



**PropNex**

**Service You Trust<sup>®</sup>**

**QUEENS PEAK**

**PREVIEW E-Brochure**

*“Specially Prepared For Our Valued VVIPs Of PropNex Realty”*

Disclaimer: Contents Are Draft And Subject To Change Without Prior Notice

**Tap To PROCEED**



# WELCOME

This E-Brochure is **interactive**. You may view it as a normal PDF or simply just tap on each button to navigate.

For Best Viewing Experience:

Computer/Laptop: **Just View And Click As Per Normal**

iPhone/iPad: **View in iBooks**

Android: **Dropbox PDF Viewer or Acrobat Reader**

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Service You Trust



# PropNex

Service You Trust<sup>®</sup>

PROUDLY PRESENTS

## QUEENS PEAK

### MAIN MENU

DEVELOPER

LOCATION

SITE PLAN

PERSPECTIVE

FAQ

FLOOR PLANS

FACILITIES

AMENITIES

FACT SHEET

PRICE



# **THE DEVELOPER**

**QUEENS PEAK - Another Quality  
Development Brought To You By HY  
Realty (Dundee) Pte Ltd, Managed By  
MCC Land**

**More Info**

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**MCC LAND (SINGAPORE) PTE LTD**  
中冶置业(新加坡)有限公司

*Current and Completed Projects*



**About MCC Land Singapore**

MCC Land (Singapore) Pte Ltd ("MCC Land (Singapore)") forms part of the MCC group in Singapore ("MCC Singapore") which is a subsidiary of Fortune 500 company Metallurgy Corporation of China Ltd (the "MCC Group") listed on the Hong Kong and Shanghai Stock Exchange. MCC Singapore is a total building services provider with capabilities in property development, construction and project management, as well as engineering services.

In 1996, accelerating its business expansion plans, the MCC Group ventured into Asia Pacific starting with Singapore. Since then, MCC Singapore is proud to have extensively been involved in transforming the cityscape of Singapore through various landmark projects. Its note-worthy projects include Universal Studios Singapore at Resorts World Sentosa, Singapore Expo and Keppel Distripark. MCC Singapore has also been actively involved in the construction of numerous HDB projects including main lifts upgrading programmes. MCC Singapore has now transformed to become one of the major constructors in Singapore's construction industry.



# FACT SHEET



Version: 11 Oct 2016

## A) PROJECT DETAILS

Name of Development	:Queens Peak 女皇碧苑
Developer	:HY Realty (Dundee) Pte Ltd (UEN: 201530299W)
Developer License No.	:C1206
Address	:Dundee Road
District Number	:District 03
Tenure/ Lot Number	:99 years commencing on 28 Sep 2015
MK / Lot Number	:Lot No. 5210T of Mukim 3
Encumbrances on the Land	:(1) Mortgage IE/310692C in favour of Malayan Banking Berhad (2) Mortgage IE/330064R in favour of China Taiping Insurance (Singapore) Pte Ltd
BP No.	A1698-00531-2016-BP01 dated 22 Sep 2016
Project Account Details	:Malayan Banking Berhad for Project Account Number 04013001219 for HY Realty (Dundee) Pte Ltd
Site Area	:10,516.10sqm
Land Tender Award	:30 Jun 2015
Land Handover Date	:30 Aug 2015
Expected Vacant Possession Date	:31 Dec 2020
Expected Legal Completion Date	:31 Dec 2023
Description	:Queens Peak located at Dundee Road, featuring 736 units comprising 2 blocks of 44 storey residential units, 7 zones of 77 facility items including 50m lap pool, a childcare centre and 1 shop unit
No. of Units	:2 Tower Blocks (736 units)
Unit Types	:1BR, 1BR+S, 2BR, 3BR, 4BR, 5BR, PH 6BR
No. of Carpark	:Total 593 carpark lots (589 residential lots including 5 handicap lots, 3 parking lots for childcare, 1 commercial parking lot)
No. of Bicycle lots	:124 Bicycle lots

## B) UNIT MIX:

2 towers (up to 44 storeys)					
Unit Mix	No. of Units	%	Unit Type	Size (sqm)	Sizes (sqft)
1 / 1+1 BR	266	36%	A1/A1a/A2/A2a/AS1/AS2/AS2a	40 - 46	431 - 495
2 BR	190	26%	B1/B1a/B2/B3	58 - 75	624 - 807
3 BR	228	31%	C1/C2/C3/C4/C5/C6/C7/C8	75 - 98	807 - 1,055
4 BR	32	4%	D1	140	1,507
5 BR	16	2%	E1	186	2,002
Penthouses	4	1%	PH1/PH1a/PH2/PH3	430 - 443	4,628- 4,768
<b>Total</b>	<b>736</b>	<b>100%</b>			

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## C) PROJECT CONSULTANTS:

Architect	:AGA Architect Pte Ltd
Landscape Designer	:Surbana Jurong Pte Ltd
Interior Designer for showflats	:Creative Mind Design (1&3 BR, sales gallery) Su Misura (2 BR)
M&E Consultant	:United Project Consultant Pte Ltd
Civil & Structural Consultant	:KTP Consultants Pte Ltd
Valuer Surveyor	:How Huai Hoon Surveyors
Developer's Lawyer	:Lee & Lee Advocates & Solicitors

## D) FACILITIES:

L1 Facilities:	L7 Facilities:	L27 Facilities:
1.Arrival Entrance 2.Residential Arrival 3.Lift Lobby 4.Lobby Lounge 5.Private Lift Lobby 6.Bicycle Bay 7.Side Gates 8.Drop -Off Area 9.Fern Garden 10.Central Greens 11.Tropicanna Walk 12.Fitness Corner 13.Communal Deck 14.Kids Play Zone 15.Family Lawn 16.Pet's Corner 17.Childcare Centre 18.Kids Play Garden A. Guardhouse B. MCST Office C. SHOP D. Electrical Substation E. Outdoor Genset F. Bin Centre	19.Lift Lobby 20.Lobby Lounge 21.Restroom 22.Private Lift Lobby 23.Welcome Courtyard 24.Laundromat 25.Laundrette Lounge 26.Sheltered Walkway 27.Garden Trail 28.Garden Benches 29.Open Lawn 30.Wading Pool 31.Pool Deck 32.Aqua Jacuzzi 33.Aqua Massage 34.Aqua Foot Reflexology 35.Aqua Spa Bed 36.Aqua Jets 37.Outdoor Rain Shower 38.Changing Room 39.Steam Room 40.Pool Lounge 41.Pool Loft 42.Panoramic Sundeck 43.50m Lap Pool 44.Pre-Function Lounge 45.Function Room 46.Event Lawn 47.BBQ Pavilion 48.Chillout Bay 49.Party Loft 50.Alfresco Gourmet Dining	51.Lift Lobby 52.Private Lift Lobby 53.Social Cove 54.Reading Hideout 55.Chess Lounge 56.Hammock Cove 57.Relaxation Space 58.Restroom 59.Sky Garden Seats 60.Nature Alcove 61.Zen Garden 62.Scent Garden 63.Serene Cove 64.Sky Gym / Indoor Gym 65.Yoga Deck 66.Workout Corner 67.Minds Play Area 68.Outdoor Billiard Arena 69.Teppanyaki Dining 70.Cocktail Bar 71.Tea Lounge 72.Gourmet Dining 73.Sky Dining 74.Sunset Lounge 75.Breeze Lounge 76.Refreshment Bar 77.Kitchen Grill

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# QUEENS PEAK LOCATION MAP

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## AND EVERY OTHER CLAIMS TO BE A SHORT DISTANCE AWAY FROM YOU

The world does revolve around you at Queens Peak with the Queenstown MRT station right at your door, seamlessly connecting you to the Central Business District, Orchard Road, Marina Bay and the Southern Waterfront areas, right up to the Changi Airport. Bringing together the future North-South Line, the new Thomson-East Coast Line and the planned High Speed Rail to Kuala Lumpur within easy reach. It will also be well connected to arterial roads and expressways such as Alexandra Road, Tanglin Road and Ayer Rajah Expressway. A live, work, study and play concept of new urbanism, it is a rare gem in a coveted enclave.

### WITHIN 5 MRT STOPS 🚆

- Buona Vista MRT (The Star Vista)
- one-north MRT (Fusionopolis & Galaxis)
- Dover MRT (Singapore Polytechnic)
- Tiong Bahru MRT (Tiong Bahru Plaza)
- Tanjong Pagar MRT (Tanjong Pagar)
- Raffles Place MRT (Raffles Place)
- Clarke Quay MRT (Clarke Quay Central)
- Jurong East MRT (JEM)
- Botanic Gardens MRT (Singapore Botanic Gardens)

### WITHIN 10 MRT STOPS 🚆

- Orchard MRT (ION Orchard)
- Somerset MRT (313@Somerset & Orchard Central)
- Esplanade MRT (Marina Square, Suntec City & Esplanade)
- City Hall MRT (Raffles City)

### WITHIN 10 MIN DRIVE TIME 🚗

- Dempsey Hill
- Ngee Ann Polytechnic
- SIM University
- National University of Singapore
- Hort Park
- Mapletree Business City
- Mount Faber Park
- Tiong Bahru Market
- Kuala Lumpur-Singapore High Speed Rail
- Jurong Regional Centre & International Business Park

### WITHIN 20 MIN DRIVE TIME 🚗

- Resorts World Sentosa Integrated Resort
- Universal Studios Singapore
- Marina Bay Sands Integrated Resort
- Marina Bay Financial Centre
- Gardens By the Bay
- Singapore Sports Hub
- LASALLE College of the Arts
- School of the Arts Singapore (SOTA)
- Nanyang Academy of Fine Arts
- Singapore Management University
- Singapore Flyer

All drive time based on Google Map timing

ORCHARD ROAD



KUALA LUMPUR -  
SINGAPORE HIGH SPEED RAIL



SINGAPORE BOTANIC GARDENS



GARDENS BY THE BAY



ESPLANADE



SENTOSA



Changi Airport



MARINA BAY SANDS



RAFFLES PLACE



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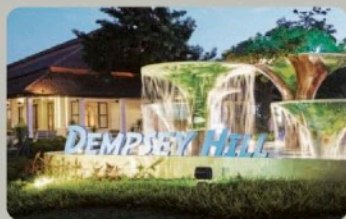
# LOCATION BY MRT MAP

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IN THE *Centre* OF IT ALL  
TO RELISH THE FINER SIDE OF LIFE



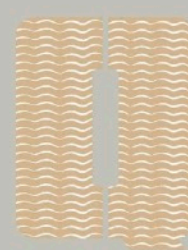
KL-SG High Speed Rail



Dempsey Hill



Buona Vista MRT  
(2 MRT Stops)



QUEENSTOWN  
PEAK



HarbourFront MRT  
(4 MRT Stops)



Bayfront MRT  
(7 MRT Stops)



Changi Airport MRT  
(17 MRT Stops)



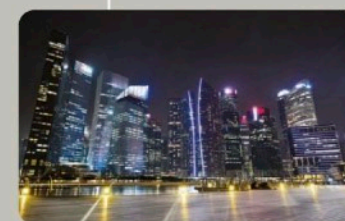
Botanic Gardens MRT  
(5 MRT Stops)  
(UNESCO World Heritage Site)



Holland Village MRT  
(3 MRT Stops)



Tiong Bahru MRT  
(2 MRT Stops)



Downtown MRT  
(6 MRT Stops)



Marina Bay MRT  
(6 MRT Stops)



Orchard MRT  
(8 MRT Stops)

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**PropNex Super Hyper Team!**



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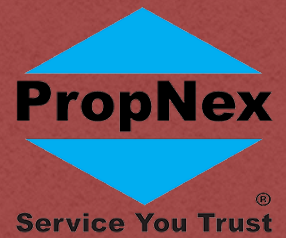
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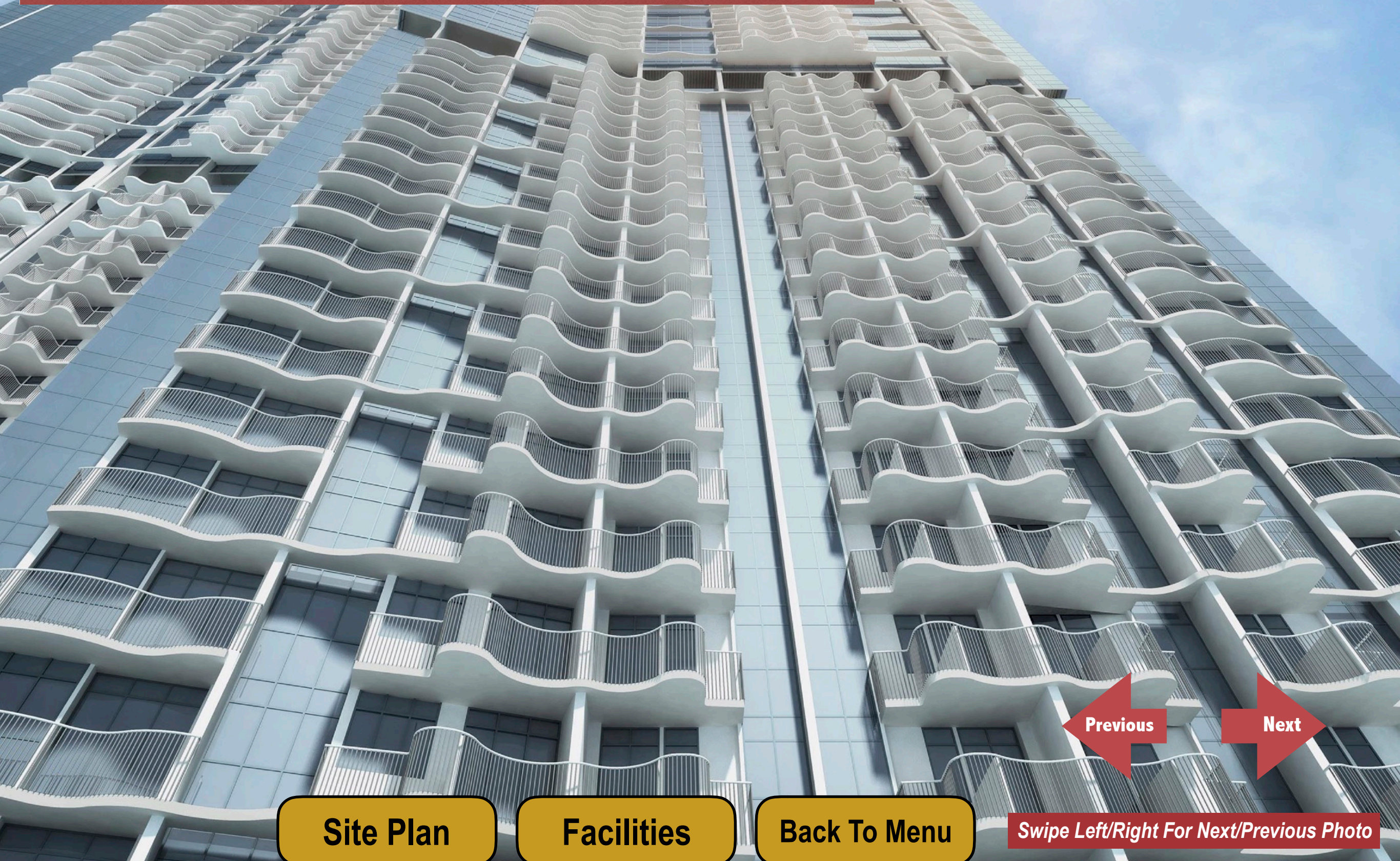
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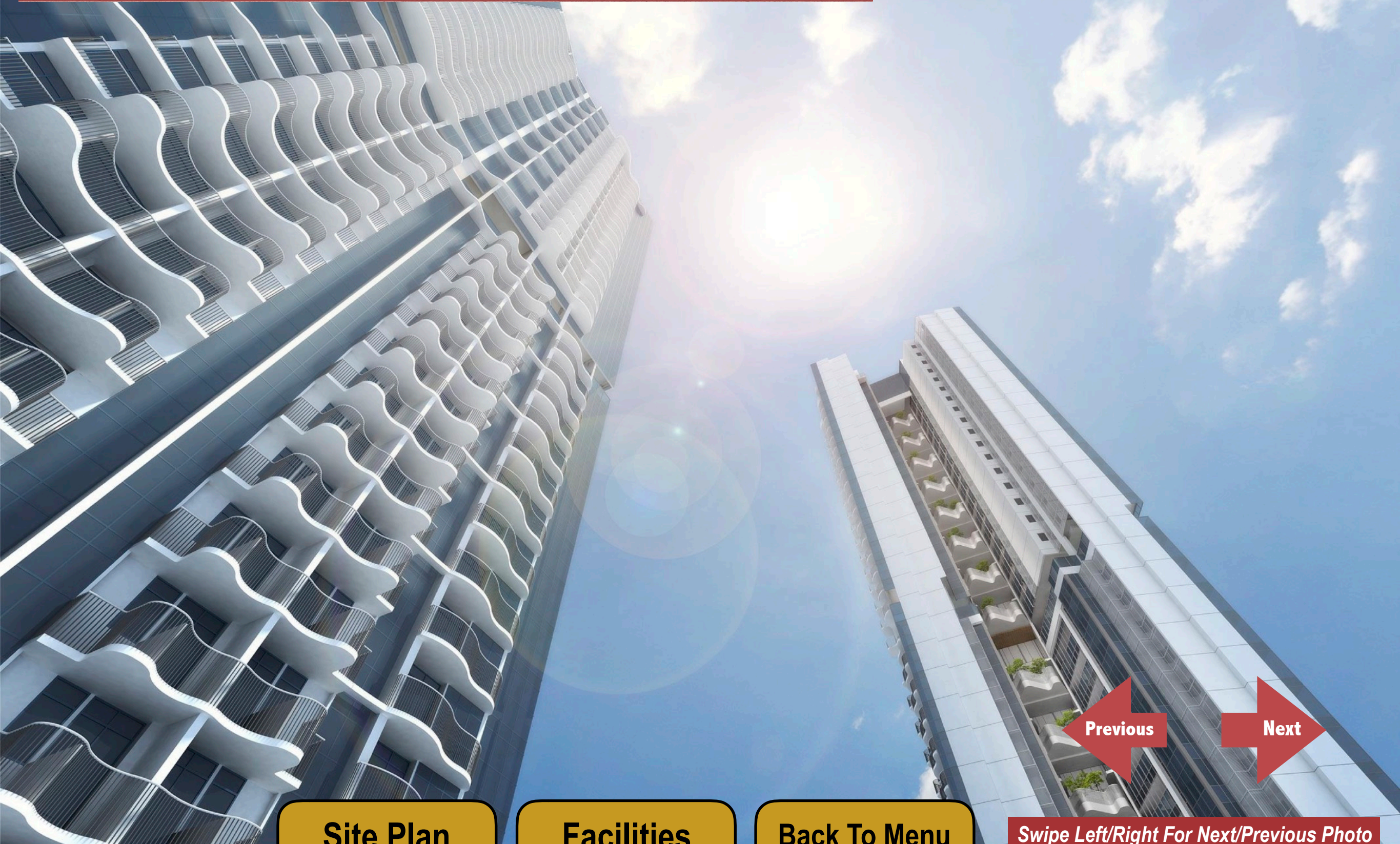
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# ARRIVAL ENTRANCE / GUARDHOUSE



