

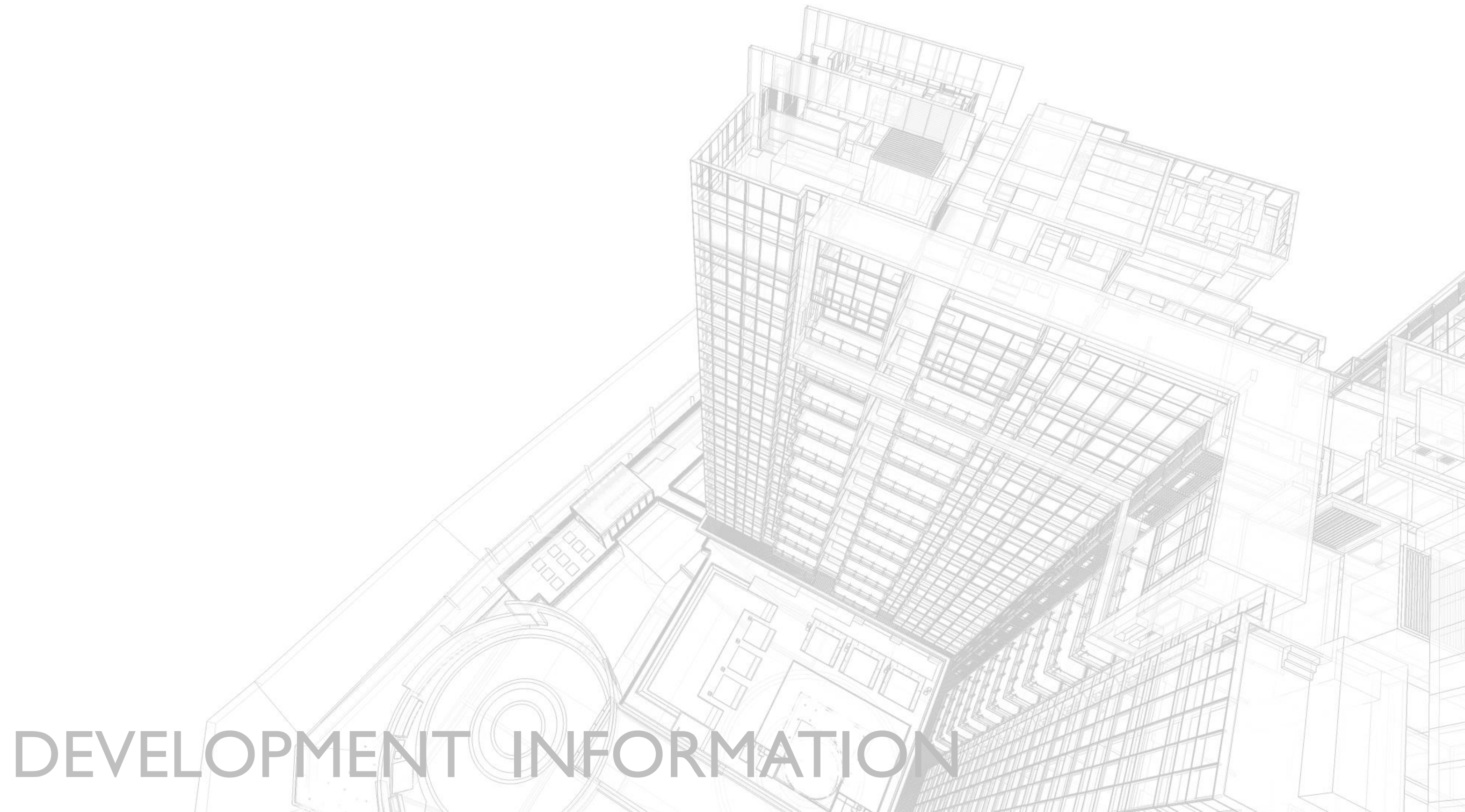


WILSHIRE RESIDENCES

30 FARRER ROAD

FREEHOLD at District 10

PROPOSED ERECTION OF 2 BLOCKS OF 12-STOREY RESIDENTIAL FLATS (TOTAL 85 UNITS) WITH BASEMENT CAR PARKS AND A SWIMMING POOL ON LOT 02652A MK 02 AT FARRER ROAD (TANGLIN PLANNING AREA) SINGAPORE 268832



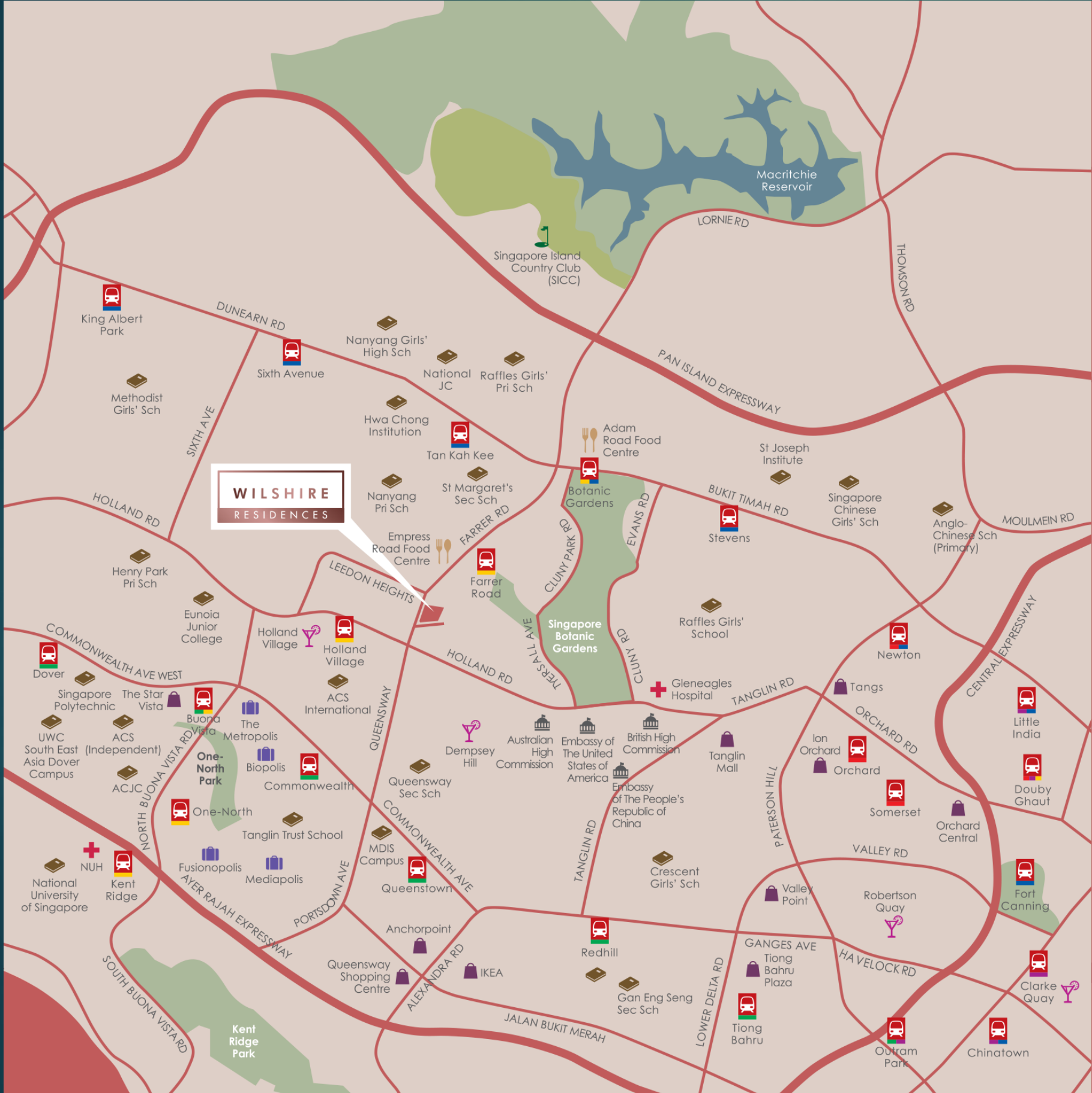
DEVELOPMENT INFORMATION



Site Area	3,635.30 sqm
Tenure of Land	Freehold
Plot Ratio	1.64
No. Storey	12 Storey with 2 Basements
Total no. of units	85 units 2 Blocks 8 units per floor at 5 th – 12 th storey 7 units at 2 nd – 4 th Storey
No. of Carpark Lots	85 car lots / 2 accessible car lots / 5 motorcycle lots / 22 bicycle lots
No of Lift	4 lifts (2 lifts per block)
BP Approval No & Date	BP Approval No: A1404-00460-2018-BP01 BP Approval Date: 01 FEBRUARY 2019
Estimated TOP & Date of Legal Completion	Vacant Possession: 31 July 2023 Legal Completion: 31 July 2026

WILSHIRE RESIDENCES
SITE INFORMATION

LOCATION



GENEROUS SERVINGS FOR ALL

- 1 prime location in District 10
- 4 good handfuls of Lifestyle: Live-Play-Eat-Shop
- 1 heaped tablespoon of considerable Singapore's top education institutions nearby (from Preschool to Junior College)
- 1 pinch of strategic surroundings such as Dempsey Hill, Holland Village, Tanglin Road, etc.
- Add an extra dash of serenity with close proximity to Botanic Gardens

ACCESSIBILITY / EXPRESSWAY

Pan Island Expressway (PIE)

Ayer Rajah Expressway (AYE)

MASS RAPID TRANSIT

East West Line - Circle Line - Downtown Line

	DISTANCE
Farrer Road MRT	600m 9 mins
Holland Village MRT	1 Stop away
Botanic Garden MRT Interchange	1 Stop away
Buona Vista MRT Interchange	2 Stops away

SHOPPING MALLS & FOOD CENTRES

	DISTANCE
Empress Road Market and Food Centre	382m 6 mins
Commonwealth Crescent Market	827m 7 mins
Dempsey Hill	1.4km 3 mins
Holland Village	1.5km 3 mins
Serene Centre	1.7km 4 mins
Adam Road Food Centre	2.0km 5 mins
Crown Centre	2.3km 4 mins
Coronation Shopping Plaza	2.4km 4 mins
Tanglin Halt Market	2.4km 5 mins
Tanglin Mall	2.5km 4 mins
Orchard Shopping Belt	4.9km 9 mins

SPORTS & RECREATION

	DISTANCE
Buona Vista CC	1.4km 4 mins
Queenstown CC	1.6km 5 mins
Botanic Garden	2.0km 4 mins
Queenstown Stadium	2.0km 4 mins
Queenstown Sports & Recreation Centre	2.0km 4 mins

PRIMARY SCHOOL

	DISTANCE
Nanyang Primary School	<1.0km 3 mins
New Town Primary School	<2.0km 5 mins
Queenstown Primary School	<2.0km 5 mins
Raffles Girls' Primary School	<2.0km 5 mins

SECONDARY SCHOOL

	DISTANCE
St Margaret's Secondary	1.6km 3 mins
Queensway Secondary	1.6km 3 mins
Fairfield Methodist School	3.7km 7 mins
Anglo- Chinese School (Independent)	3.8km 7 mins
Singapore Chinese Girls' School	3.9km 7 mins
St Joseph Institution	4.1km 8 mins
Nanyang Girls' High School	4.5km 9 mins
Raffles Girls School	4.9km 9 mins
Anglo- Chinese School (Barker Road)	4.9km 10 mins

JUNIOR COLLEGE

	DISTANCE
Anglo Chinese Junior College	3.1km 6 mins
Hwa Chong Institution	4.3km 9 mins
National Junior College	4.6km 9 mins

INTERNATIONAL SCHOOL

	DISTANCE
Anglo Chinese School International	1.9km 4 mins
Invictus International School	2.1km 5 mins

Legend:



WILSHIRE RESIDENCES
SITE INFORMATION

LOCATION



WILSHIRE RESIDENCES
SITE INFORMATION



FARRER ROAD
DISTRICT 10

WHERE HAPPINESS TASTES
AS SWEET AS LOVE

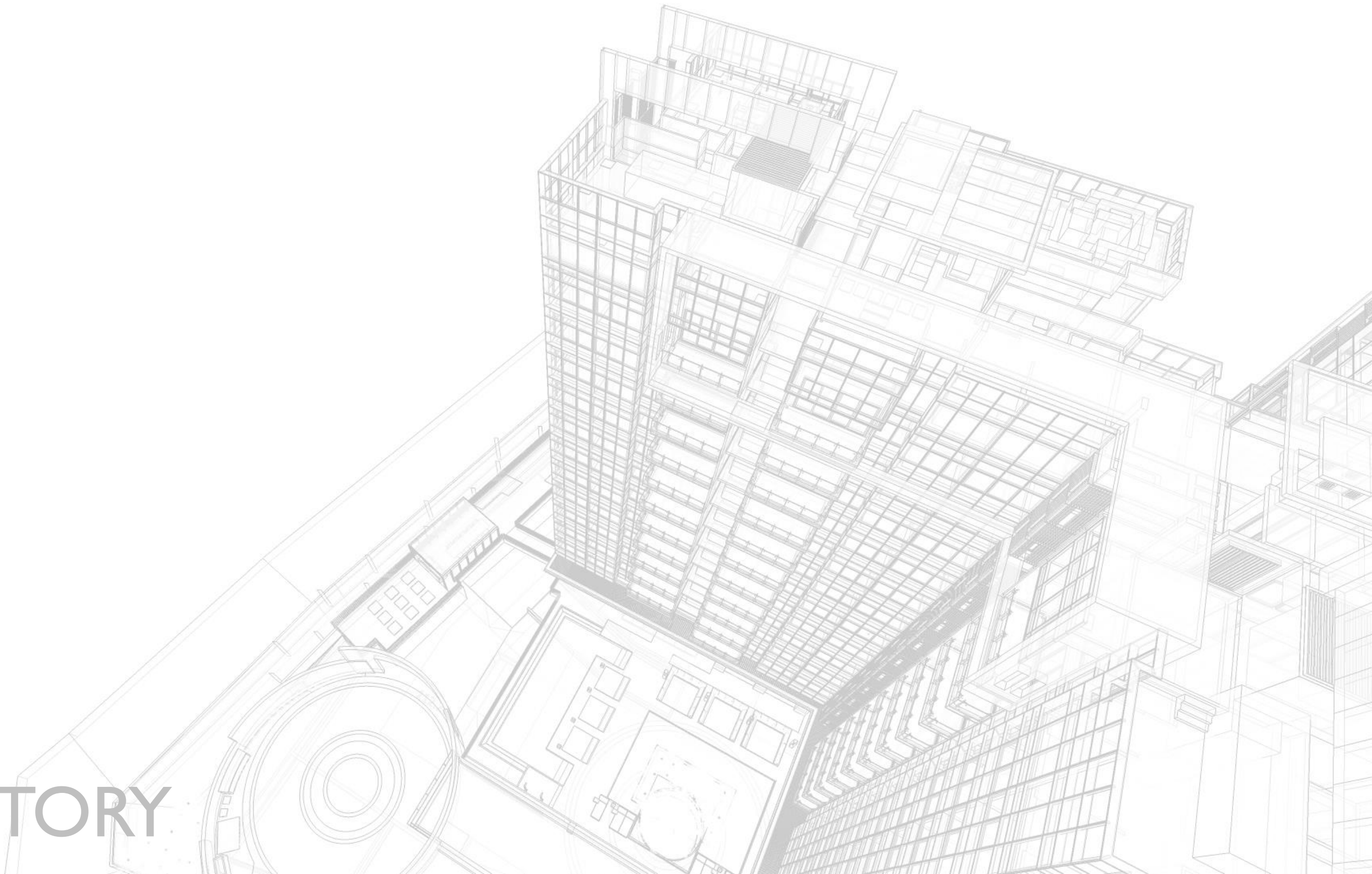
Preparation invested in time, energy and effort is crucial – just like preparing a home-cooked feast for loved ones. At Wilshire Residences, discover the essential elements that come together to create an outstanding development.

- FREEHOLD
- CENTRAL REGION, DISTRICT 10
- STRIKING 12-STOREY TOWER WITH 85 EXCLUSIVE APARTMENT UNITS
- 1 BEDROOM TO 4 BEDROOMS + GUEST UNIT TYPES

WILSHIRE RESIDENCES

THE STORY

THE STORY



Singapore Botanic Garden - Inspired

Located in close proximity to the World Heritage Site of the Singapore Botanic Garden creates the unique opportunity of taking the theme of garden into the development.



