



JUNIPER HILL

A home above all

THE BUKIT TIMAH
COLLECTION



FOURTH AVENUE RESIDENCES



JUNIPER HILL



former ROYALVILLE

UNVEILING SOON

A distinguished address. A lasting home.

Allgreen Properties is proud to present The Bukit Timah Collection, made up of Fourth Avenue Residences, Juniper Hill and *former* Royalville. Thoughtfully curated, this collection represents the best of District 10 living in the heart of Bukit Timah.



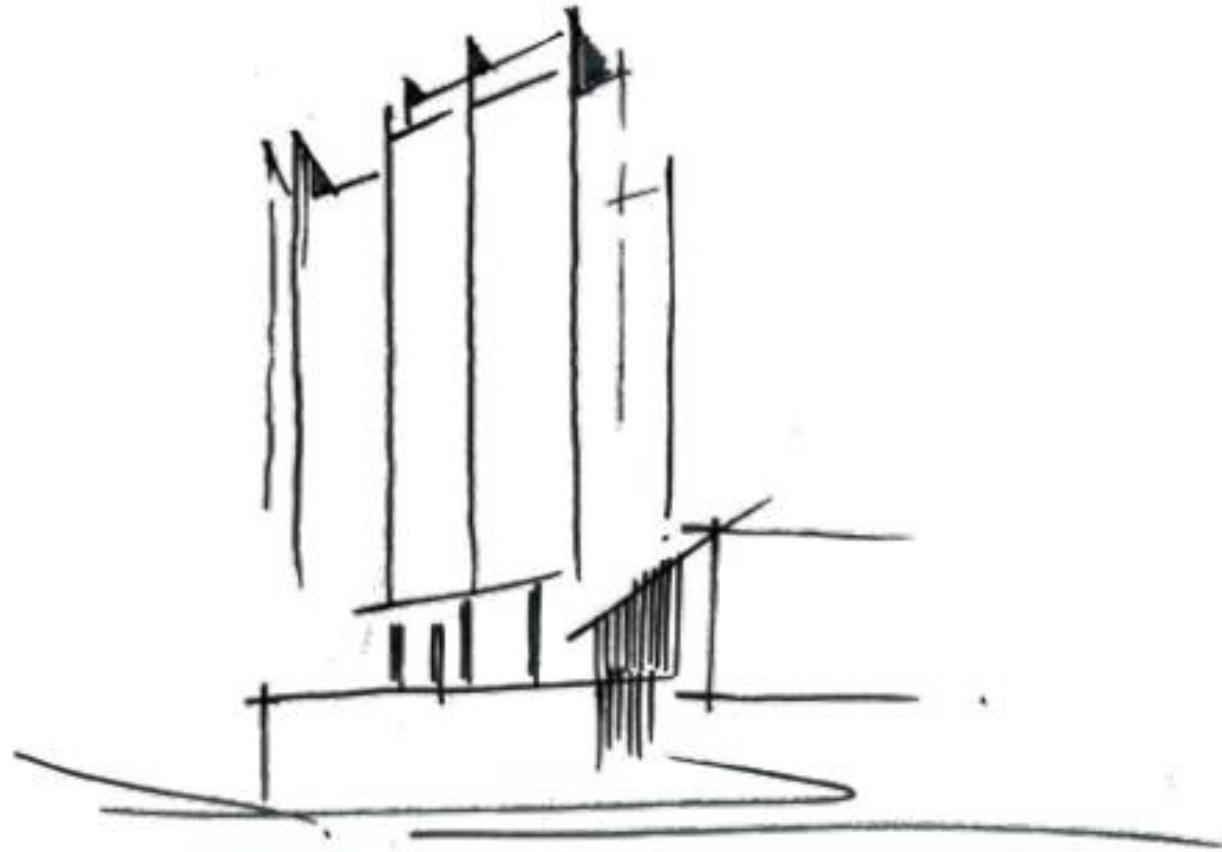
ALLGREEN PROPERTIES LIMITED

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The Bukit Timah Collection by Allgreen

- 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
- Juniper Hill will be the next to launch under The Bukit Timah Collection by Allgreen

THE BUKIT TIMAH
COLLECTION



Juniper Hill

Aerial View – Juniper Hill





PRIME DISTRICT 10

Map is not drawn to scale

Project Factsheet

Project Name	Juniper Hill (栢傲景)
Project Description	Proposed erection of 1 Block of 12 Storey Residential Flats (115 units) with 2 levels of Basement Carpark, Tennis Court, Swimming Pool, Roof Terrace and Communal Facilities on Lot 00103K TS26 at 39 Ewe Boon Road (Tanglin Planning Area)
Address	39 Ewe Boon Road
District	10
Tenure	Freehold
Land area	5,619 sq m
Permissible GFA	9,121 sq m
Expected Date of Vacant Possession	31 Mar 2022
Expected Date of Legal Completion	31 Mar 2025
Carpark lots	115

