

S O A N E
RESIDENCES



LEGACY
LASTING
LIMITED

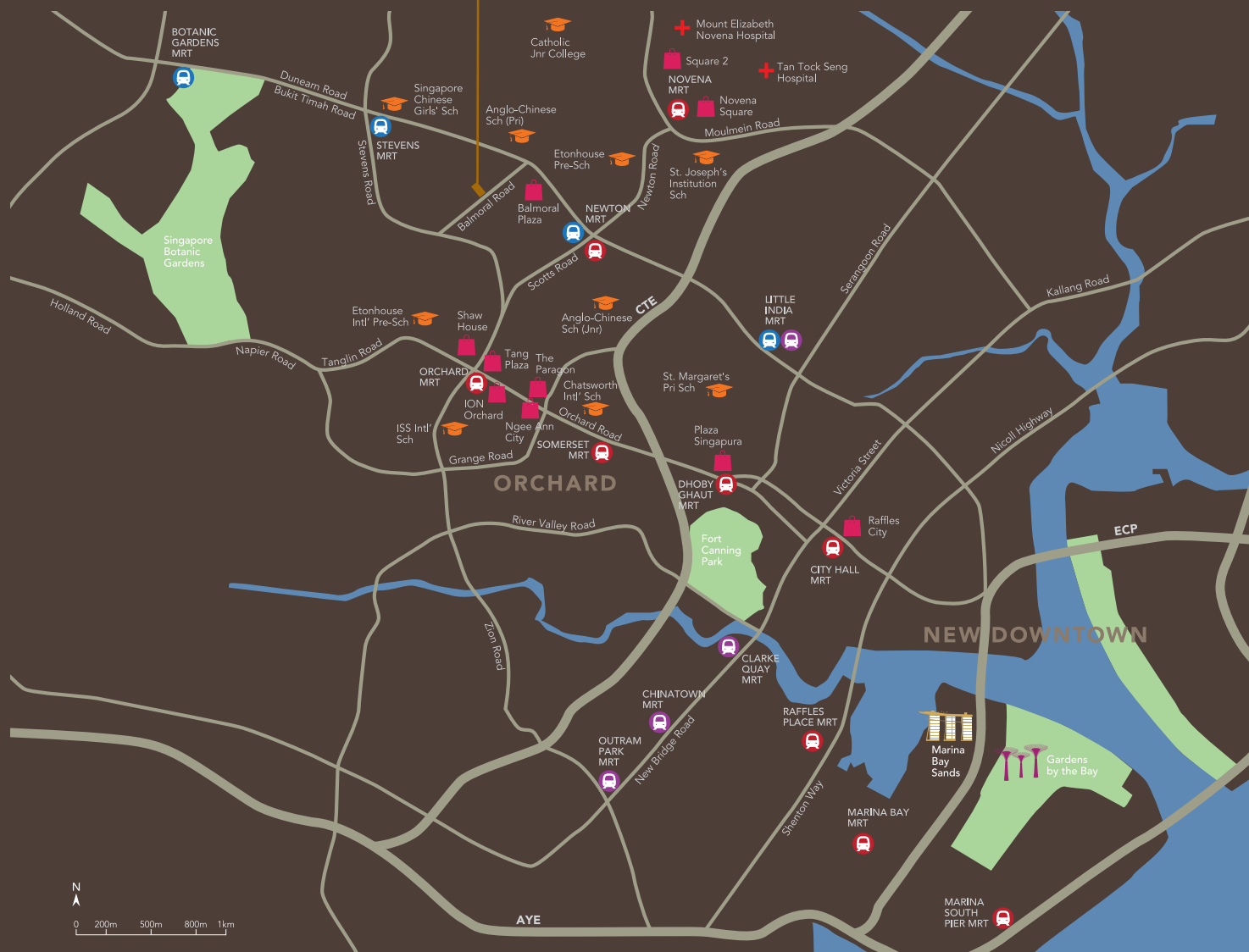


A SPECIAL PLACE TO CALL HOME

The Balmoral enclave occupies a very special place in Singapore's rich history. Once the residential estate of the wealthiest and most prominent members of society in the mid-19th century, the development of Sloane Residences brings an unprecedented level of style to this enviable location for which Balmoral was once known.

IN A PLAYGROUND OF INFINITE POSSIBILITIES

SOANE
RESIDENCES



Sloane Residences, a core city centre development in the heart of Balmoral Road, give residents convenient access to a wealth of amenities and leisure pursuits at every turn. With the city's major shopping street just down the road, and the luxury shopping malls, international hotels, medical centres, cafes and restaurants all within walking distance, this prime address puts you in the epicenter of cosmopolitan Singapore. And only 10 minutes' walk to Newton MRT station (North-South Line and Downtown Line) and Stevens MRT station (Downtown Line and upcoming Thomson-East Coast Line).

THE HIGH LIFE AWAITS

Merging grandeur and grace at the Sky Terrace Pool and Dining Pavilion.



Inspired by uncommon luxury of stately estates, the sweeping lawn provides an expansive space for a garden wedding, community celebration or even an out-of-this-world kid's party.

