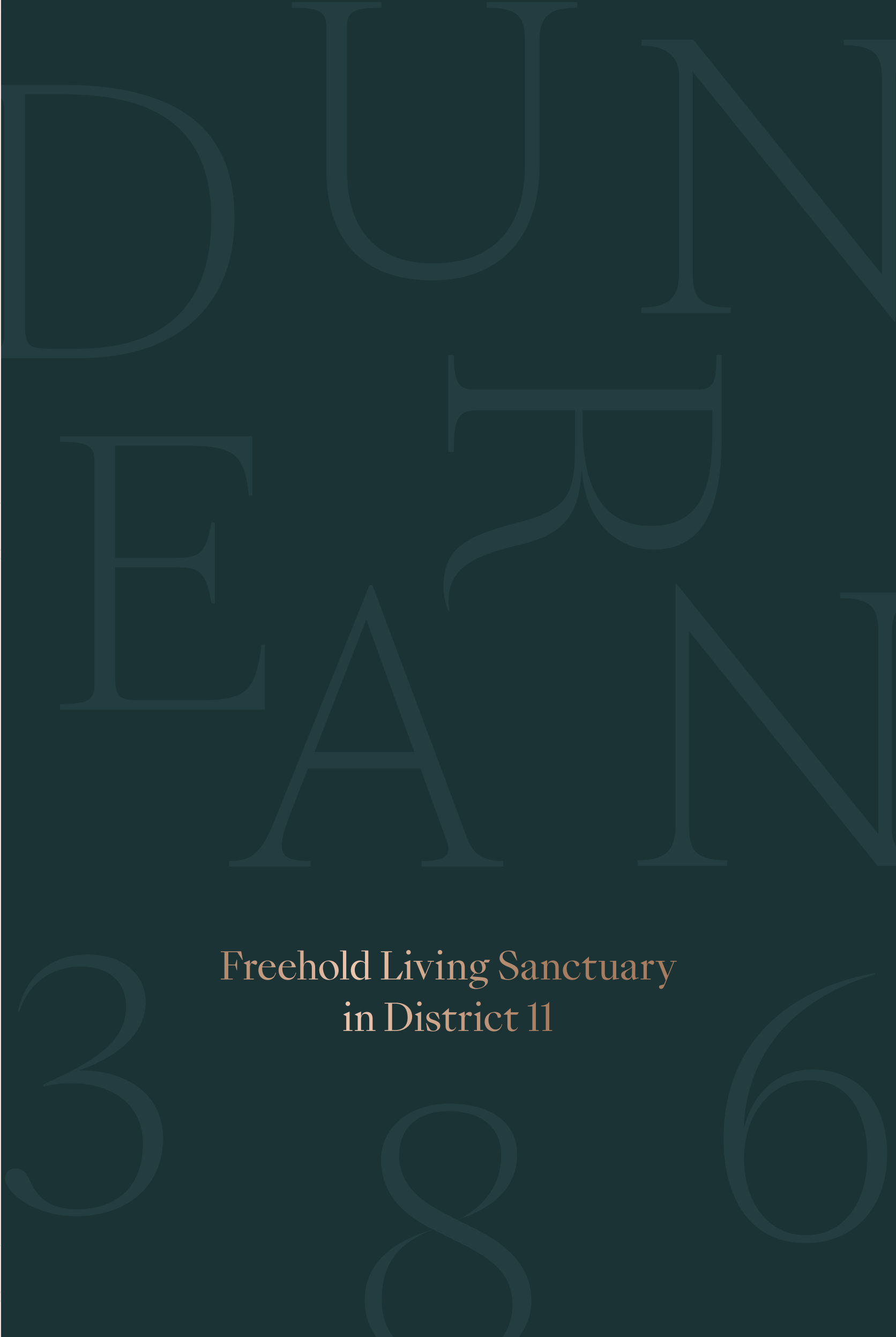




DUNEARN 386



Freehold Living Sanctuary  
in District 11

Think in the morning.  
Act in the noon.  
Eat in the evening.  
Sleep in the night.

William Blake



DUNEARN 386

# Dreams. Desires. Dawn.

## Dunearn 386

With 35 units in a 5-storey block, Dunearn 386 is a rare freehold home in District 11. Spend a moment, a day, a life at Dunearn 386.



Artist's Impression

# The Tranquil Pond

Begin your morning in a lush sanctuary. Your home is nestled within a verdant landscape. Here, you are close to the city, yet never far from nature. Here, the air is fresh and the day is bright.



# The BBQ Pavilion

Host a birthday celebration or simply have everyone together for some drinks and grill at the beautifully designed BBQ Pavilion. This is an extension of your living space — cosy, green, with spectacular views of the surroundings.



# The Great City View Deck

Spend a leisurely afternoon with a swim in the rooftop pool. After a good workout, lounge by the poolside. Or if you like, host an evening party on the deck, with open views of the neighbouring good class bungalows and the city skyline as a backdrop.



Artist's Impression

# The Best Way To Live

The layout of the units is also designed to be pragmatic and flexible, with the living area next to the dining area. This way, you can use the combined space however you want, according to your lifestyle and the way you like to live.



Type C2 – Living/ Dining  
Impression Only



Type C2 - Kitchen  
Impression Only



Impression Only





Type O2 - Master Bedroom  
Impression Only



Type C2 – Master Bedroom Wardrobe  
Impression Only



Type C2 – Master Bathroom  
Impression Only

# Materials & Finishes



Impression Only



- |  |   |
|--|---|
| 1 — Living / Dining / Kitchen Floor Marble Tile<br>Master / Common Bath Floor & Wall Marble Tile               | 8 — Master Bath Vanity Counter Top Marble Tile        |
| 2 — Balcony Floor Tile   | 9 — Kitchen Magnetic Chalkboard Wall Laminate         |
| 3 — Bedroom Timber Flooring  | 10 — Kitchen Tall Unit & Bottom Cabinet Laminate      |
| 4 — Kitchen Wall Tile  | 11 — Kitchen Cabinet Accent Laminate                  |
| 5 — Master Bath Accent Wall  | 12 — Kitchen Top Cabinet Laminate                     |
| 6 — Common Bath Accent Wall  | 13 — Common Bedroom Wardrobe Laminate                 |
| 7 — Kitchen Counter Top / Backsplash Engineered Quartz<br>and Common Bath Vanity Counter Top Engineered Quartz | 14 — Master Bedroom Wardrobe Glass Sliding Door Panel |

# The Home That Grows With You

As the sun sets, retreat to the privacy and serenity of your home. The choice of 1, 2, 4 & 5 bedroom unit types caters to different lifestyles. Whether it's for the individual homeowner or a growing family, this is a freehold home that can accommodate to present and future needs.



