

IRWELL

HILL

RESIDENCES

<http://fangdichanxinjiaobao.com/>

# Welcome To Irwell Hill Residences

Imbued with a sense of progressiveness, Irwell Hill Residences is designed for modern living set against a backdrop of a lush landscape where one can enjoy the finer things in life. With heritage raintrees conserved and seamlessly integrated within its two towers, Irwell Hill Residences is where one can live better amidst nature while seeking respite even in the heart of one of Asia's most cosmopolitan cities. Future-forward and designed for those who delight in contemporary comfort, this development is set to be a new icon of premium luxury in prime District 9, at a new address created for the distinguished few.

## Inspired And Progressive

### The acclaimed architects behind Irwell Hill Residences

Widely respected for award-winning build quality, CDL commissioned the world-renowned architecture practice MVRDV from the Netherlands and ADDP from Singapore to create Irwell Hill Residences. Configured to optimise the living environment, the architecture by MVRDV & ADDP seamlessly integrates the conserved heritage raintrees into the landscape while placing attention to the details within the grounds. Incorporating the efficiency of a sustainable construction method, the architecture also connects the botanical landscape with the outdoor spaces of the balconies to create a green and enjoyable dwelling experience. Envisioned by MVRDV, the champagne gold pixel-patterned façade of the two towers is a deliberate departure from the predictable, while injecting a bold breath of design to Singapore's skyline.



Valley  
© MVRDV



RED7  
© MVRDV



The Markthal  
© MVRDV



Depot Boijmans Van Beuningen  
© Ossip van Duivenbode

### About MVRDV

Founded in 1993 by Winy Maas, Jacob van Rijs and Nathalie de Vries in the Netherlands, MVRDV provides solutions to contemporary architectural and urban issues globally and delivers future-facing works with highly collaborative and research-based design methods. With iconic works like Depot Boijmans Van Beuningen, The Markthal, and upcoming projects like RED7 and Valley in over 45 countries, MVRDV is a thought leader in the industry and is now making its mark with Irwell Hill Residences in Singapore.







# At The Centre Of It All

Go from milestones to destinations as you discover a wealth of amenities surrounding Irwell Hill Residences. With its prime location within District 9, it is of close proximity to anything and everything you love. Well-connected, it is merely a few minutes' walk from the future Great World MRT Station (Thomson-East Coast Line), Orchard MRT Station (North-South Line), and a short drive away from the Central Expressway (CTE).

Irwell Hill Residences is also surrounded by an array of practical and pleasurable landmarks close by.

## Retail

- Great World
- Tanglin Mall, Tanglin Place (Tanglin Shopping Belt)
- ION Orchard, Ngee Ann City, Wisma Atria, Tang Plaza, Paragon, Mandarin Gallery, 313@somerset, Orchard Central (Orchard Shopping Belt)

## Entertainment

- Clarke Quay restaurants and bars
- Orchard Road cinemas, restaurants, lifestyle destinations
- Dempsey Hill

## Schools

- River Valley Primary School (Within 1km)
- Anglo-Chinese School (Junior)
- Singapore Management University
- Well-known international schools



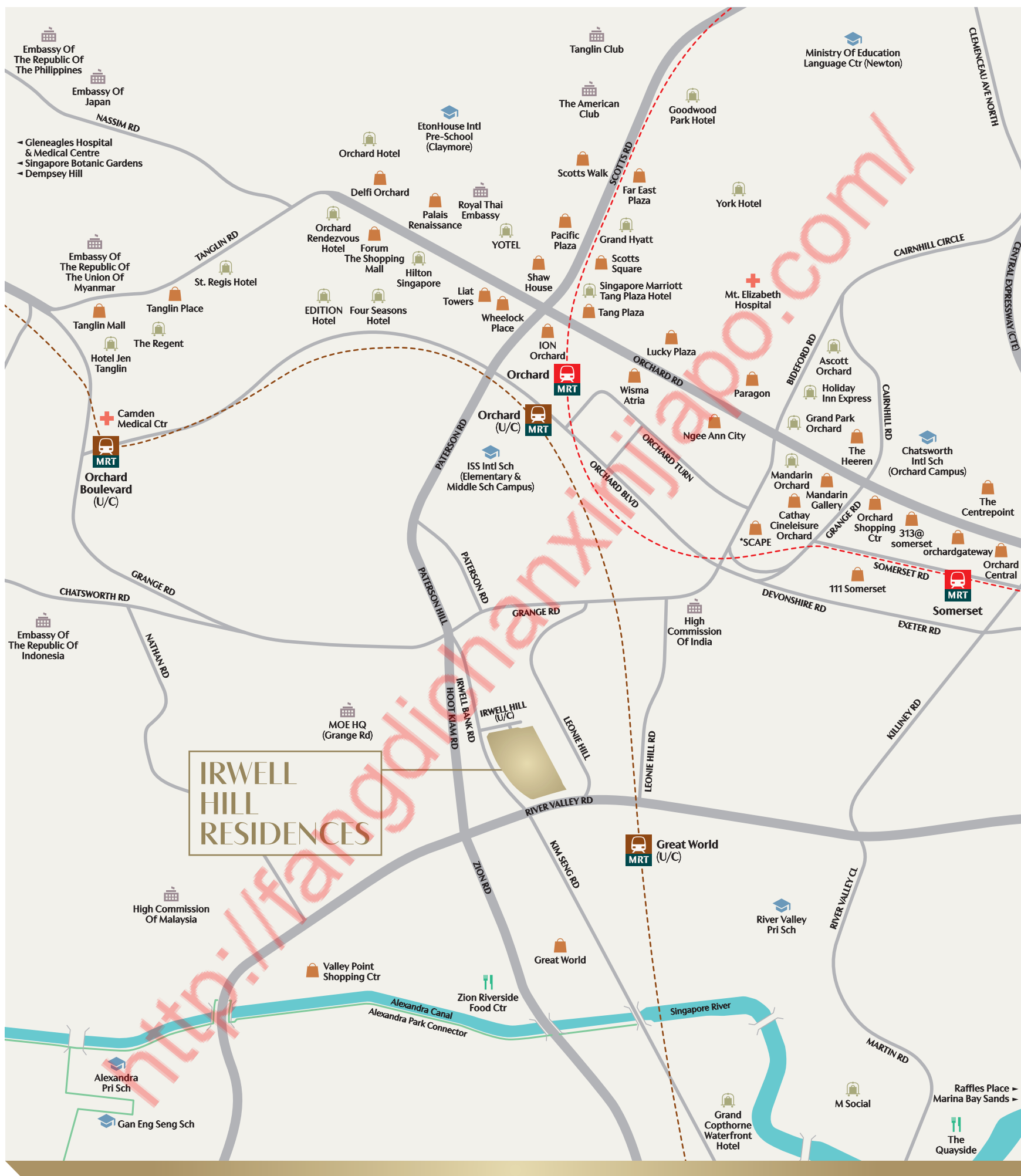
Upcoming Great World MRT Station



Near good schools



Minutes' walk to Great World



Legend

- North-South MRT Line
- Upcoming Thomson-East Coast MRT Line
- Park Connector

0 100m 500m

Every reasonable care has been taken in the preparation of the location map. The map is printed as at March 2021. For information on the permissible land use and density of sites around the housing project, the intending Purchaser may refer to the Master Plan available from the website of the Urban Redevelopment Authority at [www.ura.gov.sg](http://www.ura.gov.sg).



