



pullman

RESIDENCES

NEWTON

FREEHOLD • DISTRICT 11



Live right where work meets play.



A man in a dark suit, white shirt, and dark tie is looking out of a window. The background shows a modern building interior with curved ceiling lights. The word "pullman" is written in a stylized, lowercase font across the middle of the image, with the letters appearing to be part of the window's reflection or a graphic overlay.

pullman

Welcome to the first ever Pullman Residences in Singapore.

Where the same spirit of hospitality, comfort and style behind our iconic hotels greets you, at an exclusive address you can call home.

The best part? Gain access to a wealth of Pullman privileges, all over the world.

For a new generation of global nomads, attuned to the finer things in life.



Masterfully designed. For inspired freehold living.

Standing 30 storeys high at a prestigious address, Pullman Residences exerts a confident presence. Louvered, vertical panels shoot straight for the stars, while the uncompromising facade commands pure strength. Its 340 units start from level two (17m above ground level), giving you great views of the city or the landed enclave towards Bukit Timah Hill.



Arrival Boulevard & Grand Concierge Lobby

Artist's Impression

Artist's Impression

A coveted address,
in a vibrant neighbourhood.



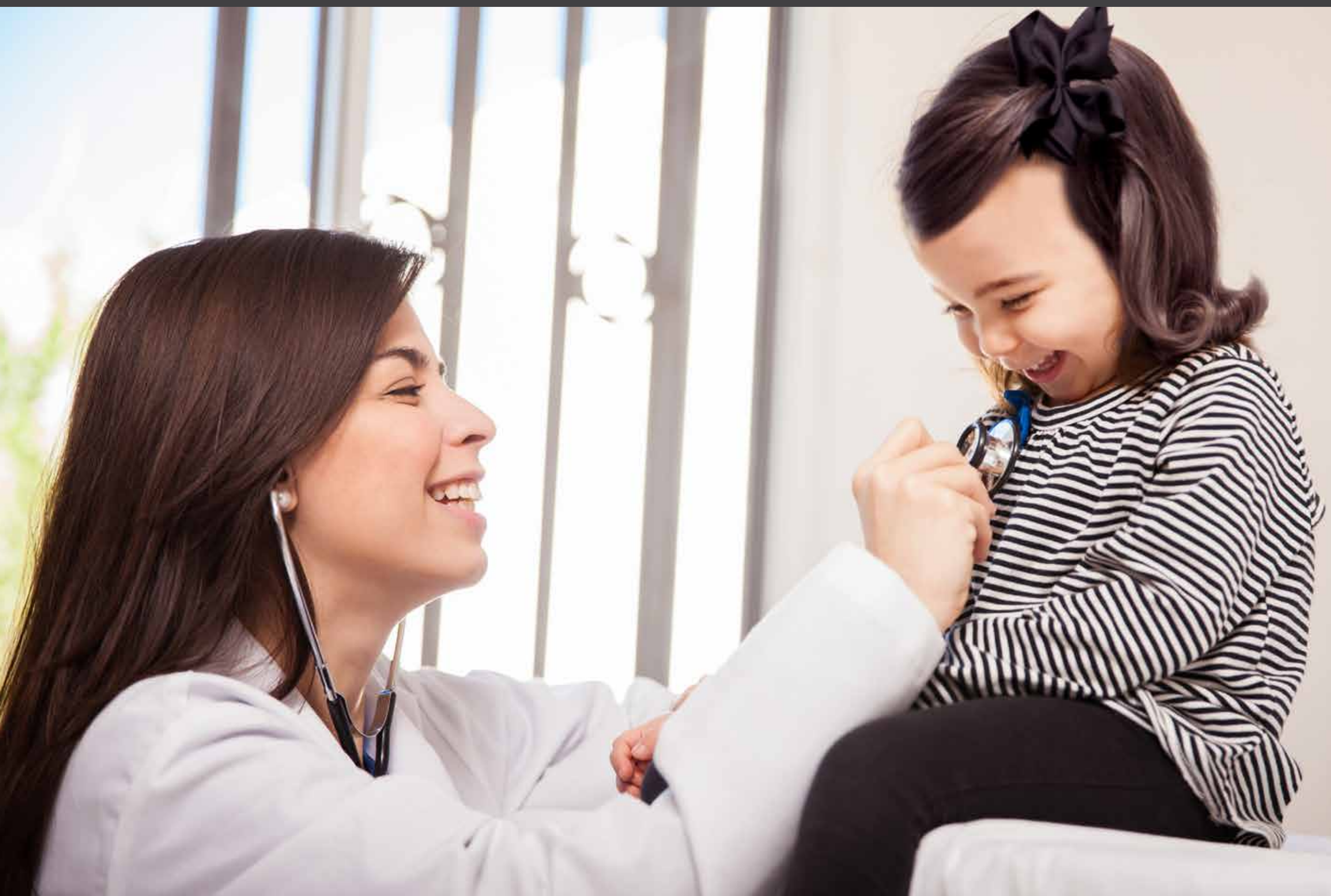
Marina Bay Financial District



Popular Education Institutions (Within 1km of ACS Primary and Junior)

The map illustrates the location of Pullman Residences Newton at 18 Dunearn Road. It highlights the proximity to the MRT Newton station and the Central Expressway. Key landmarks shown include Singapore Botanic Gardens, Singapore Chinese Girls' School, St. Joseph's Institution, and various international embassies. The map also shows the surrounding residential and commercial areas, including Orchard Road and the River Valley area.

District 11 needs no introduction. Just 1km away from prestigious schools such as ACS Primary, ACS Junior and St Joseph's Institution, the vicinity also boasts top-notch medical facilities, world-class shopping and Singapore Botanic Gardens, a UNESCO World Heritage Site. And you're right at the heart of it — 18 Dunearn Road, with the city centre and downtown core just minutes away.



The future of healthcare, at your doorstep.

Enjoy absolute peace of mind with hospitals (like Mount Elizabeth, Gleneagles, KK Women's and Children's Hospital, Tan Tock Seng) and private practices like Novena Medical Centre within easy reach.

By 2030, the all-new Health City Novena will also be ready, pioneering the future of healthcare, medical education and translational research.



**Less time
travelling.
More time for...
everything else.**

Go places, quickly and easily. Exit into Bukit Timah Road or connect to the CTE or PIE if you drive. Want to avoid peak hour traffic? Take a train from Newton MRT station, just a two-minute walk away.

Steps away,
from a world
of flavours.



Local Flavours at Newton Circus



Fine dining at Orchard

Delicious local fare is just across the road, at the famous Newton Circus. Impress your guests from abroad and dine under the stars. Or satisfy your hawker cravings, late into the night.

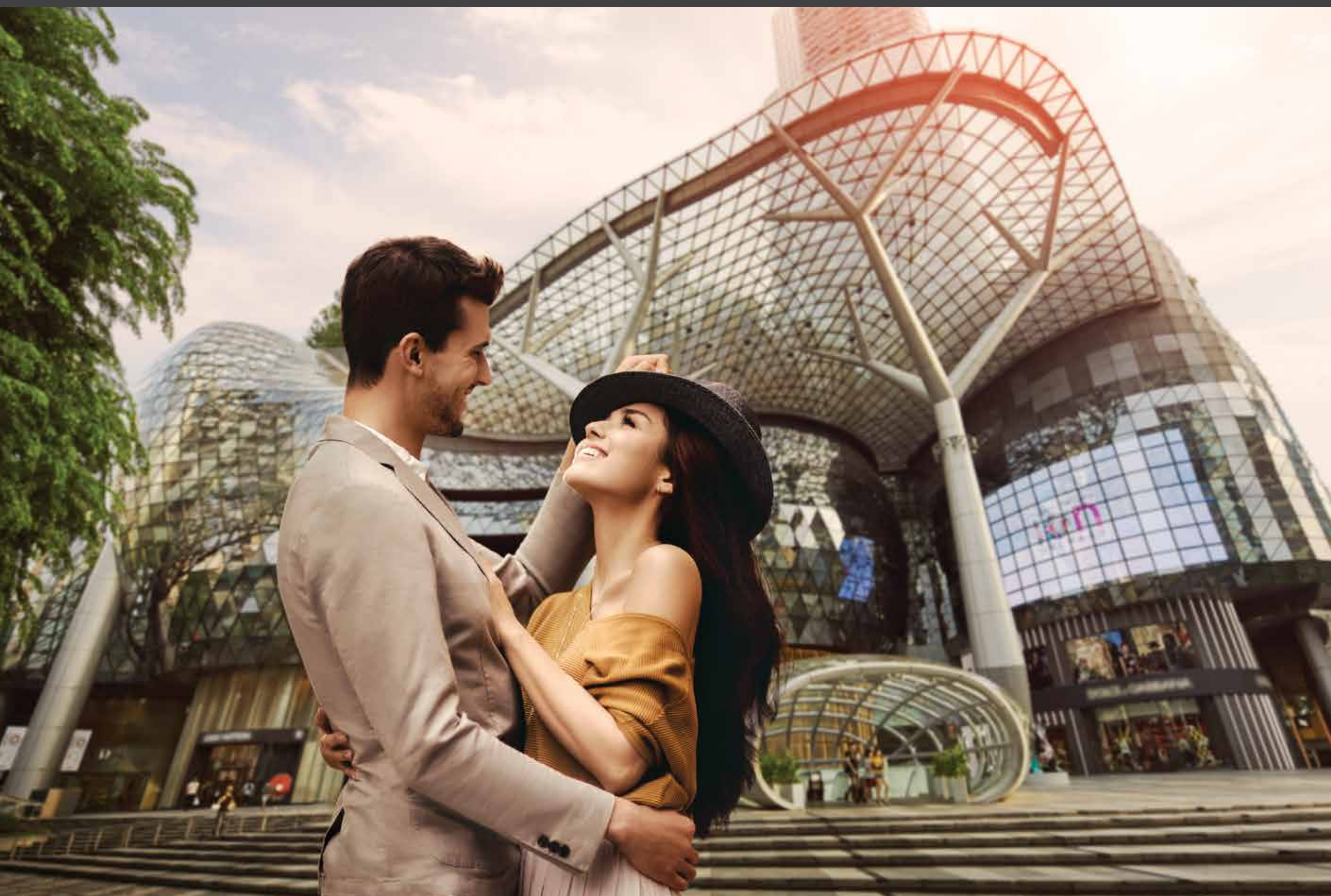
For something more lavish and internationally acclaimed, take your pick from a handful of Michelin-starred restaurants, just minutes away.





Enjoy the city, at full throttle.

Work hard, play harder. Luxury retail, world-class dining, quality entertainment. Orchard Road is your anytime-playground.



Experience Orchard like never before.

From Tanglin to Dhoby Ghaut, the new Orchard masterplan will transform the retail precinct into a lifestyle destination. From F&B pop-ups to rooftop theatres, get ready to be wowed.

With you in mind, always.

In true Pullman style, our Concierge, Doorman and Club Lounge Service Ambassadors will take care of your everyday needs. For a more personalised service such as housekeeping or laundry service, leave your chores to us, for a minimal fee.



