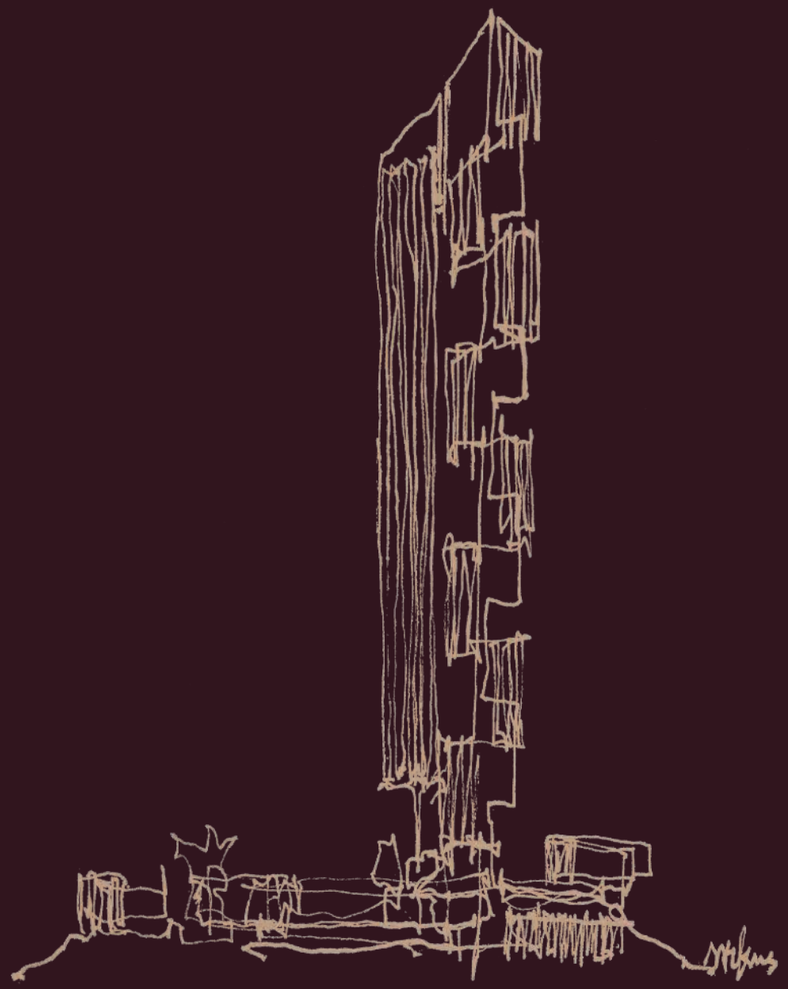
UPPERHOUSE

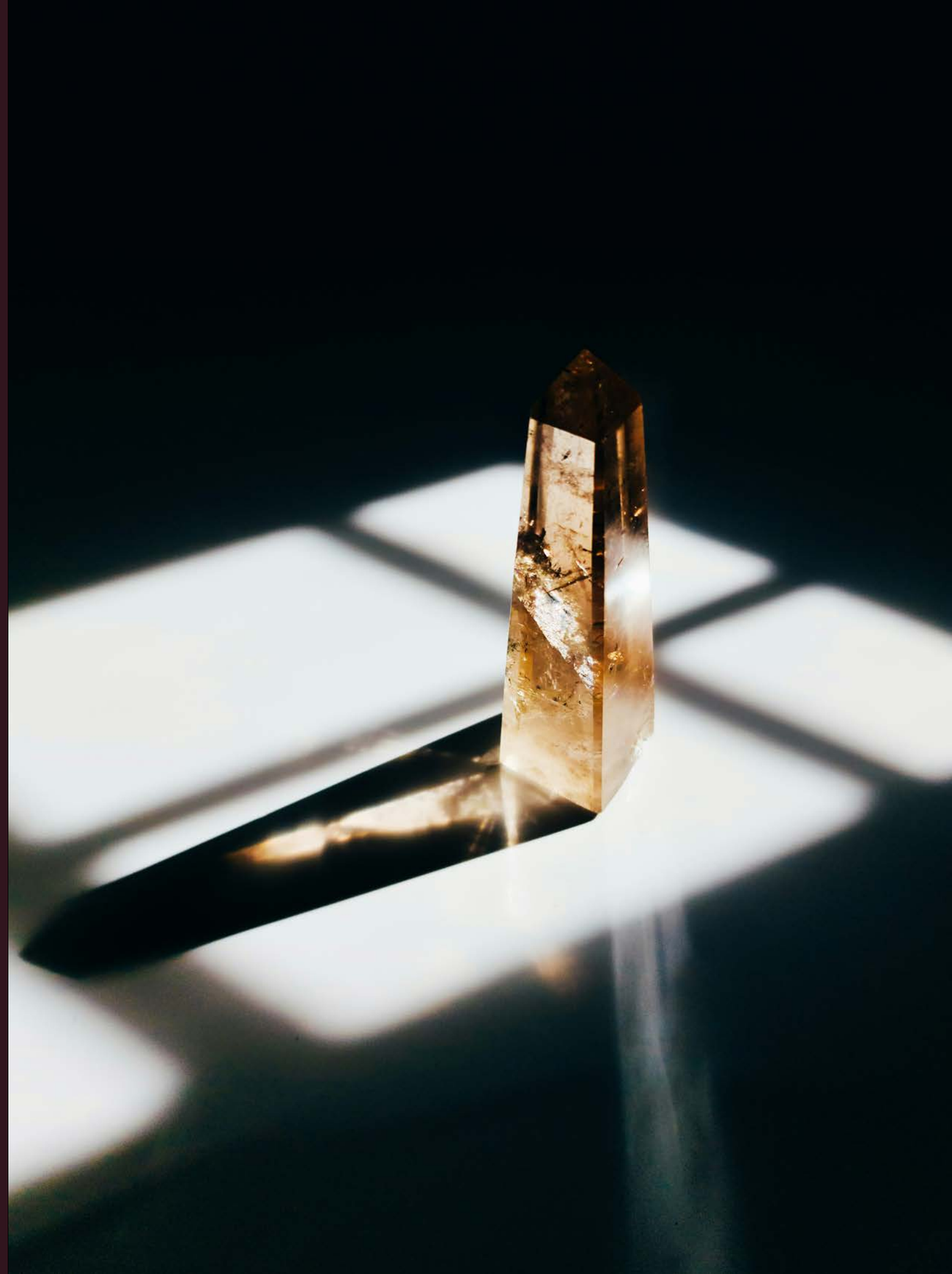
ORCHARD BOULEVARD



# LUXURY REMASTERED

# RARITY

01



RARE IS
THE WORK OF ART
THAT GIVES YOU
A WINDOW
INTO ANOTHER
WORLD

# FORGED IN SINGULARITY

From a legacy of crafting collectible and liveable luxury, UOL unveils its latest masterpiece for those with an eye for the extraordinary — UPPERHOUSE at Orchard Boulevard. With an address in prime District 10 mere steps away from the vibrant Orchard Road Lifestyle & Shopping District, bask in a home where the finest in life is all yours for the taking.