EXPAT COUPLES



YOUNG COUPLES



YOUNG LOCAL FAMILIES



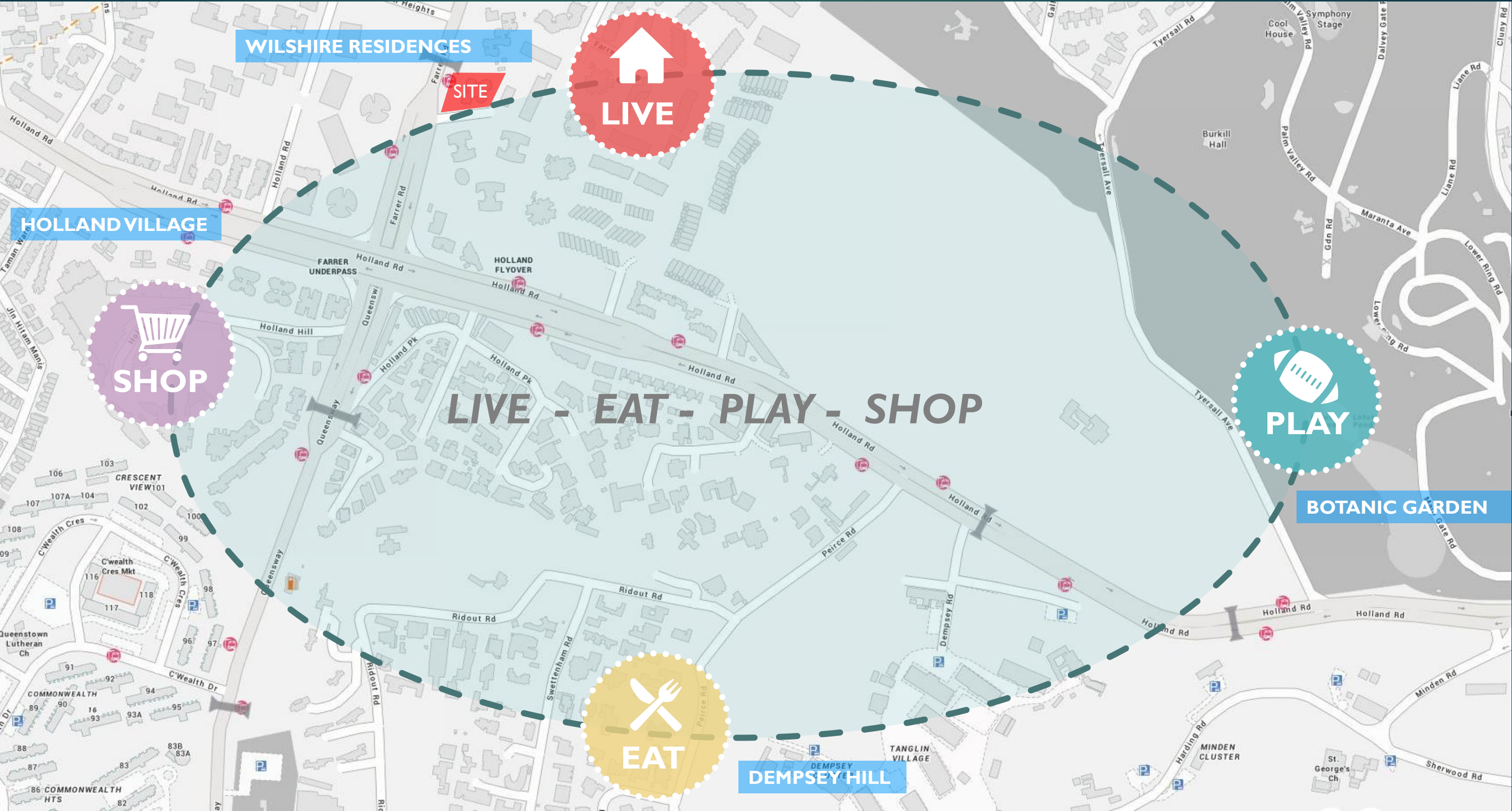
KIDS



FAMILIES GATHERINGS



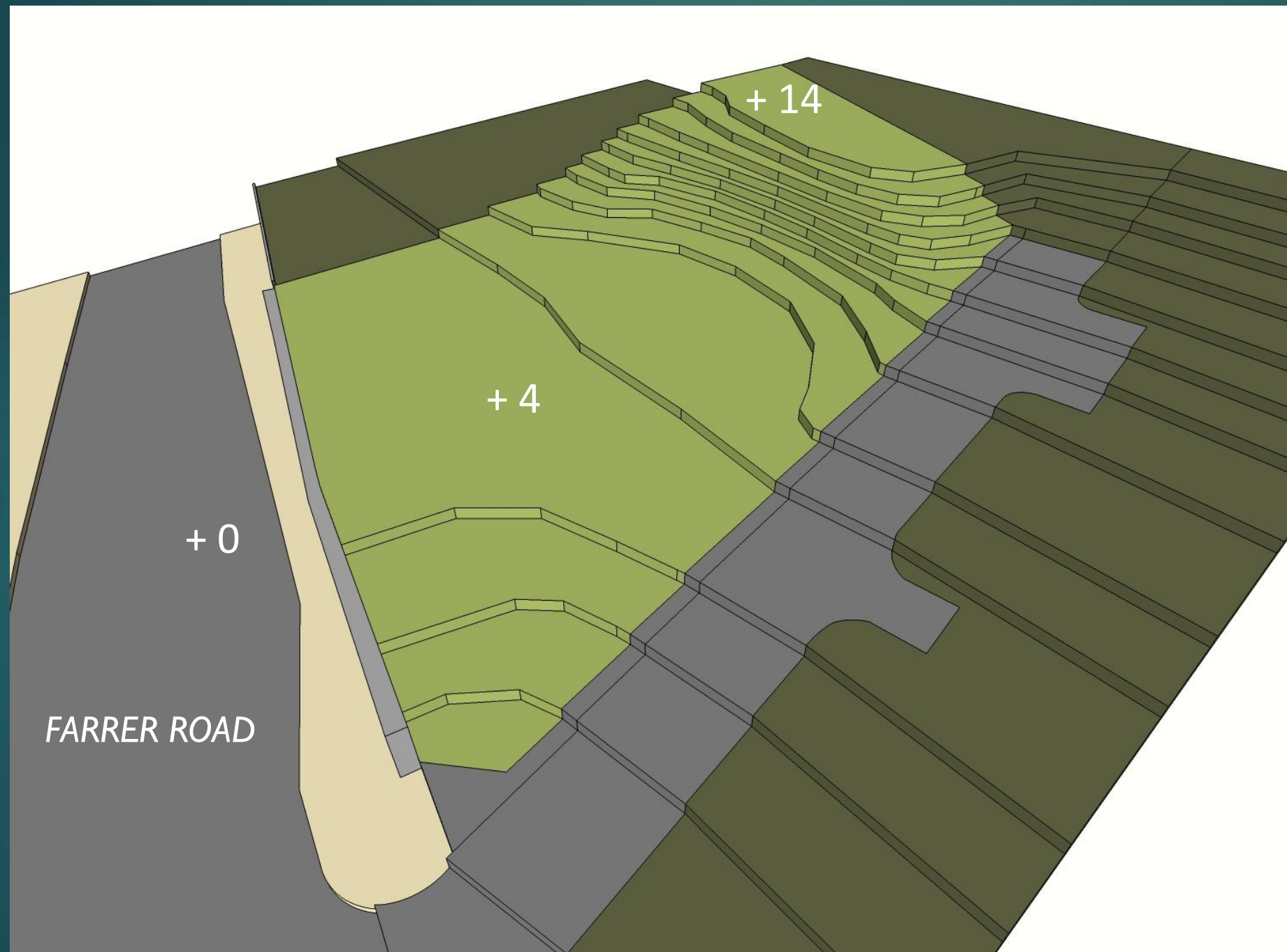
ELDERLY



The site is conveniently located along Farrer Road, a major access to Orchard Road and CBD with vehicular access from Farrer Road (minor road). With popular destinations of Botanic Gardens, Dempsey Hill and Holland Village within a stone's throw away, the design proposal intends to depict a lifestyle of "Live – Play – Eat – Shop"

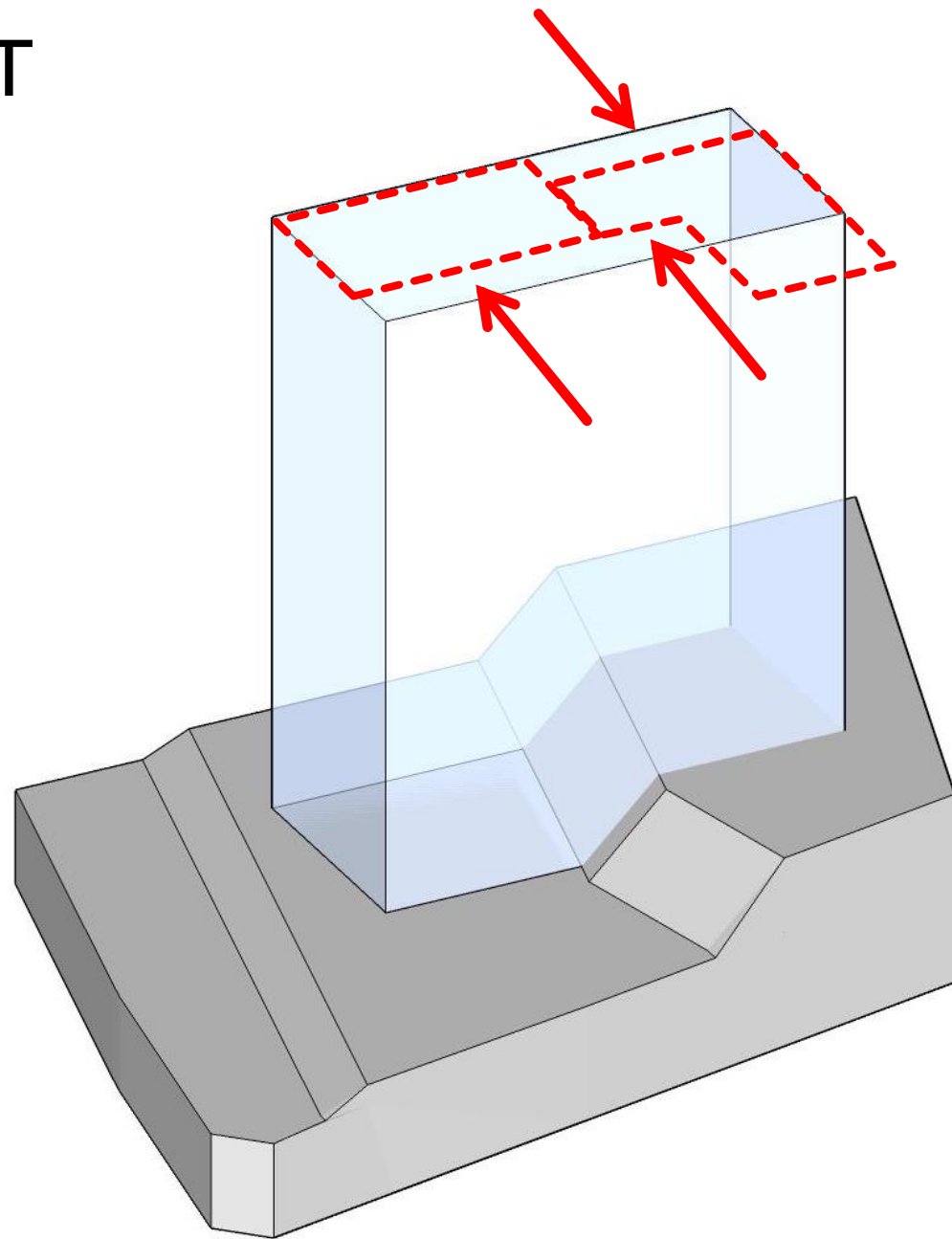
Terracing site levels creating a natural contouring landscape

The site level difference is up to 10m from the highest to the lowest platform. This natural landscape creates contours which can be a great visual value to the development.



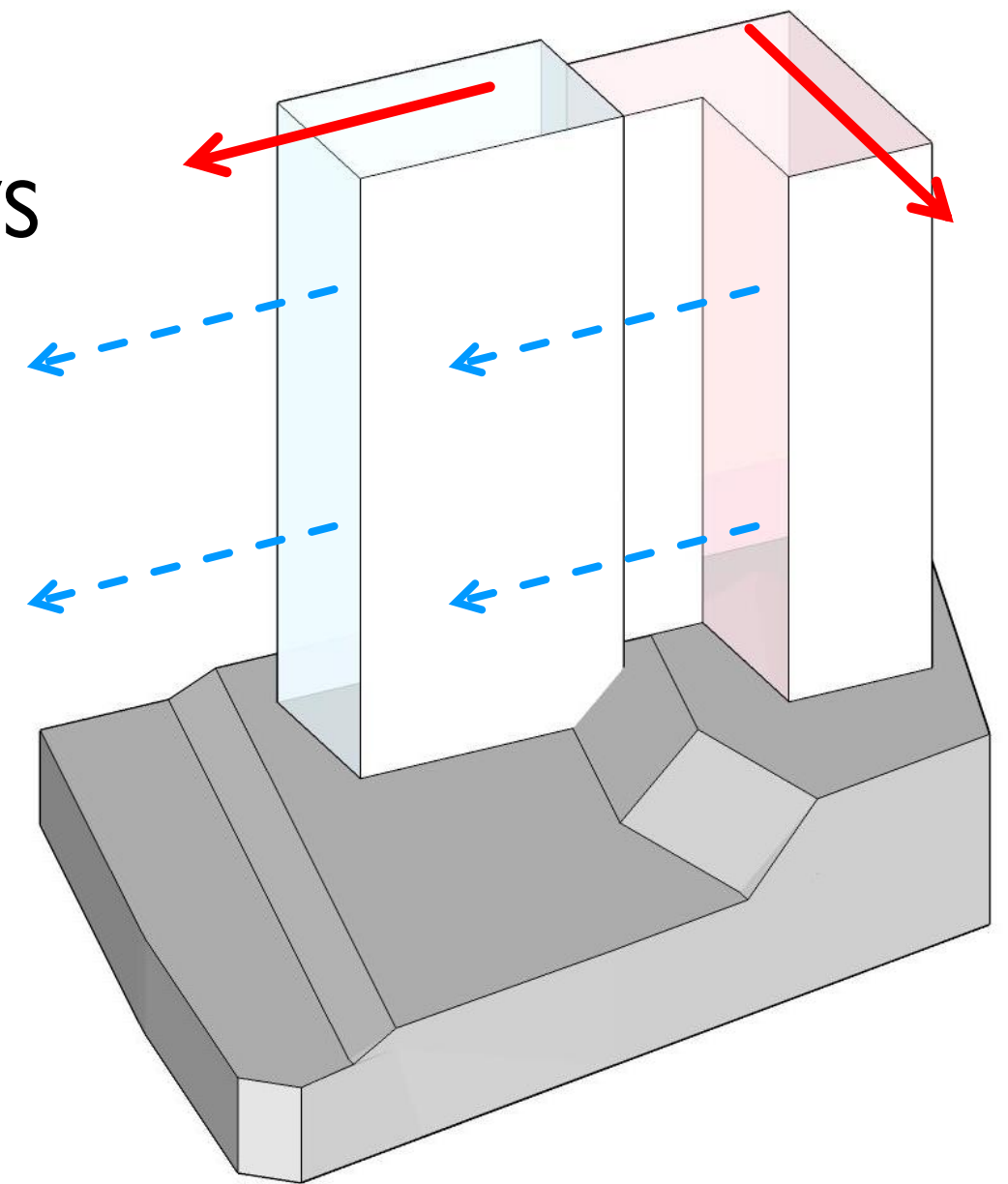
BLOCK MASSING

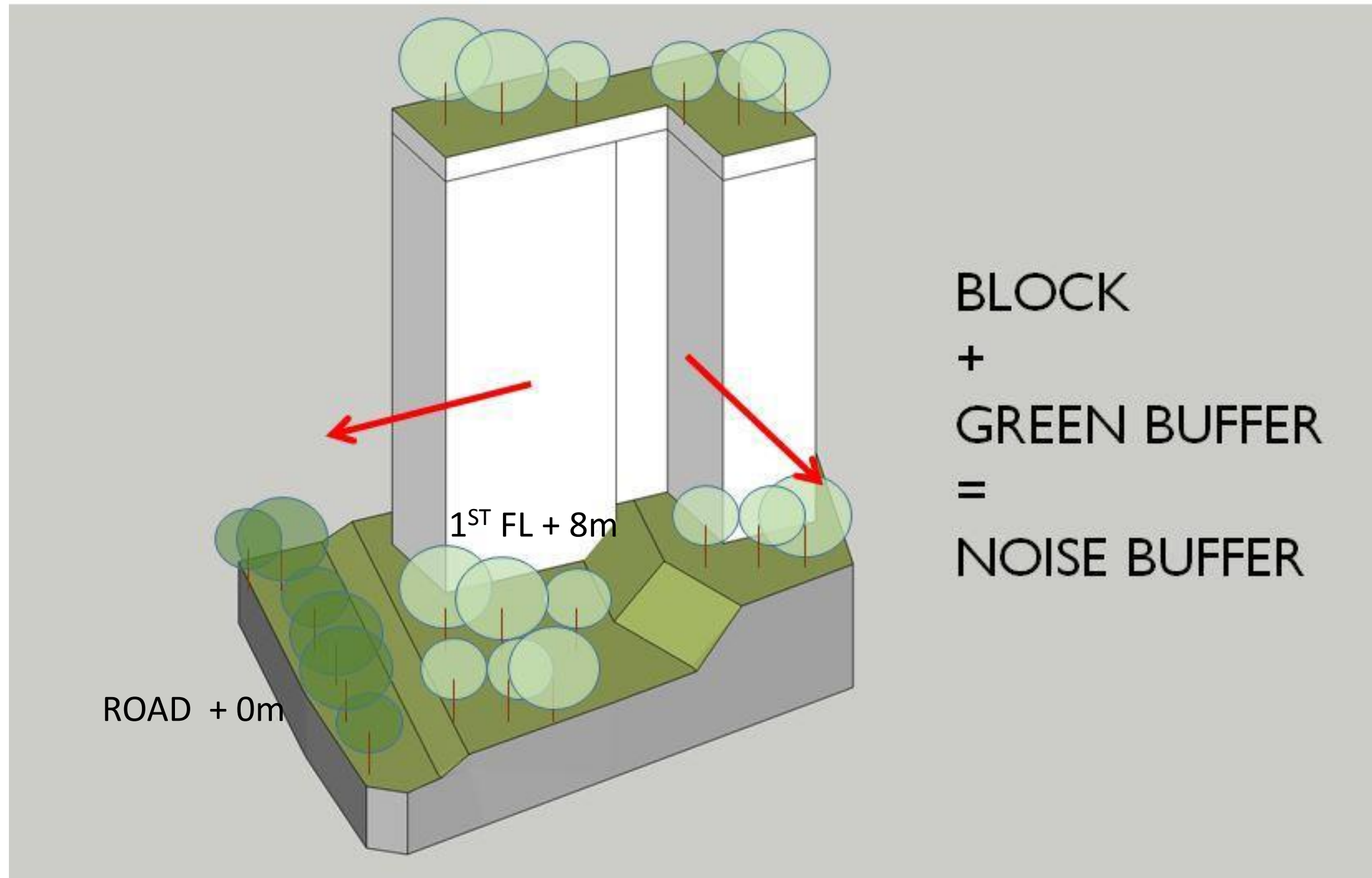
+
SHIFT

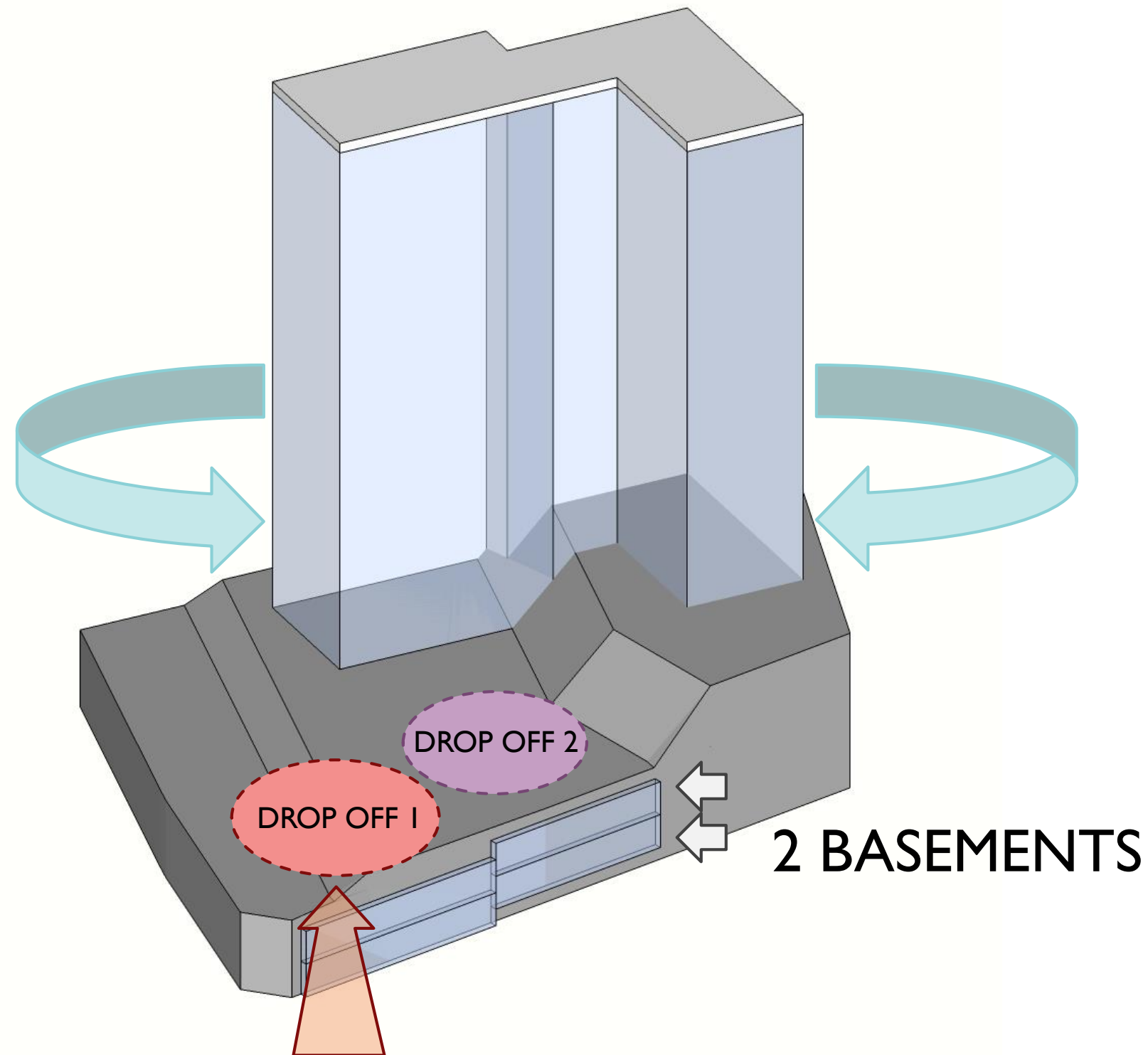


MASSING

+
SHIFT
=
VIEWS







MASSING
+
ENCLOSE
+
WELCOME
=
ENTRANCE

- A pair of 12-storey towers with 4 units footprint.
- Total 85 units.
- Most units are 2-bedroom plus guest.
- Largest units are 4-bedroom plus guest that East-faced towards Botanic Gardens.



- The 2 towers make use of the terrain to lift its base upwards to create larger communal spaces at various levels.





