# VILLAS

## @ OLD TAMPINES ROAD

30 / 32 / 36 Old Tampines Road

FREEHOLD

“
The world
is my oyster,
my home
is its pearl.
”

# *Freehold villas that embody the extraordinary*

I'm thrilled to unveil the epitome of sophistication at the Villas @ Old Tampines Road. Masterfully conceived, the freehold villas transform the harmony of modern elegance and nature's beauty into a true art form. They offer my multi-generational family a tranquil sanctuary mere minutes from Jewel Changi Airport and Pasir Ris Beach.

Surrounded by lush parks, esteemed educational institutions, and a dazzling array of amenities, Villas @ Old Tampines Road redefine luxury, standing as our declaration of living large, perfectly nestled in an exclusive landed enclave.

Artist's Impression

# *My home amidst a vibrant locale with superb connectivity*

## TRANSPORT

| | |
|---|---|
| Loyang MRT (U/C) | 4-min drive / 12-min walk |
| Pasir Ris MRT | 8-min drive |
| Tampines East MRT | 8-min drive |
| Pasir Ris East MRT (U/C) | 8-min drive |
| Upper Changi MRT | 8-min drive |
| Tampines Expressway (TPE) | 5-min drive |
| Pan Island Expressway (PIE) | 6-min drive |
| East Coast Parkway (ECP) | 6-min drive |

## RETAIL / F&B

| | |
|---|---|
| Komo Shoppes | 5-min walk |
| Loyang Point | 3-min drive / 11-min walk |
| E! Avenue | 5-min drive |
| Pasir Ris Mall | 6-min drive |
| Pasir Ris Central Hawker Centre | 6-min drive |
| White Sands | 7-min drive |
| Tampines Mall | 7-min drive |
| IKEA Tampines | 8-min drive |
| Our Tampines Hub | 8-min drive |
| Elias Mall | 8-min drive |
| Singapore Expo | 11-min drive |
| Pasir Ris West Plaza | 10-min drive |
| Jewel Changi Airport | 13-min drive |

## NATURE

| | |
|---|---|
| Sea Shell Park | 5-min drive |
| Tampines Eco Green Park | 6-min drive |
| Pasir Ris Park | 6-min drive |
| Gallop Stable @ Pasir Ris | 7-min drive |
| Changi Beach Park | 14-min drive |

## BUSINESS PARK / CENTRE

| | |
|---|---|
| Loyang Industrial Estate | 4-min drive |
| Pasir Ris Wafer Fab Park | 8-min drive |
| Tampines Regional Centre | 9-min drive |
| Changi Business Park | 10-min drive |

## SCHOOLS

### PRIMARY SCHOOL

| | |
|---|---|
| White Sands Primary School (within 1km) | 5-min drive |
| Pasir Ris Primary School | 4-min drive |
| Casuarina Primary School | 5-min drive |
| East Spring Primary School | 6-min drive |

### SECONDARY SCHOOL

| | |
|---|---|
| East Spring Seconday School | 4-min drive |
| Ngee Ann Secondary School | 5-min drive |
| Hai Sing Catholic School | 6-min drive |
| Meridian Secondary School | 7-min drive |

### TERTIARY INSTITUTION

| | |
|---|---|
| Singapore University of Technology and Design | 7-min drive |
| Temasek Polytechnic | 11-min drive |

### INTERNATIONAL SCHOOL

| | |
|---|---|
| The Japanese Primary School | 3-min drive |
| United World College of South East Asia (East Campus) | 9-min drive |

## CLUB

| | |
|---|---|
| D'Resort Downtown East | 5-min drive |
| Aranda Country Club | 6-min drive |
| SAFRA Tampines | 8-min drive |
| Tanah Merah Country Club | 11-min drive |
| PAssion WaVe @ Pasir Ris | 11-min drive |
| Heartbeat@Bedok | 12-min drive |
| HomeTeamNS Bedok Reservoir | 15-min drive |

Source: OneMap. All travel times are approximate only.

VILLAS
@ OLD TAMPINES ROAD

LEGEND:
MRT · Park · Retail · School · F&B · Park Connector Network · Bus Interchange · Business Hub · Hospital · Country Club · Club

TANAH MERAH COUNTRY CLUB

DOWNTOWN EAST

OUR TAMPINES HUB

TRANQUIL PARK AND
LEISURE RECREATION

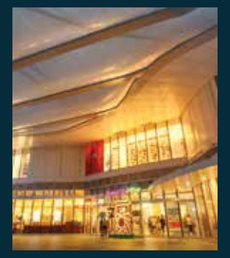
Open roads and meandering footpaths whisk me to plush greenery, family-friendly hangouts, and dynamic community hubs that speak to my lifestyle and passion for elating exploration.

