

Fact Sheet

1.0 DESIGN & LANDSCAPE CONCEPT

OVERALL DESIGN CONCEPT

Sloane Residences is a boutique development with 52 exquisite residential apartments set within 2 km of Orchard Road, Newton and Novena areas. Prestigious schools like ACS (Barker), ACS Junior, Singapore Chinese Girls School (SCGS) and St Joseph Institution (SJI) are just a stone's throw away.



It is an intersection of modern convenience and an enriched quality of life, set in the midst of quiet tree-lined boulevards and the nearby leafy Goodwood Hill suburbs.

This exclusive development is a seamless choreography of luxury-class habitats for modern and quality high-rise living. Its essence being a lifestyle concept that combines modern interior living with the pleasures of outdoor tropical city living.

Sloane Residence's design embraces the local tapestry along Balmoral Road and features a series of dramatic sky terraces, landscaped courts and units with modern finesse making it a hallmark addition to this prime district.

Occupying a unique linear site, the development embodies innovative site-planning techniques to weave together these stunning sky terraces. With its iconic lap pool nested on the 4th storey communal landscaped deck, the cozy communal roof terrace is conceived as an elevated "green plateau" on which its elegant residential tower sits.

Architecturally, the design exudes lightness and the streamlined aesthetic of a modern abode. The simplicity from plan to its composition of concrete, steel, glass & timber becomes a stylish canvas for urban dwellers to distinguish their urban lifestyle.

Sloane Residences is a trendy, savvy and contemporary lifestyle pad with quality outdoor living that will appeal to both the urban nomadic sophisticates and the young family household clientele.

UNIT DESIGN

Sloane Residence's 52 unique apartments come in a range of 3 exclusive unit types:

- (a) 2-Bedroom Garden Suites (B, B1, B1a & Ba)
- (b) 3-Bedroom Premium Units (C, C1, C1a, C1b, C2, C2a, C2b, C2c, Ca & Cb)
- (c) 4-Bedroom Luxury Units (D & Da).



These units are housed in two distinct architectural typologies conceptualized as the Sky Scraper (Tower Block) and the Ground Scraper (Podium Block).

The Sky Scraper accommodates the larger unit types [Premium and Luxury Units] while the Ground Scraper accommodates the smaller 2-bedroom Garden Suite Units. Units within each of these two typologies have their separate and distinct characters.



Sky Scraper

The Sky Scraper was conceived as the more “private” of the two typologies. As such it is recessed away from the street to create a private enclave that caters to larger family households.

In terms of layout, the units maximize the sense of spaciousness, flexibility as well as views towards the cityscape and expansive greens.

The generous floor to floor height of each unit allows for naturally well-lit and airy rooms that calm the senses and promote sense of well-being.

The tall clean glass façade, show off the luxurious living spaces of these units and express a new kind of urban living experience that frames a quiet gardenscape just a heart beat from the interior, so that the threshold between the domestic and the urban becomes ambiguous.

The balconies in the Premium and Luxury unit types give that additional layering and texture to the minimalist sky scraper design.

Ground Scraper

The Ground Scraper with its Garden Suites has a more “extraverted” character. It is a series of connected sky terraces and gardens and hosts a wide array of recreational facilities (gymnasium, dining pavilions and cabanas).



Each of these Garden Suites are set within picturesque gardens that filter off the presence of the surrounding developments like an oasis in an urban desert. Because the bedrooms, dining and living are flanked by landscaped spaces, the Garden Suites become the desire of any outdoor enthusiast

who loves to be close to nature.



It also features a double-volume loft space which presents to free spirited potential home owners an inviting canvas on which to creatively craft their ideal living habitat. A panoramic view of the tranquil and green surroundings also helps 'invite' the cityscape and greenery into each Garden Suite.

Sloane Residences is for the free at heart and the sophisticated, offering a premium use of space and lifestyle facilities within the development. A truly modern and quality high-rise living.

