



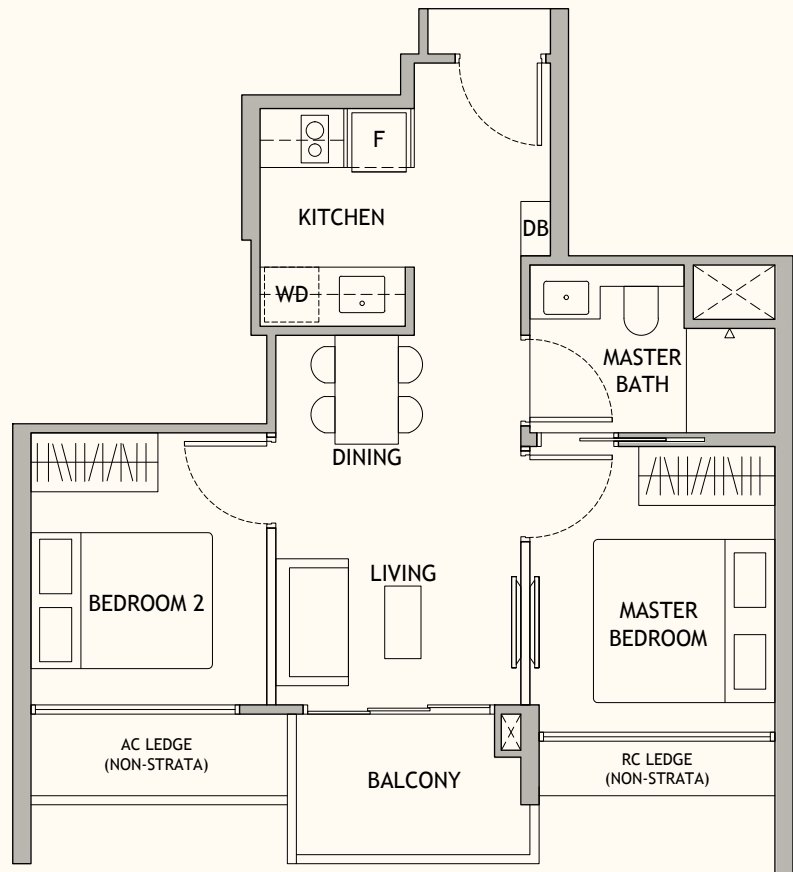
LUXURY COLLECTION
2-Bedroom

Type B1

49 sqm | 527 sqft

768 Dunearn Road
#02-17* to #10-17*

770 Dunearn Road
#02-32 to #10-32

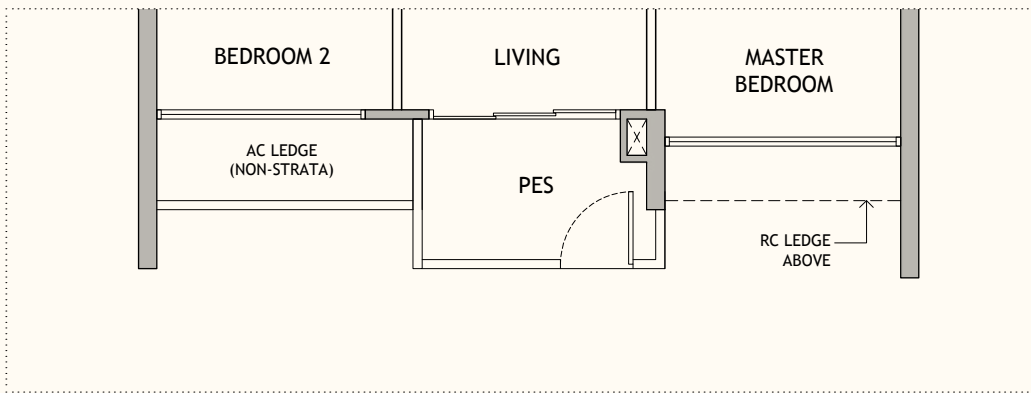


Type B1 (P)

49 sqm | 527 sqft

768 Dunearn Road
#01-17*

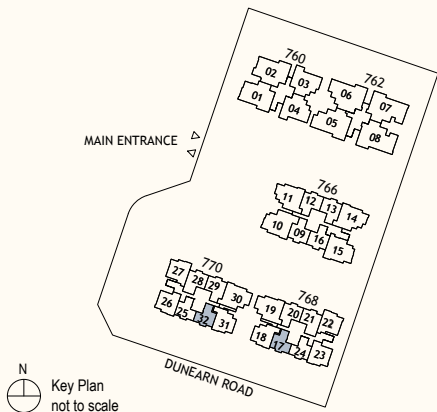
770 Dunearn Road
#01-32



LEGEND:
(WHERE APPLICABLE)

AC	Air-Conditioner	WD	Washer cum dryer
CH	Wine Chiller	WC	Water Closet
DB	Distribution Board		Void Space (excluded from strata area)
F	Fridge		Wall not allowed to be hacked or altered
HS	Household Shelter	*	Mirrored Unit
PES	Private Enclosed Space		
RC	Reinforced Concrete		
ST	Storage		

DISCLAIMER: Area includes balcony or PES where applicable and excludes, among others, the AC ledge and RC ledge. Please refer to the key plan for orientation. All floor plans are approximate measurements only and are subject to government re-survey. The balcony or PES shall not be enclosed unless with the approved balcony or PES screen. The cost of screen and installation shall be borne by the purchaser.



LUXURY COLLECTION
2-Bedroom

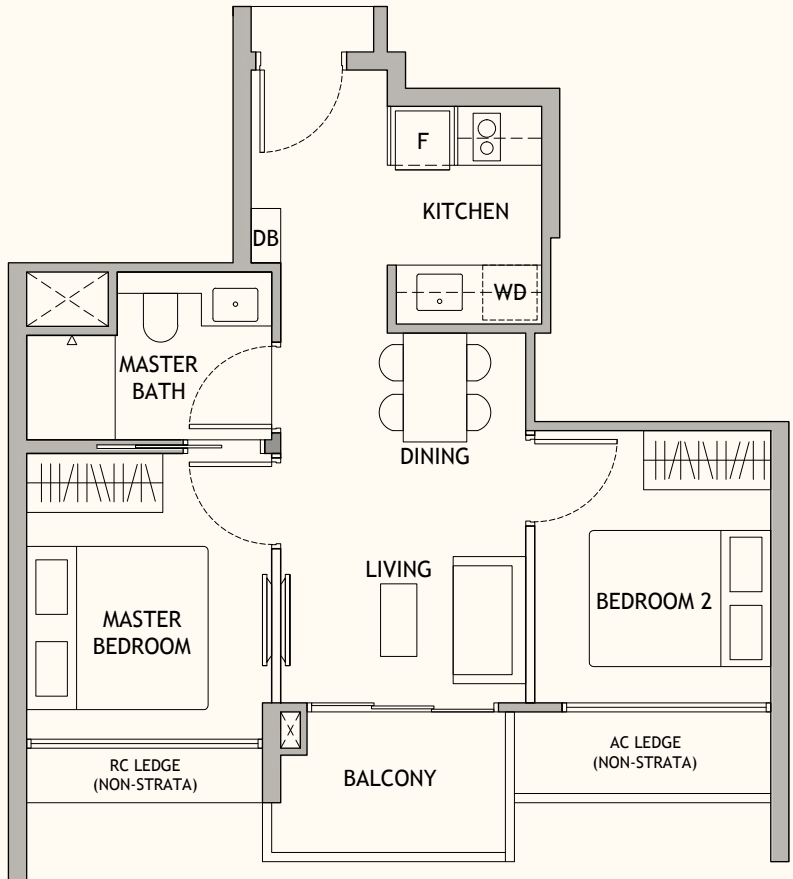


Type B1a

49 sqm | 527 sqft

768 Dunearn Road
#02-24* to #10-24*

770 Dunearn Road
#02-25 to #10-25

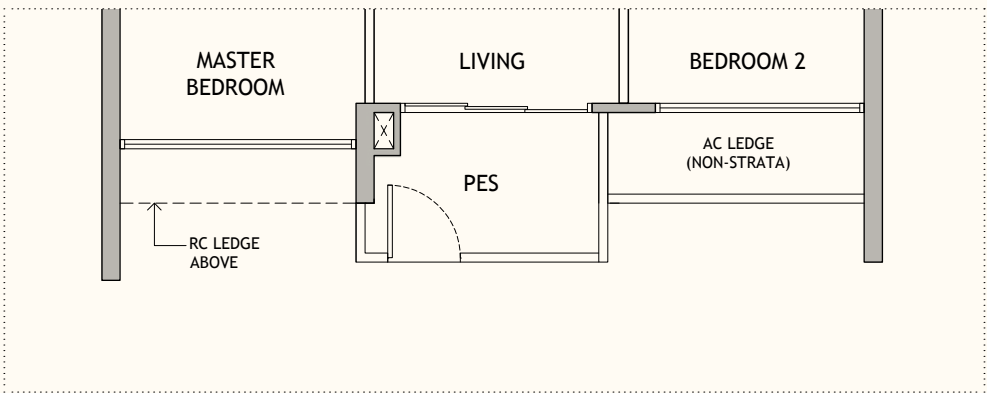


Type B1a (P)

49 sqm | 527 sqft

768 Dunearn Road
#01-24*

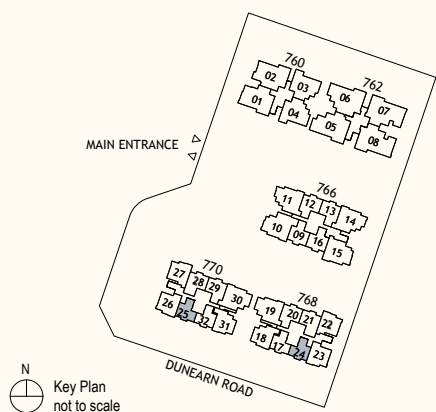
770 Dunearn Road
#01-25



LEGEND:
(WHERE APPLICABLE)

AC	Air-Conditioner	WD	Washer cum dryer
CH	Wine Chiller	WC	Water Closet
DB	Distribution Board		Void Space (excluded from strata area)
F	Fridge		Wall not allowed to be hacked or altered
HS	Household Shelter	*	Mirrored Unit
PES	Private Enclosed Space		
RC	Reinforced Concrete		
ST	Storage		

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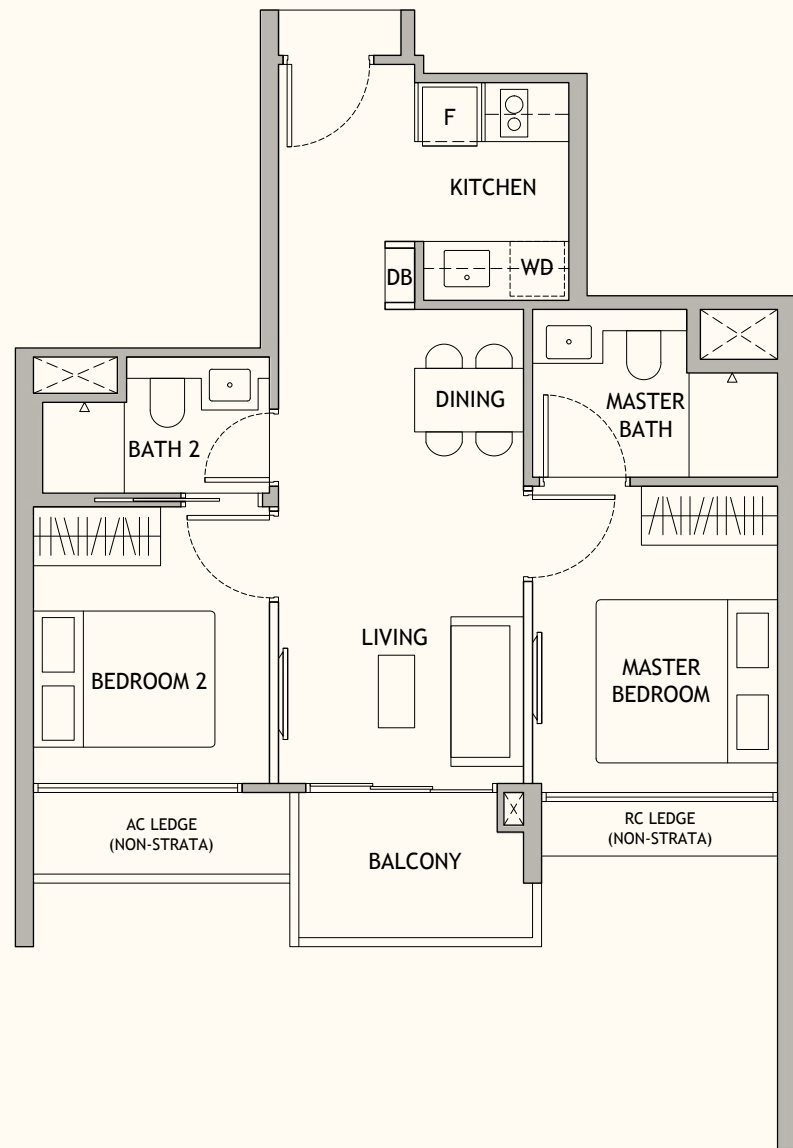




