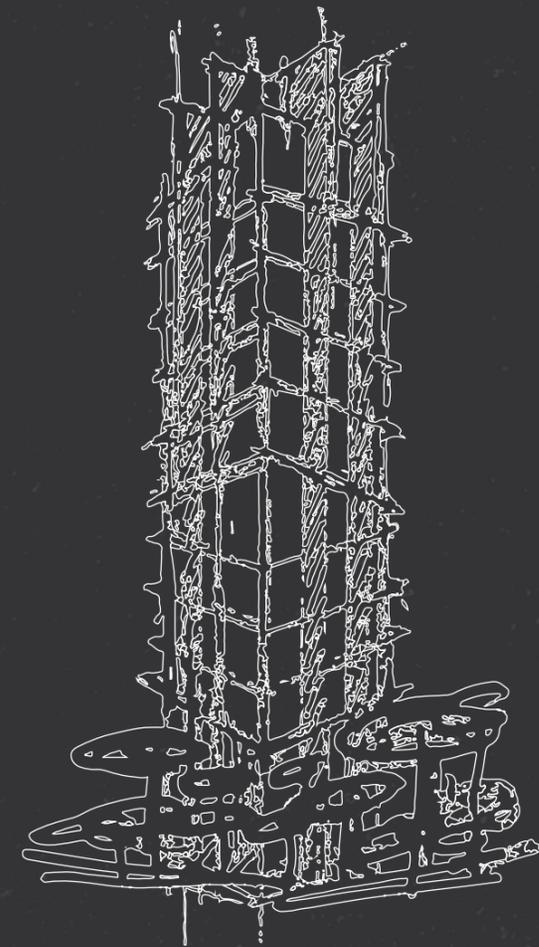


FYVE
DERBYSHIRE

A FREEHOLD URBAN SANCTUARY
PRIME DISTRICT 11



Fyve Derbyshire

In the design of Fyve Derbyshire, we have aspired to create a building that is elegant and timeless, contributing positively to our built environment and with spaces that bring pleasure and delight to its residents.

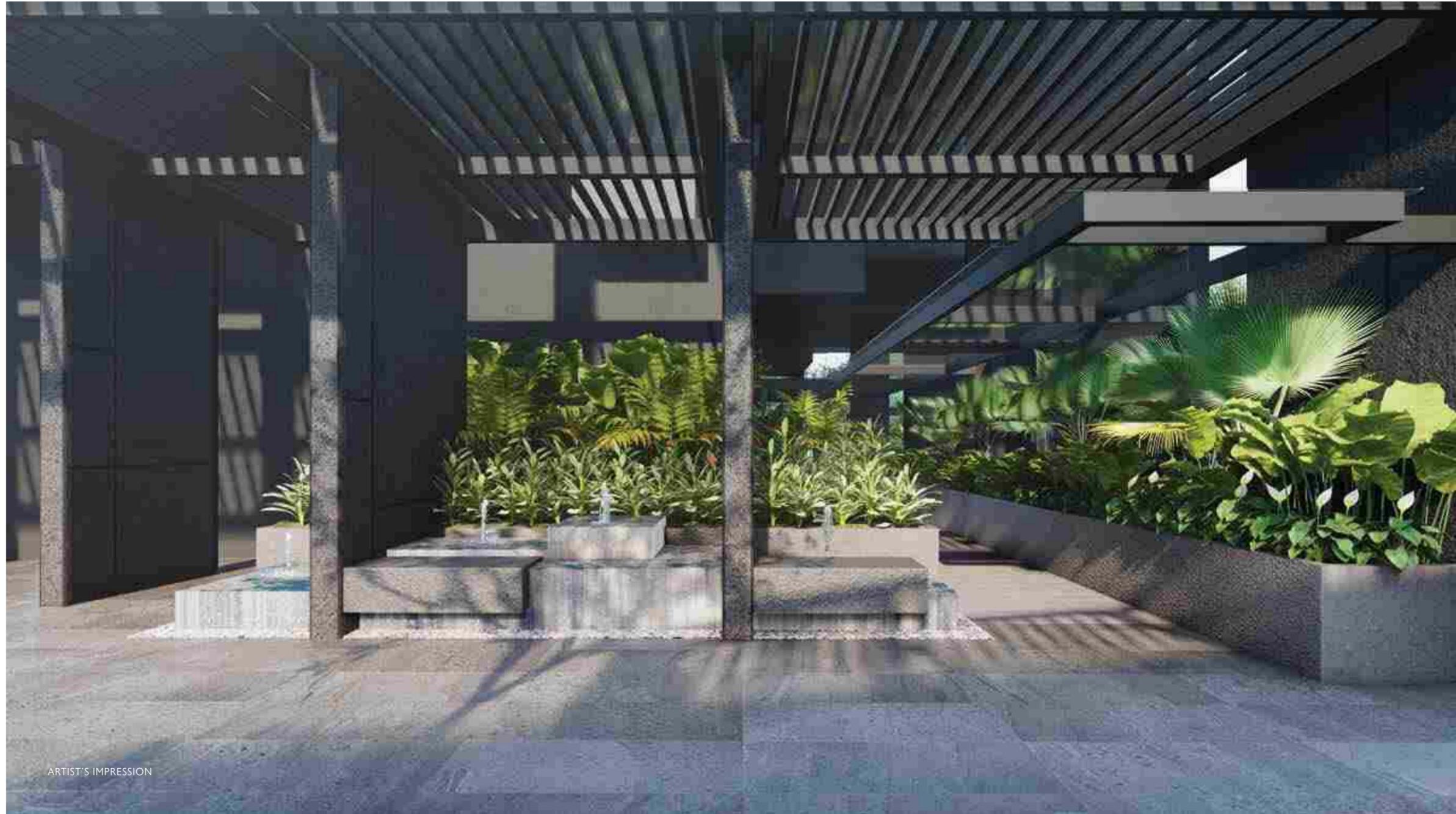
KYOOB ARCHITECTS

71 exclusive residences of uncompromising quality.
Each a respite for the five senses.
Retreat to an elegant home framed by lush greenery.

A private yet centrally located freehold urban sanctuary with a city address, Fyve Derbyshire is thoughtfully designed to appeal to the five human senses of sight, sound, smell, taste and touch.







