



THE
ranz

109 Rangoon Road • FREEHOLD



Simplicity, at its best PROXIMITY, AT ITS FINEST

Live in comfort at The Ranz, a freehold city fringe development, with 14 apartments including 2 duplexes and 3 shops space right in the heart of convenience. Go carbon free, and embrace a green, car-lite lifestyle in this urban space. A 5-minute walk to the nearby Farrer Park MRT or take a short drive to the major expressways for seamless connection to anywhere across the island. Multiple shopping and dining spots are within reach, whether modern or traditional choices are your preference for the day.

Indulge in the comfort of essential living at The Ranz.

 5 mins walk to
Farrer Park MRT

Artist's Impression



JUST A TURN AWAY

Experience the best of a car-lite lifestyle, with easy connectivity. The extensive and growing MRT network is accessible in minutes, via the Farrer Park MRT station, which brings you to Orchard shopping belt, city centre and business districts. Alternatively, get a ride through Race Course Road, for a faster commute via major expressways like the CTE or PIE.



Farrer Park MRT
4-min walk



Major Expressways

LEGEND

- East-West MRT Line
- North-South MRT Line
- North East MRT Line
- Circle MRT Line
- Downtown MRT Line
- Thomson-East Coast MRT Line

ACCESSIBILITY

- Dhoby Ghaut — 2 stops
- Bugis — 3 stops
- Clarke Quay — 3 stops
- Orchard — 4 stops
- City Hall — 3 stops
- Raffles Place — 4 stops
- Marina Bay — 5 stops

Multi-faceted amenities ALL WITHIN THE RADIUS

SHOP & DINE

Step out to a multitude of options. Stroll to nearby malls to update your wardrobe, sporting gear, and household items. Pick up your groceries for the week, bond over coffee and catch the latest blockbuster at the same time.

Tuck into local delicacies at local coffee shops just across the street, or chill out at the cafes. Enjoy some of the best coffee brews in Singapore along Rangoon Road.

- City Square Mall – 9 mins' walk 
- Mustafa Centre – 9 mins' walk 
- Pek Kio Market & Food Centre – 7 mins' walk 
- Bendemeer Market & Food Centre – 9 mins' drive 
- Orchard Road – 9 mins' drive 
- Clarke Quay – 10 mins' drive 
- Esplanade – 11 mins' drive 
- Marina Bay Sands – 15 mins' drive 
- Harbourfront / Vivo City – 18 mins' drive 



Bendemeer Market & Food Centre



City Square Mall



Connexion
Farrer Park Hospital
One Farrer Hotel and Spa










Marina Bay
Financial Centre



SCHOOLS

In the vicinity, select a school with the best fit for your child's education – St Joseph Institution, Anglo Chinese School Junior, Bendemeer Primary School, HongWen School, Farrer Park Primary and St Margaret's Primary Schools.

- Farrer Park Primary School – 8 mins' walk 
- Bendemeer Primary School – 6 mins' drive 
- St. Joseph's Institution (Junior) – 7 mins' drive 
- Hong Wen Primary School – 6 mins' drive 
- Anglo-Chinese School (Junior) – 7 mins' drive 
- Anglo-Chinese School (Primary) – 12 mins' drive 
- St. Margaret's Primary School – 15 mins' drive 




St. Joseph's
Institution
(Junior)



MEDICAL CARE

Health is wealth. The Ranz is one of the few locations in Singapore where the best of both private and public hospitals is located close by with Farrer Park hospital is just a stone's throw away. A wider medical care facilities are available at KK Women's and Children's Hospital, Tan Tock Seng Hospital and Mount Elizabeth Novena Hospital.

- Farrer Park Hospital – 4 mins' walk 
- Connexion – 5 mins' walk 
- KK Women's & Children's Hospital – 4 mins' drive 
- Mount Elizabeth Novena – 9 mins' drive 

HOTELS

- One Farrer Hotel and Spa – 4 mins' walk 

BUSINESS

Time is business – make the most of it. Arrive at your meetings or workspace ahead of time. In no more than 20 minutes, a swift train or car ride to the business district will get you to your destination, in preparation for your day ahead.

