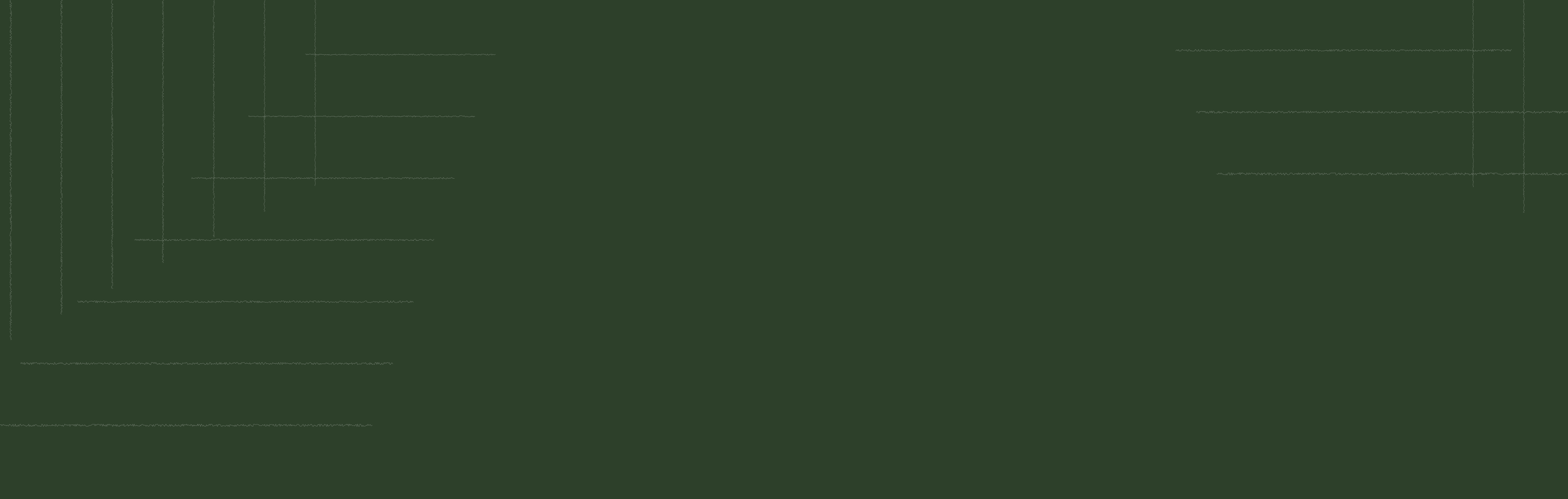


10

EVELYN

AN AMARA HOME



Lush tranquillity and intimate living in the heart of District II

10
EVELYN

An Intimate Oasis

Tucked away, yet in the heart of it all. That's 10 Evelyn, a modern yet lush 56-unit freehold development in Newton.

