



G I L S T E A D

RESORT RESIDENCES AT GILSTEAD





RESORT HOMES IN THE CITY

.....

Come home to a freehold development, neighbour to the world's destination - the Orchard belt. Styled in resort setting, life is poised for indulgences, glamour and exclusive privileges. 35 Gilstead - the true urbanites haven.

FREEHOLD



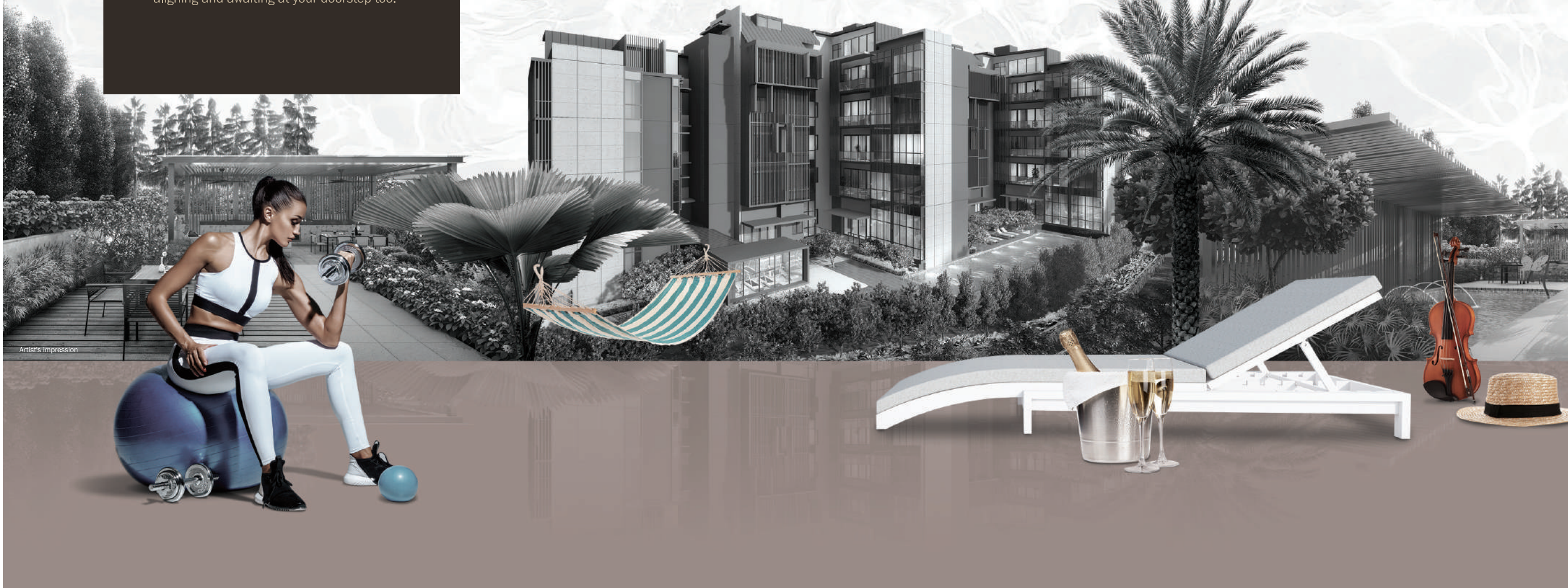
A FINE COLLECTION OF 70 EXCLUSIVE RESIDENCES

Own the limited edition resort homes that every heart pulsate to the urban beats. At the city, one can live in absolute tranquility and prestige. Here's where every moment is a dream come true.



DAILY VACATION IS NO LONGER AN IMAGINATION

Imaginations cease when dreams become reality. A home that offers a lifelong vacation in a resort setting brings you joy and restfulness whenever you are back in your abode. Total convenience and privileges are aligning and awaiting at your doorstep too.





Be enchanted by the paradise of greenery where unique lushness sprawls to reveal the great outdoor.



M



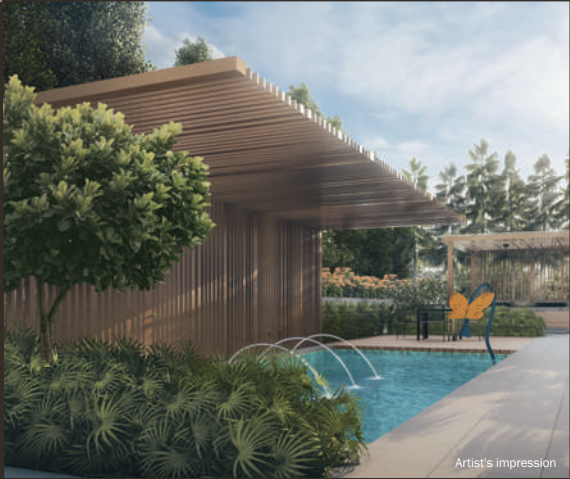
H

Let the gentle rhythm of the waters resonates with your peaceful mind. Read a book or take a nap in absolute serenity.

Dip in the pool for total relaxation or bask in the sun for a golden shine. Outdoor corners are carefully designed to entertain all day long.



K



Artist's impression

1ST STOREY LANDSCAPE PLAN

- | | | |
|----------------------|-----------------------|-------------------------------|
| A. Main Entrance | H. Wading Pool | O. Outdoor Fitness |
| B. Arrival Foyer | I. Relaxing Deck | P. Handicap Toilet at Level 1 |
| C. Security Post | J. Gourmet Pavilion | Q. Bin Center |
| D. Sun Deck | K. Play Lawn | R. Substation |
| E. Infinity Lap Pool | L. Entertainment Lawn | S. Water Tank at Attic Level |
| F. Gym | M. Garden Feature | T. Genset at Level 5 |
| G. Water Feature | N. Tropical Pavilion | |



Artist's impression



N



Artist's impression



Entertain to your heart's content at the privilege of the extended spaces. Invite your friends and loved ones to chill out at the great outdoors and enjoy the evening over a bottle of your favourite champagne.

J

LUXURY IS A DISTINCTIVE AND PERSONAL EXPERIENCE

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An unhurried and luxurious lifestyle is what you deserve. Your tranquil haven is the antidote to the overflowing urban indulgences.









The level of thoughtfulness extends to every detail including the fixtures and fittings where they are immaculately selected for finest living.

SMART HOME



VIDA Gateway.
Enjoy endless possibilities with
your smart home ready home.



Smart Home Expansions



Aircon Control Lighting Control Voice Control Smart Plug and many more..



VIDA Gateway



MIO Monitor



Meet Panel



Scan to find
out more

A RENOWNED
LOCATION
FAMED FOR ITS
WORLD-CLASS
DESTINATIONS

.....

A 5-minute short drive is all that separates your tranquil abode and the world's destination - the Orchard belt.



ORCHARD



GOODWOOD PARK HOTEL

This is Singapore's distinguished heritage hotel. Housed in a uniquely designed building dating back to 1900, this 5-star hotel is an endearing pioneer of the Singapore tourism industry.