ARTIST'S IMPRESSION





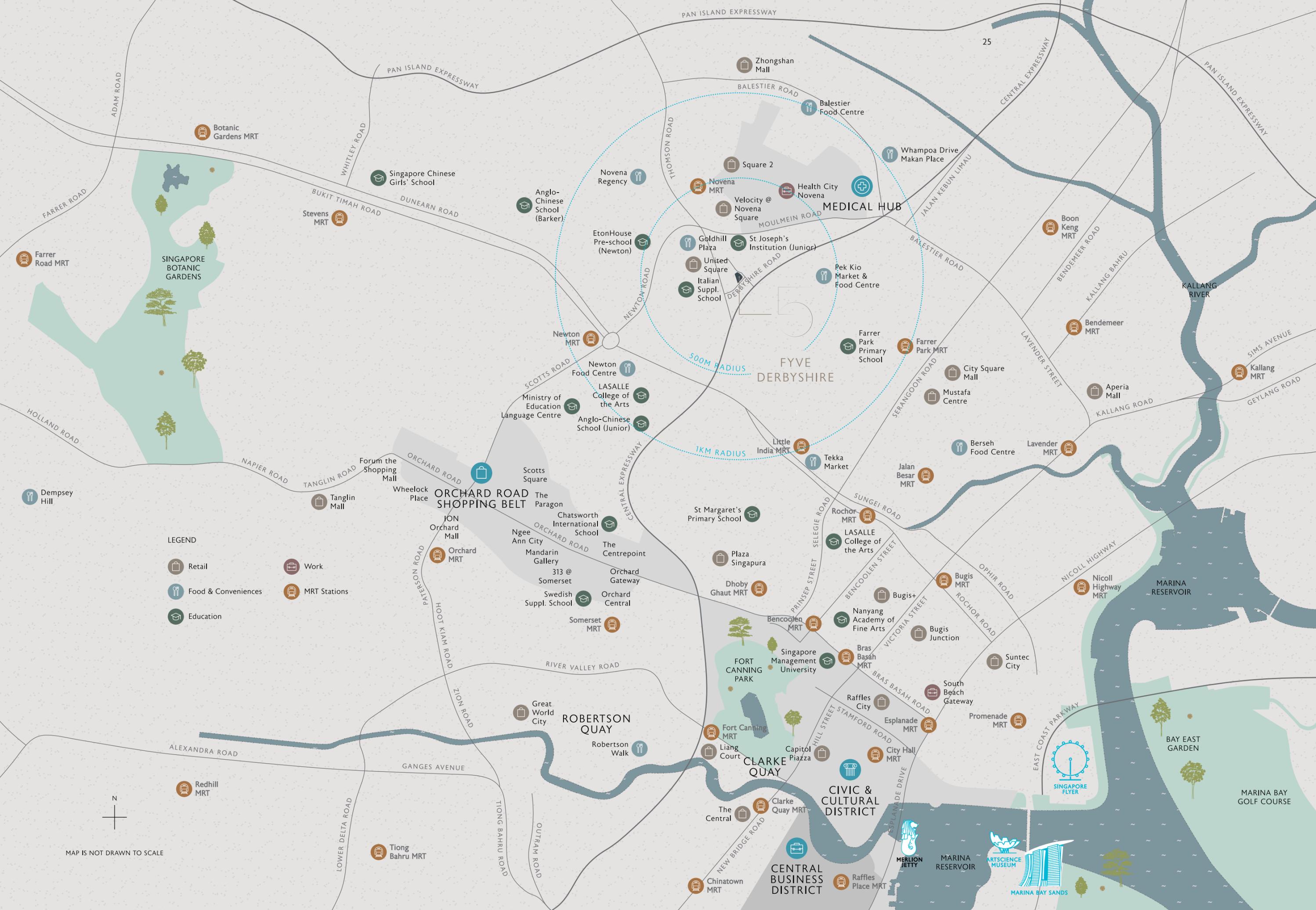
ARTIST'S IMPRESSION



ARTIST'S IMPRESSION

A city address.
An urban sanctuary.





LEGEND

-  Retail
-  Food & Conveniences
-  Education
-  Work
-  MRT Stations



MAP IS NOT DRAWN TO SCALE

SINGAPORE BOTANIC GARDENS

ORCHARD ROAD SHOPPING BELT

MEDICAL HUB

FYVE DERBYSHIRE

ROBERTSON QUAY

CLARKE QUAY

CIVIC & CULTURAL DISTRICT

CENTRAL BUSINESS DISTRICT

MARINA RESERVOIR

BAY EAST GARDEN

MARINA BAY GOLF COURSE



500M RADIUS

1KM RADIUS

25

Fyve Derbyshire is nestled in Novena, a city location in Singapore's highly sought-after Prime District 11. The development is within walking distance to Novena MRT station and a short distance to Newton MRT interchange. It is surrounded by numerous retail and lifestyle choices, making it convenient for daily necessities. Novena itself is set for transformation with the upcoming Health City Novena. The future North-South Corridor will enhance connectivity even more. There are also renowned schools in the vicinity.

THE NEW NOVENA PRIME DISTRICT 11



WORLD-CLASS MEDICAL HUB

Already an established healthcare hub, Novena boasts many of Singapore's top medical facilities including Tan Tock Seng Hospital, Mount Elizabeth Novena Hospital and Novena Medical Centre. In the near future, the impressive new Health City Novena will be built here too, opening yet another exciting chapter in the heart of Novena. By providing world-class medical care, the development will draw not just people living in Singapore, but visitors from the region too.



HEALTH CITY NOVENA

The new Health City Novena is an integrated development that will usher the next chapter in 'total care'. It will increase the healthcare space in Novena by 150%, with facilities that will anticipate and address the healthcare needs of future Central Singapore. When completed, it will change the outlook of Novena and elevate this already established medical precinct to another level. New care buildings will be added to the precinct, including a New National Centre, Proposed Intermediate Integrated Care Hub, Proposed National Skin Centre Expansion & National Healthcare Group's Headquarters, and a Proposed Ambulatory Centre at Tan Tock Seng Hospital.