Main Consultants

Architect	P&T Consultants Pte Ltd
Landscape Consultant	COEN Design International
Main Contractor	Tiong Aik Construction Pte Ltd

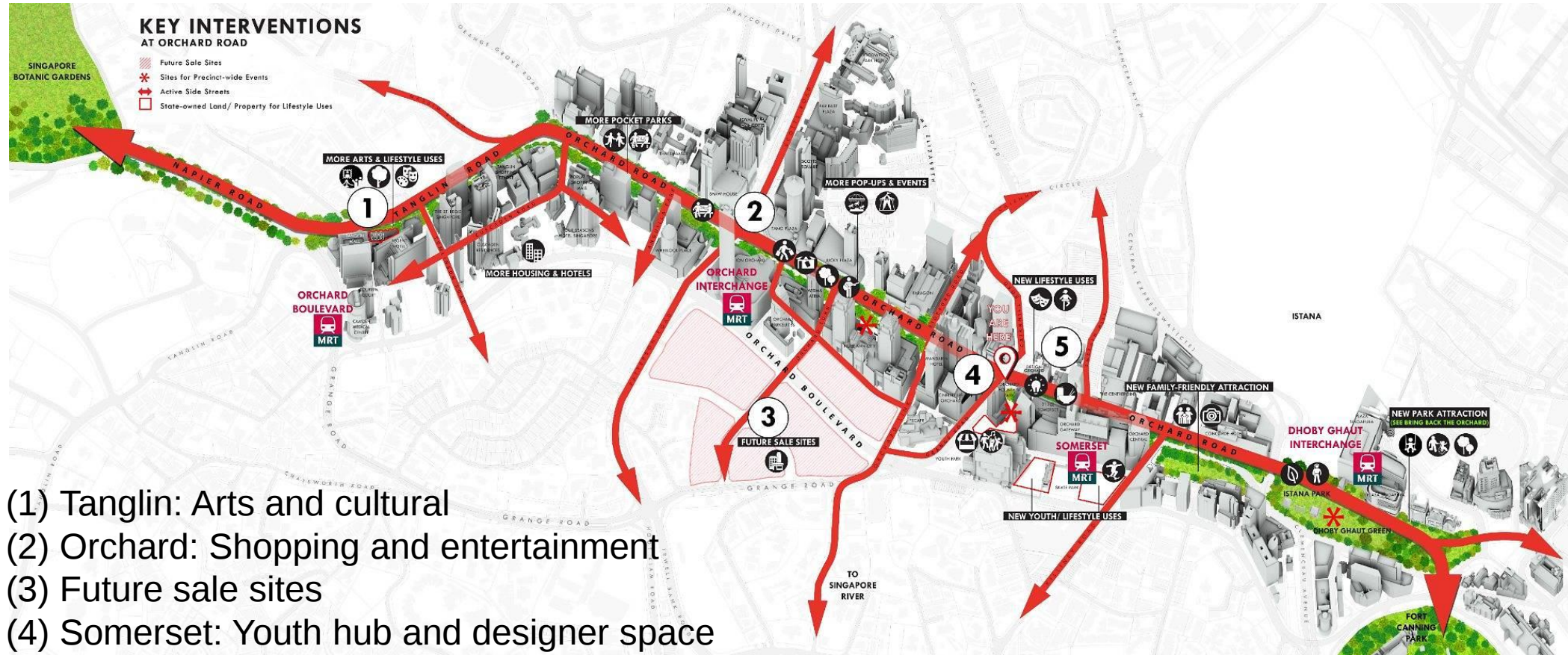
Key USPs

- Freehold
- Prime District 10
- Heart of Bukit Timah, within Tanglin planning area
- Within 700m walking distance to Stevens MRT (Downtown Line) which will be an interchange upon completion of the Thomson-East Coast Line
- Within 1 km to reputable schools such as ACS, SJI, SCGS, RGS
- 1 MRT station away from Singapore Botanic Gardens
- 5 mins drive to Orchard Road
- Near to lifestyle destination- Dempsey Hill, Tanglin Club, The American Club and Newton Food Centre etc.
- Concierge services* to cater to the diverse lifestyle needs of the residents of Juniper Hill