# First Floor Facilities

- 1 — Side Gate
- 2 — Bicycle Lots
- 3 — Tranquil Pond
- 4 — Playground

# Roof Facilities

- 5 — Swimming Pool
- 6 — Bubble Jets
- 7 — Water Hammock
- 8 — Aqua Gym
- 9 — Pool Lounge
- 10 — Shower Point
- 11 — Accessible Toilet
- 12 — BBQ Pavilion



Artist's Impression

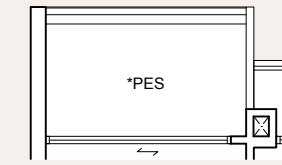
Duncarn Road



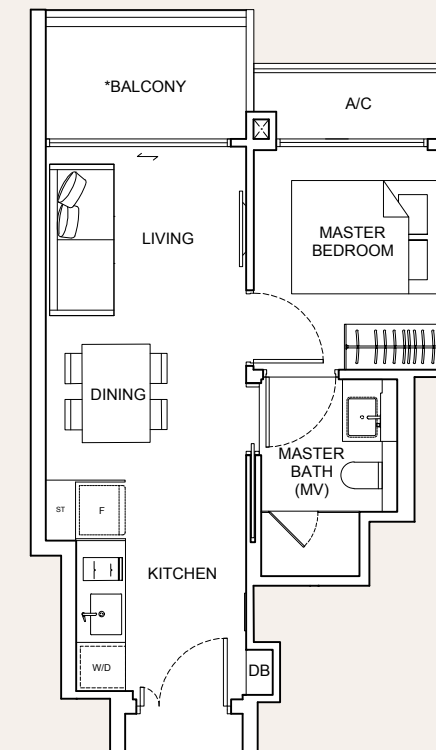
# Unit Distribution

|            | 1 Bedroom           | 2 Bedroom Compact | 2 Bedroom      | 4 Bedroom      | 5 Bedroom      |                |                |
|------------|---------------------|-------------------|----------------|----------------|----------------|----------------|----------------|
|            |                     |                   |                |                |                | 01             | 02             |
|            |                     |                   |                |                |                | 03             | 04             |
|            |                     |                   |                |                |                | 05             | 06             |
|            |                     |                   |                |                |                | 07             |                |
| ROOF       | Communal Facilities |                   |                |                |                |                |                |
| LEVEL 05   | A<br>42 sqm         | B5<br>62 sqm      | C1<br>85 sqm   | B3<br>60 sqm   | B4<br>60 sqm   | C2<br>86 sqm   | D<br>108 sqm   |
| LEVEL 04   | A<br>42 sqm         | B5<br>62 sqm      | C1<br>85 sqm   | B3<br>60 sqm   | B4<br>60 sqm   | C2<br>86 sqm   | D<br>108 sqm   |
| LEVEL 03   | A<br>42 sqm         | B5<br>62 sqm      | C1<br>85 sqm   | B3<br>60 sqm   | B4<br>60 sqm   | C2<br>86 sqm   | D<br>108 sqm   |
| LEVEL 02   | A<br>42 sqm         | B5<br>62 sqm      | C1<br>85 sqm   | B3<br>60 sqm   | B4<br>60 sqm   | C2<br>86 sqm   | D<br>108 sqm   |
| LEVEL 01   | A-G<br>42 sqm       | B5-G<br>62 sqm    | C1-G<br>85 sqm | B2-G<br>59 sqm | B1-G<br>52 sqm | C2-G<br>86 sqm | D-G<br>108 sqm |
| BASEMENT 1 | Car Park            |                   |                |                |                |                |                |

# 1 Bedroom

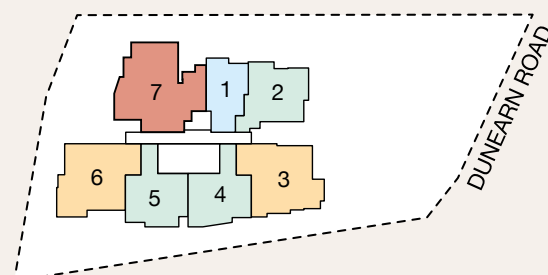


Type A-G  
42 sqm  
#01-01

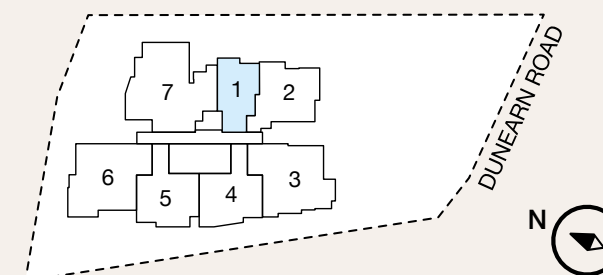
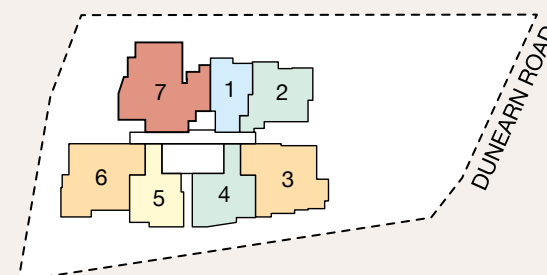


Type A  
42 sqm  
#02-01  
#03-01  
#04-01  
#05-01

Typical Plan



First Storey



\*The PES/balcony shall not be enclosed. Only approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to page 43 of this brochure. All floor areas indicated are inclusive of AC Ledge, PES/Balcony and Strata Void where applicable. All floor areas are estimate only and subject to final survey. All floor plans are subject to changes as may be required or approved by the relevant authorities. Furniture shown is indicative only and is not provided, please refer to the floor plans in the Sale & Purchase Agreement for details.

