

Legacy Defined, Prestige Refined

Every balcony opens up to unparalleled and unobstructed vistas that range from Turf City's iconic heritage architecture and the lush greenery of surrounding nature reserves to dazzling downtown in the distance, a visually stunning vantage of history and horizon as seen from high above the serene Bukit Timah plains.



Artist's Impression



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Dunearn House is the dawn of a dynamic hub. This biophilic “love of life” ethos emphasises well-being, and nurtures an emotional bond between residents, visitors, community, wider neighbourhood, and ecosystem.



Designed with natural light and lush greenery, these residences offer a refreshing environment that supports your physical and emotional well-being.



A forest-inspired play trail weaves through lush gardens, where living with nature is woven into every amenity and peaceful space, curated for wellness and unwinding.





Artist's Impression

Dunearn Club

Immersed in Greenery and Waterscapes of Calm

Refined facades that harmonize with the surrounding greenery, creating moments of visual interest and spatial emphasis within the landscape. The stunning 50m Lap Pool offers a refreshing retreat for both recreation and rejuvenation.



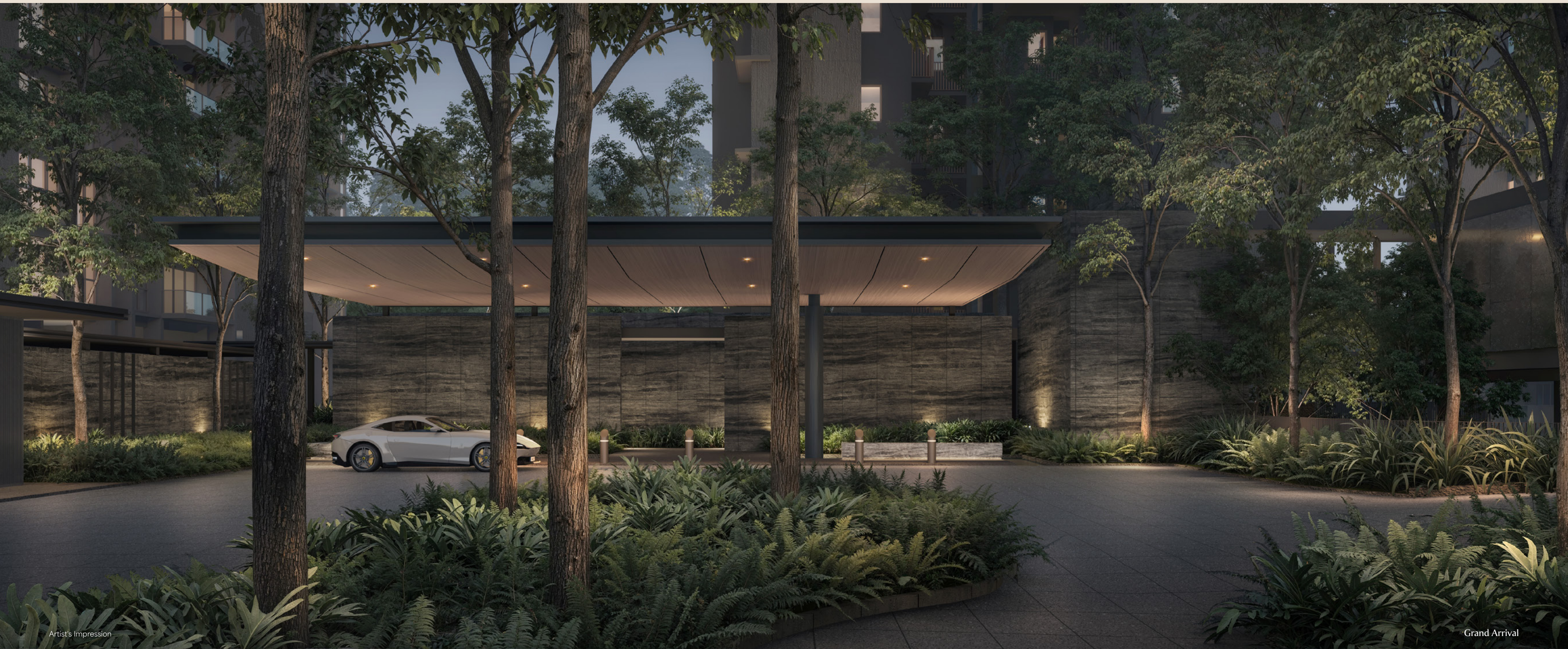
Artist's Impression

50m Lap Pool



Artist's Impression

Wellness Pool



Artist's Impression

Grand Arrival



Rooflines evoking the striking silhouette of Turf City's modernist North Grandstand rise above the Mirage Forest, a private sanctuary where elegant expressions of Dunearn House urban living harmonises holistically with natural elements. An invitation to pause and explore thoughtful interplays of indoor and outdoor spaces enlivened by purposeful planting and calming water features.



Artist's Impression

Waterfall Club

Waterfall Deck

A Serene Sanctuary for Life's Favourite Moments

Residents will enjoy exclusive access to the Waterfall Club, a thoughtfully composed and beautifully considered haven for tranquil downtime, from quiet relaxation to intimate gatherings. Natural light flows in through floor-to-ceiling windows, glowing up cosy furnishings, a well-curated library, and elegant dining details, framing a picturesque view of gorgeously landscaped greenery just beyond.

Intelligent Living, Seamlessly Connected

Smart Systems for Modern Living

Experience comfort and peace of mind with a fully connected home. From remote doorbell alerts and digital lock access to climate control, smoke detection, and real-time energy insights, every feature is designed for effortless living — welcome to the future of intuitive, secure home management.



Wi-Fi Doorbell

Get notified when someone is at the door, so you can see who is visiting and communicate with them.



Digital Lockset

