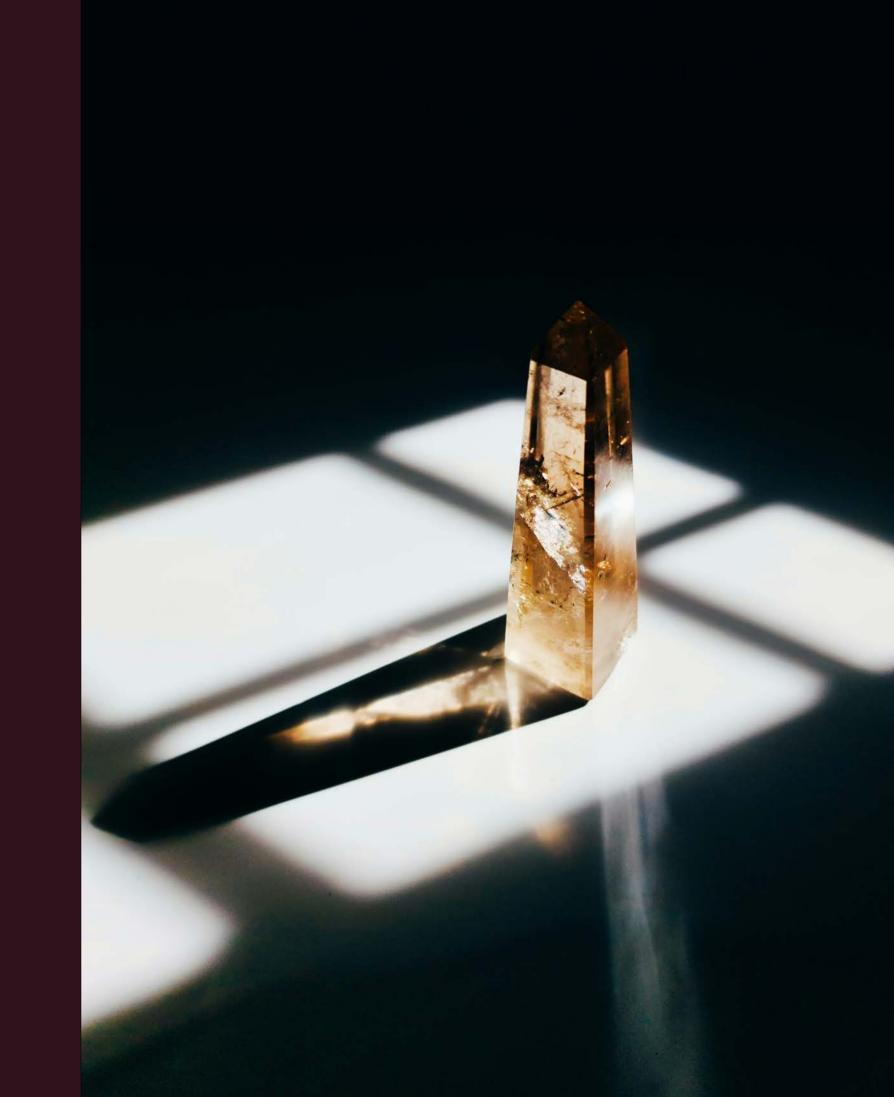


LUXURY REMASTERED

RARITY





RARE IS
THE WORK OF ART
THAT GIVES YOU
A WINDOW
INTO ANOTHER
WORLD

FORGED IN SINGULARITY

From a legacy of crafting collectible and liveable luxury, UOL unveils its latest masterpiece for those with an eye for the extraordinary — UPPERHOUSE at Orchard Boulevard. With an address in prime District 10 mere steps away from the vibrant Orchard Road Lifestyle & Shopping District, bask in a home where the finest in life is all yours for the taking.





MASTERING THE ART OF HOME

MEYER HOUSE



WATTEN HOUSE

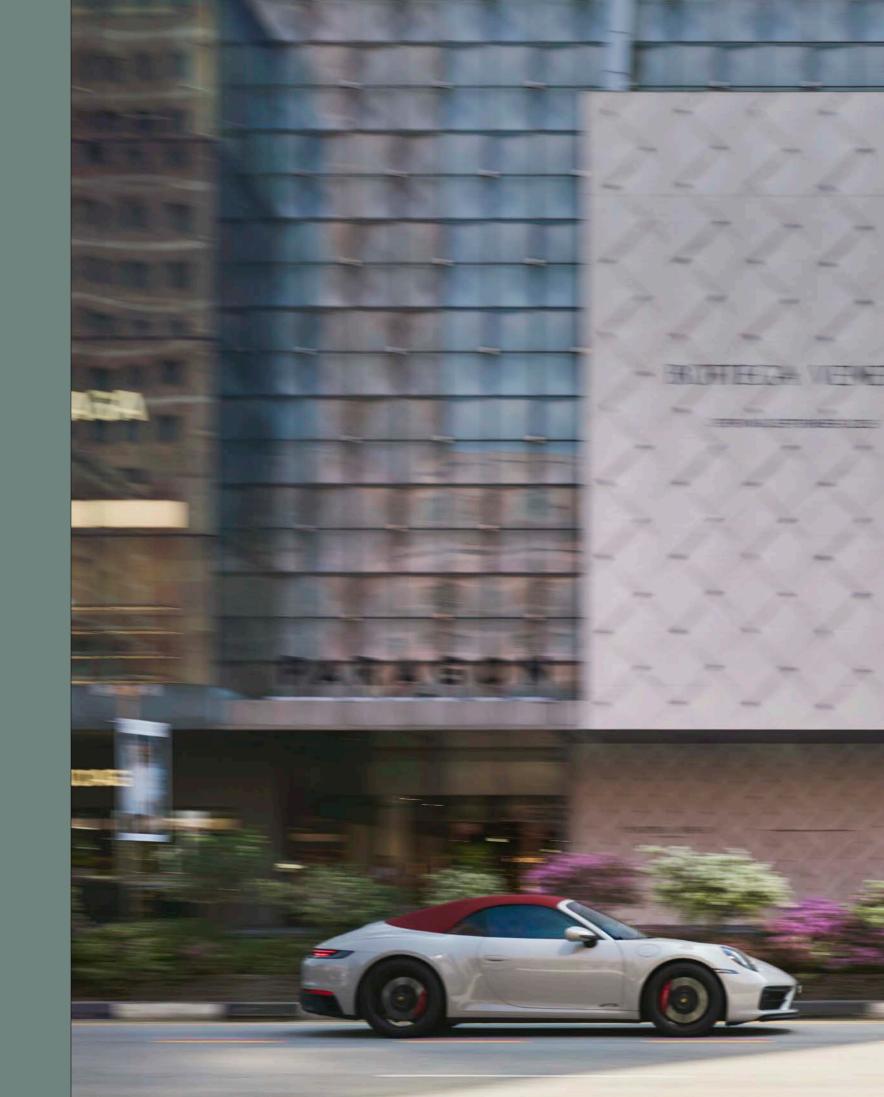


Nestled amidst prime enclaves, the Masterpiece Collection by UOL Group Limited is a bold testament to the art of home. From the serene elegance of 'Mansion in the Park' at Meyer House to the refined sophistication of 'Tranquillity on the Hill' at Watten House, and now UPPERHOUSE at Orchard Boulevard with 'An Address that Says It All' — each project marks a distinct chapter in UOL's evolving luxury journey.

