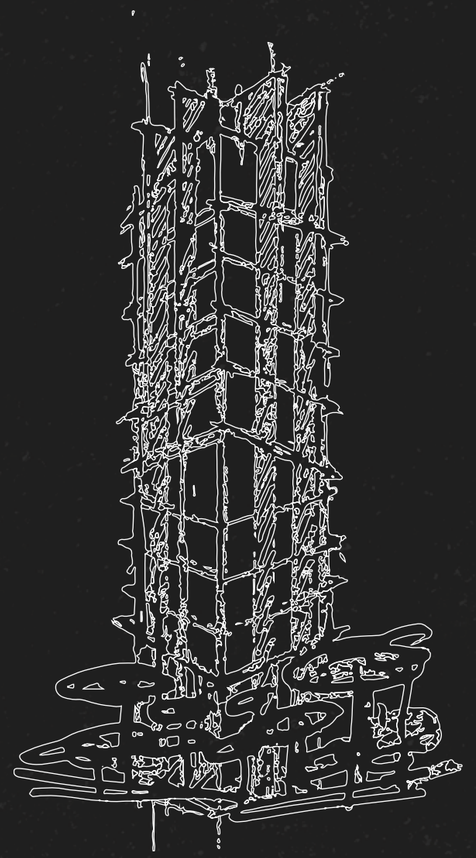


FYVE
DERBYSHIRE

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



Smell.

Of scented herb and flower gardens.

Perfuming the air with joy.



Sound.

Of water gently flowing.

Of wind softly blowing against rustling leaves.



Sight.

Of shadows dancing with light.

A spectacle set to timeless architecture.

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

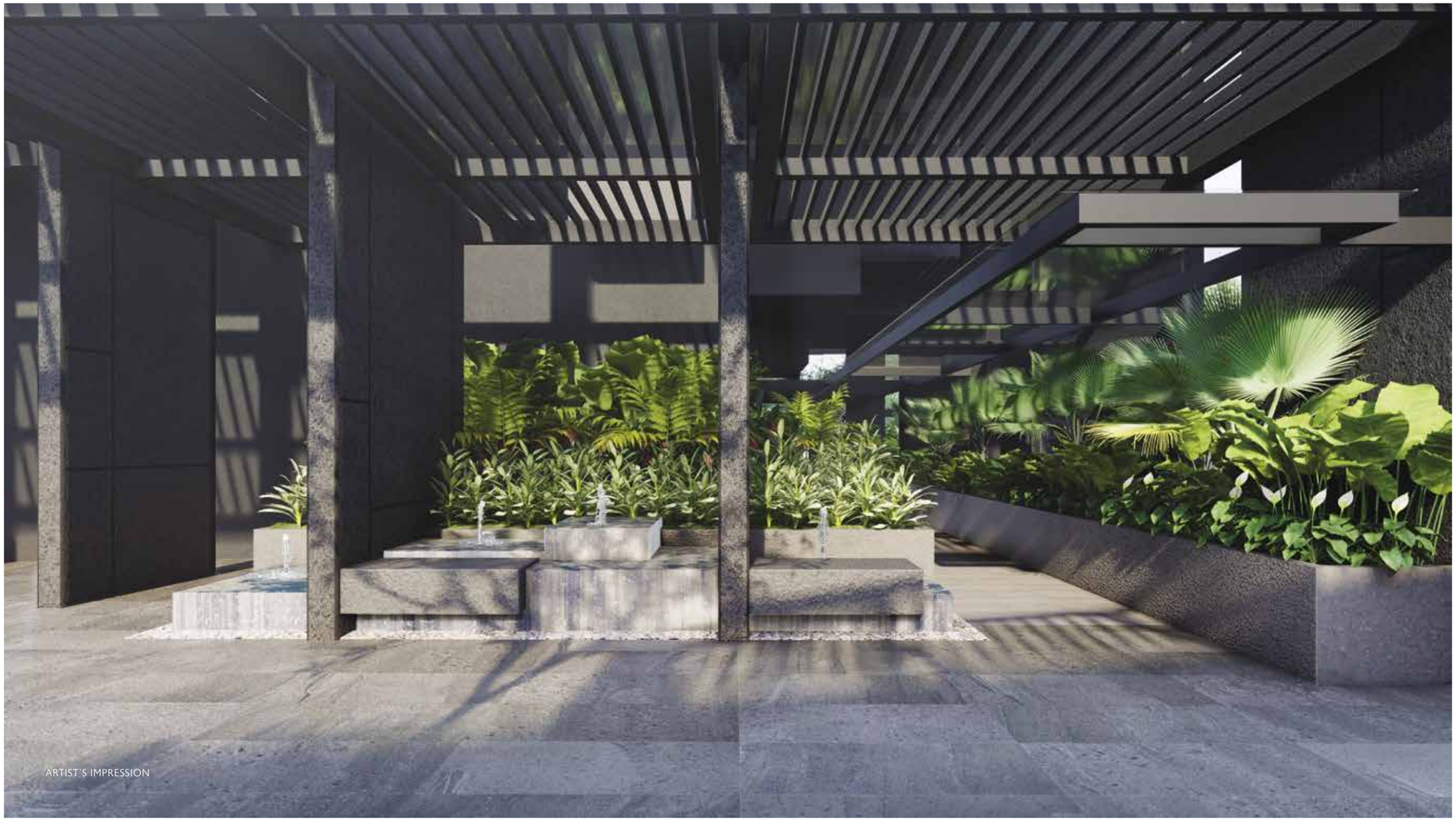
A private yet centrally located freehold urban sanctuary with a city address, Fyve Derbyshire is thoughtfully designed to appeal to the five human senses of sight, sound, smell, taste and touch.



