



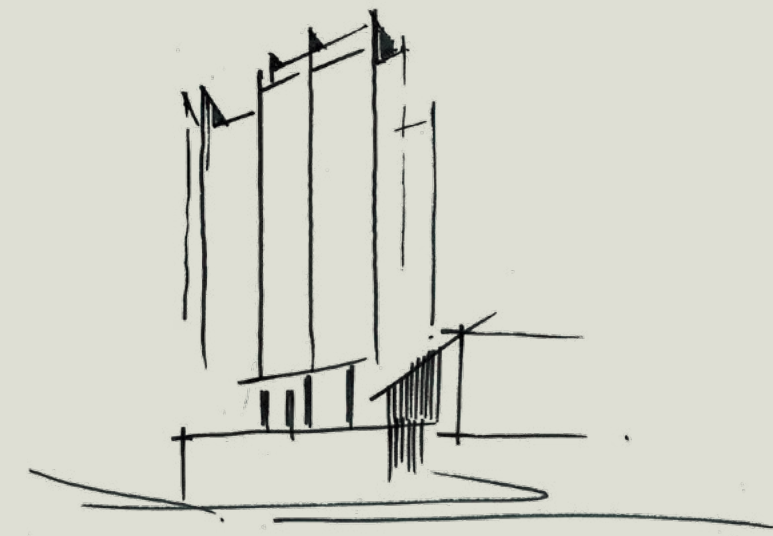
JUNIPER  
HILL



## JUNIPER HILL

A home above all

THE BUKIT TIMAH  
COLLECTION



*Juniper Hill*

FREEHOLD

PRIME DISTRICT 10

Allgreen Properties is proud to present The Bukit Timah Collection, made up of Juniper Hill, Fourth Avenue Residences, and *former* Royalville. Thoughtfully curated, this collection represents the best of District 10 living in the heart of Bukit Timah.

*For centuries,  
the juniper tree has symbolised  
protection and health.*





A home above all

JUNIPER  
HILL

Artist's Impression



Artist's Impression

## WELCOME

Located at 39 Ewe Boon Road, Juniper Hill is nestled on higher ground within the exclusive Bukit Timah-Tanglin enclave. Within the freehold development, beautiful landscaped gardens across various levels create an elegant living experience immersed in nature.



Artist's Impression

## CONCIERGE

IN PARTNERSHIP WITH:



Your home at Juniper Hill comes with complimentary concierge services\* to ensure that your everyday needs are well taken care of. In addition, enjoy daily delivery of fresh bakes, laundry services, and assistance with hotel room bookings and F&B reservations from Shangri-La Hotel\*.

\* Terms and conditions apply

50M LAP POOL







Artist's Impression

Relax in the jacuzzi and let your stress and worries melt away. Admire the lush landscape and allow the sounds and sensation of the waters to rejuvenate you. This is man and nature in perfect harmony.

STARGAZING DECK



Artist's Impression

In the evenings, spend some time at the Stargazing Deck, watching day turn to night. Admire the view over the surrounding private houses, as the city lights come on in the horizon.

Where the stars look to





# JUNIPER HILL

Stevens  
MRT Station

Anglo-Chinese School  
(Barker Road)

Anglo-Chinese School  
(Primary)

Anglo-Chinese  
School (Junior)

Raffles Girls' School  
(Secondary)

Shangri-La Hotel  
Singapore

Tanglin Mall

Singapore Chinese  
Girls' School

St. Joseph's  
Institution  
(Junior)

Balmoral  
Plaza

Newton  
MRT Station

Newton  
Food  
Centre

Orchard Road  
Shopping Belt

Great World City



## CONNECTIVITY

Stevens MRT (Interchange to future Thomson-East Coast Line)	10 mins' walk
Botanic Gardens MRT (Interchange to Circle Line)	1 stop
Newton MRT (Interchange to North South Line)	1 stop
Orchard MRT	2 stops

## RENOWNED EDUCATION BELT

Singapore Chinese Girls' School	0.5 km
Raffles Girls' School (Secondary)	0.5 km
Anglo-Chinese School (Barker Road)	0.7 km
Anglo-Chinese School (Primary)	0.7 km
St. Joseph's Institution	0.8 km
EtonHouse Intl Pre-school (Claymore)	0.9 km
Catholic Junior College	1.0 km
EtonHouse Intl School (Orchard)	1.2 km
EtonHouse Intl Pre-School (Newton)	1.2 km
LASALLE College of the Arts (Winstedt)	1.4 km
Anglo-Chinese School (Junior)	1.4 km
UBS Business University	1.5 km
NUS Bukit Timah Campus	1.5 km
St. Joseph's Institution Junior	1.8 km
Chatsworth International School (Orchard Campus)	1.8 km
Nanyang Primary School	2.5 km
Hwa Chong Institution	2.8 km
Raffles Girls' Primary School	3.0 km
National Junior College	3.2 km
Nanyang Girls' High School	3.4 km

## FOOD, DINING & SHOPPING

Balmoral Plaza	0.6 km
Newton Food Centre	1.2 km
Orchard Road Shopping Belt	1.3 km
United Square	1.5 km
Velocity	1.6 km
Square 2	1.7 km
Cluny Court	1.8 km
Serene Centre	1.9 km
Adam Food Centre	2.0 km

## NATURE

Malcolm Park	0.7 km
Singapore Botanic Gardens (UNESCO World Heritage Site)	1.3 km
Jacob Ballas Children's Garden	1.3 km

## REST & RELAXATION

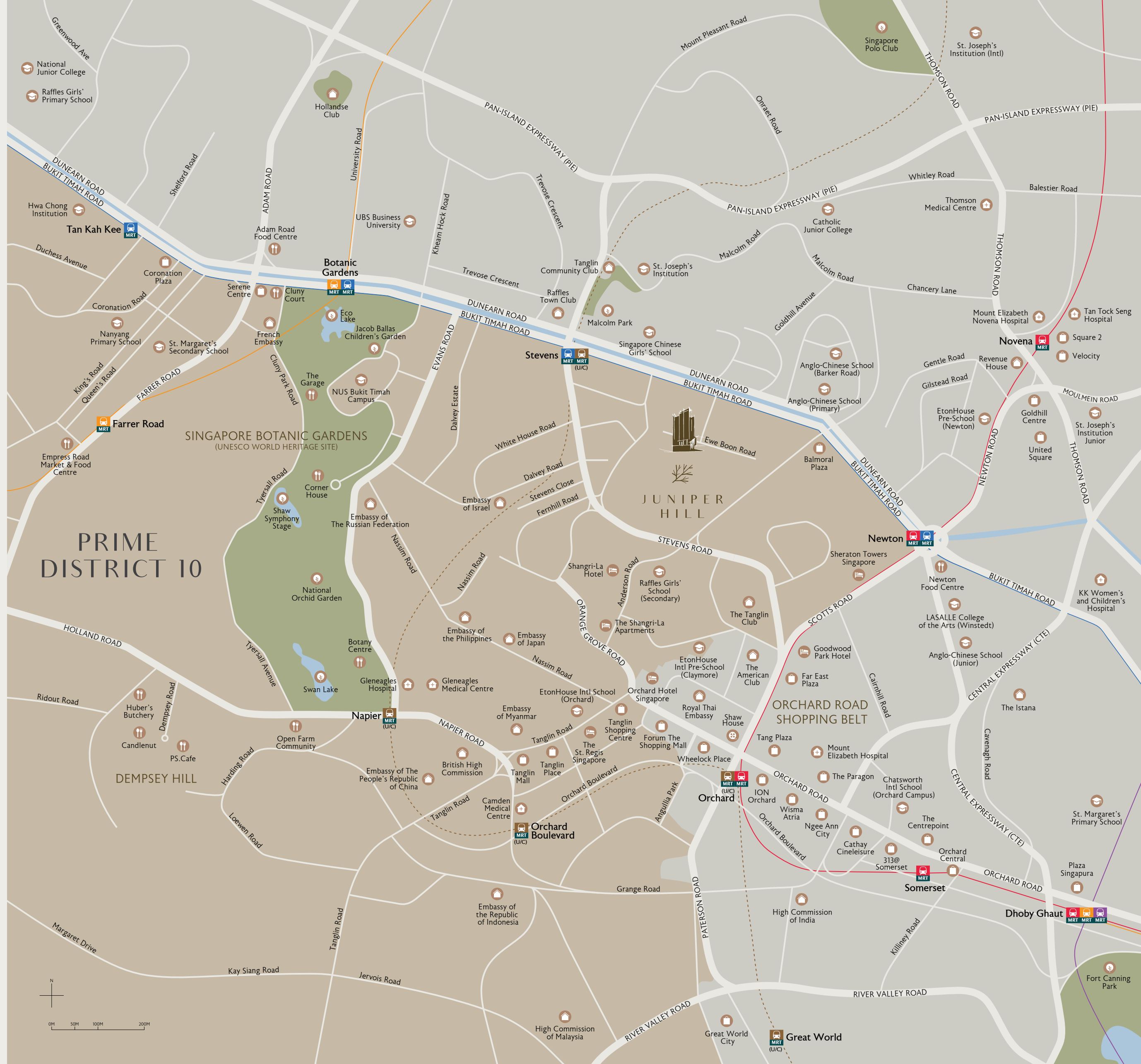
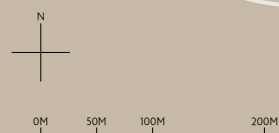
Raffles Town Club	0.8 km
Tanglin Community Club	0.8 km
The Tanglin Club	0.8 km
The American Club	0.9 km

## HEALTHCARE

Mount Elizabeth Hospital	1.4 km
Gleneagles Hospital	1.5 km
Camden Medical Centre	1.6 km
Thomson Medical Centre	1.6 km
Mount Elizabeth Novena Hospital	1.7 km
Tan Tock Seng Hospital	1.8 km
KK Women's and Children's Hospital	2.0 km

## Prime District 10

All distances and travelling times are approximates only and taken from Juniper Hill to respective destinations.



# REPUTABLE INSTITUTIONS

Some of Singapore's most reputable schools are within 1 kilometre of Juniper Hill, including Anglo-Chinese School (Barker Road), Singapore Chinese Girls' School, Raffles Girls' School and St. Joseph's Institution.



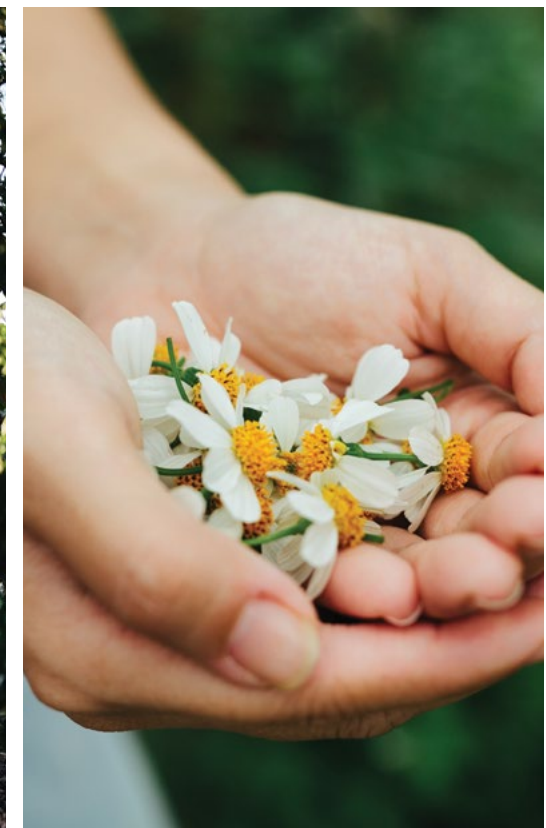
Anglo-Chinese School



Singapore Botanic Gardens

## BE IMMERSED IN NATURE

Just a stone's throw away from Juniper Hill is the country's first UNESCO World Heritage Site, the Singapore Botanic Gardens. This historic park in the heart of the city sprawls across 82 hectares of lush, open grounds, providing ample opportunities for all to spend time with nature.



