

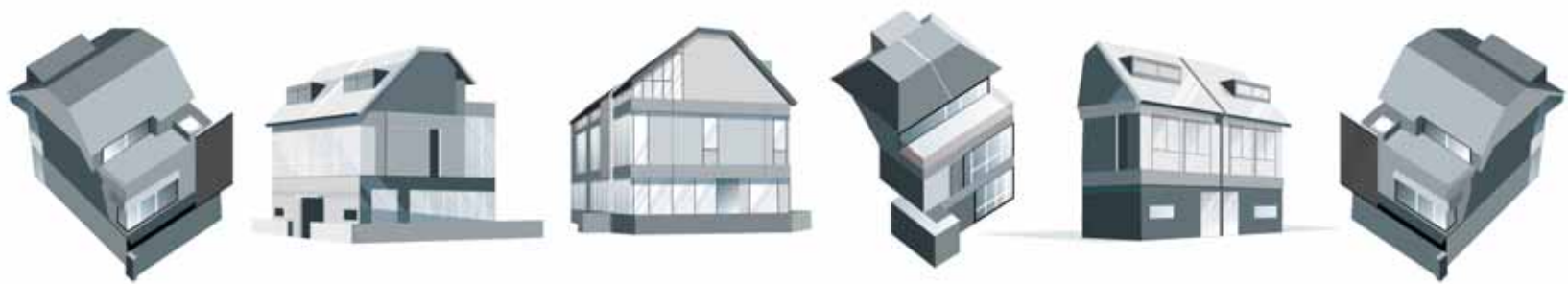


**WHITLEY**  
V I L L A S











10  
exclusive  
units





With only ten units, Whitley Villas reflects the essence of community living. Here, exclusivity is found in dramatically limited units and genuine friendship is struck in an enclave of like-minded neighbours. The villas exude modern resplendence and a statement which says you have arrived.

9

neighbours  
only







Located in central Singapore, Whitley Villas is only a short drive away from the buzz of glitz and activity at Orchard Road. Brimming with everything from punk street apparel to haute couture, trendy al fresco cafes to posh gourmet restaurants, and multiplex cinemas to sophisticated night spots the Orchard Road belt is renowned for being a destination on it's own.



8

minutes to the  
glamorous city





Surrounded by recreational options, shopping amenities and good schools, Whitley Villas takes pride in its choice location where there is something to do ever day of the week. Velocity@Novena Square, the Singapore Polo Club and Raffles Town Club are only five minutes away, as are the lush greenery of MacRitchie Reservoir and the Botanic Gardens. Prestigious schools in the vicinity include Singapore Chinese Girls' School, CHIJ (Toa Payoh), St Joseph's Institution, ACS (Barker) School, Raffles Junior College and Catholic Junior College.

7

days-a-week  
availability

6

luxurious  
layouts





# 5

## bedrooms for extreme comfort

With an impressive five bedrooms in your own Villa, the often-considered factor of comfort is well taken care of. Your family now has space to either gather together for a time of bonding over a meal, or each member can retreat to his or her own private and spacious room.





In such a prestigious neighbourhood, space is almost a given. Yet, at Whitley Villas, we go a step further to present you with generous space that goes beyond the norm, spanning all four levels of your private villa. With five bedrooms, walk-in wardrobes, a garden and a sky roof terrace, this is truly the pinnacle of luxury.

4

levels of  
abundant space





# 3

metres above  
road level

Impressively, Whitley Villas is sited three metres above road level, a unique elevation feature providing residents with added privacy. At this height, abundant natural light and unobstructed airflow granting superb ventilation are also readily offered.

Artist's Impression

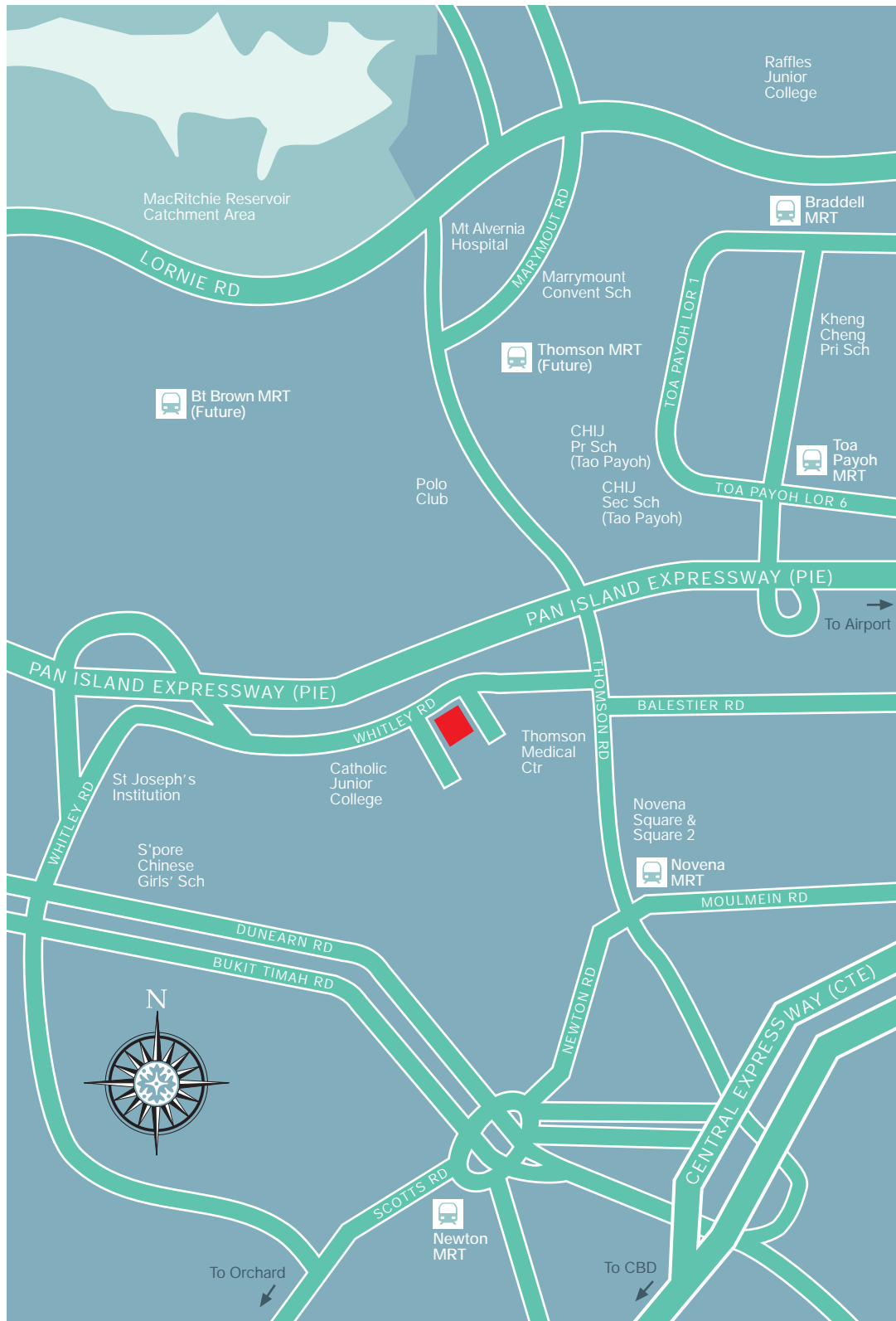
# 2

rows of units  
with views of a  
glistening pool

Because Whitley Villas only accommodates ten discerning homeowners, each villa enjoys a prime view of the communal pool. Ideal for laps, the pool takes centrestage, creating an ambience of relaxation and resort-style living.