# Enjoy The Embrace

## Feel the wondrous welcome

The sense of arrival at Irwell Hill Residences is unlike any other development in the neighbourhood. With its naturally elevated terrain, this expansive hillside haven welcomes all to indulge in its array of facilities. From function rooms that are equipped to host meetings and conferences for the convenience of residents working from home, to a plethora of facilities masterfully designed for lifestyle wants and needs, Irwell Hill Residences is poised to deliver wonderful experiences.

Here, you can relax in the soothing waters of the Spa Pool, Club Pool, or even the 50m Infinity-Edge Raintree Pool, surrounded by lush greenery.

Entertain friends and loved ones with fetes and soirees at the Tree Top Gourmet, or walk your precious puppies at Pets' Play.

Play for love at the Tennis Court and challenge yourself at the spacious, state-of-the-art Gym at Irwell, elevated above the road level.

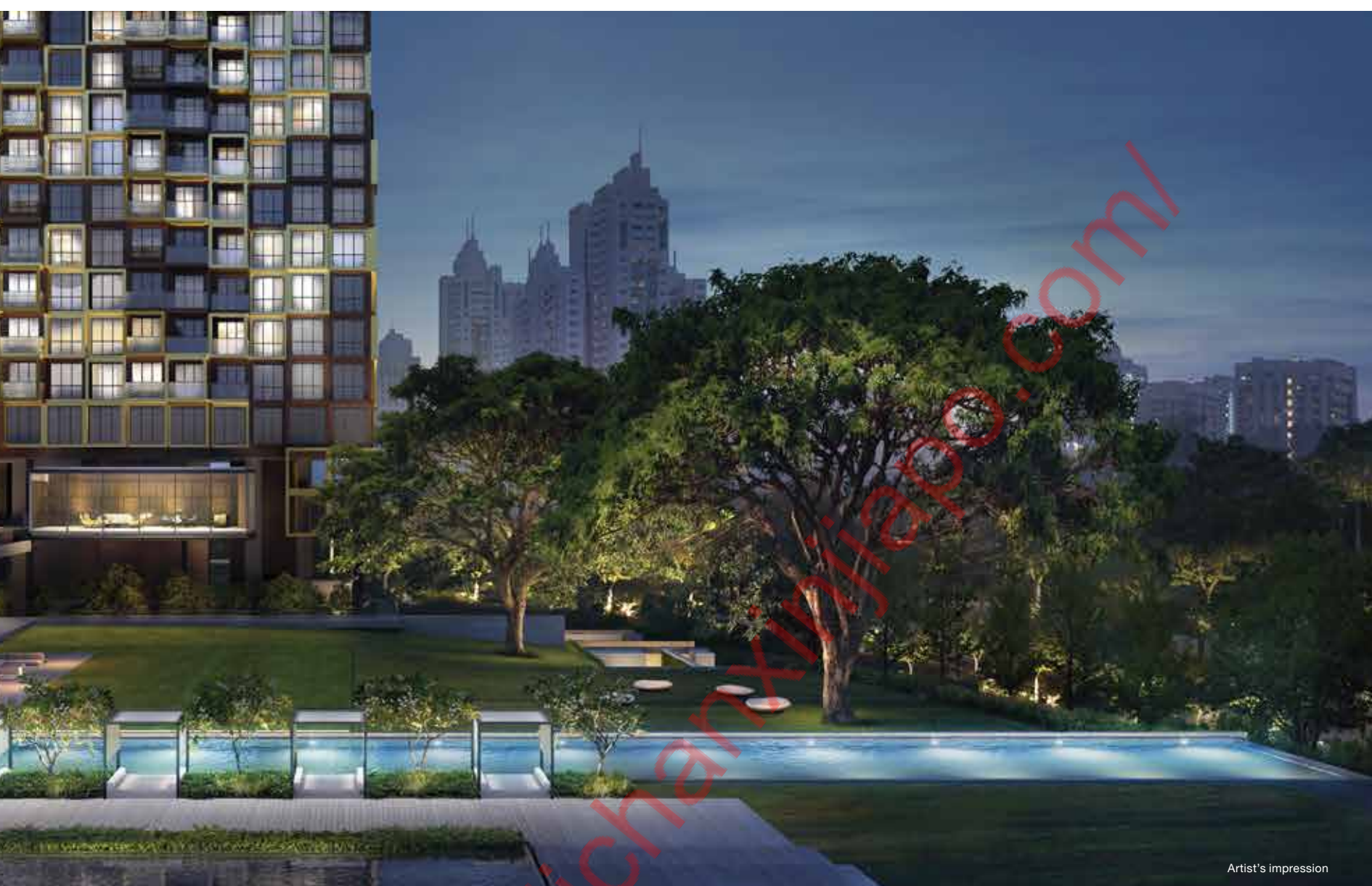


50m Raintree Pool



Artist's impression







# For The Visionary In You

Work and chill amidst sky and greenery at Irwell Vista on Level 24

At Level 24 of both towers, Vista Co-Work is a purpose-designed space reserved for residents to work without leaving home. Here, the bespoke workstations are equipped with WiFi, charging points, and a view of the sky framed by the greenery. This is working from home, redefined. At night, the Vista Gourmet transforms into an entertaining and hosting venue that affords all with a panorama of picturesque nightscapes.







Sky Lounge

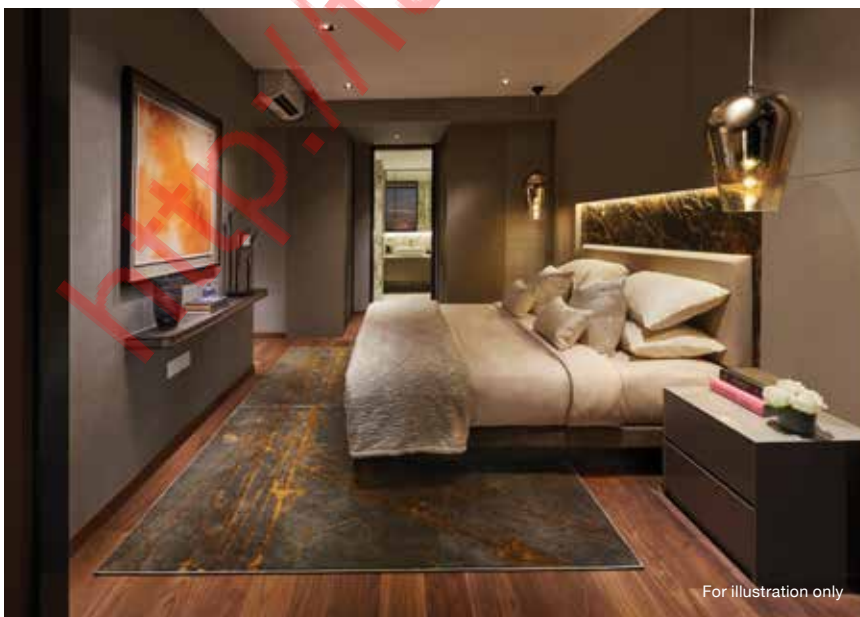
Artist's impression

## Soak In New Perspectives

A constellation beckons above you at Irwell Sky on the Roof Terrace

Located at the top of the towers is Irwell Sky where intimate gatherings with friends and loved ones can take place. Relaxing at the Sky Lounge, you are also treated to the unique views that one can now own. Or you can choose to bask in the moonlight at Sky Hammocks as you indulge in leisurely stargazing.