MOUNT ELIZABETH NOVENA HOSPITAL



🚗 5 MINUTES

TAN TOCK SENG HOSPITAL



🚗 6 MINUTES

NOVENA MEDICAL CENTRE



🚗 6 MINUTES

LEE KONG CHIAN SCHOOL OF MEDICINE (NOVENA CAMPUS)



🚗 5 MINUTES

REN CI COMMUNITY HOSPITAL



🚗 5 MINUTES

NG TENG FONG CENTRE FOR HEALTHCARE INNOVATION



🚗 7 MINUTES

RENOWNED SCHOOLS IN THE VICINITY

Novena is home to a cluster of popular schools, including St Joseph's Institution Junior (just 110 metres away and less than a minute walk) and Anglo-Chinese School Junior (less than 1 kilometre away).

ST JOSEPH'S INSTITUTION JUNIOR



🚶 1 MINUTE

FARRER PARK PRIMARY SCHOOL



🚗 4 MINUTES

LEE KONG CHIAN SCHOOL OF MEDICINE (NOVENA CAMPUS)



🚗 5 MINUTES

ANGLO-CHINESE SCHOOL (JUNIOR)



🚗 5 MINUTES

CHATSWORTH INTERNATIONAL SCHOOL



🚗 10 MINUTES

ALL TRAVEL TIMES ARE ESTIMATES AND SUBJECT TO ACTUAL TRAFFIC CONDITIONS. SOURCE: WWW.ONEMAP.SG

CONNECTIVITY

GETTING AROUND



🚶 NOVENA MRT STATION — 650M



🚗 CENTRAL EXPRESSWAY — 2 MINS
PAN ISLAND EXPRESSWAY — 5 MINS

WORK



🚗 HEALTH CITY NOVENA — 7 MINS
SOUTH BEACH GATEWAY — 10 MINS
CENTRAL BUSINESS DISTRICT — 14 MINS

NORTH-SOUTH CORRIDOR



The North-South Corridor, which cuts through Novena, will be Singapore's first integrated transport corridor

21.5 kilometres long, connecting city centre to the north

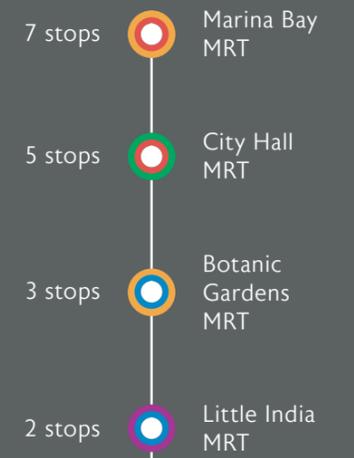
Featuring continuous bus lanes and cycling trunk routes

Cyclists can look forward to cycling from the city to other parts of Singapore, via the Park Connector Networks

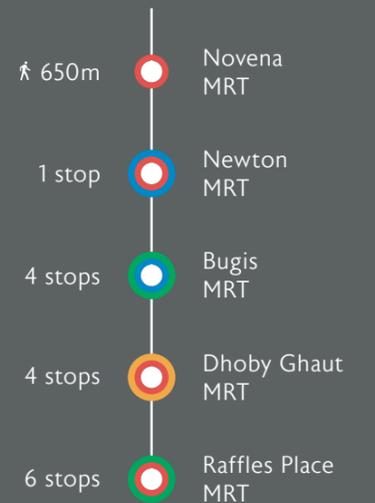
Wide walking paths and ample greenery for shade



Shorter travel time means more time for you



FYVE DERBYSHIRE



Legend

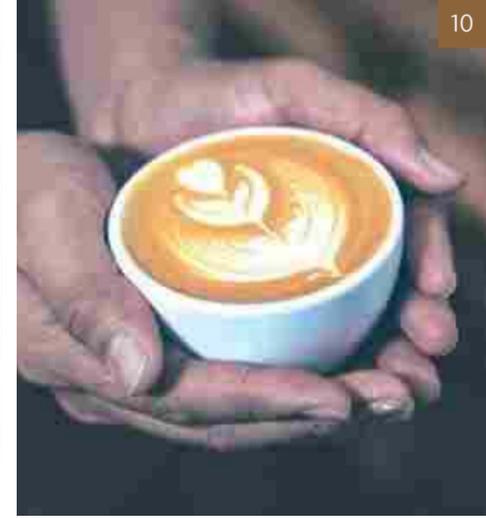
- 🟡 Circle Line
- 🟢 Downtown Line
- 🟠 East-West Line
- 🟣 North-East Line
- 🔴 North-South Line

A LIFESTYLE HAVEN AT YOUR DOORSTEP

Everything you need, from food, shopping and groceries can be found at your doorstep. United Square Shopping Mall, which has a Cold Storage, is just across the road. The Civic & Cultural district and Dempsey Hill are also a brisk drive away.