# CONNECTIVITY

Juniper Hill is within walking distance to Stevens MRT Station, part of the Downtown Line and a future interchange for the upcoming Thomson-East Coast Line in 2021. From there, it is a direct and easy connection to the Central Business District and Marina Bay Sands.



Marina Bay Sands

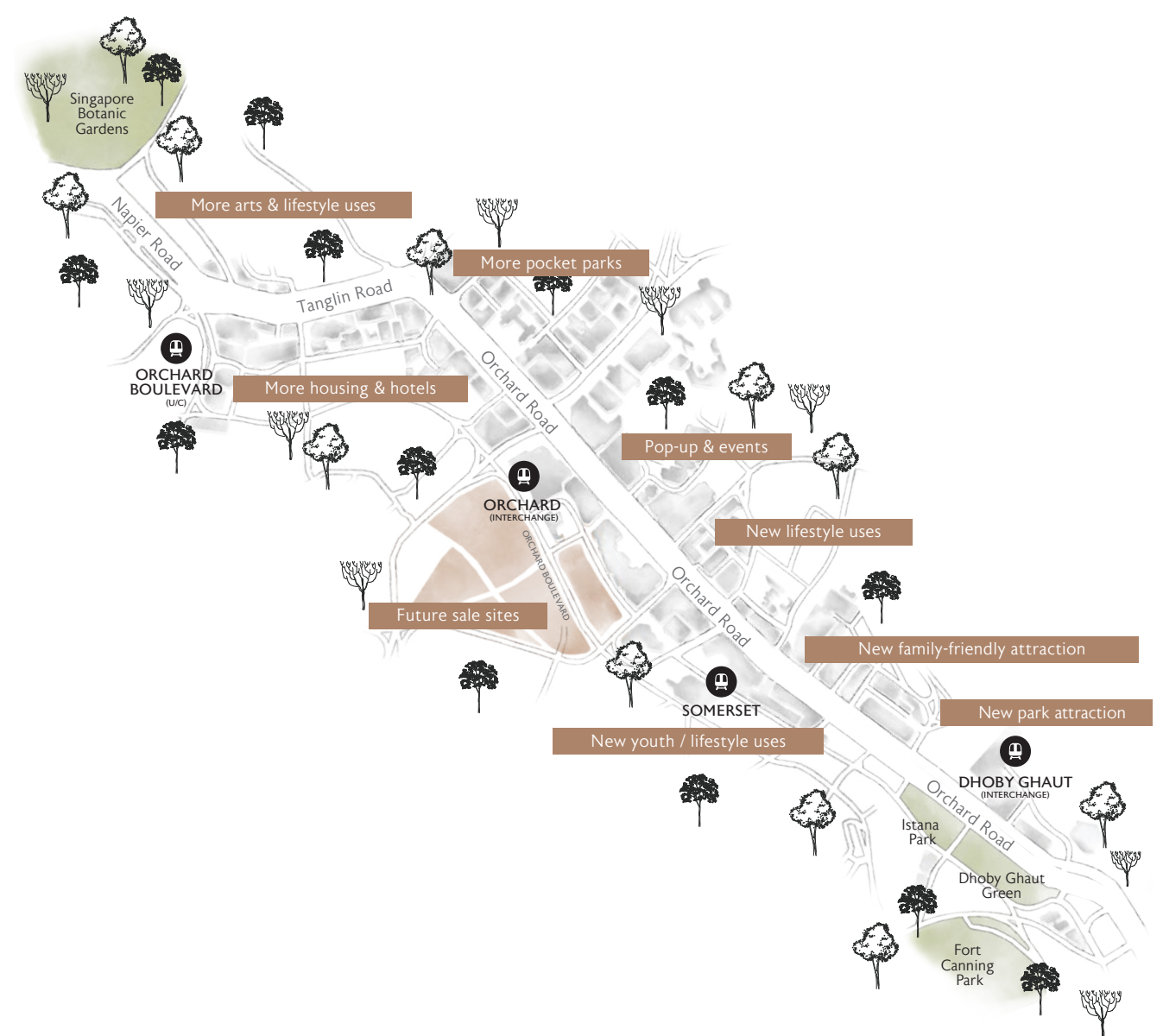




Orchard Road Shopping Belt

## MINUTES TO ORCHARD ROAD

Juniper Hill is a 5-minute drive to Orchard Road, which will undergo rejuvenation as Singapore's premier lifestyle destination. When unveiled, the world-famous shopping belt will boast new lifestyle experiences beyond retail and F&B to include arts, cultural and entertainment events, as well as more green spaces.



Source: Urban Redevelopment Authority, Singapore

## EVERYDAY CONVENIENCES

Everyday conveniences can be found all around Juniper Hill. From casual eateries and the nearby Newton Food Centre to neighbourhood bakeries, cafes, ice-cream parlours and supermarkets, a host of nearby amenities makes life here easy and welcoming.



Photo courtesy of Shangri-La Hotel, Singapore



Food Haven



Afternoon Reverie

## A PERFECT WEEKEND

The leafy and tranquil Bukit Timah-Tanglin enclave is also home to some of Singapore's beloved and charming hangout spots. Bring the little ones for a fun day out, visit the art galleries at Dempsey Hill, or catch up with friends at the Singapore Botanic Gardens.





A beautifully landscaped location  
awaits you at Juniper Hill.

Multiple levels of landscape and  
facilities create different experiences  
for everyone to enjoy.

This is truly a home in nature.

## FACILITIES

- |                    |                           |                          |                               |
|--------------------|---------------------------|--------------------------|-------------------------------|
| 1 Arrival Plaza    | 9 Garden Lounge           | 17 Children's Playground | A Guard House                 |
| 2 Main Lobby (B2)  | 10 Terrace Garden         | 18 BBQ Pavilion          | B Bin Centre                  |
| 3 Concierge (B2)   | 11 Silhouette Garden      | 19 50m Lap Pool          | C Genset (Above Bin Centre)   |
| 4 Juniper Garden   | 12 Function Room          | 20 Water Feature         | D Domestic Water Bulk Meter   |
| 5 Juniper Trail    | 13 Management Office (B1) | 21 Juniper Nest          | E Electrical Sub-station (B2) |
| 6 Spa Sanctuary    | 14 Gymnasium              | 22 Tennis Court          | F Pedestrian Gate             |
| 7 Aqua Massage Bed | 15 Pool Deck              |                          | G Ventilation Shaft           |
| 8 Spruce Jacuzzi   | 16 Children's Pool        |                          |                               |

## 12<sup>TH</sup> STOREY

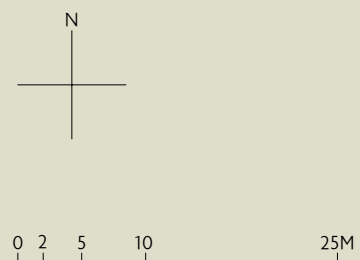
- 23 Sky Lounge

## ROOF

- |                    |                |
|--------------------|----------------|
| 24 Stargazing Deck | 27 Sky Fitness |
| 25 Herb Garden     | 28 Dining Deck |
| 26 Yoga Deck       | Water Tank     |
|                    | Hose Reel Tank |

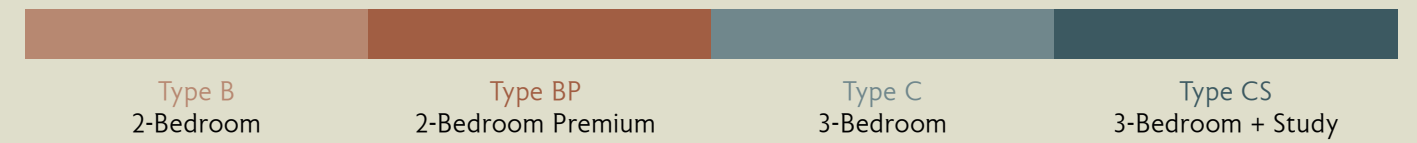


Artist's Impression



Artist's Impression

## UNIT DISTRIBUTION



## THE SIGNATURE SERIES

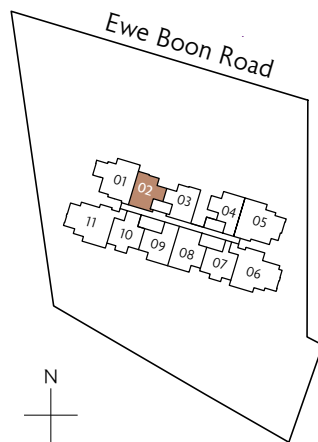
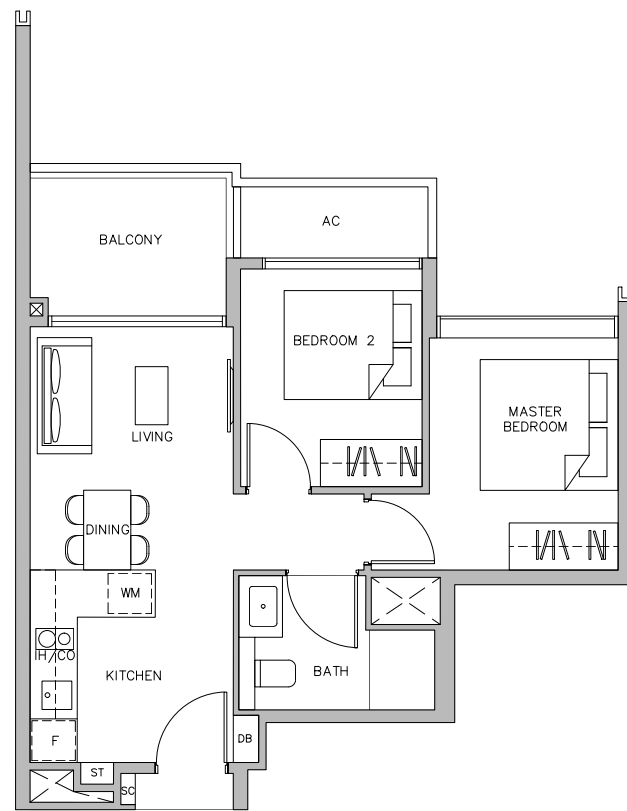


UNIT	01	02	03	04	05	06	07	08	09	10	11
FLOOR 12	D2 #12-01		SKY LOUNGE		D3S #12-03		E1 #12-06		D1 #12-08		E2 #12-10
11	C1	B1a	B1b	B2	C3S	C4S	B3	B6P	B5P	B4P	C5S
10	C1	B1a	B1b	B2	C3S	C4S	B3	B6P	B5P	B4P	C5S
09	C1	B1a	B1b	B2	C3S	C4S	B3	B6P	B5P	B4P	C5S
08	C1	B1a	B1b	B2	C3S	C4S	B3	B6P	B5P	B4P	C5S
07	C1	B1a	B1b	B2	C2	C4S	B3	B6P	B5P	B4P	C5S
06	C1	B1a	B1b	B2	C2	C4S	B3	B6P	B5P	B4P	C5S
05	C1	B1a	B1b	B2	C2	C4S	B3	B6P	B5P	B4P	C5S
04	C1	B1a	B1b	B2	C2	C4S	B3	B6P	B5P	B4P	C5S
03	C1	B1a	B1b	B2	C2	C4S	B3	B6P	B5P	B4P	C5S
02	C1	B1a	B1b	B2	C2	C4S	B3	B6P	B5P	B4P	C5S