VIBRANT DINING AND
SHOPPING OPTIONS

Intriguing and delectable options are all abound, pampering me with a myriad of delightful ingredients to whip up a perfect day. From a filling feast to a shopping spree, the indulgences are infinite.

KOMO SHOPPES

TAMPINES MALL



CHANGI CITY POINT

# *Limitless possibilities and conveniences surround me*

CHANGI BUSINESS PARK

WORK CLOSE TO HOME

Endless opportunities spring up from nearby bustling business hubs and work nodes. With Changi Business Park and Tampines Regional Centre just a short drive away, networking, collaborating, and accessing services have never felt this effortless.

PROXIMITY TO
EDUCATIONAL INSTITUTIONS

Quality education lays the foundation for nurturing young minds, fostering a seamless, enjoyable learning journey for our future generation.

PASIR RIS PRIMARY SCHOOL

SINGAPORE UNIVERSITY OF
TECHNOLOGY AND DESIGN

Along sun-dipped shores will be newly developed landscaping and amenities that radiate a sense of community and leisure such as picnic spots, a lively waterfront area, and expanded walking and cycling paths that include a 15km green corridor that connects to East Coast Park.

CHANGI BEACH PARK ENHANCEMENT

At the centre of connectivity lies the potential for boundless discovery. The future Loyang and Pasir Ris East MRT stations unlock smoother accessibility for me to venture throughout Singapore with unparalleled ease.

LOYANG MRT AND PASIR RIS EAST MRT STATIONS (U/C)

# *A blossoming horizon is in near sight*

## *Redeveloping the Changi Region*

Welcome to a reinvigorated Changi that is the bedrock of superlative connectivity and thriving communities. With the emergence of greener routes and new developments such as the future Terminal 5, Changi East Industrial Zone, and Changi East Urban District, more avenues for adventure, work, and play will be unravelled for magnified enjoyment.

CHANGI AIRPORT TERMINAL 5

An upcoming globetrotter haven, Terminal 5 is set to be the grandest terminal that will redefine the prestige of Changi Airport, envisioned to handle up to 50 million passengers per year. Here awaits an onset of technological advancements and deluge of facilities for every local and discerning traveller.

ROUND ISLAND ROUTE AND CYCLING NETWORK

Landscaped for nature enthusiasts and active lifestyles, extensive park connectors and scenic trails that stretch across Changi Bay will link to more future nodes that loop around Singapore, offering delightful discoveries and vibrant views to experience and admire in every step and turn.

JEWEL CHANGI AIRPORT

Poised with impeccable and sophisticated craftsmanship, the iconic lifestyle hub will continue to pique the excitement of frequent travellers and locals alike with upcoming tantalising options and exemplary attractions to indulge in to our hearts' content.

# *Timeless legacy in urban splendour*

Displaying eye-catching expressions of exquisite detail and architecture, the bungalow's contemporary charms impeccably complement the evergreen beauty of its environment.

Ideally situated within the serene urban comforts of Old Tampines Road, the featured six bedrooms and pools with spa functions have been specially designed to create a haven for both recreation and relaxation.

Artist's Impression

Artist's Impression

# *BUNGALOW*

Living Room

Artist's Impression

Dining / Dry Kitchen

Artist's Impression

# *Generous living spaces for family embrace*

Expansive and exquisite, clean and sleek lines flow through sophisticated spaces where the heart of family is nurtured, giving room for my loved ones to take liberty in relishing the best things in life.

A vast living room enhanced with a beaming view of the outside lush greenery is testament to a true nature-inspired lifestyle.

*BUNGALOW*

# *Restful tranquillity.*
## *Uplifts my day. Comforts my night.*

My definition of an ideal day: waking up to the gentle sunlight streaming through the window, and drifting off into a sound slumber when the moonlight soaks into the calmness of my airy bedroom.

Master Bathroom

Artist's Impression

Artist's Impression

Master Bedroom

*BUNGALOW*

# *United in essence, unique in identity.*

A design language that speaks individuality echoes in these paired homes – icons of architectural finesse. As each home stands out with distinctive features, the seamless blend of form and function maintains the harmony of a luxurious and private lifestyle.

Featuring five bedrooms and a private lift that are contained in an exterior blending in with the warm hues of nature, nothing compares to the refinement and artistry of this idyllic sanctuary.

Artist's Impression

# *SEMI-DETACHED*

*“Envisioning the very best sanctuary for my loved ones”*

Contemporary living and comfortable functionality in all its splendour, a welcoming air of delicate ambience gathers the family together in the dining and living areas, allowing for precious moments of shared stories and laughter.

Living / Dining

Artist's Impression

# SEMI-DETACHED

# *Calm, cosy, the room of my dreams.*

Tucked away from the haste of the city is my own humble haven where I find comfort in every corner, draping me under a blanket of relaxation and tranquillity. Flawless furnishing and design details envelope the space, sprucing it up with modern charm.

