



DUNEARN
HOUSE

2 Blocks of 19-Storey and 3 Blocks of 10-Storey Residential Building with
1 Basement Carpark, Swimming Pools and Communal Facilities

ARTIST'S IMPRESSION

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'Living within Nature' home that embodies quiet luxury living through a thoughtful blend of design, sustainability, wellness, and understated elegance

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Canopy of Memory

A roofline inspired by the silhouette of the North Grandstand—lifted like a forest canopy—sheltering, unifying, and emerging as a defining symbol of place.

The Northern Grandstand - Photo credits: Finbarr Fallon



ONG & ONG
group

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Strategically positioned within the emerging Bukit Timah Turf City precinct, **Dunearn House is the first private residential development to shape the district's next evolution.** Building upon the site's longstanding identity as a place of recreation, social gathering, and lifestyle experiences.

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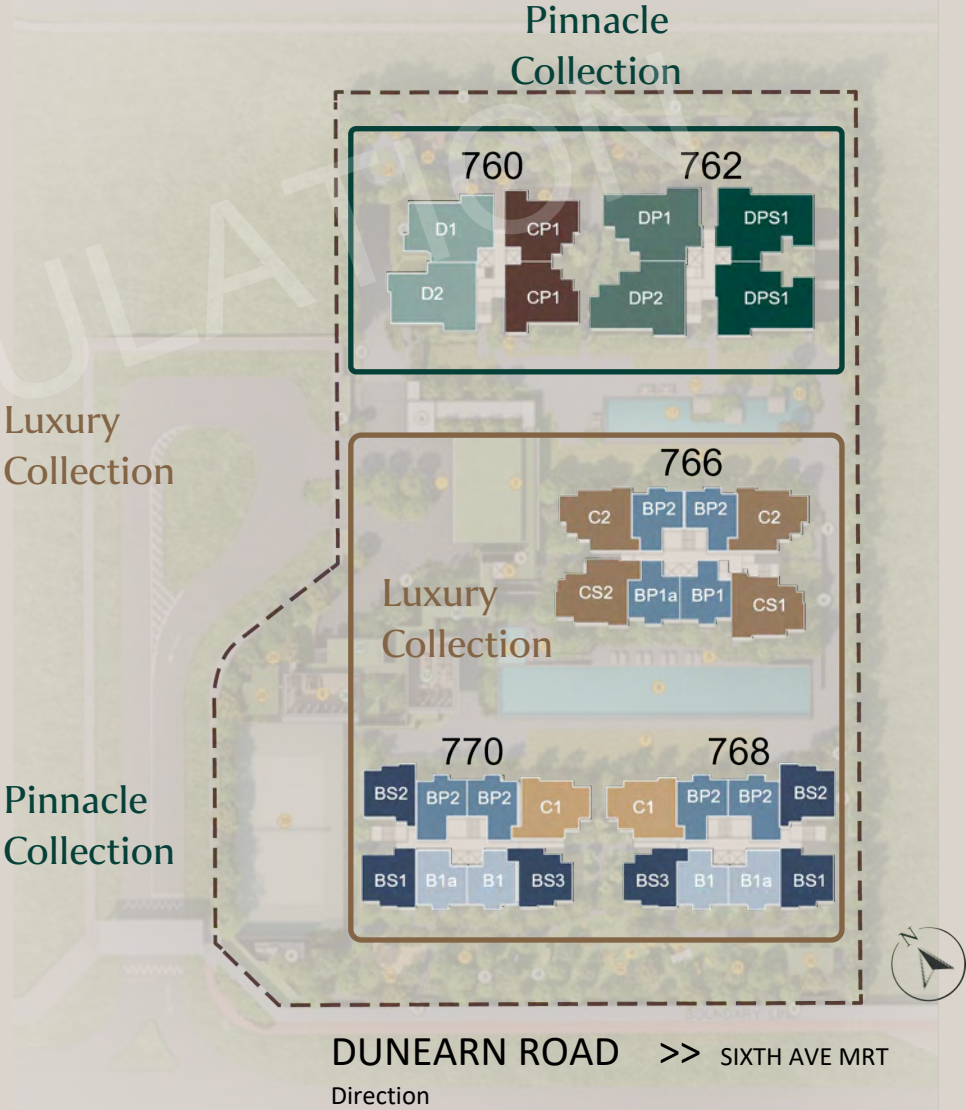


