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JERVOIS  
*Treasures*



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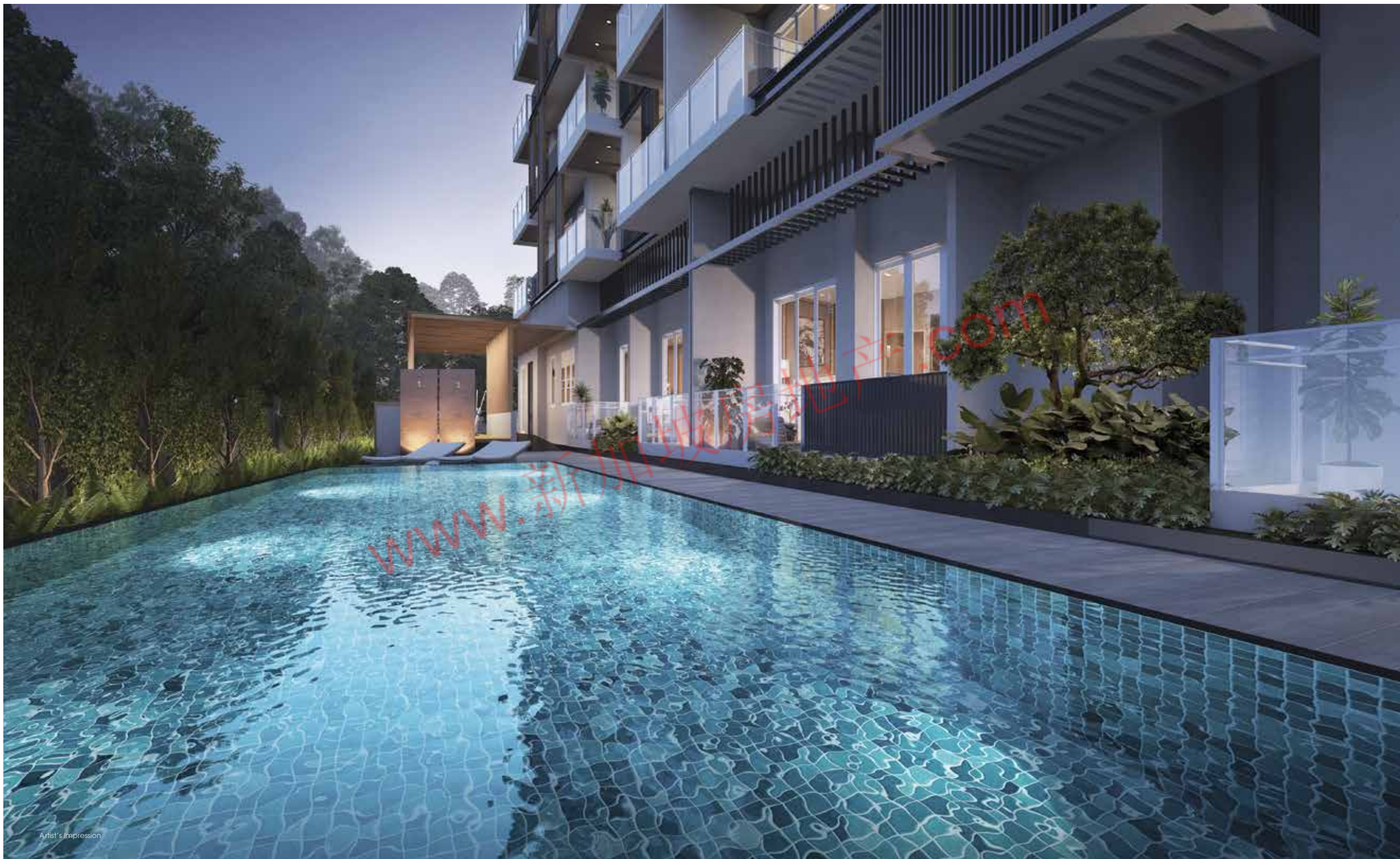
LUXURY. LAVISH. LAUDABLE.





*Life like no other*





Presenting Jervois Treasures, a laudable collection of 36 luxury homes at Singapore's most reputable private residential enclave. Nestled in District 10 where addresses include prestigious Nassim, Tanglin, Ardmore and Chatsworth, to name a few, Jervois Treasures offers the thrill of urban excitement that goes hand-in-hand with nature's tranquility.





I n d u l g i n g .   E n g a g i n g .   R e l a x i n g .



What is luxury without privacy? Indulge in a lavish city lifestyle with the privacy of boutique living where eventful days melt into unforgettable nights. Relax in the pool, work out in the gym, or throw a champagne party, all within your private sanctuary. Enjoy the quiet side of a bustling city at Jervois Treasures.