# 2 Bedroom Compact

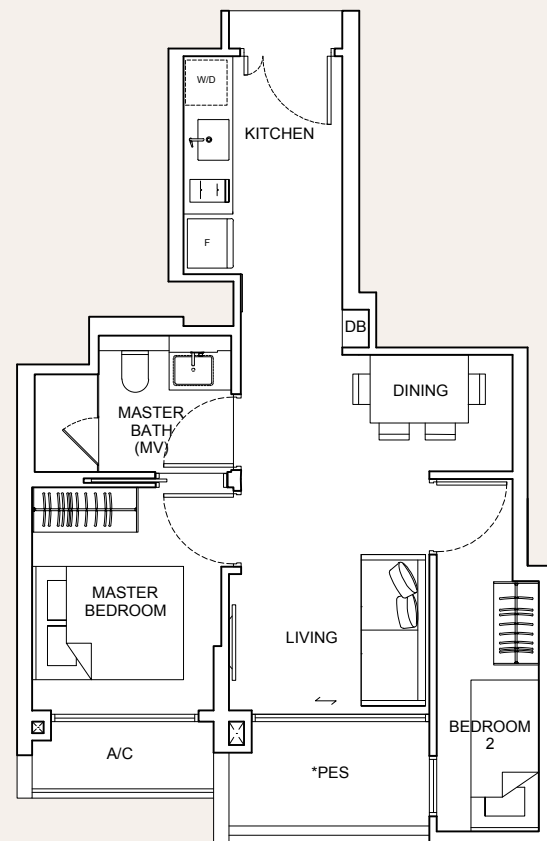


# 2 Bedroom

## Type B1-G

52 sqm

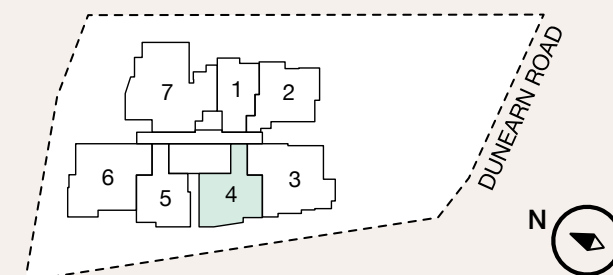
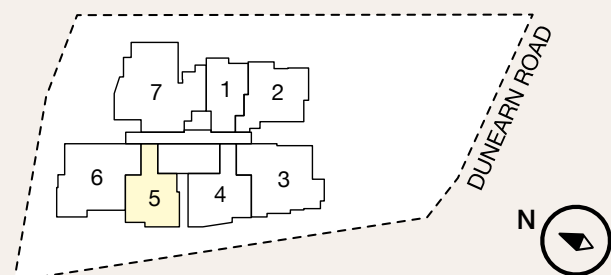
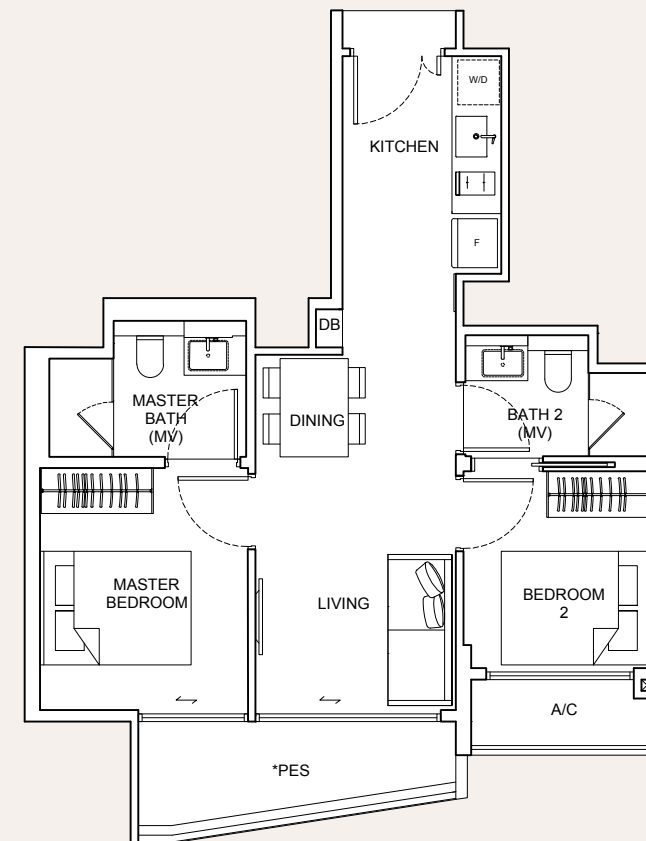
#01-05



## Type B2-G

59 sqm

#01-04



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# 2 Bedroom

## Type B3

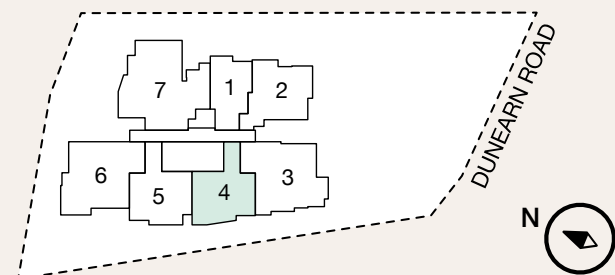
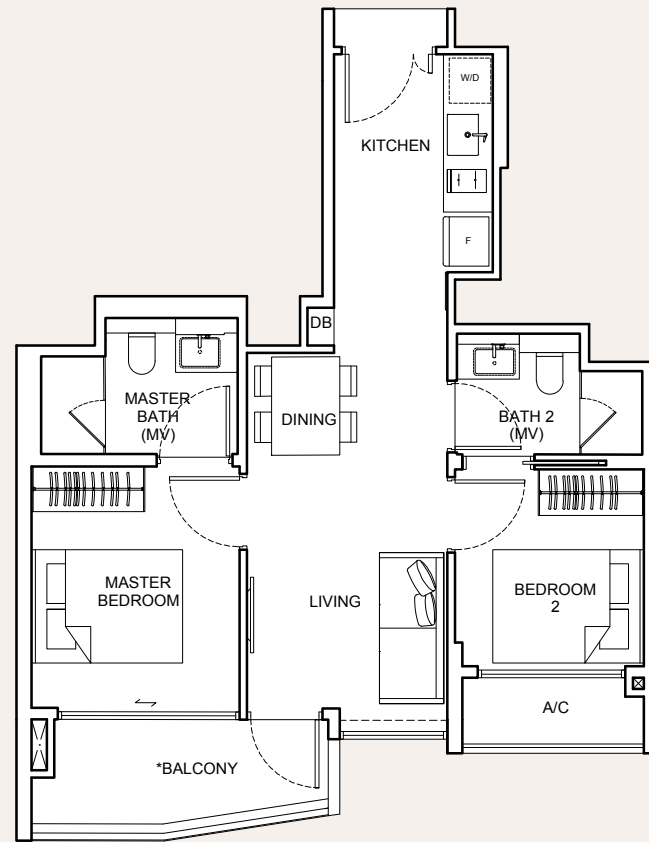
60 sqm