- A unique entrance.
- A two level basement parking.
- Raised first storey level above the busy Farrer Road to bring respite and enhance the whole landscape experience.

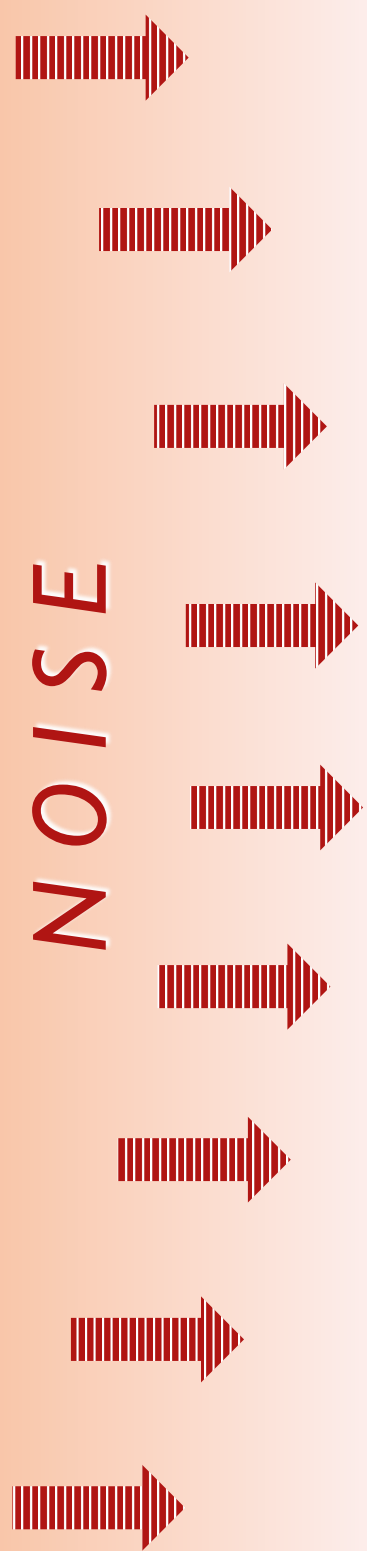
- An unique covered drop-off & pick-up point at basement 1(at grade) with skylight, linking residents to the residential lift lobbies.



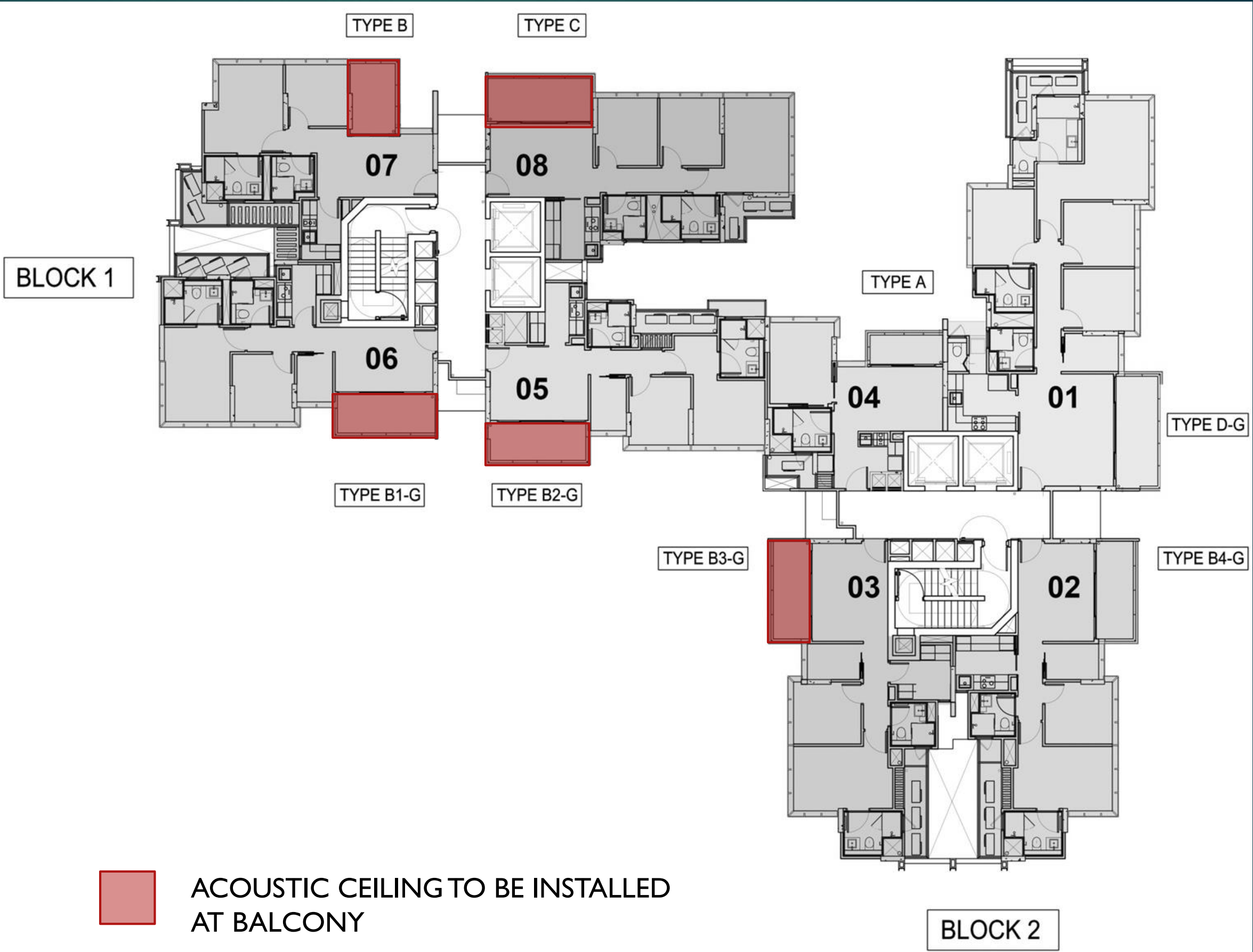


“ The façade is kept *Simple and Unassuming* to compliment the modern tropical landscape to bring about the notion of casual & relaxed environment ”

FARRER ROAD CAT 2

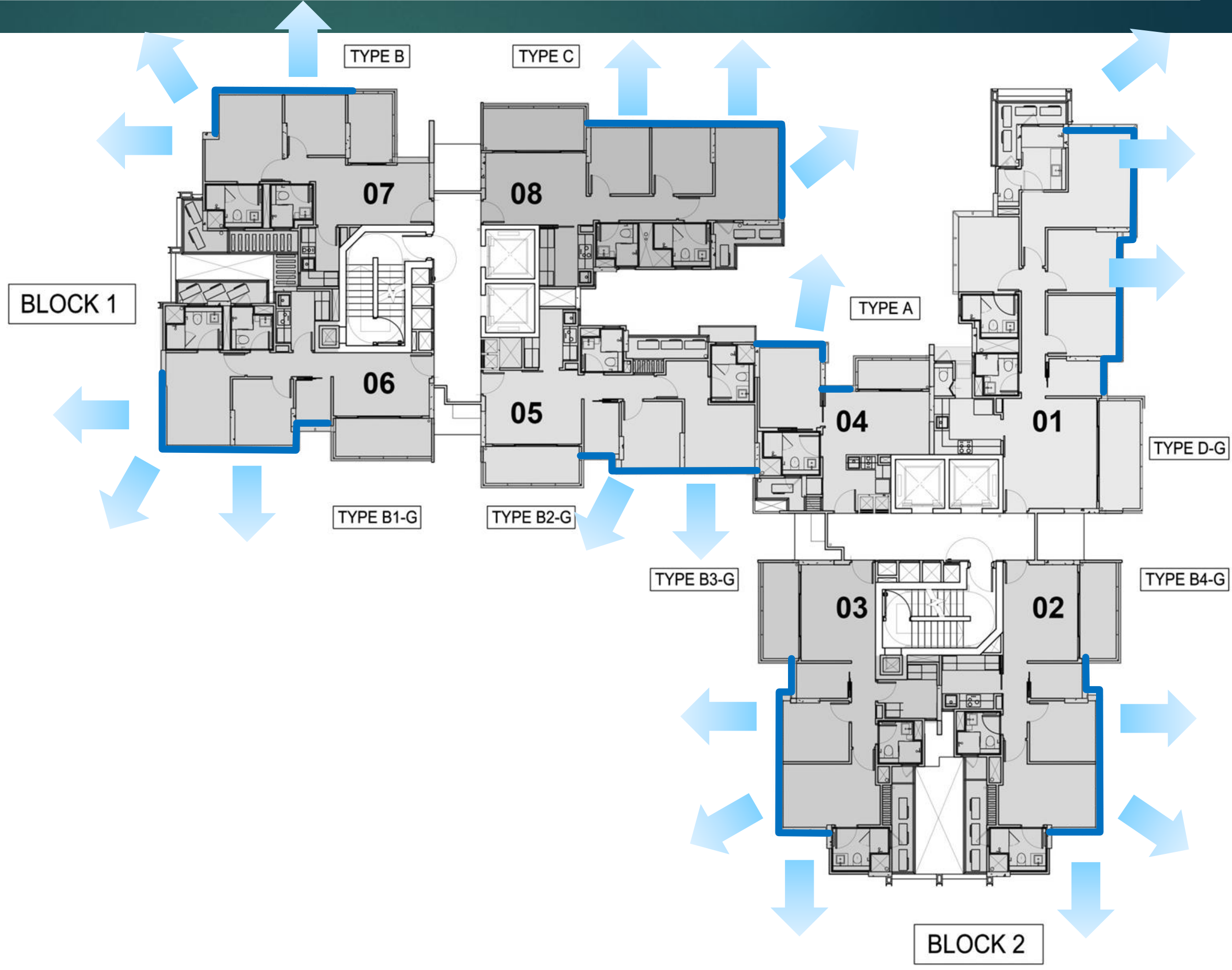


NOISE



FARRER ROAD CAT 2

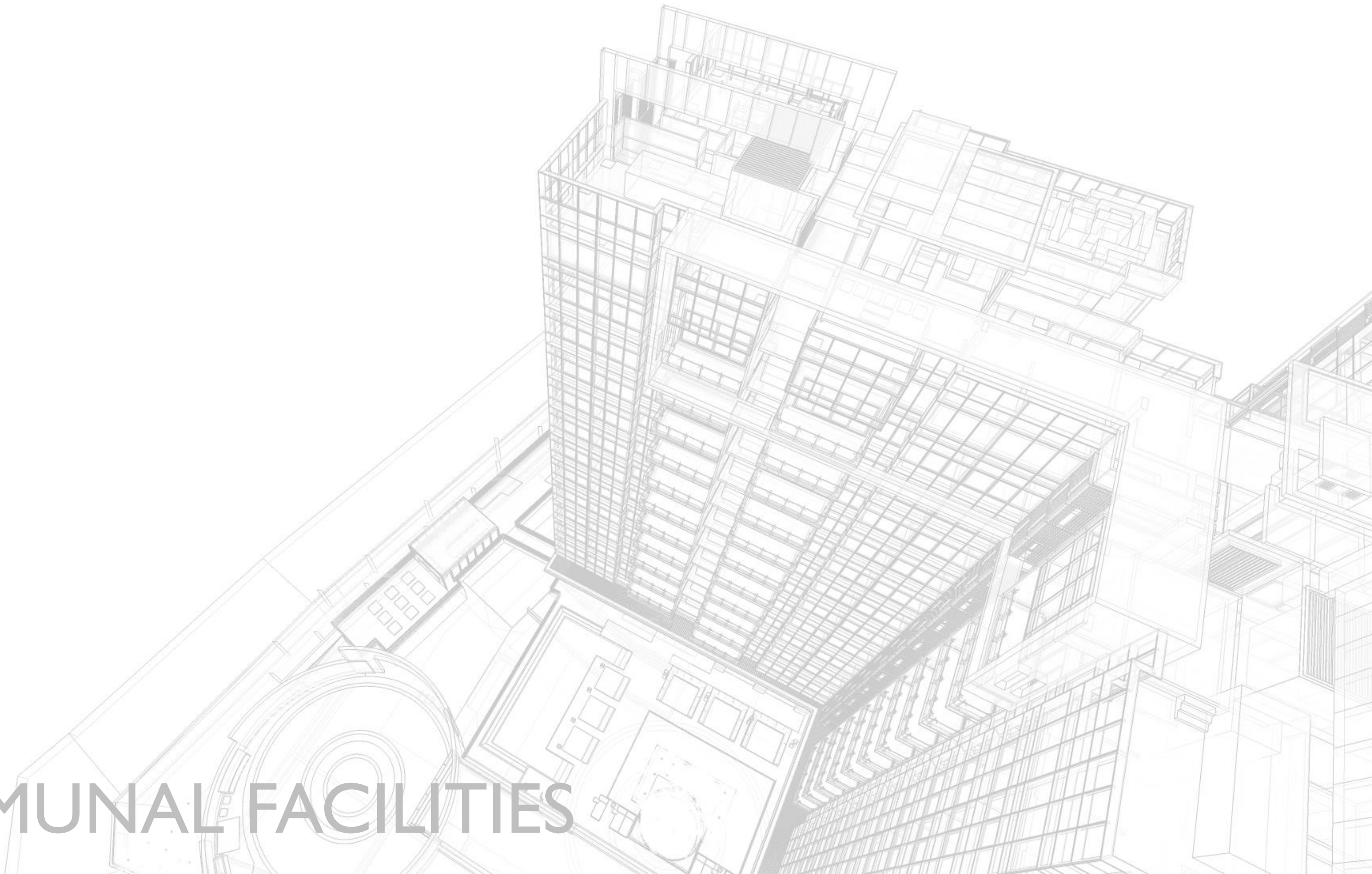
- LAMINATED SOLAR CONTROL GLASS
- GOOD SOUND & HEAT BARRIER
- WINDOW RESTRICTORS
- BLUE COLOURED GLASS



WILSHIRE RESIDENCES

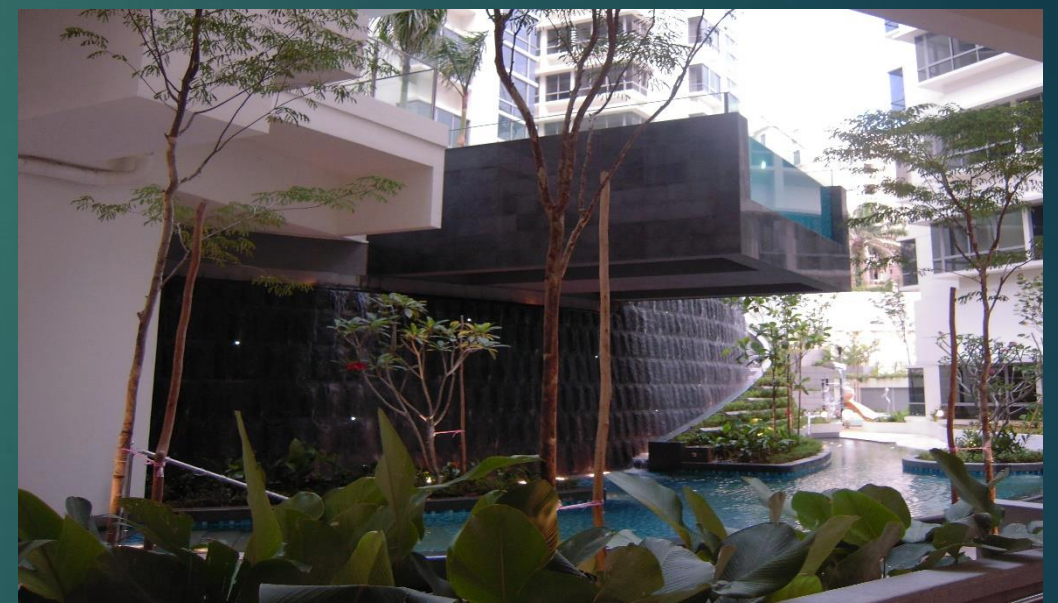
COMMUNAL FACILITIES

COMMUNAL FACILITIES



Unique and unusual spaces of gardens, landscapes & terraces

A foray of dramatic spaces are scattered throughout the development fusing many facilities at all communal levels with the flora and fauna to make unique memories.



SITE PLAN

Legend:

- 1 Grand Arrival (Basement 1)
- 2 Guard House (Basement 1)
- 3 Family Pool
- 4 Family Pool Deck
- 5 Sun Deck
- 6 Cocoon Garden
- 7 Pool Deck
- 8 Swimming Pool
- 9 BBQ Pavilion
- 10 Patio Garden
- 11 Pebble Walk
- 12 Kid's Playground
- 13 Fern Garden
- 14 Cozy Lawn
- 15 Grand Waterfall Walk
- 16 Waterfall Sensory Spa
- 17 Outdoor Fitness Lounge
- 18 Hammock in the Woods (2nd storey)
- 19 Banquet Lawn (2nd storey)
- 20 Forest Walk (2nd storey)
- 21 Experiential Walk (2nd storey)
- 22 Plumeria Court (2nd storey)
- 23 Private Parcel Locker (Basement 1)
- 24 Bin Centre (Basement 1)
- 25 Substation (Basement 1)
- 26 Exhaust Air Duct (Basement 1)
- 27 Generator Set (Basement 1)



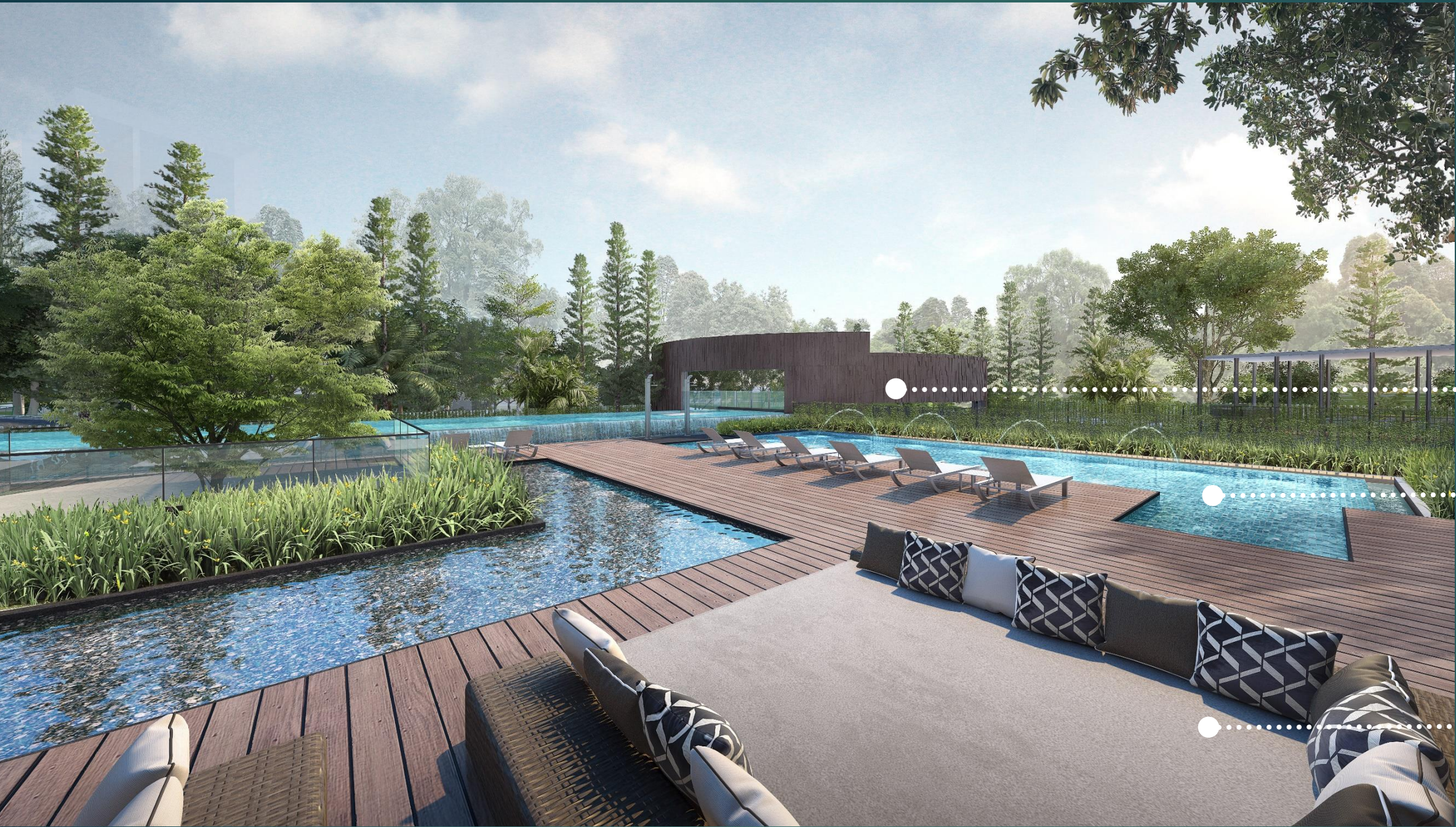
Approved Building Plan: A1404-00460-2018-BP01 Dated 1 February 2019