- |                   |  |                                      |                   |                                 |
|-------------------|--|--------------------------------------|-------------------|---------------------------------|
| (A) SWIMMING POOL | (D) CHILDREN'S PLAYGROUND                  | (F) FUNCTION ROOM<br>(on 1st storey) | (H) MAIN ENTRANCE | (K) BIN POINT                   |
| (B) POOL DECK     | (E) ACCESSIBLE WASHROOM<br>(on 1st storey) | (G) BBQ DECK                         | (I) GUARD HOUSE   | (L) WATER TANK (on roof)        |
| (C) OUTDOOR GYM   |  |                                      | (J) SIDE GATE     | (M) BACK-UP GENERATOR (on roof) |





*the dna of an ultimate lifestyle*





## Education

### WITHIN 1KM

- 2 MINS DRIVE ALEXANDRA PRIMARY SCHOOL
- 4 MINS DRIVE GAN ENG SENG SCHOOL  
CRESCENT GIRLS' SCHOOL  
ZHANGDE PRIMARY SCHOOL

### WITHIN 2KM

- 5 MINS DRIVE BUKIT MERAH SECONDARY SCHOOL  
RIVER VALLEY PRIMARY SCHOOL  
GAN ENG SENG PRIMARY SCHOOL

## Retail / F&B

- 8 MINS WALK VALLEY POINT SHOPPING CENTRE
- 3 MINS DRIVE GREAT WORLD CITY
- 4 MINS DRIVE TIONG BAHRU PLAZA  
TIONG BAHRU MARKET & EATERIES  
ZION RIVERSIDE FOOD CENTRE
- 5 MINS DRIVE ORCHARD SHOPPING BELT  
TANGLIN SHOPPING CENTRE  
LIANG COURT  
ROBERTSON QUAY

- 6 MINS DRIVE ROBERTSON WALK  
CLARKE QUAY
- 7 MINS DRIVE THE ANCHORAGE  
IKEA ALEXANDRA
- 8 MINS DRIVE BOAT QUAY  
NEWTON FOOD CENTRE  
DEMPSEY CLUSTER
- 9 MINS DRIVE ESPLANADE THEATRE
- 11 MINS DRIVE MARINA BAY SANDS

## Nature

- 6 MINS WALK ALEXANDRA PARK CONNECTOR
- 10 MINS WALK TIONG BAHRU PARK
- 6 MINS DRIVE HENDERSON WAVES
- 7 MINS DRIVE SINGAPORE BOTANIC GARDENS
- 12 MINS DRIVE GARDENS BY THE BAY

## Connectivity

- 3 MINS DRIVE GREAT WORLD MRT STATION
- 4 MINS DRIVE TIONG BAHRU MRT STATION
- 5 MINS DRIVE AYER RAJAH EXPRESSWAY (AYE)  
CENTRAL EXPRESSWAY (CTE)

## Business Hubs

- 5 MINS DRIVE COMCENTRE  
UE SQUARE
- 8 MINS DRIVE CENTRAL BUSINESS DISTRICT
- 9 MINS DRIVE THE SOUTH BEACH





Where amenities abound, a good selection of schools and institutions aligned for your beloved child and generations to come.



Find your favourite international label evening wear at the closeby boutique. Pop a bottle of champagne at your favourite bar. Dine in a Michelin Star restaurant close by.

Match with the DNA of Jervois Treasures. Outside your gorgeous abode, the world awaits. When a sophisticated and vibrant city surrounds your life, you are in for a lifetime of privileges and prestige. From work to play, everywhere draws near to make your day.





the city luxury

# orchard

While the world travels so far to be at where you are, you regard this world-class destination your neighbourhood. At Jervois Treasures, you live to the fullest. With all the premium labels, best foods and drinks at your doorstep, you are too blessed to ask for more.







Mere minutes drive from home, Dempsey is the choicest chill-out joint in the neighbourhood. The eclectic atmosphere offers a wide selection of wine bars and restaurants for all to relax and renew their minds and souls.

the eclectic chill-out

# dempsey





A place where you genuinely call home is one that resonates strongly with your desires and expectations. With excellent surroundings and most elegant fixtures and fittings, Jervois Treasures is where you truly belong.



Impressions Only

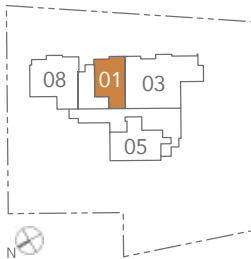
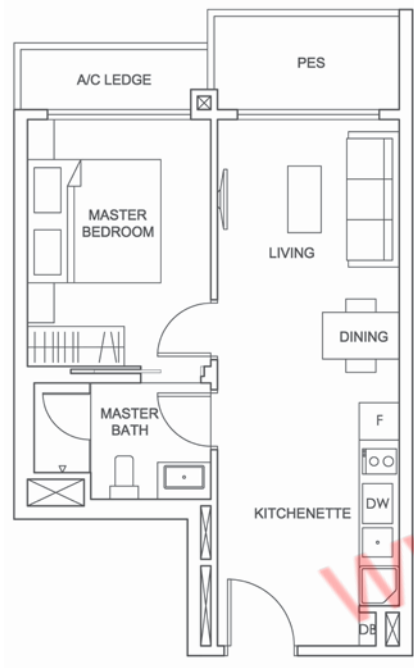


DISTINCT . DETAILED. DELUXE.



