



DUNEARN  
HOUSE

Architect Briefing

26 May 2026

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# Architecture Concept

Ashvinkumar Kantilal, Group CEO, Ong&Ong



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

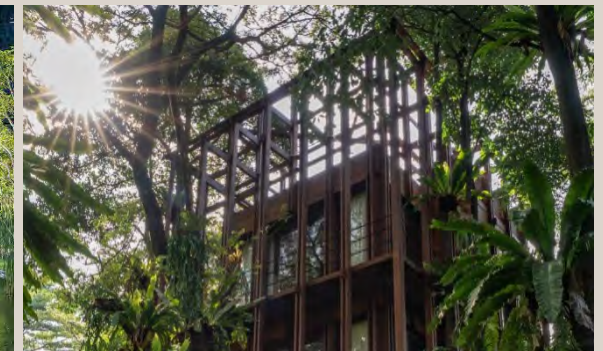


<b>Developer</b>	Phoenix Dunearn Pte Ltd
<b>Architect / Project ID</b>	ONG&ONG Pte Ltd
<b>C&amp;S Engineer</b>	KCL Consultants Pte Ltd
<b>M&amp;E Engineer</b>	United Project Consultants Pte Ltd
<b>Landscape Consultant</b>	Ecoplan Asia Pte Ltd
<b>Quantity Surveyor</b>	Threesixty Cost Management Pte Ltd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





From a Nature-Rich Site



*To Living Within Nature*

Rooted in a *nature-positive philosophy*, where natural elements extends seamlessly into the interiors.





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

ARTIST'S IMPRESSION



The Northern Grandstand - Photo credits: Finbarr Fallon

## 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.

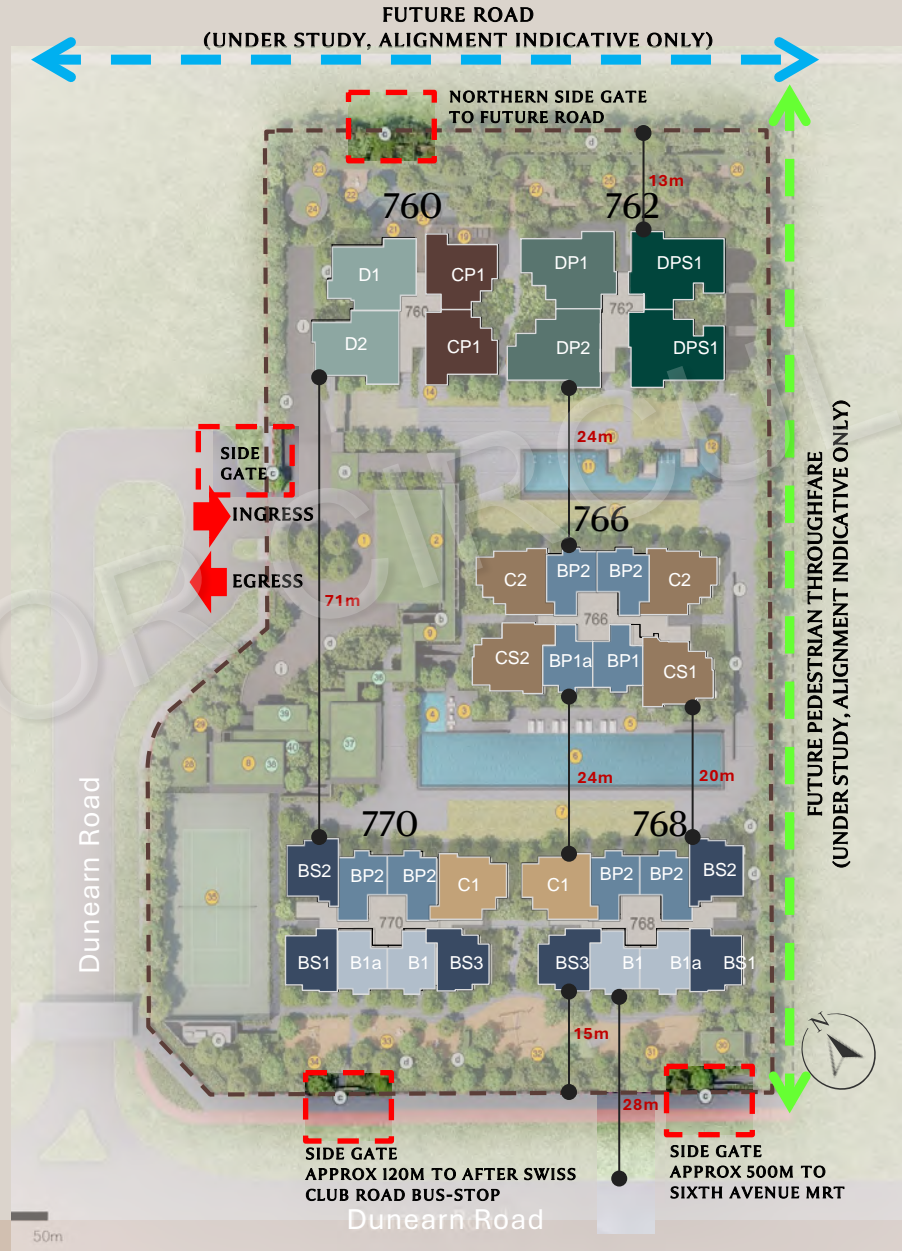




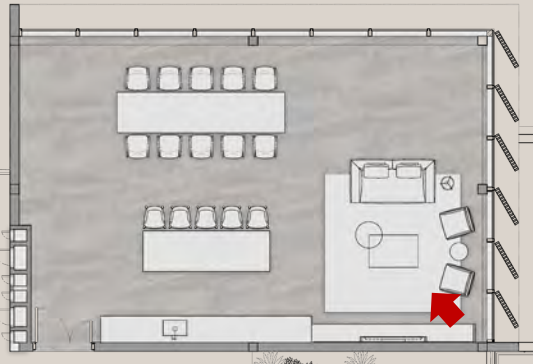
Strategically positioned within the emerging Bukit Timah Turf City precinct, **Dunearn House is the first private residential development to shape the district's next evolution.** Building upon the site's longstanding identity as a place of recreation, social gathering, and lifestyle experiences.

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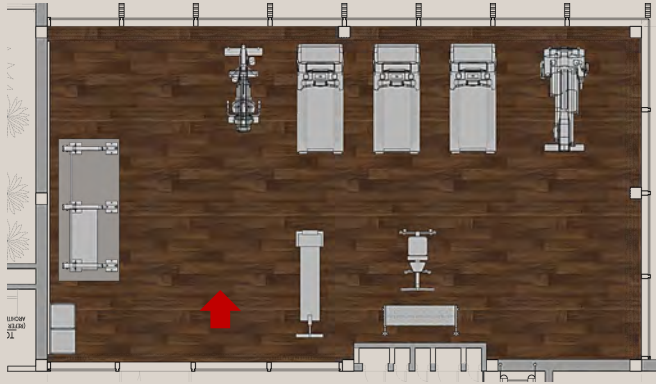


Site Plan



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# Dunearn House – Gym & Outdoor Fitness



Indicative layout only; subject to change



GYM

ARTIST'S IMPRESSION



Site Plan



OUTDOOR FITNESS

ARTIST'S IMPRESSION



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Site Plan



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Indicative layout only; subject to change



Site Plan



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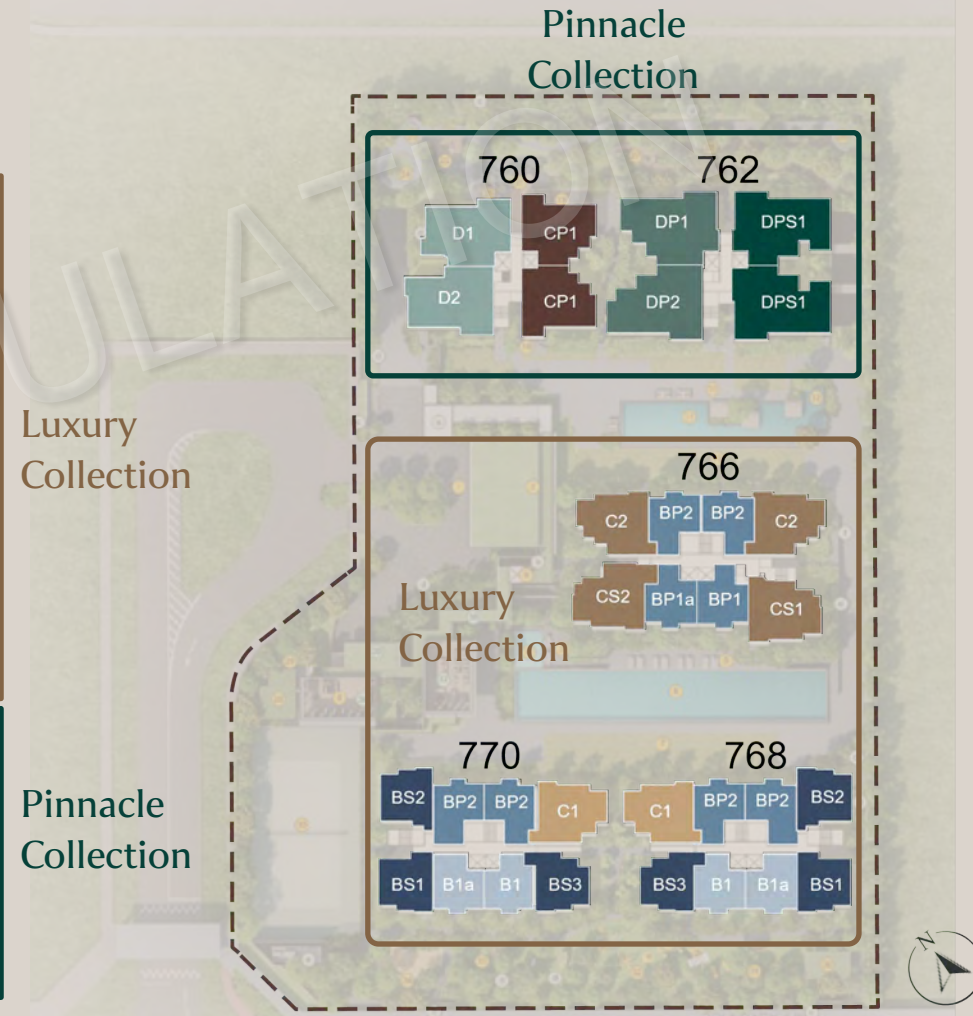


