

21 ANDERSON

Benchmarks are meant to be surpassed. They serve as a starting point for our vision to go beyond the everyday and into the realm of extraordinary living.



BEYOND SERENITY





SWIMMING POOL AND DECK



VIEW OF CLUBHOUSE

Every element in the landscaping is immaculately placed to cultivate a deep harmony with each other.



PEBBLE LINED GARDEN PATH



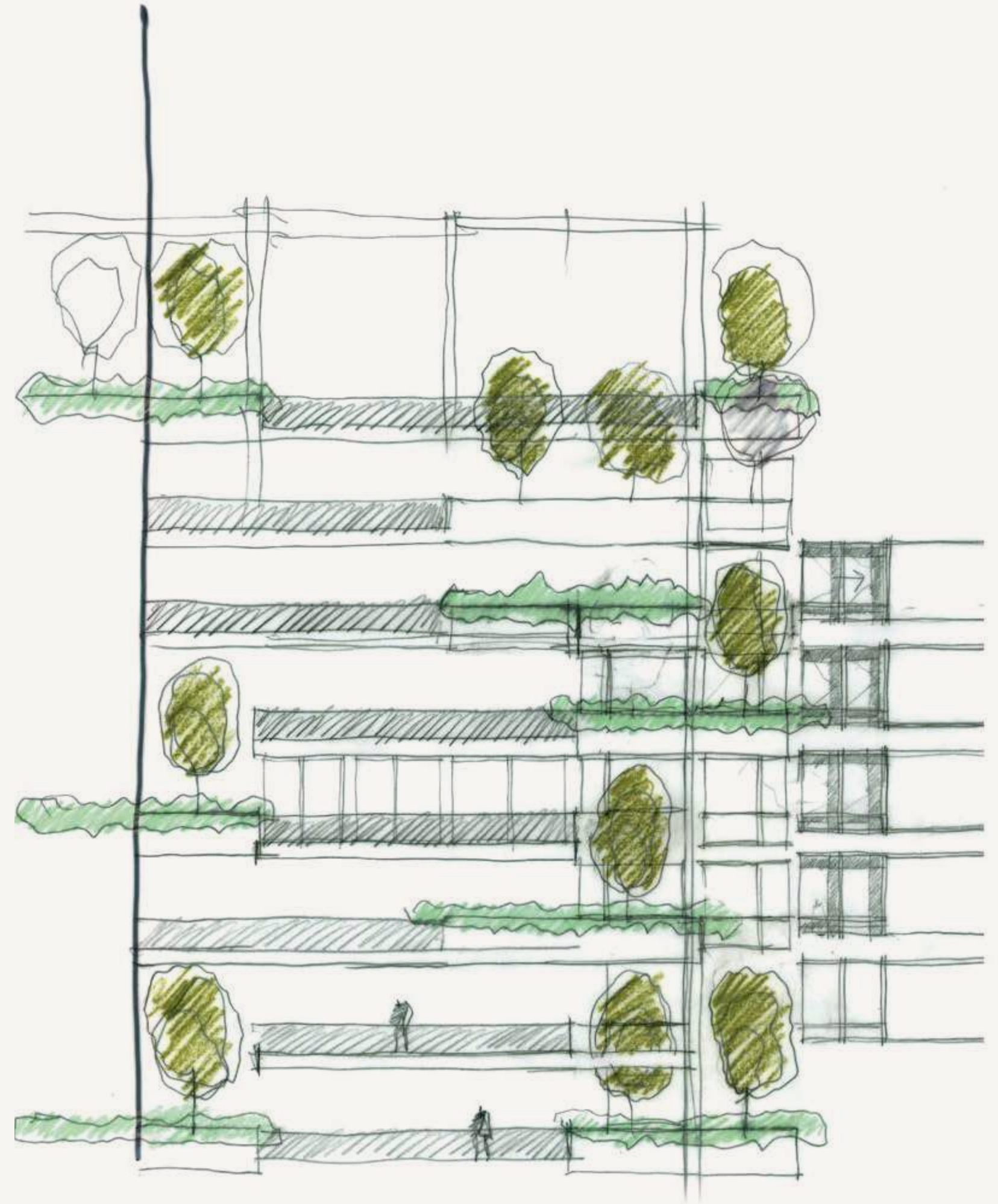
“I try to create beautiful and spiritual-oriented exterior design in harmony with the architecture and the interior. I believe that there is value in people sharing the same thoughts and sensations over time in their minds and bodies. I create a one-of-a-kind artistic space that is close to the hearts of the people who live here. I would be grateful if people living here could experience being in this space and feel it firsthand.”

