

Cairnhill 16

F R E E H O L D

[www.xinjiapo-fangdichan.com](http://www.xinjiapo-fangdichan.com)

Cairnhill 16



# TAKING THE HIGH GROUND IN HISTORY

The name Cairnhill is from the man who built the first house in that area, Charles Carnie, in 1848. He was the owner of a nutmeg plantation on a hill near the Orchard Road area, and the hill on which he built his house became known as Carnie's Hill. In 1884, the house was redeveloped into a bungalow for the manager of a bank. Soon, the area attracted many wealthy and notable families who built large mansions and terrace houses, some of which exists until today.

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# CAIRNHILL: GRACIOUS LIVING THROUGH TIME

The story of Cairnhill begins, strangely enough, with the nutmeg. During the 1840s, the colonial government offered land to ambitious Europeans for the development of plantations. Charles Carnie had his own plantation of 4000 nutmeg trees in the area that became known as Carnie's Hill, named after his house on the hill. The private carriageway to his house evolved into the Cairnhill of today.



By the 1900s, Cairnhill was becoming a suburb of choice not just for the Europeans but for the rich Asians - Chinese, Jews, Indians and Arabs who made personal fortunes out of trade and property. Eminent residents included Tan Kah Kee, the rubber tycoon and philanthropist, and Tan Chin Tuan, the prominent banker. Gradually a third group joined the wealthy - the professionals, principally doctors, lawyers, and architects. It was this group of professionals that gave Cairnhill its cosmopolitan flavour. Up to this day, Cairnhill still retains its hallmark as one of Singapore's most prestigious address.





# TODAY, STILL AN ABODE FOR THOSE AT THE TOP

Cairnhill, a locale of luxury and style, above the pulse of the city. A heritage of prestige, wealth and prominence in Singapore's rich history. *Cairnhill 16* is not just luxury living. It is luxury living as unique as you are. It is about starting a whole new life's journey. It is more than an address.

It is about who you are and how you live.



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Cairnhill16



A close-up, high-contrast photograph of dark green leaves, likely from a plant like Ligustrum, filling the entire frame. The leaves are layered, with some in sharp focus and others blurred in the background, creating a sense of depth. The lighting is dramatic, highlighting the veins and textures of the leaves.

# A LEGACY FOR THE PRIVILEGED FEW

For those who seek the rare,  
the exclusive, and the exceptional.





# *THE* PRIVILEGE OF FREEHOLD OWNERSHIP

Take pride in ownership of Cairnhill 16, knowing that its freehold status is a rarity in land-scarce Singapore. The exclusivity of only 39 residences in a single iconic tower only heightens its allure, provides privacy and serenity. And as a distinctive urban oasis of nature, the vision of Cairnhill 16 is to create a new residential experience unlike any other, an eden of tropical beauty in the heart of Orchard Road.

Artist's Impression



# PRIVILEGE IS WHERE LIFE MEETS LIFESTYLE

Smart, stylish, cosmopolitan. An address that brings the city's most exclusive entertainment choices, its most luxurious departmental stores and the finest global retail brands, closer to home. This is where life meets lifestyle in Orchard Road, a prestigious neighbourhood that has long stood as a symbol of uncompromising elegance.







PRIVILEGE IS THE  
HIGH LIFE REDEFINED  
IN DISTRICT 9





# PRIVILEGE IS A POSITION OF ADVANTAGE

With a prime location at the core city centre, right in the heart of Orchard Road, and within walking distance to three MRT stations (including Orchard), Cairnhill 16 elevates city living to exceptional heights. It represents the best of cosmopolitan living and is near to the Singapore Botanic Gardens, the UNESCO World Heritage site, and within close proximity to the world-class medical hub comprising Mount Elizabeth Medical Centre and Paragon Medical. Well served by a comprehensive transport network, Cairnhill 16 is conveniently connected to the Central Business District, Marina Bay, the future Greater Southern Waterfront and right up to the airport.