Artist's Impression

# AN ADDRESS THAT SAYS IT ALL

UPPERHOUSE
ORCHARD BOULEVARD

ION Orchard

Ngee Ann City

313@somerset

Central Business District

Marina Bay Sands

Sentosa

Mount Faber

Artist's impression

# MASTERING THE ART OF HOME

Nestled amidst prime enclaves, the Masterpiece Collection by UOL Group Limited is a bold testament to the art of home. From the serene elegance of 'Mansion in the Park' at Meyer House to the refined sophistication of 'Tranquillity on the Hill' at Watten House, and now UPPERHOUSE at Orchard Boulevard with 'An Address that Says It All' — each project marks a distinct chapter in UOL's evolving luxury journey.

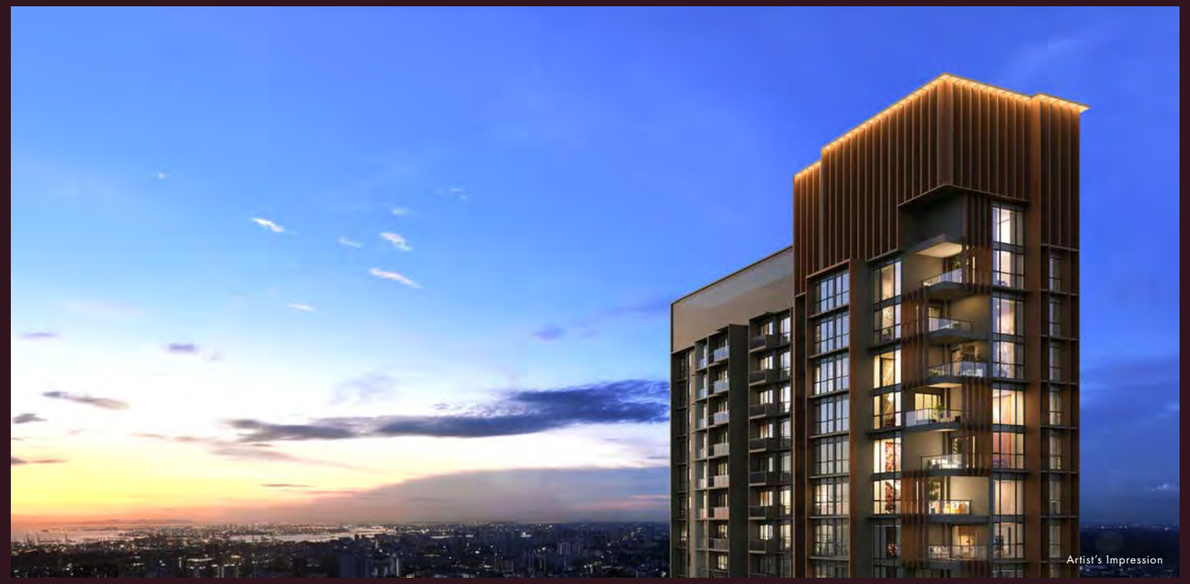
## MEYER HOUSE


Artist's Impression

## WATTEN HOUSE


Artist's Impression

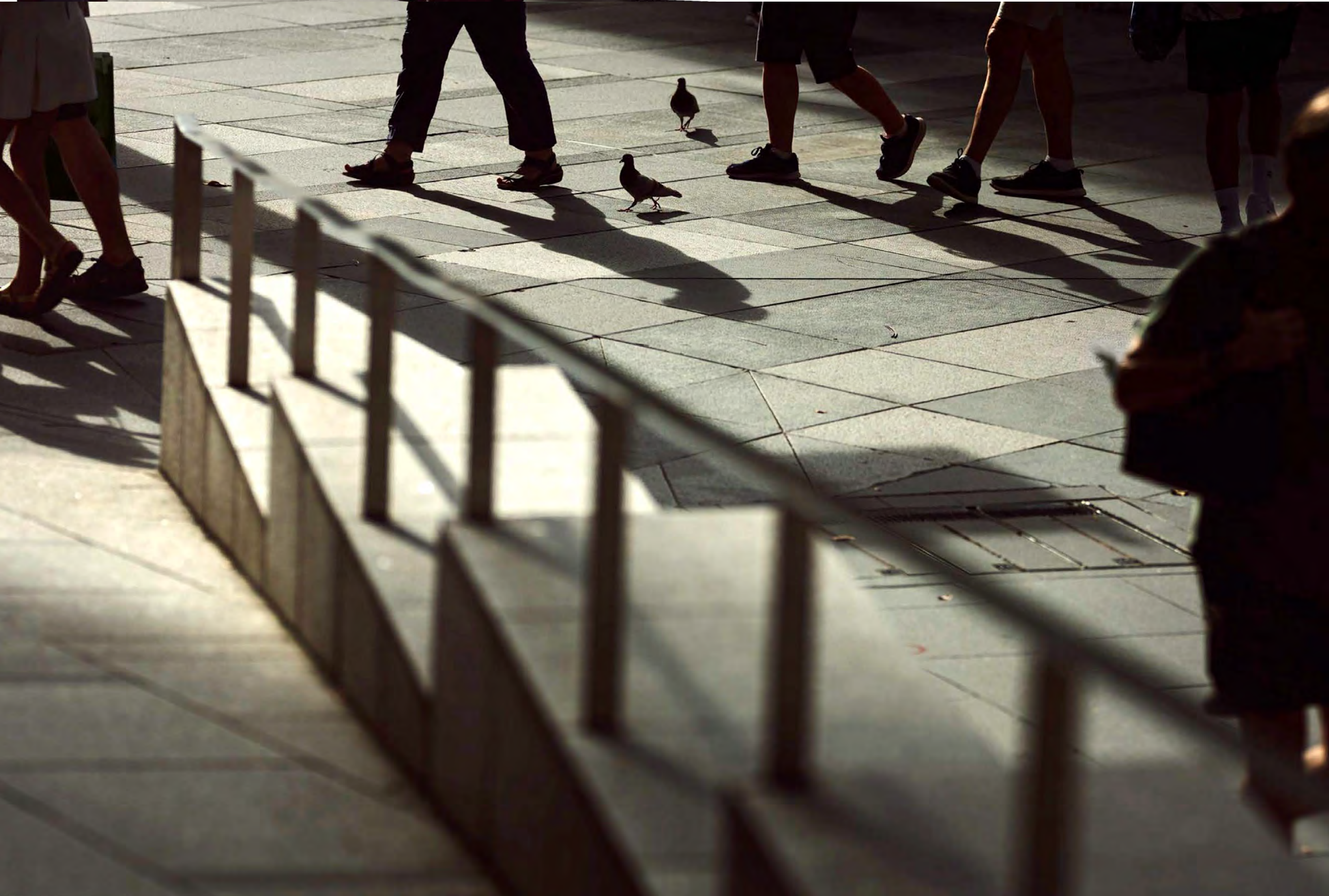
## UPPERHOUSE AT ORCHARD BOULEVARD


Artist's Impression

# RHYTHM

02





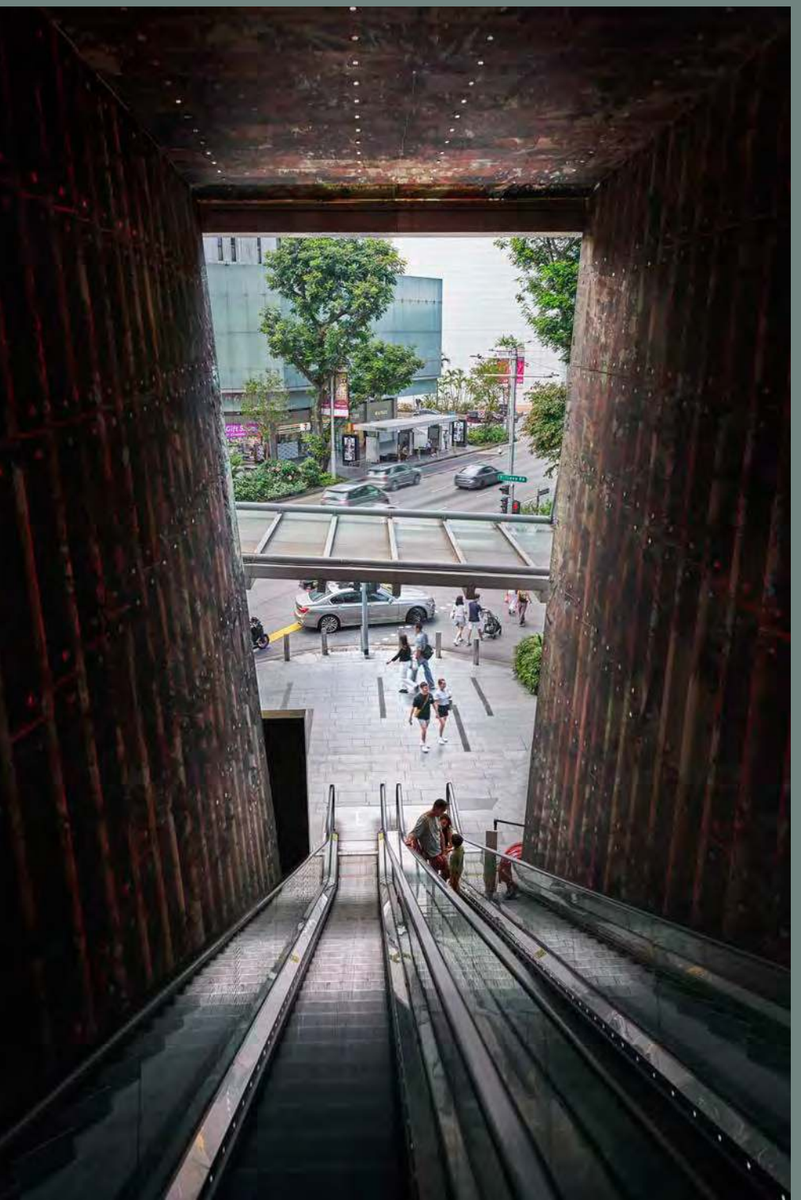


# A MASTERSTROKE ON THE CITY'S CANVAS

With Orchard Road as your vibrant canvas, enjoy having life revolve around you. From designer boutiques and art galleries to Michelin-starred restaurants and exclusive clubs, indulge your every desire at this celebrated street, world-famous for good reason.