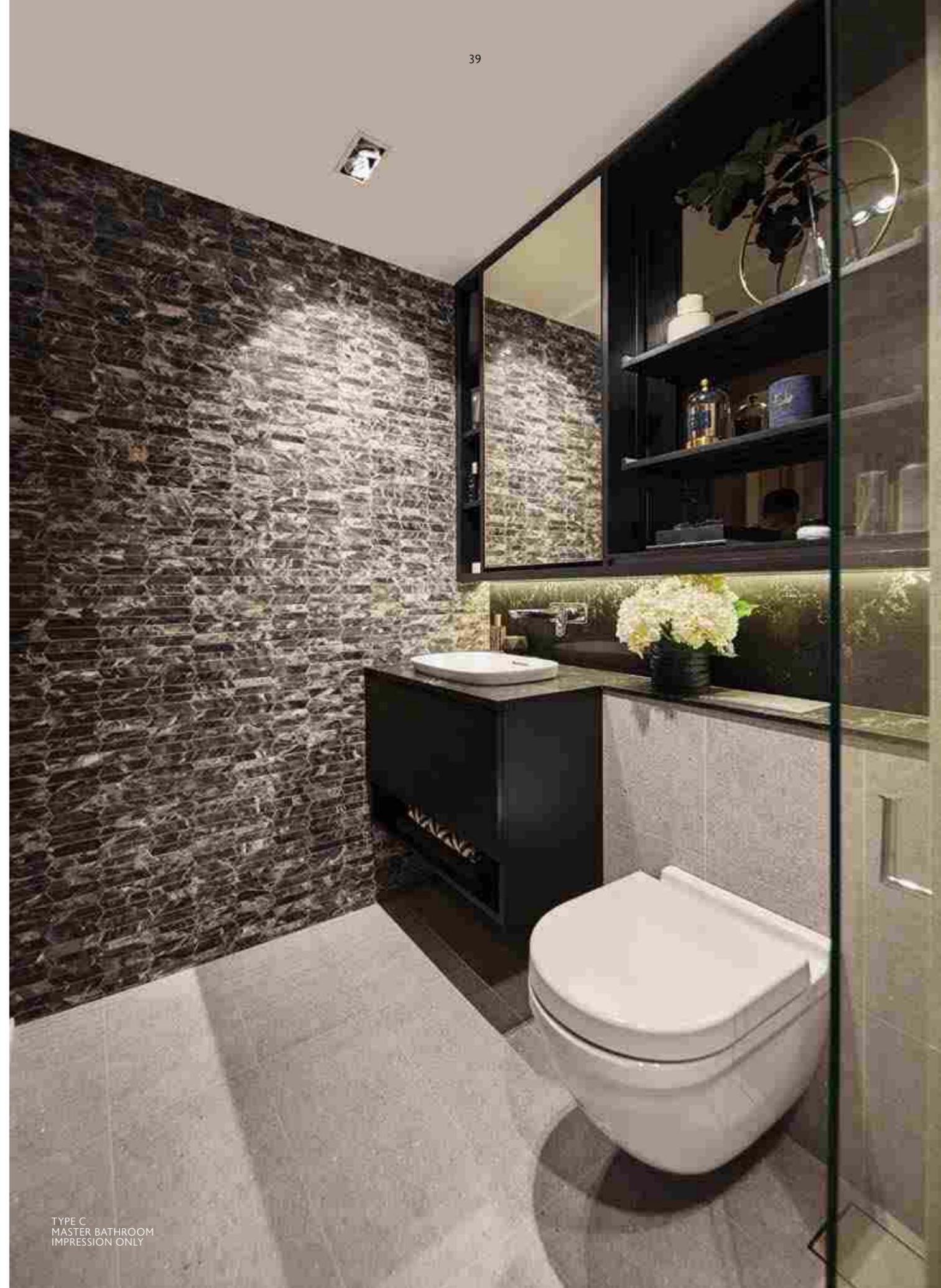
- | | |
|--|---|
| <p>1 UNITED SQUARE SHOPPING MALL 🚶 350M</p> <p>The Kids Learning Mall</p> <ul style="list-style-type: none"> · Growing Up Gifted · Lorna Whiston Schools · The Ballet & Music Company · The Learning Lab | <p>7 NOVENA MRT STATION 🚶 650M</p> |
| <p>2 VELOCITY @ NOVENA 🚶 650M</p> | <p>8 NORTH-SOUTH CORRIDOR</p> |
| <p>3 COLD STORAGE 🚶 350M-650M</p> <ul style="list-style-type: none"> · United Square Shopping Mall · Velocity @ Novena | <p>9 SINGAPORE POLO CLUB 🚗 7 MINUTES</p> |
| <p>4 FOOD CENTRES 🚗 2-10 MINUTES</p> <ul style="list-style-type: none"> · Balestier Food Centre · Pek Kio Market & Food Centre · Newton Food Centre · Whampoa Drive Makan Place | <p>10 FOOD & LIFESTYLE 🚗 3-10 MINUTES</p> <ul style="list-style-type: none"> · Goldhill Plaza · Novena Regency · Wheeler's Yard |
| <p>5 ORCHARD ROAD SHOPPING BELT 🚗 10 MINUTES</p> <ul style="list-style-type: none"> · ION Orchard Mall · Ngee Ann City · Scotts Square · The Paragon | <p>11 GARDENS & PARKS 🚗 10 MINUTES</p> <ul style="list-style-type: none"> · Fort Canning Park · MacRitchie Reservoir · Singapore Botanic Gardens |
| <p>6 DEMPSEY HILL 🚗 15 MINUTES</p> | <p>12 CENTRAL BUSINESS DISTRICT 🚗 14 MINUTES</p> |
| | <p>13 CIVIC & CULTURAL DISTRICT 🚗 10 MINUTES</p> <ul style="list-style-type: none"> · Asian Civilisation Museum · National Gallery Singapore · National Museum of Singapore · Peranakan Museum · Singapore Art Museum · Singapore Philatelic Museum |