CRAFTED EXPERIENCES THAT AWAKEN ALL YOUR SENSES



Site Plan - Level 1

LEGEND:

- | | |
|----------------------------------|------------------------------|
| 1 Arrival Court (Drop Off Point) | 8 Children's Playground |
| 2 Cascade Walk | 9 Indoor Gym |
| 3 Open Lawn | 10 Picnic Lawn/Dog Run |
| 4 Steam Bath | 11 Rest Pavilion |
| 5 Cabana | 12 Electrical Substation |
| 6 Generator (Open To Sky) | 13 Bin Centre |
| 7 BBQ Terrace | 14 Ventilation Shaft/Opening |

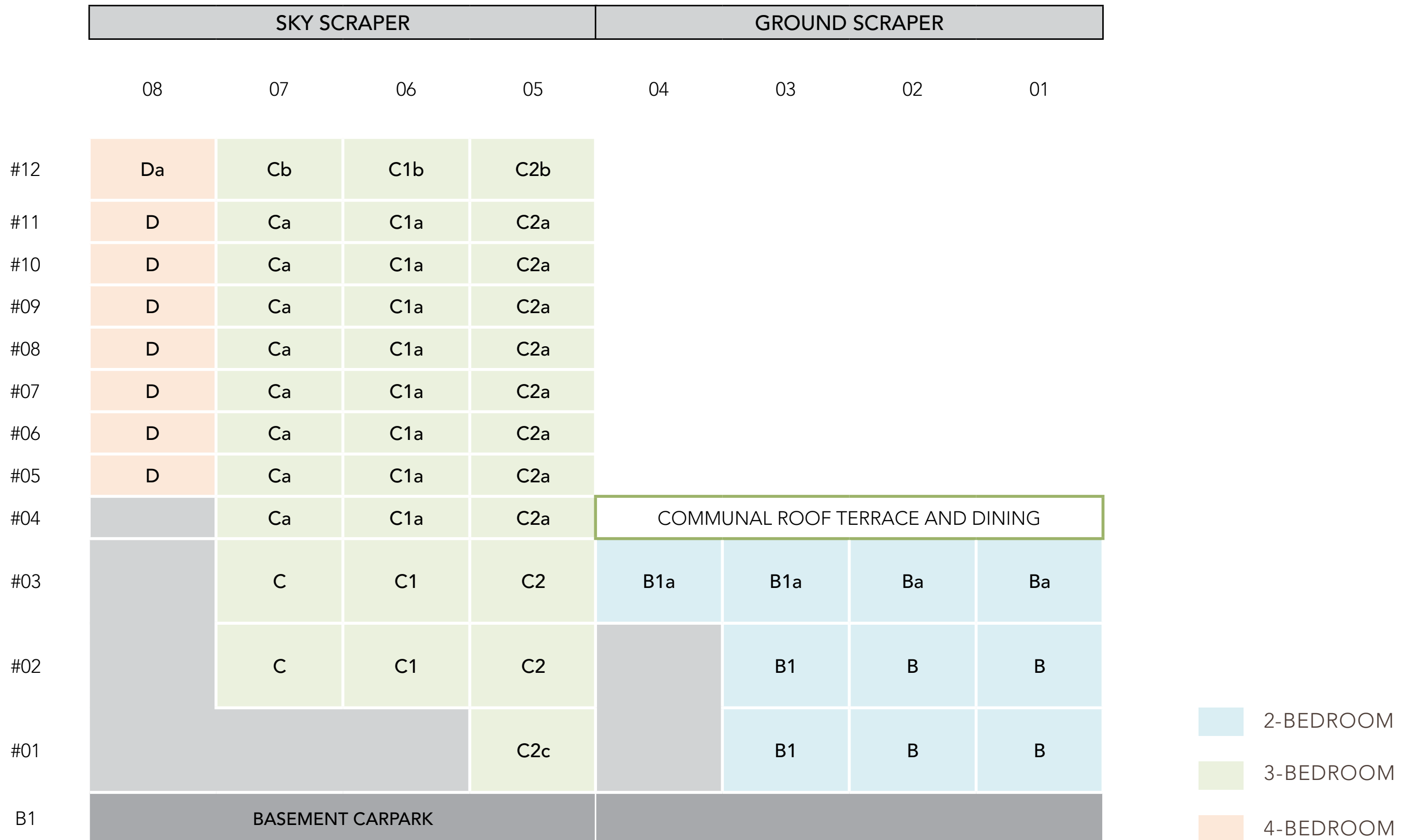
Site Plan - Level 4

LEGEND:

- | | |
|-------------------|-----------------------------|
| 15 Rain Dance | 21 Lap Pool |
| 16 Kids Pool | 22 Jacuzzi |
| 17 Pool Deck | 23 Wet Pool Deck |
| 18 Pool Garden | 24 Communal Dining Pavilion |
| 19 Clubhouse | 25 Hammock Grove |
| 20 Outdoor Shower | 26 Viewing Lounge |



SCHEMATIC DIAGRAM



2-BEDROOM

69 sqm / 743 sqft

Type B

(Clear Ceiling : 5.0m)
#01-01 to #02-01
#01-02 to #02-02

Type Ba

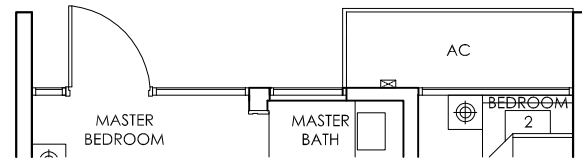
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#03-01
#03-02