UPPERHOUSE AT ORCHARD BOULEVARD



RHYTHM

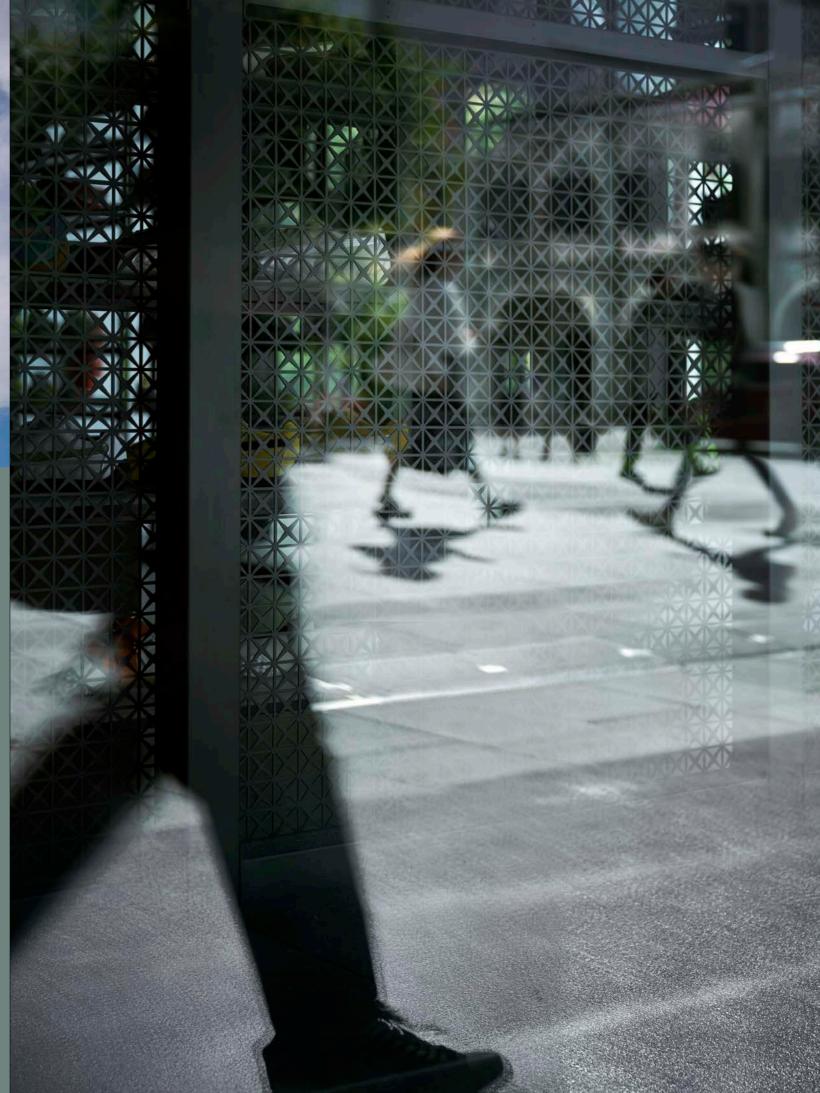




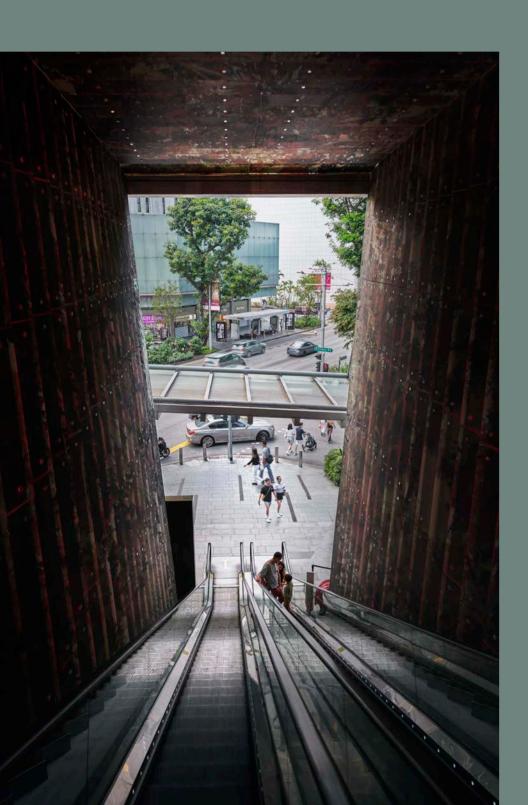


A MASTERSTROKE ON THE CITY'S CANVAS

With Orchard Road as your vibrant canvas, enjoy having life revolve around you. From designer boutiques and art galleries to Michelin-starred restaurants and exclusive clubs, indulge your every desire at this celebrated street, world-famous for good reason.





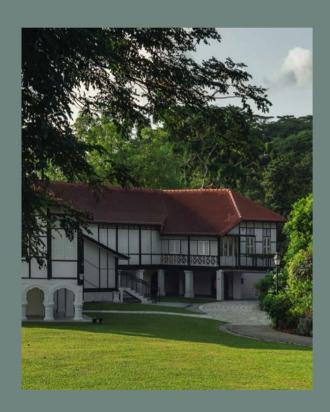






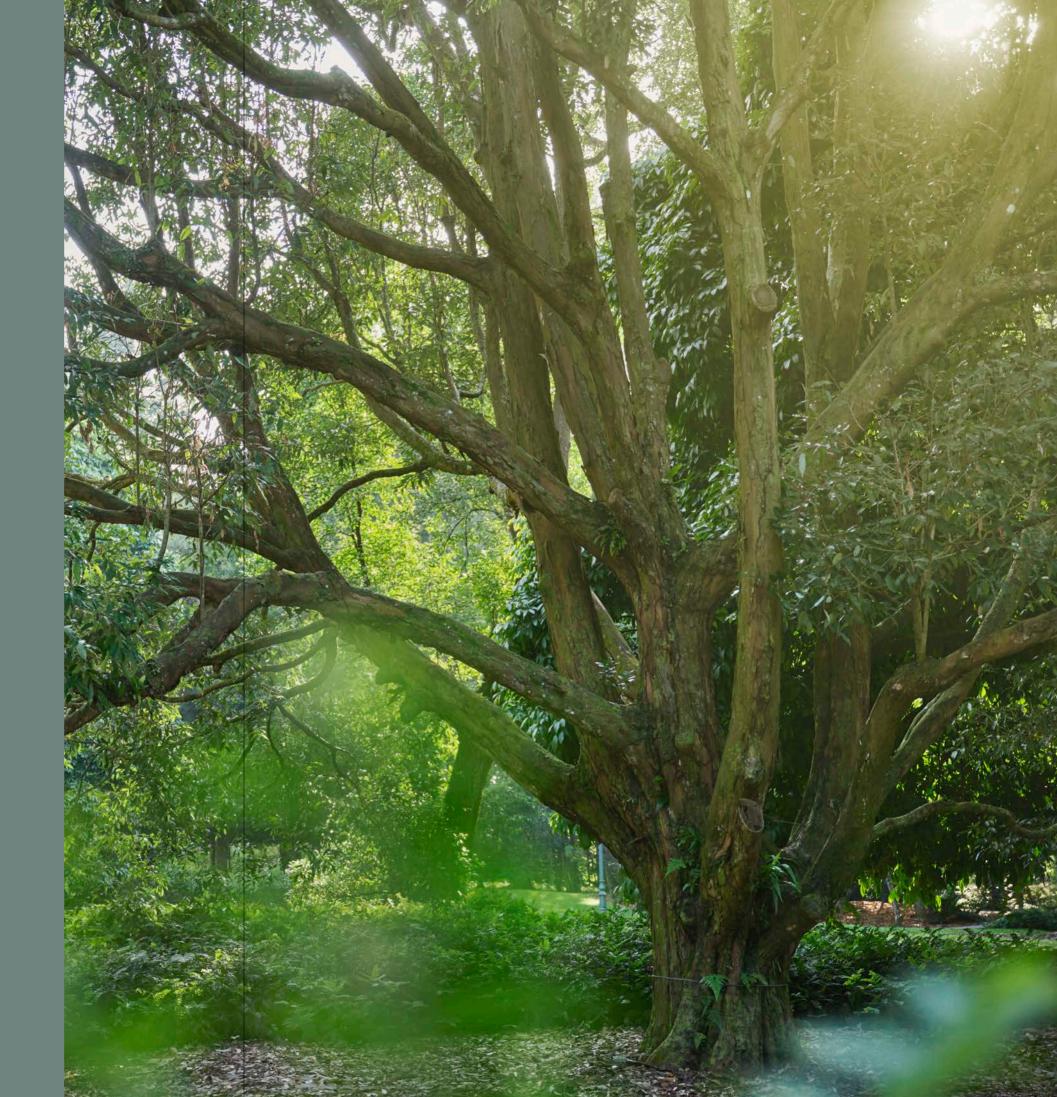
A short drive away, a wealth of options await. Over at charming Dempsey Hill and bohemian Holland Village, discover relaxed dining and leisure experiences that provide a contrasting rhythm to the urban energy of Orchard Road.

