DUET @emily

DISTRICT 9
NEW FREEHOLD



NEW FREEHOLD AT MOUNT EMILY ROAD.

HERITAGE AND HABITAT.
IN PERFECT HARMONY.



A DISTINCTIVE PAIRING
This meticulously restored historic freehold building is thoughtfully paired with a contemporary residential annex, forming a refined architectural duet.

RARE FREEHOLD BOUTIQUE LIVING
Limited to just 20 one- and two-bedroom residences, offering understated luxury in a city setting.



PRIME CULTURAL CITY-FRINGE LOCATION
Nestled between greenery, galleries, schools, and business districts — where legacy and lifestyle converge.

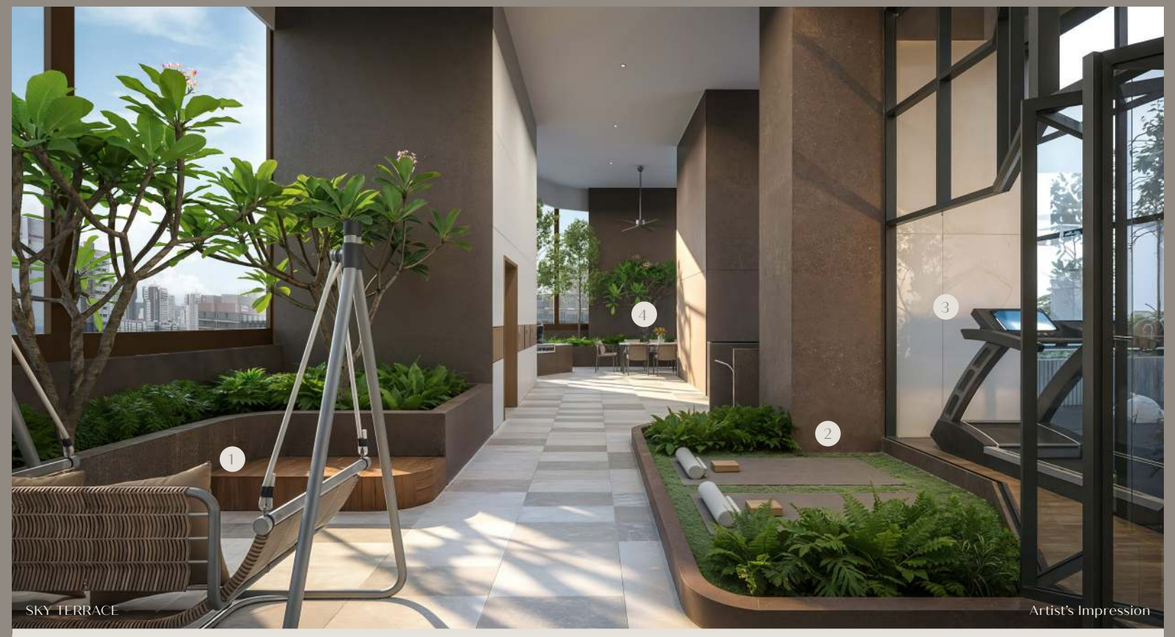
SEAMLESS TRANSITION OF SPACES
A tranquil, shophouse-inspired courtyard acts as a calming pause between urban vibrancy and residential serenity.

MODERN ANNEX WITH GENTLE EXPRESSION
The new extension features soft pastel tones, clean lines, and expansive glazing, complementing the heritage block without overpowering it.



Key Facts

Developer	ZACD PROPERTY PTE. LTD.
Project Name	Duet @ Emily
Tenure	Freehold
Description	3-storey conservation building with basement and attic involving a new 7-storey rear extension with basement for residential use
Address	2, 4, 6 Mount Emily Road, Singapore 228484 / 228486 / 228487
Site Area	5,549 sq ft
Number of Units	20 Units
Unit Types	1 and 2 Bedroom Units
Number of Carpark Lots	06 (Mechanical System)
Expected Date of Vacant Possession	31 December 2028
Expected Date of Legal Completion	31 December 2031
Architect	ONG&ONG Architects
Landscape Consultant	ONG&ONG Architects
Main Contractor	HUA LEONG GROUP PTE. LTD.



SKY TERRACE — Artist's Impression



INDOOR RECREATION SPACE (GYM) — Artist's Impression



LOUNGE AREA — Artist's Impression

WELLNESS AND WONDER
CRESCENDO AT THE SKY TERRACE.

A tranquil retreat in an elevated sanctuary.

- Dining terrace with panoramic views
- Playful swing area in the sky
- Secluded yoga deck
- Well-equipped indoor gym

Legend:

1. Lounge Area (Swing)
2. Yoga Area
3. Indoor Recreation Space (Gym)
4. Sitting Area

CENTRE OF COMMERCE. HUB OF CULTURE.