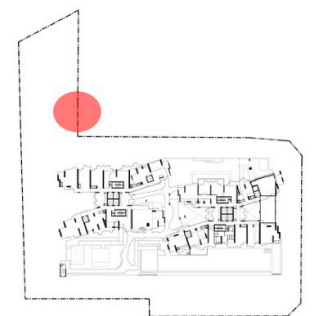
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# RESIDENTIAL ARRIVAL



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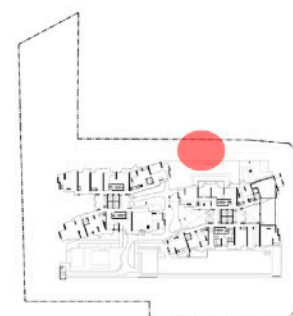
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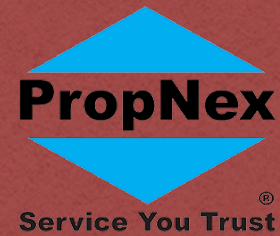
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SHOP / COMMUNAL DECK



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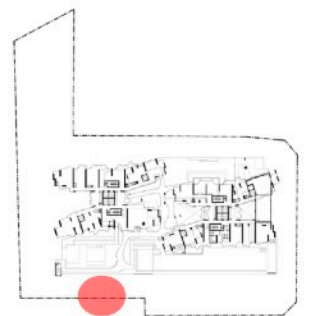
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# 50M LAP POOL



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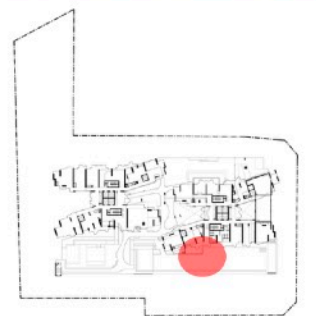
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# ALFRESCO GOURMET DINING



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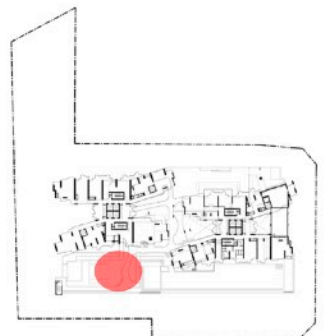


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FUNCTION ROOM / EVENT LAWN



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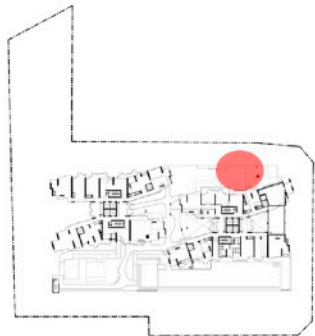
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# 27TH STOREY SKY TERRACE



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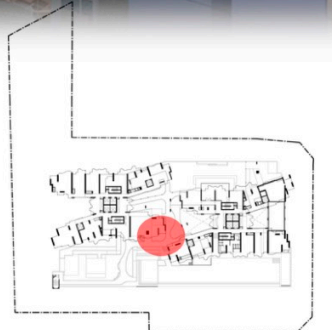
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# 27TH STOREY SKY TERRACE



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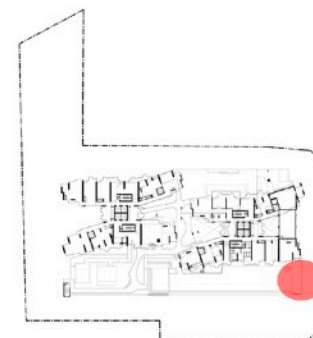


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SKY DINING



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# SITE PLAN

**1 & 2 Bedroom**

**3 Bedroom (C1)**

**Botanic Collection Stacking Plan**

*Tap Individual Unit for Specific Layout*



[Distribution Chart](#)

[Tap Here For Skye Collection](#)

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# SITE PLAN

Tap Individual Unit for Specific Layout

**3 Bedroom (C2 - C8)**

**4, 5 Bedroom / Penthouse**

**Skye Collection Stacking Plan**

Tap Here For Botanic Collection

Distribution Chart

01\*

03

05

07

1 Dundee Rd

15

17

18

13

12

09

08

3 Dundee Rd

25

23

22

20\*

PH 3

PH 1

PH 1a

PH 2

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Queenstown MRT

STRATHMORE AVENUE





# 1 Bedroom

## TYPE A1

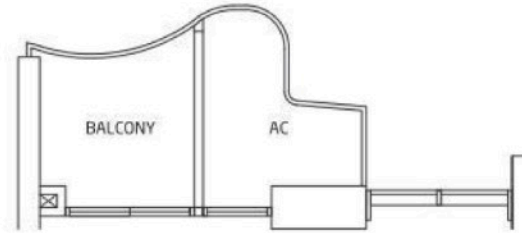
AREA 40 sqm / 431 sq ft

UNITS

08-11 to 26-11\*

08-17 to 26-17\*

mirror units\*



## TYPE A2a

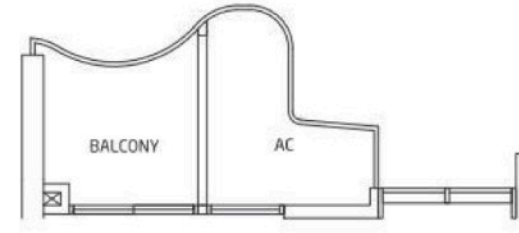
AREA 41 sqm / 441 sq ft

UNITS

08-05 to 26-05\*

08-24 to 26-24\*

mirror units\*



## TYPE A1a

AREA 40 sqm / 431 sq ft

UNITS

08-04 to 26-04

08-23 to 26-23



## TYPE A2

AREA 41 sqm / 441 sq ft

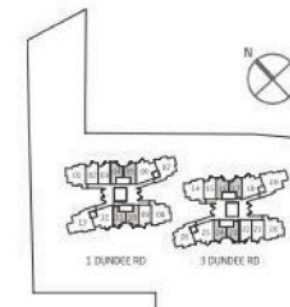
UNITS

08-10 to 26-10

08-16 to 26-16



Area includes A/C ledge, balcony, Roof Terrace and Void (where applicable). Orientation and facings will differ depending on the unit you are purchasing (please refer to key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All appliances and furniture shown in the plan are for illustration purpose only and not representation of fact. All floor areas are estimated and subjected to final survey.



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# 1+1 Bedroom

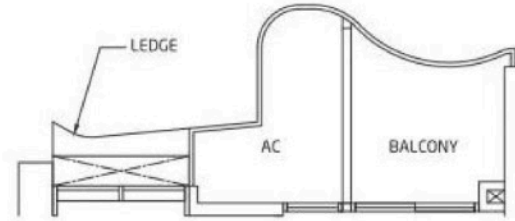
## TYPE AS1

AREA 45 sqm / 484 sq ft

UNITS

08-02 to 26-02

08-21 to 26-21



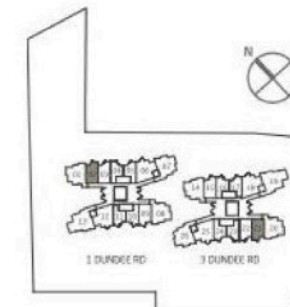
08-02  
09-02 to 25-02 (ODD FLOORS)  
08-21  
09-21 to 25-21 (ODD FLOORS)



10-02 to 26-02 (EVEN FLOORS)  
10-21 to 26-21 (EVEN FLOORS)



Area includes A/C ledge, balcony, Roof Terrace and Void (where applicable). Orientation and facings will differ depending on the unit you are purchasing (please refer to key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All appliances and furniture shown in the plan are for illustration purpose only and not representation of fact. All floor areas are estimated and subjected to final survey.



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# 1+1 Bedroom

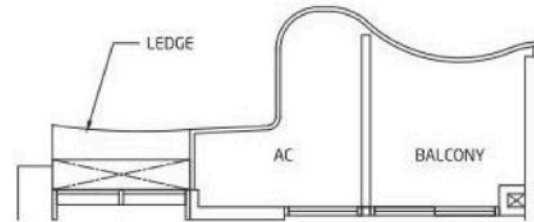
## TYPE AS2

AREA 46 sqm / 495 sq ft

UNITS

08-09 to 26-09

08-15 to 26-15



08-09

09-09 to 25-09 (ODD FLOORS)

08-15

09-15 to 25-15 (ODD FLOORS)

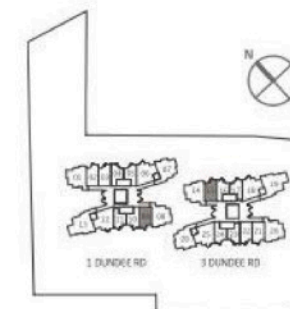


10-09 to 26-09 (EVEN FLOORS)

10-15 to 26-15 (EVEN FLOORS)



Area includes A/C ledge, balcony, Roof Terrace and Void (where applicable). Orientation and facings will differ depending on the unit you are purchasing (please refer to key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All appliances and furniture shown in the plan are for illustration purpose only and not representation of fact. All floor areas are estimated and subjected to final survey.



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# 1+1 Bedroom

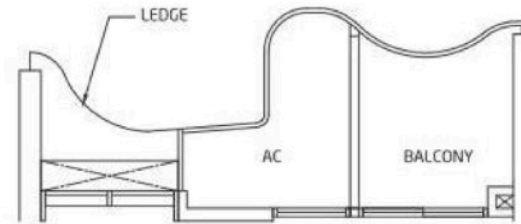
## TYPE AS2a

AREA 46 sqm / 495 sq ft

UNITS

08-03 to 26-03

08-22 to 26-22



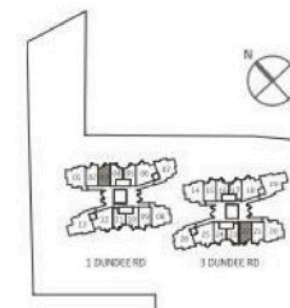
08-03  
09-03 to 25-03 (ODD FLOORS)  
08-22  
09-22 to 25-22 (ODD FLOORS)



10-03 to 26-03 (EVEN FLOORS)  
10-22 to 26-22 (EVEN FLOORS)



Area includes A/C ledge, balcony, Roof Terrace and Void (where applicable). Orientation and facings will differ depending on the unit you are purchasing (please refer to key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All appliances and furniture shown in the plan are for illustration purpose only and not representation of fact. All floor areas are estimated and subjected to final survey.



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## 2 Bedroom

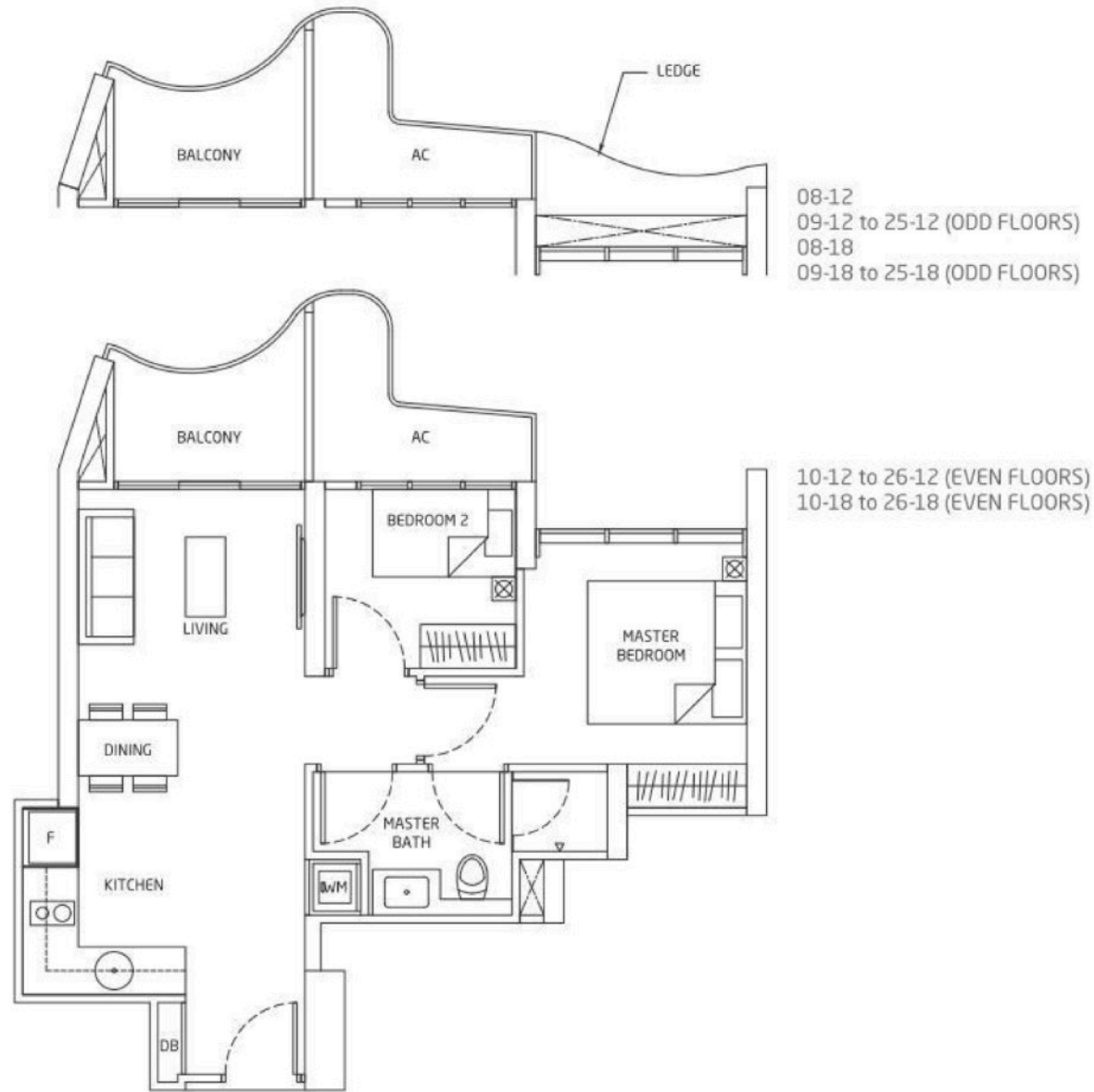
### TYPE B1

AREA 58 sqm / 624 sq ft

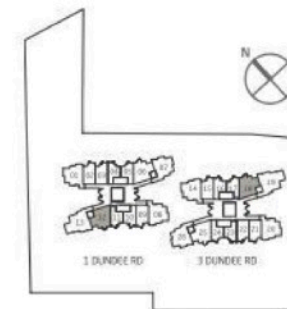
UNITS

08-12 to 26-12

08-18 to 26-18



Area includes A/C ledge, balcony, Roof Terrace and Void (where applicable). Orientation and facings will differ depending on the unit you are purchasing (please refer to key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All appliances and furniture shown in the plan are for illustration purpose only and not representation of fact. All floor areas are estimated and subjected to final survey.



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## 2 Bedroom

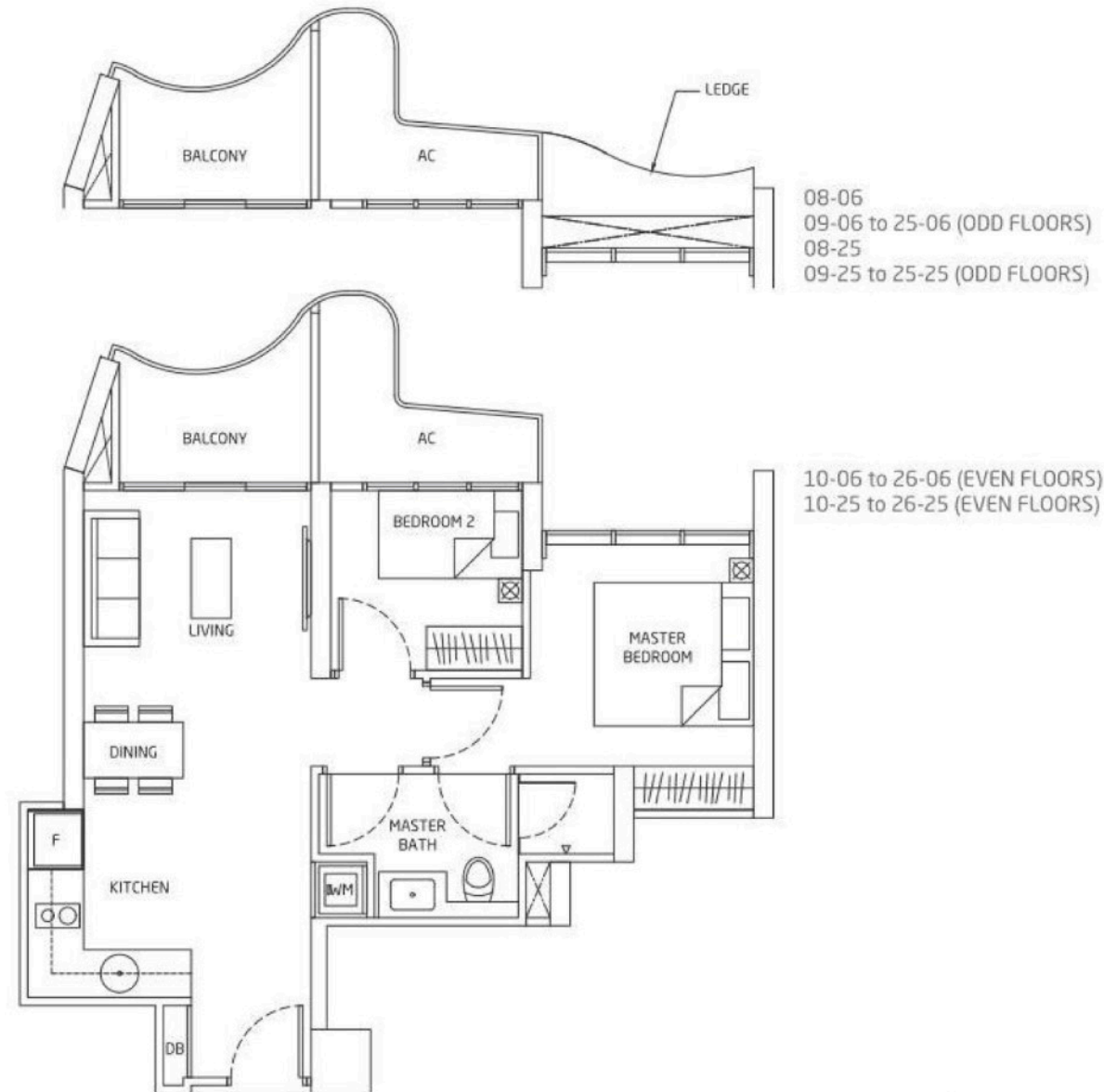
### TYPE B1a

AREA 58 sqm / 624 sq ft

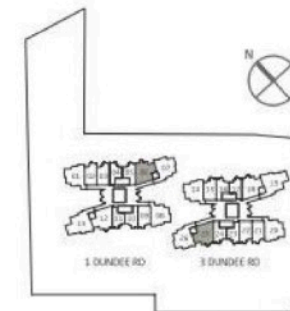
UNITS

08-06 to 26-06

08-25 to 26-25



Area includes A/C ledge, balcony, Roof Terrace and Void (where applicable). Orientation and facings will differ depending on the unit you are purchasing (please refer to key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All appliances and furniture shown in the plan are for illustration purpose only and not representation of fact. All floor areas are estimated and subjected to final survey.



