

AUTHENTIC

U R B A N

WILSHIRE

RESIDENCES

L I V I N G

REDEFINED

JUST LIKE THE CONTENTMENT
THAT COMES EASILY
WHEN GOOD FOOD WARMS THE BELLY
THE WARMTH OF HOME FULFILLS
OUR HEART'S DESIRE
FOR A TASTE OF THE GOOD LIFE





FARRER ROAD

DISTRICT 10

WHERE HAPPINESS TASTES AS SWEET AS LOVE

Preparation invested in time, energy and effort is crucial – just like preparing a home-cooked feast for loved ones. At **Wilshire Residences**, discover the essential elements that come together to create an outstanding development.

- FREEHOLD
- CENTRAL REGION, DISTRICT 10
- STRIKING 12-STOREY TOWER WITH 85 EXCLUSIVE APARTMENT UNITS
- 1 BEDROOM TO 4 BEDROOMS + GUEST UNIT TYPES

WILSHIRE RESIDENCES

ORCHARD

MARINA BAY

BOTANIC
GARDENS

DEMPSEY HILL

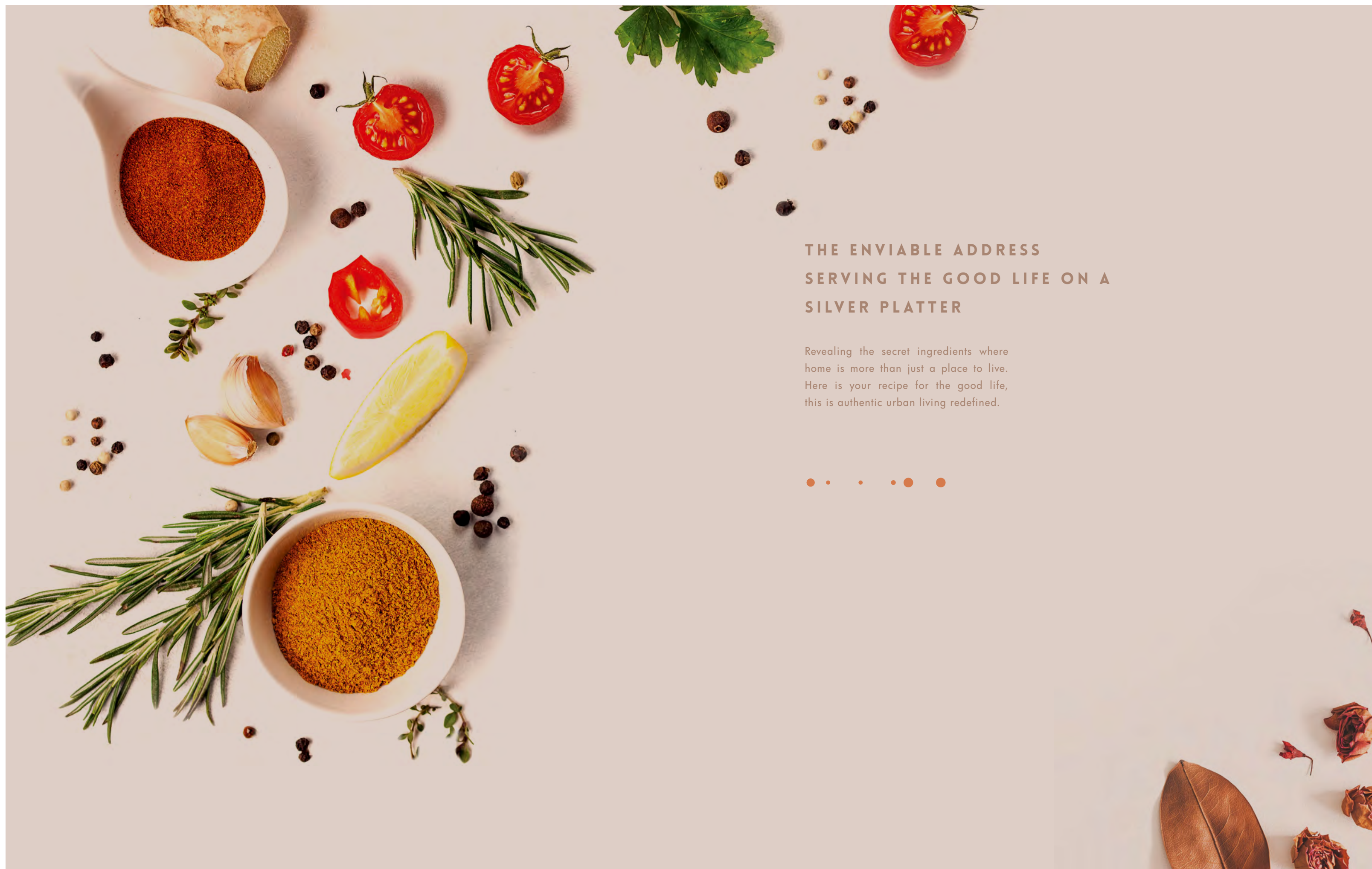
SENTOSA

ONE
NORTH

HOLLAND
VILLAGE



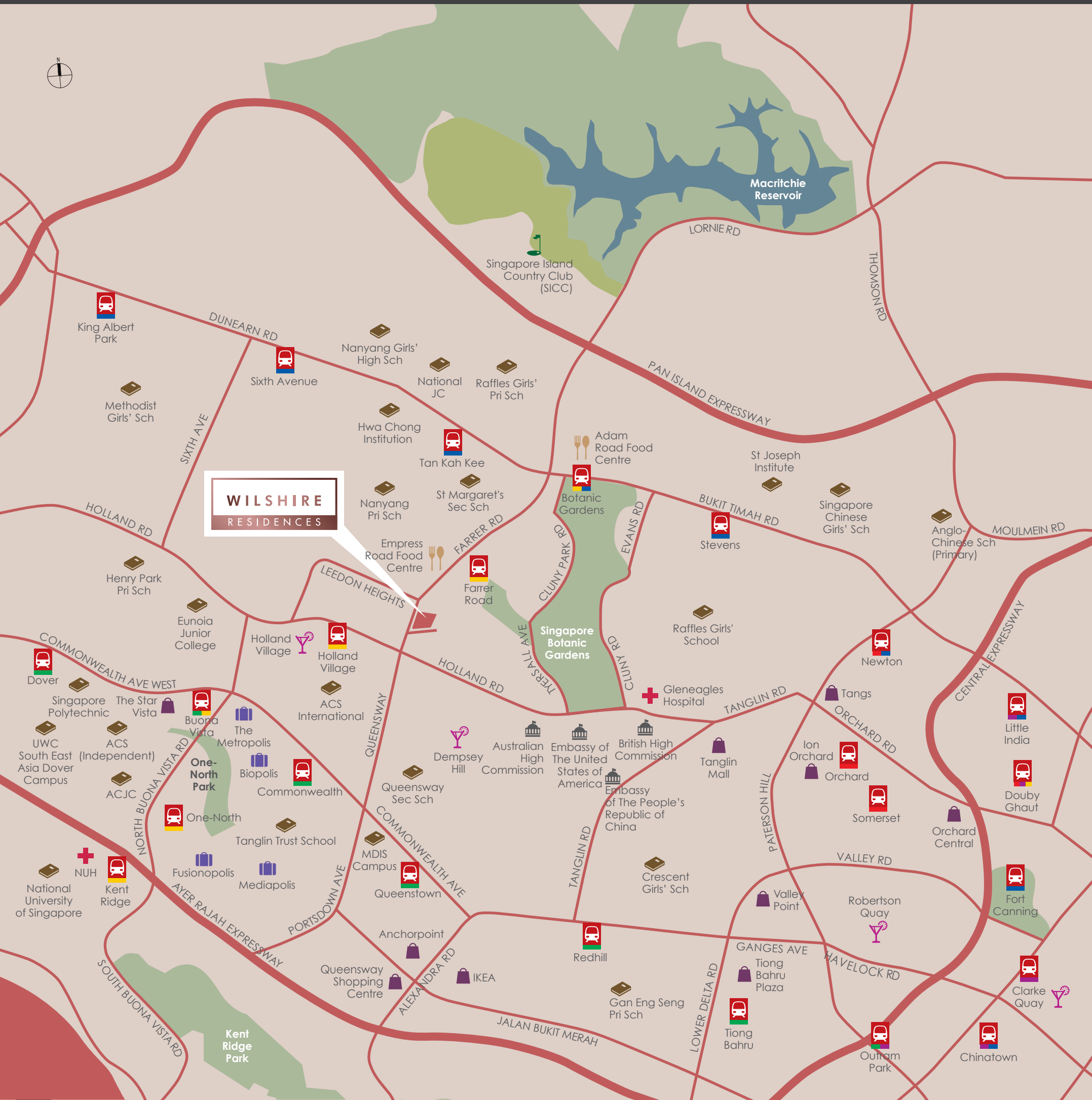
Artist's Impression



THE ENVIABLE ADDRESS
SERVING THE GOOD LIFE ON A
SILVER PLATTER

Revealing the secret ingredients where
home is more than just a place to live.
Here is your recipe for the good life,
this is authentic urban living redefined.





