



Artist's Impression

A NEW CITY FRINGE INTEGRATED DEVELOPMENT DIRECTLY LINKED TO FARRER PARK MRT

Located in Farrer Park along Northumberland Road, Piccadilly Grand, a landmark residence of 407 units, is a reflection of the distinct sensibilities of this uniquely local precinct that echoes the distinctive heritage architecture and homegrown charms of a progressive city.



For Illustration Only



For Illustration Only

Like its namesake in London, Piccadilly Grand is alive with shops, cultural buzz, and culinary charms from Farrer Park and beyond.



For Illustration Only



Artist's Impression



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Childcare Centre



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Food and Beverage



For Illustration Only

Shops

EVERYDAY CONVENIENCES BELOW AND ALL AROUND YOU AT PICCADILLY GALLERIA

Situated below the residential towers is Piccadilly Galleria, directly linked to Farrer Park MRT station. Everything you've ever looked forward to is well within reach – food and beverage, as well as shops, and a 500sqm childcare centre – everyday conveniences that will make living here as good as it is easy.



For Illustration Only



LEGEND

— East-West MRT Line	— Circle MRT Line
— North-South MRT Line	— Downtown MRT Line
— North East MRT Line	— Thomson-East Coast MRT Line

Every reasonable care has been taken in the preparation of the location map. The map is printed as at April 2022. For information on the permissible land use and density of sites around the housing project, the intending Purchaser may refer to the Master Plan available from the website of the Urban Redevelopment Authority at www.ura.gov.sg

CONNECTIVITY COMES EASY

A prime city fringe location within the Farrer Park district comes with enviable accessibility to the important things in life - with easy access to the Central Business District, numerous retail options and a selection of renowned schools.



SHOP & DINE

- City Square Mall - 4 mins' drive
- Dhoby Ghaut - 8 mins' drive
- Bugis - 9 mins' drive
- Orchard Road - 9 mins' drive
- Clarke Quay - 10 mins' drive
- Esplanade - 11 mins' drive
- Marina Bay Sands - 15 mins' drive
- Harbourfront - 18 mins' drive

BUSINESS

- Raffles City - 12 mins' drive
- Raffles Place - 12 mins' drive
- Shenton Way - 17 mins' drive
- Marina Bay Financial Centre - 17 mins' drive

SCHOOLS & INSTITUTIONS

WITHIN 1KM

- Farrer Park Primary School
- St. Joseph's Institution (Junior)

WITHIN 2KM

- Anglo-Chinese School (Junior)
- Anglo-Chinese School (Primary)
- Bendemeer Primary School
- Hong Wen School
- St. Margaret's Primary School



SCAN TO EXPLORE

ACCESSIBILITY

- | | |
|-----------------------|---------------------------|
| Dhoby Ghaut - 2 stops | Raffles Place - 4 stops |
| Bugis - 3 stops | Botanic Gardens - 4 stops |
| Clarke Quay - 3 stops | Promenade - 4 stops |
| Orchard - 3 stops | Bayfront - 5 stops |

A RARE HAVEN WITH FIVE LIFESTYLE ZONES OF ENDLESS INDULGENCES

A masterwork of splendour and comfort, Piccadilly Grand sets a new benchmark for those seeking city convenience with the serenity of natural beauty.

Fill your senses with spaces for every form of luxury. Peace, productivity, or play, every zone is designed for your utmost enjoyment.



A LUXURIOUS WELCOME

ARRIVAL ZONE

From the moment you step into the Arrival Zone, the scene is set for elevated living. Here, the Arrival Clubhouse, one of three distinctive clubhouses in the development, is a tantalising hint of what awaits within – sleek details, luxe accents and lush spaces to breathe.



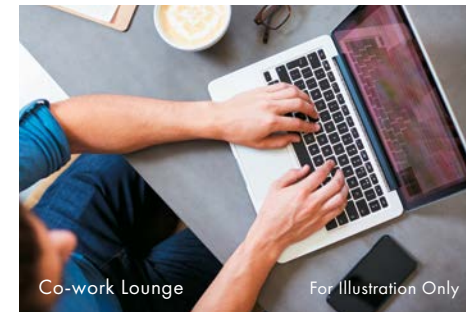
THE LUSH IDYLL FOR A NEW ZEST FOR LIFE

VITALITY ZONE

Immerse yourself in a pampering atmosphere that blends serenity and vitality - with lush vistas surrounding you as you kickstart your daily fitness regime.



GETAWAY WITHOUT HAVING TO GET AWAY



Co-work Lounge For Illustration Only

BOTANICAL AND TRANQUILLITY ZONES

Whatever your mood, you'll find a sanctuary to keep you company. Rest within lush landscapes and an aura of serenity, with a unique Tranquillity Clubhouse serving your every need - from work, to wellness, and entertainment.



BIG LOVE EVEN FOR THE LITTLE ONES

SOCIAL ZONE

Whether you're eyeing a sun-dappled spot with the kids at the Family Pool or an indoor function area for a gathering of the entire family.

