

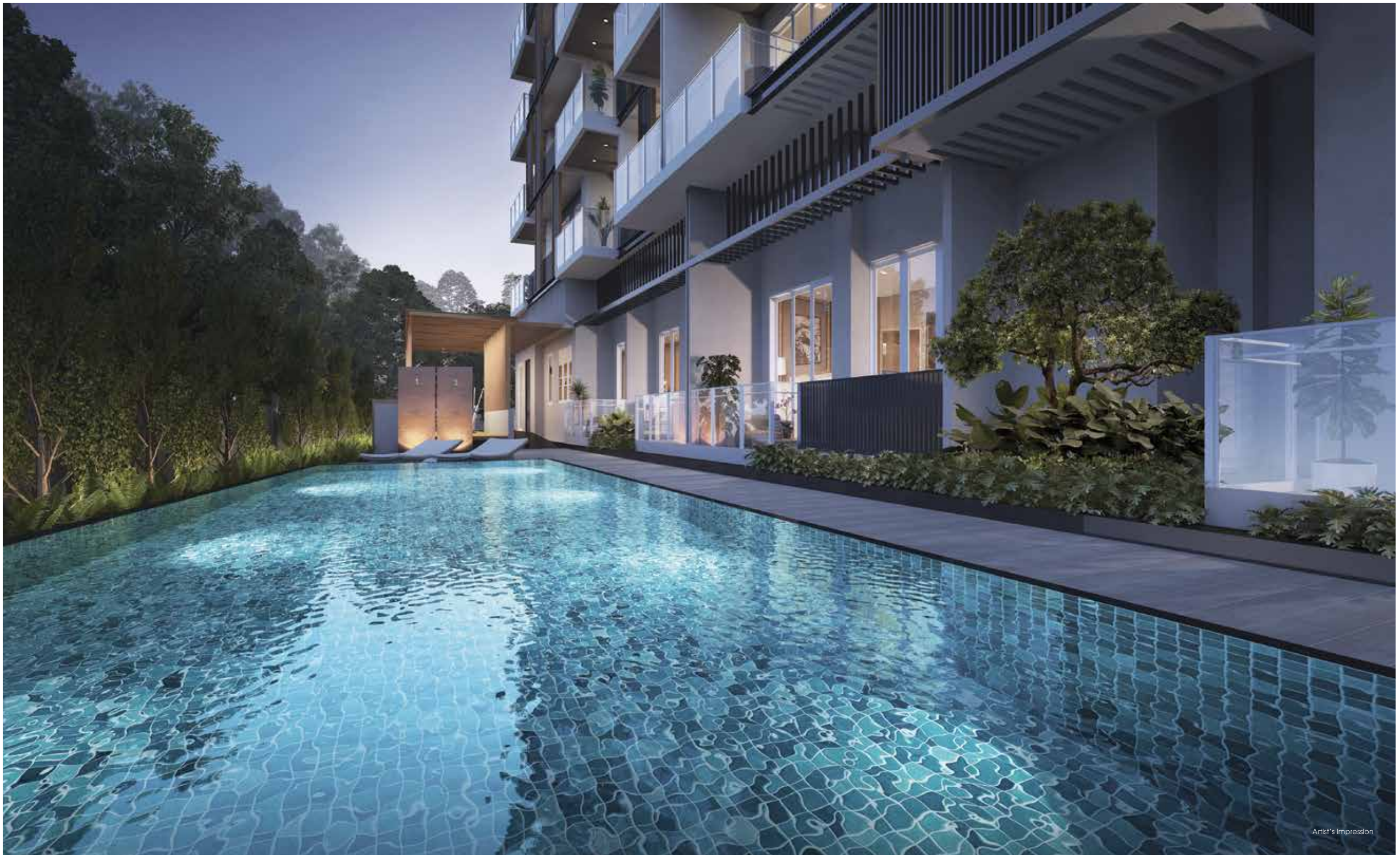
JERVOIS
Treasures



Artist's Impression

LUXURY. LAVISH. LAUDABLE.







Presenting Jervois Treasures, a laudable collection of 36 luxury homes at Singapore's most reputable private residential enclave. Nestled in District 10 where addresses include prestigious Nassim, Tanglin, Ardmore and Chatsworth, to name a few, Jervois Treasures offers the thrill of urban excitement that goes hand-in-hand with nature's tranquility.



I n d u l g i n g . E n g a g i n g . R e l a x i n g .



What is luxury without privacy? Indulge in a lavish city lifestyle with the privacy of boutique living where eventful days melt into unforgettable nights. Relax in the pool, work out in the gym, or throw a champagne party, all within your private sanctuary. Enjoy the quiet side of a bustling city at Jervois Treasures.