# The Art Of Being Adaptable



From thoughtful touches that allow one to transform spaces for working at home to designs that incorporate sustainable materials, contemporary living at Irwell Hill Residences isn't just stylish. It is also highly functional to suit various lifestyle needs. Your home will certainly be both progressive and practical.



Built-in within the Studio and 1-Bedroom + Study units, there are also bespoke countertops that can easily be converted into workstations, extended preparation spaces, and dining tables. How you style and use your space is flexibility that you can enjoy.

The details in your home truly matter especially when it is curated with a focus on high quality. Finished with branded fittings from Gessi and sanitary ware from Geberit, and equipped with appliances from Miele and Bosch, each unit comes with marble flooring in the living and dining room and is designed to inspire and delight.

Scan to view how the countertop transforms.



For illustration only

# Always Future-forward

Life at Irwell Hill Residences is enriched with smart features that make your life even better. Within every unit is a Smart Hub gateway which connects to the smart provisions, allowing you to remotely control them via an app on your mobile device.



## Smart Home



### Smart Air Con

Hot day? Turn on the air conditioning remotely and have the home cooled in preparation for your return.



### Smart Lighting

Schedule the lights to come on automatically or check if you have forgotten to turn them off.



### Smart Smoke Detector

Be promptly alerted so you can call for help if no one is at home to investigate.



### Smart Voice Control

Hands-free control of your smart home devices. A smart voice assistant means you can also ask about the news, weather, traffic; set reminders; play music; and more.

## Smart Community



### Smart Booking

Check if facilities are available and book them at your convenience. Allows you keyless access too.



### Smart Parcel

Parcel station sized to accept packages as well as letters, and sends you an alert to retrieve them.



### Smart Notifications

Expecting guests? See who has arrived at the Lift Lobby and let them in with a simple tap through your mobile device.



### Smart Invite

Allow your visitors entry to the development with a QR invite that can be scanned and verified.



## Premier Residential Services

Completing your life of ease, our team of Residential Hosts are on hand to provide seamless assistance. From your day-to-day needs such as arranging for laundry, delivery acceptance, and transport bookings; to special occasions like catering for parties, restaurant reservations, and more\* – it's all taken care of.

\*Selected services are chargeable. Terms and conditions apply.



# Grounded In Sustainability

Irwell Hill Residences is a proud recipient of the BCA Green Mark Gold<sup>Plus</sup> award. This ensures that you can take pleasure in a home that not only provides the best of modern comforts, but does so with your interest – and that of the earth – at heart.



## Passive Cool Design Architecture

- Designed to reduce direct West-facing units
- Units are designed with balconies and/or other sunshading elements such as horizontal ledges and tinted window glass to reduce direct sunlight penetration into unit interior



## Environmental Quality and Protection

- Use of environmentally friendly products certified by approved local certification bodies
- Use of low Volatile Organic Compounds (VOC) paints for internal walls to reduce indoor air pollution
- Conservation of existing raintrees and large expanse of lawn



## Energy Efficiency

- Provision of energy efficient air-conditioners for all units
- Efficient lighting design with use of LED lighting and motion sensors
- Energy efficient lifts with Variable Voltage Variable Frequency (VVVF) drive, sleep mode and regenerative power feature



## Water Efficiency

- Water efficient fittings provided for all units











## Other Green Features

- Extensive greenery and landscape
- Pneumatic waste collection and disposal system
- Double refuse chutes for recyclable and non-recyclable waste
- Siphonic rainwater discharge system at roof
- Provision of bicycle parking lots at basement level
- Good access to bus stops
- Recycling bins for collection and storage of recyclable waste

## 2 Irwell Hill, Singapore 239588 (North Tower)

**Legend**

 Studio	 2-Bedroom Classic	 3-Bedroom Classic	 4-Bedroom Premium
 1-Bedroom + Study	 2-Bedroom Premium	 3-Bedroom Premium	 Sky Penthouse

Floor	Unit	9	10	11	12	13	14	15	16
	Roof	IRWELL SKY (ROOF TERRACE)							
36		PH1 (#36-09)		B9L	A4SL	B1L	B2L	PH2 (#36-15)	
35		B7(b)	C2(b)	B9(b)	A4S(b)	B1(b)	B2(b)	C1(b)	B6(b)
34		B7(b)	C2(b)	B9(b)	A4S(b)	B1(b)	B2(b)	C1(b)	B6(b)
33		B7(b)	C2(b)	B9(b)	A4S(b)	B1(b)	B2(b)	C1(b)	B6(b)
32		B7(b)	C2(b)	B9(b)	A4S(b)	B1(b)	B2(b)	C1(b)	B6(b)
31		B7(b)	C2(b)	B9(b)	A4S(b)	B1(b)	B2(b)	C1(b)	B6(b)
30		B7(b)	C2(b)	B9(b)	A4S(b)	B1(b)	B2(b)	C1(b)	B6(b)
29		B7(b)	C2(b)	B9(b)	A4S(b)	B1(b)	B2(b)	C1(b)	B6(b)
28		B7(b)	C2(b)	B9(b)	A4S(b)	B1(b)	B2(b)	C1(b)	B6(b)
27		B7(b)	C2(b)	B9(b)	A4S(b)	B1(b)	B2(b)	C1(b)	B6(b)
26		B7(b)	C2(b)	B9(b)	A4S(b)	B1(b)	B2(b)	C1(b)	B6(b)
25		B7(b)	C2(b)	B9(b)	A4S(b)	B1(b)	B2(b)	C1(b)	B6(b)
24		IRWELL VISTA (SKY TERRACE)							
23		B7(b)	C2(b)	B9(b)	A4S(b)	B1(b)	B2(b)	C1(b)	B6(b)
22		B7(b)	C2(b)	B9(b)	A4S(b)	B1(b)	B2(b)	C1(b)	B6(b)
21		B7(b)	C2(b)	B9(b)	A4S	B1(b)	B2(b)	C1(b)	B6(b)
20		B7(b)	C2(b)	B9(b)	A4S	B1(b)	B2(b)	C1(b)	B6(b)
19		B7(b)	C2(b)	B9(b)	A4S(b)	B1(b)	B2(b)	C1(b)	B6(b)
18		B7(b)	C2(b)	B9(b)	A4S(b)	B1(b)	B2(b)	C1(b)	B6(b)
17		B7(b)	C2(b)	B9(b)	A4S(b)	B1(b)	B2(b)	C1(b)	B6(b)
16		B7(b)	C2(b)	B9(b)	A4S(b)	B1(b)	B2(b)	C1(b)	B6(b)
15		B7(b)	C2(b)	B9(b)	A4S	B1(b)	B2(b)	C1(b)	B6(b)
14		B7(b)	C2(b)	B9(b)	A4S(b)	B1(b)	B2(b)	C1(b)	B6(b)
13		B7(b)	C2(b)	B9(b)	A4S	B1(b)	B2(b)	C1(b)	B6(b)
12		B7(b)	C2(b)	B9(b)	A4S(b)	B1(b)	B2(b)	C1(b)	B6(b)
11		B7(b)	C2(b)	B9(b)	A4S(b)	B1(b)	B2(b)	C1(b)	B6(b)
10		B7(b)	C2(b)	B9(b)	A4S(b)	B1(b)	B2(b)	C1(b)	B6(b)
9		B7(b)	C2(b)	B9(b)	A4S	B1(b)	B2(b)	C1(b)	B6(b)
8		B7(b)	C2(b)	B9(b)	A4S	B1(b)	B2(b)	C1(b)	B6(b)
7		B7(b)	C2(b)	B9(b)	A4S(b)	B1(b)	B2(b)	C1(b)	B6(b)
6		B7(b)	C2(b)	B9(b)	A4S(b)	B1(b)	B2(b)	C1(b)	B6(b)
5		B7(b)	C2(b)	B9(b)	A4S	B1(b)	B2(b)	C1(b)	B6(b)
4		B7(b)	C2(b)	B9(b)	A4S	B1(b)	B2(b)	C1(b)	B6(b)
3		B7(b)	C2(b)	B9(b)	A4S(b)	B1(b)	B2(b)	C1(b)	B6(b)
2		B7(b)	C2(b)	B9(b)	A4S(b)	B1(b)	B2(b)	C1(b)	B6(b)
1		FACILITIES AND LANDSCAPE							



