

**CUSCADAEN**  
RESERVE

# CUSCADAEN RESERVE

Nassim Road / Embassy Row  
6 Min Walk

Tanglin Club / American Club  
15 Min Walk

St Regis Hotel  
2 Min Walk

Singapore Marriott / Tang Plaza  
13 Min Walk

ION Orchard / Tang Plaza  
13 Min Walk

The Regent Hotel  
1 Min Walk

Marina Bay Sands  
15 Min Drive

The Marq on Paterson Hill  
12 Min Walk

Central Business District  
15 Min Drive

Camden Medical Centre  
2 Min Walk

Robertson Quay  
7 Min Drive

Orchard Boulevard MRT U/C  
2 Min Walk

Bishopsgate / GCB Enclave  
12 Min Walk

Sentosa  
20 Min Drive

Traveling times are estimates only and actual traveling time is subject to traffic conditions.



## CLOSE TO EVERYTHING THAT MATTERS

An enviable address in the heart of one of the finest cities in the world.

Within the vibrant Orchard Road neighbourhood, Cuscaden Reserve is the address of choice for those seeking a rarefied world rich in lifestyle experiences and amenities. With St. Regis, Four Seasons and The Regent Hotel right next door, the term a good neighbourhood has never held so much promise.

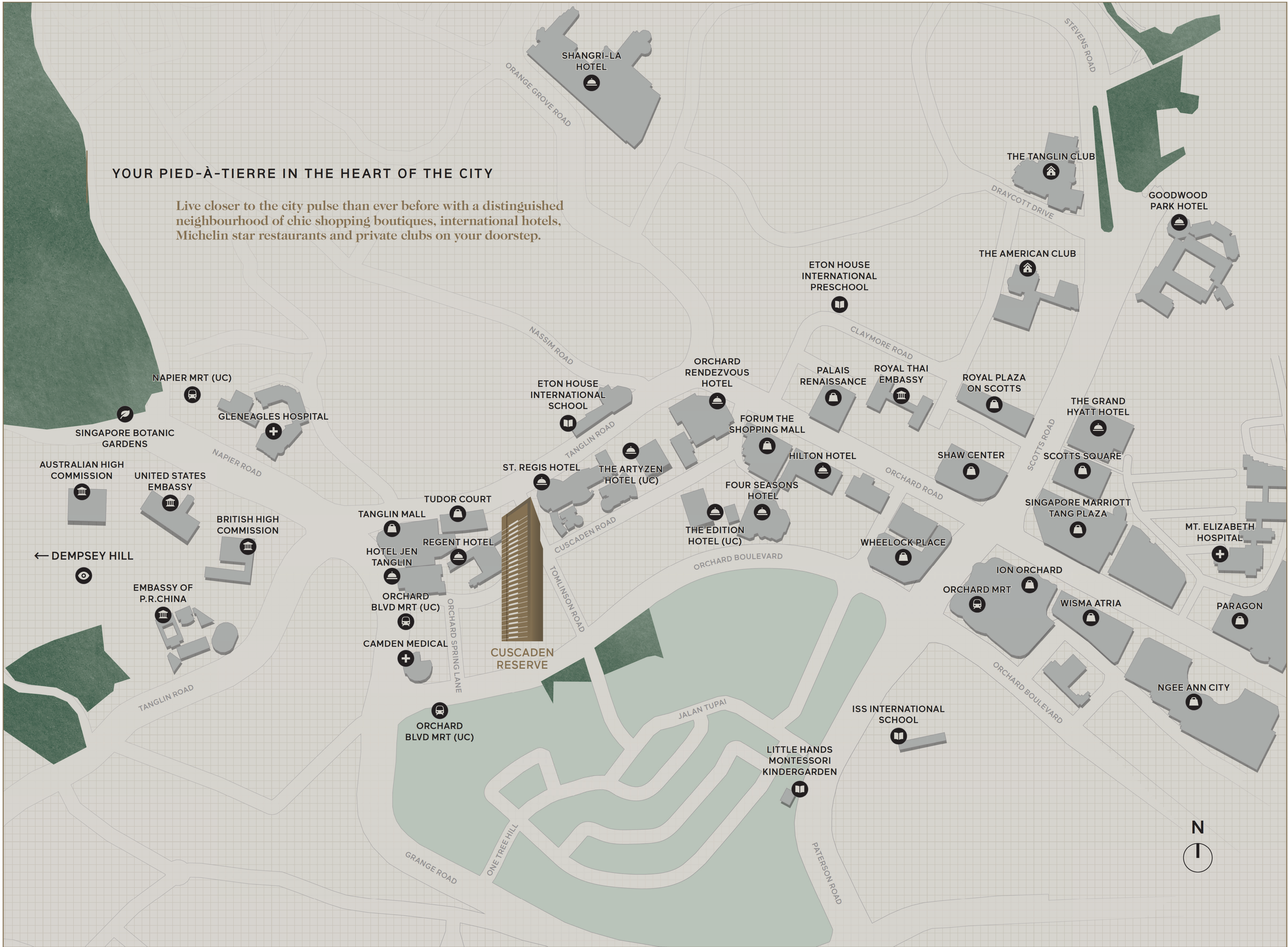
Just a few minutes' walk from the upcoming Orchard Boulevard MRT Station, you can enjoy convenience and connectivity to the best the city has to offer, from world renown arts and cultural facilities, medical centres to prestigious schools and universities.

Orchard Road is already one of the most illustrious shopping streets in the world. With impressive plans to further develop Orchard Road and its surrounding precincts into a global lifestyle destination rich in art and entertainment, culture and fashion. You are assured of a coveted address that will remain a prized real estate investment.



**YOUR PIED-À-TIERRE IN THE HEART OF THE CITY**

Live closer to the city pulse than ever before with a distinguished neighbourhood of chic shopping boutiques, international hotels, Michelin star restaurants and private clubs on your doorstep.



SHANGRI-LA HOTEL

THE TANGLIN CLUB

GOODWOOD PARK HOTEL

THE AMERICAN CLUB

ETON HOUSE INTERNATIONAL PRESCHOOL

NAPIER MRT (UC)

GLENEAGLES HOSPITAL

ETON HOUSE INTERNATIONAL SCHOOL

ORCHARD RENDEZVOUS HOTEL

PALAIS RENAISSANCE

ROYAL THAI EMBASSY

ROYAL PLAZA ON SCOTTS

THE GRAND HYATT HOTEL

SINGAPORE BOTANIC GARDENS

AUSTRALIAN HIGH COMMISSION

UNITED STATES EMBASSY

BRITISH HIGH COMMISSION

ST. REGIS HOTEL

THE ARTYZEN HOTEL (UC)

FORUM THE SHOPPING MALL

HILTON HOTEL

SHAW CENTER

SCOTTS SQUARE

← DEMPSEY HILL

EMBASSY OF P.R.CHINA

TUDOR COURT

TANGLIN MALL

REGENT HOTEL

HOTEL JEN TANGLIN

ORCHARD BLVD MRT (UC)

CAMDEN MEDICAL

CUSCADEN RESERVE

FOUR SEASONS HOTEL

THE EDITION HOTEL (UC)

WHEELOCK PLACE

SINGAPORE MARRIOTT TANG PLAZA

MT. ELIZABETH HOSPITAL

TANGLIN ROAD

ORCHARD SPRING LANE

ORCHARD BLVD MRT (UC)

ORCHARD BLVD MRT (UC)

ONE TREE HILL

JALAN TUPAI

LITTLE HANDS MONTESSORI KINDERGARDEN

ISS INTERNATIONAL SCHOOL

ION ORCHARD

WISMA ATRIA

PARAGON

NGEE ANN CITY

N

## THE BAUHAUS LEGACY

Functional architecture. The harmonious, symbiotic relationship between the architecture of a building, its interiors, and the setting. Mies van der Rohe's now famous dictat: Less is more.