ALL TRAVEL TIMES ARE ESTIMATES AND SUBJECT TO ACTUAL TRAFFIC CONDITIONS.
SOURCE: WWW.ONEMAP.SG





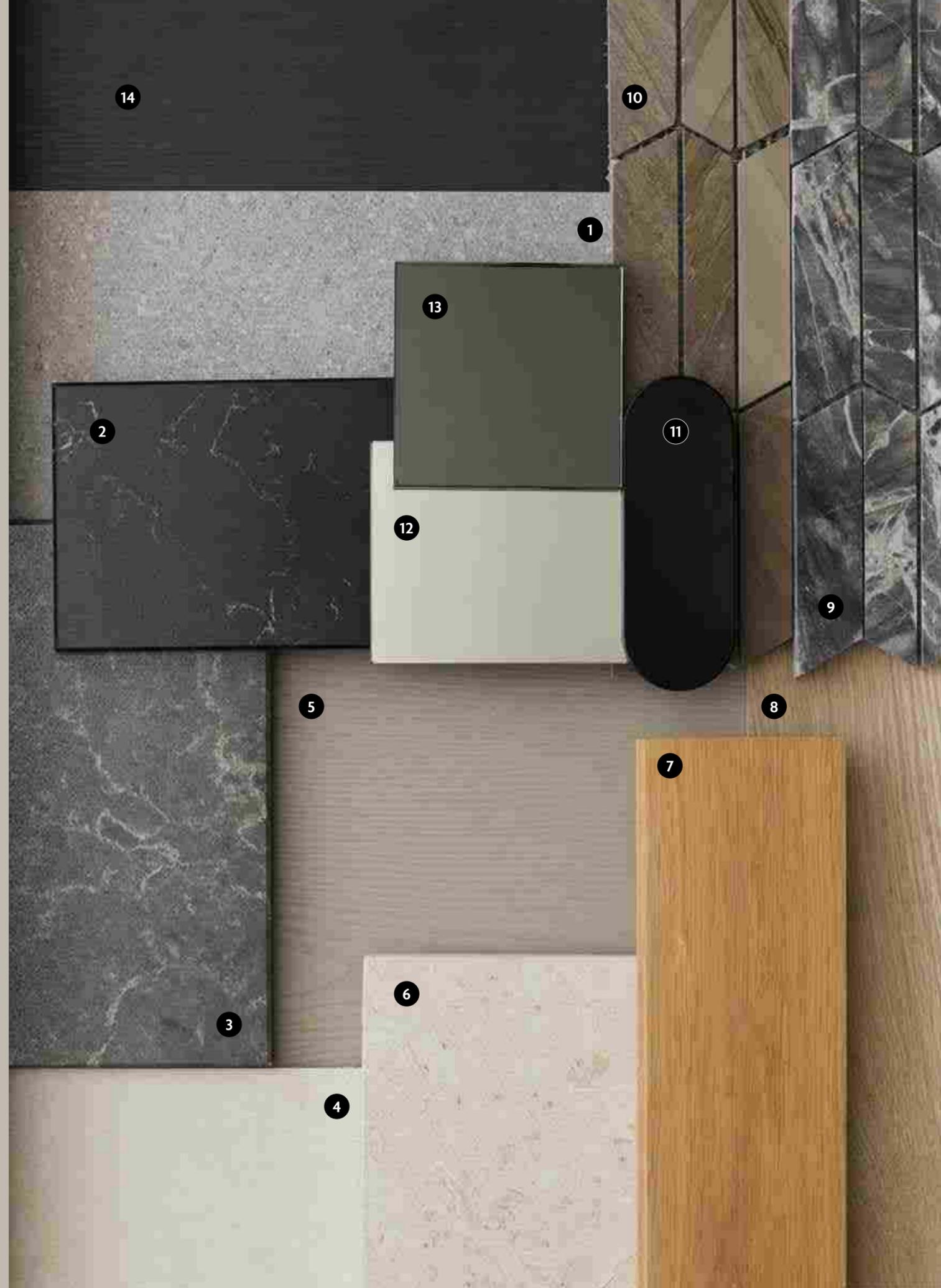
TYPE C
IMPRESSION ONLY





A sophisticated and soothing material palette calms your senses.

1. Bathrooms (Floor Tiles / Wall Tiles)
2. Bathrooms (Vanity Top / Backsplash / Shower Ledge)
3. Kitchen (Countertop / Backsplash)
4. Kitchen (Wall Tiles)
5. Kitchen Cabinets (Laminate)
6. Living / Dining / Kitchen Flooring (Marble Tiles — High Honed Finish)
7. Bedrooms (Timber Flooring — Smooth Matt Finish)
8. Balcony (Floor Tiles)
9. Master Bath (Accent Wall)
10. Common Bath (Accent Wall)
11. Bathrooms (Vanity — Metal Frame)
12. Bathrooms (Vanity — Clear Mirror)
13. Bathrooms (Vanity — Grey Tinted Mirror)
14. Wardrobes & Vanity Cabinet (Laminate)



Smart living made easy.

PROVISIONS

-  Pan & tilt camera for security monitoring
-  Cloud storage for video files
-  Motion sensor for tracking movement
-  Night vision for extra security
-  In-built siren for alarm
-  2 way audio for communication

EXPANSIONS*

-  Smart plug for energy consumption monitoring
-  Door / Window sensor
-  Motorised blinds
-  Lightings control
-  Remote air-con control
-  Panic button
-  SD card storage

The smart home gateway system includes WiFi and a pan and tilt camera with motion detection function, night vision, cloud storage and a 2 way audio, which allows you to monitor your home remotely through the smart home mobile application.



*Terms and conditions apply. The add-on compatible smart devices and features are not part of the provision for homeowners. Homeowners can choose to separately purchase the add-on compatible smart devices from the Smart Home vendor or any other vendors and install at their own cost after the handover of the unit.