# Site Plan

# A Guide To The Curated Facilities Within

## Legend

### 1st Storey

- 1. Arrival Plaza
- 2. Arrival Lobby
- 3. Reading Lawn
- 4. Sculpture Lounge
- 5. Sculpture Lawn
- 6. Raintree Lounge
- 7. 50m Raintree Pool
- 8. Social Lounge
- 9. Social Lawn
- 10. Raintree Lawn
- 11. Spa Pool
- 12. Spa Lounge
- 13. Pets' Play
- 14. Wellness Lounge
- 15. Play Pool
- 16. Gym at Irwell
- 17. Gourmet BBQ
- 18. Playground
- 19. Tennis Court
- 20. Tranquillity Court
- 21. Steam Room
- 22. MA Office
- 23. Residential Services Reception

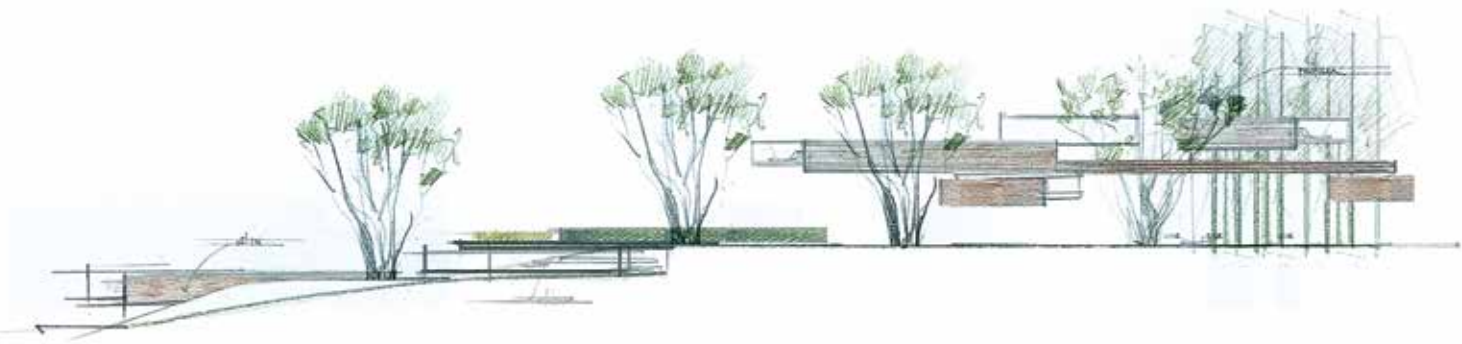
### 1st Mezzanine

- 24. Club at Irwell
- 25. Tree Top Gourmet
- 26. Club Pool Deck
- 27. Club Pool
- 28. Club Alfresco

### Others

- A. Guardhouse
- B. Side Gate
- C. Substation (at Basement)
- D. Bin Centre (at Basement)
- E. Carpark Ventilation Shaft

[ ] Water Tank Location



The renderings of the units as shown are for illustrative purposes only. The shading and outline of the unit type only applies to typical units. The boundary lines of the units set out here are not to be taken as a factual representation of the actual units. Kindly refer to the approved BP plans for the actual unit outline/boundary lines.



Site Plan

Block 2 (North Tower)



Irwell Sky (Roof Terrace)



Irwell Vista (Sky Terrace at Level 24)



The renderings of the units as shown are for illustrative purposes only. The shading and outline of the unit type only applies to typical units. The boundary lines of the units set out here are not to be taken as a factual representation of the actual units. Kindly refer to the approved BP plans for the actual unit outline/boundary lines.

Block 6 (South Tower)



Irwell Sky (Roof Terrace)



Irwell Vista (Sky Terrace at Level 24)



The renderings of the units as shown are for illustrative purposes only. The shading and outline of the unit type only applies to typical units. The boundary lines of the units set out here are not to be taken as a factual representation of the actual units. Kindly refer to the approved BP plans for the actual unit outline/boundary lines.

- Legend**
- 29. Vista Social I
  - 30. Vista Co-Work
  - 31. Vista Lounge I
  - 32. Vista Lounge II
  - 33. Vista Social II
  - 34. Vista Grill
  - 35. Vista Gourmet
  - 36. Sky Lounge
  - 37. Sky Pod
  - 38. Sky Horizon
  - 39. Sky Hammocks
  - 40. Sky Fitness
- [ ] Water Tank Location



# Studio

## Type A1

37 sq m / 398 sq ft

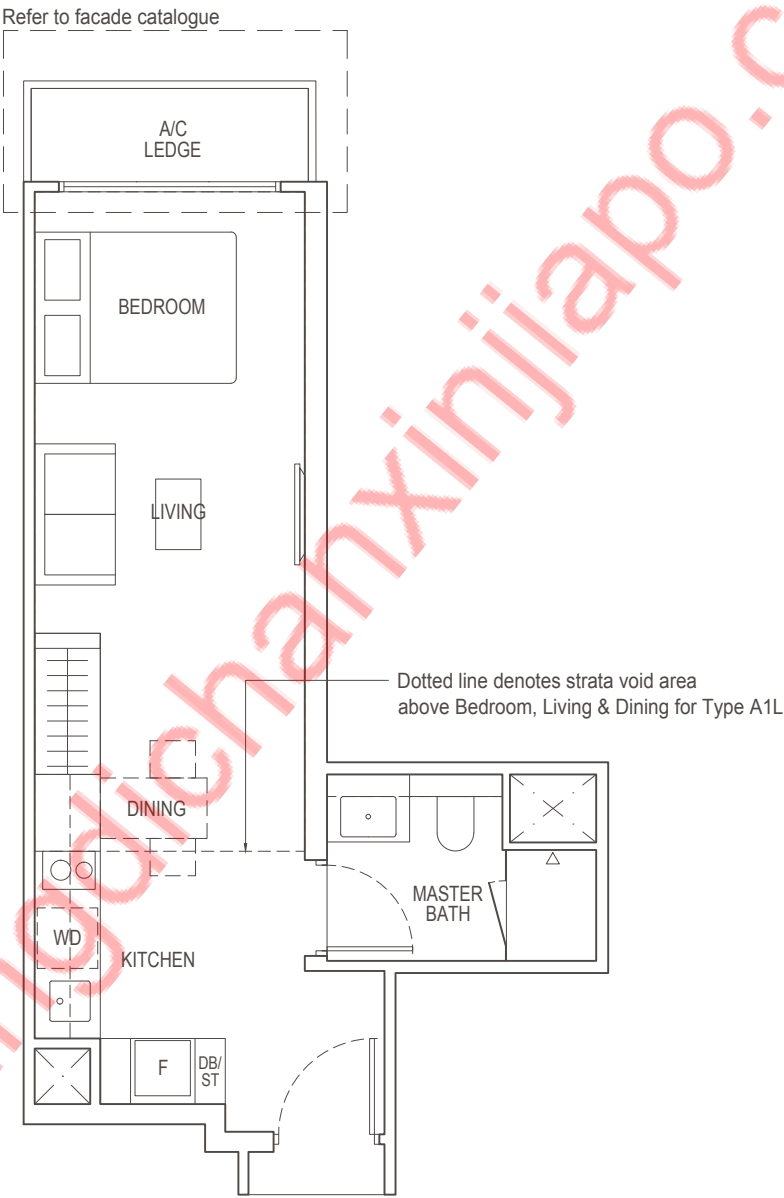
Block 2: #02-06 to #23-06, #25-06 to #35-06