- Raffles City – 12 mins' drive 
- Raffles Place – 12 mins' drive 
- Shenton Way – 17 mins' drive 
- Marina Bay Financial Centre – 17 mins' drive 



Artist's Impression



Artist's Impression

Master Bedroom



Artist's Impression

Master Bathroom

An abode ESSENTIALLY EQUIPPED

With its modern and efficient layouts, the 2-bedroom + study units feel spacious providing a high level of comfort and functionality, while large families would appreciate the openness that comes with well-ventilated and spacious 4-bedroom duplexes.

Timeless quality fittings and finishes are designed to reflect the quiet elegance of the interiors. The aesthetically pleasing large-format porcelain tiles from Italy and Spain are provided in the living, dining, kitchen and bathrooms. Established appliances brand names provide the household with the best comfort in the day to day.

The Ranz is essential living, in finesse.



BOSCH

GEBERIT



2-BEDROOM + STUDY

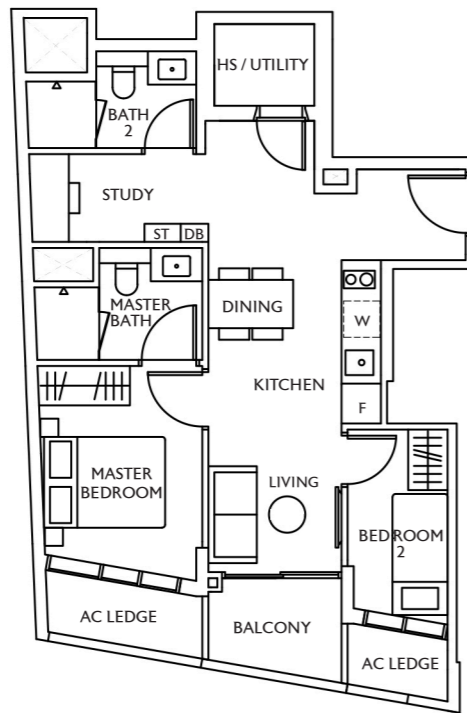
Type B1

AREA 64 sq m / 689 sq ft (including 4 sqm Balcony & 5 sqm AC Ledge)

#02-04

#03-04

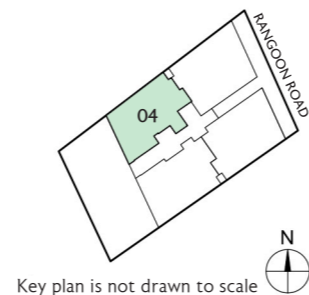
#04-04



F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE
RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)

Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities.

All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".



Key plan is not drawn to scale

2-BEDROOM + STUDY

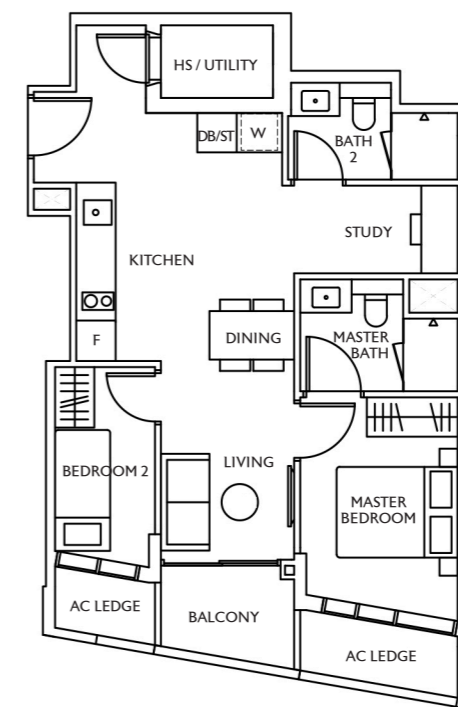
Type B2

AREA 68 sq m / 732 sq ft (including 4 sqm Balcony & 5 sqm AC Ledge)