GENEROUS SERVINGS FOR ALL

- 1 prime location in District 10
- 4 good handfuls of Lifestyle: Live-Play-Eat-Shop
- 1 heaped tablespoon of considerable Singapore's top education institutions nearby (from Preschool to Junior College)
- 1 pinch of strategic surroundings such as Dempsey Hill, Holland Village, Tanglin Road, etc.
- Add an extra dash of serenity with close proximity to Botanic Gardens

ACCESSIBILITY / EXPRESSWAY

Pan Island Expressway (PIE)

Ayer Rajah Expressway (AYE)

MASS RAPID TRANSIT

DISTANCE

East West Line - Circle Line - Downtown Line

Farrer Road MRT	600m 9 mins
Holland Village MRT	1 Stop away
Botanic Garden MRT Interchange	1 Stop away
Buona Vista MRT Interchange	2 Stops away

SHOPPING MALLS & FOOD CENTRES

DISTANCE

Empress Road Market and Food Centre	382m 6 mins
Commonwealth Crescent Market	827m 7 mins
Dempsey Hill	1.4km 3 mins
Holland Village	1.5km 3 mins
Serene Centre	1.7km 4 mins
Adam Road Food Centre	2.0km 5 mins
Crown Centre	2.3km 4 mins
Coronation Shopping Plaza	2.4km 4 mins
Tanglin Halt Market	2.4km 5 mins
Tanglin Mall	2.5km 4 mins
Orchard Shopping Belt	4.9km 9 mins

SPORTS & RECREATION

DISTANCE

Buona Vista CC	1.4km 4 mins
Queenstown CC	1.6km 5 mins
Botanic Garden	2.0km 4 mins
Queenstown Stadium	2.0km 4 mins
Queenstown Sports & Recreation Centre	2.0km 4 mins

PRIMARY SCHOOL

DISTANCE

Nanyang Primary School	<1.0km 3 mins
New Town Primary School	<2.0km 5 mins
Queenstown Primary School	<2.0km 5 mins
Raffles Girls' Primary School	<2.0km 5 mins

SECONDARY SCHOOL

DISTANCE

St Margaret's Secondary	1.6km 3 mins
Queensway Secondary	1.6km 3 mins
Fairfield Methodist School	3.7km 7 mins
Anglo-Chinese School (Independent)	3.8km 7 mins
Singapore Chinese Girls' School	3.9km 7 mins
St Joseph Institution	4.1km 8 mins
Nanyang Girls' High School	4.5km 9 mins
Raffles Girls School	4.9km 9 mins
Anglo-Chinese School (Barker Road)	4.9km 10 mins

JUNIOR COLLEGE

DISTANCE

Anglo-Chinese Junior College	3.1km 6 mins
Hwa Chong Institution	4.3km 9 mins
National Junior College	4.6km 9 mins

INTERNATIONAL SCHOOL

DISTANCE

Anglo-Chinese School International	1.9km 4 mins
Invictus International School	2.1km 5 mins

Legend:



EASE OF LIVING

EVERYDAY ESSENTIALS EASILY WITHIN REACH

Embrace the pleasures of convenience and connectivity with **Wilshire Residences'** prime location in the heart of District 10. Be it the daily commute to work, running some errands or meeting up with friends, getting around has never been easier when home is placed in close proximity to Farrer Road MRT station, and you can really keep up with all the demands of modern living.



9 mins' walk to Farrer MRT Station



RELISH

THE JOURNEY OF
GETTING AROUND WITH EASE



SAVOUR

PLEASE THE PALATE
TO YOUR HEART'S CONTENT



HOLLAND VILLAGE

EXCITING EXPAT ENCLAVE

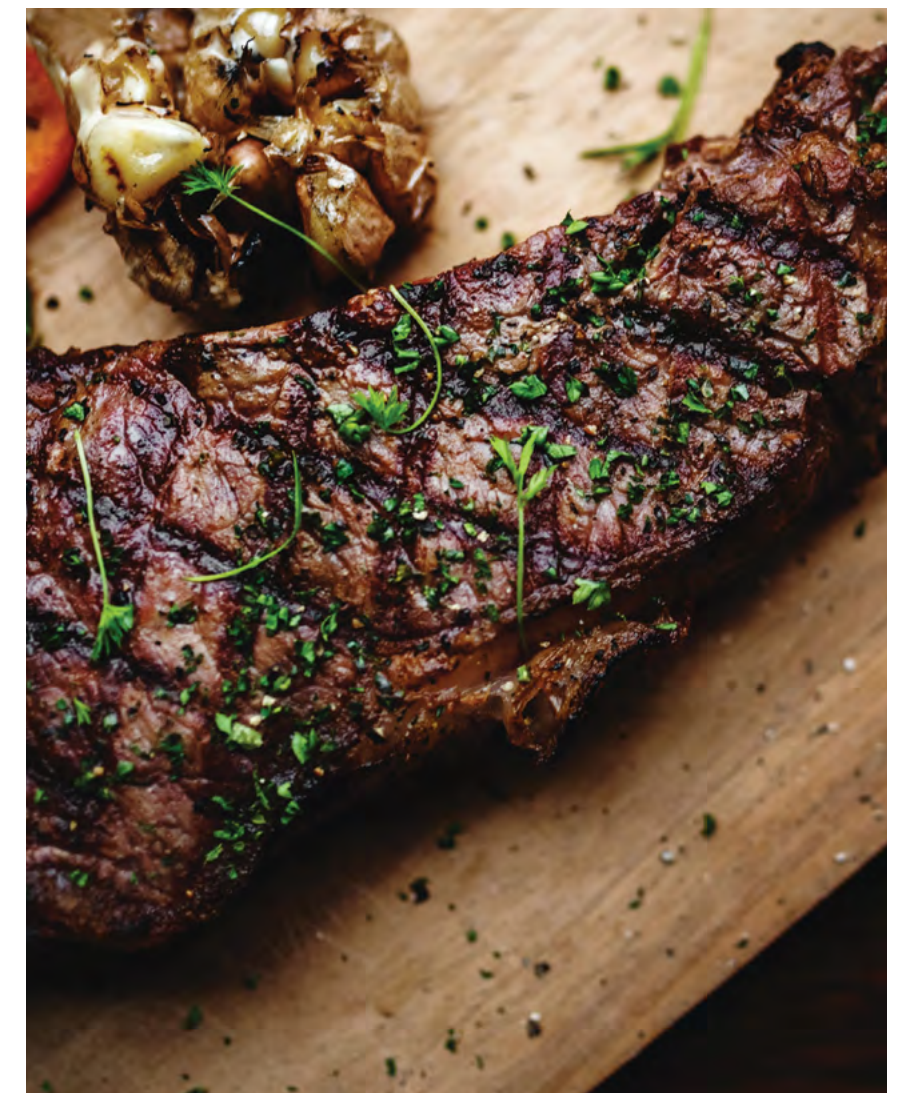
BURSTING WITH INCREDIBLE FLAVOURS

Head on over to Holland Village where a delectable food scene is more than ready to treat your taste buds right. Renowned for its “Bohemian” charm, this gastronomic haven attracts both locals and expatriates with its eclectic food offerings and artistic ambience.

Be it hearty brunches to decadent desserts, Holland Village is the perfect place to satiate everyone’s appetite. Full of great places to eat and cool places to unwind from hipster cafes to beer joints and wine bars, the scene is set for one to enjoy good food and chill out in style.

Start your day off right with breakfast at Baker & Cook where this celebrity-helmed bakery offers its much-talked-about artisanal pastries and homemade jams. Go on a grocery run with an organic twist at Taste. Housing ten different sections in Raffles Holland V Shopping Mall, Taste offers seasonal produce flown in from all over the world like France, Japan, Thailand and the United States.

If local fare is more up your alley, take a trip to Holland Drive Market and Food Centre. This hawker centre is sure to satisfy your craving for local dishes with its authentic selection of nasi lemak, chicken rice, laksa and many more tasty delights.



DEMPSEY HILL
DIVERSE & DELICIOUS

MOUTHWATERING
ARRAY OF
TASTY DISHES

The tranquil enclave of Dempsey Hill is fast garnering a reputation as one of the most popular dining destinations in Singapore. Merely a short 5 minutes' drive from **Wilshire Residences**, you are all set to enjoy Michelin-starred experiences in a matter of minutes.

Set amidst Dempsey Hill's lush greenery, COMO Dempsey is a lifestyle destination that offers an all-round new experience in food, fashion and leisure. Featuring four fine culinary institutions, the stand-out dining place is Candlenut – the world's first Michelin-starred Peranakan restaurant. Founded by homegrown chef Marcus Lee, the historic heritage of Peranakan dishes are elevated with a modern twist.

Have your pick of delicious dining and nightlife choices all around Dempsey Hill. Tuck into tantalising local cuisine at the famed Jumbo Seafood Restaurant and Samy's Curry. For a hearty menu of steaks and beers, check out Red Dot Brewhouse or quench your thirst at The Green Door's garden bar.



Make Sunday brunch much more enjoyable at Don Quijote where the weekend tapas buffet is sure to satisfy your Spanish cuisine cravings. Alternatively, try out eating green with a twist at Open Farm Community. With the concept of farm-to-table helmed by a world-renowned chef, you get to enjoy delectable dishes created from locally farmed ingredients.



BOTANIC GARDENS

GREEN & SERENE

STUNNING VERDANT LANDSCAPE

With Singapore Botanic Gardens just a stone's throw away from **Wilshire Residences**, satisfy your passion for the outdoors easily. This is a walk in the park experience like no other in Singapore Botanic Gardens, the first and only tropical botanic garden on the UNESCO's World Heritage List.

Choices aplenty to escape into nature's embrace here; whether it's getting a good workout exploring the gardens or picking the perfect picnic spot, everyone in the family – both young and young at heart – are all set to enjoy serene moments and outdoor delights whenever desired.



REFRESH

SOOTHE THE SOUL
IN NATURE'S EMBRACE



ENJOY

THE VARIETY AND VIBRANCY OF
RETAIL THERAPY AWAITS



ORCHARD ROAD

ULTIMATE LIFESTYLE DESTINATION

DELIGHTFULLY DIVERSE SHOPPING SCENE

Shop till you drop, as the saying goes. And when you call **Wilshire Residences** home, you can find truth in the cliché with retail therapy just a short 5 minutes' drive to Orchard Road, Singapore's most famous shopping precinct.

Skip the hassle of traffic and feel the buzz of the city full of vitality in Orchard Road whenever the mood strikes you. Where the luxury of time and convenience is yours to splurge on as you shop, dine and delight to your heart's content amidst the exciting offerings of this bustling boulevard near home.



HOME TO A
WEALTH OF EXPERIENCES

Farrer Road holds the advantage of being enviably positioned in close proximity to primary and secondary schools of reputable quality. For example, **Wilshire Residences** is less than 1km away and a mere 3 mins’ drive to Nanyang Primary School.