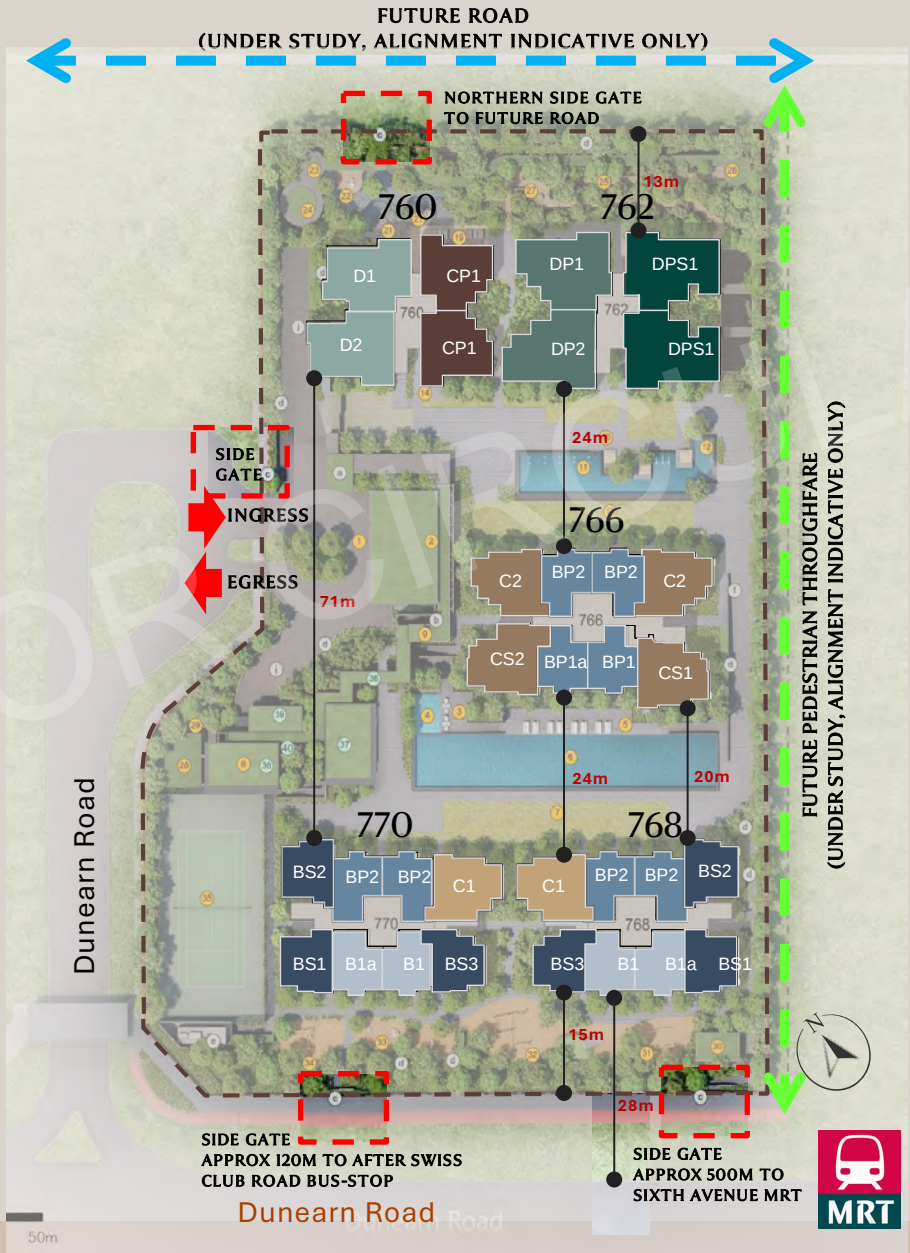
Development Name	Dunearn House 达恩·豪庭
Developer	Phoenix Dunearn Pte Ltd (Joint Venture between Frasers Property, CSC Land and Sekisui House)
Description	2 Blocks of 19-Storey and 3 Blocks of 10-Storey Residential Building with 1 Basement Carpark, Swimming Pools and Communal Facilities
Location	760, 762, 766, 768, 770 Dunearn Road, Singapore
District	District 11 Core Central Region (Bukit Timah Planning Area, Swiss Club Subzone)
Land Tenure	Leasehold 99 years commencing 30 Sep 2025
Total No. of Residential units	380 units
Unit Types	2 Bedroom to 4 Bedroom Premium + Study
Expected Date of Vacant Possession	31 December 2030
Zoning	Residential
Gross Site Area	13,491.90 sqm / 145,225.60 sq ft
Total Number of Basement Parking Lots	228 Lots + 3 Accessible Lots
Total Bicycle lots	64 Lots (LI- 34 Lots, Basement – 30 Lots)

Developer	Phoenix Dunearn Pte Ltd
Architect / Project ID	ONG&ONG Pte Ltd
C&S Engineer	KCL Consultants Pte Ltd
M&E Engineer	United Project Consultants Pte Ltd
Landscape Consultant	Ecoplan Asia Pte Ltd
Quantity Surveyor	Threesixty Cost Management Pte Ltd
Builder	China Construction (South Pacific) Development Co Pte Ltd
Showflat IDs	Super Fat Design Pte Ltd (Sales Gallery and 2BR + Study) Massone Ong Pte Ltd (3BR + Study and 4BR Premium + Study)

Unit Distribution Chart

NO. OF ROOMS		PERCENTAGE (%) OF UNIT TYPE		UNIT TYPE	TYPICAL SIZE (sqm)	TYPICAL SIZE (sqft)	NO. OF UNITS	NO. OF RESIDENTIAL UNITS
	2 BEDROOM	10	45	B1 / B1 (P)	49	527	20	40
		B1a / B1a (P)		20				
	2 BEDROOM PREMIUM	20		BP1 / BP1 (P)	57	614	10	77
				BP1a / BP1a (P)			10	
				BP2 / BP2 (P)			57	
	2 BEDROOM + STUDY	15		BS1 / BS1 (P)	61	657	20	59
				BS2 / BS2 (P)	62	667	19	
				BS3 / BS3 (P)	63	678	20	
	3 BEDROOM	5	25	C1 / C1 (P)	81	872	20	20
	3 BEDROOM + FLEXI	5		C2 / C2 (P)	87	936	20	20
	3 BEDROOM + STUDY	5		CS1 / CS1 (P)	88	947	10	20
				CS2 / CS2 (P)	90	969	10	
	3 BEDROOM PREMIUM	10		CP1	93	1001	36	36
	4 BEDROOM	10	30	D1	110	1184	18	36
		D2		110	1184	18		
	4 BEDROOM PREMIUM	10		DP1	121	1302	18	36
				DP2	122	1313	18	
	4 BEDROOM PREMIUM + STUDY	10		DPS1	128	1378	36	36
TOTAL								380





Landscape Design (Site Plan)



1st Storey

1. Grand Arrival
2. Lobby
3. Family Terrace
4. Kids Pool (4.20m x 5.95m, Area 24.99sqm)
5. Main Pool Deck
6. 50m Lap Pool (8m x 50m, Area 400sqm)
7. Lawn
8. Steam Room with Shower
9. Arrival Lift
10. Wellness Pool Deck
11. Wellness Pool (Area 150sqm)
12. Spa Seat
13. Wellness Lawn
14. Pinnacle Foyer
15. Pinnacle Living
16. Pinnacle Dining
17. Pinnacle Patio
18. Waterfall Club
 - I. Residents Lounge
 - II. Meeting Room
 - III. Meeting Pods
 - IV. Serveries
 - V. Accessible Toilet
19. Waterfall Deck
20. Waterfall Lounge
21. Waterfall Pod
22. Teppanyaki Pavilion
23. Outdoor Deck
24. Play Garden Pavilion
25. Play Crawl & Jump Garden
26. Play Forest Adventure Garden
27. Play Spinning Garden
28. Play Swing Garden
29. Tennis Court (34.6m x 17.3m, Area 598.58sqm)

