

IRWELL HILL RESIDENCES



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Built On The
HILLS
OF ORCHARD

IRWELL HILL RESIDENCES



FACTSHEET

INFORMATION IS SUBJECT TO CHANGE WITHOUT PRIOR NOTICE

PROJECT DETAILS	
Project Name	IRWELL HILL RESIDENCES
Developer	CDL Perseus Pte. Ltd.
Location / Address	Irwell Hill (Off Irwell Bank Road)
District	9
Description of Property	2 BLOCKS OF A 36 STOREY DEVELOPMENT
No. of Units	540
Tenure of Land	99 Years Commencing from 13 April 2020
Expected Vacant Possession	TBA
Site Area	138,000 SQFT
Carpark Lots	TBA
Principal Architect	ADDP ARCHITECTS LLP
Concept Architect	MVRDV B.V
Landscape Consultant	ECOPLAN ASIA PTE LTD
Main Contractor	TBA
M&E Engineer	TBA
C&S Engineer	TBA
Project ID	INDEX DESIGN PTE LTD

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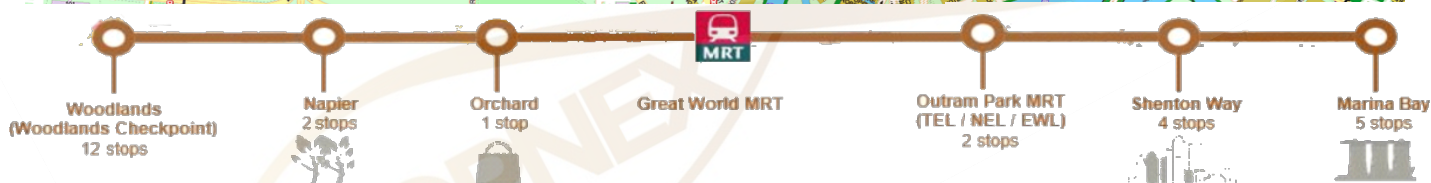
UNIT MIX

Unit Type	Unit Size	No. of Units	%
Studio / Studio Loft	400 sqft 600 sqft	34	6%
1 Bedroom + Study / 1 Bedroom + Study Loft	450-500 sqft 620-660 sqft	102	19%
2 Bedroom Classic 2 Bedroom Premium	600 sqft 650 sqft	296	55%
2 Bedroom Classic Loft 2 Bedroom Premium Loft	700-760 sqft 800 sqft	6	1%
3 Bedroom Classic 3 Bedroom Premium	850 sqft 1,250 sqft	66	12%
4 Bedroom Premium	1,500 sqft	33	6%
Sky Penthouses (4 & 5 Bedrooms)	2,200 – 2,600 sqft	3	1%

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LOCATION MAP



- Prime District 9
- Leonie Hill Planning Area
- 2 Mins' walk to Great World MRT
- 3 Mins' walk to Great World City Mall
- Minutes to Orchard Shopping Belt, Robertson Quay, Dempsey Hills, Tiong Bahru Conservation Area and Singapore Botanic Gardens
- River Valley Primary School within 1km
- Anglo-Chinese (Junior), St Margaret's and Alexandra Primary within 2km
- 5 – 10 Mins' Drive to CBD, Marina Bay

Information is accurate as of 19 Feb 2021 (Subject to Changes)

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VIEWS



CONSULTANTS

MVRDV 	ADDP  Mr Markus Cheng Associate Partner	ECOPLAN  Mr Thanapong Boonyasirawat (Gong)	INDEX DESIGN 
CONCEPT ARCHITECT	PRINCIPAL ARCHITECT	LANDSCAPE CONSULTANT	PROJECT INTERIOR DESIGNER