9 mins drive
Central
Business District

2 MRT stops
313 @Somerset

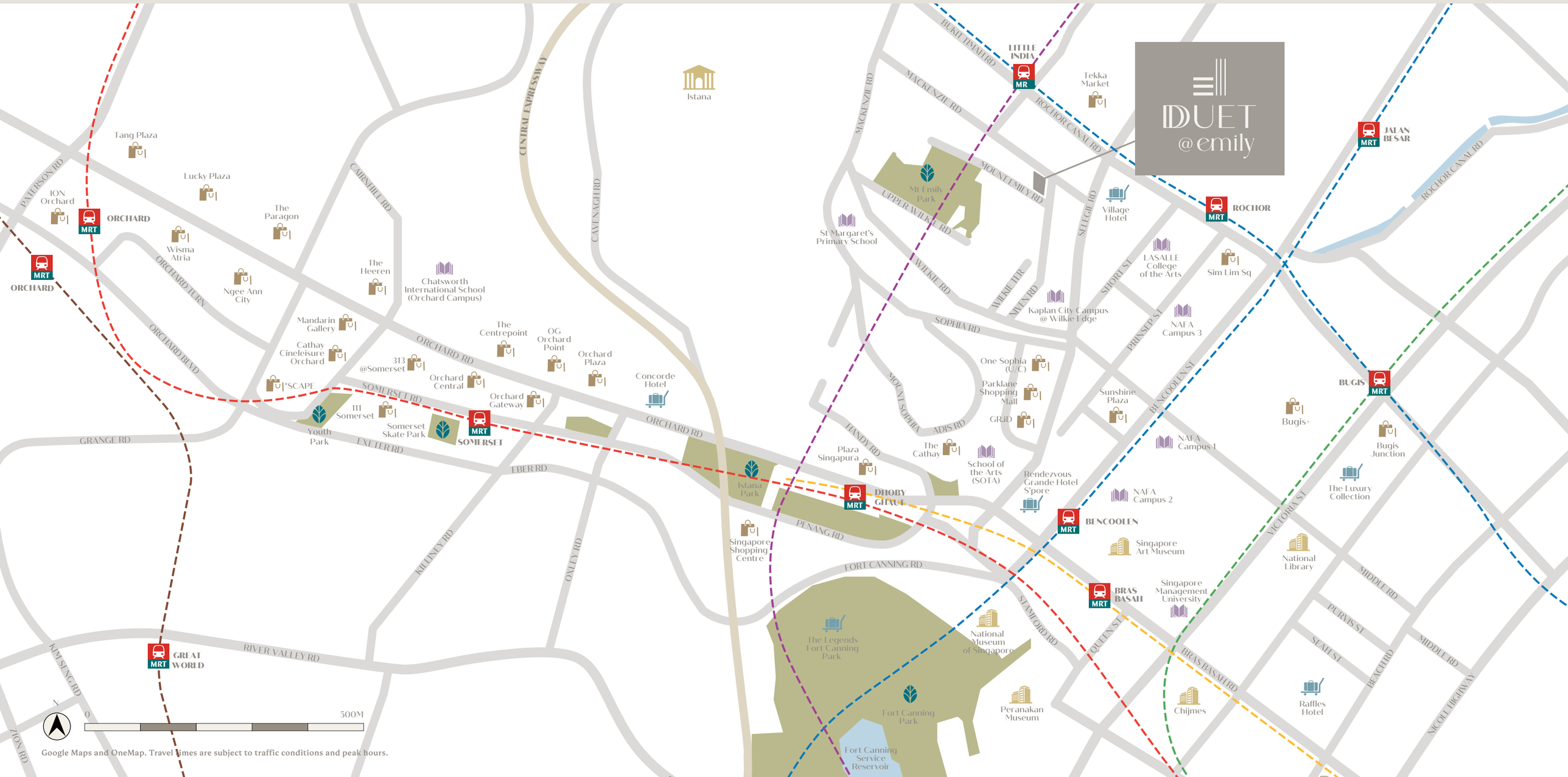
1 MRT stop
Dhoby Ghaut
MRT Interchange

DUET @ emily

2 mins walk
Mount Emily Park

Within 1km
St Margaret's
Primary School

5 mins drive
National Museum
of Singapore



Google Maps and OneMap. Travel times are subject to traffic conditions and peak hours.

STEEPED IN LEGACY.
LEADING IN MODERNITY.


Orchard Road District



Plaza Singapura / Dhoby Ghaut MRT Interchange

CONNECTED TO EVERYWHERE.

2 mins walk
Little India MRT

5 mins walk
Rochor MRT

1 MRT stop
Dhoby Ghaut MRT Interchange

2 MRT stops
Orchard MRT Interchange

ORCHARD IS YOUR WALK-IN CLOSET.

6 mins walk
GR.ID
Parklane Shopping Mall
Wilkie Edge

8 mins walk
Tekka Market

1 MRT stop
Plaza Singapura

2 MRT stops
313 @Somerset
Bugis Junction

3 MRT stops
ION Orchard
Ngee Ann City
The Paragon

4 MRT stops
The Shoppes at Marina Bay Sands

CBD, IN MINUTES.

3 MRT stops
Raffles City

9 mins drive
Central Business District
Marina Bay Financial Centre

GARDEN AMONG GARDENS.

2 mins walk
Mount Emily Park

1 MRT stop
Istana Park

6 mins drive
Fort Canning Park

12 mins drive
Gardens by the Bay
Singapore Botanic Gardens



Mount Emily Park

WORLD-CLASS EDUCATION ABOUNDS.