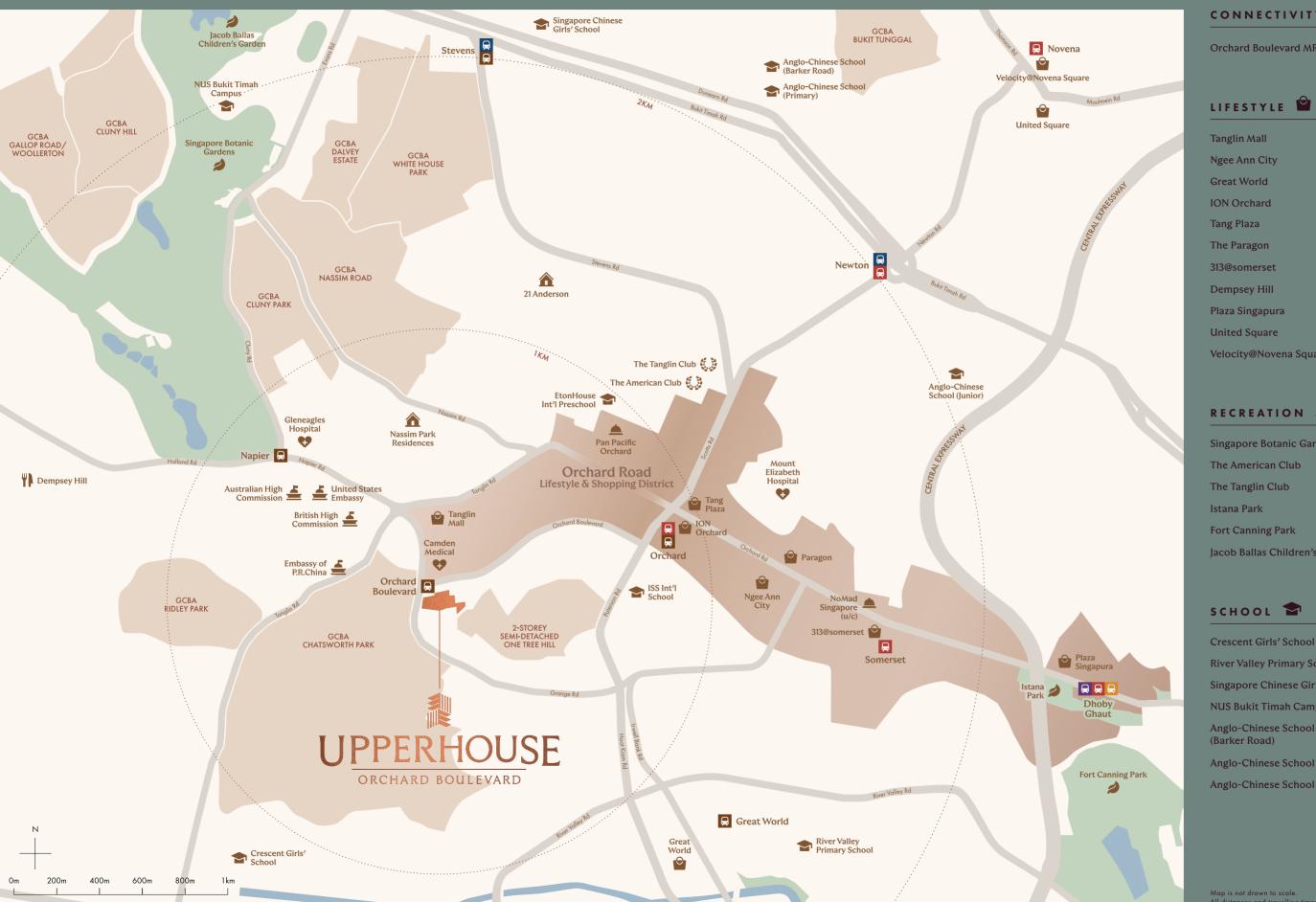
The Central Business District is also easily accessible, where continuous revitalisation transforms this financial and commercial hub into a dynamic fusion of work and play.



SANCTUARY IN HUES OF GREEN

UPPERHOUSE at Orchard Boulevard has you just steps away from the Singapore Botanic Gardens, a UNESCO World Heritage Site. Home to more than 10,000 species of flora spread over 82 hectares, its sprawling grounds invite leisurely discovery.





CONNECTIVITY 💂



Orchard Boulevard MRT

1-min walk

LIFESTYLE P

Tanglin Mall	••	3-min wal
Ngee Ann City	a	4-min driv
Great World	a	4-min driv
ION Orchard	a	5-min driv
Tang Plaza	a	6-min driv
The Paragon	a	6-min driv
313@somerset	a	6-min driv
Dempsey Hill	a	6-min driv
Plaza Singapura	a	8-min driv
United Square	a	9-min driv
Velocity@Novena Square		10-min dri

RECREATION 💋 🍪



Singapore Botanic Gardens	10-min wall
The American Club	a 6-min drive
The Tanglin Club	a 6-min drive
Istana Park	a 8-min drive
Fort Canning Park	a 8-min drive
Jacob Ballas Children's Garden	☐ 10-min driv

SCHOOL 2

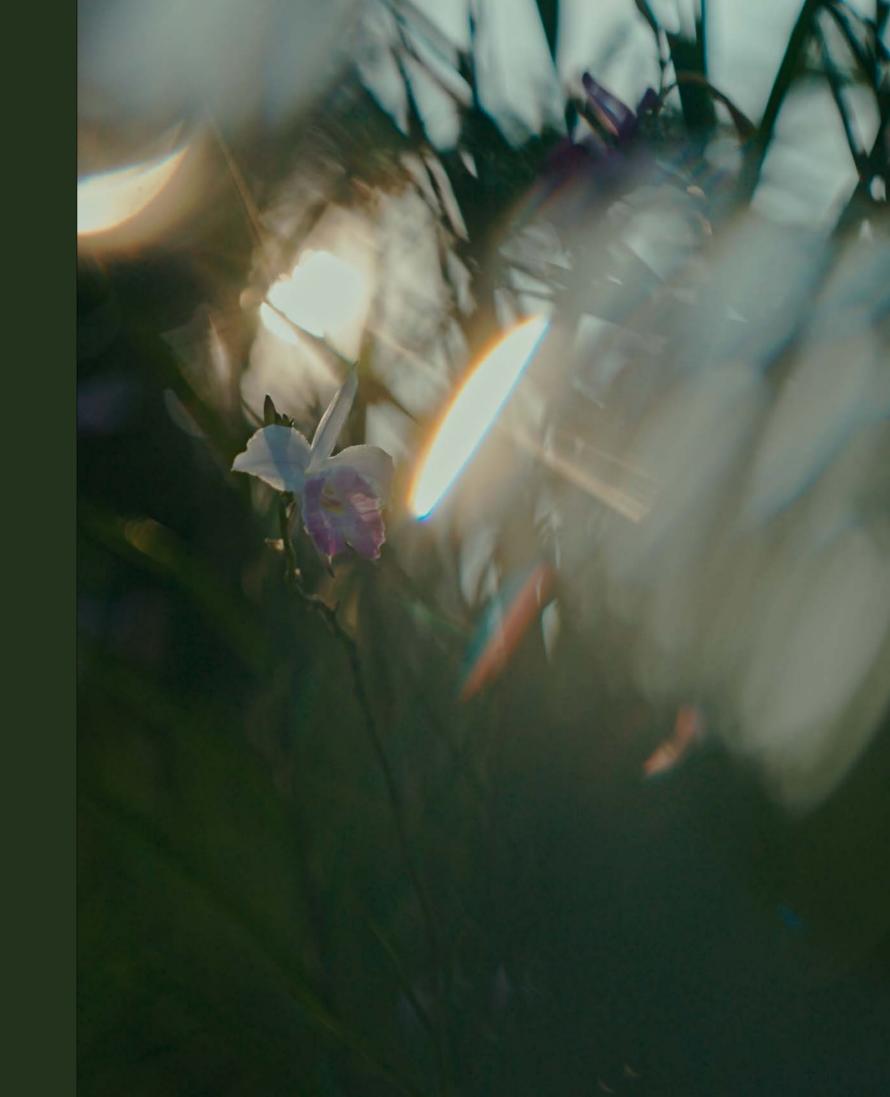


River Valley Primary School	← 6-min drive
Singapore Chinese Girls' School	≈ 8-min drive
NUS Bukit Timah Campus	□ 9-min drive
Anglo-Chinese School (Barker Road)	9-min drive
Anglo-Chinese School (Primary)	角 11-min drive
Anglo-Chinese School (Junior)	角 11-min drive

≈ 5-min drive

Map is not drawn to scale.
All distances and travelling times are approxim

BALANCE





NATURE IN YOUR FOREGROUND AND HOME GROUND

Presenting a rare harmony, UPPERHOUSE at Orchard Boulevard masterfully reconciles the vibrancy of the city with the tranquillity of a verdant sanctuary. Revel in a haven of green right at home, artfully landscaped to bring nature closer.