DUNEARN  
HOUSE  
Interior Design



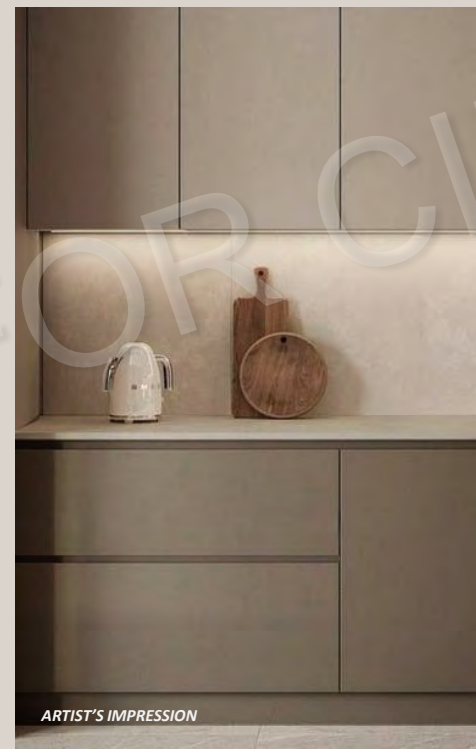
# Unit Distribution Chart

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	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	
2 BEDROOM + STUDY	15	BP2 / BP2 (P)	61	657	57	59
		BS1 / BS1 (P)			20	
		BS2 / BS2 (P)			19	
		BS3 / BS3 (P)	63	678	20	
3 BEDROOM	5	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	D1	110	1184	18	36
					D2	
4 BEDROOM PREMIUM	10	DP1	121	1302	18	36
					DP2	
4 BEDROOM PREMIUM + STUDY	10	DPS1	128	1378	36	36
TOTAL						380



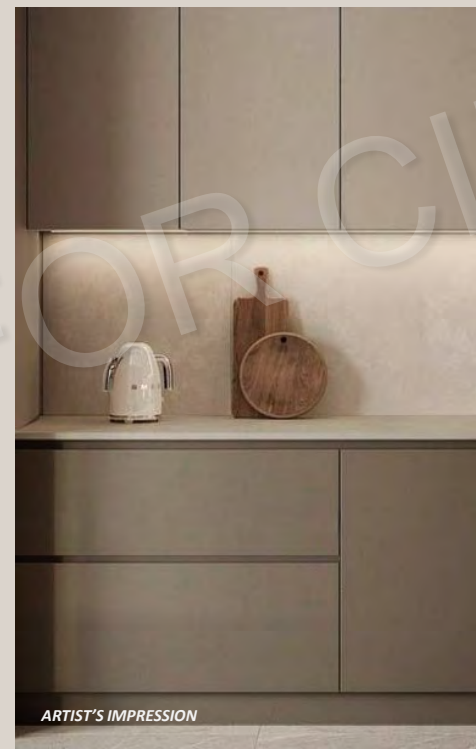
Luxury Collection  
766, 768, 770 Dunearn Road

Pinnacle Collection  
760 & 762 Dunearn Road

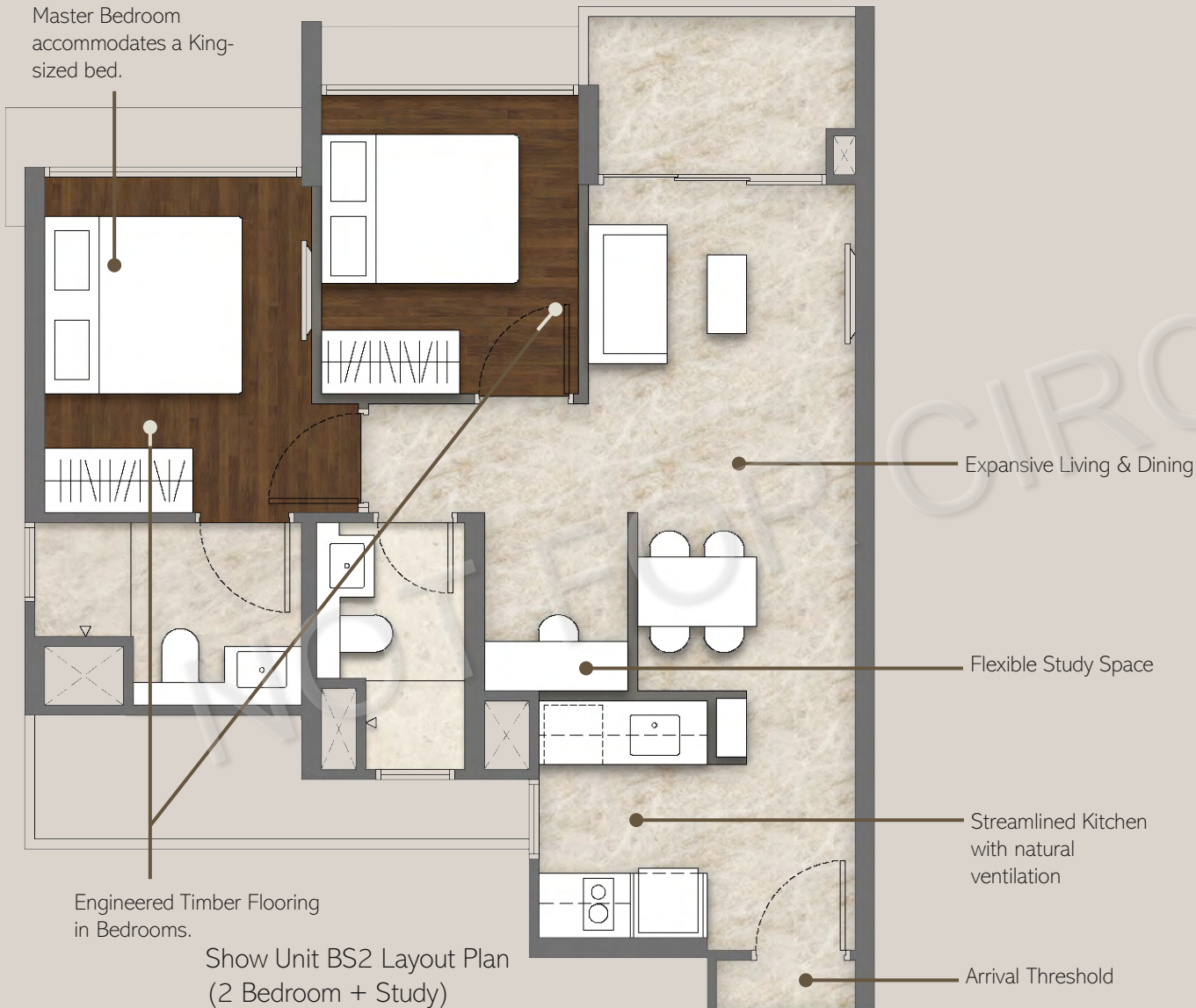


## Luxury Collection 766, 768, 770 Dunearn Road

## Pinnacle Collection 760 & 762 Dunearn Road



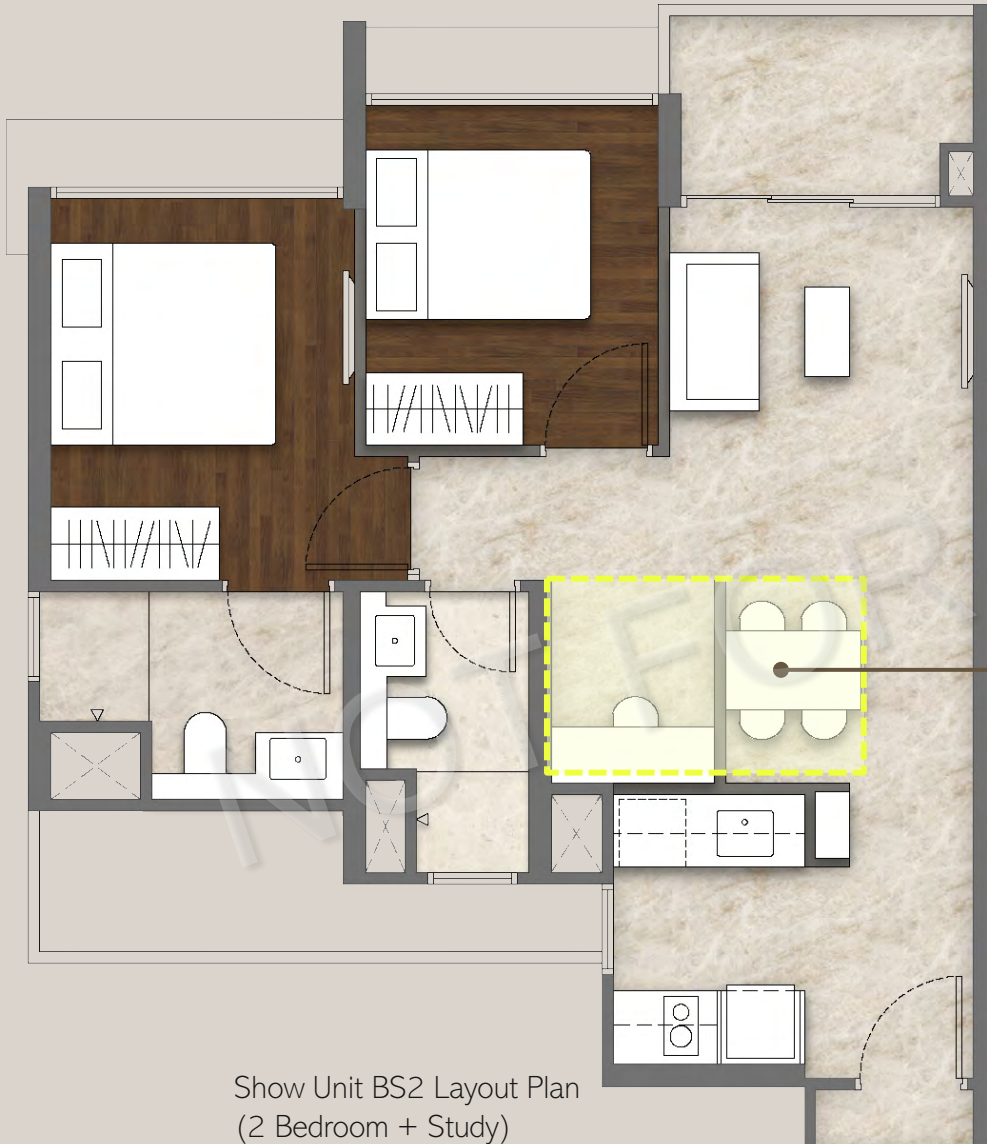
# Luxury Collection (2 Bedroom + Study - BS2 Show Unit, 667 sq ft)



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.