SCOTTS SQUARE

Scotts Square is the first development to be awarded the Urban Redevelopment Authority Art Initiative Scheme. This scheme was introduced to promote public art in Singapore and shape the country to a world-class city with integrated urban art.



TANGS SINGAPORE

An icon of Singapore, TANGS is the country's most distinctive and beloved shopping destination that raises the bar in retail, stepping up its role as a curator of a spectrum of exciting Asian as well as international brands.



WHEELOCK PLACE

Wheelock Place is an exciting cosmopolitan destination that meets every demand of the stylish urbanite. Behind its distinctive conical facade lie 7 floors of the finest retail stores, services and dining options.



ION ORCHARD

ION Orchard has become the "centre of gravity" in the retail scene, with spectacular frontage and cutting edge designs and concepts. It brings together the world's best-loved brands for their flagship, concept and lifestyle stores within one development.



PARAGON

A premier upscale retail mall and medical suites / office property, Singapore most famous shopping and tourist precinct. The mall has always been the choice destination of discerning and upmarket shoppers in search of top-notch quality merchandise and services.

NOVENA



VELOCITY

Velocity @ Novena Square is Singapore's dedicated sports and active lifestyle mall, where shoppers can find all their active lifestyle needs under one roof.



UNITED SQUARE

United Square Shopping Mall is the destination mall for families. Positioned as A Kids Learning Hub, where it is truly the place for fun play and learn.



SQUARE 2

Nestled in the heart of the bustling Novena shopping and office hub, Square 2 is a shopping haven with over 200 specialty shops and food outlets from the Basement to Level 4.



Health City Novena

Novena has long been established as the medical precinct for the Central region of Singapore. Its healthcare legacy started more than a century ago. Here is a community of care in Health City Novena where Healthy Life is Central.

NEWTON

Newton Food Centre is a major food centre located in Singapore. The food centre was also promoted by the Singapore Tourism Board (STB) as a tourist attraction for Singaporean cuisine.



Enjoy a cuppa at the nearby café down the street of restaurants or stroll down in mere minutes to the MRT that takes you wherever you want to be.

DRIVING
DISTANCE



CONNECTIVITY

- 6 Mins - Pan-Island Expressway
- Central Expressway

MRT
STOP



- 4 Stops - Esplanade - Theatres On The Bay
- 5 Stops - Marina Bay Sands
- Gardens By The Bay

SHOPPING / F&B

- 6 Mins - Paragon
- Tang Plaza
- Shaw Centre
- Wheelock Place
- ION Orchard
- Wisma Atria
- Ngee Ann City
- 7 Mins - Mandarin Gallery
- 313 @ Somerset
- Orchard Gateway
- The Centrepoin
- 10 Mins - Dempsey Cluster
- 12 Mins - Holland Village

WALKING
DISTANCE



CONNECTIVITY

- 6 Mins - Newton MRT
- 10 Mins - Novena MRT

F&B

- 11 Mins - Newton Food Centre

EDUCATION

- 2 Mins - St. James' Church Kindergarten
- 11 Mins - Anglo-Chinese School (Primary)
- 14 Mins - Anglo-Chinese School (Barker Road)

BALMORAL



BALMORAL PLAZA

At Balmoral Plaza, you can find many renowned restaurants like Spizza or Waffle town to whet your appetite. There are also chill-out bars and 7-eleven for your convenience.



CLUNY COURT

Cluny Court offers a unique and eclectic selection of shops, services and businesses, housed within a historical conservation building.

STRATEGICALLY POSITIONED FOR WORK-LIFE BALANCE

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Beyond the walls of your exclusive residence, you will find perfect convenience from work to play. Renowned schools and world-class healthcare are also within reach.





THINGS TO DO

Be spoilt for choice with a whole new platform of lifestyle at 35 Gilstead. Take a short ride to the Singapore Botanic Gardens for a fulfilled day out. Spend a quiet afternoon reading your favourite book while enjoying the breeze under the big tree. Lay on the open field to get closer to mother nature and recharge your mind and soul.

RESTAURANTS AND BARS

Countless F&B and recreational joints await to whet your appetite and to keep you fully occupied and entertained.



SHOPS

If tranquility is not your cup of tea, go on a shopping spree at your neighbourhood. You will be served by international brands for your fashion needs.



SCHOOLS AND MONTESSORI

While others crack their heads to enrol their children into top or reputable schools, you stand higher chance by staying close. A string of good schools align for your selection starting from pre-school. Leave a legacy. Start now.



WORK AND BUSINESS

When comes to work, it will never be a drag anymore. Going to work these days is like a brisk. Here is where everywhere draws near. Business flourishes in a city that provides full energy and is always positive.



DIAGRAMMATIC CHART

Unit	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Level 5	D2-PH1			B5	C2-PH	D2-PH2	C1-PH	D3-PH	A2	B3	C3-PH	C1-PH	D1-PH1	A2	D1-PH2
Level 4	B2	C4-PH	A3	A1	C2	B2	C1	B1	A2	B3	C3	C1	B1	A2	B1
Level 3	B2	C4	A3	A1	C2	B2	C1	B1	A2	B3	C3	C1	B1	A2	B1
Level 2	B2	C4	A3	A1	C2	B2	C1	B1	A2	B3	C3	C1	B1	A2	B1
Level 1	B2-P	C4-P	B4		C2-P	B2-P	C1-P	B1-P		B3-P	C3-P	C1-P	B1-P		B1-P
Basement	Carpark							Carpark							

- 1-BEDROOM
- 1-BEDROOM + STUDY
- 1-BEDROOM + STUDY PREMIUM
- 1-BEDROOM + STUDY DV PENTHOUSE
- 2-BEDROOM
- 2-BEDROOM CLASSIC
- 2-BEDROOM DUAL-KEY
- 2-BEDROOM PREMIUM