Like an invisible hand, these ideals form the basis of modernist architecture and design that we take for granted. The legacy of a design philosophy that began in the Bauhaus school founded by German architect Walter Gropius.

Gropius's goal was to bridge the gap between craftsmanship and architecture, so that one no longer built a house, but invoked its totality, the Bauhaus. Bauhaus students studied pottery, typography, metalwork, weaving and carpentry, with many taught by progressive intellectuals like Paul Klee and Marcel Breuer, who would later become giants in their fields.

Following the closure of the school in 1933, Gropius, Breuer and Mies van der Rohe scattered across the world with their teachings forming the vanguard for the modernist movement, harnessing the legacy of the Bauhaus to produce enduring classics such as the Seagram building in Manhattan and Farnsworth House in Illinois.

A century later, the Bauhaus influence is far reaching and nowhere more so than in Cuscaden Reserve. For SC Global and long-time collaborator Soo K. Chan of SCDA, the roots and influence of Bauhaus lie deep; for Cuscaden Reserve their vision was to create a unified and coherent ensemble where Bauhaus principles were developed to suit modern needs.

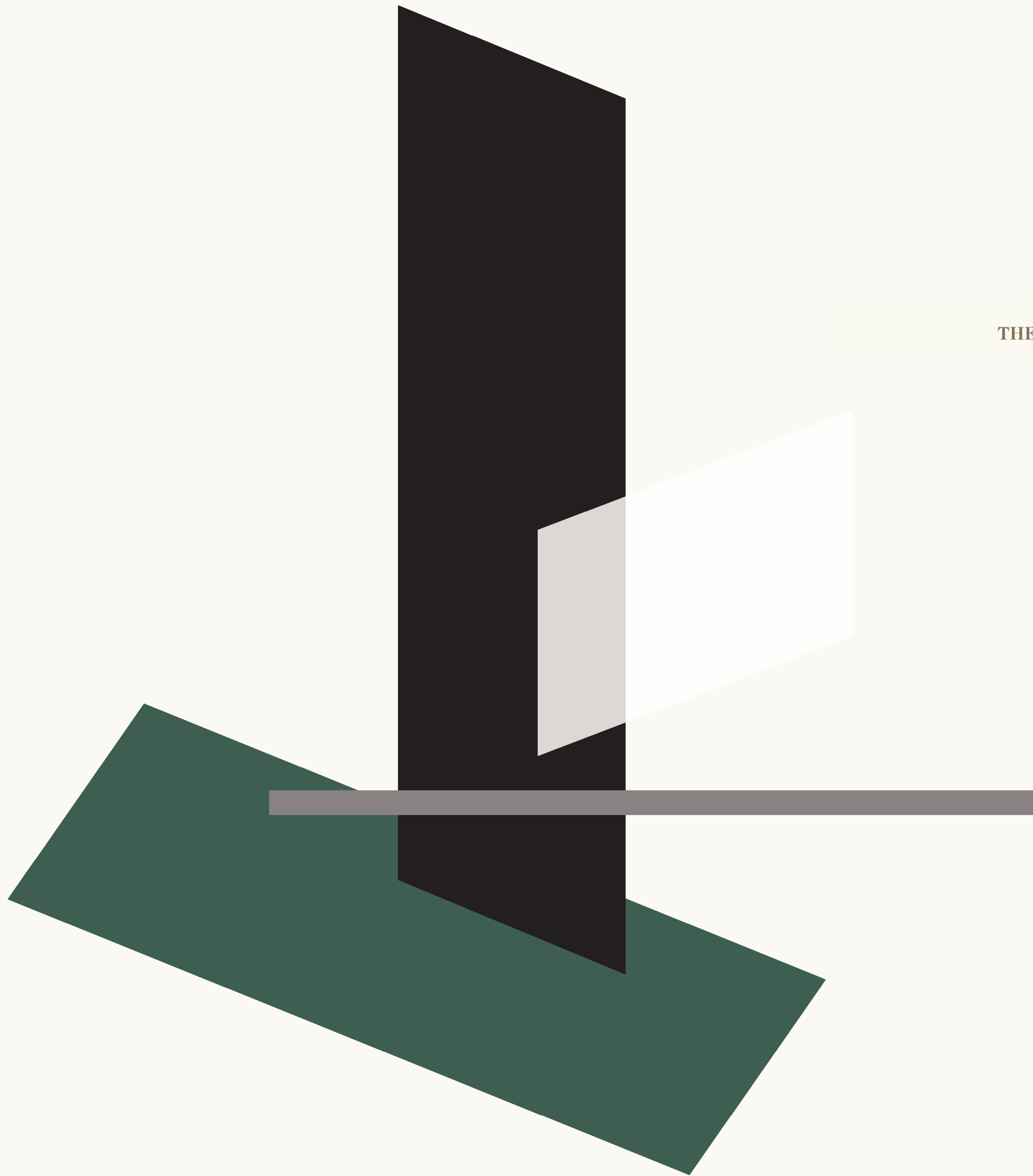
With changes in family structures and how people live, Mies van der Rohe's open plan concept for the Farnsworth House is relevant once more, as the paradigm of spaces defined by fixed partitions becomes obsolete and new typologies emerge. Flexibility lies at the heart of Cuscaden Reserve, with apartments designed around a centralised core with sliding doors replacing walls to allow the resident flexibility in how they to change the space at will.

Just as Bauhaus practitioners took control of a project, SCDA's team curated the lush landscapes and designed all millworks, working with artisans to craft bespoke cabinetry and woodworks. And in a gentle nod to Marcel Breuer, the tower is lifted off the ground in a cantilevered fashion to allow the landscape to literally flow under and through it.

The result is a seamless design experience in harmony with its location, and a tribute to the centenary of the founding of the Bauhaus.



THE ARCHITECTURE OF LUXURY



A NEW PETIT COLLECTIBLE IN COLLABORATION  
WITH THE ARTISANAL MOVEMENT

Kindred spirits with an innate understanding of rarefied living and a reputation for peerless luxury.

**PETIT**  
COLLECTIBLES™

Limited in edition, a collectible is a rare piece of work, cherished for its quality and value. Petit Collectibles is a new design philosophy by SC Global that brings fresh perspectives in luxury living to suit changing lifestyles and priorities.

Compact by design, these stylish urban dwellings offer the ultimate in spatial efficiency with apartments re-engineered to create living spaces flexible in design and functionality, whilst anchored by the same defining principles of prize thoughtfulness and meticulous attention to detail that embodies an SC Global home.