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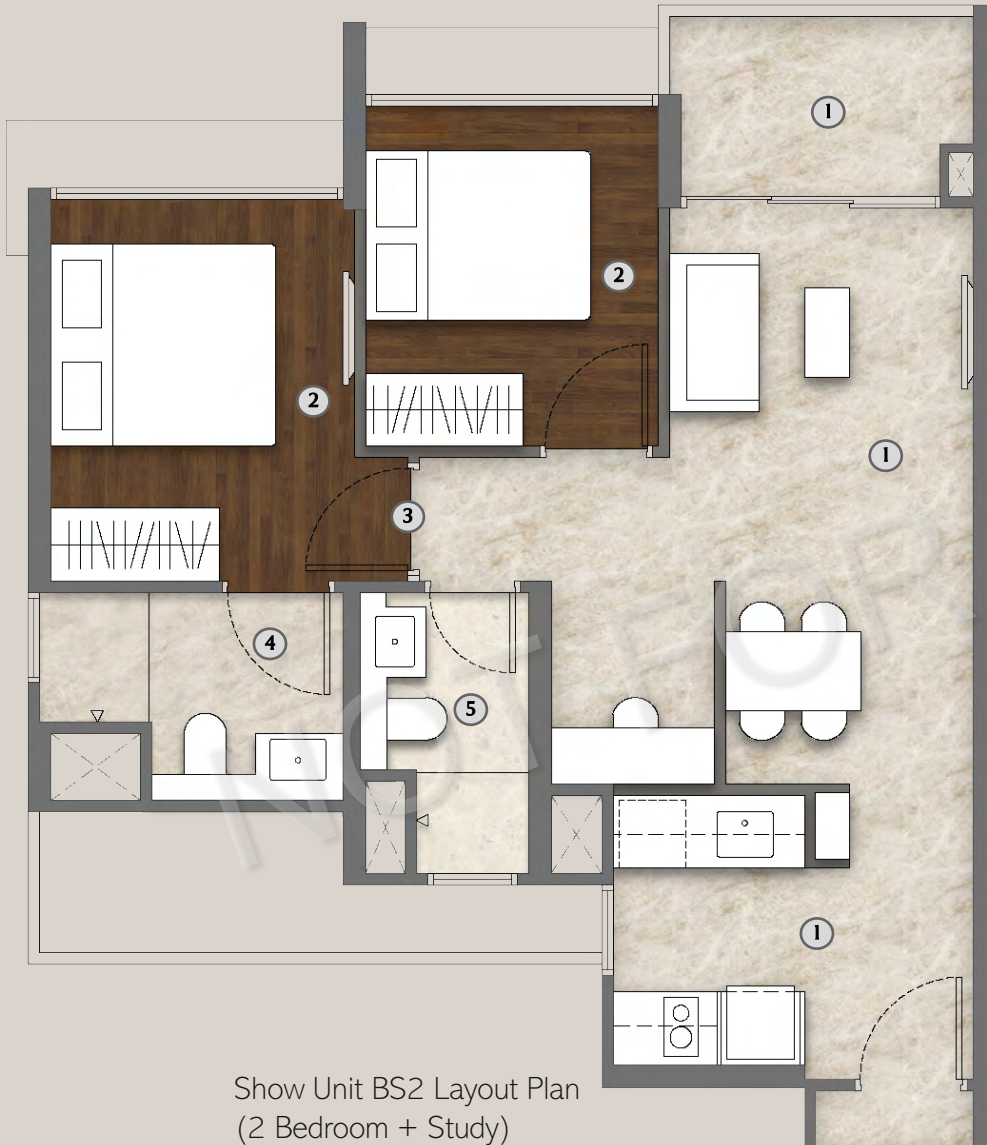




*Design Philosophy —  
Built to Last, Designed to Adapt*

**Possible Enlarged Dining Layout**

Show Unit BS2 Layout Plan  
(2 Bedroom + Study)



Show Unit BS2 Layout Plan  
(2 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

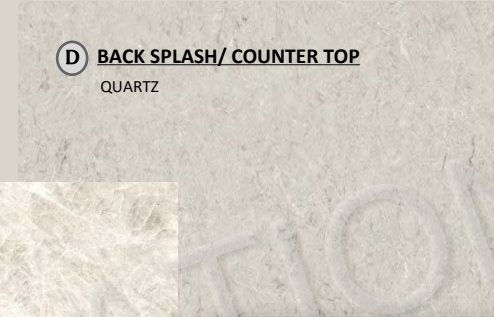
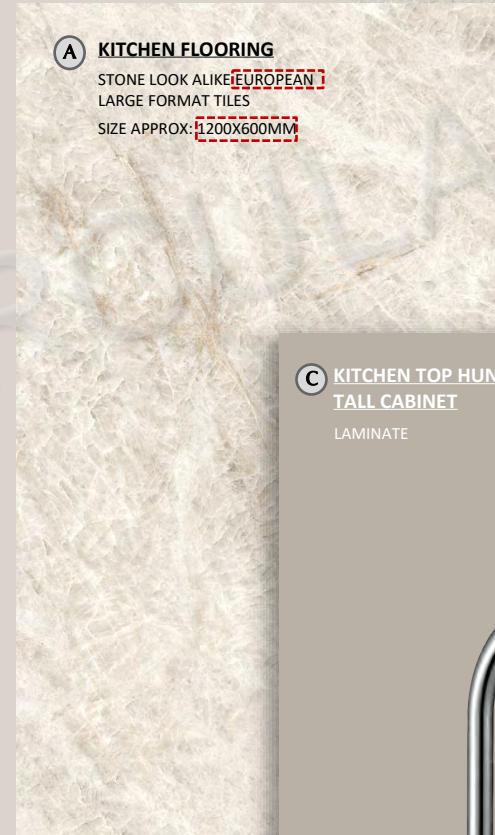
**5 BATH 2**  
BEIGE STONE-LOOK ALIKE TILES  
SIZE APPROX:  
600X600MM (BATH 2)

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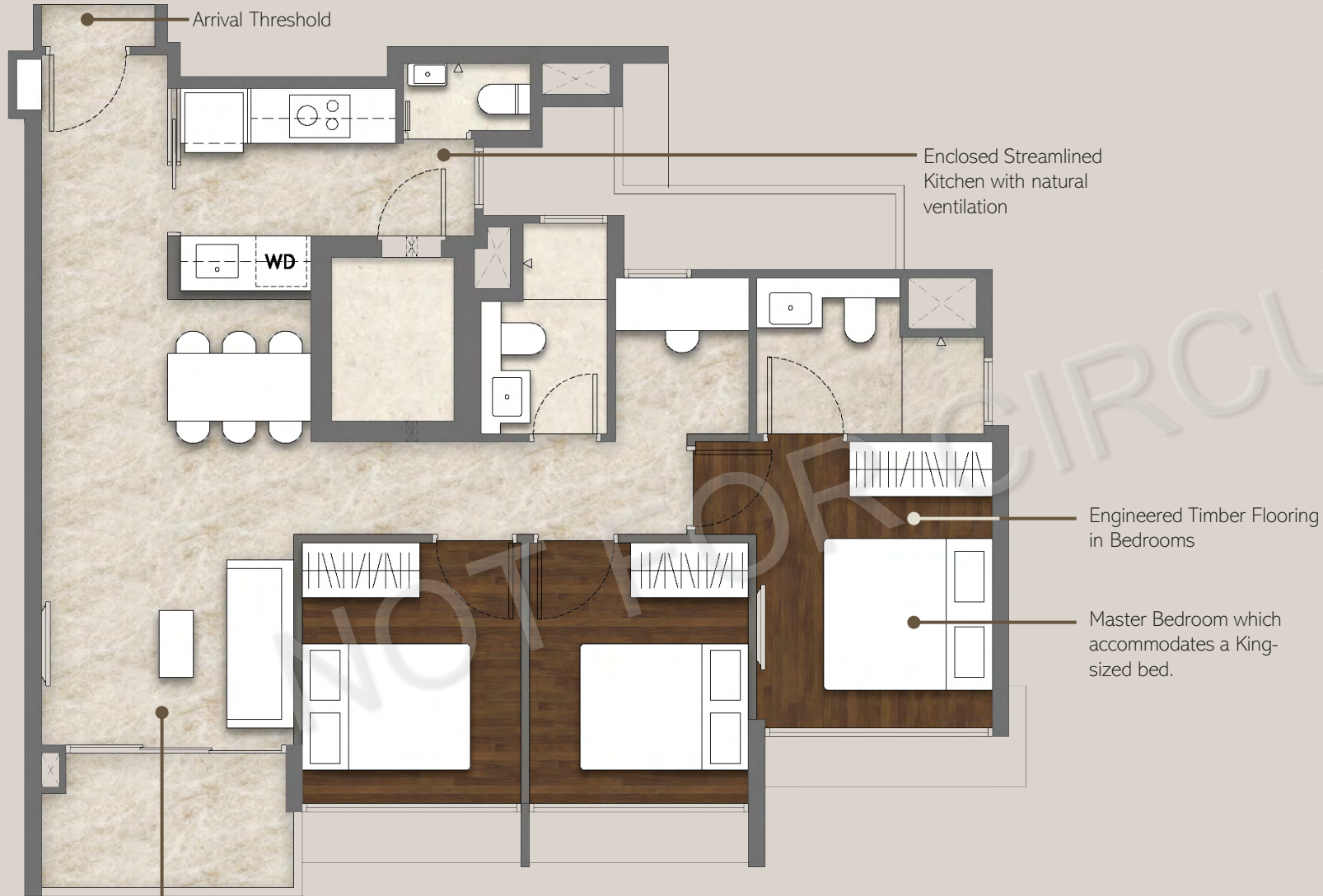


ARTIST'S IMPRESSION ONLY. SUBJECT TO FINAL DESIGN AND SITE CONDITIONS

Show Unit BS2 Kitchen



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



Show Unit CS1 Layout Plan  
(3 Bedroom + Study)

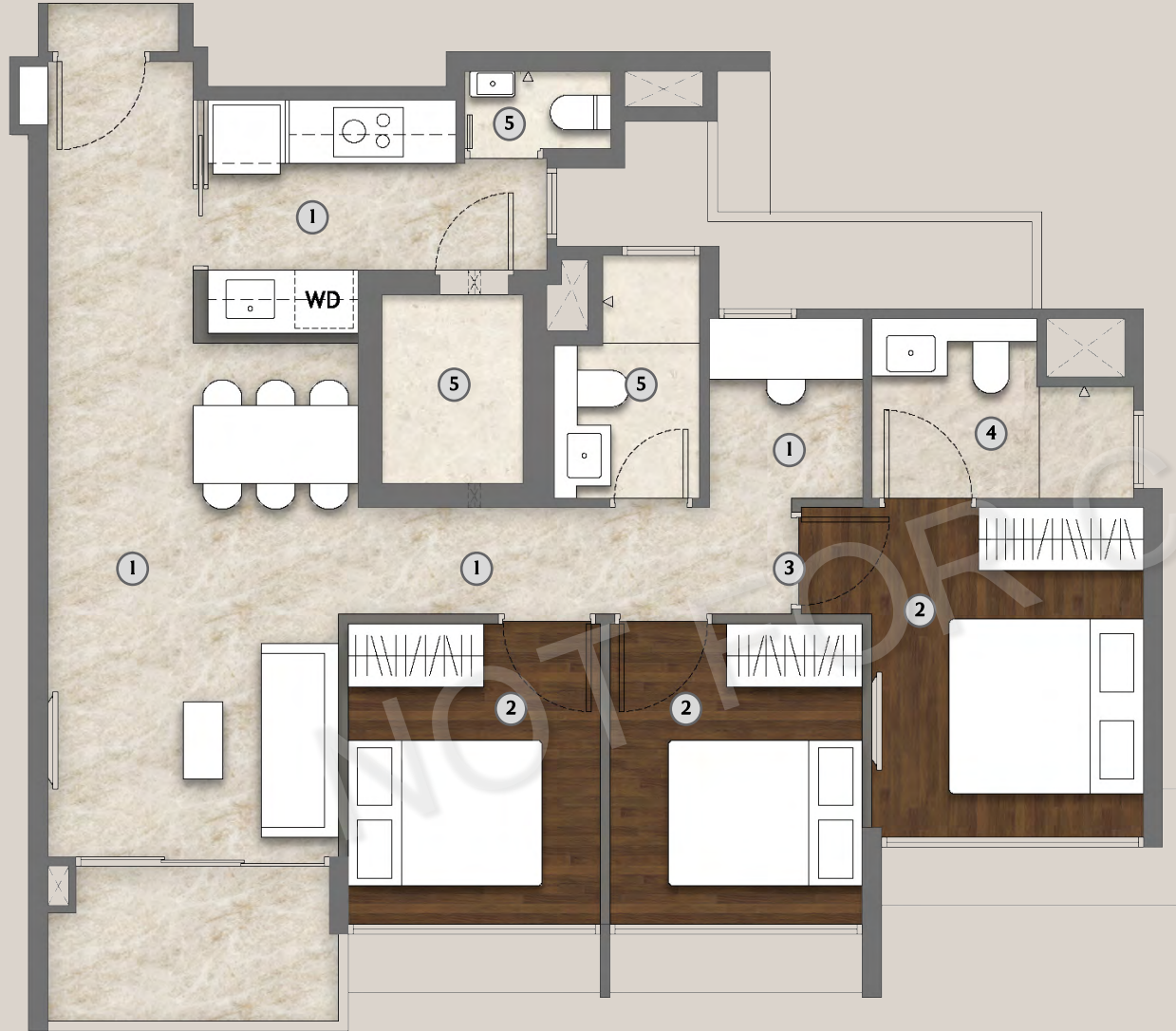
1. **8 units / core** – for BLK 766, 768, 770
2. **Flexible internal layouts** – adaptable for evolving family needs
3. **Naturally ventilated kitchen** – highly efficient enclosed kitchen with HS/ WC for most units
4. **Study** – Naturally ventilated, enclosable or could be combined with the Master 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)



