

A FREEHOLD URBAN SANCTUARY



FYVE
DERBYSHIRE

PRIME DISTRICT 11

A private yet centrally located freehold urban sanctuary with a city address. Fyve Derbyshire is thoughtfully designed to appeal to the five human senses of sight, sound, smell, taste and touch.

71 residential units
19 storeys
Basement parking
Freehold site

UNIT TYPES

2BR + 1 Bath (A1, A2)

2BR + 2 Baths (A3)

2BR + 2 Baths + Guest (B)

3BR + 2 Baths + Guest (C)

- Each floor has only 4 units.
- Access to home from basement car park, for greater convenience and ease.
- All units are north-south facing.
- Each living room opens up to a balcony, bringing the outdoors in.
- Units do not have Household Shelter, allowing for greater flexibility in layout and planning.
- Selected units have living and dining areas situated side by side, allowing for greater views and sense of spaciousness.

FACILITIES

25 metre long swimming pool
Bubble Pool (Water Jet)
Pool Cabana
Aqua Gym
BBQ Pavilion
Herb Lounge
Wellness Garden
Outdoor Gym
Yoga Deck
Arrival Lounge
Guard House



FYVE DERBYSHIRE



Artist's Impression



LEGEND

- Retail
- Food & Convenience
- Education
- Work
- MRT Stations

Redhill MRT



Map is not drawn to scale



THE NEW NOVENA PRIME DISTRICT 11

Fyve Derbyshire is nestled in Novena, a city location in Singapore's highly sought-after Prime District 11. The development is within walking distance to Novena MRT station and a short distance to Newton MRT interchange. It is surrounded by numerous retail and lifestyle choices, making it convenient for daily necessities. Novena itself is set for transformation with the upcoming Health City Novena. The future North-South Corridor will enhance connectivity even more. There are also renowned schools in the vicinity.

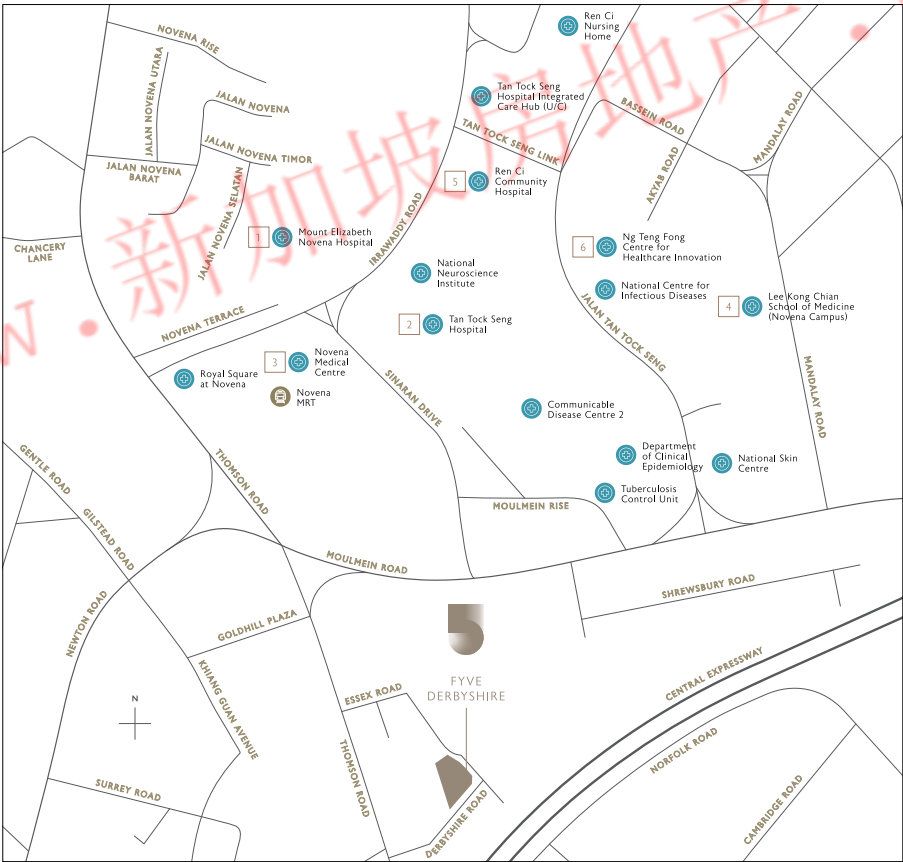
An extremely central region in Singapore, Novena is bounded by Tanglin to the south, Bukit Timah to the west, Toa Payoh to the north and Kallang to the east.

Because it is located within Prime District 11, most of the housing in Novena consists of condominiums and private homes, making it a very exclusive area.