Its strategic presence amidst well-established amenities ensures convenience is part of every experience in the daily life. Retail excitement is a short drive away to Orchard Road Shopping Belt while enjoying the pristine nature of Bukit Timah takes a mere 5 mins’ drive.

Business facilities and amenities are on hand with Marina Bay Central Business District, easily accessible for the working professional. Global talent hubs such as Biopolis at One North and Science Park at Kent Ridge respectively offer a thriving community for academics, businessmen and industry entrepreneurs.

Education Institutions:	
Nanyang Primary School	3mins’ drive
St Margaret’s Secondary	3mins’ drive
Queensway Secondary	3mins’ drive
Anglo-Chinese School International	4mins’ drive
New Town Primary School	5mins’ drive
Queenstown Primary School	5mins’ drive
Raffles Girls’ Primary School	5mins’ drive



INTEGRATE

EVERYTHING ESSENTIAL
FOR THE PERFECT MIX





I N D U L G E
I N A H E A R T Y
F E A S T K N O W N
A S T H E
G O O D L I F E

—

T H E T A S T E F O R
A U T H E N T I C I T Y
B E G I N S
R I G H T H E R E

FULL-COURSE FEAST
OF CONTENTMENT

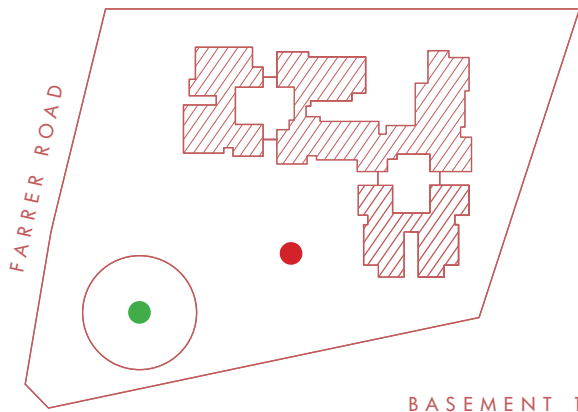
A stunning tower block standing tall, **Wilshire Residences** responds harmoniously to its surroundings as its crystalline glass façade captures and reflects Singapore’s bustling cityscape.

Beyond its striking stature, the tower block is oriented intentionally to invite admiration of its landscaped surroundings and the Singapore Botanic Gardens.



A SPECTRUM OF POSSIBILITIES

Where the dual grand drop-off points beckon invitingly, one for your guests and one for you exclusively. Step into **Wilshire Residences** and experience every arrival marked with welcoming elegance.



Brimming with possibilities, **Wilshire Residences** is where home takes you places. Stay in and indulge amidst the delightful amenities or step out into the city that never ceases to amaze. The choice is yours.



COCOON GARDEN, FAMILY POOL & 25M SWIMMING POOL AT 1ST STOREY



● SUN DECK

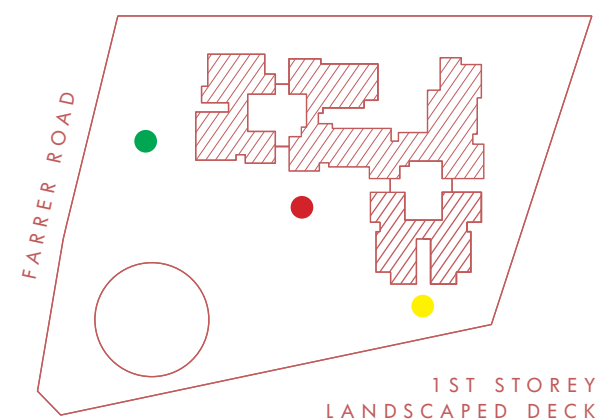


● OUTDOOR FITNESS LOUNGE & WATERFALL SENSORY SPA

GRACEFULLY DWELLING IN DISTINCTION

Amidst the holistic retreats and amenities inspired by nature, take a dip and swim a lap or two at the 25m swimming pool or enjoy an adrenaline rush working out at the Outdoor Fitness Lounge at our 1st storey landscaped deck. Reconnect with yourself as **Wilshire Residences** gives back what your day takes away.

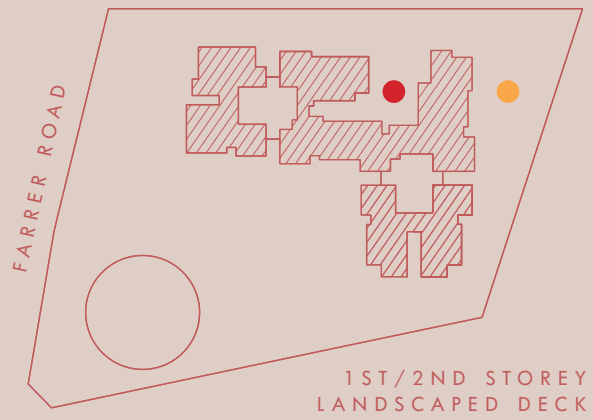
Embrace a feeling of refreshing equilibrium at the Waterfall Sensory Spa and 25m Swimming Pool, then amble through the leisure Lawn and gather with loved ones at the BBQ pavilion as you let the fatigue and stress melt away. The true counterpoint to achieve the balance of self awaits here.



● LEISURE LAWN & BBQ PAVILION

INSPIRING IDYLIC INDULGENCE

Escape from the daily grind and seize the moment to indulge in the luxury of just being. It is easy; whether it's a stroll along the Experiential Walk or the Grand Waterfall Walk, or simply enjoying the quiet contemplation and intellectual pursuits at the many reading nooks and meditation corners, you are all set to enjoy soul-soothing serenity.



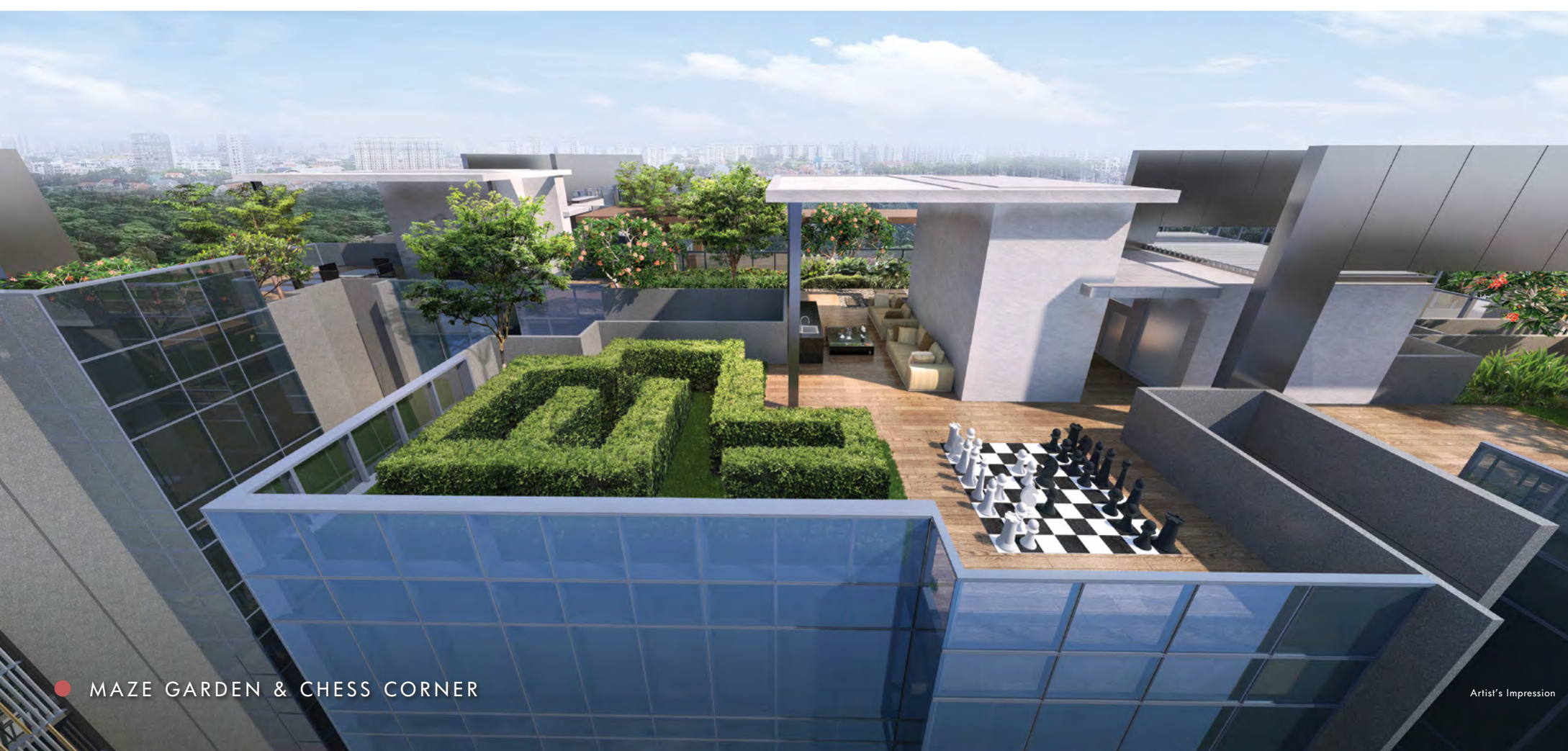
● GRAND WATERFALL WALK

Artist's Impression



● HAMMOCK IN THE WOODS, BANQUET LAWN, FOREST WALK, EXPERIENTIAL WALK & PLUMERIA COURT

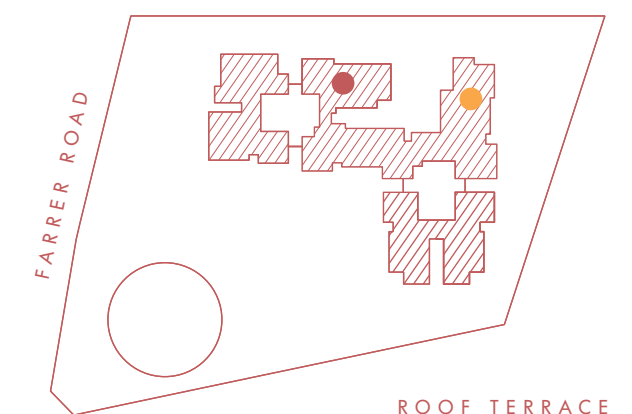
Artist's Impression



SCENIC SENSATIONS OF AIRY RELAXATION

Sit back and admire the amazing views of the Singapore Botanic Gardens and its stunning surroundings.