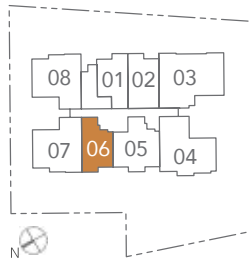
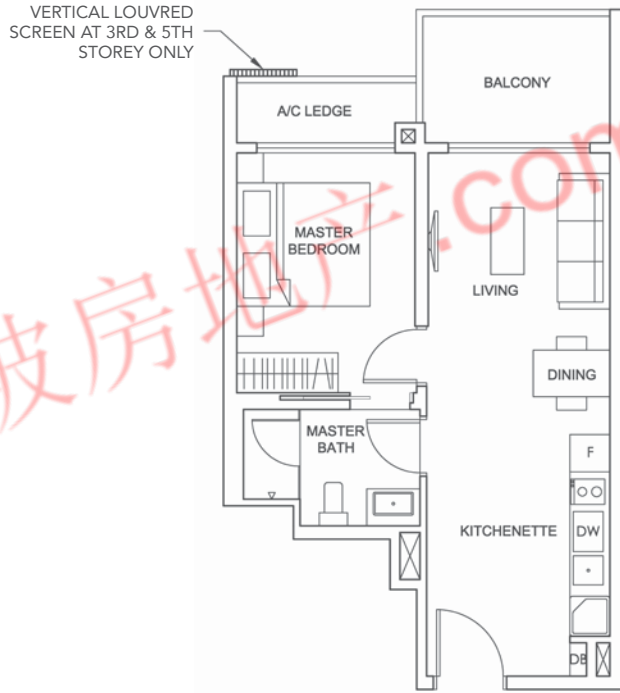
1-BEDROOM

**TYPE 1BR-BG** 47 sqm / 506 sqft #01-01



1-BEDROOM

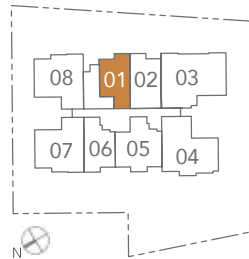
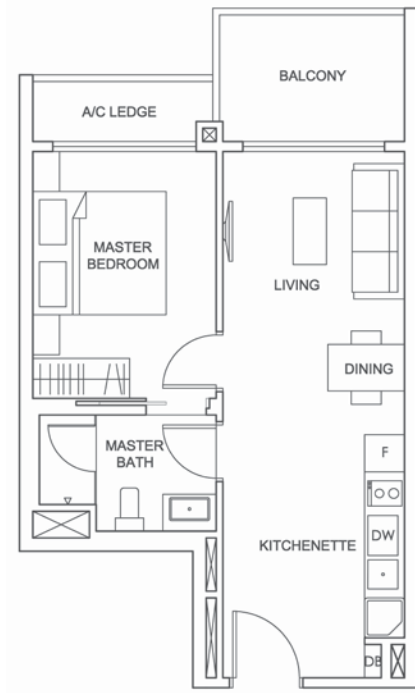
**TYPE 1BR-A** 49 sqm / 527 sqft #02-06 to #05-06



NOTE: Areas include A/C ledges, balconies, private enclosed spaces, private roof terraces and strata void areas where applicable. Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required or approved by the relevant authorities. Plans do not form part of the Sales and Purchase Agreement.

1-BEDROOM

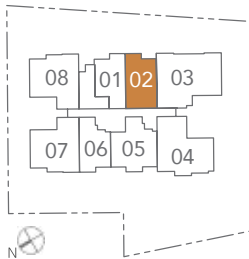
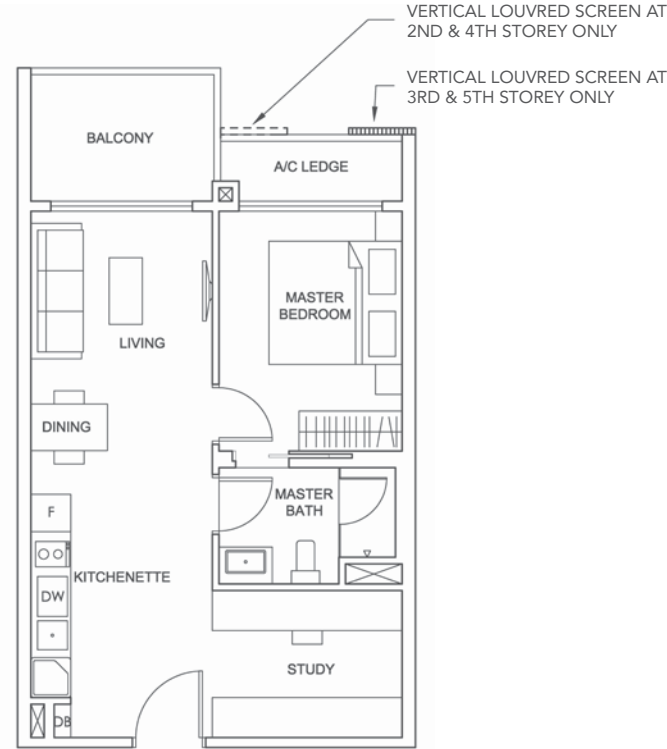
**TYPE 1BR-B** 49 sqm / 527 sqft #02-01 to #05-01



NOTE: Areas include A/C ledges, balconies, private enclosed spaces, private roof terraces and strata void areas where applicable. Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required or approved by the relevant authorities. Plans do not form part of the Sales and Purchase Agreement.