# 2-BEDROOM

## TYPE B1a

55 sq m / 592 sq ft  
#02-02 to #11-02



Key plan is not drawn to scale



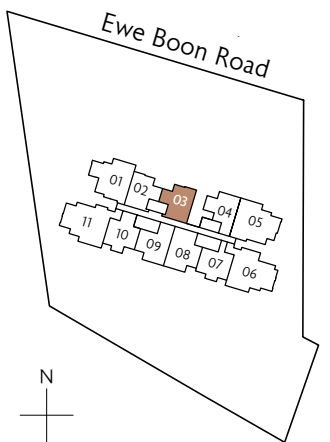
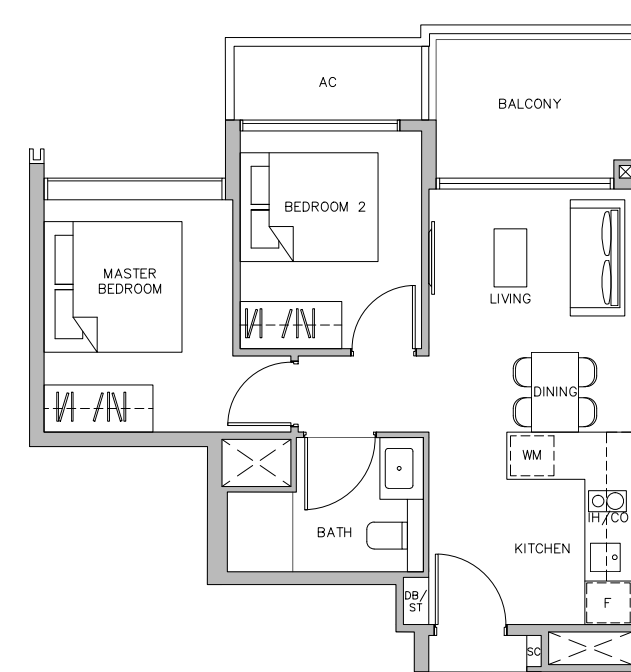
F	Fridge	SC	Shoe Cabinet
CO	Conventional Oven	DB	Distribution Board
IH	Induction Hob	ST	Storage
WM	Washer cum Dryer		

Area includes air-con (A/C) ledge. Private enclosed space (PES), balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. Please refer to the diagram annexed hereto as "Approved Balcony Screen".

# 2-BEDROOM

## TYPE B1b

54 sq m / 581 sq ft  
#02-03 to #11-03



Key plan is not drawn to scale



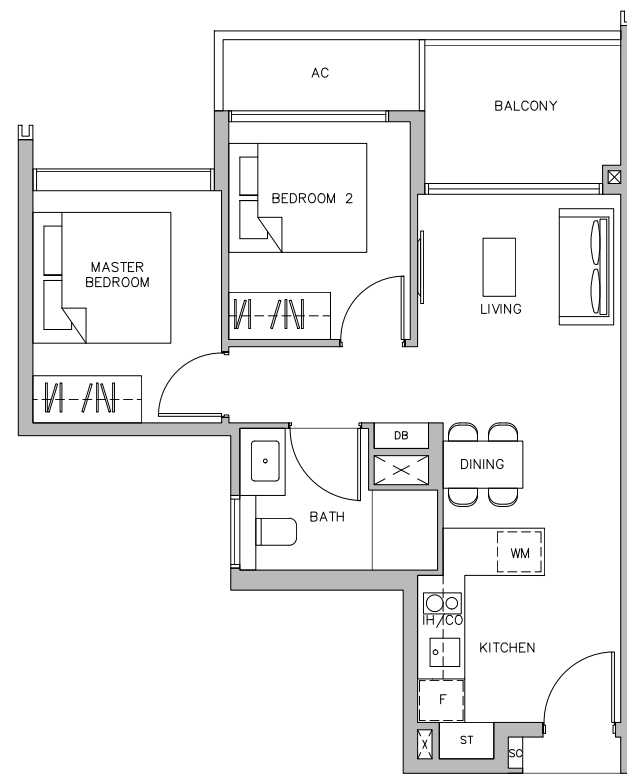
F	Fridge	SC	Shoe Cabinet
CO	Conventional Oven	DB	Distribution Board
IH	Induction Hob	ST	Storage
WM	Washer cum Dryer		

Area includes air-con (A/C) ledge. Private enclosed space (PES), balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. Please refer to the diagram annexed hereto as "Approved Balcony Screen".

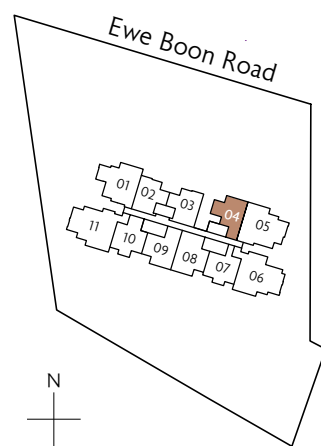
# 2-BEDROOM

## TYPE B2

59 sq m / 635 sq ft  
#02-04 to #11-04



F	Fridge	SC	Shoe Cabinet
CO	Conventional Oven	DB	Distribution Board
IH	Induction Hob	ST	Storage
WM	Washer cum Dryer		



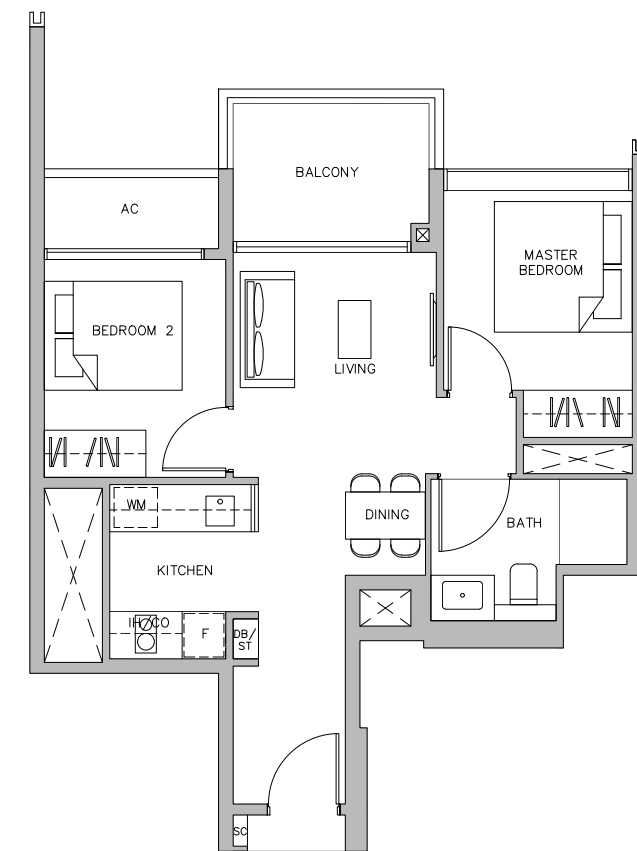
Key plan is not drawn to scale

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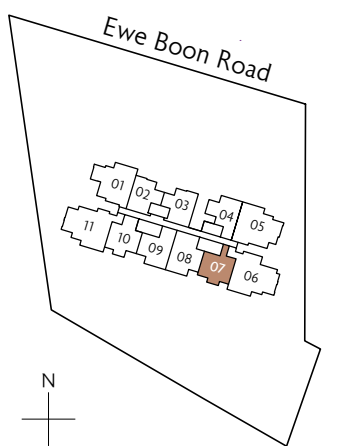
# 2-BEDROOM

## TYPE B3

58 sq m / 624 sq ft  
#02-07 to #11-07



F	Fridge	SC	Shoe Cabinet
CO	Conventional Oven	DB	Distribution Board
IH	Induction Hob	ST	Storage
WM	Washer cum Dryer		



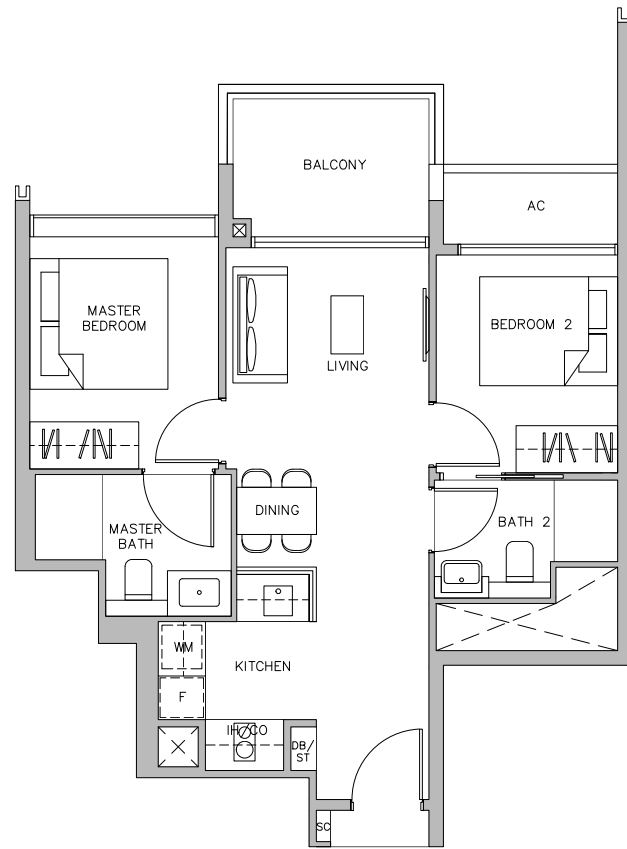
Key plan is not drawn to scale

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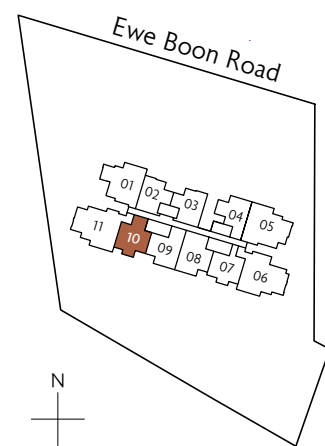
# 2-BEDROOM PREMIUM

## TYPE B4P

61 sq m / 657 sq ft  
#02-10 to #11-10



- |    |                   |    |                    |
|----|-------------------|----|--------------------|
| F  | Fridge            | SC | Shoe Cabinet       |
| CO | Conventional Oven | DB | Distribution Board |
| IH | Induction Hob     | ST | Storage            |
| WM | Washer cum Dryer  |    |                    |