Some roads in Novena bear the names of English counties, such as Derbyshire Road, Essex Road, Suffolk Walk and Norfolk Road. Derbyshire, in the centre of England, is known for its rolling hills and uplands.

WORLD-CLASS MEDICAL HUB

Health City Novena, together with the existing Mount Elizabeth Novena Hospital, Novena Medical Centre, Tan Tock Seng Hospital, National Neuroscience Institute, Thomson Medical Centre and Royal Square will establish Novena as a world-class medical hub. It will serve not only the local population, but attract visitors from the region as well.



Map is not drawn to scale.

MOUNT ELIZABETH NOVENA HOSPITAL



TAN TOCK SENG HOSPITAL



NOVENA MEDICAL CENTRE



LEE KONG CHIAN SCHOOL OF MEDICINE (NOVENA CAMPUS)



REN CI COMMUNITY HOSPITAL



NG TENG FONG CENTRE FOR HEALTHCARE INNOVATION



HEALTH CITY NOVENA

The new Health City Novena is an integrated development that will usher the next chapter in 'total care'. It will increase the healthcare space in Novena by 150%, with facilities that will anticipate and address the healthcare needs of future Central Singapore. When completed, it will change the outlook of Novena and elevate this already established medical precinct to another level.



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Five new care buildings including a new national centre will be added to the precinct:

1. Proposed Intermediate Integrated Care Hub
2. Proposed National Skin Centre Expansion
3. National Healthcare Group's Headquarters
4. Proposed Ambulatory Centre at Tan Tock Seng Hospital
5. National Centre For Infectious Diseases



CARE

Integrated care approach where complementary institutions are clustered together to provide total holistic care.

Some 600,000 sqm of space will be used for learning, teaching and healing.



LEARNING & INNOVATION

Health City Novena will also be a continuous learning and innovation hub.

Future Health Sciences School, Medical Education & Training Building will be integrated with the existing Lee Kong Chian School of Medicine Headquarters & Clinical Sciences Building.



COMMUNITY

There will also be sky bridges that connect buildings, pedestrian-friendly streets, lush open spaces, community park, plazas and community hub.

Central Park will be a key attraction for families. It will have an open air theatre, playgrounds, gardens, F&B terraces, and even an elevated walkway that allows pedestrians to walk close to the canopy of trees.



CONNECTIVITY

Commercial & Transport Hub

Shuttle bus network

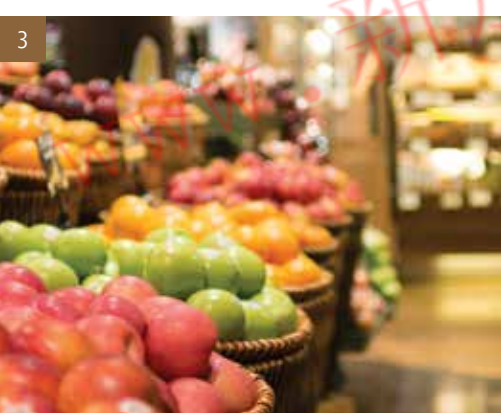
Integrated underground car parks



FUTURE

When completed in 2030, more than 30,000 people will be expected to circulate through Health City Novena daily.

"A place of enrichment. A place to meet."



BEST OF LOCATIONS

The area enjoys the best of locations: in the city yet away from the hustle and bustle, highly liveable and connected, and soon to be transformed with the upcoming Health City Novena.

- | | |
|--|---|
| <p>1 UNITED SQUARE SHOPPING MALL 350M</p> <p>The Kids Learning Mall</p> <ul style="list-style-type: none"> · Growing Up Gifted · Lorna Whiston Schools · The Ballet & Music Company · The Learning Lab | <p>7 NOVENA MRT STATION 650M</p> |
| <p>2 VELOCITY @ NOVENA 650M</p> | <p>8 NORTH-SOUTH CORRIDOR</p> |
| <p>3 COLD STORAGE 350M-650M</p> <ul style="list-style-type: none"> · United Square Shopping Mall · Velocity @ Novena | <p>9 SINGAPORE POLO CLUB</p> |
| <p>4 FOOD CENTRES</p> <ul style="list-style-type: none"> · Balestier Food Centre · Pek Kio Market & Food Centre · Newton Food Centre · Whampoa Drive Makan Place | <p>10 FOOD & LIFESTYLE</p> <ul style="list-style-type: none"> · Goldhill Plaza · Novena Regency · Wheeler's Yard |
| <p>5 ORCHARD ROAD SHOPPING BELT</p> <ul style="list-style-type: none"> · ION Orchard Mall · Ngee Ann City · Scotts Square · The Paragon | <p>11 GARDENS & PARKS</p> <ul style="list-style-type: none"> · Fort Canning Park · MacRitchie Reservoir · Singapore Botanic Gardens |
| <p>6 DEMPSEY HILL</p> | <p>12 CENTRAL BUSINESS DISTRICT</p> |
| | <p>13 CIVIC & CULTURAL DISTRICT</p> <ul style="list-style-type: none"> · Asian Civilisation Museum · National Gallery Singapore · National Museum of Singapore · Peranakan Museum · Singapore Art Museum · Singapore Philatelic Museum |

Distances are estimates only.