1-BEDROOM

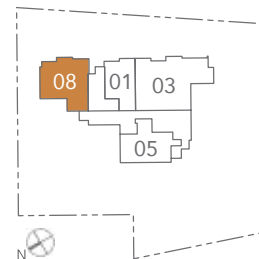
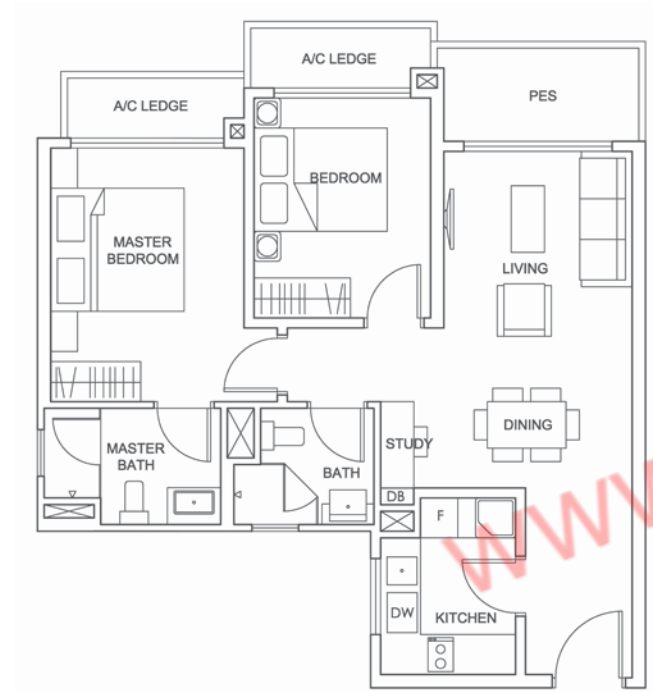
**TYPE 1BR-C** 55 sqm / 592 sqft #02-02 to #05-02





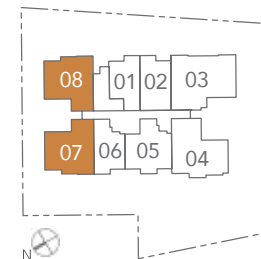
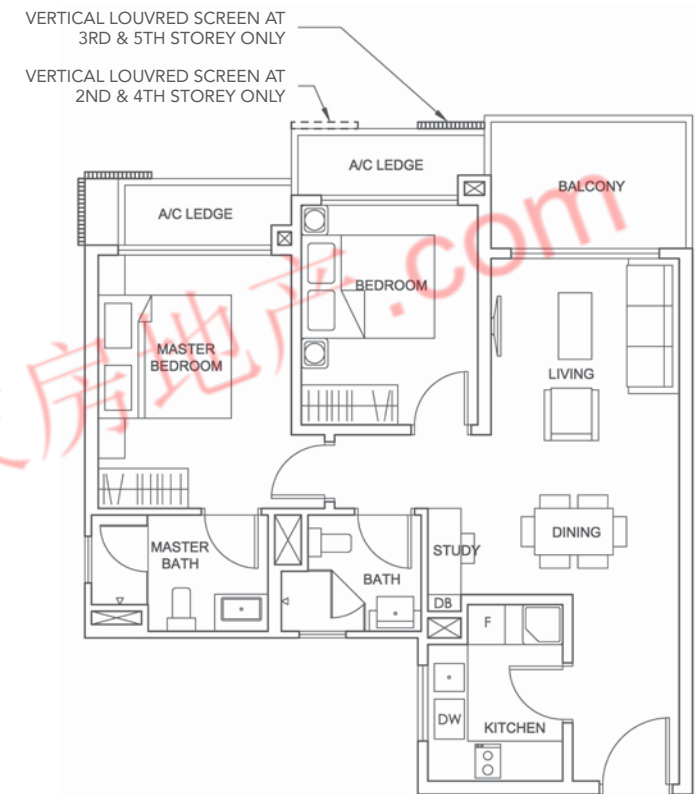
## 2-BEDROOM

