

T W E N T Y O N E
A N G U L L I A P A R K

An Exceptional Freehold Residence

Developed by Angullia Development Pte. Ltd.
Branding & Design by ACRE Design Pte Ltd
Photography by Studio Periphery & Aaron Pocock

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Angullia Development Pte. Ltd.
(Company Registration No. 200700837N)
21AngulliaPark.com

Tenure of Land:
Freehold

Land Lot No.:
Lot 1374V TS 24 at 21 Angullia Park

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Welcome.

Dear Reader,

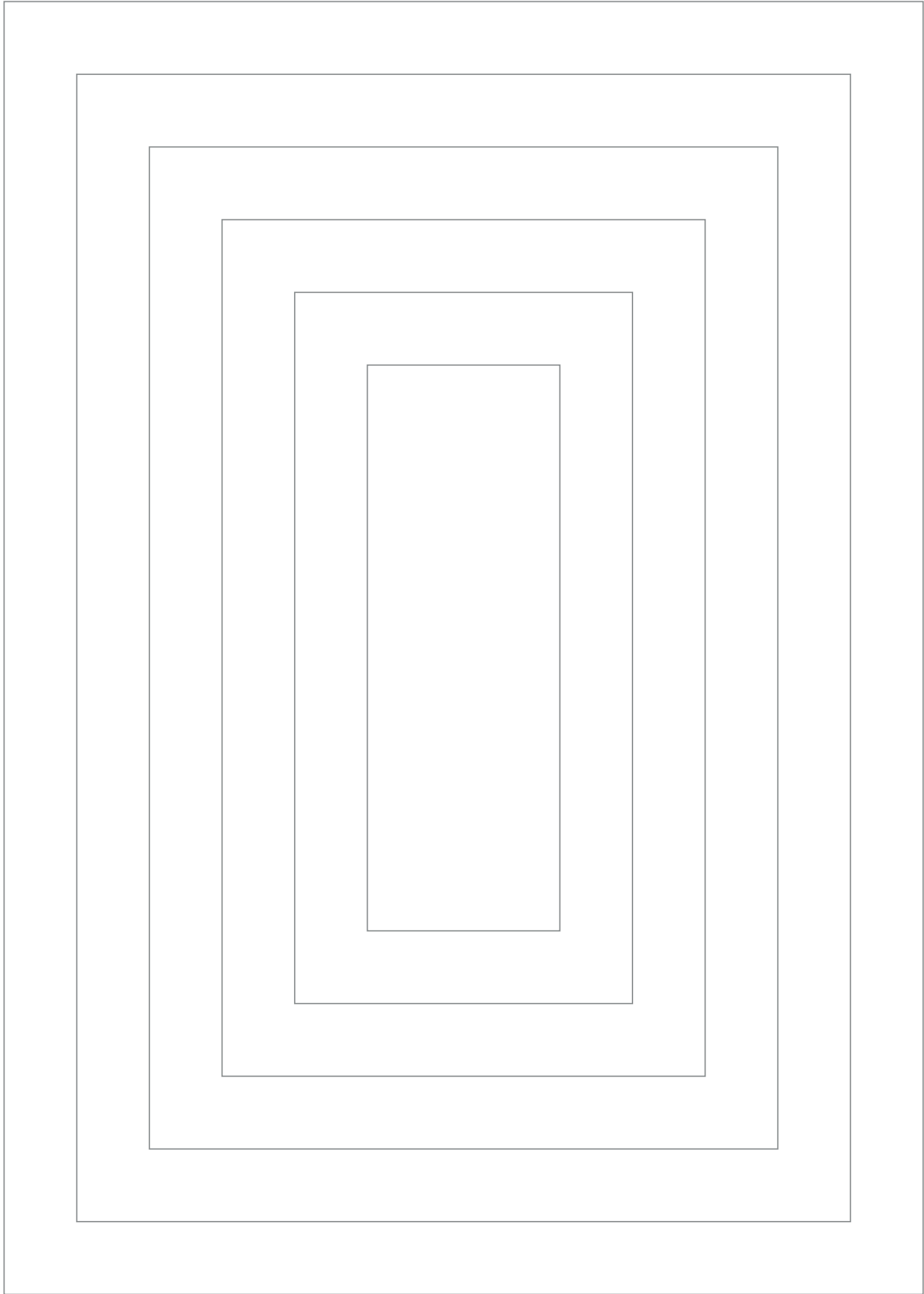
A warmest welcome to TwentyOne Angullia Park.

This landmark property is one that has captivated us for many years since its former days as The Parisian on Orchard Boulevard. Arguably the finest freehold residential location in Singapore with magnificent city and verdant green views, we knew it required a thoughtful and considered architectural solution. Our architect Soo K. Chan's vision was a building perfectly pivoted on a north-south axis that reflected the pulse and heartbeat of the city — monumental in scale yet intimate in space — and taking its place in the skyline of Orchard.

It is our privilege to be able to offer these prized apartments to you, with the hope you will continue to cherish them as your home in the heart of the city.

Yours Sincerely,

Angullia Development



ARCHITECTURE



AN ICON OF ORCHARD

The latest addition to Orchard's skyline, TwentyOne Angullia Park dynamically reinterprets luxury urban living. Situated amongst the lush greenery of Orchard Boulevard, each residence boasts magnificent vistas and views that heightens the senses and inspires the soul.







TRANSCENDING ARCHITECTURAL FRONTIERS

Designed by the award-winning SCDA Architects, TwentyOne Angullia Park is an architectural icon that reengineers the shape of luxury living. Taking reference from the visionary architect Le Corbusier's interlocking system of residential volumes seen in his seminal Unite d'Habitation and applying it not only on a unit basis but in groupings, two magnificent sky terraces were created, providing intervals of green and tranquil spaces within the residential tower.



A LANDMARK RESIDENTIAL TOWER

The thirty-six-storey tower of two, three and four-bedroom apartments exudes a pure, pristine and pragmatic design. Highly efficient, each residence features a distinct lightness and warmth, combining luxurious travertine with the sophistication of glass and steel. Grand proportions of space fill each luxury residence, enhanced by high ceilings and full height windows to frame the panoramic views.





“If the interlocking section is again reminiscent of Frank Lloyd Wright (think of the subtle modulation of roof planes at Fallingwater), Chan's proposal for a prismatic monolith at Angullia Park is a truly radical vision. The tower is made from five cubic elements stacked one above the next within a sleek perimeter. The monolith is eroded to reveal multi-storey voids that function as vertiginous terraces or eyries with extraordinary views of the Singapore skyline. These open rooms are like garden pavilions enlarged and raised into the clouds.”

Raymund Ryan
Curator, Carnegie Museum of Art, Pittsburgh







THE ARCHITECT OF RECORD

SCDA is a multi-disciplinary architectural practice established in Singapore in 1995. It is recognised as one of the Design Vanguard firms by Architectural Record USA, for its achievements in redefining modern architecture. In 2003 and 2012, the firm was bestowed by the Royal Institute of British Architects its Worldwide Award, and subsequently also received the Chicago Athenaeum International Architecture Award on numerous occasions.

SCDA's designs strive for tranquillity and calmness qualified by space, light and structural order. Architectural expressions are distilled to capture the spiritual essence of place; the architecture and interiors are inspired by the cultural and climatic nuances of its context, integrating elements such as landscape and water, and blurring the distinction between the inside and the outside.