LUXURY COLLECTION
2-Bedroom Premium

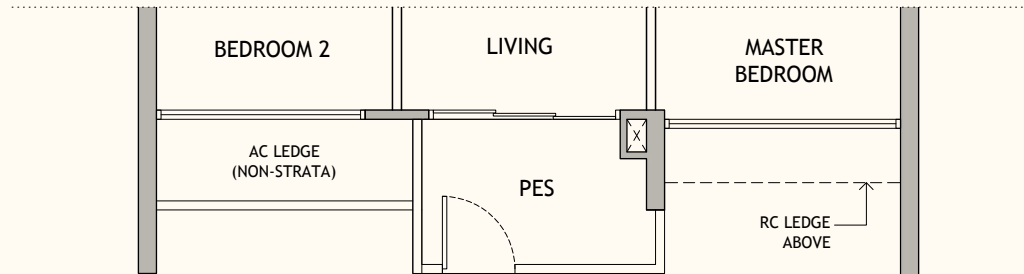
Type BPI
57 sqm | 614 sqft

766 Dunearn Road
#02-16 to #10-16



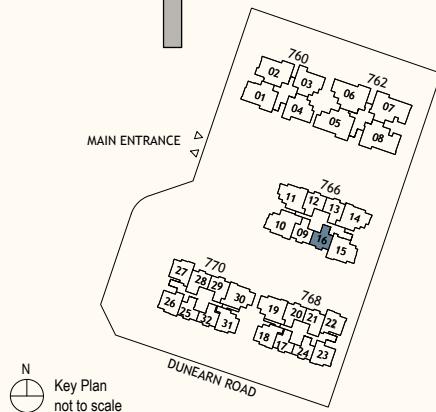
Type BPI (P)
57 sqm | 614 sqft

766 Dunearn Road
#01-16



- LEGEND:
(WHERE APPLICABLE)
- | | | | |
|-----|------------------------|----|--|
| AC | Air-Conditioner | WD | Washer cum dryer |
| CH | Wine Chiller | WC | Water Closet |
| DB | Distribution Board | | Void Space (excluded from strata area) |
| F | Fridge | | Wall not allowed to be hacked or altered |
| HS | Household Shelter | * | Mirrored Unit |
| PES | Private Enclosed Space | | |
| RC | Reinforced Concrete | | |
| ST | Storage | | |

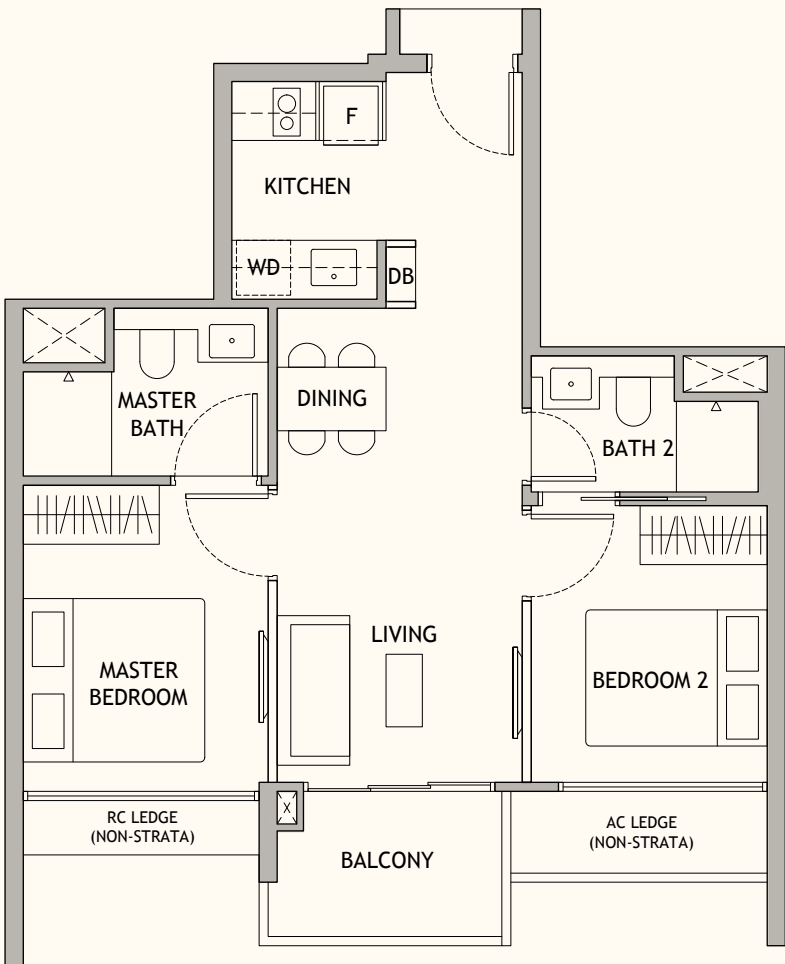
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LUXURY COLLECTION
2-Bedroom Premium

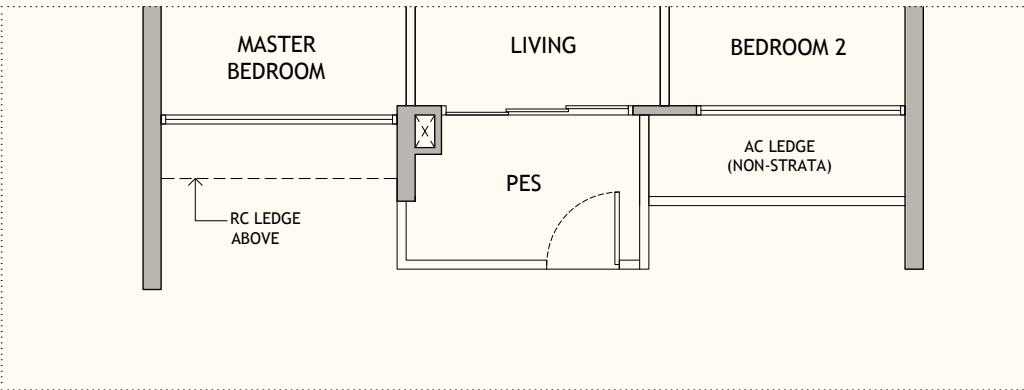
Type BPIa
57 sqm | 614 sqft

766 Dunearn Road
#02-09 to #10-09



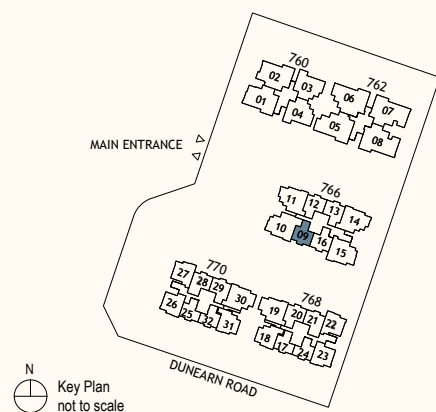
Type BPIa (P)
57 sqm | 614 sqft

766 Dunearn Road
#01-09



- LEGEND:
(WHERE APPLICABLE)
- | | | | |
|-----|------------------------|----|--|
| AC | Air-Conditioner | WD | Washer cum dryer |
| CH | Wine Chiller | WC | Water Closet |
| DB | Distribution Board | | Void Space (excluded from strata area) |
| F | Fridge | | Wall not allowed to be hacked or altered |
| HS | Household Shelter | * | Mirrored Unit |
| PES | Private Enclosed Space | | |
| RC | Reinforced Concrete | | |
| ST | Storage | | |

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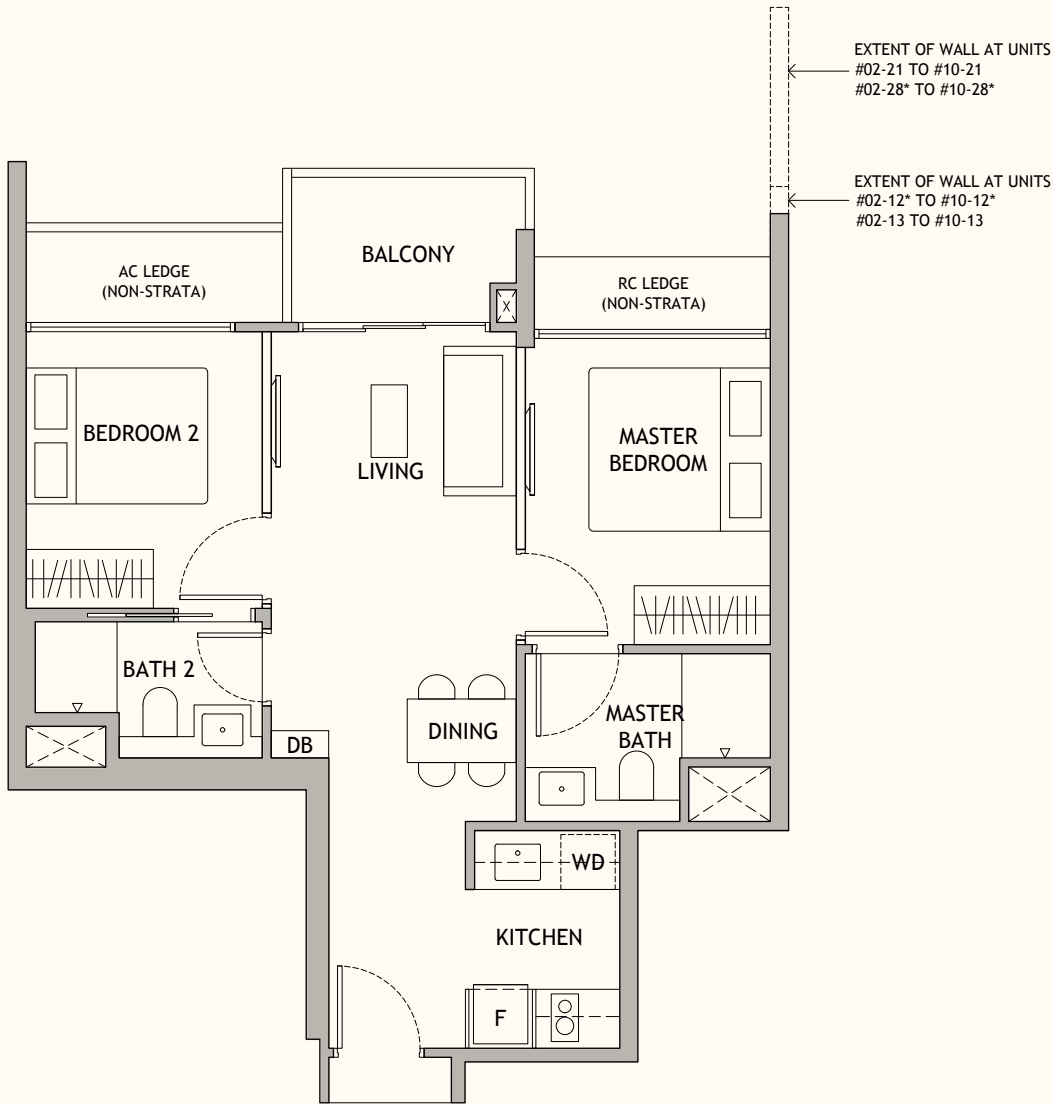
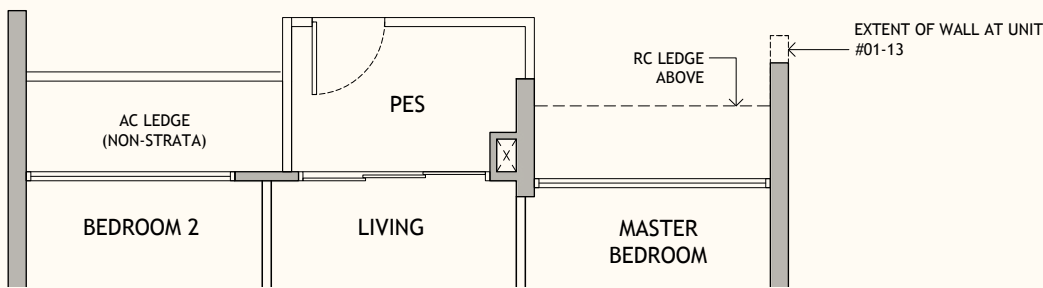
LUXURY COLLECTION
2-Bedroom Premium