Schools Within 1km
Anglo-Chinese School (Junior)
Kaplan City Campus at Wilkie Edge
School of the Arts (SOTA)
St Margaret's Primary School

Within Minutes' Drive
Lasalle College of the Arts
Nanyang Academy of Fine Arts
Singapore Management University (SMU)



Singapore Management University


National Museum of Singapore



Singapore Art Museum

CULTURALLY-RICH NEIGHBOURHOOD.

5 mins drive

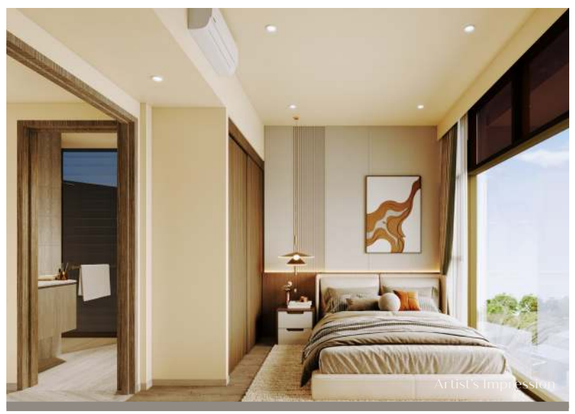
National Museum of Singapore
Singapore Art Museum
Singapore National Gallery

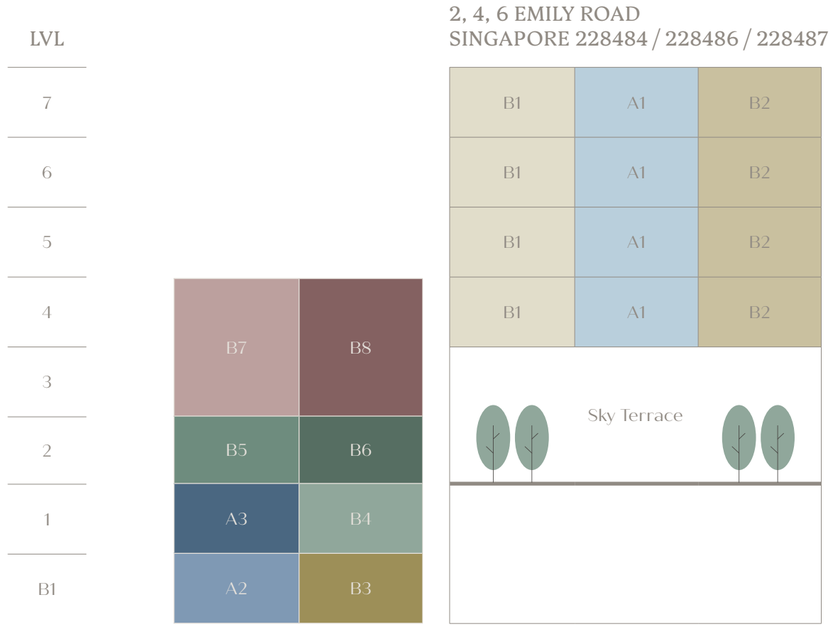
TRADITION, RESTORED.
LIVING, REFINED.


Artist's impression

The one- and two-bedroom residences beautifully balance restored architectural details with contemporary finishes and premium fittings.

- Spacious living space bathed in natural light
- Custom cabinetry
- GROHE sanitary wares, including sinks, taps, bowls, and shower heads
- Miele kitchen and cooking appliances, including the oven, fridge, and washer-dryer


Artist's impression



TYPE	A1	A2	A3	B1	B2	B3
BEDROOM	1 BEDROOM EXECUTIVE	1 BEDROOM GARDEN	1 BEDROOM DELUXE	2 BEDROOM DELUXE	2 BEDROOM EXECUTIVE	2 BEDROOM GARDEN