Discover a serene respite amidst lush gardens, quiet alcoves and flowing pools, a setting enhanced by landscaping that seamlessly merges with the greenery of the adjacent park. Take a refreshing dip in the pool while soaking in the stunning vista, or host delightful gatherings with friends and family. Gourmet Pavilion

Artist's Impression







From intimate get-togethers to high-powered meetings, you'll find settings that offer both sophistication and functionality.



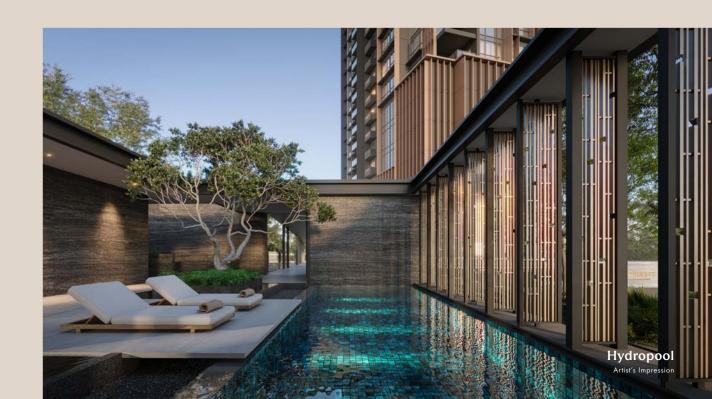


YOUR SPA GETAWAY

Cross the Villa Bridge and enter a realm of pure relaxation. In the style of luxurious resorts, The Botanical Villa is your very own private wellness retreat. An immaculately appointed spa pavilion stands ready for your session with your favourite therapist. Overlooking the park, the tranquil spa pool is an invitation to soak your cares away.

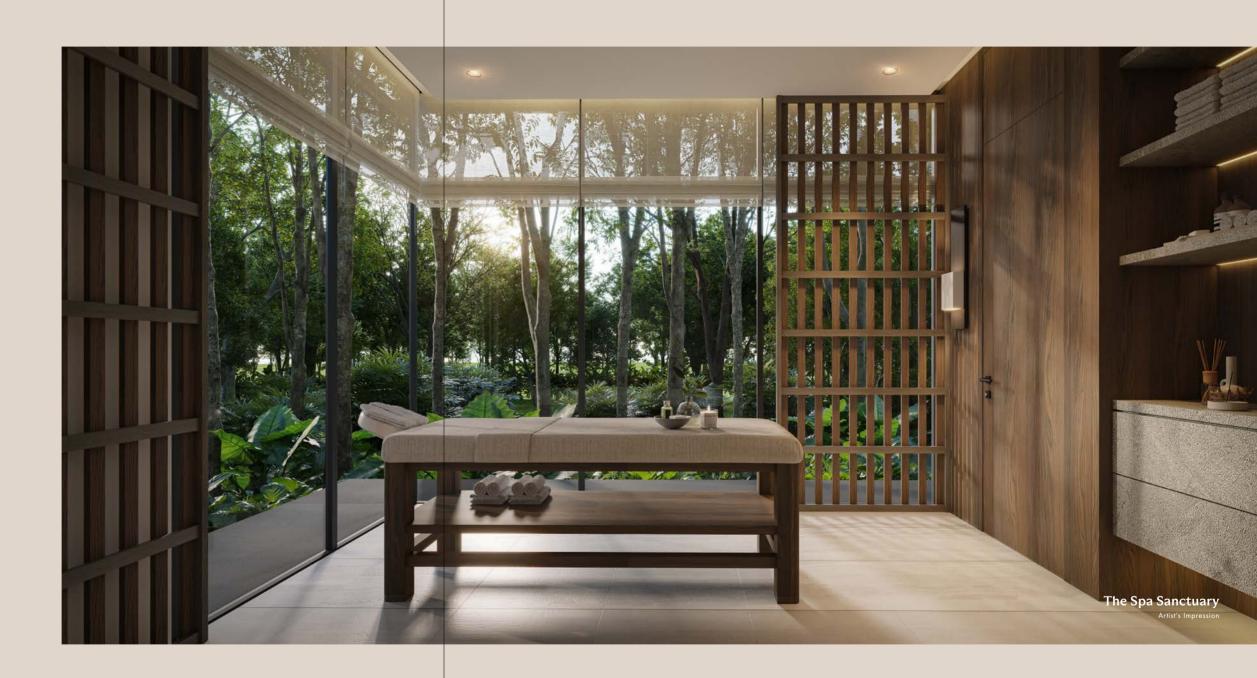




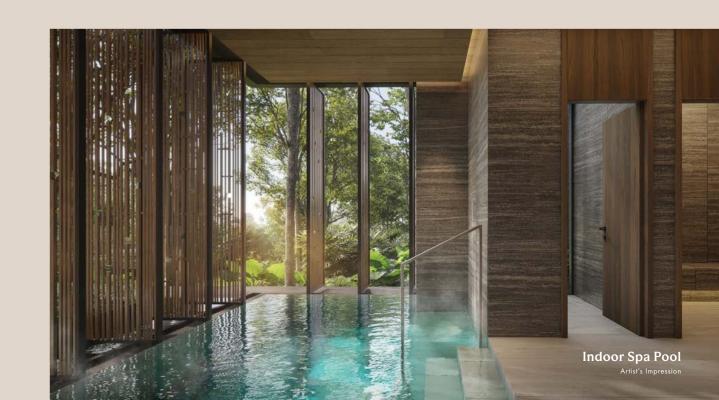


THE GOLDEN RATIO OF FUNCTION AND WARMTH

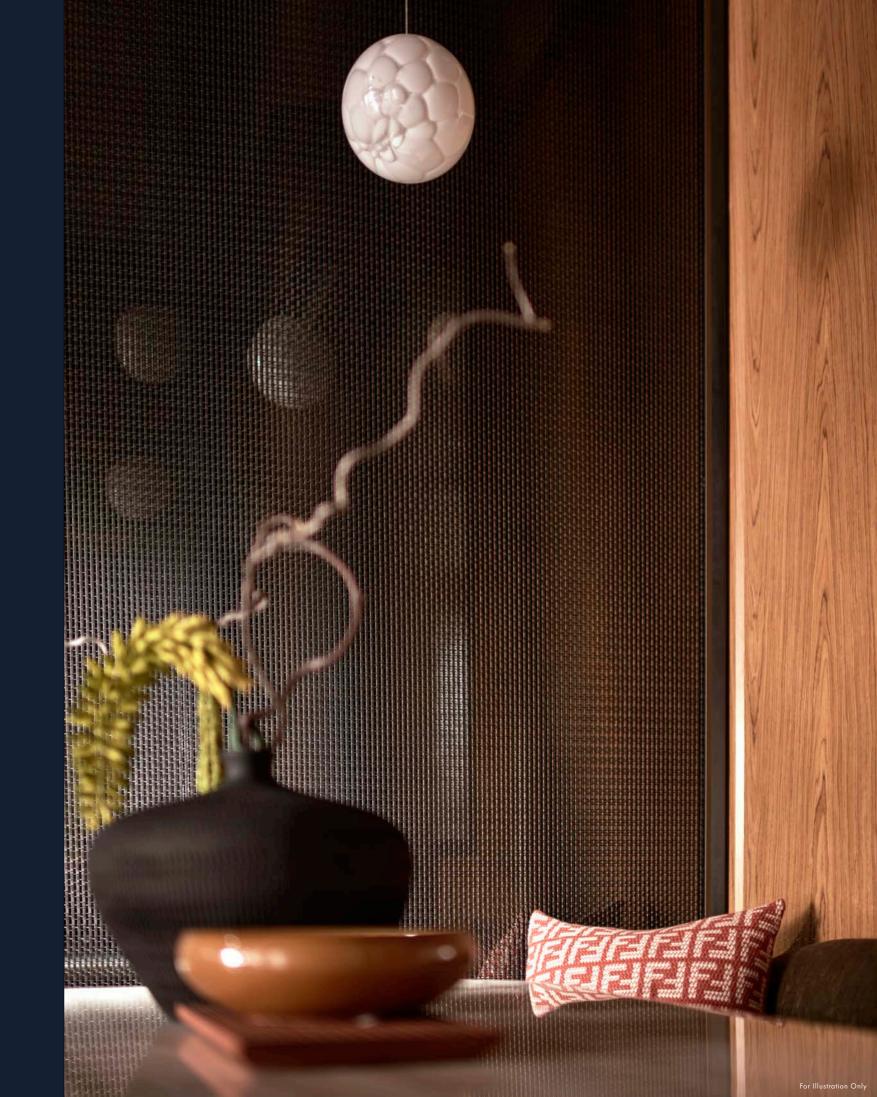
Bask in a host of recreational facilities designed to help you find your equilibrium. Spaces for solitude and reflection sit alongside venues for socialising and connection. Areas that stimulate and energise are balanced by oases that calm and restore.