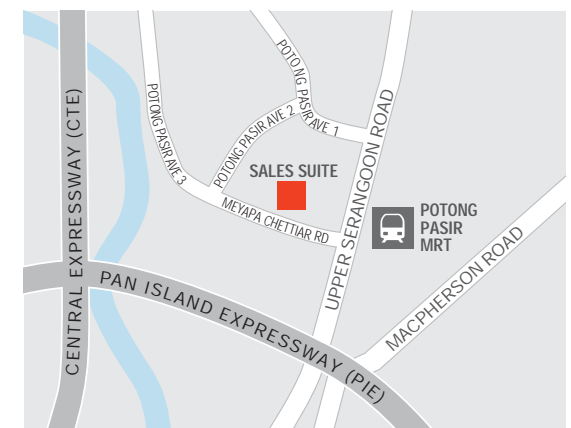




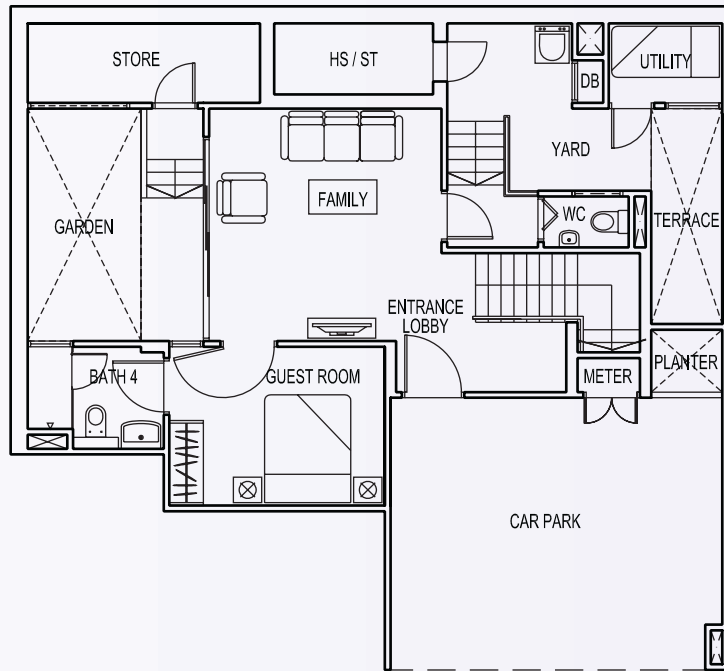
1

desired address

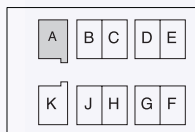
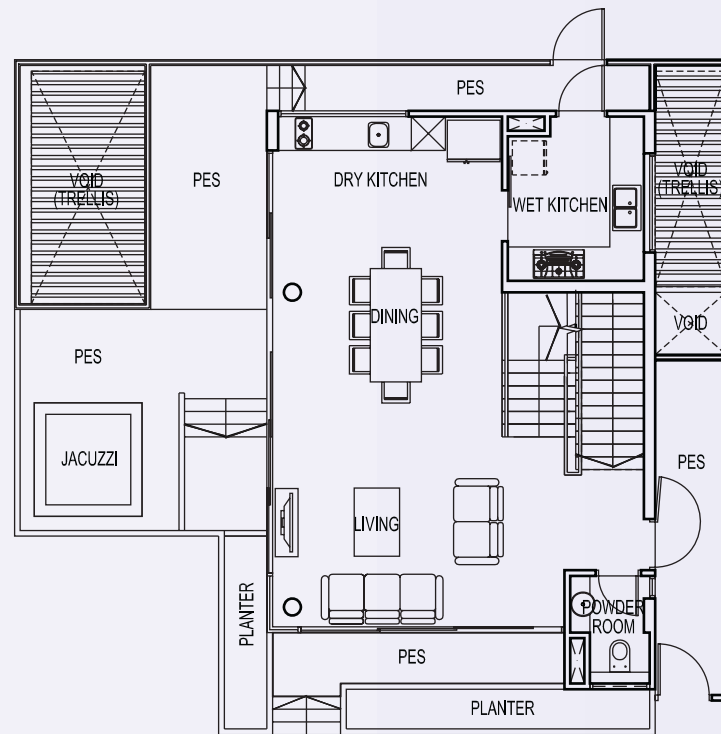
The Whitley address is one of prestige and convenience. Located in the heart of Whitley, Whitley Villas embodies all the qualities of an elite luxury residence. For those who appreciate the finer things in life, this is a home that not only serves as an escape from the hectic urban lifestyle, but also stands as a reflection of timeless style and elegance.



## BASEMENT



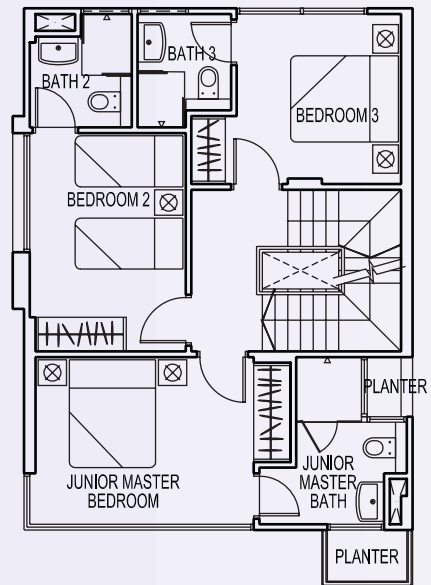
## 1ST STOREY



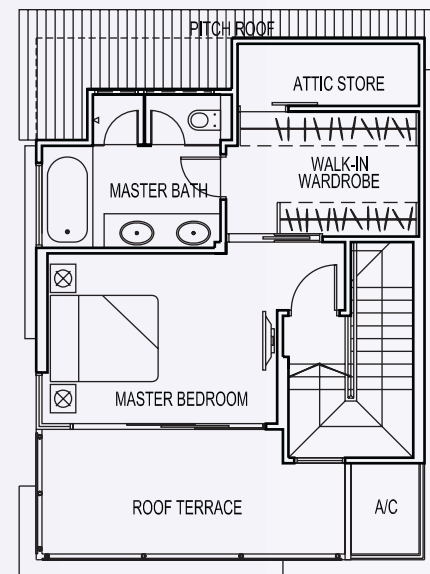
115A 392 sqm / 4,219 sqft

The plans are subject to change as may be required or approved by the relevant authorities. These are not drawn to scale and are for the purpose of visual presentation of the different layouts that are available. Areas are estimates only and are subject to final survey.

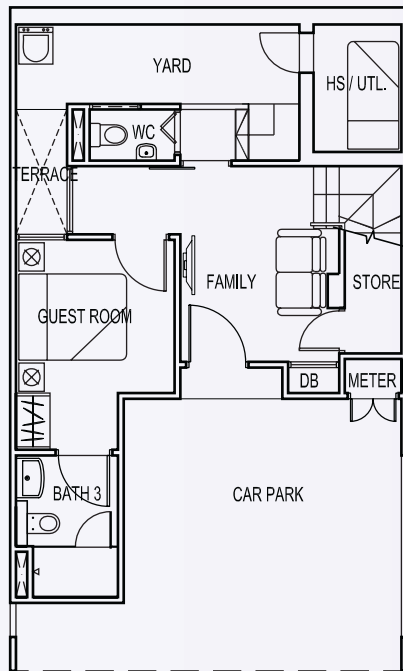
2ND STOREY



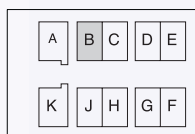
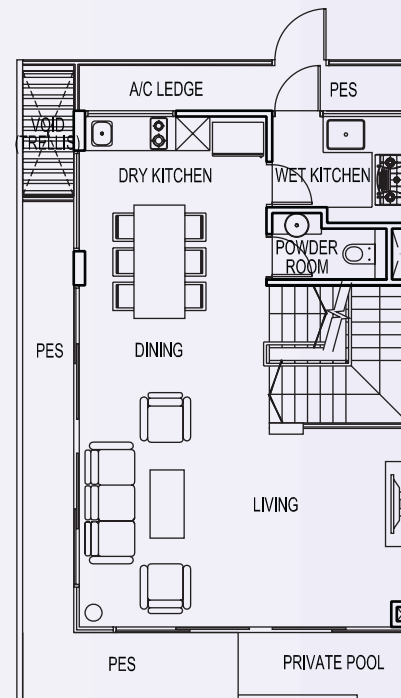
ATTIC STOREY



