


HARBOUR VIEW
Gardens



This is the dream.
A sumptuous home to be
enjoyed by generations
to come. Great architecture,
boutique resort-style setting,
everyday luxuries, and the
charm of a verdant location,
all coming together to create a

sublime
Freehold
legacy.



Life should be a
Breeze...

Discover a world of pure contentment, on a piece of paradise to call your own. Come experience exclusive freehold boutique living at The Gardens, with just 57 premium homes.

Then there's the allure of its lush garden setting and inviting interiors inspired by nature, exemplifying a holistic approach to living it up.



Every day,
a breath of
Fresh air . . .

Is there anything more relaxing than the sight of breathtaking vistas? Be it water, greenery or the open sky, The Gardens embraces a direct connection with captivating natural surrounds.



A home that cradles
Holistic
living.



Exceptional architecture gives the development a marked presence. Its true splendour however is revealed within.

HARBOUR VIEW Gardens



Map not drawn to scale.

| | | | |
|--|-----------------------------|--|-------------|
| | Central Region | | MRT Station |
| | Greater Southern Waterfront | | Park |
| | Business Park | | Golf Course |
| | Business Centre | | School |
| | Entertainment/Restaurants | | Hospital |
| | Shopping | | Aquarium |
| | Theme Park | | Beach |
| | Yacht Club | | Sports Hub |
| | Market | | |



Witness the emergence
of the Greater Southern
Waterfront.

Situated along Singapore's coastline, Pasir Panjang is set to become a pivotal point of the master plan for the Greater Southern Waterfront. With three times the size of Marina Bay, it will extend the city to the coastal district.

Once completed, this sprawling business, residential, lifestyle and retail destination will feature a 30km waterfront promenade that will traverse Labrador Park, Marina South, Pulau Brani, Tanjong Pagar and the neighbouring communities. Expect a continuous expanse of waterside leisure and recreational amenities.



The Southern Ridges

Arrive within *Minutes* to conveniences.

Take delight in an unrivalled sense of comfort and convenience.

Perfectly positioned and well connected to expressways and arterial roads, your journeys to major business hubs, good schools, retail and lifestyle destinations are all within arm's reach. A short walk to the nearby Haw Par Villa and Pasir Panjang MRT Stations connects you to MRT Interchanges that lead you to the far corners of Singapore.

COMMUNE WITH NATURE 🚗

- Kent Ridge Park – 3 mins
- West Coast Park – 4 mins
- Labrador Park – 4 mins

TRAVEL WITHOUT THE RUSH 🚗

- Haw Par Villa MRT Station – 1 min
- Pasir Panjang MRT Station – 2 mins
- Future High Speed Rail Terminus – 11 mins



Haw Par Villa MRT

For illustration purposes only

EMBRACE LEARNING 🚗

- National University of Singapore – 5 mins
- Anglo-Chinese Junior College – 5 mins
- Singapore Polytechnic – 7 mins



National University of Singapore

LIVE IT GOOD! 🚗

- The Star Vista – 6 mins
- VivoCity – 6 mins
- Holland Village – 7 mins



VivoCity

- Resorts World Sentosa – 10 mins
- Dempsey Hill – 12 mins
- Orchard Road – 12 mins



Sentosa

- Raffles Place – 12 mins
- Marina Bay Sands – 14 mins



Marina Bay Sands



Central Business District



Mapletree Business City

Reach the height of *Business* in a heartbeat.

One of Singapore's most sought after addresses, Pasir Panjang is an ideal starting point to explore Singapore's major business centres and emerging industrial parks. The area benefits from its proximity to Mapletree Business City, Central Business District, one-north and Science Park.

one-north's second phase of expansion aims to enhance connectivity between one-north, Science Park, and National University of Singapore through air-rights development over the AYE. The area will further transform into a potential Underground Science City under the Kent Ridge Park.

With the upcoming developments and master plans in place at Jurong Lake District, and the thousand-hectare Greater Southern Waterfront, The Gardens is an ideal place to live, work and play.



one-north




Science Park



Jurong Gateway

LEVERAGE BUSINESS HUBS 🚗

- Mapletree Business City – 2 mins
- Science Park I / II – 3 mins
- one-north (Fusionopolis / Biopolis / Mediapolis) – 6 mins
- Jurong Lake District (2nd CBD) – 12 mins
- Central Business District – 12 mins



What defines premium urban living? It is the rarity of having everything that your heart desires coming together in one development.

Designed
to turn heads.





Artist's Impression

A wellness
Retreat
to feed your soul.



Crowned with a sky pavilion, the sprawling roof terrace offers residents resort-style facilities with a breathtaking view and leisure spaces that optimise interaction with water. Hours of play, party and rejuvenation are all part of the grand design.



Soak up the sun,
Views, good life.



Luxuriate in a myriad of pampering facilities including the Swimming Pool, Jet Pool, BBQ Trellis Pavilion, Tapas Bar and Lounge Pavilion, and the Wading Pool.

When it's time to unwind with a good book, head to the Hammock Deck where the fresh scent of aromatic plants all around adds to the tranquil ambience.



An escape
perfected by
a beckoning
Paradise.



Step into the unique outdoor landscape feature known as the Coastal Charm. Lined with layers of rustic plants, coastal flora, tall shrubs and clusters of trees, the lush natural outdoor garden brings the coastalscape closer to home.


With nature as companion, enjoy the Foot Reflexology pathway and your every swing at the Putting Green. Relax and Repeat.

Swing into a world of whimsical fascination.



Dash to the Secret Swing, the hidden gem of the Coastal Charm!

By day, its poetic beauty is straight out of fairytale land. By night, it reawakens with the soothing ballet of glimmering lights. Prepare to be enchanted by the soft luminescence of garden firefly lights...



When a home has a seamless combination of practicality, functionality and aesthetics, a sense of wellbeing follows.

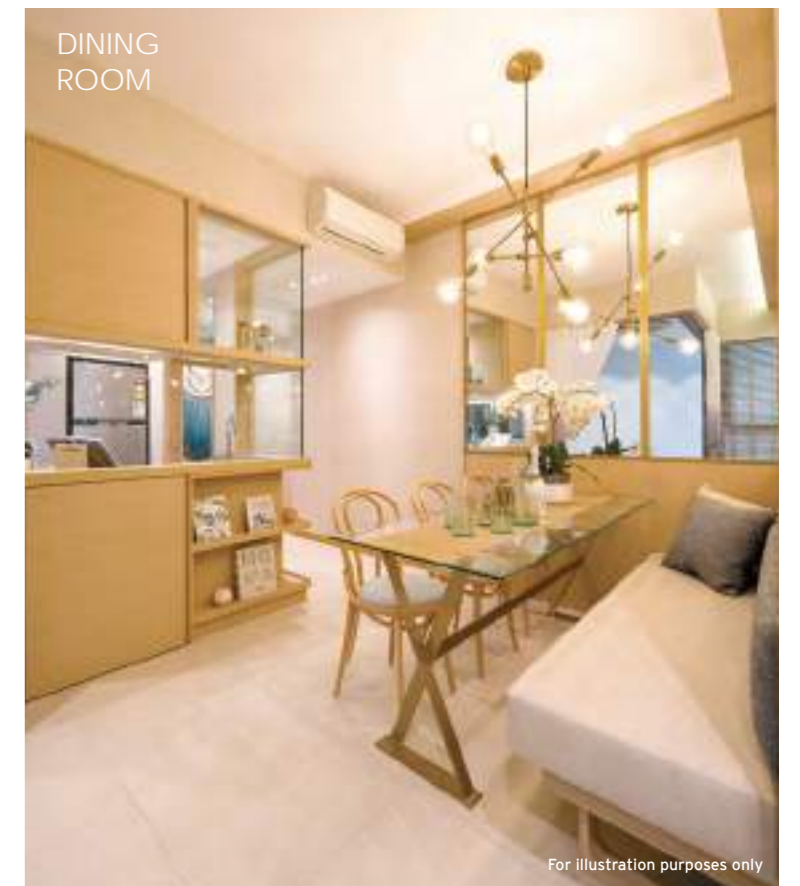


Brilliant automation
inspires *Smart*
living.

Be in full control of your family's home safety and comfort even while you're away. Each unit is equipped with an advanced gateway system linked through Wi-Fi that features pan and tilt camera with motion detection, night vision, cloud storage for video recordings, two-way audio capability, and alarm notification. Fully expandable, this smart system ensures a healthy, livable and sustainable abode, with your peace of mind right at your fingertips.