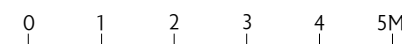
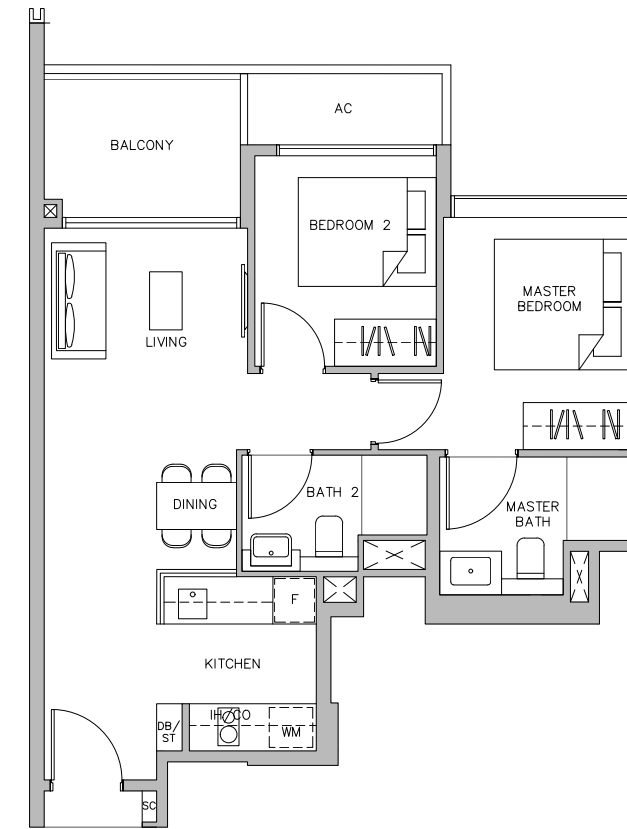
Key plan is not drawn to scale

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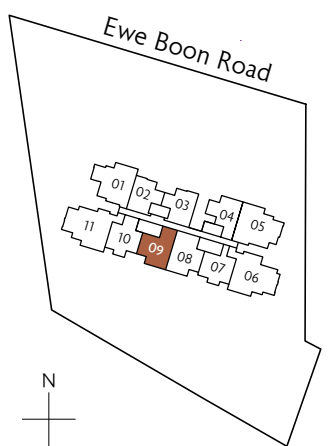
# 2-BEDROOM PREMIUM

## TYPE B5P

65 sq m / 700 sq ft  
#02-09 to #11-09



- |    |                   |    |                    |
|----|-------------------|----|--------------------|
| F  | Fridge            | SC | Shoe Cabinet       |
| CO | Conventional Oven | DB | Distribution Board |
| IH | Induction Hob     | ST | Storage            |
| WM | Washer cum Dryer  |    |                    |



Key plan is not drawn to scale

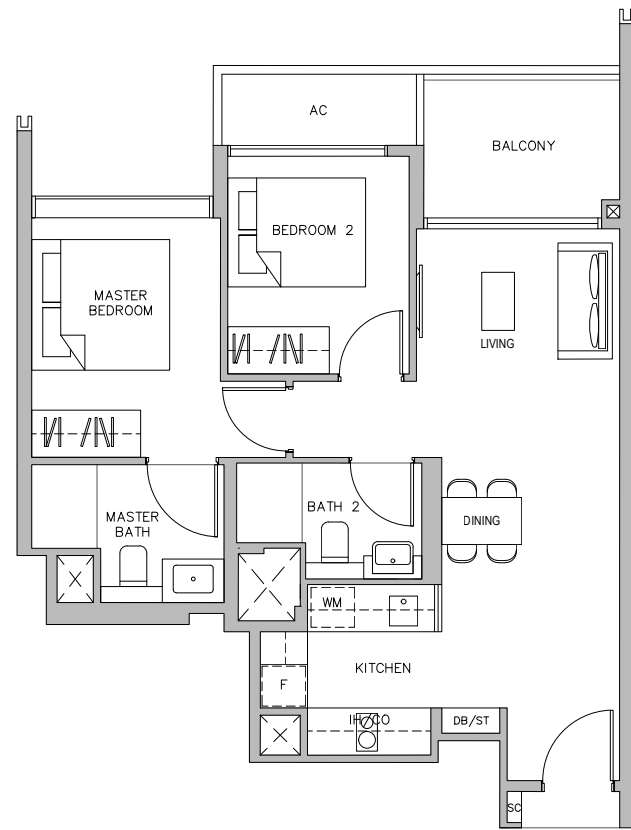
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# 2-BEDROOM PREMIUM

## TYPE B6P

67 sq m / 721 sq ft  
#02-08 to #11-08



Key plan is not drawn to scale



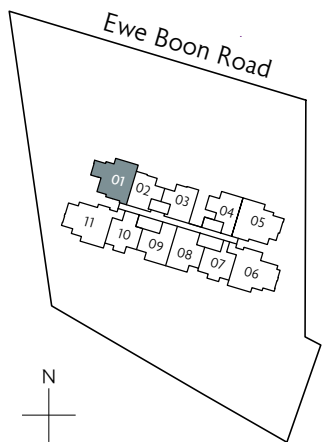
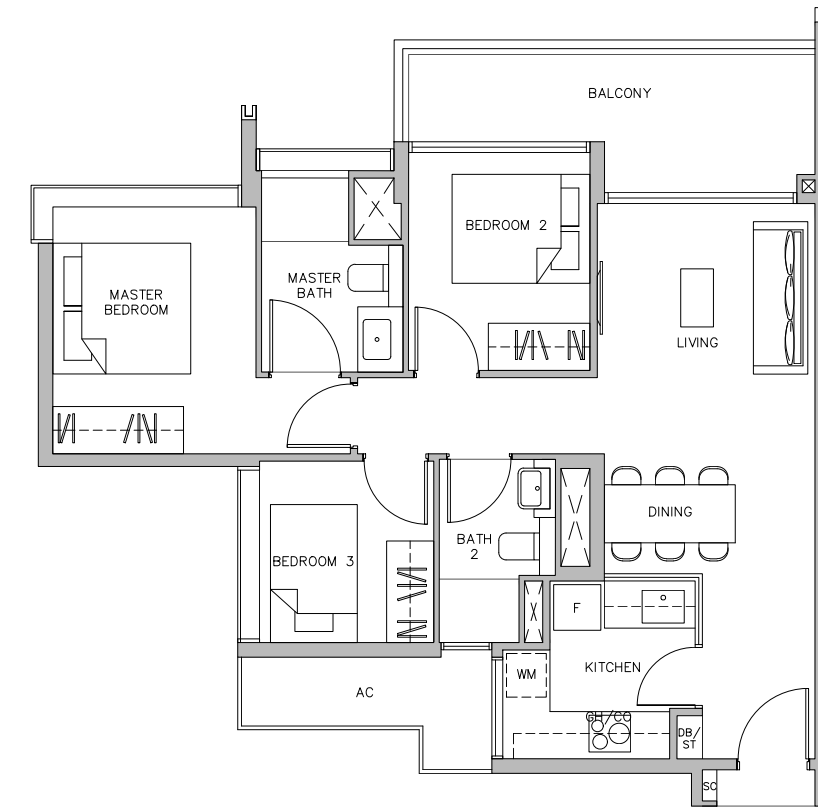
- |    |                   |    |                    |
|----|-------------------|----|--------------------|
| F  | Fridge            | SC | Shoe Cabinet       |
| CO | Conventional Oven | DB | Distribution Board |
| IH | Induction Hob     | ST | Storage            |
| WM | Washer cum Dryer  |    |                    |

Area includes air-con (A/C) ledge. Private enclosed space (PES), balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. Please refer to the diagram annexed hereto as "Approved Balcony Screen".

# 3-BEDROOM

## TYPE C1

85 sq m / 915 sq ft  
#02-01 to #11-01



Key plan is not drawn to scale



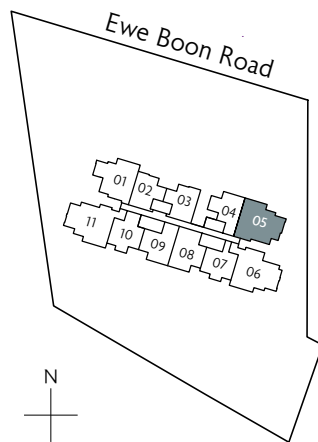
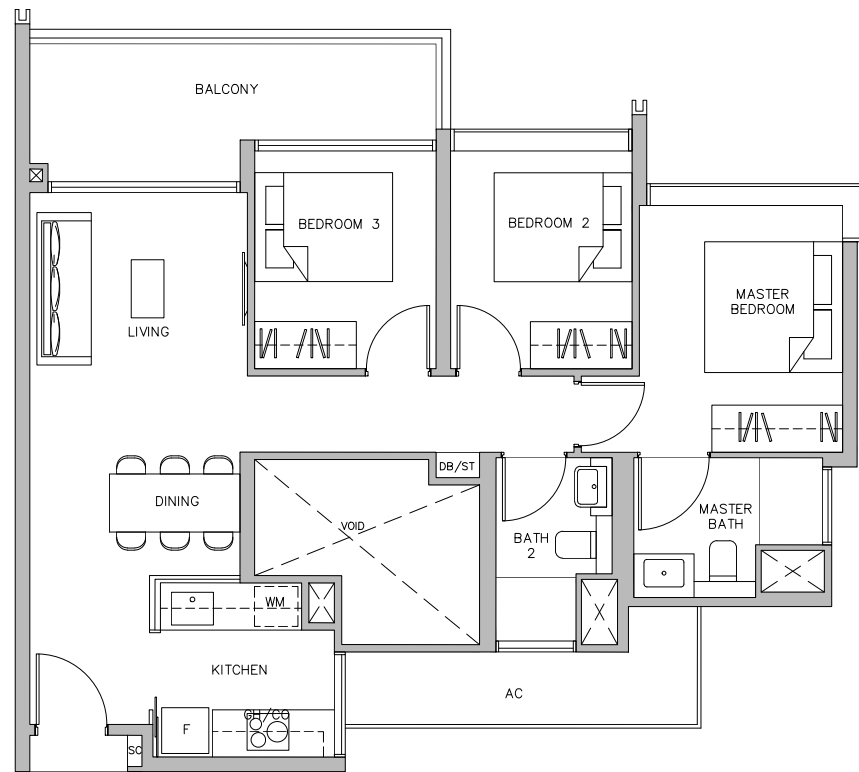
- |    |                   |    |                    |
|----|-------------------|----|--------------------|
| F  | Fridge            | SC | Shoe Cabinet       |
| CO | Conventional Oven | DB | Distribution Board |
| GH | Gas Hob           | ST | Storage            |
| WM | Washer cum Dryer  |    |                    |

Area includes air-con (A/C) ledge. Private enclosed space (PES), balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. Please refer to the diagram annexed hereto as "Approved Balcony Screen".