Type B1*

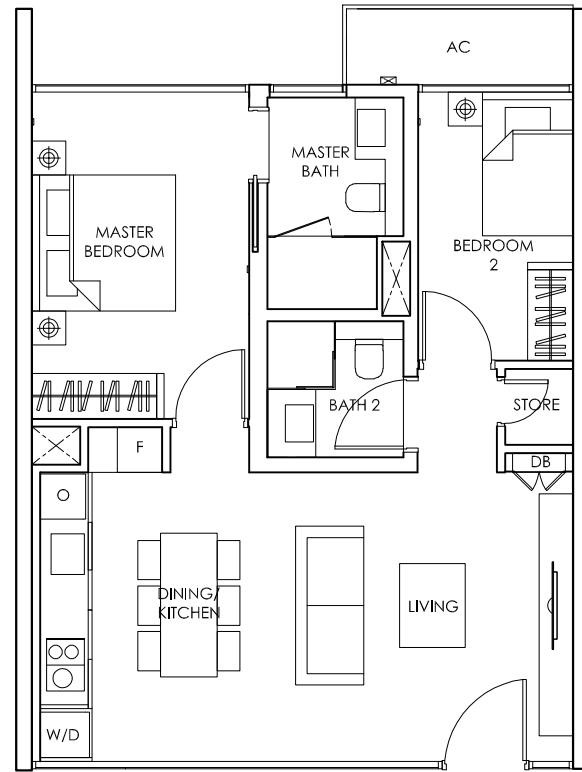
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#01-03 to #02-03

Type B1a*

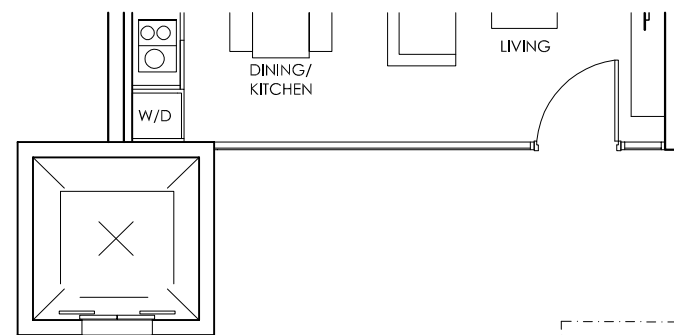
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#03-03
#03-04



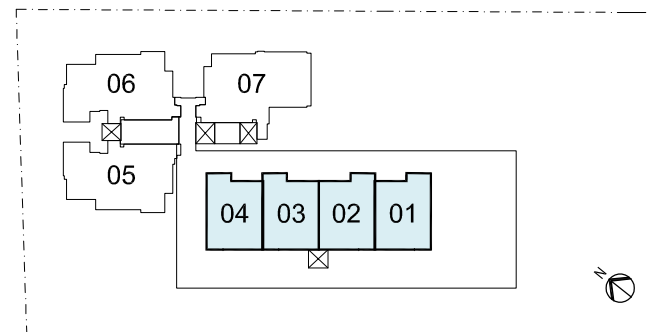
Applicable to Type B & Ba only



Applicable to Type B1* & B1a* only



Applicable to Stack 02 & 03 only



*Mirror units

0 0.5 1 1.5 3 5m

Drawn to Scale 1 : 100

Legend:

F - Fridge DB - Distribution Board WC - Water Closet W/D - Washer Cum Dryer O - Microwave Oven AC - Aircon Ledge

- The balcony in the unit shall not be enclosed unless with the approved balcony screen. For illustration of the approved balcony screen, please refer to the last page of this brochure.
- All plans are subject to change as may be required or approved by the relevant authorities. Indicated floor areas are approximate measurements and are subject to final survey.