Mount Elizabeth Medical Centre



Singapore Botanic Gardens



Orchard MRT station



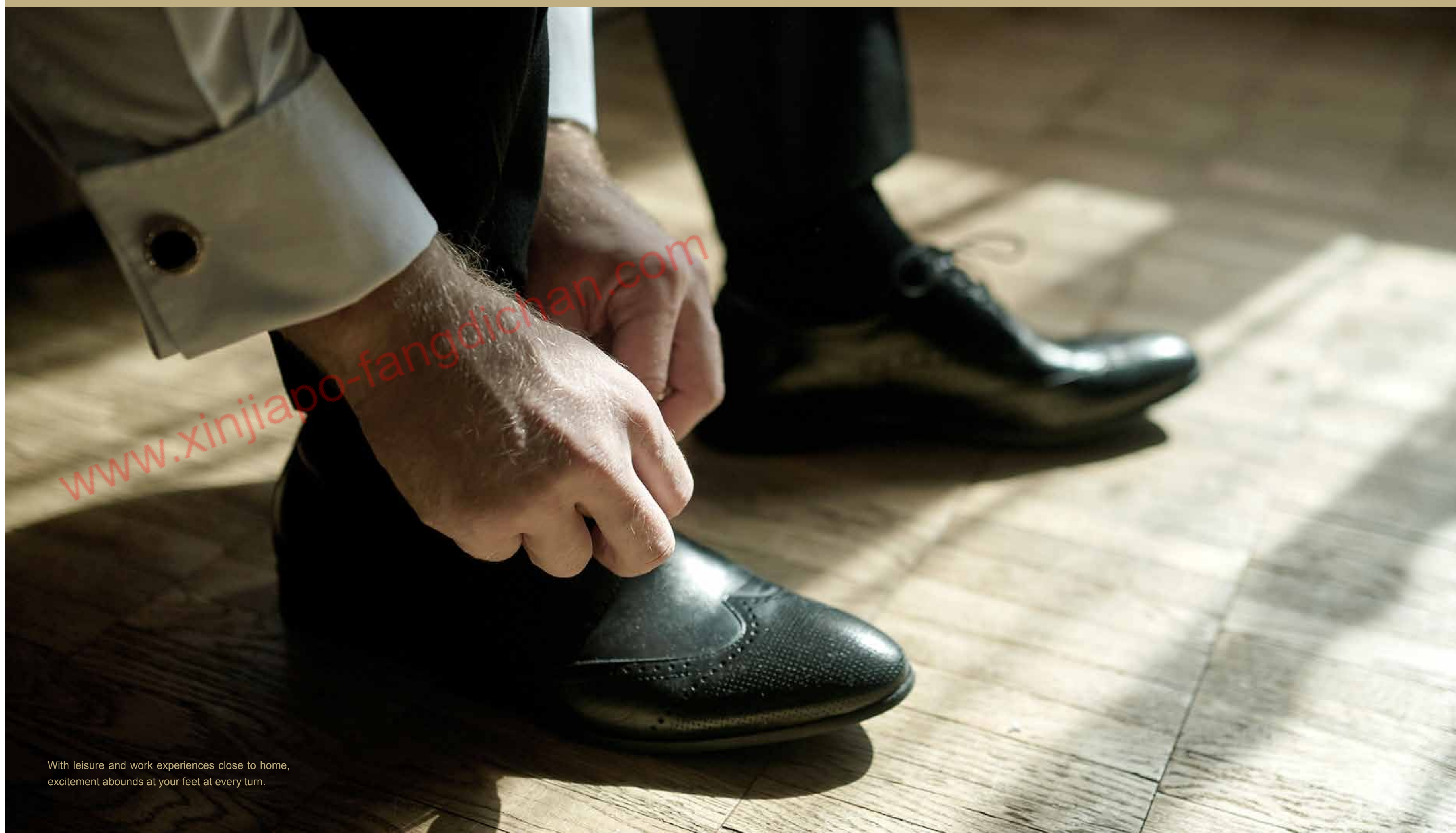
Dempsey Hill



Paragon



# PRIVILEGE IS HAVING THE WORLD AT YOUR FEET



With leisure and work experiences close to home,  
excitement abounds at your feet at every turn.





Sleek and sculptural, Cairnhill 16 rises above the city like an exquisite contemporary masterpiece. The clean lines & cool hues of the curtain wall facade contrasts tastefully with the warm timber toned surfaces, forming a geometric modernist architectural design for the most sophisticated of tastes.

PRIVILEGE *is* THE  
EXCLUSIVITY OF ONLY  
39 RESIDENCES



# LUXURIATE IN SOPHISTICATION



Artist's Impression

Escape to your private world where leafy canopies create a haven of luxury amidst the sublime natural landscape.

Framed by the tropical outdoor deck and lush flora, the 20-metre linear lap pool echoes the sophistication of designer resorts. And surrounded by the lushness, the rejuvenating bliss of the jacuzzi pool awaits your discovery.



# WHERE NATURE AND ART PLAY

Revel in the splendour of nature. Just next to the kid's pool, an artistic sculptural pavilion wraps around an impressive feature tree that rises above the green surrounds. The children, and young at heart, will delight in the suspended rope play area where they can come closer to appreciate the beauty of nature.