ARTIST'S IMPRESSION



ARTIST'S IMPRESSION



ARTIST'S IMPRESSION



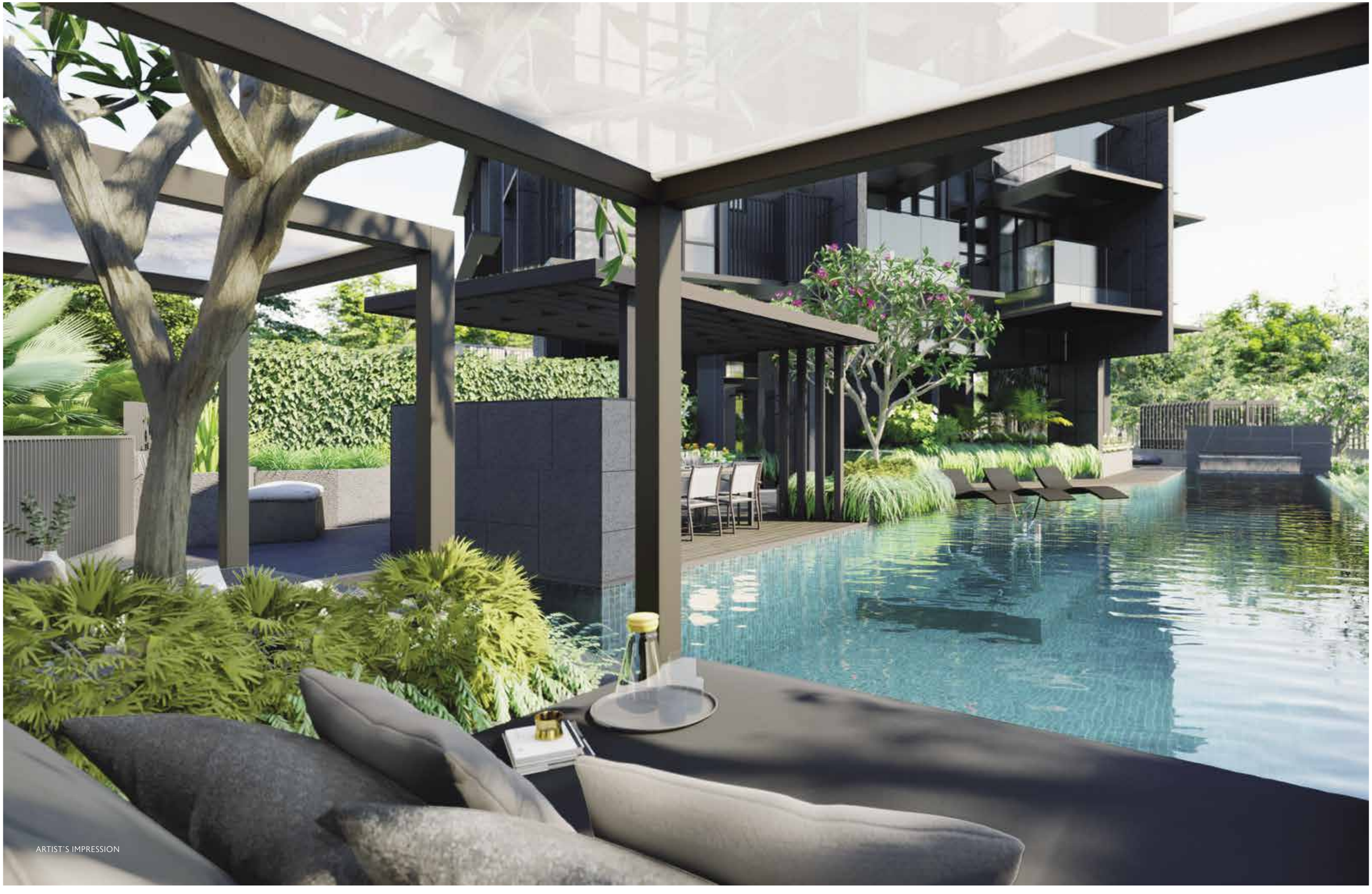
Taste.