TYPE	B4	B5	B6	B7	B8
BEDROOM	2 BEDROOM DELUXE	2 BEDROOM PREMIUM	2 BEDROOM PREMIUM	2 BEDROOM LOFT	2 BEDROOM LOFT

BASEMENT

1. Landscape Courtyard

2ND FLOOR

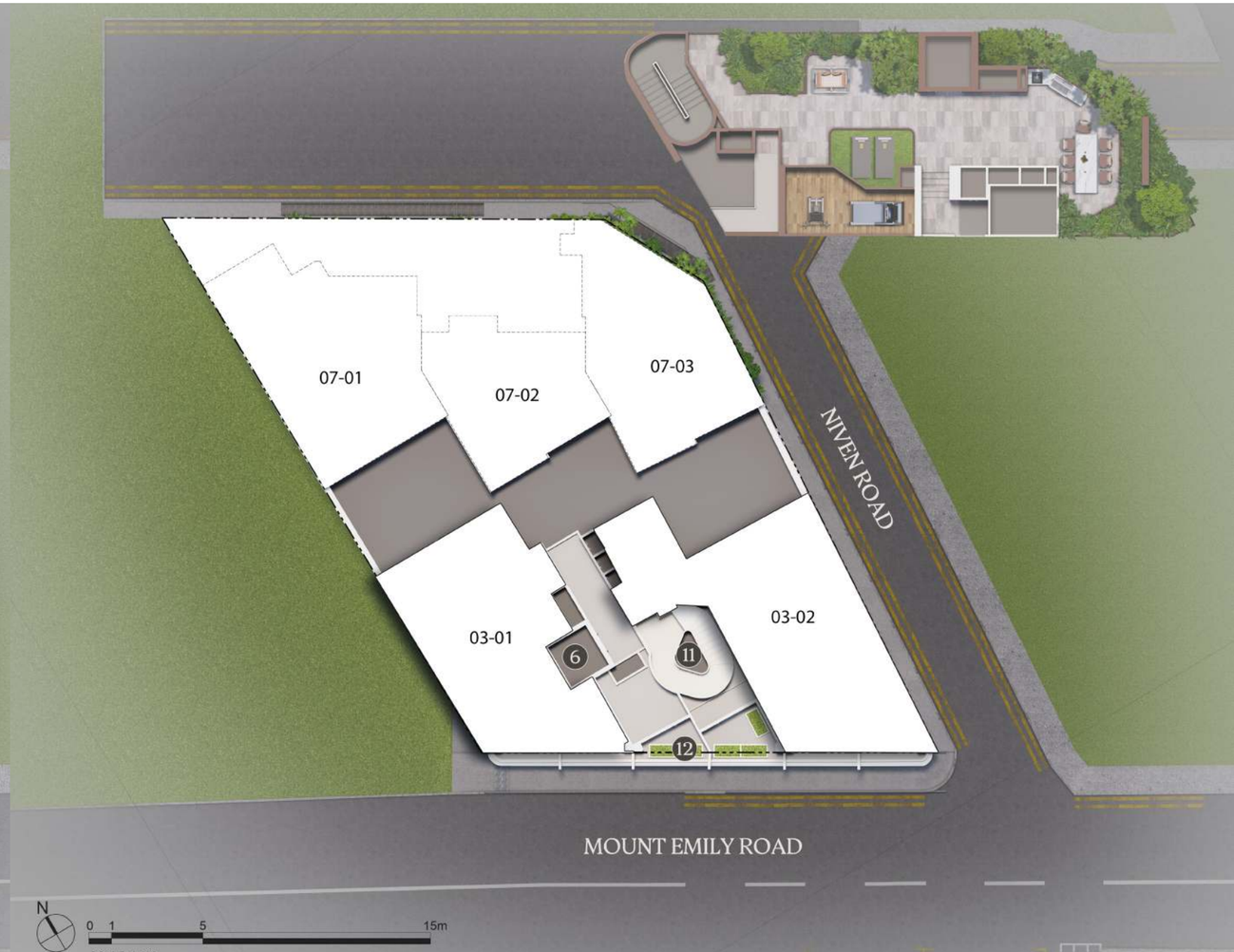
1. Communal Planter Box
2. Lounge Area (Swing)
3. Yoga Area
4. Indoor Recreation Space (Gym)
5. Sitting Area
6. Lift
7. Refuse Chute
8. Platform Lift
9. Stair 2
10. Link Bridge
11. Stair 1
12. New Communal Planter

EXCLUSIVE FACILITIES.
EXQUISITE EXPERIENCES.

ROOFTOP

6. Lift
11. Stair 1
12. New Communal Planter



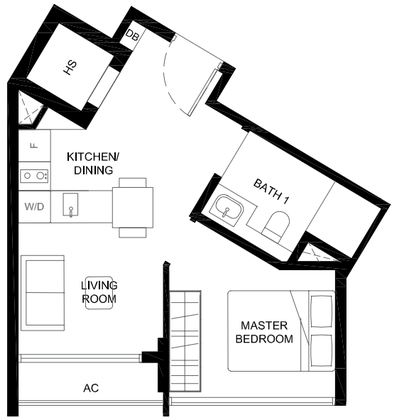


TYPE A1

1 BEDROOM EXECUTIVE

38 sqm / 409 sqft

UNIT: #04-02, #05-02, #06-02, #07-02



SCALE 1:100

0 0.5 1.0 2.0 3M

LEGEND

- W/D — WASHER CUM DRYER
- F — FRIDGE
- DB — DISTRIBUTION BOARD
- AC — AIRCON LEDGE
- RC — REINFORCED CONCRETE LEDGE (NON-STRATA AREA)
- HS — HOUSEHOLD SHELTER
- RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA)
- SERVICE VOID SPACE (NON-STRATA AREA)
- NON-STRUCTURAL WALL
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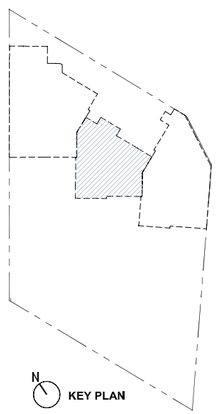
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REFER TO SPECIFICATION FOR CEILING HEIGHT.

FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO "BALCONY SCREEN" PAGE IN THIS BROCHURE.