LANDSCAPE CONCEPT

"All seemed to breathe freedom and peace, and to make one forget the world and its sad turmoils" – Queen Victoria on her first visit to Balmoral Castle.

Inspired by the Balmoral Castles' richness and beauty, the landscape design of the Sloane Residences is luxurious open and picturesque outdoor breathing space nestled in the highly urbanized city.

The hardscape resonates the modern brutalist architecture. Colours derived from the natural materials of timber and stone, with their rich contrast softened by the lush planting surrounding the development. Sense of 'freedom and peace' prevails throughout the landscape at Level 1 to 4 on the Ground Scrapper.

Through this biophilic approach, the design intent is to create various cozy pocket spaces which enjoy an open garden view and yet exude exclusivity and privacy. It is minimalist and luxury amidst a tapestry of green topiaries and azure water reminiscence of the innate beauty of the Balmoral.

The linear water feature after the drop off entrance exudes a warm welcome the residents - the calm and reflecting pool overflowing into a long sleek water weir. As one walks along that garden stretch, they would enjoy that soothing sound like a cool breeze created by the water feature. A few steps up, a wide span of greenery under shade surrounding a couple of lounge cabanas, soothes the souls of residents, make them forget hustle and bustle of the outside world.

The lush greenery provides good peripheral buffer and background to create privacy and exclusiveness while the open lawn expands beyond horizon and add depth to the gardens, thus giving the illusion of distended gardens.



On the other side of the development is the more active garden where BBQ parties may be held, while kids are having a fun time in the nearby playground. A long linear lawn may serve as a picnic lawn extension of the BBQ pavilion or a kick-about space for kids. This linear lawn is given a focal point Lounge Pavilion where one may enjoy the childhood happiness we normally get in using a swing. A feature fitness pavilion is neatly niched overlooking the lawn gardens.



The second and third floor is envisioned to have communal terraces with a good view of the surrounding environment. The tranquility of terraces is made functional by providing communal lounges, yoga decks and the artistic pebble seats. Green walls also adorn the end balconies as a thrust to the Biophillic design strategy transforming a simple wall into a living mural.



At the top of the terraced apartment is the highlight of the facilities, an infinity swimming pool integrated with hydro-massage pool and wet decks. An acrylic glass wall transforms the swimming pool into a human aquarium. Other amenities like kids' pool with spouts and a rain dance water feature. A sheltered communal dining pavilion provides a good shaded lounge overlooking the pool and may be used for gourmet parties for special occasions.

Other amenities include an indoor multi-function room, and outdoor lounges in addition to the hammock garden overlooking the city skyline where residents could enjoy the sunrise and sunsets, and the sense of freedom and peace, unique in the Balmoral experience.

2.0 LOCATION & AMENITIES (Non-exhaustive list within 1.5 km of 17 Balmoral)

1. Country Club

- a. Raffles Town Club

2. Hotel

- a. Goodwood Park Hotel
- b. Oasia Hotel Novena
- c. Orchard Hotel
- d. Shangri-La Hotel Singapore
- e. Sheraton Towers

3. Medical

- a. Novena Medical Centre
- b. Tan Tock Seng Hospital
- c. Thomson Medical Centre

4. MRT

- a. Novena (North East Line)
- b. Newton (North East Line & Down Town Line)
- c. Orchard (North East Line)

5. Religious

- a. Barker Road Methodist Church
- b. Bethany Church
- c. Church of Christ
- d. Church of St Alphonsus
- e. Life Bible Presbyterian Church
- f. Masjid Ba'alwi Mosque
- g. Masjid Abdul Hamid Kampong Pasiran
- h. Masjid Al-Falah

6. Schools

- a. Singapore Chinese Girls School
- b. ACS (Barker Road)
- c. ACS Junior
- d. MOE Language Centre
- e. St James Church Kindergarten
- f. Catholic Junior College

7. Shopping

- a. Balmoral Plaza
- b. Cold Storage (Chancery Court)
- c. Orchard Road
- d. United Square
- e. Velocity