Of the harvest from the edible garden.

The best of the land for the best of life.



ARTIST'S IMPRESSION



ARTIST'S IMPRESSION



ARTIST'S IMPRESSION

A city address.
An urban sanctuary.

ARTIST'S IMPRESSION

PAN ISLAND EXPRESSWAY
ADAM ROAD
WHITLEY ROAD
FARRER ROAD
BUKIT TIMAH ROAD
DUNEARN ROAD
HOLLAND ROAD
NAPIER ROAD
TANGLIN ROAD
ORCHARD ROAD
THOMSON ROAD
BALESTIER ROAD
CENTRAL EXPRESSWAY
JALAN KEBUN LIMAU
MOULMEIN ROAD
NEWTON ROAD
DERBYSHIRE ROAD
SCOTTS ROAD
PATERSON ROAD
HOOT KIAM ROAD
RIVER VALLEY ROAD
ZION ROAD
ALEXANDRA ROAD
GANGES AVENUE
LOWER DELTA ROAD
TIONG BAHRU ROAD
OUTRAM ROAD
BENDEMEER ROAD
KALLANG BAHRU
KALLANG RIVER
LAVENDER STREET
SERANGOON ROAD
KALLANG ROAD
SIMS AVENUE
GEYLANG ROAD
SUNGEI ROAD
SELEGIE ROAD
PRINSEP STREET
BENCOOLEN STREET
VICTORIA STREET
ROCHOR ROAD
OPHIR ROAD
NICOLL HIGHWAY
BRAS BASAH ROAD
HILL STREET
STAMFORD ROAD
ESPLANADE DRIVE
EAST COAST PARKWAY
NEW BRIDGE ROAD

Botanic Gardens MRT
Singapore Chinese Girls' School
Stevens MRT
Farrer Road MRT
SINGAPORE BOTANIC GARDENS
Dempsey Hill
Tanglin Mall
Forum the Shopping Mall
Wheelock Place
ORCHARD ROAD SHOPPING BELT
Scotts Square
The Paragon
ION Orchard Mall
Ngee Ann City
Chatsworth International School
The Centrepoint
Mandarin Gallery
313 @ Somerset
Orchard Gateway
Swedish Suppl. School
Orchard Central
Orchard MRT
Somerset MRT
Great World City
ROBERTSON QUAY
Robertson Walk
Redhill MRT
Tiong Bahru MRT
Zhongshan Mall
Balestier Food Centre
Whampoa Drive Makan Place
Square 2
Novena Regency
Novena MRT
Health City Novena
Velocity @ Novena Square
MEDICAL HUB
Anglo-Chinese School (Barker)
EtonHouse Pre-school (Newton)
Goldhill Plaza
St Joseph's Institution (Junior)
United Square
Italian Suppl. School
Pek Kio Market & Food Centre
Newton MRT
Newton Food Centre
LASALLE College of the Arts
Ministry of Education Language Centre
Anglo-Chinese School (Junior)
500M RADIUS
FYVE DERBYSHIRE
Farrer Park Primary School
Farrer Park MRT
City Square Mall
Mustafa Centre
Boon Keng MRT
Bendemeer MRT
Aperia Mall
Kallang MRT
1KM RADIUS
Little India MRT
Tekka Market
Berseh Food Centre
Lavender MRT
Jalan Besar MRT
St Margaret's Primary School
Rochor MRT
LASALLE College of the Arts
Plaza Singapura
Dhoby Ghaut MRT
Bugis MRT
Bugis+
Nicoll Highway MRT
MARINA RESERVOIR
Bencoolen MRT
Nanyang Academy of Fine Arts
Bugis Junction
FORT CANNING PARK
Singapore Management University
Bras Basah MRT
Suntec City
Raffles City
South Beach Gateway
Esplanade MRT
Promenade MRT
Fort Canning MRT
Liang Court
Capitol Piazza
City Hall MRT
CLARKE QUAY
CIVIC & CULTURAL DISTRICT
BAY EAST GARDEN
SINGAPORE FLYER
MARINA BAY GOLF COURSE
The Central
Clarke Quay MRT
CENTRAL BUSINESS DISTRICT
Chinatown MRT
Raffles Place MRT
MERLION JETTY
MARINA RESERVOIR
ARTSCIENCE MUSEUM
MARINA BAY SANDS

LEGEND
Retail
Food & Conveniences
Education
Work
MRT Stations

N

MAP IS NOT DRAWN TO SCALE

THE NEW NOVENA PRIME DISTRICT 11

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.