Artist's Impression



THE BEAUTY OF  
SANCTUARIES  
IN THE SKY





# THE SKY-HIGH DINING EXPERIENCE

High above the city with sweeping panoramic views, a special occasion or a private party on the roof terrace can transform into an evening to remember. Nestled into the crown of Cairnhill 16 are two dining pavilions set in a garden tapestry of tranquil greenery and water features. The dining pavilions are perfect for hosting an impressive event under the stars, with the city as your breathtaking backdrop, and an event you are proud of.





Every residence is luxuriously designed for maximum space. Living and dining areas are set side-by-side and interchangeable to custom-fit your personal preferences. All residences are thoughtfully expressed with high ceilings to frame spectacular views, with select ones offering soaring ceiling heights of up to 4.2m and movable balcony screenings.

# PRIVILEGE *is* THE HEIGHT OF FINE LIVING

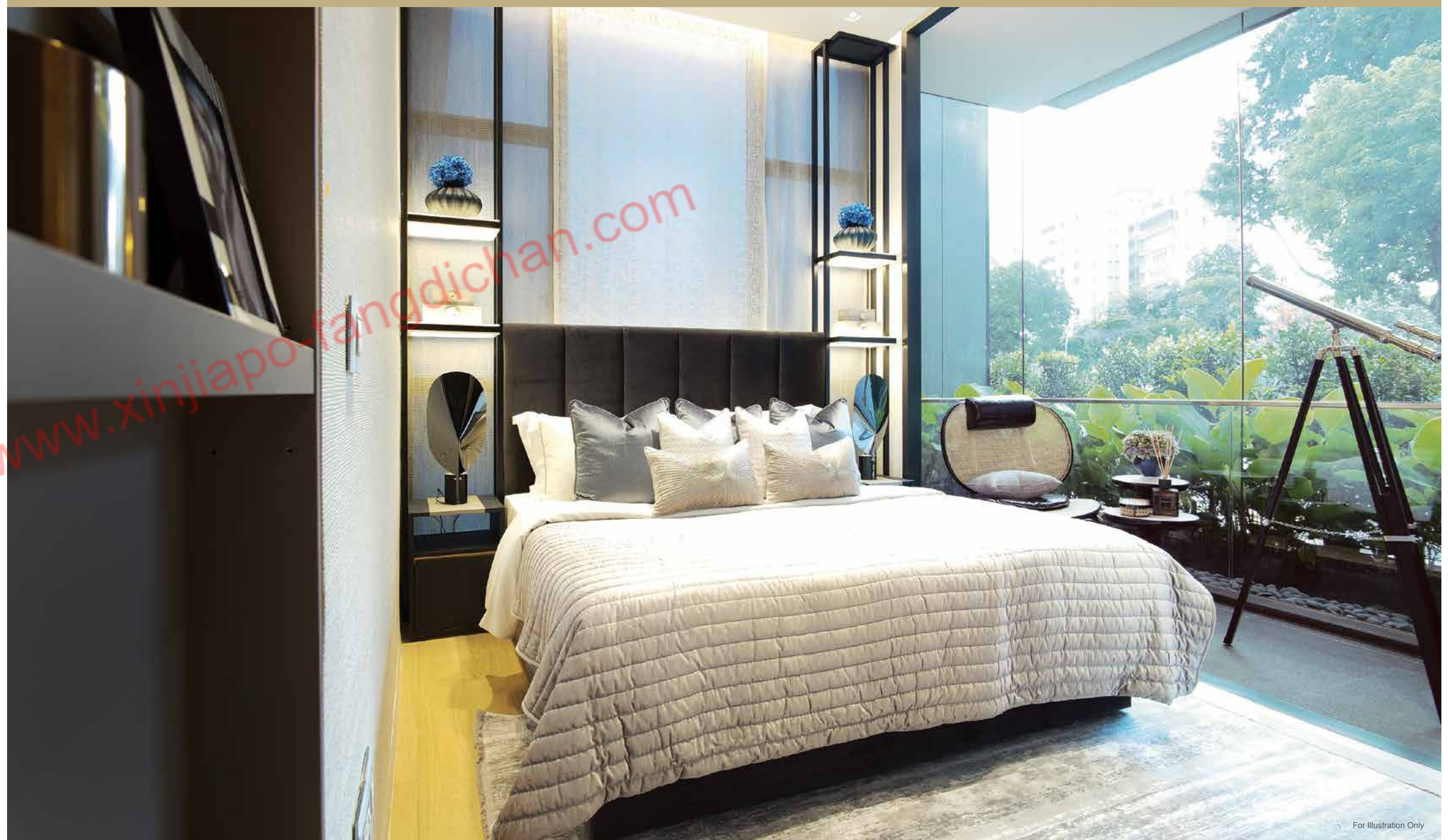


For Illustration Only



Surround yourself with the refinement of extravagance. A curtain wall wraps around all master bedrooms for column-free wide-angled views of the city and beyond. Bathrooms in every residence are adorned with rose-gold sanitary fittings. The lavish 4 bedroom residences also come with a steam room and smart water closet in the master bathroom and ensuite bathrooms for all bedrooms.