#02-03

#03-03

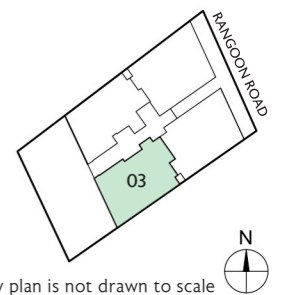
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F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE
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Key plan is not drawn to scale

2-BEDROOM + STUDY

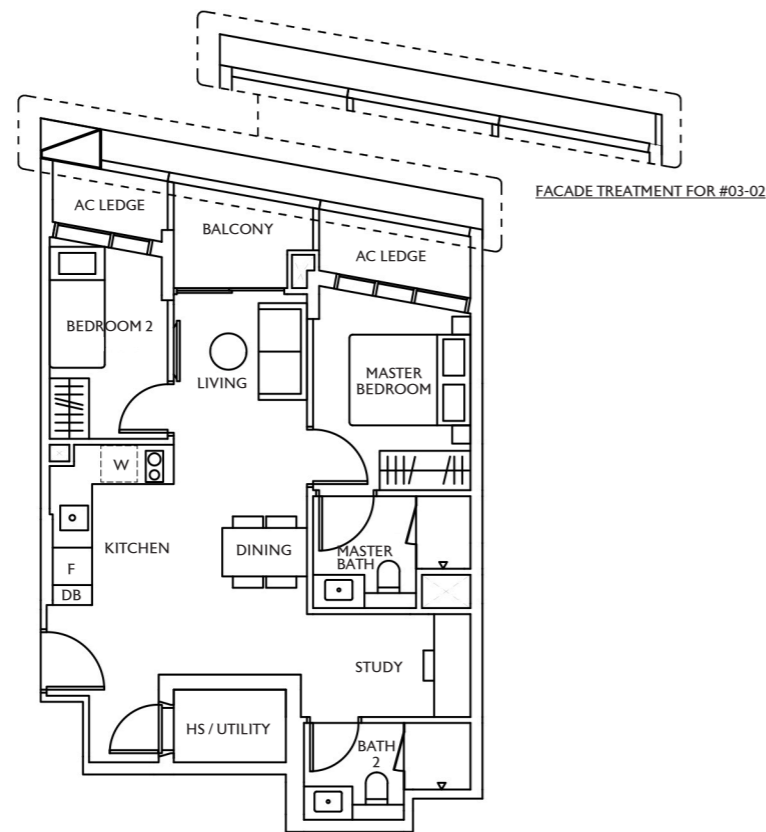
Type B3

AREA 68 sq m / 732 sq ft (including 4 sqm Balcony & 5 sqm AC Ledge)

#02-02

#03-02

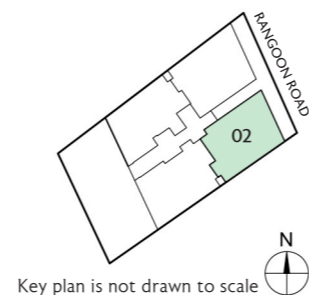
#04-02



F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE
RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)

Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities.