#02-04

#03-04

#04-04

#05-04



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# 2 Bedroom

## Type B4

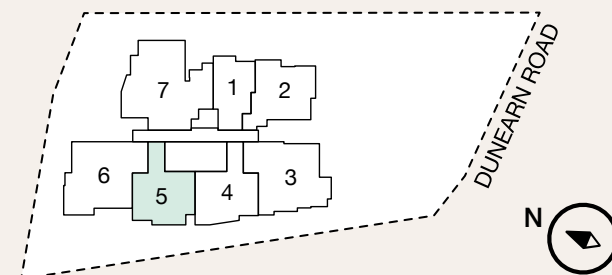
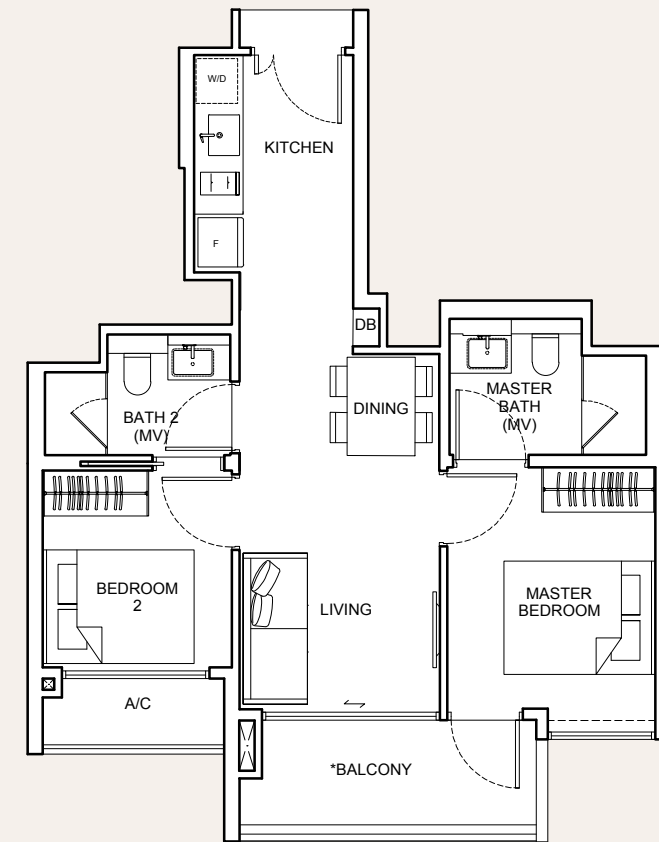
60 sqm

#02-05

#03-05

#04-05

#05-05



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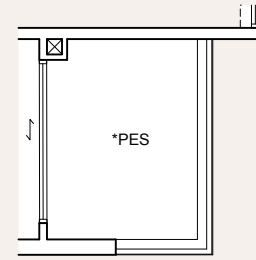


