool	Depth	0.45m
	Size	68m <sup>2</sup>
Jacuzzi	Depth	0.9m
	Size	91m <sup>2</sup>
Function Room	Estimated	70m <sup>2</sup>
Gymnasium	Estimated	36m <sup>2</sup>
Children Playroom	Estimated	14m <sup>2</sup>
Combined units	Possible?	Yes Blk 2- Stack 01 & 02 Blk 6- Stack 07 & 08 Blk 8- Stack 09 & 10

**Benson Hon**  
Senior Real Estate Advisor  
(65) 91253045

Unit type	Kitchen						Others
	Cooker Hood / Hob	Oven	2 nos. Integrated Fridge	1 no. Integrated Fridge	Dishwasher	Wine Cooler	Jacuzzi
2BR	X	X		X	X		
2 + Study	X	X		X	X		
3BR	X	X	X		X		
3 + Study	X	X	X		X		
4BR	X	X	X		X	X	
Suites	X	X	X		X	X	
Penthouse	X	X	X		X	X	X

\* Kitchen Appliances - Miele





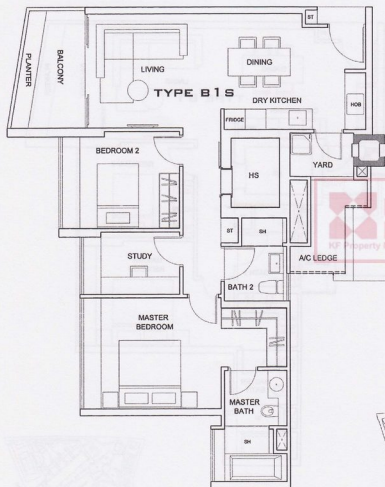
**Knight Frank**  
 Benson Koh  
 Senior Realty Advisor  
 +65) 91253045

2 BEDROOM

TYPE B1 - 957 SQFT

#05-05 TO #29-05

PLANS ARE NOT TO SCALE AND  
 SUBJECT TO FINAL CHANGES



**Knight Frank** Benson Koh  
Senior Realty Advisor  
KF Property Network Pte Ltd (+65) 91253045

SCREENING LOUVRES OR OTHERWISE  
APPROVED MATERIAL FROM ISD  
(FROM 15TH STOREY ONWARDS)

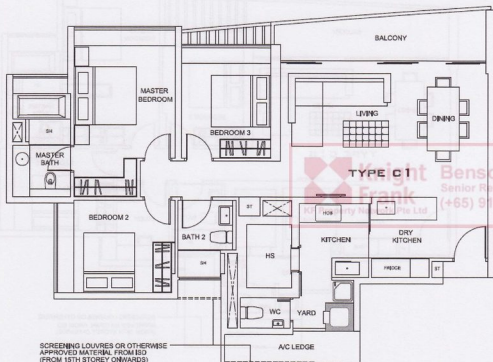


2 BEDROOM + STUDY

TYPE B1S - 1044 SQFT

#05-06 TO #29-06

PLANS ARE NOT TO SCALE AND  
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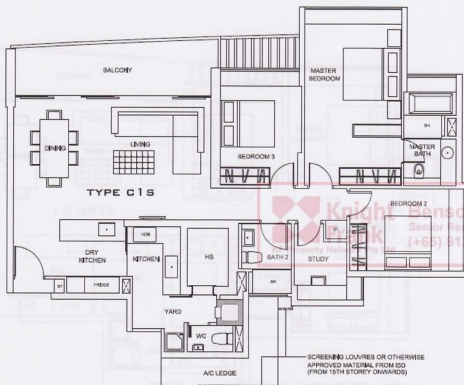
3 BEDROOM

TYPE C1 - 1,323 SQFT

#05-09 TO #24-09

PLANS ARE NOT TO SCALE AND  
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1/8 plans are 1

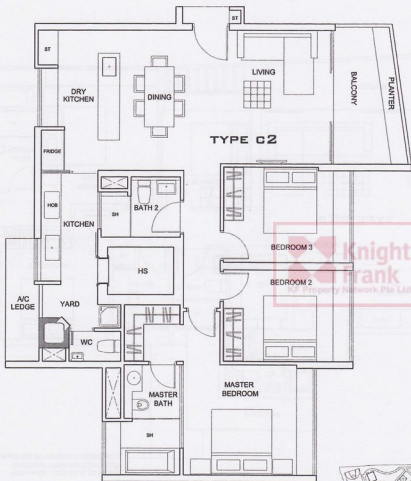
3 BEDROOM + STUDY  
TYPE C1S - 1,528 SQFT  
#05-10 TO #24-10

PLANS ARE NOT TO SCALE AND  
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Frank**