3-BEDROOM

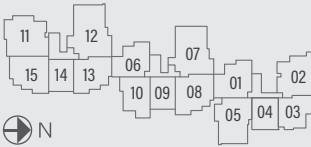
3-BEDROOM CLASSIC

3-BEDROOM + STUDY PREMIUM

3-BEDROOM CLASSIC DV PENTHOUSE

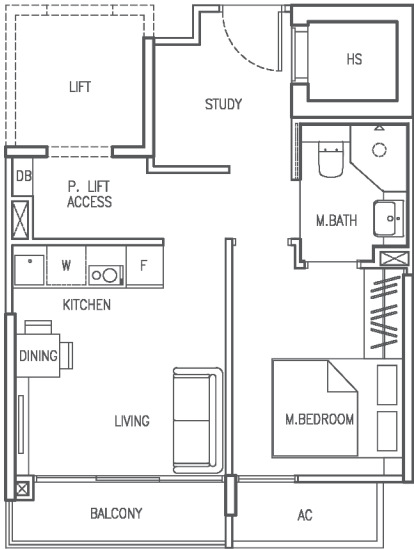
3-BEDROOM DV PENTHOUSE

3-BEDROOM + STUDY PREMIUM DV PENTHOUSE

3-BEDROOM PREMIUM PENTHOUSE


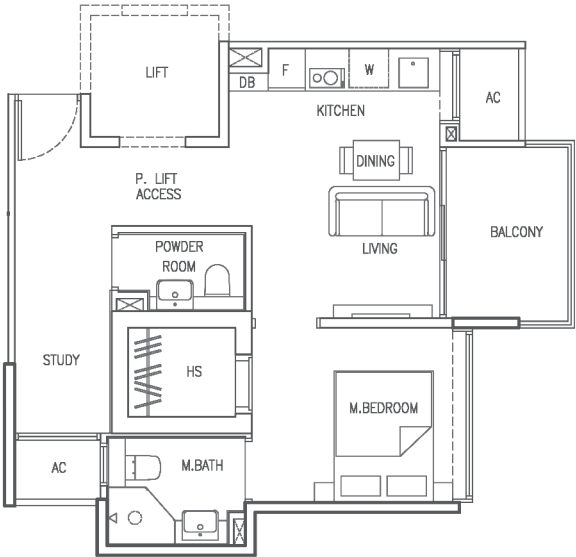
1-BEDROOM + STUDY

TYPE A1
44 SQM / 474 SQ FT
#02-04 TO #04-04



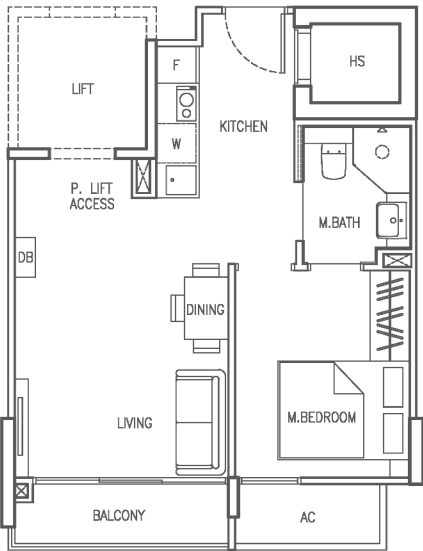
1-BEDROOM + STUDY PREMIUM

TYPE A3
52 SQM / 560 SQ FT
#02-03 & #03-03



1-BEDROOM

TYPE A2
45 SQM / 484 SQ FT
#02-09 TO #05-09
#02-14 TO #05-14

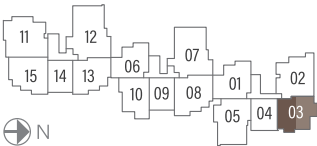


1-BEDROOM + STUDY DV PENTHOUSE

TYPE A3
66 SQM / 710 SQ FT
#04-03



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JM. Bedroom = Junior Master Bedroom; JM. Bath = Junior Master Bathroom; W = Washing Machine Cum Dryer

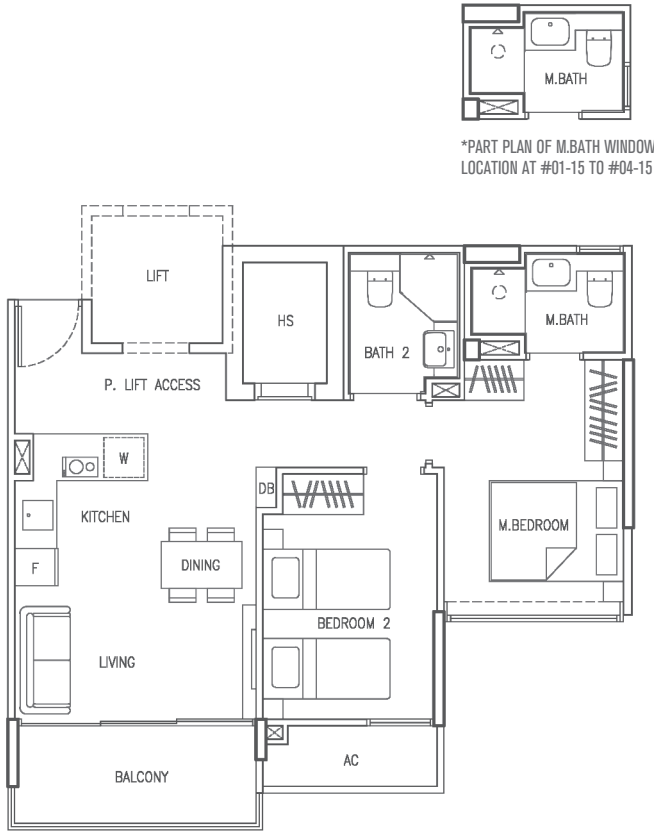


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2-BEDROOM

TYPE B1
65 SQM / 700 SQ FT

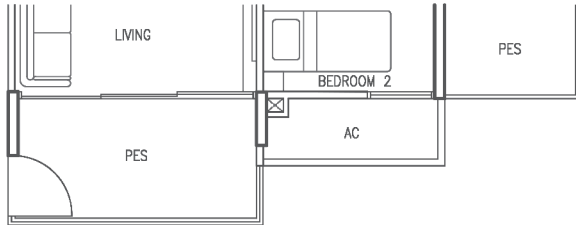
#02-08 TO #04-08
#02-13 TO #04-13
#02-15 TO #04-15*



2-BEDROOM

TYPE B1-P
69 SQM / 743 SQ FT

#01-08
#01-13
#01-15*

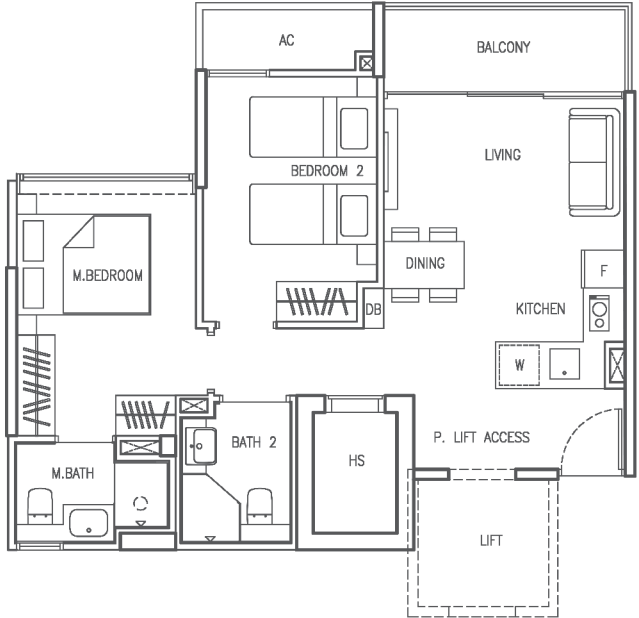


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2-BEDROOM CLASSIC

TYPE B2
63 SQM / 678 SQ FT

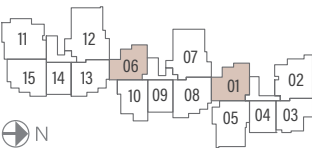
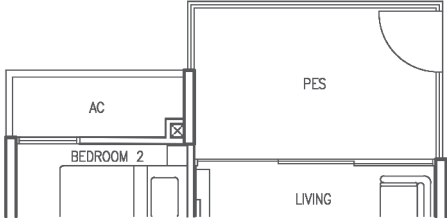
#02-01 TO #04-01
#02-06 TO #04-06