# 2 Bedroom

## Type B5-G

62 sqm

#01-02



## Type B5

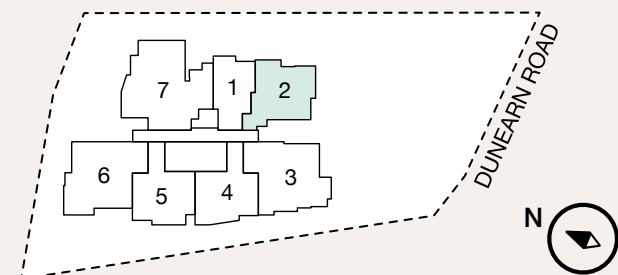
62 sqm

#02-02

#03-02

#04-02

#05-02

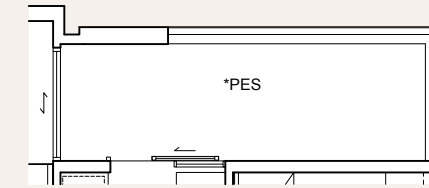


# 4 Bedroom

## Type C1-G

85 sqm

#01-03



## Type C1

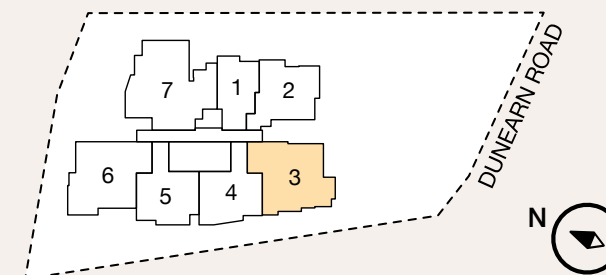
85 sqm

#02-03

#03-03

#04-03

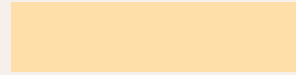
#05-03



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# 4 Bedroom

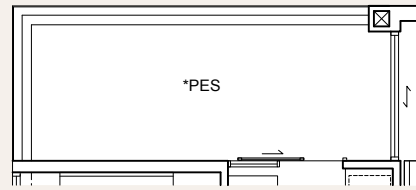


# 5 Bedroom

## Type C2-G

86 sqm

#01-06



## Type C2

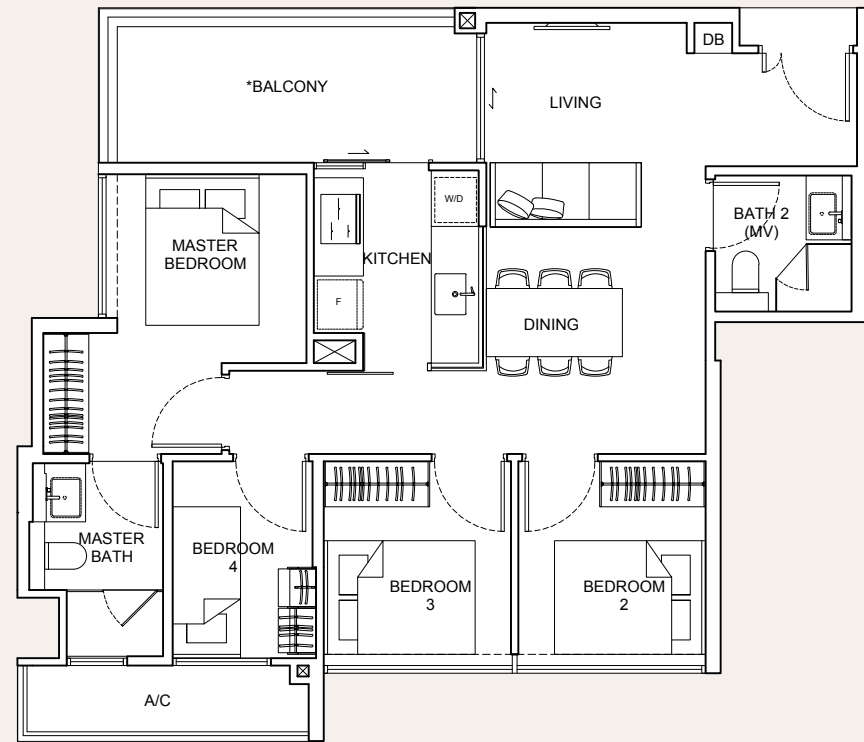
86 sqm

#02-06

#03-06

#04-06

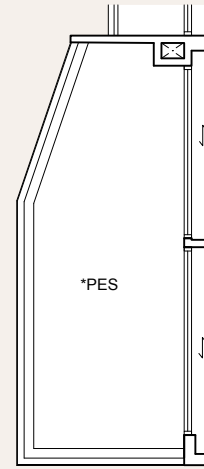
#05-06



## Type D-G

108 sqm

#01-07



## Type D

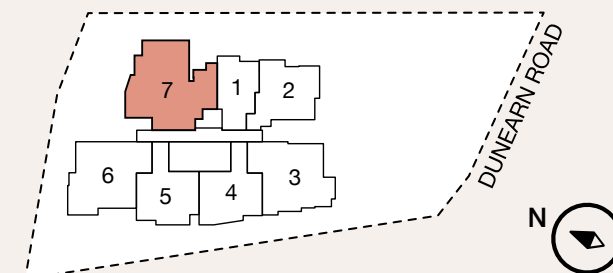
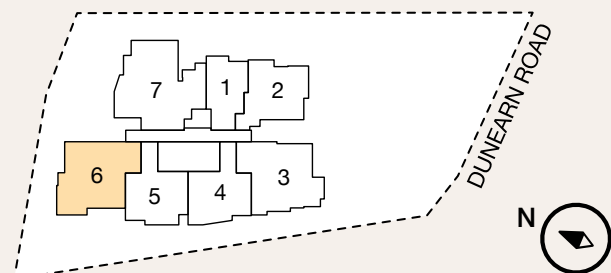
108 sqm

#02-07

#03-07

#04-07

#05-07



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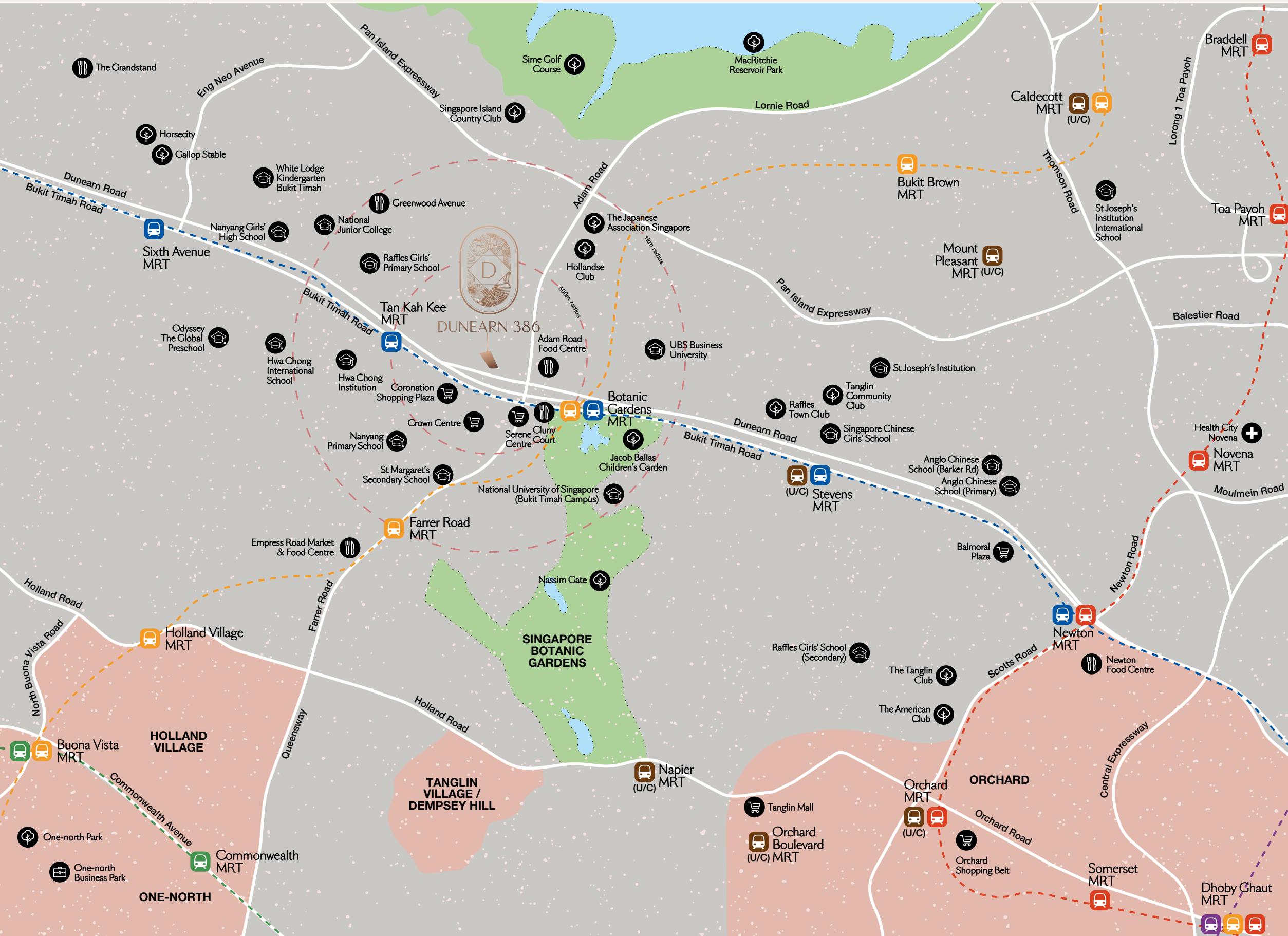
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# Location

With the new Downtown Line, Bukit Timah is even more accessible than ever. From Dunearn 386, both the Botanic Gardens MRT Interchange Station and Tan Kah Kee MRT Station are mere minutes' walk by foot. By road, the PIE connects you seamlessly to the rest of the island.