2nd Storey

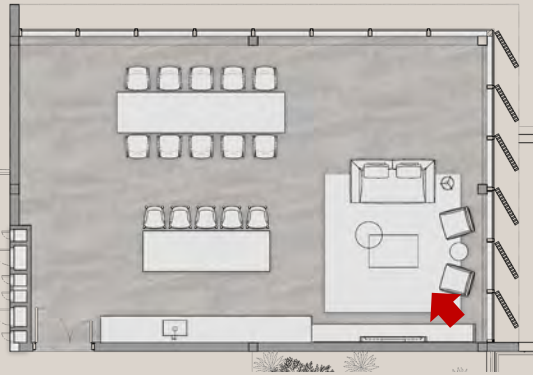
30. Waterfall Terrace
31. Waterfall Perch
32. Waterfall Dining
33. Canopy Trail
34. Canopy Pavilion
35. Canopy Deck
36. Mirage Walk
37. Dunearn Club
38. Gym
39. Outdoor Fitness

Ancillary

- a. Guardhouse (1st Storey)
- b. Management Office (Basement)
- c. Side Gate
- d. Ventilation Shaft
- e. Genset (Basement & 1st Storey)
- f. Bin Centre (Basement)
- g. Substation (Basement)
- h. Bicycle Parking (Basement & 1st Storey)
- i. Entrance to Basement Carpark
- j. Entrance to Service Area
- k. Water Tank (Roof Level)



Site Plan



Indicative layout only; subject to change

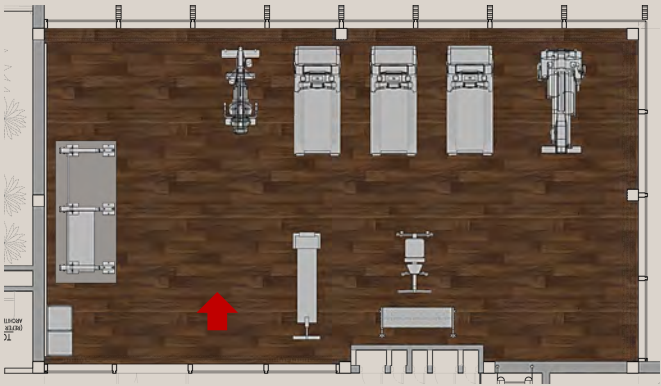


Site Plan



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Dunearn House – Gym & Outdoor Fitness



Indicative layout only; subject to change



GYM

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Site Plan



OUTDOOR FITNESS

ARTIST'S IMPRESSION



Indicative layout only; subject to change



Site Plan





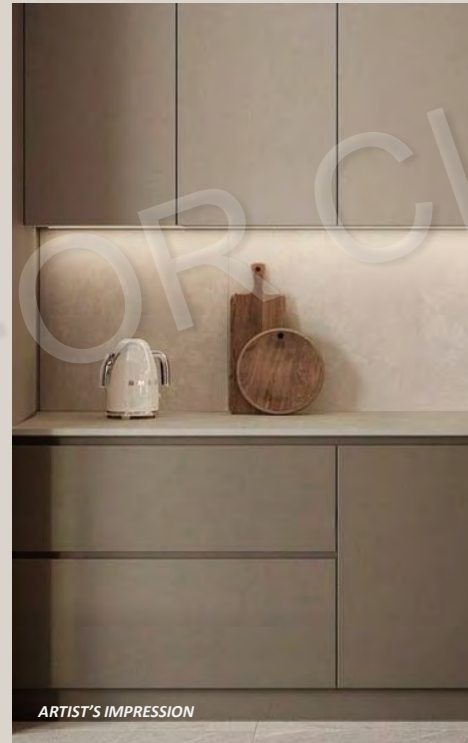
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Site Plan

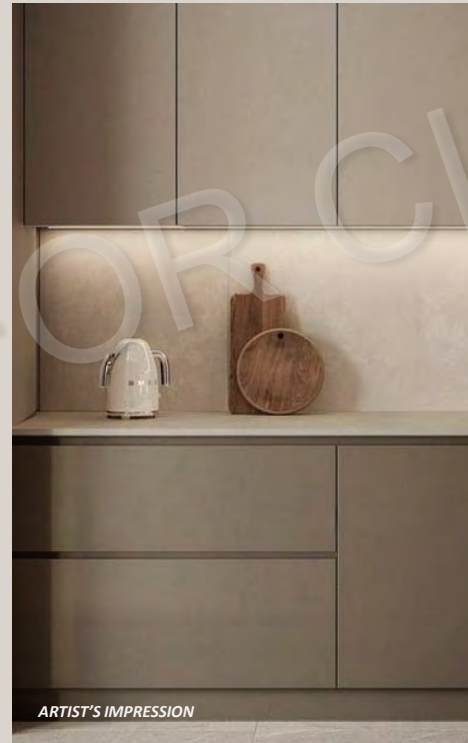
Luxury Collection 766, 768, 770 Dunearn Road