ACCENT





LUXURY IN EVERY SHADE

At last, a home that shares your attention to detail and your taste for the finest. Savour an uncommon spaciousness with well-considered layouts and high ceilings. Sophisticated finishes and designer fittings complete an abode that truly elevates the everyday.





LIFE IS A TAPESTRY WOVEN OF TREASURED MOMENTS





DETAILS PAINT A PICTURE OF PERFECTION









offerings: the Bespoke Collection and the Signature Collection.
Revel in ultimate luxury with the 4-Bedroom Suites of the
Bespoke Collection, or let the 1-Bedroom + Study to
3-Bedroom Premium residences of the Signature Collection
speak of your cosmopolitan sophistication. Whichever home
you choose, luxuriate in a curation of fittings from brands
renowned for craftsmanship and quality.

BESPOKE

(4-Bedroom Suit

Rimadesio Walk-In Wardrobe for Master Bedroom

Caccaro Wardrobes for all other Bedrooms

Gessi and Laufen Sanitary Fittings for Bathrooms

Ernestomeda Kitchen Cabinetry at Gourmet Kitchen Bar and Asian Kitchen

Rosso Levanto Marble Island Worktop for Gourmet Kitchen Bar

Full Suite of V-ZUG Kitchen Appliance

Additional V-ZUG Kitchen Provision

- Integrated Oven
- Integrated Dishwasher
- Integrated Steam Oven
- Vacuum Drawe

SIGNATURE

(1-Bedroom + Study to 3-Bedroom Premium)

Caccaro Wardrobes for all Bedrooms

Gessi and Laufen Sanitary Fittings for Bathrooms

Full Suite of V-ZUG Kitchen Appliance

From the elegance of Italian-crafted Rimadesio and Caccaro wardrobes to the culinary mastery of Ernestomeda kitchens and the Swiss precision of V-ZUG appliances, premier European design defines every space. Alongside Gessi and Laufen fittings in your personal sanctuary, these brands come together to create a home of exceptional quality and discernment.

WARDROBE SYSTEMS

Rimadesio

caccaro

(Exclusively for BESPOKE)

KITCHEN SYSTEMS



(Exclusively for BESPOKE)

KITCHEN APPLIANCES



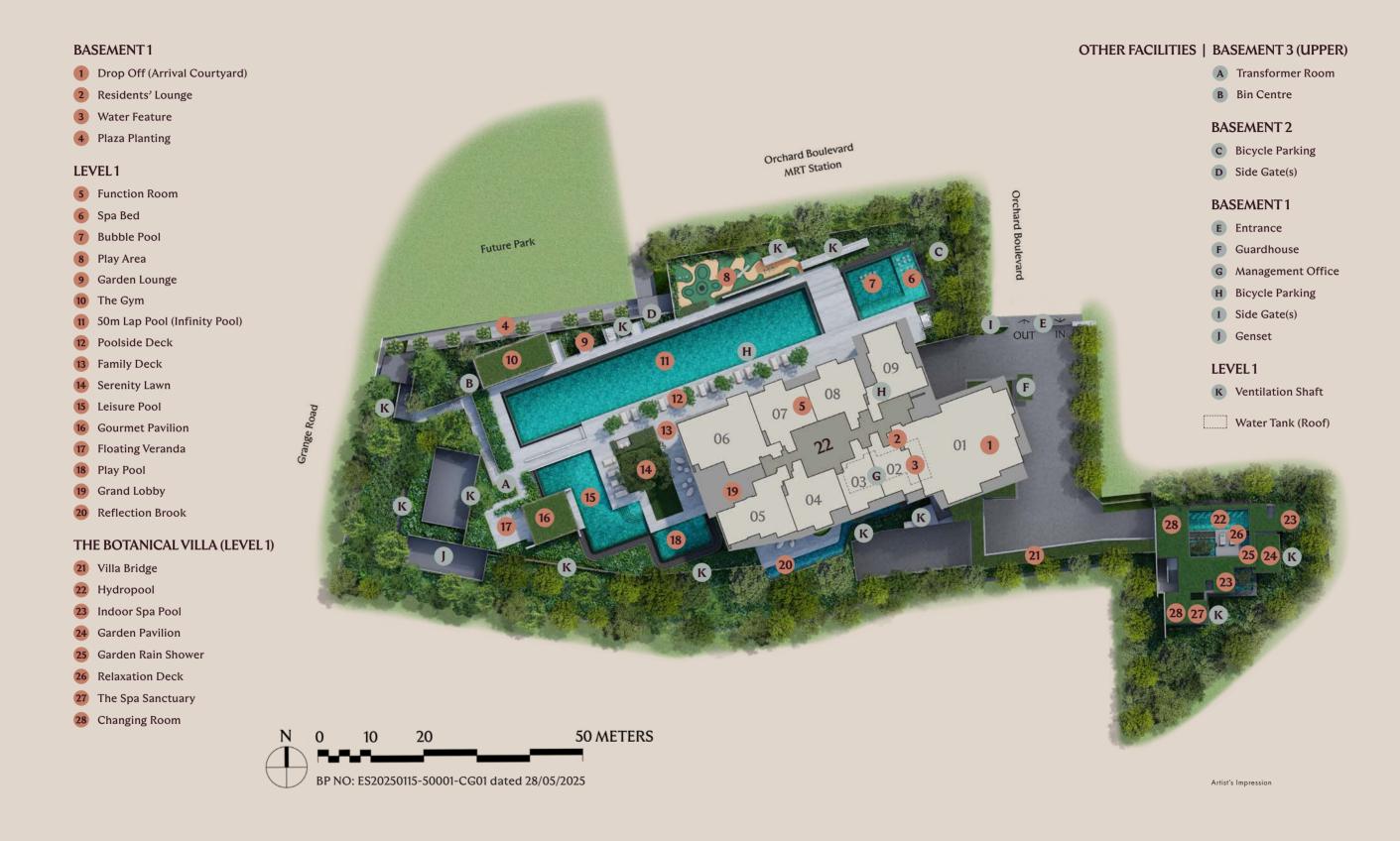
SANITARY FITTINGS



LAUFEN



YOUR HOME GROUND





YOUR CHOICE UNITS

22 ORCHARD BOULEVARD, SINGAPORE 249628										
UNIT	01	02	03	04	05	06	07	08	09	
R										
35	DP2	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2	
34	DP1	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2	
33	DP2	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2	
32	DP1	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2	
31	DP2	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2	
30	DP1	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2	
29	DP2	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2	
28	DP1	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2	
27	DP2	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2	
26	DP1	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2	
25	DP2	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2	
24	DP1	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2	
23	DP2	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2	
22	DP1	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2	
21	DP2	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2	
20	DP1	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2	
19	DP2	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2	
18	DP1	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2	
17	DP2	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2	
16	DP1	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2	
15	DP2	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2	
14	DP1	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2	
13	DP2	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2	
12	DP1	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2	
11	DP2	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2	
10	DP1	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2	
09	DP2	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2	
08	DP1	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2	
07	DP2	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2	
06	DP1	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2	
05	DP2	AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2	
04		AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2	
03		AS1	AS1	BP1	BPS1	CP1	BP1	BP2	BPS2	
02			AS1	BP1	BPS1	CP1	BP1	BP2		
01				FACILITI	ES AND LAN	IDSCAPE				
B1 -	DROP-OFF / CARPARK									
B2	CARPARK / RETAIL									
В3					CARPARK					