The Pullman Concierge Service

Because the Pullman life is always rewarding

As a Pullman resident, you will receive a membership* in the Accor Ownership Benefits Program, extending you VVIP status globally.

Exclusive benefits include:

- Platinum status in Accor Live Limitless loyalty program:
 - Guaranteed room availability up to 2 days prior to arrival
 - Welcome drink and amenity
 - Access to executive lounge (where available)
 - Many more benefits during your stay
- 20% off best available rate at more than 4,000 Accor hotels and resorts worldwide
- Room upgrades on arrival (subject to availability)
- VIP Reservation Desk
- Local benefits at select Accor hotels in Singapore, including the upcoming Pullman Singapore Hill Street, subject to terms and conditions

* As a welcome to Pullman Residences Newton, residents will receive a complimentary membership in the Accor Ownership Benefits Program which will be valid for three years following handover. Thereafter, participation will be optional, and subject to the Accor Ownership Benefits annual fee.





Where business is pleasure, and pleasure is business.

When you are doing what you love, work and play blurs. And it doesn't really matter.

Our suite of curated lifestyle amenities, from Club Lounge, Party Lawn to the Dining Pavilion with BBQ, is yours to host and entertain.



Elevate your workout.

Frolic or swim, 17m above the ground, in a 50m Lap Pool. Lazy to move? Then kick back on the Wellness Deck, with a drink in your hand and sun on your skin.

Active body,
active mind.



Recreational Tennis Court with Half Basketball Court



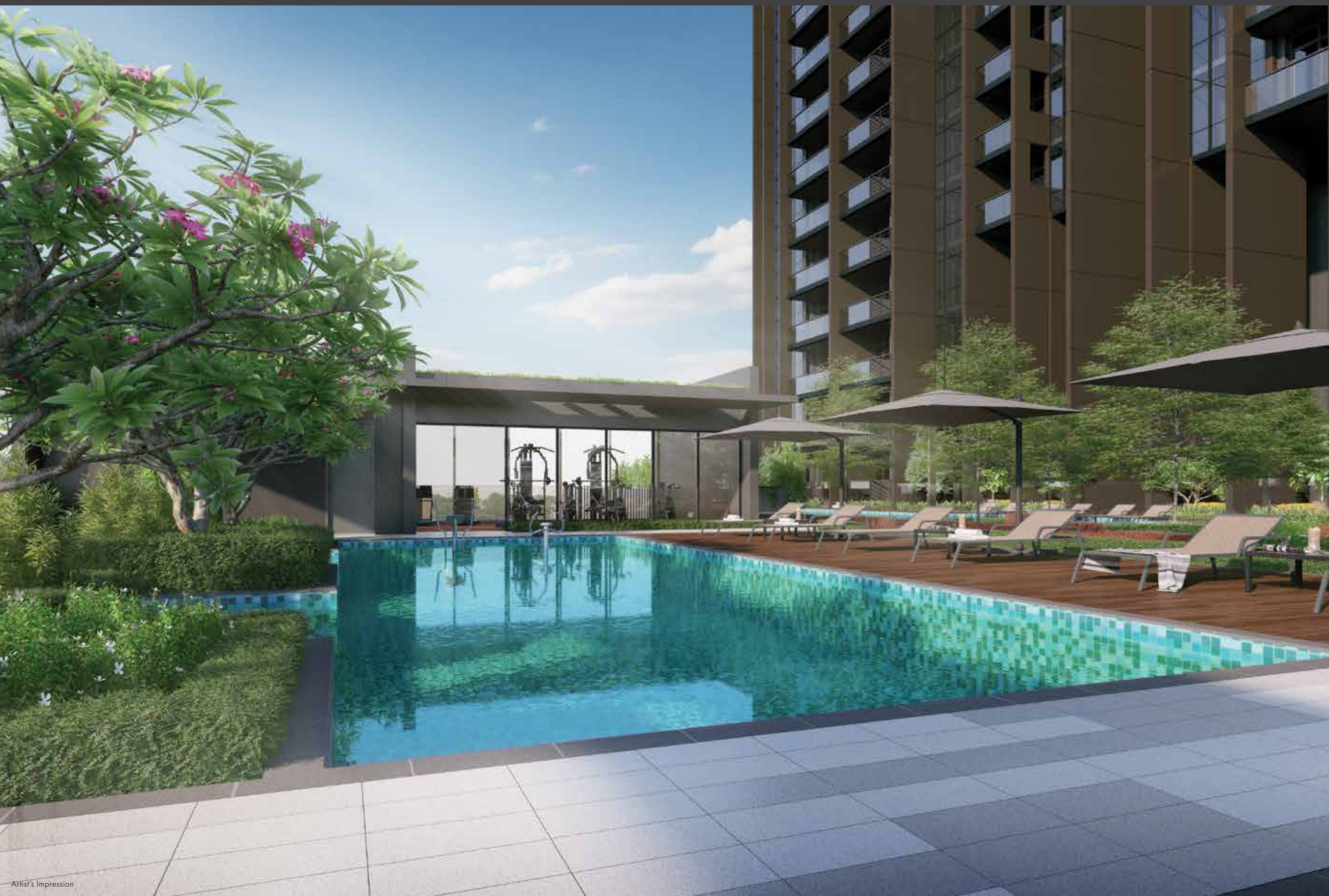
Dining Pavilion with BBQ



Wellness Gym

There's nothing like working up a sweat, to feel truly alive. Do it alone or with friends. After all, there's a Wellness Gym, Aqua Gym, Recreational Tennis Court with Half Basketball Court — whichever agrees with your mood, and body.





Artist's Impression

Wellness Pool & Aqua Gym

Take five. Take twenty. Take as long as you like.

Wellness Pool, Jacuzzi, Garden Courtyard. Find time to relax and be ready to conquer it all the next day. Your body will thank you. So will your mind.



Artist's Impression

Club Lounge & Wellness Deck



Artist's Impression

Party Lawn & the Verandah with Teppanyaki Grill



Privacy, elevated.

Served by a private lift, the exclusive three and four-bedroom units open up at your front porch for added privacy. Groceries, prams, pets, the entire clan? The lift is all yours.

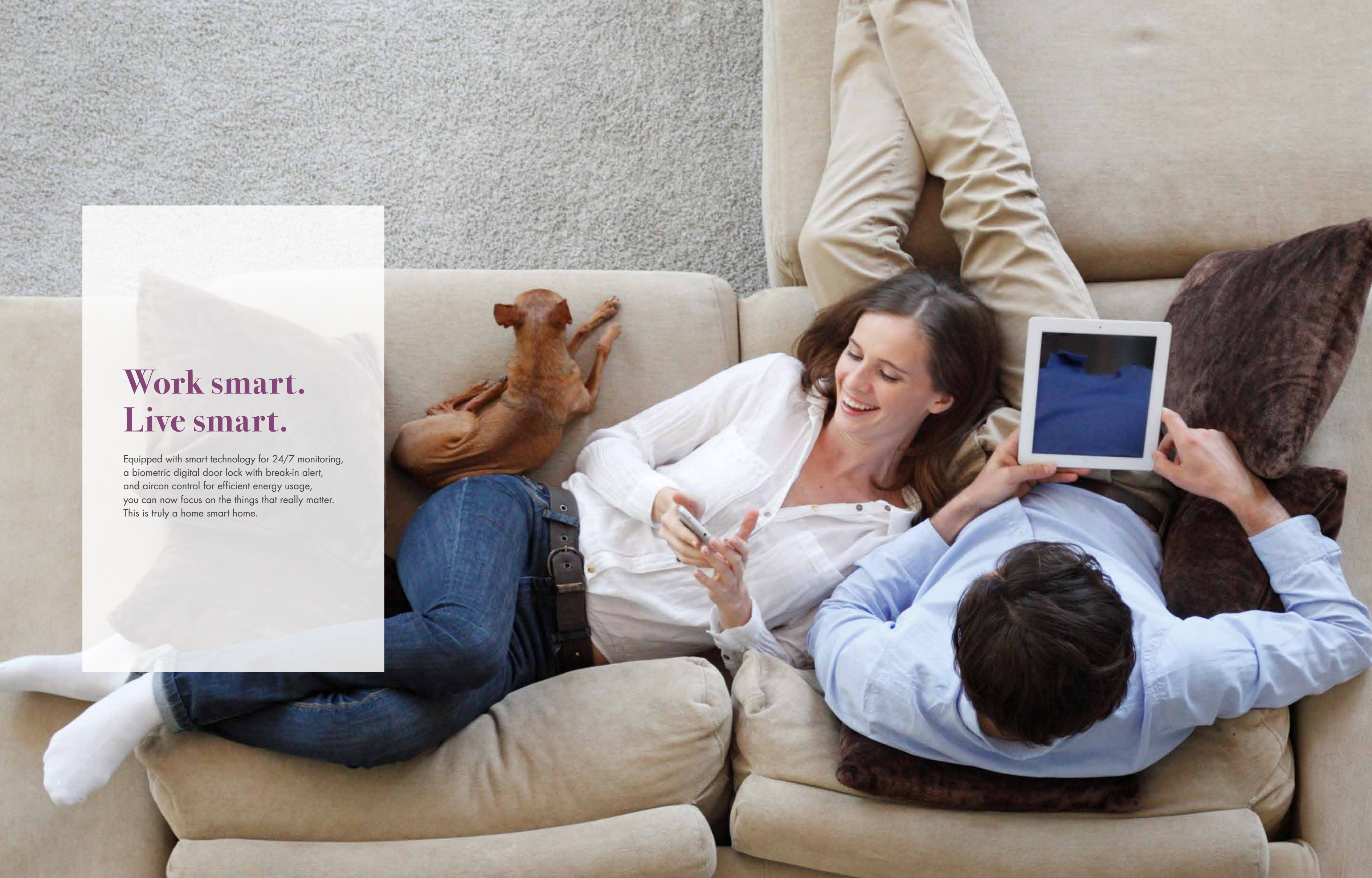
Rise to a new point of view.