## ELEGANCE ALL AROUND





# PRIVILEGE IS LUXURY IN THE DETAILS



Private lift access enhances exclusivity while ensuring the privacy and security of its discerning residents.



BESPOKE INTERIORS  
ARE ACCESSORISED  
WITH ONLY THE FINEST  
DESIGNER APPLIANCES,  
FITTINGS AND FIXTURES.



# PRIVILEGE IS THE HIGHEST LEVEL OF SERVICE

Exclusively for its esteemed residents, the concierge of Cairnhill 16 is on hand to assist in meeting your requests from making dining reservations, booking transportation, arranging for home management services, and more.





# PRIVILEGE IS SMART LIVING AT YOUR FINGERTIPS



For greater peace of mind and ultimate convenience, security and select home features of your residence can be remotely controlled anytime, anywhere via a dedicated app from your phone.





PRIVILEGE  
*is* HERE

www.xinjiapointdichan.com



Artist's Impression



# SITE PLAN



## 1st Storey:

- 1 Arrival Drop-Off
- 2 Gym
- 3 Jacuzzi Garden
- 4 Hanging Lounger
- 5 Lap Pool 20m
- 6 Aqua Deck
- 7 Pool Deck
- 8 Feature Pavilion
- 9 Kid's Pool
- 10 Stone Bench
- 11 Entrance Water Feature
- PE Pedestrian Entrance
- AT Accessible Toilet
- BP Bin Point
- ES Electrical Substation
- BC Basement Carpark Entrance
- VS Ventilation Shaft

## 2nd Storey:

- 12 Fitness Terrace
- G Generator

## 7th Storey:

- 13 Reading Lounge

## Roof Terrace:

- 14 BBQ Pavilion
- 15 Teppanyaki Pavilion
- 16 Lawn Area
- 17 Water Jets
- 18 Terrace Planter
- AT Accessible Toilet
- WT Water Tank Area



# SCHEMATIC DIAGRAM

	01	02	03
	Communal Roof Terrace		M&E
14	D1	C1	B1
13	D	C	B
12	D	C	B
11	D	C	B
10	CS	C	B
9	CS	C	B
8	Communal	C	B
7	Sky Terrace	C	B
6	CS	C	B
5	CS	C	B
4	CS	C	B
3	Communal	C	B
2	Sky Terrace	C	B
1			
B1	Basement Carpark		
B2	Basement Carpark		