Inspired by the energy of the development, the communal roof terrace with its array of amenities is designed to encourage a highly social and vibrant community.





TYPE B4-G



TYPE B4-G
MASTER BEDROOM

Impression Only



TYPE B4-G
KITCHEN

Impression Only



TYPE B4-G
MASTER BATH

Impression Only

LIVING WITH HARMONY AND BALANCE

Each apartment is designed to deliver a luxurious calm, allowing you to be the best version of yourself. Through the spacious master bedroom, living and dining spaces, a discerning touch of flair is expressed in the choice of materials and joinery.

A showcase of modern sophistication, the enclosed kitchen features finely crafted details, evoking a sense of comfort and relaxation for each residence. Distinction begins with premium kitchen appliances from renowned award-winning European brands Miele and De Dietrich.

Carefully considered and crafted, **Wilshire Residences** is truly a place deserving to be called home.

hansgrohe

LAUFEN
Bathroom Culture since 1892 www.laufen.com

De Dietrich

Miele

SITE PLAN



Artist's Impression

*MAP NOT TO SCALE

COOL ZEST OF REST AND RELAXATION

LEGEND

BASEMENT 1

- 1 Grand Arrival
- 2 Guard House
- 3 Sheltered Drop-Off Lobby
- 4 Private Parcel Locker

LANDSCAPED DECK AT 1ST STOREY

- 5 Family Pool
- 6 Family Pool Deck
- 7 Sun Deck
- 8 Cocoon Garden
- 9 Pool Deck
- 10 Swimming Pool
- 11 BBQ Pavilion
- 12 Leisure Lawn
- 13 Patio Garden
- 14 Pebble Walk
- 15 Kid's Playground
- 16 Fern Garden
- 17 Cozy Lawn
- 18 Grand Waterfall Walk
- 19 Waterfall Sensory Spa
- 20 Outdoor Fitness Lounge

LANDSCAPED DECK AT 2ND STOREY

- 21 Hammock in the Woods
- 22 Banquet Lawn
- 23 Forest Walk
- 24 Experiential Walk
- 25 Plumeria Court

BASEMENT 1

- A Bin Centre
- B Substation
- C Generator Set

ROOFTOP PLAN



Artist's Impression

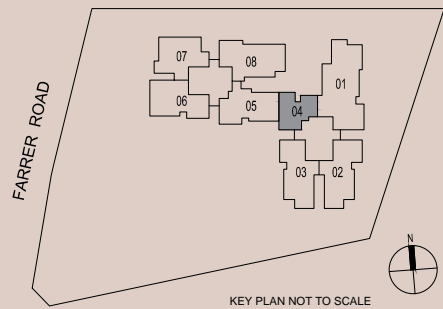
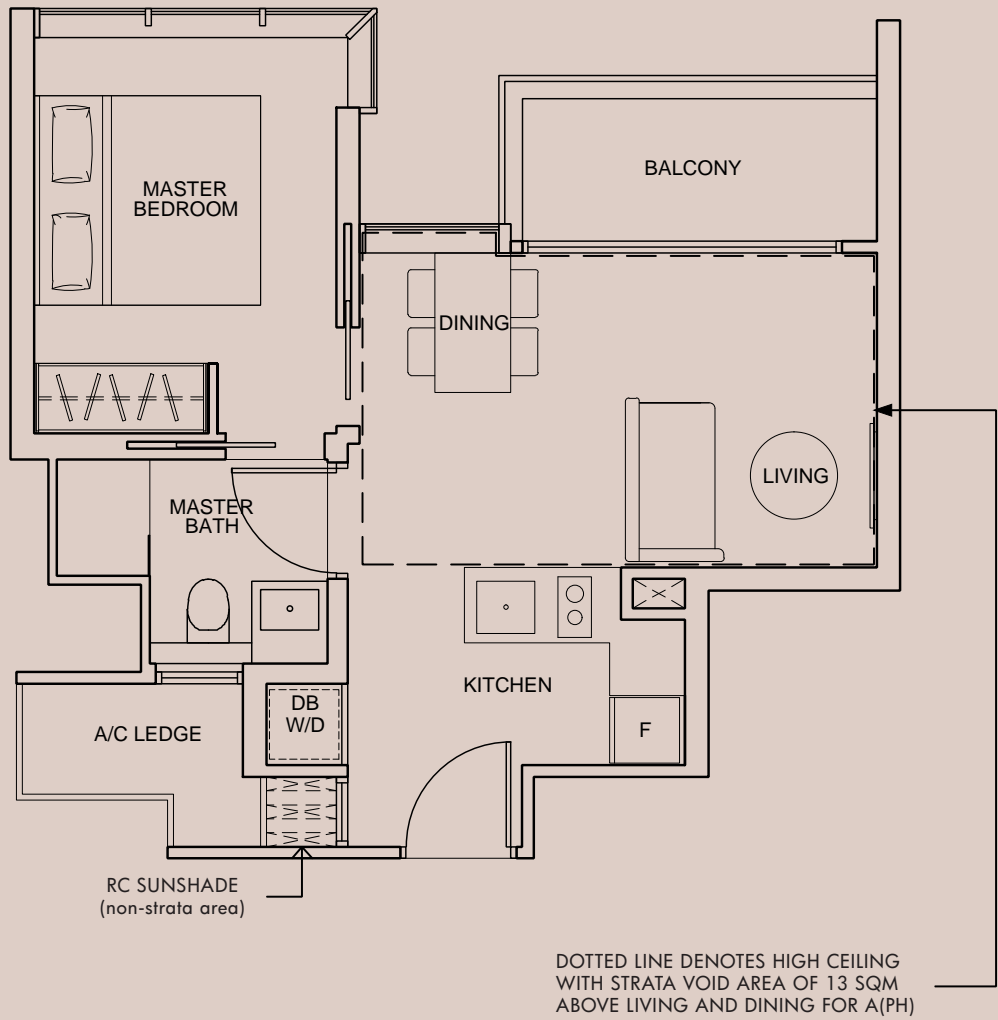
*MAP NOT TO SCALE

UNIT DISTRIBUTION CHART

Unit Level \	01	02	03	04	05	06	07	08
12	D-G (PH)	B4-G (PH)	B3-G (PH)	A (PH)	B2-G (PH)	B1-G (PH)	B(PH)	C (PH)
11	D-G	B4-G	B3-G	A	B2-G	B1-G	B	C
10	D-G	B4-G	B3-G	A	B2-G	B1-G	B	C
9	D-G	B4-G	B3-G	A	B2-G	B1-G	B	C
8	D-G	B4-G	B3-G	A	B2-G	B1-G	B	C
7	D-G	B4-G	B3-G	A	B2-G	B1-G	B	C
6	D-G	B4-G	B3-G	A	B2-G	B1-G	B	C
5	D-G	B4-G	B3-G	A	B2-G	B1-G	B	C
4		B4-G	B3-G	A	B2-G	B1-G	B	C
3		B4-G	B3-G	A	B2-G	B1-G	B	C
2		B4-G	B3-G	A	B2-G	B1-G	B	C1
1	LANDSCAPE DECK							

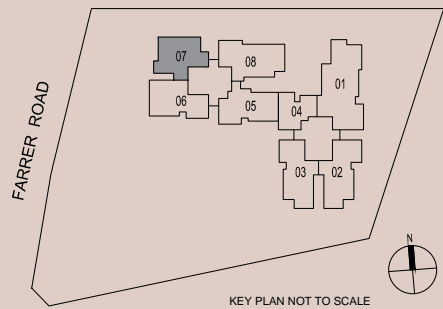
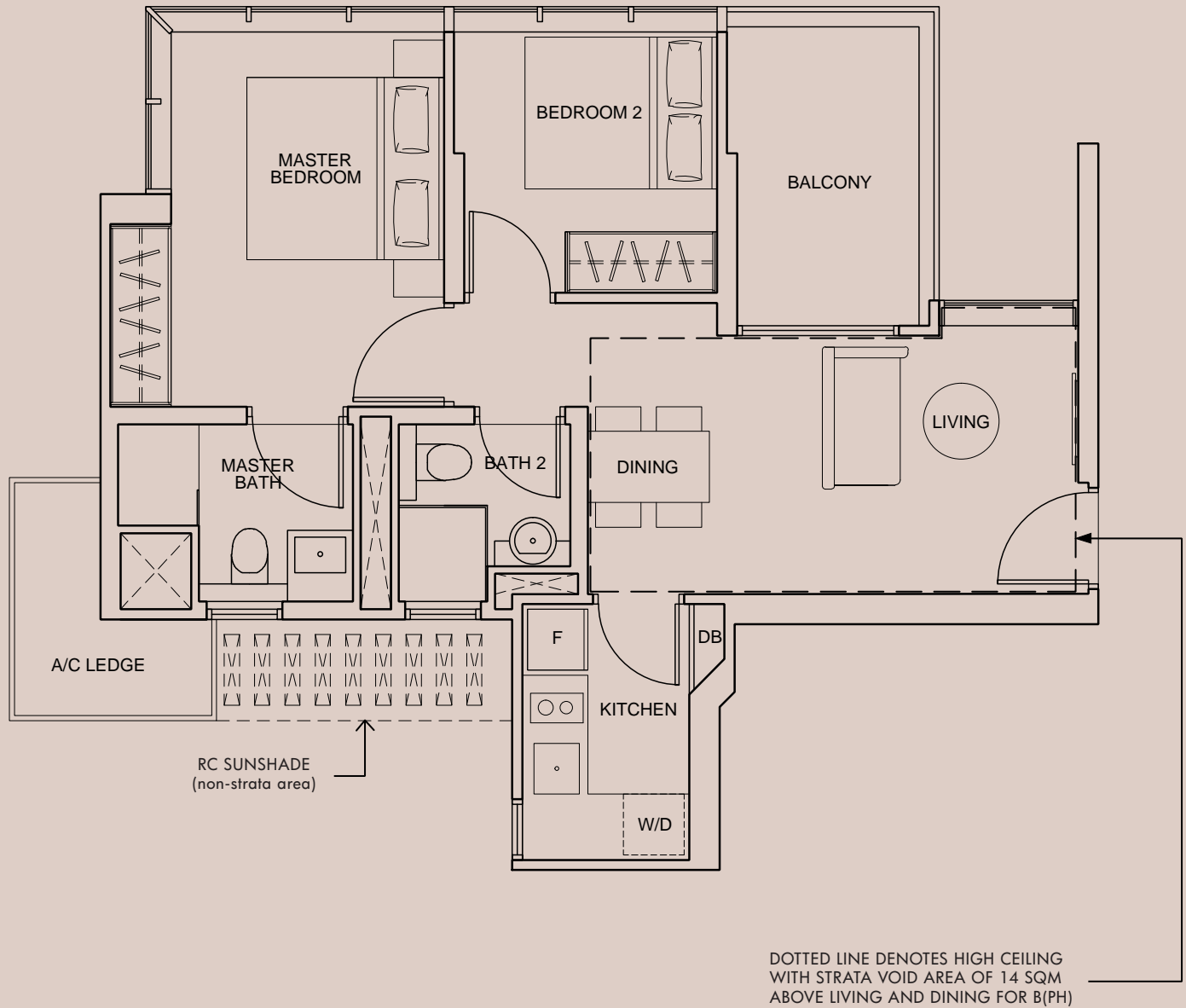
Unit Type	A	B	B1-G B2-G B3-G B4-G	C C1	D-G
No. of BR	1 Bedroom	2 Bedroom	2 Bedroom + Guest	3 Bedroom	4 Bedroom + Guest