Type BP2
57 sqm | 614 sqft

766 Dunearn Road
#02-12* to #10-12*
#02-13 to #10-13

768 Dunearn Road
#02-20* to #10-20*
#02-21 to #10-21

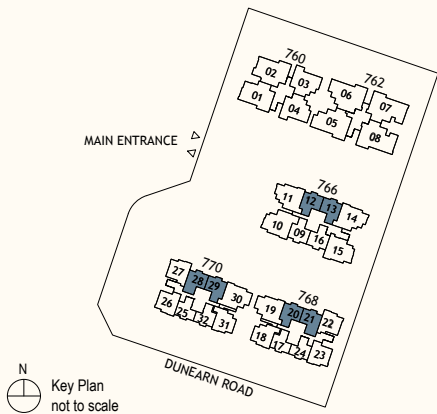
770 Dunearn Road
#02-28* to #10-28*
#02-29 to #10-29



LEGEND:
(WHERE APPLICABLE)

- | | |
|----------------------------|--|
| AC Air-Conditioner | WD Washer cum dryer |
| CH Wine Chiller | WC Water Closet |
| DB Distribution Board | Void Space (excluded from strata area) |
| F Fridge | Wall not allowed to be hacked or altered |
| HS Household Shelter | * Mirrored Unit |
| PES Private Enclosed Space | |
| RC Reinforced Concrete | |
| ST Storage | |

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N
Key Plan
not to scale

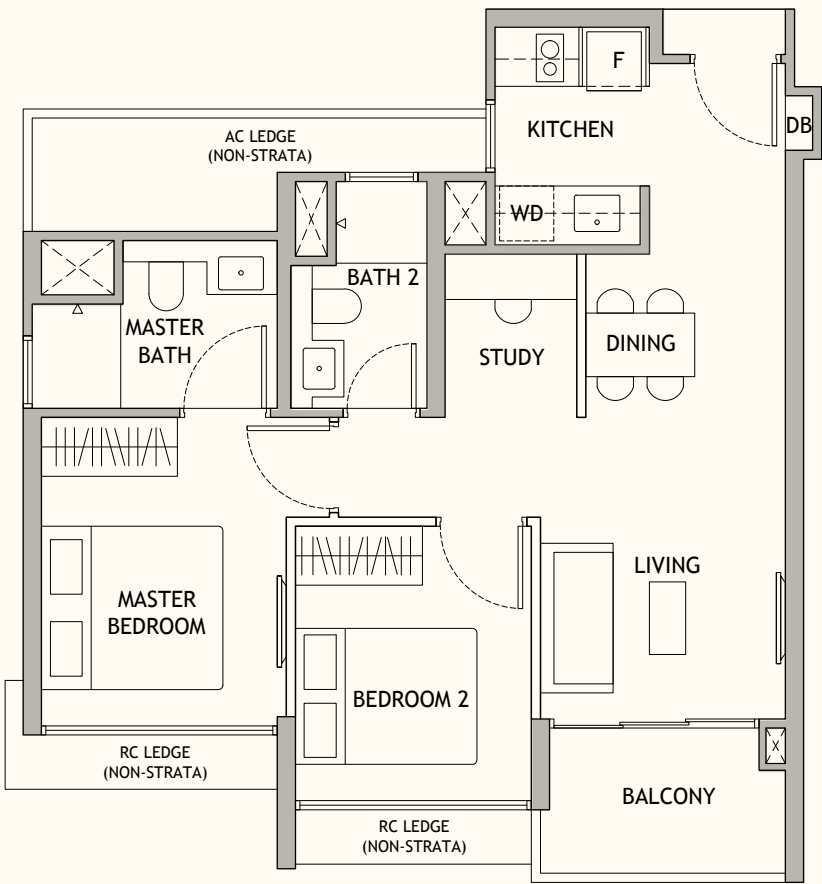


LUXURY COLLECTION
2-Bedroom + Study

Type BSI
61 sqm | 657 sqft

768 Dunearn Road
#02-23* to #10-23*

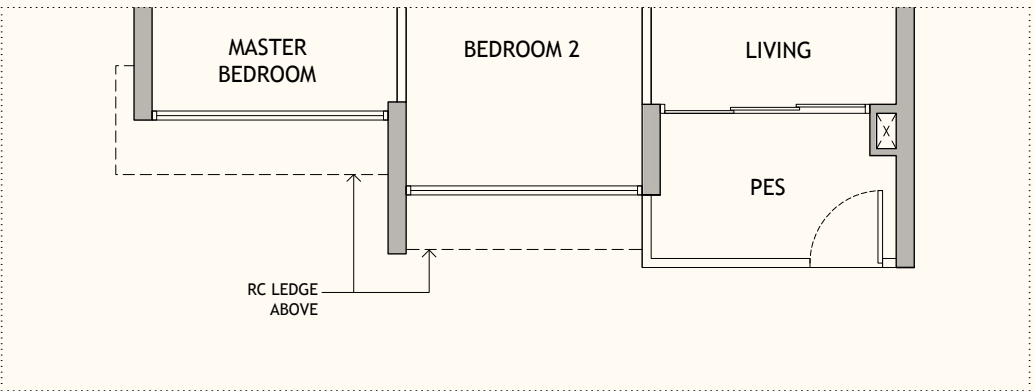
770 Dunearn Road
#02-26 to #10-26



Type BSI (P)
61 sqm | 657 sqft

768 Dunearn Road
#01-23*

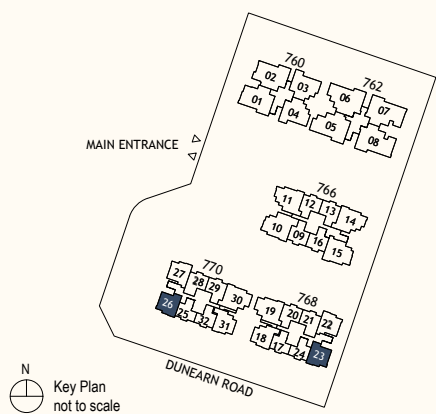
770 Dunearn Road
#01-26



LEGEND:
(WHERE APPLICABLE)

- | | |
|----------------------------|--|
| AC Air-Conditioner | WD Washer cum dryer |
| CH Wine Chiller | WC Water Closet |
| DB Distribution Board | Void Space (excluded from strata area) |
| F Fridge | Wall not allowed to be hacked or altered |
| HS Household Shelter | * Mirrored Unit |
| PES Private Enclosed Space | |
| RC Reinforced Concrete | |
| ST Storage | |

DISCLAIMER: Area includes balcony or PES where applicable and excludes, among others, the AC ledge and RC ledge. Please refer to the key plan for orientation. All floor plans are approximate measurements only and are subject to government re-survey. The balcony or PES shall not be enclosed unless with the approved balcony or PES screen. The cost of screen and installation shall be borne by the purchaser.



N
Key Plan
not to scale

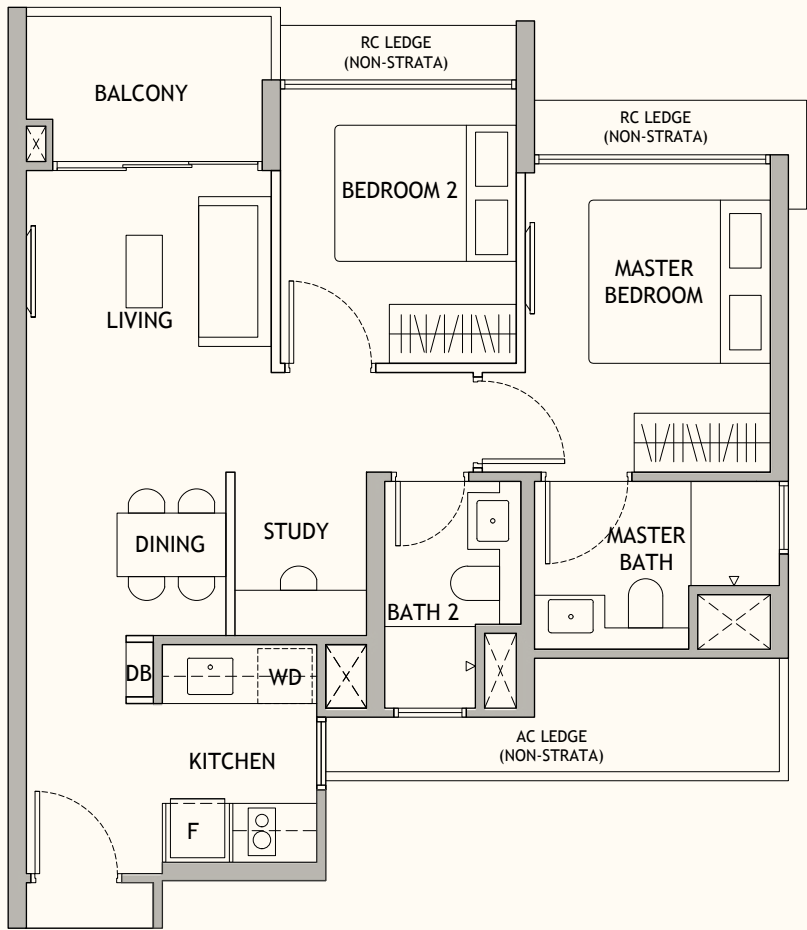


LUXURY COLLECTION
2-Bedroom + Study

Type BS2
62 sqm | 667 sqft

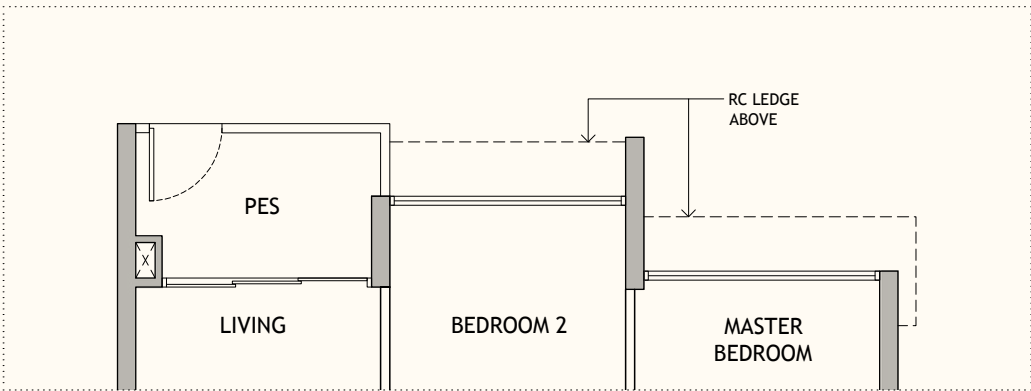
768 Dunearn Road
#02-22 to #10-22

770 Dunearn Road
#02-27* to #10-27*



Type BS2 (P)
62 sqm | 667 sqft

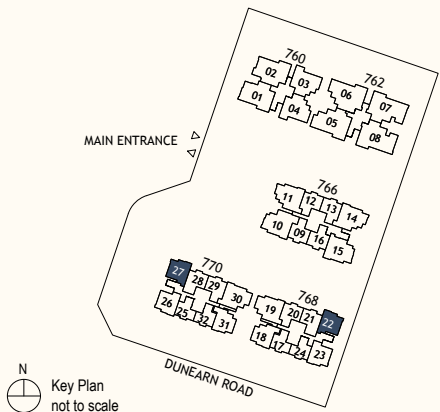
768 Dunearn Road
#01-22



LEGEND:
(WHERE APPLICABLE)

AC	Air-Conditioner	WD	Washer cum dryer
CH	Wine Chiller	WC	Water Closet
DB	Distribution Board		Void Space (excluded from strata area)
F	Fridge		Wall not allowed to be hacked or altered
HS	Household Shelter	*	Mirrored Unit
PES	Private Enclosed Space		
RC	Reinforced Concrete		
ST	Storage		

DISCLAIMER: Area includes balcony or PES where applicable and excludes, among others, the AC ledge and RC ledge. Please refer to the key plan for orientation. All floor plans are approximate measurements only and are subject to government re-survey. The balcony or PES shall not be enclosed unless with the approved balcony or PES screen. The cost of screen and installation shall be borne by the purchaser.



