

Whistler  御峰
Grand



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NAME RATIONALE

Whistler[★] 御峰
Grand

Rationale:

The twin 36-storey blocks soar high above lush landscaping, resort facilities with plenty of water features, and vistas of the nearby reservoir and distant Bukit Timah Hill.

The unblocked orientation especially on the sky gardens surrounds residents with the whistling of wind.

It's a sensory experience akin to resort town of Whistler, in Canada, venue of the 2010 Winter Olympics

PROJECT INFORMATION

Project Name	Whistler Grand 御峰
Developer	CDL Pegasus Pte. Ltd. (Subsidiary of City Developments Limited)
Address	105, 107 & 109 West Coast Vale
District	05
No of Blocks	2 Blocks, 36-storey High
Number of Units	716 Residential Units + 2 Shops
Tenure	99-year Leasehold from 7 May 2018
Expected T.O.P. Date	31 October 2021
Expected Vacant Possession	31 October 2022
Land Area	Approximately 19,591.50 sqm / 210,883 sq ft
Number of Car park Lots	Not less than 718 lots

CONSULTANTS' DETAILS

Architect	ADDP Architects LLP
Landscape Consultant	Coen Design International Pte Ltd
M&E Engineer	United Project Consultants Pte Ltd
C&S Engineer	TW-Asia Consultants Pte Ltd
Quantity Surveyor	Arcadis Singapore Pte Ltd
Project Interior Designer	Index Design Pte Ltd
Main Contractor	Woh Hup Pte Ltd

UNIT MIX

TYPE	ESTIMATED AREA (SQ FT) 2 ND TO 35 TH STOREY	ESTIMATED AREA (SQ FT) 36 TH STOREY	TOTAL UNITS
1-Bedroom	441	517	69
1-Bedroom + Study	506	614	69
2-Bedroom	603 - 624	689 - 700	165
2-Bedroom Premium + Study	764	840 - 850	105
3-Bedroom	958	1066	70
3-Bedroom Premium + Flexi	1066	1173	70
3-Bedroom Dual Key	990	1098	35
4-Bedroom	1281	1464	66
4-Bedroom Dual Key	1270	1378	31
5-Bedroom	1442	-	34
Penthouse (5-Bedroom + Flexi)	-	2217 - 2422	2
			716

DEVELOPER: CITY DEVELOPMENTS LIMITED



Singapore's Trusted Property Pioneer Since 1963

City Developments Limited (CDL) is a leading global real estate operating company with a network spanning 100 locations in 28 countries and regions. Listed on the Singapore Exchange, the Group is one of the largest companies by market capitalisation. Its income-stable and geographically-diverse portfolio comprises residences, offices, hotels, serviced apartments, integrated developments and shopping malls.

With a proven track record of over 50 years in real estate development, investment and management, CDL has developed over 40,000 homes and owns over 18 million square feet of lettable floor area globally. Its diversified land bank offers a solid development pipeline in Singapore as well as its key overseas markets of China, UK, Japan and Australia.

The Group's London-listed subsidiary, Millennium & Copthorne Hotels plc (M&C), is one of the world's largest hotel chains, with over 135 hotels worldwide, many in key gateway cities.

Leveraging its deep expertise in developing and managing a diversified asset base, the Group is focused on enhancing the performance of its portfolio and strengthening its recurring income streams to deliver long-term sustainable value to shareholders.

The Group is also developing a fund management business and targets to achieve US\$5 billion in Assets Under Management (AUM) by 2023.

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ARCHITECT (ADDP ARCHITECTS LLP)

CERTIFICATIONS + AWARDS

CERTIFICATION : ISO 9001 AND ISO 14001

SINGAPORE GREEN BUILDING COUNCIL - CERTIFIED GREEN SERVICES

SELECTED AWARDS

BCA BUILT ENVIRONMENT LEADERSHIP AWARD -

GOLD CLASS AWARD WINNER

BCA CONSTRUCTION PRODUCTIVITY AWARDS (ADVOCATES) – MERIT

BCI - TOP TEN ARCHITECTURE FIRM 2005 ~ 2018

8 NOS. OF FIABCI PRIX d' EXCELLENCE AWARDS

12 NOS. OF ASIA PACIFIC PROPERTY AWARDS

5 NOS. CITYSCAPE ASIA AWARD



New Futura



The Tapestry



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Awards & Accolades

58 BCA Construction Excellence Awards

- Highest number won by a main contractor
- First builder to be awarded BCA Quality Star Champion



More than 300 Safety Awards

- Including recognitions from Workplace Safety and Health Council, Ministry of Manpower, Singapore Constructors Association, Land Transport Authority and The Royal Society Prevention of Accident
- First construction company to be certified OHSAS 18001



LOCATION MAP



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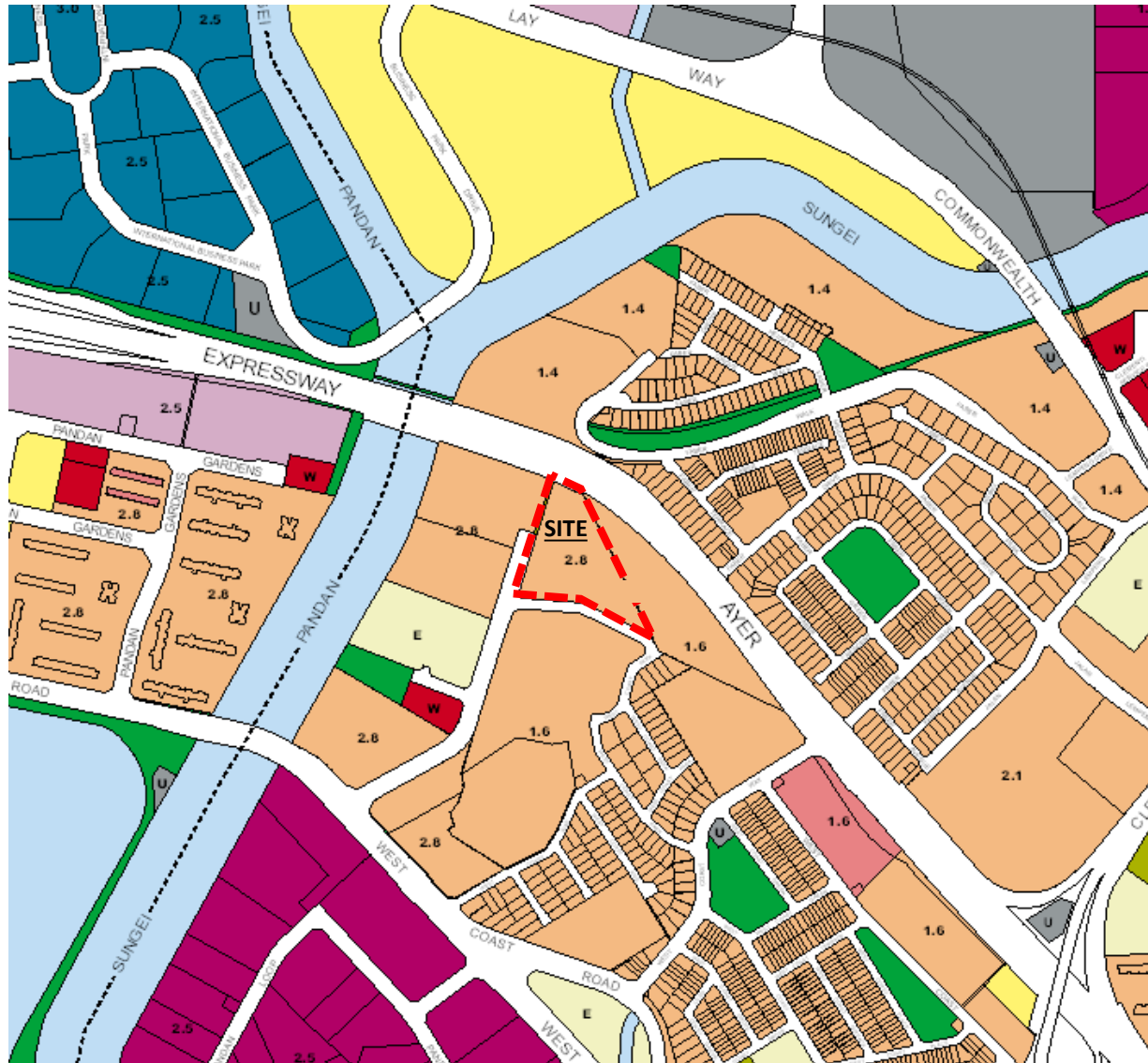
御峰
Whistler Grand