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2-BEDROOM + STUDY

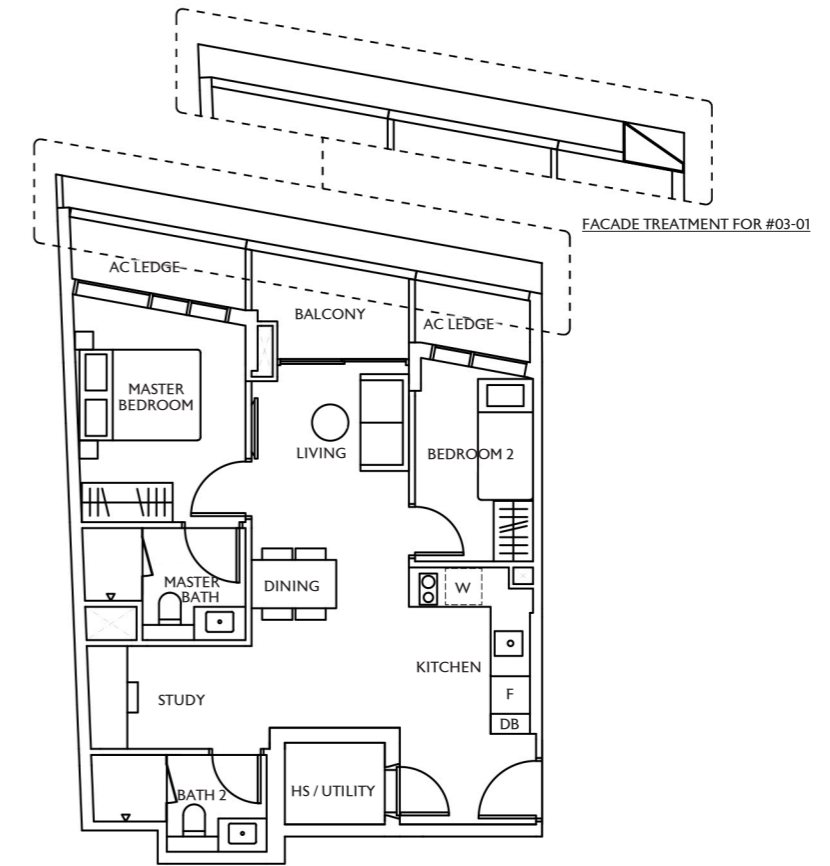
Type B4

AREA 72 sq m / 775 sq ft (including 4 sqm Balcony & 6 sqm AC Ledge)

#02-01

#03-01

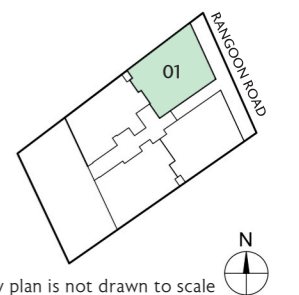
#04-01



F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE
RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)

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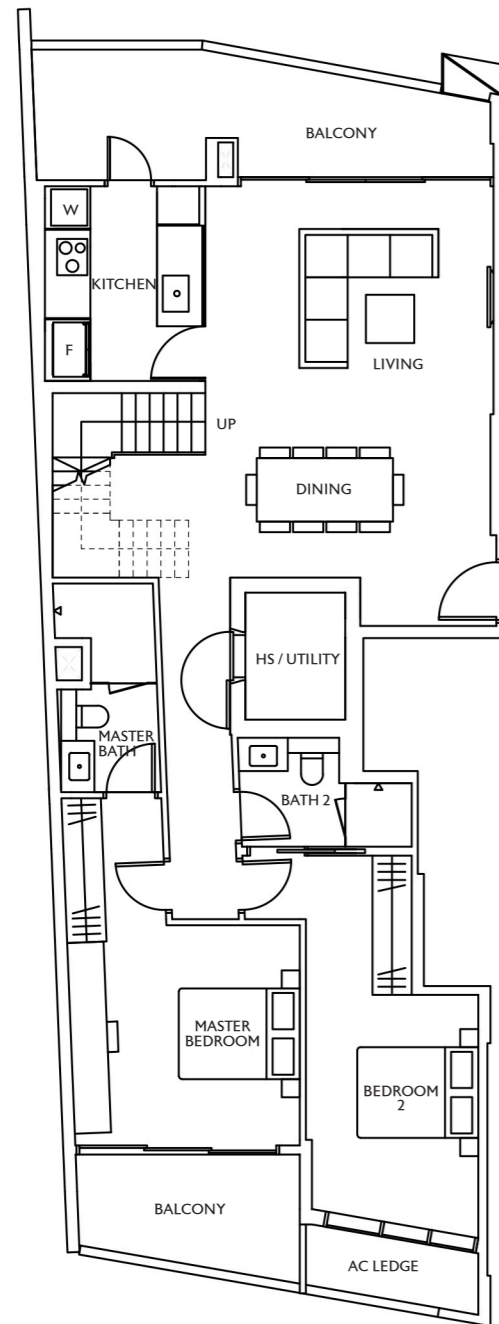