3-BEDROOM

120 sqm / 1292 sqft

Type C

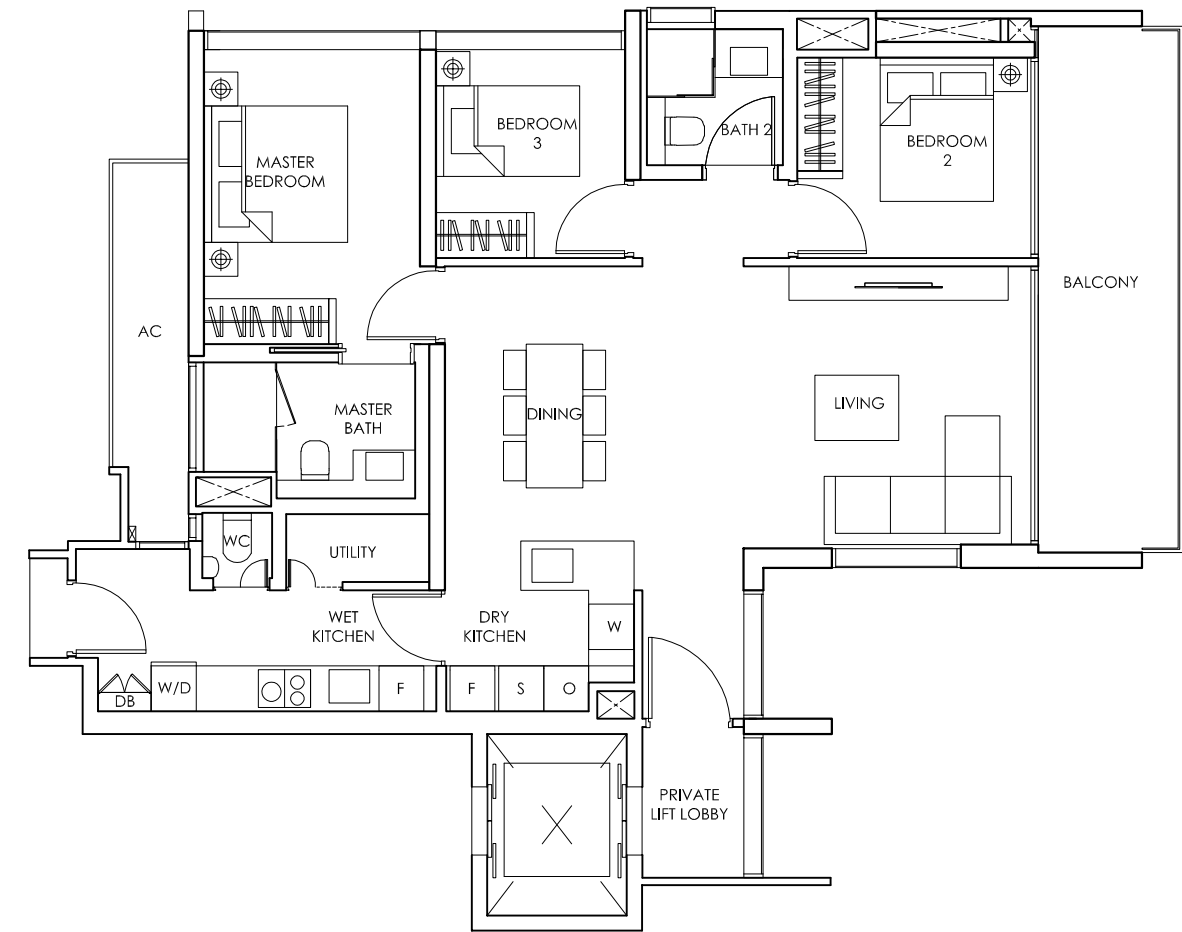
(Clear Ceiling : 6m)
#02-07 to #03-07

Type Ca

(Clear Ceiling : 3.2m)
#04-07 to #11-07

Type Cb

(Clear Ceiling : 4.6m)
#12-07



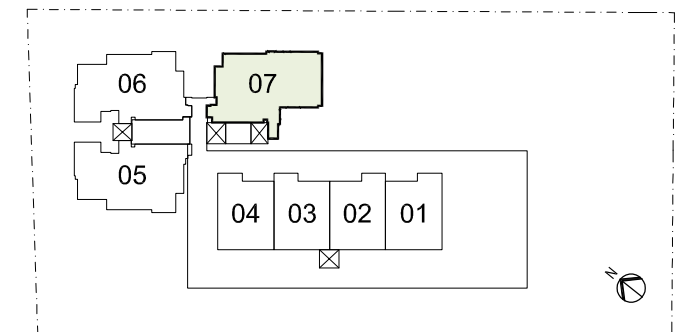
0 0.5 1 1.5 3 5m

Drawn to Scale 1 : 100

Legend:

F - Fridge DB - Distribution Board WC - Water Closet W/D - Washer Cum Dryer O - Microwave Oven S - Steam Oven W - Wine Chiller AC - Aircon Ledge