Cocoon garden

Swimming pool (25M x 5.6m x 1.2m)

Family pool (12.5 x 4.3 x 0.5m)



Entrance

Family pool

Sun deck



Waterfall sensory spa

Outdoor fitness lounge

2nd storey landscape deck.....●
(Triple volume 7.15m ht)

Grand waterfall walk●
(6.3m ht)



WILSHIRE RESIDENCES
COMMUNAL FACILITIES



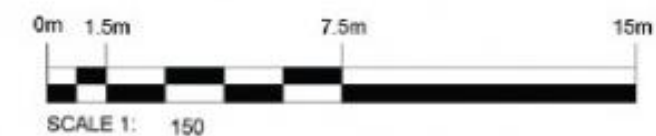
Experiential walk

Banquet lawn



*Legend:*

- ① Flower Sanctuary
- ② Chess Corner
- ③ Maze Garden
- ④ Rooftop Pavilion
- ⑤ Meditation Lawn
- ⑥ Sensory Trail
- ⑦ Reading Lounge
- ⑧ Yoga Deck
- ⑨ Viewing Lounge
- ⑩ Water Tank



Approved Building Plan: A1404-00460-2018-BP01 Dated 1 February 2019



Roof top pavilion

Maze Garden

Chess Corner



Viewing Lounge

Yoga Deck

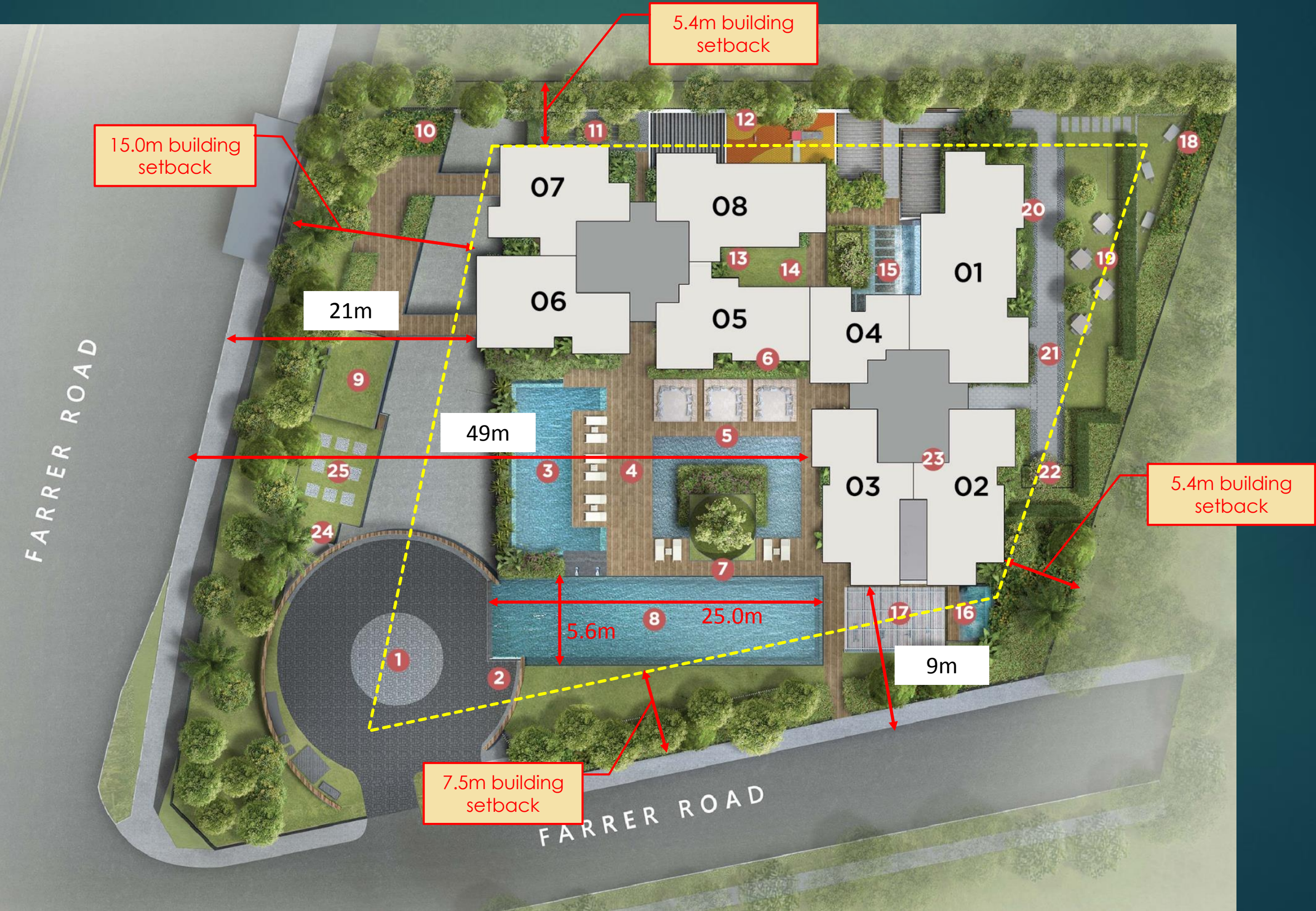


WILSHIRE RESIDENCES

DEVELOPMENT INFORMATION

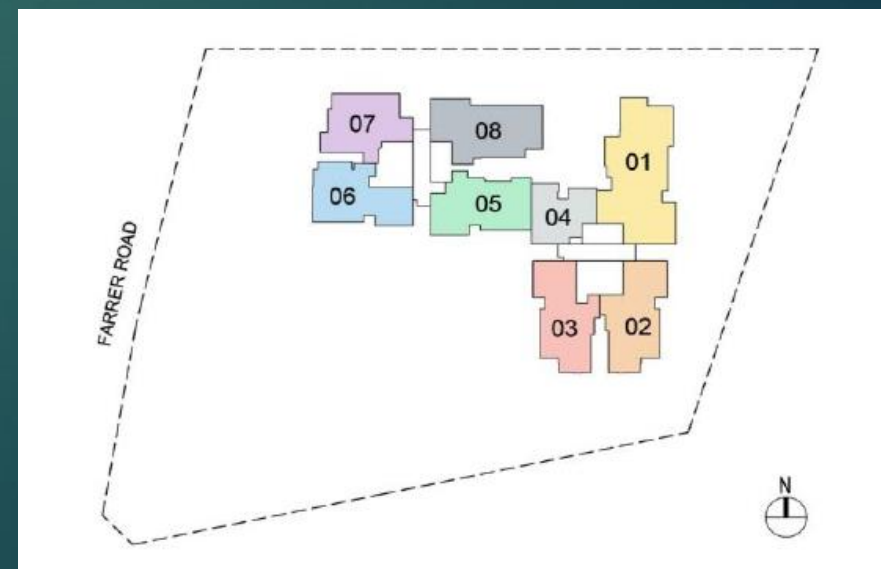
A detailed architectural wireframe drawing of a modern building complex, viewed from an elevated perspective. The drawing shows multiple interconnected volumes with a grid-like structure, suggesting a high-rise residential or commercial development. The lines are thin and light gray, set against a white background. The building features a mix of rectangular and angular forms, with some sections appearing to have cantilevered floors or terraces. The overall impression is one of a complex, multi-story structure with a high degree of geometric precision.

DEVELOPMENT INFORMATION



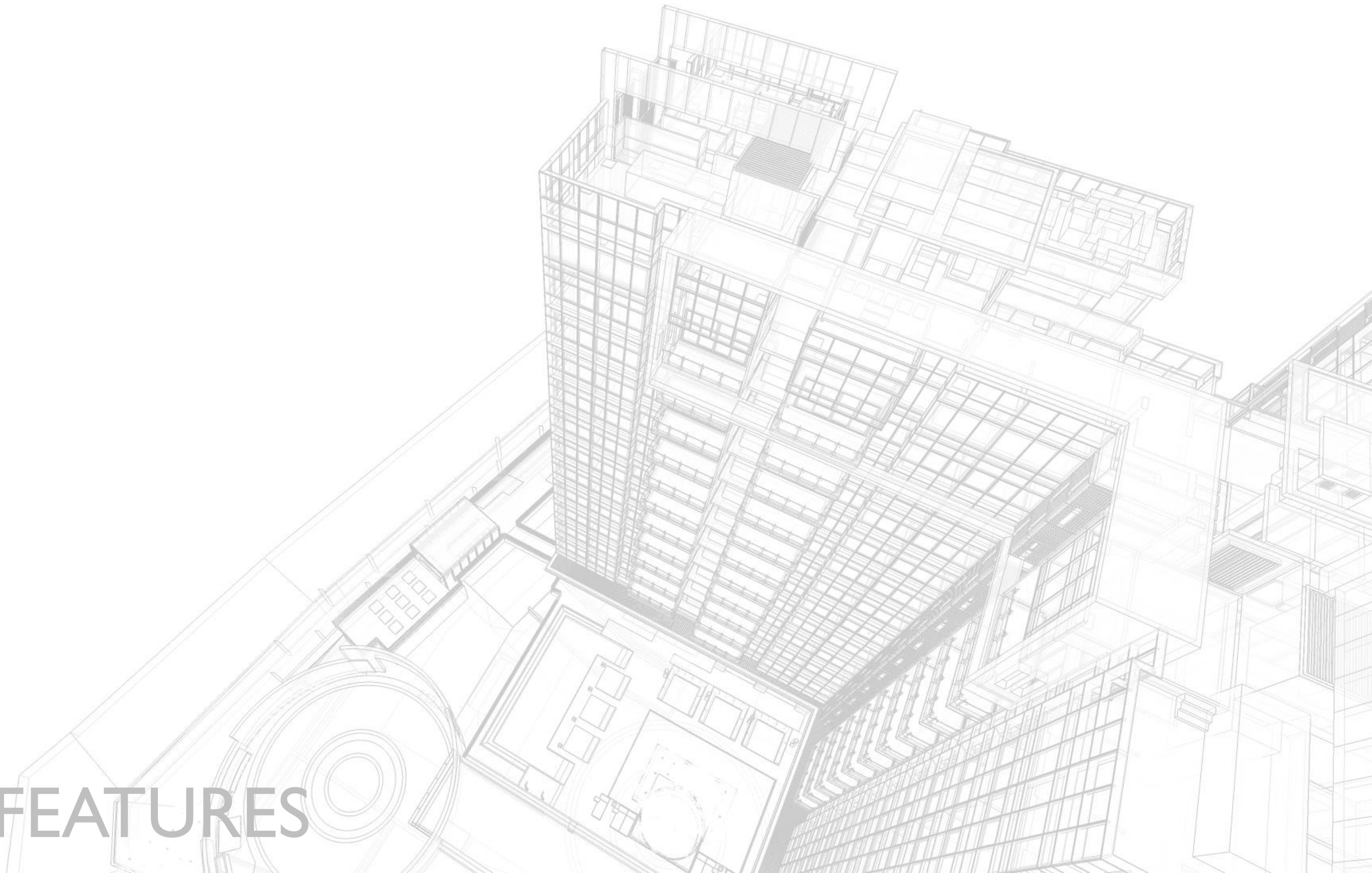
Roof	ROOF TERRACE / M&E SERVICES							
Level 12	D-G(PH) 1270 sqft	B4-G(PH) 764 sqft	B3-G(PH) 753 sqft	A(PH) 463 sqft	B2-G(PH) 743 sqft	B1-G(PH) 732 sqft	B(PH) 646 sqft	C(PH) 840 sqft
Level 11	D-G 1270 sqft	B4-G 764 sqft	B3-G 753 sqft	A 463 sqft	B2-G 743 sqft	B1-G 732 sqft	B 646 sqft	C 840 sqft
Level 10	D-G 1270 sqft	B4-G 764 sqft	B3-G 753 sqft	A 463 sqft	B2-G 743 sqft	B1-G 732 sqft	B 646 sqft	C 840 sqft
Level 09	D-G 1270 sqft	B4-G 764 sqft	B3-G 753 sqft	A 463 sqft	B2-G 743 sqft	B1-G 732 sqft	B 646 sqft	C 840 sqft
Level 08	D-G 1270 sqft	B4-G 764 sqft	B3-G 753 sqft	A 463 sqft	B2-G 743 sqft	B1-G 732 sqft	B 646 sqft	C 840 sqft
Level 07	D-G 1270 sqft	B4-G 764 sqft	B3-G 753 sqft	A 463 sqft	B2-G 743 sqft	B1-G 732 sqft	B 646 sqft	C 840 sqft
Level 06	D-G 1270 sqft	B4-G 764 sqft	B3-G 753 sqft	A 463 sqft	B2-G 743 sqft	B1-G 732 sqft	B 646 sqft	C 840 sqft
Level 05	D-G 1270 sqft	B4-G 764 sqft	B3-G 753 sqft	A 463 sqft	B2-G 743 sqft	B1-G 732 sqft	B 646 sqft	C 840 sqft
Level 04	SKY TERRACE	B4-G 764 sqft	B3-G 753 sqft	A 463 sqft	B2-G 743 sqft	B1-G 732 sqft	B 646 sqft	C 840 sqft
Level 03		B4-G 764 sqft	B3-G 753 sqft	A 463 sqft	B2-G 743 sqft	B1-G 732 sqft	B 646 sqft	C 840 sqft
Level 02		B4-G 764 sqft	B3-G 753 sqft	A 463 sqft	B2-G 743 sqft	B1-G 732 sqft	B 646 sqft	C-1 840 sqft
Level 01	COMMUNAL FACILITIES / SWIMMING POOL							
	BASMENT 1 - CAR PARK							
	BASMENT 2 - CAR PARK							
Unit	01	02	03	04	05	06	07	08

1-Bedroom	A
2-Bedroom	B
2-Bedroom + Guest	B1-G B2-G B3-G B4-G
3-Bedroom	C C-1
4-Bedroom + Guest	D-G





UNIT FEATURES

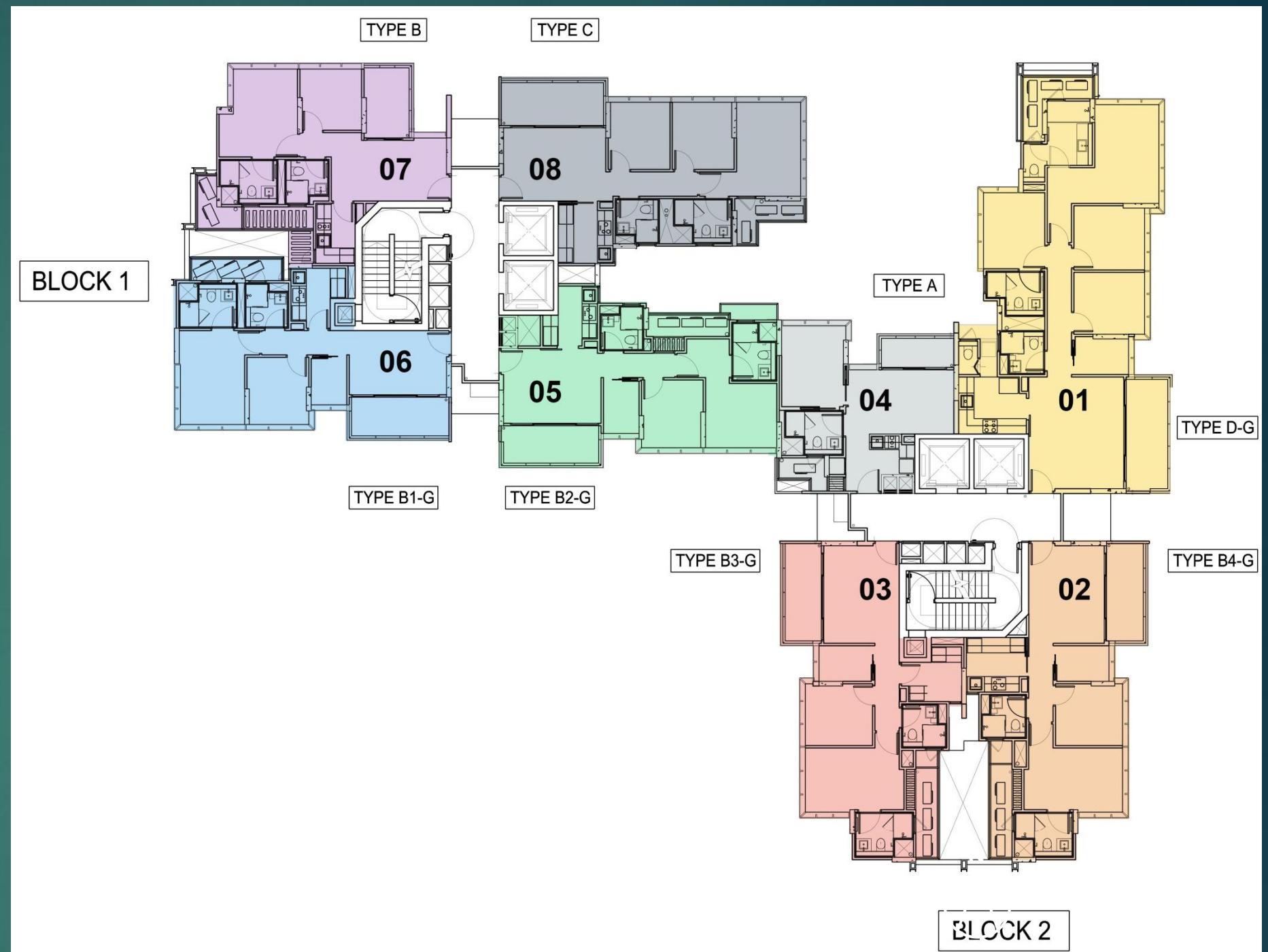


WILSHIRE RESIDENCES

UNIT FEATURES

LAYOUT

- All the units are optimised with side by side living and dining layouts with corresponding balcony configuration.
- Direct entry to living space (no landing foyer)
- Living spaces lead out to balcony areas expanding space for entertainment.
- An enlarged master bedroom (space for king size bed) with corner curtain-wall window detail.
- Many units come with guest rooms which are designed with the flexibility to amalgamate with other spaces.