A HOME OF MODERN LUXURIES

Piccadilly Grand is a sanctuary of luxury and relaxation. Natural beauty emerges, meeting modern living with state-of-the-art facilities and smart technologies that are integrated within well-thought layout.

The residences cater perfectly for today's modern lifestyles by combining flexibility of choice, from 1- to 5-bedroom units, with luxurious comfort such as polished marble flooring in the 4- and 5-bedroom apartments. Enjoy greater space flexibility with the 4-bedroom dual key units or the exclusive use of a private lift with the 5-bedroom premium units.



For Illustration Only









For Illustration Only

A discerning touch of flair is expressed in the choice of materials, carpentry and luxury fittings, which include kitchen appliances from Bosch, and fittings and sanitary wares from Villeroy & Boch and Hansgrohe.

SECURITY AND SAFETY, A TAP AWAY IN YOUR SMART HOME

When it comes to modern security and safety features, conveniences bring comfort. A single tap brings your everyday ease to the next level – from air conditioning control to digital access to many features within the property – so you can count on your smart home to take care of every detail. So you can go about your daily life with absolute ease and assurance.

-  **Smart Air Con**
-  **Smart Notification**
-  **Smart Booking**
-  **Smart Invite**
-  **Smart Parcel**
-  **Smart Digital Lock**

LEVEL 3 & 4 SITE PLAN

PICK YOUR FAVOURITE SPOT

Piccadilly Grand has three levels of facilities with an array of leisure activities for everyone, spread across five curated lifestyle zones with three clubhouses.

The renderings of the units as shown are for illustrative purposes only. The shading and outline of the unit type only applies to typical units. The boundary lines of the units set out here are not to be taken as a factual representation of the actual units. Kindly refer to the approved BP plans for the actual unit outline/boundary lines.

SCHEMATIC DIAGRAM

1 NORTHUMBERLAND ROAD, SINGAPORE 219568

3 NORTHUMBERLAND ROAD, SINGAPORE 219569

5 NORTHUMBERLAND ROAD, SINGAPORE 219570

UNIT / FLOOR	1 NORTHUMBERLAND ROAD, SINGAPORE 219568						3 NORTHUMBERLAND ROAD, SINGAPORE 219569						5 NORTHUMBERLAND ROAD, SINGAPORE 219570								
	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	
23	D1(d)	E1(d)	B3S(d)	C2(d)	C4(d)	B1(d)	B1(d)	D3DK(d)	E2P(d)	B3S(d)	C3(d)	C1(d)	A3S(d)	A1(d)	D2DK(d)	B4S(d)	A1(d)	C2(d)	B2S(d)	A3S(d)	
22	D1	E1	B3S	C2	C4	B1	B1	D3DK	E2P	B3S	C3	C1	A3S	A1	D2DK	B4S	A1	C2	B2S	A3S	
21	D1	E1	B3S	C2	C4	B1	B1	D3DK	E2P	B3S	C3	C1	A3S	A1	D2DK	B4S	A1	C2	B2S	A3S	
20	D1	E1	B3S	C2	C4	B1	B1	D3DK	E2P	B3S	C3	C1	A3S	A1	D2DK	B4S	A1	C2	B2S	A3S	
19	D1	E1	B3S	C2	C4	B1	B1	D3DK	E2P	B3S	C3	C1	A3S	A1	D2DK	B4S	A1	C2	B2S	A3S	
18	D1	E1	B3S	C2	C4	B1	B1	D3DK	E2P	B3S	C3	C1	A3S	A1	D2DK	B4S	A1	C2	B2S	A3S	
17	D1	E1	B3S	C2	C4	B1	B1	D3DK	E2P	B3S	C3	C1	A3S	A1	D2DK	B4S	A1	C2	B2S	A3S	
16	D1	E1	B3S	C2	C4	B1	B1	D3DK	E2P	B3S	C3	C1	A3S	A1	D2DK	B4S	A1	C2	B2S	A3S	
15	D1	E1	B3S	C2	C4	B1	B1	D3DK	E2P	B3S	C3	C1	A3S	A1	D2DK	B4S	A1	C2	B2S	A3S	
14	D1	E1	B3S	C2	C4	B1	B1	D3DK	E2P	B3S	C3	C1	A3S	A1	D2DK	B4S	A1	C2	B2S	A3S	
13	D1	E1	B3S	C2	C4	B1	B1	D3DK	E2P	B3S	C3	C1	A3S	A1	D2DK	B4S	A1	C2	B2S	A3S	
12	D1	E1	B3S	C2	C4	B1	B1	D3DK	E2P	B3S	C3	C1	A3S	A1	D2DK	B4S	A1	C2	B2S	A3S	
11	D1	E1	B3S	C2	C4	B1	B1	D3DK	E2P	B3S	C3	C1	A3S	A1	D2DK	B4S	A1	C2	B2S	A3S	
10	D1	E1	B3S	C2	C4	B1	B1	D3DK	E2P	B3S	C3	C1	A3S	A1	D2DK	B4S	A1	C2	B2S	A3S	
9	D1	E1	B3S	C2	C4	B1	B1	D3DK	E2P	B3S	C3	C1	A3S	A1	D2DK	B4S	A1	C2	B2S	A3S	
8	D1	E1	B3S	C2	C4	B1	B1	D3DK	E2P	B3S	C3	C1	A3S	A1	D2DK	B4S	A1	C2	B2S	A3S	
7	D1	E1	B3S	C2	C4	B1	B1	D3DK	E2P	B3S	C3	C1	A3S	A1	D2DK	B4S	A1	C2	B2S	A3S	
6	D1	E1	B3S	C2	C4	B1	B1	D3DK	E2P	B3S	C3	C1	A3S	A1	D2DK	B4S	A1	C2	B2S	A3S	
5	D1	E1	B3S	C2	C4	B1	B1	D3DK	E2P	B3S	C3	C1	A3S	A1	D2DK	B4S	A1	C2	B2S	A3S	
4	4 th STOREY LANDSCAPE DECK	D1(p)	E1(p)	B3S(p)	C2(p)	C4(p)	B1	B1	D3DK(p)	E2P(p)	B3S(p)	C3(p)	C1(p)	A3S(p)	A1(p)	D2DK(p)	B4S(p)	A1(p)	C2(p)	A2S	A3S(p)
3	RESIDENTIAL CARPARK												3 rd STOREY LANDSCAPE DECK								
2	RESIDENTIAL CARPARK																				
1	ARRIVAL ZONE / CHILDCARE CENTRE / SHOPS / F&B / CARPARK																				