Functionality and luxury
are in perfect
Harmony.



DINING
ROOM

For illustration purposes only

Enter through a welcoming foyer before experiencing a continuum of soothing spaciousness. Earthy tones are used to invoke a sense of unparalleled comfort creating a luxurious and relaxing atmosphere.

For illustration purposes only



Luxury *Boutique*
living in tune
with practicality.



For illustration purposes only

Generous space and clean lines bring relaxed grandeur into the bedrooms. The calming ambience echoes a rejuvenating aromatherapy escape.



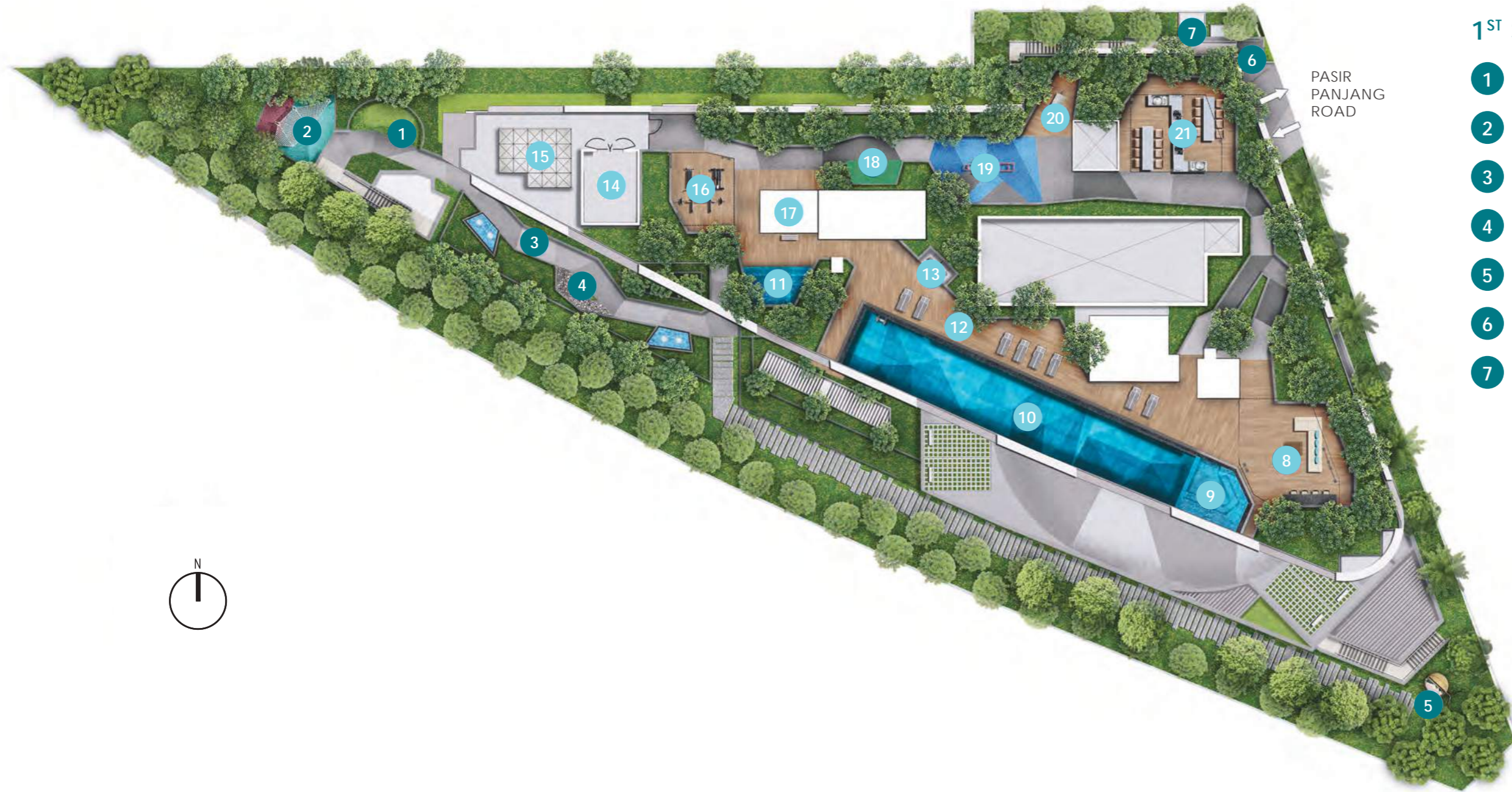
Practical layouts
make for *Comfy*
spaces.



For illustration purposes only

The architecturally designed two and three bedroom residences articulate a fully optimised home where every member of the family can share and delight in each space.

SITE PLAN



PASIR PANJANG ROAD

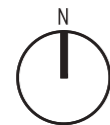
1ST STOREY

- 1 Putting Green
- 2 Wind Net
- 3 Coastal Charm
- 4 Foot Reflexology
- 5 Secret Swing
- 6 Side Gate
- 7 Water Bulk Meter

ROOF TERRACE

- 8 Tapas Bar and Lounge Pavilion
- 9 Jet Pool
- 10 Swimming Pool
- 11 Wading Pool
- 12 Pool Deck
- 13 Outdoor Showers
- 14 Gen Set
- 15 Water Tank
- 16 Outdoor Gym Trellis Pavilion
- 17 Accessible Toilet
- 18 Yoga Lawn
- 19 Children's Playground
- 20 Hammock Deck
- 21 BBQ Trellis Pavilion

Artist's Impression



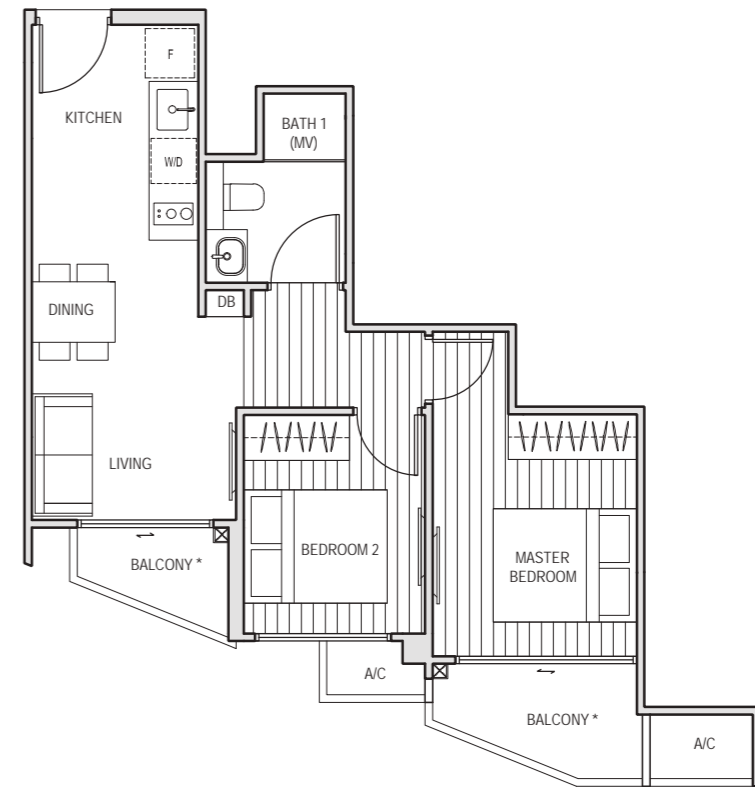
FLOOR PLANS

2 BEDROOM

TYPE A1

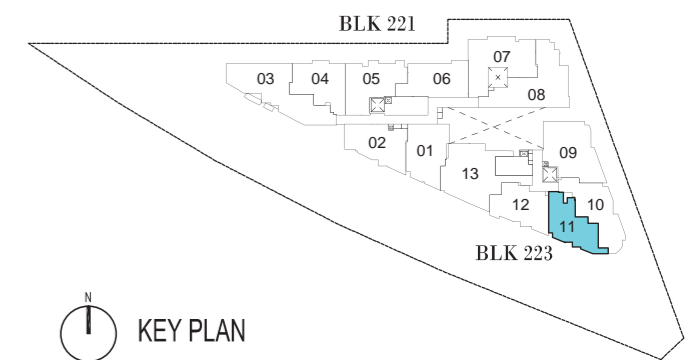
53 sq m

#02-11, #03-11, #04-11, #05-11



* The balcony / PES (Private Enclosed Space) shall not be enclosed. Only approved balcony screens are to be used. For illustration of the approved balcony screen, please refer to page 55 of this brochure.