4-BEDROOM DUPLEX

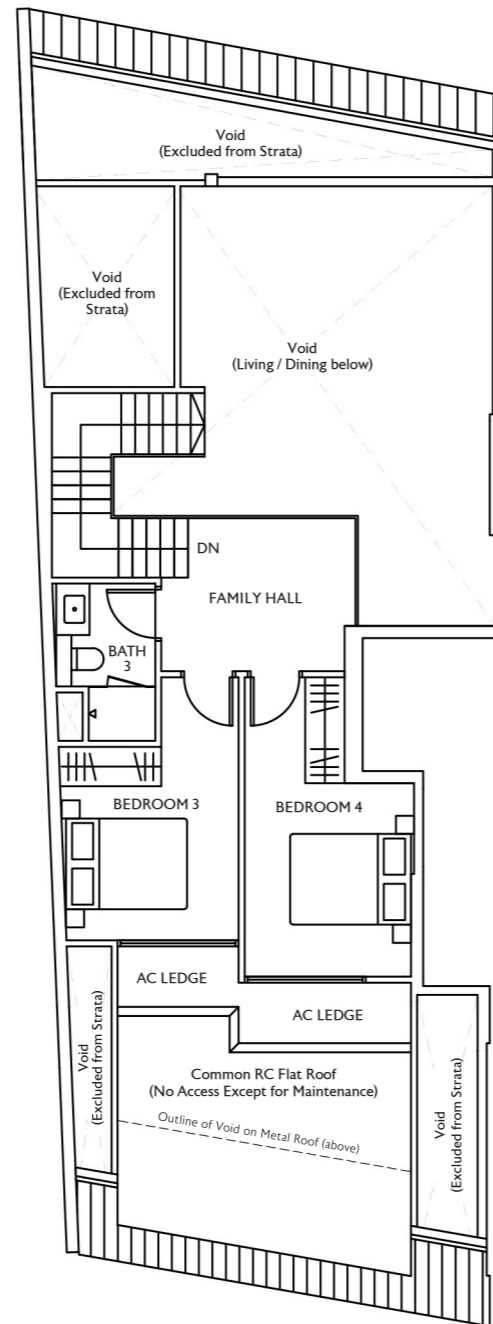
Type PH1

AREA ~~220~~²¹⁹ sq m / 2,368 sq ft (including 23 sqm Balcony, 8 sqm AC Ledge & ~~41~~⁴⁰ sqm Void)

#05-01



Lower Level

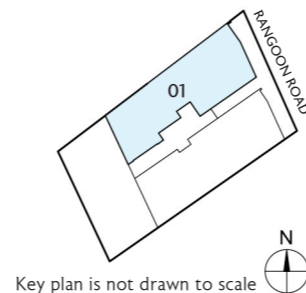


Upper Level

F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE
RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)

Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities.

All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".