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## 2 Bedroom

### TYPE B2

AREA 72 sqm / 775 sq ft

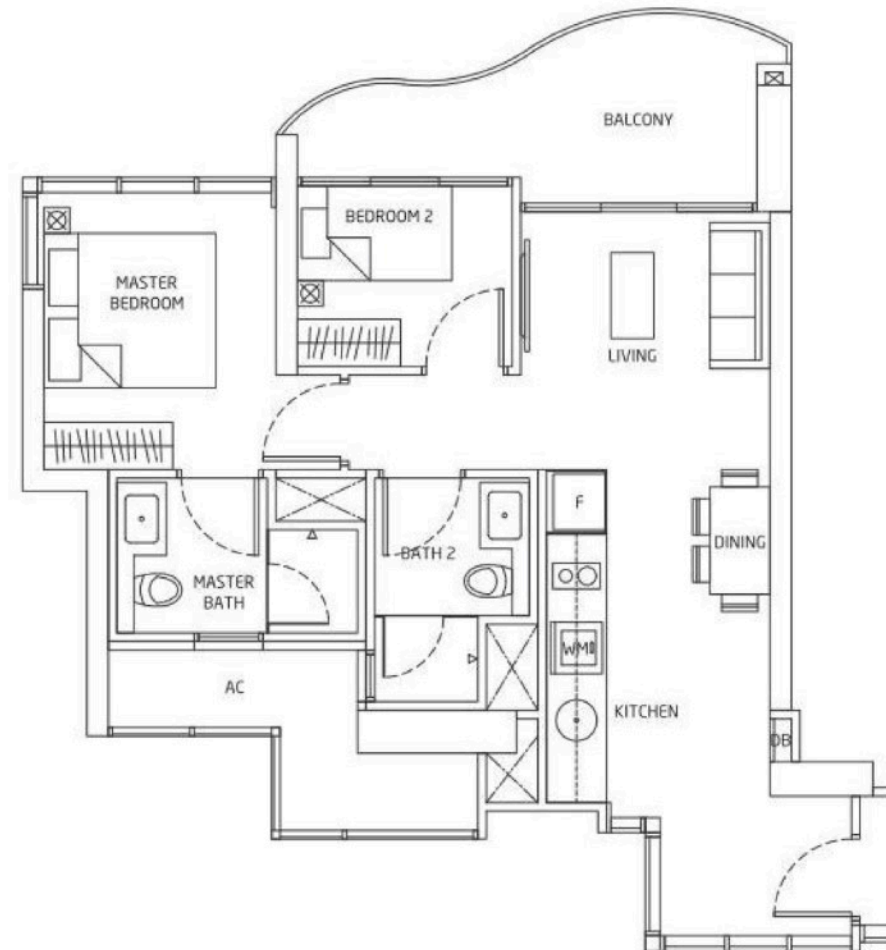
UNITS

08-01 to 26-01

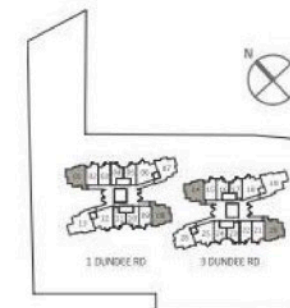
08-08 to 26-08

08-14 to 26-14

08-20 to 26-20



Area includes A/C ledge, balcony, Roof Terrace and Void (where applicable). Orientation and facings will differ depending on the unit you are purchasing (please refer to key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All appliances and furniture shown in the plan are for illustration purpose only and not representation of fact. All floor areas are estimated and subjected to final survey.



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## 2 Bedroom

## Private Lift Access with Foyer

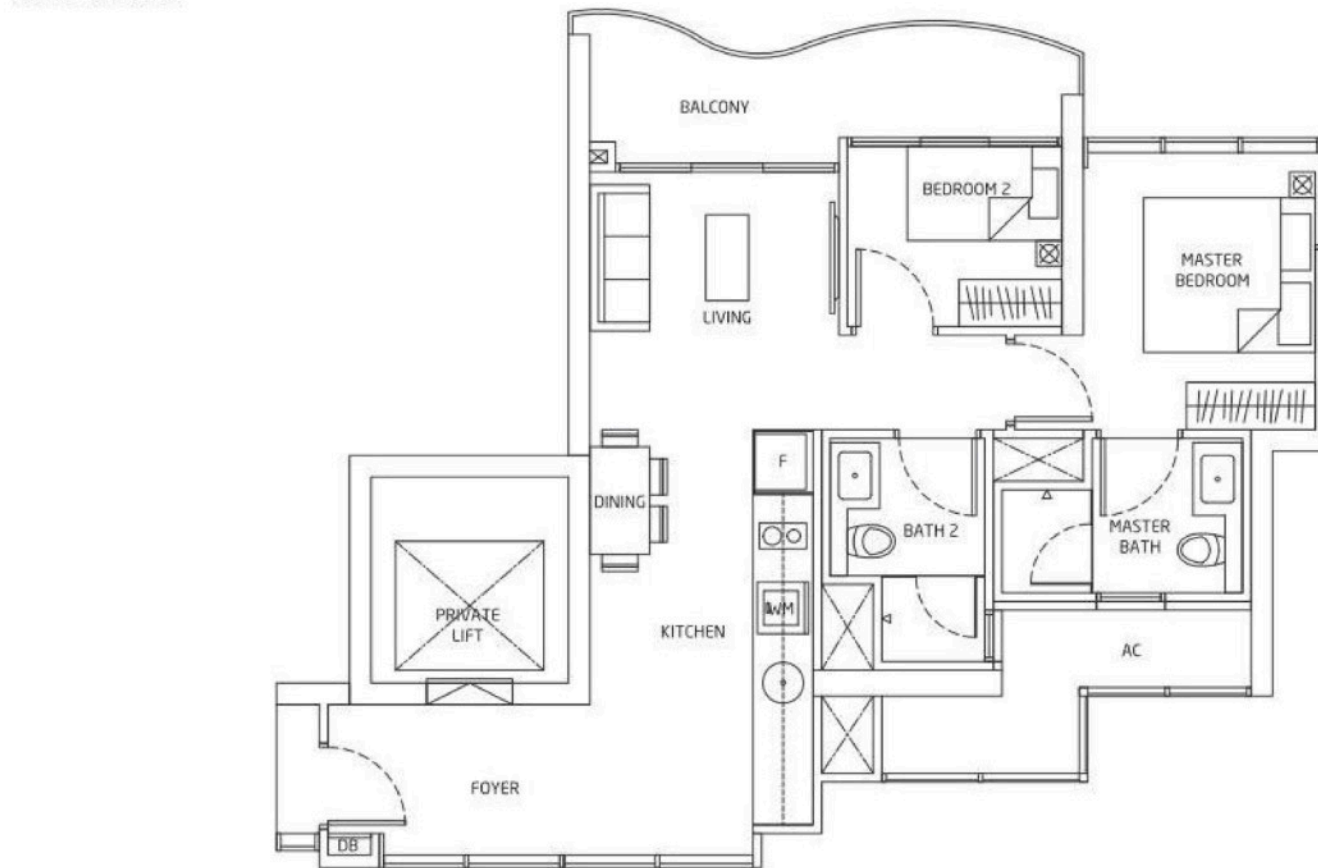
### TYPE B3

AREA 75 sqm / 807 sq ft

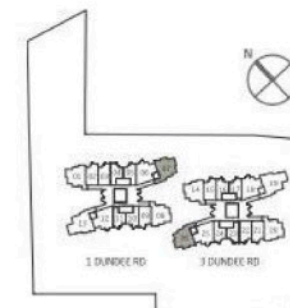
UNITS

08-07 to 26-07

08-26 to 26-26



Area includes A/C ledge, balcony, Roof Terrace and Void (where applicable). Orientation and facings will differ depending on the unit you are purchasing (please refer to key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All appliances and furniture shown in the plan are for illustration purpose only and not representation of fact. All floor areas are estimated and subjected to final survey.



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# 3 Bedroom

## Private Lift Access with Foyer

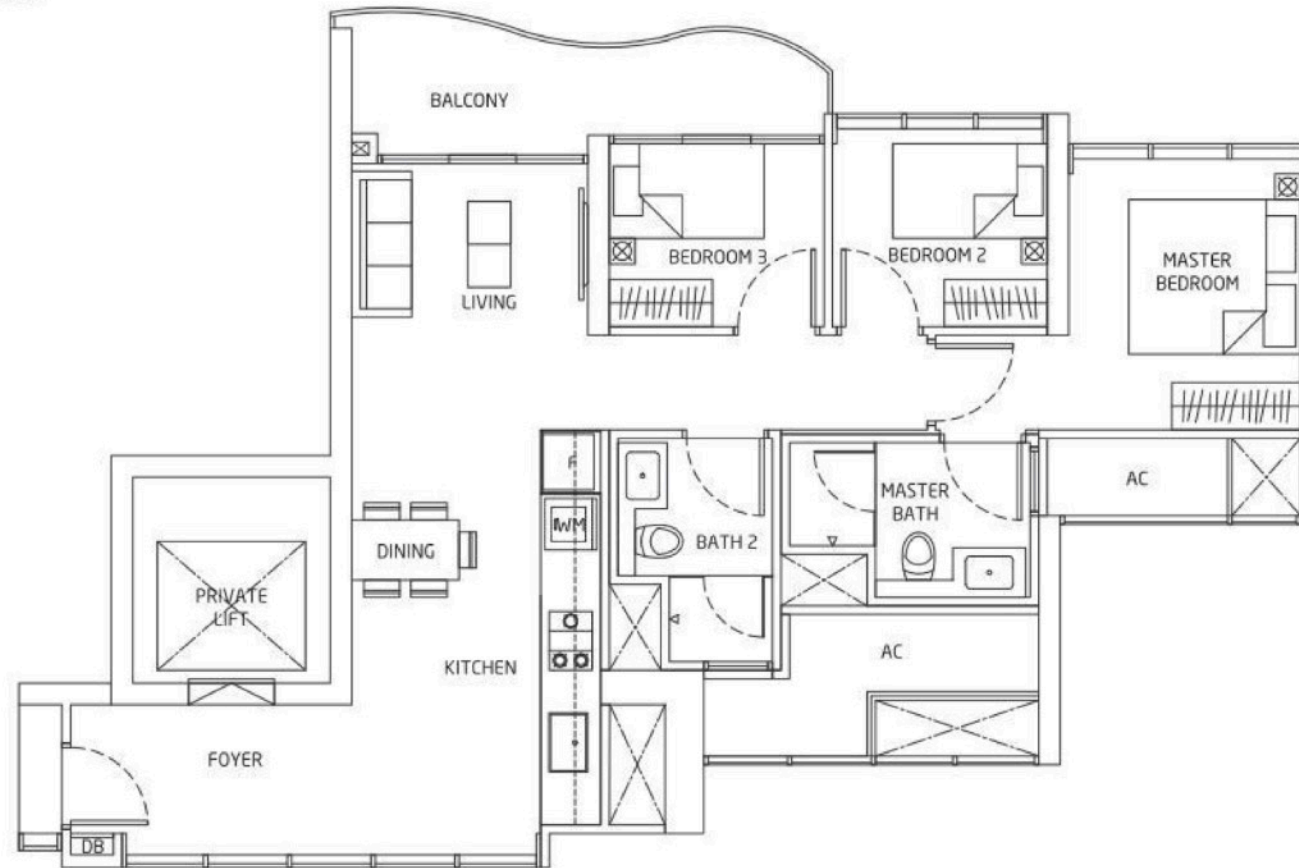
### TYPE C1

AREA 88 sqm / 947 sq ft

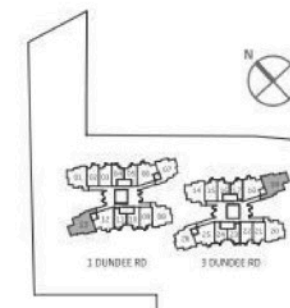
UNITS

08-13 to 26-13

08-19 to 26-19



Area includes A/C ledge, balcony, Roof Terrace and Void (where applicable). Orientation and facings will differ depending on the unit you are purchasing (please refer to key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All appliances and furniture shown in the plan are for illustration purpose only and not representation of fact. All floor areas are estimated and subjected to final survey.



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# 3 Bedroom

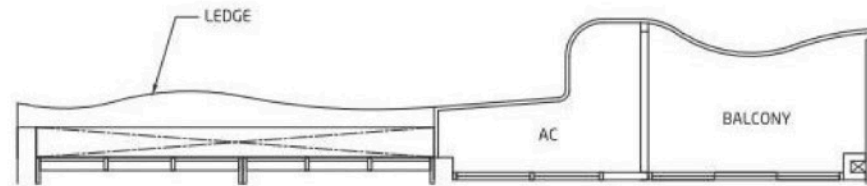
## TYPE C2

AREA 80 sqm / 861 sq ft

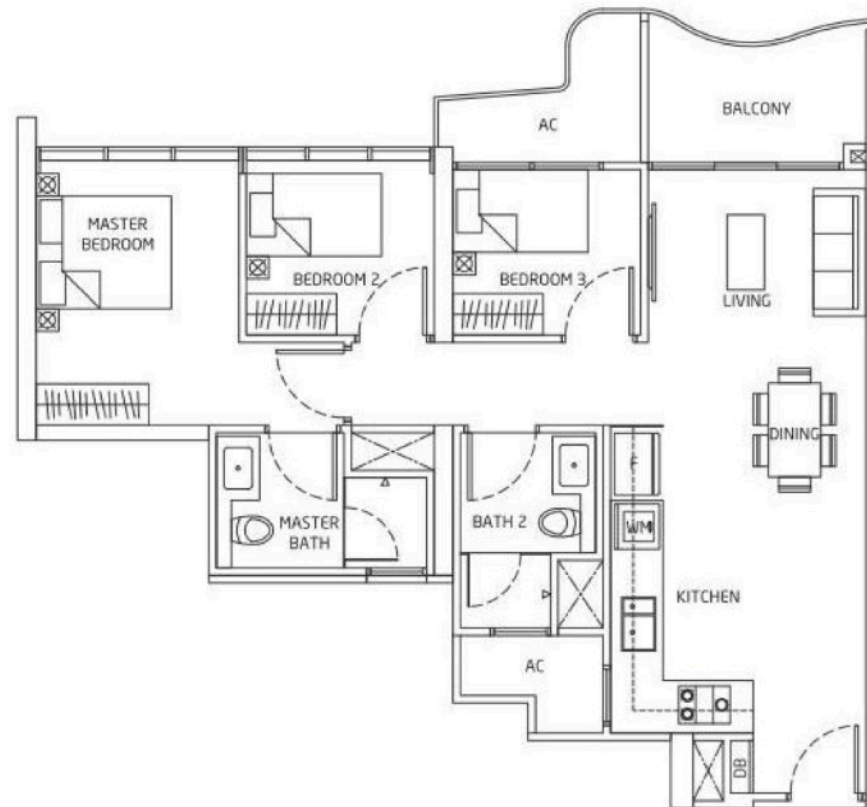
UNITS

28-03 to 43-03

28-22 to 43-22



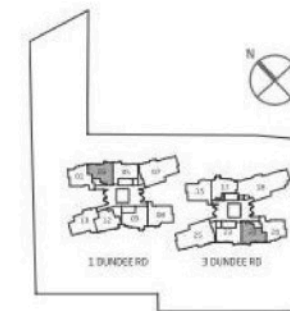
(EVEN FLOORS)  
28-03 to 42-03  
28-22 to 42-22



(ODD FLOORS)  
29-03 to 43-03  
29-22 to 43-22



Area includes A/C ledge, balcony, Roof Terrace and Void (where applicable). Orientation and facings will differ depending on the unit you are purchasing (please refer to key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All appliances and furniture shown in the plan are for illustration purpose only and not representation of fact. All floor areas are estimated and subjected to final survey.