BASEMENT



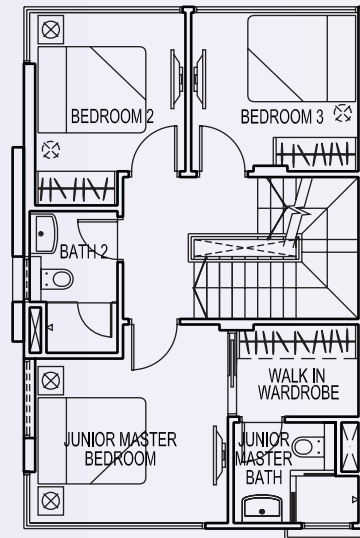
1ST STOREY



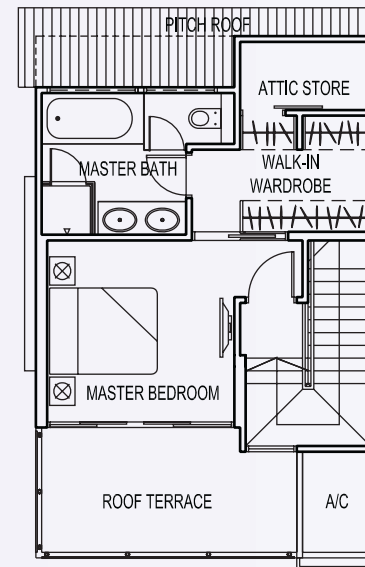
115B 269 sqm / 2,895 sqft

The plans are subject to change as may be required or approved by the relevant authorities. These are not drawn to scale and are for the purpose of visual presentation of the different layouts that are available. Areas are estimates only and are subject to final survey.

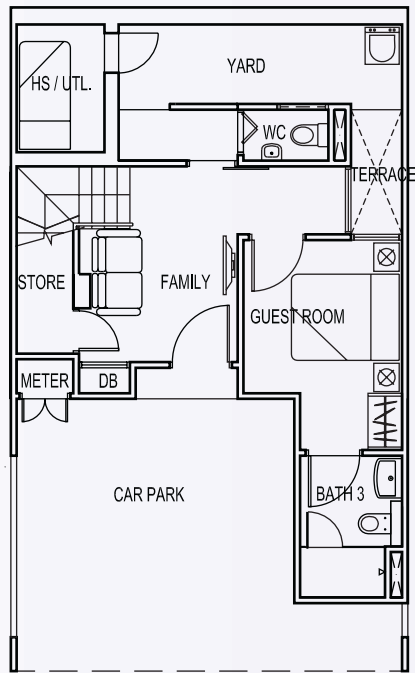
2ND STOREY



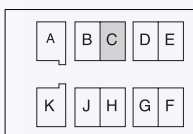
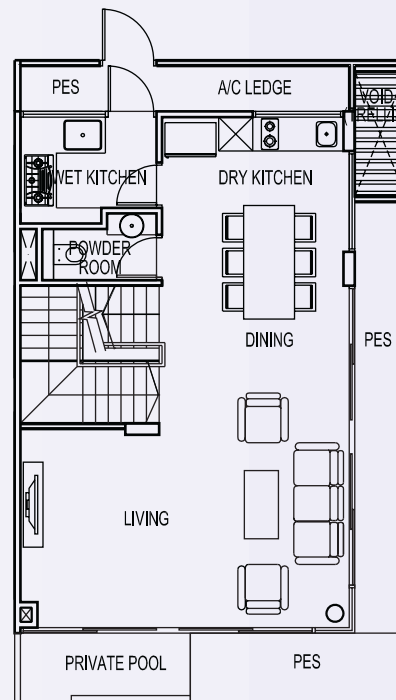
ATTIC STOREY



BASEMENT



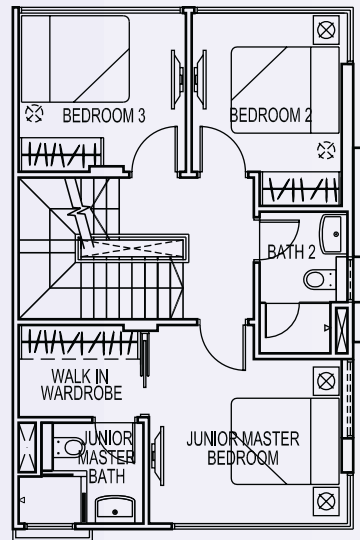
1ST STOREY



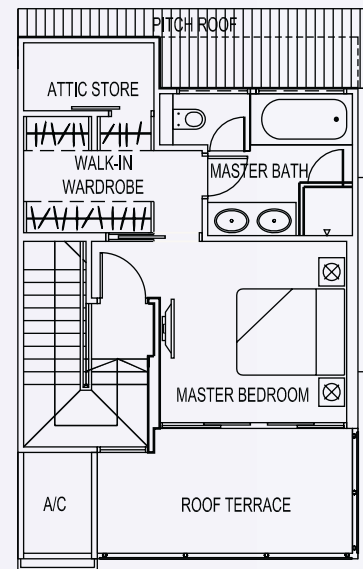
115C 269 sqm / 2,895 sqft

The plans are subject to change as may be required or approved by the relevant authorities. These are not drawn to scale and are for the purpose of visual presentation of the different layouts that are available. Areas are estimates only and are subject to final survey.

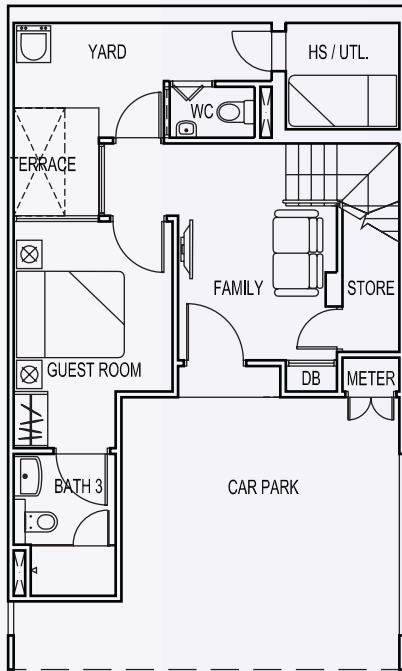
2ND STOREY



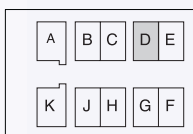
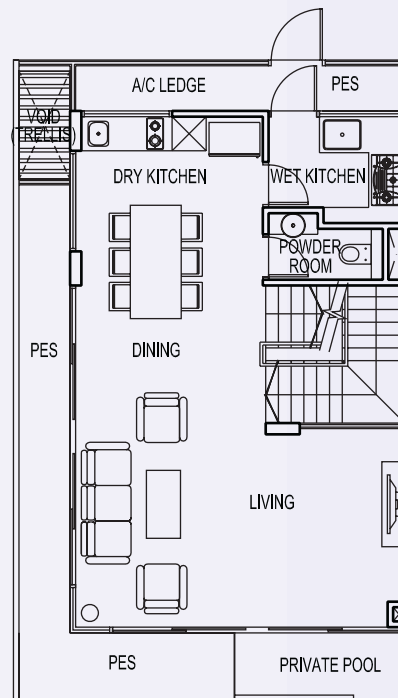
ATTIC STOREY