*The Artisanal Movement*  
WE CREATE, WE ARE ARTISANS

Founded by New World Development, The Artisanal Movement is a cultural vision, a philosophy for living. In the age of machines, we want to celebrate something more human and kindle the artisan spirit in us. Through *Collect*, *Connect*, *Collide*, The Artisanal Movement becomes an incubator for ideas, and a channel for audiences to experience them.



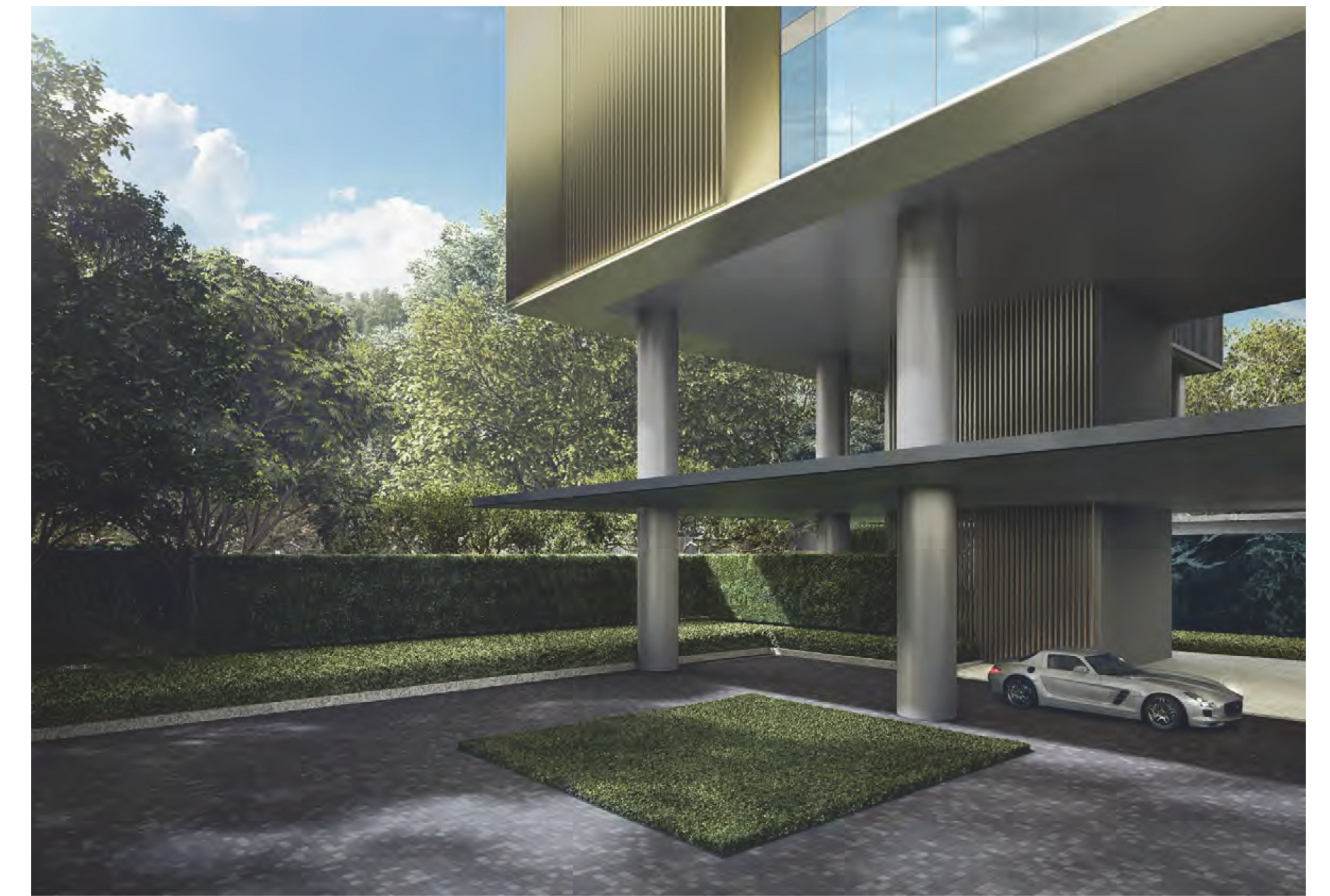
LIKE AN ART PIECE,  
CUSCADEN RESERVE SITS  
IN HARMONY WITH NATURE.  
A TIMELESS EXPRESSION  
OF CRAFTSMANSHIP  
DELIVERED THROUGH  
METICULOUS PERFECTION  
AND ORIGINAL THOUGHT.

1. ARTIST'S IMPRESSION OF CUSCADEN RESERVE

“The organization of light  
and shadow effects produce  
a new enrichment of vision.”

LÁSZLÓ MOHOLY-NAGY  
ARTIST

## 2. ARTIST'S IMPRESSION OF CUSCADEN RESERVE



## 3. ARTIST'S IMPRESSION OF THE ARRIVAL PLAZA

### A TRULY WELCOMING HOME

Leaving the hustle and bustle of the world behind you, a sweeping driveway beautifully framed by heritage trees evokes an assured sense of arrival. An inviting homecoming befitting the exclusive sanctuary that lies within.

Cuscaden Reserve's striking form stands majestically amidst the verdant estate. With apartments elevated high above the lush greens of the trees, a series of interlocking, cascading planes and tranquil waterways allow the landscapes to flow seamlessly through the building.



“We should attempt to bring nature, houses and human beings together into a higher unity.”

MIES VAN DER ROHE  
ARCHITECT

4. ARTIST'S IMPRESSION OF THE SWIMMING POOL & EVENT PAVILION SEAMLESSLY CONNECTED BY INTERLOCKING PLANES



5. ARTIST'S IMPRESSION OF CLUBHOUSE LOUNGE

#### DESIGNED IN HARMONY WITH NATURE

Set alongside a natural forested landscape of heritage trees, the Clubhouse provides the perfect hideaway for quietude, a space to reflect and dwell on life before the world outside rushes you on.

Carefully appointed to consider your every need; residents can recharge with an energizing workout in the state-of-the-art gymnasium or read the paper whilst enjoying the languid forest views from the Clubhouse Lounge.

Entertaining becomes effortless at Cuscaden Reserve, whether it is a sophisticated dinner for friends in the Clubhouse or a relaxed BBQ at the Outdoor Pavilion, our Concierge team is at hand to help plan the perfect event.

#### HOME TO PEACE OF MIND

Trained regularly by the British Butler Institute, our Concierge team is dedicated to providing exceptional service, ensuring that living at Cuscaden Reserve is more than an assent to living well, it is the luxury that knowing everything is taken care of.



6. ARTIST'S IMPRESSION OF TWO BEDROOM APARTMENT

“The home should be the  
treasure chest of living”

LE CORBUSIER  
ARCHITECT

## FINELY CRAFTED LUXURY

Carefully considered living spaces wrapped around a centralised core of facilities provide maximum adaptability, allowing residents the luxury of creating their own unique spaces and experiences.

Walls freely slide, hide and create a seamless loft-like space that can separate at will to create bedrooms for total privacy.

Realised to the highest standards of refinement, each residence features beautifully crafted woodworks custom designed and built in to ensure perfect integration throughout the interior space. No detail is too small, as we meticulously refine and consider every detail to ensure the utmost quality and thoughtful response to every element of your daily lifestyle.

