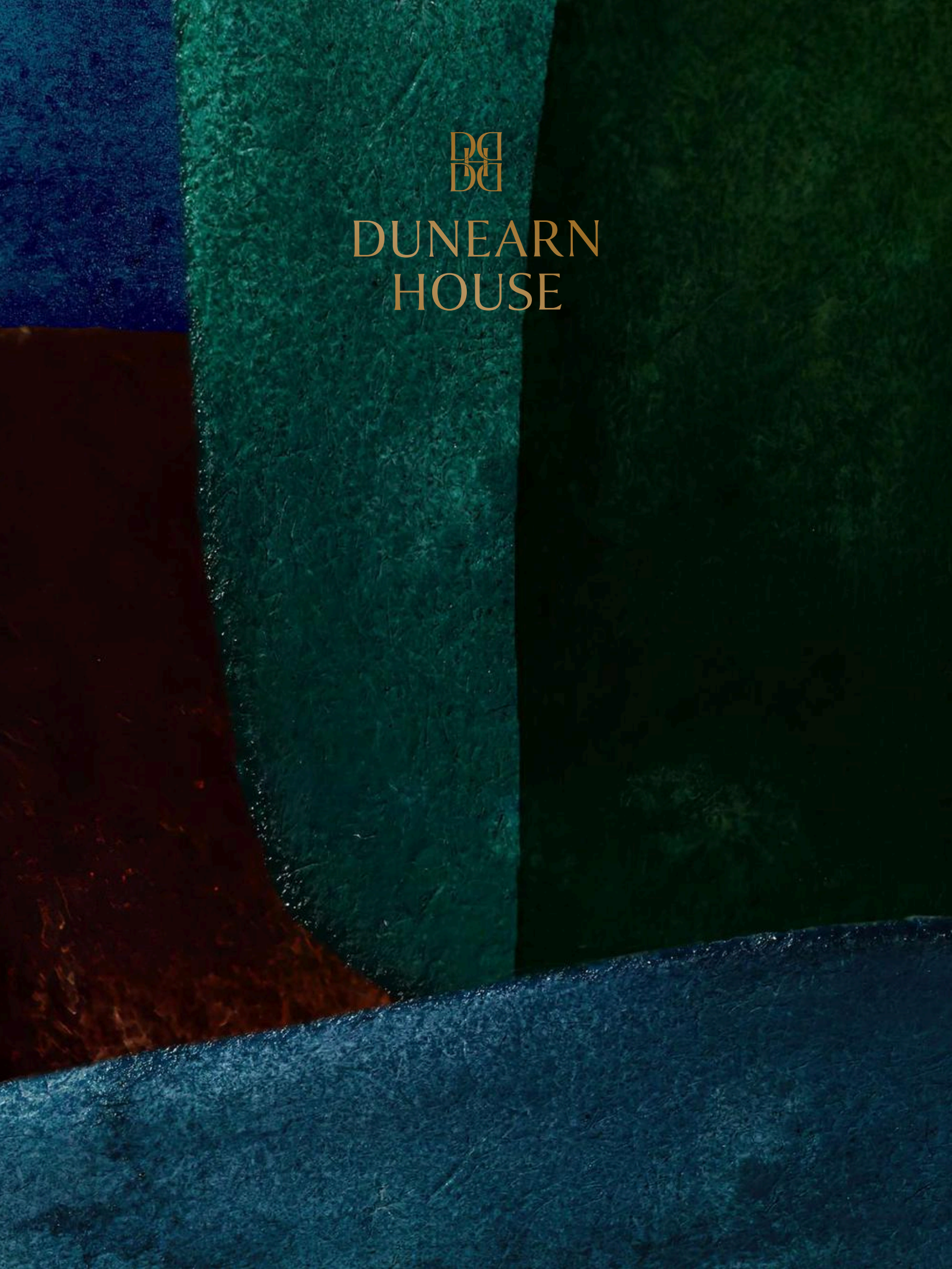
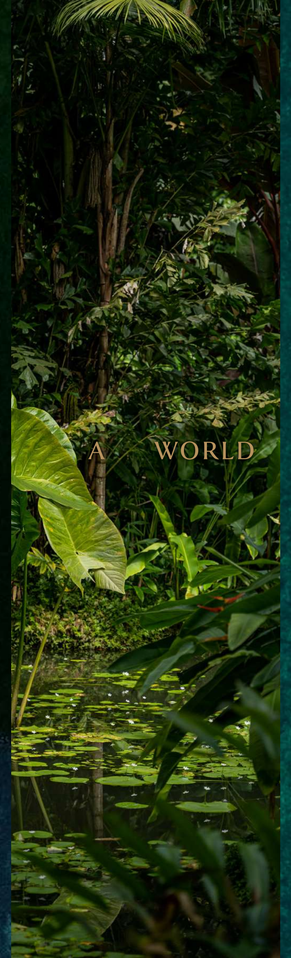
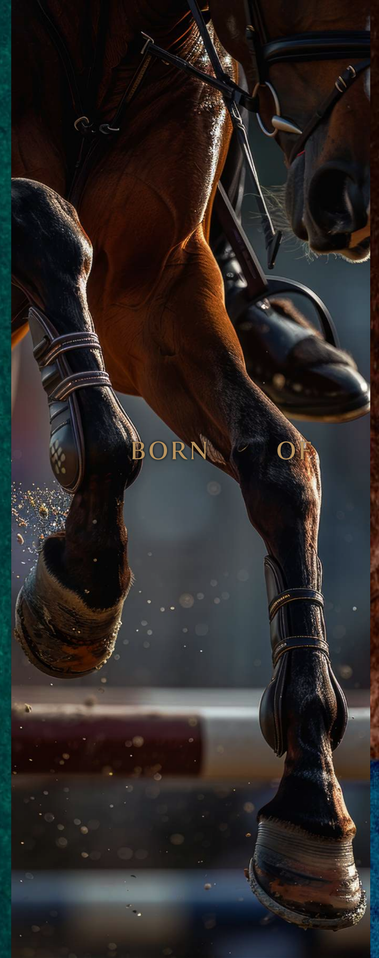

DUNEARN
HOUSE





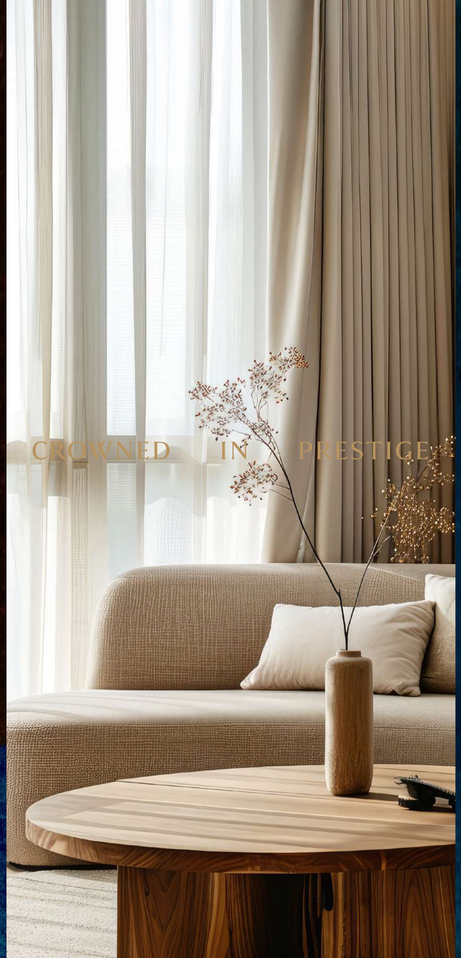
A WORLD REFINED

Redefined heritage in a new era nestled in the enduring contentment of belonging, and amplified by the authentic bespoke luxury of life's most natural pleasures: unfiltered light, an expanse of space, and thoughtful details.



BORN OF LEGACY

From the pristine forests, flora and fauna where Singapore comes from, a heritage of colonial success lives on, a blossoming modern day legacy gains form, and a new expression of prestige finds its home.



CROWNED IN PRESTIGE

Set your sights even higher in this masterpiece of elevated living, residences soaring into a rarefied air of unobstructed views overlooking the vicinity, a high-profile presence rising above an esteemed landscape.

DUNEARN HOUSE

Methodist Girl's School
GCBA Brizay Park
King Albert Park MRT Station
Dunearn Village
Rifle Range Nature Park
Bukit Timah Nature Reserve
GCBA Binjai Park
GCBA Swiss Club Road
New Bukit Timah Turf City
Upper Peirce Reservoir Park
Sixth Avenue Centre
Guthrie House
GCBA Eng Neo Avenue
Sixth Avenue MRT Station
MacRitchie Reservoir

*Actual drone photograph.
For illustration only.



OWN A PART OF THE BUKIT TIMAH SKYLINE

Dunearn House is strategically situated along Dunearn Road and anchors the southern perimeter of the rejuvenated Turf City precinct. Nestled in nature and right by retail, dining, and leisure enclaves, yet with easy access to major expressways, buses and MRT routes, Bukit Timah's latest landmark is comprehensively connected to everywhere you need to be.

All of Bukit Timah's Enduring Allure

Bukit Timah levels up to a new pantheon of prestige with the planned revamp of Turf City into a vibrant lifestyle district, revitalising an illustrious history of elite equestrian legacy in the heart of Singapore's prime real estate.

All of Life's Amenities and Appetising Delights Within Easy Reach

The sprawling Dunearn Road is the heartbeat of Bukit Timah, well-loved by longtime residents for its cosmopolitan yet family-friendly vibes, a treasure trove of delightful and delicious discoveries. Whether you're stocking up on daily needs or indulging in a treat, everything is simply steps away.


Guthrie House







Dunearn Village







Serene Centre


Dempsey Hill

Local supermarkets and European grocers. Chic boutiques and niche specialists. Top class health care and after-school activities. There's a style and taste for everyone, from Sixth Avenue's multi-generational favourites Guthrie House and eateries, recently revamped Serene Centre and Cluny Court, Dempsey Hill's eclectic art galleries and buzzy dining scene, to the newest on the block Dunearn Village.

Nature at Your Doorstep, and Beyond

One of the greatest pleasures of living in Bukit Timah is the luxury of nestling in unspoiled nature as gorgeously green transformations evolve. Against the backdrop of the iconic 164-metre Bukit Timah Hill soaring over its Nature Reserve, Hindhede Nature Park, and Rifle Range Nature Park, the Bukit Timah-Rochor Green Corridor passes right by Dunearn House, featuring an elevated linear park running for 1.4 kilometres above the historic canal to Sixth Avenue. Next stop, the UNESCO World Heritage Singapore Botanic Gardens, a flourishing museum of native plants and wildlife, then onwards to downtown at street level.



Bukit Timah Nature Reserve



Bukit Timah Railway Station



Rail Corridor

Bukit Timah Railway Station
One of the Rail Corridor's most attractive landmarks, the historic depot will be curated into a green oasis with garden orchard and community spaces like event lawns, heritage galleries, and eateries.

Bukit Timah Hill
The richness of Bukit Timah Hill's history is matched only by the verdant vastness of its tropical rainforest. Immerse in its tranquility while spotting more than 1,000 flora and fauna across a myriad of trails from easy to adventurous for the entire family.

Elevated Linear Park along the Bukit Timah-Rochor Green Corridor
An upcoming 11km recreational path connecting Singapore Botanic Gardens, Gardens By The Bay, and Jurong Lake Gardens will stretch along Dunearn Road. First to be constructed, a 1.4km elevated linear park streaming over and along the Bukit Timah Canal, offering an exceptional perspective of the area's natural heritage.

Coast-to-Coast Trail
The 36km trail spanning Singapore crosses Bukit Timah in its Central section, link Jurong Lake Gardens in the west, Lornie Nature Corridor in the centre, and Coney Island Park in the northeast.



For illustration only. Map not to scale.

Surrounded by Schools for Every Stage of Life

Dunearn House's location along the prominent Bukit Timah education belt is a class above, conveniently close to prestigious institutions from pre-school to tertiary.



Methodist Girls' School



Raffles Girls' Primary School



Odyssey The Global Preschool



EtonHouse Zhong Hua Pre-School



Nanyang Girls' High School



Hwa Chong Institution



National Junior College



Ngee Ann Polytechnic



Chatsworth International School


National University of Singapore

PRE-SCHOOLS

Montessori Children's House
EtonHouse Zhong Hua Pre-School
Little Paddington Preschool 6th Avenue
Odyssey The Global Preschool (Fourth Avenue)

PRIMARY SCHOOLS

Methodist Girls' School (Primary)
Raffles Girls' Primary School
Nanyang Primary School
Henry Park Primary School
Pei Hwa Presbyterian Primary School

SECONDARY SCHOOLS

Methodist Girls' School (Secondary)
Nanyang Girls' High School
Hwa Chong Institution
St. Margaret's School (Secondary)
Singapore Chinese Girls' School
St. Joseph's Institution

JUNIOR COLLEGES AND TERTIARY SCHOOLS

National Junior College
Hwa Chong Institution
Ngee Ann Polytechnic
Anglo-Chinese Junior College
National University of Singapore (NUS)
Singapore Institute of Management (SIM)

INTERNATIONAL SCHOOLS

Swiss School
Holland International School
Singapore Korean International School
Chatsworth International School
Hwa Chong International School
ACS (International)

A Crossroad of Convenience to Everywhere

Dunearn House resides in a car-lite district lined with leafy pedestrian-friendly streets and recreational paths with cycling lanes for relaxed jaunts and enjoyable errands around the neighbourhood. It is also minutes from MRT stations, bus connections, and major expressways, so getting from front door to Singapore's most dynamic destinations is always effortlessly easy.