Disclaimer: Information is accurate as at 10 Oct 2018 & subject to change without prior notice. For internal reference only, strictly not for circulation.

LOCATION MAP



URA MASTERPLAN



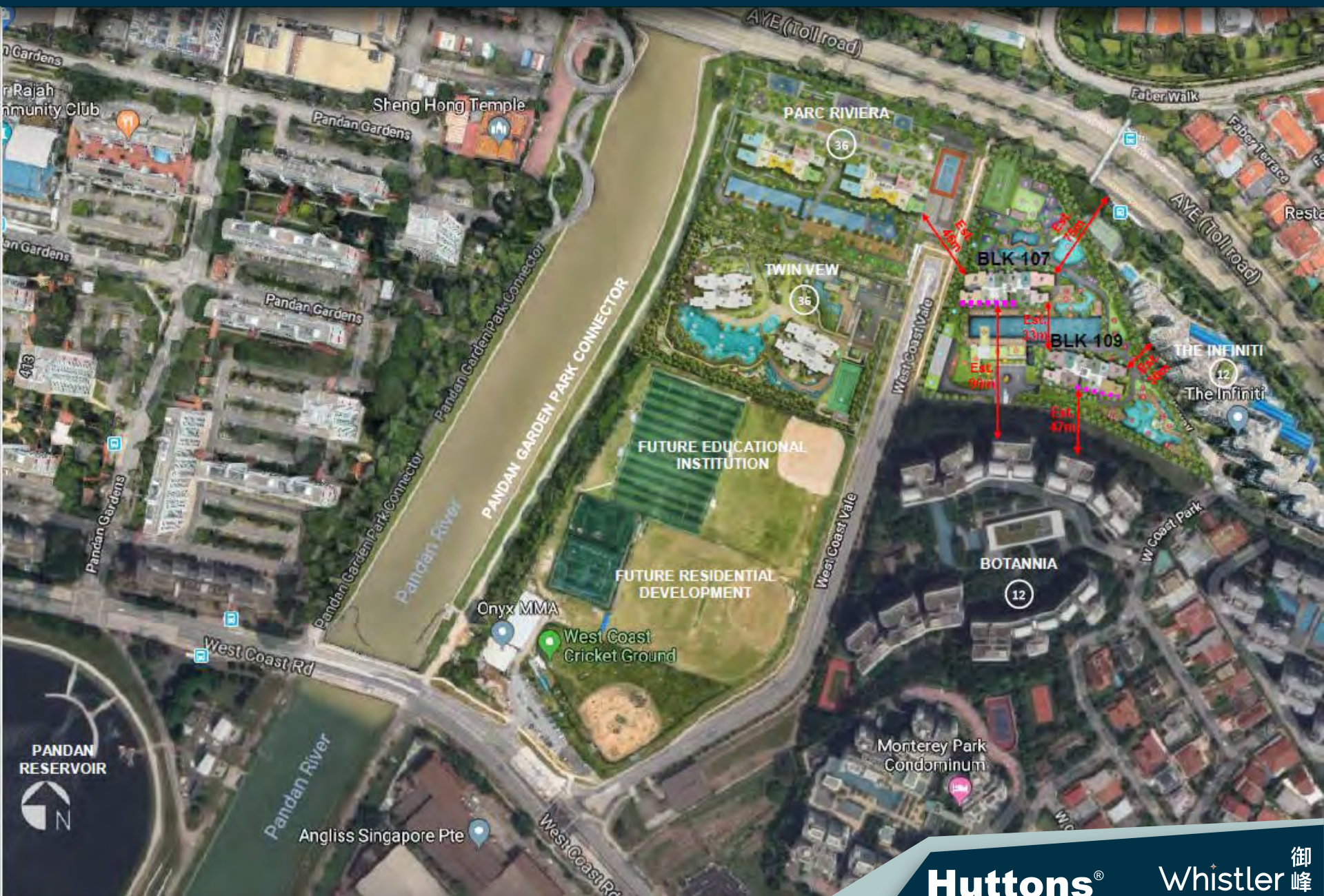
LEGEND

	SITE
	RESIDENTIAL
	COMMERCIAL & RESIDENTIAL
	EDUCATIONAL INSTITUTION
	PLACE OF WORSHIP
	OPEN SPACE
	PARK
	SPORTS & RECREATION
	WATERBODY
	ROAD
	TRANSPORT FACILITIES
	UTILITY
	RESERVE SITE
	COMMERCIAL

