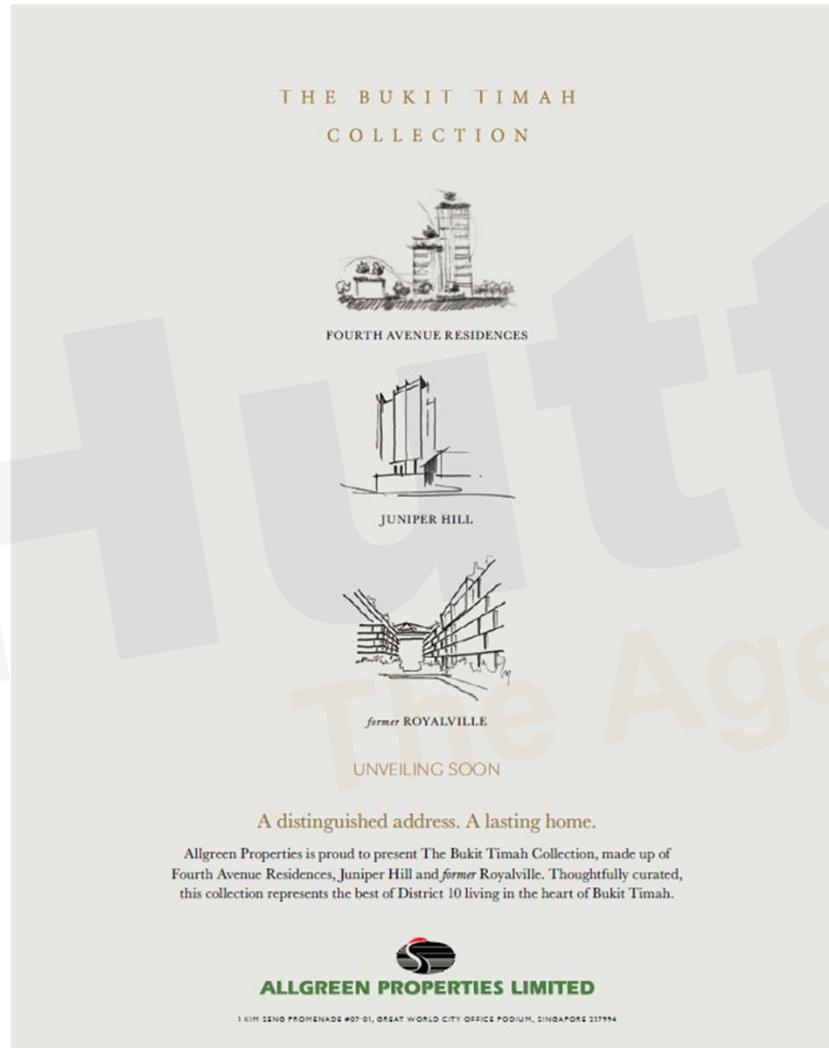


The Bukit Timah Collection



- The Bukit Timah Collection by Allgreen, made up of :
 - (1) Fourth Avenue Residences
 - (2) Juniper Hill ; and
 - (3) former Royalville
- This collection represents the best of District 10 living in the heart of Bukit Timah.
- Fourth Avenue Residences is the first residential development to be launched under The Bukit Timah Collection by Allgreen.



Fourth Avenue Residences

Development Logo :