Lock and unlock your door remotely via PIN, biometrics, key, or access tag.



Air Conditioning

Turn on your air conditioning remotely and have the home cooled before you return.



Smoke Detector

Be alerted so you can call for help even when no one is at home.

Smart Community App

Elevate your residential lifestyle with a unified mobile platform. Pre-register guests, manage visitor access, and book shared facilities — all with the Smart Community App. It's the ultimate companion for modern community living, where convenience meets connectivity.



Smart Invite

Pre-register guests and generate a QR code for easy access into the development.



Smart Audio Video Telephony System

Receive a notification when guests arrive and grant them entry remotely.



Smart Booking

Check availability and reserve shared facilities and spaces with ease.

State-Of-The-Art Appliances and Flawless Fittings

Equipped with exceptional brands, each residence is thoughtfully appointed with enduring quality, timeless design, and modern convenience. Sleek Smeg appliances and ergonomic Franke fixtures shape a refined kitchen, while the automated Steigen laundry system* dries clothes effortlessly and safely. Geberit and Hansgrohe complete the bathrooms as calm, elegant sanctuaries for everyday living.

* For selected units.



Built to Last, Designed with Purpose

Dunearn House reflects a long-term, purpose-led approach to sustainability, shaped by energy-efficient systems, low impact materials, and thoughtful design strategies that reduce environmental impact while integrating nature into the built environment.

Native species are carefully selected to support biodiversity and strengthen ecological resilience, creating a greener and more enduring living environment for generations to come.

Nature, Thoughtfully Integrated

- **Mirage Forest**
Where architecture and landscape converge in a delicate interplay of light, reflection, and nature.
- **Immersive Retreat**
Spaces designed to offer a calm retreat from the pace of the city.
- **35% Green Coverage Across the Site**
Including a canopy trail of over 100 metres to the side gate.
- **Natural Cooling**
Lush landscaping provides shade and a cooler environment.
- **Nurture Biodiversity**
Gardens designed to support habitats and attract butterflies.
- **Urban Heat Reduction**
Layered planting and cascading vertical greenery help mitigate the Urban Heat Island effect while enriching the landscape.

Smarter Energy Use

- **High-efficiency Air-conditioning and Appliances**
Designed to reduce energy use.
- **Solar Energy Support for Communal Facilities**
Reducing overall energy consumption through photovoltaic (PV) solar panels.
- **Sensor-based Lighting and Ventilation**
For more efficient operation.
- **Sustainable Mobility**
EV charging points and bicycle parking for greener commuting.