All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey. Plans are not drawn to scale and do not form part of the contract.

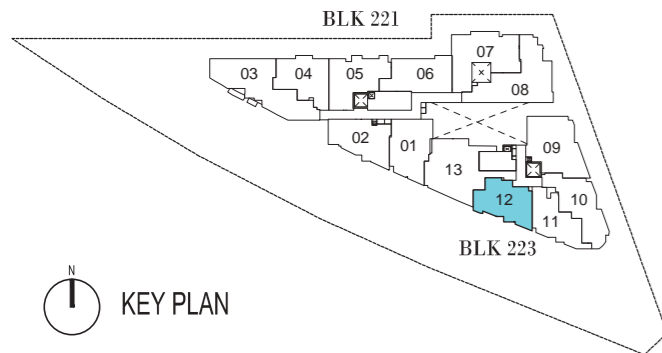
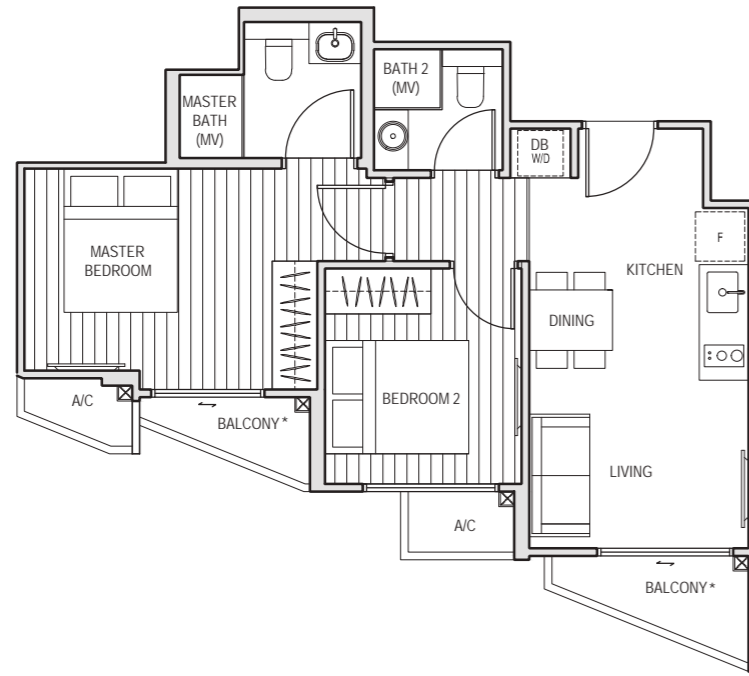


2 BEDROOM

TYPE A2

56 sq m

#02-12, #03-12, #04-12, #05-12



* The balcony / PES (Private Enclosed Space) shall not be enclosed. Only approved balcony screens are to be used. For illustration of the approved balcony screen, please refer to page 55 of this brochure.

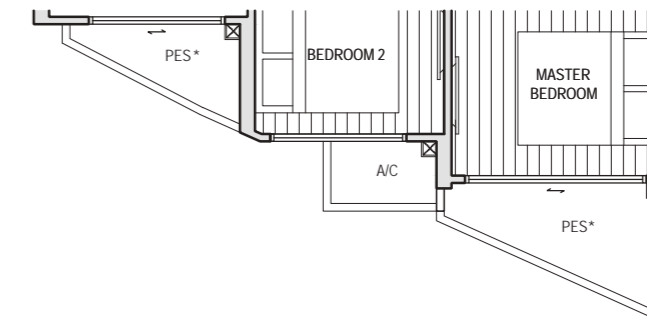
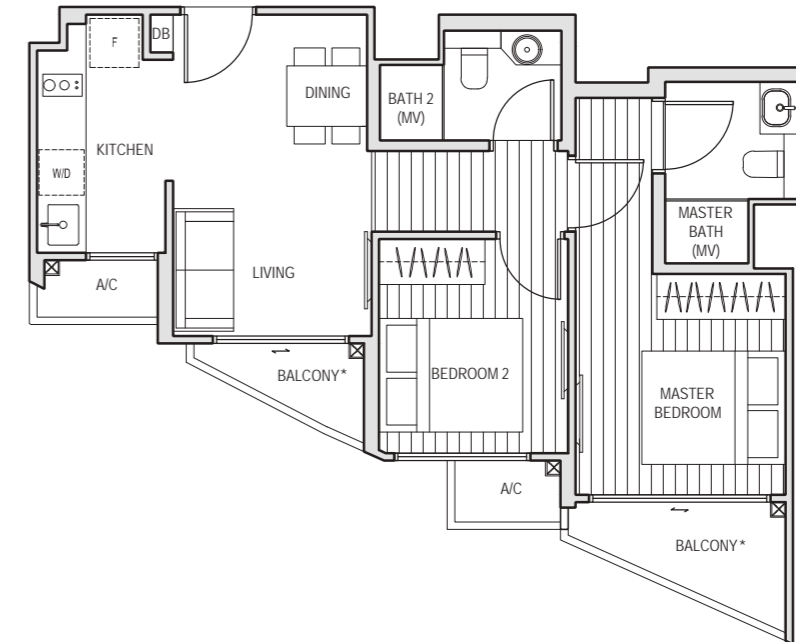
All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey. Plans are not drawn to scale and do not form part of the contract.

2 BEDROOM

TYPE A3

58 sq m

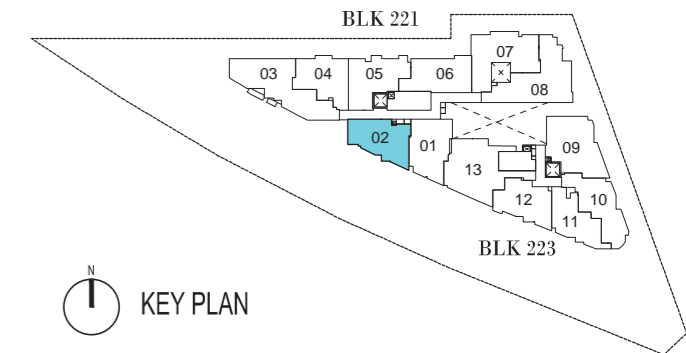
#02-02, #03-02, #04-02, #05-02



TYPE A3-G

58 sq m

#01-02



* The balcony / PES (Private Enclosed Space) shall not be enclosed. Only approved balcony screens are to be used. For illustration of the approved balcony screen, please refer to page 55 of this brochure.

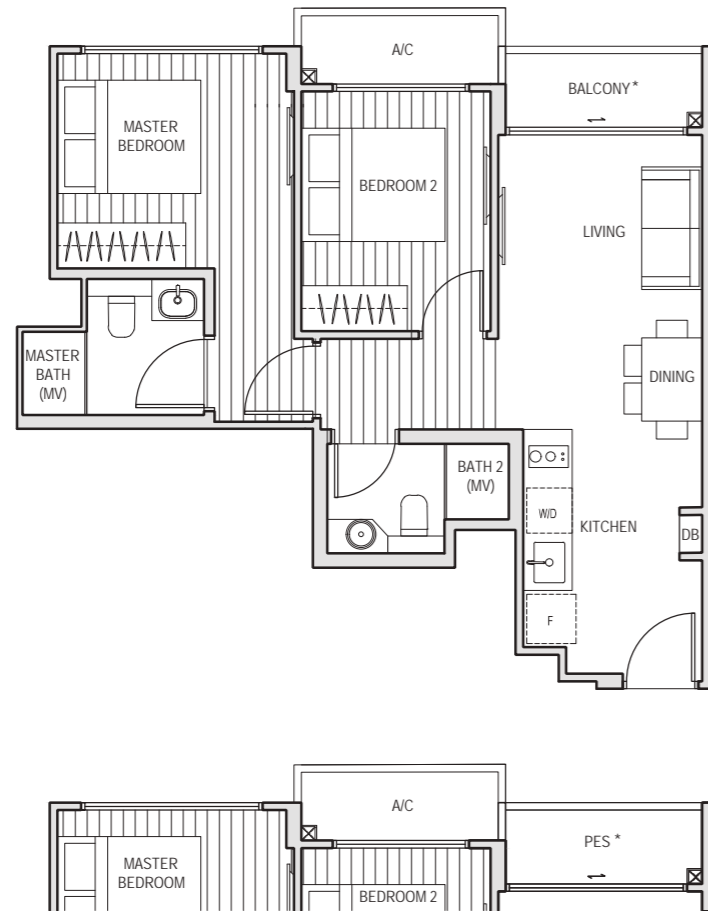
All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey. Plans are not drawn to scale and do not form part of the contract.