SHUNMYO MASUNO
Landscape Architect

枡野俊明



BEYOND A LIFETIME





“The multi-layered design acts as a natural climate modifier with greenery at different levels, infusing its spaces with a natural play of light and shadow throughout the day and night.”

ERNESTO BEDMAR
Principal Architect & Director,
Ernesto Bedmar Architects

Ernesto Bedmar

Designed to bring light and greenery closer to home no matter which floor you reside on, with a timeless sophistication that enriches the lives of every generation living within its generous spaces.

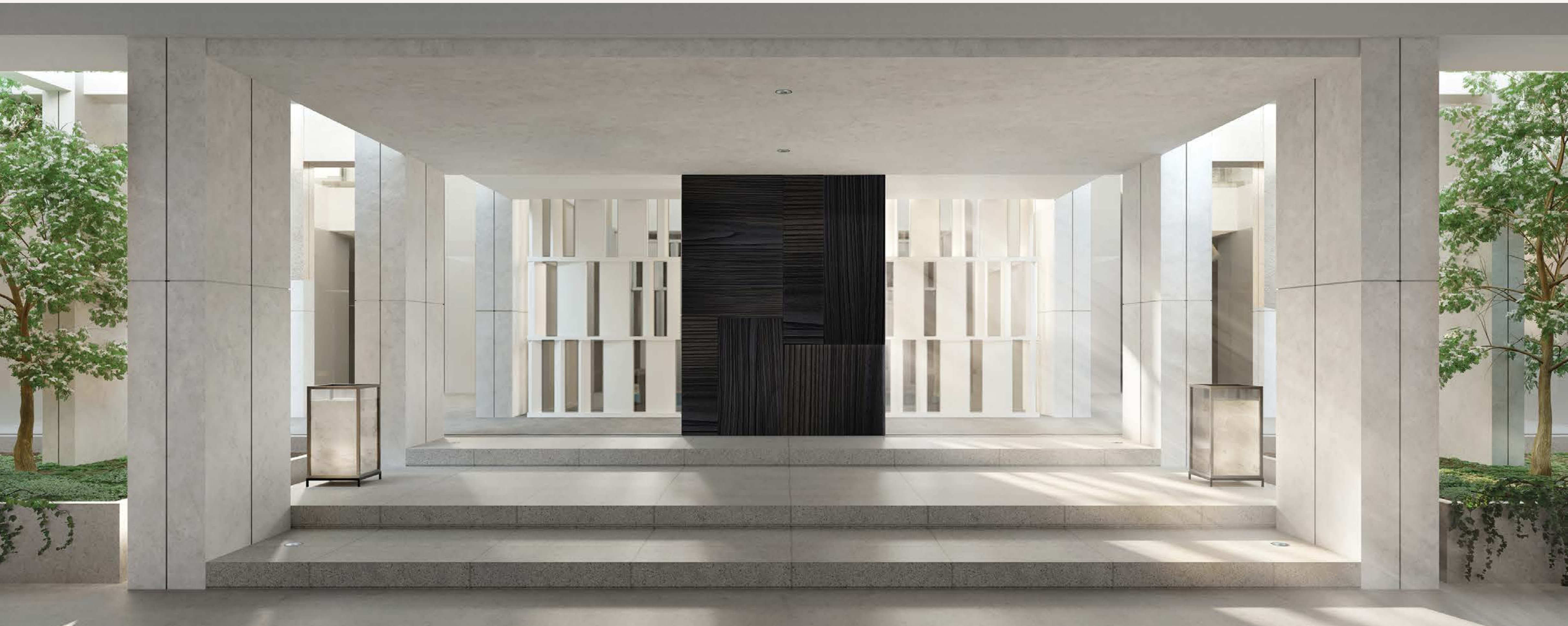


FRONT ELEVATION WITH LAYERED FAÇADE AND INTEGRATED PLANTERS

“These spaces are housed in a structure dressed in natural greenery, which prolongs the dialogue between interior and exterior. The beauty here comes from the quality we bring to everything and the uniqueness of each gesture.”