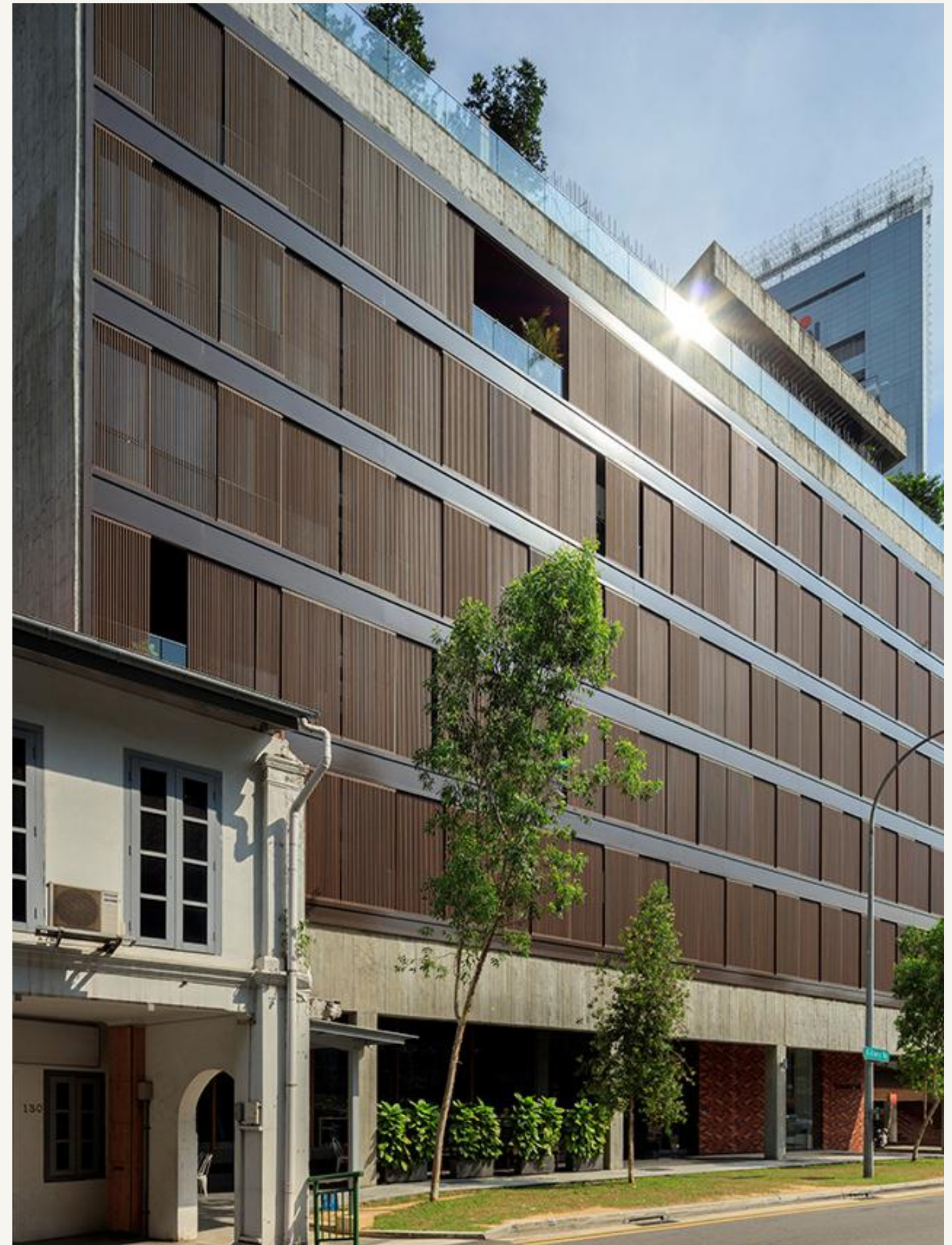
A five-storey boutique residence, 10 Evelyn is designed by acclaimed architect Mok Wei Wei and developed by the award-winning hospitality and lifestyle group, Amara Holdings Limited. The development is located on Evelyn Road—a stone's throw away from the bustle of Orchard Road, Novena and Bukit Timah, and within reach of several top primary and secondary schools and some of Singapore's best healthcare services.

10 Evelyn is designed to offer residents the intimacy and lush tranquillity of a village, with seamless connectivity and exquisite modern touches of luxury living.



Amara Holdings

Amara Holdings Limited has long been in the business of making people feel at home. A recognised name in hotels, commercial and residential properties, as well as specialty restaurants and food services, the award-winning lifestyle group has, since its founding in the 1930s, dedicated itself to creating premium brands and experiences that are known for their value, quality, design and unwavering attention to detail and personalised service.



● Killiney 118



● Amara Signature Shanghai

"This fresh perspective on luxury that pervades everything Amara does, including its growing portfolio of premium property developments located in Singapore's prime districts."



● CityLife@Tampines

The group's hospitality portfolio consists of four luxury hotels and resorts spanning three major Asian cities: the flagship Amara Singapore; Amara Bangkok; Amara Signature Shanghai; and Amara Sanctuary Resort, located on Singapore's Sentosa island. Each property boasts beautiful spaces, unmatched service and modern, world-class facilities and connectivity. Guests are treated to more than just another luxury stay at Amara, which strives to create special moments, tailored experiences and lasting memories for every guest who walks through their doors.

This fresh perspective on luxury pervades everything Amara does, including its growing portfolio of premium property developments located in Singapore's prime districts. They include several boutique residential developments such as Killiney 118, a leafy sanctuary in the heart of District 9, and

The Abode@Devonshire, a modern, sun-soaked architectural marvel located a stone's throw away from Orchard Road.

The group is also behind M5, a sparkling gem of a property located near River Valley Road; The Linear, a gleaming development in Upper Bukit Timah designed by world-renowned architect Kenzo Tange; and the timeless Residences at Hythe Road. Amara is also part of the consortium behind CityLife@Tampines, Singapore's first luxury hotel-inspired Executive Condominium.

With decades of hospitality experience to draw from, Amara knows deeply and intuitively how to offer products and services that far surpass the wildest dreams of their customers, and create living spaces that are at once exquisite, modern and timeless — but that always feel like home.

Work

WORK, REST AND PLAY IN AN UNPARALLELED LOCATION

Located on Evelyn Road, a green and tranquil street off Newton Road, 10 Evelyn is cosily tucked away from the noise and bustle—while still very much at the heart of it all.