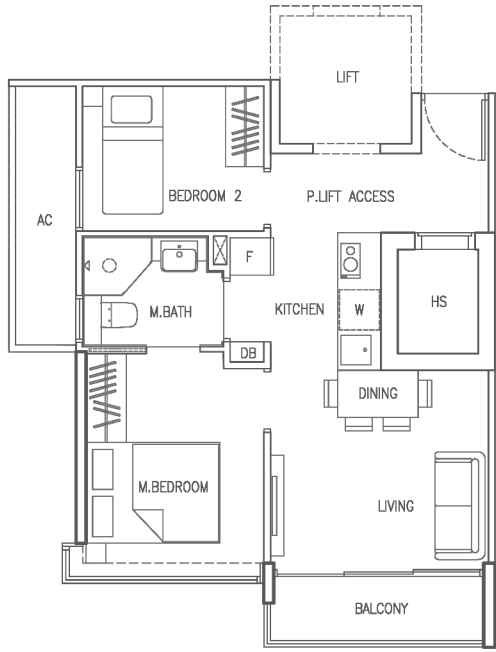
2-BEDROOM CLASSIC

TYPE B2-P
67 SQM / 721 SQ FT

#01-01
#01-06



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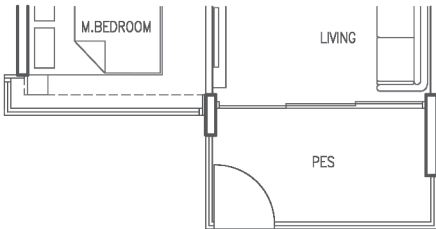


2-BEDROOM CLASSIC

TYPE B3
51 SQM / 549 SQ FT
 #02-10 TO #05-10

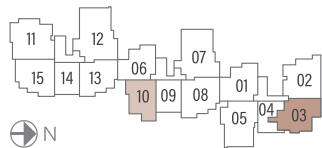
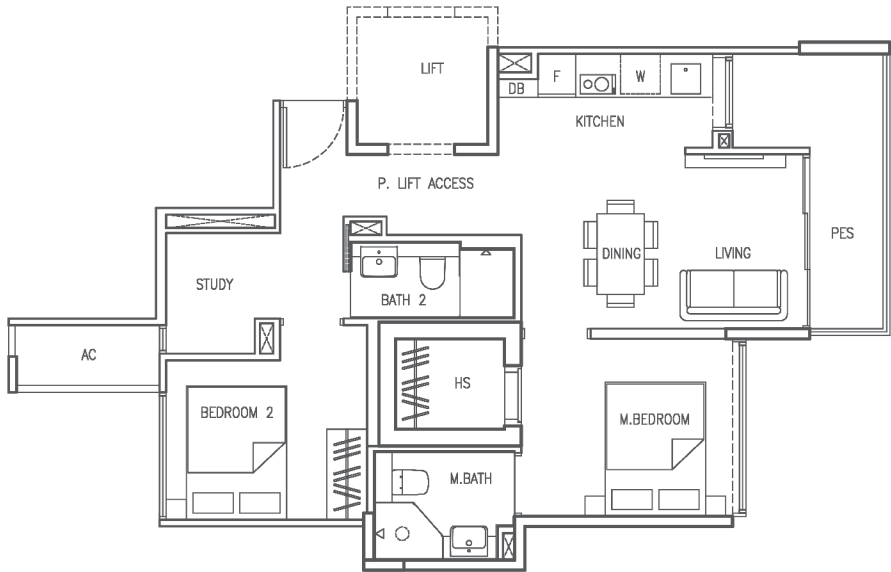
2-BEDROOM CLASSIC

TYPE B3-P
53 SQM / 570 SQ FT
 #01-10



2-BEDROOM DUAL-KEY

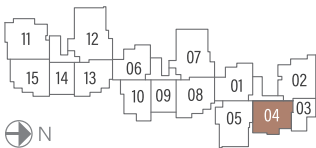
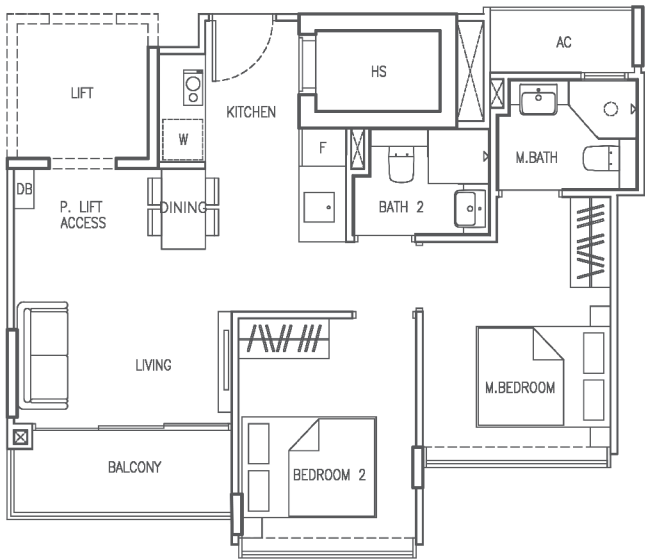
TYPE B4
65 SQM / 700 SQ FT
 #01-03



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 JM. Bedroom = Junior Master Bedroom; JM. Bath = Junior Master Bathroom; W = Washing Machine Cum Dryer

2-BEDROOM PREMIUM

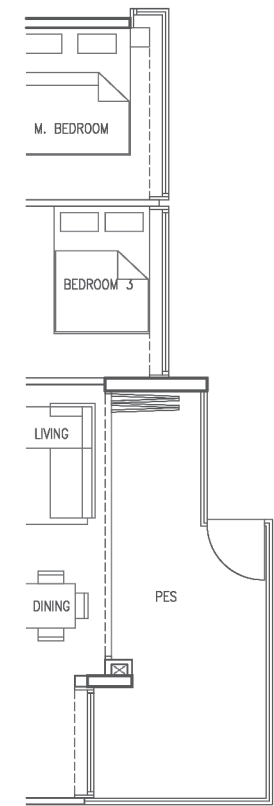
TYPE B5
60 SQM / 646 SQ FT
 #05-04



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 JM. Bedroom = Junior Master Bedroom; JM. Bath = Junior Master Bathroom; W = Washing Machine Cum Dryer