SITE ANALYSIS: SURROUNDING VIEWS



SITE CONCEPT: SPATIAL PLANNING



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PANORAMIC VIEWS

Level 32



Level 22



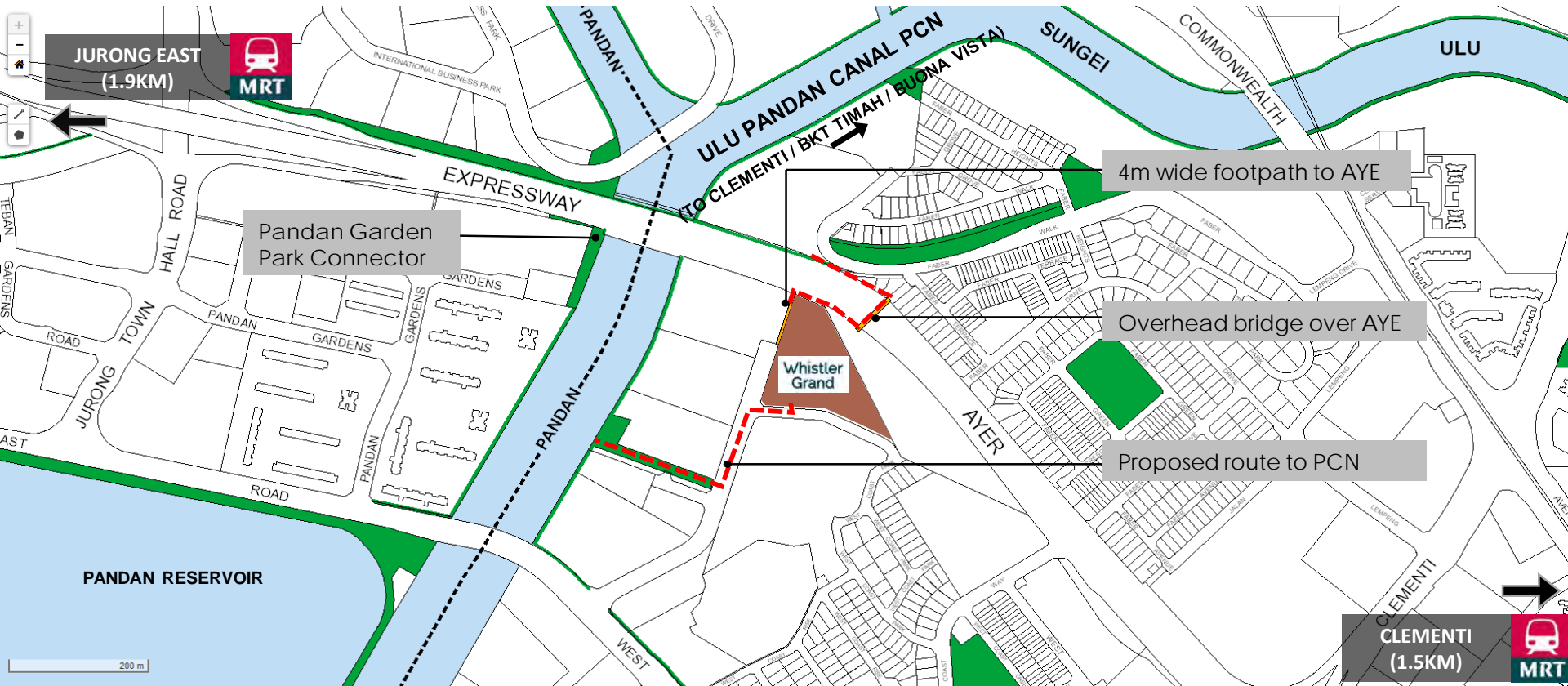
Note: Photo taken from Level 22 and 32 of Whistler Grand actual site in Oct 2018. For reference only.

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PARKS AND CONNECTORS



LEGEND

-  PARK / OPEN SPACE
-  PARK CONNECTOR / LINEAR PARK
-  MALL / PROMENADE THROUGH BLOCK LINK
-  WATERBODY

EXCELLENT LOCATION



- 10-minute drive to Jurong Gateway Precinct and Shopping Malls - Westgate, JEM, Jcube, Big Box, IMM and Ng Teng Fong General Hospital
- Easy access to Jurong East MRT station (interchange for existing North-South, East-West MRT Lines) as well as Clementi MRT station
- Greater connectivity with upcoming Jurong Region and Cross Island MRT Lines in the vicinity
- Near to Future Jurong Lake District, touted as Singapore's second Central Business District
- Close proximity to Future High-Speed Rail Terminus which connects Singapore to Kuala Lumpur within 90 minutes
- Unobstructed Southern view towards Pandan Reservoir and Jurong Island, and Northward views over low-rise and greenery of Bukit Timah Nature Reserve

CONVENIENCE & AMENITIES



- 10-minute drive to Jurong East's well known malls - Jcube, Westgate, JEM, Big Box, and IMM
- Close to Ng Teng Fong General Hospital and Jurong Community Hospital

PROXIMITY TO GOOD SCHOOLS



Within 1 km

- Nan Hua Primary School
- Qifa Primary School



Within 2 km

- Clementi Primary School
- Pei Tong Primary School

JURONG GATEWAY PRECINCT

AT A GLANCE

- JCC total site size: 67ha, or more than 80 football fields
- High-speed rail terminus site size: 12ha
- Distance from Jurong East MRT station: About 600m

- Plans for area: Mixed-use developments and community facilities
- Transport links: Existing and new MRT lines will be integrated with future developments, the Integrated Transport Hub, and connected with pedestrian linkways.

SITE OF PRESENT JURONG COUNTRY CLUB TO BE REDEVELOPED FOR HIGH-SPEED RAIL TERMINUS



NOTE: Artist's impression of what region will look like in 2038
PHOTO: URA

JURONG LAKE DISTRICT

Jurong Lake District: The Second CBD

The 360ha Jurong Lake District is set to become the largest commercial and regional centre outside Singapore's city centre



New Science Centre

Over the past decades, the Science Centre has inspired and enriched many generations of Singaporeans through its exhibitions, events and shows. The new Science Centre gives us an opportunity to do even more with its new location at the eastern part of Jurong Lake Gardens, integrating science with nature.



The Science Centre

The current Science Centre is a place almost every Singaporean has visited as a child. There is opportunity to retain this place of collective memories and adapt it to other meaningful uses.



Seamless Connections for Pedestrians & Commuters

The multi-level transit between the High-Speed Rail terminus and MRT stations will take commuters conveniently between stations via transitways, and connect directly to adjacent developments.



High-Speed Rail Terminus

The station will make JLD a gateway for cross-border business and travel. When completed, the travel time between Kuala Lumpur and Singapore will be reduced to 45 minutes from 3 to 5 hours by air, coach or car today.



Former Jurong Town Hall

There is opportunity to introduce additional business, community and institutional uses to this historic monument, injecting vibrancy into the district.



Jurong Lake Gardens

Envisioned to be Singapore's first national gardens in the heartlands, the 90-hectare gardens will be a people's garden for leisure and recreation, and a model for sustainability in green development.



A New Island

A new waterway will create a third island, offering a space for respite in the midst of our second Central Business District. There is potential to introduce low-density recreational uses that complement the garden setting and existing biodiversity of the area.



New Waterway

To bring Jurong Lake closer to the heart of the district, a continuous waterfront will be created around the lake with a variety of spaces for recreation, retail and gastronomy.



Central Park

Above the underground terminus will be a 10-hectare urban park with water features and lawn spaces for picnics, yoga lessons or a simple day out with family and friends.

Source: www.jld.sg

The making of Jurong Lake District



What could be up next

A VIBRANT, LIVELY CBD



100,000 new jobs
20,000 new homes
Land parcels can be sold in varying sizes and zoned 'white', or mixed-use, for flexibility in planning

CAR-LITE DISTRICT



Dedicated roads for public transport only
Consolidated underground carpark hubs to encourage fewer cars
Logistics hub situated outside the JLD to cut down the number of delivery trucks in the area by at least 65 per cent

SUSTAINABLE SYSTEMS



Integrating urban systems like district cooling, pneumatic waste and urban logistics management for more cost-effective design

All new buildings required to reduce energy consumption by up to 30 per cent

GREEN AND BLUE SPACES



16ha of new parks, creating a total of 106ha of greenery

New water channel and extra island in Jurong Lake, creating in total 17km of waterfront space for social activities, recreation and retail

More rooftop gardens to form a 'green carpet' in the sky

Source: URA PHOTO: URA STRAITS TIMES GRAPHICS

JURONG REGION LINE

7th MRT line, Jurong Region Line, to open from 2026

It will serve residents of Choa Chu Kang, Boon Lay and eventually, Tengah, and is part of the government's vision for Jurong as a place to live, work and play

Singapore
THE Jurong Region Line (JRL), which will serve residents in Choa Chu Kang, Boon Lay and future developments in the Tengah area, will have 24 stations and open in three phases from 2026.

The 24 km-line, which will be entirely above ground, will also link up to the North-South Line at Choa Chu Kang and the East-West Line at Boon Lay.

Details of the island's seventh MRT line

were unveiled on Wednesday by Transport Minister Khaw Boon Wan, who said the JRL will improve the resilience of the entire MRT network.