# 3-BEDROOM

## TYPE C2

89 sq m / 958 sq ft  
#02-05 to #07-05



Key plan is not drawn to scale



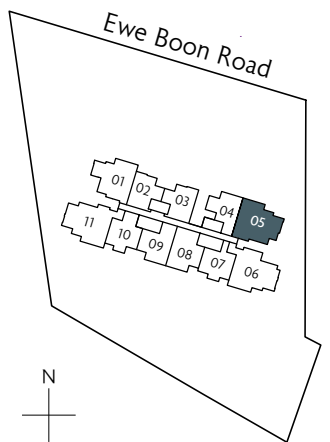
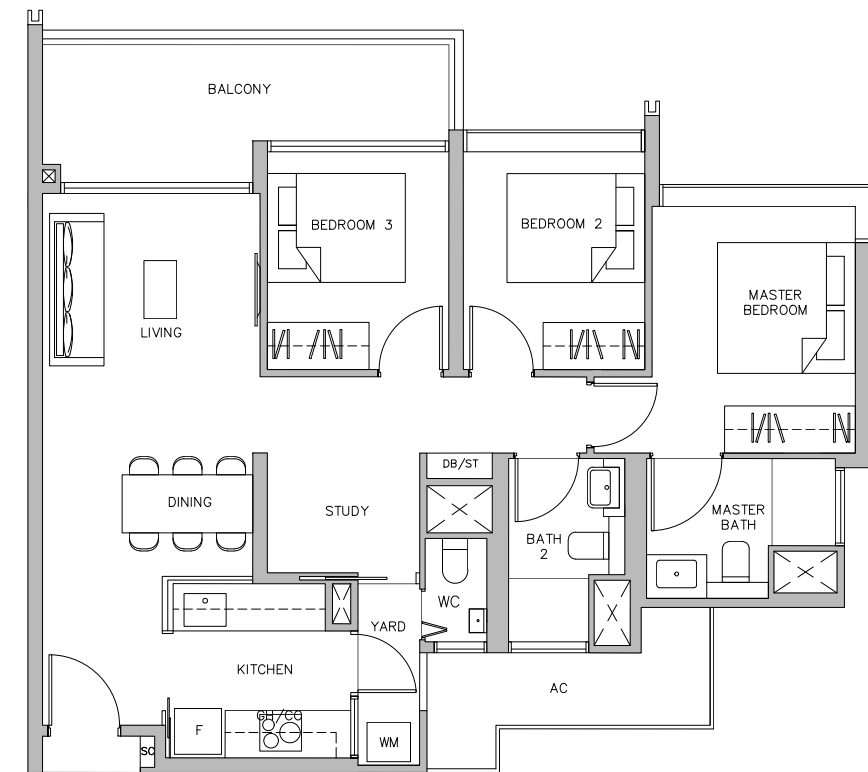
F	Fridge	SC	Shoe Cabinet
CO	Conventional Oven	DB	Distribution Board
GH	Gas Hob	ST	Storage
WM	Washer cum Dryer		

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# 3-BEDROOM + STUDY

## TYPE C3S

97 sq m / 1044 sq ft  
#08-05 to #11-05



Key plan is not drawn to scale



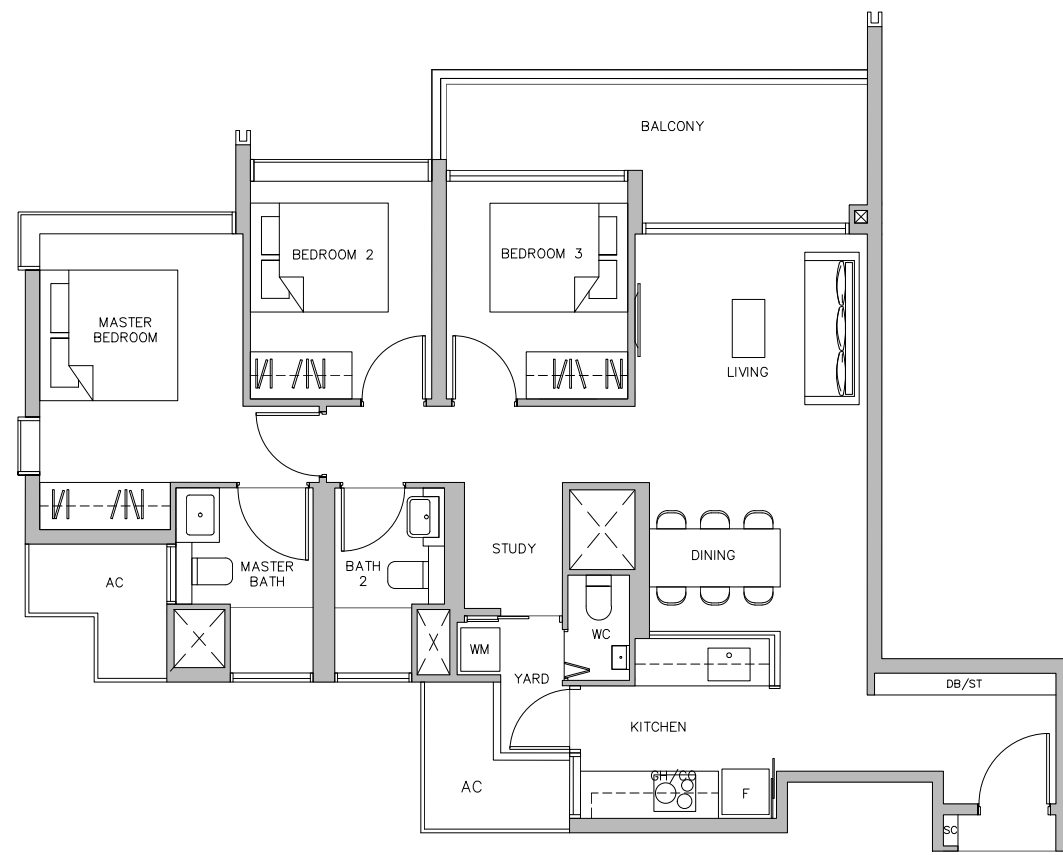
F	Fridge	SC	Shoe Cabinet
CO	Conventional Oven	DB	Distribution Board
GH	Gas Hob	ST	Storage
WM	Washer cum Dryer		

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# 3-BEDROOM + STUDY

## TYPE C4S

103 sq m / 1109 sq ft  
#02-06 to #11-06



Key plan is not drawn to scale

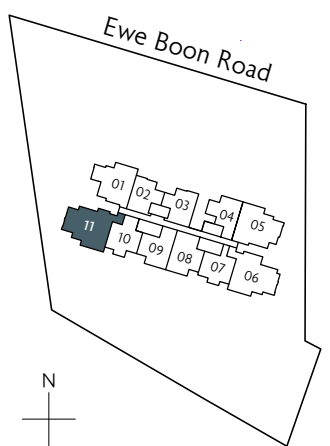
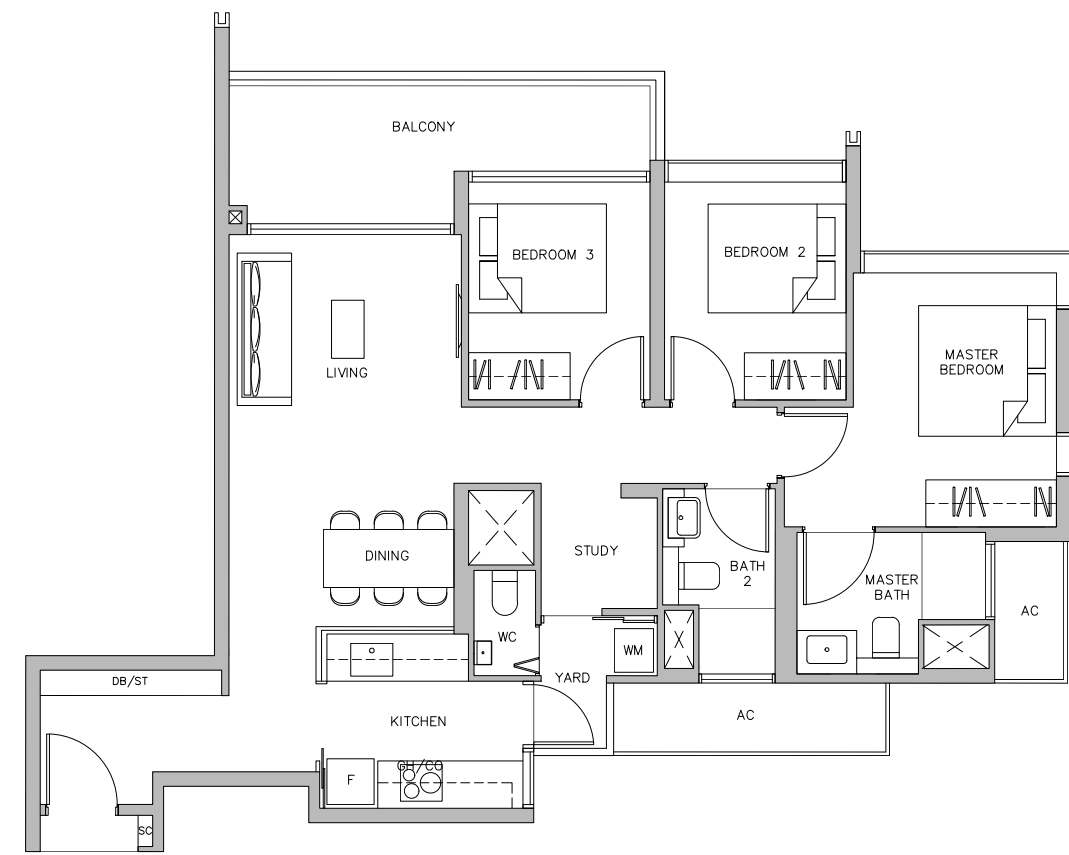


F	Fridge	SC	Shoe Cabinet
CO	Conventional Oven	DB	Distribution Board
GH	Gas Hob	ST	Storage
WM	Washer cum Dryer		

# 3-BEDROOM + STUDY

## TYPE C5S

103 sq m / 1109 sq ft  
#02-11 to #11-11



Key plan is not drawn to scale



F	Fridge	SC	Shoe Cabinet
CO	Conventional Oven	DB	Distribution Board
GH	Gas Hob	ST	Storage
WM	Washer cum Dryer		

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A variety of unit types caters to different lifestyles, needs, and uses. The efficient and practical layout also ensures that the interior spaces are liveable and welcoming — a treasured home above all for you and your loved ones.



## THE SIGNATURE SERIES

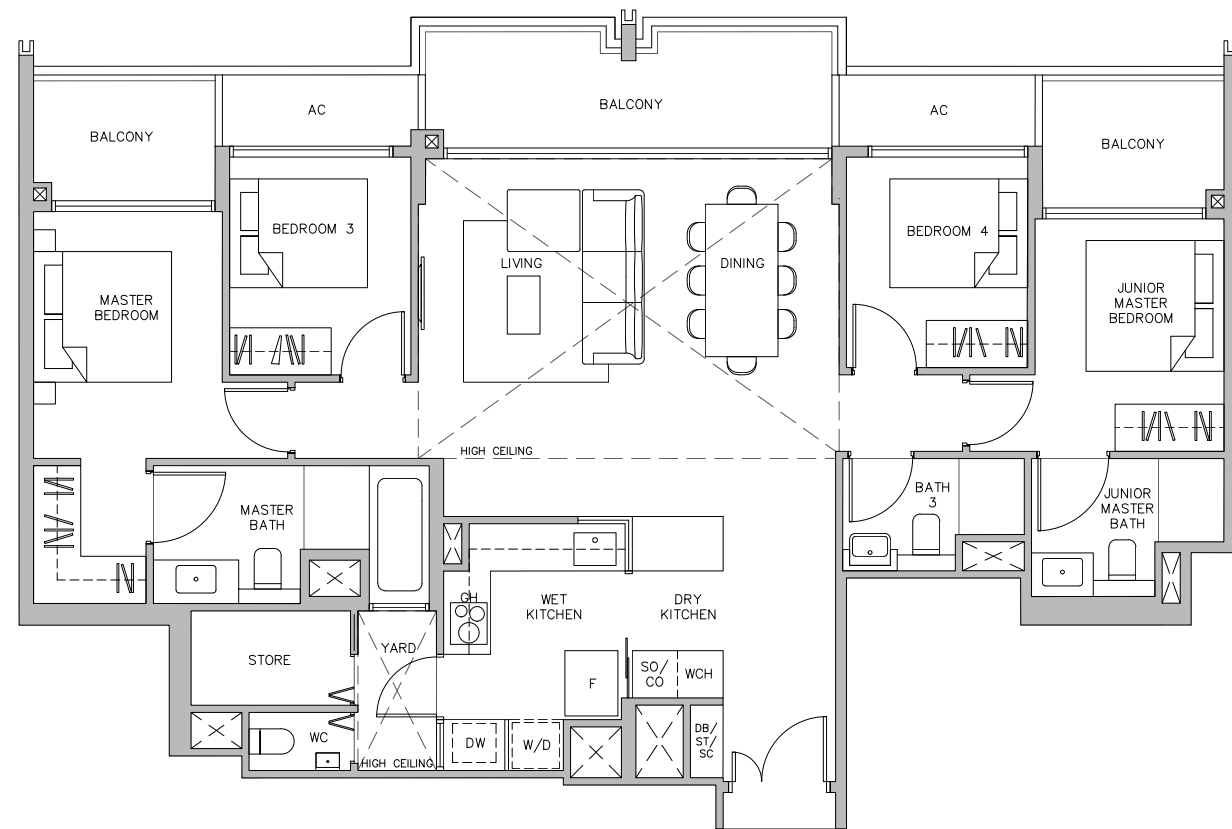
Of the 115 homes in Juniper Hill, 5 exclusive units make up The Signature Series. These rare 4-bedroom and 5-bedroom units exemplify the qualities of Juniper Hill, with generous spaces and exceptional built-in features.