### 7. ARTIST'S IMPRESSION OF THREE BEDROOM APARTMENT WITH VIEWS OVER ONE TREE HILL



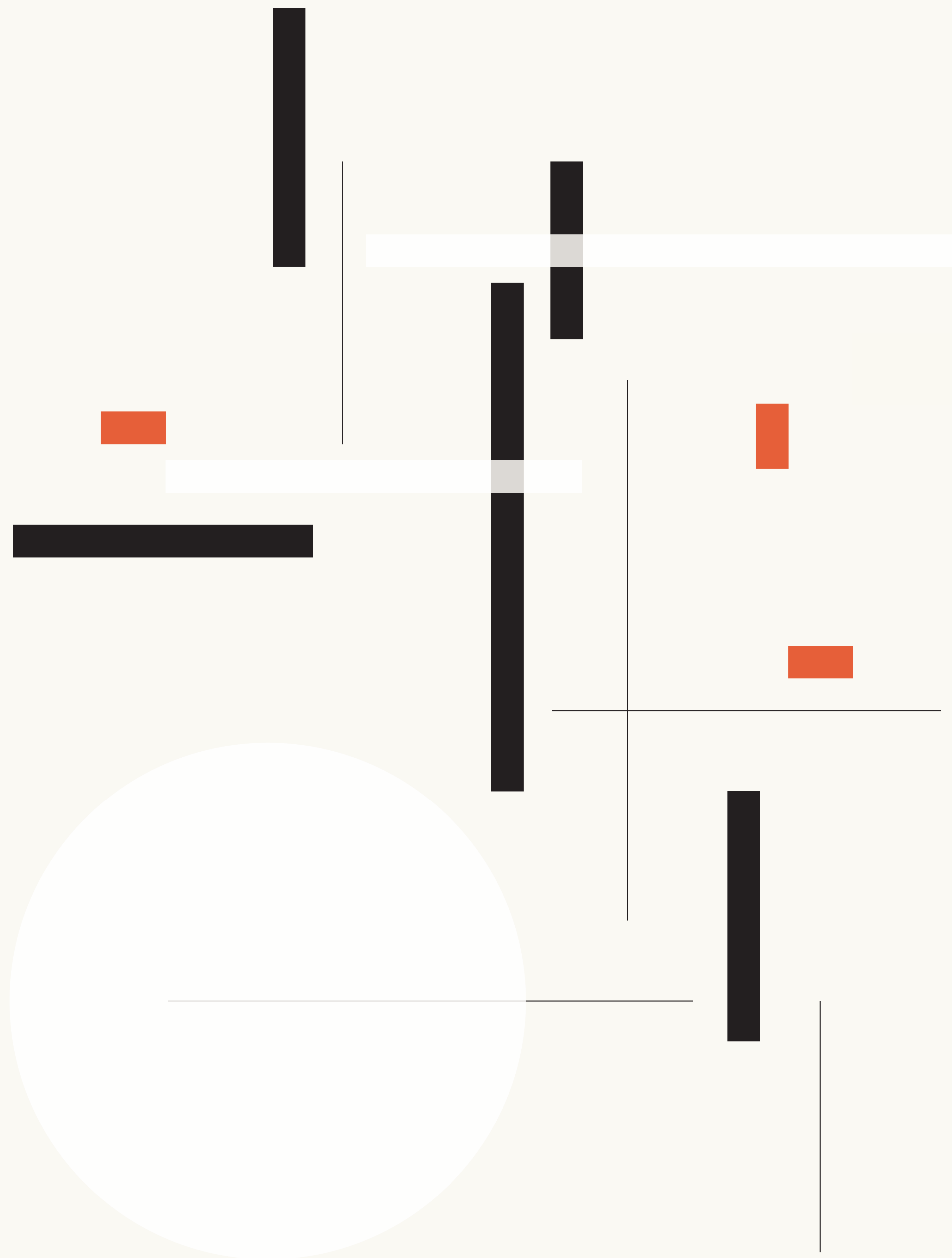
## THE ULTIMATE LIVING

Creating a luxury home goes beyond architecture; it is the attention to the finer details that helps create such a unique and special ambience for our residents. To safeguard our architectural vision and promise of the ultimate living experience, Cuscaden Reserve will be managed by Seven Palms Resort Management, the estate management arm of SC Global Developments.

Our Resident Relations team will be on hand to assist owners and ensure a smooth transition during the handover of your new apartment. Be it for your own use or investment, the team will assist residents or their tenants settle into their new home, and complement the services provided by the Property Management and Concierge team.