PROJECT INFORMATION

Project Description	:	PROPOSED ERECTION OF A BLOCK OF PART 3-STOREY AND PART 12-STOREY RESIDENTIAL FLAT BUILDING (TOTAL 52 UNITS) WITH A BASEMENT CARPARK, SWIMMING POOL, SKY TERRACES & COMMUNAL FACILITIES ON LOTS 00138C & 99899P TS26 AT 17 BALMORAL ROAD (TANGLIN PLANNING AREA)
Development Name	:	SLOANE RESIDENCES (斯隆豪苑)
Address	:	17 BALMORAL ROAD, SINGAPORE 259803
Developer	:	TSKY BALMORAL PTE LTD
District	:	10
Legal Description	:	Lot 138C & 99899P of Town Subdivision 16
Tenure	:	FREEHOLD
Site Area (Including Road Reserve area & Drainage Reserve)	:	3,617.90 sqm (38943.1 sqft) (Road reserve area – 135.60 sqm/1459.6 sqft), Drainage Reserve Area – 93.48 sqm/1006.2 sqft)
Plot Ratio	:	1.6
No. Of Storeys	:	12
No. Of Units	:	52
No. Of Parking Lots	:	52 + 2 accessible parking lots
Total Saleable Area	:	5,790 sqm / 62,323 sqft
AMSL	:	61.95 AMSL
Expected Vacant Possession	:	31 Jan 2023
Expected Legal Completion	:	31 Jan 2026
Estimated Construction Period	:	24 Months
Written Permission (WP)	:	ES20190116R0213 dated 12 th March 2019
Building Plan (BP)	:	A1149-03993-2017-BP01 dated 7 th May 2019 A1149-03993-2017-BP02 dated 29 th Oct 2019
Developer Licence	:	C1264
Cheque Payment Mode	:	TSKY Balmoral Pte Ltd – Project Account No. 712-474972-001

3.0 PROJECT TEAM

Architect	: ONG&ONG PTE LTD
Structure Engineer	: LSW CONSULTING ENGINEERS PTE LTD
M&E Engineer	: UNITED PROJECT CONSULTANTS PTE LTD
Quantity Surveyor	: THREESIXTY COST MANAGEMENT PTE LTD
Landscape Architect	: ONG&ONG PTE LTD
Project Manager	: TSKY DEVELOPMENT PTE LTD
Main Contractor	: TIONG SENG CIVIL ENGINEERING (PRIVATE) LIMITED

TT Details:

Name of Company : TSKY Balmoral Pte. Ltd.