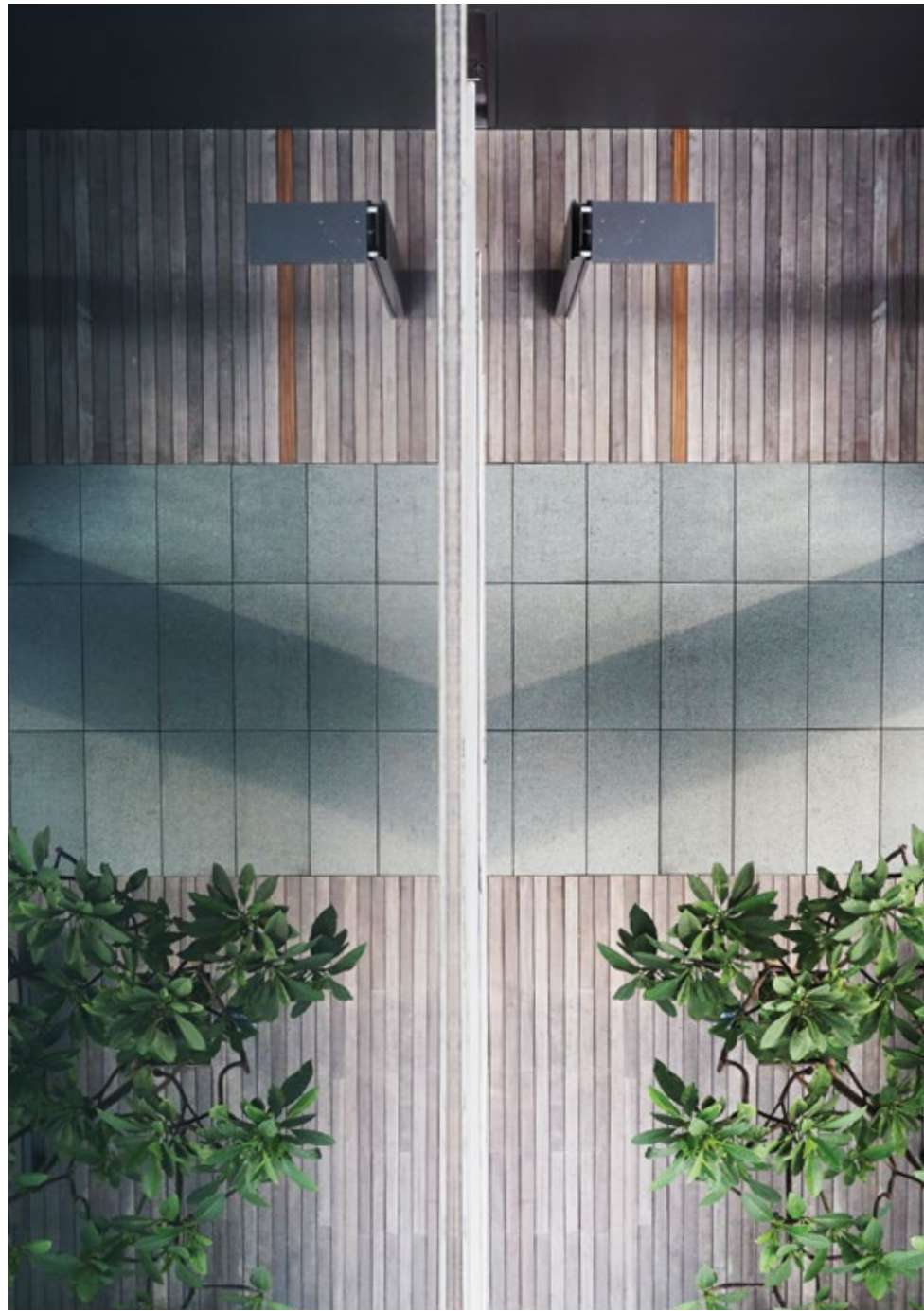


"I spent a substantial amount of time developing a design language that could be used to handle scale through detailing wall panels, screens and horizontal platforms based on my interest in displaying volumes, lines and planes as the fundamental elements in an architectural space."

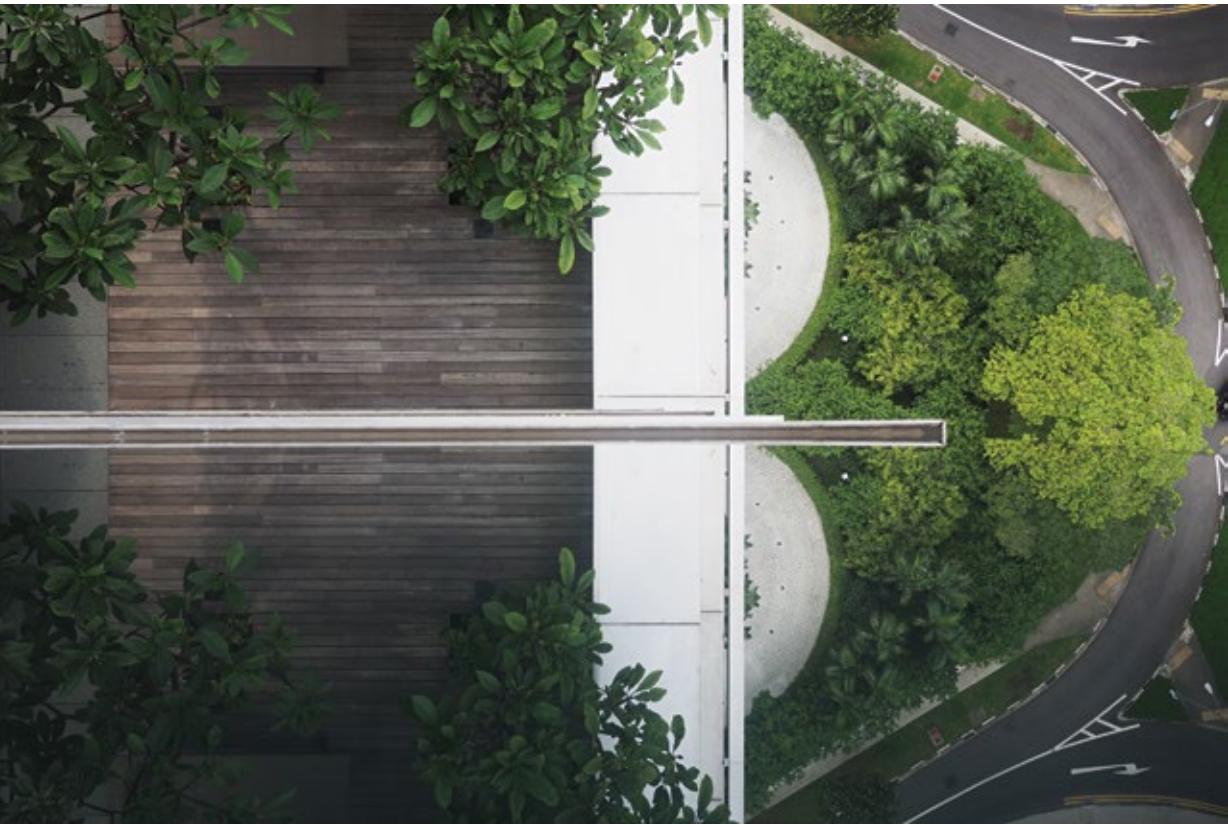
Soo K. Chan
Principal Architect, SCDA



Balcony Detailing — Brewin Design Office



The Architect — Facade Details



“The void spaces created within the tower facilitate the introduction of natural green features. The porosity of the overall building form results in spontaneous daylighting and natural ventilation in the apartment units and common areas.”