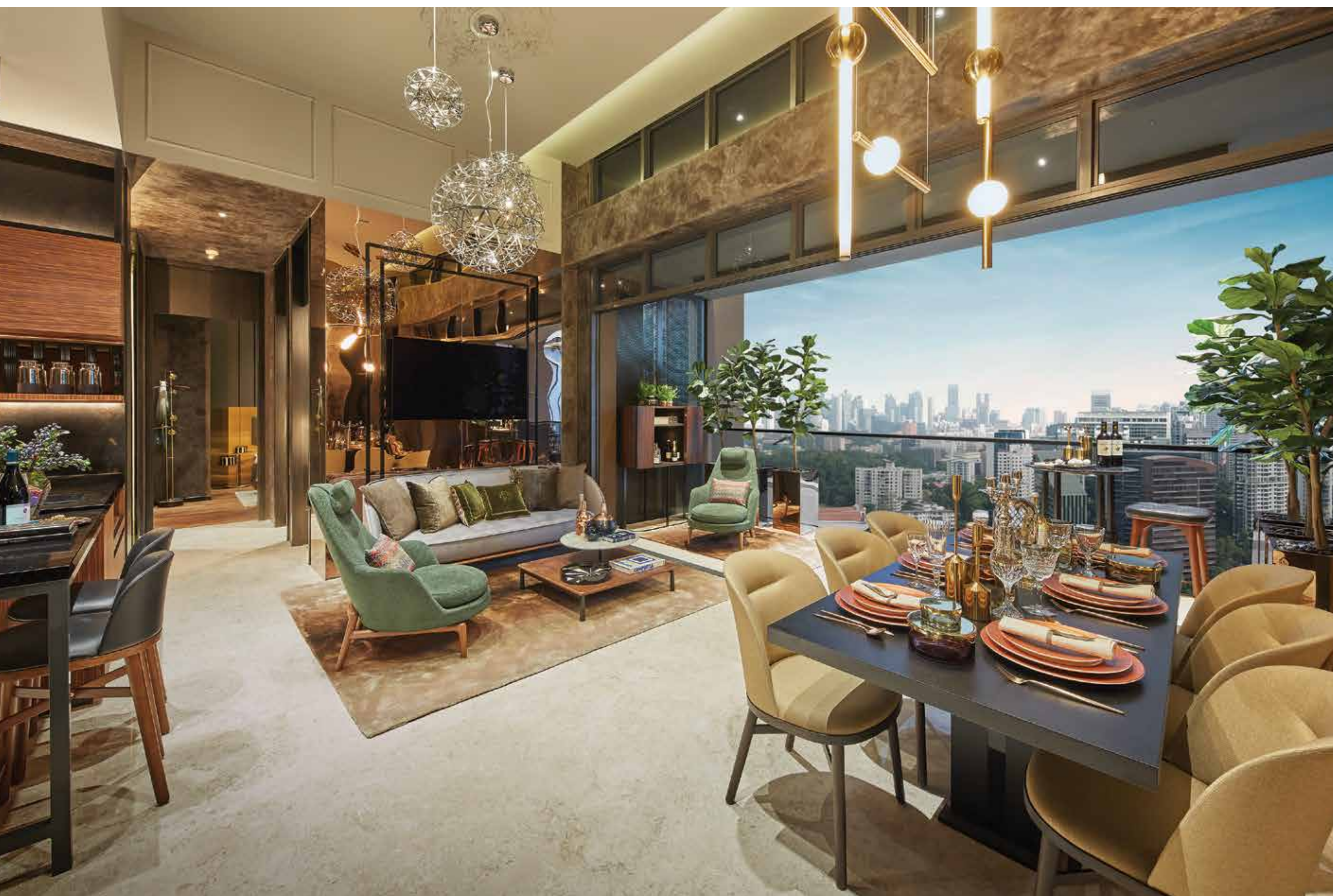
Relish a spacious balcony in every unit, so you can slip out and unwind, whenever. Take time to plan ahead or simply just go with the flow.



Work smart. Live smart.

Equipped with smart technology for 24/7 monitoring, a biometric digital door lock with break-in alert, and aircon control for efficient energy usage, you can now focus on the things that really matter. This is truly a home smart home.





Raise the bar. Raise your spirits.

Functional and spacious layouts come as a standard for all units. For more exclusivity, units on the 30th storey enjoy high ceiling height, so you get more storage space. Or just more headspace, if you like.

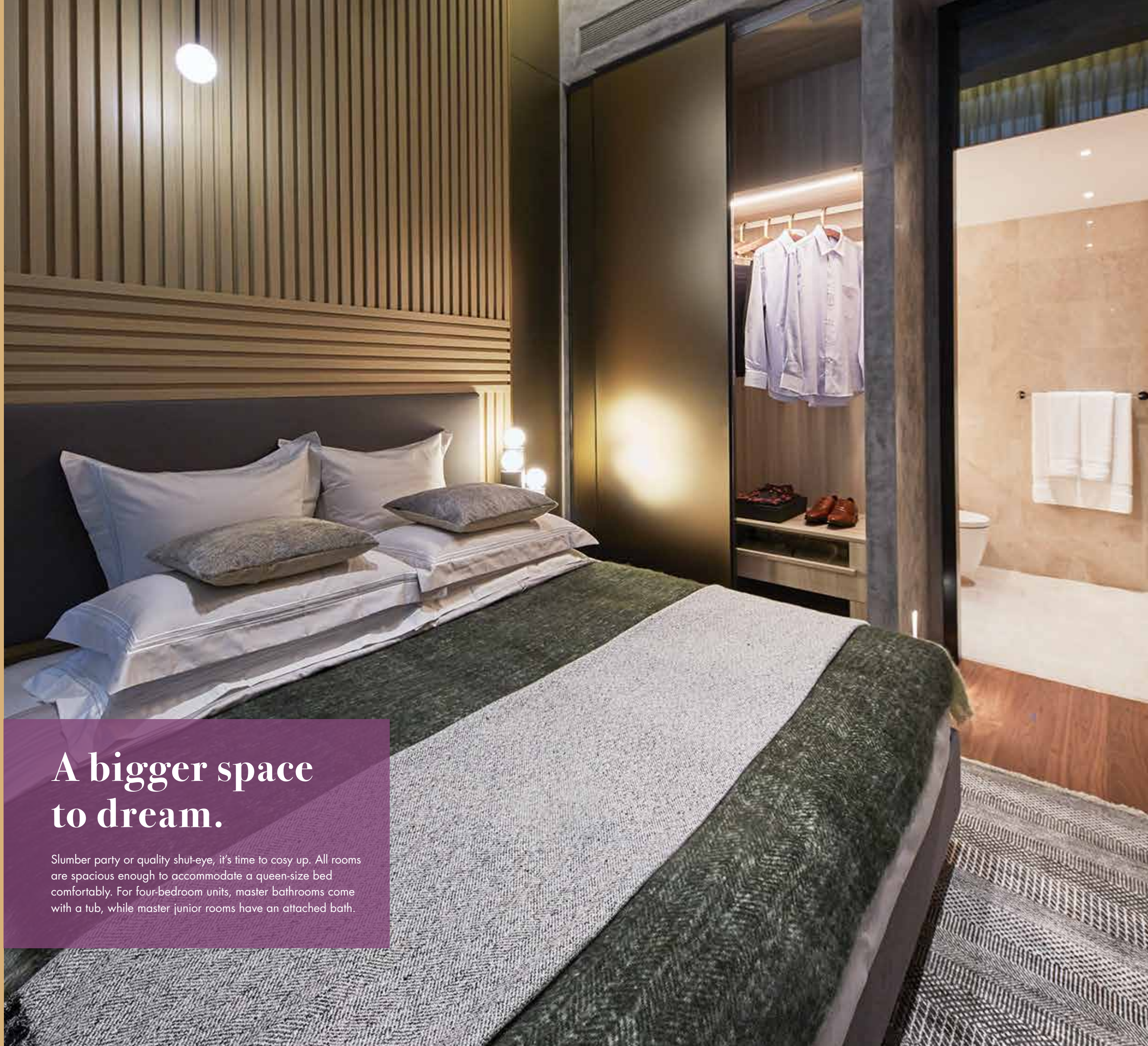




A kitchen for every mood.

Good things come in pairs. Like a wet and dry kitchen, for both serious cooking and casual entertaining. Kitchens are outfitted with premium fixtures and fittings to dish up a touch of sophistication.

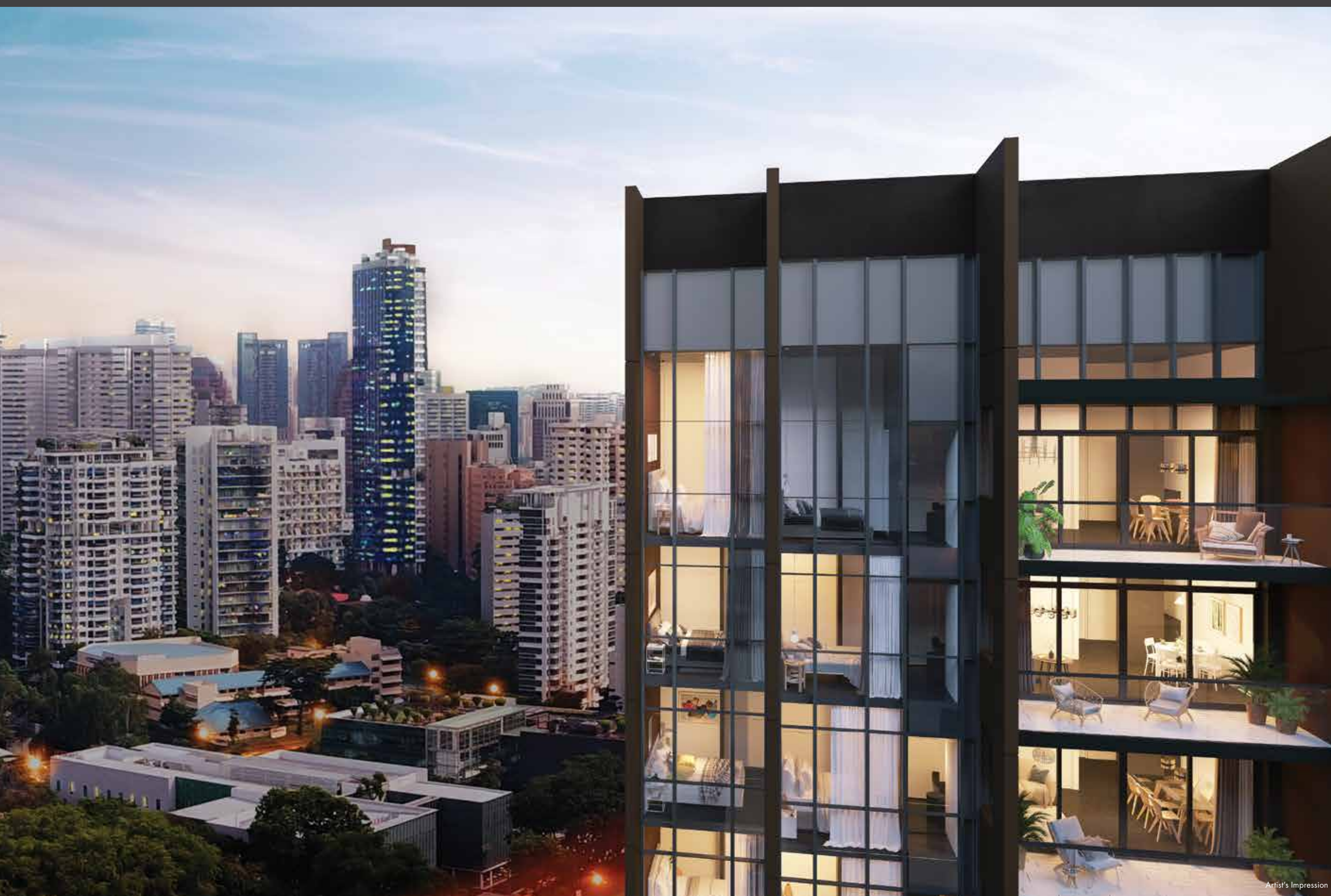




A bigger space to dream.

Slumber party or quality shut-eye, it's time to cosy up. All rooms are spacious enough to accommodate a queen-size bed comfortably. For four-bedroom units, master bathrooms come with a tub, while master junior rooms have an attached bath.