Rest

Play



Area Map



EXPRESSWAYS

Well connected to major expressways such as Central Expressway (CTE) and Pan Island Expressway (PIE)

MRT STATIONS

Newton MRT Station NS21 DT11
Novena MRT Station NS20

BUSES

5, 54, 24, 143, 162, 162M, 167, 518, 518A, NR1

SHOPPING & DINING

United Square Shopping Mall
Velocity
Square 2
Ion Orchard Mall
Ngee Ann City
Paragon Shopping Centre
Mandarin Gallery
Newton Food Centre

NATURE

Singapore Botanic Gardens

HOSPITALS & MEDICAL CENTERS

Mount Elizabeth Hospital
Mount Elizabeth Novena
Thomson Medical Centre
Paragon Medical Center
Tan Tock Seng Hospital

SCHOOLS

PRIMARY
Anglo-Chinese School (Junior)
Anglo-Chinese School (Primary)
Singapore Chinese Girls School
St. Joseph's Institution Junior
St. Margaret's Primary School

SECONDARY
Anglo-Chinese School (Barker)
St. Joseph's Institution
SJI International School

TERTIARY
Lasalle College of The Arts
MOE Language Centre

Schools



● Anglo-Chinese School (Primary)

ANGLO-CHINESE SCHOOL (ACS)

ACS has been nurturing students since the 1880s. Both of ACS' all-boys primary schools – ACS (Junior) on Winstedt Road and ACS (Primary) on Barker Road — are located within 1 kilometre.

ST. JOSEPH'S INSTITUTION JUNIOR

An all-boys school founded in 1954, St. Joseph's Institution Junior is located about a kilometre away on Essex Road.

SINGAPORE CHINESE GIRLS' SCHOOL

Located about 1.6 kilometres away on Dunearn Road are both the primary and secondary schools of Singapore Chinese Girls' School, founded in 1899.

Healthcare

With Mount Elizabeth Novena, Thomson Medical Centre and Paragon Medical all located just a short drive away, world-class medical care right at your doorstep.



Leisure



● Singapore Botanic Gardens

SINGAPORE BOTANIC GARDENS

The sprawling lushness of the Singapore Botanic Gardens is also nearby. Spend your weekends picnicking under the shade of aged trees; enjoy a run or walk on the winding, flowering trails; or tuck into some delicious nosh at the Gardens' cafes and restaurants.

BUKIT TIMAH

Taking a breather from the bustle of the city centre will be a breeze. Located within a few minutes' drive or two MRT stops away, Bukit Timah is popular for its bounty of quaint cafes, lip-smacking restaurant options and gourmet grocers.



● Newton Food Centre

NEWTON FOOD CENTRE

With a history dating back to the early 1970s, Newton Food Centre, located a 9-minute stroll away, is one of Singapore's most renowned and beloved culinary institutions — and for good reason.

ORCHARD ROAD

The glittering shopping and lifestyle heart of Singapore — Orchard Road — is easily accessible by car or public transportation. From your favourite shops and restaurants to movie theatres, wellness brands and other services, everything you need and crave will be just around the corner.



● ION Orchard

Intimate

A living space that is intuitive and intimate, luxurious yet functional, modern yet lush – that is the vision for 10 Evelyn that was shared by developer Amara Holdings and architect Mok Wei Wei.

Living

Intuitive

The gleaming five-storey blocks of the property are arranged around an intimate courtyard and pool area, creating a village-like atmosphere in its cosiness and privacy.

The four buildings are adorned with a profusion of luxuriant greenery. The property has been designed so that this garden atmosphere can be appreciated from all angles – whether outside or inside the development.

We crafted 10 Evelyn as a unique boutique development with a village-like scale and ambience. Residences are housed in four free-standing buildings, clustered to form an intimate courtyard space. On the façade of each building, lushly planted communal planters radiate from the central lobbies in alternating directions on every floor, creating a distinctive feature, and bringing greenery closer to the doorsteps of the residences.



W ARCHITECTS

Mok Wei Wei, Managing Director of W Architects, is no stranger to creating modern luxury spaces in Singapore's most premier neighbourhoods.

Wei Wei is the award-winning and critically-acclaimed architect behind such residential gems as The Loft Condominium at Nassim Hill, the Morley Road Home, 33 Robin and Paterson Edge.

He is also the design mastermind behind several public buildings like the Lee Kong Chian Natural History Museum and Victoria Theatre.

Wei Wei is known for his ability to combine contemporary sensibilities with the traditional and the natural — interweaving, for instance, Singapore's tropical beauty and local heritage with cutting-edge design and modern materials.

In 2007, Wei Wei was bestowed the President's Design Award, the nation's highest design honour. He is the Deputy Chairman of Singapore's Preservation of Sites & Monuments Board, of which he's been a member since 1999. He also serves on the board of the Urban Redevelopment Authority and Singapore Land Authority.

Landscaping

Lush greenery abounds everywhere, with all four residential blocks embellished with terracotta-stained vertical gardens bursting with gorgeous flora. These unique, elevated planters form an eye-catching geometric design that at once feels modern yet organic.