Type A	A (P H)
1 BEDROOM	1 BEDROOM
43 sqm / 463 sqft #02-04 to #11-04	56 sqm / 603 sqft #12-04



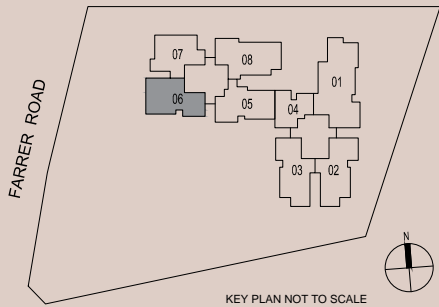
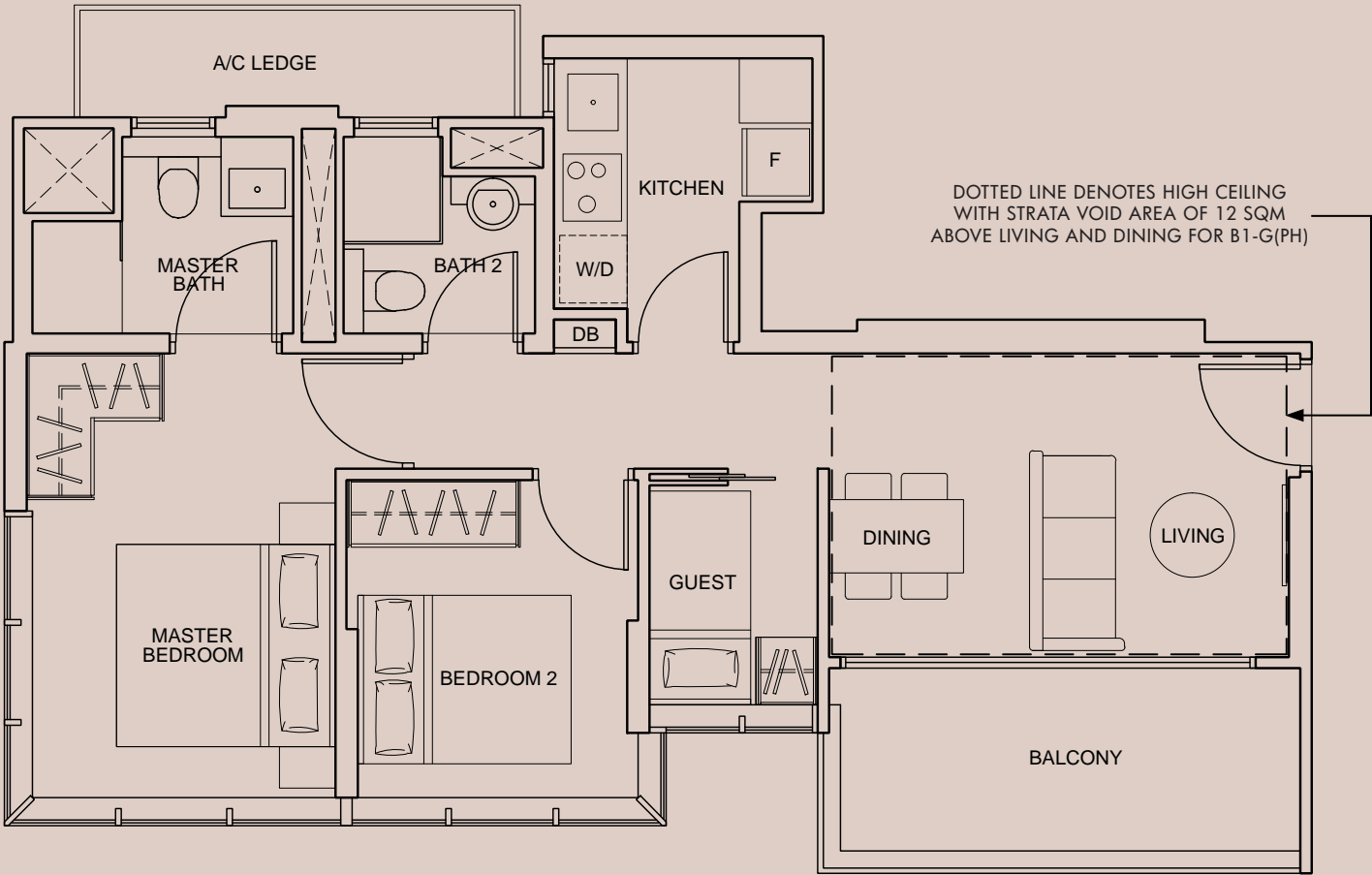
* Area includes A/C ledge, balconies and strata void (if applicable). All plans are not drawn to scale and subject to change as may be required or approved by the relevant authorities.
 All floor areas are approximate measurements only and are subject to final survey. The balcony shall not be enclosed except with the approved balcony screen.
 For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1"

Type B	B (P H)
2 BEDROOM	2 BEDROOM
60 sqm / 646 sqft #02-07 to #11-07	74 sqm / 797 sqft #12-07



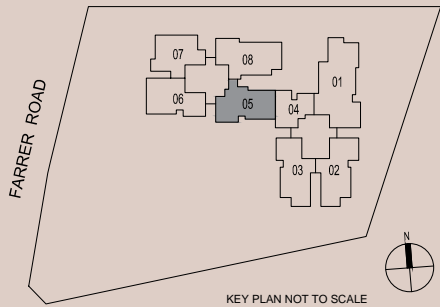
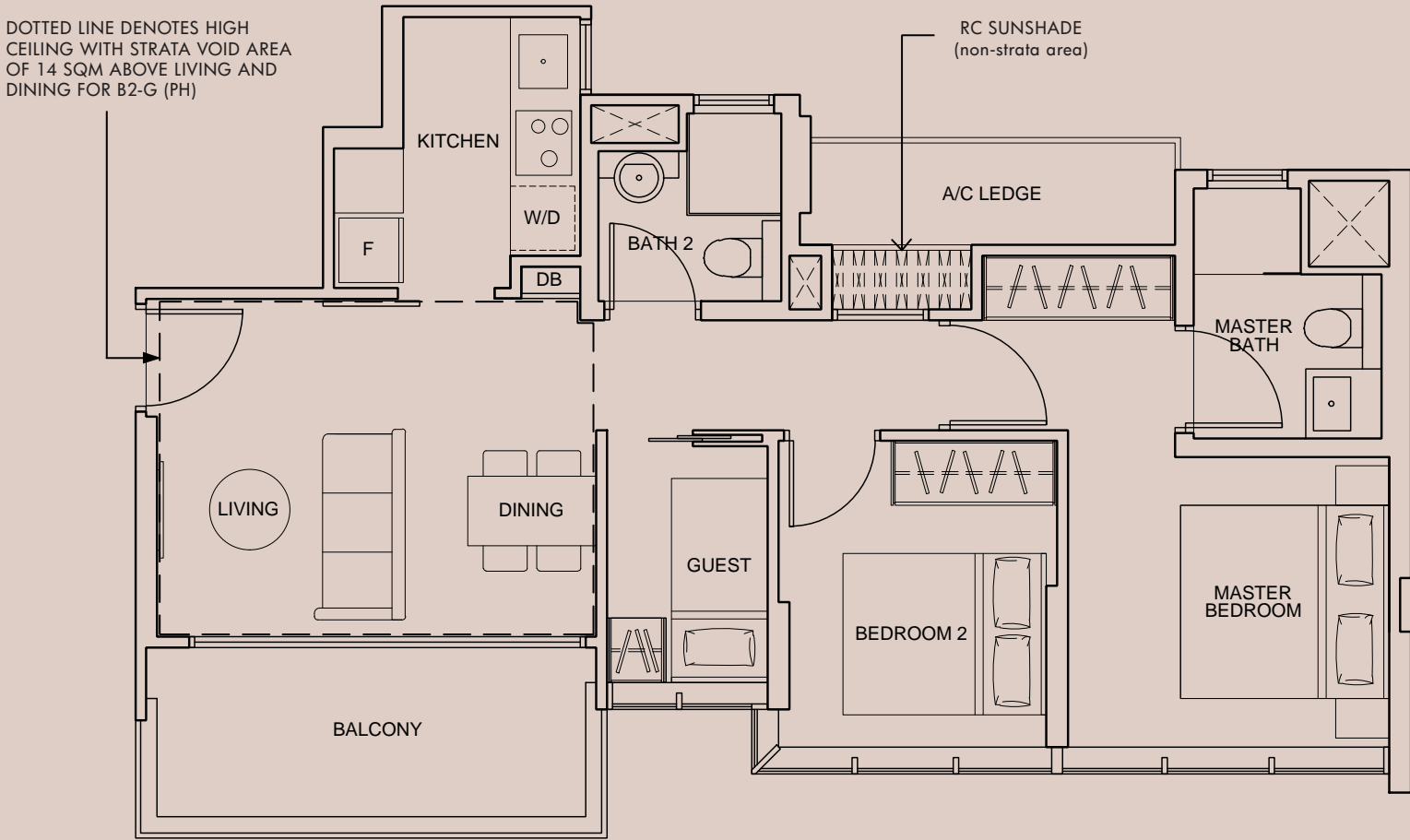
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Type B 1 - G	B 1 - G (P H)
2 BEDROOM + GUEST	2 BEDROOM + GUEST
68 sqm / 732 sqft #02-06 to #11-06	80 sqm / 861 sqft #12-06