He said the two interchange stations at Choa Chu Kang and Boon Lay will offer commuters alternative travel routes, redistributing and relieving train loading between Choa Chu Kang and Jurong East stations so commuters can have more comfortable rides.

He said the JRL will go towards achieving the government's vision for Jurong; it will

help develop the Jurong Lake District into the largest commercial hub outside the Central Business District and support the development of the Jurong Innovation District.

The upcoming Kuala Lumpur-Singapore High Speed Rail in Jurong will offer commuters connections to Malaysia as well.

Said Mr Khaw: "When all these plans come together, Jurong will be a waterfront business hub nestled in greenery, served by good public transport connections, as well as amenities to support active mobility."

He added that the JRL "marks a quantum leap" in the development of the Jurong region, which was until the 1950s, mostly swamp-land, jungle and fishing villages. Since then, the region has become an economic and residential centre, with 300,000 residents and 400,000 workers.

The new MRT line will connect to places such as Nanyang Technological University, Jurong Industrial estate, including Jurong Island and the future Jurong Gateway.

Mr Khaw gave the update on the JRL during

a visit on Wednesday to the site of the future Canberra station, which he announced will open for service by December 2019.

Canberra is located between Sembawang and Yishun stations on the North-South Line. It will serve commuters living in nearby estates such as Sembawang Springs, as well as a mix of upcoming public and private residential developments in the neighbourhood.

Around 17,000 households stand to benefit as they will be within a 10 minute walk of the station.

Jurong Region Line

The 24km, 24-station Jurong Region Line will open progressively from 2026, and serve existing towns and upcoming developments in the western part of the island. Here is a look at four stations and their nearby amenities:

1 PENG KANG HILL

NTU School of Biological Sciences



- Lee Kong Chian School of Medicine
- Nanyang Auditorium
- NTU School of Electrical and Electronic Engineering

2 BAHAR JUNCTION

Boon Lay Secondary School



- Dou Tian Gong Temple
- Soka Culture Centre
- Westwood Primary School

"JRL (East) A shuttle service from Tengah to Pandan Reservoir stations

"JRL (West) A "Y"-shaped service from Choa Chu Kang to Bahar Junction, going south towards Boon Lay and Jurong Pier and back, and heading west to Nanyang Gateway and Nanyang Crescent



NOTE: Station names are working titles.

3 BUKIT BATOK WEST

Yuhua Village



- Bukit Batok Secondary School
- Yuhua Primary School
- Crest Secondary School

4 PANDAN RESERVOIR

Pandan Gardens



- Calvary Pandan Bible Presbyterian Church
- Galilee Bible Presbyterian Church
- Teban Gardens
- Commonwealth Secondary School

Source: LTA PHOTOS: LIANNE WANBAO, SHIN MIN DAILY NEWS, NTU, ST FILE STRAITS TIMES GRAPHICS

GREATER CONNECTIVITY IN FUTURE

Cross Island Line is most ambitious yet

It could be first in Singapore to have trains with more than six carriages

By CHRISTOPHER TAN
SENIOR CORRESPONDENT

SINGAPORE is embarking on its most ambitious MRT project yet: the \$10.5-billion Cross Island Line (CRL), expected to be ready by 2030.

While it is not the longest line here – that is the \$1.5-billion East-West Line – it could be the first in Singapore to have trains with more than six carriages.

The Land Transport Authority (LTA) would not confirm this, merely saying that the CRL will be “a heavy-load system”.

Currently the East-West, North-South and North-East lines have six-car trains while the others have three- or four-car trains. In other countries, eight- and 10-car trains are common.

The CRL will also pass through densely built-up areas such as Sun Ming, Ang Mo Kio, Honggang and Chonglin.

This will pose engineering challenges and raise the possibility of property acquisitions, thus lifting the overall cost.

Mr Chong Kue Sen, vice-president of the Institution of Engineers, Singapore, said: “It really depends on the exact alignment, but if you’re going through densely occupied areas, some acquisition may be unavoidable.”

But construction methods might improve in the next few years to facilitate things not feasible now, he added.

The CRL will also cut through the Bukit Timah Nature Reserve and Central Catchment Area.

Observers said provisions must be made to minimise the environmental impact of construction.

Mr Rajin Krishnan, chief executive of engineering firm Kerk Theng Holdings and former head of rail projects at the LTA, said it is not hard to ensure the plan will be sound environmentally. But he



admits that a higher-capacity system and one that passes through dense developments can have cost implications.

“The first thing that struck me was that there are going to be a lot of projects going on between 2020 and 2030.”

“That will exert a huge demand on resources and that will have an impact on cost.”

He would not hazard a guess as to how much the line would cost, but said it will not be less than the Thomson Line, a four-car system

that costs \$600 million per km. Government Parliamentary Committee for Transport chairman Cee Wee Yee said: “It’s a small island state, upgrading public transport is a strategic imperative and not a choice.”

“Singaporeans should support inconveniences that come with such an ambitious project.”

National University of Singapore’s transport economist Anthony Chin added: “As we position ourselves as a livable city competing for high-value jobs, the implications on land use will be tremendous. And we can’t afford to build many more roads.”

CATCH THE ANNOUNCEMENT ON THE NEW MRT LINES ON SINGAPORE TODAY

“The CRL will have interchanges at all existing radial lines so it will reduce loads on these systems – in particular the North-East and East-West lines.”

But National University of Singapore transport researcher Lee Chee-Hong said: “It is simply too far away for us to long for since we are talking about 17 years from now, if there is no delay.”

“It’d be great if it can be expedited.”

Additional reporting by Debbie Lim

ST GRAPHICS



JURONG REGION LINE MAY BE EXTENDED TO JOIN CIRCLE LINE

B BRAND INSIDER

The Straits Times
Apr 2, 2018

By Christopher Tan

In what may be his last public announcement, Transport Minister Lui Tuck Yew said yesterday that the planned Jurong Region Line – a medium-capacity MRT line serving the west – could be extended southwards to join the Circle Line at Haw Par Villa station.



Source: The Straits Times and LTA

ARCHITECTURE DESIGN CONCEPT

Whistler Grand comprises of two blocks of 36 storeys apartment which includes two levels of basement carpark below an environment-deck design. It is located in a predominantly residential estate in the Clementi Planning Area, next to Ayer Rajah Expressway.

The north-western side of the site faces view towards low-rise development and greenery at Bukit Batok and Bukit Timah area, while the southern side faces unobstructed view towards Pandan Reservoir and Jurong Island. Pedestrian linkage from both main and side entrances to existing Ulu Pandan park connector is provided so that residents are able to enjoy greenery and recreational facilities within walking distance.

The development is welcomed by a formal entrance, adorned in stone and greenery, a stimulating invitation into the space. Ascending to the landscape deck, one adjourns to a realm of tropical grandeur, offering between them lengthy trails of lush tranquility and playfulness within the development's micro-wilderness.

The twin blocks are a refreshing addition to the skyline at a towering 36 floors. As monuments encapsulating the theme of tropicality and the rhythm of rivers, the facade palette consists of predominantly sleek grey curtain wall detailed with accents dancing across the tower's verticality likened to the trickling rhythm of a shallow stream. The full height glass is juxtaposed against a warm and textured massing in contemporary tones of brown-grey - representing the chic modern demographic expected to live, work and play in the upcoming Jurong Lake district. Placement of the twin blocks aims to provide adequate setback distance from AYE while gaining unique central landscape space for the development.