8. ARTIST'S IMPRESSION OF CUSCADEN RESERVE



THE FINER DETAILS

ADDRESS

8 Cuscaden Road  
Singapore 249732

DEVELOPMENT DETAILS

- 192 Apartments
- 28 Storey Development
- 2 Basement Car Parks

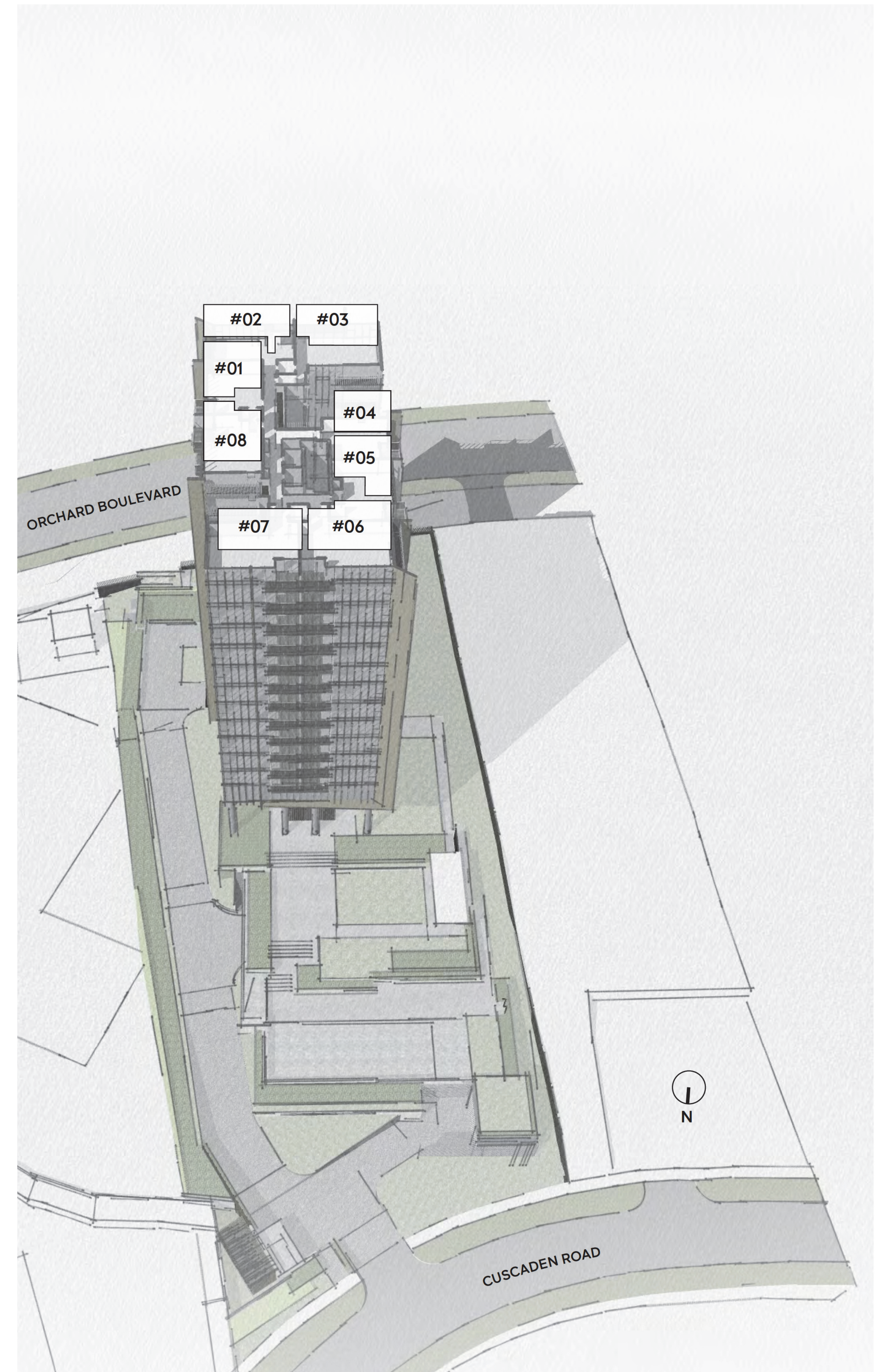
LAND SIZE

Approx. 5,722 m<sup>2</sup> / 61,596 ft<sup>2</sup>



SITEMAP

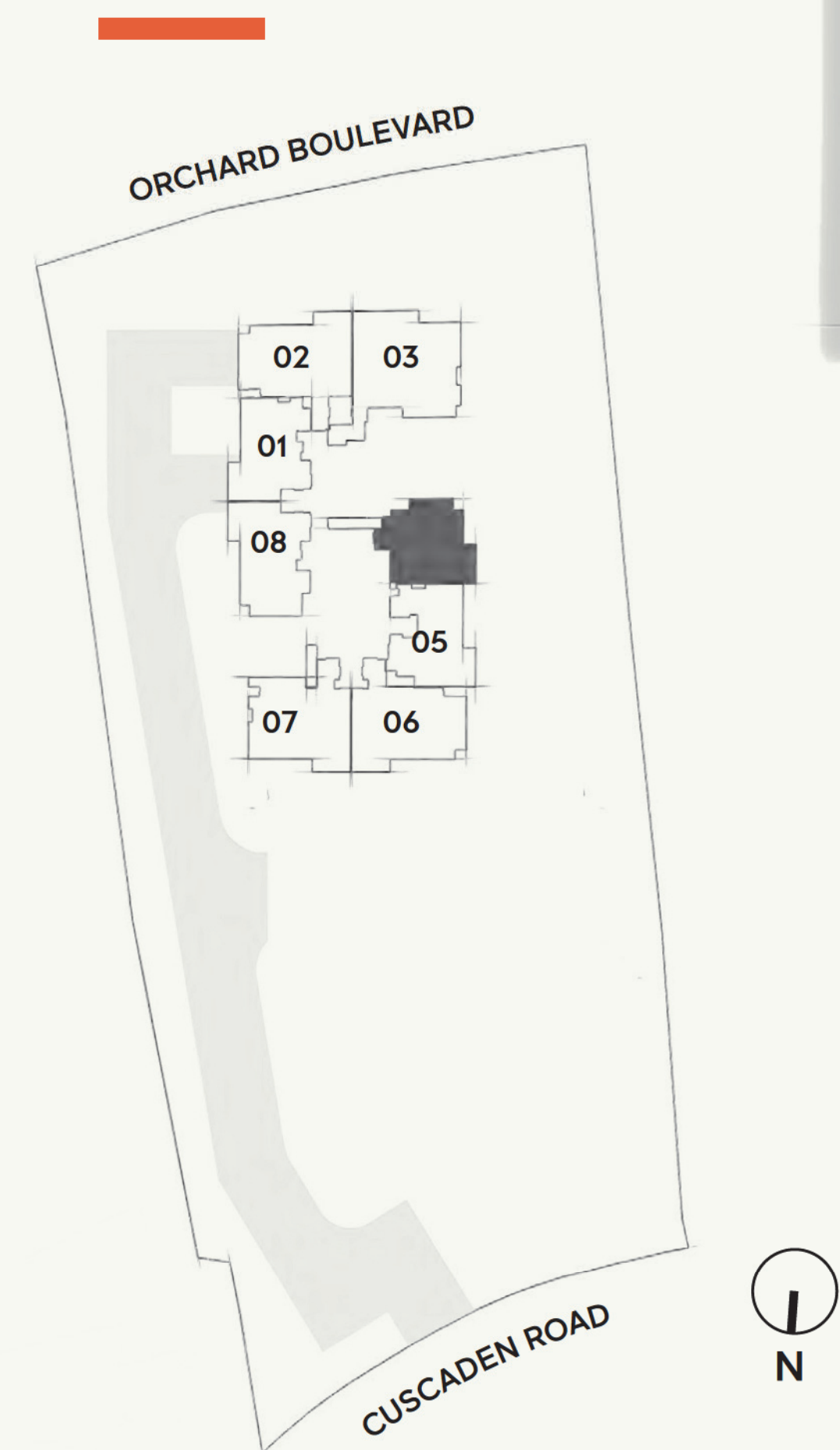
- ① Security
- ② Arrival Plaza
- ③ Reception Lounge
- ④ Concierge Office
- ⑤ Clubhouse With Lounge, Gymnasium & Changing Room
- ⑥ Yoga Garden
- ⑦ Event Pavilion
- ⑧ Pool Deck
- ⑨ Swimming Pool
- ⑩ Residents' Side Gate