BASEMENT



1ST STOREY

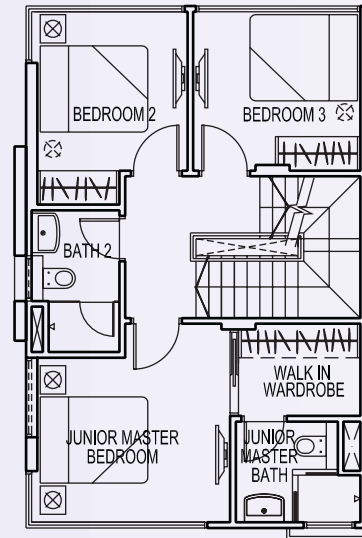


115D 269 sqm / 2,895 sqft

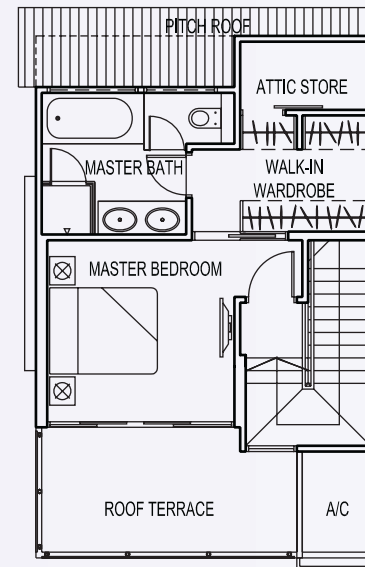
The plans are subject to change as may be required or approved by the relevant authorities. These are not drawn to scale and are for the purpose of visual presentation of the different layouts that are available. Areas are estimates only and are subject to final survey.



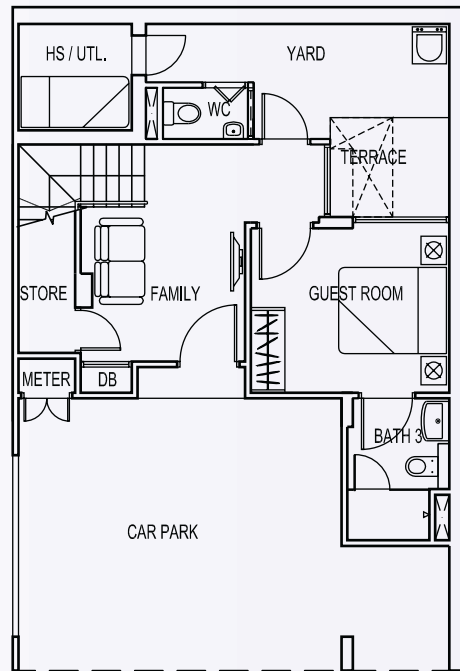
2ND STOREY



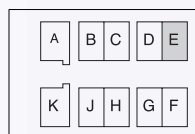
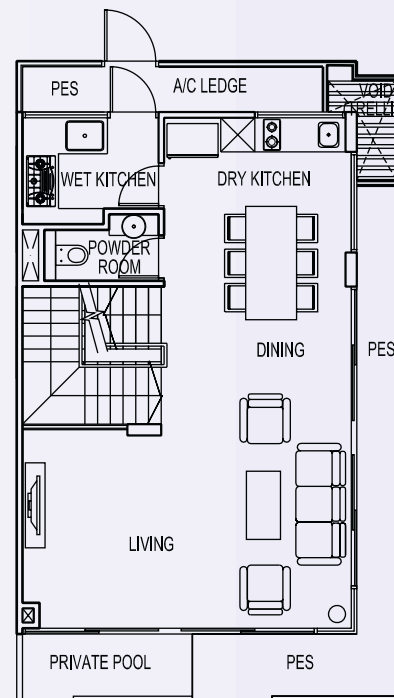
ATTIC STOREY



## BASEMENT



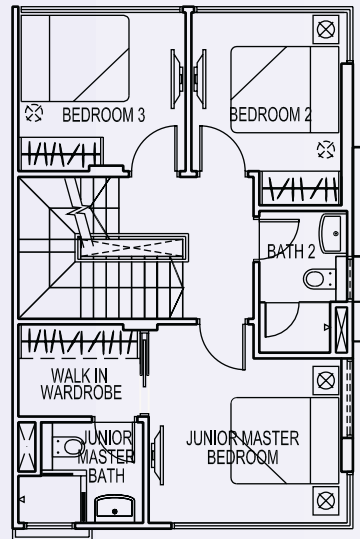
## 1ST STOREY



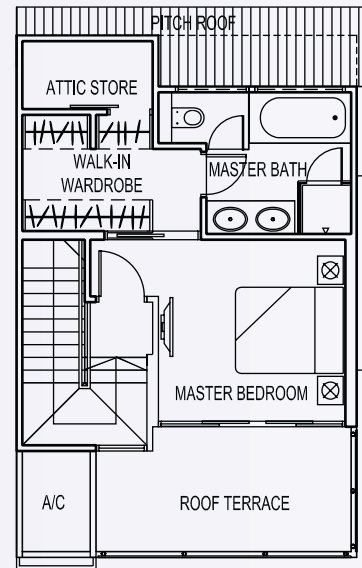
115E 279 sqm / 3,003 sqft

The plans are subject to change as may be required or approved by the relevant authorities. These are not drawn to scale and are for the purpose of visual presentation of the different layouts that are available. Areas are estimates only and are subject to final survey.

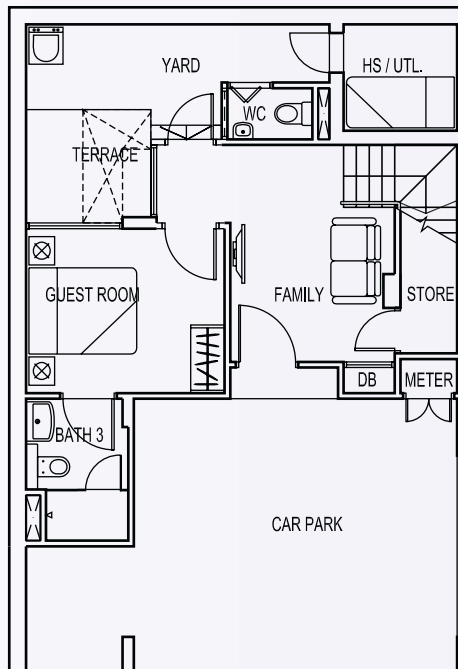
2ND STOREY



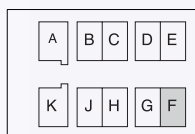
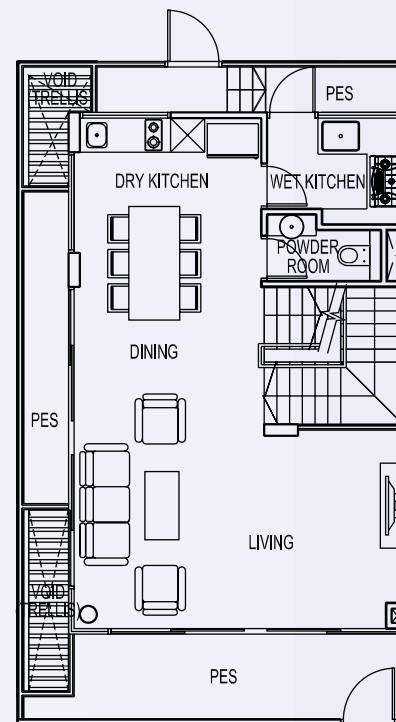
ATTIC STOREY