- (A) SWIMMING POOL
- (B) POOL DECK
- (C) OUTDOOR GYM
- (D) CHILDREN'S PLAYGROUND

- (E) ACCESSIBLE WASHROOM
(on 1st storey)
- (F) FUNCTION ROOM
(on 1st storey)

- (G) BBQ DECK
- (H) MAIN ENTRANCE
- (I) GUARDHOUSE
- (J) SIDE GATE

- (K) BIN POINT
- (L) WATER TANK (on roof)
- (M) BACK-UP GENERATOR
(on roof)

- (N) VENTILATION SHAFTS
- (O) OG BOX
- (P) BREACHING INLET
- (Q) BULK WATER METER



JERVOIS Treasures



N
Map not drawn to scale.

Education

WITHIN 1KM

2 MINS DRIVE	ALEXANDRA PRIMARY SCHOOL
4 MINS DRIVE	GAN ENG SENG SCHOOL CRESCENT GIRLS' SCHOOL ZHANGDE PRIMARY SCHOOL

WITHIN 2KM

5 MINS DRIVE	BUKIT MERAH SECONDARY SCHOOL RIVER VALLEY PRIMARY SCHOOL GAN ENG SENG PRIMARY SCHOOL
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Retail / F&B

8 MINS WALK	VALLEY POINT
3 MINS DRIVE	GREAT WORLD CITY
4 MINS DRIVE	TIONG BAHRU PLAZA TIONG BAHRU MARKET TIONG BAHRU EATERIES ZION RIVERSIDE FOOD CENTRE
5 MINS DRIVE	ORCHARD SHOPPING BELT TANGLIN SHOPPING CENTRE LIANG COURT ROBERTSON QUAY

6 MINS DRIVE	ROBERTSON WALK CLARKE QUAY
7 MINS DRIVE	THE ANCHORAGE IKEA ALEXANDRA
8 MINS DRIVE	BOAT QUAY NEWTON FOOD CENTRE DEMPSEY CLUSTER
9 MINS DRIVE	ESPLANADE - THEATRES ON THE BAY
11 MINS DRIVE	MARINA BAY SANDS

Nature

6 MINS WALK	ALEXANDRA PARK CONNECTOR
10 MINS WALK	TIONG BAHRU PARK
6 MINS DRIVE	HENDERSON WAVES
7 MINS DRIVE	SINGAPORE BOTANIC GARDENS
12 MINS DRIVE	GARDENS BY THE BAY

Connectivity

3 MINS DRIVE	GREAT WORLD MRT STATION
4 MINS DRIVE	TIONG BAHRU MRT STATION
5 MINS DRIVE	AYER RAJAH EXPRESSWAY (AYE) CENTRAL EXPRESSWAY (CTE)

Business Hubs

5 MINS DRIVE	COMCENTRE UE SQUARE
8 MINS DRIVE	CENTRAL BUSINESS DISTRICT
9 MINS DRIVE	THE SOUTH BEACH



Match with the DNA of Jervois Treasures. Outside your gorgeous abode, the world awaits. When a sophisticated and vibrant city surrounds your life, you are in for a lifetime of privileges and prestige. From work to play, everywhere draws near to make your day.



Find your favourite international label evening wear at the close by boutique. Pop a bottle of champagne at your favourite bar. Dine in a Michelin Star restaurant a stone's throw away.

Where amenities abound, a good selection of schools and institutions aligned for your beloved child and generations to come.





the city luxury
orchard

While the world travels so far to be at where you are, you regard this world-class destination your neighbourhood. At Jervis Treasures, you live to the fullest. With all the premium labels, best foods and drinks at your doorstep, you are too blessed to ask for more.









Mere minutes drive from home, Dempsey is the choicest chill-out joint in the neighbourhood. The eclectic atmosphere offers a wide selection of wine bars and restaurants for all to relax and renew their minds and souls.

the eclectic chill-out
dempsey



Impression Only

A place where you genuinely call home is one that resonates strongly with your desires and expectations. With excellent surroundings and most elegant fixtures and fittings, Jervois Treasures is where you truly belong.