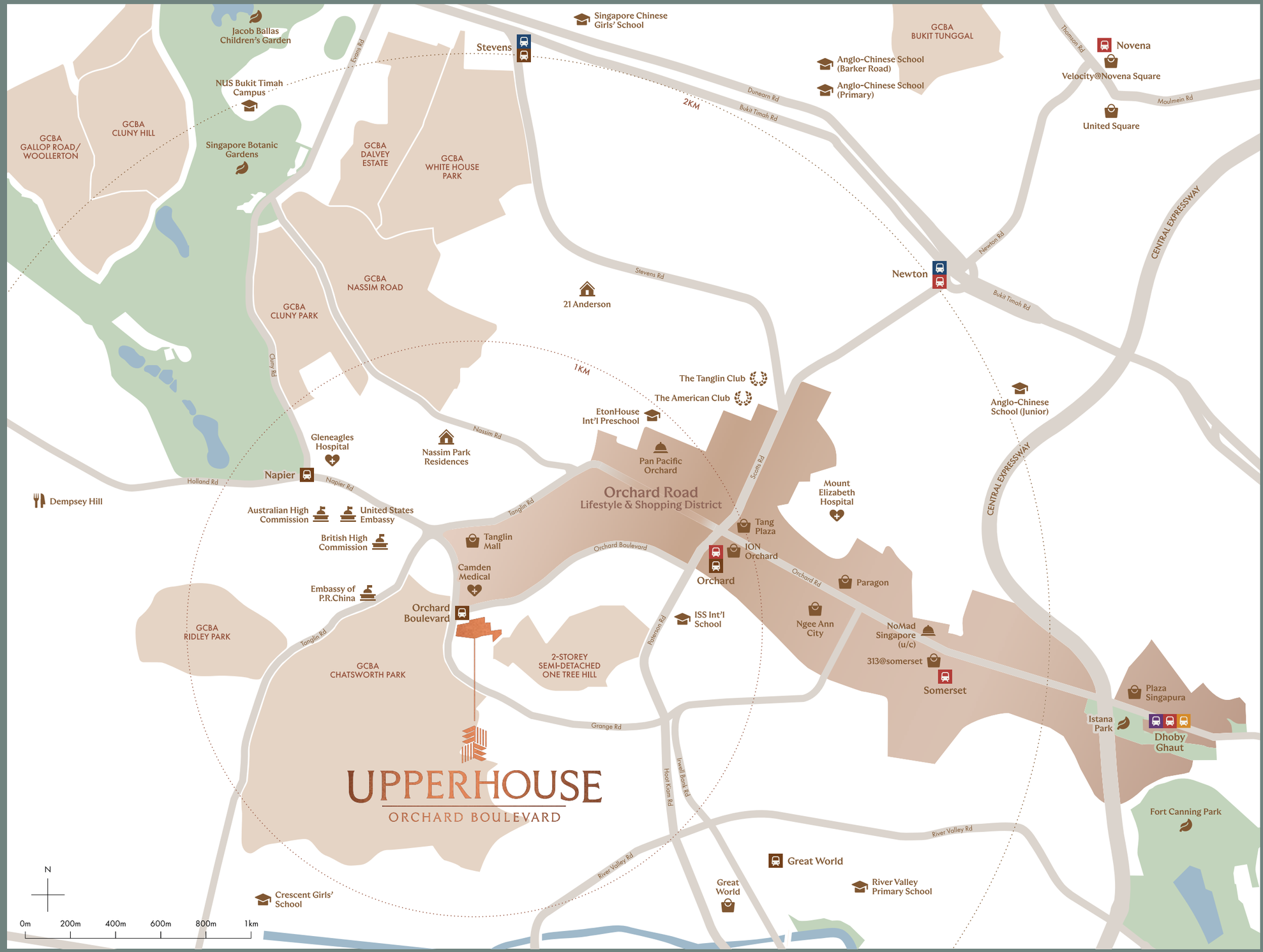
A short drive away, a wealth of options await. Over at charming Dempsey Hill and bohemian Holland Village, discover relaxed dining and leisure experiences that provide a contrasting rhythm to the urban energy of Orchard Road.

The Central Business District is also easily accessible, where continuous revitalisation transforms this financial and commercial hub into a dynamic fusion of work and play.



# SANCTUARY IN HUES OF GREEN

UPPERHOUSE at Orchard Boulevard has you just steps away from the Singapore Botanic Gardens, a UNESCO World Heritage Site. Home to more than 10,000 species of flora spread over 82 hectares, its sprawling grounds invite leisurely discovery.




## CONNECTIVITY

| | |
|---|---|
| Orchard Boulevard MRT | 1-min walk |

## LIFESTYLE

| | |
|---|---|
| Tanglin Mall | 3-min walk |
| Ngee Ann City | 4-min drive |
| Great World | 4-min drive |
| ION Orchard | 5-min drive |
| Tang Plaza | 6-min drive |
| The Paragon | 6-min drive |
| 313@somerset | 6-min drive |
| Dempsey Hill | 6-min drive |
| Plaza Singapura | 8-min drive |
| United Square | 9-min drive |
| Velocity@Novena Square | 10-min drive |

## RECREATION

| | |
|---|---|
| Singapore Botanic Gardens | 10-min walk |
| The American Club | 6-min drive |
| The Tanglin Club | 6-min drive |
| Istana Park | 8-min drive |
| Fort Canning Park | 8-min drive |
| Jacob Ballas Children's Garden | 10-min drive |