Soo K. Chan
Principal Architect, SCDA

INTERIOR DESIGN



INTERIOR DESIGNERS

Brewin Design Office is a design firm based in Singapore and Jakarta, founded in 2012. The firm's approach to design and craft is characterised by an artisanal and bespoke nature. Grounded by skilled fabrication processes, exploration of material use, and refined detailing, the cross-disciplinary approach is driven by collaborations with artisans and builders around the world. Brewin Design Office is helmed by Robert Cheng, who spent his formative professional years at Tsao & Mckown Architects in New York City as an apprentice to architect Calvin Tsao. He later relocated to Paris to join Atelier Jean Nouvel where he worked on South East Asian projects.

Suying Metropolitan Studio was founded in 1999 and has since established itself as one of Singapore's leading interior architectural design firms with a global footprint in eleven countries across three continents. Suying's designs encapsulate the elements of style and understated elegance, a philosophy deeply rooted in the firm's name. Suying Metropolitan Studio is helmed by Patty Mak and over the years, has undertaken numerous projects ranging from private residences to condominiums, spanning across the globe.

Zync Studio + Workshop is a Singapore-based interior design firm established in 2000 and is led by Glynis Ng. The firm's design language is characterised by its bespoke approach which is rooted in a classic yet contemporary style. The firm has built up an extensive track record of projects in countries spanning Singapore, Malaysia and Indonesia. Glynis' education is rooted in Industrial Design from which her approach to Interior Design stems from a precise and careful understanding of the materials used and the meticulous construction of well crafted interior spaces.



“In such ambitious buildings, residents enjoy private apartments that both evoke cosmopolitan glamour, exposed to the outside world via sheer glass walls and cantilevered terraces, and offer the security or shelter of what might be termed ‘caves in the sky’.”

Raymund Ryan
Curator, Carnegie Museum of Art, Pittsburgh







Interior Design — Dining Room & Living Room





Interior Design — Study



52—53

TwentyOne Angullia Park



Interior Design — Bedroom

















Interior Design — Master Bedroom





SITE PLAN & RESIDENCE TYPES

“TwentyOne Angullia Park is positioned on a north-south axis, a passive environmental design approach that is sustainable. The majority of the apartments are lined on this axis, there are no units on the western side.”

Soo K. Chan
Principal Architect, SCDA

RESIDENCE SITE PLAN

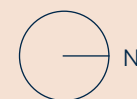
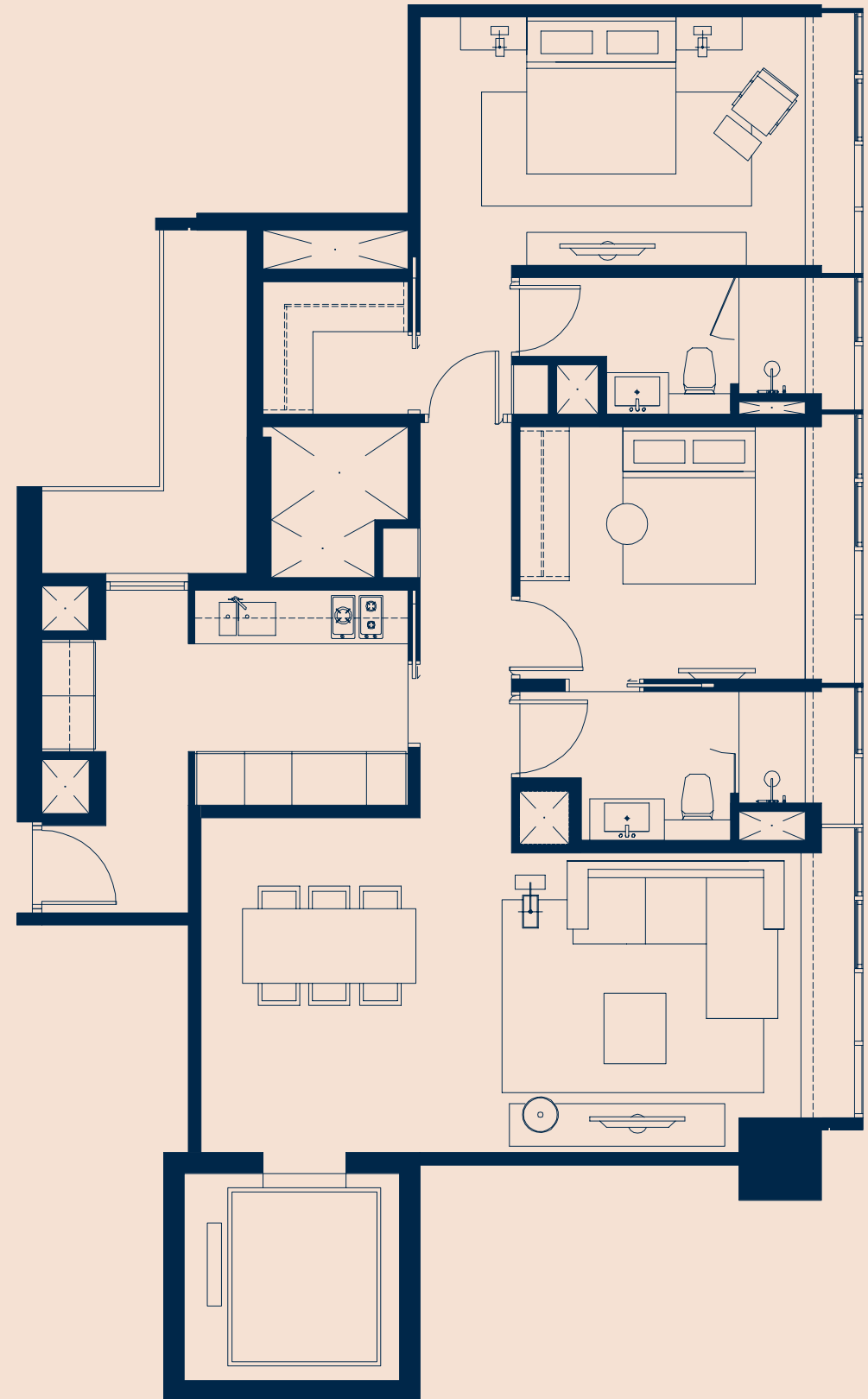


- 1. Tower
- 2. Drop-off & Concierge Desk
- 3. 22nd Storey, Terrace Pool
- 4. 1st Storey, Reflecting Pool
- 5. Guard House
- 6. Substation
- 7. Ramp to Basement Carpark

