Inspiration

Colonial Heritage

Colonial-style villas were built at the turn of the previous century to house colonial officials. These stately homes, with their distinctive black painted timber beams and white-washed walls, were also called “black and white bungalows”.

What made these black and white bungalows distinctive, were the presence of many tropical and local design elements. Large verandahs at the front and sides were its signature feature. Broad overhanging sloping roofs offered shade from the sun, while high ceilings, balconies, louvered windows and open interior spaces encouraged natural airflow and kept the house cool.

Now, these black and white bungalows are highly-coveted, due to their scarcity owing to urban redevelopment. They are also very much desired for their charm, for these bungalows evoke a nostalgic longing for the romance and elegance of a bygone era.

Black and White Bungalow Clusters

Napier Hill
Rochester Park
Portobello Rise
Mount Pleasant
Pasir Park
Landia Housing
Estate
Alexandra Park
Mount Faber
Gillman Barracks

Freehold

The lasting value
The family stories
The things that you treasure
Because home is where traditions are created for generations

Begin
A NEW TRADITION
Reflecting the rich heritage of its location, this freehold development in Pasir Panjang draws inspiration from the black and white bungalows. It is designed to be low-rise and low-density, to preserve its exclusivity. Revel in its old-world charm, while indulging in modern-day luxuries. Life here is truly a celebration of the best of both worlds.
ORIGINATION

Establish a new classic
There’s a special kind of feeling you get on a verandah that you just can’t get anywhere else.

Haruki Murakami, author

The perfect place for coffee in the morning, afternoon tea, or after-dinner drinks...
What makes a design classic is its ability to last through time. And when it lasts, it is accorded a respect that turns it into a tradition. What makes a design genius is its ability to honour tradition, while making it relevant for today, and tomorrow.

**Black and White Bungalows**
A fruition of an architectural style that marries both British Colonial grandeur with Tropical Living sensibilities. The best elements of such a unique style are now incorporated to bring the romance of the past to the future of luxury living.

- **Base Form**
- **Eaves and Ledges**
  Inspired by traditional construction to offer shade from direct sunlight and rain.
- **Window Wall**
  Recreates the effect of keeping interiors naturally airy and cool by opening up the inside to the outside.
- **Louvered Screens**
  Originally used to protect the interiors from sun and rain, while still allowing natural airflow to cross-ventilate interiors.
- **Verandah**
  The verandah of a black and white bungalow is now ingeniously translated into the architecture of The Verandah Residences.
- **Juliet Balconies**
  Modern interpretations of the soaring windows found in traditional black and white bungalows.
REDEFINING COLONIAL MODERNISM
ELEVATED BUNGALOWS

Inspired by indigenous architecture, black and white bungalows were elevated with pillars and arches. Now, you can live that experience as the entire development replicates the elevated effect. Overlooking lush surroundings, be filled with a sense of grandeur the moment you come home.
TROPICAL SPLENDOUR

Be embraced by the beauty of exotic foliage and crystal-blue waters.

“Nature is not a place to visit. It is home.”
Gary Snyder, poet
Discover intimate leisure enclaves that will both surprise and delight the senses. Lounge by the 40m lap pool, and be lulled into a relaxing state of bliss. Or immerse into the cool waters and be awashed with an exhilarating sense of wellbeing.
Enjoy an unforgettable evening dining under the stars. Elegant lighting amidst designer landscaping creates a sophisticated garden party atmosphere. The water features also enhance the celebratory ambience as you feast the night away with your loved ones.

Dining & BBQ Pavilion
The grand black and white bungalows with sprawling grounds also comprise smaller buildings adjacent to the main residence. Now, that feature is transformed into glass-fronted pavilions. One of the pavilions houses a state-of-the-art gym with bracing pool views to make working out a joy.
Rise above the hustle and bustle, and enter a luxurious oasis. Tropical foliage cocoons you in your private world, while the lights of the city twinkle in the distance. Up here, the abundance of space makes this an impressive venue for gatherings.

SKY LOUNGE
Pasir Panjang and its surroundings have seen dramatic changes in recent times. Within close proximity, there have been development of world-class research centres and business parks to support tomorrow’s research and development (R&D), high-technology and digital industries.

Moreover, the wonders and serenity of nature are practically at your doorstep. The nearby Southern Ridges links some of Singapore’s most impressive and well-loved nature spots, from Mount Faber, HortPark, Labrador Nature Reserve, right to Kent Ridge Park.