Sixth Avenue MRT



6th Avenue Centre

Connectivity

Sixth Avenue MRT
Turf City MRT (U/C)
King Albert Park MRT
Pan Island Expressway (PIE)
via Eng Neo Avenue

Parks and Recreation

Rail Corridor
Bukit Timah Nature Reserve
MacRitchie Reservoir
New Bukit Timah Turf City (U/C)
Singapore Botanic Gardens

Retail and Dining

Sixth Avenue Centre
Guthrie House
Dunearn Village
Coronation Shopping Plaza
Serene Centre
King Albert Park Mall (KAP Mall)
Bukit Timah Shopping Centre
Cheong Chin Nam Road
The Linq @ Beauty World
Beauty World Plaza
Holland Village
Dempsey Hill
Orchard Road Shopping District

DUNEARN HOUSE

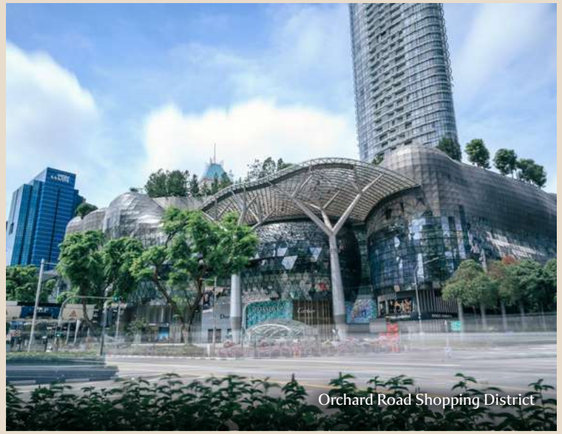
- 2 stops — Beauty World
- 9 mins — KAP Mall
- 7 mins — Turf City MRT (U/C)
- 15 mins — King Albert Park MRT, Dunearn Village
- 4 mins — Sixth Avenue MRT
- 5 mins — Guthrie House
- 3 mins — Pan Island Expressway (via Eng Neo Avenue)
- 9 mins — Serene Centre
- 2 stops — Botanic Gardens
- 3 stops — Stevens MRT
- 4 stops — Newton MRT
- 9 mins — One Holland Village
- 12 mins — Dempsey Hill
- 5 stops — Orchard Road Shopping District
- 9 stops — Central Business District (CBD)



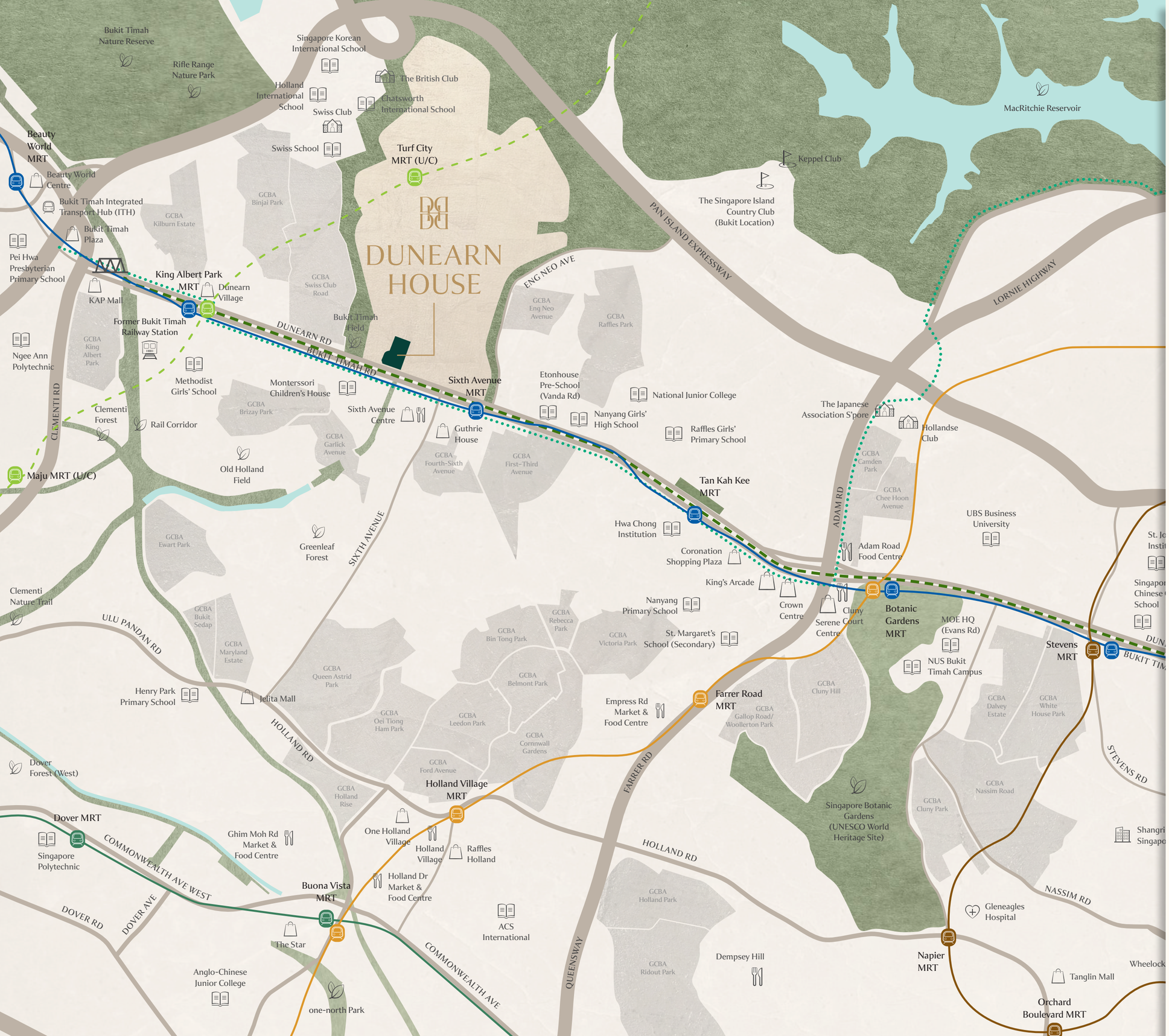
Dempsey Hill


Singapore Botanic Gardens


Central Business District


Orchard Road Shopping District

All travelling times are approximate only and subject to traffic conditions.



Connectivity

Sixth Avenue MRT	4 mins walk
Turf City MRT (U/C)	7 mins walk
King Albert Park MRT (Interchange to Cross-Island Line(U/C))	1 MRT stop
Botanic Gardens MRT (Interchange to Circle Line)	2 MRT stops
Stevens MRT (Interchange to Thomson-East Coast Line)	3 MRT stops
Newton MRT (Interchange to North-South Line)	4 MRT stops
Pan Island Expressway (via Eng Neo Avenue)	3 mins drive

Prestigious Education Belt

Methodist Girls' School	1 MRT stop
Nanyang Girls' High School	2 bus stops
National Junior College	1 MRT stop
Hwa Chong Institution	1 MRT stop
Raffles' Girls Primary School	1 MRT stop
Nanyang Primary School	3 mins drive
Swiss School	4 mins drive
St. Joseph's Institution	5 mins drive
Singapore Chinese Girls' School	5 mins drive
Holland International School	5 mins drive
Singapore Korean International School	5 mins drive
Chatsworth International School	5 mins drive
St. Margaret's School (Secondary)	6 mins drive
NUS Bukit Timah Campus	8 mins drive

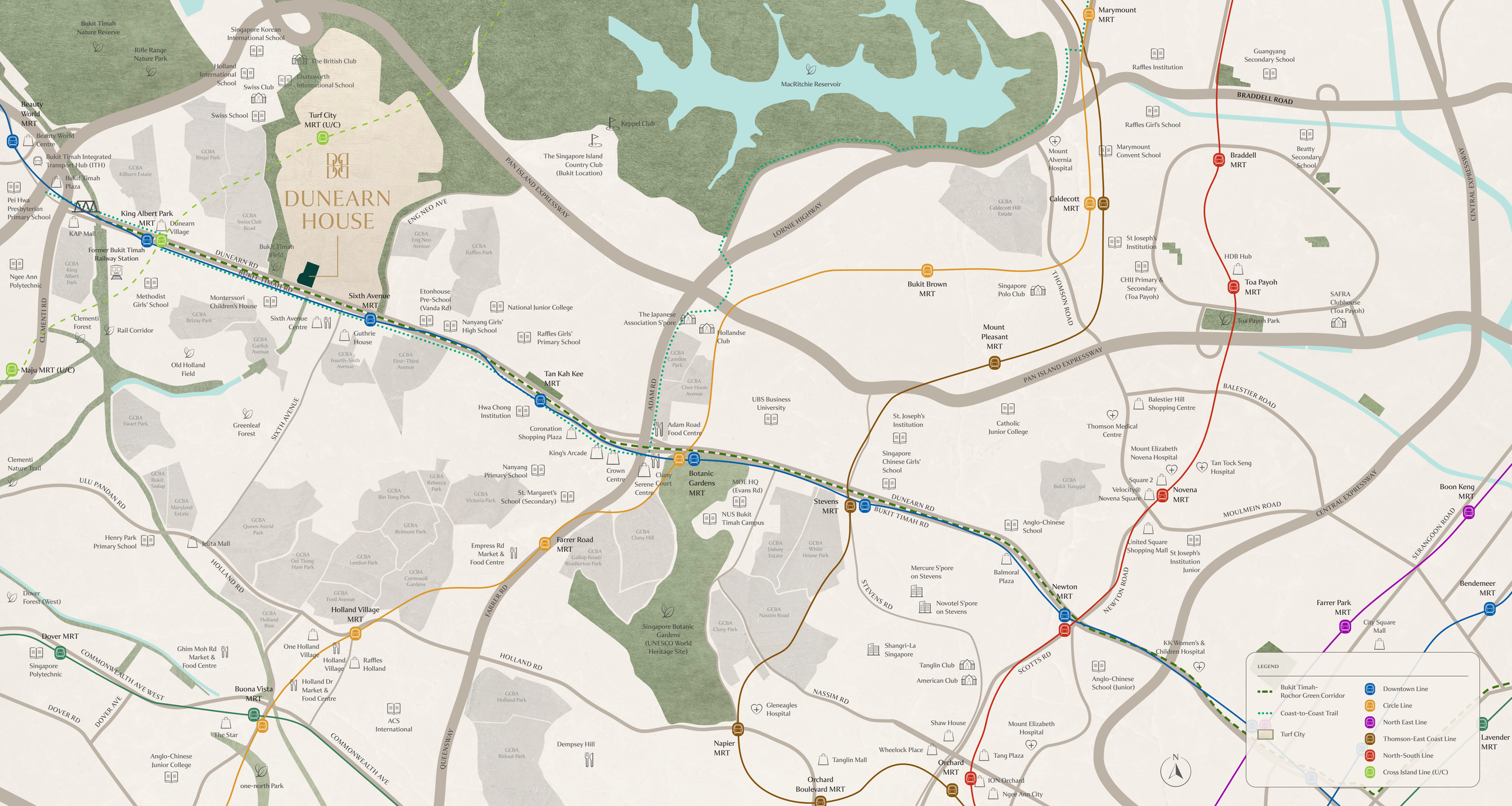
Nature

Singapore Botanic Gardens	2 MRT stops
Rail Corridor	9 mins cycle
Rifle Range Nature Park	5 mins drive
MacRitchie Reservoir	6 mins drive
Bukit Timah Nature Reserve	7 mins drive

Lifestyle & Dining

Guthrie House	5 mins walk
Sixth Avenue Centre	6 mins walk
KAP Mall	3 bus stops
Dunearn Village	3 bus stops
Coronation Shopping Plaza	5 bus stops
Adam Road Food Centre	2 MRT stops
Serene Centre	2 MRT stops
Cluny Court	2 MRT stops
The Singapore Island Country Club	8 mins drive
One Holland Village	9 mins drive
Orchard Road	10 mins drive
Dempsey Hill	12 mins drive

All distances and travelling times are approximates only
and taken from Dunearn House to respective destinations.
The map is for illustration purpose only and is not drawn to scale.