**TYPE 2BR-AG** 73 sqm / 786 sqft #01-08



## 2-BEDROOM

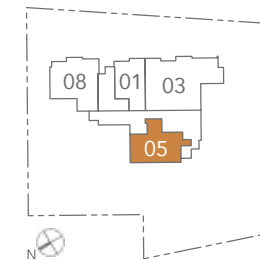
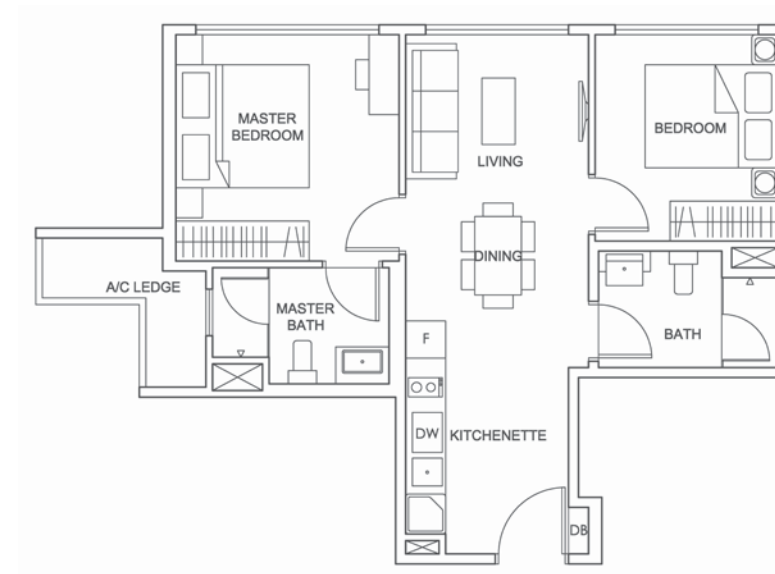
**TYPE 2BR-A2** 74 sqm / 797 sqft #02-08 to #05-08  
**TYPE 2BR-A1** 74 sqm / 797 sqft #02-07 to #05-07 (Mirrored)



NOTE: Areas include A/C ledges, balconies, private enclosed spaces, private roof terraces and strata void areas where applicable. Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required or approved by the relevant authorities. Plans do not form part of the Sales and Purchase Agreement.

## 2-BEDROOM

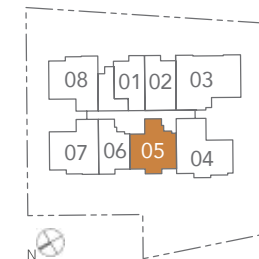
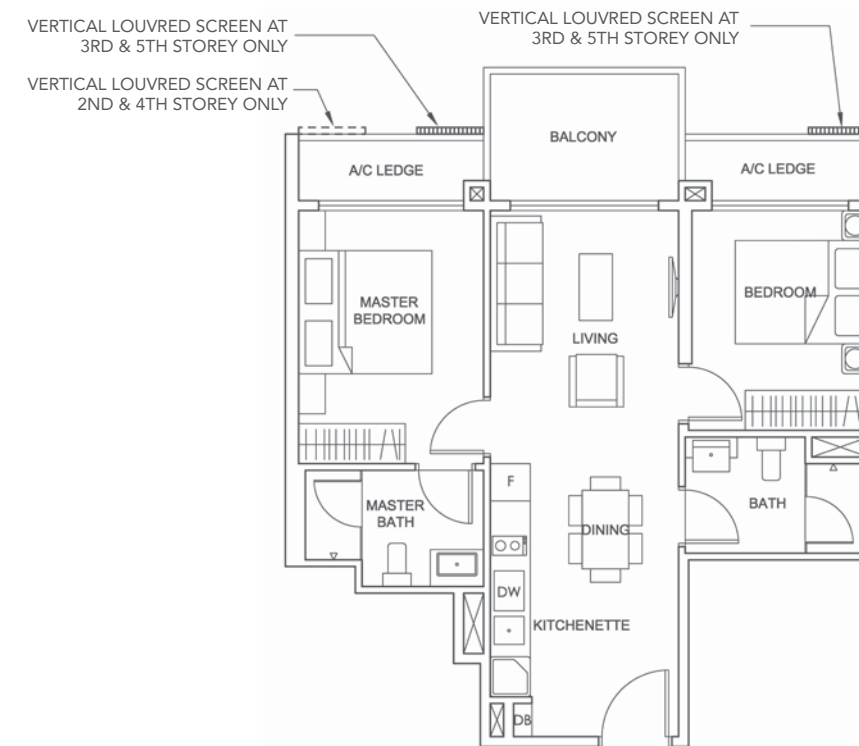
**TYPE 2BR-G** 58 sqm / 624 sqft #01-05



