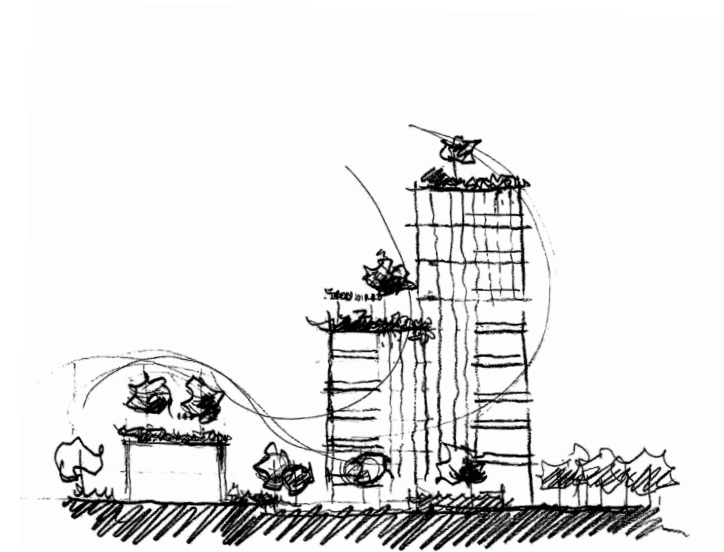


A home for every season



THE BUKIT TIMAH
COLLECTION



Fourth Avenue Residences

PRIME DISTRICT 10

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

Welcome

Fourth Avenue Residences is a collection of 476 exclusive homes nestled amidst lush greenery and Good Class Bungalow Areas in Prime District 10. It is served by Sixth Avenue MRT Station at its doorstep and surrounded by prestigious schools.



Arrival Plaza



Arrive home to a modern, tranquil setting. Fourth Avenue Residences is designed with you in mind, with luscious landscaping that brings you close to nature, and elegant homes for an exclusive, discerning lifestyle.

50m Lap Pool



Start your day with a swim or a workout in the gym. The kids' wading pool is nearby too, as is the tennis court.

Floating Garden



Artist's Impression

Surrounded by reflective waters and intimate foliage, the floating garden brings you closer to nature as you indulge in the blissful feeling of home.

Grand Lawn



Artist's Impression

The relaxation pavilion is perfect for hosting a special gathering for family and friends. Catch up over an outdoor dinner, while the kids have fun on the grand lawn.

Leisure Pavilion



Artist's Impression

Spend a quiet evening at the beautiful leisure pavilion. Unwind with a book or do a few relaxing laps in the 50-metre pool. As night falls, the surroundings take on a mesmerising ambience with landscape lighting.

Sky Pavilion



Fourth Avenue Residences boasts wonderful views of the surrounding Good Class Bungalow Areas, as well as Bukit Timah Hill. The entire estate is charmingly low in density with very few high-rise buildings.



A home that moves to every beat

FOURTH  AVENUE
RESIDENCES

Bukit Timah
Nature Reserve

The Grandstand

Sixth Avenue
MRT Station

The Singapore
Island Country Club

Nanyang Girls'
High School

National
Junior
College

Raffles Girls'
Primary School

Guthrie
House

Bukit Timah
Saddle Club

MacRitchie
Reservoir

Hwa Chong
Institution





Connectivity

Sixth Avenue MRT (Direct Access)	1 min walk
Tan Kah Kee MRT	1 stop
Botanic Gardens MRT (Interchange to Circle Line)	2 stops
Stevens MRT	3 stops
Newton MRT (Interchange to North South Line)	4 stops

Renowned Education Belt

Nanyang Girls' High School	0.5 km
Hwa Chong Institution	0.6 km
National Junior College	0.7 km
Raffles Girls' Primary School	1.1 km
Methodist Girls' School (Pri/Sec)	1.5 km
Swiss School	1.5 km
Nanyang Primary School	1.5 km
Singapore Korean Intl School	1.8 km
Hollandse School	1.8 km
St. Margaret's Secondary School	1.9 km
Ngee Ann Polytechnic	2.1 km
Henry Park Primary School	2.1 km
Eunoia Junior College	2.2 km
NUS Bukit Timah Campus	2.6 km
Singapore Chinese Girls' School	3.6 km
St. Joseph's Institution	3.6 km
Anglo-Chinese School (Barker Road)	4.5 km