Pinnacle Collection 760 & 762 Dunearn Road

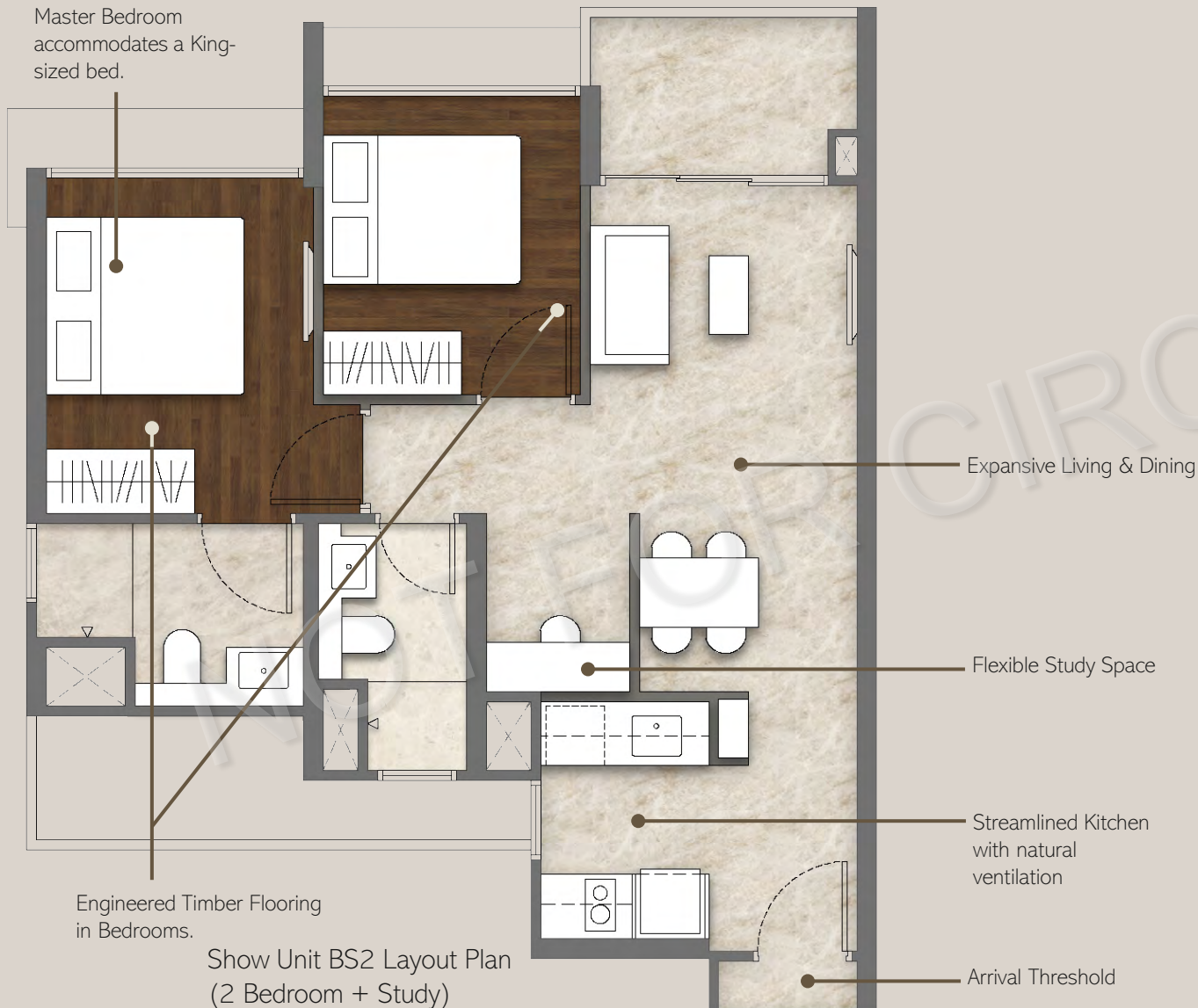


Luxury Collection 766, 768, 770 Dunearn Road

Pinnacle Collection 760 & 762 Dunearn Road



Luxury Collection (2 Bedroom + Study - BS2 Show Unit, 667 sq ft)