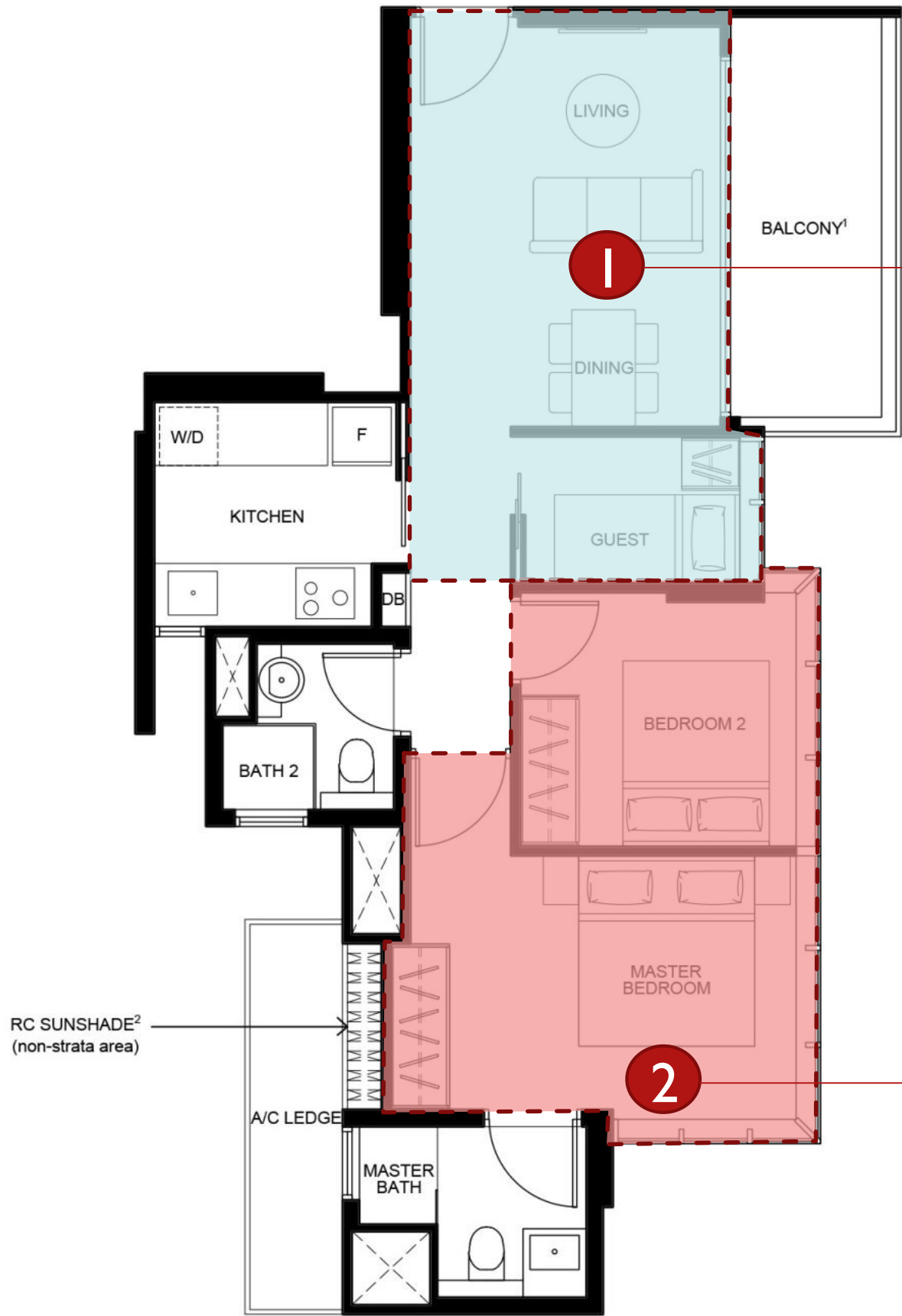


Flexible Layout

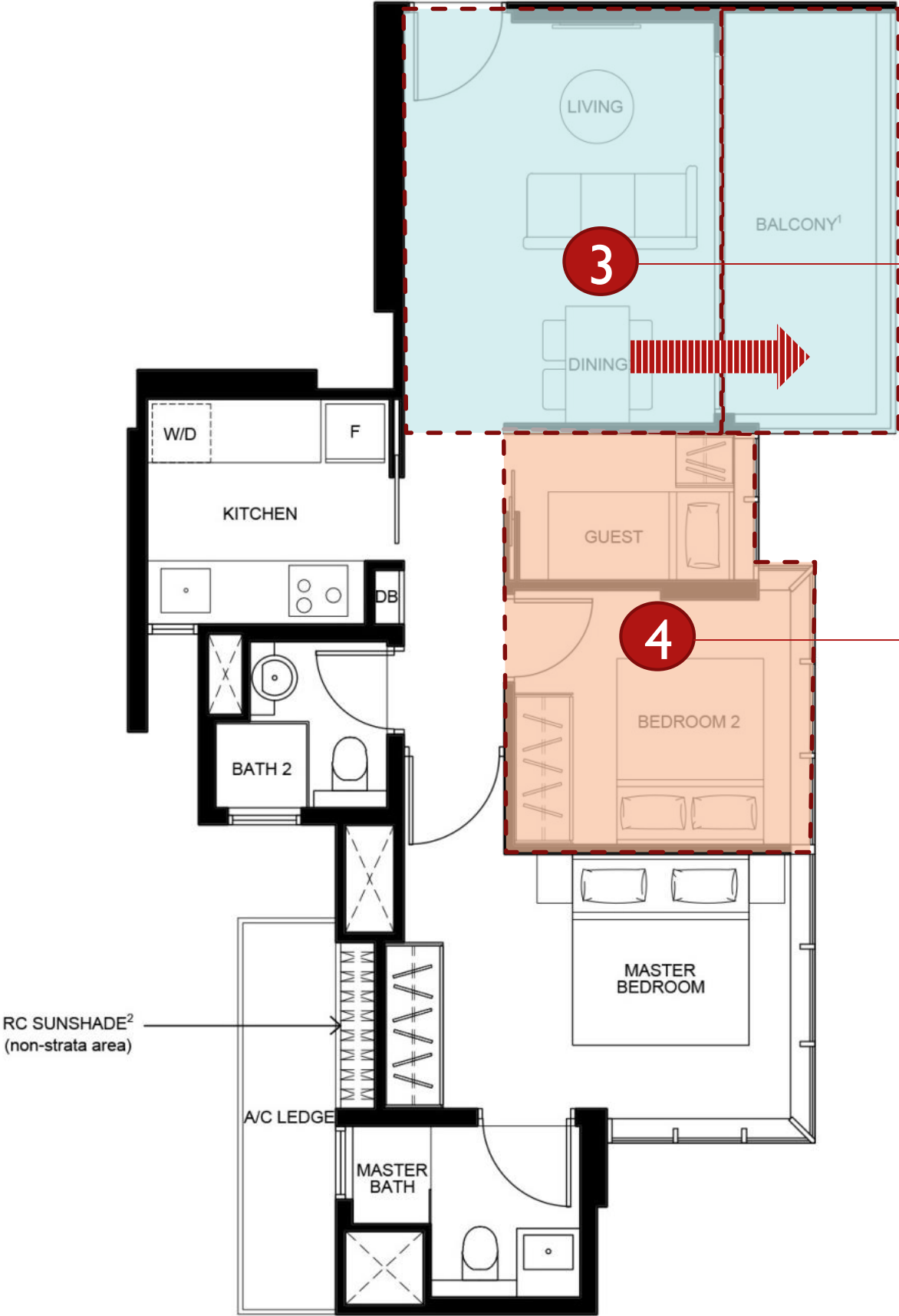
1. Combine Living/ Dining + Guest



2. Combine M. Bedroom + Bedroom 2



Flexible Layout

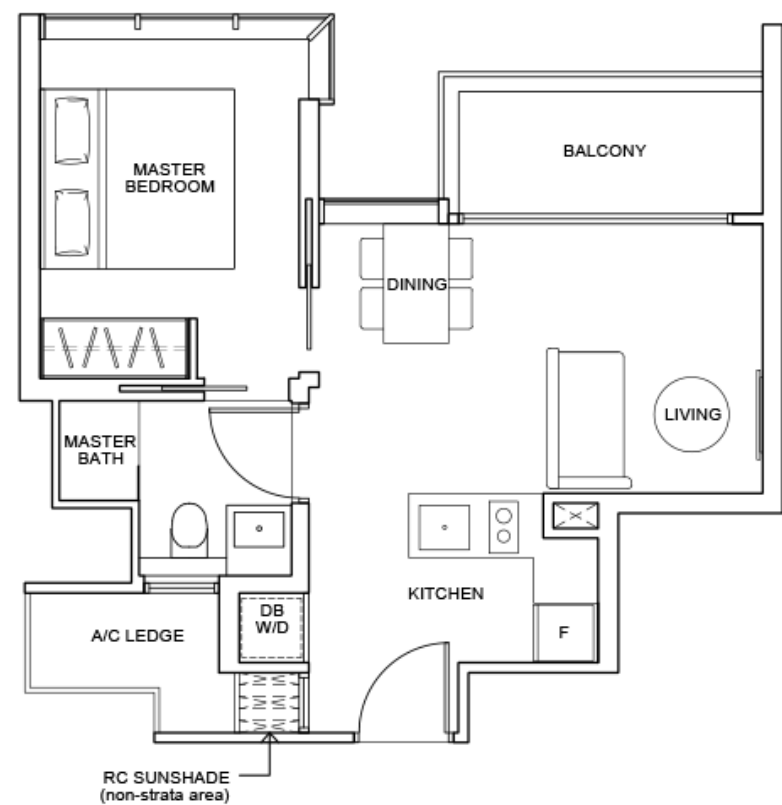


3. Bigger Living, extend Dining to Balcony.

4. Combine Guest + Bedroom 2

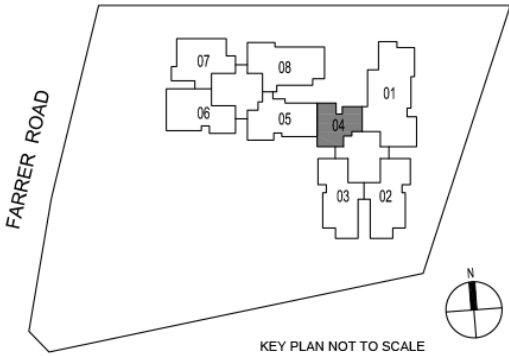
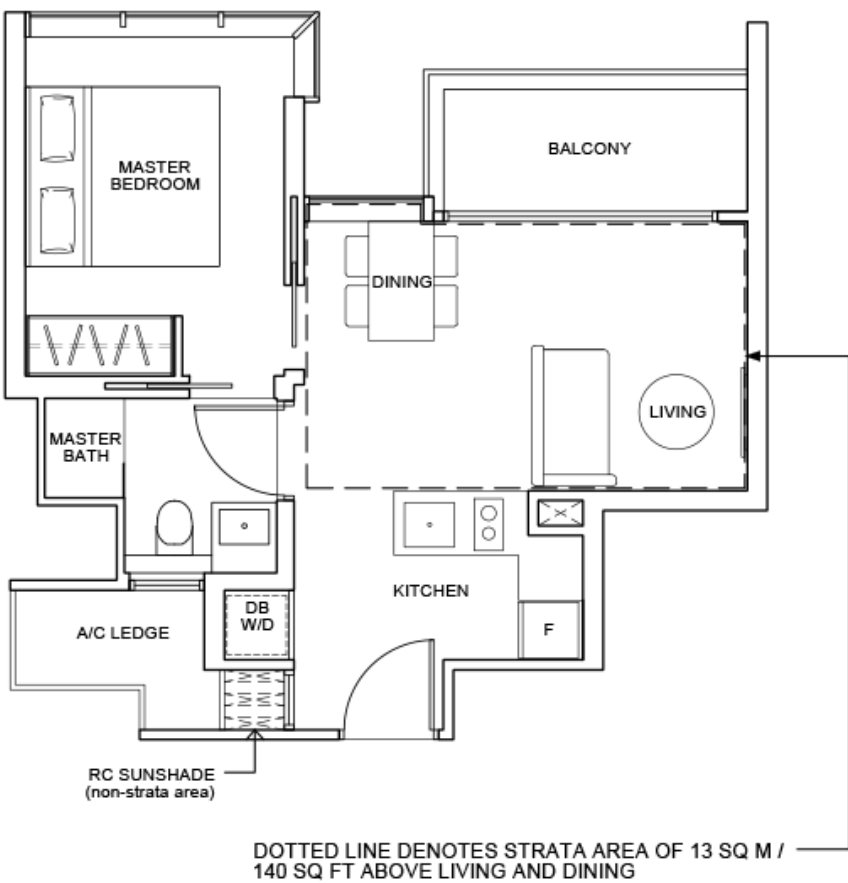
Type A

43 sqm / 463 sqft
#02-04 to #11-04



Type A (PH)

56 sqm / 603 sqft
#12-04



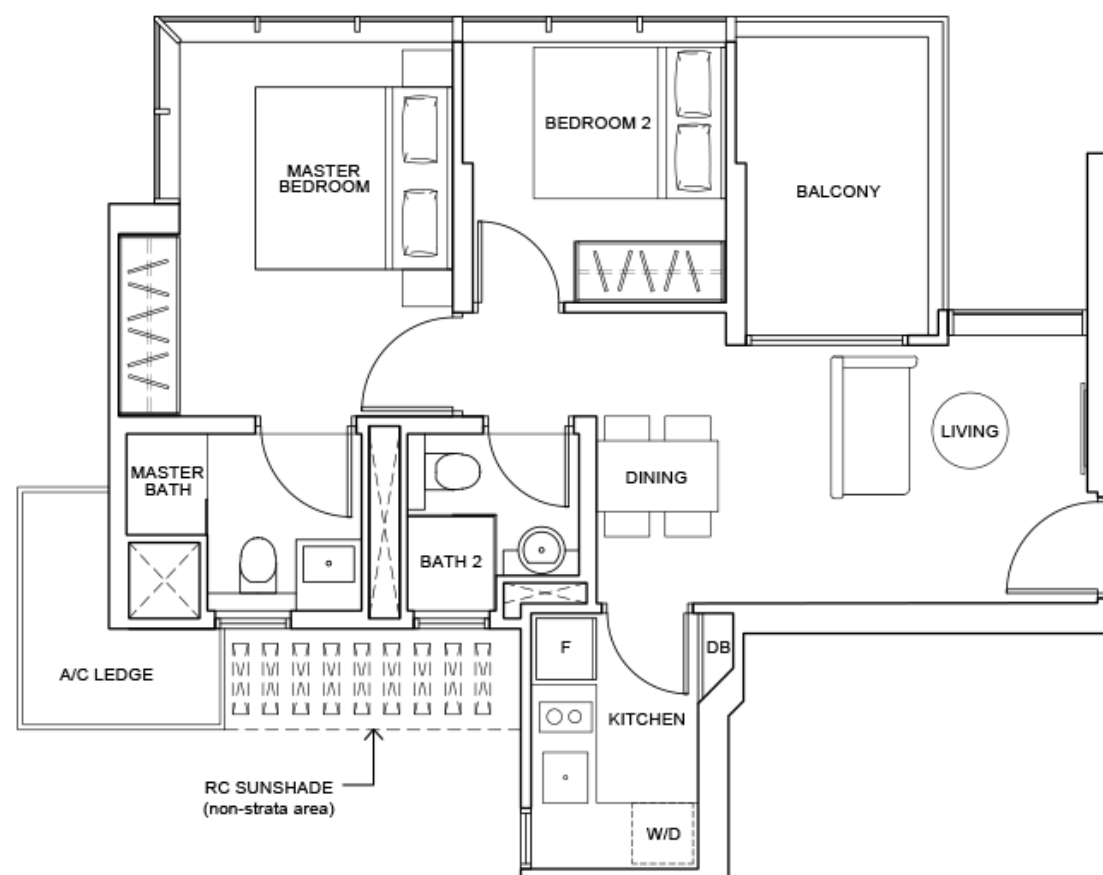
WILSHIRE RESIDENCES

UNIT TYPE

Type B

60 sqm / 646 sqft

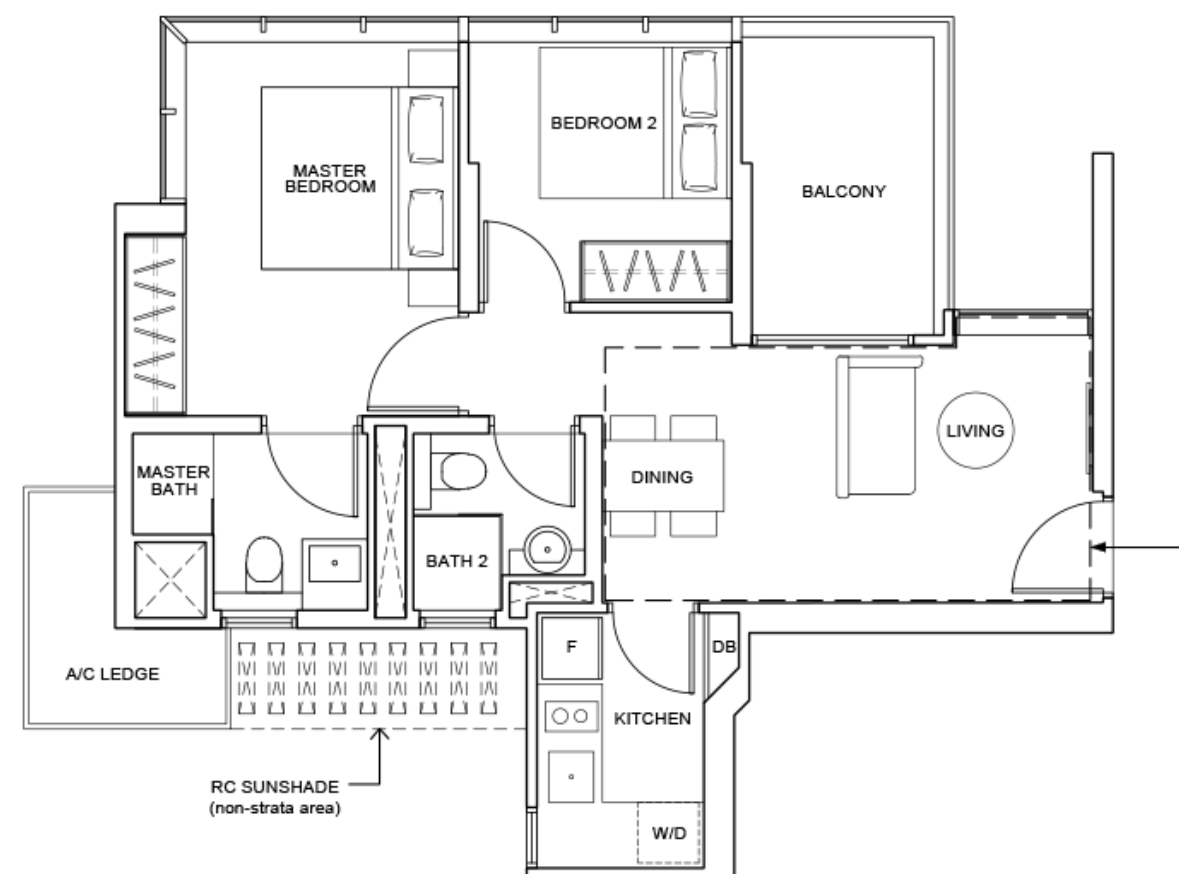
#02-07 to #11-07



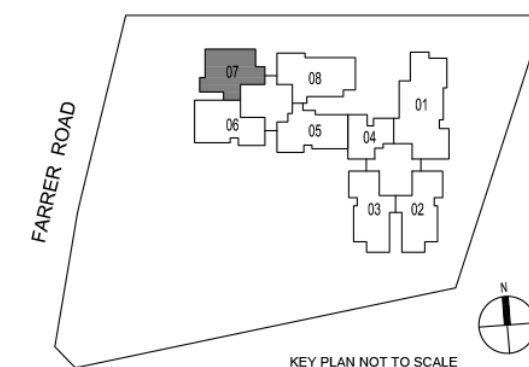
Type B (PH)