- 2-BEDROOM
- 3-BEDROOM
- 3-BEDROOM + STUDY
- 4-BEDROOM

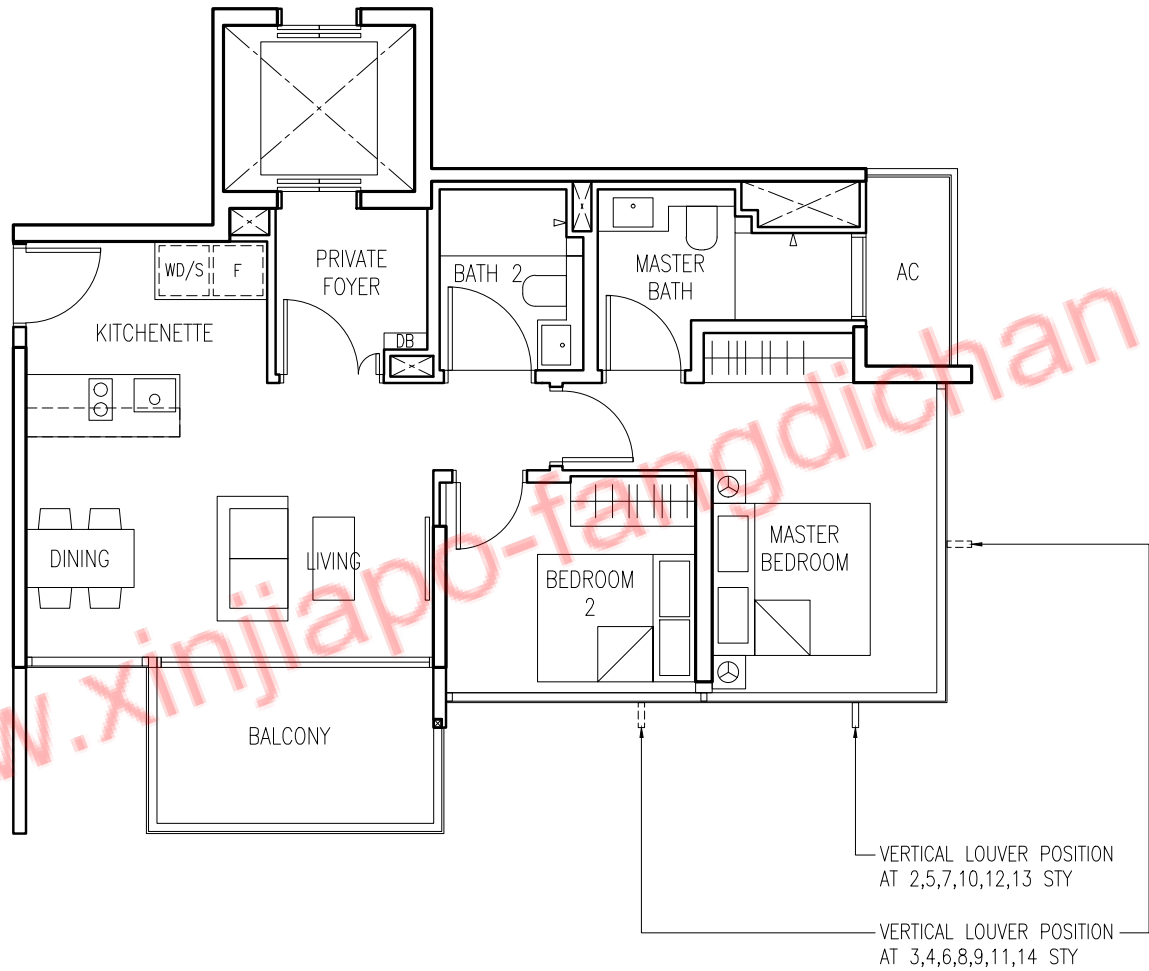


# 2-BEDROOM

Approx. 72 sqm / 775 sqft

**TYPE B**  
Clear Ceiling: 3.2m  
#02-03 to #13-03

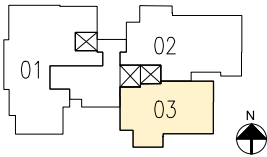
**TYPE B1**  
Clear Ceiling: 4.275m  
#14-03



0 0.5 1 1.5 3 5M

DRAWN TO SCALE 1:100

**LEGEND:**  
AC – AIRCON LEDGE  
F – FRIDGE  
DB – DISTRIBUTION BOARD  
WD – WASHER CUM DRYER  
S – STEAM OVEN



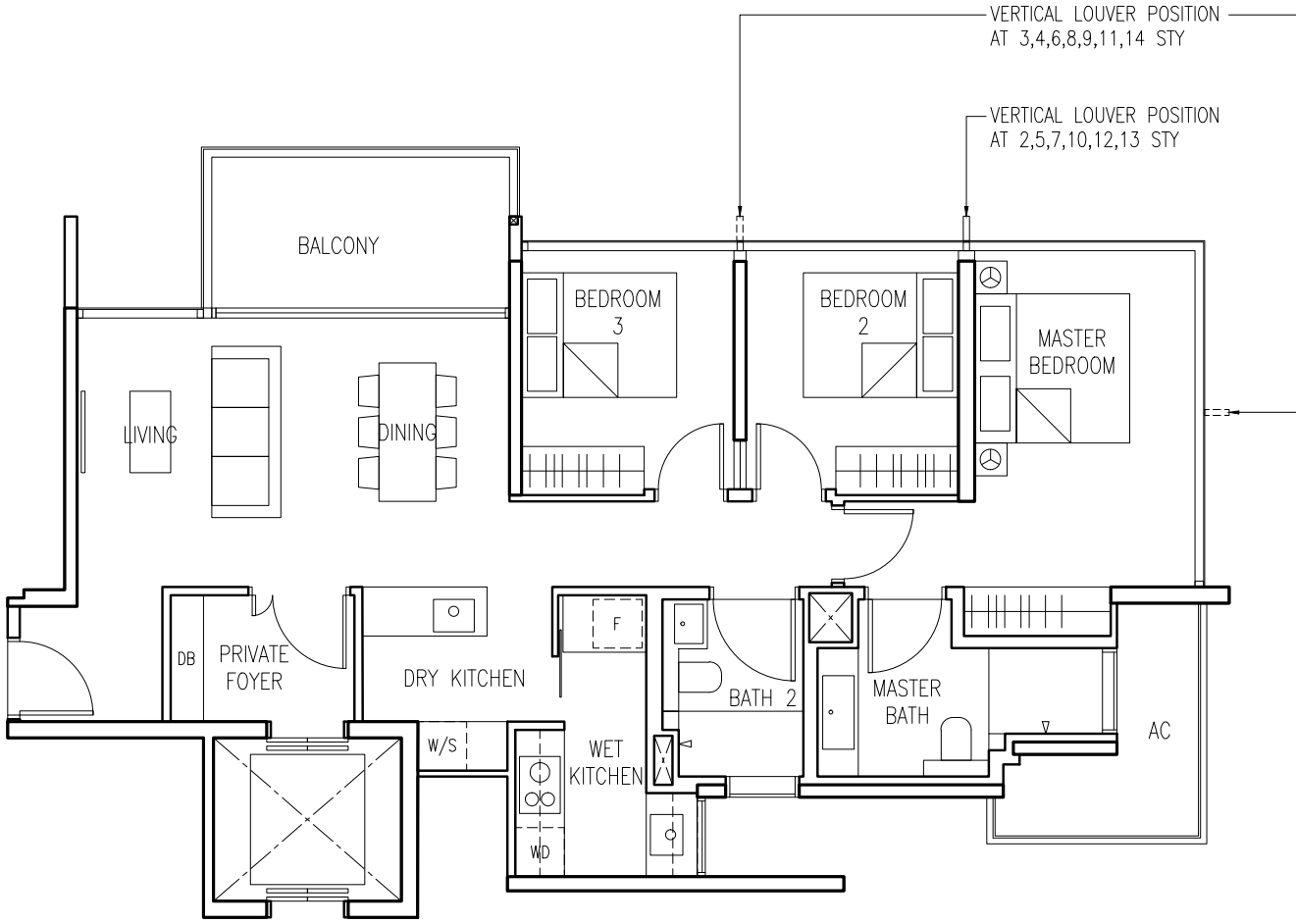
- THE BALCONY IN THE UNIT SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN. FOR ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO THE LAST PAGE OF THIS BROCHURE.
- ALL PLANS ARE SUBJECT TO CHANGE AS MAY BE REQUIRED OR APPROVED BY THE RELEVANT AUTHORITIES. INDICATED FLOOR AREAS ARE APPROXIMATE MEASUREMENTS AND AREA SUBJECT TO FINAL SURVEY.