- 1-BEDROOM
- 1-BEDROOM + STUDY
- 2-BEDROOM
- 2-BEDROOM + STUDY
- 3-BEDROOM
- 3-BEDROOM FLEXI
- 4-BEDROOM FLEXI
- 4-BEDROOM DUAL KEY
- 5-BEDROOM
- 5-BEDROOM PREMIUM

FARRER PARK MRT



BOTANICAL ZONE 3rd LEVEL

- 1 Relaxation Courtyard
- 2 Secret Garden
- 3 Botanical Deck
- 4 Botanical Spa Pool

TRANQUILLITY ZONE 4th LEVEL

- 5 Tranquillity Spa
- 6 Tranquillity Clubhouse
- Co-work Lounge
- Studio
- Dining Room (3rd Level)
- 7 Wellness Lawn
- 8 Wellness Lounge

VITALITY ZONE 4th LEVEL

- 9 Vitality Trail
- 10 Gourmet Grill Pavilion
- 11 Pool Deck
- 12 Vitality Pool
- 13 Pool Cabana
- 14 Chill-Out Lounge

SOCIAL ZONE 4th LEVEL

- 15 Social Clubhouse
- Gymnasium
- Changing Room
- Function Room 1 & 2
- 16 Multipurpose Court
- 17 Pool Deck
- 18 Family Pool
- 19 Social Deck
- 20 Kids' Play Pool
- 21 Kids' Play
- 22 Pets' Play

ANCILLARY

- A Ventilation Shaft (2nd & 3rd Level)
- Water Tank (Roof Level)

LEVEL 1 SITE PLAN



ARRIVAL ZONE 1st LEVEL

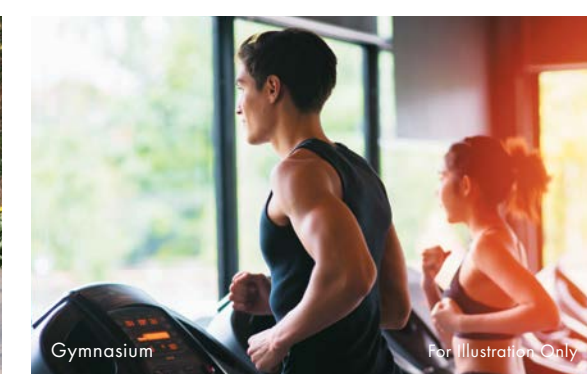
- 1 Arrival Clubhouse
- Welcome Reception
- Arrival Lobby
- Arrival Lounge
- 2 Guardhouse
- 3 Residential Drop-off
- 4 Smart Parcel
- 5 Clubhouse Lift

ANCILLARY

- A Bin Centre (Basement 1)
- B Substation (Basement 1)
- Shop
- F&B

A LANDSCAPE OF HARMONY

Piccadilly Grand offers experiences at every scale for every need. Escape and reconnect with the natural world in indoor and outdoor spaces.