The courtyard also boasts an effusion of dense planting — a tropical garden oasis in the heart of the city. The landscape design uses sleek lines to carve a modern space complementing the architectural design. Sparing nothing when it comes to details, the design carefully considers each portion of the site to ensure a space that is both functional and elegant. It is timeless in its simplicity, and still maintains a striking boldness that is apparent in the different textures of planting and materials. Using a combination of manicured hedges, sculptural trees and a diverse planting palette to create contrast and variation within the site, the design embodies the spirit of minimalism, showing that simple and clean is always in style.

VERTICAL GARDEN

Substantial 2-metre wide planters are a prominent feature at 10 Evelyn.





COURTYARD AND POOL

The courtyard is a tranquil shared space with a sparkling swimming pool, pool decks complete with sumptuous sun-loungers, shady umbrellas, and abundant greenery.

Understated luxury with all the tasteful, modern comforts you would want in your home.



**BEDROOM**

You will always enjoy a good night's rest at 10 Evelyn. Our bedrooms feature built-in wardrobe with shelving and drawers.

KITCHEN PROVISIONS & APPLIANCES

Kitchens in all units are equipped with De Dietrich branded electrical appliances as listed:

- Induction hob
- Built-in hood
- Oven
- Washer dryer
- Integrated freezer fridge

Kitchen sinks (Franke) are provided paired with kitchen mixers (Grohe)

BEDROOM

Built-in wardrobe with shelving and drawers in.

SANITARY FITTINGS

- 1 vanity top complete with basin (Duravit) and mixer (Grohe)
- 1 frameless glass shower screen with rain shower (Grohe) and shower mixer (Grohe)
- 1 hygienic water closet remote washlet (TOTO)
- 1 utility tray, 2 hooks, 1 mirror with wall cabinet, 1 toilet paper holder