3-BEDROOM + STUDY PREMIUM

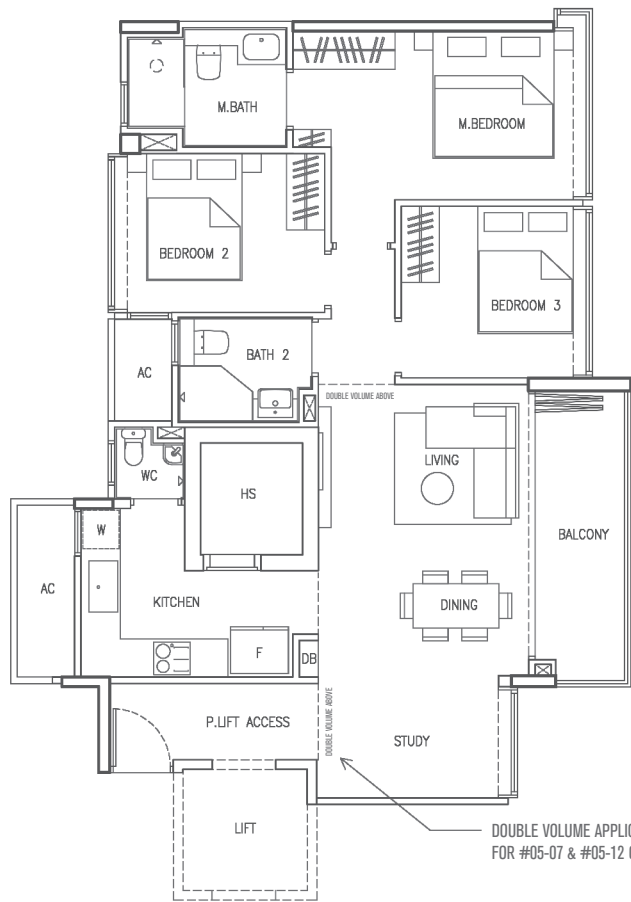
TYPE C1-P
102 SQM / 1,098 SQ FT
#01-07
#01-12



TYPE C1-P

3-BEDROOM + STUDY PREMIUM

TYPE C1
94 SQM / 1,012 SQ FT
#02-07 TO #04-07
#02-12 TO #04-12



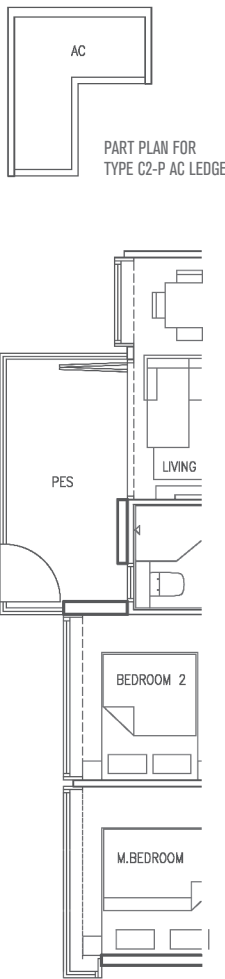
TYPE C1 / C1-PH

3-BEDROOM + STUDY PREMIUM DV PENTHOUSE

TYPE C1-PH
116 SQM / 1,249 SQ FT
#05-07
#05-12

3-BEDROOM

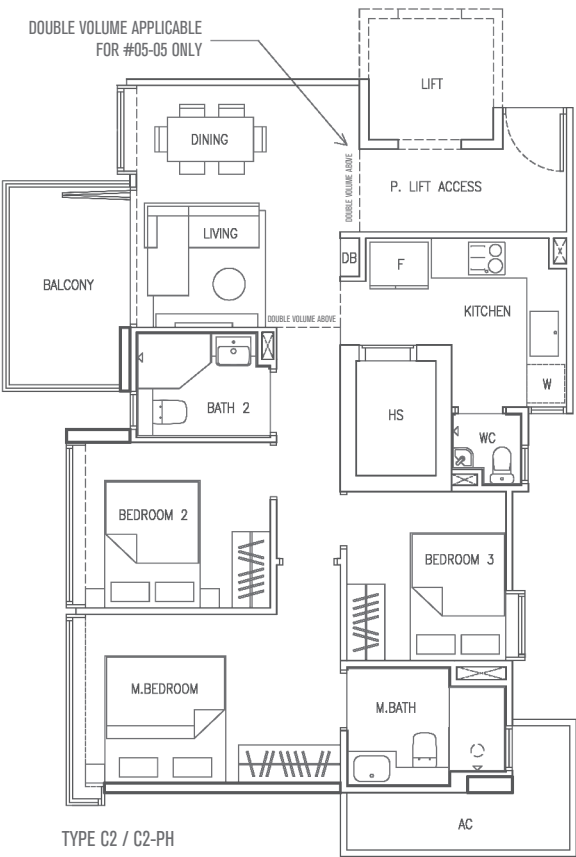
TYPE C2-P
86 SQM / 926 SQ FT
#01-05



TYPE C2-P

3-BEDROOM

TYPE C2
86 SQM / 926 SQ FT
#02-05 TO #04-05



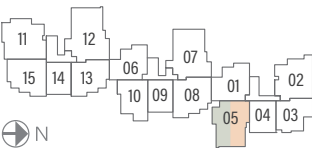
TYPE C2 / C2-PH

3-BEDROOM DV PENTHOUSE

TYPE C2-PH
99 SQM / 1,066 SQ FT
#05-05



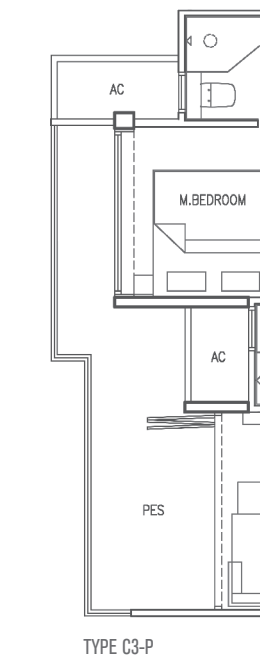
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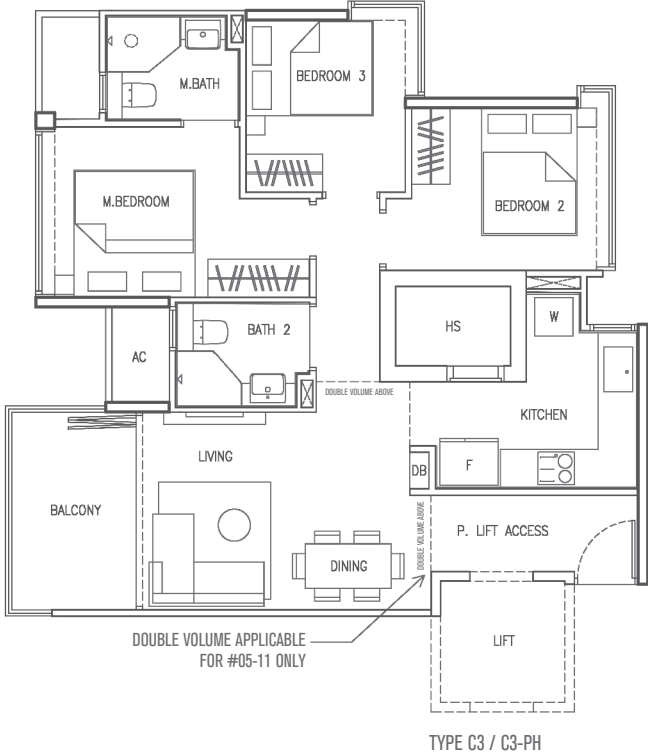
3-BEDROOM CLASSIC