CONNECTIVITY

Whether it is by road or rail, Novena is extremely accessible. Novena MRT, just minutes' walk from Fyve Derbyshire, connects you across Singapore. Orchard Road is just about 5 minutes' drive away. The upcoming North-South Corridor is expected to improve connectivity even more, with an underground tunnel and cycling network that links to the city.



NORTH-SOUTH CORRIDOR

The North-South Corridor, which cuts through Novena, will be Singapore's first integrated transport corridor

21.5 kilometres long, connecting city centre to the north

Featuring continuous bus lanes and cycling trunk routes

Cyclists can look forward to cycling from the city to other parts of Singapore, via the Park Connector Networks

Wide walking paths and ample greenery for shade



Shorter travel time means more time for you

STATIONS

Novena MRT 650M

North-South Line

Newton MRT

North-South Line

Downtown Line

Little India MRT

Downtown Line

North-East Line

Botanic Gardens MRT

Downtown Line

Circle Line

Bugis MRT

Downtown Line

East-West Line

Dhoby Ghaut MRT

North-South Line

Circle Line

City Hall MRT

North-South Line

East-West Line

Raffles Place MRT

North-South Line

East-West Line

Marina Bay MRT

North-South Line

Circle Line

7 stops Marina Bay MRT

5 stops City Hall MRT

3 stops Botanic Gardens MRT

2 stops Little India MRT



FYVE
DERBYSHIRE

650m Novena MRT

1 stop Newton MRT

4 stops Bugis MRT

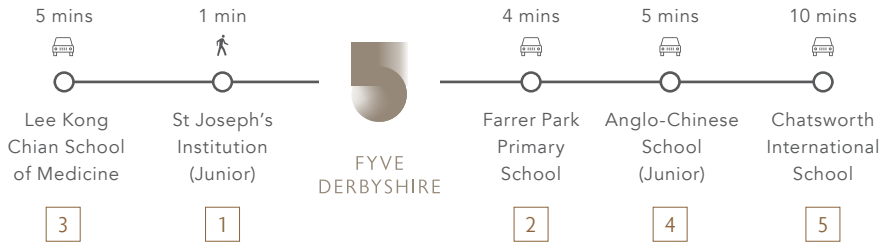
4 stops Dhoby Ghaut MRT

6 stops Raffles Place MRT

Travel time and distances are estimates only.

RENOWNED SCHOOLS

Benefit from being near established schools, including St Joseph's Institution Junior, Farrer Park Primary School, Anglo-Chinese School (Junior), Anglo-Chinese School (Barker), CHIJ Toa Payoh and international schools such as Italian Supplementary School, Chatsworth International School (Orchard) and Swedish Supplementary School.



All travel times are estimates and subject to actual traffic conditions.

ST JOSEPH'S INSTITUTION JUNIOR



FARRER PARK PRIMARY SCHOOL



LEE KONG CHIAN SCHOOL OF MEDICINE (NOVENA CAMPUS)



ANGLO-CHINESE SCHOOL (JUNIOR)



CHATSWORTH INTERNATIONAL SCHOOL



A PREMIER DEVELOPMENT BY ROXY-PACIFIC HOLDINGS LIMITED

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

120 Grange



Arena Residences



Harbour View Gardens



The Navian

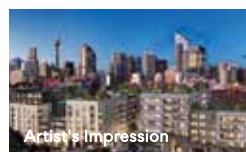


OVERSEAS

Wisma Infinitum,
Malaysia



West End Residences,
Australia



Noku,
Maldives



Noku,
Kyoto



FYVE DERBYSHIRE

WITNESS CHANGE

HEAR SERENITY

IMMERSE IN NATURE

INDULGE IN LIFE

Developer: RH Developments Two Pte Ltd Company Registration Number: 201726957N Developer's Licence No.: C1284
Tenure of Land: Estate in Fee Simple Encumbrances: Caveat(s) and Mortgage(s) in Favour of Malayan Banking Berhad
Expected Date of Vacant Possession: 30 November 2022 Expected Date of Legal Completion: 30 November 2025
Location: TS18 LOT 01418K, 01419N-PT at 5 Derbyshire Road

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A LUXURY DEVELOPMENT BY



Roxy-Pacific
Holdings Limited