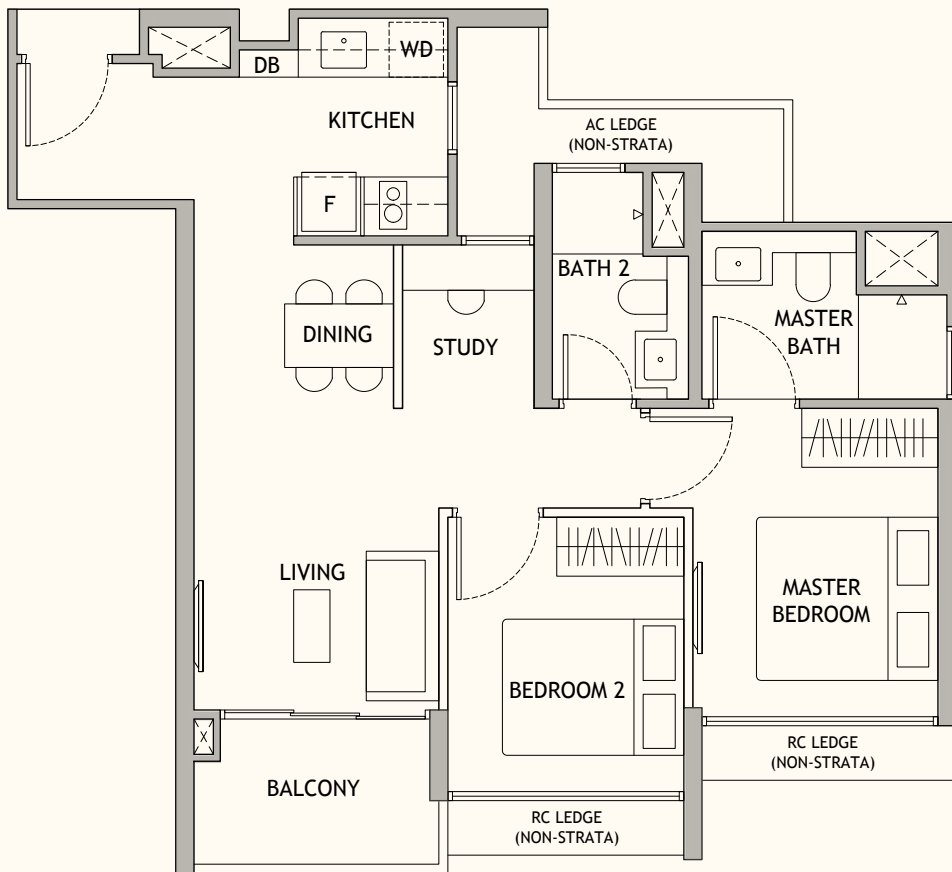
LUXURY COLLECTION
2-Bedroom + Study



Type BS3
63 sqm | 678 sqft

768 Dunearn Road
#02-18* to #10-18*

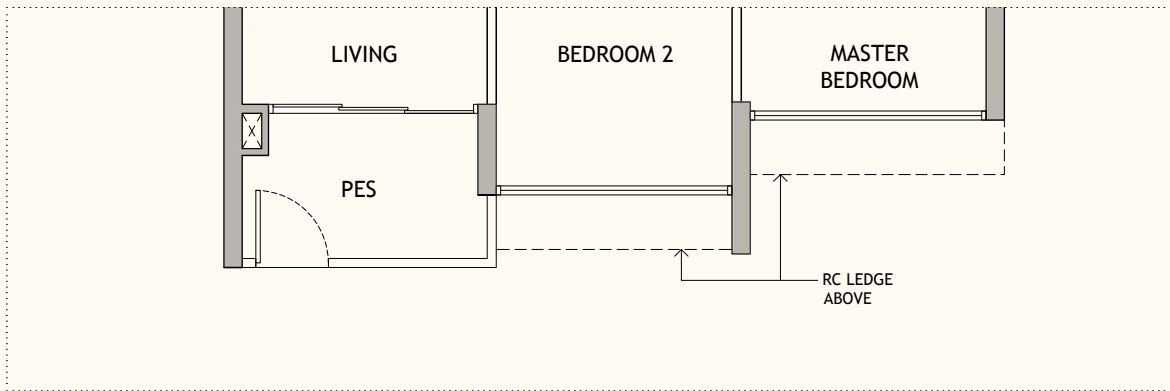
770 Dunearn Road
#02-31 to #10-31



Type BS3 (P)
63 sqm | 678 sqft

768 Dunearn Road
#01-18*

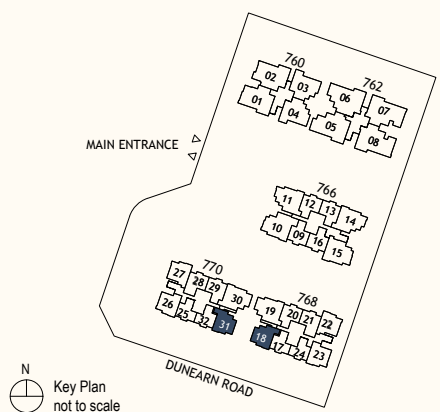
770 Dunearn Road
#01-31



LEGEND:
(WHERE APPLICABLE)

AC	Air-Conditioner	WD	Washer cum dryer
CH	Wine Chiller	WC	Water Closet
DB	Distribution Board		Void Space (excluded from strata area)
F	Fridge		Wall not allowed to be hacked or altered
HS	Household Shelter	*	Mirrored Unit
PES	Private Enclosed Space		
RC	Reinforced Concrete		
ST	Storage		

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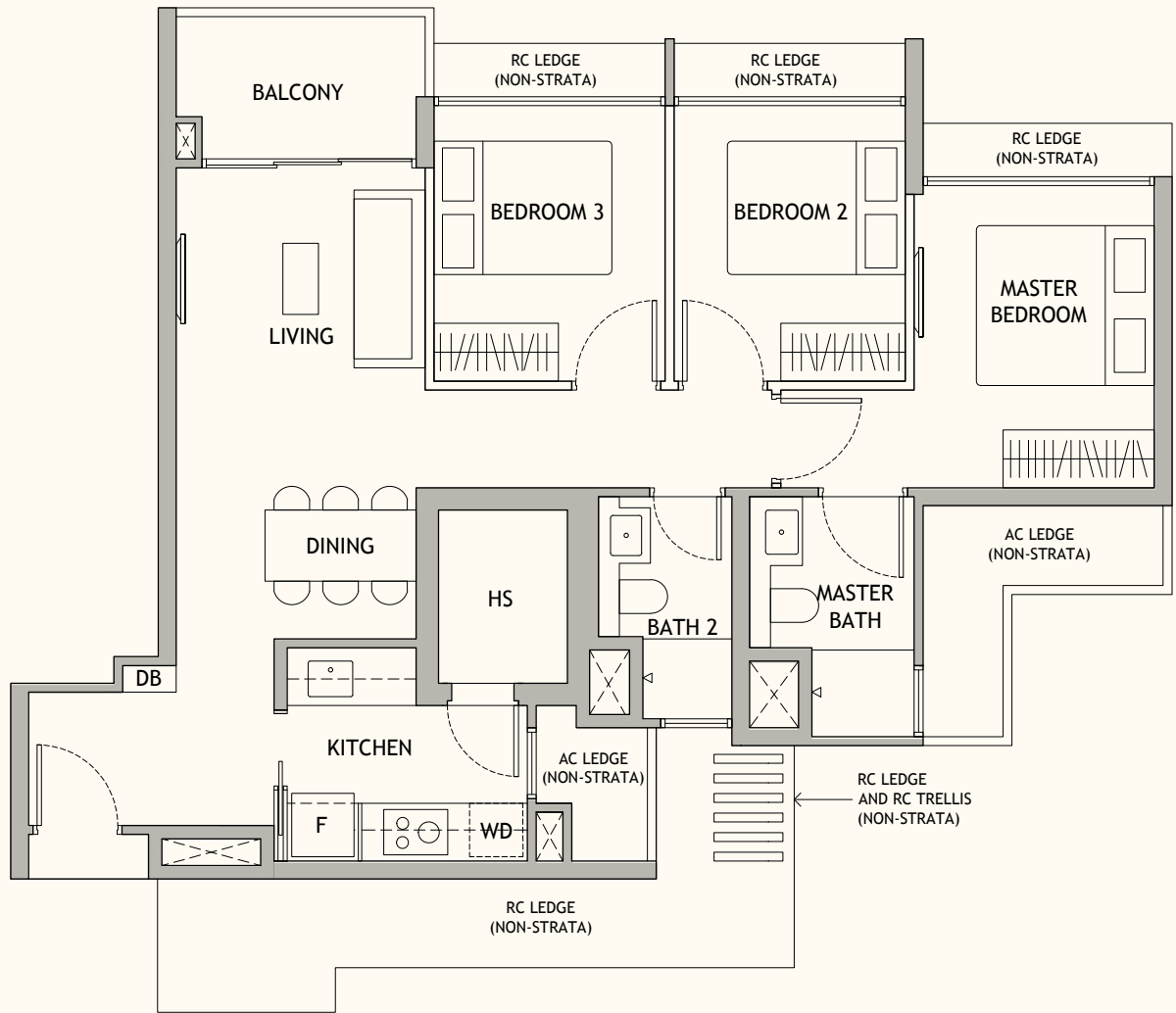
LUXURY COLLECTION
3-Bedroom

Type C1

81 sqm | 872 sqft

768 Dunearn Road
#02-19* to #10-19*

770 Dunearn Road
#02-30 to #10-30

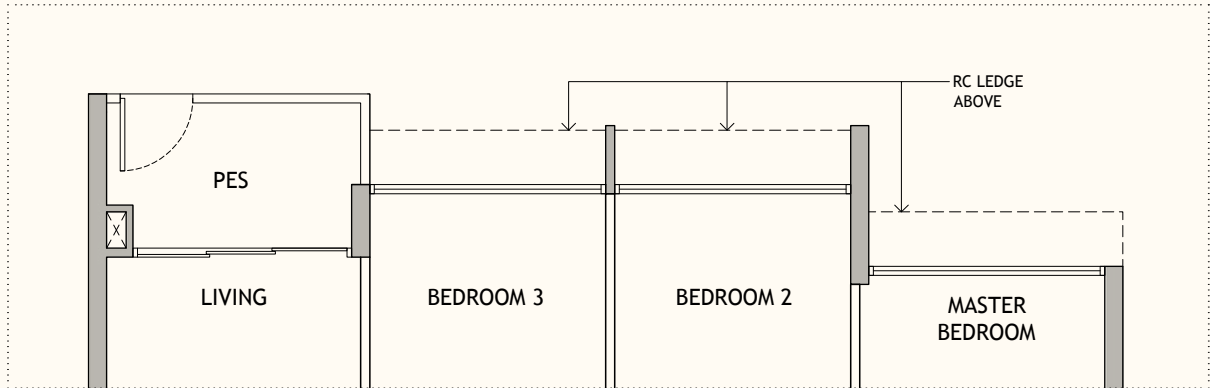


Type C1 (P)

81 sqm | 872 sqft

768 Dunearn Road
#01-19*

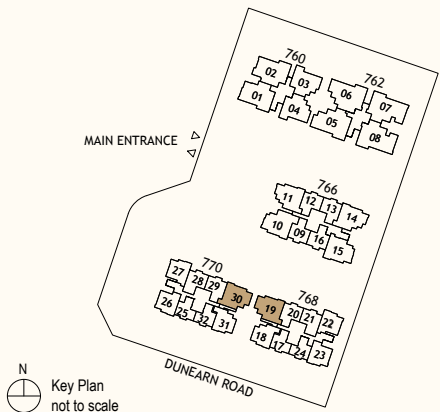
770 Dunearn Road
#01-30



LEGEND:
(WHERE APPLICABLE)