A1

2 Bedroom

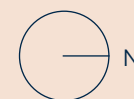
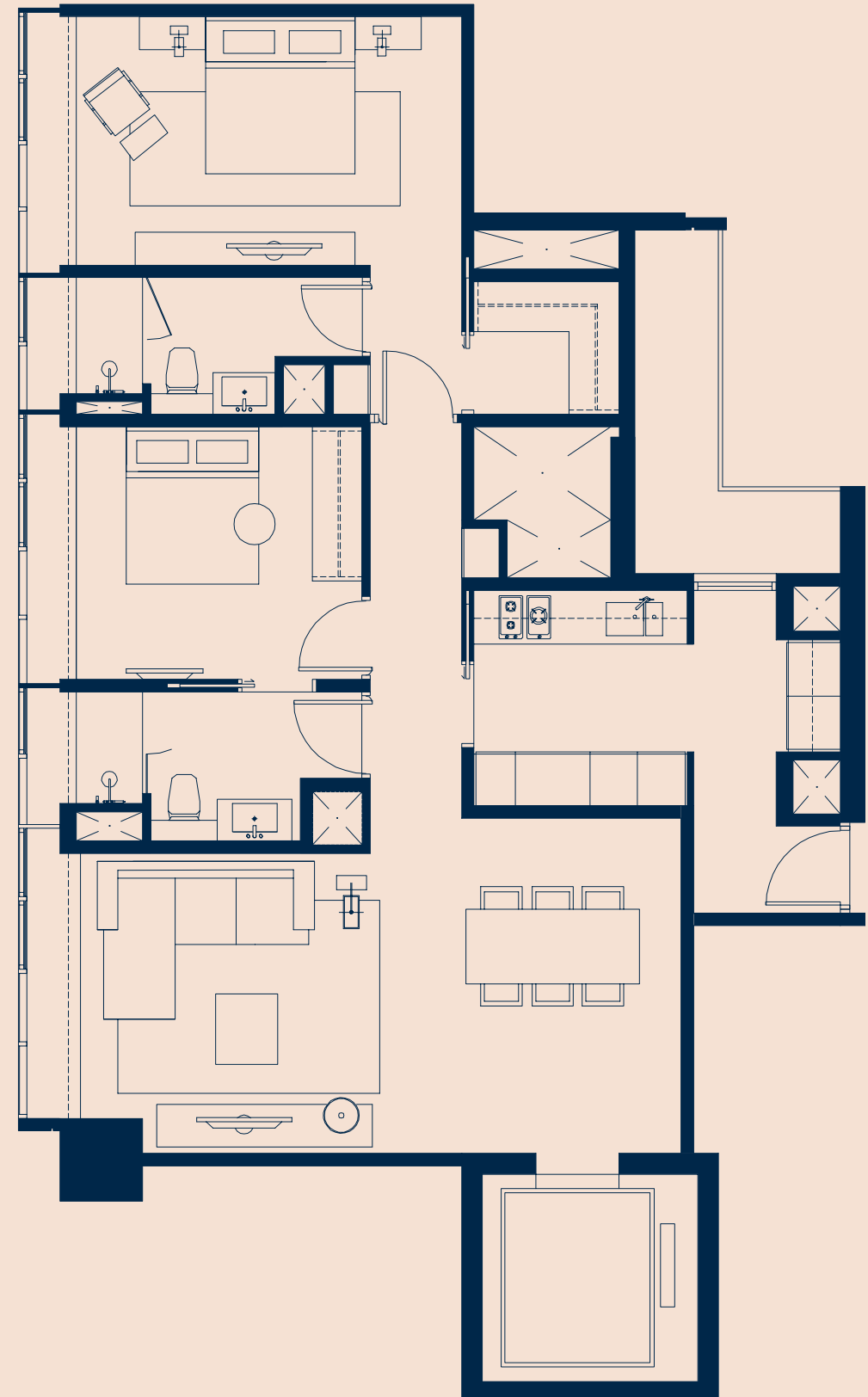
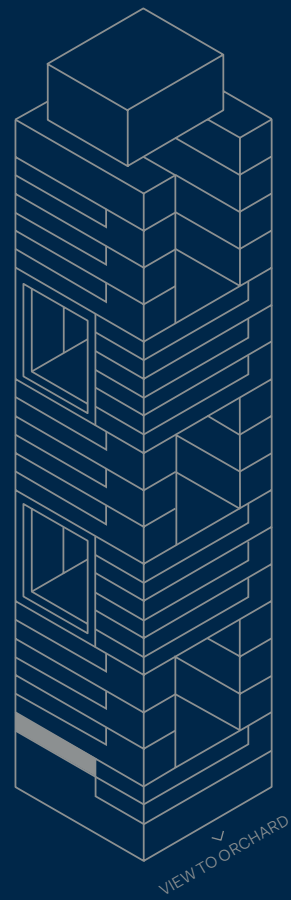
North Wing
108 sqm · 1163 sqft



A1

2 Bedroom

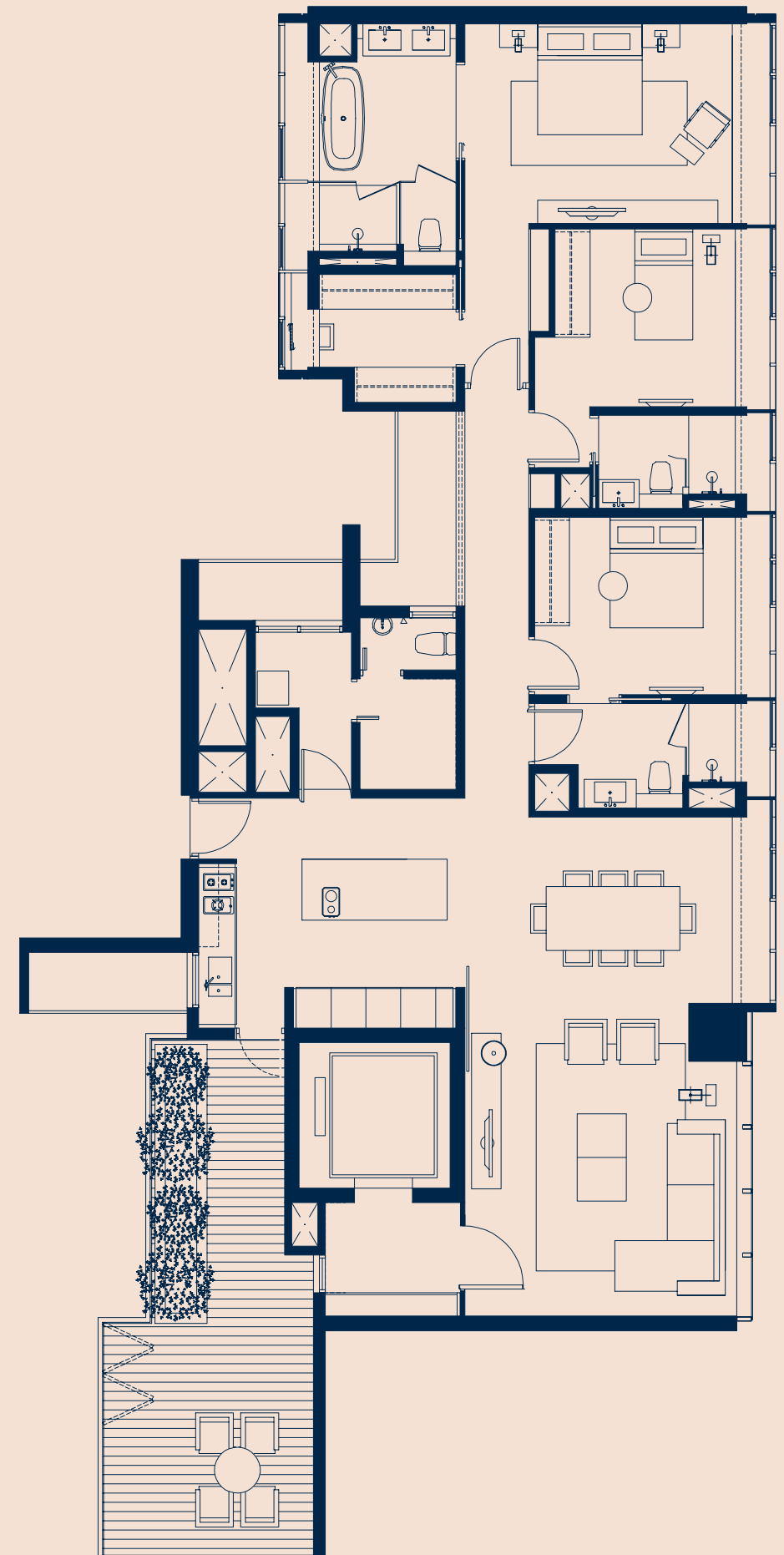
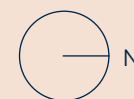
South Wing
108 sqm · 1163 sqft