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# 3 Bedroom

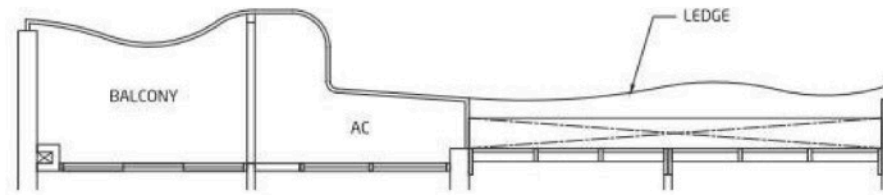
## TYPE C3

AREA 78 sqm / 840 sq ft

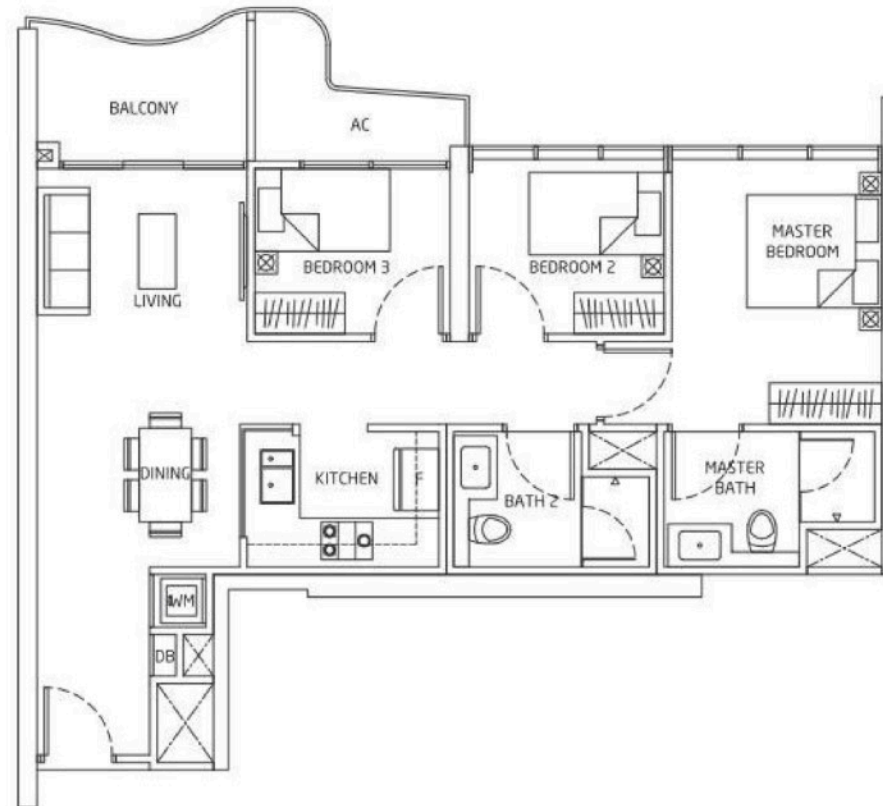
UNITS

28-05 to 43-05

28-23 to 43-23



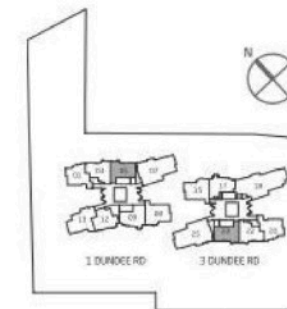
(EVEN FLOORS)  
28-05 to 42-05  
28-23 to 42-23



(ODD FLOORS)  
29-05 to 43-05  
29-23 to 43-23



Area includes A/C ledge, balcony, Roof Terrace and Void (where applicable). Orientation and facings will differ depending on the unit you are purchasing (please refer to key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All appliances and furniture shown in the plan are for illustration purpose only and not representation of fact. All floor areas are estimated and subjected to final survey.



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# 3 Bedroom

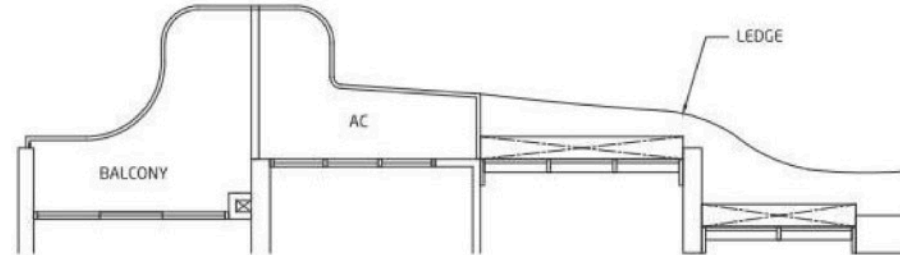
## TYPE C4

AREA 79 sqm / 850 sq ft

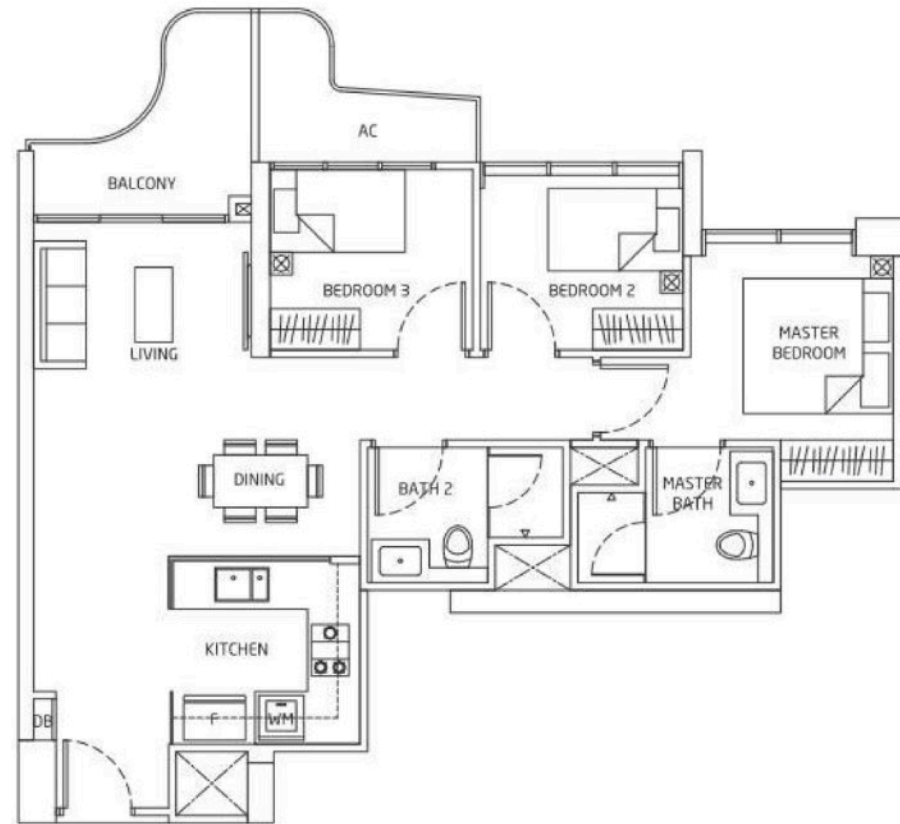
UNITS

28-09 to 43-09

28-17 to 43-17



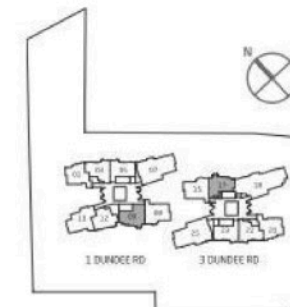
(EVEN FLOORS)  
28-09 to 42-09  
28-17 to 42-17



(ODD FLOORS)  
29-09 to 43-09  
29-17 to 43-17



Area includes A/C ledge, balcony, Roof Terrace and Void (where applicable). Orientation and facings will differ depending on the unit you are purchasing (please refer to key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All appliances and furniture shown in the plan are for illustration purpose only and not representation of fact. All floor areas are estimated and subjected to final survey.



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# 3 Bedroom

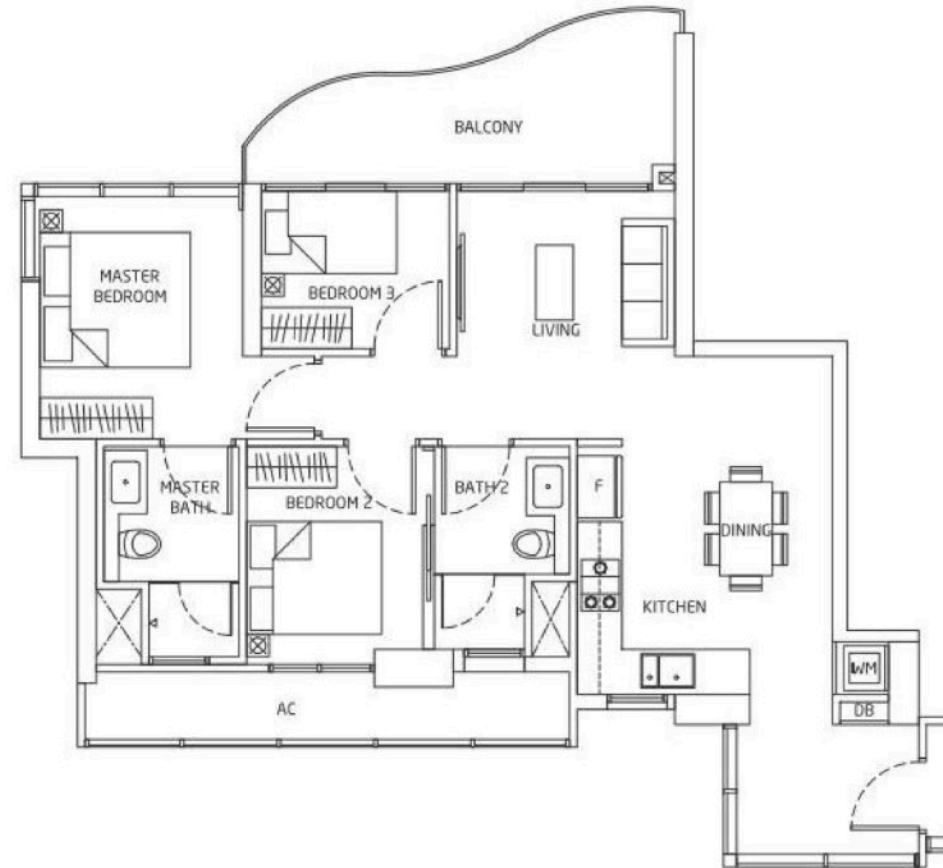
## TYPE C5

AREA 87 sqm / 936 sq ft

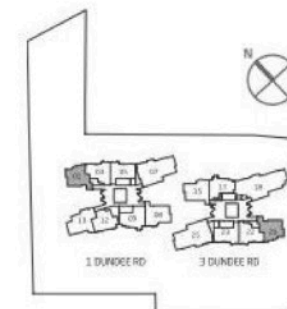
UNITS

28-01 to 42-01

28-20 to 42-20



Area includes A/C ledge, balcony, Roof Terrace and Void (where applicable). Orientation and facings will differ depending on the unit you are purchasing (please refer to key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All appliances and furniture shown in the plan are for illustration purpose only and not representation of fact. All floor areas are estimated and subjected to final survey.



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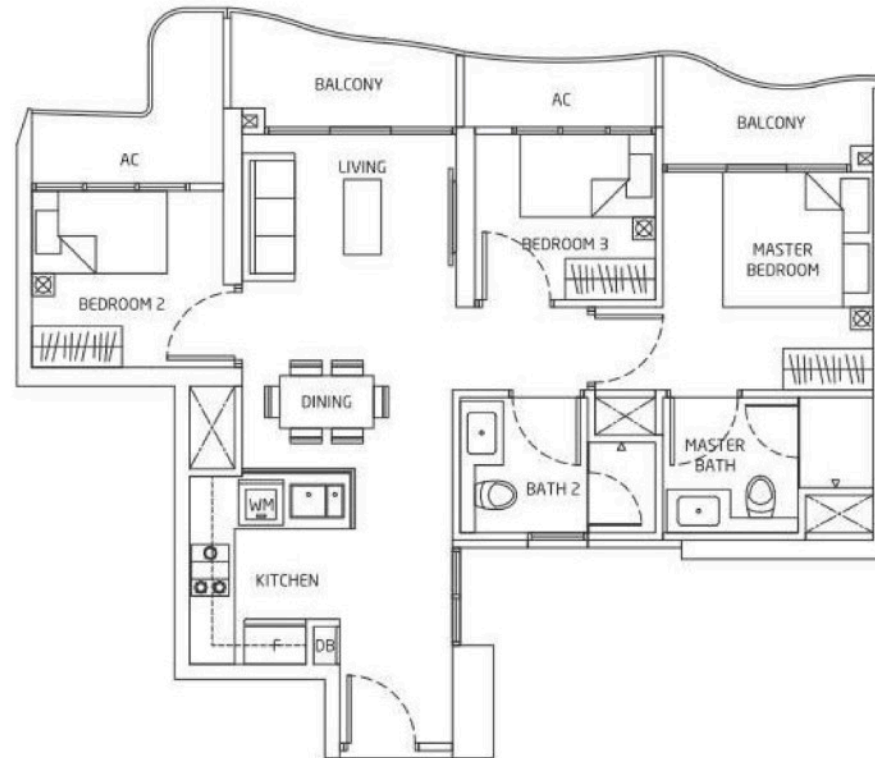
# 3 Bedroom

## TYPE C6

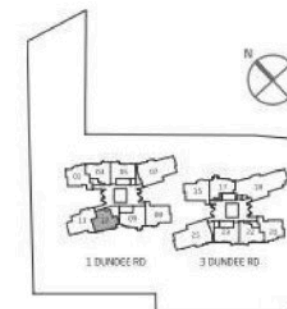
AREA 75 sqm / 807 sq ft

UNITS

28-12 to 43-12



Area includes A/C ledge, balcony, Roof Terrace and Void (where applicable). Orientation and facings will differ depending on the unit you are purchasing (please refer to key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All appliances and furniture shown in the plan are for illustration purpose only and not representation of fact. All floor areas are estimated and subjected to final survey.



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# 3 Bedroom

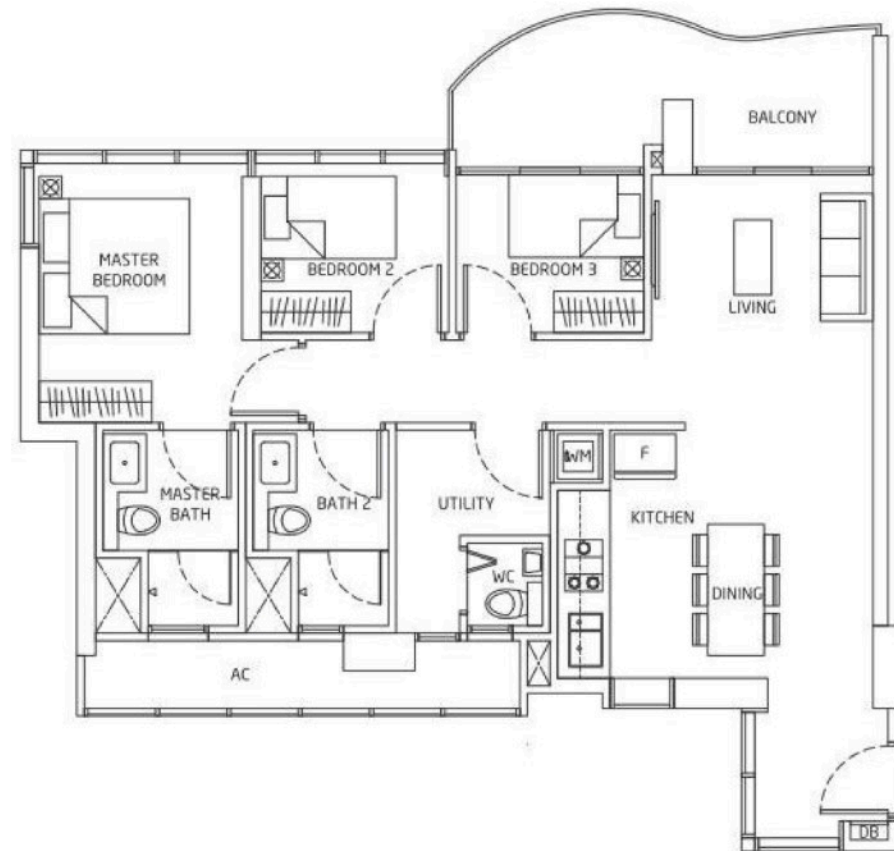
## TYPE C7

AREA 93 sqm / 1,001 sq ft

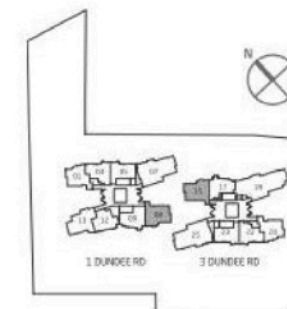
UNITS

28-08 to 43-08

28-15 to 43-15



Area includes A/C ledge, balcony, Roof Terrace and Void (where applicable). Orientation and facings will differ depending on the unit you are purchasing (please refer to key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All appliances and furniture shown in the plan are for illustration purpose only and not representation of fact. All floor areas are estimated and subjected to final survey.



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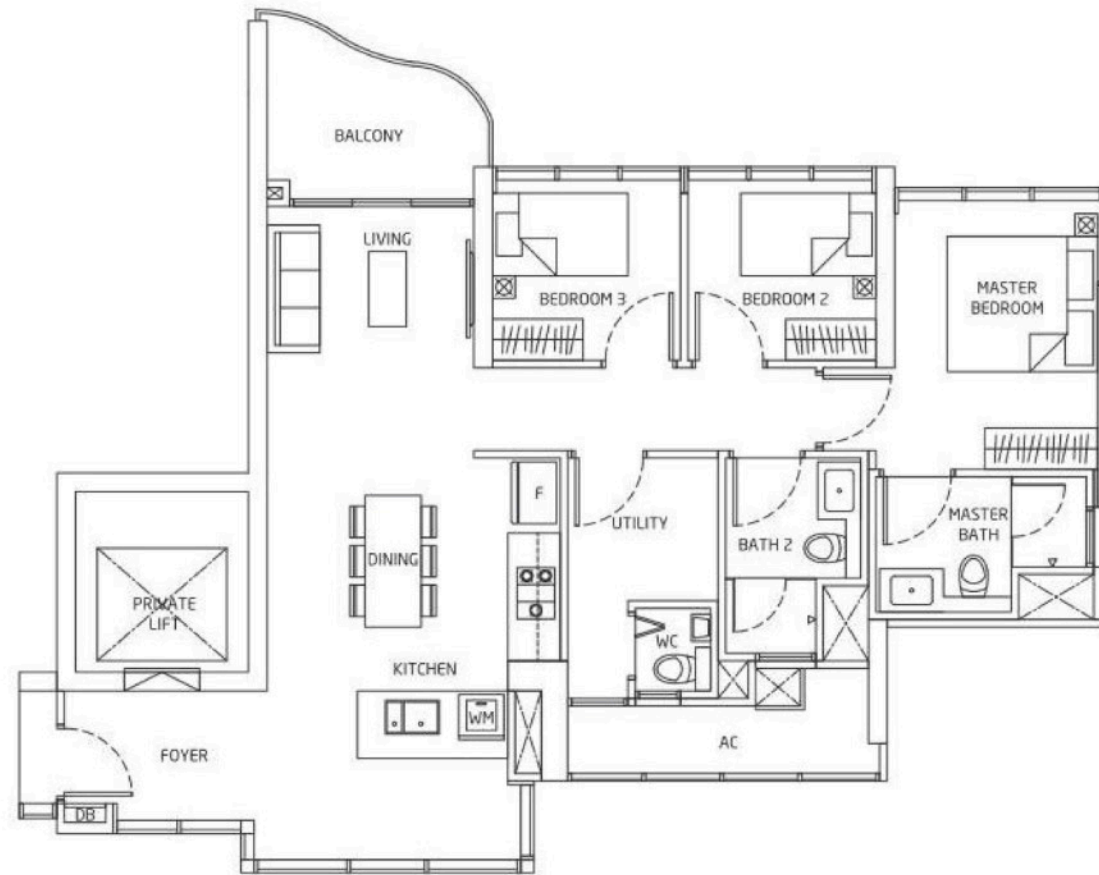
# 3 Bedroom

## Private Lift Access with Foyer

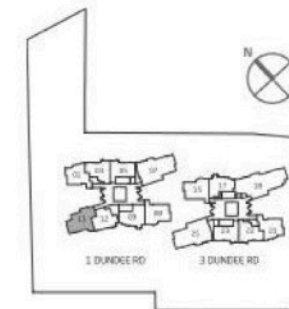
### TYPE C8

AREA 98 sqm / 1,055 sq ft

UNITS  
28-13 to 43-13



Area includes A/C ledge, balcony, Roof Terrace and Void (where applicable). Orientation and facings will differ depending on the unit you are purchasing (please refer to key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All appliances and furniture shown in the plan are for illustration purpose only and not representation of fact. All floor areas are estimated and subjected to final survey.