Possible expanded Master with Private Study



Show Unit CS1 Layout Plan  
(3 Bedroom + Study)

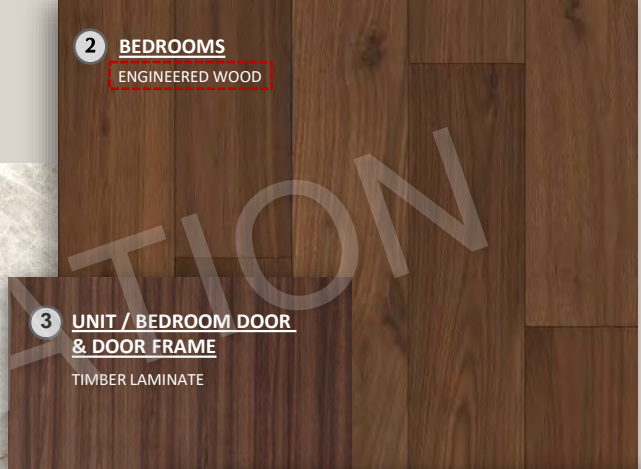
## Floor Finishes



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

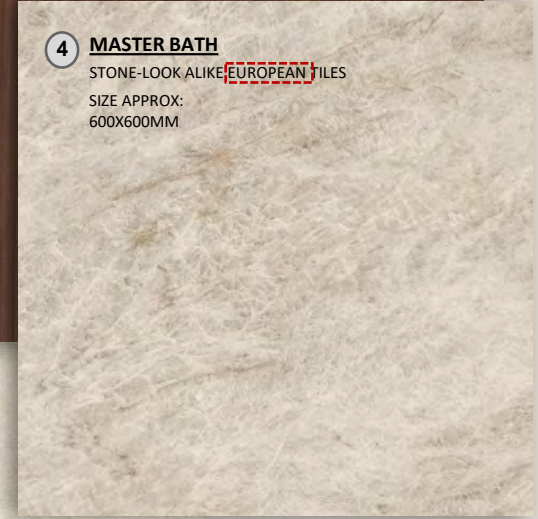
STONE LOOK ALIKE EUROPEAN  
LARGE FORMAT TILES

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)

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



Show Unit CS1 Kitchen

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

**B KITCHEN BOTTOM CABINET**  
LAMINATE

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

**D BACK SPLASH / COUNTER TOP**  
QUARTZ

**KITCHEN MIXER**  
HANSGRÖHE

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 – DPS1 Show Unit, 1378 sq ft)



Possible Dedicated Dressing Suite / Private Study

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

# Pinnacle Collection (4 Bedroom Premium + Study – DPS1 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)

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



Show Unit DPS1 Kitchen

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

**B KITCHEN BOTTOM CABINET**  
 LAMINATE

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

**D BACK SPLASH / COUNTER TOP**  
 QUARTZ

**E KITCHEN DRAWER DOOR**  
 GREY TINTED GLASS

**KITCHEN MIXER**  
 HANSGROHE



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

Wares:



**GEBERIT**  
UNDERCOUNTER  
BASIN



**GEBERIT**  
WALL HUNG WC



MANUAL  
WASHLET



**GEBERIT**  
FLUSH PLATE

Fittings:



**HANSGROHE**  
BASIN MIXER



**HANSGROHE**  
SHOWER RAIL  
AND HANDHELD  
SHOWER



**HANSGROHE**  
SHOWER MIXER  
WITH DIVERTER FOR  
OVERHEAD SHOWER



**HANSGROHE**  
OVERHEAD SHOWER

**766, 768 & 770 Dunearn Road**

Unit Types BI, BIa, BPI, BPIa, BP2, BSI, BS2, BS3, CI, C2, CSI, CS2

## Pinnacle Collection

Wares:



**GEBERIT**  
UNDERCOUNTER  
BASIN



**GEBERIT**  
WALL HUNG WC



MANUAL  
WASHLET



**GEBERIT**  
FLUSH PLATE

Fittings:



**HANSGROHE**  
BASIN MIXER  
(BRUSHED BLACK  
CHROME)



**HANSGROHE**  
SHOWER RAIL  
AND HANDHELD  
SHOWER  
(BRUSHED BLACK  
CHROME)



**HANSGROHE**  
SHOWER MIXER  
WITH DIVERTER FOR  
OVERHEAD SHOWER  
(BRUSHED BLACK  
CHROME)



**HANSGROHE**  
OVERHEAD SHOWER  
(BRUSHED BLACK  
CHROME)

**760 & 762 Dunearn Road**

Unit Types CPI, DI, D2, DPI, DP2, DPSI

	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					✓



## Luxury Collection



INTEGRATED COOKER HOOD

2 ZONE INDUCTION HOB

BUILT-IN OVEN

FRIDGE

WASHER DRYER

766, 768 & 770 Dunearn Road: BI, BIa, BPI, BPIa, BP2, BSI, BS2, BS3



INTEGRATED COOKER HOOD

3 BURNER GAS HOB

BUILT-IN OVEN

FRIDGE

WASHER DRYER

766, 768 & 770 Dunearn Road: CI, C2, CSI, CS2



## Pinnacle Collection



INTEGRATED COOKER HOOD

3 BURNER GAS HOB

BUILT-IN COMBI STEAM OVEN

FRIDGE

WASHER DRYER

760 Dunearn Road: Unit Types CPI



INTEGRATED COOKER HOOD

3 BURNER GAS HOB

BUILT-IN COMBI STEAM OVEN

FRIDGE

WASHER DRYER

LAUNDRY RACK  
Steigen

760 Dunearn Road: Unit Types DI, D2



INTEGRATED COOKER HOOD

3 BURNER GAS HOB

BUILT-IN COMBI STEAM OVEN

FRIDGE

WASHER DRYER

WINE CHILLER

LAUNDRY RACK  
Steigen

762 Dunearn Road: Unit Types DPI, DP2, DPSI



# Landscape Design

Thanapong Gong, Managing Director, EcoPlan Asia



NOT FOR SALE

MIRAGE FOREST

sense of exploring

NOT FOR CIRCULATION

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nature living

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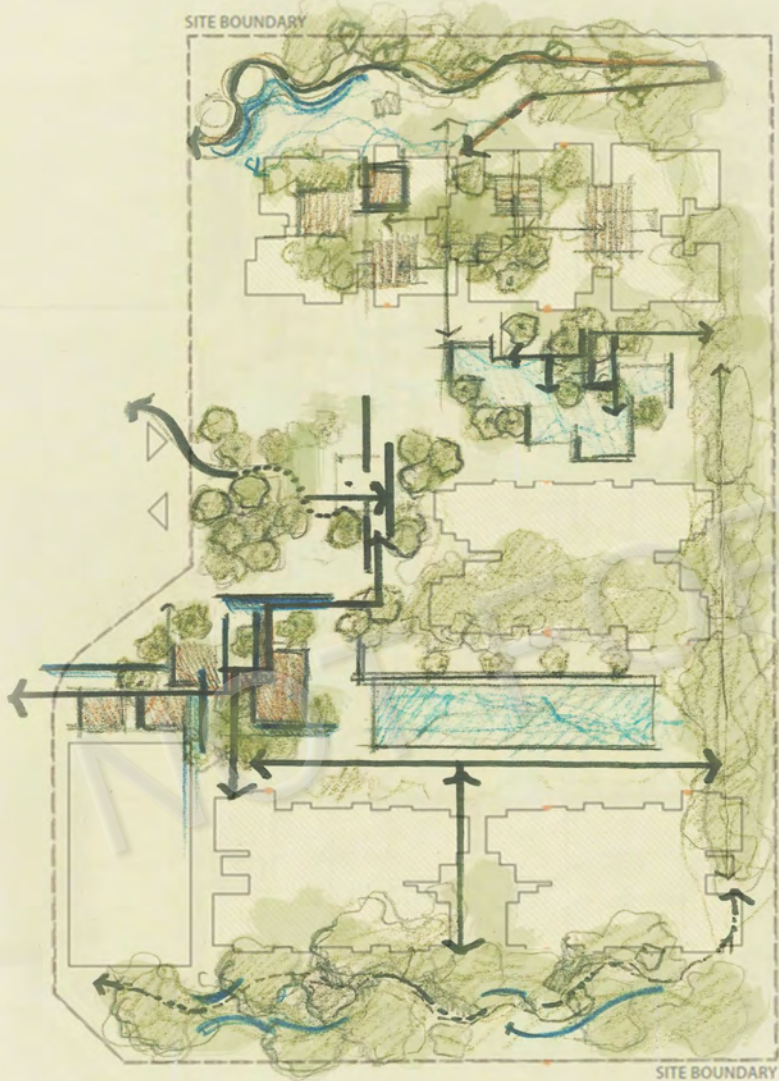
exclusive experiences