All around, new recreation and leisure spots, as well as hip lifestyle enclaves have also risen up. And while it remains close to the city centre, Pasir Panjang has never lost its close-knit community charm. Coupled with quality education close by, it remains a desirable location for living.
3 mins’ drive to Singapore Science Park

4 mins’ drive to National University of Singapore

6 mins’ drive to United World College

8 mins’ drive to Nan Hua Primary School

8 mins’ drive to Anglo-Chinese School (Independent)

5 mins’ drive to The Japanese School

Distance and travelling time are estimates only.
Be part of the Master Plan
The Master Plan for the Greater Southern Waterfront will transform about 1,000ha of land (about three times the size of Marina Bay) into an exciting waterfront city of the future. And everything will happen just a stone’s throw away from home.

From Marina South to Pasir Panjang, this is one of Singapore’s most ambitious development projects ever. The Master Plan for the Greater Southern Waterfront will transform about 1,000ha of land (about three times the size of Marina Bay) into an exciting waterfront city of the future. And everything will happen just a stone’s throw away from home.

More business opportunities
One of the ideas propose the extension of the existing city centre to the Greater Southern Waterfront. By creating more opportunities to live-work-play, there will be an increase in economic activities that will expand to the surrounding areas. This is an ideal situation for investors looking for a special property with a unique proposition in terms of location.

More lifestyle enhancements
More greenery, more opportunities to enjoy the waterfront, more community spaces for more vibrant streetscapes. All of the ideas presented serve only to enhance the way we live, work and play in an exciting waterfront city of the future. And everything will happen just a stone’s throw away from home.

DISCOVER THE POTENTIAL

For freehold properties in Pasir Panjang

• Gain first-mover advantage
While the Greater Southern Waterfront is still in ideation phase, the groundwork has already started with the complete move of Tanjong Pagar Terminal. So seize the opportunity now to make the first move.

• Leverage on the freehold status
As one of Singapore’s most ambitious Master Plans, the Greater Southern Waterfront will see long-term continuous development and growth.

All investments are speculative in nature. We also encourage investors to seek legal advice from their professional investment advisor and to make independent investigations before making any investment decision. We do not in any way warrant or guarantee the success of any action you take in reliance on our statements or recommendations.
FACILITIES PLAN

Facilities Plan

Artist’s impression
The shading of the unit type only applies to typical units.
LIVING ROOM

Be embraced by a homely ambience the moment you step in. Natural light and ventilation bring the outdoors in to open up the interiors.
Discover cosy interiors that come with Juliet Balconies. Designed to maximise space, there’s always room at home for all your living needs.
LUXURY EVERYWHERE

To complement your luxury abode, only the finest of fittings and finishes shall accentuate the exquisiteness of your home with sophistication and style. From brands synonymous with top quality, to thoughtful designs, you can truly be at home with luxury.

Sanitary Fittings

- GROHE
  - Pure Freedom on Warser

Kitchen Appliances

- BOSCH
  - Invented for life
- Electrolux

Key plan not to scale.

Note: Areas include A/C Ledge, balcony, PES, open to sky yard and strata void where applicable. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. Plans are not to scale and subject to change as may be required or approved by the relevant authorities. All areas are subject to final survey.

** The PES/balcony shall not be enclosed. Only URA approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to page 82 of this brochure.
1 bedroom

**TYPE A2**
43sqm / 463sqft
#02-05, #03-05, #04-05,
#02-30, #03-30, #04-30

**TYPE A2H**
50sqm / 538sqft*
#05-05, #05-30

**TYPE A2P**
43sqm / 463sqft
#01-05, #01-30

**TYPE A3**
43sqm / 463sqft
#02-03, #03-03, #04-03,
#02-28, #03-28, #04-28

**TYPE A3H**
51sqm / 549sqft *
#05-03, #05-28

**TYPE A3P**
43sqm / 463sqft
#01-03

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Key plan not to scale.

Note: Areas include A/C Ledge, balcony, PES, open to sky yard and strata void where applicable. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. Plans are not to scale and subject to change as may be required or approved by the relevant authorities. All areas are subject to final survey.