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

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

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

7 stops — Marina Bay MRT

5 stops — City Hall MRT

3 stops — Botanic Gardens MRT

2 stops — Little India MRT

FYVE
DERBYSHIRE

650m — Novena MRT

1 stop — Newton MRT

4 stops — Bugis MRT

4 stops — Dhoby Ghaut MRT

6 stops — Raffles Place MRT

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.

1 UNITED SQUARE SHOPPING MALL — 350M

The Kids Learning Mall
· Growing Up Gifted
· Lorna Whiston Schools
· The Ballet & Music Company
· The Learning Lab

2 VELOCITY @ NOVENA — 650M

3 COLD STORAGE — 350M–650M
· United Square Shopping Mall
· Velocity @ Novena

4 FOOD CENTRES — 2–10 MINUTES
· Balestier Food Centre
· Pek Kio Market & Food Centre
· Newton Food Centre
· Whampoa Drive Makan Place

5 ORCHARD ROAD SHOPPING BELT — 10 MINUTES
· ION Orchard Mall
· Ngee Ann City
· Scotts Square
· The Paragon

6 DEMPSEY HILL — 15 MINUTES

7 NOVENA MRT STATION — 650M

8 NORTH-SOUTH CORRIDOR

9 SINGAPORE POLO CLUB — 7 MINUTES

10 FOOD & LIFESTYLE — 3–10 MINUTES
· Goldhill Plaza
· Novena Regency
· Wheeler's Yard

11 GARDENS & PARKS — 10 MINUTES
· Fort Canning Park
· MacRitchie Reservoir
· Singapore Botanic Gardens

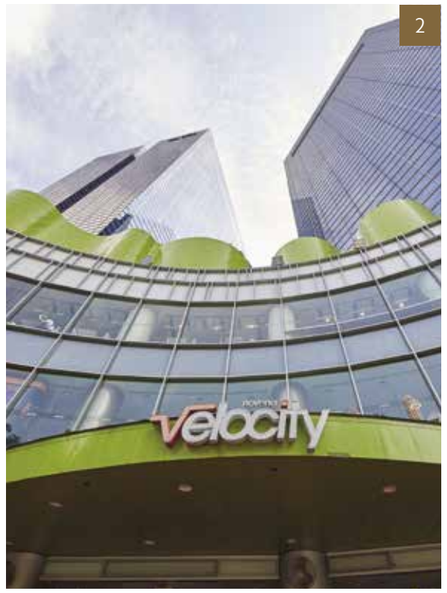
12 CENTRAL BUSINESS DISTRICT — 14 MINUTES

13 CIVIC & CULTURAL DISTRICT — 10 MINUTES
· 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



1



2


3


4



5


6


7


8


9


10


11


12


13



Touch.

Of skin on marble and wood.

Man and nature in blissful harmony.