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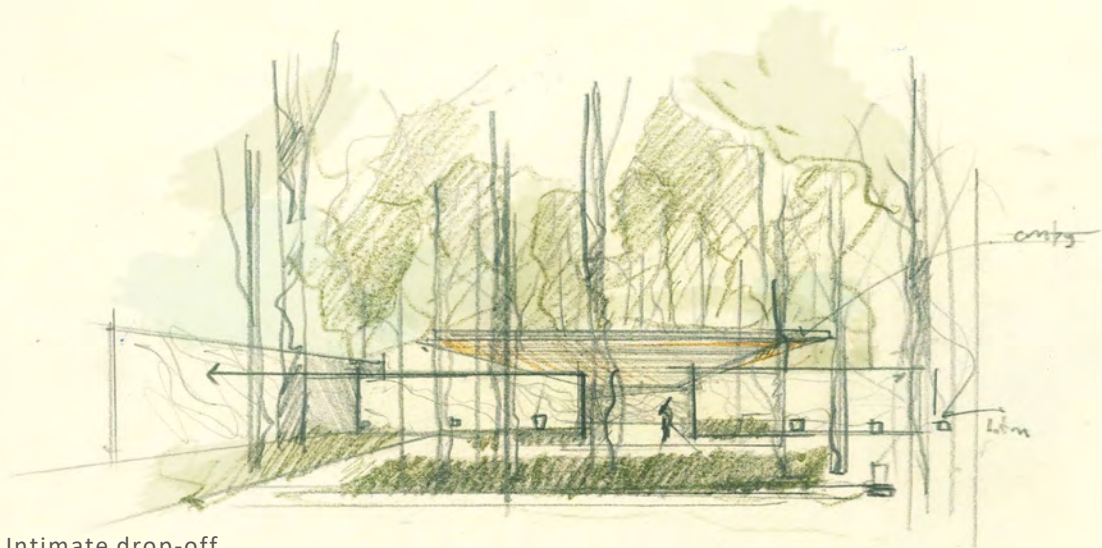
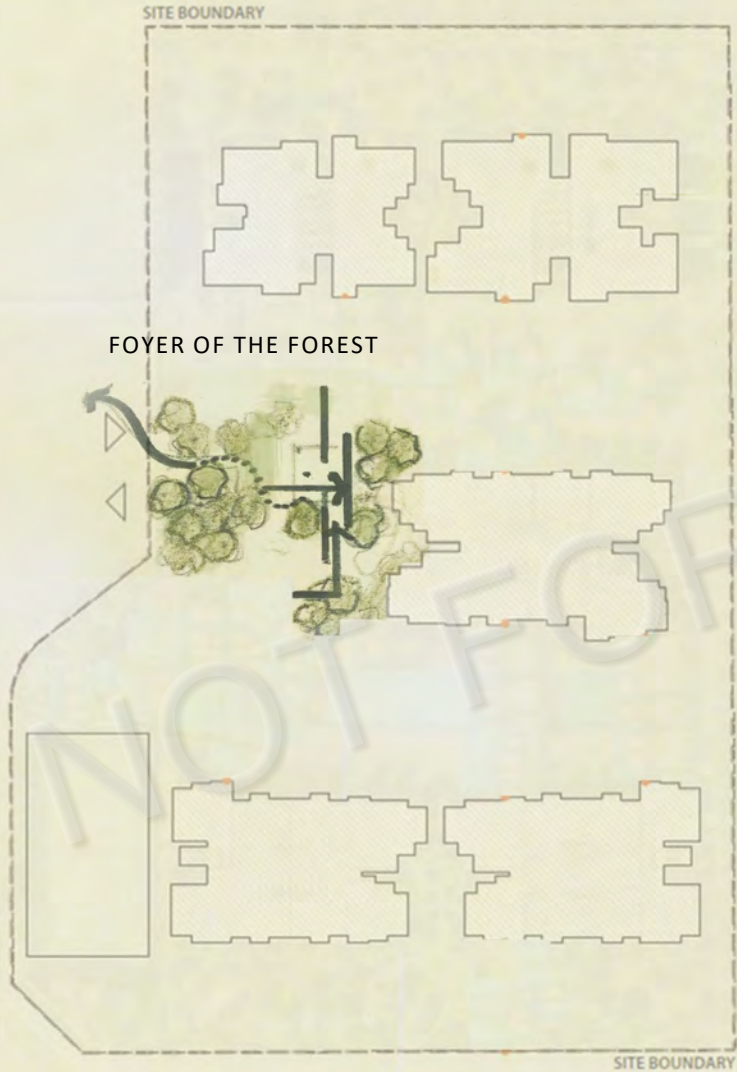
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# Journey of The Mirage Forest

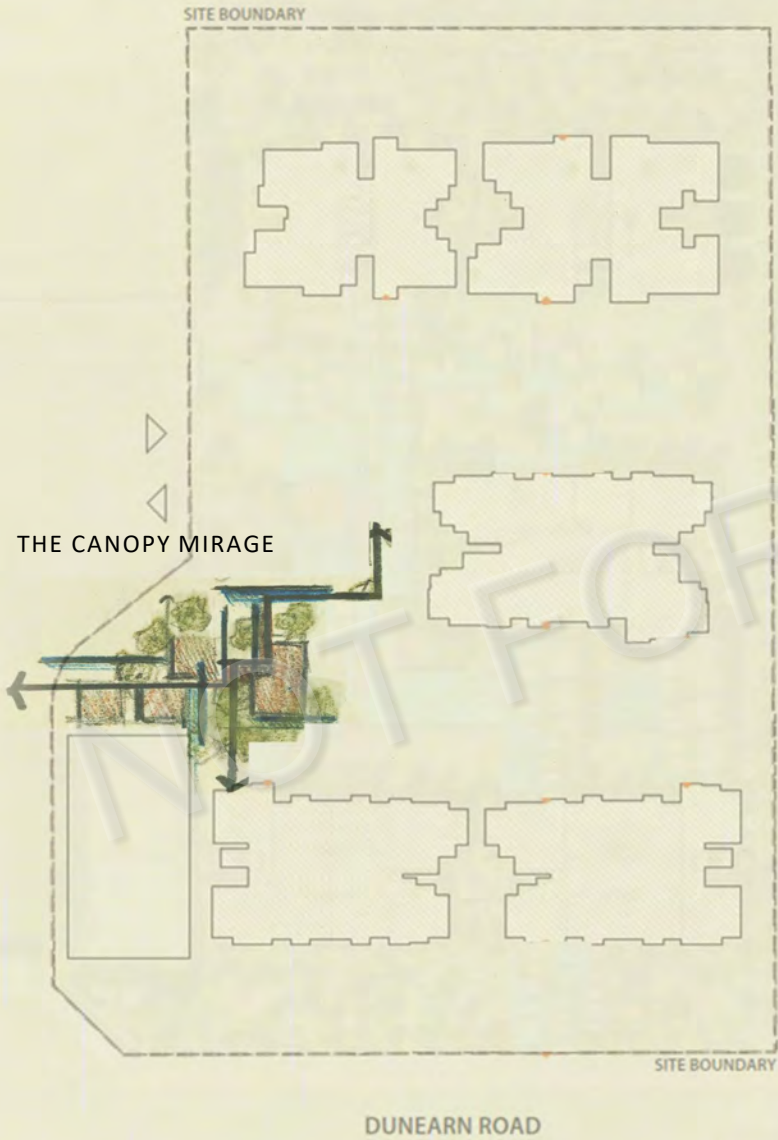


DUNEARN ROAD

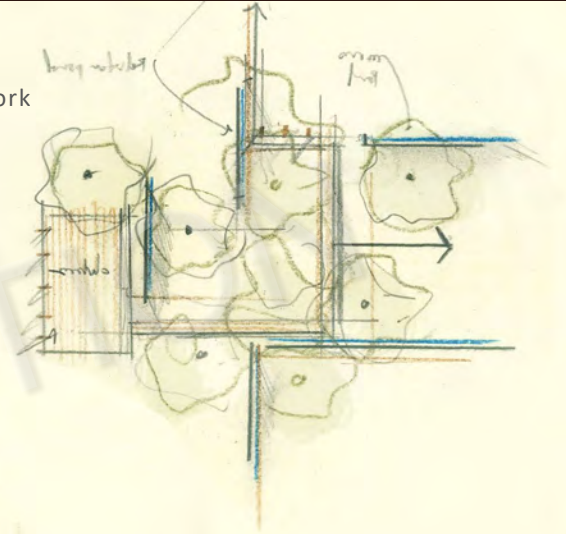
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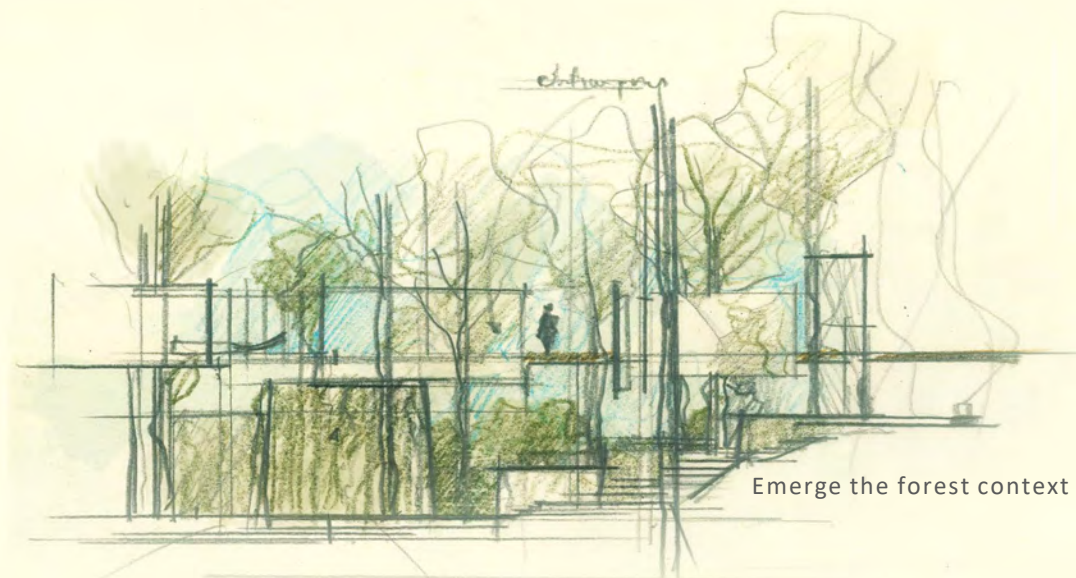
# The Canopy Mirage