FRAUKE MEYER
Creative Director, Studio Liaigre

Frauke Meyer



BASEMENT ARRIVAL PORCH WITH NATURAL SKYLIGHT



The luxuriously appointed living room draws you in with its unencumbered layout and wide views of the greenery outside.



COSY LIBRARY CORNER WITH AMPLE SPACE TO RELAX IN



MASTER ENSUITE

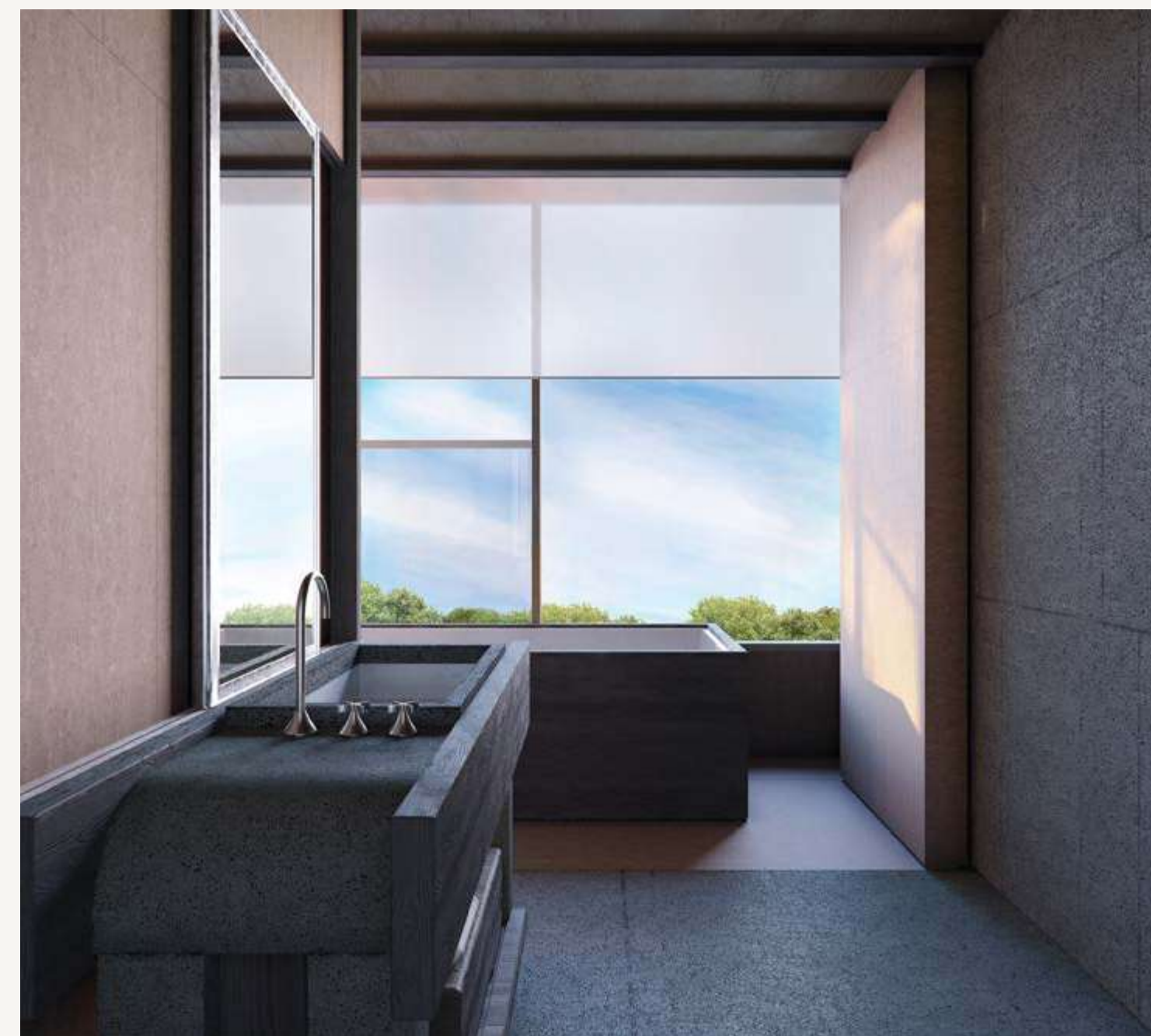
The luxurious spaciousness
envelopes you in pure comfort.