## FLOOR PLAN SHOWSUITE



**Knight Frank**  
Benson Koh  
Senior Realty Advisor  
(+65) 91253045  
KF Property Network Pte Ltd



3 BEDROOM

TYPE C2 - 1345 SQFT

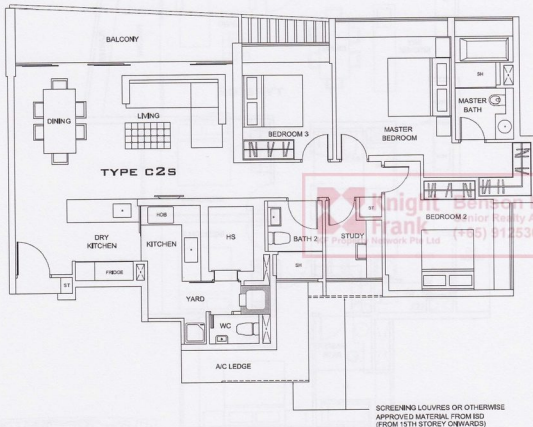
#06-03 TO #29-03

PLANS ARE NOT TO SCALE AND  
SUBJECT TO FINAL CHANGES



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## FLOOR PLAN

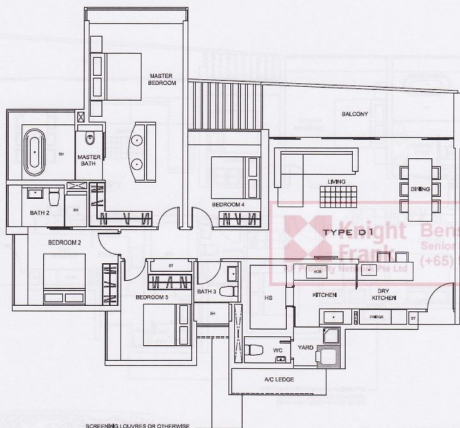


3 BEDROOM + STUDY

TYPE C2S - 1517 SQFT

#06-02 TO #24-02

PLANS ARE NOT TO SCALE AND  
SUBJECT TO FINAL CHANGES



SCREENING LOUVRES OR OTHERWISE  
APPROVED MATERIAL FROM B2D  
(FROM 15TH STOREY ONWARDS)

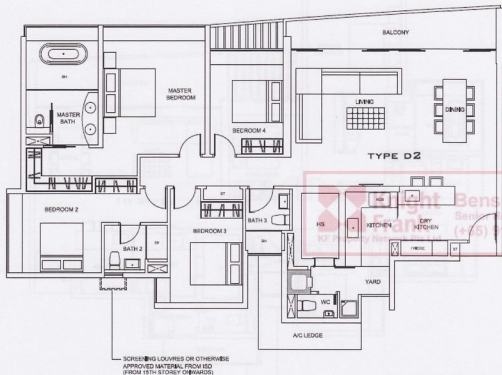


4 BEDROOM

TYPE D1 - 1,840 SQFT

#06-01 TO #24-01

PLANS ARE NOT TO SCALE AND  
SUBJECT TO FINAL CHANGES



4 BEDROOM

TYPE D2 - 1959 SQFT

#05-07 TO #27-07



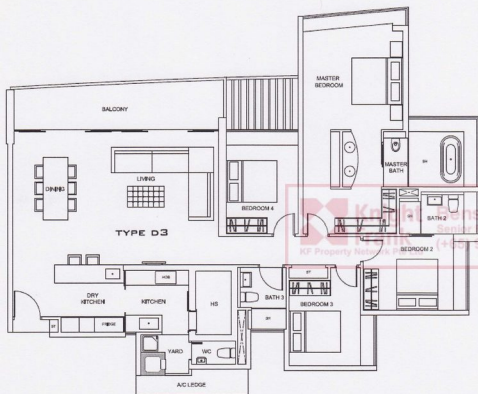
PLANS ARE NOT TO SCALE AND  
SUBJECT TO FINAL CHANGES





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## FLOOR PLAN SHOWSUITE



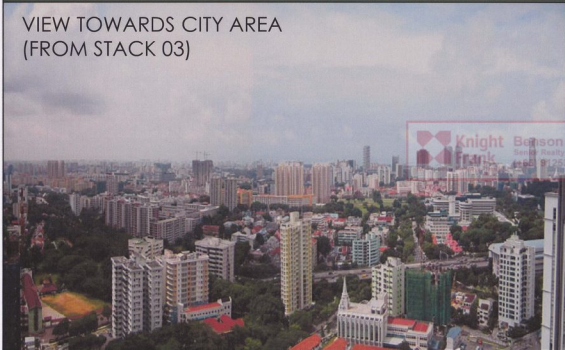
4 BEDROOM

TYPE D3 - 1991 SQFT

#05-08 TO #27-08

PLANS ARE NOT TO SCALE AND  
SUBJECT TO FINAL CHANGES

VIEW TOWARDS CITY AREA  
(FROM STACK 03)



**Knight  
Frank**

**Benson Koh**  
Senior Realty Advisor  
+65 91253045



VIEW TOWARDS NOVENA  
(FROM STACK 07)



**Knight  
Frank**

**Benson Koh**  
Senior Realty Advisor  
(+65) 91253045





**Knight Frank** Benson Koh  
Senior Advisor  
(+65) 91250045







# DESIGNER FITTINGS AND FINISHES LIVING / DINNING AREA



600 by 600 WHITE  
MARBLE





Miele Integrated Fridge



**Knight  
Frank**

Property Network Pte Ltd

**Benson Koh**  
Senior Realty Advisor  
(+65) 91253045



Miele Wine Conditioning Unit



Miele Cooker Hood / Hob



Miele Dishwasher



WALL & FLOOR TILES WHITE MARBLE . AGAPE BATHTUB . HANSGRÖHE FITTINGS