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Type B 2 - G	B 2 - G (P H)
2 BEDROOM + GUEST	2 BEDROOM + GUEST
69 sqm / 743 sqft #02-05 to #11-05	83 sqm / 893 sqft #12-05



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Type B 3 - G

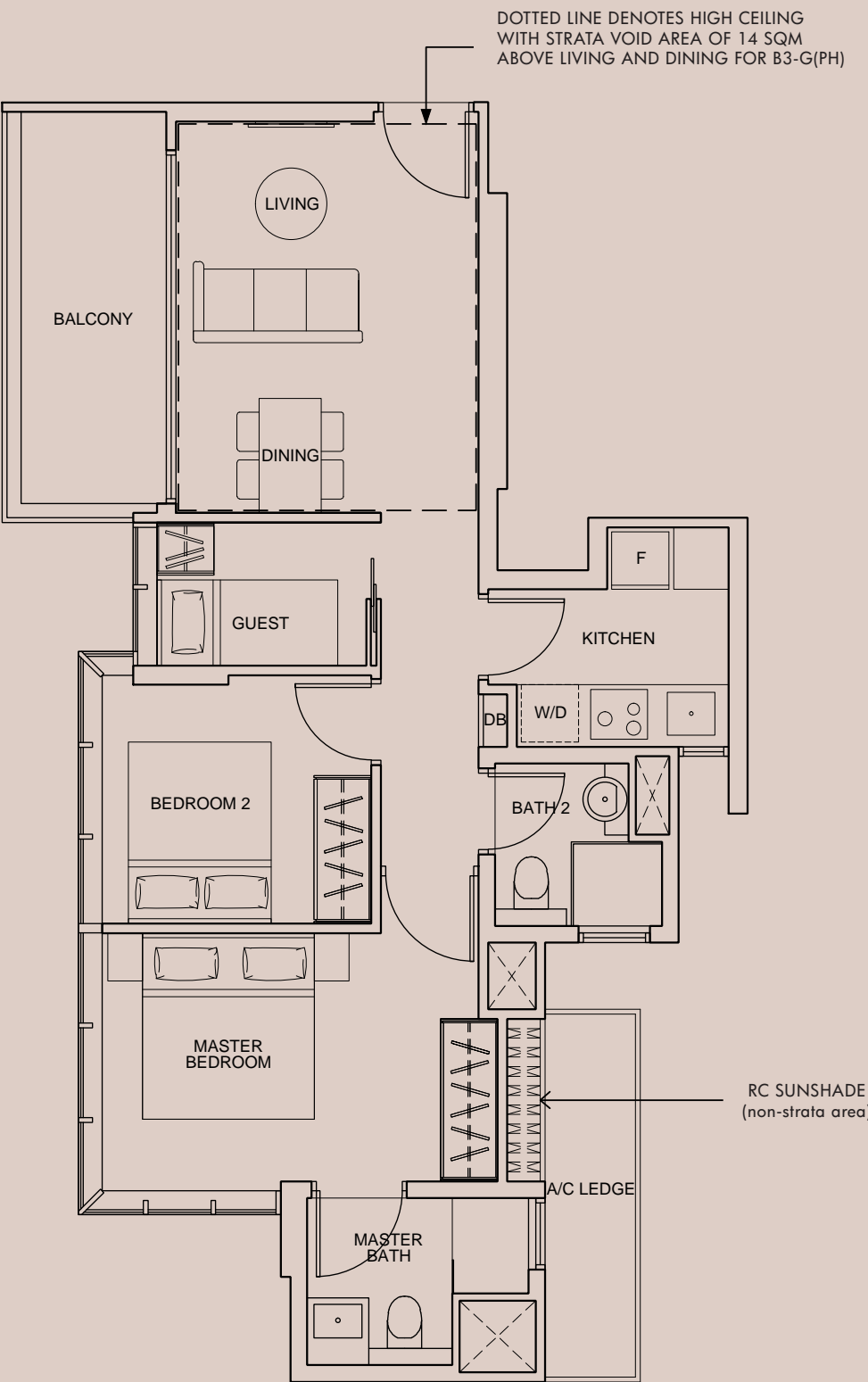
2 BEDROOM + GUEST

70 sqm / 753 sqft
#02-03 to #11-03

B 3 - G (P H)

2 BEDROOM + GUEST

84 sqm / 904 sqft
#12-03



Type B 4 - G

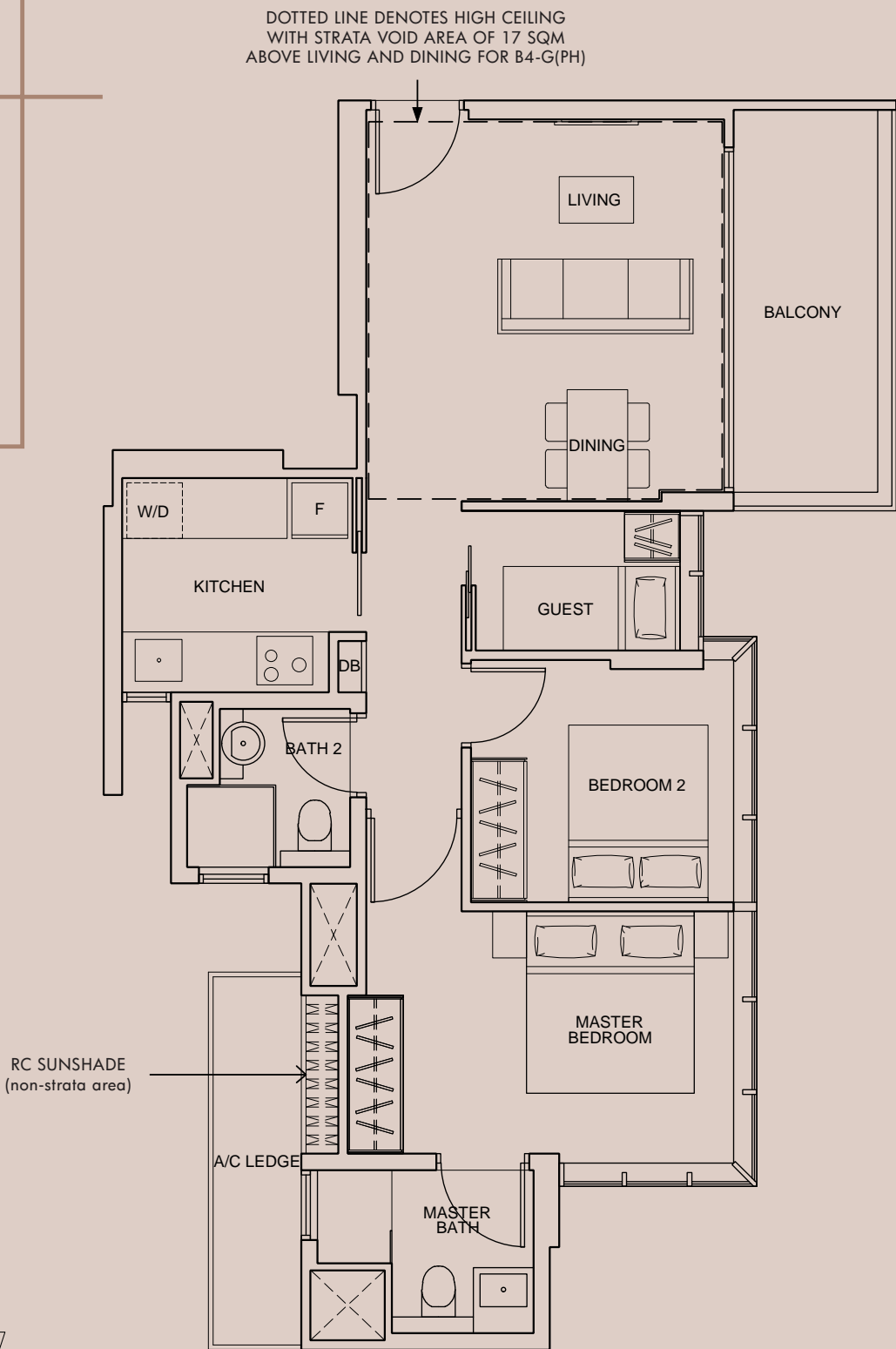
2 BEDROOM + GUEST

74 sqm / 797 sqft
#02-02 to #11-02

B 4 - G (P H)