No matter where you go, home is where the heart is.

Because coming home can be the best feeling.
Couple that with Pullman hospitality, and you
know you've found something special.

Welcome.

Artist's Impression

Site Plan



Schematic Chart

18 Dunearn Road Singapore 309421

Unit Floor	01	02	03	04	05	06	07	08	09	10	11	12
30	PH-2	PH-3	PH-3	PH-2	PH-1	PH-1	PH-2	PH-4	PH-5	PH-2	PH-1	PH-1
29	B1	C1	C1	B1	A1	A1	B1	C2	D1	B1	A1	A1
28	B1	C1	C1	B1	A1	A1	B1	C2	D1	B1	A1	A1
27	B1	C1	C1	B1	A1	A1	B1	C2	D1	B1	A1	A1
26	B1	C1	C1	B1	A1	A1	B1	C2	D1	B1	A1	A1
25	B1	C1	C1	B1	A1	A1	B1	C2	D1	B1	A1	A1
24	B1	C1	C1	B1	A1	A1	B1	C2	D1	B1	A1	A1
23	B1	C1	C1	B1	A1	A1	B1	C2	D1	B1	A1	A1
22	B1	C1	C1	B1	A1	A1	B1	C2	D1	B1	A1	A1
21	B1	C1	C1	B1	A1	A1	B1	C2	D1	B1	A1	A1
20	B1	C1	C1	B1	A1	A1	B1	C2	D1	B1	A1	A1
19	B1	C1	C1	B1	A1	A1	B1	C2	D1	B1	A1	A1
18	B1	C1	C1	B1	A1	A1	B1	C2	D1	B1	A1	A1
17	B1	C1	C1	B1	A1	A1	B1	C2	D1	B1	A1	A1
16	B1	C1	C1	B1	A1	A1	B1	C2	D1	B1	A1	A1
15	B1	C1	C1	B1	A1	A1	B1	C2	D1	B1	A1	A1
14	B1	C1	C1	B1	A1	A1	B1	C2	D1	B1	A1	A1
13	B1	C1	C1	B1	A1	A1	B1	C2	D1	B1	A1	A1
12	B1	C1	C1	B1	A1	A1	B1	C2	D1	B1	A1	A1
11	B1	C1	C1	B1	A1	A1	B1	C2	D1	B1	A1	A1
10	B1	C1	C1	B1	A1	A1	B1	C2	D1	B1	A1	A1
09	B1	C1	C1	B1	A1	A1	B1	C2	D1	B1	A1	A1
08	B1	C1	C1	B1	A1	A1	B1	C2	D1	B1	A1	A1
07	B1	C1	C1	B1	A1	A1	B1	C2	D1	B1	A1	A1
06	B1	C1	C1	B1	A1	A1	B1	C2	D1	B1	A1	A1
05	B1	C1	C1	B1	A1	A1	B1	C2	D1	B1		
04	B1	C1	C1	B1	A1	A1	B1	C2	D1	B1		
03	B1	C1	C1	B1	A1	A1	B1	C2	D1	B1		
02	B1-P	C1-P	C1	B1	A1	A1	B1	C2	D1-P	B1-P		
1E	Carpark											
1D	Carpark											
1C	Carpark											
1B	Carpark											
01/1A	Lobby/Carpark											
B	Carpark											

LEGEND:

- 1-Bedroom
- 2-Bedroom
- 3-Bedroom
- 4-Bedroom

GROUND LEVEL:

- 1 Pedestrian Entrance
- 2 Guardhouse
- 3 Arrival Boulevard
- 4 Grand Concierge Lobby
- 5 Grand Drop-Off
- 6 Feature Sculpture
- 7 The Verandah with Teppanyaki Grill
- 8 Garden Courtyard
- 9 Party Lawn
- 10 Aroma Trail
- 11 Bicycle Hub
- 12 Kid's Play
- 13 Recreational Tennis Court with Half Basketball Court
- 14 Substation
- 15 Gen Set
- 16 Management Office
- 17 Pneumatic Bin Centre
- 18 MDF Room

LEVEL 2:

- 19 Pool Deck
- 20 50m Lap Pool
- 21 Aqua Deck
- 22 Dining Pavilion with BBQ
- 23 Club Lounge
- 24 Kid's Pool
- 25 Jacuzzi
- 26 Wellness Pool
- 27 Wellness Deck
- 28 Aqua Gym
- 29 Wellness Gym
- 30 Male/Female Changing Room with Steam Room

ROOF LEVEL:

- 31 Water Tank

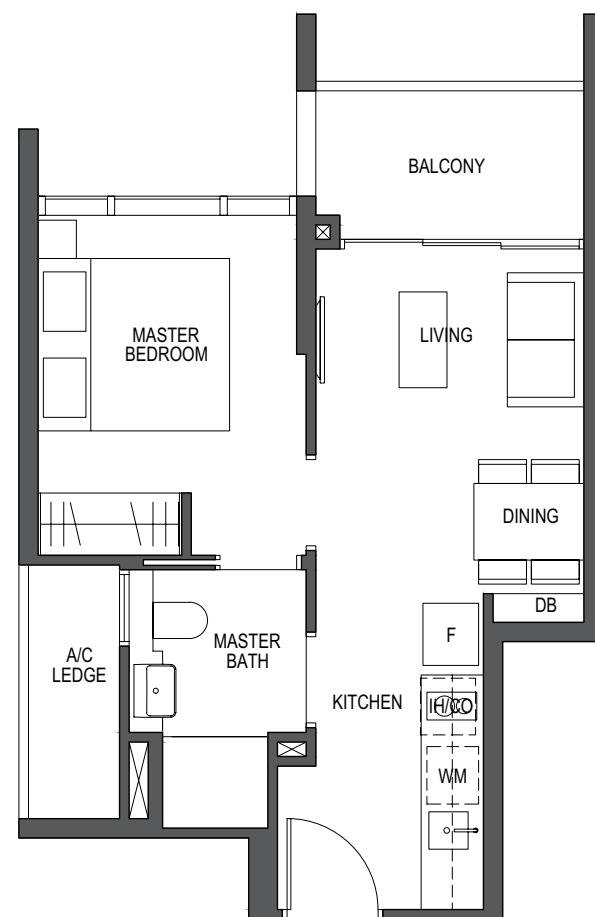
1-Bedroom

TYPE A1

43 sq m / 463 sq ft

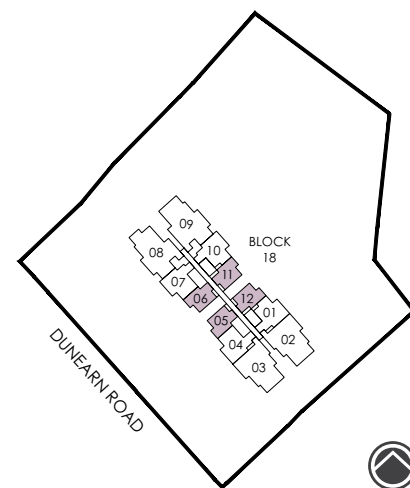
#02-06 to #29-06
 #06-12 to #29-12
 *#02-05 to #29-05
 *#06-11 to #29-11

*Mirror image



LEGEND:
 F - Fridge
 D - Dryer
 IH - Induction Hob
 DW - Dishwasher
 GH - Gas Hob
 DB - Distribution Board
 WM - Washer cum Dryer
 CO - Conventional Oven
 W - Washer

All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey. BP Approval No. A1720-00009-2018-BP01 dated 26/08/2019



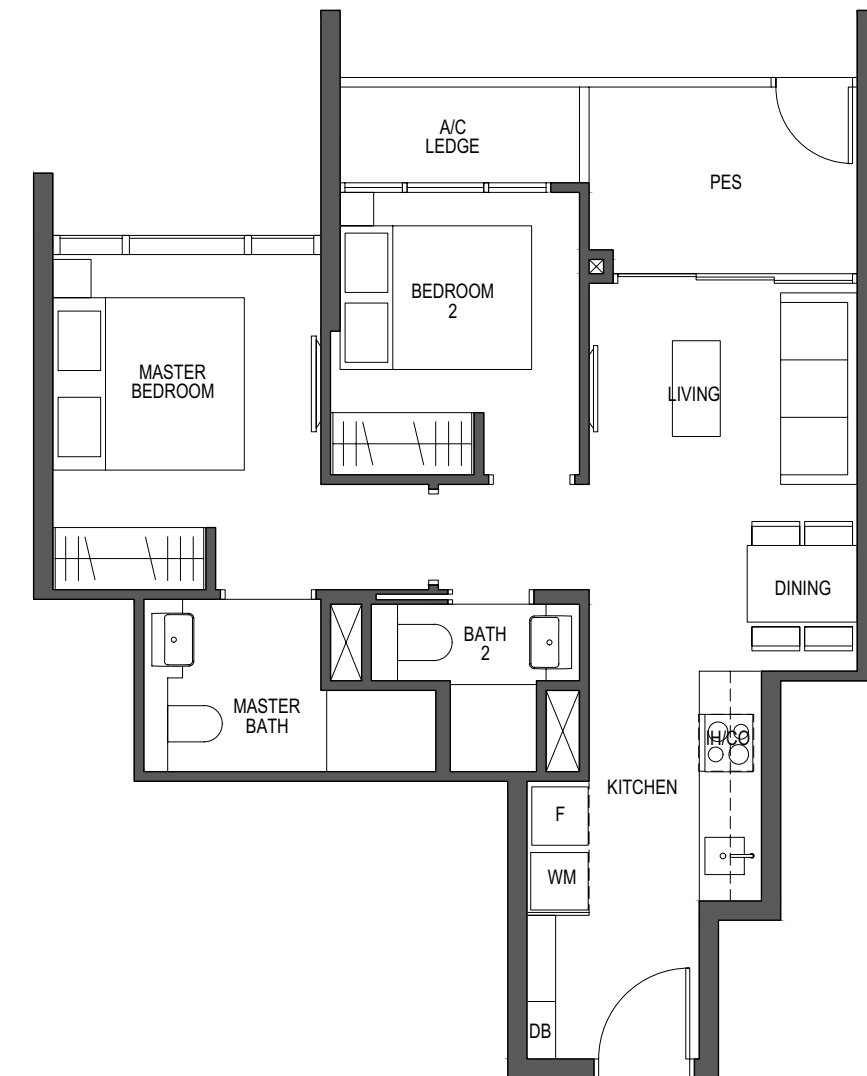
2-Bedroom

TYPE B1-P

62 sq m / 667 sq ft

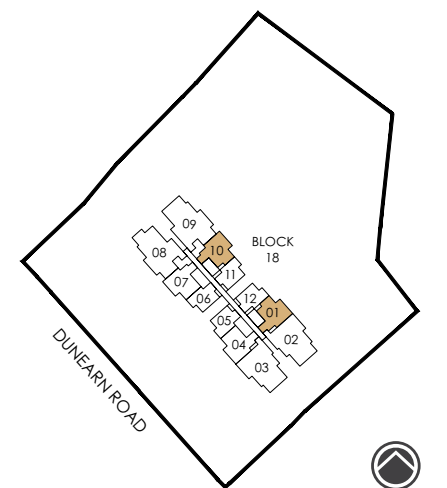
#02-01
 *#02-10

*Mirror image



LEGEND:
 F - Fridge
 D - Dryer
 IH - Induction Hob
 DW - Dishwasher
 GH - Gas Hob
 DB - Distribution Board
 WM - Washer cum Dryer
 CO - Conventional Oven
 W - Washer