1 BEDROOM GARDEN

TYPE A2

47 sqm / 506 sqft

UNIT: #B1-01



SCALE 1:100

0 0.5 1.0 2.0 3M

LEGEND

- W/D — WASHER CUM DRYER
- F — FRIDGE
- DB — DISTRIBUTION BOARD
- AC — AIRCON LEDGE
- RC — REINFORCED CONCRETE LEDGE (NON-STRATA AREA)
- HS — HOUSEHOLD SHELTER
- RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA)
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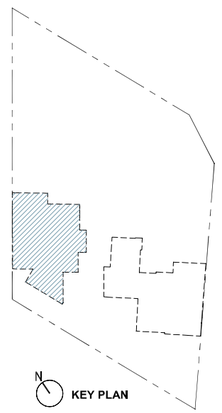
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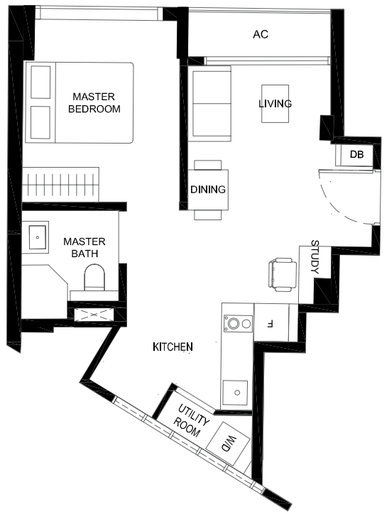
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FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO "BALCONY SCREEN" PAGE IN THIS BROCHURE.



43 sqm / 463 sqft
UNIT: #01-01



SCALE 1:100
0 0.5 1.0 2.0 3M

LEGEND

W/D	WASHER CUM DRYER	F	FRIDGE	DB	DISTRIBUTION BOARD
AC	AIRCON LEDGE	RC	REINFORCED CONCRETE LEDGE (NON-STRATA AREA)	HS	HOUSEHOLD SHELTER
	RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA)				SERVICE VOID SPACE (NON-STRATA AREA)
	NON-STRUCTURAL WALL				WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING)

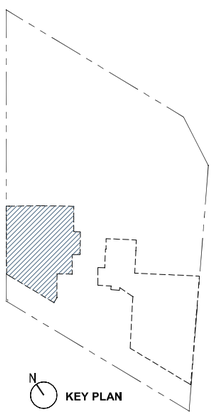
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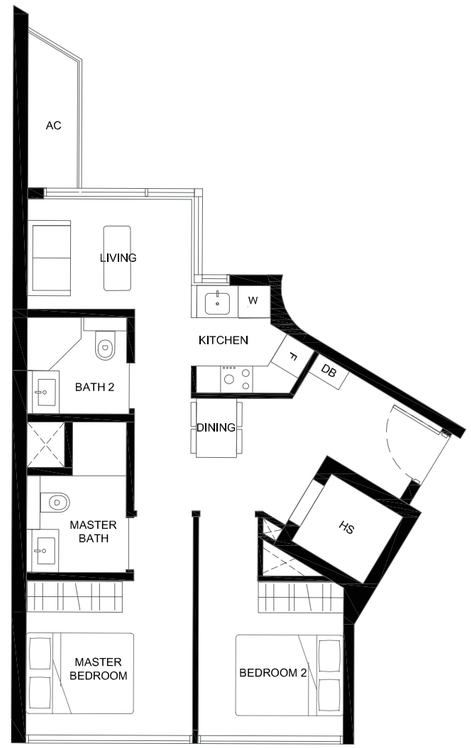
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REFER TO SPECIFICATION FOR CEILING HEIGHT.

FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO "BALCONY SCREEN" PAGE IN THIS BROCHURE.



63 sqm / 678 sqft
UNIT: #04-01, #05-01, #06-01, #07-01



SCALE 1:100
0 0.5 1.0 2.0 3M

LEGEND

W/D	WASHER CUM DRYER	F	FRIDGE	DB	DISTRIBUTION BOARD
AC	AIRCON LEDGE	RC	REINFORCED CONCRETE LEDGE (NON-STRATA AREA)	HS	HOUSEHOLD SHELTER
	RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA)				SERVICE VOID SPACE (NON-STRATA AREA)
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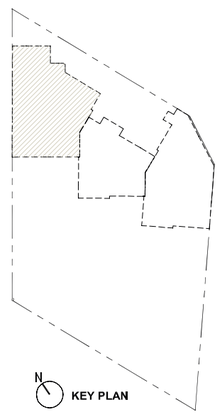
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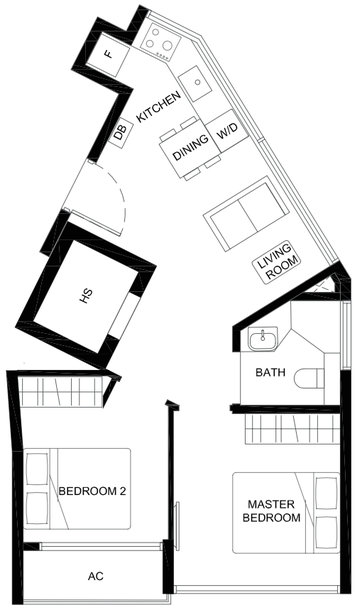