BATHROOM VANITY & CABINET

Built-in vanity top in ash colour

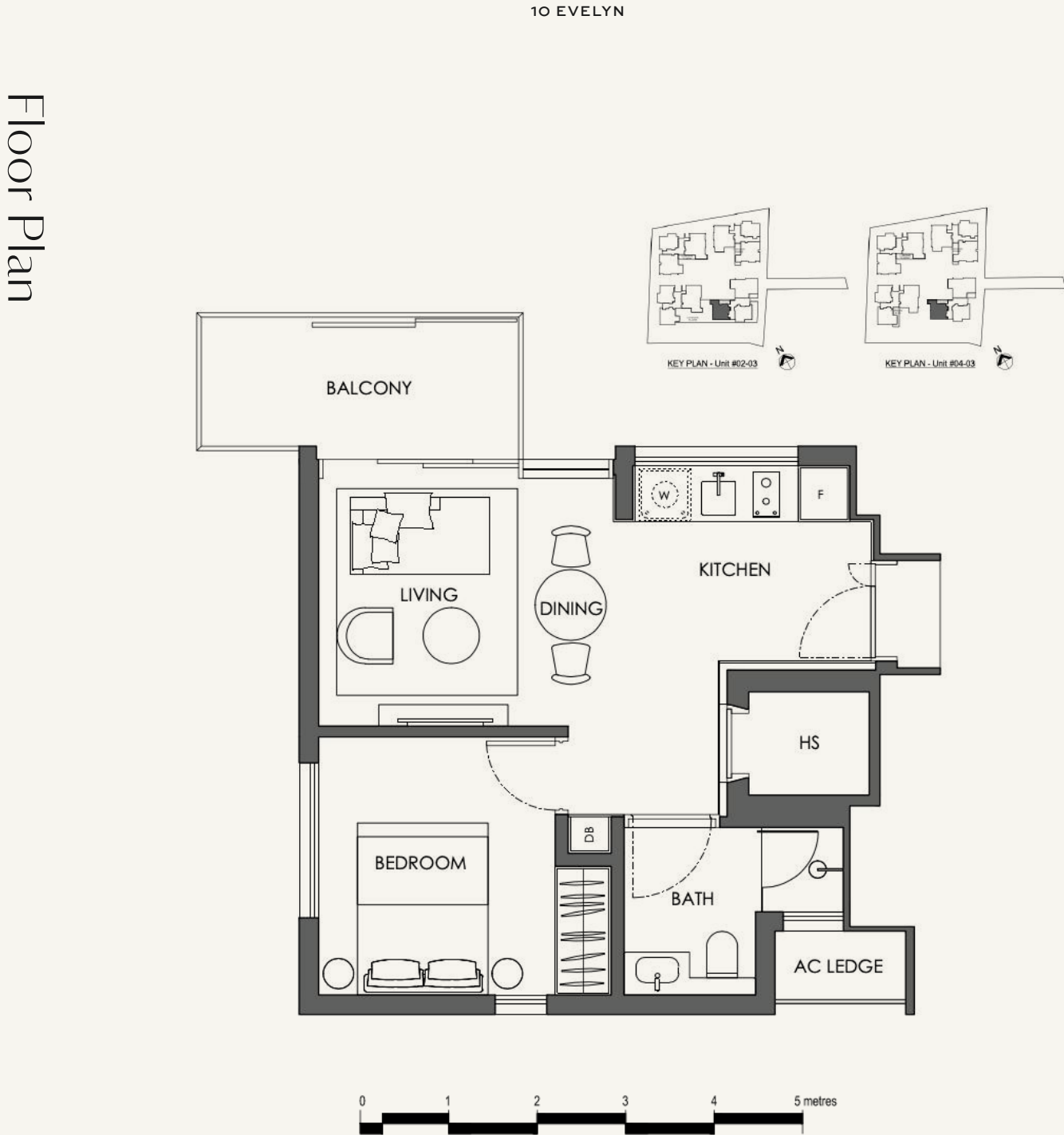
YOUR VERY OWN SMART HOME

Each home comes equipped with ABB-free@ home smart technology, making everyday living more intelligent, convenient, energy-efficient and secure. Control your air- conditioning and lighting settings easily with your mobile phone. Each unit also comes with a seamless intercom system for visitors, as well as automated carpark and apartment access.

SMART HOME FEATURES

- Home Automation (ABB Free@Home)
- Lighting & Aircon control (one bedroom and living/dining)