74 sqm / 797 sqft

#12-07



DOTTED LINE DENOTES STRATA AREA OF 14 SQ M / 151 SQ FT ABOVE LIVING AND DINING

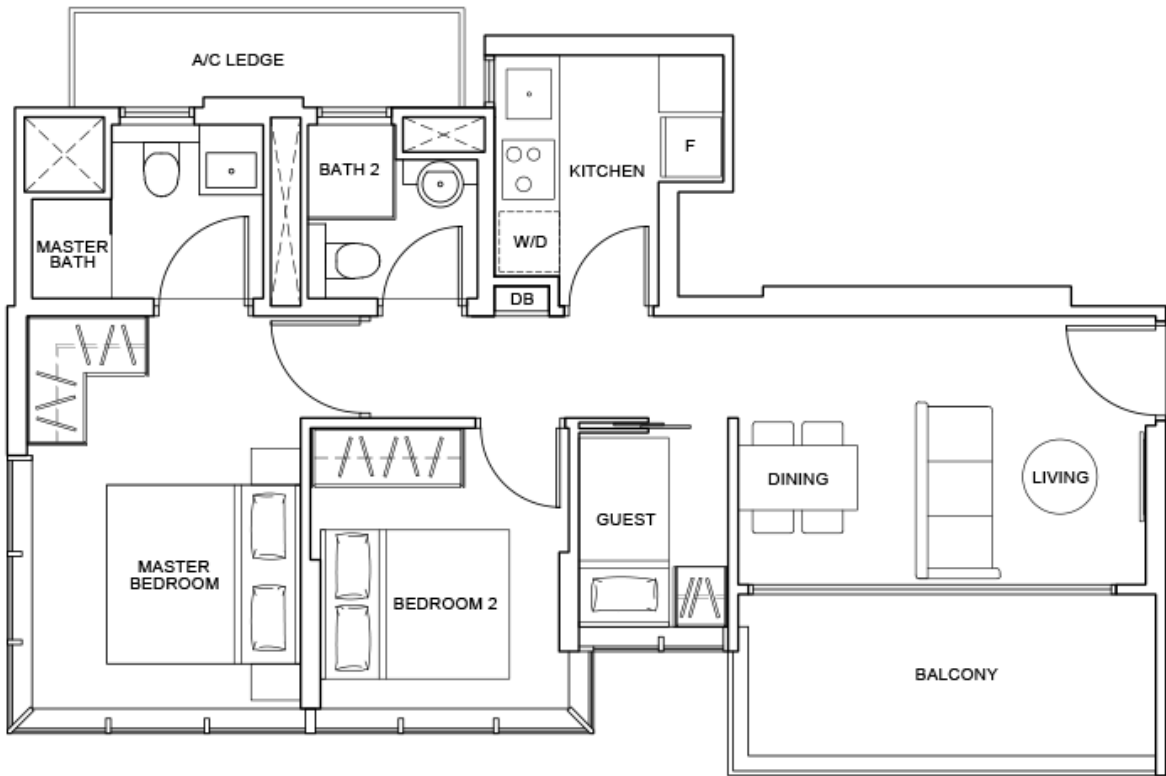


KEY PLAN NOT TO SCALE



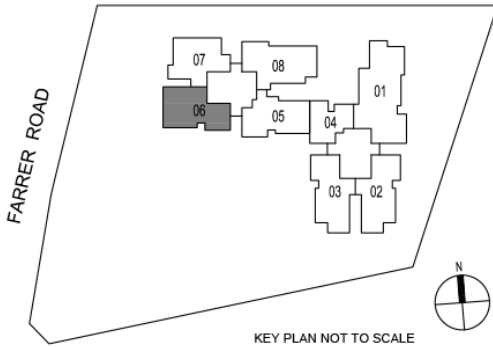
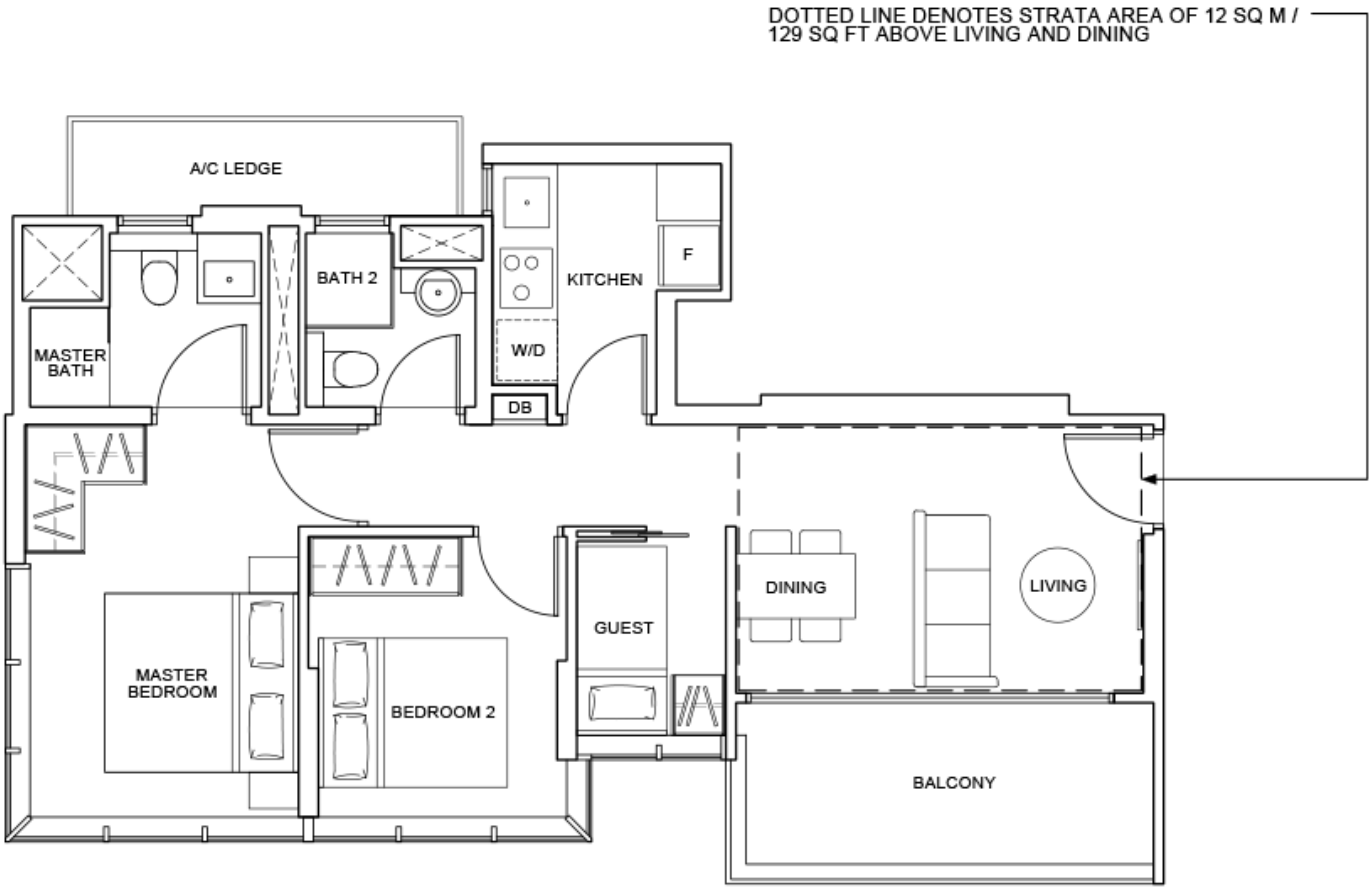
Type B1-G

68 sqm / 732 sqft
#02-06 to #11-06



Type B1-G (PH)

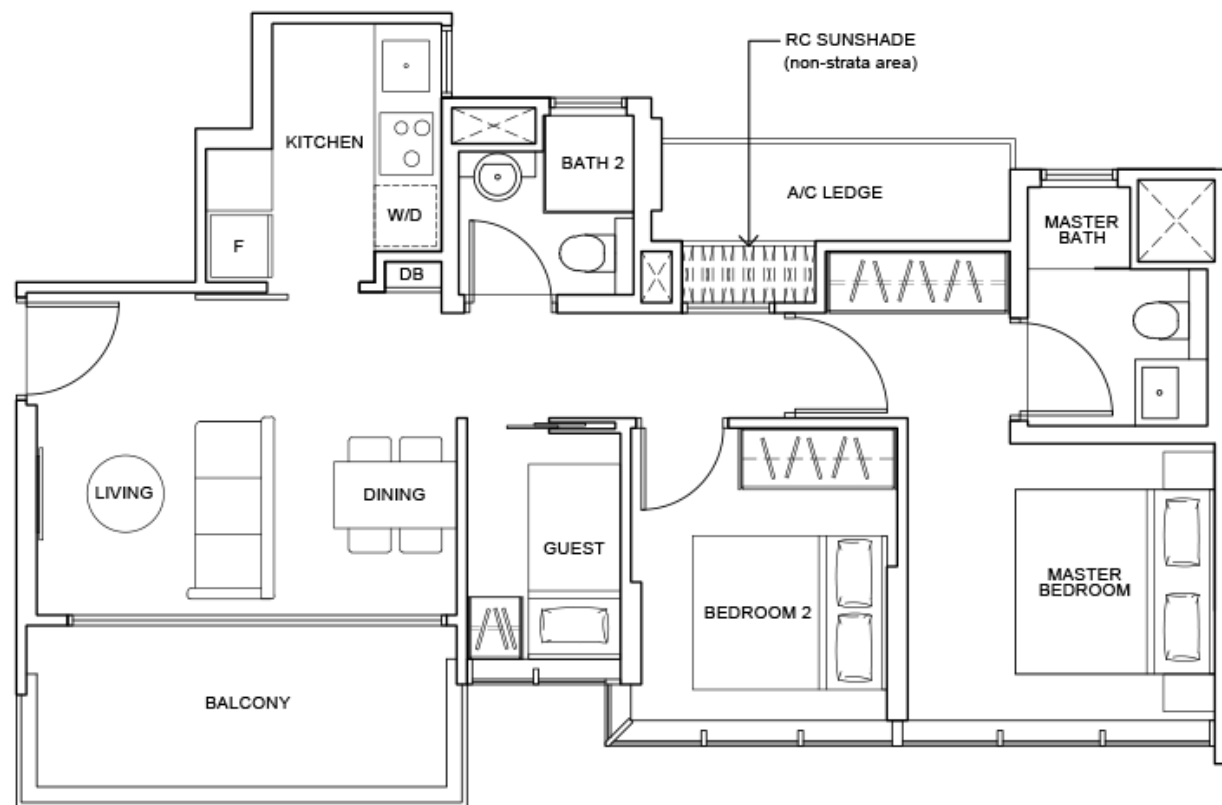
80 sqm / 861 sqft
#12-06



Type B2-G

69 sqm / 743 sqft

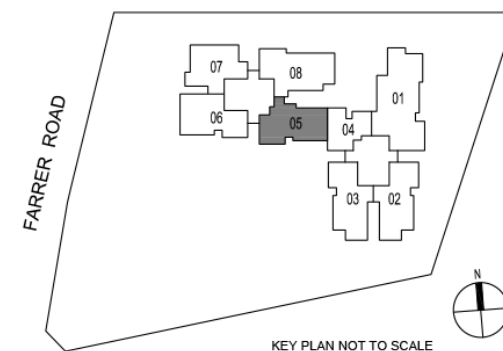
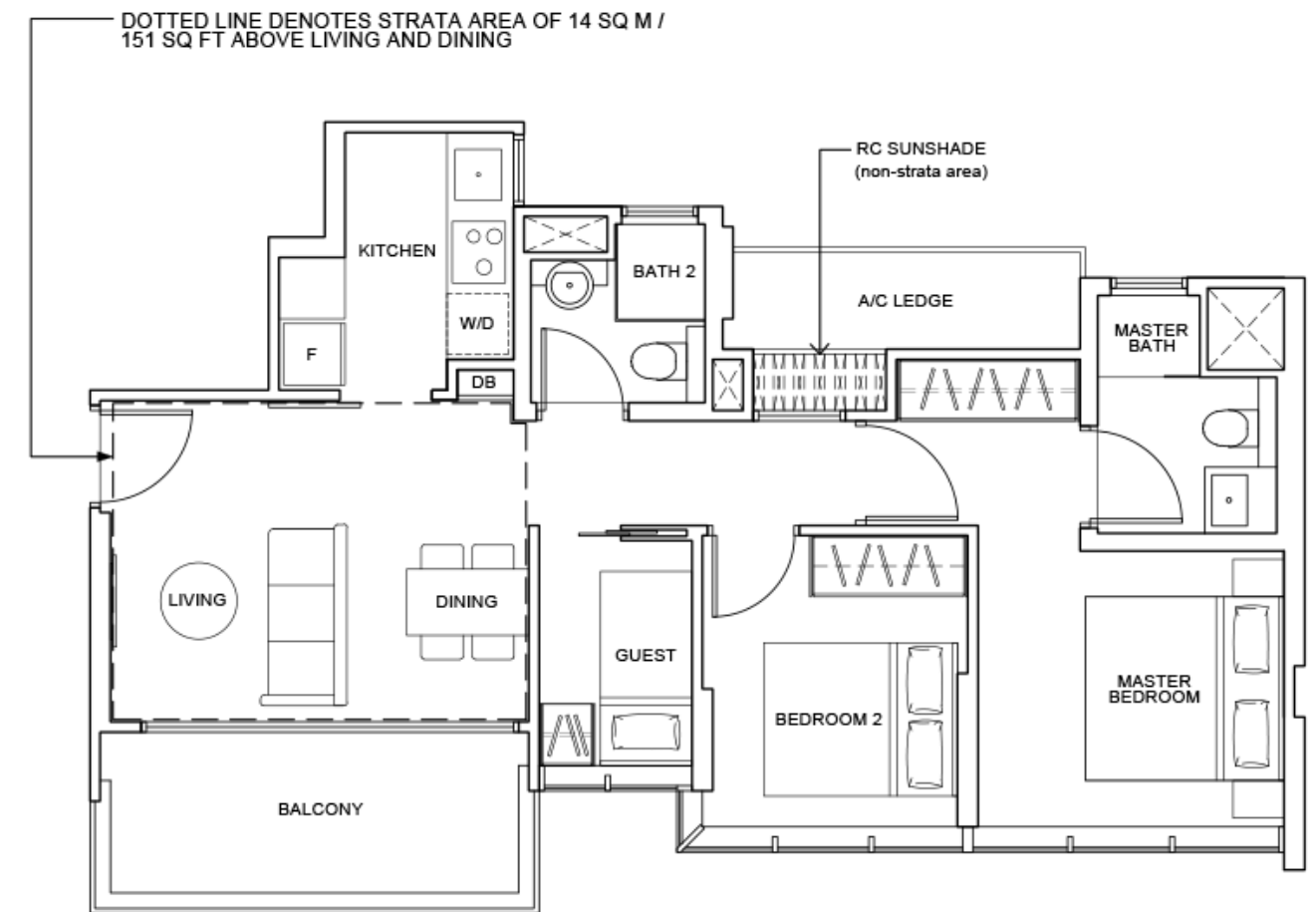
#02-05 to #11-05



Type B2-G (PH)

83 sqm / 893 sqft

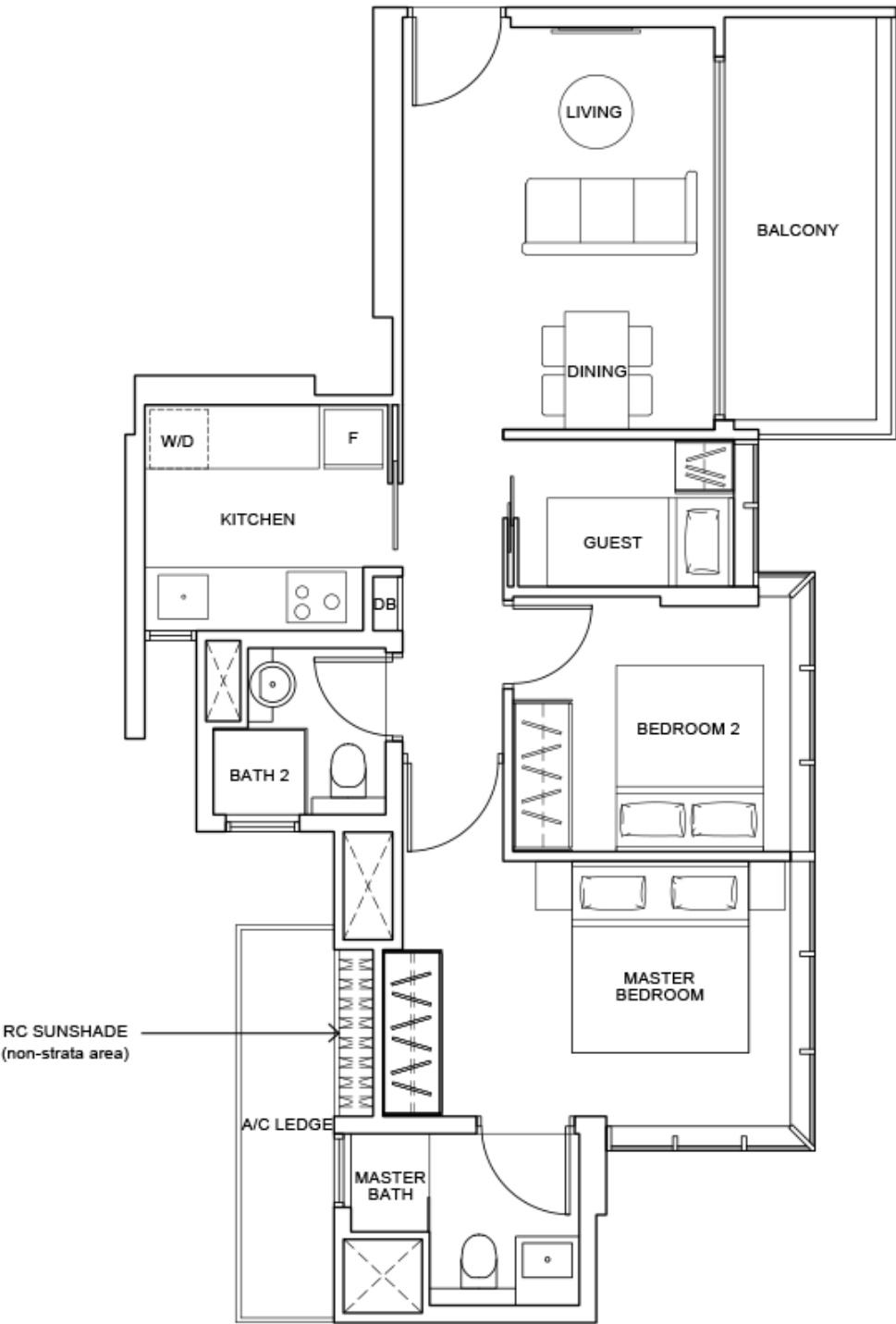
#12-05



Type B4-G

71 sqm / 764 sqft

#02-02 to #11-02

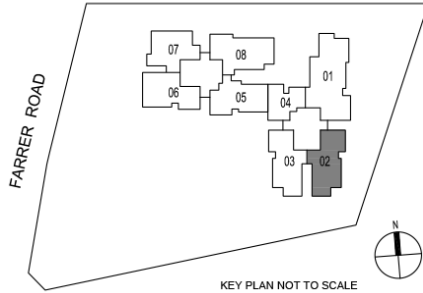
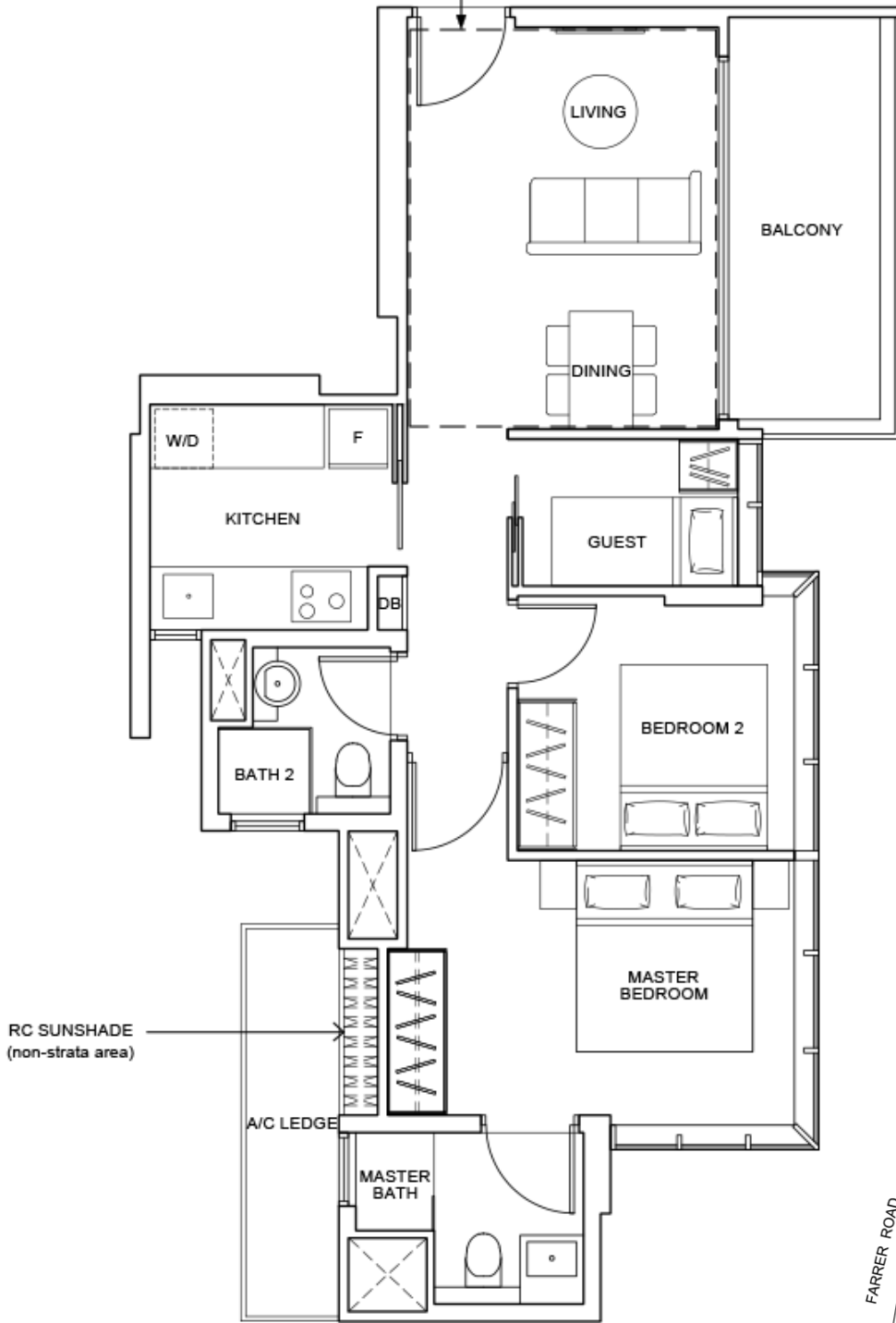