- | | | | |
|-----|------------------------|----|--|
| AC | Air-Conditioner | WD | Washer cum dryer |
| CH | Wine Chiller | WC | Water Closet |
| DB | Distribution Board | | Void Space (excluded from strata area) |
| F | Fridge | | Wall not allowed to be hacked or altered |
| HS | Household Shelter | * | Mirrored Unit |
| PES | Private Enclosed Space | | |
| RC | Reinforced Concrete | | |
| ST | Storage | | |

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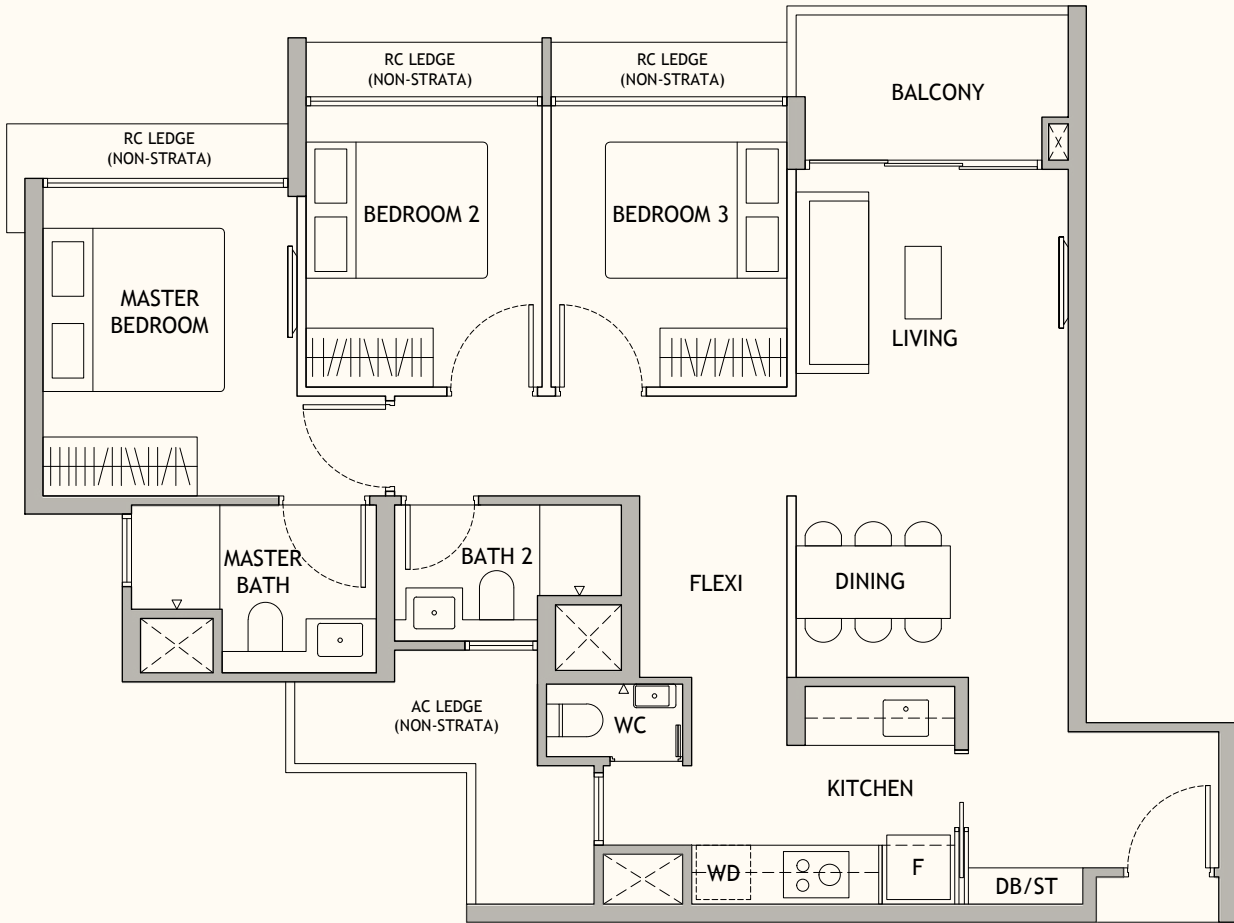


LUXURY COLLECTION
3-Bedroom + Flexi

Type C2

87 sqm | 936 sqft

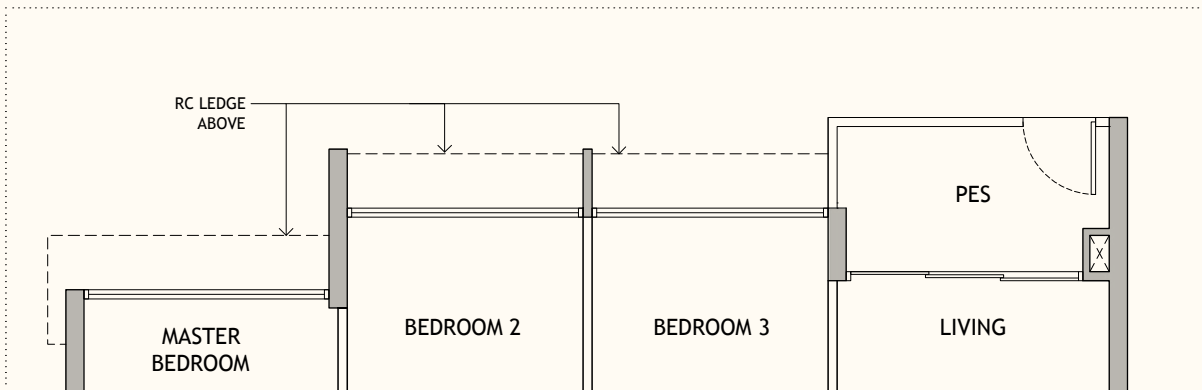
766 Dunearn Road
#02-11 to #10-11
#02-14* to #10-14*



Type C2 (P)

87 sqm | 936 sqft

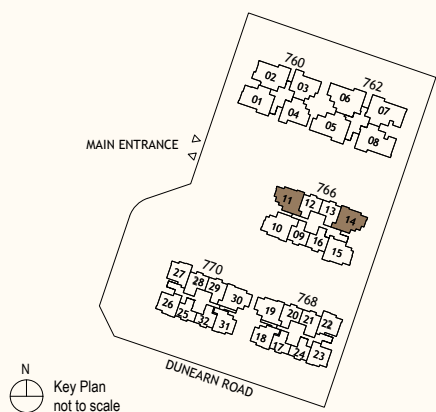
766 Dunearn Road
#01-11
#01-14*



LEGEND:
(WHERE APPLICABLE)

- | | | | |
|-----|------------------------|----|--|
| AC | Air-Conditioner | WD | Washer cum dryer |
| CH | Wine Chiller | WC | Water Closet |
| DB | Distribution Board | | Void Space (excluded from strata area) |
| F | Fridge | | Wall not allowed to be hacked or altered |
| HS | Household Shelter | * | Mirrored Unit |
| PES | Private Enclosed Space | | |
| RC | Reinforced Concrete | | |
| ST | Storage | | |

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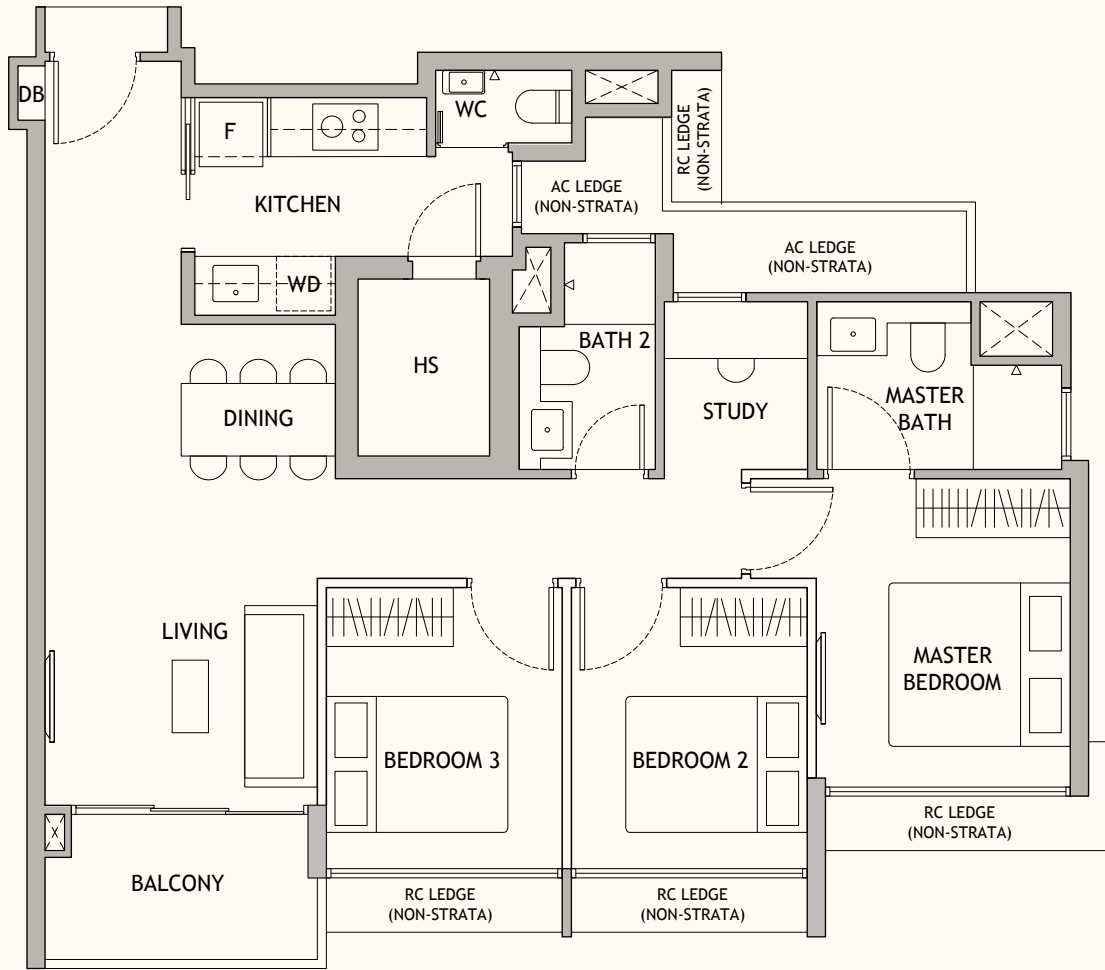




LUXURY COLLECTION
3-Bedroom + Study

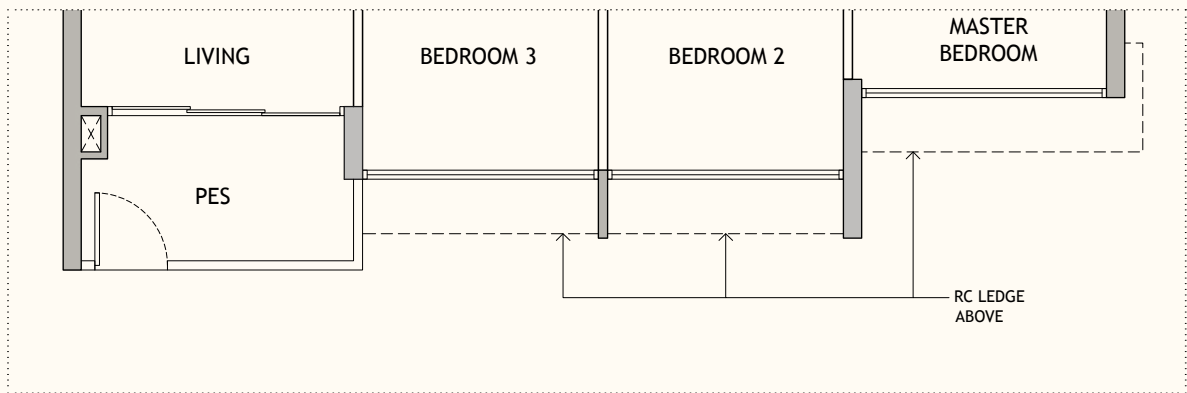
Type CSI
88 sqm | 947 sqft

766 Dunearn Road
#02-15 to #10-15



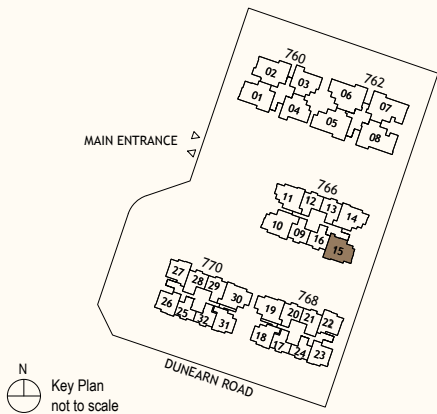
Type CSI (P)
88 sqm | 947 sqft

768 Dunearn Road
#01-15



- LEGEND:
(WHERE APPLICABLE)
- | | | | |
|-----|------------------------|----|--|
| AC | Air-Conditioner | WD | Washer cum dryer |
| CH | Wine Chiller | WC | Water Closet |
| DB | Distribution Board | | Void Space (excluded from strata area) |
| F | Fridge | | Wall not allowed to be hacked or altered |
| HS | Household Shelter | * | Mirrored Unit |
| PES | Private Enclosed Space | | |
| RC | Reinforced Concrete | | |
| ST | Storage | | |