BASEMENT



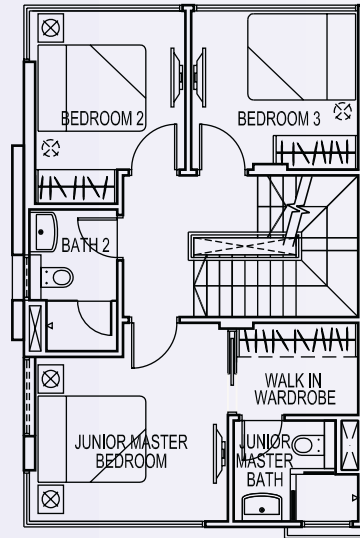
1ST STOREY



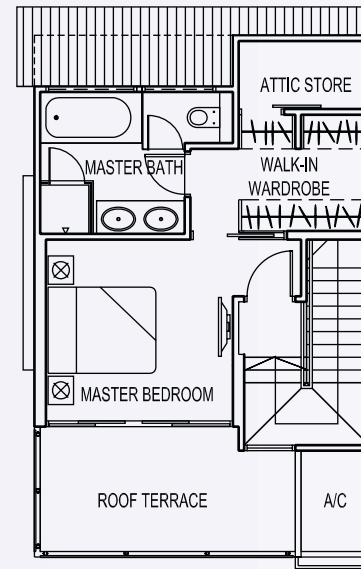
115F 281 sqm / 3,024 sqft

The plans are subject to change as may be required or approved by the relevant authorities. These are not drawn to scale and are for the purpose of visual presentation of the different layouts that are available. Areas are estimates only and are subject to final survey.

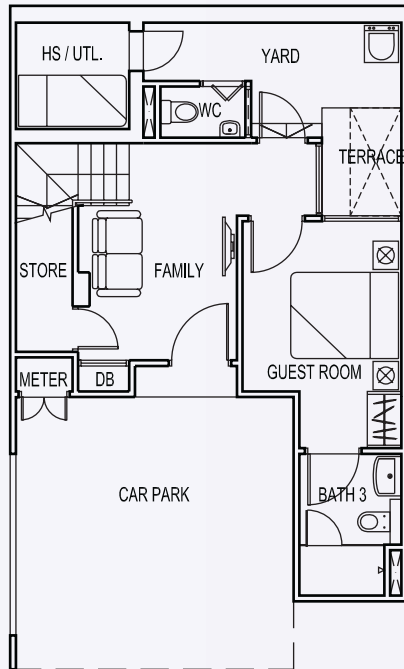
2ND STOREY



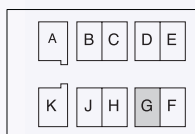
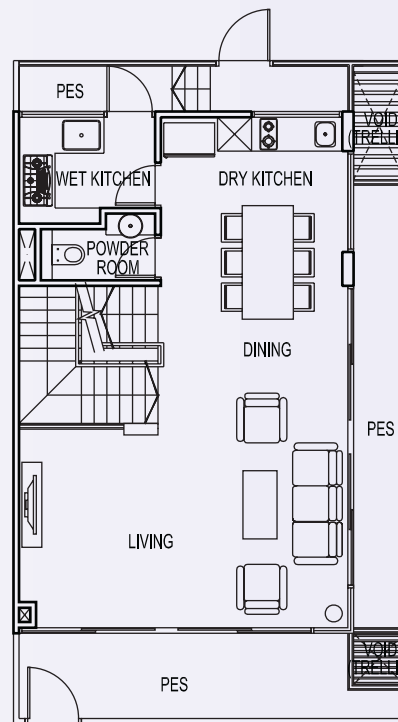
ATTIC STOREY



## BASEMENT



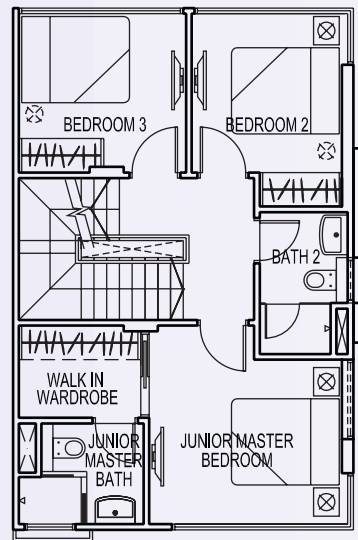
## 1ST STOREY



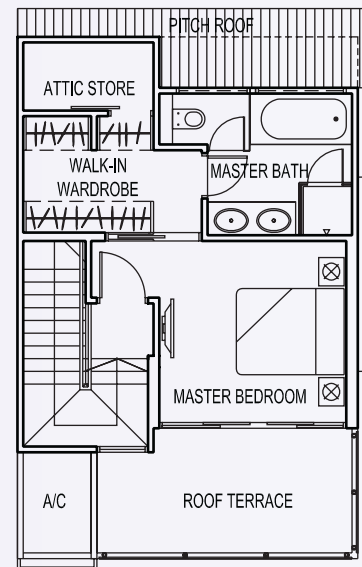
115G 269 sqm / 2,895 sqft

The plans are subject to change as may be required or approved by the relevant authorities. These are not drawn to scale and are for the purpose of visual presentation of the different layouts that are available. Areas are estimates only and are subject to final survey.

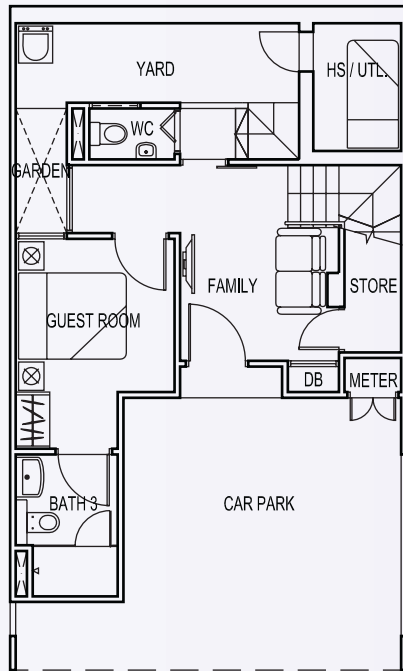
2ND STOREY



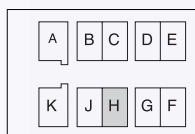
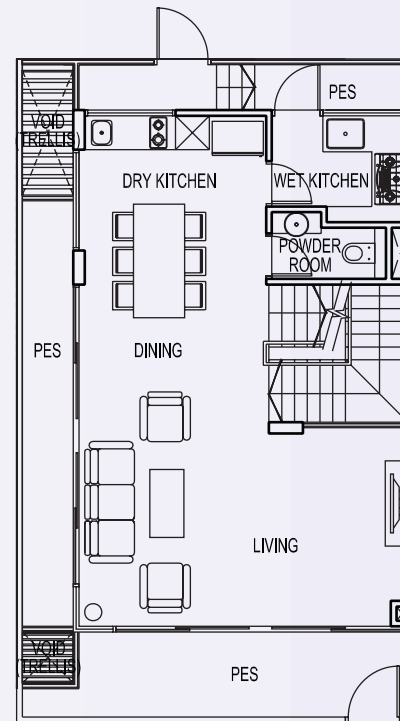
ATTIC STOREY