1-BEDROOM + STUDY

Type AS1 | 44 sqm (474 sqft)

2-BEDROOM PREMIUM

2-BEDROOM PREMIUM + STUDY 3-BEDROOM PREMIUM

4-BEDROOM SUITE
(With Private Lift & Carpark Lot)

Type BP1 | 65 sqm (700 sqft) **Type BPS1** | 71 sqm (764 sqft) **Type BP2** | 65 sqm (700 sqft) **Type BPS2** | 71 sqm (764 sqft) **Type CP1** | 94 sqm (1012 sqft)

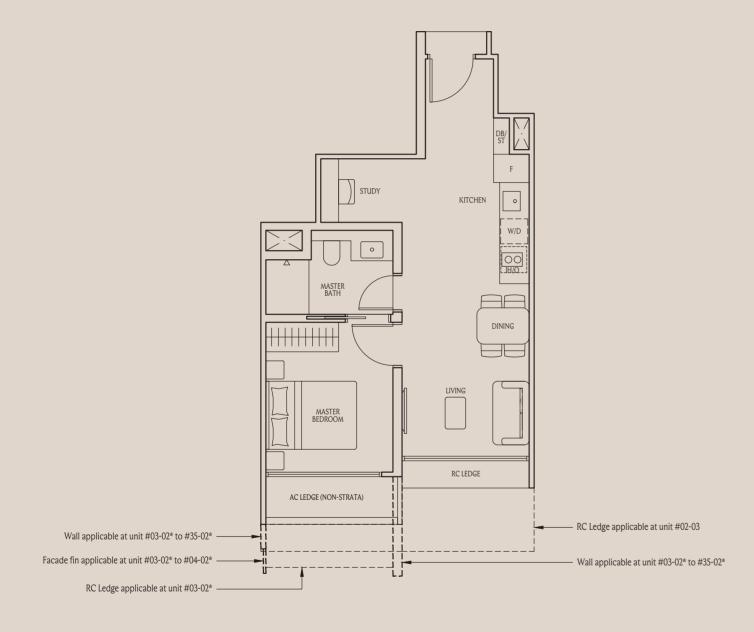
Type DP1 | 191 sqm (2056 sqft) **Type DP2** | 191 sqm (2056 sqft)



1-BEDROOM + STUDY

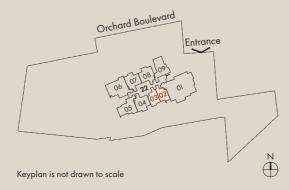
Type AS1 44 sqm (474 sqft)

#02-03 to #35-03 #03-02* to #35-02*





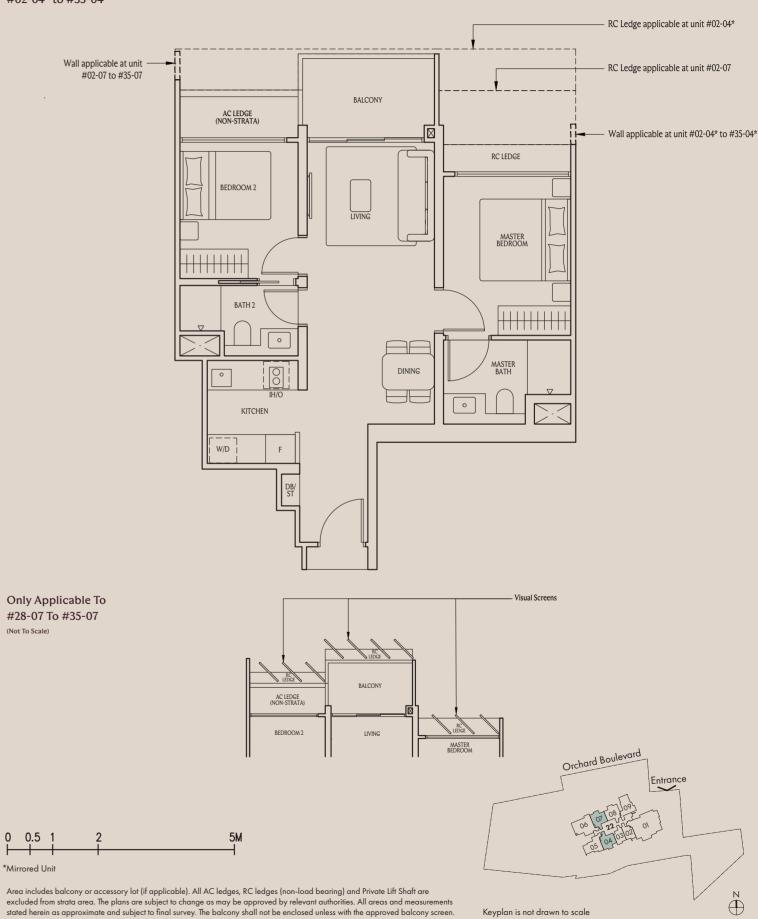
Area includes balcony or accessory lot (if applicable). All AC ledges, RC ledges (non-load bearing) and Private Lift Shaft are excluded from strata area. The plans are subject to change as may be approved by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen.



2-BEDROOM PREMIUM

Type BP1 65 sqm (700 sqft)

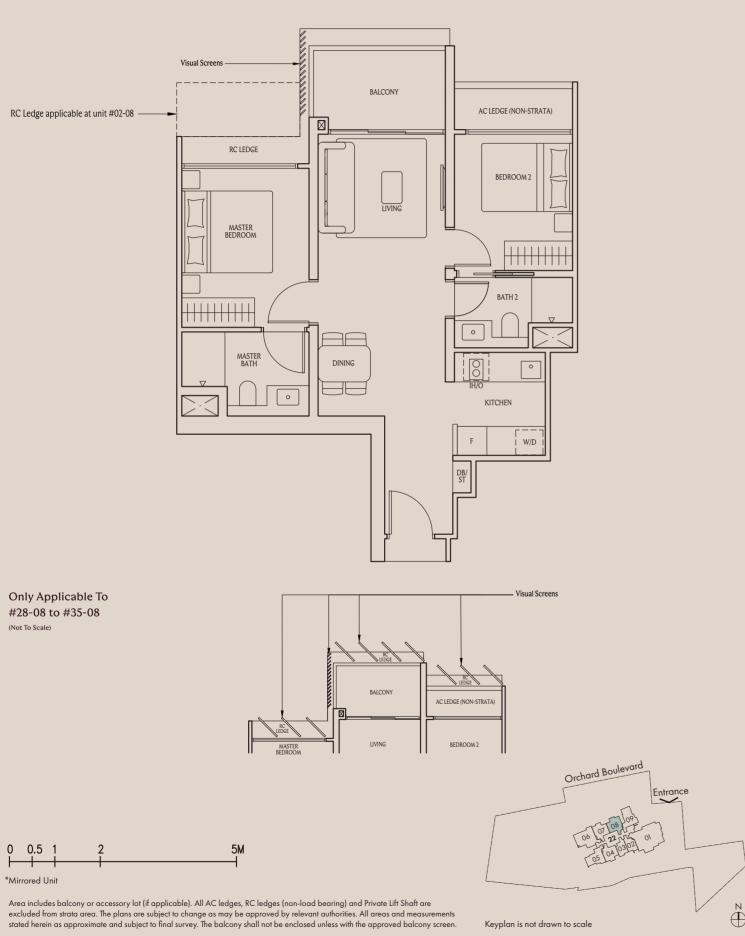
#02-07 to #35-07 #02-04* to #35-04*



2-BEDROOM PREMIUM

Type BP2 65 sqm (700 sqft)