De Dietrich 

hansgrohe

 DURAVIT



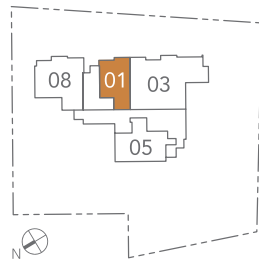
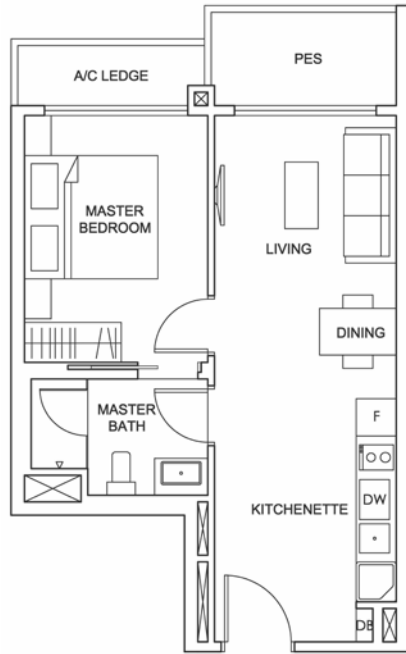
Impressions Only



DISTINCT . DETAILED . DELUXE.

1-BEDROOM

TYPE 1BR-BG 47 sqm / 506 sqft #01-01



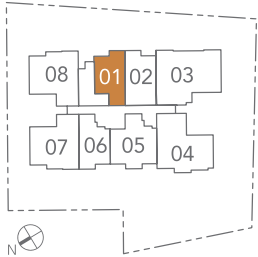
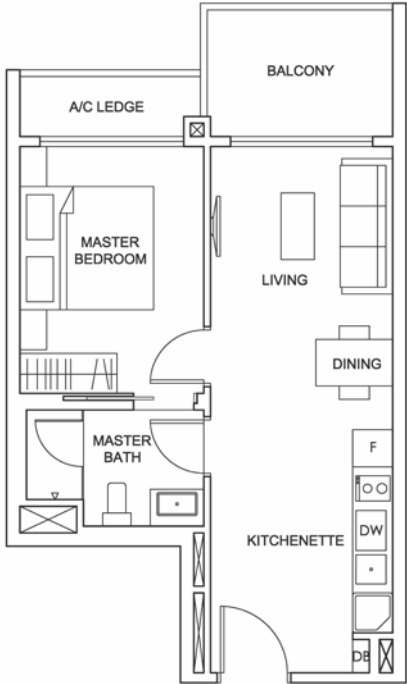
1-BEDROOM

TYPE 1BR-A 49 sqm / 527 sqft #02-06 to #05-06



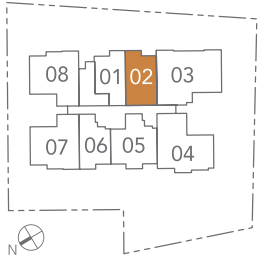
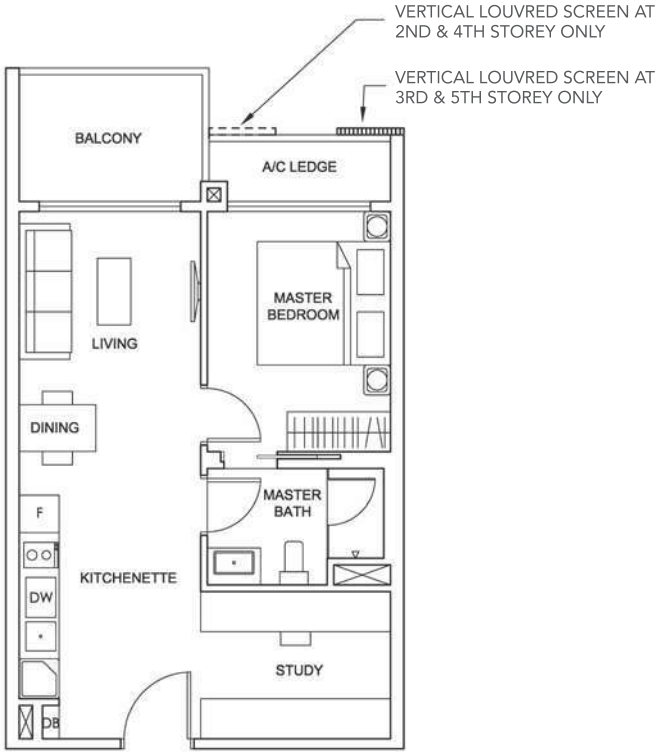
1-BEDROOM