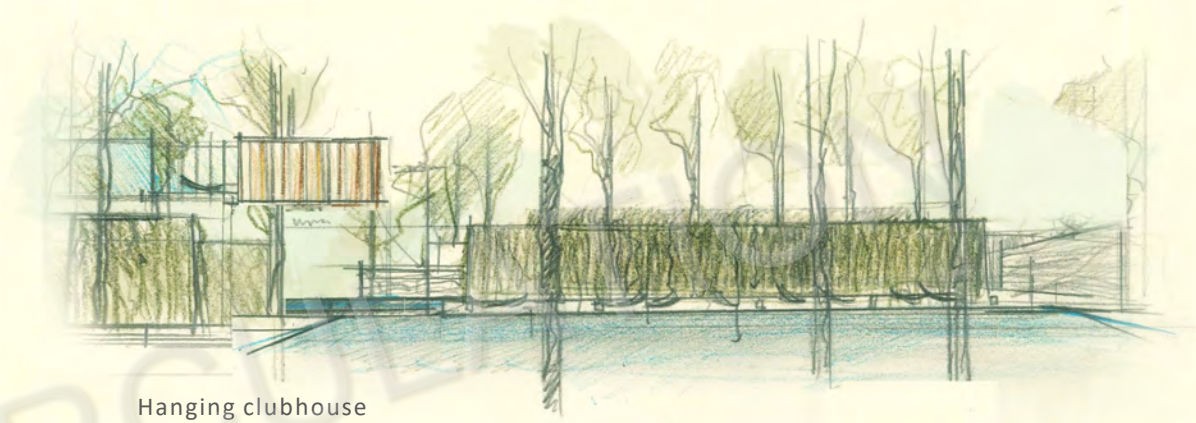
Forest formwork



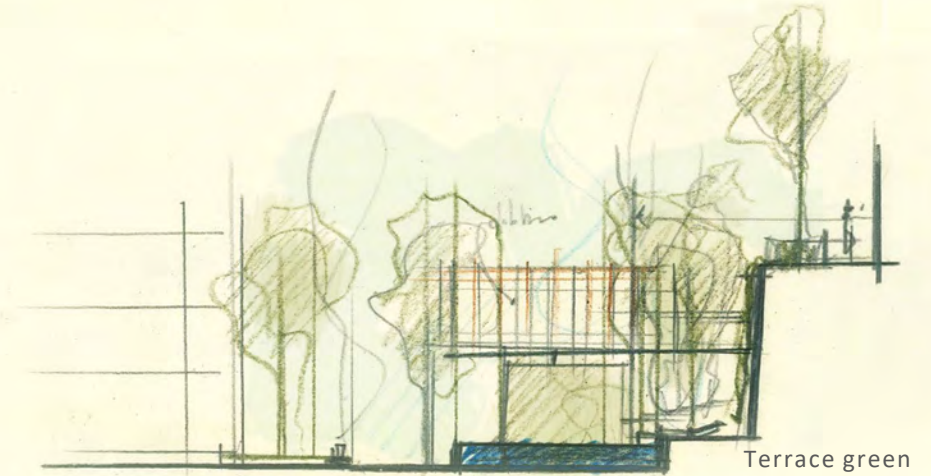
Architecture in disguise



Emerge the forest context

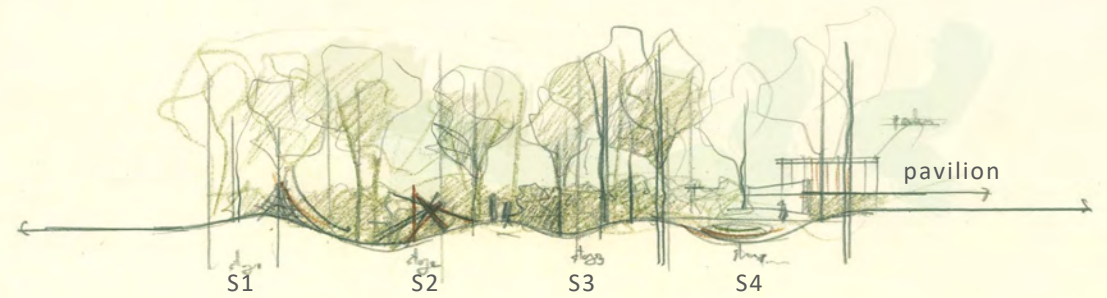


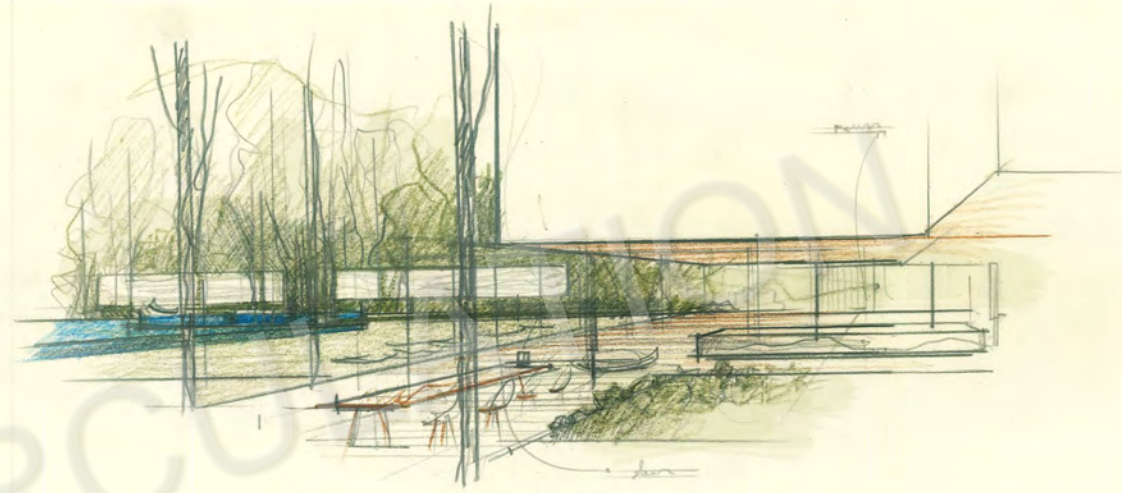
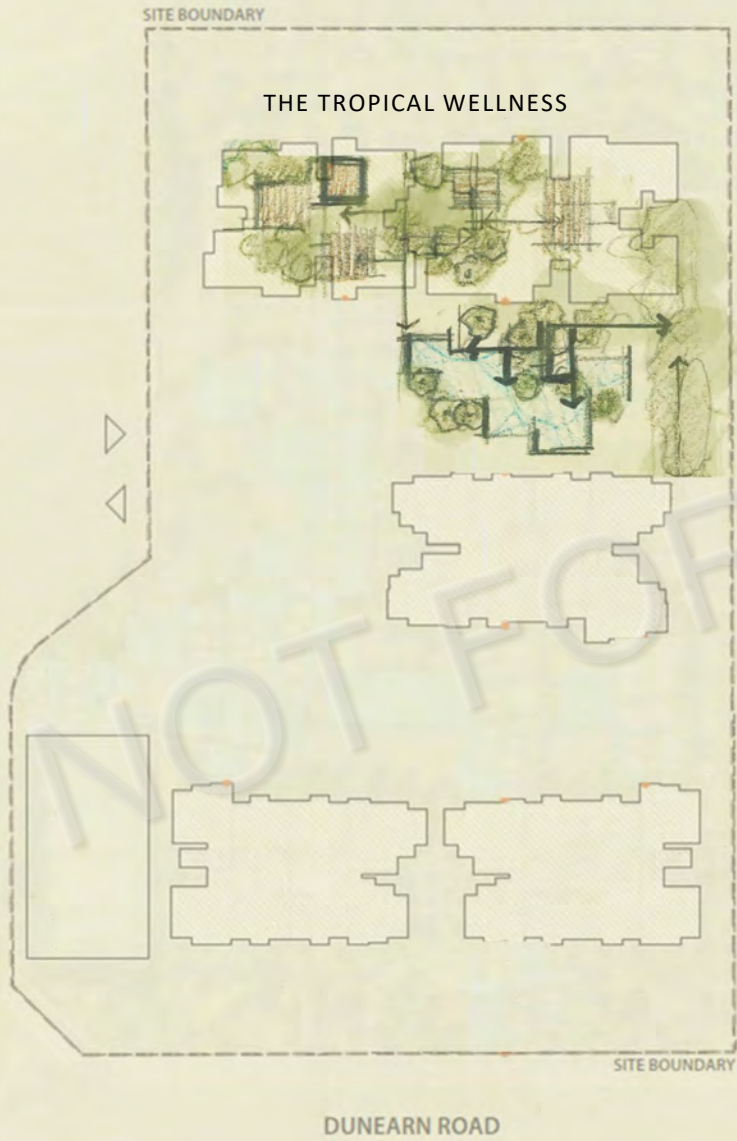
Hanging clubhouse