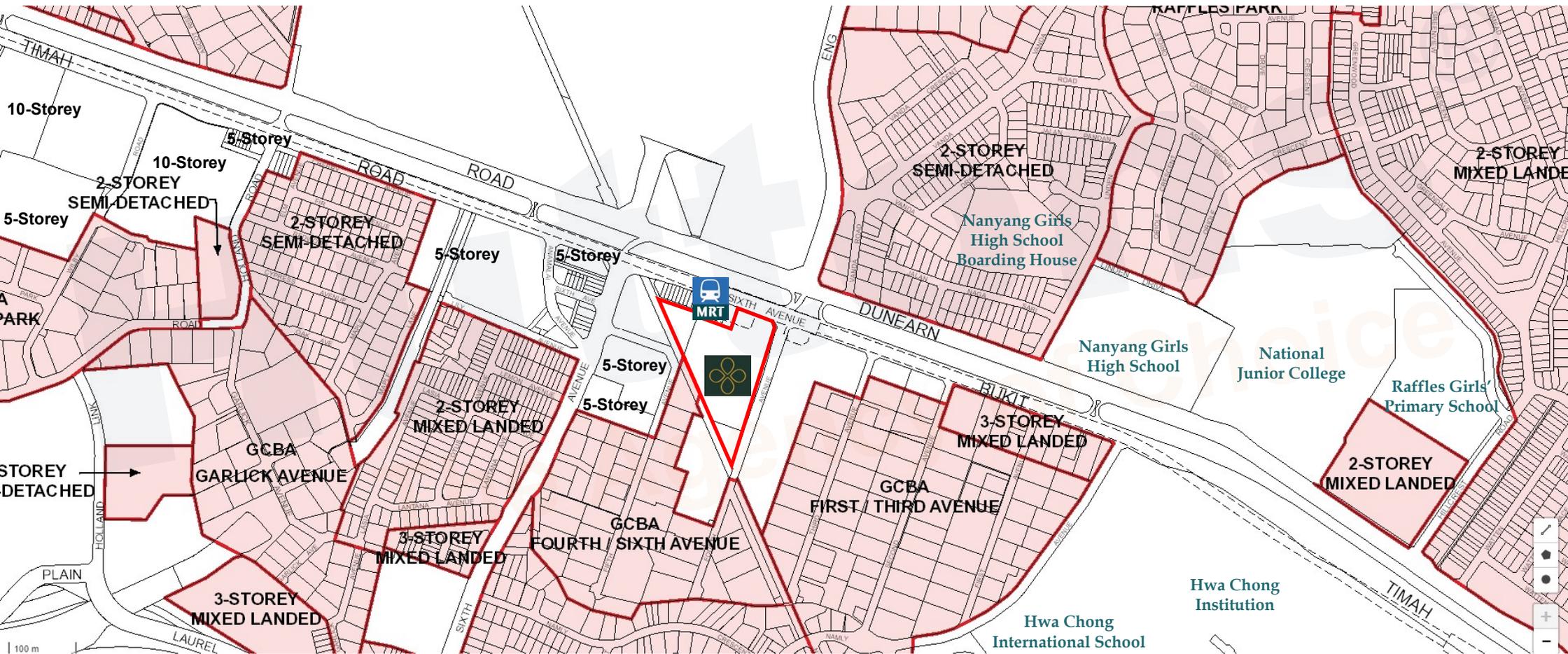


Master Plan Zoning



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Master Plan Zoning : Landed Housing Areas Plan



Project Fact Sheet

Development Name	Fourth Avenue Residences (富雅轩)
Project Description	Proposed erection of residential flats development comprising 2 blocks of 2-storey, 3 blocks of 6-storey, 3 blocks of part 6/10 storey and 1 block of 10-storey (Total 476 units) with a basement carpark, swimming pool and ancillary facilities
Address	2, 4, 6, 8, 10, 12, 14, 16 and 18 Fourth Avenue
District	10
Tenure	99 years wef 7 March 2018
Land Area	18,532.2 sq m
Plot Ratio	1.8
Permissible GFA	33,358 sq m
Carpark	Basement carpark with 385 lots (incl. 4 accessible lots)
Expected Date of Vacant Possession	8 Dec 2022
Expected Legal Completion Date	8 Dec 2025



Huttons
The Agency of Choice

Project Fact Sheet

Architect	RSP Architects Pte Ltd
Landscape Architect	COEN Design International
Main Contractor	Tiong Aik Construction Pte Ltd
Solicitor	Dentons Rodyk & Davidson LLP
Project Account	OCBC PROJECT ACCOUNT NO. 712-631-811-001
Developer's Licence No.	C1262
Developer	Valleypoint Investments Pte. Ltd.