2 BEDROOM

TYPE A4

59 sq m

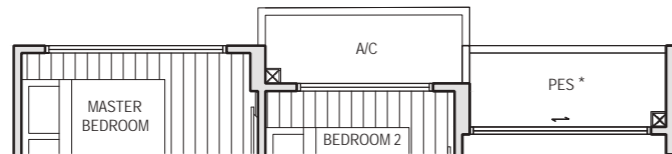
#02-04, #03-04, #04-04, #05-04



TYPE A4-G

59 sq m

#01-04



* The balcony / PES (Private Enclosed Space) shall not be enclosed. Only approved balcony screens are to be used. For illustration of the approved balcony screen, please refer to page 55 of this brochure.

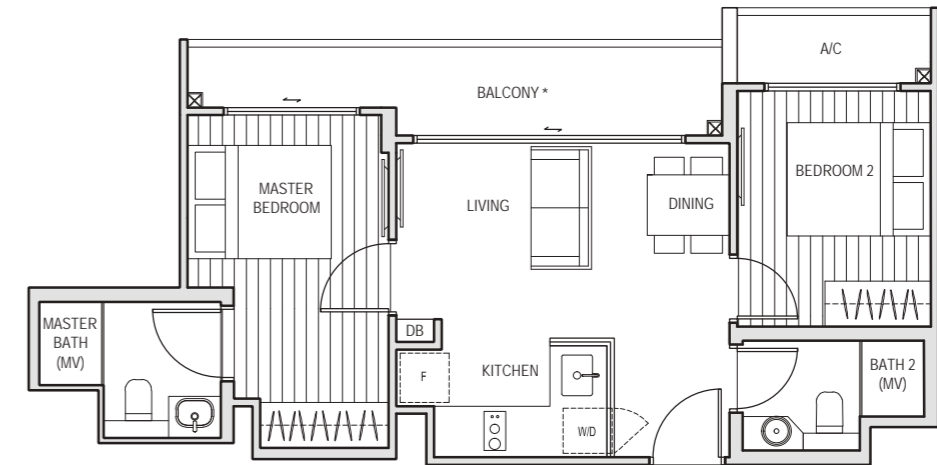
All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey. Plans are not drawn to scale and do not form part of the contract.

2 BEDROOM

TYPE A5

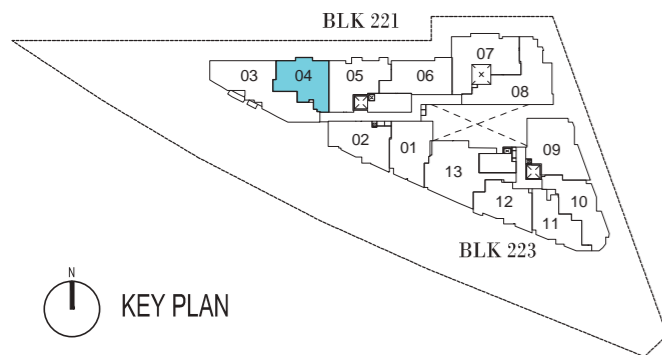
60 sq m

#02-06, #03-06, #04-06, #05-06

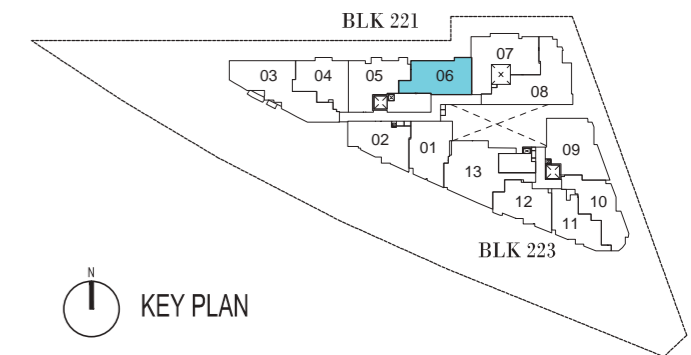


* The balcony / PES (Private Enclosed Space) shall not be enclosed. Only approved balcony screens are to be used. For illustration of the approved balcony screen, please refer to page 55 of this brochure.

All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey. Plans are not drawn to scale and do not form part of the contract.



N
KEY PLAN

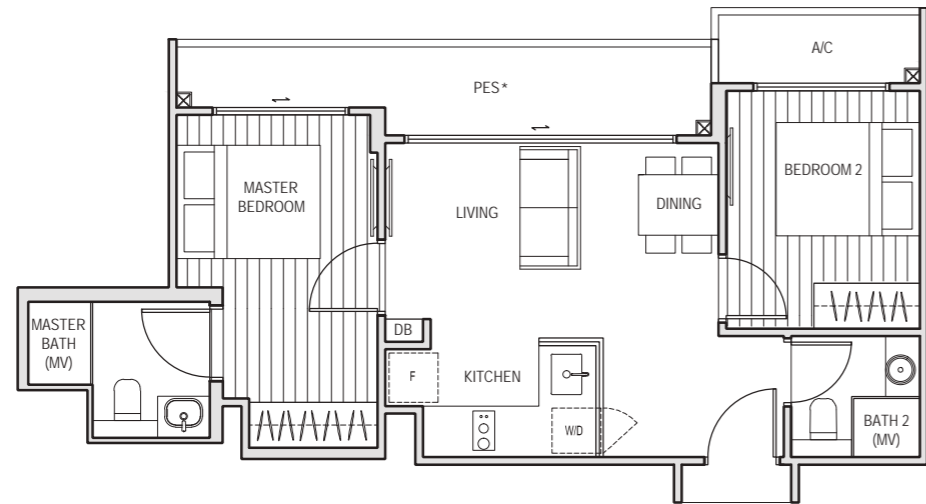


N
KEY PLAN

2 BEDROOM

TYPE A5-G

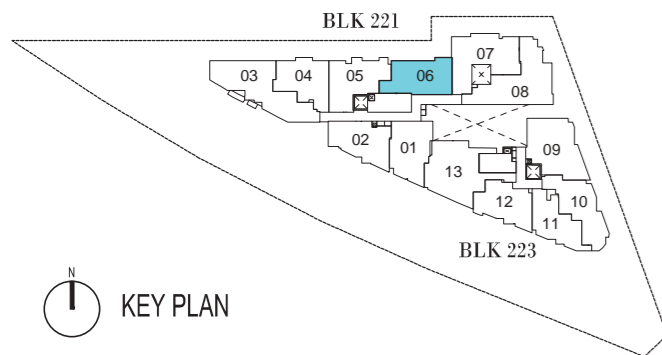
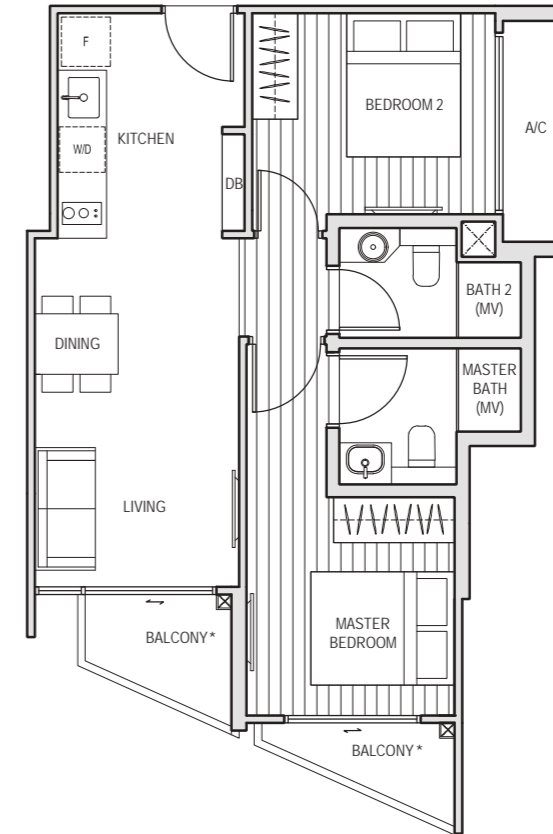
61 sq m
#01-06



2 BEDROOM

TYPE A6

61 sq m
#02-01, #03-01, #04-01, #05-01



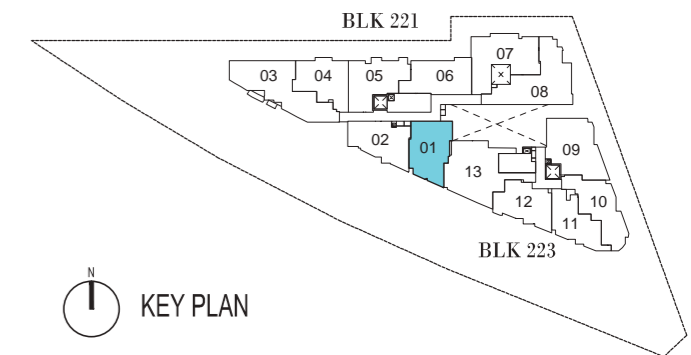
N
KEY PLAN

* The balcony / PES (Private Enclosed Space) shall not be enclosed. Only approved balcony screens are to be used. For illustration of the approved balcony screen, please refer to page 55 of this brochure.

