Ever green, ever after, ever yours.
Allgreen Properties is proud to present The Bukit Timah Collection, made up of Royalgreen, Juniper Hill, and Fourth Avenue Residences. Thoughtfully curated, this collection represents the best of District 10 living in the heart of Bukit Timah.
Welcome Home

As day turns to dusk, journey home to the beautiful Royalgreen. 285 exquisite freehold homes along Anamalai Avenue, just off Bukit Timah Road in prime District 10. The exclusive residential enclave is surrounded by low-rise private houses. You’ll see neighbours going for an evening jog or walking their pampered pooches, enjoying the lush, tranquil surrounds.
Green is the prime colour of the world, and that from which its loveliness arises.

Pedro Calderon de la Barca
The Arrival

The arrival lounge is designed like an elegant resort drop-off. Soothing sounds of gently falling water instantly calms the mind. The porch frames a verdant world of luscious greens, welcoming you to a private sanctuary of luxury in nature.
Forest Bathing

The landscape and the north-south facing blocks of Royalgreen form a serene setting in nature. Pockets of light stream through lush canopies of young forest trees, against the sounds of singing birds and rustling leaves. It is the perfect backdrop for a much-cherished breather.
A full-length 50m lap pool sparkling with turquoise water forms the centrepiece of the intimate development. Together with a separate children’s pool and spa pool, the expanse of water emotes stillness and tranquility, offering splendid views for the 5-storey blocks that are generously spaced apart.
Facilities

Behold the beauty of nature as you take a quiet stroll through Royalgreen. From the wellness-inspired landscape to sensitively crafted spaces, you are constantly in touch with greenery and water.

To live the beauty of the world
Wellness Sanctuary

Located next to the clubhouse, the gym boasts seamless views of the luxurious pools and enchanting landscape. In this setting, the body is naturally rejuvenated, the mind is at peace and the entire being is in harmony.
Dining Pavilion

Royalgreen takes on a mesmerising ambience as the sun sets and the landscape lights up. Even though it is so near the city, the hustle and bustle feel a world away. Unwind over a glass of vintage cabernet, share a tender moment with your loved ones, and linger in the simple joy of being home.
Tranquil Surroundings

Draped in greenery, the rooftop deck presents scenic views overlooking the surrounding Good Class Bungalow areas. Besides the first level, there are also facilities at the roof level such as a tennis court, a gourmet pavilion, and even a hammock garden for you to spend some quality time outdoors.
Love is spoken in many ways. For some, it is a comforting meal in a cosy neighbourhood cafe. For others, it is giving the next generation the very best. No matter how love is expressed, in words, deeds or time, it is surely one of life’s greatest and most enduring pleasures.

To love and be loved
Connectivity

- Sixth Avenue MRT: Within
- Tan Kah Kee MRT: 1 stop
- Botanic Gardens MRT: 2 stops
- Stevens MRT: 3 stops
- Newton MRT: 4 stops

Renowned Education Belt

- Nanyang Girls' High School: 0.9 km
- Hwa Chong Institution: 1.1 km
- National Junior College: 1.1 km
- Methodist Girls' School (Pri / Sec): 1.2 km
- Swiss School: 1.3 km
- Raffles Girls' Primary School: 1.3 km
- Hollandse School: 1.6 km
- Singapore Korean Int School: 1.7 km
- Nanyang Primary School: 1.9 km
- Henry Park Primary School: 2.1 km
- St. Margaret's Secondary School: 2.1 km
- Ngee Ann Polytechnic: 2.2 km
- Eunoia Junior College: 2.2 km
- NUS Bukit Timah Campus: 2.9 km
- Singapore Polytechnic: 3.0 km
- St. Joseph's Institution: 3.9 km
- Singapore Chinese Girls' School: 4.0 km
- Anglo-Chinese School (Barker Road): 4.8 km

Nature

- Singapore Botanic Gardens: 2.6 km
- Bukit Timah Nature Reserve: 2.6 km

Food & Dining

- Guthrie House: 0.2 km
- Violet Oon Singapore: 0.3 km
- The Grandstand: 0.7 km
- Greenwood Avenue: 1.3 km
- Bukit Timah Market & Food Centre: 2.2 km
- Hollandse School: 2.3 km
- Adam Road Food Centre: 2.4 km
- Tanglin Village / Dempsey Hill: 3.3 km
- Newton Food Centre: 5.5 km