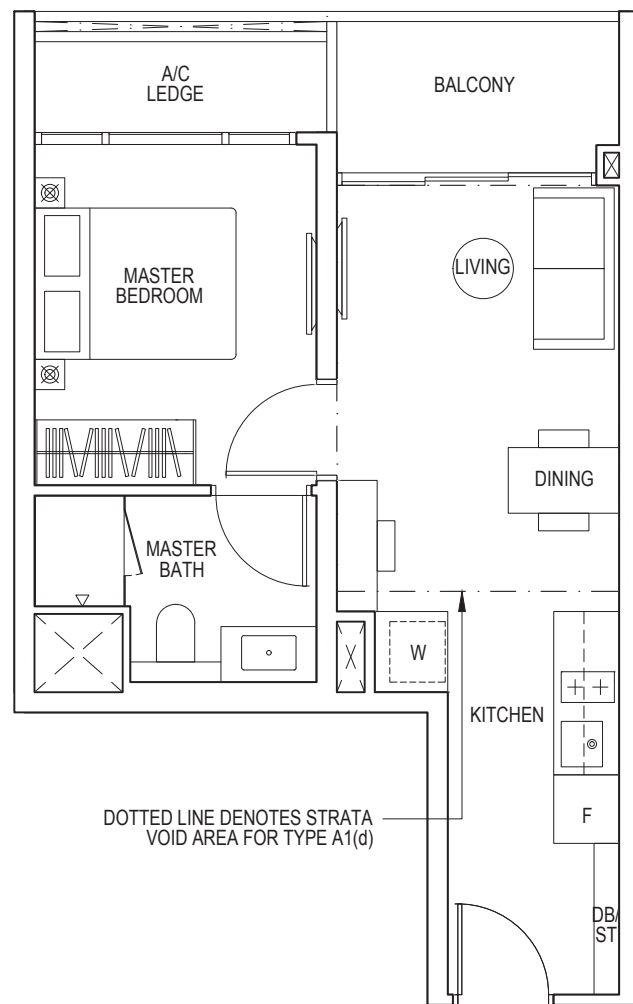


1-BEDROOM

Type A1

45 sqm / 484 sq ft

Blk 5: #04-14 to #22-14
Blk 5: #04-17 to #22-17



Type A1(d)

58 sqm / 624 sq ft

(inclusive of 13m² strata void over living/dining)
Blk 5: #23-14
Blk 5: #23-17

2-BEDROOM

Type B1(d)