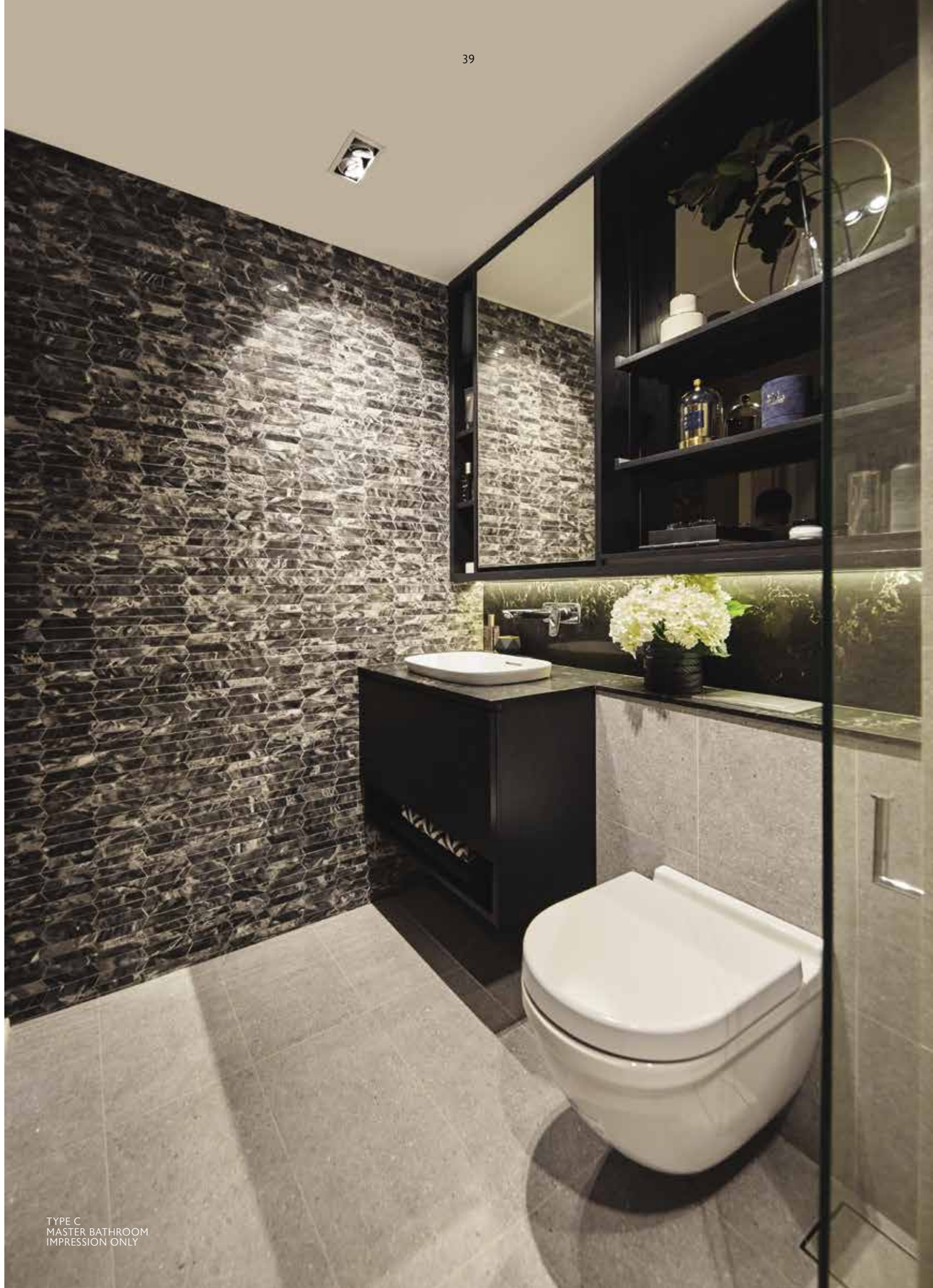
TYPE C
IMPRESSION ONLY



IMPRESSION ONLY



IMPRESSION ONLY



TYPE C
MASTER BATHROOM
IMPRESSION ONLY



TYPE C
MASTER BEDROOM
IMPRESSION ONLY



IMPRESSION ONLY



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.