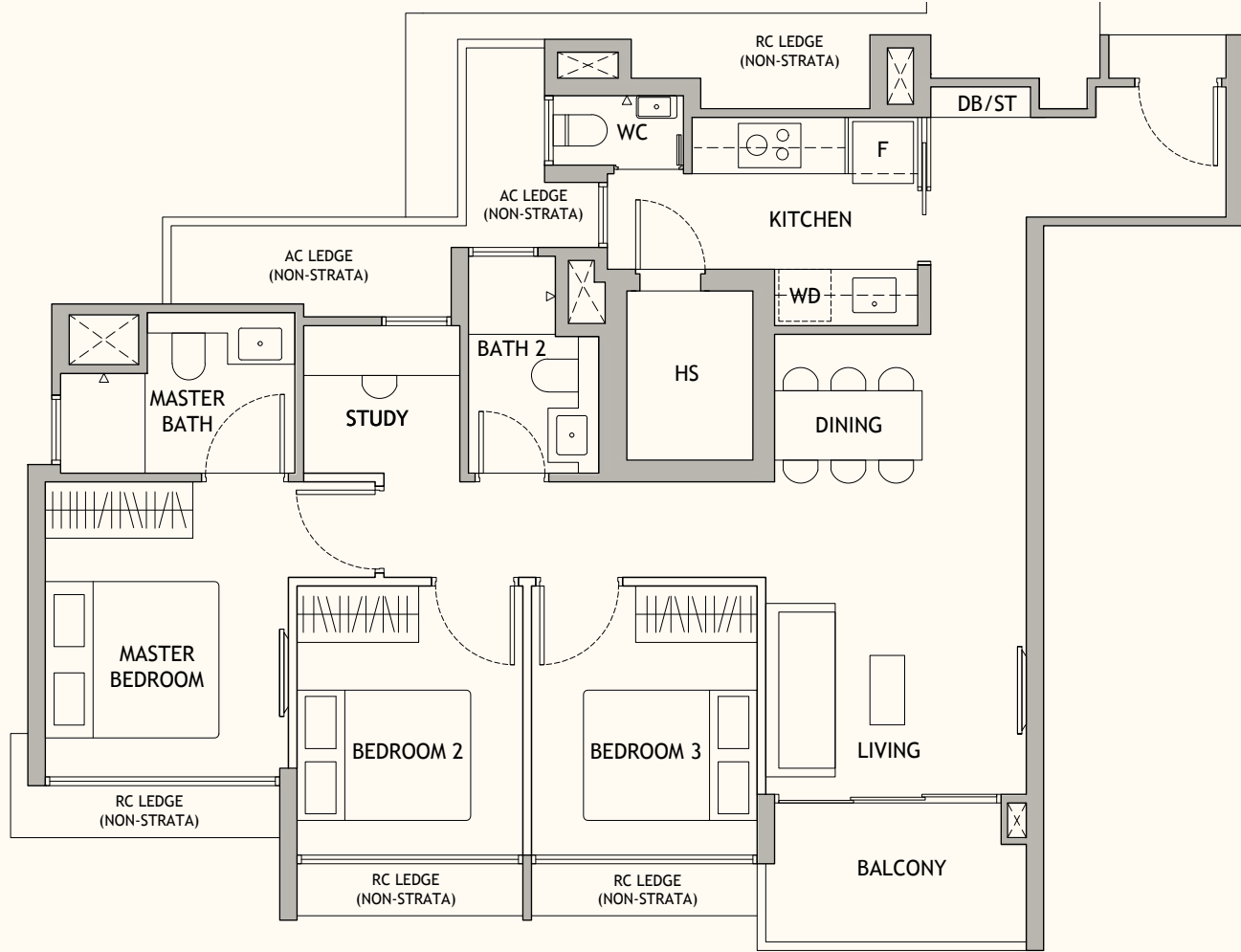
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LUXURY COLLECTION
3-Bedroom + Study

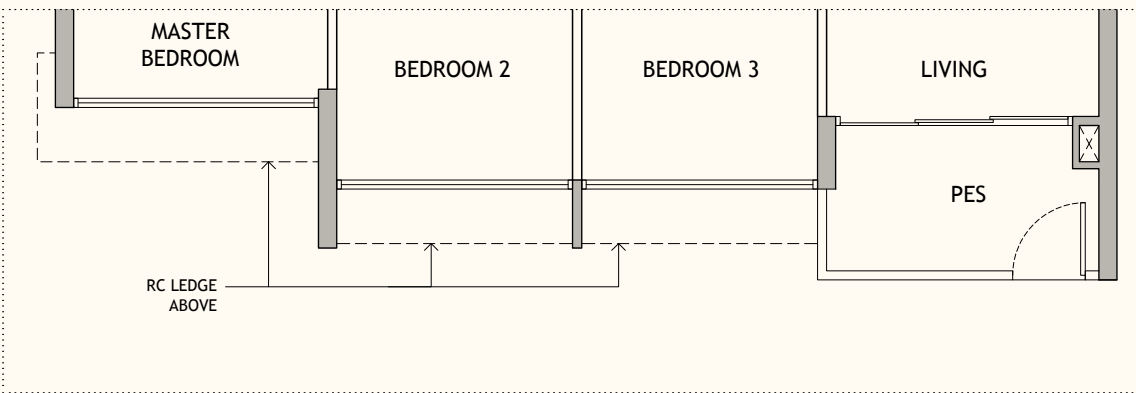
Type CS2
90 sqm | 969 sqft

766 Dunearn Road
#02-10 to #10-10



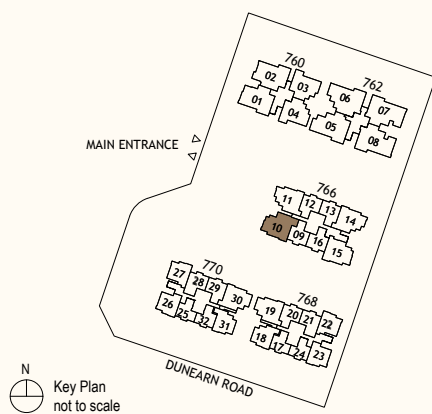
Type CS2 (P)
90 sqm | 969 sqft

766 Dunearn Road
#01-10



- LEGEND:
(WHERE APPLICABLE)
- | | | | |
|-----|------------------------|----|--|
| AC | Air-Conditioner | WD | Washer cum dryer |
| CH | Wine Chiller | WC | Water Closet |
| DB | Distribution Board | | Void Space (excluded from strata area) |
| F | Fridge | | Wall not allowed to be hacked or altered |
| HS | Household Shelter | * | Mirrored Unit |
| PES | Private Enclosed Space | | |
| RC | Reinforced Concrete | | |
| ST | Storage | | |

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Artist's Impression

Living and Dining

Live Your Best Life in Inviting Interiors

Retreat into naturally lit interiors, mindfully designed so life's most splendid moments flow seamlessly across spaces tailored for quality living and restful rejuvenation.



Artist's Impression

Master Bedroom

Unit 101
100m²

DB/ST

DINING

LIVING

BALCONY

DRY KITCHEN

WET KITCHEN

WC

YARD

AC LEDGE (NON-STRATA)

BATH 2

MASTER BATH

BEDROOM 3

BEDROOM 2

MASTER BEDROOM

RC LEDGE (NON-STRATA)

RC LEDGE (NON-STRATA)

RC LEDGE (NON-STRATA)

This floor plan illustrates a 4-bedroom apartment. The layout includes a Master Bedroom, Bedroom 2, Bedroom 3, and Bedroom 4. The bathroom suite consists of a Master Bath, Bath 2, and a WC. The kitchen area is divided into a Wet Kitchen and a Dry Kitchen, with a central island and storage units. A large balcony is accessible from the living area. The plan also shows a RC Trellis, AC Ledge, and RC Ledge (Non-Strata) areas. The entrance is marked DB/ST, and the apartment is situated on a ground floor level.

Rooms and Features:

- Master Bedroom:** Located at the top left, featuring a large bed and a wardrobe.
- Bedroom 2:** Located below the Master Bedroom, featuring a bed and a wardrobe.
- Bedroom 3:** Located to the right of Bedroom 2, featuring a bed and a wardrobe.
- Bedroom 4:** Located at the bottom left, featuring a bed and a wardrobe.
- Master Bath:** Located below the Master Bedroom, featuring a bathtub, toilet, and vanity.
- Bath 2:** Located below Bedroom 2, featuring a toilet and vanity.
- WC:** Located at the bottom center, featuring a toilet.
- Kitchen:** Divided into a **Wet Kitchen** (top right) and a **Dry Kitchen** (bottom right), featuring a central island, sink, and storage units.
- Living Area:** Located to the right of the bedrooms, featuring a sofa and a coffee table.
- Balcony:** Located at the top right, accessible from the living area.
- Entrance:** Marked **DB/ST** (Door to Street) at the bottom right.
- Other Features:** RC Ledge (Non-Strata), AC Ledge (Non-Strata), and RC Trellis (Non-Strata) are indicated along the perimeter.

Key Plan



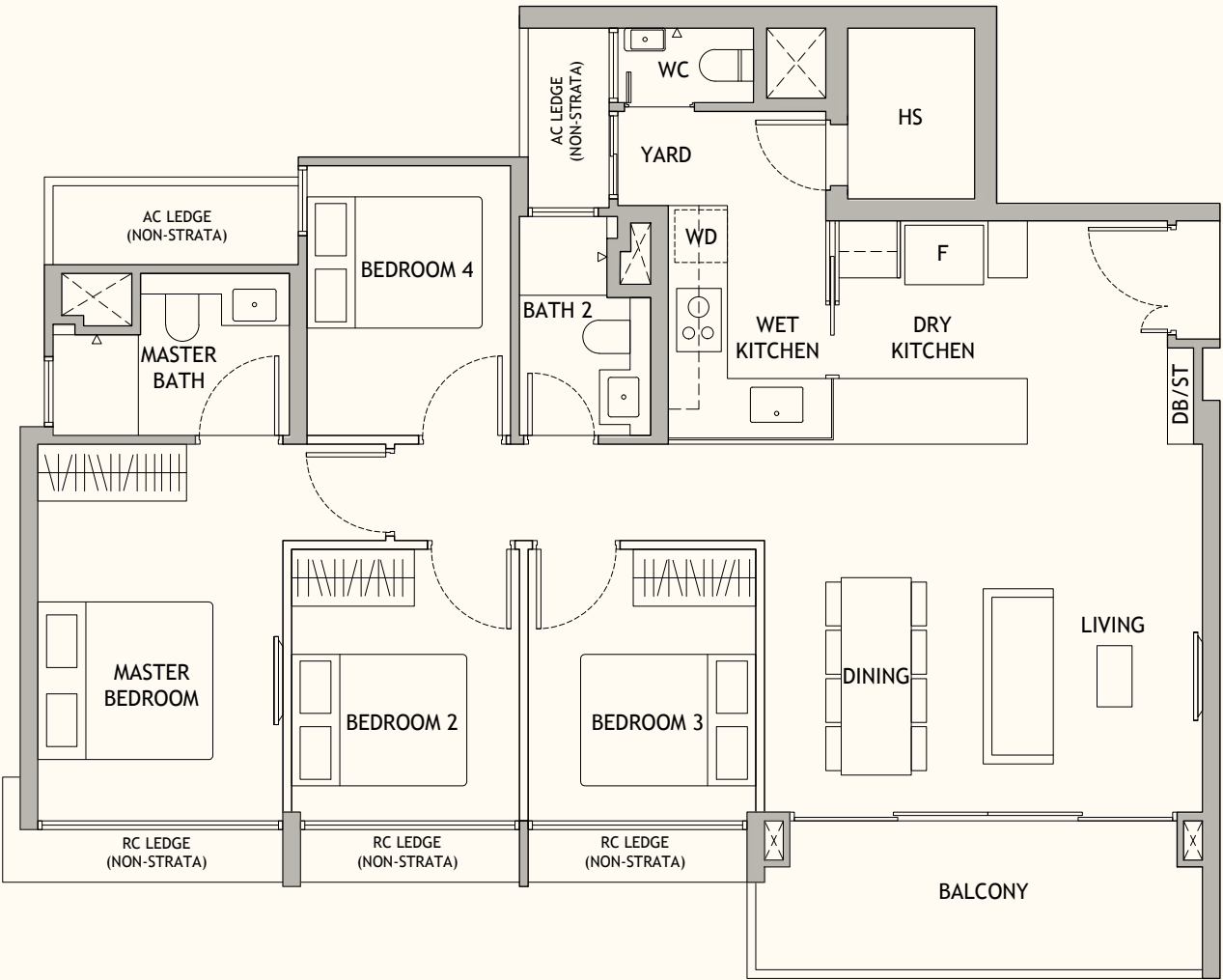
PINNACLE COLLECTION

4-Bedroom

Type D2

110 sqm | 1184 sqft

760 Dunearn Road
#02-01 to #19-01



LEGEND:
(WHERE APPLICABLE)