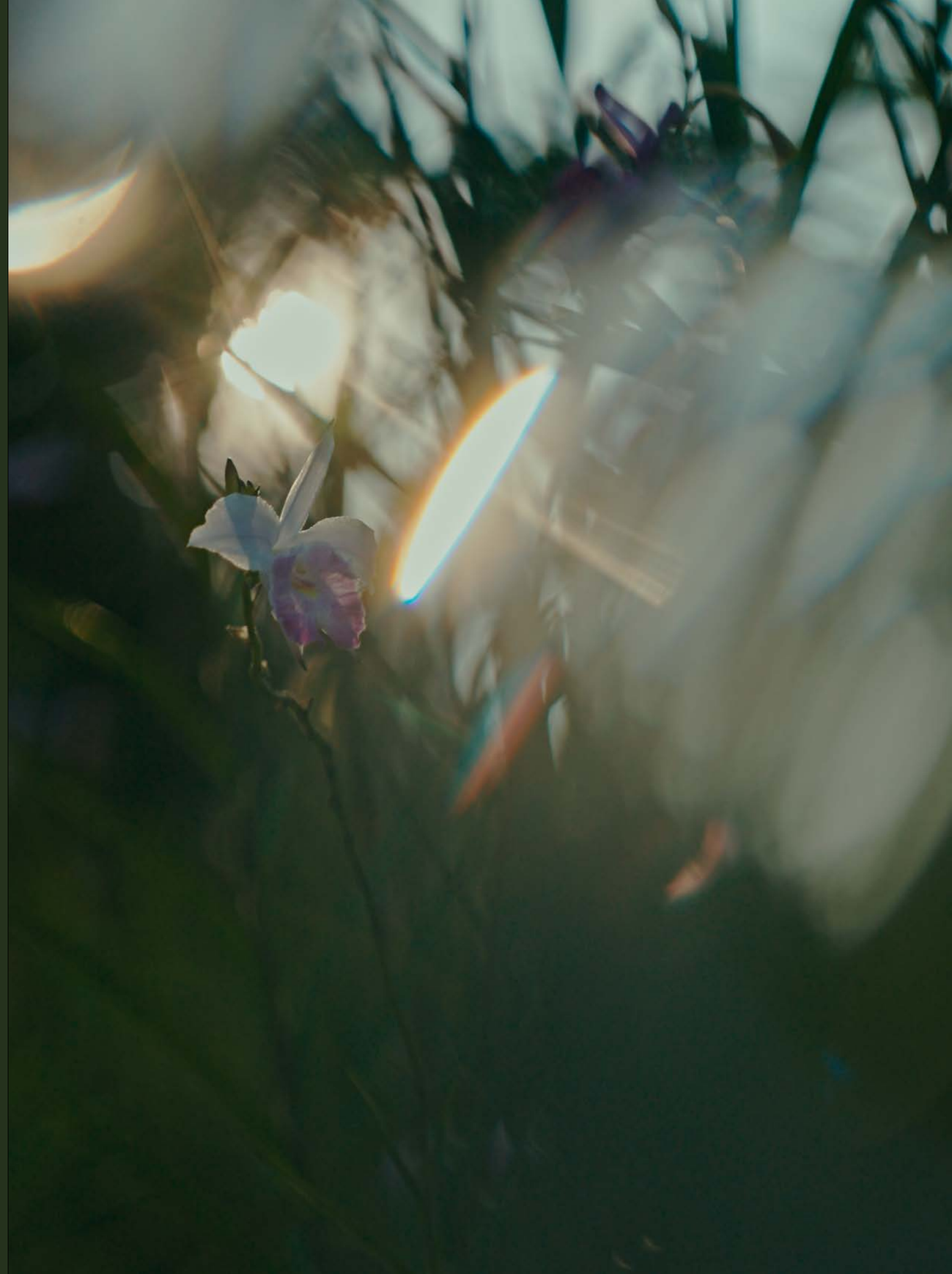
## SCHOOL

| | |
|---|---|
| Crescent Girls' School | 5-min drive |
| River Valley Primary School | 6-min drive |
| Singapore Chinese Girls' School | 8-min drive |
| NUS Bukit Timah Campus | 9-min drive |
| Anglo-Chinese School (Barker Road) | 9-min drive |
| Anglo-Chinese School (Primary) | 11-min drive |
| Anglo-Chinese School (Junior) | 11-min drive |

Map is not drawn to scale.
All distances and travelling times are approximates only.

# BALANCE

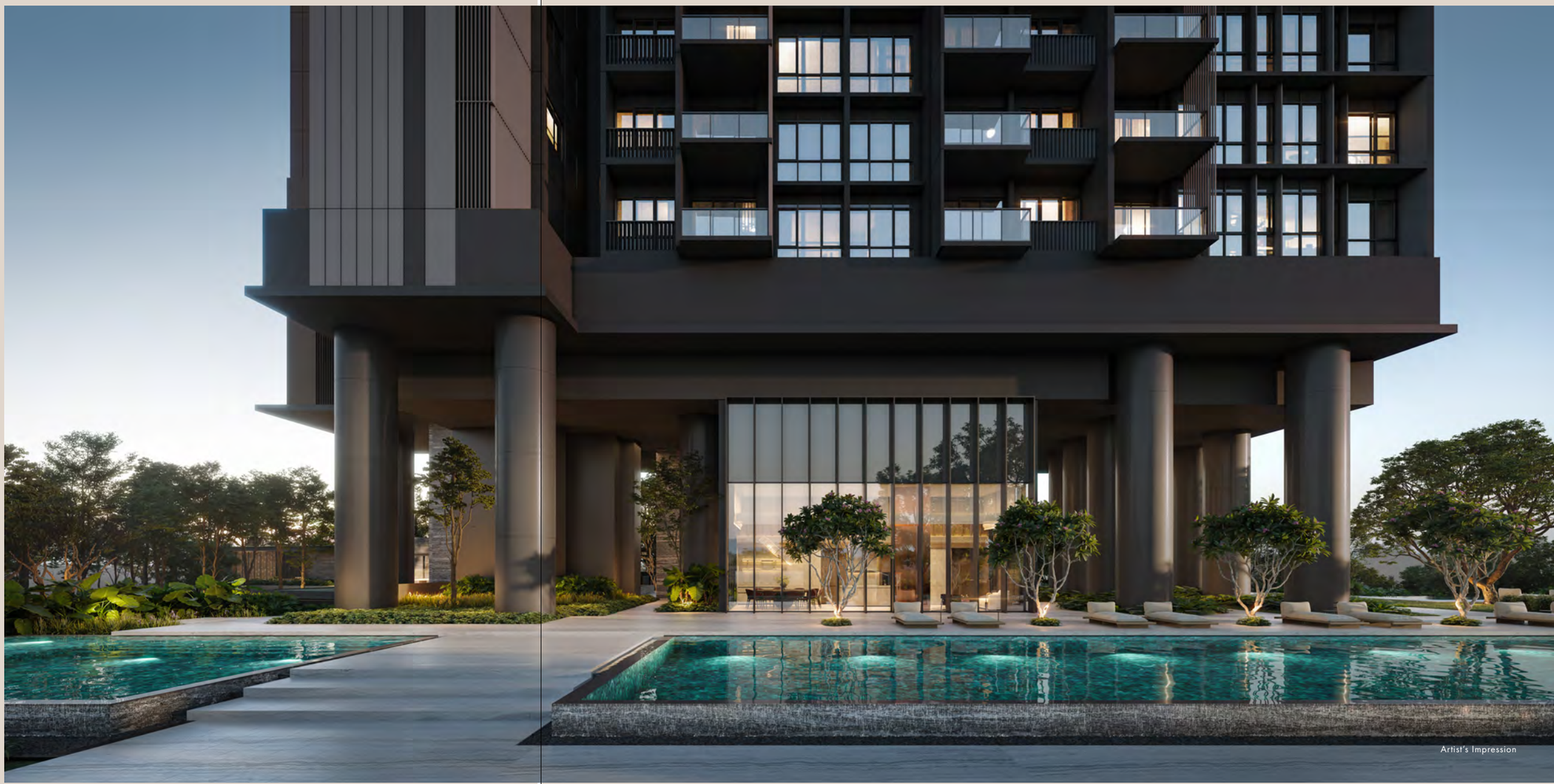






# NATURE IN YOUR FOREGROUND AND HOME GROUND

Presenting a rare harmony, UPPERHOUSE at Orchard Boulevard masterfully reconciles the vibrancy of the city with the tranquillity of a verdant sanctuary. Revel in a haven of green right at home, artfully landscaped to bring nature closer.



Artist's Impression



**The Gym**
Artist's Impression

Discover a serene respite amidst lush gardens, quiet alcoves and flowing pools, a setting enhanced by landscaping that seamlessly merges with the greenery of the adjacent park.

Take a refreshing dip in the pool while soaking in the stunning vista,
or host delightful gatherings with friends and family.

**Gourmet Pavilion**
Artist's Impression

**Infinity Pool**
Artist's Impression



**Function Room**
Artist's Impression



**Residents' Lounge**
Artist's Impression

From intimate get-togethers to high-powered meetings, you'll find settings that offer both sophistication and functionality.

Rising above the district and neighbouring Good Class Bungalow Areas (GCBA), UPPERHOUSE at Orchard Boulevard reveals sweeping views, where luxuriant botanical landscape and glittering cityscape make for equally breathtaking panoramas.