Nature

Singapore Botanic Gardens (UNESCO World Heritage Site)	2.4 km
Bukit Timah Nature Reserve	3.0 km

Food & Dining

Guthrie House	0.1 km
Violet Oon Singapore	0.6 km
The Grandstand	0.9 km
Greenwood Avenue	1.0 km
Adam Road Food Centre	2.0 km
Bukit Timah Market & Food Centre	2.5 km
Tanglin Village / Dempsey Hill	3.0 km
Newton Food Centre	5.2 km

Rest & Relaxation

Bukit Timah Saddle Club	1.5 km
Coronation Shopping Plaza	1.7 km
Serene Centre	2.0 km
The Singapore Island Country Club	2.0 km
Holland Village	2.0 km
Cluny Court	2.1 km
Bukit Timah Plaza	2.2 km
Beauty World Centre	2.6 km
The Star Vista	2.6 km

Prime District 10

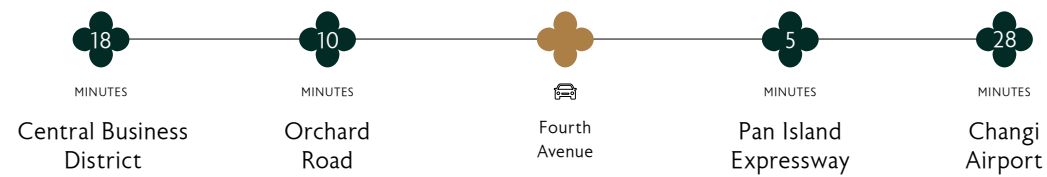
All distances and travelling times are approximates only and taken from Fourth Avenue Residences to respective destinations.

Connectivity

 PIE/BKE Expressway



From Fourth Avenue Residences, you are connected to the rest of the island via major expressways. The PIE goes towards the city, and connects to Changi Airport in less than 30 minutes. Via Dunearn Road, the Orchard Road shopping belt is approximately 10 minutes' drive away.

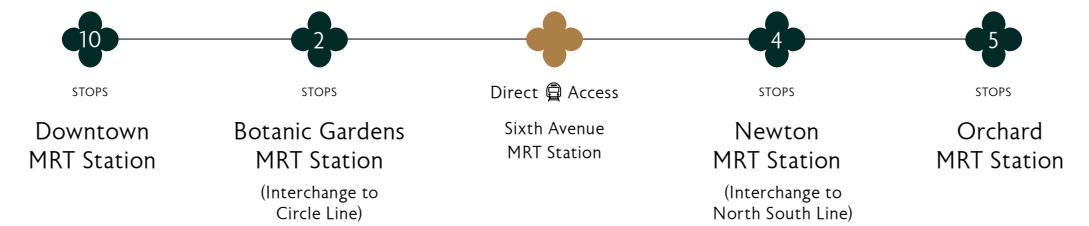


All distances and travelling times are approximates only and taken from Fourth Avenue Residences to respective destinations.

Direct  Access
Sixth Avenue MRT Station



Sixth Avenue MRT Station is right at the doorstep of Fourth Avenue Residences. Residents will enjoy a direct covered linkway to the station. You are just 2 stops to Botanic Gardens, 4 stops to Newton Interchange, and directly connected to Marina Bay and the Downtown Core.



All distances and travelling times are approximates only and taken from Fourth Avenue Residences to respective destinations.

Renowned Education Belt

1

Hwa Chong Institution
0.6 km

Hwa Chong Institution is the culmination of the merger of the former Chinese High School and Hwa Chong Junior College. The institution prides itself in nurturing leaders for the nation.

2

National Junior College
0.7 km

National Junior College is Singapore's first junior college. The school's mission is to be the college of the nation and the home of scholars and leaders who serve with honour.