All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey. BP Approval No. A1720-00009-2018-BP01 dated 26/08/2019



2-Bedroom

TYPE B1

62 sq m / 667 sq ft

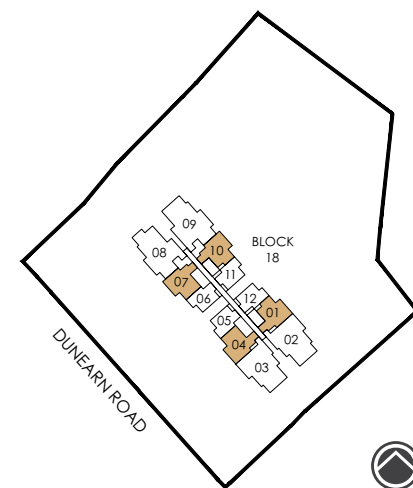
#02-07 to #29-07
 #03-01 to #29-01
 *#02-04 to #29-04
 *#03-10 to #29-10

*Mirror image



LEGEND:
 F - Fridge
 D - Dryer
 IH - Induction Hob
 DW - Dishwasher
 GH - Gas Hob
 DB - Distribution Board
 WM - Washer cum Dryer
 CO - Conventional Oven
 W - Washer

All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey. BP Approval No. A1720-00009-2018-BP01 dated 26/08/2019



3-Bedroom

TYPE C1-P

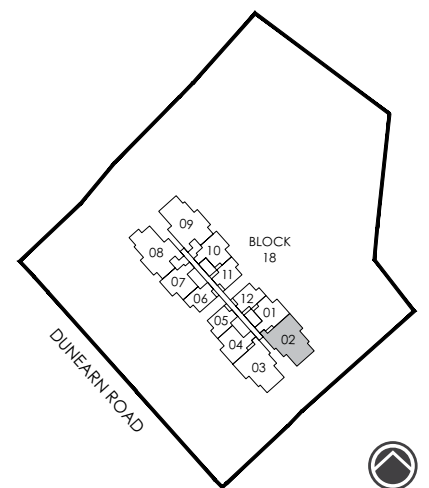
108 sq m / 1163 sq ft

#02-02



LEGEND:
 F - Fridge
 D - Dryer
 IH - Induction Hob
 DW - Dishwasher
 GH - Gas Hob
 DB - Distribution Board
 WM - Washer cum Dryer
 CO - Conventional Oven
 W - Washer

All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey. BP Approval No. A1720-00009-2018-BP01 dated 26/08/2019



3-Bedroom

TYPE C1

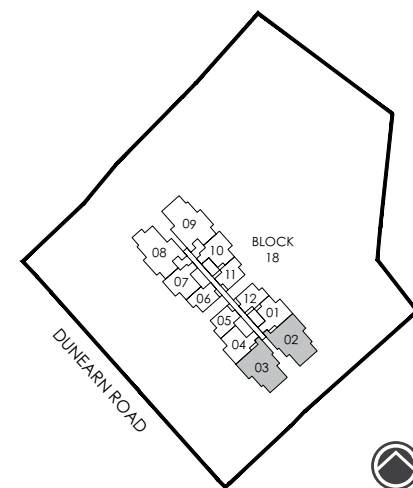
108 sq m / 1163 sq ft

#03-02 to #29-02
*#02-03 to #29-03

*Mirror image



LEGEND:
 F - Fridge
 D - Dryer
 IH - Induction Hob
 DW - Dishwasher
 GH - Gas Hob
 DB - Distribution Board
 WM - Washer cum Dryer
 CO - Conventional Oven
 W - Washer



All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey. BP Approval No. A1720-00009-2018-BP01 dated 26/08/2019

3-Bedroom + Study

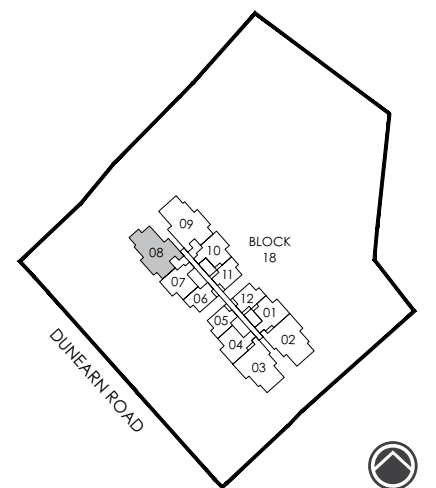
TYPE C2

119 sq m / 1281 sq ft

#02-08 to #29-08



LEGEND:
 F - Fridge
 D - Dryer
 IH - Induction Hob
 DW - Dishwasher
 GH - Gas Hob
 DB - Distribution Board
 WM - Washer cum Dryer
 CO - Conventional Oven
 W - Washer



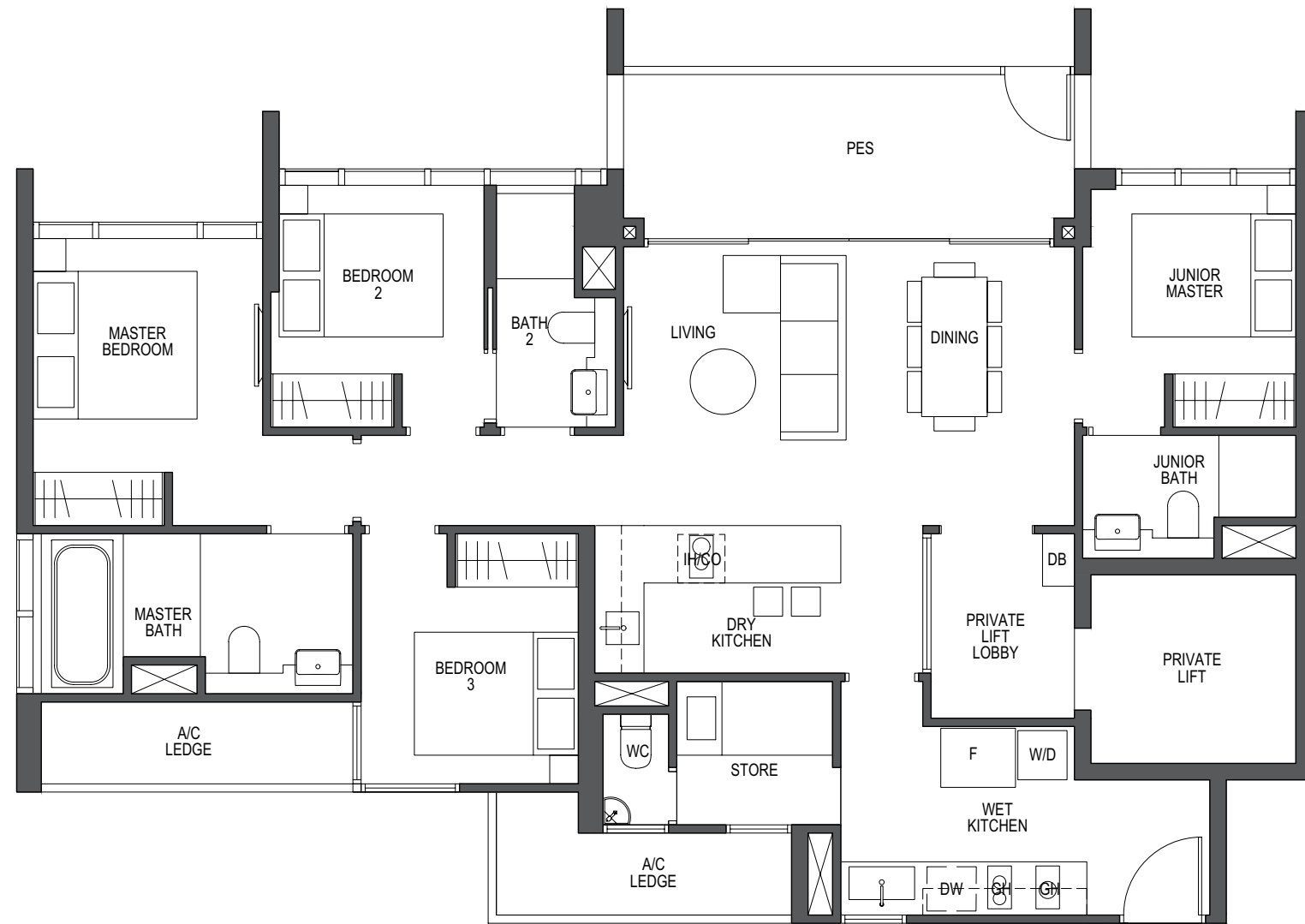
All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey. BP Approval No. A1720-00009-2018-BP01 dated 26/08/2019

4-Bedroom

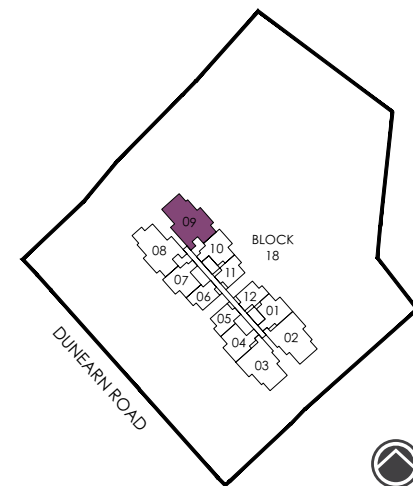
TYPE D1-P

129 sq m / 1389 sq ft

#02-09



LEGEND:
 F - Fridge
 D - Dryer
 IH - Induction Hob
 DW - Dishwasher
 GH - Gas Hob
 DB - Distribution Board
 WM - Washer cum Dryer
 CO - Conventional Oven
 W - Washer