*Complimentary concierge services will be provided for 2 years from date of TOP

Orchard Rejuvenation Plans

- New plans to enhance Orchard Road to a lifestyle destination with more greenery and activities
- Potential uplifting of property value for Juniper Hill upon the completion of the Orchard Rejuvenation Plans



- (1) Tanglin: Arts and cultural
- (2) Orchard: Shopping and entertainment
- (3) Future sale sites
- (4) Somerset: Youth hub and designer space
- (5) Somerset: Enhanced connectivity across buildings and new lifestyle uses
- (6) Dhoby Ghaut: Family-friendly lifestyle zone and green spaces





50m Lap Pool

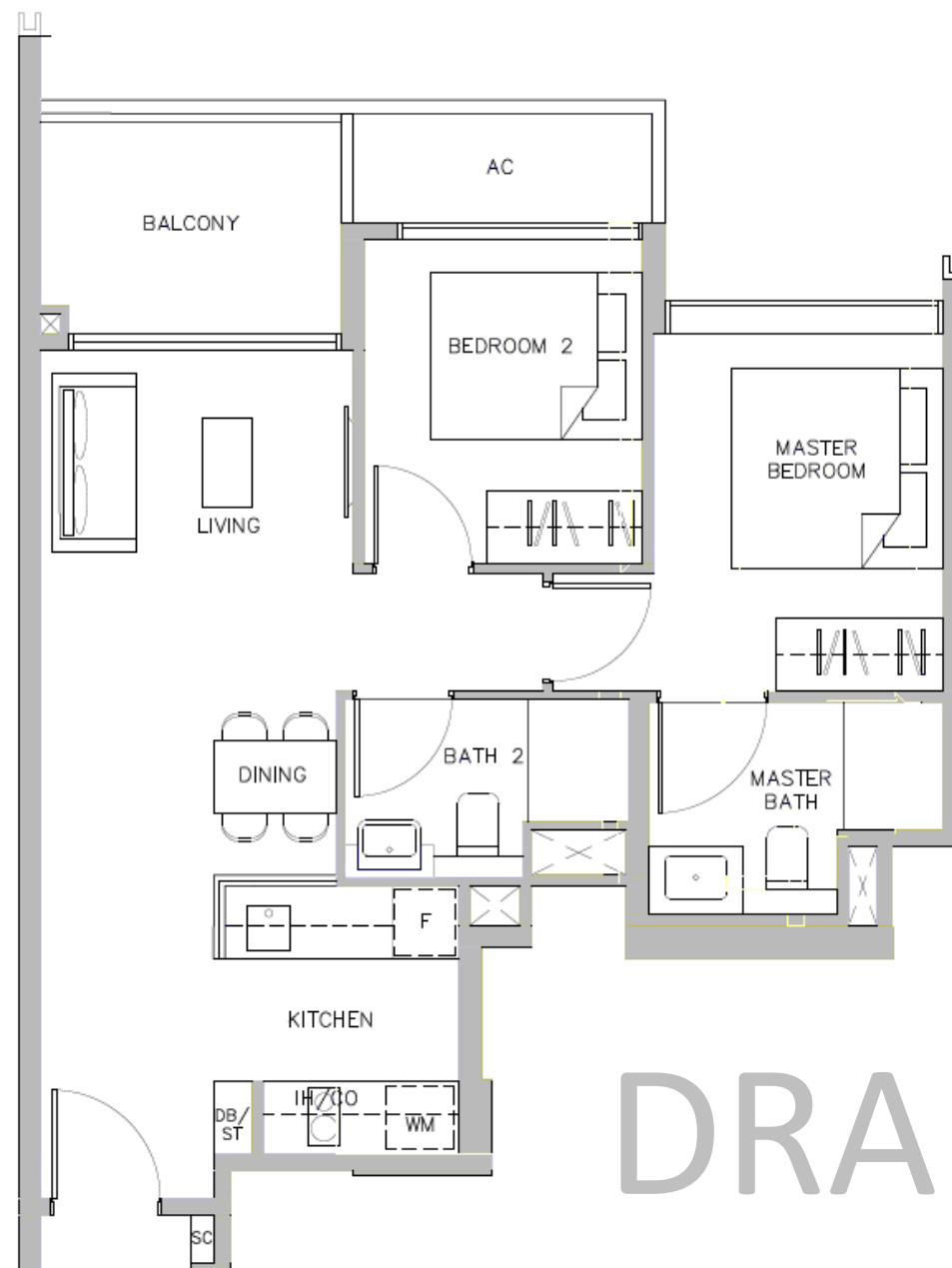
Unit Mix

Type	No. of units	Area Range sqm (sq ft)
2 Bedroom	40	54 – 59 (581 – 635)
2 Bedroom Premium	30	61 – 67 (657 – 721)
3 Bedroom	16	85 & 89 (915 & 958)
3 Bedroom + Study	24	97 & 103 (1,044 & 1,109)
4 Bedroom	2	169 & 175 (1,819 & 1,884)
4 Bedroom + Study	1	183 (1,970)
5 Bedroom	2	206 (2,217)
	115	