3

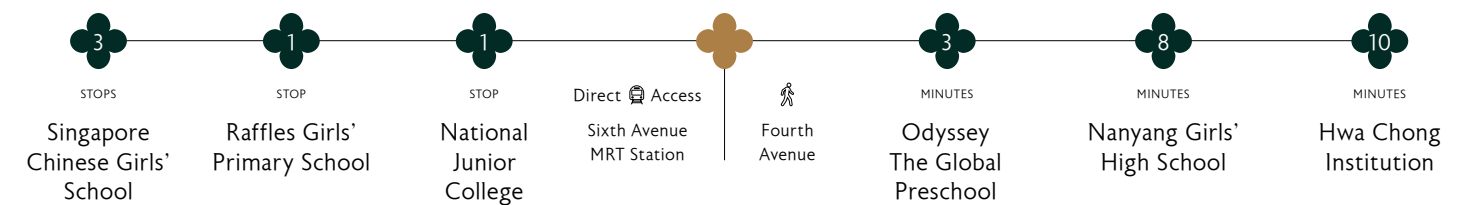
Raffles Girls' Primary School
1.1 km

Established in 1844, Raffles Girls' Primary aims to nurture women of excellence and leaders of character and service.

4

Nanyang Primary School
1.5 km

Nanyang Primary School is one of the country's most sought-after primary schools. The school believes that all children can learn and achieve when they are within the right environment and given support.



All distances and travelling times are approximates only and taken from Fourth Avenue Residences to respective destinations.

Nature

Bukit Timah Nature Reserve



Just a 5-minute drive from Fourth Avenue Residences is the Bukit Timah Nature Reserve. It has a rich and fascinating ecological system, and is a great place to come close to some of nature's most captivating flora and fauna.



Walk the dog



Watch migratory birds



Admire flora & fauna

Singapore Botanic Gardens
(UNESCO World Heritage Site)



The Singapore Botanic Gardens, just minutes' drive or 2 MRT stops from Fourth Avenue Residences, is a counterpoint to the wild beauty of Bukit Timah Nature Reserve. Here, you can stroll through centuries-old gardens, admire magnificent heritage trees, or have fun with the kids at the Jacob Ballas Children's Garden.



Fly a kite



Cycle



Enjoy a picnic

Food & Dining



1
Guthrie House
0.1 km

The perfect spot for a weekend brunch. There is also a cafe and a Cold Storage supermarket. Best of all, it's just a 3-minute walk away.

2
The Grandstand
0.9 km

Formerly the Turf Club, The Grandstand has been transformed into a lifestyle destination. Don't miss out on the lively PasarBella.

3
Greenwood Avenue
1.0 km

You'll find some charming restaurants and even a fresh seafood market at the Greenwood estate. And while you are there, don't forget the famous Lana Cakes.

4
Newton Food Centre
5.2 km

Enjoy the best of local fare at Singapore's beloved Newton Food Centre. We are talking barbecued stingray, fried hokkien mee, oyster omelette and tantalising satay.

5
Bukit Timah Market & Food Centre
2.5 km

Just down the road from Fourth Avenue Residences, the 2-storey Bukit Timah Market & Food Centre is yet another popular choice for delicious hawker fare.

6
Adam Road Food Centre
2.0 km

Food choices are aplenty in Bukit Timah. Adam Road Food Centre serves arguably the best nasi lemak in town. Other favourites include Indian rojak and big prawn mee.

7
Violet Oon Singapore
0.6 km

The name Violet Oon is synonymous with delectable Peranakan cuisine. After all, every dish here is cooked according to time-honoured traditions and served with love.

All distances and travelling times are approximates only and taken from Fourth Avenue Residences to respective destinations.

Rest & Relaxation



1
Bukit Timah Saddle Club
1.5 km
Learn to ride a horse at the Bukit Timah Saddle Club, which offers horse riding lessons even for non-members.

2
The Star Vista
2.6 km
Shop, dine and catch a concert at this iconic venue. In the evenings, there are even free zumba and pilates classes at the grand foyer.

3
Serene Centre
2.0 km
Explore new F&B concepts at Serene Centre. There are also learning centres and a 24-hour McDonald's restaurant.

4
Cluny Court
2.1 km
Just next to the Singapore Botanic Gardens, Cluny Court has interesting boutiques and trendy restaurants.

5
Coronation Shopping Plaza
1.7 km
This is a friendly neighbourhood shopping centre that has been around since 1979. Bukit Timah residents come here for the popular popiah.