For illustration purposes only

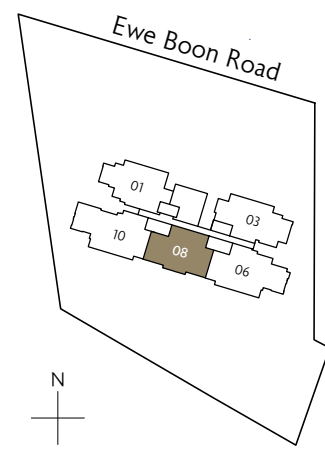
# 4-BEDROOM

## TYPE D1

169 sq m / 1819 sq ft  
 INCLUSIVE OF 26 SQ M OF VOID AREA ABOVE LIVING AND DINING  
 #12-08



F	Fridge	SO	Steam Oven	D	Dryer	SC	Shoe Cabinet
DW	Dishwasher	WCH	Wine Chiller	W	Washer	DB	Distribution Board
GH	Gas Hob	CO	Conventional Oven			ST	Storage



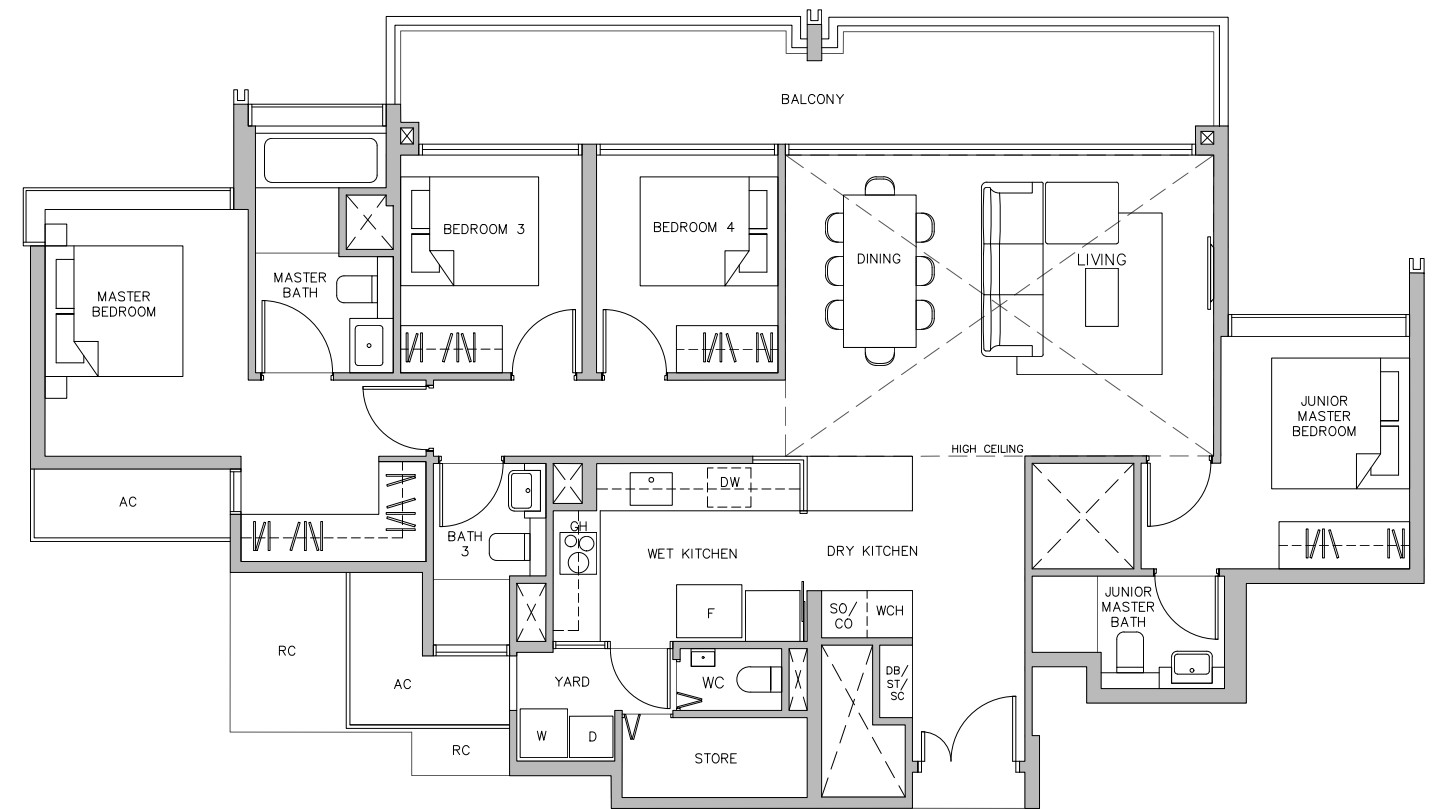
Key plan is not drawn to scale

Area includes air-con (A/C) ledge. Private enclosed space (PES), balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. Please refer to the diagram annexed hereto as "Approved Balcony Screen".

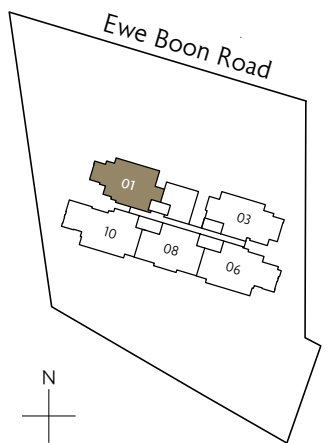
# 4-BEDROOM

## TYPE D2

175 sq m / 1884 sq ft  
 INCLUSIVE OF 26 SQ M OF VOID AREA ABOVE LIVING AND DINING  
 #12-01



F	Fridge	SO	Steam Oven	D	Dryer	SC	Shoe Cabinet
DW	Dishwasher	WCH	Wine Chiller	W	Washer	DB	Distribution Board
GH	Gas Hob	CO	Conventional Oven			ST	Storage



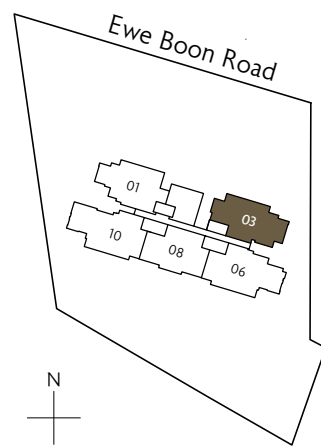
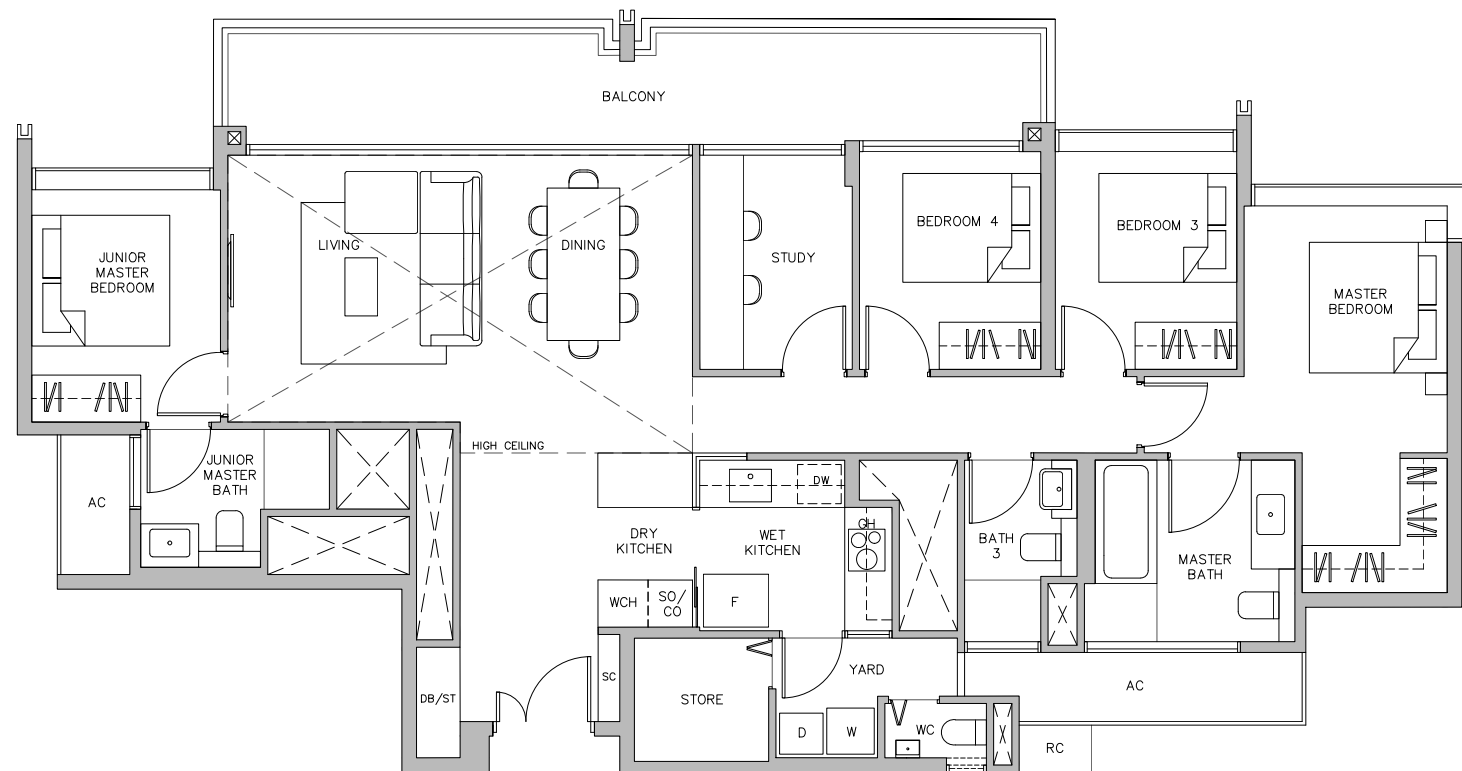
Key plan is not drawn to scale