HIGH-SPEED RAIL

S'pore to KL: Getting up to speed

The dream of zipping from Singapore to Kuala Lumpur in 90 minutes took another step towards being realised, with the announcement of Jurong East as the site for the Singapore terminus. We compare the high-speed rail option to other transportation modes.

A magnetic levitation train as an experimental track in Tsuru, 100km west of Tokyo.



Stations on the high-speed rail line



COST OF HIGH-SPEED RAIL

Estimated: RM40 billion (\$514.8 billion). However, one railway expert said it could range from £15 million to £40 million (\$530 million to \$540 million) per km, depending on the complexity of construction. Going by a distance of 340km, this could mean a range of \$10.2 billion to \$27.2 billion.



COMPLETION DATE

Possibly 2025 to 2030. While initially targeted for 2020, experts said some time between 2025 and 2030 would be more realistic. Malaysian Prime Minister Najib Razak said the construction would take approximately five years, while the design and tender phases would take one year each.



TECHNOLOGY

Two to three times faster than normal railways, with speeds above 250km/h. Besides specialised tracks and rolling stocks, some systems also use magnetic



levitation, which employs a powerful magnetic field to suspend trains above the rails. Advanced signalling system to monitor train locations and prevent collisions.

Speed	Frequency	Operator
BY HIGH-SPEED RAIL 90 mins ■■■■■■■■■■	To be decided	To be decided
BY TRAIN Woodlands station to KL Sentral station Six hours 40 mins ■■■■■■■■■■	Three trips daily	KTM
BY AIR Changi Airport to Kuala Lumpur International Airport One hour ■■■■■■■■■■	Dozens of flights per day	More than a dozen airlines
BY CAR From Singapore to KL (via the Causeway or Second Link) Four hours (About 300km) ■■■■■■■■■■	Around 45,000 Singapore vehicles enter Malaysia daily	
BY COACH Singapore to KL (via the Causeway or Second Link) Five hours ■■■■■■■■■■	Dozens of trips per day	More than a dozen bus operators

PHOTO: AFP ST GRAPHICS

Close proximity to Future High-Speed Rail Terminus* which connects Singapore to Kuala Lumpur within 90 minutes

S'pore, KL sign deal to defer HSR

Express rail service will now take four years longer to start than first planned

Charissa Yong
Regional Correspondent
in Putrajaya

Singapore and Malaysia yesterday signed an agreement to defer the Kuala Lumpur-Singapore High-Speed Rail (HSR) project for about two years.

This stoppage - for up to May 31, 2020 - will mean that the HSR express service will now take four years longer than originally envisaged to start rolling.

Instead of the trains starting to ply on Dec 31, 2026, they will now do so only on Jan 1, 2031, if all goes to plan.

"By the end of May 2020, we hope to see the resumption of the high-speed rail construction," Coordinating Minister for Infrastructure and Minister for Transport Khaw Boon Wan said yesterday.

"If not, the project will be deemed to have been terminated, and Malaysia will reimburse Singapore for the wasted costs we have incurred," he said.



Singapore's Coordinating Minister for Infrastructure and Minister for Transport Khaw Boon Wan and Malaysia's Economic Affairs Minister Mohamed Amin Ali at the signing ceremony at the Malaysian Prime Minister's Office in Putrajaya yesterday. With them are from left Singapore's Senior Minister of State Sim Ann, Foreign Minister Norris Balasubramanian and Deputy Prime Minister Tan Chai Hean, and Malaysia's Prime Minister Mahatir Mohamad. Seated: Prime Minister Wan Azizah Wan Ismail, Foreign Minister Saifuddin Abdullah and Transport Minister Anthony Loke. (AP/ST PHOTO: LIAHUA ZACHARY)

Deal with Mr Khaw, Tan Sri Seri Amin said he had initially asked for longer postponement, but now had offered a shorter one for both sides eventually to push it back by two years.

Mr Khaw said in a Facebook post: "Many will be disappointed, but at least there is greater clarity on the way forward for this mega project."

The line between Kuala Lumpur and Singapore is estimated to take 90 minutes, or less than four hours to Singapore has already spent \$1 billion on the project - which can be recovered.

Malaysia will have to bear the costs incurred by Singapore should the project be terminated. But there will be no further costs to Singapore.

On the other hand, costs of the project, Mr Khaw said, is already under way as utilities for the HSR, which mostly underground in Singapore, cannot be dropped, he noted.

In a separate interview, Prime Minister Tan Chai Hean said the agreement was a positive outcome that all Malaysia's financial, including the opportunity to see what it wanted to do.

Source: The Straits Times

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ICONIC ARCHITECTURE



- Set within the West Coast precinct, its distinctive 36-storey double towers open up to views of the City, Pandan Reservoir and Bukit Timah Nature Reserve

LANDSCAPE DESIGN CONCEPT

Inspired by the ever changing nature of the river, our design encapsulates the various stages of the river's anatomy, from the more rapid swirls and twirls to the calmer, gentler river delta. At Whistler Grand there is something for everyone. Whether it is about relaxing by the poolside, dining outdoors with your loved ones or simply feeling the wind against your face as you glide down a water slide, rest assured that you will be able to do it all in one location.

Wellness Club

Designed with health and wellness in mind, this section features activities that the entire family can participate in. A luxurious Lap Pool is available for various aquatic activities while Pool Cabanas add to the resort-like quality of the space. Whether you choose to spend time relaxing in the Spa Pool or the Wellness Lawn, these options are all available to you. Rest assured that you and your family's well-being is being taken care of at the Wellness Club.

Leisure Club

Take it easy at the Leisure Club, where more passive programming drives the design of the space. In this zone, users are able to enjoy at a gentler pace than the previous ones. Enjoy the night sky while in the Glamping Garden with the teepee tents or simply relax in the River Hammock. Unearth the therapeutic benefits of gardening at the Urban Farm or have some quiet time and meditate on the Yoga Deck. Winding down and recalibrating at the Leisure Club after a long day is something that everyone can look forward to.

Adventure Club

The Adventure Club provides facilities that caters to adrenaline junkies of all ages. In this area you will be able to find a Climbing Wall, Parkour Gym and even an Aqua Flying Fox. Celebrate events with your loved ones on the Alfresco Deck or challenge your friends to a round of Table Tennis all in the one location. Both a Toddler and a Kid's Playground are available for younger patrons, as well a Kids Aqua Course, Putting Green and even a Kids Xylophone for the musically inclined. The possibilities are yours to explore in the Adventure Club.

Sky Club

Located at level 24, the Sky Club encompasses of Sky Dining rooms with Luxurious Dining Tables. Residents are able to host a variety of functions ranging from small intimate meals for close friends to formal dining. In a veritable oasis of serenity, the Sky Lounge furnished with Outdoor Living Lounges create intimate spaces of comfort and greenery.

Star Club

Explore the night Sky and constellations at the Star Club, equipped with a telescope at the viewing deck on level 30.