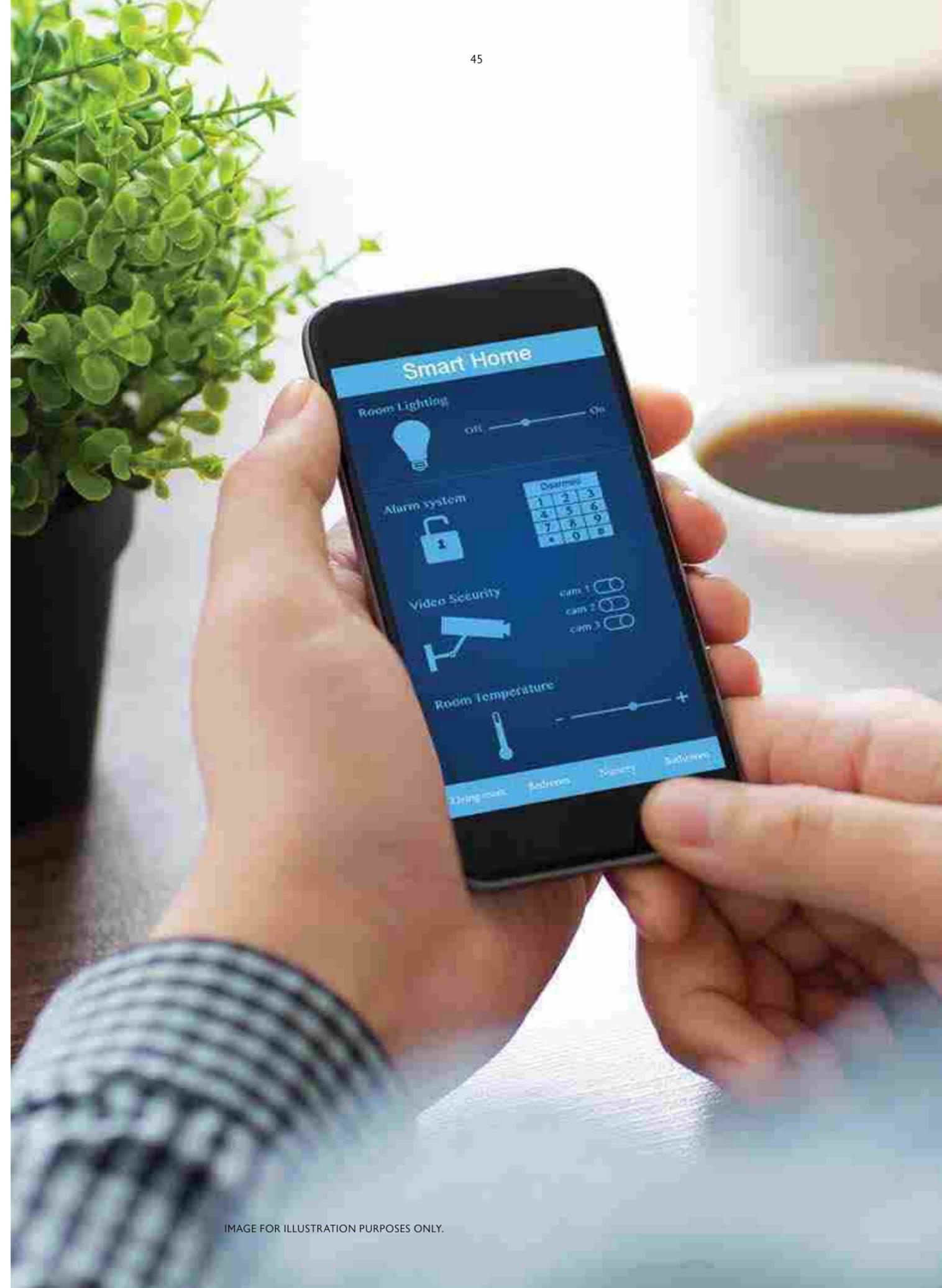


IMAGE FOR ILLUSTRATION PURPOSES ONLY.

- | | |
|----------------|--------------------------------|
| 1 25M Lap Pool | 9 Accessible Toilet |
| 2 Bubble Pool | 10 Outdoor Gym |
| 3 Aqua Gym | 11 Yoga Deck |
| 4 Pool Deck | 12 Double Tiered Bicycle Racks |
| 5 Pool Cabana | 13 Wellness Garden |
| 6 BBQ Pavilion | 14 Arrival Lounge |
| 7 Herb Lounge | 15 Side Gate |
| 8 Shower Point | 16 Guard House |

- Each floor has only 4 units.
- Access to home from basement car park, for greater convenience and ease.
- All units are north-south facing.
- Each living room opens up to a balcony, bringing the outdoors in.
- Units do not have Household Shelter, allowing for greater flexibility in layout and planning.
- Selected units have living and dining areas situated side by side, allowing for greater views and sense of spaciousness.



DIGRAMMATIC CHART



Type A
2-Bedroom



Type B
2-Bedroom + Guest Room

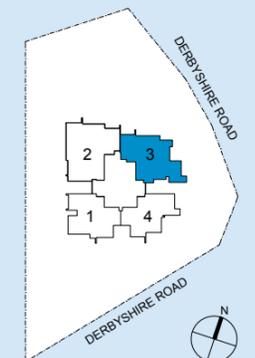
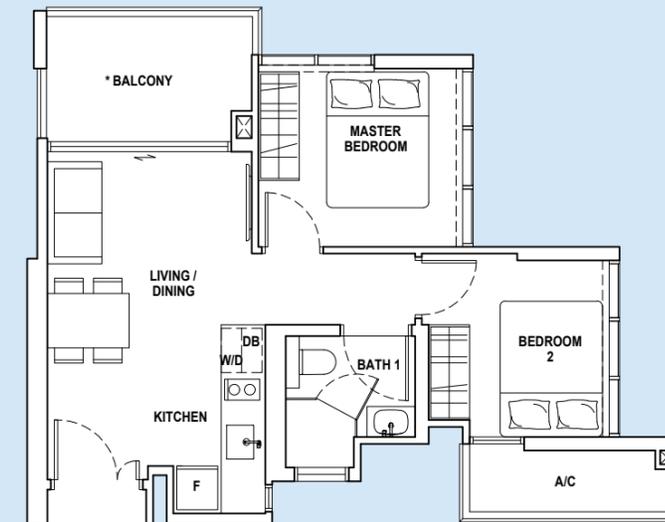


Type C
3-Bedroom + Guest Room

UNIT / FLOOR	01	02	03	04
ROOF				
19	A3 61 sq.m	C 87 sq.m	B 74 sq.m	A2 55 sq.m
18	A3 61 sq.m	C 87 sq.m	B 74 sq.m	A2 55 sq.m
17	A3 61 sq.m	C 87 sq.m	B 74 sq.m	A2 55 sq.m
16	A3 61 sq.m	C 87 sq.m	B 74 sq.m	A2 55 sq.m
15	A3 61 sq.m	C 87 sq.m	B 74 sq.m	A2 55 sq.m
14	A3 61 sq.m	C 87 sq.m	B 74 sq.m	A2 55 sq.m
13	A3 61 sq.m	C 87 sq.m	B 74 sq.m	A2 55 sq.m
12	A3 61 sq.m	C 87 sq.m	B 74 sq.m	A2 55 sq.m
11	A3 61 sq.m	C 87 sq.m	B 74 sq.m	A2 55 sq.m
10	A3 61 sq.m	C 87 sq.m	B 74 sq.m	A2 55 sq.m
09	A3 61 sq.m	C 87 sq.m	B 74 sq.m	A2 55 sq.m
08	A3 61 sq.m	C 87 sq.m	B 74 sq.m	A2 55 sq.m
07	A3 61 sq.m	C 87 sq.m	B 74 sq.m	A2 55 sq.m
06	A3 61 sq.m	C 87 sq.m	B 74 sq.m	A2 55 sq.m
05	A3 61 sq.m	C 87 sq.m	B 74 sq.m	A2 55 sq.m
04	A3 61 sq.m	C 87 sq.m	B 74 sq.m	A2 55 sq.m
03	A3 61 sq.m	C 87 sq.m	B 74 sq.m	A2 55 sq.m
02	A3 61 sq.m		A1 52 sq.m	A2 55 sq.m
01	COMMUNAL FACILITIES / DROP-OFF			
BASEMENT 1	CAR PARK			
BASEMENT 2	CAR PARK			
BASEMENT 2A	CAR PARK			