DUNEARN HOUSE
Bukit Timah Nature Reserve
Rifle Range Nature Park
Singapore Korean International School
Holland International School
The British Club
Chatsworth International School
Swiss Club
Swiss School
Turf City MRT (U/C)
MacRitchie Reservoir
Keppel Club
The Singapore Island Country Club (Bukit Location)
Marymount MRT
Raffles Institution
Guangyang Secondary School
Raffles Girl's School
Marymount Convent School
Mount Alvernia Hospital
Caldecott MRT
Braddell MRT
Beatty Secondary School
BRADDELL ROAD
Beauty World MRT
Beauty World Centre
Bukit Timah Integrated Transport Hub (ITH)
Bukit Timah Plaza
Pei Hwa Presbyterian Primary School
King Albert Park MRT
Dunearn Village
KAP Mall
Former Bukit Timah Railway Station
Bukit Timah Field
Ngee Ann Polytechnic
Methodist Girls' School
Monterssori Children's House
Clementi Forest
Rail Corridor
Old Holland Field
Maju MRT (U/C)
DUNEARN RD
BUKIT TIMAH RD
CLEMENTI RD
ENG NEO AVE
PAN ISLAND EXPRESSWAY
LORNIE HIGHWAY
Sixth Avenue MRT
Sixth Avenue Centre
Guthrie House
Etonhouse Pre-School (Vanda Rd)
Nanyang Girls' High School
National Junior College
Raffles Girls' Primary School
Tan Kah Kee MRT
Hwa Chong Institution
Coronation Shopping Plaza
King's Arcade
Crown Centre
Serene Centre
Cluny Court
Botanic Gardens MRT
Adam Road Food Centre
ADAM RD
The Japanese Association S'pore
Hollandse Club
UBS Business University
Bukit Brown MRT
Singapore Polo Club
THOMSON ROAD
Mount Pleasant MRT
St Joseph's Institution
CHIJ Primary & Secondary (Toa Payoh)
HDB Hub
Toa Payoh MRT
Toa Payoh Park
SAFRA Clubhouse (Toa Payoh)
CENTRAL EXPRESSWAY
Catholic Junior College
Thomson Medical Centre
Balestier Hill Shopping Centre
BALESTIER ROAD
Singapore Chinese Girls' School
Mount Elizabeth Novena Hospital
Tan Tock Seng Hospital
Square 2
Velocity@ Novena Square
Novena MRT
MOULMEIN ROAD
Boon Keng MRT
SERANGOON ROAD
Stevens MRT
DUNEARN RD
BUKIT TIMAH RD
Anglo-Chinese School
Balmoral Plaza
United Square Shopping Mall
St Joseph's Institution Junior
Newton MRT
NEWTON ROAD
Bendemeer MRT
Farrer Park MRT
City Square Mall
Lavender MRT
KK Women's & Children Hospital
Anglo-Chinese School (Junior)
Mercure S'pore on Stevens
Novotel S'pore on Stevens
STEVENS RD
Shangri-La Singapore
Tanglin Club
American Club
SCOTTS RD
Clementi Nature Trail
ULU PANDAN RD
Henry Park Primary School
Jelita Mall
Dover Forest (West)
HOLLAND RD
Holland Village MRT
One Holland Village
Holland Village
Raffles Holland
Holland Dr Market & Food Centre
Ghim Moh Rd Market & Food Centre
Dover MRT
Singapore Polytechnic
COMMONWEALTH AVE WEST
DOVER RD
DOVER AVE
Buona Vista MRT
The Star
Anglo-Chinese Junior College
one-north Park
COMMONWEALTH AVE
ACS International
QUEENSWAY
Dempsey Hill
Farrer Road MRT
Empress Rd Market & Food Centre
FARRER RD
Singapore Botanic Gardens (UNESCO World Heritage Site)
Napier MRT
Gleneagles Hospital
Tanglin Mall
NASSIM RD
Orchard Boulevard MRT
Orchard MRT
Shaw House
Wheelock Place
Tang Plaza
Mount Elizabeth Hospital
ION Orchard
Ngee Ann City
Greenleaf Forest
SIXTH AVENUE
Nanyang Primary School
St. Margaret's School (Secondary)
MOE HQ (Evans Rd)
NUS Bukit Timah Campus
LEGEND
Bukit Timah-Rochor Green Corridor
Coast-to-Coast Trail
Turf City
Downtown Line
Circle Line
North East Line
Thomson-East Coast Line
North-South Line
Cross Island Line (U/C)
N

Turf City
MRT (U/C)

DUNEARN
HOUSE

Sixth Avenue
MRT

King Albert
Park MRT

World Within Worlds

The Turf City Story

This image is an artist's impression intended for inspiration only. Turf City plans and usage are subject to relevant authorities' planning.

A Place Steeped in Heritage

Once the playground of European high society and local luminaries, graced by British royalty, and the host of the 2010 Youth Olympic Games' equestrian showjumping event, the legendary Turf Club held a place among Singapore's most prestigious institutions since its founding in 1842.

1933

Singapore Turf Club relocated from Farrer Park to Bukit Timah.



View of the grandstand at Bukit Timah Turf Club, Singapore. 1933.

1950s

After WWII, horse racing resumed and got more popular, with the Southern Grandstand expanded to increase crowd capacity.



Photograph of the Singapore Turf Club, 1950. RAFSA Collection, courtesy of National Archives of Singapore



Turf Club, 1950s. Arthur B Reich Collection, courtesy of National Archives of Singapore

1972

Queen Elizabeth, the Duke of Edinburgh and Princess Anne visited the Turf Club during their site visit to Singapore.



Queen Elizabeth II and Duke of Edinburgh Prince Philip, accompanied by Chairman of Singapore Turf Club Tan Sri Runme Shaw and Mrs Shaw, arriving at the race course in Bukit Timah, 1972. Ministry of Information and the Arts Collection, courtesy of National Archives of Singapore

1980s

The North Grandstand was built, increasing crowd capacity to a total of 60,000 people.



Photo credits: Finbarr Fallon



Photo credits: Finbarr Fallon

1990s

One of the last few races before the Turf Club relocation to Kranji.



Singapore Gold Cup 1997 at Singapore Turf Club (Bukit Timah Race Course), 1997.

2000s – Present

After relocating to Kranji, the site became Turf City — a casual lifestyle enclave of dining, retail, sports and recreation within its heritage grounds.

Sources: nas.gov.sg; nlb.gov.sg; finbarrfallon.com; straitstimes.com.

King Albert Park MRT

Sixth Avenue MRT

This image is an artist's impression intended for inspiration only. Turf City plans and usage are subject to relevant authorities' planning.

A World Unfolding at the New Bukit Timah Turf City

Dunearn House

Dunearn House, the first private residential development at the new Bukit Timah Turf City, is positioned at the starting gate of this district's new and next lap. This new chapter continues the setting's almost century-long legacy as a communal space for sports, entertainment, dining, and for everyone in the family.

22 Heritage Buildings

Buildings, former stables and old quarters will be revitalised into new community spaces across the estate, preserving the former Turf Club's mix of architectural styles.





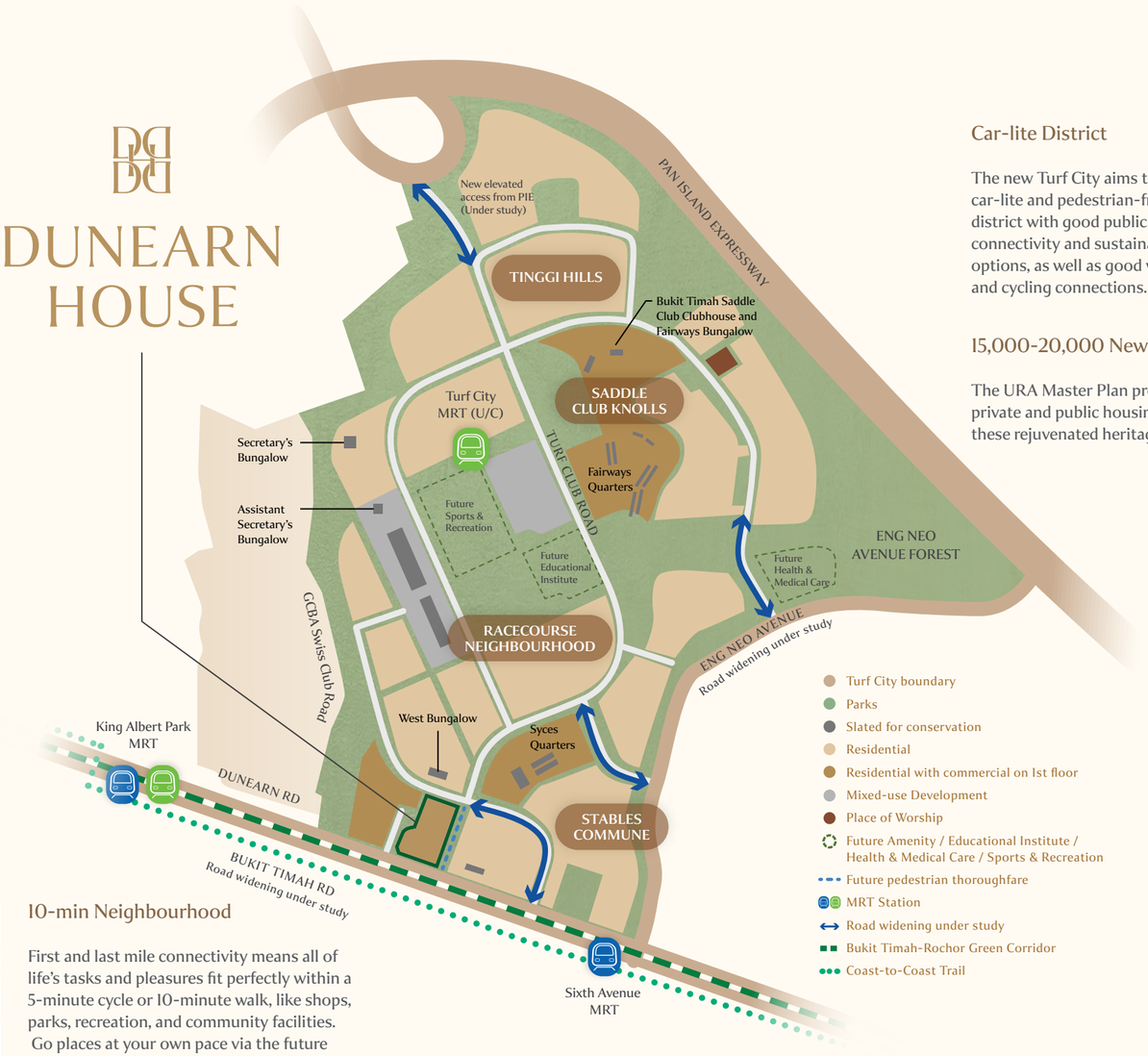
Lush Greenery

The estate sits snug where nature begins, and never ends, a serene habitat of flora and fauna of rich and rare biodiversity that has always been rooted here.





DUNEARN HOUSE



10-min Neighbourhood

First and last mile connectivity means all of life's tasks and pleasures fit perfectly within a 5-minute cycle or 10-minute walk, like shops, parks, recreation, and community facilities. Go places at your own pace via the future nearby Turf City MRT station and bus services.

Car-lite District

The new Turf City aims to be a car-lite and pedestrian-friendly district with good public transport connectivity and sustainable travel options, as well as good walking and cycling connections.



15,000-20,000 New Homes

The URA Master Plan projects new private and public housing on these rejuvenated heritage grounds.

Road Enhancements

To facilitate traffic flow from the new developments in a car-lite district, improvements like the widening of Eng Neo Avenue, Dunearn Road, and Bukit Timah Road are being studied. Green swaths like Eng Neo Avenue Forest and Bukit Tinggi Forest remain preserved.



*Map is not drawn to scale. Contents of this map is subject to respective authorities' planning.

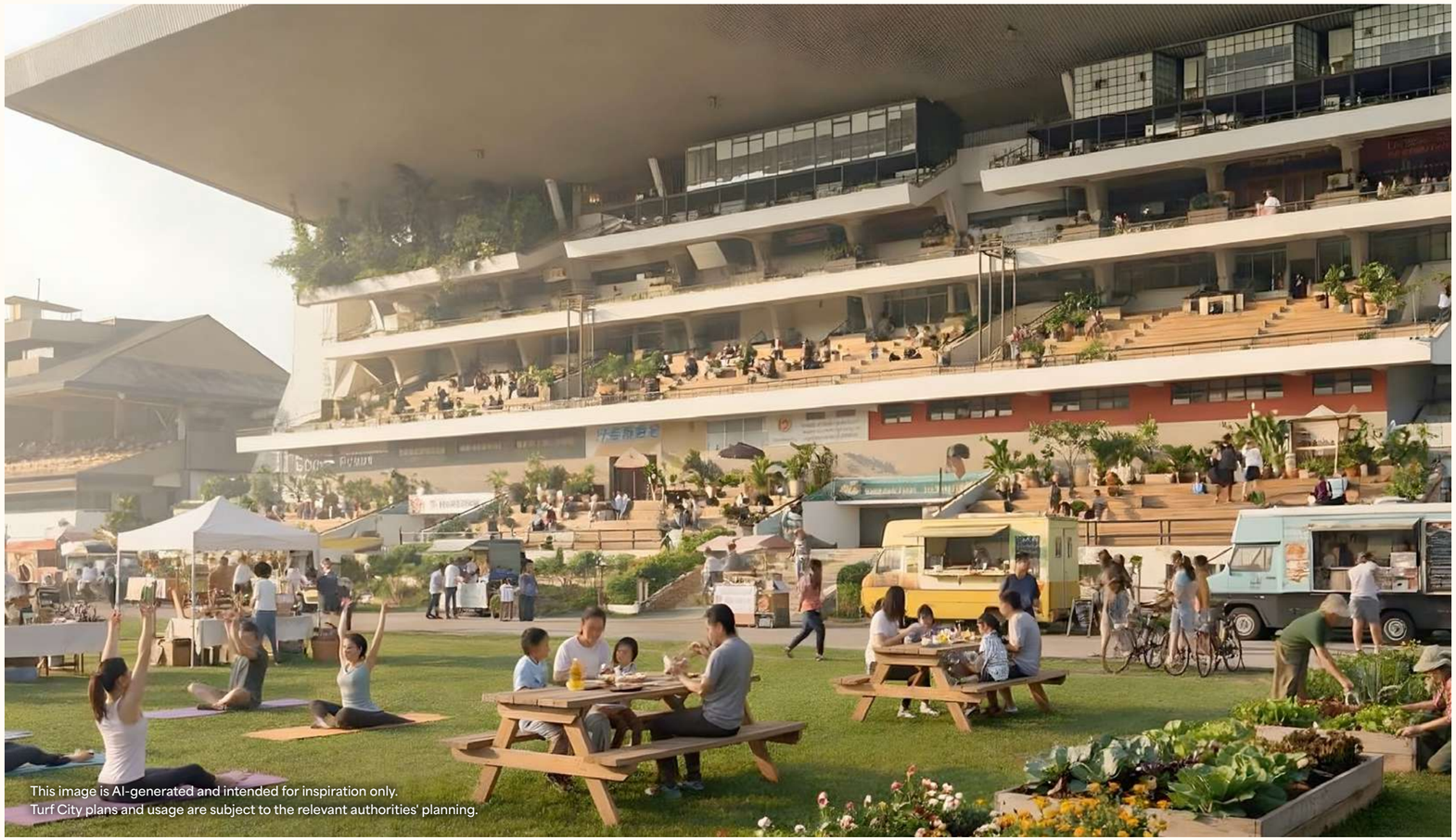
King Albert Park MRT

Sixth Avenue MRT

This image is an artist's impression intended for inspiration only. Turf City plans and usage are subject to relevant authorities' planning.