**TYPE A1**  
**1 Bedroom Apartment**  
**With Study**

APARTMENT SIZE  
 Approx. 65 m<sup>2</sup> / 700 ft<sup>2</sup>

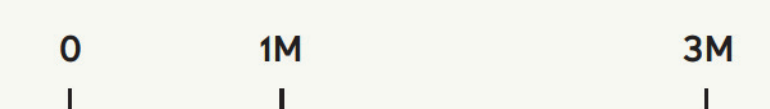
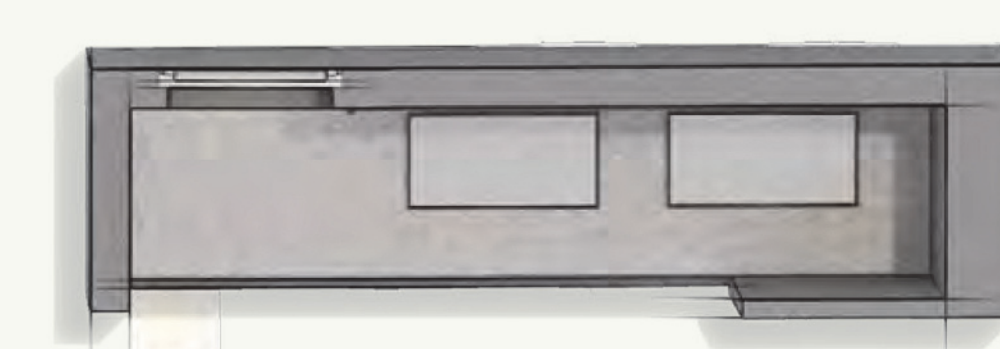
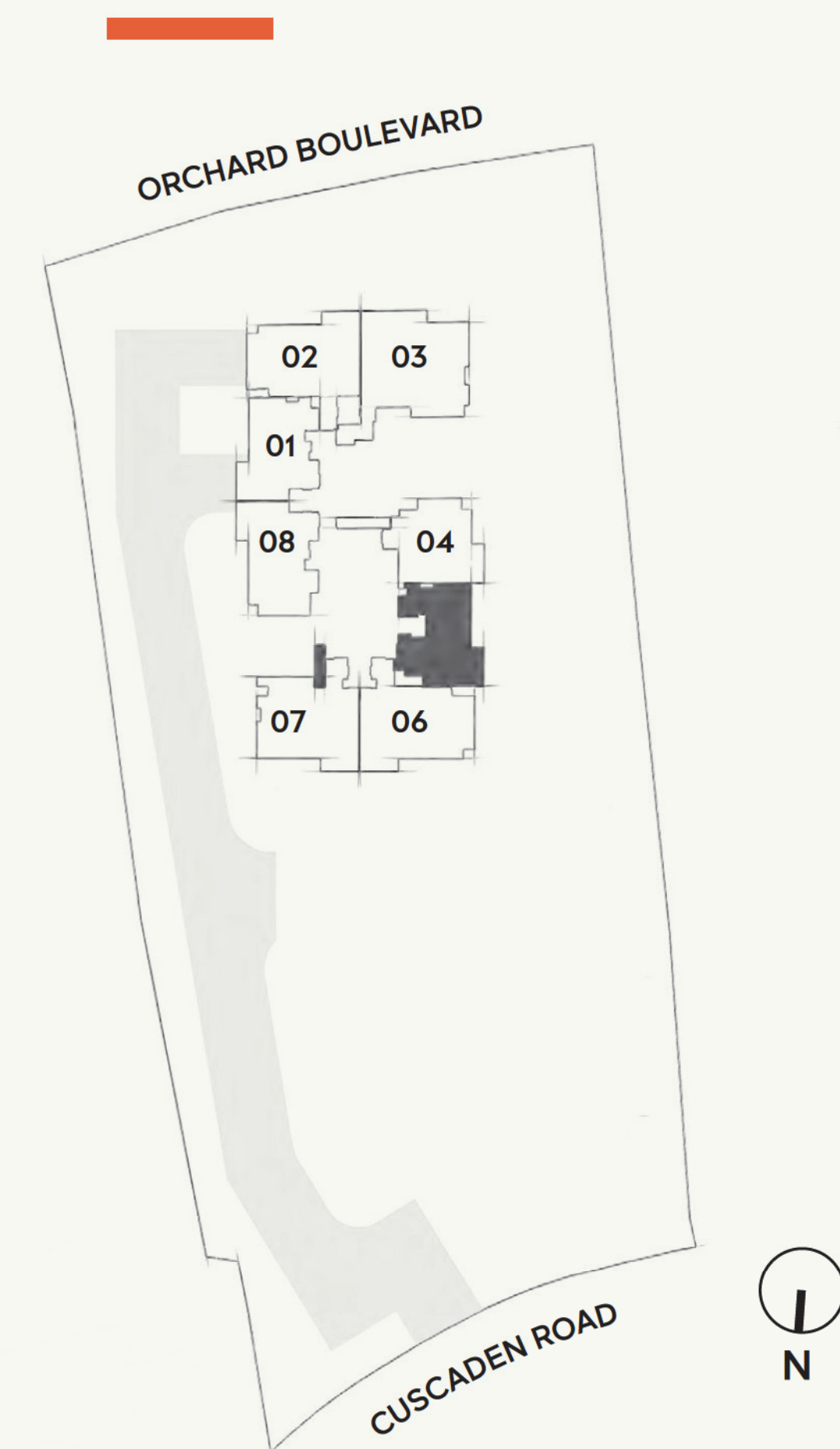
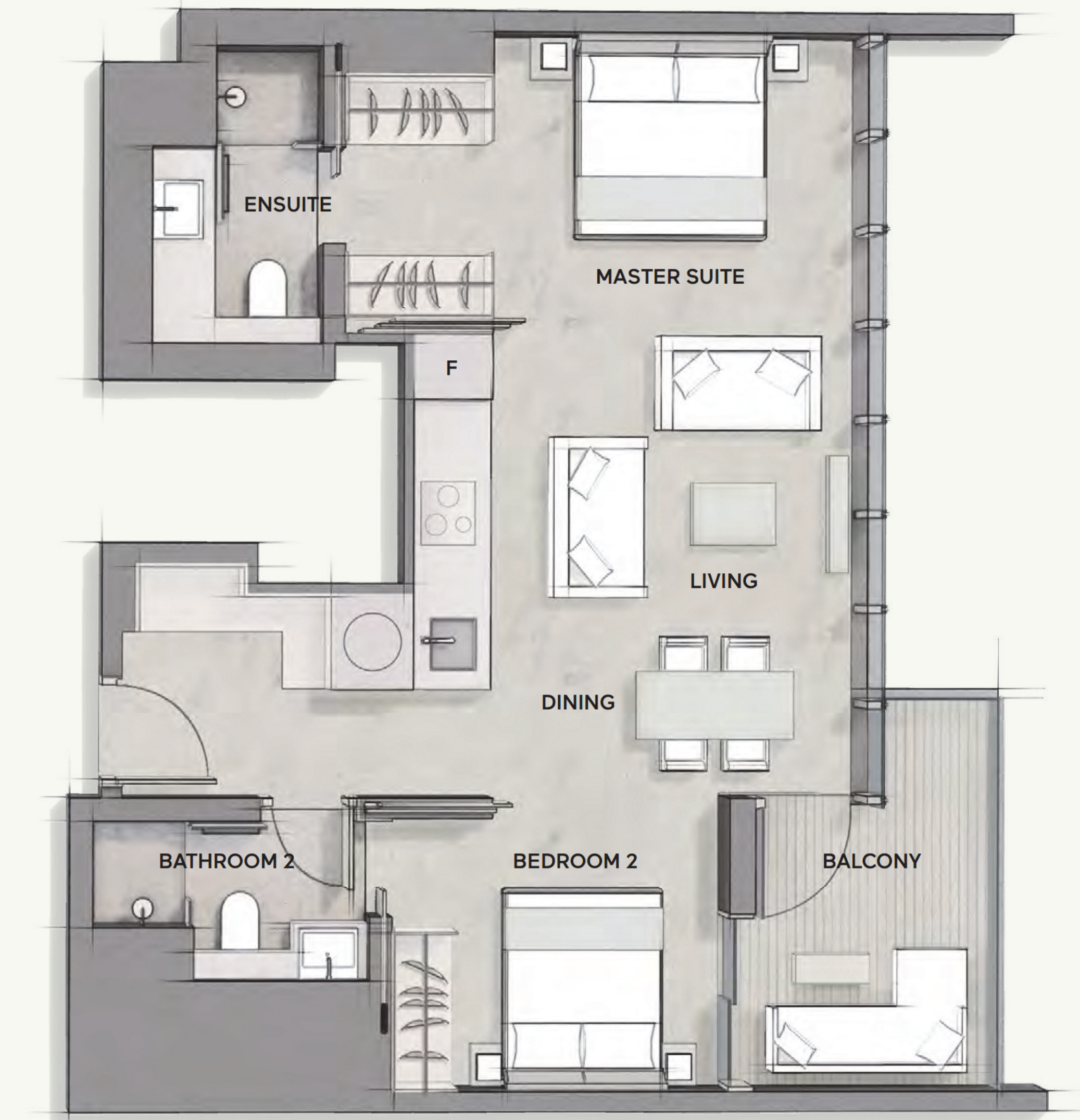
APARTMENT NO.  
**#28-04**  
 ↑  
**#05-04**