# Studio Loft

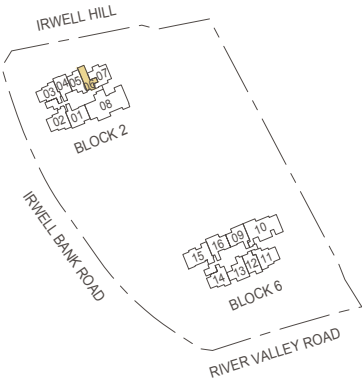
## Type A1L

57 sq m / 614 sq ft

Inclusive of strata void area of  
20 sq m / 215 sq ft above Bedroom, Living & Dining  
Block 2: #36-06



Area includes air-con (A/C) ledge, balcony and strata void area where applicable. 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. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1".



Key plan is not drawn to scale.



# 1-Bedroom + Study

## Type A3S(b)

46 sq m / 495 sq ft

Block 2: #02-05, #03-05, #06-05, #09-05 to #15-05  
#18-05 to #21-05, #23-05, #25-05 to #35-05

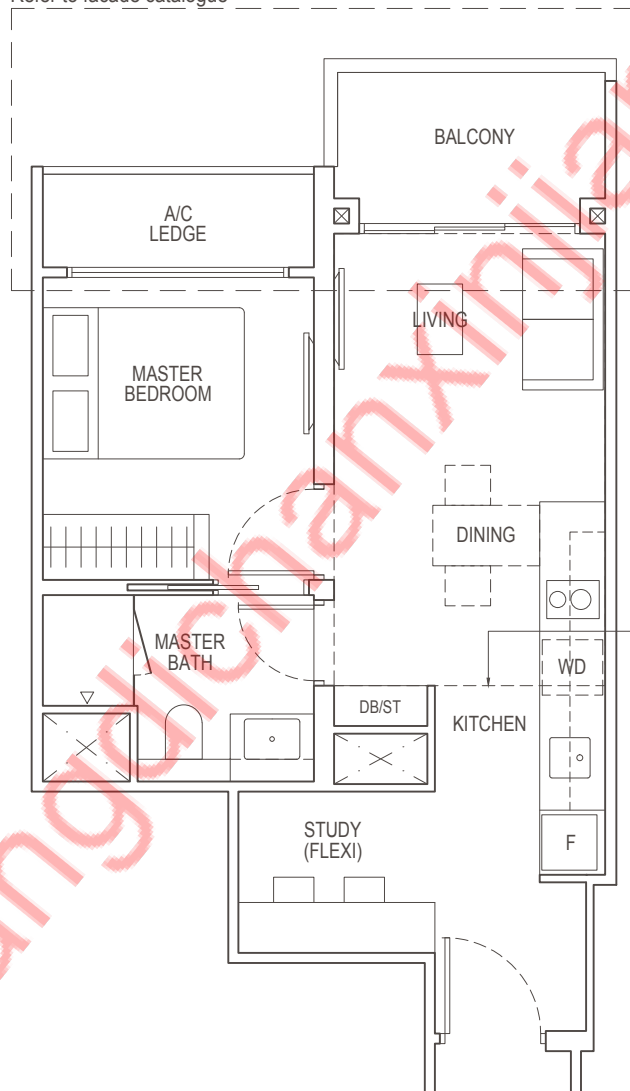
# 1-Bedroom + Study Loft

## Type A3SL

60 sq m / 646 sq ft

Inclusive of strata void area of  
14 sq m / 151 sq ft above Living & Dining  
Block 2: #36-05

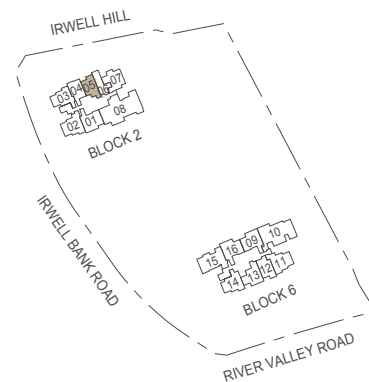
Refer to facade catalogue



Dotted line denotes strata void area  
above Living & Dining for Type A3SL

0 0.5 1 2 3 5M

Area includes air-con (A/C) ledge, balcony and strata void area where applicable. 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. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1".



Key plan is not drawn to scale.





# 2-Bedroom Classic

## Type B1(b)

56 sq m / 603 sq ft

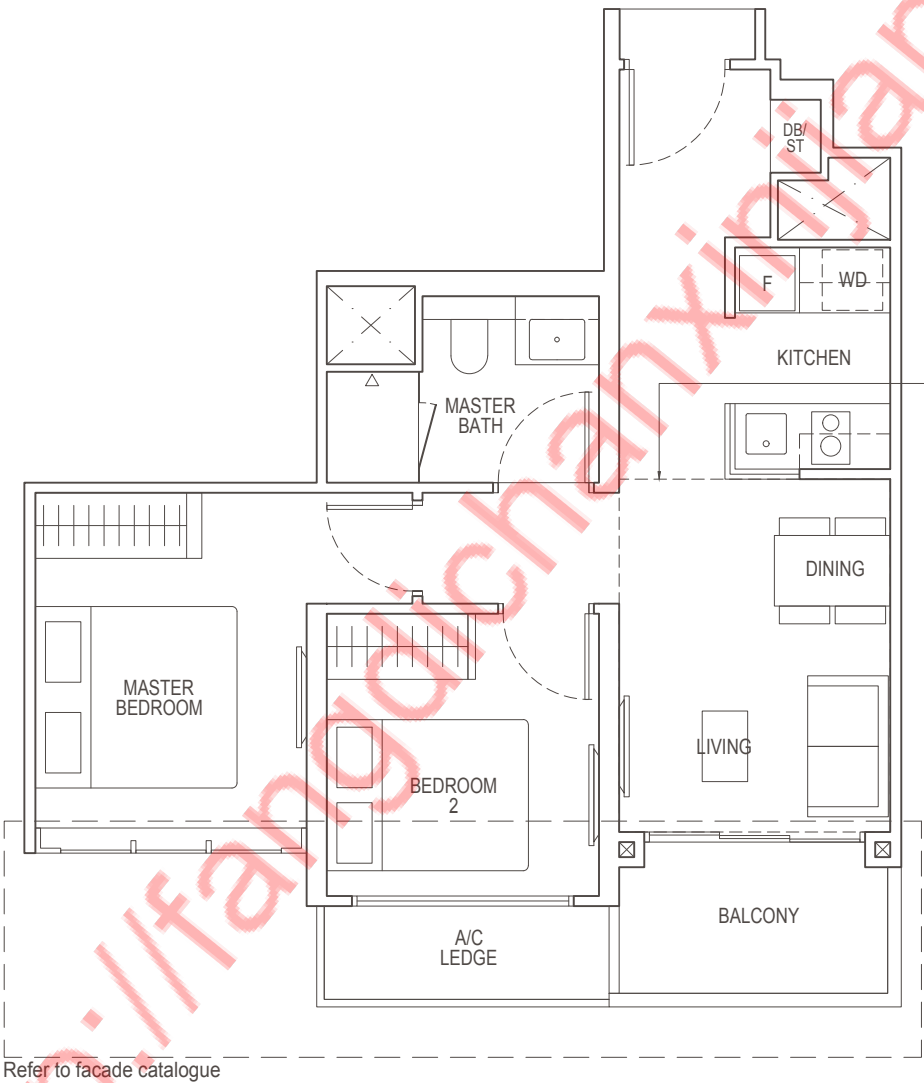
Block 6: #02-13 to #23-13, #25-13 to #35-13