Bukit Timah Turf City's New and Next Lap

Drawing inspiration from the prestige of Turf City's equestrian era and Bukit Timah's leafy countryside landscape, urban planners envision a sprawling yet serene setting that embraces vibrant cosmopolitan living for all. Imagine the former racecourse's iconic oval revolutionised as a community centrepiece, while both the North and South grandstands anchor the neighborhood's upcoming chapters.



This image is AI-generated and intended for inspiration only.
Turf City plans and usage are subject to the relevant authorities' planning.

Visualise green trails and cherished tales mingling with diverse and inclusive retail and recreational areas. Look forward to contemporary housing blending beautifully with repurposed conservation structures evoking Singapore's equestrian heritage. Enjoy everything within easy reach, from sports to healthcare, a welcome change of scene on foot and pedals in car-lite calmness. For all other destinations, transit to MRT station, bus services, and major expressways in mere moments. Home is where the heart of legacy is.

King Albert Park MRT

Sixth Avenue MRT

This image is an artist's impression intended for inspiration only. Turf City plans and usage are subject to relevant authorities' planning.



This image is an artist's impression intended for inspiration only. Turf City plans and usage are subject to relevant authorities' planning.

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



Artist's Impression

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.



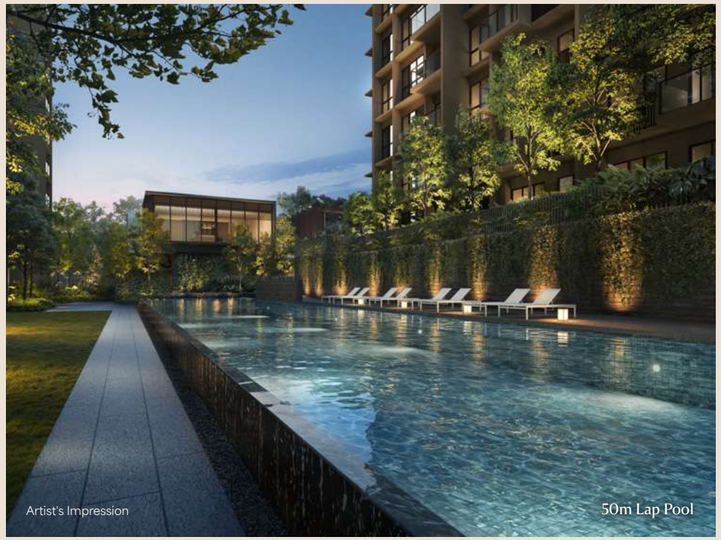
Designed with natural light and lush greenery, these residences offer a refreshing environment that supports your physical and emotional well-being.



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.



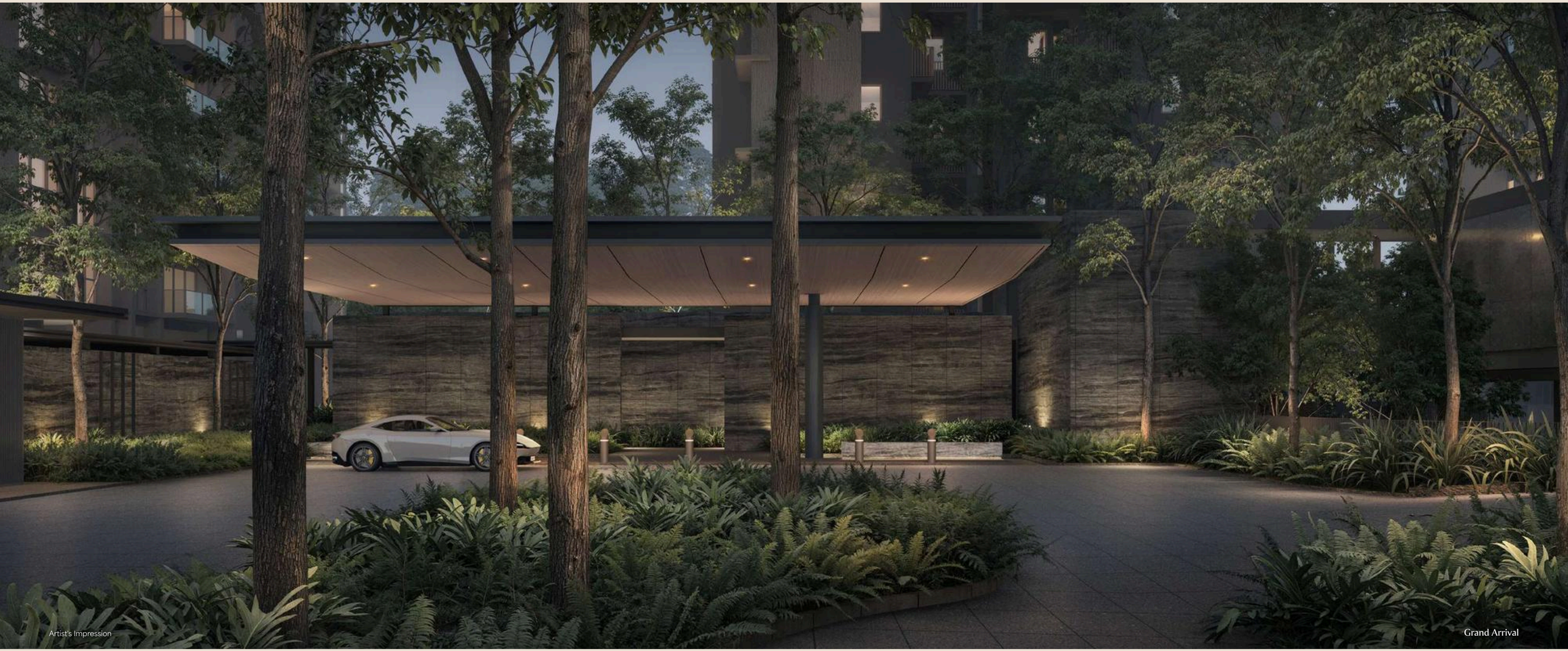




Immersed in Greenery and Waterscapes of Calm

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

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

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.



For illustration only

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.

FRANKE
GEBERIT
hansgrohe
smeg
Steigen

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.

Eco-Conscious, User-Focused

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).

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

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.

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.

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.

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
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

2nd Storey

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 (Basement & 1st storey)
i Entrance to Basement Carpark
j Entrance to Service Area
Water Tank (Roof level)

Unit Distribution

PINNACLE COLLECTION

760 Dunearn Road, S289920

UNIT/ FLOOR	1	2	3	4
19	D2	D1	CP1	CP1
18	D2	D1	CP1	CP1
17	D2	D1	CP1	CP1
16	D2	D1	CP1	CP1
15	D2	D1	CP1	CP1
14	D2	D1	CP1	CP1
13	D2	D1	CP1	CP1
12	D2	D1	CP1	CP1
11	D2	D1	CP1	CP1
10	D2	D1	CP1	CP1
09	D2	D1	CP1	CP1
08	D2	D1	CP1	CP1
07	D2	D1	CP1	CP1
06	D2	D1	CP1	CP1
05	D2	D1	CP1	CP1
04	D2	D1	CP1	CP1
03	D2	D1	CP1	CP1
02	D2	D1	CP1	CP1
01				

762 Dunearn Road, 289916

UNIT/ FLOOR	5	6	7	8
19	DP2	DP1	DPS1	DPS1
18	DP2	DP1	DPS1	DPS1
17	DP2	DP1	DPS1	DPS1
16	DP2	DP1	DPS1	DPS1
15	DP2	DP1	DPS1	DPS1
14	DP2	DP1	DPS1	DPS1
13	DP2	DP1	DPS1	DPS1
12	DP2	DP1	DPS1	DPS1
11	DP2	DP1	DPS1	DPS1
10	DP2	DP1	DPS1	DPS1
09	DP2	DP1	DPS1	DPS1
08	DP2	DP1	DPS1	DPS1
07	DP2	DP1	DPS1	DPS1
06	DP2	DP1	DPS1	DPS1
05	DP2	DP1	DPS1	DPS1
04	DP2	DP1	DPS1	DPS1
03	DP2	DP1	DPS1	DPS1
02	DP2	DP1	DPS1	DPS1
01				

LUXURY COLLECTION

766 Dunearn Road, S289917

UNIT/ FLOOR	9	10	11	12	13	14	15	16
10	BP1a	CS2	C2	BP2	BP2	C2	CS1	BP1
09	BP1a	CS2	C2	BP2	BP2	C2	CS1	BP1
08	BP1a	CS2	C2	BP2	BP2	C2	CS1	BP1
07	BP1a	CS2	C2	BP2	BP2	C2	CS1	BP1
06	BP1a	CS2	C2	BP2	BP2	C2	CS1	BP1
05	BP1a	CS2	C2	BP2	BP2	C2	CS1	BP1
04	BP1a	CS2	C2	BP2	BP2	C2	CS1	BP1
03	BP1a	CS2	C2	BP2	BP2	C2	CS1	BP1
02	BP1a	CS2	C2	BP2	BP2	C2	CS1	BP1
01	BP1a (P)	CS2 (P)	C2 (P)		BP2 (P)	C2 (P)	CS1 (P)	BP1 (P)

770 Dunearn Road, S289919

UNIT/ FLOOR	25	26	27	28	29	30	31	32
10	B1a	BS1	BS2	BP2	BP2	C1	BS3	B1
09	B1a	BS1	BS2	BP2	BP2	C1	BS3	B1
08	B1a	BS1	BS2	BP2	BP2	C1	BS3	B1
07	B1a	BS1	BS2	BP2	BP2	C1	BS3	B1
06	B1a	BS1	BS2	BP2	BP2	C1	BS3	B1
05	B1a	BS1	BS2	BP2	BP2	C1	BS3	B1
04	B1a	BS1	BS2	BP2	BP2	C1	BS3	B1
03	B1a	BS1	BS2	BP2	BP2	C1	BS3	B1
02	B1a	BS1	BS2	BP2	BP2	C1	BS3	B1
01	B1a (P)	BS1 (P)			BP2 (P)	C1 (P)	BS3 (P)	B1 (P)

768 Dunearn Road, S289918

UNIT/ FLOOR	17	18	19	20	21	22	23	24
10	B1	BS3	C1	BP2	BP2	BS2	BS1	B1a
09	B1	BS3	C1	BP2	BP2	BS2	BS1	B1a
08	B1	BS3	C1	BP2	BP2	BS2	BS1	B1a
07	B1	BS3	C1	BP2	BP2	BS2	BS1	B1a
06	B1	BS3	C1	BP2	BP2	BS2	BS1	B1a
05	B1	BS3	C1	BP2	BP2	BS2	BS1	B1a
04	B1	BS3	C1	BP2	BP2	BS2	BS1	B1a
03	B1	BS3	C1	BP2	BP2	BS2	BS1	B1a
02	B1	BS3	C1	BP2	BP2	BS2	BS1	B1a
01	B1 (P)	BS3 (P)	C1 (P)	BP2 (P)		BS2 (P)	BS1 (P)	B1a (P)

LEGEND

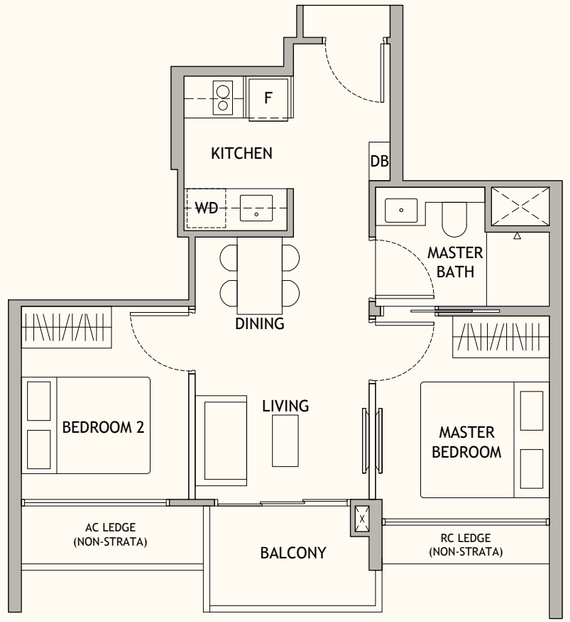
2-Bedroom
2-Bedroom Premium
2-Bedroom + Study
3-Bedroom
3-Bedroom + Flexi/Study
3-Bedroom Premium
4-Bedroom
4-Bedroom Premium
4- Bedroom Premium + Study