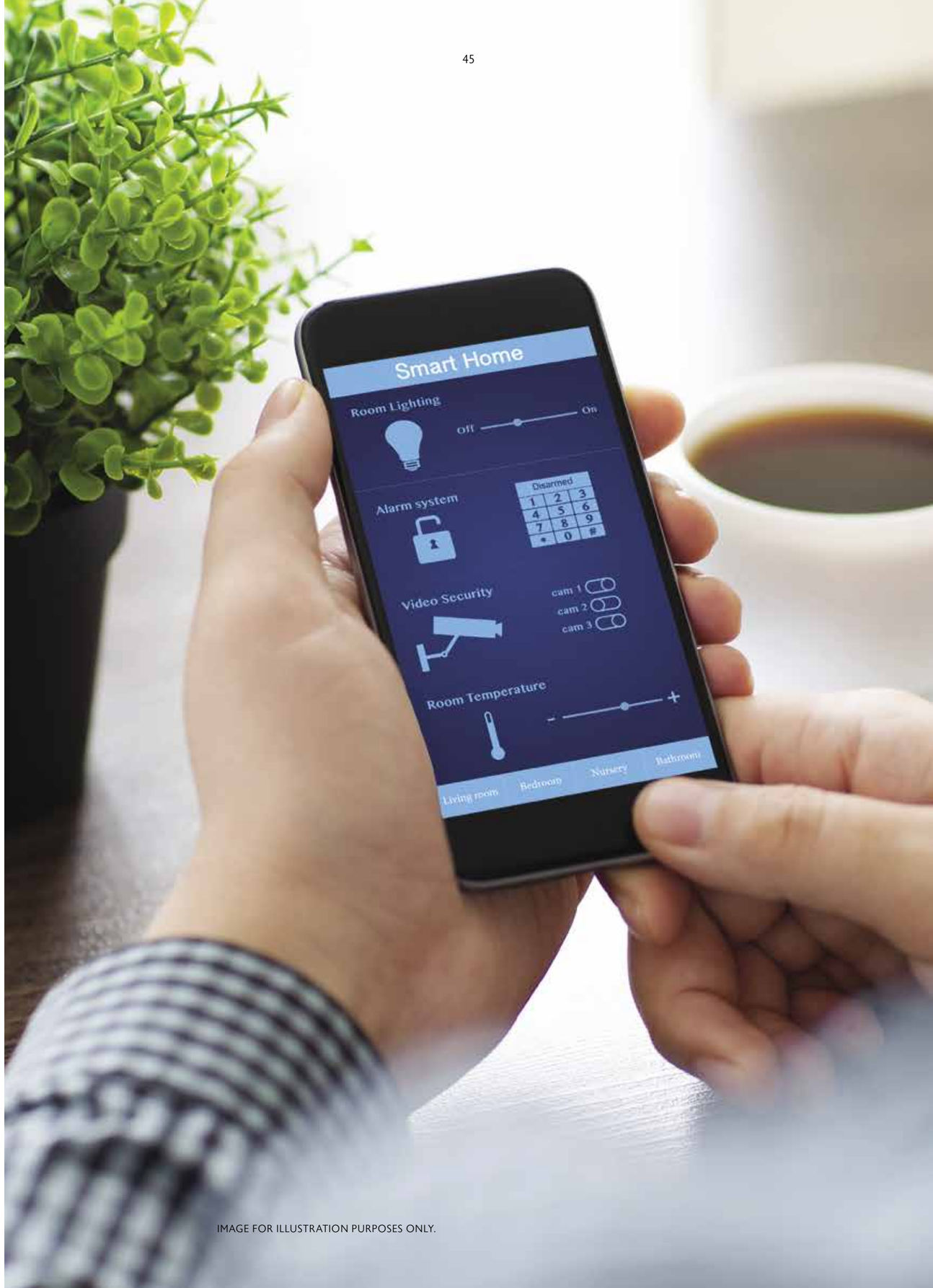


IMAGE FOR ILLUSTRATION PURPOSES ONLY.