SITE PLAN



Arrival Club

1. Grand Arrival
2. Residential Services Counter
3. Arrival Lounge

Wellness Club

4. Lawn Deck
5. Wellness Lawn
6. Changing Room with Steam Bath
7. Club Gourmet
8. Club Pavilion
9. Cantilevered Gym
10. Lap Pool
11. Pool Deck
12. Pool Cabanas
13. Spa Lounge
14. Spa Pool
15. Pool Pavilion

Leisure Club

16. Relaxation Plaza
17. Reading Pavilion
18. Leisure Stream
19. Mini Lawn Bowling
20. Chess Lawn
21. Urban Farming
22. Scented Garden
23. Herb Garden
24. Garden Lounge
25. Hammock Lawn
26. Pilates Deck
27. Pebble Walk
28. Glamping Garden
29. River Hammock
30. Spa Lagoon
31. Hydrotherapy pool
32. Yoga Deck

Adventure Club

33. Outdoor Lounge
34. Kids Aqua Course
35. Kids Play Pool
36. Kids Water Slide
37. Misty Pond
38. Aqua Swing
39. Kids Aqua Flying Fox
40. Kids Sports Pool
41. Family Deck
42. Adventure Lounge
43. Table Tennis
44. Fitness Zone
45. 3G Fitness
46. Parkour Gym
47. Kids Climbing Wall
48. Tennis Court
49. Golf Practice
50. Putting Green
51. BBQ Pavilion
52. Alfresco Deck
53. Social Lawn
54. Kids Xylophone
55. Kids Trampoline
56. Kids Playground
57. Toddlers Playground

Botanical Patio

58. Jasmine Patio
59. Ginger Patio
60. Bird of Paradise Patio
61. Daisy Patio
62. Hibiscus Patio
63. Pandan Patio
64. Fern Patio
65. Heliconia Patio

Others:

- A. Guardhouse
- B. Bin Centre
- C. Substation and Genset
- D. Shops
- E. Side Gate
- F. Car Park Ventilation Shaft

- Water Tank Location
- Car Park Ventilation Shaft Location

80% of land area designed with landscape and facilities
(More than 2 times of a soccer field)

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CANTILEVERED GYM AND POOL

LUXURIOUS FACILITIES BEYOND EXPECTATION

- Indulge in over 60 comprehensive facilities ranging from a Cantilevered Gym to River Hammocks, Club Gourmet, Glamping Gardens and many others



Artist's Impression

POOL WITH SLIDE

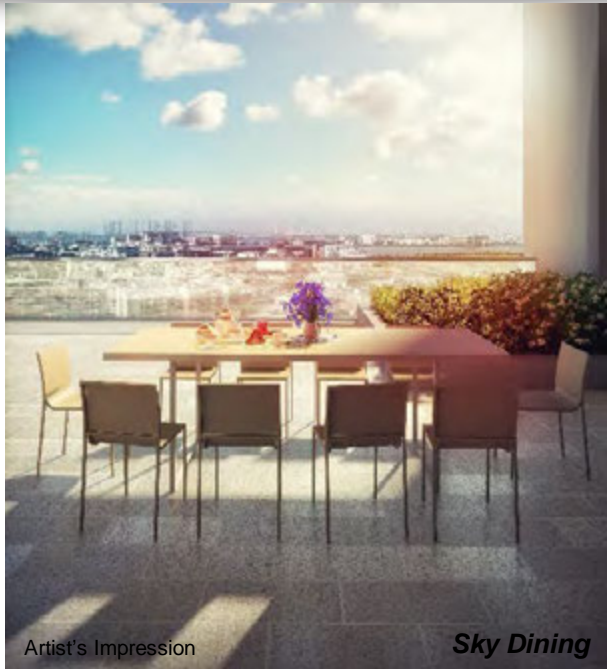
THERE IS SOMETHING FOR EVERYONE

With a Climbing Wall, Aqua Flying Fox and an Aqua Course specially designed for kids, your young ones scale new heights of fun at Adventure Club.



Artist's Impression

SKY CLUB AND STAR CLUB



● Sky Club (Level 24)

- 66. Sky Dining
- 67. Sky Walk
- 68. Sky Lounge

Block 109



Block 107



● Star Club (Level 30)

- 69. Stargaze

Block 109



Block 107



Plans are not drawn to scale



ELEVATED ENJOYMENT

- Enjoy picturesque views at Sky Club (Level 24) & Star Club (Level 30) at each block

Artist's Impression

UNIT MIX

WHISTLER GRAND: UNIT DISTRIBUTION CHART

UNIT FLR	3	4	5	6	7	8	9	10		11	1	2
36	PH1	B3P(d)	B1a(d)	PH2	C1(d)	B3Pa(d)				B1(d)	B1a(d)	D1(d)
35	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa	STAR CLUB	B1	B1a	D1
34	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa		B1	B1a	D1
33	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa		B1	B1a	D1
32	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa		B1	B1a	D1
31	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa		B1	B1a	D1
30	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa		B1	B1a	D1
29	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa		B1	B1a	D1
28	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa		B1	B1a	D1
27	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa		B1	B1a	D1
26	D1	A1	B3P	B1a	A2S	E1	C1	B3P				
25	D1	A1	B3P	B1a	A2S	E1	C1	B3P	SKY CLUB			
24	D1	A1	B3P	B1a	A2S	E1	C1	B3P				
23	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa		B1	B1a	D1
22	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa		B1	B1a	D1
21	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa		B1	B1a	D1
20	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa		B1	B1a	D1
19	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa		B1	B1a	D1
18	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa		B1	B1a	D1
17	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa		B1	B1a	D1
16	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa		B1	B1a	D1
15	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa	B1	B1a	D1	
14	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa	B1	B1a	D1	
13	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa	B1	B1a	D1	
12	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa	B1	B1a	D1	
11	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa	B1	B1a	D1	
10	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa	B1	B1a	D1	
9	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa	B1	B1a	D1	
8	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa	B1	B1a	D1	
7	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa	B1	B1a	D1	
6	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa	B1	B1a	D1	
5	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa	B1	B1a	D1	
4	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa	B1	B1a	D1	
3	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa	B1	B1a	D1	
2	D1	A1	B3P	B1a	A2S	E1	C1	B3Pa	B1	B1a	D1	
1	LANDSCAPE DECK											
B1	CARPARK											
B2	CARPARK											

1-Bedroom	2-Bedroom Premium + Study	3-Bedroom Dual - Key	5-Bedroom
1-Bedroom + Study	3-Bedroom	4-Bedroom	Penthouse (5-Bedroom + Flex)
2-Bedroom	3-Bedroom Premium + Flexi	4-Bedroom Dual - Key	

BLK 109 West Coast Vale (Postal Code 126752)

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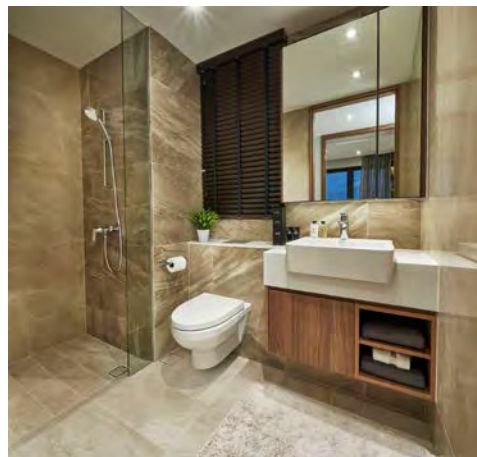
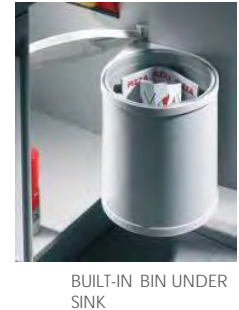
LUXURIOUS INTERIOR

- 1-, 1 + Study, 2-, 2-Bedroom Premium + Study units are designed in Nordic Accent Scheme, while 3-, 4-, and 5-bedroom, Dual-key units and Penthouses are designed in Tropical Lux Scheme