All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey. Plans are not drawn to scale and do not form part of the contract.

* The balcony / PES (Private Enclosed Space) shall not be enclosed. Only approved balcony screens are to be used. For illustration of the approved balcony screen, please refer to page 55 of this brochure.

All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey. Plans are not drawn to scale and do not form part of the contract.



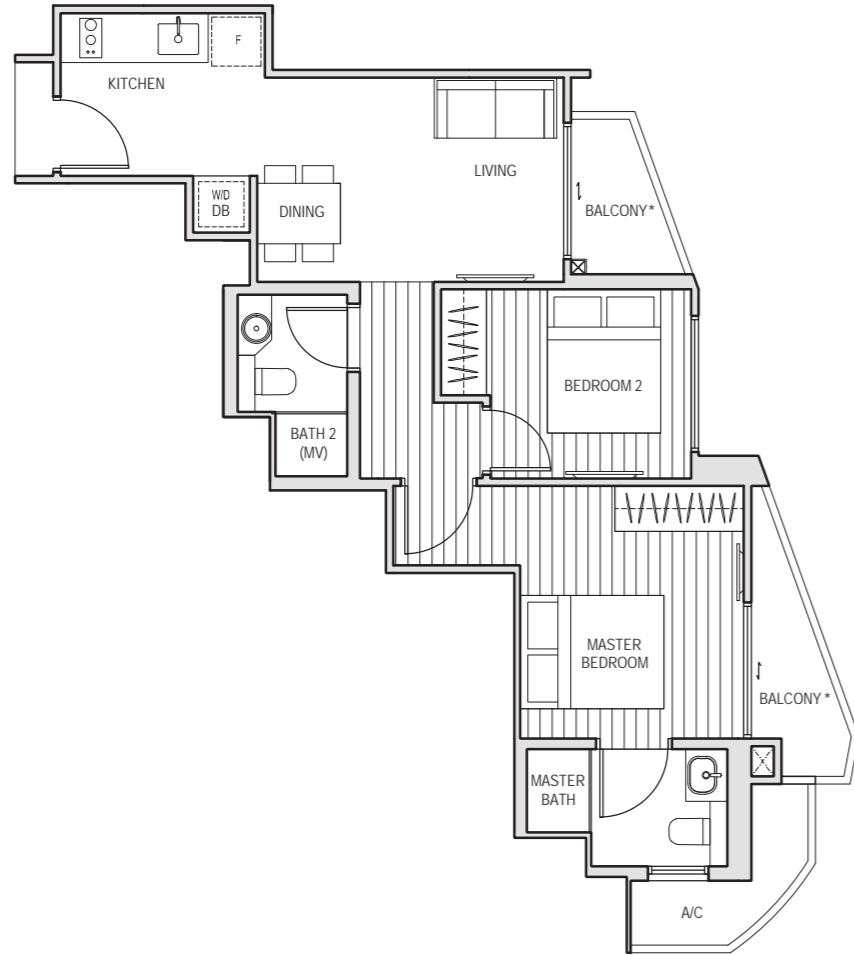
N
KEY PLAN

2 BEDROOM

TYPE A7

63 sq m

#02-10, #03-10, #04-10, #05-10

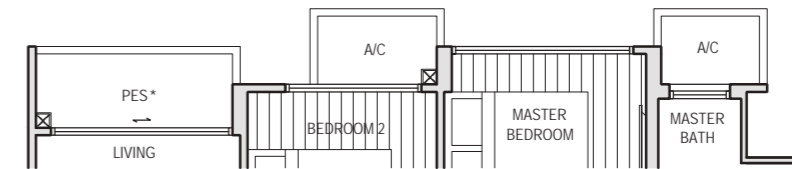


2 BEDROOM + STUDY

TYPE B1

64 sq m

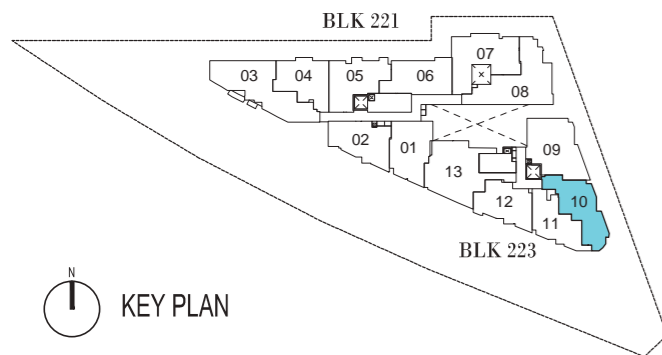
#02-05, #03-05, #04-05, #05-05



TYPE B1-G

64 sq m

#01-05



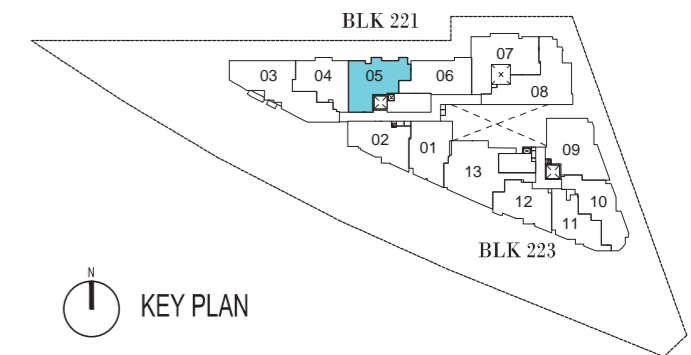
N
KEY PLAN

* The balcony / PES (Private Enclosed Space) shall not be enclosed. Only approved balcony screens are to be used. For illustration of the approved balcony screen, please refer to page 55 of this brochure.

All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey. Plans are not drawn to scale and do not form part of the contract.

* The balcony / PES (Private Enclosed Space) shall not be enclosed. Only approved balcony screens are to be used. For illustration of the approved balcony screen, please refer to page 55 of this brochure.

All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey. Plans are not drawn to scale and do not form part of the contract.