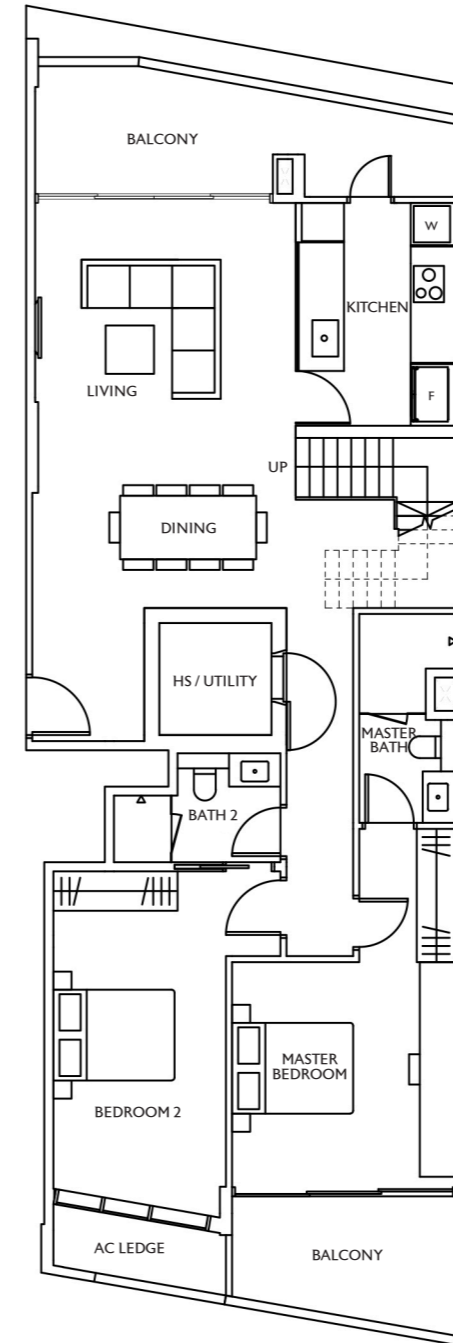


4-BEDROOM DUPLEX

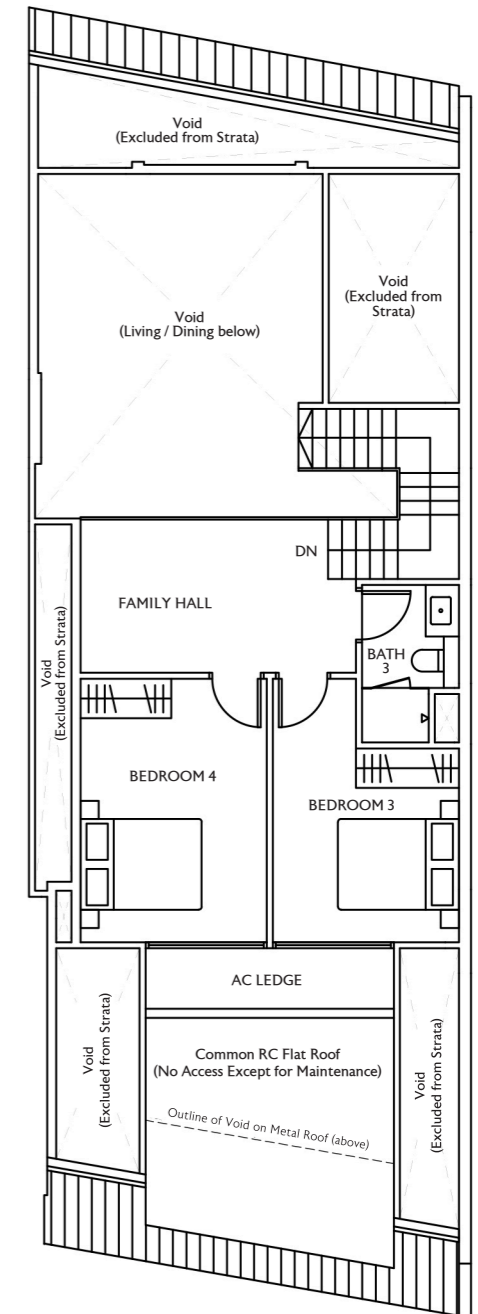
Type PH2

AREA ~~219~~²¹⁸ sq m / 2,357 sq ft (including 22 sqm Balcony, 7 sqm AC Ledge & ~~34~~³³ sqm Void)

#05-02



Lower Level

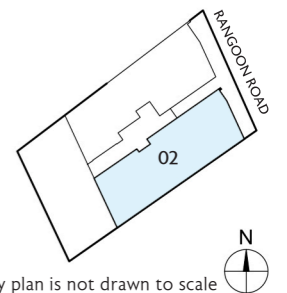


Upper Level

F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE
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UNIT DISTRIBUTION CHART

FLOOR \ UNIT	01	02	03	04
05	PH1	PH2		
04	B4	B3	B2	B1
03	B4	B3	B2	B1
02	B4	B3	B2	B1
01	SHOP1	SHOP2	SHOP3	

2 Bedroom + Study ■ 4 Bedroom Duplex ■ Shop ■

SMART HOME INTEGRATION



iPlusLiving has created the perfect synch to deliver real convenience within your living space. Providing a centralized and stress-free system, it is simple to connect and manage your home through a mobile device.