LUXURIOUS INTERIOR

- 4-, 5-Bedroom units and Penthouses comes with walk-in wardrobe in master bedroom
- Dual Key comes with fully equipped kitchenette and bathroom in studio
- Fully-equipped kitchen with *Bosch* cooker hood, hob, oven, refrigerator, washer dryer as well as additional accessories like dish drainer and built-in bin.
- High quality sanitary wares and fittings from brands such as Duravit and Grohe



LUXURIOUS INTERIOR



Accessories cabinet

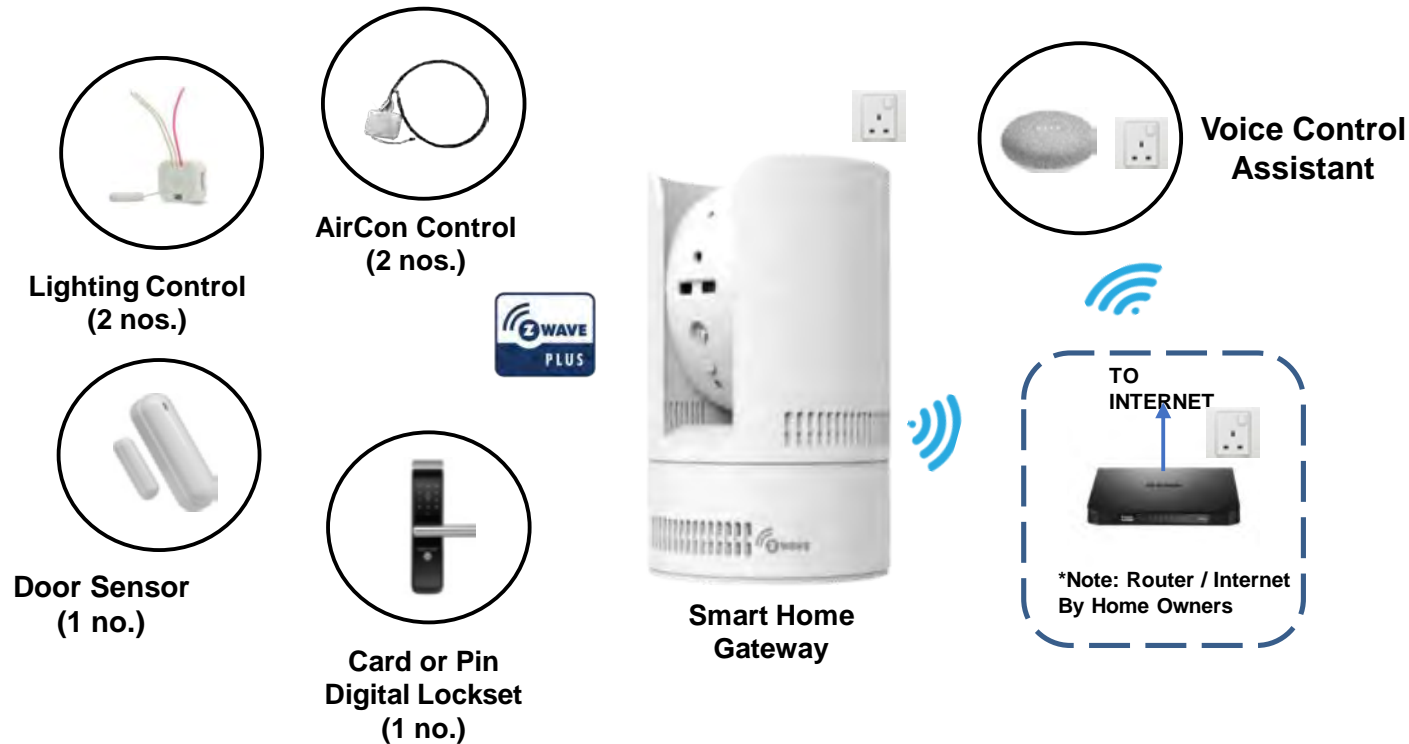


Integrated storage space + full height tinted mirror

- Accessories cabinet in master bedroom of 1-Bedroom, 1-Bedroom + Study, 2-Bedroom and 2-Bedroom Premium + Flexi
- Integrated storage with shoe rack provision and full height tinted mirror near entrance for 3 Bedroom, 3-Bedroom Premium + Flexi, 4-Bedroom, 5-Bedroom and Dual Key units
- Built in LED light above kitchen counter and bathroom vanity counter
- Compressed quartz kitchen countertop provision
- Wine chiller for Penthouse units
- Master Bathroom comes with rain shower and bidet spray

SMART HOME SYSTEM

Each unit will be supplied and installed with the following items ("Wireless SMART Home System"):
1 smart home gateway with built-in IP camera, 1 smart voice assistant, 1 digital lockset, 1 main door sensor, 2 lighting control and 2 air conditioner controls.



The make, model, brand, design and technology of the Wireless SMART Home System to be supplied and installed in the actual unit may differ from the above illustration and are subject to change. Terms and conditions apply. Buyers shall liaise with the smart home vendor instead of the developer to make all arrangements for the set up and configuration of, and for any queries, defects, maintenance and/or upgrade issues with the Wireless SMART Home System at buyers' own costs. Items/devices which are not listed above are not included in Wireless SMART Home System and may be purchased from the smart home vendor directly and installed at buyers' own costs after the handover of the unit.