Key Unique Selling Points (USPs)

FOURTH AVENUE RESIDENCES

99 Years Leasehold

Heart of Bukit Timah

Prime District 10 address

Sixth Avenue MRT Station at your doorstep

Surrounded by top schools
(Raffles Girls Primary School, Methodist Girls School &
Nanyang Primary School etc.)

Next to GCB neighbours (2-storey)

Tallest development (10-storey) in the immediate vicinity

Singapore Botanic Gardens (2 MRT stops away)

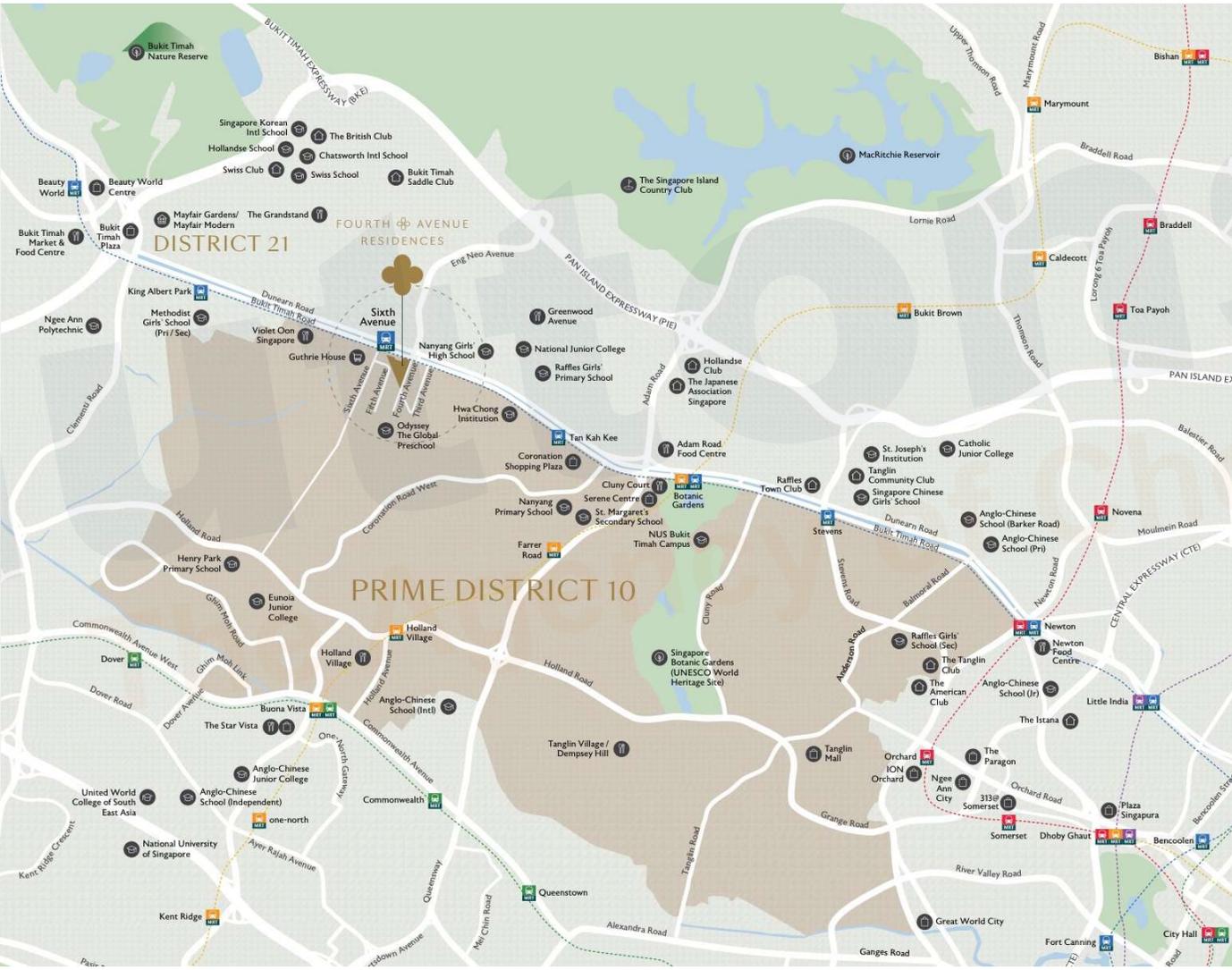
10 minutes' drive to Orchard Road

HUTTONS

Choice[®]

Prime District 10

Connectivity	
Sixth Avenue MRT (Direct Access)	1 min walk
Tan Kah Kee MRT	1 stop
Botanic Gardens MRT (Interchange to Circle Line)	2 stops
Stevens MRT	3 stops
Newton MRT (Interchange to North South Line)	4 stops
Renowned Education Belt	
Nanyang Girls' High School	0.5 KM
Hwa Chong Institution	0.6 KM
National Junior College	0.7 KM
Raffles Girls' Primary School	1.0 KM
Methodist Girls' School (Pri / Sec)	1.5 KM
Swiss School	1.5 KM
Nanyang Primary School	1.5 KM