TYPE B2

2 BEDROOM EXECUTIVE

51 sqm / 549 sqft

UNIT: #04-03, #05-03, #06-03, #07-03



SCALE 1:100
0 0.5 1.0 2.0 3M

LEGEND

W/D	WASHER CUM DRYER	F	FRIDGE	DB	DISTRIBUTION BOARD
AC	AIRCON LEDGE	RC	REINFORCED CONCRETE LEDGE (NON-STRATA AREA)	HS	HOUSEHOLD SHELTER
	RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA)				SERVICE VOID SPACE (NON-STRATA AREA)
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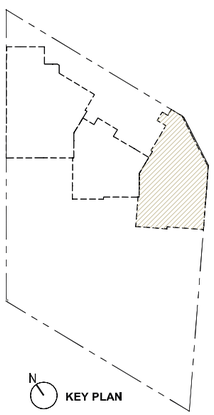
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FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO "BALCONY SCREEN" PAGE IN THIS BROCHURE.



2 BEDROOM GARDEN

TYPE B3

51 sqm / 549 sqft

UNIT: #B1-02



SCALE 1:100
0 0.5 1.0 2.0 3M

LEGEND

W/D	WASHER CUM DRYER	F	FRIDGE	DB	DISTRIBUTION BOARD
AC	AIRCON LEDGE	RC	REINFORCED CONCRETE LEDGE (NON-STRATA AREA)	HS	HOUSEHOLD SHELTER
	RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA)				SERVICE VOID SPACE (NON-STRATA AREA)
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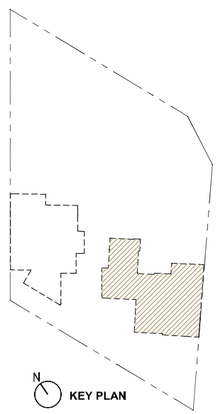
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TYPE B4

2 BEDROOM DELUXE

62 sqm / 667 sqft
UNIT: #01-02



SCALE 1:100
0 0.5 1.0 2.0 3M

LEGEND

- W/D — WASHER CUM DRYER
- F — FRIDGE
- DB — DISTRIBUTION BOARD
- AC — AIRCON LEDGE
- RC — REINFORCED CONCRETE LEDGE (NON-STRATA AREA)
- HS — HOUSEHOLD SHELTER
- RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA)
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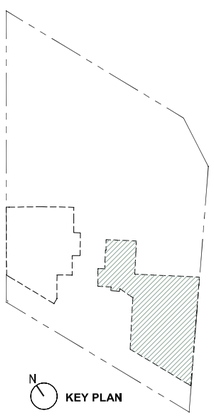
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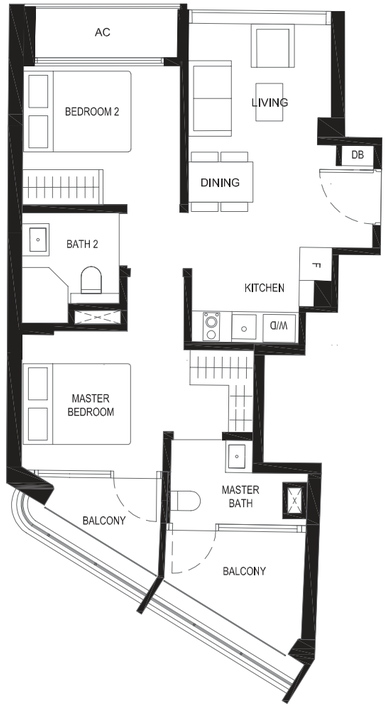
FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO "BALCONY SCREEN" PAGE IN THIS BROCHURE.



2 BEDROOM PREMIUM

TYPE B5

62 sqm / 667 sqft
UNIT: #02-01



SCALE 1:100
0 0.5 1.0 2.0 3M

LEGEND

- W/D — WASHER CUM DRYER
- F — FRIDGE
- DB — DISTRIBUTION BOARD
- AC — AIRCON LEDGE
- RC — REINFORCED CONCRETE LEDGE (NON-STRATA AREA)
- HS — HOUSEHOLD SHELTER
- RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA)
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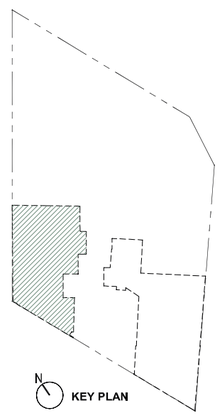
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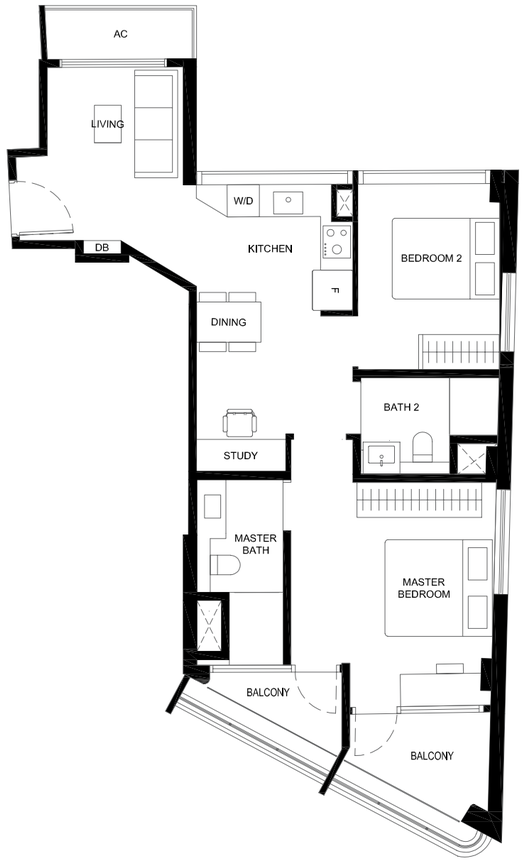