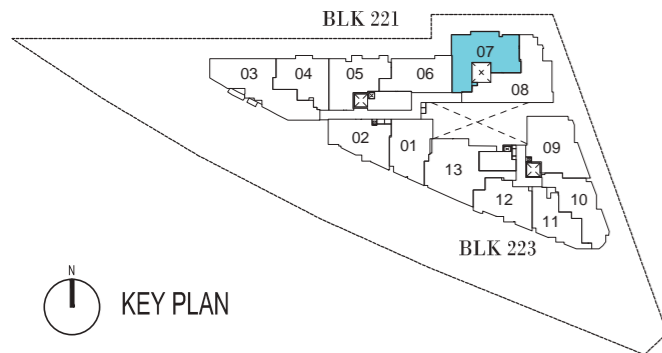
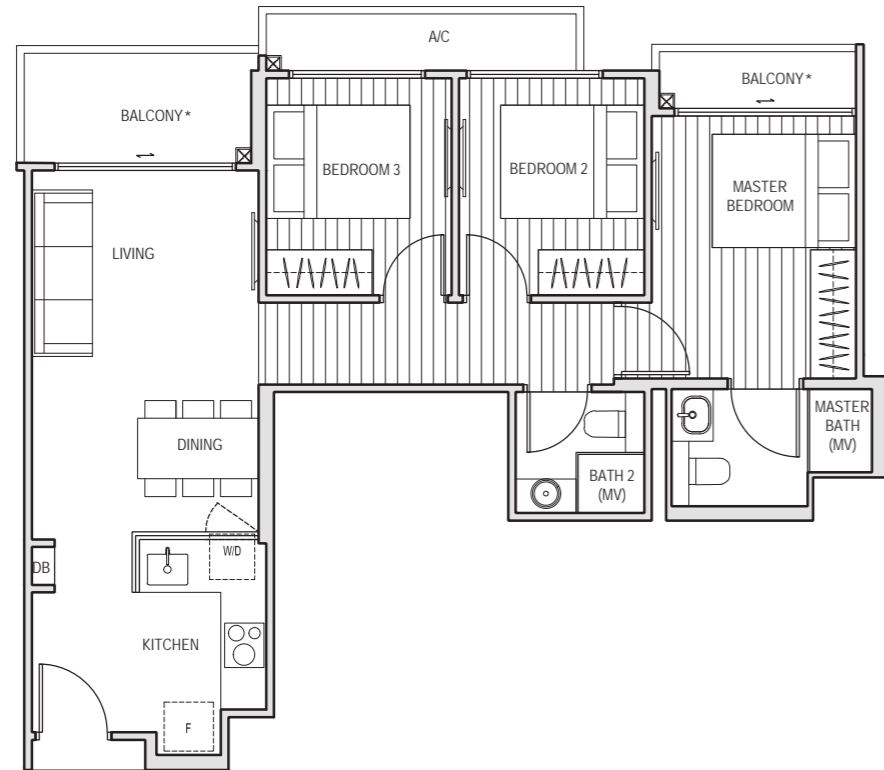
N
KEY PLAN

3 BEDROOM

TYPE C1

76 sq m

#02-07, #03-07, #04-07, #05-07



* The balcony / PES (Private Enclosed Space) shall not be enclosed. Only approved balcony screens are to be used. For illustration of the approved balcony screen, please refer to page 55 of this brochure.

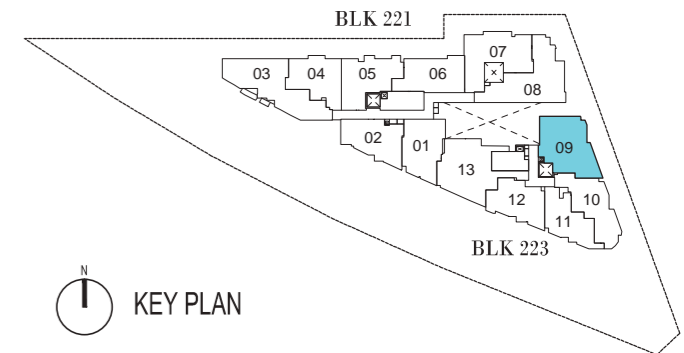
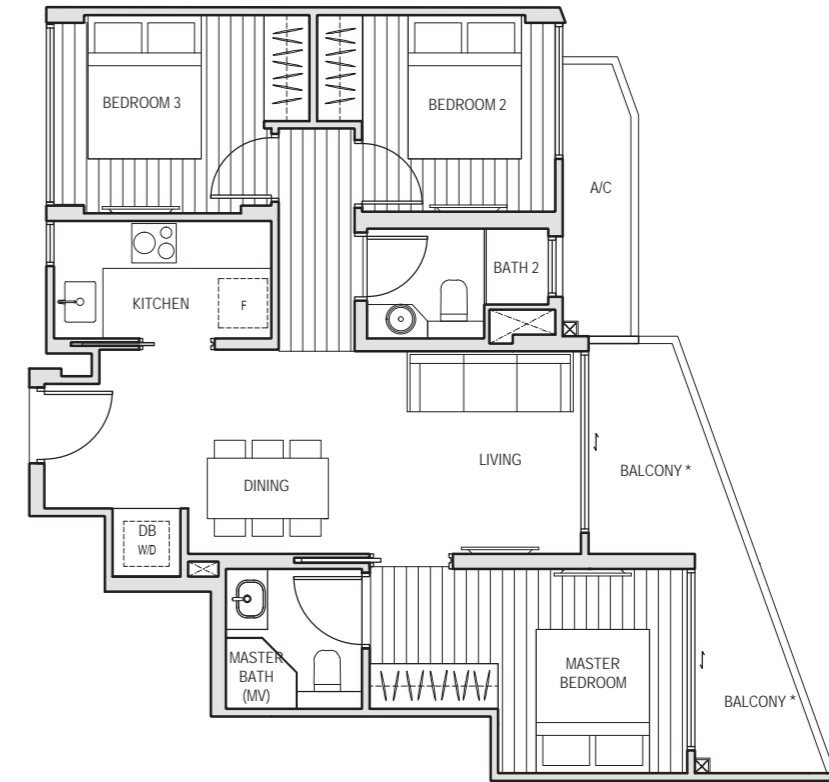
All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey. Plans are not drawn to scale and do not form part of the contract.

3 BEDROOM

TYPE C2

78 sq m

#02-09, #03-09, #04-09, #05-09



* The balcony / PES (Private Enclosed Space) shall not be enclosed. Only approved balcony screens are to be used. For illustration of the approved balcony screen, please refer to page 55 of this brochure.

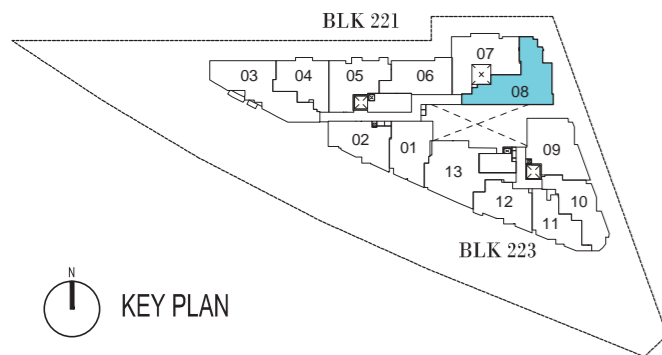
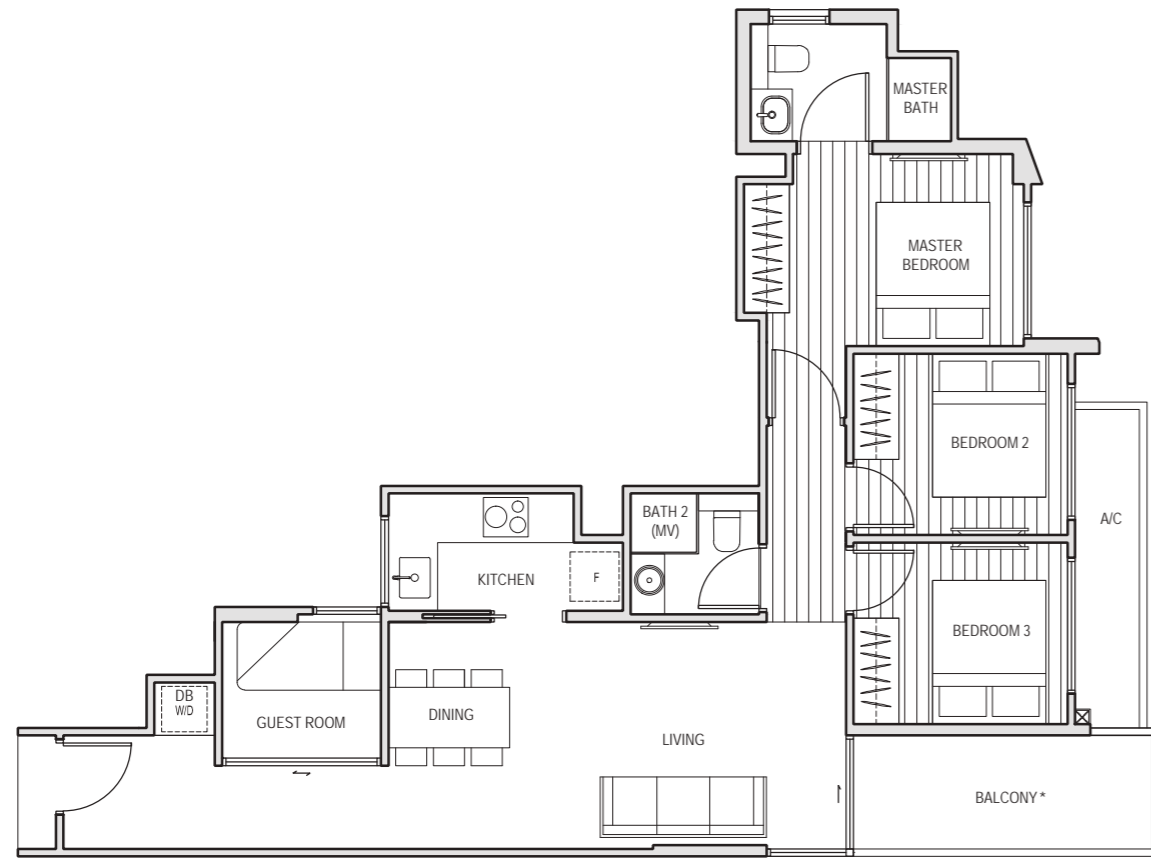
All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey. Plans are not drawn to scale and do not form part of the contract.