Rest & Relaxation

- Bukit Timah Saddle Club: 1.3 km
- Bukit Timah Plaza: 1.9 km
- Coronation Shopping Plaza: 2.0 km
- Beauty World Centre: 2.2 km
- Serene Centre: 2.4 km
- Clary Court: 2.5 km
- The Singapore Island Country Club: 2.7 km
- The Star Vista: 2.8 km
- Orchard Road Shopping Belt: 5.1 km

Prime District 10

All distances and travel times are approximate only and taken from Royalgreen to respective destinations.
Close to Good Schools

At the heart of the prominent Bukit Timah education belt, Royalgreen is within 1 km of Nanyang Girls’ High School, and within 2 km of Methodist Girls’ School (Primary & Secondary), National Junior College, Hwa Chong Institution, Raffles Girls’ Primary School and Nanyang Primary School. There is also a host of international schools nearby including the Swiss School, the Hollandse School, and the Singapore Korean International School.

All distances and travelling times are approximates only and taken from Royalgreen to respective destinations.
Long established as one of Singapore’s premier and most prestigious residential enclaves, Bukit Timah will soon undergo a green transformation with the planned Bukit Timah-Rochor Green Corridor under the Draft Master Plan 2019. This will include a 1.4 kilometre elevated linear park just at the doorstep of Royalgreen, that will run above the Bukit Timah Canal and stretch from Rifle Range Road to Sixth Avenue.

The green corridor will connect Singapore’s three national gardens: Singapore Botanic Gardens, Gardens by the Bay, and Jurong Lake Gardens. Stretching for 11 kilometres, this will give cyclists and pedestrians even more recreational options to explore the island’s natural heritage.

**Bukit Timah Railway Station**
The historic Bukit Timah Railway Station will also be converted into a green oasis. There will be a garden orchard, community spaces including an event lawn, heritage galleries and eateries. It will provide ample opportunities for families and visitors alike to spend quality time in nature.

**Elevated Linear Park**
First phase of the 11 km green corridor in Bukit Timah will begin with the construction of a 1.4 km elevated linear park that could rival the famous New York’s High Line.

**Bukit Timah-Rochor Green Corridor**
The green corridor will connect Singapore’s three national gardens: Singapore Botanic Gardens, Gardens by the Bay, and Jurong Lake Gardens. Stretching for 11 kilometres, this will give cyclists and pedestrians even more recreational options to explore the island’s natural heritage.
Bukit Timah is an established neighbourhood that is well-loved for its chic yet family friendly vibe. The prime district is surrounded with good food and amenities for daily needs. In fact, Royalgreen is just a stone’s throw from the adjoining Sixth Avenue, where you can conveniently indulge in an array of local delights and popular international cuisine.
Royalgreen is easily accessible by both car and public transport. Sixth Avenue MRT Station is within 5 minutes’ walking distance, from there the Singapore Botanic Gardens, Marina Bay Financial Centre, and Newton MRT Interchange are just a train ride away. By car, Orchard Road and the PIE are also readily reachable.
To forge bonds that last a lifetime.

Relationships are what truly matter in life. We laugh and find joy when we are in the cherished company of our loved ones. Time with them is life’s most precious luxury.
Luxurious Spaces

Royalgreen’s 2 to 4 bedroom units come with practical layouts that cater to your changing needs. The generous spaces are also bright and airy, with views of surrounding greenery.
### Unit Distribution

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Unit Description</th>
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<tbody>
<tr>
<td>Type B</td>
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#### Unit Distribution Tables

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**Unit Distribution Legend**

- **Type B**: 2-Bedroom
- **Type BP**: 2-Bedroom Premium
- **Type BS**: 2-Bedroom + Study
- **Type BG**: 2-Bedroom + Guest
- **Type C**: 3-Bedroom
- **Type CS**: 3-Bedroom + Study
- **Type DP**: 4-Bedroom Premium
- **Type DS**: 4-Bedroom + Study
All plans are subject to change as may be required or approved by the relevant authorities. All floor areas are approximate measurements only and are subject to final survey. The balcony shall not be enclosed except with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagrams annexed hereto as “Appendix T.”
2-Bedroom + Study

Type BS–1(p)

Type BS–1(h)

Type BS–1

For illustration purposes only

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All plans are subjected to amendments as may be approved by the relevant authorities. Floor areas are approximate measurements and are subject to final survey. BP Approval No. A1720-00028-2017- BP01 dated 18/12/2018.
All plans are subject to change as may be required or approved by the relevant authorities. All floor areas are approximate measurements only and are subject to final survey. The balcony shall not be enclosed except with the approved balcony cover. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure T."
2-Bedroom + Guest

Type BG–1(p)

76 sq m / 818 sq ft
Inclusive of 11 sq m PES & 3 sq m AC Ledge
Block 2A #01-11

Type BG–2(p)

80 sq m / 861 sq ft
Inclusive of 11 sq m PES & 4 sq m AC Ledge
Block 2A #01-12

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All plans are subject to change as may be required or approved by the relevant authorities. All floor areas are approximate measurements only and are subject to final survey. The balcony shall not be enclosed except with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1".