Singapore Korean Intl School	1.8 KM
Hollandse School	1.8 KM
St. Margaret's Secondary School	1.9 KM
Ngee Ann Polytechnic	2.1 KM
Henry Park Primary School	2.1 KM
Eunoia Junior College	2.2 KM
NUS Bukit Timah Campus	2.6 KM
Singapore Chinese Girls' School	3.6 KM
St. Joseph's Institution	3.6 KM
Anglo-Chinese School (Barker Road)	4.5 KM



Nature	
Singapore Botanic Gardens (UNESCO World Heritage Site)	2.4 KM
Bukit Timah Nature Reserve	3.0 KM
Food & Dining	
Guthrie House	0.1 KM
Violet Oon Singapore	0.6 KM
The Grandstand	0.9 KM
Greenwood Avenue	1.0 KM
Adam Road Food Centre	2.0 KM
Bukit Timah Market & Food Centre	2.5 KM
Tanglin Village / Dempsey Hill	3.0 KM
Newton Food Centre	5.2 KM
Rest & Relaxation	
Bukit Timah Saddle Club	1.5 KM
Coronation Shopping Plaza	1.7 KM
Serene Centre	2.0 KM
The Singapore Island Country Club	2.0 KM
Holland Village	2.0 KM
Cluny Court	2.1 KM
Bukit Timah Plaza	2.2 KM
Beauty World Centre	2.6 KM
The Star Vista	2.6 KM

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Raffles Girls' Primary School