- Smart Switches — ABB Millennium
- Yale Smart Digital Door Lock (Interface with Home Automation)
- Outdoor Stations — Video Intercom
- Indoor Stations — Video Hands-free
- Visitor Gates and Lift Cars ID/IC Card Readers





1-Bedroom Apartment

Type A1 (C)
Unit #02-03, 04-03
Estimated Floor Area: 49 sq.m.

The above plans are subject to changes as may be approved by the relevant authority. Areas are approximate measurements and subject to final survey. Plans are not to scale.

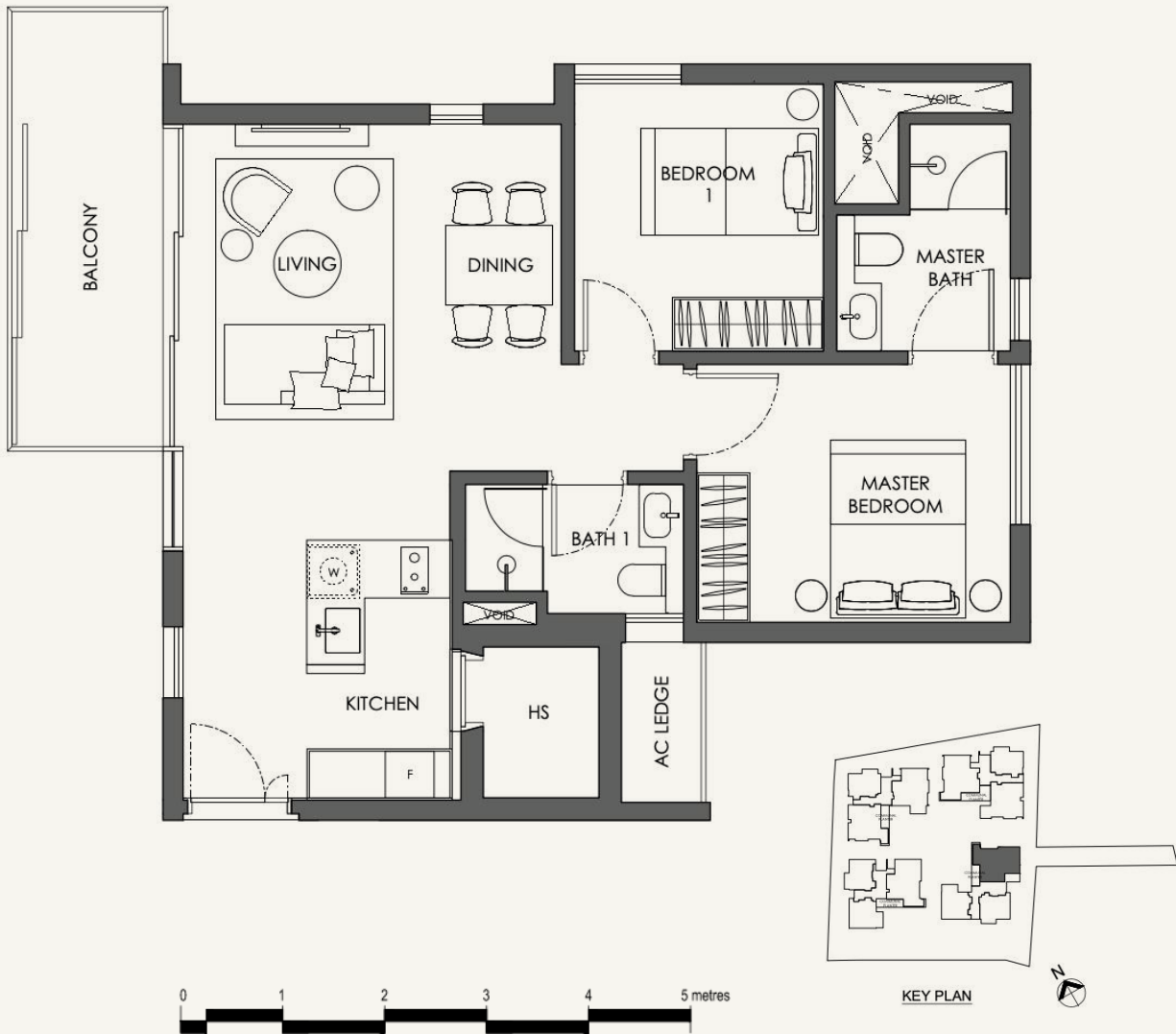
Building Plan Approval No.:
A1002-00002-2016-BP02 Dated 28 August 2018