## BASEMENT



## 1ST STOREY

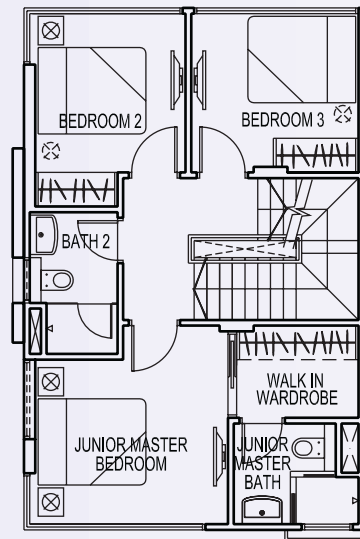


115H 271 sqm / 2,917 sqft

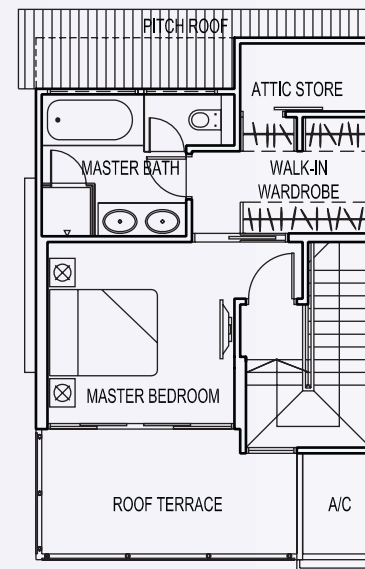
The plans are subject to change as may be required or approved by the relevant authorities. These are not drawn to scale and are for the purpose of visual presentation of the different layouts that are available. Areas are estimates only and are subject to final survey.



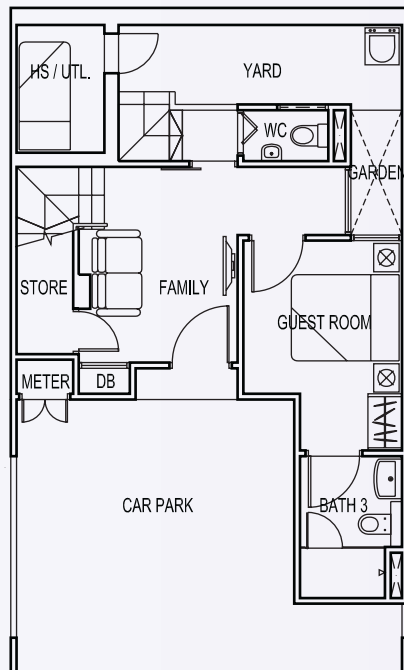
2ND STOREY



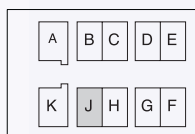
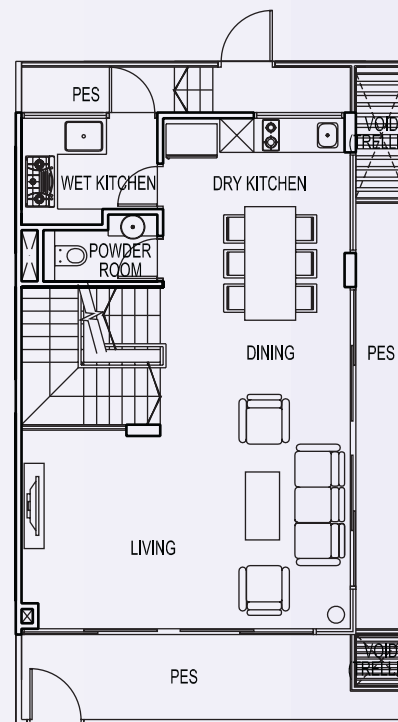
ATTIC STOREY



## BASEMENT



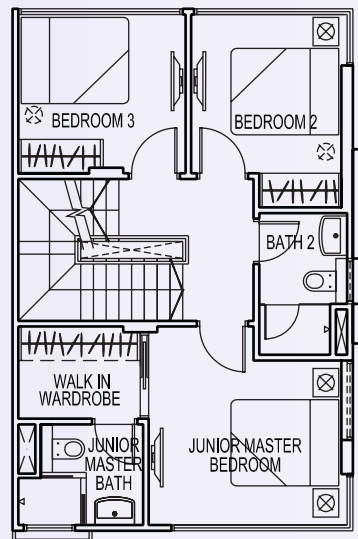
## 1ST STOREY



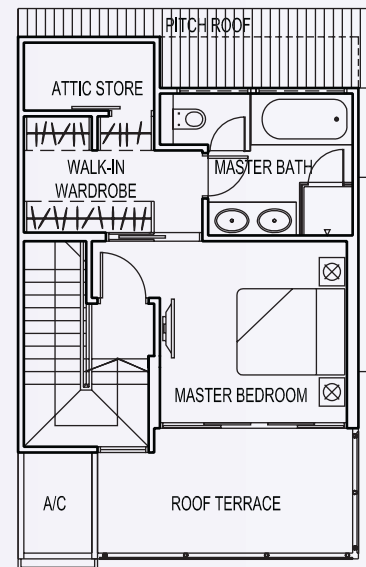
115J 271 sqm / 2,917 sqft

The plans are subject to change as may be required or approved by the relevant authorities. These are not drawn to scale and are for the purpose of visual presentation of the different layouts that are available. Areas are estimates only and are subject to final survey.

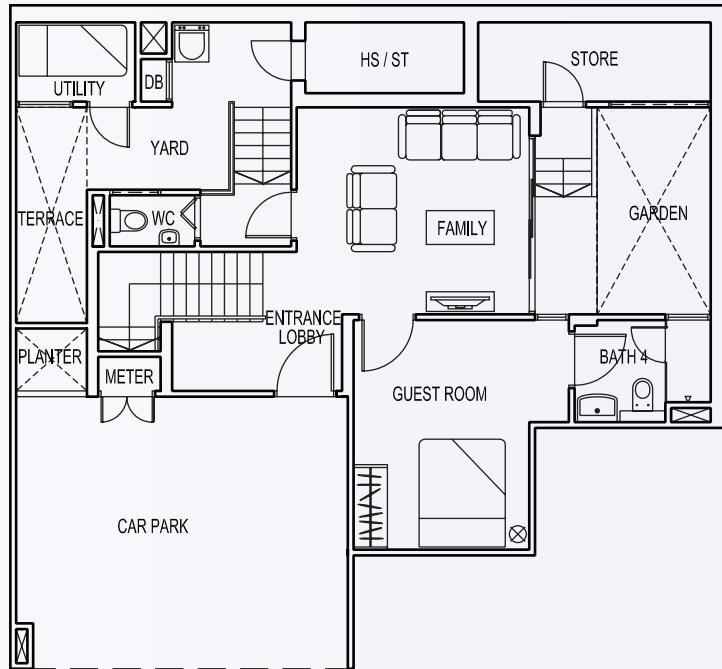
2ND STOREY



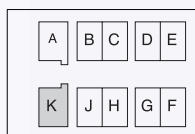
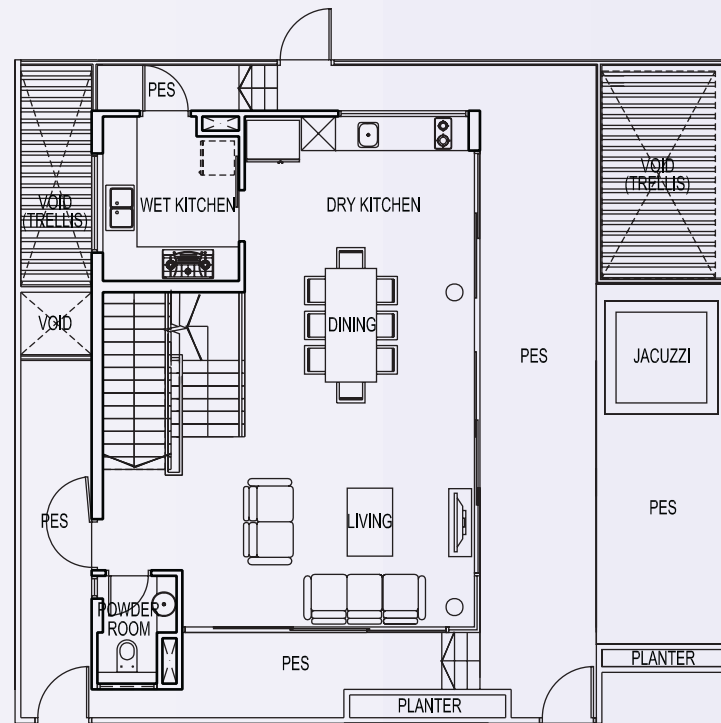
ATTIC STOREY