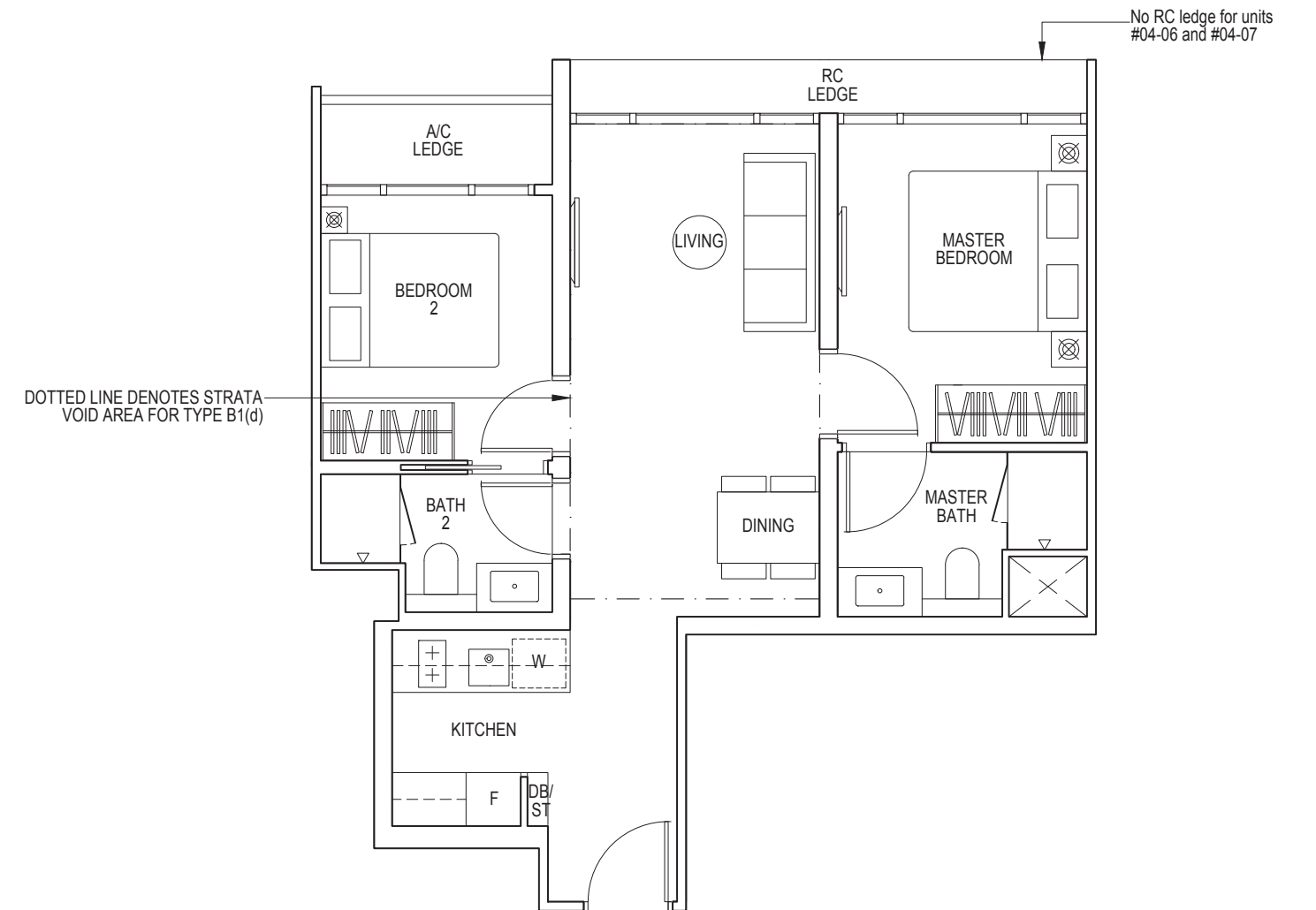
76 sqm / 818 sq ft

(inclusive of 16m² strata void over living/dining)
Blk 1: #23-06
Blk 3: #23-07*

Type B1

60 sqm / 646 sq ft

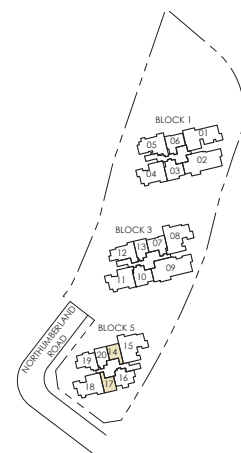
Blk 1: #04-06 to #22-06
Blk 3: #04-07* to #22-07*



F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE
RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)



Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".



Key plan is not drawn to scale

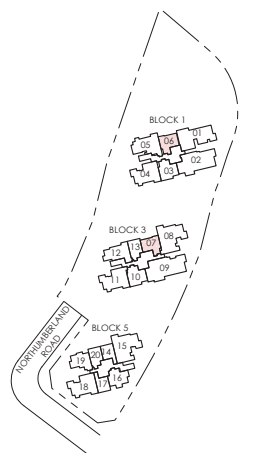


* MIRRORED UNIT

F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE
RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)



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Key plan is not drawn to scale



2-BEDROOM + STUDY

Type B3S

66 sqm / 710 sq ft

Blk 1: #05-03 to #22-03
Blk 3: #05-10 to #22-10

Type B3S(d)