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TRACK RECORD



GRAMERCY PARK



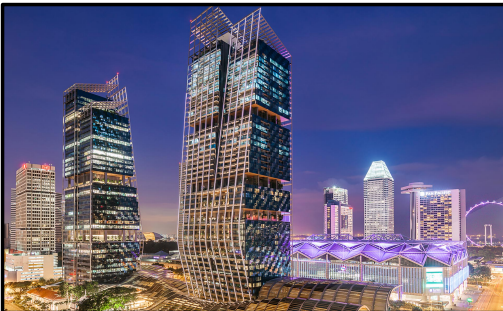
NEW FUTURA



NOUVEL 18



ST REGIS



SOUTH BEACH RESIDENCES



BOULEVARD 88



CLIVEDEN AT GRANGE

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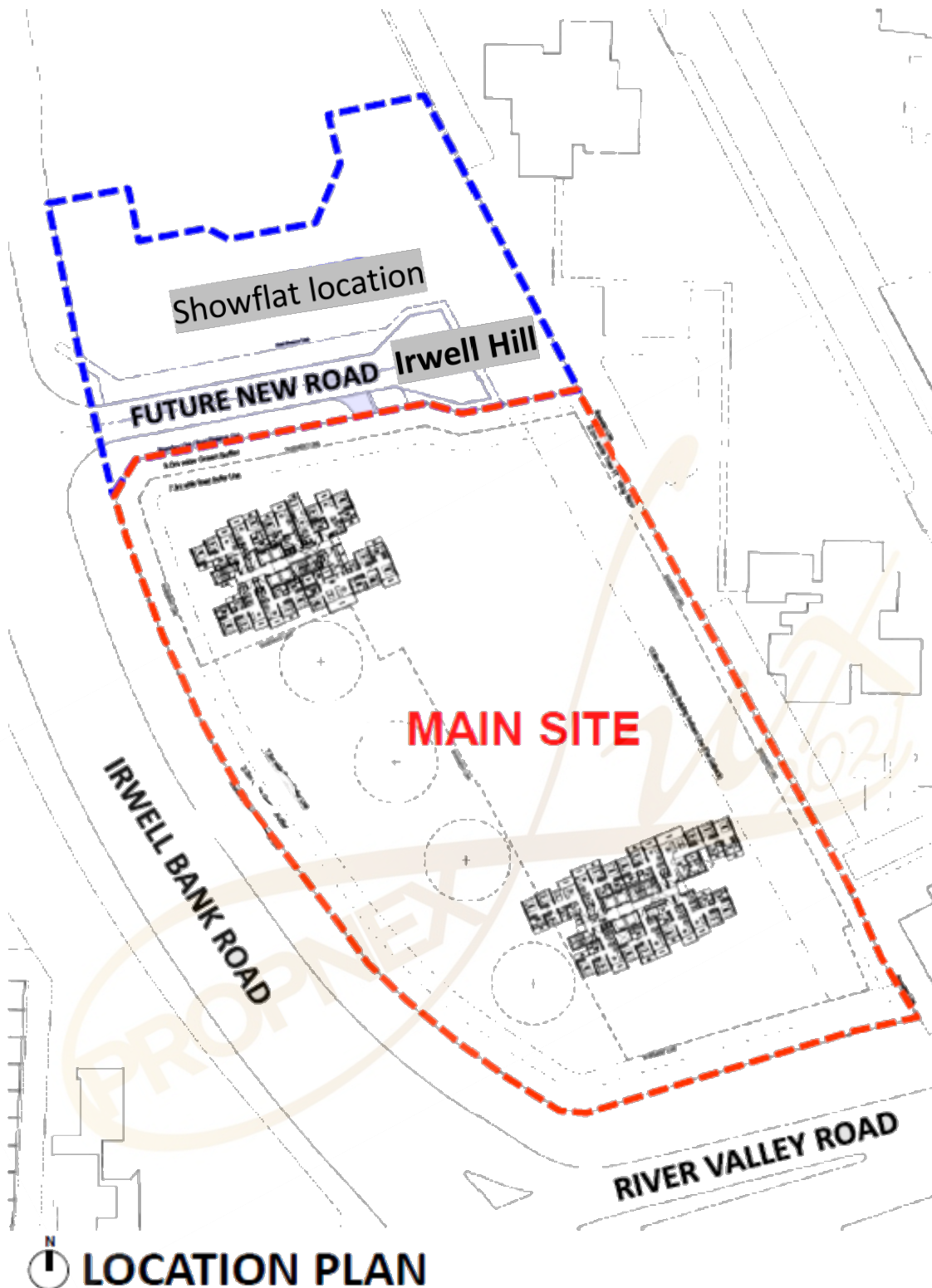
USPs

- Prime District 9
- Iconic 2 Towers of 36-storey Residential Development
- Units generally have North-South Orientation
- Designed by Award Winning Architects MVRDV and ADDP
- 2 Towers are positioned apart and staggered to provide maximum privacy and views
- Wide range of unit sizes from Studio Apartments to 4-Bedroom Premium and 3 Exclusive 4/5 Bedroom Sky Penthouses
- Curated communal spaces with expansive landscape catering for Work, Live, Play and Fitness
- Provision of luxurious fittings and branded equipment
- Provision of premier residential services
- Provision of smart home features
- Unique landscape that sits within multi levels, with the pool, boardwalk, spa, etc.