TYPE B6

2 BEDROOM PREMIUM

79 sqm / 850 sqft

UNIT: #02-02



SCALE 1:100
0 0.5 1.0 2.0 3M

LEGEND

W/D	WASHER CUM DRYER	F	FRIDGE	DB	DISTRIBUTION BOARD
AC	AIRCON LEDGE	RC	REINFORCED CONCRETE LEDGE (NON-STRATA AREA)	HS	HOUSEHOLD SHELTER
	RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA)				SERVICE VOID SPACE (NON-STRATA AREA)
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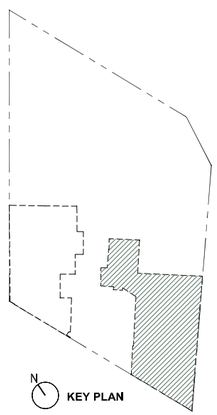
NOTE:

FOR INFORMATION OF VARYING LENGTH OF DIVIDING WALL BETWEEN ADJACENT UNITS AND/OR FACADE FEATURES VISIBLE TO UNITS, WHERE APPLICABLE, AND NOT DEPICTED IN THE UNIT FLOOR PLAN, PLEASE REFER TO THE RESPECTIVE BLOCK PLAN(S).

AREA INCLUDES A/C LEDGE, BALCONY AND JULIET BALCONY WHERE APPLICABLE. THE ABOVE PLANS AND ILLUSTRATIONS ARE SUBJECT TO CHANGE AS MAYBE REQUIRED OR APPROVED BY THE RELEVANT AUTHORITIES. ALL FLOOR AREAS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY. PLEASE REFER TO KEY PLAN FOR ORIENTATION.

REFER TO SPECIFICATION FOR CEILING HEIGHT.

FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO "BALCONY SCREEN" PAGE IN THIS BROCHURE.

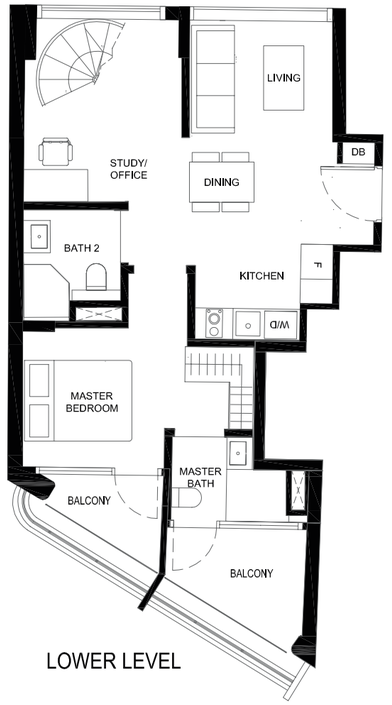


TYPE B7

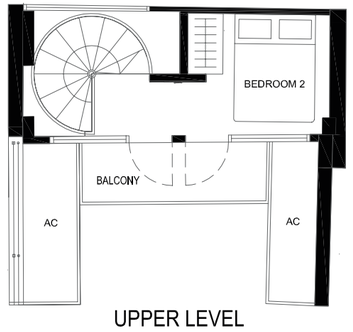
2 BEDROOM LOFT

87 sqm (937 sqft)

UNIT: #03-01



LOWER LEVEL



UPPER LEVEL

SCALE 1:100
0 0.5 1.0 2.0 3M

LEGEND

W/D	WASHER CUM DRYER	F	FRIDGE	DB	DISTRIBUTION BOARD
AC	AIRCON LEDGE	RC	REINFORCED CONCRETE LEDGE (NON-STRATA AREA)	HS	HOUSEHOLD SHELTER
	RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA)				SERVICE VOID SPACE (NON-STRATA AREA)
	NON-STRUCTURAL WALL				WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING)

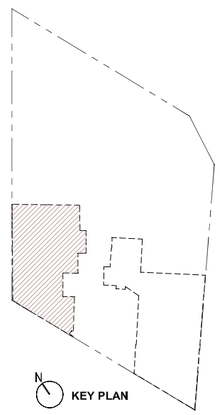
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FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO "BALCONY SCREEN" PAGE IN THIS BROCHURE.