TYPE 1BR-B 49 sqm / 527 sqft #02-01 to #05-01



1-BEDROOM + STUDY

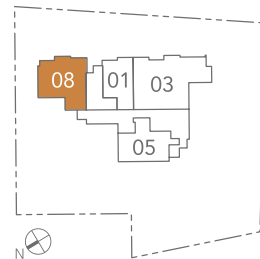
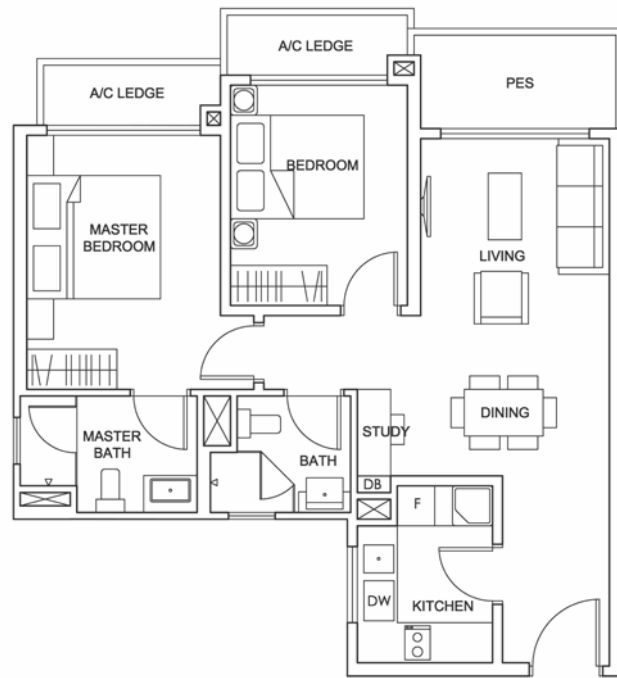
TYPE 1BR-C 55 sqm / 592 sqft #02-02 to #05-02



NOTE: Areas include A/C ledges, balconies, private enclosed spaces, private roof terraces and strata void areas where applicable. Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required or approved by the relevant authorities. Plans do not form part of the Sales and Purchase Agreement.

2-BEDROOM

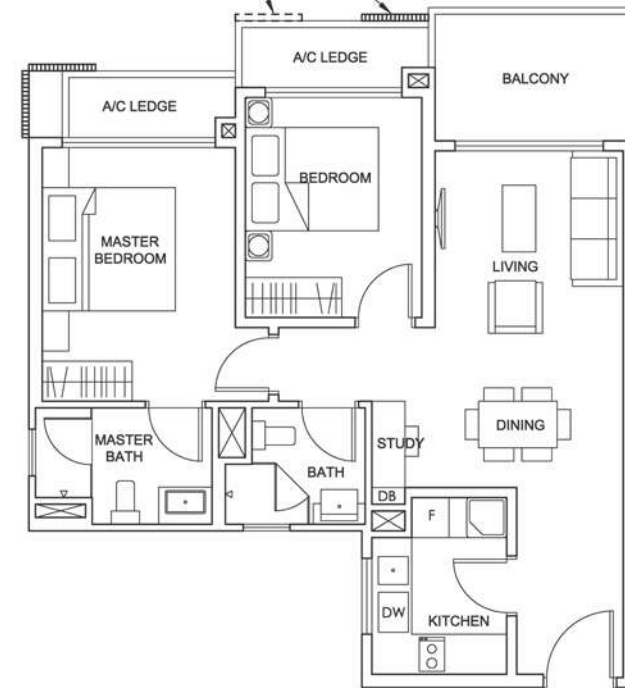
TYPE 2BR-AG 73 sqm / 786 sqft #01-08



2-BEDROOM

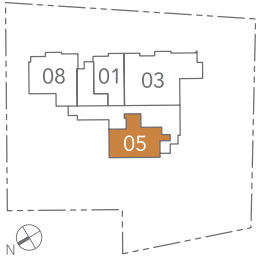
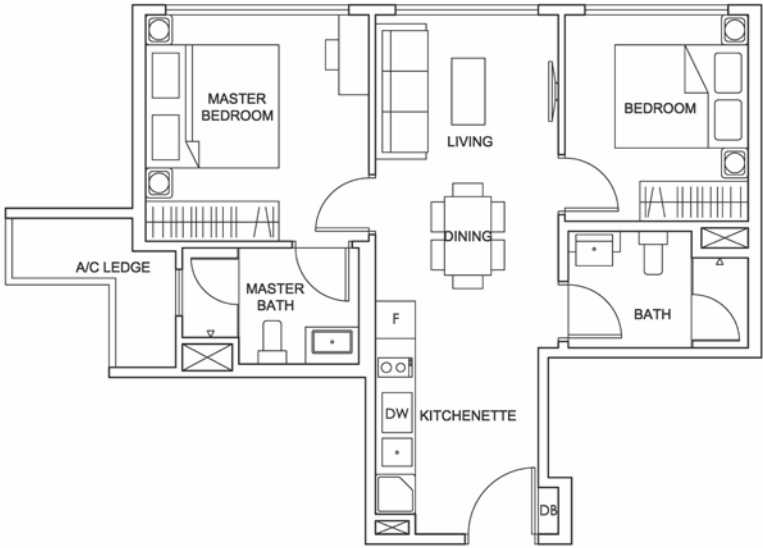
TYPE 2BR-A2 74 sqm / 797 sqft #02-08 to #05-08
TYPE 2BR-A1 74 sqm / 797 sqft #02-07 to #05-07 (Mirrored)