Bank Name : Oversea Chinese Banking Corporation Limited

Name of Branch : OCBC North Branch

Branch Code : 7339

Bank Account Number : 712-474972-001

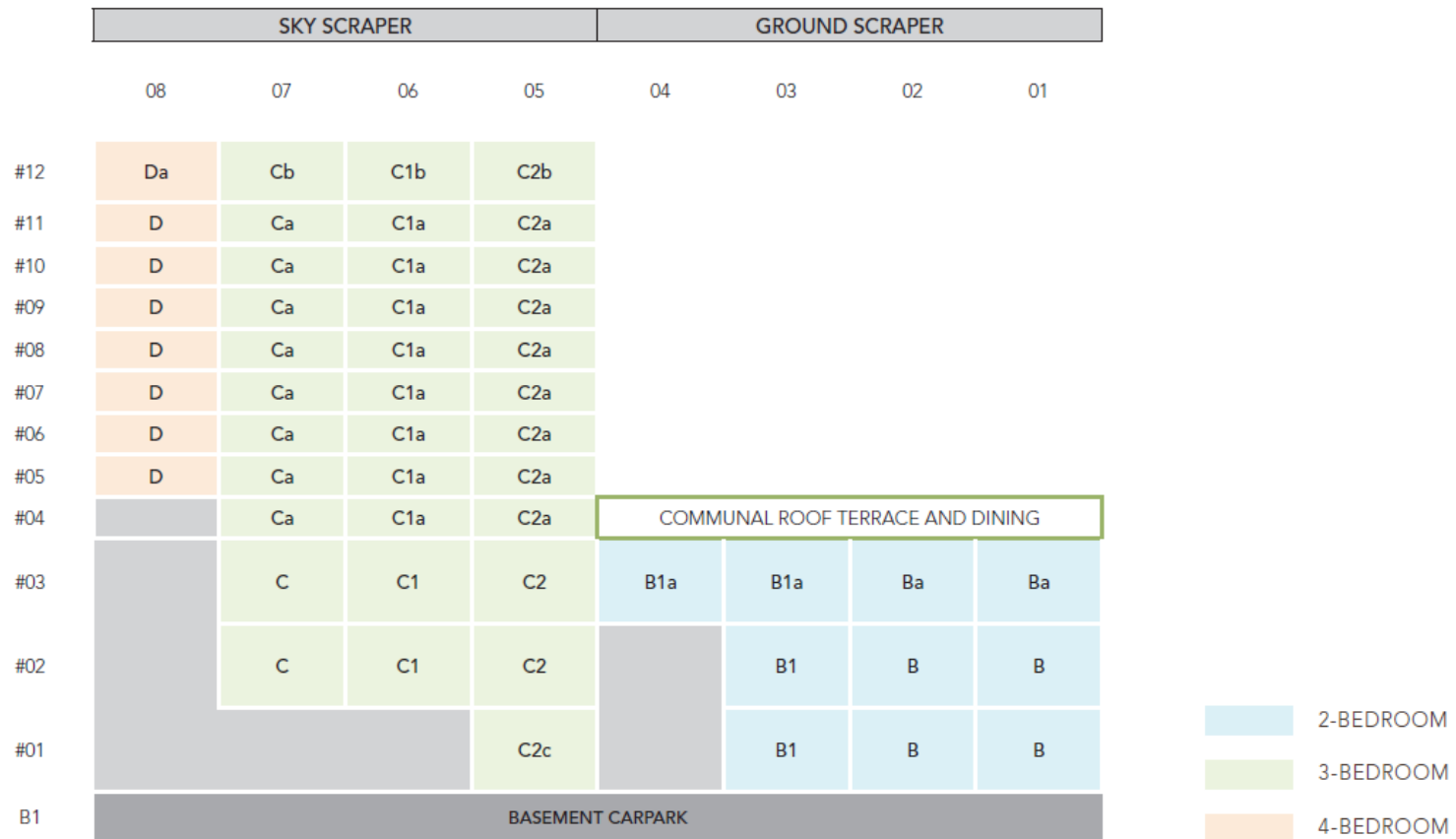