2-Bedroom Apartment

Type B1 (e)
Unit #03-01
Estimated Floor Area: 77 sq.m.

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Building Plan Approval No.:
A1002-00002-2016-BP02 Dated 28 August 2018

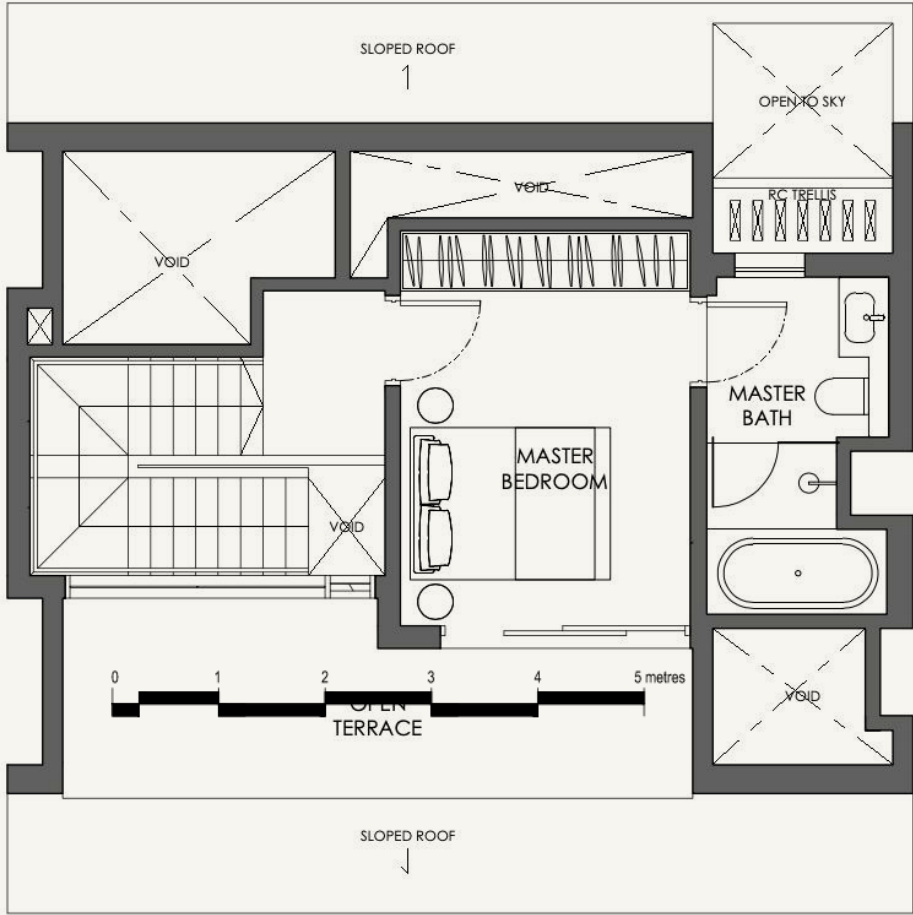
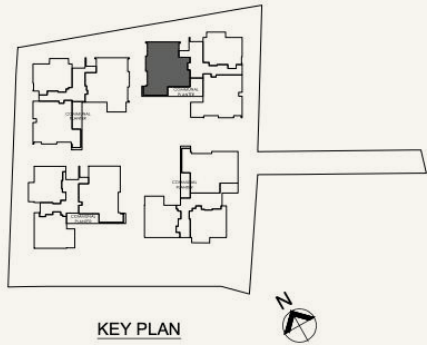
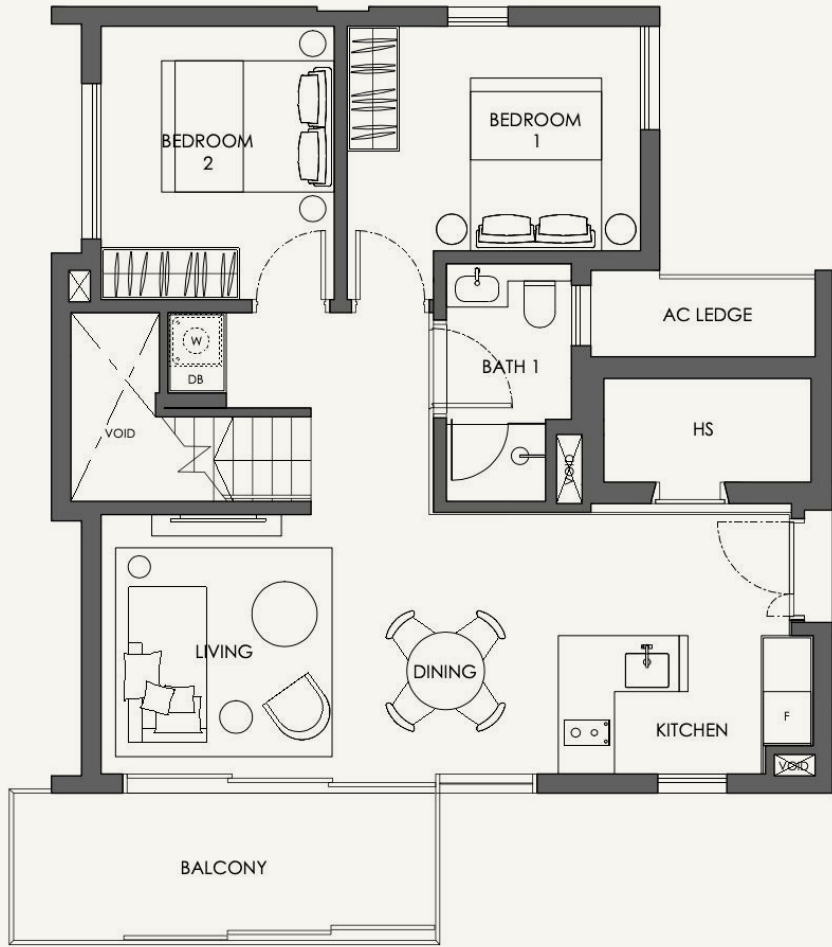