B2

3 Bedroom

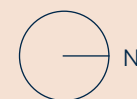
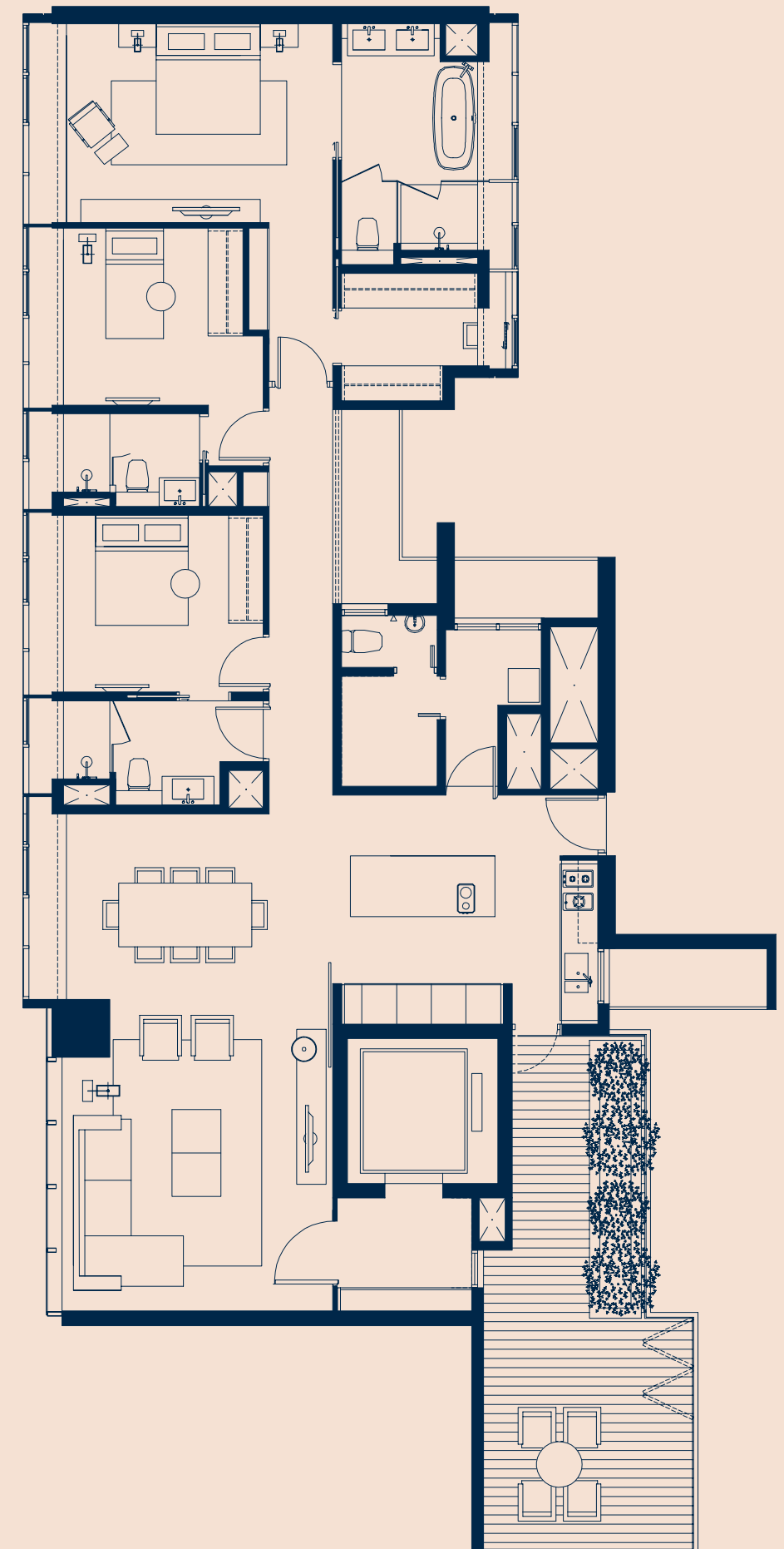
North Wing
210 sqm · 2260 sqft



B2

3 Bedroom

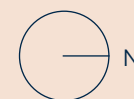
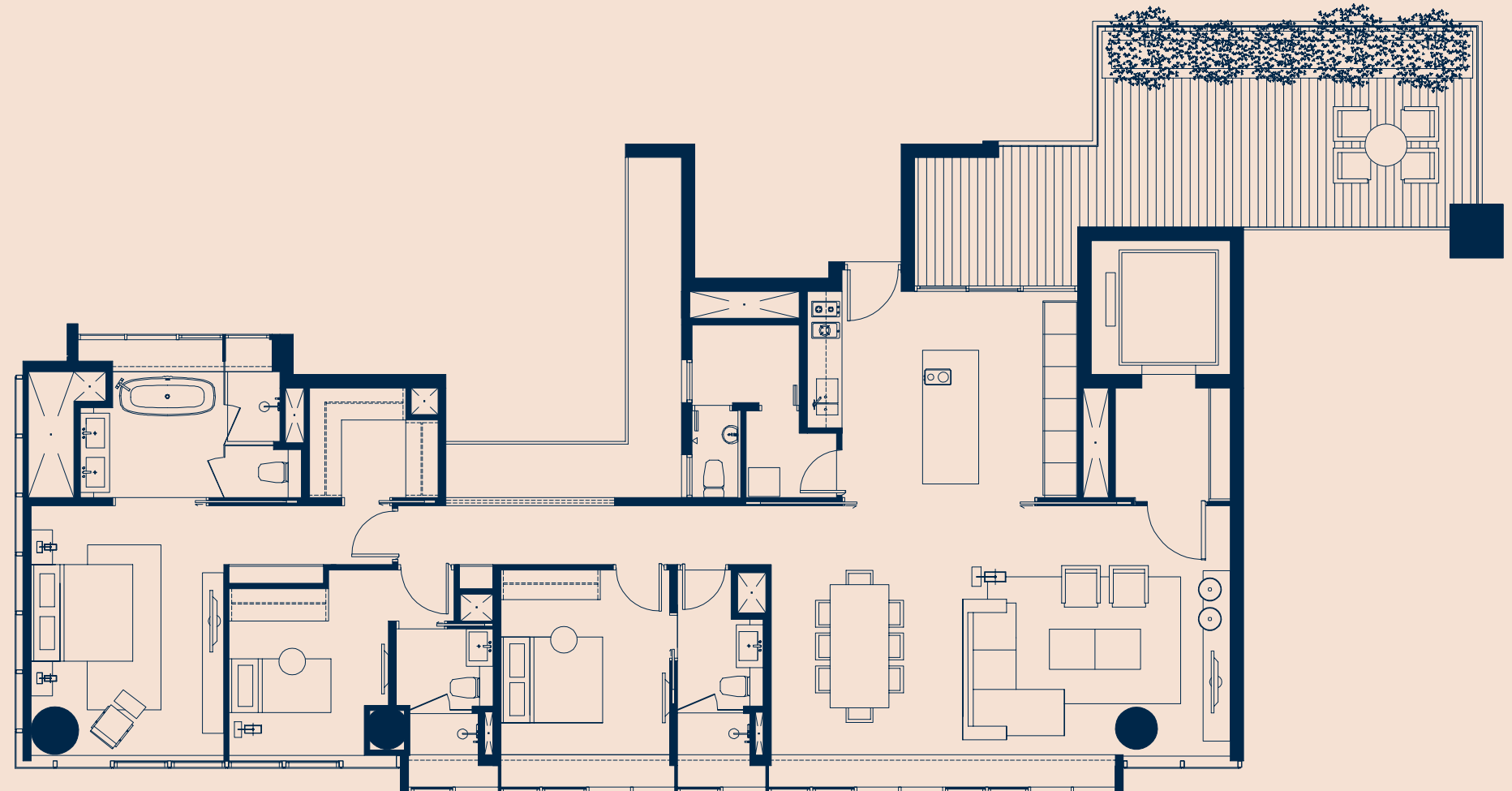
South Wing
210 sqm · 2260 sqft