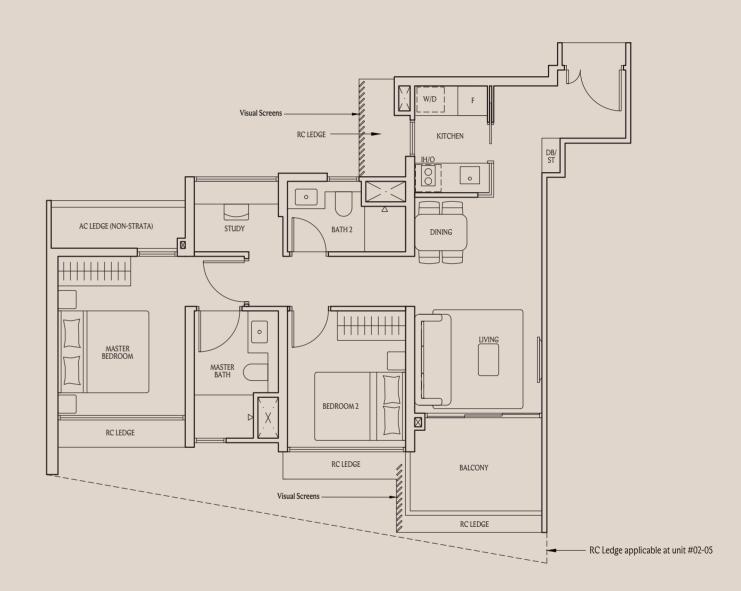
#02-08 to #35-08

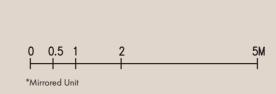


2-BEDROOM PREMIUM + STUDY

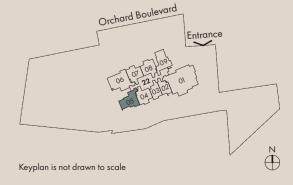
Type BPS1 71 sqm (764 sqft)

#02-05 to #35-05





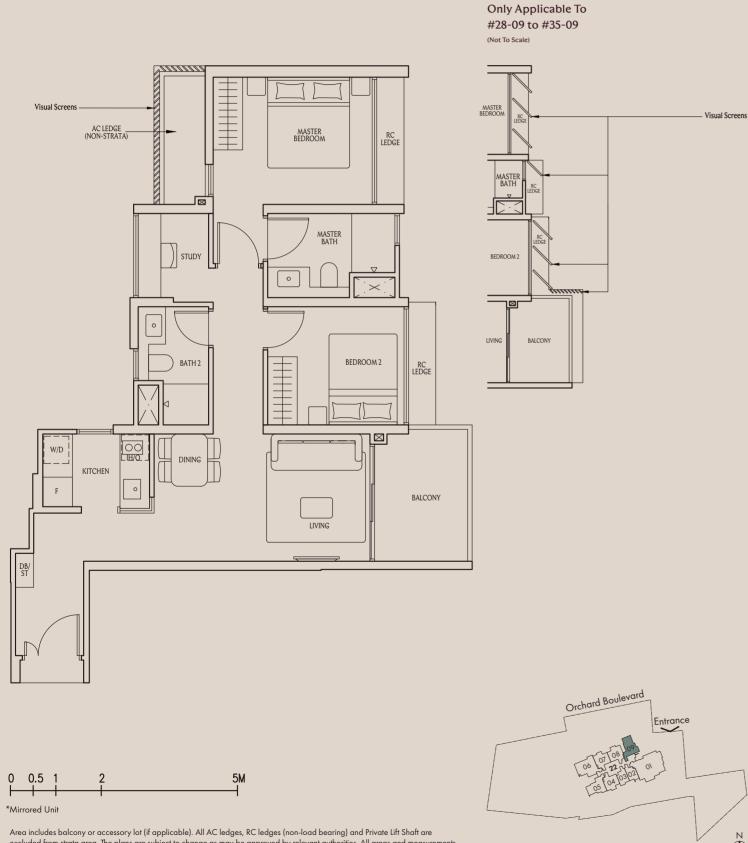
Area includes balcony or accessory lot (if applicable). All AC ledges, RC ledges (non-load bearing) and Private Lift Shaft are excluded from strata area. The plans are subject to change as may be approved by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen.



2-BEDROOM PREMIUM + STUDY

Type BPS2 71 sqm (764 sqft)

#03-09 to #35-09



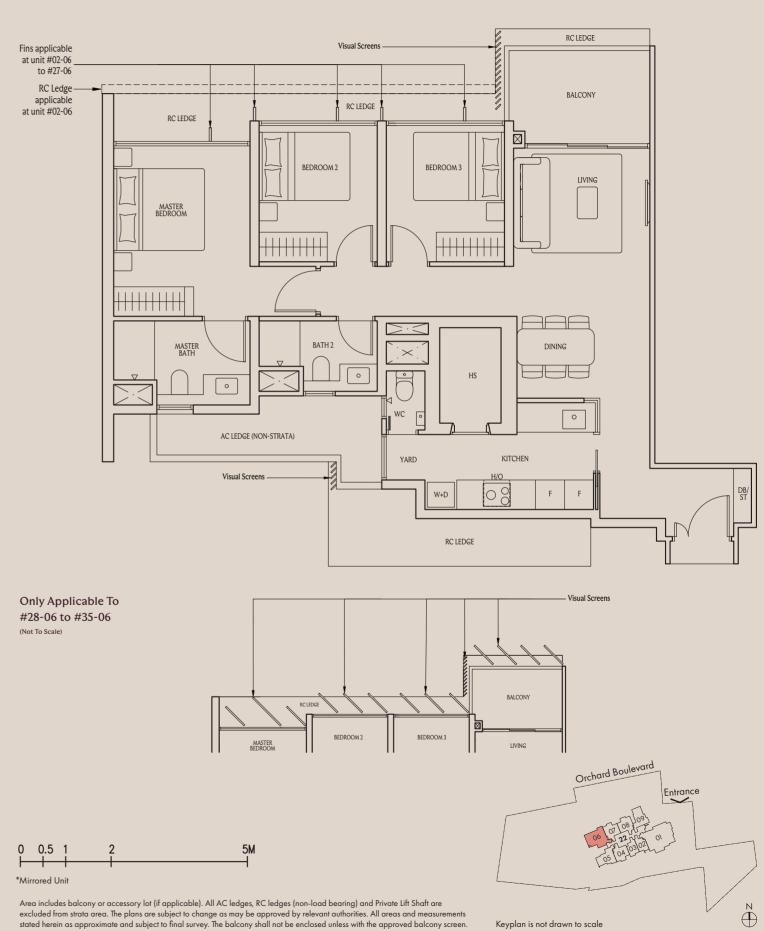
Area includes balcony or accessory lot (if applicable). All AC ledges, RC ledges (non-load bearing) and Private Lift Shaft are excluded from strata area. The plans are subject to change as may be approved by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen.



3-BEDROOM PREMIUM

Type CP1 94 sqm (1012 sqft)

#02-06 to #35-06



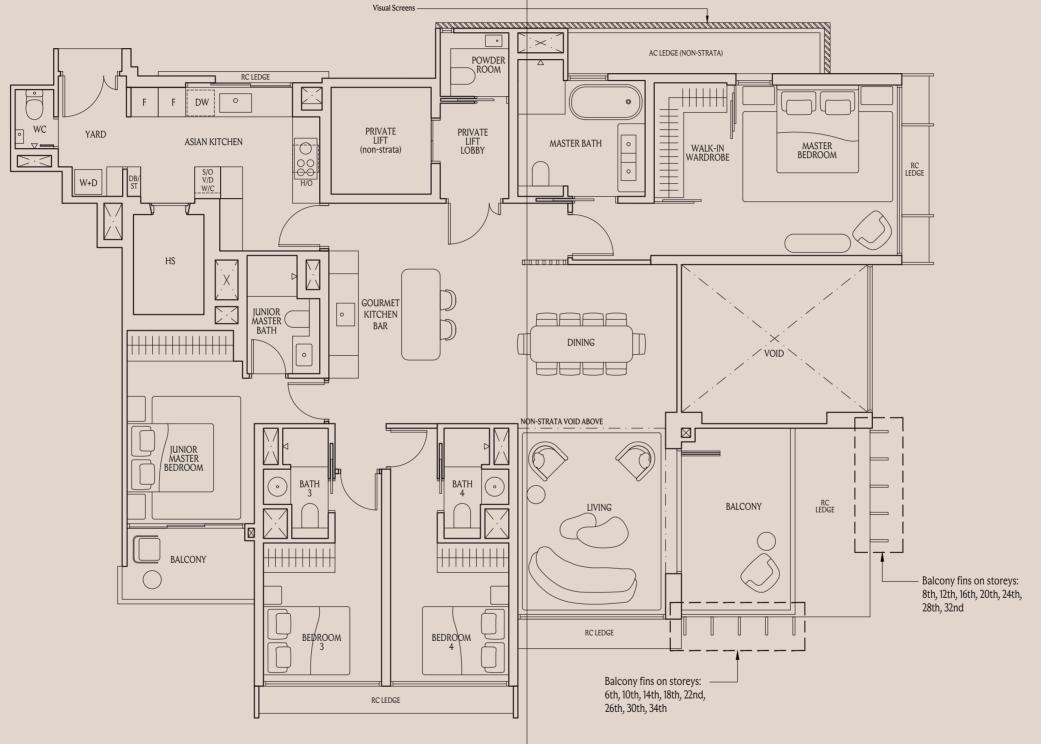
UPPERHOUSE BESPOKE

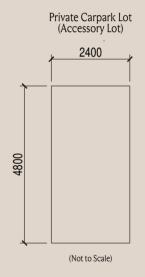
4-BEDROOM SUITE

(With Private Lift & Carpark Lot)

