



VICTORIA PARK VILLAS  
THE CROWN OF DISTRICT 10



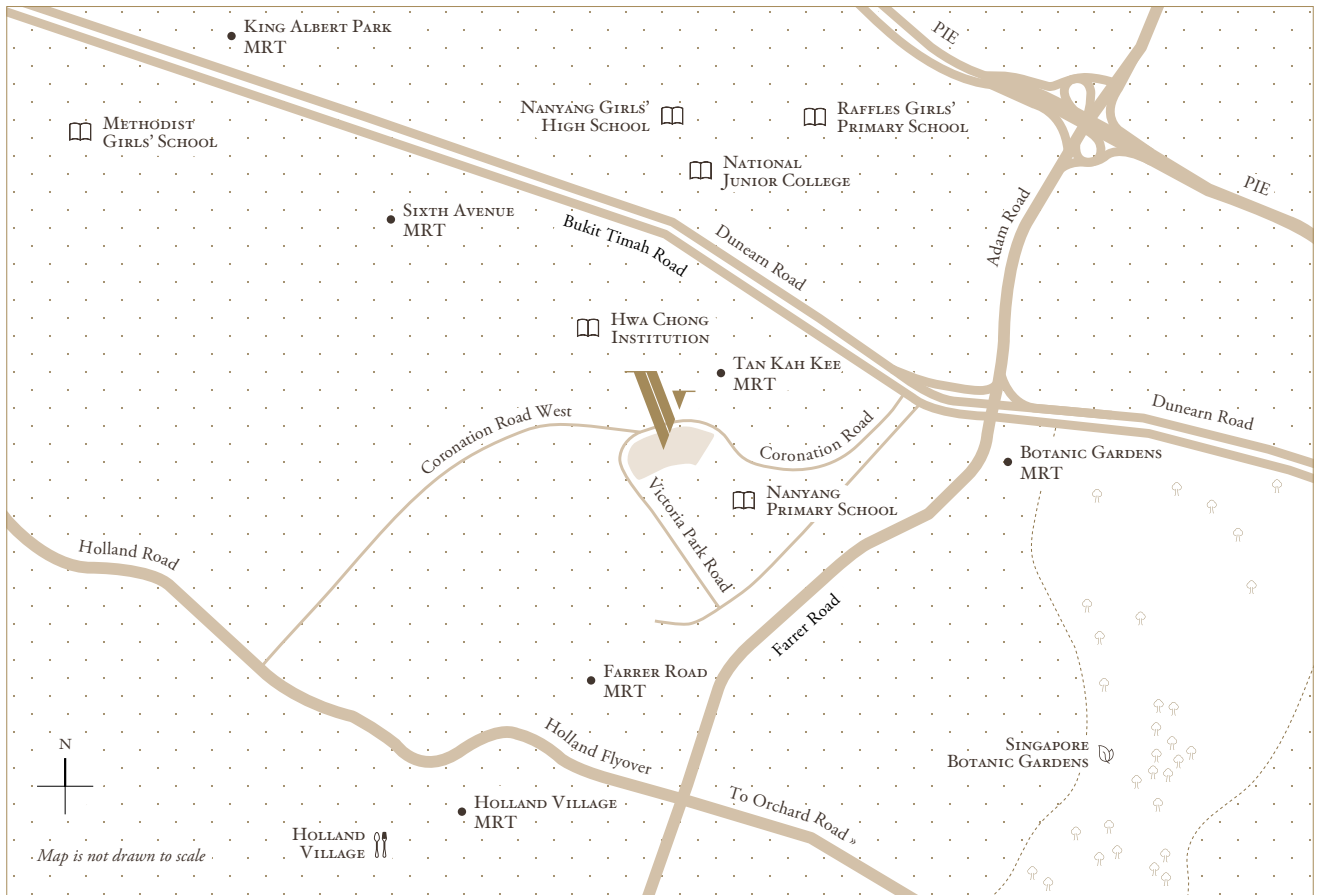
LOCATION

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## *The Crown of District 10*

Victoria Park Villas is situated within one of the most sought-after Good Class Bungalow areas in Singapore, in the heart of Prime District 10. The prestigious address is neighboured by some of the top schools in the country, and within minutes' drive to the city and Central Business District. The world-renowned Singapore Botanic Gardens, having recently been honoured as a UNESCO World Heritage Site, is also just a stone's throw away.





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NATURE



*Nature, nurture meet*

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A stone's throw from your backyard, you'll find one of Singapore's most tranquil and world-famous parks, the only tropical garden in fact to be honoured as a UNESCO World Heritage Site. With over 150 years of history, the Singapore Botanic Gardens brims with life, yet offers a calming reprieve for every season. Take an after-dinner stroll here, or watch children bond with nature — the possibilities are endless in this 74 hectare playground.