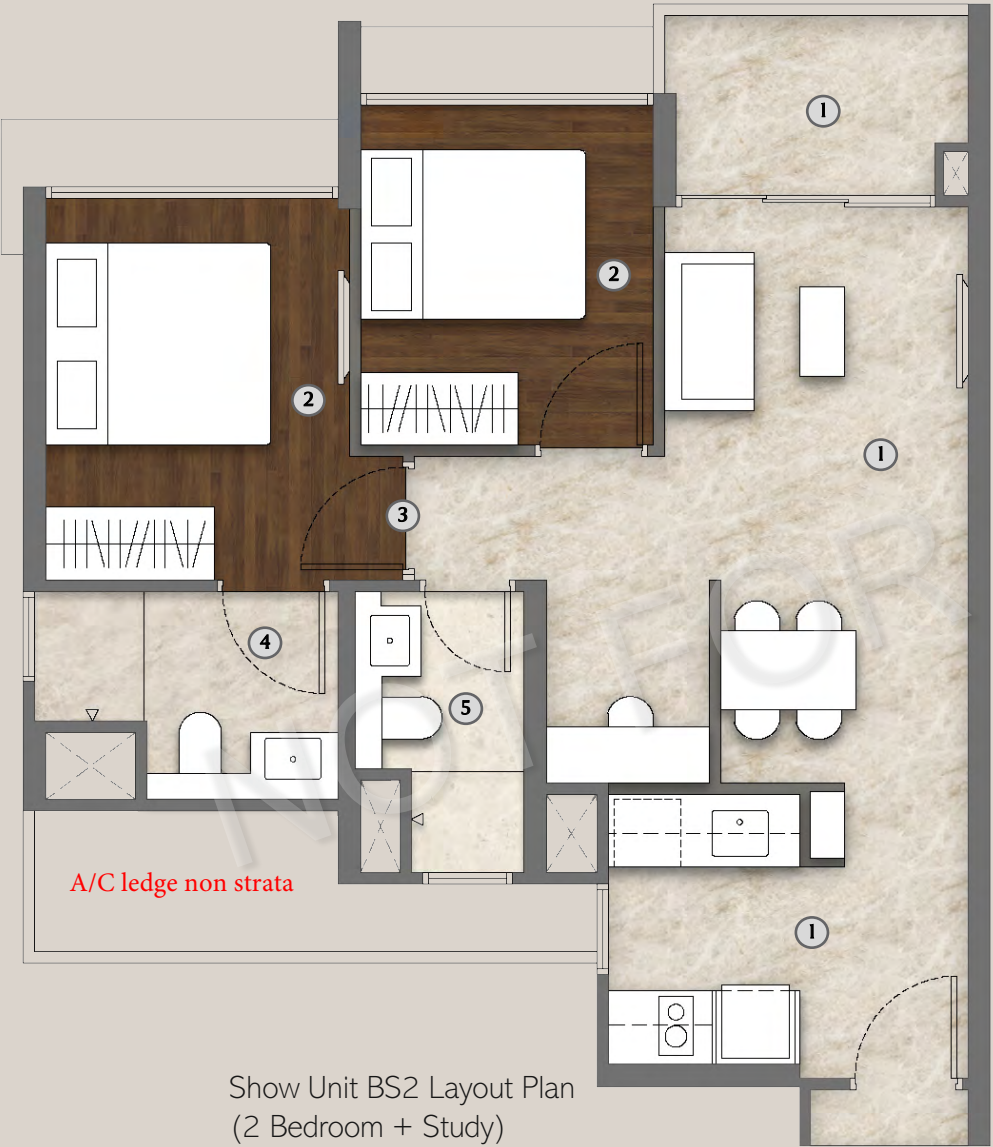


1. **8 units / core** – for BLK 766, 770, 768
2. **Flexible internal layouts** – adaptable for evolving family needs and ageing in place;
3. **Streamlined Kitchen** – Efficient galley-style kitchen planning across all 2-bedroom unit types, with natural light and ventilation for BS type units;
4. **Flexi Space** – able to be enclosed or combined with dining area;
5. **Naturally Ventilated Toilets** – Both Master & Common for BS type units;
6. **Arrival Threshold** – allow better setback from facing units.

FINISHES AND MATERIALS SHOWN ARE INDICATIVE ONLY AND SUBJECT TO CHANGE.

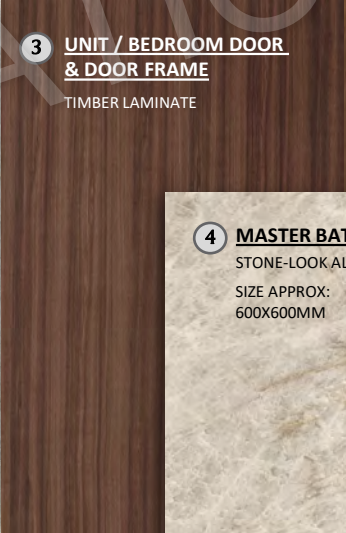


Luxury Collection (2 Bedroom + Study - BS2 Show Unit, 667 sq ft)



Show Unit BS2 Layout Plan
(2 Bedroom + Study)

Floor Finishes



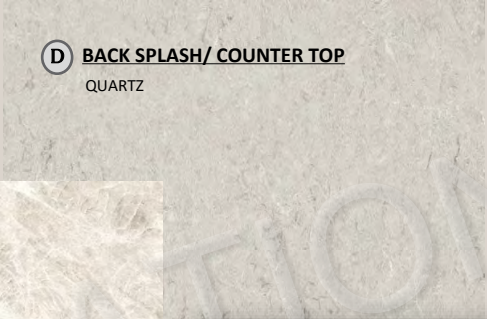
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Show Unit BS2 Kitchen