6
Holland Village
2.0 km
The winding streets of Holland Village are quaint and bustling, perfect for having a drink on and soaking up the atmosphere.

7
Dempsey Hill
3.0 km
The historic and charming surrounds of Dempsey Hill make for a wonderful day out. There are restaurants, spas and even a cluster of learning centres for kids.

All distances and travelling times are approximates only and taken from Fourth Avenue Residences to respective destinations.



A home for every future

3-Bedroom



Fourth Avenue Residences is the perfect canvas to express your personal taste and lifestyle. Ranging from 1 to 4 bedrooms, every unit has a practical layout that is flexible enough to accommodate your changing needs.

3-Bedroom



2-Bedroom



Premium Fittings



For illustration purposes only



For illustration purposes only

Luxury is in the details. Every home at Fourth Avenue Residences comes with branded and quality fittings from De Dietrich, Hansgrohe, Laufen and Miele.

Kitchen Appliances



Sanitary Fittings



Smart Home Features



For illustration purposes only

Enjoy even greater convenience, connectivity and security with smart home features installed in every home.

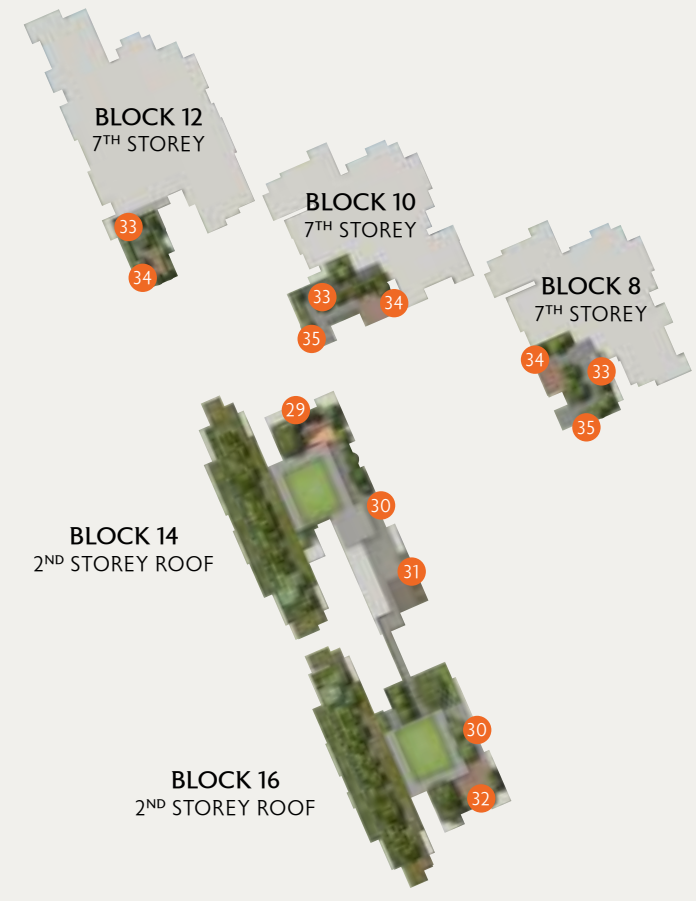
- 
Smart Hub
- 
Smart Letterbox
- 
Smoke Detector
- 
Smart Parcel Box
- 
Digital Lock Set
- 
Air-conditioner Control
- 
Smart Intercom

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.

Site Plan



Artist's Impression



Artist's Impression

ROOF GARDENS

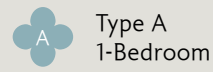
- 2ND STOREY ROOF
 - 29 Outdoor Fitness
 - 30 Viewing Deck
 - 31 Reading Pods
 - 32 Sky Patio
- 7TH STOREY
 - 33 Themed Garden
 - 34 Sky Pavilion
 - 35 Seating Pod