3-Bedroom Apartment

Type PH3
Unit #05-10
Estimated Floor Area: 116 sq.m.
(excludes void at attic 17 sq.m.)

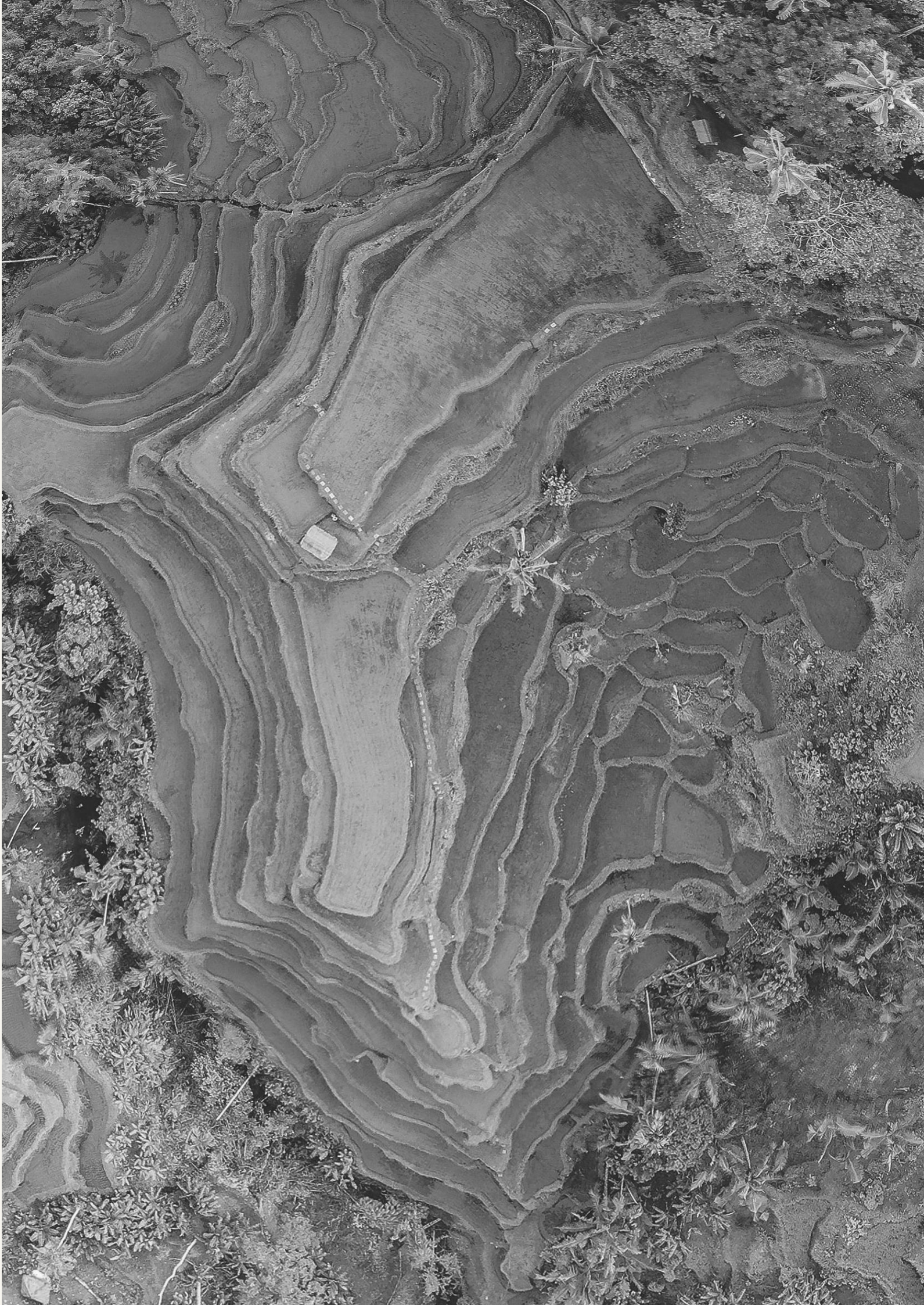
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Building Plan Approval No.:
A1002-00002-2016-BP02 Dated 28 August 2018



ADDRESS	NUMBER OF UNITS
10 Evelyn Road Singapore 309312	56
DEVELOPER	CONFIGURATION / UNIT TYPES
Creative Investments Pte Ltd (a subsidiary of Amara Holdings Limited)	1 to 3-bedroom units
ARCHITECT	FACILITIES
W Architects Pte Ltd	Arrival Drop-off Area Gymnasium Swimming Pool (20m) Pool Deck Landscaped Courtyard with Lawn Landscaped Pathway Deck with Side Gate Entrance from Newton Rd Communal Planters (non-accessible)
LANDSCAPE ARCHITECT	OTHER FEATURES
Coen Design International Pte Ltd	Smart Home Features
CIVIL & STRUCTURAL ENGINEER	CARPARK PROVISION
TW-Asia Consultants Pte Ltd	56 lots excluding 2 handicap lots
M&E ENGINEER	
Wistec Engineers & Associates Pte Ltd	
TENURE	
Freehold	

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Developer: Creative Investments Pte Ltd
Developer's Licence No: C1258
Tenure of Land: Estate in Fee Simple
Location: Lot Nos. 00648T, 00838V, 00839P, 99524T TS28 at Evelyn Road
Encumbrances: Mortgage(s) in favour of DBS Bank Ltd
Expected Date of Vacant Possession: 31 March 2023
Expected Date of Legal Completion: 31 March 2026

Disclaimer Clause: While reasonable care has been taken in preparing this brochure, neither the Developer nor its agents and/or servants will be held responsible for any inaccuracies or omissions. All statements, specifications, information and depictions in this brochure are believed to be accurate only at the time of publication and shall not be regarded or relied upon as statements or representations of fact, and they are not intended to form any part of the contract for the sale of the housing units. Visual representations such as renderings, illustrations, photographs, pictures and drawings are artists' impressions and/or decor suggestions only and cannot be regarded as representations of fact. The brand, colour and model of all materials, fittings, equipment, finishes, installations and appliances to be supplied shall be provided subject to the Developer's architect's selection, market availability and at the sole discretion of the Developer. All information and specifications contained in this brochure are current at the time of publication and are subject to such changes as are required by the relevant authorities and/or the Developer and are not intended to form any part of an offer, contract, representation or warranty. All plans and models are not to scale unless expressly stated and are subject to any amendments which are required or approved by the relevant authorities. All areas and measurements stated in the brochure are approximate only and subject to final survey. The Sale and Purchase Agreement embodies all the terms and conditions between the Developer and the Purchaser and supersedes and cancels in all respects all previous representations, warranties, promises, inducements or statements of intention, whether written or oral made by the Developer and/or the Developer's agents and/or servants which are not embodied in the Sale and Purchase Agreement.