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# 4-BEDROOM + STUDY

## TYPE D3S

183 sq m / 1970 sq ft  
 INCLUSIVE OF 27 SQ M OF VOID AREA ABOVE LIVING AND DINING  
 #12-03



Key plan is not drawn to scale

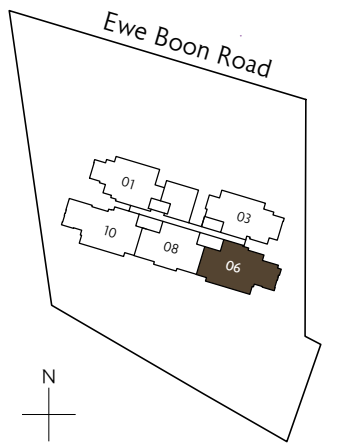
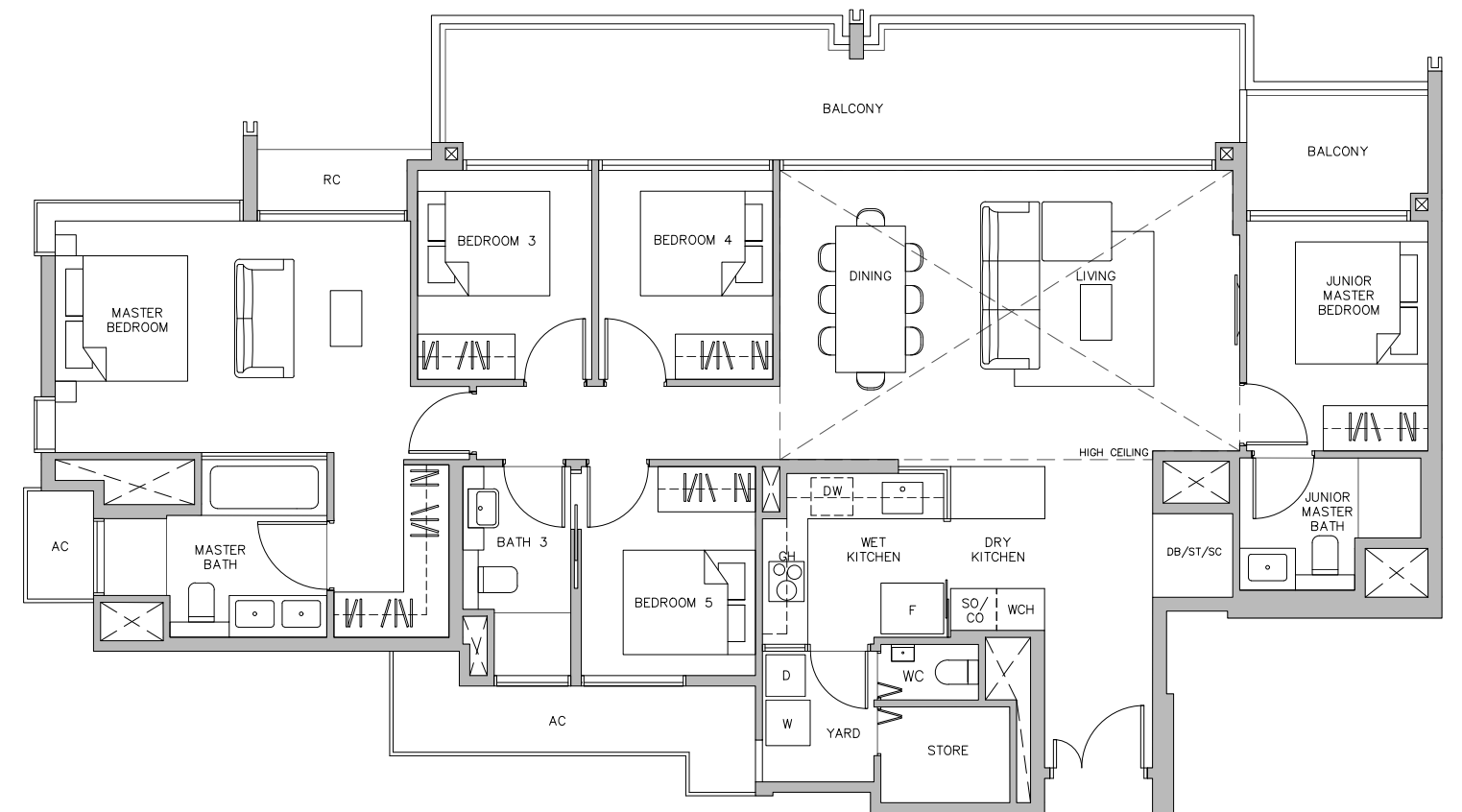
- |    |            |     |                   |   |        |    |                    |
|----|------------|-----|-------------------|---|--------|----|--------------------|
| F  | Fridge     | SO  | Steam Oven        | D | Dryer  | SC | Shoe Cabinet       |
| DW | Dishwasher | WCH | Wine Chiller      | W | Washer | DB | Distribution Board |
| GH | Gas Hob    | CO  | Conventional Oven |   |        | ST | Storage            |



# 5-BEDROOM

## TYPE E1

206 sq m / 2217 sq ft  
 INCLUSIVE OF 30 SQ M OF VOID AREA ABOVE LIVING AND DINING  
 #12-06



Key plan is not drawn to scale

- |    |            |     |                   |   |        |    |                    |
|----|------------|-----|-------------------|---|--------|----|--------------------|
| F  | Fridge     | SO  | Steam Oven        | D | Dryer  | SC | Shoe Cabinet       |
| DW | Dishwasher | WCH | Wine Chiller      | W | Washer | DB | Distribution Board |
| GH | Gas Hob    | CO  | Conventional Oven |   |        | ST | Storage            |



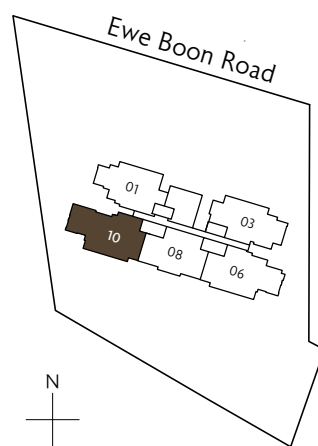
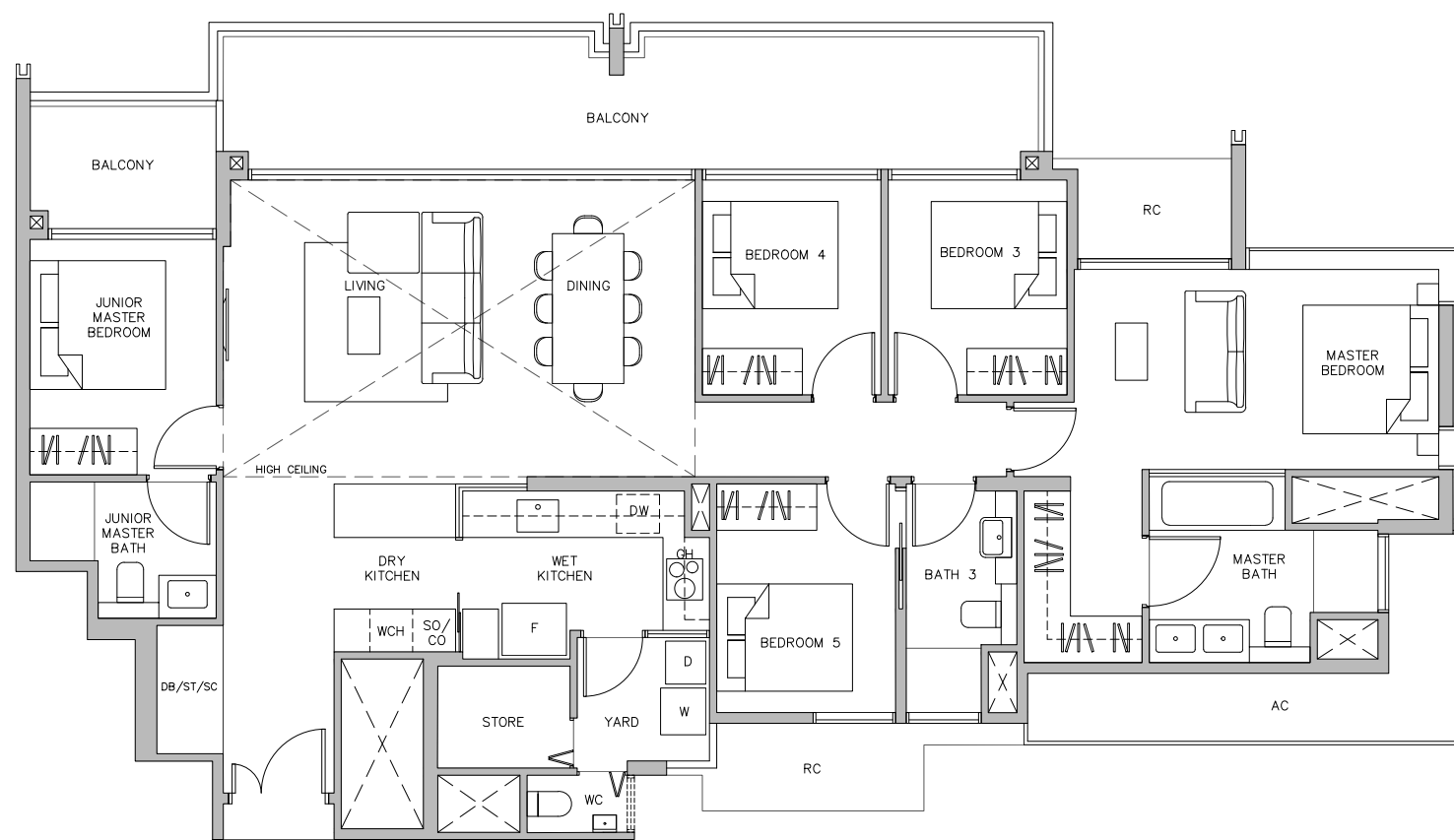
Area includes air-con (A/C) ledge. Private enclosed space (PES), balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. Please refer to the diagram annexed hereto as "Approved Balcony Screen".

Area includes air-con (A/C) ledge. Private enclosed space (PES), balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. Please refer to the diagram annexed hereto as "Approved Balcony Screen".