81 sqm / 872 sq ft

(inclusive of 15m² strata void over living/dining)
Blk 1: #23-03
Blk 3: #23-10

Type C2

100 sqm / 1076 sq ft

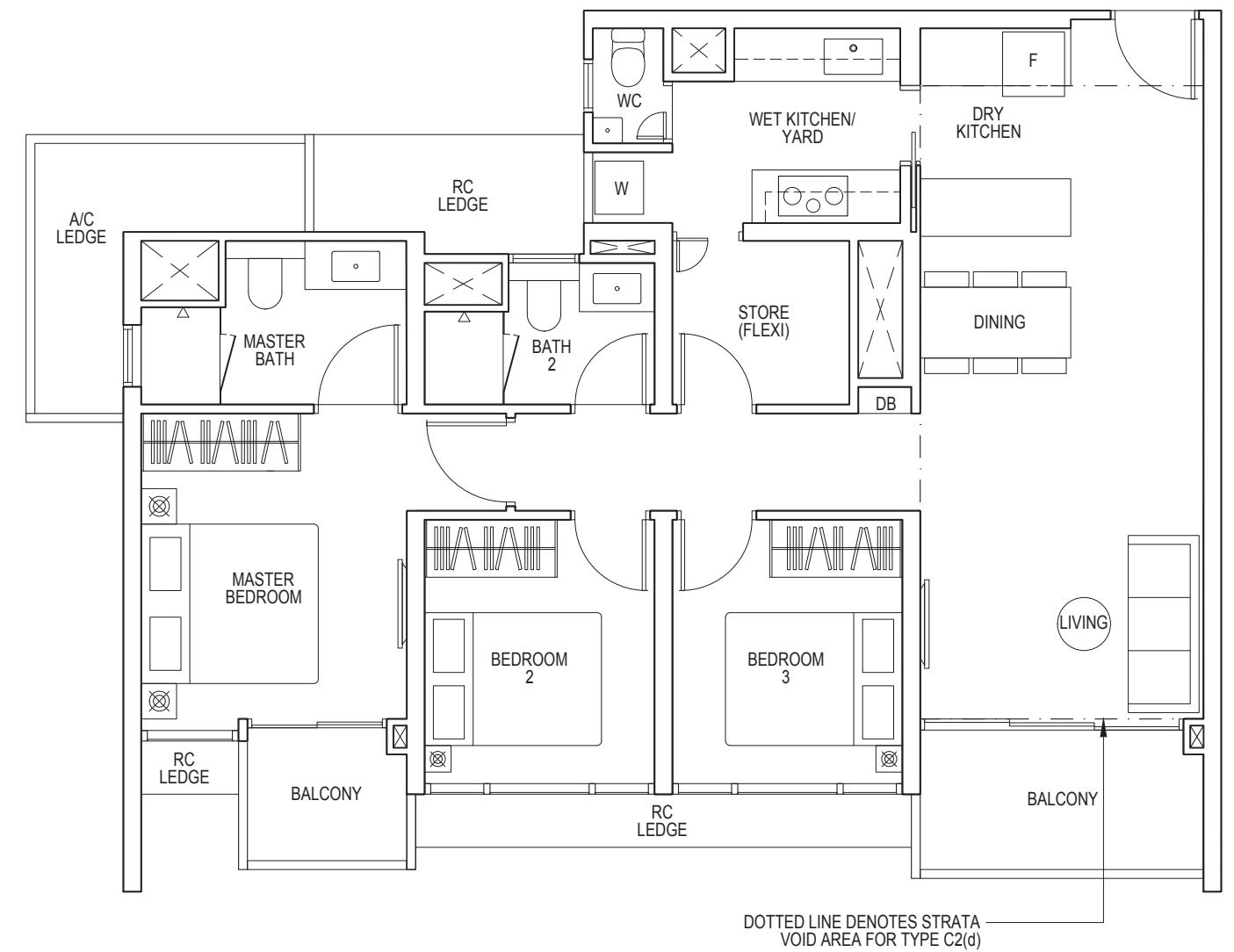
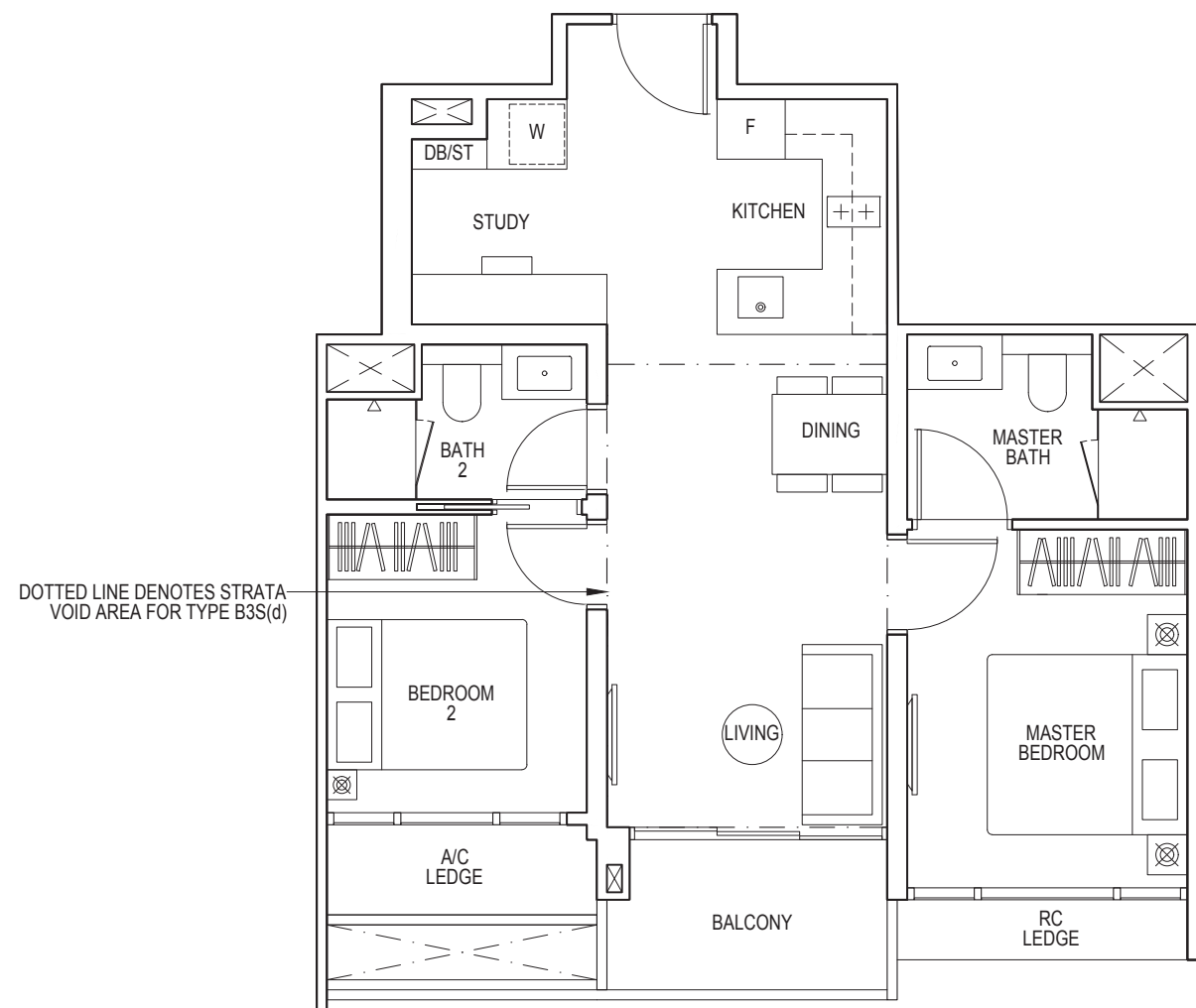
Blk 1: #05-04 to #22-04
Blk 5: #04-18 to #22-18