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## 4 Bedroom

## Private Lift Access with Private Lift Lobby

### TYPE D1

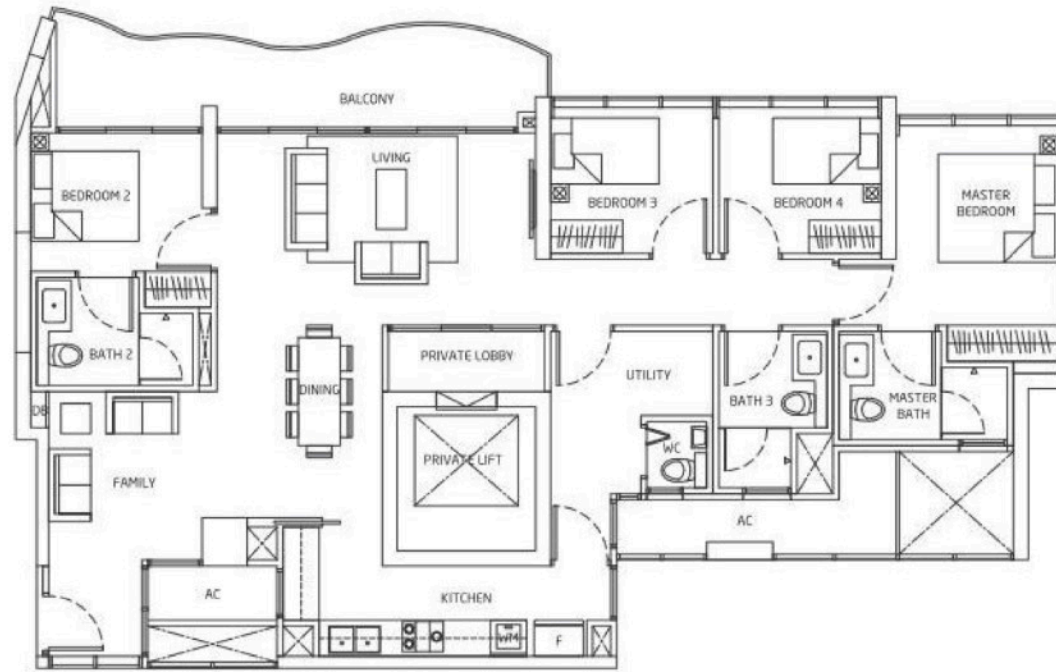
AREA 140 sqm / 1,507 sq ft

UNITS

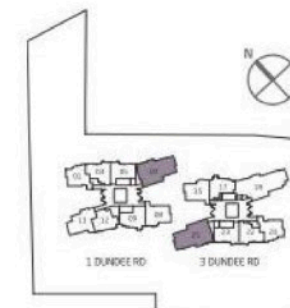
28-07 to 43-07

28-25 to 43-25

- Spacious living/ dining space
- Private lift access + Private lobby
- Wet kitchen
- Family room
- Utility and WC



Area includes A/C ledge, balcony, Roof Terrace and Void (where applicable). Orientation and facings will differ depending on the unit you are purchasing (please refer to key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All appliances and furniture shown in the plan are for illustration purpose only and not representation of fact. All floor areas are estimated and subjected to final survey.



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# 5 Bedroom

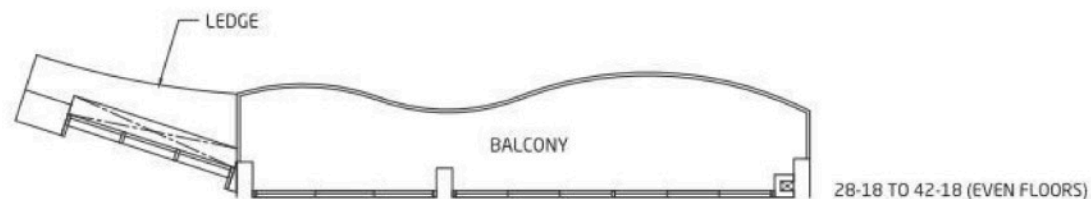
## Private Lift Access with Private Lift Lobby

### TYPE E1

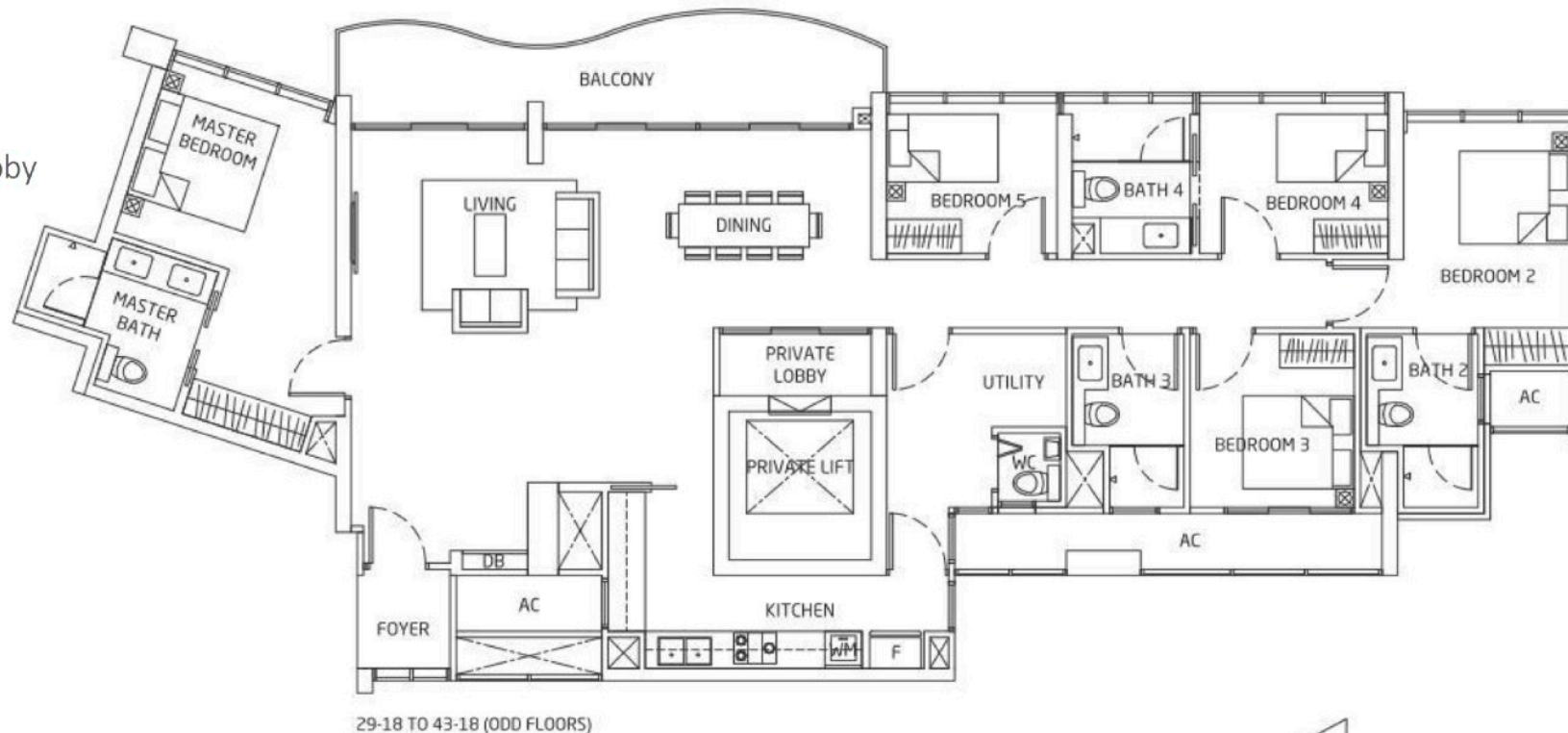
AREA 186 sqm / 2,002 sq ft

UNITS

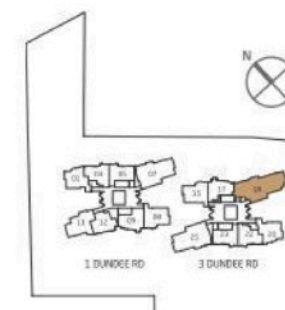
28-18 to 43-18



- Spacious living/ dining space
- Private lift access + Private lobby
- Wet kitchen
- Family room
- Utility and WC



Area includes A/C ledge, balcony, Roof Terrace and Void (where applicable). Orientation and facings will differ depending on the unit you are purchasing (please refer to key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All appliances and furniture shown in the plan are for illustration purpose only and not representation of fact. All floor areas are estimated and subjected to final survey.



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# Penthouse

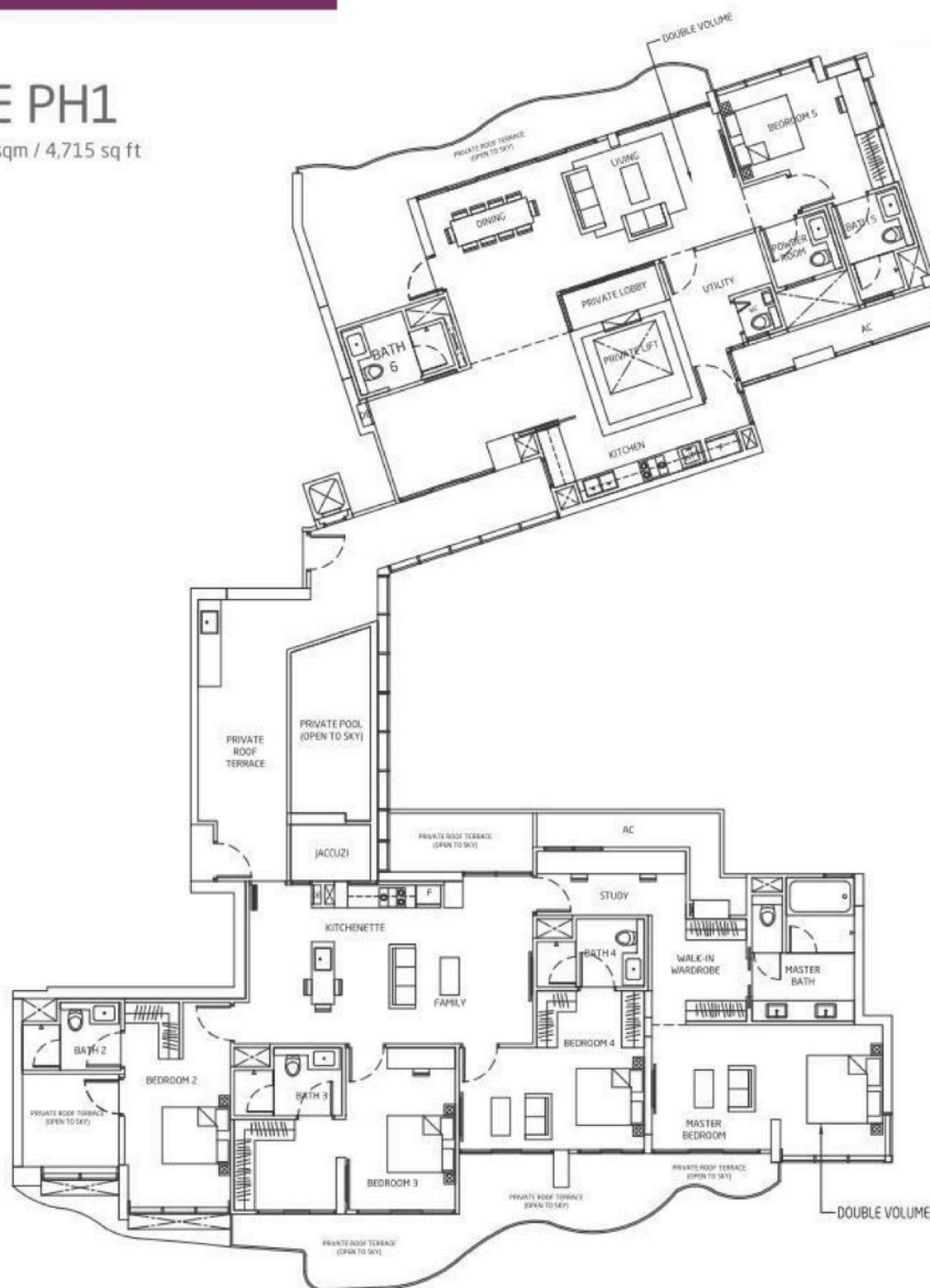
## Private Lift Access with Private Lift Lobby

### TYPE PH1

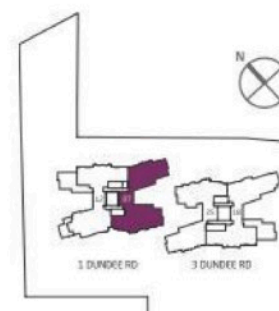
AREA 438 sqm / 4,715 sq ft

UNITS  
44-07

- Private pool, Jacuzzi and Private Roof Terrace
- Spacious living/ dining & family/ kitchenette space
- all bedrooms with attached bathroom
- spacious master bedroom with walk-in wardrobe, study and living area
- Private lift access + Private lobby
- Utility and WC



Area includes A/C ledge, balcony, Roof Terrace and Void (where applicable). Orientation and facings will differ depending on the unit you are purchasing (please refer to key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All appliances and furniture shown in the plan are for illustration purpose only and not representation of fact. All floor areas are estimated and subjected to final survey.



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# Penthouse

## Private Lift Access with Private Lift Lobby

### TYPE PH1a

AREA 430 sqm / 4,628 sq ft

UNITS  
44-25

- Private pool, Jacuzzi and Private Roof Terrace
- Spacious living/ dining & family/ kitchenette space
- all bedrooms with attached bathroom
- spacious master bedroom with walk-in wardrobe, study and living area
- Private lift access + Private lobby
- Utility and WC



Area includes A/C ledge, balcony, Roof Terrace and Void (where applicable). Orientation and facings will differ depending on the unit you are purchasing (please refer to key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All appliances and furniture shown in the plan are for illustration purpose only and not representation of fact. All floor areas are estimated and subjected to final survey.

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# Penthouse

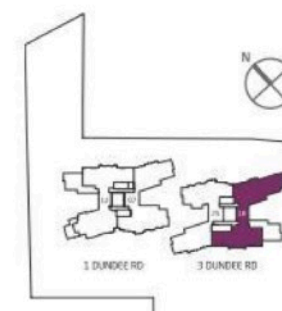
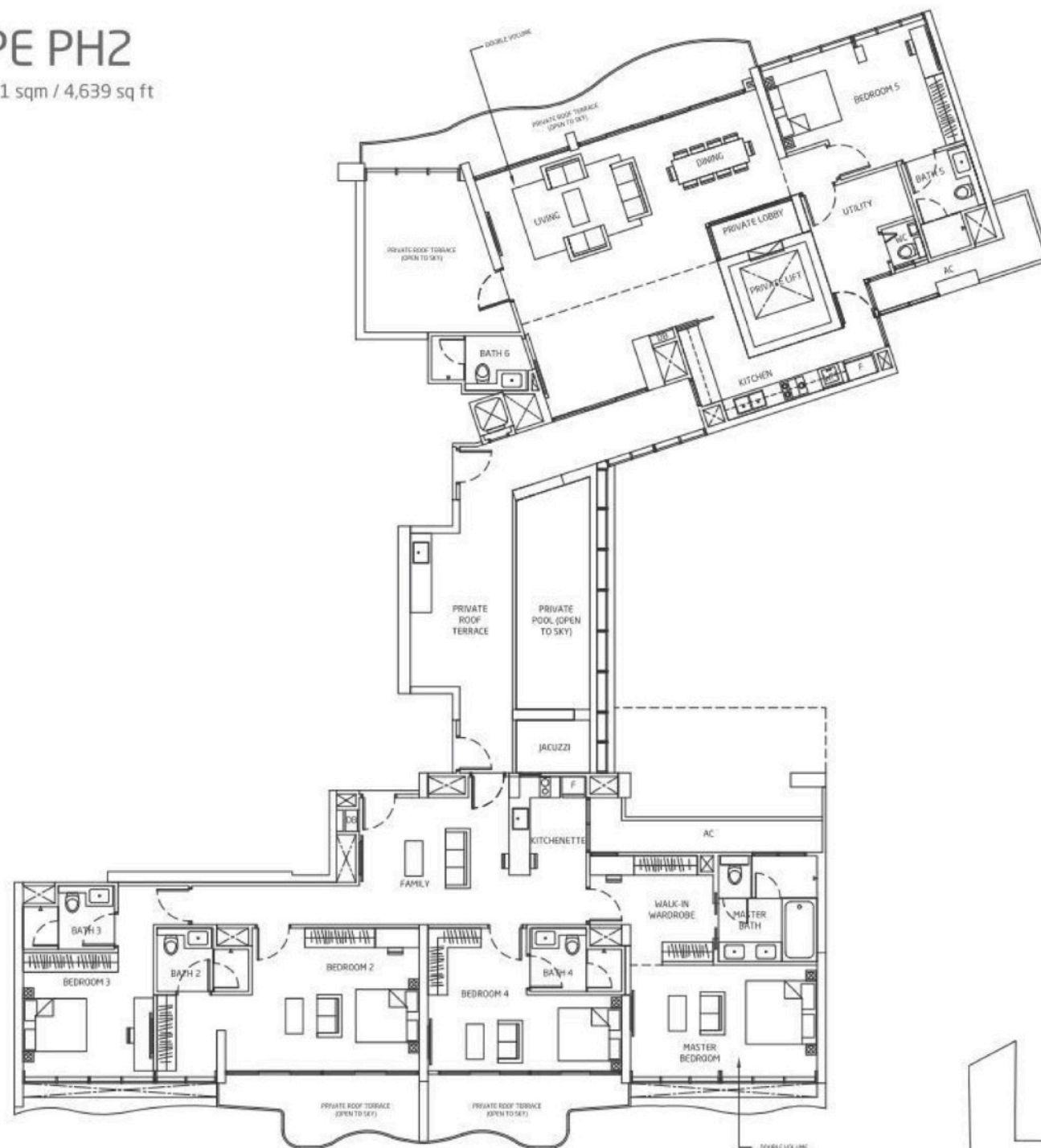
## Private Lift Access with Private Lift Lobby

### TYPE PH2

AREA 431 sqm / 4,639 sq ft

UNITS  
44-18

- Private pool, Jacuzzi and Private Roof Terrace
- Spacious living/ dining & family/ kitchenette space
- all bedrooms with attached bathroom
- spacious master bedroom with walk-in wardrobe, study and living area
- Private lift access + Private lobby
- Utility and WC



Area includes A/C ledge, balcony, Roof Terrace and Void (where applicable). Orientation and facings will differ depending on the unit you are purchasing (please refer to key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All appliances and furniture shown in the plan are for illustration purpose only and not representation of fact. All floor areas are estimated and subjected to final survey.