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



ARTIST'S IMPRESSION

DIGRAMMATIC CHART

Type A
2-Bedroom

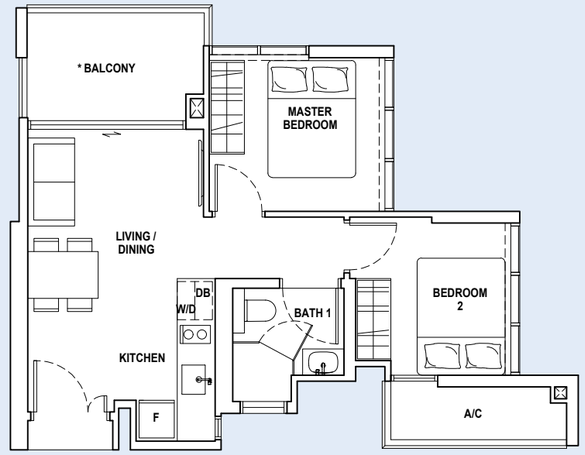
Type B
2-Bedroom + Guest Room

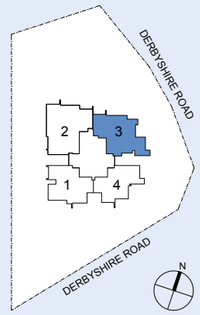
Type C
3-Bedroom + Guest Room

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

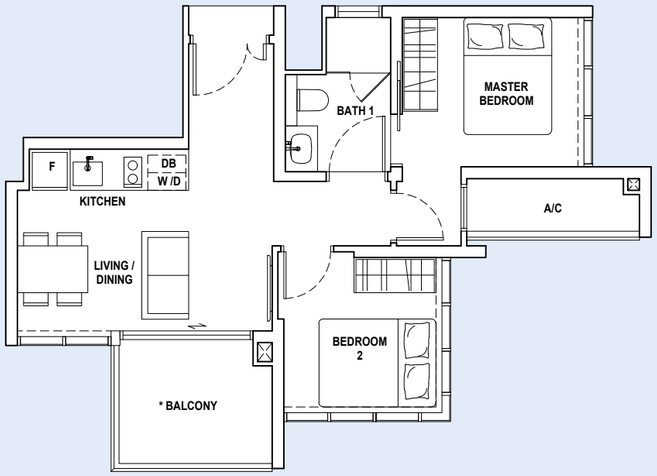


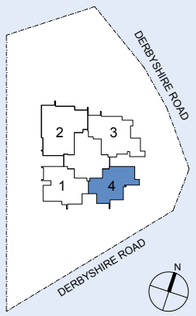


All floor areas indicated are inclusive of AC Ledge, Balcony and Strata Void where applicable. All floor areas are estimate only and subject to final survey.
All floorplans are subject to changes as may be required or approved by the relevant authorities.
*The balcony shall not be enclosed. Only approved 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