Swift Code : OCBCSGSG

Bank address : 460 North Bridge Road #01-00, Singapore 188734

4.0 DESCRIPTION OF UNITS

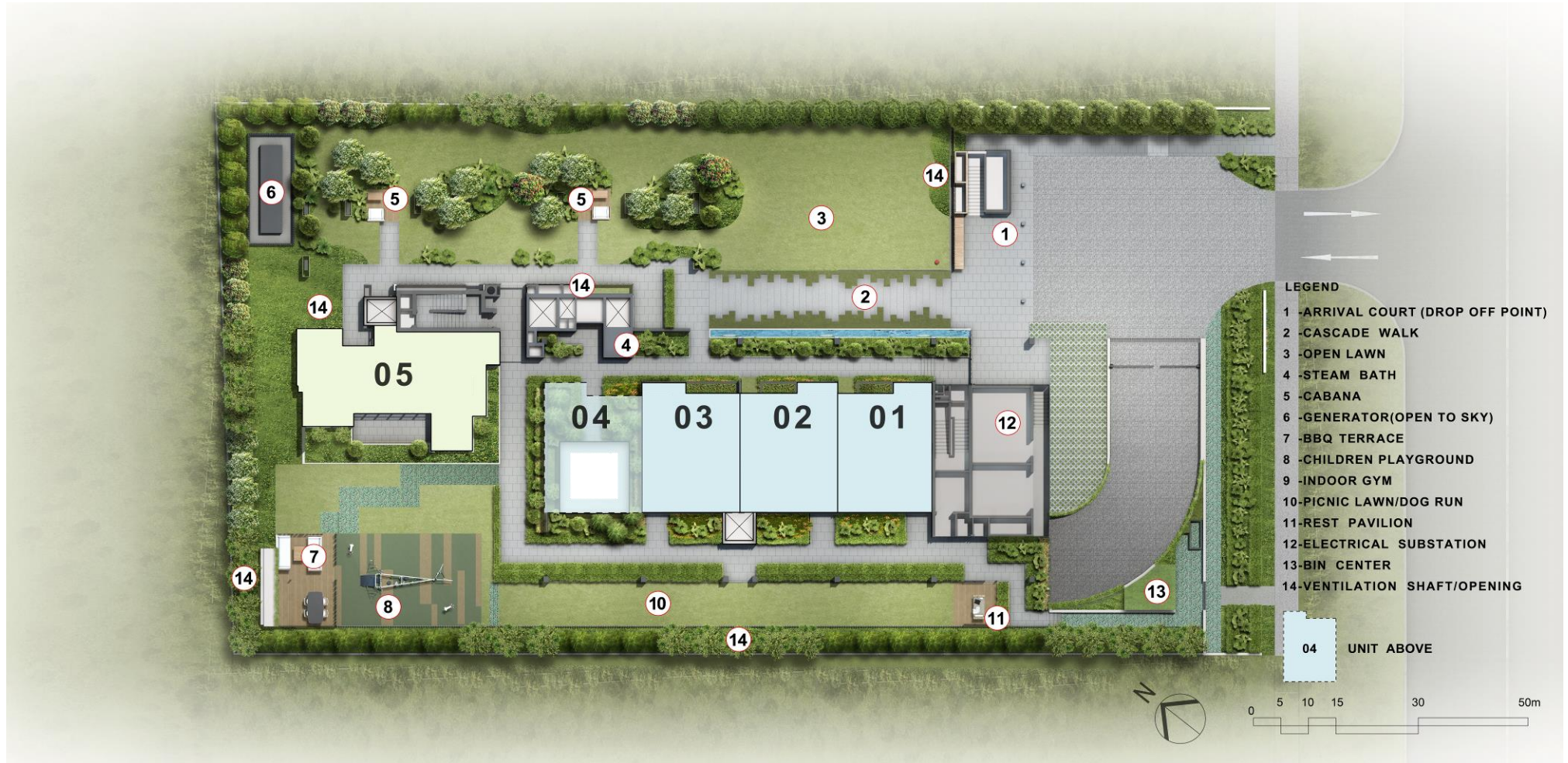
4.1 UNITS DISTRIBUTION (SCHEMATIC DIAGRAM)