A KITCHEN FLOORING
STONE LOOK ALIKE EUROPEAN
LARGE FORMAT TILES
SIZE APPROX: 1200X600MM



D BACK SPLASH/ COUNTER TOP
QUARTZ



B KITCHEN BOTTOM CABINET
LAMINATE



**C KITCHEN TOP HUNG /
TALL CABINET**
LAMINATE



KITCHEN MIXER
HANSGRÖHE

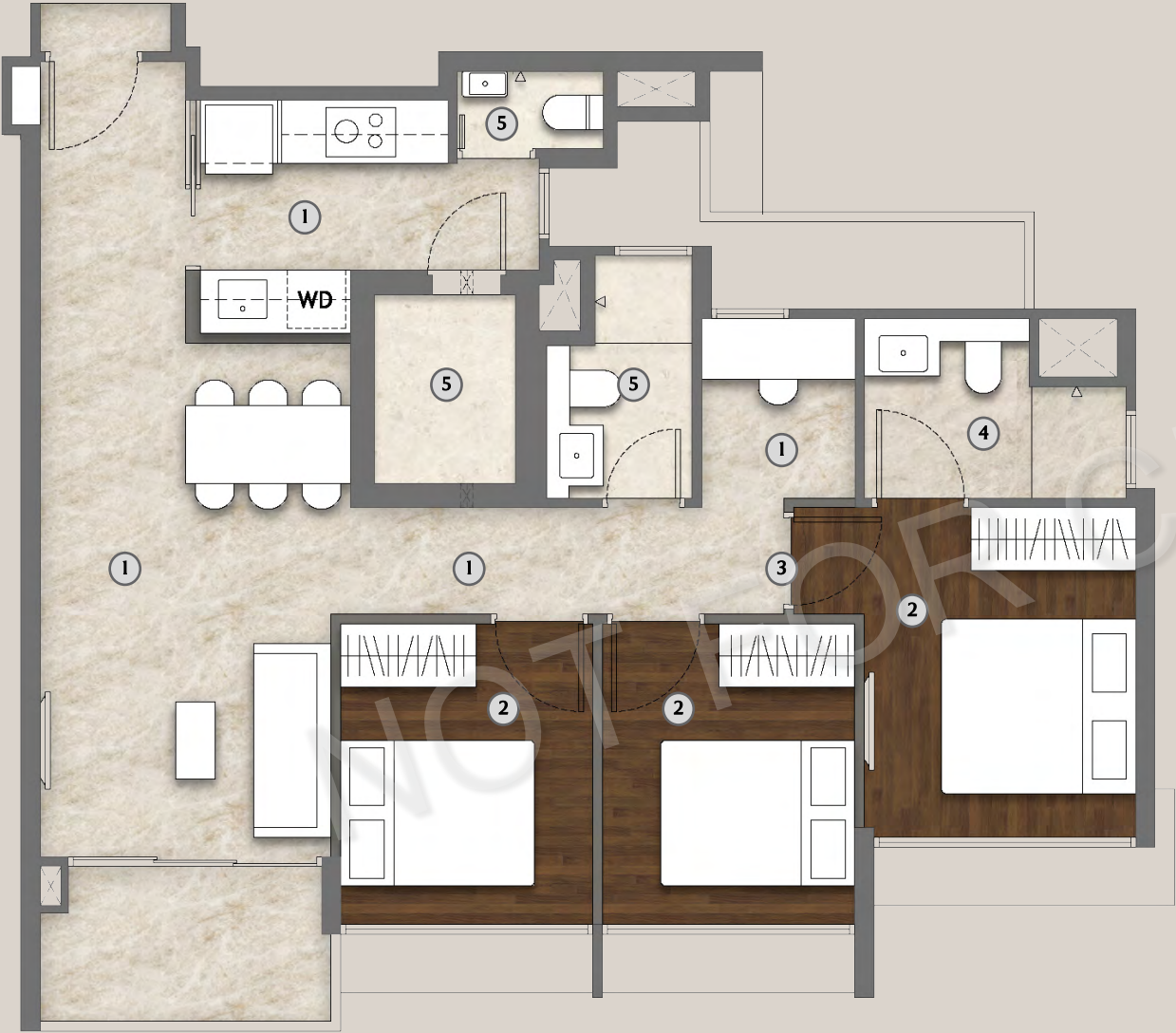


Luxury Collection (3 Bedroom + Study – CSI Show Unit, 947 sq ft)



1. **8 units / core** – for BLK 766, 768, 770
2. **Flexible internal layouts** – adaptable for evolving family needs
3. **Naturally ventilated kitchen** – highly efficient enclosed kitchen with HS/ WC for most units
4. **Study** – Naturally ventilated, enclosable or could be combined with the Master Bedroom
5. **Naturally ventilated bathrooms** – For both Master & Common Baths
6. **Arrival threshold** – maximises privacy setback from facing units

Luxury Collection (3 Bedroom + Study – CSI Show Unit, 947 sq ft)



Show Unit CS1 Layout Plan
(3 Bedroom + Study)

Floor Finishes

1 LIVING / DINING / KITCHEN / BALCONY

STONE LOOK ALIKE ~~EUROPEAN~~
LARGE FORMAT TILES

SIZE APPROX:
~~1200X600MM~~ (LIVING / DINING/ KITCHEN)
600X600MM (BALCONY)

2 BEDROOMS ENGINEERED WOOD

3 UNIT / BEDROOM DOOR & DOOR FRAME

TIMBER LAMINATE

4 MASTER BATH STONE-LOOK ALIKE ~~EUROPEAN~~ TILES

SIZE APPROX:
600X600MM

5 BATH 2 / HS BEIGE STONE-LOOK ALIKE TILES

SIZE APPROX:
600X600MM (BATH 2)
600X300MM (HS)