3-BEDROOM FLEXI

Type C2(d)

125 sqm / 1346 sq ft

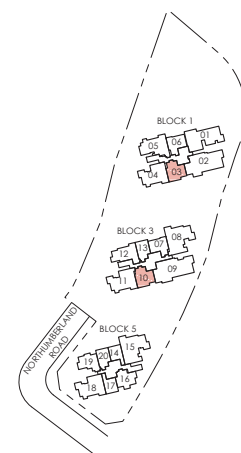
(inclusive of 25m² strata void over living/dining)
Blk 1: #23-04
Blk 5: #23-18



F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE
RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)



Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".



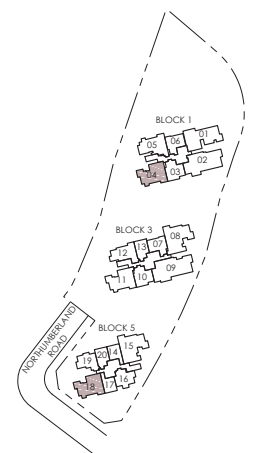
Key plan is not drawn to scale



F FRIDGE W WASHER/ DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE
RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)



Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities. All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as "Annexure A".



Key plan is not drawn to scale



4-BEDROOM DUAL KEY

Type D2DK

128 sqm / 1378 sq ft

Blk 5: #04-15 to #22-15



DOTTED LINE DENOTES STRATA VOID AREA FOR TYPE D2DK(G)

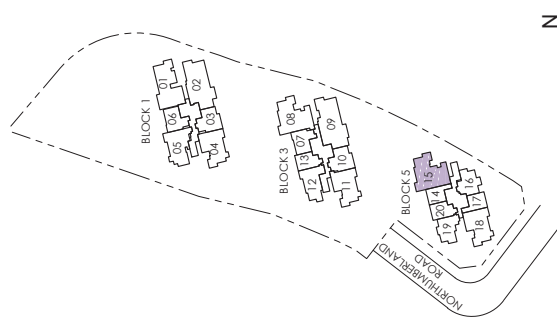


F FRIDGE W WASHER/DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)
Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities.
All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as 'Annexure A'.

Type D2DK(d)