**TYPE B1**  
**2 Bedroom Apartment**

APARTMENT SIZE  
 Approx. 75 m<sup>2</sup> / 807 ft<sup>2</sup>

APARTMENT NO.  
**#28-05**  
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**#05-05**

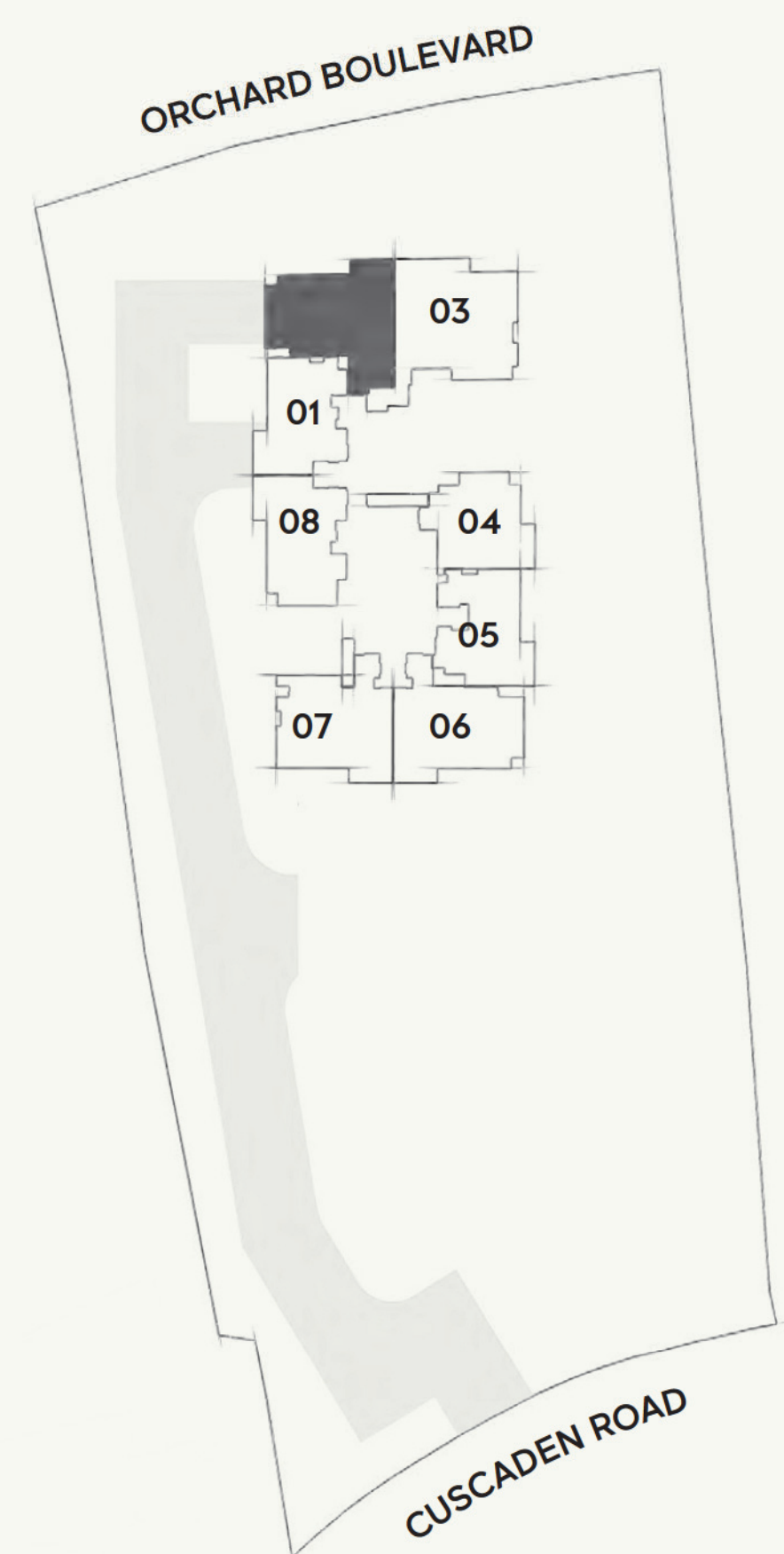




**TYPE D1**  
**2 Bedroom Apartment**  
**with Private Lift & Study**

APARTMENT SIZE  
 Approx. 86 m<sup>2</sup> / 926 ft<sup>2</sup>

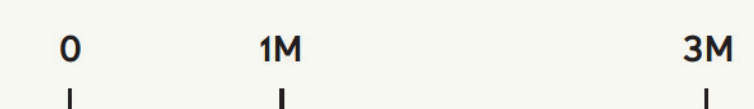
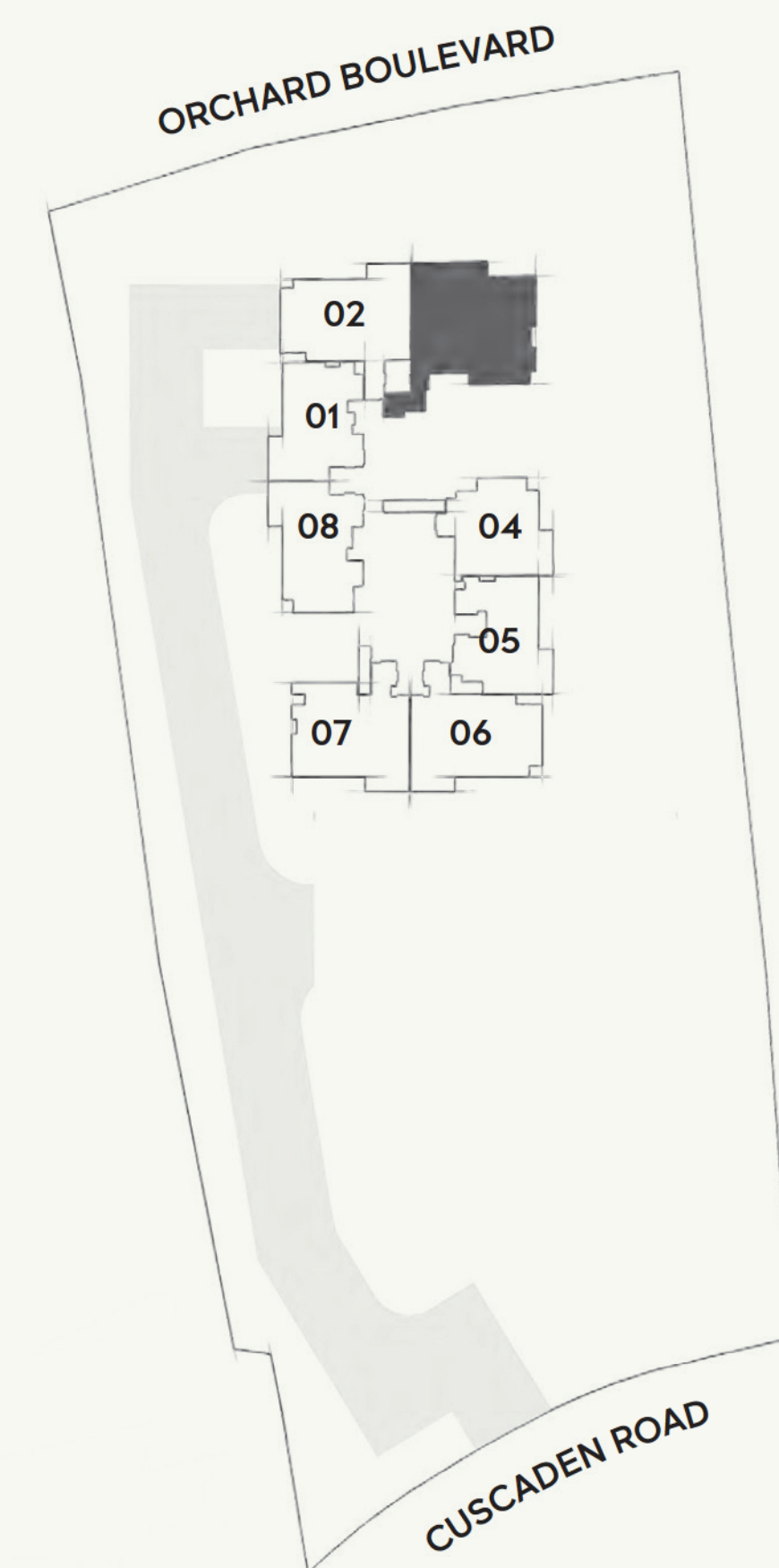
APARTMENT NO.  
**#28-02**  
 ↑  
**#05-02**



**TYPE E1**  
**3 Bedroom Apartment**  
**with Private Lift & Study**

APARTMENT SIZE  
 Approx. 107 m<sup>2</sup> / 1,152 ft<sup>2</sup>

APARTMENT NO.  
**#28-03**  
 ↑  
**#05-03**





A COLLABORATION OF THE REGION'S  
FINEST TALENTS



Established in 2000, SC Global Developments Pte Ltd is a leading developer of up-market residences of rare and exquisite design quality. With an uncompromising passion for exceptional quality, craftsmanship and original thought, SC Global have successfully set new benchmarks in design and luxury living with an exquisite portfolio primarily located within the prime Orchard Road neighbourhoods.

The Group embraces a philosophy of delivering the promise of “The Ultimate Living” experience with all its projects introducing original living concepts, service standards and architectural treatment to its various properties. To safeguard this legacy, the estate management arm of SC Global was developed in 2002 to ensure that the same dedicated care and attention is continued through the professional management of its completed developments.

SC Global holds a substantial interest of over 53% in ASX-listed AVJennings Limited, which is one of Australia’s leading residential property development companies. In recent years, the Group has diversified its portfolio with the acquisition of prime real estate in Japan, as part of a long term strategy to participate in the growing tourism market.

[SCGLOBAL.COM.SG](http://SCGLOBAL.COM.SG)



Founded in 1970, was publicly listed in Hong Kong in 1972 and is a constituent stock of the Hong Kong Hang Seng Index, New World Group’s core business areas includes property development, infrastructure and services, retail, hotels and serviced apartments. New World Development is a premium brand infused with a unique personality best defined by The Artisanal Movement, a cultural vision and philosophy for living founded by the Executive Vice-chairman and General Manager Mr. Adrian Cheng. New World Development has meticulously created two artisanal residence series, Pavilia Collection and Bohemian Collection, which resonate perfectly with the brand essence and spirit.