FACILITIES

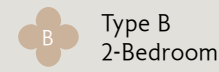
- 1 Drop Off (Arrival Plaza)
- 2 Meditation Pavilion
- 3 Aromatic Garden
- 4 Cloud Pond
- 5 Resting Pavilion
- 6 Clubhouse
- 7 Pool Deck
- 8 Aqua Deck
- 9 50m Lap Pool
- 10 Jacuzzi Pod
- 11 Leisure Pavilion
- 12 Kids' Pool
- 13 Outdoor Shower
- 14 Relaxation Pavilion
- 15 Grand Lawn
- 16 Water Court
- 17 Garden Alcove
- 18 Floating Garden
- 19 Bosque Garden
- 20 Socializing Pavilion
- 21 Playground
- 22 BBQ Pavilion
- 23 Grand Boulevard
- 24 Tennis Court
- 25 Service Gate
- 26 Pedestrian Gate 1
- 27 Pedestrian Gate 2
- 28 Gate 3 / Fire Engine Access

OTHERS

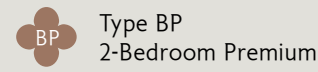
- GH Guard House
- BC Bin Centre
- PT Powergrid Transformer Room (Sub-station)
- PS Powergrid Switchgear Room (Sub-station)
- VS Ventilation Shaft
- BM Bulk Meter
- Water Tank
- Hose Reel Tank



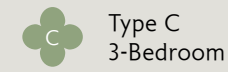
Type A
1-Bedroom



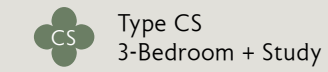
Type B
2-Bedroom



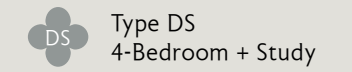
Type BP
2-Bedroom Premium



Type C
3-Bedroom



Type CS
3-Bedroom + Study



Type DS
4-Bedroom + Study

2

UNIT FLOOR	01	02	03	04	05	06
06	BP1b	C2(h)	C2(h)	BP4	DS3(h)	CS6(h)
05	BP1b	C2	C2	BP4	DS3	CS6
04	BP1b	C2	C2	BP4	DS3	CS6
03	BP1b	C2	C2	BP4	DS3	CS6
02	BP1b	C2	C2	BP4	DS3	CS6
01	BP1b(p)	C2(p)	C2(p)	BP4(p)	DS3(p)	CS6(p)

4

UNIT FLOOR	07	08	09	10	11	12
06	CS3(h)	DS3(h)	BP4	C2(h)	C2	BP1b
05	CS3	DS3	BP4	C2	C2	BP1b
04	CS3	DS3	BP4	C2	C2	BP1b
03	CS3	DS3	BP4	C2	C2	BP1b
02	CS3	DS3	BP4	C2	C2	BP1b
01	CS3(p)	DS3(p)	BP4(p)	C2(p)	C2(p)	BP1b(p)

12

UNIT FLOOR	35	36	37	38	39	40	41	42	43	44	45
10	A1a	A1b	CS7	A4	BP3a	A1c	A1c	BP6	-	A1b	A1a
09	A1a	A1b	CS7	A4	BP3a	A1c	A1c	BP6	-	A1b	A1a
08	A1a	A1b	CS7	A4	BP3a	A1c	A1c	BP6	-	A1b	A1a
07	A1a	A1b	CS7	A4	BP3a	A1c	A1c	BP6	-	A1b	A1a
06	A1a	A1b	CS7	A4	BP3a	A1c	A1c	BP6	C6	A1b	A1a
05	A1a	A1b	CS7	A4	BP3a	A1c	A1c	BP6	C6	A1b	A1a
04	A1a	A1b	CS7	A4	BP3a	A1c	A1c	BP6	C6	A1b	A1a
03	A1a	A1b	CS7	A4	BP3a	A1c	A1c	BP6	C6	A1b	A1a
02	A1a	A1b	CS7	A4	BP3a	A1c	A1c	BP6	C6	A1b	A1a
01	A1a(p)	A1b(p)	CS7(p)	A4	BP3a(p)	-	A1c(p)	BP6(p)	C6(p)	A1b(p)	A1a(p)