# 2-Bedroom Classic Loft

## Type B1L

67 sq m / 721 sq ft

Inclusive of strata void area of  
11 sq m / 118 sq ft above Living & Dining  
Block 6 : #36-13

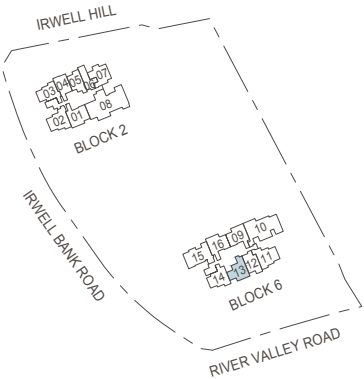


Dotted line denotes strata void area  
above Living & Dining for Type B1L

Refer to facade catalogue



Area includes air-con (A/C) ledge, balcony and strata void area where applicable. 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. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1".



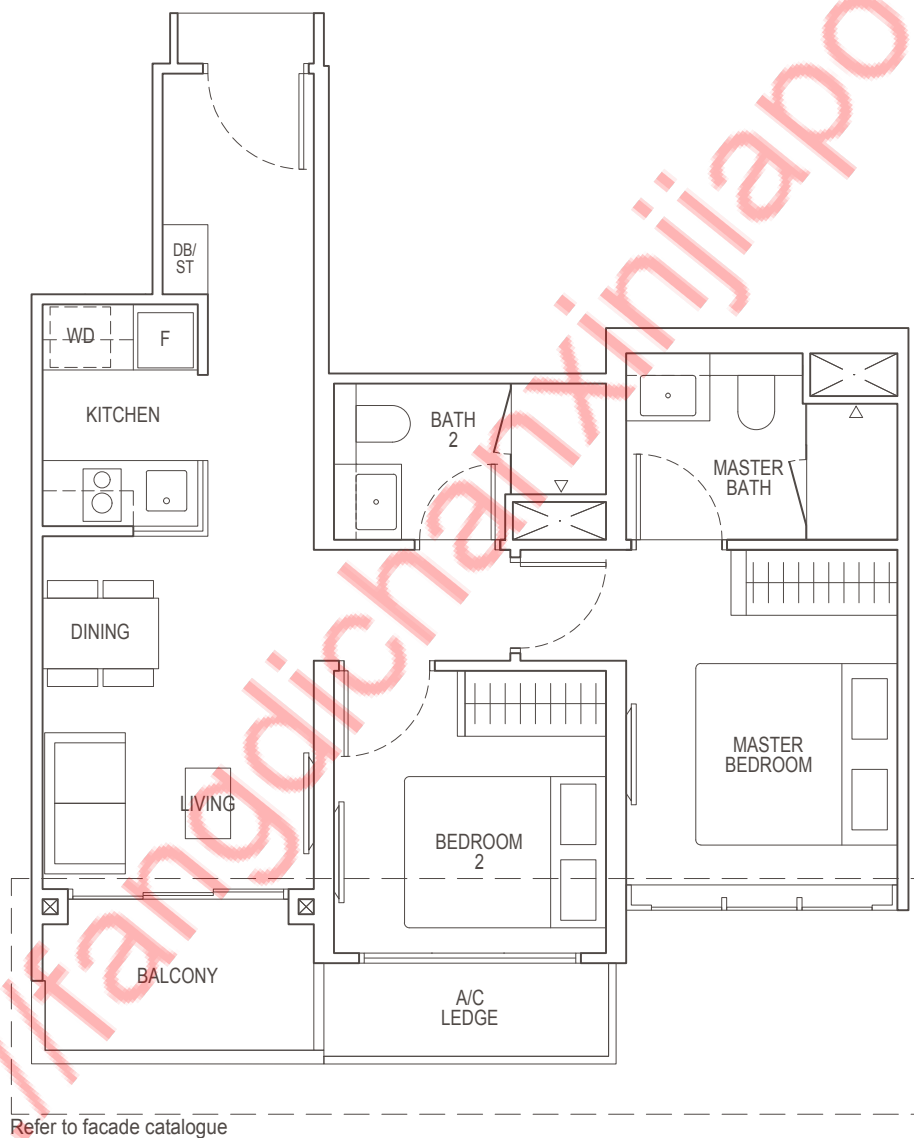
Key plan is not drawn to scale.

# 2-Bedroom Premium

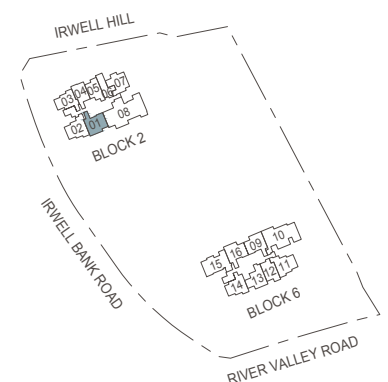
## Type B5(b)

61 sq m / 657 sq ft

Block 2: #02-01 to #23-01, #25-01 to #35-01



Area includes air-con (A/C) ledge, balcony and strata void area where applicable. 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. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1".



Key plan is not drawn to scale.