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Note: Areas include A/C Ledge, balcony. PES, open to sky yard and strata void where applicable. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. Plans are not to scale and subject to change as may be required or approved by the relevant authorities. All areas are subject to final survey.
**TYPE A4P**
45sqm / 484sqft
#01-08, #01-33

**TYPE A4**
44sqm / 474sqft
#02-08, #04-08,
#02-33, #04-33

**TYPE A4H**
55sqm / 603sqft*
#05-08

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**TYPE A5P**
45sqm / 484sqft
#03-10, #01-18

**TYPE A5H**
56sqm / 603sqft*
#03-10, #03-18, #04-10, #04-18, #02-18, #03-18, #04-18

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Key plan not to scale.

Note: Areas include A/C Ledge, balcony, PES, open to sky yard and strata void where applicable. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. Plans are not to scale and subject to change as may be required or approved by the relevant authorities. All areas are subject to final survey.

The PES/ balcony shall not be enclosed. Only URA approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to page 82 of this brochure.
1 bedroom

TYPE A6
49sqm / 527sqft
#02-02, #03-02, #04-02,
#02-27, #03-27, #04-27

TYPE A6H
60sqm / 646sqft*
#05-02, #05-27

TYPE A7
56sqm / 603sqft
#02-14, #03-14, #04-14,
#02-22, #03-22, #04-22

TYPE A7H
66sqm / 710sqft*
#05-14, #05-22

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Note: Areas include A/C Ledge, balcony, PES, open to sky yard and strata void where applicable. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. Plans are not to scale and subject to change as may be required or approved by the relevant authorities. All areas are subject to final survey.
2 BEDROOM PREMIUM

TYPE B1
60sqm / 646sqft
#02-07, #03-07, #04-07, #02-32, #03-32, #04-32

TYPE B1P
60sqm / 646sqft
#01-07, #01-32

TYPE B1H
70sqm / 753sqft
#05-07, #05-32

TYPE B2
64sqm / 689sqft
#02-13, #03-13, #04-13, #02-21, #03-21, #04-21

TYPE B2P
64sqm / 689sqft
#01-13, #01-21

TYPE B2H
75sqm / 807sqft
#05-13, #05-21

Note: Areas include A/C Ledge, balcony, PES, open to sky yard and strata void where applicable. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. Plans are not to scale and subject to change as may be required or approved by the relevant authorities. All areas are subject to final survey.

The PES/ balcony shall not be enclosed. Only URA approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to page 82 of this brochure.
2 BEDROOM PREMIUM

TYPE B3P
65sqm / 700sqft
#01-15, #01-23

TYPE B3
65sqm / 700sqft
#02-15, #03-15, #04-15,
#02-23, #03-23, #04-23

TYPE B3H
76sqm / 818sqft*
#05-15, #05-23

** KEY: B3P = 2 bedroom PREMIUM

TYPE B4P
61sqm / 657sqft
#01-02

TYPE B5P
69sqm / 743sqft
#01-27

Notes:
- Areas include A/C Ledge, balcony, PES, open to sky yard and strata void where applicable.
- Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. Plans are not to scale and subject to change as may be required or approved by the relevant authorities. All areas are subject to final survey.
- The PES/balcony shall not be enclosed. Only URA approved balcony screens are to be used. For an illustration of the approved balcony screens, please refer to page 82 of this brochure.
Note: Areas include A/C Ledge, balcony, PES, open to sky yard and strata void where applicable. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. Plans are not to scale and subject to change as may be required or approved by the relevant authorities. All areas are subject to final survey.

The PES/balcony shall not be enclosed. Only URA approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to page 82 of this brochure.
3 BEDROOM

TYPE C2P
87sqm / 936sqft
#01-12, #01-20

DRY KITCHEN
DINING
LIVING
BEDROOM 3
BEDROOM 2
MASTER
BATH 2
AC LEDGE
DB / ST

The PES/ balcony shall not be enclosed. Only URA approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to page 82 of this brochure.

Note: Areas include A/C Ledge, balcony, PES, open to sky yard and strata void where applicable. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. Plans are not to scale and subject to change as may be required or approved by the relevant authorities. All areas are subject to final survey.

* The PES/ balcony shall not be enclosed. Only URA approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to page 82 of this brochure.

Note: Areas include A/C Ledge, balcony, PES, open to sky yard and strata void where applicable. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. Plans are not to scale and subject to change as may be required or approved by the relevant authorities. All areas are subject to final survey.