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## 2-BEDROOM

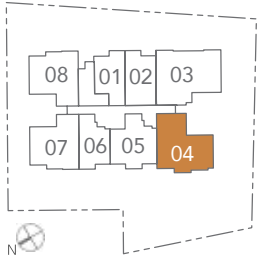
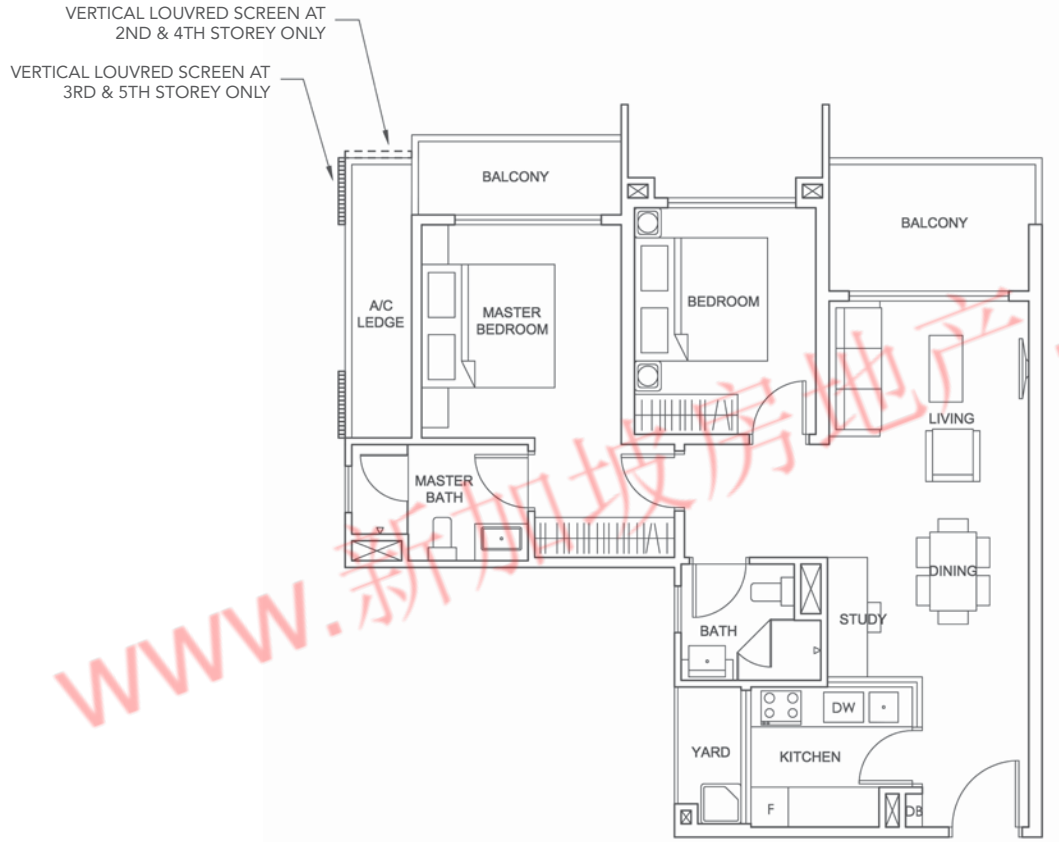
**TYPE 2BR-B** 67 sqm / 721 sqft #02-05 to #05-05





2-BEDROOM

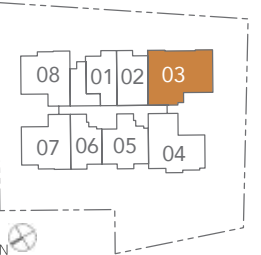
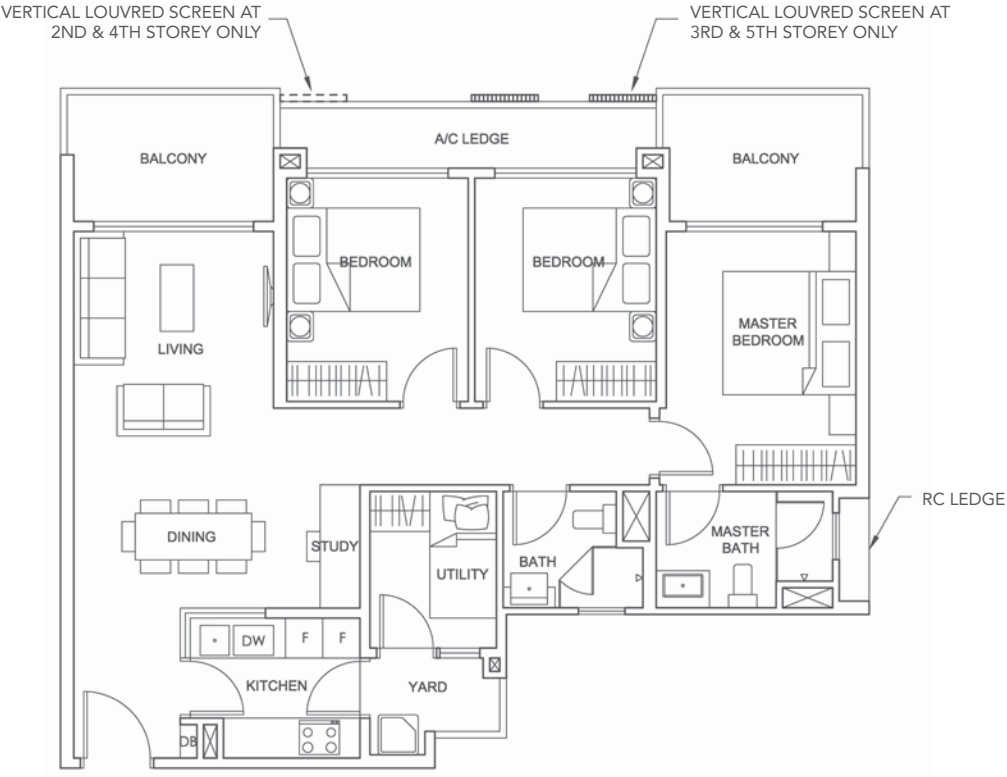
TYPE 2BR-C    83 sqm / 893 sqft    #02-04 to #04-04



NOTE: Areas include A/C ledges, balconies, private enclosed spaces, private roof terraces and strata void areas where applicable. Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required or approved by the relevant authorities. Plans do not form part of the Sales and Purchase Agreement.