- The balcony in the unit shall not be enclosed unless with the approved balcony screen. For illustration of the approved balcony screen, please refer to the last page of this brochure.
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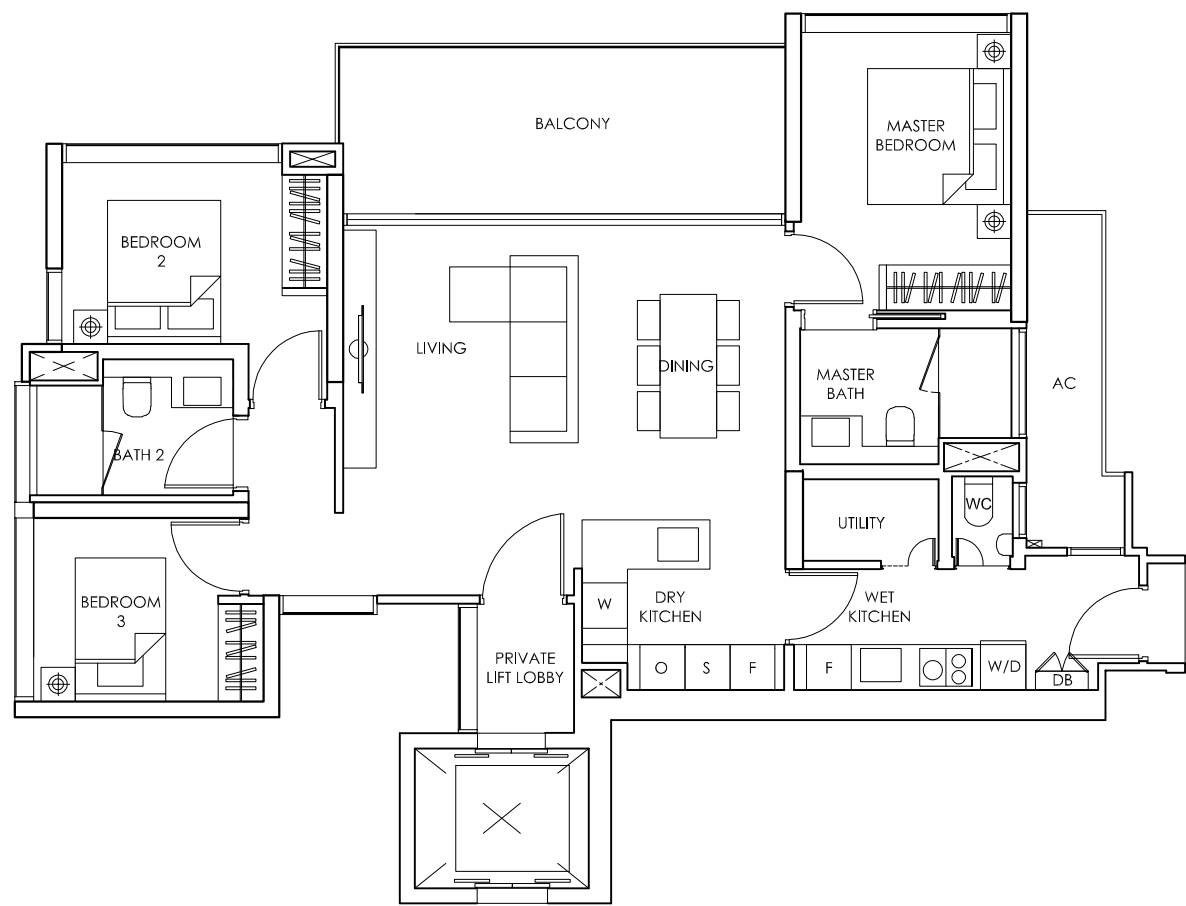


3-BEDROOM
116 sqm / 1249 sqft

Type C1
(Clear Ceiling : 6.0m)
#02-06 to #03-06

Type C1a
(Clear Ceiling : 3.2m)
#04-06 to #11-06

Type C1b
(Clear Ceiling : 4.6m)
#12-06

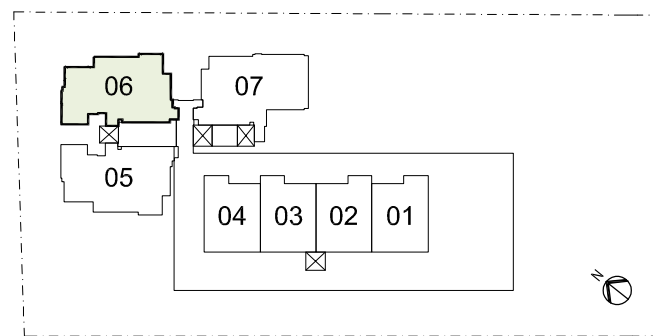


Drawn to Scale 1 : 100

Legend:

F - Fridge DB - Distribution Board WC - Water Closet W/D - Washer Cum Dryer O - Microwave Oven S - Steam Oven W - Wine Chiller AC - Aircon Ledge

- The balcony in the unit shall not be enclosed unless with the approved balcony screen. For illustration of the approved balcony screen, please refer to the last page of this brochure.
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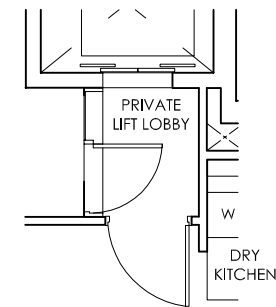
3-BEDROOM
116 sqm / 1249 sqft