* Area of 98sqm / 1055sqft is inclusive of strata void area of 14sqm / 151sqft above living and dining as per dotted line.

* Only URA approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to page 82 of this brochure.
TYPE C3P
93sqm / 1001sqft
#01-04

TYPE C3
93sqm / 1001sqft
#02-04, #03-04, #04-04

TYPE C3H
107sqm / 1152sqft*
#05-04

Note: Areas include A/C Ledge, balcony, PES, open to sky yard and strata void where applicable. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. Plans are not to scale and subject to change as may be required or approved by the relevant authorities. All areas are subject to final survey.

The PES/balcony shall not be enclosed. Only URA approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to page 82 of this brochure.
TYPE C3aP
92sqm / 990sqft
#01-29

TYPE C3a
92sqm / 990sqft
#04-29

TYPE C3aH
107sqm / 1152sqft
#05-29

TYPE C3a
92sqm / 990sqft
#02-29, #03-29

The PES/balcony shall not be enclosed. Only URA approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to page 82 of this brochure.

Note: Areas include A/C Ledge, balcony, PES, open to sky yard and strata void where applicable. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. Plans are not to scale and subject to change as may be required or approved by the relevant authorities. All areas are subject to final survey.

The PES/balcony shall not be enclosed. Only URA approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to page 82 of this brochure.

Note: Areas include A/C Ledge, balcony, PES, open to sky yard and strata void where applicable. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. Plans are not to scale and subject to change as may be required or approved by the relevant authorities. All areas are subject to final survey.
3 BEDROOM PREMIUM

TYPE C4P
96sqm / 1033sqft
#01-26

TYPE C4
96sqm / 1033sqft
#02-01, #03-01, #04-01, #02-26, #03-26, #04-26

TYPE C4H
111sqm / 1195sqft
#05-01, #05-26

TYPE C5P
101sqm / 1087sqft
#01-11

Note: Areas include A/C Ledge, balcony, PES, open to sky yard and strata void where applicable. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. Plans are not to scale and subject to change as may be required or approved by the relevant authorities. All areas are subject to final survey.

The PES/ balcony shall not be enclosed. Only URA approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to page 82 of this brochure.
3 BEDROOM PREMIUM

TYPE C5
101sqm / 1087sqft
#02-11, #03-11, #04-11

TYPE C5aP
101sqm / 1087sqft
#01-19

Note: Areas include A/C Ledge, balcony, PES, open to sky yard and strata void where applicable. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. Plans are not to scale and subject to change as may be required or approved by the relevant authorities. All areas are subject to final survey.

The PES/ balcony shall not be enclosed. Only URA approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to page 82 of this brochure.
### TYPE C5a
104sqm / 1087sqft  
#02-19, #03-19, #04-19

### TYPE C5aH
120sqm / 1292sqft*  
#05-19

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### TYPE D1P
116sqm / 1249sqft  
#01-17, #01-25

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Key plan not to scale.

Note: Areas include A/C Ledge, balcony, PES, open to sky yard and strata void where applicable. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. Plans are not to scale and subject to change as may be required or approved by the relevant authorities. All areas are subject to final survey.

** The PES/balcony shall not be enclosed. Only URA approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to page 82 of this brochure.
**TYPE D1**
116sqm / 1249sqft
#02-17, #03-17, #04-17, #02-25, #03-25, #04-25

**TYPE D1H**
134sqm / 1442sqft*
#05-17, #05-25
* Partial floor plan: Dimensions are expressed in feet and are not to scale. Net floor areas vary and are subject to final survey.

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**TYPE D2P**
119sqm / 1281sqft
#01-09, #01-34

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* Areas include A/C Ledge, balcony, PES, open to sky yard and strata void where applicable. Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. Plans are not to scale and subject to change as may be required or approved by the relevant authorities. All areas are subject to final survey.

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**Key plan not to scale.**

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**The PES/ balcony shall not be enclosed. Only URA approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to page 82 of this brochure.**
TYPE D2
120sqm / 1292sqft
#02-09, #03-09, #04-09.

TYPE D2H
138sqm / 1485sqft
#05-09

*AREA OF 138sqm / 1485sqft INCLUDES STRATA VOID OF 18sqm / 194sqft ABOVE LIVING AND DINING AS PER DOTTED LINE

Note: Areas include A/C Ledge, balcony, PES, open to sky yard and strata void where applicable.
Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. Plans are not to scale and subject to change as may be required or approved by the relevant authorities. All areas are subject to final survey.