VERTICAL LOUVRED SCREEN AT
3RD & 5TH STOREY ONLY
 VERTICAL LOUVRED SCREEN AT
2ND & 4TH STOREY ONLY



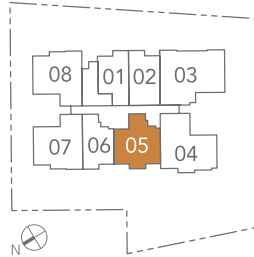
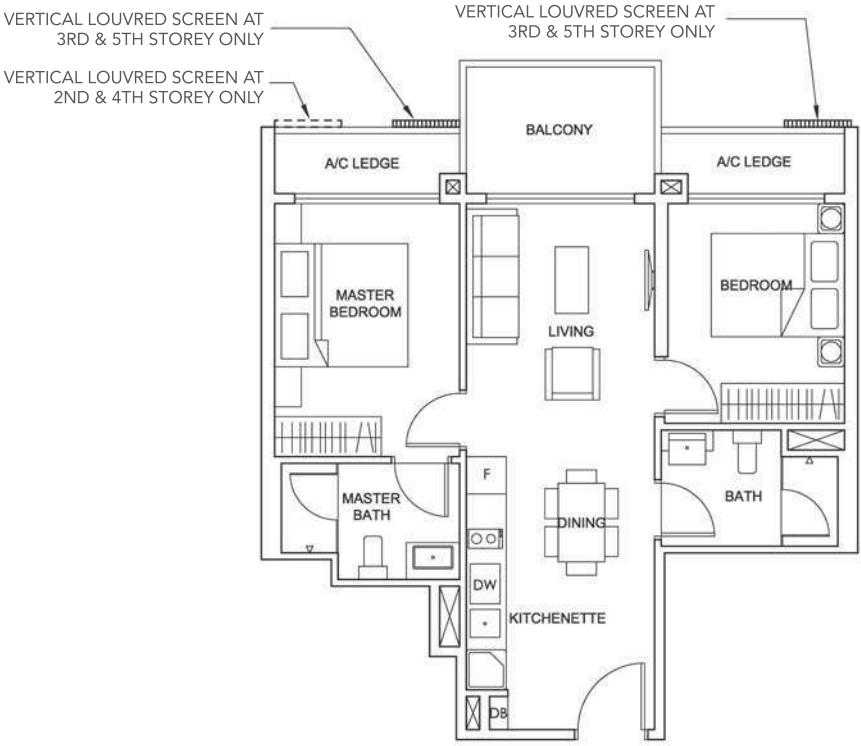
2-BEDROOM