2 BEDROOM + GUEST

91 sqm / 980 sqft
#12-02



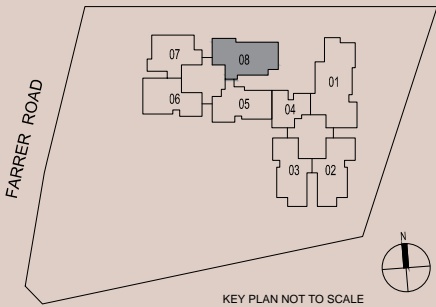
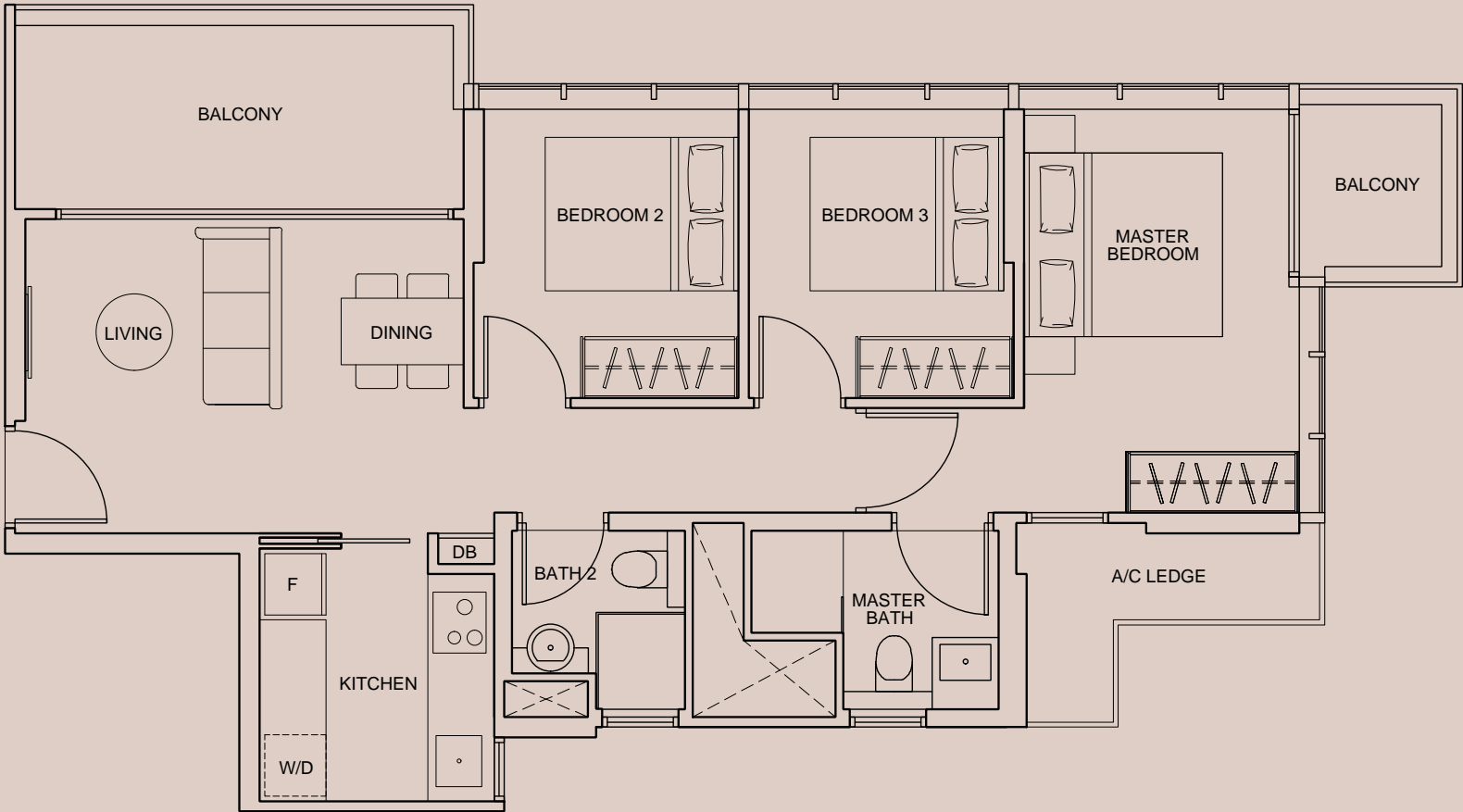
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Type C 1

3 BEDROOM

80 sqm / 861 sqft
#02-08

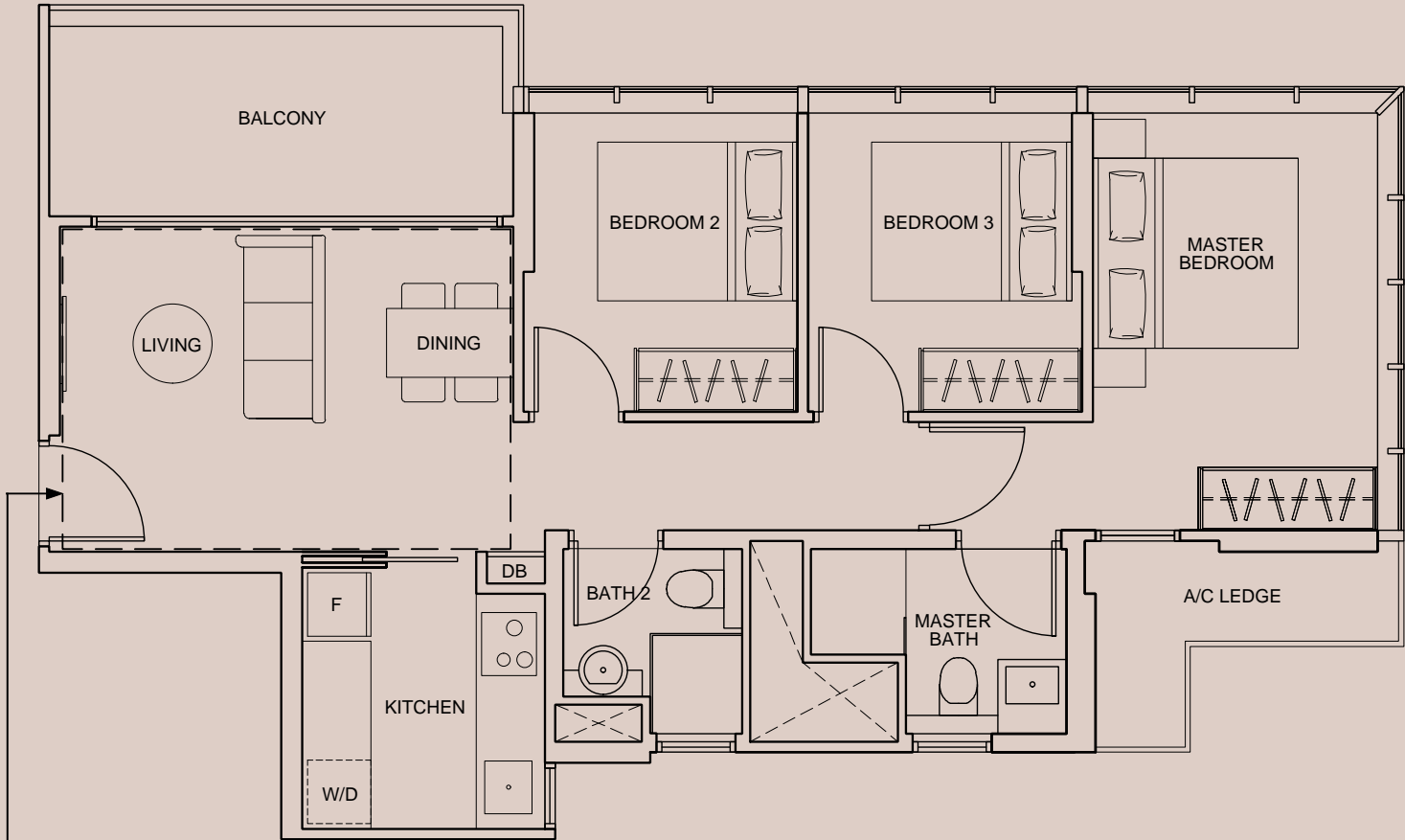


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For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure 1"

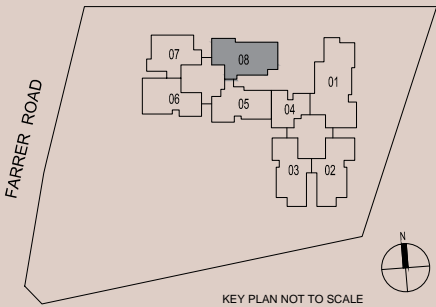
Type C

3 BEDROOM

78 sqm / 840 sqft
#03-08 to #11-08



DOTTED LINE DENOTES HIGH CEILING
WITH STRATA VOID AREA OF 14 SQM
ABOVE LIVING AND DINING FOR C(PH)