The PES/ balcony shall not be enclosed. Only URA approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to page 82 of this brochure.

4 BEDROOM

TYPE D2a
120sqm / 1292sqft
#02-34, #03-34, #04-34, #05-34

*AREA OF 138sqm / 1485sqft INCLUDES STRATA VOID OF 18sqm / 194sqft ABOVE LIVING AND DINING AS PER DOTTED LINE

Note: Areas include A/C Ledge, balcony, PES, open to sky yard and strata void where applicable.
Orientations and facings will differ depending on the unit you are purchasing, please refer to the key plan. Plans are not to scale and subject to change as may be required or approved by the relevant authorities. All areas are subject to final survey.

The PES/ balcony shall not be enclosed. Only URA approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to page 82 of this brochure.
As exceptional as it is unique, this is living like never before. The tradition of black and white bungalows is now elevated to luxurious levels. The basement, which accesses your car park, represents the pillars and arches that define a home with a sense of grandeur. And just as the pressed iron pergola frames the living area with its architectural elegance, the shaded patio brings to mind colonial verandahs where loved ones gather to enjoy the beauty of nature from the comfort of home.

ARTIST’S IMPRESSION
Balcony screens are not provided by the developer. Buyer may install screen that are in accordance with the URA approved design as shown in the illustration below.

Oxley Holdings Limited ("Oxley" or "the Group") is a home-grown Singaporean property developer. Oxley is principally engaged in the business of property development and property investment. Since its inception, the Group’s accelerated growth has resulted in a burgeoning presence both locally and overseas. It now has a presence across twelve geographical markets.

The Group has a diversified portfolio comprising development and investment projects in Singapore, the United Kingdom, Ireland, Cyprus, Cambodia, Malaysia, Indonesia, China, Myanmar, Australia, Japan and Vietnam. Oxley’s expertise does not lie solely in property development; the Group also renders project management and consultancy expertise in Myanmar.

Oxley’s property development portfolio encompasses choice residential, commercial and industrial projects. Key elements of the Group’s choice developments include prime locations, desirable lifestyle features and preferred designs. With a keen grasp of market sentiments and trends, Oxley has achieved remarkable growth since its inception.

As part of its strategic expansion, the Group has also entered into partnerships with reputable local and overseas developers as well as business partners. In 2013, the Group acquired a 20% stake in Galliard (Group) Limited, a leading property developer in the United Kingdom. Galliard (Group) is a property development, hospitality and management group overseeing a wide variety of developments across London and Southern England. Since then, Oxley has also acquired a 40% stake in Pindan Group Pty Ltd, an integrated project group based in Western Australia, and an 15% stake in United Engineers, a Singaporean property development and engineering company that was founded in 1912.
Developer: Oxley Amber Pte Ltd • Developer's Licence No: C1252 • Tenure Of Land: Estate in Fee Simple • Mukim/Lot No: MK 3 LOTS 03389X & 05153A • Encumbrances On The Land:
Mortgage in favour of Malayan Banking Berhad • Expected Date Of Vacant Possession: 31 DECEMBER 2023 • Expected Date Of Legal Completion: 31 DECEMBER 2026 • Building Plan No: A1164-00015-2017-BP01 dated 7 Mar 2018

While reasonable care has been taken in the preparation of this brochure, the developer cannot be held responsible for any inaccuracies or omissions. The statements, information and depictions shall not be regarded or relied upon as statements or representations of facts, and are subject to such changes as may be required by the developer or the relevant authorities, and cannot form part of an offer or contract. Visual representations, models, showflat, illustrations, photographs, pictures, drawings and all depictions are artist’s impressions only (which serve only to give an approximate idea of the project), and cannot be regarded as representations of facts. All plans and layouts are not to scale and are subject to change/amendments as may be directed or approved by the relevant authorities. The floor areas indicated in the brochure are approximate measurements only and are subject to final survey. The information included in this brochure is accurate as at the time of printing and there may be changes subsequently as may be required by the architects and relevant authorities. For the avoidance of any doubt, the information herein shall not form part of the Option or Sales and Purchase Agreement governing the terms and conditions of the sale and purchase of the unit.