SCHEMATIC DIAGRAM

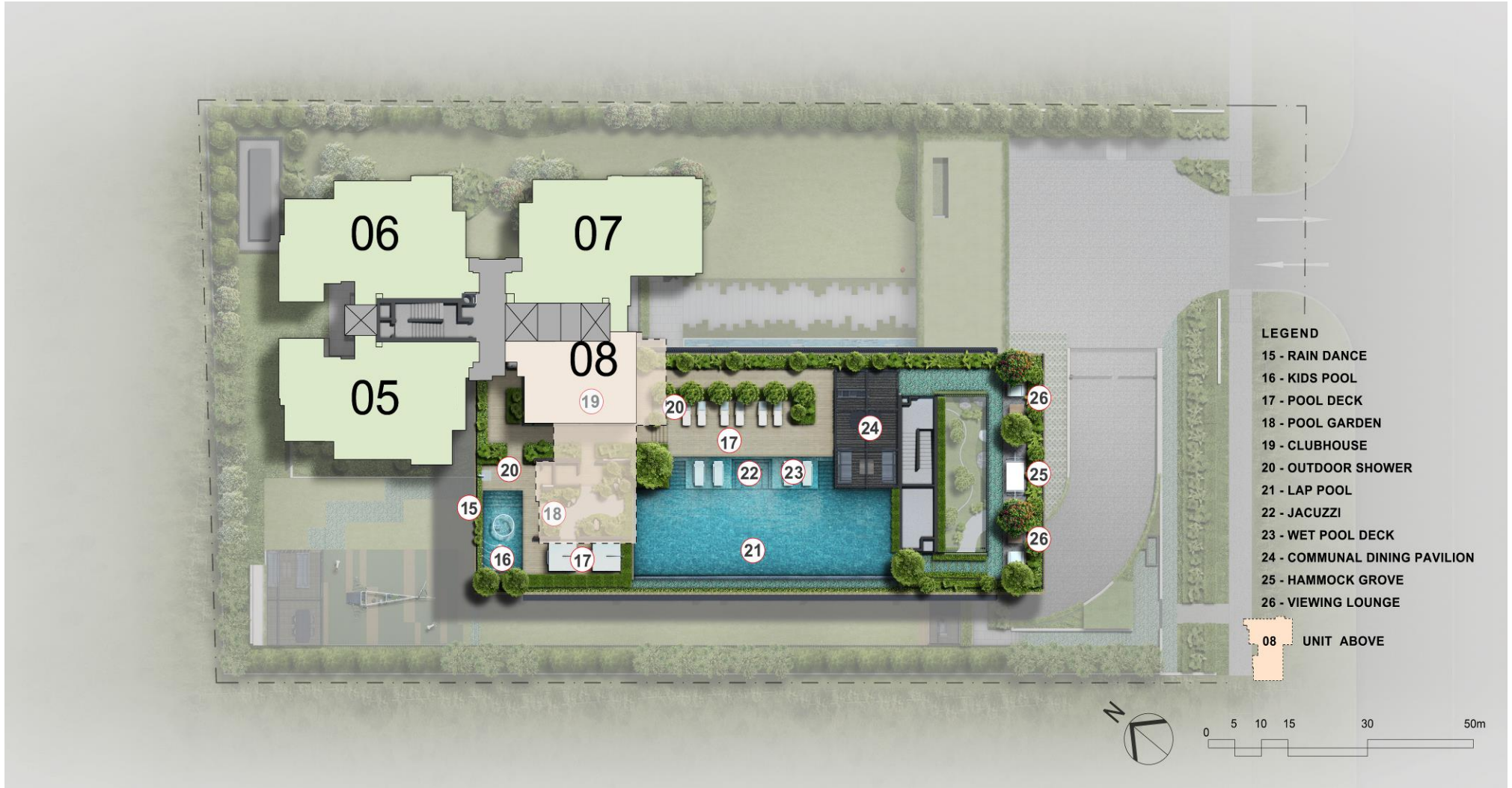


4.2 SITE PLAN

Level 1



Level 4



4.3 UNITS BREAKDOWN, STRATA AREA, SHARE VALUE & MAINTENANCE FEES

Unit Type		Number of Units	Total No. of Units	Strata Area (Sqm)	Strata Area (Sqft)	Share Value	Estimated Maintenance Fees
2 Bedrooms	B	4	10	69	743	6	\$600 (\$100 per share value)
	B1	2		69	743	6	
	B1a	2		69	743	6	
	Ba	2		69	743	6	
3 Bedrooms	C	2	34	120	1,292	7	\$700 (\$100 per share value)
	Ca	8		120	1,292	7	
	Cb	1		120	1,292	7	
	C1	2		116	1,249	7	
	C1a	8		116	1,249	7	
	C1b	1		116	1,249	7	
	C2	2		116	1,249	7	
	C2a	8		116	1,249	7	
	C2b	1		116	1,249	7	
	C2c	1		116	1,249	7	
4 Bedrooms	D	7	8	139	1,496	7	\$700 (\$100 per share value)
	Da	1		139	1,496	7	