3-BEDROOM

TYPE 3BR-A    105 sqm / 1,130 sqft    #02-03 to #05-03

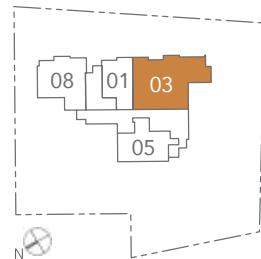
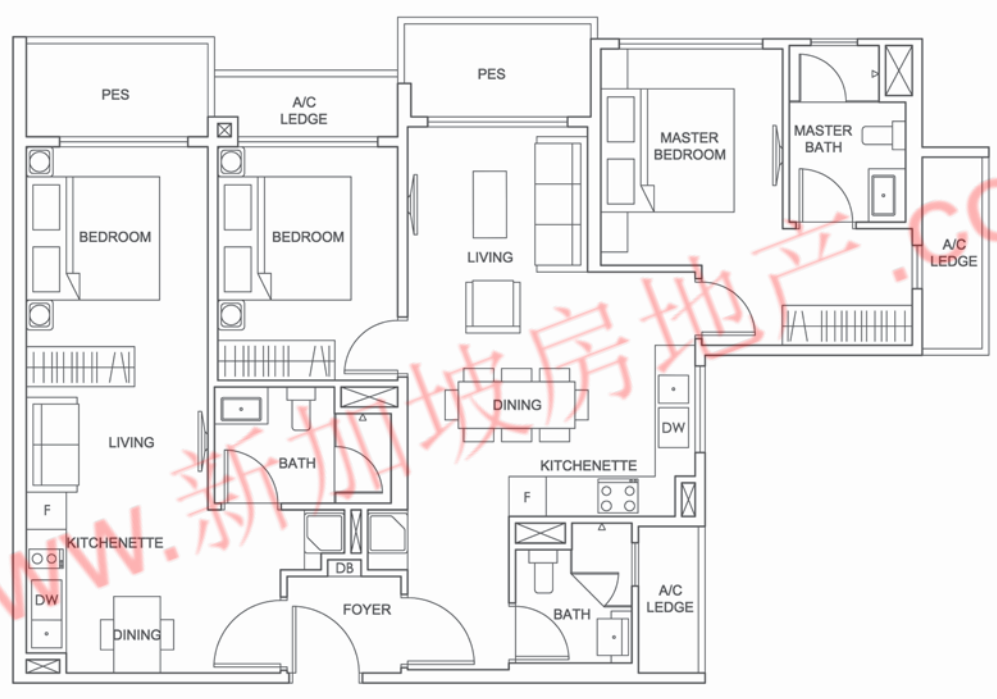


NOTE: Areas include A/C ledges, balconies, private enclosed spaces, private roof terraces and strata void areas where applicable. Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required or approved by the relevant authorities. Plans do not form part of the Sales and Purchase Agreement.



3-BEDROOM DUAL-KEY

TYPE 3BR-DK 114 sqm / 1,227 sqft #01-03



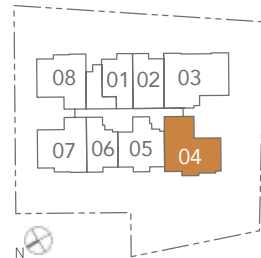
NOTE: Areas include A/C ledges, balconies, private enclosed spaces, private roof terraces and strata void areas where applicable. Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required or approved by the relevant authorities. Plans do not form part of the Sales and Purchase Agreement.

3-BEDROOM PENTHOUSE

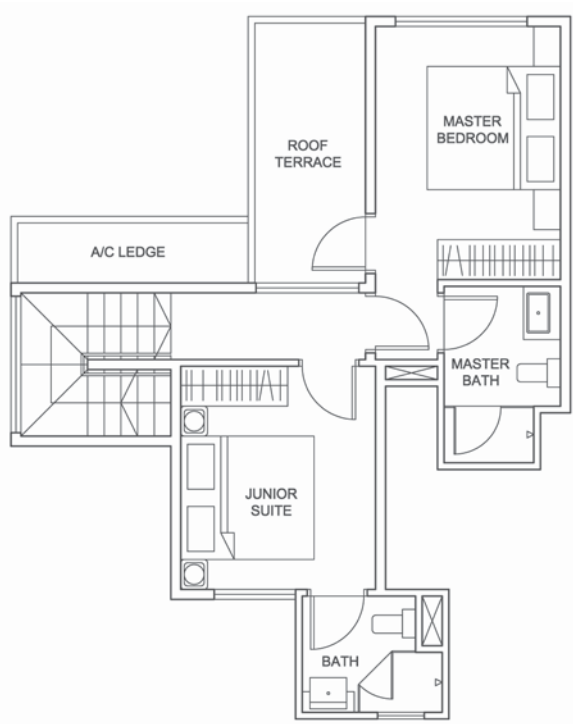
TYPE 3BR-P 133 sqm / 1,432 sqft #05-04



LOWER FLOOR



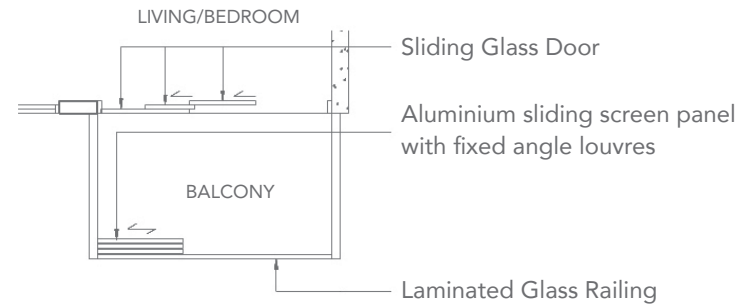
NOTE: Areas include A/C ledges, balconies, private enclosed spaces, private roof terraces and strata void areas where applicable. Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required or approved by the relevant authorities. Plans do not form part of the Sales and Purchase Agreement.