TYPE C3-P
87 SQM / 926 SQ FT
#01-11



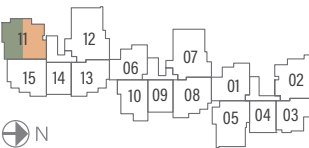
3-BEDROOM CLASSIC

TYPE C3
81 SQM / 861 SQ FT
#02-11 TO #04-11



3-BEDROOM CLASSIC DV PENTHOUSE

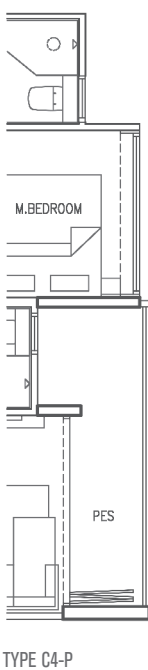
TYPE C3-PH
96 SQM / 1,033 SQ FT
#05-11



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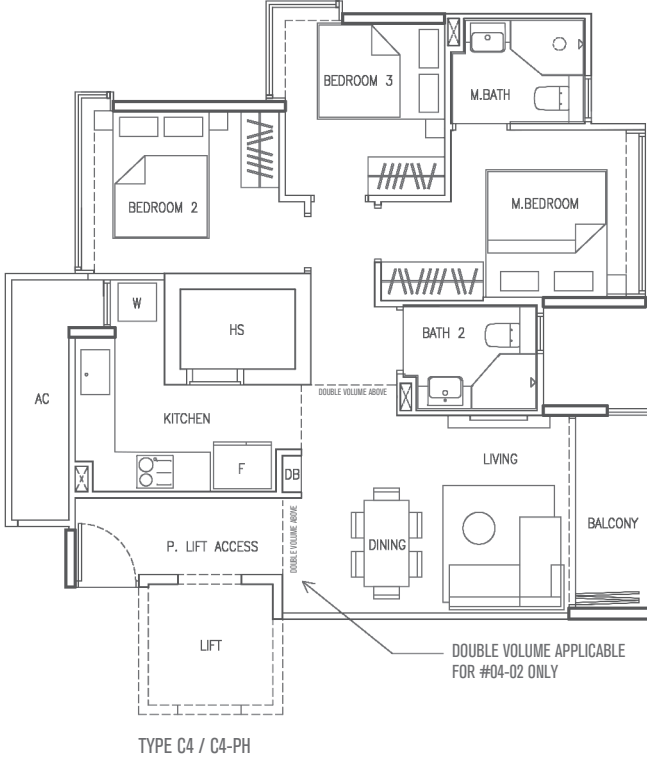
3-BEDROOM CLASSIC

TYPE C4-P
82 SQM / 883 SQ FT
#01-02



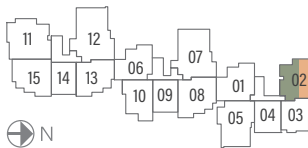
3-BEDROOM CLASSIC

TYPE C4
78 SQM / 840 SQ FT
#02-02 & #03-02



3-BEDROOM CLASSIC DV PENTHOUSE

TYPE C4-PH
93 SQM / 1,001 SQ FT
#04-02

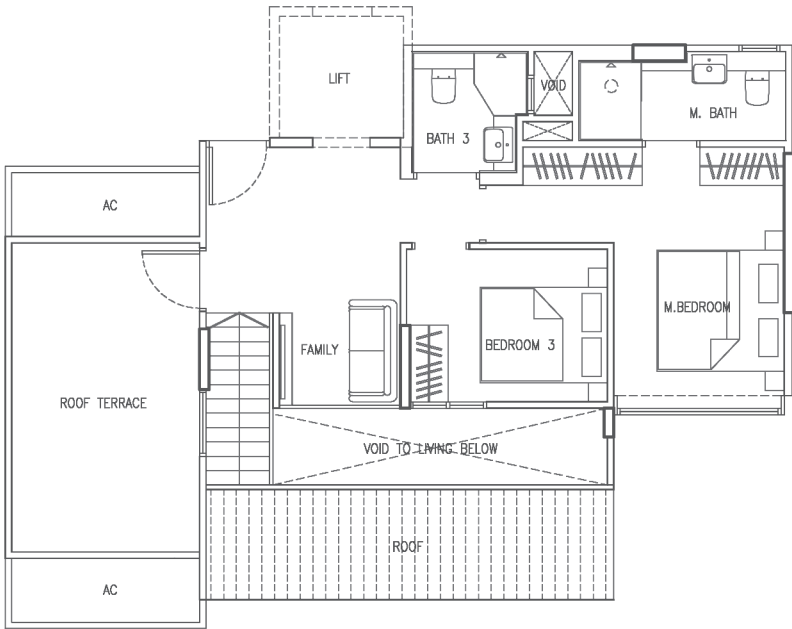


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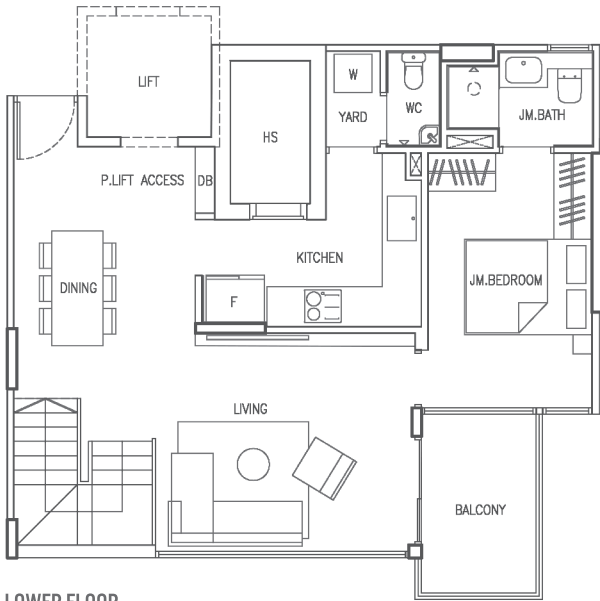
3-BEDROOM PREMIUM PENTHOUSE