TYPE A1 2 BEDROOM

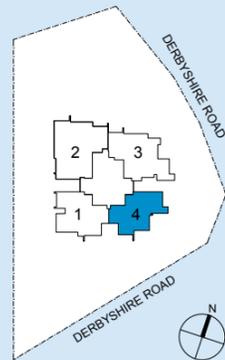
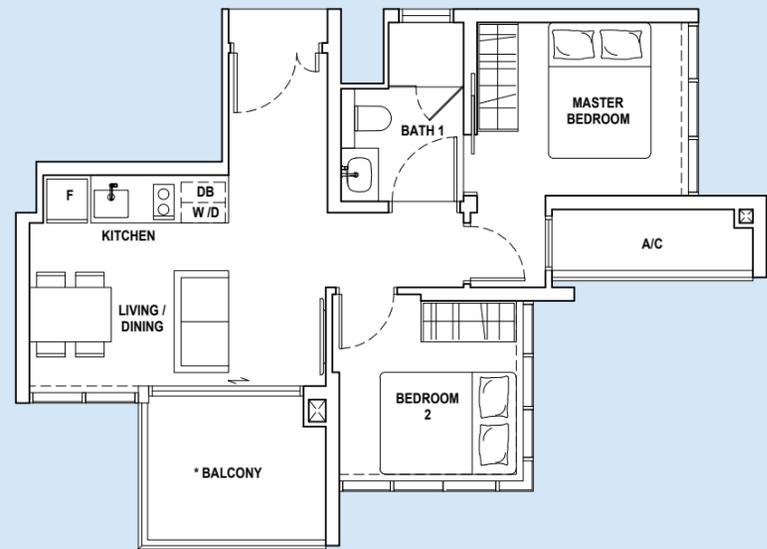
52 sq.m
#02-03



All floor areas indicated are inclusive of AC Ledge, Balcony and Strata Void where applicable. All floor areas are estimate only and subject to final survey. All floorplans are subject to changes as may be required or approved by the relevant authorities.
*The balcony shall not be enclosed. Only approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to page 54 of this Brochure.

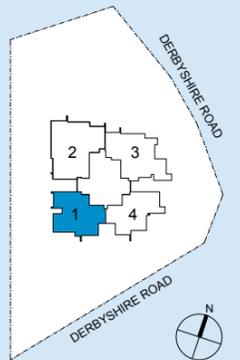
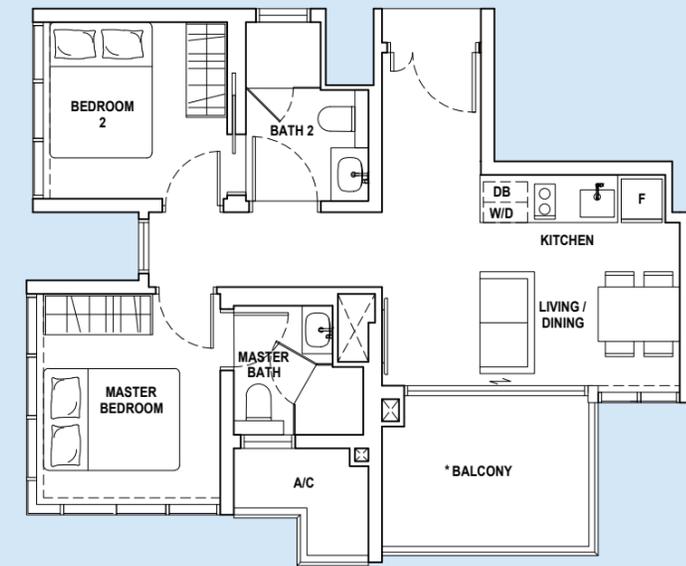
TYPE A2 2 BEDROOM

55 sq.m
#02-04 to #19-04



TYPE A3 2 BEDROOM

61 sq.m
#02-01 to #19-01

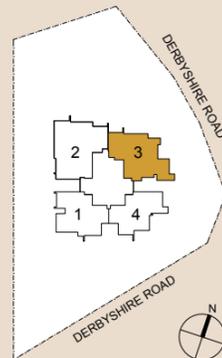
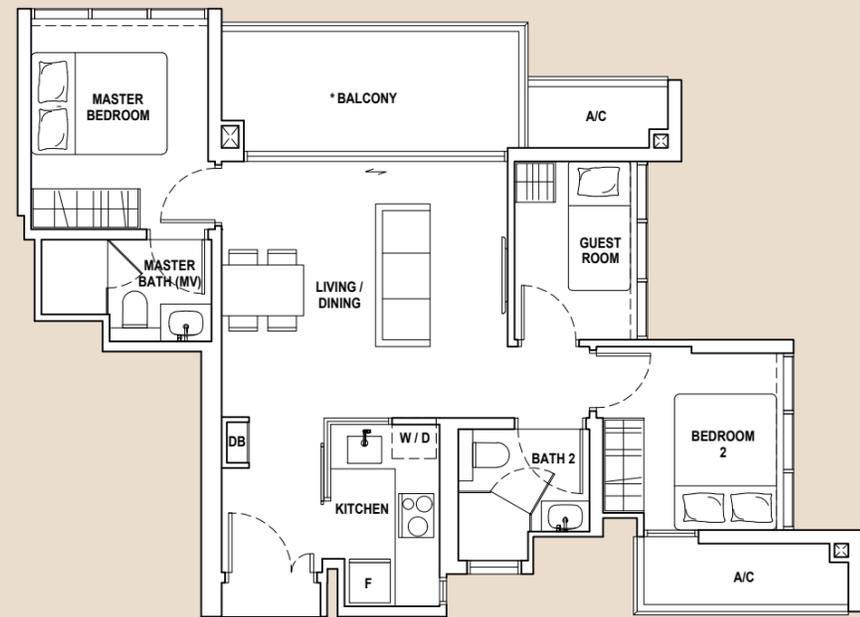


All floor areas indicated are inclusive of AC Ledge, Balcony and Strata Void where applicable. All floor areas are estimate only and subject to final survey. All floorplans are subject to changes as may be required or approved by the relevant authorities.
*The balcony shall not be enclosed. Only approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to page 54 of this Brochure.

All floor areas indicated are inclusive of AC Ledge, Balcony and Strata Void where applicable. All floor areas are estimate only and subject to final survey. All floorplans are subject to changes as may be required or approved by the relevant authorities.
*The balcony shall not be enclosed. Only approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to page 54 of this Brochure.