MASTER BEDROOM

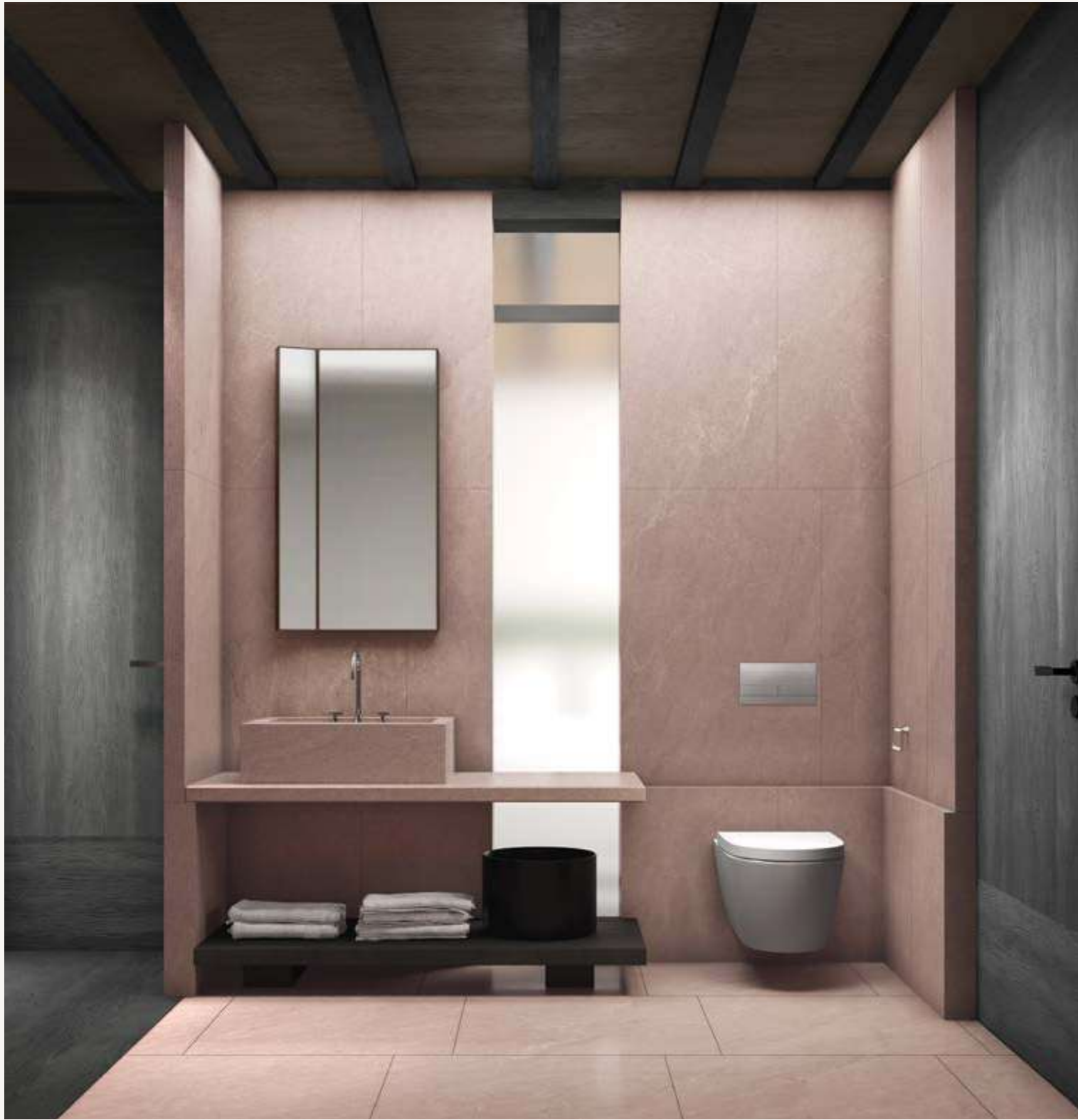


JUNIOR MASTER BEDROOM



JUNIOR MASTER ENSUITE

Every space is infused with the signature elegance of Studio Liaigre, from the immaculate details to the aesthetics tailored for each room.