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EDUCATION



*Tomorrows are created today*

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It is often said that education lays the foundation for a rewarding journey in life. Here, you'll find some of the country's best and most sought-after schools — among them Nanyang Primary School (less than one kilometre away), Raffles Girls' Primary School, Nanyang Girls' High School, Hwa Chong Institution and National Junior College — all within minutes' drive from Victoria Park Villas.



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LIFESTYLE



*A world away, minutes away*

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Victoria Park Villas is a world away, yet just minutes from the lifestyle and entertainment havens of Orchard Road, Holland Village, and Dempsey Hill. Spend a delightful afternoon with friends, indulge in a little retail therapy, or close the day over a romantic dinner at a Michelin-starred restaurant. You escape the city, but never its conveniences.





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DESIGN



Mr Mok Wei Wei  
*W Architects*



Mr Han Loke Kwang  
*HYLE Architects*



Mr William Ng  
*Studio Wills + Architects*



Mr Lim Cheng Kooi  
*AR43 Architects*

*The way of beauty, is the way we live*

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A flagship landed development by CapitaLand, Victoria Park Villas is designed by not just one, but three independent architects, led by master architect Mok Wei Wei from the renowned firm W Architects. This unique arrangement ensures diversity as well as coherence in design, lending Victoria Park Villas a stunning, sophisticated appeal. Every detail is relentlessly pursued, combining liveability and luxury. This is where beauty, the greater promises of life — and you — can truly call home.



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DESIGN & FIXTURES





01



02



03



04

01 SANITARY WARES & FITTINGS

Duravit water closet & basins

Gessi tap fittings

Kaldewei bathtubs (for types A, B, C1 & C2)

Claybrook composite stone bathtub (for type C3)

Toto Neorest water closet (for master bathroom in units with swimming pools: types A3, A4, A5, B4, B5, B6a, C1, C2 & C3)

02 IRONMONGERY

Yale digital & electronic lockset (for main entrance door)

03 HOME APPLIANCE

Miele

SEMI-DETACHED PROVISION

A. *Steam oven*

B. *Conventional oven*

C. *Microwave oven*

D. *Integrated fridge*

E. *Integrated wine chiller*

F. *Cooker hood*

G. *Cooker hob*

H. *Washer*

I. *Dryer*

BUNGALOW PROVISION

A. *Steam oven*

B. *Conventional oven*

C. *Combi-Microwave oven*

D. *Integrated fridge*

E. *Integrated wine chiller*

F. *Integrated coffee-maker*

G. *Integrated dishwasher*

H. *Cooker hood*

I. *Cooker hob*

J. *Washer*

K. *Dryer*

04 HOME AUTOMATION SYSTEM

ABB i-Bus KNX System

SECURITY COMPLETE WITH CCTV, MOTION DETECTORS, WINDOW/DOORS CONTACTS

A. *Visitor intercom system*

B. *Lighting dimmer and control*

C. *Garage door/gate control*

D. *Air-conditioning control*

E. *Hot-water system control*

F. *Energy consumption monitoring*

G. *Remote monitoring and control via mobile apps*

(available subject to Internet subscription being taken up by owner)





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DESIGN & FIXTURES



06



07

05 AIR-CONDITIONING

*Mitsubishi Electric Inverter Starmex Plus series and City Multi VRF series*

SEMI-DETACHED & BUNGALOW PROVISION

- A. Living, Dining & Master Bedroom — concealed ducted unit
- B. Bedrooms — wall-mounted unit

06 JOINERY

Ernestomeda Icon series kitchen cabinetry with Caesarstone quartz counter top

SEMI-DETACHED PROVISION

- A. *Custom-made wardrobe, with LED microswitch light in common / Junior master bedroom*
- B. *Custom-made wardrobe with LED microswitch light and dehumidifier in master bedroom*
- C. *Custom-made vanity cabinet in all bathrooms*
- D. *Custom-made shoe cabinet with dehumidifier*
- E. *Custom-made laundry cabinet with built-in sink*
- F. *Custom-made pantry in family room (in selected units only)*

BUNGALOW PROVISION

- A. *Custom-made walk-in wardrobe in master bedroom*
- B. *Custom-made wardrobe for all bedrooms*
- C. *Custom-made vanity cabinet in all bathrooms*
- D. *Custom-made shoe cabinet with dehumidifier*
- E. *Custom-made laundry cabinet with built-in sink*
- F. *Custom-made pantry in family room*

07 OTHER FEATURES

Home lifts: Schindler

Safe provision in master wardrobe (for types C1, C2 & C3)

Hyflux Alkaline-3 UF Drinking Water System