153 sqm / 1647 sq ft

(inclusive of 25m² strata void over living/dining and dry kitchen)
Blk 5: #23-15



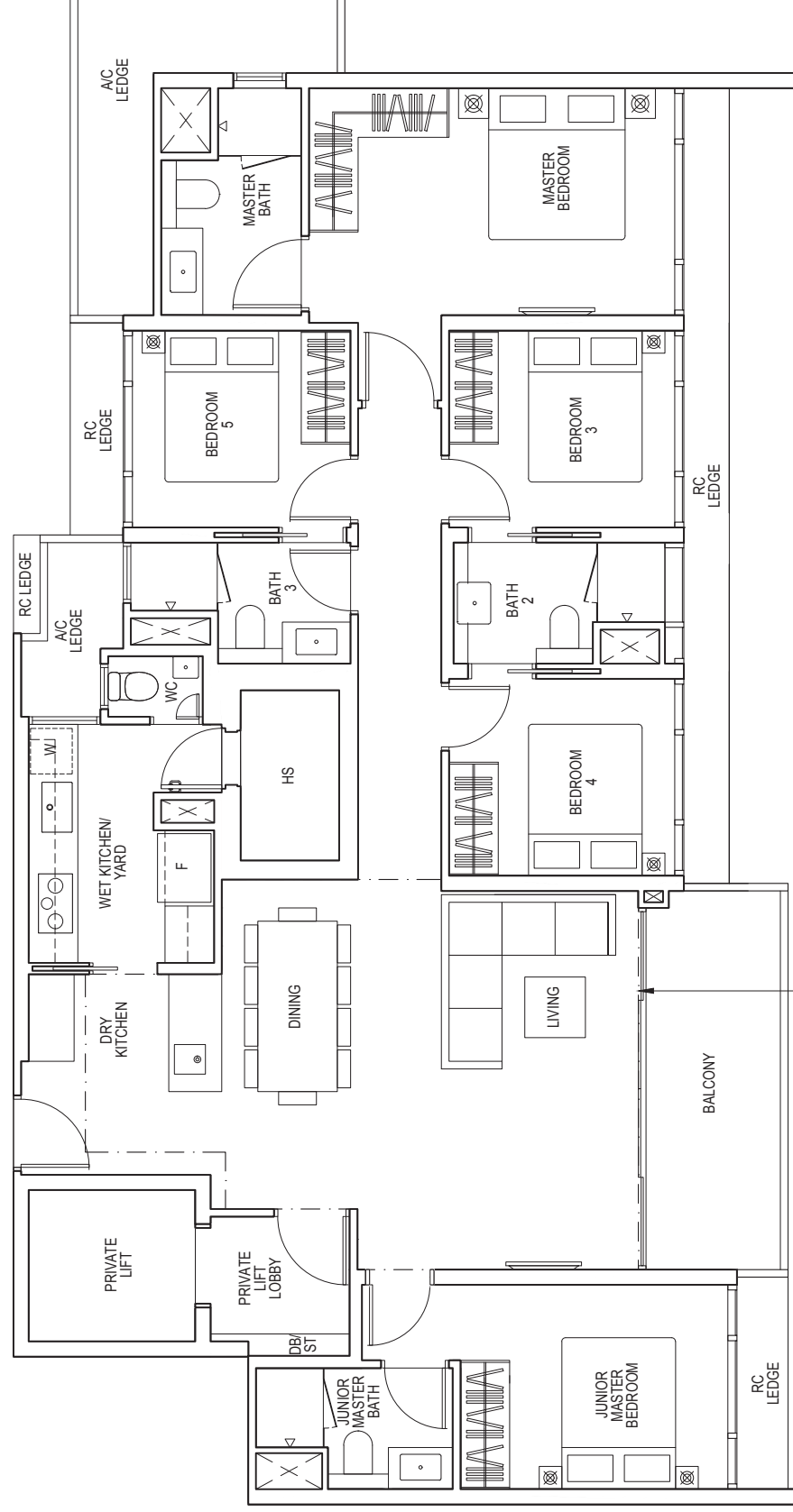
Key plan is not drawn to scale

5-BEDROOM PREMIUM

Type E2P

156 sqm / 1679 sq ft

Blk 3: #05-09 to #22-09



DOTTED LINE DENOTES STRATA VOID AREA FOR TYPE E2P(d)

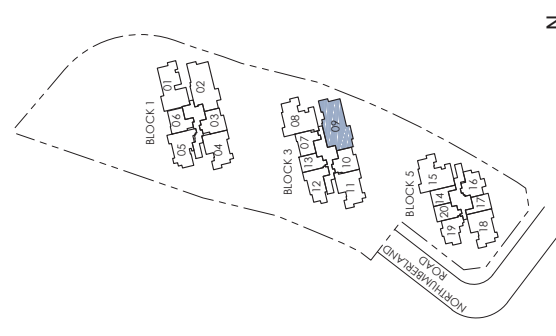


F FRIDGE W WASHER/DRYER DB DISTRIBUTION BOARD HS HOUSEHOLD SHELTER ST STORAGE RC REINFORCED CONCRETE LEDGE (EXCLUDED FROM STRATA AREA)
Area includes air-con (A/C) ledge, balcony and strata void area where applicable. The plans are subject to change as may be approved by relevant authorities.
All floor plans are approximate measurements only and are subject to government re-survey. The balcony shall not be enclosed unless with the approved balcony screen. For an illustration of the approved balcony screen, please refer to the diagram annexed hereto as 'Annexure A'.

Type E2P(d)

190 sqm / 2045 sq ft

(inclusive of 34m² strata void over living/dining and dry kitchen)
Blk 3: #23-09



Key plan is not drawn to scale

JOINTLY DEVELOPED BY



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Smart Home: The unit will be supplied and installed with the following items ("SMART Home System"): a) Smart Home Gateway, b) IP Camera c) Digital Lockset, d) Air-Conditioning Control System. The make, model, brand, design and technology of the SMART Home System to be supplied and installed in the actual unit may differ from the above illustration and are subject to change. Terms and conditions apply. Buyers shall be required to liaise with the smart home vendor instead of the developer to make all arrangements for the set up and configuration of, and for any queries, defects, maintenance and/or upgrade issues with the SMART Home System at buyers' own costs. Items/devices which are not listed above are not included in SMART Home System and may be purchased from the smart home vendor directly and installed at buyers' own costs after the handover of the unit.

Developer: Maximus Residential SG Pte. Ltd. (Registration No. 201909792C), Maximus Commercial SG Pte. Ltd. (Registration No. 201909798G)
• Housing Developer's Licence No.: C1429 • Vendor: Maximus Residential SG Pte. Ltd. (Registration No. 201909792C) • Tenure of Land: 99 years commencing from 2 August 2021 • Encumbrances: Caveat IG/828268D in favour of DBS Bank Ltd. • Lot No.: LOT 02853T TS18 at Northumberland Road • Expected Date of Vacant Possession: 2 August 2026 • Expected Date of Legal Completion: 2 August 2029

This brochure is printed on eco-friendly paper, April 2022.



SCAN TO VIEW
SPECIFICATIONS