LUXURY COLLECTION
2-Bedroom

Type B1
49 sqm | 527 sqft

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

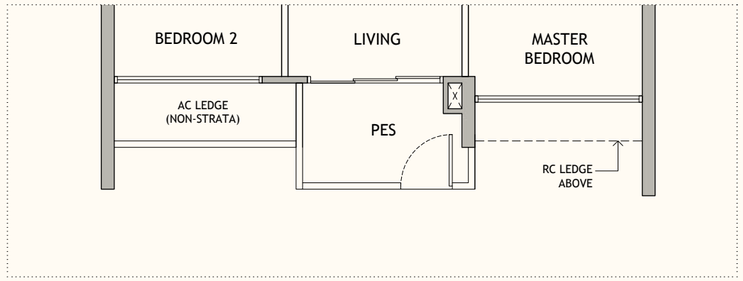
770 Dunearn Road
#02-32 to #10-32



Type B1 (P)
49 sqm | 527 sqft

768 Dunearn Road
#01-17*

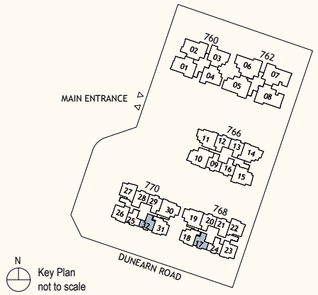
770 Dunearn Road
#01-32



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.

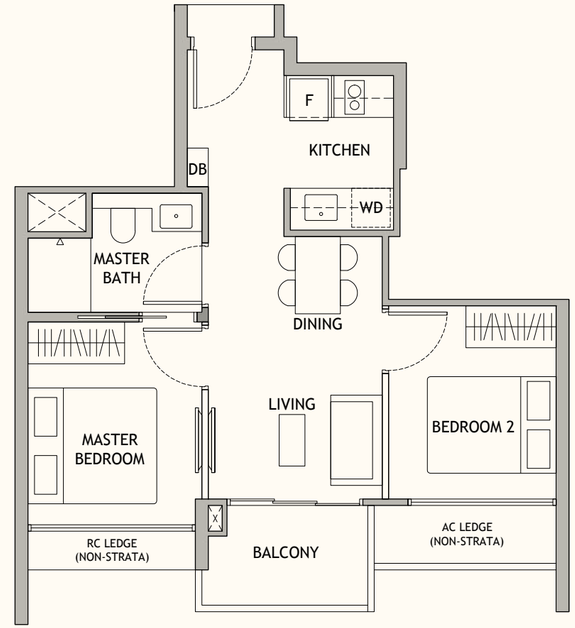


LUXURY COLLECTION
2-Bedroom

Type B1a
49 sqm | 527 sqft

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

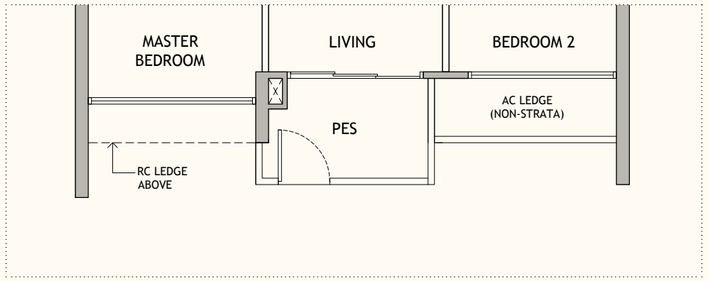
770 Dunearn Road
#02-25 to #10-25



Type B1a (P)
49 sqm | 527 sqft

768 Dunearn Road
#01-24*

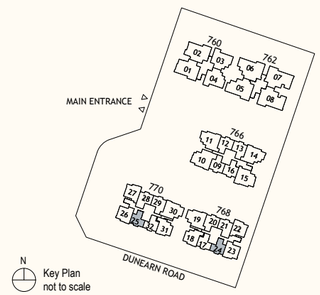
770 Dunearn Road
#01-25



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		

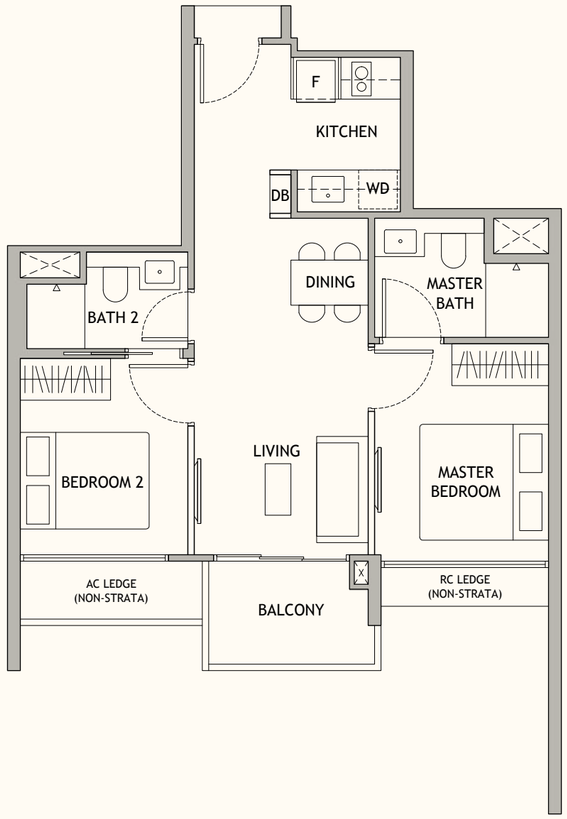
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LUXURY COLLECTION
2-Bedroom Premium

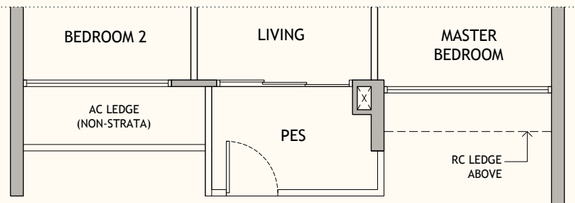
Type BPI
57 sqm | 614 sqft

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



Type BPI (P)
57 sqm | 614 sqft

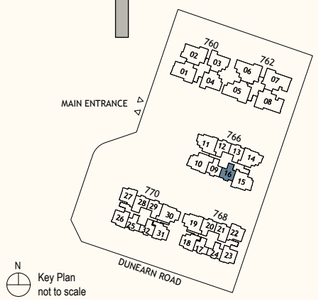
766 Dunearn Road
#01-16



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		

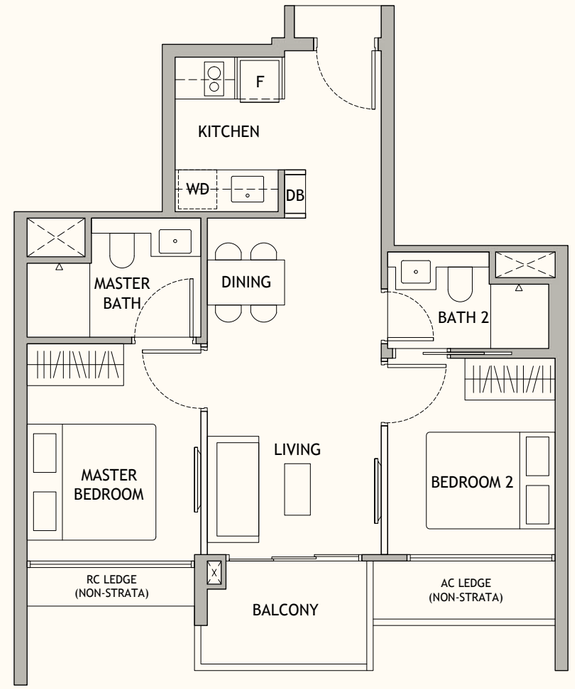
DISCLAIMER: Area includes balcony or PES where applicable and excludes, among others, the AC ledge and RC ledge. Please refer to the key plan for orientation. All floor plans are approximate measurements only and are subject to government re-survey. The balcony or PES shall not be enclosed unless with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



LUXURY COLLECTION
2-Bedroom Premium

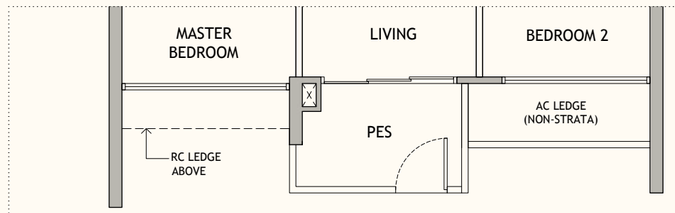
Type BPIa
57 sqm | 614 sqft

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



Type BPIa (P)
57 sqm | 614 sqft

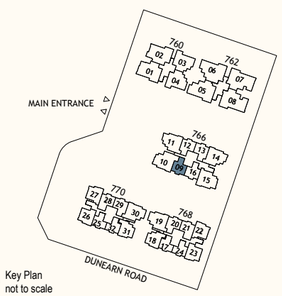
766 Dunearn Road
#01-09



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		

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.



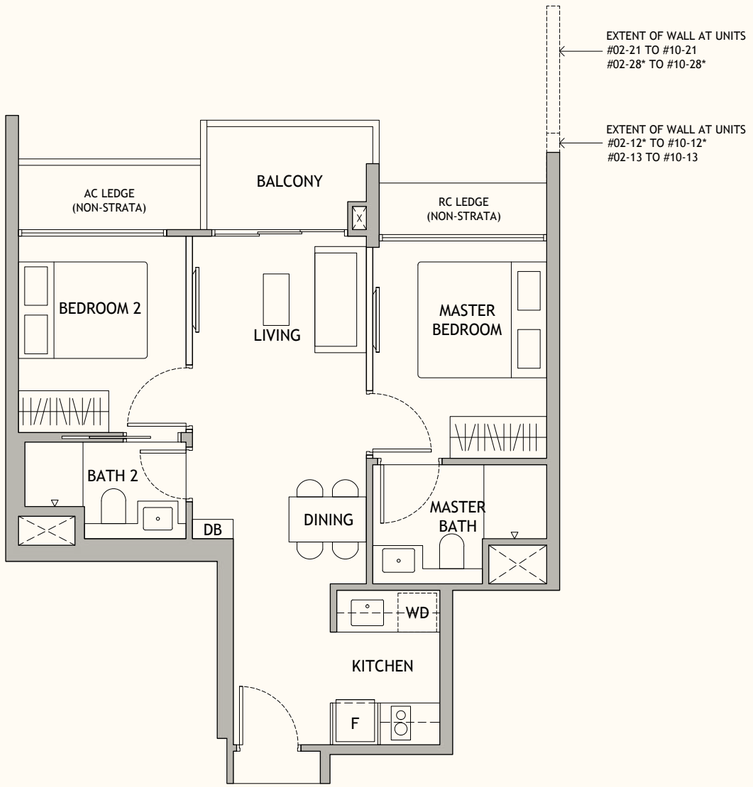
LUXURY COLLECTION
2-Bedroom Premium

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

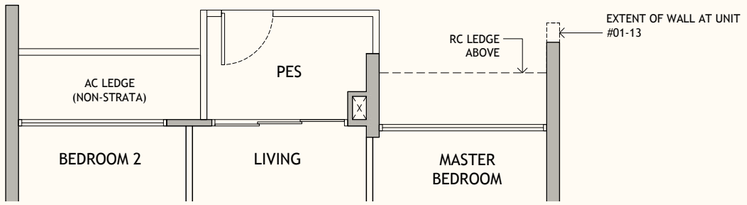


Type BP2 (P)
57 sqm | 614 sqft

766 Dunearn Road
#01-13

768 Dunearn Road
#01-20*

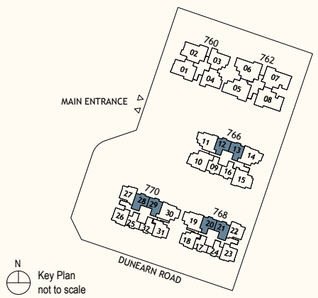
770 Dunearn Road
#01-29



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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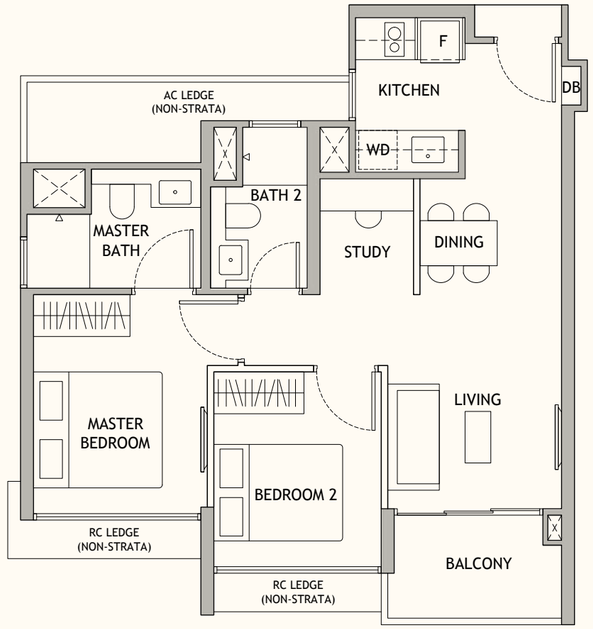