The home integration provides an extra layer of security that keeps you in control of everything that goes in and outside your home, even when you away. Combining the digital door lock system with the iPlusLiving app, you can lock and unlock your door remotely with an awareness of happenings when you are away.

Surveillance

Stay vigilant whether at work or on a business trip, the iPlusLiving app allows you to monitor your home remotely.

Parcel Delivery

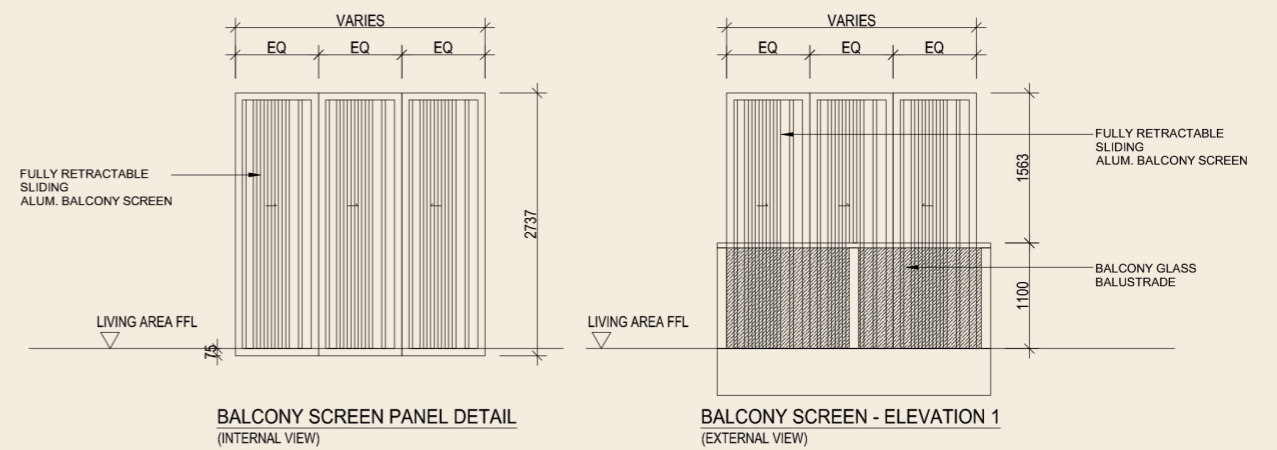
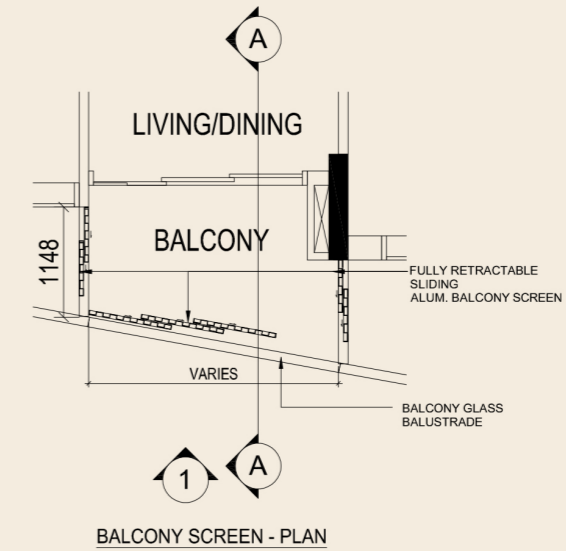
Resident with parcel delivery need will be notified via the iPlus Living app. Access is granted for delivery to the respective unit door step.

Audio-Video Intercom

Our Audio-Video Intercom integration provides residences with improved communication channels with visitors through the iPlusLiving mobile app. A unique combination of hardware & software, residents get to communicate with visitors via call with the ability to grant access to your secured lobby or elevator.

BALCONY SCREEN

Annexure A



BALCONY SCREEN PANEL DETAIL (INTERNAL VIEW)

BALCONY SCREEN - ELEVATION 1 (EXTERNAL VIEW)