Artist's Impression

EVERYTHING IN ITS
TIME AND PLACE

# YOUR SPA GETAWAY

Cross the Villa Bridge and enter a realm of pure relaxation. In the style of luxurious resorts, The Botanical Villa is your very own private wellness retreat. An immaculately appointed spa pavilion stands ready for your session with your favourite therapist. Overlooking the park, the tranquil spa pool is an invitation to soak your cares away.



**The Botanical Villa**
Artist's Impression



**Hydropool**
Artist's Impression



**Hydropool**
Artist's Impression

# THE GOLDEN RATIO OF FUNCTION AND WARMTH

Bask in a host of recreational facilities designed to help you find your equilibrium. Spaces for solitude and reflection sit alongside venues for socialising and connection. Areas that stimulate and energise are balanced by oases that calm and restore.



**The Spa Sanctuary**
Artist's Impression

Indoor Spa Pool
Artist's Impression



Indoor Spa Pool
Artist's Impression

# ACCENT

04



For Illustration Only

2-Bedroom Premium + Study Show Unit
For Illustration Only

# LUXURY IN EVERY SHADE

At last, a home that shares your attention to detail and your taste for the finest. Savour an uncommon spaciousness with well-considered layouts and high ceilings. Sophisticated finishes and designer fittings complete an abode that truly elevates the everyday.



3-Bedroom Premium Show Unit
For Illustration Only



3-Bedroom Premium Show Unit
For Illustration Only

LIFE IS A TAPESTRY WOVEN OF
TREASURED MOMENTS



4-Bedroom Suite Show Unit
For Illustration Only



4-Bedroom Suite Show Unit
For Illustration Only

# DETAILS PAINT A PICTURE OF PERFECTION



4-Bedroom Suite Show Unit
Rimadesio Walk-In Wardrobe for Master Bedroom

For Illustration Only



4-Bedroom Suite Show Unit
V-ZUG Integrated Steam Oven

For Illustration Only



4-Bedroom Suite Show Unit
Ernestomeda Kitchen Cabinetry at Gourmet Kitchen Bar

For Illustration Only



4-Bedroom Suite Show Unit
Gessi Sanitary Fittings for Bathrooms

For Illustration Only

Take your pick from two meticulously crafted residential offerings: the Bespoke Collection and the Signature Collection. Revel in ultimate luxury with the 4-Bedroom Suites of the Bespoke Collection, or let the 1-Bedroom + Study to 3-Bedroom Premium residences of the Signature Collection speak of your cosmopolitan sophistication. Whichever home you choose, luxuriate in a curation of fittings from brands renowned for craftsmanship and quality.

## BESPOKE

(4-Bedroom Suite)

- Rimadesio Walk-In Wardrobe for Master Bedroom
- Caccaro Wardrobes for all other Bedrooms
- Gessi and Laufen Sanitary Fittings for Bathrooms
- Ernestomeda Kitchen Cabinetry at Gourmet Kitchen Bar and Asian Kitchen
- Rosso Levanto Marble Island Worktop for Gourmet Kitchen Bar
- Full Suite of V-ZUG Kitchen Appliances
- Additional V-ZUG Kitchen Provisions
  - Integrated Oven
  - Integrated Steam Oven
  - Vacuum Drawer
  - Integrated Dishwasher
  - Wine Cooler

## SIGNATURE

(1-Bedroom + Study to 3-Bedroom Premium)

- Caccaro Wardrobes for all Bedrooms
- Gessi and Laufen Sanitary Fittings for Bathrooms
- Full Suite of V-ZUG Kitchen Appliances

From the elegance of Italian-crafted Rimadesio and Caccaro wardrobes to the culinary mastery of Ernestomeda kitchens and the Swiss precision of V-ZUG appliances, premier European design defines every space. Alongside Gessi and Laufen fittings in your personal sanctuary, these brands come together to create a home of exceptional quality and discernment.

**WARDROBE SYSTEMS**

Rimadesio caccaro

(Exclusively for BESPOKE)

**KITCHEN SYSTEMS**

(Exclusively for BESPOKE)

**KITCHEN APPLIANCES**

V ZUG

**SANITARY FITTINGS**

GESSI® LAUFEN



**3-Bedroom Premium Show Unit**
**Caccaro Wardrobes for Bedrooms**

For Illustration Only

# YOUR HOME GROUND

## BASEMENT 1

1. Drop Off (Arrival Courtyard)
2. Residents' Lounge
3. Water Feature
4. Plaza Planting

## LEVEL 1

5. Function Room
6. Spa Bed
7. Bubble Pool
8. Play Area
9. Garden Lounge
10. The Gym
11. 50m Lap Pool (Infinity Pool)
12. Poolside Deck
13. Family Deck
14. Serenity Lawn
15. Leisure Pool
16. Gourmet Pavilion
17. Floating Veranda
18. Play Pool
19. Grand Lobby
20. Reflection Brook

## THE BOTANICAL VILLA (LEVEL 1)

21. Villa Bridge
22. Hydropool
23. Indoor Spa Pool
24. Garden Pavilion
25. Garden Rain Shower
26. Relaxation Deck
27. The Spa Sanctuary
28. Changing Room




## OTHER FACILITIES | BASEMENT 3 (UPPER)

- A Transformer Room
- B Bin Centre

## BASEMENT 2

- C Bicycle Parking
- D Side Gate(s)

## BASEMENT 1

- E Entrance
- F Guardhouse
- G Management Office
- H Bicycle Parking
- I Side Gate(s)
- J Genset

## LEVEL 1

- K Ventilation Shaft

Water Tank (Roof)

N 0 10 20 50 METERS

BP NO: ES20250115-50001-CG01 dated 28/05/2025
ES20250115-50001-CG03 dated 11/05/2026