TYPE D1-PH1 / D1-PH2
150 SQM / 1,615 SQ FT

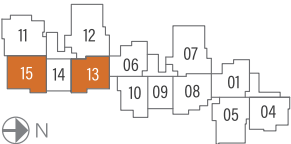
#05-13
#05-15



UPPER FLOOR



LOWER FLOOR

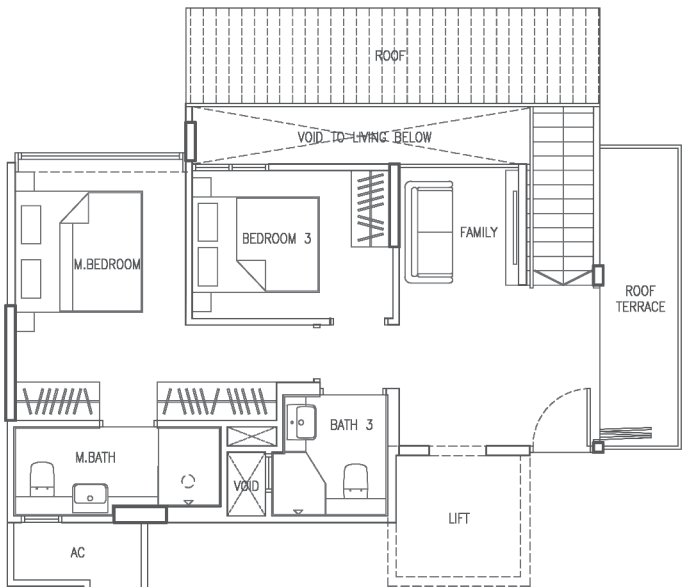


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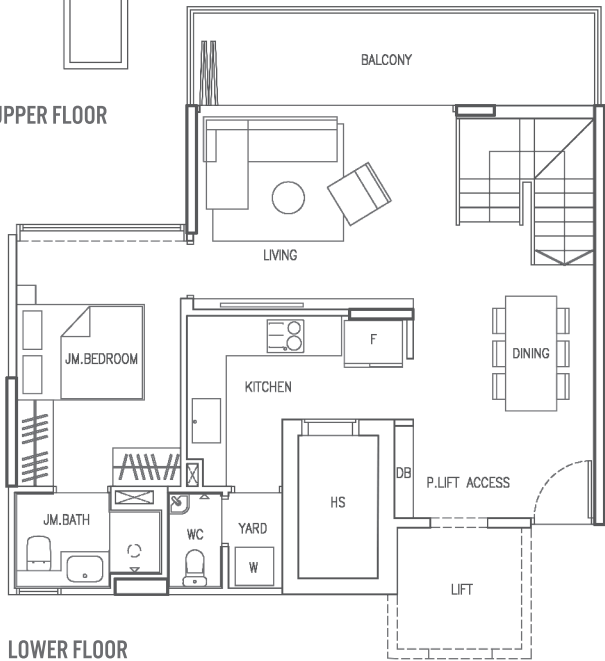
3-BEDROOM PREMIUM PENTHOUSE

TYPE D2-PH1 / D2-PH2
143 SQM / 1,539 SQ FT

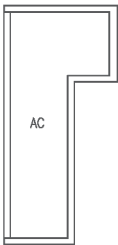
#05-01
#05-06



UPPER FLOOR



LOWER FLOOR



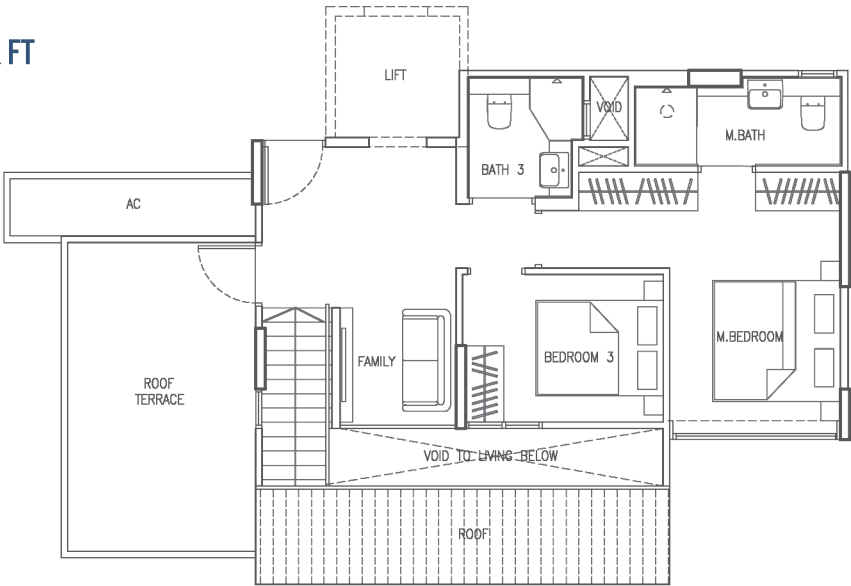
PART PLAN FOR
TYPE D2-PH2 AC LEDGE
AT ATTIC FLOOR



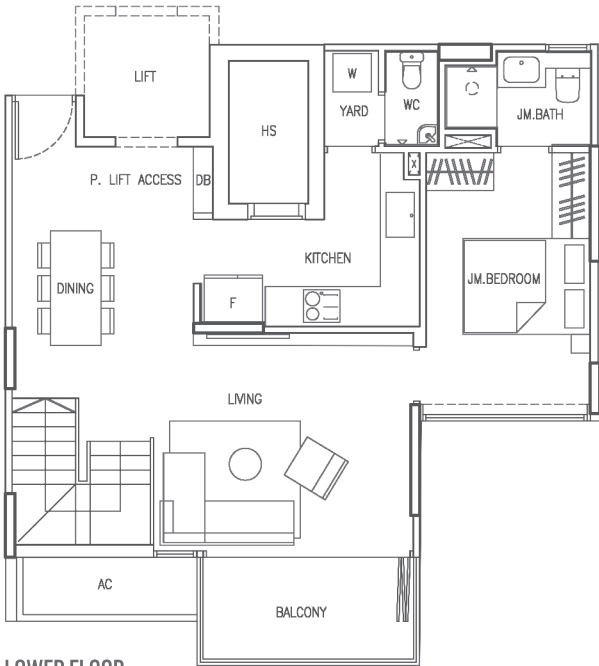
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JM. Bedroom = Junior Master Bedroom; JM. Bath = Junior Master Bathroom; W = Washing Machine Cum Dryer