Type C2
(Clear Ceiling : 6.0m)
#02-05 to #03-05

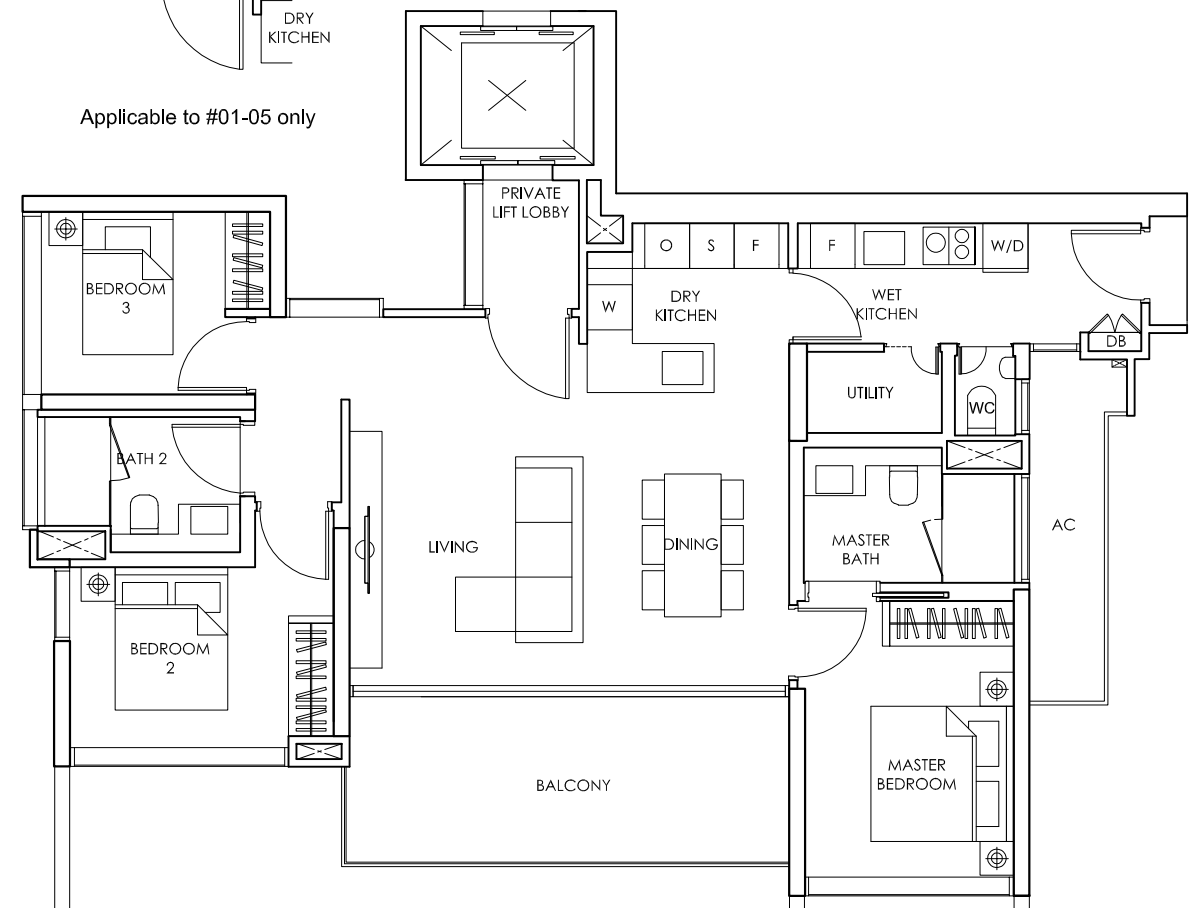
Type C2a
(Clear Ceiling : 3.2m)
#04-05 to #11-05

Type C2b
(Clear Ceiling : 4.6m)
#12-05

Type C2c
(Clear Ceiling : 6.0m)
#01-05



Applicable to #01-05 only

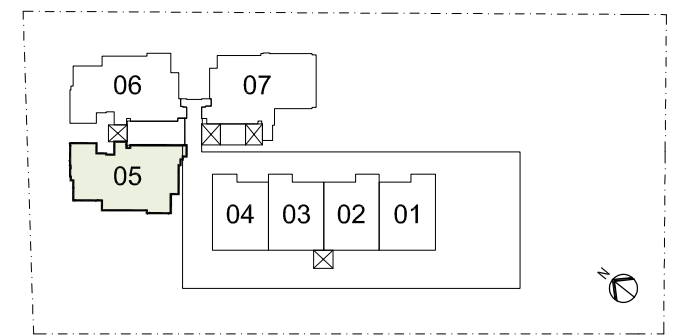


Drawn to Scale 1 : 100

Legend:

F - Fridge DB - Distribution Board WC - Water Closet W/D - Washer Cum Dryer O - Microwave Oven S - Steam Oven W - Wine Chiller AC - Aircon Ledge