# 5-BEDROOM

## TYPE E2

206 sq m / 2217 sq ft  
 INCLUSIVE OF 30 SQ M OF VOID AREA ABOVE LIVING AND DINING  
 #12-10

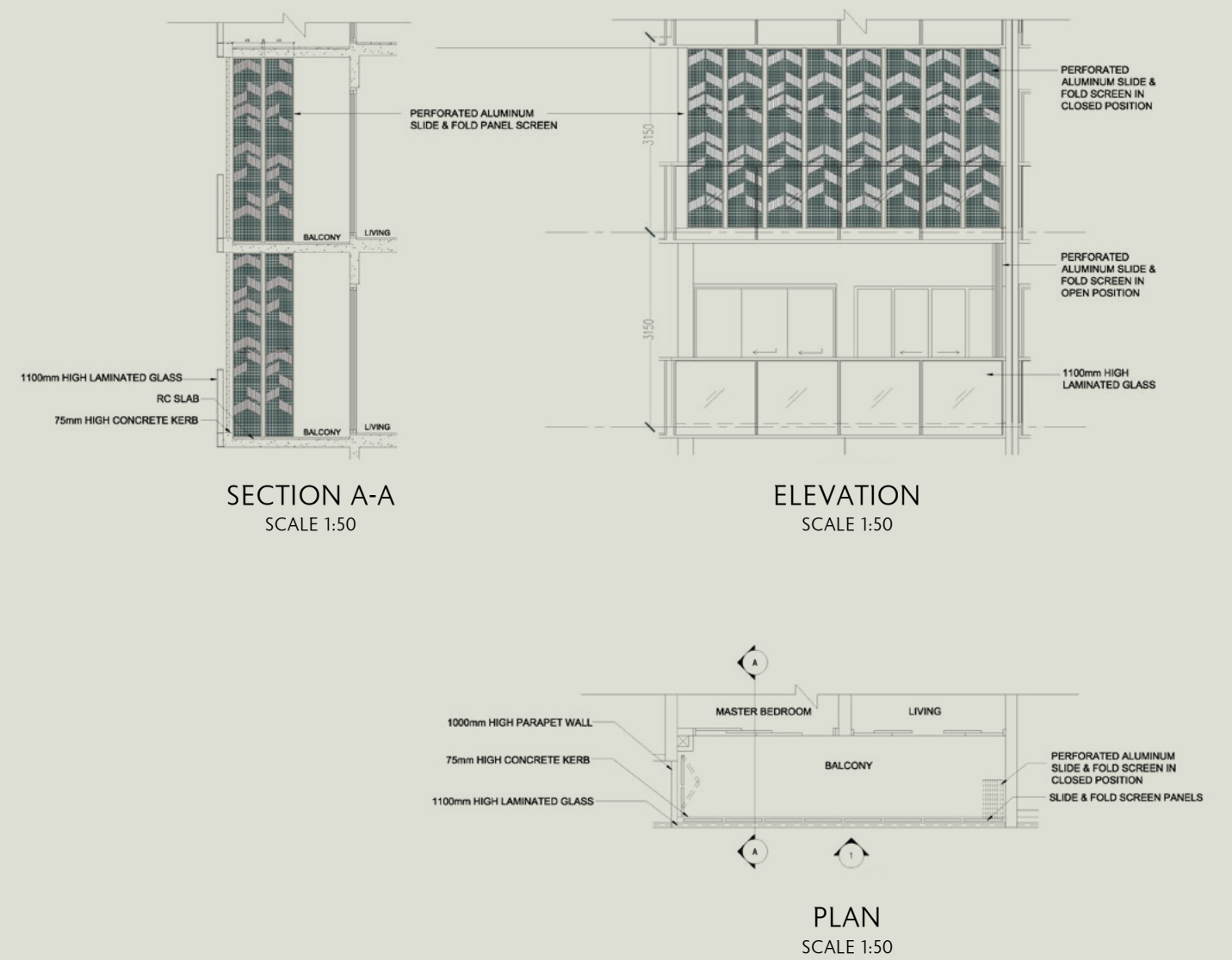


F	Fridge	SO	Steam Oven	D	Dryer	SC	Shoe Cabinet
DW	Dishwasher	WCH	Wine Chiller	W	Washer	DB	Distribution Board
GH	Gas Hob	CO	Conventional Oven	ST	Storage		

Key plan is not drawn to scale

Area includes air-con (A/C) ledge. Private enclosed space (PES), balcony and strata void area where applicable. Some units are mirror images of the apartment plans shown in the brochure. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. Please refer to the diagram annexed hereto as "Approved Balcony Screen".

# APPROVED BALCONY SCREEN



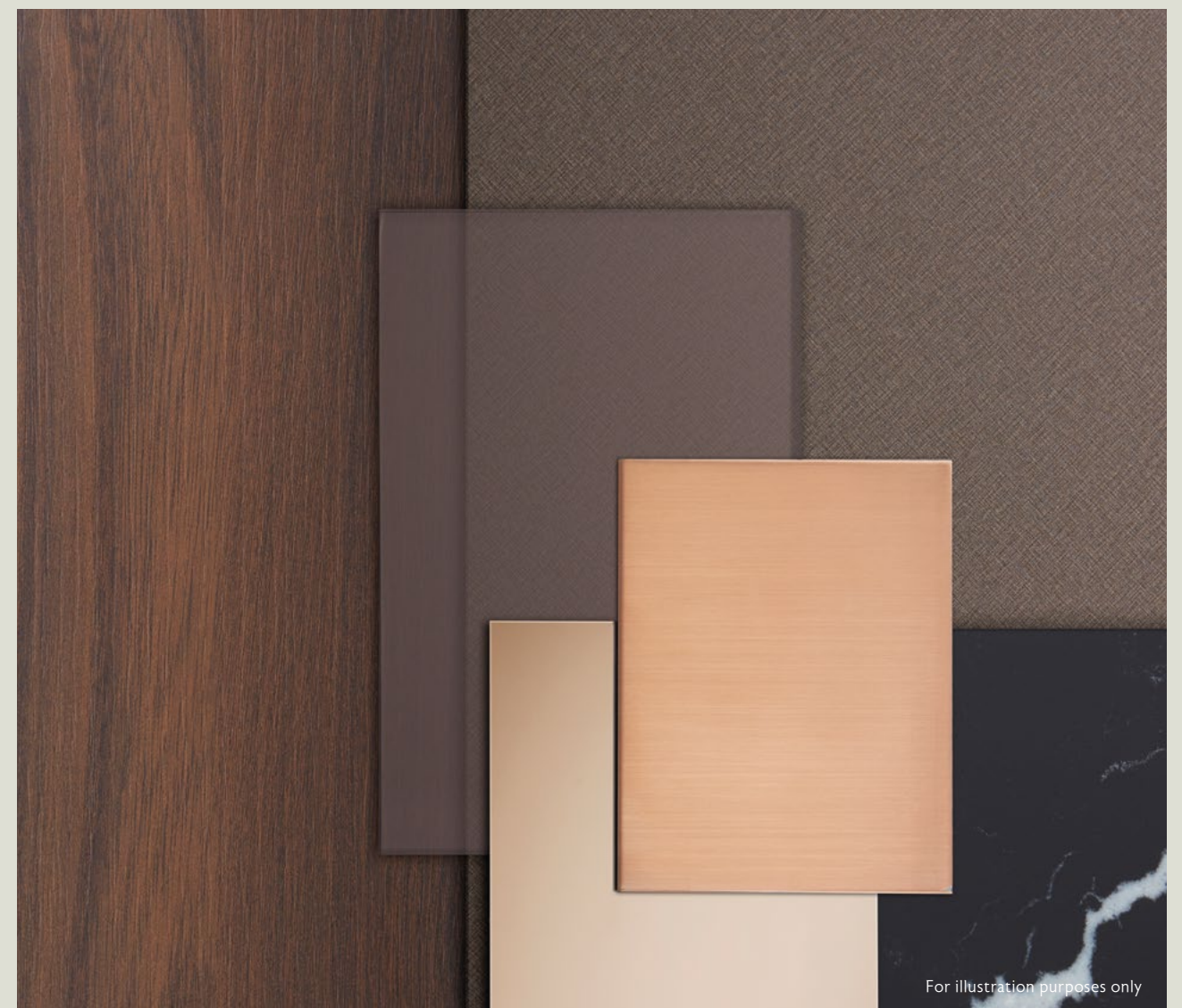
Note:  
 1. The balcony shall not be enclosed unless with the approved balcony screen (as shown above)  
 2. The installation and cost of the screen shall be borne by the Purchaser





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# PREMIUM PALETTE



A thoughtful selection of premium materials lends elegance and sophistication to your home at Juniper Hill. A neutral palette of wood, marble and metallic accents forms a ready canvas for you to express your personal style and taste.

# PREMIUM FITTINGS

# CONNECTED HOME



For illustration purposes only

Sanitary Fittings



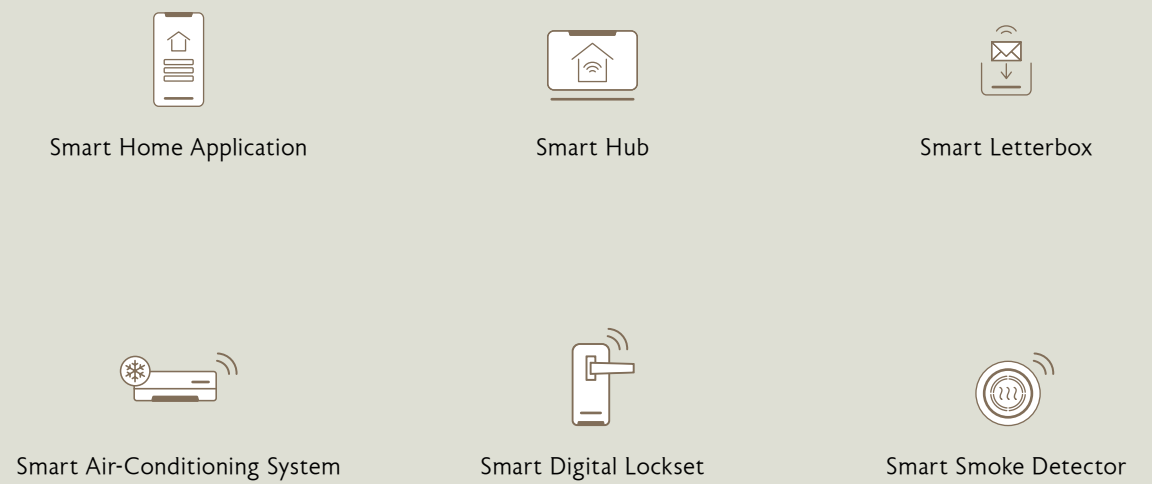
For illustration purposes only

Kitchen Appliances

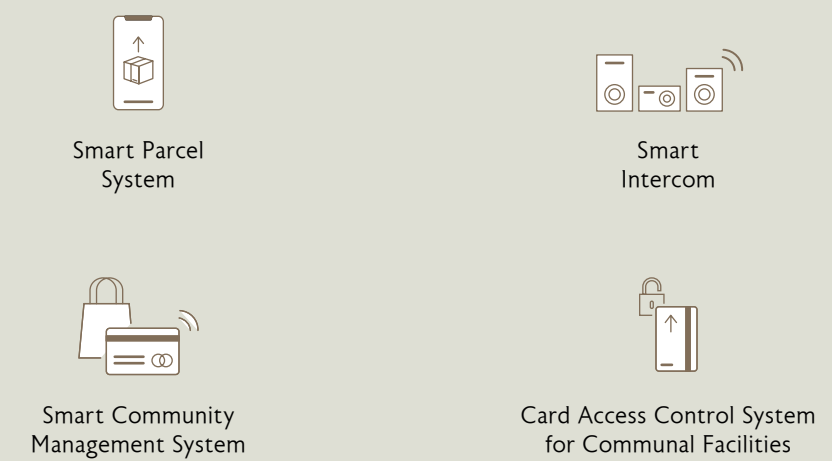





## SMART LIVING SYSTEM



## SMART COMMUNITY SYSTEM



The Unit will be equipped with a wireless smart home readiness hub ("wireless smart home hub") and air-conditioner ("AC") control for all fan coil unit within the Unit. The Purchaser will be responsible to (1) make arrangements with the third party vendor providing the wireless smart home hub for a one-time set up of the wireless smart home hub in connection with the use of the ACs; and (2) engage an independent internet service provider for the subscription of internet service in the Unit, if desired. The wireless smart home hub will be provided to the Unit even if the Purchaser does not intend to arrange with the third party vendor to set up the wireless smart home hub in the Unit. The make, model, brand, design and technology of the wireless smart home hub to be provided shall be subject to the Vendor's selection and market availability.



## **ALLGREEN PROPERTIES LIMITED**

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