2 - BEDROOM PREMIUM

Type B5P

65 sqm / 700 sq ft

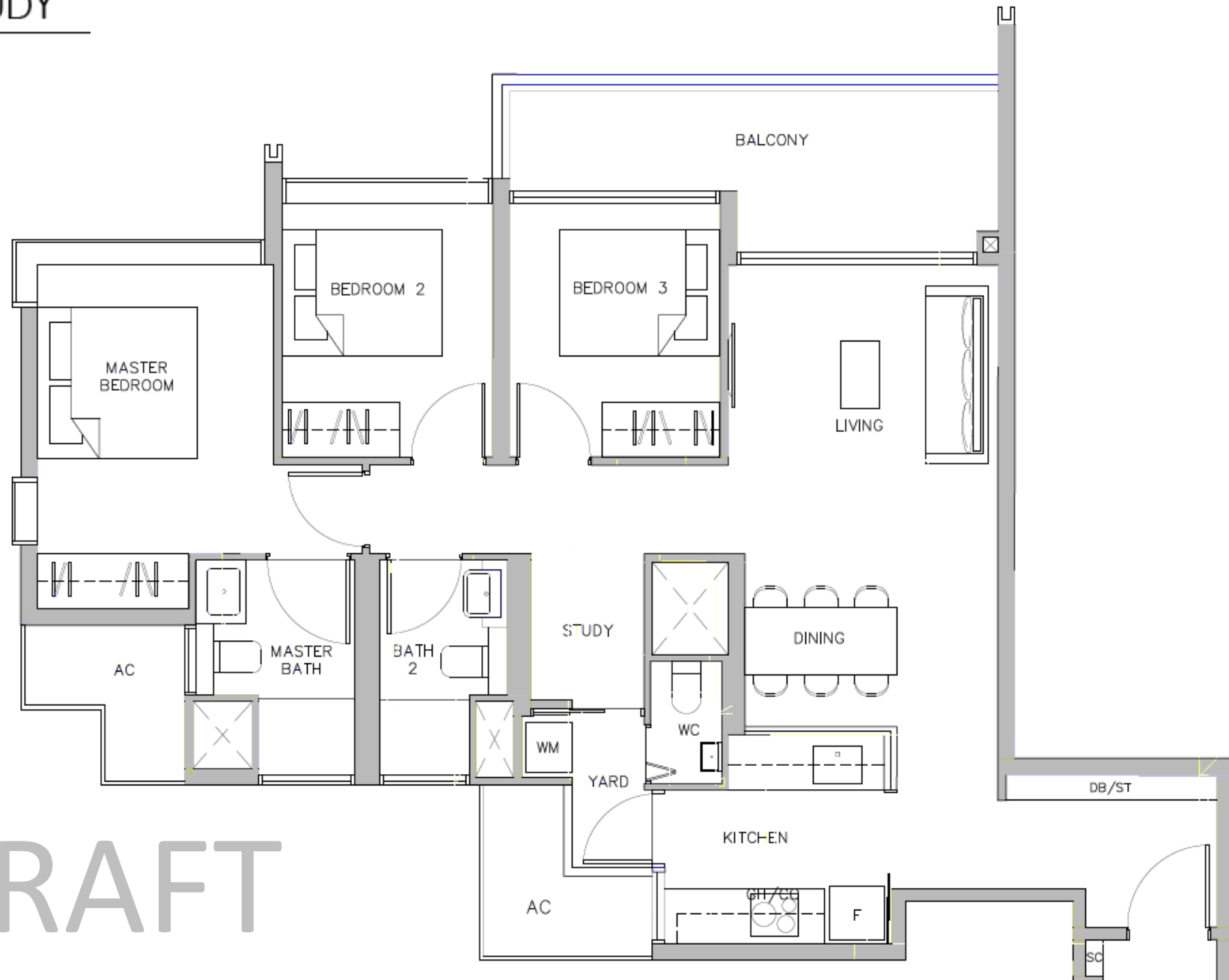


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3 - BEDROOM + STUDY

Type C4S

103 sqm / 1109 sq ft



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