B3

3 Bedroom

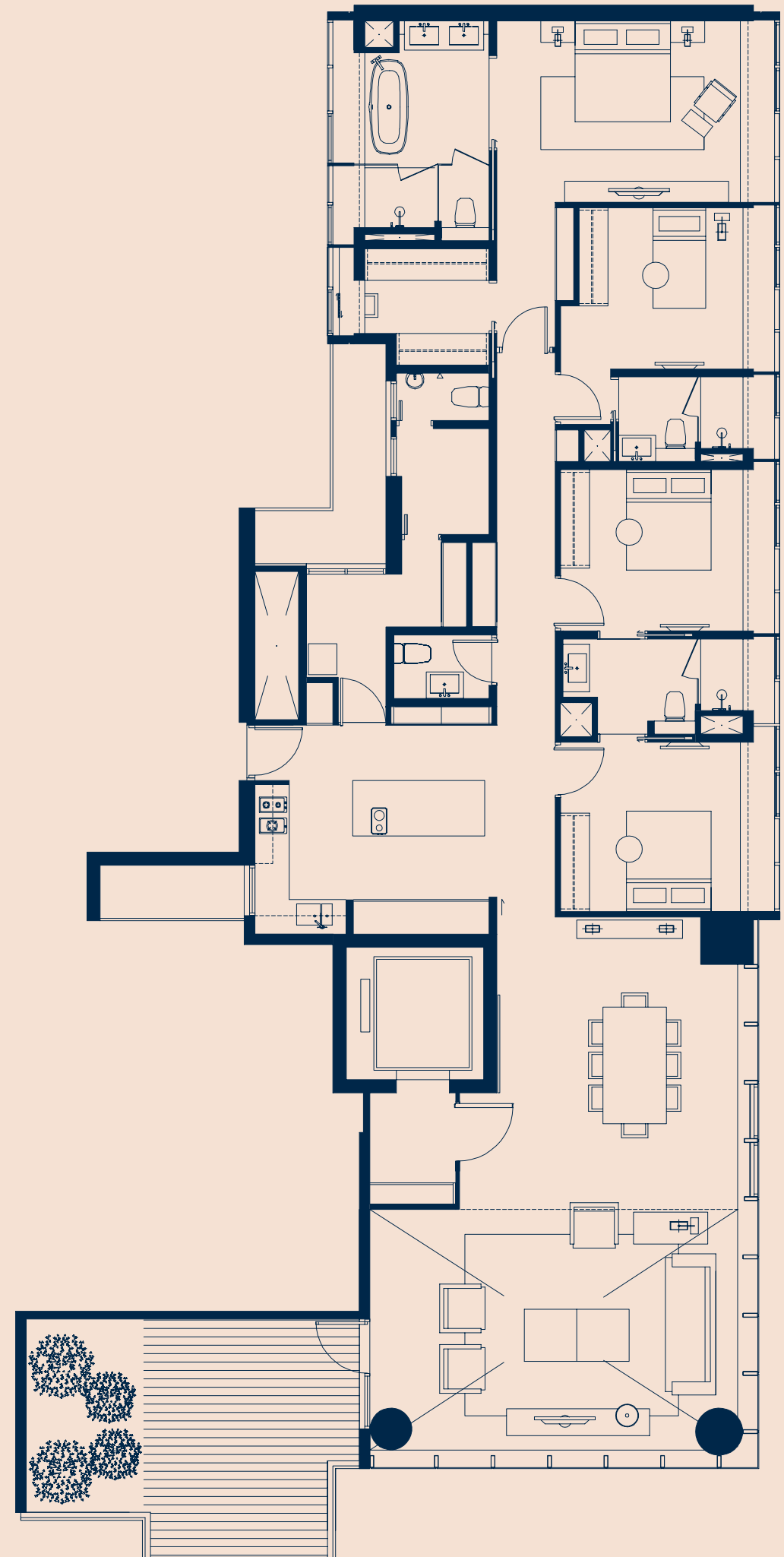
East Wing
215 sqm · 2314 sqft



C2

4 Bedroom

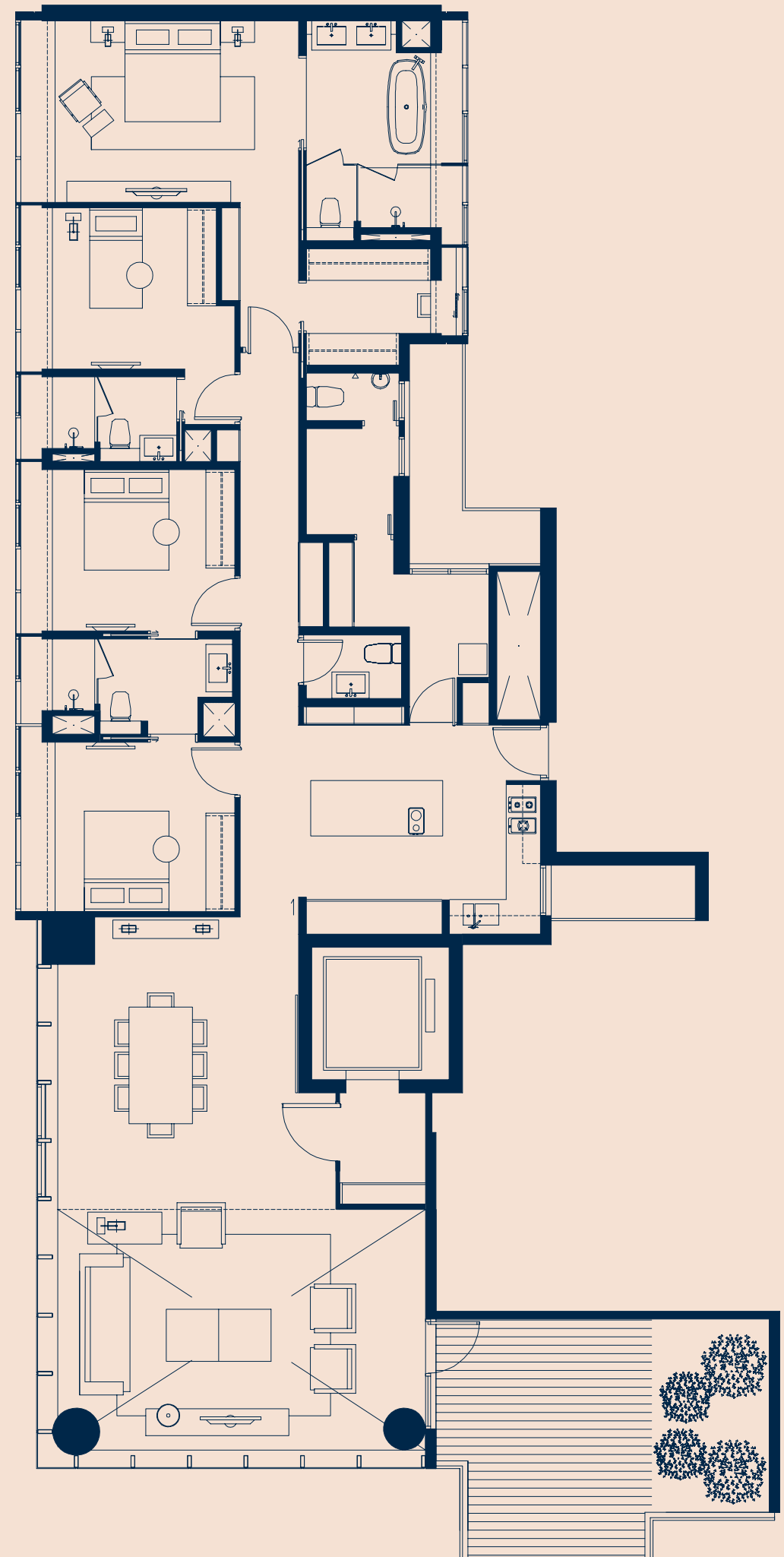
North Wing
290 sqm · 3122 sqft



C2

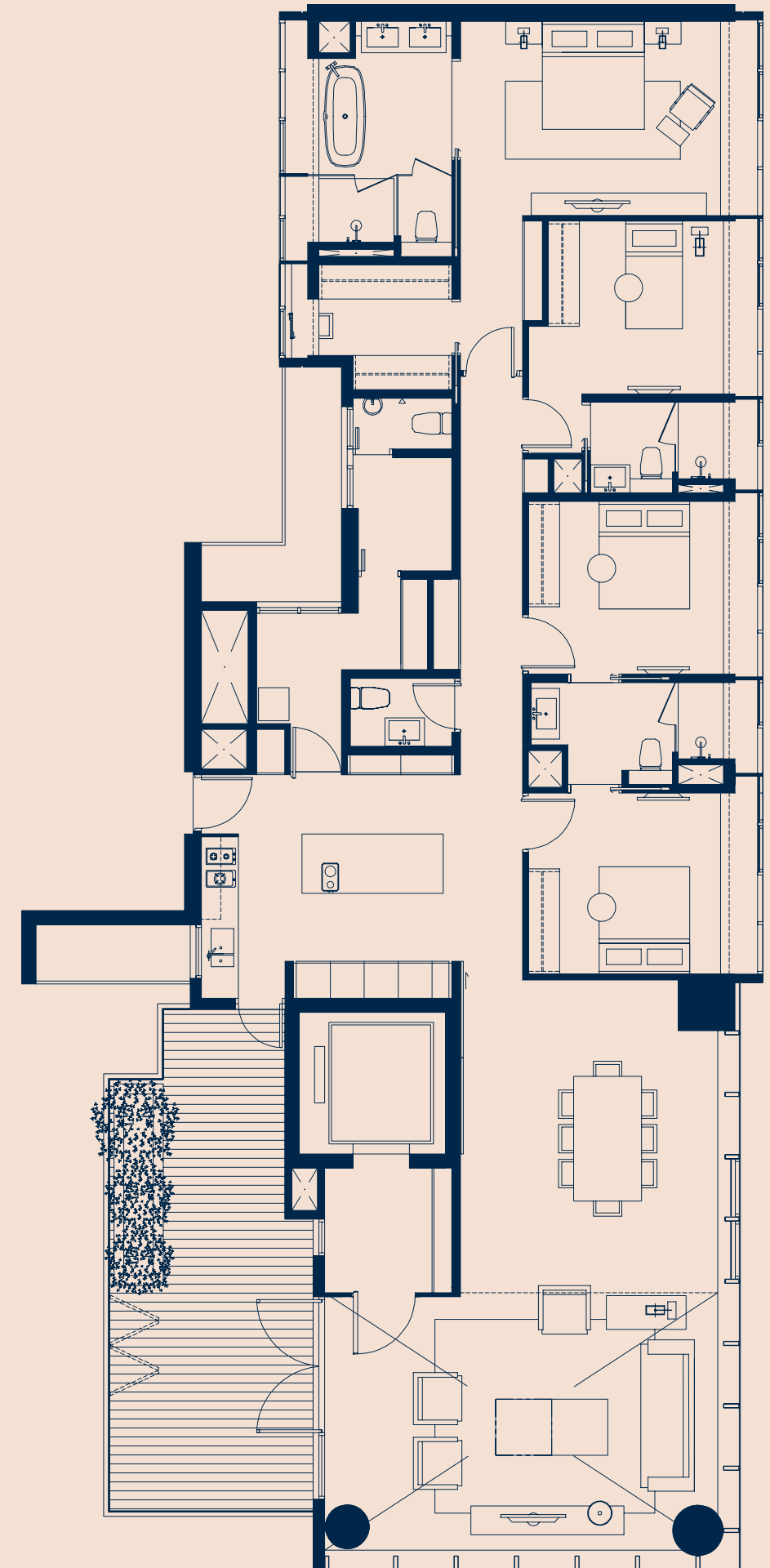
4 Bedroom

South Wing
290 sqm · 3122 sqft



C3 4 Bedroom

North Wing
293 sqm · 3154 sqft

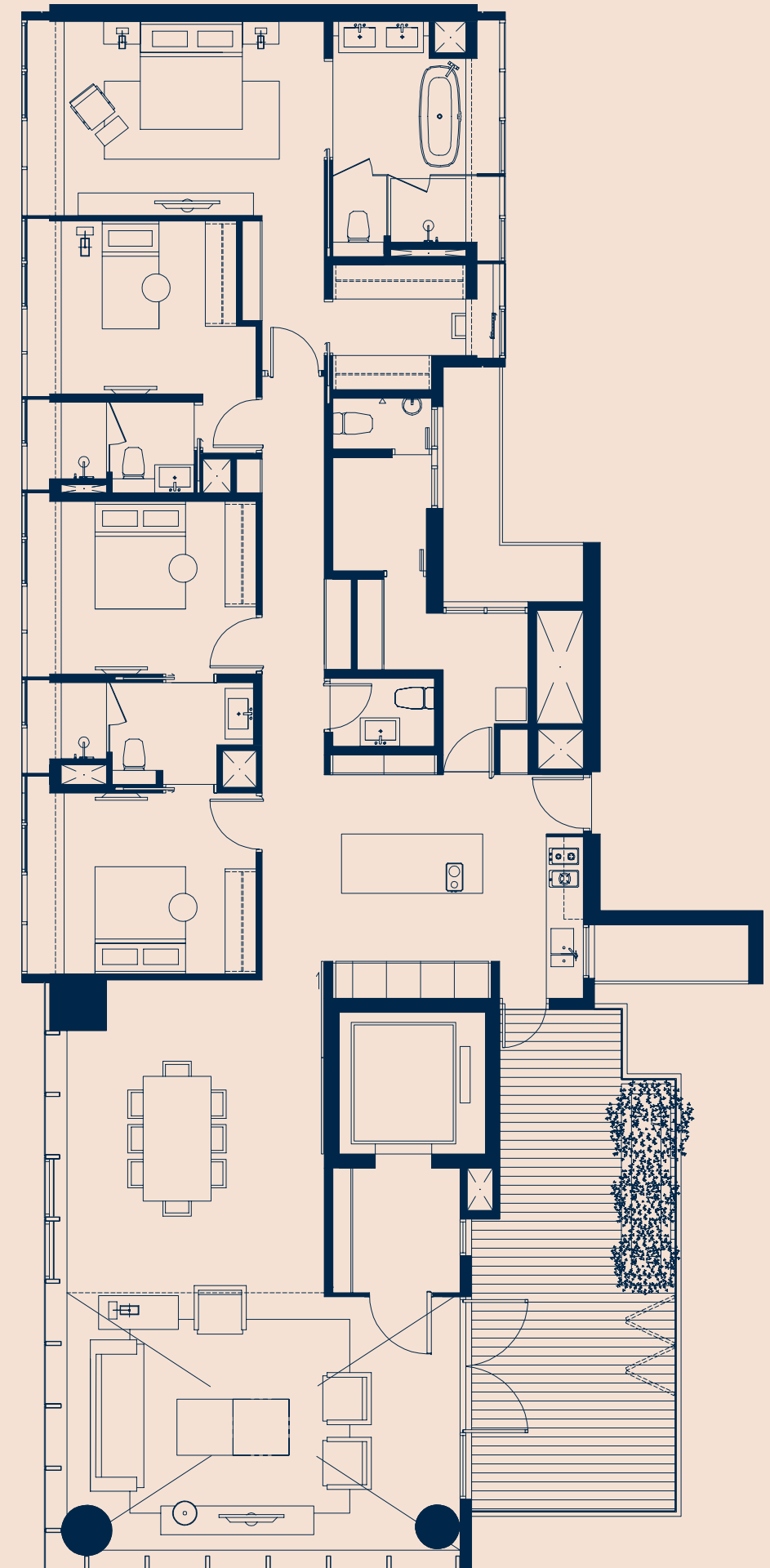


C3 4 Bedroom

South Wing
293 sqm · 3154 sqft



90—91



AMENITIES



THE ARRIVAL

Greeting each resident is the shimmering sculpture “Ethereal Cloud” by the renowned Taiwanese sculptor, Li Chen. He writes, “it is the shape of the soul, the face of one’s memory, the embodiment of an enlightened moment.” The work seeks to express the very essence of clouds, a metaphor for the soul and an ambitious attempt by the artist to use a hard material such as bronze to create a sense of air and lightness, transience and a fleeting nature.



Amenities — The Lobby



THE LOBBY

Residents and their guests are dropped off at the tall and generously sized porte-cochère, and brought through a series of well-conceived, calm and monolithic spaces, anchored by its symmetry – that is almost palladian in its essence. The acre-large grounds of TwentyOne Angullia Park are covered in a lush, yet thoughtfully manicured landscape, which creates a calm oasis right in the centre of the Orchard district.





THE POOL FLOOR — SKY TERRACE

Perched on the twenty-second floor, the sky terrace is devoted exclusively to the exhilarating infinity pool which overlooks the Four Seasons Hotel, with views extending to Bukit Timah Hill. Looking south, frangipani trees set the foreground, with Marina Bay featuring in the background.



GYMNASIUM — SKY TERRACE

Situated on the tenth floor is the salon and the gymnasium. A quiet, tranquil space ideal for intimate conversations, it is fitted with an outdoor kitchen juxtaposed against the leafy view above the foliage of mature trees lining Orchard Boulevard. The state-of-the-art gym overlooks the porte-cochère and the neighbouring properties.