Type B4-G (PH)

85 sqm / 915 sqft

#12-02

DOTTED LINE DENOTES STRATA AREA OF 14 SQ M / 151 SQ FT ABOVE LIVING AND DINING



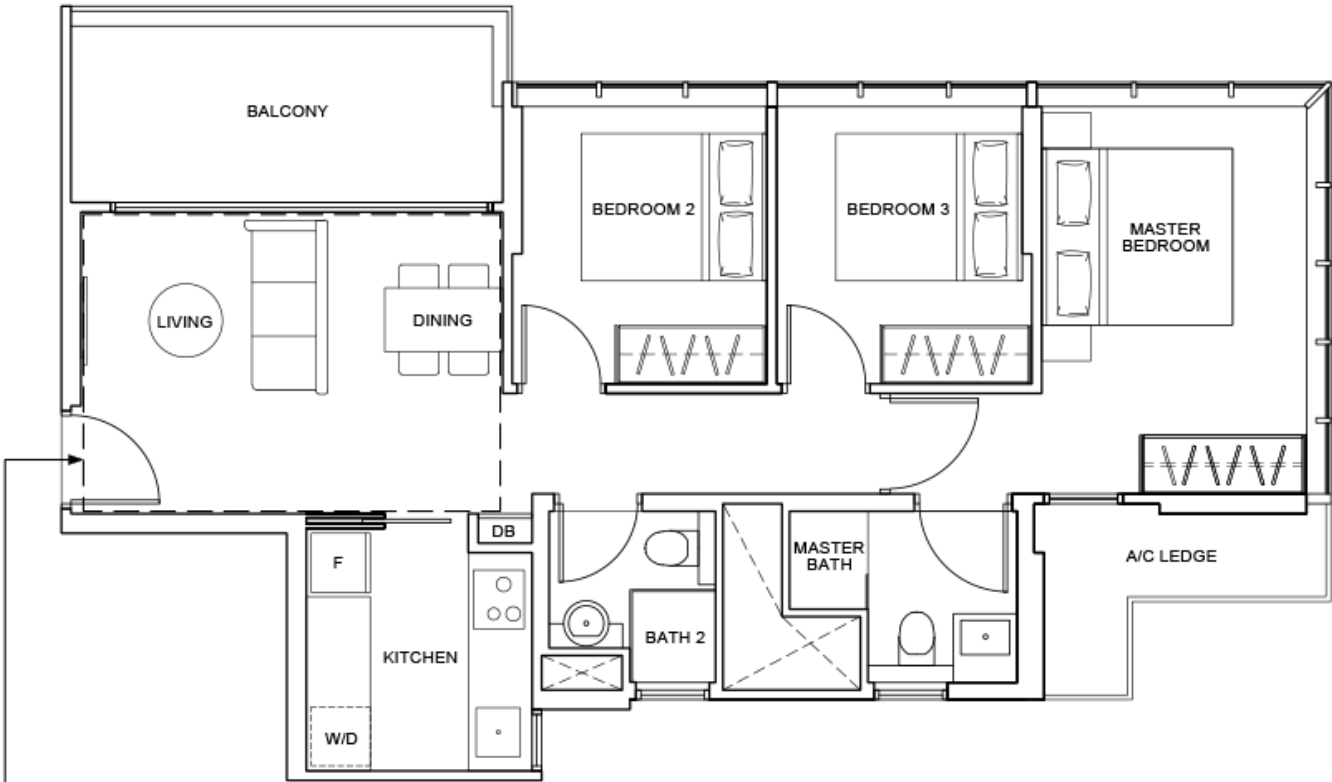
KEY PLAN NOT TO SCALE



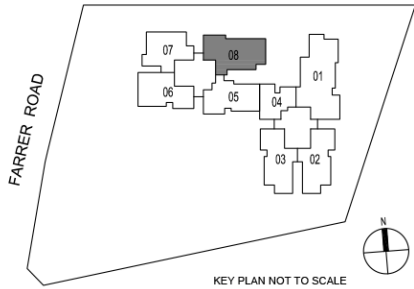
Type C
78 sqm / 840 sqft
#03-08 to #11-08



Type C (PH)
92 sqm / 990 sqft
#12-08



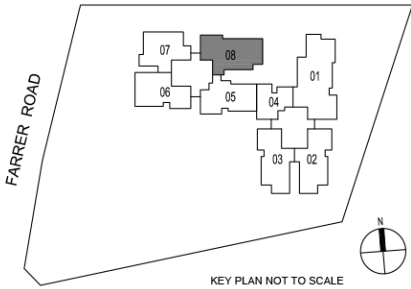
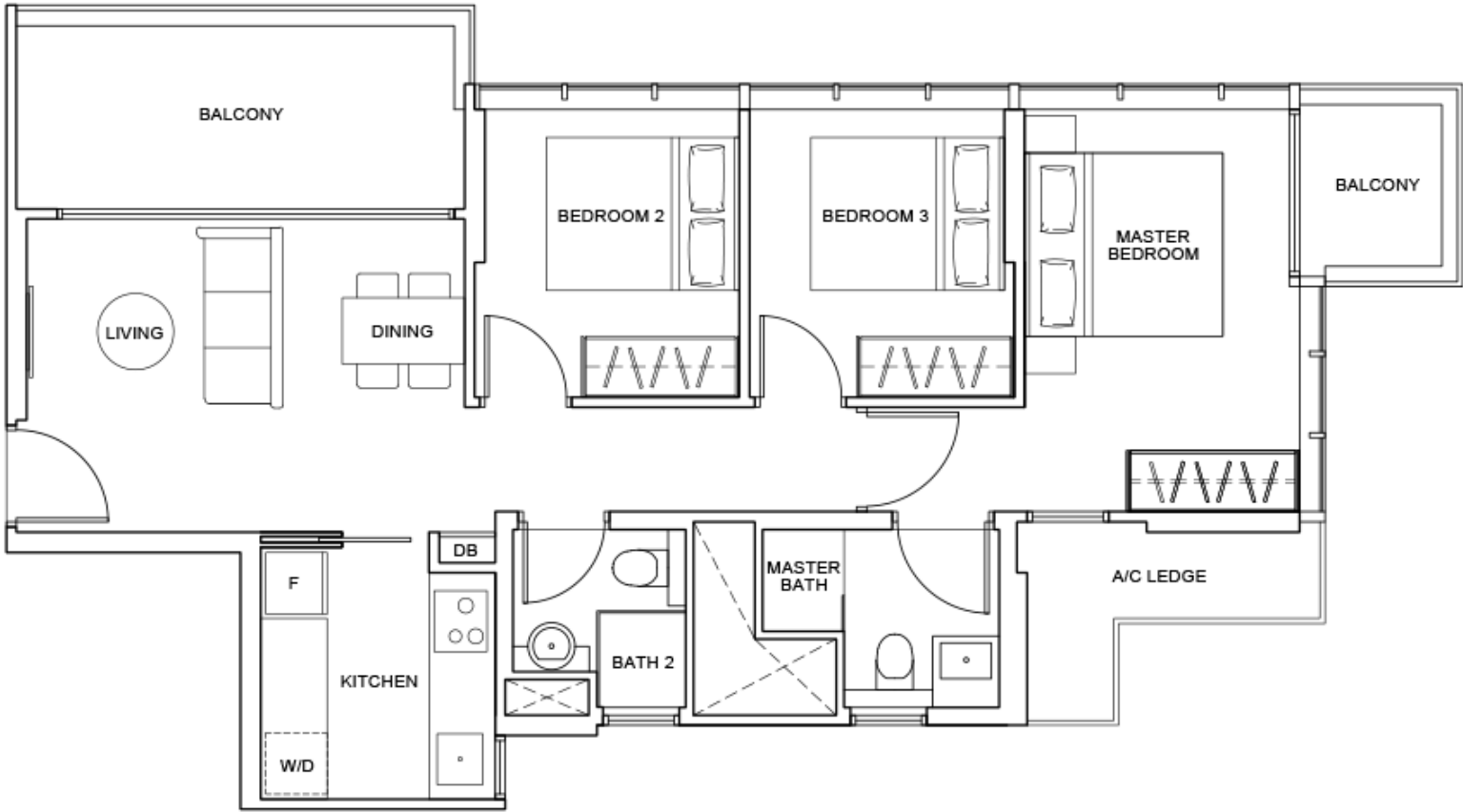
DOTTED LINE DENOTES STRATA AREA OF 14 SQ M / 151 SQ FT ABOVE LIVING AND DINING



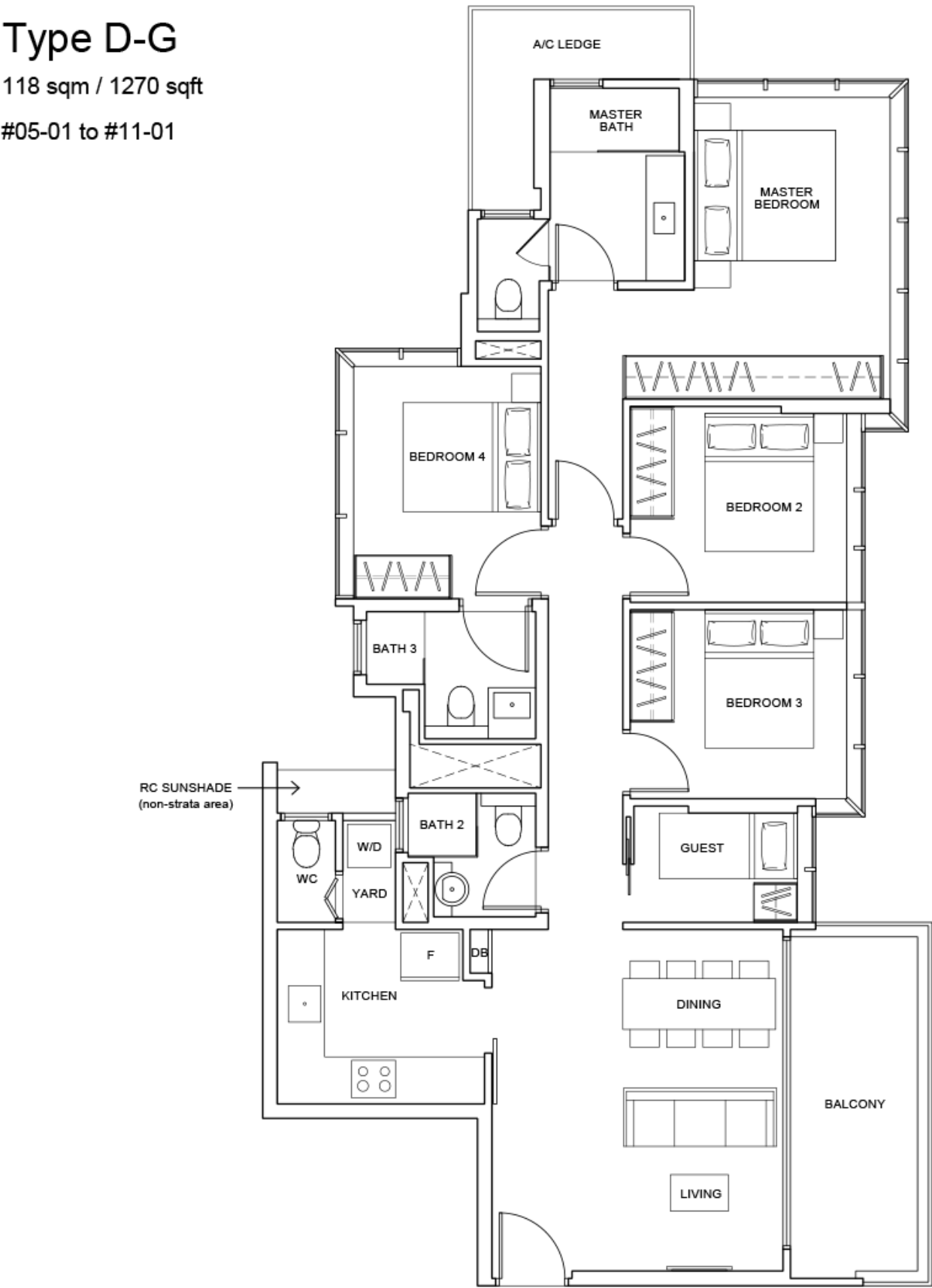
Type C1

80 sqm / 861 sqft

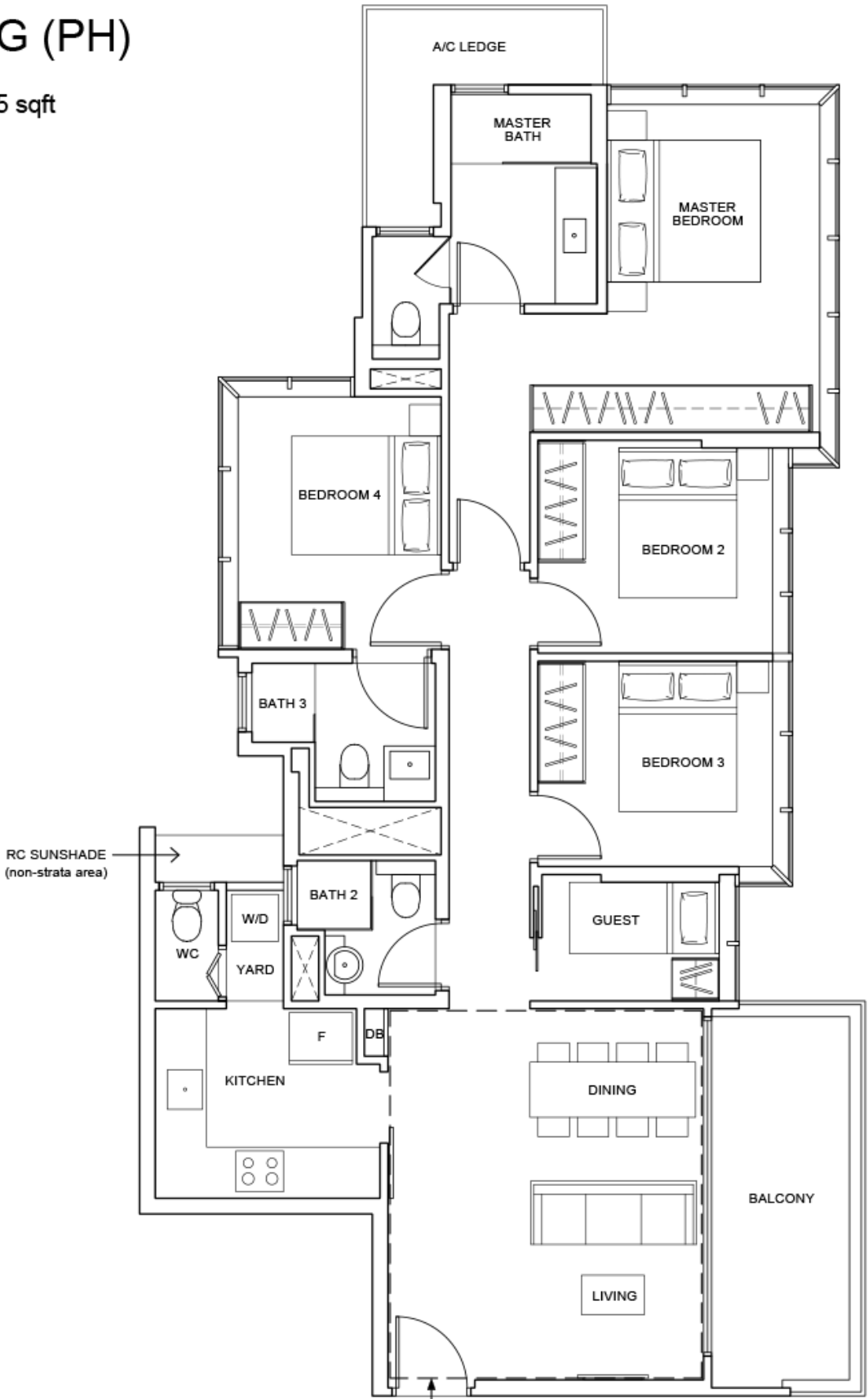
#02-08



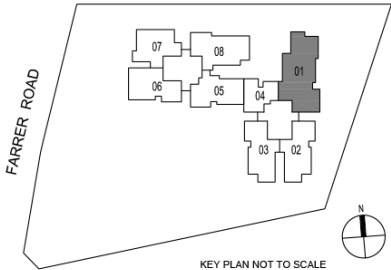
Type D-G
118 sqm / 1270 sqft
#05-01 to #11-01