Artist's Impression




# YOUR CHOICE UNITS

**22 ORCHARD BOULEVARD, SINGAPORE 249628**

| FLOOR \ UNIT | 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 |
|---|---|---|---|---|---|---|---|---|---|
| R | | | | | | | | | |
| 35 | DP2 | AS1 | AS1 | BP1 | BPS1 | CP1 | BP1 | BP2 | BPS2 |
| 34 | DP1 | AS1 | AS1 | BP1 | BPS1 | CP1 | BP1 | BP2 | BPS2 |
| 33 | DP2 | AS1 | AS1 | BP1 | BPS1 | CP1 | BP1 | BP2 | BPS2 |
| 32 | DP1 | AS1 | AS1 | BP1 | BPS1 | CP1 | BP1 | BP2 | BPS2 |
| 31 | DP2 | AS1 | AS1 | BP1 | BPS1 | CP1 | BP1 | BP2 | BPS2 |
| 30 | DP1 | AS1 | AS1 | BP1 | BPS1 | CP1 | BP1 | BP2 | BPS2 |
| 29 | DP2 | AS1 | AS1 | BP1 | BPS1 | CP1 | BP1 | BP2 | BPS2 |
| 28 | DP1 | AS1 | AS1 | BP1 | BPS1 | CP1 | BP1 | BP2 | BPS2 |
| 27 | DP2 | AS1 | AS1 | BP1 | BPS1 | CP1 | BP1 | BP2 | BPS2 |
| 26 | DP1 | AS1 | AS1 | BP1 | BPS1 | CP1 | BP1 | BP2 | BPS2 |
| 25 | DP2 | AS1 | AS1 | BP1 | BPS1 | CP1 | BP1 | BP2 | BPS2 |
| 24 | DP1 | AS1 | AS1 | BP1 | BPS1 | CP1 | BP1 | BP2 | BPS2 |
| 23 | DP2 | AS1 | AS1 | BP1 | BPS1 | CP1 | BP1 | BP2 | BPS2 |
| 22 | DP1 | AS1 | AS1 | BP1 | BPS1 | CP1 | BP1 | BP2 | BPS2 |
| 21 | DP2 | AS1 | AS1 | BP1 | BPS1 | CP1 | BP1 | BP2 | BPS2 |
| 20 | DP1 | AS1 | AS1 | BP1 | BPS1 | CP1 | BP1 | BP2 | BPS2 |
| 19 | DP2 | AS1 | AS1 | BP1 | BPS1 | CP1 | BP1 | BP2 | BPS2 |
| 18 | DP1 | AS1 | AS1 | BP1 | BPS1 | CP1 | BP1 | BP2 | BPS2 |
| 17 | DP2 | AS1 | AS1 | BP1 | BPS1 | CP1 | BP1 | BP2 | BPS2 |
| 16 | DP1 | AS1 | AS1 | BP1 | BPS1 | CP1 | BP1 | BP2 | BPS2 |
| 15 | DP2 | AS1 | AS1 | BP1 | BPS1 | CP1 | BP1 | BP2 | BPS2 |
| 14 | DP1 | AS1 | AS1 | BP1 | BPS1 | CP1 | BP1 | BP2 | BPS2 |
| 13 | DP2 | AS1 | AS1 | BP1 | BPS1 | CP1 | BP1 | BP2 | BPS2 |
| 12 | DP1 | AS1 | AS1 | BP1 | BPS1 | CP1 | BP1 | BP2 | BPS2 |
| 11 | DP2 | AS1 | AS1 | BP1 | BPS1 | CP1 | BP1 | BP2 | BPS2 |
| 10 | DP1 | AS1 | AS1 | BP1 | BPS1 | CP1 | BP1 | BP2 | BPS2 |
| 09 | DP2 | AS1 | AS1 | BP1 | BPS1 | CP1 | BP1 | BP2 | BPS2 |
| 08 | DP1 | AS1 | AS1 | BP1 | BPS1 | CP1 | BP1 | BP2 | BPS2 |
| 07 | DP2 | AS1 | AS1 | BP1 | BPS1 | CP1 | BP1 | BP2 | BPS2 |
| 06 | DP1 | AS1 | AS1 | BP1 | BPS1 | CP1 | BP1 | BP2 | BPS2 |
| 05 | DP2 | AS1 | AS1 | BP1 | BPS1 | CP1 | BP1 | BP2 | BPS2 |
| 04 | | AS1 | AS1 | BP1 | BPS1 | CP1 | BP1 | BP2 | BPS2 |
| 03 | | AS1 | AS1 | BP1 | BPS1 | CP1 | BP1 | BP2 | BPS2 |
| 02 | | | AS1 | BP1 | BPS1 | CP1 | BP1 | BP2 | |
| 01 | FACILITIES AND LANDSCAPE | | | | | | | | |
| B1 | DROP-OFF / CARPARK | | | | | | | | |
| B2 | CARPARK / RETAIL | | | | | | | | |
| B3 | CARPARK | | | | | | | | |

**1-BEDROOM + STUDY**

**Type AS1** | 44 sqm (474 sqft)

**2-BEDROOM PREMIUM**

**Type BP1** | 65 sqm (700 sqft)
**Type BP2** | 65 sqm (700 sqft)

**2-BEDROOM PREMIUM + STUDY**

**Type BPS1** | 71 sqm (764 sqft)
**Type BPS2** | 71 sqm (764 sqft)

**3-BEDROOM PREMIUM**

**Type CP1** | 94 sqm (1012 sqft)

**4-BEDROOM SUITE**
(With Private Lift & Carpark Lot)

**Type DP1** | 191 sqm (2056 sqft)
**Type DP2** | 191 sqm (2056 sqft)

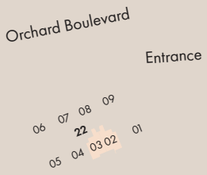
UPPERHOUSE

SIGNATURE

# 1-BEDROOM + STUDY

**Type AS1**
**44 sqm (474 sqft)**

#02-03 to #35-03
#03-02* to #35-02*




*Mirrored Unit

Area includes balcony or accessory lot (if applicable). All AC ledges, RC ledges (non-load bearing) and Private Lift Shaft are excluded from strata area. The plans are subject to change as may be approved by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen.

Keyplan is not drawn to scale

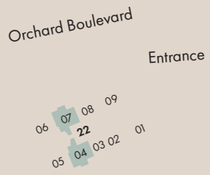
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# 2-BEDROOM PREMIUM

**Type BP1**
**65 sqm (700 sqft)**

#02-07 to #35-07
#02-04* to #35-04*

Only Applicable To
#28-07 To #35-07
(Not To Scale)




*Mirrored Unit

Area includes balcony or accessory lot (if applicable). All AC ledges, RC ledges (non-load bearing) and Private Lift Shaft are excluded from strata area. The plans are subject to change as may be approved by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen.

Keyplan is not drawn to scale

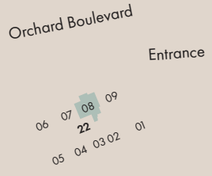
N

# 2-BEDROOM PREMIUM

**Type BP2**
**65 sqm (700 sqft)**

#02-08 to #35-08

Only Applicable To
#28-08 to #35-08
(Not To Scale)




*Mirrored Unit

Area includes balcony or accessory lot (if applicable). All AC ledges, RC ledges (non-load bearing) and Private Lift Shaft are excluded from strata area. The plans are subject to change as may be approved by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen.