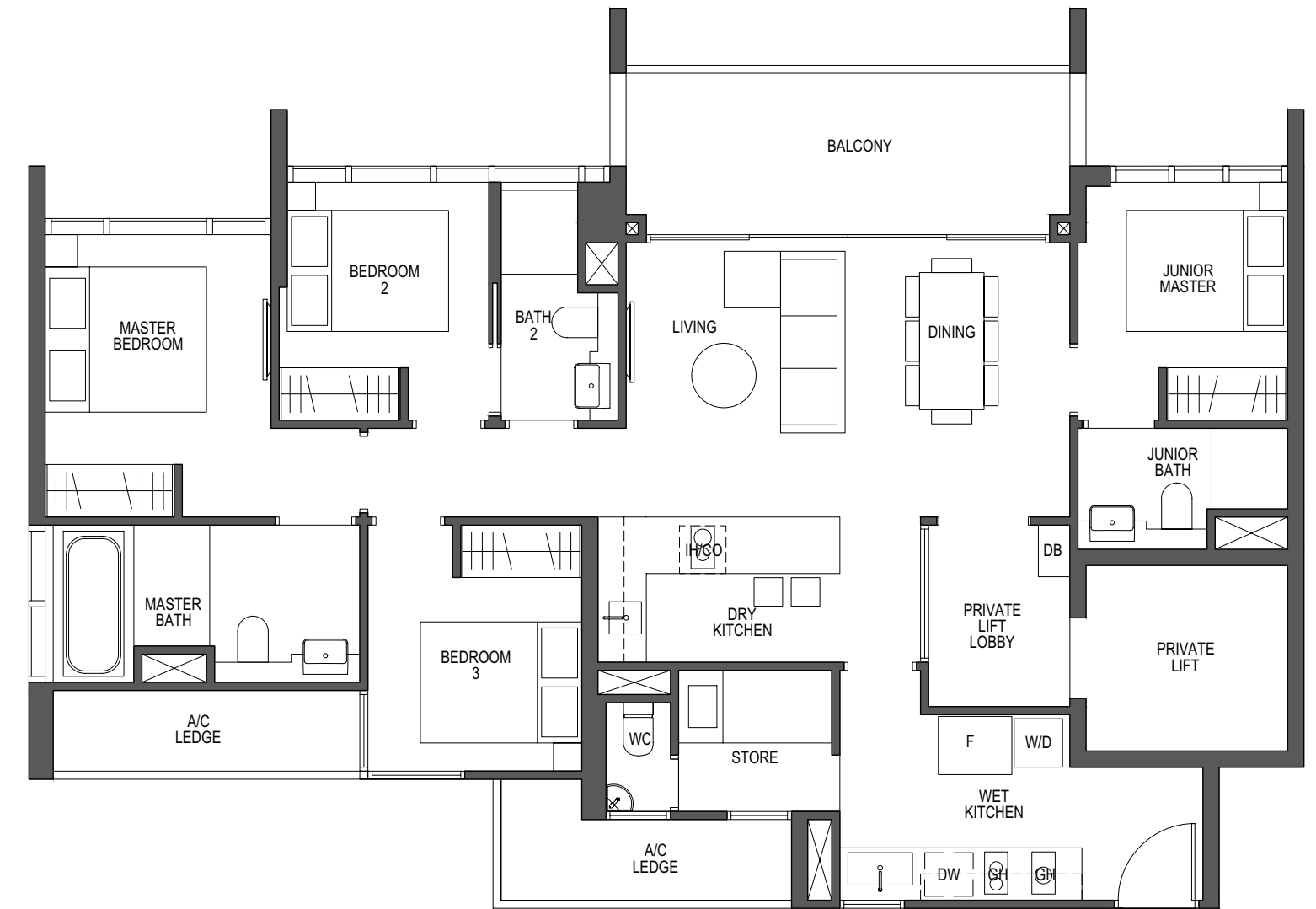
All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey. BP Approval No. A1720-00009-2018-BP01 dated 26/08/2019

4-Bedroom

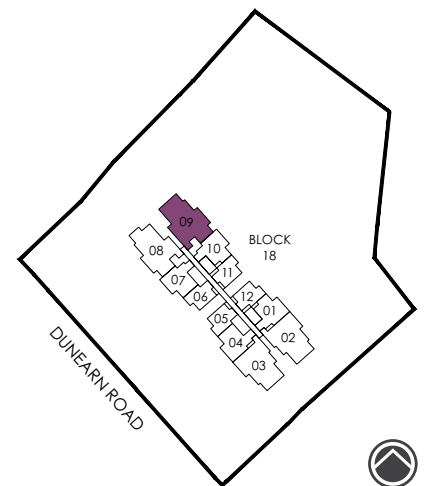
TYPE D1

128 sq m / 1378 sq ft

#03-09 to #29-09



LEGEND:
 F - Fridge
 D - Dryer
 IH - Induction Hob
 DW - Dishwasher
 GH - Gas Hob
 DB - Distribution Board
 WM - Washer cum Dryer
 CO - Conventional Oven
 W - Washer



All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey. BP Approval No. A1720-00009-2018-BP01 dated 26/08/2019

Penthouse

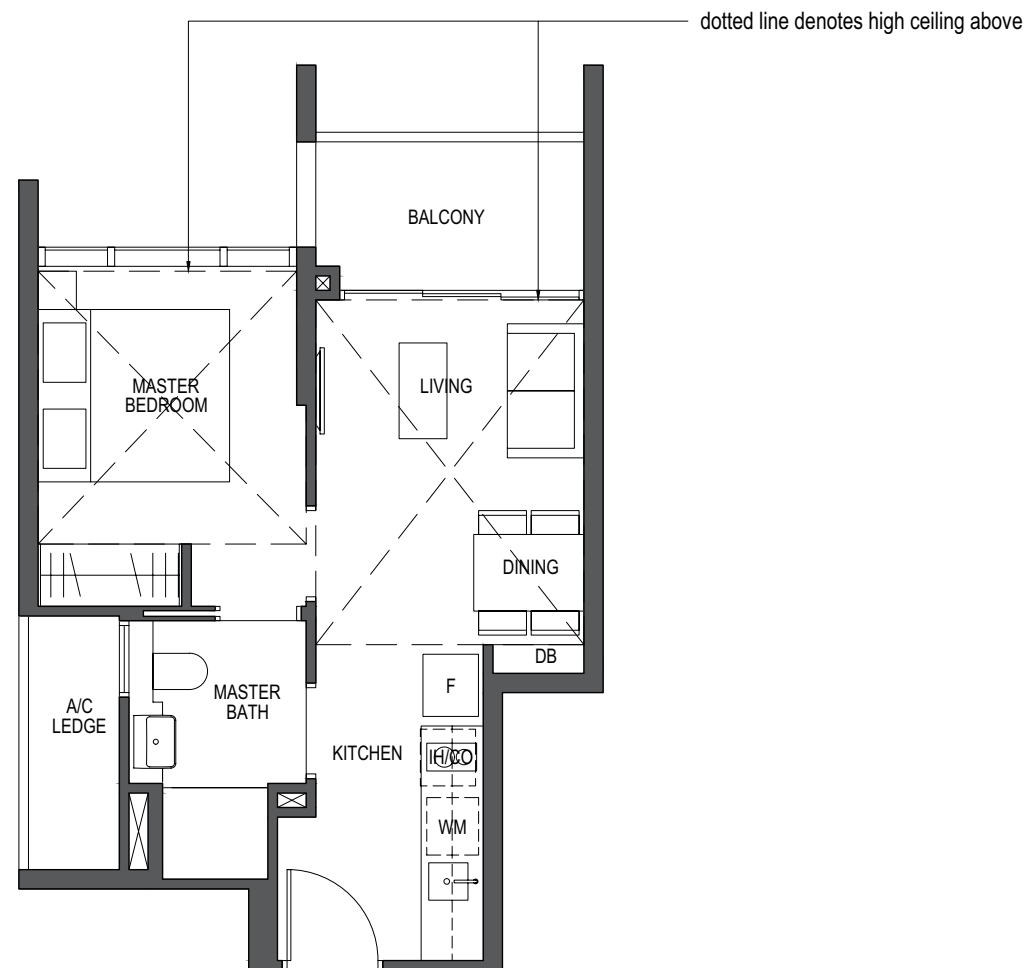
TYPE PH-1

1-Bedroom

43 sq m / 463 sq ft

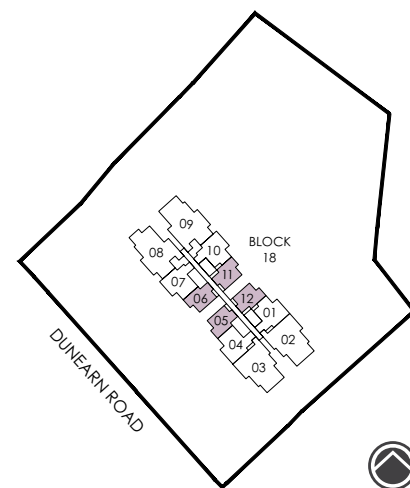
#30-06 & #30-12
*#30-05 & #30-11

*Mirror image



LEGEND:
 F - Fridge
 D - Dryer
 IH - Induction Hob
 DW - Dishwasher
 GH - Gas Hob
 DB - Distribution Board
 WM - Washer cum Dryer
 CO - Conventional Oven
 W - Washer

All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey. BP Approval No. A1720-00009-2018-BP01 dated 26/08/2019



Penthouse

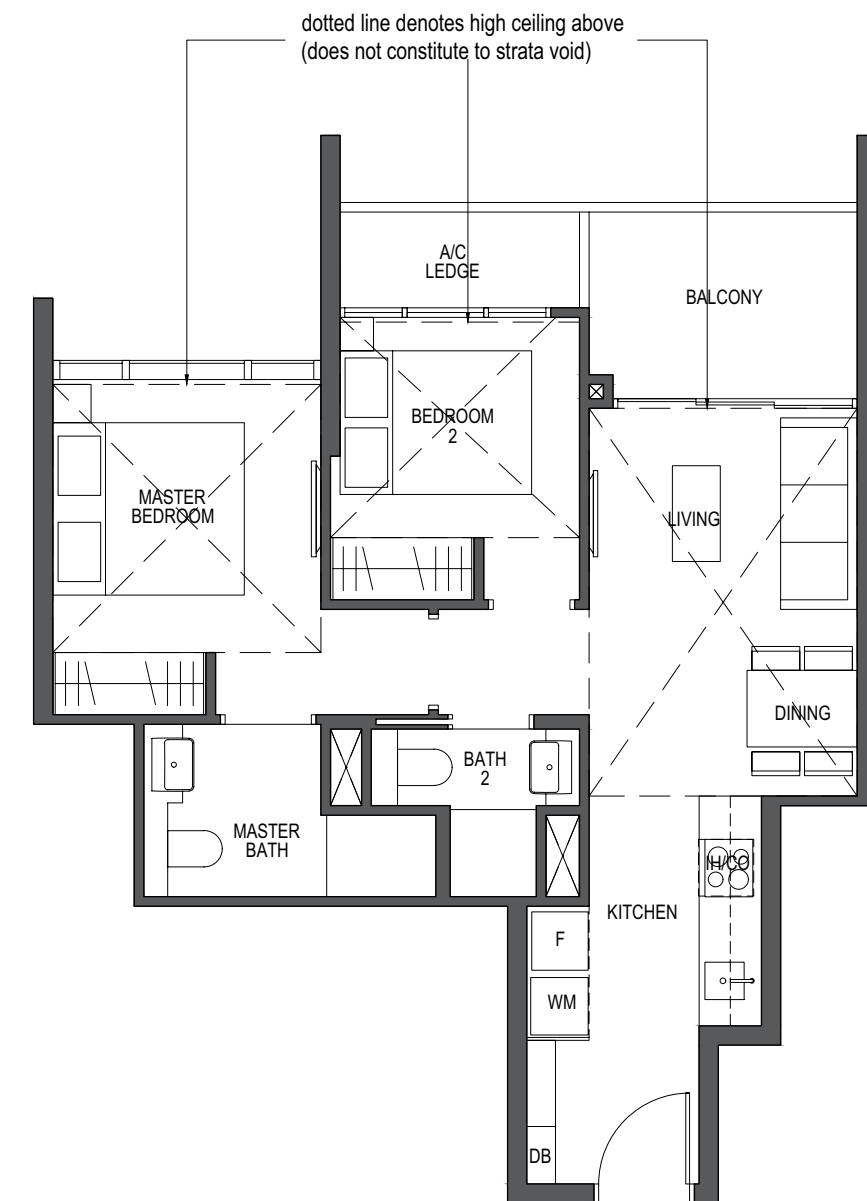
TYPE PH-2

2-Bedroom

62 sq m / 667 sq ft

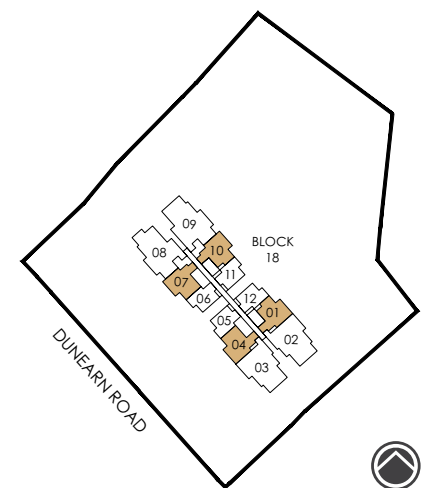
#30-01 & #30-07
*#30-10 & #30-04

*Mirror image



LEGEND:
 F - Fridge
 D - Dryer
 IH - Induction Hob
 DW - Dishwasher
 GH - Gas Hob
 DB - Distribution Board
 WM - Washer cum Dryer
 CO - Conventional Oven
 W - Washer