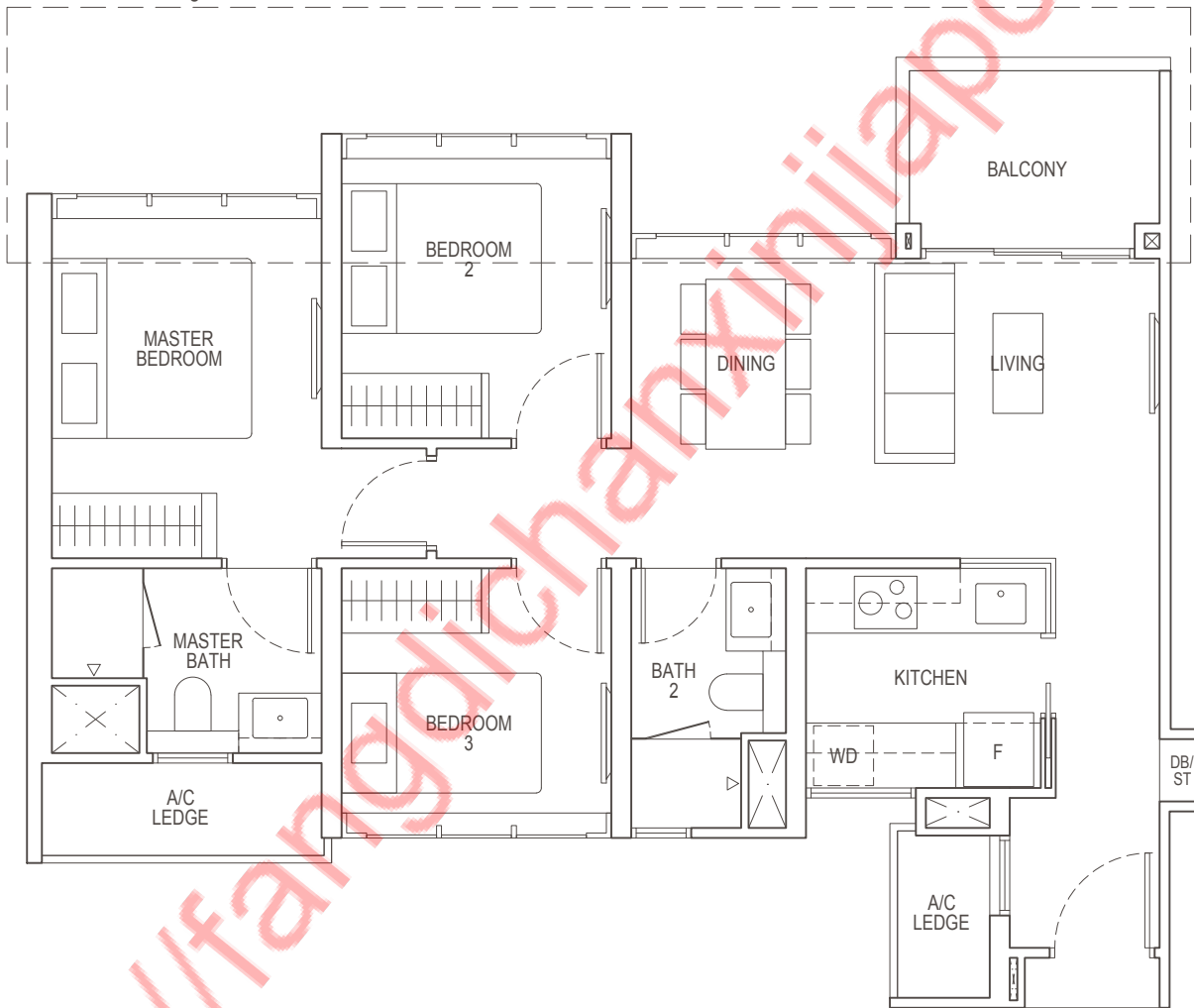
# 3-Bedroom Classic

Type C1(b)

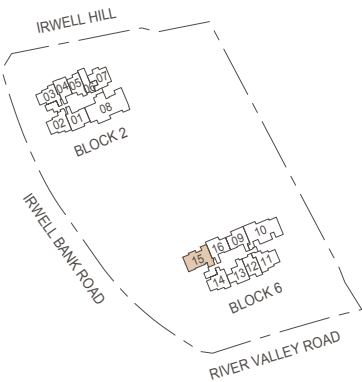
80 sq m / 861 sq ft

Block 6: #02-15 to #23-15, #25-15 to #35-15

Refer to facade catalogue



Area includes air-con (A/C) ledge, balcony and strata void area where applicable. 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. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1".



Key plan is not drawn to scale.

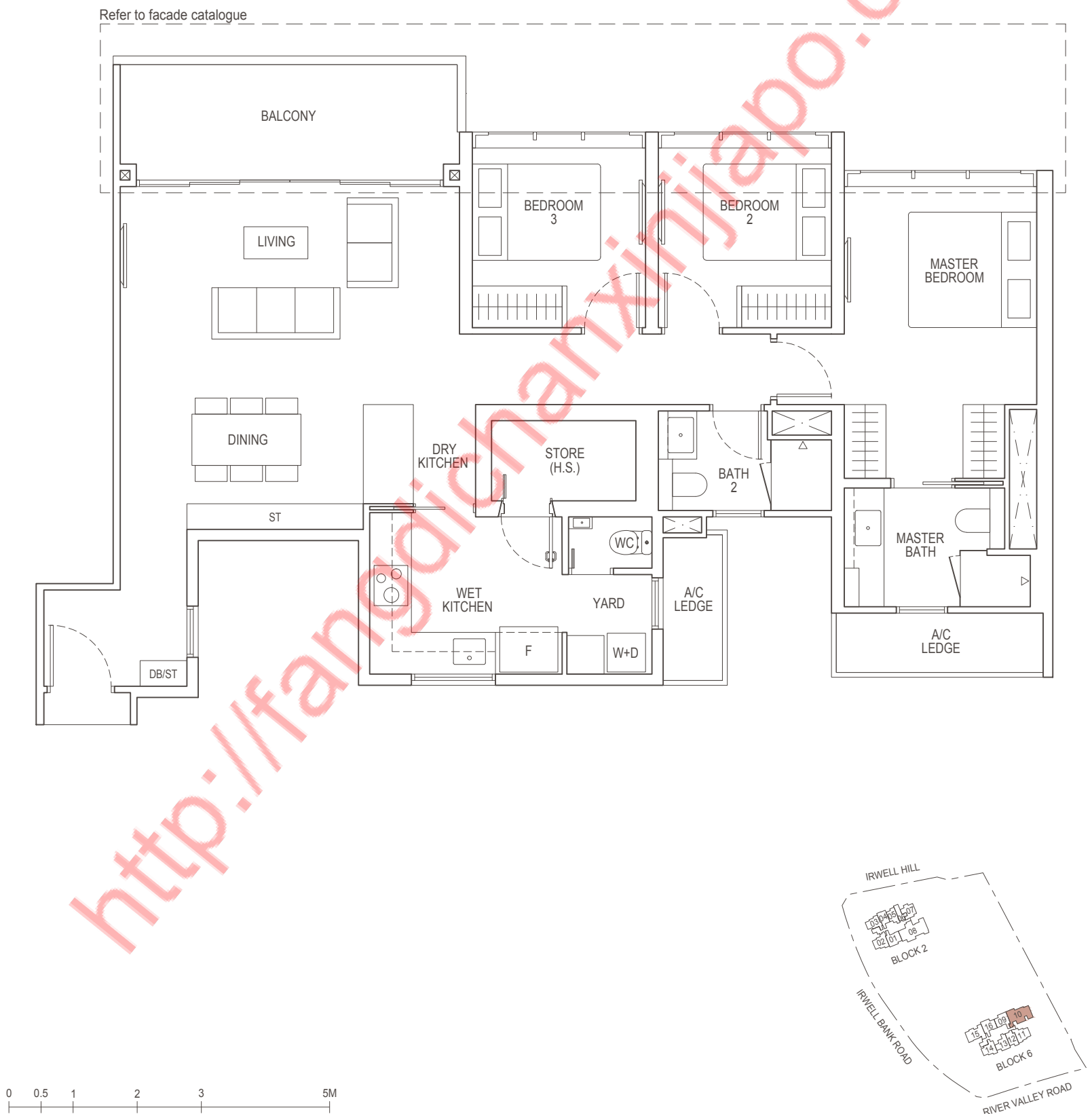


# 3-Bedroom Premium

## Type C2(b)

118 sq m / 1270 sq ft

Block 6: #02-10 to #23-10, #25-10 to #35-10



Area includes air-con (A/C) ledge, balcony and strata void area where applicable. 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. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1".

Key plan is not drawn to scale.