A COVETED DISTRICT

In a cul-de-sac off Orchard Boulevard, TwentyOne Angullia Park is situated in a neighbourhood that is dynamic yet calm, prestigious yet understated. The Angullia Park neighbourhood evokes prestige, privacy and convenience with Singapore's finest restaurants, shopping and hotels right at your doorstep. It is the closest pure residential development to Orchard Road, which allows for unrivalled access to a premier lifestyle.





THE ULTIMATE CONVENIENCE

Exceptionally located in the heart of the city, TwentyOne Angullia Park is steps away from the most bustling intersection of Orchard Road. Next to the development lies the Orchard MRT station, serving both the North-South rail line and the future Thomson-East Coast line. From your doorstep, you'll be a few stops away from Singapore's finest museums, galleries, theatres, amongst other landmarks.

“Throughout Soo K. Chan’s work, one notices certain key characteristics, whether the projects are private and domestic or high-rise and in public view. There’s attention to geometry, a sense of architecture as the composition of discrete vertical and horizontal planes.”

Raymund Ryan
Curator, Carnegie Museum of Art, Pittsburgh



The Ultimate Convenience — View from East Wing



108—109

TwentyOne Angullia Park

ICONS OF ORCHARD



WHAT’S NEARBY

- | | | |
|---------------------------------|--------------------------|---------------------------------|
| 1. ION Orchard | 6. Royal Thai Embassy | 11. Tang Plaza |
| 2. Wheelock Place | 7. Shaw House | 12. Lucky Plaza |
| 3. Four Seasons Hotel Singapore | 8. Goodwood Park Hotel | 13. Paragon |
| 4. Hilton Singapore | 9. Grand Hyatt Singapore | 14. Takashimaya Shopping Centre |
| 5. Forum The Shopping Mall | 10. Scotts Square | 15. Wisma Atria |



RESIDENCE FEATURES

- Two, Three and Four-Bedroom residences
- All residences are accessible via private lifts