- East West Line
- North South Line
- Circle Line
- Downtown Line
- Thomson-East Coast Line (U/C)



## Connectivity

- Botanic Gardens MRT 6 mins
- Tan Kah Kee MRT 7 mins
- Pan Island Expressway (PIE) 5 mins

## Schools

### Primary Schools

- Nanyang Primary School (within 1km radius) 2 mins
- Singapore Chinese Girls' School 3 mins / 1 MRT stop
- Raffles Girls' Primary School (within 1km radius) 5 mins
- Anglo Chinese School (Primary) 5 mins

### Pre-schools

- Odyssey The Global Preschool 5 mins
- White Lodge Kindergarten Bukit Timah 5 mins

### Secondary Schools

- St Margaret's Secondary School (within 1km radius) 1 mins
- Hwa Chong Institution (within 1km radius) 4 mins
- Hwa Chong International School 4 mins
- St Joseph's Institution 4 mins
- Nanyang Girls' High School 5 mins
- Raffles Girls' School (Secondary) 5 mins
- Anglo Chinese School (Barker Rd) 6 mins

### Tertiary Institutions

- National Junior College 3 mins
- UBS Business University (within 1km radius) 3 mins
- National University of Singapore (within 1km radius) (Bukit Timah Campus) 4 mins

## Shopping Malls

- Coronation Shopping Plaza 4 mins
- Serene Centre 4 mins
- Crown Centre 6 mins
- Orchard Shopping Belt 10 mins / 3 MRT stops

## Dining & Lifestyle

- Adam Road Food Centre 3 mins
- Cluny Court 5 mins
- Empress Road Market & Food Centre 4 mins
- Greenwood Avenue 6 mins
- Holland Village 6 mins / 2 MRT stops
- The Grandstand 8 mins
- Tanglin Village / Dempsey Hill 9 mins

## Nature

- Singapore Botanic Gardens 7 mins
- Jacob Ballas Children's Garden 2 mins
- MacRitchie Reservoir Park 7 mins
- One-north Park 10 mins
- Bukit Timah Nature Reserve 12 mins

## Community

- The Japanese Association Singapore 1 mins
- Raffles Town Club 2 mins
- Tanglin Community Club 3 mins
- Hollandse Club 3 mins
- Singapore Island Country Club 6 mins
- The Tanglin Club 6 mins
- The American Club 6 mins
- Gallop Stable 7 mins
- Horsecity 7 mins

## Business Districts

- One-north Business Park 10 mins / 3 MRT stops
- Downtown Core (Bugis MRT Station) 11 mins / 5 MRT stops

All travel time are estimates and subject to actual traffic conditions.  
Source: [www.onemap.sg](http://www.onemap.sg)

The map is not drawn to scale.

# World of Convenience

Delight in a world of convenient and trendy lifestyle amenities in the exclusive Bukit Timah enclave, from shopping to dining to meeting your everyday needs.



## 01. Adam Road Food Centre

Get your daily fix of local food, just a stone's throw away from Dunearn 386. The nasi lemak, mee soto, and prawn mee soup are some of Singapore's best.



## 02. Cluny Court

Fancy some one-of-a-kind shopping or an artisanal cupcake? Nearby Cluny Court gives you even more options. There are also salons, bakeries, and a well-stocked 24 hours Cold Storage.



## 03. Dempsey Hill

When night calls, head over to Dempsey Hill. The vibe is relaxed and the surroundings are lush — perfect for a romantic dinner or a friends' night out.



## 04. Orchard Road

A lifestyle haven awaits you at Orchard Road. There, go for a movie, have a tête-à-tête over coffee, or simply indulge in some world-class shopping.



## 05. Holland Village

Enjoy the bohemian atmosphere at Holland Village, with its laid-back charm and unique offerings. In the evenings, take a stroll at Chip Bee Gardens and dine at one of its alfresco restaurants.



## 06. Greenwood Fish Market

Savour the bounty of the sea at this fish market. You can choose to bring the seafood home, or have it freshly cooked at the restaurant.



# Nestled in Nature

Spend a lovely day out at some of Singapore's greenest spots, including the Singapore Botanic Gardens and the Bukit Timah Nature Reserve, both of which are just moments from the prestigious city address of Dunearn 386.



01. Singapore Botanic Gardens

Be one with nature at Singapore's first UNESCO World Heritage Site, just minutes' walk from Dunearn 386.



02. Jacob Ballas Children's Garden

A wonderful place to instil in your child a love for nature, with spaces for exploration, adventure, learning, and play.



03. Bukit Timah Nature Reserve

Come face to face with the rich biodiversity of one of Singapore's last primary rainforests and be dazzled by exotic flora and fauna.



04. MacRitchie Reservoir

Soak in some fresh air and nature's beauty at Singapore's largest reservoir. There, you can choose to hike, kayak, or explore the Treetop Walk.