BASEMENT



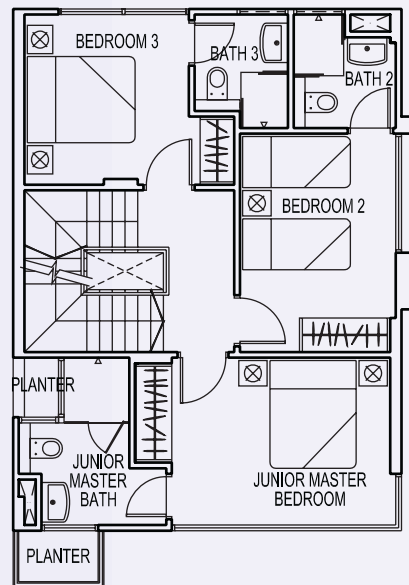
1ST STOREY



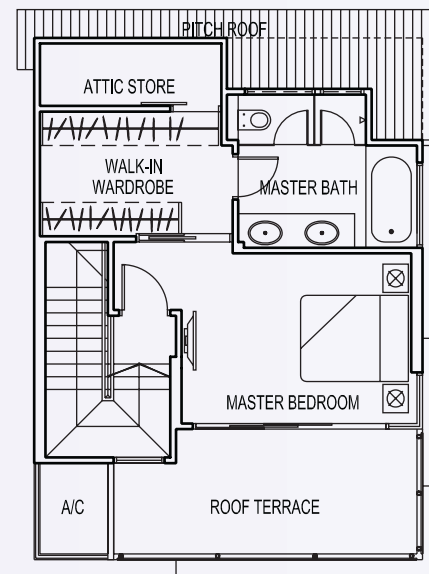
115K 401 sqm / 4,316 sqft

The plans are subject to change as may be required or approved by the relevant authorities. These are not drawn to scale and are for the purpose of visual presentation of the different layouts that are available. Areas are estimates only and are subject to final survey.

2ND STOREY



ATTIC STOREY



# SPECIFICATIONS

1. Foundation  
RC Raft Foundation
2. Substructure & Superstructure  
Reinforced Concrete Framework.
3. Wall  
External : Common clay bricks.  
Internal : Common clay bricks and/or dry wall partition.
4. Roof  
Pitched Roof: Metal sheet with heat insulation system.  
Flat Roof : Reinforced Concrete with waterproofing.
5. Ceiling
  - a) Living, Dining, Powder Room, Dry Kitchen, Master Bedroom, Junior Master Bedroom, Bedrooms, Guest Room, Utility\* & Family  
Plasterboard with emulsion paint and/or skim coat with emulsion paint.
  - b) Household Shelter/Store\*, Household Shelter/Utility\*, Wet Kitchen, Yard, Store & WC  
Skim coat with emulsion paint.
  - c) Master Bathroom, Junior Master Bathroom, Bathrooms & Attic Store  
Gypsum Plasterboard with emulsion paint.
  - d) Private Car Park  
Skim coat with emulsion paint with plaster board box up when applicable.
6. Finishes
  - a) Internal Wall
    - i. Living, Dining, Master Bedroom, Junior Master Bedroom, Bedrooms, Guest Room, Dry Kitchen, Private Car Park, Staircases & Landings, Utility\*, Store, Family, Lobby\*, Yard, DB & Meter Compartment  
Cement and sand plaster with emulsion paint.
    - ii. Master Bathroom & Powder Room  
Marble tiles laid up to false ceiling height and on exposed surface only.
    - iii. Junior Master Bathroom, Bathrooms, Wet Kitchen & WC  
Ceramic tiles and/or homogeneous tiles laid up to false ceiling height and on exposed surface only.
    - iv. Household Shelter/Store\* & Household Shelter/Utility\*  
Skim coat with emulsion paint.
  - b) External Wall  
Cement and sand plaster with textured coating and/or emulsion paint.
  - c) Floor
    - i. Living, Dining, Dry Kitchen, Powder Room  
Marble tiles.
    - ii. Family, Lobby\*  
Compressed marble tiles with skirting.

- iii. Master Bedroom, Junior Master Bedroom, Bedrooms, & Guest Room  
Timber strips with timber skirting.
- iv. Master Bathroom  
Marble tiles.
- v. Junior Master Bathroom, Bathrooms, WC & DB  
Ceramic tiles and/or homogeneous tiles.
- vi. Staircases  
Timber strips without timber skirting.
- vii. Wet Kitchen & Yard  
Ceramic and/or homogeneous tiles.
- viii. Utility\*, PES, Terrace, Roof Terrace, Household Shelter/Store\*, Household Shelter/Utility\* & Store  
Ceramic and/or homogeneous tiles with skirting.
- ix. Private pool\*  
Mosaic tiles and/or homogeneous tiles.
- x. Planter\* & Attic Store  
Cement and sand screed.

[NOTE : Marble and granite are natural stone materials containing veins with tonality differences. There will be colour and marking caused by their complex mineral composition and incorporated impurities. While such material can be pre-selected before installation, this non-conformity cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However granite being a much harder material than marble cannot be re-polished after installation. Hence some differences can be felt at the joint. ]

7. Windows  
Living, Dining, Dry Kitchen, Powder Room, Master Bedroom, Junior Master Bedroom, Bedrooms, Guest Room, Master Bathroom, Junior Master Bathroom, Bathrooms, Family (except House no. 115A & 115K), Utility\* & Wet Kitchen.  
Aluminum framed windows with or without fixed glass panel.

NOTE :-

- a) All Aluminum frames shall be powder coated finish.
  - b) All glazing shall be approximately 6mm thick.
  - c) All windows are side hung, top hung, bottom hung, louvred, or sliding or any combination of the above mentioned.
  - d) All glazing below 1m shall be of tempered or laminated glass.
8. Doors
    - a) Basement Entrance Door  
Fire-rated timber door.
    - b) Living and Dining, Family (House no. 115A & 115K) & Wet Kitchen  
Aluminum framed glass door.
    - c) Utility\*  
Aluminum door.
    - d) Master Bedroom, Junior Master Bedroom, Bedrooms, Guest Room, Master Bathroom, Junior Master Bathroom, Bathrooms, Walk in Wardrobe, Powder Room, Store, DB & Yard  
Timber door.

- e) Dry Kitchen  
Timber door with viewing panel.
- f) Household Shelter/Store\* & Household Shelter/Utility\*  
Metal door as approved by relevant authority.
- g) WC  
PVC Door.
- h) Meter Compartment  
Aluminum door with viewing panel.
- i) Attic Store  
Timber louvred door.