# 3-BEDROOM

Approx. 98 sqm / 1055 sqft

**TYPE C**  
Clear Ceiling: 3.2m  
#02-02 to #13-02

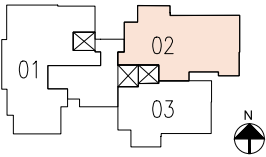
**TYPE C1**  
Clear Ceiling: 4.275m  
#14-02



0 0.5 1 1.5 3 5M

DRAWN TO SCALE 1:100

**LEGEND:**  
AC – AIRCON LEDGE  
F – FRIDGE  
DB – DISTRIBUTION BOARD  
WD – WASHER CUM DRYER  
S – STEAM OVEN  
W – WINE CHILLER



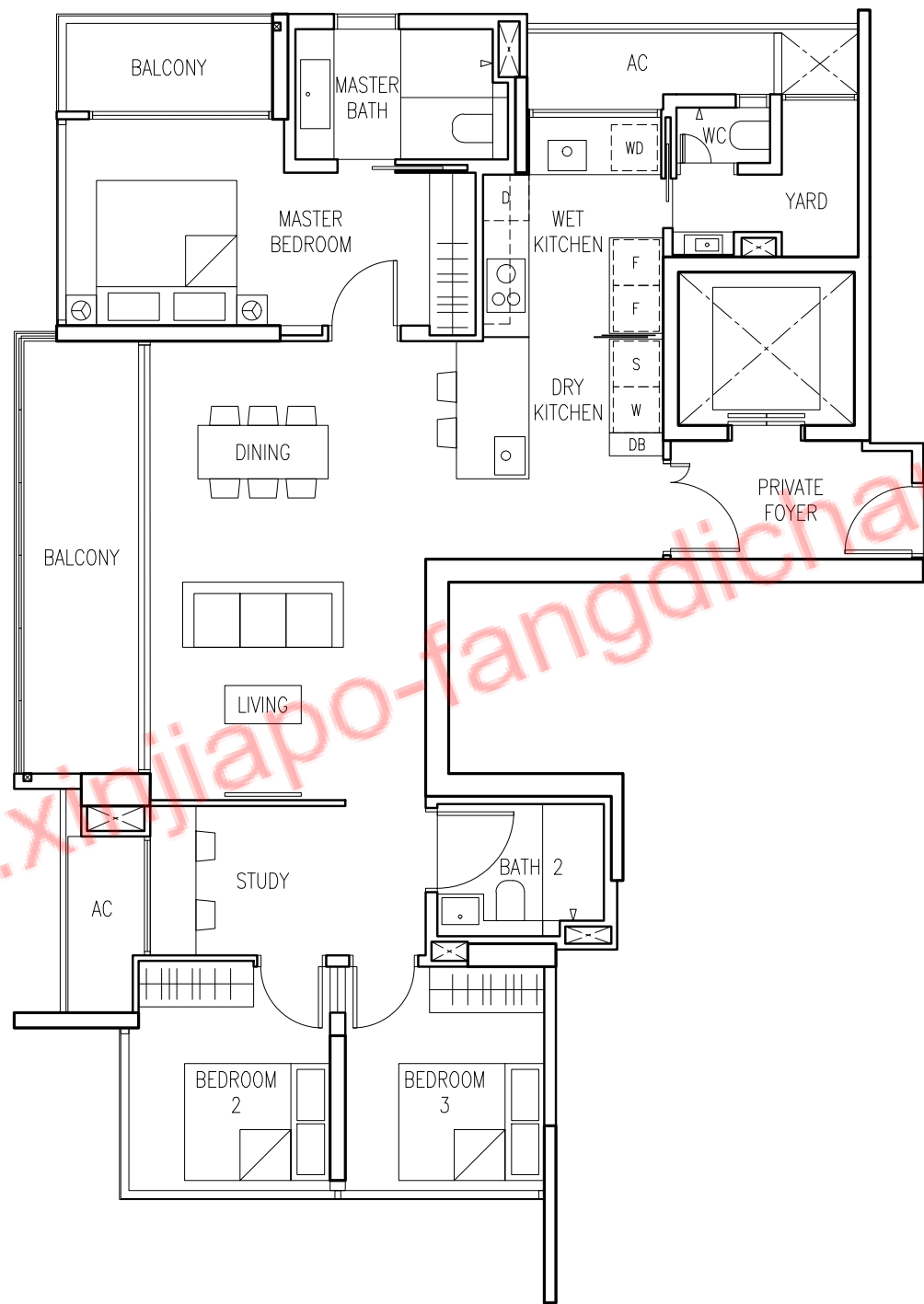