6

UNIT FLOOR	13	14	15	16	17	18	19	20	21	22
10	A1a	B3	A3	A1c	BP3a	A2	BP5	CS5	A1b	A1a
09	A1a	B3	A3	A1c	BP3a	A2	BP5	CS5	A1b	A1a
08	A1a	B3	A3	A1c	BP3a	A2	BP5	CS5	A1b	A1a
07	A1a	B3	A3	A1c	BP3a	A2	BP5	CS5	A1b	A1a
06	A1a	B3	A3	A1c	BP3a	A2	BP5	CS5	A1b	A1a
05	A1a	B3	A3	A1c	BP3a	A2	BP5	CS5	A1b	A1a
04	A1a	B3	A3	A1c	BP3a	A2	BP5	CS5	A1b	A1a
03	A1a	B3	A3	A1c	BP3a	A2	BP5	CS5	A1b	A1a
02	A1a	B3	A3	A1c	BP3a	A2	BP5	CS5	A1b	A1a
01	A1a(p)	B3(p)	A3(p)	-	BP3a(p)	A2(p)	BP5(p)	CS5(p)	A1b(p)	A1a(p)

14

UNIT FLOOR	46	47	48	49	50	51	52
02	A1a	C4	CS2	BP1c	C3	A1a	A1a
01	A1a(p)	C4(p)	CS2(p)	BP1c(p)	C3(p)	A1a(p)	A1a(p)

16

UNIT FLOOR	53	54	55	56	57	58	59	60
02	A1a	A1a	C3	B2b	BP1c	CS2	C4	A1a
01	A1a(p)	A1a(p)	C3(p)	B2b(p)	BP1c(p)	CS2(p)	C4(p)	A1a(p)

8

UNIT FLOOR	23	24	25	26	27	28
10	CS1	-	BP3b	C1	B2a	BP1a
09	CS1	-	BP3b	C1	B2a	BP1a
08	CS1	-	BP3b	C1	B2a	BP1a
07	CS1	-	BP3b	C1	B2a	BP1a
06	CS1	DS1	BP3b	C1	B2a	BP1a
05	CS1	DS1	BP3b	C1	B2a	BP1a
04	CS1	DS1	BP3b	C1	B2a	BP1a
03	CS1	DS1	BP3b	C1	B2a	BP1a
02	CS1	DS1	BP3b	C1	B2a	BP1a
01	CS1(p)	DS1(p)	-	C1(p)	B2a(p)	BP1a(p)

10

UNIT FLOOR	29	30	31	32	33	34
10	CS2	-	BP3b	C1	B2a	BP1a
09	CS2	-	BP3b	C1	B2a	BP1a
08	CS2	-	BP3b	C1	B2a	BP1a
07	CS2	-	BP3b	C1	B2a	BP1a
06	CS2	DS2	BP3b	C1	B2a	BP1a
05	CS2	DS2	BP3b	C1	B2a	BP1a
04	CS2	DS2	BP3b	C1	B2a	BP1a
03	CS2	DS2	BP3b	C1	B2a	BP1a
02	CS2	DS2	BP3b	C1	B2a	BP1a
01	CS2(p)	DS2(p)	-	C1(p)	B2a(p)	BP1a(p)

18

UNIT FLOOR	61	62	63	64	65	66	67	68	69	70
06	BP1b	A1d	CS4a(h)	CS4b(h)	B1	A1c	A1c	BP2	C5(h)	A1d
05	BP1b	A1d	CS4a	CS4b	B1	A1c	A1c	BP2	C5	A1d
04	BP1b	A1d	CS4a	CS4b	B1	A1c	A1c	BP2	C5	A1d
03	BP1b	A1d	CS4a	CS4b	B1	A1c	A1c	BP2	C5	A1d
02	BP1b	A1d	CS4a	CS4b	B1	A1c	A1c	BP2	C5	A1d
01	BP1b(p)	A1d(p)	CS4a(p)	CS4b(p)	B1(p)	A1c(p)	A1c(p)	BP2(p)	C5(p)	A1d(p)



Artist's Impression

THE BUKIT TIMAH
COLLECTION

FOURTH  AVENUE
RESIDENCES

Developer

Valleypoint Investments Pte. Ltd.
(A wholly owned subsidiary of Allgreen Properties Limited)
(UEN:200813977K)

Developer's Licence No.

C1262

Tenure of Land

99 years commencing from 07 March 2018

Legal Description

Lot 07301P MK 04 at Fourth Avenue

Encumbrances on the Land

Mortgage in favour of Oversea-Chinese Banking Corporation Limited

Expected Date of Vacant Possession

08 December 2022

Expected Date of Legal Completion

08 December 2025



ALLGREEN PROPERTIES LIMITED

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