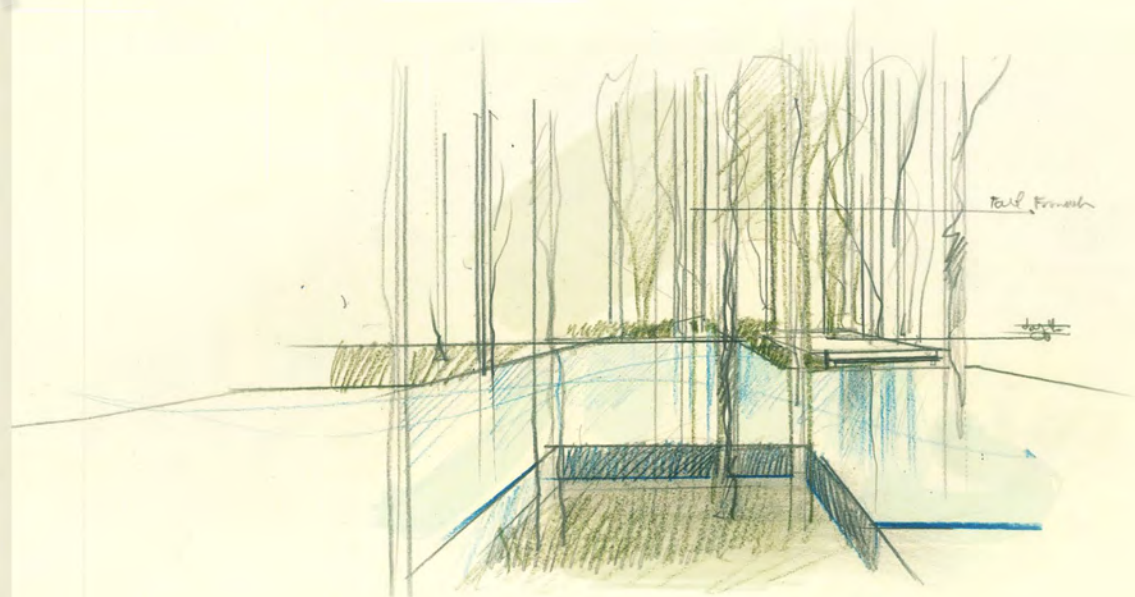
Terrace green

# The Forest Adventure Play



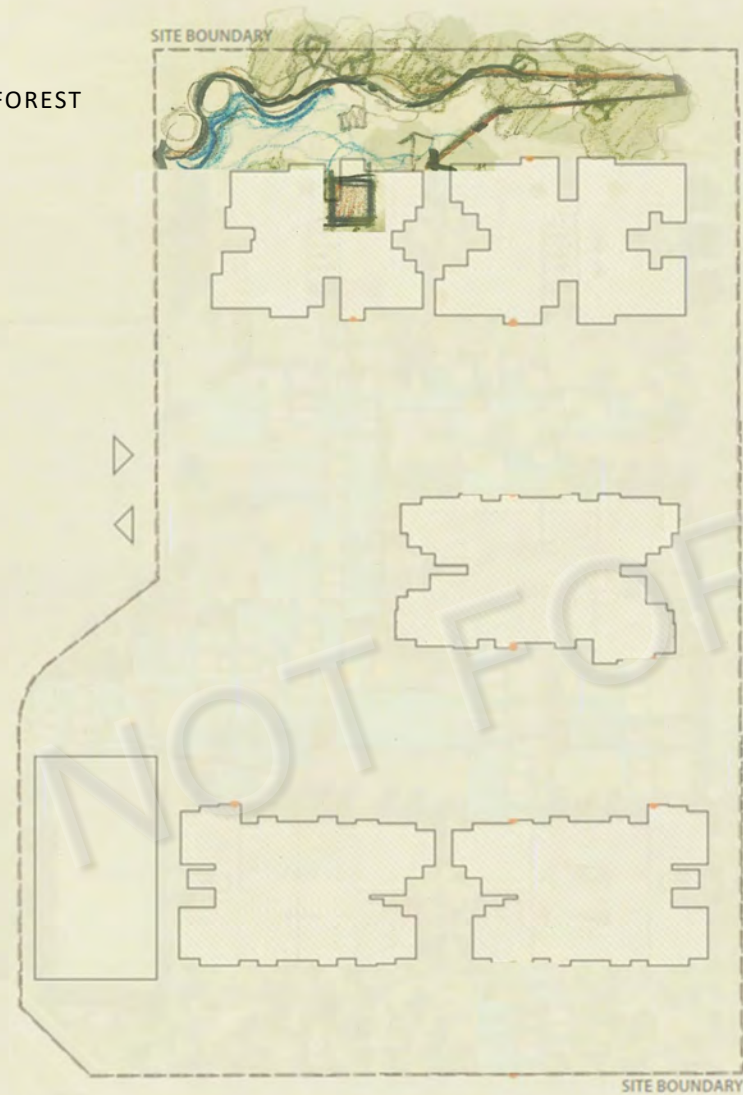


The tropical house setting



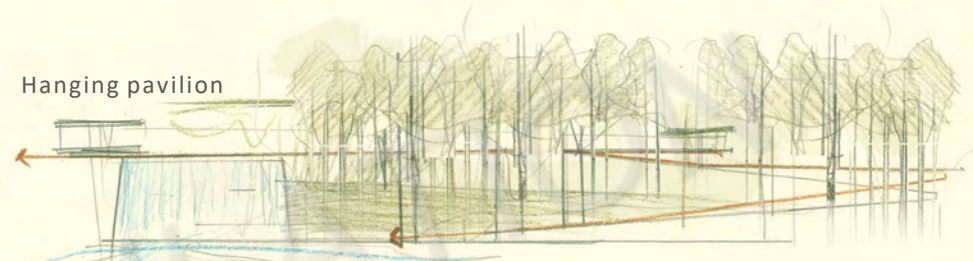
wellness among the tall trees

THE CASCADE FOREST



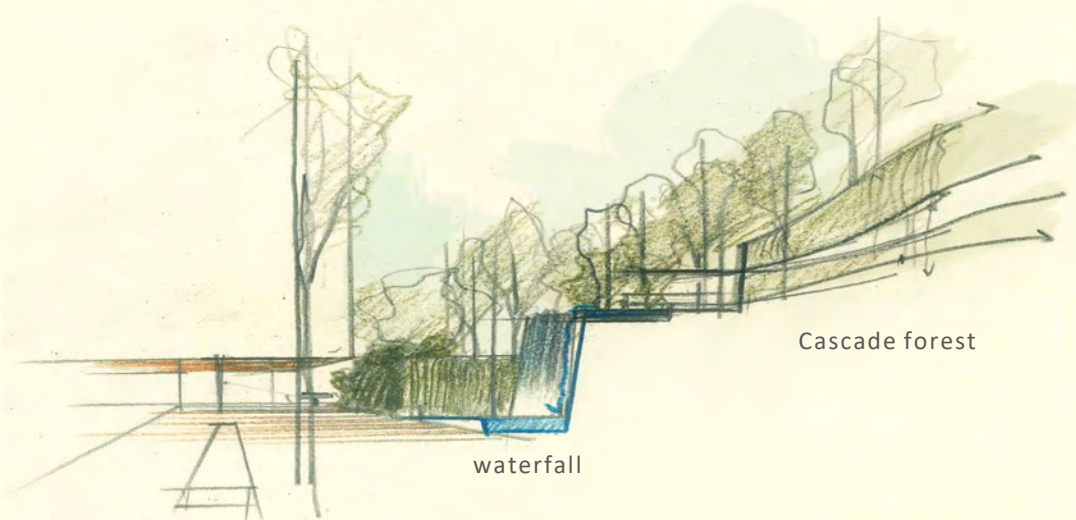
DUNEARN ROAD

Hanging pavilion



waterfall

Treetop walk

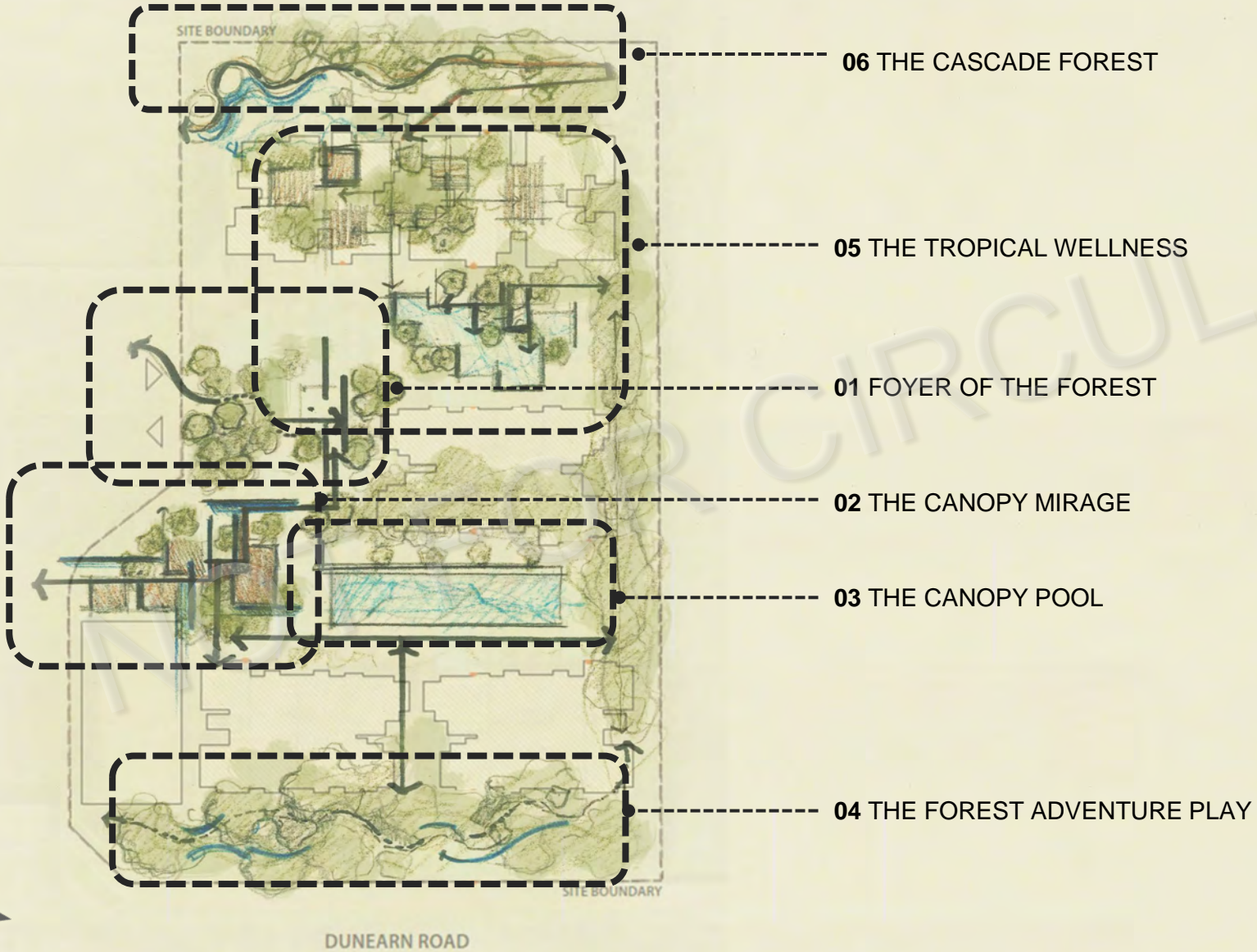


waterfall club

waterfall

Cascade forest

# Journey of The Mirage Forest



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# Landscape Design (Site Plan)



### 1<sup>st</sup> Storey

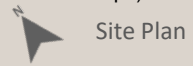
1. Grand Arrival
2. Lobby
3. Family Terrace
4. Kids Pool (4.20m x 5.95m, Area 24.99sqm)
5. Main Pool Deck
6. 50m Lap Pool (8m x 50m, Area 400sqm)
7. Lawn
8. Steam Room with Shower
9. Arrival Lift
10. Wellness Pool Deck
11. Wellness Pool (Area 150sqm)
12. Spa Seat
13. Wellness Lawn
14. Pinnacle Foyer
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)

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





Site Plan

1<sup>st</sup> 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
- 22. Teppanyaki Pavilion
- 23. Outdoor Deck

2<sup>nd</sup> Storey

- 36. Mirage Walk
- 37. Dunearn Club
- 38. Gym
- 39. Outdoor Fitness

Ancillary

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



Drop off  
Grand Arrival

Arrival Lift

Mirage Walk

ARTIST'S IMPRESSION

# Foyer of The Forest



Site Plan

## 1<sup>st</sup> 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
22. Teppanyaki Pavilion
23. Outdoor Deck

## 2<sup>nd</sup> Storey

36. Mirage Walk
37. Dunearn Club
38. Gym
39. Outdoor Fitness

## Ancillary

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



Dunearn Club

Mirage Walk

Kids Pool

ARTIST'S IMPRESSION

# The Canopy Mirage



Site Plan

## 1<sup>st</sup> 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
22. Teppanyaki Pavilion
23. Outdoor Deck

## 2<sup>nd</sup> Storey

36. Mirage Walk
37. Dunearn Club
38. Gym
39. Outdoor Fitness

## Ancillary

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



Gym

Outdoor Fitness

ARTIST'S IMPRESSION

# The Canopy Pool



Site Plan

## 1<sup>st</sup> 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

## 2<sup>nd</sup> Storey

36. Mirage Walk
37. Dunearn Club
38. Gym
39. Outdoor Fitness

# The Canopy Pool



Dunearn Club

50m Lap Pool

Main Pool Deck

ARTIST'S IMPRESSION

# The Forest Adventure Play



- 24. Play Garden Pavilion
- 25. Play Crawl & Jump Garden
- 26. Play Forest Adventure Garden
- 27. Play Spinning Garden
- 28. Play Swing Garden

Ancillary

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

# The Forest Adventure Play



Play Garden Pavilion

Play Crawl & Jump Garden

Play Forest Adventure Garden

ARTIST'S IMPRESSION

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Site Plan

1<sup>st</sup> Storey

- 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

2<sup>nd</sup> Storey

- 30. Waterfall Terrace
- 31. Waterfall Perch
- 32. Waterfall Dining
- 33. Canopy Trail
- 34. Canopy Pavilion
- 35. Canopy Deck