LUXURY COLLECTION
2-Bedroom + Study

Type BS1
61 sqm | 657 sqft

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

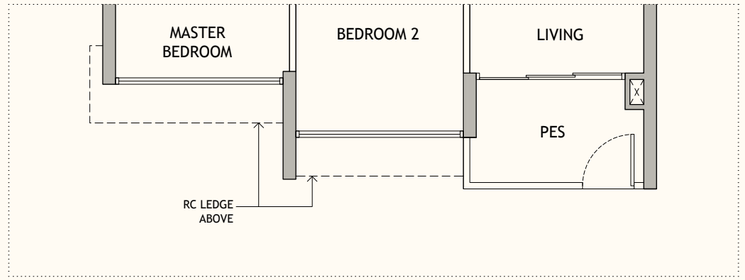
770 Dunearn Road
#02-26 to #10-26



Type BS1 (P)
61 sqm | 657 sqft

768 Dunearn Road
#01-23*

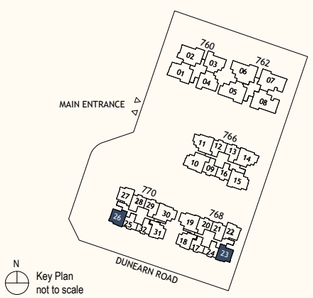
770 Dunearn Road
#01-26



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		

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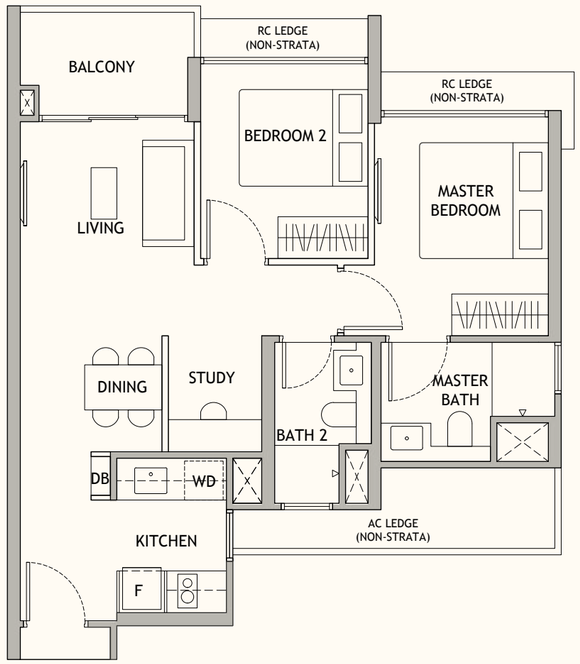


LUXURY COLLECTION
2-Bedroom + Study

Type BS2
62 sqm | 667 sqft

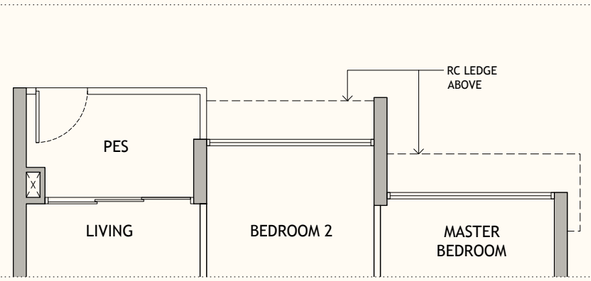
768 Dunearn Road
#02-22 to #10-22

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



Type BS2 (P)
62 sqm | 667 sqft

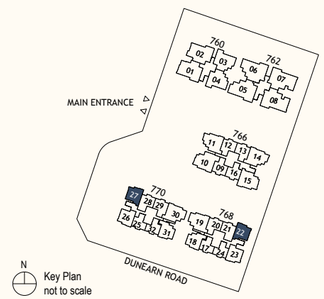
768 Dunearn Road
#01-22



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		

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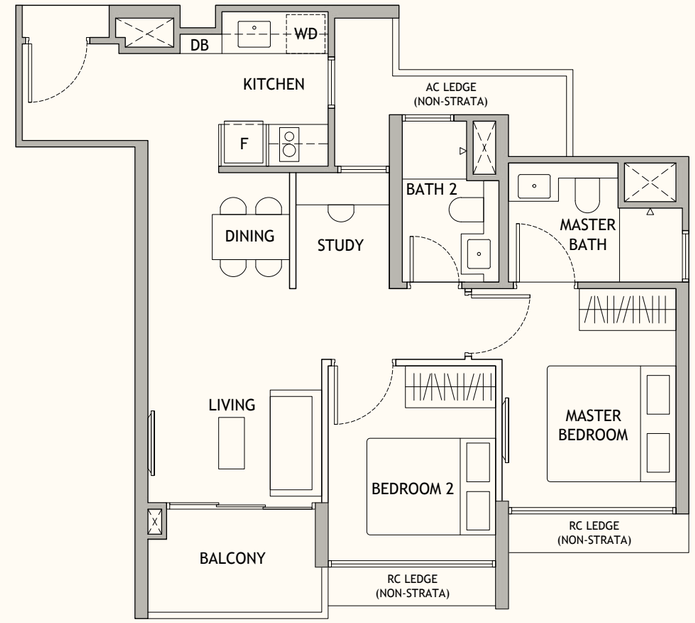


LUXURY COLLECTION
2-Bedroom + Study

Type BS3
63 sqm | 678 sqft

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

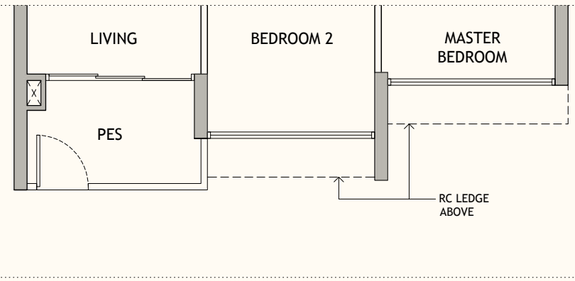
770 Dunearn Road
#02-31 to #10-31



Type BS3 (P)
63 sqm | 678 sqft

768 Dunearn Road
#01-18*

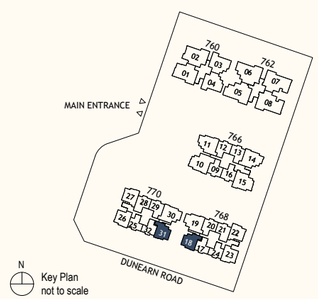
770 Dunearn Road
#01-31



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		

DISCLAIMER: Area includes balcony or PES where applicable and excludes, among others, the AC ledge and RC ledge.
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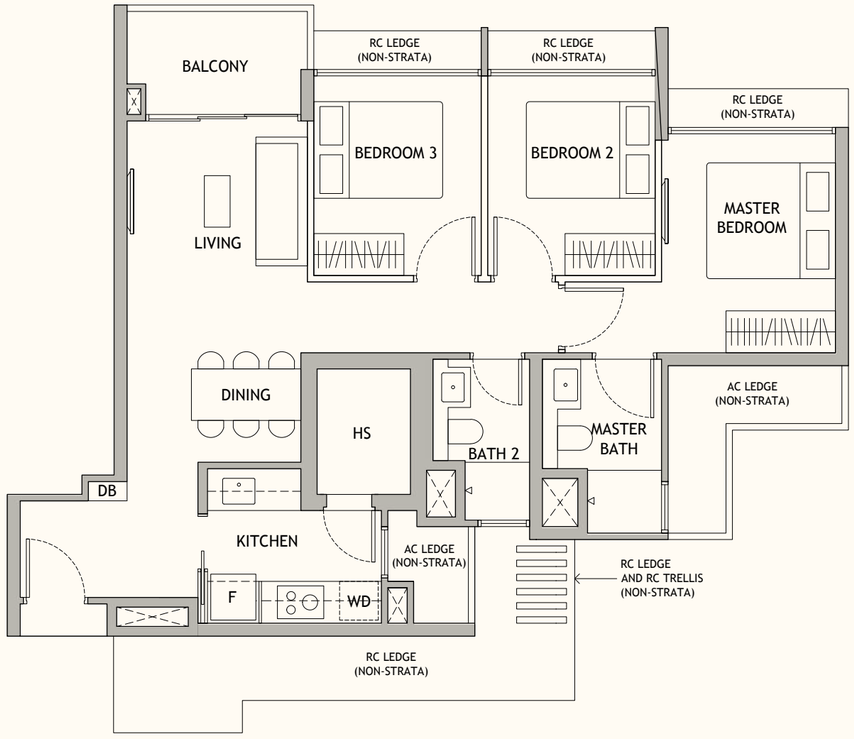


LUXURY COLLECTION
3-Bedroom

Type C1
81 sqm | 872 sqft

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

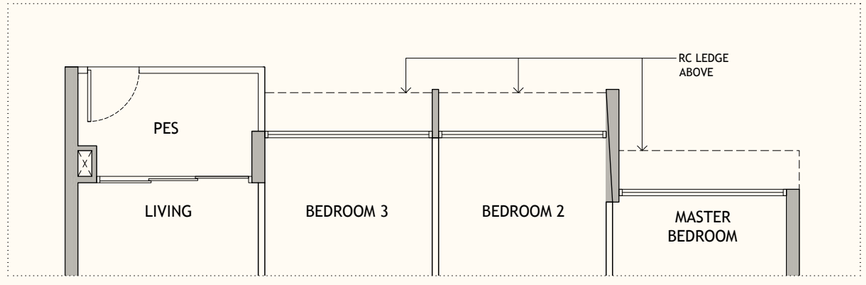
770 Dunearn Road
#02-30 to #10-30



Type C1 (P)
81 sqm | 872 sqft

768 Dunearn Road
#01-19*

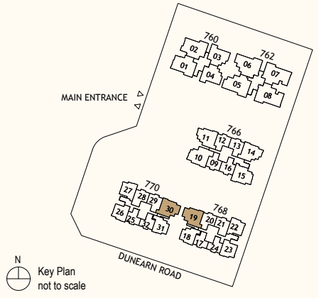
770 Dunearn Road
#01-30



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		

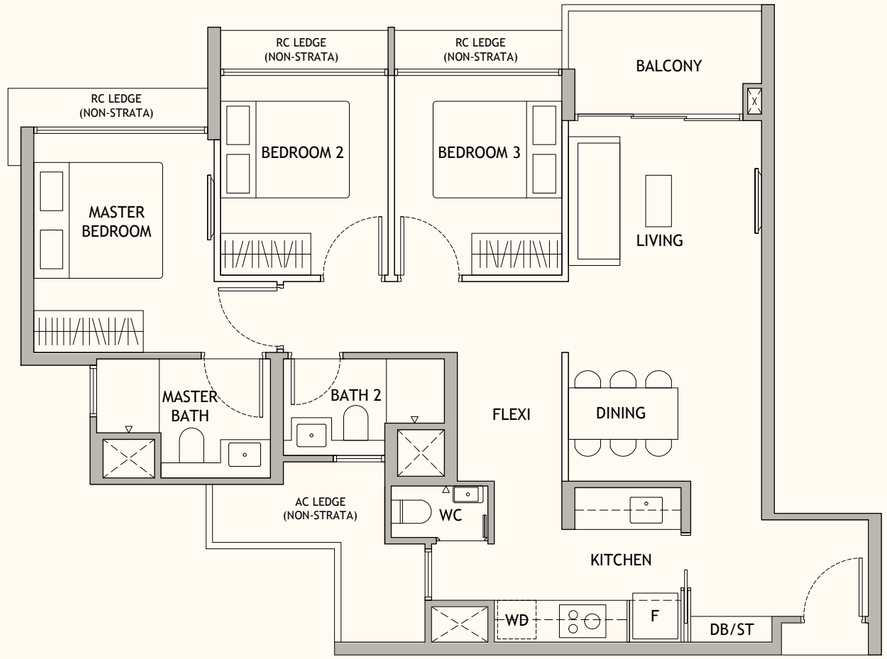
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LUXURY COLLECTION
3-Bedroom + Flexi