SMART HOME SYSTEM

SURVEILLANCE



SMART HOME SYSTEM

DIGITAL LOCKSET



Lock Status



Z-wave
module



4 x AA batteries, sound alert
when batteries low in power

4 ways to unlock door

- Card
- Pin
- Mechanical Key
- Mobile App



SMART HOME SYSTEM

AIRCON CONTROL



✓ 2-way Communication

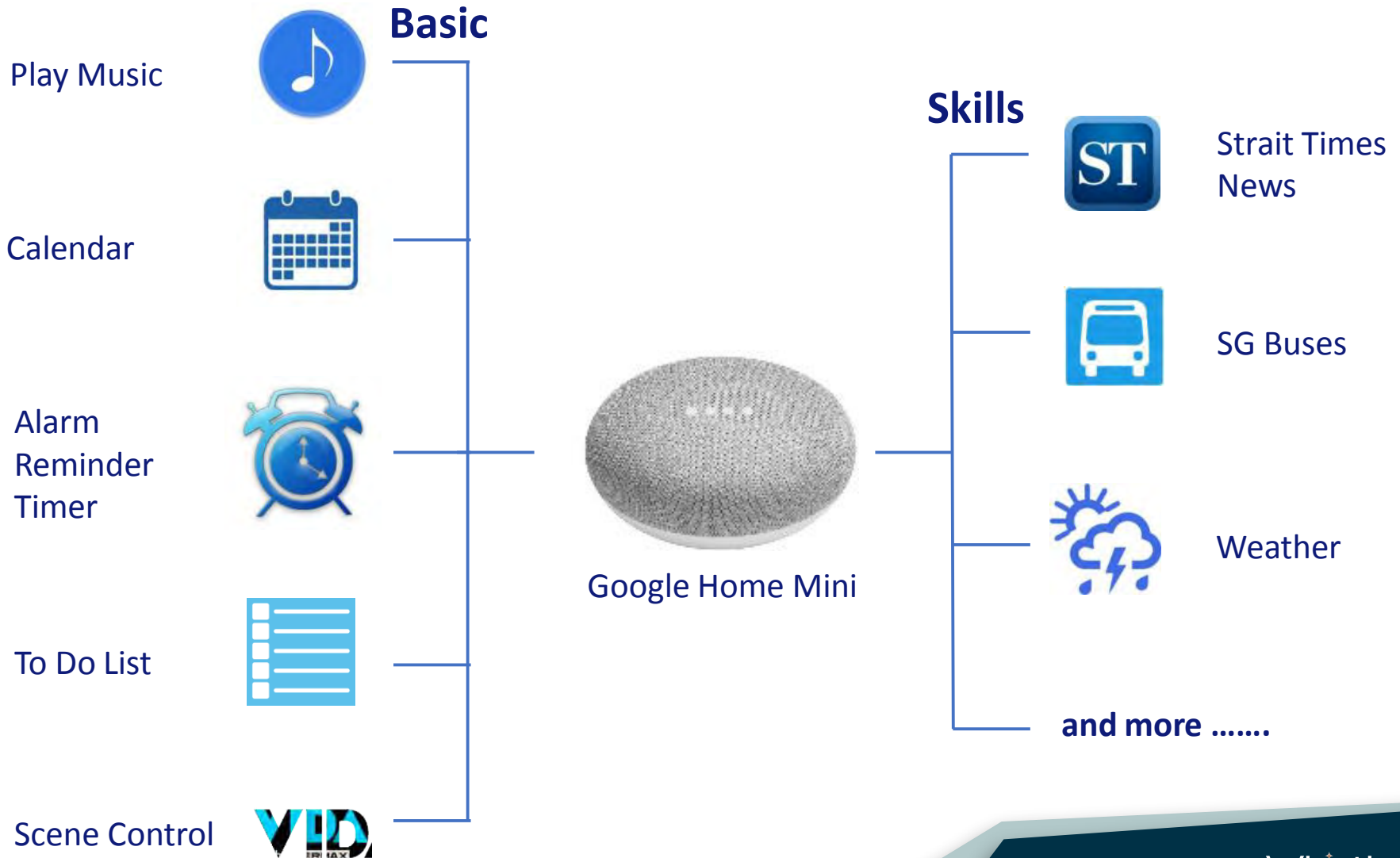
✓ Adjust Fan Speed & Temperature

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SMART HOME SYSTEM

FEATURES OF SMART VOICE ASSISTANCE



PPVC CONSTRUCTION

Leading Edge Construction Method

Enjoy extraordinary construction for your home, with the advanced technology of Prefabricated Prefinished Volumetric Construction (PPVC).

PPVC increases productivity compared to conventional construction methods, ensures good quality through stringent quality control and generate less waste for a cleaner and safer worksite.



ECO FEATURES



Passive Cool Design Architecture

- ✚ Designed to minimise direct West facing units
- ✚ Units are designed with balconies and/or other sunshading elements such as horizontal ledges and tinted window glass to minimise direct sunlight penetration into unit interior



Water Efficiency

- ✚ Water efficient fittings provided for all units

Energy Efficiency

- ✚ Energy efficient air-conditioners provided for all units
- ✚ Provision of motion sensors at staircases
- ✚ Energy efficient lighting at communal facilities
- ✚ Energy efficient lifts with Variable Voltage Variable Frequency (VVVF) drive, sleep mode and regenerative power feature



Environmental Quality and Protection

- ✚ Use of environmentally friendly products certified by approved local certification bodies
- ✚ Use of low Volatile Organic Compounds (VOC) paints for internal walls to reduce indoor air pollution



Other Green Features

- ✚ Use Prefabricated Prefinished Volumetric Construction (PPVC) method to significantly improve construction productivity, reduce noise and dust pollution
- ✚ Extensive greenery and landscape
- ✚ Pneumatic waste collection and disposal system
- ✚ Double refuse chutes for recyclable and non recyclable waste
- ✚ Siphonic rainwater discharge system at roof
- ✚ Provision of bicycle parking lots at basement level
- ✚ Good access to bus stops

RESIDENTIAL SERVICES

Estate & Local Area Information

We'll be happy to answer questions about Whistler Grand or the latest happenings in town. You can also request a walk-through of the estate.

Welcome & Assistance

Our Residential Host is on hand to welcome both residents and visitors, and to assist with directions, queries or requests.

Facility Reservations

Allow us to help reserve communal spaces like Club Gourmet, BBQ Pavilion and tennis court.

Service Request Handling

We are ready to receive resident's service needs and will liaise with relevant parties to fulfil their requests.

Moving In Assistance *

Settle in seamlessly with assistance on the application for vehicle access, utilities as well as other services.

Laundry & Housekeeping Services *

Leave it to our trusted vendors to keep things spick and span.

Restaurant, Hotel & Transport Reservations *

We can help recommend and book resident's choice of restaurant, hotel or transport.

Loan of Wheelchairs

Wheelchairs are available should residents or their guests need one.

Wet Weather Assistance

We'll be glad to loan you an umbrella during inclement weather.

Delivery Acceptance *

Deliveries will be signed and safe kept for collection at your convenience.

Transport Arrangements *

Whether it's a stretch limousine or a taxi, our Residential Host makes booking one a breeze.



***Terms & Conditions apply**

Please note that the use of these services and facilities are chargeable as they are provided by third party service providers ("Service Providers"). While our Residential Host will assist in making arrangements, all costs incurred will be borne by residents. Provision of these services and facilities may be modified according to availability and at the discretion of the Service Providers. The Service Providers also reserve the right to terminate the services and facilities without prior notice. Other terms and conditions apply.

Disclaimer: Information is accurate as at 10 Oct 2018 & subject to change without prior notice. For internal reference only, strictly not for circulation.

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Whistler
Grand

ESTIMATED MAINTENANCE FEE

Unit Type	Share Value	Estimated Maintenance Fee
1-Bedroom	115	\$250
1-Bedroom + Study	115	\$250
2-Bedroom	140	\$300
2-Bedroom Premium + Study	140	\$300
3-Bedroom	140	\$300
3-Bedroom Premium + Flexi	140	\$300
3-Bedroom Dual Key	140	\$300
4-Bedroom	162	\$350
4-Bedroom Dual Key	162	\$350
5-Bedroom	162	\$350
Penthouse (5-Bedroom + Flexi)	187	\$400

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Grand 御峰

PAYMENT METHODS

For payment made by way of Cheque should crossed “Account payee only” and drawn in favour of

United Overseas Bank Limited for Project Account No. **451-308-598-7** of **CDL Pegasus Pte. Ltd.**

For payment made by way of Telegraphic Transfer

Bank : United Overseas Bank Limited
SWIFT code : UOVBSGSGXXX
For account of : CDL Pegasus Pte. Ltd.
Account No. : 451-308-598-7
Message : Block, unit number and name of purchase

Note : Please inform purchaser to add an additional SGD \$50 to the 5% booking fee for local bank charges, if any.

**Booking Fee can be accepted through Local Funds
Transfer via internet banking (FAST – Fast and Secure
Transfer) for WHISTLER GRAND**

Please note:

Fast transfers have a max limit of \$200,000 per transaction.

Fast is only available for participating banks*.

Proj account for Whistler Grand:

United Overseas Bank Limited for Project Account No. **451-308-598-7** of **CDL Pegasus Pte. Ltd.**

Include message on the blk, unit no. and name of purchaser and send a screen shot of payment to your agent.

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