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Type D - G

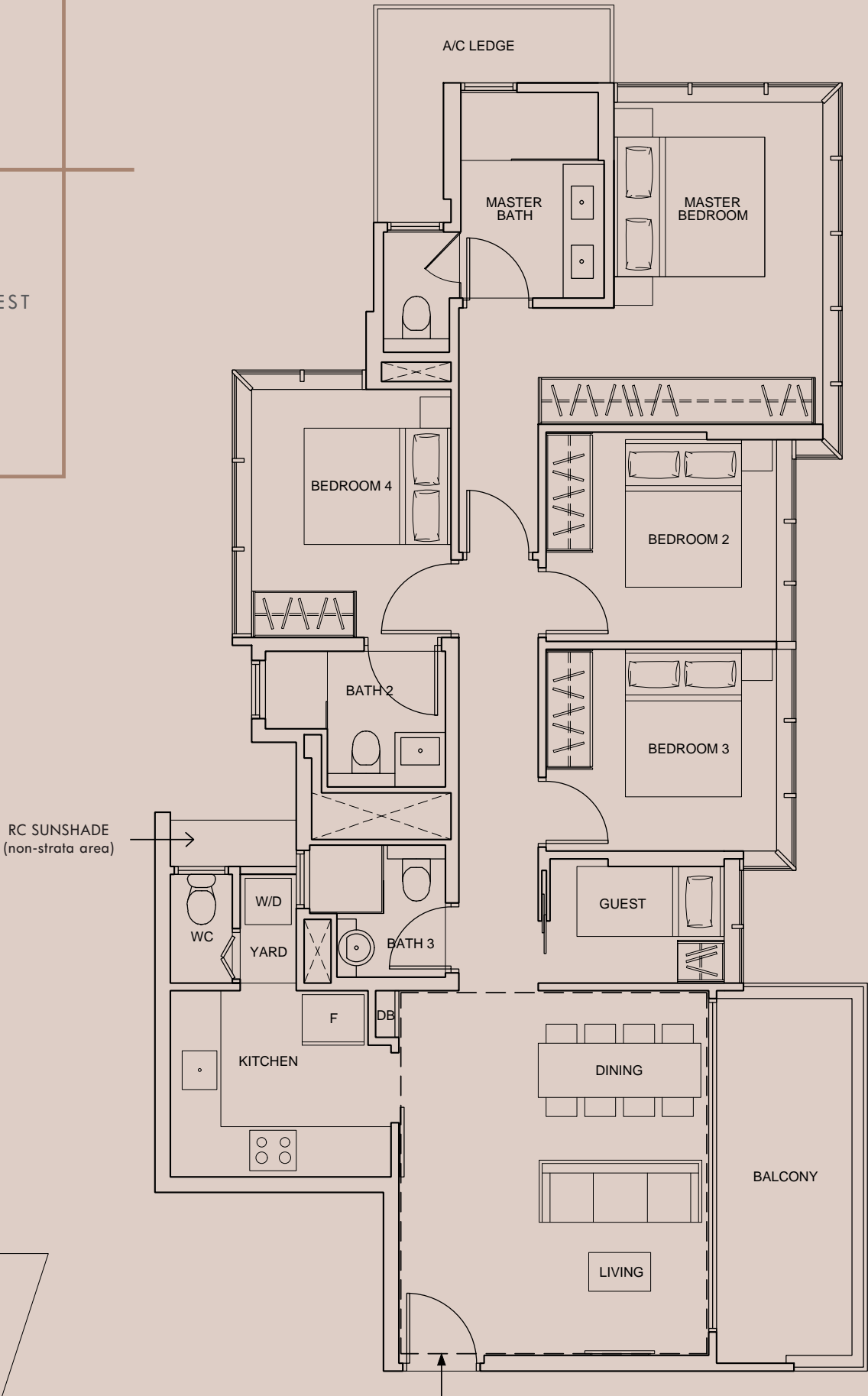
4 BEDROOM + GUEST

118 sqm / 1,270 sqft
#05-01 to #11-01

D - G (PH)

4 BEDROOM + GUEST

138 sqm / 1,485 sqft
#12-01



DOTTED LINE DENOTES HIGH CEILING
WITH STRATA VOID AREA OF 20 SQM
ABOVE LIVING AND DINING FOR D-G(PH)

ANNEXURE 1

APPROVED TYPICAL BALCONY SCREEN

The balcony shall not be enclosed unless with the approved typical balcony screen. The cost of the screen and installation shall be borne by the purchaser.

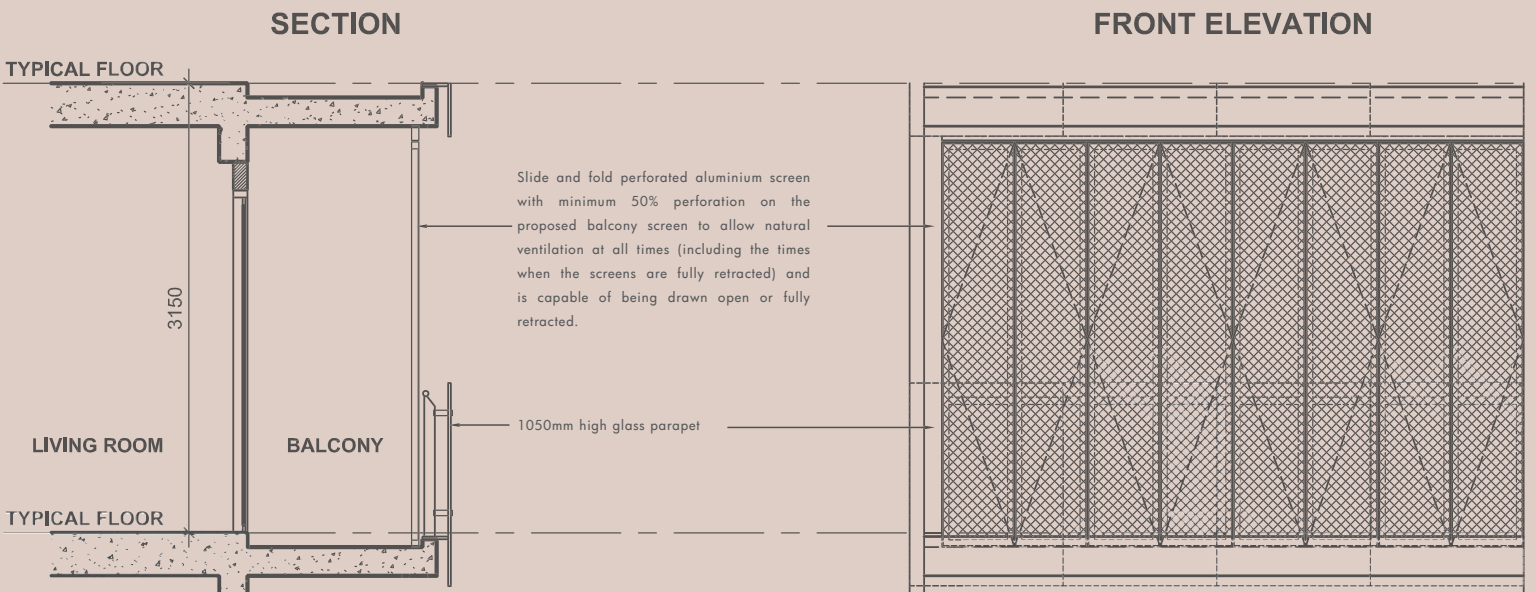


ILLUSTRATION OF TYPICAL BALCONY SCREEN APPROVED BY URA

Balcony screens are not provided by developer. Buyer may install screens that are in accordance with URA approved design as shown in the illustration above.

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SMART HOME FEATURES MAKING LIFE CONNECTED FOR
ULTIMATE ENJOYMENT OF PEACE-OF-MIND LIVING

Comprehensive smart security features are part and parcel of **Wilshire Residences**, ensuring daily peace-of-mind is firmly in place. Ready to move in, this is the ideal living environment designed with exceptional style and substance.



IOT SMART GATEWAY
Remotely control all smart appliances via the Smart phone app on your mobile devices.



SMART IP CAMERA
IP Camera allows remote monitoring of home.



SMART DIGITAL LOCKSET
Lock and unlock the entrance door via card, pin or mobile app remotely.



SMART AIR-CONDITIONER CONTROL
Turn on the air conditioning remotely and have the home cooled in preparation for your return.



SMART SMOKE DETECTOR
Sends real-time smoke alerts direct to your smartphone.



SMART DOOR BELL WITH BUILT-IN CAMERA
See and communicate with your guests via mobile app with push notifications.

PRIVATE PARCEL LOCKER

Take the guesswork out of parcel deliveries with smart lockers. Convenience through technology poises you with grace and ease in **Wilshire Residences**.





MAKING PURCHASE
Fill in your mailing address, mobile/email details when you make your purchase.



DELIVERY
Couriers will automatically deposit parcels into the Private Parcel locker.



NOTIFICATION
You will then receive an OTP or a QR code via SMS/email to collect it within 48 hours.



COLLECTION
Collect your parcel by entering your OTP and signing for it on the touchscreen.

WILSHIRE RESIDENCES
GIVES BACK WHAT YOUR DAY TAKES AWAY





TONG ENG GROUP

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 a hundred acres of land, comprising office, retail, landed housing and condominium projects.

Tong Eng 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.

For property investment, the group developed ARC 380, an exceptionally designed 16-storey office building on the fringe of Singapore's Central Business District that was awarded the 2018 Asia Property Awards for the Best Office Development in Singapore. In addition, the group is developing Centrium Square a cutting edge 19-storey mixed use building that was awarded the Asia Property Award for the Best Office Architecture Design.

In Australia, the Group owns a 100% interest in 5 Queens Road and 8 Lakeside Drive, Melbourne. Furthermore, through its joint venture with Roxy Pacific, the group owns a freehold prime commercial building at 312 St Kilda Road, Melbourne and 33 Argyle Street, Parramatta, New South Wales.

SINGAPORE

RESIDENTIAL



GOODWOOD GRAND



THREE BALMORAL

COMMERCIAL



ARC 380



CENTRIUM SQUARE



VIEW AT KISMIS



BELGRAVIA GREEN



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

RV ALTITUDE



FYVE DERBYSHIRE



120 GRANGE



ARENA RESIDENCES



OVERSEAS

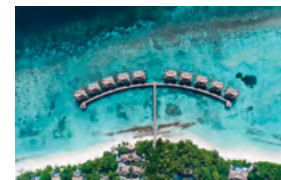
WISMA INFINITUM, MALAYSIA



WEST END RESIDENCES, AUSTRALIA



NOKU, MALDIVES



NOKU, KYOTO





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Developer: TE2KS-RH Pte Ltd (Co Reg 201804318C) | Developer License No.: C1318 | Location: LOT No. 02652A MK2 at Farrer Road | Expected Date of Vacant Possession: 31 July 2024 | Expected Date of Legal Completion: 31 July 2027 | Tenure of Land: Estate in Fee Simple | Encumbrances: Mortgage in Favour of Oversea-Chinese Banking Corporation Limited