TYPE 2BR-G 58 sqm / 624 sqft #01-05



2-BEDROOM

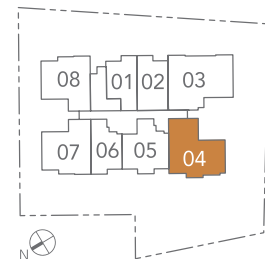
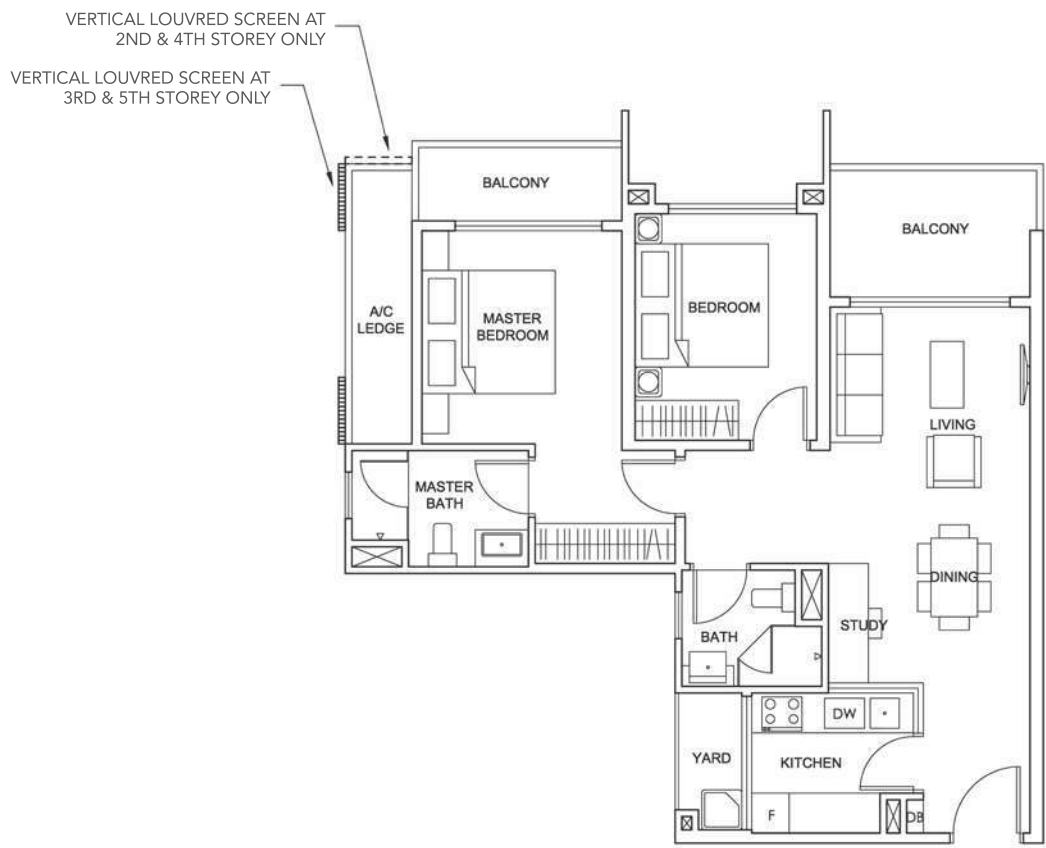
TYPE 2BR-B 67 sqm / 721 sqft #02-05 to #05-05



NOTE: Areas include A/C ledges, balconies, private enclosed spaces, private roof terraces and strata void areas where applicable. Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required or approved by the relevant authorities. Plans do not form part of the Sales and Purchase Agreement.

2-BEDROOM

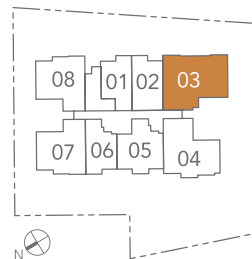
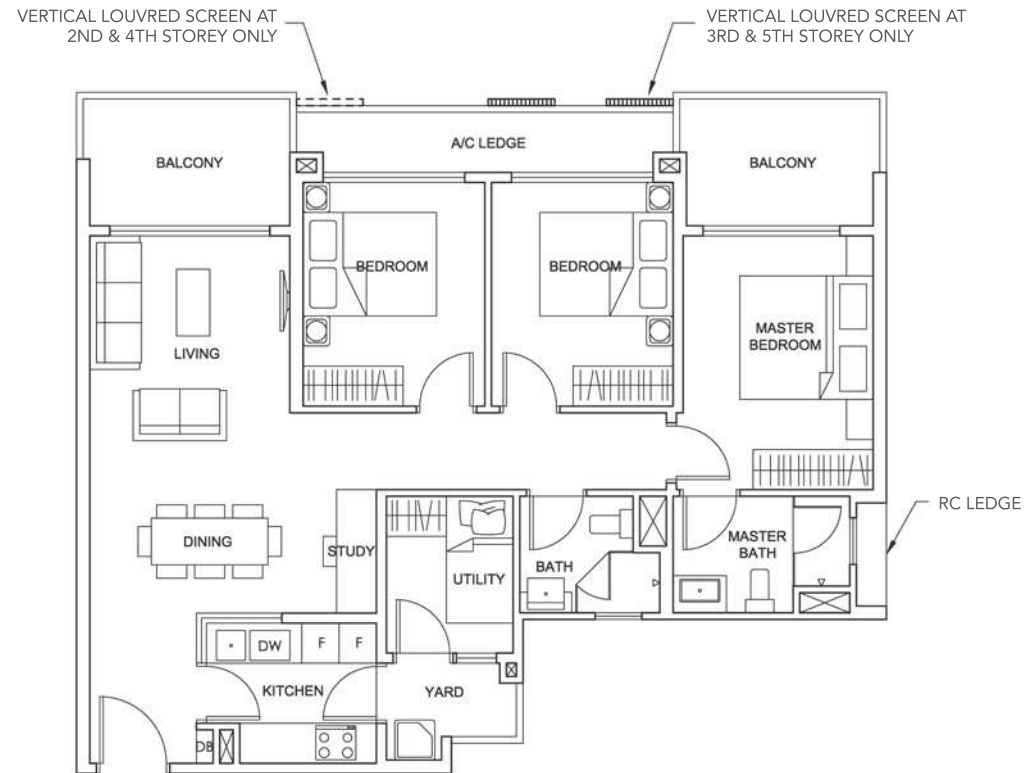
TYPE 2BR-C 83 sqm / 893 sqft #02-04 to #04-04



NOTE: Areas include A/C ledges, balconies, private enclosed spaces, private roof terraces and strata void areas where applicable. Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required or approved by the relevant authorities. Plans do not form part of the Sales and Purchase Agreement.