4.4 FITTINGS & FIXTURES

Smart Home Features	Digital Lock, Air-con, Lighting, Smoke Detection etc
Kitchen Appliances	V-Zug
Kitchen Cabinets	Valcucine
Sanitary Fittings	Grohe
Sanitary Wares	Grohe
Air-conditioners	Multi Spilt System

Sloane Residences FAQ

Building, Facilities and Common Area

1. Any Chinese name for Sloane Residences?
 - **斯隆豪苑**
2. Is there any concierge service?
 - There is currently no provision for concierge services at the moment
3. Can elaborate more on carpark circulation?
 - Vehicular ingress circulation is clockwise. Please refer to the drawing as the vehicular circulation is annotated, which is also available at the sales gallery.
 - There are 2 levels of carparking with a total of 54 lots (including 2 carpark lots for the handicapped)
4. What is the dimension (L x W) of the various pools?
 - a. Lap Pool
21m long x 6.7m wide
 - b. Kids Pool
6.30m long x 3.28m wide
 - c. Jacuzzi (Capacity)
4 pax capacity
5. What is the size and capacity of indoor gym?
 - Approximately 6 occupants (based on the number of equipment provided) at a time with comfortable, safe distance from one another
6. What are the brands of the gym equipment and what kind of equipment will be provided?
 - Technogym
7. When is the expected foundation works completion and TOP?
 - Expected foundation works expected to be completed approximately in 4Q 2019
 - **Estimated** physical TOP is 4Q 2021
 - Expected vacant possession: 31 Jan 2023
8. Any wifi connectivity for the common areas?
 - Yes
9. What is the thickness of the concrete slab between the swimming pool and the unit below it?
 - 250mm thick slab
10. Are there any provisions for sound proofing and water proofing from the swimming pool deck to units below?
 - Waterproofing is provisioned.

11. Will there be any guardhouse and security guard?

- The guardhouse is located at the Arrival Court.

12. What is the distance from the building to the boundary?

- From South Elevation: Approx. 6m
- From East Elevation: Approx. 13.5m
- From North Elevation: Approx. 5.5m
- From West Elevation: Approx. 5.5m

Please refer to the BP set available at the temporary sales gallery.

13. What is the distance from the skyscraper and landscaper to Belmond Green, 19 Balmoral, Volari etc.?

- According to the Architect:
 - a. Approx. 45m to Volari (based on Google Earth)
 - b. Approx. 14m to Belmond Green (based on Google Earth)
 - c. Approx. 11m from 19 Balmoral (based on Google Earth)

14. Is there a green wall feature provided along the carpark ramp?

- No, there is no green wall along the car park driveway ramp.

15. How does pedestrian access the development? How does access control system work?

- All pedestrian entering into the estate will be screened by the guard on duty at the guard house located at the Arrival Court. Access into the lift cars are controlled via security access control points located at 1st storey lift lobbies.

16. How does the shared private lift of skyscraper work? Eg. What if owners of #08-05 & #08-06 take the lift at the same time?

- Both lift doors will open on the 8th floor for the occupants of Units #08-05 and #08-06. However, there is a lockable door between each Private Lift Lobby and the Living area for each unit as an additional layer of security.

17. What other green features to the building that gives the high green mark rating? Eg. Smart charging lots, PV panels, siphonic drainage, etc?

- Green label materials will be used throughout the development. There are no green features, such as smart charging lots or solar PV panels or drip irrigation system provided

18. Are there any car wash points in the basement?

- No.