SchoolQuery

Find Schools Near a Building | Find Buildings Near a School

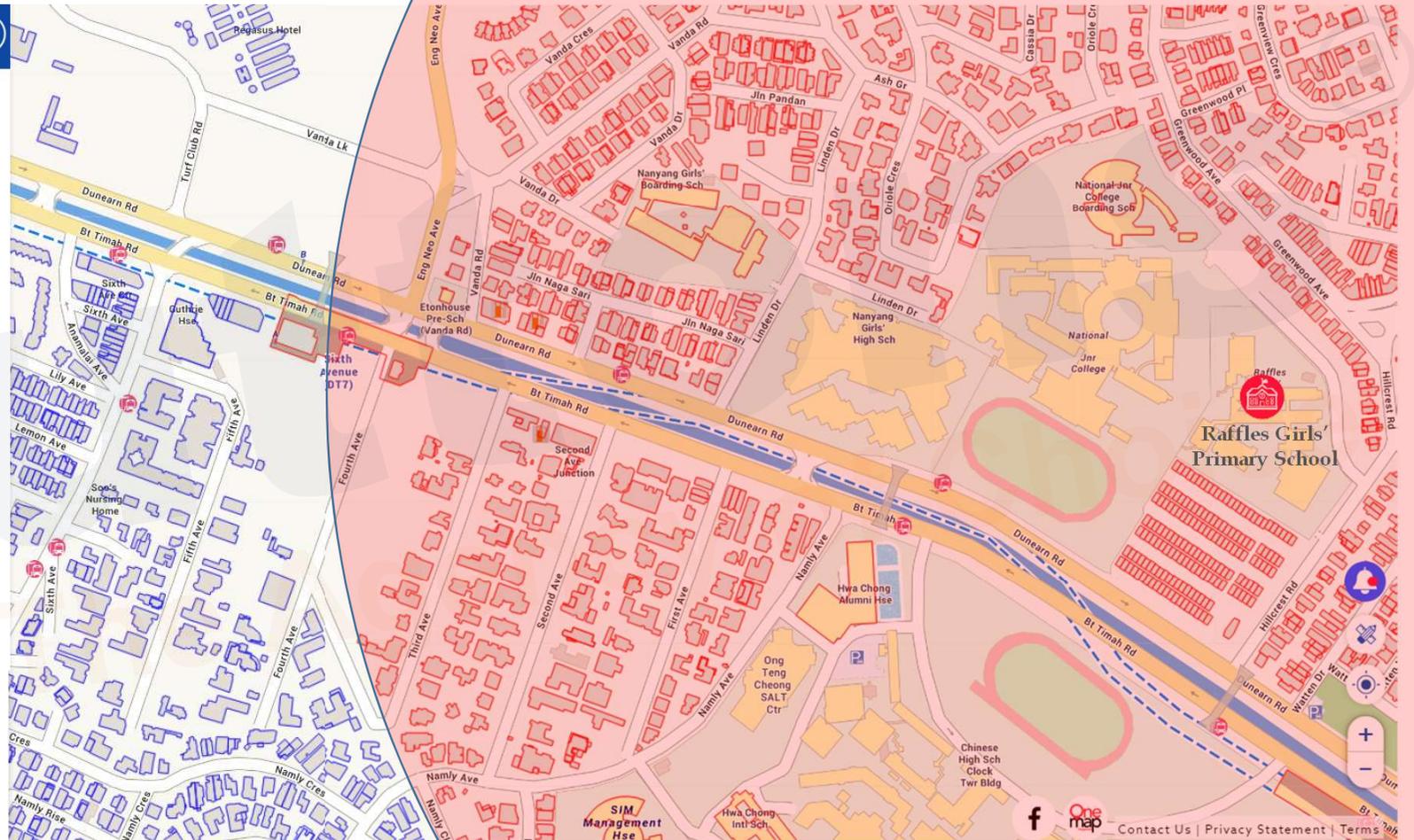
Raffles Girls' Primary School

School List:

- RAFFLES GIRLS' PRIMARY SCHOOL

Colour Indication

- Within 1km : ●
- Between 1-2km : ●



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Aerial View



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Aerial View



Artist's Impression

Direct Access to Sixth Avenue MRT Station



Artist's Impression

Residents will enjoy a direct covered linkway to Sixth Avenue MRT Station

Facilities



Artist's Impression

Clubhouse and 50M Lap Pool



Facilities



Artist's Impression

Relaxation Pavilion & Grand Lawn

Facilities



®
S
ice

Unit Mix

Unit Type	No. of Units	%	Area Range (sq m)	Area Range (sq ft)
1-Bedroom	164	35%	44 - 48	474 - 517
2-Bedroom	38	8%	58 - 60	624 - 646
2-Bedroom Premium	118	25%	64 - 67	689 - 721
3-Bedroom	64	13%	85 - 90	915 - 969
3-Bedroom + Study	68	14%	100 - 105	1,076 - 1,130
4-Bedroom + Study	24	5%	137 - 139	1,475 - 1,496
Total	476	100%		