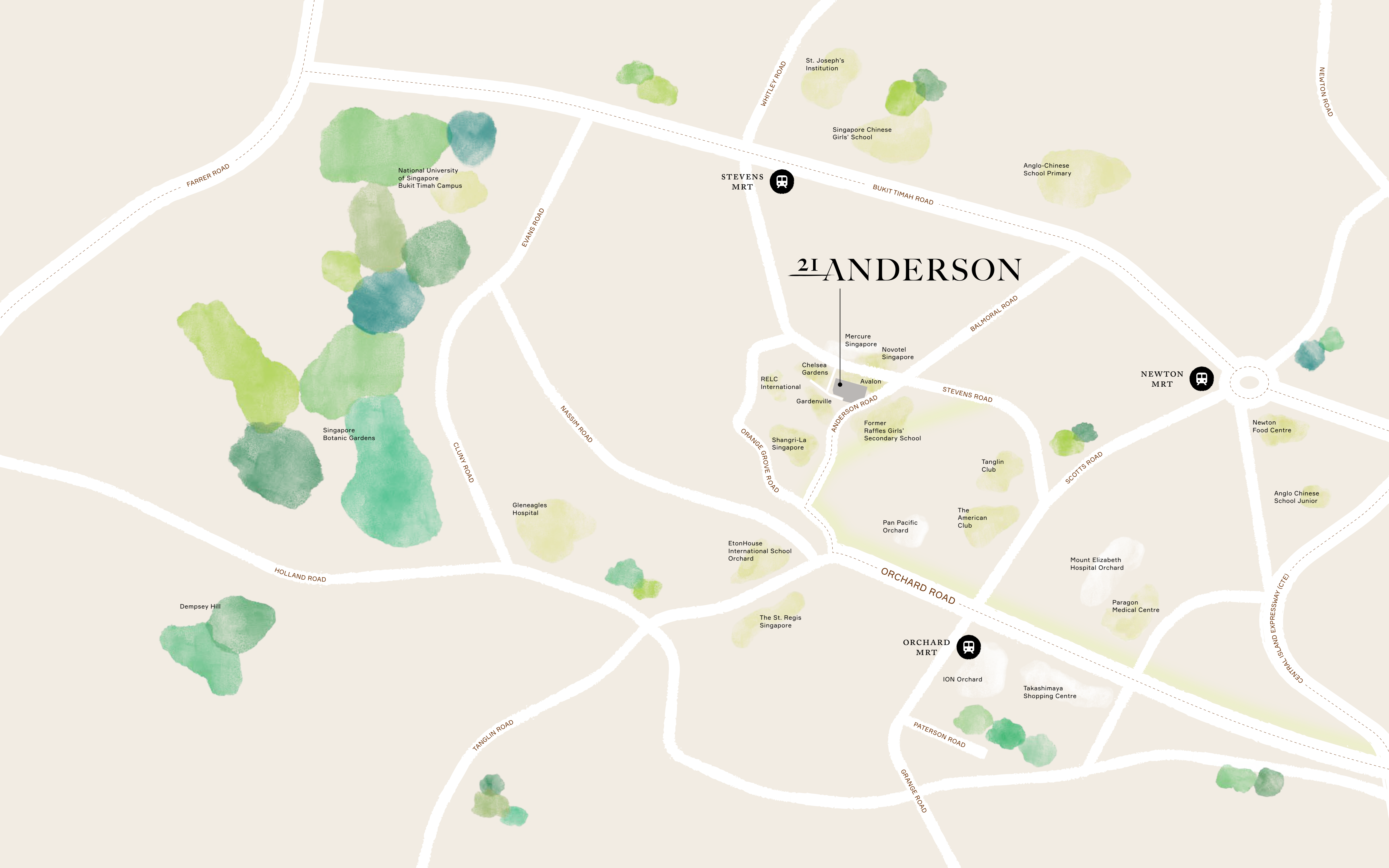
BEDROOM TWO ENSUITE



BEDROOM TWO



21 ANDERSON takes luxury living beyond the bounds of the everyday, combining the efforts of three masters in a unique freehold development with prime access to schools, amenities and more.