- High finished ceilings, with double height finished ceilings in Four-Bedroom residences
- Full panels of insulated low-e glass, double glazed to provide maximum sound attenuation
- Vein Cut Italian Travertine floors in living and dining rooms
- Rift cut wooden floors in bedrooms
- Vein Cut Italian Travertine walls and floors in bathrooms
- Varenna by Poliform Kitchens
- Miele kitchen appliances
- Miele washer-dryer in each residence
- Multi-zone climate control
- Ad Notam Mirror TVs in Three and Four-Bedroom residences
- Agape bathtubs in master bathrooms in Three and Four-Bedroom residences

SERVICES

- White-glove building
- On-site Residence Manager and staff
- Full-time security staff

TENURE

- Freehold



“A work in progress. And the possibilities are endless.” — Elizabeth Eusberg, author

COLOPHON

Developer
Angullia Development Pte. Ltd.

Architect
SCDA Architects Pte Ltd

Project Manager
OUE Property Services Pte Ltd

C & S Engineer
Meinhardt (Singapore) Pte Ltd

M & E Engineer
Beca Carter Hollings & Ferner (S.E. Asia) Pte Ltd

Landscape Architect
Cicada Pte Ltd

Facade Consultant
Aurecon Singapore Pte Ltd

Lighting Consultant
Lighting Planners Associates (S) Pte Ltd

Acoustic Consultant
Aurecon Singapore Pte Ltd

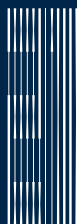
Quantity Surveyor
KPK Quantity Surveyors Singapore Pte Ltd

TCRE
PARTNERS

TCRE Partners is a Singapore-based real estate investment firm. The firm manages and invests capital for SWFs, pension funds, financial institutions and large family offices, and invests in select sectors of the market in key gateway cities of Asia.

Y DEVELOPMENTS

Y Developments Private Limited is a real estate investment and holding company based in Singapore, and its principal shareholders are the Yeo Family. Y Developments has an extensive track record of real estate investment and development of well-located residential and commercial properties.



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