19. What are the selected softscapes or plants?

- Softscape selection is pre-dominantly Tropical and Indigenous species adaptive to Singapore climate and Urban setting. A mixture of dense, canopy and flowering trees purposely selected to manage water consumption while keeping the aesthetics in their form and composition. Feature species are Plumerias, Terminalias, Caesalpinias, Delonix, Hopeas amongst other trees, Vernonias vines will be drooping like a tropical curtain along the edges of the facade.

20. Is there a water feature next to the cascade walk?

- A linear water cascade runs parallel with the Cascade walk. There are three water weirs with quiet water curtain from the adjacent planter wall. This water feature is enhanced with LED lighting at night to give a more relaxed mood for tenants coming home.

21. Are the BBQ Terrace fully covered?

- It is only sheltered by louvered trellis only

Apartment Units

1. Dry and Wet Kitchen & Yard - Are there hot water provisions?

- Hot water is provisioned for the Dry and Wet Kitchens, as per the Sales & Purchase Agreement.

2. Can provide name and country of origin for Marble and tile flooring finishes for the residential units?

- Bianco Carrara from Italy (Living Area / Dry Kitchen / Private Lift Lobby)
- Silver Ocean from China (Common Bathroom)
- Café Marquina from China (Master Bathroom)
- Tiles are expected to be sourced from China or within the region.

3. Can 2 units be combined into one? Which stack combination is possible?

- Combining residential units can be explored, and the possible residential units would include stacks #07 with #08. Subject to feasibility, construction schedule and costs.

4. Is there Water point and electrical point balcony?

- An electrical power point is provided at each balcony of the residential unit, as reflected in Show Unit Type C1a at the Sales gallery.

5. Is it possible to install a bidet spray pipes in all bathrooms?

- Bidet spray is provided in each Master Bathroom of the residential unit, as per the Sales & Purchase Agreement.

6. Any special treatment to windows on units facing the north west?

- The curtain wall façade system, as a whole, is designed with solar heat gains considered.

7. Is the gas supply via Citygas?

- Yes.

8. What are the smart home features provided within the apartment?
 - Digital lockset
 - Remote access climate control
 - Lighting Control
 - Smoke detector
9. Where is the location of the service lifts?
 - The Fire Lift is accessible from the common lift lobby and serves every floor.
10. What is the dimension of weight capacity of the service lift ?

Service lift dimension (Estimated)

H - 2400mm

W - 1700mm

D - 1400mm

Lift door (Estimated)

W - 900mm

H - 2100mm

Weight Capacity - 950kg (Estimated)

11. Where is the location of the refuse chute on every floor?
 - For the residential units at the high-rise tower block, the refuse chute is located adjacent to the staircase storey shelter and across from the Fire Lift – adjacent to stack #06.
 - For the residential units at the low-rise block, the refuse chute is located adjacent to stack #01 with considerable distance and buffer from the residential unit.
12. How many ticks for the aircon system to the apartment unit?
 - All air conditioning systems in the residential units are 5 ticks
13. Can we have more details of the steam function for 4BR Master Bath. Where does the steam come from?

Steam Function

- GROHE F-digital Deluxe Steam generator c/w steam outlet and temperature sensor
- Suitable for steam rooms up to 17 m³
- Temperature: max. 55° C
- Steam outlet module with indentation for fragranced oil
- Using an Apple and Android mobile devices and the GROHE F-digital Deluxe App, you can transfer your shower into your own personal SPA with soft lighting, relaxing steam and your favorite music.
- with integrated electronic for wireless data communication
- with wall mounted docking station

Steam Outlet

- Steam outlet to install below the bench

14. Will frosted glass be provided to bathroom windows?

- Acid etched windows will be provided for the bathrooms in accordance with Show Flat

15. Are the aircon for the double volume at Level 1 - 3 high power compared to typical floor ones?

- Yes.

16. Where are the positions of the FCU (fan coil units) for double volume units?

- Wall mounted FCU at bedrooms is above the door, ducted FCU at Living/dining room is within the ceiling concealed space.