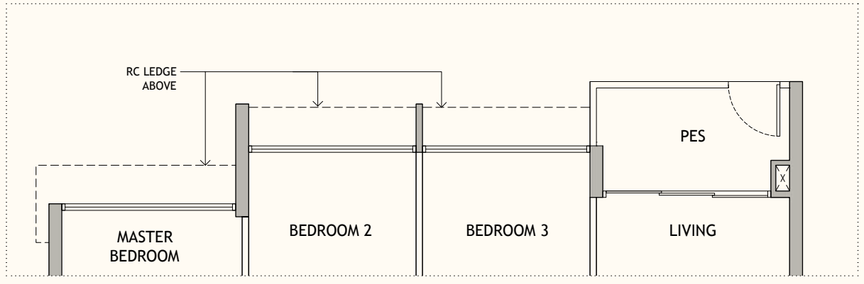
Type C2
87 sqm | 936 sqft

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



Type C2 (P)
87 sqm | 936 sqft

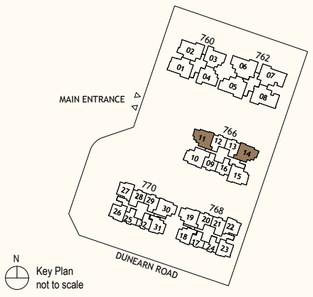
766 Dunearn Road
#01-11
#01-14*



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		

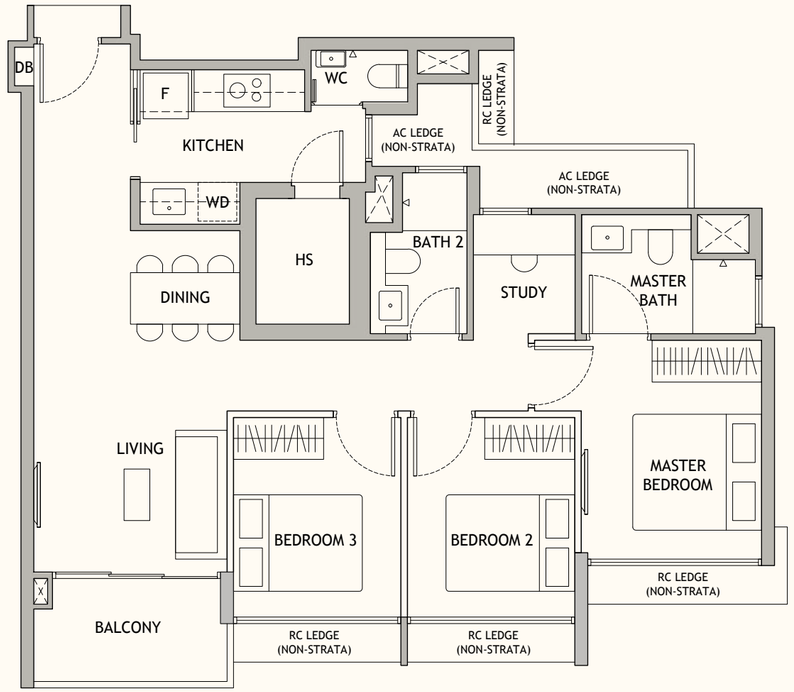
DISCLAIMER: Area includes balcony or PES where applicable and excludes, among others, the AC ledge and RC ledge. Please refer to the key plan for orientation. All floor plans are approximate measurements only and are subject to government re-survey. The balcony or PES shall not be enclosed unless with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



LUXURY COLLECTION
3-Bedroom + Study

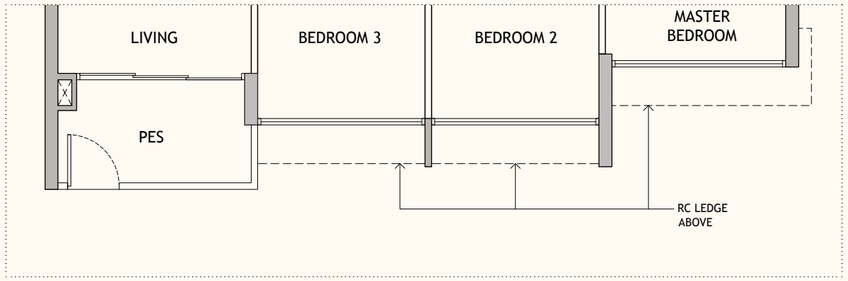
Type CS1
88 sqm | 947 sqft

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



Type CS1 (P)
88 sqm | 947 sqft

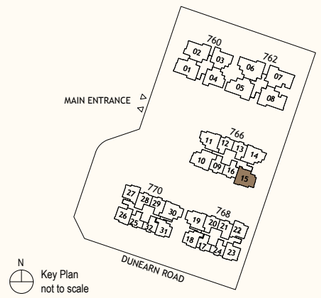
768 Dunearn Road
#01-15



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		

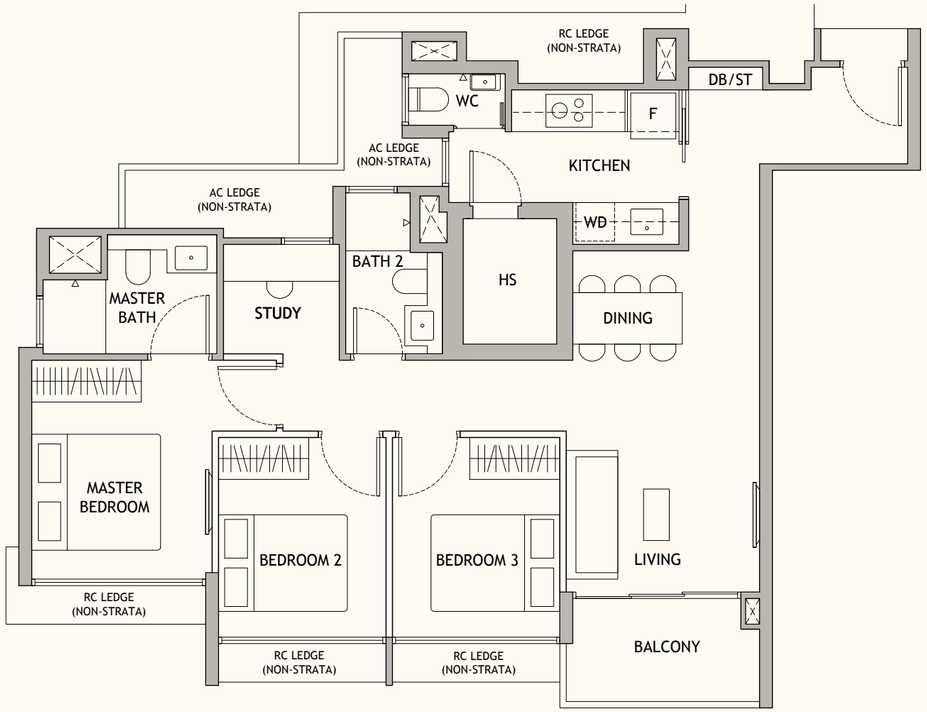
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LUXURY COLLECTION
3-Bedroom + Study

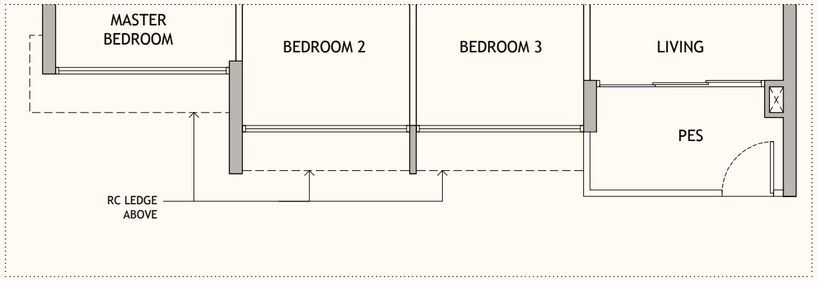
Type CS2
90 sqm | 969 sqft

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



Type CS2 (P)
90 sqm | 969 sqft

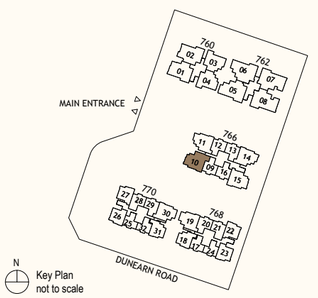
766 Dunearn Road
#01-10



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		

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.



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.



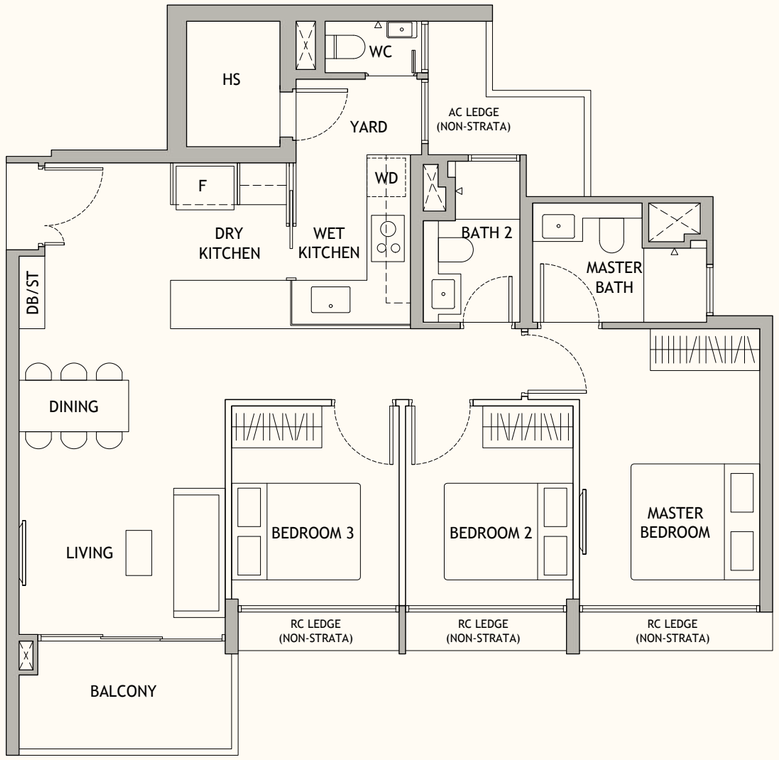
Artist's Impression

Master Bedroom

PINNACLE COLLECTION
3-Bedroom Premium

Type CP1
93 sqm | 1001 sqft

760 Dunearn Road
#02-03* to #19-03*
#02-04 to #19-04



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		

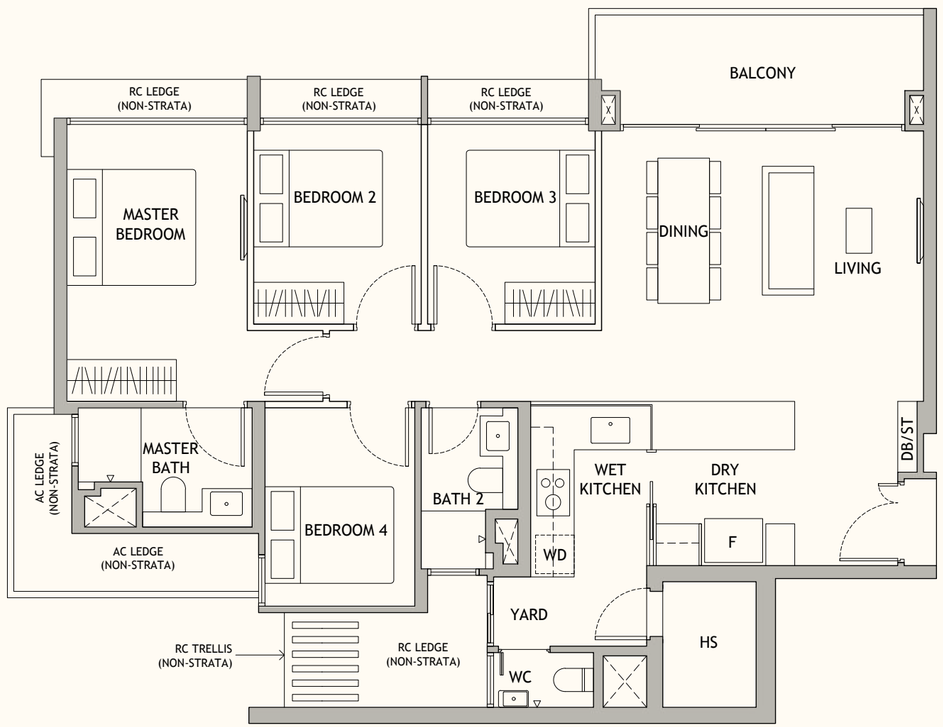
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PINNACLE COLLECTION
4-Bedroom

Type D1
110 sqm | 1184 sqft

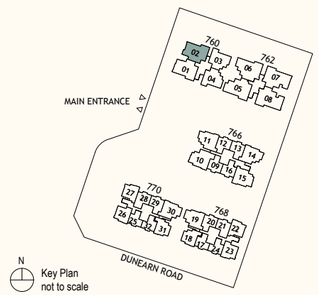
760 Dunearn Road
#02-02 to #19-02



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		

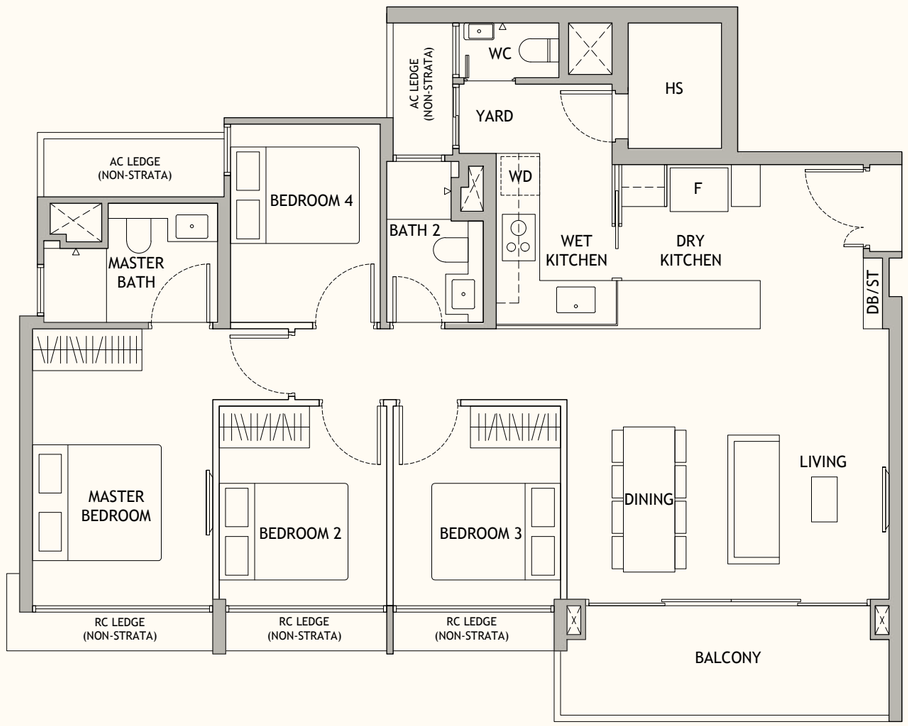
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PINNACLE COLLECTION
4-Bedroom