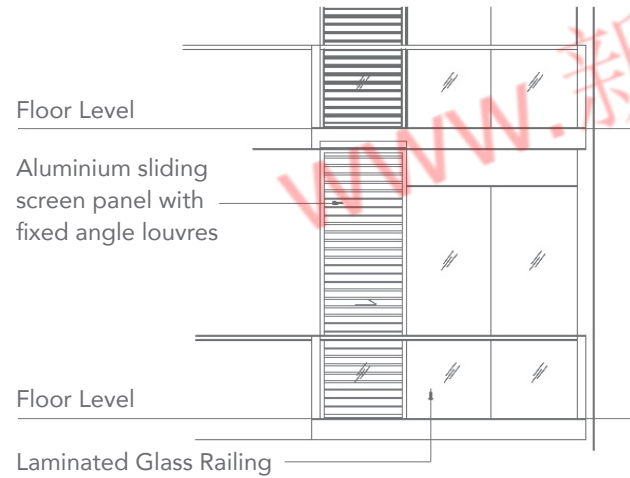
UPPER FLOOR



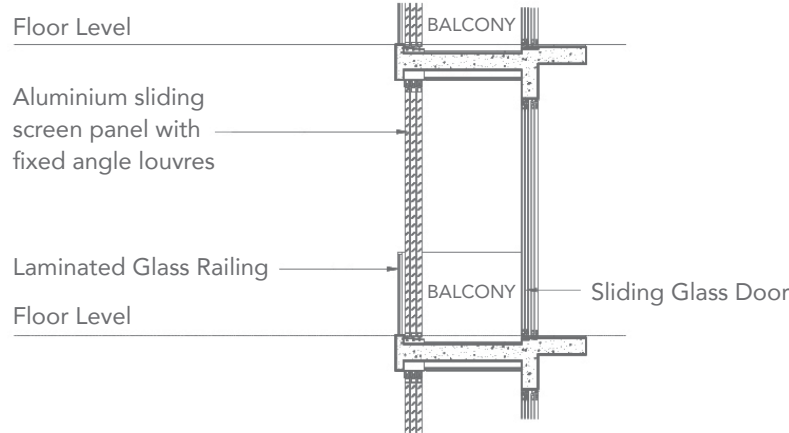
TYPICAL BALCONY SCREEN DESIGN



TYPICAL RETRACTABLE BALCONY SCREEN – PLAN  
BALCONIES SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN.



TYPICAL RETRACTABLE  
BALCONY SCREEN – ELEVATION

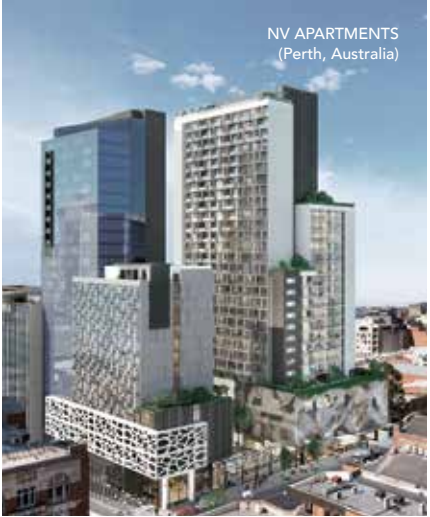


TYPICAL RETRACTABLE  
BALCONY SCREEN – SECTION

The drawings below are not to scale and are a typical illustration for reference only. Actual profile of screens subject to manufacturer's detail. Purchasers may refer to the Management Corporation for additional details. Fixing detail to be drawn up by specialist contractor, and fixing shall not damage waterproofing or existing structures. The balcony screen will not be provided. The cost of the screen and installation shall be borne by the Purchaser. The proposed balcony screen allows natural ventilation within the balcony at all times (including times when the screen is fully closed) and is capable of being opened.

DEVELOPER PROFILE

Fragrance Group Limited is a leading property developer with a presence across three continents today, Asia, Australia and Europe. The Group was listed on the main board of the SGX-ST on 3 February 2005 and has a current market capitalization in excess of \$1 billion. Core business activities include development of residential, commercial, hotel and industrial properties. Other activities of the Group comprise the holding of investment properties and hotel operations.



The Group's focus in property development is to offer customers quality homes and business spaces at affordable prices. Every square foot of property is meticulously mapped out to meet customers' satisfaction and their fittings have been carefully selected to offer comfort and durability. The Group's developments also offer the perfect combination of essential living and convenience with their strategic locations.



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