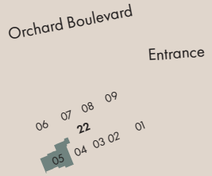
N

Keyplan is not drawn to scale

# 2-BEDROOM PREMIUM + STUDY

**Type BPS1**
**71 sqm (764 sqft)**

#02-05 to #35-05




*Mirrored Unit

Area includes balcony or accessory lot (if applicable). All AC ledges, RC ledges (non-load bearing) and Private Lift Shaft are excluded from strata area. The plans are subject to change as may be approved by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen.

N

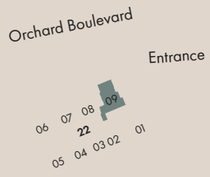
Keyplan is not drawn to scale

# 2-BEDROOM PREMIUM + STUDY

**Type BPS2**
**71 sqm (764 sqft)**

#03-09 to #35-09

Only Applicable To
#28-09 to #35-09
(Not To Scale)




*Mirrored Unit

Area includes balcony or accessory lot (if applicable). All AC ledges, RC ledges (non-load bearing) and Private Lift Shaft are excluded from strata area. The plans are subject to change as may be approved by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen.

Keyplan is not drawn to scale

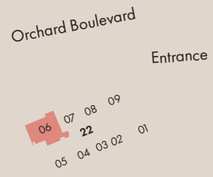
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# 3-BEDROOM PREMIUM

**Type CP1**
**94 sqm (1012 sqft)**

#02-06 to #35-06

Only Applicable To
#28-06 to #35-06
(Not To Scale)




*Mirrored Unit

Area includes balcony or accessory lot (if applicable). All AC ledges, RC ledges (non-load bearing) and Private Lift Shaft are excluded from strata area. The plans are subject to change as may be approved by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen.

Keyplan is not drawn to scale

N

# UPPERHOUSE

BESPOKE

# 4-BEDROOM SUITE

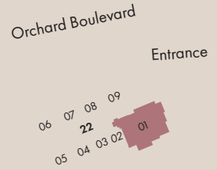
(With Private Lift & Carpark Lot)

**Type DP1**
**191 sqm (2056 sqft)**

#06-01 to #34-01
(Only Applicable At Even Storeys)

*Mirrored Unit

Area includes balcony or accessory lot (if applicable). All AC ledges, RC ledges (non-load bearing) and Private Lift Shaft are excluded from strata area. The plans are subject to change as may be approved by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen.




Keyplan is not drawn to scale

# 4-BEDROOM SUITE

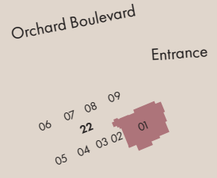
(With Private Lift & Carpark Lot)

**Type DP2**
**191 sqm (2056 sqft)**

#05-01 to #35-01
(Only Applicable At Odd Storeys)

*Mirrored Unit

Area includes balcony or accessory lot (if applicable). All AC ledges, RC ledges (non-load bearing) and Private Lift Shaft are excluded from strata area. The plans are subject to change as may be approved by relevant authorities. All areas and measurements stated herein as approximate and subject to final survey. The balcony shall not be enclosed unless with the approved balcony screen.




Keyplan is not drawn to scale

# CREATING ENDEARING MASTERPIECES



**MEYER BLUE**
Artist's Impression



**WATTEN HOUSE**
Artist's Impression

UOL 华业集团 DEDICATED TO CREATING A MASTERPIECE

UOL Group Limited (UOL) is a leading Singapore-listed property and hospitality group with total assets of about $23 billion. The Company has a diversified portfolio of development and investment properties, hotels and serviced suites in Asia, Oceania, Europe, North America and Africa. With a track record of over 60 years, UOL strongly believes in delivering product excellence and quality service in all its business ventures. UOL, through its hotel subsidiary Pan Pacific Hotels Group Limited, owns three acclaimed brands namely "Pan Pacific", PARKROYAL COLLECTION and PARKROYAL. The Company's Singapore-listed property subsidiary, Singapore Land Group Limited, owns an extensive portfolio of prime commercial assets and hotels in Singapore.

UOL has won numerous accolades including Distinguished Patron of the Arts Award by National Arts Council, Champions of Good by National Volunteer & Philanthropy Centre, Sustainability Impact Awards by The Business Times and UOB, Community Chest Awards, the Building and Construction Authority Quality Excellence Award, Council on Tall Buildings and Urban Habitat Awards, and FIABCI Prix d'Excellence Award.

SINGAPORELAND

Singapore Land Group Limited (SingLand) is a premier real estate company listed since 1971. Working across a diverse portfolio of real estate including commercial offices, residential and retail properties and hotels, SingLand takes a holistic approach to development. Our residential portfolio is made up of a stellar cast of properties including Mon Jervois and V on Shenton while our commercial assets include some of Singapore's best-known commercial and retail landmarks such as UIC Building, Singapore Land Tower, The Gateway and Marina Square. From setting benchmarks to building landmarks, our residential and commercial portfolios represent our dedication to creative excellence and ambition to create inclusive and sustainable environments that elevate communities towards a better future.

Private Viewing By Appointment Only.

Developer: United Venture Development (No. 7) Pte. Ltd. • UEN: 202322557C • Housing Developer's Licence Number: C1528 • Tenure of Land: 99 Years commencing from 20 May 2024 • Encumbrances: Mortgage(s) registered in favour of CIMB Bank Berhad • Expected date of Notice of Vacant Possession: 30 June 2029 • Expected date of Legal Completion: 30 June 2032 • Lot & Town Subdivision Number: Lot 2401M TS 24 at Orchard Boulevard

Disclaimer: While every reasonable care has been taken in preparing this brochure and in constructing the models and showflats, the developer and the marketing agent cannot be held responsible for any inaccuracies or omissions. Visual representations, models, showflat displays and illustrations, photographs, art renderings and other graphic representations and references are intended to portray only artistic impressions of the development and cannot be regarded as representations of fact. Floor areas are approximate measurements and subject to final survey. The property is subject to inspection by the relevant authorities to comply with the current codes of practice. All information, specifications, renderings, visual representations and plans are current at the time of publication and are subject to change as may be required by us and/or the competent authorities and shall not be regarded as statements or representations of fact. All plans are subject to amendments as directed and/or approved by the building authorities. All areas are approximate measurements only and subject to final survey. The Sale and Purchase Agreement shall form the entire agreement between us, the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to the signing of the Sale and Purchase Agreement and shall in no way be modified by any statements, representations or promises made by us or the marketing agent.

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