Pavilia Collection is a signature series of the luxurious residences in Hong Kong inspired by a Pavilion like villa that sits grandly amidst a paradise of green. Each project is scalable to form an Artisanal community within its neighbourhood with unique elements of global culture to create one-of-a-kind Artisanal Living experience. Bohemian Collection is a series of modern residences deliberately crafted for a community of urban elites with bohemian spirits to enjoy an artisanal living with the like-minded. Adhering to the concept of Collect. Connect. Collide, New World’s project design team travels around the world to collect ingenious pieces with prominence in humanity and culture then instills the idea to the Bohemian Collection.

[NWD.COM.HK](http://NWD.COM.HK)



Far East Consortium International Limited is a leading regional conglomerate mainly engaged in property development and investment, hotel operations and management, as well as car park operations and facilities management and gaming operations. The Group adopts a diversified regional strategy with business covering Hong Kong, mainland China, Australia, New Zealand, Malaysia, Singapore, the United Kingdom and other European countries.

Far East Consortium's regional knowledge and local expertise enable it to develop and deliver residences and communities that target Asia's rapidly-expanding and affluent middle class, while advancing its position as a premier hospitality group with a broad array of interests.

[FECIL.COM.HK](http://FECIL.COM.HK)

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CUSCADEN RESERVE IS  
DEVELOPED BY CUSCADEN  
HOMES PTE. LTD.

IN PARTNERSHIP WITH

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**SALES GALLERY**

**8 CUSCADEN ROAD  
(ACROSS THE REGENT HOTEL)  
OPEN DAILY: 11AM – 6PM  
VIEWING BY APPOINTMENT ONLY.**



**ALL RENDERINGS ARE FOR ILLUSTRATION PURPOSES ONLY.**

Name of housing developer: Cuscaden Homes Pte Ltd • Co. Registration No. 201820044D • License No. of housing developer – C1342 • Tenure of land Estate in Fee Simple (99 years leasehold commencing 14th August 2018) • Encumbrance on land: Mortgage IF/368192P in favour of CIMB Bank Berhad • Location of housing project: Lot 2339C TS24 • Expected date of vacant possession: 13 August 2023 • Expected date of Legal Completion: 13 August 2026

All contents of this booklet are for reference only and shall not be construed as constituting any representation, covenant, warranty or contractual term, whether expressed or implied. The renderings/drawings in this booklet represent an artist's impression only and do not reflect the actual appearance of the development or the part concerned, and the surrounding environment, buildings and facilities may have been omitted or simplified. The surrounding buildings and environment may change from time to time and any photos or artist's impression do not reflect the actual view from any unit of the development and does not constitute any express or implied representation or warranty by the vendor concerning the view, location and surrounding buildings and environment of the development. The layouts, fittings, finishes, appliances, furniture and other objects shown may not necessarily be provided or appear in the development. The vendor reserves the right to change the building plans from time to time.