Master Bedroom

Artist's Impression

# *SEMI-DETACHED*

Wet Kitchen
Artist's Impression

Junior Master Bathroom
Artist's Impression

# Smart solutions & premium fittings

## tailored to my every need

Equipped for optimum style and functionality, innovative installations and fine fittings of only the best quality heighten every nook and cranny of my home, adding a touch of class and raising the standards of secured and elevated luxury living.

### SMART AIRCON CONTROL*

Nothing is cosier than a cool home in tropical climate. Customise and set room temperatures according to your schedule and preferences, anytime and anywhere.

### SMART LIGHTING CONTROL*

Enjoy personalised lighting control — set the perfect time and ambience to match your mood.

### OUTDOOR CAMERA

Safeguard your home with outdoor cameras. Prioritise security with front and rear surveillance for ultimate vigilance.

### SMART INTERCOM

Delight in smart intercom solutions with video monitoring and remote access to keep you secure and connected.

### SMART GATE CONTROL

Relish hassle-free entry and exit with remote, auto-detection security for your home.

### SMART DIGITAL LOCK

Experience enhanced security, convenience, and peace of mind with keyless entry, remote access, and advanced security features.

### SMART SMOKE DETECTOR

Stay alert and get notified with a smart smoke detector for quick home detection and safety.

### SMART EV CHARGER

A home that champions a greener future, power your transportation with electric vehicle charging for an eco-friendly lifestyle.

### SMART WASHER AND DRYER

Simplify your laundry routine with Laundry Recipe for optimal cycles, a Laundry Planner for precise scheduling, and the HomeCare Wizard for hassle-free maintenance and troubleshooting.

### DE DIETRICH

Elevate your culinary experience with De Dietrich, featuring advanced appliances such as the Induction Hob, Pyrolytic Oven, Downdraft Hood, and Wall Mount Hood. Enjoy smart functionalities that transform your kitchen into a hub of innovation and convenience.

* Smart Control applies to Living, Dining and Master Bedroom only

De Dietrich

EuroCave

hansgrohe

SAMSUNG

LAUFEN

Yale

FERMAX

The brand, color, and model of all materials, fittings, equipment, finishes, installations, and appliances to be supplied will be determined by the developer, subject to market availability and at the developer's sole discretion.

TONG ENG GROUP

# *A tradition of excellence*

Over the last 70 years since its incorporation in the 1950s, Tong Eng Brothers and its group of companies take pride in developing distinctive buildings that are a harmonious blend of form and functionality. From its inception, the group has owned and developed more than 200 acres of land, comprising high quality mixed-use, office, retail, landed housing and condominiums.

Tong Eng Group strives to blend creative planning and understated elegance while adopting new concepts and technology in developing buildings with enduring value. With each project, careful attention is paid to every detail, from redefining spaces to ensure the optimum layout, to providing only the most impeccable finishes and quality.

**Huttons**
SINGAPORE'S LARGEST
PRIVATE REAL ESTATE AGENCY

SINGAPORE'S LARGEST
PRIVATE REAL ESTATE AGENCY

EdgeProp SINGAPORE EXCELLENCE AWARDS 2023 — Top Landed Development

EdgeProp SINGAPORE EXCELLENCE AWARDS 2022 — Top Landed Development

PropertyGuru ASIA PROPERTY AWARDS SINGAPORE
WINNER
BEST STRATA HOUSING DEVELOPMENT
**Belgravia Ace** by Fairview Developments Pte Ltd (a unit of Tong Eng Group)
2022

PropertyGuru ASIA PROPERTY AWARDS SINGAPORE
WINNER
BEST HOUSING DEVELOPMENT (SINGAPORE)
**Belgravia Ace** by Fairview Developments Pte Ltd (a unit of Tong Eng Group)
2022

PropertyGuru ASIA PROPERTY AWARDS SINGAPORE
WINNER
BEST LANDED DEVELOPER
**Fairview Developments Pte Ltd (a unit of Tong Eng Group)**
2022

BELGRAVIA VILLAS

BELGRAVIA GREEN

BELGRAVIA ACE

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Developer: Tong Eng Brothers Pte Ltd (Co Reg 196000160W) • Location: LOT MK31-05434W, MK31-05435V, MK31-05436P and MK31-05437T AT OLD TAMPINES ROAD (PASIR RIS PLANNING AREA) • Tenure of Land: Estate in Perpetuity • Expected Date of Vacant Possession: 31 Dec 2028 • Expected Date of Legal Completion: 31 Dec 2030 • Building Plan Approval No: A1553-00106-2021-BP01 dated 01 June 2023, A1553-00106-2021-BP03 dated 02 April 2024

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TONG ENG GROUP