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# Penthouse

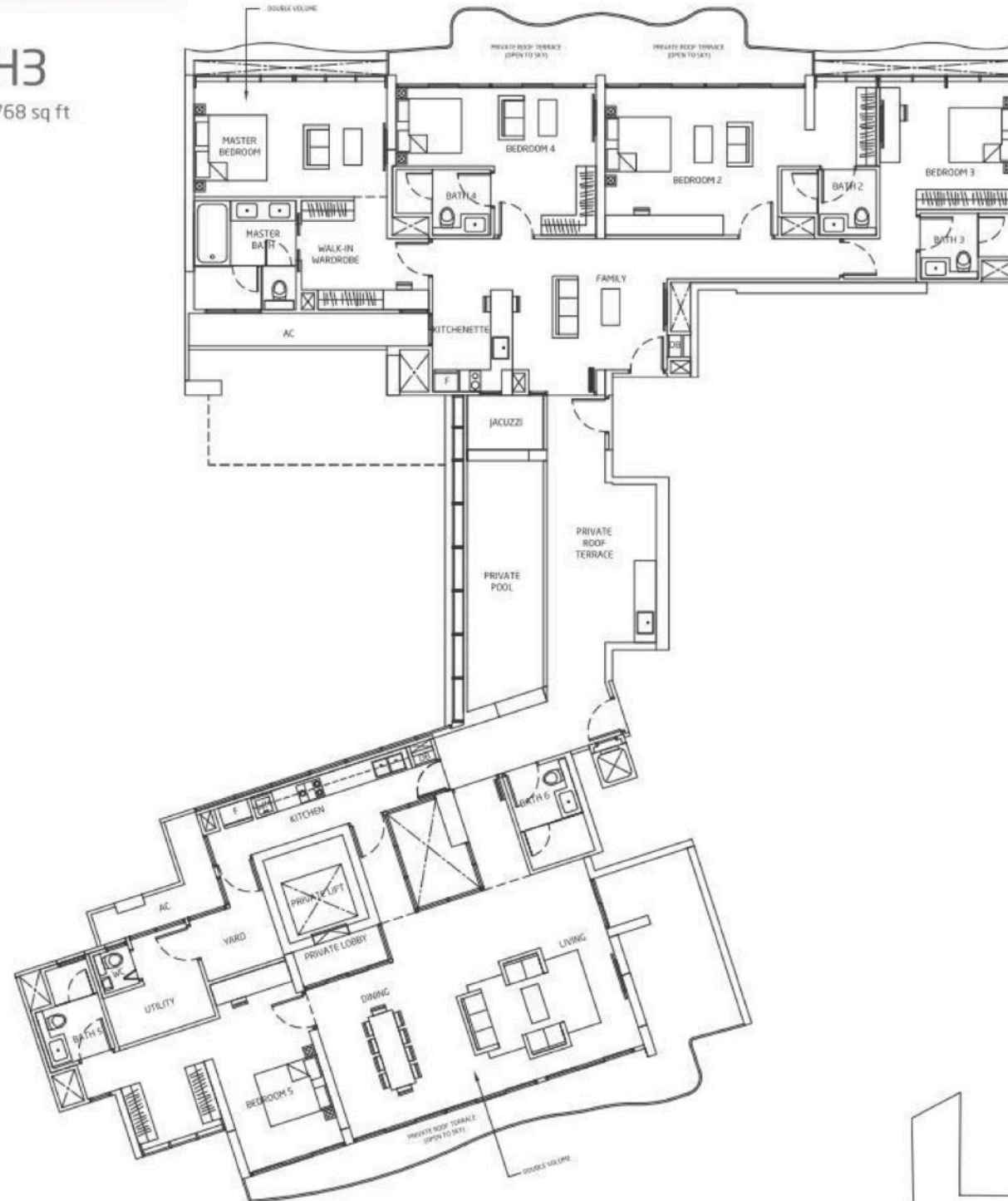
## Private Lift Access with Private Lift Lobby

### TYPE PH3

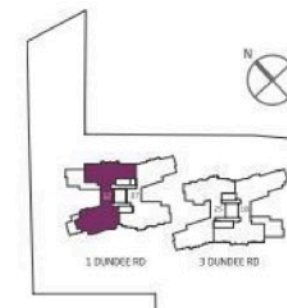
AREA 443 sqm / 4,768 sq ft

UNITS  
44-12

- Private pool, Jacuzzi and Private Roof Terrace
- Spacious living/ dining & family/ kitchenette space
- all bedrooms with attached bathroom
- spacious master bedroom with walk-in wardrobe, study and living area
- Private lift access + Private lobby
- Utility and WC



Area includes A/C ledge, balcony, Roof Terrace and Void (where applicable). Orientation and facings will differ depending on the unit you are purchasing (please refer to key plan). All plans are not to scale and subject to changes as may be required by relevant authorities. All appliances and furniture shown in the plan are for illustration purpose only and not representation of fact. All floor areas are estimated and subjected to final survey.



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# LEVEL 1 SITE PLAN

## FACILITY

### Legend

#### ARRIVAL ZONE

- 1 Arrival Entrance
- 2 Residential Arrival
- 3 Lift Lobby
- 4 Lobby Lounge
- 5 Private Lift Lobby
- 6 Bicycle Bay
- 7 Side Gates
- 8 Drop-Off Area

#### BOTANY ZONE

- 9 Fern Garden
- 10 Central Greens
- 11 Tropicanna Walk

#### DYNAMIC ZONE

- 12 Fitness Corner
- 13 Communal Deck

#### FAMILY ZONE

- 14 Kids Play Zone
- 15 Family Lawn
- 16 Pets' Corner
- 17 Childcare Centre
- 18 Kids Play Garden

#### OTHERS

- A Guardhouse
- B MCST Office
- C Shop
- D Electrical Substation
- E Outdoor Genset
- F Bin Centre

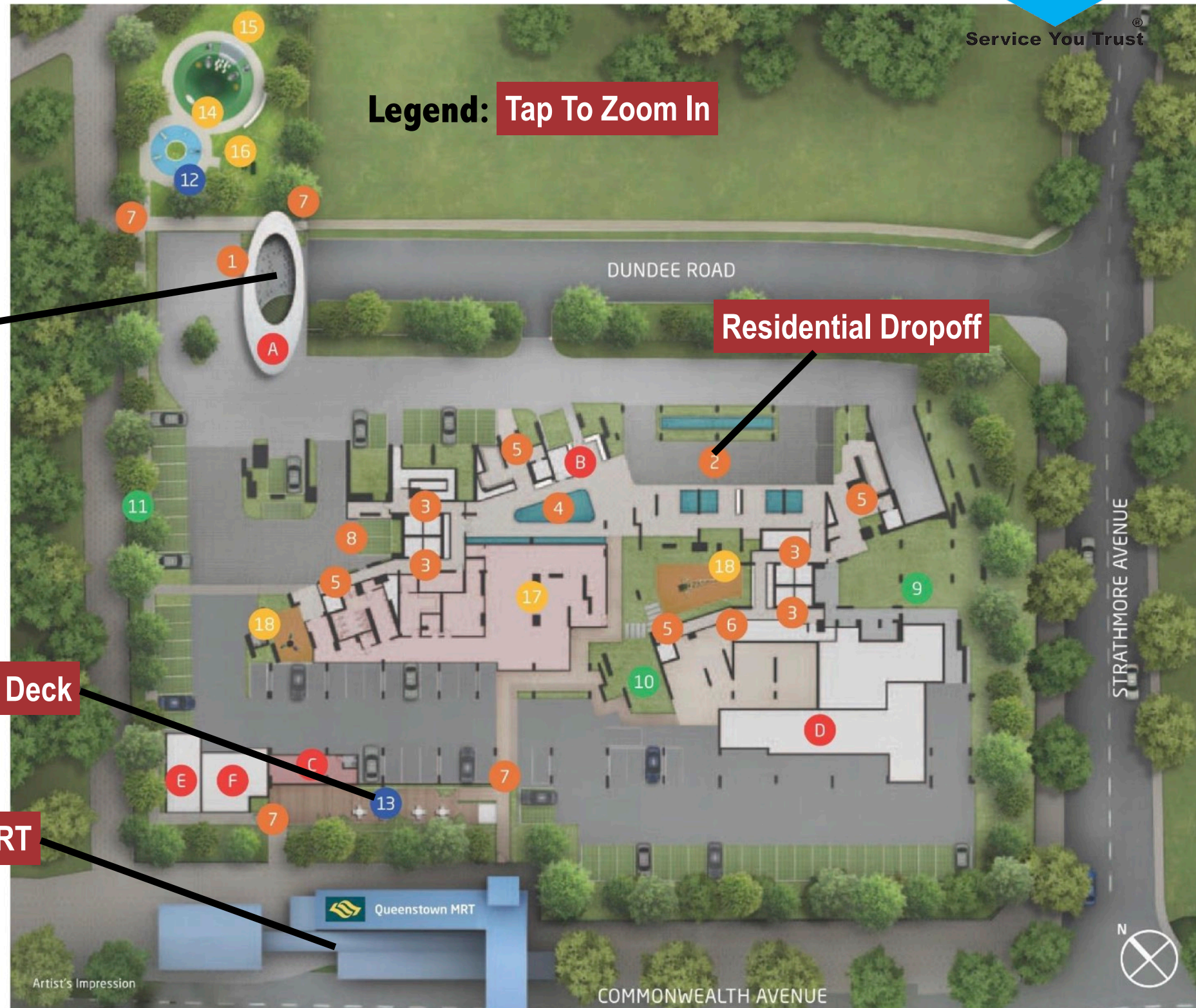
Legend: Tap To Zoom In

Main Entrance

Residential Dropoff

Shop/Communal Deck

Queenstown MRT



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# LEVEL 7 FACILITIES PLAN

## FACILITY

### Legend

#### ARRIVAL ZONE

- 19 Lift Lobby
- 20 Lobby Lounge
- 21 Restroom
- 22 Private Lift Lobby

#### BOTANY ZONE

- 23 Welcome Courtyard
- 24 Laundromat
- 25 Laundrette Lounge
- 26 Sheltered Walkway
- 27 Garden Trail
- 28 Garden Benches
- 29 Open Lawn

#### AQUA ZONE

- 30 Wading Pool
- 31 Pool Deck
- 32 Aqua Jacuzzi
- 33 Aqua Massage
- 34 Aqua Foot Reflexology
- 35 Aqua Spa Bed
- 36 Aqua Jets
- 37 Outdoor Rain Shower
- 38 Changing Room
- 39 Steam Room
- 40 Pool Lounge
- 41 Pool Loft
- 42 Panoramic Sundeck
- 43 50m Lap Pool

#### INDULGE ZONE

- 44 Pre-Function Lounge
- 45 Function Room
- 46 Event Lawn
- 47 BBQ Pavilion
- 48 Chillout Bay
- 49 Party Loft
- 50 Alfresco Gourmet Dining

Legend: Tap To Zoom In



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# FACILITY

## Legend

### TRANQUIL ZONE

- 51 Lift Lobby
- 52 Private Lift Lobby
- 53 Social Cove
- 54 Reading Hideout
- 55 Chess Lounge
- 56 Hammock Cove
- 57 Relaxation Space

### BOTANY ZONE

- 59 Sky Garden Seats
- 60 Nature Alcove
- 61 Zen Garden
- 62 Scent Garden
- 63 Serene Cove

### DYNAMIC ZONE

- 64 Sky Gym / Indoor Gym
- 65 Yoga Deck
- 66 Workout Corner
- 67 Minds Play Area
- 68 Outdoor Billiard Arena

### INDULGE ZONE

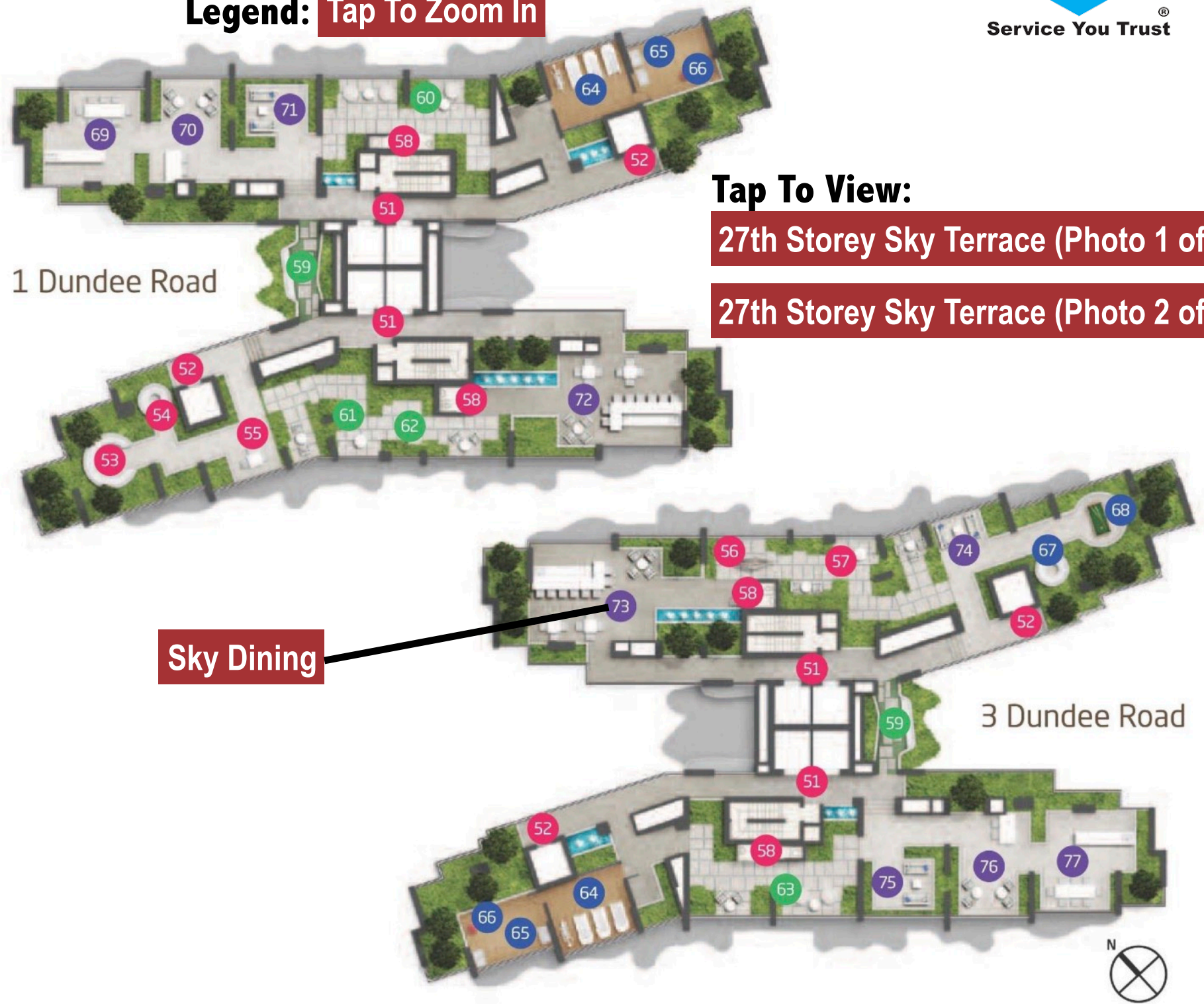
- 69 Teppanyaki Dining
- 70 Cocktail Bar
- 71 Tea Lounge
- 72 Gourmet Dining
- 73 Sky Dining
- 74 Sunset Lounge
- 75 Breeze Lounge
- 76 Refreshment Bar
- 77 Kitchen Grill

**Legend: Tap To Zoom In**

**Tap To View:**

27th Storey Sky Terrace (Photo 1 of 2)

27th Storey Sky Terrace (Photo 2 of 2)