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# 3-BEDROOM + STUDY

Approx. 120 sqm / 1292 sqft

**TYPE CS**  
Clear Ceiling: 3.2m  
#02-01 to #10-01



0 0.5 1 1.5 3 5M  
DRAWN TO SCALE 1:100

**LEGEND:**  
AC - AIRCON LEDGE  
F - FRIDGE  
DB - DISTRIBUTION BOARD  
WD - WASHER CUM DRYER  
S - STEAM OVEN  
W - WINE CHILLER  
D - DISH WASHER

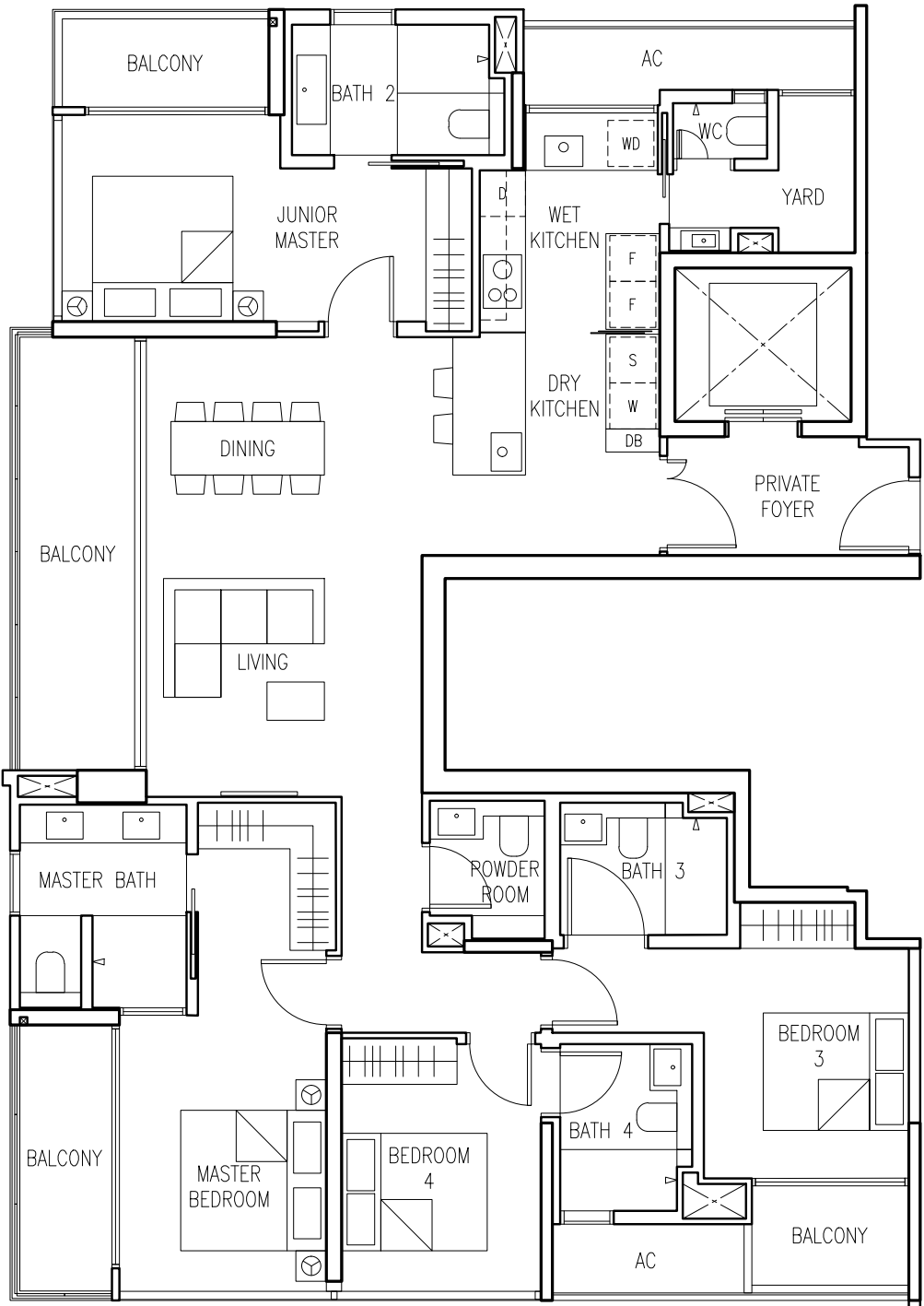
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# 4-BEDROOM