For the 2-Bedroom + Guest type:

- Type BG-3(p)
  - 75 sq m / 807 sq ft
  - Inclusive of 6 sq m AC Ledge
  - Block 2, #03-01

For the 3-Bedroom type:

- Type C-1(p)
  - 86 sq m / 926 sq ft
  - Inclusive of 6 sq m AC Ledge
  - Block 6, #05-36

- Type C-1(h)
  - 86 sq m / 926 sq ft
  - Inclusive of 6 sq m AC Ledge
  - Block 6, #05-36

- Type C-1
  - 86 sq m / 926 sq ft
  - Inclusive of 6 sq m AC Ledge
  - Block 6, #02-36 to #04-36
All plans are subject to change as may be required or approved by the relevant authorities. All floor areas are approximate measurements only and are subject to final survey. The balcony shall not be enclosed except with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the display suites as "Mirror Image."
All plans are subject to change as may be required or approved by the relevant authorities. All floor areas are approximate measurements only and are subject to final survey. The balcony shall not be enclosed except with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagrams annexed hereto as “Mirror Image.”
3-Bedroom + Study

Type CS–2a(p)

Type CS–2a(h)

Type CS–2a

All plans are subject to change as may be required or approved by the relevant authorities. All floor areas are approximate measurements only and are subject to final survey. The balcony shall not be enclosed except with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagrams annexed hereto as ‘Mirror Image’.

4-Bedroom Premium

Type DP–1(p)

Type DP–1(h)

Type DP–1

All plans are subject to change as may be required or approved by the relevant authorities. All floor areas are approximate measurements only and are subject to final survey. The balcony shall not be enclosed except with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagrams annexed hereto as ‘Mirror Image’.
Type DP–1a(p)

Type DP–1a(h)

Type DP–1a

Type DS–1a(p)

Type DS–1a(h)

Type DS–1a

Legend:
- F – Fridge
- SC – Shoe Cabinet
- WM – Washer cum Dryer
- WD – Washer and Dryer
- PES – Powder Exhaust System
- BALCONY
- LEDGE
- AC
- BATH
- DINING
- LIVING
- STUDY
- BEDROOM
- MASTER
- JUNIOR

All plans are subject to change as may be required or approved by the relevant authorities. All floor areas are approximate measurements only and are subject to final survey. BP Approval No. A1720-00028-2017- BP01 dated 18/12/2018

Type DP–1a(p)

137 sq m / 1475 sq ft

Type DP–1a(h)

135 sq m / 1432 sq ft

Type DP–1a

133 sq m / 1423 sq ft

Inclusive of 13 sq m Balcony & 7 sq m AC Ledge

Block 2D

#01-29

Inclusive of 10 sq m PES & 6 sq m AC Ledge

Block 6B

#01-18

Inclusive of 13 sq m Balcony & 7 sq m AC Ledge

Block 2D

#02-29 to #04-29

All plans are subject to change as may be required or approved by the relevant authorities. All floor areas are approximate measurements only and are subject to final survey. The balcony shall not be enclosed except with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagonally annexed to "Mirror Image."

4-Bedroom Premium

4-Bedroom + Study
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.

Notes:
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.
A Sophisticated Palette

A carefully chosen material palette lends elegance to the interiors of Royalgreen. The living and dining areas come with marble flooring, while the bedrooms have timber floors. The overall look is understated, tasteful, and refined.
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 units 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 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.
Developer
Sky Top Investments Pte Ltd
(UEN: 201311463R)

Developer's Licence No.
C1300

Tenure of Land
Estate in Fee Simple (Freehold)

Legal Description
Lot 04954N MK 04 at Anamalai Avenue,
Bukit Timah Road, Lily Avenue

Encumbrances on the Land
Mortgage in favour of United Overseas Bank Limited

Expected Date of Vacant Possession
31 December 2022

Expected Date of Legal Completion
31 December 2025
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