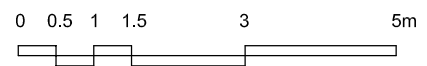
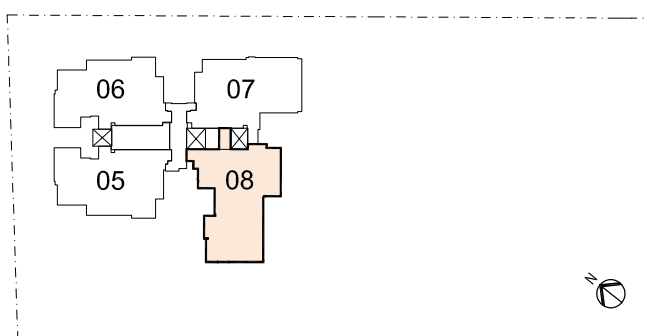
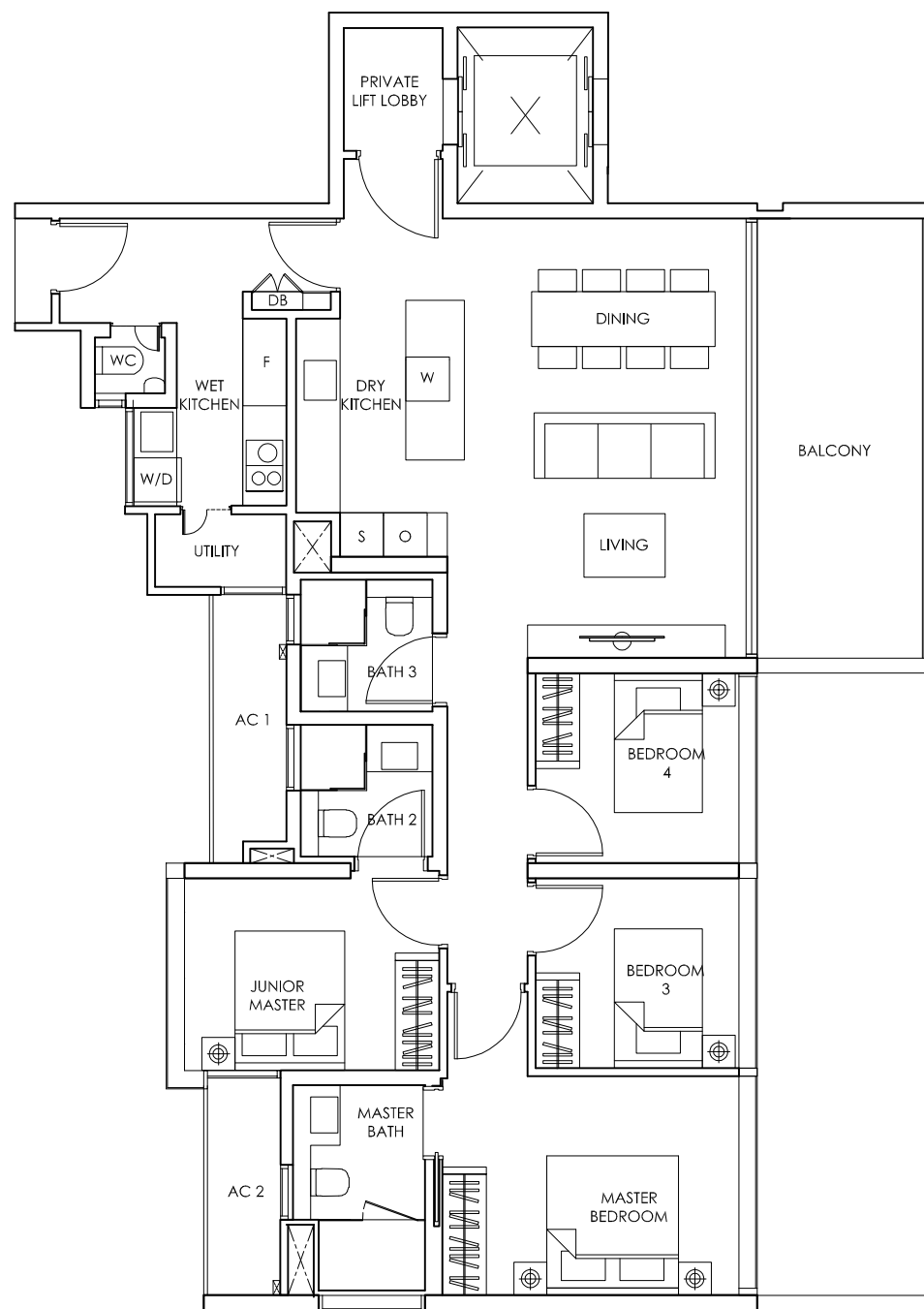
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4-BEDROOM
139 sqm / 1496 sqft

Type D
(Clear Ceiling : 3.2m)
#05-08 to #11-08

Type Da
(Clear Ceiling : 4.6m)
#12-08



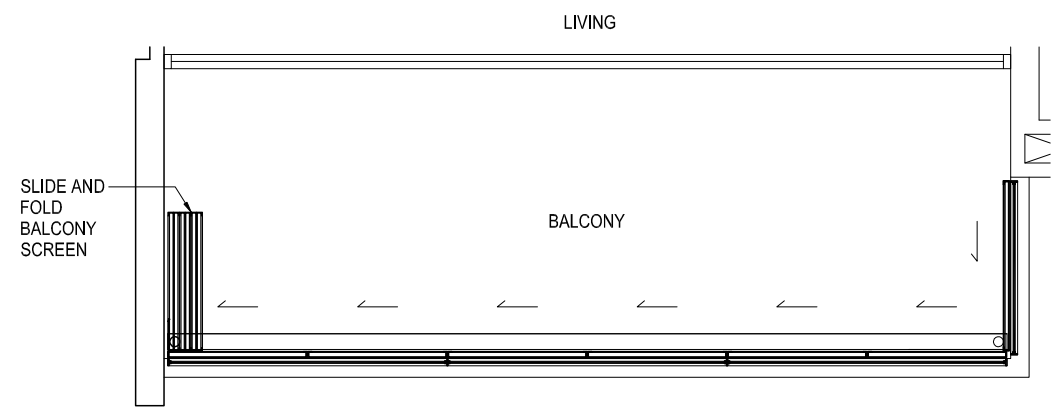
Drawn to Scale 1 : 100

Legend:

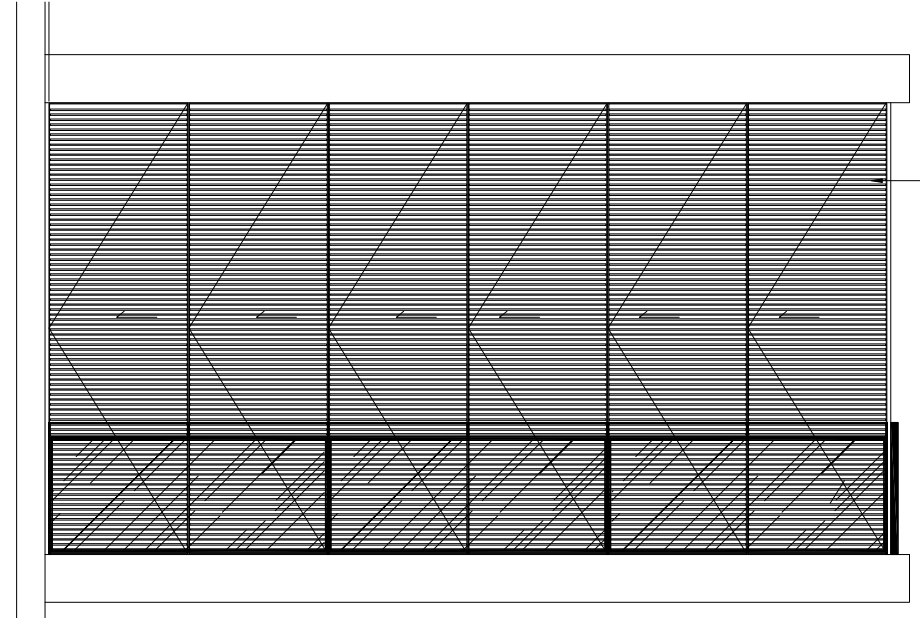
- F - Fridge DB - Distribution Board WC - Water Closet W/D - Washer Cum Dryer O - Microwave Oven S - Steam Oven W - Wine Chiller AC - Aircon Ledge

- The balcony in the unit shall not be enclosed unless with the approved balcony screen.
- For illustration of the approved balcony screen, please refer to the last page of this brochure.
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BALCONY SCREEN



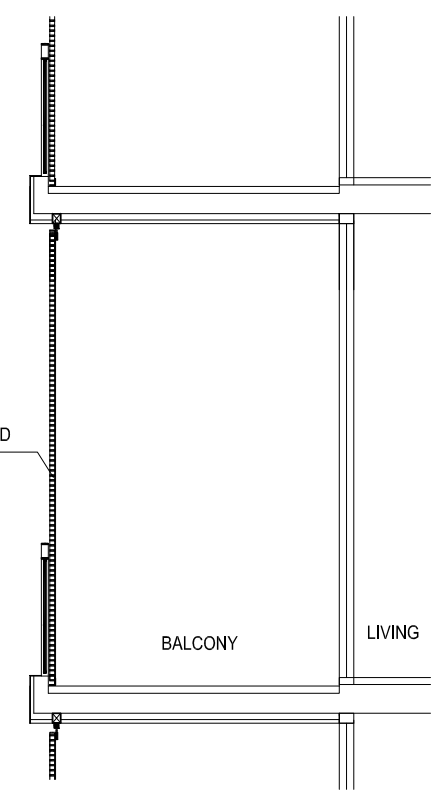
PLAN



FRONT ELEVATION

BALCONY SCREENS ARE FULLY RETRACTABLE AND ALLOW FOR THE BALCONIES TO BE NATURALLY VENTILATED AT ALL TIMES

STAINLESS STEEL SLIDE AND FOLD PANEL



SECTION

This drawing is for reference only. Drawings are not to scale. The balcony shall not be enclosed unless with the approved balcony screen. Balcony screen is not a standard provision by the Developer. The cost of screen and installation shall be borne by the Owner. 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 works. Refer to the mock-up approved balcony screen installed.



TSKY is a residential and mixed-use property developer in Singapore. As a JV between industry veterans Tiong Seng and Ocean Sky, we are able to tap on the expertise and experience of our parent companies as well as explore better ways to design and build contemporary properties.

When designing our properties, we always take the time to understand and address how customer needs are changing. When building our properties, we are able to always consider and evaluate new technology to create smart spaces that work for people. With us, you will always enjoy properties with the best of form and function.



Seacare Property Development Pte Ltd, an asset investment arm of the Seacare Group, is focused on the real estate market in Singapore and overseas.

With a nimble investment approach and an extensive network of partners, the Seacare Group identifies fast evolving opportunities in property investments and development projects across a portfolio of 16 properties in 13 cities spanning across 3 countries.

We are committed to long-term partnerships with various strategic partners, who bring with them extensive technical expertise and deep-lying corporate capabilities.



Progen Group has close to four decades of experience in the design, supply, installation and maintenance of air-conditioning and mechanical ventilation systems with subsidiaries in Singapore and Malaysia.

Progen's wealth of engineering experience, proficiency and skills as well as strong market positioning have made it one of the top players in the industry. In collaboration with Nanyang Technological University, we have been granted the Patent for Passive Chilled Panel.

FOR ENQUIRES: 8511 8888

www.tsky-sloaneresidences.com