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		

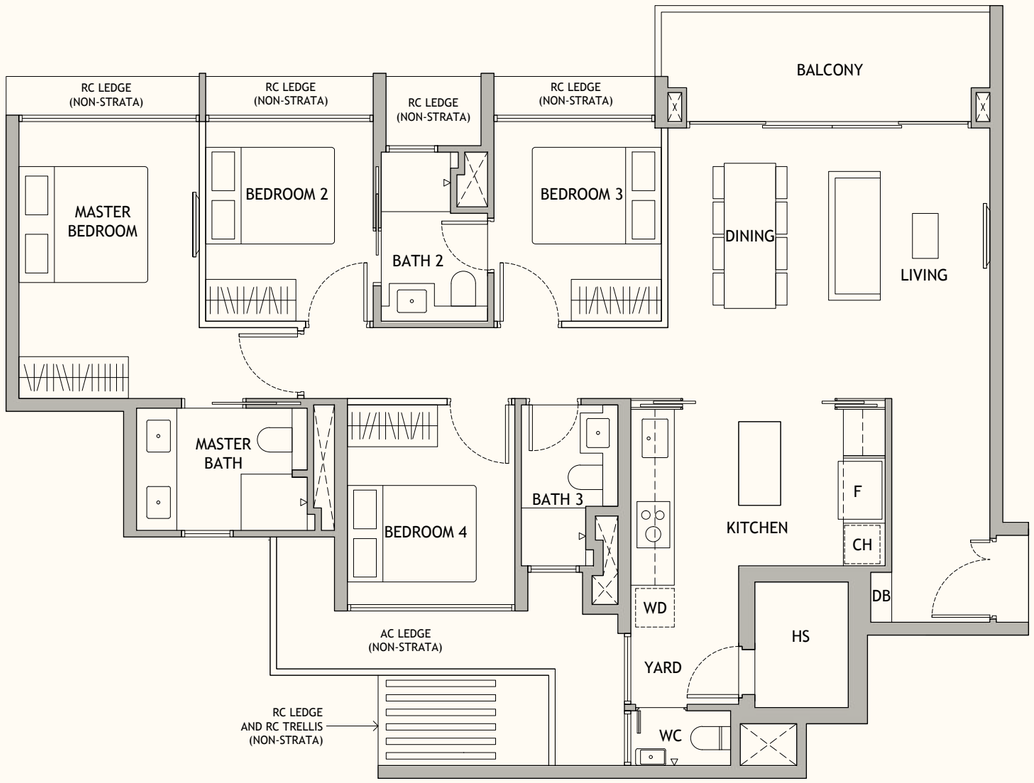
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PINNACLE COLLECTION
4-Bedroom Premium

Type DP1
121 sqm | 1302 sqft

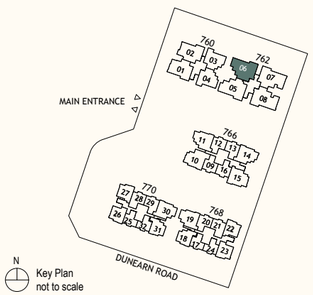
762 Dunearn Road
#02-06 to #19-06



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		

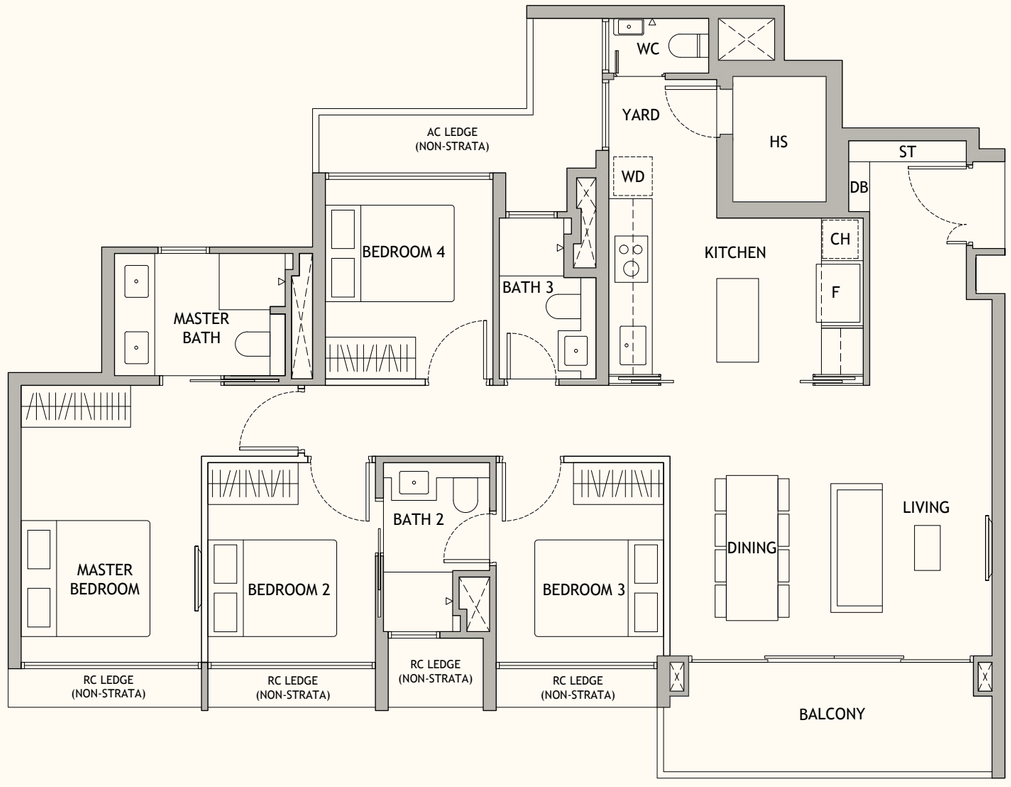
DISCLAIMER: Area includes balcony or PES where applicable and excludes, among others, the AC ledge and RC ledge. Please refer to the key plan for orientation. All floor plans are approximate measurements only and are subject to government re-survey. The balcony or PES shall not be enclosed unless with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

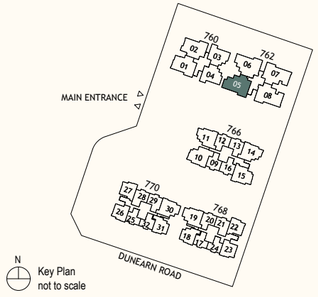
762 Dunearn Road
#02-05 to #19-05



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		

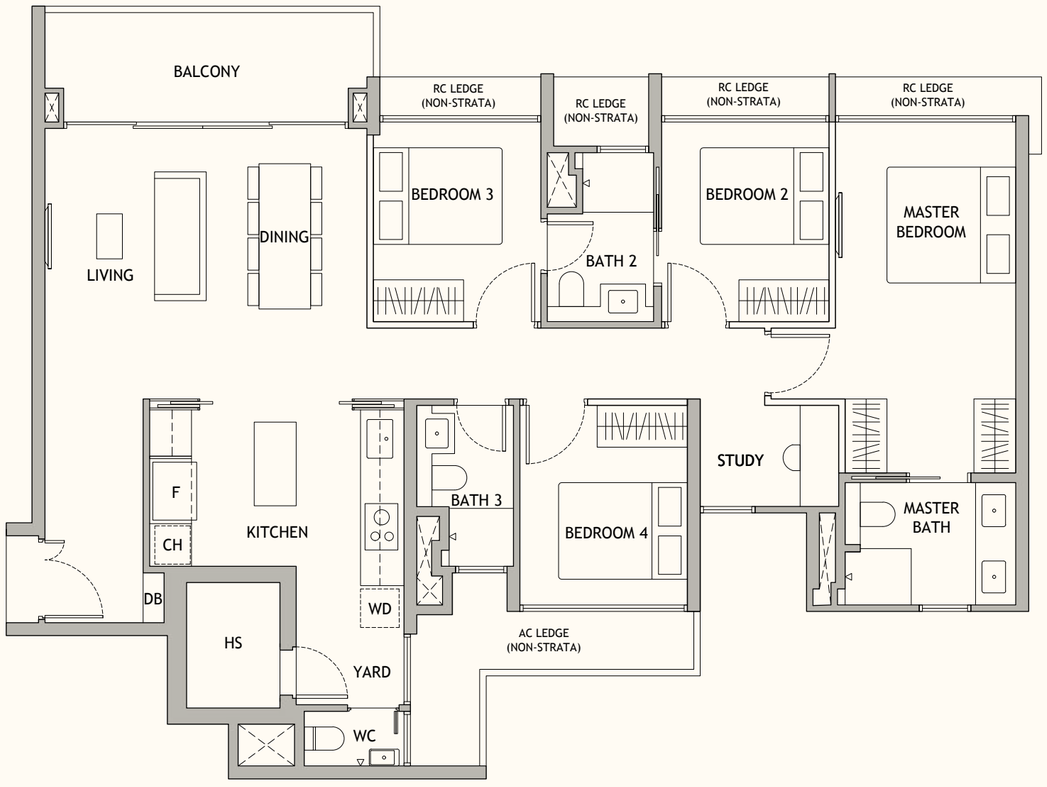
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PINNACLE COLLECTION
4-Bedroom Premium + Study

Type DPSI
128 sqm | 1378 sqft

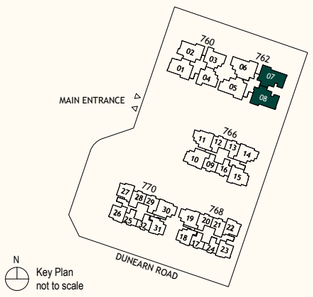
762 Dunearn Road
#02-07 to #19-07
#02-08* to #19-08*



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

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.

中建地產 CSC LAND GROUP

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.

SEKISUI HOUSE

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



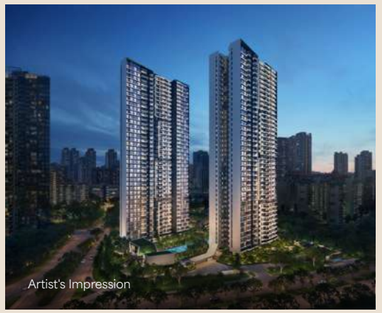
Rivière



ELTA



One Holland Village



The Orie



VERDALE



Hillhaven



The Robertson Opus

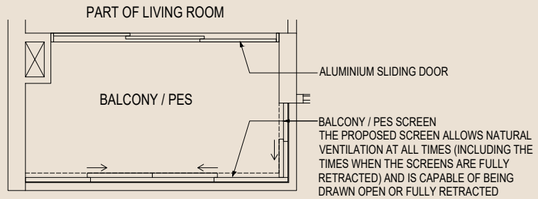


Twin VEW

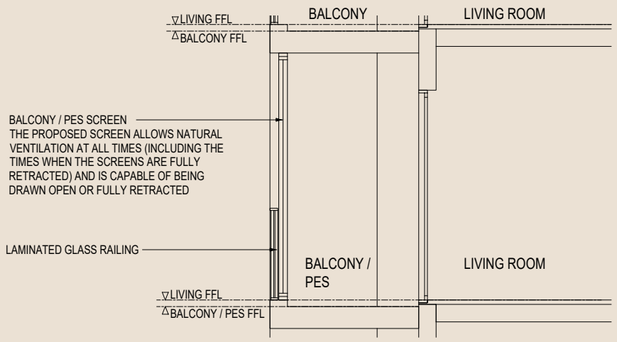


Seaside Residences

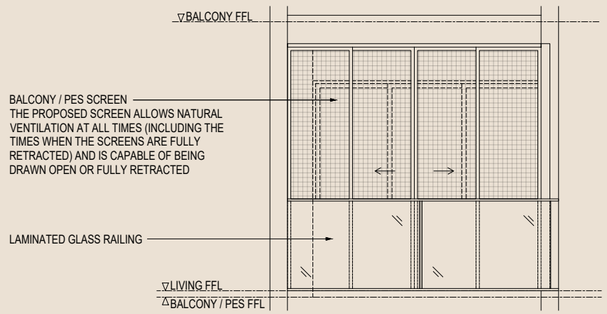
Approved Balcony Screen/ PES Screen Design



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: C1552 | 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 03013M MK 15 at Dunearn Road

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This brochure is printed on 30 June 2026.