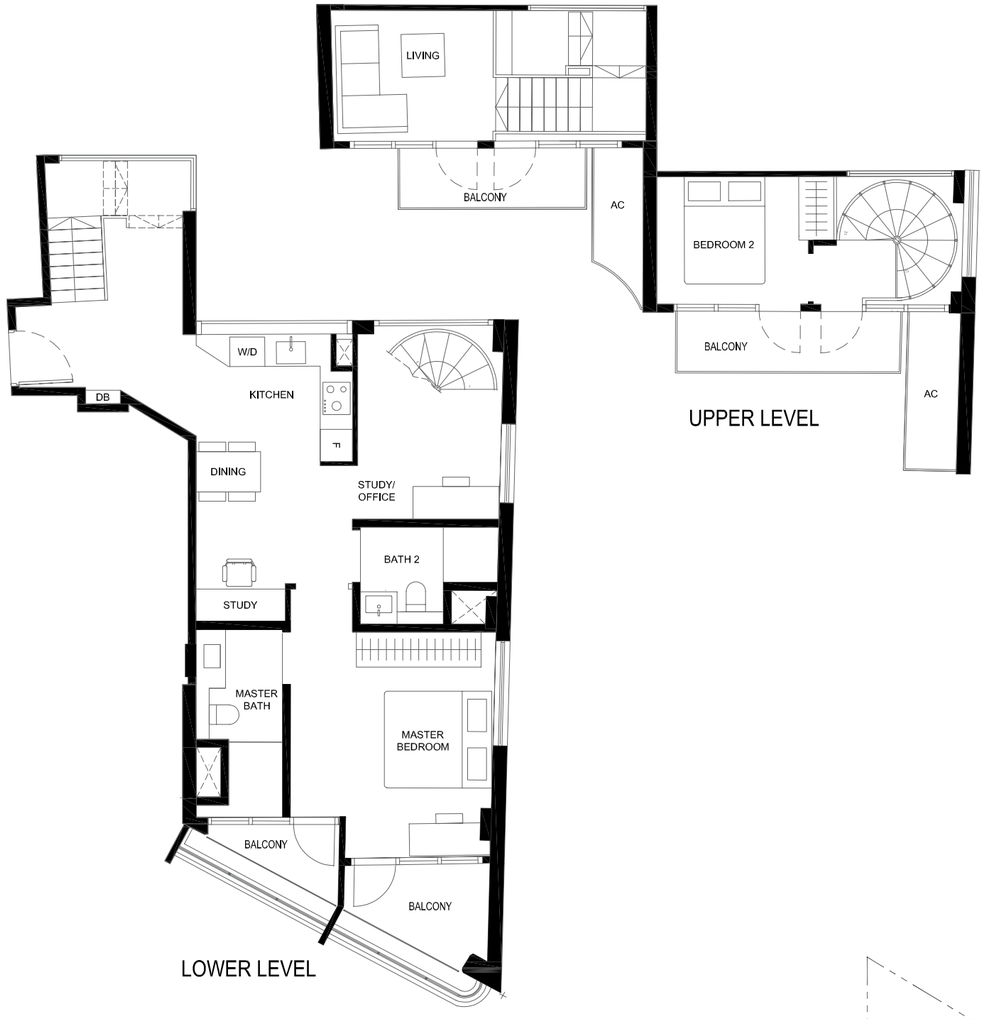


TYPE B8

2 BEDROOM LOFT

124 sqm (1335 sqft)

UNIT: #03-02



SCALE 1:100
0 0.5 1.0 2.0 3M

LEGEND

W/D	WASHER CUM DRYER	F	FRIDGE	DB	DISTRIBUTION BOARD
AC	AIRCON LEDGE	RC	REINFORCED CONCRETE LEDGE (NON-STRATA AREA)	HS	HOUSEHOLD SHELTER
	RAINWATER DOWNPIPE SHAFT SPACE (NON-STRATA AREA)				SERVICE VOID SPACE (NON-STRATA AREA)
	NON-STRUCTURAL WALL				WALL NOT ALLOWED TO BE HACKED OR ALTERED (INCLUDING BY WAY OF DRILLING)

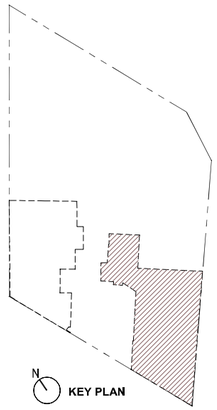
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FOR AN ILLUSTRATION OF THE APPROVED BALCONY SCREEN, PLEASE REFER TO "BALCONY SCREEN" PAGE IN THIS BROCHURE.



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Developer: ZACD PROPERTY PTE. LTD. Company Reg No.: 201633518C Developer Licence No.: C1477. Tenure of Land: Estate in Fee Simple (Freehold), Lot No.: TS19 ON LOT 99503L, 99504C, 99505M 2, 4 & 6 MOUNT EMILY ROAD (ROCHOR PLANNING AREA) Expected Date of Vacant Possession: 31 December 2028, Expected Date of Legal Completion: 31 December 2031, Encumbrances on the Land: Mortgage in favour of Maybank Singapore Limited.

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