AC	Air-Conditioner	WD	Washer cum dryer
CH	Wine Chiller	WC	Water Closet
DB	Distribution Board		Void Space (excluded from strata area)
F	Fridge		Wall not allowed to be hacked or altered
HS	Household Shelter	*	Mirrored Unit
PES	Private Enclosed Space		
RC	Reinforced Concrete		
ST	Storage		

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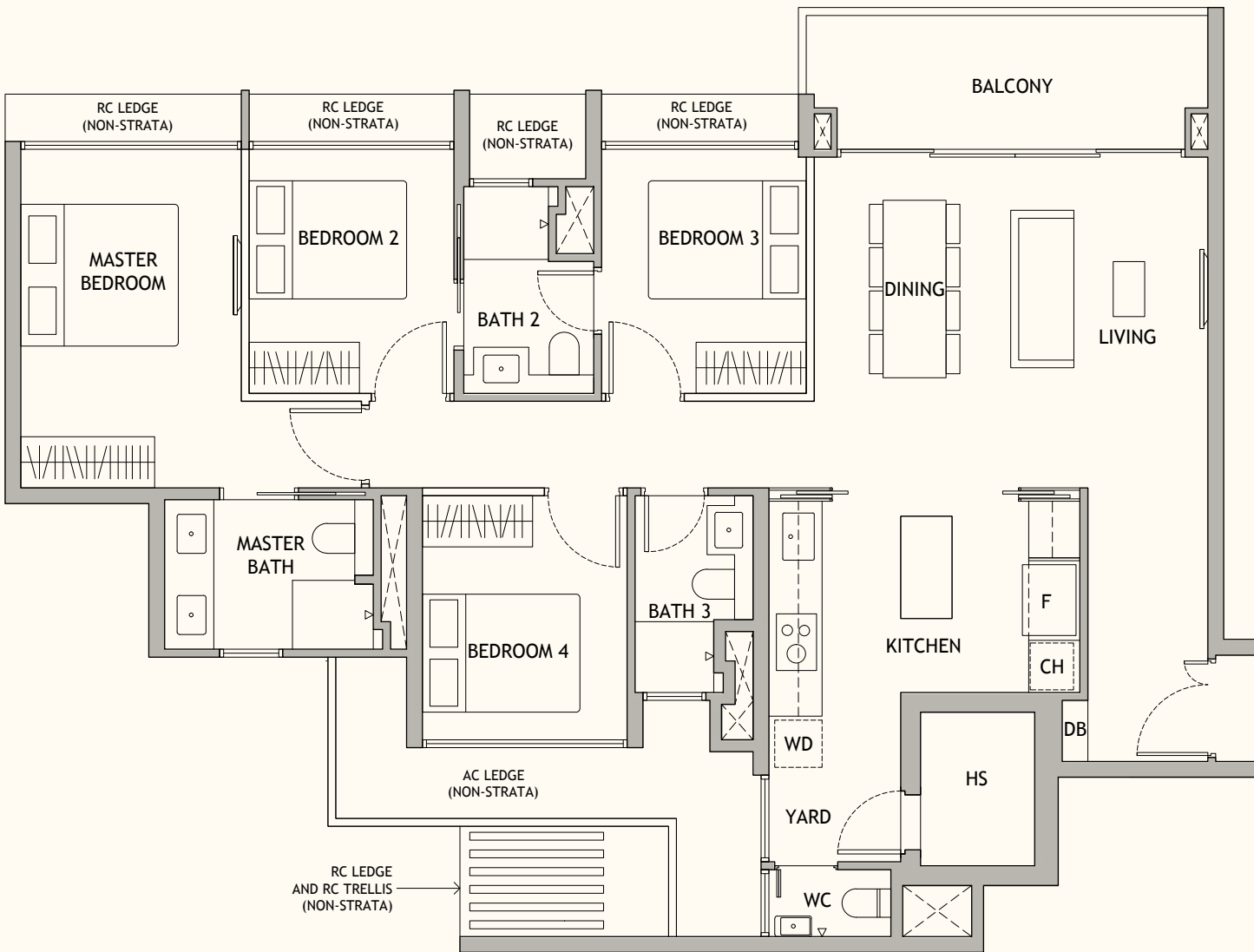
PINNACLE COLLECTION

4-Bedroom Premium

Type DP1

121 sqm | 1302 sqft

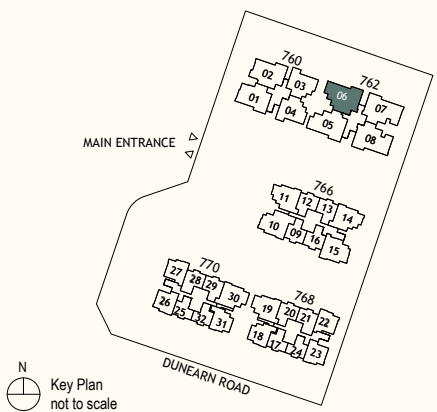
762 Dunearn Road
#02-06 to #19-06



LEGEND:
(WHERE APPLICABLE)

AC	Air-Conditioner	WD	Washer cum dryer
CH	Wine Chiller	WC	Water Closet
DB	Distribution Board		Void Space (excluded from strata area)
F	Fridge		Wall not allowed to be hacked or altered
HS	Household Shelter	*	Mirrored Unit
PES	Private Enclosed Space		
RC	Reinforced Concrete		
ST	Storage		

DISCLAIMER: Area includes balcony or PES where applicable and excludes, among others, the AC ledge and RC ledge. Please refer to the key plan for orientation. All floor plans are approximate measurements only and are subject to government re-survey. The balcony or PES shall not be enclosed unless with the approved balcony or PES screen. The cost of screen and installation shall be borne by the purchaser.

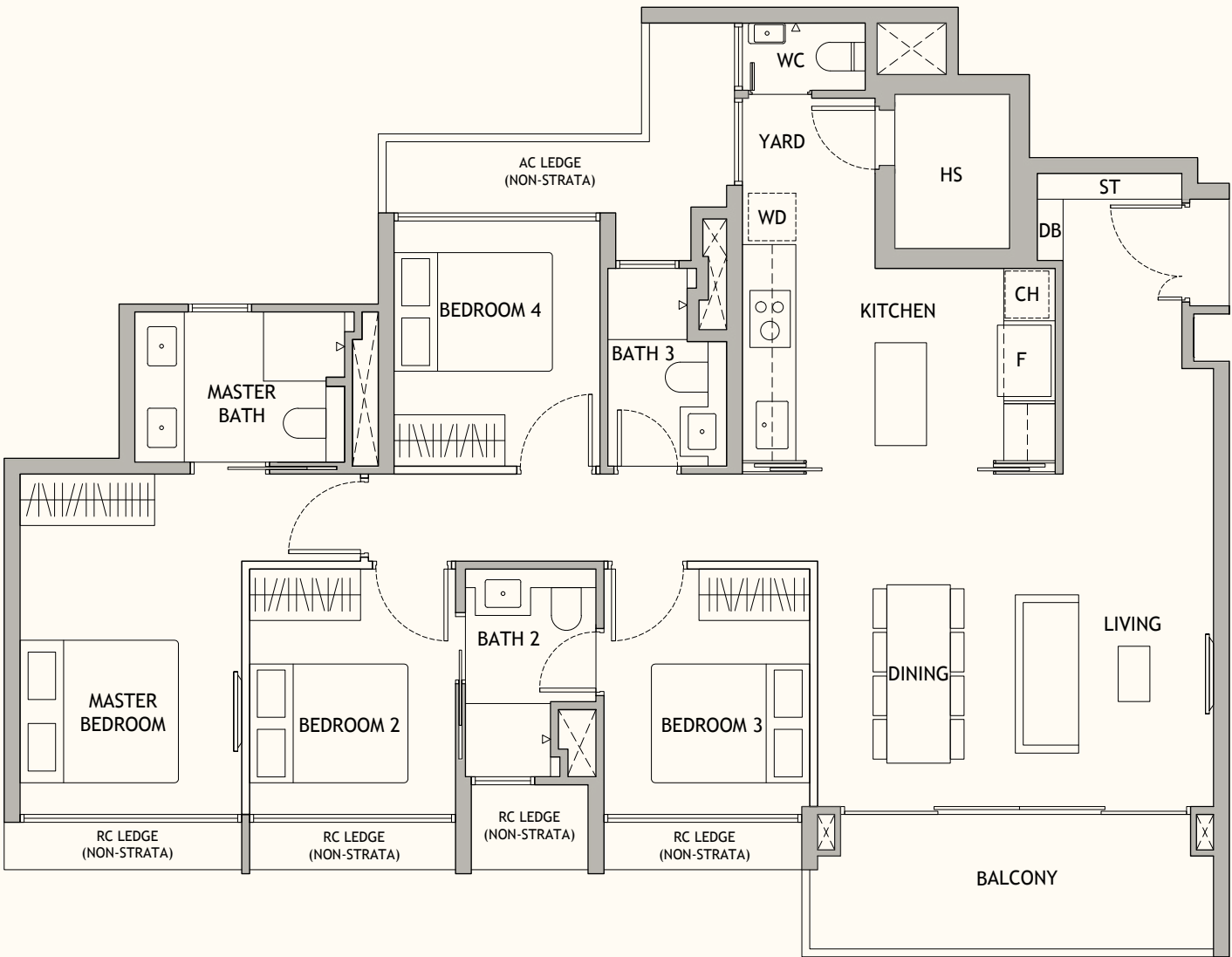




PINNACLE COLLECTION
4-Bedroom Premium

Type DP2
122 sqm | 1313 sqft

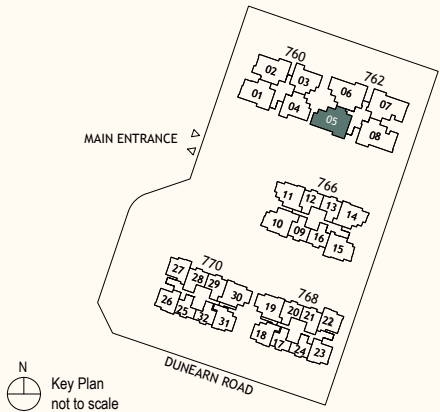
762 Dunearn Road
#02-05 to #19-05



LEGEND:
(WHERE APPLICABLE)

AC	Air-Conditioner	WD	Washer cum dryer
CH	Wine Chiller	WC	Water Closet
DB	Distribution Board		Void Space (excluded from strata area)
F	Fridge		Wall not allowed to be hacked or altered
HS	Household Shelter	*	Mirrored Unit
PES	Private Enclosed Space		
RC	Reinforced Concrete		
ST	Storage		