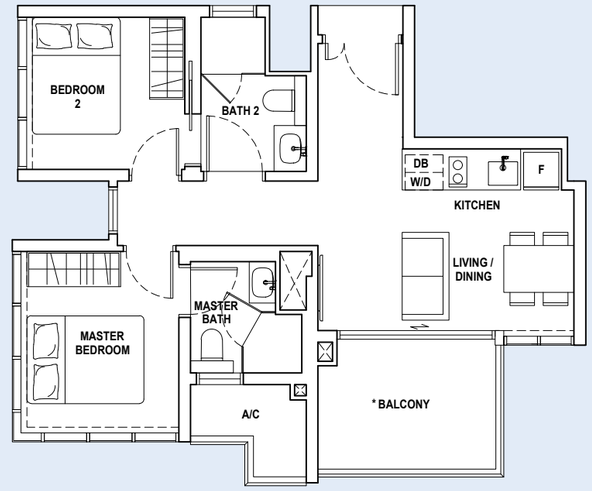


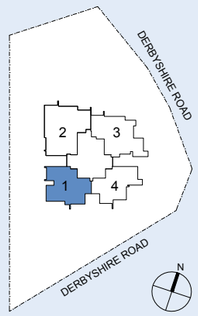


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TYPE A3
2 BEDROOM

61 sq.m
#02–01 to #19–01

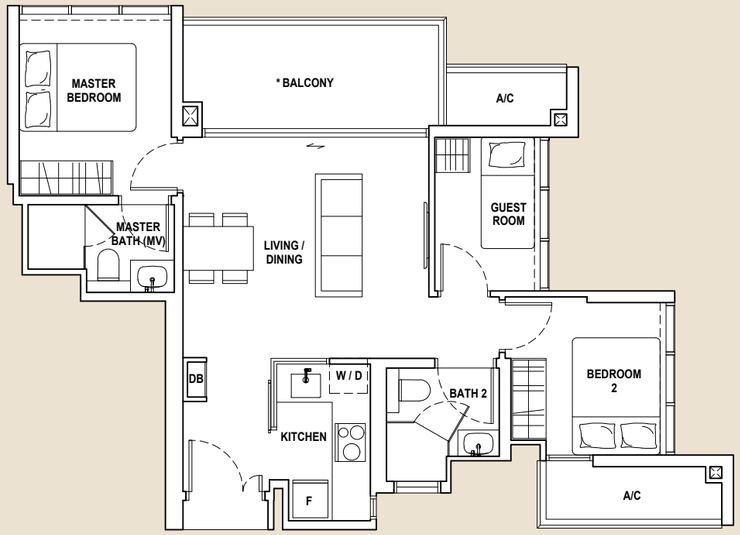


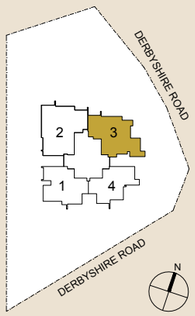


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TYPE B
2 BEDROOM + GUEST

74 sq.m
#03–03 to #19–03

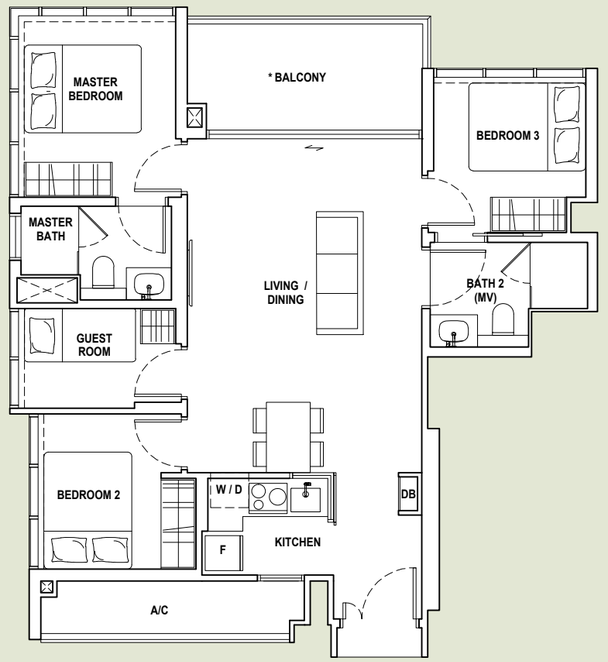


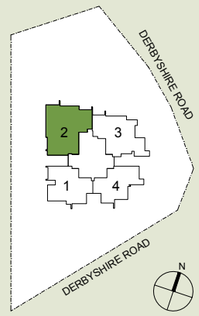


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*The balcony shall not be enclosed. Only approved balcony screens are to be used. For an illustration of the approved balcony screen, please refer to page 54 of this Brochure.

TYPE C
3 BEDROOM + GUEST

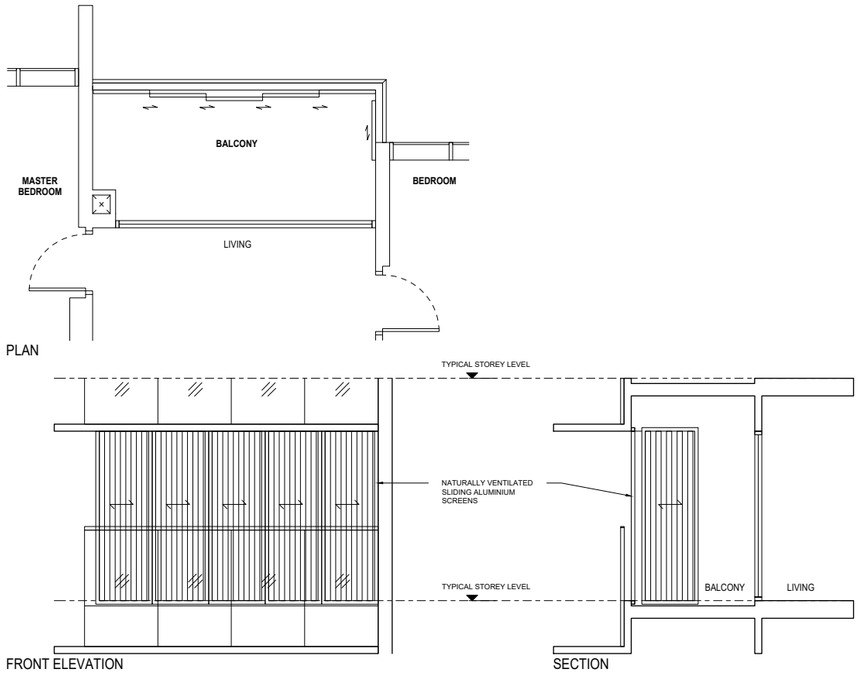
87 sq.m
#03–02 to #19–02





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.
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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



WWW.FYVE.COM.SG

Developer: RH Developments Two Pte Ltd
Company Registration Number: 201726957N
Developer's Licence No.: C1284
Tenure of Land: Estate in Fee Simple
Encumbrances: Caveat(s) and Mortgage(s) in Favour of Malayan Banking Berhad
Expected Date of Vacant Possession: 30 November 2024
Expected Date of Legal Completion: 30 November 2027
Location: TS18 LOT 01418K, 01419N-PT at 5 Derbyshire Road

Whilst every reasonable care has been taken in preparing this brochure, the Developer and its agents shall not be held responsible or liable for any inaccuracies or omissions. All statements are believed to be correct but shall not be regarded as statements or representations of fact. All information and specifications are current at the time of print and are subject to change as may be required without prior notice. Nothing herein shall form part of any offer or contract. Visual representations including models, drawings, illustrations, photographs and art renderings portray artistic impressions only and are not to be taken as representations of fact. Floor areas and other measurements are approximate only and are subject to final survey. The Developer shall not be bound by any statements, representations or promises (whether written or oral) by its agents or otherwise, except as expressly set forth in the Sale and Purchase Agreement. The Sale and Purchase Agreement shall form the entire contract between the Developer and the Purchaser and shall supersede all statements, representations or promises (whether written or oral) made prior to the signing of the Sale and Purchase Agreement and shall in no way be modified by any statements, representations or promises (whether written or oral) made by the Developer and its agents unless approved by the Controller of Housing (if required) and expressly agreed to in writing between the parties.

A PREMIER DEVELOPMENT BY



Roxy-Pacific
Holdings Limited