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# UNIT DISTRIBUTION CHART

Tap Individual Unit for Specific Layout



1 Dundee Road (S) 149456												
FLOOR	PH1 #44-07				PH3 #44-12							
44												
43		C2 #43-03	C3 #43-05	D1 #43-07		C7 #43-08	C4 #43-09	C6 #43-12		C8 #43-13		
42	C5 #42-01	C2 #42-03	C3 #42-05	D1 #42-07		C7 #42-08	C4 #42-09	C6 #42-12		C8 #42-13		
41	C5 #41-01	C2 #41-03	C3 #41-05	D1 #41-07		C7 #41-08	C4 #41-09	C6 #41-12		C8 #41-13		
40	C5 #40-01	C2 #40-03	C3 #40-05	D1 #40-07		C7 #40-08	C4 #40-09	C6 #40-12		C8 #40-13		
39	C5 #39-01	C2 #39-03	C3 #39-05	D1 #39-07		C7 #39-08	C4 #39-09	C6 #39-12		C8 #39-13		
38	C5 #38-01	C2 #38-03	C3 #38-05	D1 #38-07		C7 #38-08	C4 #38-09	C6 #38-12		C8 #38-13		
37	C5 #37-01	C2 #37-03	C3 #37-05	D1 #37-07		C7 #37-08	C4 #37-09	C6 #37-12		C8 #37-13		
36	C5 #36-01	C2 #36-03	C3 #36-05	D1 #36-07		C7 #36-08	C4 #36-09	C6 #36-12		C8 #36-13		
35	C5 #35-01	C2 #35-03	C3 #35-05	D1 #35-07		C7 #35-08	C4 #35-09	C6 #35-12		C8 #35-13		
34	C5 #34-01	C2 #34-03	C3 #34-05	D1 #34-07		C7 #34-08	C4 #34-09	C6 #34-12		C8 #34-13		
33	C5 #33-01	C2 #33-03	C3 #33-05	D1 #33-07		C7 #33-08	C4 #33-09	C6 #33-12		C8 #33-13		
32	C5 #32-01	C2 #32-03	C3 #32-05	D1 #32-07		C7 #32-08	C4 #32-09	C6 #32-12		C8 #32-13		
31	C5 #31-01	C2 #31-03	C3 #31-05	D1 #31-07		C7 #31-08	C4 #31-09	C6 #31-12		C8 #31-13		
30	C5 #30-01	C2 #30-03	C3 #30-05	D1 #30-07		C7 #30-08	C4 #30-09	C6 #30-12		C8 #30-13		
29	C5 #29-01	C2 #29-03	C3 #29-05	D1 #29-07		C7 #29-08	C4 #29-09	C6 #29-12		C8 #29-13		
28	C5 #28-01	C2 #28-03	C3 #28-05	D1 #28-07		C7 #28-08	C4 #28-09	C6 #28-12		C8 #28-13		
27	SKY TERRACE											
26	B2 #26-01	AS1 #26-02	AS2a #26-03	A1a #26-04	A2a #26-05	B1a #26-06	B3 #26-07	B2 #26-08	AS2 #26-09	A2 #26-10	A1 #26-11	B1 #26-12
25	B2 #25-01	AS1 #25-02	AS2a #25-03	A1a #25-04	A2a #25-05	B1a #25-06	B3 #25-07	B2 #25-08	AS2 #25-09	A2 #25-10	A1 #25-11	B1 #25-12
24	B2 #24-01	AS1 #24-02	AS2a #24-03	A1a #24-04	A2a #24-05	B1a #24-06	B3 #24-07	B2 #24-08	AS2 #24-09	A2 #24-10	A1 #24-11	B1 #24-12
23	B2 #23-01	AS1 #23-02	AS2a #23-03	A1a #23-04	A2a #23-05	B1a #23-06	B3 #23-07	B2 #23-08	AS2 #23-09	A2 #23-10	A1 #23-11	B1 #23-12
22	B2 #22-01	AS1 #22-02	AS2a #22-03	A1a #22-04	A2a #22-05	B1a #22-06	B3 #22-07	B2 #22-08	AS2 #22-09	A2 #22-10	A1 #22-11	B1 #22-12
21	B2 #21-01	AS1 #21-02	AS2a #21-03	A1a #21-04	A2a #21-05	B1a #21-06	B3 #21-07	B2 #21-08	AS2 #21-09	A2 #21-10	A1 #21-11	B1 #21-12
20	B2 #20-01	AS1 #20-02	AS2a #20-03	A1a #20-04	A2a #20-05	B1a #20-06	B3 #20-07	B2 #20-08	AS2 #20-09	A2 #20-10	A1 #20-11	B1 #20-12
19	B2 #19-01	AS1 #19-02	AS2a #19-03	A1a #19-04	A2a #19-05	B1a #19-06	B3 #19-07	B2 #19-08	AS2 #19-09	A2 #19-10	A1 #19-11	B1 #19-12
18	B2 #18-01	AS1 #18-02	AS2a #18-03	A1a #18-04	A2a #18-05	B1a #18-06	B3 #18-07	B2 #18-08	AS2 #18-09	A2 #18-10	A1 #18-11	B1 #18-12
17	B2 #17-01	AS1 #17-02	AS2a #17-03	A1a #17-04	A2a #17-05	B1a #17-06	B3 #17-07	B2 #17-08	AS2 #17-09	A2 #17-10	A1 #17-11	B1 #17-12
16	B2 #16-01	AS1 #16-02	AS2a #16-03	A1a #16-04	A2a #16-05	B1a #16-06	B3 #16-07	B2 #16-08	AS2 #16-09	A2 #16-10	A1 #16-11	B1 #16-12
15	B2 #15-01	AS1 #15-02	AS2a #15-03	A1a #15-04	A2a #15-05	B1a #15-06	B3 #15-07	B2 #15-08	AS2 #15-09	A2 #15-10	A1 #15-11	B1 #15-12
14	B2 #14-01	AS1 #14-02	AS2a #14-03	A1a #14-04	A2a #14-05	B1a #14-06	B3 #14-07	B2 #14-08	AS2 #14-09	A2 #14-10	A1 #14-11	B1 #14-12
13	B2 #13-01	AS1 #13-02	AS2a #13-03	A1a #13-04	A2a #13-05	B1a #13-06	B3 #13-07	B2 #13-08	AS2 #13-09	A2 #13-10	A1 #13-11	B1 #13-12
12	B2 #12-01	AS1 #12-02	AS2a #12-03	A1a #12-04	A2a #12-05	B1a #12-06	B3 #12-07	B2 #12-08	AS2 #12-09	A2 #12-10	A1 #12-11	B1 #12-12
11	B2 #11-01	AS1 #11-02	AS2a #11-03	A1a #11-04	A2a #11-05	B1a #11-06	B3 #11-07	B2 #11-08	AS2 #11-09	A2 #11-10	A1 #11-11	B1 #11-12
10	B2 #10-01	AS1 #10-02	AS2a #10-03	A1a #10-04	A2a #10-05	B1a #10-06	B3 #10-07	B2 #10-08	AS2 #10-09	A2 #10-10	A1 #10-11	B1 #10-12
9	B2 #09-01	AS1 #09-02	AS2a #09-03	A1a #09-04	A2a #09-05	B1a #09-06	B3 #09-07	B2 #09-08	AS2 #09-09	A2 #09-10	A1 #09-11	B1 #09-12
8	B2 #08-01	AS1 #08-02	AS2a #08-03	A1a #08-04	A2a #08-05	B1a #08-06	B3 #08-07	B2 #08-08	AS2 #08-09	A2 #08-10	A1 #08-11	B1 #08-12
7	SKY TERRACE											
6	6TH STOREY CARPARK											
5	5TH STOREY CARPARK											
4	4TH STOREY CARPARK											
3	3RD STOREY CARPARK											
2	2ND STOREY CARPARK											
1	CHILD CARE CENTRE #01-01	SHOP #01-02	MANAGEMENT OFFICE #01-03	1ST STORY CARPARK & FACILITIES								

Legend	
	1 Bedroom
	1+1 Bedroom
	2 Bedroom
	3 Bedroom
	4 Bedroom
	5 Bedroom
	Penthouse

3 Dundee Road (S) 149457												
FLOOR	PH2 #44-18						PH1a #44-25					
44												
43	C7 #43-15	C4 #43-17	E1 #43-18					C2 #43-22	C3 #43-23	D1 #43-25		
42	C7 #42-15	C4 #42-17	E1 #42-18			C5 #42-20		C2 #42-22	C3 #42-23	D1 #42-25		
41	C7 #41-15	C4 #41-17	E1 #41-18			C5 #41-20		C2 #41-22	C3 #41-23	D1 #41-25		
40	C7 #40-15	C4 #40-17	E1 #40-18			C5 #40-20		C2 #40-22	C3 #40-23	D1 #40-25		
39	C7 #39-15	C4 #39-17	E1 #39-18			C5 #39-20		C2 #39-22	C3 #39-23	D1 #39-25		
38	C7 #38-15	C4 #38-17	E1 #38-18			C5 #38-20		C2 #38-22	C3 #38-23	D1 #38-25		
37	C7 #37-15	C4 #37-17	E1 #37-18			C5 #37-20		C2 #37-22	C3 #37-23	D1 #37-25		
36	C7 #36-15	C4 #36-17	E1 #36-18			C5 #36-20		C2 #36-22	C3 #36-23	D1 #36-25		
35	C7 #35-15	C4 #35-17	E1 #35-18			C5 #35-20		C2 #35-22	C3 #35-23	D1 #35-25		
34	C7 #34-15	C4 #34-17	E1 #34-18			C5 #34-20		C2 #34-22	C3 #34-23	D1 #34-25		
33	C7 #33-15	C4 #33-17	E1 #33-18			C5 #33-20		C2 #33-22	C3 #33-23	D1 #33-25		
32	C7 #32-15	C4 #32-17	E1 #32-18			C5 #32-20		C2 #32-22	C3 #32-23	D1 #32-25		
31	C7 #31-15	C4 #31-17	E1 #31-18			C5 #31-20		C2 #31-22	C3 #31-23	D1 #31-25		
30	C7 #30-15	C4 #30-17	E1 #30-18			C5 #30-20		C2 #30-22	C3 #30-23	D1 #30-25		
29	C7 #29-15	C4 #29-17	E1 #29-18			C5 #29-20		C2 #29-22	C3 #29-23	D1 #29-25		
28	C7 #28-15	C4 #28-17	E1 #28-18			C5 #28-20		C2 #28-22	C3 #28-23	D1 #28-25		
27	SKY TERRACE											
26	B2 #26-14	AS2 #26-15	A2 #26-16	A1 #26-17	B1 #26-18	C1 #26-19	B2 #26-20	AS1 #26-21	AS2a #26-22	A1a #26-23	A2a #26-24	B1a #26-25
25	B2 #25-14	AS2 #25-15	A2 #25-16	A1 #25-17	B1 #25-18	C1 #25-19	B2 #25-20	AS1 #25-21	AS2a #25-22	A1a #25-23	A2a #25-24	B1a #25-25
24	B2 #24-14	AS2 #24-15	A2 #24-16	A1 #24-17	B1 #24-18	C1 #24-19	B2 #24-20	AS1 #24-21	AS2a #24-22	A1a #24-23	A2a #24-24	B1a #24-25
23	B2 #23-14	AS2 #23-15	A2 #23-16	A1 #23-17	B1 #23-18	C1 #23-19	B2 #23-20	AS1 #23-21	AS2a #23-22	A1a #23-23	A2a #23-24	B1a #23-25
22	B2 #22-14	AS2 #22-15	A2 #22-16	A1 #22-17	B1 #22-18	C1 #22-19	B2 #22-20	AS1 #22-21	AS2a #22-22	A1a #22-23	A2a #22-24	B1a #22-25
21	B2 #21-14	AS2 #21-15	A2 #21-16	A1 #21-17	B1 #21-18	C1 #21-19	B2 #21-20	AS1 #21-21	AS2a #21-22	A1a #21-23	A2a #21-24	B1a #21-25
20	B2 #20-14	AS2 #20-15	A2 #20-16	A1 #20-17	B1 #20-18	C1 #20-19	B2 #20-20	AS1 #20-21	AS2a #20-22	A1a #20-23	A2a #20-24	B1a #20-25
19	B2 #19-14	AS2 #19-15	A2 #19-16	A1 #19-17	B1 #19-18	C1 #19-19	B2 #19-20	AS1 #19-21	AS2a #19-22	A1a #19-23	A2a #19-24	B1a #19-25
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17	B2 #17-14	AS2 #17-15	A2 #17-16	A1 #17-17	B1 #17-18	C1 #17-19	B2 #17-20	AS1 #17-21	AS2a #17-22	A1a #17-23	A2a #17-24	B1a #17-25
16	B2 #16-14	AS2 #16-15	A2 #16-16	A1 #16-17	B1 #16-18	C1 #16-19	B2 #16-20	AS1 #16-21	AS2a #16-22	A1a #16-23	A2a #16-24	B1a #16-25
15	B2 #15-14	AS2 #15-15	A2 #15-16	A1 #15-17	B1 #15-18	C1 #15-19	B2 #15-20	AS1 #15-21	AS2a #15-22	A1a #15-23	A2a #15-24	B1a #15-25
14	B2 #14-14	AS2 #14-15	A2 #14-16	A1 #14-17	B1 #14-18	C1 #14-19	B2 #14-20	AS1 #14-21	AS2a #14-22	A1a #14-23	A2a #14-24	B1a #14-25
13	B2 #13-14	AS2 #13-15	A2 #13-16	A1 #13-17	B1 #13-18	C1 #13-19	B2 #13-20	AS1 #13-21	AS2a #13-22	A1a #13-23	A2a #13-24	B1a #13-25
12	B2 #12-14	AS2 #12-15	A2 #12-16	A1 #12-17	B1 #12-18	C1 #12-19	B2 #12-20	AS1 #12-21	AS2a #12-22	A1a #12-23	A2a #12-24	B1a #12-25
11	B2 #11-14	AS2 #11-15	A2 #11-16	A1 #11-17	B1 #11-18	C1 #11-19	B2 #11-20	AS1 #11-21	AS2a #11-22	A1a #11-23	A2a #11-24	B1a #11-25
10	B2 #10-14	AS2 #10-15	A2 #10-16	A1 #10-17	B1 #10-18	C1 #10-19	B2 #10-20	AS1 #10-21	AS2a #10-22	A1a #10-23	A2a #10-24	B1a #10-25
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2	2ND STOREY CARPARK											
1	1ST STORY CARPARK & FACILITIES											



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## E) APPENDIX: FREQUENTLY ASKED QUESTIONS

<b>Where is Queens Peak?</b>	<p>Queens Peak is located in upscale district 3 in Singapore and the address is Dundee Road. It is opposite to Queenstown MRT (East West Line).</p> <p>It is close to the upscale Tanglin precinct and a short drive to Singapore's premier shopping district, Orchard Road. It is also close to Ikea, Alexandra Central, Holland Village, Dempsey Road as well as Queenstown Primary and Secondary School, New Town Primary school and National University of Singapore.</p>	
<b>What are the amenities around vicinity?</b>	<b>Expressway</b>	<ul style="list-style-type: none"> <li>• Good connectivity to all city locations, given the proximity to major roadways including Tanglin Road, Alexander Road and Ayer Rajah Expressway (AYE)</li> </ul>
	<b>Services</b>	<ul style="list-style-type: none"> <li>• Queenstown MRT station, SAM – Singapore Post Limited, Mr. Bean, Ananas Café, Janbo, Citibank Singapore, 7-Eleven, Toast Box, NTUC Fair price, Sheng Siong (Dawson Supermarket), Queenstown PCF Kindergarten</li> </ul>
	<b>Shopping Centre/Malls/Shop Houses</b>	<ul style="list-style-type: none"> <li>• IKEA Alexandra</li> <li>• Alexandra Central</li> <li>• Alexandra Village</li> <li>• Queensway Shopping Centre</li> <li>• Anchorpoint Shopping Centre</li> <li>• The Star Vista</li> <li>• Tiong Bahru Plaze</li> <li>• Holland Village</li> <li>• Dempsey Road</li> <li>• River Valley Shopping Centre</li> </ul>
	<b>F&amp;B</b>	<ul style="list-style-type: none"> <li>• Mei Ling Street Food Centre</li> <li>• ABC Market</li> <li>• Tiong Bahru Market</li> <li>• Alexandra Village Food Centre</li> </ul>
	<b>Recreation</b>	<ul style="list-style-type: none"> <li>• Queenstown stadium</li> <li>• Queenstown swimming complex</li> <li>• Queenstown Public Library</li> </ul>
	<b>Parks &amp; Waterbodies</b>	<ul style="list-style-type: none"> <li>• Singapore Botanic Garden</li> <li>• Telok Blangah Hill Park</li> <li>• Mount Faber</li> <li>• Hort Park</li> <li>• Kent Ridge Park</li> </ul>
	<b>Hospitals/Medical Centres/Polyclinics</b>	<ul style="list-style-type: none"> <li>• Alexandra Hospital</li> </ul>
	<b>Embassy</b>	<ul style="list-style-type: none"> <li>• American Embassy</li> <li>• Philippine Embassy</li> <li>• Korean Embassy</li> <li>• Bruneian Consulate in Singapore</li> <li>• Royal Thai Embassy</li> <li>• Embassy of Indonesia</li> <li>• Embassy of China</li> <li>• Vietnam Embassy</li> <li>• Embassy of Costa Rica in Singapore</li> </ul>

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		<ul style="list-style-type: none"> <li>Embassy of Switzerland</li> </ul>
	<b>Schools</b> - Primary	<ul style="list-style-type: none"> <li>Queenstown Primary School 0.2 km</li> <li>New Town Primary School 0.8 km</li> <li>Gan Eng Seng Primary School 1.5km</li> <li>Alexandra Primary School &gt;2km</li> <li>Fairfield Methodist primary school &gt;2km</li> <li>Henry Park Primary School &gt;2km</li> </ul>
	- Secondary	<ul style="list-style-type: none"> <li>Queenstown Secondary School</li> <li>Queensway Secondary School</li> <li>Crescent Girls' School</li> </ul>
	- Tertiary	<ul style="list-style-type: none"> <li>Singapore Polytechnic</li> <li>National University of Singapore</li> <li>Anglo Chinese Junior College</li> <li>MDIS</li> </ul>
	- Foreign	<ul style="list-style-type: none"> <li>Global India International School</li> <li>Melbourne Specialist International School</li> <li>Avondale Grammar School</li> </ul>
<b>Public Transport</b>	- MRT	<ul style="list-style-type: none"> <li>Queenstown MRT station</li> </ul>
	- Buses	51, 111, 145, 186, 195, 970
<b>Places that the buses go to?</b>	-51	<ul style="list-style-type: none"> <li>Hougang Ctrl</li> <li>Upp S'goon Rd</li> <li>Hougang Ave 3</li> <li>Eunos Link</li> <li>Jln Eunos</li> <li>Changi Rd</li> <li>Geylang Rd</li> <li>Kallang Rd</li> <li>Crawford St</li> <li>Nth Bridge Rd</li> <li>Sth Bridge Rd</li> <li>Upp Cross St</li> <li>Havelock Rd</li> <li>Ganges Ave</li> <li>Alexandra Rd</li> <li>C'wealth Ave</li> <li>Queensway</li> <li>Alexandra Rd</li> <li>Pasir Panjang Rd</li> <li>West Coast Rd</li> <li>West Coast Highway</li> <li>West Coast Rd</li> <li>Pandan Gdns</li> <li>Jurong Town Hall Rd</li> <li>Jurong East Ctrl</li> <li>Jurong Gateway Rd</li> </ul>
	-111	<ul style="list-style-type: none"> <li>Ghim Moh Rd</li> <li>C'wealth Ave</li> <li>Alexandra Rd</li> <li>Tanglin Rd</li> </ul>