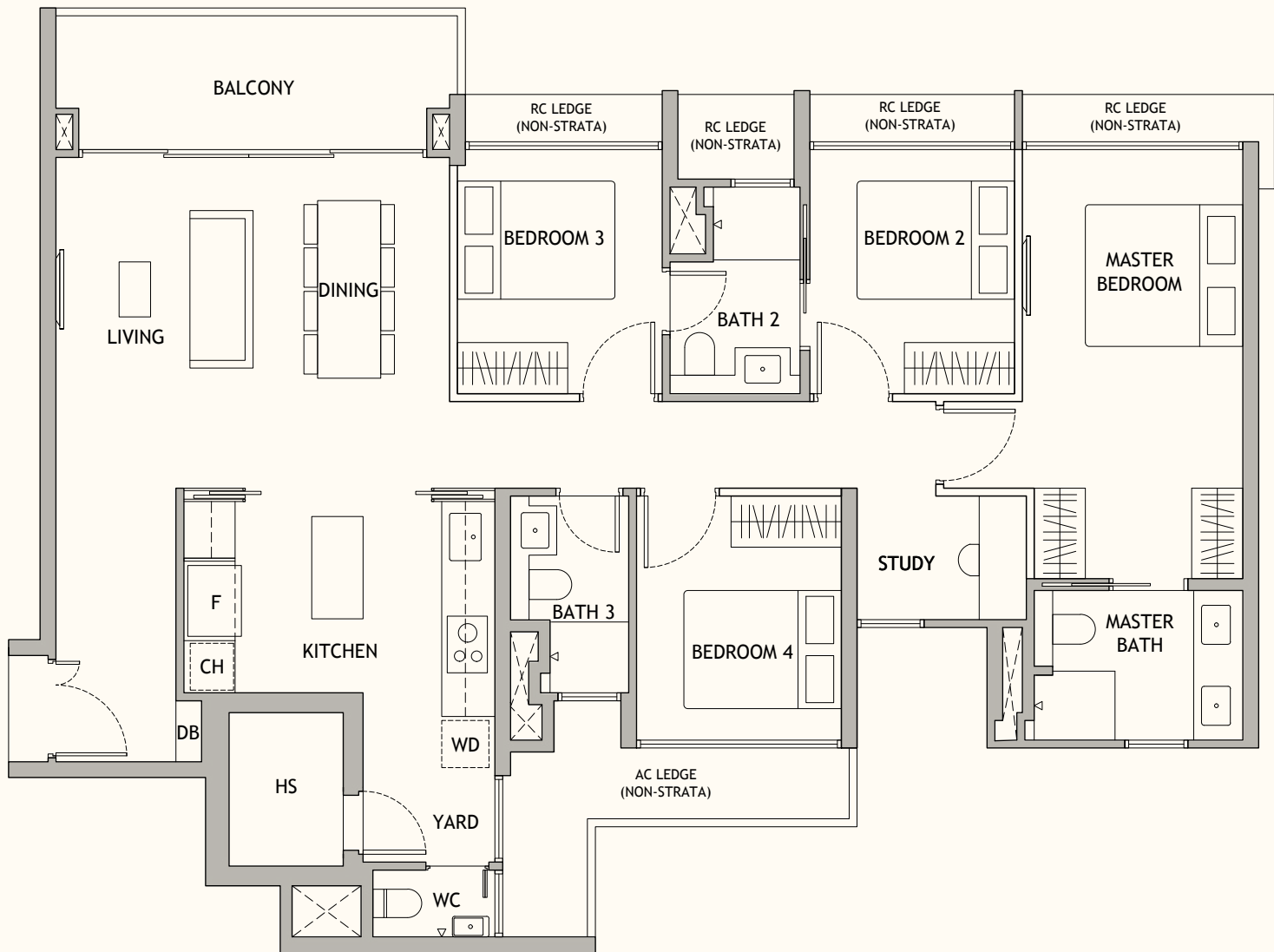
DISCLAIMER: Area includes balcony or PES where applicable and excludes, among others, the AC ledge and RC ledge. Please refer to the key plan for orientation. All floor plans are approximate measurements only and are subject to government re-survey. The balcony or PES shall not be enclosed unless with the approved balcony or PES screen. The cost of screen and installation shall be borne by the purchaser.



PINNACLE COLLECTION
4-Bedroom Premium + Study

Type DPSI
128 sqm | 1378 sqft

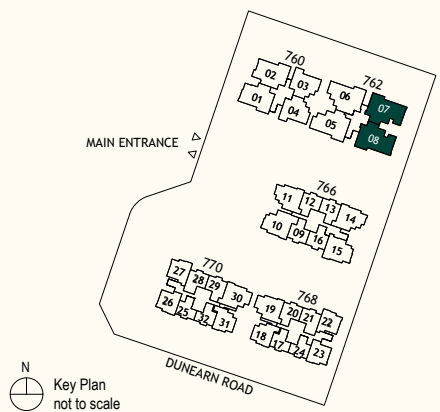
762 Dunearn Road
#02-07 to #19-07
#02-08* to #19-08*



LEGEND:
(WHERE APPLICABLE)

AC	Air-Conditioner	WD	Washer cum dryer
CH	Wine Chiller	WC	Water Closet
DB	Distribution Board		Void Space (excluded from strata area)
F	Fridge		Wall not allowed to be hacked or altered
HS	Household Shelter	*	Mirrored Unit
PES	Private Enclosed Space		
RC	Reinforced Concrete		
ST	Storage		

DISCLAIMER: Area includes balcony or PES where applicable and excludes, among others, the AC ledge and RC ledge. Please refer to the key plan for orientation. All floor plans are approximate measurements only and are subject to government re-survey. The balcony or PES shall not be enclosed unless with the approved balcony or PES screen. The cost of screen and installation shall be borne by the purchaser.



A Legacy of Success

Combining the world-class expertise of Frasers Property, CSC Land Group, and Sekisui House, an industry-leading dream team of craftspeople and innovators brings to life the first development in the rejuvenated Bukit Timah Turf City, a milestone project setting the tone for future developments in the precinct.



Frasers Property is an integrated investor-developer-operator of real estate products and services. Its businesses span Southeast Asia, Australia, Europe and China, and its well-established hospitality business owns and/or operates serviced apartments and hotels in 20 countries. Guided by its purpose of inspiring experiences and creating places for good, Frasers Property aims to deliver lasting shared value for its customers, people, investors and communities. Frasers Property has established development capabilities, having delivered more than 130,000 homes across geographies, including over 23,000 quality homes in Singapore.



CSC Land Group is a future-ready developer backed by China State Construction Engineering Corporation (CSCEC), the world's largest investment and construction conglomerate, ranked 16th on Fortune 500. Since its establishment in Singapore from 1992 through China Construction (South Pacific) Development Co. Pte. Ltd. (CCDC), 1 in 20 quality homes locally has been built by the Group. Together, we are building a world where people and communities can fulfil their aspiration. We develop spaces that are tailored for every stage of our customers' lives, recognising that their homes are not just homes, but their world, built their way.



Founded in 1960, Sekisui House, Ltd. is one of the world's largest homebuilders and an international diversified developer, with cumulative sales of over 2.7 million homes. Based in Osaka, Japan, and listed on the Tokyo and Nagoya Stock Exchanges, Sekisui House is guided by its corporate philosophy of "Love of Humanity". The company creates homes and communities designed for comfort, security and lasting value, with sustainability at its core. It is a global leader in net-zero-energy houses, having built more than 90,000 since 2013, and now operates in the United States, Australia and Singapore.

CONSOILDATED TRACK RECORDS

> 80
Development Projects

> 34,800
Private Residential Units

> 140 years
of Accumulated Experience
in Residential Development



Rivière



ELTA



One Holland Village



The Orie



VERDALE



Hillhaven



The Robertson Opus

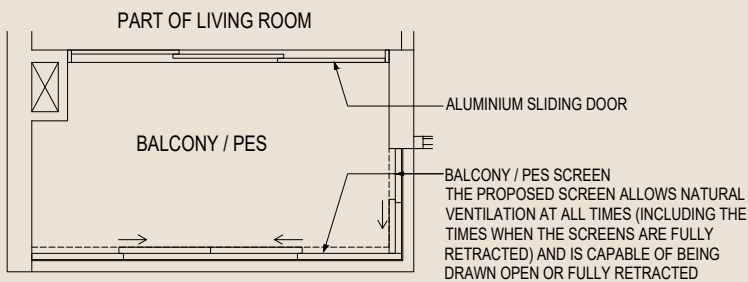


Twin VEW

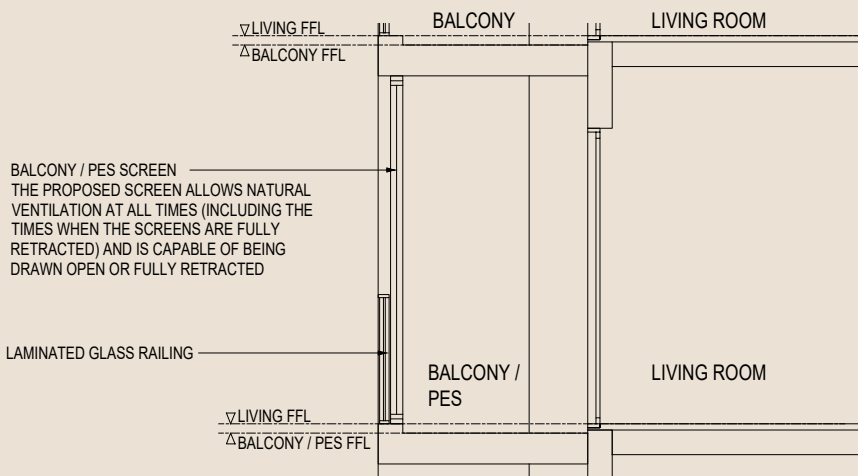


Seaside Residences

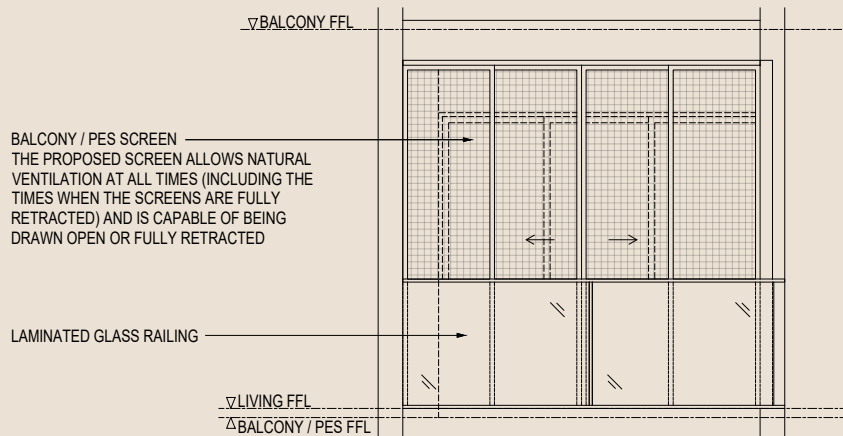
Approved Balcony Screen/ PES Screen Design



TYPICAL RETRACTABLE BALCONY / PES SCREEN
- PLAN (CLOSED)



TYPICAL BALCONY / PES SCREEN SECTION



TYPICAL RETRACTABLE BALCONY / PES SCREEN
- ELEVATION (CLOSED)

- Note:
1. The cost of screen and installation shall be borne by the Purchaser.
 2. The balcony and private enclosed space (PES) shall not be enclosed unless with approved balcony/ PES screen.
 3. Number of balcony screen panels varies according to different unit types;
 4. Hatching pattern is indicative.

Disclaimer: This is not an as-built drawing. Any measurments stated/ or depicted in the plan are approximate measuremnts and are subjected to final survey

Vendor (Developer): Phoenix Dunearn Pte. Ltd. (Registration No. 202531890H) | Developer Licence No: CI552 | Tenure of Land: Leasehold of 99 years commencing from 30 September 2025 | Encumbrances on the Land: Mortgage IK/200640S in favour of United Overseas Bank Limited | Expected Date of Vacant Possession: 31 Dec 2030 | Expected Date of Legal Completion: 31 Dec 2033 | Lot No.: Lot 030I3M MK 15 at Dunearn Road

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This brochure is printed on 30 June 2026.