3 BEDROOM + GUEST ROOM

TYPE D1

84 sq m

#02-08, #03-08, #04-08, #05-08



* The balcony / PES (Private Enclosed Space) shall not be enclosed. Only approved balcony screens are to be used. For illustration of the approved balcony screen, please refer to page 55 of this brochure.

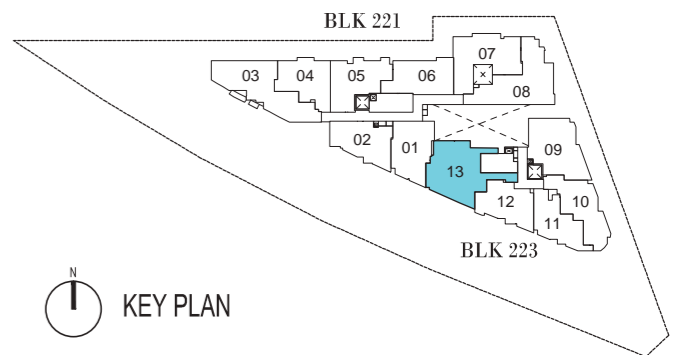
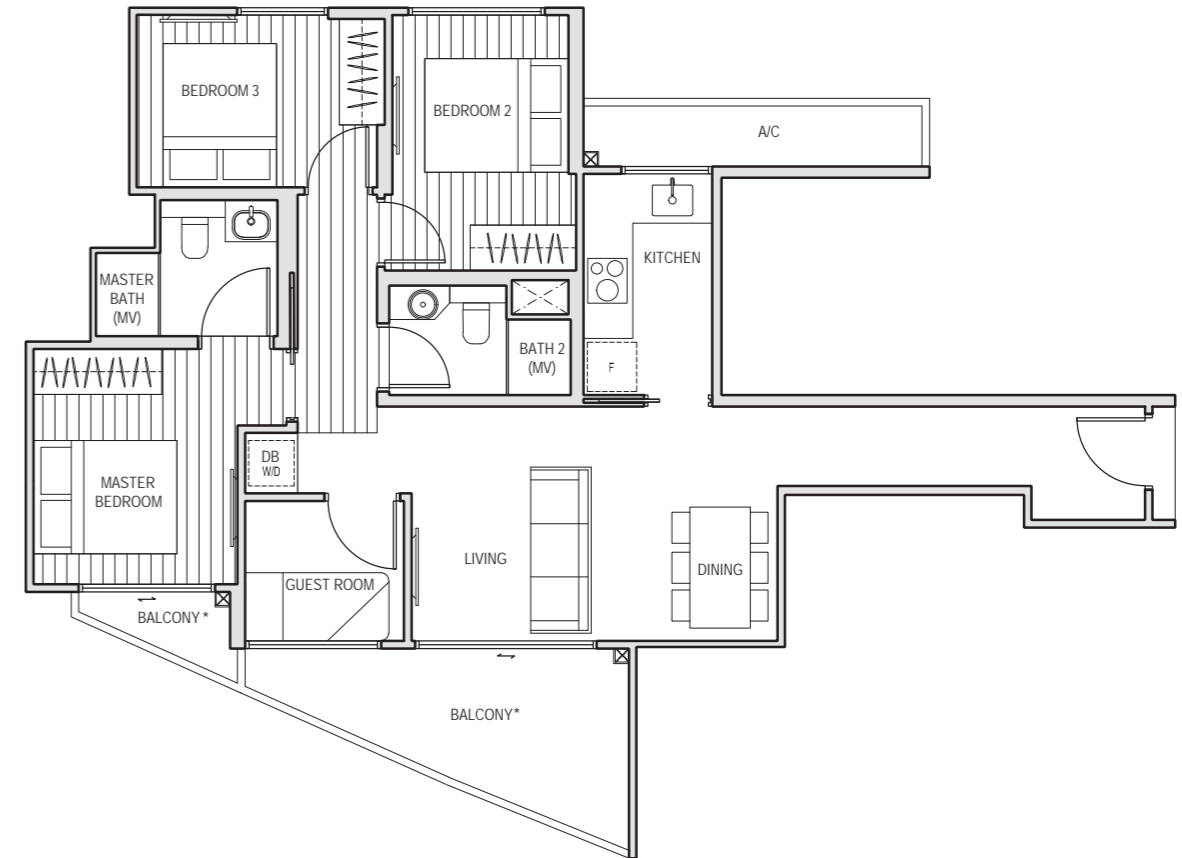
All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey. Plans are not drawn to scale and do not form part of the contract.

3 BEDROOM + GUEST ROOM

TYPE D2

91 sq m

#02-13, #03-13, #04-13, #05-13



* The balcony / PES (Private Enclosed Space) shall not be enclosed. Only approved balcony screens are to be used. For illustration of the approved balcony screen, please refer to page 55 of this brochure.

All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey. Plans are not drawn to scale and do not form part of the contract.