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		<ul style="list-style-type: none"> <li>• Orchard Rd</li> <li>• Bras Basah Rd</li> <li>• Temasek Blvd</li> <li>• Temasek Ave</li> <li>• Raffles Ave</li> <li>• Stamford Rd</li> <li>• Orchard Rd</li> <li>• Penang Rd</li> <li>• Somerset Rd</li> <li>• Grange Rd</li> <li>• Orchard Blvd</li> <li>• Grange Rd</li> <li>• Tanglin Rd</li> <li>• Alexandra Rd</li> <li>• C'wealth Ave</li> <li>• Ghim Moh Rd</li> </ul>
	-145	<ul style="list-style-type: none"> <li>• Lor 6 Toa Payoh</li> <li>• Jln Toa Payoh</li> <li>• Balestier Rd</li> <li>• Lavender St</li> <li>• Crawford St</li> <li>• Nth Bridge Rd</li> <li>• Sth Bridge Rd</li> <li>• Tg Pagar Rd</li> <li>• Keppel Rd</li> <li>• Telok Blangah Rd</li> <li>• Henderson Rd</li> <li>• Tiong Bahru Rd</li> <li>• Alexandra Rd</li> <li>• C'wealth Ave</li> <li>• Holland Dr</li> </ul>
	-186	<ul style="list-style-type: none"> <li>• Palmer Rd</li> <li>• Anson Rd</li> <li>• Cecil St</li> <li>• Cross St</li> <li>• Upp Cross St</li> <li>• Havelock Rd</li> <li>• Ganges Ave</li> <li>• Alexandra Rd</li> <li>• C'wealth Ave</li> <li>• Queensway</li> <li>• Farrer Rd</li> <li>• Dunearn Rd</li> <li>• Whitley Rd</li> <li>• PIE</li> <li>• Thomson Rd</li> <li>• Balestier Rd</li> <li>• Whampoa Dr</li> <li>• Jln Bahagia</li> </ul>

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	-195	<ul style="list-style-type: none"> <li>• Whampoa Rd</li> <li>• Raffles Blvd</li> <li>• Raffles Ave</li> <li>• Nth Bridge Rd</li> <li>• Nth Boat Quay</li> <li>• River Valley Rd</li> <li>• Kim Seng Rd</li> <li>• Outram Rd</li> <li>• Tiong Bahru Rd</li> <li>• Lower Delta Rd</li> <li>• Telok Blangah Way</li> <li>• Henderson Rd</li> <li>• Depot Rd</li> <li>• Alexandra Rd</li> <li>• C'wealth Ave</li> <li>• Queensway</li> <li>• C'wealth Dr</li> <li>• C'wealth Ave</li> <li>• Alexandra Rd</li> <li>• Depot Rd</li> <li>• Henderson Rd</li> <li>• Telok Blangah Way</li> <li>• Lower Delta Rd</li> <li>• Tiong Bahru Rd</li> <li>• Zion Rd</li> <li>• River Valley Rd</li> <li>• Parliament Pl</li> <li>• Raffles Blvd</li> </ul>
	-970	<ul style="list-style-type: none"> <li>• Woodlands Rd</li> <li>• Petir Rd</li> <li>• Gangsa Rd</li> <li>• Bt Panjang Rd</li> <li>• Upp Bt Timah Rd</li> <li>• Hillview Rd</li> <li>• Hillview Ave</li> <li>• Bt Batok East Ave 2</li> <li>• Bt Batok East Ave 6</li> <li>• Jln Jurong Kechil</li> <li>• Jln Anak Bt</li> <li>• Dunearn Rd</li> <li>• Sixth Ave</li> <li>• Holland Rd</li> <li>• C'wealth Ave</li> <li>• Alexandra Rd</li> <li>• Delta Rd</li> <li>• River Valley Rd</li> <li>• Kim Seng Rd</li> <li>• Outram Rd</li> <li>• Eu Tong Sen St</li> </ul>

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		<ul style="list-style-type: none"><li>• Upp Pickering St</li><li>• Church St</li><li>• Raffles Quay</li><li>• Shenton Way</li><li>• Palmer Rd</li></ul>
<b>Architect</b>	AGA Architect	<ul style="list-style-type: none"><li>• International Property Award</li><li>• Skyrise Greenery Award</li><li>• BCA Green Mark Goldplus Award – 2015 &amp; 2016</li></ul>
<b>Developer</b>	HY Realty (Dundee) Pte Ltd	As property investment and development company, it has been operating in Singapore for over decade.  Projects: Nautical, Forestville, Sea Horizon, Northwave
<b>HOW FAR TO ORCHARD ROAD?</b>	By drive	12 mins drive
	By public transport	27 mins
<b>HOW FAR TO BOTANIC GARDEN?</b>	By drive	8 mins drive
	By public transport	34 mins

## Queens Peak Residences

Located opposite Queenstown MRT, Queens Peak is located along Dundee Road, in the mature Queenstown satellite town. Queens Peak, which will be launched soon, has 736 luxurious units, ranging from 1 to 5 bedroom sizes and large single level penthouse units with private pools.

Its design is driven by organic architecture where harmony is promoted between the abode and the natural environment. For example, at each alternate level, the gardens extend from the respective lift lobby, serving as communal sky gardens. They also serve as a social space to foster communal living in the sky. Residents will enjoy facilities at the ground level, 7<sup>th</sup> storey as well as 27<sup>th</sup> storey sky gardens. Within the curvilinear façade lies rectilinear spaces to ensure excellent space planning.

Queens Peak is a direct link on the East West train to Changi Airport as well as the Future High Speed Rail to Malaysia. This suits the lifestyle of the well-heeled who crave inner city living. Queens Peak embodies the confluence of style and smart location. The locale is a zip to the CBD and the premier Orchard Road shopping belt, Great World City and Dempsey Hill. Interesting hawker centres and quaint outlets are found in its neighbourhood such as Mei Ling Street, Alexandra Village Food Centre, and ABC Brickworks Market and the hip Tiong Bahru and Holland Village precincts.

MCC is project managing it for developer HY Realty (Dundee) Pte Ltd.

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# FAQs

## Frequently Asked Questions

PROPOSED CONDOMINIUM HOUSING DEVELOPMENT COMPRISING 2 BLOCKS OF 44 STOREY RESIDENTIAL UNITS (TOTAL 736 UNITS) WITH SWIMMING POOL, ANCILLARY FACILITIES, 6 LEVELS OF CARPARK, A CHILDCARE CENTRE AND 1 SHOP UNIT ON MK 3 LOT 5210T AT DUNDEE ROAD

For Reference only.

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### COMMON AREA/FACILITIES

No.	Questions	Answer
1.	i) What kind of security system is the development using? ii) Will the access card be programmed in a way that it can be accessible for all the blks or just the particular blk that the purchaser is staying? iii) Is there any side gate? How many?	i) Audio-video intercom ii) All floors on both towers are accessible by access card via common lifts. Private lifts will be accessible by unit owners only to their respective floor. iii) 1 <sup>st</sup> storey: 1 facing 6m footpath to PCN 2 facing MRT station 1 facing Dundee Road
2.	<u>Carparks:</u> i) Total number of car park lots for the development and accessible lots? ii) How many levels of carpark are there? iii) Any family lots / electric car / bicycle lots?	i) 589 residential car park lots, 3 car park lots for childcare centre, 1 car park lot for shop unit and 5 accessible lots ii) 6 levels (L1-L6) iii) 124 bicycle lots and 1 electric car charging station.
3.	Details & dimensions of the swimming pool and children's pool?	50m Lap Pool Approx 436sqm surface area, 50m length, 6.9m/ 10.1m breath, 1.2m deep  Wading Pool Approx 64sqm surface area 7m length, 9.2m breath, 0.4m deep
4.	Any broadband provision for all common areas?	No
5.	<u>Lifts &amp; Lift Lobbies</u> i) How many common lifts serving each block? Shared by how many units? ii) Capacity of the lift? iii) Can residents access all levels of lift or only their own unit's level? iv) Is the lobby air-conditioned or natural ventilated? v) What is the corridor width in front of the units?	<u>Lifts</u> i) 4 common lifts per tower serving: 13 units per floor per tower (L8-26), 8 units per floor per tower (L28-42), 7 units per floor per tower (L43), 2 units (L44) ii) 17 pax for common lift 13 pax for private lift iii) All levels by common lift. Only their own unit level by private lift. iv) Naturally ventilated on all typical storey except 1 <sup>st</sup> storey using Mechanical Ventilation vi) 1.5m

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*For Reference only.*

6.	<u>Refuse system</u> i) Kind of refuse system provided? ii) How many refuse chutes provided per floor? iii) Where are they located?	<u>Refuse system</u> i) Pneumatic system. ii) 2 refuse chutes per floor iii) 1 along each common corridor
7.	i) How many persons can the function room accommodate? ii) What is the area of the function room? iii) Is there sheltered access to the function room? iv) Is there a kitchenette in the function room? What equipment are provided in this kitchenette?	i) Approx 20 persons ii) Approx. 75 sq.m. (internal space only) iii) Yes. iv) Yes. Fridge, wine chiller, induction hob, hood, sink and oven.
8.	i) What is the material for the boundary? ii) What is the height of the perimeter wall?	i) Granite, Aluminum and BRC fence. Refer to Appendix 1 ii) 1.8m except main entrance signage wall
9.	i) What is the clear ceiling height of the car park? ii) Can large mover trucks enter? iii) Is the car park mechanical ventilated?	i) 2.4m for L1-L6 except designated area ii) No (up to 2.4m) iii) Yes
10.	i) What kind of BBQ equipment will be provided? ii) How many persons can the dining area at the BBQ pit accommodate?	i) Refer to Appendix 2 ii) Refer to Appendix 2
11.	<u>Shops</u> i) How many shops will there be in the retail and are they accessible to public? ii) How is the development secured from the retail area if it is accessible to public?	i) 1 shop lot accessible to public. ii) There is a side gate with card access control to the development
12.	<u>Childcare Center</u> i) What is the size of childcare centre? ii) How many pax is the childcare centre cater for? iii) How does the public access the childcare centre?	i) 500sqm ii) 100 pax iii) There is a designated vehicular drop off point for the childcare centre and pedestrians will be able to call the childcare centre operator using the audio visual intercom system.
13.	Is the development using Town Gas?	Town Gas is only provided for 3-BR units and above
14.	For water heater, is it gas or electric? What capacity?	1 BR : Electric Storage (40 litres) 2 BR : Electric Storage (60 litres) 3 BR, 4 BR, 5BR & PH : Gas

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### A. STRUCTURAL/OTHERS

No.	Questions	Answer
1.	Difference between the showflats and the actual units.	Refer to plaque at the entrance of the showflats
2	What is the site area?	10,516.10sqm
3.	What is the building coverage in %?	41.01%
4.	Distance between all the blocks?	Please see attached Appendix 3
5.	What kind of lock set will be provided for each unit?	Digital Lockset
6.	i) What is the material of the sky garden railing?  ii) How high is the sky garden railing?  iii) Can owners add balcony screens? Any design to follow?	i) Typical floor : Metal Railing Sky Garden : Glass Railing L7 & L27 : Glass Railing Sky Terrace  ii) Min 1.1m high  iii) Yes, owners can add balcony screens. The screen design shall be based on the design approved by the relevant authority.
7.	What is the colour of the window frame?	Grey
8.	Estimated timing for stages of completion  <ul style="list-style-type: none"> <li>Piling works</li> <li>Superstructure works</li> <li>Architectural works</li> </ul>	Q4 2016 Q1 2017 Q2 2019

### B. STANDARD SPECIFICATIONS

#### I. Floor and Wall

Description	Materials
Living, Dining, Family (for Type D1 & Penthouse), Study (Type AS1, AS2 & AS2a), Hallway to Bedrooms, Master Bedroom for Type A, Private Lobby (Type D1, E1 & Penthouse), Foyer (B3, C1, C8 & E1):	Floor: 600mm x 600mm marble with timber skirting Wall: Paint finish
Bedrooms / Walk-in wardrobe (Penthouse) / Study (PH1 & PH1a)	Floor: Engineered timber flooring with timber skirting Wall: Paint finish

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Bathrooms / Powder Room / WC (Type C7, C8, D1, E1 and PH)	Floor: 600mm x 600mm marble and/or tiles flooring Wall: Tiles
Kitchen / Kitchenette (Penthouse)	Floor: 600mm x 600mm marble with timber and/or tiles skirting Wall: Tiles or paint finish
Utility (for Type C7, C8, D1, E1 & Penthouse) / Yard (PH3)	Floor: Tiles Wall: Paint finish
Balcony / Private Roof Terrace (Penthouse)	Floor: Mosaic Tiles Wall: Paint finish

### II. Ceiling

**NOTE: All height referred to general height, false ceiling or bulkhead will be necessary for installation of ac unit, running of services and/or structure.**

#### Apartments

- i. Living, Dining, Study (for Type AS1, AS2 & AS2a), Bedrooms, Kitchen (except Type B3, C1, C8, D1 & E1), Balcony, Family (for Type D1) : Approx. 2900mm
- ii. Entry to Living, Hallway to Bedroom, Foyer (for Type B3, C1, C8 & E1), Kitchen (for Type B3, C1, C8, D1 & E1), Utility : Approx. 2450mm
- iii. Bathrooms, WC (for Type C7, C8, D1 & E1) : Approx. 2425mm
- iv. Private Lobby (for Type D1 & E1 ) : Approx. 2450mm

#### Penthouses

- i. Living, Dining & Master Bedroom : Approx. 6000 mm
- ii. All Bedrooms, Study (for Type PH1 & PH1a), Kitchen, Kitchenette, Family, Walk-in-wardrobe, Hallway to Bedrooms, Utility, & Yard (for PH3) : Approx. 3150 mm
- iii. Bathrooms, Powder Room (for Type PH1 & PH1a), WC : Approx. 2425mm
- iv. Private Lobby : Approx. 6000mm
- v. Private Roof Terrace : Approx. 6000mm

### III. Windows

Generally, all external windows are casement windows except for some bathrooms and/or kitchen which are top-hung windows and some kitchens which are sliding windows.

### IV. Others

Description	Brand	Remarks
Electrical Switches and Power Points	ABB	
Air-Conditioning	Mitsubishi	

### V. Standard Provisions

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### Kitchen Appliances

Items	Brands	Remarks
Counter Top	Solid Surface	-
Cooker Hood	SMEG	-
Cooker Hob	SMEG	-
Built-in Oven	SMEG	-
Washer cum Dryer	SMEG	-
Dishwasher	SMEG	-
Coffee Machine	SMEG	-
Kitchen Sink	Kohler (Type A & B) Franke (Type C and above)	-
Kitchen Tap	Kohler	-

### Sanitary

Items	Brands	Remarks
<b>Master Bath:</b>		
Wall Hung WC	Kohler	-
Undercounter Basin	Kohler	-
Basin Mixer	Kohler	-
Shower Set	Kohler	-
<b>Common Bath:</b>		
Wall Hung WC	Kohler	-
Undercounter Basin	Kohler	-
Basin Mixer	Kohler	-
Shower Set	Kohler	-



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### APPENDIX 2 EQUIPMENT SCHEDULE (7<sup>TH</sup> STOREY)

FACILITIES (NAMED/LABELLED ACCORDING TO ATTACHED PLAN)	EQUIPMENT	PAX CATERED
25) Laundromat	<ul style="list-style-type: none"> <li>Washers and Dryers</li> <li>Counter top with sink</li> </ul>	Approx. 10 sqm
26) Laundrette Lounge	<ul style="list-style-type: none"> <li>Seating area</li> </ul>	At least 6 pax Approx. 24 sqm
40) Pool Lounge	<ul style="list-style-type: none"> <li>Counter top</li> <li>Bar stools</li> <li>Dining table and chairs</li> <li>Ceiling Fan</li> </ul>	At least 8 pax Approx. 36 sqm
41) Pool Loft	<ul style="list-style-type: none"> <li>Bar counter with grill and sink</li> <li>Bar stools</li> <li>Dining table and chairs</li> <li>Seating area</li> <li>Ceiling Fan</li> </ul>	At least 12 pax Approx. 68 sqm
47) BBQ Pavilion	<ul style="list-style-type: none"> <li>Counter top with grill and sink</li> <li>Dining table and chairs</li> <li>Ceiling Fan</li> </ul>	At least 8 pax Approx. 37 sqm
49) Party Loft	<ul style="list-style-type: none"> <li>Counter top with sink</li> <li>Bar stools</li> <li>Dining table and chairs</li> <li>Ceiling Fan</li> </ul>	At least 10 pax Approx. 73 sqm
50) Alfresco Gourmet Dining	<ul style="list-style-type: none"> <li>Ceiling Fan</li> <li>Counter top with sink</li> <li>Dining table and chairs</li> </ul>	At least 10 pax Approx 46 sqm & 48 sqm each

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### EQUIPMENT SCHEDULE (27<sup>TH</sup> STOREY)

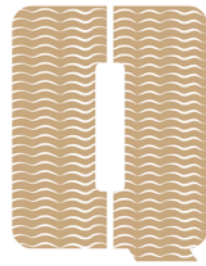
FACILITIES (NAMED/LABELLED ACCORDING TO	EQUIPMENT	PAX CATERED
69) Teppanyaki Dining	<ul style="list-style-type: none"> <li>Counter top with electric grill and sink</li> <li>Dining table and chairs</li> <li>Ceiling Fan</li> </ul>	At least 8 pax Approx. 31 sqm
70) Cocktail Bar	<ul style="list-style-type: none"> <li>Bar counter with sink</li> <li>Bar stools</li> <li>Seating area</li> <li>Ceiling Fan</li> </ul>	At least 8 pax Approx. 27 sqm
72) Gourmet Dining	<ul style="list-style-type: none"> <li>Counter top with sink</li> <li>Bar stools</li> <li>Ceiling Fan</li> </ul>	At least 10 pax Approx. 51 sqm
73) Sky Dining	<ul style="list-style-type: none"> <li>Counter top with sink</li> <li>Bar stools</li> <li>Ceiling Fan</li> </ul>	At least 10 pax Approx. 52 sqm
76) Refreshment Bar	<ul style="list-style-type: none"> <li>Bar counter with sink</li> <li>Bar stools</li> <li>Seating area</li> <li>Ceiling Fan</li> </ul>	At least 8 pax Approx. 27 sqm
77) Kitchen Grill	<ul style="list-style-type: none"> <li>Counter top with grill and sink</li> <li>Dining table and chairs</li> <li>Ceiling Fan</li> </ul>	At least 8 pax Approx. 34 sqm

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