Eco-Conscious, User-Focused

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- Reduced Parking Provision**

With only 228 car parking lots and 3 accessible lots for 380 residential units, more space is reserved for greenery, amenities, and community spaces. (Please refer to the PDI or Sales & Purchase Agreement for more details regarding the car parking lot allocation).
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- Bicycle Lots**

Dedicated and conveniently located bicycle lots support a more sustainable and active way of life.

Designed for Comfort and Wellbeing

- **Naturally Ventilated Residential Lobbies**
Create a breezy and comfortable experience on every floor.
- **Green Spaces for Wellbeing**
Integrated throughout the development to encourage rest, relaxation and mental wellbeing.
- **Spaces for Connection**
From the Waterfall Club and Pinnacle Living to the pools and Play Forest Adventure Playground, shared spaces are designed to encourage interaction and community.
- **Outdoor Gym for Active Living**
Encourages movement within the landscape.
- **Accessible Communal Spaces**
Communal spaces are thoughtfully planned for accessibility.

A Cooler Indoor Environment

- **Facade Designed for Thermal Comfort**
Designed in line with with BCA Green Mark rating of Platinum Super Low Energy (SLE) standards support a cooler indoor environment.
- **Shaded Balconies**
Minimise heat and keep living spaces more comfortable.

Site Plan

Nature-inspired living unfolds at every turn. Live and breathe in this calm contentment of quiet luxury living, a tranquil tapestry of thoughtful design, innovative sustainability, you-first wellness, and understated elegance.



- 1ST STOREY

 - 1 Grand Arrival
 - 2 Lobby
 - 3 Family Terrace
 - 4 Kids Pool
 - 5 Main Pool Deck
 - 6 50m Lap Pool
 - 7 Lawn
 - 8 Steam Room with Shower
 - 9 Arrival Lift
 - 10 Wellness Pool Deck
 - 11 Wellness Pool
 - 12 Spa Seat
 - 13 Wellness Lawn
 - 14 Pinnacle Foyer
 - 15 Pinnacle Living
 - 16 Pinnacle Dining
 - 17 Pinnacle Patio
- 2ND STOREY

 - 18 Waterfall Club
 - I Residents Lounge
 - II Meeting Room
 - III Meeting Pods
 - IV Servery
 - V Accessible Toilet
 - 19 Waterfall Deck
 - 20 Waterfall Lounge
 - 21 Waterfall Pod
 - 22 Teppanyaki Pavilion
 - 23 Outdoor Deck
 - 24 Play Garden Pavilion
 - 25 Play Crawl & Jump Garden
 - 26 Play Forest Adventure Garden
 - 27 Play Spinning Garden
 - 28 Play Swing Garden
 - 29 Tennis Court
 - 30 Waterfall Terrace
 - 31 Waterfall Perch
 - 32 Waterfall Dining
 - 33 Canopy Trail
 - 34 Canopy Pavilion
 - 35 Canopy Deck
 - 36 Mirage Walk
 - 37 Dunearn Club
 - 38 Gym
 - 39 Outdoor Fitness
- ANCILLARY

 - a Guardhouse (1st storey)
 - b Management Office (Basement)
 - c Side Gate
 - d Ventilation Shaft
 - e Genset (1st storey)
 - f Bin Centre (Basement)
 - g Substation (Basement)
 - h Bicycle Parking
 - i Entrance to Basement Carpark
 - j Entrance to Service Area
 - [] Water Tank (Roof level)