TYPE B 2 BEDROOM + GUEST

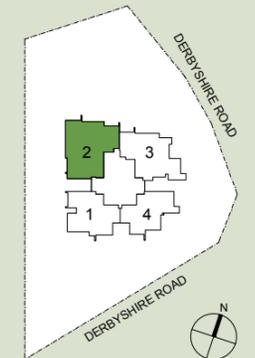
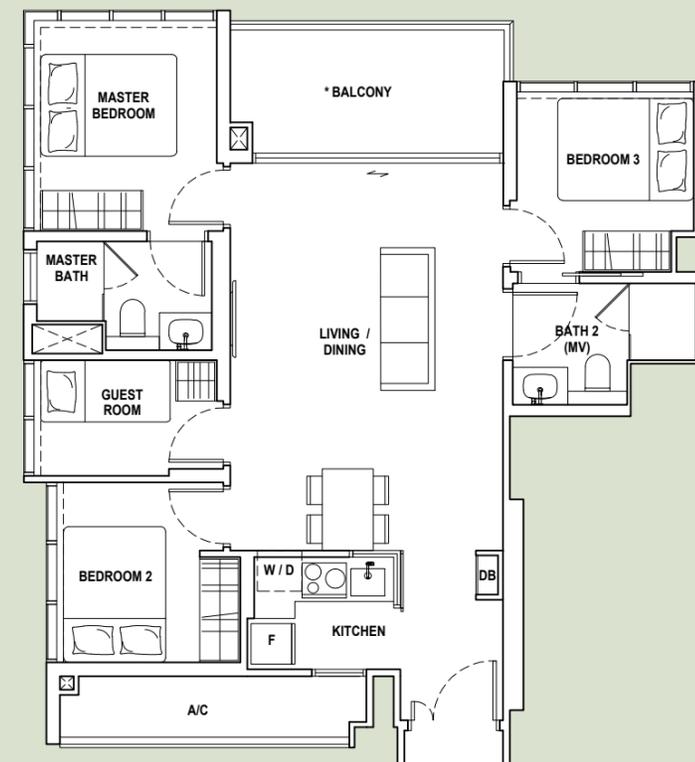
74 sq.m
#03-03 to #19-03



All floor areas indicated are inclusive of AC Ledge, Balcony and Strata Void where applicable. All floor areas are estimate only and subject to final survey. All floorplans are subject to changes as may be required or approved by the relevant authorities.
*The balcony shall not be enclosed. Only approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to page 54 of this Brochure.

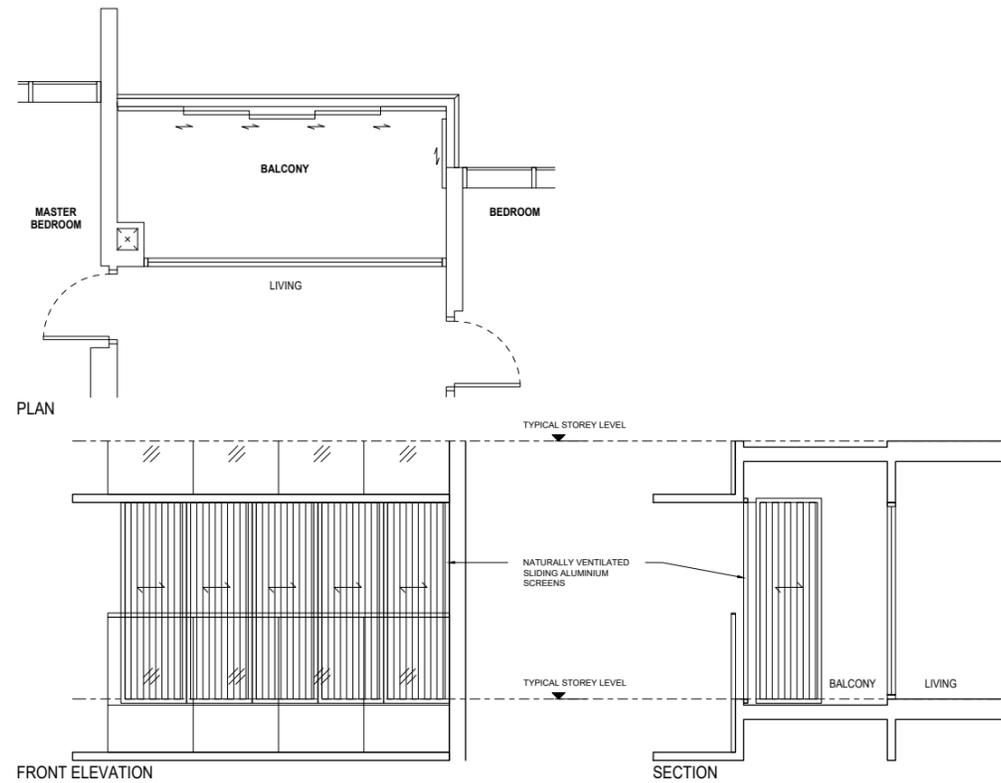
TYPE C 3 BEDROOM + GUEST

87 sq.m
#03-02 to #19-02



All floor areas indicated are inclusive of AC Ledge, Balcony and Strata Void where applicable. All floor areas are estimate only and subject to final survey. All floorplans are subject to changes as may be required or approved by the relevant authorities.
*The balcony shall not be enclosed. Only approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to page 54 of this Brochure.

BALCONY SCREEN DETAIL



Note:

This drawing is for reference only. The screen design is provided for aesthetic uniformity of the development. Materials are to be aluminium with powder coated finish. Fixing details are by contractor, and fixing shall not damage the existing water proofing and structure. Owner shall verify all dimensions prior to fabrication and commencement of work. Drawings are not to scale. The cost of screen and installation shall be borne by the owner.

A PREMIER DEVELOPMENT BY ROXY-PACIFIC HOLDINGS LIMITED

Roxy-Pacific Holdings Limited (“the Group”) is an established property and hospitality corporation with an Asia-Pacific focus and a track record dating back to May 1967. Listed on the SGX Mainboard since 12 March 2008, the Group is engaged primarily in the development and sale of residential and commercial properties (“Property Development”), Hotel ownership and other investment properties in Asia-Pacific (“Hotel Ownership and Property Investment”), including the ownership of Grand Mercure Singapore Roxy. Since 2013, the three main arms – Property Development, Property Investment and Hotel Ownership have extended their reach beyond Singapore, to countries such as Malaysia, Australia, Thailand, Japan and Maldives.

SINGAPORE

120 Grange



Arena Residences



Harbour View Gardens



The Navian



OVERSEAS

Wisma Infinitum,
Malaysia



West End Residences,
Australia



Noku,
Maldives



Noku,
Kyoto