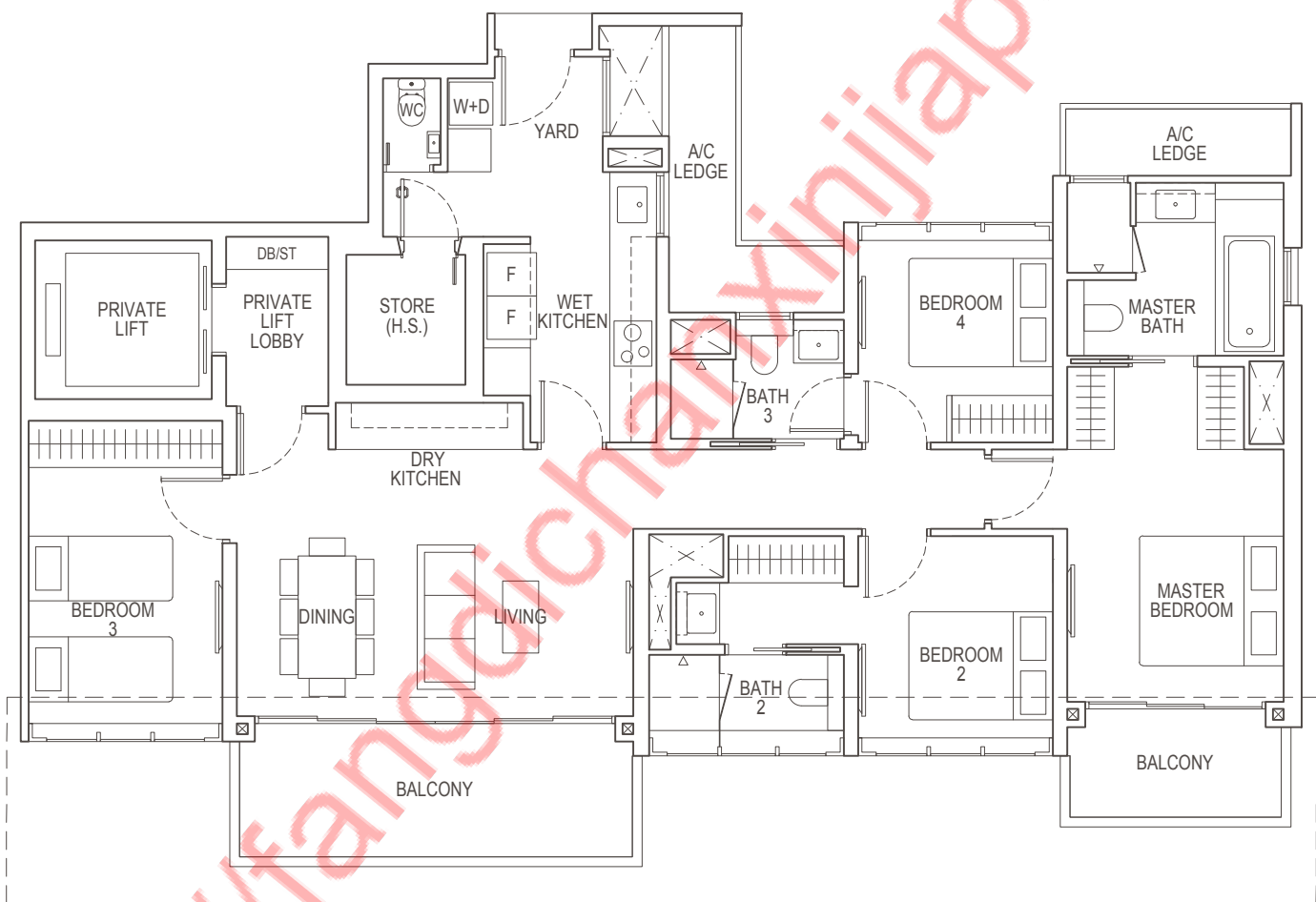


# 4-Bedroom Premium

## Type D2(b)

147 sq m / 1582 sq ft

Block 2: #02-08 to #04-08, #08-08, #10-08 to #16-08  
#19-08 to #22-08, #25-08 to #29-08, #31-08

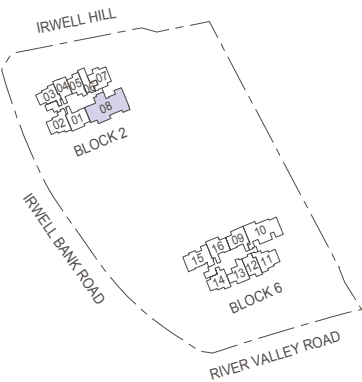


Refer to facade catalogue



Area includes air-con (A/C) ledge, balcony and strata void area where applicable. 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. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1".

Key plan is not drawn to scale.





City Developments Limited (CDL) is a leading global real estate company with a network spanning over 110 locations in 29 countries and regions. Listed on the Singapore Exchange, the Group is one of the largest companies by market capitalisation. Its income-stable and geographically-diverse portfolio comprises residences, offices, hotels, serviced apartments, shopping malls and integrated developments.

With a proven track record of over 55 years in real estate development, investment and management, CDL has developed over 47,000 homes and owns over 23 million square feet of lettable floor area globally. Its diversified global land bank offers 3.5 million square feet of developable gross floor area.



Vendor (Developer): CDL Perseus Pte. Ltd. (UEN No. 201813034C) • Tenure of Land: Leasehold of 99 years commencing from 13 April 2020 • Lot No.: Lot 01653X T.S. 21 at Irwell Bank Road • Housing Developer's Licence No.: C1385 • Encumbrances: Nil • Expected Date of Vacant Possession: 30 September 2026 • Expected Date of Legal Completion: 30 September 2029

While every reasonable care has been taken in the preparation of this brochure, neither the developer nor its agents warrant the accuracy of this brochure. The statements, information and depictions in this brochure are not to be regarded as statements or representations of fact, and do not form part of the contract for the sale of the housing units. In particular, visual representations such as pictures and drawings are artists' impressions only, and are not representations of fact. The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances supplied shall be provided subject to the developer's architect's selection, market availability and the sole discretion of the developer. All information contained in this brochure are current at the time of printing and are subject to such changes as are required by the relevant authorities or the developer. The floor areas stated in the brochure are approximate measurements and subject to final survey. The Sale and Purchase Agreement embodies all the terms and conditions between the vendor and the purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the vendor and/or the vendor's agent which are not embodied in the Sale and Purchase Agreement.

Premier Residential Services: Please note that the use of these services and facilities are chargeable as they are provided by third party service providers ("Service Providers"). While our Residential Host will assist in making arrangements, all costs incurred for use of these services and facilities are to be borne by residents. Provision of these services and facilities may be modified according to availability and at the discretion of the Service Providers. The Service Providers also reserve the right to terminate the services and facilities without prior notice. Other terms and conditions apply. Visual representations are not representations of the actual provision.

Smart Home: The unit will be supplied and installed with a Wireless Smart Home System. The make, model, brand, design and technology of the Wireless Smart Home System (and the individual components thereof) to be supplied and installed in the actual unit may differ from the above illustration and are subject to change. Terms and conditions apply. Buyers will be responsible for making arrangements with an independent internet service provider for the subscription of the internet service for the Wireless Smart Home System. Buyers shall be required to liaise with the third-party Smart Home Provider instead of the developer to make all arrangements for the set up and configuration of the Wireless Smart Home System, as well with regard to any queries, defects, maintenance and/or upgrade issues with the Wireless Smart Home System at buyers' own costs.

All areas and other measurements are approximate only and subject to final survey, and such approximate/estimated areas reflected on the plans for any unit type may not be equal to the estimated strata area of the particular unit type depicted due to rounding adjustments.

This brochure is printed on eco-friendly paper, March 2021.