FARRER ROAD

EVANS ROAD

NASSIM ROAD

CLUNY ROAD

HOLLAND ROAD

TANGLIN ROAD

PATERSON ROAD

GRANGE ROAD

WHITLEY ROAD

BUKIT TIMAH ROAD

BALMORAL ROAD

STEVENS ROAD

SCOTTS ROAD

ORCHARD ROAD

CENTRAL ISLAND EXPRESSWAY (CTE)

NEWTON ROAD

National University of Singapore
Bukit Timah Campus

Singapore Botanic Gardens

Dempsey Hill

Gleneagles Hospital

EtonHouse International School Orchard

The St. Regis Singapore

RELC International

Gardenview

Shangri-La Singapore

Chelsea Gardens

Avalon

Mercure Singapore

Novotel Singapore

Former Raffles Girls' Secondary School

Pan Pacific Orchard

Tanglin Club

The American Club

Mount Elizabeth Hospital Orchard

Paragon Medical Centre

Takashimaya Shopping Centre

ION Orchard

STEVENS MRT

NEWTON MRT

ORCHARD MRT



21 ANDERSON

Site Plan

LEGEND

- 01 Main Entrance
- 02 Guard House
- 03 Arrival from Lower Ground
- 04 Pool Deck
- 05 Children's Pool
- 06 Jacuzzi
- 07 Swimming Pool
- 08 Sun Deck
- 09 Gym
- 10 Clubhouse
- 11 Garden Pavilion
- 12 Management Office – Basement
- 13 Water Tanks – Roof
- A Substation / Bin Centre / Genset
- B Exhaust
- C Ventilation Shafts

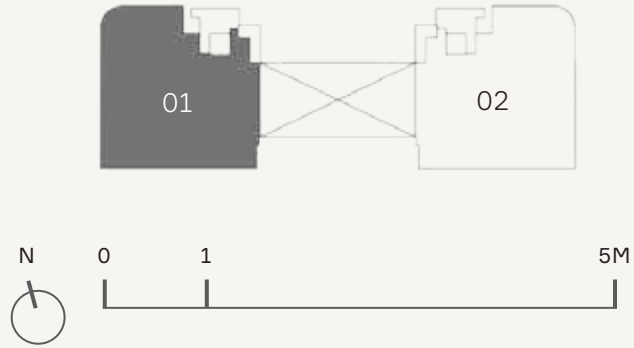


Area includes air-con (A/C) ledge, Balcony/PES and strata void area where applicable. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to final re-survey. The balcony shall not be enclosed.



2-Bedroom Apartment
(Ground Floor)

APARTMENT SIZE	UNITS
Est. 297 sqm / 3, 197 sqft	#01-01 / #01-02*
	*Mirrored

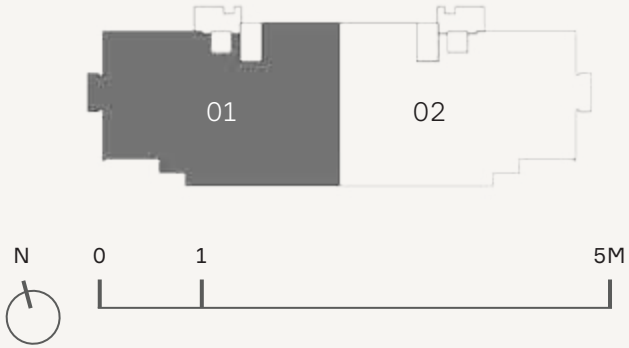


Area includes air-con (A/C) ledge. Balcony/PES and strata void area where applicable. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to final re-survey. The balcony shall not be enclosed.

4-Bedroom Apartment



APARTMENT SIZE	UNITS
Est. 417 sqm / 4, 489 sqft	#02-01 — #08-01
	#02-02 — #08-02*
	*Mirrored



Area includes air-con (A/C) ledge, Balcony/PES and strata void area where applicable. Please refer to the key plan for orientation. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to final re-survey. The balcony shall not be enclosed.

The position and presence of the communal planter will vary on different floors. Please refer to the unit plan for actual provision.