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Show Unit CS1 Kitchen

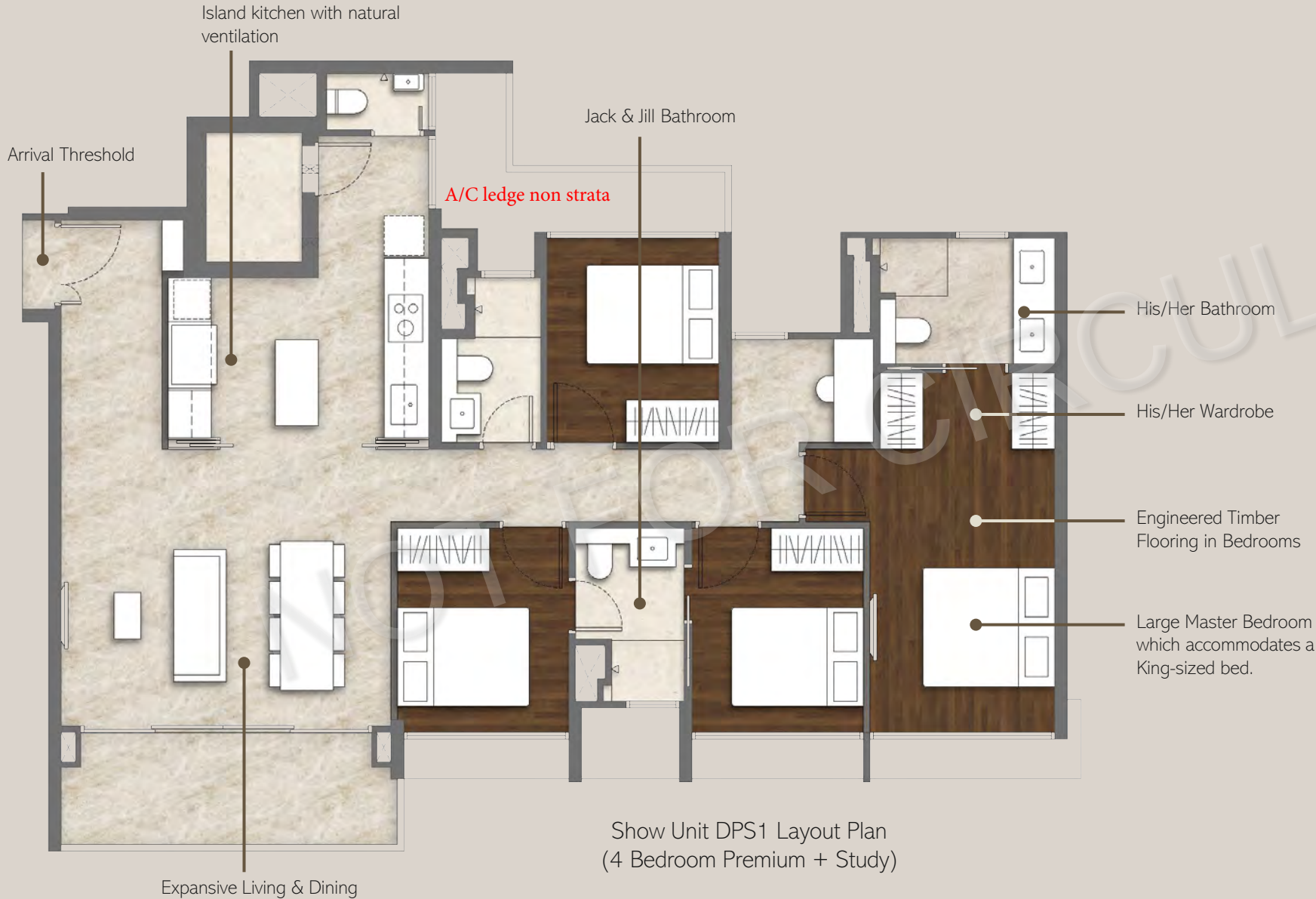


Luxury Collection 766, 768, 770 Dunearn Road

Pinnacle Collection 760 & 762 Dunearn Road



Pinnacle Collection (4 Bedroom Premium + Study – DPS1 Show Unit, 1378 sq ft)



1. 4 units / core – for BLK 760 & 762
2. Flexible internal layouts – adaptable for evolving family needs
3. Wide Living & Dining Space
4. Island kitchen – For all 4 Bedroom Premium units onwards
5. Naturally ventilated bathrooms – For all Baths
6. Jack & Jill Bathroom – serving Bedrooms 2 & 3
7. Study – Naturally ventilated, enclosable or could be combined with the Master Bedroom
8. Large Master Bedroom – with His/Her wardrobe and space for dresser
9. His/Her Bathroom – with double sink in Master Bathroom
10. Arrival threshold – maximises privacy setback from facing units



Pinnacle Collection (4 Bedroom Premium + Study – DPSI Show Unit, 1378 sq ft)

Floor Finishes



Show Unit DPS1 Layout Plan
(4 Bedroom Premium + Study)

**1 LIVING / DINING / KITCHEN /
BALCONY**

STONE LOOK ALIKE EUROPEAN
LARGE FORMAT TILES

SIZE APPROX:
1200X1200MM (LIVING / DINING)
1200X600MM (KITCHEN)
600X600MM (BALCONY)

2 BEDROOMS
ENGINEERED WOOD

**3 UNIT / BEDROOM DOOR
& DOOR FRAME**
TIMBER LAMINATE

4 HIS/HER BATH
STONE-LOOK ALIKE EUROPEAN TILES
SIZE APPROX:
600X600MM

5 BATH 2 / BATH 3 / HS / WC
BEIGE STONE-LOOK ALIKE TILES
SIZE APPROX:
600X600MM (BATH 2 / BATH 3)
600X300MM (HS / WC)

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Show Unit DPS1 Kitchen





1 **MASTER BATH**
STONE-LOOK ALIKE ~~EUROPEAN~~ TILES
SIZE APPROX:
WALL – 600X1200MM
FLOOR – 600X600MM

2 **VANITY TOP / SHOWER LEDGE**
QUARTZ

3 **VANITY CABINET / OPEN SHELF**
LAMINATE

4 **SHOWER SCREEN**
FRAMELESS GREY TINTED GLASS

Show Unit DPS1 Master Bath



Show Unit DPS1
Master Wardrobe



Summary – Sanitary Ware Provisions

	Luxury Collection (Master Bath)		Luxury Collection (Common Bath)		Pinnacle Collection (Master Bath)			Pinnacle Collection (Common Bath)		
	2 Bedroom / 2 Bedroom Premium / 2 Bedroom + Study (B1,B1a,BP1,BP1a,BP2,BS1,BS2,BS3)	3 Bedroom/ 3 Bedroom + Flexi/ 3 Bedroom + Study (C1,C2,CS1,CS2)	2 Bedroom / 2 Bedroom Premium / 2 Bedroom + Study (B1,B1a,BP1,BP1a,BP2,BS1,BS2,BS3)	3 Bedroom/ 3 Bedroom + Flexi/ 3 Bedroom + Study (C1,C2,CS1,CS2)	3 Bedroom Premium (CP1)	4 Bedroom / 4 Bedroom Premium (D1,D2)	4 Bedroom Premium + Study (DP1,DP2,DPS1)	3 Bedroom Premium (CP1)	4 Bedroom / 4 Bedroom Premium (D1,D2)	4 Bedroom Premium + Study (DP1,DP2,DPS1)
Wall-mounted WC	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Manual Washlet	✓	✓			✓	✓	✓			
Basin	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Basin Mixer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shower Mixer and Hand Shower	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Overhead Rain Shower	✓	✓			✓	✓	✓			
Bathroom Accessories	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Kitchen Mixer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Kitchen Sink	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



	Luxury Collection		Pinnacle Collection		
	2 Bedroom / 2 Bedroom Premium / 2 Bedroom + Study (B1,B1a,BP1,BP1a,BP2,BS1,BS2,BS3)	3 Bedroom/ 3 Bedroom + Flexi/ 3 Bedroom + Study (C1,C2,CS1,CS2)	3 Bedroom Premium (CP1)	4 Bedroom / 4 Bedroom Premium (D1,D2)	4 Bedroom Premium + Study (DP1,DP2,DPS1)
Induction Hob	✓				
Gas Hob		✓	✓	✓	✓
Kitchen Hood	✓	✓	✓	✓	✓
Built-in Oven	✓	✓			
Built-in Combi Steam Oven			✓	✓	✓
Freestanding Refrigerator	✓	✓	✓	✓	✓
Freestanding Washer cum Dryer	✓	✓	✓	✓	✓
Automated Laundry Rack				✓	✓
Wine Chiller					✓