3-BEDROOM

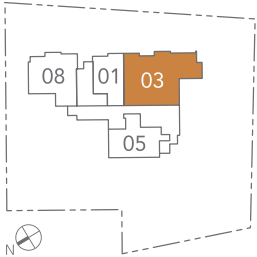
TYPE 3BR-A 105 sqm / 1,130 sqft #02-03 to #05-03



NOTE: Areas include A/C ledges, balconies, private enclosed spaces, private roof terraces and strata void areas where applicable. Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required or approved by the relevant authorities. Plans do not form part of the Sales and Purchase Agreement.

3-BEDROOM DUAL-KEY

TYPE 3BR-DK 114 sqm / 1,227 sqft #01-03



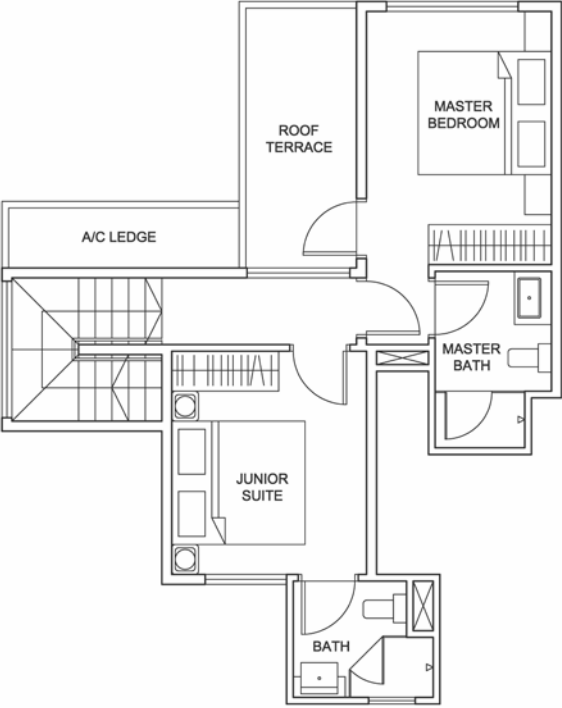
NOTE: Areas include A/C ledges, balconies, private enclosed spaces, private roof terraces and strata void areas where applicable. Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required or approved by the relevant authorities. Plans do not form part of the Sales and Purchase Agreement.