Type D-G (PH)
138 sqm / 1485 sqft
#12-01



DOTTED LINE DENOTES STRATA AREA OF 20 SQ M / 215 SQ FT ABOVE LIVING AND DINING

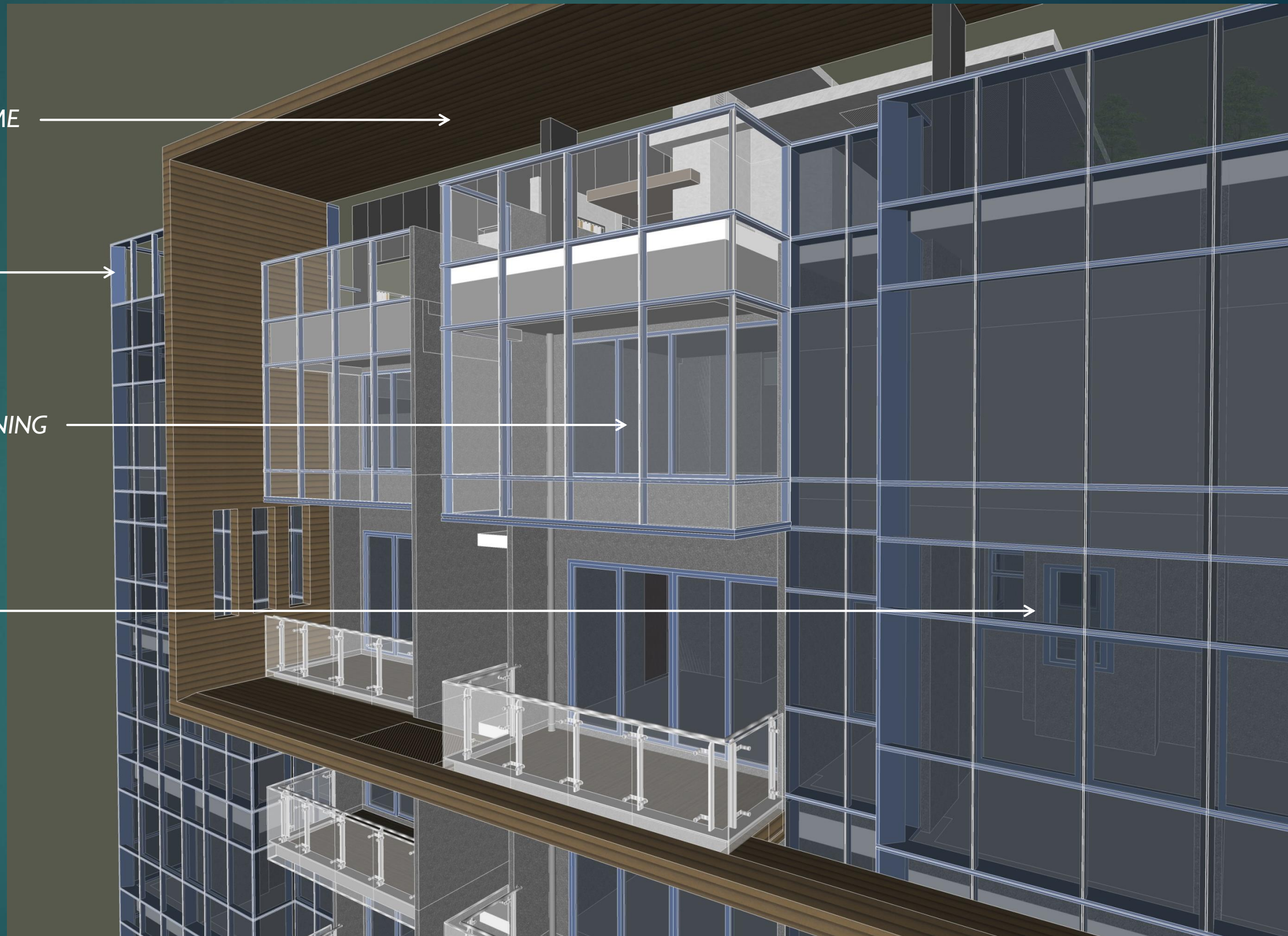


- ARCHITECTURE FEATURE FRAME

- CURTAIN WALL SYSTEM
MINIMAL & HI-END LOOK

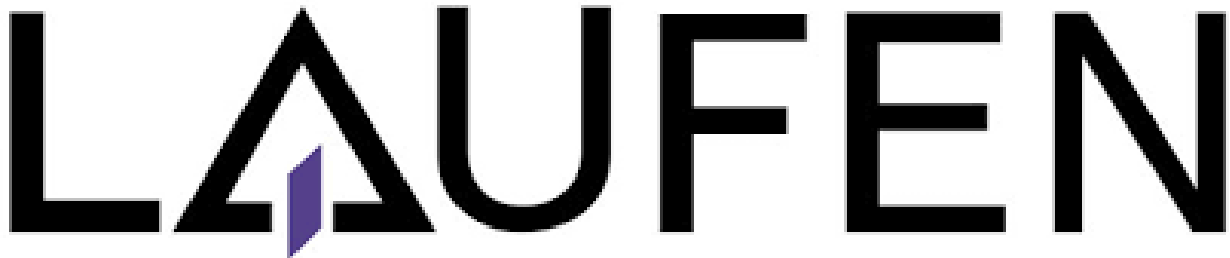
- DOUBLE VOLUME AT LIVING/DINING
& BALCONY (5.65M)

- HIGH CEILING AT BEDROOMS



The units at the topmost residential floor (penthouse units) enjoys a truly double-volume living within the whole unit.

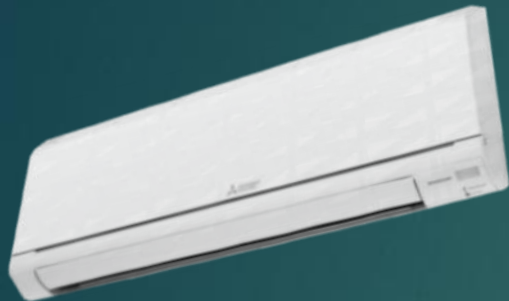




SMART HOME SYSTEMS FOR WILSHIRE RESIDENCES



Provisions of Smart Home System



Living Room & Master Bedroom Aircon Control

Aircon Control

- Remotely ON/OFF via Mobile App
- Remotely adjust Fan Speed / Temperature
- Status of Aircon



WIFI IP Camera



WIFI Doorbell with Camera



IOT Smart Gateway



Digital Door Lockset



Smart Smoke Detector

WILSHIRE RESIDENCES

YALE YDM3109 Digital Lockset



4 ways to unlock door



Access Card



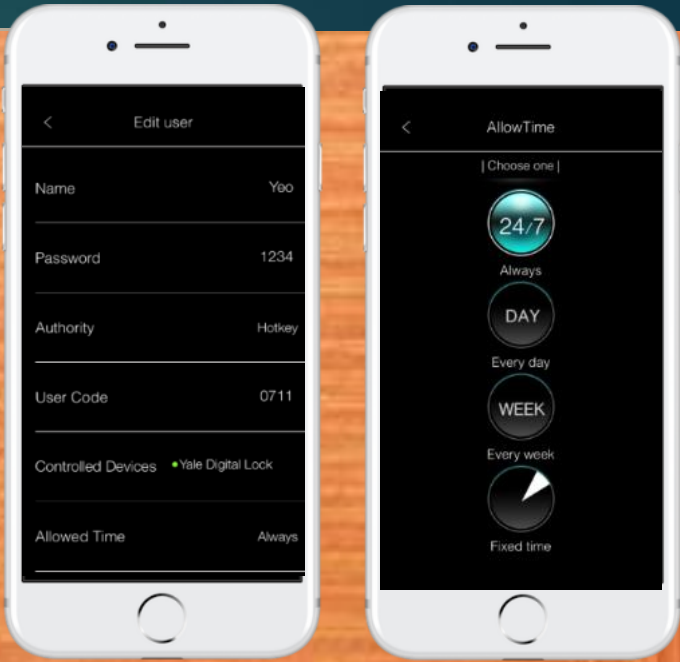
PIN Code entry



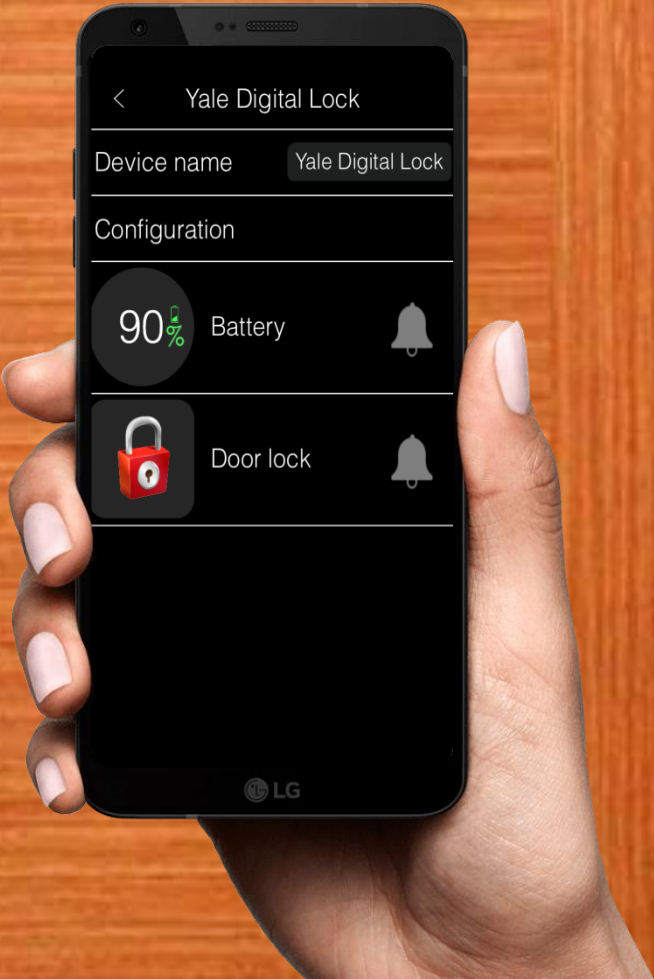
Key entry



Mobile App

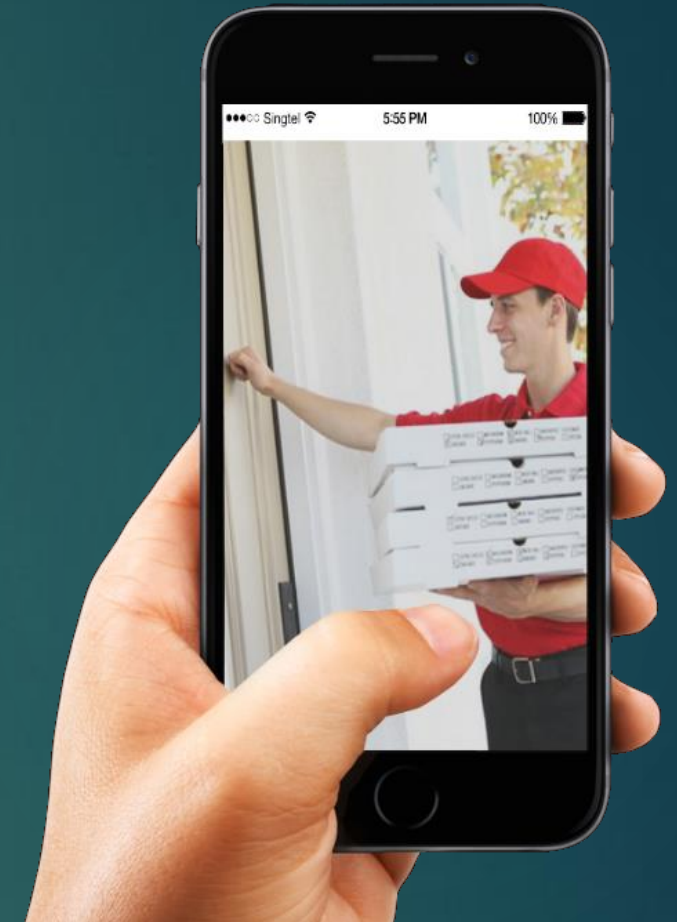


Issue Pin-Code

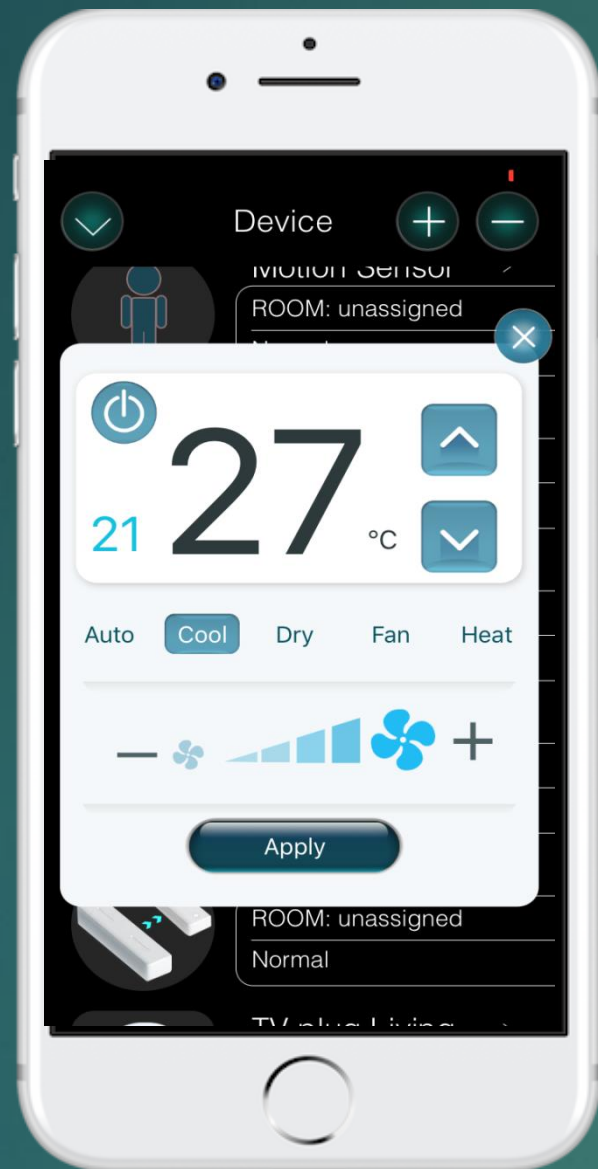


WILSHIRE RESIDENCES

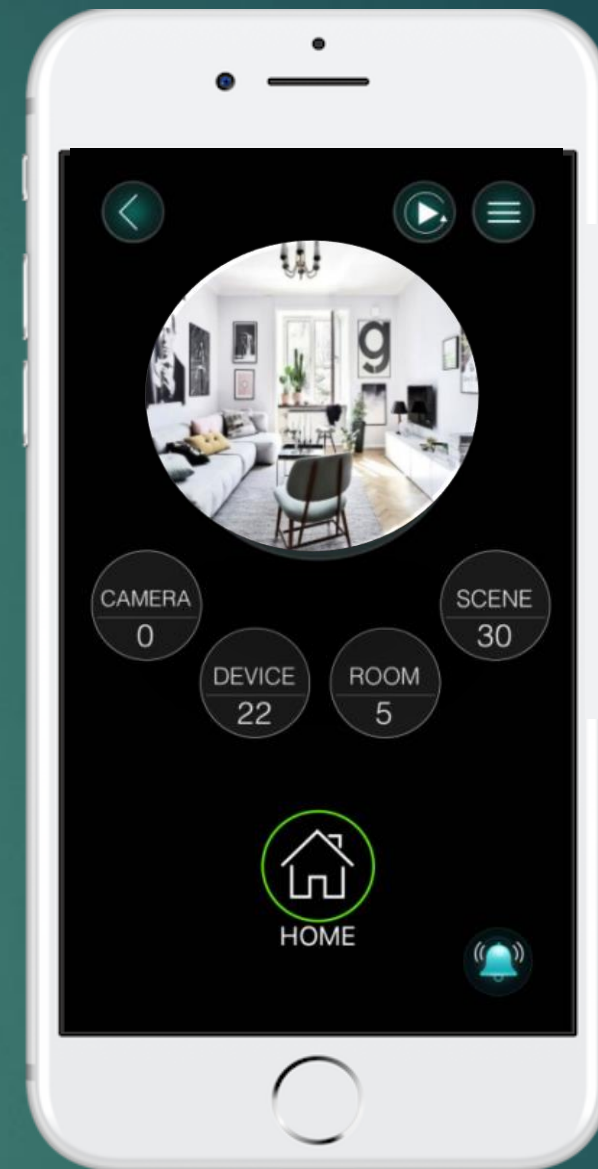
WIFI Doorbell with Camera



- See who is at your door
- Speak to your visitor

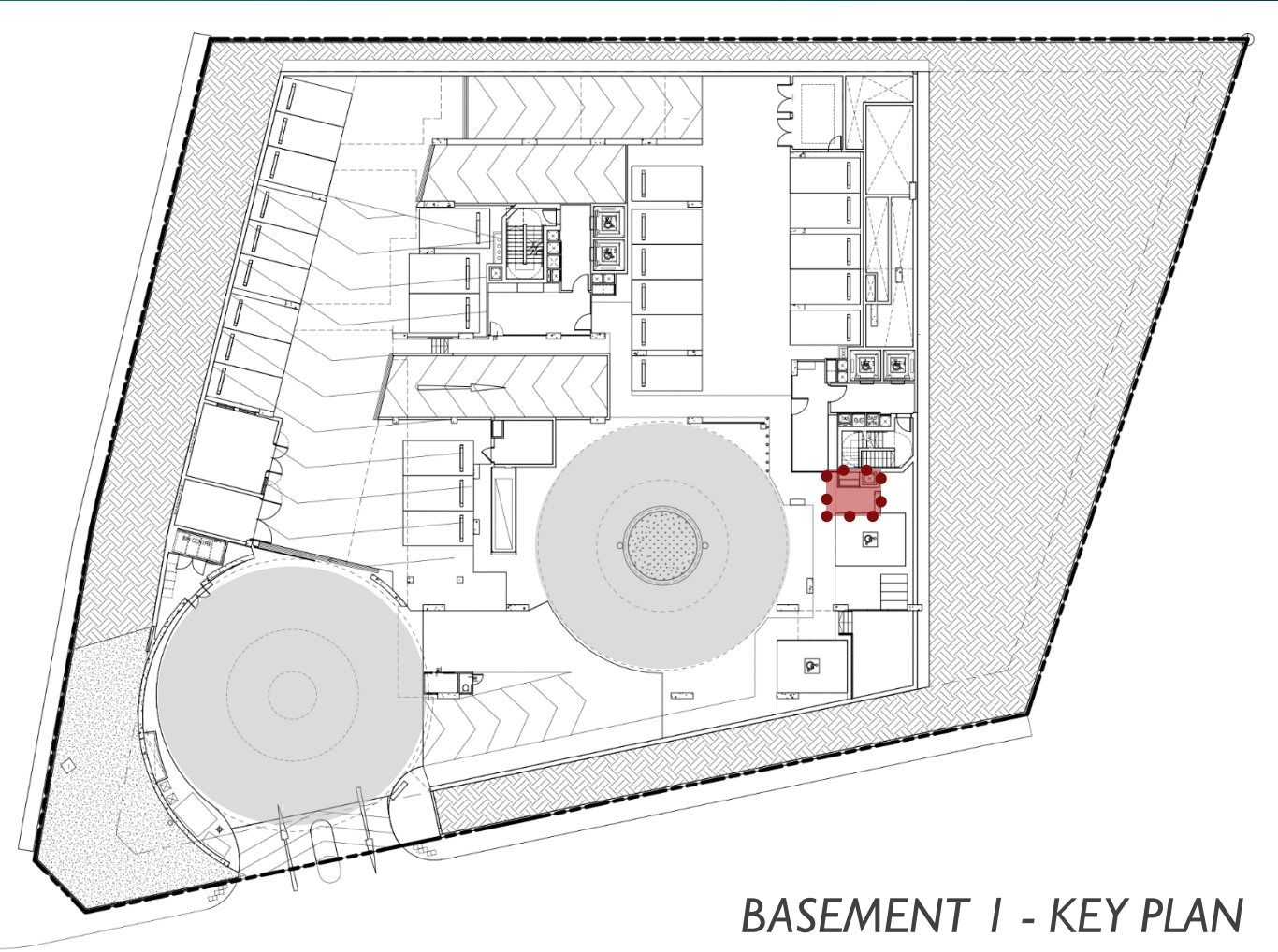


- Remotely ON/OFF via Mobile App
- Remotely adjust Fan Speed / Temperature
- Status of Aircon



- Remotely monitor your house
- 2 Way Audio (Listen to what's happening at home)





BASEMENT 1 - KEY PLAN

WILSHIRE RESIDENCES UNIT FEATURES



Over the last 70 years since its incorporation in the 1950s, Tong Eng Brothers and its group of companies take 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

RESIDENTIAL



GOODWOOD GRAND



THREE BALMORAL



BELGRAVIA GREEN



BELGRAVIA VILLAS

COMMERCIAL



ARC 380



CENTRIUM SQUARE



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



FIVE DERBYSHIRE



120 GRANGE



ARENA RESIDENCES



OVERSEAS

WESMA INFINTUM, MALAYSIA



WEST END RESIDENCES, AUSTRALIA



NOKU, MALDIVES



NOKU, KYOTO





WILSHIRE RESIDENCES

30 FARRER ROAD

FREEHOLD

PROPOSED ERECTION OF 2 BLOCKS OF 12-STOREY RESIDENTIAL FLATS (TOTAL 85 UNITS) WITH BASEMENT CAR PARKS AND A SWIMMING POOL ON LOT 02652A MK 02 AT FARRER ROAD (TANGLIN PLANNING AREA) SINGAPORE 268832

THANK YOU