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The Canopy Mirage

DC DUNEARN
HOUSE



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Gym

Outdoor Fitness

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The Canopy Pool



Dunearn Club

Main Pool Deck

50m Lap Pool

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The Forest Adventure Play



Play Garden
Pavilion

Play Crawl &
Jump Garden

Play Forest
Adventure
Garden

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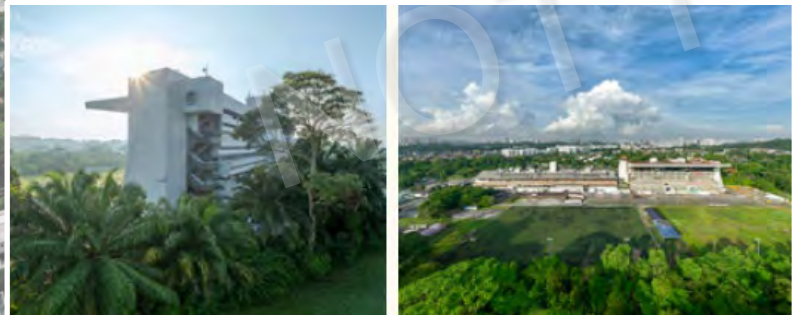
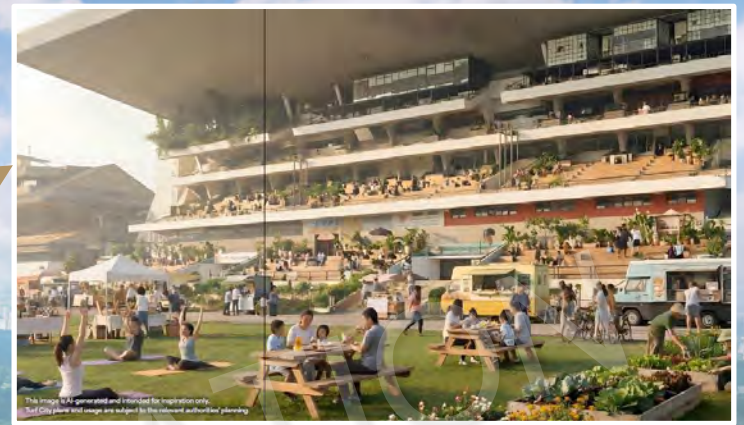
Level 19 - North Facing Views (Towards the New Turf City)



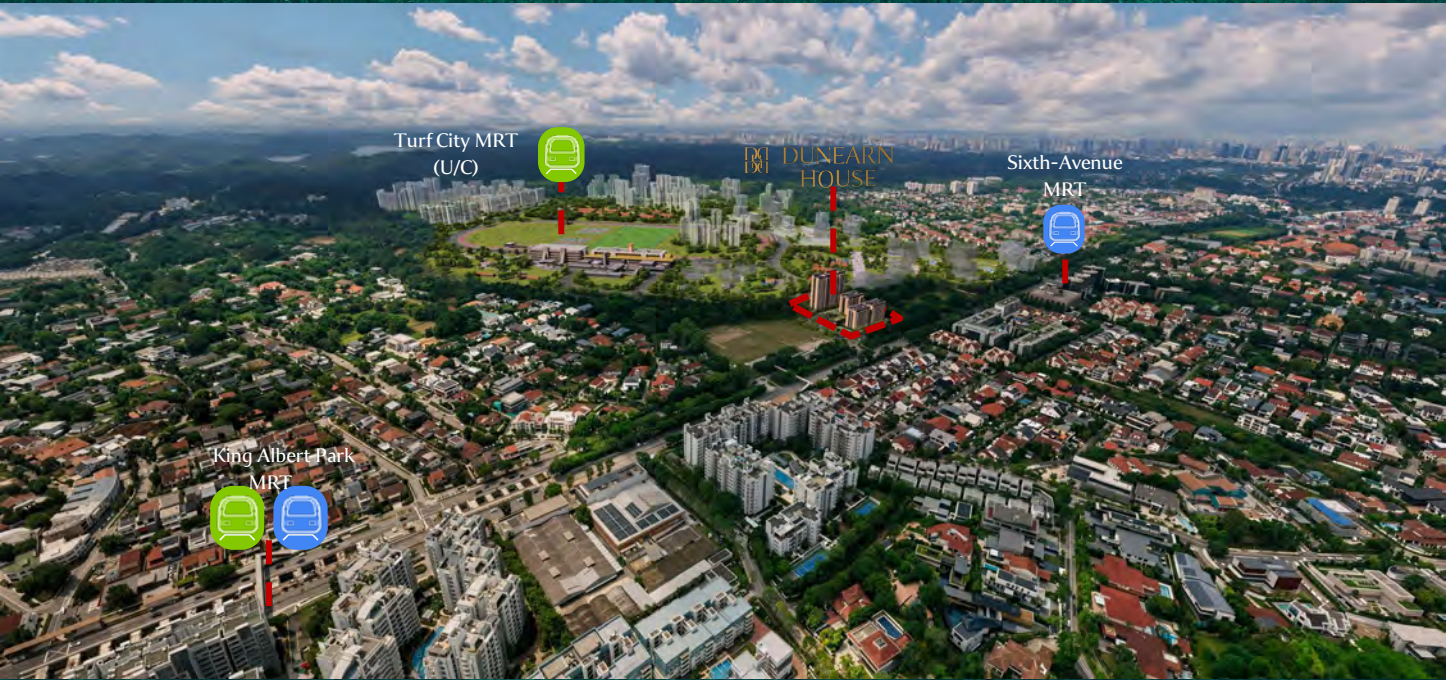
Level 19 - South Facing Views (Bukit Timah Road)



Bukit Timah Turf City's New and Next Lap



This image is an artist's impression intended for inspiration only. Turf City plans and usage are subject to relevant authorities' planning



DUNEARN HOUSE



*Map not drawn to scale. Contents of this map is subject to respective authorities' planning.



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Please contact ...

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Developer Project Sales Team

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