3-BEDROOM PREMIUM PENTHOUSE

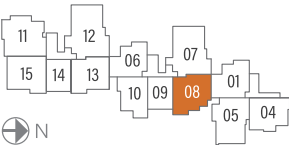
TYPE D3-PH
153 SQM / 1,647 SQ FT
#05-08



UPPER FLOOR

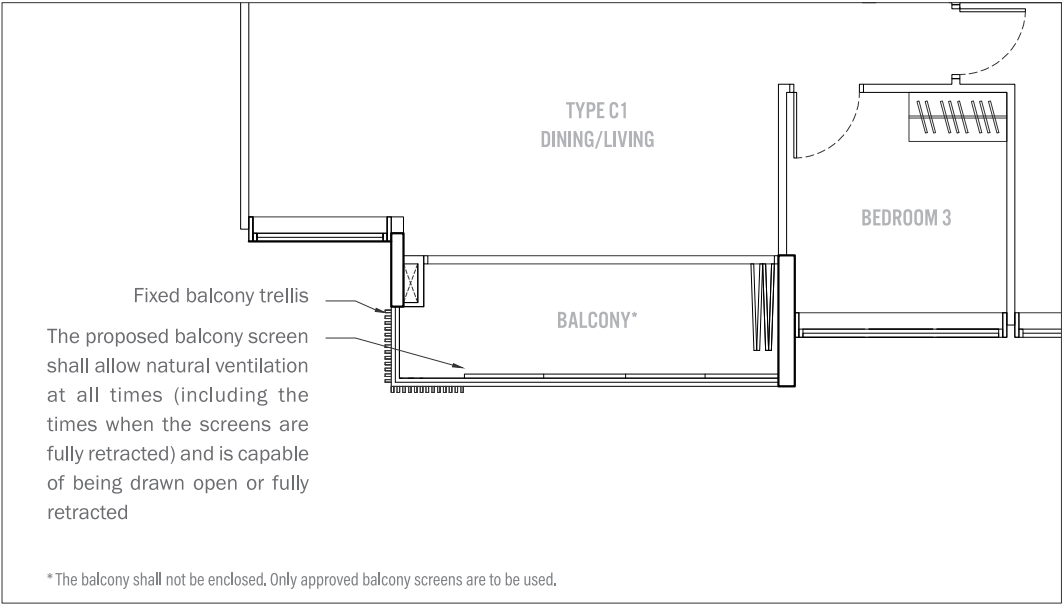


LOWER FLOOR

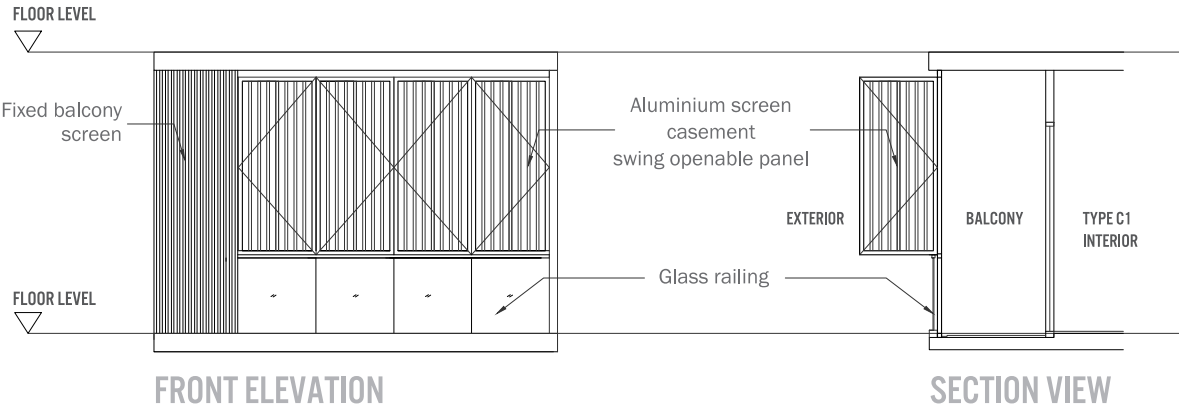


Plans are not to scale and subject to any amendment as may be approved by relevant authorities. All areas are approximate and are subject to final survey.
HS = Household Shelter; DB = Distribution Board; AC = Air Con Ledge; X = Void; WC = Water Closet; F = Fridge; M. Bedroom = Master Bedroom; M. Bath = Master Bathroom;
JM. Bedroom = Junior Master Bedroom; JM. Bath = Junior Master Bathroom; W = Washing Machine Cum Dryer

APPROVED BALCONY SCREEN DESIGN



TYPICAL RETRACTABLE SCREEN PLAN



DEVELOPERS' PROFILE



ABOUT TEELAND LIMITED

TEE Land Limited (“TEE Land” or “the Group”) is a regional real estate developer and investor, with a presence in Singapore, Malaysia, Australia and New Zealand. The Group undertakes residential, commercial and industrial property development projects, as well as invests in income-generating assets.

We are an established property developer with a strong track record of delivering quality and well-designed living, commercial and industrial spaces that harmonise societies, businesses and people. Our property development projects are predominantly freehold in tenure and are targeted at middle-to-high income consumers who value exclusivity in good locations.

Incorporated in 2012 and listed on the Mainboard of the Singapore Exchange in 2013, the Group is a subsidiary of SGX Mainboard-listed TEE International Limited.



TG DEVELOPMENT

TG DEVELOPMENT PTE LTD

TG Development has journeyed in the property industry since 1987 with a dream to redefine luxury housing to discerning urbanites who appreciate the finer things in life.

Helmed by our Managing Director, Mr Ong Boon Chuan, TG Development grew from strength to strength. With a panel of renowned architects, we have materialized unique property development blueprints that are well-designed to fit the metropolitan lifestyle of our well-heeled clientele.

Having completed an extensive amount of properties and spearheaded lucrative joint ventures that culminated in a myriad of distinct architectural masterpieces, we have a wealth of expertise and finances to support our developments projects. From terrace houses, semi-detached homes, good class bungalows to apartments and condominiums, our hallmark distinct architectural pieces set us above the rest. To date, our residential portfolio includes Awarding Winning developments such as SkyPark and The Oliv among others.

Driven by the passion and the pride we take in seeing through our projects from start to completion, our projects have consistently received recognition from distinguished experts in the field.



Developer Name: TEE Forward Pte Ltd • Co. Reg. No.: 201731793H • Tenure: Freehold • Legal Description: Lot 00743N, 00744X, TS28 at Gilstead Road • Developer's Licence: C1276
• Encumbrances: Mortgage registered in favour of Hong Leong Finance Limited • BP No.: A1525-00011-2017-BP01 Approved on 11 January 2019 & A1525-00011-2017-BP02 Approved on 15 February 2019 • Expected TOP Date: 31 December 2022 • Expected Date of Legal Completion: 31 December 2025

Disclaimer: While every reasonable care has been taken in preparing this brochure, specifications, constructing the sales models and sales gallery/ showflat (the "Materials"), the Developer and its agents and their respective servants and contractors do not warrant the accuracy of any of the Materials and shall in no way be held responsible for any inaccuracies in their contents or between the Materials and the actual unit when built. The Developer shall not be bound by any statement, representation or promise (written or oral) by its agents & contractors. All statements and depictions are believed to be correct but are not to be regarded as statements or representations of fact. The Sale and Purchase Agreement shall form the entire agreement between the Developer and the Purchaser and shall supersede all statements, representations or promises made prior to the signing of the Sale and Purchase Agreement. All information, specifications, layout plans, building plans, location of facilities, finishes and appliance selection and visuals are subject to any changes as may be required and approved by the Architect, Developer and/or by the relevant authority and may be changed without notice. The Materials are not intended to be contractual documents and shall not form part of any offer or contract. Visuals, renderings, illustrations, models, showflat displays and photography are artist's impressions only and none can be regarded as representation of fact. Floor areas are approximate measurements only and not to scale. It is subject to final survey. The property is subject to inspection by the relevant authorities to comply with current codes of practice.