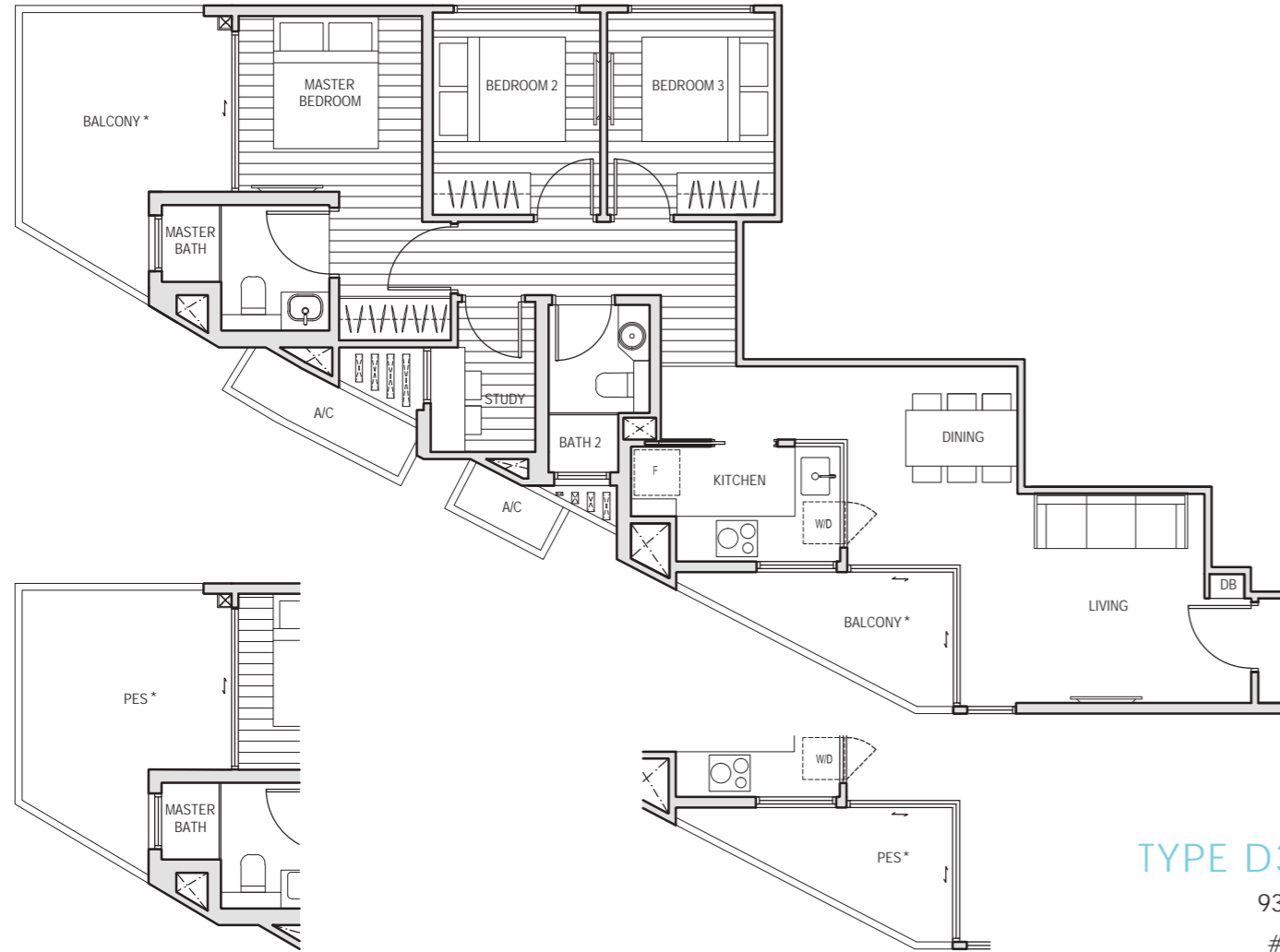
3 BEDROOM + STUDY

TYPE D3

93 sq m

#02-03, #03-03, #04-03, #05-03

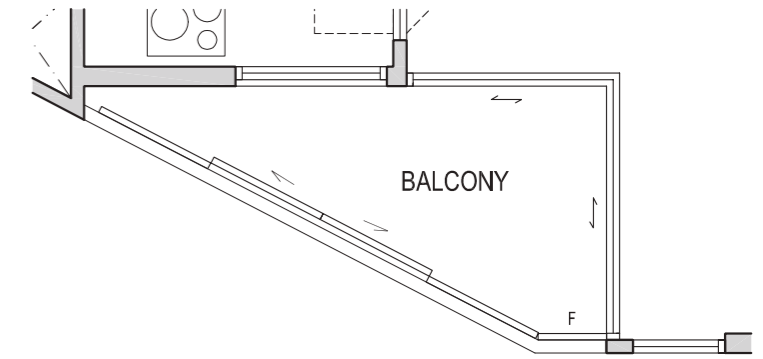
BALCONY SCREENING



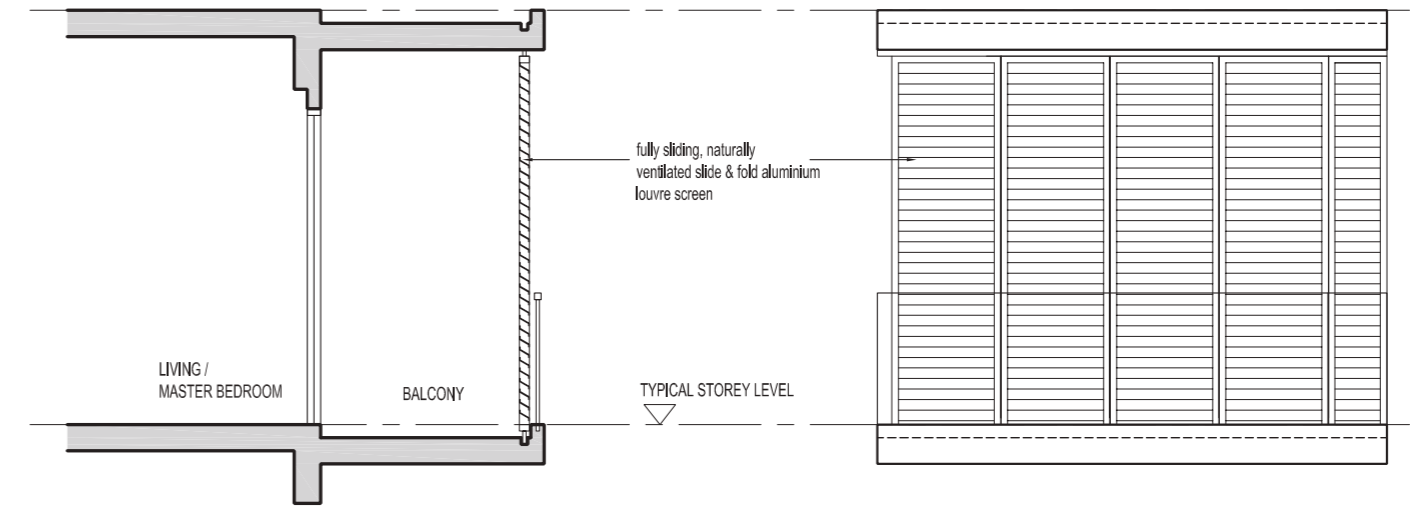
TYPE D3-G

93 sq m

#01-03

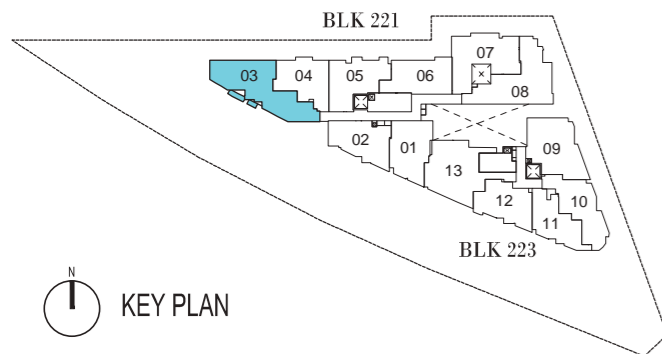


PLAN (IN FRONT OF LIVING-DINING)



SECTION

FRONT ELEVATION



KEY PLAN

* The balcony / PES (Private Enclosed Space) shall not be enclosed. Only approved balcony screens are to be used. For illustration of the approved balcony screen, please refer to page 55 of this brochure.

All plans are subject to amendments as approved by the relevant authorities. Floor areas are approximate measurements and subject to final survey. Plans are not drawn to scale and do not form part of the contract.

This drawing is for reference only. 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 work. Drawings are not to scale. The cost of screen and installation shall be borne by the owner.

SINGAPORE

**A Premier Development By
Roxy-Pacific Holdings Limited**

Roxy-Pacific Holdings Limited (“the Group”) is an established property and hospitality corporation with an Asia-Pacific focus and a track record dating back to May 1967. Listed on the SGX Mainboard since 12 March 2008, the Group is engaged primarily in the development and sale of residential and commercial properties (“Property Development”), Hotel ownership and other investment properties in Asia-Pacific (“Hotel Ownership and Property Investment”), including the ownership of Grand Mercure Singapore Roxy. Since 2013, the three main arms - Property Development, Property Investment and Hotel Ownership have extended their reach beyond Singapore, to countries such as Malaysia, Australia, Thailand, Japan and Maldives.



EON SHENTON



LIV ON WILKIE



STRAITS MANSIONS

OVERSEAS



WEST END RESIDENCES
Sydney, Australia



WISMA INFINITUM
Kuala Lumpur, Malaysia

Developer: RH Developments Pte Ltd (ROC No.: 201618381K) • Developer’s Licence No: C1232 • Tenure of Land: Freehold • Encumbrances: Caveat(s) and Mortgage(s) in favour of Oversea-Chinese Banking Corporation Limited • Expected Date of Vacant Possession: 30 November 2021 • Expected Date of Legal Completion: 30 November 2024 • Location: Lot 01789M MK 03 at 221 and 223 Pasir Panjang Road

Whilst every reasonable care has been taken in preparing this brochure, the Developer and its agents shall not be held responsible or liable for any inaccuracies or omissions. All statements are believed to be correct but shall not be regarded as statements or representations of fact. All information and specifications are current at the time of print and are subject to change as may be required without prior notice. Nothing herein shall form part of any offer or contract. Visual representations including models, drawings, illustrations, photographs and art renderings portray artistic impressions only and are not to be taken as representations of fact. Floor areas and other measurements are approximate only and are subject to final survey. The Developer shall not be bound by any statements, representations or promises (whether written or oral) by its agents or otherwise, except as expressly set forth in the Sale and Purchase Agreement. The Sale and Purchase Agreement shall form the entire contract between the Developer and the Purchaser and shall supersede all statements, representations or promises (whether written or oral) made prior to the signing of the Sale and Purchase Agreement and shall in no way be modified by any statements, representations or promises (whether written or oral) made by the Developer and its agents unless approved by the Controller of Housing (if required) and expressly agreed to in writing between the parties.