BEYOND PURPOSE

Three masters in each
of their domains unite
in a shared vision that
goes beyond aesthetics
and peerless functionality
to touch the soul.



CANADIAN EMBASSY GARDEN TOKYO BY SHUNMYO MASUNO



GREEK ATHENS HOUSE BY STUDIO LIAIGRE



CHALET ST MORITZ BY STUDIO LIAIGRE



CHANCERY LANE BY ERNESTO BEDMAR ARCHITECTS



NAMLY CRESCENT HOUSES BY ERNESTO BEDMAR ARCHITECTS



NASSIM PARK RESIDENCES BY SHUNMYO MASUNO

LANDSCAPE ARCHITECT



Shunmyo Masuno

SHUNMYO MASUNO is an 18TH generation Zen priest and founder of Japan Landscape Consultants, established in 1982, renowned worldwide for designing 21ST century gardens inspired by ancient Zen traditions.

His two seemingly diverse roles are inextricably linked. In Zen ascetic practice, an emotion of the mind is found that is beyond words. It is through the art of landscaping that MASUNO finds an avenue for expressing his emotion and inner feelings. It is a contemplative practice that involves meditation to understand the essence of each natural element before arranging them.

Achieving a balance between Zen tradition and contemporary expression, MASUNO continues to draw renewed attention to the important role of garden architecture in today's world.

ARCHITECT



Ernesto Bedmar Architects

ERNESTO BEDMAR ARCHITECTS is a Singapore-based architectural practice established in 2015, specialising in a wide range of architectural, conservation, landscape and interior designs.

Since its inception, it has always maintained a compact staff of multicultural personalities, designers with a singular desire to explore the relationships of buildings to nature with a particular emphasis on quality design and execution of its diversified portfolio.

The directors, MR. ERNESTO BEDMAR and MR. IYLIA ZAKARIA, personally liaise and direct each of the company's projects. Its portfolio includes works from all over Asia and many parts of the world.

INTERIOR ARCHITECT



Studio Liaigre

LIAIGRE is a House of creation whose value proposition lies in simplicity, quality, balance, and beauty. The house has been designing and creating spaces and furnishings for over 40 years.

Synonymous with French taste and style without ostentation based on exceptional expertise and furnishing design, LIAIGRE comes from a long line of great eighteenth-century cabinetmakers and interior designers as well as Modernist designers from the 1930s.

LIAIGRE takes a fully exclusive, personal, and intuitive approach to its work. Its style is part of a classicism that draws from the current time period and expresses its epoch.

DEVELOPER



KHENG LEONG CO.

Incorporated in 1949, KHENG LEONG CO. began operations as an international commodity and spice trading company. Over the years, the company has kept pace with the changing business landscape and has evolved as an investment group with interests in property development and real estate investment.

Today, the KHENG LEONG GROUP has a growing portfolio of development projects and business interests, through direct investment or collaboration with strategic partners, that spans across the Asia Pacific region from Shanghai and Hong Kong to Sydney as well as London and Los Angeles.

The Group has chalked up a proven track record in developing refined residences and built up a brand voice that connotes quality and value.

A forerunner in the development of refined cluster houses in Singapore, the Group has built up a portfolio that includes both residential developments and retail projects in choice locations and prime districts.



DISCLAIMER

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PROJECT INFORMATION

DEVELOPER: ANDERSON INTERNATIONAL PROPERTIES PTE LTD (CO. REGISTRATION NO. 20150000W) AND RAFFLES LEGEND PROPERTIES PTE LTD (CO. REGISTRATION NO. 201014502C)
HOUSING DEVELOPER'S LICENSE NO.: C1492
TENURE OF LAND: FREEHOLD
ENCUMBRANCE: MORTGAGE REGISTERED IN FAVOUR OF DBS BANK
LOT NO.: LOT 01519T & 1851T TS25 AT 21 ANDERSON ROAD
EXPECTED DATE OF VACANT POSSESSION:
30 JUNE 2027
EXPECTED DATE OF LEGAL COMPLETION:
30 JUNE 2030

BP NO.:
A 1805-00002-2022-BP01 (11/10/2023)
A 1805-00002-2022-BP02 (02/04/2024)
A 1805-00002-2022-BP03 (01/11/2024)