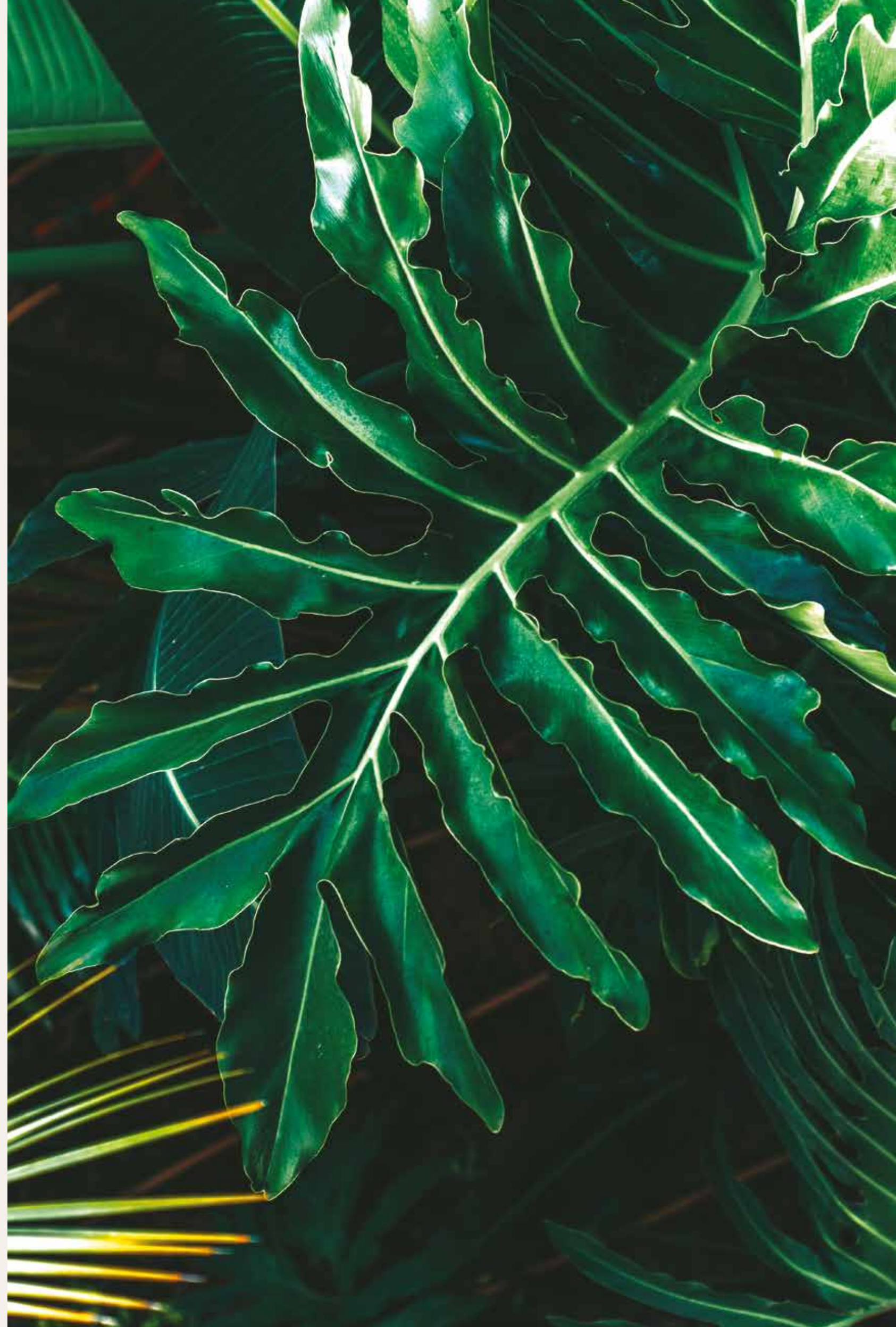
05. Rail Corridor

Take a walk down memory lane and encounter historical landmarks like the Bukit Timah Railway Station and steel truss railway bridges.



06. Saddle Club

Learn to ride a horse and grow an appreciation for life at the Bukit Timah Saddle Club. There's something for everyone here.



# Renowned Education Belt

Every parent wants the best for their child. With some of the country's most sought-after schools all within the vicinity of Dunearn 386, you can give your child the best foundation in life you possibly can.



01. Nanyang Primary School



02. Raffles Girls' Primary School



03. Nanyang Girls' High School



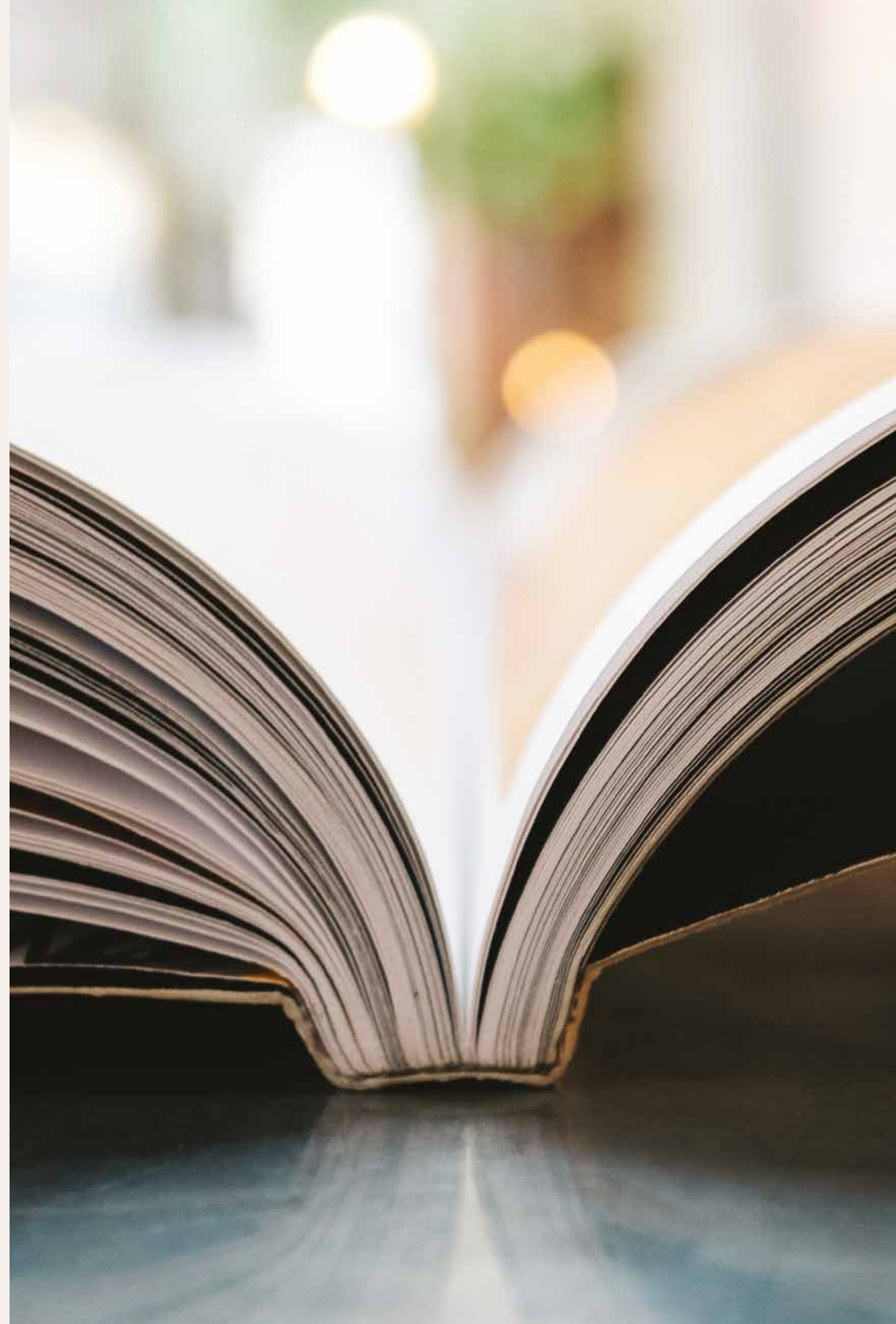
04. Hwa Chong Institution



05. National Junior College



06. National University of Singapore (Bukit Timah Campus)



# A Smarter Home for Greater Peace of Mind

Enjoy greater convenience and security with state-of-the-art smart features that come with every home.