All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey. BP Approval No. A1720-00009-2018-BP01 dated 26/08/2019



Penthouse

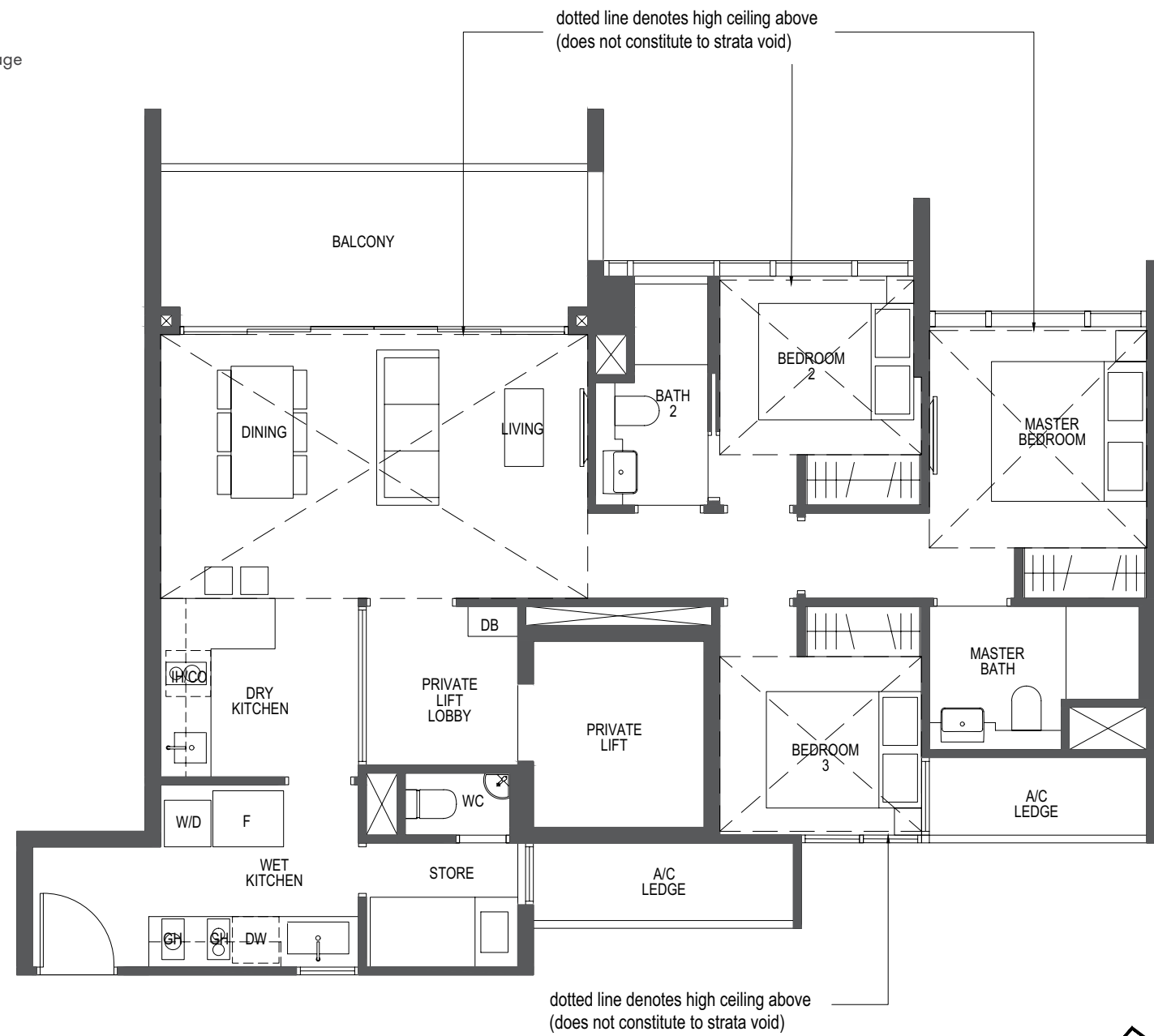
TYPE PH-3

3-Bedroom

108 sq m / 1163 sq ft

#30-02
*#30-03

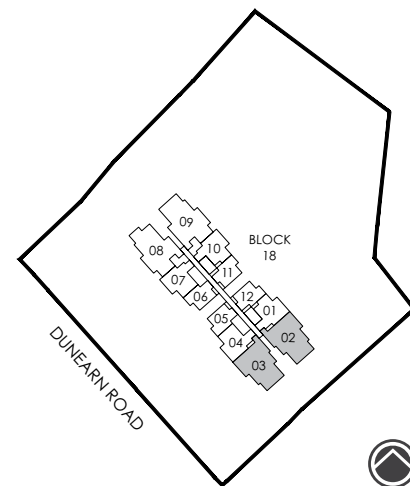
*Mirror image



0 1 3 5M

LEGEND:
F - Fridge
D - Dryer
IH - Induction Hob
DW - Dishwasher
GH - Gas Hob
DB - Distribution Board
WM - Washer cum Dryer
CO - Conventional Oven
W - Washer

All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey. BP Approval No. A1720-00009-2018-BP01 dated 26/08/2019



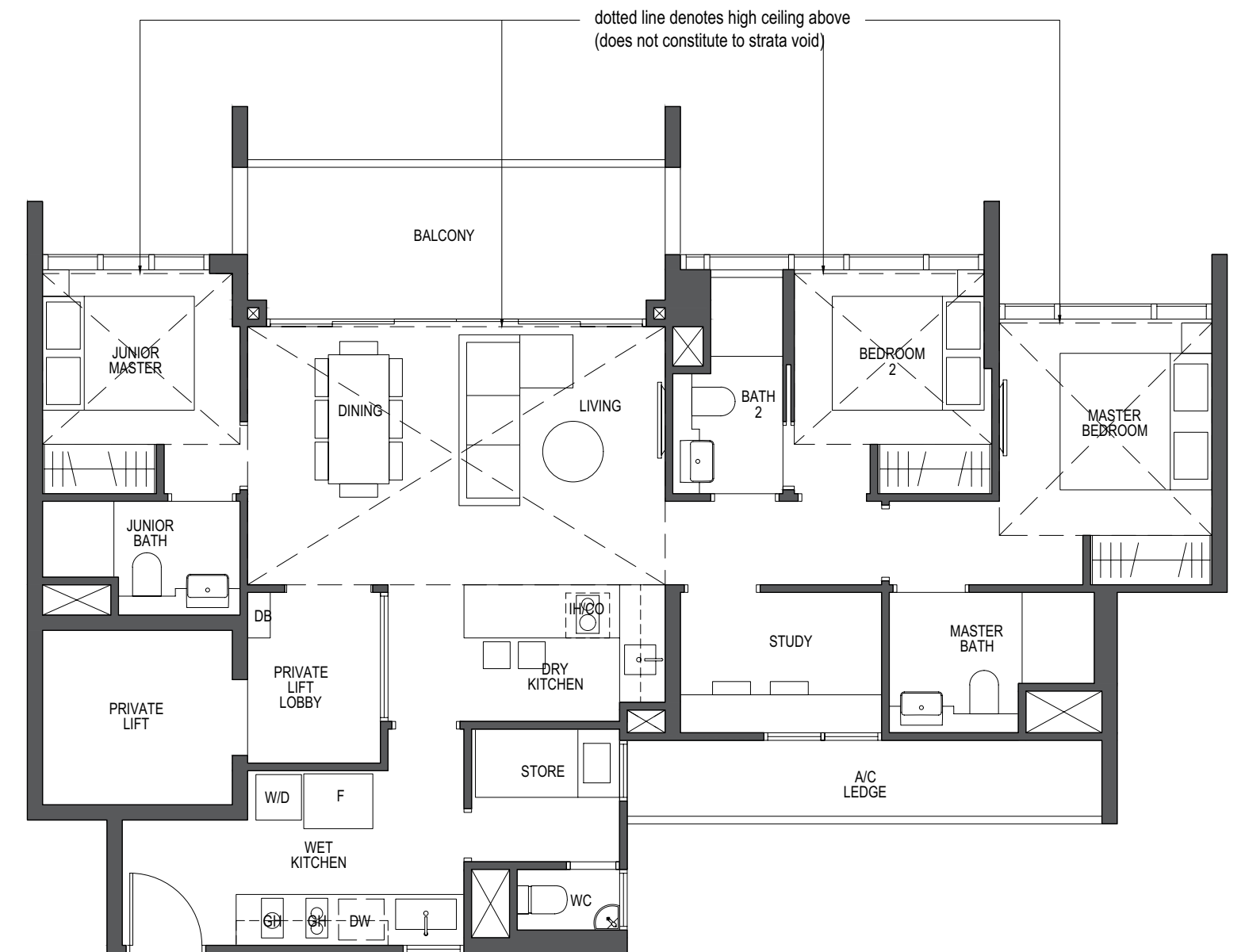
Penthouse

TYPE PH-4

3-Bedroom+Study

119 sq m / 1281 sq ft

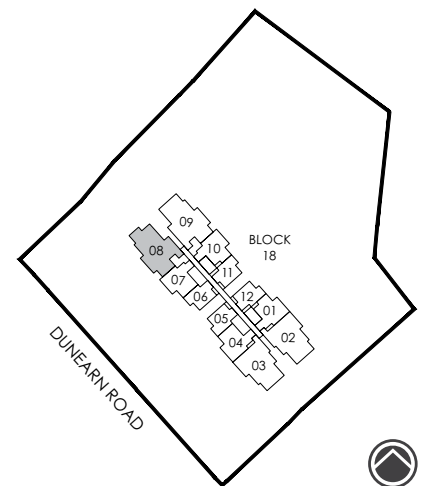
#30-08



0 1 3 5M

LEGEND:
F - Fridge
D - Dryer
IH - Induction Hob
DW - Dishwasher
GH - Gas Hob
DB - Distribution Board
WM - Washer cum Dryer
CO - Conventional Oven
W - Washer