Approx. 162 sqm / 1744 sqft

**TYPE D**  
Clear Ceiling: 3.2m  
#11-01 to #13-01

**TYPE D1**  
Clear Ceiling: 4.275m  
#14-01



0 0.5 1 1.5 3 5M  
DRAWN TO SCALE 1:100

**LEGEND:**  
AC - AIRCON LEDGE  
F - FRIDGE  
DB - DISTRIBUTION BOARD  
WD - WASHER CUM DRYER  
S - STEAM OVEN  
W - WINE CHILLER  
D - DISH WASHER

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TSKY is a residential and mixed-use property developer in Singapore. As a JV between industry veterans Tiong Seng and Ocean Sky, we are able to tap on the expertise and experience of our parent companies as well as explore better ways to design and build contemporary properties.

When designing our properties, we always take the time to understand and address how customer needs are changing. When building our properties, we are able to always consider and evaluate new technology to create smart spaces that work for people. With us, you will always enjoy properties with the best of form and function.



遠洋集團

Sino-Ocean Group Holding Limited ("Sino-Ocean Group") was listed on the Hong Kong Stock Exchange on September 28, 2007 (ticker 03377). The company is one of the top ten real estate companies from Mainland China listed in Hong Kong. In March 2008, the company was included in the Hong Kong Hang Seng Composite Index, and was included in the Hang Seng Hong Kong China Enterprises Index as a constituent stock.

Sino-Ocean Group Holding Limited is an investment and financing group with outstanding investment capacity built on advanced real estate business. Sino-Ocean Group has a total investment value of more than 200 billion yuan and an annual sales of over 100 billion yuan.



Seacare Property Development Pte Ltd, an asset investment arm of the Seacare Group, is focused on the real estate market in Singapore and overseas.

With a nimble investment approach and an extensive network of partners, the Seacare Group identifies fast evolving opportunities in property investments and development projects across a portfolio of 16 properties in 13 cities spanning across 3 countries.

We are committed to long-term partnerships with various strategic partners, who bring with them extensive technical expertise and deep-lying corporate capabilities.



MG Investments is a holding company that invests in a diverse range of interest in automobile & real estate. Its real estate arm is involved in the investment and development of residential properties. MG Investments was founded with the mission to pursue investment opportunities with integrity for the benefit of its stakeholders, its people and the community.

Developer: TSKY Cairnhill Pte. Ltd. • Co. Registration No.: 201814965W • Housing Developer's No.: C1357 • Location: 16 Cairnhill Rise on Lot 00751M TS27 (Newton Planning Area) • Tenure of Land: Estate in fee simple • Encumbrances on the Land: Mortgage in favour of United Overseas Bank Limited. • Expected date of Vacant Possession: 15 September 2023 • Expected date of Legal Completion: 15 September 2026



A BCA GREEN MARK  
GOLD PLUS DEVELOPMENT





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