Unit Distribution

PINNACLE COLLECTION

UNIT/ FLOOR	760 Dunearn Road, S289920				762 Dunearn Road, 289916			
	1	2	3	4	5	6	7	8
19	D2	D1	CP1	CP1	DP2	DP1	DPS1	DPS1
18	D2	D1	CP1	CP1	DP2	DP1	DPS1	DPS1
17	D2	D1	CP1	CP1	DP2	DP1	DPS1	DPS1
16	D2	D1	CP1	CP1	DP2	DP1	DPS1	DPS1
15	D2	D1	CP1	CP1	DP2	DP1	DPS1	DPS1
14	D2	D1	CP1	CP1	DP2	DP1	DPS1	DPS1
13	D2	D1	CP1	CP1	DP2	DP1	DPS1	DPS1
12	D2	D1	CP1	CP1	DP2	DP1	DPS1	DPS1
11	D2	D1	CP1	CP1	DP2	DP1	DPS1	DPS1
10	D2	D1	CP1	CP1	DP2	DP1	DPS1	DPS1
09	D2	D1	CP1	CP1	DP2	DP1	DPS1	DPS1
08	D2	D1	CP1	CP1	DP2	DP1	DPS1	DPS1
07	D2	D1	CP1	CP1	DP2	DP1	DPS1	DPS1
06	D2	D1	CP1	CP1	DP2	DP1	DPS1	DPS1
05	D2	D1	CP1	CP1	DP2	DP1	DPS1	DPS1
04	D2	D1	CP1	CP1	DP2	DP1	DPS1	DPS1
03	D2	D1	CP1	CP1	DP2	DP1	DPS1	DPS1
02	D2	D1	CP1	CP1	DP2	DP1	DPS1	DPS1
01								

LUXURY COLLECTION

UNIT/ FLOOR	766 Dunearn Road, S289917								770 Dunearn Road, S289919								768 Dunearn Road, S289918							
	9	10	11	12	13	14	15	16	25	26	27	28	29	30	31	32	17	18	19	20	21	22	23	24
10	BP1a	CS2	C2	BP2	BP2	C2	CS1	BP1	B1a	BS1	BS2	BP2	BP2	C1	BS3	B1	B1	BS3	C1	BP2	BP2	BS2	BS1	B1a
09	BP1a	CS2	C2	BP2	BP2	C2	CS1	BP1	B1a	BS1	BS2	BP2	BP2	C1	BS3	B1	B1	BS3	C1	BP2	BP2	BS2	BS1	B1a
08	BP1a	CS2	C2	BP2	BP2	C2	CS1	BP1	B1a	BS1	BS2	BP2	BP2	C1	BS3	B1	B1	BS3	C1	BP2	BP2	BS2	BS1	B1a
07	BP1a	CS2	C2	BP2	BP2	C2	CS1	BP1	B1a	BS1	BS2	BP2	BP2	C1	BS3	B1	B1	BS3	C1	BP2	BP2	BS2	BS1	B1a
06	BP1a	CS2	C2	BP2	BP2	C2	CS1	BP1	B1a	BS1	BS2	BP2	BP2	C1	BS3	B1	B1	BS3	C1	BP2	BP2	BS2	BS1	B1a
05	BP1a	CS2	C2	BP2	BP2	C2	CS1	BP1	B1a	BS1	BS2	BP2	BP2	C1	BS3	B1	B1	BS3	C1	BP2	BP2	BS2	BS1	B1a
04	BP1a	CS2	C2	BP2	BP2	C2	CS1	BP1	B1a	BS1	BS2	BP2	BP2	C1	BS3	B1	B1	BS3	C1	BP2	BP2	BS2	BS1	B1a
03	BP1a	CS2	C2	BP2	BP2	C2	CS1	BP1	B1a	BS1	BS2	BP2	BP2	C1	BS3	B1	B1	BS3	C1	BP2	BP2	BS2	BS1	B1a
02	BP1a	CS2	C2	BP2	BP2	C2	CS1	BP1	B1a	BS1	BS2	BP2	BP2	C1	BS3	B1	B1	BS3	C1	BP2	BP2	BS2	BS1	B1a
01	BP1a (P)	CS2 (P)	C2 (P)		BP2 (P)	C2 (P)	CS1 (P)	BP1 (P)	B1a (P)	BS1 (P)			BP2 (P)	C1 (P)	BS3 (P)	B1 (P)	B1 (P)	BS3 (P)	C1 (P)	BP2 (P)		BS2 (P)	BS1 (P)	B1a (P)

- LEGEND
- | | | |
|-------------------|-------------------------|----------------------------|
| 2-Bedroom | 3-Bedroom | 4-Bedroom |
| 2-Bedroom Premium | 3-Bedroom + Flexi/Study | 4-Bedroom Premium |
| 2-Bedroom + Study | 3-Bedroom Premium | 4- Bedroom Premium + Study |