3-BEDROOM PENTHOUSE

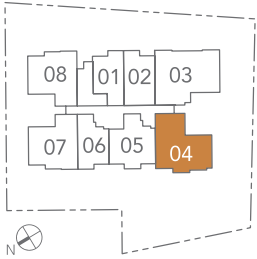
TYPE 3BR-P 133 sqm / 1,432 sqft #05-04



LOWER FLOOR

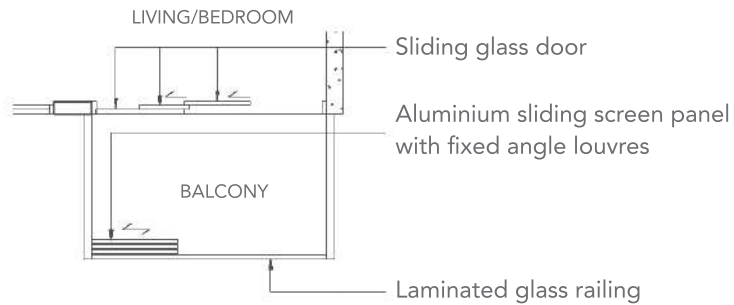


UPPER FLOOR

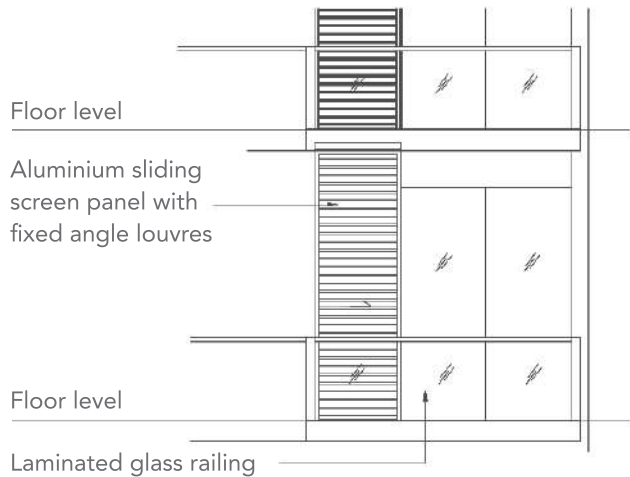


NOTE: Areas include A/C ledges, balconies, private enclosed spaces, private roof terraces and strata void areas where applicable. Areas are estimates only and are subject to final survey. Plans are not to scale and subject to changes as may be required or approved by the relevant authorities. Plans do not form part of the Sales and Purchase Agreement.

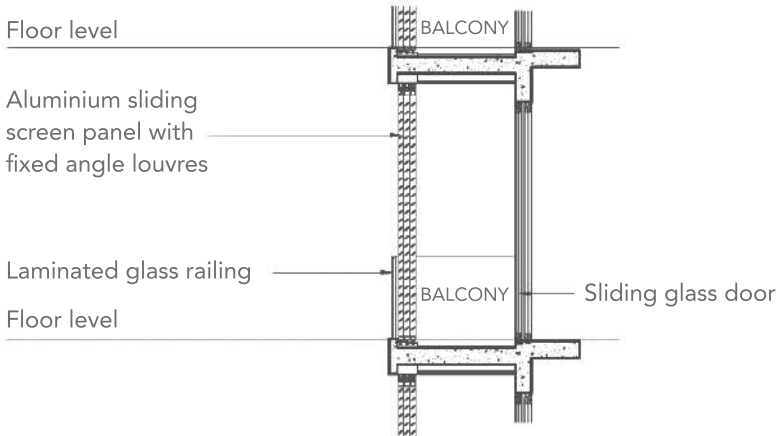
TYPICAL BALCONY SCREEN DESIGN



TYPICAL RETRACTABLE BALCONY SCREEN - PLAN
BALCONIES SHALL NOT BE ENCLOSED UNLESS WITH THE APPROVED BALCONY SCREEN.



**TYPICAL RETRACTABLE
BALCONY SCREEN - ELEVATION**



**TYPICAL RETRACTABLE
BALCONY SCREEN - SECTION**

The drawings above are not to scale and are a typical illustration for reference only. Actual profile of screens subject to manufacturer's detail. Purchasers may refer to the Management Corporation for additional details. Fixing detail to be drawn up by specialist contractor, and fixing shall not damage waterproofing or existing structures. The balcony screen will not be provided. The cost of the screen and installation shall be borne by the Purchaser. The proposed balcony screen allows natural ventilation within the balcony at all times (including times when the screen is fully closed) and is capable of being opened.

DEVELOPER PROFILE

Fragrance Group Limited is a leading property developer with a presence across three continents today, Asia, Australia and Europe. The Group was listed on the main board of the SGX-ST on 3 February 2005 and has a current market capitalization in excess of \$1 billion. Core business activities include development of residential, commercial, hotel and industrial properties. Other activities of the Group comprise the holding of investment properties and hotel operations.



The Group's focus in property development is to offer customers quality homes and business spaces at affordable prices. Every square foot of property is meticulously mapped out to meet customers' satisfaction and their fittings have been carefully selected to offer comfort and durability. The Group's developments also offer the perfect combination of essential living and convenience with their strategic locations.



Developer: Fragrance Treasures Pte Ltd (A wholly owned subsidiary of Fragrance Group Limited) • Co. Reg. No.: 201805988N • Developer's License No.: C1306 • Project Name: Jervois Treasures • Address: 31 Jervois Road Singapore 249080 • Tenure of Land: Freehold • Lot No.: Lot 01952W TS24
• Building Plan No.: A1286-18003-2018-BP01 • Approved Date: 14 May 2019 • Expected TOP Date: 31 March 2022 • Expected Date of Legal Completion: 31 March 2025

Disclaimer: While reasonable care has been taken in the preparation of this brochure, the specifications and the attached plans, the Developer, its agents and contractors do not warrant or guarantee the accuracy of the information in this brochure and shall not be held responsible for any inaccuracies or omissions. All statements, specifications and plans in the brochure are believed to be correct at the time of print but shall not be regarded as statements or representations of fact and are not intended to form part of any contract for any sale of the property. The Sale and Purchase Agreement shall form the entire agreement between the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to the signing of the Sale and Purchase Agreement. Visual representations, illustrations, photographs, art renderings and other graphic representations and references are intended to portray only artist's impressions of the development and cannot be regarded as representations of as-built specifications or representations of fact.