Smart Lock



Auto lock

The automatic locking feature eliminates the need to re-check for the door lock when you go out. Feel at ease when you go out and keep your home safe.



Double authentication

The double authentication mode strengthens security. User access code plus card must be authenticated to open the door (optional).



Anti-theft mode

When leaving, the user can set up the anti-theft mode by simply pressing the button, preventing tampering by creating a warning sound.



Gateway & IP Cameras



Day and night video



Two way audio



Cloud storage on Dropbox



Time lapse video recording

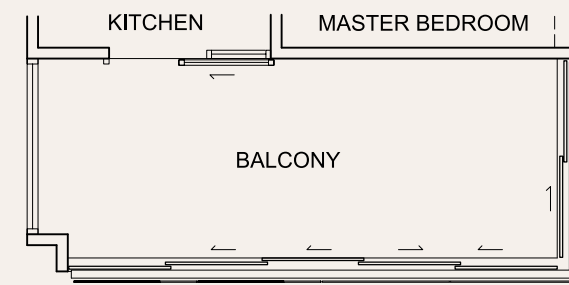


SD card video recording with 5 seconds of pre-recording

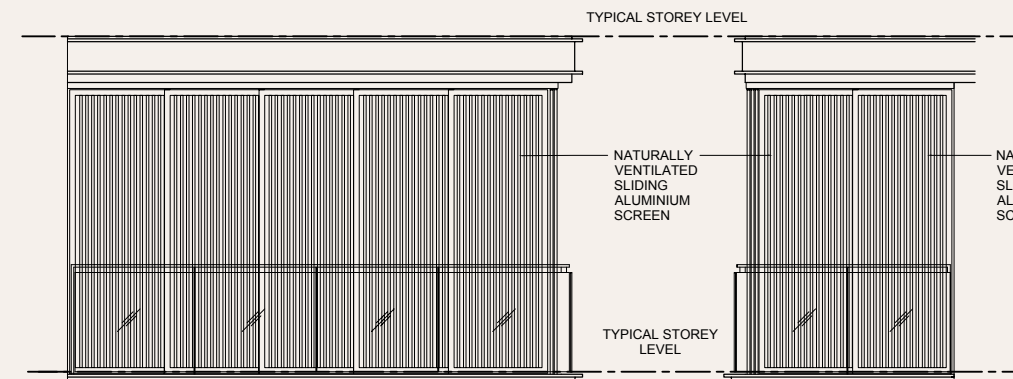


Alarm message for motion and sound detection

# Balcony Screen Detail

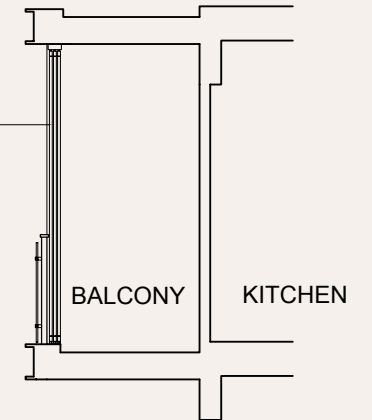


PLAN



FRONT ELEVATION

SIDE ELEVATION



SECTION

This drawing is for reference only. The screen design is provided for aesthetic uniformity of the development. Materials to be aluminium with powder coated finish. Fixing details are by contractor and fixing shall not damage the existing waterproofing and structure. Owner shall verify all dimensions prior to fabrication and commencement of work. Drawings are not to scale. The cost of screen and installation shall be borne by the Owner.

# A Premier Development By Roxy-Pacific Holdings Limited

Roxy-Pacific Holdings Limited ("the Group") is an established property and hospitality corporation with an Asia-Pacific focus and a track record dating back to May 1967. Listed on the SGX Mainboard since 12 March 2008, the Group is engaged primarily in the development and sale of residential and commercial properties ("Property Development"), Hotel ownership and other investment properties in Asia-Pacific ("Hotel Ownership and Property Investment"), including the ownership of Grand Mercure Singapore Roxy. Since 2013, the three main arms – Property Development, Property Investment and Hotel Ownership have extended their reach beyond Singapore, to countries such as Malaysia, Australia, Thailand, Japan and Maldives.

## SINGAPORE



Fyve Derbyshire



120 Grange



Arena Residences



RV Altitude

## OVERSEAS



Wisma Infinitem, Malaysia



West End Residences, Australia



Noku, Kyoto



Noku, Maldives



## DUNEARN 386

Developer: RH Central Pte. Ltd.

Developer's Licence No.: C1274

Tenure of Land: Estate in Fee Simple

Encumbrances: Mortgage(s) in favour of Hong Leong Finance Limited

Expected Date of Vacant Possession: 30 September 2022

Expected Date of Legal Completion: 30 September 2025

Location: LOT 7050X of MK 17 AT 386 DUNEARN ROAD

Whilst every reasonable care has been taken in preparing this brochure, the Developer and its agents shall not be held responsible or liable for any inaccuracies or omissions. All statements are believed to be correct but shall not be regarded as statements or representations of fact. All information and specifications are current at the time of print and are subject to change as may be required without prior notice. Nothing herein shall form part of any offer or contract. Visual representations including models, drawings, illustrations, photographs and art renderings portray artistic impressions only and are not to be taken as representations of fact. Floor areas and other measurements are approximate only and are subject to final survey. The Developer shall not be bound by any statements, representations or promises (whether written or oral) by its agents or otherwise, except as expressly set forth in the Sale and Purchase Agreement. The Sale and Purchase Agreement shall form the entire contract between the Developer and the Purchaser and shall supersede all statements, representations or promises (whether written or oral) made prior to the signing of the Sale and Purchase Agreement and shall in no way be modified by any statements, representations or promises (whether written or oral) made by the Developer and its agents unless approved by the Controller of Housing (if required) and expressly agreed to in writing between the parties.



A PREMIER DEVELOPMENT BY



**Roxy-Pacific  
Holdings Limited**