Site Plan

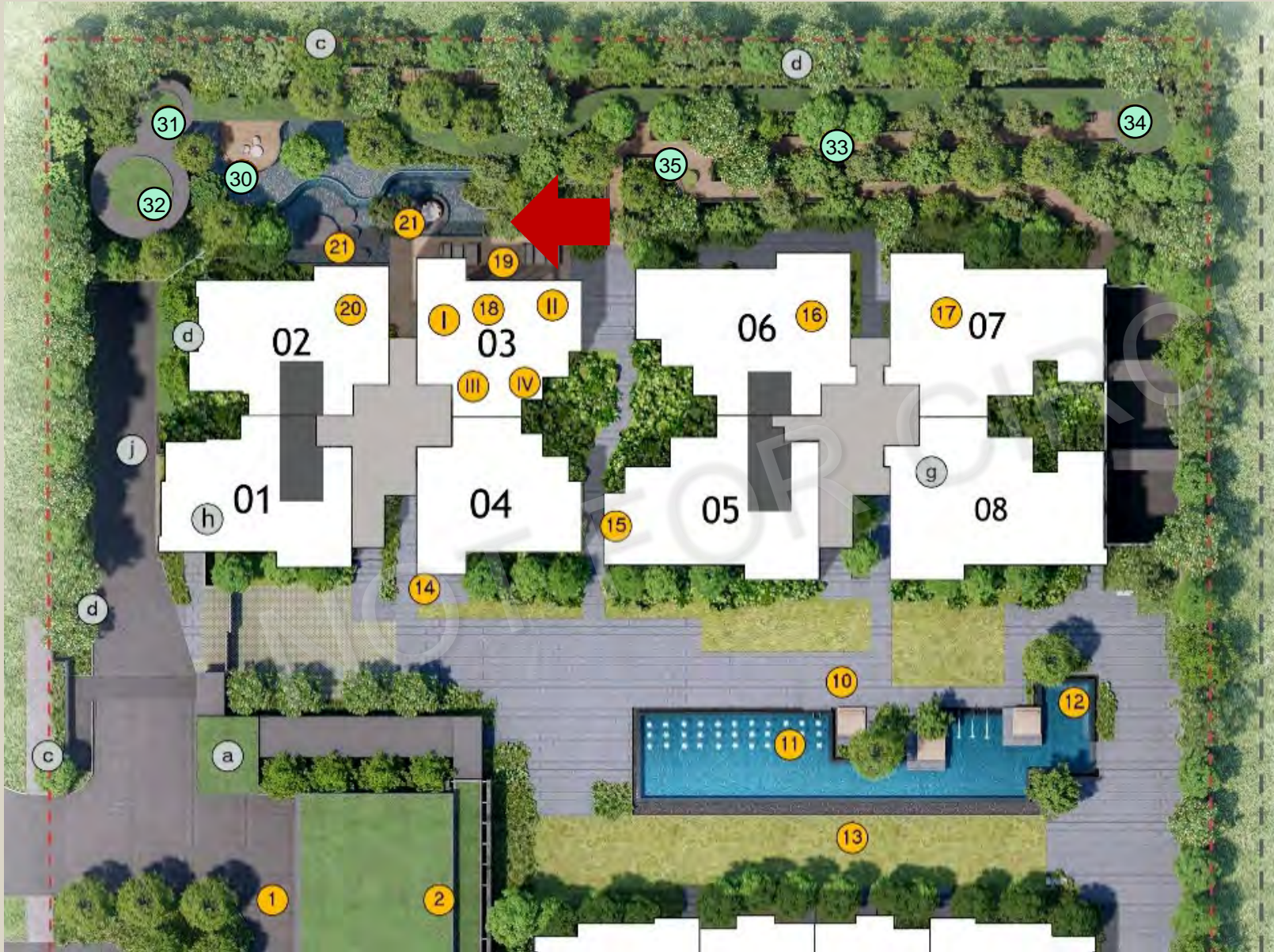


Wellness Pool  
Deck

Spa Seat

Wellness Pool

ARTIST'S IMPRESSION



Site Plan

1<sup>st</sup> Storey

- 10. Wellness Pool Deck
- 11. Wellness Pool (Area 150sqm)
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- 13. Wellness Lawn
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2<sup>nd</sup> Storey

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- 32. Waterfall Dining
- 33. Canopy Trail
- 34. Canopy Pavilion
- 35. Canopy Deck

Site Plan



ARTIST'S IMPRESSION



Site Plan

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- 31. Waterfall Perch
- 32. Waterfall Dining
- 33. Canopy Trail
- 34. Canopy Pavilion
- 35. Canopy Deck

Site Plan



Waterfall Dining

Waterfall Terrace

Waterfall Deck

Waterfall Pod



# Project Unique Selling Points

Jeremy Tan, Head of Property Sales, Frasers Property

# Naming Rationale

**Dunearn House**, the first residential development in the Turf City transformation takes its name from its distinguished location along Dunearn Road, a place steeped in rich history, timeless grace, and enduring heritage. It is strategically located along Dunearn Road on the southern perimeter of the new district, serving as a landmark that welcomes its residents and visitors into this soon to be rejuvenated area.

The name pays homage to its surroundings where history and modernity coexist in harmony.

The inclusion of the word “House” brings a deeply personal touch. It evokes warmth, comfort, and the idea of a sanctuary — a place where one feels instantly at home. Beyond its architectural form, it symbolises a space filled with life, connection, and cherished moments.

# A World Within Worlds

This is a complete address, where legacy, nature, and community converge.

Anchored in the stately heritage of Bukit Timah and poised beside the renewal of Turf City, Dunearn House stands at the crossroads of history and horizon. Architecture and landscape flow seamlessly together, drawing the outdoors inward. Green corridors frame sanctuaries of calm, while interiors open to expansive gardens and skyline views. Rising as the tallest in its vicinity, Dunearn House commands unblocked vistas across the Bukit Timah plains, a vantage of grandeur.

Surrounded by Singapore's most prestigious schools and minutes from Orchard Road, it offers both rootedness and reach. As the first mover in a new era of transformation, it stands with both presence and foresight. This is a residence of timeless proportion. Old-world stateliness meets contemporary refinement. Luxury is expressed with restraint, in stone, light, and space. Every detail reflects authenticity and permanence, from the crafted interiors to the landscaped grounds. It is a world of wholeness, balance, and distinction unfolding in one of Bukit Timah's finest locations.

A world refined, born of legacy, crowned in prestige. Dunearn House.

# Key Selling Points



Foothold in Singapore's  
Prestigious Education Belt



First non-landed residences at  
District 11 Swiss Club in 33 years



Own the First mover in the  
Turf City redevelopment



10 minute neighbourhood with  
amenities at your doorstep



4 minutes walk to  
Sixth Avenue MRT station



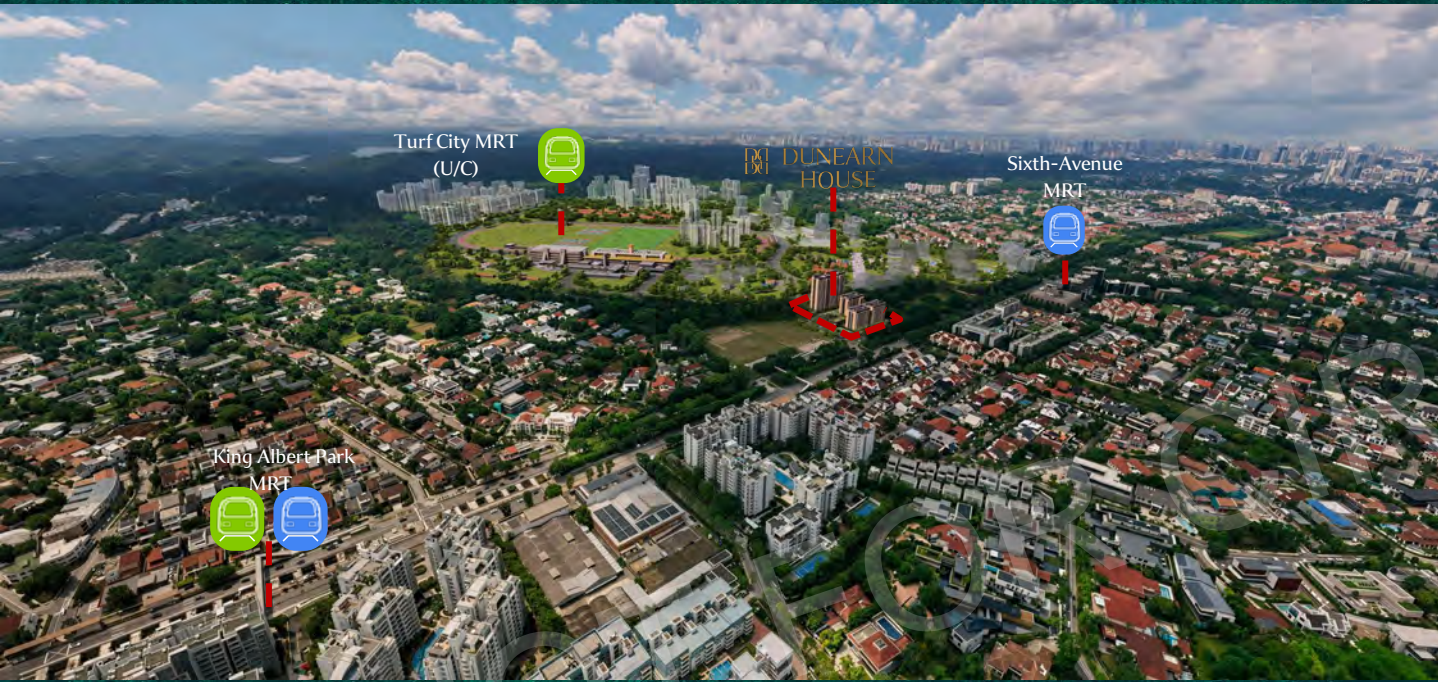
Possibly the tallest residential  
development between  
Yarwood Avenue to Stevens Road



Elevated above  
Good Class Bungalow enclaves



Squarish and  
Efficient Layouts

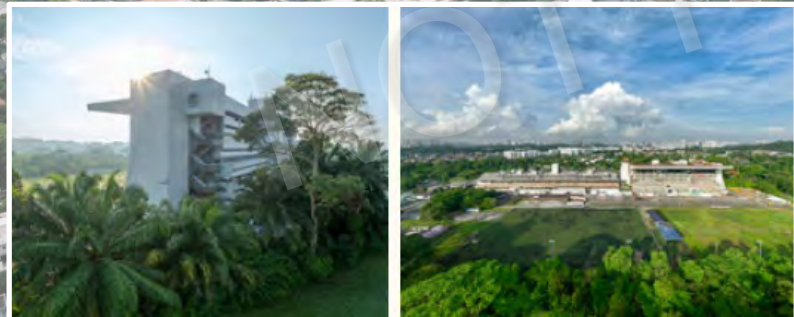
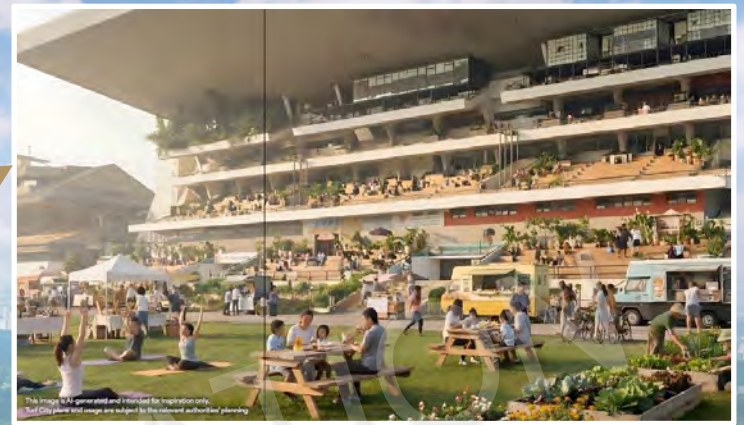


## DUNEARN HOUSE



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

# 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

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



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# Level 19 - South Facing Views (Bukit Timah Road)



Brought to you by



Thank you for attending our Project Briefing

Please submit questions to your respective ICs to consolidate, and we will address accordingly.