Note :-

- a) All glazing shall be approximately 6mm thick.
  - b) All aluminum frames shall be powder coated finish.
  - c) Doors can either be of swing or sliding type with or without fixed glass panel.
9. Ironmongery  
Timber doors shall be provided with good quality imported locksets.
10. Sanitary Fittings
    - a) Master Bathroom
      - 1 long bath with bath mixer.
      - 1 shower screen with shower and shower mixer.
      - 1 vanity top complete with 2 wash basins and mixer taps.
      - 1 mirror
      - 1 water closet
      - 1 paper holder
      - 1 towel rail
    - b) Junior Master Bathroom
      - 1 shower screen with shower and shower mixer.
      - 1 wash basin and mixer tap
      - 1 mirror
      - 1 water closet
      - 1 paper holder
      - 1 towel rail
    - c) Common Bathrooms
      - 1 shower screen with shower mixer / rose
      - 1 basin and mixer tap
      - 1 water closet
      - 1 mirror
      - 1 paper holder
      - 1 towel rail
    - d) Powder Room
      - 1 vanity top complete with basin and mixer tap.
      - 1 water closet
      - 1 mirror
      - 1 paper holder
      - 1 towel rail/ring
    - e) WC
      - 1 water closet
      - 1 paper holder
      - 1 wall hung basin with tap.
      - 1 two-way bib tap with hand shower set.
    - f) Dry Kitchen & Wet Kitchen
      - 1 kitchen sink with mixer tap.

- g) Yard
    - 1 two-way bib tap.
  - h) PES and Roof Terrace
    - 1 bib tap
11. Electrical Installation
    - a) Concealed electrical wiring in conduits.
    - b) Refer to Electrical Schedule for details.
  12. TV / Telephone  
Refer to Electrical Schedule for details.
  13. Lightning Protection  
Lightning Protection System shall be provided in accordance with the Singapore Standard CP33.
  14. Painting
    - a) Internal Walls: Emulsion Paint
    - b) External Walls: Textured coating or emulsion paint.
  15. Waterproofing  
Waterproofing to floors of Guest Room, Family, Powder Room, Master Bathroom, Junior Master Bathroom, Bathrooms, Swimming Pool, RC Flat Roof, Planter\*, WC, Utility\*, Wet Kitchen, Yard & Roof Terrace.
  16. Driveway & Carpark  
Reinforced Concrete with Power Float Finish.

17. Recreational Facilities
  - a) Swimming Pool.
  - b) Wading Pool
  - c) Pool Deck
18. TV System  
SHCV TV points provided.
19. Other Items.
  - a) Wardrobes  
Built-in Wardrobes to all Bedrooms.
  - b) Wet Kitchen  
Built-in high and low level kitchen cabinets with cooker hood and cooker hob.
  - c) Dry Kitchen  
Built in low and high level kitchen cabinets with electric hot plate, built-in oven, built-in microwave oven & wine cooler.
  - d) Air-conditioning to Living, Dining, Dry Kitchen, Bedrooms, Guest Room & Family.
  - e) Audio intercom ( from vehicular entrance to units)
  - f) Hot Water Supply to all Bathrooms, Powder Room, Dry Kitchen & Wet Kitchen,

3. The Air-conditioning system has to be maintained and cleaned on a regular basis by the purchaser. That includes the cleaning of filters and clearing of condensate pipes to ensure good working condition of the system.
4. Connection, subscription and other fees for television, SHCV, Internet and other service providers whether chosen by the purchaser or appointed by the Vendor or the management corporation when constituted will be paid by the purchaser.
5. Equipment for SHCV will be paid and installed by Purchaser.
6. Timber is a natural material containing grain and tonal differences. Thus it is not possible to achieve total consistency of colour and grain in its selection and installation.
7. Swimming pool filtration system has to be maintained and cleaned on a regular basis by purchasers to ensure good working condition of the system.
8. Powder room is mechanically ventilated.

#### Description of Common Property

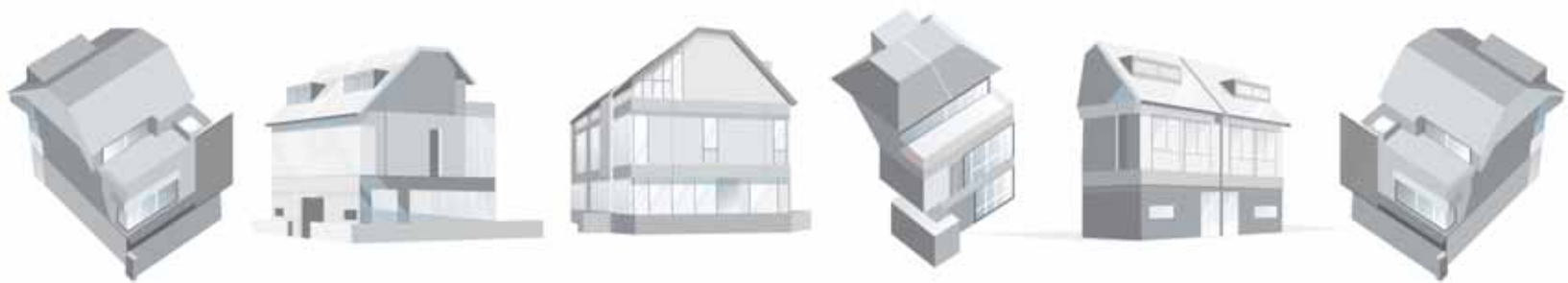
Common Facilities: Communal Swimming Pool, Wading Pool and Pool Deck are to hold as common property as defined in the Building Maintenance and Strata Management Act 2004 and the Land Title(Strata) Act, Cap 158.

#### NOTE :-

1. The brand and model of all equipments and appliances supplied will be provided subject to availability.
2. Layout/location of wardrobes, kitchen cabinets and fan coil units are subject to architect's sole discretion and final design.

## ELECTRICAL SCHEDULE

Area Serverd	Lighting Points	15A SSO	13A SSO	13A Twin SSO	Isolator	Cooker Points	Oven Points	Heater Points	TV/SCV Points	Tel. Points
No. 115A	48	2	9	16	4	2	2	4	7	8
No. 115B	40	2	7	15	3	2	2	4	7	8
No. 115C	40	2	7	15	3	2	2	4	7	8
No. 115D	40	2	7	15	3	2	2	4	7	8
No. 115E	40	2	7	15	3	2	2	4	7	8
No. 115F	40	2	7	15	3	2	2	4	7	8
No. 115G	40	2	7	15	3	2	2	4	7	8
No. 115H	40	2	7	15	3	2	2	4	7	8
No. 115J	40	2	7	15	3	2	2	4	7	8
No. 115K	48	2	9	16	4	2	2	4	7	8







Developer:



**Fortune Properties Pte Ltd**  
No. 3 Kallang Way 2A Fong Tat Building  
Singapore 347493  
Tel: 6742 0830 Fax: 6749 0830

Marketing Agent:



**Savills Residential Pte Ltd**  
350 Orchard Road #12-01 Shaw House  
Singapore 238868  
Tel: 6836 6888 Fax: 6836 2668

Developer : Fortune Properties Pte Ltd • Developer's License No : C0345 • Tenure of Land : Freehold • Location : 115 Whitley Rd • Lot Nos : 96312XMK17 Building Plan No : A1404-00233-2007-BP01 dated 11 Jan 2008 • Expected Date Of TOP : 31 December 2012 • Expected Date Of Legal Possession : 31 Dec 2015

All information, specifications, renderings, visual representations and plans are current at the time of publication and are subject to change as may be required by us and/or the competent authorities and shall not form part of any offer or contract or constitute any warranty by us and shall not be regarded as statements or representations of fact. All plans are subject to amendments as directed and/or approved by the building authorities. All areas are approximate measurements only and subject to final survey. The Sale & Purchase Agreement shall form the entire agreement between us the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to the signing of the Sale and Purchase Agreement and shall in no way be modified by any statements, representations or promises made by us or the Marketing Agent.







Freehold

Enquiries:  
9617 2884 / 6836 6888