Type DP1 191 sqm (2056 sqft)

#06-01 to #34-01 (Only Applicable At Even Storeys)







Keyplan is not drawn to scale

0 0.5 1

*Mirrored Unit

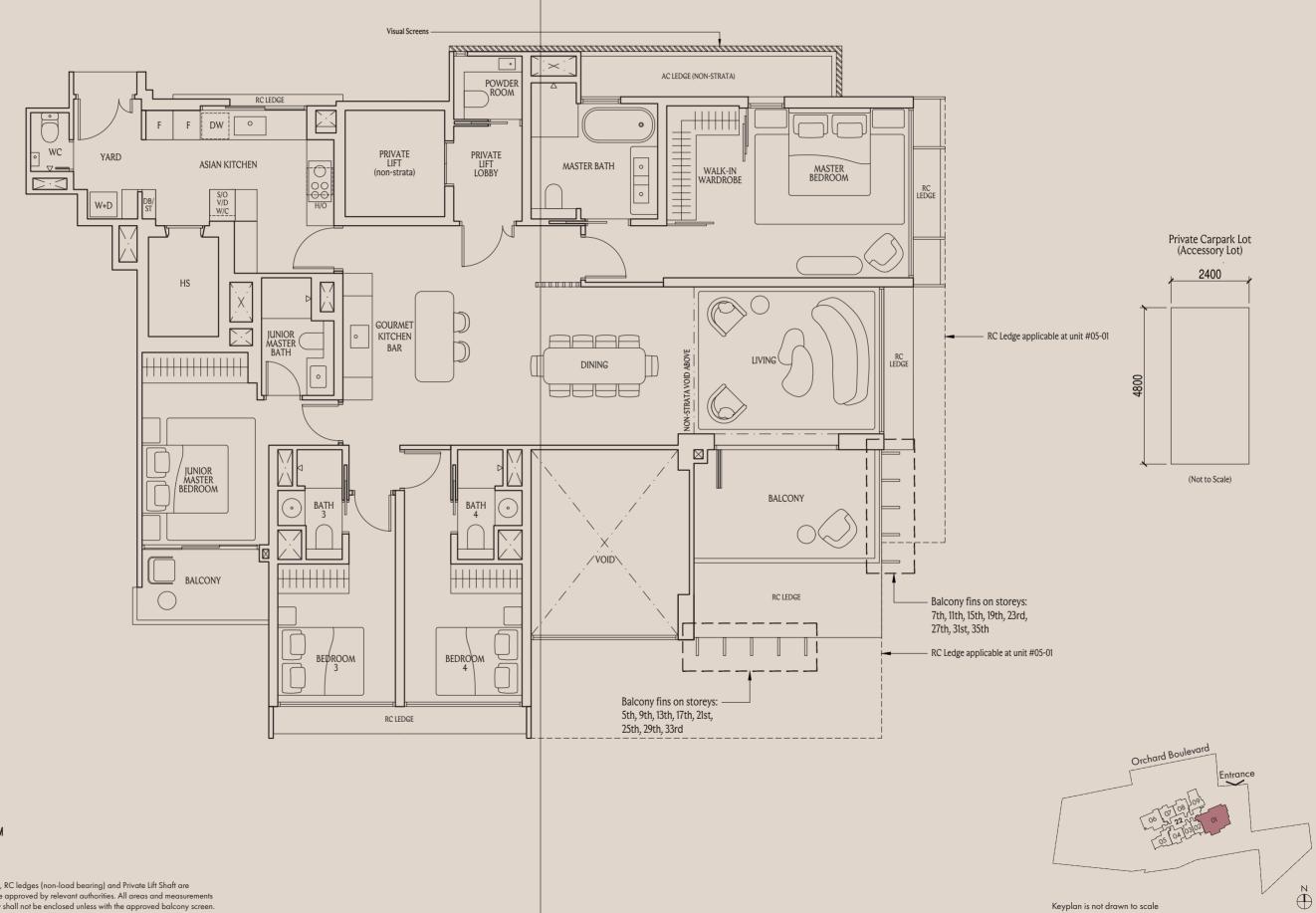
Area includes balcony or accessory lot (if applicable). All AC ledges, RC ledges (non-load bearing) and Private Lift Shaft are excluded from strata area. The plans are subject to change as may be approved by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen.

4-BEDROOM SUITE

(With Private Lift & Carpark Lot)

Type DP2 191 sqm (2056 sqft)

#05-01 to #35-01 (Only Applicable At Odd Storeys)



Area includes balcony or accessory lot (if applicable). All AC ledges, RC ledges (non-load bearing) and Private Lift Shaft are excluded from strata area. The plans are subject to change as may be approved by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen.

0 0.5 1 + Mirrored Unit

CREATING ENDEARING MASTERPIECES







MASTERPIECE

UOL Group Limited (UOL) is a leading Singapore-listed property and hospitality group with total assets of about \$23 billion. The Company has a diversified portfolio of development and investment properties, hotels and serviced suites in Asia, Oceania, Europe, North America and Africa. With a track record of over 60 years, UOL strongly believes in delivering product excellence and quality service in all its business ventures. UOL, through its hotel subsidiary Pan Pacific Hotels Group Limited, owns three acclaimed brands namely "Pan Pacific", PARKROYAL COLLECTION and PARKROYAL. The Company's Singapore-listed property subsidiary, Singapore Land Group Limited, owns an extensive portfolio of prime commercial assets and hotels in Singapore.

UOL has won numerous accolades including Distinguished Patron of the Arts Award by National Arts Council, Champions of Good by National Volunteer & Philanthropy Centre, Sustainability Impact Awards by The Business Times and UOB, Community Chest Awards, the Building and Construction Authority Quality Excellence Award, Council on Tall Buildings and Urban Habitat Awards, and FIABCI Prix d'Excellence Award.



SINGAPORELAND

Singapore Land Group Limited (SingLand) is a premier real estate company listed since 1971. Working across a diverse portfolio of real estate including commercial offices, residential and retail properties and hotels, SingLand takes a holistic approach to development. Our residential portfolio is made up of a stellar cast of properties including Mon Jervois and V on Shenton while our commercial assets include some of Singapore's best-known commercial and retail landmarks such as UIC Building, Singapore Land Tower, The Gateway and Marina Square. From setting benchmarks to building landmarks, our residential and commercial portfolios represent our dedication to creative excellence and ambition to create inclusive and sustainable environments that elevate communities towards a better future.

Developer: United Venture Development (No. 7) Pte. Ltd. • UEN: 202322557C • Housing Developer's Licence Number: C1528 • Tenure of Land: 99 Years commencing from 20 May 2024
• Encumbrances: Mortgage(s) registered in favour of CIMB Bank Berhad • Expected date of Notice of Vacant Possession: 30 June 2029 • Expected date of Legal Completion: 30 June 2032
• Lot & Town Subdivision Number: Lot 2401M TS 24 at Orchard Boulevard

Disclaimer: While every reasonable care has been taken in preparing this brochure and in constructing the models and showflats, the developer and the marketing agent cannot be held responsible for any inaccuracies or omissions. Visual representations, models, showflat displays and illustrations, photographs, art renderings and other graphic representations and references are intended

is subject to inspection by the relevant authorities to comply with the current codes of practice. All information, specifications, renderings, visual representations and plans are current at the time of publication and are subject to change as may be required by us and/or the competent authorities and shall not be regarded as statements or representations of fact. All plans are subject to amendments as directed and/or approved by the building authorities. All areas are approximate measurements only and subject to final survey. The Sale and Purchase Agreement shall form the entire agreement between us, the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to the signing of the Sale and Purchase Agreement and

shall in no way be modified by any statements, representations or promises made by us or the marketing agent.