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SHOWFLAT LOCATION

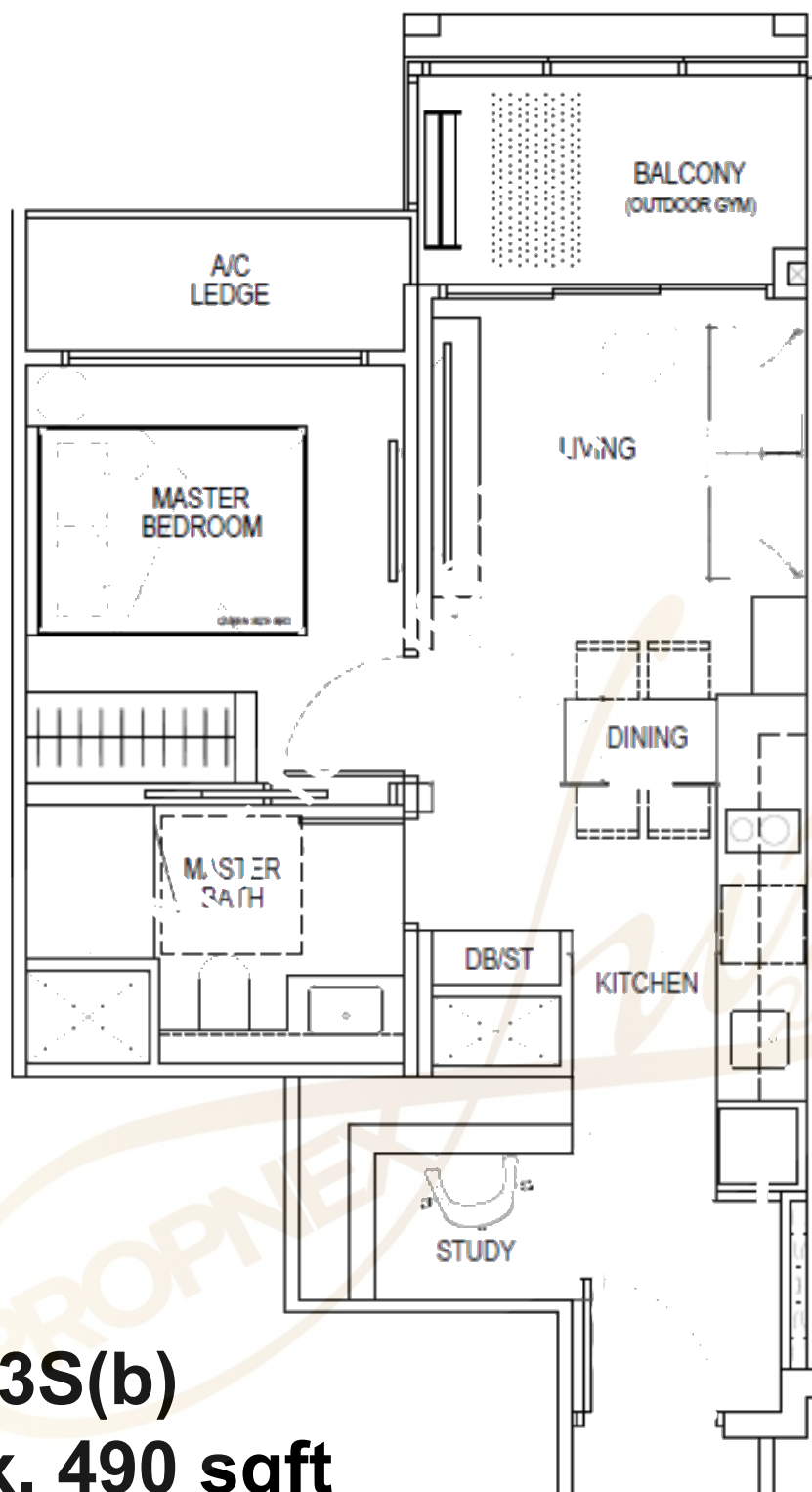


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1 BEDROOM + STUDY



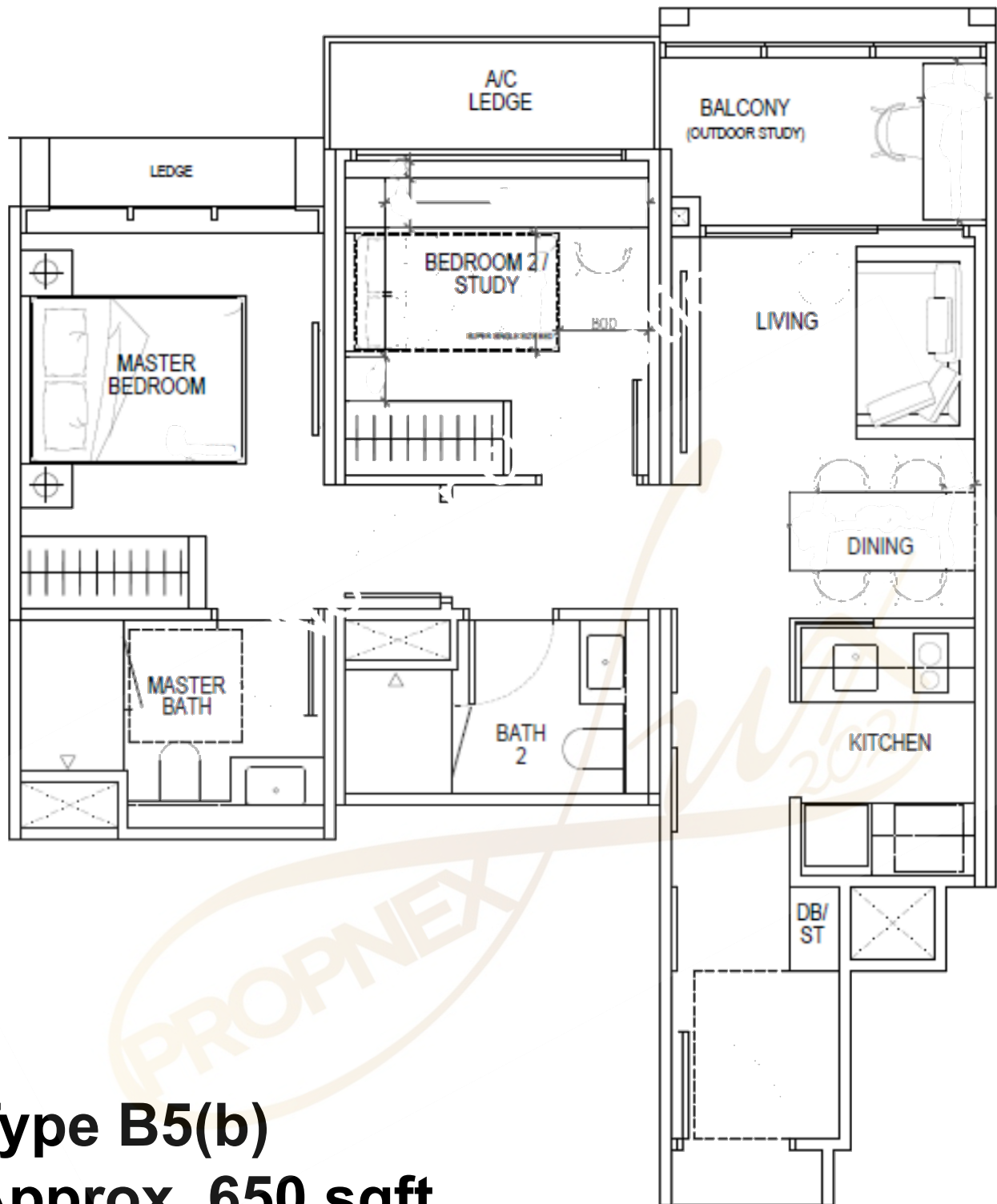
Type A3S(b)
Approx. 490 sqft

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2 BEDROOM PREMIUM



Type B5(b)
Approx. 650 sqft

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4 BEDROOM PREMIUM



Type D2(b)
Approx. 1,580 sqft

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