All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey. BP Approval No. A1720-00009-2018-BP01 dated 26/08/2019



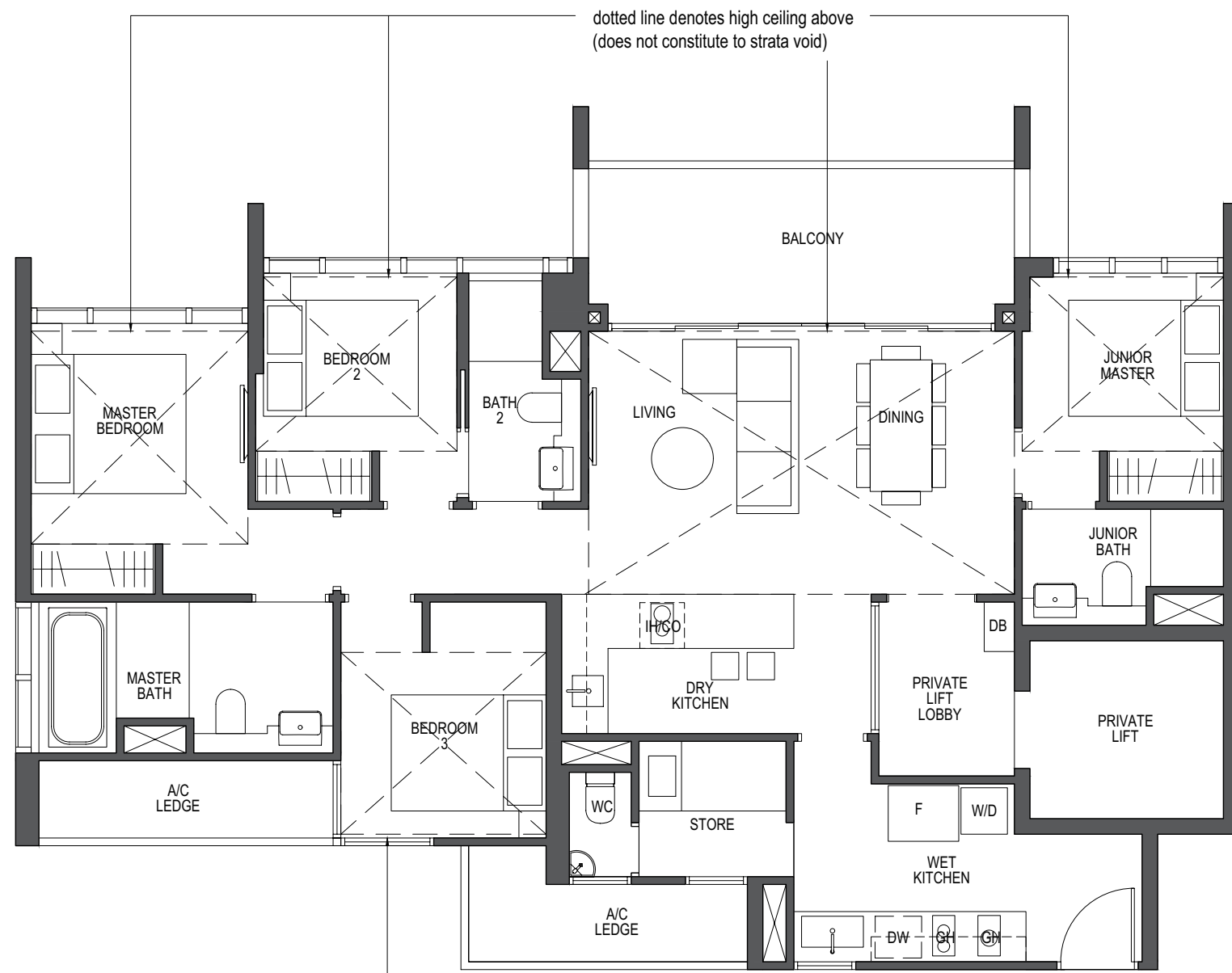
Penthouse

TYPE PH-5

4-Bedroom

128 sq m / 1378 sq ft

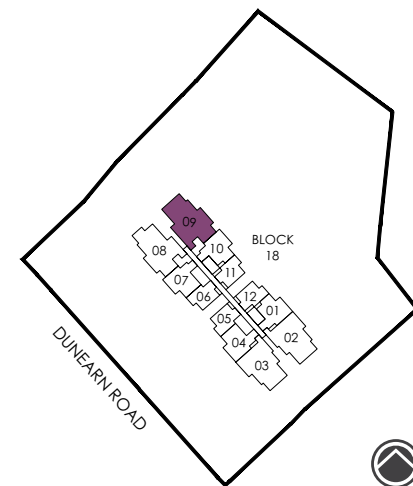
#30-09



dotted line denotes high ceiling above
(does not constitute to strata void)



LEGEND:		
F - Fridge	DW - Dishwasher	WM - Washer cum Dryer
D - Dryer	GH - Gas Hob	CO - Conventional Oven
IH - Induction Hob	DB - Distribution Board	W - Washer



All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subjected to final survey. BP Approval No. A1720-00009-2018-BP01 dated 26/08/2019

Corporate Profile



EL Development Pte Ltd first started as a business unit within one of Singapore's leading builders, Evan Lim & Co. Pte Ltd, before its inception as a separate company in June 2007.

The company has developed more than 3,000 homes in Singapore, including Illuminaire on Devonshire, Parc Centennial in Kampong Java Road, Symphony Suites in Yishun and Parc Riviera in West Coast Vale.

Come late 2021, the company will usher in its first hotel development — the first Pullman Hotel in Singapore, managed by Accor. Located at Hill Street, this luxurious 10-storey business hotel comprises 350 rooms with outstanding facilities.

In recognition of its emphasis on quality, design and sustainability, EL Development has won prestigious awards such as FIABCI Singapore Property Awards (2018 & 2019), Asia Pacific Property Awards (2018 – 2019), Asia Property Awards Singapore (2017), BCA Asia Top Ten Developers Award (2016 & 2017), BCA Green Mark Award (2016 & 2018), SME One Asia Awards (2013) and Enterprise 50 Awards (2012).



SkySuites 17



La Fiesta



Parc Riviera



Symphony Suites

Corporate Profile

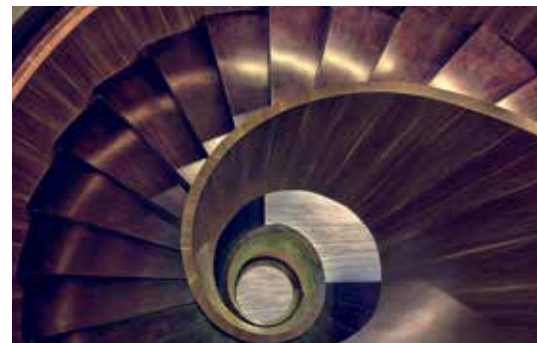


Accor is a world-leading augmented hospitality group offering unique and meaningful experiences in 4,800 hotels, resorts, and residences across 100 countries for more than 50 years.

Beyond accommodations, Accor enables new ways to live, work, and play with food & beverage, nightlife, wellbeing, and coworking brands. To drive business performance, Accor's portfolio of business accelerators amplify hospitality distribution, operations, and experience. Guests have access to one of the world's most attractive hotel loyalty programs—Accor Live Limitless.

Accor SA is publicly listed on the Euronext Paris Stock Exchange (ISIN code: FR0000120404) and on the OTC Market (Ticker: ACRYF) in the United States.

accor.com



Pullman Hotels & Resorts delivers an experience that is upscale, upbeat and perfectly in tempo with the global zeitgeist.

Retaining the values of exploration, comfort and dependability that drove it to become a pioneering travel brand over 150 years ago, Pullman today features 130 worldwide properties including Pullman Paris Tour Eiffel, Pullman Park Lane Hong Kong, Pullman Shanghai South, Pullman London St Pancras and Pullman Sao Paulo Vila Olimpia. Pullman is part of Accor, a world-leading travel and lifestyle group which invites travelers to feel welcome in 4,800 hotels, resorts and residences, along with some 10,000 of the finest private homes around the globe.

pullmanhotels.com | group.accor.com



Pullman Shanghai Skyway, China



Pullman Bangkok Grande Sukhumvit, Thailand



The Park Lane Hong Kong, Pullman Hotel



Pullman Paris Tour Eiffel



www.pullmanresidences.com.sg

Enquiries: sales@eldev.com.sg

Developer: EL Development (Horizon) Pte Ltd (UEN No. 201735601D) • Housing Developer License No.: C1350 • Location: Lot 00862K TS 28 at Dunearn Road • Tenure of Land: Estate in Fee Simple (Freehold) • Encumbrances: Mortgage IF/502541P in favour of United Overseas Bank Limited • Expected Date of Vacant Possession: 31 Dec 2023 • Expected Date of Legal Completion: 31 Dec 2026

"Pullman Residences Newton" ("Residences") is not owned, developed, or sold by AAPC Singapore Pte. Ltd. or its affiliates. EL Development (Horizon) Private Limited, a limited company organized under the laws of Singapore with its registered office at 11 Mandai Estate, #12-01 ELDIX, Singapore 729908 ("Licensee") and EL Development Private Limited ("Project Manager"), are independently owned and operated and are solely responsible for the ownership, development, and operation of the Residences.

Licensee and Project Manager use the "Pullman" brand name and certain trademarks pursuant to a limited, non-exclusive, non-transferable and non-sublicensable license from AAPC Singapore Pte. Ltd. Under certain circumstances, the licence may be terminated or revoked according to its terms in which case neither the individual residential units ("Units") nor any part of the Residences will be identified as a "Pullman" branded project or have any rights to use the "Pullman" trademarks. AAPC Singapore Pte. Ltd. does not make any representations or guarantees with respect to the Units or the Residences and is not responsible for Licensee's or Project Manager's marketing practices, advertising, and sales representations.

While every reasonable care has been taken in preparing this brochure, the Developer and Marketing Agents cannot be held responsible for inaccuracies or omissions. Visual Representations, models, showflat display, illustrations, photographs, art renderings and other graphic representations and references are intended to portray only artist's impressions of the development and cannot be regarded as representations of fact.

All information, specifications, renderings, visual representations and plans are correct at the time of publication and are subject to changes as may be required by us and/or the competent authorities and shall not form part of any offer or contract nor constitute any warranty by us and shall not be regarded as statements or representations of fact. All facts are subject to amendments as directed and/or approved by the building authorities. All areas are approximate measurements only and subject to Final Survey. The Sale and Purchase Agreement shall form the entire agreement between us as the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to the signing of the Sale & Purchase Agreement and shall in no way be modified by any statements, representations or promises made by us or the Marketing Agents.

